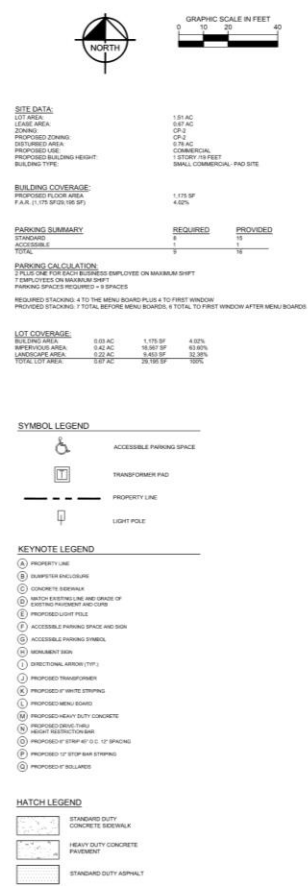



DUNKIN' DRIVE THRU

1399 NE Douglas St
Lee's Summit, MO 64086

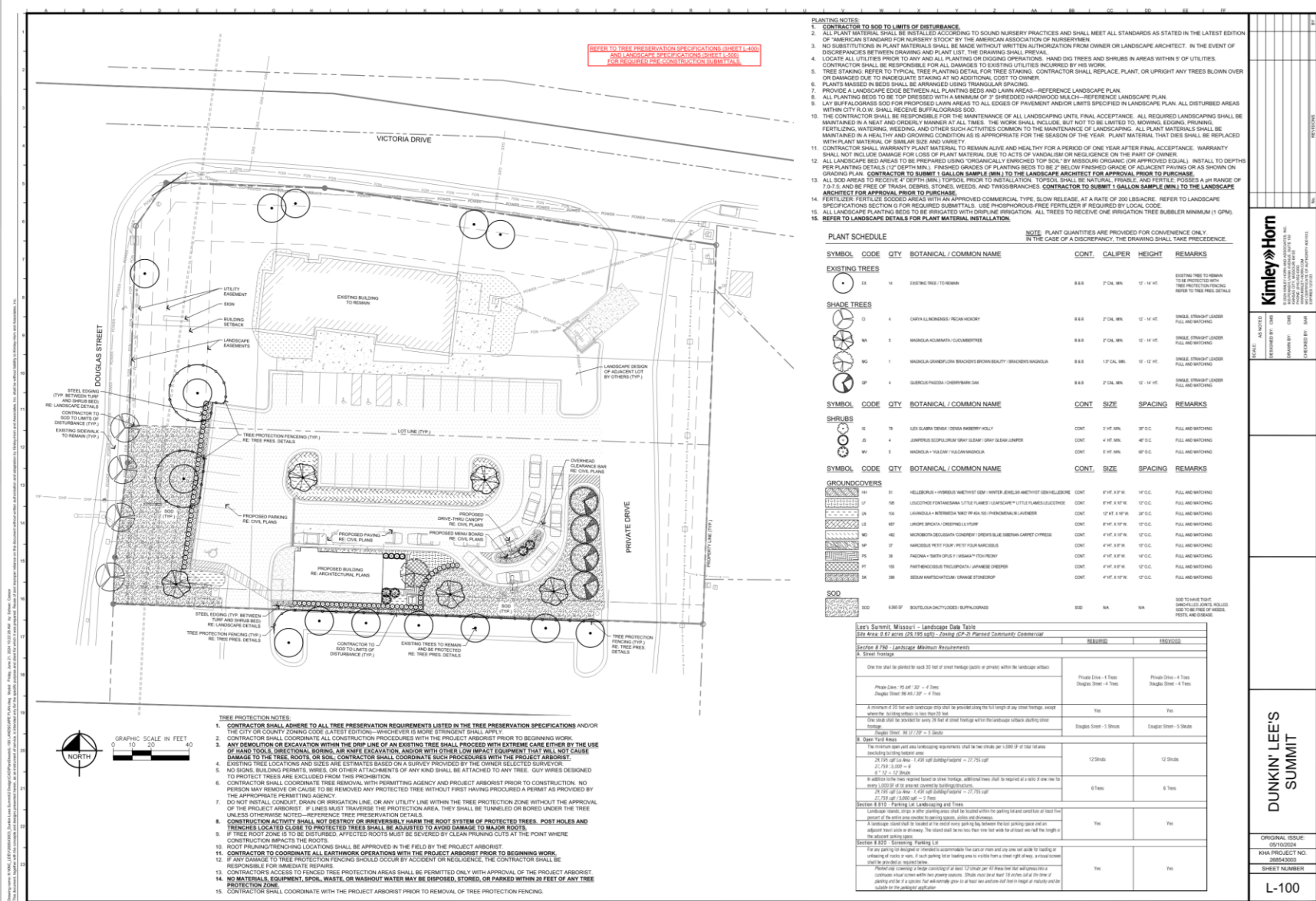


LOCATION MAP



DUNKIN LEE'S SUMMIT PREPARED FOR BLUEMONT GROUP LLC	SITE PLAN	FWA PROJECT 2085430031	 © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENDING LAMAR AVE. SUITE 100 ANDASIS CITY, MO 64405 WWW.KIMLEY-HORN.COM
		DATE 06/25/24	
		SCALE AS SHOWN DESIGNED BY JAH DRAWN BY BPA	
SHEET NUMBER C-100			

SITE PLAN



- PLANTING NOTES:
1. CONTRACTOR TO SOO TO LIMITS OF DISTURBANCE.
 2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
 4. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DOING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 6. TREE STAKING: REFERS TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
 7. PLANTS MAINTAINED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
 9. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 2" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
 10. LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY & CO. SHALL BE RESEED WITH BUFFALOGRASS SOD.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION UNTIL AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 12. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
 13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC OR APPROVED EQUAL. INSTALL TO DEPTHS PER PLANTING DETAILS (1" DEPTHS MIN.). FINISHED GRASSES OR PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 14. ALL SOD AREAS TO RECEIVE 4" DEPTHS MIN. TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FIBRILL, AND FERTILE. POSSES A pH RANGE OF 7.0 TO 7.5 AND BE FREE OF TRASH, DEBRIS, STONEL, WEEDS, AND TWIGG/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 15. FERTILIZER: FERTILIZE SODDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION 9 FOR REQUIRED SUBMITTALS. USE PHOSPHORUS FREE FERTILIZER IF REQUIRED BY LOCAL CODE.
 16. ALL LANDSCAPE PLANTING BEDS TO BE IRRIGATED WITH DRIP LINE IRRIGATION. ALL TREES TO RECEIVE ONE IRRIGATION TREE BUBBLER MINIMUM (1 GPM).
 17. REFER TO LANDSCAPE DETAILS FOR PLANT MATERIAL INSTALLATION.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
EXISTING TREES							
