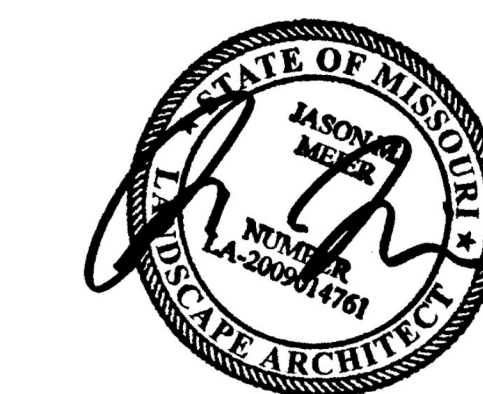


Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
ORNAMENTAL TREES							
	8	<i>Cercis canadensis</i>	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	64	<i>Festuca ovina glauca</i>	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
EVERGREEN SHRUBS							
	16	<i>Juniperus chinensis 'Gold Coast'</i>	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	20	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper		5' ht.		Symmetrical pyramidal form
PERRENIALS							
	36	<i>Allium 'Millenium'</i>	Ornion - Ornamental	1 gal.			Plant @ 18" O.C.

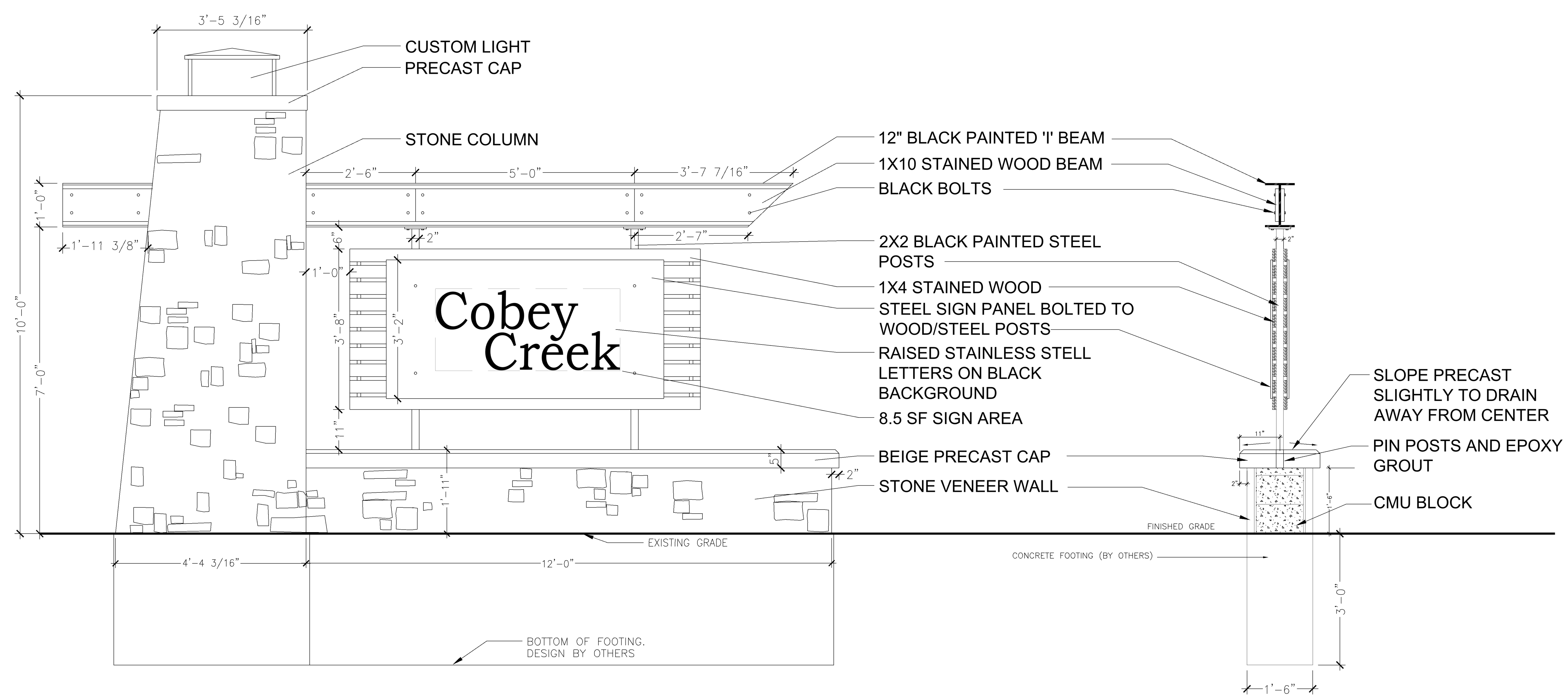
MEIER
LANDSCAPE
ARCHITECTURE
 15245 Metcalf Ave.
 Overland Park, KS 66223
 913.787.2817



