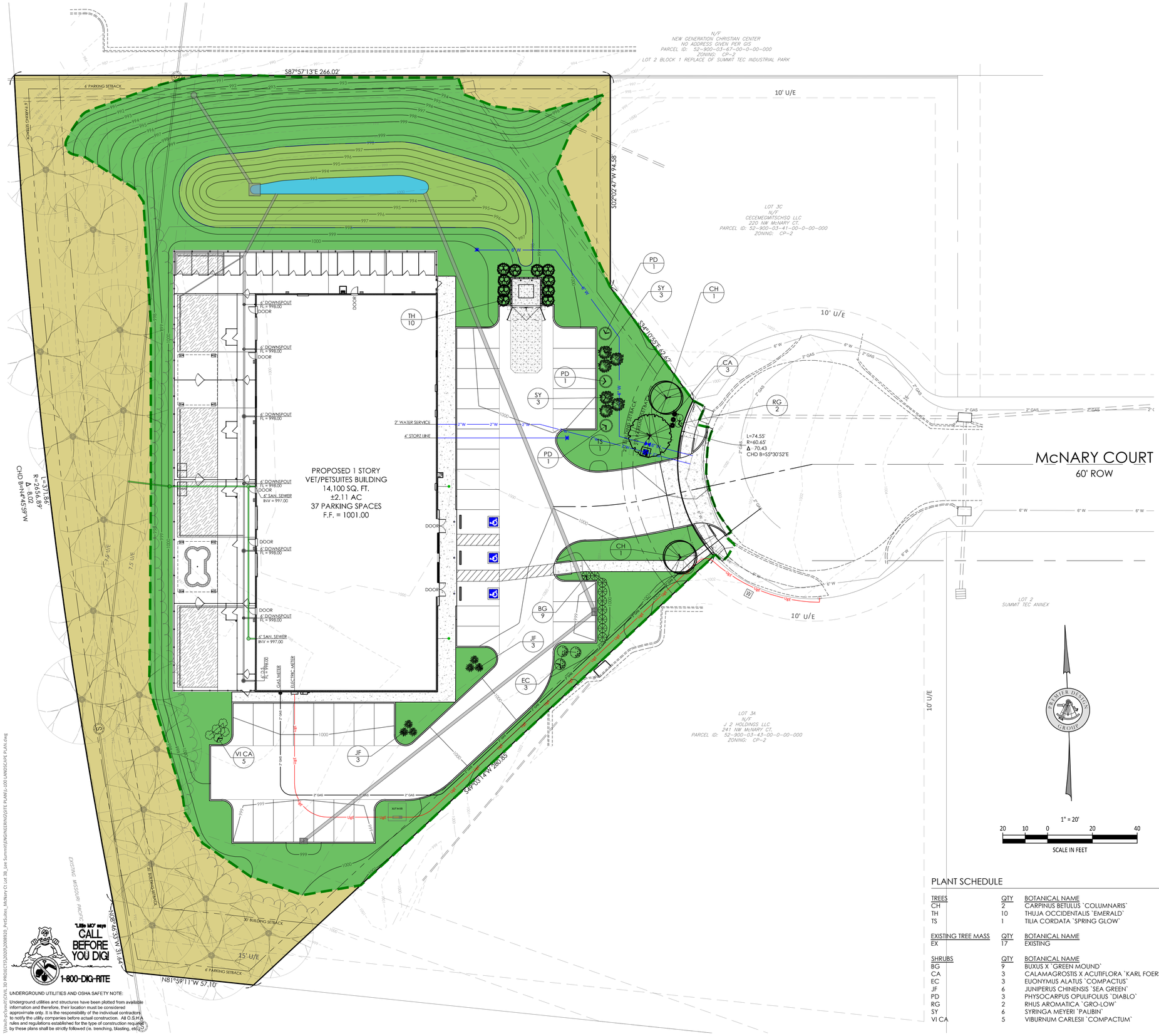

LANDSCAPE PLAN NOTES:

GENERAL:
1. ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS.
2. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION OR STRUCTURES FROM DAMAGE DUE TO EQUIPMENT USAGE. CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO THE PUBLIC.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY SHOWN OR KNOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES. (CALL MISSOURI ONE CALL, 1-800-DIG-RITE)
5. PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 6" MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUNDCOVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
6. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
   A. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT.
   B. REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE ENGINEER OF RECORD IMMEDIATELY FOR A DECISION.
   C. STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
11. ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
12. ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE IN ACCORDANCE TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:
1. THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:
1. ALL MULCH TO BE SHREDDED OAK BARK MULCH AT 3" DEPTH AFTER COMPACTION(UNLESS OTHERWISE NOTED). MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, MOLD, DELETERIOUS MATERIALS, ETC. PROVIDE 4' DIAMETER MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED OAK BARK MULCH.
2. MIRAFI FABRIC SHALL BE USED BENEATH ALL GRAVEL MULCH BEDS.
3. LANDSCAPE BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE SPADE CUT EDGE.

MAINTENANCE:
1. LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTS, SHRUBS, GROUNDCOVER, PERENNIALS AND ANNUALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
2. CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PROVIDE SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A TIMELY MANNER.

TOPSOIL:
1. TOPSOIL MIX FOR ALL PROPOSED LANDSCAPE PLANTINGS SHALL BE FIVE (5) PARTS WELL-DRAINED SCREENED ORGANIC TOPSOIL TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS AS PER PLANTING DETAILS. ROTO-TILL TOPSOIL MIX TO A DEPTH OF 6" MINIMUM AND GRADE SMOOTH.
2. PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE PERCENTAGE (%) OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND MINERAL CONTENT.
3. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
4. LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED OAK BARK MULCH.

