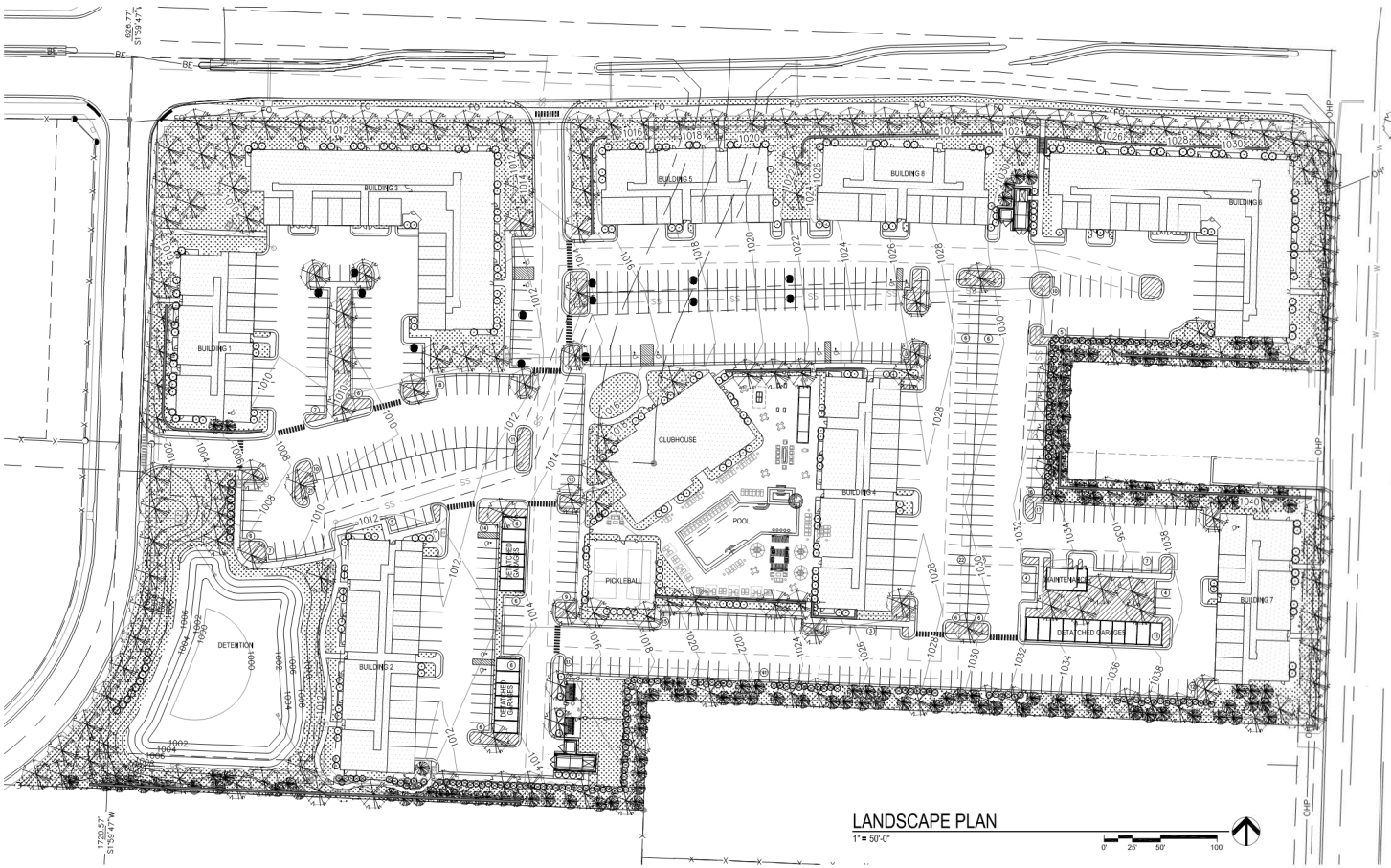

LANDSCAPE PLAN

1" = 50'-0"

0' 25' 50' 100'

PLANT LIST:

	Common Name	Botanical Name	Size	Notes
Shade Trees				
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	3" Cal.	B&B
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	3" Cal.	B&B
BCY	Common Baldcypress	Taxodium distichum	3" Cal.	B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	3" Cal.	B&B
EQM	Emerald Queen Red Maple	Acer platanoides 'Emerald Queen'	3" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	3" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	3" Cal.	B&B
GNK	Autumn Gold Ginko	Ginko biloba 'Autumn Gold'	3" Cal.	B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	3" Cal.	B&B
LIL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	3" Cal.	B&B
LPT	London Pane Tree	P. x acerifolia 'Bloodgood'	3" Cal.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	3" Cal.	B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	3" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	3" Cal.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warnenred'	3" Cal.	B&B
ROK	Red Oak	Quercus rubra	3" Cal.	B&B
SGM	Sienna Glen Maple	Acer x fermoni 'Sienna'	3" Cal.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	3" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	3" Cal.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	3" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	3" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	3" Cal.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	3" Cal.	B&B
Evergreen Trees				
BSP	Baker Blue Spruce	Picea pungens 'Baker'	5' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	5' Ht.	B&B
ERC	Red Cedar	Juniperus virginiana	5' Ht.	B&B
NWS	Norway Spruce	Picea abies	5' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	5' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	5' Ht.	B&B
WSS	Wellspire Spruce	Picea mariana 'Wellspire'	5' Ht.	B&B
Ornamental Trees				
CBC	Coralburst Crabapple	Malus 'Coralburst'	3" Cal.	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripozam'	3" Cal.	B&B
ERB	Eastern Redbud	Cercis Canadensis	3" Cal.	B&B
FLO	Flowering Dogwood	Cornus Florida	3" Cal.	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	3" Cal.	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	3" Cal.	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	3" Cal.	B&B
RVB	River Birch	Betula Nigra	3" Cal.	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	3" Cal.	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	3" Cal.	B&B
SVB	Serviceberry	Amelanchier canadensis	3" Cal.	B&B
WBD	Whitebud	Cersis Canadensis 'White Bud'	3" Cal.	B&B
Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	5 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
CJH	China Girl/Boy Holly	Ilex x meserveae 'Mesog/Mesdob'	5 Gal.	5:1 Ratio
DFY	Densiform is Yew	Taxus x media 'Densiform is'	5 Gal.	
EJY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	5 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	24-36"
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
KTJ	Koteleeri Juniper	Juniperus chinensis 'Kotelleeri'	5' Ht.	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
TYJ	Taylor Juniper	Juniperus virginiana 'Taylor'	5' Ht.	B&B
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
WYW	Wards Yew	Taxus x media 'Wards'	5 Gal.	
Deciduous Shrubs				
CFB	Contorted Filbert	Corylus avellana 'Contorta'	B&B	
CPB	Crimson Pygmy Barberry	Berberis thunbergi var. atropurpurea 'Crimson Pygmy'	2 Gal.	
DNB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DOW	Variegated Red Twigged Dogwood	Cornus sericea 'Baihalo'	2 Gal.	
DXL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Gro w Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Balmer'	5 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Mariesei Viburnum	Viburnum plicatum var. tomentosum 'Mariesei'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum v. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
WTB	Winterberry	Ilex verticillata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

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 CR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

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 SHAL. 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- 26,423 DETENTION = 407,104 SF /5,000SF) X 2	163	163

GROUNDCOVER (SECTION 8.790.B.2)
OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED IN SOD.

OPEN YARD TREE REQUIREMENT (SECTON 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 - 13,388 SF PARKING ISLANDS 137,160 SF PARKING (270 SF X 508)= 259,159 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.

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 271,261SF X 5%	13,563 SF	13,388 SF

LANDSCAPE ISLAND PLACEMENT (SECTON 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 X 35,186 SF	176	176

MINIMUM AREA REQUIRED TO MEET INTERIOR LANDSCAPING OF PARKING LOTS AREA REQUIREMENTS.

SOD AREAS

STREET FRONTAGE SHRUB

OPEN YARD SHRUB

BUFFER SHRUB

NSPJ ARCHITECTS, INC.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES

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NOT FOR CONSTRUCTION

A NEW MULTIFAMILY PROJECT FOR:

TUDOR ROAD

25 NE TUDOR ROAD
LEE'S SUMMIT, MISSOURI

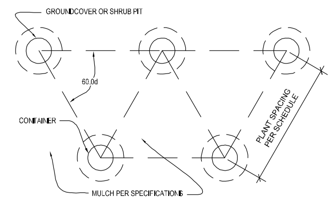
DRAWING RELEASE LOG
- 06.23.22 PDP & REZONING SUBMITTAL
- 08.09.22 PDP & REZONING RESUBMITTAL

REVISIONS

DATE
06.23.22
JOB NO.

DRAWN BY:
SLW / AEL
SHEET NO.
L1.00

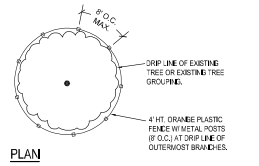
PRELIMINARY DEVELOPMENT PLAN



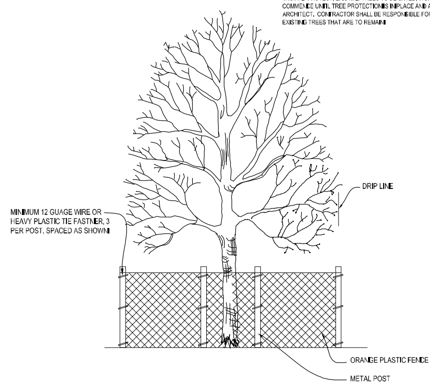
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL INBED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

