

LANDSCAPE PLAN NOTES:

- EXISTING UNDERGROUND (U/G), OVERHEAD (O/H) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
- NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF LEE'S SUMMIT, MO & THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
- ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATION LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANT CLOSE TOGETHER WILL NOT BE ACCEPTED.

- NO PARTIAL OR INCOMPLETE SUBMITTALS WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TEENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS. IRRIGATION FOR THIS AREA IS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO HAND WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED.

LANDSCAPE REQUIREMENTS

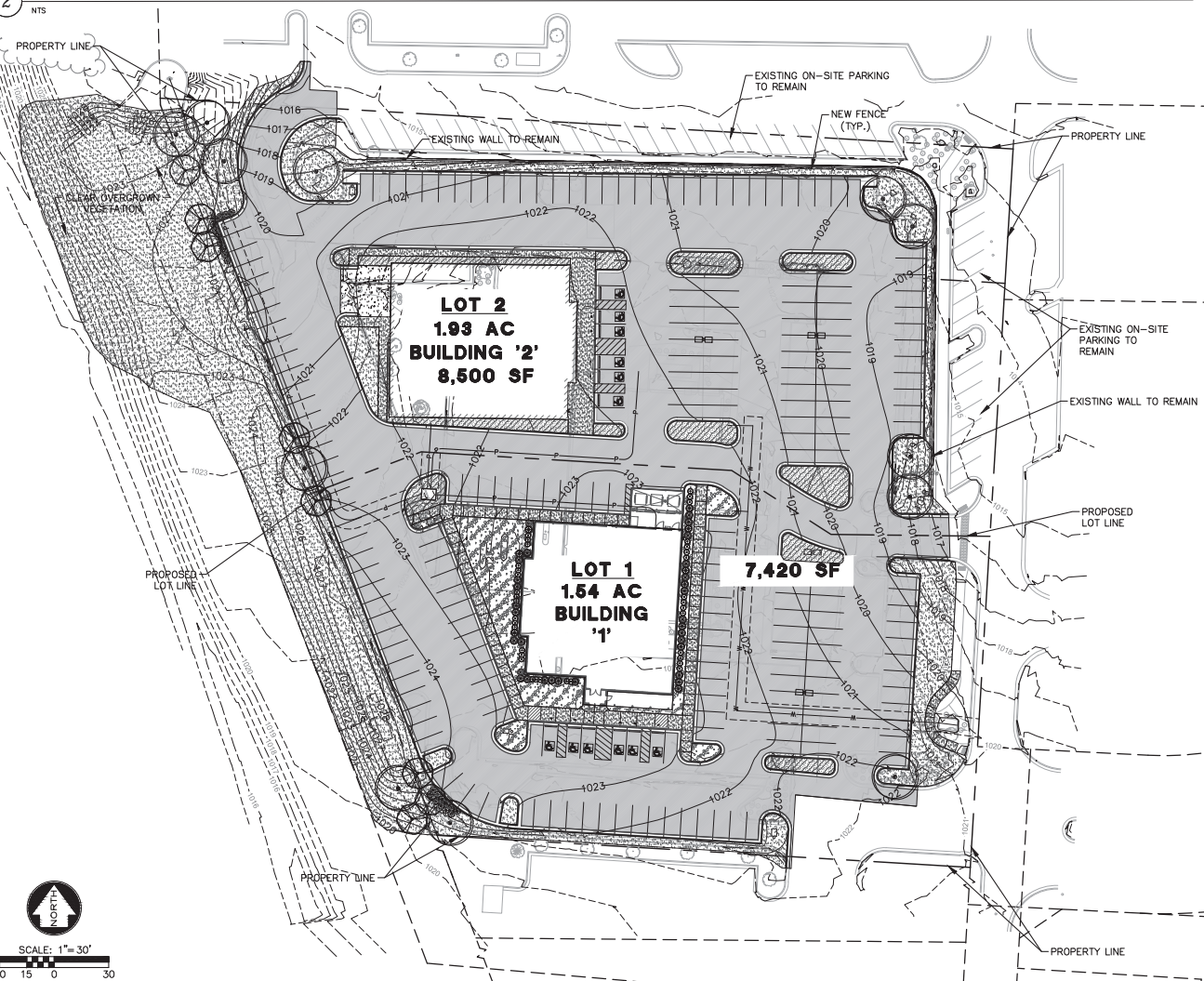
PER THE LEE'S SUMMIT LOD - ARTICLE 14:
STREET PLANTINGS -