EX	14	1	EXISTING TREE TO REMAIN	8.00	2" CAL. MIN.	12' - 14' HT.	EXISTING TREE TO REMAIN. TO BE PROTECTED WITH TREE PROTECTION FENCING REFER TO TREE PROTECTION DETAILS.
SHADE TREES							
CS	4	4	CORYLUS LANCEOLATA - PECAN HICKORY	8.00	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND WATCHED
NA	5	5	WALNUT ALBICORNUTA - GLACIAR TREE	8.00	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND WATCHED
MS	1	1	WALNUT GRANDIFOLIA BRACONIA BROWN BEAUTY - BRACONIA WALNUT	8.00	1.5" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND WATCHED
QF	4	4	QUERCUS PRINCEPS - CHERRYBARK OAK	8.00	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND WATCHED
SHRUBS							
IS	78	120	LEUCODENDRON DORIS - DORIS NERBY HILL	CONT.	2" HT. MIN.	30" O.C.	FULL AND WATCHED
JS	4	4	JAPANESE SPYRUS BILIMBI - GRAY OLEA JAPANESE	CONT.	4" HT. MIN.	48" O.C.	FULL AND WATCHED
WV	5	5	WALNUT - YALOW - YALOW WALNUT	CONT.	4" HT. MIN.	48" O.C.	FULL AND WATCHED
GROUNDCOVERS							
WH	81	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	82	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	83	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	84	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	85	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	86	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	87	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	88	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	89	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	90	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	91	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	92	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	93	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	94	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	95	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	96	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	97	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	98	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	99	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
WH	100	120	HELMINTHOCIDIS - HELMINTHOCIDIS GRASS	CONT.	4" HT. MIN.	12" O.C.	FULL AND WATCHED
SOD							
SOD	6.00	120	BOUTELLOIDIA - BOUTELLOIDIA GRASS	SOD	NA	NA	SOD TO HAVE TIGHT SAND-FILL Joints. KILLS SOD TO THE TREE OF PESTS, PESTS AND DISEASE.