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

9 PLANT SPACING DETAIL
NOT TO SCALE



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
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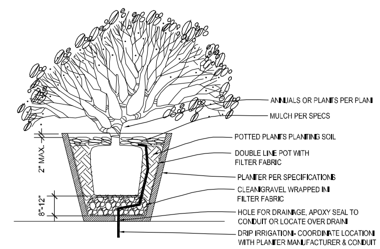
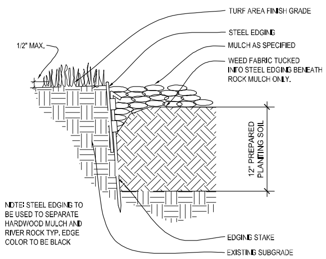
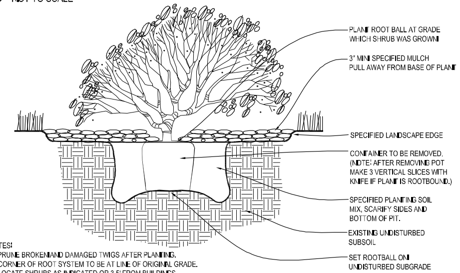


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



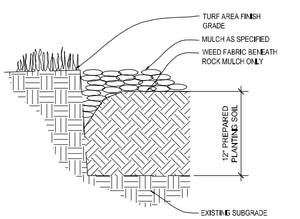
NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK

8 STEEL EDGING DETAIL
NOT TO SCALE

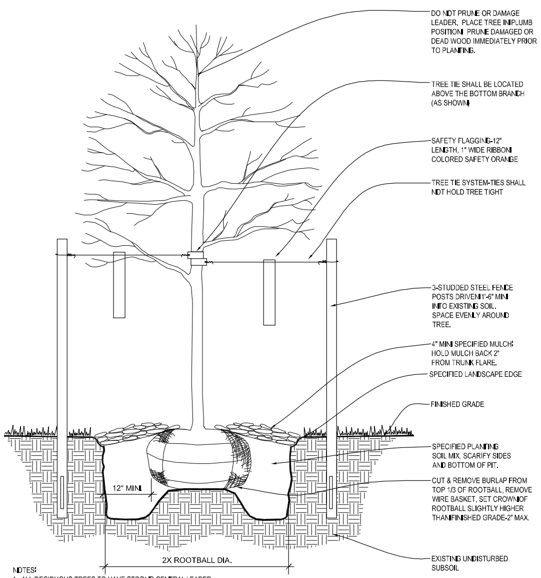


NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE

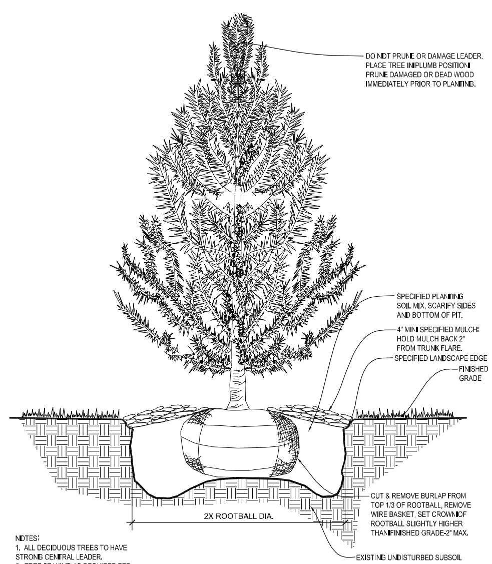


7 V-CUT EDGING DETAIL
NOT TO SCALE



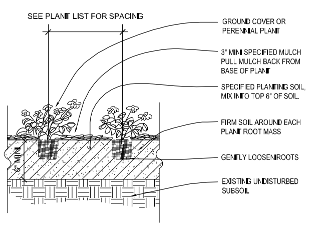
NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



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



6 PERENNIAL & GC PLANTING
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.

MATERIALS:

13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
16. 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.
17. 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.
18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
19. FOR ALL STEPPING STONES & ROCK BEDS REFER TO SPECIFICATIONS.

INSTALLATION:

20. 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.
21. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
22. 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.
23. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
24. 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 OR RIVER ROCK (AS APPLICABLE).
25. 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 ONSITE 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. MAINLINE 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 PA
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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A NEW MULTIFAMILY PROJECT FOR:
TUDOR ROAD
25 NE TUDOR ROAD
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 06.23.22 PDP & REZONING SUBMITTAL
- 08.09.22 PDP & REZONING RESUBMITTAL

REVISIONS

DATE
06.23.22
JOB NO.

DRAWN BY:
SLW / AEL
SHEET NO.

PRELIMINARY DEVELOPMENT PLAN

L3.00