

CLIENT
JFE Construction
1314 SW Market St.
Lee's Summit, MO 64081

PROJECT
Cobey Creek
Development
19598 MO-150
Lee's Summit, MO 64082

1 OVERALL SITE LANDSCAPE PLAN
SCALE: 1"=100'-0"

Landscape Calculations/Requirements

Street Frontage: (For all Districts) One (1) tree shall be planted for each thirty (30) feet of street frontage, within 20' setback.
(For Commercial Districts) One (1) shrub shall be provided for each twenty (20) feet of street frontage. No Plants In ROW.

REQUIREMENTS MET.

Open Yard Areas:	Pad/Lot #	Pad/Lot Size	Bldg. Size	Open Space (Sf)	# Trees Req.	# Trees Prov.	# Shrubs Req.	# Shrubs Prov.
2 shrubs per 5000 sf of total lot area, excluding building footprint area.	Pad 1	85,723	4,882	80,841	16	16	16	16
All portions of the site not covered with paving or buildings shall be landscaped.	Pad 2	84,883	6,802	78,081	16	16	16	16
1 tree per 5000 sf of total lot area, excluding building footprint area.	Pad 3	62,083	4,078	58,005	12	12	12	12
	Pad 4	206,260	37,782 (per Fl)	168,478	34	34	34	34

Parking Lot Areas: Deciduous shade trees shall be provided within any parking lot designed or intended to accommodate ten (10) cars or more.

REQUIREMENTS MET.

Parking Lot Islands: Landscape islands shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways.
A landscape island shall be provided at the end of every parking bay.
Tree planting areas shall be 10' wide min.

Pad/Lot #	Parking Size (Sf)	Open Space Req.	Open Space Prov.
Pad 1	37,902	1,895	4,493
Pad 2	42,899	2,145	3,974
Pad 3	34,318	1,715	2,219
Pad 4	32,861	1,643	3,926

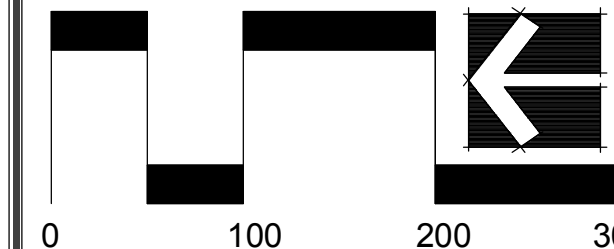
Parking Lot Screening: Screening to a height of two-and-one-half (2.5) feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street.
100% opaque.
12 shrubs per 40 linear feet that will spread into a continuous visual screen within two (2) growing seasons. Shrubs must be at least eighteen (18) inches tall at the time of planting.

Pad/Lot #	LF Parking Prov.	# Shrubs Req.	# Shrubs Prov.
Pad 1	592	177	177
Pad 2	835	251	251
Pad 3	615	184	184
Pad 4	397	119	119

Buffer Screening: Buffers must be 20' wide. (Screen B buffer type):
1 Shade Tree per 1000 sf.
1 Ornamental Tree per 500 sf.
1 evergreen tree per 300 sf.
Shrubs Provided at 1 per 200 sf.

REQUIREMENTS MET.

SCALE: 1"=100' NORTH



Date: 5.22.18

Landscape Plan

L1

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. 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:
 - 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. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. 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:

1. 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.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. 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.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Schedule

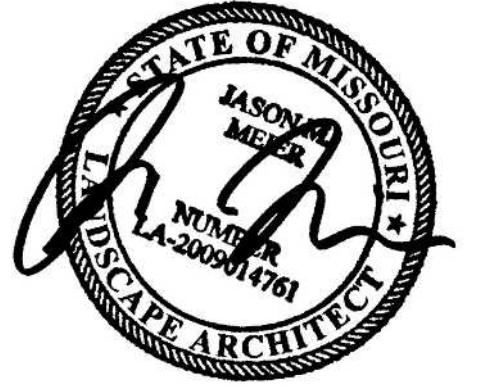
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	98	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust	3"	6'	min. clear, ground to canopy	
	212	Platanus x acerifolia	London Plane Tree	3"	6'	min. clear, ground to canopy	
	221	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	3"	6'	min. clear, ground to canopy	
	230	Quercus bicolor	Swamp White Oak	3"	6'	min. clear, ground to canopy	
	242	Acer griseum	Paperbark Maple	3"	6'	min. clear, ground to canopy	
	124	Ulmus parvifolia	Laobark Elm	3"	6'	min. clear, ground to canopy	
EVERGREEN TREES							
	34	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	8" ht.			symmetrical pyramidal form
	00	Picea abies	Norway Spruce	8" ht.			symmetrical pyramidal form

Landscape Schedule (Cont.)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
ORNAMENTAL TREES							
	00	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	52	Liriope muscari 'Variegated'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	32	Spiraea x bumalda 'Goldflame'	Goldflame spirea	3 gal. 18" ht. min.			Plant @ 3' O.C.
	165	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal. 18" ht. min.			Plant @ 4' O.C.
	197	Syringa X 'Panda'	Blooming Purple Lilac	5 gal. 18" ht. min.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	208	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal. 18" ht. min.			Plant @ 4' O.C.
	182	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal. 18" ht. min.			Plant @ 4' O.C.



