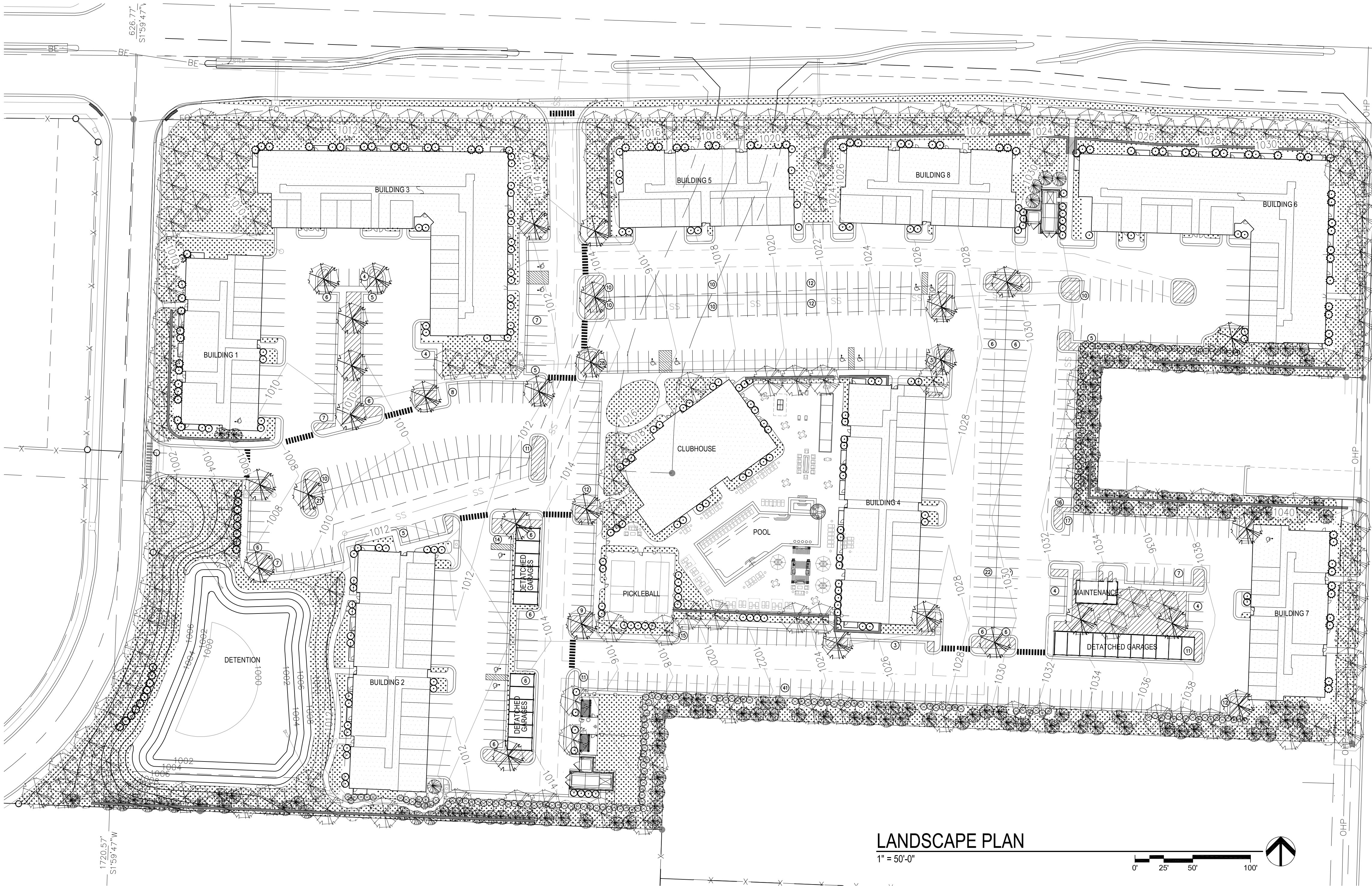




- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
 - REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
 - REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
 - REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
 - IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
 - STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
 - ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

