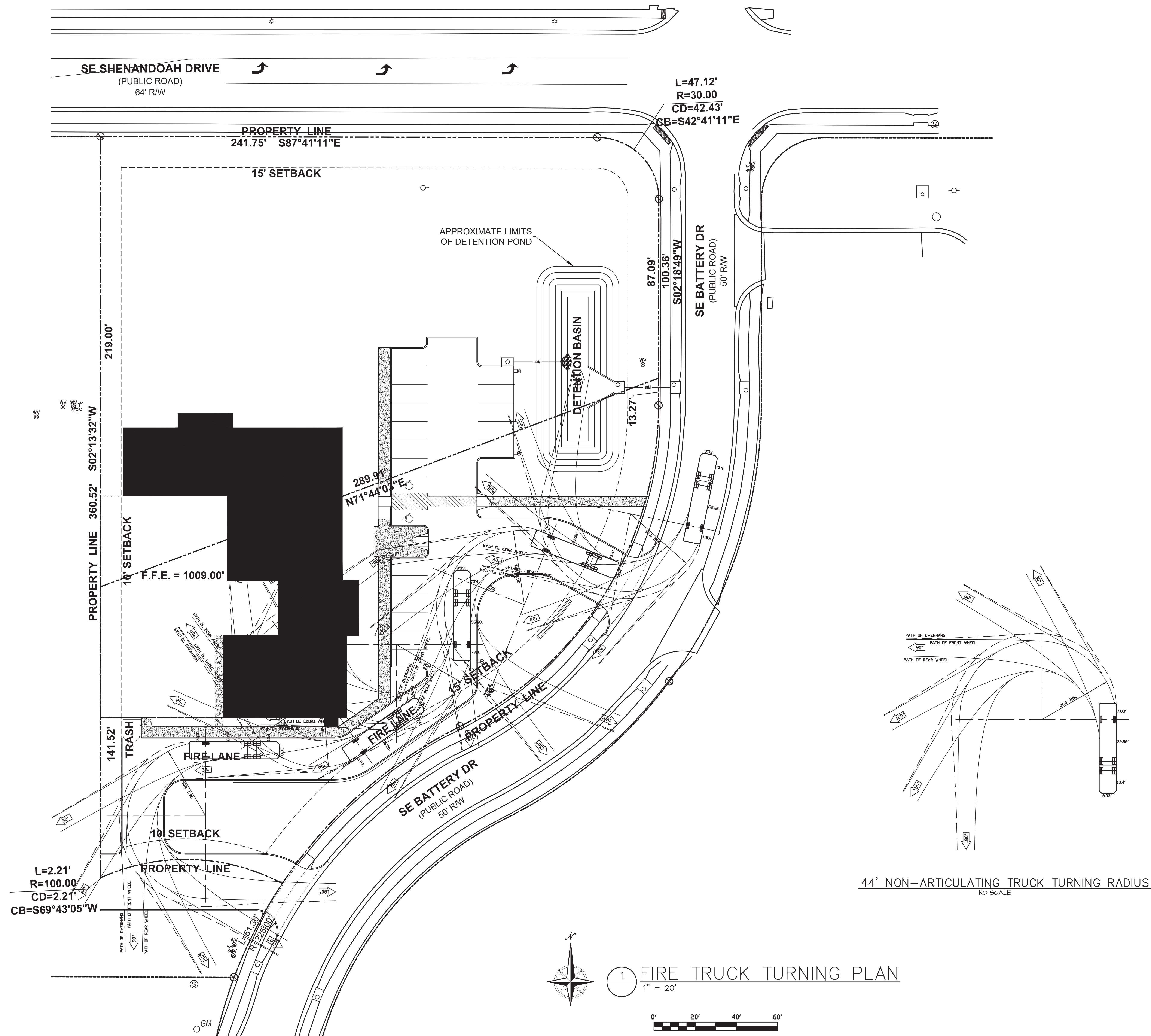
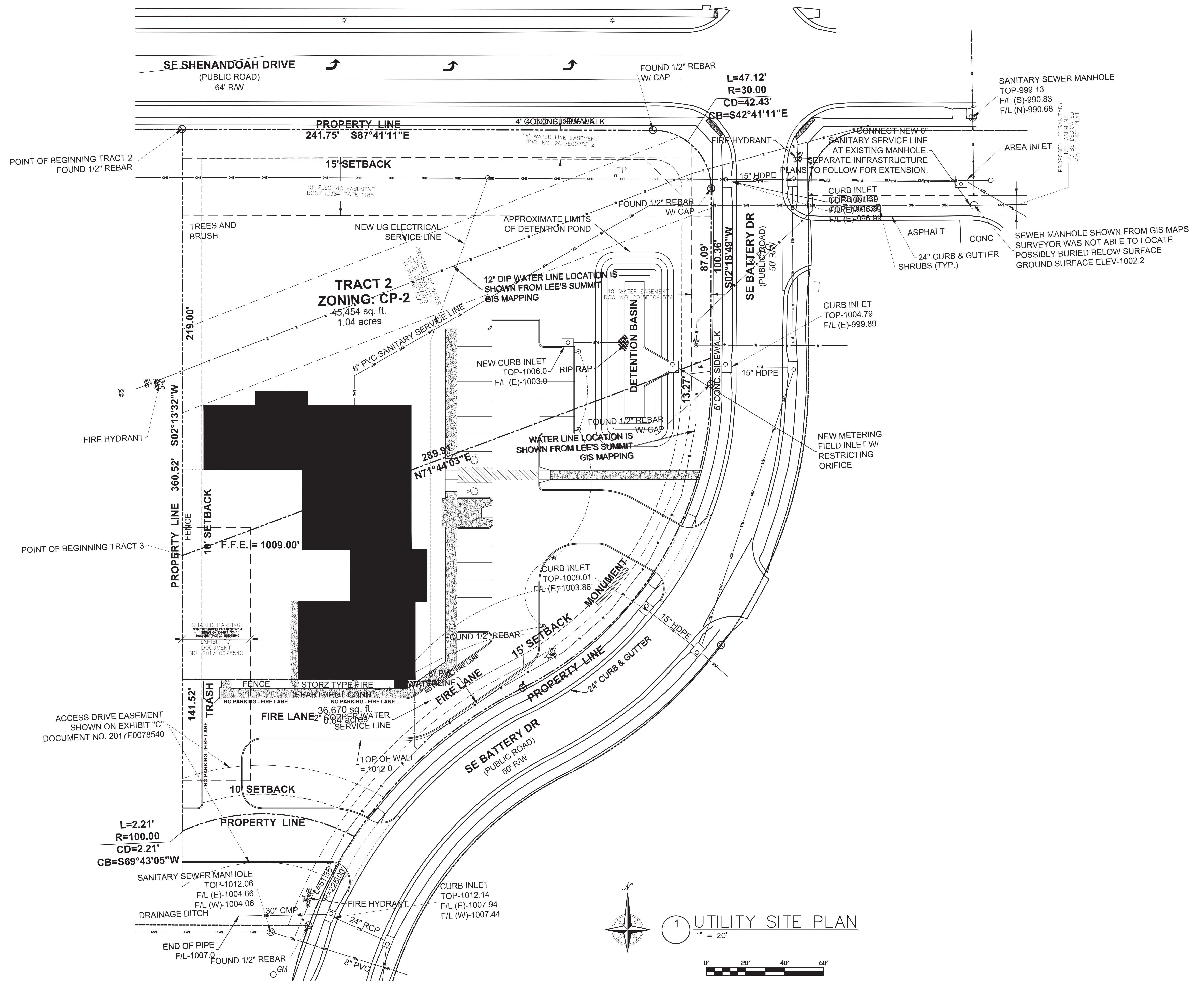










