

project synopsis

Municipality:	Lee's Summit, Missouri
Applicable Building Codes & Ordinances:	2018 International Building Code (IBC) 2018 International Plumbing Code (IPC) 2018 International Mechanical Code (IMC) 2018 International Fuel Gas Code (IFGC) 2018 International Fire Code (IFC) 2017 National Electrical Code (NEC) ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities Lee's Summit Unified Development Ordinance (UDO)
Project Address:	540 NE Town Centre Drive Lee's Summit, Missouri 64064
Property Owner:	WHD Management LLC PO Box 1059 Lee's Summit, MO 64063
Zoning:	PI - Planned Industrial
Proposed Land Use:	Limited Indoor Recreation
Building Setbacks:	Street 20 ft Side Yard 10 ft Rear Yard 20 ft
Landscaping Setbacks:	Street Frontage 20 ft
Height Requirements:	N/A
Number of Dwelling Units:	N/A

Special Conditions Met:
A commercial indoor and/or outdoor recreation facility or area shall be allowed provided the front entrance is 300 feet or greater distance from any residential district or use.

Adjacent Zoning (within 185'): CP-2, RP-4

Adjacent Land Use (within 185'): Commercial, Undeveloped, Residential, Government

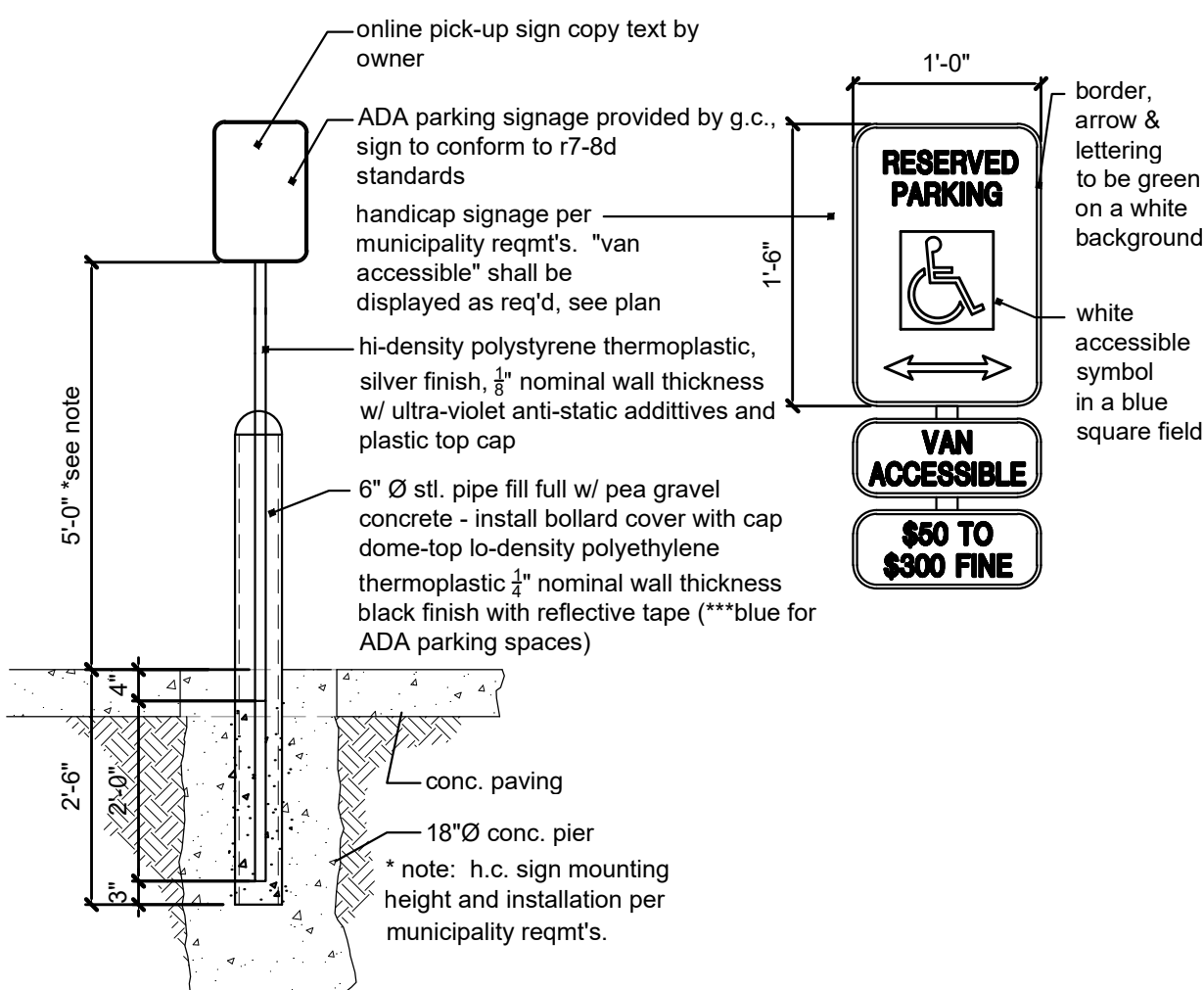
Building Occupancy: A-3, Limited Indoor Recreation - Batting Cages

Pad Site A:

Site Area		
Pad Site A	83,267 sq. ft.	1.91 ac.
Building Area		
Pad Site A	20,765 sq. ft.	
Floor Area Ratio - Maximim 1.0		
Pad Site A	20,765 / 83,267	0.25
Pervious/Impervious Areas		
Pad Site A	24,656 sq. ft. pervious	58,611 sq. ft. impervious
	30%	70%

Parking	
Pad Site A: Indoor Batting - Required: 4 per 1,000 sq. ft. of office space	20
batting cages: determined by director	
total:	65

Standard Parking Space Size: 9'-0"x19'-0"
*Parking Space Length can reduce by 2'-0" at curbed landscaping and 6' deep sidewalks.



