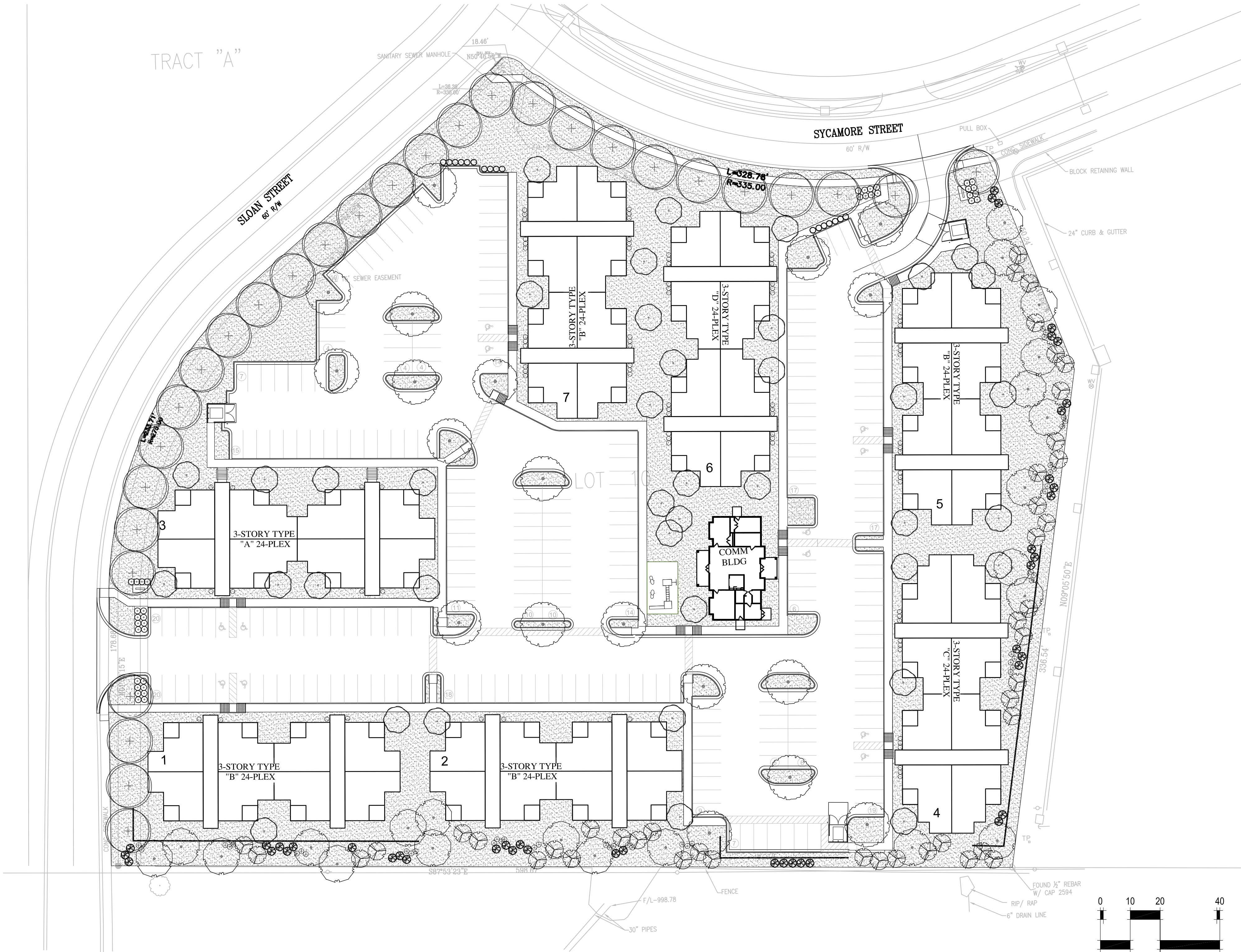


Lee's Summit Landscape Ordinance Requirements			
Ordinance	Required	Calculation	Provided
8.050 Open Space Requirements	10% Total Land Area	89,525/275,578 = 32%	32%
8.790 Landscape Requirements			
A) Street Frontage	1 Tree/ 30' Frontage	Sycamore: 328/30 = 10 Slone: 595/30 = 19	10 19
	1 Shrub/ 20' Frontage	Sycamore: 328/20 = 16 Slone: 595/20 = 30	16 30
B) Open Yard Areas	2 Shrubs/5,000 SF	(200,813/5,000)*2 = 80	80
	1 Tree/5,000 SF	200,813/5,000 = 40	40
8.820 Parking Lot Screening			
A) 2.5' Tall Perimeter Screen	12 Shrubs/40 LF		
8.900 Required Typical Impact Screens			
C) Low Impact Screen 'B'	1 Shade Tree/1,000 SF	East: 9736/1000 = 10 South: 11,973/1000 = 12	10 12
	1 Ornamental Tree/500 SF	East: 9736/500 = 19 South: 11,973/500 = 24	19 24
	1 Evergreen Tree/500 SF	East: 9736/500 = 19 South: 11,973/500 = 24	19 24
	1 Shrub/500 SF	East: 9736/500 = 19 South: 11,973/500 = 24	19 24



