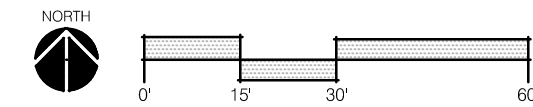
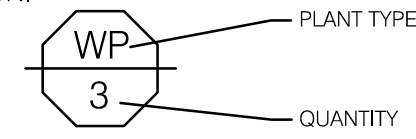


1 OVERALL LANDSCAPE PLAN



LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF INDEPENDENCE, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION.



**SAPP
DESIGN
ARCHITECTS**

3750 S. Fremont Ave.
Springfield, MO 65804 417.877.9600

Sapp Design Associates Architects, P.C.
Missouri State Certificate of Authority #000607

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1629 Walnut
Kansas City, MO 64108 816.300.0300

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the **olsson** studio

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Revision No. Description Date

Project No. 016-1023 Date 09/15/2022 Drawn LIJS

Drawing No. **L201**
OVERALL LANDSCAPE PLAN


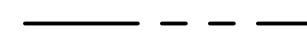






PLANT SCHEDULE

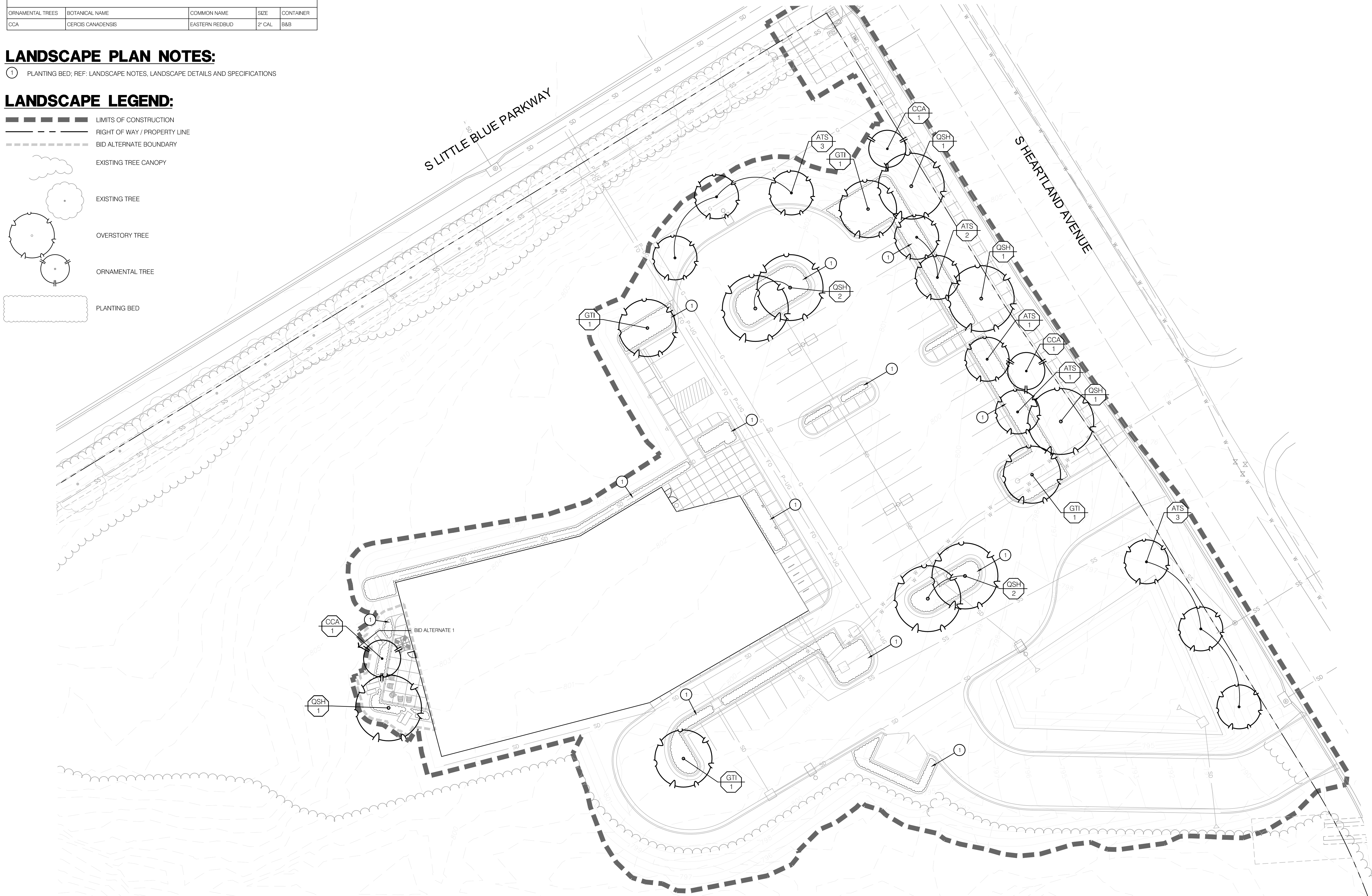
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ATS	ACER TRUNCATUM	SHANTUNG MAPLE	3" CAL	B&B
GTL	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL	B&B
QSH	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL	B&B
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CCA	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B

