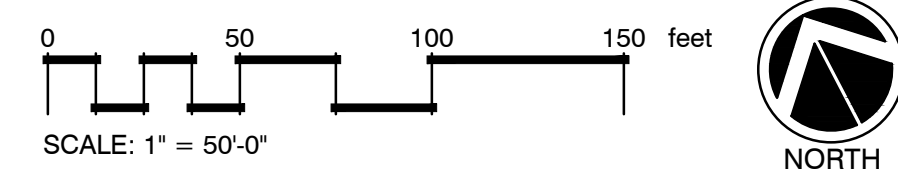


OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0"



HATCH LEGEND	
SYMBOL	DESCRIPTION
	RE-ESTABLISH LAWN BETWEEN SIDEWALK AND CURB, TYP.
	SEPARATE SUBMITTAL

LEE'S SUMMIT LANDSCAPE REQUIREMENTS			
CODE REQUIREMENT		SIGN LANDSCAPING	
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
• PROVIDE MIN. 25 SF LANDSCAPED AREA AT THE BASE OF EACH FREESTANDING SIGN	N/A	PROVIDE 25 SF LANDSCAPED AREA AT EACH FREESTANDING SIGN	REQUIRED LANDSCAPING HAS BEEN PROVIDED
CODE REQUIREMENT		STREET FRONTAGE LANDSCAPING	
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
• PROVIDE 1 TREE/30 LF OF PUBLIC OR PRIVATE STREET FRONTAGE PLANTED IN A MIN. 20' WIDE LANDSCAPE STRIP	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL
• PROVIDE 1 SHRUB/20 LF STREET FRONTAGE			
CODE REQUIREMENT		OPEN YARD LANDSCAPING	
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
• PROVIDE 3 SHRUBS/5,000 SF TOTAL LOT AREA (EXCLUDING BUILDING FOOTPRINT)	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL
• PROVIDE 1 TREE/5,000 SF TOTAL LOT AREA (EXCLUDING BUILDING FOOTPRINT)			
CODE REQUIREMENT		PARKING LOT INTERIOR LANDSCAPING	
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
• LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED IN THE PARKING LOT & CONSTITUTE AT LEAST 5% OF THE PARKING AREA	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL
• PLANTING ISLANDS CONTAINING TREES, SHRUBS, GRASSES OR GROUNDCOVERS SHALL BE LOCATED AT THE END OF EVERY PARKING BAY			
CODE REQUIREMENT		PARKING LOT ADJACENT TO RIGHT-OF-WAY	
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
• PARKING LOTS AND LOADING AREAS VISIBLE FROM ROW SHALL BE SCREENED TO A HT. OF 24' WITH A HEDGE CONSISTING OF 12 SHRUBS/40 LF. SHRUBS SHALL BE 18' HT. AT TIME OF PLANTING.	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL	TO BE PROVIDED SEPARATELY BY INDIVIDUAL TENANTS - FUTURE SUBMITTAL

PLANT SIZE REQUIREMENTS (FOR THOSE PLANTS SATISFYING LEE'S SUMMIT REQUIREMENTS)	
LANDSCAPE MATERIAL	SIZE REQUIREMENT (AT TIME OF PLANTING)
MEDIUM SHRUBS	18"-24" B&B OR 2-GAL. CONTAINER
LARGE SHRUBS	24"-30" B&B OR 5-GAL. CONTAINER
GROUNDCOVER	2 1/2" FEA POT
DECIDUOUS TREES	3" CALIPER
EVERGREEN TREES	8' HT. MIN.

**LORAX
DESIGN GROUP**
8021 SANTA FE DRIVE
OVERLAND PARK, KS 66204
WWW.LORAXDESIGNGROUP.COM

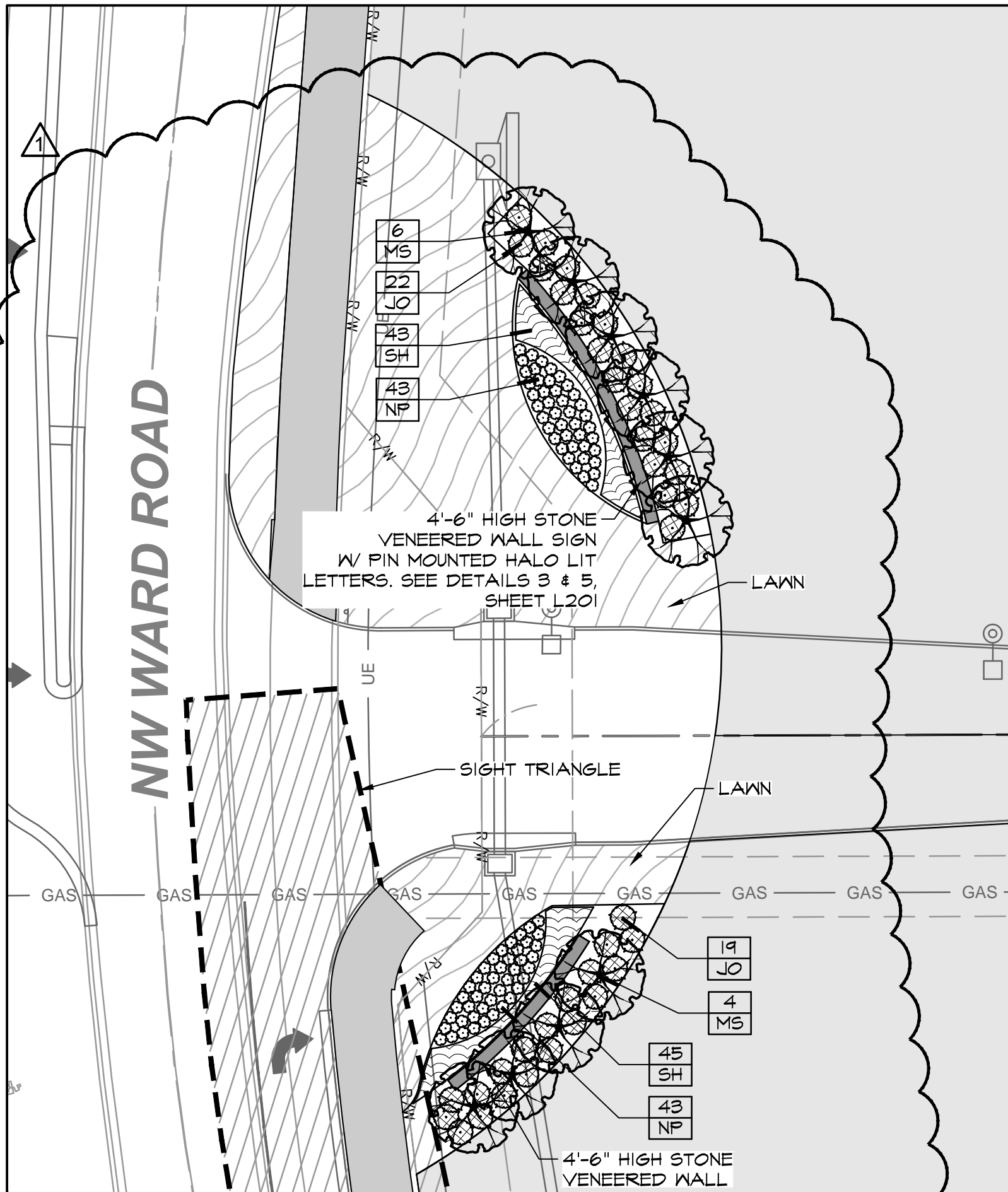
SUMMIT ORCHARDS
NW CHIPMAN RD & NW WARD RD
LEE'S SUMMIT, MISSOURI 64086
COMMON SPACE FINAL DEVELOPMENT PLAN

