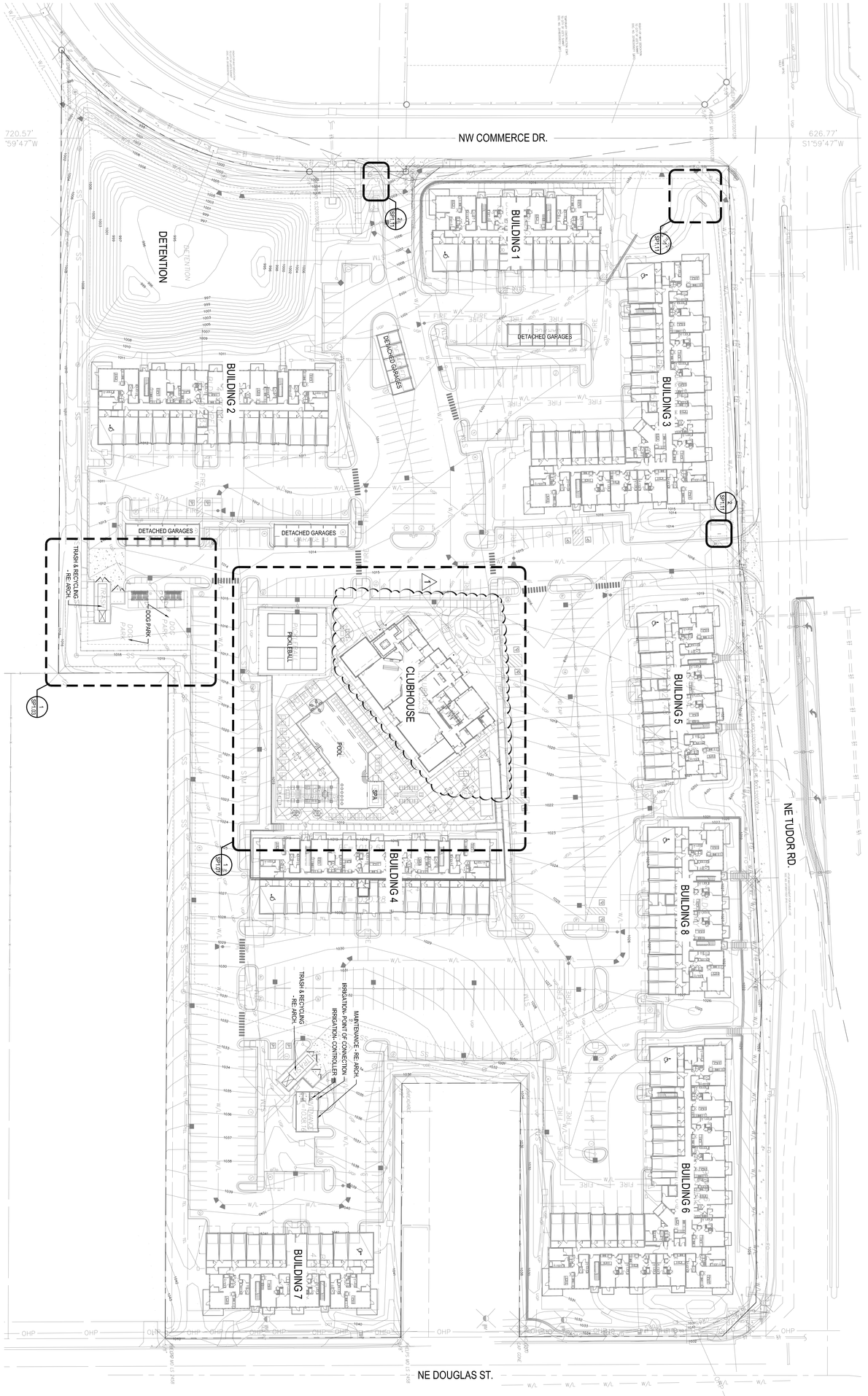


SITE PLAN

1" = 40'-0"

SHEET NO.
SP1.00

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 05.13.24 FOR COMMENTS 1
- 06.03.24 FINAL DEVELOPMENT PLAN
- 08.13.24 FOR COMMENTS 1

REVISIONS
- 1 09.13.24 FOR COMMENTS 1

JOB NO. 720522
DRAWN BY SLW / KRM
DATE 08.16.2024

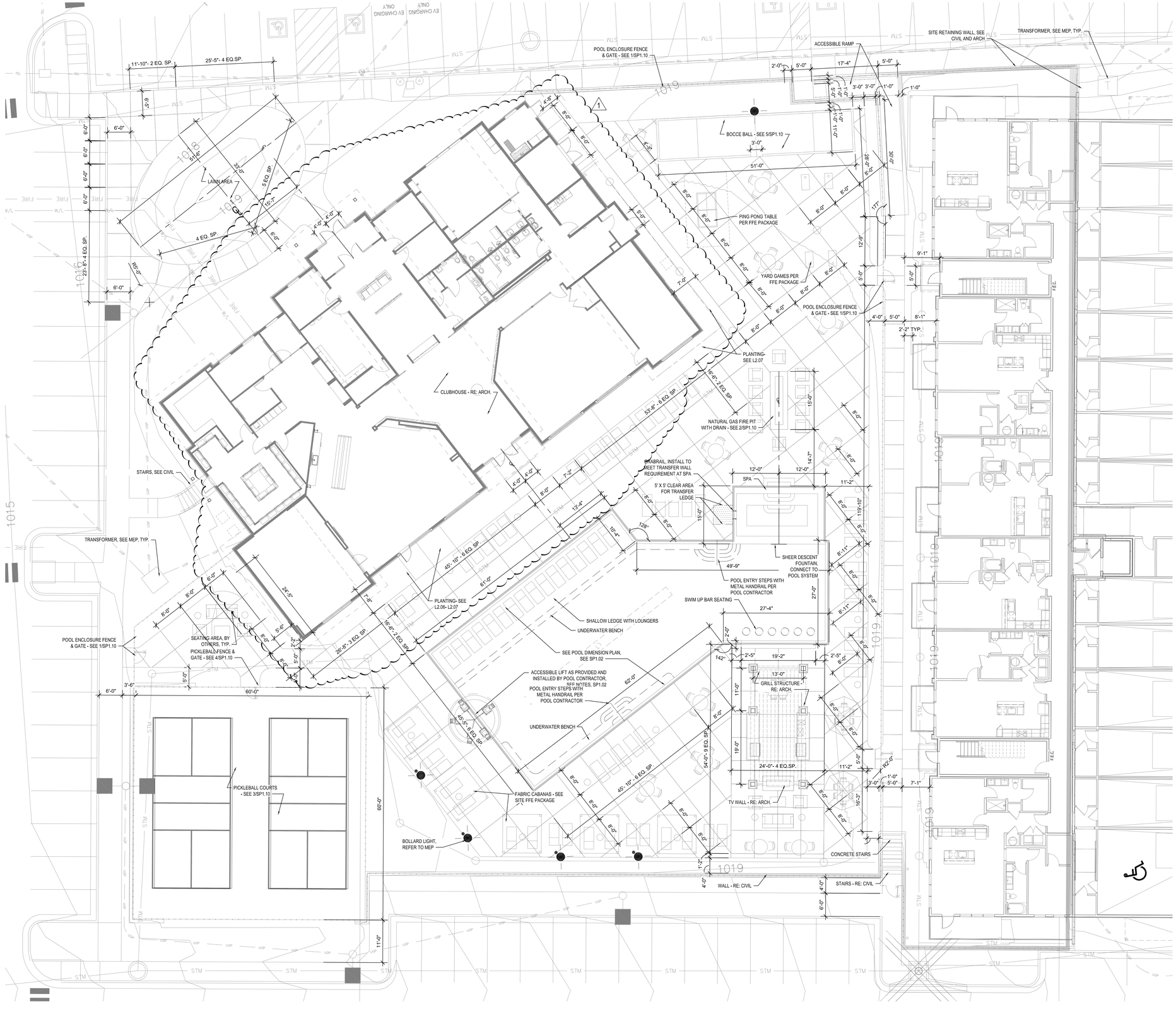
SHEET NAME
SITE PLAN

STATE OF MISSOURI
KATHRYN ROSE MARTINOVIC
NUMBER PLA-2017004970
LANDSCAPE ARCHITECT

09.13.2024

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30x42 SHEET (Arch E1)



1 AMENITY AREA ENLARGEMENT PLAN
1" = 10'-0"

0' 5' 10' 20'

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STATE OF MISSOURI
KATHRYN ROSE MARTHUVIG
NUMBER PLA-2017004970
09.13.24

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

REVISIONS
1 09.13.24 FDP COMMENTS 1

JOB NO. 720522
DATE 08.16.2024
DRAWN BY SLW / KRM

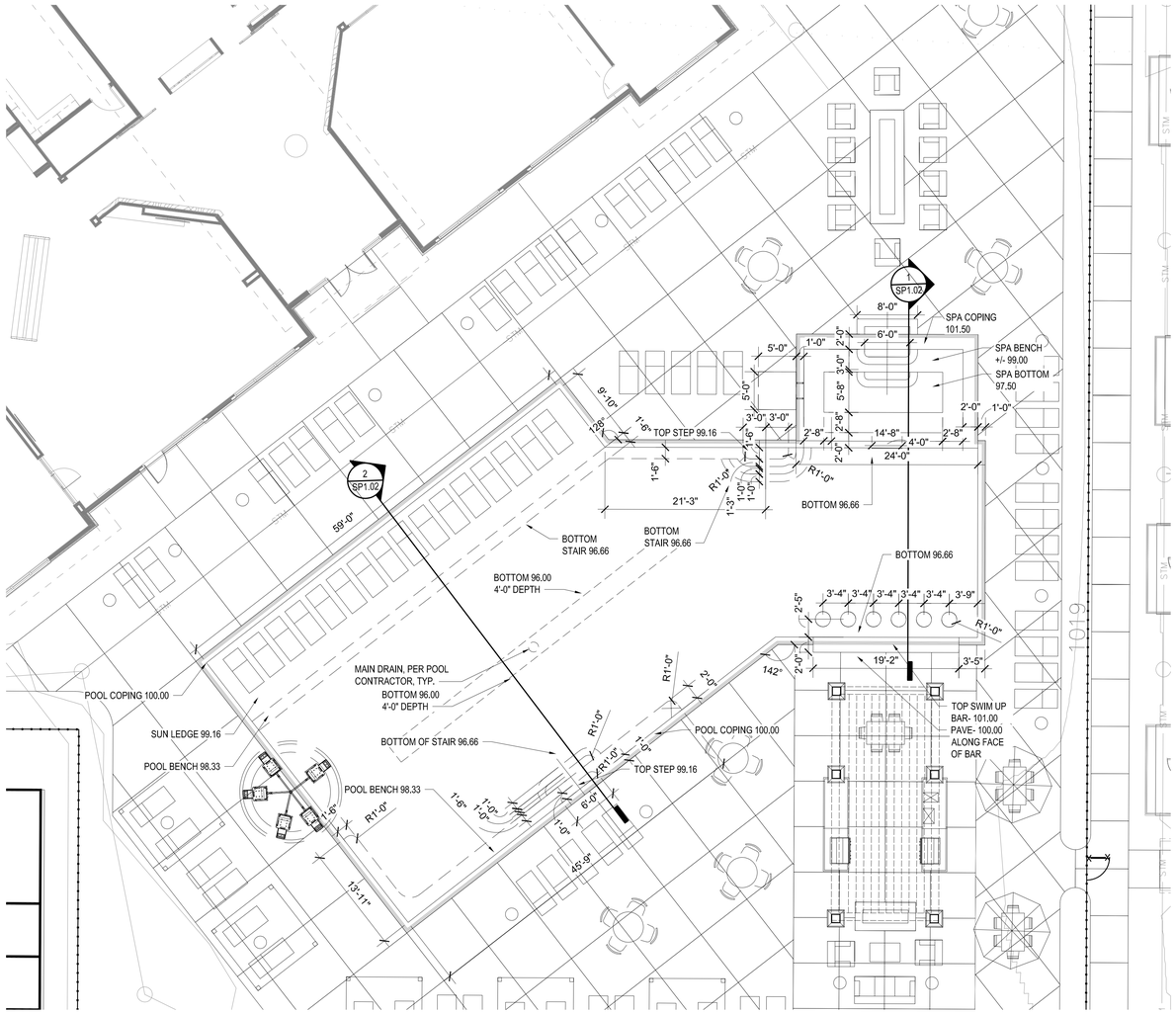
SHEET NAME
AMENITY AREA ENLARGEMENT PLAN
SHEET NO.
SP1.01

10/3/2022 2:48:43 PM

30x42 SHEET (Arch E1)

POOL NOTES

1. ALL POOL DRAWINGS AS PART OF THIS PACKAGE ARE TO CONVEY DESIGN INTENT. POOL IS TO BE DESIGN-BUILD AND ALL EQUIPMENT, PLUMBING, STRUCTURAL DETAILS, SAFETY EQUIPMENT, & SIGNAGE ARE TO BE PROVIDED BY THE POOL CONTRACTOR. PROVIDE MATERIAL AND COLOR SAMPLES TO THE LANDSCAPE ARCHITECT/OWNER FOR APPROVAL. ALL PERMITS & APPROVALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PROVIDE SALT WATER FILTRATION SYSTEM FOR POOL.
3. ALL POOL LIGHTING TO BE COLOR CHANGING LED & BE CONTROLLABLE BY WIRELESS CONTROLLER.
4. POOL COPING TO BE BULL NOSED CAST STONE OR APPROVED EQUAL. COLOR AS APPROVED BY OWNER.
5. POOL CONTRACTOR TO PROVIDE REMOVABLE SAFETY COVER COMPLYING WITH ASTMF1346 FOR THE POOL.
6. POOL CONTRACTOR TO PROVIDE NO DIVING/DEPTH TILES IN POOL DECK FOR ALL AREAS PER CODE REQUIREMENTS.
7. FINAL SLOPES WITHIN POOL SHELL TO BE DETERMINED BY POOL CONTRACTOR AND MEET ALL APPLICABLE CODES.
8. CORD. BONDING FOR ANY METAL WITHIN 10' OF POOL WITH POOL CONTRACTOR.
9. ALL POOL GATES ARE TO BE SELF-CLOSING & SELF-LATCHING, INCLUDE A CRASH BAR/PANIC HARDWARE ON POOL SIDE OF GATE, AND OPEN AWAY FROM THE POOL. LOCATION, SIZE, AND STYLE OF FENCE AND GATES ARE AS SPECIFIED IN THE PLANS & DETAILS.
10. SLEEVE FOR ADA LIFT SHALL BE PROVIDED BY POOL CONTRACTOR ANCHORED PER MANUF. SPECS. POOL CONTRACTOR TO PROVIDE ACCESSIBLE LIFT.
11. REPORT ANY MISSING INFORMATION AND / OR DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
12. EMERGENCY PHONE TO BE PROVIDED BY POOL CONTRACTED AND LOCATED PER MEP PLANS, AS APPROVED BY OWNER.



