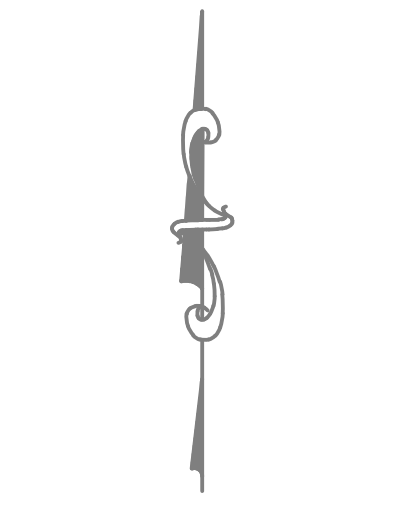


# SITE IMPROVEMENT PLANS

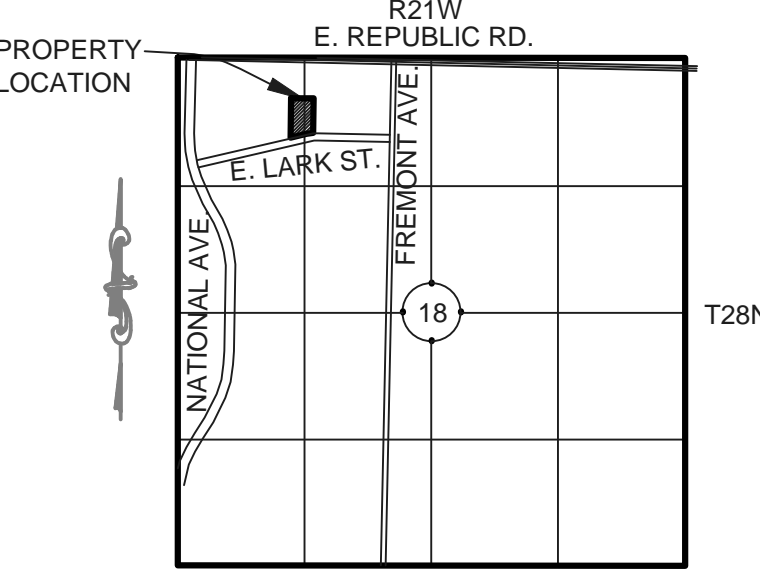
## Staybridge Suites

1301 E. LARK ST.  
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



0' 20' 40'  
SCALE 1" = 20'

**BASIS OF BEARINGS**  
GRID NORTH AS ESTABLISHED BY  
THE MISSOURI COORDINATE  
SYSTEM OF 1983, CENTRAL ZONE.



**LOCATION MAP**  
SCALE: 1" = 2000'

### ZONING:

CURRENT ZONING CLASSIFICATION: GR = GENERAL RETAIL  
BUILDING HEIGHT RESTRICTIONS: = NONE  
OPEN SPACE: (CURRENT USE = OTHER)  
MINIMUM: 20%  
MAXIMUM: 80%

### OWNER:

SIRAFF, INC.  
127 VICKIE LYNN LN  
ST. ROBERTS, MO 65584

### SOURCE OF TITLE

BOOK 2019 PAGE 1716819

### PROPERTY DESCRIPTION

ALL OF LOT 1R OF ZIMMERMAN OFFICE PARK, AN ADMINISTRATIVE RE-PLAT OF LOT 2, ST. JOHN'S LARK A SUBDIVISION OF LAND IN SECTION 18, TOWNSHIP 28 NORTH, RANGE 21 WEST IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

### WATER QUALITY DETENTION:

WATER QUALITY DETENTION WAS PROVIDED FOR THIS PROPERTY VIA DIRECT BUYOUT, LOT 1 ST. JOHN'S LARK (7PW6030).

### FLOODPLAIN NOTE:

REFERENCING FEMA FIRM COMMUNITY PANEL-NUMBER 2920C0344E, EFFECTIVE DATE DECEMBER 17, 2010, THIS PARCEL LIES WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### GENERAL NOTES:

- All construction shall comply with the latest revision of the "City of Springfield, Missouri: General Conditions, Technical Specifications for Public Improvements."
- In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- The duty of the Engineer or owner to conduct construction review of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on, or near the project site.
- The contractor shall be responsible to verify all necessary permits are obtained from the City prior to any construction.
- Existing underground installations such as water mains, gas mains, sewers, telephone lines, powerlines, and buried structures in the vicinity of the work to be done hereunder are indicated on the drawings only to the extent such information has been made available to or discovered by the Engineer in preparing the drawings. There is no guarantee as to the accuracy and completeness thereof is expressly disclaimed.
- The contractor shall field verify all existing horizontal and vertical lines, service connections, and grades of existing utilities in advance of excavating or trenching prior to the construction of improvements. The contractor shall notify the Engineer immediately upon discovery of a discrepancy between the contract drawing and actual field conditions. The contractor shall use his own information and not rely upon any information shown on the drawings concerning existing underground installations.
- It is the contractor's responsibility to correct any damage to underground utilities or other facilities, which is caused by his or her operations. For utility locations call: "Missouri One-Call System" at 1-800-334-7483. Any delay, additional work, or extra cost to the contractor caused by, or resulting from, damage to existing underground installations shall not constitute a claim for extra work.
- All trenches which lie under proposed pavement or lie within two feet of the back of curb shall be backfilled to pavement sub grade with compacted granular material
- For testing procedures refer to General Conditions and Technical Specifications for the City of Springfield, Public Works.
- The contractor shall keep the project neat and orderly at all times while construction is in progress. Access streets to the development shall be kept clean of mud, debris, paper, and waste material at all times.
- All disturbed areas are to be reseeded in accordance with current requirements of the City of Springfield, Public Works.
- The contractor shall notify the inspector of any new sinkholes discovered during construction.
- If any work or access to any adjoining property is done, it is the full responsibility of the applicant/owner to obtain proper release from the adjoining property owner and assume all liability for action taken during all construction. The applicant/owner shall get written permission from the adjoining property owner.
- Contractor shall contact the City of Springfield Construction Inspection Department a minimum of 2 working days prior to any construction on right of way.
- Prior notification of the Construction Inspection Department for scheduling an onsite pre-construction meeting is recommended.
- For contacting Construction Inspection Department, use group email of [dethomas@springfieldmo.gov](mailto:dethomas@springfieldmo.gov) and [afippin@springfieldmo.gov](mailto:afippin@springfieldmo.gov).
- In addition to email, you may contact Chief Inspector Doug Thomas at 417-864-1968.
- Any work prior to pre-construction conference and/or proper notification of the inspection department will be rejected.
- Only approved construction drawings bearing the Engineer's seal and approval seal of the Department of Public Works shall be used for construction.
- No measurements should be scaled off plans. Use only labeled distances.
- The contractor shall have on the project at all times, as his agent, a competent superintendent capable of reading, thoroughly understanding the plans and specifications, thoroughly experienced in the type of work being performed, and who shall receive instructions from the Engineer or their authorized representative.

### UTILITY CONTACTS:

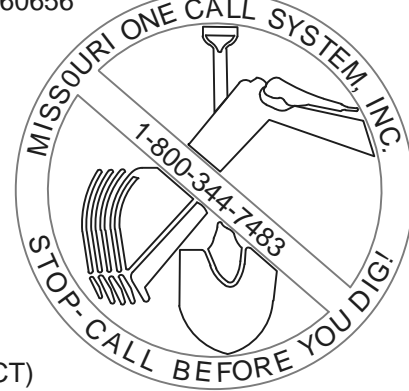
SANITARY SEWER & STORMWATER  
CITY OF SPRINGFIELD PUBLIC WORKS

STREETS / TRAFFIC  
CITY OF SPRINGFIELD PUBLIC WORKS

ELECTRIC, GAS & WATER  
CITY UTILITIES OF SPRINGFIELD

COMMUNICATIONS  
AT&T  
CITY UTILITIES FIBER  
MEDIACOM (CLEAR/NO CONFLICT)  
WINDSTREAM COMMUNICATIONS (CLEAR/NO CONFLICT)

TICKET #  
190660656



### SHEET INDEX

C.1	SITE IMPROVEMENT PLAN COVER SHEET & GENERAL NOTES
C.2	EXISTING SITE CONDITIONS
C.3	SEDIMENT & EROSION CONTROL PLAN
C.3a	SEDIMENT & EROSION CONTROL PLAN DETAILS
C.4	SITE GRADING PLAN & DETAILS
C.5	SITE UTILITIES & FIRE ACCESS PLAN
C.6	PARKING & PAVING PLAN & DETAILS
C.7	LANDSCAPING PLAN

Design: TAD  
Drawn: KDA/TAD  
Checked: KMH/TAD  
Date: 5/22/2023  
Job No. 218047Stay  
Dwg# 218047Site  
Scale: AS SHOWN

PREPARED FOR: SIRAFF, INC.  
**Staybridge Suites**  
1301 E. LARK STREET  
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI  
**SITE IMPROVEMENT PLAN COVER & GENERAL NOTES**

**SHEET**  
**C.1**

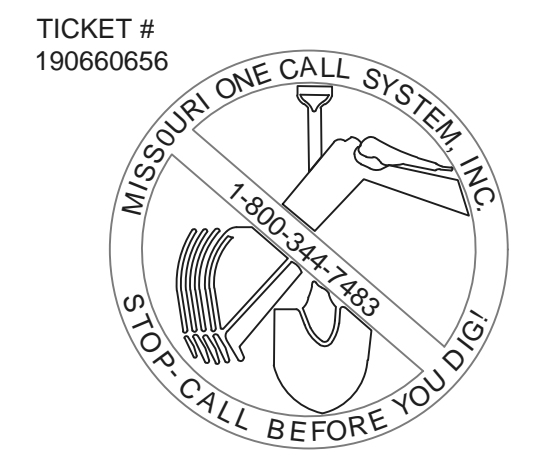
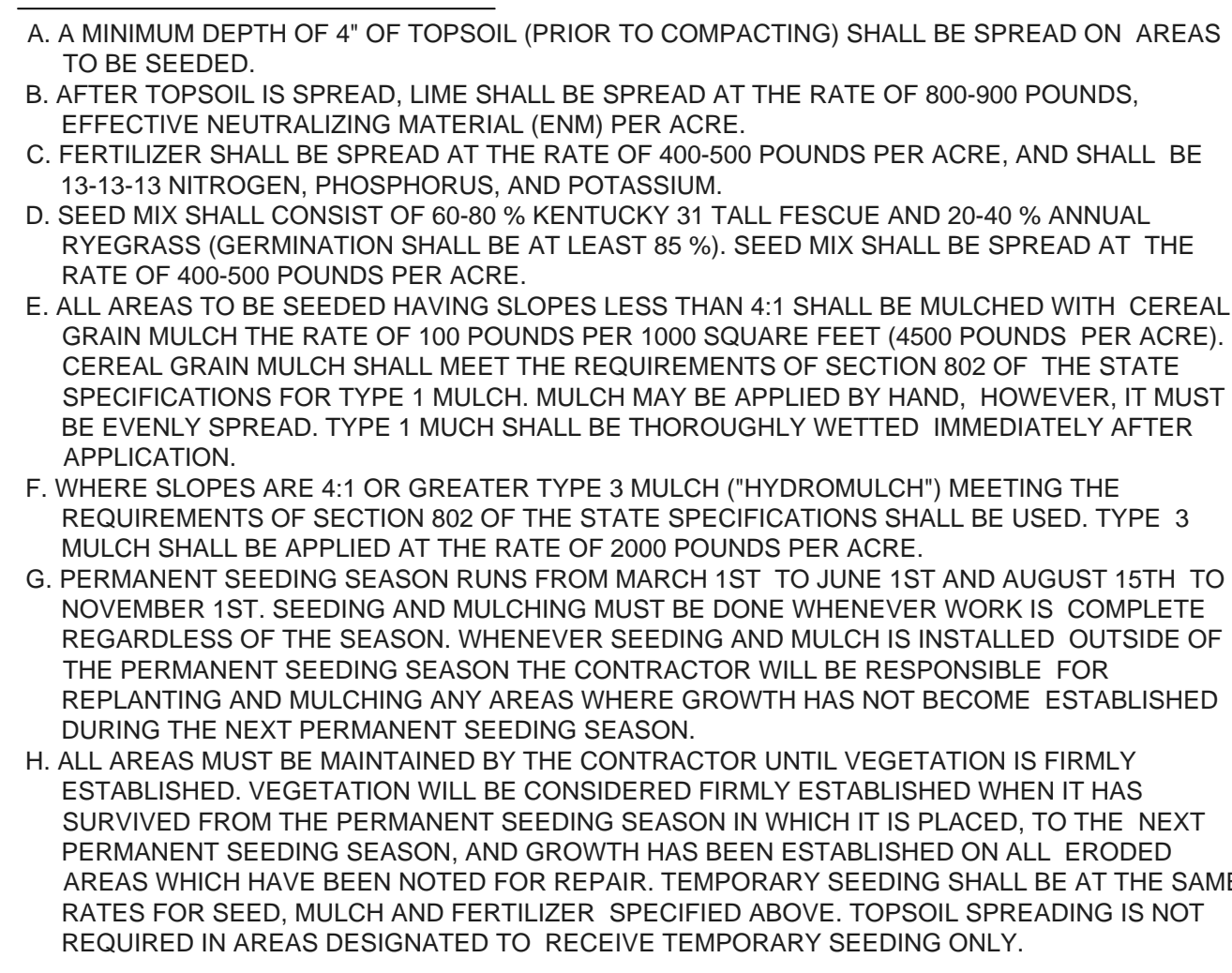
535 W. Battlefield St.  
Springfield, MO 65807  
(417) 887-3238  
FAX (417) 887-0940  
<http://www.heiweb.com>  
HEI@heiweb.com

