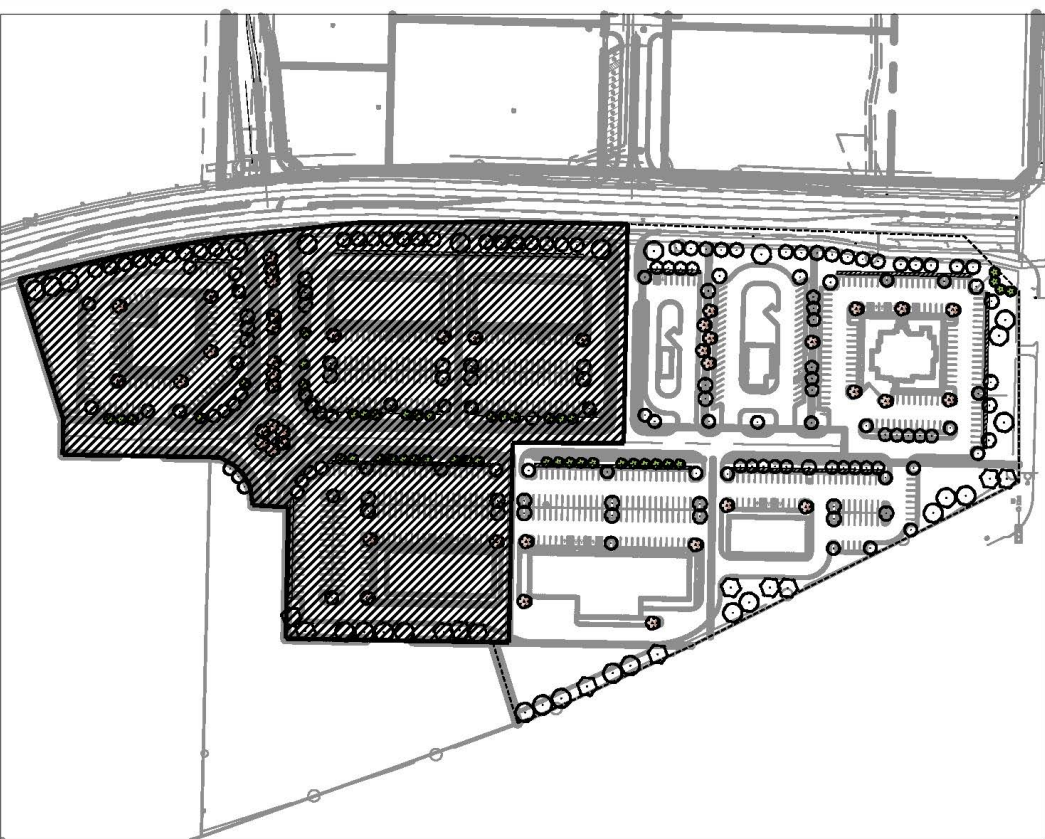


OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.

L001

FILED BY: ERIN MARSHALL
FILE PATH: p:\24-029 discovery park the crossing\pdp - less summit\24-029 cad current\24-029 pdp_current.dwg
PLOTTED ON: Wednesday, June 19, 2024 4:07:05 PM
FILE NAME: 24-029 PDP_CURRENT.DWG



KEYMAP

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	CONT	CAL
TREES				
	GB	AUTUMN GOLD MAIDENHAIR TREE / GINKGO BILOBA 'AUTUMN GOLD'	15 GAL	
	GT	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	15 GAL	
	GD	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	15 GAL	
	PB	BLOODGOOD LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'BLOODGOOD'	15 GAL	
	UE	EMERALD SUNSHINE® ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	15 GAL	
	ZV	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	15 GAL	
ORNAMENTAL TREES				
	CO	OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA'	B & B	1.75" CAL
	MS	SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	15 GAL	
SHRUBS & PERENNIALS (NOT ON DRAWING, SHOWN AS INDICATIVE OF SHRUB PLANTING TYPES)				
	JF	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
	NW	WALKER'S LOW CATMINT / NEPETA X FAASSENII 'WALKER'S LOW'	5 GAL	
	PL	LITTLE DEVIL™ DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	5 GAL	
	ST2	GLOW GIRL® BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR GOLD'	5 GAL	
	TH	HICKS ANGLO-JAPANESE YEW / TAXUS X MEDIA 'HICKSII'	5 GAL	

LEGEND

PARKING SCREEN SHRUB BUFFER

- NOTES:
- ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF LEE'S SUMMIT, MISSOURI AND THE PROPERTY MASTER PLAN UNLESS SPECIFICALLY MODIFIED BY AGREEMENT BETWEEN THE OWNER AND CITY OF LEE'S SUMMIT, MO., IN WHICH CASE THE MODIFIED AGREEMENT REQUIREMENTS SHALL TAKE PRECEDENCE.
 - IRRIGATION SYSTEM TO BE INSTALLED.
 - REFER TO SHEET D001 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.

