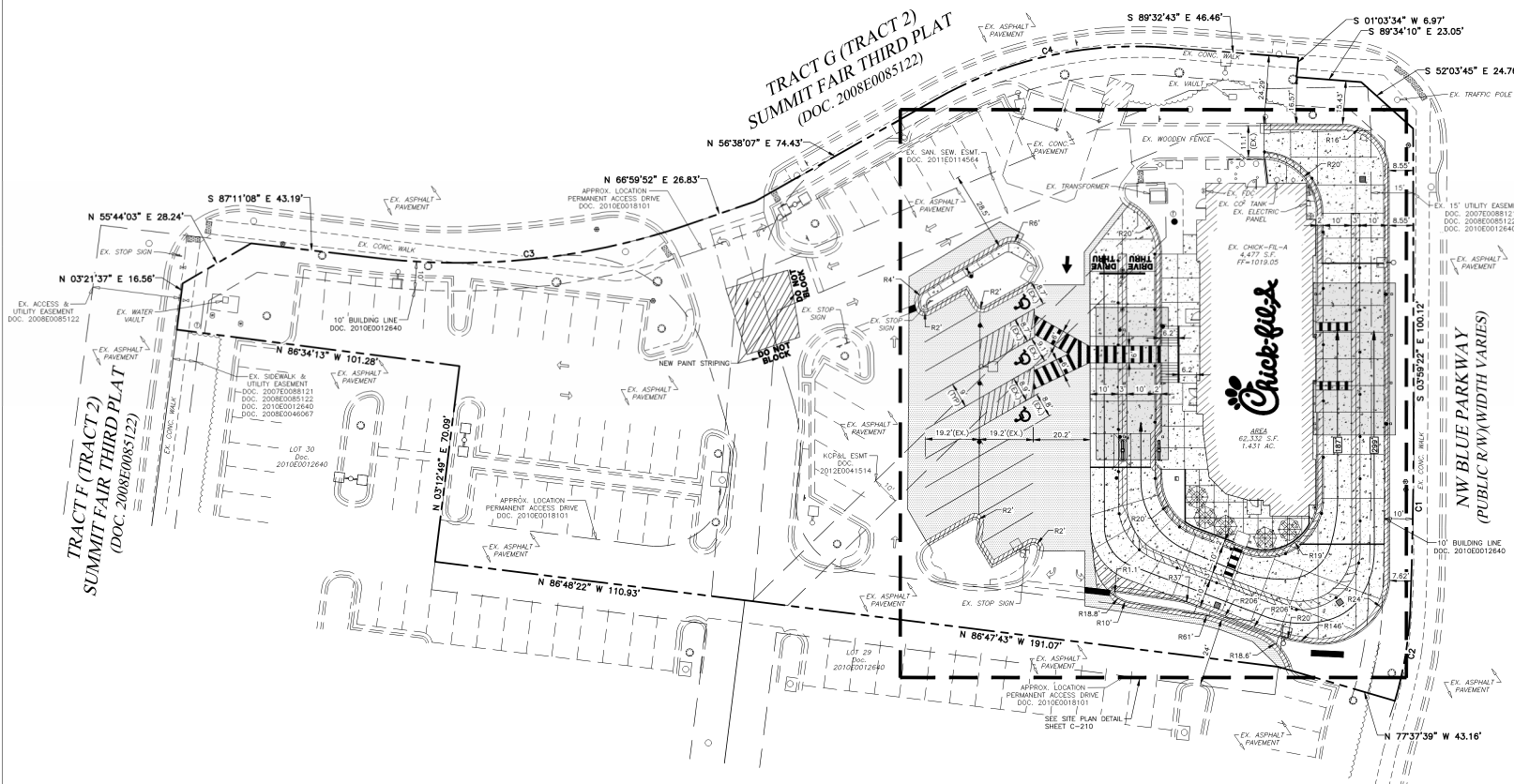


- LEGEND**
- PROF. FIRE HYDRANT
 - EX. FIRE HYDRANT
 - PROF. VALVE
 - EX. VALVE
 - PROF. MANHOLE
 - EX. MANHOLE
 - PROF. INLET
 - EX. BOX INLET
 - EX. LIGHT POLE
 - PROF. LIGHT POLE
 - PROF. ACCESSIBLE RAMP - RAMP IS NOT TO BE SCORED OR GROOVED
 - EX. CURB
 - PROF. CURB & GUTTER
 - PROF. ASPHALT PAVEMENT
 - PROF. CONCRETE PAVEMENT/WALK

TOTAL PARCEL SIZE: 1.4310 AC.

REQUIRED SETBACKS	BUILDING	LANDSCAPE
FRONT (OLIVE GARDEN)	15'	0'
LEFT SIDE (ENTRANCE DRIVE)	10'	0'
RIGHT SIDE (NW BLUE PARKWAY)	15'	20'
REAR (NW SOUTHERN JUNG)	20'	20'

PARKING SUMMARY:

REQUIREMENT: 1 SPACE PER 3 SEATS	
TOTAL PARKING SPACES REQUIRED (PROPOSED CONDITIONS): 92 SEATS / 3 x 1 SPACE = 30.7	
= 31 SPACES	
EXISTING PARKING SPACES PROVIDED:	
REGULAR SPACES	= 64
ACCESSIBLE SPACES	= 67
TOTAL	= 131
PROPOSED PARKING SPACES PROVIDED:	
REGULAR SPACES	= 56
ACCESSIBLE SPACES	= 3
TOTAL	= 59

