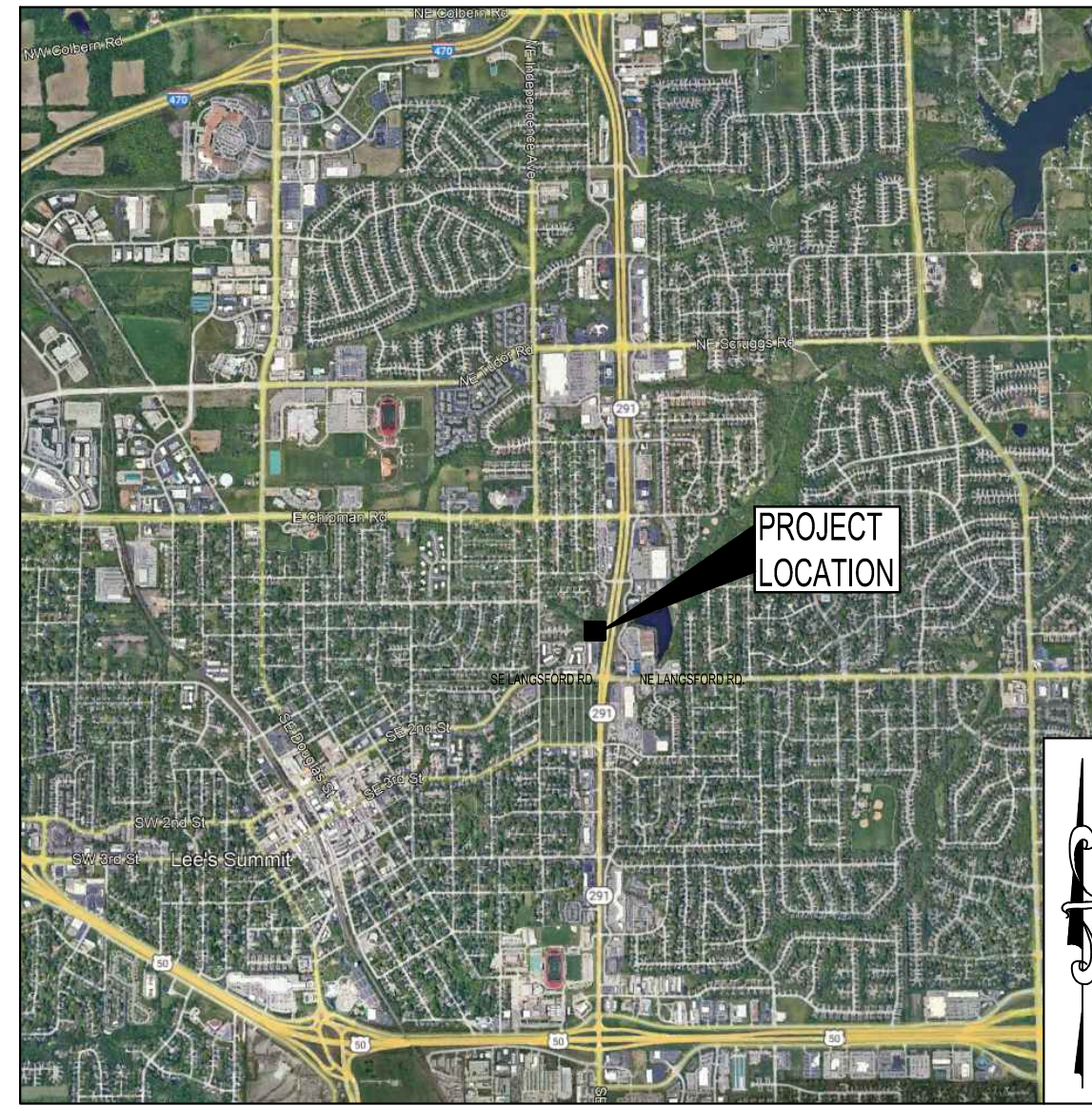


# PROPOSED TAKE 5 OIL CHANGE

RTE 291 @ SE LANGSFORD RD  
LEE'S SUMMIT, MISSOURI



VICINITY MAP  
N.T.S

**NOTE:**

- THIS PROJECT IS TO BE CONSTRUCTED WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF LEE'S SUMMIT, MO.
- UNLESS OTHERWISE NOTED ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND DRAWINGS.

**SHEET INDEX**

**CIVIL**

- |    |       |                      |
|----|-------|----------------------|
| 1. | COVER | COVER SHEET          |
| 2. |       | SURVEY               |
| 3. | ES-1  | EROSION CONTROL PLAN |
| 4. | C-1   | SITE PLAN            |
| 5. | C-2   | GRADING PLAN         |
| 6. | C-3   | UTILITY PLAN         |
| 7. | C-3.1 | OFFSITE UTILITY PLAN |

**LANDSCAPE**

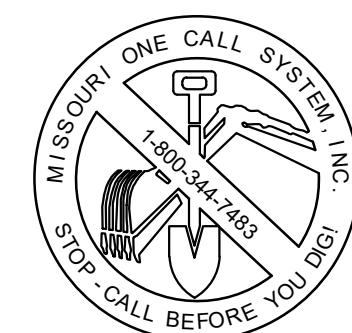
- |    |       |                   |
|----|-------|-------------------|
| 7. | L-1.0 | LANDSCAPE PLAN    |
| 8. | L-1.2 | LANDSCAPE DETAILS |

**ARCHITECTURAL**

- |     |       |                                  |
|-----|-------|----------------------------------|
| 9.  | A2.10 | FLOOR, REFL CEILING & ROOF PLANS |
| 10. | A4.00 | BLDG ELEVATIONS                  |
| 11. | A9.00 | DUMPSTER PLAN & ELEVATIONS       |

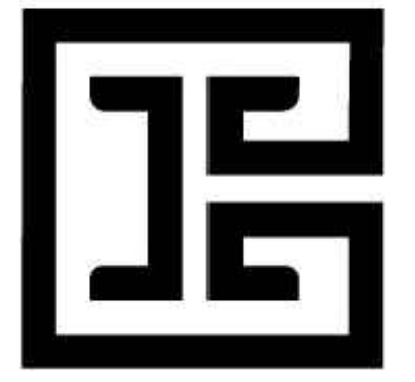
**DEVELOPER**

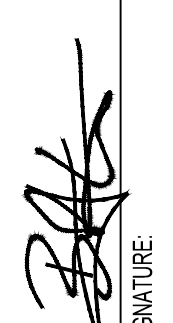
DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

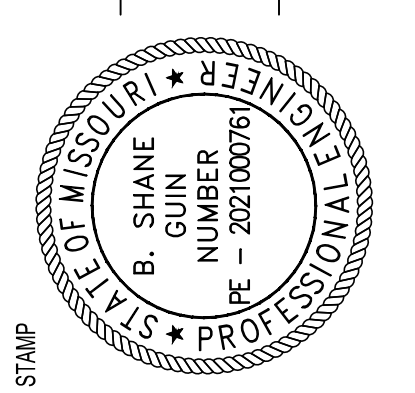


REVISION	BY

**HIGHTIDE  
CONSULTANTS LLC**  
434 N. COLUMBIA ST, SUITE 200A  
COVINGTON, LA 70433  
www.hightidelc.com



 SIGNATURE  
 SEPTEMBER 8, 2023  
 DATE



PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI  
 FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

DRAWN KRG
CHECKED RCG
ISSUED DATE 09/08/23
ISSUED FOR REVIEW
PROJECT NO. 22-218
FILE 22-218 COVER

SHEET  
**COVER**

# ALTA/NSPS LAND TITLE SURVEY

Sec. 5-47-31

SHAFER, KLINE & WARREN, INC.

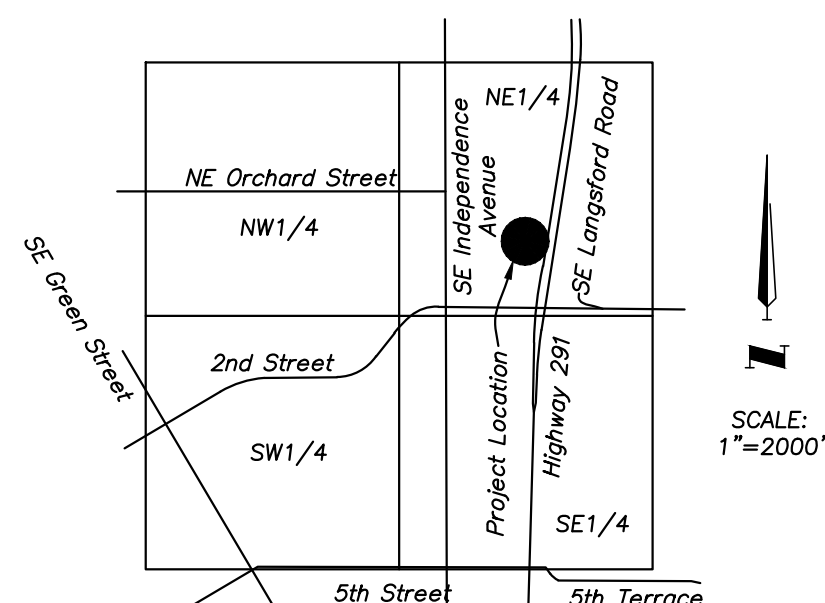
11250 Corporate Avenue  
 Lenexa, KS 66219-1392  
 913.888.7800 FAX: 913.888.7868  
 SURVEYING | ENGINEERING | CONSTRUCTION



CLIENT

Byram Realty, LLC  
 5350 W. 94th Terrace, Suite 201  
 Prairie Village KS, 66207  
 Phone: (913) 722-5229

Job No. 170159-010 March 6, 2017 Hg



VICINITY MAP  
5-47-31

DESCRIPTION:

**TRACT I:**  
 The South 150 feet of the East 150 feet of the North 300 feet of the South 902 feet of the East 880 feet of the West One Half of the Northeast Quarter of Section 5, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 5, Township 47, Range 31; thence South 89 Degrees, 22 Minutes, 09 Seconds East along the South line of the West One Half of said Quarter Section a distance of 1321.26 feet to the Southeast corner of said West One Half; thence North 00 Degrees, 40 Minutes, 00 Seconds East along the East line of said West One Half, a distance of 602.00 feet to the point of beginning; thence North 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet; thence North 00 Degrees, 40 Minutes, 00 Seconds East, parallel with the East line of said West One Half, a distance of 150.00 feet; thence South 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet to a point on the East line of said West One Half, thence South 00 Degrees, 40 Minutes, 00 Seconds West along said East line, a distance of 150.00 feet to the point of beginning.

**TRACT II:**  
 Commencing at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 5, Township 47, Range 31, Lee's Summit, Jackson County, Missouri; thence along the West line of said 1/2 of 1/4 Section North 2 Degrees, 33 Minutes, 49 Seconds East 602 feet to the true point of beginning of this tract; thence along said West line North 2 Degrees, 33 Minutes, 49 Seconds East 478.79 feet; thence South 88 Degrees, 27 Minutes, 48 Seconds East 152.53 feet to a point on the West line of the Right-of-Way of M-291; thence along said Right-of-Way line as follows: South 16 Degrees, 32 Minutes, 36 Seconds West 73.03 feet to a point 135 feet opposite center line Station 117+00; thence South 11 Degrees, 23 Minutes, 57 Seconds West 200 feet to a point 135 feet opposite center line Station 119+00; thence South 1 Degree, 11 Minutes, 44 Seconds West 101.61 feet to a point 117 feet opposite center line Station 120+00; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 50 feet; thence South 64 Degrees, 21 Minutes, 40 Seconds West 66.40 feet to a point 170 feet opposite center line Station 120+90; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 31.03 feet; thence leaving said Right-of-Way North 87 Degrees, 26 Minutes, 43 Seconds West 35.61 feet to the true point of beginning.

TITLE NOTE:

Title information shown hereon was taken from Old Republic National Title Insurance Company commitment for Title insurance No. SKC0037555C and Dated October 18, 2016 at 8:00 A.M.

- c. Easement granted to Missouri Public Service Corporation as set forth in instrument filed June 20, 1950, under Document No. 565542 in Book 862 at Page 458. (Affects all of Tract I)
- d. Easement granted to the City of Lee's Summit as set forth in instrument filed July 6, 1962, under Document No. 792933 in Book 1577 at Page 301. (Does not Affect)
- e. Easements for the benefit of the premises in question as set forth in Case No. 108618 filed November 20, 1950 under Document No. 571966 in Book 899 at Page 171, and as defined by instrument filed under Document No. 792062 in Book 1575 at Page 21. (Affects Tract I)
- f. Easement over a portion of the premises in question, granted to The State of Missouri, by the instrument recorded as Document No. 653850 in Book 1302 at Page 81. (Affects Subject Property)
- g. Easement and Right-of-Way Agreement granted to The City of Lee's Summit, by the instrument filed May 23, 1962 as Document No. 790138 in Book 1569 at Page 695. (As shown hereon)
- h. Easement and Right-of-Way Agreement granted to The City of Lee's Summit, by the instrument filed June 11, 1962, under Document No. 791375 in Book 1573 at Page 199. (As shown hereon)
- i. Easement over a portion of the premises in question, granted to The City of Lee's Summit, Missouri, by the instrument recorded as Document No. 868740 in Book 1781 at Page 176. (As shown hereon)
- j. Lack of abutter's rights of direct access to Highway No. 291 from the premises in question as set forth in instrument filed January 9, 1969, under Document No. 1-31092 in Book 189 at Page 661, except such rights of access as provided therein. (Affects subject property not plottable)
- k. Terms and provisions and easement contained in Easement Agreement by and between Royal Acres Limited, a Missouri Limited Partnership and Pine Woods Associates, a Missouri general partnership, filed for record May 9, 1986, as Document No. 1-688562 in Book 11536 at Page 2123. (As shown hereon)
- l. Sanitary Sewer Easement granted to the City of Lee's Summit as set forth in instrument filed October 15, 2002, under Document No. 200210091852. (As shown hereon)

To: Vivion Properties, LLC; LSMO I, LLC; Bennisonvestments, LLC; Silverlake Holdings, LLC; and Old Republic National Title Insurance Company  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6a, 8, and 11 of Table A thereof. The fieldwork was completed on February 24, 2017.



Note:

1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.
2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

FLOOD NOTE:

This property lies within flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plane, and Other Flood areas as shown on the Flood Insurance rate map prepared by the Federal Emergency Management Agency for the City of Overland Park, Johnson County, Kansas, Community No. 29 174, Panel No. 0436G and dated January 20, 2017

General Notes:

The horizontal datum is based on the State plane coordinate system MO West Zone NAD 83

Adjusted to Ground Plane CAF=0.999901213

Elevations shown hereon are based upon NAVD88 Datum.

Contours shown hereon are at 1' contour intervals.

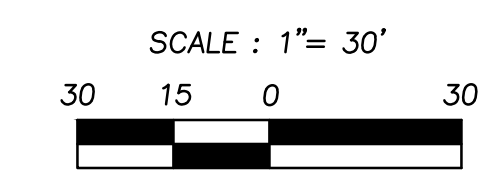
The accuracy standard for this survey is in accordance with type "URBAN"

ZONING NOTE:

No Zoning report or letter was furnished at the time of survey.

