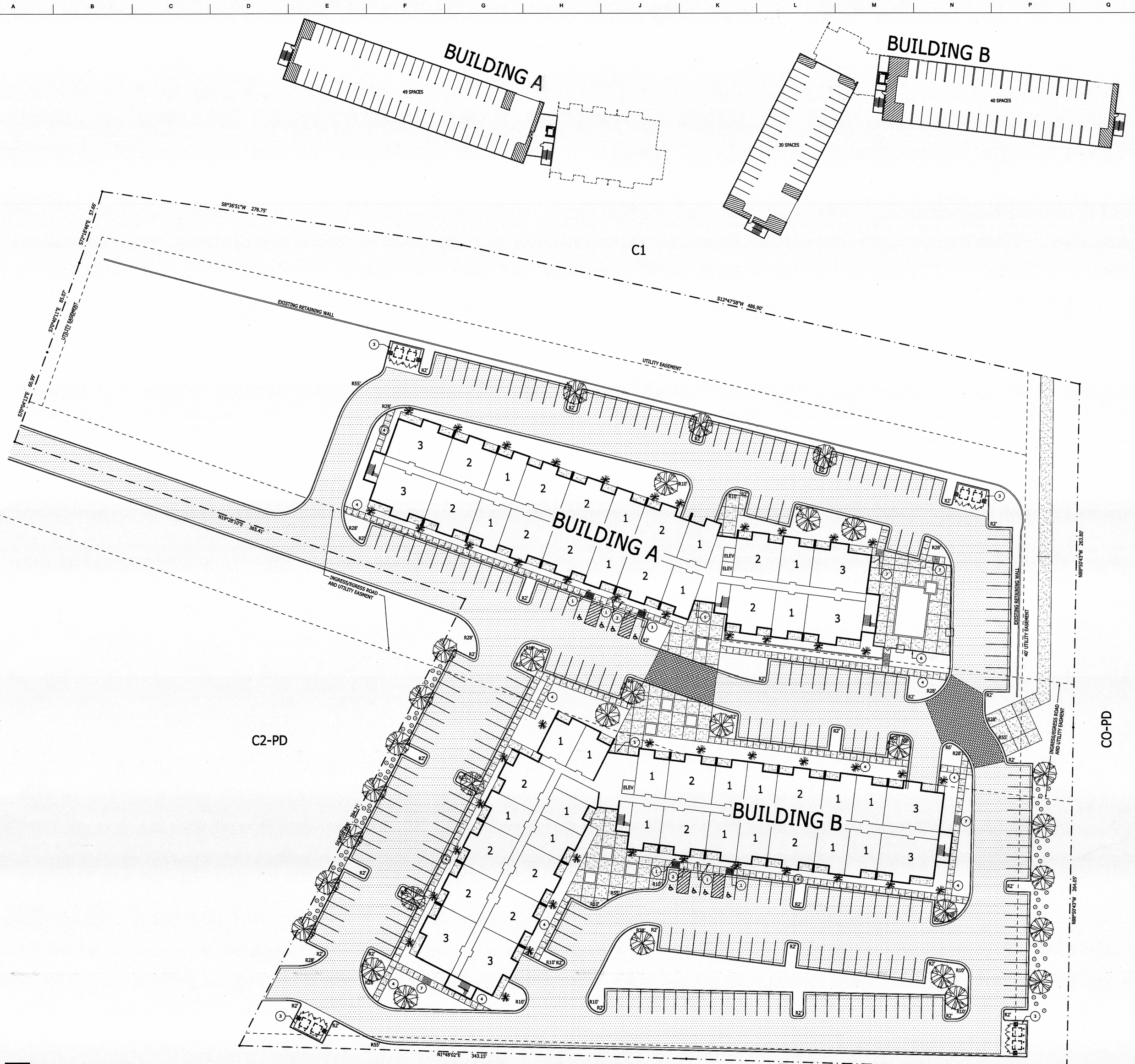

1A / C1.1 SITE PLAN LAYOUT
scale: 1" = 30'-0"

