

# SITE PLAN REVIEW

16 JUNE 2017

## STANDARDS

- THE CITY OF RAYMORE PUBLIC IMPROVEMENT CONSTRUCTION STANDARDS
- KANSAS CITY METRO MATERIALS BOARD SPECIFICATIONS FOR CONCRETE WORK
- AMERICAN PUBLIC WORKS ASSOCIATION - KANSAS CITY METROPOLITAN (APWA)

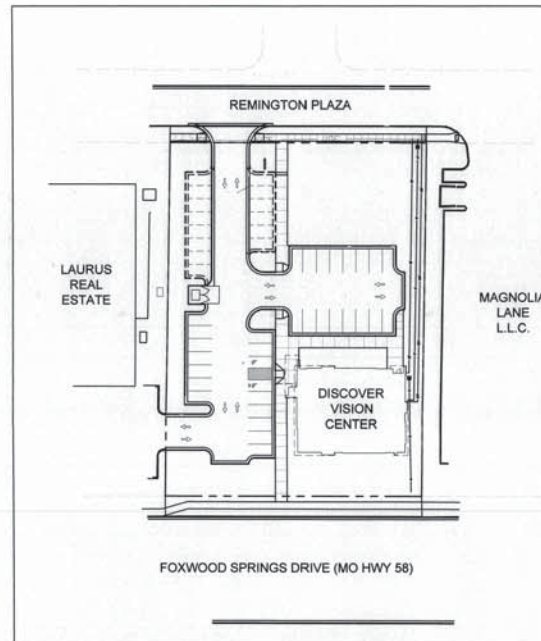
## GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF RAYMORE, MISSOURI'S MUNICIPAL CODE AND THE GENERAL TECHNICAL SPECIFICATIONS FOR PRIVATELY FUNDED PUBLIC INFRASTRUCTURE IN EFFECT ON THE APPROVAL DATE NOTED ON THESE PLANS AND INCORPORATED HEREIN BY REFERENCE.
2. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THEIR INSURANCE MEETS THE REQUIREMENTS OF THE CITY OF RAYMORE, MISSOURI.
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE UNIFORM TRAFFIC CONTROL DEVICES FOR THE CITY OF RAYMORE, MISSOURI TRAFFIC CONTROL HANDBOOK FOR STREET MAINTENANCE AND CONSTRUCTION OPERATIONS. COORDINATE WITH THE CITY OF RAYMORE, MO FOR ALL TRAFFIC CONTROL REQUIREMENTS.
4. THE CONTRACTOR OR THEIR CONCRETE SUPPLIER SHALL, AT THE CONTRACTOR'S EXPENSE, SUBMIT A CONCRETE MIX DESIGN FOR ANNUAL APPROVAL BY THE KANSAS CITY METRO MATERIALS BOARD (KCMMB) PRIOR TO PLACEMENT OF CONCRETE IN THE PUBLIC STREET RIGHT OF WAY. ADDITIONAL INFORMATION REGARDING KCMMB APPROVED CONCRETE MIX DESIGNS IS AVAILABLE AT WWW.KCMMB.ORG. ALL CONCRETE MIX DESIGN SHALL BE KCMMB4K.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SECTION CORNERS. ANY PROPERTY CORNERS AND/OR SECTION CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, DRIVEWAYS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, IRRIGATION SYSTEMS, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY OF RAYMORE'S SATISFACTION.
7. LOCAL TRAFFIC WILL BE CARRIED THROUGH CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS AND RELOCATIONS WITH UTILITY COMPANIES.
9. THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.
10. THE CONTRACTOR SHALL COMPLY WITH STATE LAW REQUIRING ANY PERSON OR FIRM DOING EXCAVATION ON THE PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
11. EXCAVATION FOR UTILITY WORK IN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY WORK PERMIT FROM THE PUBLIC WORKS DEPARTMENT, IN ADDITION TO OTHER PERMITS.
12. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE ON THE PLANS. OR IF SPECIFIC WRITTEN APPROVAL IS PROVIDED BY THE CITY.
13. ROCK REMOVAL SHALL BE SUBSIDIARY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THE LOCATION OF A CONSTRUCTION ENTRANCE, STAGING AREA, AND CONCRETE WASHOUT AREA.

# Discover

VISION CENTERS

## RAYMORE, MISSOURI



REFERENCE SITE PLAN

SCALE: 1" = 40'



## VACINITY LOCATION MAP



## SHEET INDEX:

COVER SHEET

## CIVIL

- C100 SITE PLAN
- C200 GRADING, DRAINAGE & STORM SEWER PLAN
- C300 UTILITY PLAN/SANITARY SEWER PLAN
- C400 EROSION CONTROL PLAN

## LANDSCAPE

- L100 LANDSCAPE PLAN

## ARCHITECTURAL

- A1 BUILDING ELEVATIONS

## SITE ELECTRICAL

- PH1 PHOTOMETRIC PLAN

## Civil Engineer:



**UHL ENGINEERING, INC.**  
4121 W. 83rd Street, Suite 156  
Shawnee Mission, Kansas  
(913) 385-2670  
www.uhlengineering.com

