

All that part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 48, Range 31 and all that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 48, Range 31 all in Lee's Summit, Jackson County, Missouri described as follows: Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 4; thence South 87 degrees 55 minutes 43 seconds East along the North line of said Northwest Quarter a distance of 949.01 feet; thence South 02 degrees 12 minutes 15 seconds West a distance of 1319.93 feet to a point on the South line of said Northwest Quarter; thence North 87 degrees 58 minutes 48 seconds West a distance of 951.73 feet to the Southwest Corner of said Northwest Quarter; thence continuing North 87 degrees 58 minutes 48 seconds West a distance of 198.76 feet (deed reads 200 feet) to the East line of Lot 9-C of EXECUTIVE LAKES CENTER LOTS 9-C AND 9-D, a subdivision in Lee's Summit, Jackson County, Missouri; thence North 02 degrees 21 minutes 17 seconds East along the East line of said Lot 9-C and the East line of Tract A of EXECUTIVE LAKES BUSINESS CENTER 1ST PLAT and the East line of Lot 8-B of EXECUTIVE LAKES CENTER LOTS 6-A AND 8-B and the East line of Tract "E" of EXECUTIVE LAKES CENTER LOTS 3-B AND 4 THRU 10, a distance of 1319.52 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of Section 5, Township 48, Range 31, thence South 88 degrees 20 minutes 57 seconds East along the North line of said Northeast Quarter a distance of 198.02 feet (deed reads 200 feet) to the Point of Beginning.

Containing 34.82 acres more or less, Except that part in the Right-of-way of Bowlin Road.

R-1 Legal Description: All that part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 48, Range 31, Lee's Summit, Jackson County,

Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 4; thence South 87 degrees 55 minutes 43 seconds East along the North line of said Northwest Quarter a distance of 693.40 feet to the Point of Beginning; thence continuing South 87 degrees 55 minutes 43 seconds East along the North line of said Northwest Quarter a distance of 255.61 feet; thence South 02 degrees 12 minutes 15 seconds West a distance of 1319.93 feet to a point on the South line of said Northwest Quarter; thence North 87 degrees 58 minutes 48 seconds West a distance of 339.80 feet; thence North 02 degrees 01 minutes 12 seconds East a distance of 226.72 feet; thence North 09 degrees 28 minutes 14 seconds East a distance of 270.11 feet; thence North 22 degrees 03 minutes 21 seconds East a distance of 254.07 feet; thence North 38 degrees 02 minutes 00 seconds West a distance of 120.66 feet; thence North 12 degrees 54 minutes 17 seconds East a distance of 238.60 feet; thence North 01 degrees 47 minutes 24 seconds East a distance of 260.25

feet to the Point of Beginning. Containing 8.76 acres more or less, Except that part in the Right-of-way of Bowlin Road.

RP-4 Legal Description:

All that part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 48, Range 31 and all that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 48, Range 31 all in Lee's Summit, Jackson County, Missouri described as follows: Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 4; thence South 87 degrees 55 minutes 43 seconds East along the North line of said Northwest Quarter a distance of 693.40 feet; thence South 01 degrees 47 minutes 24 seconds West a distance of 260.25 feet; thence South 12 degrees 54 minutes 17 seconds West a distance of 238.60 feet; thence South 38 degrees 02 minutes 00 seconds East a distance of 120.66 feet; thence South 22 degrees 03 minutes 21 seconds West a distance of 254.07 According to the Flood Insurance Rate Map of FEMA feet; thence South 09 degrees 28 minutes 14 seconds West a distance of 270.11 feet; thence South 02 degrees 01 minutes 12 seconds West a distance of 226.72 feet to a point on the South line of said Northwest Quarter; thence North 87 degrees 58 minutes 48 seconds West a distance of 611.93 feet to the Southwest Corner of said Northwest Quarter; thence continuing North 87 degrees 58 minutes 48 seconds West a distance of 198.76 feet (deed reads 200 feet) to the East line of Lot 9-C of EXECUTIVE LAKES CENTER LOTS 9-C AND 9-D, a subdivision in Lee's Summit, Jackson County, Missouri; thence North 02 degrees 21 minutes 17 seconds East along the East line of said Lot 9-C and the East line of Tract A of EXECUTIVE LAKES BUSINESS CENTER 1ST PLAT and the East line of Lot 8-B of EXECUTIVE LAKES CENTER LOTS 6-A AND 8-B and the East line of Tract "E" of EXECUTIVE LAKES CENTER LOTS 3-B AND 4 THRU 10, a distance of 1319.52 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of Section 5, Township 48, Range 31, thence South 88 degrees 20 minutes 57 seconds East along the North line of said Northeast Quarter a distance of 198.02 feet (deed reads 200 feet) to the Point of Beginning. Containing 26.06 acres more or less, Except that part in the Right-of-way of Bowlin Road.

