



REECE NICHOLS

LEE'S SUMMIT, MO

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NEW BUILDING FOR
REECE NICHOLS
 LEE'S SUMMIT, MO

J. Jeffrey Schneider Mo. License A-4225
 Hermana Scharhag Co., Arch. Corp. of Architects 099322

No.	Description	Date
Revision Schedule		

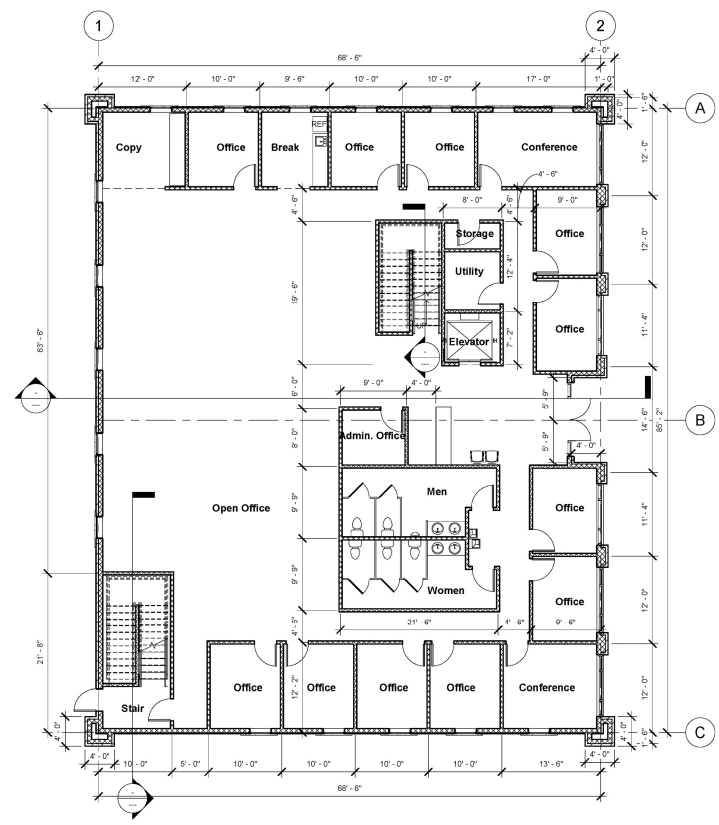
Floor Plan

Project number 1981
 Date 07/12/2018

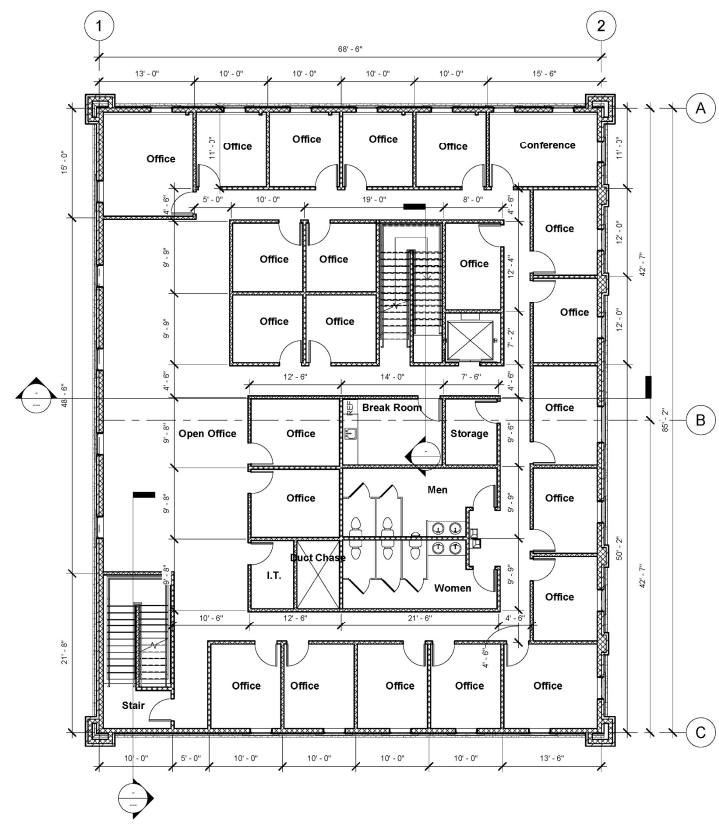
A101

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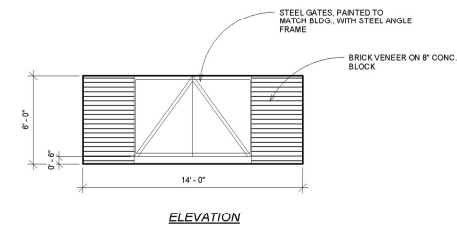