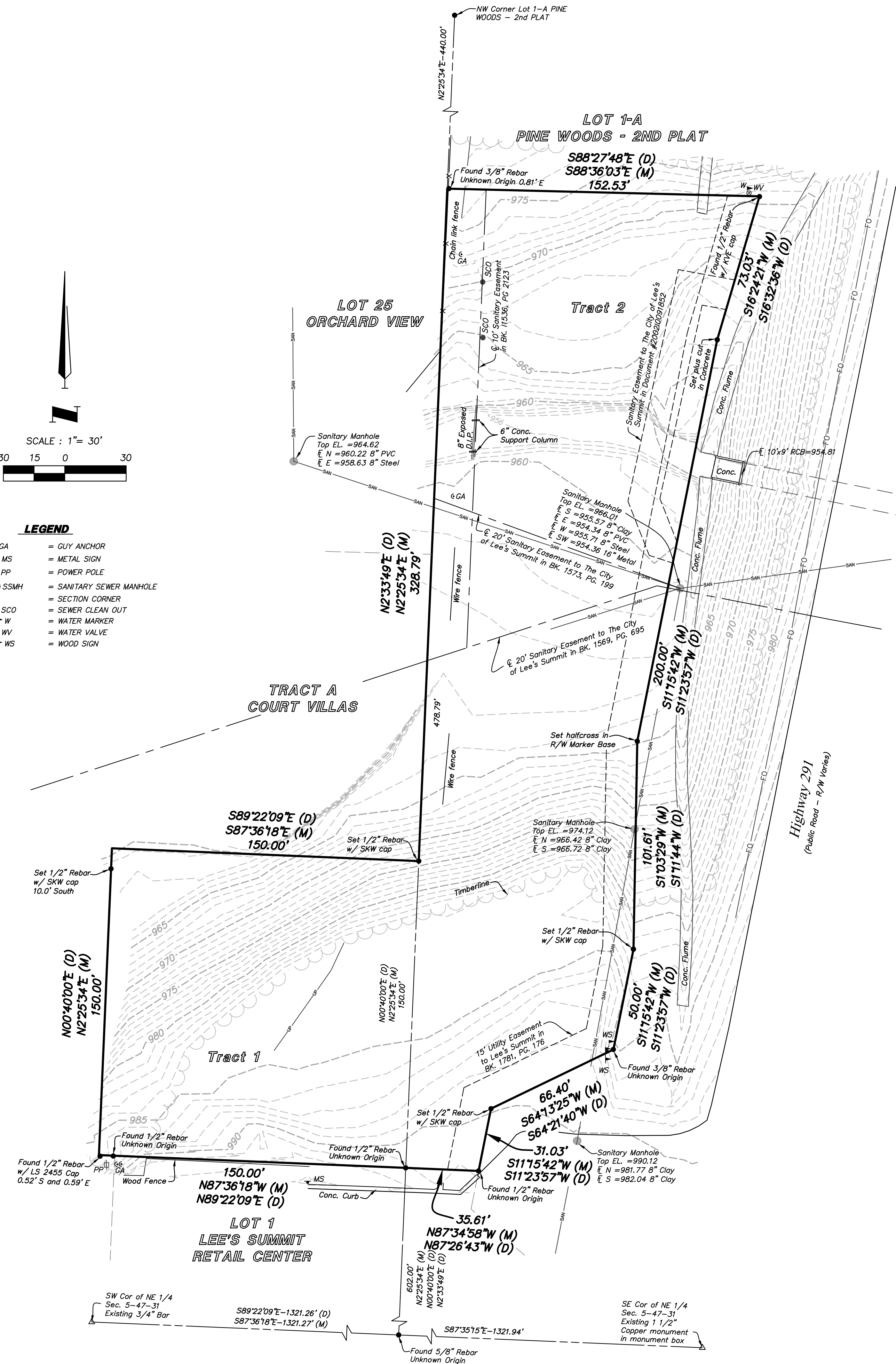
- BENCHMARK 1** ELEV.: 982.13  
 Set square cut in the top of the South side of a 15" light pole base 100± North of the Northeast property corner. East side of parking lot 70± West of 291 HWY.
- BENCHMARK 2** ELEV.: 991.62  
 Existing square cut on back of curb 50± East Northeast of the Northeast corner of meineke on the North side drive at the flume.

Area = 75,218± Sq. Ft. or 1.727± Acres



**LEGEND**

- GA = GUY ANCHOR
- MS = METAL SIGN
- PP = POWER POLE
- SSMH = SANITARY SEWER MANHOLE
- SCD = SEWER CLEAN OUT
- W = WATER MARKER
- WV = WATER VALVE
- WS = WOOD SIGN



REVISION	BY
1	KRG
9/26/23 REVISED PER CITY	

**HIGH TIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST, SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidela.com

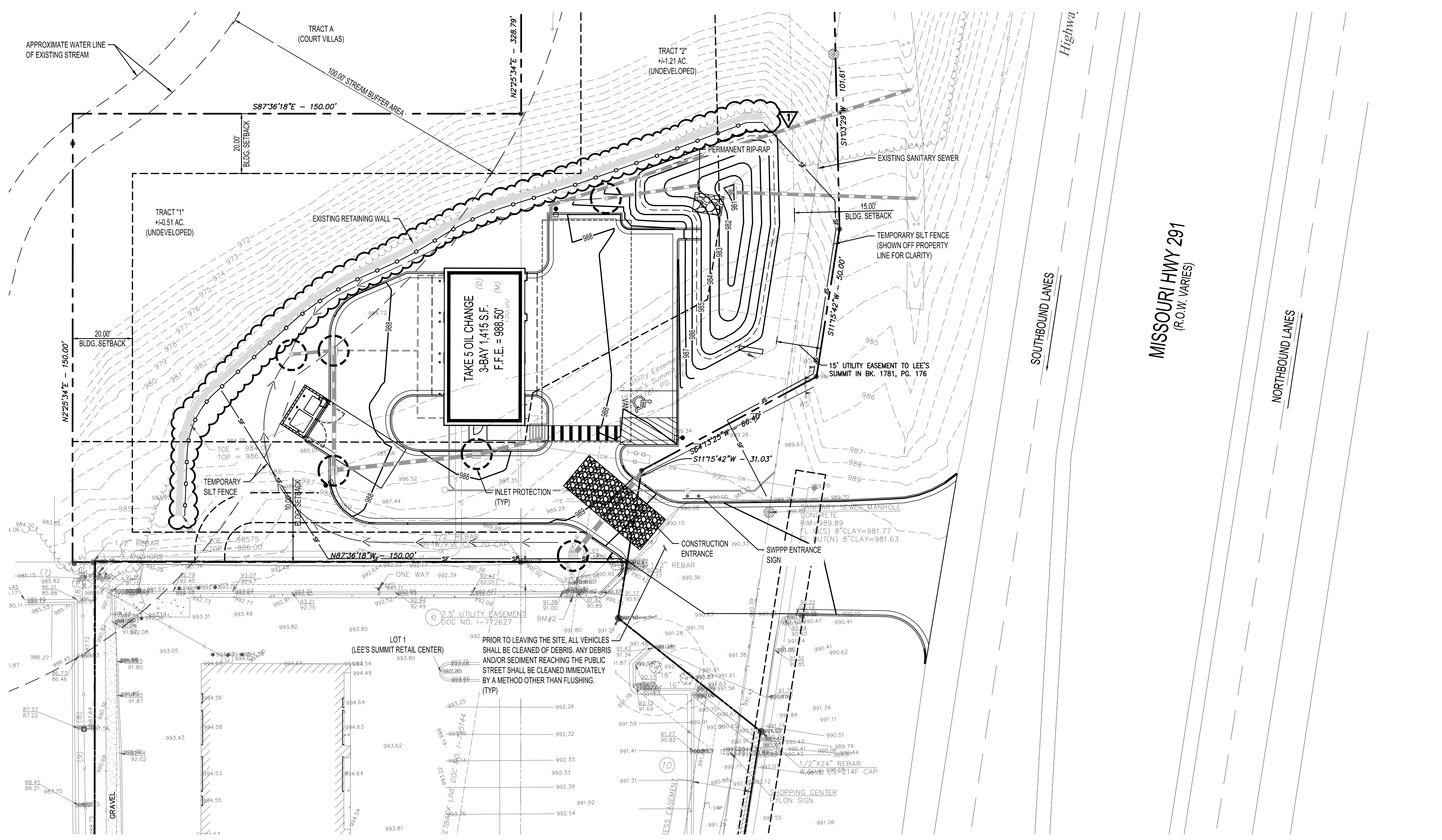


  
 B. SHAIN  
 PROFESSIONAL ENGINEER  
 MISSOURI  
 LICENSE NUMBER: 202100076  
 SEPTEMBER 26, 2023  
 DATE



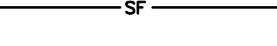


PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI  
 FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

DRAWN KRG
CHECKED RCG
ISSUED DATE 09/08/23
ISSUED FOR REVIEW
PROJECT NO. 22-218
FILE 22-218 ES-1 Erosion Control Plan

SHEET  
**ES-1**



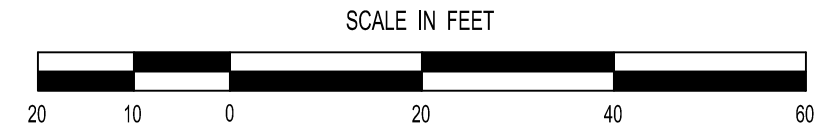
**EROSION CONTROL LEGEND**

-  CONSTRUCTION ENTRANCE
-  INLET PROTECTION
-  TEMPORARY SILT FENCE
-  PERMANENT RIP-RAP
-  STORM DRAIN PIPE

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES



**EROSION CONTROL PLAN**



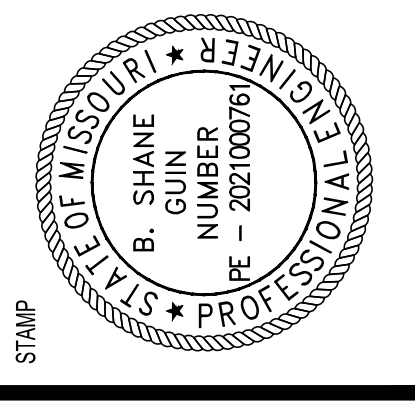
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.

REVISION	BY
1	KRG
9/26/23	
REVISED PER CITY	

**HIGH TIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST, SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidela.com



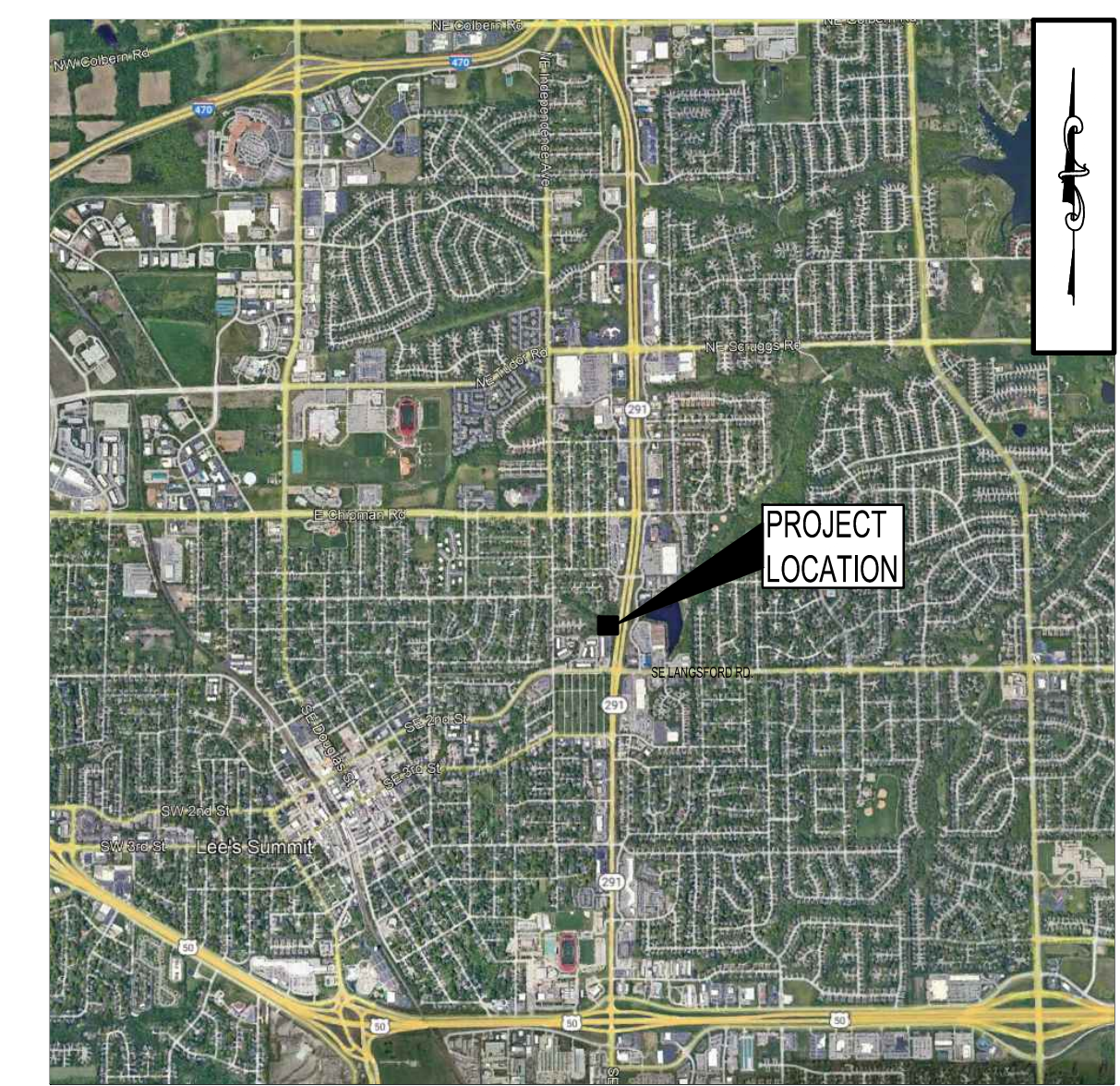
*[Signature]*  
 B. SHANE GUIN  
 PROFESSIONAL ENGINEER  
 SEPTEMBER 26, 2023  
 DATE



PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI  
 FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

DRAWN  
 KRG  
 CHECKED  
 RCG  
 ISSUED DATE  
 09/28/23  
 ISSUED FOR REVIEW  
 PROJECT NO.  
 22-218  
 FILE  
 22-218 C-1 Site Plan

SHEET  
**C-1**



VICINITY MAP  
 NTS

PARKING ANALYSIS	
TAKE 5 OIL	+/- 1,415 S.F.
PARKING REQUIRED	10 SPACES
PARKING PROVIDED	10 SPACES (INCLUDING 3 BAYS)
*CITY PARKING REQUIREMENT 3 SPACES PER BAY, BAYS MAY BE COUNTED AS A PARKING SPACE	

