

DWG NAME: J:\2020\W20-7978 - COW 18809 E. 39th St, Independence MO\ENGINEERING\AUTOCAD DRAWINGS\02 - Preliminary\W20-7978_1 SITE PLAN.dwg LAYOUT TAB: 1 of 3 PLOTTED ON: Jun 07, 2021 - 2:14pm PLOTTED BY: KFarrell

SITE PLAN

LEGAL DESCRIPTION

A PART OF LOT 8, INDEPENDENCE CENTER, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 12, 1974, AS DOCUMENT 1-193921, IN PLAT BOOK 1-34, PAGE 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, BEING THE INTERSECTION OF THE SOUTH LINE OF 39TH STREET AND THE WEST LINE OF CENTER DRIVE; THENCE SOUTH 02 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 151.35 FEET, TO A POINT OF CURVATURE, THENCE CONTINUING ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 143.73 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 40 MINUTES 05 SECONDS WEST AND A CHORD DISTANCE OF 140.06 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 29.32 FEET, TO A NON-TANGENT CURVE, BEING THE NORTH LINE OF RING ROAD; THENCE ALONG SAID NORTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 822.00 FEET, AN ARC LENGTH OF 256.07 FEET, A CHORD BEARING OF NORTH 58 DEGREES 29 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 254.27 FEET, TO A NON-TANGENT CURVE, THENCE NORTH 02 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EXISTING LINE OF SAID LOT 8, A DISTANCE OF 176.92 FEET, TO THE NORTH LINE OF SAID LOT 8, BEING THE SOUTH LINE OF 39TH STREET; THENCE SOUTH 87 DEGREES 49 MINUTES 56 SECONDS EAST, ALONG SAID NORTH LINE, 296.00 FEET, TO THE POINT OF BEGINNING.

DRAWING LEGEND

RIGHT-OF-WAY	NEW MAJOR CONTOUR	NEW STANDARD DUTY CONCRETE
PROPERTY LINE	NEW MINOR CONTOUR	NEW HEAVY DUTY CONCRETE
EXISTING MAJOR CONTOUR	NEW SETBACK LINE	NEW 4" THICK CONCRETE SIDEWALK
EXISTING MINOR CONTOUR	NEW STORM SEWER PIPE	NEW 6" THICK CONCRETE SIDEWALK
EXISTING EASEMENT	NEW WATER LINE	NEW 6" CURB AND GUTTER
EXISTING WATER LINE	NEW SANITARY MAIN	NEW ACCESSIBLE RAMP, PER CITY OF INDEPENDENCE STANDARDS
EXISTING STORM SEWER	NEW SANITARY LATERAL	NEW MOUNTABLE CURB
EXISTING TELEPHONE PEDESTAL/BOX	NEW GAS LINE	NEW PRE-FABRICATED STRUCTURE
EXISTING CURB INLET	NEW 4" METAL FENCE	NEW ATTACHED CASHIER BOOTH
EXISTING SIGN	SANITARY MANHOLE	NEW VACUUM ARMS
EXISTING WATER VALVE	SAMPLING MANHOLE	NEW STOP ARM
EXISTING FIRE HYDRANT	TRANSFORMER	NEW 4'X14' CONCRETE PAD FOR VACUUM TURBINE
BENCHMARK	STORM MANHOLE	NEW 1" WIDE RIP RAP PAD
EXISTING TREE	STORM INLET	NEW 3'X3'X4" CONCRETE PADS FOR SIGNS AND TRASH CANS
EXISTING PIPE BOLLARD	SIGN	NEW 3'X3'X8" CONCRETE PADS FOR CAMERA ARCH
EXISTING ASPHALT PAVEMENT	WATER METER	NEW TRAFFIC FLOW ARROWS
EXISTING CONCRETE PAVEMENT	LIGHT	NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING
	ACCESSIBLE PARKING SYMBOL	NEW WHEEL STOPS
	NEW BUILDING	NEW TRASH ENCLOSURE
		NEW LIGHT STANDARD
		CONTRACTOR TO SAW OUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT
		NEW 3" WIDE CONCRETE ISLAND
		NEW 6" SDR 35 PVC SANITARY LATERAL @ 2.00% MINIMUM SLOPE
		NEW SAMPLING MANHOLE
		NEW 4" C900 WATER SERVICE LINE
		NEW 2" WATER METER
		NEW GAS LINE, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER
		NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER
		NEW CURB INLET
		NEW STORM MANHOLE
		NEW FLARED END SECTION
		NEW CURB INLET WITH SIDE INTAKE
		NEW TELEPHONE PEDESTAL
		NEW 8" WATER MAIN
		NEW IRRIGATION METER
		NEW 2" X 4" INCREASER
		NEW 4" X 3" REDUCER
		NEW RETAINING WALL
		NEW OUTFALL STRUCTURE
		NEW SANITARY MANHOLE
		NEW 8" SANITARY SEWER MAIN EXTENSION
		NEW FIRE HYDRANT
		NEW 8" WATER VALVE
		NEW 20" WATER VALVE
		NEW 4" METAL FENCE

SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (C) NEW 4" THICK CONCRETE SIDEWALK.
- (D) NEW 6" THICK CONCRETE SIDEWALK.
- (E) NEW 6" CURB AND GUTTER.
- (F) NEW ACCESSIBLE RAMP, PER CITY OF INDEPENDENCE STANDARDS.
- (G) NEW MOUNTABLE CURB.
- (H) NEW PRE-FABRICATED STRUCTURE.
- (I) NEW ATTACHED CASHIER BOOTH.
- (J) NEW VACUUM ARMS.
- (K) NEW STOP ARM.
- (L) NEW 4'X14' CONCRETE PAD FOR VACUUM TURBINE.
- (M) NEW 1" WIDE RIP RAP PAD.
- (N) NEW 3'X3'X4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (O) NEW 3'X3'X8" CONCRETE PADS FOR CAMERA ARCH.
- (P) NEW TRAFFIC FLOW ARROWS.
- (Q) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING.
- (R) NEW WHEEL STOPS.
- (S) NEW TRASH ENCLOSURE.
- (T) NEW LIGHT STANDARD.
- (U) CONTRACTOR TO SAW OUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (V) NEW 3" WIDE CONCRETE ISLAND.
- (W) NEW 6" SDR 35 PVC SANITARY LATERAL @ 2.00% MINIMUM SLOPE.
- (X) NEW SAMPLING MANHOLE.
- (Y) NEW 4" C900 WATER SERVICE LINE.
- (Z) NEW 2" WATER METER.
- (AA) NEW GAS LINE, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- (BB) NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- (CC) NEW CURB INLET.
- (DD) NEW STORM MANHOLE.
- (EE) NEW FLARED END SECTION.
- (FF) NEW CURB INLET WITH SIDE INTAKE.
- (GG) NEW TELEPHONE PEDESTAL.
- (HH) NEW 8" WATER MAIN.
- (II) NEW IRRIGATION METER.
- (JJ) NEW 2" X 4" INCREASER.
- (KK) NEW 4" X 3" REDUCER.
- (LL) NEW RETAINING WALL.
- (MM) NEW OUTFALL STRUCTURE.
- (NN) NEW SANITARY MANHOLE.
- (OO) NEW 8" SANITARY SEWER MAIN EXTENSION.
- (PP) NEW FIRE HYDRANT.
- (QQ) NEW 8" WATER VALVE.
- (RR) NEW 20" WATER VALVE.
- (SS) NEW 4" METAL FENCE.

NOTES:

- TOTAL SITE ACREAGE: ±89,720 SQ. FT. OR ±1.60 ACRES
- EXISTING ZONING: C2 GENERAL COMMERCIAL
- BUILDING SETBACKS
FRONT - 15'
REAR - 0'
SIDE - 0'
- THE SITE LAND USE SHALL BE CARWASH W/VACUUM BAYS.
- THIS SITE IS SERVED BY:
WATER - INDEPENDENCE POWER & LIGHT, WATER & SEWER
SEWER - INDEPENDENCE POWER & LIGHT, WATER & SEWER
TELEPHONE - ATT DISTRIBUTION
ELECTRIC - INDEPENDENCE POWER & LIGHT, WATER & SEWER
GAS - SPIRE MO WEST
FIBEROPTIC - COMCAST CABLE COMMUNICATIONS, MCI
FIRE - CITY OF INDEPENDENCE FIRE DEPARTMENT
- THIS SITE FALLS WITHIN UNSHADED "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER IS 2909SC0316, MAP REVISED DATE OF JANUARY 20, 2017. FLOOD ZONES ARE DETERMINED BY SCALING.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE SITE SHALL CONFORM TO THE CITY OF INDEPENDENCE STANDARDS.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW LINES AND THE ADA STRIPING SHALL BE BLUE. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
- STORMWATER SHALL BE DIRECTED TO THE PROPOSED DETENTION BASIN WHICH SHALL DISCHARGE INTO THE EXISTING STORM SYSTEM ADJOINING THE SITE.
- ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SOODED.
- THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS; THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
- ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
- A LIGHTING PLAN, ALSO PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22'-6". THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
- ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x18'
ADA PARKING - 11'x18'
ADA VAN PARKING - 11'x18'
ADA ACCESSIBLE STRIPING - 5'x18'
PARKING DRIVE AISLES (TWO-WAY) - 26'W MIN.
PARKING DRIVE AISLES (ONE-WAY) - 14'W MIN.

PARKING REQUIREMENTS:

TOTAL SPACES REQUIRED: 2 SPACES
TOTAL SPACES PROVIDED: 3 SPACES
ADA TOTAL SPACES REQUIRED: 1 SPACES
ADA TOTAL SPACES PROVIDED: 1 SPACES
TOTAL STACKING SPACES REQUIRED: 10 SPACES
TOTAL STACKING SPACES PROVIDED: 22 SPACES
TOTAL VACUUM BAYS/DRY OFF SPACES REQUIRED: 3 SPACES
TOTAL VACUUM BAYS/DRY OFF SPACES PROVIDED: 19 SPACES

NOTE: SEE MEP PLAN SHEET FOR SITE LIGHTING PHOTOMETRICS.

NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

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SITE PLAN

1 of 3

PRELIMINARY PLANS
CLUB CAR WASH
INDEPENDENCE, MISSOURI

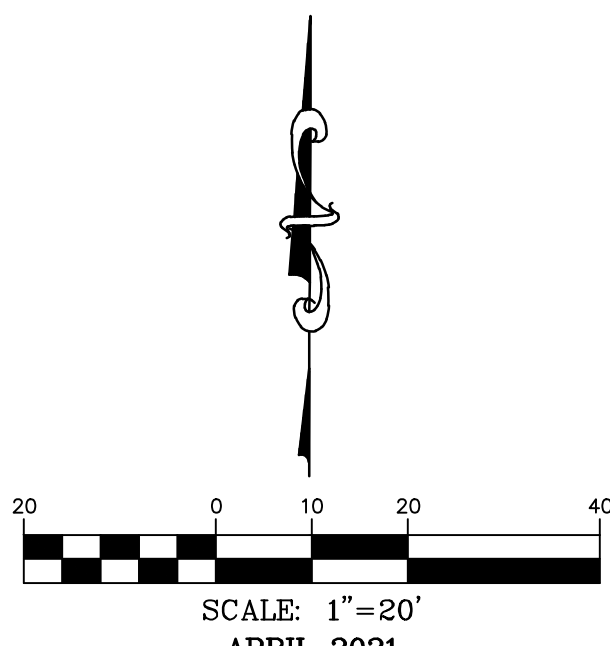