2 bollard parking sign

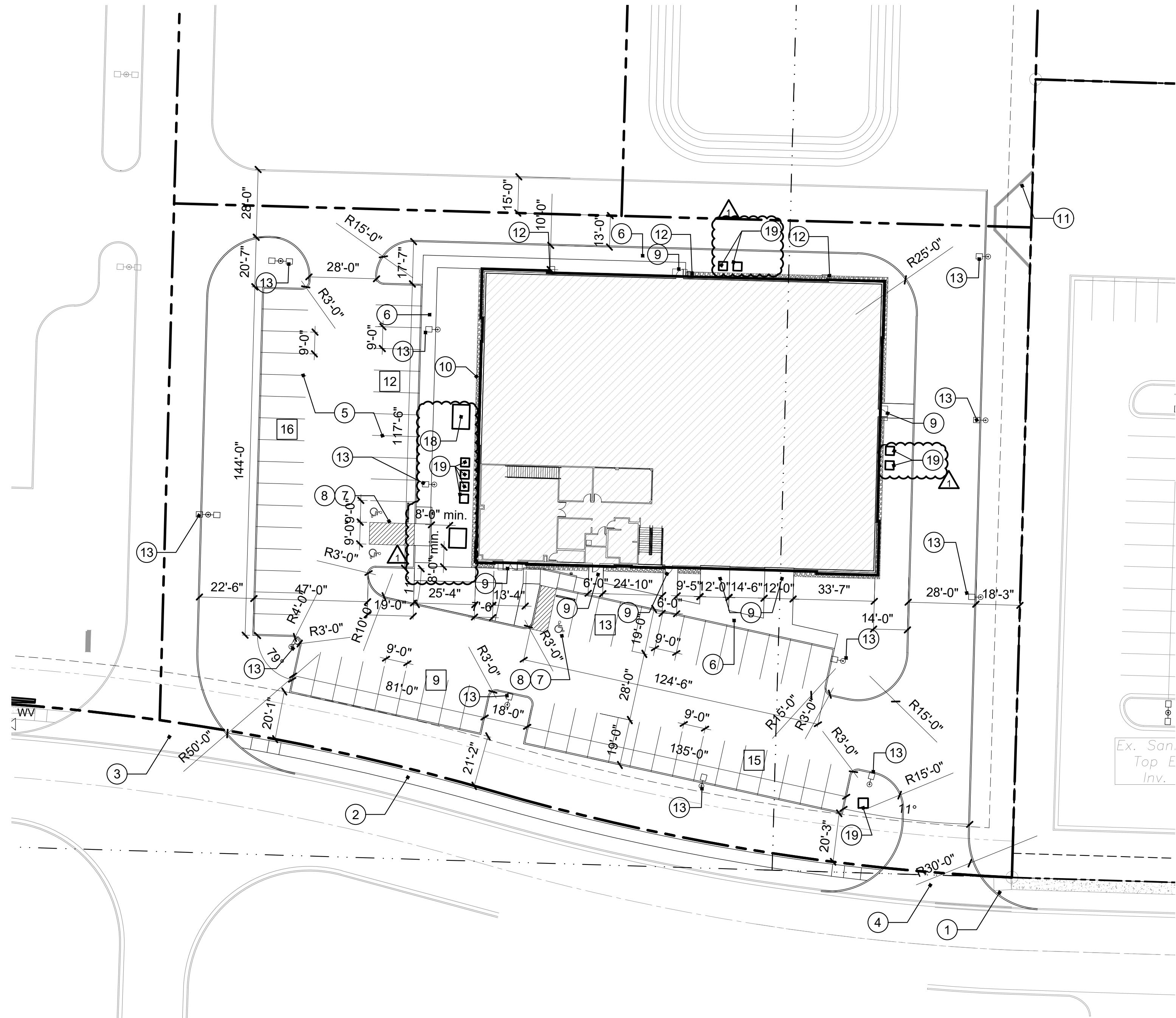
scale: 1/2" = 1'-0"

general notes

- All construction shall conform to the standards and specifications of Lee's Summit, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Signage shall comply with Lee's Summit Signage Ordinance.
- The property owner's association shall have ownership and maintenance responsibilities for the common area tract.
- Reference electrical plans for ground mounted equipment.

plan notes

- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards to connect to existing sidewalk.
- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards. Sidewalk shall be in the r.o.w. offset by 1'-0" from the property line.
- Furnish and install new curb cut per city of Lee's Summit standards. Align with access across the street.
- Furnish and install new curb cut per city of Lee's Summit standards.
- Furnish and install 4" wide white parking space striping.
- Furnish and install 6'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards.
- Furnish and install handicap parking spaces with striped access aisle per UDO requirements.
- Furnish and install handicap parking space bollard sign per UDO requirements.
- Furnish and install door stoop with turn down edge doveled into building foundations; coordinate with civil drawings.
- Furnish and install strip of clean rock at perimeter of building for drainage and maintenance if required by the geotechnical report.
- Location of block retaining wall; reference civil drawings.
- Furnish and install UDO compliant building mounted area light.
- Furnish and install UDO compliant pole mounted area light; maximum top of pole height to be 18'-0".
- Furnish and install ground mounted monument sign to meet ordinance requirements. Provide electrical to sign as required.
- Furnish and install wall mounted sign to meet ordinance requirements. Provide electrical as required.
- Property line.
- Building setback line.
- Furnish and install concrete pad for ground mounted RTU; provide landscape screening as required around the equipment.
- Furnish and install equipment pad.