OWNER  
 VIVION PROPERTIES, LLC  
 5350 W. 94th TERRACE,  
 SUITE 104  
 PRAIRIE VILLAGE, KS 66207

PLAN PREPARED BY CIVIL ENGINEER  
 HIGH TIDE CONSULTANTS, LLC  
 434 N. COLUMBIA ST., SUITE 200A  
 COVINGTON, LA 70435  
 ATTN: RICHARD C. GALLOWAY, PE  
 EMAIL: ricky@hightidela.com

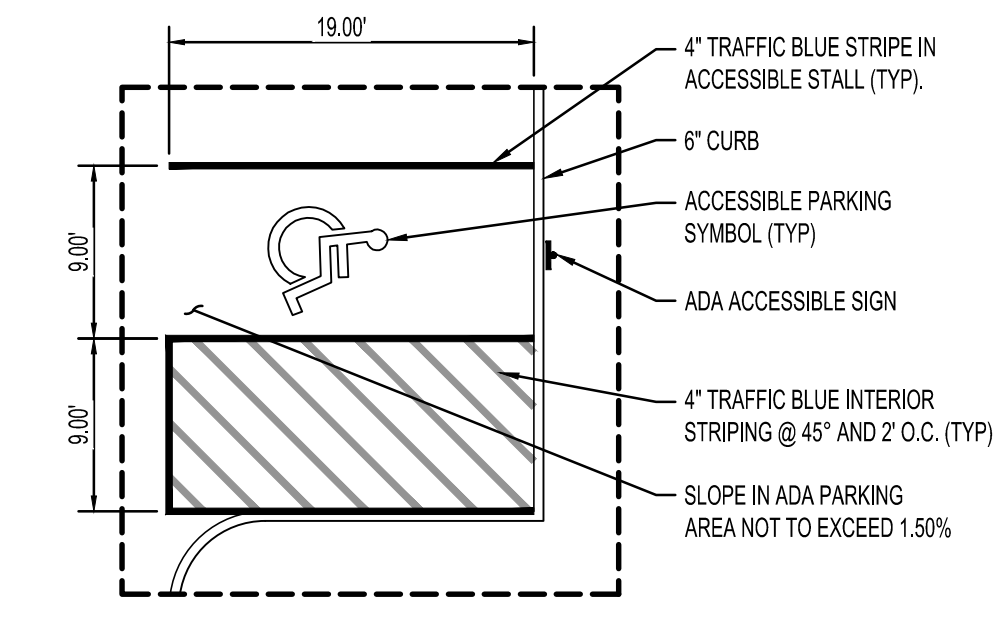
ARCHITECT  
 FUSION ARCHITECTS  
 3489 BRENTWOOD DRIVE  
 BATON ROUGE, LA 70806  
 ATTN: MATT DAIGREPOINT, AIA  
 PHONE: 225-766-4848

LANDSCAPE ARCHITECT  
 MCKNIGHT LANDSCAPE ARCHITECTS  
 668 S. FOSTER DRIVE, STE 101  
 BATON ROUGE, LA 70806  
 ATTN: WES WILKERSON  
 EMAIL: wes@mcknightla.com

DEVELOPER  
 DAP LANSING, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302  
 ATTN: TODD MINNIS  
 EMAIL: todd@drivenassets.com  
 PHONE: 214-567-5088

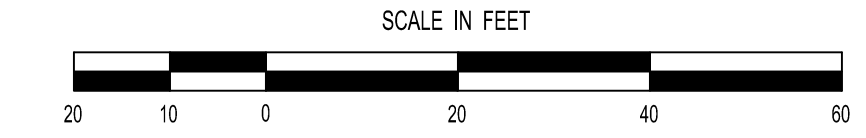
LEGEND

- PROPERTY LINE
  - PROPOSED BUILDING
  - CG-1 CONCRETE CURB
  - PARKING COUNT
  - SITE LIGHTING FIXTURE
  - 3' FLUME
  - STANDARD DUTY CONCRETE PAVEMENT
  - HEAVY DUTY CONCRETE PAVEMENT
  - HEAVY DUTY REINFORCED CONCRETE DUMPSTER PAD
  - STAINED CONCRETE
  - SIDEWALK
- REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES.

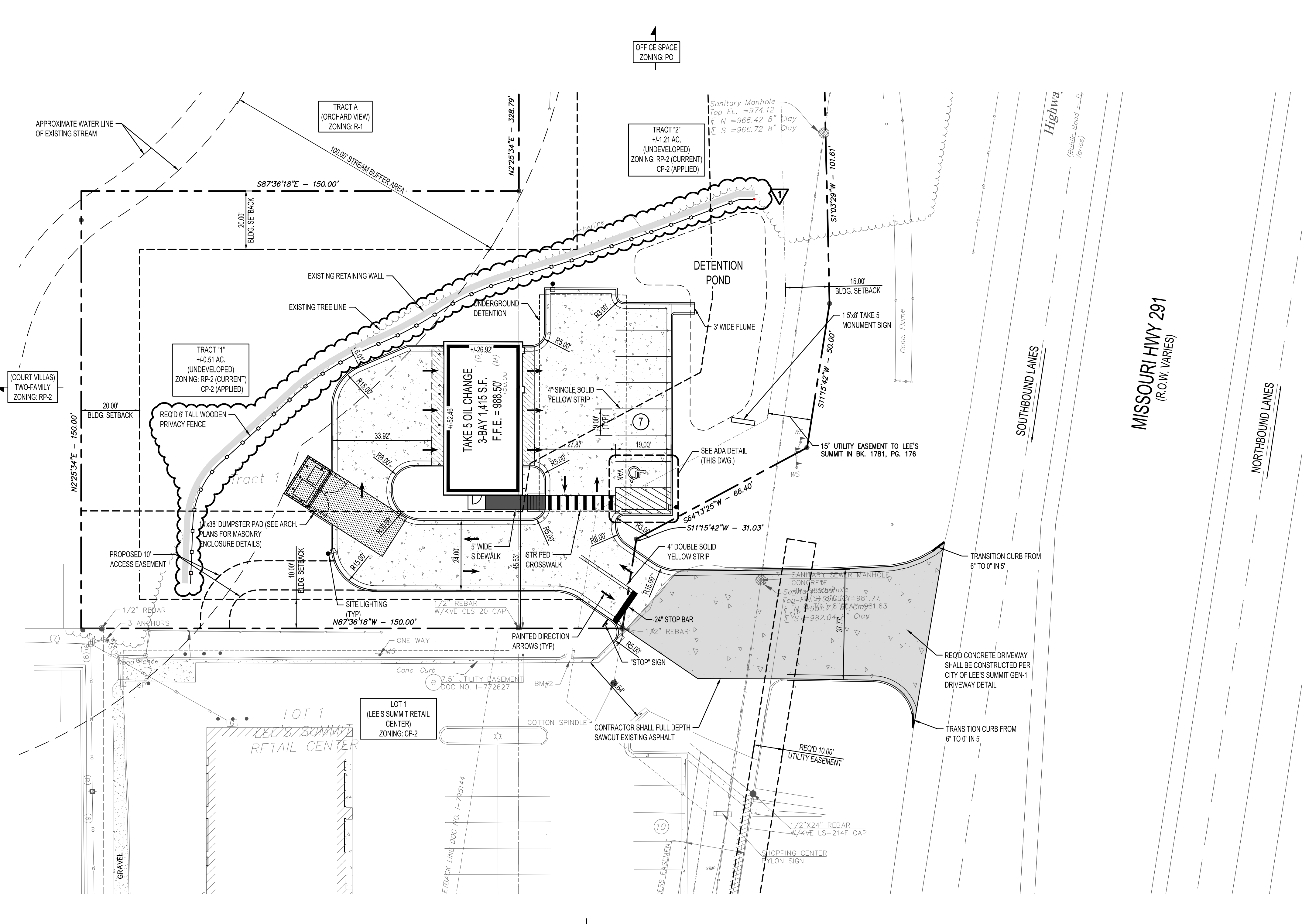


ADA DETAIL  
 N.T.S.

SITE DATA SUMMARY	
ZONING	CP-2 (APPLIED)
PROPOSED USE	AUTOMOBILE SERVICE
BUILDING AREA (GROSS SQUARE FOOTAGE)	1,415 S.F.
LAND AREA	21,863.80 S.F.
IMPERVIOUS SURFACE	10,436.60 S.F.
FLOOR AREA RATIO (FAR)	1,415/21,863.8 = 0.065 < 0.55 MAX



**SITE PLAN**

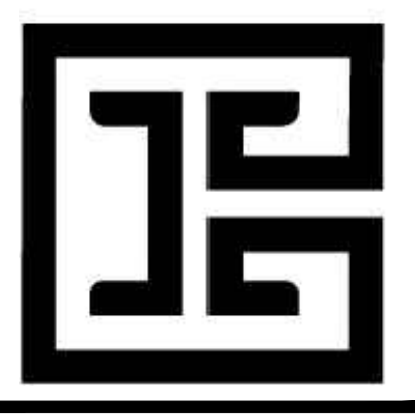


FLOOD NOTE:  
 THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD PLANE, AND OTHER FLOOD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, COMMUNITY NO. 29.174 0436G AND DATED JANUARY 20, 2017

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.

REVISION	BY
1	KRG
9/26/23	
REVISED PER CITY	

**HIGHTIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST, SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidelca.com

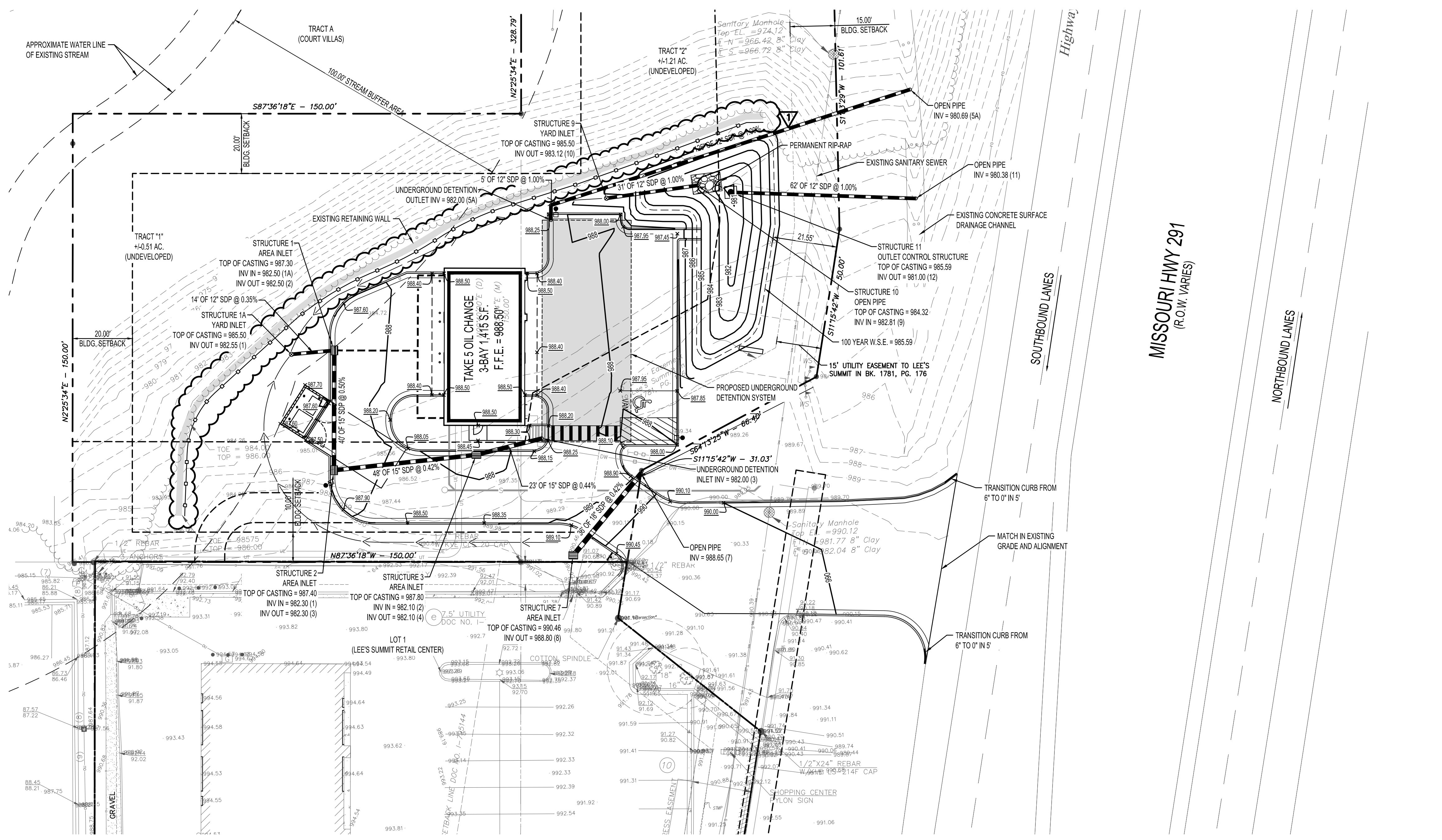


*B. Shane*  
 B. SHANE  
 PROFESSIONAL ENGINEER  
 MISSOURI  
 LICENSE NUMBER  
 202100076  
 SEPTEMBER 26, 2023  
 DATE

PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI  
 FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

DRAWN  
 KRG  
 CHECKED  
 RCG  
 ISSUED DATE  
 09/08/23  
 ISSUED FOR  
 REVIEW  
 PROJECT NO.  
 22-218  
 FILE  
 22-218 C-2 Grading Plan

SHEET  
**C-2**



**LEGEND - PROPOSED IMPROVEMENTS**

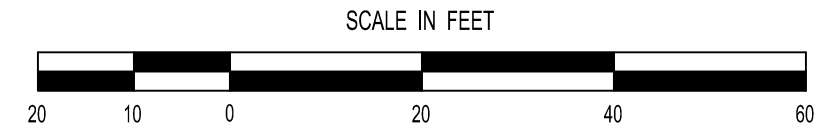
	PROPERTY LINE		CONTOUR
	PROPOSED BUILDING		SPOT ELEVATION
	CG-1 CONCRETE CURB		SLOPE ARROW
	STORM DRAIN PIPE		DOMESTIC WATER LINE
	AREA INLET		SANITARY SEWER LINE
	3' FLUME		GAS LINE
	HIGH POINT / GRADE BREAK		UNDERGROUND TELEPHONE LINE
			UNDERGROUND ELECTRICAL LINE