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4-7-2021
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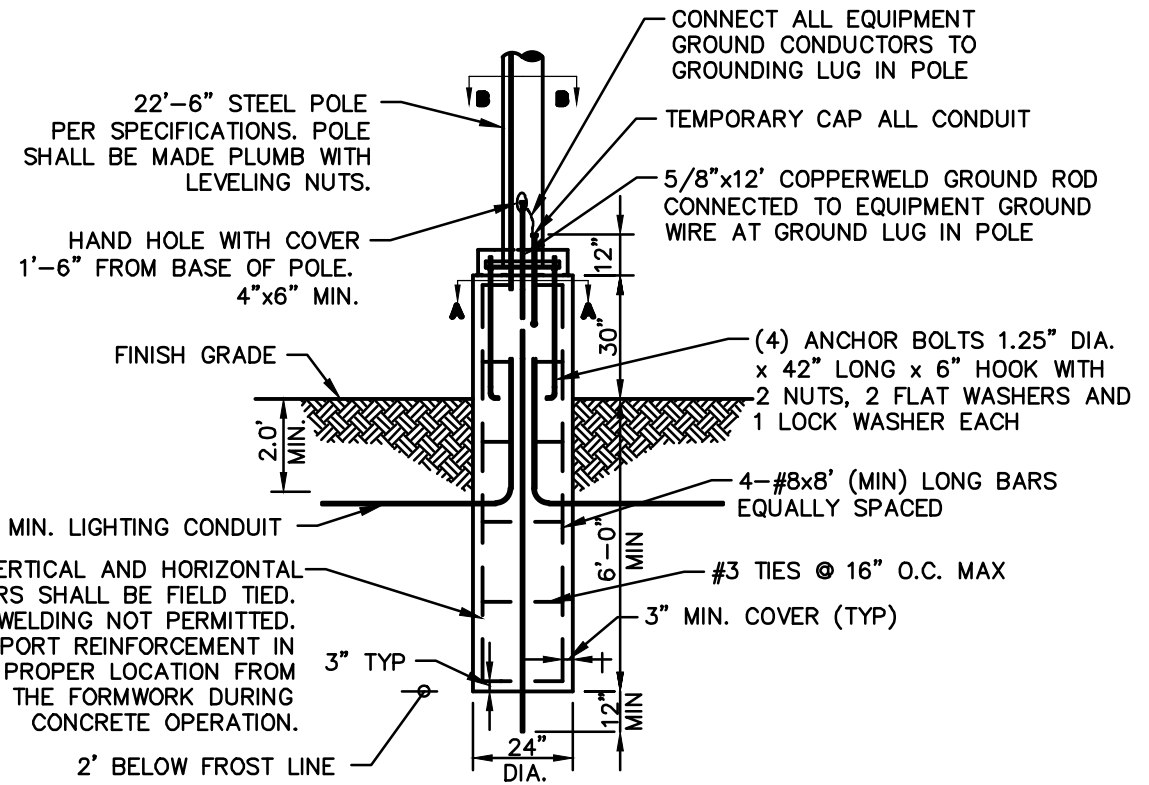
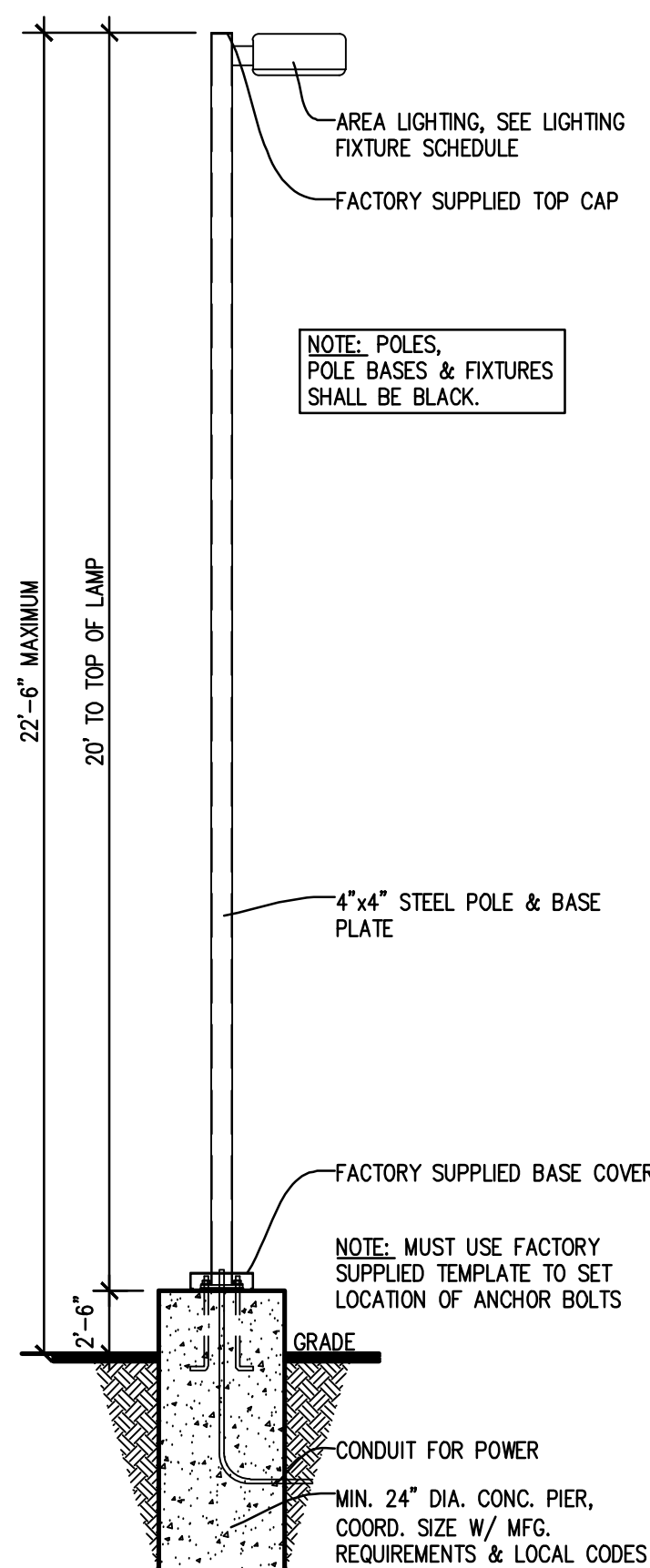
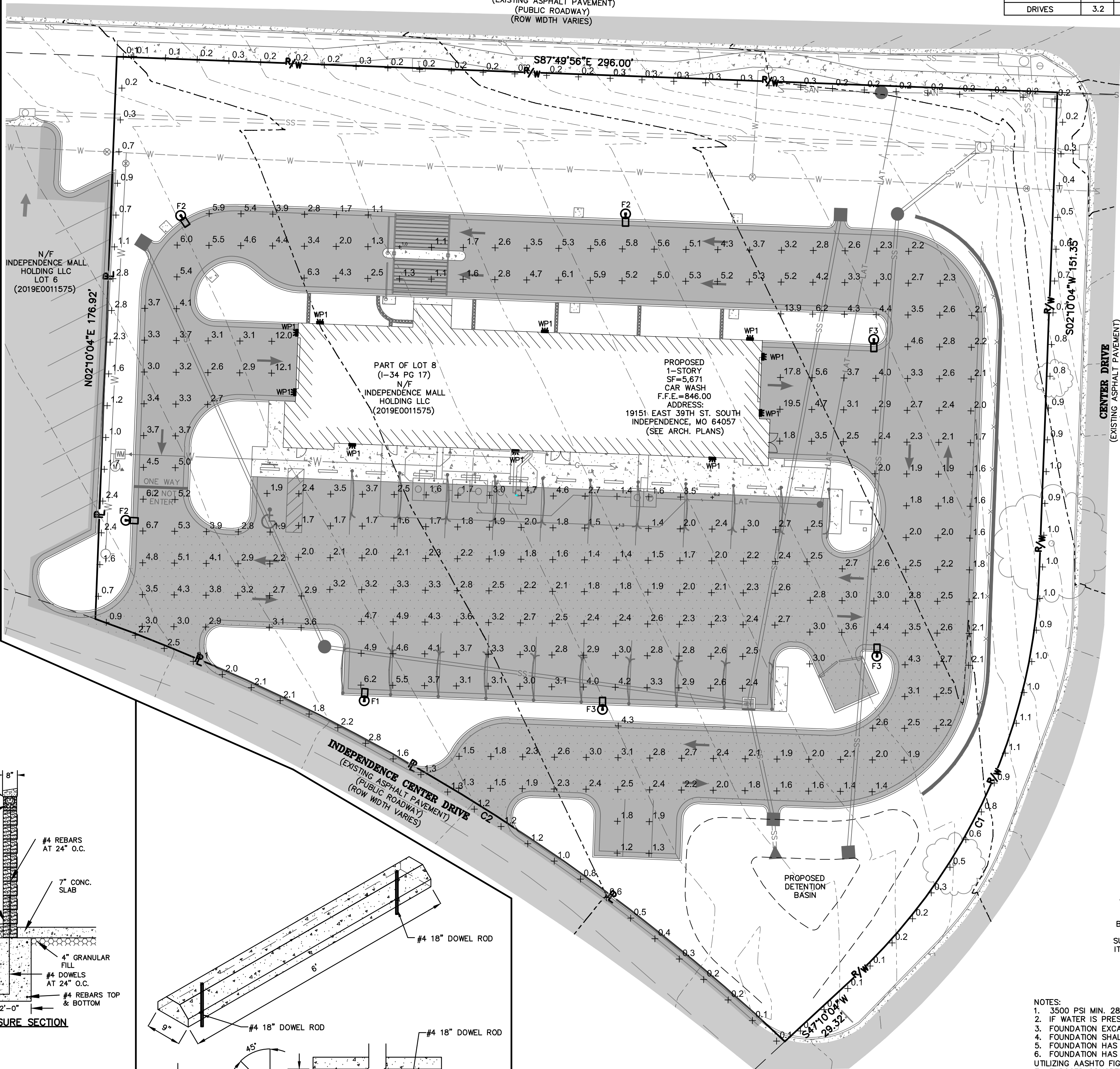
PHOTOMETRIC PLAN

