



1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF LEE'S SUMMIT, MO) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. I/ST0P! CALL BEFORE YOU DIG!
4. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADE ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
5. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL TRADE PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
7. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNALS, TRAFFIC SIGNAL, TRAFFIC SIGNAL LOOP LEAD INS, SIGN POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
10. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
11. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MO REQUIREMENTS, UNLESS OTHERWISE NOTED.
12. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
14. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
15. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO SPECIAL SPECIFICATIONS FOR FINISH GRADE, PAVEMENT, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

16. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT HORIZONTAL IN 3 FEET HORIZONTAL.
17. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE SPECIFIED OTHERWISE.
18. ALL BACKFILL SHALL BE TAMPED, BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION).
19. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SO CONDITIONS RELATED TO FLOWING WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
20. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
22. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF STEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF LEE'S SUMMIT, MO.
23. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE LOCATION. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
24. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
25. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
26. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C601.
27. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
28. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
29. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
30. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL AND LANDSCAPING PLANS.
31. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT TOPOGRAPHY FOR ALL DETENTION AND WETLAND AREAS. THE AS-BUILT TOPOGRAPHY SHALL INCLUDE ALL BASIN GRADING, SPILLWAY, AND OUTLET STRUCTURE INFORMATION (INCLUDING ALL OPENINGS AND OUTLETS). USING THE INFORMATION PROVIDED, ENGINEER SHALL PREPARE A DETENTION BASIN AS-BUILT VERIFICATION. VERIFICATION IS REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

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550 ST. LOUIS STREET  
SPRINGFIELD, MO 65806  
TELE: (417) 890-8802  
FAX: (417) 890-8805

**OWNER / APPLICANT / DEVELOPER:**  
DENTURES  
CONTACT: WILLIAM MUNROE  
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PROJECT NO.: XX-XXX REVIEWED BY: RGH  
DRAWN BY: WKH DATE: 05.26.2022

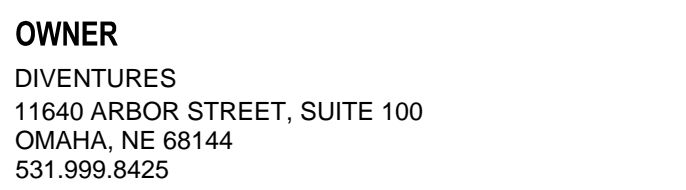
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PROJECT ADDRESS:  
2951 NE INDEPENDENCE AVENUE  
LEES SUMMIT, MO 64064

## SHEET

# C101



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414.423.0255

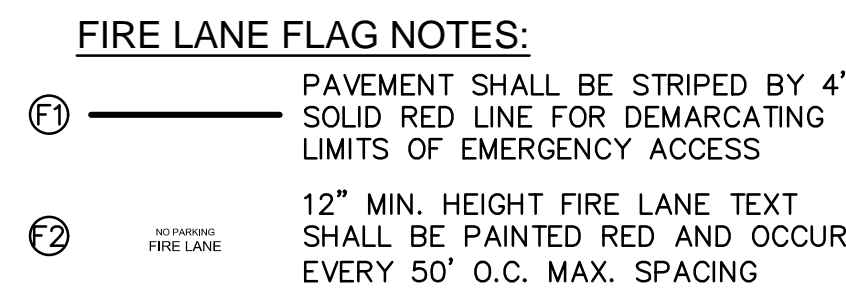
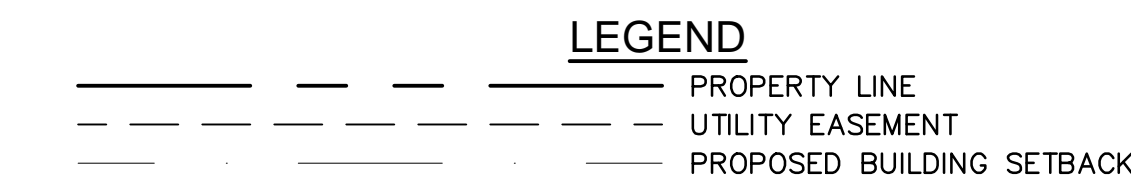
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19102 181<sup>ST</sup> AVENUE  
BIG LAKE, MN 55309  
763.250.1055

DWG	DATE
-----	------





FIRE FLOW CALCULATIONS:

PER 2018 IFC SECTION B105, THE REQUIRED FIRE FLOW IS  
AS FOLLOWS:

PROPOSED BUILDING WITH FUTURE EXPANSION IS 7,600 S.F.,  
TYPE V-B CONSTRUCTION, NON-SPRINKLED.

