

CONCEPT PLANT SCHEDULE

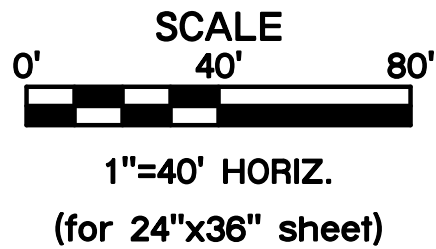
- STREET FRONTAGE TREE 37
Deciduous: B&B, 3" Cal.
- OPEN YARD TREE 36
Deciduous: B&B, 3" Cal.
or Ornamental: B&B, 3" Cal.
or Evergreen: B&B, 8" HT.
- BUFFER TREE 93
Deciduous: B&B, 3" Cal.
or Ornamental: B&B, 3" Cal.
or Evergreen: B&B, 8" HT.

* Refer to Landscape Calculations table for shrub requirements. All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

MASTER PLANT LIST				
BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS TREES				
Acer truncatum 'Pacific Sunset' TM	Pacific Sunset Maple	8&8	3"	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	8&8	3"	
Koeleria paniculata	Golden Rain tree			
Quercus bicolor	Swamp White Oak	8&8	3"	
Taxodium distichum	Bald Cypress	8&8	3"	
Tilia americana 'McSentry'	American Sentry Linden	8&8	3"	
Ulmus x 'Marston'	Accolade Elm	8&8	3"	
Zelkova serrata 'Green Vase'	Green Vase Zelkova	8&8	3"	
ORNAMENTAL TREES				
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8&8	3"	
Cercis canadensis	Eastern Redbud	8&8	3"	
Chionanthus virginicus	White Fringetree	8&8	3"	
Cornus kousa	Kousa Dogwood	8&8	3"	
Evergreen Trees				
Picea abies	Norway Spruce	8&8	8' HT.	
Picea pungens	Colorado Spruce	8&8	8' HT.	
Pinus strobus	Eastern White Pine	8&8	8' HT.	
Shrubs				
Buddelia davidii 'Blue Chip Jr.'	Lo & Behold Blue Chip Jr. Butterfly Bush	Cont.	18" SP.	
Deutzia 'NCDX2'	Yuki Cherry Blossom	Cont.	18" SP.	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	Cont.	30" HT.	
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	Cont.	30" HT.	
Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	Cont.	18" HT.	
Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	Cont.	4'-5' HT.	
Spiraea japonica 'Yan'	Double Play Gold Spirea	Cont.	18" SP.	
Ornamental Grasses				
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal		
Colanagrostis x scutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		
Carex pensylvanica	Pennsylvania Sedge	1 gal		
Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal		
Perennials				
Allium angulosum 'Summer Beauty'	Summer Beauty Allium	1 gal		
Amsonia 'Blue Ice'	Blue Ice Amsonia	1 gal		
Coreopsis verticillata 'Grandiflora'	Grandiflora Coreopsis	1 gal		
Echinacea purpurea	Pale Purple Coneflower	1 gal		
Perovskia x 'Little Spire'	Little Spire Russian Sage	1 gal		
Salvia nemorosa 'Caradonna'	Caradonna Perennial Salvia	1 gal		

POLYTAINERS ADDITION LANDSCAPE CALCULATIONS (LEE'S SUMMIT, MO)																
LOT NUMBER	BUILDING SF	TOTAL # OF PARKING SPACES	LANDSCAPE ISLANDS (SF) / PARKING AREA (SF)	LANDSCAPE ISLAND % PARKING AREA (% MIN.)	R/W LENGTH LF (NE DOUGLAS ST.)	R/W LENGTH LF (NW VICTORIA DR.)		(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(3C) PARKING LOT SCREENING SHRUBS	(4A) BUFFER TREES: DECIDUOUS/ ORNAMENTAL/EVERGREEN	(4B) BUFFER SHRUBS
1	2,500	35	1,054 / 16,112	6.5%	155	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	5 5	8 8	31,624	6 6	13 13	47 47	N/A N/A	N/A N/A	N/A
2	20,000	102	2,538 / 34,528	7.3%	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	0 0	0 0	56,852	11 11	17 17	0 0	13 / 9 / 13 13 / 9 / 13	13 13	13
3	2,500	40	1,968 / 24,999	8.2%	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	0 0	0 0	25,345	5 5	16 16	0 0	N/A N/A	N/A N/A	N/A
4	5,000	70	2,259 / 38,895	5.8%	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	0 0	0 0	28,493	6 6	24 24	0 0	N/A N/A	N/A N/A	N/A
5	16,000	64	3,142 / 31,650	9.9%	151	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	5 5	8 8	39,189	8 8	29 29	45 45	7 / 5 / 7 7 / 5 / 7	7 7	7
TRACT A	N/A	N/A	N/A	N/A	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	0 0	0 0	N/A	N/A	N/A	N/A	N/A	N/A	2
TRACT B	N/A	N/A	N/A	N/A	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	0 0	0 0	N/A	N/A	N/A	N/A	N/A	8 / 5 / 8 8 / 5 / 8	8 8
TRACT C	N/A	N/A	N/A	N/A	62	302	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	12 12	18 18	N/A	N/A	N/A	N/A	109 109	0 / 0 / 0 0 / 0 / 0	0 0
TRACT D	N/A	N/A	N/A	N/A	463	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	15 15	23 23	N/A	N/A	N/A	N/A	139 139	5 / 3 / 5 5 / 3 / 5	5 0
TOTALS	46,000	311			831	302		37	34	248,909	36	99	47	35 / 23 / 35	35	35

- LANDSCAPE REQUIREMENTS DESCRIPTIONS
- (1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET
- (2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.
- (3A) IN ADDITION TO STREET FRONTAGE TREES, 1 TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA.
- (3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.
- (3C) 12 SHRUBS PER EVERY 40 LF SHALL BE PROVIDED ALONG PARKING AREA ADJACENT STREET R/W. THIS MUST BE 18" MIN. HEIGHT AT TIME OF PLANTING & SPREAD INTO A CONTINUOUS VISUAL.
- (4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN TWO DIFFERENT ADJACENT USES, IN THE FORM OF (4A) 1 SHADE TREE PER 500 SF; 1 ORNAMENTAL TREE PER 750 SF; 1 EVERGREEN PER 500 SF; AND (4B) 1 SHRUB PER 500 SF.
- NOTES:
- (1) Open areas not covered with other materials shall be covered with sod, per Section 14.090.8.2 Groundcover.
- (2) All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.
- (3) All ground-mounted mechanical units shall be totally screened from view in accordance with Article 7 of UDO.
- (4) Any parking lot designed or intended to accommodate five (5) cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right-of-way, a visual screen shall be provided, per Section 14.120 of UDO.



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Sheet No.: LANDSCAPE PLAN

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POLYTAINERS ADDITION
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

OLSSON ASSOCIATES

LUTJEN

1001 Parkway, # 400
North Kansas City, MO 64116
TEL: 816.997.0320
FAX: 816.997.1353
www.olssonassociates.com

MO State Certificate of Authority #: 2007022824

DATE: 12-22-2016
12-22-2016
01-24-2017

NO.:
REVISIONS/APPROVALS:
Submitted to City
Revised per Staff comments

Reviewed By: P.J.O.
Designed By: C.J.H.
Drafted By: C.J.H.
Lutjen Project No.: 016-3718