POOL DIMENSION PLAN

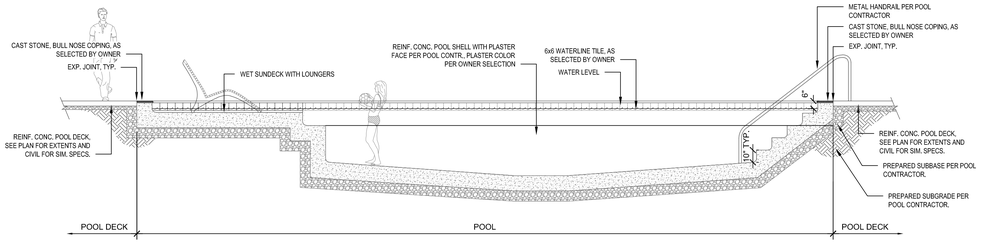
1/8" = 1'-0"

0' 5' 10' 20'



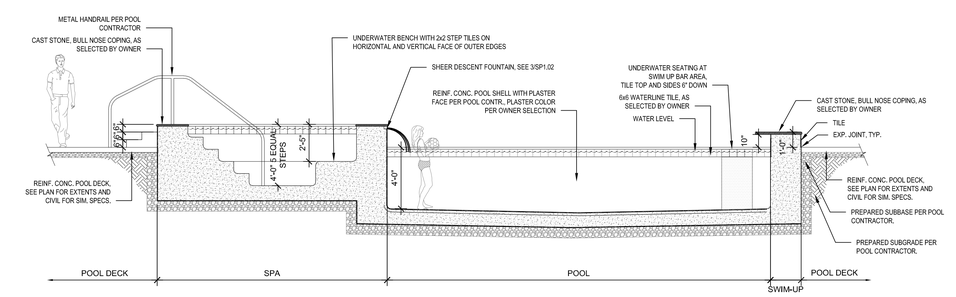
3 SHEER DESCENT FOUNTAIN WITH LIGHTING

NTS



2 POOL SECTION

1/4" = 1'-0"



1 POOL SECTION

1/4" = 1'-0"

nspj ARCHITECTS
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STATE OF MISSOURI
KATHRYN ROSE MARTINOVIC
NUMBER
PLA-2017009970
PROFESSIONAL LANDSCAPE ARCHITECT

09.13.2024

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

△ REVISIONS

JOB NO. 720522
DATE 08.16.2024
DRAWN BY SLW / KRM

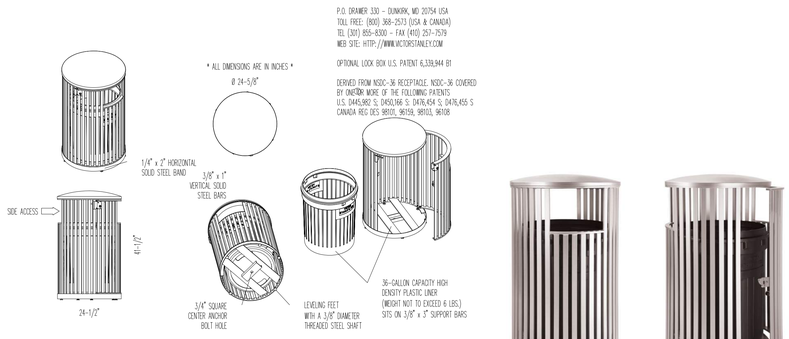
SHEET NAME
POOL DIMENSION PLAN & SECTIONS
SHEET NO.
SP1.02

10/3/2022 2:48:43 PM

30x42 SHEET (Arch E1)

SITE NOTES

1. UNLESS NOTED OTHERWISE IN THE PLANS & DETAILS, NEAT EXCAVATE ALL FOOTINGS INTO 2000 PSF (MIN.) SOIL (FIELD VERIFY). 3000 PSI CONC. (+/- 4" SLUMP).
2. ALL EXPANSION JOINTS (EJ) TO HAVE SELF LEVELING CAULK OVER FELT TO SEAL - COLOR TO MATCH ADJACENT PAVING.
3. VERIFY ALL STRUCTURAL INFORMATION WITH STRUCTURAL ENGINEER, INCLUDING, BUT NOT LIMITED TO, WOOD MEMBER SIZES, ALL ANCHORING CONDITIONS, AND FOOTING/FOUNDATION SIZE AND REINFORCEMENT.
4. VERIFY ALL NOTED ELEVATIONS AGAINST CIVIL ENGINEER GRADING PLAN.
5. REPORT ANY DISCREPANCIES OR MISSING INFORMATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. ALL WOOD MEMBERS TO BE S4S CEDAR, STAINED PER SPECS., COLOR AS SELECTED BY OWNER



P.O. DRAWER 330 – DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 – FAX (410) 257-2579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

OPTIONAL LOCK BOX U.S. PATENT 6,338,944 B1

DERIVED FROM NSDC-36 RECEPTACLE. NSDC-36 COVERED BY ONE OR MORE OF THE FOLLOWING PATENTS
U.S. D445,982 S; D450,146 S; D474,614 S; D476,455 S
CANADA REG DES 98101, 98159, 98103, 98108

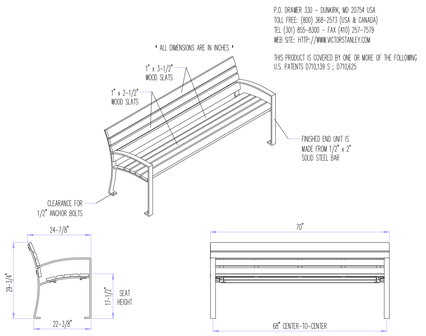


SECURITY
STANDARD WITH INTERNAL LATCH, AVAILABLE WITH OPTIONAL KEYED LOCK BOX (XS SHOWN). LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

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REV. 10/2/15 DRAWN C.D.B. 2015-1063

SDC-36 LITTER RECEPTACLE, SURFACE MOUNT, KEYED LID LOCK, COLOR BLACK, BY VICTOR STANLEY, OR APPROVED EQUAL. SEE MANUF. SPECS. FOR INSTALLATION GUIDE. PROVIDED BY CONTRACTOR.

6 TRASH RECEPTACLE
1/2" = 1'-0"



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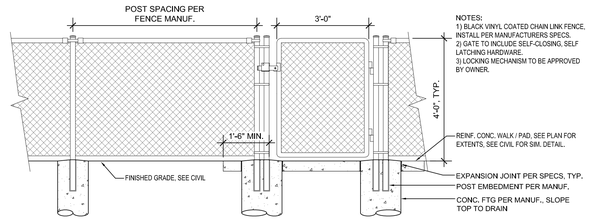
THIS PRODUCT IS COVERED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS D792,139 S ; D776,825



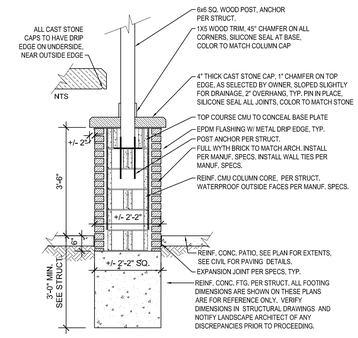
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REV. 3/1/17 DRAWN C.D.B. 2017-254

EVA BENCH, 6FT LENGTH, COLOR BLACK, WITH IPE SLATS BY VICTOR STANLEY, SURFACE MOUNT. OR APPROVED EQUAL. SEE MANUF. SPECS. FOR INSTALLATION GUIDE. PROVIDED BY CONTRACTOR.

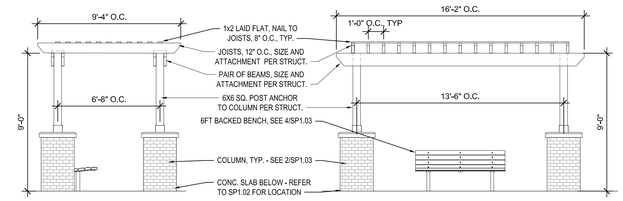
5 SITE BENCH
1/2" = 1'-0"



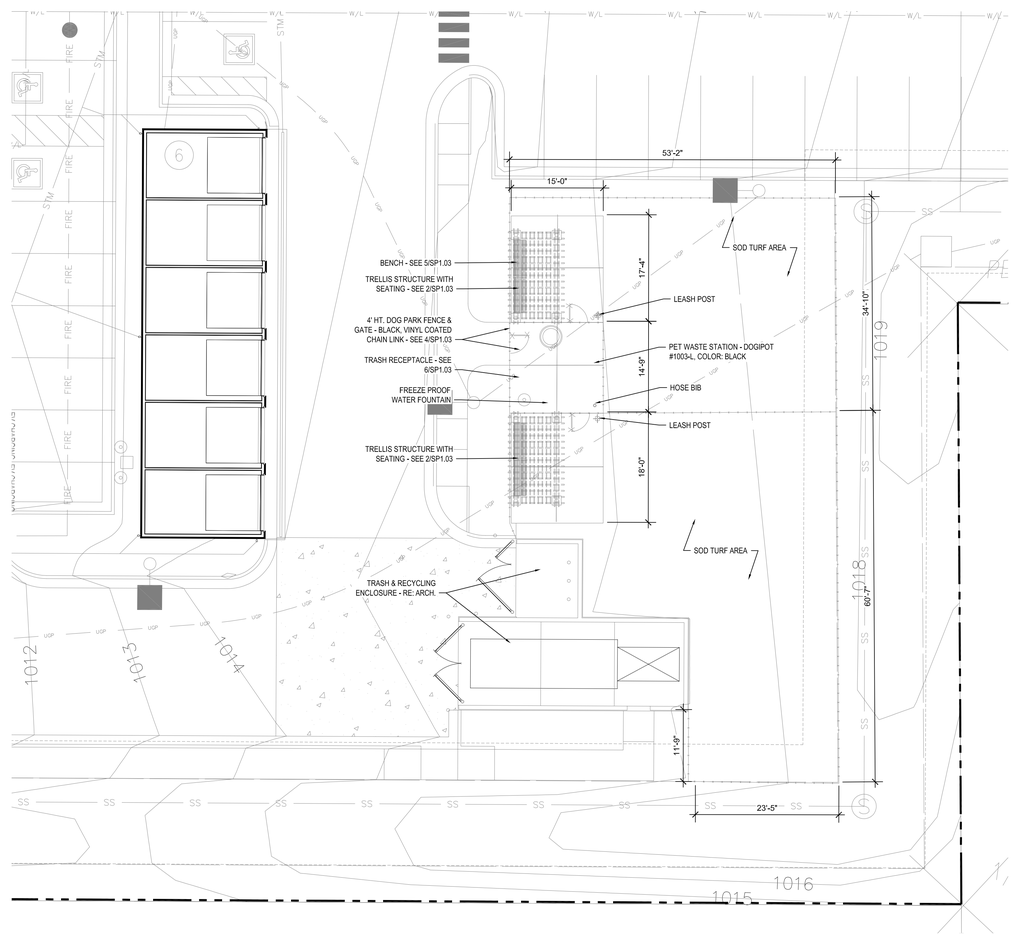
4 DOG PARK FENCE & GATE
1/2" = 1'-0"



3 COLUMN - SECTION
1/2" = 1'-0"



2 TRELLIS W/ SEATING
1/4" = 1'-0"



1 DOG PARK ENLARGEMENT
1" =10'-0"

0' 5' 10' 20'

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STATE OF MISSOURI
KATHRYN ROSE MARTHAVIS
NUMBER PLA-2017004970
LANDSCAPE ARCHITECTURAL EXAMINERS

09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

△ REVISIONS

JOB NO. 720522
DATE 08.16.2024
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SHEET NAME
ENLARGEMENT PLAN

SHEET NO.
SP1.03

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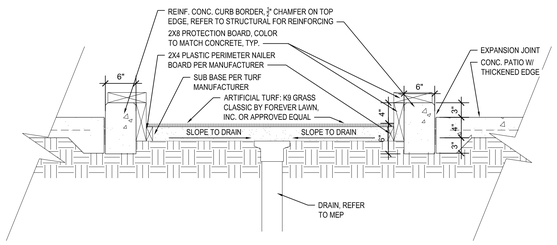
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SITE NOTES

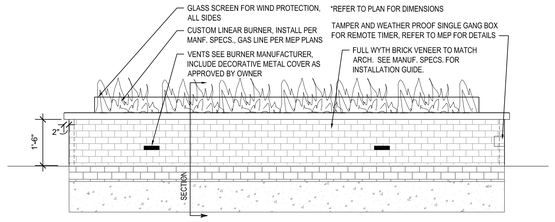
1. UNLESS NOTED OTHERWISE IN THE PLANS & DETAILS, NEAT EXCAVATE ALL FOOTINGS INTO 2000 PSF (MIN.) SOIL (FIELD VERIFY). 3000 PSI CONC. (+/- 4" SLUMP).
2. ALL EXPANSION JOINTS (EJ) TO HAVE SELF LEVELING CAULK OVER FELT TO SEAL - COLOR TO MATCH ADJACENT PAVING.
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6. ALL WOOD MEMBERS TO BE S4S CEDAR, STAINED PER SPECS., COLOR AS SELECTED BY OWNER

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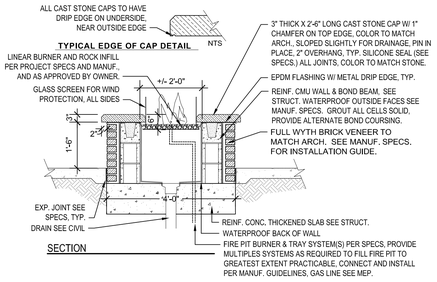




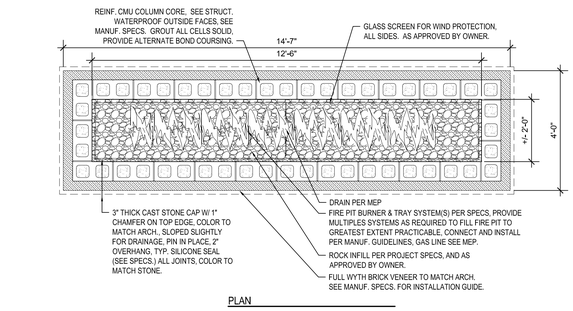
5 BOCCE BALL
1" = 1'-0"



ELEVATION

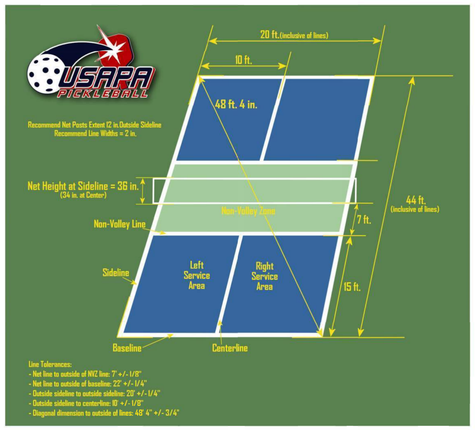


SECTION

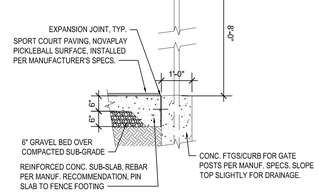


PLAN

7 PICKLEBALL STRIPING DETAIL
NTS



4 PICKLEBALL COURT W/ FENCE
1/2" = 1'-0"



2 FIRE PIT
1/2" = 1'-0"

NOVAPLAY 20

NOVAPLAY is a high performance, heavy duty, color coating system for pavements that are subjected to more wear than tennis courts. The appearance of Novaplay is very similar to that of a tennis court surface, however, it is formulated with a tougher acrylic emulsion so as to be able to stand up to abuse from street shoes, roller skates, skateboards, vehicular traffic and objects such as furniture legs, etc.

This textured, non-skid, heavy duty surface coating is ideally suited for use on basketball courts, playgrounds, walkways, wheelchair and handicap ramps, and all other pavements where there is a need for an attractive color surface that can stand up to a lot of abuse.

Novaplay is available in all the standard Novacrylic colors. We recommend two coats of undiluted Novaplay for maximum performance and best appearance.

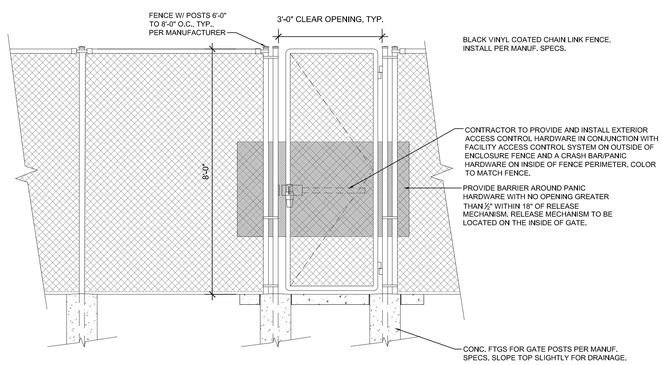
NOVASEAL
SAND & KOOL
NOVAPLAY
NOVASURFACE ACRYLIC RESURFACER
NOVAPLAY SYSTEM

DILUTION	Use NOVAPLAY undiluted
SPREADING RATE	0.064 - 0.069 gallons per sq. yd., per coat 130 - 140 sq. ft. per gallon per coat
COLOR	Black, Blue, Brown, Burgundy, Classic Green, Grass Green, Grey, Nova Green, Red, Sand Dune, Stadium Blue, Terra Cotta
PACKAGED QUANTITY	5 gallon pail or 30 gallon drum
WEIGHT	14 lbs per gallon

Minimum Application Temperature is 50°F and rising.
Application is with a neoprene rubber squeegee as described on page 7.
NOVAPLAY is not hazardous* and is free of lead, mercury, asbestos and formaldehyde.

