

LANDSCAPE CALCULATIONS:

- A. STREET FRONTAGE**
- ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. A MINIMUM 20' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.
- NE STROTHER ROAD – 307 LF FRONTAGE
11 TREES REQUIRED
11 TREES PROVIDED
- INTERSTATE 470 – 195 LF FRONTAGE
7 TREES REQUIRED
7 TREES PROVIDED
- PRIVATE ROAD – 87 LF FRONTAGE
3 TREES REQUIRED
3 TREES PROVIDED
- B. OPEN YARD AREAS**
- IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)
 - ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.
- NE STROTHER ROAD – 307 LF FRONTAGE
16 SHRUBS REQUIRED
50 SHRUBS PROVIDED
- INTERSTATE 470 – 195 LF FRONTAGE
10 SHRUBS REQUIRED
26 SHRUBS PROVIDED
- PRIVATE ROAD – 87 LF FRONTAGE
5 SHRUBS REQUIRED
6 SHRUBS PROVIDED
- C. TRASH STORAGE CONTAINERS**
- 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. PROVIDED = REFER TO ARCHITECTURAL SHEETS
- D. PARKING LOT LANDSCAPING**
- LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES OR DRIVEWAYS.
 - SCREENING OF 12 SHRUBS PER 40 LF 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 RIGHT-OF-WAY.
- 71,302 SF LOT, LESS 9,907 SF BUILDING = 61,395 SF DIVIDED BT 5,000 = 13 x 2 = 26
REQUIRED = 26 SHRUBS
PROVIDED = 106 SHRUBS
- 71,302 SF LOT, LESS 9,907 SF BUILDING = 61,395 SF DIVIDED BT 5,000 = 13
REQUIRED = 13 TREES
PROVIDED = 14 TREES
- NE STROTHER ROAD – 130 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 3.25 x 12 = 39
20 SHRUBS REQUIRED
50 SHRUBS PROVIDED
- INTERSTATE 470 – 64 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 1.60 x 12 = 20
20 SHRUBS REQUIRED
26 SHRUBS PROVIDED
- E. BUFFER/SCREEN**
- BUFFER/SCREEN BETWEEN DEVELOPMENT OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 14.1.
- WESTERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING
NORTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING
EASTERN BOUNDARY – NONE REQUIRED
SOUTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

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NOTE:
Substantial completion date for site work may vary from that of the building substantial completion date. Coordinate with Architect for completion dates. This site will have a permanent irrigation system. Until the permanent irrigation system is fully functional, the Contractor shall use whatever means necessary (including a temporary irrigation system) to achieve the following water application until establishment per the specification. Similarly, the same water application shall be utilized once the permanent irrigation system is fully functional.

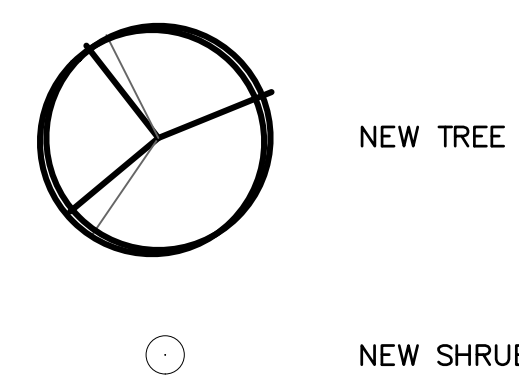
Water sod regularly to maintain an adequate supply of moisture penetration through sod into top 6 inches of topsoil. Adequate moisture supply during Fall and Spring planting dates is the equivalent of one inch of absorbed water per week either through natural rainfall or augmented by periodic waterings. Apply water at a moderate rate so as not to displace the mulch or flood the turf areas. Adequate moisture should be divided into two to three waterings per week, as directed by the Owner's Representative. During the summer (June 2 through August 31) watering may be required on a daily basis, as directed by the Owner's Representative. During the winter months confer with the Owner's Representative regarding the frequency of watering.

