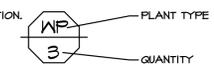
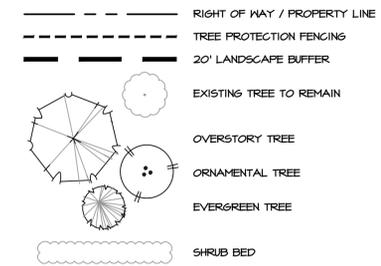


LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE AFWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
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11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION:

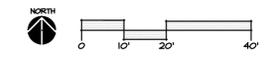


LANDSCAPE LEGEND:



LANDSCAPE PLAN NOTES:

- 1 PLANTING BED WITH HARDWOOD MULCH; REF. LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS #SPECIFICATIONS
- 2 EXISTING TREE TO REMAIN
- 3 SIGHT TRIANGLES
- 4 PARKING LOT PERIMETER USED FOR 5% CALCULATION



1 OVERSTORY LANDSCAPING & BUFFER PLAN

SAPP DESIGN ARCHITECTS

3750 S. Fremont Ave.
Springfield, MO 65804 417.877.9600

Sapp Design Associates Architects, P.C.
Missouri State Certificate of Authority #000607

helix.

1629 Walnut
Kansas City, MO 64108 816.300.0300

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Jackson County

PP-1 SUBMITTAL PACKAGE **10**

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ochsner hare + hare
the **olsson studio**

Ochsner Hare & Hare
Missouri State Certificate of Authority #2005000285
Revision No. Description Date

Project No. 016-1023 Date 12/10/19 Drawn TG

Drawing No. **L500**
OVERSTORY LANDSCAPING & BUFFER PLAN

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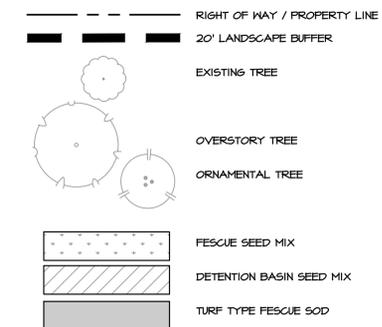
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18. PLANT KEY DESCRIPTION.

| | |
|-----|------------|
| WRP | PLANT TYPE |
| 3 | QUANTITY |

LANDSCAPE LEGEND:



LANDSCAPE PLAN NOTES:

- 1 AREA TO BE SODDED WITH TURF TYPE FESCUE, REF. SPECIFICATIONS
- 2 AREA TO BE SEEDED WITH FESCUE SEED, REF. SPECIFICATIONS
- 3 AREA TO BE SEEDED, DETENTION BASIN MIX TO BE DETERMINED
- 4 PLANTING BED WITH HARDWOOD MULCH, REF. LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS & SPECIFICATIONS
- 5 STEEL BED EDGE
- 6 SIGHT TRIANGLES
- 7 20' LANDSCAPE BUFFER

SPECIAL NOTICES

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Jackson County

PPF SUBMITTAL PACKAGE **10**

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ochsner hare + hare
the **olsson studio**

Ochsner Hare & Hare
Missouri State Certificate of Authority #2005000285
Revision No. Description Date

Project No. 016-1023 Date 12/10/19 Drawn TG

Drawing No. **L501**
UNDERSTORY LANDSCAPING & BUFFER PLAN

| PARKING LOT LANDSCAPE - AREA CALCULATIONS | |
|---------------------------------------------------------------------------------------------------------------------------------|--|
| ORDINANCE REQUIREMENT | |
| LANDSCAPE ISLANDS, STRIPS AND PLANTING AREAS SHALL CONSTITUTE AT LEAST FIVE PERCENT (5%) OF THE ENTIRE AREA DEVOTED TO PARKING. | |
| TOTAL PARKING LOT AREA = 74,703 SQ FT FIVE PERCENT (5%) OF 74,703 = 3,485.15 SQ FT | |
| TOTAL LANDSCAPE AREA = 4,426 SQ FT | |