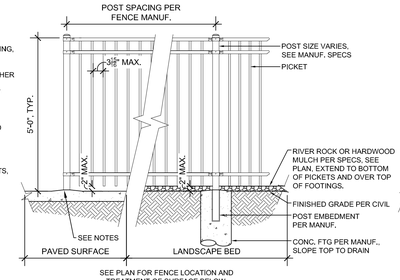
COLOR TO BE SELECTED BY OWNER

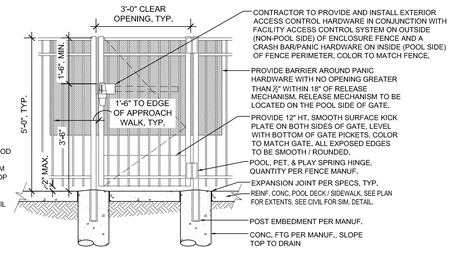
6 PICKLEBALL COURT PAVING DETAIL
NTS



3 PICKLEBALL FENCE & GATE
1/2" = 1'-0"

NOTES:
1) AMERISTAR ECHELON PLUS, 3 RAIL MAJESTIC GATE & FENCE, OR APPROVED EQUAL. GATE IS TO BE SELF-CLOSING, SELF-LATCHING. COLOR: BLACK
2) CONTRACTOR TO PROVIDE AND INSTALL IMPACT REDUCING HINGE/CLOSER IN CONJUNCTION WITH ALL OTHER GATE HARDWARE. THIS HINGE/CLOSER SHOULD BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3) PROVIDE WALL MOUNT BRACKETS WHERE FENCE ATTACHES TO BUILDING COLUMNS AND/OR WALLS.
4) WHERE POSTS ARE LOCATED ON PAVED SURFACE AND NOT EMBEDDED IN A FOOTING, PAVEMENT SHOULD BE CROWNED SLIGHTLY AT EACH POST FOR DRAINAGE. SURFACE MOUNT HARDWARE TO BE PROVIDED AND INSTALLED PER MANUF. SPECS. CONTRACTOR ALSO TO PROVIDE SAFETY CAPS FOR ALL EXPOSED BOLTS OR NUTS, AND ALL EXPOSED SHARP EDGES SHOULD BE GROUND SMOOTH REPAINTED TO MATCH.





1 POOL ENCLOSURE FENCE & GATE
1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 05.15.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

△ REVISIONS

JOB NO. 720522
DATE 08.16.2024
DRAWN BY SLW / KRM

SHEET NAME
SITE DETAILS

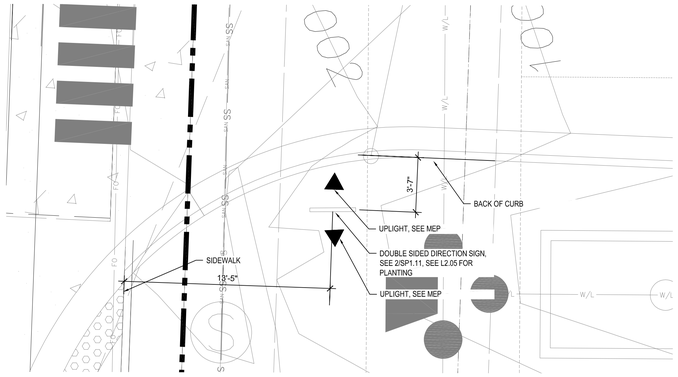
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SP1.10

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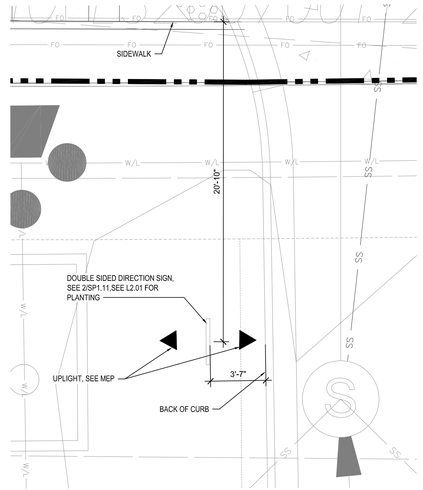
30x42 SHEET (Arch E1)

SITE NOTES

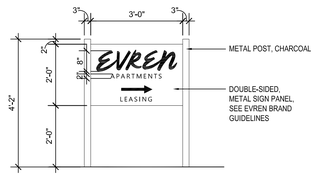
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6. ALL WOOD MEMBERS TO BE S4S CEDAR, STAINED PER SPECS., COLOR AS SELECTED BY OWNER



4 DIRECTION SIGNAGE PLAN- NW COMMERCE
1/4" = 1'-0"



3 DIRECTION SIGNAGE PLAN- NE TUDOR
1/4" = 1'-0"



FRONT ELEVATION

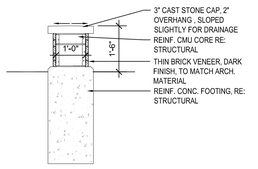
2 DIRECTION SIGNAGE
1/2" = 1'-0"

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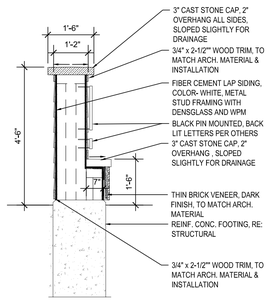




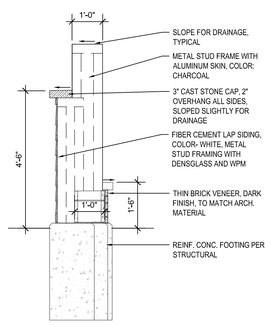
5 MONUMENT SIGN PLAN- NW CORNER
1/4" = 1'-0"



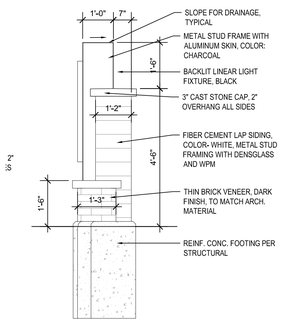
SECTION C



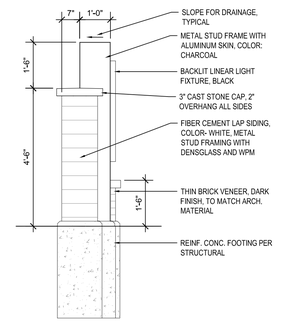
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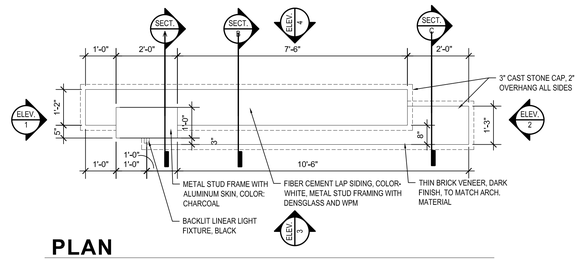
SECTION A



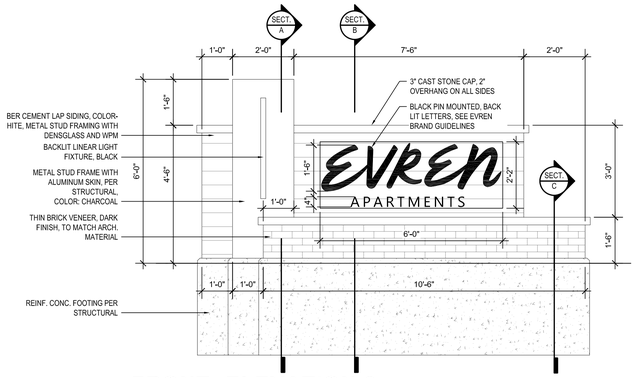
SIDE- ELEVATION 2



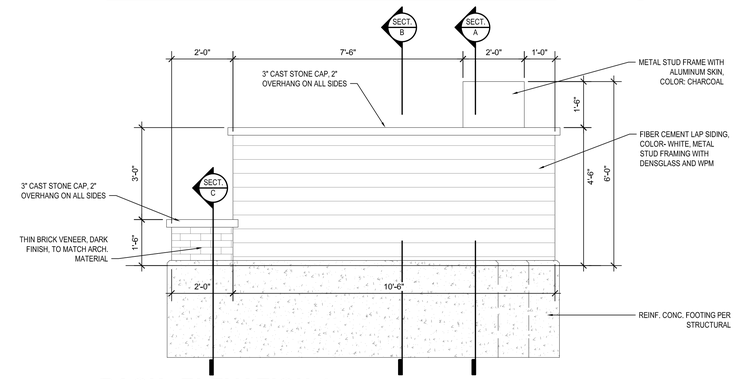
SIDE- ELEVATION 1



PLAN



FRONT- ELEVATION 3



BACK- ELEVATION 4

1 MONUMENT SIGN
1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.15.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

△ REVISIONS

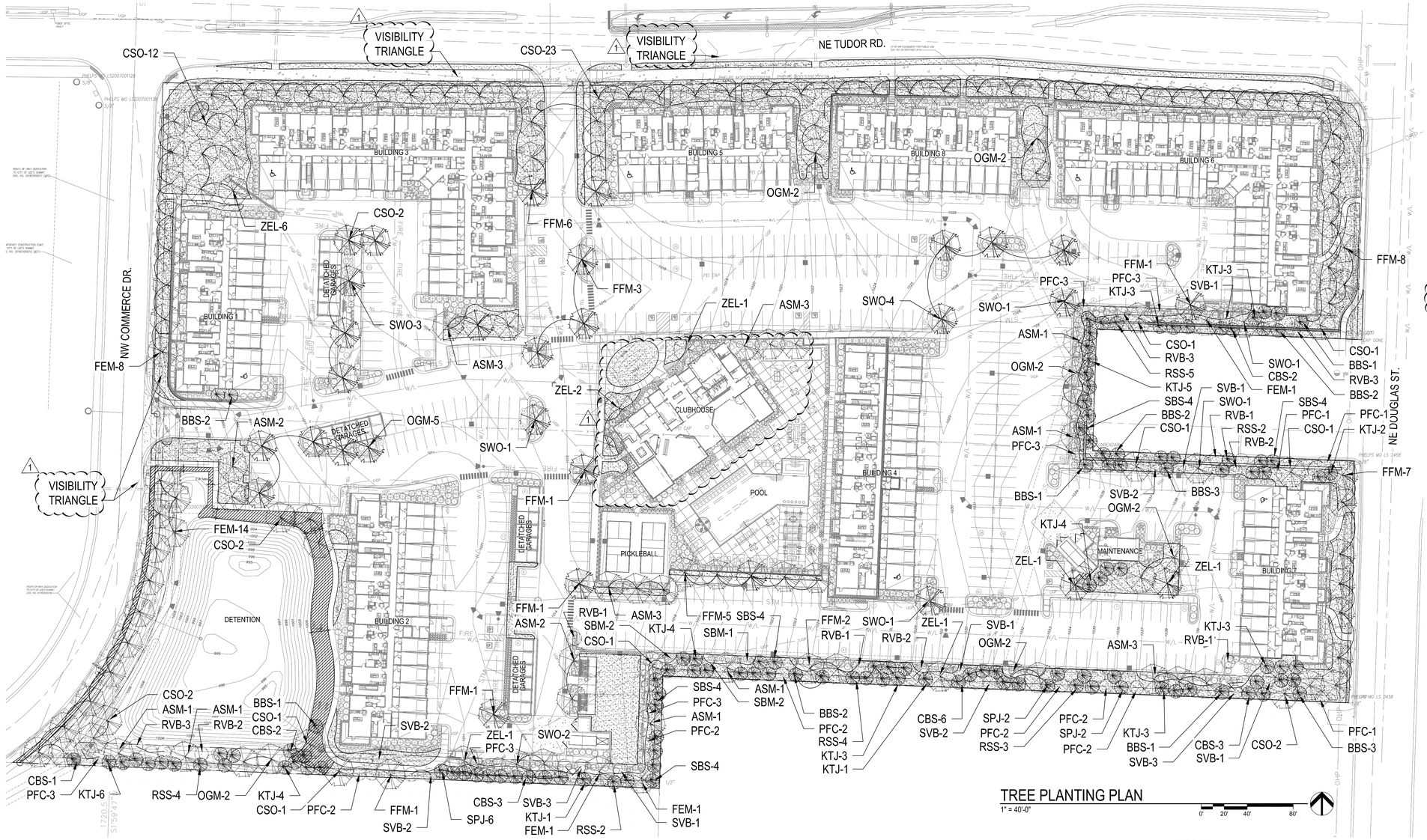
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DATE 08.16.2024
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SITE DETAILS

SHEET NO.
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30x42 SHEET (Arch E1)



TREE PLANTING PLAN

1" = 40'-0"

0' 20' 40' 80'

LAWN- SOLID SOD

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 8.790A.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= 436,130 SF /5,000SF) X 2	174	174 +

GROUNDCOVER (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 - 11,383 SF PARKING ISLANDS 138,780 SF PARKING (270 SF X 514)= 259,544 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. SEE A8.30 AND L2.12 & L2.14

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 227,669 SF X 5%	11,383 SF	11,383 + 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.

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 35,186 SF (SEE L2.00-L2.15)	176	176

GENERAL NOTES:

1. 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.

2. 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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

8. REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.

9. 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.

10. 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.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. 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.

PLANT LIST:

Code	Common Name	Botanical Name	Size	Note
Overstory Trees				
ASM	Armstrong Maple	Acer freemani 'Armstrong'	2.5" Cal.	B&B
CSO	Crimson Spire Oak	Quercus robur x alba 'Crimschmidt'	2.5" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2.5" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B
Evergreen Trees				
BBS	Bacheri Blue Spruce	Picea pungens 'Bacheri'	8' Ht. Min.	B&B
CBS	Colorado Blue Spruce	Picea pungens	8' Ht. Min.	B&B
KTJ	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	8' Ht. Min.	B&B
RSS	Riverside Spruce	Picea omorika 'Riverside'	8' Ht. Min.	B&B
SBS	Serbian Spruce	Picea omorika	8' Ht. Min.	B&B
SPJ	Spartan Juniper	Juniperus chinensis 'Spartan'	8' Ht. Min.	B&B
Ornamental Trees				
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1.5" Cal.	B&B
RVB	Riverbirch	Betula nigra	1.5" Cal.	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana	1.5" Cal.	B&B
SVB	Serviceberry (Multi-Stem)	Amelanchier grandiflora 'Autumn Brilliance'	1.5" Cal.	B&B

NATIVE SEED PLANT LIST:

Maintenance Strip	
Common Name	**Botanical Name**
Buffalo Grass	Buchloe dactyloides

Prairie Panorama Native Seed Mix by CritSite		
Common Name	**Botanical Name**	% of Bulk
Little Bluestem	Schizachyrium scoparium	24
Canada Wild Rye	Elymus canadensis	17
Sideoats Grama	Bouteloua curtipendula	24
Indiangrass	Sorghastrum nutans	17
Black-Eyed Susan	Rudbeckia hirta	6
Purple Coneflower	Echinacea purpurea	6
Lance Leaf Coreopsis	Coreopsis lanceolata	6
Agropyron x Triticum	Regreen sterile wheat cover cop 30 bulk lbs / acre Mycorrhizal inoculant: GroLife will be applied at 40 lbs / acre	

NATIVE AREA NOTES:
1. AN APPROVED EQUAL MAY BE SUBMITTED BY CONTRACTOR FOR APPROVAL.
2. CONTRACTOR TO CONTACT CITY OF LEE'S SUMMIT STORMWATER SPECIALIST TO COORDINATE STORMWATER BMP INSPECTIONS.