Sodded areas are properly established such that within any 10' x 10' area of turf there is less than 5% weed coverage; sod is free of bare and dead spots and is without weeds; and no surface soil is visible when grass has been cut to height of 2-1/2 inches.

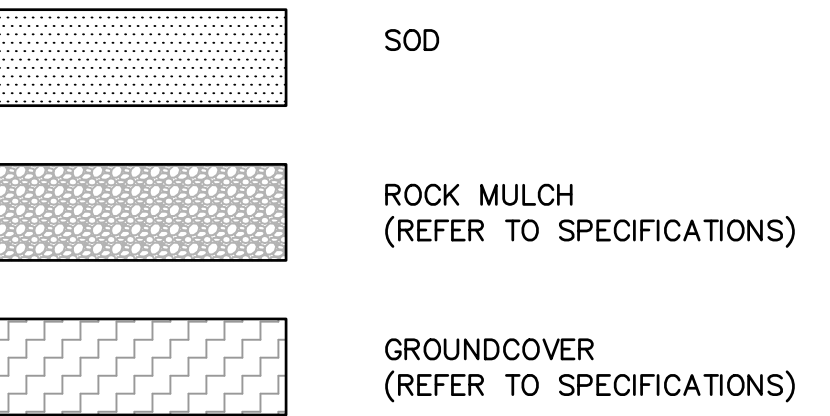
GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE INSTALLED SOD FOR A MINIMUM OF 60 DAYS.

Refer to specifications for additional information.

LANDSCAPE LEGEND

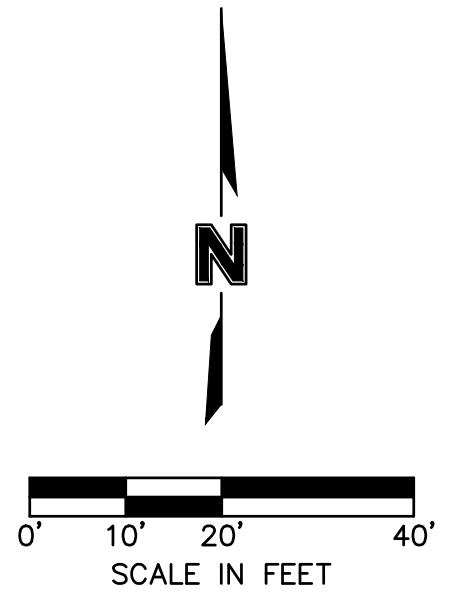
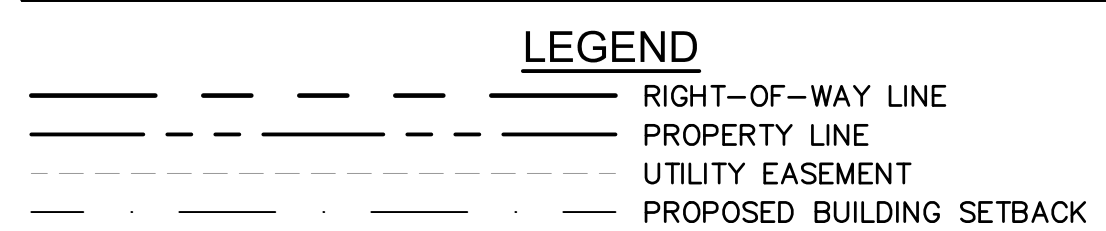


HATCH LEGEND



PLANT LIST

Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Trees					
5	AA	Amelanchier arborea	Serviceberry	3" Caliper	B&B
10	AP	Aesculus pavia	Red Buckeye	3" Caliper	B&B
1	CC	Cercis canadensis	Eastern Redbud	3" Caliper	B&B
7	CO	Celtis occidentalis	Hackberry	3" Caliper	B&B
7	CH	Chionanthus virginicus	Fringe Tree	3" Caliper	B&B
4	QC	Quercus coccinea	Scarlet Oak	3" Caliper	B&B
Shrubs					
47	BS	Buxus sempervirens 'Furore'	JADE PILLAR	5 Gallon	18" min. ht. – after installed AND pruned
20	IV	Itea virginica	Virginia Sweetspire	5 Gallon	18" min. ht. – after installed AND pruned
76	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gallon	18" min. ht. – after installed AND pruned
43	TD	Taxus x densiformis	Densiformis Yew	5 Gallon	18" min. ht. – after installed AND pruned
Groundcover					
311	FV	Fragaria virginiana	Wild Strawberry	2.5" Peat Pot	24" O.C.



