

KESSLER VIEW LANDSCAPE CALCULATIONS (LEE'S SUMMIT, MO)

LOT NUMBER	BUILDING SF	LANDSCAPE ISLANDS (SF) / PARKING AREA (SF)	LANDSCAPE ISLAND % PARKING AREA (5% MIN.)	R/W LENGTH LF	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(3C) PARKING LOT SCREENING SHRUBS	(4A) BUFFER TREES: DECIDUOUS/ ORNAMENTAL/ EVERGREEN	(4B) BUFFER SHRUBS	(5A) BUFFER TREES: DECIDUOUS/ ORNAMENTAL/ EVERGREEN	(5B) BUFFER SHRUBS
1A	20,000	3,532 / 22,025	16.0%	320	REQUIRED: 11	16	41,713	9	18	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 11	16		9	18	N/A	N/A	N/A	N/A	
1B	9,000	1,287 / 10,729	12.0%	176	REQUIRED: 6	9	23,485	5	10	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 6	9		5	10	N/A	N/A	N/A	N/A	
1D	8,000	187 / 2,077	9.0%	269	REQUIRED: 9	14	16,473	4	8	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 9	14		4	8	N/A	N/A	N/A	N/A	
1E*	52,500	337 / 1,547	21.8%	263	REQUIRED: 9	14	21,338	5	10	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 9	14		5	10	N/A	N/A	N/A	N/A	
TRACT A	0	337 / 3,843	8.8%	200	REQUIRED: 7	10	43,231	9	18	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 7	10		9	18	N/A	N/A	N/A	N/A	
43	3,600	0 / 0 (on-street)	0%	61	REQUIRED: 3	4	9,032	2	4	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 3	4		2	4	N/A	N/A	N/A	N/A	
53	35,000	991 / 15,240	6.5%	299	REQUIRED: 10	15	25,189	6	12	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 10	15		6	12	N/A	N/A	N/A	N/A	
54	27,063	1,087 / 13,437	8.1%	260	REQUIRED: 9	13	25,236	6	12	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 9	13		6	12	N/A	N/A	N/A	N/A	
1	10,000	1,163 / 14,779	7.9%	282	REQUIRED: 10	15	47,064	10	20	N/A	N/A	N/A	N/A	N/A
					PROVIDED: 10	15		10	20	N/A	N/A	N/A	N/A	
2	36,000	948 / 5,254	18.0%	357	REQUIRED: 12	18	95,987	20	40	N/A	12 / 8 / 12	12	8 / 16 / 26	38
					PROVIDED: 12	18		20	40	N/A	12 / 8 / 12	12	8 / 16 / 26	
3	9,000	0 / 0 (on-street)	0%	333	REQUIRED: 12	17	28,897	6	12	N/A	5 / 3 / 5	5	N/A	N/A
					PROVIDED: 12	17		6	12	N/A	5 / 3 / 5	5	N/A	N/A
TOTALS	210,163	210,163	2820	2820	98	145	377,645	82	164	64	17 / 11 / 17	17	8 / 16 / 26	38

* Open Yard Area calculations for Lot 1E exclude the proposed Parking Structure (49,611 SF)

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) STREET FRONTAGE SHALL BE PLANTED WITH ONE (1) TREE PER 30 LF OF STREET FRONTAGE

(2) STREET FRONTAGE SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.

(3A) IN ADDITION TO STREET FRONTAGE TREES, 1 TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA.

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.

(3C) 12 SHRUBS PER EVERY 40 LF SHALL BE PROVIDED ALONG PARKING AREA ADJACENT STREET R/W. THIS MUST BE 18" MIN. HEIGHT AT TIME OF PLANTING & SPREAD INTO A CONTINUOUS VISUAL SCREEN.

(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN TWO DIFFERENT ADJACENT USES (TOWNHOMES AND EXISTING RESIDENTIAL), IN THE FORM OF (4A) 1 SHADE TREE PER 500 SF; 1 ORNAMENTAL TREE PER 750 SF; 1 EVERGREEN PER 500 SF; AND (4B) 1 SHRUB PER 500 SF. ADDITIONALLY, 6' CONTINUOUS VISUAL SCREEN (VINYL FENCE).

(5) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN TWO DIFFERENT ADJACENT USES (TOWNHOMES AND DAYCARE), IN THE FORM OF (5A) 1 SHADE TREE PER 1000 SF; 1 ORNAMENTAL TREE PER 500 SF; 1 EVERGREEN PER 300 SF; AND (5B) 1 SHRUB PER 200 SF.

NOTES:

(1) Open areas not covered with other materials shall be covered with sod, per Section 14.090.B.2 Groundcover.

(2) All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

(3) All ground-mounted mechanical units shall be totally screened from view in accordance with Article 7 of UDO.

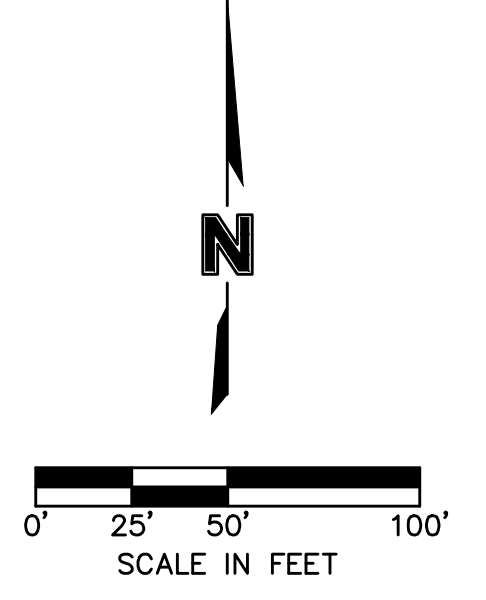
(4) Any parking lot designed or intended to accommodate five (5) cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right-of-way, a visual screen shall be provided, per Section 14.120 of UDO.

PLANT SCHEDULE

TREES	QTY	SIZE
	144	DECIDUOUS 3" CALIPER
	85	ORNAMENTAL 3" CALIPER
	46	EVERGREEN 8' HEIGHT
SHRUBS	QTY	SIZE
	430	SHRUB 24"-30" HT. OR 5-GAL. CONT.

NOTES:

1. FINAL PLACEMENT OF LANDSCAPE MATERIAL SHALL BE DETERMINED AT TIME OF FINAL SITE PLANS AND SHALL COMPLY TO APPROPRIATE SPACING AND DISTANCE REQUIREMENTS.



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NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.07.03	Revised per Staff comments	C.H.

PRELIMINARY LANDSCAPE PLAN
 KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO 2018

drawn by: C.H.
 checked by: JAB
 designed by: NH
 QA/QC by: JEF
 project no.: 017-3807
 date: 2018.05.04

SHEET 06