Landscape Architecture
Real Estate Consulting
3692 W. 179th Terr.
Stilwell, KS 66085
913.787.2817



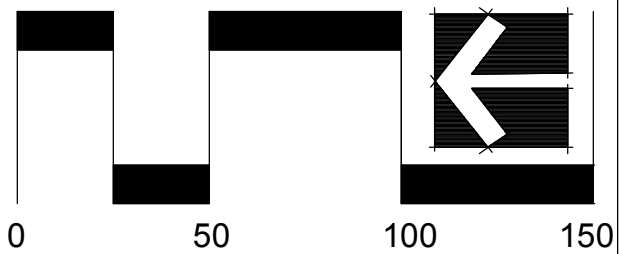
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SCALE: 1"=50'



Date: 5.22.18

Landscape Plan

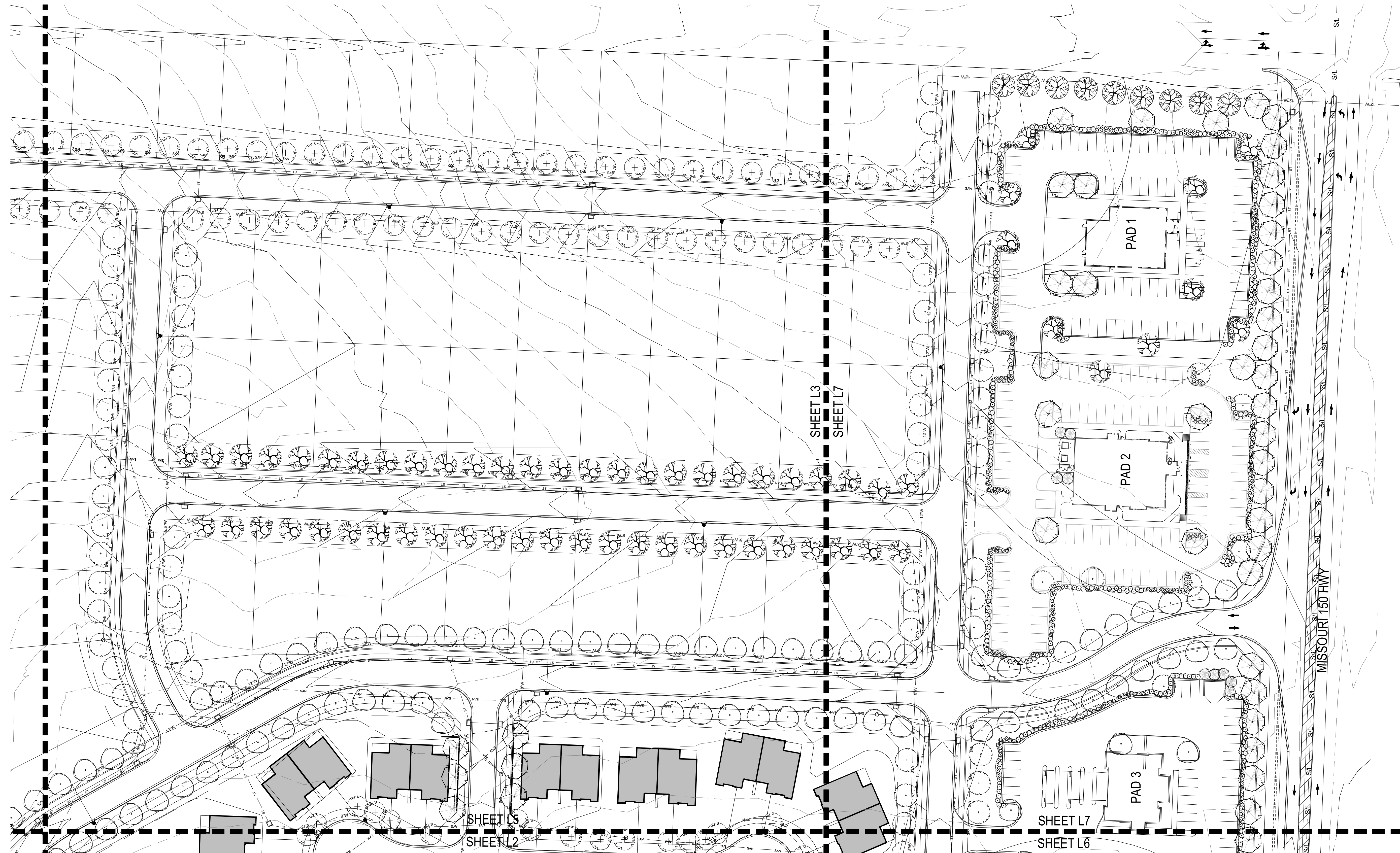
L2

Landscape Schedule

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OVERSTORY TREES							
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	212	Platanus x acerifolia	London Plane Tree		3"	6" min. clear., ground to canopy	
	221	Acer x truncatum "Warrenred"	Pacific Sunset Maple		3"	6" min. clear., ground to canopy	
	230	Quercus bicolor	Swamp White Oak		3"	6" min. clear., ground to canopy	
	242	Acer griseum	Paperbark Maple		3"	6" min. clear., ground to canopy	
	124	Ulmus parvifolia	Lacebark Elm		3"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	34	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		8" ht.	symmetrical pyramidal form	