## Architect:



**Guy Gronberg Architects, P.C.**  
113 SE 3rd St.  
Lee's Summit, MO 64063  
(816) 524-0878  
www.guygronberg.com

## MEP ENGINEER:



**BC Engineers, Inc.**  
5720 Reeder  
Shawnee, KS 66203  
(913) 262-1772  
www.bcengineer.com

## Owner:



**Discover Vision Centers**  
4801 Cliff Avenue - Suite 100  
Independence, MO 64055  
(816) 350-4537  
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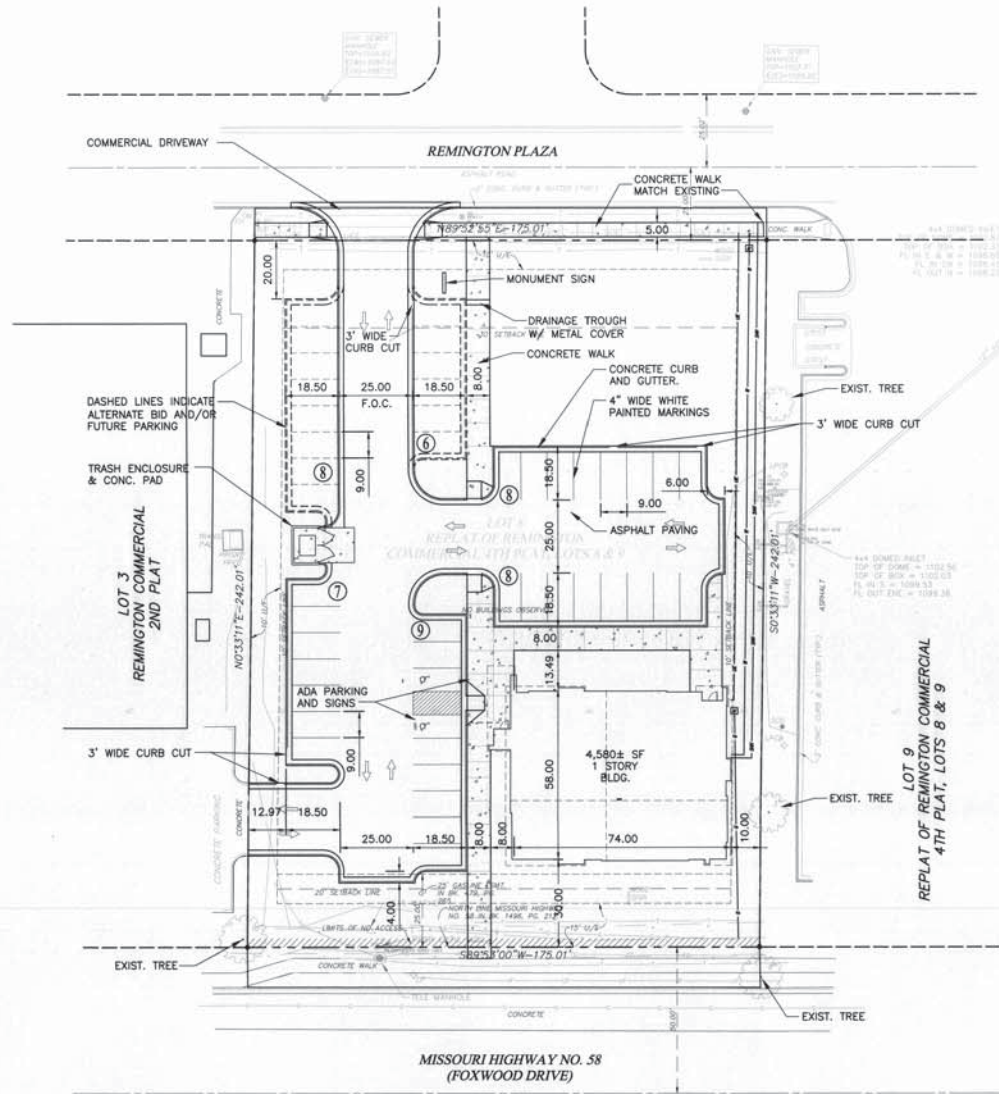
## LEGAL / LAND DESCRIPTION:

Lot 8, REPLAT OF REMINGTON COMMERCIAL 4TH PLAT, LOTS 8 AND 9, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 18 at Page 81 and in Plat Book 22 at Page 19.

## BENCHMARK:

ELEVATION = 1105.86  
SET SQUARE CUT ON TOP OF CONCRETE LIGHT POLE BASE, ±100'  
SOUTH OF AND ±10' EAST OF THE NORTHEAST CORNER OF LOT 8.





**ZONING:**  
C-3 (INCLUDING ALL SURROUNDING AREAS)

**DEVELOPMENT DATA:**  
LAND AREA = 42,352 SF (0.97 ACRES)

**PROPOSED BUILDING USE:**  
MEDICAL CLINIC

**BUILDING COVERAGE:**  
4,580 SF = 10.8% OF LOT

**PARKING REQUIRED:**  
1 SPACE PER 600 SF  
4,580/600 = 8 SPACES REQUIRED

**PARKING PROVIDED:**  
32 SPACES  
+14 ALTERNATE SPACES  
=46 TOTAL SPACES  
(INCLUDES 2 ADA SPACES - ONE TO BE VAN ACCESSIBLE)