LANDSCAPE SCHEDULE

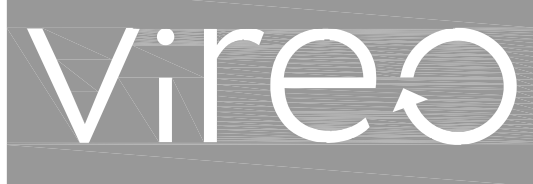
	STREET FRONTAGE TREES Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree Tilia cordata / Littleleaf Linden	29	3" Cal. B&B 3" Cal. B&B
	OPEN YARD TREES Cercis canadensis 'Alba' / White Eastern Redbud Cornus florida x kousa 'Stellar Pink' / Dogwood	40	15 gal 15 gal
	PARKING LOT TREES Acer truncatum x platanoides 'Warrenred' TM / Pacific Sunset Maple Ulmus x 'Patriot' / Patriot Elm	19	3" Cal. 3" Cal.
	BUFFER ORNAMENTAL TREES Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	43	8' HT. B&B, MULTI-STEM
	BUFFER SHADE TREES Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple Quercus bicolor / Swamp White Oak	22	15 gal 15 gal
	BUFFER EVERGREEN TREES Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	43	8' HT. B&B
	STREET FRONTAGE SHRUBS Aronia melanocarpa 'Mortoni' TM / Iroquois Beauty Black Chokeberry	36	#2 Cont.
	OPEN YARD SHRUBS Hydrangea paniculata 'SMHPLOP' TM / Little Quick Fire Panicle Hydrangea Hydrangea quercifolia / Oakleaf Hydrangea	88	#2 Cont. #2 Cont.
	BUFFER SHRUBS Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	44	#1 Cont.
	PARKING LOT SCREENING SHRUBS Juniperus chinensis 'Sea Green' / Sea Green Juniper	17	#1 Cont.
	TURF GRASS SOD Turf Sod / Drought Tolerant Fescue Blend	95,045 sf	bulbs