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PROJECT # 24-029
DISCOVERY PARK
THE CROSSING

NW COLBERN RD & NE DOUGLAS ST
LEE'S SUMMIT, MO 64064

current submittal

PRELIMINARY SITE
DEVELOPMENT PLAN

issued: 06/20/2024

revisions

Date	No.

professional seal

NOT FOR
CONSTRUCTION

SITE PLAN

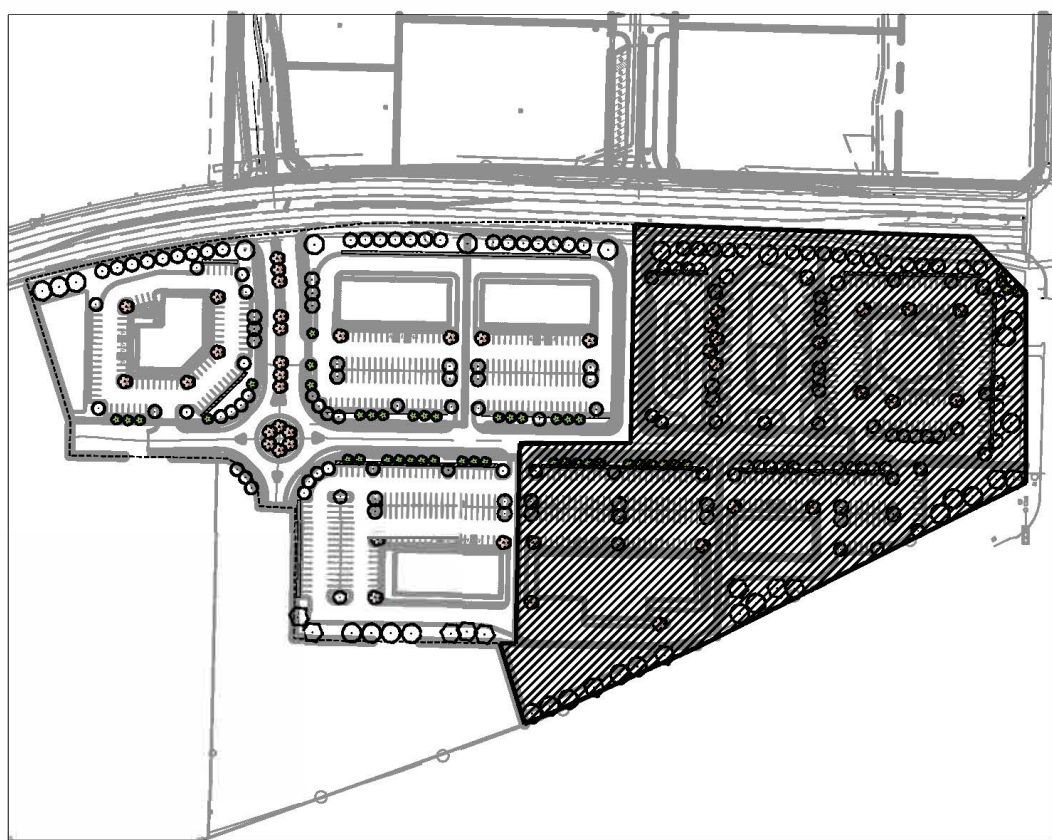
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File Path: p:\24-029 discovery park the crossing\pdp - less summit mo\24-029 cad current\24-029 pdp_current.dwg

ERIN MARSHALL

PL003

LANDSCAPE PLAN
1" = 50'-0"