EXTERIOR LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	LITHONIA	DSX2 LED P1 40K TFM MVOLT DBLXD	POLE LIGHT	277	0.51	140	18,951	4,000	70	LED	POLE	WITH BLACK 20' SQUARE STRAIGHT STEEL POLE
F2	LITHONIA	DSX2 LED P2 40K T3M MVOLT DBLXD	POLE LIGHT	277	0.51	140	18,410	4,000	70	LED	POLE	WITH BLACK 20' SQUARE STRAIGHT STEEL POLE
F3	LITHONIA	DSX2 LED P2 40K T5W MVOLT DBLXD	POLE LIGHT	277	0.67	185	24,808	4,000	70	LED	POLE	WITH BLACK 20' SQUARE STRAIGHT STEEL POLE
WP1	LITHONIA	WPX2 LED 40K MVOLT DBLXD	WALL PACK	277	0.17	47	5,896	4,000	70	LED	WALL	
* OR EQUAL												

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	2.7	6.2	1.3	4.8:1	2.1:1
DRIVES	3.2	8.6	0.9	9.6:1	3.6:1



EAST 39TH STREET SOUTH
(EXISTING ASPHALT PAVEMENT)
(PUBLIC ROADWAY)
(ROW WIDTH VARIES)

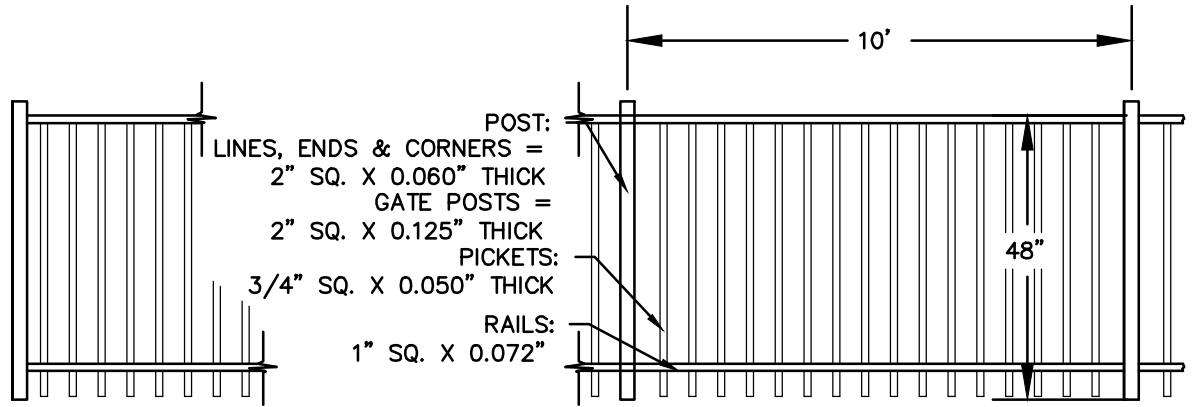


- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF 'EMBEDMENT OF POSTS WITH OVERTURNING LOADS.'
 - EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 - DETAIL FOR 20' POLE WITH MAX. FIXTURE EPA 4.6 SOLT.

STANDARD LIGHT DETAIL
NO SCALE

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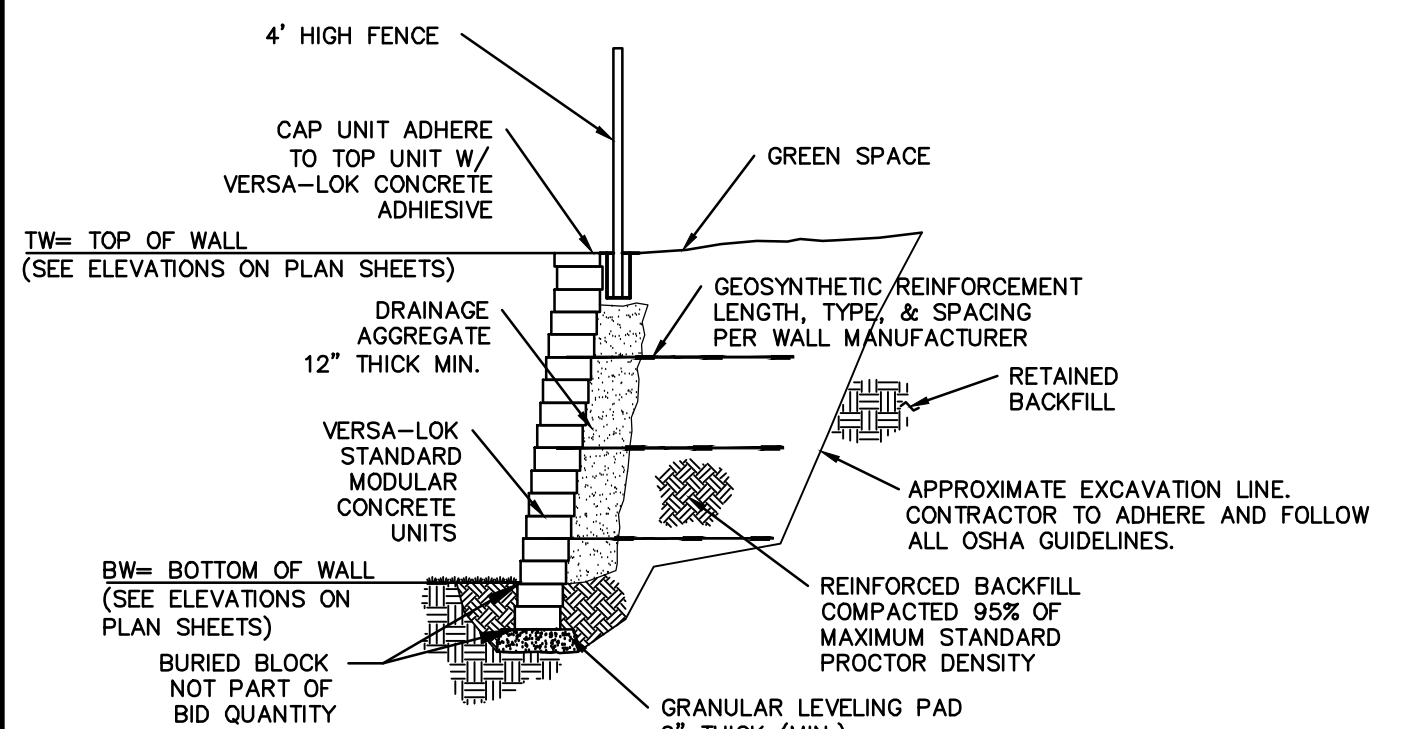
NOTE:
FENCE SHALL BE PAINTED POWDER COATED ALUMINUM
OR WROUGHT IRON. EITHER MATERIAL SHALL HAVE A
FINISH PRODUCT WHICH IS BLACK IN COLOR.