Lee's Summit, Missouri - Landscape Data Table

Site Area: 8.6 Acres (375,785 sq. ft.) - Zoning: P-2 - General Community Commercial

Section 8-750 - Landscape Minimum Requirements	REQUIRE	PROVIDED
A. Street Frontage		
One tree shall be planted for each 50 feet of street frontage (public or private) within the landscape setback.		
Private Drive: 10' x 14' (20' - 4' Trees)	Private Drive: 4 Trees	Private Drive: 4 Trees
Douglas Street: 36' x 14' (20' - 4' Trees)	Douglas Street: 4 Trees	Douglas Street: 4 Trees
A minimum of 25 feet wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 25 feet.	Yes	Yes
One tree shall be planted for every 50 feet of street frontage within the landscape setback, excluding street frontage.	Yes	Yes
Private Drive: 10' x 14' (20' - 4' Trees)	Private Drive: 4 Trees	Private Drive: 4 Trees
Douglas Street: 36' x 14' (20' - 4' Trees)	Douglas Street: 4 Trees	Douglas Street: 4 Trees
B. Open Yard Areas		
For minimum open area and landscaping requirements, see the minimum 1,000 sq. ft. of total lot area (including building setback area).		
21,750 sq. ft. of lot area - 1,000 sq. ft. building setback - 21,750 sq. ft. - 21,750 - 1,000 = 20,750	12 Shrubs	12 Shrubs
21,750 sq. ft. of lot area - 1,000 sq. ft. building setback - 21,750 sq. ft. - 21,750 - 1,000 = 20,750	6 Trees	6 Trees
In addition to the minimum based on street frontage, additional trees shall be required in a ratio of one tree to every 1,000 sq. ft. of lot area (including building setback area).	Yes	Yes
21,750 sq. ft. of lot area - 1,000 sq. ft. building setback - 21,750 sq. ft. - 21,750 - 1,000 = 20,750	Yes	Yes
Section 8-751 - Planting of Landscaping and Trees		
Landscaping details, shrubs or other planting areas shall be located within the parking lot and setback of least two percent of the entire area under landscaping system, public and commercial.		
A landscape detail shall be required if the street frontage parking lot is between the lot setback area and an adjacent street or driveway. The street frontage parking lot shall be required to be located within the length of the adjacent parking space.	Yes	Yes
Section 8-752 - Screening - Planting of Trees		
For any parking lot designed or intended to accommodate two cars or more and any area not used for loading or unloading of vehicles or cargo, if such parking lot is designed to be a street frontage parking lot, a minimum of one tree shall be required for every 1,000 sq. ft. of lot area.	Yes	Yes
Planting area containing a minimum of 12 shrubs per 40 feet front lot width and a minimum of one tree per 1,000 sq. ft. of lot area. Shrubs must be at least 18 inches tall at the time of planting and 1/2 inch in diameter. The street frontage parking lot shall be required to be located within the length of the adjacent parking space.	Yes	Yes

Kimley-Horn

1000 N. GARDEN STREET, SUITE 100
ST. LOUIS, MISSOURI 63102
(314) 433-1100
WWW.KIMLEY-HORN.COM

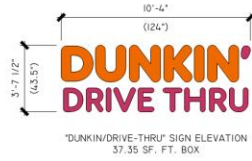
AN AFFILIATE OF
KIMLEY-HORN & ASSOCIATES, INC.

