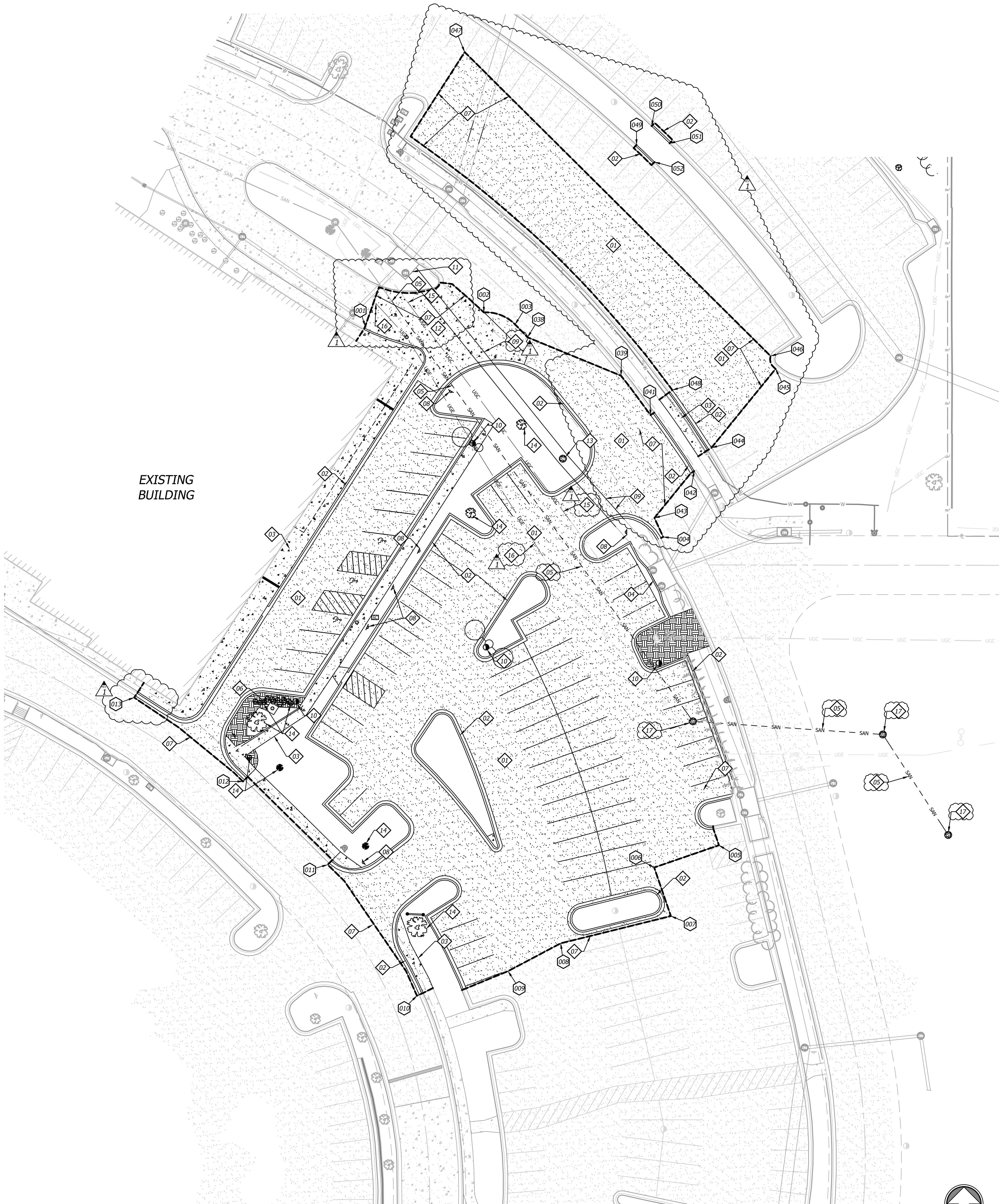


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Jan 30, 2023 - 11:22am Plotted By: jonathan.andrewsian



| Points |              |              |
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| 002    | 1010671.4699 | 2822863.1137 |
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### GENERAL NOTES

- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.

### DEMOLITION NOTES

- REMOVE & DISPOSE OF EXISTING ASPHALT.
- REMOVE & DISPOSE OF EXISTING CURB.
- REMOVE AND DISPOSE OF CONCRETE SIDEWALK.
- REMOVE THROAT ON WEST SIDE OF INLET. FILL WEST INLET OPENING WITH MORTAR TO CLOSE OFF OPENING.
- REMOVE AND DISPOSE OF ENOUGH 8" PVC SANITARY LATERAL TO ALLOW PLACEMENT OF NEW MANHOLE. ABANDON REMAINING SANITARY MAIN AND FILL WITH FLOWABLE FILL.
- EXISTING UTILITY TUNNEL ACCESS LID. REMOVE ACCESS LID.
- SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- REMOVE & DISPOSE OF EXISTING PARKING SIGNS.
- REMOVE AND DISPOSE OF ENOUGH 60" RCP STORM MAIN TO ALLOW PLACEMENT OF NEW JUNCTION BOX. REMOVE 60" RCP STORM MAIN TO THE WEST.
- REMOVE EXISTING LIGHT POLE.
- PLUG SOUTHEAST PIPE OPENING WITH BRICK AND MORTAR.
- REMOVE & DISPOSE OF CONCRETE PAVEMENT.
- EXISTING 8x8 CONCRETE STORM JUNCTION BOX. REMOVE & DISPOSE OF LID AND TOP 2 FT OF STRUCTURE. FILL STRUCTURE WITH FLOWABLE FILL.
- REMOVE AND DISPOSE OF EXISTING LANDSCAPING.
- ABANDON TELECOMMUNICATION LINE WHERE BUILDING EXPANSION WILL BE. REMOVE IF IT WILL BE IN THE WAY OF NEW FOOTINGS. SEE C400 FOR RELOCATION.
- ABANDON POWER LINE WHERE BUILDING EXPANSION WILL BE. REMOVE IF IT WILL BE IN THE WAY OF NEW FOOTINGS. SEE C400 FOR RELOCATION.
- PRIVATE SANITARY MANHOLE IS TO BE ABANDONED. REMOVE LID, RISER RINGS, AND TOP CONE. FILL REMAINING STRUCTURE WITH FLOWABLE FILL.

