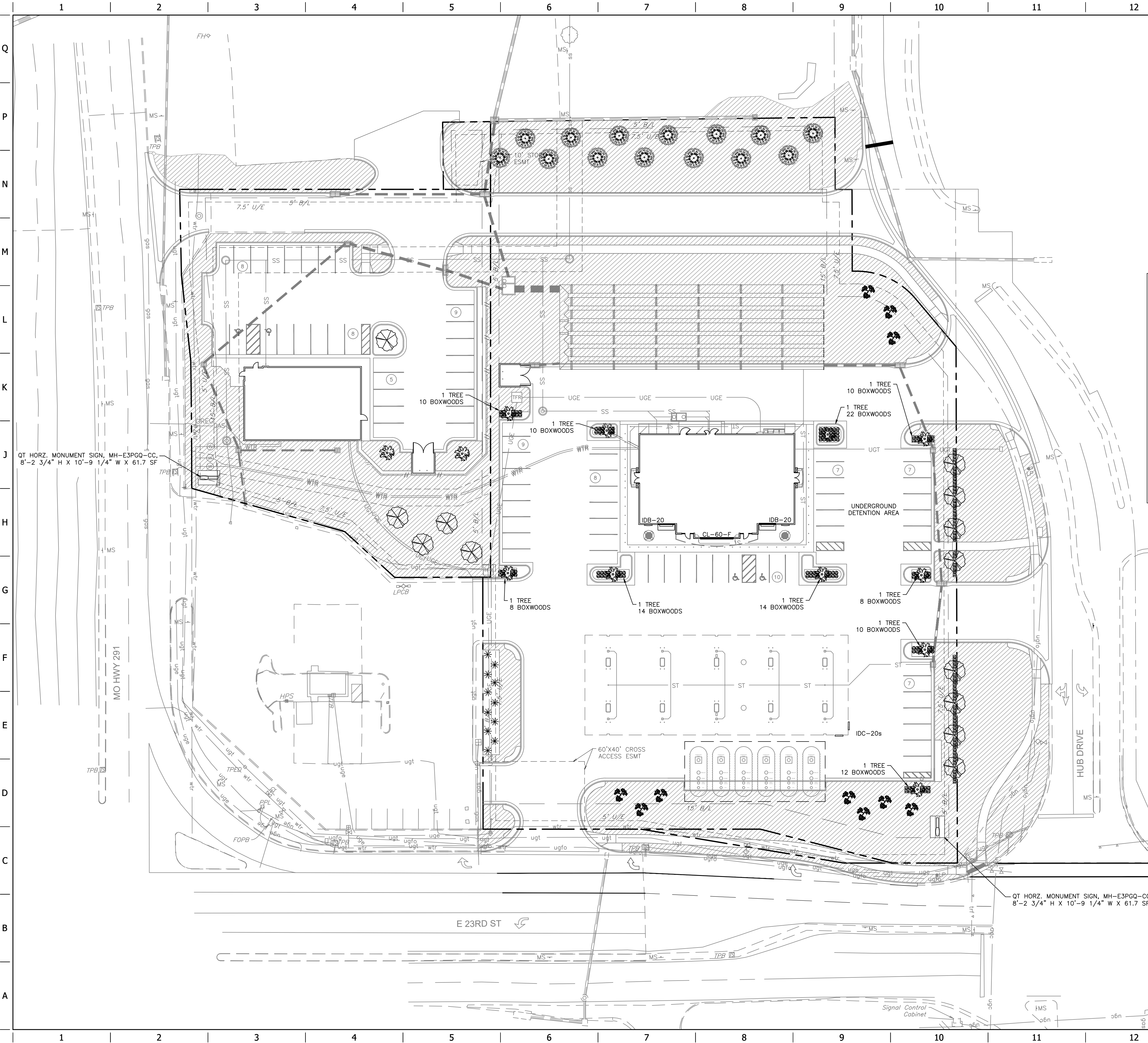


FILE LOCATION: C:\Civil 3D Projects\QT192 Independence, MO\02-0192 Civil.dwg TAB NAME: Landscape USER: rkhall SAVED: 2/7/2022 4:11 PM PLOTTED: 2/9/2022 1:05 PM



QT Landscape Schedule				
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT /SPREAD	QUANTITIES
SHRUBS		WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	24"ø x 24" HT MIN	226 EA.
		PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	24"ø x 48" HT MIN	11 EA.
TREES		WHITE FLOWERING DOGWOOD <i>Cherokee Princess variety</i>	2" CALIPER 6' HT	10 EA.
		FRUITLESS CRABAPPLE (DWARF) <i>Coral Burst, Spring Snow, or Velvet Pillar varieties</i>	2" CALIPER 6' HT	10 EA.
		WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	8 EA.
		AUSTRIAN PINE <i>Pinus Nigra</i>	2" CALIPER 8' MINIMUM HT	13 EA.
MISC		FESCUE SOD		60,300 S.F.

INDEPENDENCE LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
STREET TREES	14-503-02-D: 1 TREE/40 FEET OF FRONTAGE E 23RD ST: 282/40 = 7 TREES HUB DRIVE: 425/40 = 11 TREES MO 291 HWY: 175/40 = 4 TREES	E 23RD ST: 7 TREES HUB DRIVE: 11 TREES MO 291 HWY: 4 TREES
OPEN SPACE	14-503-04-B: 20% WITHIN THE FIRST 20 FT OF ANY BUILDING SIDE FACING PUBLIC STREETS MUST BE LANDSCAPED (571 SF REQ'D ALONG FRONT)	672 SF LANDSCAPE ISLANDS PROVIDED ALONG ST FRONTS
PERMETER LANDSCAPING	14-503-05-B: PARKING LOT PERIMETER MIN. 10' WIDTH BETWEEN PARKING & LOT LINE	10' MIN. PROVIDED
	14-503-05-C: 1 TREE/40 LF OF PARKING PERIMETER	TREES SPACED LESS THAN 40'
PARKING INTERIOR LANDSCAPE	14-503-06-B: PARKING ISLANDS REQUIRED AT END OF PARKING STALLS WITH 40% CONTAINING PLANT LIFE 14-503-06-C: 1 TREE & 3 SHRUBS/20 STALLS REQ'D: 50 SPACES = 3 TREES & 8 SHRUBS	END ISLANDS WITH 8 TREES & 97 SHRUBS
BUFFER YARD	14-503-07-A: 15' MIN BUFFERYARD ALONG ADJACENT PROPERTY LINES WHERE ZONING DIFFERS. SOUTH R-1 ZONING REQUIRES "HIGH" DENSITY BUFFER YARD.	SOUTH BUFFER YARD WIDTH EXCEEDS REQUIREMENTS.

PROJECT NO.: 02-0192

Midwest Design Group
Kansas City

QuikTrip No. 0192

E 23RD STREET & HUB DRIVE
INDEPENDENCE, MO 64055

© 2011 QUIKTRIP CORPORATION
ALL RIGHTS RESERVED. REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-106 (05/01/21)
DIVISION: KC
VERSION: 001
DESIGNED BY: CSH
DRAWN BY: CSH
REVIEWED BY: AG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/09/2022

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100