PER 2018 IFC SECTIONS C103, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE ARE THREE EXISTING HYDRANTS WITHIN 400' OF THE BUILDING, ONE LOCATED ON THE SOUTHEAST CORNER OF WOODLAND ST. & MEADOWBROOK AVE. (HYDRANT #H1072282), ONE NORTHWEST OF WOODLAND ST. & KANSAS EXPY. APPROX. 352' NORTHWEST OF THE BUILDING, AND ONE EAST OF MEADOWBROOK AVE. APPROX. 372' SOUTHEAST OF THE BUILDING.

THE CITY OF SPRINGFIELD PROVIDED FLOW TEST INFORMATION  
ON FIRE HYDRANT #H1072262 WHICH IS LOCATED ON THE  
SOUTHEAST CORNER OF WOODLAND ST. & MEADOWBROOK  
AVE.;

PITOT PRESSURE NOT PROVIDED  
FLOW 1800 GPM  
RESIDUAL PRESSURE XX PSI  
STATIC PRESSURE XX PSI  
CALCULATED AVAILABLE FIRE FLOW AT EXISTING  
HYDRANT #H1072262 (SEE CALCULATION BELOW)

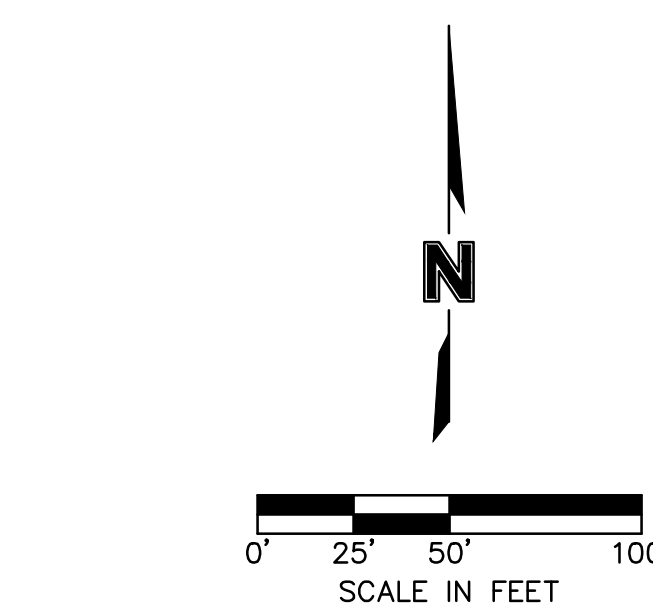
$$QR = QF \times (HR/HF)^{0.54}$$

QR = FLOW AVAILABLE AT DESIRED RESIDUAL PRESSURE  
(DESIRED RESIDUAL PRESSURE = 20 PSI)  
QF = FLOW OBTAINED DURING FLOW TEST  
HR = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE  
HF = PRESSURE DROP DURING THE TEST

$$QR = XXXX \text{ GPM} \times [(XXPSI - 20 \text{ PSI}) - (XX \text{ PSI} - XX \text{ PSI})]^{0.54}$$

QR = XXXX GPM

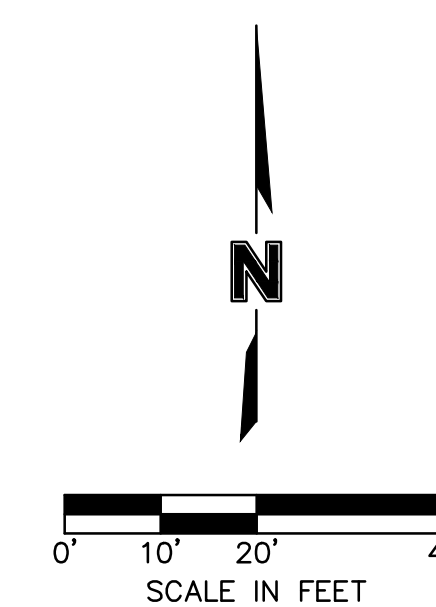
WITH THE FRICTION AND FITTING LOSSES, FLOWS AT EXISTING & PROPOSED HYDRANTS WILL BE EXCEEDING THE MINIMUM OF \*2,250 GPM AS REQUIRED IN SECTION B105 OF THE 2018 IFC.