AG - AGRICULTURAL

16 LOTS

17 LOTS

20 FT.

10 FT.

20 FT.

30 FT.

20 FT.

8,400 S.F.

8,400 S.F.

4 DU/AC

2.94 DU/AC

30 FT. FOR CLOSEST

20 FT. (IN MOST AREAS MORE)

20 FT. (IN MOST AREAS MORE)

34.82 ACRES (1,516,759.20 S.F.)

26.06 ACRES (1,135,173.60 S.F. 8.76 ACRES (381,585.60 S.F.)

RP-4 PLANNED APARTMENT RESIDENTIAL DISTRICT

panel 313 for map number 29095C0313G dated January 20, 2017 the project lies within Zone X, Area of Minimal Flood Hazard.

NE BOWLIN RD

SECTIONS 4 & 5-48-31

**VICINITY MAP** 

SCALE 1" = 2000'

SITE DATA EXISTING ZONING PROPOSED ZONING

GROSS SITE AREA RP-4 SITE AREA R-1 SITE AREA PROPOSED NUMBER OF APARTMENT LOTS PROPOSED NUMBER OF SINGLE FAMILY LOTS

PROPOSED TOTAL NUMBER OF LOTS

RP-4 BUILDING SETBACKS
REQUIRED FRONT YARD MAJOR STREET(BOWLIN ROAD) PROVIDED FRONT YARD MAJOR STREET(BOWLIN ROAD) REQUIRED FRONT YARD FROM OTHER STREETS PROVIDED FRONT YARD FROM OTHER STREETS REQUIRED SIDE YARD SETBACK FROM LOT LINE PROVIDED SIDE YARD SETACK FROM LOT LINE REQUIRED SEPARATION BETWEEN BUILDINGS PROVIDED SEPARATION BETWEEN BUILDINGS REQUIRED REAR YARD SETBACK PROVIDED REAR YARD SETBACK

PARKING SETBACKS
REQUIRED FROM PUBLIC RIGHT OF WAY PROVIDED FROM PUBLIC RIGHT OF WAY REQUIRED FROM RESIDENTIAL USE

PROVIDED FROM RESIDENTIAL USE REQUIRED FROM SIDE AND REAR PROPERTY PROVIDED FROM SIDE AND REAR PROPERTY

R-1 LOT DATA REQUIRED MIN. LOT WIDTH PROVIDED MIN. LOT WIDTH REQUIRED MIN. LOT SIZE PER UNIT PROVIDED MIN. LOT SIZE PER UNIT ALLOWED DENSITY

REQUIRED FRONT YARD MAJOR STREET(BOWLIN ROAD & JAMESTOWN ROAD) REQUIRED FRONT YARD FROM OTHER STREETS PROVIDED FRONT YARD FROM OTHER STREETS 30 FT. 7.5 FT. REQUIRED SIDE YARD SETBACK FROM LOT LINE 7.5 FT. PROVIDED SIDE YARD SETACK FROM LOT LINE REQUIRED REAR YARD SETBACK PROVIDED REAR YARD SETBACK 30 FT.

BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY CONSTRUCTION ENGINEERING SERVICES, INC. DATED 8/5/16 PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.