### COORDINATE LEGEND

000 POINT LOCATION INDICATOR

### DEMOLITION LEGEND

- SAW CUT LINE
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE SIDEWALK TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED



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EAST HOSPITAL  
ASC EXPANSION & RENOVATION  
100 NE Saint Luke's Blvd  
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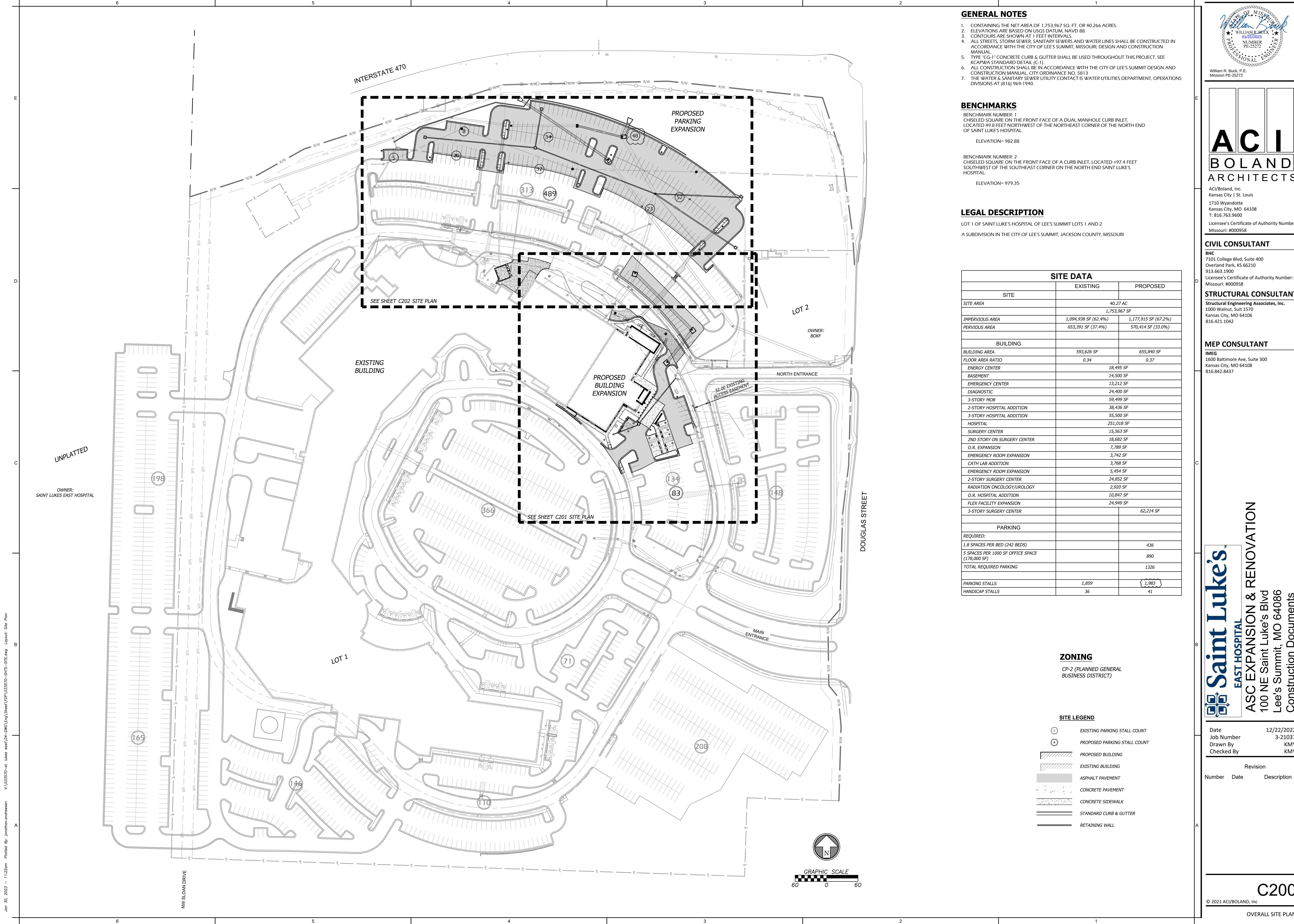
Date 12/22/2022  
Job Number 3-21037  
Drawn By KMY  
Checked By KMY

Revision  
Number Date Description  
01 01/20/2023 Addendum 01

C100

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DEMOLITION PLAN -  
BUILDING EXPANSION





GENERAL NOTES

1. CONTAINING THE NET AREA OF 1,753,967 SQ. FT. OR 40.266 ACRES.
2. ELEVATIONS ARE BASED ON USGS DATUM, NAVD 88.
3. CONTOURS ARE SHOWN AT 1 FEET INTERVALS.
4. ALL STREETS, STORM SEWER, SANITARY SEWERS AND WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, MISSOURI, DESIGN AND CONSTRUCTION MANUAL.
5. TYPE "CG-1" CONCRETE CURB & GUTTER SHALL BE USED THROUGHOUT THIS PROJECT. SEE KCAPWA STANDARD DETAIL (C-1).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, CITY ORDINANCE NO. 5813
7. THE WATER & SANITARY SEWER UTILITY CONTACT IS WATER UTILITIES DEPARTMENT, OPERATIONS DIVISIONS AT (816) 969-1940.

BENCHMARKS

BENCHMARK NUMBER: 1  
CHISELED SQUARE ON THE FRONT FACE OF A DUAL MANHOLE CURB INLET,  
LOCATED 49.8 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE NORTH END  
OF SAINT LUKE'S HOSPITAL.

ELEVATION~ 982.88

BENCHMARK NUMBER: 2  
CHISELED SQUARE ON THE FRONT FACE OF A CURB INLET, LOCATED +97.4 FEET  
SOUTHWEST OF THE SOUTHEAST CORNER ON THE NORTH END SAINT LUKE'S  
HOSPITAL.