ALL DIMENSION ARE TO THE BACK OF CURB (B.O.C.) UNLESS NOTED OTHERWISE

**SITE PLAN:**  
SCALE: 1" = 20'-0"



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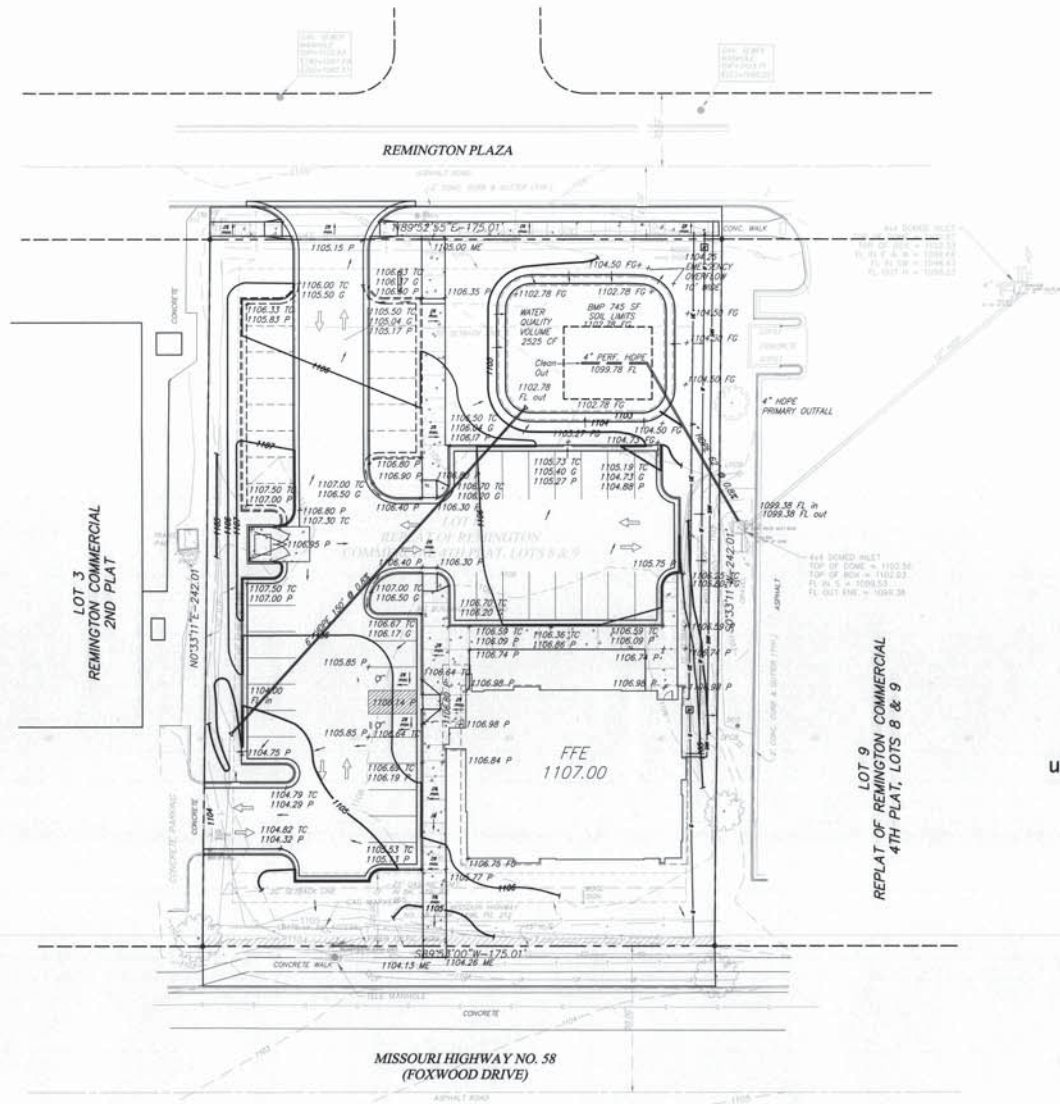
**DISCOVER VISION CENTER**  
1018 W. Foxwood Drive  
RAYMORE, MISSOURI

**Discover Vision Center**  
ATTN: Mike Wyrick  
4801 Cliff Ave.  
Independence, Missouri 66208  
(816) 350-4837

NO.	DATE	REVISION/DESCRIPTION

ISSUE DATE: 16 JUNE 2017  
DESIGNED BY: TSU  
DRAWN BY: OCC  
CHECKED BY: TSU  
SHEET NAME:  
SHEET NUMBER:

**SITE PLAN**  
**C100**



**GRADING LEGEND**  
 97.00 SPOT ELEVATION  
 TC TOP OF CURB  
 P PAVEMENT  
 G GUTTER

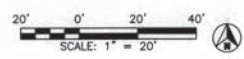
**NOTES:**  
 1. CONTOUR INTERVAL IS 1 FOOT.  
 ALL ELEVATIONS SHOWN ARE IN FEET.  
 2. ANY EXCESS EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

**DISTURBED AREA:**  
 TOTAL DISTURBED AREA = 0.86 AC

UCS n:

**GRADING, DRAINAGE & STORM SEWER PLAN**

**GRADING PLAN:**  
 SCALE: 1" = 20'-0"



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 4121 W. 83rd Street, Suite 156  
 Prairie Village, Kansas  
 (913) 385-2870  
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**OWNER:**  
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 ATTN: Mike Wyrick  
 4801 Cliff Ave.  
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REVISION/DESCRIPTION	DATE