TOPOGRAPHY FROM CITY OF LEE'S SUMMIT GIS. THIS SITE IS CONTAINED IN ZONE X ON FEMA MAP #29095C0313G, PANEL 313 AN EASEMENT OR LICENSE WILL GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR. PEDESTRIAN ACCESS. GAS. SANITARY SEWER. STORM SEWER. SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED

THOROUGHFARE DEDICATED TO PUBLIC USE. 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

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

ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE,

ORDINANCES, AND DESIGN STANDARDS. ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.

ALL DRIVES AND PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLAN. 10. ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN. 11. ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.

12. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE. 13. ALL LIGHTS SHALL BE ARRANGED, LOCATED AND/OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE.

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 2012 International Fire Code and local amendments. 15. 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 code official. 16. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the

approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. 17. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of

this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater 18. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an

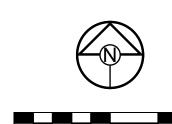
unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) 19. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

20. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. 1. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided on the gate and a Knox box on the building.

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

4. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans). 25. The public sanitary sewer shall be designed and constructed in accordance with the City codes and

 $26. \ \ \text{All lighting shall comply with the lighting standards contained within Architcle 7 of the UDO.}$ 

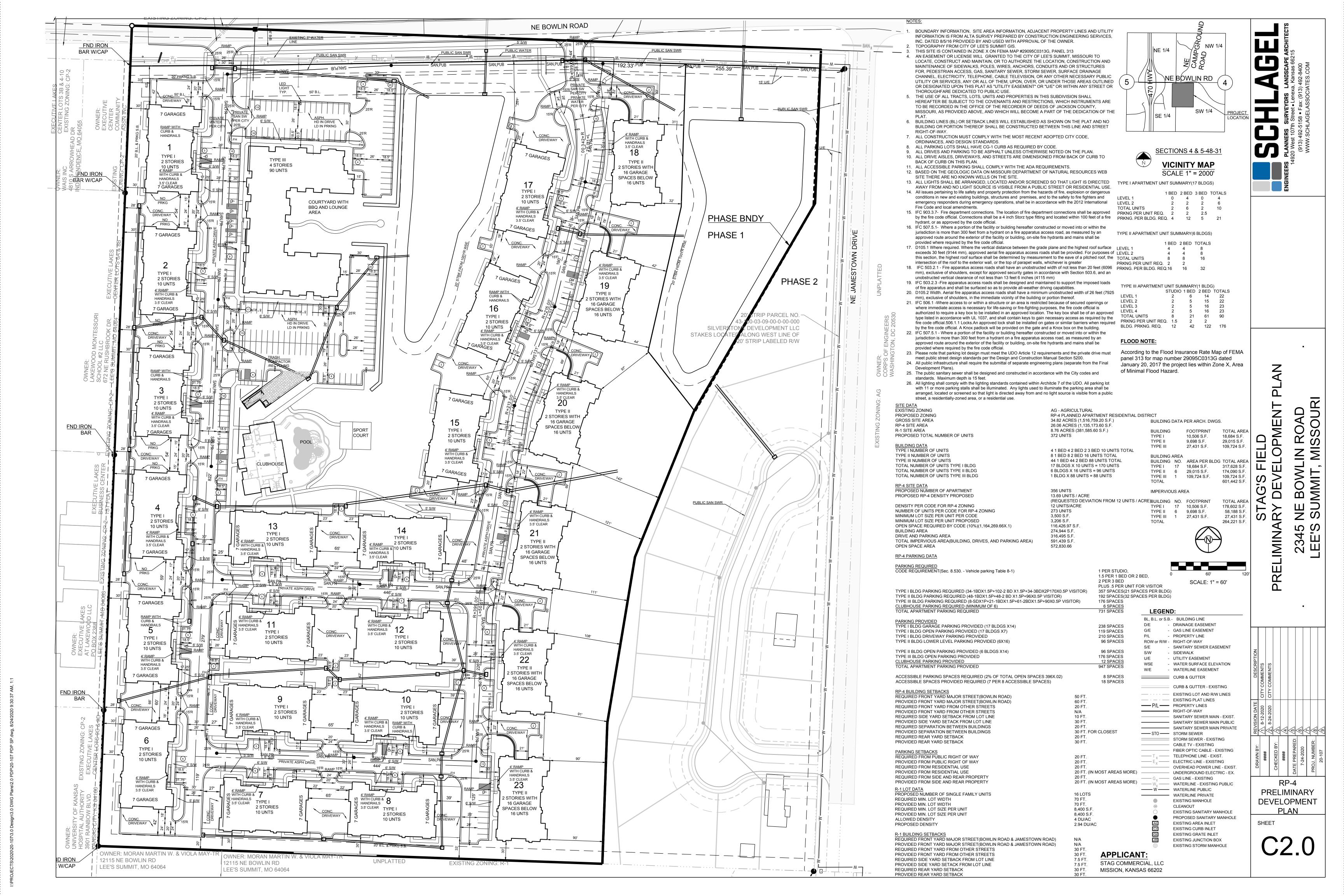


SCALE: 1" = 60' **APPLICANT:** 

STAG COMMERCIAL, LLC MISSION, KANSAS 66202

PRELIMINARY

PLAT





2345 NE BOWLIN ROAD LEE'S SUMMIT, MISSOURI STAG'S FIELD PRELIMINARY DEVELOPMENT

PRELIMINARY **GRADING PLAN** 

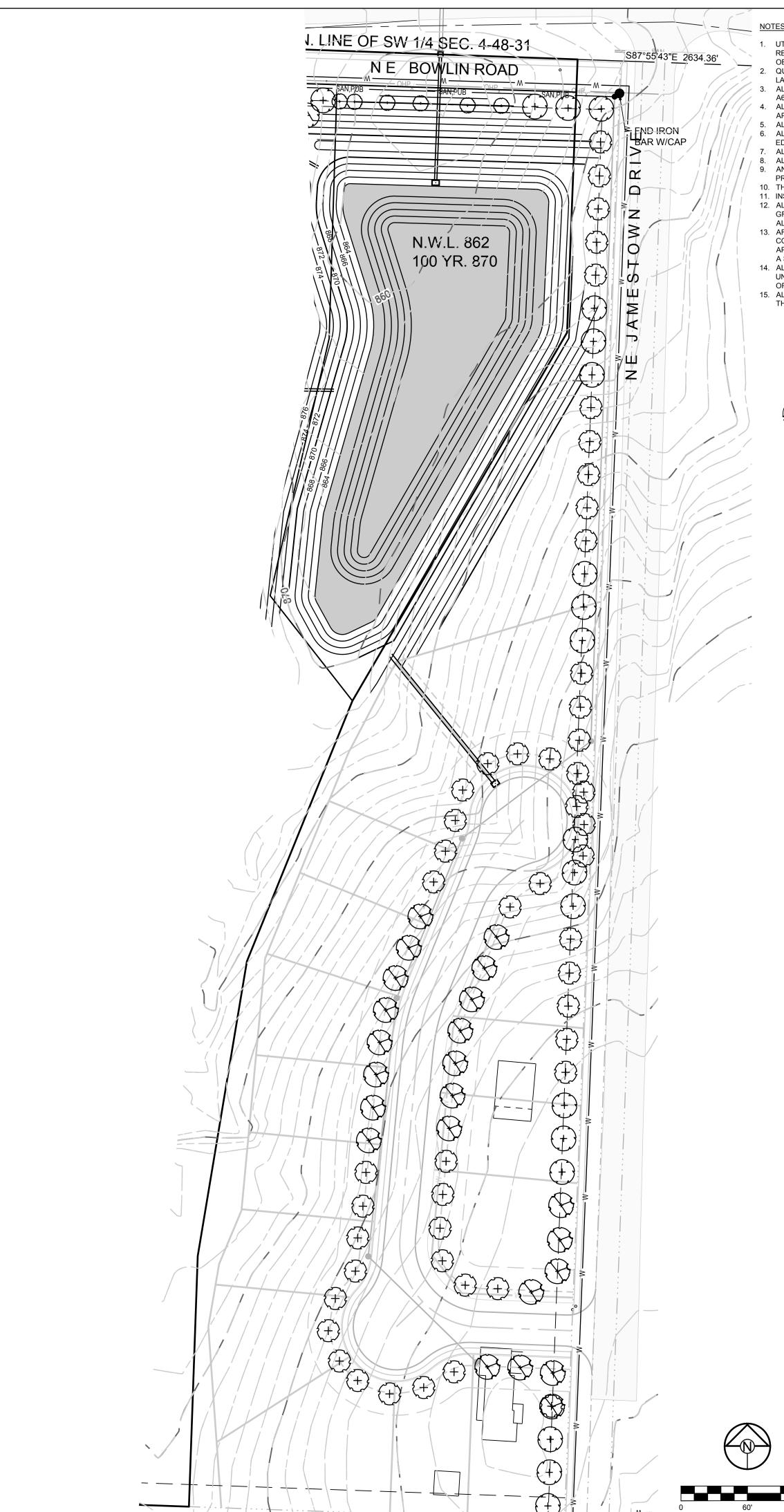
SHEET

- 1. 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 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
- 2. 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 CODE OFFICIAL.
- 3. IFC 507.5.1- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL
- D105.1 WHERE REQUIRED. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER
- IFC 503.2.1 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM)
- 6. IFC 503.2.3 -FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- 7. D105.2 WIDTH. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION
- 8. IFC 506.1 -WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.506.1.1 LOCKS.AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. A KNOX PADLOCK WILL BE PROVIDED ON THE GATE AND A KNOX BOX ON THE BUILDING.
- 9. IFC 507.5.1 WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

- 1. ALL FIRE APPARATUS ACCESS ROADS HAVE BEEN DESIGNED FOR A WIDTH OF 26 FEET (SEE SITE PLAN).
