

LEE'S SUMMIT LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING

CODE REQUIREMENT

PER SEC. 8.8(1) (A-C) LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS. EVERY FOUR ROWS OF PARKING SHALL INCLUDE A LANDSCAPE ISLAND OF AT LEAST TEN FEET IN WIDTH. THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS, OR GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
+/- 45,000 SF INTERIOR PARKING LOT AREA	45,000 X .05 = 2,250 2,250 / 50 (ISLAND AREA) = 45	14 TREES + SHRUBS, GRASS, OR GROUND COVER	14 TREES AND 274 PARKING LOT SHRUBS PROVIDED

PARKING LOT SCREENING

CODE REQUIREMENT

PER SEC. 8.8(2) (A-C) FOR ANY PARKING LOT DESIGNED TO ACCOMMODATE 5 CARS OR MORE, IF SUCH PARKING LOT OR LOADING AREA IS VISIBLE FROM A STREET ROW, A VISUAL SCREEN SHALL BE PROVIDED. SCREENING TO A HEIGHT OF 2.5' MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET. SCREENING SHALL BE DECORATIVE AND 100% OPAQUE TO A HT OF 2.5' ABOVE THE ELEVATION OF THE PARKING AREA OR THE STREET (HIGHEST). PLANTED ONLY - A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN 2 GROWING SEASONS. SHRUBS MUST BE AT LEAST 6" TALL AT THE TIME OF PLANTING AND BE OF A SPECIES THAT WILL NORMALLY GROW TO AT LEAST 2.5' IN HT AT MATURITY AND BE SUITABLE FOR THE PARKING LOT APPLICATION. THE STREET-SIDE SCREENING TREATMENT MAY BE LOCATED WITHIN THE LANDSCAPE STRIP REQUIRED UNDER THIS DIVISION ALONG THE FRONT YARD OF THE PROPERTY.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
- NE INDEPENDENCE AV = 184 LF	184 / 40 = 4.6 X 12 = 55	55 SHRUBS (+ 4 SHRUBS PER STREET FRONTAGE LANDSCAPING REQ = 64 TOTAL)	78 SHRUBS

STREET FRONTAGE LANDSCAPING

CODE REQUIREMENT

PER SEC. 8.7(4)-(A)-(B) 1 TREE SHALL BE PLANTED FOR EACH 50 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPED SETBACK ABUTTING SAID STREET FRONTAGE. SUCH TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. IF APPROVED AS PART OF THE LANDSCAPE PLAN, A MINIMUM 20-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET. 2 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. 1 SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPED SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
NE INDEPENDENCE AV = 184 LF S PRIVATE RD = 222 LF	184 / 30 = 6 // 36 = 9 222 / 30 = 7 // 36 = 12	- 6 TREES + 4 SHRUBS - 8 TREES + 12 SHRUBS	- 8 TREES + 64 SHRUBS - 8 TREES + 12 SHRUBS

OPEN YARD AREAS

CODE REQUIREMENT

PER SEC. 8.7(4)-(B)-(C) THE MIN. OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AREA. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3% SLOPE. 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 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.

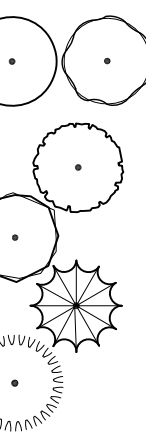
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
48,949 SF TOTAL LOT AREA (NOT INCLUDING BUILDINGS)	48,949 / 5,000 = 9.7898 X 20 (2) = 40 SHRUBS	20 TREES + 40 SHRUBS	22 TREES + 140 SHRUBS

PLANT SPECIFICATION REQS

PLANT SIZE (PER LEE'S SUMMIT)	SIZE REQUIREMENT (AT TIME OF PLANTING)
TREES	
DECIDUOUS TREES	MINIMUM 3" CALIPER MEASURED AT 6" ABOVE THE GROUND OR TOP OF THE ROOT BALL
EVERGREEN TREES	MINIMUM HEIGHT OF 8 FT
EXISTING DECIDUOUS TREES	MINIMUM 2" CALIPER
EXISTING EVERGREEN TREES	MINIMUM HEIGHT OF 6 FT
GROUND COVER	
GROUND COVER (ALL TYPES)	TWO AND ONE-HALF-INCH PEAT POT
SHRUBS	
MEDIUM SHRUBS	18- TO 24-INCH BALLED AND BURLAPPED OR TWO-GALLON CONTAINER
LARGE SHRUBS	24- TO 30-INCH BALLED AND BURLAPPED OR 5-GALLON CONTAINER