**HEI**  
**Heithaus Engineering & Assoc., Inc.**  
MO COA #2010021970 (E), #2010018887 (LS)





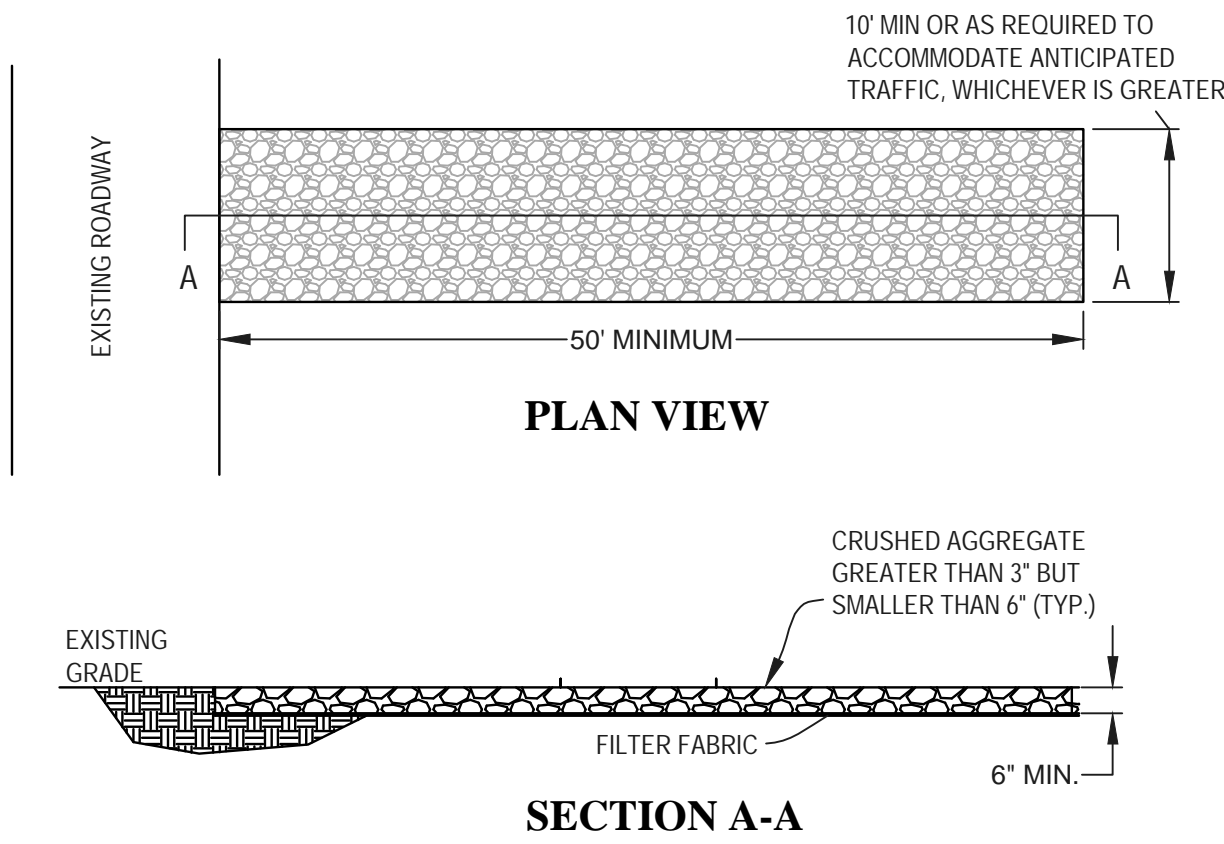


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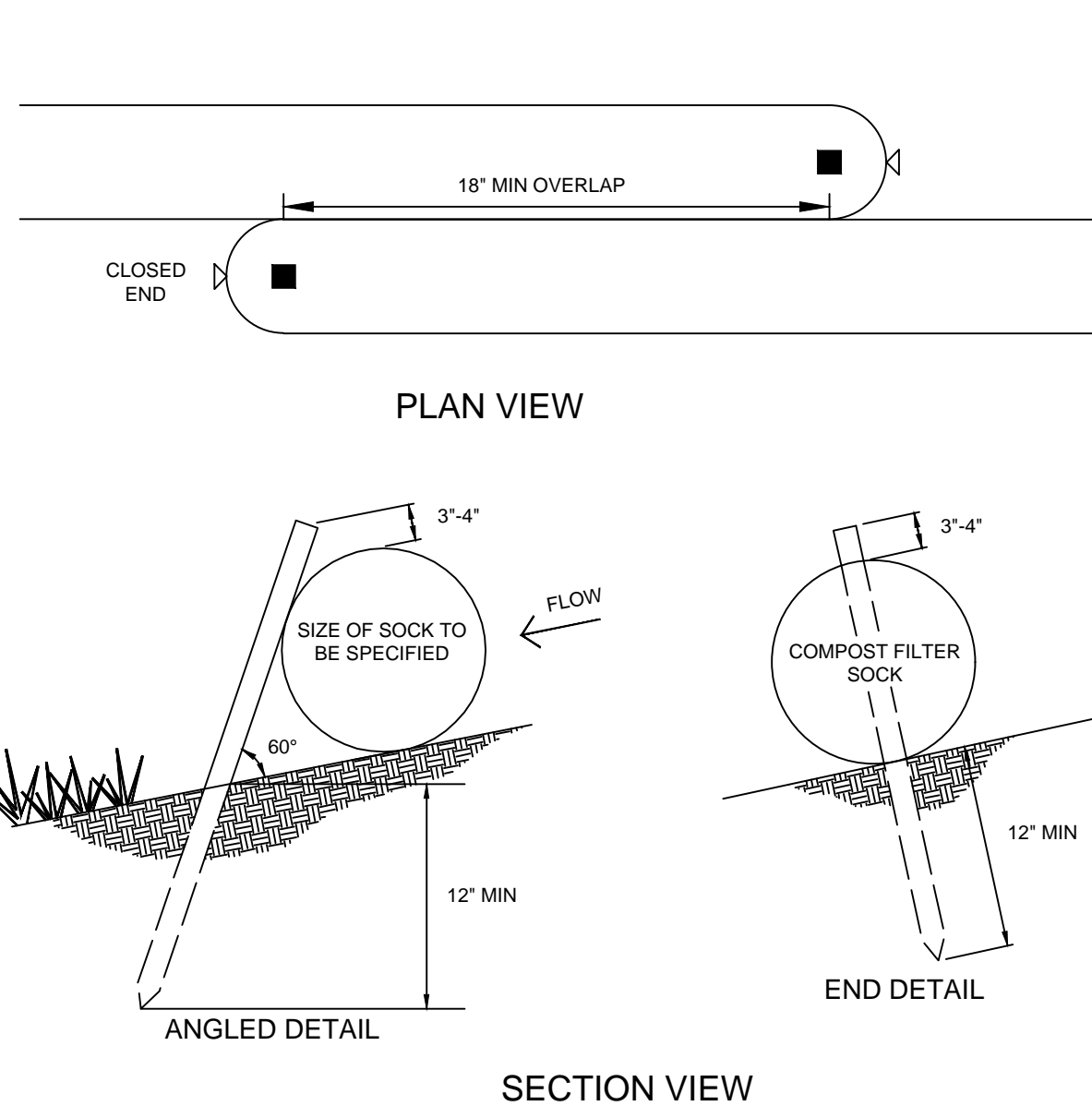


NOTES:

1. RUMBLE STRIPS ARE RECOMMENDED FOR LARGER SITES.
2. RUMBLE STRIPS SHALL BE A MINIMUM LENGTH OF 20' OR AS NEEDED TO REMOVE SEDIMENT FROM TIRES.
3. AVOID PLACING EXITS IN AN OUTFALL AREA OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. A CULVERT SHALL BE INSTALLED IF EXIT CROSSES A DITCH.
5. ROCK APRON INSTALLATION SHALL BE WIDE ENOUGH TO ACCOMODATE TURNING VEHICLES.
6. ADD NEW ROCK OR RAKE EXISTING ROCK WHEN VOIDS FILL WITH SEDIMENT.
7. ANY MUD, ROCK OR DEBRIS TRACKED ONTO PAVED SURFACES AND ACCUMULATED IN CURBS SHALL BE REMOVED IMMEDIATELY USING A SWEEPER, SHOVEL, ETC.
8. REMOVE EXIT WHEN VEHICLES AND EQUIPMENT WILL NO LONGER ACCESS UNPAVED AREAS.

