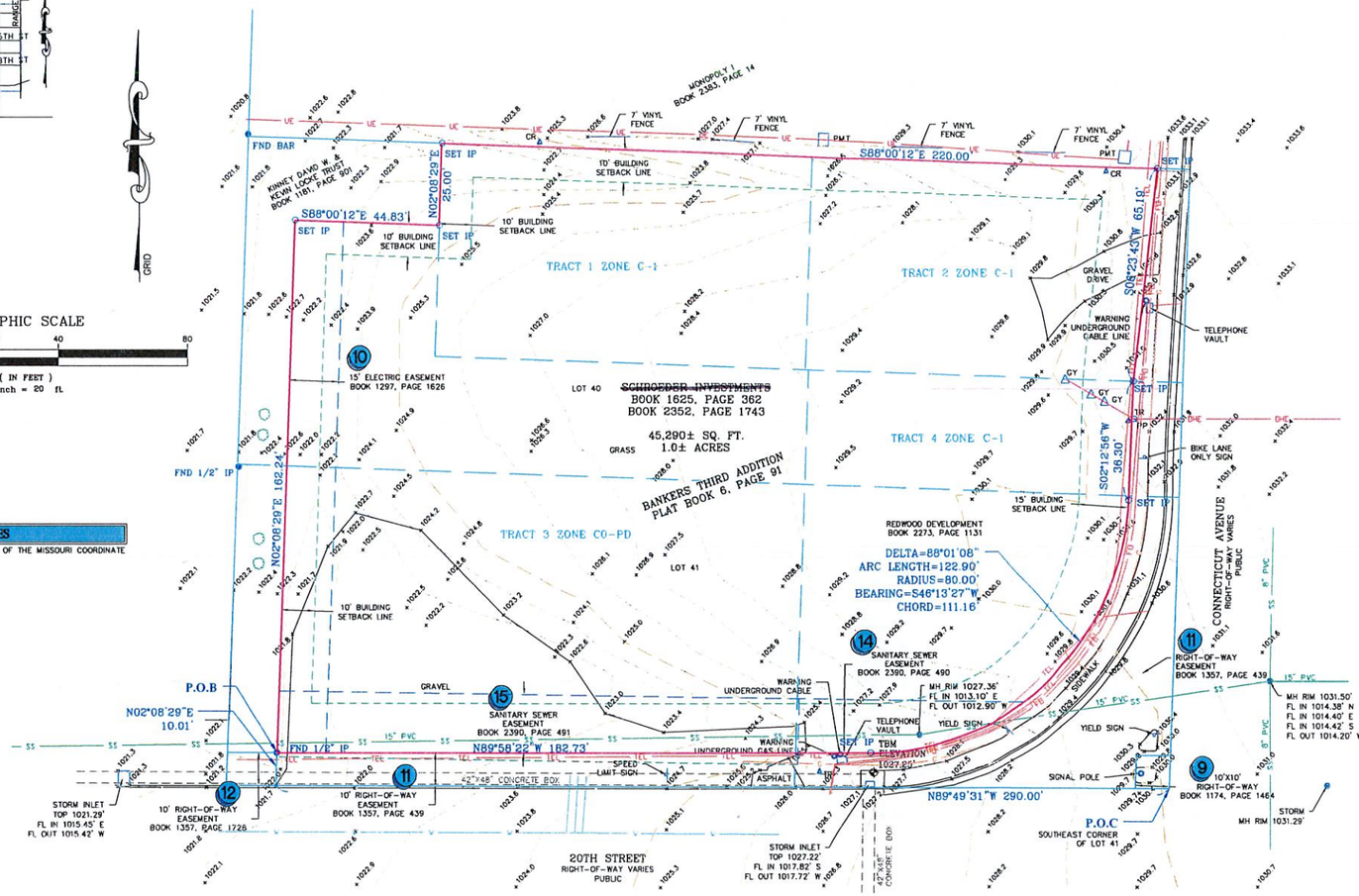


LOCATION SKETCH
SECTION 12
T 27 N, R 32 W
SCALE: 1"=2000'

GRID

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft



NOTES

1) BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

ZONING DATA

SUBJECT PROPERTY IS ZONED C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)

BUILDING HEIGHT AND SETBACK REQUIREMENTS
BUILDING HEIGHT: NO BUILDING SHALL EXCEED 30 FEET OR 2 STORIES.

BUILDING SETBACK LINE:
FRONT: 15'
SIDE: NONE, EXCEPT IF LOT ABUTS UPON A R-1, THAN THE SIDE SHALL BE THE SAME HAS R-1, 10'.
REAR: NONE, EXCEPT IF LOT ABUTS UPON A R-1, THAN THE SIDE SHALL BE 10'.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NO. 171563884, 171563891 AND 171563890.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0278E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BENCHMARK

TBM IS A "SQUARE CUT" ON THE NORTH SIDE OF A CONCRETE STORM BOX ON THE NORTH RIGHT-OF-WAY OF 20TH STREET, WITH AN ELEVATION OF 1027.25 FEET, AS SHOWN.

LEGEND

FND IP FOUND IRON PIN	PROPERTY LINE
SET IP SET IRON PIN	SANITARY SEWER
GY POWER POLE W/ GUY	STORM SEWER
MH MANHOLE	TELEPHONE LINE
PMT PAD MOUNTED TRANSFORMER	CABLE TV LINE
SIGN	GAS LINE
TELEPHONE RISER	WATER LINE
TR CABLE RISER	ELECTRIC LINE
CR BUMPER POST	UNDERGROUND ELECTRIC
	FIBER OPTIC
	FENCE LINE

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN BANKERS ADDITION, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 6, AT PAGE 91; THENCE ALONG THE SOUTH LINE OF SAID LOT, NORTH 89°49'31" WEST, 290.00 FEET; THENCE LEAVING SAID SOUTH LOT LINE, NORTH 02°08'29" EAST, 10.01 FEET, TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF 20TH STREET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 02°08'29" EAST, 162.24 FEET; THENCE SOUTH 88°00'12" EAST, 44.83 FEET; THENCE NORTH 02°08'29" EAST, 25.00 FEET; THENCE SOUTH 88°00'12" EAST, 220.00 FEET, TO THE WEST RIGHT-OF-WAY OF CONNECTICUT AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING THREE COURSES, SOUTH 03°23'43" WEST, 65.19 FEET; THENCE SOUTH 02°12'56" WEST, 36.30 FEET; THENCE 122.90 FEET ALONG A 80.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 46°13'27" WEST, A DISTANCE OF 111.16 FEET, TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF 20TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°56'22" WEST, 182.73 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, CONTAINING 1.0 ACRES, MORE OR LESS. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP-100-4561.

NOTES CORRESPONDING TO SCHEDULE B

TITLE COMMITMENT PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: 1465812
COMMITMENT DATE: JUNE 02, 2017 AT 7:30 A.M.

9. AN EASEMENT FOR RIGHT OF WAY GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN THE DOCUMENT RECORDED MAY 31, 1974 AS DOCUMENT NO. 4645 IN BOOK 1174 AT PAGE 1464 OF OFFICIAL RECORDS. AS SHOWN.

10. AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO THE EMPIRE DISTRICT ELECTRIC COMPANY IN THE DOCUMENT RECORDED AUGUST 19, 1985 AS DOCUMENT NO. 10545 IN BOOK 1297 AT PAGE 1626 OF OFFICIAL RECORDS. AS SHOWN.

11. AN EASEMENT FOR RIGHT OF WAY CONVEYANCE FOR STREET PURPOSES GRANTED TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED MARCH 21, 1989 AS DOCUMENT NO. 3006 IN BOOK 1357 AT PAGE 0439 OF OFFICIAL RECORDS. AS SHOWN.

12. AN EASEMENT FOR RIGHT OF WAY CONVEYANCE FOR STREET PURPOSES GRANTED TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED APRIL 03, 1989 AS DOCUMENT NO. 3508 IN BOOK 1357 AT PAGE 1728 OF OFFICIAL RECORDS. AS SHOWN.

13. AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO THE EMPIRE DISTRICT ELECTRIC COMPANY IN THE DOCUMENT RECORDED MARCH 13, 1998 AS DOCUMENT NO. 5051 IN BOOK 1555 AT PAGE 2090 OF OFFICIAL RECORDS. NOT PLOTTABLE. BASED ON ELECTRIC LINES IN 1998.

14. AN EASEMENT FOR SEWER GRANTED TO CITY OF JOPLIN, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED MARCH 29, 2016 AS DOCUMENT NO. 2016004547 IN BOOK 2390 AT PAGE 490 OF OFFICIAL RECORDS. AS SHOWN.

15. AN EASEMENT FOR SEWER GRANTED TO CITY OF JOPLIN, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED MARCH 29, 2016 AS DOCUMENT NO. 2016004548 IN BOOK 2390 AT PAGE 491 OF OFFICIAL RECORDS. AS SHOWN.

TITLE DESCRIPTION

TRACT 1:
ALL OF THE NORTH 65 FEET OF THE EAST 230 FEET OF LOT NUMBERED FORTY (40) IN BANKER'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT THE EAST 116 FEET, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
ALL OF THE EAST 116 FEET OF THE NORTH 65 FEET OF THE EAST 230 FEET OF LOT NUMBERED FORTY (40) IN BANKER'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 40, THENCE NORTH 87°58'04" WEST ALONG THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 10.00 FEET, THENCE SOUTH 06°23'59" WEST, A DISTANCE OF 65.71 FEET, THENCE SOUTH 89°56'28" EAST, A DISTANCE OF 5.00 FEET TO THE PRESENT WEST RIGHT-OF-WAY LINE OF CONNECTICUT AVENUE, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°56'28" EAST, 10.00 FEET, THENCE NORTH 02°02'27" EAST, 65.00 FEET TO THE POINT OF BEGINNING.

TRACT 3:
ALL OF LOTS NUMBERED FORTY (40) AND FORTY-ONE (41) IN BANKERS THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE WEST 15 FEET AND EXCEPT THE EAST 115 FEET OF SAID LOTS 40 AND 41, AND EXCEPT THE NORTH 65 FEET OF EAST 230 FEET OF SAID LOT 40 AND EXCEPT NORTH 25 FEET OF WEST 60 FEET OF SAID LOT 40.

TRACT 4:
ALL OF THE EAST 115 FEET OF LOTS NUMBERED FORTY (40) AND FORTY-ONE (41) EXCEPT THE NORTH 65 FEET IN BANKER'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART TAKEN OR DEEDED AS STREET RIGHT-OF-WAY, AND EXCEPT THAT PART DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT, SAID POINT BEING ON THE PRESENT WEST RIGHT- OF-WAY LINE OF CONNECTICUT AVENUE, THENCE NORTH 89°56'28" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°56'28" WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 02°02'27" WEST, A DISTANCE OF 36.30 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 122.90 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF 20TH STREET, THENCE SOUTH 89°56'28" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONNECTICUT AVENUE, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 02°02'27" EAST, 113.58 FEET TO THE POINT OF BEGINNING.

ACCURACY STANDARD: URBAN

SURVEYOR'S DECLARATION

TO: OAKSTAR BANK, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 6-29-17

JERROD L. HOGAN, P.L.S.
MISSOURI REGISTRATION NUMBER 2004001333

STATE OF MISSOURI
JERROD L. HOGAN
NUMBER PLS-2004001333
PROFESSIONAL LAND SURVEYOR

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: RW
DRAWN BY: SLM
CHECK BY: JJH
DATE: 6-26-17
FIELD BOOK:
JOB NUMBER: B0066-17