1 Site Plan

scale: 1" = 30'-0"



a new development for

D-BAT - Town Centre Lot 1

540 NE Town Centre Drive
Lee's Summit, Missouri

date 05.23.2022
drawn by DAE
checked by DAE
revisions

05.23.2022	1
06.07.2022	2

sheet number

A1.1

drawing type
FDP & Permit

project number
20231

general notes

- provide appropriate covers for flue penetrations - paint to match the building.
- furnish and install knox box; reference floor plan; verify final location with code official and fire department
- all building mounted equipment shall be painted to match the adjacent wall colors, including pipes, and panels; do not paint meters.
- furnish and install landscape screening for all building mounted equipment; reference MEP
- material substitutes and changes MUST be approved by the City of Lee's Summit prior to purchase
- provide blocking and electrical at building mounted sign locations
- reference window elevation sheet
- reference door schedule and detail sheets
- all signage must be reviewed as part of a separate sign permit through the City of Lee's Summit
- stone shall align with seams in metal panels
- windows shall be centered with metal panels

exterior materials & finishes

Metal Panel

- Panel 2 - textured metal panel per PEMB supplier, color Gray
- Panel 3 - textured metal panel per PEMB supplier, color Off-White
- Panel 1 - tenant accent color, textured metal panel per PEMB supplier, color Blue

flashing/trim

- prefinished to match adjacent wall colors

fascia panels

- prefinished panels per PEMB supplier, color Black

soffit panels

- color to match building fascia

- prefabricated metal awnings per PEMB supplier, color Black

Gutter & Downspout:

- To match PEMB wall panel Gray - per supplier

Stone

- manufactured stone, Versetta ledgerstone color

Windows

- 1" insulated low-e glass with argon fill in 2" thermally broken frames per PEMB supplier (caulk at perimeter inside and out); frames color Black

Storefront Door

- 1" insulated clear glass with thermally broken frames per PEMB supplier; frames color Black

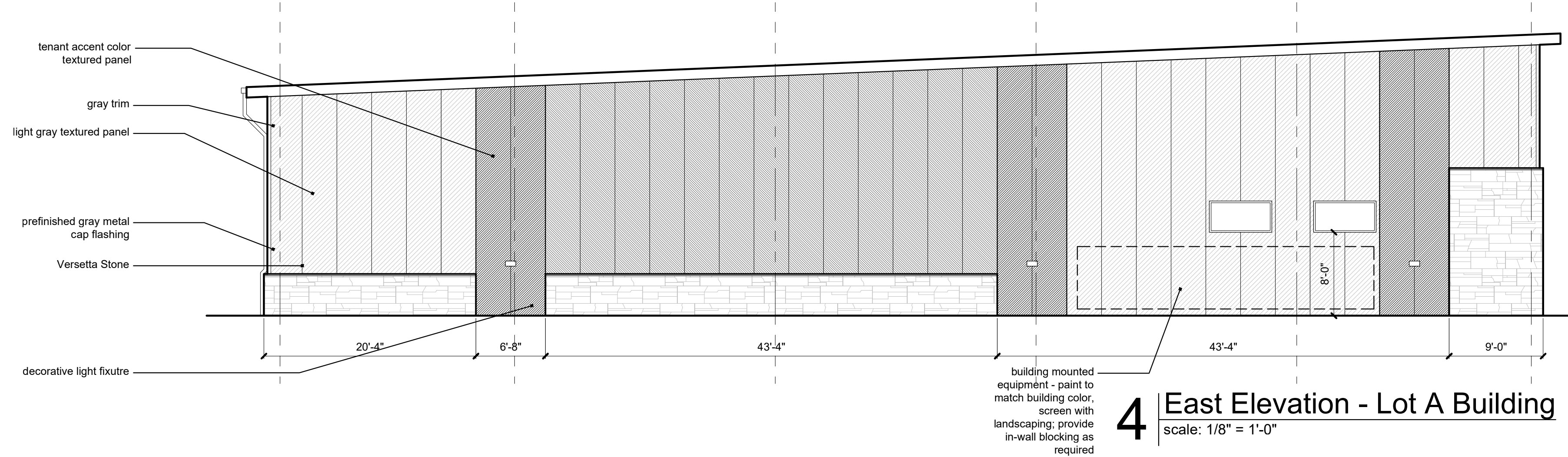
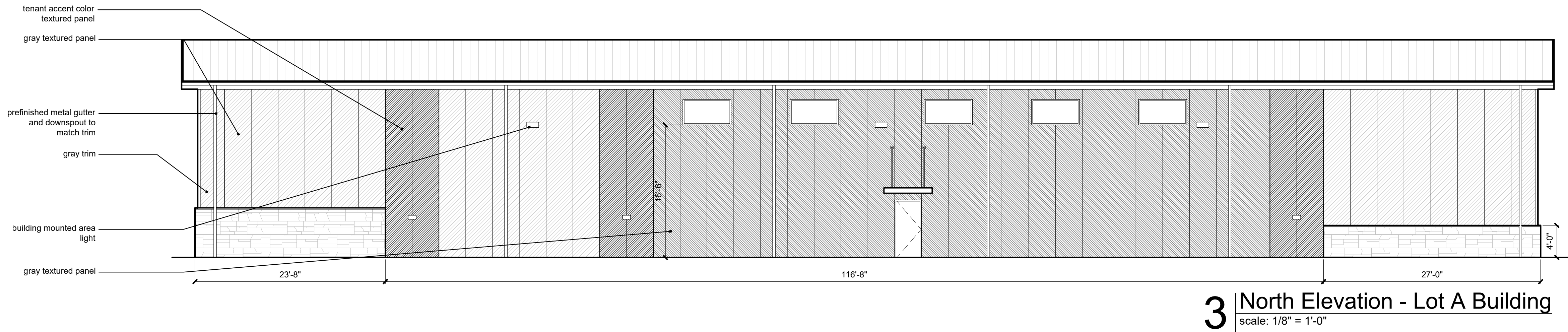
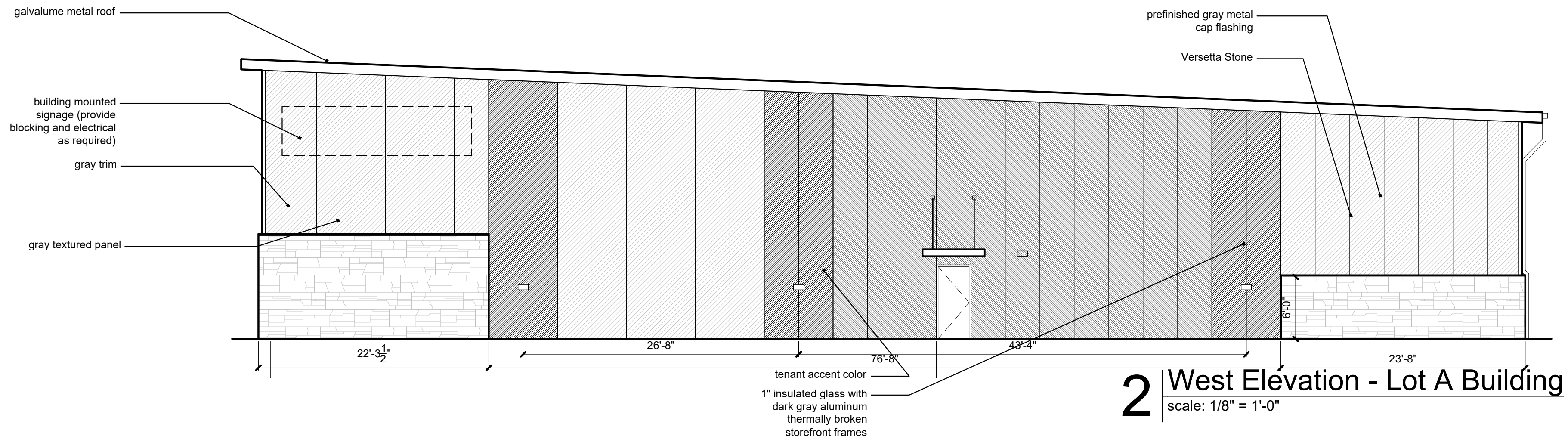
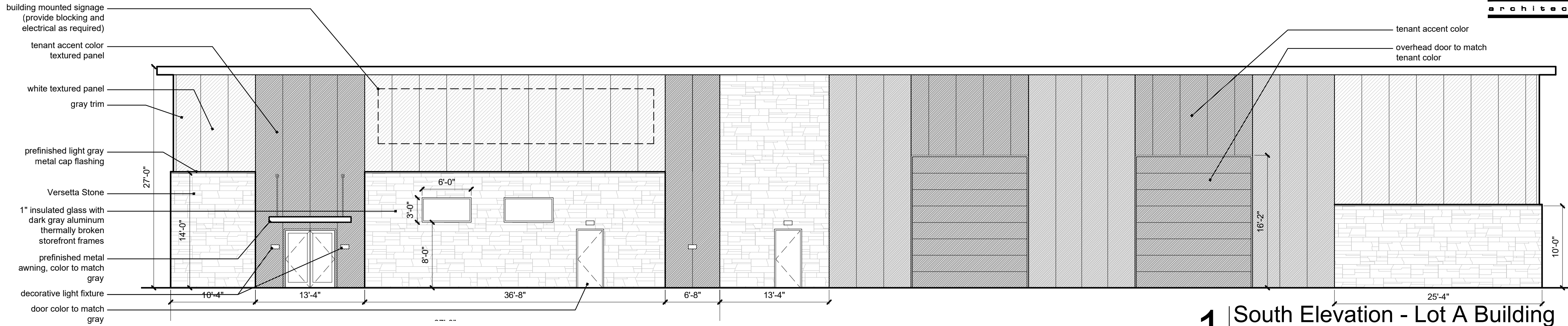
Overhead Doors

