



LEE'S SUMMIT MISSOURI

PRELIMINARY DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Lee's Summit Branch Library
2. PROPERTY LOCATION/ADDRESS: 150 NW Oldham Parkway
3. ZONING OF PROPERTY: CP-2
4. LEGAL DESCRIPTION (attach if description is metes and bounds description):
Tract A of a subdivision in the SE Quarter of Section 1, Township 47 North,
Range 32 West, in the city of Lee's Summit, Jackson County, Missouri.
5. Size of Building(s) (sq. ft): 17.5K exst.+5Knew: 22,500sf Lot Area (acres): 1.6342 acre
6. APPLICANT (DEVELOPER) Mid-Continent Public Library PHONE 916-521-7286
CONTACT PERSON Jake Wimmer, Project Manager FAX _____
ADDRESS 15616 E. Highway 24 CITY/STATE/ZIP Independence, MO, 64050
E-MAIL jwimmer@mymcpl.org
7. PROPERTY OWNER Mid-Continent Public Library PHONE 816-836-5200
CONTACT PERSON Steve Potter, Director FAX _____
ADDRESS 15616 E. Highway 24 CITY/STATE/ZIP Independence, MO, 64050
E-MAIL spotter@mymcpl.org
8. ENGINEER/SURVEYOR Olsson Assoc. PHONE 913-634-0903
CONTACT PERSON Terry Parsons FAX _____
ADDRESS 7301 W. 133rd St. #200 CITY/STATE/ZIP Overland Park, KS 66213
E-MAIL tparsons@olsson.com
9. OTHER CONTACTS Sapp Design Architects PHONE 417-877-9600
CONTACT PERSON Jim Stufflebeam, AIA FAX _____
ADDRESS 3750 S. Fremont CITY/STATE/ZIP Springfield, MO, 65804
E-MAIL stufflebeam@sdaarchitects.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Digitally signed by Steven V. Potter
Location: Independence, MO
Date: 2021.01.22 11:56:09 -06'00'

PROPERTY OWNER

APPLICANT

Print name: Steven V. Potter

Jacob V. Wimmer

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



REVISÉD AUGUST 2019



PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Submittal Requirements	Yes	No*
Completed application form with signatures	X	
Ownership affidavit form	X	
Legal description	X	
Technical Studies, if required		X
Filing fee – Residential 0-5 acres \$1600 + 2 legal notice publishing charges (\$165 each); Residential over 5 acres \$2000 + 2 legal notice publishing charges (\$165 each); Commercial 0-5 acres \$1800 + 2 legal notice publishing charges (\$165 each); Commercial over 5 acres \$2400 + 2 legal notice publishing charges (\$165 each)	X PAID	
Number of folded sets of preliminary development plans – Initial submittal (4) full size, resubmittal (4) full size (including site plan, landscape plan, building elevations, civil engineering), collated, stapled (seals required for engineering plans)	Digital only	
An electronic copy of all plan submittal and resubmittals	X	
Checklist for Plan Submission Requirements	X	
Checklist for Preliminary Development Plan	X	
Checklist for Zoning District Regulations – Separate document		X
Checklist for Design Standards (See Article 7) – Separate document		X
Checklist for Other Ordinance Requirements		X

**Table 1. General Application Requirements
Plan Submission Requirements**

UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared	X		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	X		
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.	X		
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border	digital		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	X		
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 3. Preliminary Development Plan				
UDO Article 2, Sec. 2.310	Ordinance Requirement	Met	Not Met	N/A
C.1. Legal Description	A legal description which accurately describes the limits of the property.	X		
C.2. Acreage	Approximate total acreage.	X		
C.3.	The plan shall include the following information on the existing conditions for the proposed site and within 185 feet.			
C.3.a. Floodplain	Location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. Elevations shall be provided if shown on the FEMA map.	X		
C.3.b. Bodies of Water	Existing streams, bodies of water, and surface drainage channels.	X		
C.3.c. Existing Vegetation	Location, massing and pattern of existing vegetation.	X		
C.3.d. Contours	Topography with contours at 2-foot intervals. In areas where grades are gentle, the Director may require a lesser contour interval.	X		
C.3.e. Oil & Gas Wells	Location of all oil and gas wells, whether active, inactive, or capped.	NA		X
C.3.f. Special Features	Special features (such as ponds, dams, steep slopes or unusual geology) or unusual historical features (such as former landfills, fill areas or lagoons) must be identified by the applicant. The applicant, at the Director's discretion, may be required to provide professional analysis of these conditions to address health, safety and general welfare questions related to the proposed subdivision.	NA		X
C.3.g. Drainage Structures	The location and size of retention basins, detention basins and drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets.	X		
C.3.h. Streets	Location, width and name of any existing or platted street, alley or any other dedicated rights-of-way.	X		
C.3.i. Easements	Location, width and dimensions of existing utility easements, with document reference if dedicated by separate document;	X		
C.3.j. Structures	Existing and proposed buildings, which existing on plans on file with the City. Single and two-family buildings may be shown in approximate location and general size and shape.	X		
C.3.k. Utility Lines	Location and size of all existing utility lines and storm water management/detention facilities;	X		
C.3.l. Abutting Subdivisions	Names of abutting subdivisions and owners of abutting parcels of unsubdivided land;	??		
C.3.m. Surrounding Land Uses	Surrounding land uses and zoning districts of adjacent properties.	??		
C.4.	The plan shall include the following information on the proposed development			