LANDSCAPE PLAN NOTES:

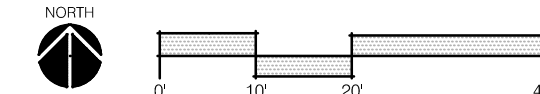
- ① PLANTING BED, REF: LANDSCAPE NOTES, LANDSCAPE DETAILS AND SPECIFICATIONS

LANDSCAPE LEGEND:

-  LIMITS OF CONSTRUCTION
-  RIGHT OF WAY / PROPERTY LINE
-  BID ALTERNATE BOUNDARY
-  EXISTING TREE CANOPY
-  EXISTING TREE
-  OVERSTORY TREE
-  ORNAMENTAL TREE
-  PLANTING BED



① LANDSCAPE OVERSTORY PLAN



SAPP DESIGN ARCHITECTS

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ochsner hare + hare
the olsson studio

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Missouri State Certificate of Authority #2005000285
Revision No. Description Date

Project No. 016-1023 Date 09/15/2022 Drawn LIJS

Drawing No.

L202
LANDSCAPE
OVERSTORY PLAN

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Project No. 016-1023 Date 09/15/2022 Drawn LIJS

Drawing No. **L203**

LANDSCAPE UNDERSTORY PLAN
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LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- - - RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- - - BID ALTERNATE BOUNDARY

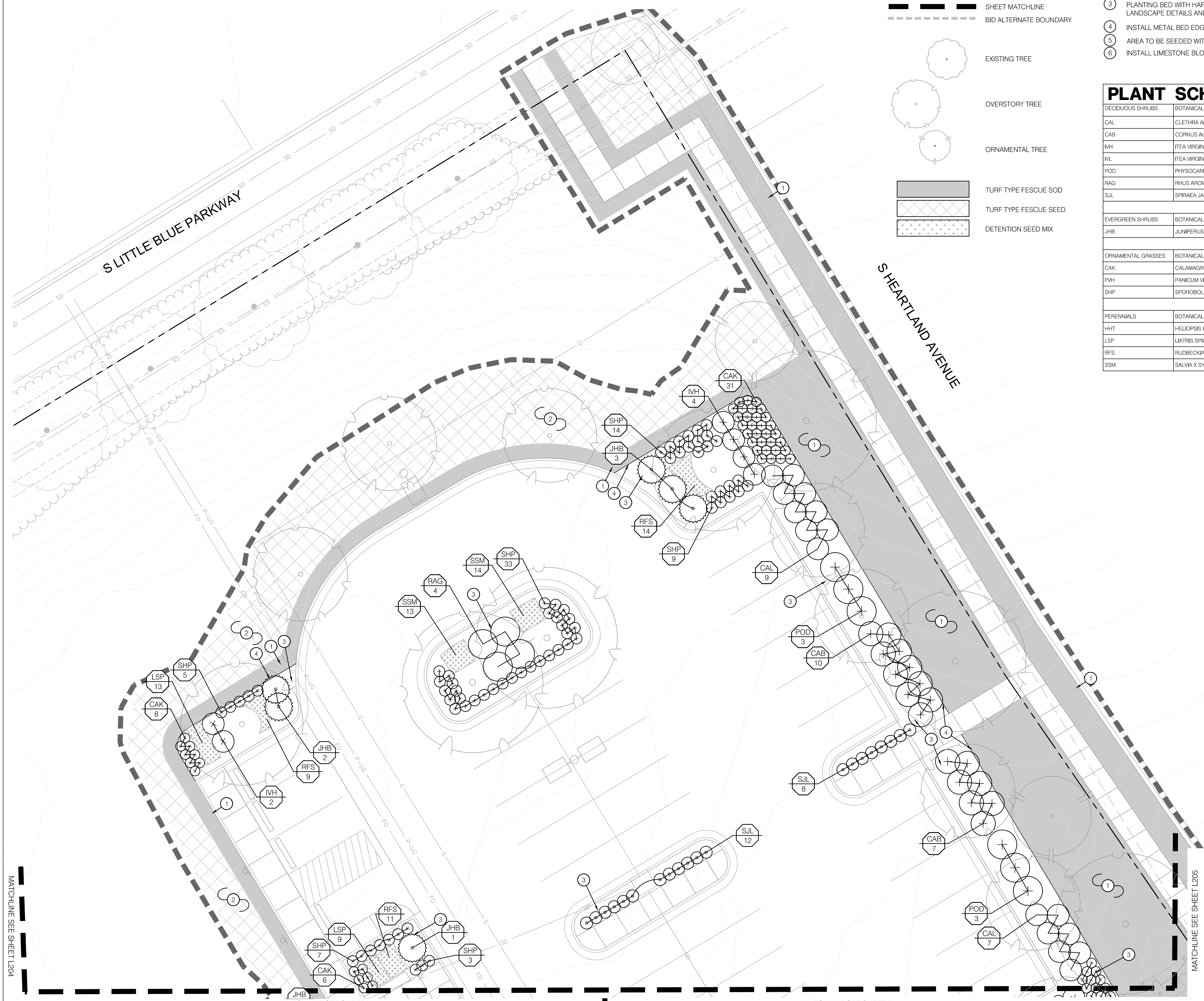
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED
- DETENTION SEED MIX

