PARAGON STAR VILLAGE

Lot 20 / HUB Building

December 4, 2020

1401 NW View High Drive, Lee's Summit, MO

SHEET INDEX

GENERAL SITE PLAN

EXISTING CONDITIONS

GRADING PLAN

DIMENSION PLAN

CONSTRUCTION DETAILS

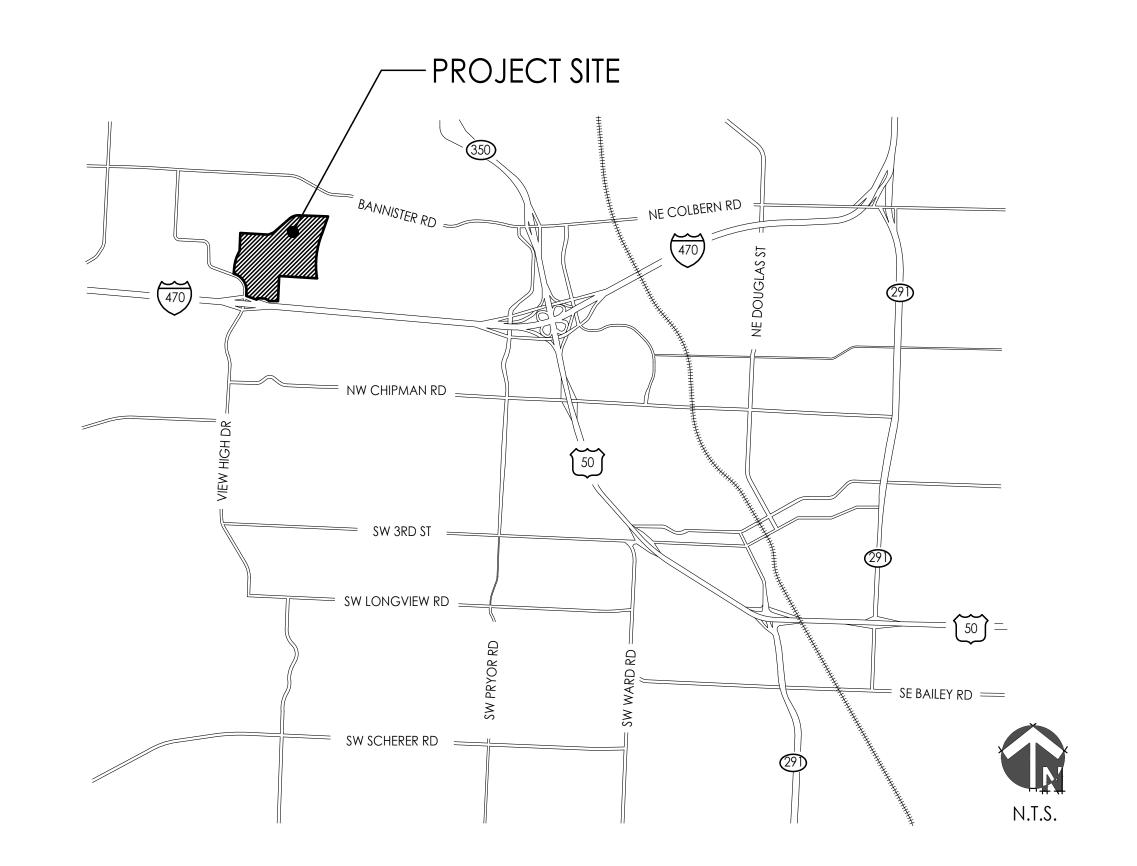
EROSION CONTROL PLAN

EROSION CONTROL NOTES EROSION CONTROL DETAILS

C010 EROSION CONTROL DETAILS

A1.01 ARCHITECTURAL SITE PLAN A1.02 BUILDING ELEVATIONS AND DETAILS

L100 PLANTING PLAN



PLANS PREPARED BY



9801 Renner Boulevard

Lenexa, KS 66219

913.492.0400

www.gbateam.com

MO Engnieering Corp 000133



LAND3 Studio, LLC

317 SE Main

Lee's Summit, MO 64063

816.207.6019

www.land3studio.com

MO Landscape Arch Corp 2008001860





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8345 Lenexa Drive Kansas City, MO 64108 Lenexa, KS 66214 816.510.0438 913.742.5000 www.hoerrschaudt.com www.hei-eng.com MO Landscape Arch Corp 2019004088 MO Engineering Corp 000556

Henderson Engineers, Inc.

FINKLE + WILLIAMS Architecture 8787 Renner Blvd., Suite 100

Lenexa, KS 66219 913.498.1550 www.finklewilliams.com MO Architecture Corp 00453304

OWNER

Paragon Star, LLC 801 NW Commerce Drive Lee's Summit, MO 64086 855.802.6800 www.paragonstarusa.com

PROFESSIONAL SEAL:

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ARCHITECTURE

Lenexa, KS 66219 913,498,1550 www.finklewilliams.con

Village

Star

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1401

816.510.0438

COVERSHEET

JOB NO: 1249 SCALE: DATE: 12.04.2020 DRAWN BY:

Prepared and Submitted By:

George Butler Associates, Inc. 9801 Renner Boulevard Lenexa, Kansas 66219 Phone: 913-492-0400 Fax: 913-577-8312 Contact: Clint Loumaster, P.E. Email: cloumaster@gbateam.com

<u>Floodplain:</u>

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 29095C0404G, effective Date 1/20/17, the tract lies partially within an area designated as Special Flood Hazard Areas. Special Flood Hazard Areas defined on portions of the site include regulatory floodway, Zone AE (with depths identified on site from 810 to 811), and 0.2% Annual Chance Flood Hazard Areas.

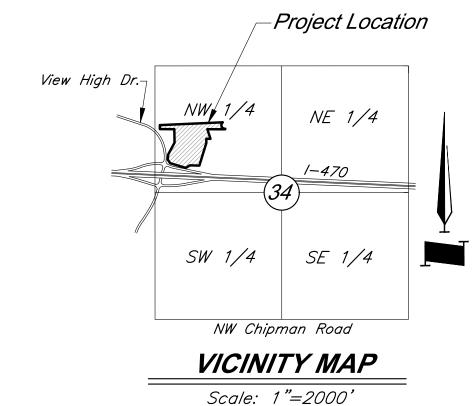
A CLOMR has been issued for this project, case number 20-07-0520R, dated 2/14/20. Proposed Floodplain/ Floodway refers to boundary set by this CLOMR.

<u>Parking:</u>

Total Parking Spaces = 498 Regular Spaces = 473 ADA Spaces = 25

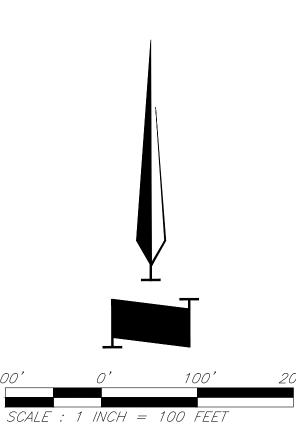
<u>Notes:</u>

 No oil or gas wells are located on site per Missouri Department of Natural Resources.



Legend

Barbed Wire Fence Centerline Power Pole — — Fiber Optic Line Guy Anchor Electric Meter Gas Line Guard Rail Electrical Transformer Electric Pedestal — - - - OHE - - - OHE — Over Head Electric Power Pole/Telephone Pole Power Pole/Light Pole — Property Line — Right-of-Way Line Gas Valve Sanitary Sewer Line Curb Inlet Stream Tree Line Junction Box Sanitary Sewer Manhole — UGE— — — UGE— — Underground Electric Light Pole —— UGT — — — Underground Telephone Boring Hole Underground Cable TV Water Line Property Corner Proposed Grades Telephone Manhole Proposed Storm Sewers Telephone Pedestal Telephone Pole ___1008____ Existing Grades Proposed Building Existing Storm Sewers Tree Deciduous Fire Hydrant Water Meter Proposed Floodway Proposed Floodplain — Stream Corridor



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401

ummit, MO 64081

Building

20/HUB

' View High Dr, Lee's Summit, M

SSUE:

PROFESSIONAL SEAL:

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DRAWING TITLE:

General Site Plan

JOB NO: 1249 SCALE:
DATE: 12.04.2020 DRAWN BY: JRH

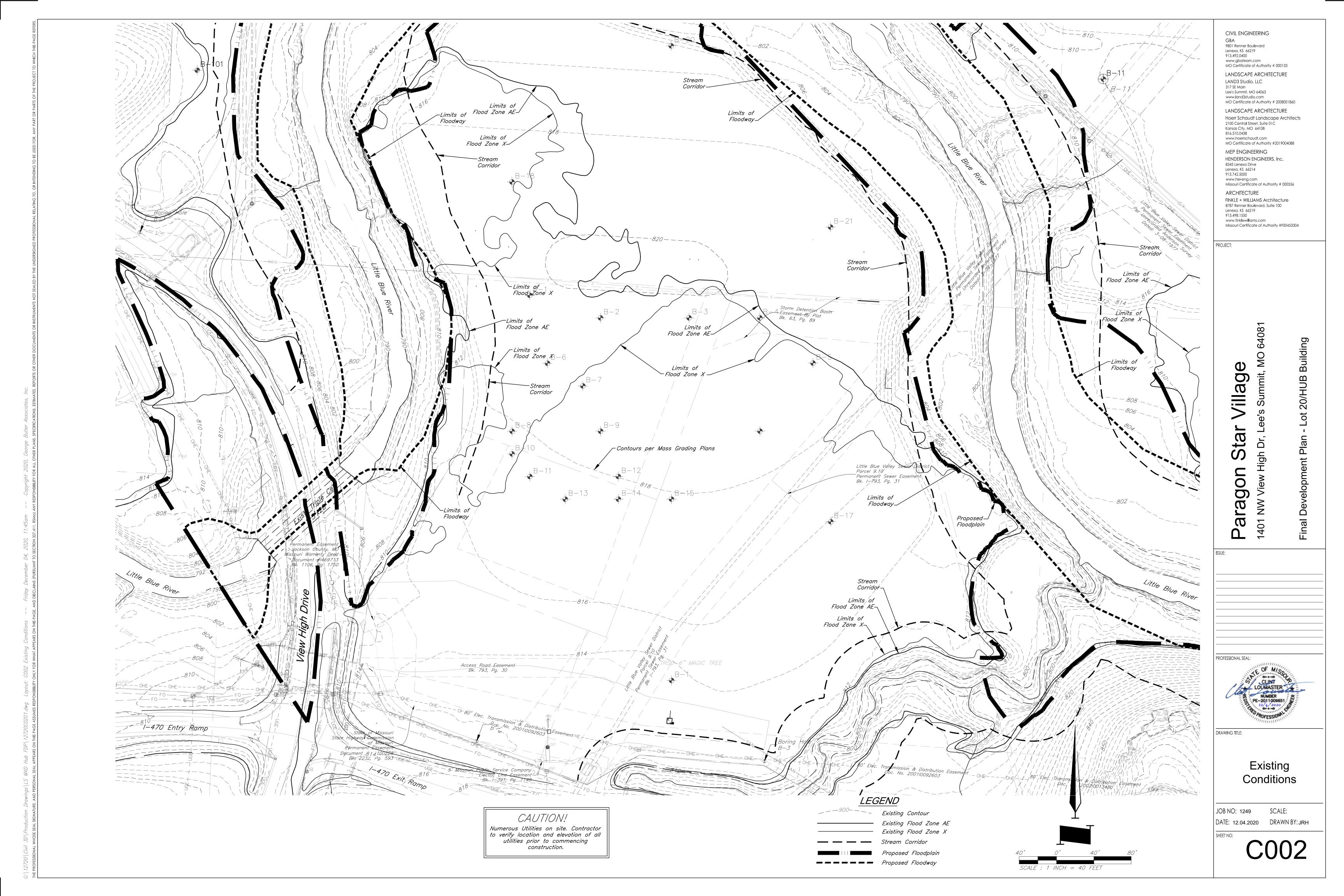
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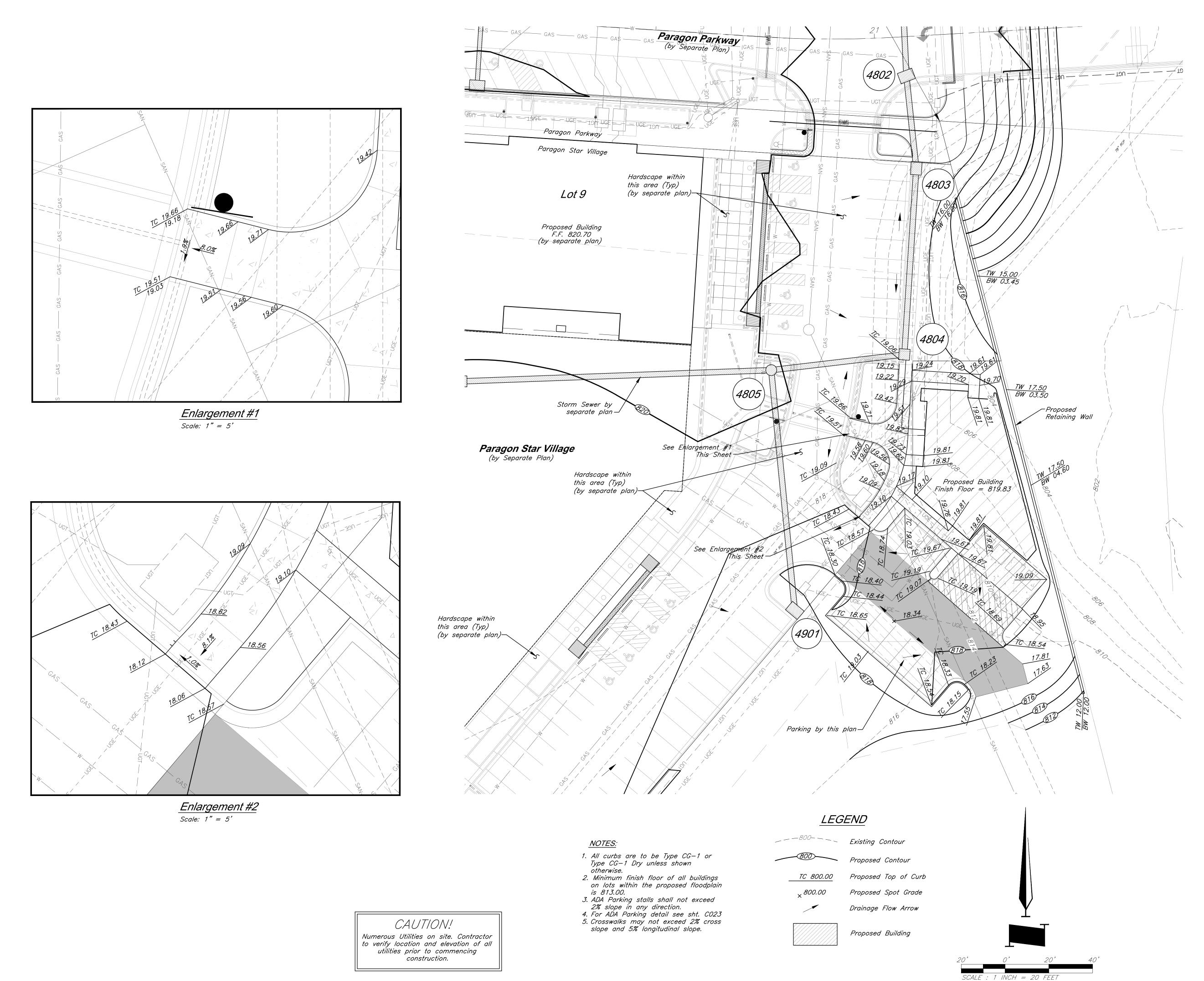
BM #11 — Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of I470 bridge spanning View High Drive. Coordinates: N=1008590.33', E=2803864.07', EL=833.80

<u>Lot 20:</u>

Parking Setback: 2 FT Building Setback to property line: 5 FT

BM #13 — Chiseled "L" on NE corner of Interstate 470 and Cedar Creek Bridge Coordinates:N=1008342.79', E=2806758.22', EL=852.04'





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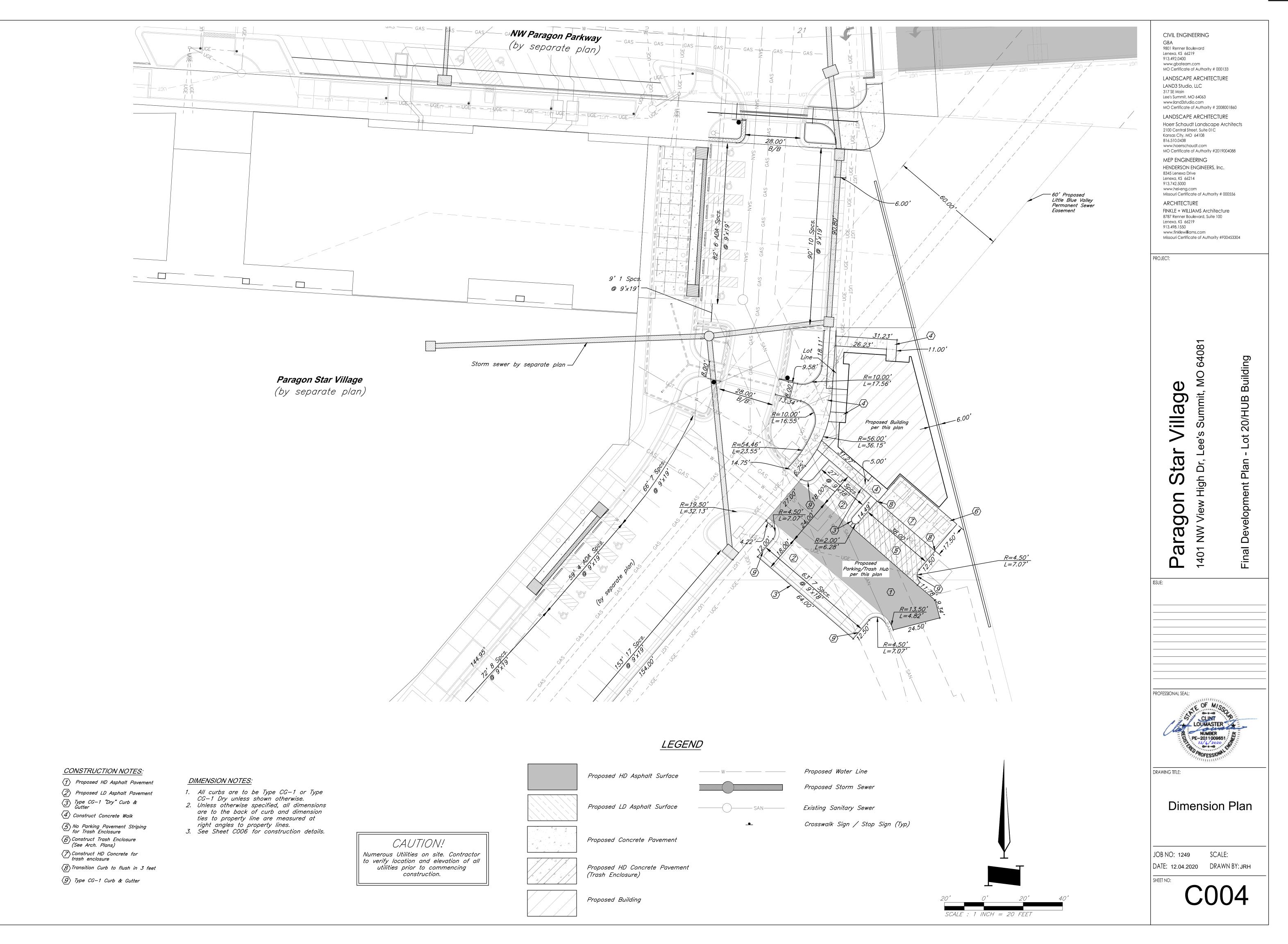
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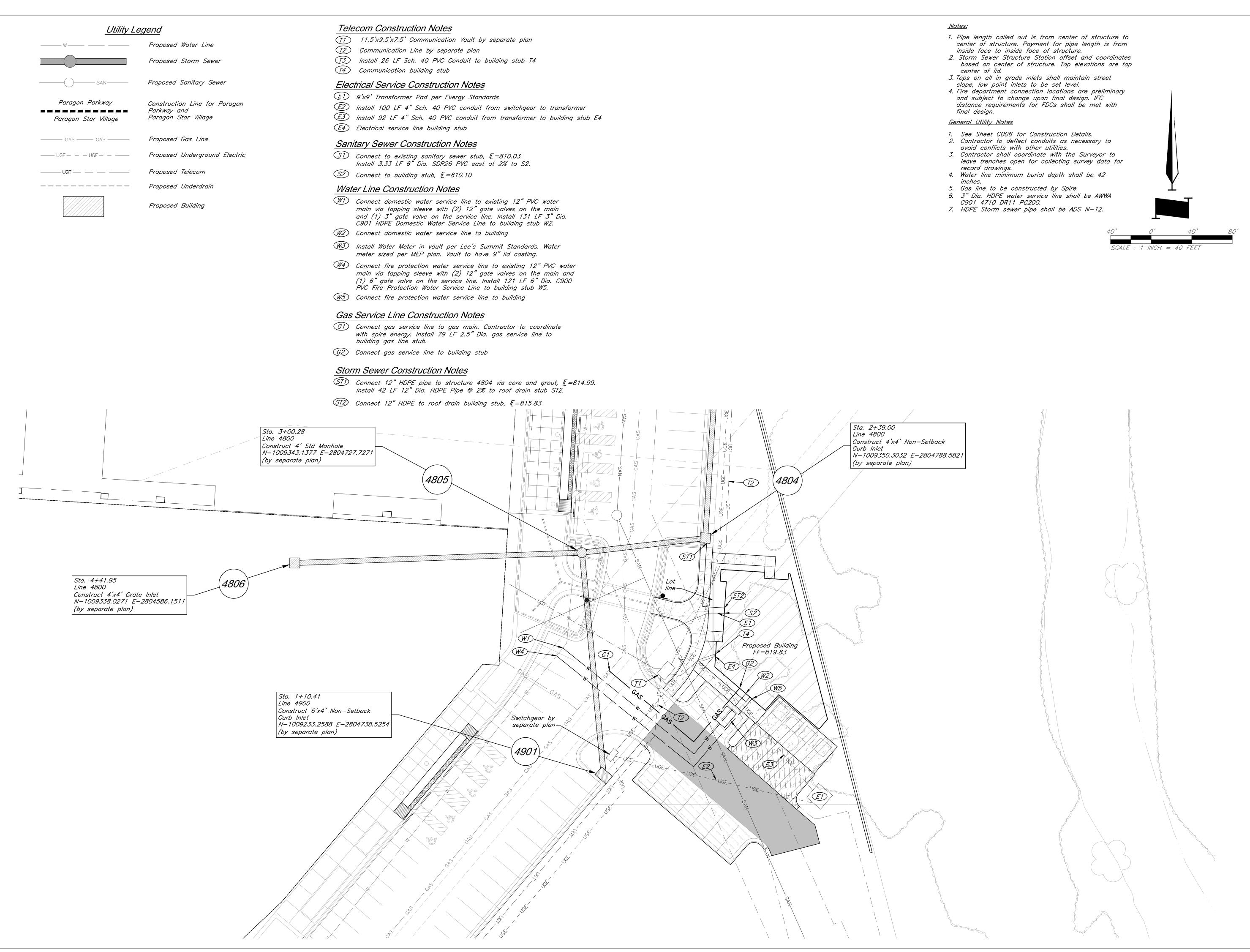