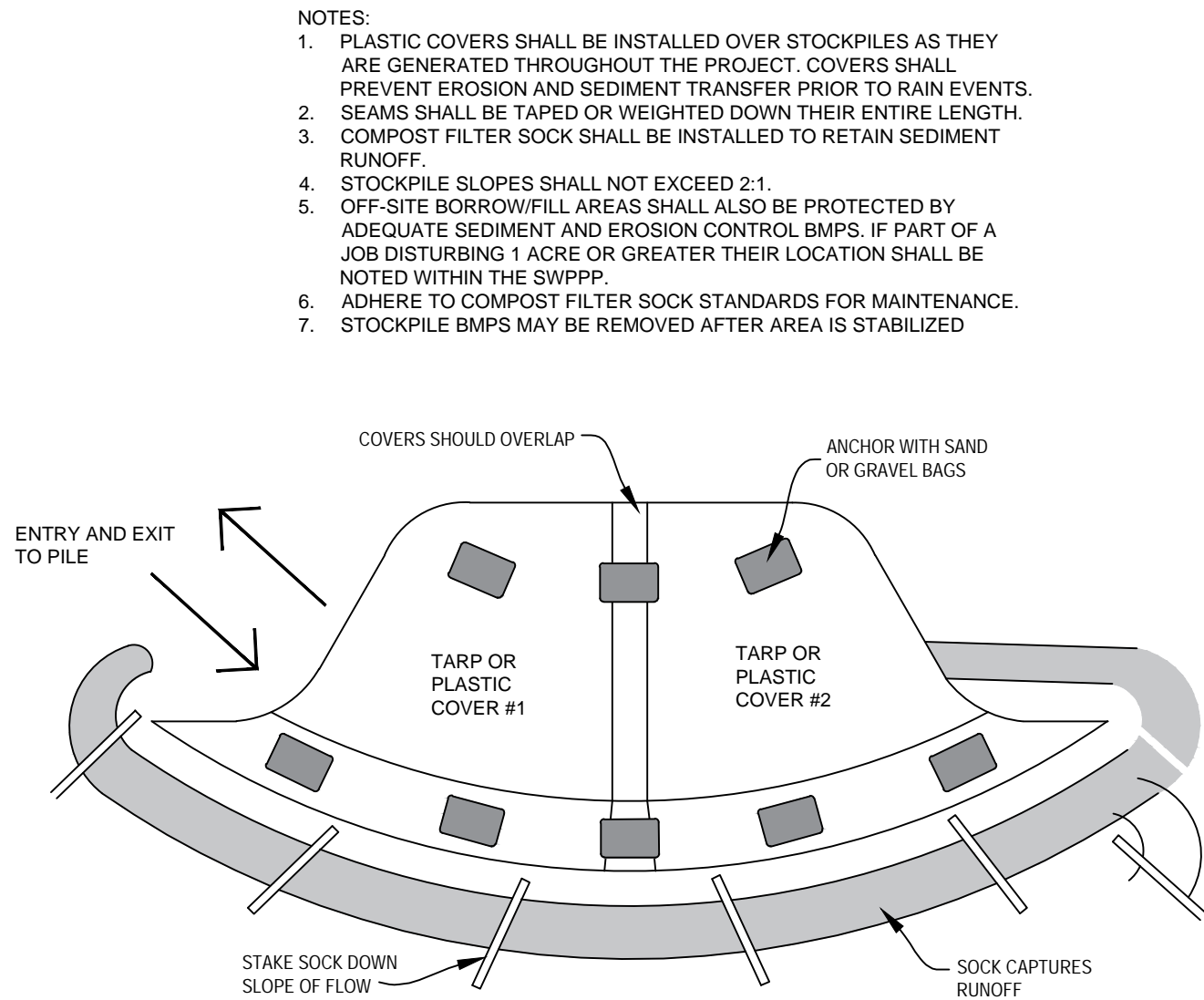


**A**  
**C.3a** CONSTRUCTION EXIT  
NOT TO SCALE

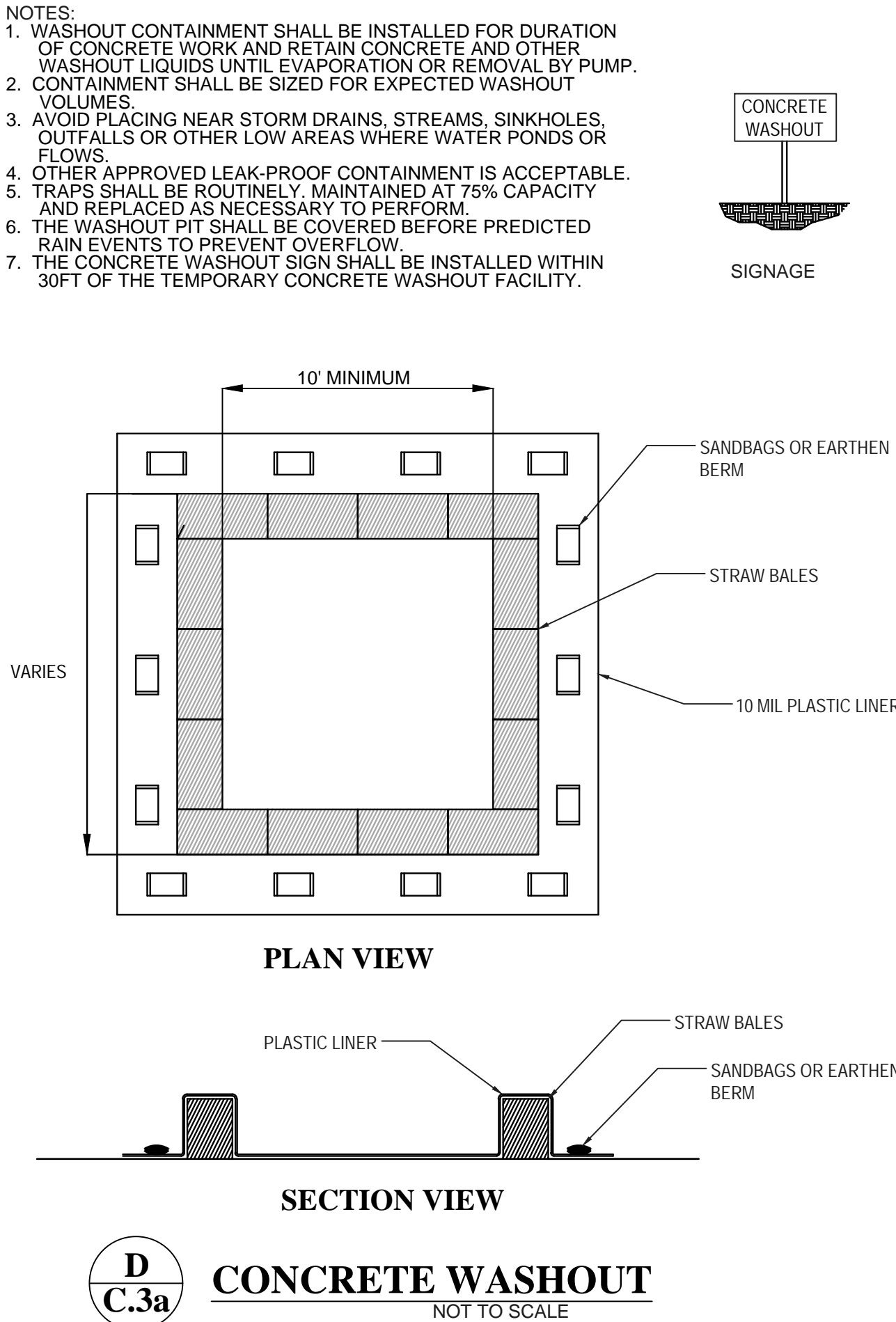


- NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE ACTIVITIES.
  2. COMPOST SOCKS ARE GENERALLY PLACED ALONG THE PERIMETER OF A SITE, AT INTERVALS ALONG A SLOPE, AT AREA INLETS, OR AS DITCH CHECKS TO SLOW DOWN RUNOFF AND RETAIN SEDIMENT.
  3. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR SELECTING SOCK DIAMETER.
  4. VEHICLES AND MACHINERY SHALL BE PREVENTED FROM DAMAGING THE SOCK.
  5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE HEIGHT OF THE SOCK.
  6. BROKEN STAKES AND TORN SECTIONS SHALL BE REPLACED AND REPAIRED.
  7. SOCK SHALL BE REMOVED AFTER PERMANENT VEGETATION IS ESTABLISHED.

