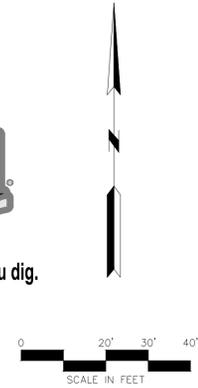


Know what's below.
Call before you dig.



NOTES:

- Open areas not covered with other landscaping materials shall be covered with sod.
- All trees/shrubs are shown graphically, not numerically.
- A 3 foot tall berm may be substituted for screening shrubs.
- Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
- The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
- Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units of the time of planting.

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 60,421 SF
B - Length of street frontage of development site	= 531 LF
C - Trees required on street frontage = 1/30 LF	= 18 Trees
D - Trees provided	= 18 Trees
E - Parking lot area	= 12,491 SF
F - Green space required in parking lot (E x 5%)	= 875 SF
G - Green space provided	= 1090 SF
H - Shrubs required along frontage = 1/20 LF	= 27 Shrubs
Shrubs required along frontage (Parking lot screen)	
232 LF at 12/40 LF	= 70 Shrubs
I - Shrubs Provided	
Shrubs Provided (Parking lot screen)	= 70 Shrubs
Shrubs Provided (Total frontage)	= 27 Shrubs
J - Quantity of additional trees required	
1 tree per 5000 SF of open area (48,421/5,000)	= 10 Trees
K - Additional Trees Provided	= 10 Trees
L - Quantity of additional shrubs required	
2 shrubs per 5000 SF of open area (48,421/5,000)	= 10 Shrubs
M - Additional Shrubs Provided	= 10 Shrubs

Interior Landscape

Area	SF
A	340 SF
B	205 SF
C	232 SF
D	313 SF
TOTAL	1090 SF

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple (or equal) 8' (at time of planting)		28
Acer Rubrum		
Eastern White Pine (or equal) 8' (at time of planting)		8
Pinus Strobus		
Evergreen Shrub (or equal) 24" Minimum height at time of planting		107

NO.	BY	DATE	REVISION
1	EDH	12/14/17	REVISION BY CITY COMMENTS
2	EDH	07/16/18	REVISION BY CITY COMMENTS
3	EDH	02/08/18	REVISION BY CITY COMMENTS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.



Consult Inc
engineers
planners

FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
TPC INTERIORS
FINAL DEVELOPMENT PLAN
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
171258
DRAWING NO.
17052
DATE
NOVEMBER 20, 2017
JOB NO.
17052