| STREET FRONTAGE TREES - PLANT SCHEDULE | | | | | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------|--------------------|----------------|----------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | QUANTITY |
| SHADE TREES | | | | | |
| TG TM | Tilia cordata 'Greenspire' Taxodium distichum 'Mickelson' | GREENSPIRE LITTLELEAF LINDEN SHAWNEE BRAVE BALD CYPRESS | 3" CAL. 3" CAL. | B 4 B B 4 B | 10 1 |
| ORNAMENTAL TREES | | | | | |
| CC | Cercis canadensis | EASTERN REDBUD | 3" CAL. | B 4 B | 3 |
| ORDINANCE REQUIREMENT | | | | | |
| ONE (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE. | | | | | |
| 400 FT. OF STREET FRONTAGE / 30 = 14 TREES REQUIRED TOTAL PROPOSED 14 | | | | | |

| OPEN YARD TREES - PLANT SCHEDULE | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------|-------------------------|--------------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | QUANTITY |
| SHADE TREES | | | | | |
| AT TG TM | Acer truncatum Tilia cordata 'Greenspire' Taxodium distichum 'Mickelson' | SHANTUNG MAPLE GREENSPIRE LITTLELEAF LINDEN SHAWNEE BRAVE BALD CYPRESS | 3" CAL. 3" CAL. 3" CAL. | B 4 B B 4 B B 4 B | 24 2 1 |
| ORNAMENTAL TREES | | | | | |
| AS CC CV | Amelanchier x Grandiflora 'Autumn Brilliance' Cercis canadensis Chionanthus virginicus | AUTUMN BRILLIANCE SERVICEBERRY EASTERN REDBUD WHITE FRINGETREE | 3" CAL. 3" CAL. 3" CAL. | B 4 B B 4 B B 4 B | 4 6 4 |
| ORDINANCE REQUIREMENT | | | | | |
| ONE (1) TREE PER 5000 SQ. FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT (IN ADDITION TO STREET TREES). | | | | | |
| 174,360.3 SQ. FT. OF TOTAL LOT AREA MINUS 33,742.5 SQ. FT. OF BUILDING FOOTPRINT = 140,617.8 SF 140,617.8 SQ. FT. / 5000 = 28 TREES REQUIRED TOTAL PROPOSED 41 | | | | | |

| OPEN YARD SHRUBS - PLANT SCHEDULE | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------|-----------------------------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | QUANTITY |
| DECIDUOUS SHRUBS | | | | | |
| BB CH FI IVH IL | Buddleja Davidii 'Blue Chip' Cornus alba 'Ballhala' Forsythia X intermedia Itea virginica 'Henry's Garnet' Itea virginica 'Little Henry' | DWARF BUTTERFLY BUSH IVORY HALO DOGWOOD BORDER FORSYTHIA HENRY'S GARNET SHEETSPIRE VIRGINIA SHEETSPIRE | 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. | CONT. CONT. CONT. CONT. CONT. | 10 44 13 8 120 |
| EVERGREEN SHRUBS | | | | | |
| RAG | Rhus Aromatica 'Gro-Low' | GRO-LOW FRAGRANT SUMAC | 5 GAL. | CONT. | 68 |
| PERENNIALS / GRASSES | | | | | |
| B5 EP PVH RH SSB | Baptisia 'Solar Flare' Echinacea purpurea Panicum virgatum 'Heavy Metal' Rudbeckia fulgida speciosa 'Goldsturm' Schizachyrium Scoparium | SOLAR FLARE FALSE INDIGO PURPLE CONE FLOWER HEAVY METAL SWITCHGRASS GOLDSTURM BLACK-EYED SUSAN LITTLE BLUESTEM | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. | CONT. CONT. CONT. CONT. CONT. | 21 62 64 314 55 |
| ORDINANCE REQUIREMENT | | | | | |
| TM4 (2) SHRUBS PER 5000 SQ. FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT. | | | | | |
| 174,360.3 SQ. FT. OF TOTAL LOT AREA MINUS 33,742.5 SQ. FT. OF BUILDING FOOTPRINT = 140,617.8 SQ. FT. 140,617.8 SQ. FT. / 5000 x 2 = 57 SHRUBS REQUIRED TOTAL PROPOSED 141 | | | | | |

