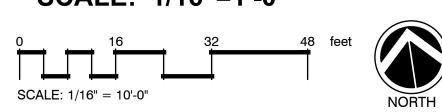


## LANDSCAPE PLAN SCALE: 1/16"=1'-0"

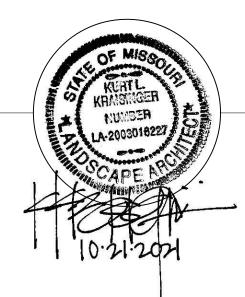


PLANT SIZE REQUIREMENTS (FOR THOSE PLANTS SATISFYING LEE'S SUMMIT REQUIREMENTS)					
LANDSCAPE MATERIAL	SIZE REQUIREMENT (AT TIME OF PLANTING)				
MEDIUM SHRUBS	18"-24" B&B OR 2-GAL. CONTAINER				
LARGE SHRUBS	24"-30" B&B OR 5-GAL. CONTAINER				
GROUNDCOVER	2½" PEA POT				
DECIDUOUS TREES	3" CALIPER				
EVERGREEN TREES	8' HT. MIN.				

LEE'S SUMMIT	LANDSCAPE REC	QUIREMENTS					
CODE REQUIREMENT	SECTION 8.790(A) - PROVIDE I STREET TREE PER 30 LF OF STREET FRONTAGE						
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED				
- PROVIDE I TREE / 30 LF OF STREET FRONTAGE	- 275 LF FRONTAGE ALONG SM KLINE AVE / 30 = 9.2 - 135 LF FRONTAGE ALONG SM SUMMIT VIEW TRL / 30 = 4.5	- IO STREET TREES REQUIRED ALONG SW KLINE AVE - 5 STREET TREES REQUIRED ALONG SW SUMMIT VIEW TRL	- 10 STREET TREES PROVIDED ALONG SW KLINE AVE - 5 STREET TREES PROVIDED ALONG SW SUMMIT VIEW TRL				
CODE REQUIREMENT	SECTION 8.790(B) - PROVIDE 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA AND I TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS OR STRUCTURES						
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED				
PROVIDE 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA AND I TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS OR STRUCTURES	(49,892 SF SITE / 5,000) x 2 = 19.96 (49,892 - 963 SF BLDG) / 5,000 = 9.78	20 OPEN SPACE SHRUBS REQUIRED 10 OPEN SPACE TREES REQUIRED	OPEN SPACE SHRUBS PROVIDED 21 OPEN SPACE TREES PROVIDED				
CODE REQUIREMENT	SECTION 8.820 - PROVIDE SCREENING OF THE PARKING WHERE VISIBLE FROM THE R.O.W. TO A HEIGHT OF 2.5 FEET. SCREEN SHALL CONSIST OF A HEDGE PLANTED WITH 12 SHRUBS PER 40 LF. SHRUBS SHALL BE 18" AT THE TIME OF PLANTING.						
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED				
PROVIDE 12 SHRUBS/40 LF ALONG PARKING FACING SM KLINE AVE & SM SUMMIT VIEW TRL	(175 LF PARKING LOT FRONTAGE / 40) x 12 = 53	53 SHRUBS REQUIRED	57 SHRUBS PROVIDED				
CODE REQUIREMENT	SECTION 6.510 - PROVIDE A MEDIUM IMPACT SCREEN LOCATED ON A 3-FOOT TALL BERM ALONG ANY COMMON PROPERTY LINE SHARED WITH A RESIDENTIAL DWELLING. PROVIDE I SHADE TREE/500 SF, I ORNAMENTAL TREE/750 SF, I EVERGREEN TREE/300 SF AND I SHRUB/200 SF						
DESCRIPTION	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED				
PROVIDE I SHADE TREE/500 SF, I ORNAMENTAL TREE/750 SF, I EVERGREEN TREE/300 SF, I SHRUB/200 SF ALONG NORTH PROPERTY LINE	4,522 SF BUFFER / 500 = 9.04 4,522 SF BUFFER / 750 = 6.03 4,522 SF BUFFER / 300 = 15.07 4,522 SF BUFFER / 200 = 22.61	9 SHADE TREES REQUIRED 6 ORNAMENTAL TREES REQUIRED 15 EVERGREEN TREES REQUIRED 22 SHRUBS REQUIRED	9 SHADE TREES PROVIDED 6 ORNAMENTAL TREES PROVIDED 15 EVERGREEN TREES PROVIDED 26 SHRUBS PROVIDED				

