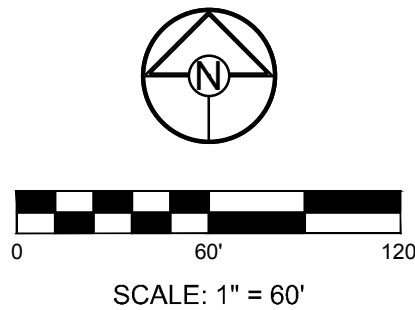
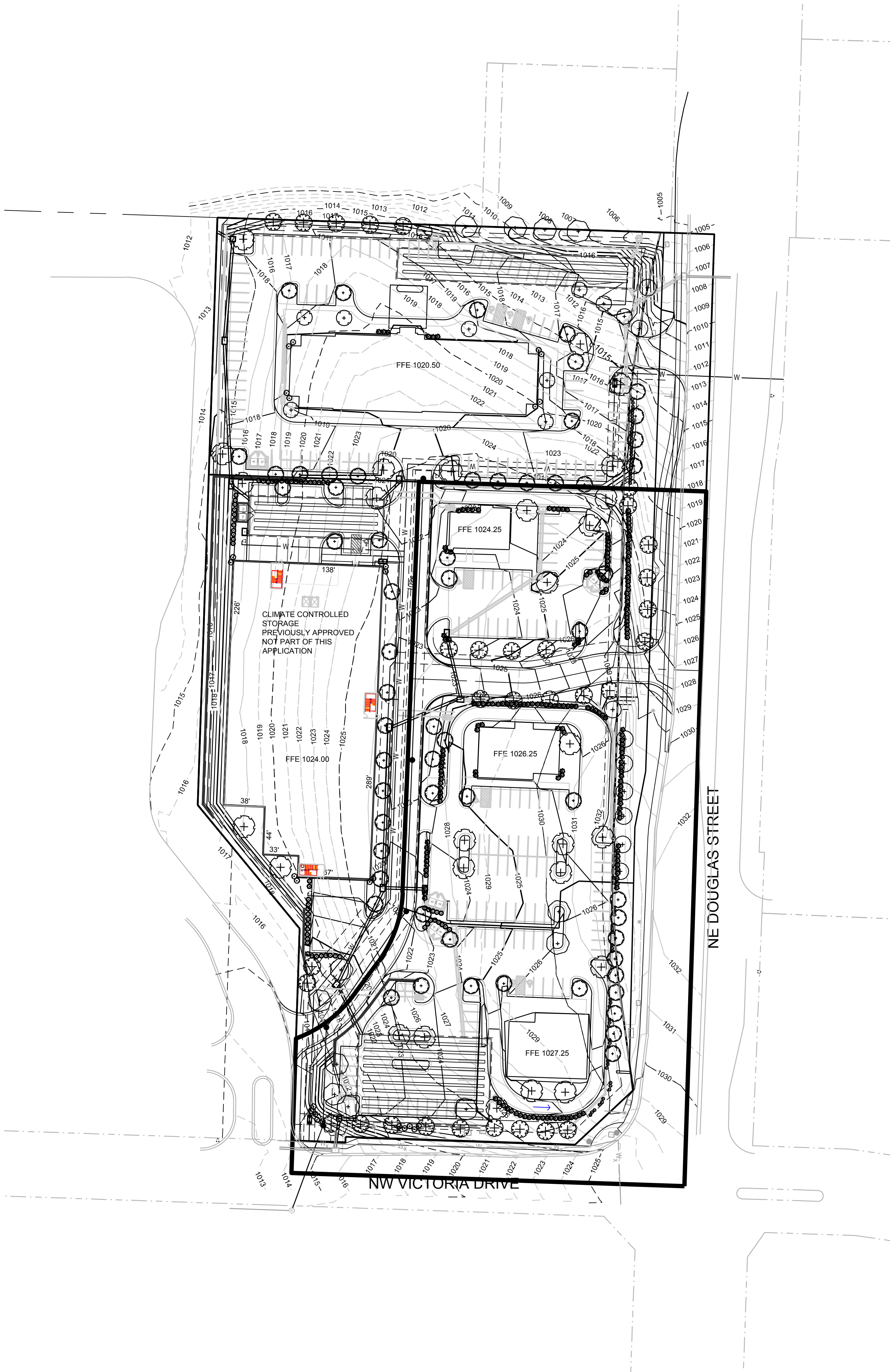


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LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE

DOUGLAS STREET TREES REQUIRED(1 PER 30'/(795'/30') 27 TREES
DOUGLAS STREET TREES PROVIDED 27 TREES
VICTORIA DRIVE TREES REQUIRED(1 PER 30'/(260'/30') 9 TREES
VICTORIA DRIVE TREES PROVIDED 9 NEW TREES

DOUGLAS STREET SHRUBS REQUIRED(1 PER 20'/(795'/20') 40 SHRUBS
DOUGLAS STREET SHRUBS PROVIDED 45 SHRUBS(PARKING LOT SCREEN)
VICTORIA DRIVE SHRUBS REQUIRED(1 PER 20'/(260'/20') 13 SHRUBS
VICTORIA DRIVE SHRUBS PROVIDED 13 SHRUBS

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(297,179.39-24,394/5000) 55 TREES
TREES PROVIDED 55 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG)(297,179.39-24,394/5000X2) 110 SHRUBS
SHRUBS PROVIDED 110 SHRUBS(58 FOR PARKING LOT SCREEN)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(122,703X.05) 6,135.15 S.F.
LANDSCAPE AREA PROVIDED 7,097.67 S.F.
TREES REQUIRED(1 PER ISLAND) 25 TREES
TREES PROVIDED 25 TREES
SCREENING(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET) 58 SHRUBS

MODIFICATIONS REQUESTED:

1. REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES.
2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 5 FEET.
3. REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3" TO 2".

NOTES:

1. 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.
2. 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.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS(EXCEPT SIZE MODIFICATIONS ALLOWED BY THE PLAN APPROVAL) AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL PLANTS SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE EXCEPT AS ALLOWED BY MODIFICATION AS PART OF THIS PLAN APPROVAL. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A Y-CUT EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. 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.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
12. 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.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD 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.
14. 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.
15. 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

	ARA	10 EA.	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal.	B&B
	QPG	30 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	B&B
	UXF	27 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
	ZSM	60 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

	CC	9 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
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EVERGREEN TREES

	JCSP	60 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.	B&B
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SHRUBS

	BSW	57 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.	Wintergreen Boxwood	5 gal.	Cont.
	JHH	192 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
	VCK	26 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.



OAKVIEW STORAGE
PRELIMINARY DEVELOPMENT PLAN
NE DOUGLAS ROAD AND NW VICTORIA DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1. 4-3-18	CITY COMMENTS
2. 4-23-18	CITY COMMENTS
3. 4-23-18	CITY COMMENTS
4. 4-23-18	CITY COMMENTS
5. 4-23-18	CITY COMMENTS
6. 4-23-18	CITY COMMENTS
7. 4-23-18	CITY COMMENTS
8. 4-23-18	CITY COMMENTS

DRAWN BY:	DGF
CHECKED BY:	DGF
DATE PREPARED:	3-2-18
PROJ. NUMBER:	17-135

LANDSCAPE
PLAN

SHEET

L1.0
OF