NO.	DESCRIPTION	DATE	BY

REVISIONS

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OAKSTAR BANK

ALTA/NSPS TITLE SURVEY

20TH STREET & CONNECTICUT AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

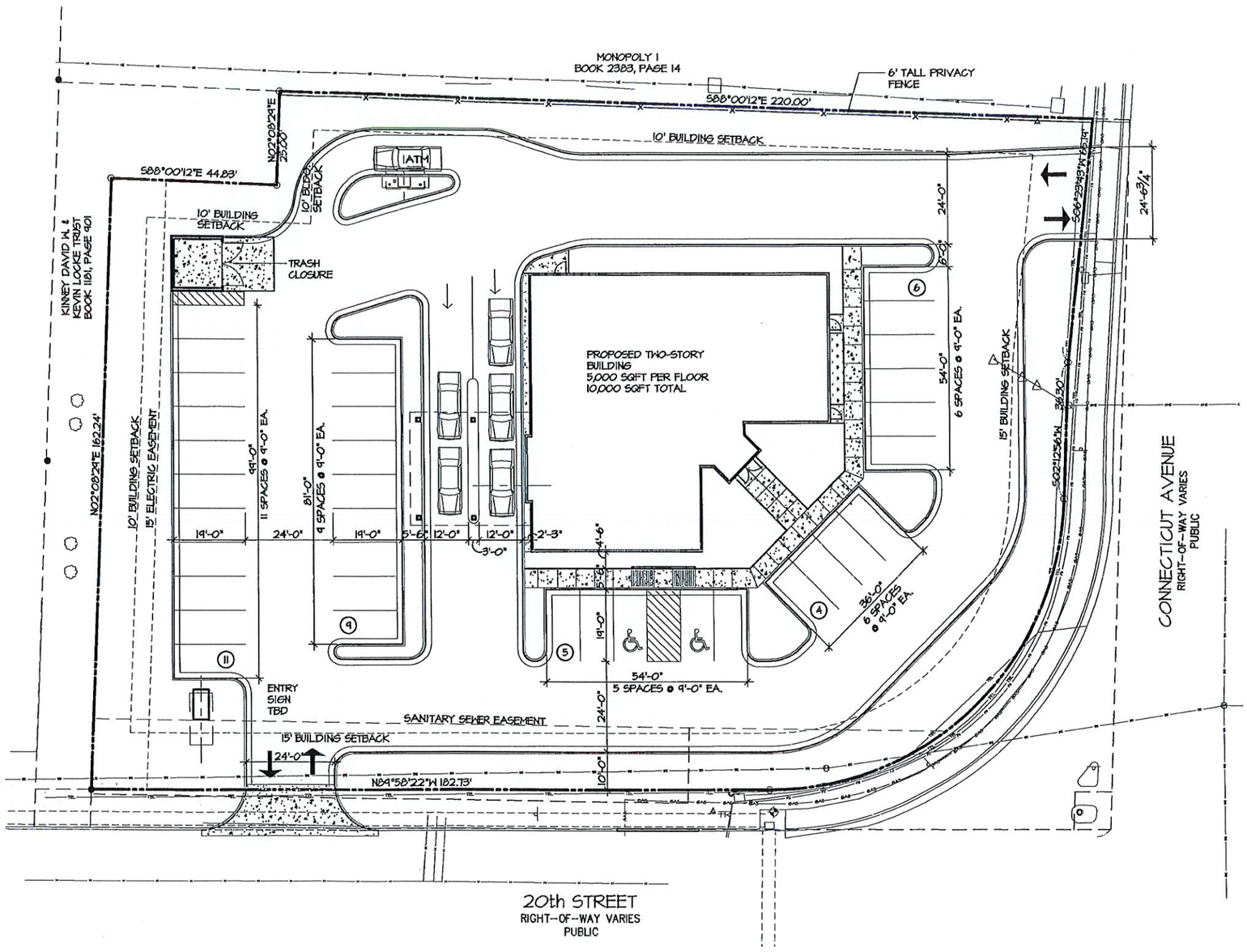
DRAWING NO.
JOP-100-4561

SHEET NUMBER
1
OF 1

Case 036-18

PROJECT SUMMARY

OWNER:	OAK STAR BANK SPRINGFIELD, MO
BUILDING CODE:	2012 IBC
USE GROUP;	B - BUSINESS
CONSTRUCTION TYPE:	IIB
SITE AREA:	45,290.48 SF OR 1.03 ACRES
ALLOWABLE AREA W/ SPRINKLER	4 FLOORS @ 23,000SF/FLOOR
ALLOWABLE HEIGHT W/ SPRINKLER	75'
ACTUAL FLOOR AREA	1st FLOOR 5,000 SF 2nd FLOOR 5,000 SF
ACTUAL HEIGHT W/ SPRINKLER	34'-6" TOP OF PARAPET 43'-0" TOP OF ATRIUM ROOF
OCCUPANT LOAD BASED ON 'B' OCCUPANCY	1st FLOOR - 50 PERSONS 2nd FLOOR - 50 PERSONS
PARKING REQUIRED	1 / 300SF = 33 SPACES
PARKING PROVIDED	35 SPACES
HANDICAP PARKING	2 SPACES REQUIRED/PROVIDED



STATE OF MISSOURI
JANET ROTHBERG
NUMBER A-3658
ARCHITECT
09/07/18

Planning & Zoning Commission Review Only
Not for Construction

BARON DESIGN & ASSOCIATES, L.L.C.
Llamra Plaza 1855 S. Ingram Mill, Suite 201
Springfield, MO 65804
Ph. 417-877-9800, Fax 417-877-9802

OAK STAR BANK
20th & CONNECTICUT
JOPLIN, MISSOURI
OVERALL SITE PLAN

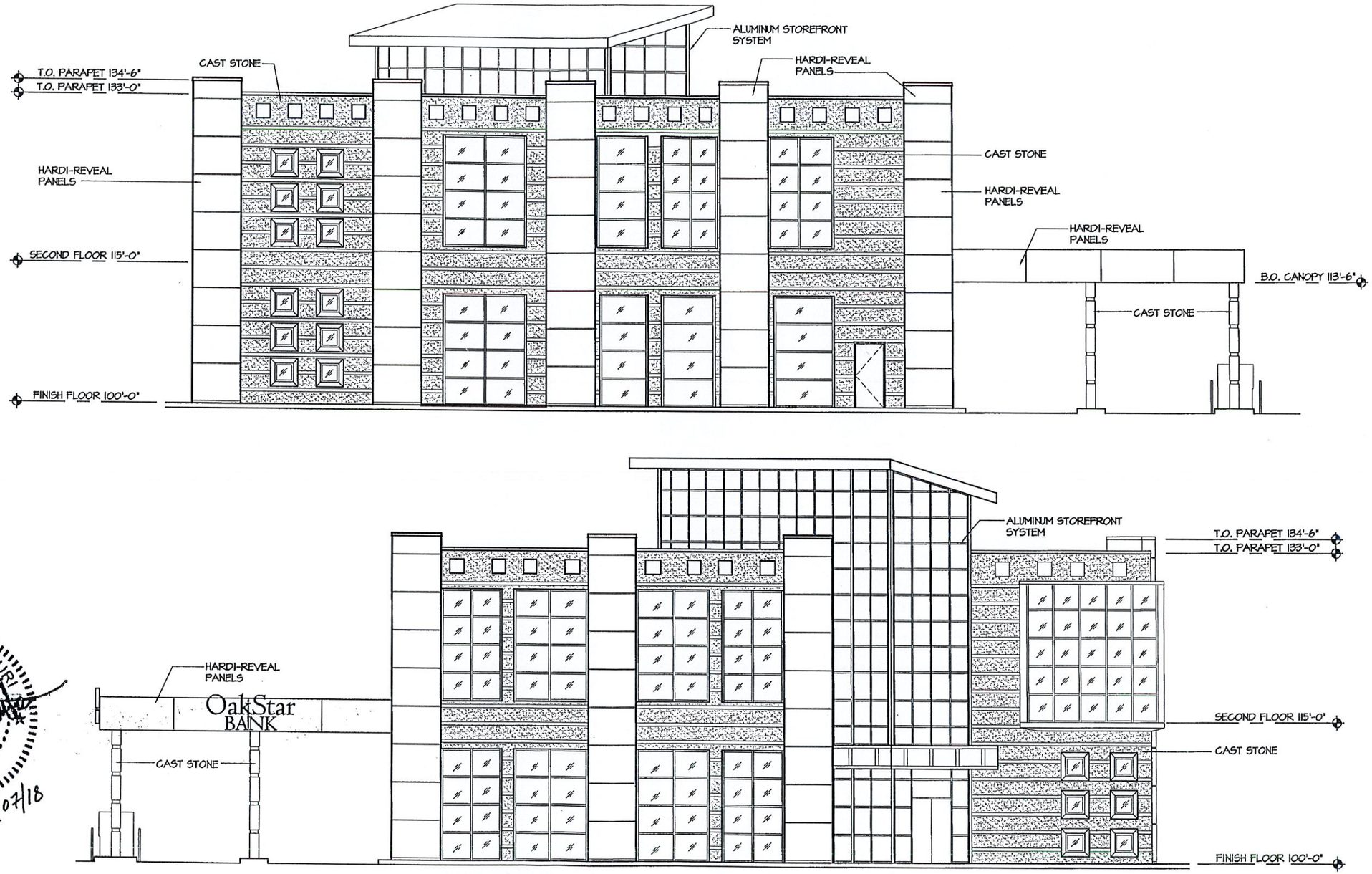
Project No: 201809
Drawn by: TLB
Approved: RAB
Date: 09/07/18