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES

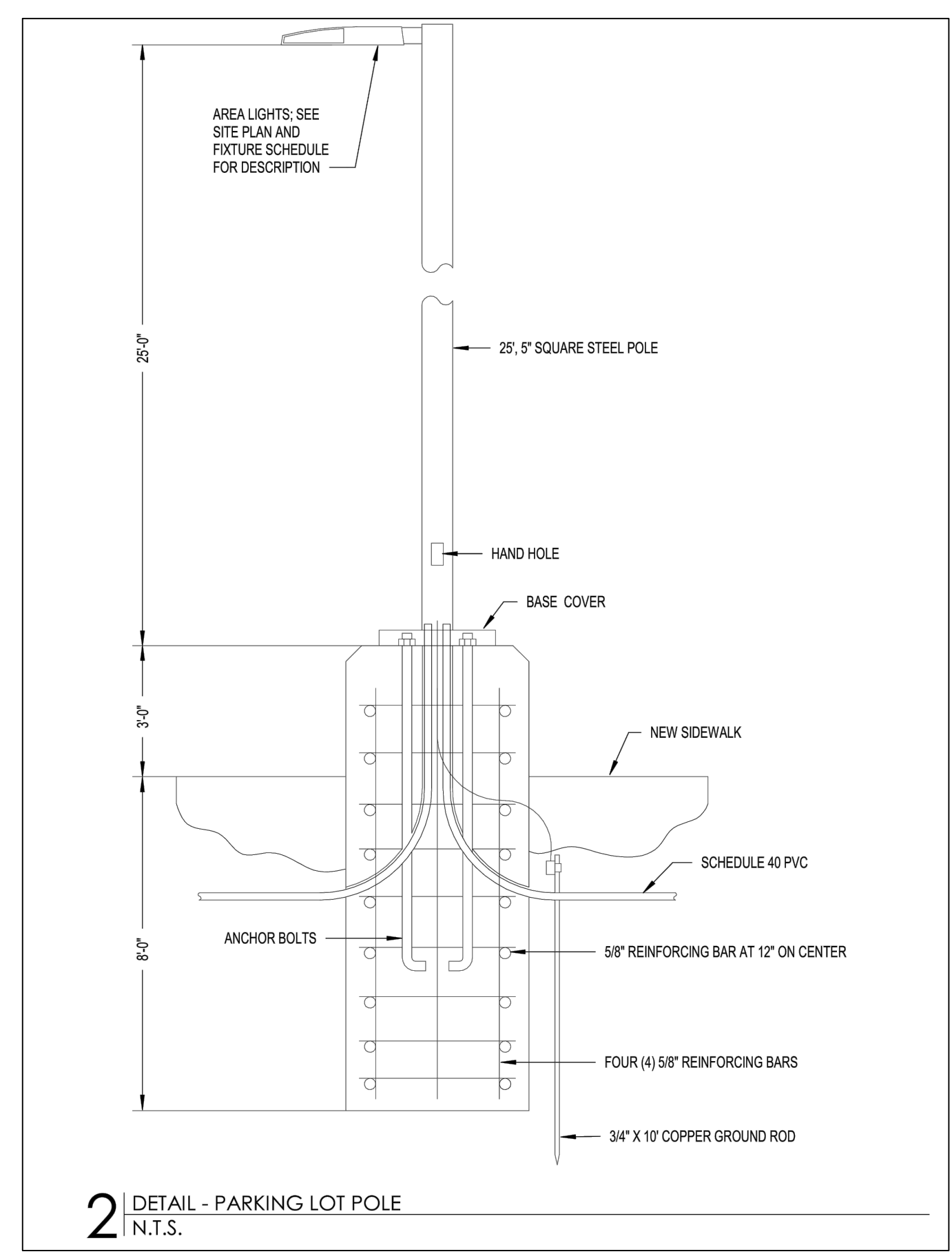
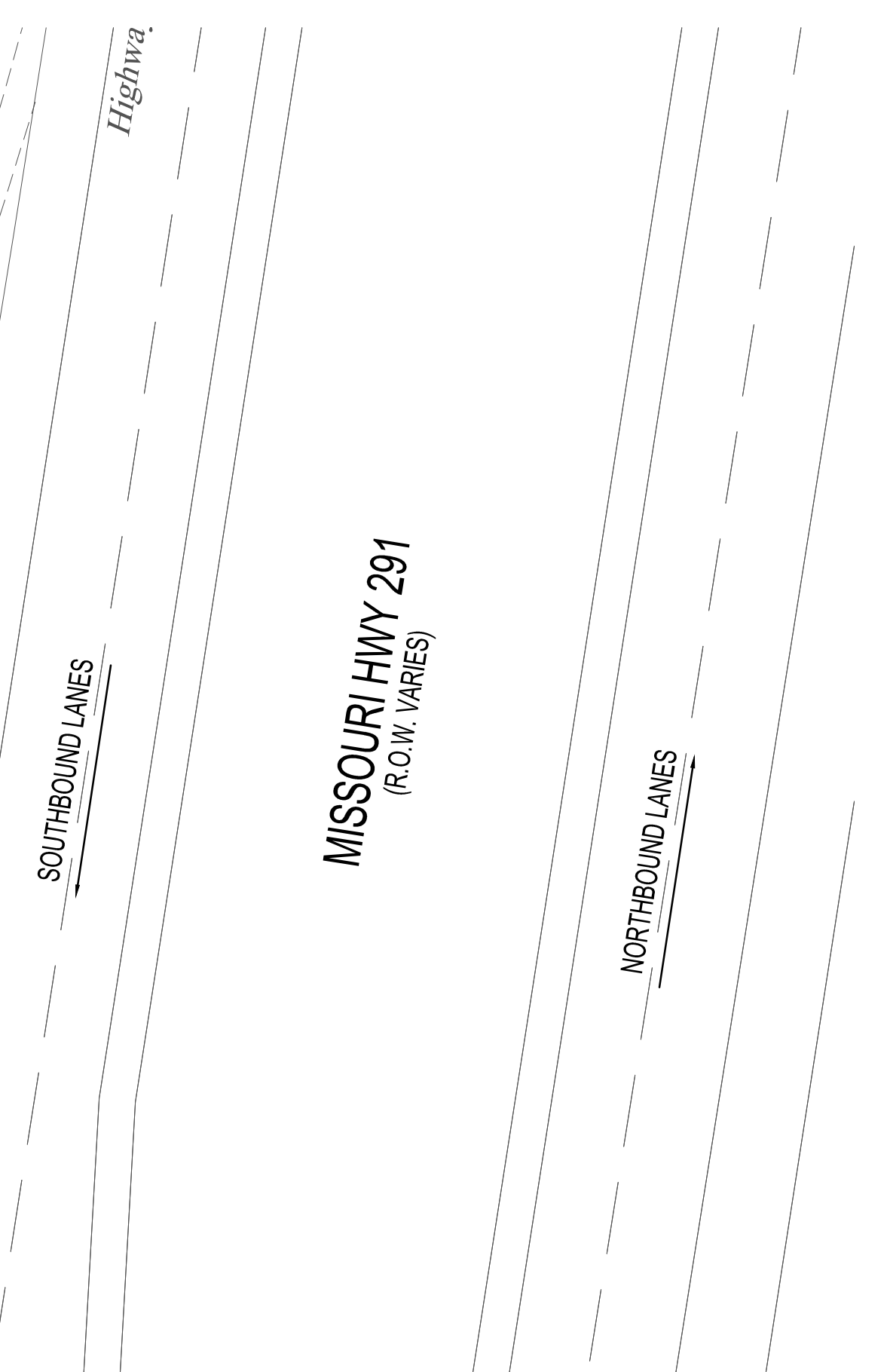
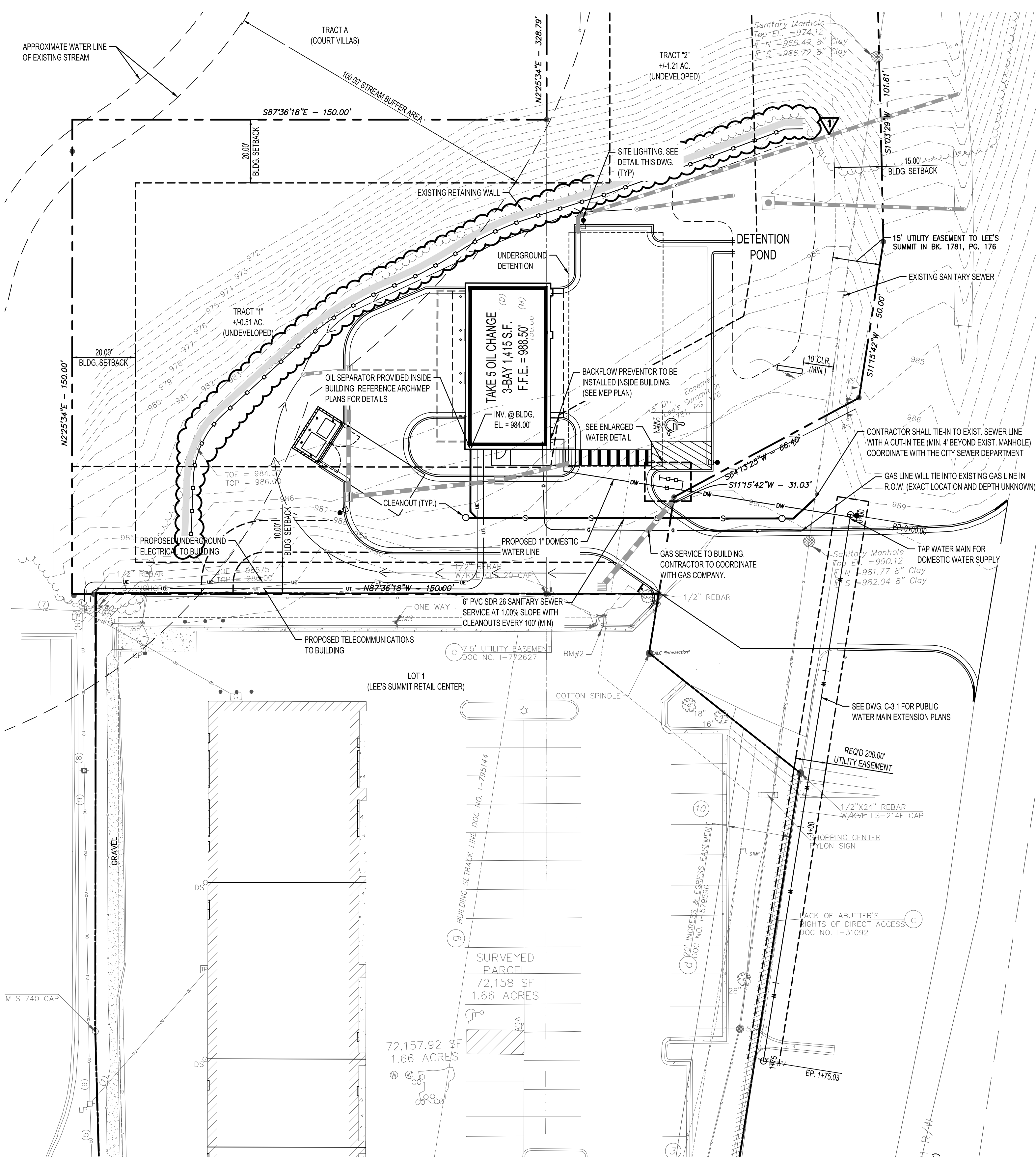
**FLOOD NOTE:**  
 THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD PLANE, AND OTHER FLOOD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, COMMUNITY NO. 29 174 0436G AND DATED JANUARY 20, 2017



# GRADING PLAN



ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.

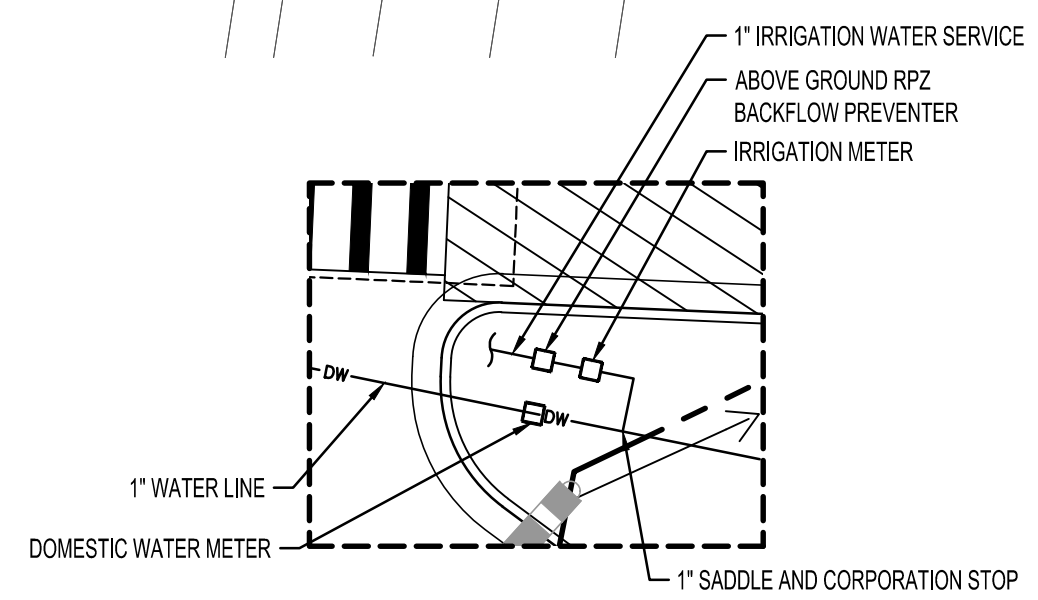


**LIGHTING FIXTURE SCHEDULE**

MARK	DESCRIPTION	LAMPS	VOLTS	LOAD	TEMP.	LUMENS	MOUNTING	MANUFACTURER	CATALOG NO.	COUNT
G	PARKING LOT FIXTURE ON 25' SSS POLE. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED. PROVIDE HOUSESIDE SHIELD	LED	UNV	60 VA	4,000	6,500	25' SSS POLE	LITHONIA LIGHTING	DSX1 LED 12 40K T3M MVOLT HS	3

**LEGEND**

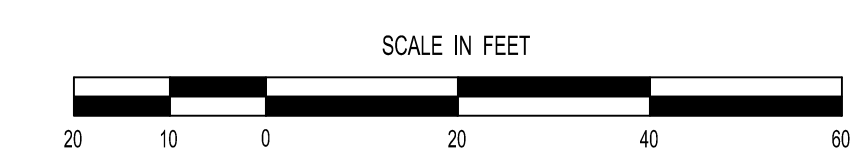
	PROPERTY LINE
	PROPOSED BUILDING
	CG-1 CONCRETE CURB
	STORM DRAIN PIPE
	DOMESTIC WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRICAL LINE
	CLEANOUT
	SITE LIGHTING FIXTURE



**ENLARGED WATER DETAIL**  
N.T.S.



**UTILITY PLAN**



ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.