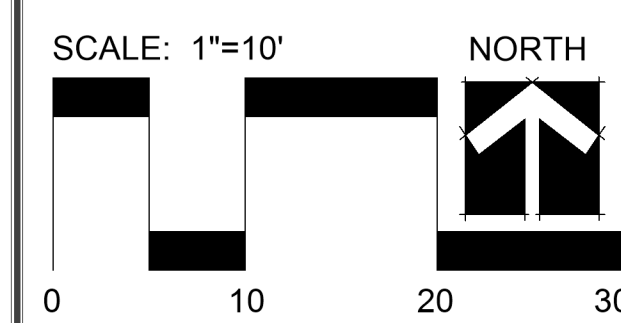
CLIENT
 Summit Homes
 120 SE 30th Street
 Lee's Summit, MO 64082

PROJECT
 Cobey Creek
 Entry Monument
 150 Hwy
 Lee's Summit MO

1 LANDSCAPE/LAYOUT PLAN (WEST MONUMENT)
 SCALE: 1"=10'-0"



2 MONUMENT ELEVATION VIEW AND SECTION VIEW
 SCALE: NOT TO SCALE



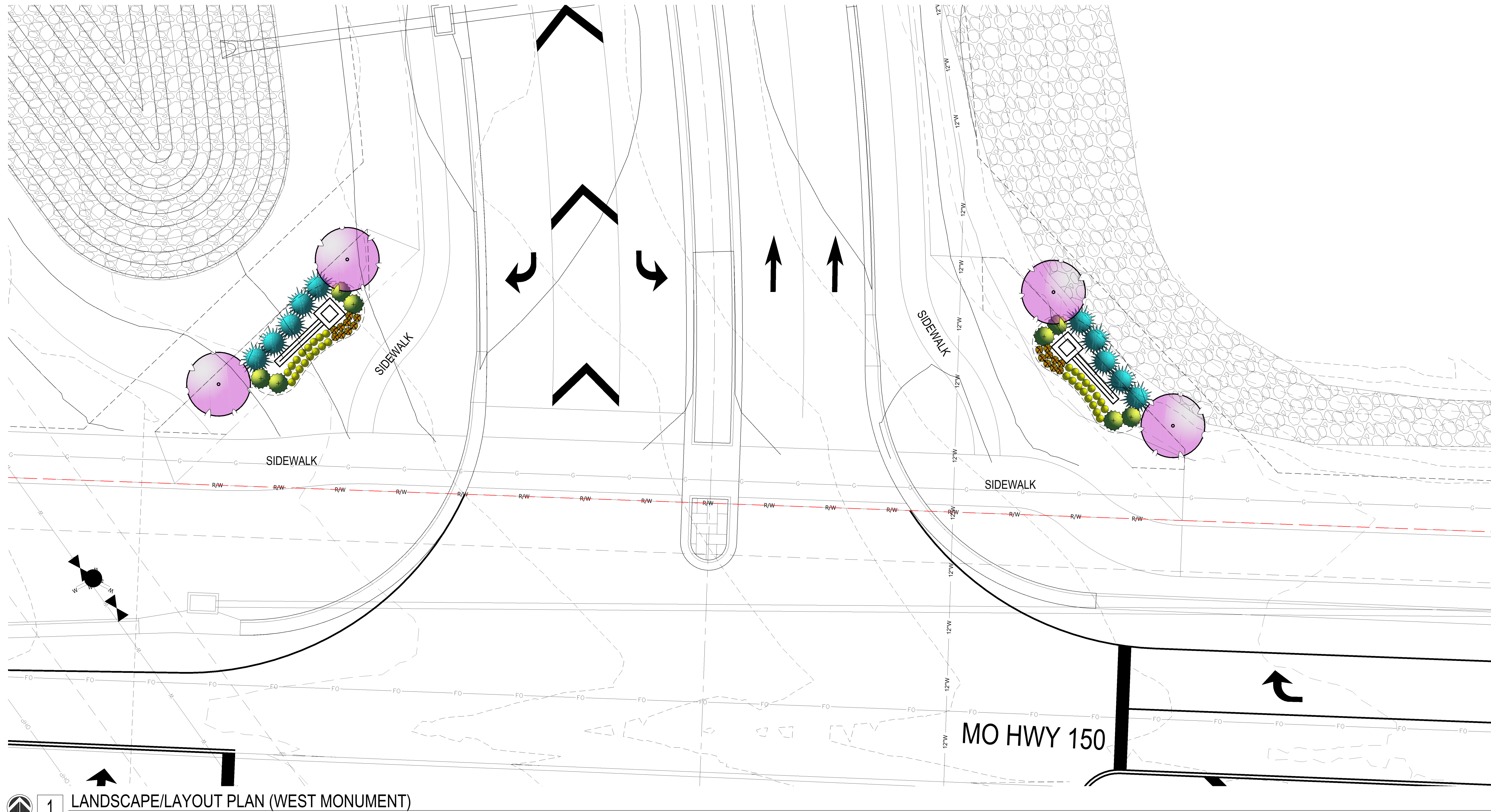
Date: 9.9.2022
 Project #: 885
 Monument Plan