KEYMAP

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	CONT	CAL
TREES				
	GB	AUTUMN GOLD MAIDENHAIR TREE / GINKGO BILOBA 'AUTUMN GOLD'	15 GAL	
	GT	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	15 GAL	
	GD	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	15 GAL	
	PB	BLOODGOOD LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'BLOODGOOD'	15 GAL	
	UE	EMERALD SUNSHINE® ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	15 GAL	
	ZV	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	15 GAL	
ORNAMENTAL TREES				
	CO	OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA'	B & B	1.75" CAL
	MS	SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	15 GAL	
SHRUBS & PERENNIALS (NOT ON DRAWING, SHOWN AS INDICATIVE OF SHRUB PLANTING TYPES)				
	JF	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
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	PL	LITTLE DEVIL™ DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	5 GAL	
	ST2	GLOW GIRL® BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR GOLD'	5 GAL	
	TH	HICKS ANGLO-JAPANESE YEW / TAXUS X MEDIA 'HICKSI'	5 GAL	

LEGEND

PARKING SCREEN SHRUB BUFFER

- NOTES:
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DEVELOPMENT PLAN

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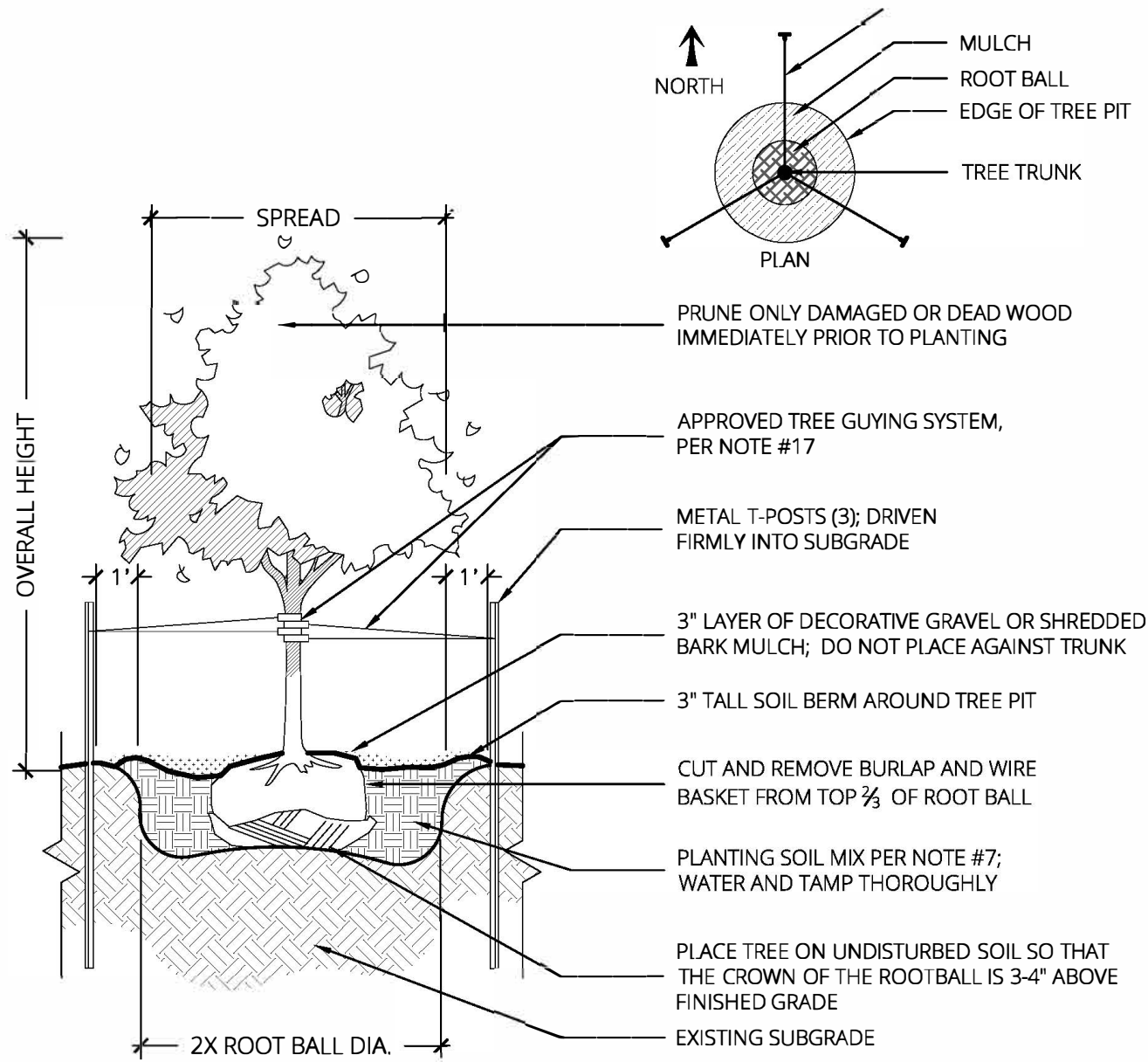
professional seal