	00	Picea abies	Norway Spruce		8" ht.	symmetrical pyramidal form	

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DECIDUOUS SHRUBS/GRASSES							
	52	Liriodendron "Variegated"	Variegated Liriodendron		1 gal.		Plant @ 18" O.C.
	32	Spiraea x bumalda "Goldflame"	Goldflame spiraea		3 gal. 18" ht. min.		Plant @ 3' O.C.
	165	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia		3 gal. 18" ht. min.		Plant @ 4' O.C.
	197	Syringa X "Penda"	Blooming Purple Lilac		5 gal. 18" ht. min.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	208	Juniperus chinensis "Sea Green"	Sea Green Juniper		3 gal. 18" ht. min.		Plant @ 4' O.C.
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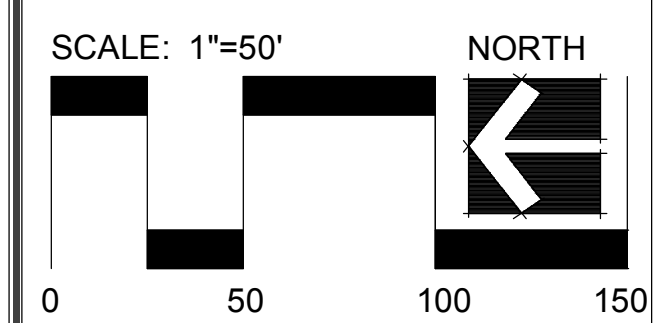


1 LANDSCAPE PLAN ENLARGEMENT
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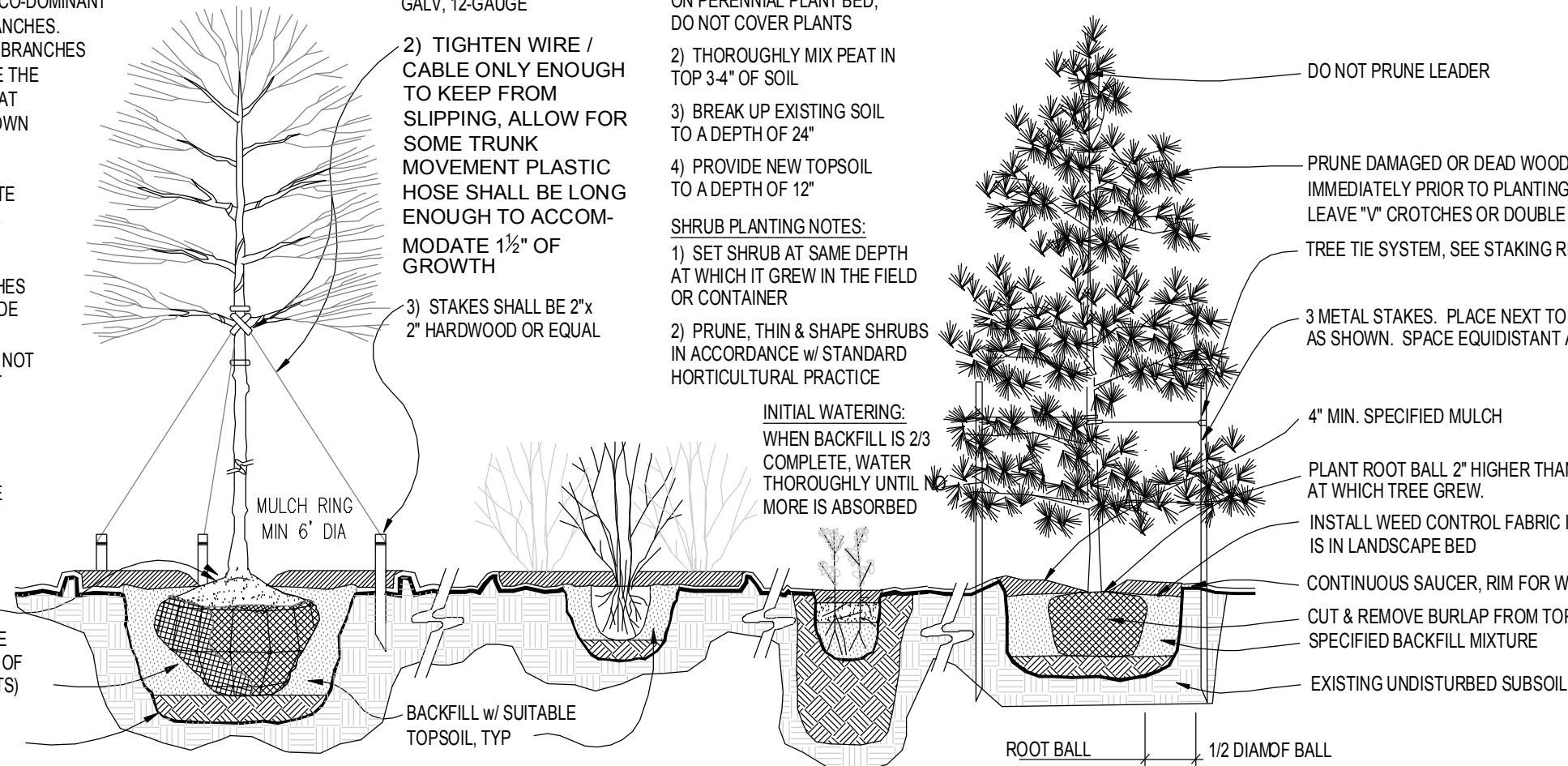
Landscape Plan