L2



CLIENT
 Summit Homes
 120 SE 30th Street
 Lee's Summit, MO 64082

PROJECT
 Cobey Creek
 Entry Monument
 150 Hwy
 Lee's Summit MO



1 LANDSCAPE/LAYOUT PLAN (WEST MONUMENT)
 SCALE: 1"=10'-0"

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the 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. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

- Materials:**
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. 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.
 2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 4. 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.
 6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP

STAKING REQUIREMENTS:

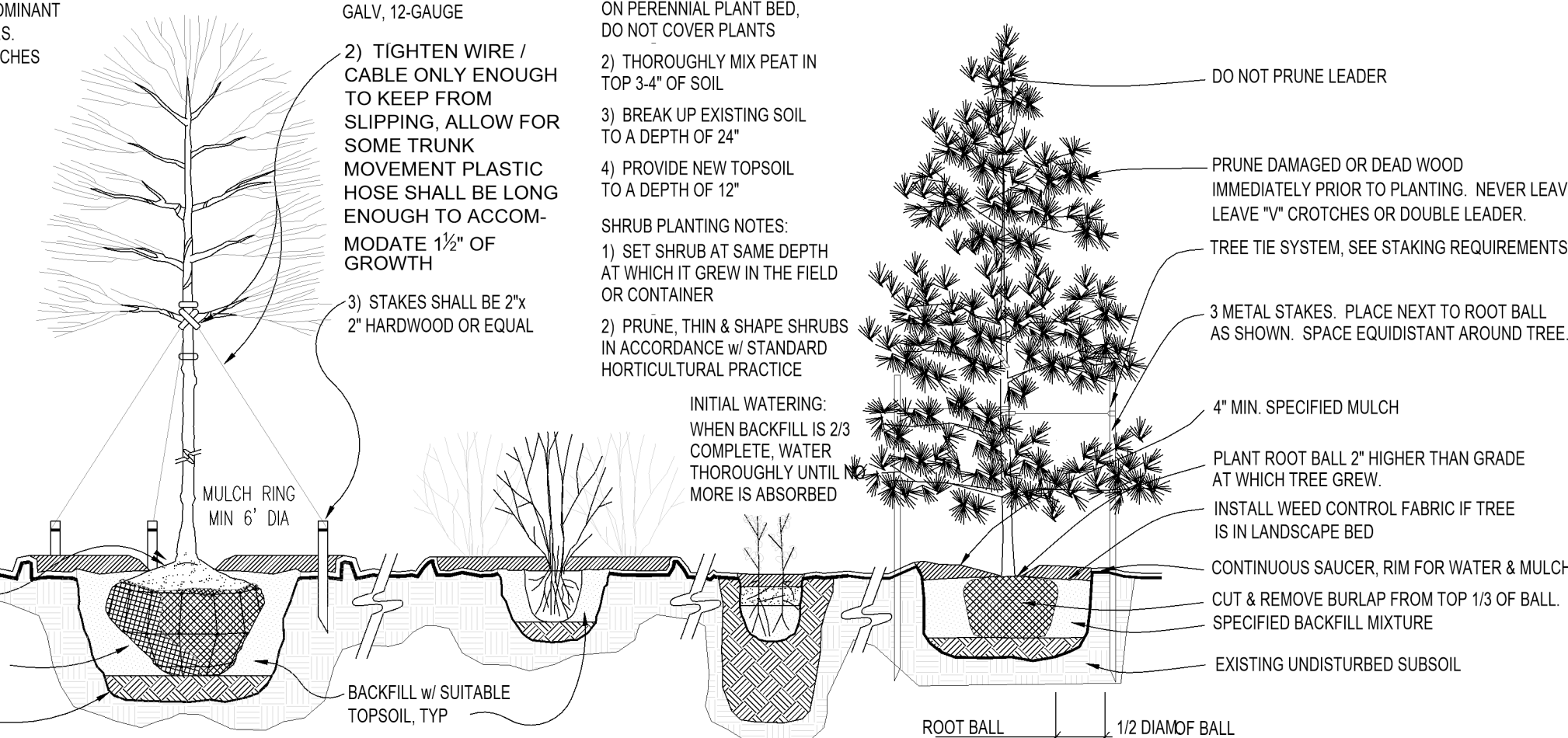
- 1) WIRE / CABLE SHALL BE GALV. 12-GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
- 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

- 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