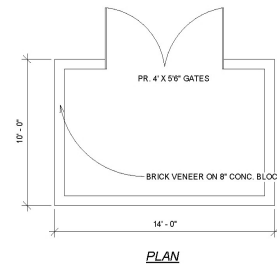
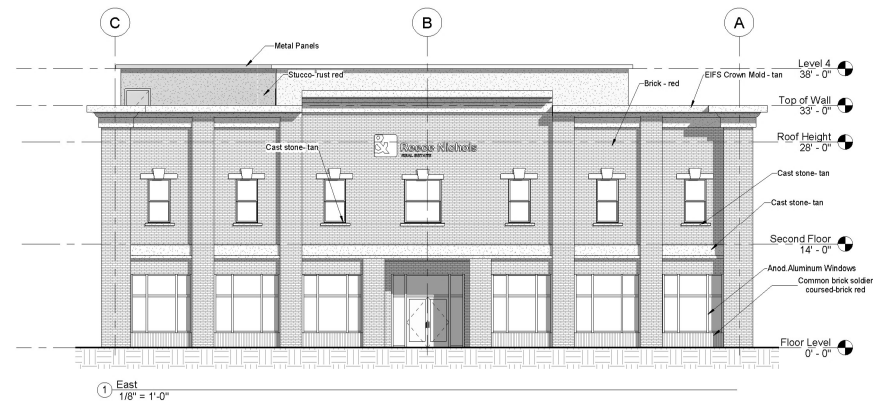
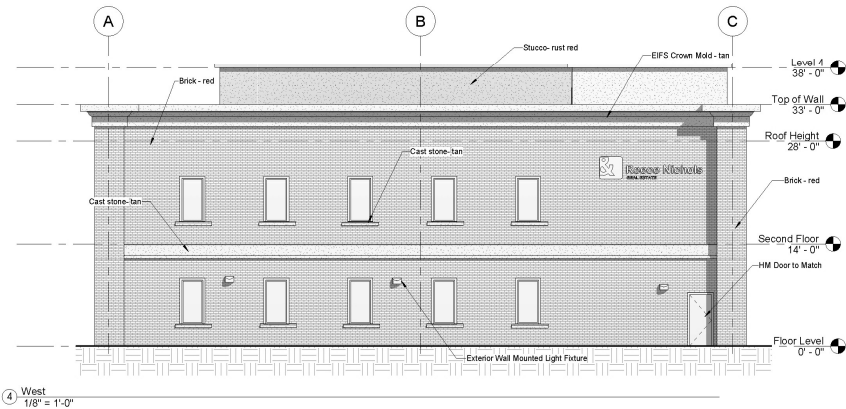
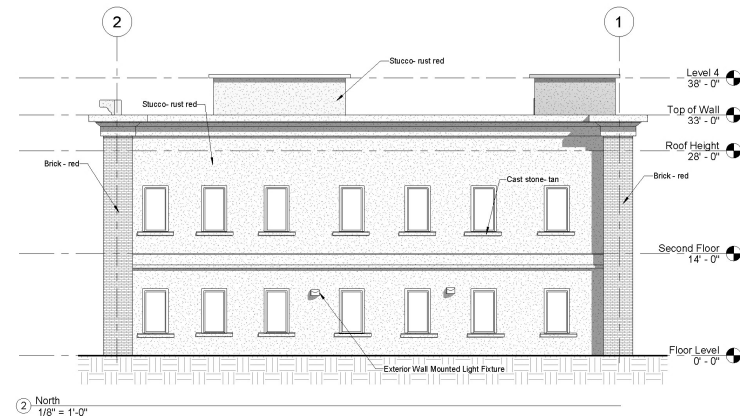
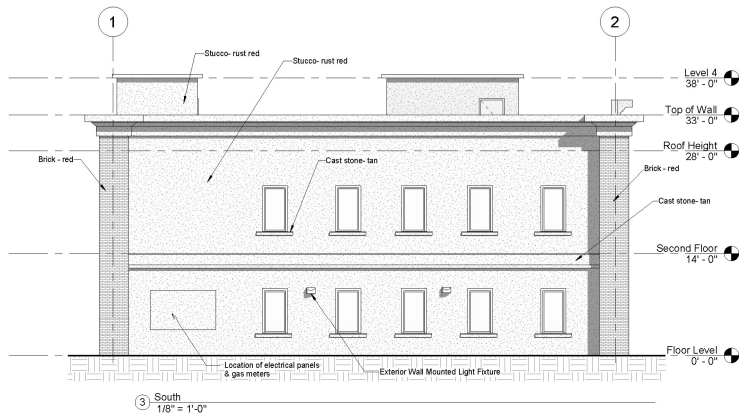
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1 First Floor Plan
 1/8" = 1'-0"



2 Second Floor Plan
 1/8" = 1'-0"



Scharhag
HEIDIANA SCHARHAG COMPANY, ARCHITECTS

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Phone: 816-656-5055 Scharhag@gatt.net