**B**  
**C.3a** COMPOST FILTERSOCK  
NOT TO SCALE

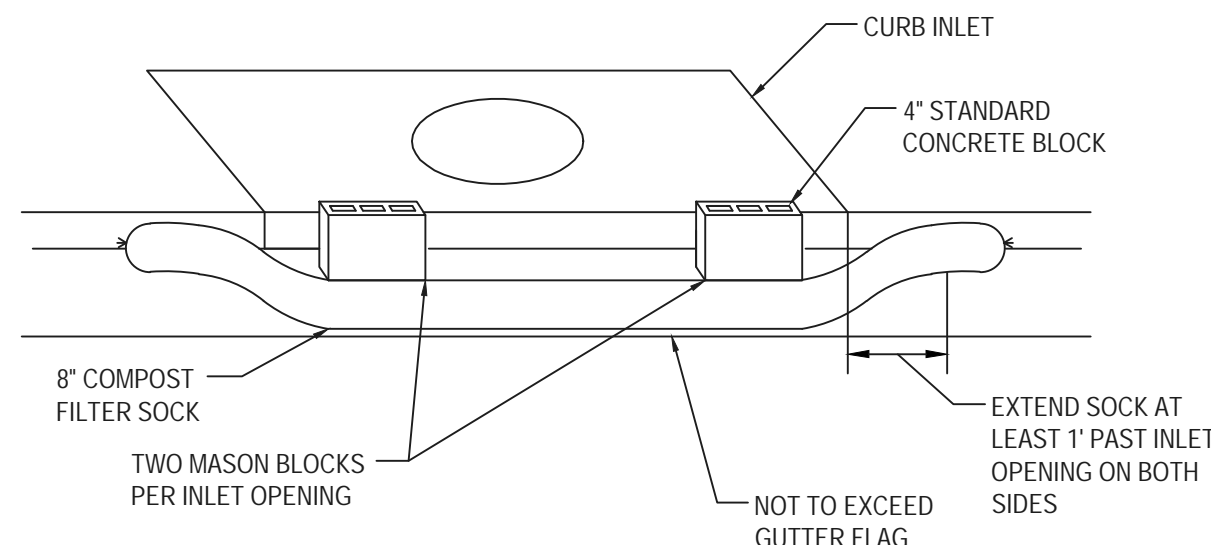


**C**  
**C.3a** STOCKPILE CONTROL  
NOT TO SCALE

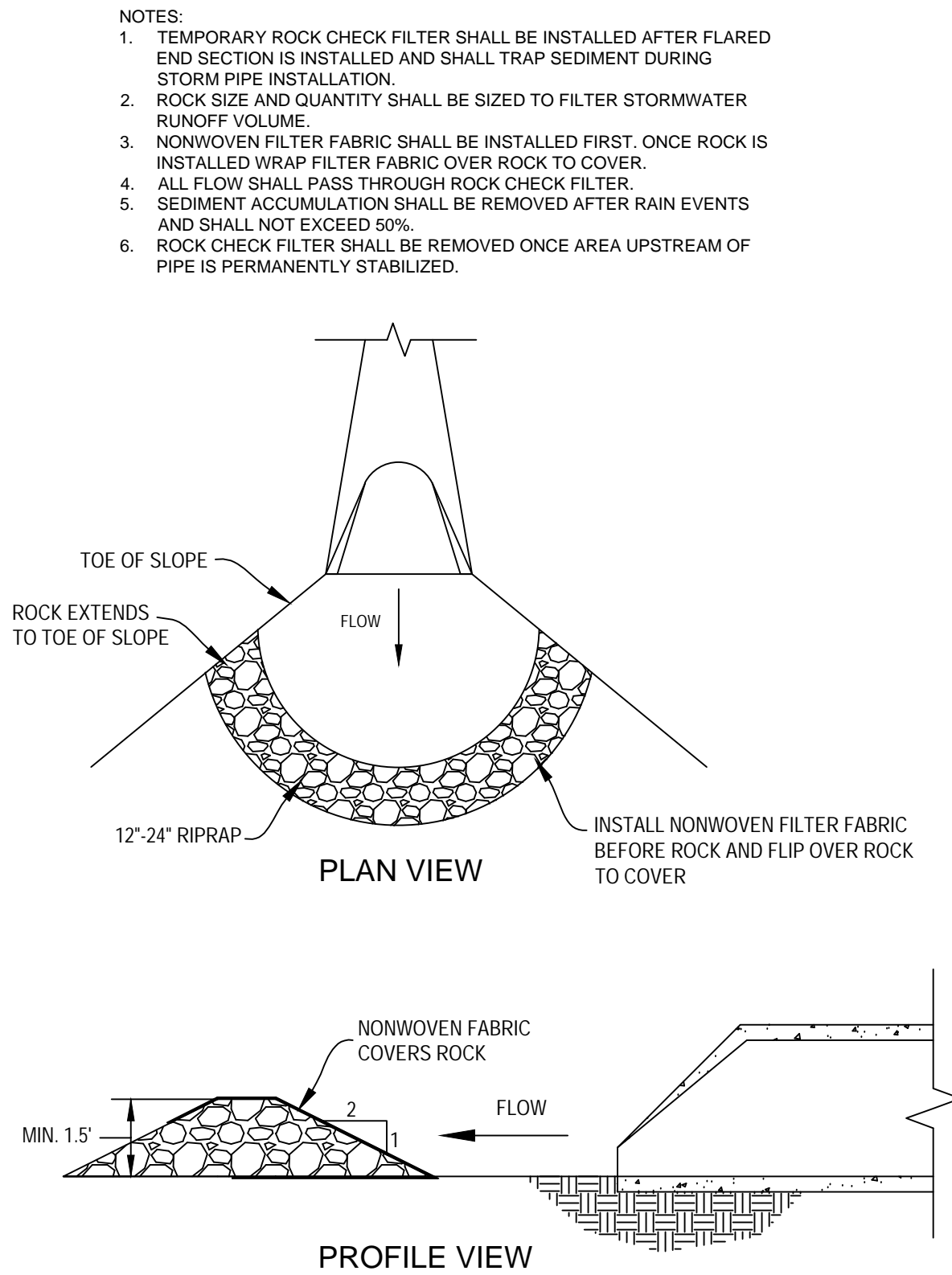


**D**  
**C.3a** CONCRETE WASHOUT  
NOT TO SCALE

- NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO DISTURBANCE AND AS INLETS ARE INSTALLED.
  2. COMPOST SOCK SHALL BE INSTALLED IN CONJUNCTION WITH GRATE INLET FILTER WHEN A GRATE IS CONNECTED TO A CURB INLET.
  3. SEDIMENT ACCUMULATION SHALL BE REMOVED WHEN ACCUMULATION REACHES HALF THE HEIGHT OF THE SOCK
  4. COMPOST SOCK SHALL BE REPLACED OR REINSTALLED WHEN DAMAGED AND PERFORMANCE IS NO LONGER SATISFACTORY.
  5. UPSTREAM AREAS MUST BE STABILIZED BEFORE REMOVAL OF COMPOST SOCK.



**E**  
**C.3a** SUMPED CURB INLET FILTER  
NOT TO SCALE



**F**  
**C.3a** FLARED END ROCK CHECK FILTER  
NOT TO SCALE

**NOTES FOR SEDIMENT & EROSION CONTROL PLAN :**

THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.

1. TEMPORARY CONSTRUCTION ENTRANCE(S), COMPOST FILTER SOCK, SEDIMENT BASINS, OR OTHER INITIAL SEDIMENT CONTROLS SHOWN ON THIS PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
2. THE CONTRACTOR SHALL CLEAN PAVED AREAS AND STREETS AS NEEDED AFTER EACH RAINFALL, AND AT THE END OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ACCUMULATED SEDIMENT FROM STORM DRAINS PRIOR TO APPROVAL OF CONSTRUCTION.
5. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE SEEDED AND MULCHED, AS SPECIFIED ON THE LANDSCAPE PLAN BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.

**SEED / MULCH NOTES:**

- A. A MINIMUM DEPTH OF 4" OF TOPSOIL (PRIOR TO COMPACTING) SHALL BE SPREAD ON AREAS TO BE SEEDED.
- B. AFTER TOPSOIL IS SPREAD, LIME SHALL BE SPREAD AT THE RATE OF 800-900 POUNDS, EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE.
- C. FERTILIZER SHALL BE SPREAD AT THE RATE OF 400-500 POUNDS PER ACRE, AND SHALL BE 13-13-13 NITROGEN, PHOSPHORUS, AND POTASSIUM.
- D. SEED MIX SHALL CONSIST OF 60-80 % KENTUCKY 31 TALL FESCUE AND 20-40 % ANNUAL RYEGRASS (GERMINATION SHALL BE AT LEAST 85 %). SEED MIX SHALL BE SPREAD AT THE RATE OF 400-500 POUNDS PER ACRE.
- E. ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 4:1 SHALL BE MULCHED WITH CEREAL GRAIN MULCH THE RATE OF 100 POUNDS PER 1000 SQUARE FEET (4500 POUNDS PER ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS FOR TYPE 1 MULCH. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. TYPE 1 MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- F. WHERE SLOPES ARE 4:1 OR GREATER TYPE 3 MULCH ("HYDROMULCH") MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT THE RATE OF 2000 POUNDS PER ACRE.
- G. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND AUGUST 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE OF THE PERMANENT SEEDING SEASON THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEEDING SEASON.
- H. ALL AREAS MUST BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS FIRMLY ESTABLISHED. VEGETATION WILL BE CONSIDERED FIRMLY ESTABLISHED WHEN IT HAS SURVIVED FROM THE PERMANENT SEEDING SEASON IN WHICH IT IS PLACED. TO THE NEXT PERMANENT SEEDING SEASON, AND GROWTH HAS BEEN ESTABLISHED ON ALL ERODED AREAS WHICH HAVE BEEN NOTED FOR REPAIR. TEMPORARY SEEDING SHALL BE AT THE SAME RATES FOR SEED, MULCH AND FERTILIZER SPECIFIED ABOVE. TOPSOIL SPREADING IS NOT REQUIRED IN AREAS DESIGNATED TO RECEIVE TEMPORARY SEEDING ONLY.

Rev	Date	Description
1	12/07/21	ADDENDUM # 1
2	12/29/21	ADDENDUM # 2



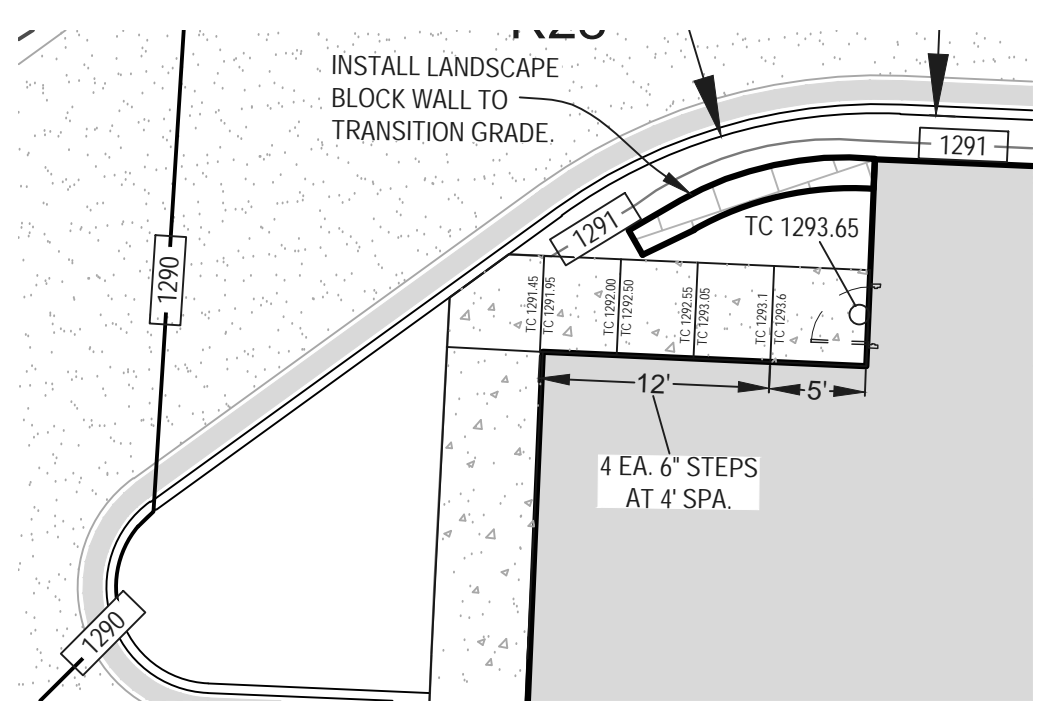
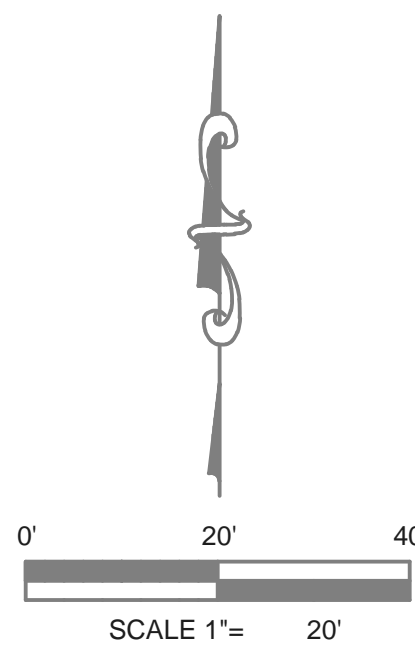
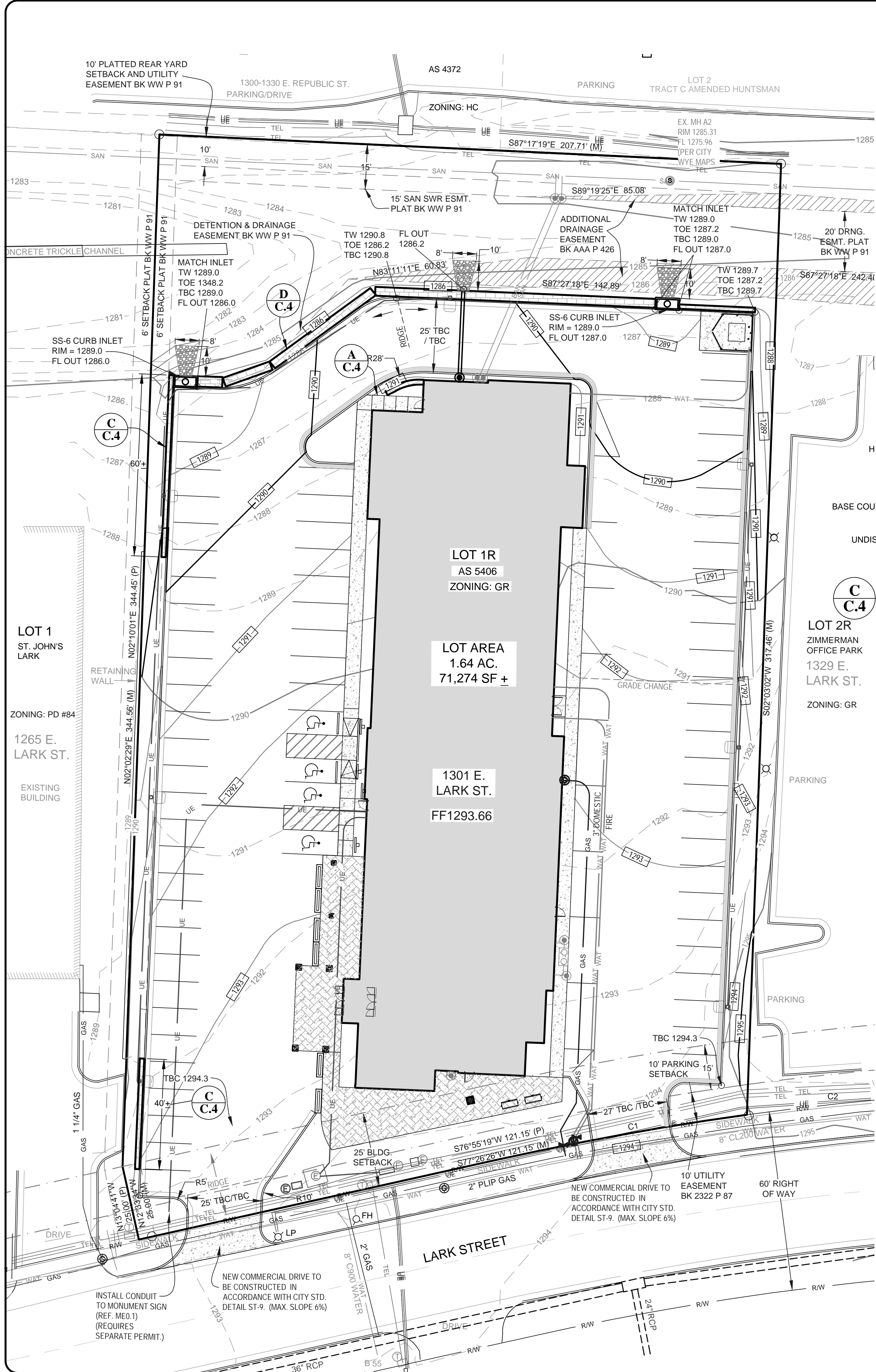
535 W. Battlefield St.  
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(417) 887-3238  
FAX: (417) 887-1940  
http://www.heiweb.com  
HEI@heiweb.com

