

LANDSCAPE NOTES

1.

CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT MISSOURI ONE CALL AT 8-1-1 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 PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2.

QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
3.

NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER'S REPRESENTATIVE. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4.

REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
5.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
6.

ALL PLANT MATERIAL 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 AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
7.

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.
8.

CONTRACTOR SHALL EXCAVATE 24" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL SHRUB PLANTING BEDS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. CONTRACTOR SHALL EXCAVATE 6" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL TURF AREAS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. REFER TO SPECIFICATIONS.
9.

PROVIDE AND INSTALL A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND ALL TREES NOT OTHERWISE LOCATED WITHIN A SHRUB PLANTING BED. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR, AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
10.

CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PRODUCT TO BE ARBOR TIE MANUFACTURED BY DEEP ROOT PARTNERS, OR APPROVED EQUAL.
11.

TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURF GRASS 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.
12.

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.
13.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE.
14.

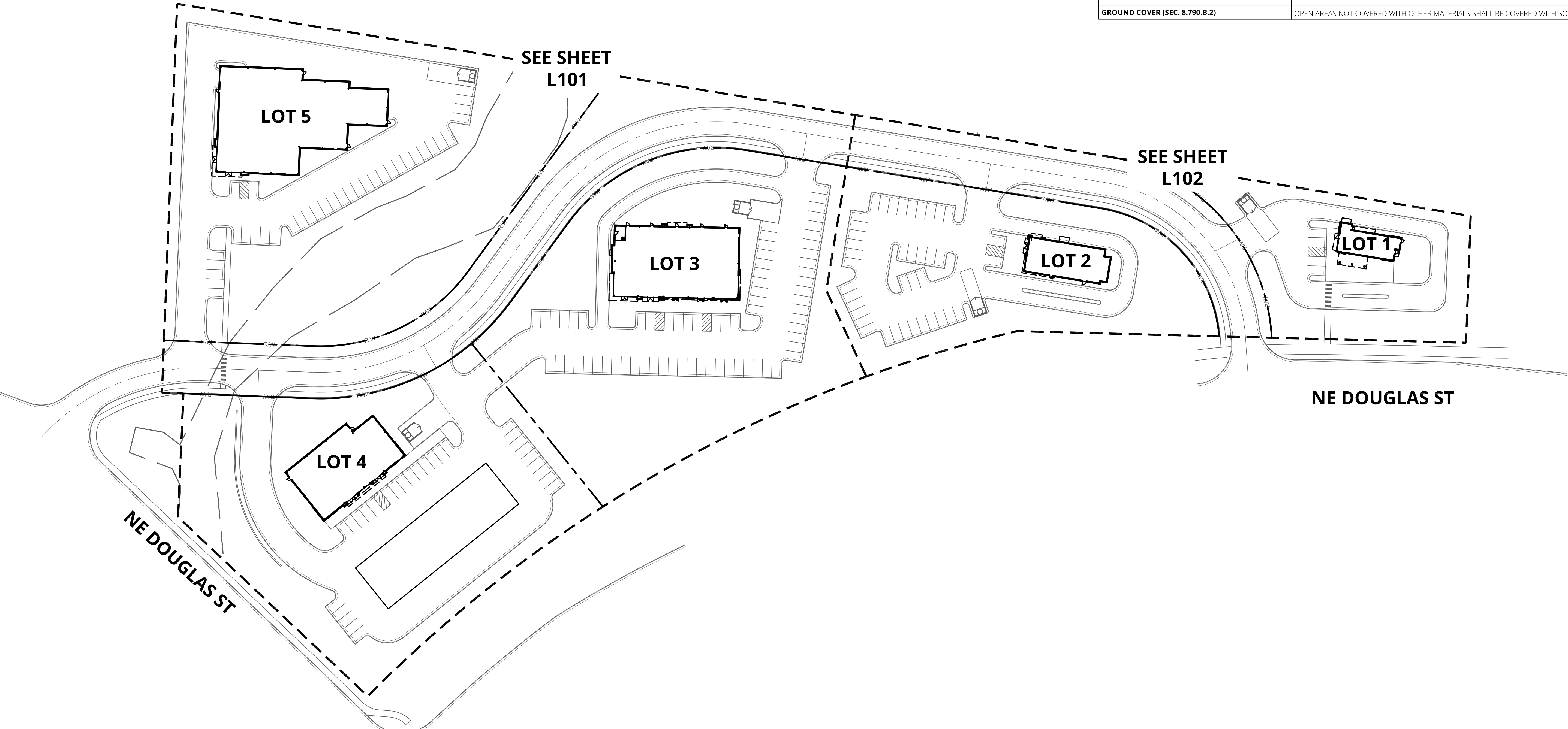
CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED FREE OF CHARGE TO THE OWNER.
15.

OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
16.

CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, 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. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR, OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

LANDSCAPE REQUIREMENTS

LANDSCAPE AND SCREENING REQUIREMENTS						
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS, AND TREE PROTECTION						
TOTAL PROPERTY: 367,525 SF						
	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1	
STREET FRONTAGE TREES (SEC. 8.790.A.1)						
	ONE TREE PER 30' STREET FRONTAGE, PUBLIC OR PRIVATE.					
REQUIRED	19 TREES	32 TREES	25 TREES	26 TREES	15 TREES	
PROVIDED	19 TREES	32 TREES	25 TREES	26 TREES	15 TREES	
STREET FRONTAGE SHRUBS (SEC. 8.790.A.3)						
	ONE SHRUB PER 20' STREET FRONTAGE, PUBLIC OR PRIVATE.					
REQUIRED	28 SHRUBS	48 SHRUBS	37 SHRUBS	39 SHRUBS	22 SHRUBS	
PROVIDED	28 SHRUBS	48 SHRUBS	37 SHRUBS	39 SHRUBS	22 SHRUBS	
OPEN YARD TREES (SEC. 8.790.B.3)						
	ONE TREE PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT.					
REQUIRED	18 TREES	15 TREES	15 TREES	10 TREES	6 TREES	
PROVIDED	18 TREES	15 TREES	15 TREES	10 TREES	6 TREES	
OPEN YARD SHRUBS (SEC. 8.790.B.1)						
	TWO SHRUBS PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT.					
REQUIRED	35 SHRUBS	29 SHRUBS	29 SHRUBS	19 SHRUBS	12 SHRUBS	
PROVIDED	35 SHRUBS	29 SHRUBS	29 SHRUBS	19 SHRUBS	12 SHRUBS	
PARKING LOT LANDSCAPING (SEC. 8.810.A)						
	LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREAS SHALL BE AT LEAST FIVE PERCENT OF THE ENTIRE PARKING AREA.					
REQUIRED	5%	5%	5%	5%	5%	
PROVIDED	7.1%	7.5%	5.8%	10.4%	7%	
PARKING SCREEN SHRUBS (SEC. 8.820)						
	HEDGE OF 12 SHRUBS PER 40 LF AT A HEIGHT OF 2.5'.					
REQUIRED	97 SHRUBS	85 SHRUBS	135 SHRUBS	112 SHRUBS	24 SHRUBS	
PROVIDED	97 SHRUBS	85 SHRUBS	135 SHRUBS	112 SHRUBS	24 SHRUBS	
GROUND COVER (SEC. 8.790.B.2)						
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.					



1 OVERALL PLAN
SCALE = 1" = 50'

Landscape Architect
Landworks Studio
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

PROJECT # 24-034 DOUGLAS CORPORATE CENTER

NE DOUGLAS ST
LEE'S SUMMIT, MO 64064

current submittal
PRELIMINARY SITE DEVELOPMENT PLAN

issued: 12/09/2025

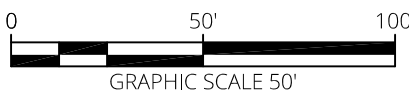
revisions	
Date	No.