- insulated manual overhead doors, painted to match tenant accent color per building elevations

Hollow Metal Doors

- galvanized insulated hollow metal door and frame, painted to match adjacent wall color

- caulk - color to match adjacent wall colors



a new development for

D-BAT - Town Centre Lot 1

540 NE Town Centre Drive

Lee's Summit, Missouri

date

05.19.2022

drawn by

DAE

checked by

DAE

revisions


















sheet number

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drawing type
FDP & Permit

project number
20231

Tree and Shrub Planting List

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
SHADE TREES		OGM	7	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	height 40-50', spread 35'
		RM	3	RED MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL.	height 40-50', spread 30-35'
		SL	7	SKYLINE LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	3" CAL.	height 35'-45', spread 25'-35'
EVGN TREES		BC	3	BALD CYPRUS	TAXODIUM DISTICHUM VAR. DISTICHUM	8' tall min.	height 50-70', spread 20-45'
		RC	11	RED CEDAR	JUNIPERUS VIRGINIANA	8' tall min.	height 30'-65', spread 8'-25'
		SP	11	SHORTLEAF PINE	PINUS ECHINATA	8' tall min.	height 50'-60', spread 20'-35'
ORNAMENTAL TREES		FD	8	MAGNOLIA	MAGNOLIA 'BUTTERFLIES'	3" CAL.	height 15-20', spread 10'-15'
		ER	6	EASTERN REDBUD	CERCIS CNADENSIS	3" CAL.	height 20-30', spread 25'-35'
		BV	5	BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	3" CAL.	height 12-15', spread 6'-12'
		FT	7	FRINGE TREE	CHIOANTHUS VIRGINIOUS	3" CAL.	height 12-20', spread 12'-20'
		JM	7	JAPANESE MAPLE	ACER PALMATUM 'GERMAINES GYRATION'	3" CAL.	height 6-8', spread 8'-12'
TOTAL		75					
		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
EG. SHRUB DEC. SHRUB		FS	22	FRAGRANT SUMAC	RHUS AROMATICA	3-5 GALLON	height 2-6', spread 6-10'
		WH	33	WILD HYDRANGEA	HYDRANGEA ARBORESCENS	3-5 GALLON	height 2-4', spread 3-5'
		IH	30	INKBERRY HOLLY	ILEX GLABRA 'COMPACTA'	5 GALLON	height 3-14', spread 4-6'
		SB	103	DENSE YEW	TAXUS x MEDIA DENSIFORMIS	5 GALLON	height 3-4', spread 4-6'
TOTAL		188					
GROUND COVER		-	SOD - TURF-TYPE FESCUE 2 YO STOCK - 3-WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES: NATIVE MIX OF HOUNDG, REBEL, OR FALCON LEAVE TALL FESCUE (FESCUE ARUNDINADEA), AND RYE (LOLIUM JULTIFLORIUM AND PERENE DOMESTIC) 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, 10% RYE				
		-	RIVER ROCK AS NEEDED ONLY - PROVIDE SAMPLE FOR APPROVAL - NO GRAVEL SHALL BE USED AS A SUBSTITUTE				
*REFERENCE L1.2 FOR LANDSCAPING SPECIFICATIONS AND DETAILS							