- 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

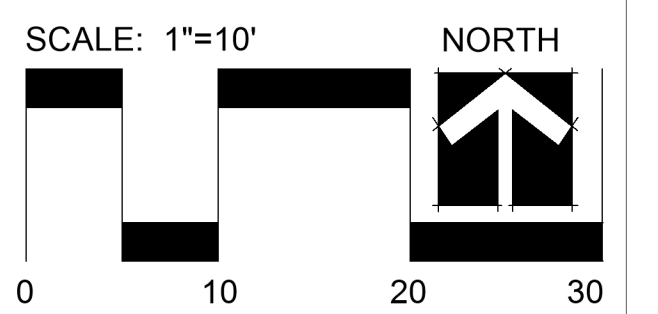
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE



2 PLANTING INSTALLATION DETAILS
 SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
	8	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	64	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
EVERGREEN SHRUBS							
	16	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	20	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
PERENNIALS							
	36	Allium 'Millenium'	Onion - Ornamental	1 gal.			Plant @ 18" O.C.

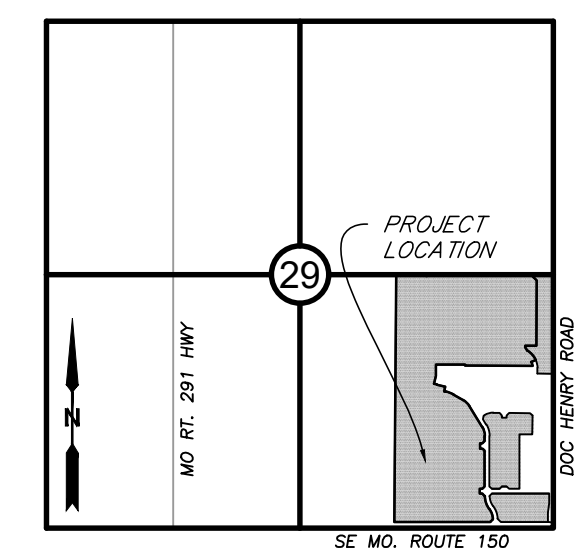


Date: 9.9.2022
 Project #: 885
 Landscape Plan

Sep 07, 2022 - 4:38pm Printed By: gaste G:\Shared drives\KCTD - Land Development\Projects\2021\KCTD0080 Cobey Creek Resubdiv\01 CIVIL\01-DWG\Sheet\Exhibits\2\VIC10080 - S175 - MONUMENT SIGN PLAN Layout: MONUMENT SIGN PLAN