,	PLANT SCHEDULE								
	TREES	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	CONTAINER				
		AF	Acer x freemanii / Freeman Maple	3" Cal.	B <b>¢</b> B				
		TC	Tilia cordata / Littleleaf Linden	3" Cal.	B¢B				
//		UC	Ulmus x 'Frontier' / Frontier Hybrid Elm	3" Cal.	B <b>\$</b> B				
		ZG	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	3" <i>Ca</i> l.	B <b>\$</b> B				
	EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	CONTAINER				
		CG	Cedrus atlantica 'Glauca Fastigiata' / Blue Columnar Atlas Cedar	8'-9' ht.	B <b>\$</b> B				
		PF	Pinus strobus 'Fastigiata' / Pyramidal White Pine	8'-9' ht.	B <b>\$</b> B				
	ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	CONTAINER				
\_/		AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	3" Cal.	B <b>\$</b> B				
		<b>5</b> 5	Syringa reticulata 'Summer Snow' / Summer Snow Japanese Tree Lilac	3" Cal.	B¢B				
	SHRUBS	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	CONTAINER				
	$\otimes$	AS	Aronia melanocarpa 'UCONNAMO12' TM / Ground Hog Spreading Chokeberry	#3					
	5 + 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	HL2	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	#5					
\	0	HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#3					
\	₩	JL	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	#5, 24" ht. min.					
	$\odot$	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3					
M		VM	Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	#5, 24" ht. min.					
	<u>GRASSES</u>	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	CONTAINER				
		ST	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#2					





## DMMII VIEW FARMS POOL CONSTRUCTION DOCUMENTS

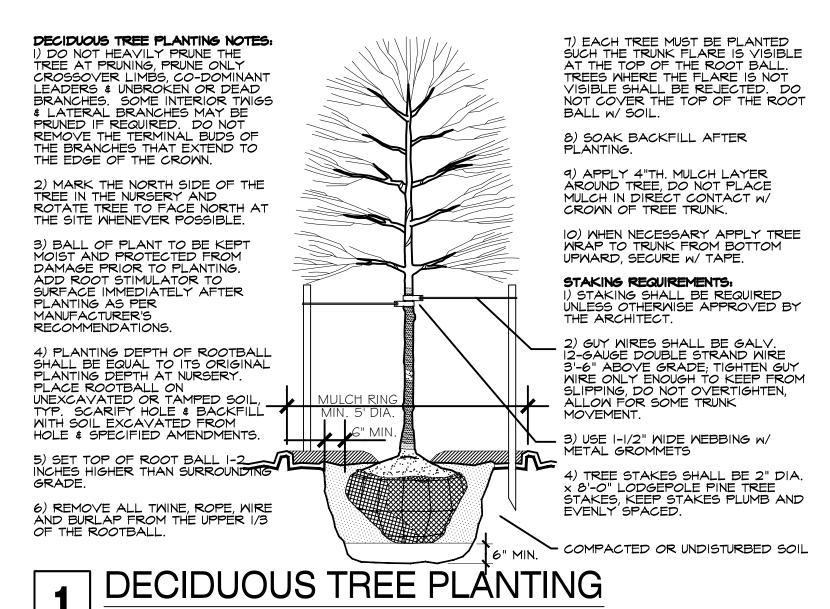
REVISION:

OCTOBER 21, 2021 LANDSCAPE PLAN

L101

## **GENERAL NOTES**

- I. THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT.
- 2. ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- 3. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 6. ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE OF PLANT MATERIAL. SHADE TREES ARE DELINEATED AT 85% OF ACTUAL MATURE SIZE.
- 7. ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 8. PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR DIGGING.
- 9. CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH I TO JUNE I, OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT."
- IO.THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- I. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS SPECIFICATIONS.
- 12. THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- 13. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (COLOR DYED DARK BROWN). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.
- 14.ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY PER MANUFACTURER'S SPECIFICATIONS. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
- 15. MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- 16.ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET WITH NORTH AMERICAN GREEN SI5O. INSTALL PER THE MANUFACTURER'S SPECIFICATIONS.
- 17. LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- 18.STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- 19. LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12". ALL AREAS DENOTED AS SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADES YET EXIST, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.
- 20. TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- 21.THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE
- 22. IN THE CONDITION WHERE THE PLANT MATERIAL HAS BEEN SUPPLIED BY THE OWNER THROUGH A PLANT PROCUREMENT PROGRAM WITH A MYKE PRO 2-YEAR WARRANTY, THE LANDSCAPE CONTRACTOR'S WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL PUNCH-LIST APPROVAL BY LANDSCAPE ARCHITECT.
- 23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- 24. IRRIGATION SYSTEM SHALL UTILIZE A RAIN SENSOR. DRIP IRRIGATION SHALL BE UTILIZED AT LANDSCAPE BEDS.
- 25. COORDINATE WITH THE OWNER AND GENERAL CONTRACTOR FOR SLEEVE LOCATIONS AND TIMING OF SLEEVE INSTALLATION. ALL SLEEVING REQUIRED UNDER HARDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- 26. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE BEFORE IRRIGATION LINE ROUTING BEGINS. WATER TREES BY HAND UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL. SHRUBS AND PERENNIALS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL BEFORE SOD IS PLACED.