- 2. TURNING RADIUS SHOWN ON THE PLAN IS BASED ON A FIRE ENGINE
- 3. PARKING LOTS HAVE BEEN DESIGNED TO MEET CITY CODE
- 4. FIRE HYDRANTS AND FDC HAVE NOT BEEN DETERMINED AT THIS TIME BUT WILL MEET CITY CODES.

5. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING A 75,000 LB VEHICLE AS REQUIRED BY CODE.

FIRE CODE COMPLIANCE PLAN



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.

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

3. 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 SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
 6. 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.

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 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.

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.

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.

TDEEC

SCALE: 1" = 60'

AMM Acer miyabei 'Morton' State Street Miyabe Maple 2.5" Cal.

Quercus shumardii Shumard Oak 2.5" Cal.

Ulmus x Frontier Frontier Elm 2.5" Cal.

Cercis canadensis 'Burgandy Heart' Burgandy Heart Redbud 8' ht.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE

POWLIN BOAD TREES REQUIRED (4 REP 201/(254/(201))

RESIDENTIAL STREET TREES PROVIDED

BOWLIN ROAD TREES REQUIRED (1 PER 30')(254'/30')

BOWLIN ROAD TREES PROVIDED

JAMESTOWN DRIVE TREES REQUIRED (1 PER 30')(1,241'/30')

JAMESTOWN DRIVE TREES PROVIDED

41 TREES

RESIDENTIAL STREET TREES REQUIRED (1 PER 30')(1,451'/30')

48 TREES

MODIFICATIONS REQUESTED:

REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES FOR THE BUFFER SCREENING

**48 TREES** 

2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 6 FEET.

3. REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3" TO 2".

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTOR (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

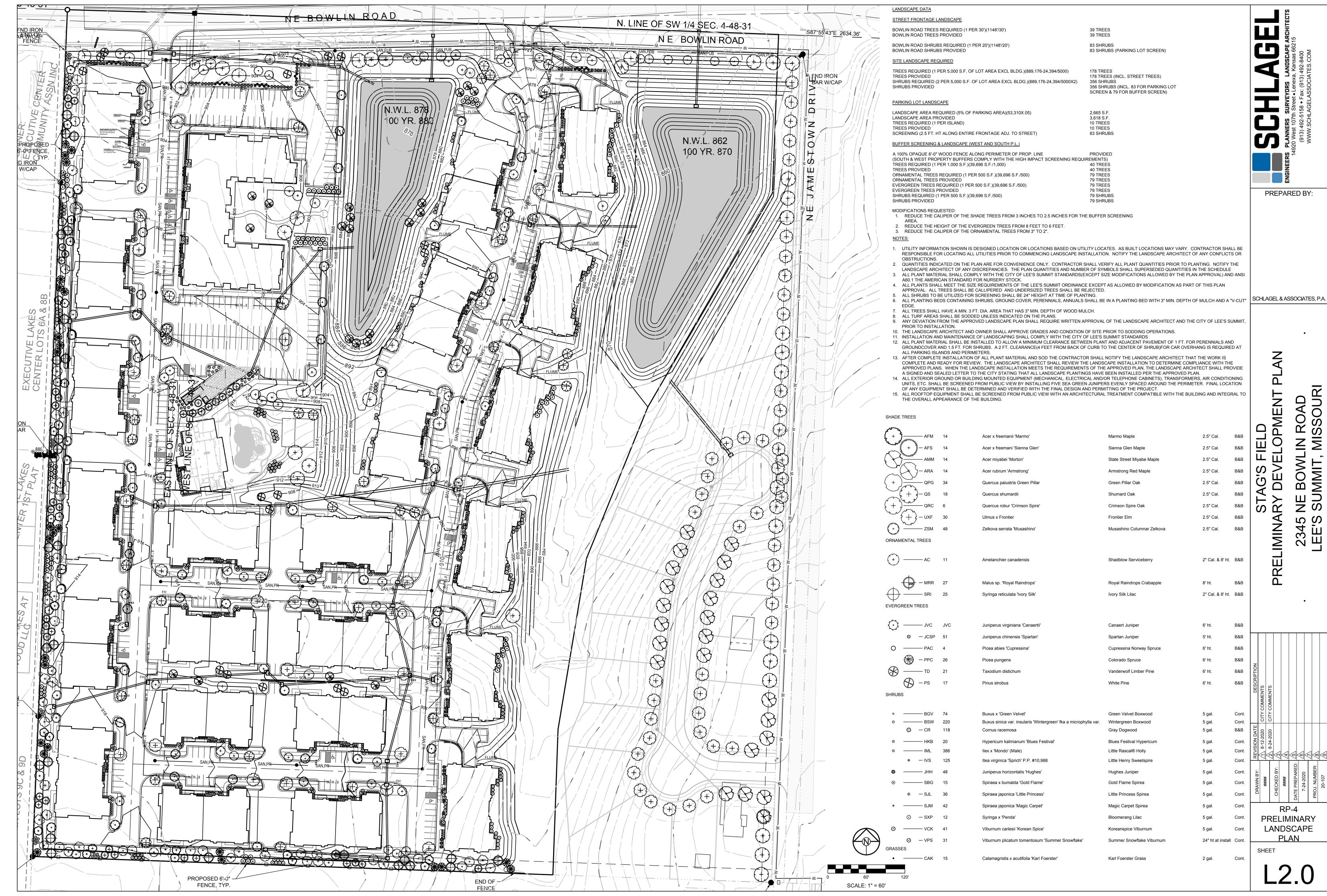
SCHLAGEL & ASSOCIATES, P.A.

STAG'S FIELD
PRELIMINARY DEVELOPMENT PLAN
2345 NE BOWLIN ROAD

R-1 PRELIMINARY LANDSCAPE PLAN

SHEET

L1.0





**ZONING EXHIBIT**