DESIGNED BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
DATE: 10/1/2010

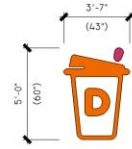
DUNKIN' LEE'S SUMMIT

ORIGINAL ISSUE: 10/1/2010
KHA PROJECT NO.: 10000000
SHEET NUMBER: 10000000
10000000

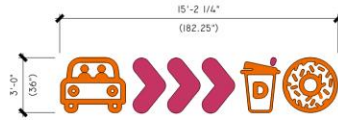
LANDSCAPE PLAN



"DUNKIN'/DRIVE-THRU" SIGN ELEVATION
37.35 SF. FT. BOX



LARGE CUP ICON SIGN ELEVATION
17.91 SF. FT. BOX



"DRIVE-THRU ICONS" SIGN ELEVATION
45.56 SF. FT. BOX

CITY OF LEE SUMMIT SIGN CODE

- 10% OF FACADE AREA
- 3 SIGNS MAX

NORTH (DRIVE-THRU) ELEVATION
DUNKIN' - PROPOSED: 63.47 SF ALLOWED: 107.92 SF

WEST (NE DOUGLAS ST) ELEVATION
DUNKIN' - PROPOSED: 37.35 SF ALLOWED: 43.14 SF

SOUTH ELEVATION:
DUNKIN' - PROPOSED: 17.91 SF ALLOWED: 108.74 SF

EXTERIOR SIGN ELEVATIONS

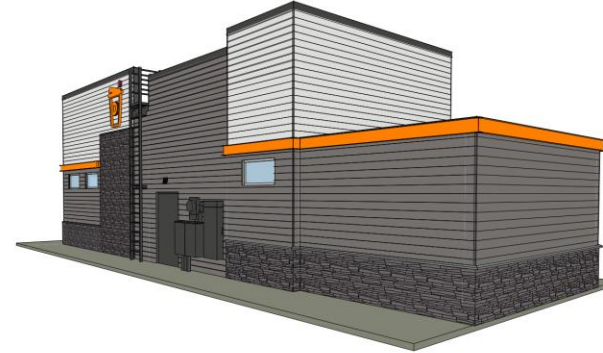
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE



FIN.	TAG	DESCRIPTION	NOTES
	PC-02	PAINTED METAL COATING	COLOR MATCH SW "IRON ORE" METAL COPING
	PC-13	PAINTED METAL COATING	DD ORANGE / PMS HSC CANOPY AND ACCENT BAND
	PS-01	FIBER CEMENT LAP SIDING	JAMES HARDIE "AGED CWETER" FIELD
	PTE-04	FIBER CEMENT LAP SIDING	SW "NEBULOUS WHITE" FIELD
	PTE-01	EXTERIOR PAINT	SW "SAINTLET GRAY" DOWNSPOUTS
	PTE-02	EXTERIOR PAINT	SW "IRON ORE" SERVICE DOOR, ELEC. GEAR, LADDER
	AMSV-1	AHDERED MASONRY STONE VENEER	CORONADO STONE PRO LEDGE BLACK FOREST WALL BASE / TOWERS
	AMSV-2	AHDERED MASONRY STONE VENEER	CORONADO STONE PRO LEDGE CHISELED STONE SILL IN CHARCOAL CAP ABOVE ALL STONE VENEER



D/T WINDOW PERSPECTIVE

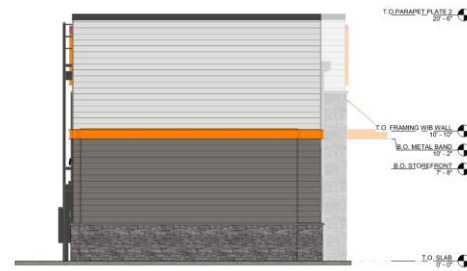


BACK PERSPECTIVE

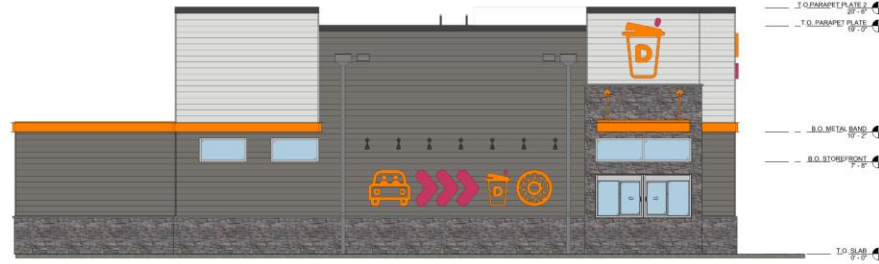
		FLAVOR PALETTE	<table><tr><th colspan="3">REVISION</th></tr><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REVISION			No.	Date	Description													DUNKIN' DRIVE-THRU ONLY	
		REVISION																					
No.	Date	Description																					
		NEXT GEN	1399 NE DOUGLAS ST.		Sheet No.																		
		STORE NUMBER	LEE SUMIT, MO		EER 1																		
		STORE # 365554	PRELIMINARY LAYOUT SCALE: NOT SCALED		DATE: 06-25-2024																		

PRELIMINARY LAYOUT | SCALE: NOT SCALED

EXTERIOR ELEVATIONS



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





NORTH ELEVATION (DRIVE-THRU)
1/4" = 1'-0"



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




WEST ELEVATION (NE DOUGLAS STREET)
1/4" = 1'-0"

			FLAVOR PALETTE	<table><tr><th colspan="3">REVISION</th></tr><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REVISION			No.	Date	Description																<div>DUNKIN' DRIVE-THRU ONLY</div> <div>1399 NE DOUGLAS ST. LEE SUMMIT, MO</div> <div>PRELIMINARY LAYOUT SCALE: 1/4" = 1'-0"</div>	<div>DATE: 06-25-2024</div> <div>EER 2</div>
			REVISION																								
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EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIAL SCHEDULE

FIN.	TAG	DESCRIPTION	NOTES
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MATERIALS