SILT FENCE DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE AND SPACED AT A MAX. 8' APART OR TO SILT FENCE MANUFACTURER SPECIFICATIONS, WHICHEVER IS

SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO

THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP 3-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE FENCE POSTS.

INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE

SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE SHALL BE MIRAFI-100X FILTER FABRIC OR APPROVED EQUAL.

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY GRADING ONSITE

ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SOILED, DROPPED, WASHED, OR TRACKED FROM A VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT/ENTRANCE, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS ARE INSTALLED AND DETENTION FACILITIES ARE CONSTRUCTED.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR INSPECTOR

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH DAY TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY.



1. BALES SHALL BE LINED IN A ROW WITH ENDS THIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BARS. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY Laid BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BUILD UP UNIFORM STOPS OR DRAINAGE BARRIERS.

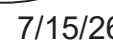
STRAW BALE DIKE DETAIL

NOT TO SCALE

Diagram illustrating suggested straw bale locations for a 10' x 10' raised bed. The diagram shows a 10' x 10' area divided into four 5' x 5' quadrants. In each quadrant, there are four small squares representing straw bales, arranged in a 2x2 grid. A legend indicates that these small squares represent 'SUGGESTED STRAW BALE LOCATIONS'.



1 EROSION CONTROL PLAN

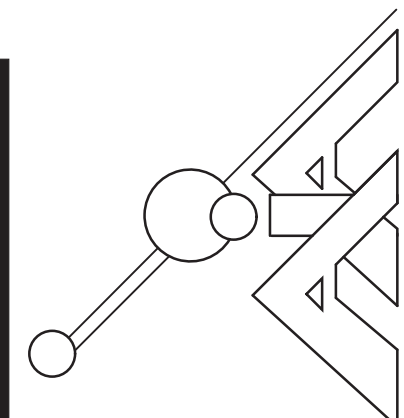
$$1'' = 20$$


ENGINEERING, INC.



**HAWTHORN
ASSISTED LIVING**

SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063



SULLIVAN
PALMER
ARCHITECTS

8621 Johnston Dr.
Merrill, Kansas, 66502
PHONE: (913) 888-8540
FAX: (913)-888-0152

Date:

6-22-26

Revision:

7-15-20

Drawn by:

APH

Sheet:

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ALTA/NSPS LAND TITLE SURVEY
A PART OF THE N. 1/2
SEC. 10, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NOTES:

- TRACT 1 CONTAINS 39,664 SQ FT (0.91 ACRES MORE OR LESS), TRACT 2 CONTAINS 45,454 SQ FT (1.04 ACRES MORE OR LESS), AND TRACT 3 CONTAINS 36,670 SQ FT (0.84 ACRES MORE OR LESS)
- ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, SE SHENANDOAH DR AND SE BATTERY DR.
- UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING:
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
- THE OWNERSHIP OF THE FENCES SHOWN OF THIS SURVEY IS NOT TO BE DETERMINED BY THE SURVEYOR. THE SURVEYOR CAN ONLY GIVE THE LOCATION OF THE FENCES.
- THERE ARE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- CLASS OF PROPERTY- URBAN
- ELEVATION CONTOURS OUTSIDE OF TRACTS 2 AND 3 ARE SHOWN PER GIS MAPPING.

