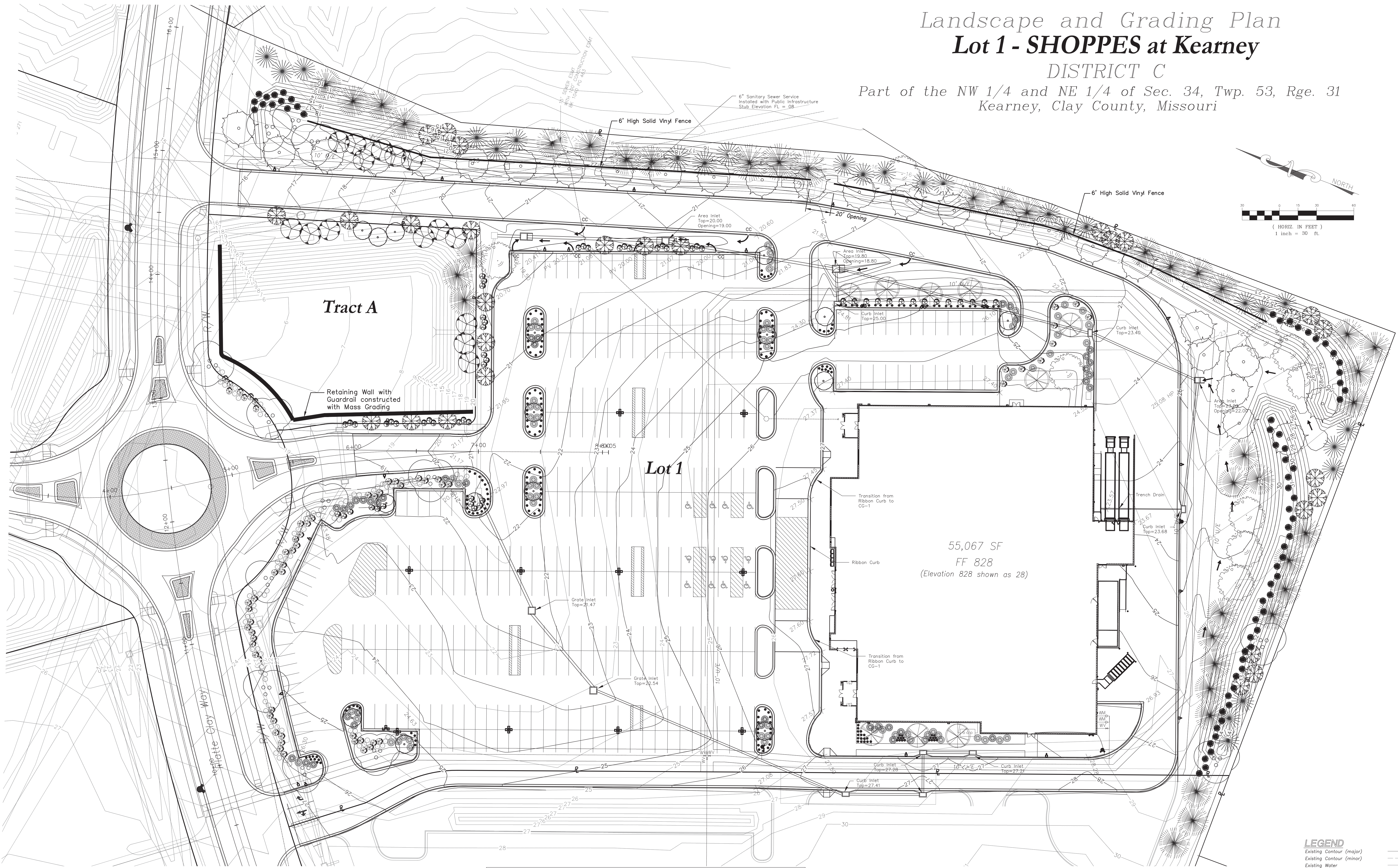


Landscape and Grading Plan

Lot 1 - SHOPPES at Kearney

DISTRICT C

Part of the NW 1/4 and NE 1/4 of Sec. 34, Twp. 53, Rge. 31
Kearney, Clay County, Missouri



| Required - 405 Landscaping Regulations | | | | Required Equivalent Value | |
|--|----|--|-----------------|---------------------------|-----|
| Lot 1 | | | Lot Area | 393 | 786 |
| Open Space | | | | | |
| 2 per thousand sq feet of Lot area | 2 | | | | |
| 9.1 acres | | | Street Frontage | 25 | 175 |
| 7 per 30 feet of street frontage | 7 | | | | |
| 650 ft | | | | | |
| Buffering and Screening | | | Length | 13.6 | 748 |
| Commercial to residential | | | | | |
| 55 per 100 feet | 55 | | | | |
| 1360 feet | | | Number of Pkg. | 35 | 700 |
| Parking Lot | | | | | |
| 20 per 10 parking Spaces | 20 | | | | |
| reasonably dispersed areas with trees at least 7 feet wide | | | | | |
| 353 stalls | | | | | |
| Tract A | | | Lot Area | 35 | 70 |
| Open Space | | | | | |
| 2 per thousand sq feet of Lot area | 2 | | | | |
| 9.1 acres | | | | | |
| Total Required Equivalent Value | | | | 2479 | |

