

# PRELIMINARY DEVELOPMENT PLAN

## Oakview - Lots 2, 3 and 4

### A Subdivision in Lee's Summit, Jackson County, Missouri

NE 1/4 Sec. 31, Twp. 48 N. Rge. 31 W.

#### OVERALL DESCRIPTION

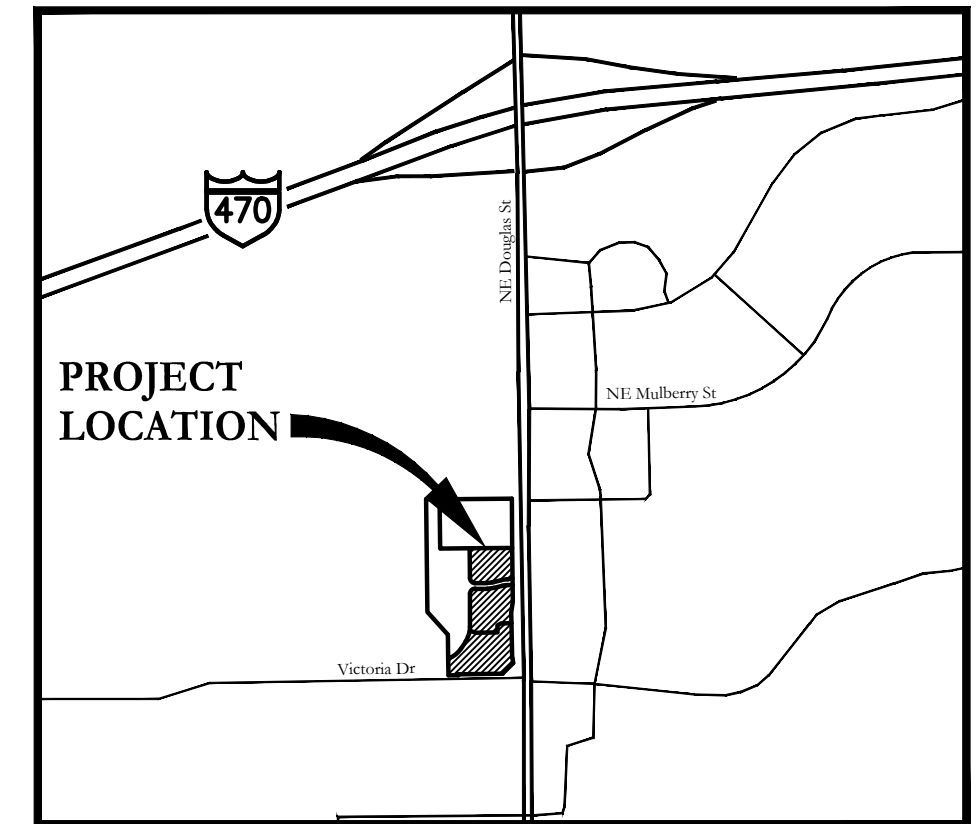
LOTS 2, 3 AND 4, OAKVIEW - LOTS 1-5, A REPLAT OF LOT 2, MINOR PLAT, POLYTAINERS ADDITION, LOT 1 AND 2, AND PART OF DOUGLAS STREET, ALL IN THE NE 1/4 OF SEC. 31-48-31, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

LOT SIZE PER RECORDED PLAT:  
 LOT 2 1.27 AC  
 LOT 3 0.939 AC  
 LOT 4 0.764 AC

#### CP-2 ZONING DESCRIPTION

Part of Lot 2, Minor Plat, "POLYTAINERS ADDITION LOTS 1 & 2" (a replat of Lot 1, Lee's Summit North Industrial Park, First Plat, a subdivision in Lee's Summit, Jackson County Missouri) and right-of-way for Northeast Douglas Street and Northwest Victoria Drive, in the Northeast One-Quarter of Section 31, Township 48, and Range 31, being more particularly described as follows.

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 88 degrees 04 minutes 20 seconds East (South 89 degrees 56 minutes 58 seconds East, Platted); along the North line of the said Northeast One-Quarter a distance of 1310.14 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 237.67 feet to the point of Beginning; thence continuing South 01 degrees 43 seconds West a distance of 642.20 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.40 feet; thence North 01 degrees 54 minutes 05 seconds East (North 00 degrees 03 minutes 02 seconds East, Platted); along the West line of said Lot 2 and its Southerly extension a distance of 124.22 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 69 degrees 47 minutes 53 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 18 minutes 24 seconds and an arc length of 68.85 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 38.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous curve and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds and an arc length of 68.87 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence South 88 degrees 04 minutes 14 seconds East a distance of 265.76 feet, said point being the Point of Beginning, and containing 4.3134 acres, more or less.



LOCATION MAP  
NOT TO SCALE

#### NOTES:

- THIS IS AN AMENDMENT OF THE PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLAN FOR LOTS 2, 3, AND 4.
- BUILDING INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM MCLAUGHLIN MUELLER, INC. AND THE FINAL PLAT RECORDED AS INSTRUMENT NO. 2019E0038352 AT BOOK 183 / PAGE 78-80 ON 5-24-19.
- TOPOGRAPHY IS FROM MCLAUGHLIN MUELLER, INC. SURVEY CONDUCTED PRIOR TO JANUARY 6, 2020.
- THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
- BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- ALL PARKING LOTS SHALL HAVE CG-1 CURBS AS REQUIRED BY CODE. ALL DRIVES AND PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
- ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
- ALL LIGHTING SHALL COMPLY WITH THE LIGHTING STANDARDS CONTAINED WITHIN ARTICLE 8 OF THE UDD.
- FIRE DEPARTMENT COMMENTS:
  - ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.
  - IFC 903.3.7 - FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE FIRE CODE OFFICIAL. SHOW THE LOCATIONS OF THE FDC ON THE BUILDINGS AND THE ACCESSIBLE HYDRANT WITHIN 100 FEET. THIS MUST BE ADDRESSED PRIOR TO FDP APPROVAL.
  - IFC 903.3 - WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. THIS MUST BE ADDRESSED PRIOR TO FDP APPROVAL.

#### FLOODPLAIN NOTE:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 29095C0409G DATED JANUARY 20, 2017, THIS PROJECT LIES OUTSIDE OF ANY IDENTIFIED FEMA FLOODPLAIN.