REVISION:

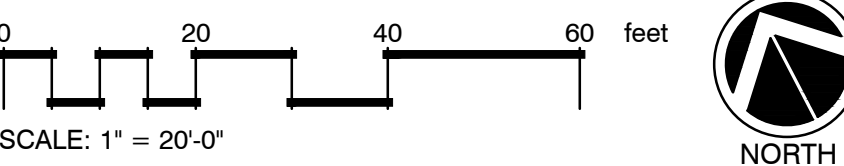
FPD REVISIONS	9/20/19

AUGUST 28, 2019
OVERALL
LANDSCAPE PLAN

L100



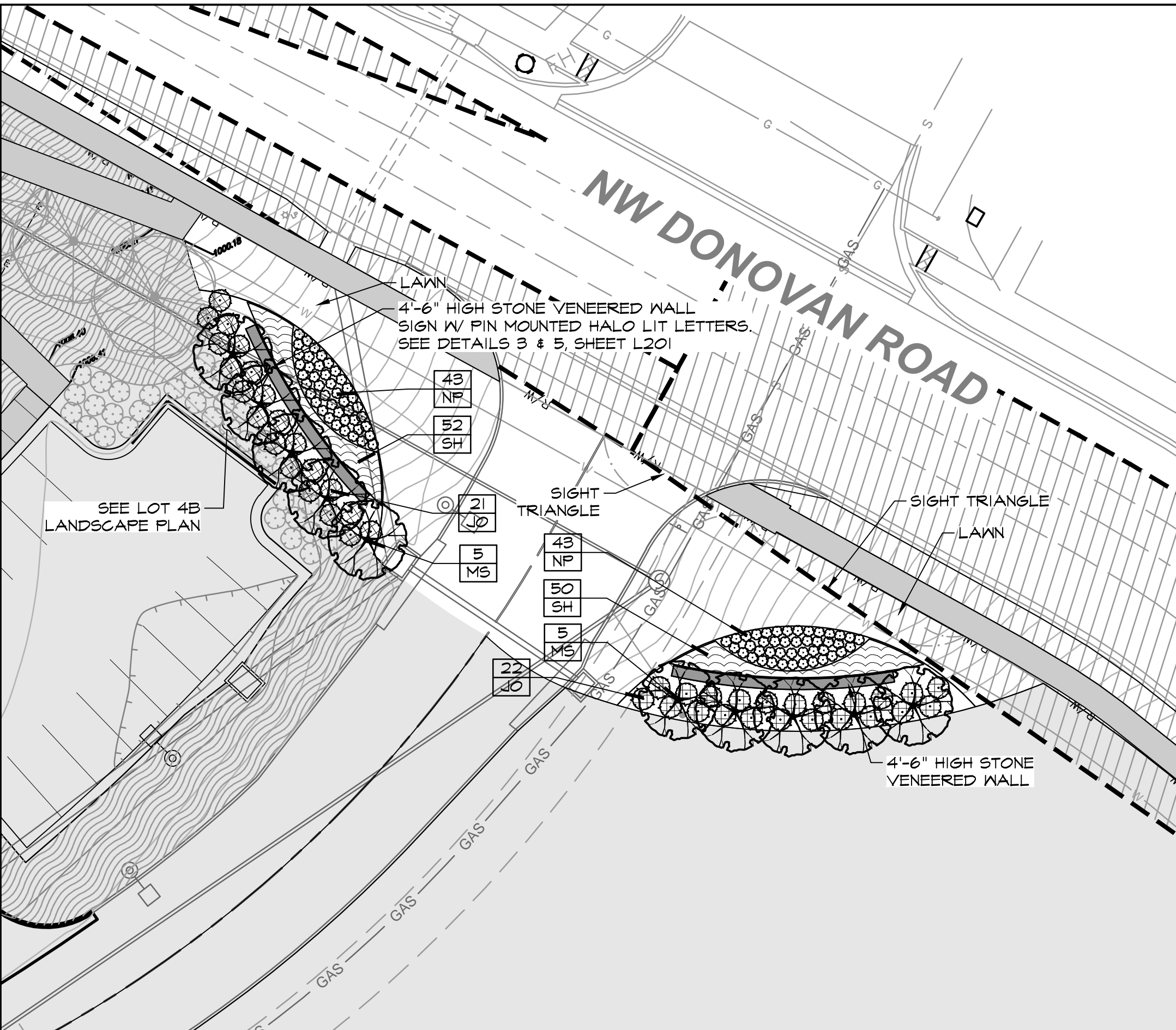
ENLARGED LANDSCAPE PLAN - 1
SCALE: 1"=20'-0"



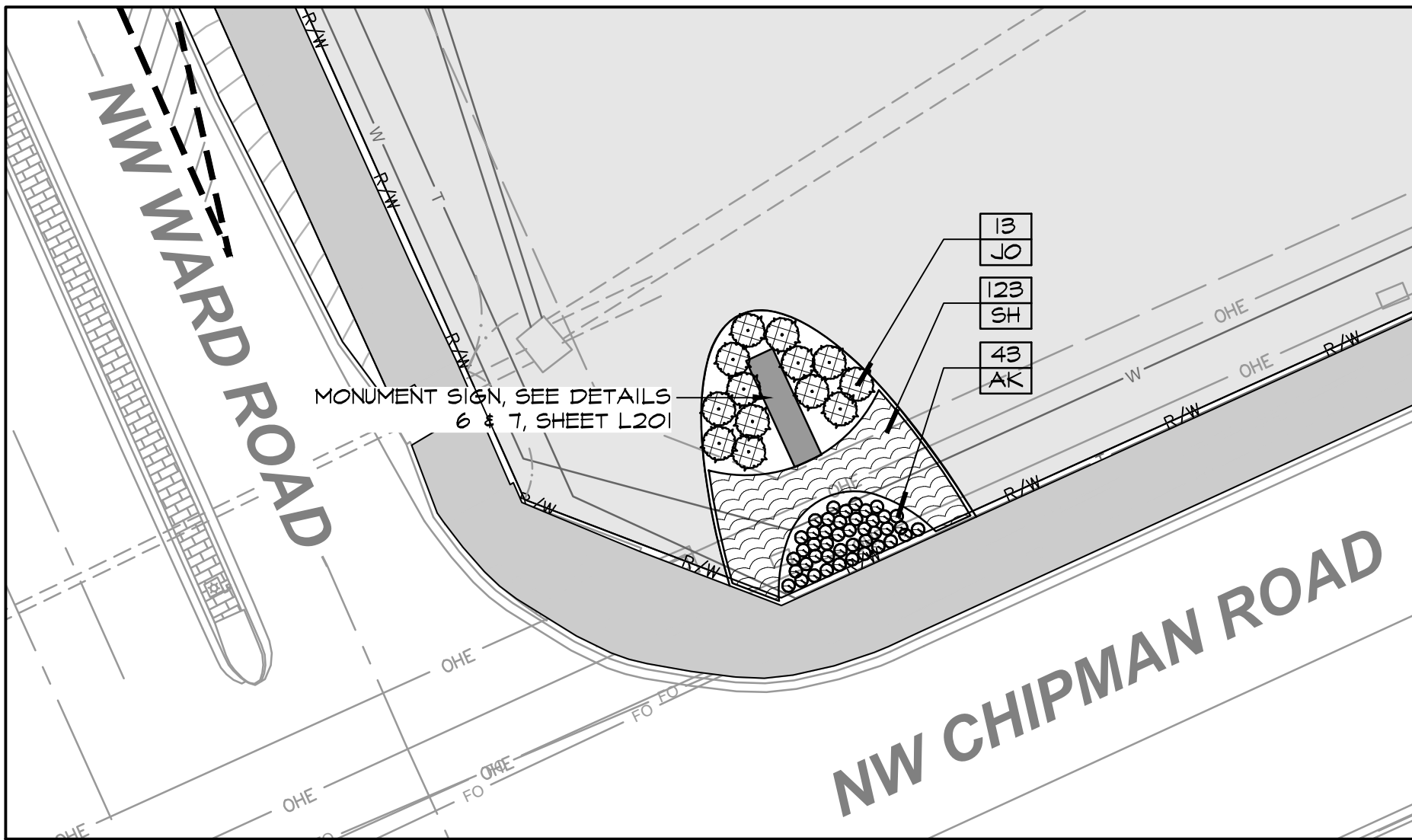
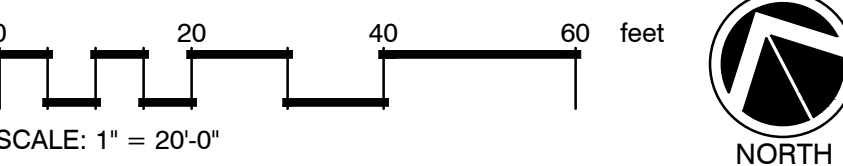
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
	MS	Malus x 'Sutyzam' / Sugar Tyme Crabapple	B & B	2.5"cal
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2
	AK	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	#3	
	JO	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	#3	
	NP	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#2	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	