Sheet 1 of 3

OVERALL SITE PLAN

Scale: 1" = 30'-0"

NORTH



STATE OF MISSOURI
JANET
ROTHBERG
NUMBER
A-3658
ARCHITECT
09/07/18

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OAK STAR BANK
20th & CONNECTICUT
JOPLIN, MISSOURI

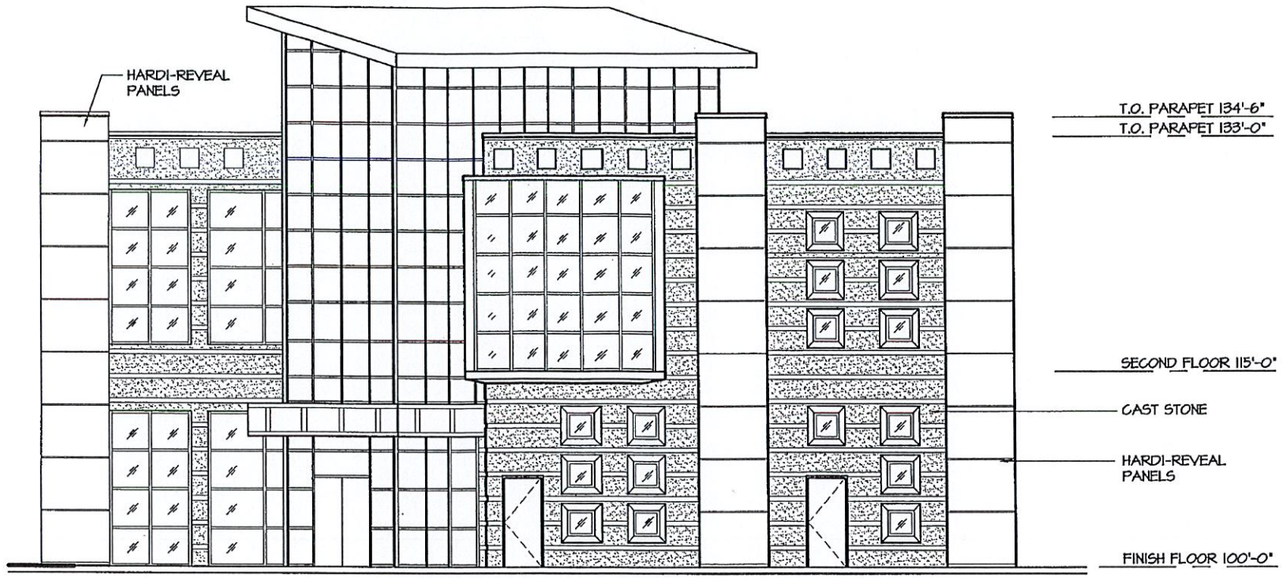
EXTERIOR ELEVATIONS

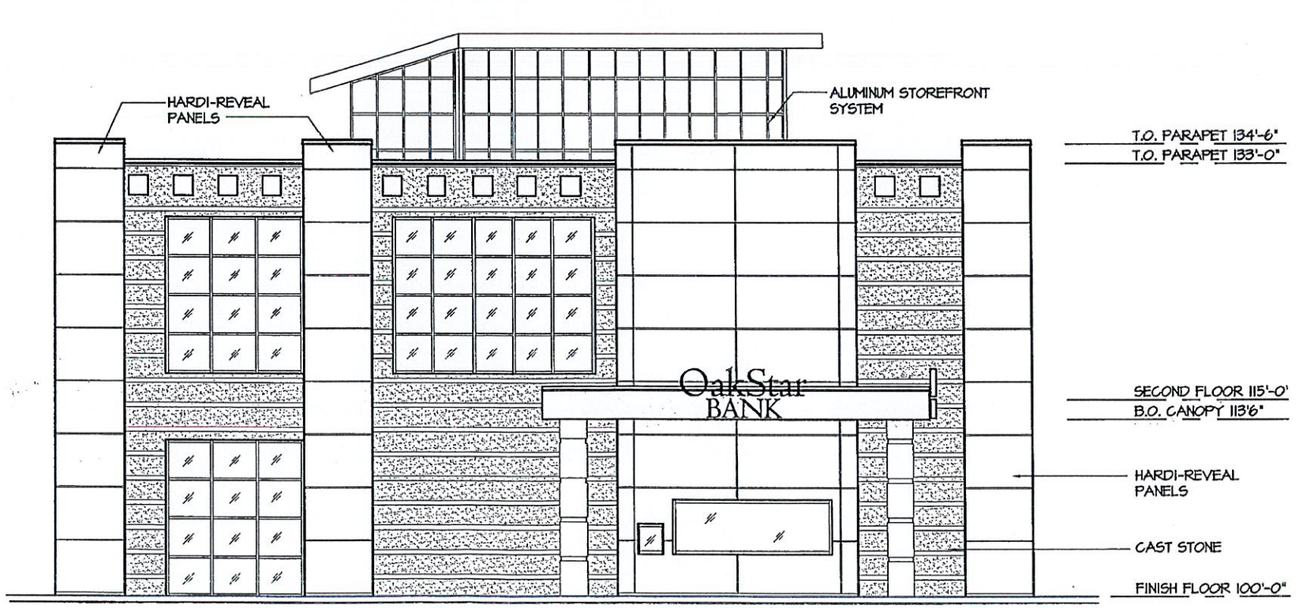
Project No: 201809
Drawn by: TLB
Approved: RAB
Date: 09/07/18

Sheet 2 of 3

NORTH & SOUTH EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"





STATE OF MISSOURI
JANET
ARCHITECT
A-3658
09/07/18

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Hamra Plaza 1855 S. Ingram Mill, Suite 201
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OAK STAR BANK
20th & CONNECTICUT
JOPLIN, MISSOURI