ISSUE DATE: 16 JUNE 2017  
 DESIGNED BY: TSU  
 DRAWN BY: ECC  
 CHECKED BY: TSU  
 SHEET NAME:  
**GRADING, DRAINAGE & STORM SEWER PLAN**  
 SHEET NUMBER:

**C200**

**UTILITY INFORMATION**

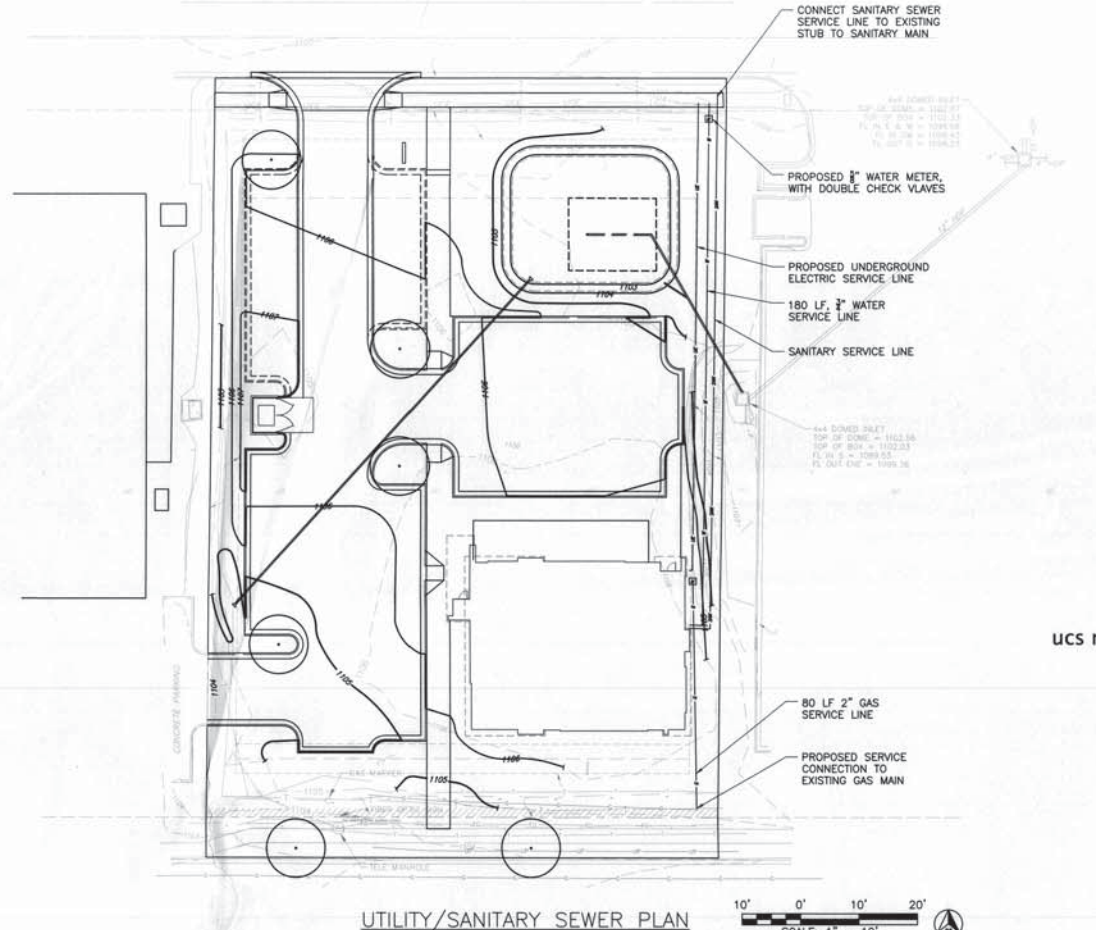
NOTE: 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES FOR FIELD VERIFICATION OF THE UNDERGROUND UTILITIES.

- CITY OF RAYMORE (STREET LIGHTS, ETC.) 816-331-5182
- CITY OF RAYMORE WATER/SEWER 816-331-5182
- U.S. TELECOM (FIBER OPTICS) 1-800-521-0579
- AT&T CABLE HAZARD CENTER 1-800-252-1133
- VONAGE 1-888-218-9015
- COMCAST 816-795-1100
- KANSAS CITY POWER & LIGHT CO-ELECT. 816-471-5275
- GOOGLE FIBER 866-777-7550
- MISSOURI GAS ENERGY / LACLEED 800-582-1234
- SOUTHWESTERN BELL TELEPHONE 800-582-1234
- CASS COUNTY WASTEWATER 816-380-8134

**UTILITY NOTES:**

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 811 OR 1-800-344-7483 (DIG RITE)

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE OR 811.



**UHL ENGINEERING, INC.**  
 4121 W. 85th Street, Suite 156  
 Prairie Village, Kansas  
 (913) 385-2970  
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 1018 W. Foxwood Drive  
 RAYMORE, MISSOURI

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 ATTN: Mike Wryck  
 4801 Cliff Ave.  
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 (816) 350-4537

REVISION DESCRIPTION	DATE

ISSUE DATE: 14 JUNE 2017  
 DESIGNED BY: TSJ  
 DRAIN BY: DCC  
 CHECKED BY: TSJ  
 SHEET NAME: UTILITY/SANITARY SEWER PLAN  
 SHEET NUMBER: C300

**SEQUENCE OF EXCAVATION/WORK ACTIVITIES**

THE FOLLOWING LIST GENERALLY DESCRIBES THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB THE SOILS. THE ESTIMATED DURATION OF LAND DISTURBANCE IS 120 DAYS.

