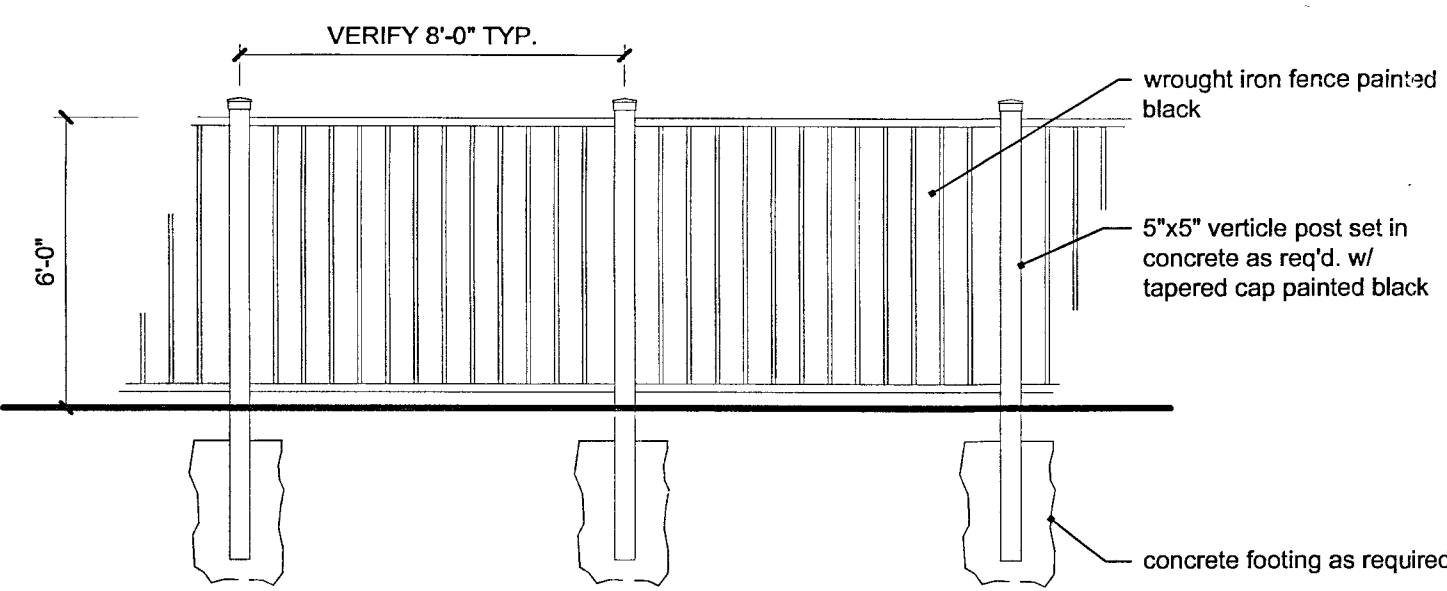