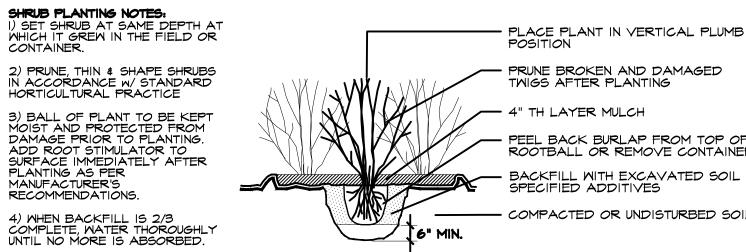
NEW SOD AREA -PVMT. SOD INSTALLATION NOTES: GRADE <u> LAPATANINAN NAMINATANINAN NAMINATANINAN NAMINATANINAN NAMINANAN NAMINANAN NAMINANAN NAMINANAN NAMINANAN NAMI</u>

I) FINISHED GRADES SHALL BE ACCURATE. 2) CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH 3) ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL

4) LAY AND ROLL SOD. WATER THOROUGHLY.

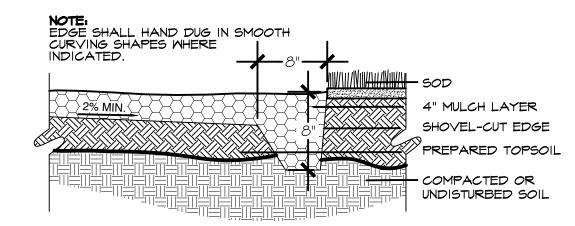
SOD INSTALLATION SCALE: N.T.S.

CULTIVATED SOIL

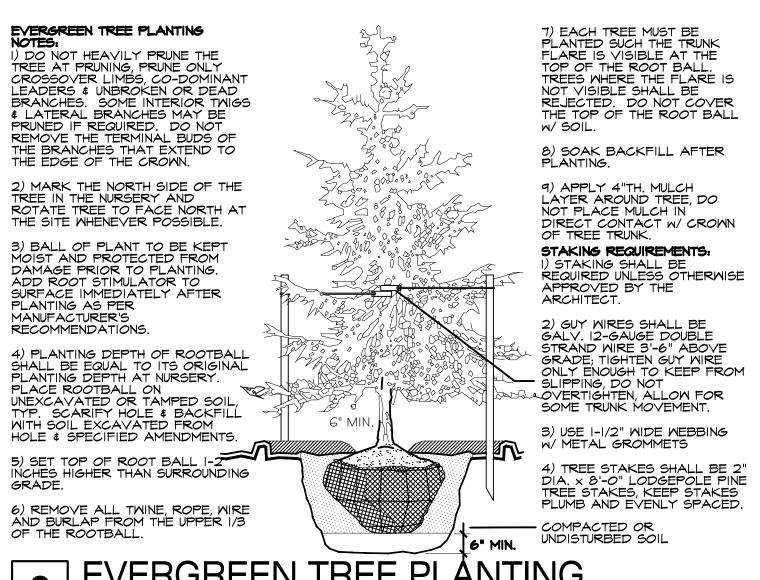


- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING 4" TH LAYER MULCH - PEEL BACK BURLAP FROM TOP OF ROOTBALL OR REMOVE CONTAINER BACKFILL WITH EXCAVATED SOIL \$
SPECIFIED ADDITIVES - COMPACTED OR UNDISTURBED SOIL

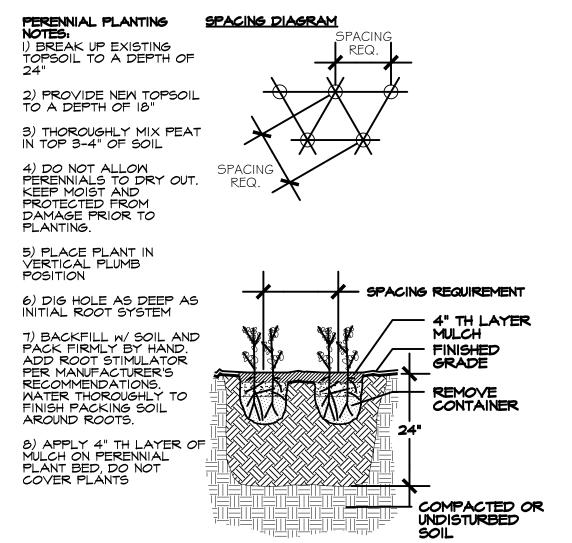
SHRUB PLANTING



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

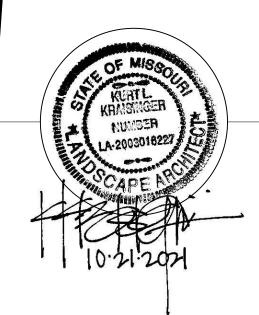


VERGREEN TREE PLÁNTING



PERENNIAL PLANTING

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



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**REVISION:** 

OCTOBER 21, 2021 LANDSCAPE NOTES & DETAILS