NATIVE AREA
ESTABLISHMENT AND MAINTENANCE INSTRUCTIONS:

NATIVE PLANTINGS AND WATER QUALITY COLLECTION AREAS REQUIRE MONITORING AND MAINTENANCE TO INSURE THEY REMAIN EFFECTIVE AND HAVE A NICE APPEARANCE. UTILIZE THE MARC BMP MANUAL TO SERVE AS AN ONGOING GUIDE TO KEEP NATIVE AREAS EFFECTIVE IN SERVING THEIR WATER QUALITY FUNCTION AND MAINTAINING AN ACCEPTABLE APPEARANCE.

ESTABLISHMENT (1-3 YEARS)

PLANT MATERIAL
1. PLANTS SHALL BE OBTAINED FROM A COMMERCIAL SOURCE NORMALLY DEALING IN NATIVE PLANT MATERIAL.
2. ALL SPECIES SHALL BE SUPPLIED AS PURE LIVE SEED. THE SEED NATIVE TO EASTERN KANSAS OR WESTERN MISSOURI WILL BE FROM A SUPPLIER WITHIN 100 MILE RADIUS OF THE SITE.

SEEDING RATES
1. NATIVE SEED MIX IS TO BE SPREAD AT A MINIMUM RATE OF 22 LBS / ACRE FOR BROADCAST APPLICATIONS OR 15 LBS / ACRE FOR NATIVE SEED DRILL APPLICATIONS. HIGHER SEEDING RATES WILL HELP CONTROL WEED INTRUSION.
2. BUFFALO GRASS AREA FOR MAINTENANCE STRIP IS TO BE SEEDED AT A RATE OF 2-3 LBS / 1000 SF.
3. WINTERSTRAW™ EROSION CONTROL BLANKET BY CRITSITE (OR APPROVED EQUAL) TO BE USED FOR EROSION CONTROL IN NATIVE SEED AREA. ANY STRAW, HAY, OR CURLEX BLANKET USED USED MUST BE CLEAN AND SEED-FREE. IF HAY OR STRAW IS USED, IT MUST BE CRIMPED IN.
4. ALL LEGUMES WILL BE INOCULATED WITH RHIZOBIA AT THE PROPER TIME BEFORE PLANTING.
5. SEEDING CAN BE DONE BETWEEN THE MONTHS OF NOVEMBER AND JULY. DO NOT SEED AFTER JULY15TH.
6. SEED CAN BE APPLIED WITH A DRILL, NO-TILL PLANTER, BROADCAST SPREADER, HAND BROADCASTING, OR HYDRO SEEDER.
7. SCARIFY SOIL TO A DEPTH OF ½" BEFORE SEEDING.

WATERING
1. WATER 2-3 TIMES PER WEEK FOR 4-6 WEEKS, USING A TOTAL OF 1" OF WATER PER WEEK, AS NEEDED UNTIL PLANT MATERIAL IS FULLY ESTABLISHED. THEN WATER AS A SUPPLEMENTAL SOURCE ONCE A WEEK THEREAFTER
2. DURING THE SECOND AND THIRD YEARS, WATER PLANTINGS AS NECESSARY DURING DRY PERIODS.

FERTILIZING
1. FERTILIZER SHOULD NOT BE APPLIED EITHER IN OR AROUND THE BMP'S ESPECIALLY WHERE DRAINAGE WILL RUN OVER FERTILIZED AREAS INTO THE BASIN.
2. WATER QUALITY AREAS DO NOT NEED FERTILIZER WHICH WOULD ONLY PROMOTE GROWTH OF WEEDS AND, POTENTIALLY, TALL SPINDLY PLANTS WHICH WILL BE STRUCTURALLY WEAKENED.

ACCEPTABLE COVERAGE OF PLANTED AREA
1. FINAL ACCEPTANCE OF THE WORK WILL BE DETERMINED BY A SITE VISIT BY THE LANDSCAPE ARCHITECT OF THE NATIVE PLANTING AREAS AT THE END OF THE ONE YEAR PERIOD FROM INITIAL ACCEPTANCE WHEN PLANTS HAVE STARTED ACTIVELY GROWING IN THEIR SECOND SEASON OF GROWTH.
2. IF THE SITE VISIT INSPECTION DOES NOT MEET THE MINIMUM ACCEPTABLE STANDARD AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT, THE AREA SHALL BE REPLANTED AS NECESSARY TO OBTAIN THE DESIRED RESULTS.

MAINTENANCE (3+ YEARS, ESTABLISHMENT ACTIVITIES MAY CARRY OVER, AS NEEDED)

TIMING OF REPLANTING
1. SEEDING CAN BE DONE BETWEEN THE MONTHS OF NOVEMBER AND JULY. DO NOT SEED AFTER JULY15TH.

WATERING
1. AFTER FINAL ACCEPTANCE, PLANT MATERIAL SHOULD BE INSPECTED WEEKLY, AND SUPPLEMENTAL WATER SHOULD ONLY BE APPLIED AS NEEDED TO MAINTAIN VIGOROUS PLANT GROWTH AND GENERAL HEALTH.
2. IF RAINS ARE OCCURRING AND NATIVE PLANTINGS ARE RECEIVING PLENTY OF MOISTURE, SUPPLEMENTAL WATERING SHOULD BE ELIMINATED.
3. DURING THE SUMMER MONTHS OF JULY AND AUGUST, SUPPLEMENTAL WATERING MAY BE NECESSARY DURING DRY PERIODS.

WEED CONTROL
1. ANY PLANTS THAT ARE NOT SPECIFIED FROM THE ORIGINAL PLAN SHOULD BE CONSIDERED WEEDS.
   a. HERBICIDES: ONLY HERBICIDES FORMULATED TO USE WITH NATIVE PLANT MATERIAL MAY BE USED, AND MAY ONLY BE APPLIED AT THE CORRECT APPLICATION RATE AS SPECIFIED ON THE PRODUCT LABEL. FREQUENCY OF APPLICATION IS ON AN AS NEEDED BASIS (WITHOUT EXCEEDING PRODUCT LABEL REQUIREMENTS), UNTIL NATIVE PLANT MATERIAL IS ESTABLISHED.
   b. REMOVAL: PULL WEEDS AS NEEDED, TAKING CARE NOT TO DISLODGE ROOTS OF NATIVE PLANT MATERIAL, UNTIL NATIVE PLANT MATERIAL IS ESTABLISHED.
   c. MOWING: MOW WHEN PLANTS HAVE GONE DORMANT SO THEY WILL RE-SEED. WHEN VEGETATION HAS REACHED 1' IN HEIGHT, MOW TO A HEIGHT OF 6". RAKE OFF LARGE PIECES OF VEGETATION.
2. IN PERPETUITY AFTER ESTABLISHMENT, PERFORM WEED CONTROL AS NECESSARY.

ACCEPTABLE COVERAGE OF PLANTED AREA
1. FINAL ACCEPTANCE OF THE WORK WILL BE DETERMINED BY A SITE VISIT BY THE LANDSCAPE ARCHITECT OF THE NATIVE PLANTING AREAS AT THE END OF THE ONE YEAR PERIOD FROM INITIAL ACCEPTANCE WHEN PLANTS HAVE STARTED ACTIVELY GROWING IN THEIR SECOND SEASON OF GROWTH.
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STATE OF MISSOURI
KATHRYN ROSE MARTHAVIS
LANDSCAPE ARCHITECT
PLA-2017004970
09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

REVISIONS
1 09.13.24 FDP COMMENTS 1

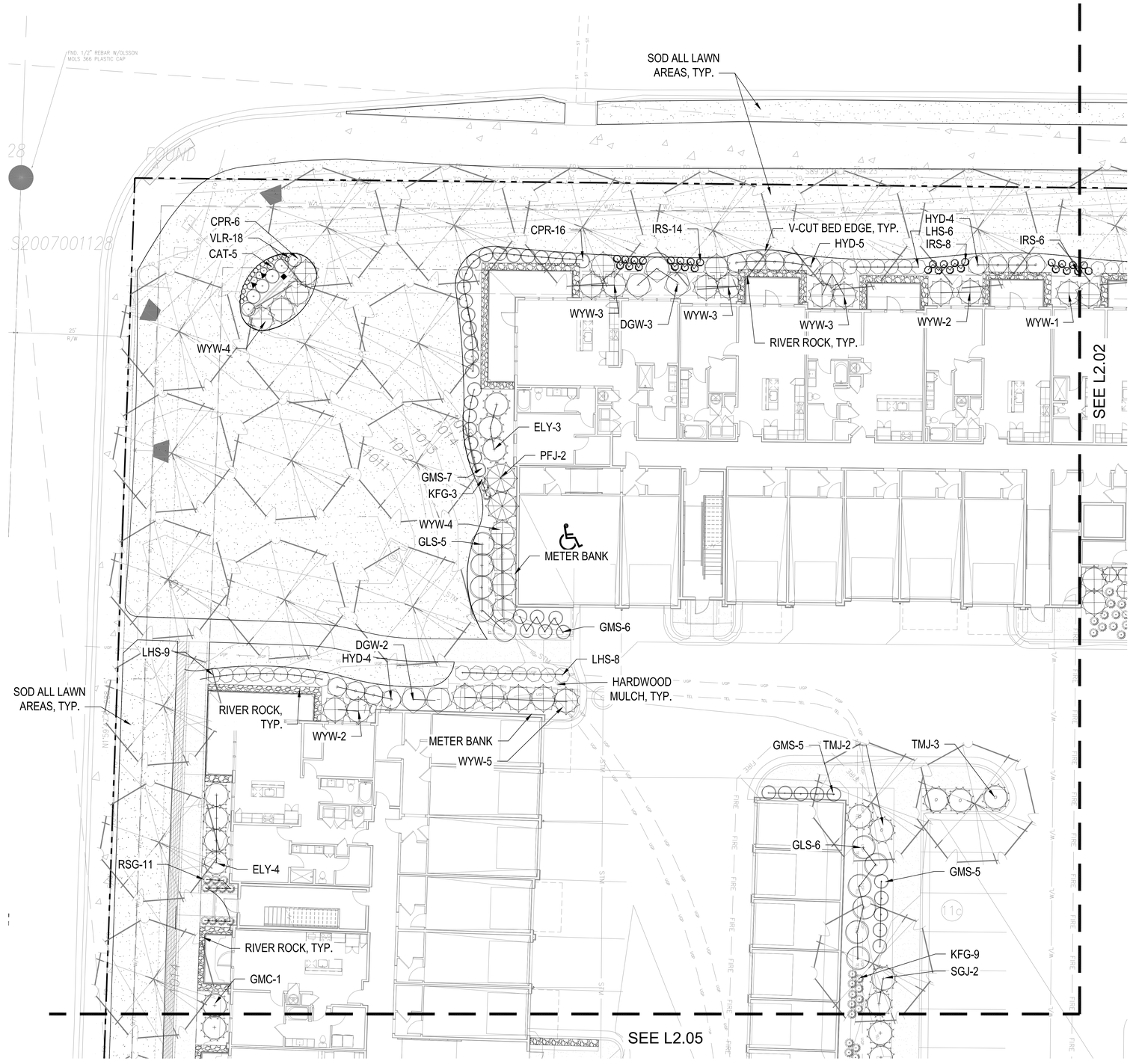
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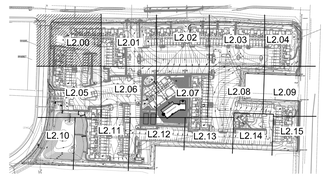
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SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Balmer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

GENERAL NOTES:

1. 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.

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   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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

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9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER. REFER TO L3.00 FOR PLANTING SOIL MIX.

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11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

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3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
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   5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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KANSAS, 66207
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STATE OF MISSOURI
KATHRYN ROSE MARTHAVIS
NUMBER
PLA-2017004970
PROFESSIONAL LANDSCAPE ARCHITECT
09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

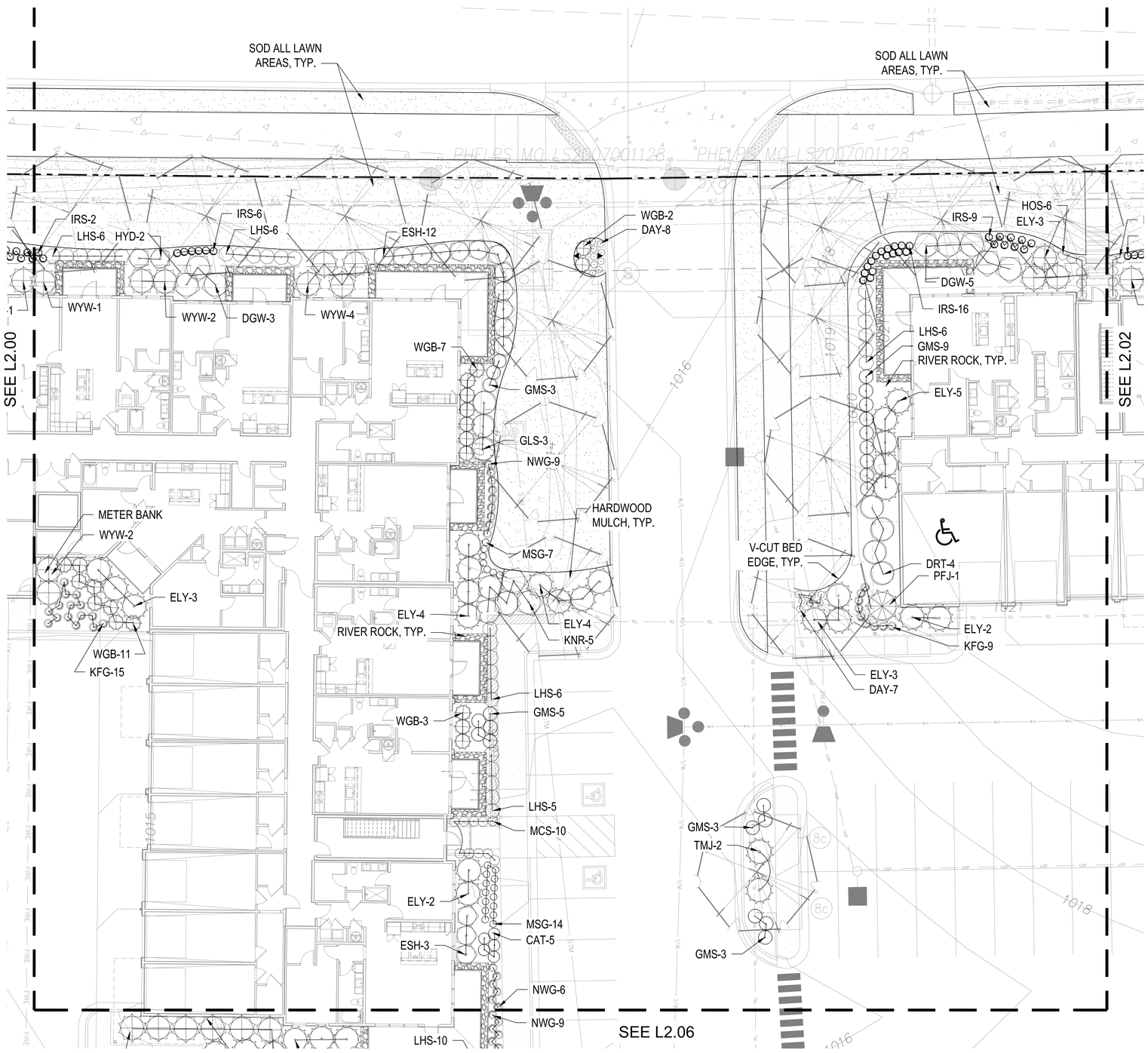
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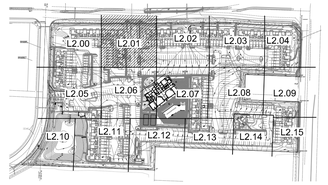
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SHRUB PLANTING PLAN
SHEET NO.
L2.00

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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

GENERAL NOTES:

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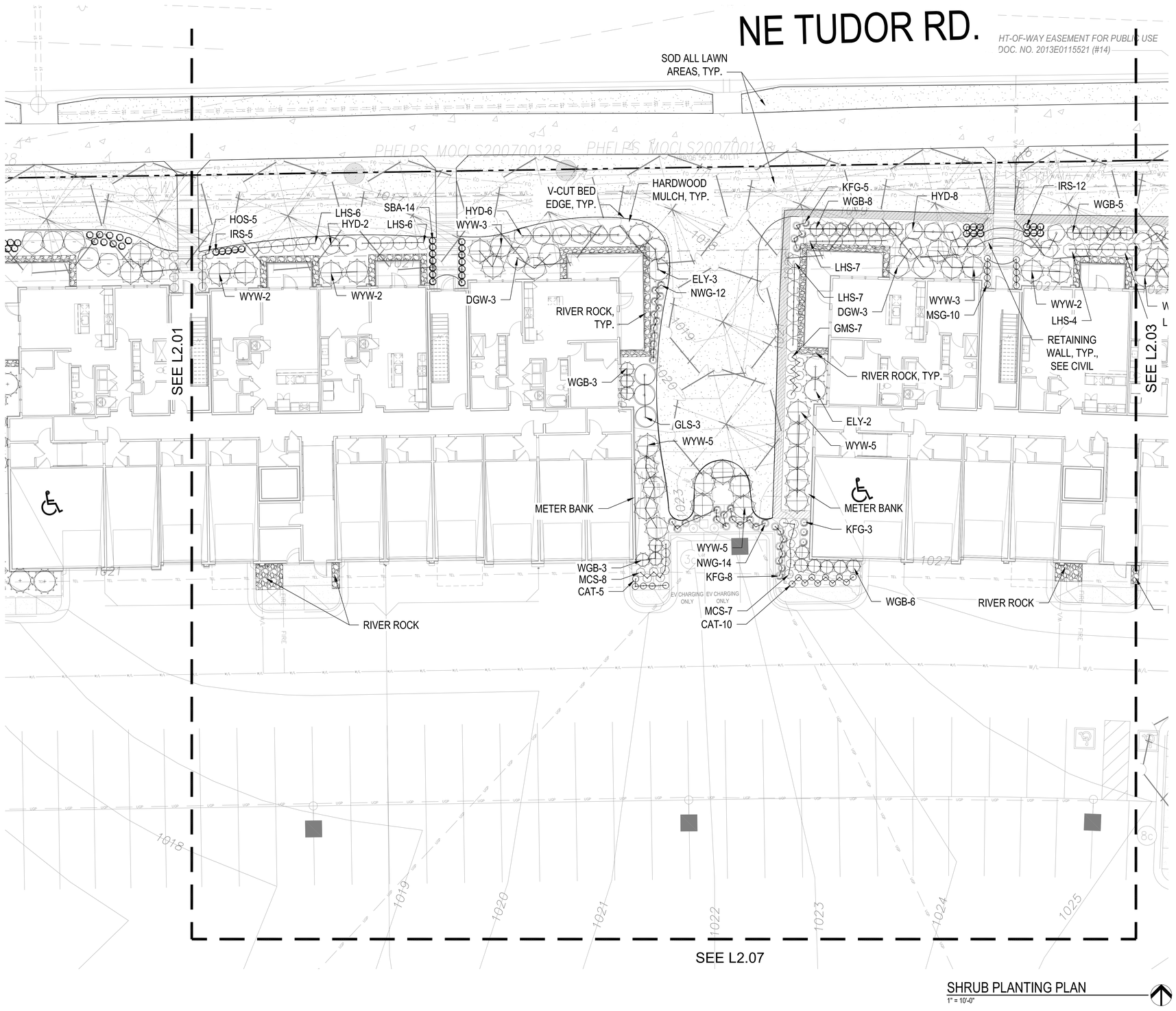
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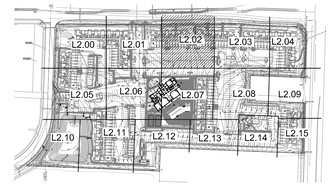
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



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NTS

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DRAWING RELEASE LOG
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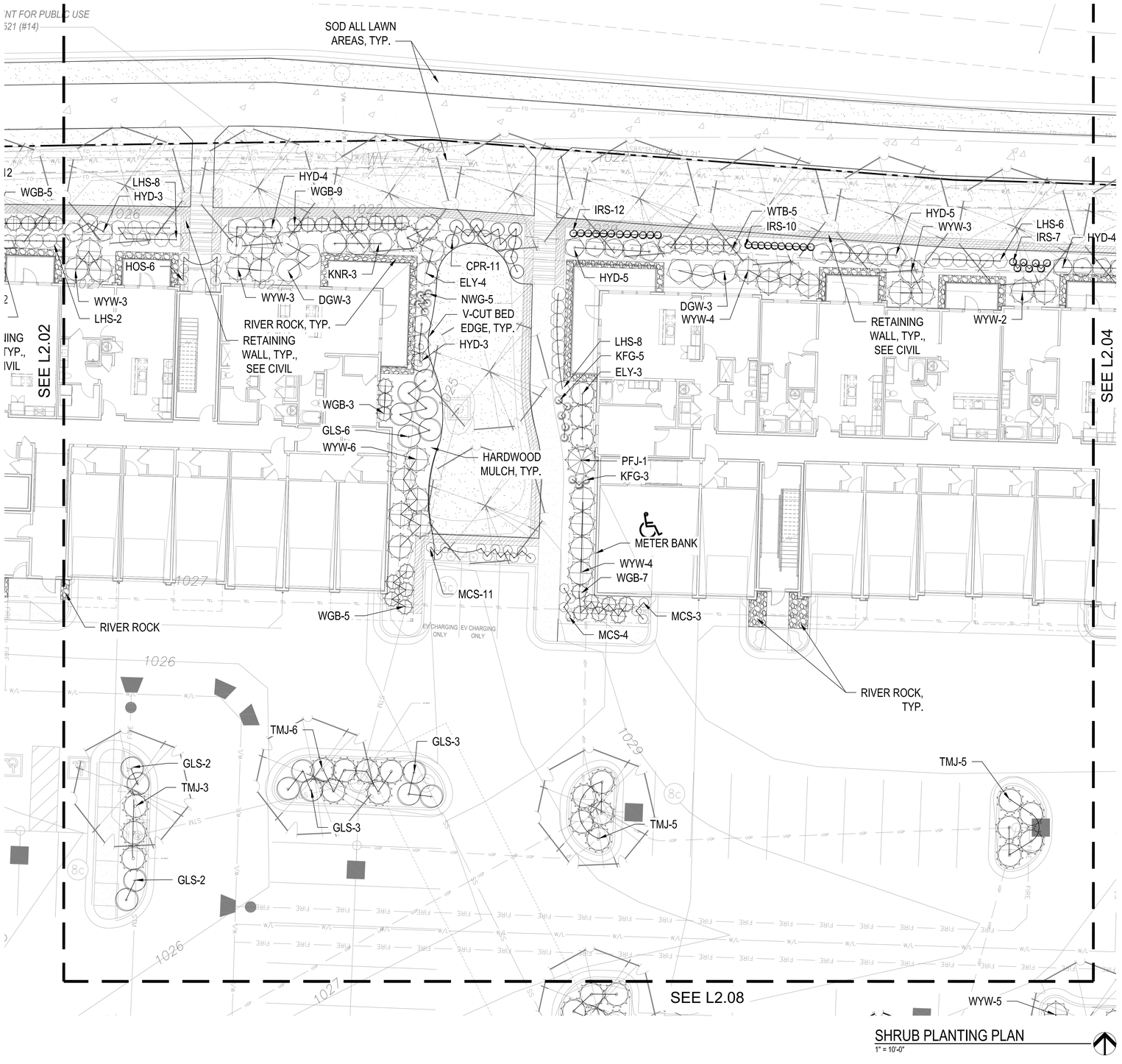
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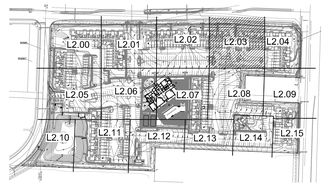
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



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HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

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   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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

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DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
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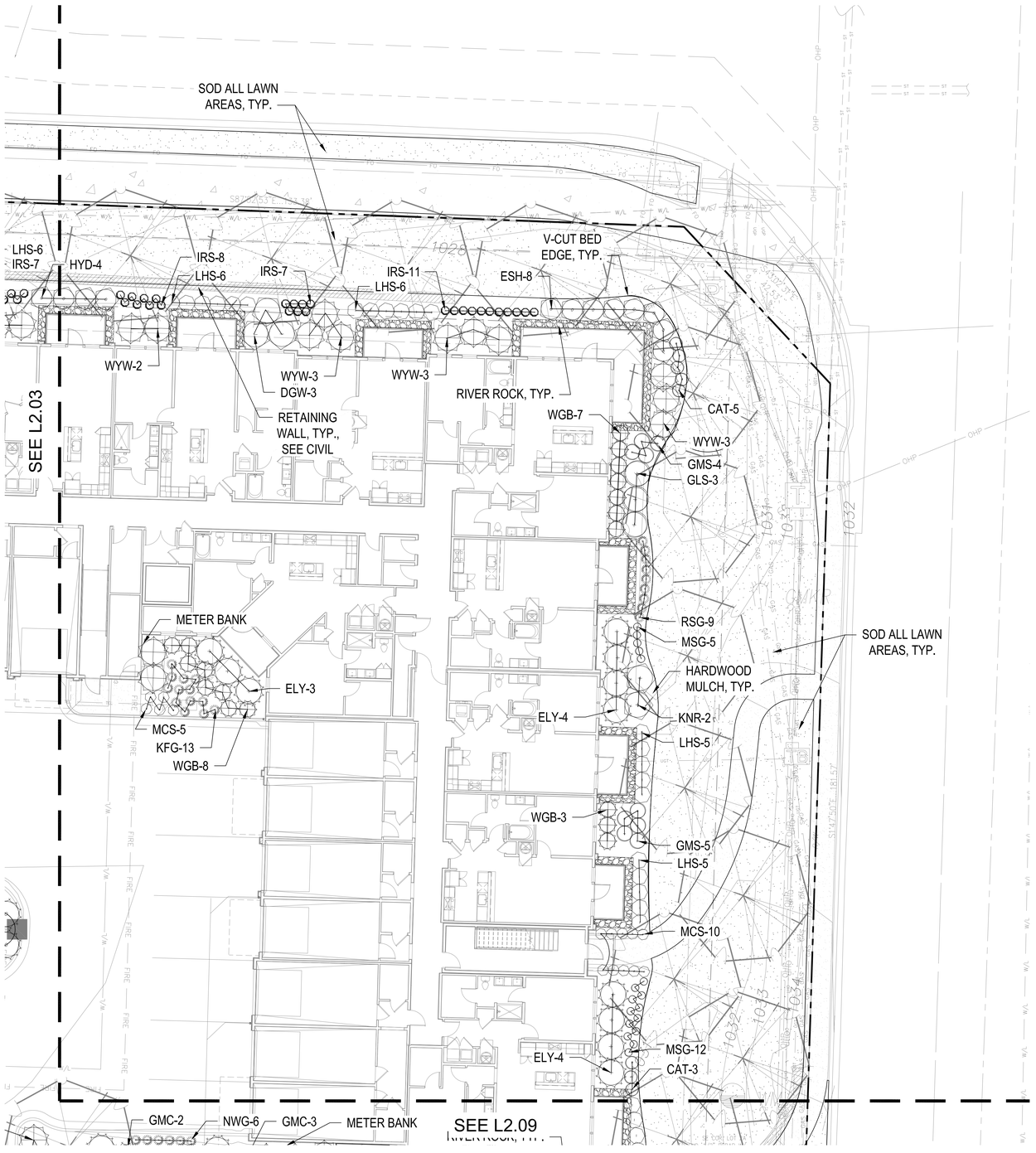
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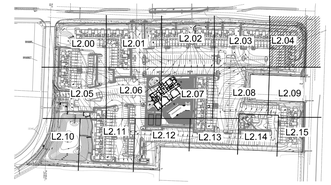
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
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CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
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GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
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WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
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EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

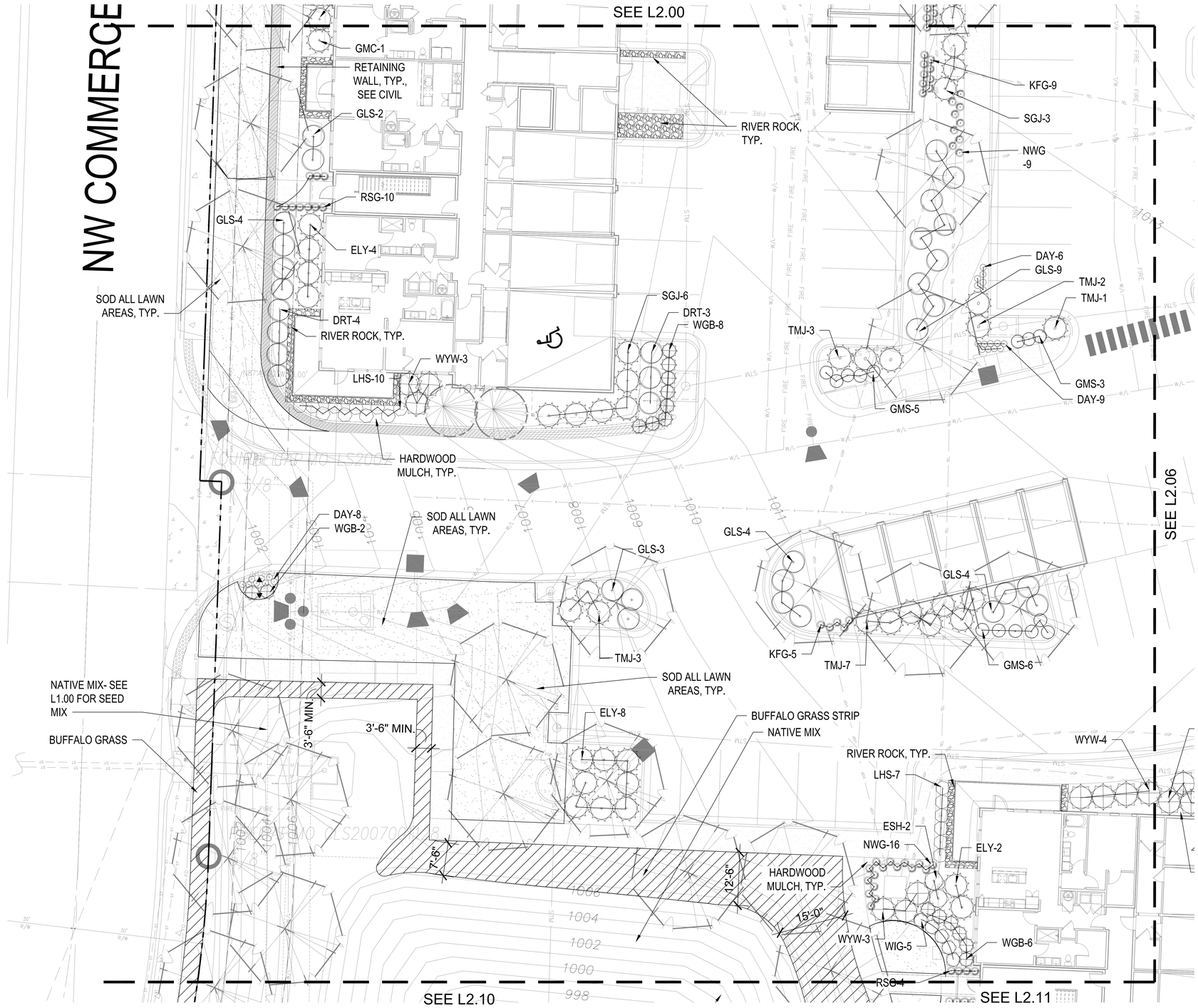
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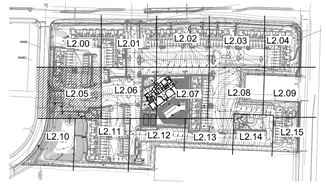
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