DRAWING TITLE:

Grading Plan

JOB NO: 1249 SCALE: DATE: 12.04.2020 DRAWN BY: JRH





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ARCHITECTURE FINKLE + WILLIAMS Architecture 8787 Renner Boulevard, Suite 100 Lenexa, KS 66219 913.498.1550 www.finklewilliams.com Missouri Certificate of Authority #F00453304

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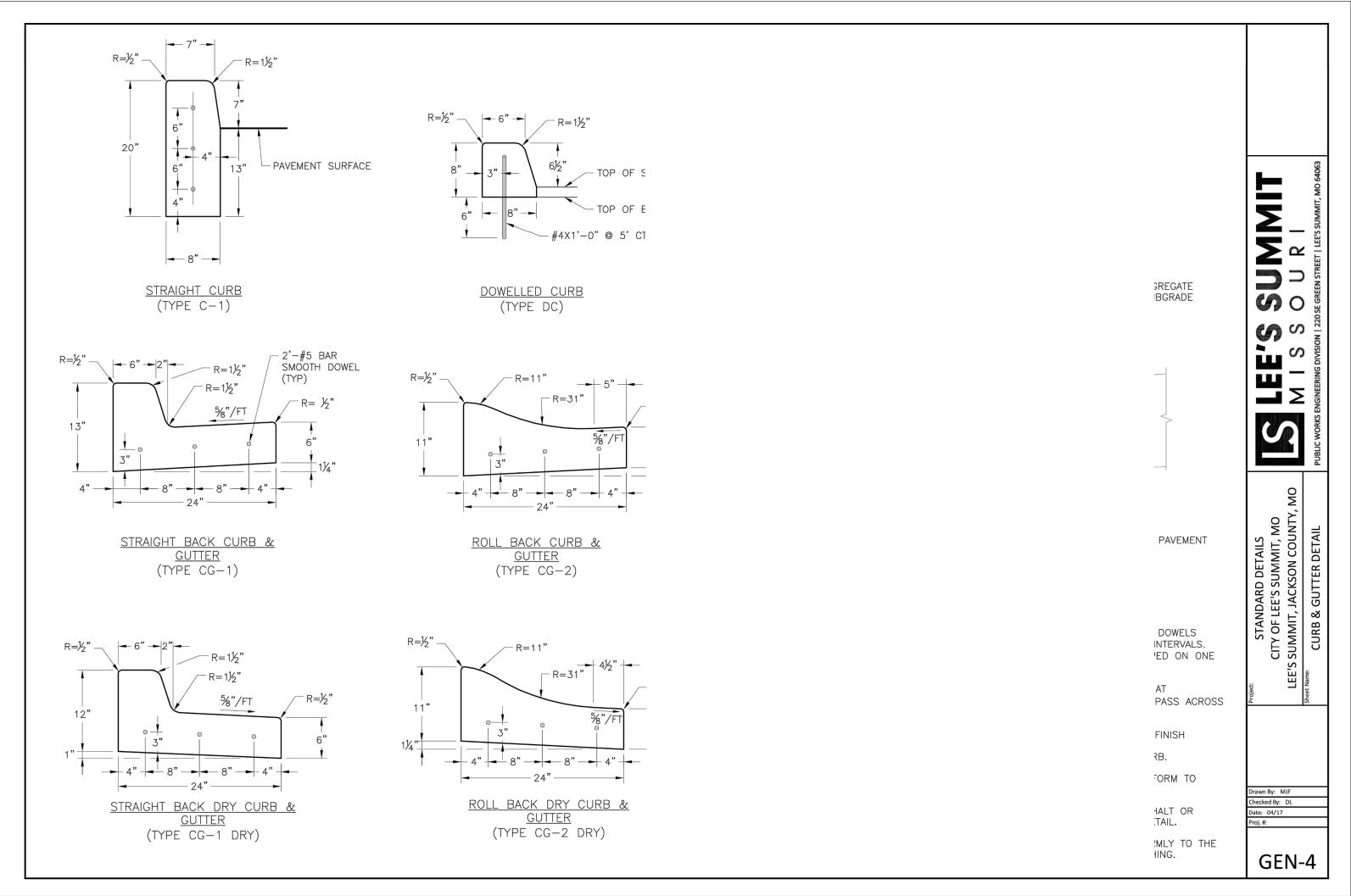
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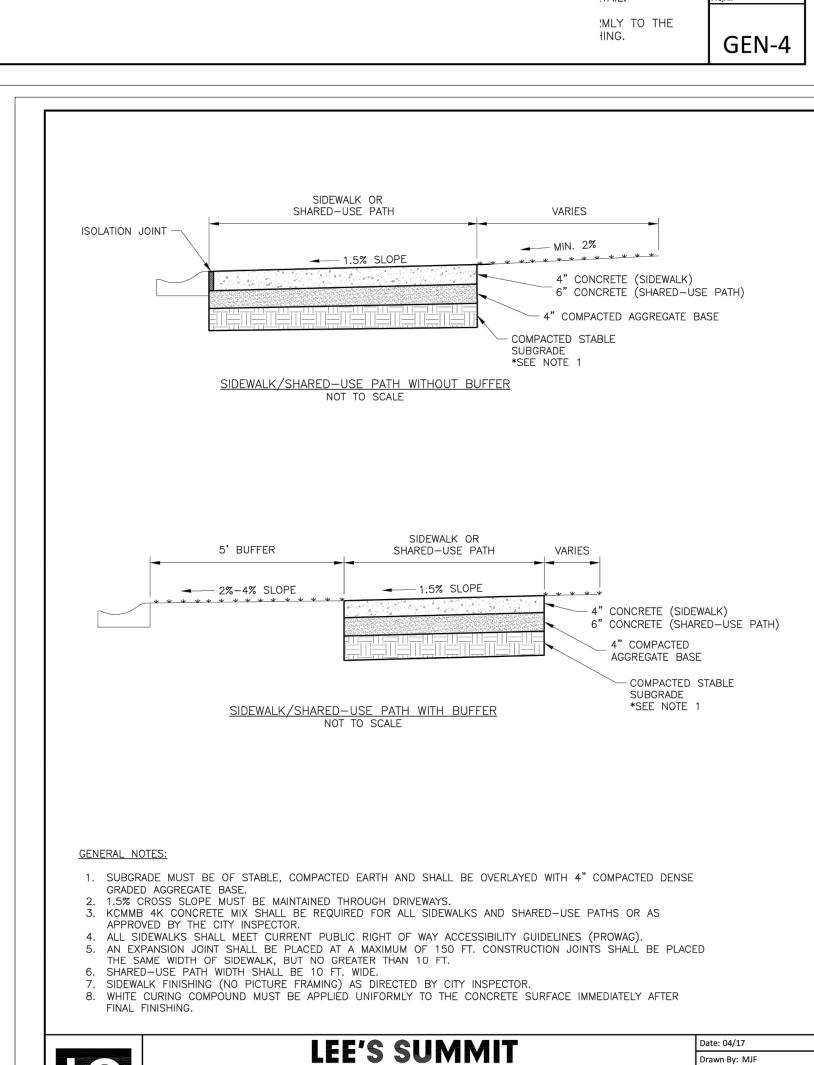
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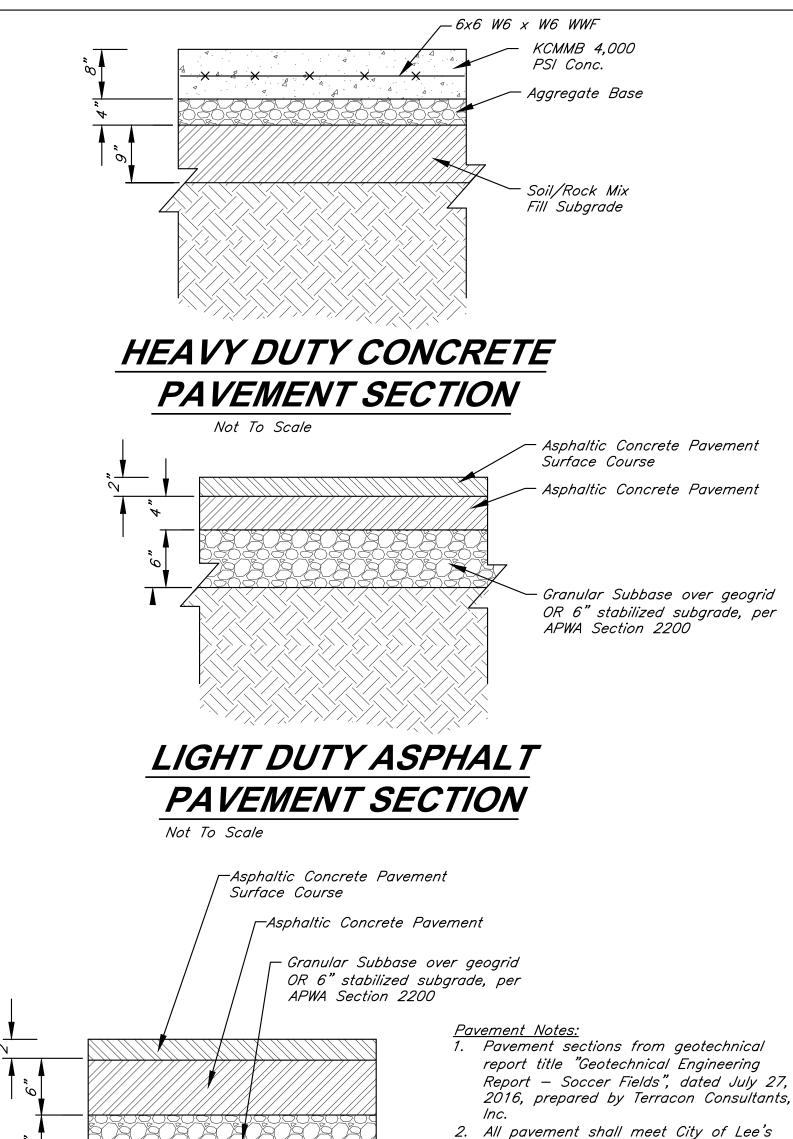


