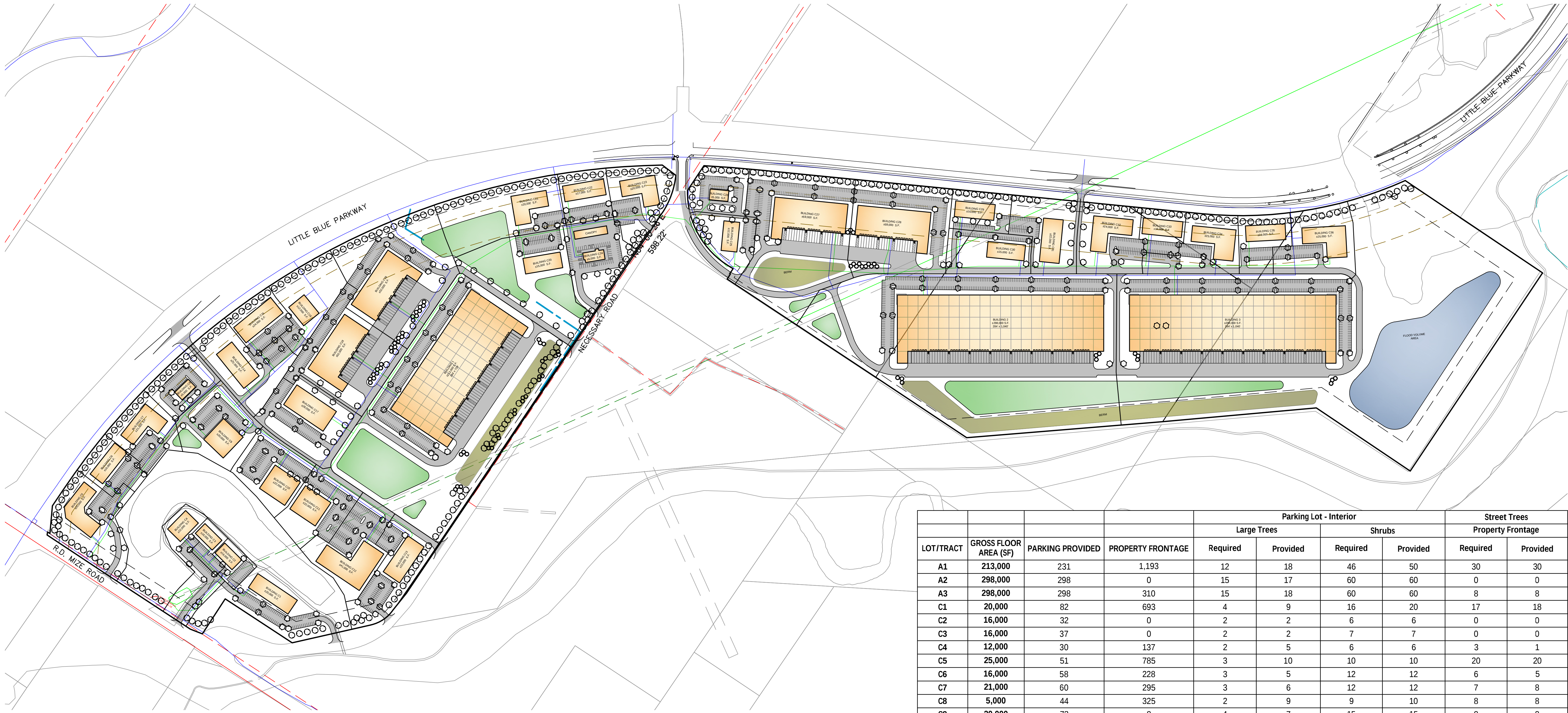


D:\SITEPOINT\DRGBOX\PROJECTS\INDUSTRIAL\3798 LITTLE BLUE PARKWAY (INDEPENDENCE, MO)\ENTITLEMENT PLANS\LANDSCAPE PLAN - SOUTH\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG



LEGEND
Street tree – 1.5" caliper at planting
Site (large) tree – 1.5" caliper at planting
Evergreen tree – 5' tall at planting
Ornamental (small) tree – 1.5" caliper at planting
Shrub– 3 gallon container at planting

GENERAL NOTES:
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE AS SHOWN ON THIS PLAN.
2. TREE TYPE (DECIDUOUS, ORNAMENTAL AND EVERGREEN) SHALL BE SELECTED AND INCLUDED IN THE FINAL DEVELOPMENT PLAN.
3. GENUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON THE FINAL DEVELOPMENT PLAN.
4. FINAL LANDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGN PLANTINGS AND GENERAL LANDSCAPING SHALL BE PER THE FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS.
5. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE UNIFIED DEVELOPMENT ORDINANCE.

LOT/TRACT	GROSS FLOOR AREA (SF)	PARKING PROVIDED	PROPERTY FRONTAGE	Parking Lot - Interior				Street Trees	
				Large Trees		Shrubs		Property Frontage	
				Required	Provided	Required	Provided	Required	Provided
A1	213,000	231	1,193	12	18	46	50	30	30
A2	298,000	298	0	15	17	60	60	0	0
A3	298,000	298	310	15	18	60	60	8	8
C1	20,000	82	693	4	9	16	20	17	18
C2	16,000	32	0	2	2	6	6	0	0
C3	16,000	37	0	2	2	7	7	0	0
C4	12,000	30	137	2	5	6	6	3	1
C5	25,000	51	785	3	10	10	10	20	20
C6	16,000	58	228	3	5	12	12	6	5
C7	21,000	60	295	3	6	12	12	7	8
C8	5,000	44	325	2	9	9	10	8	8
C9	20,000	73	0	4	7	15	15	0	0
C10	22,000	113	0	6	10	23	25	0	0
C11	22,000	93	0	5	11	19	20	0	0
C12	41,000	111	0	6	7	22	22	0	0
C13	22,000	103	643	5	11	21	22	16	15
C14	22,000	48	220	2	6	10	10	6	5
C15	24,000	46	273	2	3	9	10	7	7
C16	12,000	27	359	1	3	5	6	9	9
C17	29,000	96	0	5	10	19	20	0	0
C18	52,000	106	0	5	12	21	22	0	0
C19	52,000	105	572	5	9	21	22	14	14
C20	15,000	65	200	3	4	13	15	5	5
C21	20,000	43	640	2	6	9	10	16	16
C22	17,000	40	246	2	6	8	8	6	6
C23	20,000	44	797	2	2	9	10	20	21
C24	6,000	72	391	4	7	14	15	10	10
C25	12,000	29	364	1	6	6	6	9	7
C26	5,000	44	494	2	7	9	10	12	11
C27	59,000	168	536	8	12	34	35	13	13
C28	59,000	144	493	7	8	29	30	12	13
C29	16,000	32	301	2	4	6	7	8	7
C30	15,000	36	0	2	3	7	7	0	0
C31	22,000	46	344	2	3	9	10	9	10
C32	24,000	48	311	2	2	10	10	8	12
C33	16,000	32	225	2	5	6	7	6	5
C34	25,000	50	259	3	4	10	10	6	7
C35	16,000	32	261	2	2	6	7	7	7
C36	20,000	50	295	3	4	10	10	7	7
TOTALS	1,630,000	3,117	12,190	156	275	623	654	305	305

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
BPF	2022.01.27		City submittal
K.M.	2022.02.23		City resubmittal
A.E.			
SP PROJECT #:			
3708			
MELISSA A. REGONIA			
P.E.			

LANDSCAPE PLAN - OVERVIEW

EASTGATE COMMERCE CENTER
AT RD MIZE ROAD
INDEPENDENCE, JACKSON COUNTY, MO