## EMERGENCY VEHICLE ACCESS PLAN

## SURVEY NOTE

OLSSON HAS NOT PERFORMED ANY BOUNDARY OR  
TOPOGRAPHIC SURVEY. ALL EXISTING SURVEY INFORMATION  
SHOWN IS PER THE STROTHER CROSSING LOTS 4A-4C  
MINOR PLAT RECORDED ON 08/15/2019



  
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[illegible]

PROJECT NO.: XX-XXX REVIEWED BY: RGH  
DRAWN BY: WKH DATE: 05.26.2022

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PROJECT TITLE  
DIVENTURES - LEE SUMMIT, MO

PROJECT ADDRESS:  
2951 NE INDEPENDENCE AVENUE  
LEES SUMMIT, MO 64064

## SITE PLAN

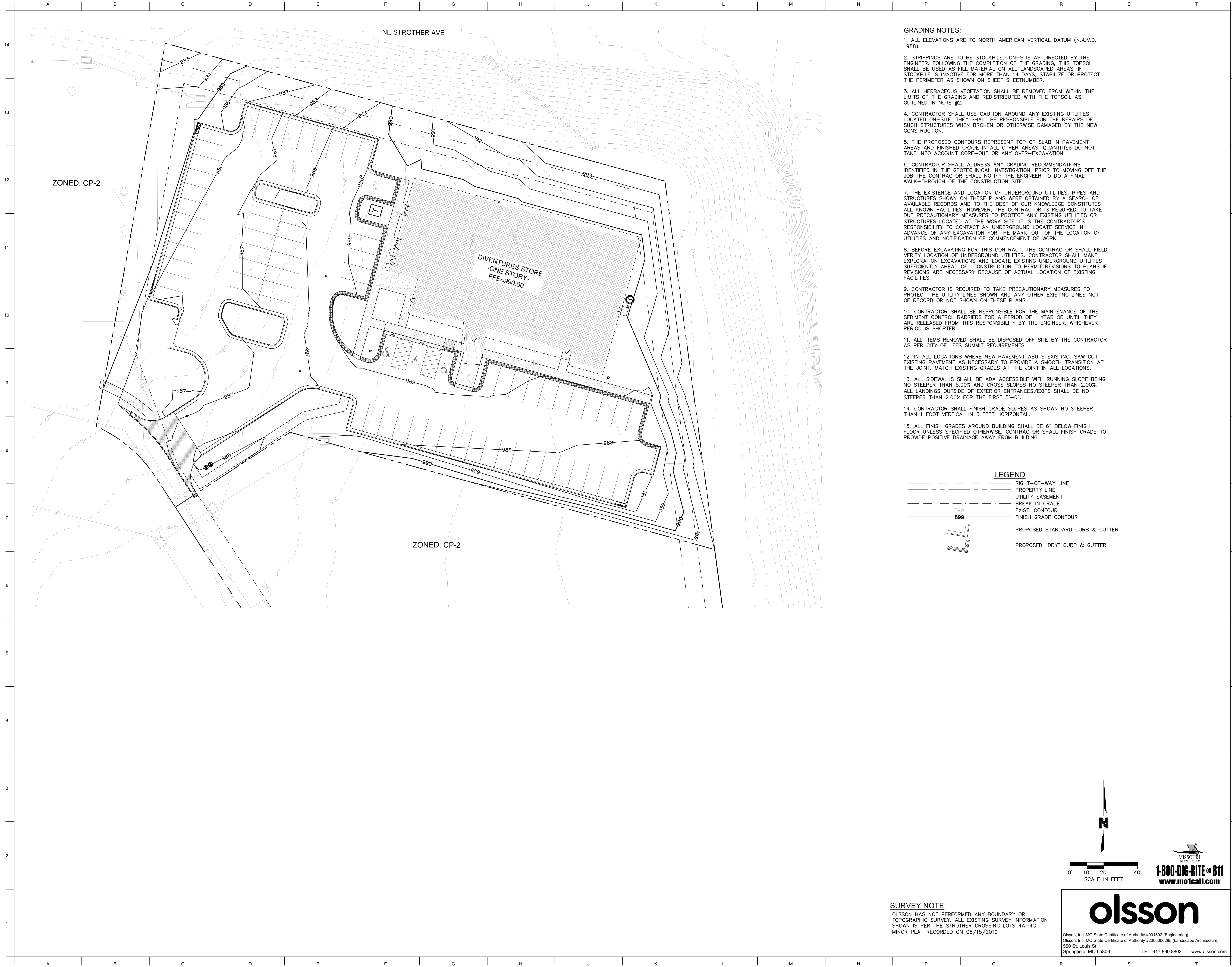
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# C102