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

ZONING REGULATIONS:

ACCORDING TO THE CITY OF LEE'S SUMMIT, MISSOURI THE SUBJECT PROPERTY IS ZONED "CP-2" PLANNED COMMUNITY COMMERCIAL

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 28095C0439G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

SURVEY REFERENCE:

TITLE COMMITMENT NUMBER: 26-0147-1
EFFECTIVE DATE: FEBRUARY 5, 2026 AT 11:00 PM
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THE REFERENCED TITLE REPORT DESCRIBES THE FOLLOWING EASEMENTS IN SCHEDULE B (SECTION II):
ITEMS #1 AND #2 - (VERBAGE AND NOT PLOTTABLE)
ITEM #3 - PUBLIC UTILITY EASEMENT AND RESTRICTION AS SET FORTH ON THE RECORDED PLAT IN BOOK 137 AT PAGE 75. (TRACT 1) (SHOWN)
ITEM #4. TERMS AND PROVISION OF THE EASEMENT AGREEMENT RECORDED 08/01/2011 AS DOCUMENT NO. 2011E0070108. (TRACT 1) (SHOWN)
ITEM #5 - TERMS AND PROVISION OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS AS SET FORTH IN DOCUMENT NO. 2011E0064743. (TRACT 1) (VERBAGE AND NOT PLOTTABLE-TRACT IS MEANT TO BE USED AS DETENTION FACILITY)
ITEM #6 - WATER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT FILED AS DOCUMENT NO. 2015E0091576. (TRACTS 2&3) (SHOWN)
ITEM #7 - TEMPORARY ACCESS AND WATER MAIN CONSTRUCTION EASEMENT GRANTED TO KLATON PROPERTIES, LLC FILED AS DOCUMENT NO. 2017E0078512. (TRACTS 2&3) (SHOWN)
ITEM #8 - TERMS AND PROVISIONS OF THE CROSS PARKING AND DRIVEWAY ACCESS EASEMENT FILED AS DOCUMENT NO. 2017E0078540. (SHOWN)

TITLE COMMITMENT DESCRIPTION:

TRACT 1:
TRACT A, MAGNOLIA PLACE AT CHARLESTON PARK FIRST PLAT, LOTS 1-2 TRACTS A-B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
TRACT 2:
SEC-10 TWP-47 RNG-31--BEG NE COR MAGNOLIA PLACE AT CHARLESTON PARK SECOND PLAT TH W ALG ROW 76S' MOL TO POB TH S 02 DEG 13 MIN 32 SEC W 219' MOL TH N 71 DEG 44 MIN 03 SEC E 298' MOL TH N 02 DEG 18 MIN 49 SEC E 87.03' MOL TH NWLY ALG CURV LF 28.86' RAD 30' TH N 86 DEG 58 MIN 18 SEC W264' MOL TO POB (EX PT IN ROW) ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
TRACT 3:
SEC-10 TWP-47 RNG-31--BEG NE COR MAGNOLIA PLACE AT CHARLESTON PARK SECOND PLAT TH W ALG ROW 500.88' MOL TH S 113.38' TO POB TH S 71 DEG 44 MIN 03 SEC W 298' MOL TH S 02 DEG 13 MIN 32 SEC W 141' MOLTH ALG CURV LF 2.21' RAD 100' TH ALG CURV RI 89.38' RAD 100' TH NELY ALG CURV RI 122' MOL TH ALG CURV LF 193.39' TH NLY 13' MOL TO POB ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SURVEYOR'S MEASURED DESCRIPTION (TRACTS 2 AND 3)

TRACT 2:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS 2134, ON MARCH 20, 2026, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT A, MAGNOLIA PLACE AT CHARLESTON PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 41 MINUTES 11 SECONDS EAST, 195.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 41 MINUTES 11 SECONDS EAST, 241.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 42 DEGREES 41 MINUTES 11 SECONDS EAST, CHORD DISTANCE OF 42.43 FEET, A RADIUS OF 30.00 FEET, AND AN ARC LENGTH OF 47.12 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 49 SECONDS WEST, 87.09 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 03 SECONDS WEST, 289.91 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, 219.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES, MORE OR LESS.