LANDSCAPING NOTES

- Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
- 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.
- Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
- Landscape contractor shall water plant material as required until fully established. This site is not intended to be irrigated unless otherwise dictated by the city of Lee's Summit.
- Provide appropriate landscaping drainage from landscape areas directly adjacent to building to prevent ponding along north sides of building and along the foundation.
- 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.
- Stake and guy all trees per planting details.
- Install all shrubs and groundcover per planting details.
- Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
- Root stimulator shall be applied to the soil backfill of each plant during installation.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
- All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
- No plant material shall be substituted without written approval of the Landscape Architect per specifications.
- Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch, color TBD. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
- All existing plant material to be retained shall be wrapped with orange, 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.
- 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.
- 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.
- Landscaping areas (including along building perimeter and parking lot islands) equal to or narrower than 3'-0" should utilize river rock in lieu of sod or mulch.

Landscaping Requirements:

Street Frontage:

- 1 tree per 30 feet of street frontage within the landscaped setback
- 1 shrub per 20 feet of street frontage within the

Parking Lot Screening:

- 12 shrubs per 40 linear feet of parking

Open Yard Areas:

- 2 shrubs per 5,000 sq. ft. of total lot area excluding building footprints
- 1 tree per 5,000 sq. ft. of total lot area excluding building

General Buffers:

- Front Lot: 20'
- Side Lot: 20' or as approved by the governing body
- Rear Lot: 20' or as approved by the governing body

Adjacent Property Zoning/Uses:

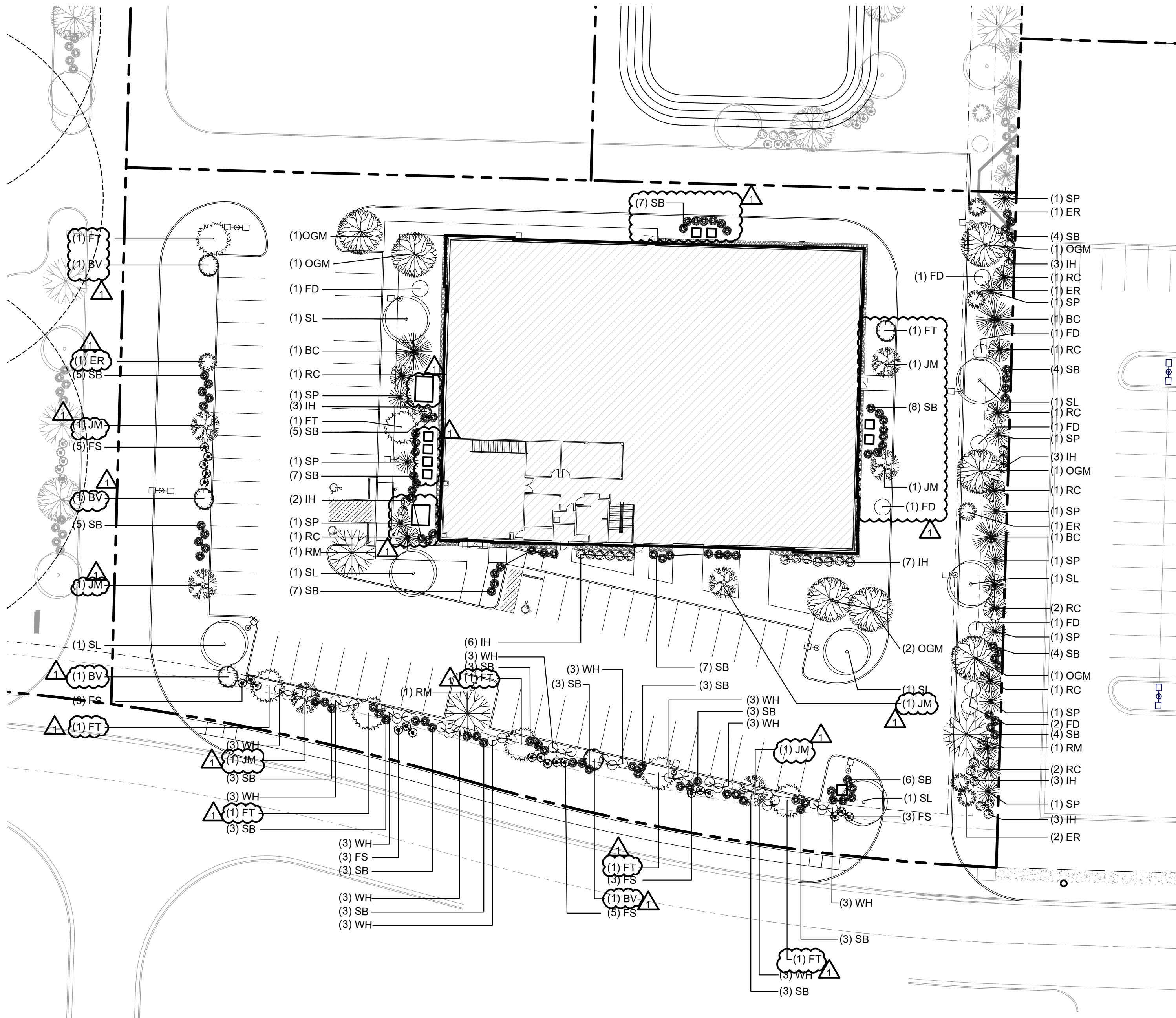
- Lee's Summit Tow Centre LLC: CP-2/Undeveloped with proposed future zoning PI as land develops
- Commercial BFRE LLC: CP-2/Car Detailing
- E J Plesko & Associates Inc.: CP-2/Undeveloped with proposed future zoning PI as land develops

Buffer Requirements:

- PI/CP-2: Medium, 70% semi-opaque screening
 - Shade Trees 1 per 1,000 sq. ft.
 - Ornamental Trees 1 per 500 sq. ft.
 - Evergreen Trees 1 per 300 sq. ft.
 - Shrubs 1 per 200 sq. ft.

