### LANDSCAPE DATA

### STREET FRONTAGE LANDSCAPE

DOUGLAS STREET TREES REQUIRED(1 PER 30')(795'/30')27 TREESDOUGLAS STREET TREES PROVIDED27 TREESVICTORIA DRIVE TREES REQUIRED(1 PER 30')(260'/30')9 TREESVICTORIA DRIVE TREES PROVIDED9 NEW TREES

DOUGLAS STREET SHRUBS REQUIRED(1 PER 20')(795'/20')

DOUGLAS STREET SHRUBS PROVIDED

VICTORIA DRIVE SHRUBS REQUIRED(1 PER 20')(260'/20')

VICTORIA DRIVE SHRUBS PROVIDED

40 SHRUBS

45 SHRUBS(PARKING LOT SCREEN)

13 SHRUBS

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)

LANDSCAPE AREA PROVIDED

TREES REQUIRED(1 PER ISLAND)

TREES PROVIDED

SCREENING(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

6,135.15 S.F.
7,097.67 S.F.
25 TREES
25 TREES
58 SHRUBS

# MODIFICATIONS REQUESTED:

- 1. REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES.
- REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 5 FEET.
   REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3" TO 2".

#### NO

- 1. 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.
- 2. 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 THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE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.
- 4. 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 CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.

  5. ALL SHRIPES TO BE LITTLATED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF DIANTING.
- 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 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- 7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.

  8. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- 9. 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.
- 11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS
- 12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT.
- ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER 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.

  13. 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.

  14 ALL EXTERIOR GROUND OR BUILDING MOUNTED FOUIPMENT (MECHANICAL FLECTRICAL AND/OR
- THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

  14. 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
- 15. 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 BUILDING.

Koreanspice Viburnum

Cont.

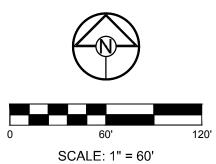
# SHADE TREES

ARA  - QPG  - UXF  - ZSM	10 EA. 30 EA. 27 EA. 60 EA.	Acer rubrum 'Armstrong' Quercus palustris Green Pillar Ulmus x Frontier Zelkova serrata 'Musashino'	Armstrong Red Maple  Green Pillar Oak  Frontier Elm  Musashino Columnar Zelkova	2.5" Cal. 2.5" Cal. 2.5" Cal. 2.5" Cal.	B&B B&B B&B B&B
ORNAMENTAL TREES  + — cc	9 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
EVERGREEN TREES  • JCSP  SHRUBS	60 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.	B&B

Buxus sinica var. insularis 'Wintergreen' fka a microphylla var. Wintergreen Boxwood

Juniperus horizontalis 'Hughes'

Viburnum carlesii 'Korean Spice'



OAKVIEW STORAGE
PRELIMINARY DEVELOPMENT PLAN
DOUGLAS ROAD AND NW VICTORIA DRIVE
LEE'S SUMMIT, MISSOURI

LANDSCAPE PLAN