NOT FOR
CONSTRUCTION

SITE PLAN

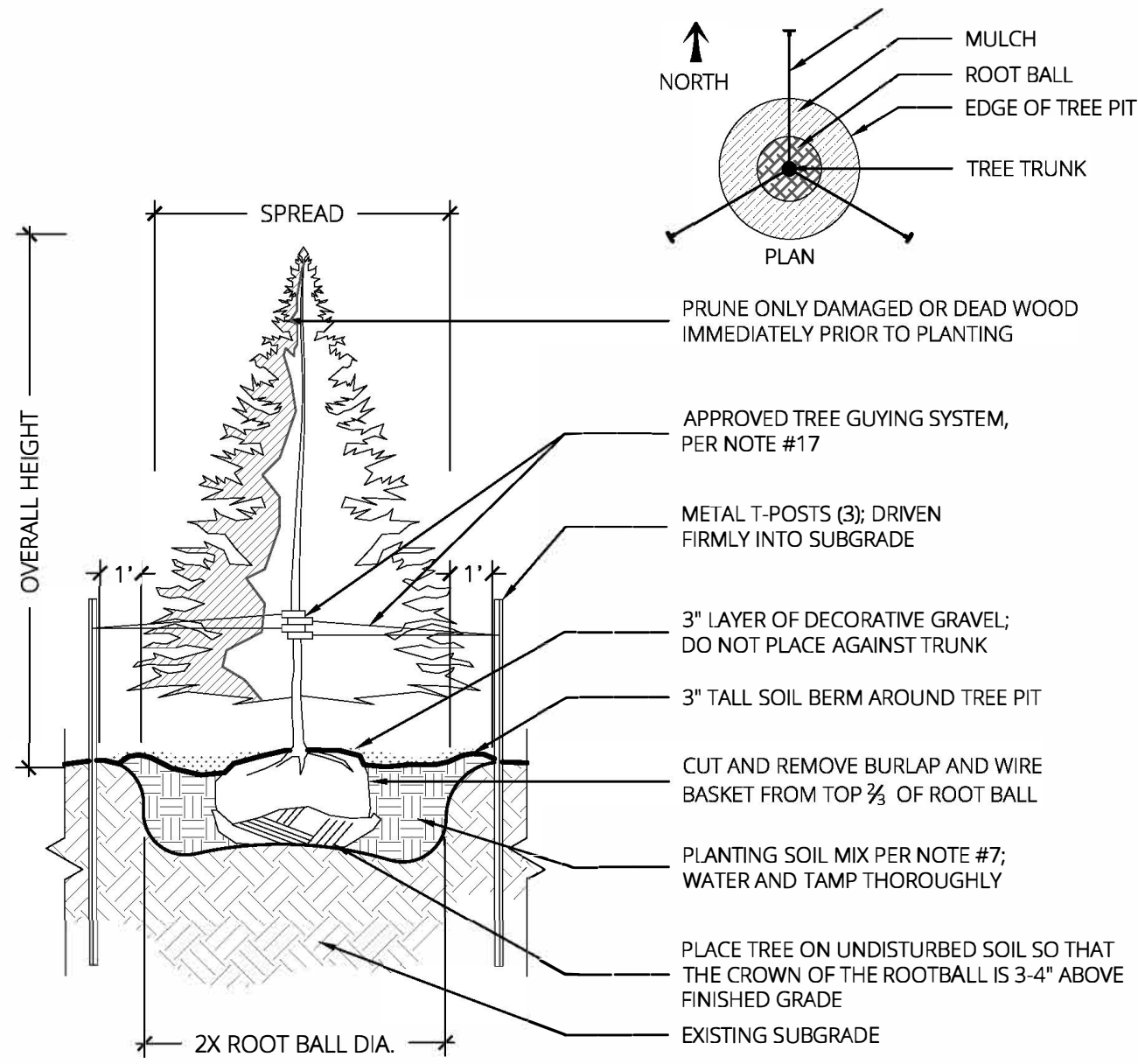
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