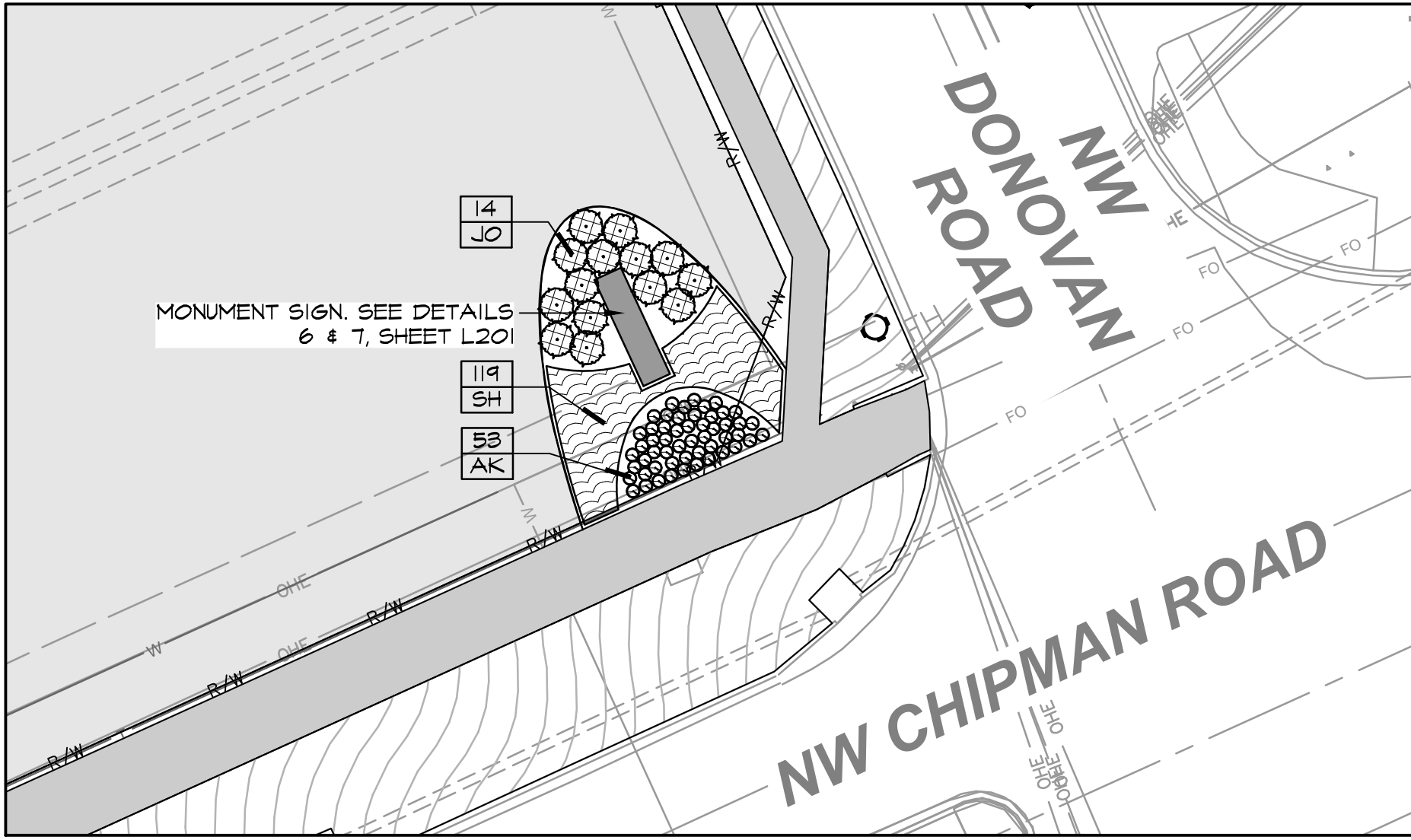
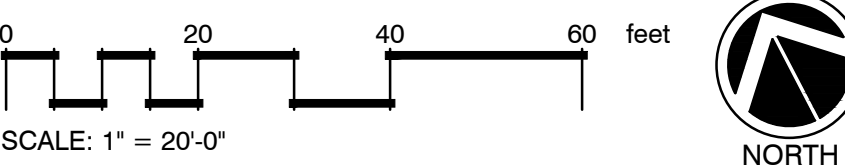
HATCH LEGEND	
SYMBOL	DESCRIPTION
	RE-ESTABLISH LAWN BETWEEN SIDEWALK AND CURB
	SEPARATE SUBMITTAL



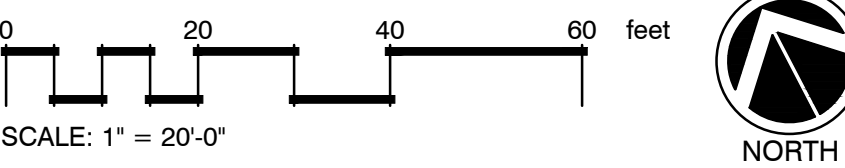
ENLARGED LANDSCAPE PLAN - 2
SCALE: 1"=20'-0"



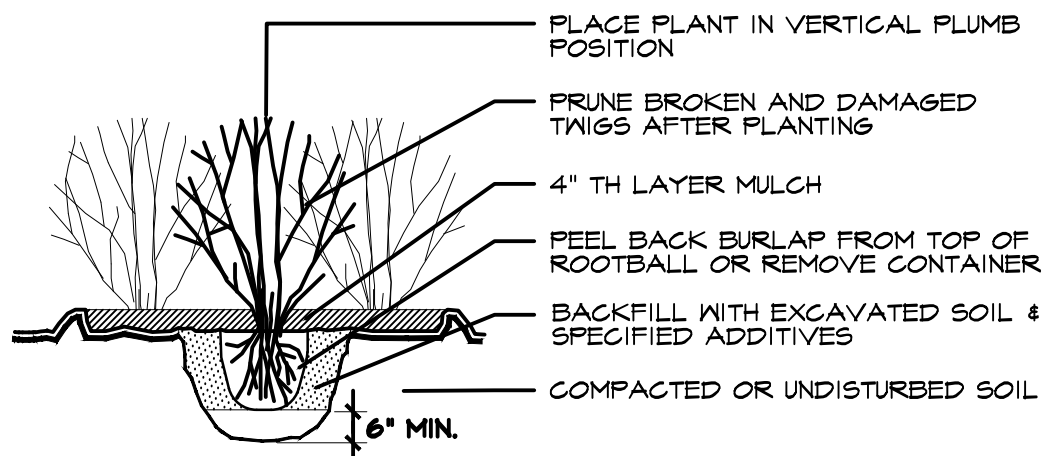
ENLARGED LANDSCAPE PLAN - 3
SCALE: 1"=20'-0"