Utility Plan

JOB NO: 1249 SCALE: DATE: 12.04.2020 DRAWN BY: JRH







HEAVY DUTY ASPHALT

PAVEMENT SECTION

Summit UDO Section 8.620 3. Asphalt mix shall be APWA Base: 1-01, 2-01 or 5-01 Surface: 2-01, 3-01 or 5-01 4. Subgrade stabilization shall be per Lee's Summit Standard Specifications – APWA Section 2200.

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Building

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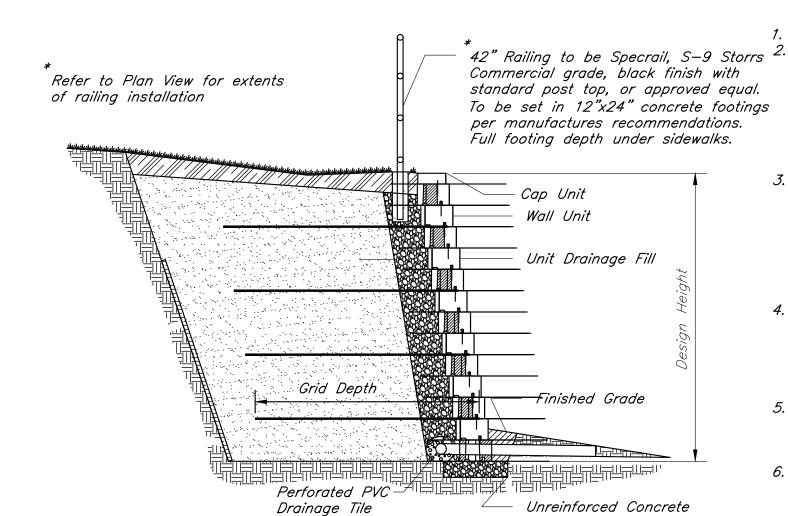
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DRAWING TITLE:

Construction Details

JOB NO: 1249 DATE: 12.04.2020 DRAWN BY: JRH



Typical Segmental Wall Section

THE DETAILS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. The Contractor shall be responsible for retaining the services of a registered professional engineer, licensed in the State of Kansas, to design the segmental concrete block retaining walls and footings. The retaining wall shall be designed in conformance with AASHTO (2002) criteria in regards to factors of safety for, but not limited to, foundation embedment, external and internal stability, bearing pressure computations, minimum reinforcement lengths and vertical spacing.

The Contractor shall refer to the information provided in the Geotechnical report when designing the retaining walls. If additional exploratory investigation is necessary for the design of the retaining walls, retaining the services of a geotechnical engineer shall be the responsibility of the manufacturer and/or contractor and shall be coordinated with the owner. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

4. The designer of the retaining walls shall note that bearing conditions may be poor and may require footings to spread out the bearing load. The wall shall be designed such that any ensuing settlement or differential settlement of the wall does not impact the aesthetics or structural integrity of the wall or other adjacent structures.

5. The Contractor shall note any storm drainage pipes and/or utility crossings that are located beneath the wall. The footings of the retaining wall shall span over the crossings with enough clearance to avoid crushing the pipe or sleeve if the wall settles.

6. The designer shall be responsible for specifying criteria for backfill material and compaction, drainage, filter fabric, soil reinforcing fabric and all other materials and methods related to the construction of the retaining wall system.

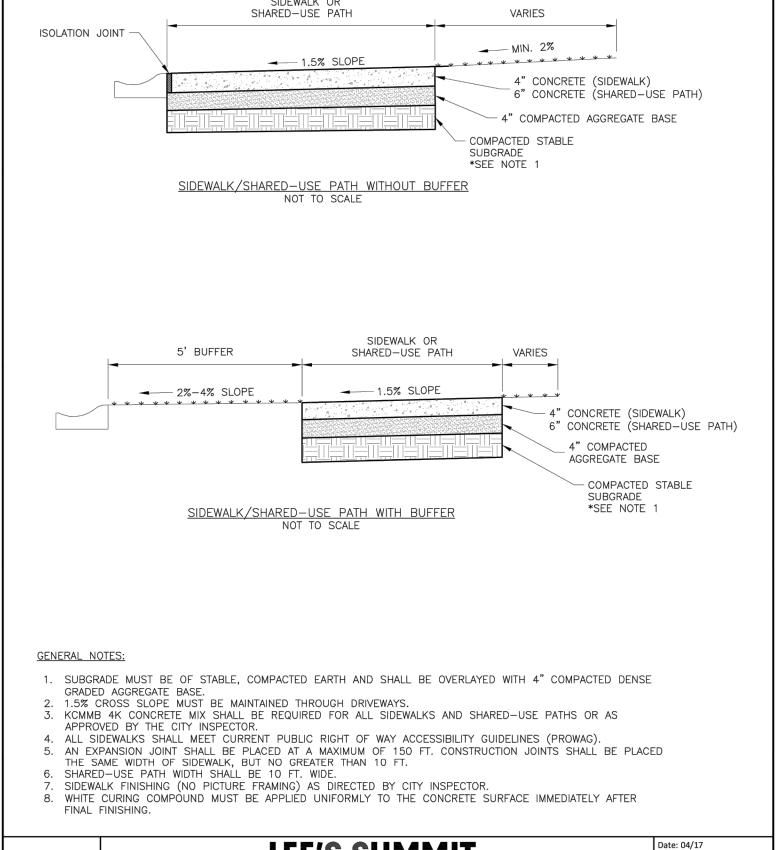
7. Modular Block Retaining wall block color, pattern, and size to be selected by the Architect.