#### SITE DATA

Lot No.	Address	Proposed Zoning	Proposed Use	Anticipated Schedule		Proposed Building Area (ft <sup>2</sup> )		Proposed Building No. of Spaces		Parking Data		Impervious Area					
				Start	End	Area (ft <sup>2</sup> )	Net	Count	FAH	as compared to UDD	provided parking	Average Impervious / % Impervious					
1	1430 NE Douglas St	CP-2	restaurant/retail	2020-2022	2020-2022	55,361.55	0.000	0.000	0.000	55,361.55	3,860	1	0.07	Power (Open Street) down street UDD	54.00	55	0.66 AC / 30%
2	1430 NE Douglas St	CP-2	restaurant/retail	2020-2022	2020-2022	40,893.46	0.000	0.000	0.000	40,893.46	4,800	1	0.12	70% Curbside Drive (generally down street) 100' UDD	24.00	37	0.33 AC / 30%
4	1440 NE Douglas St	CP-2	restaurant/retail	2020-2022	2020-2022	33,292.26	0.000	0.000	0.000	33,292.26	4,800	1	0.14	70% Smoother King (generally down street) 100' UDD	15.00	29	0.25 AC / 32%
total											129,547.27			119.00	121	0.25 AC / 32%	

Legend:  
 PGT<sup>1</sup> = Private Open Space not intended to be counted toward parking dedication  
 PGT<sup>2</sup> = Private Open Space to be counted toward parking dedication  
 FAE = Floor Area Ratio  
 Notes:  
 1. At the election of the Developer the units may be FOR SALE or FOR RENT/LEASE.  
 2. See parking generation letter dated August 21, 2020.

#### REQUESTED MODIFICATIONS TO CITY CODE AND STANDARDS

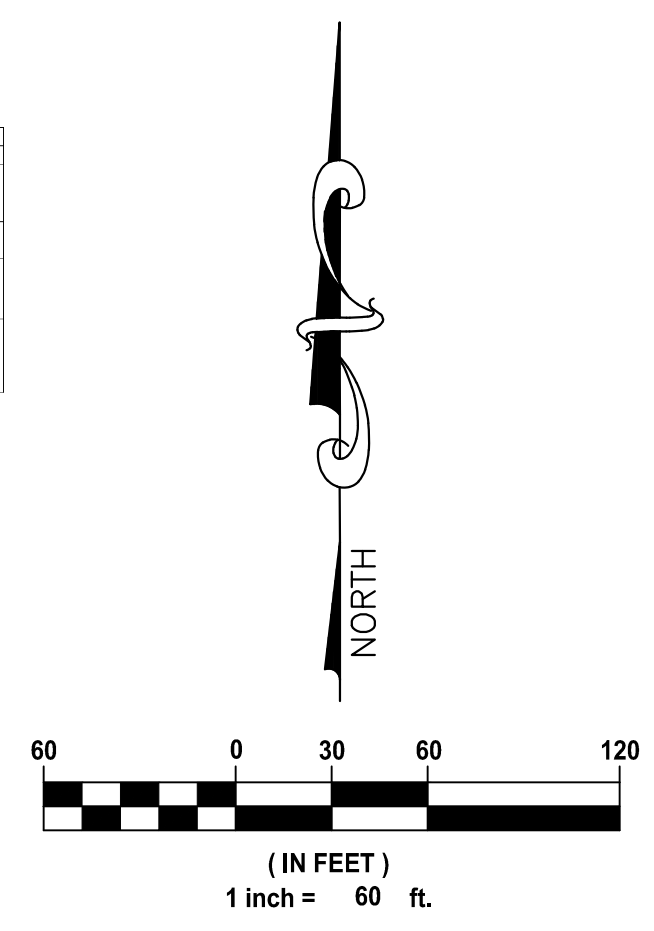
- TO ALLOW THE REQUIRED PARKING STALL CALCULATIONS AS LISTED IN THE SITE DATA TABLE, ABOVE.
- TO ALLOW CONSTRUCTION OF A RETAINING WALL WITHIN THE 20' SETBACK ALONG NW DOUGLAS STREET AND NW VICTORIA DRIVE.
- TO ALLOW CURB & GUTTER FOR PARKING TO ENCRoACH INTO THE 20' SETBACK ALONG NW DOUGLAS STREET BY NO MORE THAN 2 FEET AND ALONG NW VICTORIA DRIVE BY NO MORE THAN 6 FEET.
- TO MEET THE SITE LAYOUT REQUESTED BY THE DEVELOPER, CITY CODE SECTION 8.620.B.3 WILL NOT BE 6 FEET BETWEEN THE SIDE YARDS OF LOTS 2 AND 3 AND LOTS 4 AND 5; HOWEVER, SHARED PARKING AND/OR CROSS ACCESS WILL BE ALLOWED.

#### LOT DATA

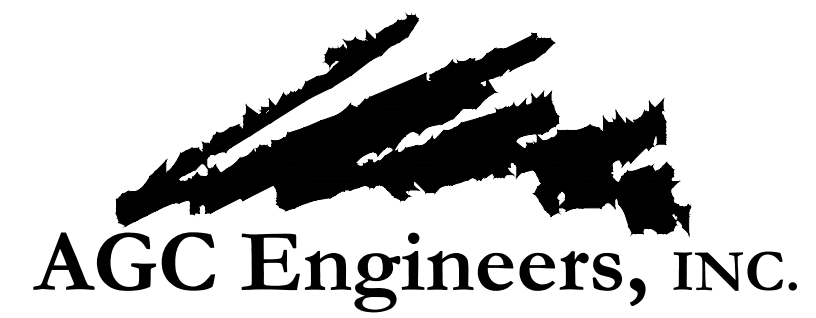
- LOT 1 (2.16 AC.)**  
 CLIMATE CONTROLLED STORAGE 3 STORY  
 NO CHANGE PROPOSED FROM PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLAN
- LOT 2 (1.27 AC.)** RETAIL / RESTAURANT  
 1 STORY 3,860 S.F.
- LOT 3 (0.939 AC.)** RETAIL / RESTAURANT  
 1 STORY 4,800 S.F.
- LOT 4 (0.764 AC.)** RETAIL / RESTAURANT  
 1 STORY 4,800 S.F.
- LOT 5 (2.25 AC.)**  
 HOTEL 4 STORY  
 NO CHANGE PROPOSED FROM PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLAN

#### OWNER/DEVELOPER:

**TIM HARRIS**  
 STAR ACQUISITIONS AND DEVELOPMENT LLC  
 244 WEST MILL ST, STE 101  
 LIBERTY, MO 64068  
 816-781-3322