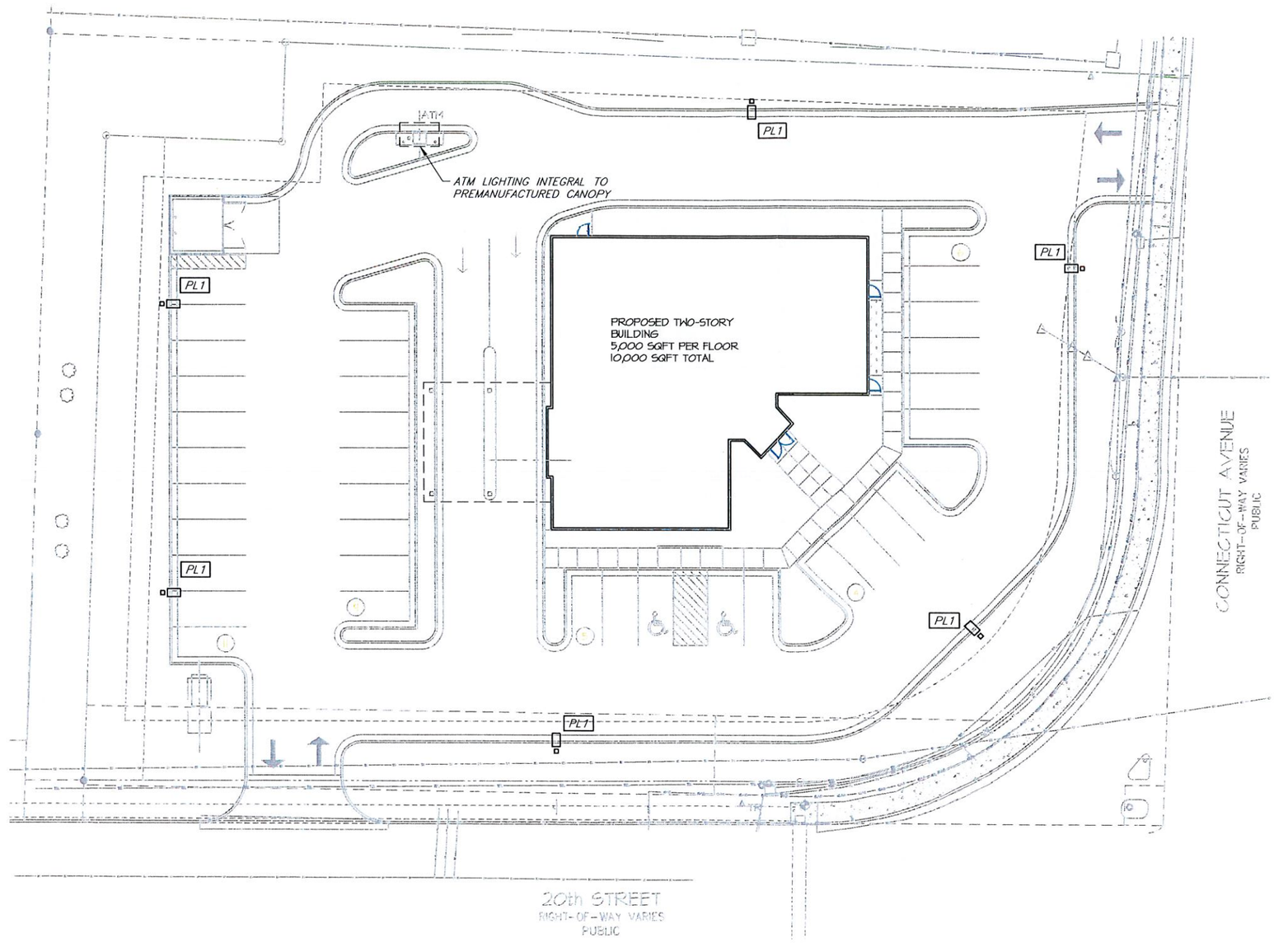
EXTERIOR ELEVATIONS

Project No: 201809
Drawn by: TLB
Approved: RAB
Date: 09/07/18

Sheet 3 of 3

EAST & WEST EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"



SITE LIGHTING GENERAL NOTES:

1. ALL POLE-MOUNTED LIGHTING FIXTURES SHALL BE LED, FULL CUT-OFF TYPE, EQUIVALENT TO MCGRAW EDISON GALLEON SERIES WITH 25' POLES.



GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

STATE OF MISSOURI
ALLEN
DAVIS
NUMBER
PE-2004017155
9/7/18
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
FOR PLANNING AND ZONING REVIEW ONLY

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Hamra Plaza 1855 S. Ingram Mill Suite 201
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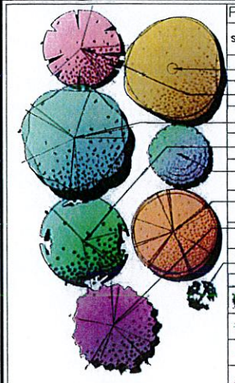
OAK STAR BANK
20th & CONNECTICUT
JOPLIN, MISSOURI
SITE LIGHTING PLAN

Project No: 201809
Drawn by: AKD
Approved: AKD
Date: 09/07/18

SITE LIGHTING PLAN

Scale: 1" = 30'-0"