TRACT 3:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS 2134, ON MARCH 20, 2026, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT A, MAGNOLIA PLACE AT CHARLESTON PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 41 MINUTES 11 SECONDS EAST, 195.75 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 32 SECONDS WEST, 219.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 44 MINUTES 03 SECONDS EAST, 289.91 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 49 SECONDS WEST, 13.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 33 DEGREES 58 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 183.70 FEET, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 193.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 50 DEGREES 46 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 115.41 FEET, A RADIUS OF 225.00 FEET, AND AN ARC LENGTH OF 116.71 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 85 DEGREES 18 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 86.44 FEET, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 89.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 43 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 2.21 FEET, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 2.21 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, 141.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE N. 1/2
SEC. 10, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

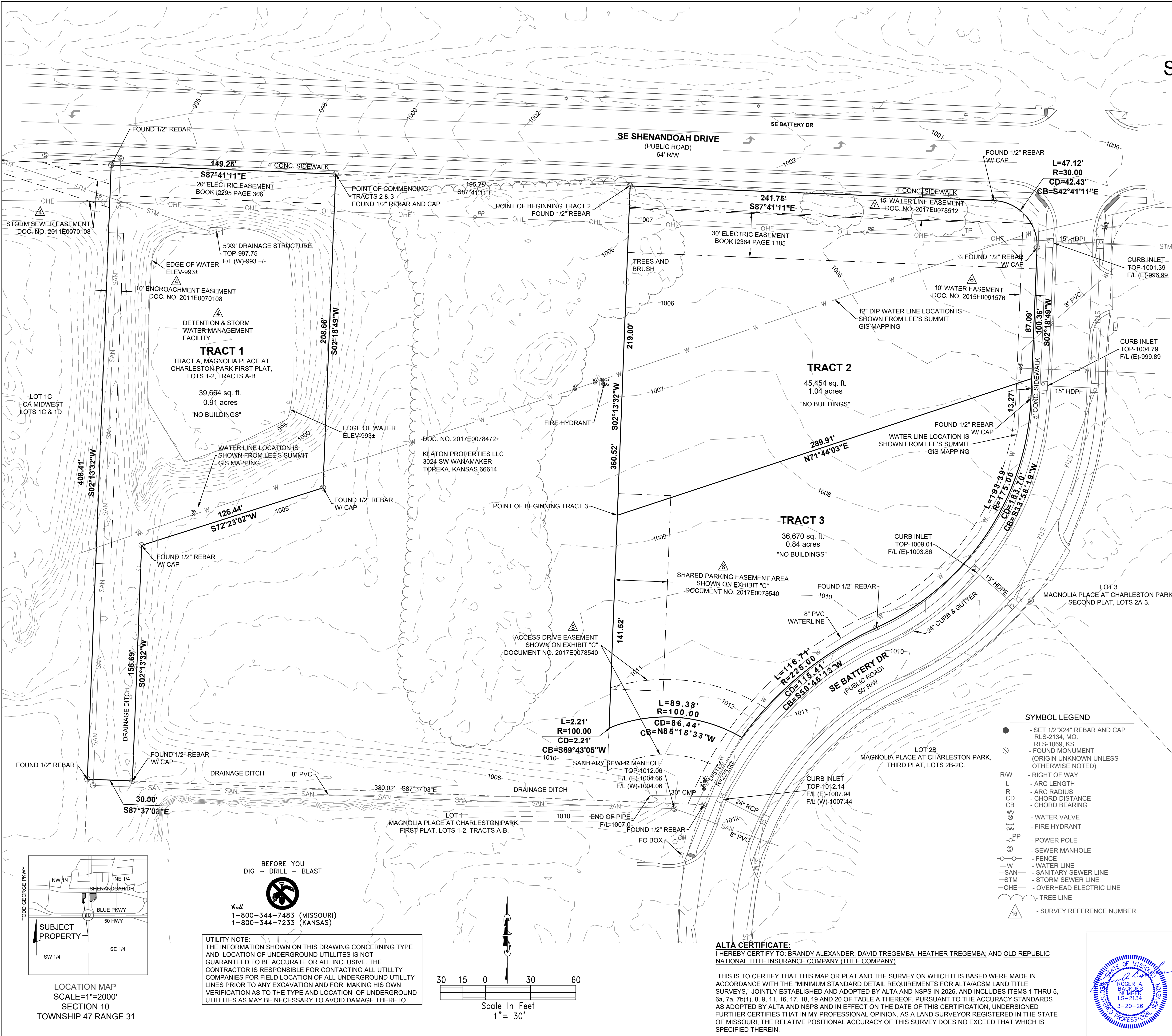
DATE: MARCH 20, 2026
CLIENT:

DAVID TREGEMBA &
SCOTT ALEXANDER

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337
CERTIFICATE OF AUTHORITY - MO 000345 / KS LS244

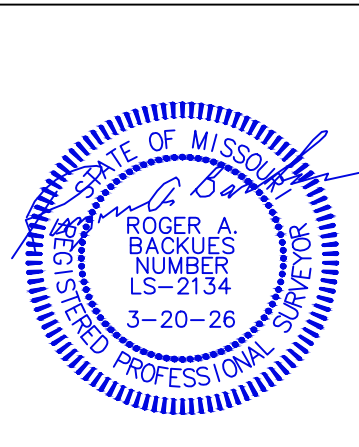
PROJECT NO. 26-146 SHEET 1 OF 1
SHENANDOAH DR & BATTERY DR, LEE'S SUMMIT, MO



ALTA CERTIFICATE:

I HEREBY CERTIFY TO: BRANDY ALEXANDER, DAVID TREGEMBA, HEATHER TREGEMBA, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (TITLE COMPANY)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2026, AND INCLUDES ITEMS 1 THRU 5, 6a, 7a, 7b(1), 8, 9, 11, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