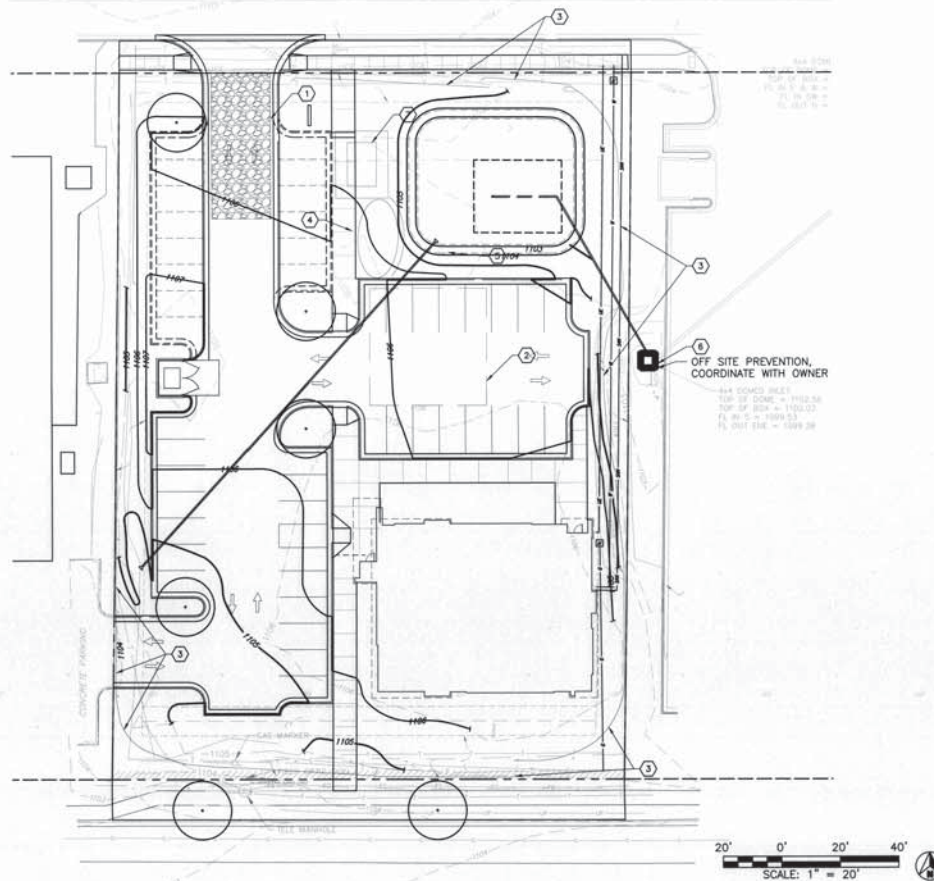
1. MARK CONSTRUCTION LIMITS. CLEAR AND GRUB AREAS REQUIRED FOR PERIMETER EROSION CONTROL AND DEVICES.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL ITEMS.
3. INSPECT CONTROL MEASURES PRIOR TO CONSTRUCTION COMMENCEMENT.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. STRIP TOPSOIL AND STOCKPILE. ADD ANY ADDITIONAL RUNOFF PROTECTION.
6. PERFORM MASS GRADING.
7. INSTALL STABILIZED CONSTRUCTION STAGING AND PARKING, AS REQUIRED.
8. INSTALL CONCRETE WASHOUT BASIN.
9. STABILIZE AREAS WITH VEGETATION, OR OTHER APPROPRIATE MEANS, THAT WILL BE EXPOSED FOR A PERIOD OF TIME. STABILIZE STEEP SLOPES.
10. INSTALL ANY ADDITIONAL CONSTRUCTION EROSION CONTROL ITEMS.
11. INSTALL INFRASTRUCTURE IMPROVEMENTS (I.E. UTILITIES, STORM SEWERS, PARKING SURFACE).
12. INSPECT PRIOR TO COMMENCEMENT OF BMP CONSTRUCTION.
13. PERFORM FINAL GRADING.
14. CONSTRUCTION OF STORMWATER BMP'S.
15. REMOVE SILT, AS NECESSARY.
16. STABILIZE THE REMAINDER OF THE SITE.
17. REMOVE EROSION CONTROL DEVICES ONCE GROUND COVER IS ESTABLISHED.