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 3. Preliminary Development Plan				
UDO Article 2, Sec. 2.310	Ordinance Requirement	Met	Not Met	N/A
C.4.a. Lot dimensions	Layout, number and approximate dimensions of lots and approximate lot areas.	X		
C.4.b. Streets	Name, location, width, radii, centerline, and grade of proposed streets and alleys, both public and private;	X		
C.4.c. Sidewalks	Location and width of proposed sidewalks and public walkways;	X		
C.4.d. Easements	Location and width of proposed easements;	X		
C.4.e. Setback Lines	Building setback lines from streets with dimensions.	X		
C.4.f. Culverts	Location and approximate dimensions of culverts and bridges;	X		
C.4.g. Driveways	Location of driveways, curb cuts, median breaks and turn lanes;	X		
C.4.h. Utility Lines	The general location and approximate size of all proposed utility lines, including water, storm water, and sanitary sewers.	X		
C.4.i. Sanitary Sewer	A sanitary sewer impact statement that will address the proposed discharge into the existing sanitary sewer receiving system, if required by the City Engineer.	X		
C.4.j. Water Service Demand Data	Appropriate water service demand data (including, but not limited to, planned land usage, densities of proposed development, pipe sizes, contours and fire hydrant layout) to allow for the preliminary analysis of the demand for water service if required by the City Engineer.	X		
C.4.k. Storm Water Report	Information (proposed size, nature and general location) on all proposed storm water management facilities and detention facilities. A preliminary storm water report shall be submitted unless the requirement is waived by the City Engineer. All preliminary storm water reports shall include:	X		
C.4.k.1.	Current and proposed land use assumptions,	X		
C.4.k.2.	Identification of the watershed in which the project is located,	X		
C.4.k.3.	Identification of offsite drainage areas,	X		
C.4.k.4.	Surrounding property information,	X		
C.4.k.5.	Any other pertinent information about the site which may influence storm water runoff,	X		
C.4.k.6.	Proposed storm water facilities,	X		
C.4.k.7.	The downstream effects of the development	X		
C.4.k.8.	Calculations for the 100%, 10%, and 1% storms. All calculations must be submitted with the report; a summary table is not acceptable.	X		
C.4.k.9.	If the storm water report indicates that detention is not required, supporting calculations evaluating the downstream effects must be provided.	X		

TRUE

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 3. Preliminary Development Plan				
UDO Article 2, Sec. 2.310	Ordinance Requirement	Met	Not Met	N/A
C.4.k.10	All reports shall be signed and sealed by a Professional Engineer registered in the State of Missouri.	X		
C.4.l Open Space	Location and size of proposed open space for public use proposed to be dedicated or reserved and any conditions of such dedication or reservation; parks, playgrounds, churches, or school sites or other special uses of land to be considered for public use, or to be reserved by deed or covenant for the use of all property owners in the subdivision.			X
C.4.m. Buildings	Location, dimensions and area in square feet of all proposed buildings and structures.	X		
C.4.n. Parking	Location and dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.	X		
C.4.o. Dimensions	Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.	X		
C.4.p. Landscaping	General extent and character of proposed landscaping to include general species and size information.	X		
C.4.q. Topography	Proposed topography at two foot (2') intervals, including general drainage patterns.	X		
C.4.r. Lighting	Proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.	X		
C.4.s. Phasing	Phasing of development			X
C.4.t. Sight Triangle	Sight triangles (see Article 8)	X		
C.5.a. Building Elevations	Preliminary building elevations of all sides depicting the general style, size and exterior construction materials and color schedule of the building proposed. In the event of several building types, a minimum of one elevation of each building type is required.	X		
C.5.b. Building Height	Building height	X		
C.6.	A land use schedule shall include the following, as applicable:			
C.6.a.	Total floor area,	X		
C.6.b.	Number of dwelling units,	X		
C.6.c.	Land area,	X		
C.6.d.	Number of required and proposed parking spaces,	X		
C.6.e.	Impervious coverage,	X		
C.6.f.	Floor Area Ratio (FAR),			
C.6.g.	Dwelling units per acre, with and without common area;			X