ZONING: R-1
LAND USE: RESIDENTIAL HOUSING



ENGINEERING,
consulting structural and civil engineers

7-3-26

5907 RAYTOWN TRAFFIC WAY, RAYTOWN, MO
R.O. Box 16538 64133
Raymond, Missouri
816/356-1445 fax 816/356-8364

**HAWTHORN
ASSISTED LIVING**
SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64066

**HAWTHORN
ASSISTED LIVING**
SE BATTERY DR. & SE SHENANDOAH

**SULLIVAN
PALMER
ARCHITECTS**
5621 Johnson Dr.
Merriam, Kansas, 66202
PHONE: (913) 889-8540
FAX: (913)-888-0152

Date:
5-23-26

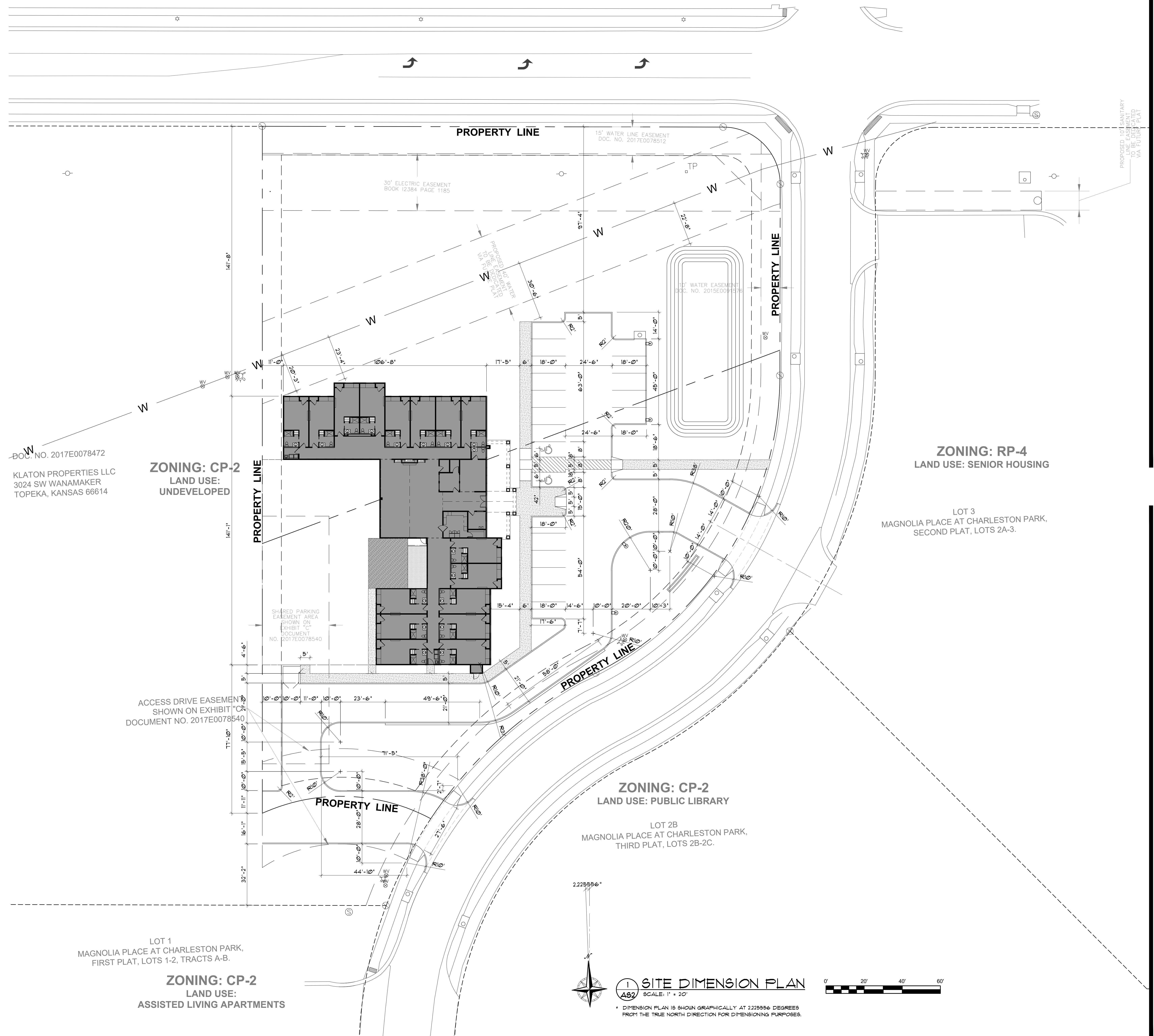
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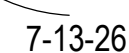
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Date:
5-23-26