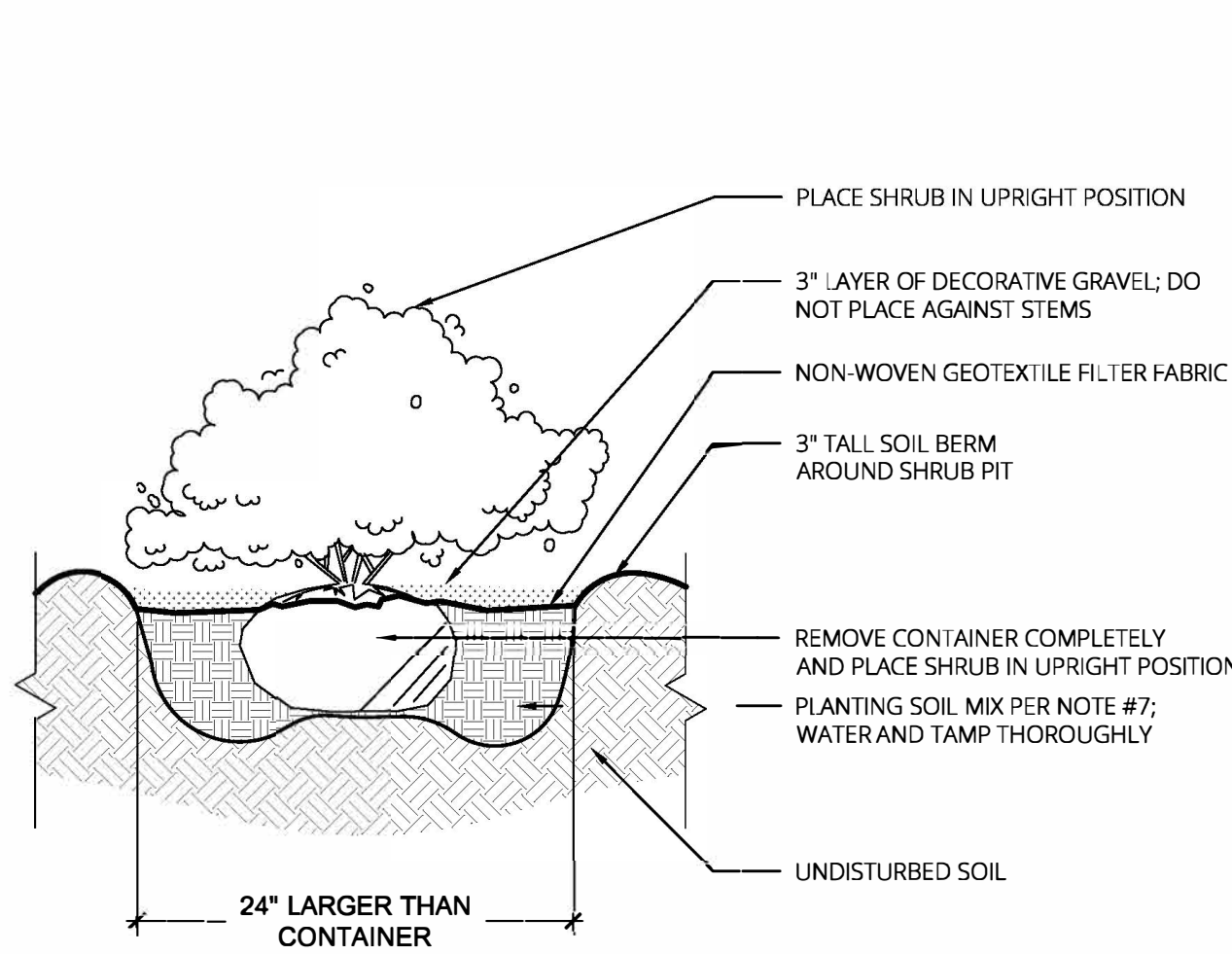
1 | DECIDUOUS TREE PLANTING

SCALE = 1/4" = 1'-0"