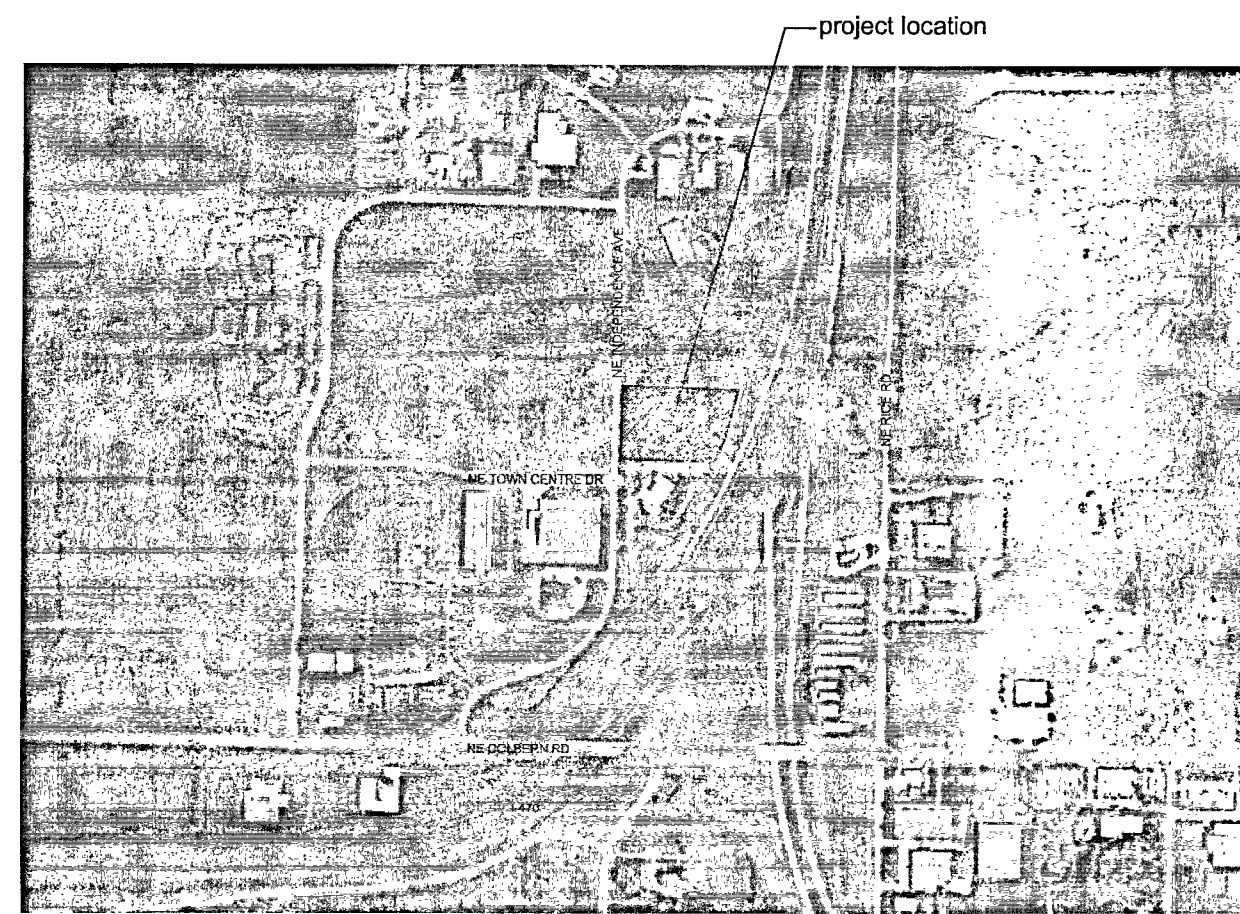