**Heithaus Engineering & Assoc., Inc.**  
MO CCA #2010021270 (E), #2010030887 (LS)

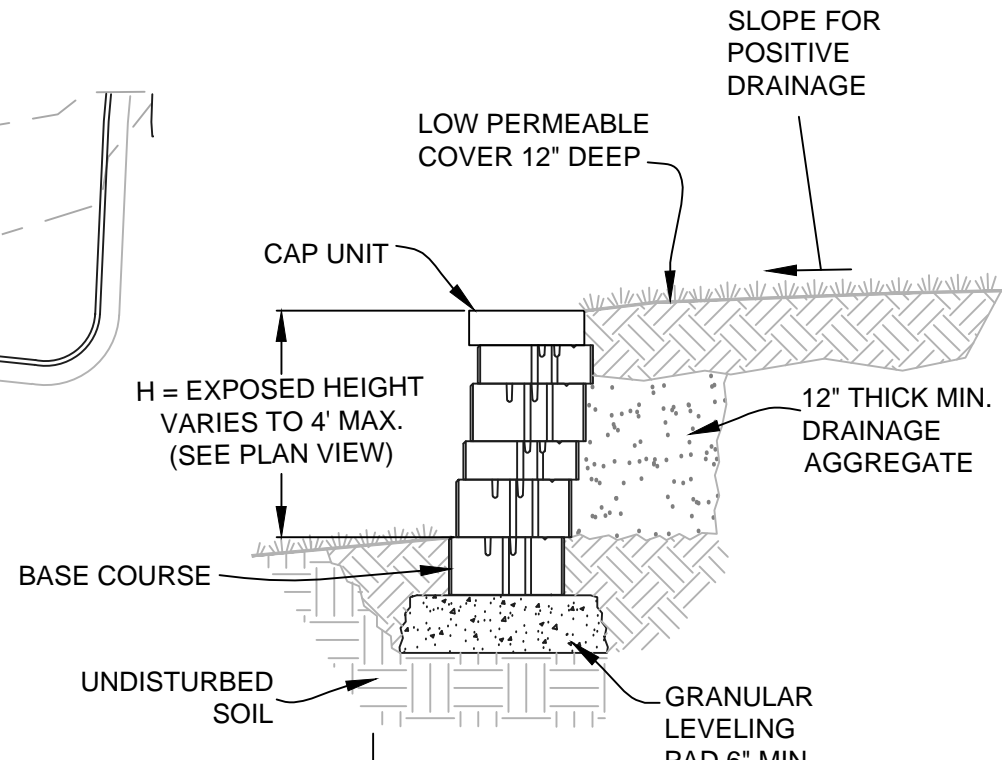
OFFICE / WAREHOUSE SHELL BUILDING  
**HIDEAWAY INVESTMENTS - 1309 PROJECT**  
1309 EAST DIVISION STREET  
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI  
SEDIMENT & EROSION CONTROL PLAN DETAILS

Field:	TWH
Drawn:	KDA/TAD
Checked:	KMH/TAD
Date:	10/4/2021
Project No.:	219029SE
Dwg No.:	219029SE
Scale:	AS SHOWN





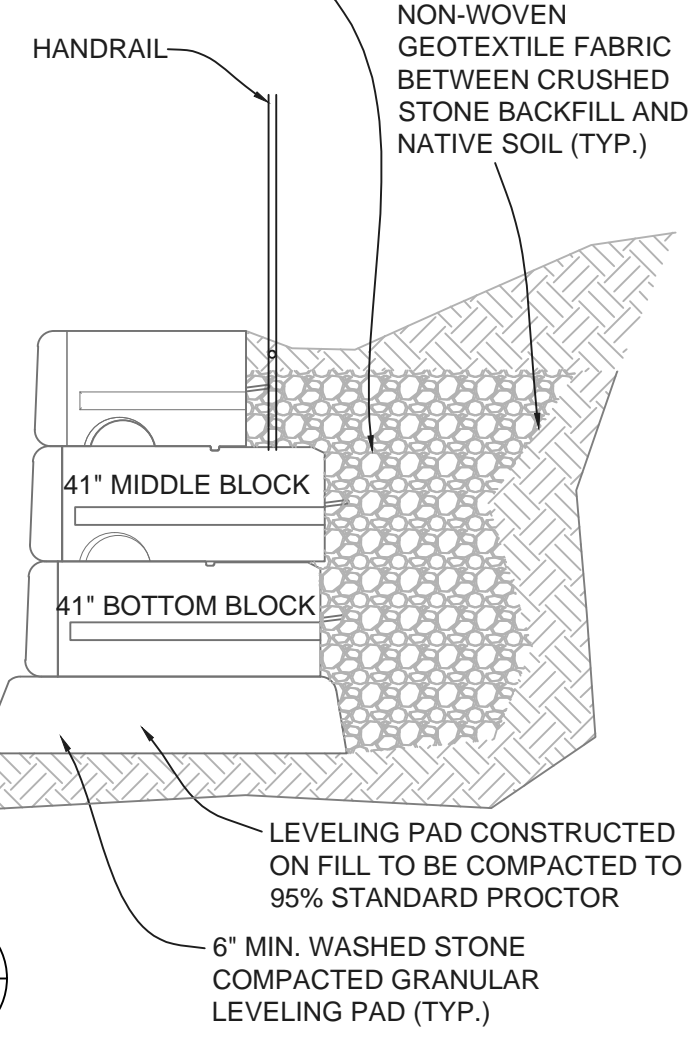
**A NORTH STAIR TOWER DETAIL**  
SCALE: 1" = 10'



**C C.4 TYPICAL LANDSCAPE BLOCK RETAINING WALL**  
NOT TO SCALE

- GRADING LEGEND**
- FF = FINISHED FLOOR
  - TBC = TOP BACK CURB
  - EOP = EDGE OF PAVEMENT
  - TSW = TOP OF SIDEWALK
  - FL = FLOWLINE
  - P = TOP OF PAVEMENT
  - TW = TOP OF WALL
  - BW = BOTTOM OF WALL
  - G = GROUND ELEVATION
  - EX. = EXISTING
  - TOE = TOE OF SLOPE / GRADE

FREE DRAINING CRUSHED STONE BACKFILL PLACED TO 1' MIN. BEHIND WALL (TYP.)  
BACKFILL MATERIAL TO BE COMPACTED TO 95% PROCTOR OR 90% MODIFIED PROCTOR (TYP.)