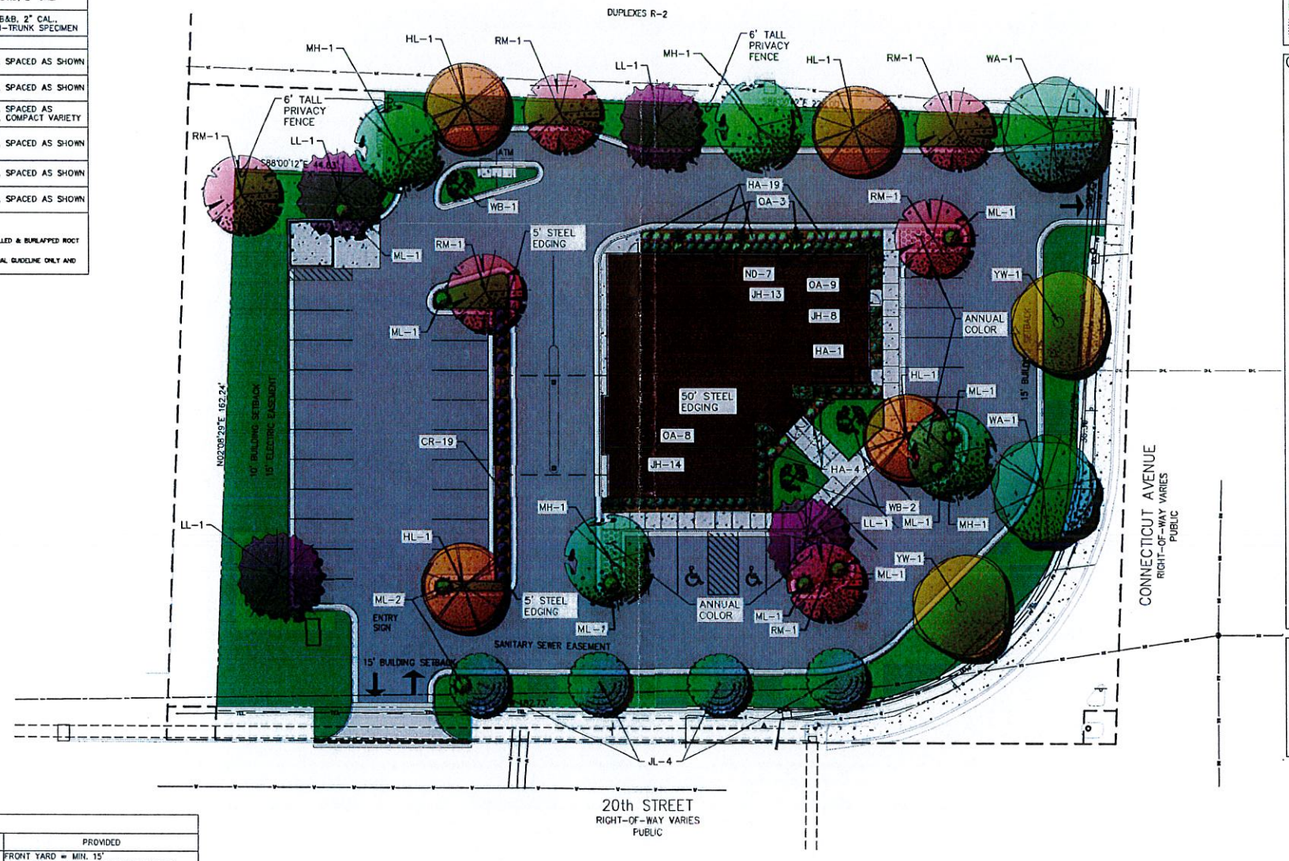
NORTH



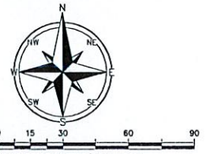
PLANT SCHEDULE

SYM.	KEY	QTY	COMMON NAME / Botanical Name	SIZE | SPACING | COMMENTS
	YW	2	YELLOWWOOD / Cladrastis lutea	B&B, 2" CAL.
	RM	6	RED MAPLE / Acer rubrum	B&B, 2" CAL.
	WA	2	WHITE ASH / Fraxinus americana	B&B, 2" CAL.
	MH	4	MAIDENHAIR TREE / Ginko biloba	B&B, 2" CAL.
	JL	4	JAPANESE TREE LILAC / Syringa reticulata subsp. reticulata	B&B, 2" CAL.
	HL	4	SHADEMASTER HONEYLOCUST / Gleditsia triacanthos 'Shademaster'	B&B, 2" CAL.
	LL	4	LITTLELEAF LINDEN / Tilia cordata	B&B, 2" CAL.
	WB	3	EUROPEAN WHITE BIRCH / Betula pendula	B&B, 2" CAL., MULTI-TRUNK SPECIMEN
	ML	10	MOUNTAIN LAUREL / Kalmia latifolia	5 GAL., SPACED AS SHOWN
	CR	19	CAROLINA RHODODENDRON / Rhododendron carolinianum	5 GAL., SPACED AS SHOWN
	HA	24	SATSUKI HYBRID AZALEA / Azalea hybrida	5 GAL., SPACED AS SHOWN, COMPACT VARIETY
	OA	20	ORIENTAL ARBORVITAE / Thuja orientalis 'American Pyramidal'	5 GAL., SPACED AS SHOWN
	ND	7	NANDINA / Nandina domestica	5 GAL., SPACED AS SHOWN
	JH	35	HELLER JAPANESE HOLLY / Ilex crenata 'Helleri'	5 GAL., SPACED AS SHOWN

1. H, HEIGHT; CP, CALIPER; C, CONTAINER; MT, MULTI-TRUNK; B&B, BALLED & BURLAPPED ROOT BALL
2. O.C.; INDICATES APPROXIMATE SPACING, SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.







PROPOSED FEATURES

- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- SEASONAL COLOR PER OWNER'S PREFERENCE

GENERAL NOTES

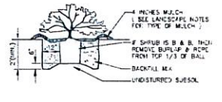
1. THE CONTRACTOR SHALL STRICTLY FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY INSTALL.
3. THE CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO AMEND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL:
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   d. SHALL NOT BE PLANTED IN FROZEN GROUND.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BURR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
10. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 8" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP/TUMP TS-81 (80 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
11. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 3/16" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES SWOOSH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL)
12. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE DYED CYPRESS OR FINE BARK MULCH. DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
13. ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS)
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS)
15. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
16. IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB BEDS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR WILL SUBMIT AS-BUILT DRAWINGS FOR THE LANDSCAPE IRRIGATION SYSTEM AND WILL ACCEPT RESPONSIBILITY FOR THE THE IRRIGATION SYSTEM. PROVIDE SUBMITTALS AS REQUIRED.
17. ALL PLANTING TREES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
18. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT PLANT SIZE HEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.
19. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
20. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
21. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.

NOTE TO CONTRACTOR

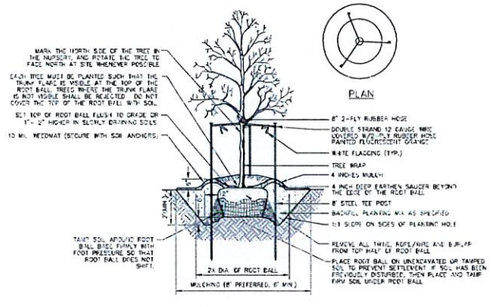
CONTRACTOR SHALL INSTALL AN AUTOMATIC POP-UP AND/OR DRIP IRRIGATION SYSTEM THAT PROVIDES SUFFICIENT WATERING FOR ALL PLANTS AND TURF TO SUSTAIN HEALTHY GROWTH. THE IRRIGATION SYSTEM SHALL BE IN COMPLIANCE WITH ALL CITY, COUNTY AND/OR STATE REQUIREMENTS. CONTRACTOR SHALL ENSURE ALL PLANTS AND TURF ARE MAINTAINED IN HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON.