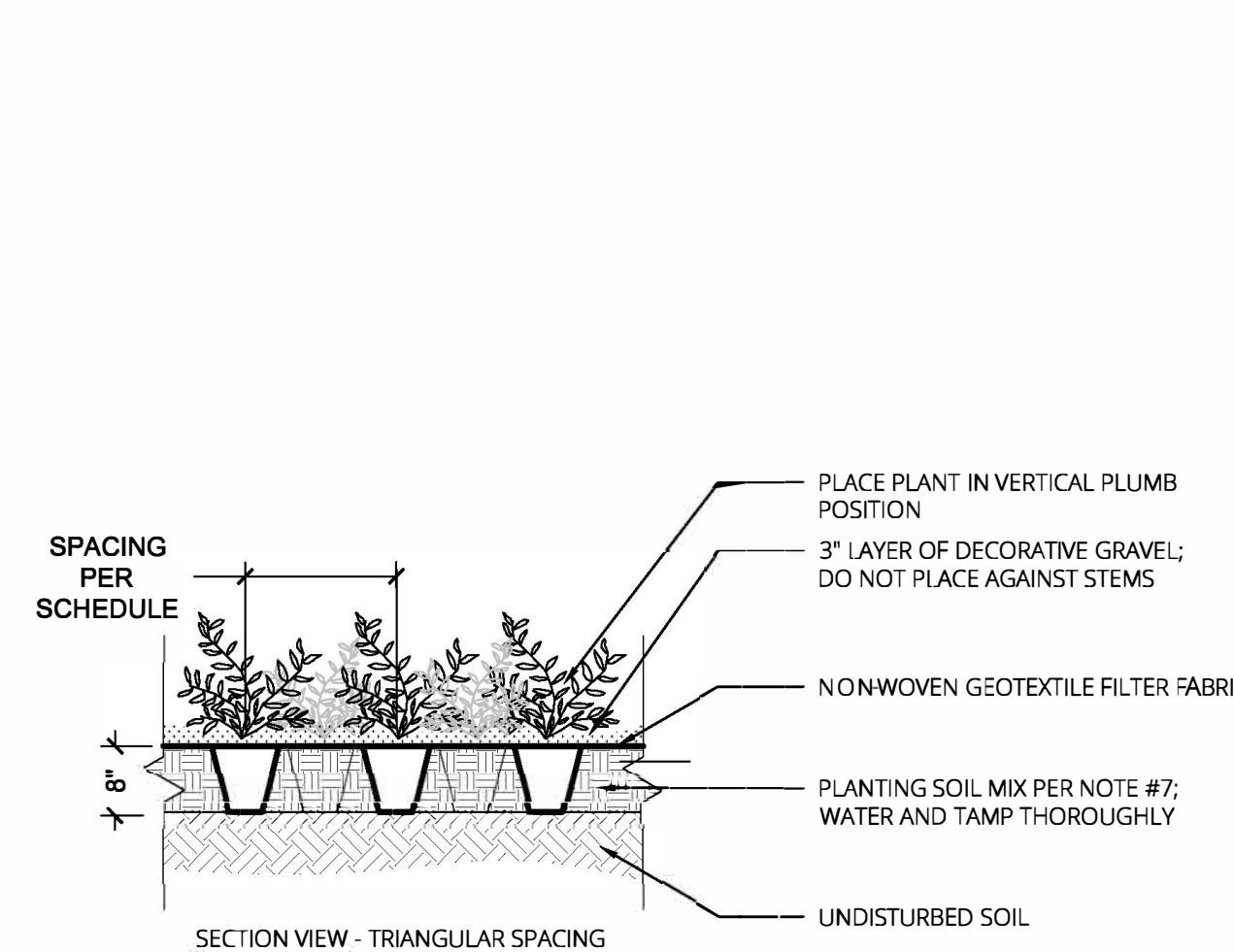
2 | EVERGREEN TREE PLANTING

SCALE = 1/4" = 1'-0"



3 | SHRUB PLANTING

SCALE = 1/2" = 1'-0"

