NOTES:
THE INCLUDED PLANT LIST IS A REPRESENTATION OF A RANGE OF POTENTIAL PLANT MATERIAL AND IS NOT INTENDED AS THE FINAL SELECTION OF PLANT VARIETIES TO BE INCLUDED.

PRELIMINARY PLANT LIST

	Common Name	Botanical Name	Size	Notes
Shade Trees				
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	2" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal.	B&B
GNK	Autumn Gold Ginko	Ginke biloba 'Autumn Gold'	2" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B
LPT	London Plane Tree	P. x acerfolia 'Bloodgood'	2" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal.	B&B
ROK	Red Oak	Quercus rubra	2" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	2" Cal.	B&B
Columnar Trees				
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2" Cal.	B&B
CHB	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" Cal.	B&B
COM	Acer saccharum 'Endowment'	Columnar Sugar Maple	2" Cal.	B&B
HOK	Quercus macdaniolii 'Clemons'	Heritage Oak	2" Cal.	B&B
RPO	Quercus robur x bicolor 'Long'	Columnar Regal Prince Oak	2" Cal.	B&B
Evergreen Trees				
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	24" B&B	5' Ht.
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	24" B&B	5' Ht.
ERC	Juniperus virginiania	Red Cedar	24" B&B	5' Ht.
NWS	Norway Spruce	Picea abies	24" B&B	5' Ht.
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	24" B&B	5' Ht.
SBS	Serbian Spruce	Picea omorika	24" B&B	5' Ht.
WSS	Welspire Spruce	Picea mariana 'Wellspire'	24" B&B	5' Ht.
Ornamental Trees				
SVB	Serviceberry	Amelanchier canadensis	2" cal	N/A
ERB	Eastern Redbud	Cercis Canadensis	2" cal	N/A
FLD	Flowering Dogwood	Cornus Florida	2" cal	N/A
SBM	Sweetbay Magnolia	Magnolia virginiana	2" cal	N/A
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	2" cal	N/A
Landscape Beds				
Evergreen Shrubs				
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	5 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi Crimson Pygmy	5 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
Grasses				
DFG	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	1 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	
Perennials				
BES	Black Eyed Susan	Radbeckia fulgida var Fulgida	1 Qt.	
COR	Moonbeam Coreopsis	Coreopsis vericillata 'Moonbeam'	1 Qt.	
CRB	Coral Bells	Heuchera	1 Qt.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Qt.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Qt.	
LIA	Gayfeather	Liatris spicata	1 Qt.	
MSG	Meadow Sage	Salvia nemorosa	1 Qt.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Qt.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Qt.	
SED	Tall Sedum	Sedum grandiforum 'Autumn Fire'	1 Qt.	
Turf Areas				

WEST LOT
STREET TREES:
REQUIRED:
1. 1 TREE PER 40 LF OF STREET FRONTAGE.
- ±627' LF/ 40 LF = 15.7 = 16 TREES
PROVIDED:
1. 16 TREES MIN.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