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NEW BUILDING FOR
REECE NICHOLS
LEE'S SUMMIT, MO

J. Jeffery Schroeder Mo. License A-4205
Heidi A. Scharhag Co., Arch. Corp. Lic. Authority 000022

No.	Description	Date
Revision Schedule		

Elevations

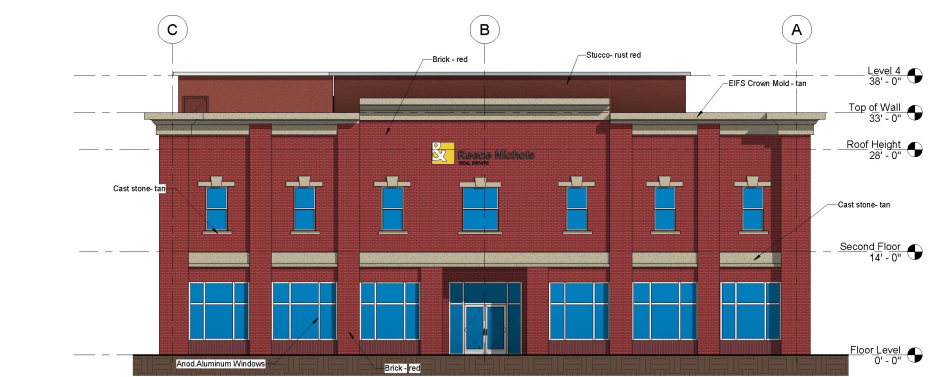
Project number 1981

Date 07/12/2018

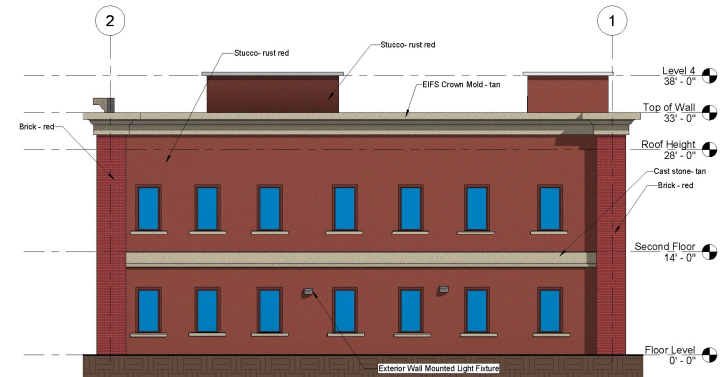
A201

Scale As indicated

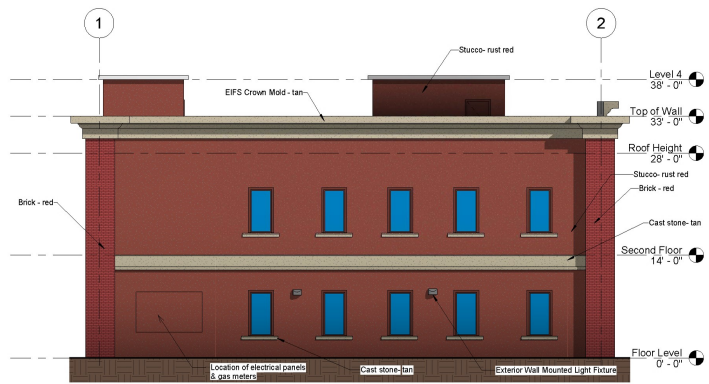
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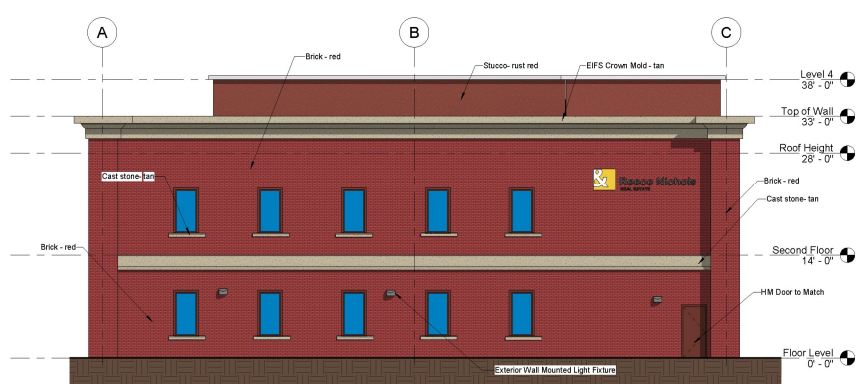
1 East Color
1/8" = 1'-0"



2 North Color
1/8" = 1'-0"



3 South Color
1/8" = 1'-0"



4 West Color
1/8" = 1'-0"

NEW BUILDING FOR
REECE NICHOLS
LEE'S SUMMIT, MO

J. Jeffery Schroeder Mo. License #4226
Heidi A. Scharhag Co., Arch. Corp. St. Anthony 80822

No.	Description	Date
Revision Schedule		

Colored Elevations

Project number 1981
Date 07/12/2018

A202

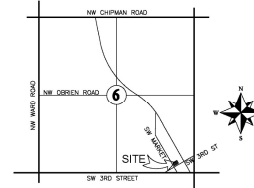
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REECE NICHOLS

Preliminary Development Plan

Section 6, Township 41 North, Range 31 West
Lee's Summit, Jackson County, Missouri



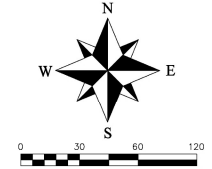
LOCATION MAP
SECTION 6-T41N-R31W

Not to Scale

LEGEND

These standard symbols will be found in the drawing.