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Olsson, Inc. MO State Certificate of Authority #2050500265 (Landscape Architecture)
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PDP SUBMITTAL:
NOT FOR
CONSTRUCTION

REV. NO.	DATE	REVISIONS DESCRIPTION	DESCR.	DATE	REVISED

LANDSCAPE PLAN
PRELIMINARY DEVELOPMENT PLAN

DIVENTURES
2951 NE INDEPENDENCE AVENUE
LEE'S SUMMIT, MISSOURI

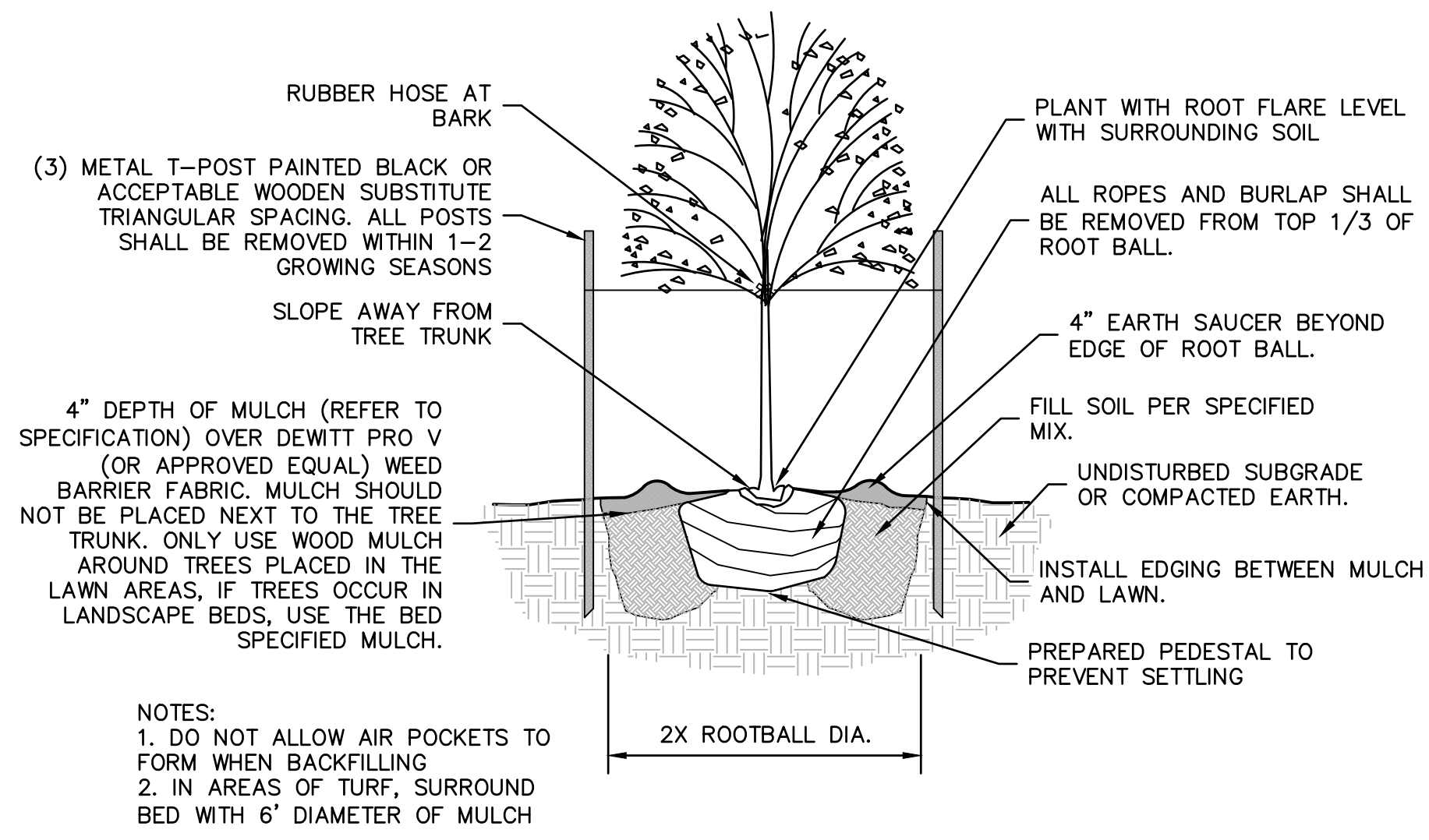
2022

drawn by: KAS
checked by: WKH
approved by: RGH
QA/QC by: RGH
project no.: 022-06522
drawing no.:
date: 06.28.2022