DEVELOPER:
 BRAD KEMPF
 SUMMIT HOMES KC
 120 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 BRADLEY@SUMMITHOMESKC.COM
 (816) 927-9711

CIVIL ENGINEER:
 GARRETT CATES
 ANDERSON ENGINEERING, INC.
 941 W 141ST TERR
 KANSAS CITY, MO 64145
 GCATES@AE-INC.COM
 (816) 777-0400 EXT. 508



VICINITY MAP
 SECTION 29, TOWNSHIP 47, RANGE 31
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 NOT TO SCALE

SURVEY CONTROL:
 CP #100
 CHISELED "+ " ON CURB INLET
 CURB INLET AT THE SOUTHWEST
 CORNER OF SE GILLETTE ROAD
 AND SE COBEY CREEK DRIVE
 N: 978174.32
 E: 282739.80
 EL: 1005.17

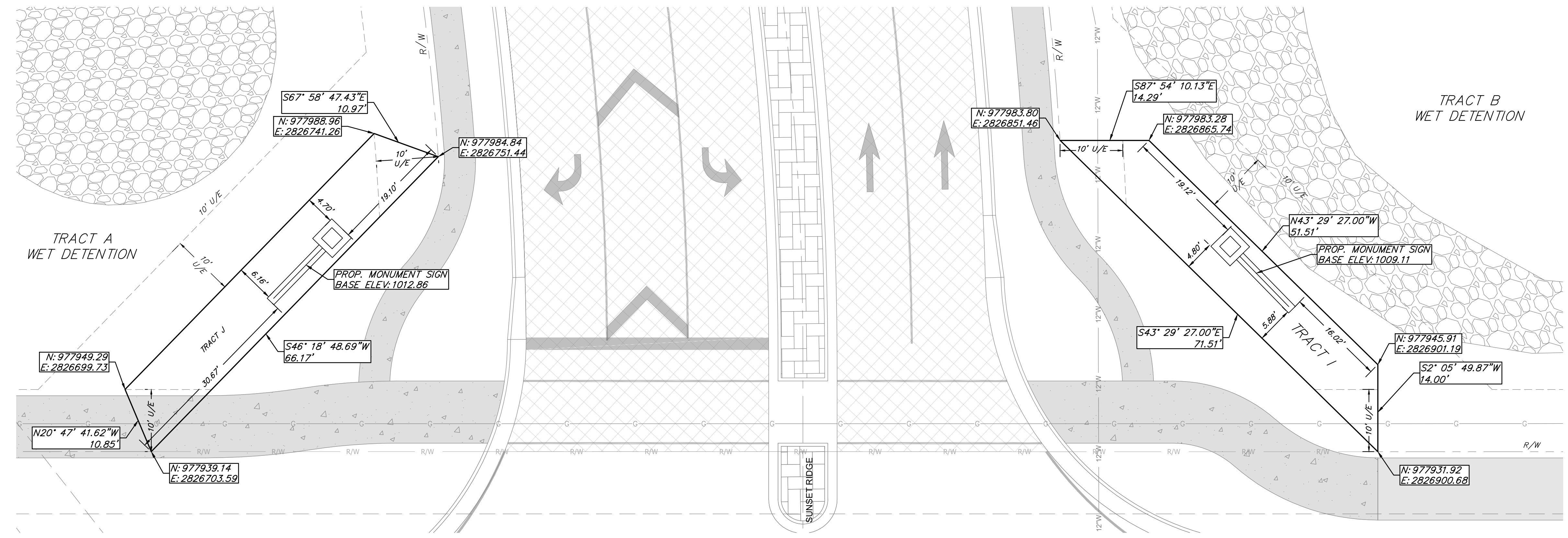
CP #9039
 BAR AND CAP STAMPED
 2006016633 CENTERLINE OF SE
 COBEY CREEK DRIVE AT THE
 DEAD END
 N: 979305.16
 E: 2827174.35
 EL: 1002.42