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 3. Preliminary Development Plan				
UDO Article 2, Sec. 2.310	Ordinance Requirement	Met	Not Met	N/A
C.6.h.	The range of land uses to be permitted in each designated area of the development.			X
C.7. Modification Statement	A narrative statement that explains the need for modification of the applicable zoning district regulations, as such modification is permitted pursuant to Article 5, shall be submitted in support of the application for the preliminary development plan approval.			X
C.8. Common Property Maintenance Plan	A written plan in such form as may be prescribed by the Director that demonstrates that all common property, if any, will be owned and maintained in accordance with Article 5, Division V, of this Chapter, shall be submitted with the application for preliminary with the application for preliminary development plan approval.			X

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
UDO Art. 8, Div. III Landscaping, Buffers & Tree Protection				
Sec. 8.720. Landscaping & buffer plans	Landscaping and buffer plans shall be submitted, and shall include information as listed in the ordinance. <b style="color: red;">NOTE: Proposed plan shows new landscaping as best fits site constraints and view-shed of the site from hiwy 50.	X		
Sec. 8.750. Acceptable plant material	Acceptable plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements.	X		
Sec. 8.790.A.1. Street frontage trees	1 tree shall be planted for each 30 feet of street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum 20-foot landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.		X	
Sec. 8.790.A.2. Front parking setback	In commercial and industrial districts, 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 feet wide.		X	
Sec. 8.790.A.3. Street frontage shrubs	1 shrub shall be provided for each 20 feet of street frontage, or portion thereof, with in the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback.	X		
Sec. 8.790.B.1 Open yard shrub reqt.	The minimum of 2 shrubs per 5,000 square feet of total lot area, excludes single family and duplex developments. For schools, large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots etc. may be excluded in the calculation of this requirement.	X		

Variance
Request
for 20'
landscape
strip

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strip

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 8.790.B.2. Ground cover	Open areas not covered with other materials shall be covered with sod.	X		
Sec. 8.790.B.3. Open yard tree reqt.	In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space. For schools, large open sports/play fields may be excluded in the calculation of total landscaped open space. The remaining open space shall be applied to the ratio for tree planting as stated herein.	X		
Sec. 8.790.C. Trash enclosures	A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. (See Section 8.180.G for requirements)	X		
Sec. 8.810.A. Parking lot landscape islands	Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways. <i>Every four rows of parking shall include a landscape island of at least ten feet in width.</i> Industrial zoned properties, PI and CS, shall be exempt from this requirement.	X		
Sec. 8.810.B. Landscape island placement	A landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than 9 feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.	X		
Sec. 8.810.C. Island width	Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs.	X		
Sec. 8.820 Parking lot screening	Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 8.820 for full requirements).	X		
Sec. 8.870. Buffer/screen requirements	Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890 Typical buffers.			X
UDO Art. 8, Div. II Vehicle Parking				
Sec. 8.530 Number of Parking spaces	See Table 8-1 for minimum required. No parking requirement for Libraries; see plan for existing and proposed parking.			
Sec. 8.620.A. Head-in parking	All areas devoted to vehicle parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access.	X		
Sec. 8.620.B.1. Parking setback	Parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement. Requesting Variance	X		
Sec. 8.620.B.2. Parking setback	Parking lots shall be set back a minimum 20 feet from any residential use or district.	X		