professional seal

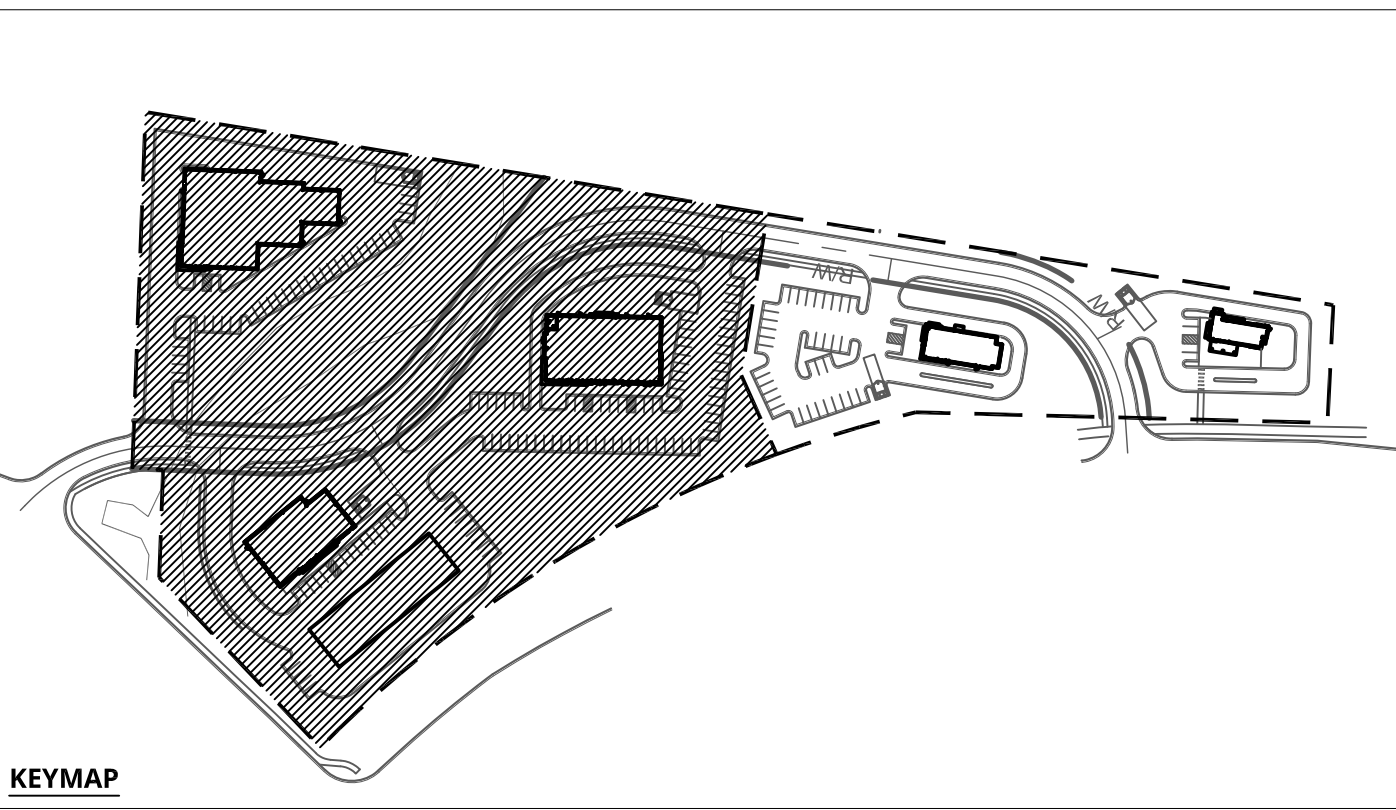