- 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 BUDS 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 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 2-4"
 - 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 MORE IS ABSORBED



- DO NOT PRUNE LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE LEAVE "Y" CROTCHES OR DOUBLE LEADER.
- TREE TIE SYSTEM. SEE STAKING REQUIREMENTS
- 3 METAL STAKES. PLACE NEXT TO ROOT BALL AS SHOWN. SPACE EQUIDISTANT AROUND TREE.
- 4" MIN. SPECIFIED MULCH
- PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW.
- INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED
- CONTINUOUS SAUCER, RIM FOR WATER & MULCH CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL SPECIFIED BACKFILL MIXTURE
- EXISTING UNDISTURBED SUBSOIL

Landscape Schedule

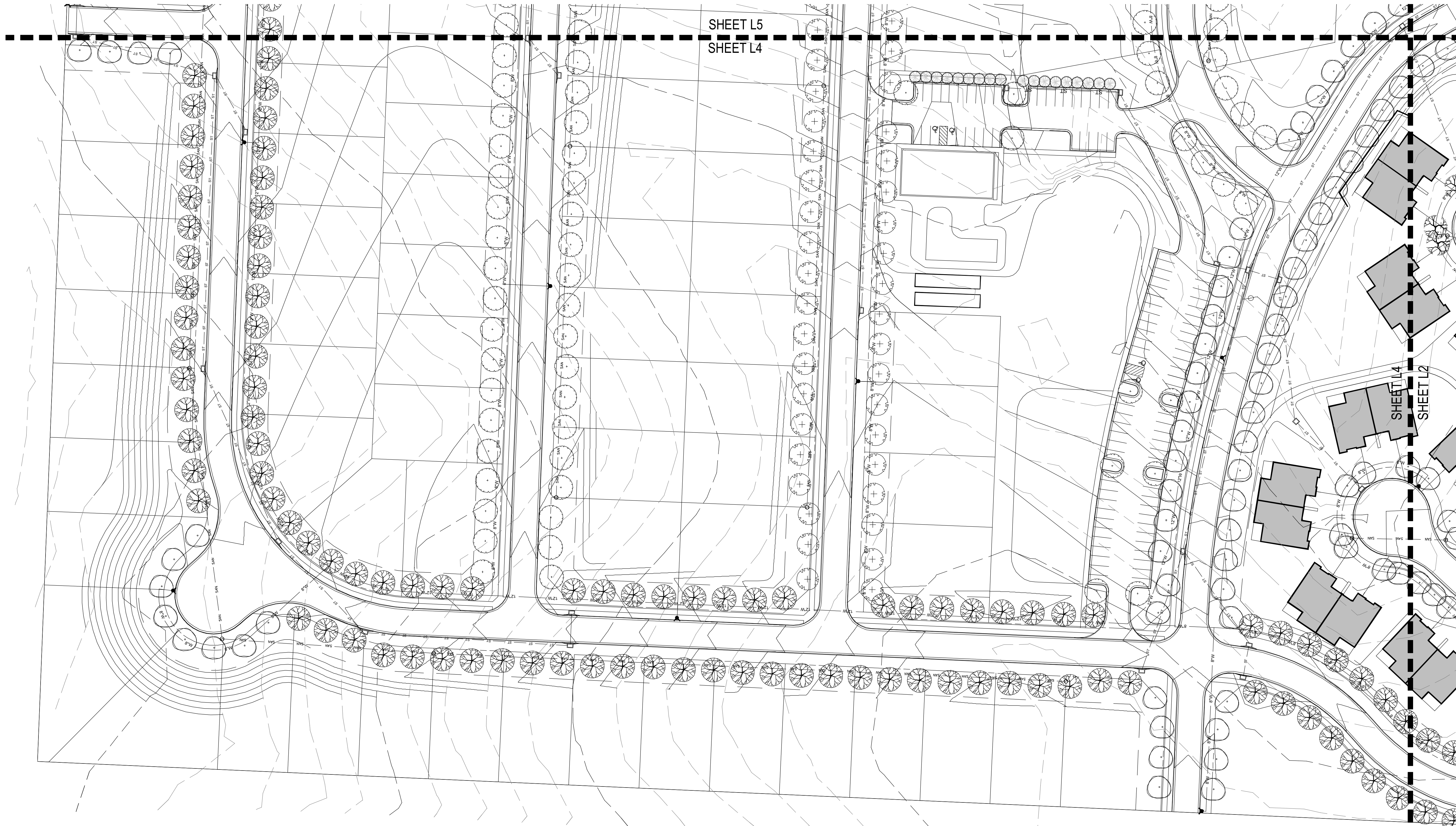
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212		Platanus x acerifolia	London Plane Tree				3" 6' min. clear., ground to canopy
221		Acer x truncatum 'Warrenred'	Pacific Sunset Maple				3" 6' min. clear., ground to canopy
230		Quercus bicolor	Swamp White Oak				3" 6' min. clear., ground to canopy
242		Acer griseum	Paperbark Maple				3" 6' min. clear., ground to canopy
124		Ulmus parvifolia	Lacebark Elm				3" 6' min. clear., ground to canopy
EVERGREEN TREES							
34		Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	8' HL.			symmetrical pyramidal form
00		Picea abies	Norway Spruce	8' HL.			symmetrical pyramidal form