Existing landscape buffer to remain

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 8.620.B.3. Parking setback	Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access.	X		
Sec. 8.620.C. Parking Dimensions	9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and aisle. 9 feet by 17 feet parking spaces shall be permitted when the parking space abuts a 6 feet wide sidewalk or when abutting a curbed open green/landscaped space. Parallel parking spaces shall not be less than 9' wide x 23' long.	X		
Sec. 8.620.F.2.b Curb blocks	The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.	X		
Sec. 8.620.E.1. Aisle Width	Adequate aisle width (per Table 8-4) for maneuvering into and out of each space.	X		
Sec. 8.620.E.4. Drive width	Minimum width (not including curb and gutter) is the same as aisle width (see Table 8-4).	X		
Sec. 8.620.E.5. Curb cut spacing	Distance of driveways from intersections and from other driveways shall conform to the Access Management Code.	X		
Sec. 8.250. Parking Lot Lighting	Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use. (See Article 8).	X		
Sec. 8.620.F.1.a & b Improvement of Parking Area	Permanent surface, consisting of asphalt or concrete, per specifications.	X		
Sec. 8.620.F.2.a & c. Curbing	CG-1 concrete curbing required around all parking areas and access drives in all zoning districts, except for driveways serving single-, two-, three- and four-family residences. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan.	X		
Sec. 8.580. Accessible Parking Space Size	Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Accessible parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. Access aisles shall be on the same level as the vehicle pull-up space they serve.	X		
Sec. 8.580.E. Accessible Parking Space Slope	Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet.	X		
Sec. 8.580.H. Accessible Parking Space Clearance	Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. In cases of a loading zone, the vertical clearance of 114 inches minimum shall be provided at passenger loading zones and along vehicle access routes to such areas from site entrances.	X		

TRUE

PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 8.580.C. No. of Accessible Parking Spaces	See Table 8-3	X		
Sec. 8.580.F. Accessible Parking Space Location	Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernable cross walks.	X		
Sec. 8.580.J. Accessible Parking Standards	All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.	X		
Sec. 8.580.I. Accessible Parking Sign	Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. The sign shall be at least 12" by 18" in area and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in Section 29-381 of the Lee's Summit General Code of Ordinances.	X		
UDO Art. 9 Signs				
Sec. 9.030.B Signs	All signs must comply with the sign requirements as outlined in the sign section of the ordinance SDA CONFIRM	X		
UDO Art. 5. Div. I - Airport Overlay				
Sec. 5.030. Airport Zones	No structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this District to a height in excess of the applicable height limit herein established for such zone. See Article 5			X
Sec. 5.040 Use Restrictions	No use may be made of land or water within any zone established by this Article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.			X
	For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.			X
UDO Art. 5. Div. II - Flood Hazard and Zoning				
Misc.	Floodplain boundaries shall be shown, along with base flood elevations.			X
Misc.	Any lots which contain floodplain shall have a note establishing the minimum floor elevation and/or minimum low opening for structures.			X



PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
UDO Art. 5. Div. III - Historic Preservation				
Misc.	Is the property in a local historic district?			X
Misc.	Is the property or structure listed in the National Register of Historic Places?			X
UDO Article 7. Platting				
Sec. 7.020.G	Any division of land or unplatted piece of property requires platting prior to the issuance of building permits PLAT PENDING	X		



January 22, 2021

Mr. Mike Weisenborn
Project Manager
City of Lee's Summit, MO

Re: Lee's Summit Branch Library, MCPL, 150 NW Oldham Road
Variance Request for Parking and Landscaping at Setback

Dear Mike:

We are requesting a variance to the requirement for parking spaces to be at least 20' setback from a Right Of Way or edge of public street, and therefore the requirement for a 20' landscape zone. Per the attached site plan, we are proposing new spaces which are a continuation of an existing parking lot on the Summit Shopping Center property, but which is included as part of the PDP application for the Library. The parking spaces which are beyond the 20' setback are at an angle, with the average setback then being approx. ten feet, instead of twenty feet. The property line and ROW line is currently 20' from the street edge; therefore the proposed parking spaces are an average of approx. 30' from street edge. There are also two minor encroachments of curb and paving across the setback line, also shown on the attached site plan.

It is our proposal that the proposed spaces would have no detrimental impact, but which would improve parking availability and access to the Library. (The Lee's Summit Branch is one of the most used branches in the MCPL system.)

Please feel free to call should you have any further questions.

Respectfully,
SAPP DESIGN ASSOCIATES ARCHITECTS, P.C.

A handwritten signature in black ink, appearing to read "James C. Stufflebeam", is located below the typed name.