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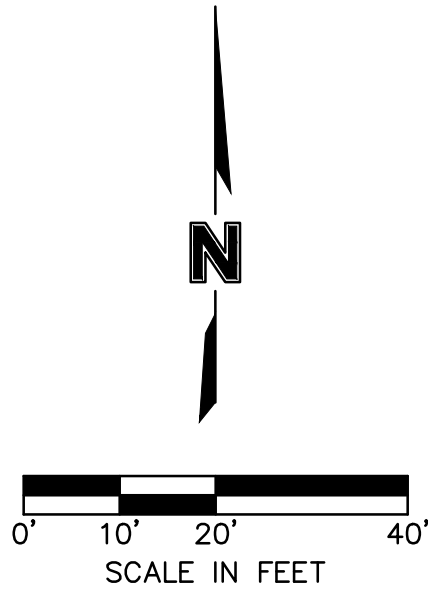


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- GRADING NOTES:**
1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
  2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET SHEETNUMBER.
  3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
  4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
  5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
  6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
  7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
  8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
  9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
  10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
  11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF LEES SUMMIT REQUIREMENTS.
  12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
  13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".
  14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
  15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

- LEGEND**
- RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - UTILITY EASEMENT
  - BREAK IN GRADE
  - EXIST. CONTOUR
  - FINISH GRADE CONTOUR
  - PROPOSED STANDARD CURB & GUTTER
  - PROPOSED "DRY" CURB & GUTTER



MISSOURI  
REGISTERED  
1-800-DIG-RITE or 811  
www.motcall.com

**SURVEY NOTE**  
OLSSON HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEY. ALL EXISTING SURVEY INFORMATION SHOWN IS PER THE STROTHER CROSSING LOTS 4A-4C MINOR PLAT RECORDED ON 08/15/2019

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763.250.1055

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.: XX-XXX REVIEWED BY: RGH  
DRAWN BY: WKH DATE: 05.26.2022

**PROFESSIONAL SEAL**

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**PROJECT TITLE**  
DIVENTURES - LEE SUMMIT, MO