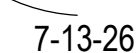
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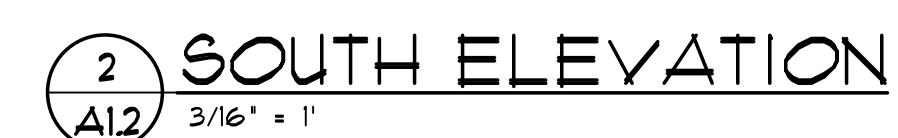
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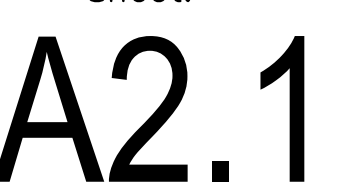
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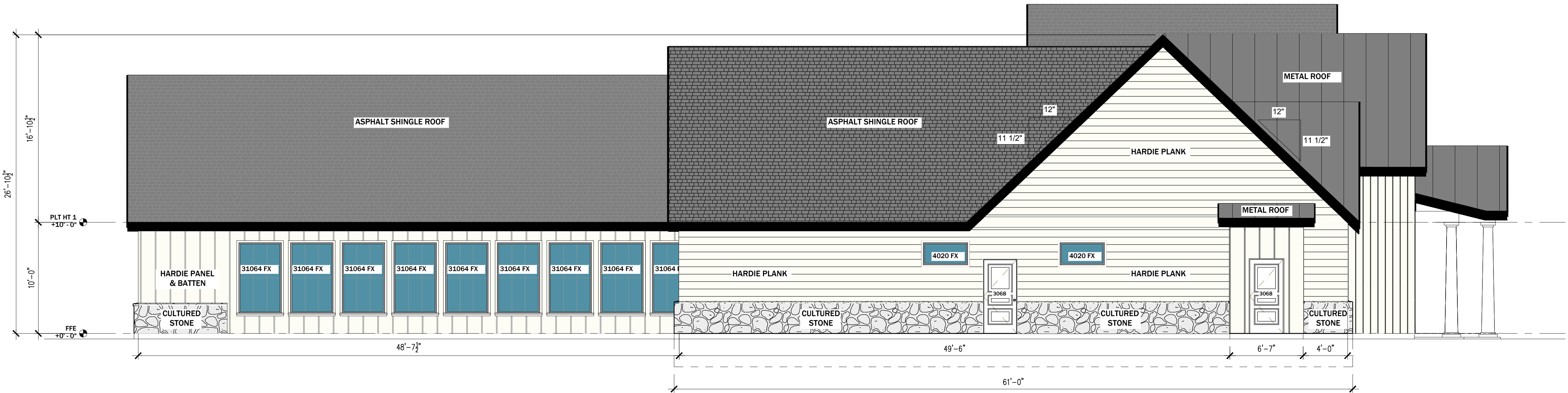




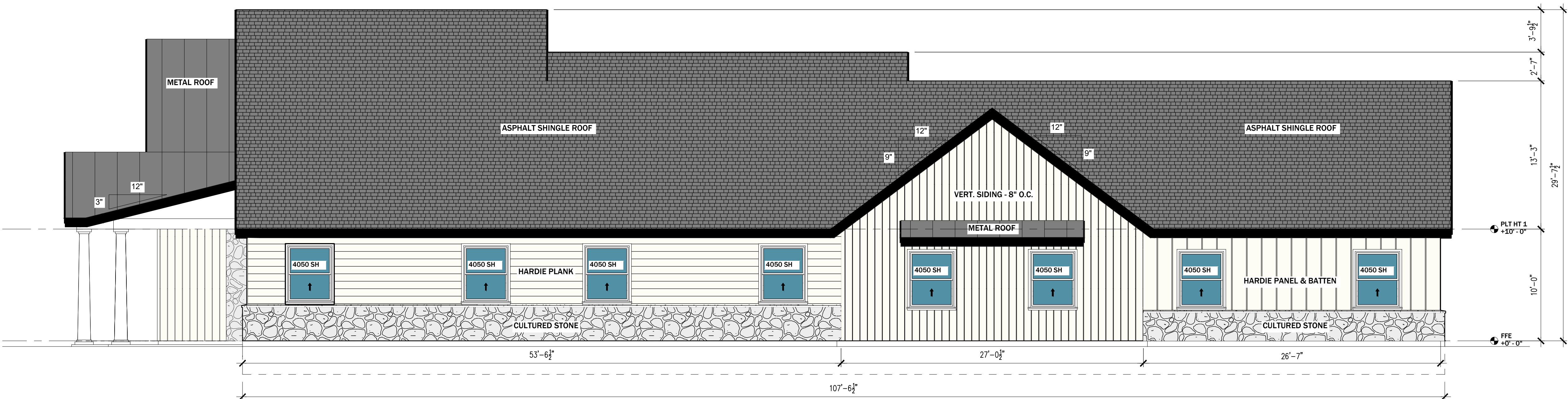
3 PHOTO OF SIMILAR DESIGN (FOR REFERENCE)
A2.2 3/16" = 1"