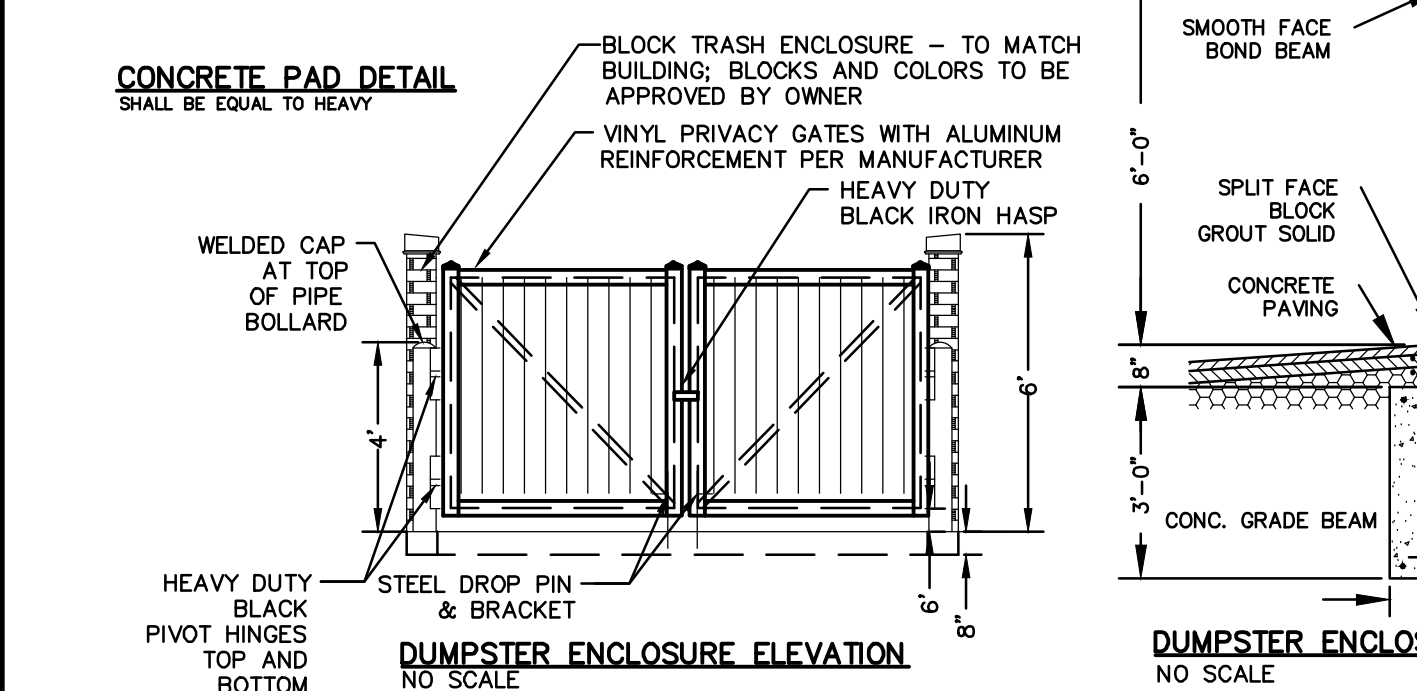
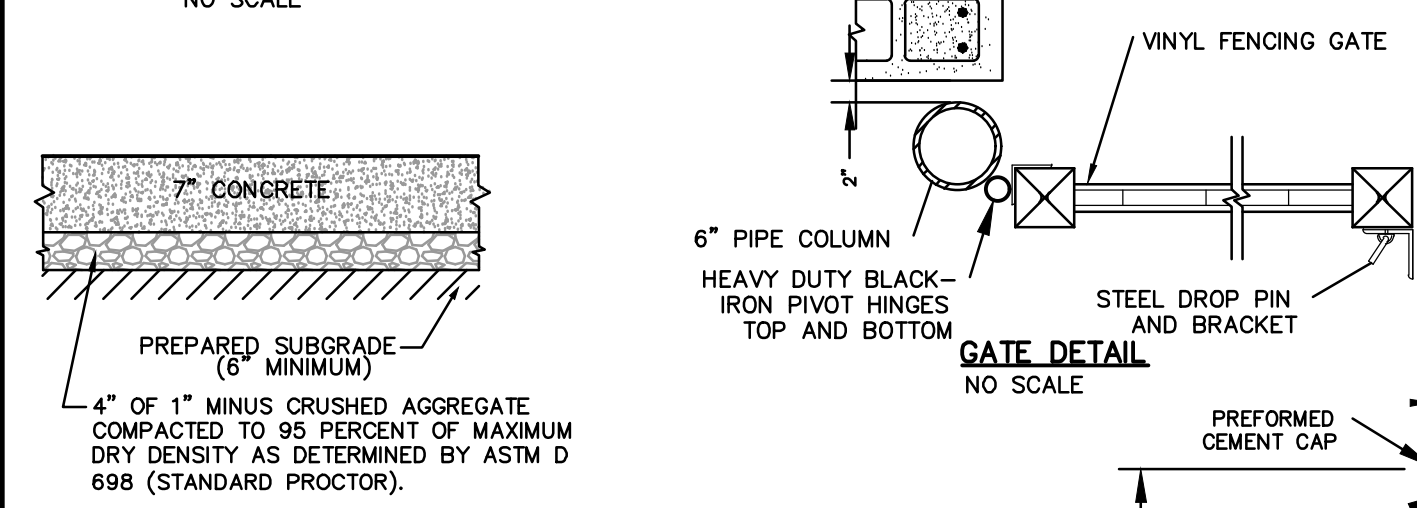
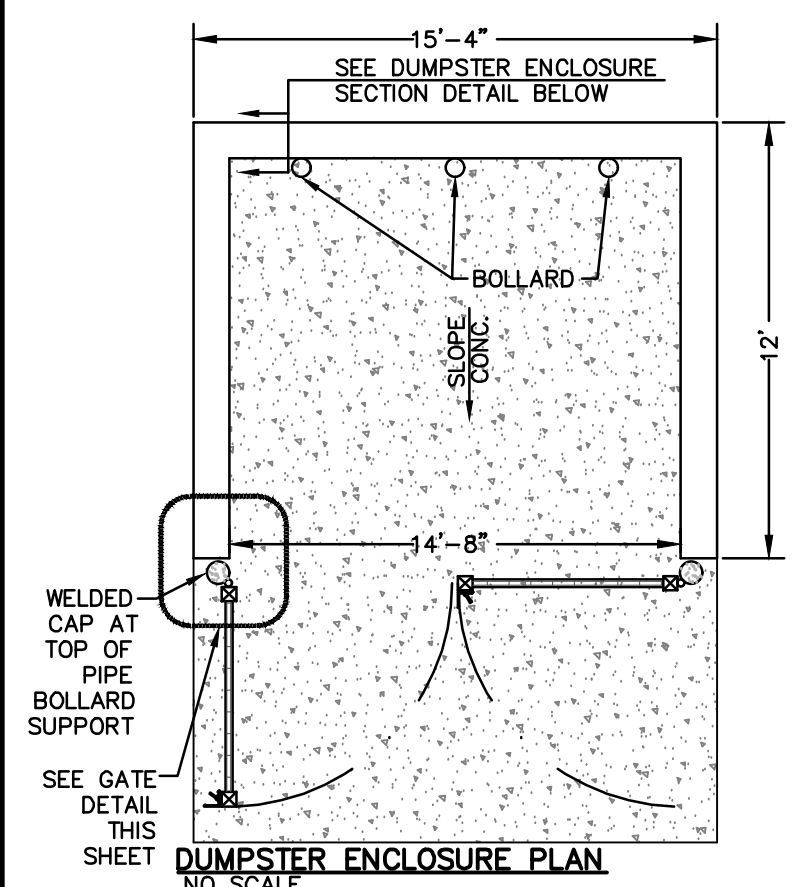
NOTE: ALL FENCING TO BE "CELTIC" STYLE, FLAT TOP 3-RAIL, 48" TALL,
STANDARD VINTAGE SQUARE DESIGN, BY MERCHANT METALS. ALL FENCING,
GATES AND INSTALLATION SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS.

