

LANDSCAPING PLAN

Section 14.070. Installation of plant materials
 Plant materials, as required by the provisions of this Article, shall be installed by the date specified on the approved landscaping and buffer plan. The Director may allow one (1) planting season in a twelve (12)-month period in which the installation of plant materials shall be completed.

Buffers, if required, shall be installed before a certificate of occupancy permit is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with guidelines of the Department.

Section 14.080. Maintenance of required plant materials

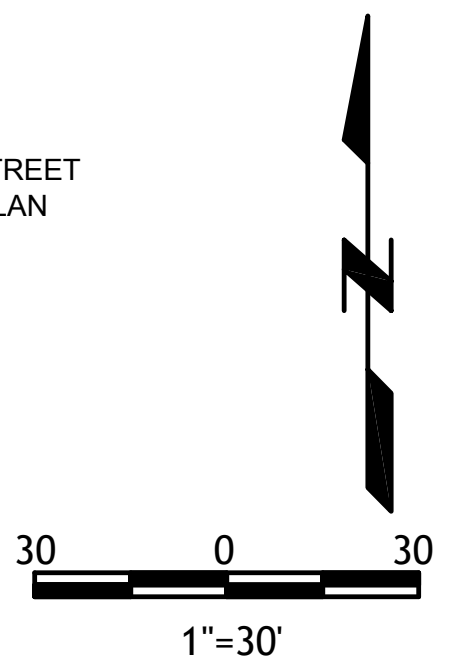
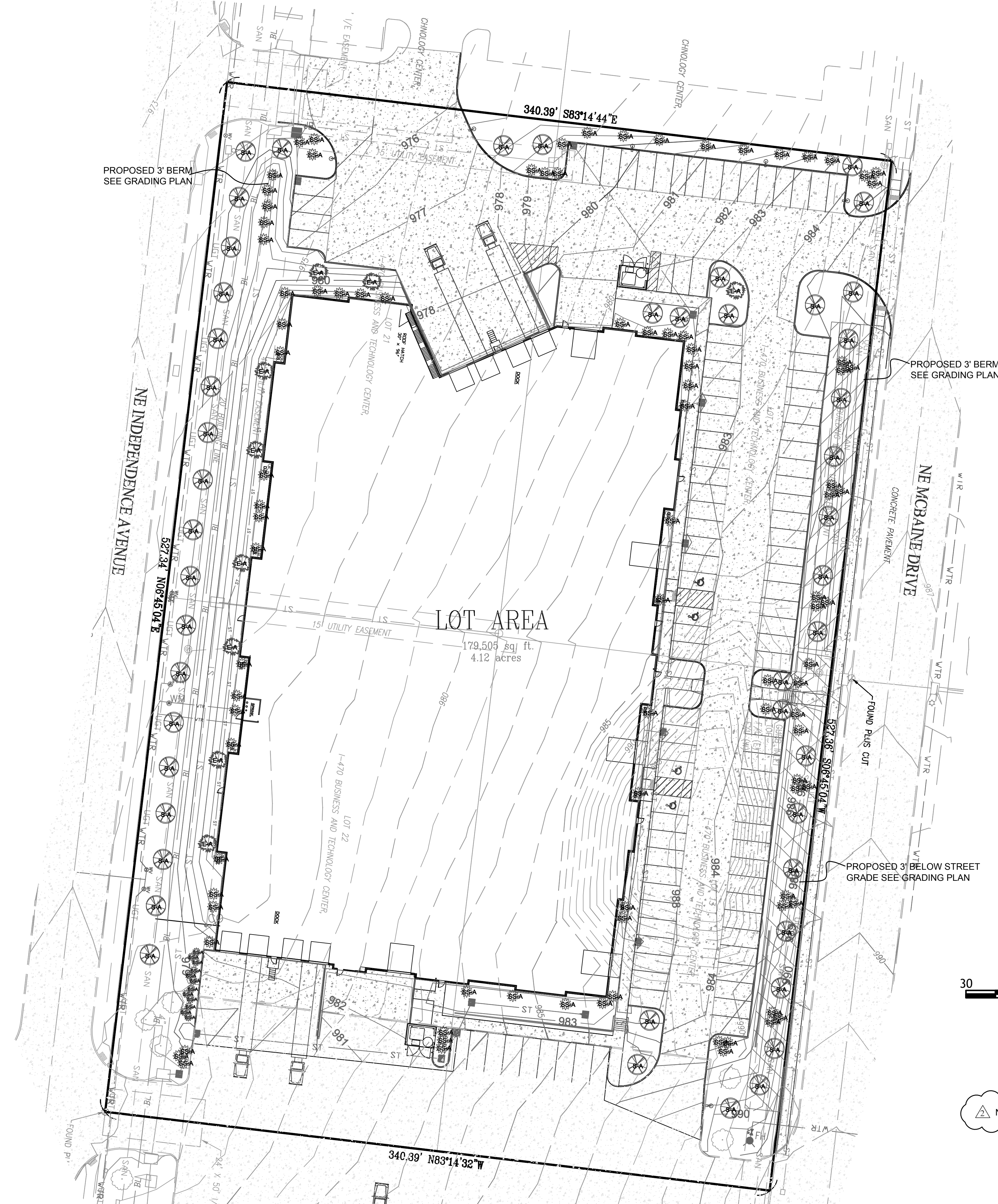
A. The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance in good condition of the plant materials used to meet the minimum requirements of this Article for landscaping, buffer or tree replanting. The plant materials shall be kept free from refuse and debris.