PI/PI: N/A

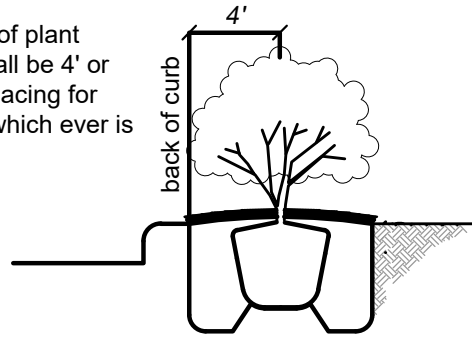
Pad Site A	Required	Provided
Parking Lot Screening: 207 ft. of parking		
Shrubs: 207/40x12 =	62	62
Street Frontage: 343 ft of frontage		
Trees (Ornamentals): 343/30 =	11	11
Shrubs: 343/20=	17	18
Open Yard Areas: 83,267-20,130 = 63,137 sq. ft.		
Trees: 63,137/5000 =	13	28
Shade =		9
Evergreen =		6
Ornamental =		13
Shrubs: 63,137/5000x2=	25	42
Equipment Screening	as required to screen	38
Buffers: PI/CP-2 Buffer		
East Lot Line = 269x20=5,380 sq. ft		
Shade 5,380/1000=	5	6
Ornamental 5,380/500=	11	11
Evergreen 5,380/300=	18	19
Shrubs 5,380/200=	27	28
North Lot Line: PI/PI - N/A		
West Lot Line: PI/PI - N/A		
South Lot Line: Street Frontage - See Above		
Total Shade	5	26
Total Ornamental	11	24
Total Evergreen	18	25
Total Trees	58	75
Total Shrubs	131	188