Landscape Schedule (Cont.)

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DECIDUOUS SHRUBS/GRASSES							
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32		Spiraea x bumalda 'Goldflame'	Goldflame spiraea	3 gal.	18" ht. min.		Plant @ 3' O.C.
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1 PLANTING INSTALLATION DETAILS

SCALE: NTS



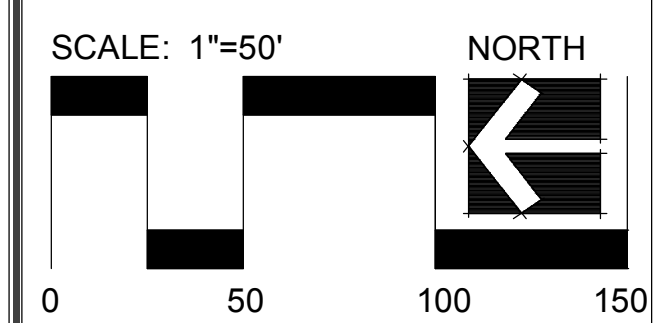
2 LANDSCAPE PLAN ENLARGEMENT

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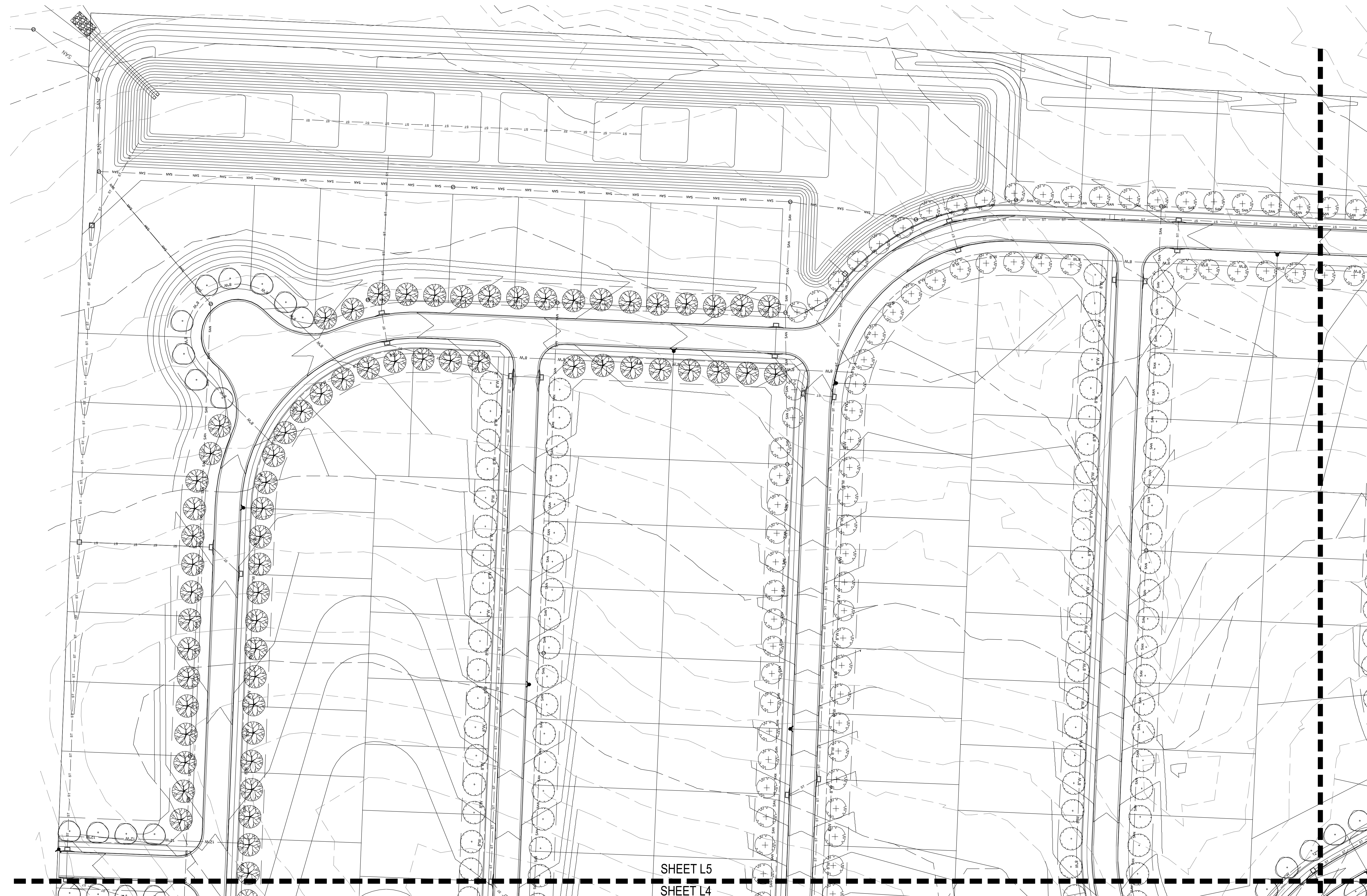
Landscape Plan

Landscape Schedule

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	221	Acer x truncatum "Warren"	Pacific Sunset Maple	3"	6"	6" min. clear., ground to canopy	
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SHEET L5
SHEET L4

1 LANDSCAPE PLAN ENLARGEMENT
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MEIER
CONSULTING

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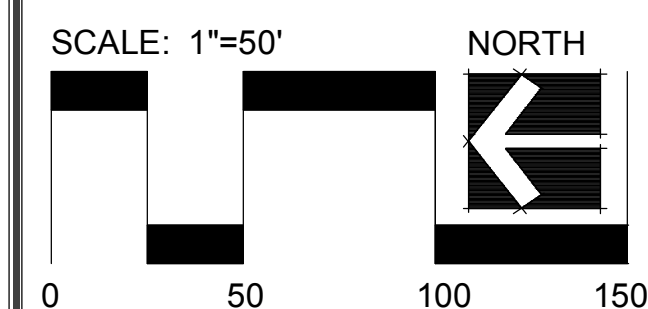