ZONING DATA

ZONING _____ C2 - PD

SIZE OF PROPERTY _____ 373,713 S.F. OR 8.58 ACRES

MINIMUM OPEN SPACE _____ 20%

OPEN SPACE PROVIDED _____ 153,578 / 373,713 = 41%

MAX BUILDING HEIGHT _____ 100' MAX; 8 STORIES

YARD REQUIREMENTS _____ 15' FRONT
0' SIDE
15' REAR
25' CORNER

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	110	1.5 SPACES PER UNIT	300 SPACES
2 BEDROOM UNITS	90	.5 PER EACH 3 BEDROOM UNIT	19 SPACES
3 BEDROOM UNITS	38	1 SPACE PER EACH 10 UNITS	24 SPACES
TOTAL	238 UNITS		

TOTAL PARKING SPACES REQUIRED _____ 343 SPACES

TOTAL PARKING SPACES PROVIDED _____ 371 SPACES

NOTE: GARAGES ARE INCLUDED IN THE PARKING SPACES PROVIDED AND SHOWN IN PLANS ABOVE THE SITE PLAN

SITE LEGEND

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

BRICK PATTERN PAVERS OVER COMPACTED BASE PER CIVIL DRAWINGS.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

STREETSCAPE AND FRONTAGE LANDSCAPING: THE AREA BETWEEN THE FRONT OF THE BUILDING LINE AND THE STREET, INCLUDING ANY PLANTINGS REQUIRED IN THE ROW, USED TO CREATE A RELATIONSHIP BETWEEN THE SITE AND THE PUBLIC REALM. 1 LARGE TREE PER 40' OF LOT FRONTAGE; 2 LARGE TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. THIS PROJECT WILL HAVE NO STREETSCAPE AND FRONTAGE LANDSCAPING

FOUNDATION LANDSCAPING: AREAS ALONG THE BUILDING FRONTAGE (WITHIN THE FIRST 10'-30') USED TO PROVIDE ACCENTS AND SOFTEN LARGER EXPANSES OF BUILDINGS. 1 ORNAMENTAL TREE PER 40' OF BUILDING FRONTAGE FOR BUILDINGS SETBACK MORE THAN 20'. 2 ORNAMENTAL TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. EVERGREENS MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 1 FOR 1 FOR UP TO 50% OF THE REQUIREMENT. 1 SHRUB FOR 5' OF BUILDING FRONTAGES.

PARKING LANDSCAPING: AREAS ON THE PERIMETER, OR INTERIOR OF PARKING WHERE LANDSCAPING IS *USED TO SOFTEN THE APPEARANCE, MITIGATE HEAT GAIN AND INFILTRATE STORMWATER.* 1 LARGE TREE PER 40' OF PARKING PERIMETER; AND 1 LARGE TREE PER 20 PARKING SPACES IN INTERNAL ISLAND. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 FOR UP TO 50% OF THE INTERNAL ISLANDS. EVERGREENS MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 UP TO 50% OF THE PERIMETER REQUIREMENT THAT DOES NOT FACE A FRONT LINE FENCE. 5 SHRUBS FOR 25' OF PERIMETER.

NO BUFFERS REQUIRED ON THIS PROJECT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF JOPLIN LANDSCAPING ORDINANCE. CONTRACTOR SHALL PROVIDE IN THEIR BID A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

NO TREE SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB OR SIDEWALK.

NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORMWATER INLET, OR MANHOLE.

NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 30" IN HEIGHT

FOR PROJECTS WHERE MORE THAN FIFTY (50) TREES WILL BE INSTALLED, A VARIETY OF TREE SPECIES MUST BE UTILIZED SO THAT ONE SPECIES DOES NOT PROVIDE MORE THEN TWENTY PERCENT (20%) OF THE LARGE DECIDUOUS TREES, MORE THEN TWENTY PERCENT (20%) OF THE ORNAMENTAL TREES, OR MORE THAN TWENTY PERCENT (20%) OF THE EVERGREEN TREES.

CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
2. PROVIDE ACCESSIBLE CURB RAMP
3. TRASH ENCLOSURE
4. 5 FOOT WIDE CONCRETE SIDEWALK.
5. CONTRACTOR SHALL PROVIDE A CITY OF JOPLIN FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL.
6. POOL FENCE ENCLOSURE WITH TWO GATES.
7. EXTERIOR CONCRETE STAIRS.