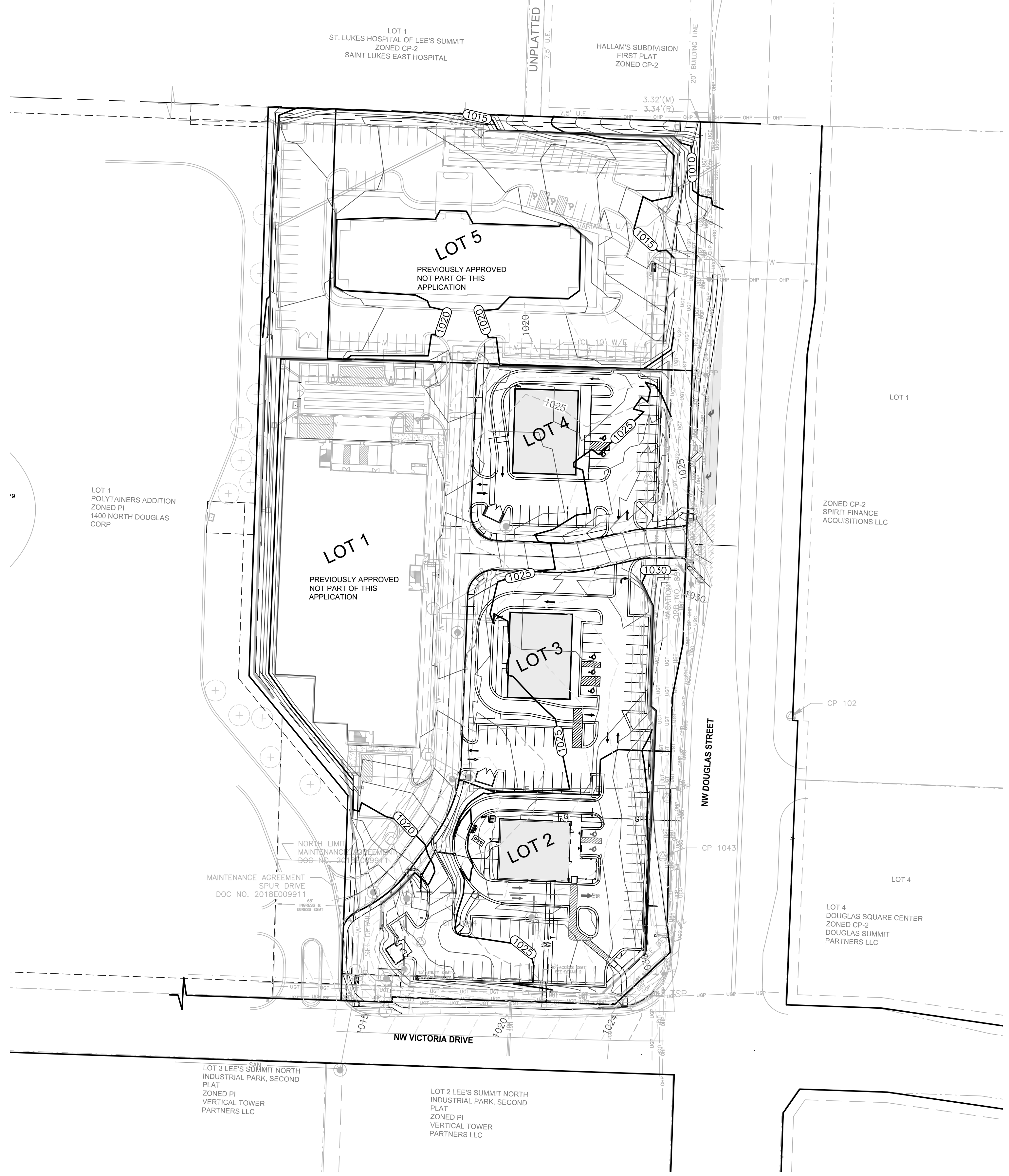


BY	REVISION	DATE
RC/ACA	PER CITY COMMENTS DATED 8-24-20	8-27-20
RC/ACA	PER CITY COMMENTS DATED 7-27-20	8-14-20
RC/ACA	FOR REVIEW	7-10-20

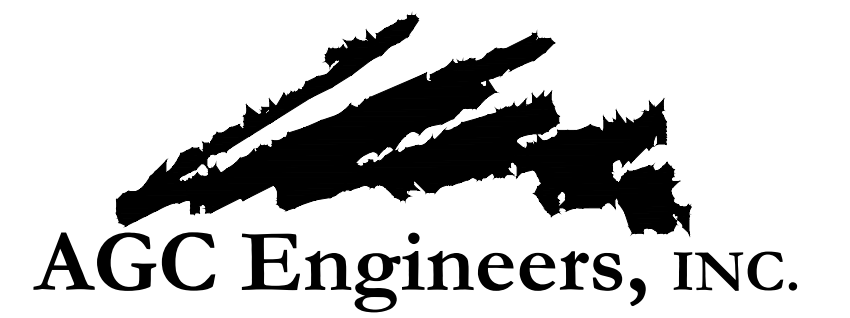
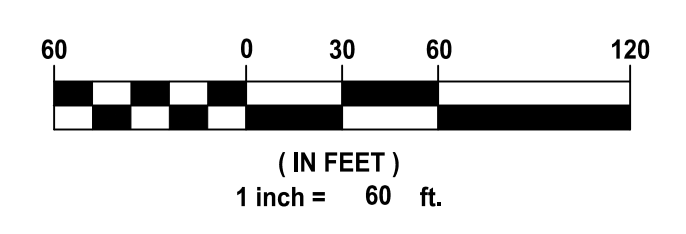


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 www.agcengineers.com

OAKVIEW - LOTS 2, 3 AND 4  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
 PRELIMINARY DEVELOPMENT PLANS  
**SITE PLAN**  
**C1.0**