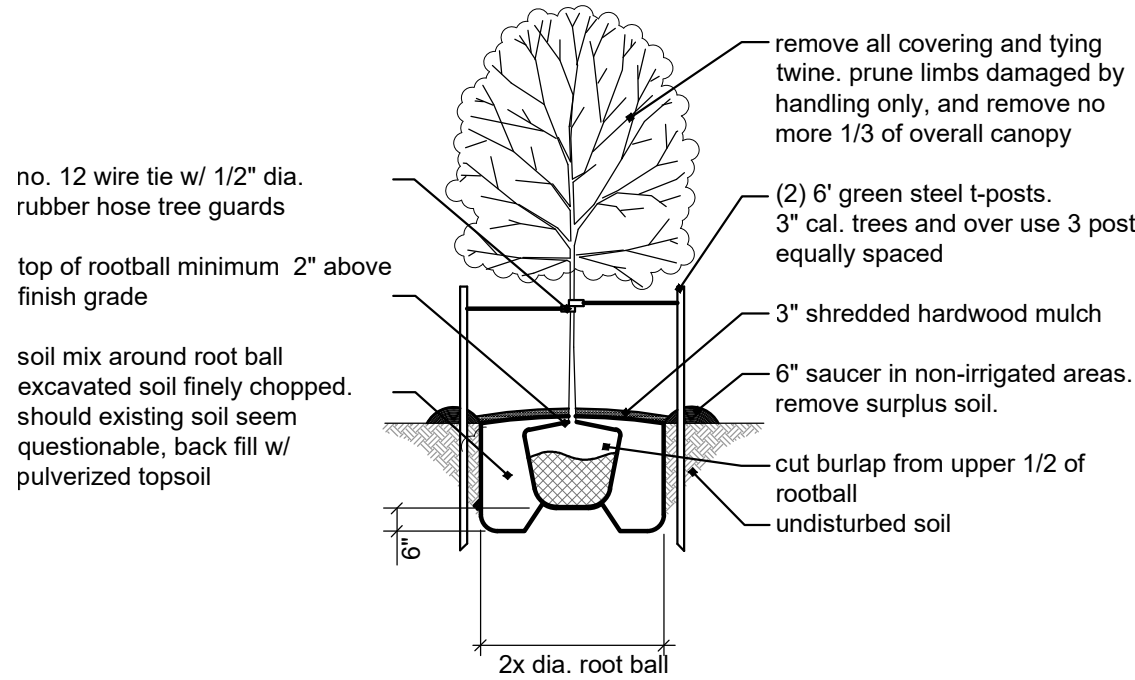
general landscaping notes

- A. Acceptable Plant Material:
- A.1. The following are the minimum plant sizes and conditions to be used in satisfying the requirements of this division. Acceptable plant materials for landscaping, buffers and tree replacement shall be as approved by the City of Lee's Summit:
- A.1.1. Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container.
- A.1.2. Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container.
- A.1.3. Ground cover, two and one-half-inch peat pot.
- A.1.4. Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.
- A.1.5. Evergreen trees shall be a minimum height of eight feet at planting.
- A.2. The American Standard for Nursery Stock, published by the American Association for Nurserymen, shall be the standard reference for the determination of plant standards.
- B. Installation of Plant Materials:
- B.1. The City of Lee's Summit allows one planting season in a 12-month period in which the installation of plant materials shall be completed.
- B.2. Buffers, if required, shall be installed before a certificate of occupancy permit is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with guidelines of the City of Lee's Summit.
- C. Maintenance of Required Plants:
- C.1. The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance in good condition of the plant materials used to meet the minimum requirements of this Lee's Summit Development Ordinance for landscaping, buffer or tree replanting. The plant materials shall be kept free from refuse and debris.
- C.2. Plants that are not in sound growing condition or are dead shall be removed and replaced with a plant of a species or variety as determined by the City of Lee's Summit.
- C.3. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.
- D. Landscaping Minimum Requirements:
- D.1. Street frontage.
- D.1.1. A minimum 20-foot-wide landscape strip shall be provided along the full length of street frontage.
- D.1.2. Shrubs may be clustered or arranged within the setback.
- D.2. Open yard areas.
- D.2.1. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.
- E. Landscaping Along Street Frontages:
- E.1. Frontage landscape strips shall contain no structures, parking areas, patios, storm water detention facilities unless included in the landscape plan as an amenity or any other accessory uses except for the following:
- E.1.1. Retaining walls or earthen berms constructed as part of an overall landscape design;
- E.1.2. Pedestrian-oriented facilities such as sidewalks and bus stops;
- E.1.3. Underground utilities;
- E.1.4. Driveways required for access to the property; or
- E.1.5. Signs otherwise permitted by the development ordinance.
- E.2. All portions of a frontage landscape strip shall be planted in trees, shrubs, grass or ground cover, except for those ground areas that are mulched or covered by permitted structures.
- E.3. Plant materials in the frontage landscape strip are not to extend into the street right-of-way.
- F. Parking Lot Landscaping and Trees:
- F.1. Deciduous shade trees shall be provided in parking lots as indicated below.
- F.1.1. Landscape islands, strips as a minimum, shall be no less than nine feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.
- F.1.2. Tree planting areas shall be no less than ten feet in width. No tree shall be located less than four feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum six-inch high curbs of the type required by this chapter or other regulations for parking areas.
- G. Parking Lot Screening:
- G.1. Screening to a height of two and one-half feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening.
- G.2. Screening shall be decorative and 100 percent opaque to a height of two and one-half feet above the elevation of the parking/loading area or the street, whichever is highest.
- G.3. Screening may be provided in the following way:
- G.3.1. A hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.
- G.4. The street-side screening treatment may be located within the required landscape buffer along the front yard of the property.
- G.5. Berming and/or screening shall not encroach into the required sight triangle of streets or access drives.
- H. Buffers:
- H.1. Buffer areas shall contain no driveways, parking areas, patios, storm water detention facilities, or any other structures or accessory uses except for a fence, wall, or earthen berm constructed to provide the visual screening required to meet the standards of this chapter. Underground utilities may be permitted to cross a buffer if the screening requirement can be achieved. Required vehicular access through a buffer may be allowed as a condition of preliminary development plan approval.
- H.2. Natural buffers shall contain evergreen shrubs and trees suitable to local growing conditions that will provide an opaque visual screen during all seasons of the year.
- H.3. Planted materials (trees and shrubs) shall meet the expected opacity within two growing seasons.
- H.4. Every buffer required by the city shall be maintained by the owner of the property where the buffer is located, in order to provide the visual screen at the opacity identified, on a year-round basis.
- H.5. Buffer modifications.
- H.5.0.1. The Director may waive a buffer requirement or reduce its extent to a temporarily appropriate level of screening if the Comprehensive Plan anticipates future development on the adjoining property in a land use category such that a buffer would not be required by this chapter once the adjoining property is rezoned or developed.
- H.6. Medium impact screening - A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses.
- I. Additional Specifications:
- I.1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
- I.2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
- I.3. 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.
- I.4. 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.
- I.5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
- I.6. Owner shall be responsible for contracting or providing landscape maintenance for watering until plants are well established and can thrive on their own.
- I.7. If property owners elect to provide an irrigation system, irrigation system shall include an automatic rain sensor and be fully concealed below ground.
- I.8. Provide appropriate landscaping drainage from landscape areas directly adjacent to building to prevent ponding along north sides of building and along the foundation.
- I.9. 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.
- I.10. 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.
- I.11. Stake and guy all trees per planting details.
- I.12. Install all shrubs and groundcover per planting details.
- I.13. Elevation of top of mulch or rock shall be 1/2" below any adjacent pavement/turf areas.
- I.14. Root stimulator shall be applied to the soil backfill of each plant during installation.
- I.15. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- I.16. Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.
- I.17. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
- I.18. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
- I.19. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
- I.20. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch, color TBD. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
- I.21. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
- I.22. 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.
- I.23. All trees with a 2" caliper or greater shall be double staked, while smaller trees shall be single staked.
- I.24. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
- I.25. Maximum slope shall be not greater than 3 : 1.
- I.26. 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.**
- I.27. Landscaping areas (including along building perimeter and parking lot islands) equal to or narrower than 3'-0" should utilize river rock in lieu of sod or mulch.

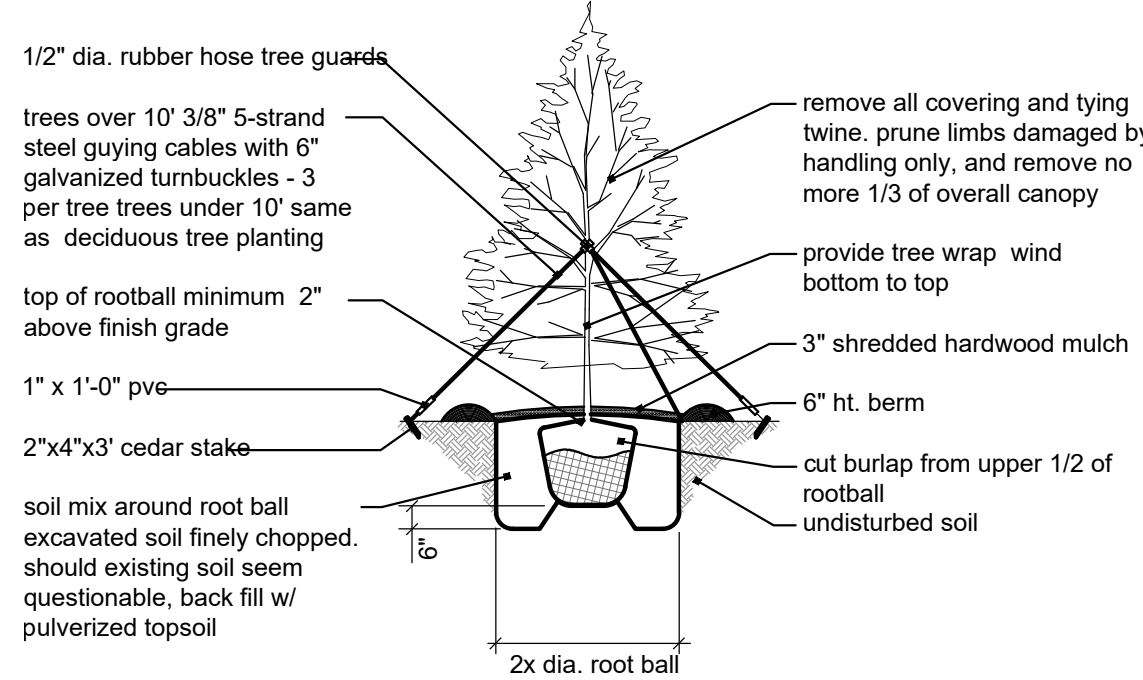
note: distance from center of plant material to back of curb shall be 4' or the suggested minimum spacing for the variety being planted, which ever is greater.