| Lot 1 | | Deciduous Tree | Ornamental Tree | Upright Evergreen | Shrub 18" to 24" | Perennial / Ornamental |
|------------------------|------------------|------------------------|-----------------|-------------------|------------------|------------------------|
| Non Native Plants | Count | 39 | 9 | 26 | 538 | 1 |
| | Equivalent Value | 6.5 | 6 | 2.5 | 1 | 1 |
| | Sub total | 253.5 | 54 | 65 | 538 | 0 |
| Native Plants | Count | 41 | 4 | 34 | 0 | 1.25 |
| | Equivalent Value | 8.5 | 8 | 3.25 | 1.25 | 0 |
| | Sub total | 348.5 | 32 | 110.5 | 0 | 0 |
| Total Equivalent Value | | 602 | 86 | 175.5 | 538 | 0 |
| | | Total Equivalent Value | | | | 1401.5 |
| | | Required Value | | | | 2409 |
| | | Difference | | | | -1007.5 |
| Tract A | | Deciduous Tree | Ornamental Tree | Upright Evergreen | Shrub 18" to 24" | Perennial / Ornamental |
| Non Native Plants | Count | 14 | 0 | 0 | 40 | 0 |
| | Equivalent Value | 6.5 | 6 | 2.5 | 1 | 1 |
| | Sub total | 91 | 0 | 0 | 40 | 0 |
| Native Plants | Count | 2 | 9 | 3 | 0 | 0 |
| | Equivalent Value | 8.5 | 8 | 3.25 | 1.25 | 1.25 |
| | Sub total | 17 | 72 | 9.75 | 0 | 0 |
| Total Equivalent Value | | 108 | 72 | 9.75 | 40 | 0 |
| | | Total Equivalent Value | | | | 229.75 |
| | | Required Value | | | | 70 |
| | | Difference | | | | 159.75 |

| Plant Schedule | | | | | | |
|----------------------------|-----|-------------------------------------|------------------------------------|-------|----------------|------------------------|
| Symbols | SYM | Common Name | Botanical Name | Total | Planting Size | Mature Height/ Spacing |
| Deciduous Trees | | | | | | |
| RB | RB | River Birch* | Betula Nigra | 13 | 10'-12' Height | 40'-70'/40'-60' |
| FAM | FAM | "Flame" Amur Maple | Acer Ginnala "Flame" | 28 | 2" Cal. | 15-20/15-20 |
| SM | SM | Shantung Maple | Acer Truncatum | 16 | 2" Cal. | 20-25/15-20' |
| ABM | ABM | Autumn Blaze Maple | Acer X Freemanii "Jeffersred" | 9 | 2" Cal. | 40/40' |
| PO | PO | Pin Oak* | Quercus Palustris | 27 | 2" Cal. | 60/40' |
| Ornamental/Flowering Trees | | | | | | |
| PFC | PFC | Prairiefire Crabapple | Malus Floribunda "Prairiefire" | 9 | 2" Cal. | 15/20' |
| ERB | ERB | Eastern Red Bud* | Cercis Canadensis | 13 | 2" Cal. | 20/25' |
| Evergreen Trees | | | | | | |
| WP | WP | Eastern White Pine* | Pinus Strobus | 40 | 6'-8" Height | 50/20' |
| NS | NS | Norway Spruce | Picea Abies | 26 | 6'-7" Height | 40/25' |
| Shrubs | | | | | | |
| SGJ | SGJ | Sea Green Juniper | Juniperus Chinensis "Sea Green" | 98 | 1 Gal. | 4-6/6-8" |
| CAV | CAV | Compact American Cranberry Viburnum | Viburnum Trilobum "Compactum" | 64 | 1 Gal. | 5-6/5-6" |
| Grasses | | | | | | |
| MG | MG | Maiden Grass | Miscanthus Sinensis "Gracillimus" | 55 | 1 Gal. | 4-7/3-6' |
| FG | FG | Fountain Grass | Pennisetum Alopecuroides | 84 | 1 Gal. | 2.5-5/2-5-5' |
| HG | HG | Hammeln Dwarf Fountain Grass | Pennisetum Alopecuroides "Hammeln" | 206 | 1 Gal. | 1.5-2.5/1.5-2.5' |
| PG | PG | Pampas Grass | Cortaderia Selloana | 68 | 1 Gal. | 10/10' |
| * Native Species | | | | | | |

Grades are shown less 800 ft.
ie. 3.78 = 803.78

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Reviewed ☒ Revise and Resubmit ☐ Rejected ☐
Furnish as Corrected ☐ Submit Specific Item ☐
This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections and comments made on the shop drawings during this review or actions marked above do not relieve contractor from compliance with the requirements of the plans and specifications. Actions noted for a specific item do not indicate the same action for an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a safe and satisfactory manner. Date: 08/30/13 By: Regan Pence

DEVELOPER:

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| | | | |
|-----|---------|-------------------------------------|----|
| 3 | 8-27-13 | ADDED FENCE, TREES AND PAMPAS GRASS | AA |
| 2 | 6-28-13 | ADDED CITY COMMENTS | AA |
| 1 | 6-7-13 | REVIEW SUBMITTAL TO CITY | AA |
| NO. | DATE | DESCRIPTION | BY |

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