CITY OF JOPLIN LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	REQUIREMENT	REQUIRED	PROVIDED
C-1 AREA REGULATIONS	FRONT YARD = MIN. 15' SIDE YARD = MIN. 15 ADJACENT TO R-2 REAR YARD = 0'	FRONT YARD = MIN. 15' SIDE YARD = MIN. 15 ADJACENT TO R-2 REAR YARD = 0'	FRONT YARD = MIN. 15' SIDE YARD = MIN. 15 ADJACENT TO R-2 REAR YARD = 0'
PARKING LOT LANDSCAPING STANDARDS	DECIDUOUS SHADE TREES AT A RATIO OF 1 TREE FOR EVERY 20 PARKING SPACES.	2 DECIDUOUS SHADE TREES FOR 35 PARKING SPACES	2 DECIDUOUS SHADE TREES FOR 35 PARKING SPACES.
	EACH PARKING STALL SHALL BE WITHIN 100' FROM A TREE.	EACH PARKING STALL SHALL BE WITHIN 100' FROM A TREE	PLAN CONFORMS
	MIN. 7' WIDE LANDSCAPE STRIP OR PLANTING ISLAND IS REQUIRED BETWEEN HEAD-TO-HEAD PARKING BAYS WHEN MORE THAN 100 PARKING SPACES. ALTERNATING LANDSCAPE STRIPS OR OTHER INTERIOR PARKING LOT ISLANDS OF ANY CONFIGURATION MAY BE SUBSTITUTED IN LIEU OF THE 7' HEAD-TO-HEAD LANDSCAPING REQUIREMENT, BASED UPON AN EQUIVALENT SQUARE FOOT BASIS AS APPROVED BY THE CITY.	DOES NOT MEET CRITERIA WITH ONLY 35 PARKING SPACES	DOES NOT MEET CRITERIA WITH ONLY 35 PARKING SPACES
	I. SINGLE ISLAND: THERE SHALL BE AN ISLAND WITH A MIN. LANDSCAPE WIDTH OF 7' AND A MIN. AREA OF 100 S.F., PLACED AT THE END OF A SINGLE ROW OF PARKING, CONTAINING AT LEAST 1 DECIDUOUS TREE. THE ISLAND SHALL CONTAIN A MIN. OF 1 DECIDUOUS TREE AND 1 SHRUB AND INCLUDE GRASS, OR GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.	I. 10 DECIDUOUS TREES AND 10 SHRUBS FOR 10 SINGLE ISLAND PARKING END CAPS.	I. 10 DECIDUOUS TREES AND 10 SHRUBS FOR 10 SINGLE ISLAND PARKING END CAPS.
	II. DOUBLE ISLAND: THERE SHALL BE A DOUBLE ISLAND OF 210 S.F. PLACED AT THE ENDS OF DOUBLE ROW OF PARKING. 2 DECIDUOUS TREES AND 2 SHRUBS ARE REQUIRED PER DOUBLE LANDSCAPE ISLAND. III. A LANDSCAPED ISLAND WITH A MIN. LANDSCAPE WIDTH OF SEVEN 7' AND A MINIMUM AREA OF 100 S.F. SHALL BE LOCATED EVERY 25 SPACES IN A ROW.	II. DOES NOT APPLY III. DOES NOT APPLY	II. DOES NOT APPLY III. DOES NOT APPLY
	4. THE OUTSIDE PERIMETER OF ALL PARKING AREAS AND DRIVE AISLES SHALL INCLUDE A LANDSCAPED AREA 7' IN WIDTH. WHEN A PARKING LOT ABUTS A PUBLIC RIGHT OF-WAY ONE TREE, SELECTED FROM THE CITY'S LIST OF ACCEPTABLE STREET TREES SHALL BE PLANTED EVERY 50' ON CENTER WITHIN THE LANDSCAPED PERIMETER ADJACENT TO THE RIGHT-OF WAY;	1 TREE EVERY 50 L.F. ALONG THE STREET FRONTAGE (8 TREES FOR 358' L.F. OF STREET FRONTAGE, (SUBTRACTED 50' OF DRIVES)	8 TREES FOR 358' L.F. OF STREET FRONTAGE, (SUBTRACTED 50' OF DRIVES)
BUFFERYARD REQUIREMENTS	BUFFER YARD "B" OR "C" FOR ADJACENT R-2 ZONE.	290 L.F. OF R-2 ADJACENCY: B OR C BELOW B. COMBINATION OF BERM, FENCING AND LANDSCAPE (20' MIN WIDTH) C. 20' NATURAL BUFFER (20' MIN WIDTH)	290 L.F. OF 6' PRIVACY FENCE WITH 1 TREE FOR EVERY 30 L.F. (10 TOTAL) FOR 290 L.F. OF R-2 ADJACENCY. WAIVER REQUESTED.



SHRUB PLANTING
NTS
AE-L2



NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
3. BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 30% MAX BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
4. SEE LANDSCAPE PLAN NOTES FOR TYPE OF MULCH TO BE USED

TREE PLANTING DETAIL
NTS
AE-L1

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERING • SURVEYING • LABORATORIES
LANDSCAPE ARCHITECTURE • DRILLING • GIS
5311 W. Village Pkwy • Rogers, AR 72758 • 479.286.8181

REVISIONS NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

DRAWING INFO.
DRAWN BY: [illegible]
LICENSE NO.: [illegible]
CHECKED BY: [illegible]
LICENSE NO.: [illegible]
DATE: [illegible]
JOB NUMBER: [illegible]

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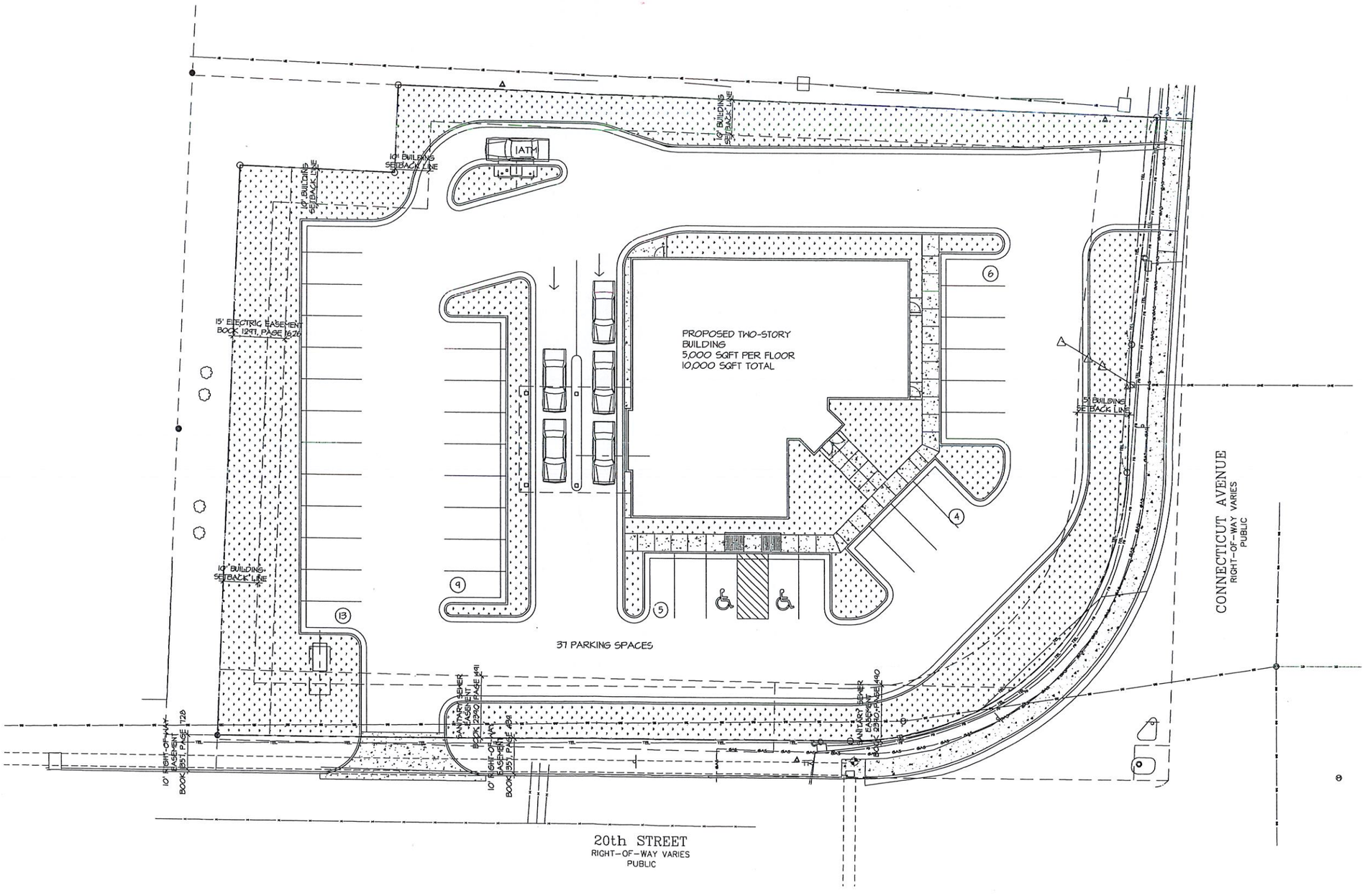
OAKSTAR BANK