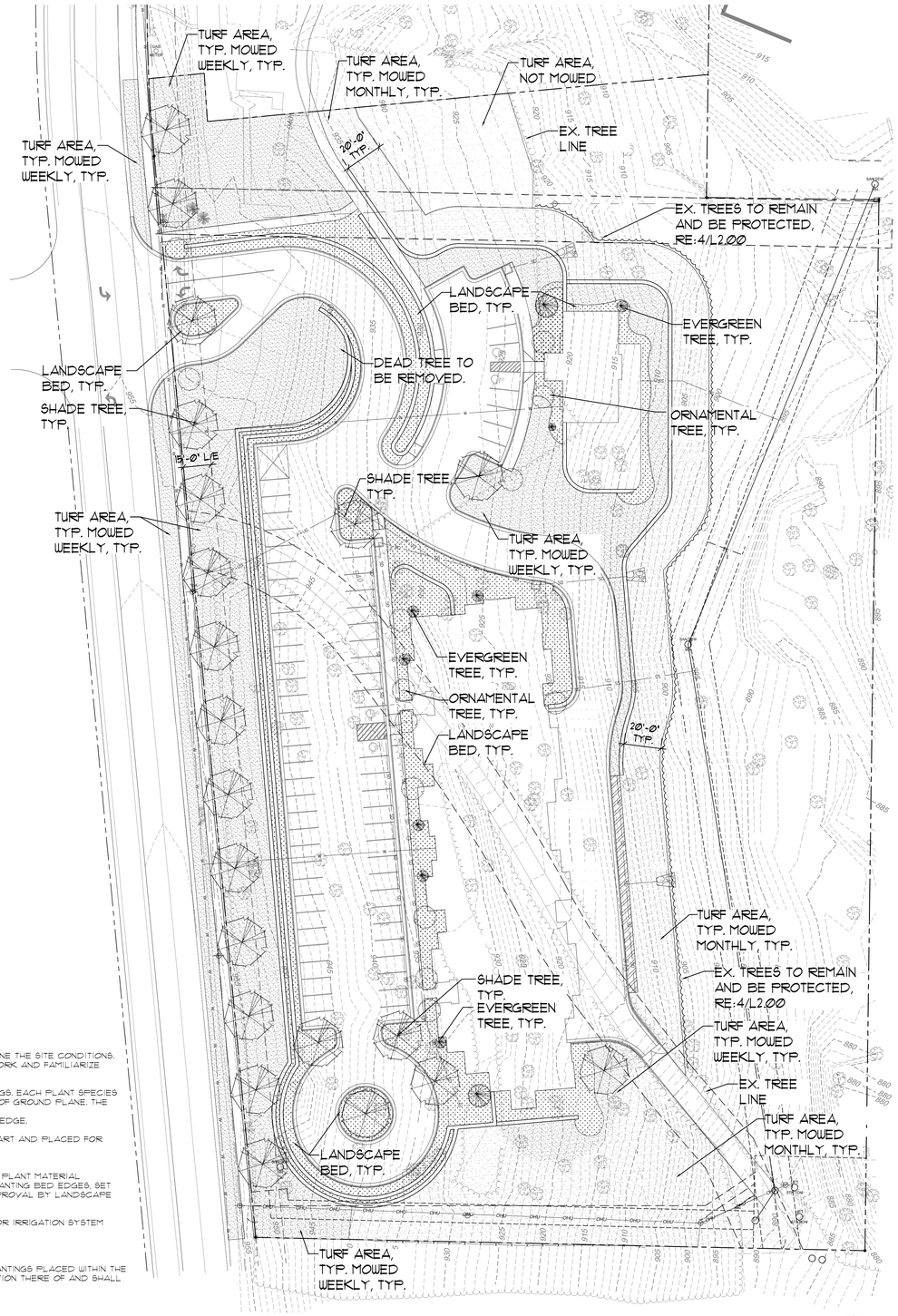
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES 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. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SHEET L1.05 FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO SHEET L2.00 FOR PLANTING DETAILS & SPECIFICATIONS.

6. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.



PRELIMINARY LANDSCAPE PLAN
SCALE 1"=30'-0"
NORTH
0 30' 60' 90'

03.25.15 PRELIMINARY DEVELOPMENT PLAN RESUBMITTAL

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED ARCHITECTS
3515 W. 75TH ST., STE. 201
PRAIRIE VILLAGE, KANSAS 66208
www.nspjarch.com
PHONE 913.831.1415 FAX 913.831.1563

LAKE POINTE LODGE
6115 and 6105 HIGHWAY 9
PARKVILLE, MISSOURI

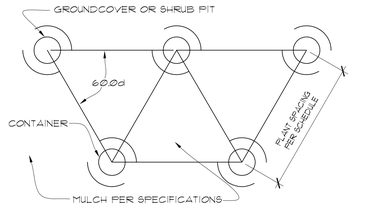
REVISIONS

DATE
January 30, 2014
JOB NO.
503711
SHEET NO.
L1.00

I:\503711-Parkville Apartments\00_archive\01.CAD\15 0325-Revised PDP-5037-PARK-L100-LAND.dwg, 3/25/2015 2:35:52 PM, bhus, © NSPJ Architects

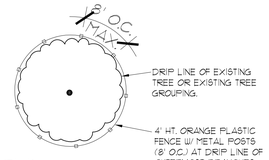
NSPJ
Nearing Staats Prelogar & Jones AIA Chartered
Architects
3515 W. 75th St., Ste. 201
Prairie Village, Kansas 66208
www.nspjarch.com
Phone 913.831.1415 Fax 913.831.1563