Project Synopsis

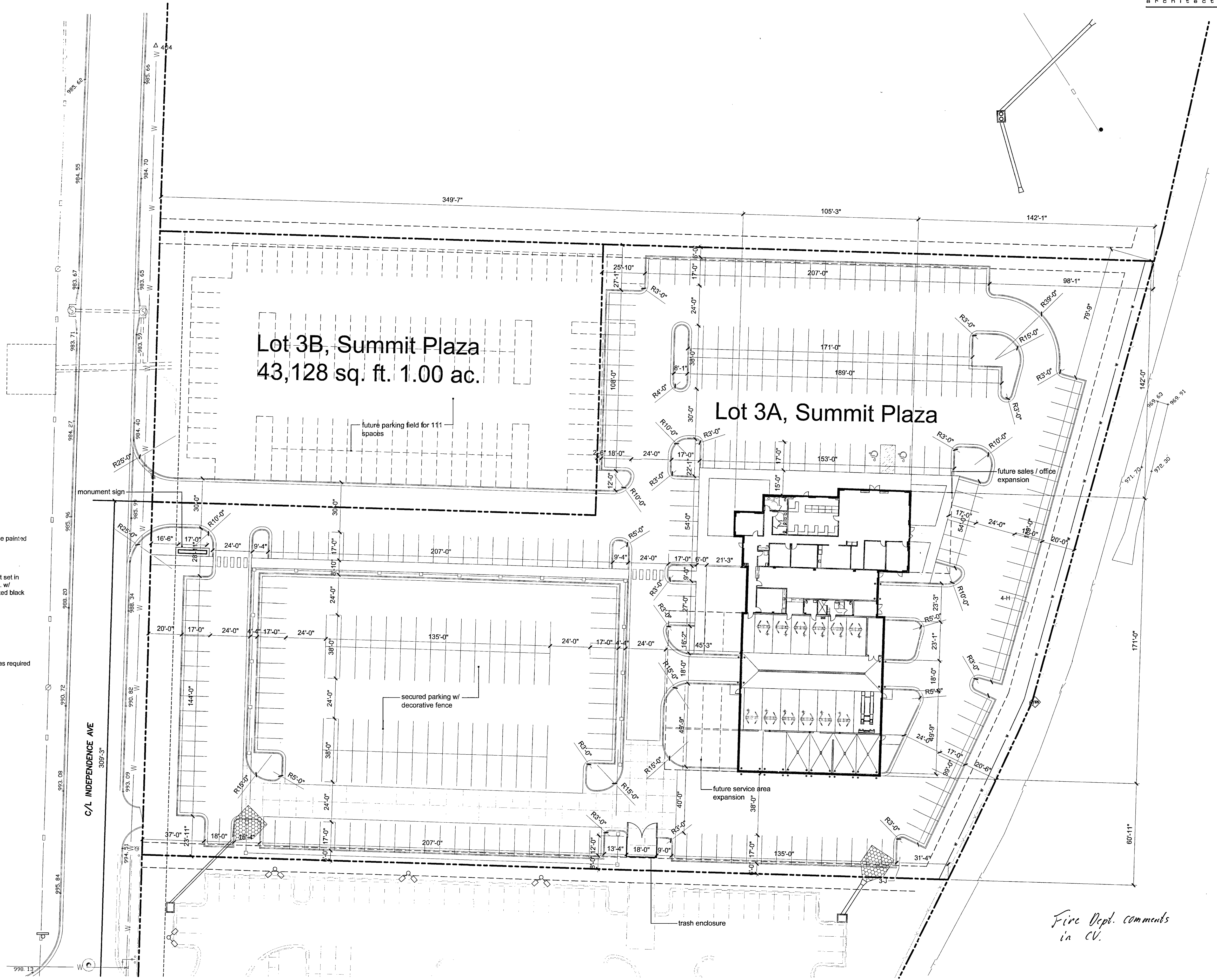
Governing Municipality: Lee's Summit, Missouri
 Governing Code: 2006 International Building Code
 Zoning: CP-2

Lot 1 Information

Site Area: 161,723 sq. ft., 3.71 ac.
 Building Area: 14,789 sq. ft.
 General Parking: 194
 Secured Parking: 107
 Total Parking: 301
 Parking Ratio: 20 : 1,000
 Floor Area Ratio: 7%



2 Fence Detail
 scale: 1/4" = 1'-0"



Fire Dept. comments in CV.

1 Site Plan
 scale: 1" = 30'-0" north

a new development for
Instant Auto
 Lot 3, Summit Plaza
 Lee's Summit, Missouri

date 02.15.13
 drawn by dAE
 checked by clh
 revisions

2013-014-

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sheet number

A1.1

drawing type SUP
 project number 12079

LANDSCAPE PLAN NOTES

THE CONTRACTOR DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY SHALL GIVE 48 HOURS ADVANCE NOTICE TO AND OBTAIN INFORMATION FROM UTILITY COMPANIES.

PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.

EXISTING UNDERGROUND, OVERHEAD, UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES TO LOCATE THEIR UTILITIES BEFORE ACTUAL CONSTRUCTION.

NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS.

STAKE AND GUY ALL TREES PER PLANTING DETAILS.

INSTALL ALL SHRUBS AND GROUND COVER PER PLANTING DETAILS.

ELEVATION OF TOP OF MULCH SHALL BE 1/2" BELOW ANY ADJACENT PAVEMENT.

ROOT STIMULATOR SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.

ALL SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A GREEN PLASTIC EDGING AND RECEIVE FABRIC WEED BARRIER.