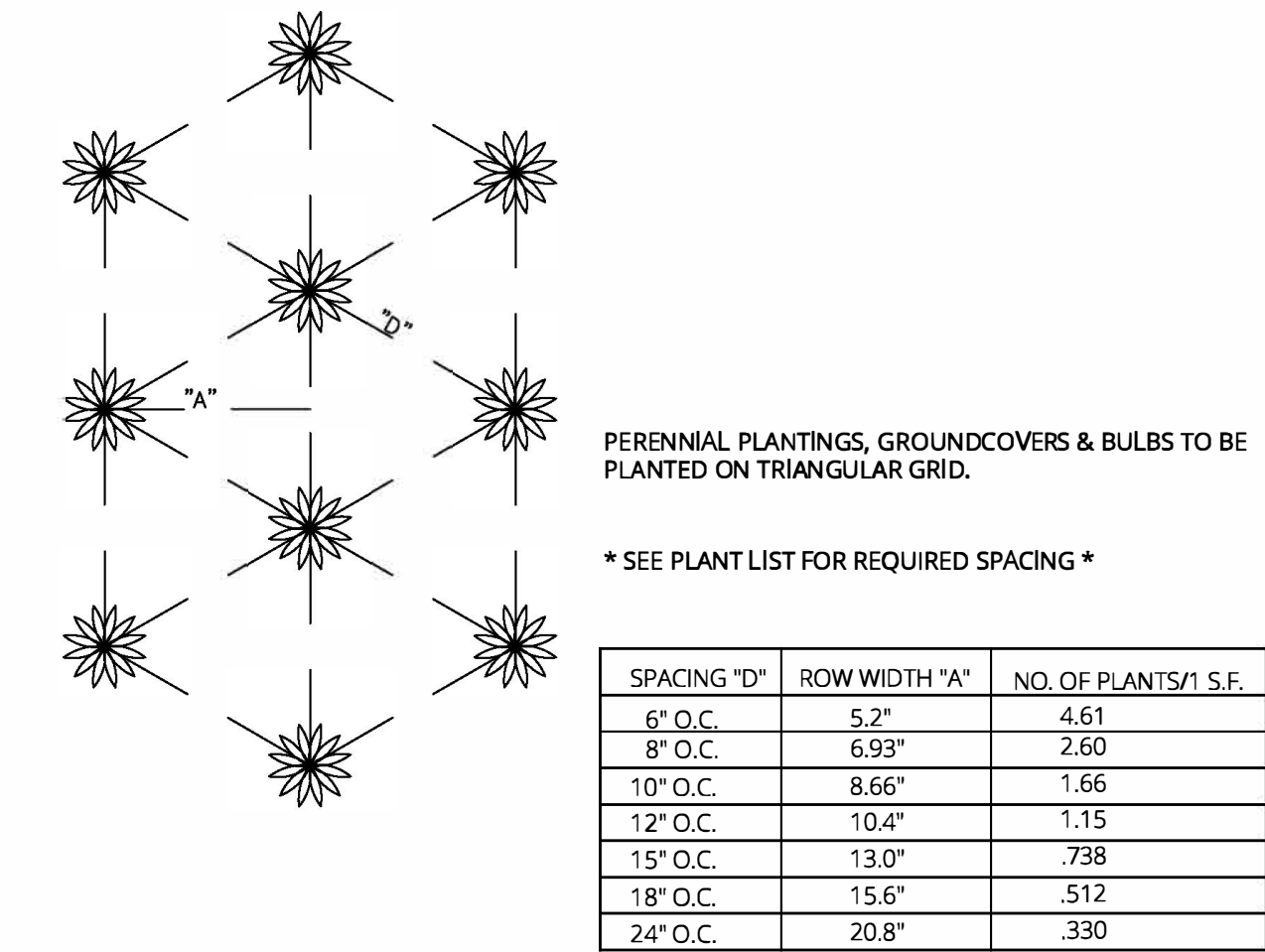


4 | PERENNIAL PLANTING

SCALE = 1/2" = 1'-0"