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



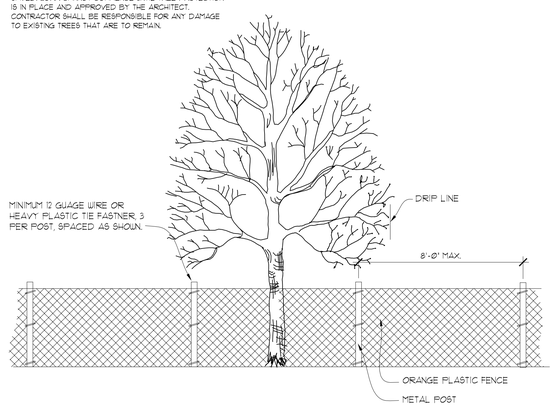
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

PLANT SPACING DETAIL (8 / L2.00)
NOT TO SCALE

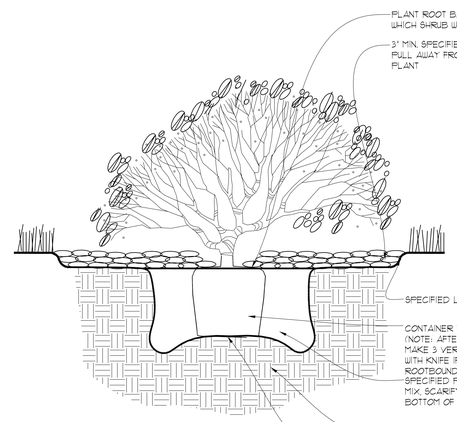


PLAN

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

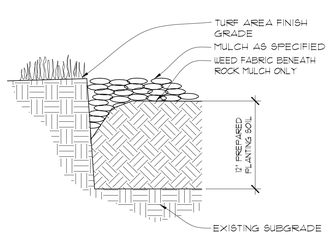


TREE PRESERVATION DETAIL (4 / L2.00)
NOT TO SCALE

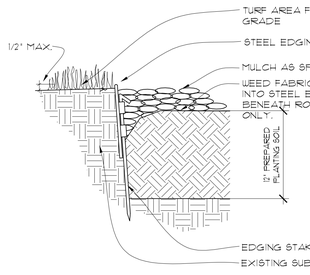


NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

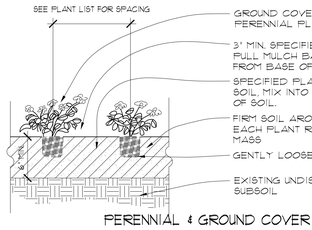
SHRUB PLANTING DETAIL (2 / L2.00)
NOT TO SCALE



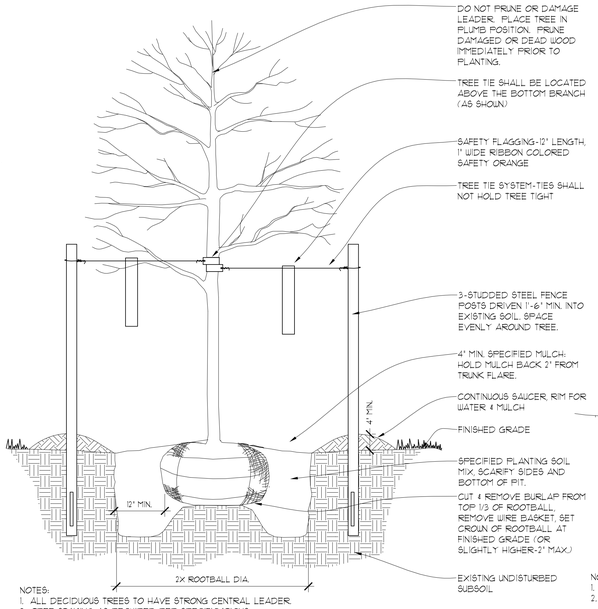
V-CUT EDGING DETAIL (7 / L2.00)
NOT TO SCALE