REVISION	BY
1	KRG
9/26/23	
REVISED PER CITY	

**HIGHTIDE CONSULTANTS LLC**  
434 N. COLUMBIA ST, SUITE 200A  
COVINGTON, LA 70433  
www.hightidelc.com

**B. SHANE GUIN**  
PROFESSIONAL ENGINEER  
MISSOURI  
LICENSE NO. 202100076

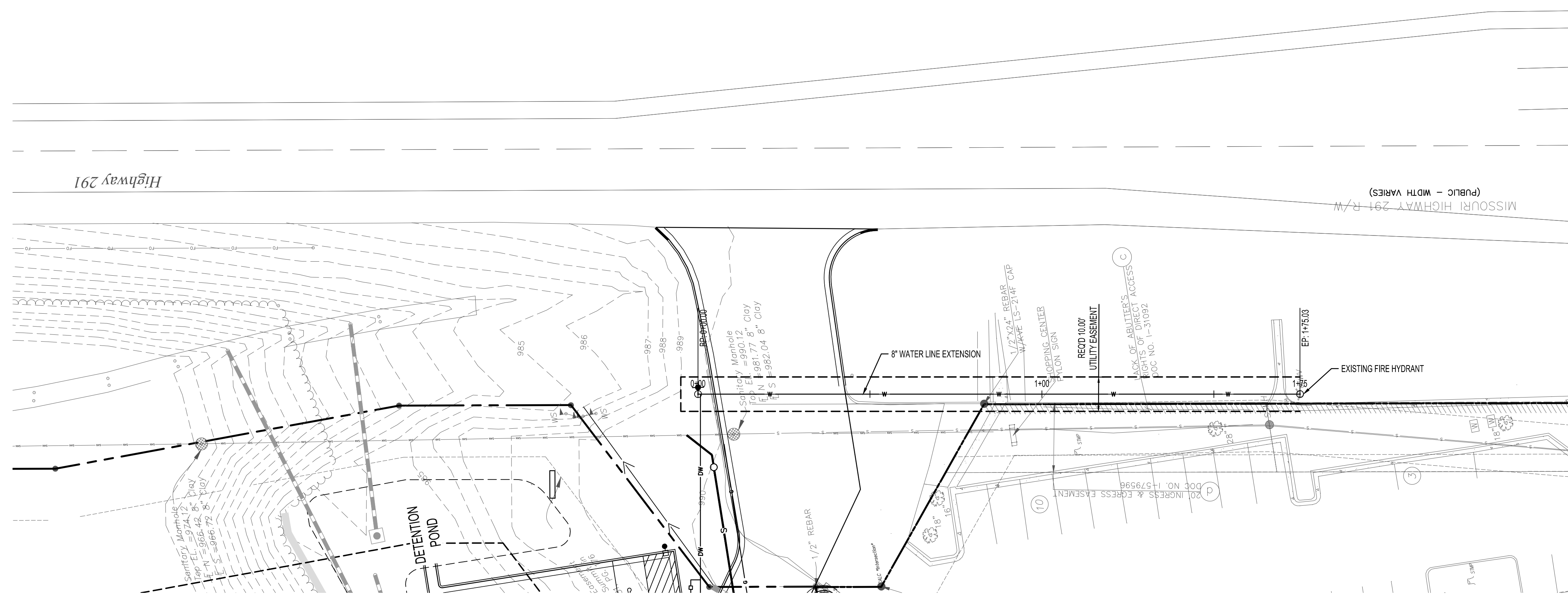
SEPTEMBER 26, 2023  
DATE

PROPOSED TAKE 5  
LEE'S SUMMIT, MISSOURI

FOR DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

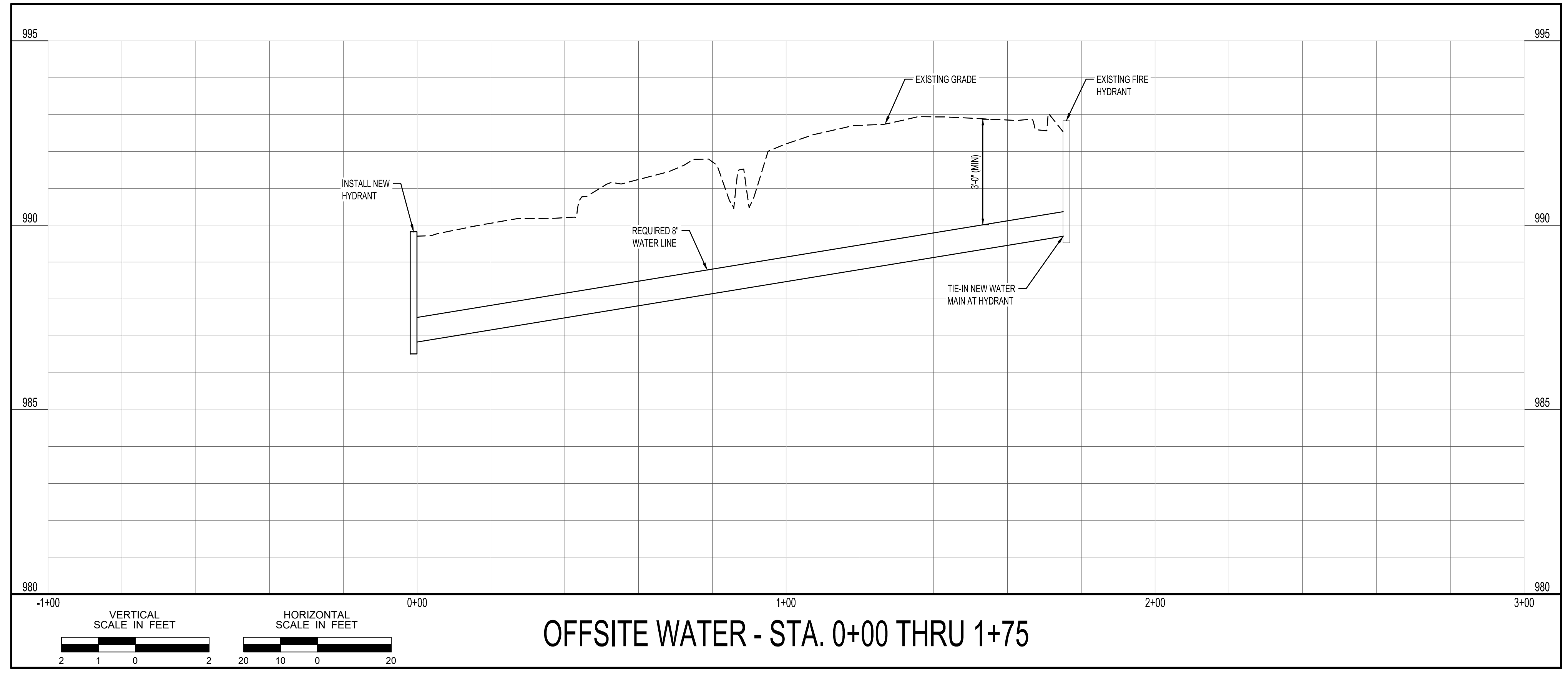
DRAWN	KRG
CHECKED	RCG
ISSUED DATE	09/08/23
ISSUED FOR REVIEW	
PROJECT NO.	22-218
FILE	22-218 C-3 Utility Plan

SHEET  
**C-3**



**LEGEND**

	PROPERTY LINE
	PROPOSED BUILDING
	CG-1 CONCRETE CURB
	STORM DRAIN PIPE
	DOMESTIC WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRICAL LINE
	CLEANOUT
	SITE LIGHTING FIXTURE



Not For Construction

# OFFSITE UTILITY PLAN

SCALE IN FEET

REVISION	BY

**HIGHTIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST, SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidelc.com

*B. Shane*  
 SIGNATURE  
 SEPTEMBER 8, 2023  
 DATE

PROPOSED TAKE 5  
 LEE'S SUMMIT, MISSOURI

FOR DRIVEN ASSETS, LLC  
 2101 PEARL STREET  
 BOULDER, CO 80302

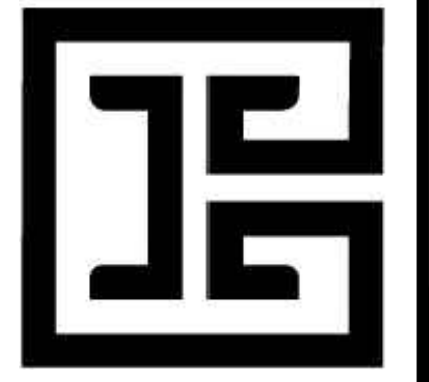
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ISSUED DATE	11/XX/22
ISSUED FOR REVIEW	
PROJECT NO.	22-218
FILE	22-218 C-3 Utility Plan

SHEET  
**C-3.1**

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.

REVISION	BY

**HIGH TIDE**  
**CONSULTANTS LLC**  
434 N. COLUMBIA ST, SUITE 200A  
COVINGTON, LA 70433  
www.hightidel.com



STATE OF MISSOURI  
LANDSCAPE ARCHITECT  
STAMP  
SIGNATURE: [Signature]  
DATE: [Date]  
PLA-202109815

PROPOSED TAKE 5  
LEE'S SUMMIT, MISSOURI  
FOR DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

DRAWN ML
CHECKED BG/EM
ISSUED DATE 9/08/2023
ISSUED FOR PRELIMINARY DEVELOPMENT
PROJECT NO.
FILE L1.0 LANDSCAPE ORDINANCE PLAN
SHEET <b>L1.0</b>

LANDSCAPE MATERIALS AND PLANTS LIST	
QUANTITY	PLANT / MATERIAL NAME AND DESCRIPTION
832	Bed Preparation (square feet) 6" planting soil over 8" loosened topsoil. Mix top 4" of topsoil with first 3" of imported planting soil.
AS NEEDED	Hardwood Mulch, shredded (square feet) 3" thick layer in all planting areas and 2x root ball diameter ring around all trees
272	Metal Edging (linear feet) 1/2" x 4" aluminum edging color black; install between planting and gravel border
63	Gravel Border (square feet) 1/2" - 1" river rock, 3" deep layer over non-woven filter fabric
880	Lawn - Turf Type Fescue (square yards) certified weed and pest free
14	Drift Rose 'Popcorn' (Rosa 'Novorospa') 3 gallon container, 15"-18" spread, dense and compact growth habit
660	Liriope (Liriope muscari) 4" Container, 4"-6" height and spread, full container 4 per square foot
6	New Horizon Elm (Ulmus davidiana var. japonicus x Ulmus pumila) 45 gallon container, 12'-14' height, 5'-7' spread, 2 1/2"-3" caliper, straight trunk, heavily branched, heavy canopy
4	Sweetbay Magnolia 'Green Shadow'; (Magnolia virginiana 'Green Shadow') 7'-8' height, 4'-5' spread, standard, 1" caliper, heavily branched
6	Viburnum (Viburnum rhytidophyloides 'Allegheny') 5 gallon container, 3' height, dense foliage, full container
46	Japanese Yew (Podocarpus macrophyllus) 5 gallon container, 18" height, 18" spread, dense and compact growth habit, strong central leader
64	'Hayden's Sedge' Carex haydenii 3 gallon container, 7"- 8" height, 12" - 18" spread at base, full container, heavy and active foliage, planted 24" o.c.

**!** NOTE:  
OWNER'S REPRESENTATIVE SHALL REVIEW LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY COMPLIANCE WITH APPROVED PLAN.

**LANDSCAPE ORDINANCE STANDARDS**

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETE AND BEFORE PLANT PITS ARE EXCAVATED. PROVIDE PHOTOGRAPHS.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS/LEGEND.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL.

**LANDSCAPE ORDINANCE CALCULATIONS**

LEE'S SUMMIT MO DEVELOPMENT CODE, DIVISION III, SECTION 8.710-900, ZONED: CP2

**STREET FRONTAGE (NON RESIDENTIAL ZONE)**

- A. 1 TREE PER 30 LF. OF STREET FRONTAGE  
REQUIRED: 5 TREES  
PROVIDED: 5 TREES
- B. 20' WIDE LANDSCAPE STRIP TO SEPARATE PARKING AREA FROM THE STREET.  
PROVIDED: 20' LANDSCAPE STRIP
- C. 1 SHRUB FOR EACH 20' OF STREET FRONTAGE  
REQUIRED: 7 SHRUBS  
PROVIDED: 14 SHRUBS (NEAR SIGNAGE)

**OPEN YARD AREA**

LOT CONTAINS A LARGE CONSERVATION AREA THAT WILL REMAIN. CALCULATIONS BELOW ARE BASED ON CLEARED PORTION OF THE LOT; 23,670 SQUARE FEET.

- A. 2 SHRUBS PER 5,000 SQUARE FEET  
REQUIRED: 10 SHRUBS  
PROVIDED: 20 SHRUBS (PROVIDED TO HIDE TRASH ENCLOSURE AND DRIVEWAY)
- B. 1 TREE PER 5,000 SQUARE FEET  
REQUIRED: 5 TREES  
PROVIDED: 5 TREES

**PARKING LOT SCREENING**

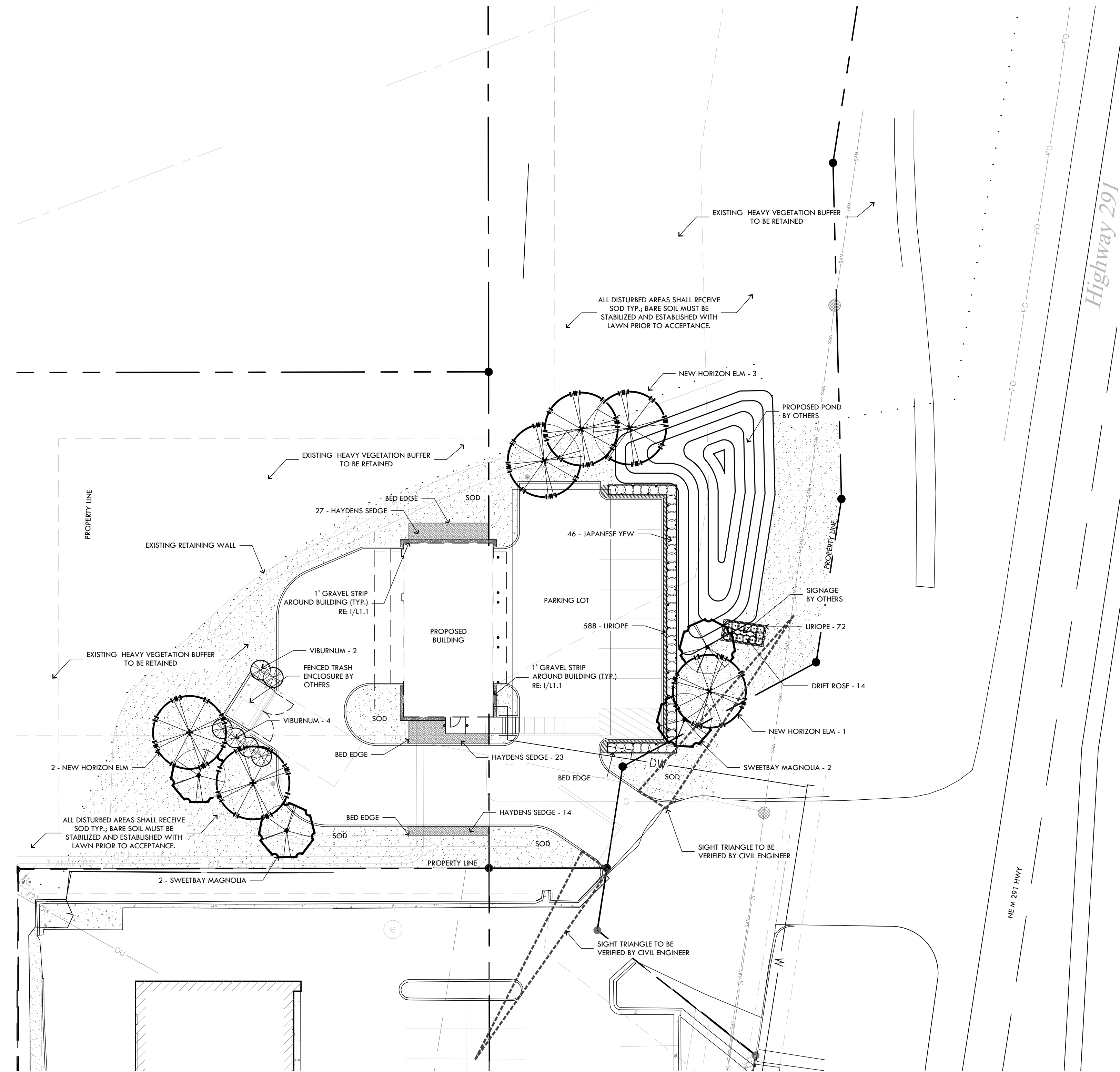
- A. 2 1/2' HEIGHT OF SCREENING REQUIRED ALONG THE EDGE OF PARKING LOT CLOSEST TO THE STREET
- B. A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40'. HEDGE MUST BE AT LEAST 18" TALL AT TIME OF PLANTING.  
REQUIRED: 36 SHRUBS (CONTINUOUS HEDGE)  
PROVIDED: 44 SHRUBS (PROVIDED TO HAVE CONTINUOUS HEDGE AROUND PARKING LOT PER CODE)

SOUTH & EAST BUFFER (CP2 ADJACENT TO CP2)  
NO REQUIRED BUFFER

NORTH & WEST BUFFER (CP2 ADJACENT TO RP-2 & RP-4)  
REQUIRED: 20' BUFFER YARD (HEAVY)  
PROVIDED: EXISTING 30'-100' VEGETATED BUFFER & EXISTING RETAINING WALL

**GENERAL PLANTING NOTES**

- LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
- ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.
- SOD ALL AREAS DISTURBED BY CONSTRUCTION.