**EROSION CONTROL NOTES:**

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROAD AND SEWERS, OF THE CITY OF RAYMORE, MISSOURI IF ANY OF THE GENERAL NOTES CONFLICT WITH THE RAYMORE'S STANDARDS, THE RAYMORE'S STANDARDS SHALL OVERRIDE.
2. ALL REQUIREMENTS OF KC APWA SECTION 2150 SHALL BE SATISFIED BOTH DURING CONSTRUCTION AND POST CONSTRUCTION PERIODS.
3. THE PROPOSED CONSTRUCTION ENTRY, STOCKPILE AREA AND CONCRETE WASH-OUT PIT SHALL BE IDENTIFIED PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AND SEDIMENT REMOVAL UNTIL 70% OF PERMANENT VEGETATION HAS BEEN ESTABLISHED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.
5. CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL AS NEEDED, AS SOON AS PRACTICABLE, AFTER INSPECTION.
6. PRIOR TO INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY EROSION CONTROL SHALL BE COMPLETED ON ALL PERIMETER DICES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). EMBANKMENTS OF PONDS, BASINS, AND TRAPS. SEDIMENT CONTROL SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS ON ALL DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
7. THE CONTRACTOR SHALL TEMPORARY SEED, MULCH OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE LAND DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OF MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OF OFFSITE SEDIMENTATION.
9. GOOD HOUSEKEEPING PRACTICES SHALL BE PERFORMED, INCLUDING SPILL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH THE KC APWA STANDARD SPECIFICATIONS, SECTION 2150.
10. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL. KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF RAYMORE, MISSOURI'S TECHNICAL PROVISIONS SPECIFICATIONS, AND THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED AND UPDATE ON SITE AT ALL TIMES.

**GENERAL INFORMATION**

1. THE PROPERTY CONSIST OF ARISBURG SILT LOAM. INFORMATION SOURCE: NRCS SOIL SURVEY.
2. NO APPARENT WETLANDS EXIST ON SITE.
3. NO REGULATORY 100YR FLOOD PLAINS ARE LOCATED ON THE PROPERTY AS DETERMINED BY THE FEMA FLOOD MAP FOR THIS SITE.
4. NO STREAM CORRIDORS ARE PRESENT ON THE SITE.
5. DISTURBED AREA IS 0.66 ACRES.



EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	MAYBE REMOVED AFTER STAGE:	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE	C	
	2	PARKING & STAGING AREA	C	
	3	SILT FENCE	D	
	4	STOCKPILE	D	IF NEEDED
	5	SILT FENCE	D	IF STOCKPILE IS NEEDED
	6	AREA INLET PROTECTION	D	OFFSITE
	7	CONCRETE WASH OUT	D	
B - AFTER GRADING				
C - PRIOR TO PAVING				
D - AFTER CONSTRUCTION COMPLETED AND VEGETATION IS ESTABLISHED	B	SEEDING & MULCHING	D	SEED OR SOD ALL DISTURBED AREA



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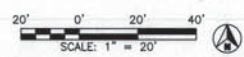
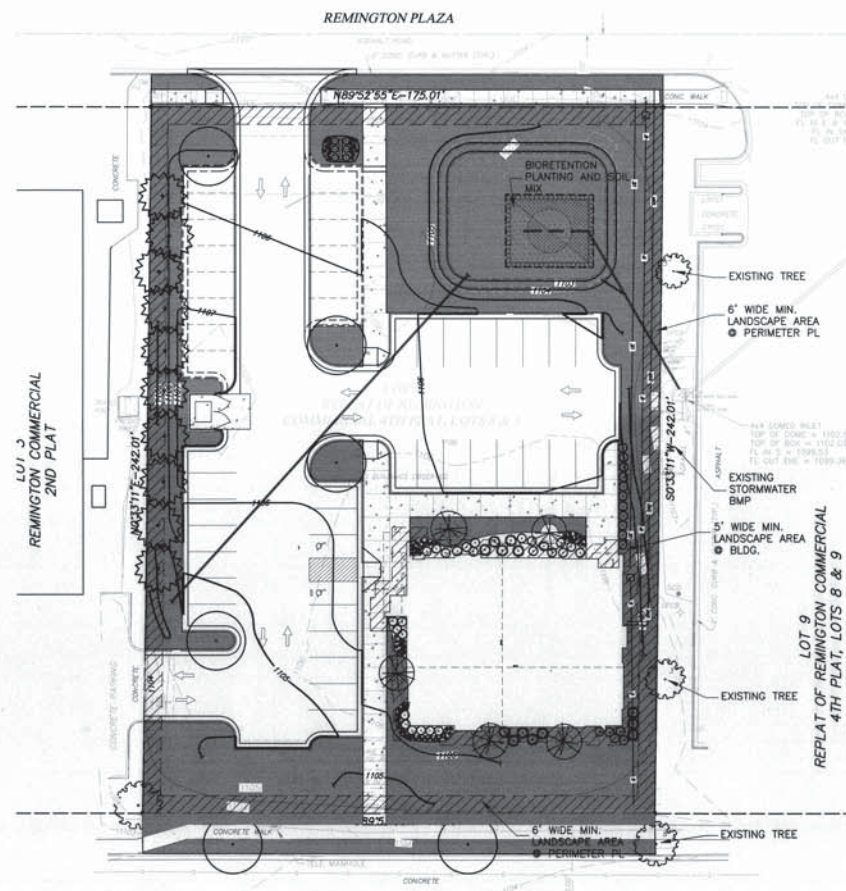


**DISCOVER VISION CENTER**  
 1018 W. Foxwood Drive  
 RAYMORE, MISSOURI

**Discover Vision Center**  
 ATTN: Mike Wysock  
 4801 Cliff Ave.  
 Independence, Missouri 64208  
 (816) 350-4537

DATE	REVISION/DESCRIPTION

ISSUE DATE: 16 JUNE 2017  
 DESIGNED BY: TSU  
 DRAWN BY: DCC  
 CHECKED BY: TSU  
 SHEET NAME:  
**EROSION CONTROL PLAN**  
 SHEET NUMBER:  
**C400**