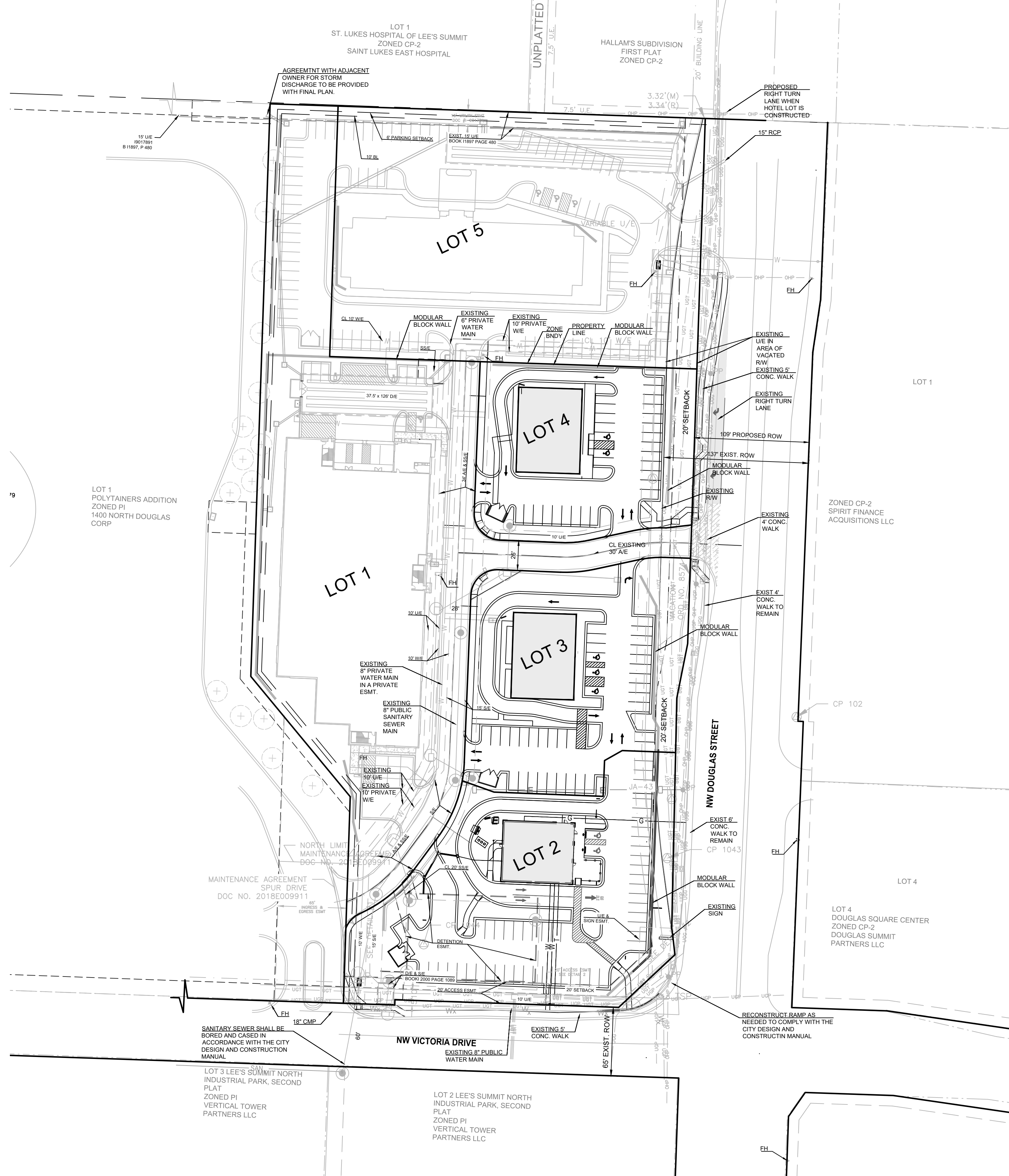


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RC/ACA	PER CITY COMMENTS DATED 7-27-20	8-14-20
RC/ACA	FOR REVIEW	7-10-20

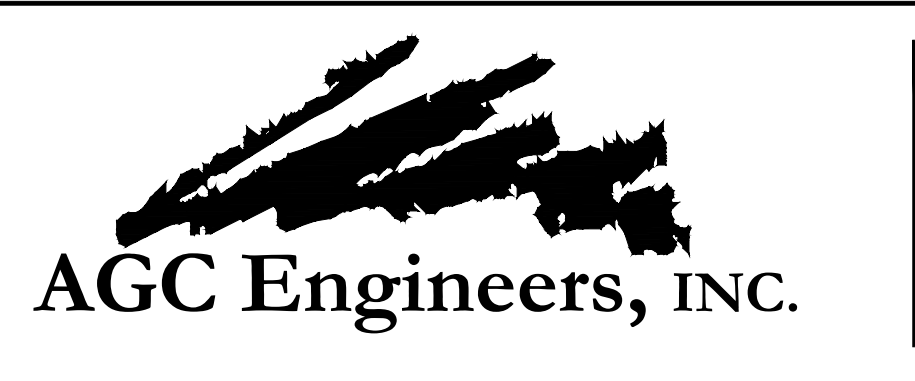
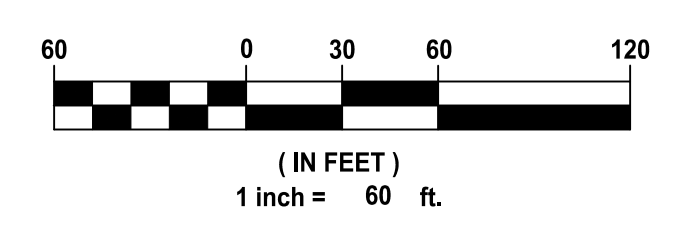


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<b>OAKVIEW - LOTS 2, 3 AND 4</b> <b>LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</b>	
<b>PRELIMINARY DEVELOPMENT PLANS</b> <b>GRADING PLAN</b>	<b>C2.0</b>

