

NOTE:  
THIS SITE IS CONTAINED IN ZONE X ON  
FEMA MAP #29095C0313G, PANEL 313

SHADE / STREET TREES @ +- 45' O.C.  
NATIVE GRASSES OR SHRUBS @ NATURAL HEIGHT  
LAWN BETWEEN CURB & NATIVE GRASSES

SHADE / STREET TREES @ +- 45' O.C.

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ENTRY MONUMENTS

**LEGEND**

-  SHADE / STREET TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES
-  NATIVE GRASSES OR SHRUB BEDS
-  TURF GRASS
-  SIDEWALKS / HARDSCAPE

OWNER: MORTON  
MARTIN W. &  
MAY-TR

UNPL

SILVER  
STAKES LOC.

POOL &  
AMENITY  
AREA

EXISTING  
TREES

OFFICE / COMMERCIAL  
CONCEPTUAL LAYOUT

NE BOWLIN ROAD

NE BOWLIN ROAD

BC  
EA  
BC



SCALE: 1" = 50'

**LANDSCAPE PLAN**

6.29.17

**WEST RIDGE AT THE LAKE  
PRELIMINARY DEVELOPMENT PLANS  
NE LAKEWOOD WAY AND NE BOWLIN ROAD  
LEE'S SUMMIT, MISSOURI**


REVISION DATE	DESCRIPTION

**LANDSCAPE PLAN**

SHEET

**L 1**

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**LANDSCAPE NOTES**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 WOOD OR STEEL "T" POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

4. 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO.

7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOS-PHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTING. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

10. SHRUB AREAS SHALL BE MULCHED WITH 3" DEEP HARDWOOD MULCH. IN LOCATIONS LABELED ROCK USE 3" ROCK MULCH INSTALLED OVER A WEED BARRIER MAY BE INSTALLED IN SPECIFIC SHRUB BEDS WHERE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. ROCK TO BE 3" DEEP SMOOTH RIVER COBBLE, 2" TO 4" DIA., IN EARTH TONE BROWN AND GRAY COLORS. ROCK SHALL BE INSTALLED OVER A PERMEABLE LANDSCAPE WEED CONTROL FABRIC (PROPEX INC OR GEOTEX 401, MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.

ORNAMENTAL GRASSES, GROUND COVER AND PERENNIAL PLANT BED AREAS TO BE MULCHED WITH 3" OF HARDWOOD MULCH. IN AREAS OF STEEP SLOPES AN EROSION MAT IS TO BE INSTALLED INSTEAD OF HARDWOOD MULCH. ACTUAL LOCATIONS AND EXTENT OF EROSION MAT TO BE DETERMINED IN FIELD.