- NOTES:**
1. ALL DISTURBED AREAS NOT SHOWN AS PLANT MATERIAL AND ASSOCIATED MULCH ARE TO BE PLANTED WITH FESCUE SOD.
  2. ALL SHRUB AREAS ABUTTING TURF SHALL HAVE STEEL EDGING.
  3. ALL TREE SHALL HAVE A 6" DIA. MULCH RING.
  4. ALL SHRUB AND TREE RINGS SHALL HAVE 3" DEEP DOUBLE GROUND HARDWOOD MULCH.
  5. ALL TURF AND GRASS AREAS SHALL HAVE MIN. 4" OF TOPSOIL.
  6. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

**LEGEND:**

- TURF GRASS
- EVERGREEN TREE (8' TALL MIN.)
- DECIDUOUS TREE (2 1/2" CAL. MIN.)
- ORNAMENTAL DECIDUOUS TREE (1 1/2" CAL. MIN.)
- EVERGREEN SHRUB (5 GAL. MIN.)
- DECIDUOUS SHRUB (5 GAL. MIN.)
- PERENNIAL (1 GAL. MIN.)

**LANDSCAPE DEVELOPMENT DATA:**  
 THE FOLLOWING ARE REQUIREMENTS WERE DERIVED FROM CHAPTER 430 LANDSCAPE AND SCREENING OF THE RAYMORE UNIFIED DEVELOPMENT CODE 24TH AMENDMENT DATED 2/13/2017.

**430.010 APPLICABILITY**  
 A. ALL NEW STRUCTURES, BUILDINGS AND PARKING LOTS MUST COMPLY WITH THE LANDSCAPE AND SCREENING REQUIREMENTS OF THIS CHAPTER.

**430.020 LANDSCAPE AREA REQUIREMENTS**  
**A. WHERE REQUIRED,**  
 REQUIREMENT: COMMERCIAL/INDUSTRIAL = 20% MIN. (WITH 20% MAX. POROUS NON-LIVING MATERIALS)  
 PROVIDED: 42,253 SF TOTAL SITE  
 13,441 SF TOTAL LANDSCAPE AREA  
 = 32% LANDSCAPE AREA  
 = 6.9% OF THE LANDSCAPE AREA IS POROUS NON-LIVING MATERIALS

**B. PLACEMENT OF LANDSCAPE AREA**  
 B.1. REQUIREMENT: 6' WIDE ALONG STREET FRONTS. (SEE PLAN)  
 B.2. REQUIREMENT: 6' WIDE ALONG PERIMETER PROPERTY LINES. (SEE PLAN)

**C. FOUNDATION LANDSCAPING**  
 REQUIREMENT: 5' WIDE MINIMUM ALONG THE FOUNDATION OF ALL BUILDINGS. (SEE PLAN)

**430.030 PARKING AREA LANDSCAPING**  
**A.1 INTERIOR PARKING LOT LANDSCAPING**  
 1 SHADE TREE PER 10 PARKING SPACES  
 3 SHRUBS PER 10 PARKING SPACES  
 REQUIRED:  
 BASE 32 PKG SPACES = 3 TREES  
 = 9 SHRUBS  
 ALTERNATE 48 PKG SPACES = 4 TREES  
 = 12 SHRUBS  
 PROVIDED: 4 TREES & 12 SHRUBS

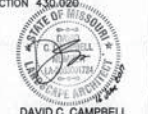
**A.2. LANDSCAPE ISLANDS 8' WIDE & 128 SF MIN.**

**B. PERIMETER PARKING LOT LANDSCAPING**  
 B.1. APPLICABILITY. ALL NEW OFF-STREET PARKING MUST INSTALL PERIMETER PARKING LOT LANDSCAPING.  
 B.2. PARKING AREAS ABUTTING RESIDENTIAL DISTRICTS. DOES NOT APPLY.  
 B.3. PARKING AREAS ABUTTING PUBLIC STREETS. DOES NOT APPLY.  
 B.3.a. MAINTAIN A 6' LANDSCAPE STRIP THE LENGTH OF THE R.O.W. + ONE SHADE TREE PER 40 LF ALONG THE PARKING. DOES NOT APPLY.  
 B.3.b. DOES NOT APPLY.

**SECTION 430.040 LOADING AREAS - DOES NOT APPLY**  
**SECTION 430.050 3' WIDE MIN. LANDSCAPE AREA AROUND MONUMENT SIGNS**  
**SECTION 430.060 SITE TREES - DOES NOT APPLY**  
**SECTION 430.070 STREET TREES**  
 REMINGTON PLAZA IS NOT DESIGNATED AS A GREENWAY.  
 FOXWOOD SPRINGS DRIVE IS DESIGNATED AS A GREENWAY.  
 REQUIRED: 1 TREE PER 50 LF (EXCLUDING DRIVEWAYS) TREES TO BE LOCATED IN THE R.O.W.  
 =175' FRONTAGE ALONG FOXWOOD SPRINGS DRIVE  
 =175/50 = 3 TREES REQUIRED  
 PROVIDED: = 3 TREES (INCLUDES 1 EXISTING)