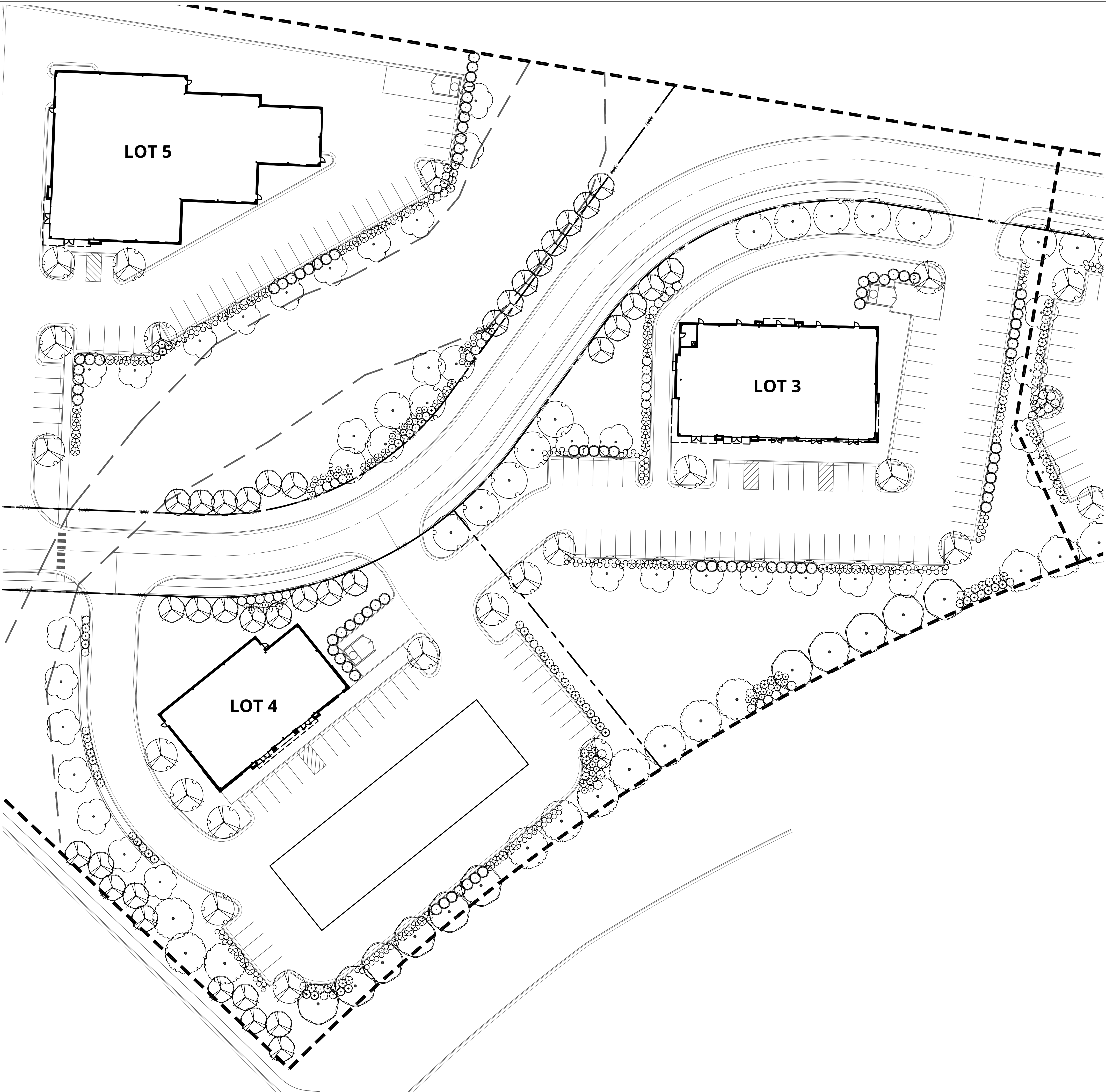
NOT FOR CONSTRUCTION

