



# 1 | LANDSCAPE PLAN

SCALE = 1" = 50'

## LANDSCAPE CODE SUMMARY

### STREET FRONTAGE TREES (8.790.A.1)

REQUIRED: 1 TREE PER 30 FEET OF STREET FRONTAGE  
NE TUDOR ROAD = 438 FEET / 30 = 15 TREES  
NW COMMERCE CIRCLE = 502 FEET / 30 = 17 TREES  
PROVIDED: NE TUDOR ROAD = 15 TREES  
NW COMMERCE CIRCLE = 17 TREES

### STREET FRONTAGE SHRUBS (8.790.A.2)

REQUIRED: 1 SHRUB PER 20 FEET OF STREET FRONTAGE  
NE TUDOR ROAD = 314 FEET / 20 = 16 SHRUBS  
NW COMMERCE CIRCLE = 502 FEET / 20 = 26 SHRUBS  
PROVIDED: NE TUDOR ROAD = 23 SHRUBS  
NW COMMERCE CIRCLE = 40 SHRUBS

### OPEN YARD SHRUBS (8.790.B.1)

REQUIRED: 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA  
221,540 SF / 5,000 \* 2 = 88 SHRUBS  
PROVIDED: 379 SHRUBS

### OPEN YARD TREES (8.790.B.3)

REQUIRED: 1 TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA  
221,540 SF / 5,000 = 44 TREES  
PROVIDED: 49 TREES

### PARKING LOT SCREENING (8.820.C.1)

REQUIRED: HEDGE OF 12 SHRUBS / 40 LINEAR FEET  
392 LINEAR FEET / 40 \* 12 = 118 SHRUBS  
PROVIDED: 118 SHRUBS

### MINIMUM BUFFER / SCREEN (8.890)

REQUIRED: NORTHWEST = MEDIUM IMPACT SCREEN - TYPE B  
1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES  
1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES  
1 EVERGREEN TREE PER 300 SQUARE FEET = 20 EVERGREEN TREES  
1 SHRUB PER 200 SQUARE FEET = 30 SHRUBS  
PROVIDED: 30 SHRUBS

### REQUIRED: NORTHEAST = LOW IMPACT SCREEN - TYPE B

1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES  
1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES  
1 EVERGREEN TREE PER 500 SQUARE FEET = 20 EVERGREEN TREES  
1 SHRUB PER 500 SQUARE FEET = 30 SHRUBS  
PROVIDED: 30 SHRUBS

## LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVERS.
- ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- ALL TREES AND SHRUBS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- APPLY A 3" LAYER OF DECORATIVE GRAVEL OVER NON-WOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. GRAVEL SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL TURF AREAS SHALL BE SEPARATED FROM BUILDING FOUNDATION WALLS, RETAINING WALLS, AND FENCES BY AN AGGREGATE MOW STRIP 18 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 1-3" DIAMETER DECORATIVE GRAVEL. REFER TO SHEET L-102, DETAIL #6.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL.
- TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURF GRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SODS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND 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.
- TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- NATIVE WETLAND SEED MIX SHALL CONSIST OF PRE-MIXED WETLAND TOLERANT PLANT SEED OF A MINIMUM OF TWENTY (20) LOCAL NATIVE SPECIES. PROVIDE "ALL-STAR FACW WETLAND MIX" BY STAR SEED, INC., OR APPROVED EQUAL. CONTACT STAR SEED BY PHONE: (800) 782-7311, FAX: (785) 346-2479, OR THEIR WEBSITE: WWW.GOSTARSEED.COM. BROADCAST SEED MIX BY USING AN AGITATING SPREADER (SUCH AS A VICON SEEDER) MOUNTED TO A TRACTOR OR ATV PER NURSERY DIRECTIONS. SOW EVENLY ACROSS THE SITE IN TWO DIRECTIONS PERPENDICULAR TO ONE ANOTHER AT A RATE NOT LESS THAN 20 POUNDS PURE LIVE SEED (PLS) PER ACRE. SEED MIX INSTALLATION SHALL OCCUR EITHER BETWEEN THE DATES OF NOVEMBER 1 AND FEBRUARY 28 OR APRIL 1 AND JUNE 15. COORDINATE INSTALLATION OF SEED MIX WITH THE EROSION CONTROL CONTRACTOR.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS.

HOEFER WELKER

4622 PENNSYLVANIA AVENUE  
SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700  
www.hoeterwelker.com  
COPYRIGHT © BY HOEFER WELKER, LLC

LEE'S SUMMIT JOINT OPERATIONS FACILITY  
FINAL DEVELOPMENT PLAN

2 NE TUDOR RD  
LEE'S SUMMIT, MISSOURI 64086

### REVISION DATES:

1. CITY COMMENTS 11/15/24  
2. SUP COMMENTS 06/24/25

INTERIM REVIEW ONLY  
(Document Incomplete)  
Not to be used for regulatory  
approval, permit, or construction.

PROFESSIONAL SEAL

L-101

ISSUE DATE: OCT. 16, 2024  
HOEFER WELKER #: 138191

LANDSCAPE PLAN

landworks  
STUDIO  
Landscape Architecture + Planning  
102 S. Cherry St., Olathe KS, 66061  
913-780-6707  
www.landworksstudio.com