STEEL EDGING DETAIL (6 / L2.00)
NOT TO SCALE

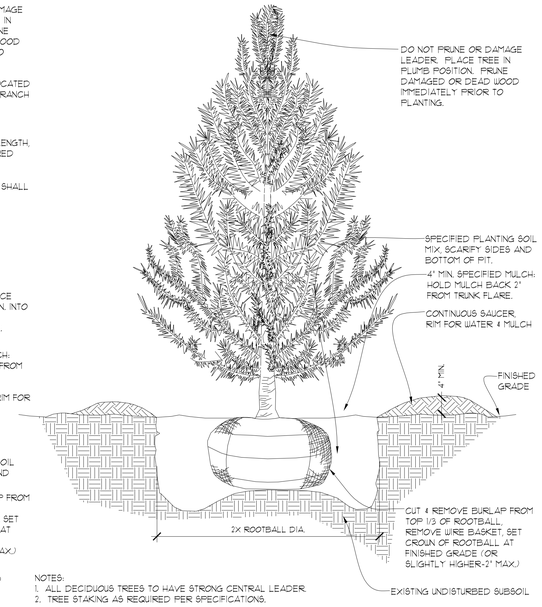


PERENNIAL & GROUND COVER PLANTING DETAIL (5 / L2.00)
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

DECIDUOUS TREE PLANTING DETAIL (3 / L2.00)
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

EVERGREEN TREE PLANTING DETAIL (1 / L2.00)
NOT TO SCALE

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3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.

5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.

6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.

7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.

9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE 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.

10. 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.

11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

2. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.

3. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.

4. STEEL EDGING SHALL BE 3/16" x 4" RYERSON STEEL EDGING OR EQUAL.

5. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LIGHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.

6. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA) AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE AND 10% RYE. SOD SHALL BE WELL ROOTED 2 YEAR OLD STOCK, HARVESTED IN ROLLS, 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.

7. SEED MIXTURE SHALL BE TURF TYPE TALL FESCUE 75%, PERENNIAL RYE 20%, BLUEGRASS 5%. APPLICATION RATE: 9LBS./1000 S.F.
   A. FESCUE - PROVIDE A 3 WAY BLEND FROM THE FOLLOWING 5 VARIETIES: REBEL JR. TALL FESCUE, BAR LEAGS TALL FESCUE, APACHE II TALL FESCUE, BONANZA II TALL FESCUE, MILLENNIUM TALL FESCUE
   B. PERENNIAL RYEGRASS - OPPIN RYEGRASS.
   C. KENTUCKY BLUE GRASS - PROVIDE A 2 WAY BLEND FROM THE FOLLOWING 3 VARIETIES: NUGLADE BLUEGRASS, RAVEN KENTUCKY BLUEGRASS, NOTTINGHAM KENTUCKY BLUEGRASS

8. STEPPING STONES SHALL BE BLACK HILLS FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24-36" MIN. SIZE, 2-3" THICK.

9. ROCK BEDS SHALL BE 40% MERIMAC GRAVEL, 3-5" SIZE, & 60% CAULKS CANYON ROCK COBBLES, 9-18" SIZE BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

10. BOULDERS SHALL BE SELECTED BY OWNER'S REPRESENTATIVE. 24-48" VARYING SIZE, COLOR SIMILAR TO GRAVEL.

11. PROVIDE 100% COVERAGE AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR FOR ALL NEW PLANTING BEDS. TIE INTO EXISTING IRRIGATION SYSTEM/CONTROLLER WHERE POSSIBLE. prior to installation, provide plan showing all irrigation materials including all equipment sizes and details to landscape architect for approval. ADJUST EXISTING IRRIGATION HEADS AS NECESSARY TO PROVIDE 100% COVERAGE IN ALL PLANT BEDS.

INSTALLATION:

1. ALL PLANTING BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOL COMPOST PER 1000 SQUARE FEET. TILL COTTON BOL 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 1,000 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 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH, ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.

4. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.

5. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.

6. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

7. SEED: ALL SEED SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS. SEED THAT HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTABLE.

Lake Pointe Lodge
Near Clark Ave. & Highway 9
Parkville, Missouri

Revisions

NSPJ
Nearing Staats Prelogar & Jones AIA Chartered
Architects
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Date
January 30, 2014
Job No.
503711
Sheet No.
L2.00

01.30.15 PRELIMINARY DEVELOPMENT PLAN