ELEVATION~ 979.35

LEGAL DESCRIPTION

LOT 1 OF SAINT LUKE'S HOSPITAL OF LEE'S SUMMIT LOTS 1 AND 2

A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

| SITE DATA                                      |                      |                      |
|------------------------------------------------|----------------------|----------------------|
| SITE                                           | EXISTING             | PROPOSED             |
| SITE AREA                                      | 40.27 AC             |                      |
|                                                | 1,753,967 SF         |                      |
| IMPERVIOUS AREA                                | 1,094,938 SF (62.4%) | 1,177,915 SF (67.2%) |
| PERVIOUS AREA                                  | 653,391 SF (37.4%)   | 570,414 SF (33.0%)   |
| BUILDING                                       |                      |                      |
| BUILDING AREA                                  | 593,626 SF           | 655,840 SF           |
| FLOOR AREA RATIO                               | 0.34                 | 0.37                 |
| ENERGY CENTER                                  |                      | 18,495 SF            |
| BASEMENT                                       |                      | 14,500 SF            |
| EMERGENCY CENTER                               |                      | 13,212 SF            |
| DIAGNOSTIC                                     |                      | 24,400 SF            |
| 3-STORY MOB                                    |                      | 59,499 SF            |
| 2-STORY HOSPITAL ADDITION                      |                      | 38,436 SF            |
| 3-STORY HOSPITAL ADDITION                      |                      | 55,500 SF            |
| HOSPITAL                                       |                      | 251,018 SF           |
| SURGERY CENTER                                 |                      | 15,563 SF            |
| 2ND STORY ON SURGERY CENTER                    |                      | 18,682 SF            |
| O.R. EXPANSION                                 |                      | 7,789 SF             |
| EMERGENCY ROOM EXPANSION                       |                      | 3,742 SF             |
| CATH LAB ADDITION                              |                      | 3,768 SF             |
| EMERGENCY ROOM EXPANSION                       |                      | 5,454 SF             |
| 2-STORY SURGERY CENTER                         |                      | 24,852 SF            |
| RADIATION ONCOLOGY/UROLOGY                     |                      | 2,920 SF             |
| O.R. HOSPITAL ADDITION                         |                      | 10,847 SF            |
| FLEX FACILITY EXPANSION                        |                      | 24,949 SF            |
| 3-STORY SURGERY CENTER                         |                      | 62,214 SF            |
| PARKING                                        |                      |                      |
| REQUIRED:                                      |                      |                      |
| 1.8 SPACES PER BED (242 BEDS)                  |                      | 436                  |
| 5 SPACES PER 1000 SF OFFICE SPACE (178,000 SF) |                      | 890                  |
| TOTAL REQUIRED PARKING                         |                      | 1326                 |
| PARKING STALLS                                 | 1,859                | 1,983                |
| HANDICAP STALLS                                | 36                   | 41                   |

ZONING

CP-2 (PLANNED GENERAL  
BUSINESS DISTRICT)

SITE LEGEND

- EXISTING PARKING STALL COUNT
- PROPOSED PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- RETAINING WALL

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# ACI

## BOLAND

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### ASC EXPANSION & RENOVATION

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Lee's Summit, MO 64086  
Construction Documents

|            |            |             |
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| Date       | 12/22/2022 |             |
| Job Number | 3-21037    |             |
| Drawn By   | KMY        |             |
| Checked By | KMY        |             |
| Revision   |            |             |
| Number     | Date       | Description |

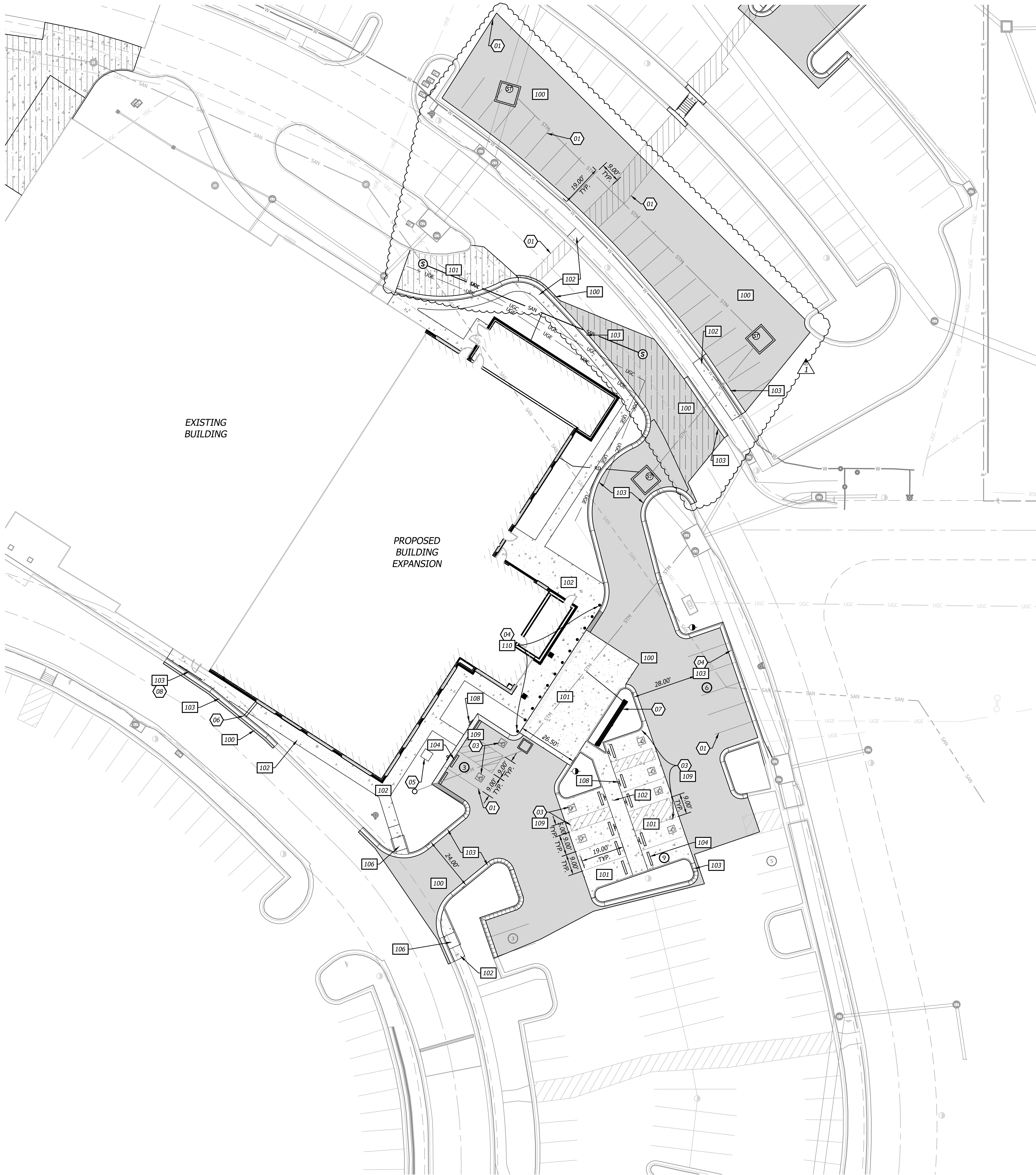
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OVERALL SITE PLAN