LEGEND OF MATERIAL CLASS & COLORS

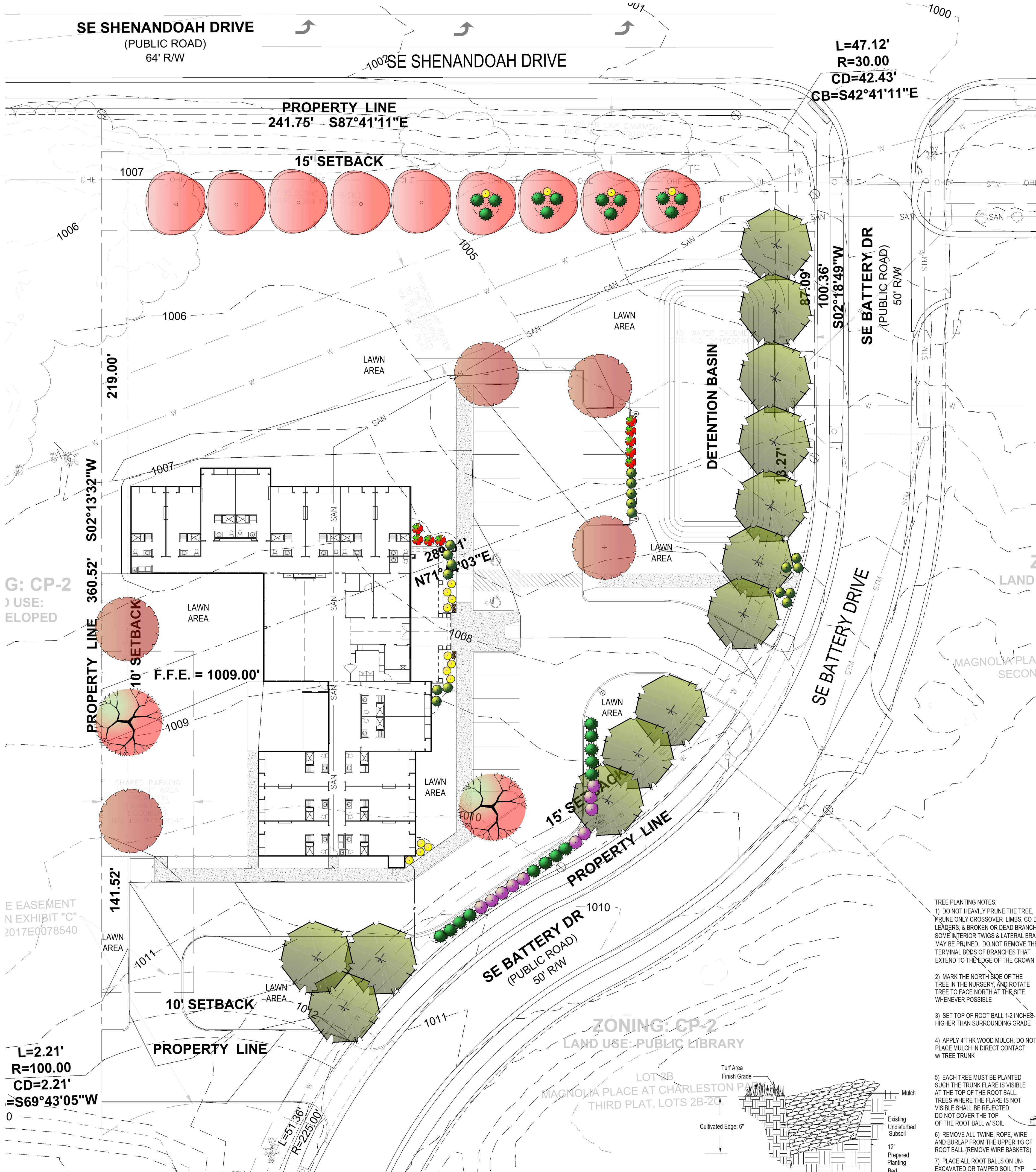
- CLASS 1: CLEAR GLASS WINDOWS
- CLASS 2: CULTURED STONE VENEER
- CLASS 2: CEMENT FIBER BOARD SIDING
- CLASS 2: CEMENT FIBER BOARD PANELS
- CLASS 2: STANDING SEAM METAL
- CLASS 3: ASPHALT SHINGLES (LAMINATE/DIMENSIONAL)



2 SOUTH ELEVATION (COLOR)
A2.2 3/16" = 1"



1 NORTH ELEVATION (COLOR)
A2.2 3/16" = 1"



Landscape Calculations/Requirements

	Quantity	Required	Provided
Site Area	45,454		
Open Space			
Pervious landscape areas	25,991.00		
1 tree/ 5,000 SF of ttl lot area		5.20	5
2 shrubs/ 5,000 SF of ttl lot area		10.40	11
Street Trees			
Shenandoah Drive (minus driveways)	261.00		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		8.70	9
1 shrub/20 lf of frontage		13.05	13
Battery Drive	376		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		12.53	13
1 shrub/20 lf of frontage		18.80	19
12 shrub/40 lf of frontage		20	20
Perimeter Parking	94		
Battery Drive	LF	28.2	29
Screening @ 2.5' ht parallel to the street		Y	Y
Interior Parking	8,027.00		
5% of parking lot area	SF	401.35	426.00
1 island/every 4 rows of pkg		Y	Y
1 island at end of row		Y	Y
islands to be planted w/trees, shrubs, grass, groundcover		Y	Y
Site Utilities			

Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
- Materials:
 - Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 - Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.
- Installation:
 - All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. 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.
 - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 - 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.
 - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