MODULAR BLOCK RETAINING WALL AND HANDRAIL DETAIL

or Crushed Stone

Leveling Pad

<u>Notes:</u>

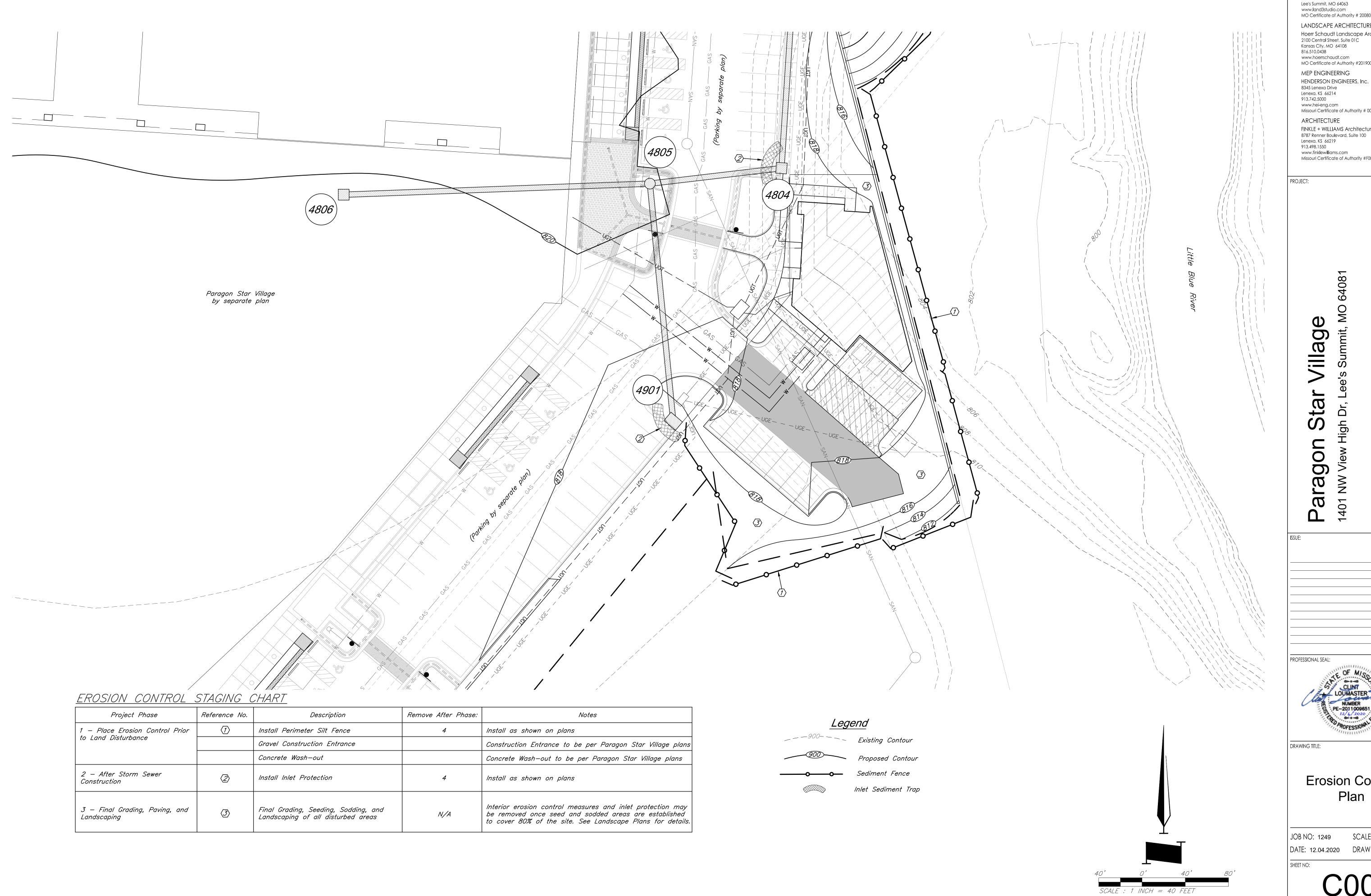


MISSOURI

SIDEWALK/SHARED-USE PATH DETAIL

Checked By: DL

GEN-2



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Building

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aragon 1401 NW

PROFESSIONAL SEAL:

DRAWING TITLE:

Erosion Control Plan

JOB NO: 1249 SCALE: DATE: 12.04.2020 DRAWN BY: JRH

SHEET NO:

EROSION AND SEDIMENT CONTROL NOTES

The layout of erosion control best management practices (BMPs) shown on the engineering plans is intended to control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The Contractor shall be responsible for the evaluation of existing surface drainage patterns and for making adjustments to the BMP locations to best control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The following are measures to achieve the control of erosion and sediment.

- 1. Stabilization Practices Stabilization practices are very effective at preventing erosion by shielding the soil surface from the impact of rain, slowing the velocity of runoff, holding soils in place, and increasing infiltration of runoff and allowing the soil to absorb more rainfall.
 - a. Temporary Seeding Stabilization During acceptable growing periods (see Table 1 below); temporary seeding of annual vegetation with a straw mulch cover shall be used as a temporary cover until permanent vegetation is established. If there is a possibility that a vegetative cover will be required to control erosion for more than 1 year, then consider the addition of a perennial/permanent grass species as part of a seeding mixture.

Table 1. Temporary Seeding Dates and Minimum Application Rates

Seeding Dates	Temporary Seed Species	Minimum Application Rates (pure live seed lbs. per acre)	Straw Mulch (tons per acre)
Jan. 1 – Jan. 31	None	Not Applicable	2.5
Feb. 1 - May 31	Annual Ryegrass	<i>120</i>	1.5
June 1 - Aug.4	None	Not Applicable	2.5
Aug. 15 - Nov. 15	Cereal/Winter Rye	120	1.5
Nov. 16 - Dec. 31	None	Not Applicable	2.5

Seedbed Preparation — For broadcast seeding or drilling, loosen soil to depth of 3 inches. For no till drilling, loosen soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long—term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation — For the best results use certified seed. Apply seed uniformly using a cyclone seeder, drop—type spreader, drill, cultipacker seeder or hydroseeder. When using a drill seeder, plant rye or other grains about 1 inch deep and plant grasses no more than ½ inch. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described herein.

b. Temporary Mulch Stabilization — During non-growing periods, a straw mulch cover shall be applied in unseeded areas to protect against erosion until temporary or permanent vegetation is established.

Site Preparation — Divert runoff water from areas above the site that will be mulched. Remove stumps, roots and other debris from the construction area. Grade area as needed to permit the use of equipment for seeding,

mulching and maintenance. Shape area so that it is relatively smooth.

Application — Spread straw mulch uniformly over the area with a power blower, hydroseeder, or by hand. No more than 25% of the ground surface should be visible after spreading. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. The straw should be dry, unchopped, unweathered; free of weed seeds and rot. In areas of steep slopes or high winds, or in critical areas such as swales, mulching may need to be secured to the ground with a binder, netting, or tacking.

c. Permanent Seeding Stabilization — All disturbed areas shall be permanently seeded with a cool season arass mixture as specified in the Standards and Specifications of the City of Lee's Summit. Missouri..

Seedbed Preparation — loosen soil to depth of 3 inches. For no till drilling, loosen soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long—term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation — For the best results use certified seed. Apply seed uniformly using a hydroseeder. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described in the Standards and Specifications of the City of Lee's Summit, Missouri.

2. Structural Practices

a. Silt Fence — A temporary sediment barrier consisting of a geotextile fabric shall be installed as shown on the attached engineering plans and details. Silt fencing shall be installed to maintain sediment onsite.

Minimum Requirements:

Location — Fence should be built on a nearly level grade and at least 10 feet from the toe of the slope to provide a broad shallow sediment pool. Install on the contour, where fence can intercept runoff as a sheet flow; not located crossing channels, waterways or other concentrated flow paths; not attached to existing trees.

Spacing of Support Posts — 10 feet maximum for fence supported by wire; 6 feet maximum for high strength fabric without supportive wire backing. Support posts should be driven into the ground a minimum of 10 inches deep.

Trench — Bottom 1 foot of fence must be buried minimum of 4 inches deep.

- b. Inlet Protection When installation of the storm drainage system is complete, gravel curb inlet sediment traps will be placed at the drainage system inlets. Construction shall be in accordance with attached engineering plans and details.
- c. Stockpiles The toe of stockpiles shall be placed a minimum of 10 feet from erosion control measures. If stockpiles are to remain for more than 14 days, they shall be temporarily stabilized with vegetative mulch and temporary seeding.
- 3. Maintenance The contractor shall repair all erosion control measures or re—seed areas that are disturbed or damaged as a result of weather or other situations, within 2 days after the occurrence. This will include all areas bare of vegetation.

EROSION CONTROL GENERAL NOTES

- 1. The Contractor is responsible for erosion control during construction and until the
 Owner and City accepts the work as complete. The erosion control measures shown on this plan are a
 typical minimum installation. The Contractor shall be responsible for adjusting or adding to these
 measures as necessary during the phasing of the construction to assure adequate control.
- 2. Clearing and grubbing within 50' of a defined drainage course should be avoided when possible. Where changes to a defined drainage course occur, work should be delayed until all materials and equipment necessary to protect and complete the drainage change are on site. Changes shall be completed as quickly as possible once the work has been initiated. The area impacted by the construction activities shall be revegetated or protected from erosion as soon as possible, areas within 50' of a defined drainage ways should be recontoured as needed or otherwise protected within five (5) working days after grading has ceased.
- 3. Where soil disturbing activities cease in an area for more than 14 days, the disturbed areas shall be protected from erosion by stabilizing the area with mulch or other similarly effective erosion control measures. If the slope of the area is greater than 3:1 or if the slope is greater than 3% and greater than 150 feet in length, then the disturbed areas shall be protected from erosion by stabilizing the area with mulch or other similarly effective erosion control measures if activities cease for more than seven (7) days.
- 4. Existing vegetation shall be preserved to the extent and where practical. In no case shall disturbed areas remain without vegetative ground cover for a period in excess of 60 days.
- 5. Additional site management practices which shall be adhered to during the construction process shall include:

—Solid and hazardous waste management including providing trash containers and regular site clean up for proper disposal of solid waste such as building and construction material, product/material shipping waste, food containers and cups, and providing containers for the proper disposal of waste paints solvents, and cleaning compounds.

-Provisions of portable toilets for proper disposal of sanitary sewage.

-Storage of construction materials away from drainage courses and low areas.

-Installation of containment berms and use of drip pans at petroleum product and liquid storage tanks and containers.

6. All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Lee's Summit, Missouri and good engineering

practices. This shall be completed within fourteen (14) days after completing the work, in any area. If this is outside of the seeding period, silt barriers or other similarly effective measures shall be provided until such time that the areas can be seeded.

- 7. All erosion control measures, temporary or permanent, require maintenance to preserve their effectiveness. All erosion control devices shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs should be made immediately. All costs associated with the repair work including related incidentals will be the contractor's responsibility and shall be included in the Contractor's bid for the proposed work. Only after the project is complete and accepted can the erosion control be removed.
- 8. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seed shall not exceed one percent by weight of mix.
- 9. During the dates Dec. 15 through May 30 ALL lime, fertilizer, seed, and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October, and November 1st through December 15th, lime, fertilizer, seed, and mulch shall be applied at the following rates:

Lime – 100% of the specified quantity
Fertilizer – 75% of the specified quantity
Seed – 50% of the specified quantity
Mulch – 100% of the specified quantity

10. Mulch shall be Vegetative type, cereal straw form stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

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PROJECT:

e's Summit, MO 6408′

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Building

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aragon Star Villa 1 NW View High Dr, Lee's Sumr

PROFESSIONAL SEAL:



DRAWING TITLE:

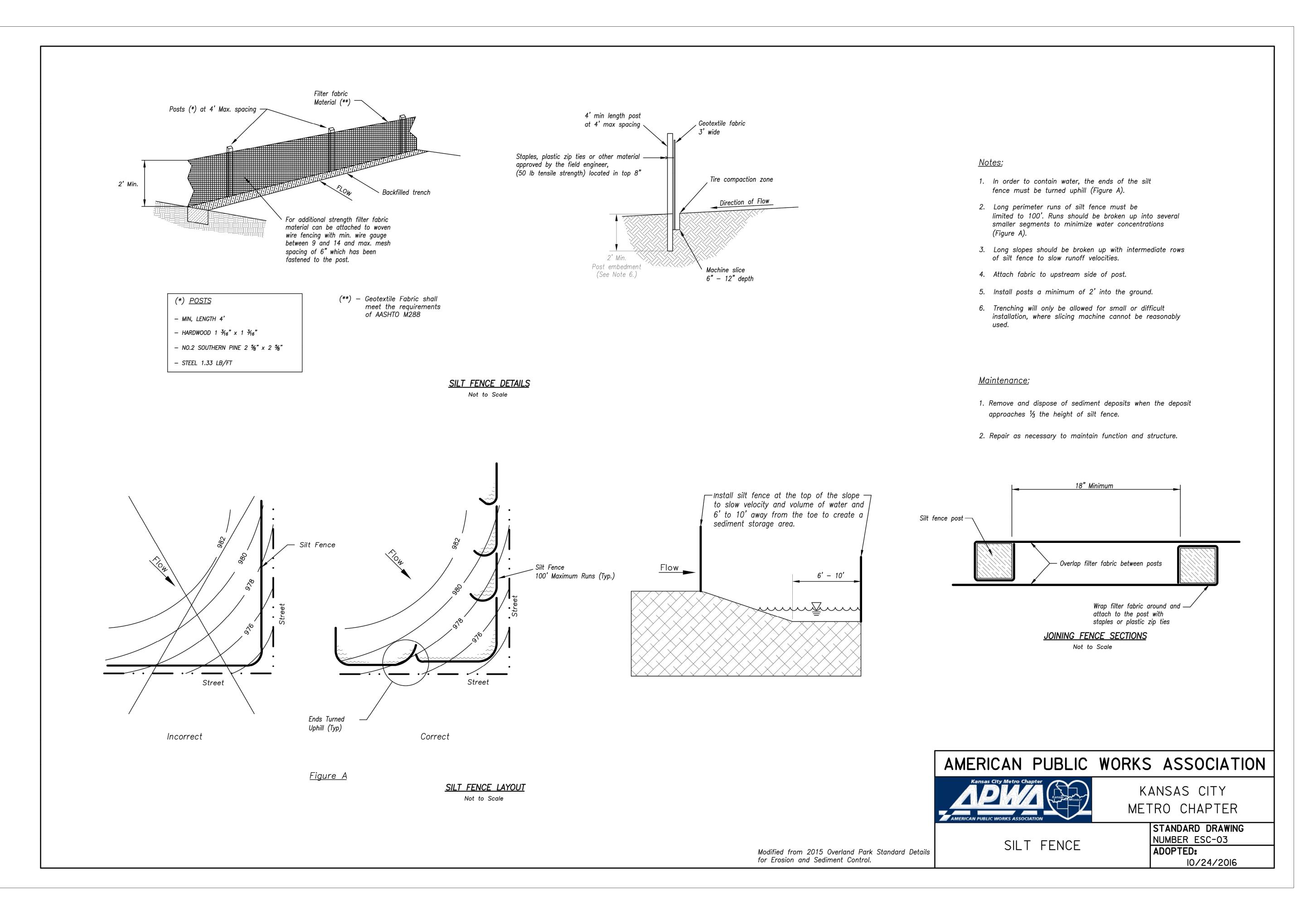
Erosion Control Notes

JOB NO: 1249 SCALE:

DATE: 12.04.2020 DRAWN BY: JRH

SHEET NO:

C008



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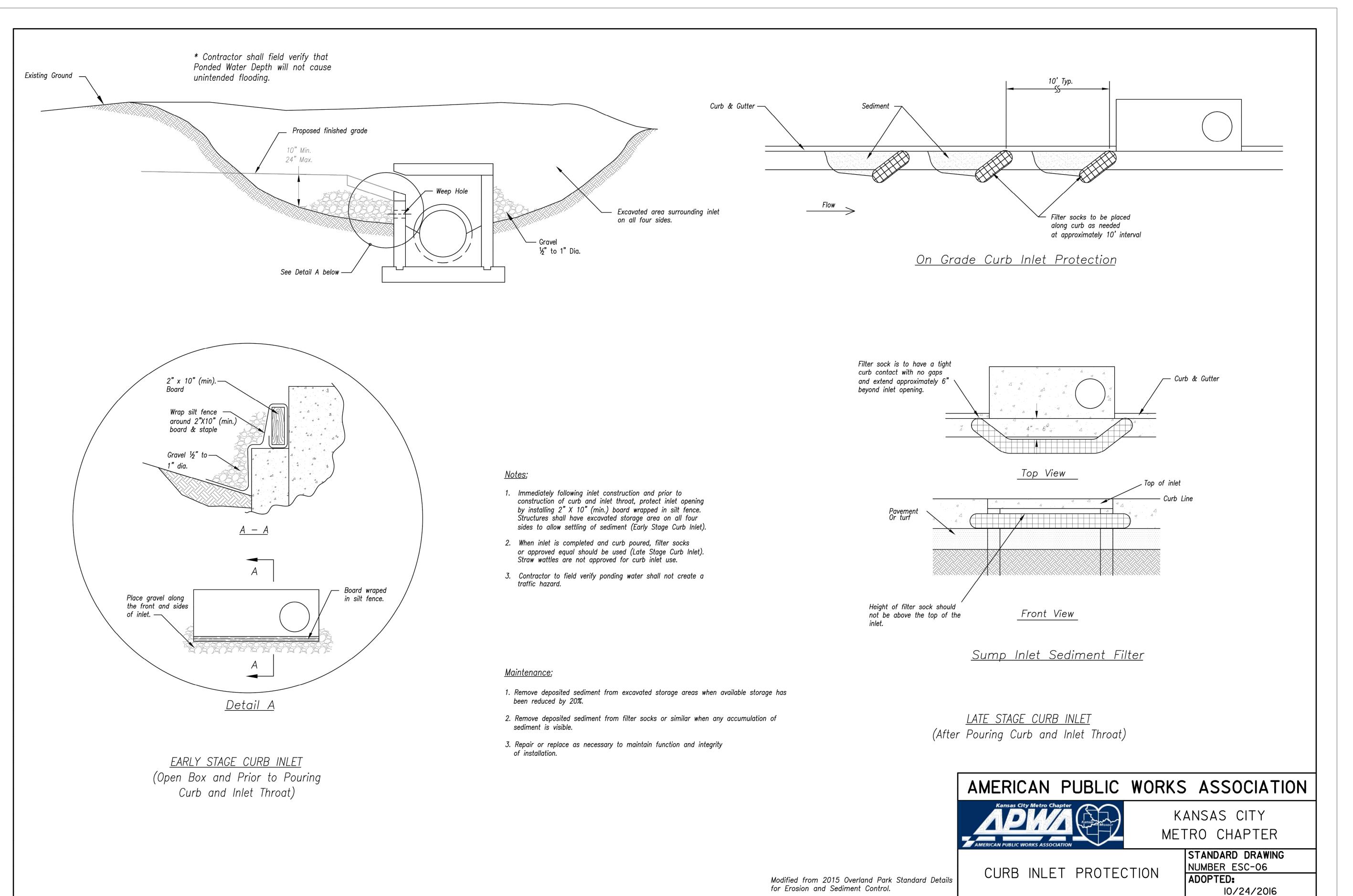
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DRAWING TITLE:

Erosion Control Details

JOB NO: 1249 SCALE: DATE: 12.04.2020 DRAWN BY: JRH



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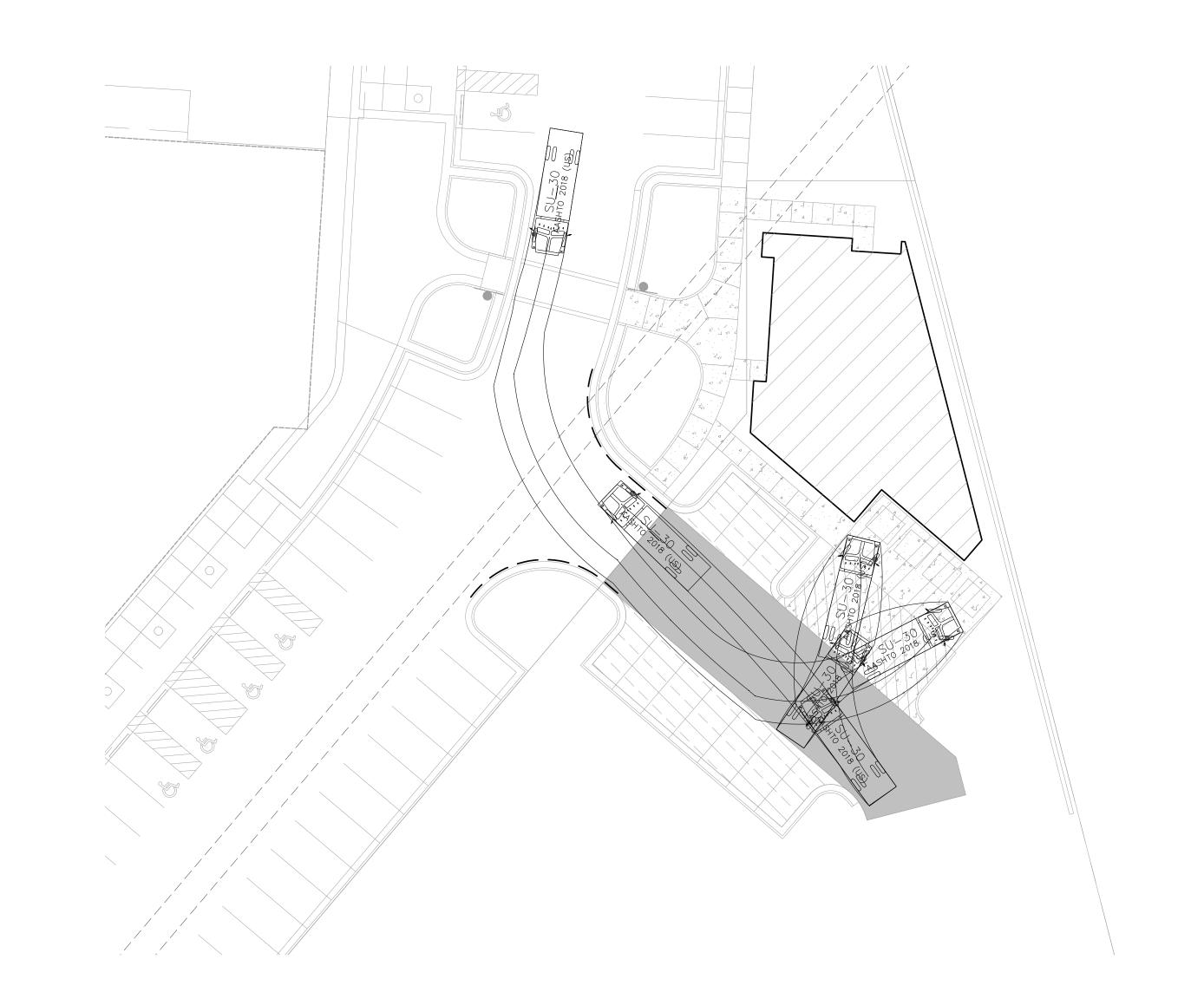
PROFESSIONAL SEAL:



DRAWING TITLE:

Erosion Control Details

SCALE: JOB NO: 1249 DATE: 12.04.2020 DRAWN BY: JRH



Paragon

<u>Legend</u>

— — — 2' offset from face of curb

Turning Movements using SU-30 Design Vehicle. Movements to a 2' clearance from tire track and curb.