MISC. MATERIAL:
PROVIDE STAKES AND DEADMAN OF SOUND, NEW HARDWOOD, FREE OF KNOTHOLES AND DEFECTS.
1. TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY 3-PLY TYING MATERIAL SHALL BE USED.

TURF:
1. ALL DISTURBED LAWN AREAS TO BE SODDED UNLESS NOTED OTHERWISE WITH A TURF-TYPE KENTUCKY BLUE GRASS-FESCUE MIX. LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
2. ANY POINTS CARRYING CONCENTRATED WATER LOADS AND ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED AND THE SOD SHALL HAVE STAKES PLACED.
3. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
4. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT/ MATERIAL STORAGE AND MOVEMENT OF VEHICLES.
5. SOD CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND ALL PAVED AREA ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
6. OFF-SITE LAND DISTURBED SHALL BE SODDED AND RESTORED TO A CONDITION BETTER THAN EXISTING.

SIGHT TRIANGLES:
1. NO LANDSCAPE MATERIAL OR OTHER OBSTRUCTIONS SHALL BE PLACED OR BE MAINTAINED WITHIN THE SIGHT DISTANCE AREA SO AS NOT TO IMPEDE THE VISION BETWEEN A HEIGHT OF THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE ADJACENT STREET OR PAVING SURFACES.
2. THE TRIANGLE ADJACENT TO STREET INTERSECTIONS SHALL BE FORMED BY MEASURING FROM THE POINT OF INTERSECTION OF THE FRONT AND SIDE LOT LINES A DISTANCE OF 20' MINIMUM ALONG SAID FRONT AND SIDE LOT LINES AND CONNECTING THE POINTS SO ESTABLISHED TO FORM THE SIGHT TRIANGLE AREA.
3. SIGHT TRIANGLES AT THE INTERSECTION OF A PUBLIC STREET AND A PRIVATE ACCESS WAY (EXCEPT FOR SINGLE FAMILY RESIDENCES) SHALL ALSO BE FORMED AS OUTLINED IN NOTE #2 ABOVE.

WARRANTY:
1. ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
2. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THE PLANT.
3. ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY.
4. LAWN ESTABLISHMENT PERIOD WILL BE IN EFFECT ONCE THE LAWN HAS BEEN MOWED THREE TIMES. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE ON THE DATE OF ACCEPTANCE AND 100% COMPLETION.

LANDSCAPE PLAN REQUIREMENTS

1. REQUIRED FRONT YARD LANDSCAPING
   A. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE
   B. ONE SHRUB REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE

2. REQUIRED OPEN YARD LANDSCAPING
   A. ONE TREE FOR EVERY 5,000 SQ. FT. OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
   B. TWO SHRUBS PER 5,000 SQ. FT. OF TOTAL LOT AREA

3. REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
   A. REFER TO LANDSCAPE PLAN FOR SCREENING OF TRASH ENCLOSURE.

1. PROVIDED FRONT YARD LANDSCAPING
   A. TREES PROVIDED - 74.55' OF STREET FRONTAGE / 30 FEET = 3 TREES PROVIDED
   B. SHRUBS PROVIDED- 74.55' OF STREET FRONTAGE / 20 FEET = 4 SHRUBS PROVIDED

2. PROVIDED OPEN YARD LANDSCAPING
   A. TREES PROVIDED- 92,014 SQ. FT. - 14,100 BLDG SQ. FT. = 77,917 SQ. FT. / 5,000 SQ. FT. = 17 EX TREES
   B. SHRUBS PROVIDED- 92,014 SQ. FT. / 5,000 SQ. FT = 18.4 x 2 = 37 SHRUBS PROVIDED

3. REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
   A. REFER TO LANDSCAPE PLAN - 10 EMERALD ARBORVITAE PROVIDED

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CH	2	CARPINUS BETULUS `COLUMNARIS`	COLUMNAR EUROPEAN HORNBEAM	B & B	3"CAL	6` TALL MIN.
TH	10	THUJA OCCIDENTALIS `EMERALD`	EMERALD ARBORVITAE	15 GAL		8` TALL MIN.
TS	1	TILIA CORDATA `SPRING GLOW`	LITTLELEAF LINDEN	B & B	3"CAL	6` TALL MIN.
EXISTING TREE MASS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
EX	17	EXISTING	EXISTING TREE	EXISTING	VARIES	VARIES
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		
BG	9	BUXUS X `GREEN MOUND`	GREEN MOUND BOXWOOD	3 GAL		
CA	3	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	3 GAL		
EC	3	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	3 GAL		
JF	6	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	3 GAL		
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO`	DIABLO NINEBARK	3 GAL		
RG	2	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	3 GAL		
SY	6	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	3 GAL		
VI CA	5	VIBURNUM CARLESII `COMPACTUM`	KOREAN SPICE VIBURNUM	3 GAL		

"Little MO" says
CALL BEFORE YOU DIG!
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UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.).

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2006000031
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007849
MISSOURI CERTIFICATE OF AUTHORITY #A-2006007938

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
PROFESSIONAL ENGINEER
8-19-2020

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans unless this firm is specifically excludes revisions after this date unless re-authenticated.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

Project
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Date 8-19-2020

#	Revision Date	Description of Changes

Sheet Title: LANDSCAPE PLAN

Sheet Number
L-100

Project No.	2008920
Drawn By	A. JONES
Checked By	M.FOGARTY

NOT RELEASED FOR CONSTRUCTION

\\Premier-fs\Vault (Civil 3D PROJECTS)\2020\2008920_PetSuites_McNary Ct Lot 3B_Lee Summit\ENGINEERING\SITE PLAN\L-100 LANDSCAPE PLAN.dwg