PROJECT ADDRESS:  
2951 NE INDEPENDENCE AVENUE  
LEES SUMMIT, MO 64064

**GRADING PLAN**

SHEET  
**C201**



## PROJECT TEAM

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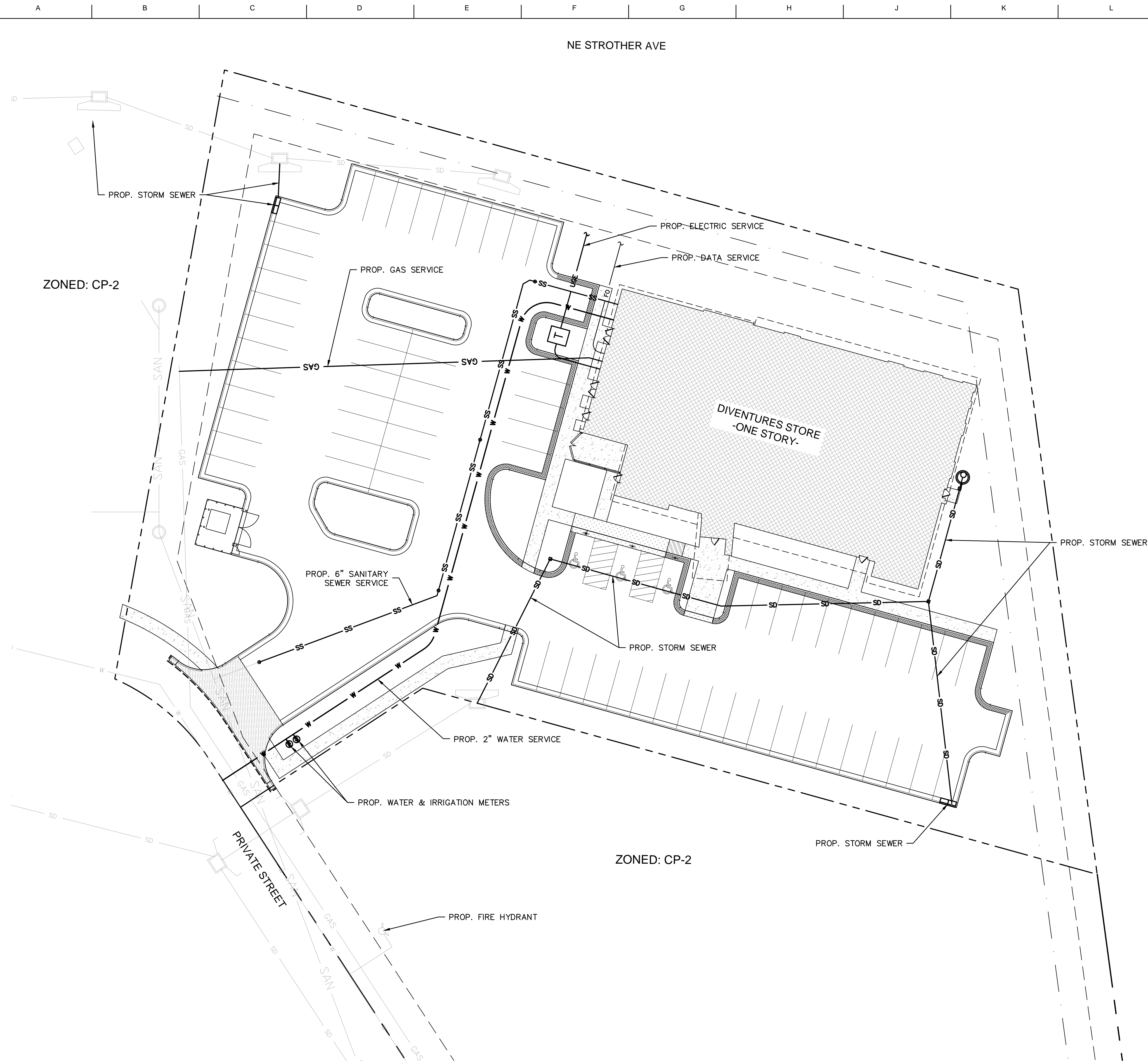
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LEES SUMMIT, MO 64064

## UTILITY PLAN

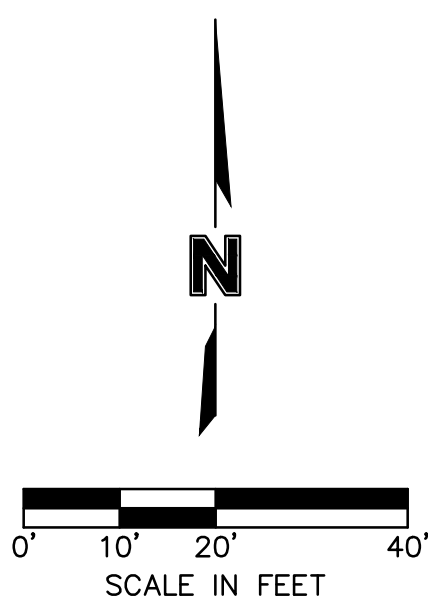
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_____	RIGHT-OF-WAY LINE
_____	PROPERTY LINE
_____	UTILITY EASEMENT
_____ <b>W</b>	INSTALL DOMESTIC WATER SERVICE LINE
_____ <b>GAS</b>	INSTALL GAS SERVICE
_____ <b>SD</b>	INSTALL STORM SEWER PIPE
_____ <b>SS</b>	INSTALL SANITARY SEWER SERVICE
_____ <b>FO</b>	INSTALL COMMUNICATION LINE
_____ <b>P-UG</b>	INSTALL UNDERGROUND ELECTRIC LINE