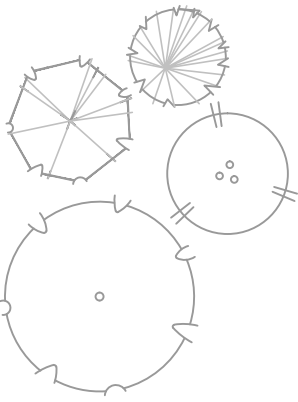
James C. Stufflebeam, AIA
Vice President, Sr. Project Manager

Attachment: Site Plan

RIGHT OF WAY / PROPERTY LINE

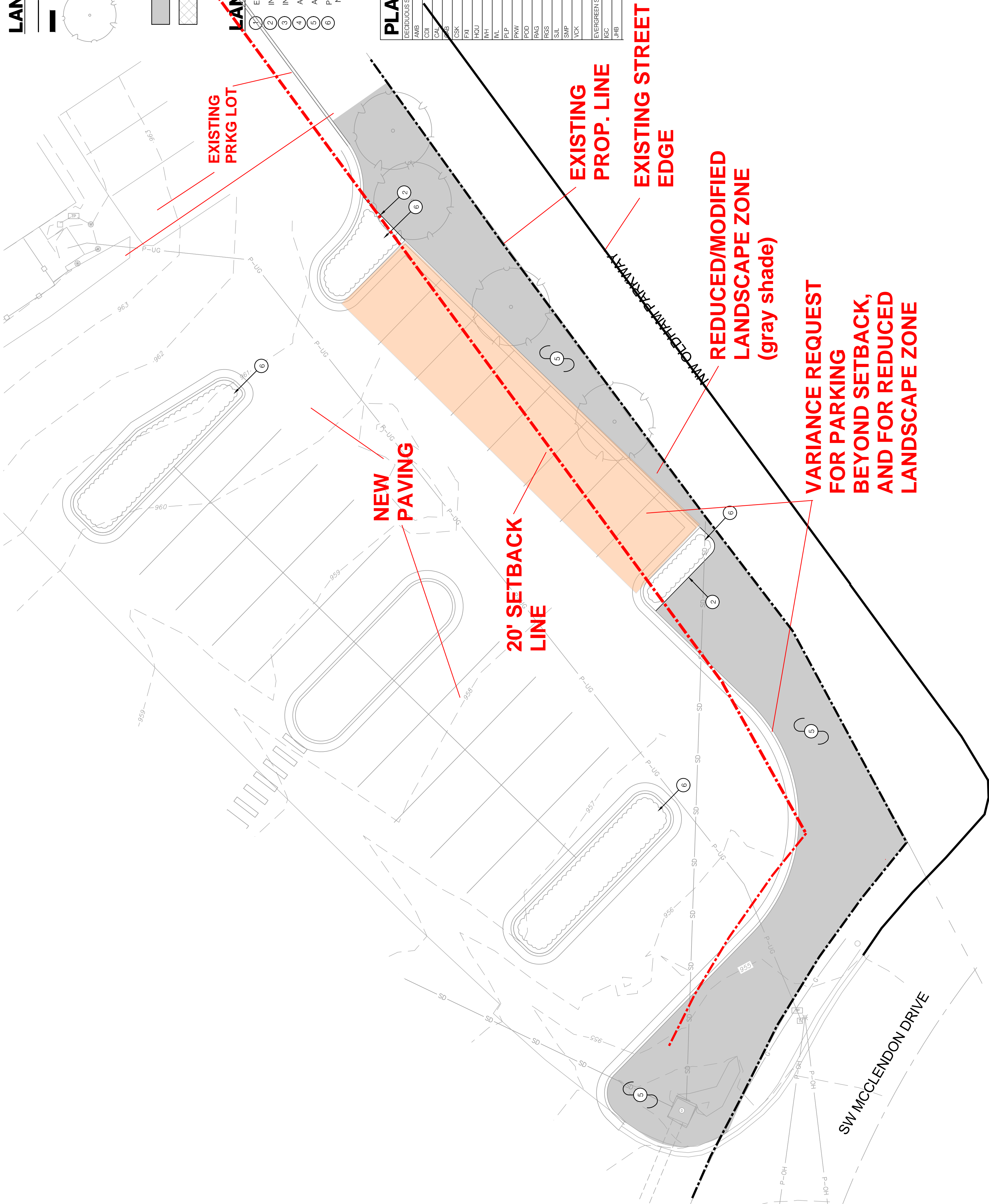
SHEET MATCHLINE

OVERSTORY TREE



- 1 EXISTING PLANTING BED TO REMAIN
- 2 INSTALL STEEL BED EDGE; REF: 4/L390
- 3 INSTALL CURB BED EDGE; REF: 5/L500
- 4 AREA TO BE SEEDED WITH TURF-TYPE FESCUE SEED; REF: SPECIFICATIONS
- 5 AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD; REF: SPECIFICATIONS
- 6 PLANTING BED + HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS & SPECIFICATIONS