LANDSCAPE REQUIREMENTS (LEE'S SUMMIT):			
STREET FRONTAGE TREES (SECTION 8.790.A.1): 1 TREE PER 30 L.F.			
	REQUIRED:	PROVIDED:	
NE DOUGLAS AVE. = 425 LF /30 =	14	14	
TUDOR ROAD = 1,047 LF /30 =	35	35	
COMMERCE = 630 LF /30 =	21	21	
MINIMUM 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE			
STREET FRONTAGE SHRUBS (SECTION 8.790.A.3)			
ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE.			
	REQUIRED:	PROVIDED:	
NE DOUGLAS AVE. = 425 LF /20 =	21	21	
TUDOR ROAD = 1,047 LF /20 =	52	52	
COMMERCE = 630 LF /20 =	32	32	
OPEN YARD SHRUB REQUIREMENT (SECTION 8.790.B.1)			
THE MINIMUM OF 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA MINUS BUILDING FOOTPRINT			
	REQUIRED:	PROVIDED:	
LOT AREA (570,200 SITE SF- 134,070 BUILDINGS/ STRUCTURES SF- 26,423 DETENTION = 407,104 SF /5,000SF) X 2	163	163	
GROUND COVER (SECTION 8.790.B.2)			
OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED IN SOD.			

OPEN YARD TREE REQUIREMENT (SECTION 8.790.B.3)		
THE MINIMUM OF 1 TREE PER 5,000 SF OF TOTAL LANDSCAPED OPEN SPACE		
	REQUIRED:	PROVIDED:
LOT AREA (570,200 SITE SF- 134,070 BUILDINGS/ STRUCTURES SF- 26,423 SF DETENTION - 13,388 SF PARKING ISLANDS 137,160 SF PARKING (270 SF X 508)= 259,159 SF /5,000SF) X 1	52	52

TRASH ENCLOSURES (SECTION 8.790.C.)
A DETAILED DRAWING OF THE ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH THE TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLANS.

PARKING LOT LANDSCAPE ISLANDS (SECTION 8.810.A.)
LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS.

	REQUIRED:	PROVIDED:
PARKING LOT AREA 271,261SF X 5%	13,563 SF	13,388 SF

LANDSCAPE ISLAND PLACEMENT (SECTION 8.810.B.)
A LANDSCAPING ISLAND SHALL BE LOCATED AT THE END OF EVERY PARKING BAY BETWEEN THE LAST PARKING SPACE AND AN ADJACENT TRAVEL AISLE OR DRIVEWAY. THE ISLAND SHALL BE NO LESS THAN 9 FEET WIDE FOR AT LEAST ONE-HALF THE LENGTH OF THE ADJACENT PARKING SPACE. THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS AND GROUNDCOVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

ISLAND WIDTH (SECTION 8.810.C.)
TREE PLANTING SHALL BE NO LESS THAN 10 FEET IN WIDTH. NO TREE SHALL BE LOCATED LESS THAN 4 FEET FROM THE BACK OF CURB. ALL PARKING LOT LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE CURBED WITH MINIMUM 6 INCH HIGH CURBS.

BUFFER/SCREEN REQUIREMENTS (SECTION 8.870)
BUFFER/SCREEN BETWEEN DEVELOPMENTS OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 8.890 TYPICAL BUFFERS.