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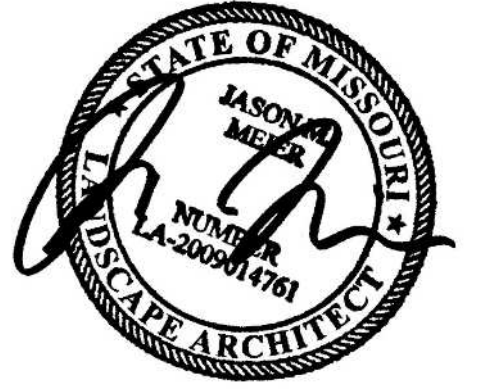
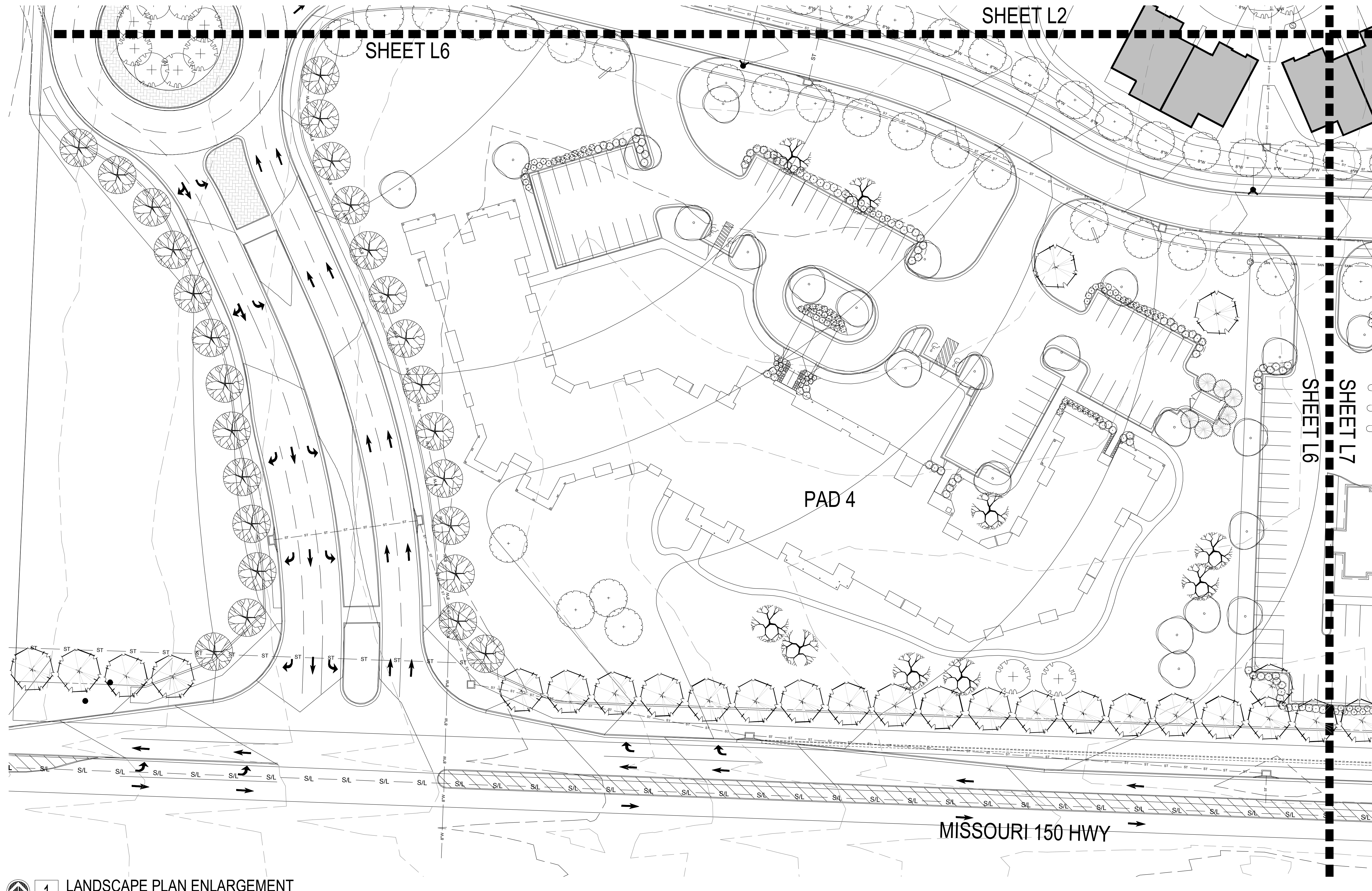
L5

