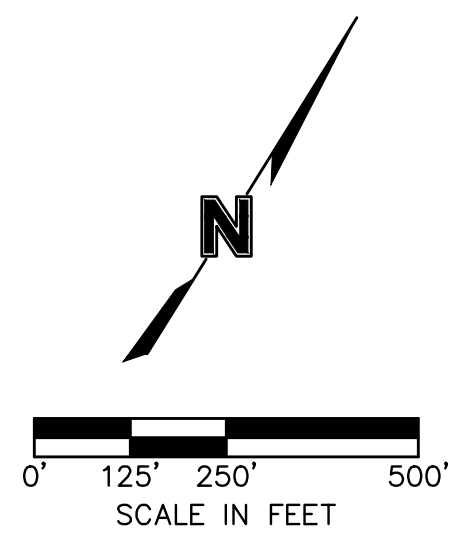
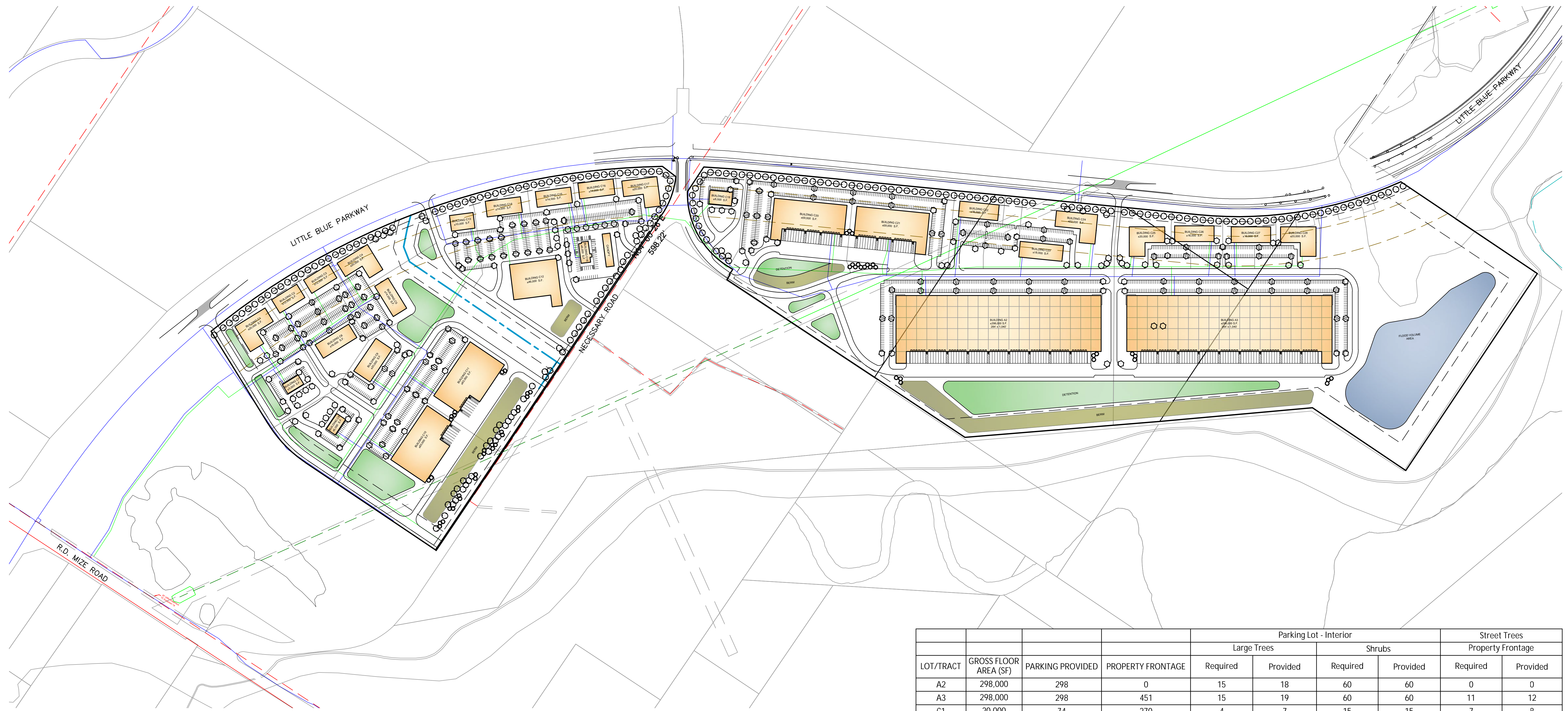


D:\STEPPOINT\PROJECTS\INDUSTRIAL\3786 LITTLE BLUE PARKWAY (INDEPENDENCE, MO)\ENTITLEMENT PLANS\PLANS\01 BUSINESS PARK PLD - SOUTH\1-0100 LANDSCAPE PLAN - OVERVIEW.DWG



- 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
A2	298,000	298	0	15	18	60	60	0	0
A3	298,000	298	451	15	19	60	60	11	12
C1	20,000	74	270	4	7	15	15	7	8
C2	12,000	38	198	2	3	8	8	5	5
C3	12,000	40	186	2	3	8	8	5	5
C4	20,000	55	552	3	6	11	12	14	14
C5	14,000	53	0	3	7	11	12	0	0
C6	16,000	84	0	4	11	17	18	0	0
C7	5,000	44	0	2	11	9	10	0	0
C8	5,000	44	0	2	9	9	10	0	0
C9	20,000	78	0	4	10	16	16	0	0
C10	63,000	126	540	6	8	25	25	14	15
C11	63,000	134	584	7	11	27	28	15	16
C12	46,000	146	212	7	13	29	30	5	5
C13	10,000	59	216	3	8	12	12	5	5
C14	14,000	32	292	2	4	6	6	7	7
C15	14,000	45	235	2	5	9	10	6	6
C16	14,000	66	216	3	6	13	14	5	6
C17	20,000	44	757	2	4	9	10	19	19
C18	6,000	46	335	2	5	9	10	8	8
C19	5,000	44	760	2	7	9	10	19	20
C20	59,000	210	547	11	15	42	42	14	14
C21	59,000	144	513	7	8	29	29	13	13
C22	16,000	61	256	3	4	12	12	6	6
C23	18,000	58	90	3	7	12	12	2	2
C24	22,000	56	470	3	8	11	12	12	12
C25	20,000	40	261	2	10	8	10	7	7
C26	16,000	32	257	2	5	6	10	6	6
C27	16,000	32	263	2	4	6	10	7	7
C28	20,000	40	213	2	6	8	10	5	5
TOTALS	1,221,000	2,521	8,674	126	242	504	531	217	223

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
BPF	2022.01.27		City submittal
K.M.	2022.02.23		City resubmittal
A.E.	2022.03.10		City resubmittal
SP PROJECT #:			
JOB #:			
REGONIA P.E.:			
MELISSA P.E.:			

LANDSCAPE PLAN - OVERVIEW
EASTGATE COMMERCE CENTER
AT RD MIZE ROAD
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # E-2020018354
SHEET #:

L-0100