- ⊙ Found Survey Monument (As Noted)
- ⊙ Existing Monument Location
- Existing Fence Line - Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Underground Electric



INDEX OF SHEETS:

- C 001 - COVER SHEET
- C 100 - SITE PLAN
- C 200 - GRADING PLAN
- C 300 - UTILITY PLAN
- C 000 - STANDARDS DETAIL
- L 100 - LANDSCAPE PLAN

OWNER:
TUSTIN LLC
Dusty Dohmer
12950 S. PULLUM RD. STE 201
OLATHE KS

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

OR - GAS WELLS:
ACCORDING TO EDWARD ALTON MAY JR.'S ENVIRONMENTAL IMPACT STUDY OF ADJACENT OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1988, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

PROPERTY DESCRIPTION

Lots 1 & 2, Dahmer Development, Lots 1-3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

UTILITIES:

THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAD NOT BEEN VERIFIED BY THE FIELD BY THIS COMPANY. PREVIOUS RECORDS/MEASUREMENTS WERE NOT AVAILABLE. THE LOCATION OF THESE UNDERGROUND LINES WERE SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSIDERED AS ACCURATE. CONSULT THE EXACT SURVEY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON. MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor:
 - (a) Certificate of Survey by PLS 201200318-D
 - (b) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
 - (c) No title report was furnished.
 - (d) Bearings shown herein are based upon bearings described in the legal description.
- 2) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. See The Trust of 10/07/1205, 10/07/1174, 10/07/1171.
- 3) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, conditions or facilities that may affect the use or development of the property. No attempt has been made to obtain or show data concerning existing, site, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Land Use Schedule

a. Total floor area	10,700 sq. ft.
b. Number of dwelling units	N/A
c. Land area	30,952 sq. ft. 0.71 acres
d. Number of required and proposed parking spaces	43 Standard / 2 Handicap 50 Standard / 2 Handicap
e. Impervious coverage Parking/Driveway Building	30,297 sq. ft. 5,848 sq. ft. 26,145 sq. ft. (84.5% of Site)
f. Floor Area Ratio (FAR)	18.82%
g. Dwelling units per acre	N/A
h. The range of land uses to be permitted in each designated area of the development.	Office Building

Site Improvement Notes

Sanitary Sewer Improvements
- The site will utilize a sanitary service line from the existing sanitary to the southwest. The existing sanitary will be relocated to the northeast.

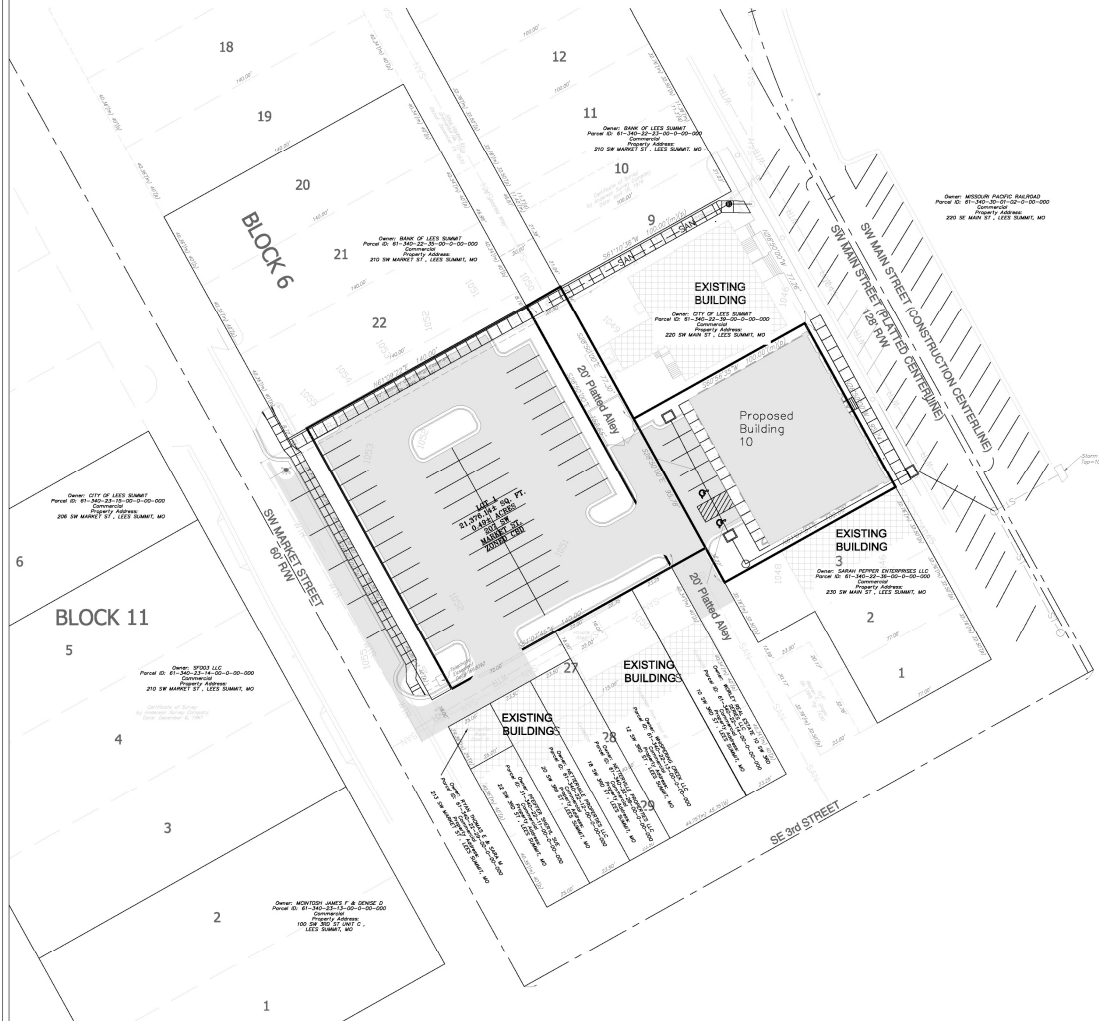
Water Main Improvements
- Water service will be from the existing 12" water main located on Main Street

Storm Sewer
- New inlets and pipe system will connect to existing public main.