SITE PLAN

L100



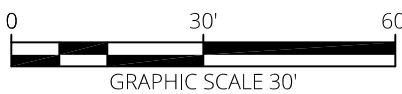
24-034 DOUGLAS CORPORATE CENTER POP. CURRENT.DWG
FILE NAME: 24-034 DOUGLAS CORPORATE CENTER POP. CURRENT.DWG
PLOTTED ON: Tuesday, December 9, 2025 12:44:20 PM
PLOT BY: ERIN MARSHALL
File Path: p:\24-034 Douglas Corporate Center - Lee's Summit, MO\24-034_cad\current\24-034_douglas corporate center pop_current.dwg



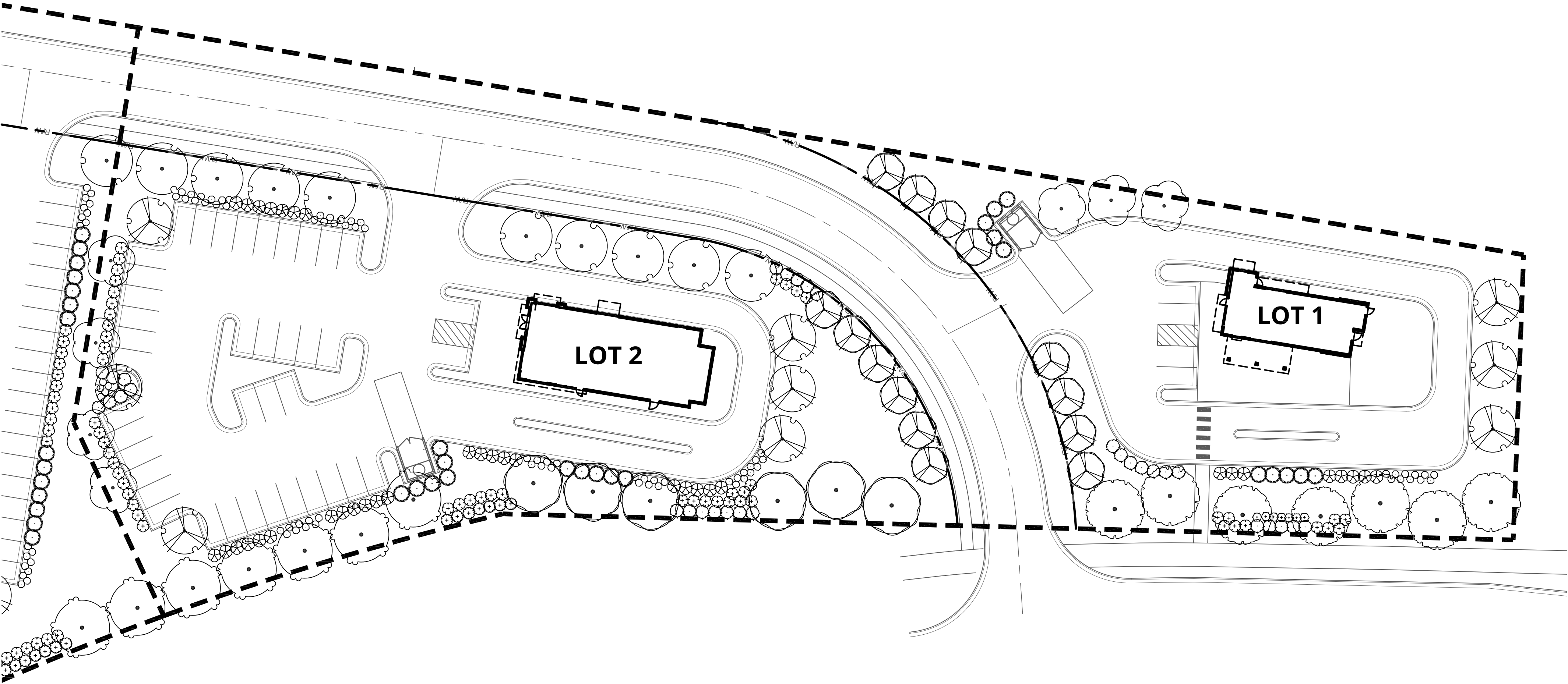
PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES				
	7	AMERICAN HORNBEAM / CARPINUS CAROLINIANA	B & B	2.5" CAL
	25	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5" CAL
	17	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	B & B	2.5" CAL
	17	URBAN PINNACLE® OAK / QUERCUS MACROCARPA 'JFS-KW3'	B & B	2.5" CAL
ORNAMENTAL TREES				
	51	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	1.5" CAL
	29	OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA'	B & B	1.5" CAL
	35	FLOWERING DOGWOOD / CORNUS FLORIDA	B & B	1.5" CAL
SHRUBS				
	77	PURPLE PEARLS® BEAUTYBERRY / CALLICARPA X 'NCCX1'	5 GAL	
	103	ANNABELLE HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GAL	
	229	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	5 GAL	
	110	SUMMERWINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'	5 GAL	
	65	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
EVERGREEN SHRUBS				
	102	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
	66	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE RUG'	5 GAL	