SCALE : 1 INCH = 20 FEET

ISSUF:

CIVIL ENGINEERING

9801 Renner Boulevard Lenexa, K\$ 66219 913.492.0400

LAND3 Studio, LLC 317 SE Main Lee's Summit, MO 64063 www.land3studio.com

MEP ENGINEERING

Lenexa, KS 66214 913.742.5000

ARCHITECTURE

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1401 NW

PROJECT:

HENDERSON ENGINEERS, Inc. 8345 Lenexa Drive

www.hei-eng.com Missouri Certificate of Authority # 000556

FINKLE + WILLIAMS Architecture
8787 Renner Boulevard, Suite 100
Lenexa, KS 66219
913.498.1550
www.finklewilliams.com
Missouri Certificate of Authority #F00453304

Building

20/HUB

www.gbateam.com MO Certificate of Authority # 000133

LANDSCAPE ARCHITECTURE

MO Certificate of Authority # 2008001860

LANDSCAPE ARCHITECTURE

Hoerr Schaudt Landscape Architects

2100 Central Street, Suite 01C
Kansas City, MO 64108
816.510.0438
www.hoerrschaudt.com
MO Certificate of Authority #2019004088

PROFESSIONAL SEAL:

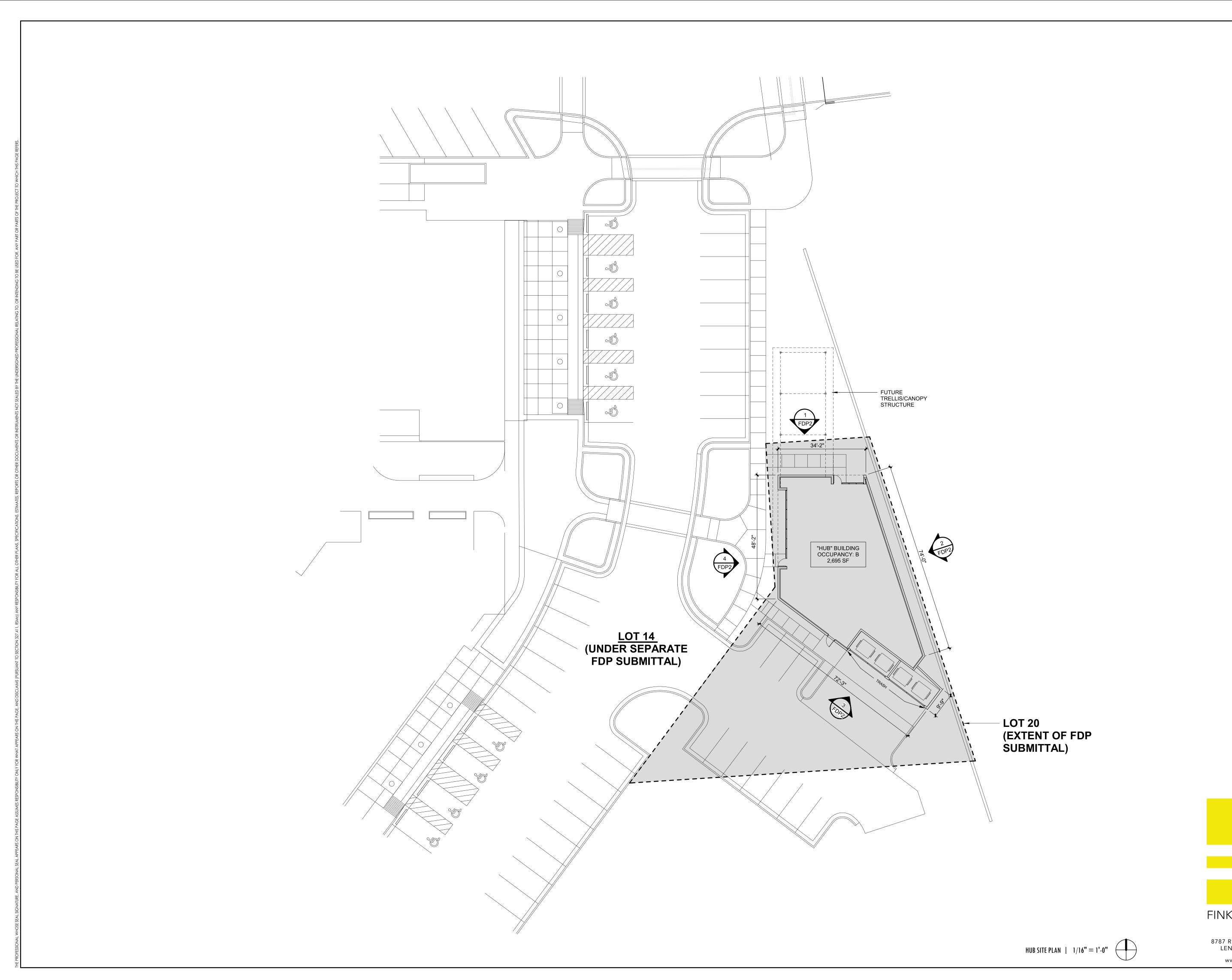


DRAWING

Truck Turning Movement

JOB NO: 1249 SCALE:
DATE: 12.04.2020 DRAWN BY: JRH

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LANDSCAPE ARCHITECTURE

MO Certificate of Authority # 2008001860 LANDSCAPE ARCHITECTURE

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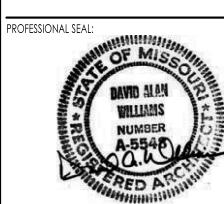
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Building

20/HUB



DRAWING TITLE:

ARCHITECTURAL SITE PLAN

JOB NO: 19050.04 SCALE: DATE: 12.04.2020 DRAWN BY:

A1.01

FINKLE + WILLIAMS

ARCHITECTURE

SHEET NO: 8787 RENNER BLVD., SUITE 100 LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

EXTERIOR MATERIAL LEGEND

MP-1 ALUMINUM COMPOSITE METAL (ACM) DRY SYSTEM: ALUCOBOND, COLOR: naturAL BRUSHED CARBON

PERFORATED METAL PANEL ON STEEL TUBE GATE/FRAME AT TRASH ENCLOSURE AND ROOF SCREEN

STOREFRONT TYPE 1: 2" x 4.5" KAWNEER PERMACOAT SMOKE GRAY ALUMINUM CENTER GLAZED STOREFRONT SYSTEM W/ 1" INSULATED LOW-E GLAZING UNIT

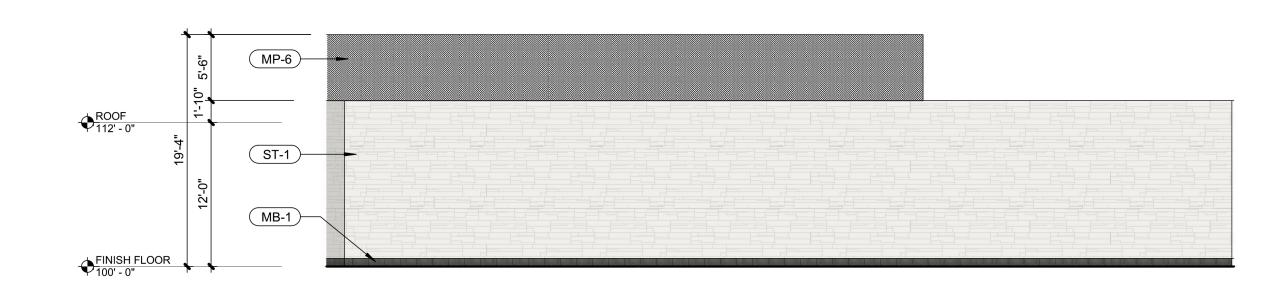
ELDORADO CULTURED STONE VANTAGE 30, COLOR: WHITE ELM**

GROUND FACE 8X16 MASONRY BLOCK PER STRUCTURAL DWGS, BURNISHED FINISH, COLOR: MIDWEST SLATE

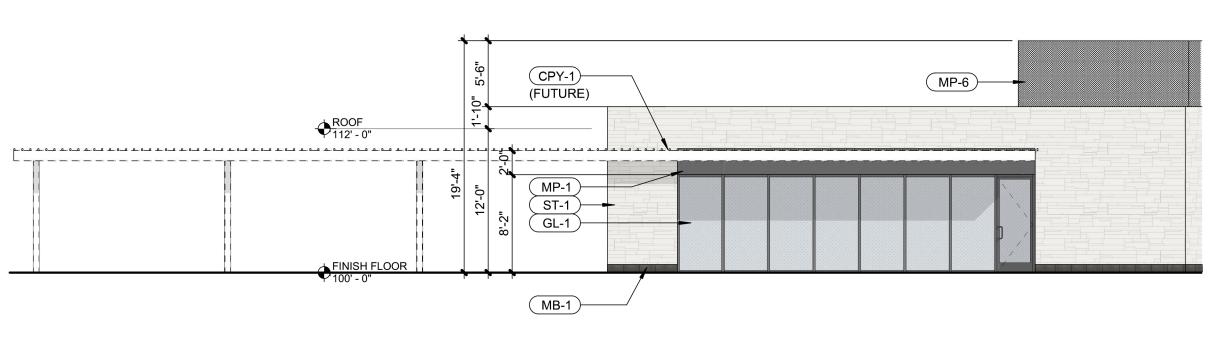
(CPY-1) CANOPY TYPE 1: PAINTED STEEL TUBE STRUCTURE W/ GEOLAM SOLEO COMPOSITE TRELLIS SYSTEM, COLOR: MOLESKIN (FUTURE)