METAL FENCE
NO SCALE

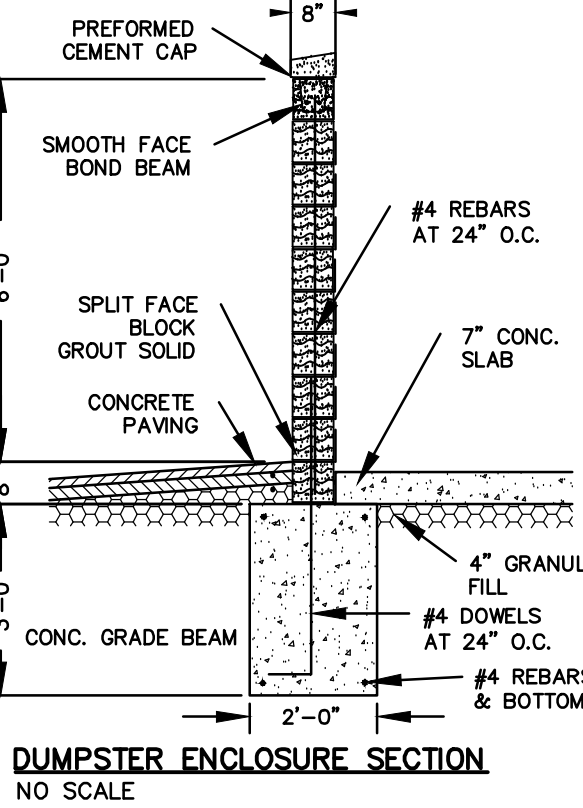
NOTE: THE QUANTITIES OF WALL SHOWN IN THE BID FORM ARE BASED UPON SQUARE FEET OF EXPOSED WALL ACCORDING
TO THE TW AND BW ELEVATIONS SHOWN ON THE PLANS. ANY BLOCK OR FOOTING BELOW THE BW ELEVATION
SHOWN ON THE PLANS ARE DEPENDENT ON THE CONTRACTOR AND SELECTED WALL MANUFACTURER/DESIGNER AND
SHOULD BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR THE WALL. THE CONTRACTOR SHALL NOT RECEIVE
UNIT PRICE PAYMENT FOR ANY BLOCK BELOW FINISH GRADE OR ANY ADDITIONAL PAYMENT FOR THE WALL FOOTING.



