

**LANDSCAPE DATA**

**STREET FRONTAGE LANDSCAPE**

DOUGLAS STREET TREES REQUIRED(1 PER 30')(40'/30')	2 TREES
DOUGLAS STREET TREES PROVIDED	2 NEW TREES
VICTORIA DRIVE TREES REQUIRED(1 PER 30')(163'/30')	6 TREES
VICTORIA DRIVE TREES PROVIDED	6 NEW TREES
PRIVATE DRIVE TREES REQUIRED(1 PER 30')(708.2/30'X2)	48 TREES
PRIVATE DRIVE TREES PROVIDED	24 TREES
REMAINDER OF THE TREES PROVIDED AS REMAINDER OF PROPERTY IS DEVELOPED	

DOUGLAS STREET SHRUBS REQUIRED(1 PER 20')(40'/20')	2 SHRUBS
DOUGLAS STREET SHRUBS PROVIDED	2 SHRUBS
VICTORIA DRIVE SHRUBS REQUIRED(1 PER 20')(163'/20')	9 SHRUBS
VICTORIA DRIVE SHRUBS PROVIDED	10 SHRUBS
PRIVATE DRIVE SHRUBS REQUIRED(1 PER 20')(708.2/20'X2)	71 SHRUBS
PRIVATE DRIVE SHRUBS PROVIDED	27 SHRUBS
REMAINDER OF SHRUBS PROVIDED AS REMAINDER OF PROERTY IS DEVELOPED	

**SITE LANDSCAPE REQUIRED**

TREES REQUIRED (1 PER 5,000 S.F OF LOT AREA EXCL. BLDG)(43,532.95/5000)	9 TREES
TREES PROVIDED	9 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG)(43,532.95/5000X2)	18 SHRUBS
SHRUBS PROVIDED	18 SHRUBS(18 FOR PARKING LOT SCREEN)

**PARKING LOT LANDSCAPE**

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(6,803.78X.05)	340.19 S.F.
LANDSCAPE AREA PROVIDED	1,086.24 S.F.
TREES REQUIRED(1 PER ISLAND)	4 TREES
TREES PROVIDED	4 TREES

**NOTES:**

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 34" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

**SHADE TREES**

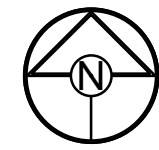
	OPG	20 EA.	Quercus palustris 'Green Pillar'	Green Pillar Oak	2.5" Cal.	B&B
	UXF	6 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
	ZSM	16 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

**EVERGREEN TREES**

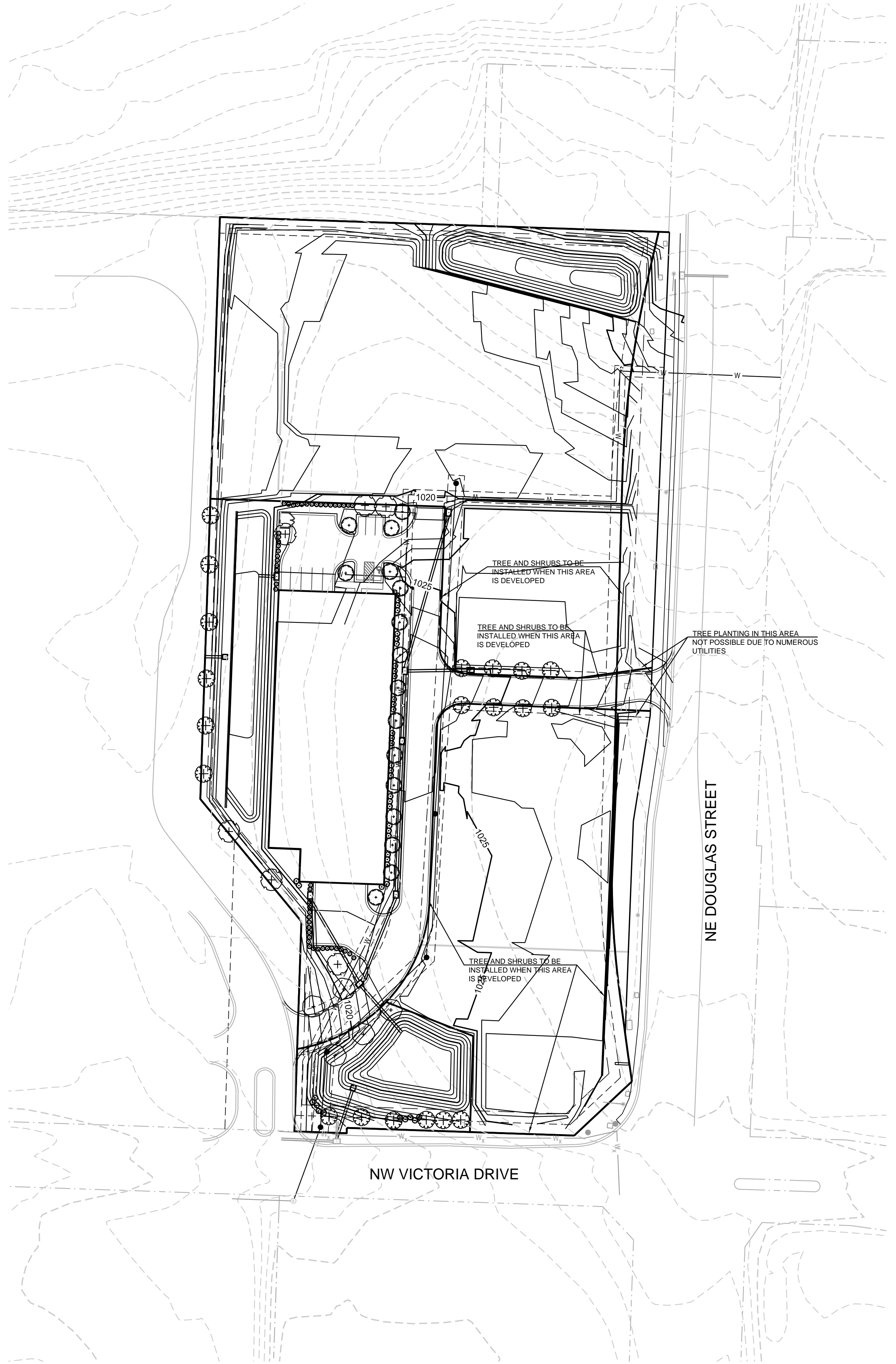
	JCSP	51 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	6' ht.	B&B
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**SHRUBS**

	VCK	41 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.
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SCALE: 1" = 60'



REVISION DATE	DESCRIPTION

**LANDSCAPE PLAN**

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