**1** ORDINANCE PLAN  
1"=20'-0"



REVISION	BY

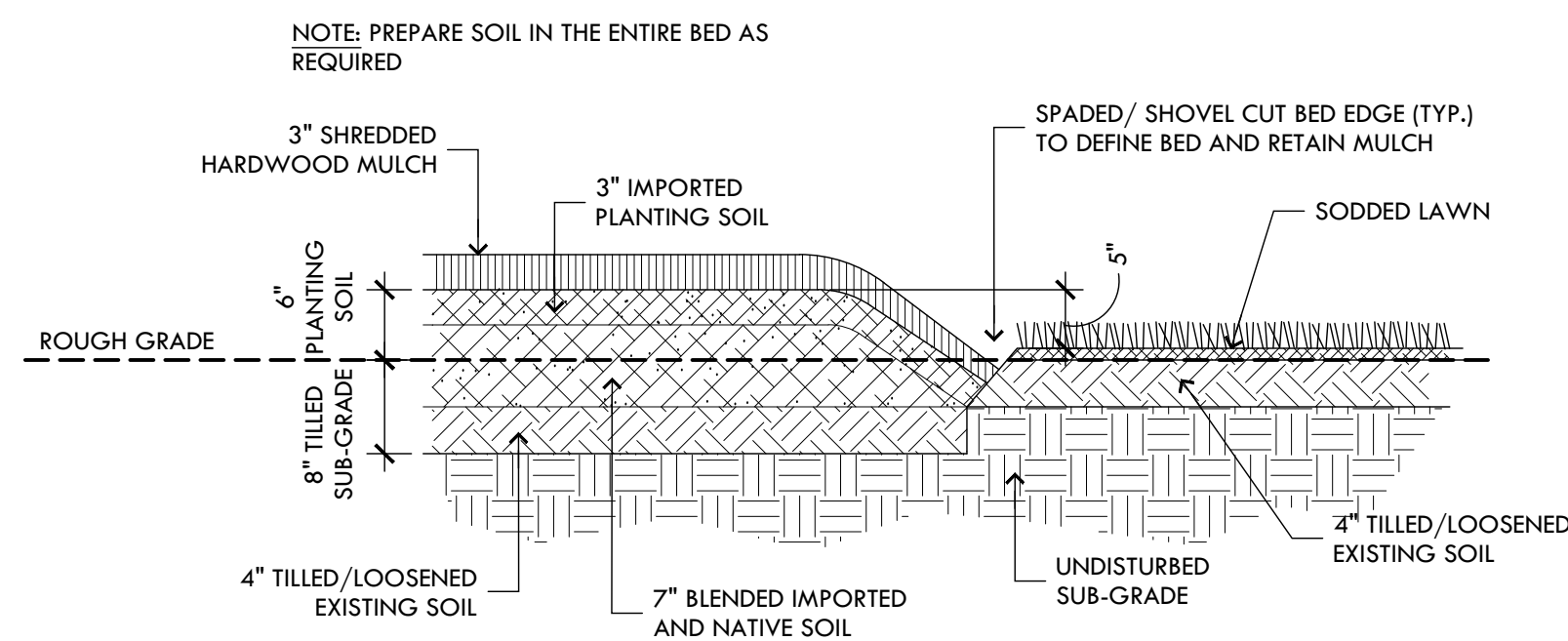
**HIGHTIDE**  
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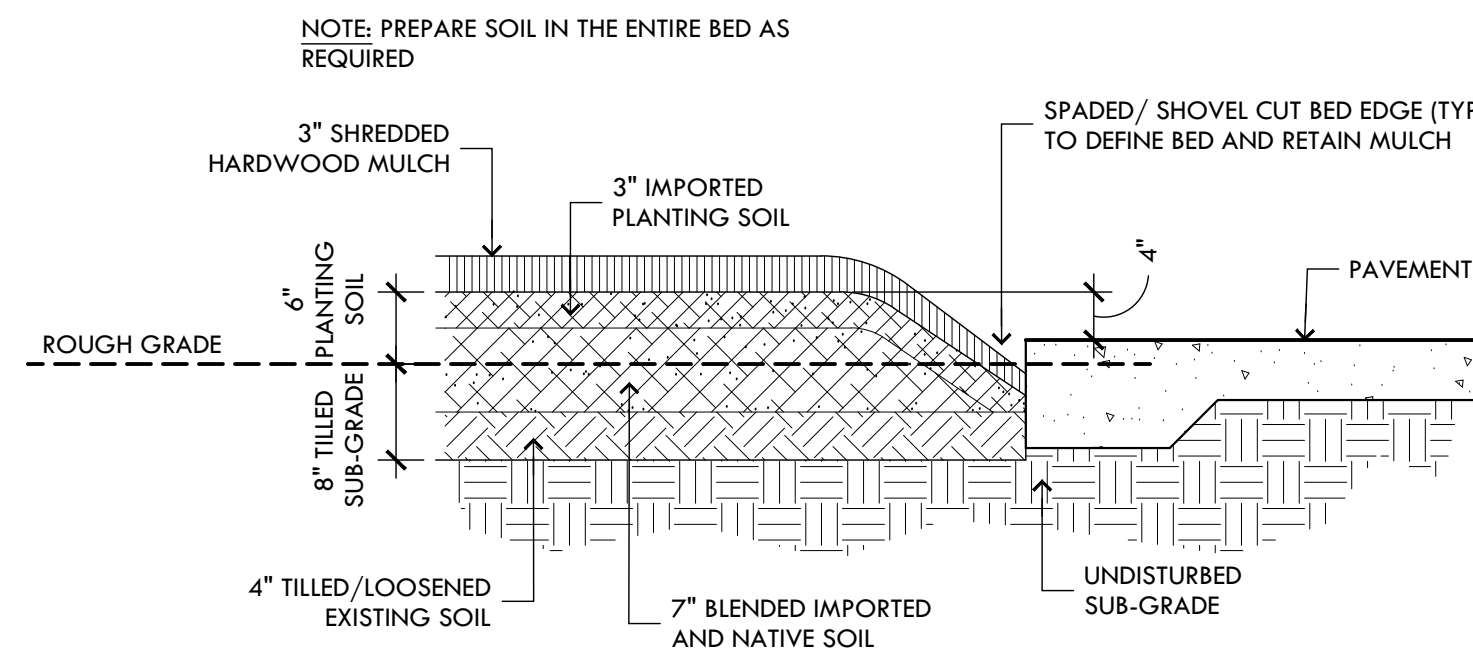
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LEE'S SUMMIT, MISSOURI  
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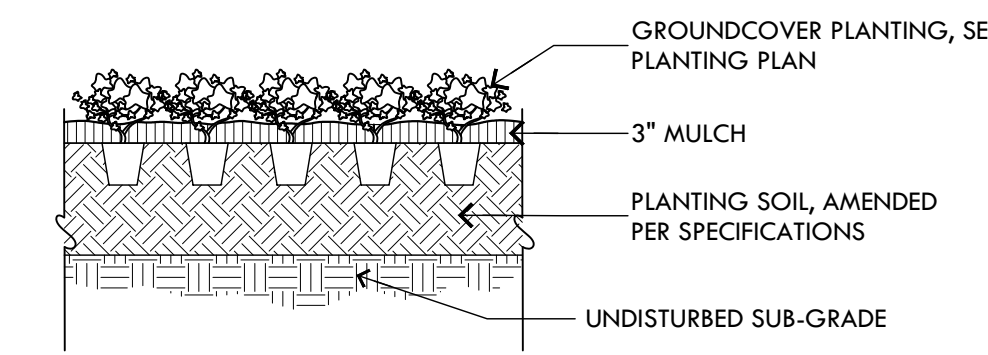
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ISSUED DATE 9/08/2023
ISSUED FOR PRELIMINARY DEVELOPMENT
PROJECT NO.
FILE L1.2 PLANTING DETAILS
SHEET <b>L1.1</b>



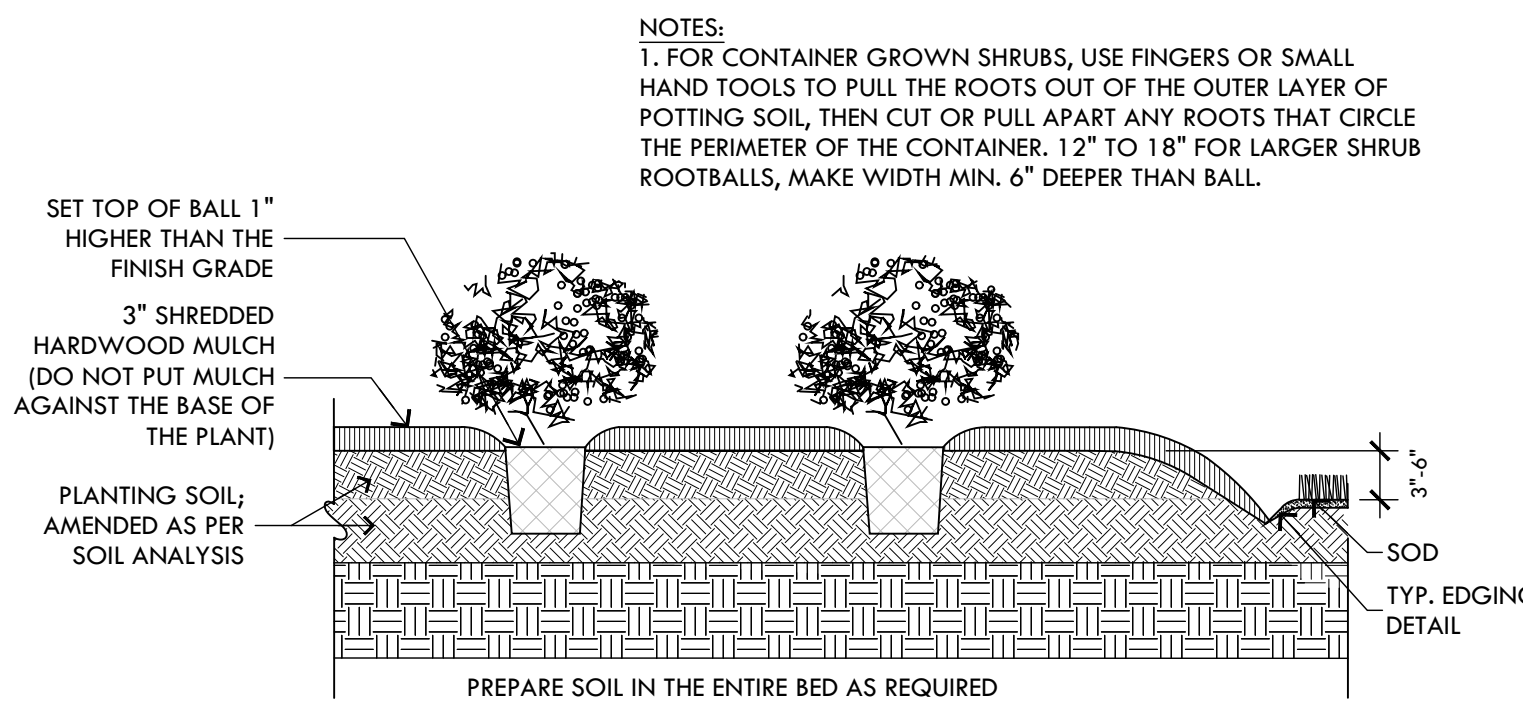
**A** BED PREP SECTION 3/4" = 1'-0"