ALL PLANTS SHALL RECEIVE 3" OF SHREDDED CYPRESS MULCH AS DETAILED.

CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

CONTRACTOR SHALL STAKE PLANT LOCATIONS IN THE FIELD AND HAVE APPROVAL BY THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.

CONTRACTOR SHALL SOD ALL AREAS DISTURBED WITHIN SOD LIMITS DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR AS PAVEMENT AREAS INCLUDING, THE PUBLIC RIGHT OF WAY & ADJACENT PROPERTY.

ALL EXISTING PLANT MATERIAL TO BE RETAINED SHALL BE WRAPPED WITH PINK, OR BRIGHT, COLORED PLASTIC SNOW FENCE AROUND BASE OF TREES AND AROUND ALL SHRUBS. STAKE TO HOLD IN PLACE DURING CONSTRUCTION.

ALL SHRUBS USED AS PARKING BUFFER TO BE MIN. 18" TALL AT PLANTING AND MAINTAINED 3'-0" MAX. HEIGHT. INSTALL PLANTS NOT TO ENCROACH UPON CARS PARKED, WHEN AT FULL GROWTH.

ALL TREES WITH ABOVE A 2" CALIPER SHALL BE DOUBLE STAKED, WHILE SMALLER TREES SHALL BE SINGLE STAKED.

ENTIRE SITE TO BE IRRIGATED BY UNDERGROUND SYSTEM, INCLUDING RIGHT OF WAY AS REQ'D.

GROUND MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE WHOLLY SCREENED FROM STREET RIGHT-OF-WAY AND RESIDENTIAL DEVELOPMENTS.

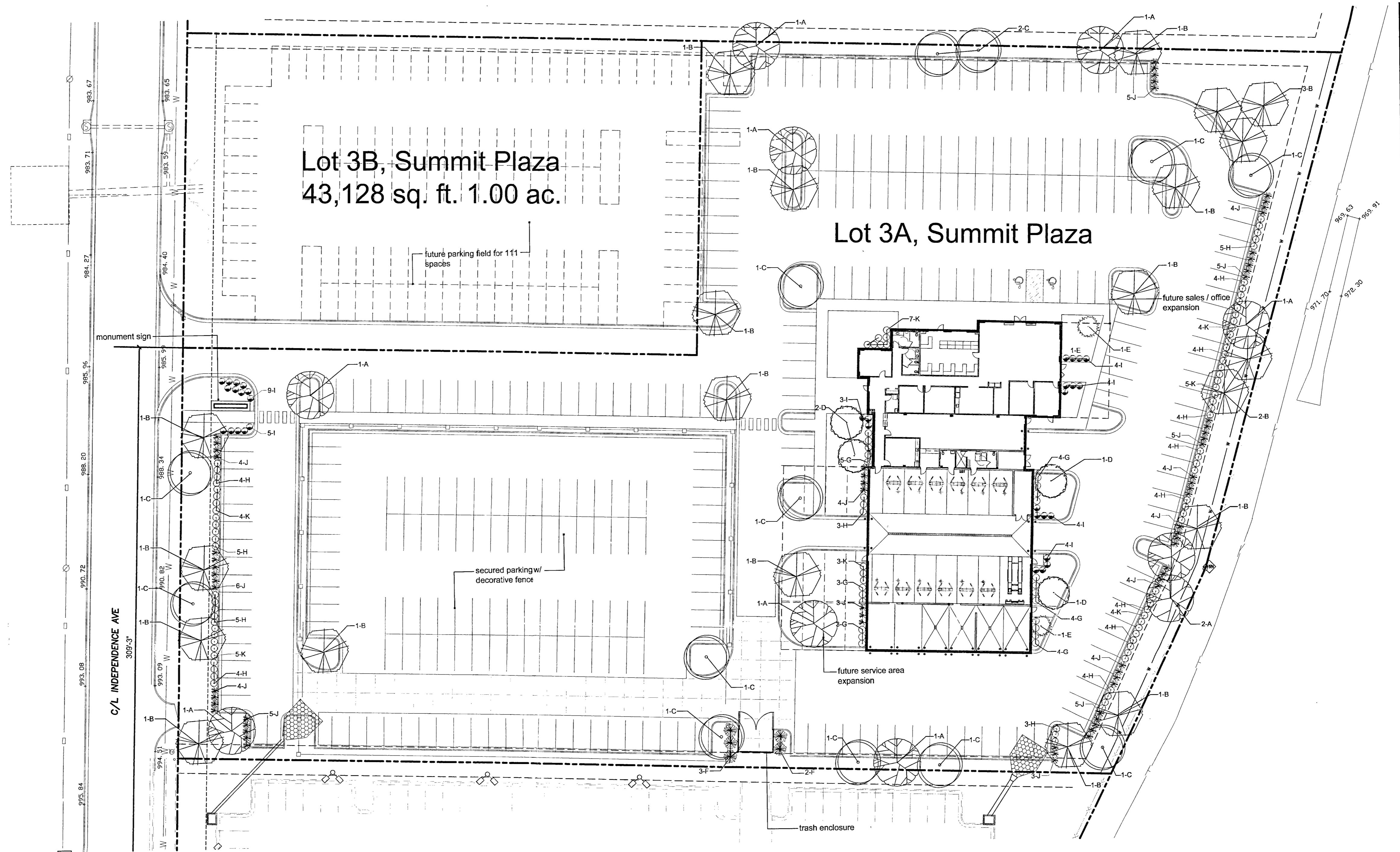
MAXIMUM SLOPE SHALL BE NOT GREATER THAN 3 : 1.