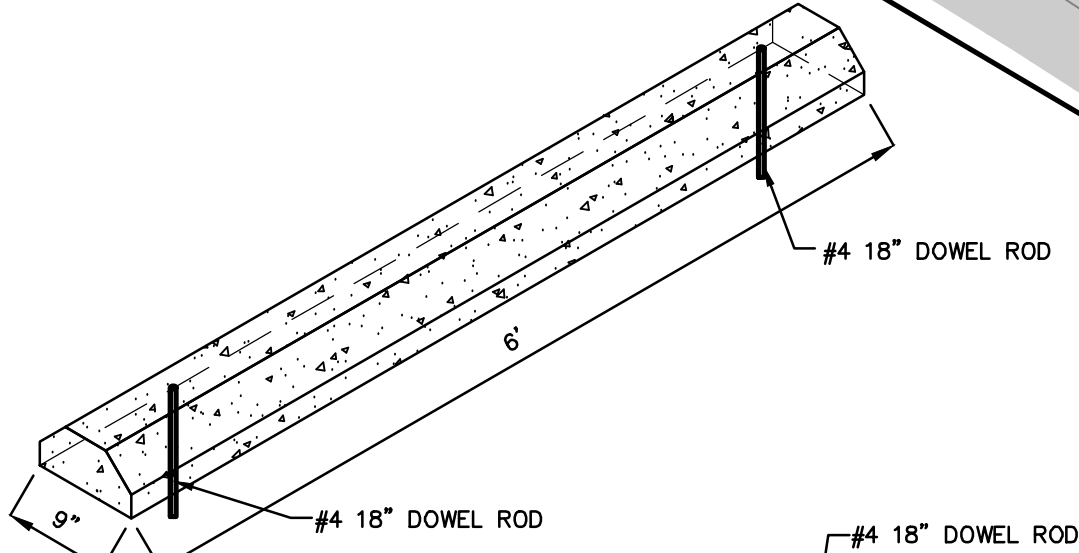
TYPICAL SECTION-REINFORCED RETAINING WALL
NO SCALE



DUMPSTER ENCLOSURE DETAIL
NO SCALE



DUMPSTER ENCLOSURE SECTION
NO SCALE



WHEEL STOP DETAIL
NO SCALE

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

OWNER:
INDEPENDENCE MALL HOLDING LLC
5919 W. 3RD STREET, STE 2B
LOS ANGELES, CA 90036

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and construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

ERIC SCOTT
KIRCHNER
E-2001004618
4-7-2021

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY PLANS
CLUB CAR WASH
INDEPENDENCE, MISSOURI

PHOTOMETRIC PLAN

DATE: APR. 2021

SCALE: 1:20

PROJ. NO.: M20-7978A

DWG. NO.: 2 of 3

- OCTOBER GLORY RED MAPLE "OGM"
- SKYLINE HONEY LOCUST "SKY"
- EASTERN REDBUD "CER"
- SEA GREEN JUNIPER "JUN"
- SWITCH GRASS 'HEAVY METAL' "PAN"
- "GMSP" GOLDMOUND SPIREA
- AREAS TO BE SODDED
- LANDSCAPE ROCK

NOTE: ALL TREES OR SHRUBS IN GRASS AREAS SHALL HAVE A MULCH BED AROUND THEM.	NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.	NOTE: THE SEA GREEN JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 30" IN HEIGHT AT THE TIME OF INSTALLATION.
NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED).	NOTE: ALL MULCH SHALL BE BLACK IN COLOR.	
	NOTE: ALL SOD TO BE TALL FESCUE.	

[illegible]

BUFFERYARD: NOT REQUIRED. ADJACENT LOT IS PARKING
(COMMERCIAL/COMMERICAL)

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
9. SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
10. SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
SHADE TREES					
7	Glenditsia triacanthos finermis "Skycole"	Skyline Honey Locust	2.5 IN	AS SHOWN	B&B
8	Acer rubrum "October Glory"	October Glory Red Maple	2.5 IN	AS SHOWN	B&B
ORNAMENTAL TREES					
7	Cercis canadensis	Eastern Red Bud	2.5 IN	AS SHOWN	B&B
SHRUBS					
130	Juniperus chinensis "Sea Green"	Sea Green Juniper	7 GAL	AS SHOWN	CONT
12	Spirea Japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
PERENNIALS					
14	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

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*PRELIMINARY PLANS
CLUB CAR WASH
INDEPENDENCE, MISSOURI*

LANDSCAPE PLAN	DATE	APPRO. BY	APPRO. BY
	DATE	APPRO. BY	APPRO. BY
PROJ. NO.	SCALE	DATE	APPRO. BY
M20-7978A	1:20	APR, 2021	ESK
DRG. NO.			