Storm Water Detention
- No storm water detention will be provided per APWA Section 5601.3.A.2. The site was previously a fully impervious with an existing building and associated parking area. The entire area of Lot 2 is currently a paved asphalt parking area.

Storm Water Quality Elements
- No storm water quality will be provided per APWA Section 5601.3.A.2. The site was previously a fully impervious with an existing building and associated parking area. The entire area of Lot 2 is currently a paved asphalt parking area.

SW Main and SW Market Street
- Both streets will be modified to include more on street parking. The developer would like to request all long term parking on SW Main Street be converted to 2 hr parking and 4 loading / unloading zones be provided for use by Amtrak.



Professional Registration
Missouri
Engineering 200802786-D
Surveying 200000018-D
Kansas
Engineering F-1890
Surveying L3-219
Oklahoma
Engineering 0204
Indiana
Engineering CA3871

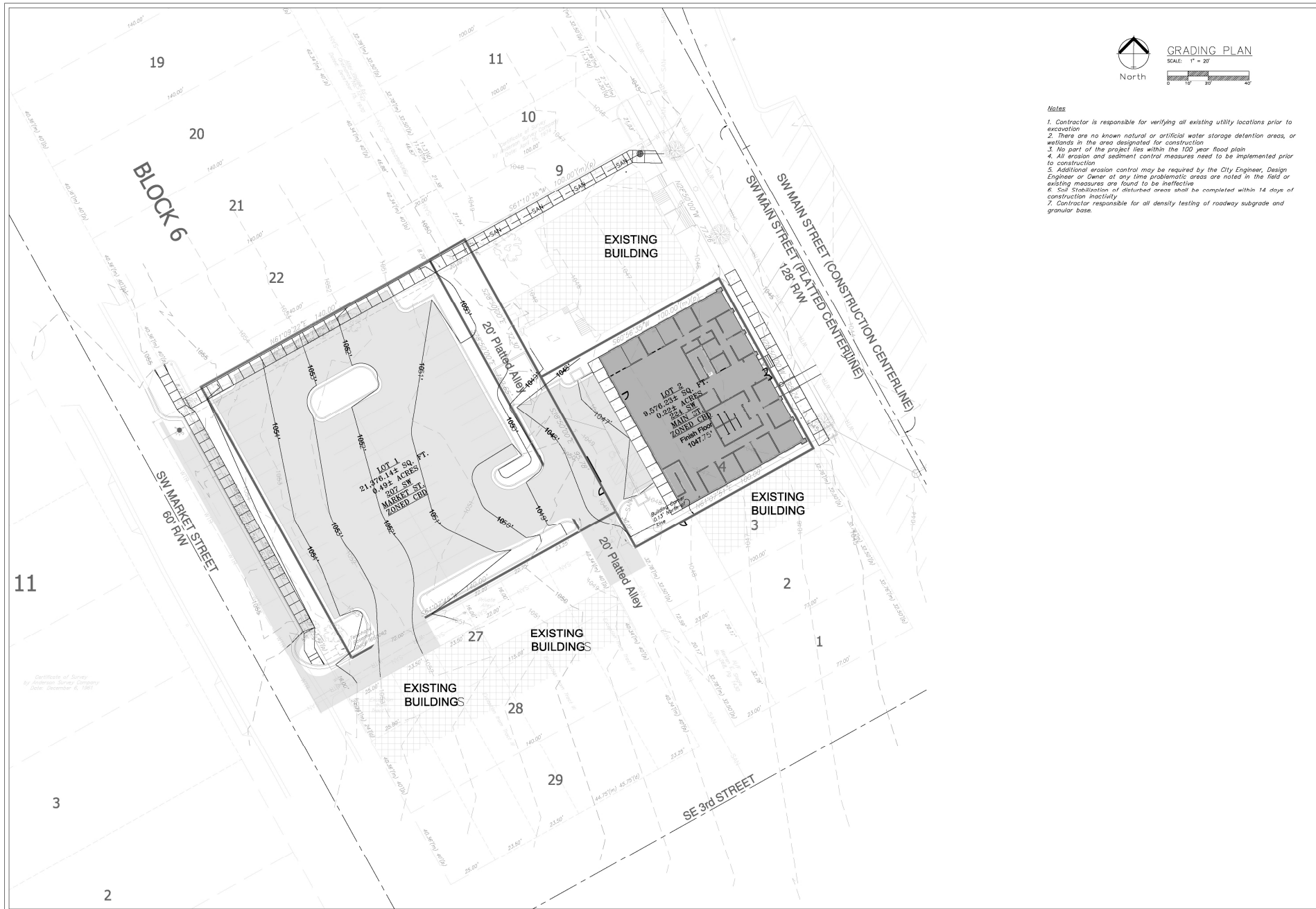
Preliminary Development Plans
Reece Nichols
Lee's Summit, Jackson County, Missouri

REECE AND NICHOLS, L.L.C.
June 19, 2013

Cover Sheet
Preliminary Development Plans
Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Smith
MO PE 2006019708
KS PE 15071
OK PE 25226