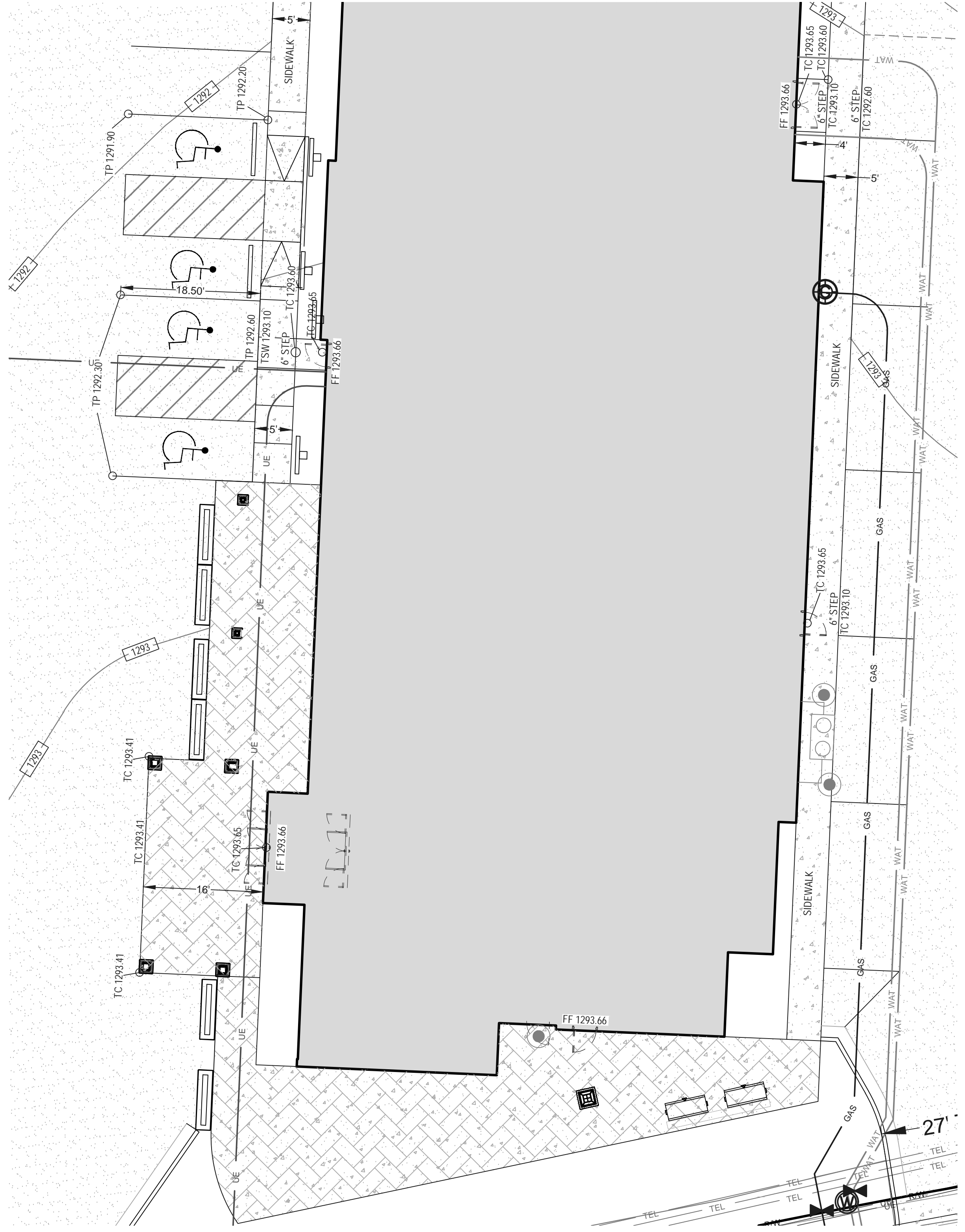


**D C.4 TYPICAL BLOCK WALL SECTION**  
(NOT TO SCALE)



TICKET # 190660656

**B C.4 SOUTH GRADING DETAIL VIEW**  
SCALE: 1" = 10'



- SITE WORK NOTES:**
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY PALMERTON & PARRISH, INC.
  - SITE STRIPPING AND ORGANIC MATTER REMOVAL OF THE ORDER OF 6 TO 12+ INCHES SHOULD BE ANTICIPATED.
  - MATERIAL CONTAINING ORGANICS SHOULD BE STOCKPILED OUTSIDE OF AREAS TO RECEIVE CONTROLLED FILL AND MAY BE USED IN LAWN OR LANDSCAPE AREAS ONLY.
  - UNDERCUTTING OF THE EXISTING UNCONTROLLED FILL AND NATURAL SOILS IS ANTICIPATED TO IMPROVE FLOOR SLAB SUPPORT AND IN PAVEMENT AREAS IN ACCORDANCE WITH THE GEOTECH REPORT.
  - ALL AREAS SCHEDULED TO RECEIVE CONTROLLED FILL, BUILDING, OR SLAB/PAVEMENT CONSTRUCTION SHALL BE PROOF-ROLLED TO ASSURE A STABLE SUBGRADE
- EARTHWORK: FILL MATERIAL SHALL BE SUITABLE FOR ITS INTENDED USE AND SHALL BE APPROVED BY THE ARCHITECT / ENGINEER. ALL FILL SHALL BE FREE FROM TOPSOIL, VEGETATION, OR ANY OTHER DELETERIOUS MATERIALS.
  - TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF BUILDING AND PARKING LOT. STOCKPILE TOPSOIL ON SITE TO BE SPREAD FOR FINAL TOP DRESSING. DISPOSE OF EXCESS TOPSOIL, VEGETATION, AND OTHER DELETERIOUS MATERIAL.
  - PLACE FILL MATERIAL AS REQUIRED TO BRING SUBGRADE TO PROPER ELEVATIONS. CONSTRUCTION LAYOUT BY HEI OR OTHER SUITABLE 3RD PARTY IS RECOMMENDED FOR VERIFICATION OF GRADES AND ADEQUATE SITE DRAINAGE. FILL MATERIAL SHALL BE PLACED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. 3RD PARTY CONSTRUCTION OBSERVATION, MATERIALS TESTING AND QUANTITY VERIFICATION WILL BE REQUIRED FOR SUBGRADE PREPARATION.
  - AFTER BUILDING AND PAVING WORK IS COMPLETE, FINISH GRADE AND TOPDRESS ALL DISTURBED AREAS WITHIN SITE BOUNDARIES. RAKE SMOOTH, SEED, AND MULCH.
  - CONTRACTORS SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, AND COORDINATE EXACT SERVICE LOCATIONS WITH RESPECTIVE LOCAL UTILITY COMPANY.

Design: TAD  
Drawn: KDA/TAD  
Checked: KMH/TAD  
Date: 5/22/2023  
Job No. 218047/Site  
Dwg# 218047/Site  
Scale: AS SHOWN

PREPARED FOR: SIRAFF, INC.  
**Staybridge Suites**  
1301 E. LARK STREET  
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SHEET  
**C.4**

525 W. Battlefield St.  
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**HEI**

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MO COA #2010021970 (E), #2010018887 (LS)

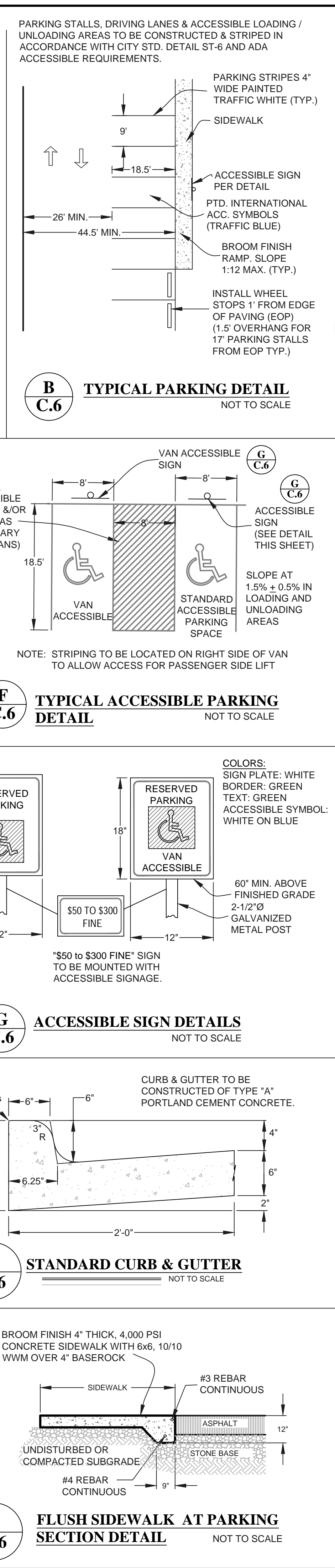
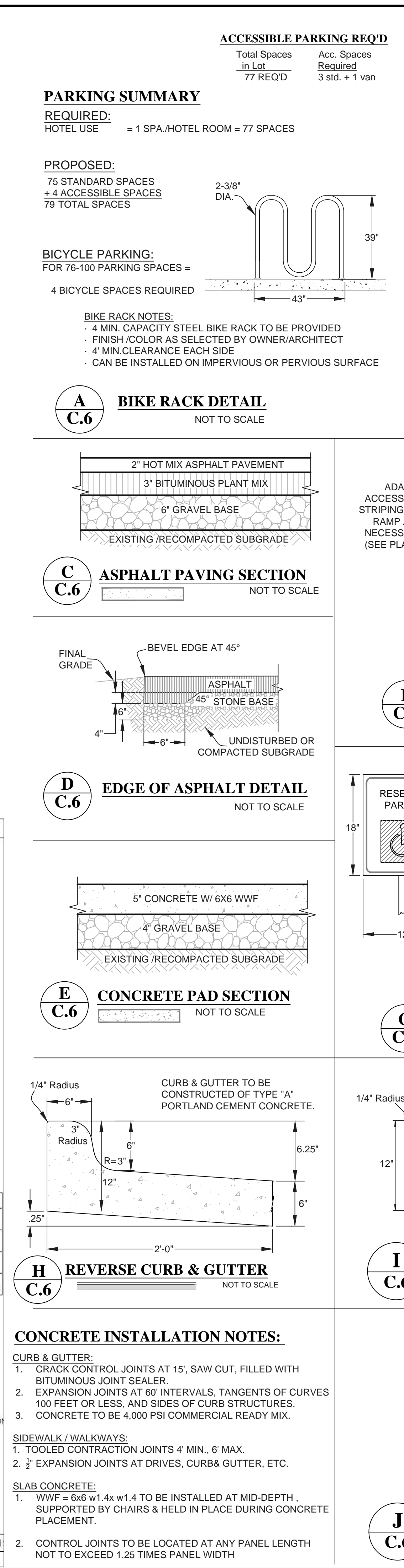
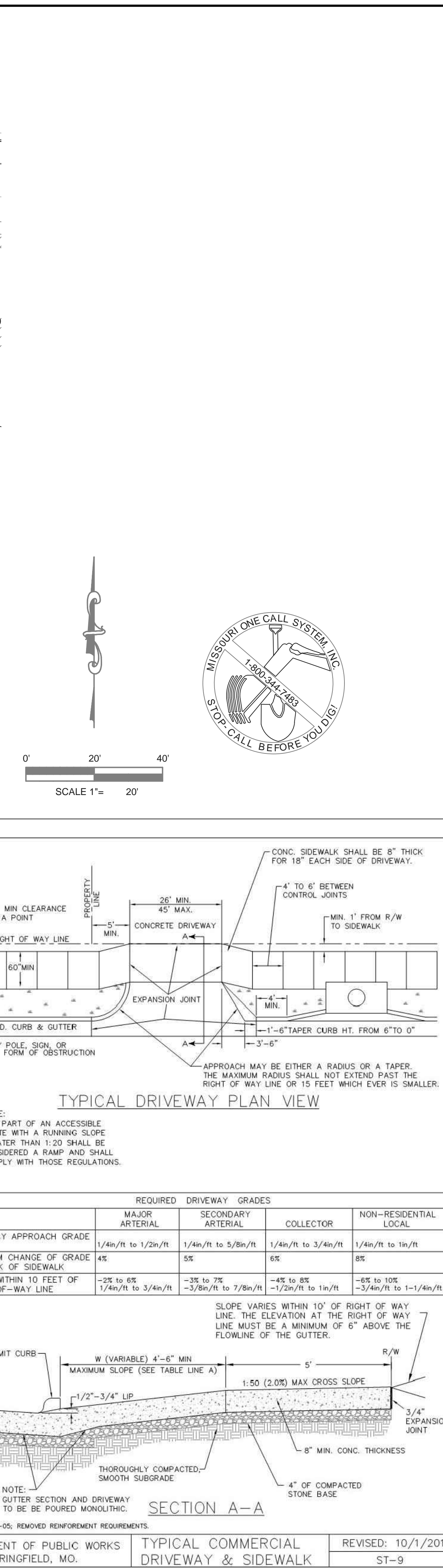
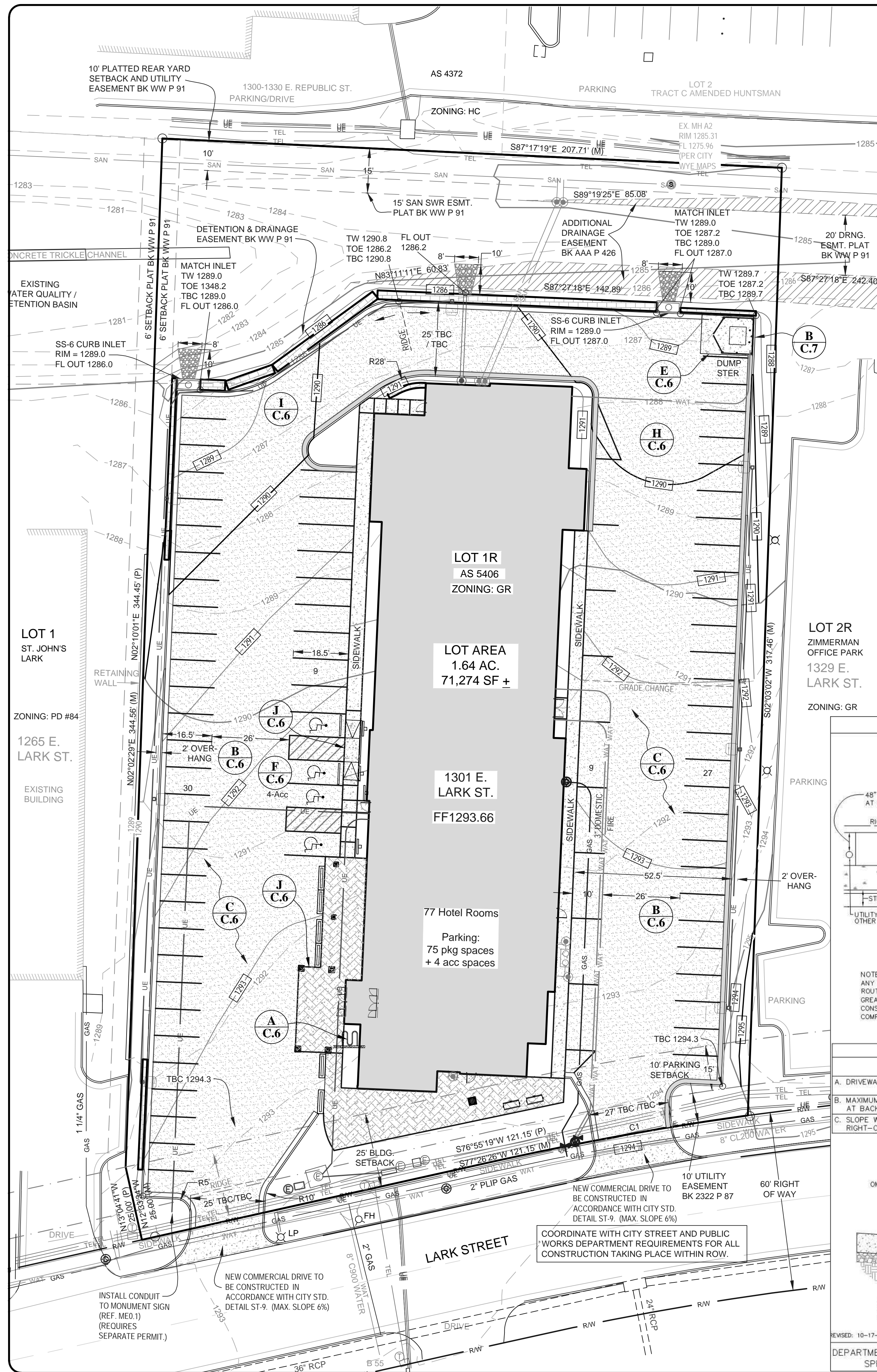
STATE OF MISSOURI  
TERESA A. DAWSON  
NUMBER E-2002103148  
5.22.2023

