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REGISTRATION



PROJECT TEAM	
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	PHELPS ENGINEERING
LANDSCAPE	PHELPS ENGINEERING
FOUNDATIONS	CROCKETT ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	LANKFORD FENDLER
MECHANICAL	METRO AIR
ELECTRICAL	LANKFORD FENDLER
CONTRACTOR	MEYER BROTHERS BUILDING CO.

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

SHEET TITLE

Landscape Plan

SHEET NUMBER

L1

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
EVERSTORY TREES							
		Dedroba triacanthos 'Dayline'	Shademaster Honeylocust		2.5"	6" min. clear, ground to canopy	
		Platanus x acerifolia	London Plane Tree		2.5"	6" min. clear, ground to canopy	
		Acer x fructuatum 'Warrenred'	Pacific Sunset Maple		2.5"	6" min. clear, ground to canopy	
		Ulmus parvifolia	Lockebox Elm		2.5"	6" min. clear, ground to canopy	
EVERGREEN TREES							
		Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6" ht.		symmetrical pyramidal form
		Juniper chinensis	Eastern Red Cedar		6" ht.		symmetrical pyramidal form
		Picea abies	Norway Spruce		6" ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
		Cercle canadensis	Eastern Redbud		1.5"		
DECIDUOUS SHRUBS/GRASSES							
		Liriope muscari	Variegated Liriope	1 gal.			Plant @ 18" O.C.
		Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia		24" ht.		Plant @ 4' O.C.
		Spiraea x bumalda 'Goldflame'	Goldflame spiraea		24" ht.		Plant @ 3' O.C.
		Syringa x 'Penda'	Blossoming Purple Lilac		24" ht.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
		Juniperus chinensis 'Sea Green'	Sea Green Juniper		24" ht.		Plant @ 4' O.C.
		Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		24" ht.		Plant @ 4' O.C.
		Taxus x media 'Hicksii'	Hicks Yew	5 gal.			Plant @ 6' O.C.
EXISTING TREES TO BE REMOVED							
				EXISTING TREES/SHRUBS TO BE PRESERVED			
LAWN AREAS							
SOD		SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SEED		SPECIES					
		FALCON HILL FESCUE					% OF MIX
		FALCON HILL FESCUE					20
		MONROVIA TALL FESCUE					10
		PRELAWN PETITE TALL FESCUE					10
		PRE SEED					10
		SEED AT A RATE OF 10lbs. PER 1000 SF					10

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the following order of priority:
 - a. Tree canopy coverage of ground plane. The following apply for individual plantings:
 - A. Treeing groundcover shall be a minimum of 6" from paving edge.
 - B. All trees shall be a minimum of 3' from paving edge.
 - C. All trees and shrubs shall be equally spaced apart and placed for best aesthetic viewing.
 - D. All shrubs shall be a minimum of 2' from paving edge.
 - E. Much all planting bed areas to a minimum depth of 3". Much individual shrubs shall be a minimum of 18" apart.
 - b. Note: If plants are not labeled - they are existing and shall remain.
 - c. In the event of work in or on a JCW sanitary man, any trees or plantings placed within the sewer easement may be removed without replacement.
3. All existing ground-level and shall be replaced by the property owner as required by the City
4. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
5. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities meter banks and coolers must be screened from public view with three (3) sided landscape screening with an architectural treatment compatible with the building architecture.

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.

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.
6. Landscape contractor shall maintain all plant material until final

Street Trees
Street Trees shall be spaced as uniformly as possible, with an average spacing of forty (40) linear feet between trees. Street trees may count toward the required number of trees within the interior of the lot only in residential districts for single-family and two-family dwellings.
Requirements met.

Non-Residential Use)
Where abutting property is zoned or designated on the Comprehensive Plan Map for nonresidential use, a continuous ten (10) foot landscape area shall be provided with landscaping at a rate of one (1) deciduous street tree per linear foot of frontage (50 feet of linear property) and screening (berms/shrubs) across twenty-five (25) percent of all parking and vehicular use areas to a minimum height of three (3) feet as measured from the grade of the parking and vehicular use areas. In addition, one (1) ornamental tree shall be planted for every three (3) required deciduous shade or evergreen tree.
1,355 Total Linear Footage of South Property Line.
DENSE EXISTING VEGETATION PRESERVED FOR 93' OF FRONTAGE.
Requirements met.

Along street rights-of-way, parking areas shall be screened to a minimum height of 3 feet as measured from the grade of the parking lot or adjacent street curb, whichever is of the higher elevation.

Requirements Met.

One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirements Met.

Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation. Each landscape area shall be planted with shrubs capable of reaching three (3) feet in height above the adjacent parking area or drive, covering a minimum of seventy-five (75) percent of the length of the landscape area.

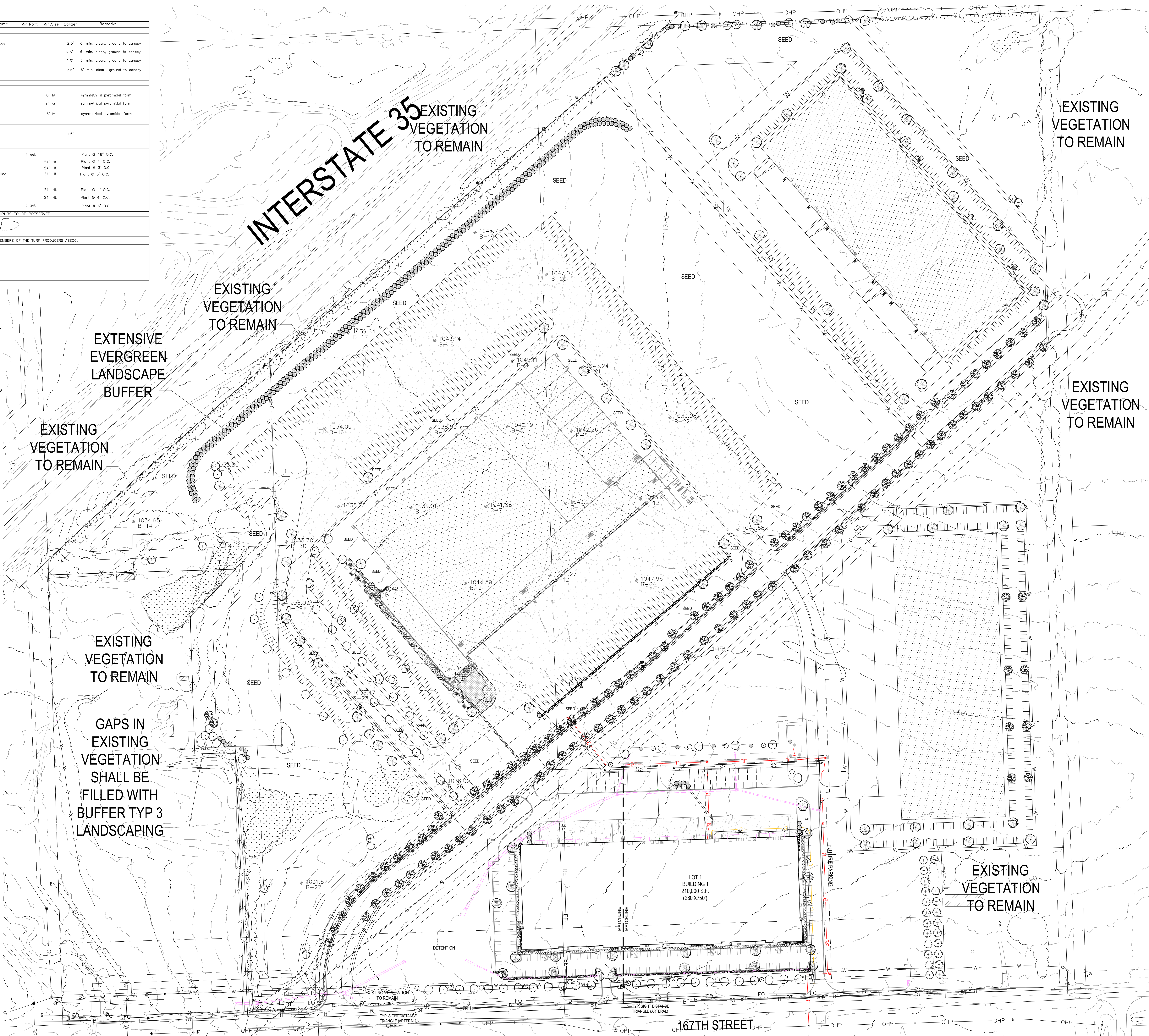
West and East sides are 284' long. 71' of landscape required.

South side is 758' long. 190' of landscape required.

Requirements Met.

Trash containers, trash compactors, shall be screened from public view on all four side; on three (3) sides with a six (6) to eight (8) foot solid wall constructed of masonry and on one (1) side with a gate and the container/compactor areas shall be appropriately landscaped. Dock areas shall also be appropriately landscaped.

Requirements Met.



3 OVERALL LANDSCAPE PLAN

SCALE: 1"=100'-0"