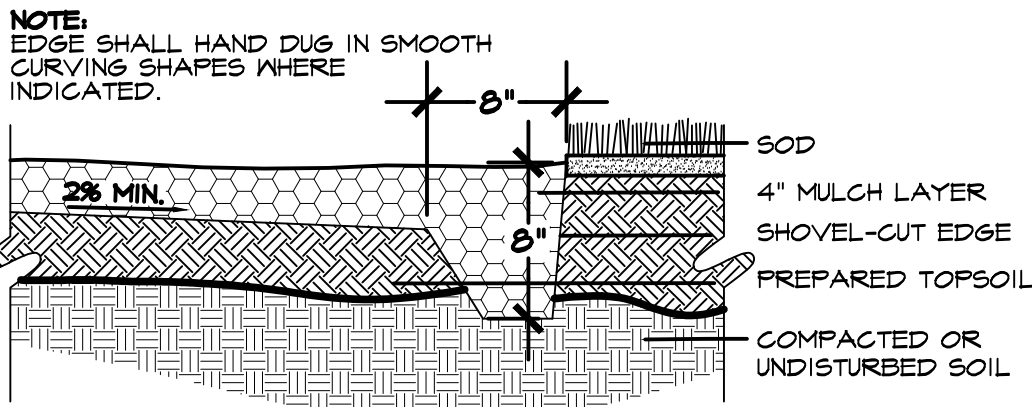
ENLARGED LANDSCAPE PLAN - 4
SCALE: 1"=20'-0"



- SHRUB PLANTING NOTES:**
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 - 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.
 - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
 - 4) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.