CP #40001
 ALUMINUM CAP STAMPED K5
 1069 MO 2134 NORTHEAST
 CORNER OF THE PROJECT
 N: 980459.77
 E: 2828336.04
 EL: 967.82

BENCHMARK:
 PROJECT BENCHMARK T 201
 ALUMINUM CAP IN TOP OF CONCRETE
 BASE OF FIRST PILLAR OF HWY 150
 AND MISSOURI PACIFIC RAILROAD.
 ELEV=917.39

GENERAL NOTES:

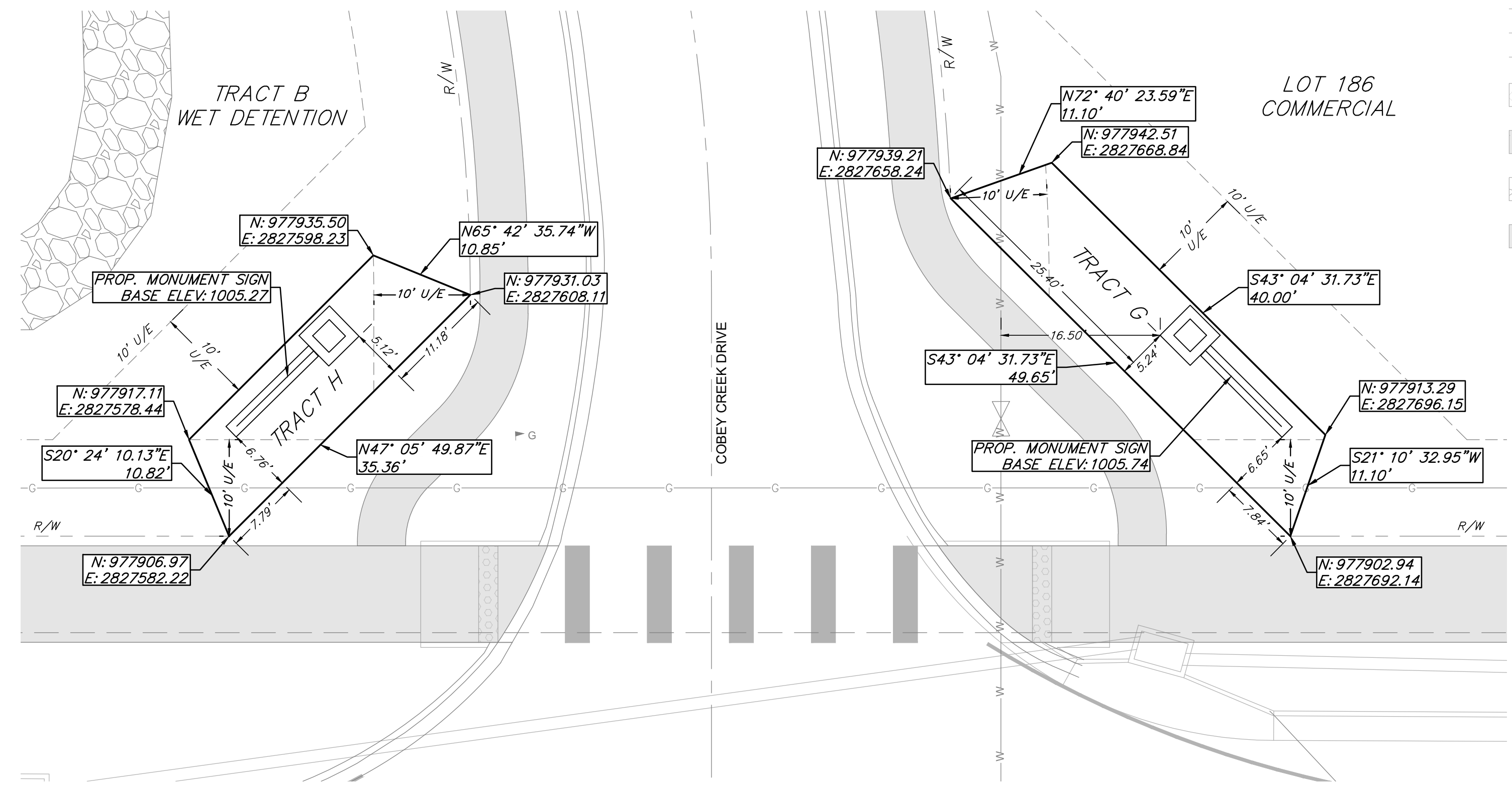
- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND NOTES.