REVISIONS



GRADING PLAN
SCALE: 1" = 20'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation.
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction.
3. No part of the project lies within the 100 year flood plain.
4. All erosion and sediment control measures need to be implemented prior to construction.
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner of any time problematic areas are noted in the field or existing measures are found to be ineffective.
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity.
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration
Missouri
Engineering 200602786-D
Surveying 200000182-2
Forces
Engineering 11980
Surveying 13219
Civil/Structural
Engineering 6284
Mechanical
Engineering 642671

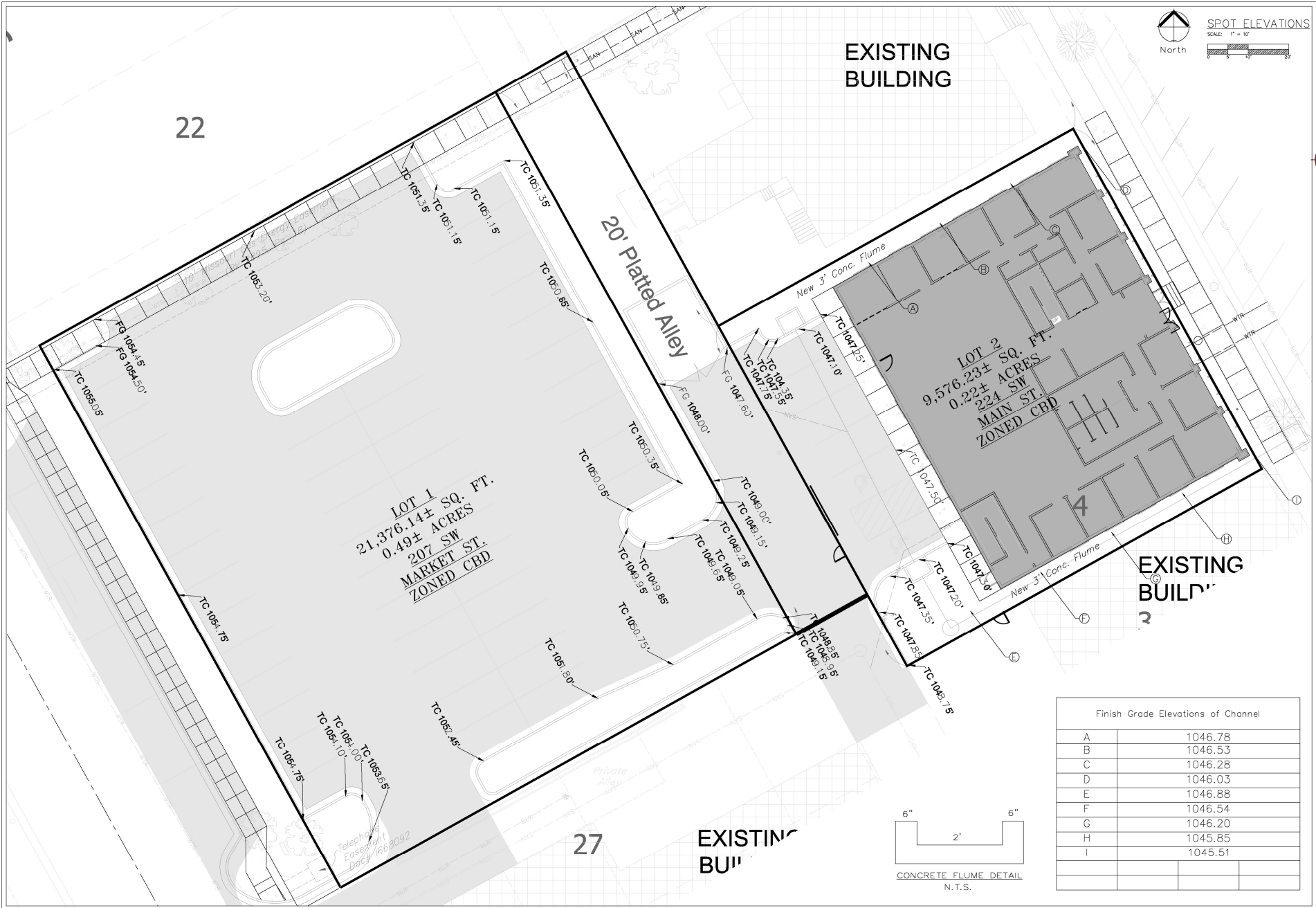
Preliminary Development Plans
Reece Nichols
Lee's Summit, Jackson County, Missouri

REECE AND NICHOLS, L.L.P.
Missouri
June 19, 2013

GRADING PLAN
Preliminary Development Plans
Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Smith
MO PE 2006019708
LS PE 11071
GR PE 25224

REVISIONS



SPOT ELEVATIONS
SCALE: 1" = 10'

EXISTING BUILDING

20' Platted Alley

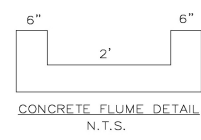
LOT 1
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0.49± ACRES
207 SW MARKET ST.
ZONED CBD

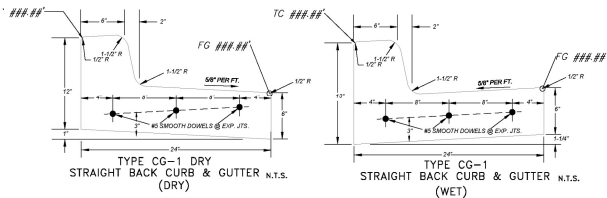
LOT 2
9,576.23± SQ. FT.
0.22± ACRES
224 SW MAIN ST.
ZONED CBD