IRRIGATION SYSTEM SHALL INCLUDE A RAIN GAUGE.

ALL PORTIONS OF SITE NOT COVERED BY PAVING, MULCH, PLANTINGS, ETC. ARE TO BE SODDED. SOD SHALL EXTEND TO ALL DISTURBED AREAS AND SHALL INCLUDE PORTIONS OF RIGHT OF WAY IF NECESSARY.

ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLANTING PROCEDURES ESTABLISHED BY THE MOST RECENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

TREES PLANTED PER THIS PLAN SHALL BE INSTALLED DURING THE SPRING (MARCH 15 THROUGH JUNE 15) OR FALL (SEPTEMBER 15 THROUGH DECEMBER 1). WRITTEN CITY APPROVAL WILL BE REQUIRED FOR PLANTING DURING OTHER TIMES OF THE YEAR.



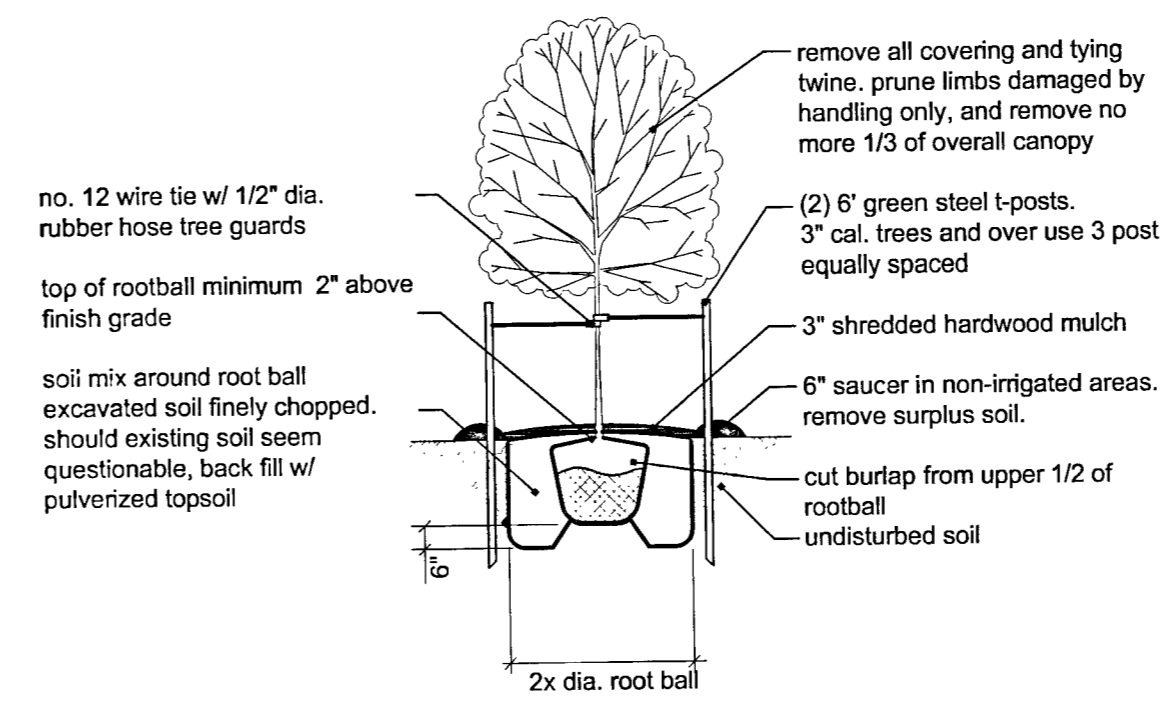
11301 strong line road
kenesha, kansas 68215
phone: 913.451.9390
fax: 913.451.9391
www.davidsonAE.com