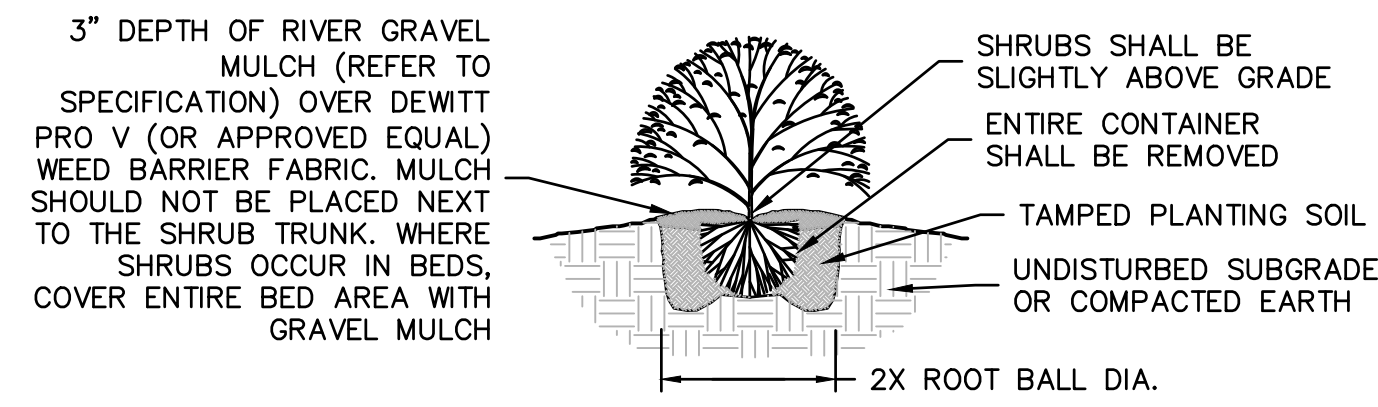
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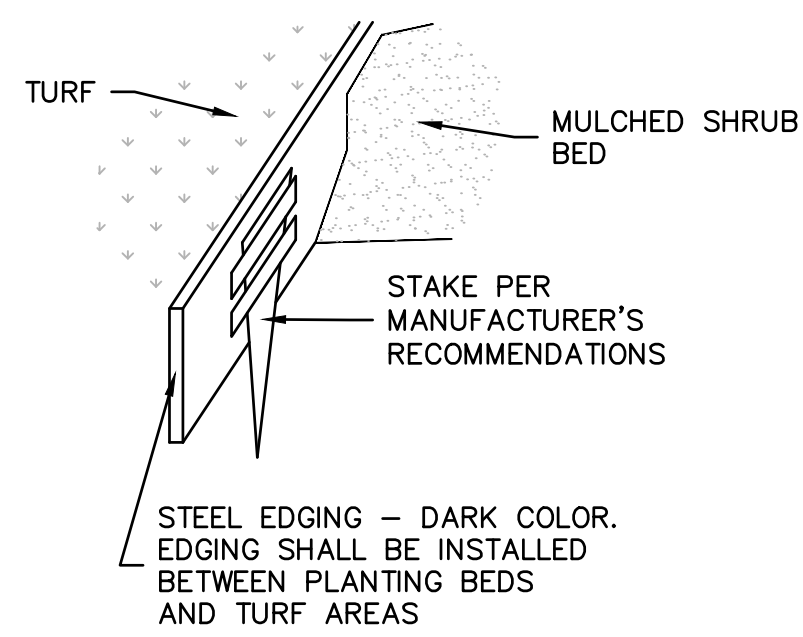