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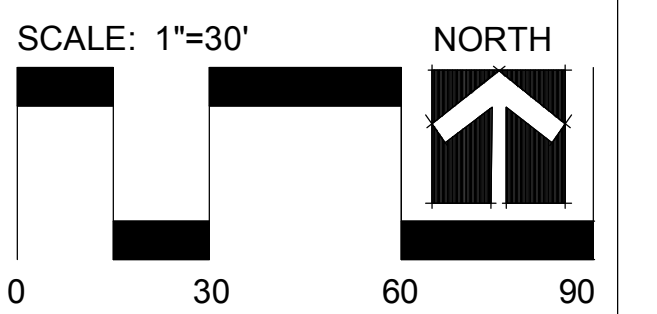
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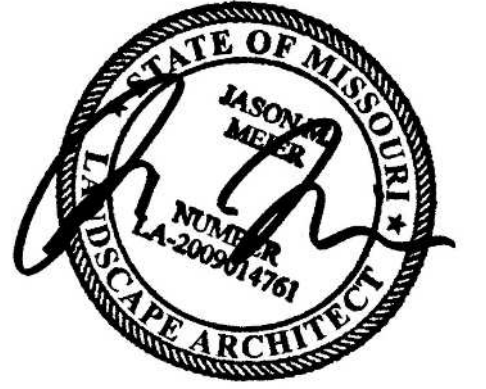
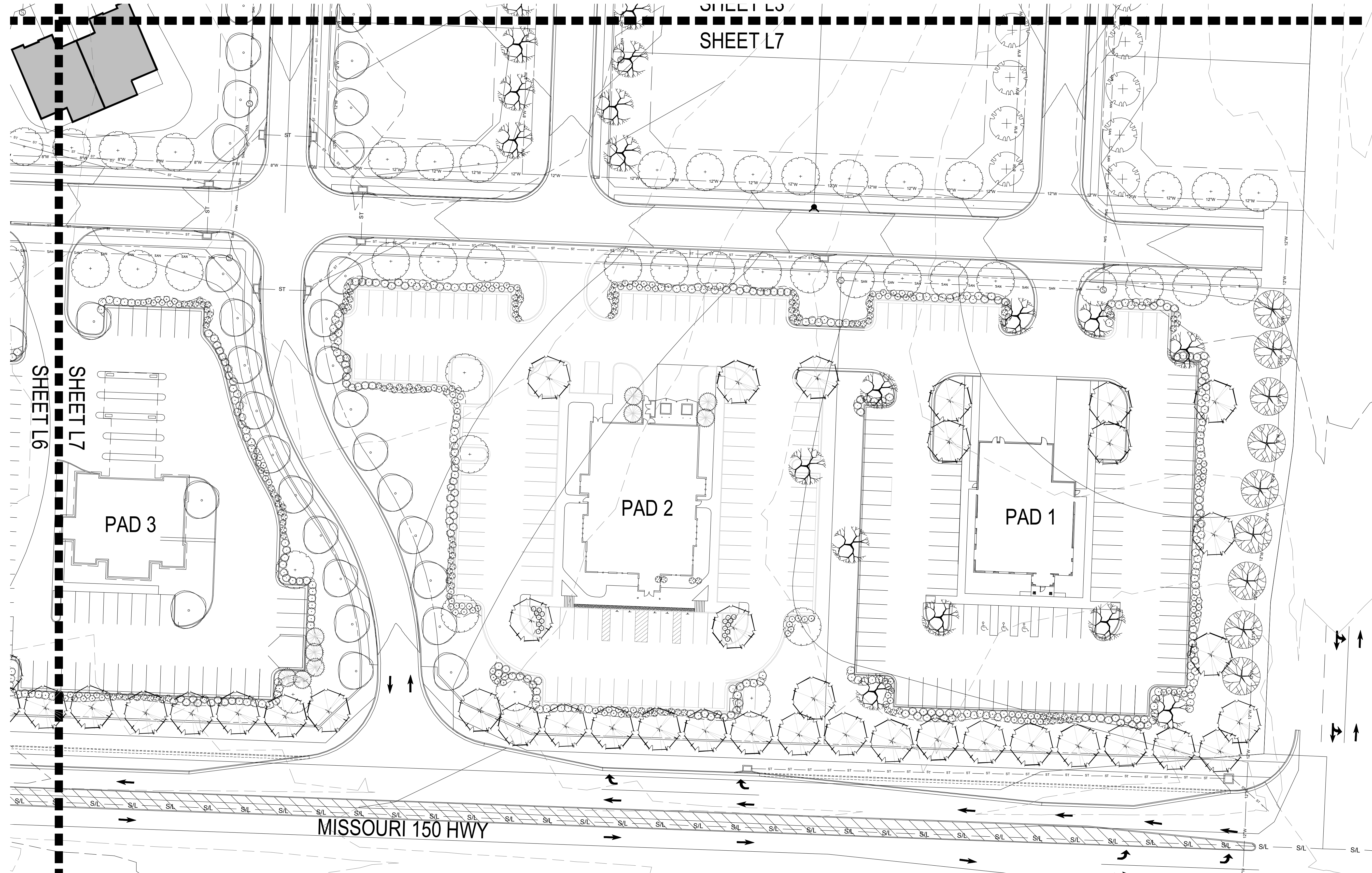
L6

Landscape Schedule

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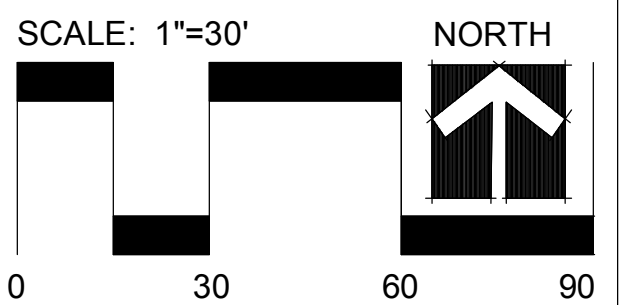
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	197	Syringa X 'Penda'	Bloomerang Purple Lilac		5 gal. 18" ht. min.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	208	Juniperus chinensis 'Sea Green'	Sea Green Juniper		3 gal. 18" ht. min.		Plant @ 4' O.C.
	182	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		3 gal. 18" ht. min.		Plant @ 4' O.C.



CLIENT
JFE Construction
1314 SW Market St.
Lee's Summit, MO 64081

PROJECT
Cobey Creek
Development
19598 MO-150
Lee's Summit, MO 64082



Date: 5.22.18

Landscape Plan