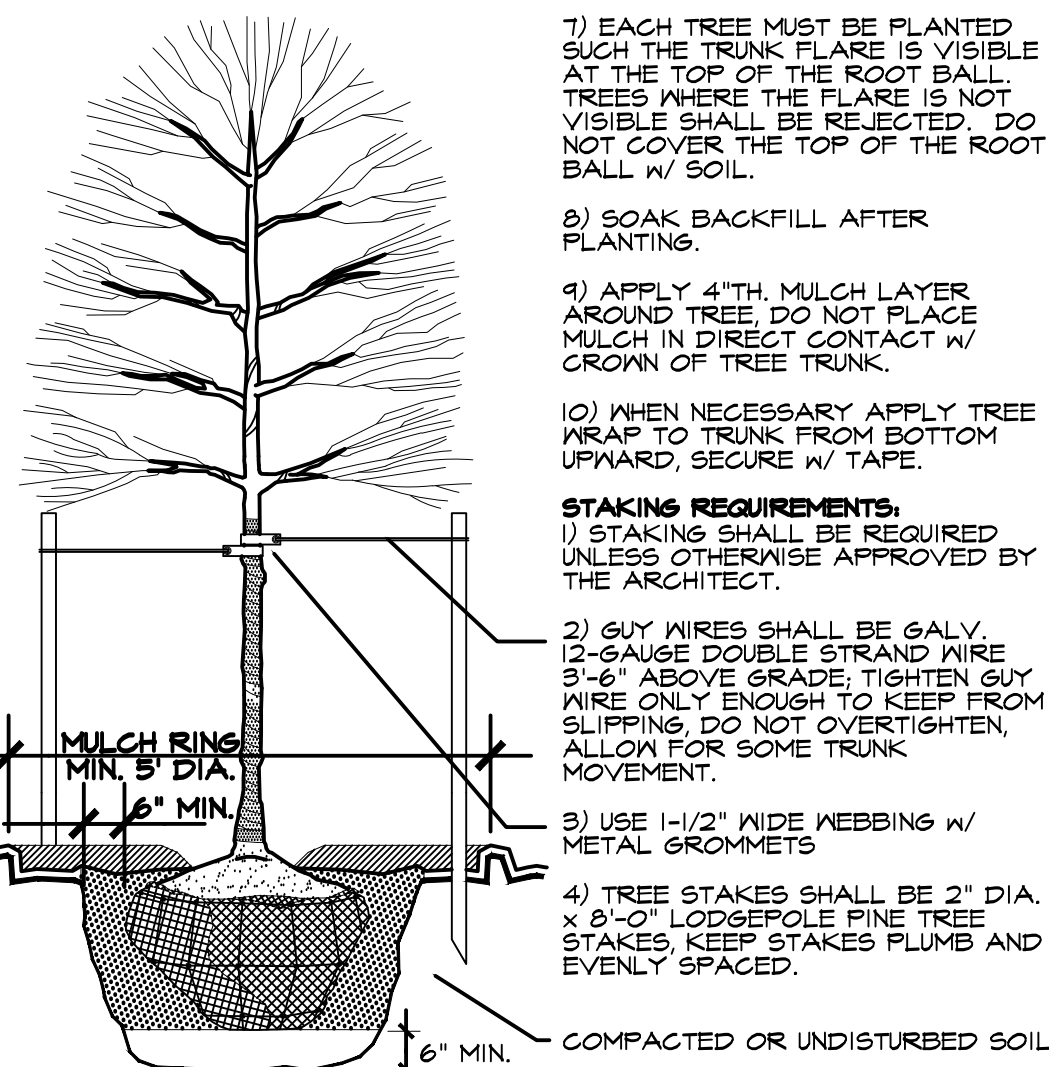


1 SHRUB PLANTING
SCALE: N.T.S.



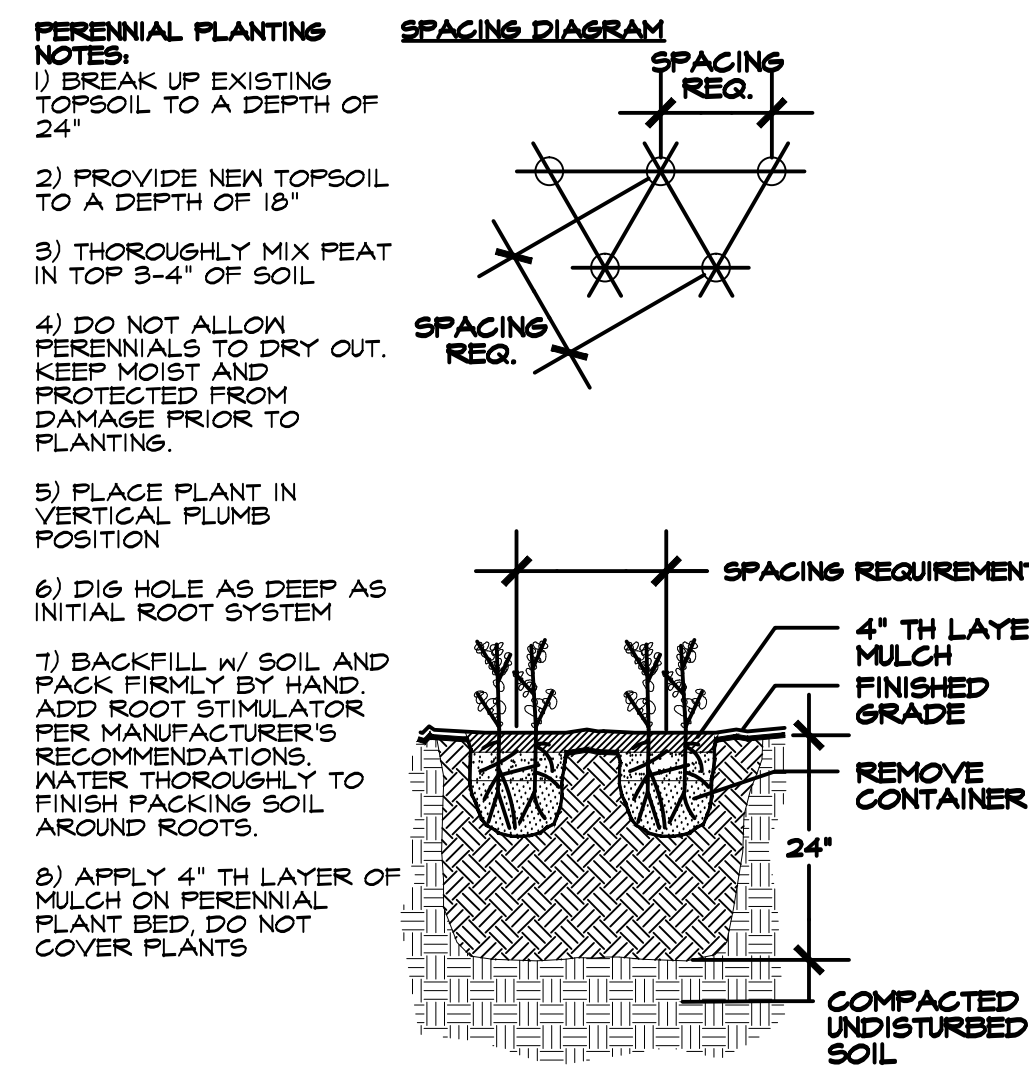
2 SHOVEL-CUT EDGING
SCALE: N.T.S.

- DECIDUOUS TREE PLANTING NOTES:**
- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
 - 4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. IF SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.
 - 5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
 - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.