EXISTING BUILDING

Finish Grade Elevations of Channel

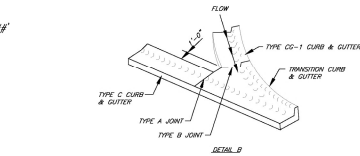
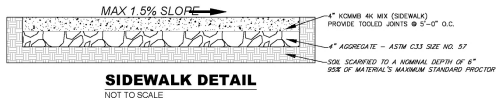
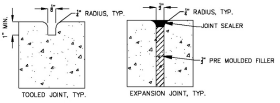
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B	1046.53
C	1046.28
D	1046.03
E	1046.88
F	1046.54
G	1046.20
H	1045.85
I	1045.51



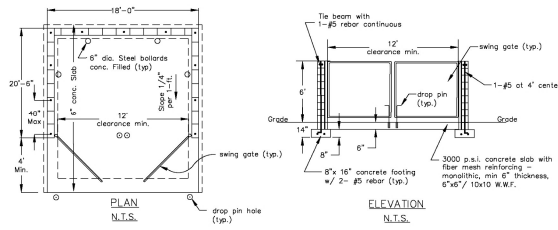
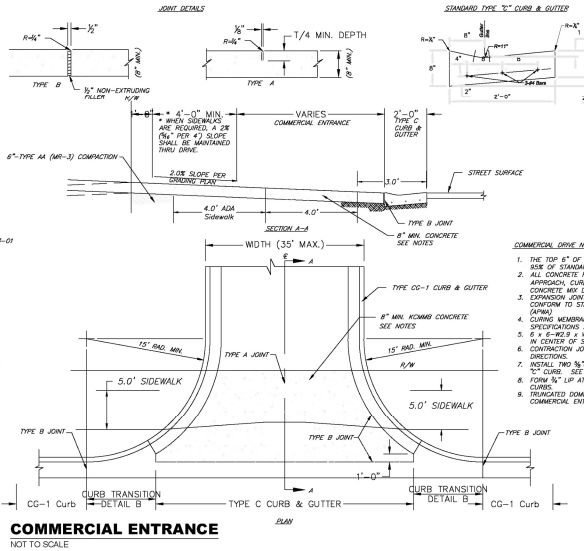
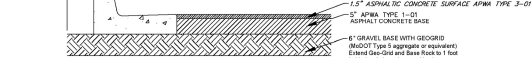


SIDEWALK NOTES:

1. CONCRETE SHALL BE CLASS II CURING 14 DAY AIR HARDED AGGREGATE SPECIFICATIONS PROVIDE ISOBR AIR ENTRAINED CONCRETE OR AIR PUMP ON MIN'S 75)
2. 2" PRE MOULDED EXPANSION JOINTS SHALL BE PLACED AT 30'-0" CENTERS OR OTHER MUTUAL AGREED DISTANCE PER DRAWING.
3. 2" x 4" CONTRACTION JOINTS SHALL BE PLACED AS SHOWN ON THE DRAWING OR AT DISTANCE NOT EXCEEDING THE WIDTH OF THE SIDEWALK. IF NOT SHOWN, SAW CUT ALL JOINTS AND PROVIDE A SMOOTH FINISH.
4. KEY ALL CONSTRUCTION JOINTS.



NOTE: REFERENCE ARTICLE 12, SECTION 12.130 PART F, OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THICKNESS



DUMPSTER ENCLOSURE SINGLE NON-TRAFFIC BEARING
N.T.S.



Professional Registration
Missouri
Engineering 200002188-0
Surveying 200002188-0
Professional Seal
Engineering 01166
Surveying 01166
Missouri
Engineering 0214
Professional Seal
Engineering 04201

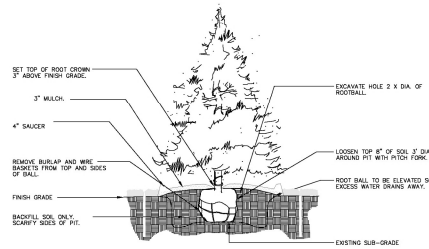
Preliminary Development Plans
Reece Nichols
Lee's Summit, Jackson County, Missouri

Project: 2020-01-01
Revised: 2020-01-01
Issue Date: June 15, 2019

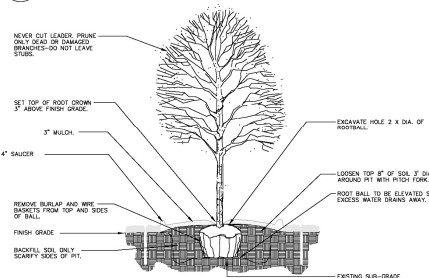
Standard Details
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Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19271
GW PE 25228

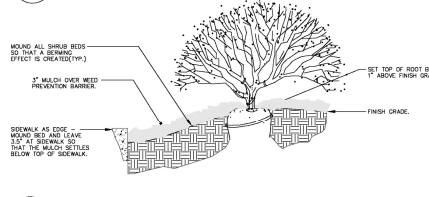
REVISIONS



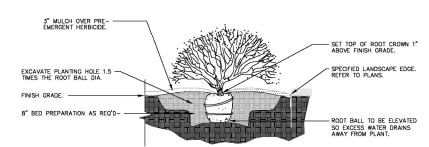
1 EVERGREEN TREE PLANTING NTS



2 DECIDUOUS TREE PLANTING NTS



3 SIDEWALK EDGE AT PLANT BED NTS



4 SHRUB PLANTING NTR

PLANTING SCHEDULE
 6 FOR PHASE 1 ONLY. ALL PLANT BEDS TO BE INSTALLED PRIOR TO CONSTRUCTION SHALL BE MEET.