MP-6 ROOF 112' - 0" ST-1

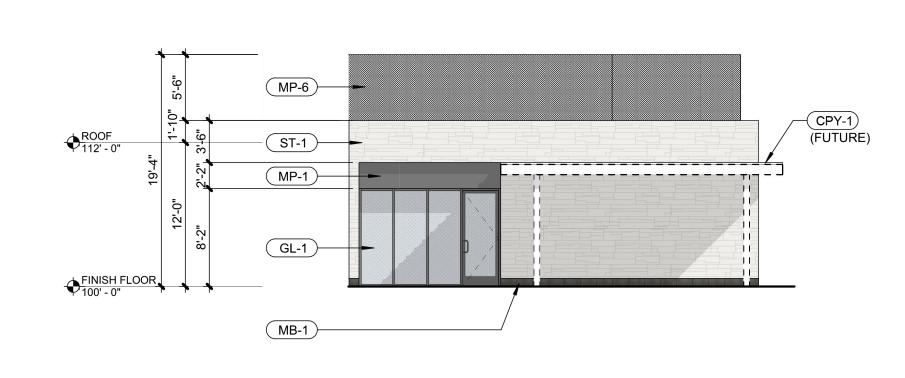
FDP - SOUTH WEST ELEVATION $\mid 1/8" = 1'-0"$



FDP - EAST ELEVATION $\mid 1/8" = 1'$ -0"



FDP - WEST ELEVATION $\mid 1/8" = 1'-0"$



FDP - NORTH ELEVATION | 1/8" = 1'-0"



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BUILDING **ELEVATIONS** AND DETAILS

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PROJECT:

317 SE Main

MO Certificate of Authority # 000133

LANDSCAPE ARCHITECTURE

MO Certificate of Authority # 2008001860 LANDSCAPE ARCHITECTURE

Hoerr Schaudt Landscape Architects

MO Certificate of Authority #2019004088

Missouri Certificate of Authority # 000556

FINKLE + WILLIAMS Architecture 8787 Renner Boulevard, Suite 100

Missouri Certificate of Authority #F00453304

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Paragon

PROFESSIONAL SEAL:

DRAWING TITLE:

1401 NW

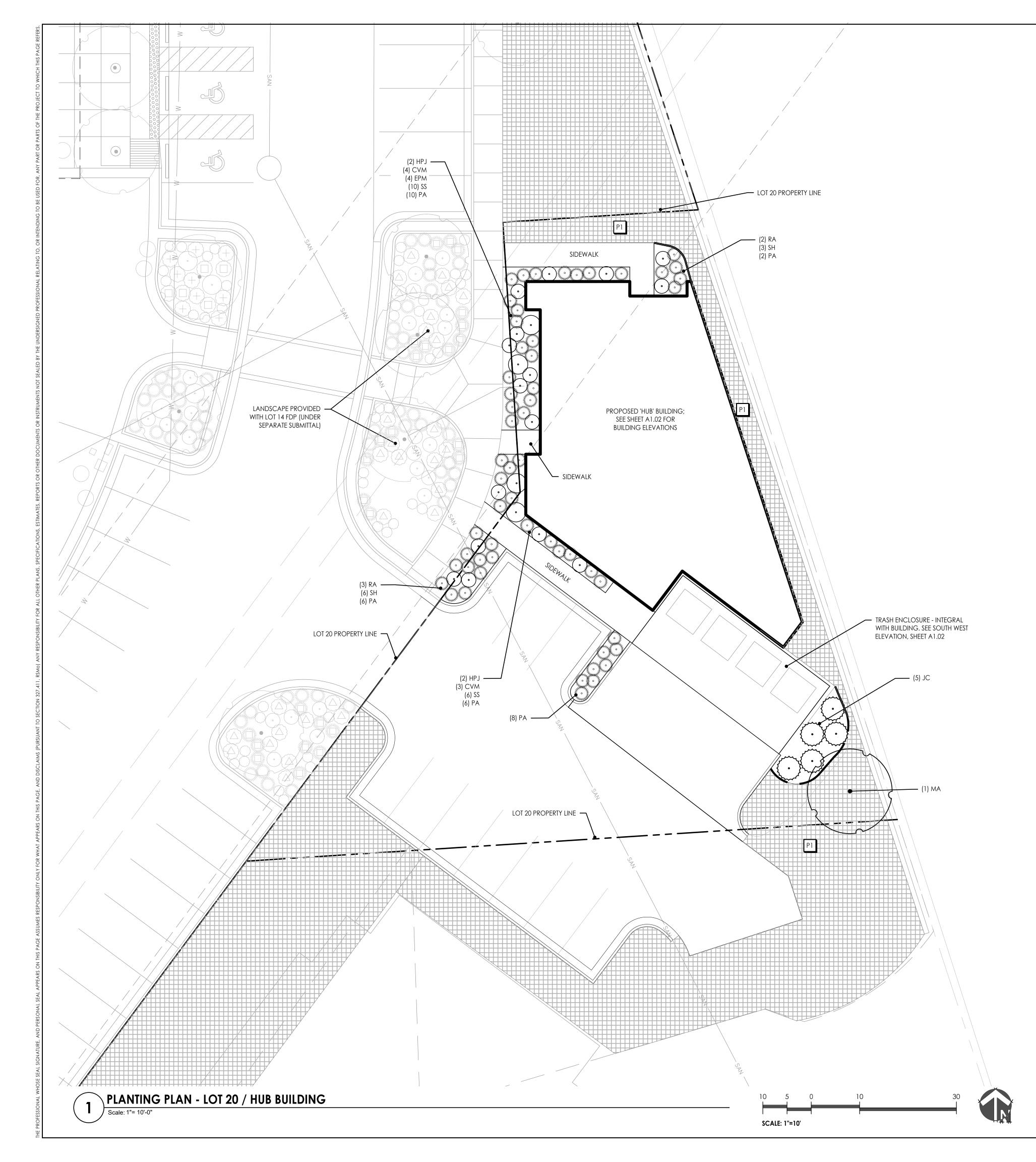
Building

20/HUB

HENDERSON ENGINEERS, Inc.

GBA

JOB NO: 19050.04 SCALE: DATE: 12.04.2020 DRAWN BY:



PLANTING NOTES

- 1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 329300 - PLANTS** AND SECTION 329200 - TURF AND GRASSES FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF
- 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY. 3. LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE
- FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

PLANTING SCHEDULE

LANDSCAPE CALCULATIONS

	Ordinance Requirement	Required for this Site	Proposed
8.790.A.2 Street Frontage Trees	One (1) tree per 30 linear feet of street frontage.	Provided by overall	N/A
	20-foot-wide landscape strip along street frontage	development landscaping	
8.790.A.2 Street Frontage Green	20-foot-wide landscape setback	Provided by overall	N/A
Strip		development landscaping	
8.790.A.3 Street Frontage Shrubs	One (1) shrub per 20 linear feet of street frontage	Provided by overall	N/A
		development landscaping	
8.790.B.1 Open Yard Areas	Two (2) shrubs per 5,000 SF of total lot area,	Site area 0.22 Ac (9583 sf) -	77 Shrubs
	excluding building footprint	Building (2695 sf) = 6888 sf	
		3 shrubs required	
8.790.B.2 Open Yard Areas	All portions of site not covered with paving or buildings must be landscaped. Ground covers used on slopes in excess of 3:1		Meets requirement
8.790.B.3 Open Yard Areas	Additional trees required at a ratio of one (1) tree	Site area 0.22 Ac (9583 sf) -	1 tree provided
	for evary 5,000 square feet of lot area not covered	Building (3922 sf) = 5611	
	by buildings/structures	4 shrubs required	
8.810.A Parking Lot Landscape	Islands required, constituting at least 5% of the	Parking lot area (3922 sf) x	181 sf planted
Islands	entire parking lot area. Every four rows of parking	0.05 = 197 sf required	islands; additional
	shall include an island at least 10' in width.		islands adjacent to FDP parcel
8.810.B Parking Lot Landscape	Islands are required at the end of every parking		Islands @ each end
Islands	bay, at least 9 foot wide and one-half the length of		of parking bay
	the adjacent parking space. Island shall be planted		
	in trees, shrubs, grass or ground cover		
8.810.C Parking Lot Landscape	Tree planting ares shall be no less than ten feet in		Meets requiremen
Islands	width. No tree shall be less than four feet from		
	the back of curb. All islands, strips or other		
	planting ares shall be curbed.		
8.820.C.1 Parking Lot Screening, if	Planted Only: A hedge consisting of at least 12	Provided by overall	N/A
required	shurbs per 40 linear feet. Shrubs must be at least	development landscaping	
	18 inches tall at the time of planting		

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS		
(\cdot)	ORNA <i>l</i>	ORNAMENTAL TREE			
	MA	Royal Raindrops® Crabapple Malus 'JFS-KW5'	3" cal.		
\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.	EVERG	EVERGREEN TREE			
	JC	Perfecta Juniper Juniperus chinensis 'Perfecta'	8' ht. min.		
\odot	DECIDI	DECIDUOUS SHRUB			
	RA	Grow-low Sumac Rhus aromatica 'Gro-low'	3 gal.		
	HPJ	Little Lime® Hydrangea Hydrangea paniculata 'Jane'	5 gal.		
The state of the s	ORNA <i>i</i>	ORNAMENTAL GRASS			
	PV	Shennadoah Switchgrass Panicum virgatum 'Shennadoah'	1 gal.		
	PA	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamin''	1 gal.		
	SSC	Standing Ovation Little Bluestem Schizachyrium scoparium 'Standing Ovation'	1 gal.		
	SS	Little Bluestem Schizachyrium scoparium	1 gal.		
	SH	Prairie Dropseed Sporobolus heterolepis	1 gal.		
\odot	PERENNIAL/GROUNDCOVER				
_	CVM	Moonbeam Coreopisi Coreopsis verticillata 'Moonbeam	1 gal.		
	EPM	Purple Coneflower Echinacea purpurea 'Magnus'	1 gal.		
	EDL	Joe-pye Weed Eupatorium dubium 'Little-Joe'	1 gal.		
	TURF/S	EED MIXES	•		
Pl	Butterfl Blue W New Je Ameth Switch Little Bl Indiane	Prairie Seed Mix ly Milkweed- Asclepias tuberosa (5%) ild Indigo- Baptisia australis (5%) ersey Tea- Ceanothus americanus (5%) nyst Vernal Witchhazel (10%) grass- Panicum virgatum (13%) luestem- Schizachyrium scoparium (30%) grass- Sorghastrum nutans (20%) ter - Symphotrichum oblongifolium (10%)			

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Building

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Landscape Plan

SCALE: 1" = 10'-0" DATE: 12.04.2020 DRAWN BY: EDD