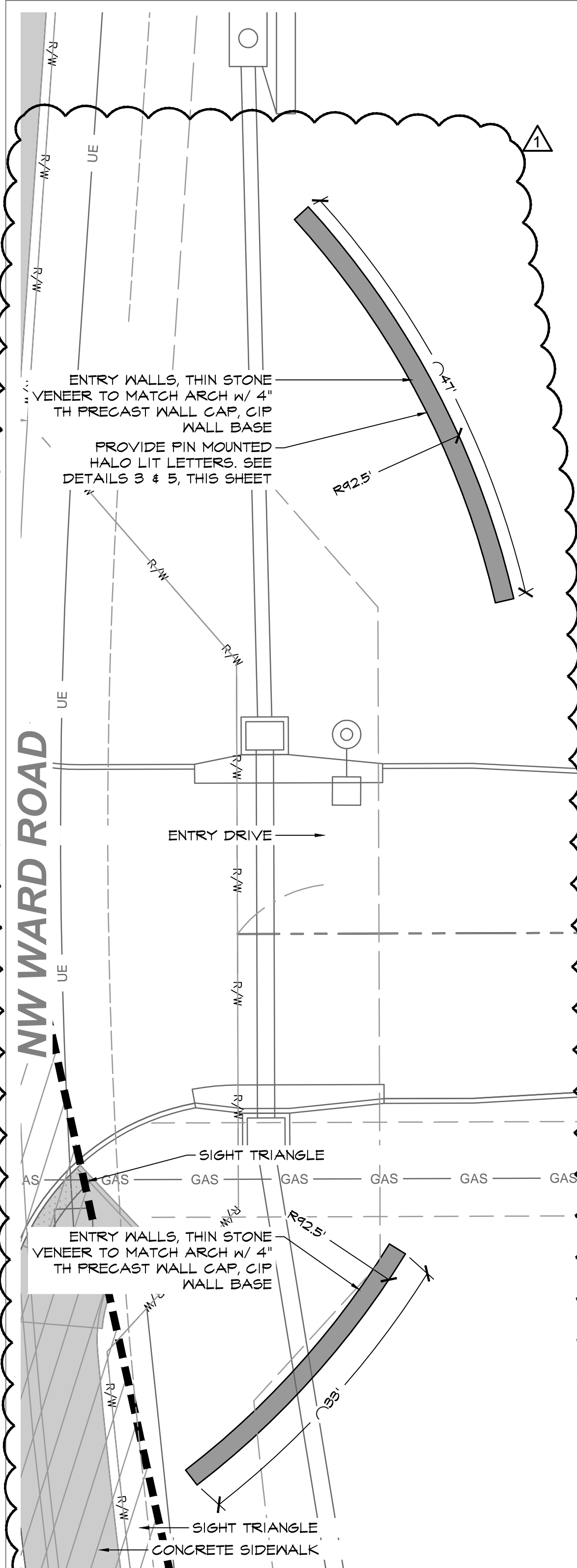


3 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

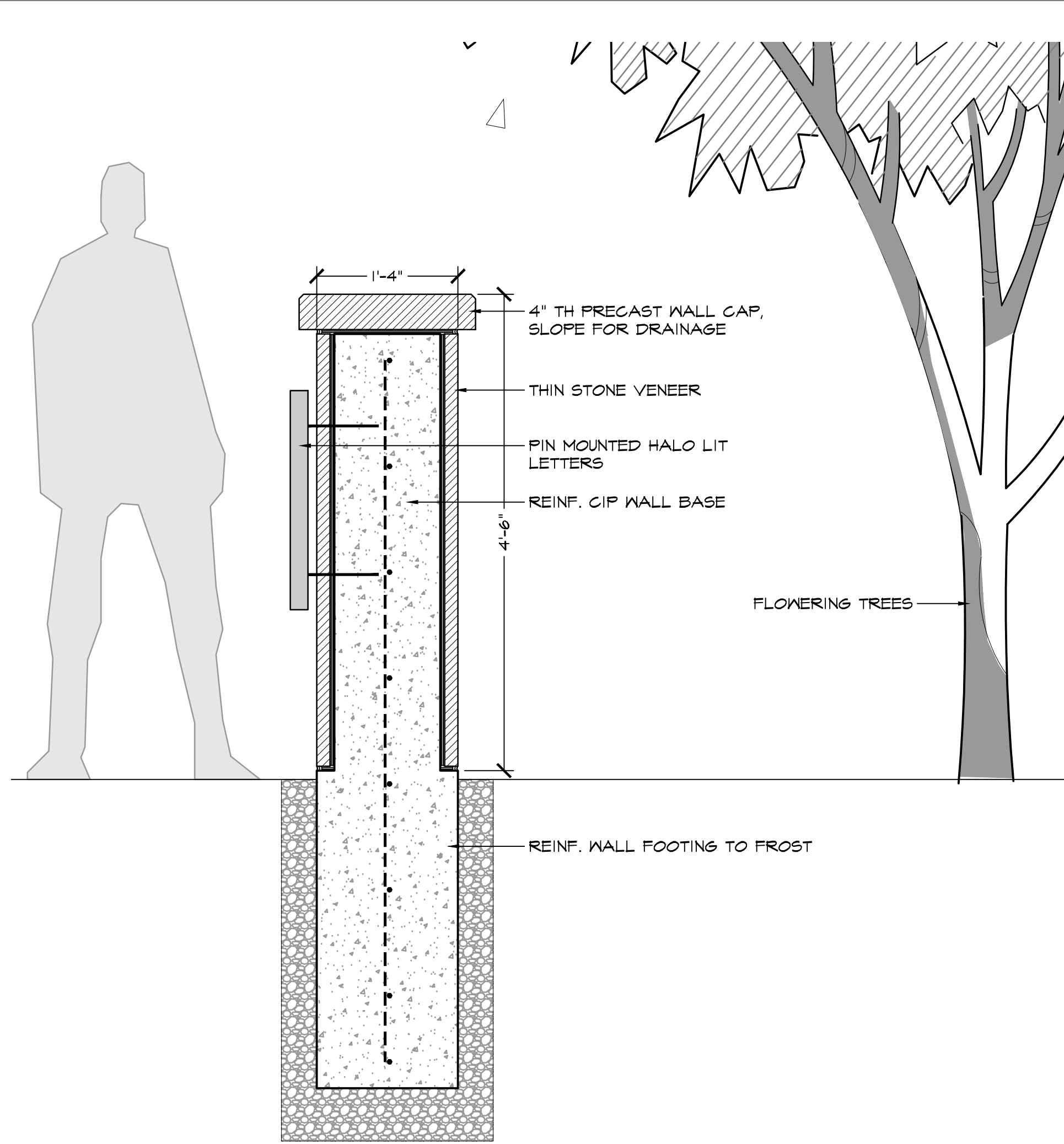
- PERENNIAL PLANTING NOTES:**
- 1) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
 - 2) SOAK BACKFILL AFTER PLANTING.
 - 3) APPLY 4" TH. MULCH LAYER AROUND TREE. DO NOT PLACE MULCH IN DIRECT CONTACT W/ CROWN OF TREE TRUNK.
 - 4) WHEN NECESSARY APPLY TREE WRAP TO TRUNK FROM BOTTOM UPWARD, SECURE W/ TAPE.
 - 5) STAKING REQUIREMENTS: 1) STAKING SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT. 2) GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3'-6" ABOVE GRADE. TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING. DO NOT OVERTIGHTEN, ALLOW FOR SOME TRUNK MOVEMENT. 3) USE 1-1/2" WIDE WEBBING W/ METAL GROMMETS. 4) TREE STAKES SHALL BE 2" DIA. x 8'-0" LODGEPOLE PINE TREE STAKES. KEEP STAKES PLUMB AND EVENLY SPACED.



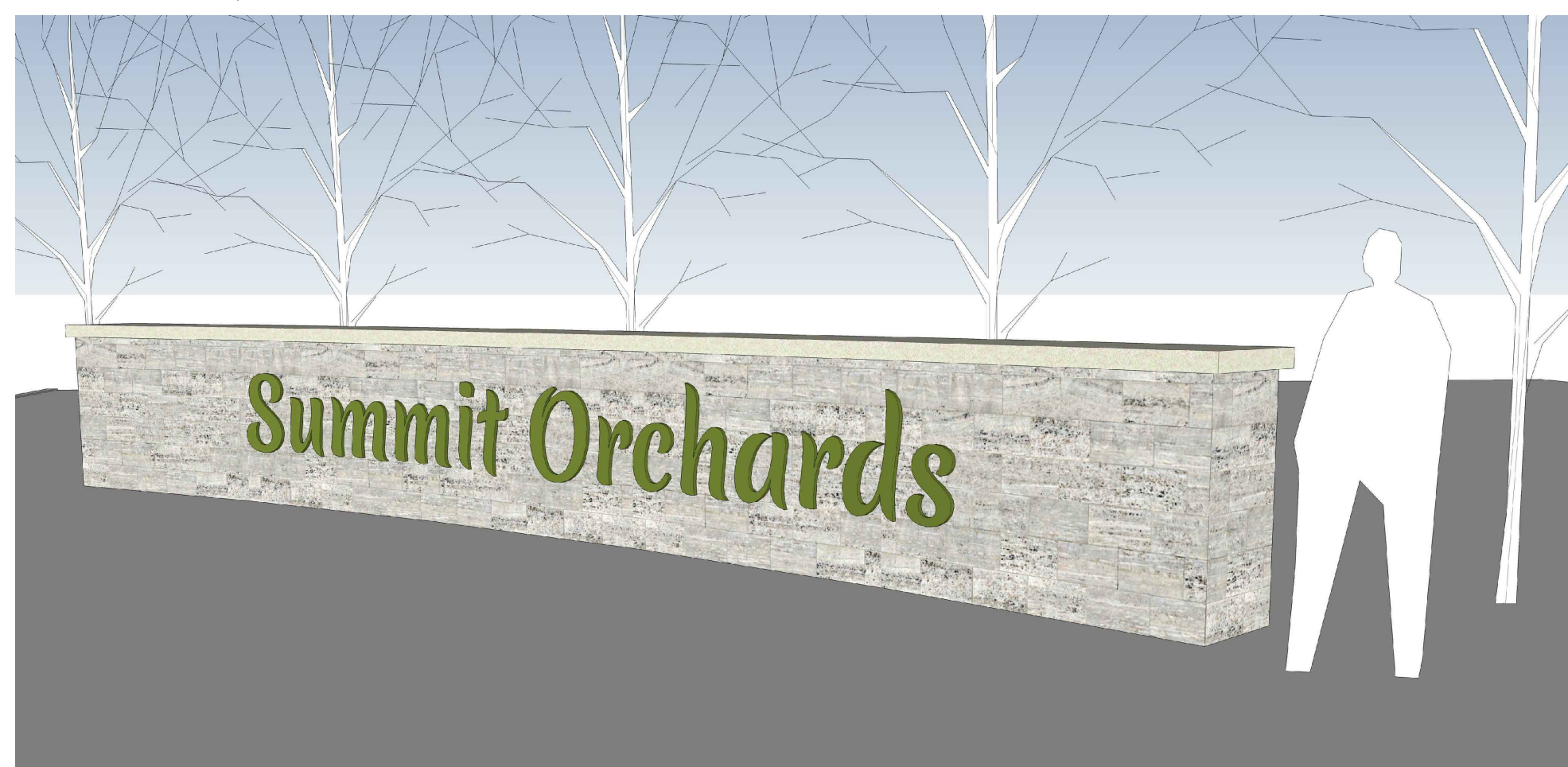
4 PERENNIAL PLANTING
SCALE: N.T.S.