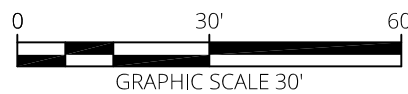
- NOTES:
- ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF LEE'S SUMMIT, MISSOURI AND THE PROPERTY MASTER PLAN UNLESS SPECIFICALLY MODIFIED BY AGREEMENT BETWEEN THE OWNER AND CITY OF LEE'S SUMMIT, MO., IN WHICH CASE THE MODIFIED AGREEMENT REQUIREMENTS SHALL TAKE PRECEDENCE.
 - IRRIGATION SYSTEM TO BE INSTALLED.
 - REFER TO SHEETS L100 & D100 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.



PLOTTED BY: ERIN MARSHALL
 File Path: p:\24-034 douglas corporate center - lee's summit. mo\24-034 cad current\24-034 douglas corporate center pdp_current.dwg
 PLOTTED ON: Tuesday, December 9, 2025 12:44:34 PM
 FILE NAME: 24-034 DOUGLAS CORPORATE CENTER PDP_CURRENT.DWG
 cad current\24-034 douglas corporate center pdp_current.dwg

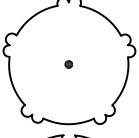
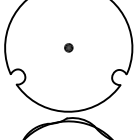
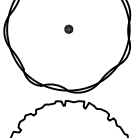
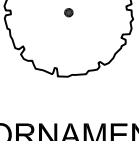
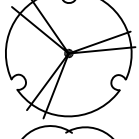
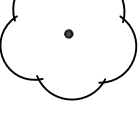


