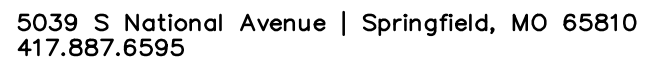
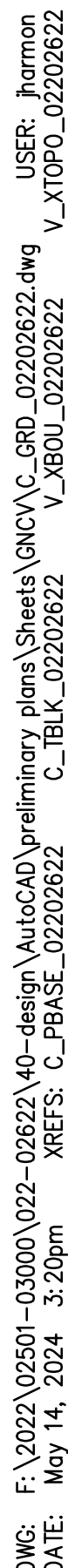




C102



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PROJECT NO.: XX-XXX DRAWN BY: KAS
DATE: 04.26.2024 REVIEWED BY: RVJ

PROFESSIONAL SEAL

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PROJECT TITLE
DIVENTURES OF LEE'S SUMMIT

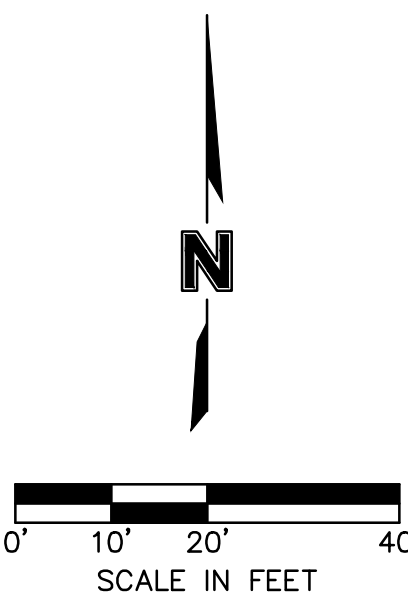
PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

GRADING PLAN

LEGEND

————	RIGHT-OF-WAY LINE
————	PROPERTY LINE
- - - -	UTILITY EASEMENT
. . . .	BREAK IN GRADE
- - - -	EXIST. CONTOUR
————	FINISH GRADE CONTOUR

INTERSTATE 4/0
(APPROACH RAMP)



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BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF
A FIRE HYDRANT, 270± NORTHEAST OF THE C OF
NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

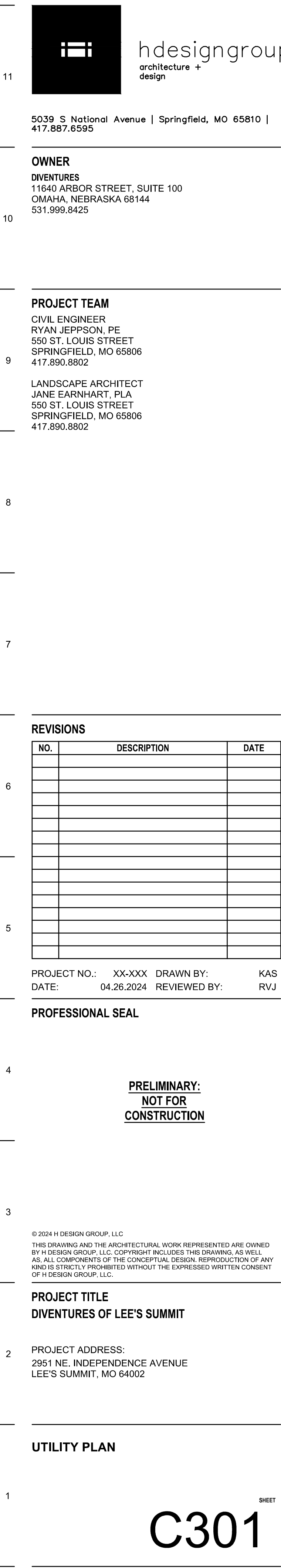
BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'±
NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

olsson

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Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000285
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C201