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

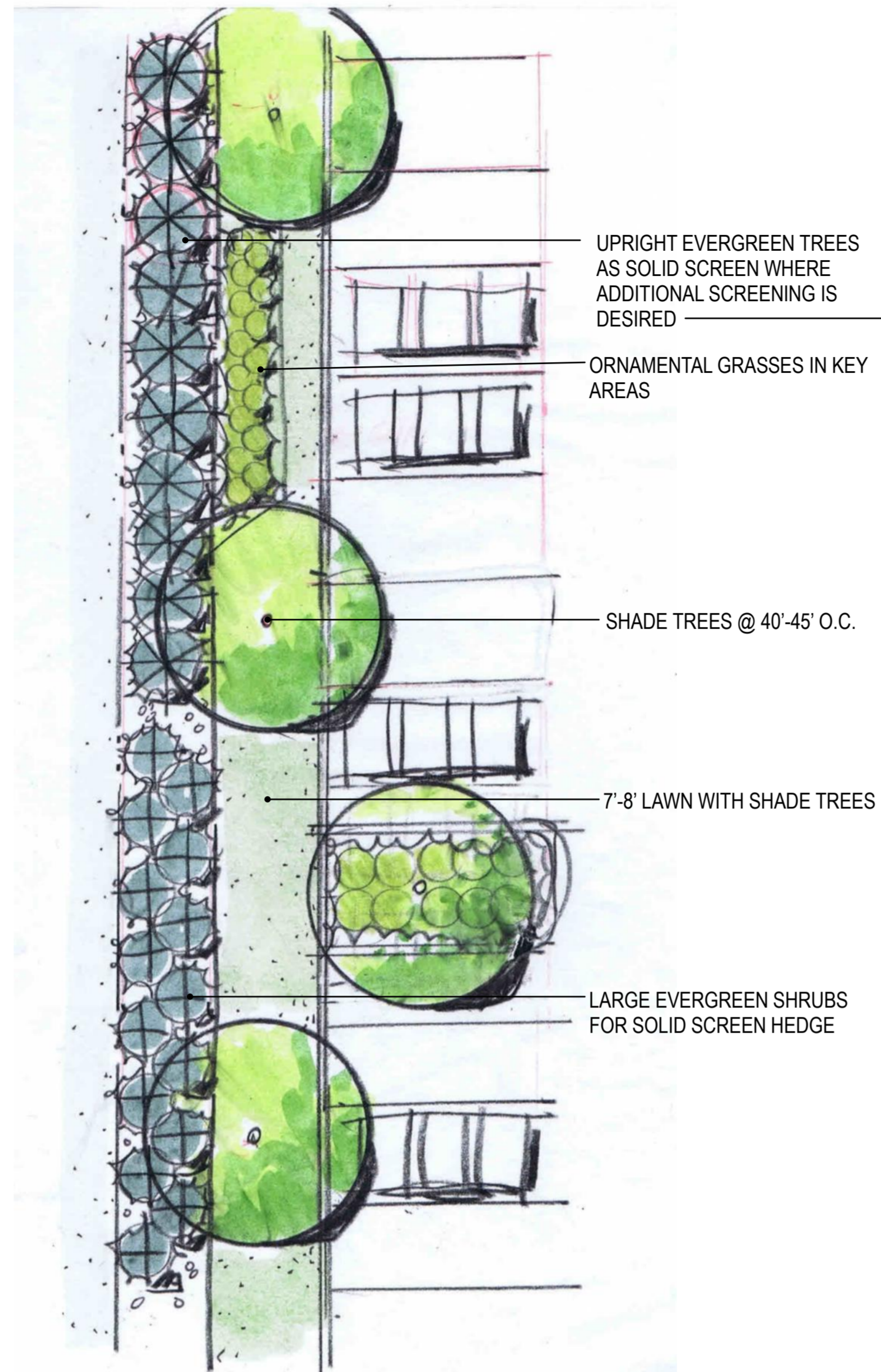
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

15. WATER: THE GRASS / PLUGS SHALL BE WATERED AT LEAST TWICE A WEEK FOR THE FIRST (3) WEEKS AFTER PLANTING. THE WATER AMOUNT FOR EACH WEEKLY WATERING SHALL BE AT LEAST EQUIVALENT TO (1) INCH OF RAINFALL. WATER USED IN THIS WORK SHALL BE FURNISHED BY THE OWNER AND WILL BE SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

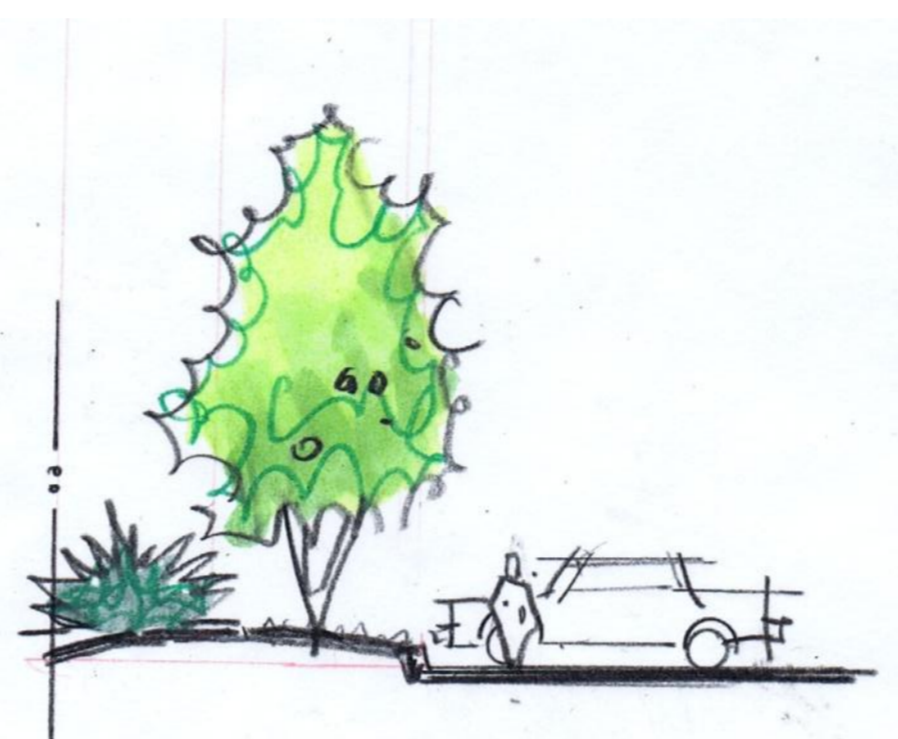
17. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.