**\*\*\*NOTE: ALL TREES TO BE SELECTED FROM THE LIST OF ALLOWABLE TREE SPECIES FOR STREET TREES REFERENCED IN SECTION 430.090 AND APPROVED BY THE CITY PRIOR TO INSTALLATION.**

**SECTION 430.080 SCREENING REQUIREMENTS**  
 430.080 B. SCREENING TABLE C-3 TO C-3 = "+" DESIGNATION RESULTING IN A 6' MIN. LANDSCAPE AREA REQUIRED AS IN SECTION 430.020



DAVID C. CAMPBELL  
 LANDSCAPE ARCHITECT  
 Lee's Summit, MO  
 816.510.8728

PROFESSIONAL SEAL

**UHL ENGINEERING, INC.**  
 4121 W. 82nd Street, Suite 156  
 Prairie Village, Kansas  
 (913) 985-2970  
 www.uhlengineering.com

**DISCOVER VISION CENTER**  
 1018 W. Foxwood Drive  
 RAYMORE, MISSOURI

PROJECT: REPEAT OF REMINGTON COMMERCIAL 4TH PLAT, LOTS 8 & 9

OWNER: Discover Vision Center  
 ATTN: Mike Wyrick  
 4801 Cliff Ave.  
 Independence, Missouri 66208  
 (816) 350-4537

ISSUE DATE: 16 JUNE 2017  
 DESIGNED BY: TSU  
 DRAWN BY: DCC  
 CHECKED BY: TSU  
 SHEET NAME: LANDSCAPE PLAN  
 SHEET NUMBER: L100



1 WEST RENDERING



2 WEST ELEVATION  
1/8"=1'-0"



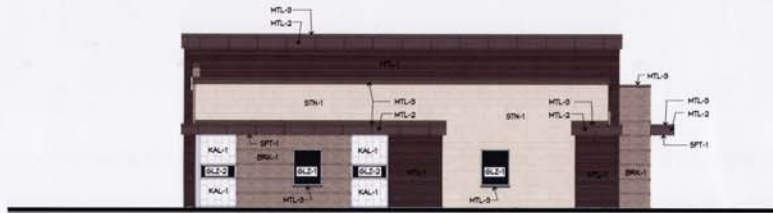
3 SOUTH RENDERING



4 SOUTH ELEVATION  
1/8"=1'-0"



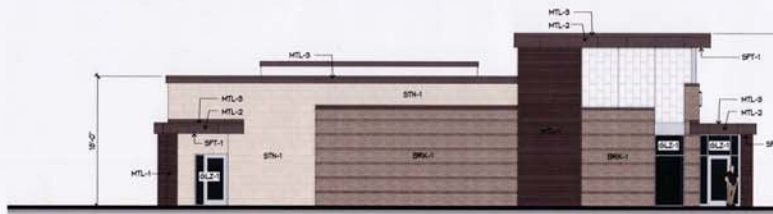
5 EAST RENDERING



6 EAST ELEVATION  
1/8"=1'-0"



7 NORTH RENDERING



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

EXTERIOR MATERIAL LEGEND

- STN-1 THINSTONE VENEER, 12H x 24H x 1/2" MANUFACTURED THINSTONE VENEER (COLOR = LIMESTONE)
- BRK-1 MODULAR BRICK VENEER, PROVIDE ONE COURSE OF RECESSED BRICK AT 24" O.C. VERTICAL (COLOR = DARK BRICK)
- MTL-1 CONCEALED FASTENER METAL WALL PANEL WITH A DRAMATIC SHADOW LINE CREATED BY HORIZONTAL STRUCTURAL RIBS (COLOR = DARK BROWN) PROVIDE HANGING PERIMETER TRIMS
- MTL-2 DRY JOINT FLUSH METAL WALL PANEL (COLOR = DARK BROWN)
- MTL-3 METAL CAP FLASHING (COLOR = DARK BROWN)
- GL-1 ALUMINUM STOREFRONT (COLOR = CLEAR ANODIZED) WITH 1" INSULATED GLASS (COLOR = BRONZE TINT)
- GL-2 ALUMINUM WINDOW BY KALPAWALL (COLOR = CLEAR ANODIZED) WITH 1" INSULATED GLASS (COLOR = BRONZE TINT)
- KAL-1 KALPAWALL SYSTEM (COLOR = WHITE)
- SPT-1 EXPOSED CEDAR AT UNDERSIDE OF SOFFIT, AT ENTRANCE CANOPIES PROVIDE FULLY RECESSED LED CAN LIGHTING IN SOFFIT
- SGN-1 WALL SIGN INDIVIDUAL CHANNEL LIT LETTERS SEGMENTS, TO BE SUBMITTED UNDER SEPARATE SIGN PERMIT



GUY GRONBERG ARCHITECTS, P.C.  
1100 W. FARMERS DRIVE  
BAYNES, MD 4480  
www.discovervision.com  
PH: 410-324-0270  
FX: 410-324-0270



A NEW BUILDING FOR:  
**Discover Vision Centers**

This drawing was prepared in accordance with the provisions of the Professional Code of Ethics of the State of Maryland, and the provisions of the Professional Code of Ethics of the State of Maryland, and the provisions of the Professional Code of Ethics of the State of Maryland.  
I, the undersigned, do hereby certify that I am a duly licensed Professional Architect in the State of Maryland.  
DATE: 08-17-17  
PROJECT: 16009

A1