**B** BED PREP AT PAVEMENT SECTION 3/4" = 1'-0"

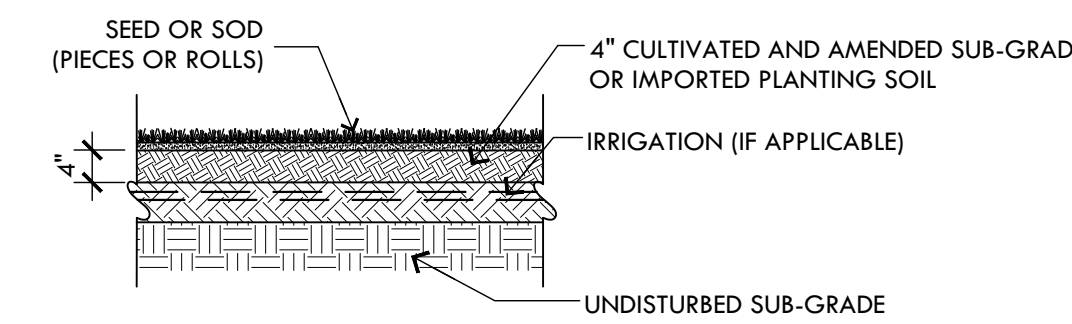


**C** GROUNDCOVER PLANTING SECTION 1/2" = 1'-0"

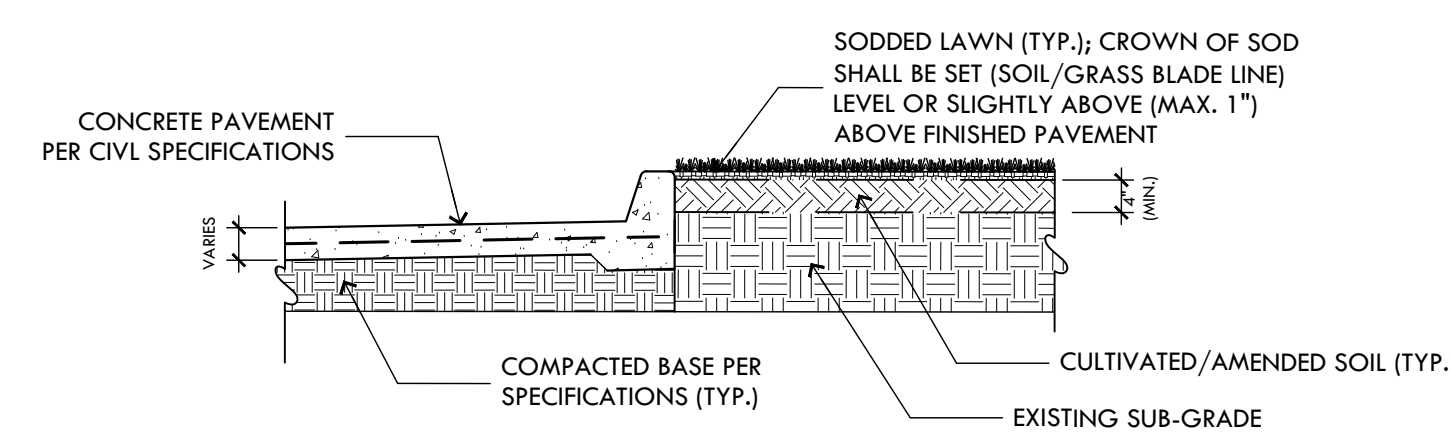


**D** SHRUB PLANTING SECTION 1/2" = 1'-0"

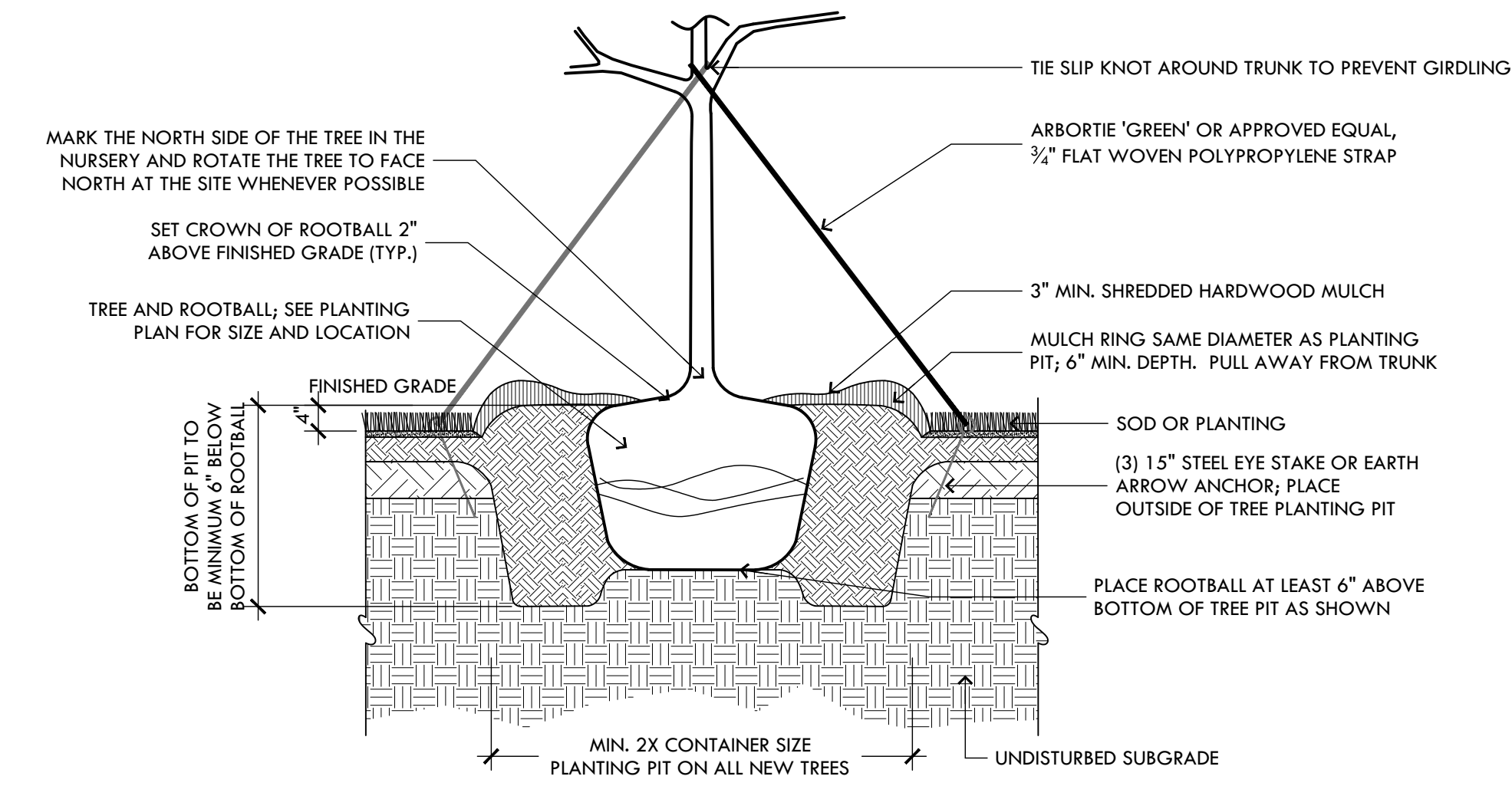
- NOTES:
- CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.
  - CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.
  - LAY SOD WITH TIGHTLY FITTED JOINTS; ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.



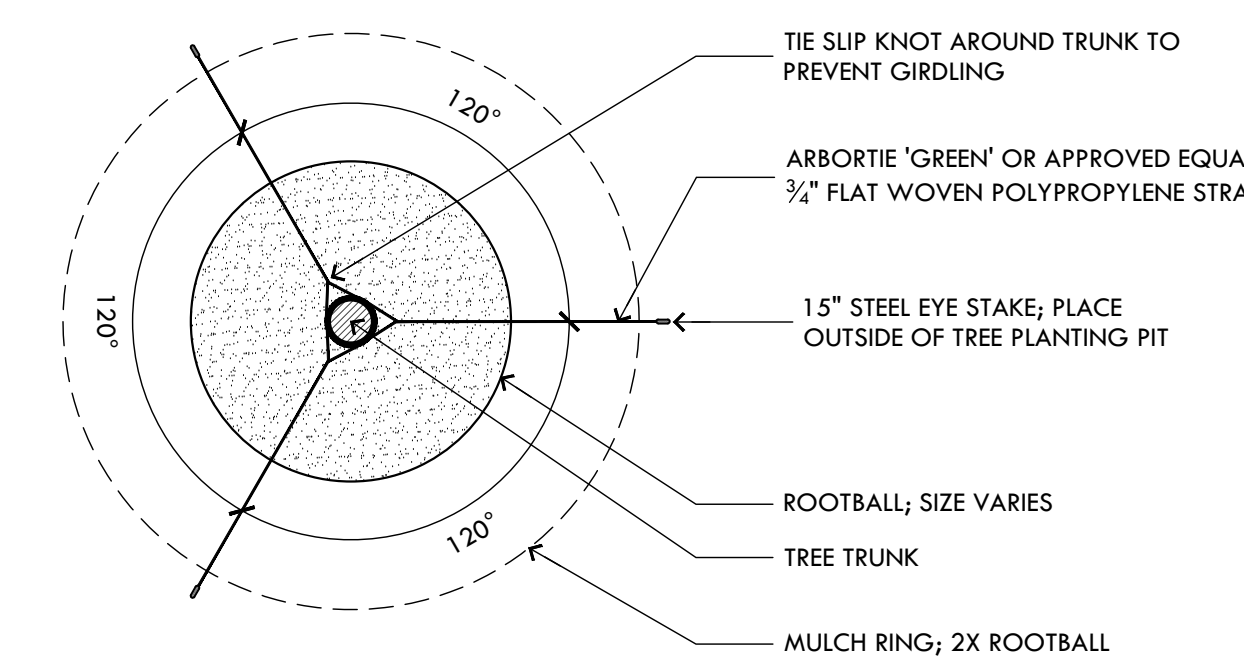
**E** LAWN SECTION 1/2" = 1'-0"



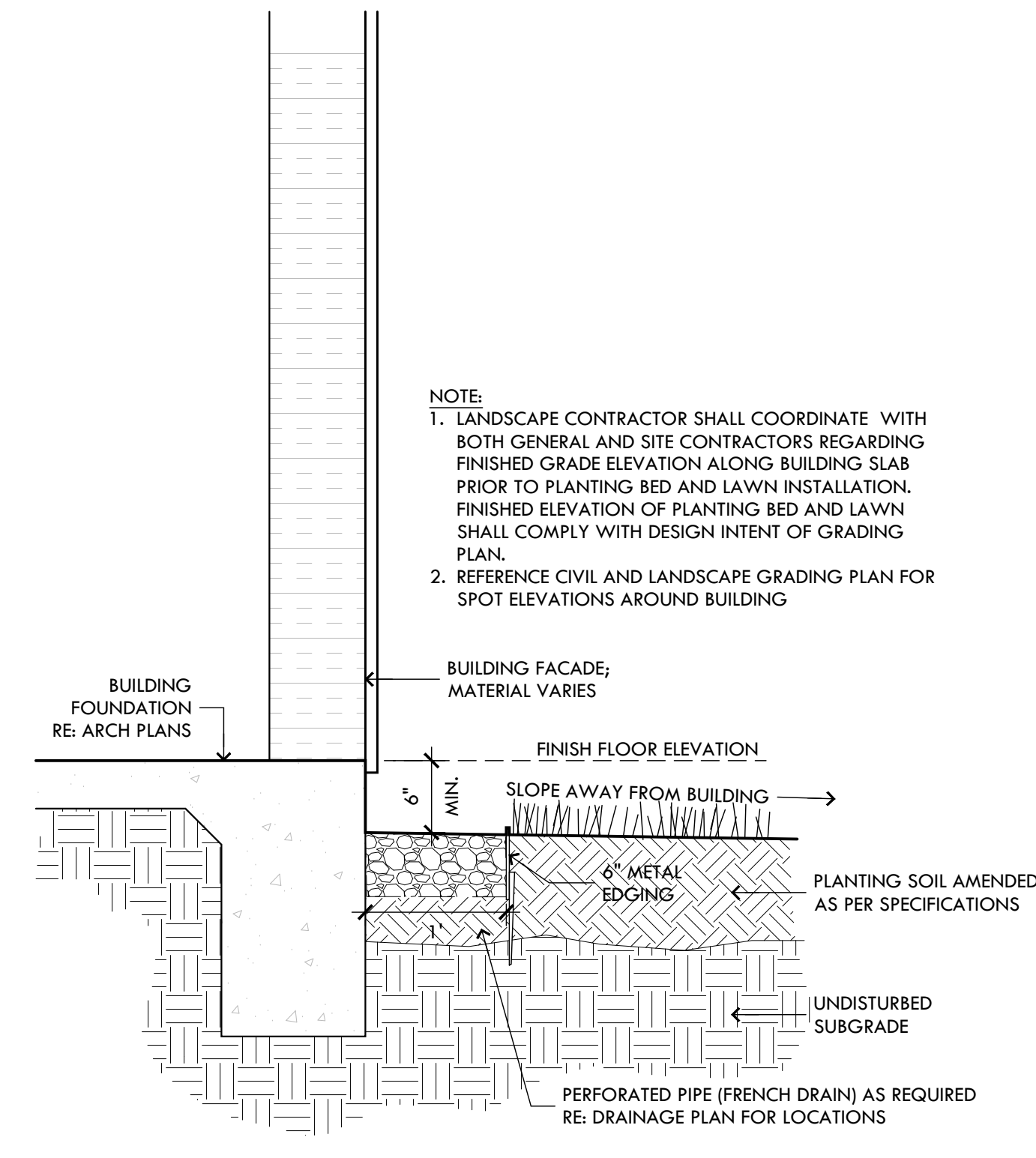
**F** PAVEMENT TO LAWN TRANSITION SECTION 1/2" = 1'-0"