PLANT SCHEDULE			
DECIDUOUS SHRUBS			
AMB	BOTANICAL NAME	SIZE	SPACING
CDB	ARONIA MELANOCARPA	5 GAL	54" o.c.
	CALICAPPA DICHOTOMA	5 GAL	48" o.c.
	CLETHRA ALNIFOLIA	5 GAL	54" o.c.
	CORNUS ALBA 'BAUHAUS' TM	5 GAL	69" o.c.
	CORNUS SERICEA 'KELSEY'	5 GAL	24" o.c.
CSK	FORSYTHIA X INTERMEDIA	5 GAL	81" o.c.
F4I	HYDRANGEA QUERCIFOLIA 'ALICE'	5 GAL	72" o.c.
HOU	HYDRANGEA 'HENRY'S GARNET'	5 GAL	54" o.c.
ML	ITEA VIRGINICA 'LITTLE HENRY' TM	5 GAL	24" o.c.
W4	PALEONIA ALBA 'PINK CAMEO'	5 GAL	24" o.c.
FLP	PALEONIA X KRINKLED WHITE	5 GAL	24" o.c.
PAW	PALEONIA X KRINKLED WHITE	5 GAL	24" o.c.
POD	PHYSOCARPUS OXALIFOLIOUS 'DABLO'	5 GAL	72" o.c.
RAG	PHYSOCARPUS 'GLOU-GLOU'	5 GAL	72" o.c.
RG5	RHUS GLABRA	5 GAL	135" o.c.
S4L	SHRAEJA JAPONICA 'LITTLE PRINCESS'	5 GAL	39" o.c.
SMP	SYRINGA MEYERI 'PALIBIN'	5 GAL	65" o.c.
VCK	VIORNIUM CARLESI	5 GAL	65" o.c.
EVERGREEN SHRUBS			
EVERGREEN SHRUBS	BOTANICAL NAME	SIZE	SPACING
JGC	ILEX GLABRA 'COMPACTA'	5 GAL	72" o.c.
JHB	JUNIPERUS SABINA 'BUFFALO'	5 GAL	72" o.c.



LANDSCAPE UNDERSTORY PLAN

VARIANCE REQUEST
ENLARGED SITE PLAN
1-22-21

ochsner hare + hare
the olsson studio

chsner Hare & Hare
Missouri State Certificate of Authority #2005000285

Project No. 016-1023	Date 01/14/2021	Drawn LS/TG
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L512

LANDSCAPE UNDERSTORY

PLAN

Copyright 2019 - Sapp Design Associates, Architects, P.C.

**SAPP
DESIGN
ARCHITECTS**

**3750 S. Fremont Ave.
Springfield, MO 65804
417.877.9600**

helix.

529 Walnut
Kansas City, MO 64108
816.300.0300

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to plans, specifications or other construction documents, and these changes are not approved in writing by the architect, the client agrees to hold the architect harmless for its professional design. The client agrees to release the architect from all liability therefor as the design professional. In addition, the client agrees to release the design professional from all liability arising from the construction, use or result of such design. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from all damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

The personal seal of the registered Architect or Engineer shall be the equivalent of this signature whenever & wherever used, and the use of the seal shall authenticate this sheet and the specification portions pertaining to this sheet. Responsibility shall be disclaimed for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any or parts of the architectural project.

Mid-Continent Public Library
RENOVATIONS TO
LEE'S SUMMIT BRANCH
150 NW OLDHAM PARKWAY
Lee's Summit, Missouri 64081
Jackson County

15
100% DD SET
SUBMITTAL
PACKAGE

ochsner hare + hare

the **olsson** studio

Revision No.	Description	Date
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Project No. 016-1023	Date 01/14/2021	Drawn LS/TG
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LANDSCAPE UNDERSTORY PLAN

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