COBEY CREEK WEST ENTRANCE:

LEGEND

- MONUMENT TRACT BOUNDARY
- PROP. MONUMENT SIGN
- PROP. STREET &
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- DETENTION RIPRAP
- EXISTING SIDEWALK



COBEY CREEK EAST ENTRANCE:



UTILITY CONTACTS:

SANITARY & WATER:
 CITY OF LEE'S SUMMIT
 JEFF THORN
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063
 PHONE (816) 969-1900

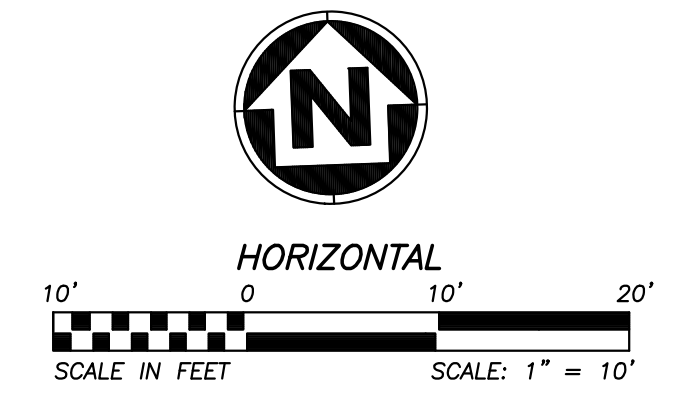
STREETS:
 CITY OF LEE'S SUMMIT
 MICHAEL PARK
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063
 PHONE (816) 969-1900

EVERGY:
 DOUG DAVIN
 1300 SE HAMBLIN ROAD
 LEE'S SUMMIT, MO 64081
 PHONE (816) 347-4320

STORMWATER:
 CITY OF LEE'S SUMMIT
 PUBLIC WORKS
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063
 PHONE (816) 969-1900

A/T&T:
 RONALD GIPFERT
 500 E 8TH STREET
 KANSAS CITY, MO 64106
 PHONE (816) 275-1550

MISSOURI GAS ENERGY:
 RICHARD FROCK
 3025 SW CLOVER DRIVE
 LEE'S SUMMIT, MO 64082
 PHONE (816) 472-3489



ANDERSON ENGINEERING
 EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
 941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

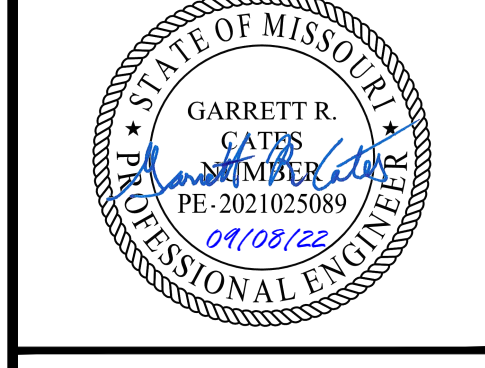
DRAWING INFO.	
NO.	DESCRIPTION
1.	REVISED PER CITY COMMENT
2.	REVISED PER CITY COMMENT

DATE	8/29/22	DRAWN BY:	GC
CHECK BY:	GC	PERMITTED BY:	PJ
LICENSE NO.	900823	ISSUED FOR:	FOR CONSTRUCTION
DATE:	07/09/2022	JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP
 COBEY CREEK - 2ND PLAT

MONUMENT SIGN PLAN

S29, T47N, R31W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C100
 1 OF 1