PLANT LEGEND

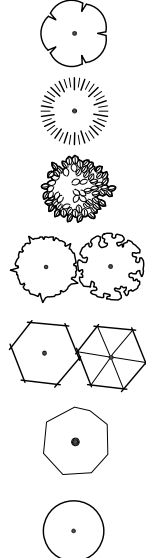
TREES



TYPE

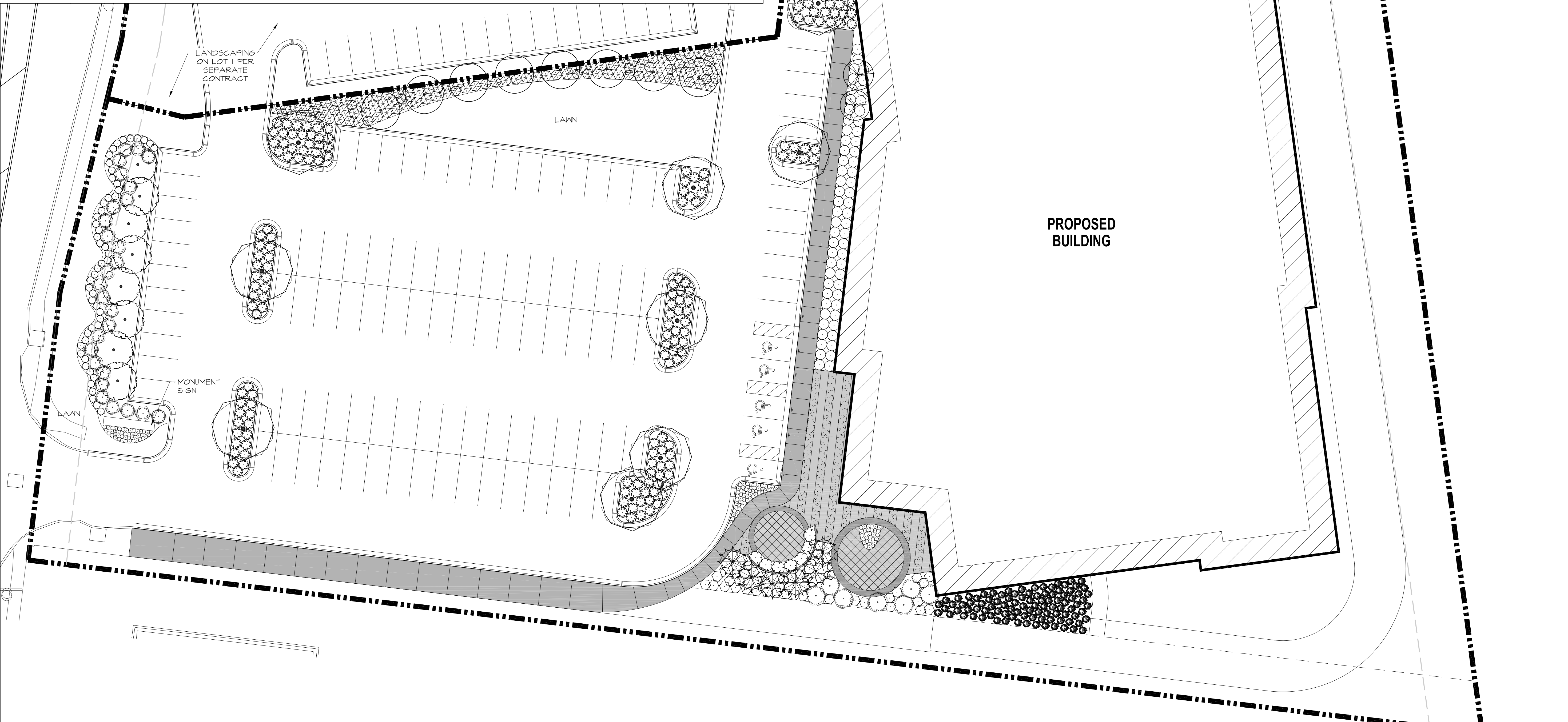
ORNAMENTAL TREE
DECIDUOUS TREE
DECIDUOUS SHADE TREE
COLUMNAR TREE
EVERGREEN TREE

SHRUBS



BOTANICAL NAME

FLOWERING SHRUB
EVERGREEN SHRUB
GRASSES
DECIDUOUS SHRUBS
DECIDUOUS SHRUBS
PERENNIALS
EVERGREEN SHRUB



LANDSCAPE PLAN 1
SCALE: 1"=20'