REQUIREMENTS

Lot 3A
SITE AREA = 161,723 SQ. FT. / 3.71 ACRES
IMPERVIOUS AREA = 129,253 SQ. FT. = 80%
GREEN SPACE = 32,470 = 20%
OPEN AREA
146,934 SQ. FT. / 5,000 SQ. FT. = 29.4 REQ'D AND 30 TREES PROVIDED
146,934 SQ. FT. / 5,000 SQ. FT. X 2 = 58.8 REQ'D AND 62 SHRUBS PROVIDED
STREET FRONTAGE @ WEST
20'-0" LANDSCAPE STRIP PROVIDED
212 L.F. / 30'-0" = 7 REQ'D AND 7 TREES PROVIDED
1 SHRUB PER 20'-0" = 10.6 REQ'D AND 60 SHRUBS PROVIDED
STREET FRONTAGE @ I-470
20'-0" LANDSCAPE STRIP PROVIDED
392 L.F. / 30'-0" = 13 REQ'D AND 13 TREES PROVIDED
1 SHRUB PER 20'-0" = 19.6 REQ'D AND 96 SHRUBS PROVIDED
PARKING AND LOADING AREA
5% OF PARKING = 5,955 SQ. FT. REQ'D, 9,295 SQ. FT. PROVIDED
100% SCREENING ALONG STREET FRONTAGE
50 TOTAL TREES REQUIRED, 50 + 5 ORNAMENTAL PROVIDED
90 TOTAL SHRUBS REQUIRED, 218 PROVIDED