SYMBOL	QUANT	KEY	NAME	SIZE
○	6	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
○	15	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6" HL
○	48	BB	BURNING BUSH EUMONYMUS ALATA "COMPACTUS"	2 Gallon Pot
○	3	RB	OKLAHOMA REDBUD CERCIS BENEFORMIS "OKLAHOMA"	3.0" CAL

GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR IN HEALTHY CONDITION WITH NORMAL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBSCURABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF HURSTERS AMERICAN STANDARDS OF NURSERY STOCK, AND 2001-2002.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANTS SHALL BE APPLICABLE TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF HURSTERS AMERICAN STANDARDS OF NURSERY STOCK, AND 2001-2002.
3. SHRUBS SHALL BE PLANTED WITH A 100% WETTED HERBICIDE PRIOR TO PLANTING AND MULCH PLANTING MATERIAL SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING HOLE.
4. ALL PLANT MATERIAL SHALL BE PROTECTED FROM THE DRIVING ACTION OF THE SUN AND WIND AFTER BEING DELIVERED. WIND BREAKS AND MULCH SHALL BE APPLIED IMMEDIATELY TO ALL PLANTS.
5. ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRIVING ACTION BY COVERING THEM WITH MULCH. MULCH SHALL BE APPLIED IMMEDIATELY TO ALL PLANTS.
6. AFTER PLANTING IS COMPLETED, TREE BRANCHES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED BRANCHES. PRUNING SHALL BE DONE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL SHAPE OR SHAPE OF THE PLANT. BRANCHES SHALL BE CUT BACK TO BRANCH COLLARS, NOT FLUSH. DO NOT PRUNE ANY CUTS WITH WET TREE PLANTS. CENTRAL LEADERS SHALL NOT BE REMOVED.
7. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE GENERAL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNUSUALLY OR UNUSUAL IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

1. ALL LAWN AREAS TO BE SODDED OR SEEDS AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING LONGER LIFE, A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY BLEND). SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%
2. ALL SEEDS ARE TO BE MOWED WITH STRAW OR HYDROSEAL AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BARE FILLED WITH CLEAN FILL SOIL AND COVERED WITH 4\"/>

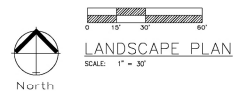
MAINTENANCE BY OWNER

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION

- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ADJACENT SPRINKLING OVER SIDEWALKS.
 2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 3. WATERLINE TYPING, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD-VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 6. LAWN AREAS AND SHRUB BEDS SHALL USE ON SEPARATE CIRCUITS.
 7. PROVIDE WATER TAP, METER SET, METER WALK AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT CONTROLS.
 11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 12. CONTRACTOR SHALL PROVIDE THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CORRECT THE SYSTEM.
 13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 15. INSTALL SCHEDULE SPIKE SCREENS UNDER ALL CURBS, PAVING AND DRIVEWAYS. SCREENS TO BE TWICE THE SIZE OF THE LINE IN HOUSES.
 16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 17. ZONES OR MODELS SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 18. MINIMUM LATERAL DEPTH IS 18" AND MAIN DEPTH IS 18".
 19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TAKE ELEVATIONS, FLOOR AND ADOPTED PRESSURE OF FURTHER HEAD.
 20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE IT NOT BE LIMITED TO THE FOLLOWING:
 - a. COMPONENT LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATOR OF SPRINKLER HEAD SPRAY PATTERN
 - e. CIRCUIT IDENTIFICATION SYSTEM
 - f. DETAILED METHOD OF WATERING SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. OBTAINING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PHOTOGRAPHED TO SCALE.



LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SW Market Street)	1 tree per 30 feet of street frontage	152 ft. of street frontage /30= 5 trees required	5 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Market Street)	1 shrub per 20 feet of street frontage	152 ft. of street frontage /20= 8 shrubs required	8 shrubs provided
14.090.A.1 Street Frontage Trees (SW Main Street)	1 tree per 30 feet of street frontage	95 ft. of street frontage /30= 3 trees required	3 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Main Street)	1 shrub per 20 feet of street frontage	95 ft. of street frontage /20= 5 shrubs required	5 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	30,952 sq. ft. of total lot area minus 26,145 sq. ft. of bldg. & parking= 4,807 sq. ft. /5,000 = 1 tree	2 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	30,952 sq. ft. of total lot area minus 26,145 sq. ft. of bldg. & parking= 4,807 sq. ft. /5,000 = 1 tree	1 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	22,154 sq. ft. of parking area x .05 = 1,108 sq. ft. of landscape parking lot islands required	1,108 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; banns may be combined with shrubs)	152 linear feet/40 x 12	46 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.



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Preliminary Development Plans
 Reece Nichols
 Lee's Summit, Jackson County, Missouri

REECE NICHOLS, L.L.P.
 MISSOURI
 No. 0014
 June 19, 2015

LANDSCAPE PLAN
 Preliminary Development Plans
 Reece Nichols
 Lee's Summit, Jackson County, Missouri

Matthew J. Slichter
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REVISIONS