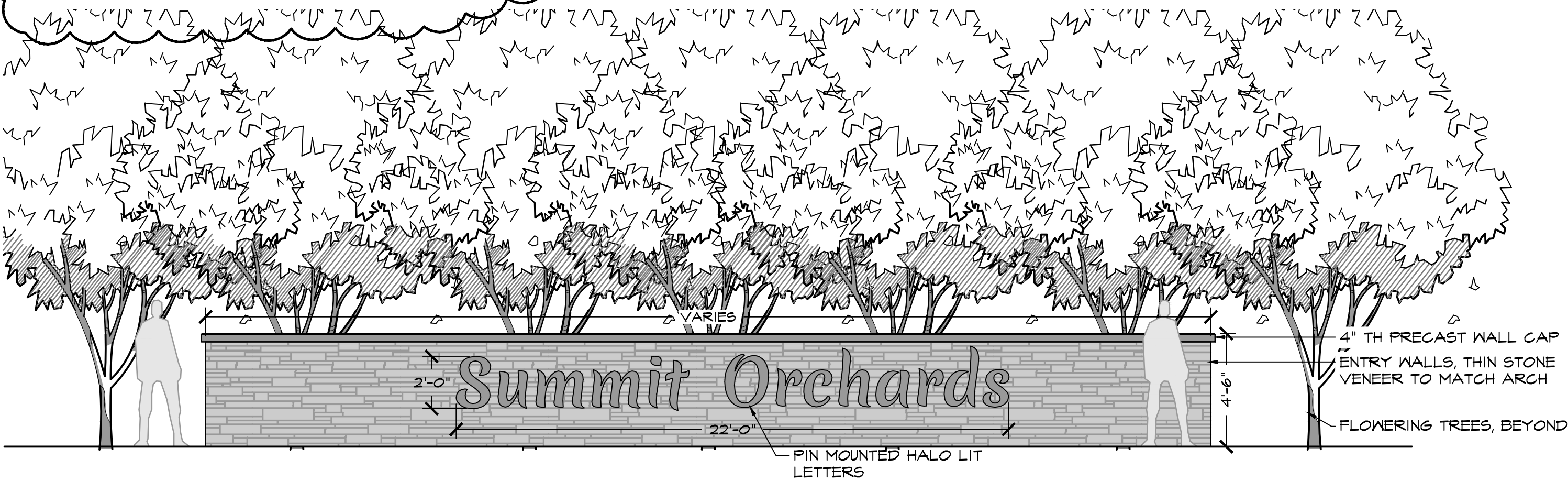
2 SITE ENTRY SIGN #1 - TYPE B
SCALE: 1" = 10'-0" ENLARGED PLAN



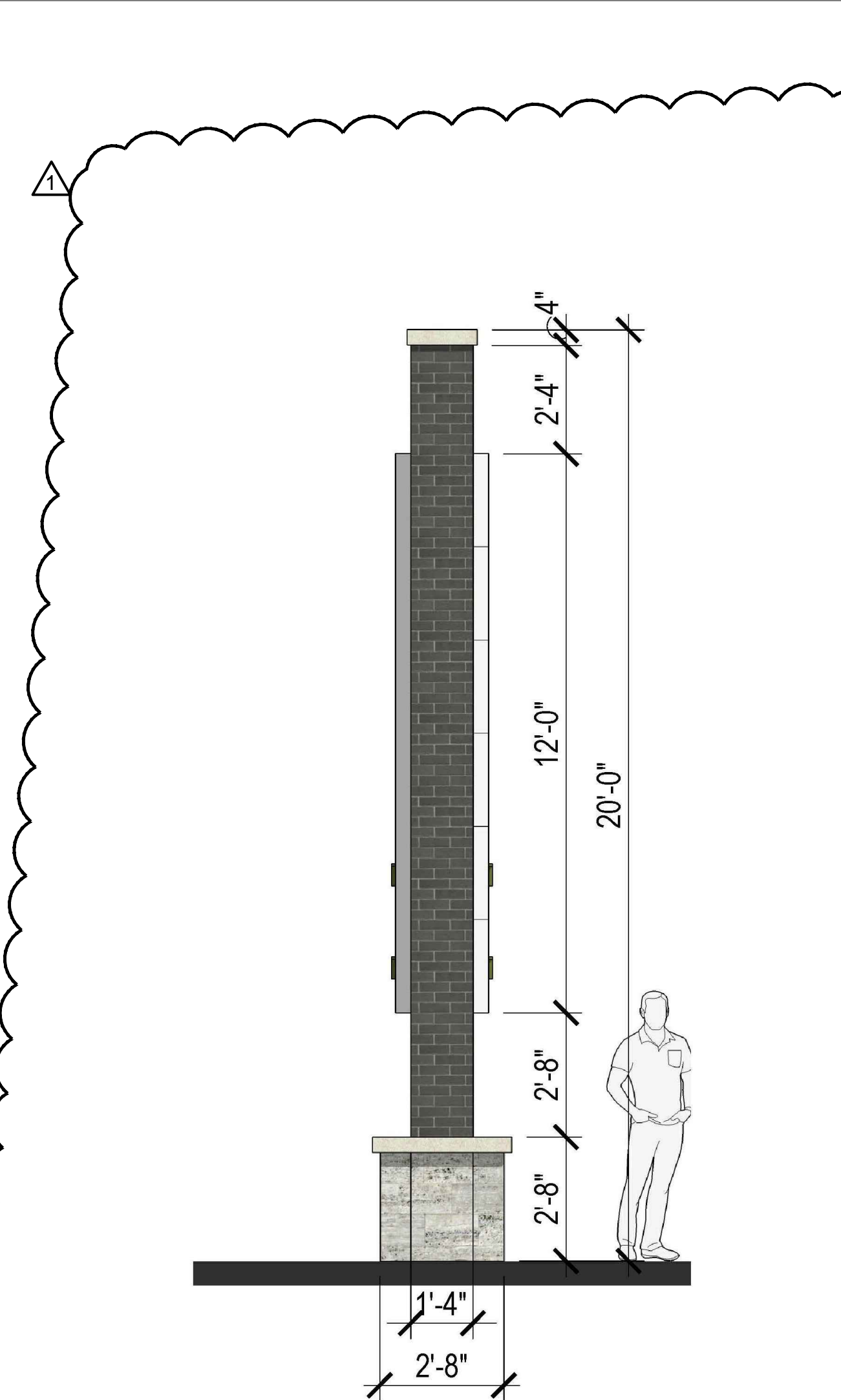
1 ENTRY SIGN - TYPE B
SCALE: 3/4" = 1'-0" SECTION