PLANT LIST:			
	Common Name	Botanical Name	Size Notes
Shade Trees			
ABM	Autumn Blaze Maple	Acer x fernoni 'Autumn Blaze'	3' Cal. B&B
AFM	Autumn Fantasy Maple	Acer x fernoni 'Autumn Fantasy'	3' Cal. B&B
BCY	Common Baldcypress	Taxodium distichum	3' Cal. B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	3' Cal. B&B
EQM	Emerald Queen Red Maple	Acer platanoides 'Emerald Queen'	3' Cal. B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	3' Cal. B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	3' Cal. B&B
OKK	Autumn Gold Sinker	Quercus bicolor 'Autumn Gold'	3' Cal. B&B
HOK	Heritage Oak	Quercus macdonnellii 'Clemens'	3' Cal. B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	3' Cal. B&B
LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	3' Cal. B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	3' Cal. B&B
NSM	Nonseptic Sunset Maple	Acer truncatum x A. platanoides 'Keltsform'	3' Cal. B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	3' Cal. B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	3' Cal. B&B
ROK	Red Oak	Quercus rubra	3' Cal. B&B
SKM	Sienna Glen Maple	Acer x fernoni 'Sienna'	3' Cal. B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	3' Cal. B&B
SOK	Shumard Oak	Quercus shumardii	3' Cal. B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	3' Cal. B&B
SWO	Swamp White Oak	Quercus bicolor	3' Cal. B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	3' Cal. B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	3' Cal. B&B
Evergreen Trees			
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	5' Ht. B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	5' Ht. B&B
ERC	Red Cedar	Juniperus virginiana	5' Ht. B&B
NWS	Norway Spruce	Picea abies	5' Ht. B&B
RSS	Riverside Juniper Spruce	Picea omorika 'Riverside'	5' Ht. B&B
SBS	Serbian Spruce	Picea omorika	5' Ht. B&B
WSS	Welspire Spruce	Picea mariana 'Welspire'	5' Ht. B&B
Ornamental Trees			
CBC	Caraburni Crabapple	Malus 'Caraburni'	3' Cal. B&B
CPP	Crimson Flame Plum	Prunus x cerasifera 'Crispazam'	3' Cal. B&B
ERB	Eastern Redbud	Cercis canadensis	3' Cal. B&B
FLD	Flowering Dogwood	Cornus florida	3' Cal. B&B
JTL	Japanese Tree Lilac	Syringia reticulata	3' Cal. B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	3' Cal. B&B
PFC	Prairiefire Crabapple	Malus x Prairiefire	3' Cal. B&B
RVB	River Birch	Betula Ngra	3' Cal. B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	3' Cal. B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	3' Cal. B&B
SVB	Serviceberry	Amelanchier canadensis	3' Cal. B&B
WBD	Whitebud	Cercis canadensis 'White Bud'	3' Cal. B&B
Evergreen Shrubs			
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	5 Gal.
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CGH	China Girl/Boy Holly	Ilex x meserveae 'Mesog/Mesdob'	5 Gal. 5:1 Ratio
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glaeva globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal. 24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
KJJ	Koldeieri Juniper	Juniperus chinensis 'Koldeieri'	5' Ht. B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TJJ	Tam Juniper	Juniperus sabina 'Tam arscifolia'	5 Gal.
TYJ	Taylor Juniper	Juniperus virginiana 'Taylor'	5' Ht. B&B
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal. 24-36"
WYYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CFB	Contorted Fibart	Corylus avellana 'Contorta'	B&B
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus sericea 'Balhalo'	2 Gal.
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsay'	2 Gal.
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Balmer'	5 Gal.
KNR	Knockout Rose	Rosa Knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Gamel'	2 Gal.
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.
MCBS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.
MRV	Maressei Viburnum	Viburnum plicatum var. tomentosum 'Maressei'	2 Gal.
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.
WVG	Wine Wine Weigela	Weigela florida 'Brimwell'	2 Gal.
WTB	Winterberry	Ilex verticillata 'Red Sprite'/Jim Dandy'	2 Gal. 3:1 Ratio
THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.			

ZONING RP-4 ADJACENT TO ZONING PO- MEDIUM BUFFER, SCREEN TYPE B		
	REQUIRED	PROVIDED
SHADE TREES 1/1000 SF X 35,186 SF	35	35
ORNAMENTAL TREES 1/500 SF X 35,186 SF	71	71
EVERGREEN TREES 1/300 SF X 35,186 SF	117	117
SHRUBS 1/200 SF X X 35,186 SF	176	176

MINIMUM AREA REQUIRED TO MEET INTERIOR LANDSCAPING OF PARKING LOTS AREA REQUIREMENTS.

SOD AREAS

STREET FRONTAGE SHRUB

OPEN YARD SHRUB

BUFFER SHRUB

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

NOT FOR CONSTRUCTION

A NEW MULTIFAMILY PROJECT FOR:
TUDOR ROAD
25 NE TUDOR ROAD
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

REVISIONS

DATE
06.23.22
JOB NO.

DRAWN BY:
SLW / AEL
SHEET NO.

L1.00