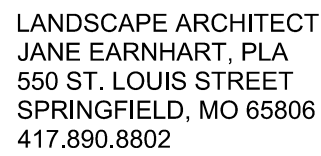


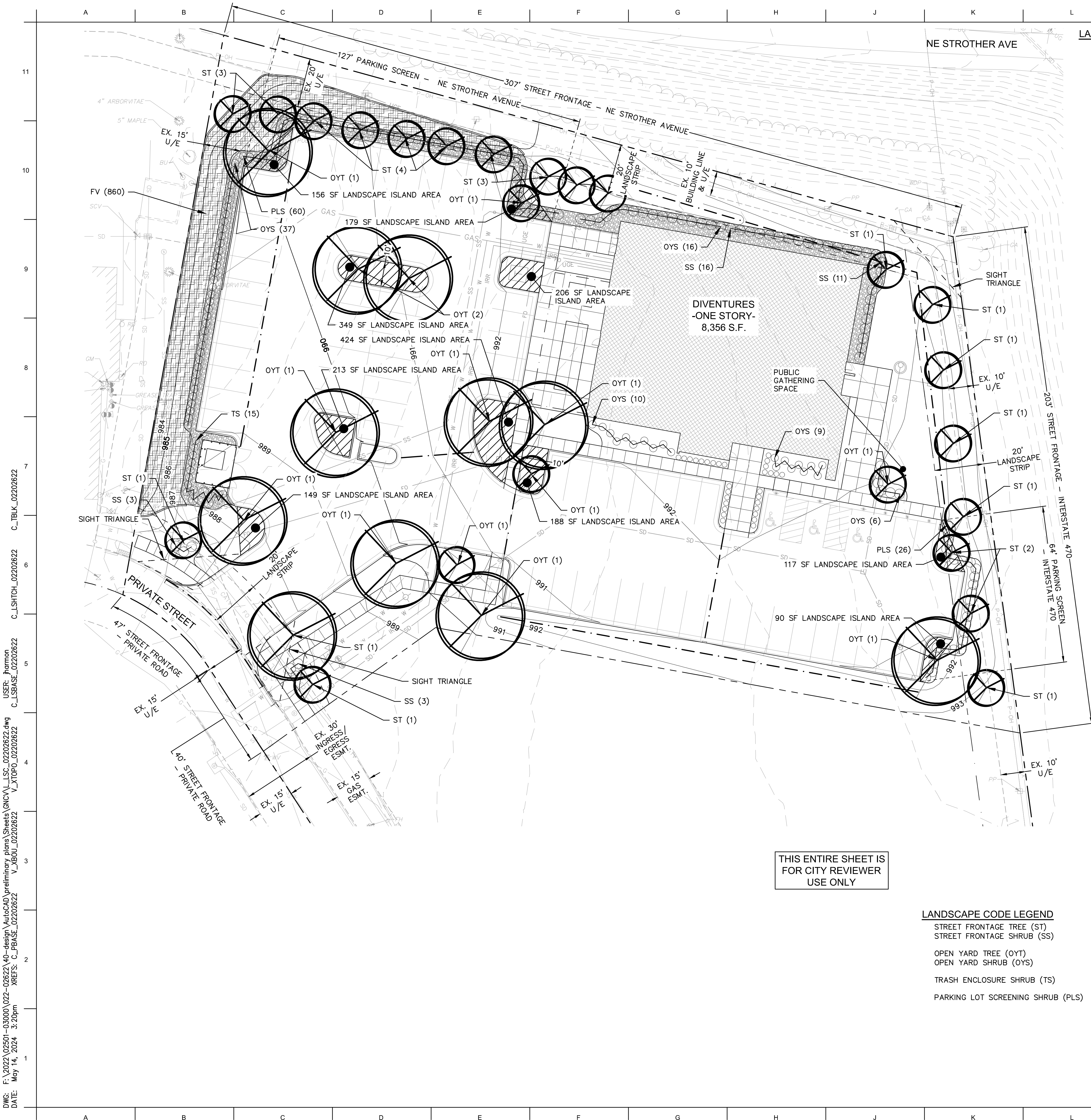
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 USER: jharmon



DWG: F:\2022\02501-03000\022-02622\40-design\AutoCAD\preliminary plans\Sheets\GNC\VL_LSC_02202622.dwg
DATE: May 14, 2024 3:20pm XREFS: C_PBASE_02202622 V_XBOU_02202622 V_XTOPO_02202622

L101





LANDSCAPE CALCULATIONS:

- STREET FRONTAGE**
1. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. A MINIMUM 20' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.
- NE STROTHER ROAD - 307 LF FRONTAGE
11 TREES REQUIRED
11 TREES PROVIDED
- INTERSTATE 470 - 203 LF FRONTAGE
7 TREES REQUIRED
7 TREES PROVIDED
- PRIVATE ROAD - 87 LF FRONTAGE
3 TREES REQUIRED
3 TREES PROVIDED
2. IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)
3. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.
- NE STROTHER ROAD - 307 LF FRONTAGE
16 SHRUBS REQUIRED
16 SHRUBS PROVIDED
- INTERSTATE 470 - 203 LF FRONTAGE
11 SHRUBS REQUIRED
11 SHRUBS PROVIDED
- PRIVATE ROAD - 87 LF FRONTAGE
5 SHRUBS REQUIRED
6 SHRUBS PROVIDED
- B. OPEN YARD AREAS**
1. THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA.
- 73,187 SF LOT, LESS 8,356 SF BUILDING = 64,831 SF DIVIDED BY 5,000 = 13 x 2 = 26
REQUIRED = 26 SHRUBS
PROVIDED = 78 SHRUBS
2. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.
3. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDING/STRUCTURES.
- 73,187 SF LOT, LESS 8,356 SF BUILDING = 64,831 SF DIVIDED BY 5,000 = 13
REQUIRED = 13 TREES
PROVIDED = 14 TREES
- C. TRASH STORAGE CONTAINERS**
1. A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLAN.
- PROVIDED = 15 SHRUBS. REFER TO ARCHITECTURAL SHEETS FOR TRASH ENCLOSURE DETAILS.
- D. PARKING LOT LANDSCAPING**
1. LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES OR DRIVEWAYS.
- 31,116 SF TOTAL PARKING AREA
1,556 SF LANDSCAPE ISLAND AREA REQUIRED
2,071 SF LANDSCAPE ISLAND AREA PROVIDED (156+179+206+349+424+213+149+188+117+90)
2. SCREENING OF 12 SHRUBS PER 40 LF TO A HEIGHT OF 2.5 FEET MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET RIGHT-OF-WAY.
- NE STROTHER ROAD - 127 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 3.18 x 12 = 39
39 SHRUBS REQUIRED
60 SHRUBS PROVIDED
- INTERSTATE 470 - 64 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 1.60 x 12 = 20
20 SHRUBS REQUIRED
26 SHRUBS PROVIDED
- E. BUFFER/SCREEN**
1. BUFFER/SCREEN BETWEEN DEVELOPMENT OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 14.1.
- WESTERN BOUNDARY - NONE REQUIRED, COMMERCIAL ZONING
- NORTHERN BOUNDARY - NONE REQUIRED, COMMERCIAL ZONING
- EASTERN BOUNDARY - NONE REQUIRED
- SOUTHERN BOUNDARY - NONE REQUIRED, COMMERCIAL ZONING

LANDSCAPE CODE LEGEND

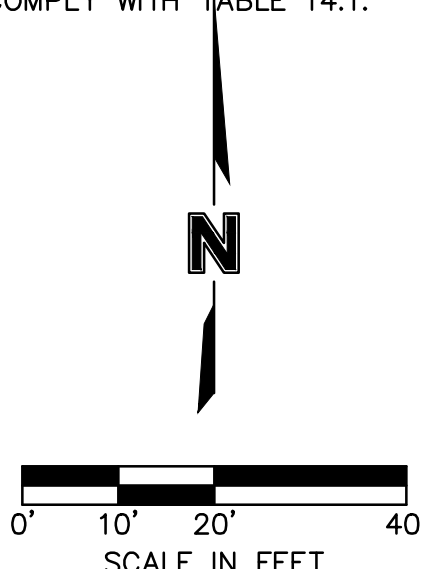
STREET FRONTAGE TREE (ST)
STREET FRONTAGE SHRUB (SS)

OPEN YARD TREE (OYT)
OPEN YARD SHRUB (OYS)

TRASH ENCLOSURE SHRUB (TS)

PARKING LOT SCREENING SHRUB (PLS)

LANDSCAPE CODE HATCH LEGEND

 LANDSCAPE ISLAND AREA

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REVISIONS

[illegible]

PROJECT NO.: XX-XXX DRAWN BY: K
DATE: 04.26.2024 REVIEWED BY: R

PROFESSIONAL SEAL

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PROJECT TITLE
DIVENTURES OF LEE'S SUMMIT

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

LANDSCAPE CALCULATIONS

L102

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
8. UNLESS NOTED OTHERWISE, BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
 - 2 PARTS BY VOLUME TOPSOIL
 - 1 PART BY VOLUME BROWN RIVER SAND
 - 1 PART BY VOLUME PEAT MOSS
 - 1 LB. COMMERCIAL FERTILIZER PER CY OF MIX.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
10. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6" OF IMPORTED OR STOCKPILED FINELY GRADED TOPSOIL. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A 3" LAYER OF RIVER GRAVEL MULCH AFTER INSTALLATION OF PLANT MATERIAL, UNLESS NOTED OTHERWISE.
12. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. INSTALL "V" TRENCH EDGING TO SEPARATE ALL MULCHED PLANTING AREAS FROM TURF AREAS. REFER TO DETAIL ON SHEET L201.
14. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
16. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
17. THE ENTIRE SURFACE TO BE PLANTED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
18. THE SEASON FOR PLANTING AND SODDING RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 1ST TO NOVEMBER 1ST.
19. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO; WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
20. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF PROJECT BY THE OWNER.
21. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
22. THE LANDSCAPE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

1. UNLESS OTHERWISE NOTED ON PLANS, ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF MISSOURI DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE INSTALLED SOD FOR A MINIMUM OF 60 DAYS FOLLOWING FINAL INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