| PARKING LOT SCREENING AND STREET FRONTAGE SHRUBS - PLANT SCHEDULE | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|-------------------------------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | QUANTITY |
| DECIDUOUS SHRUBS | | | | | |
| BB CH FI IVH PD VCK | Buddleja Davidii 'Blue Chip' Cornus alba 'Ballhala' Forsythia X intermedia Itea virginica 'Henry's Garnet' Physocarpus opulifolius 'Diabolo' Viburnum caryocarpum | DWARF BUTTERFLY BUSH IVORY HALO DOGWOOD BORDER FORSYTHIA HENRY'S GARNET SHEETSPIRE DIABLO NINEBARK KOREANSPICE VIBURNUM | 5 GAL. 3 GAL. 3 GAL. 5 GAL. 5 GAL. 5 GAL. | CONT. CONT. CONT. CONT. CONT. CONT. | 36 20 7 6 15 4 |
| PERENNIALS / GRASSES | | | | | |
| B5 EP RH SSB | Baptisia 'Solar Flare' Echinacea purpurea Rudbeckia fulgida speciosa 'Goldsturm' Schizachyrium Scoparium | SOLAR FLARE FALSE INDIGO PURPLE CONE FLOWER GOLDSTURM BLACK-EYED SUSAN LITTLE BLUESTEM | 1 GAL. 1 GAL. 1 GAL. 1 GAL. | CONT. CONT. CONT. CONT. | 10 5 10 18 |
| ORDINANCE REQUIREMENT | | | | | |
| 12 SHRUBS PER 40 LINEAR FEET (MUST BE 2.5 FEET TALL); MUST BE AT LEAST 18" TALL AT THE TIME OF PLANTING; MUST BE AT LEAST 2.5' IN HEIGHT AT MATURITY AND BE SUITABLE FOR PARKING APPLICATIONS. | | | | | |
| 111 SHRUBS REQUIRED TOTAL PROPOSED 136 | | | | | |

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Jackson County

PPS SUBMITTAL PACKAGE **10**

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ochsner hare + hare
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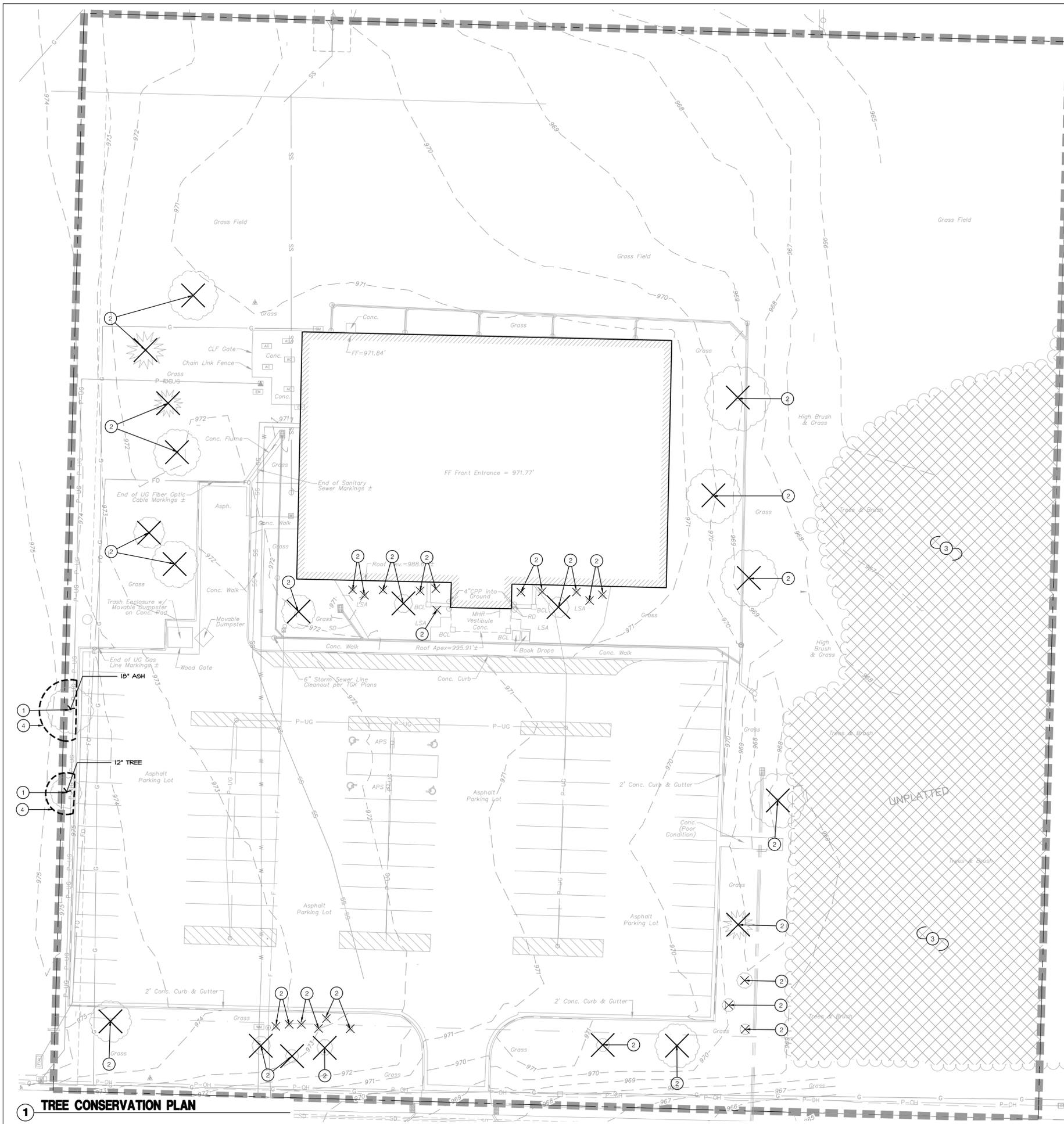
Owner: Hare & Hare
Missouri State Certificate of Authority #2005000285