LANDSCAPE PLAN NOTES:

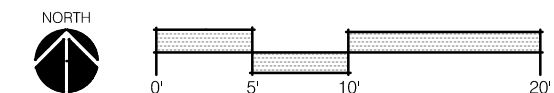
- 1 AREA TO BE SODDED WITH TURF TYPE FESCUE SOD; REF: SPECIFICATIONS
- 2 AREA TO BE SEEDED TURF TYPE FESCUE SEED; REF: SPECIFICATIONS
- 3 PLANTING BED WITH HARDWOOD MULCH; REF: LANDSCAPE NOTES, LANDSCAPE DETAILS AND SPECIFICATIONS
- 4 INSTALL METAL BED EDGE; REF: 4/L290 & SPECIFICATIONS
- 5 AREA TO BE SEEDED WITH DETENTION SEED MIX; REF: SPECIFICATIONS
- 6 INSTALL LIMESTONE BLOCK; BLOCK EXISTING ON SITE

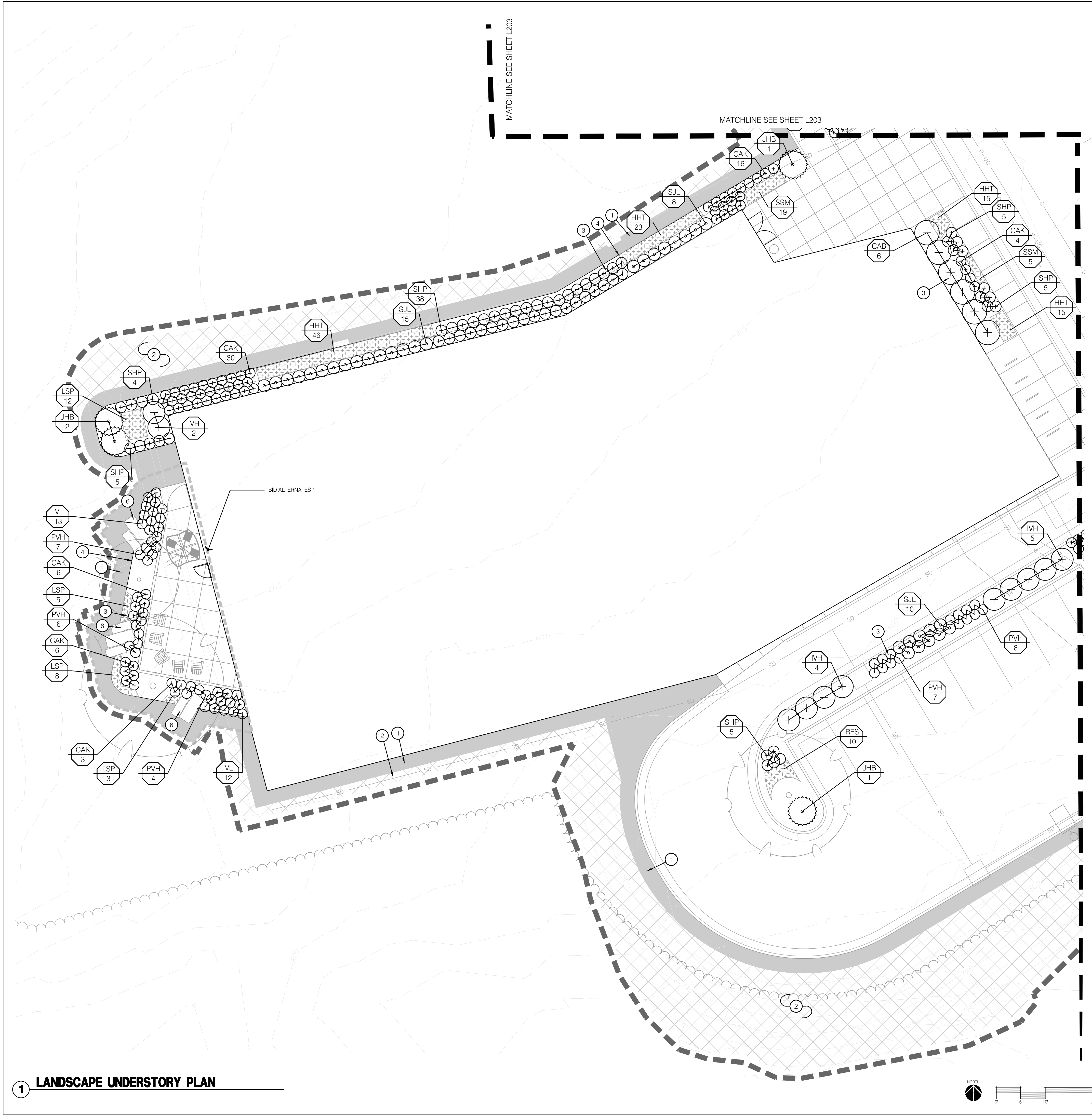
PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
CAL	CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL	
CAB	CORNUS ALBA 'BAILHALO'™	IVORY HALO DOGWOOD	5 GAL	
IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL	
IVL	ITEA VIRGINICA 'LITTLE HENRY'™	LITTLE HENRY SWEETSPIRE	5 GAL	
POD	PHYSCARPUS OPUULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
JHB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	
CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	3 GAL	
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3 GAL	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HHT	HELIOPSIS HELIANTHOIDES 'TUSCAN SUN'	TUSCAN SUN FALSE SUNFLOWER	1 GAL	18" o.c.
LSP	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GAL	18" o.c.
RFS	RUDEBECKIA FULGIDA SPECIOSA 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	1 GAL	18" o.c.
SSM	SALVIA X SYLVESTRIS 'MAINACHT'	MAY NIGHT SAGE	1 GAL	18" o.c.