EXISTING AREA TABULATION

IMPERVIOUS AREA	
BUILDINGS	= 4,477 S.F.
ASPHALT PAVEMENT	= 31,020 S.F.
CONCRETE PAVEMENT	= 13,840 S.F.
SUBTOTAL	= 49,337 S.F. (79.15%)
PERVIOUS AREA	
LANDSCAPE/PLANTING	= 12,995 S.F. (20.85%)
TOTAL AREA	= 62,332 S.F. (1.43 AC.)
NEW DEVELOPMENT AREA TABULATION	
BUILDINGS	= 4,477 S.F.
ASPHALT PAVEMENT	= 28,671 S.F.
CONCRETE PAVEMENT	= 19,213 S.F.
SUBTOTAL	= 52,363 S.F. (84.01%)
PERVIOUS AREA	
LANDSCAPE/PLANTING	= 9,969 S.F. (15.99%)
TOTAL AREA	= 62,332 S.F. (1.43 AC.)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	68.92	1763.23	2°14'08"	34.41'	68.92'	S. 02°58'44" E.
C2	38.02	134.24	14°56'42"	17.61'	34.92'	S. 05°11'45" W.
C3	112.23	251.22	29°35'45"	57.07'	111.30'	N. 80°21'15" E.
C4	85.17	143.26	34°03'58"	43.89'	83.92'	N. 73°40'38" E.

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD INSURANCE RATE MAP NO. 22995004170, WITH A MAP REVISED DATE OF JANUARY 20, 2017. IN CITY OF LEE'S SUMMIT, JACKSON COUNTY IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
560 Wilbur Road Dr. Alton, OH 43004-1123
Phone: 614-338-4225 Fax: 614-338-4752

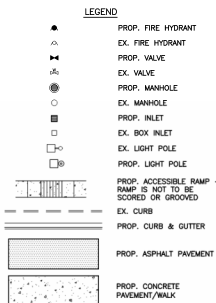
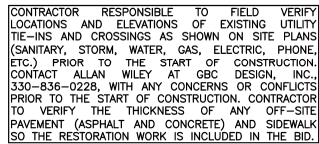
CHICK-FIL-A
SUMMIT FAIR FSU
CUSTOM PROJECT SOLUTIONS
690 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

FSU# 02859

REVISION	SCHEDULE	DESCRIPTION
NO.	DATE	

Permit
SHEET
SITE PLAN
SHEET NUMBER
C-200

DATE: 8/29/23
DRAWN BY: BAW



MIDWEST LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to fielding bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all graded areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fractum/loosen subgrade to a min. 24" depth. Add topsoil to a 6" stem height above island curbing, refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are approved by the Landscape Architect.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscape shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.

- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs. Soil to be tested to determine fertility and lime requirements prior to laying soil.
- Annual and perennial beds, add min. 4 inch layer of organic material and fill to a min. depth of 12 inches. Mutch annual and perennial beds with 2-3 inch depth of mini muggins.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan. all other planting beds are to be mulched with double shredded hardwood mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil. Soil to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of soil at planting beds are to be "V" hrenched. see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All fire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic irrigation system. Irrigation no shall shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Shade all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

A. FRONTAGE LANDSCAPE

REQUIRED	1. (1) tree per 30 LF and (1) shrub per 20 LF of street frontage	
	NW Blue Platy: 205 LF / 30 LF x 1 tree	= 7 street trees required
	205 LF / 20 LF x 1 shrub	= 10 shrubs required
	NW Southern King: 456 LF / 30 LF x 1 tree	= 15 street trees required
	456 LF / 20 LF x 1 shrub	= 23 shrubs required
PROVIDED	1. NW Blue Platy: 3 tree existing, 4 sugar maple	= 7 street trees provided
	16 inkberry, 13 anise	= 69 shrubs provided
	NW Southern King: 10 tree existing	= 10 street trees existing
	23 shrubs existing	= 23 shrubs existing

B. INTERIOR LANDSCAPE

REQUIRED	1. (1) tree and (2) shrubs per 5,000 SF of area excluding building footprint	
	(62,330 SF - 4,477 SF of building) / 5,000 SF x 1 tree	= 12 trees required
	(62,330 SF - 4,477 SF of building) / 5,000 SF x 2 shrubs	= 23 shrubs required
PROVIDED	1. 8 tree existing, 3 honeysuckle	= 11 trees provided
	23 shrubs existing	= 23 shrubs existing

C. PARKING LANDSCAPE

REQUIRED	1. 5% of parking area to be landscape area	
	40,449 SF x 5%	= 2,022 SF of landscape area required
PROVIDED	1. Landscape area	= 2,500 SF of landscape area provided

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
4	Acer saccharum 'Legacy'	Sugar Maple	3" Cal. 12' Hgt.	B & B
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3" Cal. 12' Hgt.	B & B
Shrubs				
35	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
12	Forsythia x intermedia	Border Forsythia	3 Gal.	
56	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 Gal.	
13	Illicium parviflorum	Yellow Anise	3 Gal.	
Groundcovers				
31	Echinacea purpurea	Purple Coneflower	1 Gal.	Plant 24" O.C.
150	Liriodendron 'Big Blue'	Big Blue Liriodendron	1 Gal.	Plant 18" O.C.
Other				
73	Rock Mulch	Rock Mulch	SF.	See Specifications



IRRIGATION SYSTEM RETROFIT

- Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.
- Springs and rotors shall be utilized on all sod and seeded areas.
- Drop irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover.
- The Contractor shall be responsible to remove tree and existing irrigation components, and the system as a whole, are in proper working order.
- Add valves, spray, rotors, drip, and/or replace zones as needed to achieve proper coverage as required.
- Only Rainbird products shall be utilized.
- Mainline shall be 1" CLS 200 PVC.
- Lateral lines shall be 1" CLS 200 PVC.
- Rain Tread sensor shall be installed.
- Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners Representative.



FSU# 02859

REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
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5			
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7			
8			
9			
10			





702

NW Southern Xing

NW Southern Xing

NW Southern Xing

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