Jun 30, 2023 -- 11:22am Plotted By: Jonathan Andrewsan V:\033570--st\_lukes east\04-DWG\Eng\Sheet\FP\033570-SRIS-SITE-PARKING.dwg Layout: Site Plan Building Expansion



## CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED SITE LIGHTING, REFER TO LIGHTING PLANS.
- 03 ADA PARKING AREA. 1.5% MAXIMUM SLOPE IN ANY DIRECTION.
- 04 INSTALL CONCRETE BOLLARDS 6 FT APART.
- 05 PROPOSED ACCESS LID TO EXISTING TUNNEL. DESIGN OF CONCRETE ACCESS AND LID BY STRUCTURAL.
- 06 PROPOSED 6" TRENCH DRAIN THROUGH SIDEWALK WITH SOLID LID FOR OVERFLOW DRAIN FROM BUILDING. TRENCH DRAIN TO DRAIN TO PAVEMENT THROUGH CURB.
- 07 PROPOSED CANOPY AND FOOTING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 08 INSTALL 12 FT LENGTH OF HANDRAIL CENTERED ON THE BUILDING DOOR. HAND RAIL POSTS ARE TO BE 4" MINIMUM FROM BACK OF CURB PARALLEL WITH BUILDING WALL.

## DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C700-C702

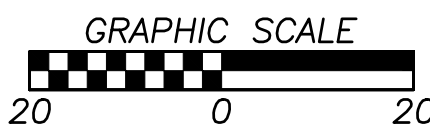
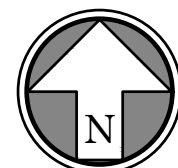
- 100 ASPHALT PAVEMENT
- 101 CONCRETE PAVEMENT
- 102 CONCRETE SIDEWALK SECTION
- 103 CONCRETE CURB & GUTTER
- 104 CONCRETE WHEEL STOP
- 106 SIDEWALK RAMP
- 108 (ADA) HANDICAP PARKING SIGNAGE
- 109 (ADA) HANDICAP PARKING STRIPING
- 110 STEEL/CONCRETE BOLLARD
- 111 HANDRAIL

## ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

## SITE LEGEND

- EXISTING PARKING STALL COUNT
- PROPOSED PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT



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# Saint Luke's EAST HOSPITAL ASC EXPANSION & RENOVATION 100 NE Saint Luke's Blvd Lee's Summit, MO 64086 Construction Documents

Date 12/22/2022  
Job Number 3-21037  
Drawn By KMY  
Checked By KMY

Revision  
Number Date Description  
01 01/20/2023 Addendum 01

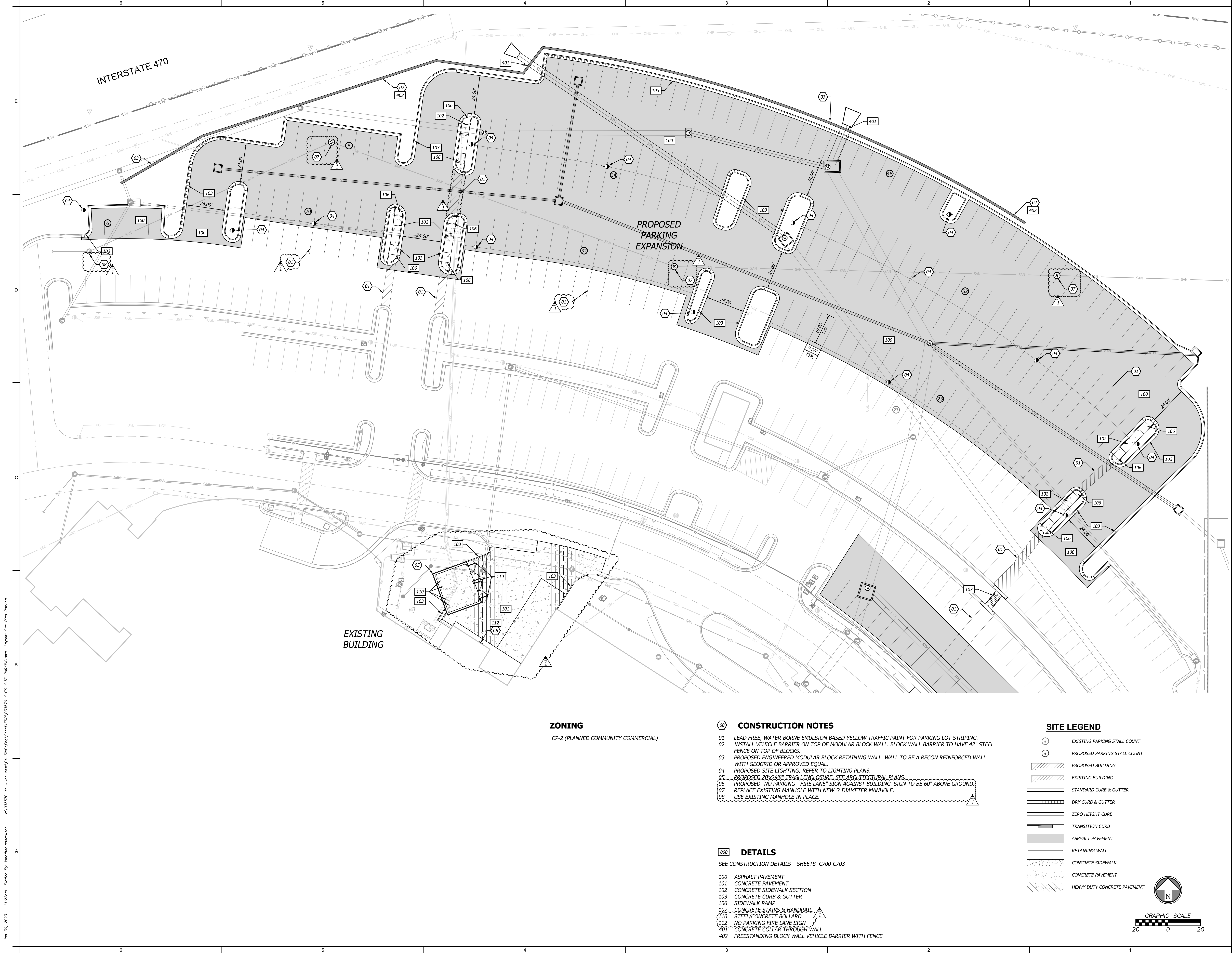
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SITE PLAN - BUILDING EXPANSION