OLSSON HAS NOT PERFORMED ANY BOUNDARY OR  
TOPOGRAPHIC SURVEY. ALL EXISTING SURVEY INFORMATION  
SHOWN IS PER THE STROTHER CROSSING LOTS 4A-4C  
MINOR PLAT RECORDED ON 08/15/2019



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**LANDSCAPE CALCULATIONS:**

Site – Zoned CP-2: Planned Community Commercial, Use is Aquatic Center (STROTHER CROSSING)  
North – (Across NE Strother Rd.) Zoned PI: Planned Industrial, Use is VACANT  
East – (Across Interstate 470) Zoned AG: Agricultural, Use is VACANT  
South – Zoned CP-2: Planned Community Commercial, Use is Vacant (STROTHER CROSSING)  
West – Zoned CP-2: Planned Community Commercial, Use is Retail (STROTHER CROSSING)

Bufferyard

Northern Boundary – No Bufferyard Required  
Eastern Boundary – No Bufferyard Required  
Western Boundary – Adjacent zoning is CP-2; No Bufferyard Required  
Southern Boundary – Adjacent zoning is CP-2; No Bufferyard Required

Perimeter Landscape

Northern Boundary – street frontage = 20' landscape strip with 1 tree/30 LF and 1 shrub/20 LF of street frontage  
Required: street frontage = 307 LF @ 1 tree/30 LF and 1 shrub/20 LF = 11 trees and 16 shrubs  
Provided: 5 canopy trees, 2 understory trees relocated to the south side of the site and 51 shrubs

Eastern Boundary – street frontage = 20' landscape strip with 1 tree/30 LF and 1 shrub/20 LF of street frontage  
Required: street frontage = 220 LF @ 1 tree/30 LF and 1 shrub/20 LF = 8 trees and 11 shrubs  
Provided: 8 canopy trees and 12 shrubs

Western Boundary – No street frontage

Southern Boundary – street frontage = 20' landscape strip with 1 tree/30 LF and 1 shrub/20 LF of street frontage  
Required: street frontage = 67 LF @ 1 tree/30 LF and 1 shrub/20 LF = 3 trees and 4 shrubs  
Provided: 3 canopy trees and 2 understory trees in lieu of shrubs

Internal Landscape

5% of parking use area is required to be landscaped area




Parking Area = 29,396 SF (5% requirement for interior landscaped area = 1,470 SF)  
Provided Area = 2,194 SF (13.4%)  
Required Plantings = 1 tree and 2 shrubs/5,000 SF of total lot area (excluding Building Area) = 62,992 SF total lot area = 13 trees and 26 shrubs  
Provided Plantings = 13 understory trees and 77 shrubs

Parking Screen

Northern Boundary –  
Required Screen: A hedge consisting of 12 shrubs/40 LF at least 2.5 feet in height along the edge of the parking or loading area closest to or parallel a street  
Provided Screen: 31 shrubs

**LEGEND**

_____	RIGHT-OF-WAY LINE
_____	PROPERTY LINE
-----	UTILITY EASEMENT
_____	PROPOSED BUILDING SETBACK

	SOD
	ROCK MULCH (REFER TO SPECIFICATIONS)
	HARD WOOD MULCH (REFER TO SPECIFICATIONS)

\_\_\_\_\_ RIGHT-OF-WAY LINE  
 \_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ UTILITY EASEMENT  
 \_\_\_\_\_ PROPOSED BUILDING SETBACK

  
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