07/07/2021

DOUGLAS
STATION
APARTMENTS

LEE'S SUMMIT
JACKSON COUNTY
MISSOURI



LAC# MO-2002023826 KS-59

929 Walnut Street, Suite 700
Kansas City, Missouri 64106
P 816-756-5690

1111 N. 13th Street
Omaha, Nebraska 68102
P 402-553-5485

www.BelVireo.com

CITY SUBMITTAL

Revision Number	Description	Date

07/07/2021 P-21074
Date Project Number

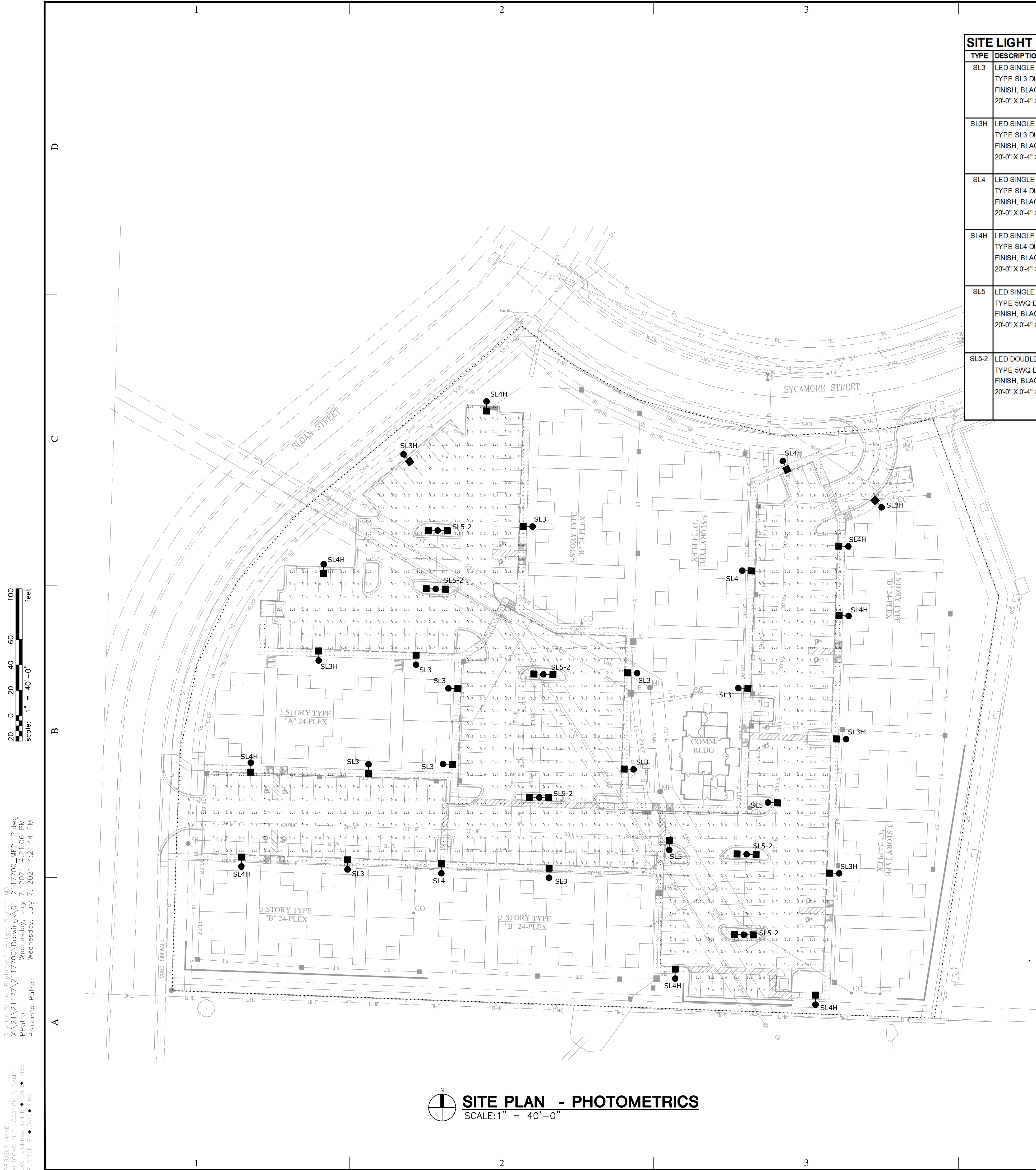
EN REF
Drawn By Checked By

21074_LDSCP_Prelim Dev.dwg
File Name

LANDSCAPE
PLAN

PROJECT NAME: Douglas Station Photometric - Lees Summit, MO
AUTOCAD FILE LOCATION: X:\21\2117700 Drawings\01-2117700_ME2.1P.dwg
LAST MODIFICATION: Wednesday, July 7, 2021 4:21:06 PM
PLOTTER: PPlotro
PLOTTER DRIVER: Wednesday, July 7, 2021 4:21:44 PM

20' 0' 20' 40' 60' 100' feet
Scale: 1" = 40'-0"



SITE PLAN - PHOTOMETRICS
SCALE: 1" = 40'-0"

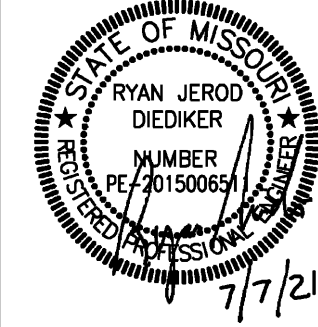
SITE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
SL3	LED SINGLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE SL3 DISTRIBUTION WITH GLARE REDUCING SHIELD. POLE TO MATCH FIXTURE FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 11,300 LUMENS 3000K 80 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	118
SL3H	LED SINGLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE SL3 DISTRIBUTION WITH HOUSE SIDE SHIELD. POLE TO MATCH FIXTURE FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 11,300 LUMENS 3000K 81 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	118
SL4	LED SINGLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE SL4 DISTRIBUTION WITH GLARE REDUCING SHIELD. POLE TO MATCH FIXTURE FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 10,750 LUMENS 3000K 79 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	112
SL4H	LED SINGLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE SL4 DISTRIBUTION WITH HOUSE SIDE SHIELD. POLE TO MATCH FIXTURE FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 10,750 LUMENS 3000K 80 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	112
SL5	LED SINGLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE 5WQ DISTRIBUTION, FULL CUTOFF. POLE TO MATCH FIXTURE FINISH, FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 11,880 LUMENS 3000K 80 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	124
SL5-2	LED DOUBLE HEAD PARKING LOT EXTERIOR POLE MOUNTED FIXTURE. TYPE 5WQ DISTRIBUTION, FULL CUTOFF. POLE TO MATCH FIXTURE FINISH, FINISH, BLACK FINISH. LISTED FOR WET LOCATION. 20'-0" X 0'-4" SQUARE STEEL POLE. MAXIMUM DRIVE CURRENT OF 800mA.	CONCRETE POLE BASE	LED 11,880 LUMENS PER HEAD 3000K 80 CRI	120	MCGRRAW-EDISON SERIES GALLEON OR APPROVED EQUAL	124 PER HEAD

CALCULATION SUMMARY

AREA NAME	AVE	MAX	MIN	AVE/MIN	MAX/MIN
PARKING LOT	2.7	6.3	0.5	5.4	12.6
SIDEWALK	2.7	7.3	0.9	3.0	8.1
PROPERTY LINE	0.03	0.5	0.0	N.A.	N.A.

- NOTES:
1. ILLUMINANCE VALUES ARE IN FC.
2. MAINTENANCE FACTOR OF 0.9 WAS USED AS FIXTURES ARE LED.



DOUGLAS STATION APARTMENTS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

smith&boucher
ENGINEERS
25501 west valley parkway, suite 200, Lees Summit, MO 64086
Phone 913.345.9227 Cell 913.345.9577
Project number 2117700

COPYRIGHT © 2021
1ST ISSUE
28 JUN 2021

ISSUE/REVISIONS
07-02-21

SHEET NO. **ME2.1P**

JOB NO.
E21-305