**G** TREE PLANTING - SINGLE TRUNK SECTION 1/2" = 1'-0"



**H** TREE STAKING - SINGLE TRUNK PLAN 1/2" = 1'-0"

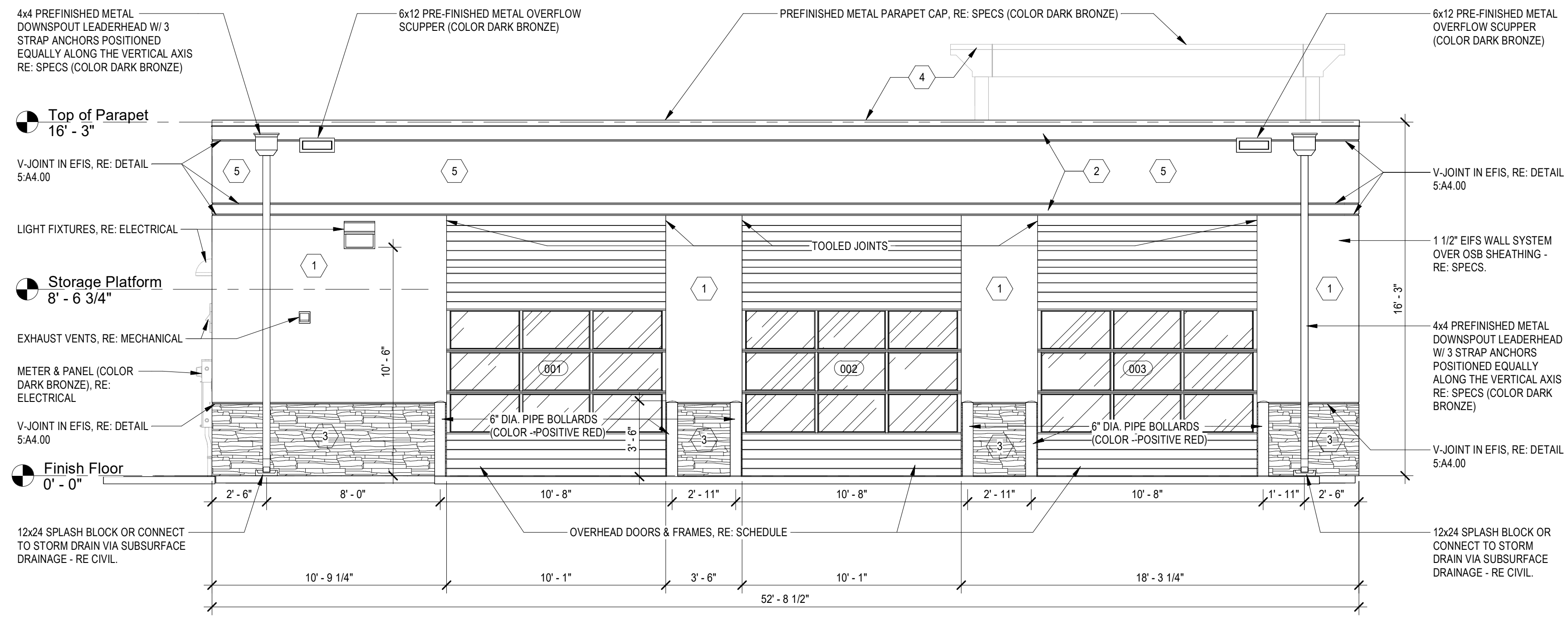


**I** PLANTING AT BUILDING SECTION 1" = 1'-0"

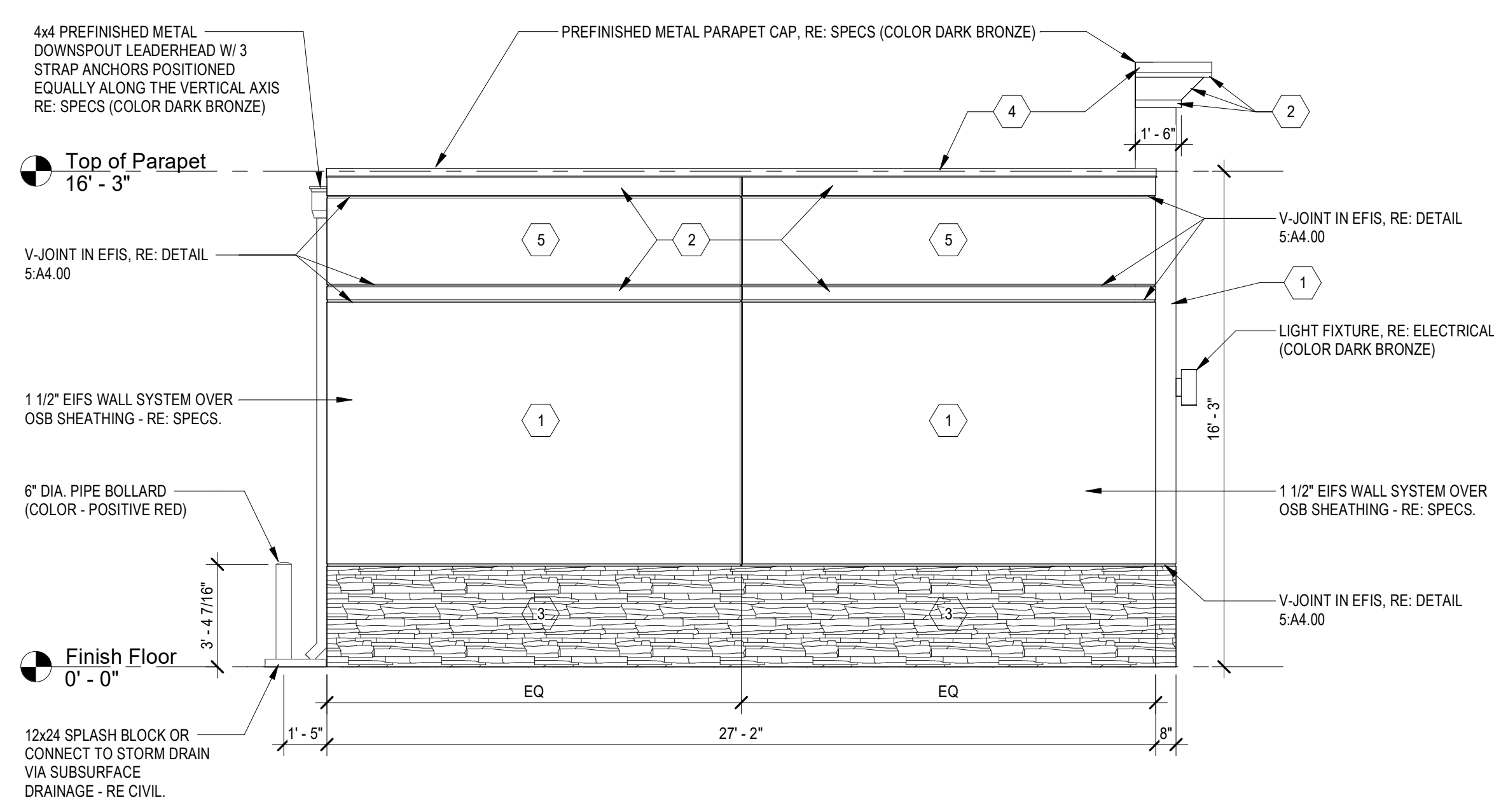


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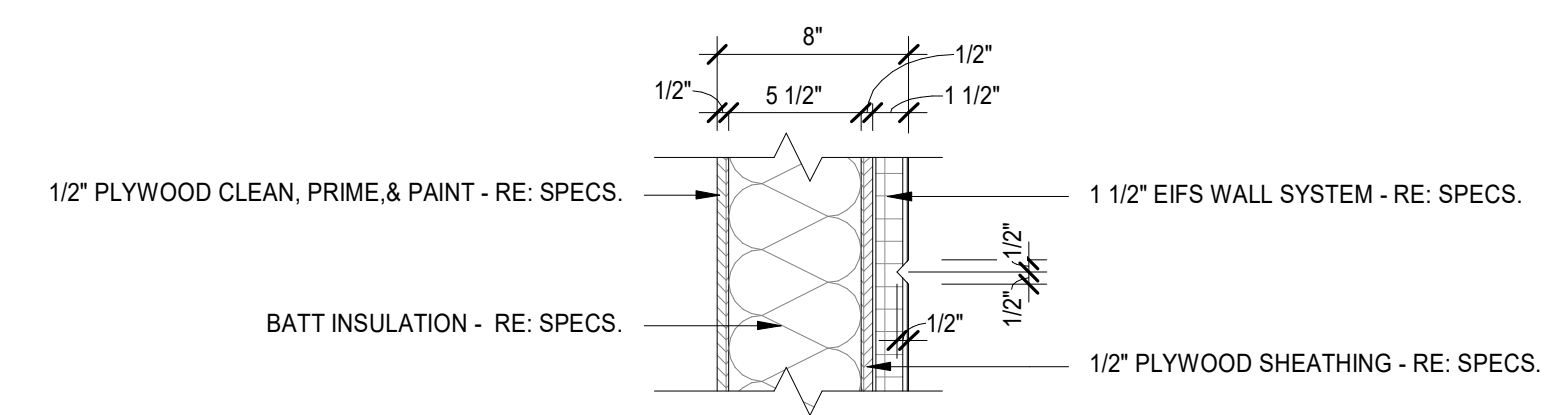
1 WEST ELEVATION  
1/4" = 1'-0"



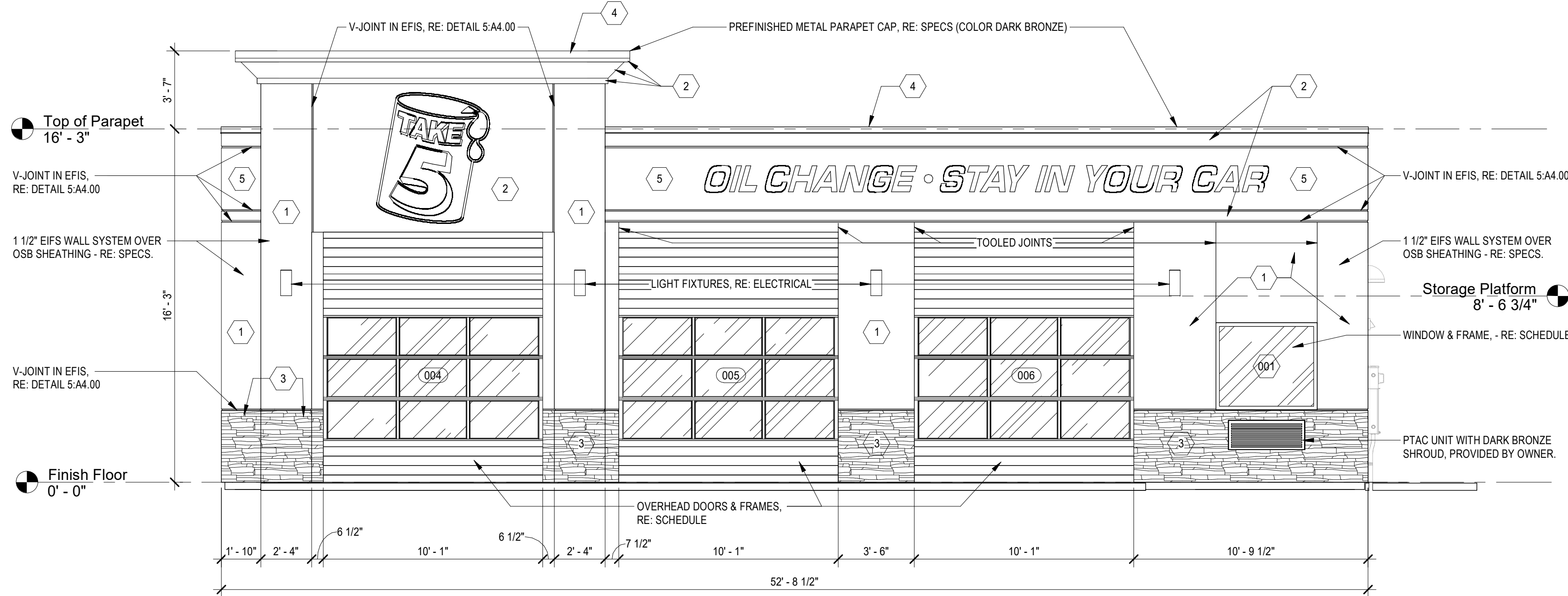
2 SOUTH ELEVATION  
1/4" = 1'-0"

NO.	AREA	COATS	COLOR	FINISH
1	EIFS OR STUCCO MAIN COLOR	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS OR STUCCO ACCENT BAND AND FACE EIFS OR STUCCO CORNICE	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYVIT "SANDBLAST"
3	CULTERED STONE WAINSCOT	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	VERIFY COLOR WITH OWNER	VERIFY COLOR WITH OWNER
4	COPING	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	DARK BRONZE	FINISH TO BE KYNAR 500 PRE-FINISHED
5	EIFS OR STUCCO SECONDARY COLOR	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
6				
7	BOLLARDS	SEE SPECIFICATION & MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	-----

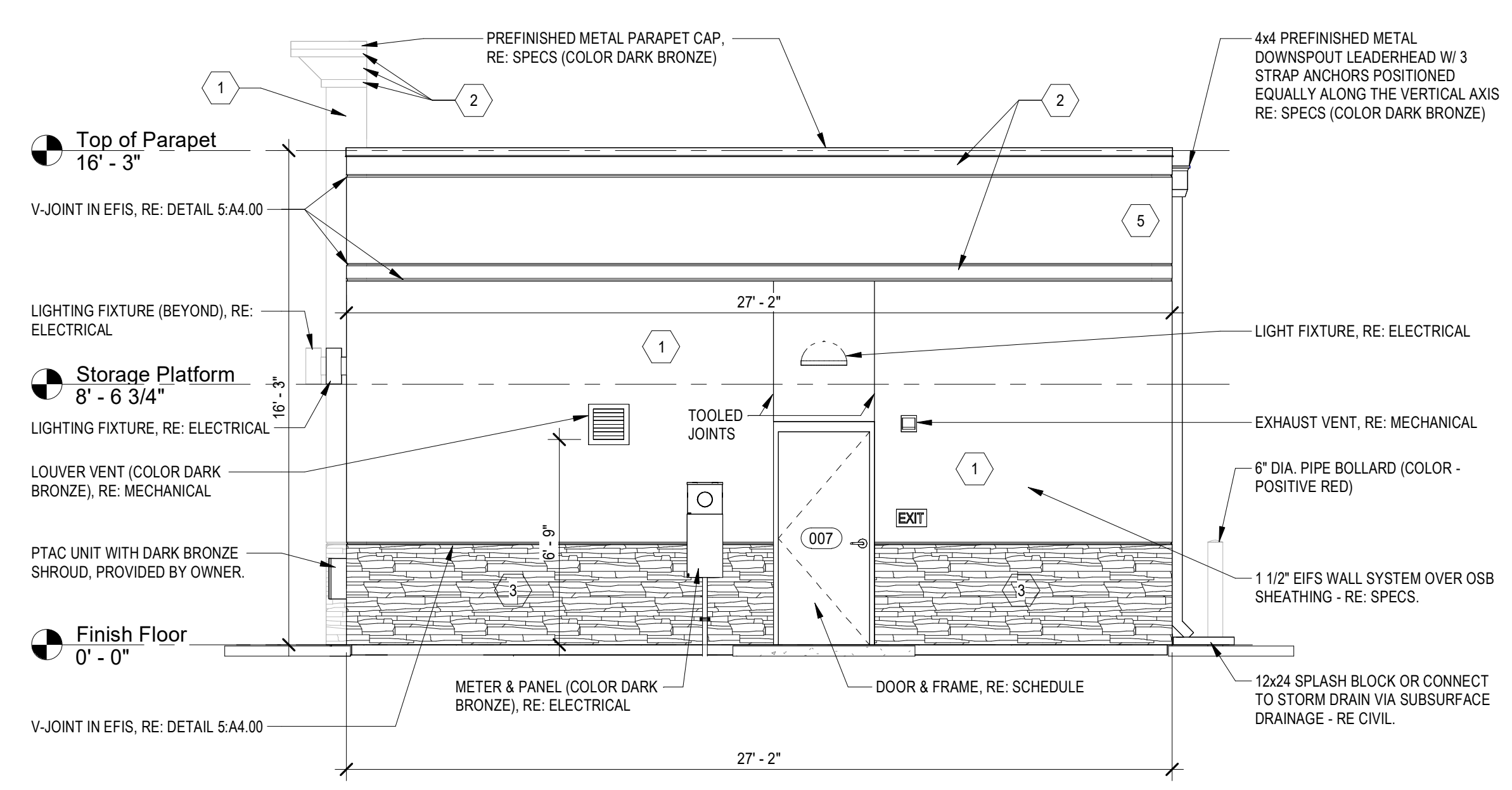
- EXTERIOR FINISH NOTES:**
- EIFS TO BE STO THERM CI CLASSIC, DRYVIT OUTSULATION PLUS MD OR APPROVED EQUAL.
  - EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
  - VENEER STONE - BORAL PRO FIT, SOUTHERN LEDGESTONE, COLOR - "BUCKS COUNTY" CONTRACTOR TO PROVIDE SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO ORDERING
  - EIFS TO HAVE STANDRADRD IMPACT MESH ABOVE 8'-0" AFF.
  - METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2' BATTEN CAPS.
  - METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
  - METAL COPING TO BE PRE-FINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.



5 EIFS "V"-JOINT DETAIL  
1 1/2" = 1'-0"

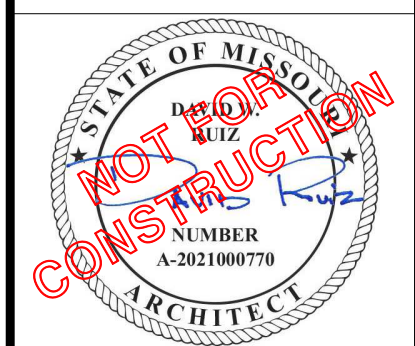


3 EAST ELEVATION  
1/4" = 1'-0"



4 NORTH ELEVATION  
1/4" = 1'-0"

NO.	REVISION	DATE



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Scales as stated hereon are valid on the original drawing only.  
These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.  
By: *[Signature]*

**FUSION ARCHITECTS**  
3488 BRENTWOOD DRIVE  
P. 225.766.4848 F. 225.766.4724  
BATON ROUGE, LA 70809  
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**New Construction For  
Take 5 Oil Change**  
(NO ADDRESS ASSIGNED) NE M 291 Hwy  
Lee's Summit, Missouri 64086



PROJECT NO: 33-006-22  
PHASE: PRELIMINARY  
DATE: 08/11/20  
PROJ. ARCHITECT: Designer

Bldg Elevations  
SHEET NO.  
**A4.00**  
OF