B. Plants that are not in sound growing condition or are dead shall be removed and replaced with a plant of a species or variety as determined by the Director.

C. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.

1. UDC SECTION 14. LANDSCAPING, BUFFERS AND TREE PROTECTION PLAN REQUIREMENTS
- A. TREE PROTECTION: THIS SITE HAS NO TREES TO BE REMOVED.
- B. BUFFERS: WE HAVE SHOWN A 20' LANDSCAPING BUFFER ON ALL STREET FRONTAGE.
- C. STREET TREES & SHRUBS: THIS SITE HAS A TOTAL OF 1,054 L.F. OF ROW FRONTAGE
- REQUIRED TREES 1,054 / 30 = 35
 - REQUIRED SHRUBS 1,054 / 20 = 53
- D. OPEN YARD AREA: (TOTAL REMAINING YARD AFTER FULL DEVELOPMENT = 57,442sf)
 (TOTAL LOT AREA = 179,505sf)
- REQUIRED 1 TREES PER 5,000sf OF REMAINING YARD = 11
 - REQUIRED 2 SHRUBS PER 5,000sf OF REMAINING YARD = 58
- TOTAL LANDSCAPING REQUIRED
 TREES = 46
 SHRUBS = 111
- E. PROPOSED TREES & SHRUBS:
- TREES ALONG THE ROW INDEPENDENCE AVE. = 18
 - SHRUBS ALONG THE ROW INDEPENDENCE AVE. = 54
 - TREES ALONG THE ROW McBAIN DR. = 20
 - SHRUBS ALONG THE ROW McBAIN DR. = 26
 - OTHER PROPOSED TREES = 9
 - OTHER PROPOSED SHRUBS = 42
- TOTAL TREES = 46
 TOTAL SHRUBS = 111

S-A		STATE STREET MAPLE	ACER MIYABEI	3" CAL.	46
S-B		PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	3" CAL.	0
S-C		AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	3" CAL.	0
S-D		SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL.	0
S-E		VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	3" CAL.	0
S-F		SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.	0
					TOTAL PROPOSED = 46
					TOTAL REQUIRED = 46
ORNAMENTAL TREES					
O-A		ROYAL RAINDROPS CRABAPPLE	MALUS 'ROYAL RAINDROPS'	3" CAL.	0
O-B		HOT WINGS MAPLE	ACER TATARICUM 'HOT WINGS'	3" CAL.	0
O-C		IVORY SILK TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	3" CAL.	0
O-D		REDBUD	CERCIS CANADENSIS	3" CAL.	0
O-E		JUNE SNOW DOGWOOD	CORNUS CONTROVERSA 'JUNE SNOW'	3" CAL.	0
O-F		SPRING FLURRY SERVICEBERRY	AMELNCHEIER LAEVIS 'SPRING FLURRY'	3" CAL.	0
					TOTAL PROPOSED = 0
					TOTAL REQUIRED = 0
EVERGREEN TREES/ SHRUB					
E-A		NORWAY SPRUCE	PICEA ABIES	8' HT.	9
E-B		CANAERTI JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTI'	8' HT.	0
E-C		GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	8' HT.	0
					TOTAL PROPOSED = 9
					TOTAL REQUIRED = 111
TRUE SHRUBS					
SS-A		BOX WOOD	BUXUS SEMPERVERENS	3 GAL	102
					TOTAL PROPOSED = 111
					TOTAL REQUIRED = 111



NONE THIS SHEET

I-470 LOT 13A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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1ST ISSUE 6-20-19	
REVISIONS	
▲	7-24-19
▲	8-7-19
▲	
SHEET NO. C201	
JOB NO. E18-337	

SITE LANDSCAPING PLAN