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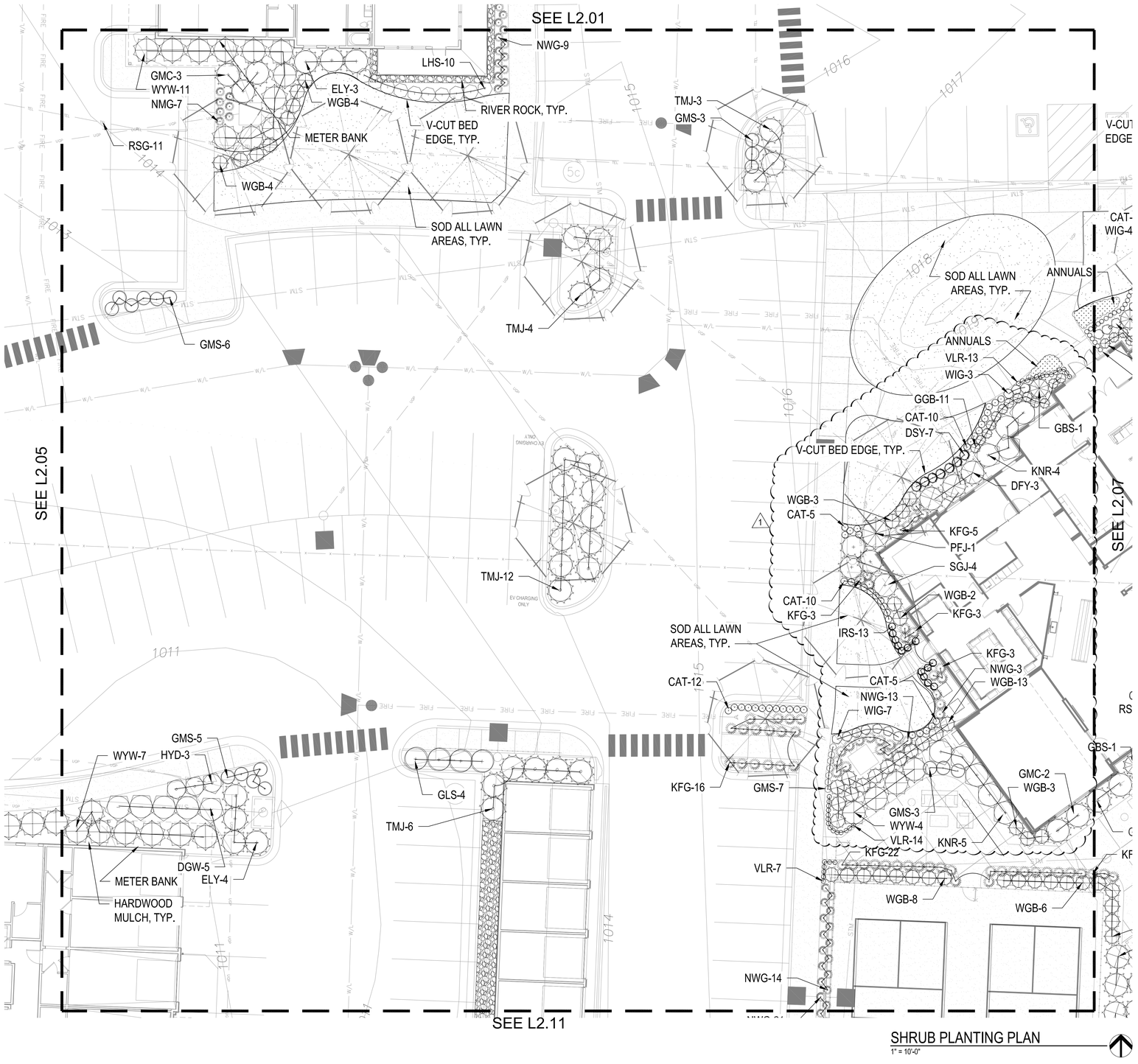
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DATE 08.16.2024
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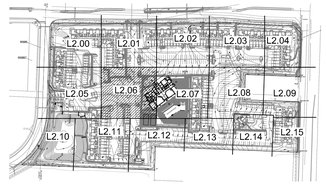
SHEET NAME
SHRUB PLANTING PLAN
SHEET NO.
L2.05

10/3/2022 2:48:43 PM

30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.
EBH	Endless Summer Hydrangea	Hydrangea macrophylla 'Balimer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
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HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

GENERAL NOTES:

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2. 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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

8. 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.

9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.

10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

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4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
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ARCHITECTURE
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ARCHITECTURE
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NSPJARCH.COM
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09.13.2024

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

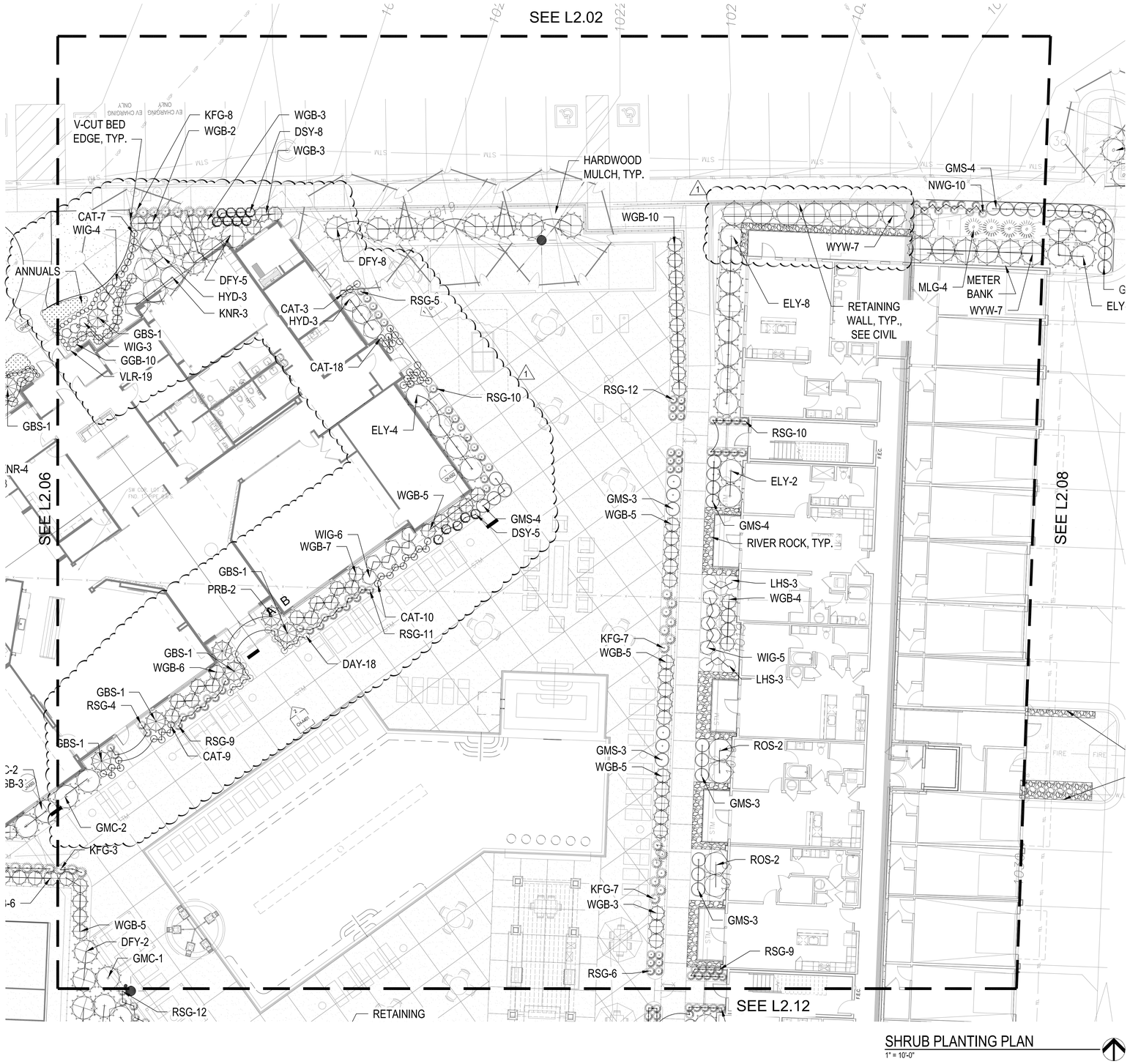
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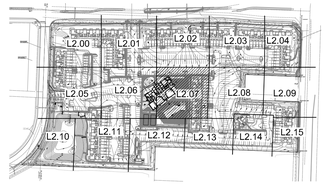
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SHRUB PLANTING PLAN
SHEET NO.
L2.06

10/3/2022 2:48:43 PM

30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
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NTS

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ARCHITECTURE
LANDSCAPE
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P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
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STATE OF MISSOURI
KATHRYN ROSE MARTHAVIS
LANDSCAPE ARCHITECT
PLA-2017004970
09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

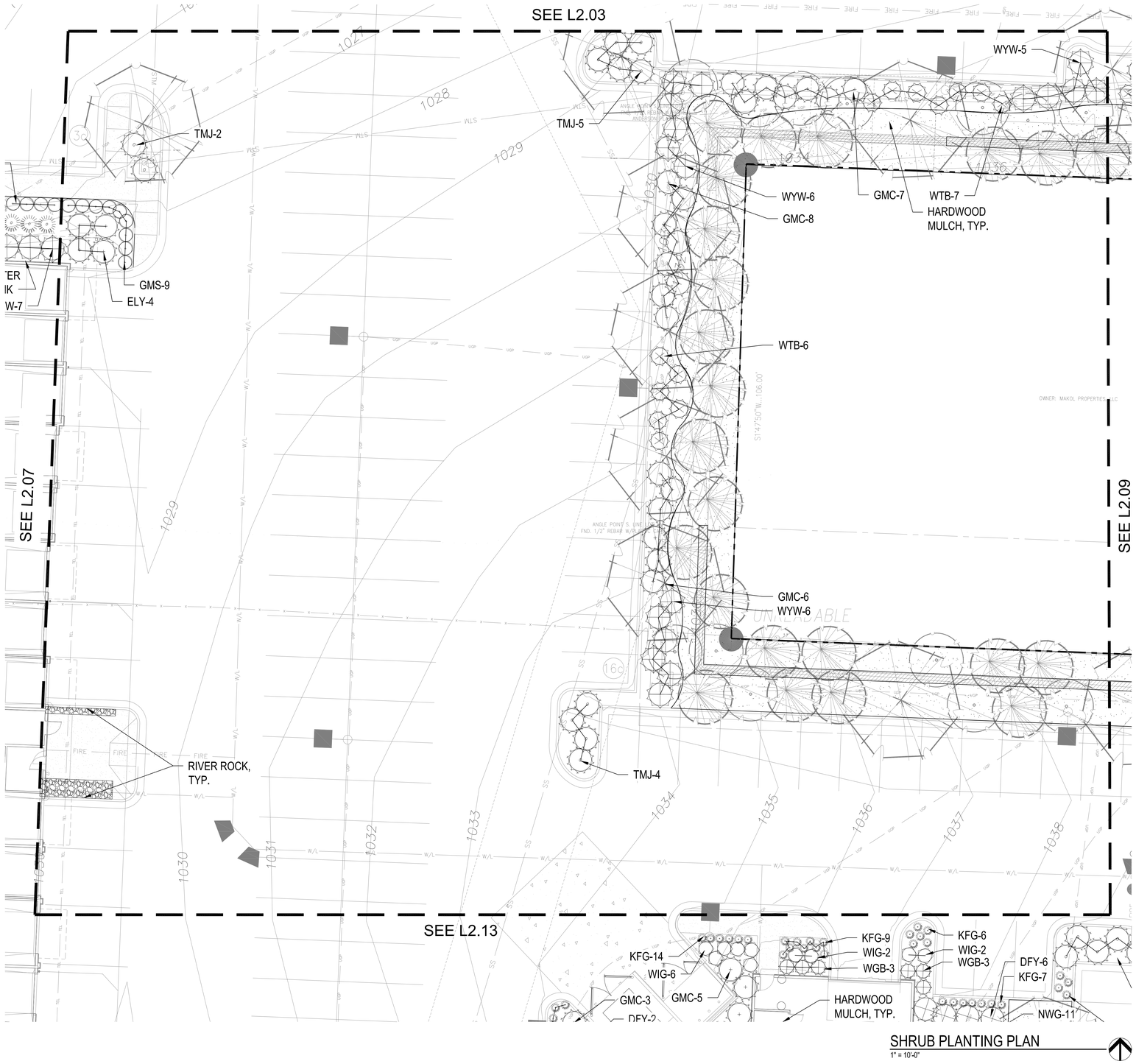
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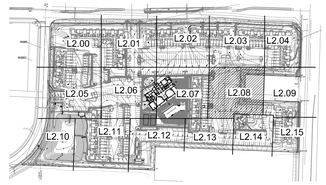
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30x42 SHEET (Arch E1)



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4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
   5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
   5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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KATHRYN ROSE MARTHAVIS
LANDSCAPE ARCHITECT
PLA-2017004970
09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

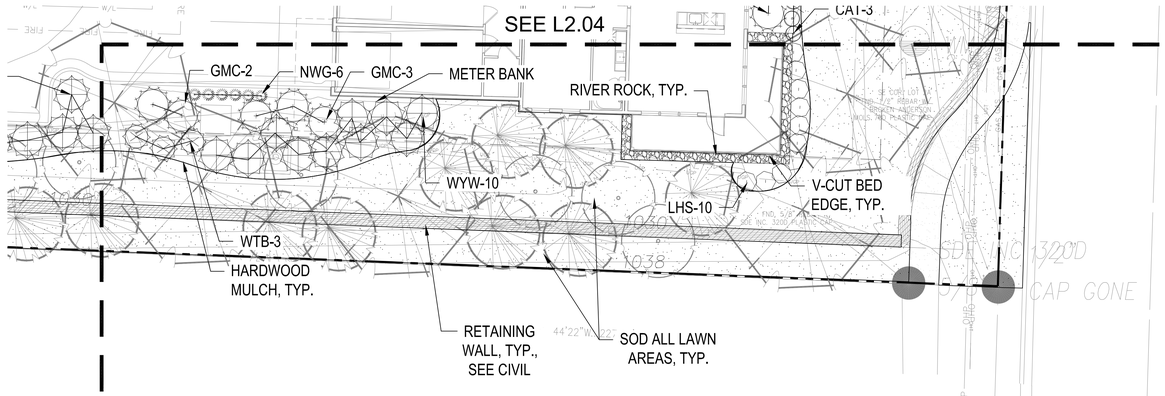
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DATE 08.16.2024
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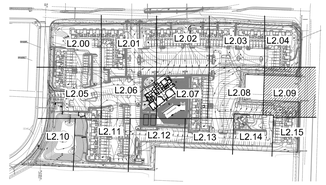
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SHRUB PLANTING PLAN
SHEET NO.
L2.08

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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.
EBH	Endless Summer Hydrangea	Hydrangea macrophylla 'Ballmer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
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HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

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   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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

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9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER. REFER TO L3.00 FOR PLANTING SOIL MIX.

