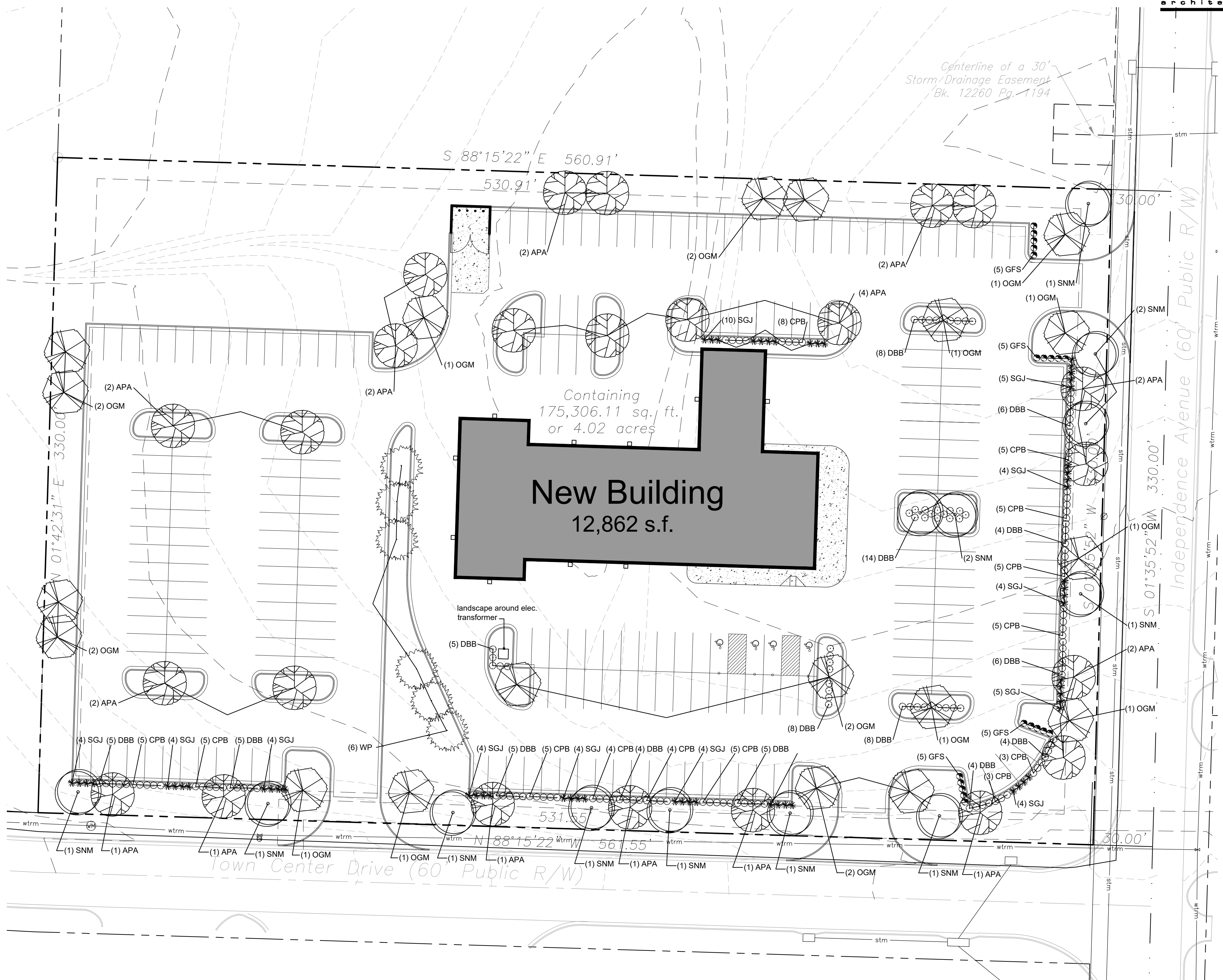


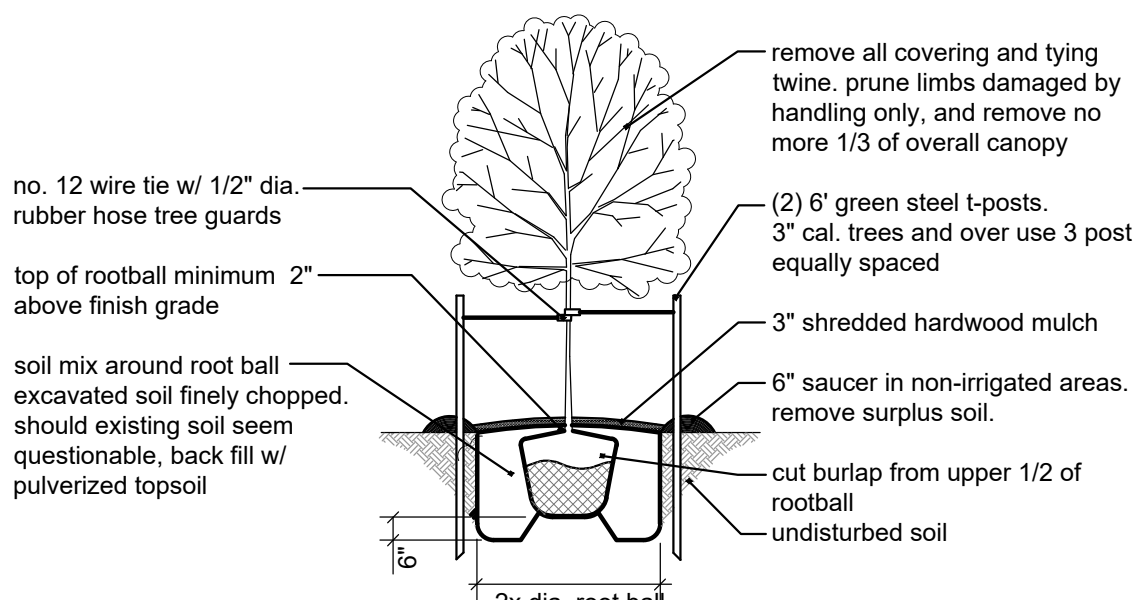
plant schedule					
	ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
SHADE TREES	APA	24	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL.
	OGM	19	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.
	SNM	13	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES	3" CAL.
EVG.	WP	6	WHITE PINE	PINUS STROBUS	8'-0" HIGH
DEC. SHRUBS	DBB	91	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	5 GALLON, 24-30 INCHES
	GFS	20	GOLDENFLAME SPIREA	SPIRAEA X BUMALDA	5 GALLON, 24-30 INCHES
EG. SHRUBS	SGJ	60	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GALLON, 24-30 INCHES
	CPB	62	CRIMSON PYGMY BARBERRY	BERBERIS 'ATROPURPUREA NANA'	5 GALLON, 24-30 INCHES
62 TOTAL TREES - 56 SHADE TREES, 6 EVERGREENS					
233 TOTAL SHRUBS					



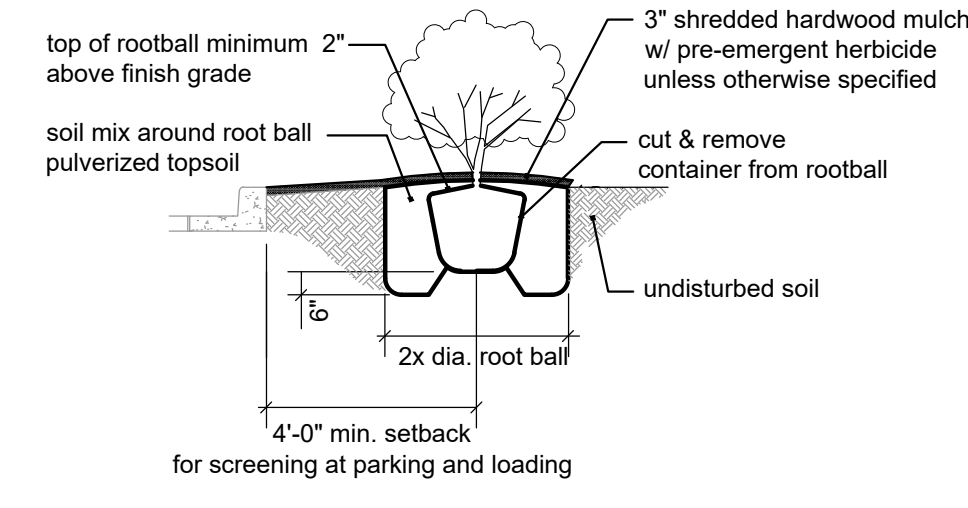
- landscape notes:
- Landscape shall be coordinated with the location of utilities, driveways and traffic clearance zones.
  - The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
  - Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
  - Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
  - Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
  - Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed areas and all planting beds)
  - Irrigation system shall include an automatic rain sensor.
  - All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
  - Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
  - Stake and guy all trees per planting details.
  - Install all shrubs and groundcover per planting details.
  - Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
  - Root simulator shall be applied to the soil backfill of each plant during installation.
  - Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Architect.
  - Contractor shall stake plant locations in the field and have approval by the Architect before proceeding with installation.
  - Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
  - All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
  - No plant material shall be substituted without written approval of the Architect per specifications.
  - Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
  - All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
  - All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when all full growth.
  - All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
  - Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
  - Maximum slope shall be not greater than 3 : 1.
  - All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.