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Jun 30, 2023 - 11:23am Plotted By: jonathan.andrews



**ZONING**

CP-2 (PLANNED COMMUNITY COMMERCIAL)

**CONSTRUCTION NOTES**

- 01 LEAD FREE, WATER-BORNE EMULSION BASED YELLOW TRAFFIC PAINT FOR PARKING LOT STRIPING.
- 02 INSTALL VEHICLE BARRIER ON TOP OF MODULAR BLOCK WALL. BLOCK WALL BARRIER TO HAVE 42" STEEL FENCE ON TOP OF BLOCKS.
- 03 PROPOSED ENGINEERED MODULAR BLOCK RETAINING WALL. WALL TO BE A RECON REINFORCED WALL WITH GEOGRID OR APPROVED EQUAL.
- 04 PROPOSED SITE LIGHTING; REFER TO LIGHTING PLANS.
- 05 PROPOSED 20'x24'8" TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- 06 PROPOSED "NO PARKING - FIRE LANE" SIGN AGAINST BUILDING. SIGN TO BE 60" ABOVE GROUND.
- 07 REPLACE EXISTING MANHOLE WITH NEW 5' DIAMETER MANHOLE.
- 08 USE EXISTING MANHOLE IN PLACE.

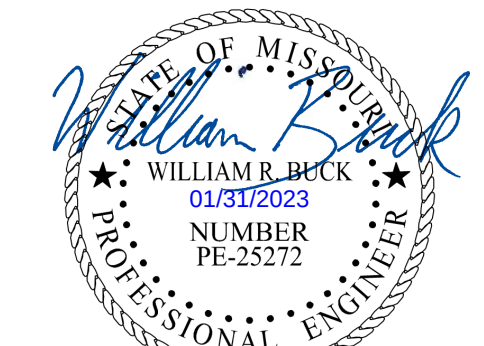
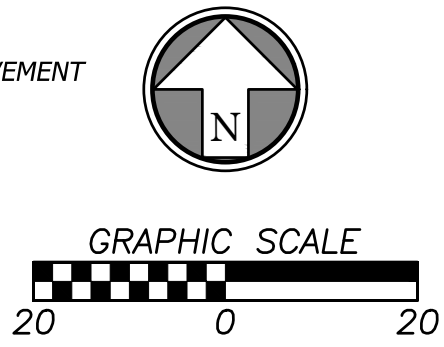
**DETAILS**

SEE CONSTRUCTION DETAILS - SHEETS C700-C703

- 100 ASPHALT PAVEMENT
- 101 CONCRETE PAVEMENT
- 102 CONCRETE SIDEWALK SECTION
- 103 CONCRETE CURB & GUTTER
- 106 SIDEWALK RAMP
- 107 CONCRETE STAIRS & HANDBAIL
- 110 STEEL/CONCRETE BOLLARD
- 112 NO PARKING FIRE LANE SIGN
- 401 CONCRETE COLLAR THROUGH WALL
- 402 FREESTANDING BLOCK WALL VEHICLE BARRIER WITH FENCE

**SITE LEGEND**

- EXISTING PARKING STALL COUNT
- PROPOSED PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- ASPHALT PAVEMENT
- RETAINING WALL
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT



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| Checked By | KMY        |

| Revision |            |             |
|----------|------------|-------------|
| Number   | Date       | Description |
| 01       | 01/20/2023 | Addendum 01 |

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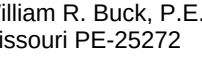
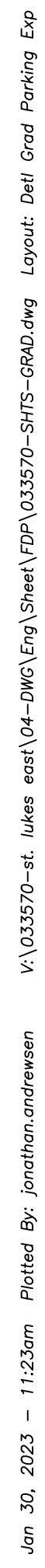
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SITE PLAN - PARKING EXPANSION









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| Checked By | KMY        |

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| 1        | 01/20/2023 | Addendum 01 |