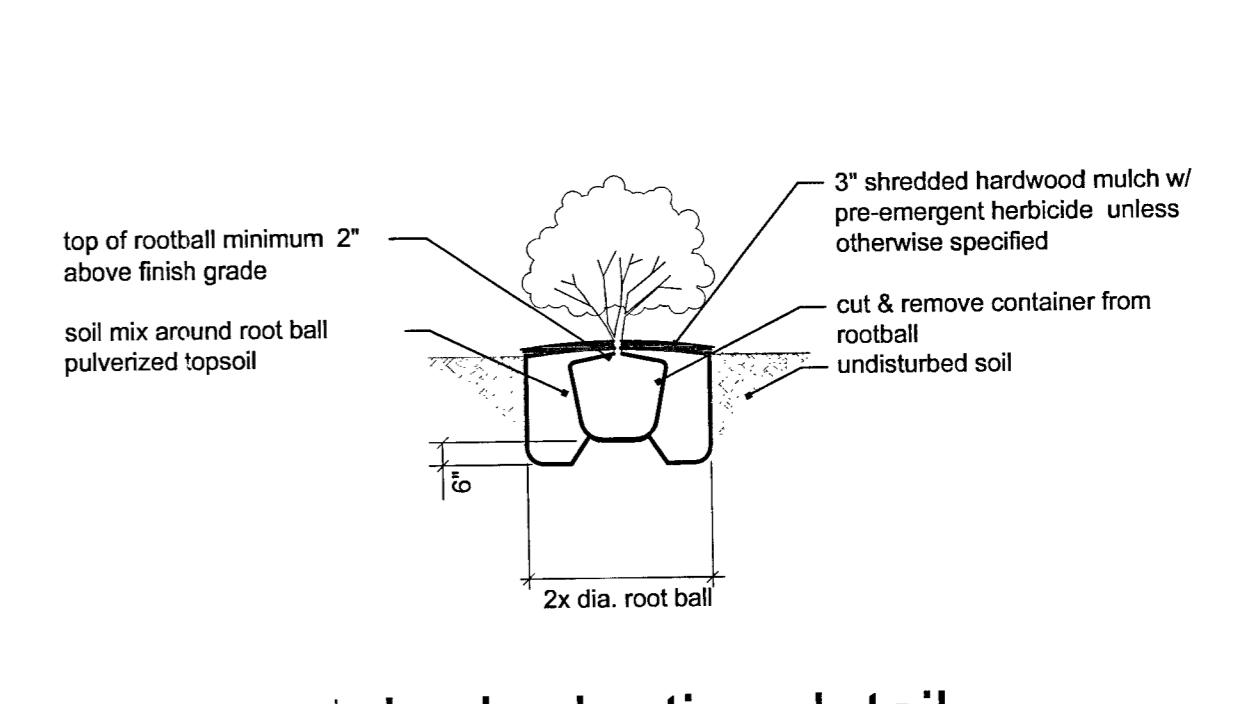
TREE AND SHRUB PLANTING LIST					
	ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
SHADE TREES	A	9	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL.
	B	22	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.
	C	13	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES	3" CAL.
	D	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.
ORN. EVG.	E	2	WHITE PINE	PINUS STROBUS	8'-0" HIGH
	F	5	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CONICA'	4'-0" HIGH
ORN. SHRUBS	G	23	CRIMSON PYGMY BARBERRY	BERBERIS 'ATROPURPUREA NANA'	5 GALLON, 24-30 INCHES
	H	61	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	5 GALLON, 24-30 INCHES
	I	33	GOLDENFLAME SPIREA	SPIRAEA X BUMALDA	5 GALLON, 24-30 INCHES
EVG. SHRUBS	J	69	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GALLON, 24-30 INCHES
	K	32	BEARBERRY COTONEASTER	COTONEASTER DAMMERI	5 GALLON 24-30 INCHES