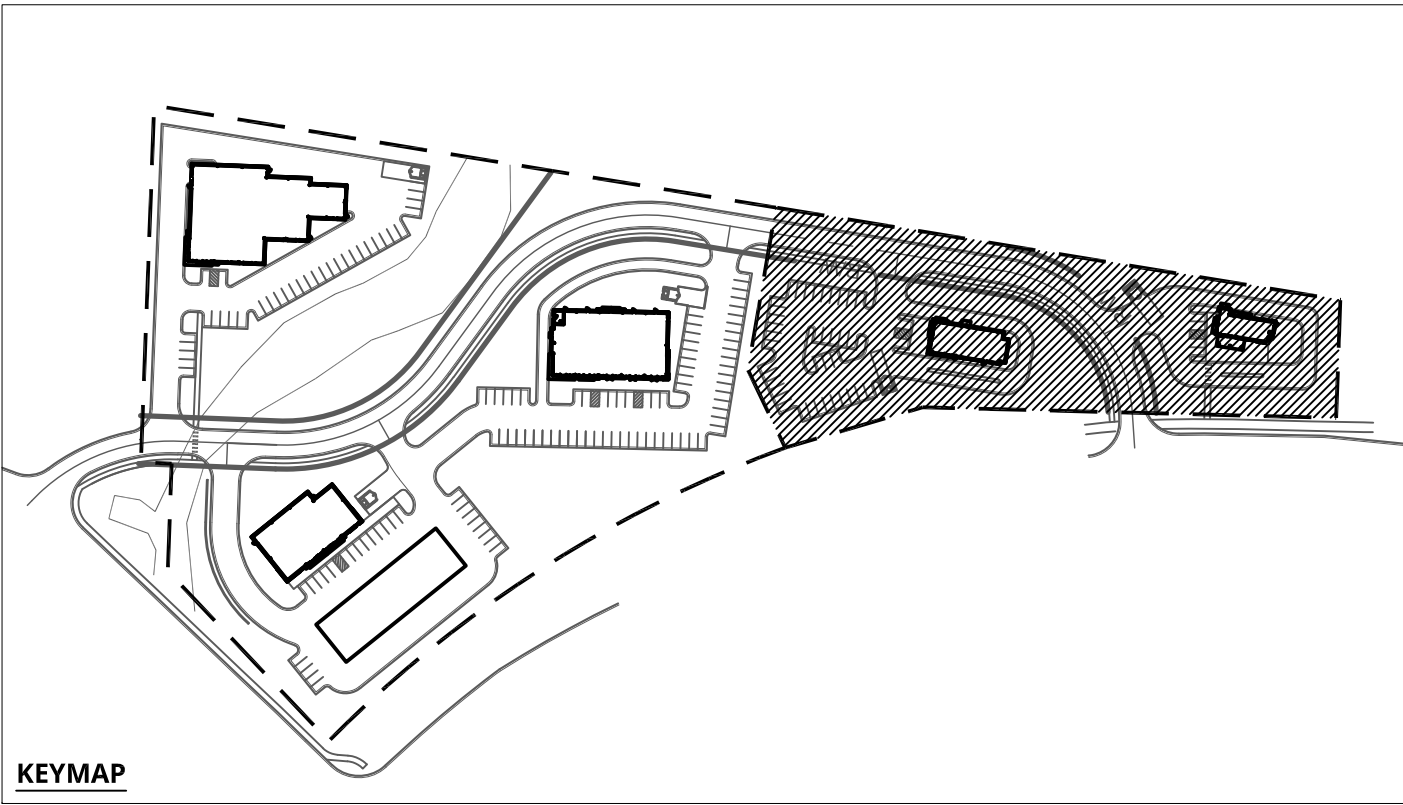
1 | LANDSCAPE PLAN
 SCALE = 1" = 30'



- NOTES:
- ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF LEE'S SUMMIT, MISSOURI AND THE PROPERTY MASTER PLAN UNLESS SPECIFICALLY MODIFIED BY AGREEMENT BETWEEN THE OWNER AND CITY OF LEE'S SUMMIT, MO., IN WHICH CASE THE MODIFIED AGREEMENT REQUIREMENTS SHALL TAKE PRECEDENCE.
 - IRRIGATION SYSTEM TO BE INSTALLED.
 - REFER TO SHEETS L100 & D100 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES				
	7	AMERICAN HORNBEAM / CARPINUS CAROLINIANA	B & B	2.5"CAL
	25	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5"CAL
	17	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	B & B	2.5"CAL
	17	URBAN PINNACLE® OAK / QUERCUS MACROCARPA 'JFS-KW3'	B & B	2.5"CAL
ORNAMENTAL TREES				
	51	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	1.5"CAL
	29	OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA'	B & B	1.5"CAL
	35	FLOWERING DOGWOOD / CORNUS FLORIDA	B & B	1.5"CAL
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	
SHRUBS				
	77	PURPLE PEARLS® BEAUTYBERRY / CALLICARPA X 'NCCX1'	5 GAL	
	103	ANNABELLE HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GAL	
	229	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	5 GAL	
	110	SUMMERWINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'	5 GAL	
	65	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
EVERGREEN SHRUBS				
	102	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
	66	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE RUG'	5 GAL	



Landscape Architect



Landworks Studio
 102 S. Cherry Street
 Olathe, KS 66061
 p. 913.780.6707
 www.landworksstudio.com

PROJECT # 24-034 DOUGLAS CORPORATE CENTER

current submittal

PRELIMINARY SITE DEVELOPMENT PLAN

issued: 12/09/2025

revisions

Date	No.

professional seal

NOT FOR CONSTRUCTION

SITE PLAN
 L102