STREET FRONTAGE	LENGTH	REQUIRED	PROVIDED
US-50	432 LF	ONE TREE PER 30 LF FRONTAGE (14 TREES) ONE SHRUB PER 20 LF FRONTAGE (22 SHRUBS)	14 NEW TREES 22 NEW SHRUBS

OPEN SPACE AREA:
1 TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
26,303 SF OPEN SPACE AREA = 6 TREES REQUIRED/6 TREES PROVIDED

PARKING LOT ISLANDS: 5% OF TOTAL PARKING AREA TO BE LANDSCAPE ISLANDS (78,017 TOTAL SF PARKING AREA)
3,001 REQUIRED SF LANDSCAPE ISLANDS/4,000 PROVIDED SF LANDSCAPE ISLANDS

2 LANDSCAPE NOTES & CALCULATIONS



1 LANDSCAPE PLAN
1" = 30'-0"

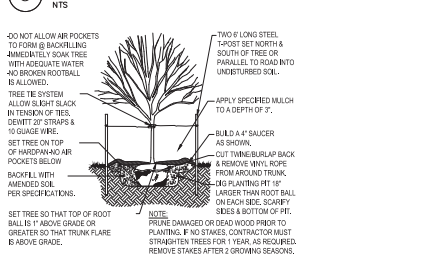


E: 160437-020, CIVIL LANDSCAPE 160437-020, REV: 18, 2017
LAYOUT: LOD, DATE: 02/21/2017
BY: GREG GALL, XREF DWG1: NONE
XREF DWG2: NONE, XREF DWG3: NONE

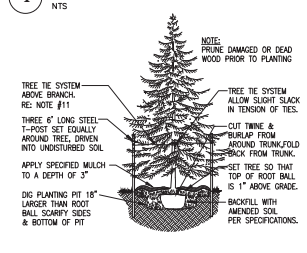
PLANT SCHEDULE

PLANT SYMBOL	PLANT NAME	QUANTITY
[Symbol]	5' ROUND TOP MULBERRY	8
[Symbol]	5' ROUND TOP MULBERRY	12
[Symbol]	5' ROUND TOP MULBERRY	35
[Symbol]	5' ROUND TOP MULBERRY	59
[Symbol]	5' ROUND TOP MULBERRY	4,080
[Symbol]	5' ROUND TOP MULBERRY	265
[Symbol]	5' ROUND TOP MULBERRY	265
[Symbol]	5' ROUND TOP MULBERRY	35,886
[Symbol]	5' ROUND TOP MULBERRY	3,480

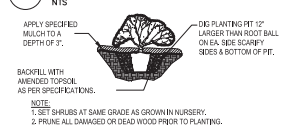
3 PLANT SCHEDULE



4 DECIDUOUS TREE PLANTING DETAIL



5 EVERGREEN TREE PLANTING DETAIL



6 SHRUB & PERENNIAL PLANTING DETAIL

DESIGNED BY: GGP	REVISIONS	BY: APPD
DRAWN BY: GGP	1	
CHECKED BY: MKK	2	
ISSUE DATE: 05/07	3	
	4	
	5	

SHAFER, KLING & WARREN
11250 Corporate Avenue
Lee's Summit, MO 66219-1392
913.888.7800 FAX: 913.888.7868

SHAFER, KLING & WARREN INC.
SURVEYING | ENGINEERING | CONSTRUCTION

740 NW BLUE PKWY RESTAURANT SITES
LEE'S SUMMIT, MO

LANDSCAPE PLAN
(PRELIMINARY DEVELOPMENT PLAN)

160437-020
SHEET NO.
1001