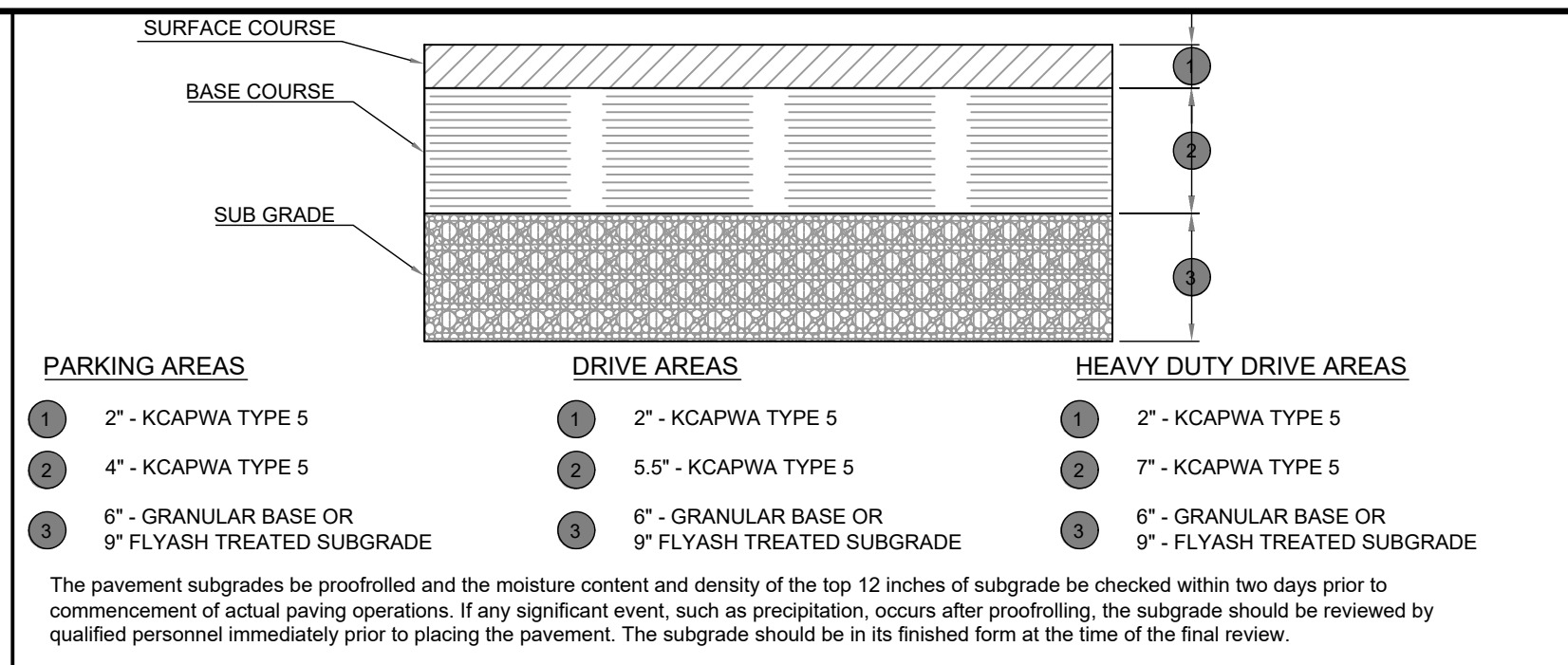


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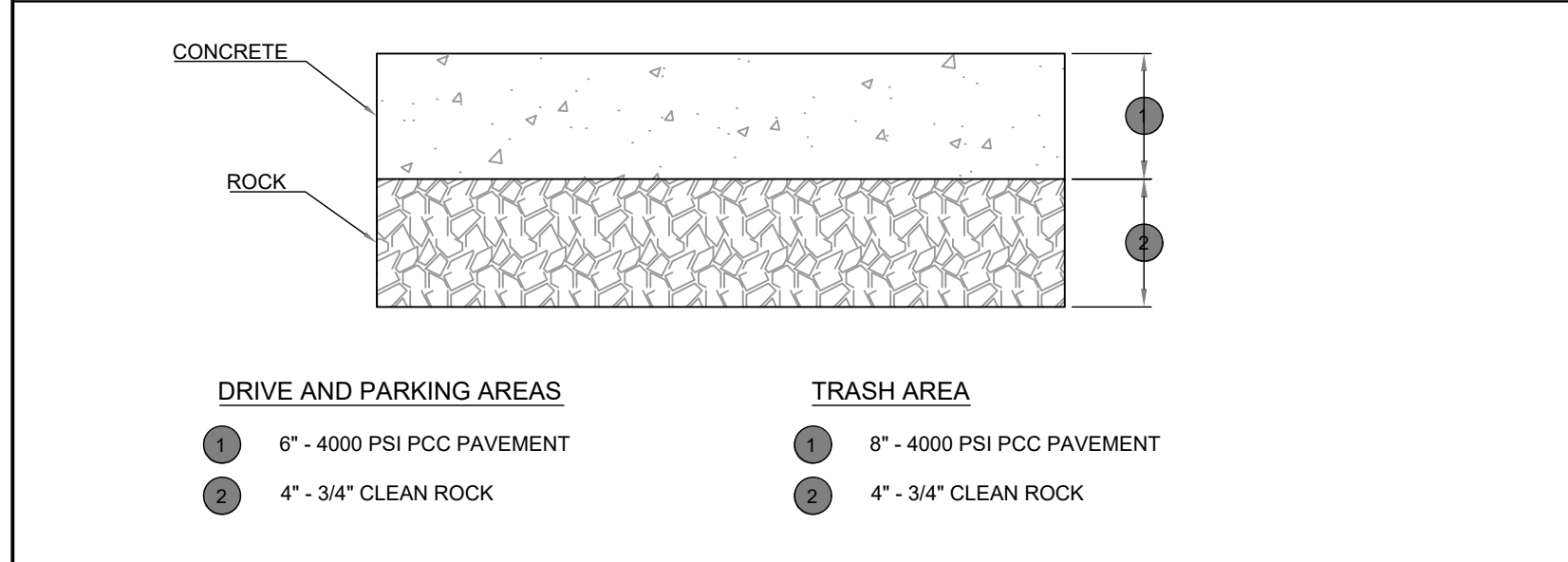


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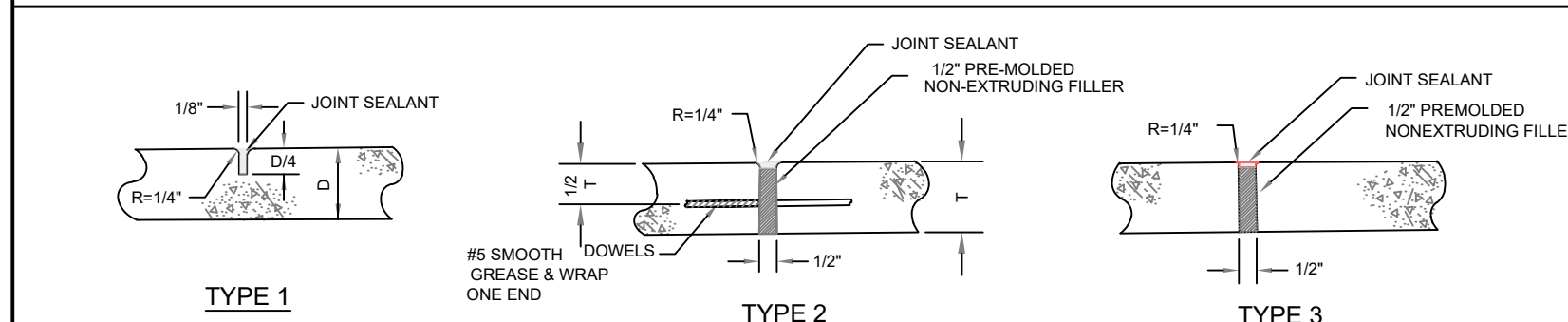
<b>OAKVIEW - LOTS 2, 3 AND 4</b> <b>LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</b>	
<b>PRELIMINARY DEVELOPMENT PLANS</b> <b>UTILITY PLAN</b>	<b>C3.0</b>



7.0-1 TYPICAL - ASPHALT PAVEMENT SECTION NOT TO SCALE



7.0-2 TYPICAL - CONCRETE PAVEMENT SECTION NOT TO SCALE



7.0-3 TYPICAL - CONCRETE PAVEMENT JOINT DETAILS NOT TO SCALE

### Cimarron LED



**Cimarron LED**

**Applications**

- Spaulding's most popular area site lighting fixture newly designed with the most advanced LED lighting technology to deliver energy efficiency, safety and security to meet today's outdoor site lighting needs.

**Features**

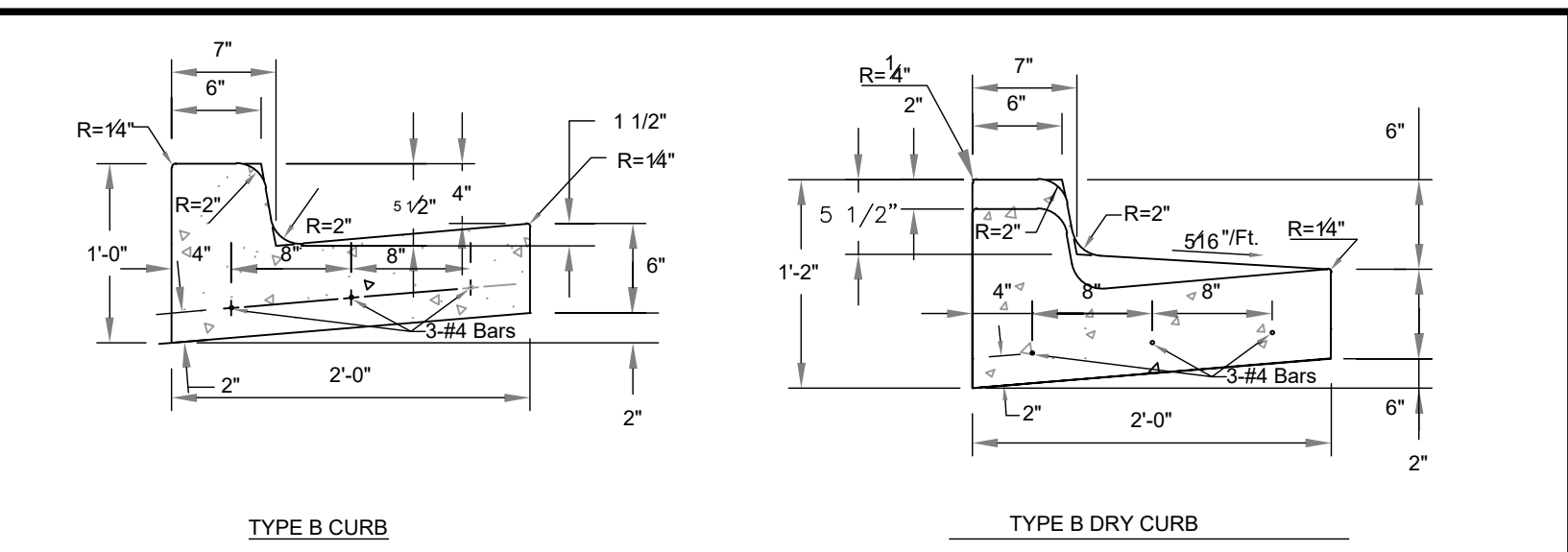
- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Multiple LED configurations with over 26,000 lumens
- DesignLights Consortium (DLC) listed
- Design flexibility is optimized with 32 high brightness LED light engine configurations in IES type II, III, IV and V distributions enables mounting heights from 15ft to over 35ft
- Maintenance free housing designed to IP65 and 60,000 hours life
- Energy control option uses less than 50% of the energy of an equivalent HID at full brightness
- Internal self-monitoring sensor detects above-tolerance temperatures and automatically reduces heat load to preserve LED life
- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary
- 20KA surge protection with an end of life LED indicator