Rev Date Description DwnBy App









Design: TAD  
Drawn: KDA/TAD  
Checked: KMH/TAD  
Date: 5/22/2023  
Job No. 218047Say  
Dwg# 218047Site  
Scale: AS SHOWN

PREPARED FOR: SRAFF, INC.  
**Staybridge Suites**  
1301 E. LARK STREET  
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

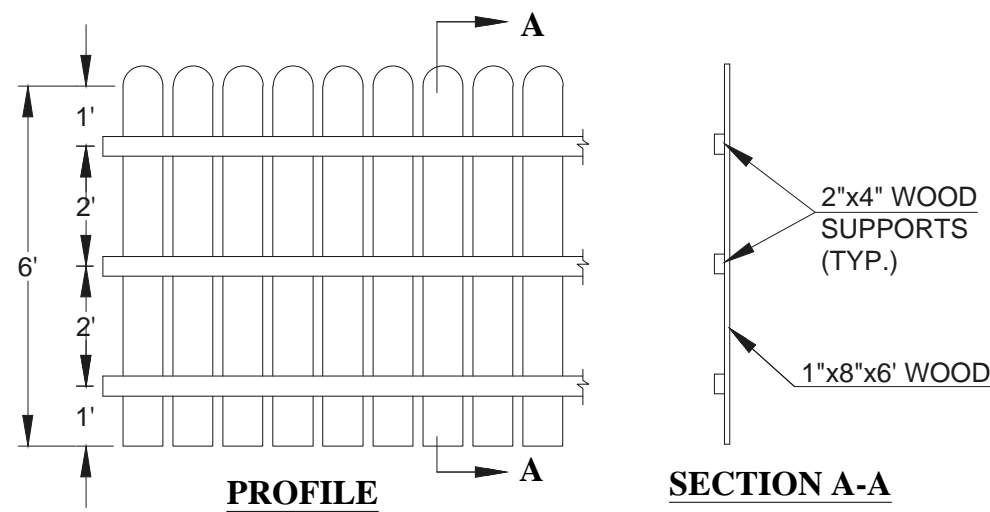
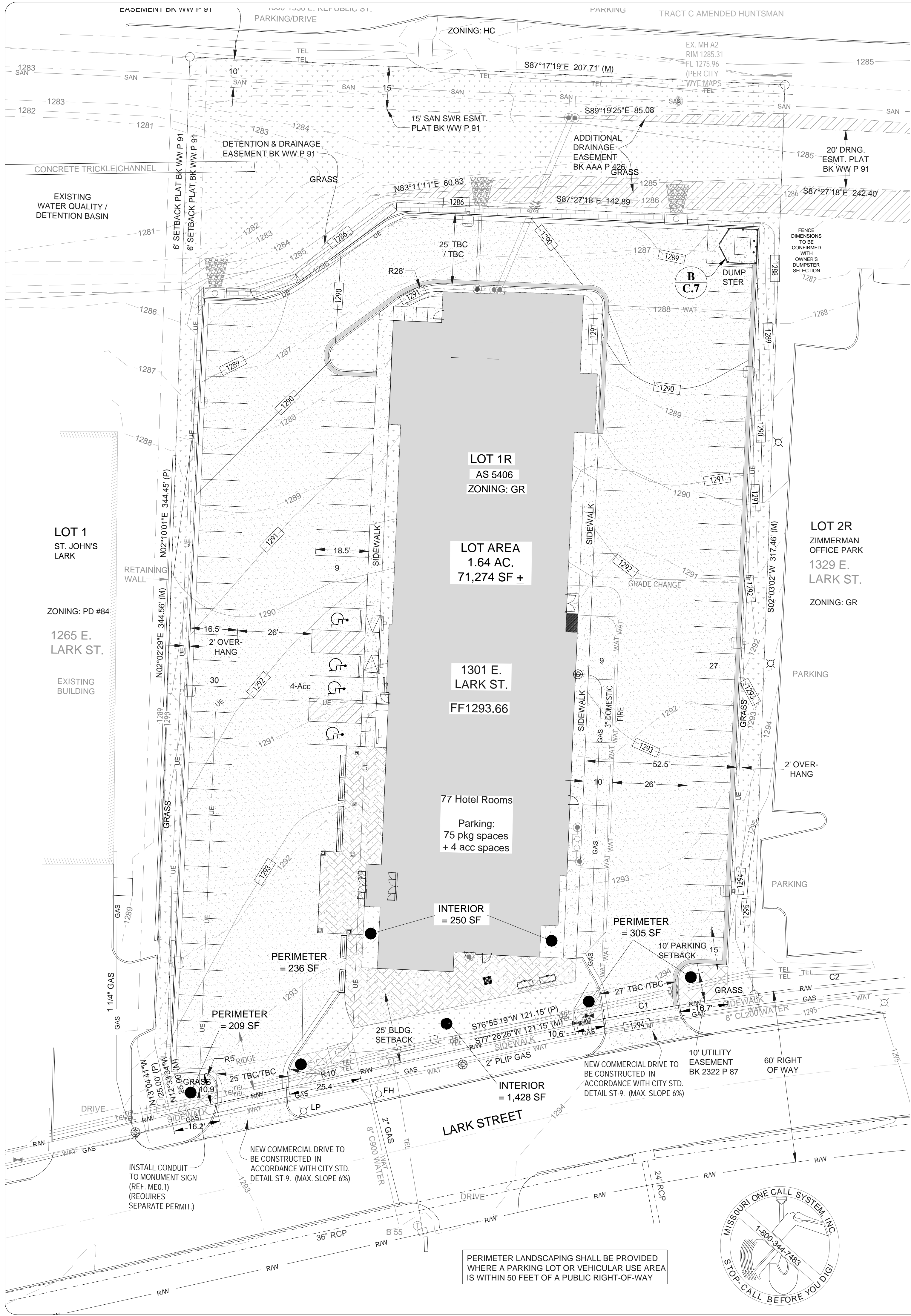
**SHEET**  
**C.6**

5.22.2023  
TERESA A. DAWSON  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
E-202201848

5.25 W. Battledore St.  
Springfield, MO 65807  
(417) 887-3238  
FAX (417) 887-1940  
http://www.heiweb.com  
HEI@heiweb.com

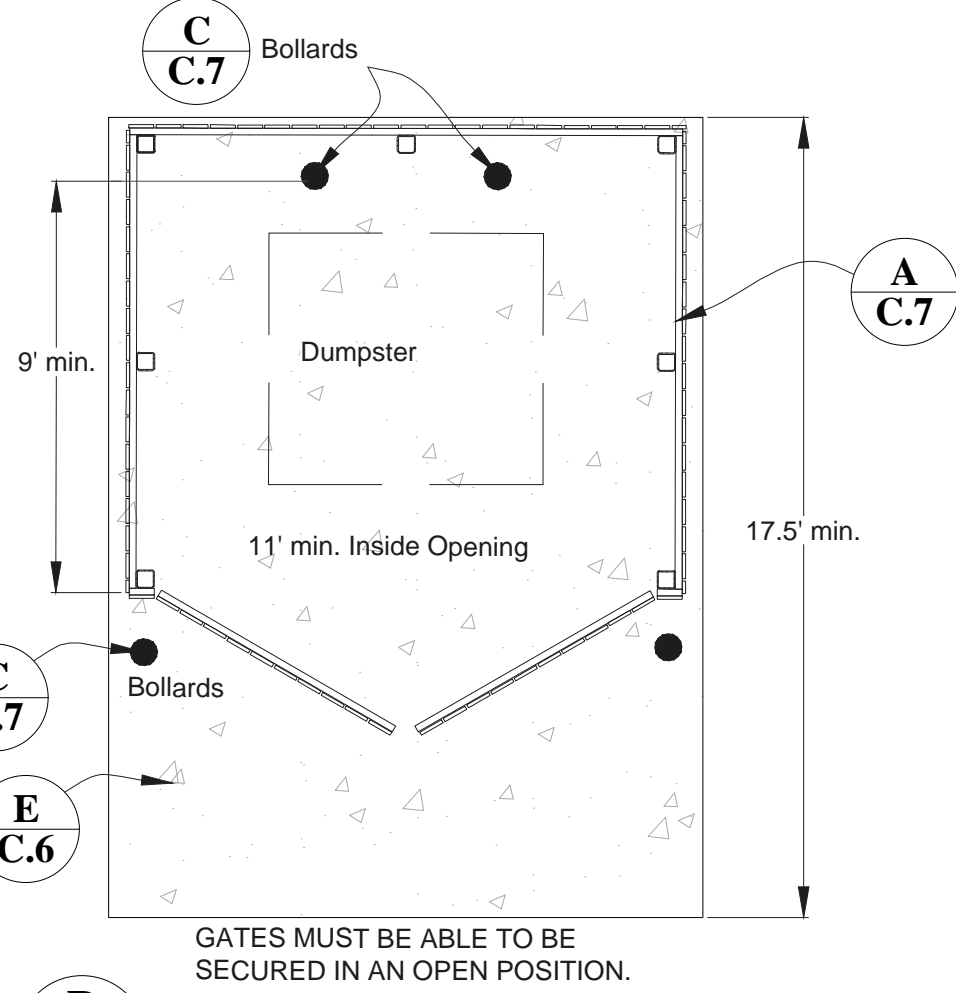
**HEI**  
**Heithaus Engineering & Assoc., Inc.**  
MO COA #2010021970 (E), #2010018087 (L.S.)