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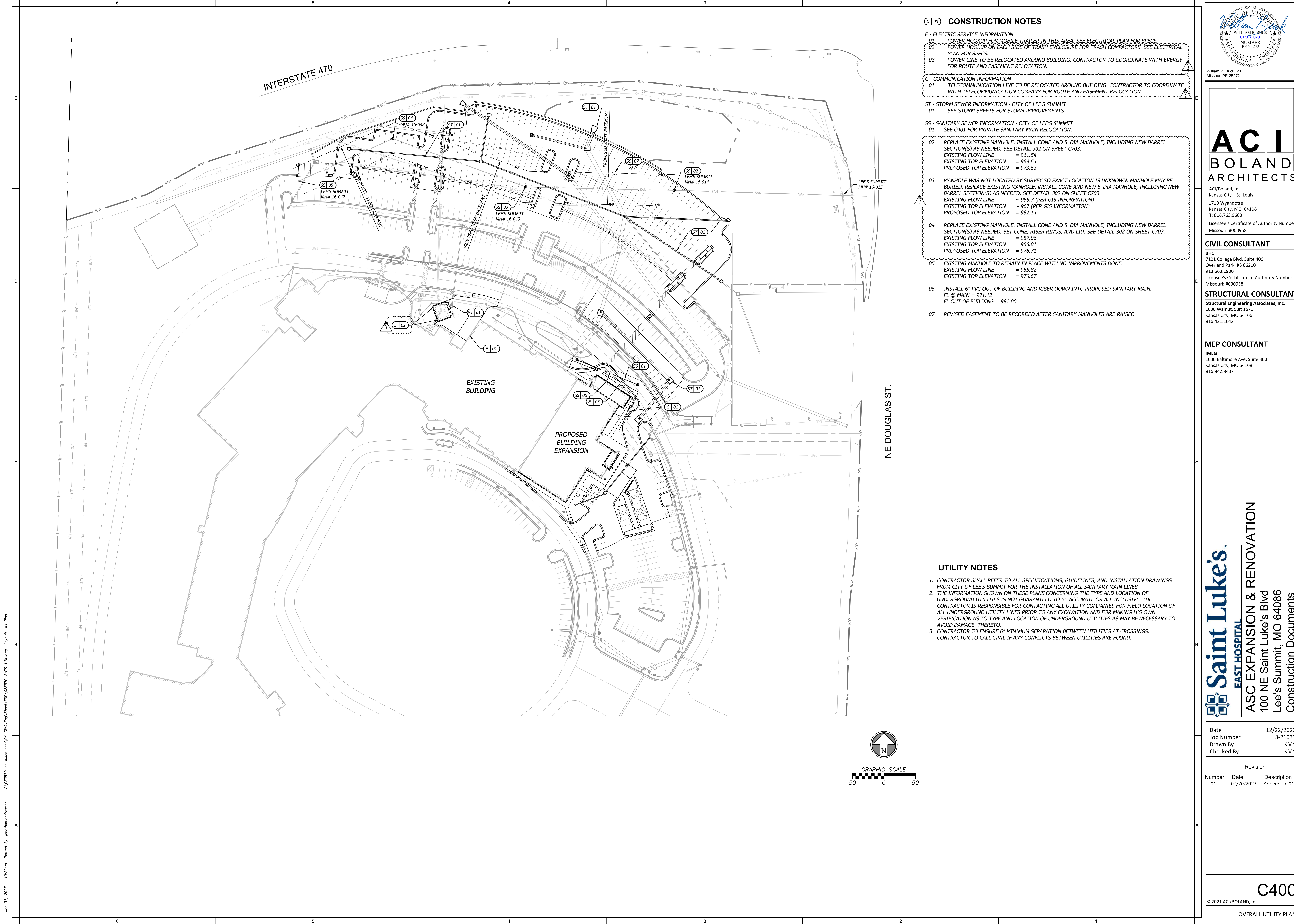
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DETAILED GRADING PLAN -  
PARKING EXPANSION



Jun 31, 2023 -- 10:23am Plotted By: Jonathan Andresson V:\033570--st\_lukes east\04-DWG\Eng\Sheet\FPP\033570-SHES-UTIL.dwg Layout: Util Plan