| Revision No. | Description | Date |
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| Project No. | Date | Drawn |
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| 016-1023 | 12/10/19 | TG |

Drawing No. **L502**

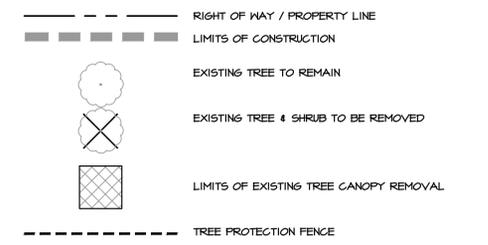
OVERSTORY AND UNDERSTORY PLANT SCHEDULE



TREE CONSERVATION GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF EXISTING FEATURES WITHIN THE LIMITS OUTLINE, INCLUDING BUT NOT LIMITED TO TREES, UNDERSTORY BRUSH, TURF LAWN, TRASH, ETC., UNLESS OTHERWISE NOTED.
2. ALL MATERIAL NOTED FOR DEMOLITION AND REMOVAL SHALL BE REMOVED, LEGALLY, OFF SITE BY THE CONTRACTOR AND DISPOSED OF AT LOCATIONS ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.
3. PRIOR TO COMMENCING DEMOLITION WORK, THE CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES, THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY AND ALL UTILITIES AS REQUIRED BY THIS CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT EXISTING STORM DRAINAGE STRUCTURES FROM SILTATION DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. THE CONTRACTOR SHALL PROVIDE BERMS, SILT FENCE, STRAW BALES OR OTHER MEANS TO PREVENT SEDIMENT FROM REACHING THE PUBLIC RIGHT-OF-WAY, OR ADJACENT PROPERTY. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS AND SEDIMENT AND RESTORE THE RIGHT-OF-WAY AND ADJACENT PROPERTY TO ORIGINAL OR BETTER CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS TO COMPLETE SCOPE OF WORK.
6. TREES TO BE REMOVED SHALL BE CUT DOWN, DEMOLISHED AND REMOVED FROM THE SITE. ALL BRUSH AND TREES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER APPROVED BY OWNER.
7. CONTRACTOR SHALL REMOVE STUMPS BY GRINDING STUMPS AND REMOVING ROOTS, OBSTRUCTIONS AND DEBRIS EXTENDING TO A DEPTH OF 18\"/>

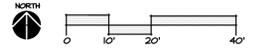
TREE CONSERVATION LEGEND:



TREE CONSERVATION PLAN NOTES:

- ① EXISTING TREE TO REMAIN.
- ② EXISTING TREE TO BE CLEAR, GRUBBED, AND REMOVED.
- ③ CLEAR, GRUB AND REMOVE EXISTING TREE CANOPY TO LIMITS INDICATED AS THIS ON PLAN.
- ④ INSTALL TREE PROTECTION FENCE; REF. 2/L100

1 TREE CONSERVATION PLAN



**SAPP
DESIGN
ARCHITECTS**

3750 S. Fremont Ave.
Springfield, MO 65804 417.877.9600

Sapp Design Associates Architects, P.C.
Missouri State Certificate of Authority #000607

helix.

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| | | |

| Project No. | Date | Drawn |
|-------------|----------|-------|
| 016-1023 | 12/10/19 | TG |

Drawing No.

L503
**TREE CONSERVATION
PLAN**