LANDSCAPE PLAN

20TH ST. & CONNECTICUT AVE.
JOPLIN, MO 64801



DRAWING NO.
DWG NO.
SHEET NUMBER
1
OF 1



BARON DESIGN & ASSOCIATES, L.L.C.
Hamra Plaza 1855 S. Ingram Mill, Suite 201
Springfield, MO 65804
Ph. 417-877-9800, Fax 417-877-9802

OAK STAR BANK
JOPLIN, MISSOURI
OVERALL SITE PLAN

Project No: 201809
Drawn by: TLB
Approved: RAB
Date: 09/04/18

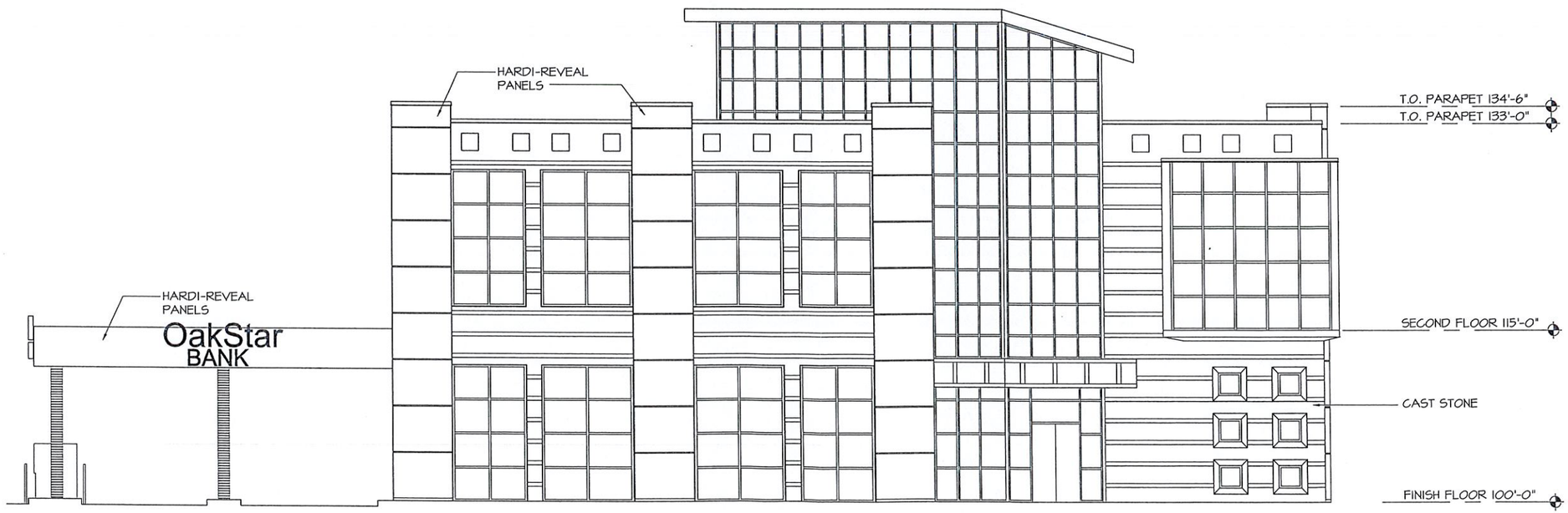
OVERALL SITE PLAN

Scale: 1" = 30'-0"

NORTH

Case 036-18





BARON DESIGN & ASSOCIATES, L.L.C.

Hamra Plaza 1855 S. Ingram Mill, Suite 201
Springfield, MO 65804
Ph. 417-877-9800, Fax 417-877-9802

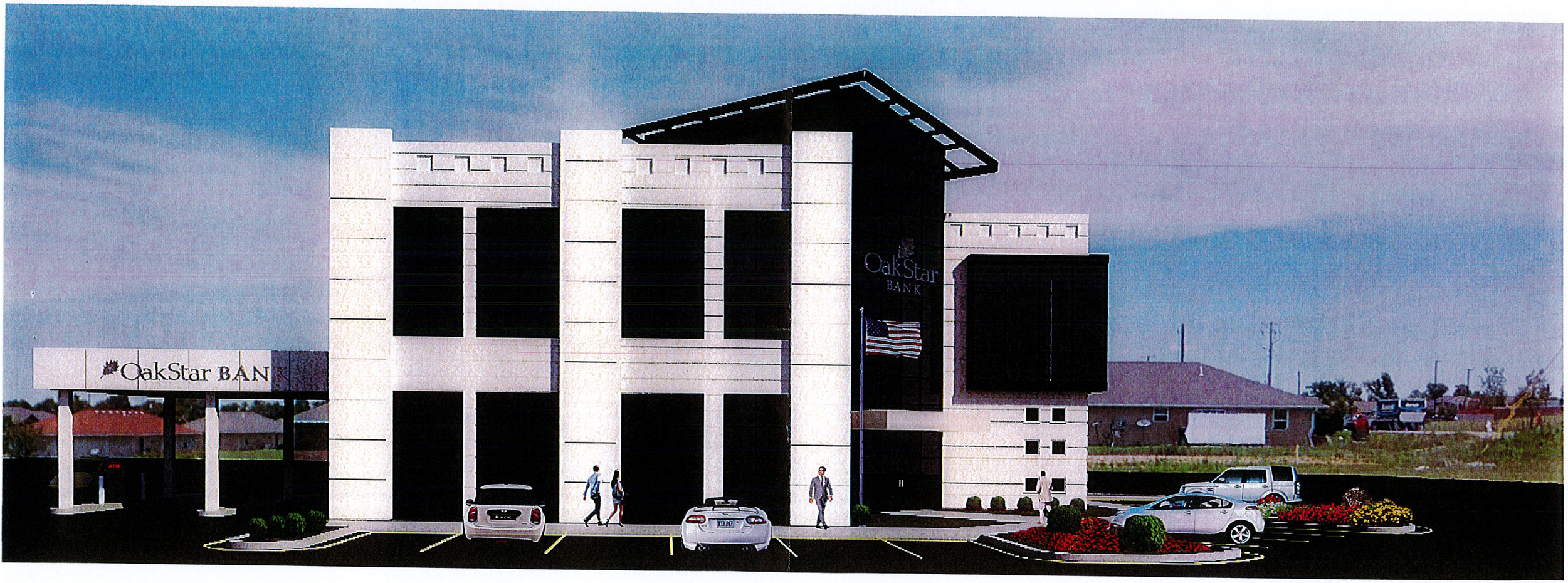
PAK STAR BANK
JOPLIN, MISSOURI
EXTERIOR ELEVATIONS

Project No: 201809
Drawn by: TLB
Approved: RAB
Date: 09/04/18

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

NORTH


OakStar
BANK
OakStar BANK