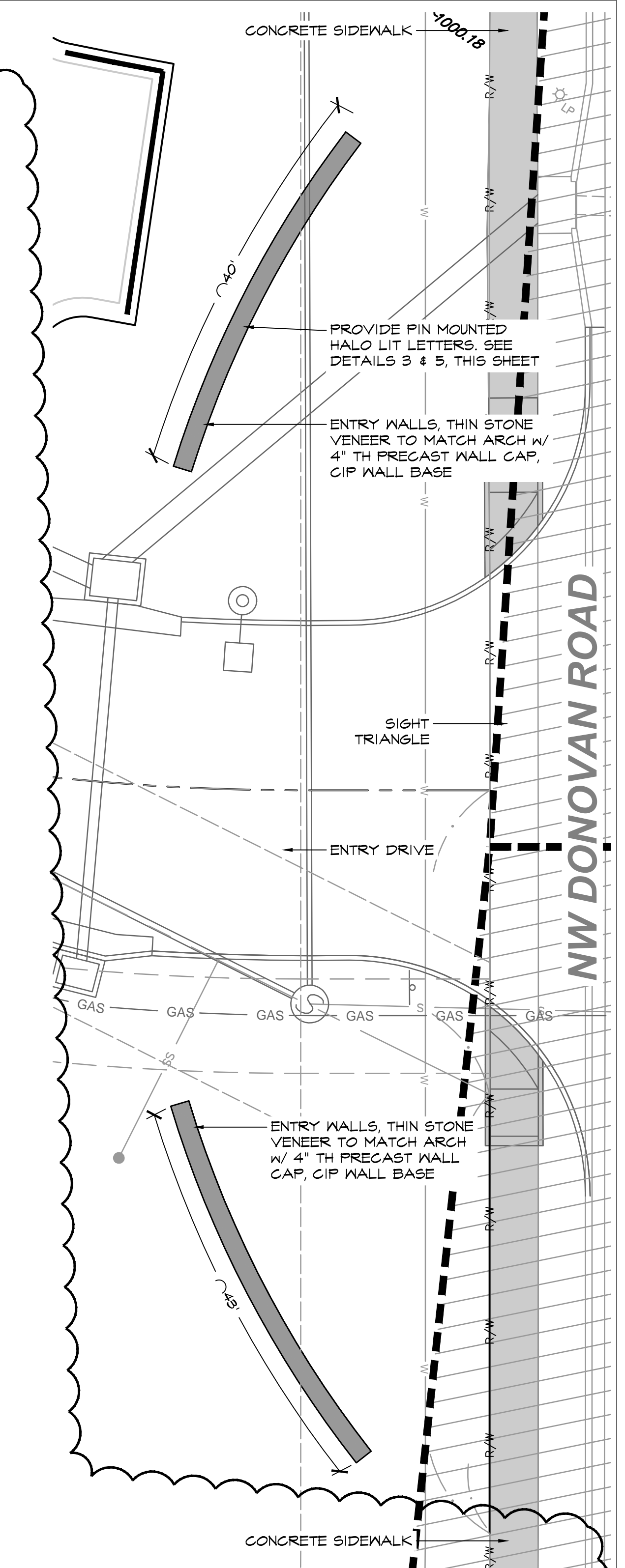
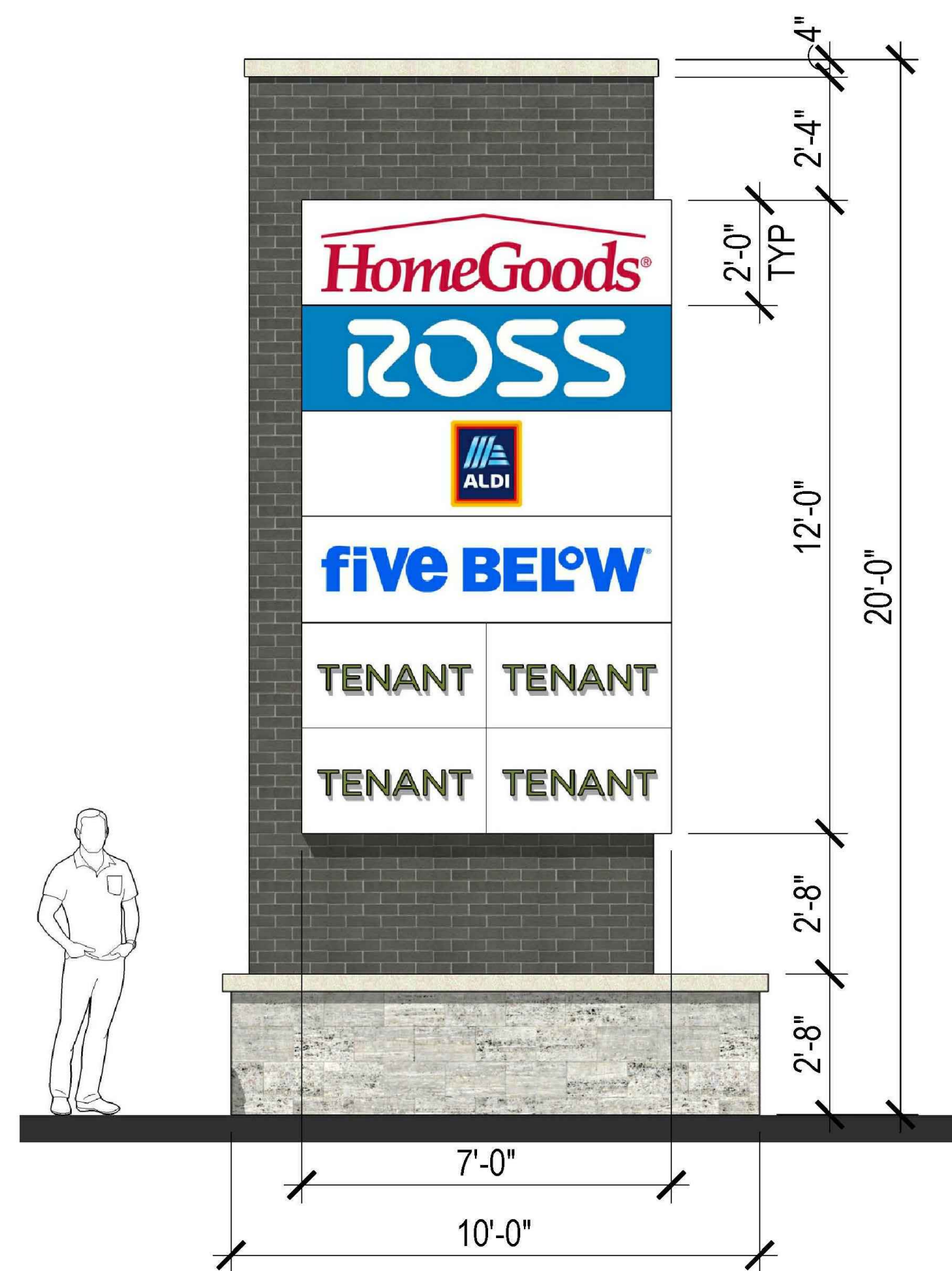
3 ENTRY SIGN - TYPE B
SCALE: 3/4" = 1'-0" VIGNETTE



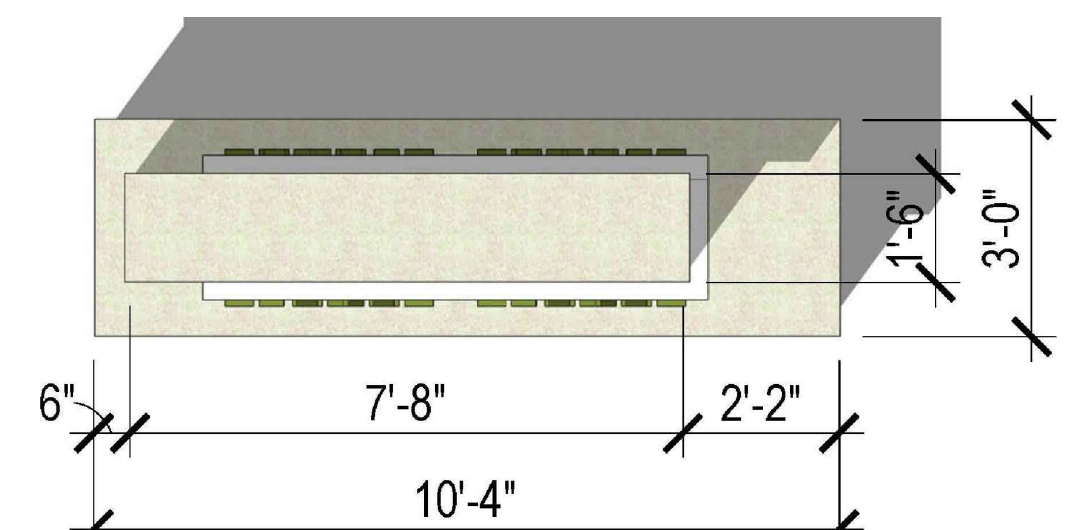
5 ENTRY SIGN
SCALE: 1/4" = 1'-0" ELEVATION



6 ENTRY SIGN - TYPE A
SCALE: 3/8" = 1'-0" ELEVATIONS



4 SITE ENTRY SIGN #1 - TYPE B
SCALE: 1" = 10'-0" ENLARGED PLAN



7 ENTRY SIGN - TYPE A
SCALE: 3/8" = 1'-0" PLAN