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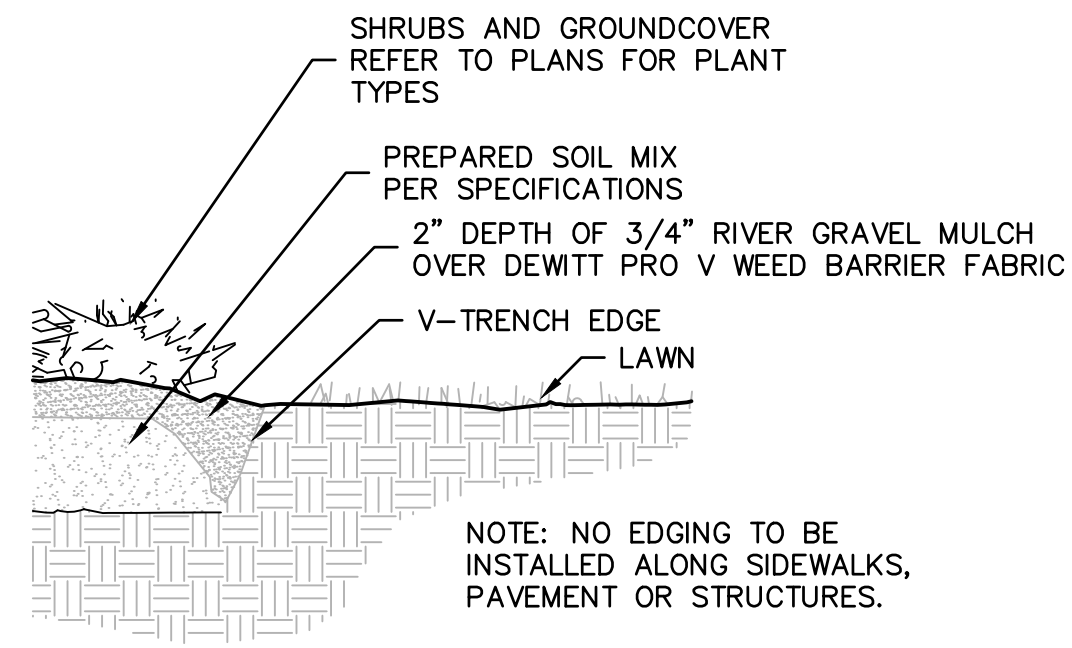
DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE



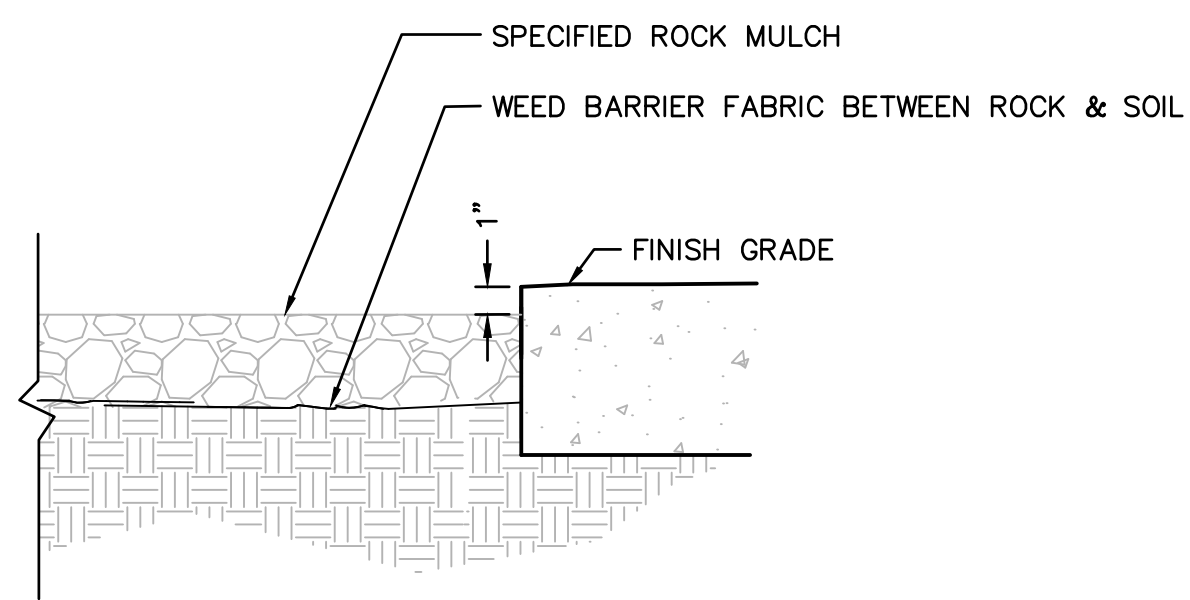
SHRUB PLANTING DETAIL
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STEEL EDGING DETAIL
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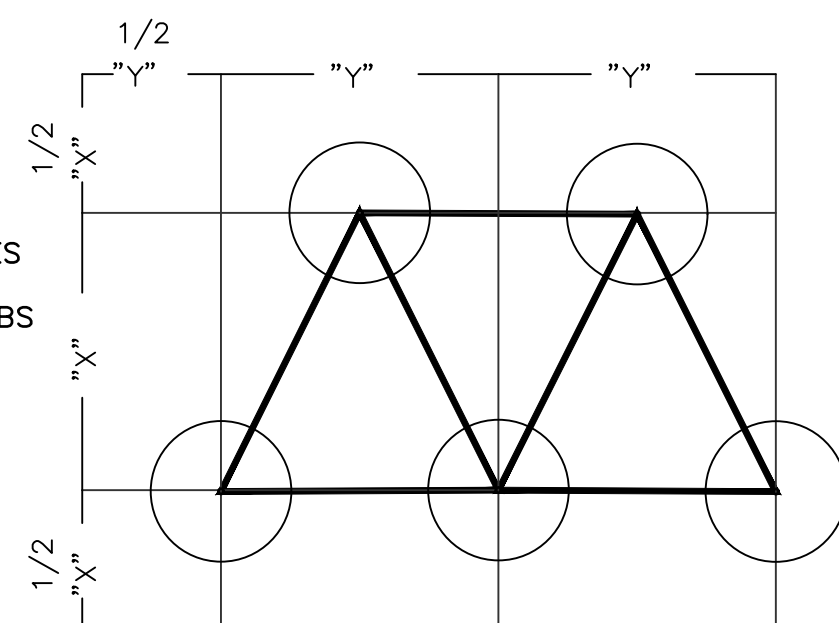


"V" TRENCH EDGING DETAIL
 TO BE USED AROUND TREES PLACED IN LAWN AREA
 NOT TO SCALE



ROCK MULCH DETAIL
 N.T.S.
 ADJACENT TO PAVEMENT

NOTE:
 SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED.
 X= 24"
 Y= 24"



GROUNDCOVER LAYOUT DETAIL
 NOT TO SCALE

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LANDSCAPE DETAILS
 PRELIMINARY DEVELOPMENT PLAN

DIVENTURES
 2951 NE INDEPENDENCE AVENUE

LEE'S SUMMIT, MISSOURI

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