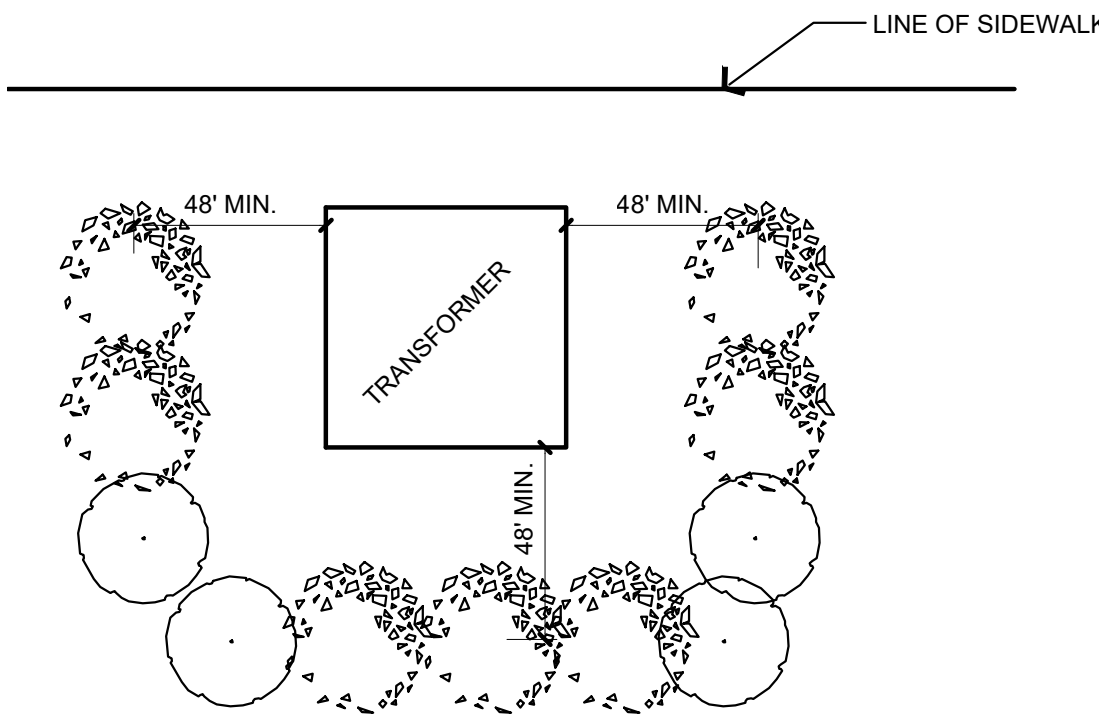
3 | back of curb detail
scale: 1" = 50'-0"



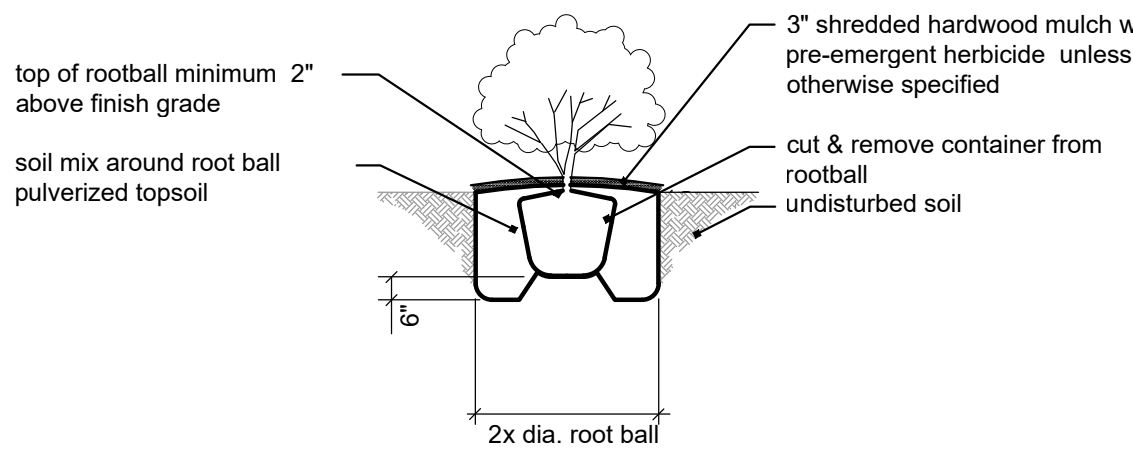
6 | deciduous tree planting detal
scale: 1" = 50'-0"



5 | evergreen tree planting detail
scale: 1" = 50'-0"



1 | typ. utility screening
scale: 1" = 50'-0"



4 | shrub planting detail
scale: 1" = 50'-0"

a new development for

D-BAT - Town Centre Lot 1

540 NE Town Centre Drive

Lee's Summit, Missouri

date
05.19.2022
drawn by
DAE
checked by
DAE
revisions



sheet number

L1.2

drawing type
FDP & Permit

project number
20231