**TYPICAL PERIMETER LANDSCAPE BUFFER DETAIL**



**LANDSCAPE BUFFER B**  
(ENHANCED BUFFER WITH UPRIGHT JUNIPER TREES THAT WILL REACH 8'-12' IN HEIGHT AND GROW TOGETHER AS A SOLID HEDGE)



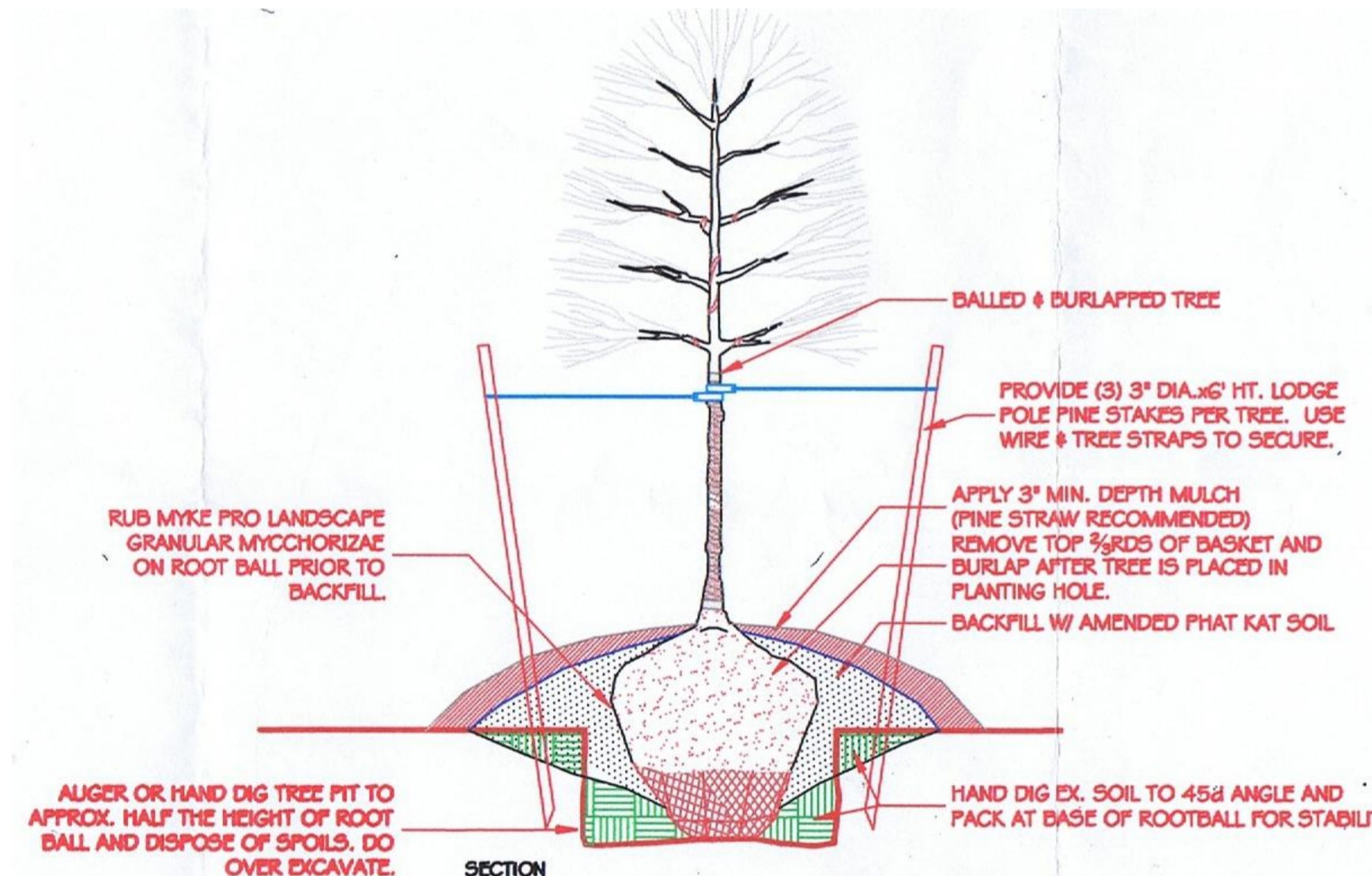
**LANDSCAPE BUFFER A**  
(BUFFER WITH LARGE SEA GREEN JUNIPER SHRUBS IN STAGGERED ROWS TO GROW TOGETHER IN SOLID HEDGE - 5'-6' IN HEIGHT)