CLIENT

Hawthorn Assisted Living
SE Battery Drive and
Shenandoah Drive
Lee's Summit, MO

PROJECT

Hawthorn Assisted Living
SE Battery Drive and
Shenandoah Drive
Lee's Summit, MO

Landscape Schedule

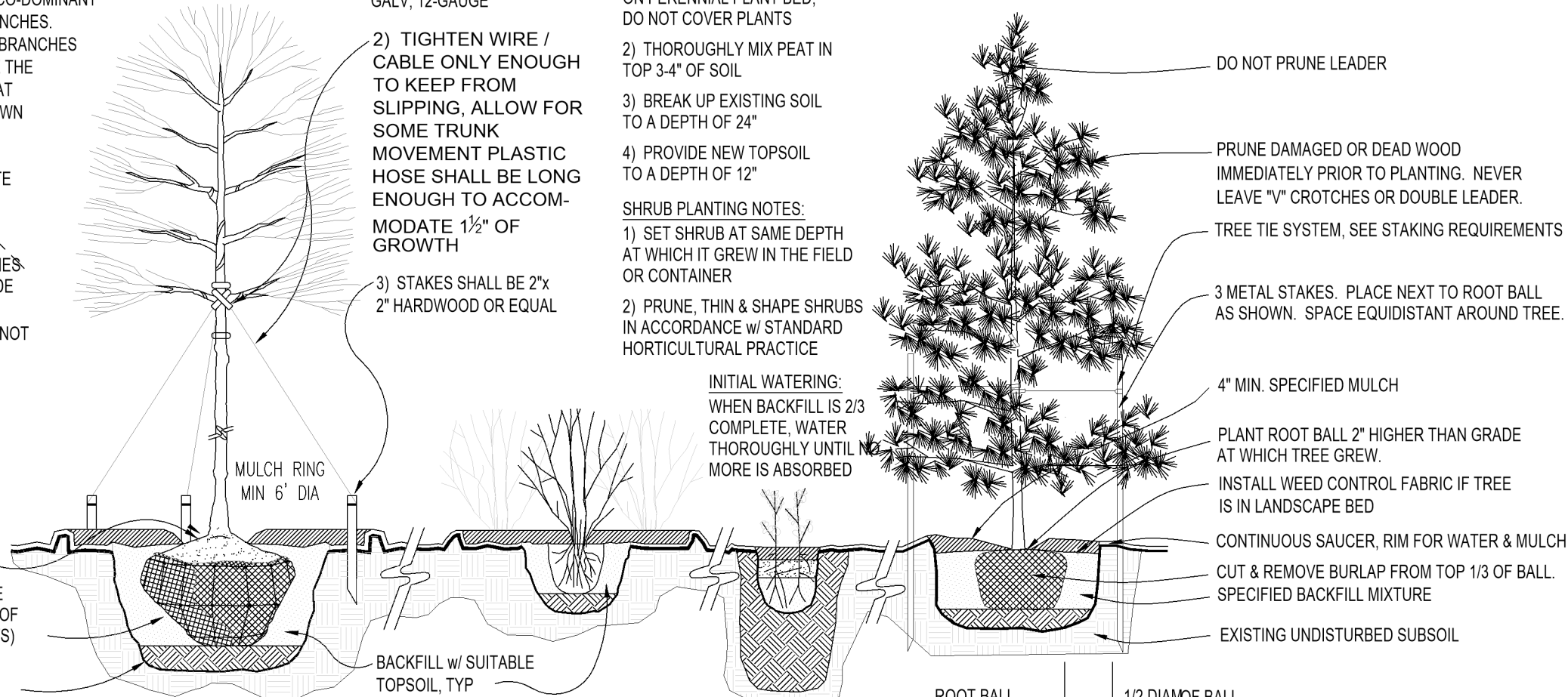
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo	2.5"	6" min. clear., ground to canopy		
	2	Quercus rubra	Northern Red Oak	2.5"	6" min. clear., ground to canopy		
	19	Gleditsia triacanthos 'Shademoor'	Shademoor Honeylocust	2.5"	6" min. clear., ground to canopy		
	9	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	2.5"	6" min. clear., ground to canopy		
DECIDUOUS SHRUBS							
	16	Spiraea japonica	Double Play Candy Corn Spirea	2 gal.			
	9	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	2 gal.			Plant @ 4' O.C.
	10	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2 gal.			Plant @ 4' O.C.
	18	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	2 gal.			Plant @ 4' O.C.
PERENNIALS							
	4	Allium 'Millenium'	Ornamental Onion	1 gal.			Plant @ 18" O.C.

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BODS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
 - APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS).
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP.

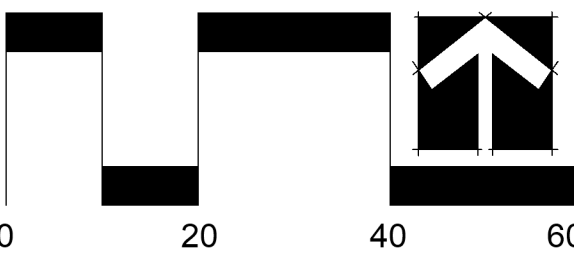
- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE.
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
 - STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL.

- PERENNIAL PLANTING NOTES:**
- APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL.
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24".
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12".
- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE.

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



SCALE: 1"=20'



Date: 7.6.2026
Project #: 1399
Landscape Plan

L1



1

LANDSCAPE PLAN

SCALE: 1"=20'-0"

2

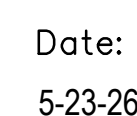
CULTIVATED EDGE DETAIL

SCALE: NTS

3

PLANTING INSTALLATION DETAILS

SCALE: NTS



6-22-26
7-3-26

Drawn by:
NCE

Sheet:

PH 1



1. See drawing for mounting height.
2. Calculation points are set on a 10' x 10' grid.
3. Maintained light levels are shown at grade.
4. LMF based on initial light levels.

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting Canada used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.34	14.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.03	5.5	0.4	5.08	13.75