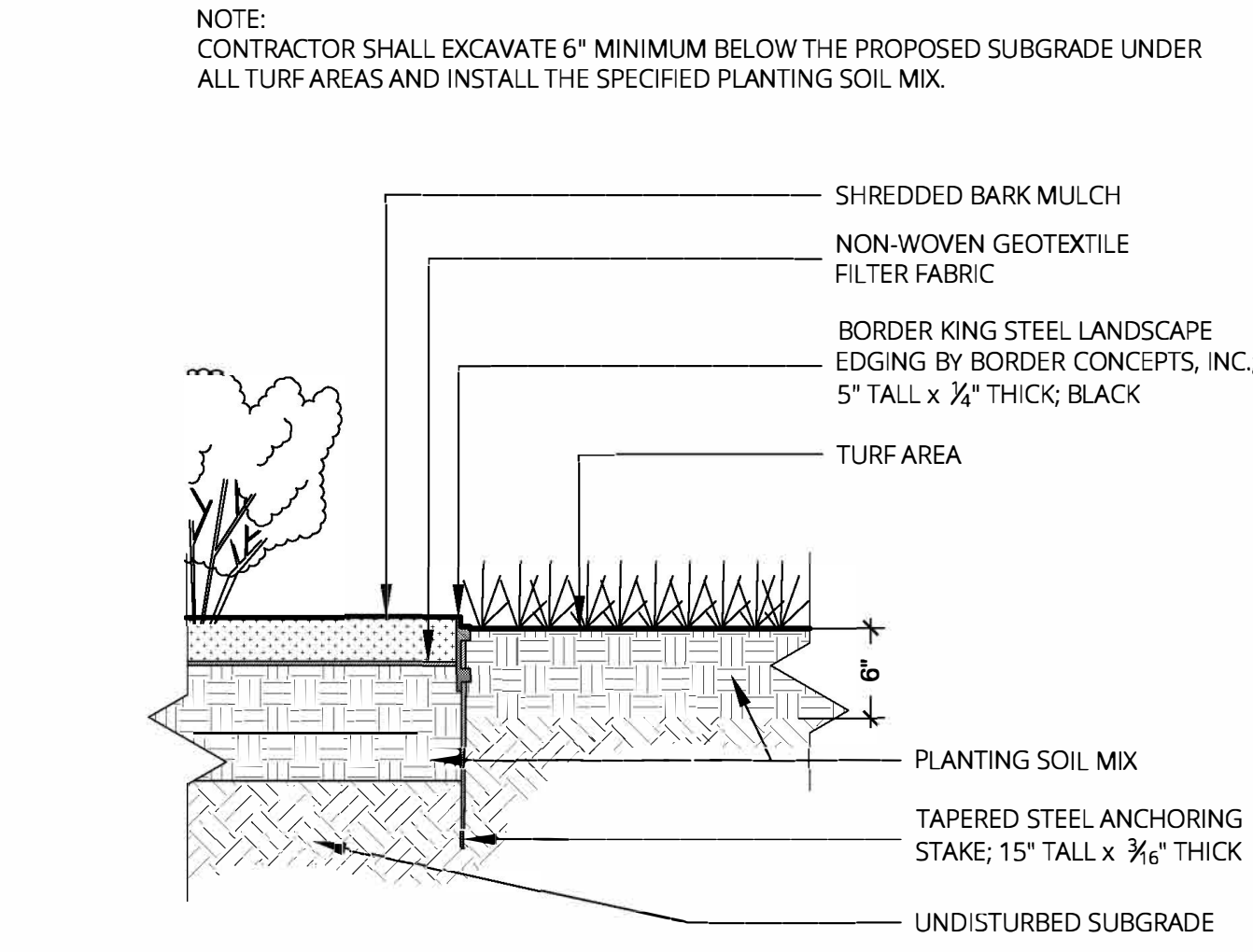
LANDSCAPE NOTES:

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT MISSOURI ONE CALL AT 8-1-1 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER'S REPRESENTATIVE. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
- PROVIDE AND INSTALL A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND ALL TREES NOT OTHERWISE LOCATED WITHIN A SHRUB PLANTING BED. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR, AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
- ALL SHRUB PLANTING BEDS AND TURF AREAS MUST BE SEPARATED WITH STEEL EDGING. PROVIDE AND INSTALL BORDER KING STEEL LANDSCAPE EDGING BY BORDER CONCEPTS, INC., OR APPROVED EQUAL. EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES AS SHOWN PER PLAN. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PRODUCT TO BE ARBOR TIE MANUFACTURED BY DEEP ROOT PARTNERS, OR APPROVED EQUAL.
- TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 90% TURF-TYPE TALL FESCUE, AND 10% KENTUCKY BLUEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURF GRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SODS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED FREE OF CHARGE TO THE OWNER.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR, OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- CONTRACTOR SHALL EXCAVATE 24" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL SHRUB PLANTING BEDS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. CONTRACTOR SHALL EXCAVATE 6" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL TURF AREAS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. REFER TO SPECIFICATIONS.



5 | PLANT SPACING

SCALE = 1/2" = 1'-0"



6 | LANDSCAPE EDGING

SCALE = 1" = 1'-0"

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