LANDSCAPE REQUIREMENTS

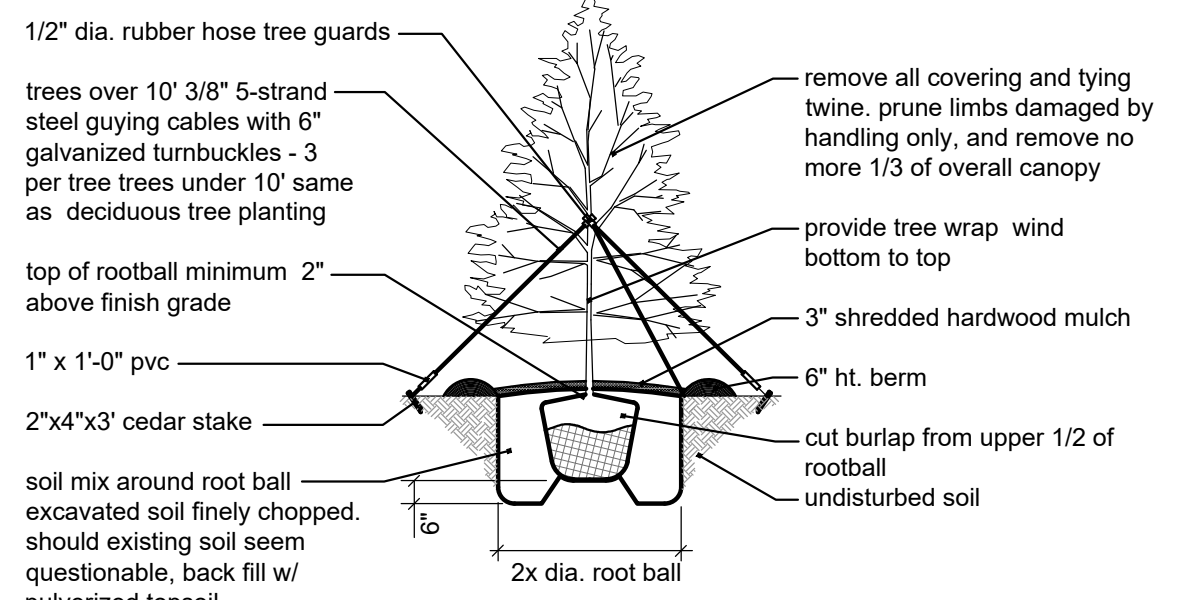
site area:	175,306 s.f. / 4.02 acres
building footprint:	12,262 s.f.
impervious area:	124,303 s.f. = 71% <80%
green space:	51,003 s.f. = 29% >20%
open area:	175,306 s.f. (site) - 12,862 s.f. (building) = 162,444 s.f.
open area trees:	162,444 s.f. / 5,000 s.f. = 32 required and 32 trees provided
open area shrubs:	162,444 s.f. / 5,000 s.f. x 2 = 65 required and 66 shrubs provided
street frontage at Town Center Drive - 531 feet	
20'-0" landscape strip provided	
1 tree per 30 l.f. - 531 / 30 = 18 required and 18 trees provided	
1 shrub per 20 l.f. - 531 / 20 = 27 required and 98 shrubs provided with parking screening	
street frontage at Independence Ave - 330 feet	
20'-0" landscape strip provided	
1 tree per 30 l.f. - 330 / 30 = 11 required and 11 trees provided	
1 shrub per 20 l.f. - 330 / 20 = 17 required and 59 shrubs provided with parking screening	
landscape islands and parking screening	
5% of parking area for islands = 5,615 s.f. required, 5,775 s.f. provided	
parking lot screening - 12 shrubs per 40 l.f.	
Town Center Drive 327 l.f. / 40 x 12 = 98 shrubs required, 100 shrubs provided	
Independence Ave 190 l.f. / 40 x 12 = 57 shrubs required, 59 shrubs provided	
100% screening along street frontage achieved with landscaping	
Total:	
61 total trees required, 62 trees provided	
222 total shrubs required, 233 shrubs provided	



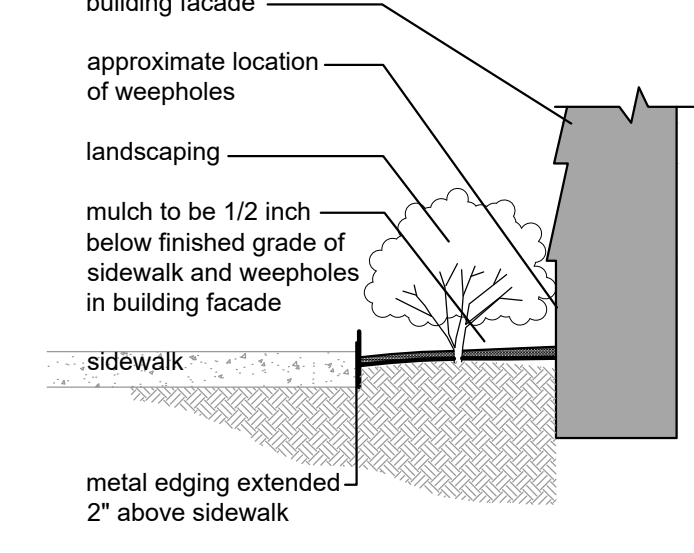
**5** Deciduous Tree Planting Detail  
not to scale



**4** Shrub Planting Detail  
not to scale



**3** Evergreen Tree Planting Detail  
not to scale



**2** Edging Detail  
not to scale

**1** Landscape Site Plan  
scale: 1" = 30'-0"

A Preliminary Concept for  
**Detail Center**  
Town Center Drive and Independence Ave.  
Lee's Summit, Missouri

date  
02.21.2020  
drawn by  
pem  
checked by  
DAE  
revisions

sheet number  
**L1.1**  
drawing type  
preliminary  
project number  
19076