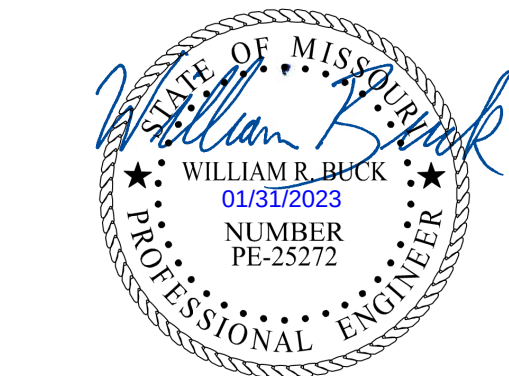


**CONSTRUCTION NOTES**

- E - ELECTRIC SERVICE INFORMATION**
- 01 POWER HOOKUP FOR MOBILE TRAILER IN THIS AREA. SEE ELECTRICAL PLAN FOR SPECS.
  - 02 POWER HOOKUP ON EACH SIDE OF TRASH ENCLOSURE FOR TRASH COMPACTORS. SEE ELECTRICAL PLAN FOR SPECS.
  - 03 POWER LINE TO BE RELOCATED AROUND BUILDING. CONTRACTOR TO COORDINATE WITH EVERGY FOR ROUTE AND EASEMENT RELOCATION.
- C - COMMUNICATION INFORMATION**
- 01 TELECOMMUNICATION LINE TO BE RELOCATED AROUND BUILDING. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATION COMPANY FOR ROUTE AND EASEMENT RELOCATION.
- ST - STORM SEWER INFORMATION - CITY OF LEE'S SUMMIT**
- 01 SEE STORM SHEETS FOR STORM IMPROVEMENTS.
- SS - SANITARY SEWER INFORMATION - CITY OF LEE'S SUMMIT**
- 01 SEE C401 FOR PRIVATE SANITARY MAIN RELOCATION.
  - 02 REPLACE EXISTING MANHOLE. INSTALL CONE AND 5' DIA MANHOLE, INCLUDING NEW BARREL SECTION(S) AS NEEDED. SEE DETAIL 302 ON SHEET C703.  
EXISTING FLOW LINE = 961.54  
EXISTING TOP ELEVATION = 969.64  
PROPOSED TOP ELEVATION = 973.63
  - 03 MANHOLE WAS NOT LOCATED BY SURVEY SO EXACT LOCATION IS UNKNOWN. MANHOLE MAY BE BURIED. REPLACE EXISTING MANHOLE. INSTALL CONE AND NEW 5' DIA MANHOLE, INCLUDING NEW BARREL SECTION(S) AS NEEDED. SEE DETAIL 302 ON SHEET C703.  
EXISTING FLOW LINE ~ 958.7 (PER GIS INFORMATION)  
EXISTING TOP ELEVATION ~ 967 (PER GIS INFORMATION)  
PROPOSED TOP ELEVATION = 982.14
  - 04 REPLACE EXISTING MANHOLE. INSTALL CONE AND 5' DIA MANHOLE, INCLUDING NEW BARREL SECTION(S) AS NEEDED. SET CONE, RISER RINGS, AND LID. SEE DETAIL 302 ON SHEET C703.  
EXISTING FLOW LINE = 957.06  
EXISTING TOP ELEVATION = 966.01  
PROPOSED TOP ELEVATION = 976.71
  - 05 EXISTING MANHOLE TO REMAIN IN PLACE WITH NO IMPROVEMENTS DONE.  
EXISTING FLOW LINE = 955.82  
EXISTING TOP ELEVATION = 976.67
  - 06 INSTALL 6" PVC OUT OF BUILDING AND RISER DOWN INTO PROPOSED SANITARY MAIN.  
FL @ MAIN = 971.12  
FL OUT OF BUILDING = 981.00
  - 07 REVISED EASEMENT TO BE RECORDED AFTER SANITARY MANHOLES ARE RAISED.

**UTILITY NOTES**

- CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM CITY OF LEE'S SUMMIT FOR THE INSTALLATION OF ALL SANITARY MAIN LINES.
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS. CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.



William R. Buck, P.E.  
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Lee's Summit, MO 64086  
Construction Documents

|            |            |
|------------|------------|
| Date       | 12/22/2022 |
| Job Number | 3-21037    |
| Drawn By   | KMY        |
| Checked By | KMY        |

| Revision |            |             |
|----------|------------|-------------|
| Number   | Date       | Description |
| 01       | 01/20/2023 | Addendum 01 |

**C400**

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OVERALL UTILITY PLAN











Jan 30, 2023 -- 11:24am  
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Printed By: Jonathan Andrewsan  
Layout: Landscape Plan

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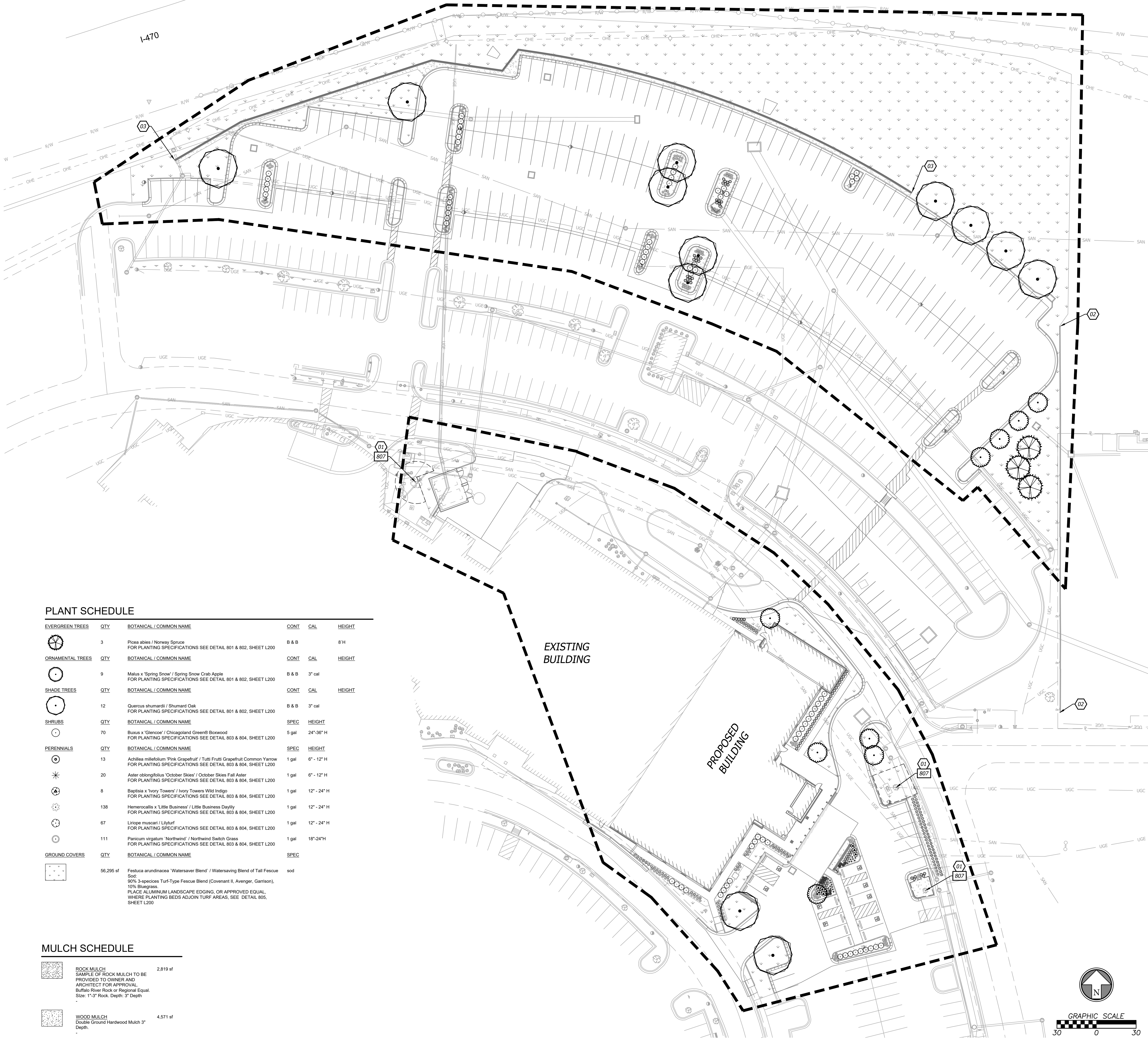
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### PLANT SCHEDULE