10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

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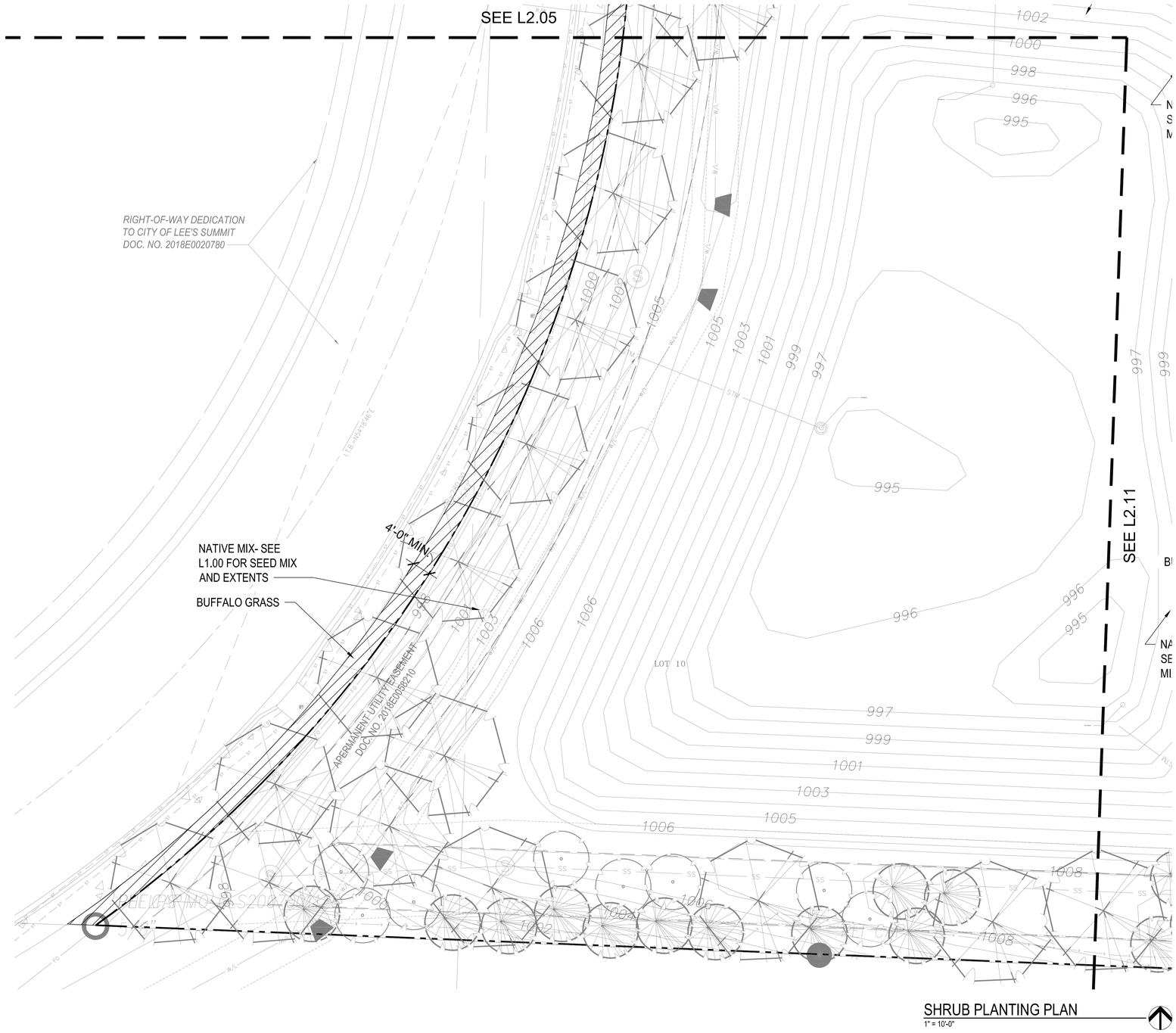
REVISIONS

JOB NO. 720522
DATE 08.16.2024
DRAWN BY SLW / KRM

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SHEET NO.
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
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NTS

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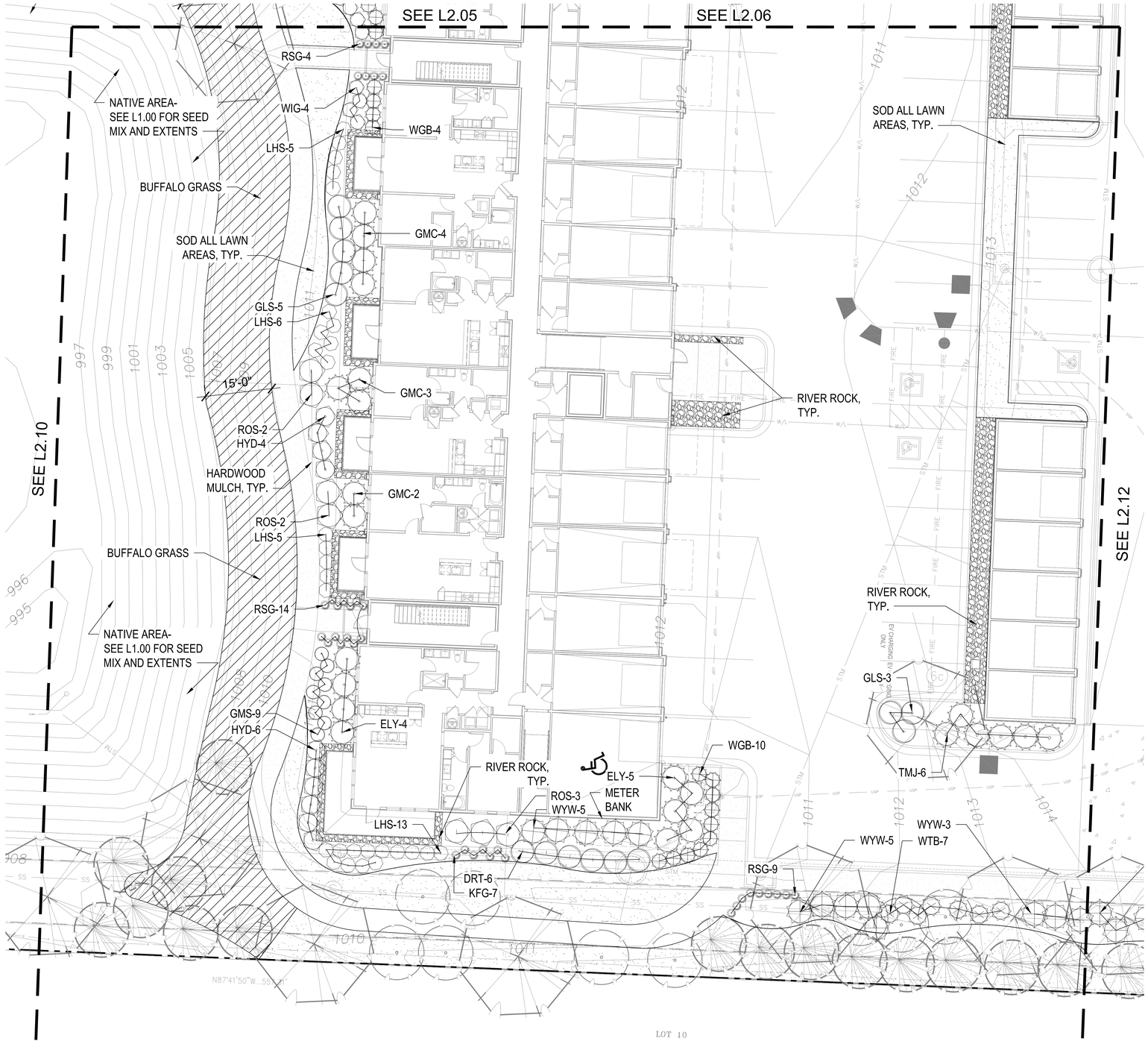
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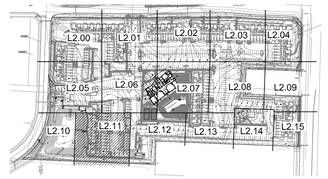
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
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4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

8. 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.

9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.

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11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

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3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
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   5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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STATE OF MISSOURI
KATHRYN ROSE MARTINOVIC
NUMBER
PLA-2017004970
09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

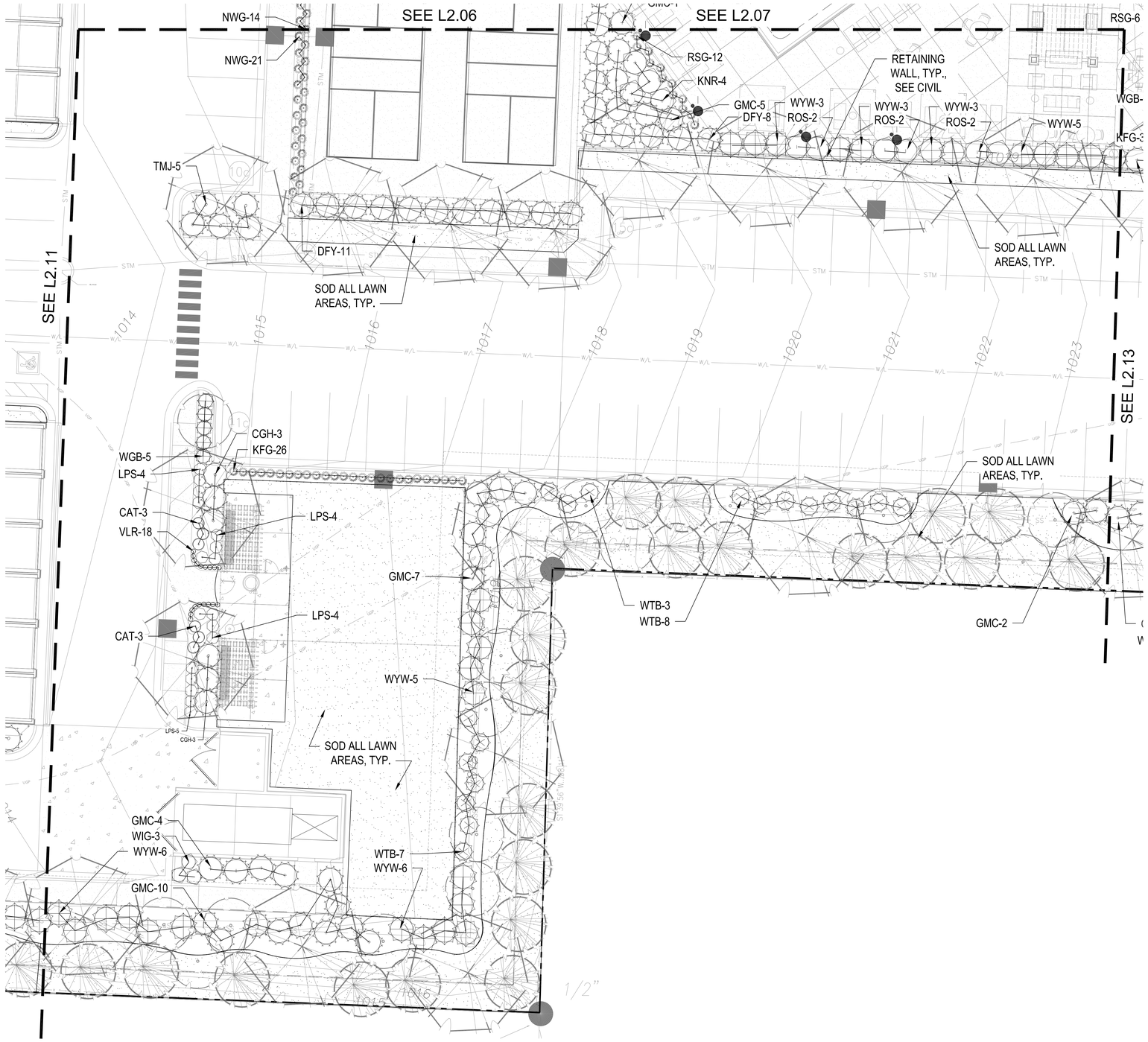
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DATE 08.16.2024
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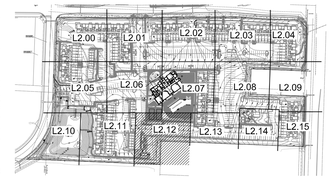
SHEET NAME
SHRUB PLANTING PLAN
SHEET NO.
L2.11

10/3/2022 2:48:43 PM

30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi"	2 Gal.
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KNR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HOS	Sum & Substance Hosta	'Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

GENERAL NOTES:

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   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
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- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

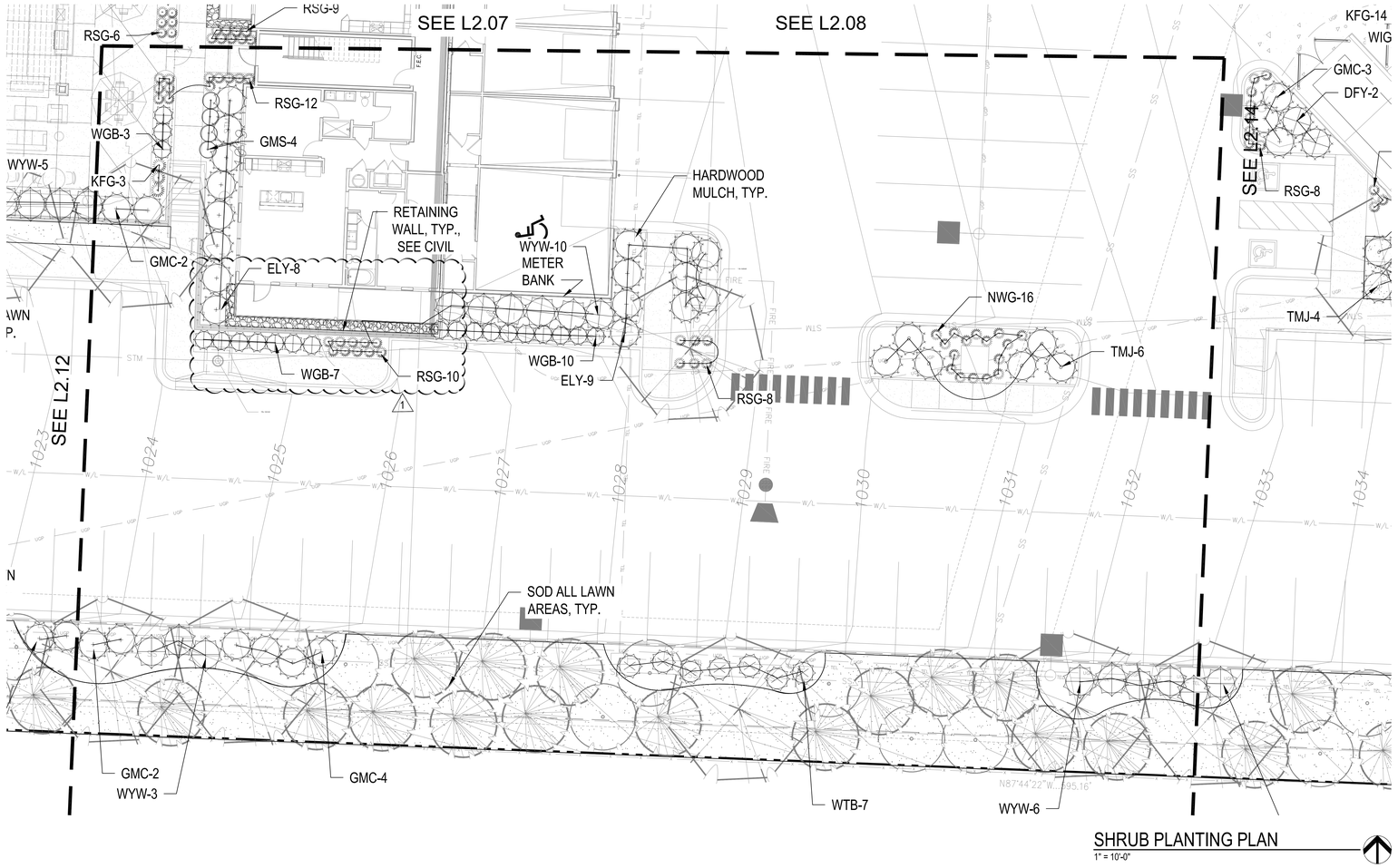
REVISIONS

JOB NO. 720522
DATE 08.16.2024
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SHEET NO.
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30x42 SHEET (Arch E1)