**Certifications**

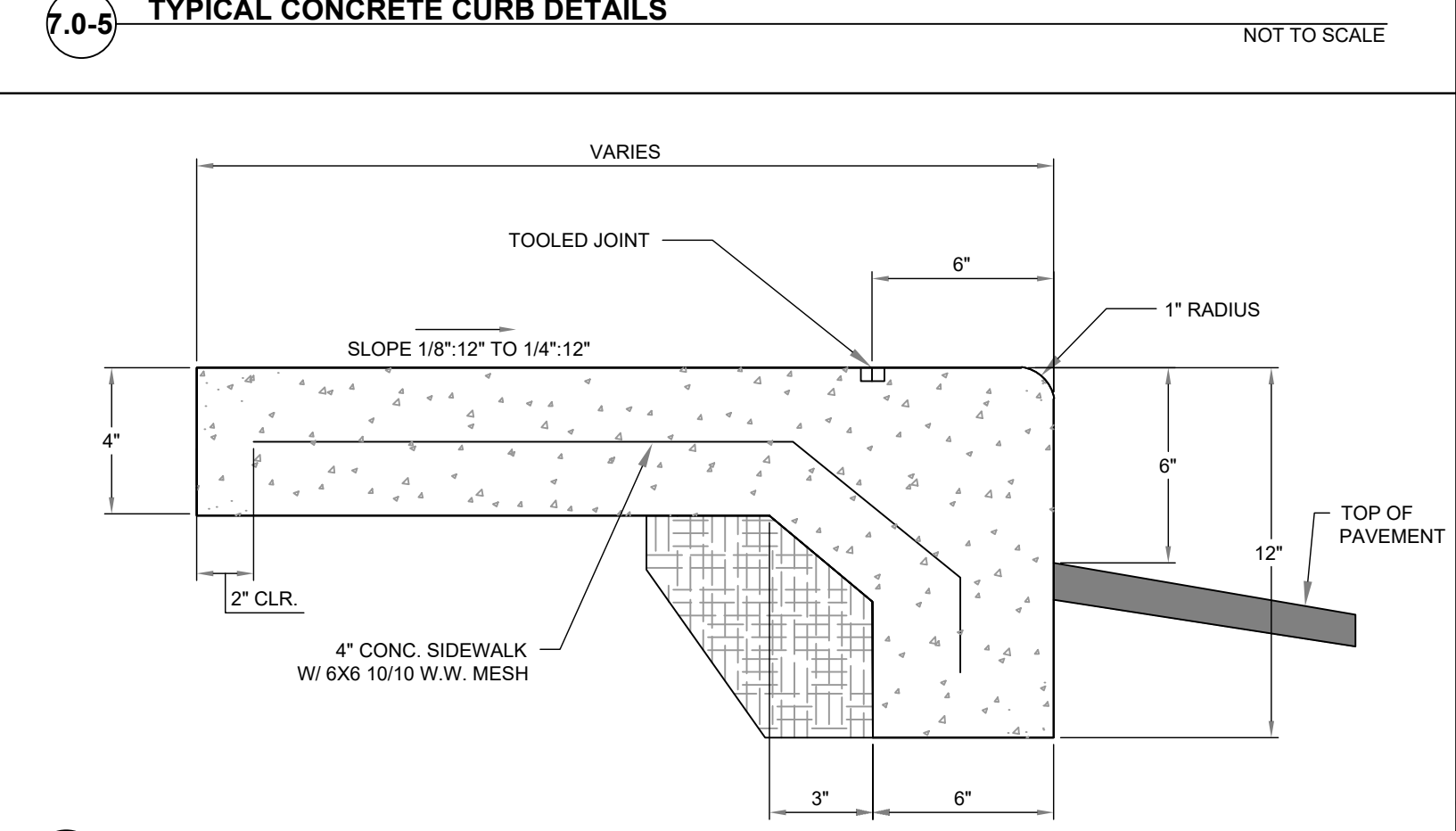
- DesignLights Consortium (DLC) qualified
- UL1506A
- CSA
- Wet listed
- IDA