| EVERGREEN TREES  | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | CONT  | CAL         | HEIGHT |
|------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|--------|
|                  | 3         | Picea abies / Norway Spruce<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L200                                                                                                                                                                                                                  | B & B |             | 8' H   |
| ORNAMENTAL TREES | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | CONT  | CAL         | HEIGHT |
|                  | 9         | Malus x 'Spring Snow' / Spring Snow Crab Apple<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L200                                                                                                                                                                                               | B & B | 3" cal      |        |
| SHADE TREES      | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | CONT  | CAL         | HEIGHT |
|                  | 12        | Quercus shumardii / Shumard Oak<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L200                                                                                                                                                                                                              | B & B | 3" cal      |        |
| SHRUBS           | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | SPEC  | HEIGHT      |        |
|                  | 70        | Buxus x 'Glenn' / Chicagoland Green® Boxwood<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                                                 | 5 gal | 24"-36" H   |        |
| PERENNIALS       | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | SPEC  | HEIGHT      |        |
|                  | 13        | Achillea millefolium 'Pink Grapefruit' / Tutti Frutti Grapefruit Common Yarrow<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                               | 1 gal | 6" - 12" H  |        |
|                  | 20        | Aster oblongifolius 'October Skies' / October Skies Fall Aster<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                               | 1 gal | 6" - 12" H  |        |
|                  | 8         | Baptisia x 'Ivory Towers' / Ivory Towers Wild Indigo<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                                         | 1 gal | 12" - 24" H |        |
|                  | 138       | Hemerocallis x 'Little Business' / Little Business Daylily<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                                   | 1 gal | 12" - 24" H |        |
|                  | 67        | Liriope muscari / Liriope<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                                                                    | 1 gal | 12" - 24" H |        |
|                  | 111       | Panicum virgatum 'Northwind' / Northwind Switch Grass<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L200                                                                                                                                                                                        | 1 gal | 18"-24"H    |        |
| GROUND COVERS    | QTY       | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                      | SPEC  |             |        |
|                  | 56,295 sf | Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue<br>Sod:<br>90% 3-species Turf-Type Fescue Blend (Covenant II, Avenger, Garrison),<br>10% Bluegrass.<br>PLACE ALUMINUM LANDSCAPE EDGING, OR APPROVED EQUAL,<br>WHERE PLANTING BEDS ADJOIN TURF AREAS. SEE DETAIL 805,<br>SHEET L200 | sod   |             |        |

### MULCH SCHEDULE

|  |                                                                                                                                                                            |          |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|  | ROCK MULCH<br>SAMPLE OF ROCK MULCH TO BE<br>PROVIDED TO OWNER AND<br>ARCHITECT FOR APPROVAL.<br>Buffalo River Rock or Regional Equal.<br>Size: 1"-3" Rock, Depth: 3" Depth | 2,819 sf |
|  | WOOD MULCH<br>Double Ground Hardwood Mulch 3"<br>Depth.                                                                                                                    | 4,571 sf |

### GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lee's Summit, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

### GENERAL IRRIGATION NOTES

Irrigation plan to be provided during permitting phase of development

- Irrigation plan to not interfere with any proposed improvements shown.
- Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
- The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
- Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
- Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
- Irrigation controller and rain sensor shall be located in owner approved locations.

### LANDSCAPE PLAN KEYNOTES

- 01 EXISTING TREE. DO NOT DISTURB. PROTECT IN PLACE.  
02 EXISTING RETAINING WALL. DO NOT DISTURB. PROTECT IN PLACE.  
03 PROPOSED RETAINING WALL. SEE CIVIL.

### DETAIL KEYNOTES

SEE SHEET L200 FOR DETAIL SPECIFICATIONS

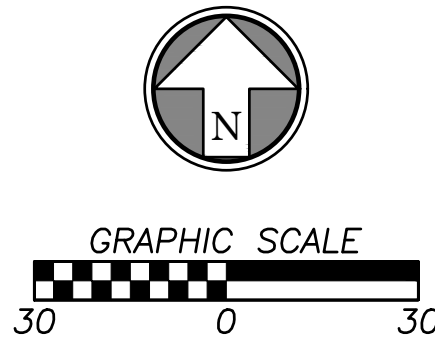
807 TREE PROTECTION DETAIL.

### SITE DATA

|                                           | Quantity | Required | Existing | Provided | Total  |
|-------------------------------------------|----------|----------|----------|----------|--------|
| Site Area (SF)                            | 86,236   |          |          |          |        |
| Open Yard Area                            |          |          |          |          |        |
| 1 tree / 5,000 SF of total lot area       |          | 17.25    | 2        | 24       | 26     |
| 2 shrubs per 5,000 sqft of total lot area |          | 34.49    | n/a      | 35       | 35     |
| groundcover on all open areas             |          | Y        | n/a      | Y        | Y      |
| Island/Interior Landscape                 |          |          |          |          |        |
| total LA are 5% of parking area           | 86,236   | 4311.8   |          | 15,865   | 15,865 |
| parking area shrubs                       |          | Y        |          | 359      | 359    |
| parking spaces >10                        | 246      |          | 48       | 246      | 294    |

### LEGEND

|  |                           |
|--|---------------------------|
|  | PROPOSED STORM SEWER LINE |
|  | PROPOSED ROOF LINE DRAIN  |
|  | PROPERTY LINE             |
|  | RIGHT-OF-WAY LINE         |
|  | LIMITS OF DISTURBANCE     |
|  | TREE PROTECTION           |



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Construction Documents

Date 12/22/2022  
Job Number 3-21037  
Drawn By JG  
Checked By CDW

Revision  
Number Date Description

L100

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LANDSCAPE PLAN