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PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

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REVISIONS

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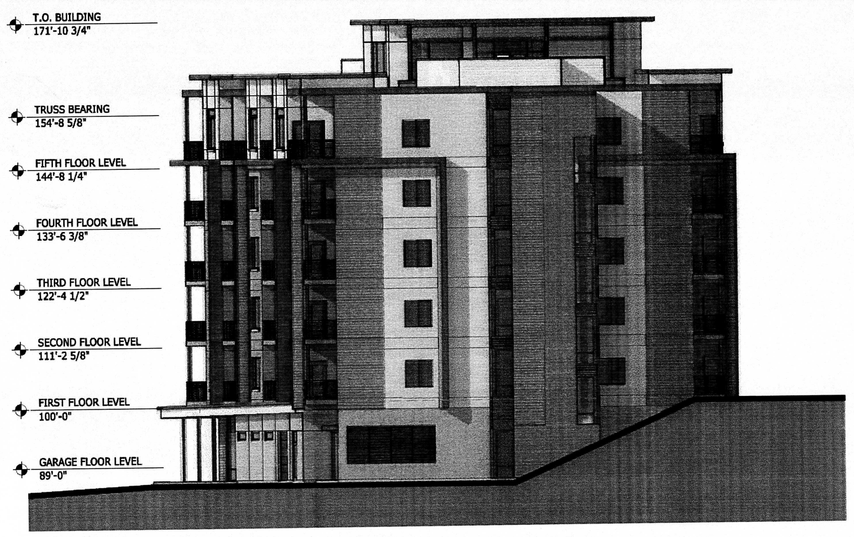
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

SITE PLAN LAYOUT

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
C1.1



1A / A4.1 BUILDING A - NORTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - WEST ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - EAST ELEVATION
Scale: 1/8" = 1'-0"

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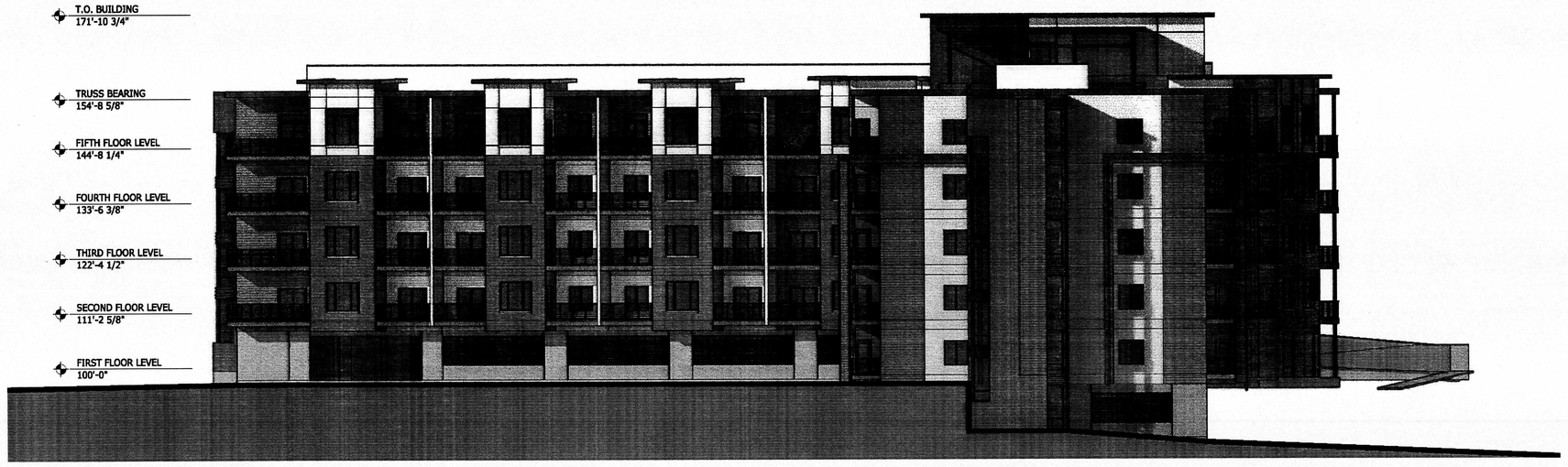
BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
A4.1



1A / A4.2 BUILDING B - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - EAST ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - WEST ELEVATION

Scale: 1/8" = 1'-0"

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BUILDING B - EXTERIOR ELEVATIONS

SHEET

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A4.2