55 TOTAL TREES - 44 SHADE TREES, 2 EVERGREENS, 4 ORNAMENTAL TREES, 5 ORN. EVG. SHRUBS
218 TOTAL SHRUBS



3 deciduous tree planting detail
scale: not to scale

1 Site Plan
scale: 1" = 30'-0"
north



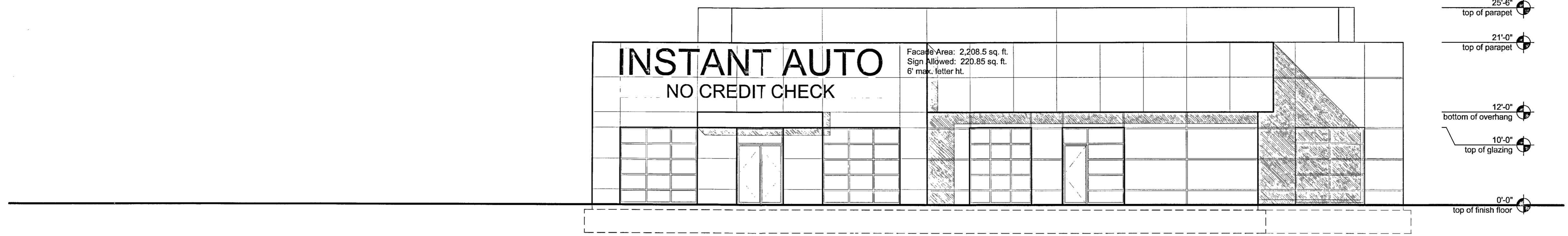
2 shrub planting detail
not to scale

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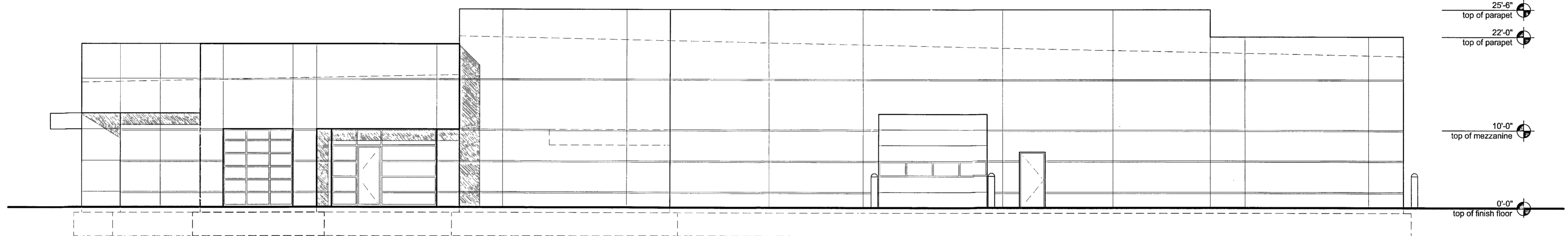
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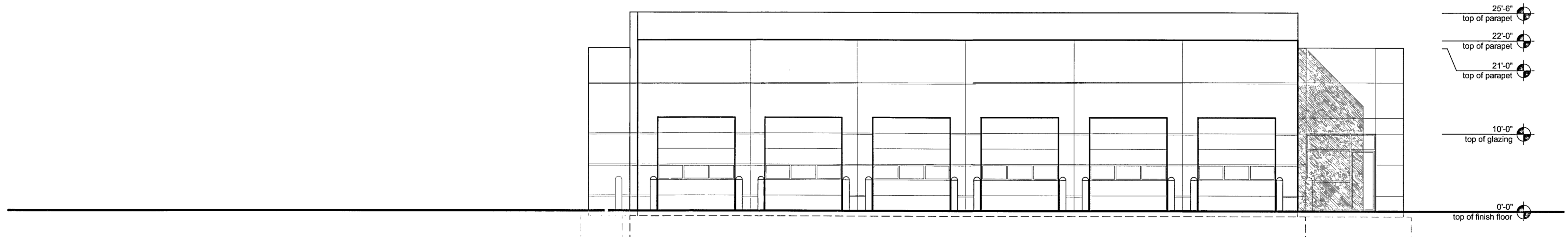
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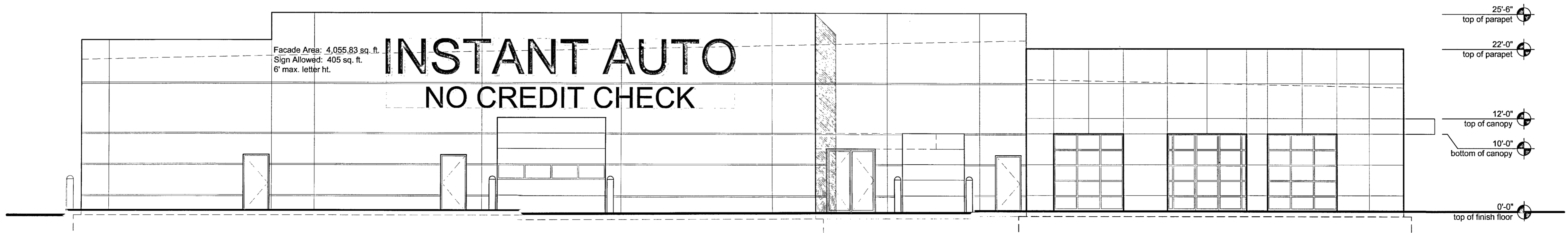
1 North Elevation
 scale: 1/8" = 1'-0"



2 West Elevation
 scale: 1/8" = 1'-0"



3 South Elevation
 scale: 1/8" = 1'-0"



4 East Elevation
 scale: 1/8" = 1'-0"

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