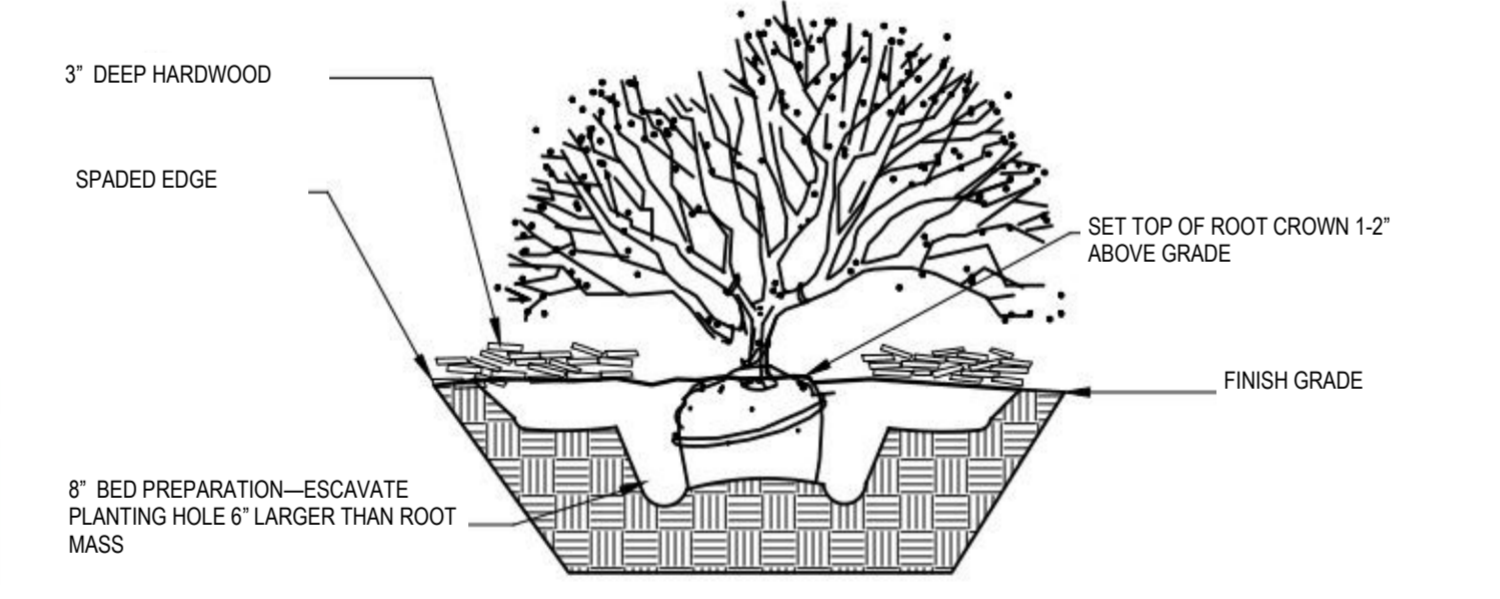
**LANDSCAPE BUFFER B**



**LANDSCAPE BUFFER A**



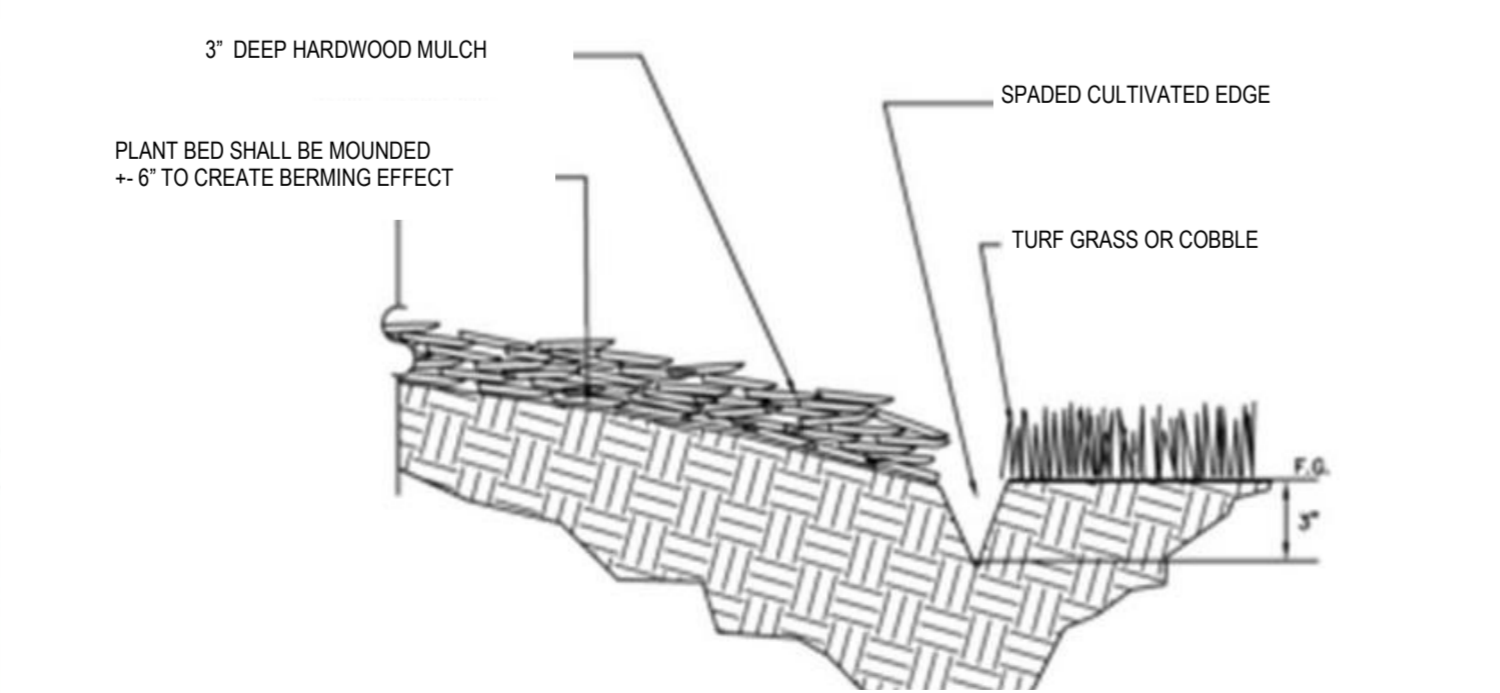
**1 PLANTRIGHT TREE PLANTING METHOD**  
SCALE: N.T.S.



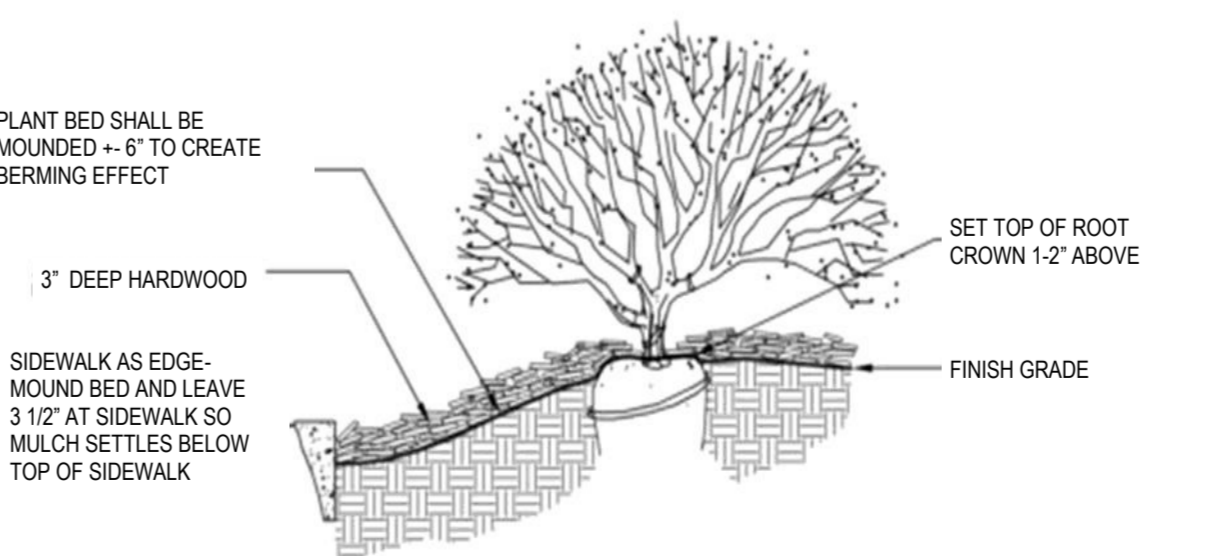
**TYPICAL SHRUB/ ORN. GRASS PLANTING DETAIL**



**BUMPER OVERHANG**



**CULTIVATED EDGE DETAIL**



**SIDEWALK AT EDGE OF PLANT**

**WEST RIDGE at the Lake**  
**LANDSCAPE PLAN** SHEET L2

6.29.17