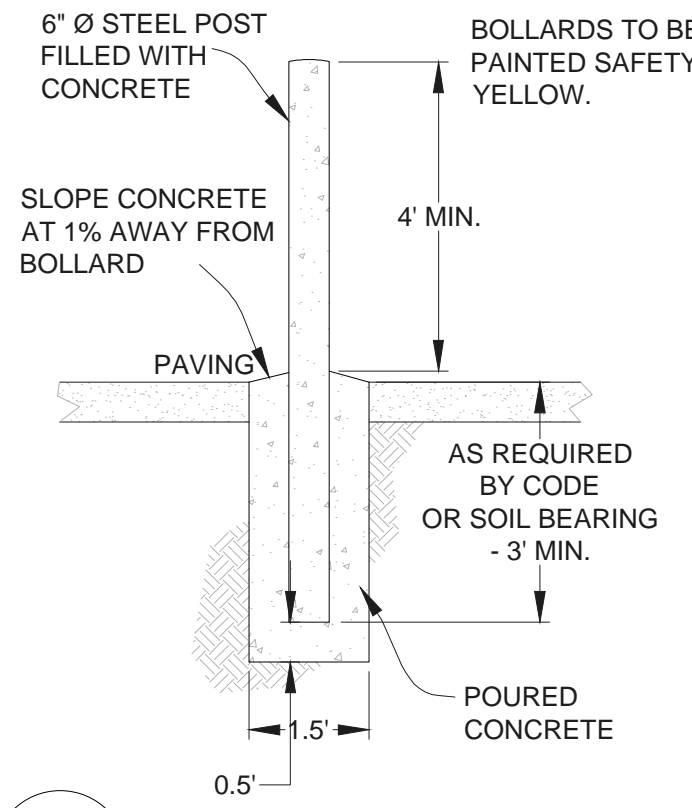


- NOTES:
1. SCREENING TO BE INSTALLED AROUND DUMPSTER AND ALL EXTERIOR AT-GRADE MECHANICAL EQUIPMENT.
  2. FENCE POSTS TO BE STEEL UNLESS OTHERWISE APPROVED BY OWNER.
  3. ALTERNATE FENCE/SCREENING MAY BE USED WITH APPROVAL FROM OWNER, ENGINEER, AND ARCHITECT.

**TYPICAL FENCE/SCREENING DETAIL**  
NOT TO SCALE



**TRASH ENCLOSURE DETAIL**  
NOT TO SCALE



**BOLLARD DETAIL**  
NOT TO SCALE

**OPEN SPACE:**  
ZONING: GR = GENERAL RETAIL  
OPEN SPACE = 20% REQ'D MIN. (for other uses)  
  
TOTAL AREA = 1.64 AC. = 71,438 SF  
OPEN SPACE = 18,988 SF PROVIDED = 26.7% > 20% REQ'D

**LANDSCAPE NOTES:**

1. TOPSOIL STRIPPED AND STOCKPILED FROM PARKING LOT AREAS MAY BE USED ONSITE FOR FINAL TOP DRESSING. COORDINATE WITH PROPERTY OWNER TO DISPOSE OF EXCESS TOPSOIL, VEGETATION, AND OTHER DELETERIOUS MATERIAL.
2. THE NUMBER OF REQUIRED TREES AND SHRUBS ARE TABULATED BELOW FOR THE VARIOUS BUFFERYARD, INTERIOR AND PERIMETER LANDSCAPING REQUIREMENTS. ADDITIONAL TREES AND SHRUBS MAY BE PLANTED IN AREAS OF GREEN SPACE AS DESIRED BY THE OWNER.
3. TREES AND SHRUBS MAY BE CLUSTERED TO ALLOW FOR THE MOST EFFECTIVE USE OF LANDSCAPING. ALL OTHER AREAS SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER APPROPRIATE LANDSCAPE TREATMENT.
4. ALL TREES AND PLANTINGS TO BE PLANTED 4' MIN. BEHIND CURB TO AVOID DAMAGE TO PLANTINGS FROM OPENING CAR DOORS.
5. PLANTINGS ON UTILITY EASEMENTS SHALL BE LIMITED TO ORNAMENTAL TREES, SHRUBS AND HEDGES AND GROUND COVER. EACH REQUIRED CANOPY TREE MAY BE REPLACED BY TWO (2) UNDERSTORY OR ORNAMENTAL TREES TO REDUCE CONFLICTS WITH OVERHEAD UTILITIES. PLANTINGS IN OR ADJACENT TO A UTILITY EASEMENT SHALL BE COORDINATED WITH THE UTILITY.
6. CONTRACTOR TO COORDINATE PLANTINGS WITH OWNER.

**SEED / MULCH NOTES:**

- A. A MINIMUM DEPTH OF 4" OF TOPSOIL (PRIOR TO COMPACTING) SHALL BE SPREAD ON AREAS TO BE SEEDED.
- B. AFTER TOPSOIL IS SPREAD, LIME SHALL BE SPREAD AT THE RATE OF 800-900 POUNDS, EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE.
- C. FERTILIZER SHALL BE SPREAD AT THE RATE OF 400-500 POUNDS PER ACRE, AND SHALL BE 13-13-13 NITROGEN, PHOSPHORUS, AND POTASSIUM.
- D. SEED MIX SHALL CONSIST OF 60-80 % KENTUCKY 31 TALL FESCUE AND 20-40 % ANNUAL RYEGRASS (GERMINATION SHALL BE AT LEAST 85 %). SEED MIX SHALL BE SPREAD AT THE RATE OF 400-500 POUNDS PER ACRE.
- E. ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 4:1 SHALL BE MULCHED WITH CEREAL GRAIN MULCH THE RATE OF 100 POUNDS PER 1000 SQUARE FEET (4500 POUNDS PER ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS FOR TYPE 1 MULCH. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. TYPE 1 MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- F. WHERE SLOPES ARE 4:1 OR GREATER TYPE 3 MULCH ("HYDROMULCH") MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT THE RATE OF 2000 POUNDS PER ACRE.
- G. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND AUGUST 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE OF THE PERMANENT SEEDING SEASON THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEEDING SEASON.
- H. ALL AREAS MUST BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS FIRMLY ESTABLISHED. VEGETATION WILL BE CONSIDERED FIRMLY ESTABLISHED WHEN IT HAS SURVIVED FROM THE PERMANENT SEEDING SEASON IN WHICH IT IS PLACED, TO THE NEXT PERMANENT SEEDING SEASON, AND GROWTH HAS BEEN ESTABLISHED ON ALL ERODED AREAS WHICH HAVE BEEN NOTED FOR REPAIR. TEMPORARY SEEDING SHALL BE AT THE SAME RATES FOR SEED, MULCH AND FERTILIZER SPECIFIED ABOVE. TOPSOIL SPREADING IS NOT REQUIRED IN AREAS DESIGNATED TO RECEIVE TEMPORARY SEEDING ONLY.

**PLANTING LEGEND**

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	MIN. SIZE @ PLANTING	
				CALIPER	HEIGHT
CANOPY	SWAMP WHITE OAK	Quercus bicolor	50' to 60'	1.5"	-
	OCTOBER GLORY MAPLE	Acer rubrum	40' to 50'	1.5"	-
UNDERSTORY: DECIDUOUS	FLOWERING DOGWOOD	Cornus florida	15' to 30'	1"	-
	EASTERN REDBUD	Cercis canadensis	20' to 30'	1"	-
EVERGREEN	LOBLOLLY PINE	Pinus taeda	50' to 90'	-	6'
	EASTERN RED CEDAR	Juniperus virginiana	30 to 40'	-	6'
SHRUBS	INK BERRY HOLLY	Ilex glabra	5'	-	18"
	FORSYTHIA	Forsythia suspensa	8' to 10'	-	18"
	OAKLEAF HYDRANGEA	Hydrangea quercifolia	6' to 8'	-	18"
	LEATHERLEAF VIBURNUM	Viburnum rhytidophyllum	10' to 15'	-	18"
	SHASTA VIBURNUM	Viburnum plicatum var. tomentosum	8' to 10'	-	18"
SPECIES MIX: 2 SPECIES OF CANOPY TREES REQUIRED (PER CITY ZONING REGULATION MIX TABLE 405.850)					

**INTERIOR:**

\*\*INTERIOR LANDSCAPING REQUIRED IF > 30 PARKING SPACES OR IF PARKING AREA > 12,000 S.F.

REQ'D PLANTINGS / 30 PARKING SPACES	# OF SPACES	TOTAL REQ'D	EXISTING TREES	PROPOSED	AREA REQUIRED	AREA PROVIDED
CANOPY REQUIRES: 200 SF PER TREE	= 1 OR x 79 / 30	= 3 OR	0	0	0	
UNDERSTORY REQUIRES: 100 SF PER TREE	= 2 x 79 / 30	= 6	0	6	600	1,428 + 250 SF
TOTAL = 6					600 SF	1,678 SF

**PERIMETER LANDSCAPING & BUFFERYARD LEGEND**

SOUTH (LARK ST.)	10' MIN. PERIMETER LANDSCAPING	REQ'D PLANTINGS / 100 LF	LENGTH	TOTAL REQ'D	EXISTING TREES	AREA REQUIRED	PROPOSED	AREA PROVIDED
NORTH, EAST & WEST	N/A	NONE REQUIRED	CANOPY	= 1	0	689 SF	= 1	=750 SF
			UNDERSTORY, EVERGREEN or ORNAMENTAL	= 1	0		= 1	
			SHRUBS	= 4	0		= 3	

NOTE: ADDITIONAL TREES AND SHRUBS MAY BE PLANTED IN AREAS OF GREEN SPACE. TREES SHOWN ON THE LANDSCAPING PLAN ARE THE MINIMUM AMOUNT AND LOCATIONS REQUIRED TO MEET THE CITY OF REPUBLIC LANDSCAPING REQUIREMENTS.

PREPARED FOR: SRAFF, INC.

Staybridge Suites

1301 E. LARK STREET

CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

PRELIMINARY SITE PLAN

Design: TAD

Drawn: KDA/TAD

Checked: KMH/TAD

Date: 5/22/2023

Job No. 218047Stay

Dwg# 218047Site

Scale: AS SHOWN

STATE OF MISSOURI

TERESA A. DAVIS

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SHEET

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