FIXTURES MOUNTED AT 25' FIXTURE TO MATCH LOT 1 FIXTURES

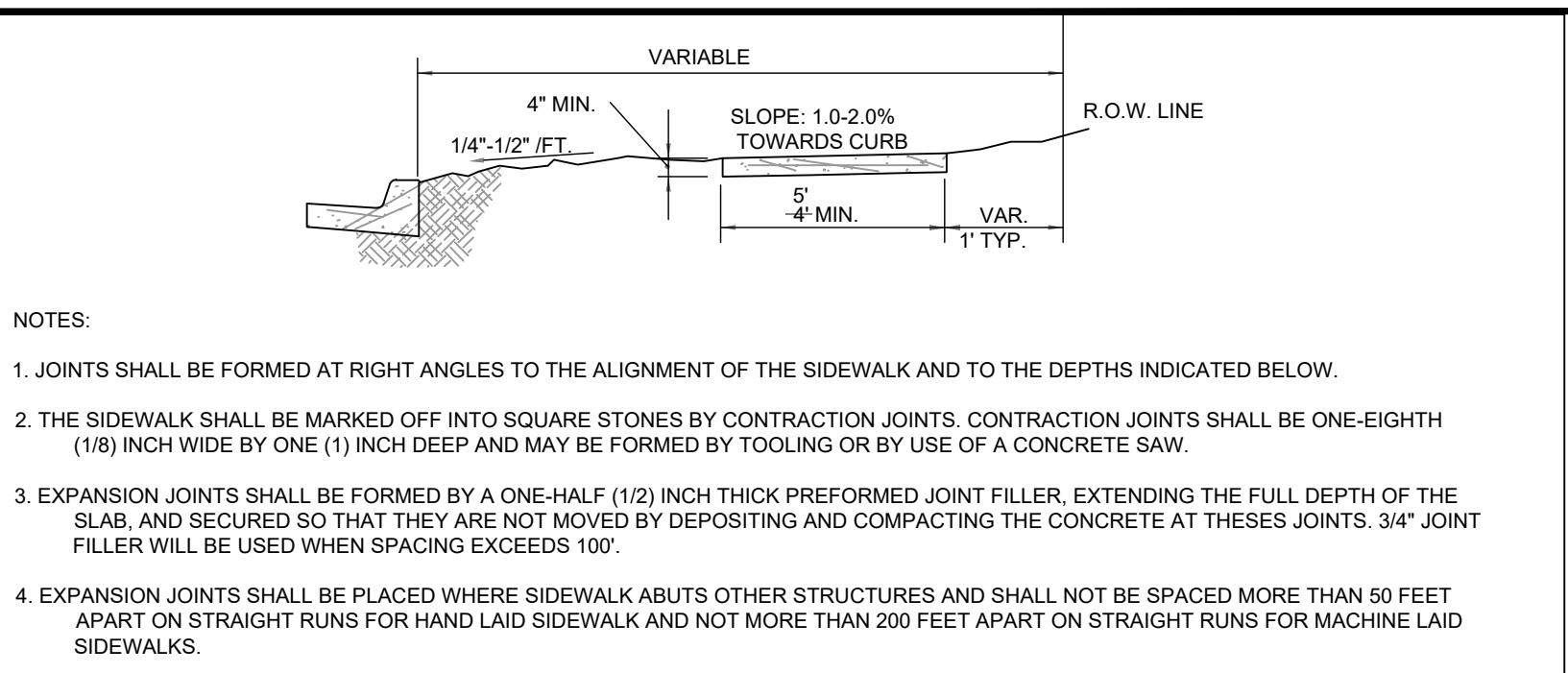
2 TYPICAL PARKING LOT LIGHT NOT TO SCALE



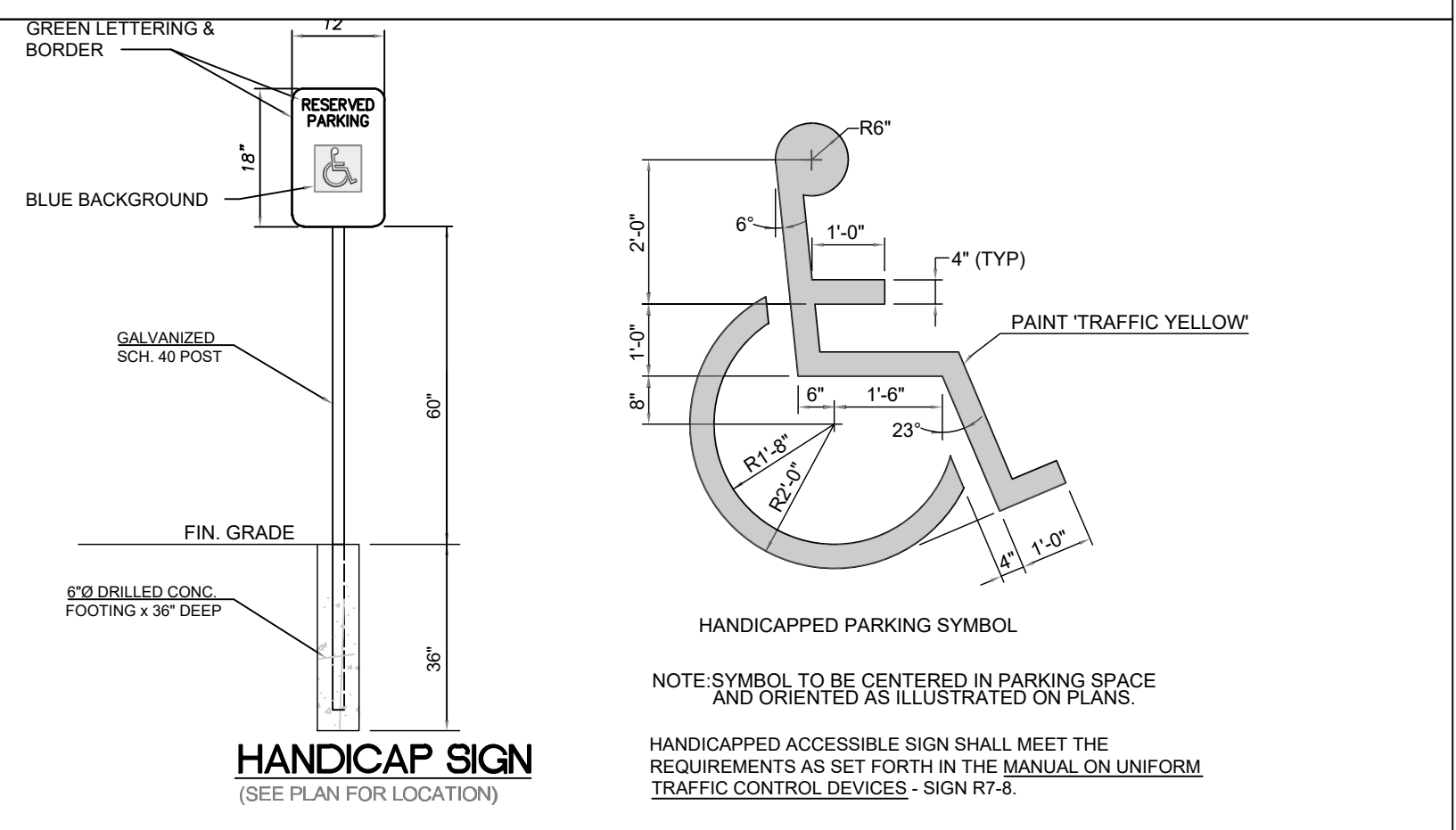
7.0-4 TYPICAL CONCRETE CURB DETAILS NOT TO SCALE