SHRUB PLANTING PLAN
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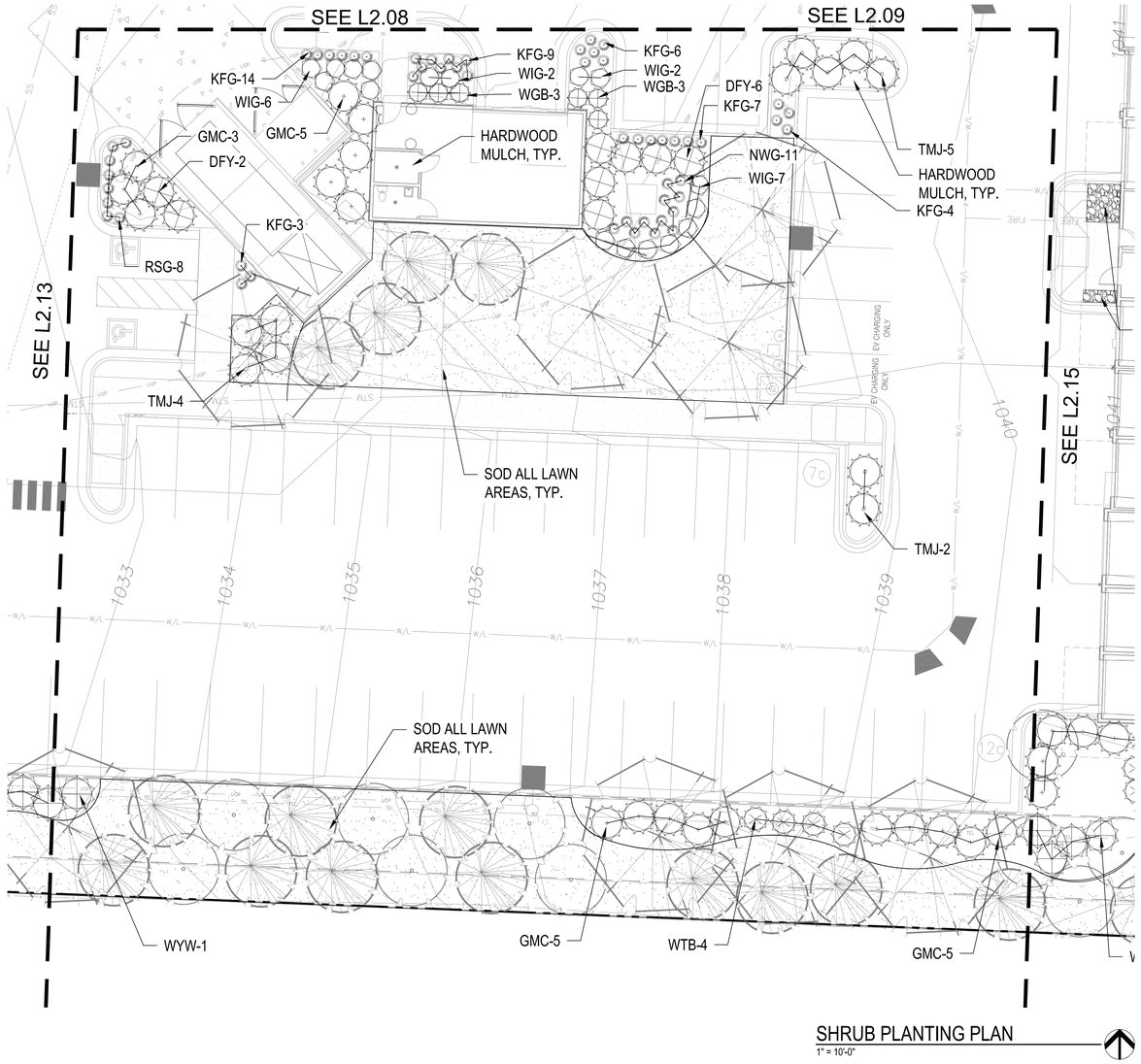
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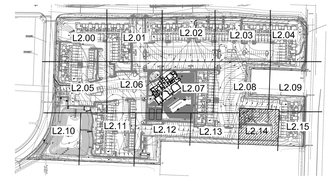
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Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HOS	Sum & Substance Hosta	'Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal.

GENERAL NOTES:

1. 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.

2. 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.

3. 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.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

8. 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.

9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.

10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
   5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
   5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

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ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
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09.13.2024

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
- 09.13.24 FDP COMMENTS 1

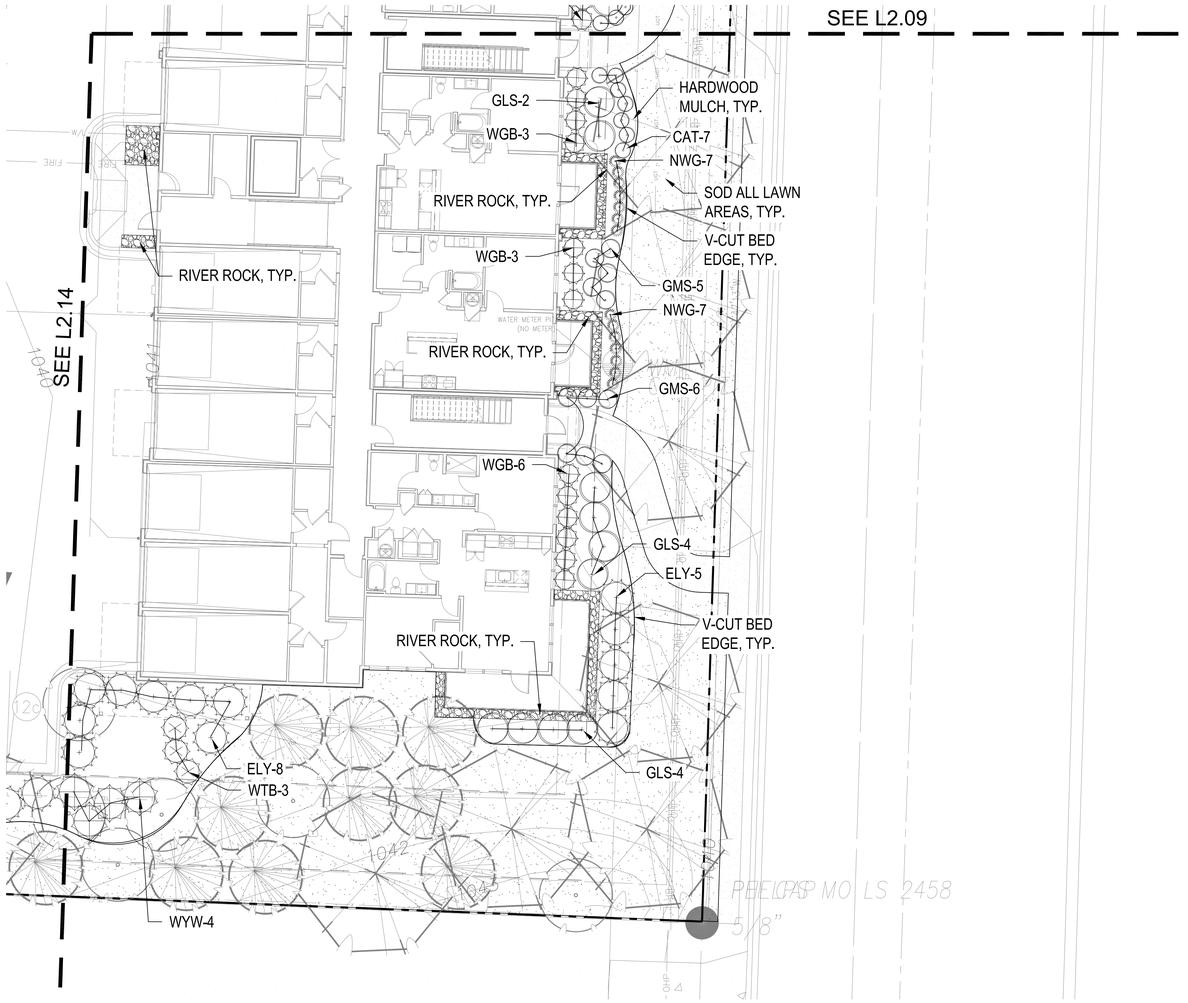
REVISIONS

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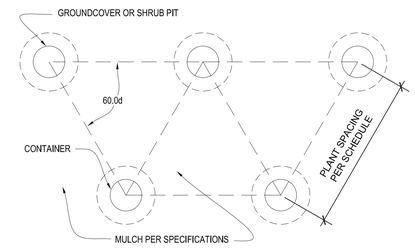
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SHRUB PLANTING PLAN
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30x42 SHEET (Arch E1)



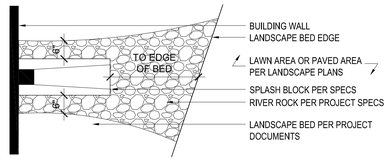
30x42 SHEET (Arch E1)



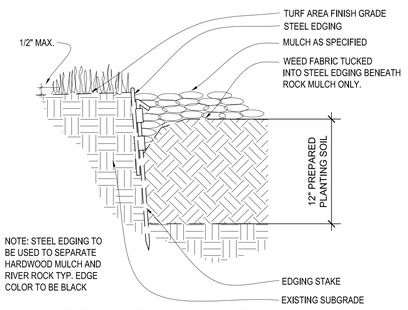
Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

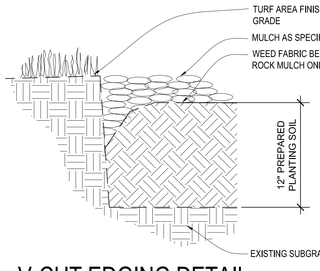
10 PLANT SPACING DETAIL
NOT TO SCALE



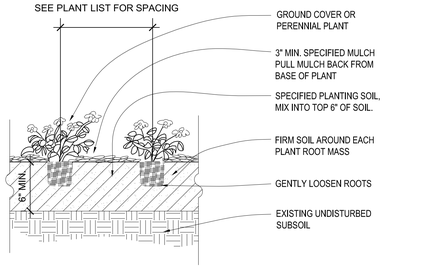
9 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE



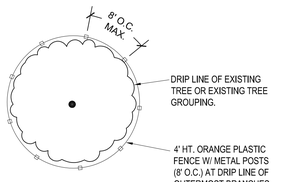
8 STEEL EDGING DETAIL
NOT TO SCALE



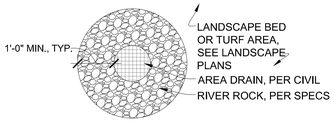
7 V-CUT EDGING DETAIL
NOT TO SCALE



6 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE

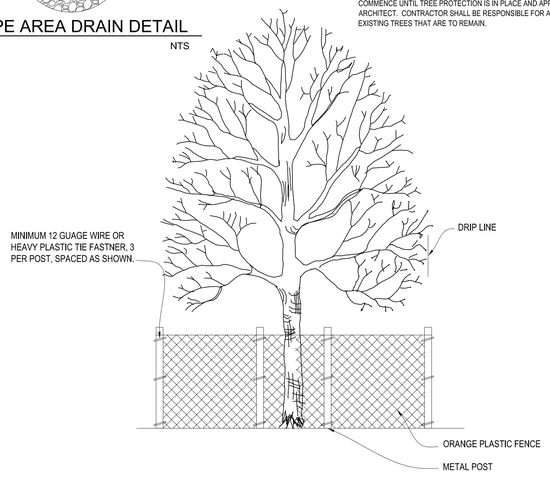


PLAN

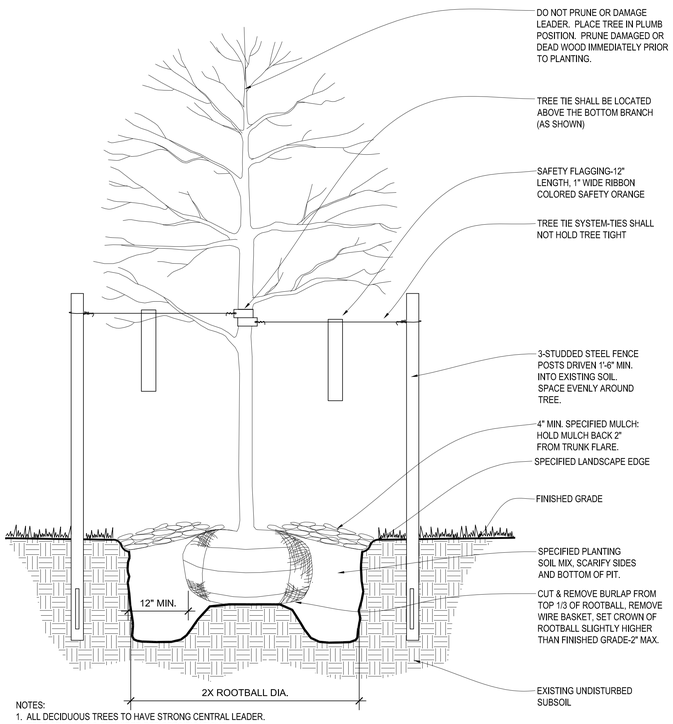


LANDSCAPE AREA DRAIN DETAIL
NTS

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

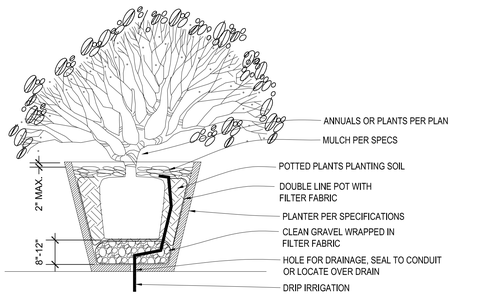


5 TREE PRESERVATION DETAIL
NOT TO SCALE

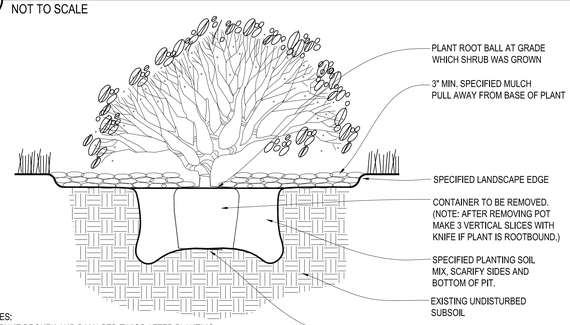


NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

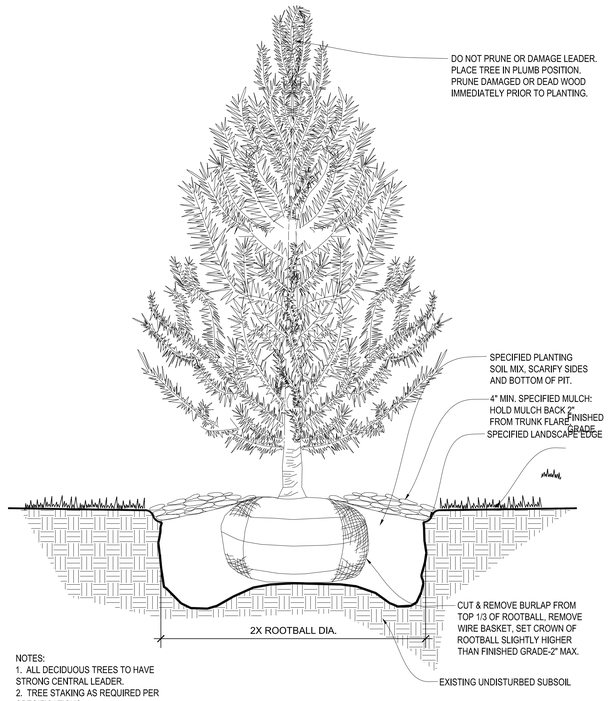


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. 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.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. 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.
3. 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.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
13. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

MATERIALS:

14. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
15. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
16. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
17. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
18. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, 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.
19. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
20. STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL. 1'-3" THICK.
21. ROCK BEDS SHALL SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

INSTALLATION:

11. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
12. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
13. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
14. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
15. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
16. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:
PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:
A. MINIMUM WORKING PRESSURE RATINGS:
   1. PRESSURE PIPING: 150 PSIG (1035 KPA).
   2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)
B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
   1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
   2. PIPE GREATER THAT 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
F. PLASTIC FITTINGS:
   1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
   2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
      A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
G. MINIMUM COVER:
   1. IN LAWN AND PLANTING AREAS:
      A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
      B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
   2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
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KANSAS, 66207
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STATE OF MISSOURI
KATHRYN ROSE MARTHUVIS SCHLUMBER
PLA-2017004970
PROFESSIONAL LANDSCAPE ARCHITECT

09.13.2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 08.16.24 FINAL DEVELOPMENT PLAN
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REVISIONS

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PLANTING DETAILS

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