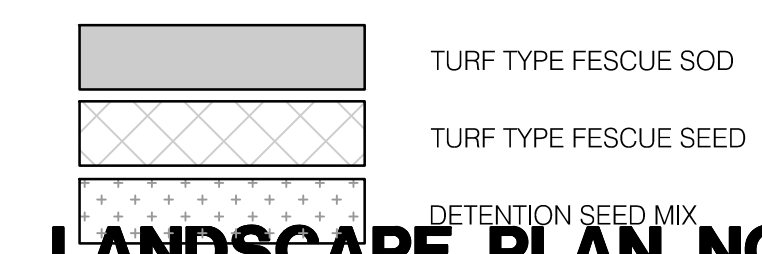
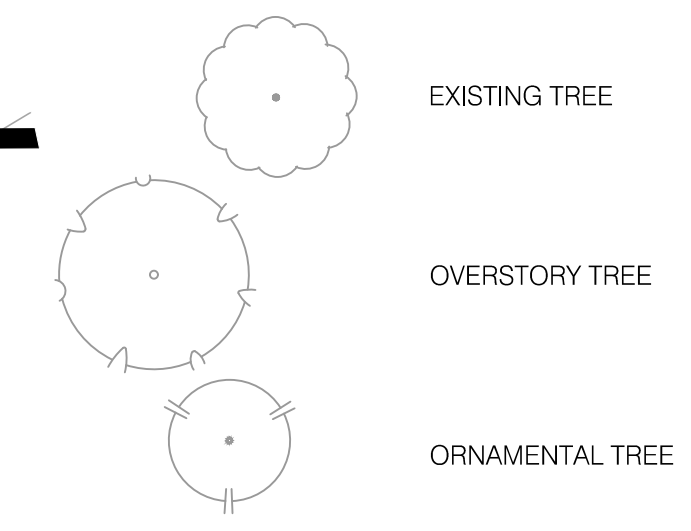
1 LANDSCAPE UNDERSTORY PLAN





LANDSCAPE LEGEND:

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- - - RIGHT OF WAY / PROPERTY LINE
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IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL	
IVL	ITEA VIRGINICA 'LITTLE HENRY' TM	LITTLE HENRY SWEETSPIRE	5 GAL	
POD	PHYSOCARPUS OPULEFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
JHB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	
CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	3 GAL	
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SSM	SALVIA X SYLVESTRIS 'MAINACHT'	MAY NIGHT SAGE	1 GAL	18" o.c.

1 LANDSCAPE UNDERSTORY PLAN

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