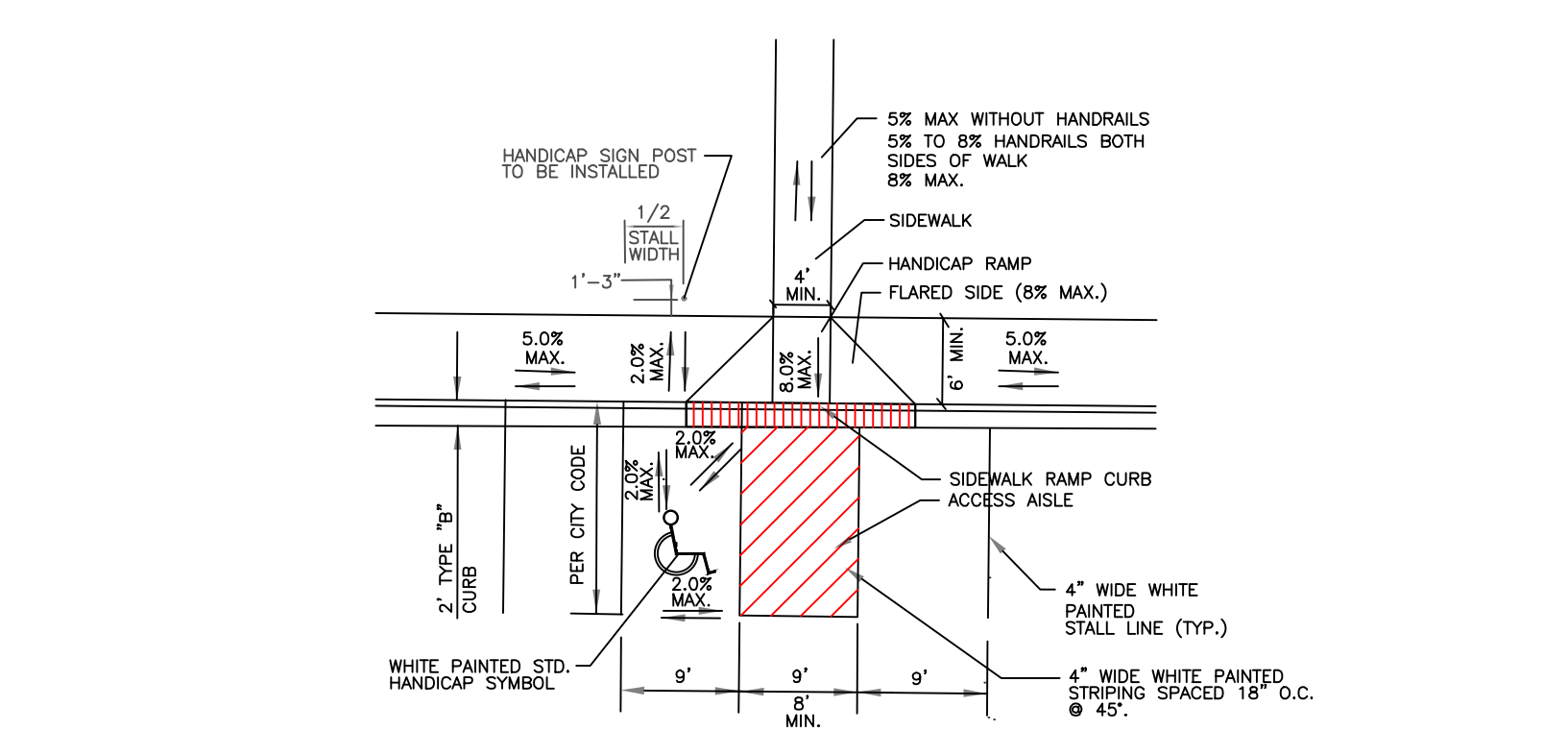
7.0-5 TYPICAL - INTERGRAL CONCRETE WALK/CURB DETAIL NOT TO SCALE



7.0-6 TYPICAL CONCRETE SIDEWALK DETAIL NOT TO SCALE



7.0-7 HANDICAP SYMBOL & SIGNAGE DETAILS NOT TO SCALE



7.0-8 TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE NOT TO SCALE

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OAKVIEW - LOTS 2, 3 AND 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLANS  
DETAILS

C4.0



**LANDSCAPE DATA**

**STREET FRONTAGE LANDSCAPE**

DOUGLAS STREET TREES REQUIRED (1 PER 30')(795/30') 27 TREES  
 DOUGLAS STREET TREES PROVIDED 27 TREES  
 VICTORIA DRIVE TREES REQUIRED (1 PER 30')(260/30') 9 TREES  
 VICTORIA DRIVE TREES PROVIDED 9 NEW TREES

DOUGLAS STREET SHRUBS REQUIRED (1 PER 20')(795/20') 40 SHRUBS  
 DOUGLAS STREET SHRUBS PROVIDED 55 TREES  
 VICTORIA DRIVE SHRUBS REQUIRED (1 PER 20')(260/20') 13 SHRUBS  
 VICTORIA DRIVE SHRUBS PROVIDED 13 SHRUBS

**SITE LANDSCAPE REQUIRED**

TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(297,179.39-24,394/5000) 55 TREES  
 TREES PROVIDED 55 TREES  
 SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(297,179.39-24,394/5000X2) 110 SHRUBS  
 SHRUBS PROVIDED 110 SHRUBS(58 FOR PARKING LOT SCREEN)

**PARKING LOT LANDSCAPE**

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA) (122,703X.05) 6,135.15 S.F.  
 LANDSCAPE AREA PROVIDED 7,097.67 S.F.  
 TREES REQUIRED (1 PER ISLAND) 25 TREES  
 TREES PROVIDED 25 TREES  
 SCREENING (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET) 58 SHRUBS

**MODIFICATIONS REQUESTED:**  
 1. REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES.  
 2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 5 FEET.  
 3. REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3 INCHES TO 2 INCHES.

**NOTES:**

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS EXCEPT SIZE MODIFICATIONS ALLOWED BY THE PLAN APPROVAL AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTS SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE EXCEPT AS ALLOWED BY MODIFICATION AS PART OF THIS PLAN APPROVAL. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 9" MIN. DEPTH OF MULCH AND A 1/2" CUT EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDINGS.

**SHADE TREES**

	ARA	10 EA.	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal.	B&B
	QPG	30 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	B&B
	UXF	27 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
	ZSM	60 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

**ORNAMENTAL TREES**

	CC	9 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
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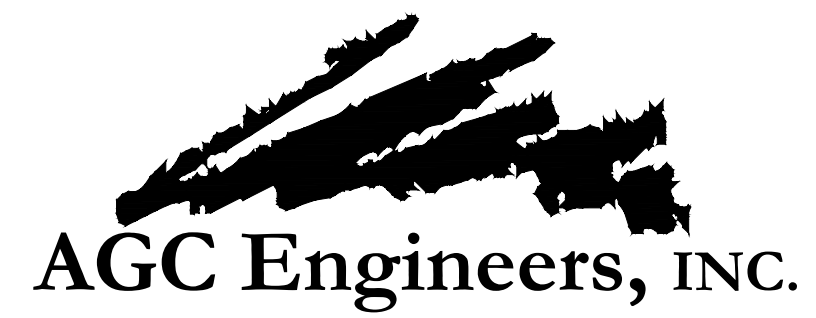
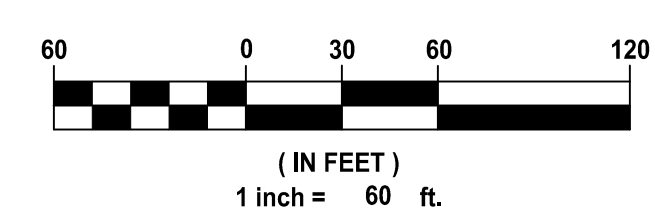
**EVERGREEN TREES**

	JCSP	60 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.	B&B
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**SHRUBS**

	BSW	57 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var. Wintergreen Boxwood	Wintergreen Boxwood	5 gal.	Cont.
	JHH	192 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
	VCK	26 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.

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 PRELIMINARY DEVELOPMENT PLANS  
 LANDSCAPE PLAN  
 L1.0