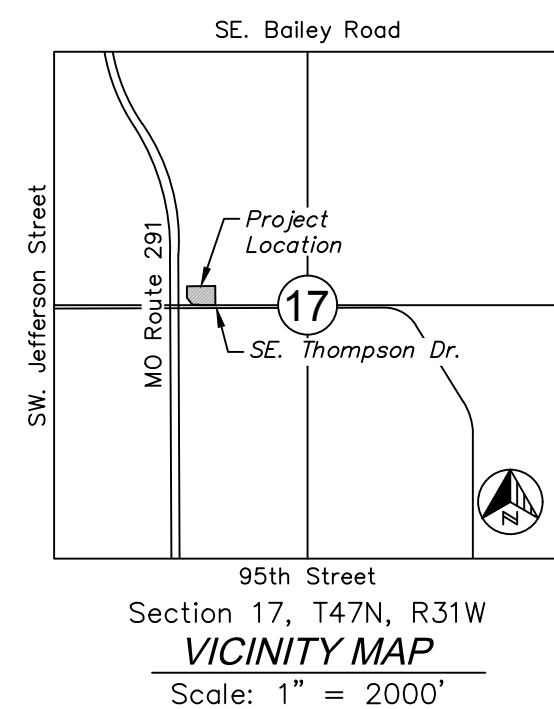
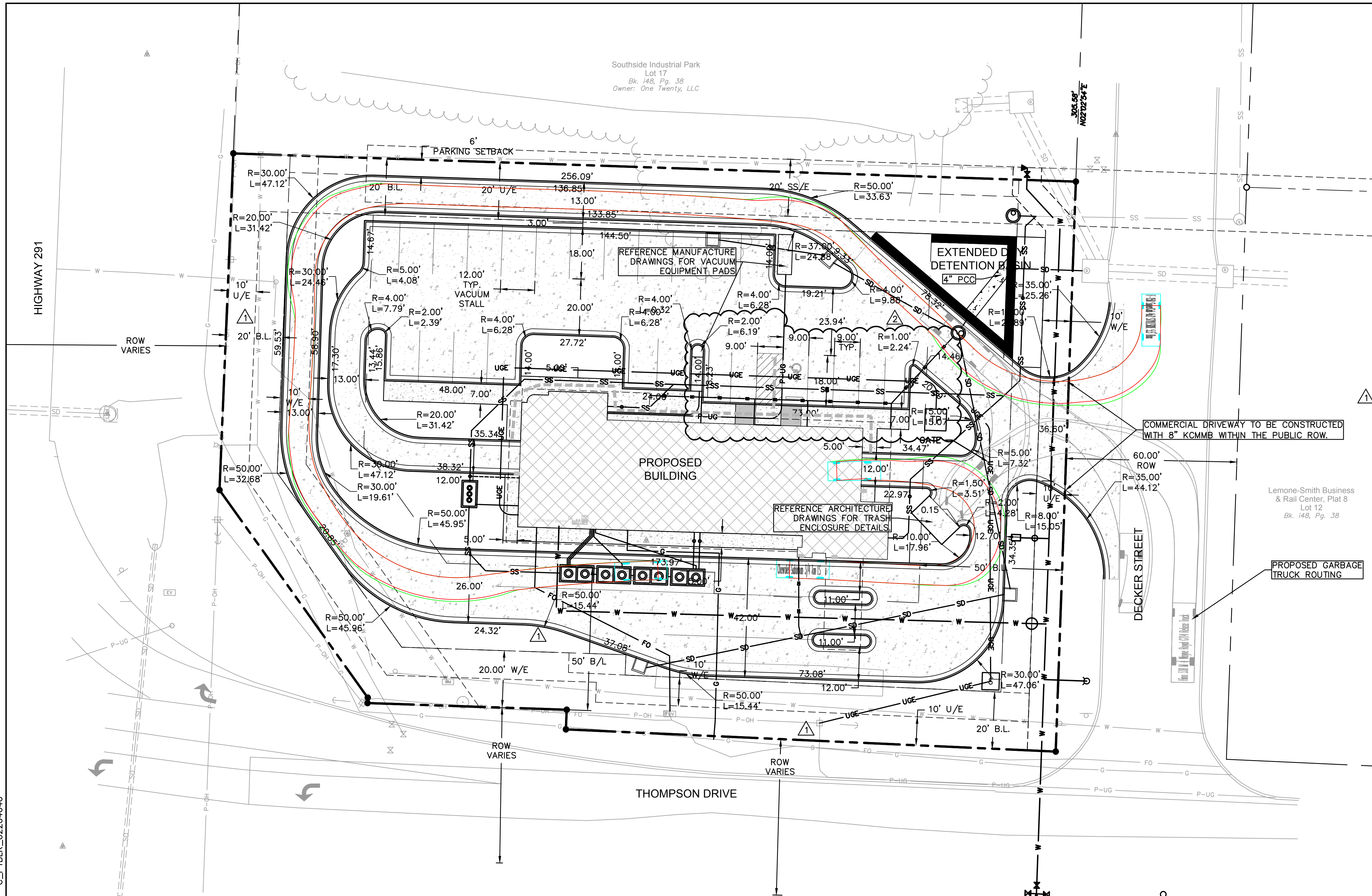




Property Owner:
Midwest Wash Group, LLC
1362 NW Windsor Drive
Lee's Summit, MO 64086

Prepared For:
Kadean Construction
Attn: Rob Geist
1821 McGee Street
Kansas City, MO 64108

Prepared By:
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SITE PLAN PRELIMINARY DEVELOPMENT PLAN	MIDWEST WASH HWY 291 & THOMPSON DRIVE	LEE'S SUMMIT, MISSOURI
drawn by: _____ BP checked by: _____ MP approved by: _____ LM QA/QC by: _____ BE project no.: _____ 022-4040 drawing no.: _____ date: _____ 05.13.23		
SHEET C200		

	2023
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olsson

301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
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REFERENCE
SHEET 503
FOR ELEV.

THOMPSON DRIVE

DECKER STREET

PROPOSED
BUILDING
FFE: 997.75

LEGEND

-

DETECTABLE WARNINGS

SIDEWALK RAMP

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE AT TOP PAVEMENT
UNLESS NOTED OTHERWISE.

FG= FINISHED GRADE WITHIN GREENSPACE
TC= TOP OF CURB
TS= TOP OF STRUCTURE
TP=TC= CURB DEPRESSED TO BE FLUSH WITH
ADJACENT PAVEMENT
MATCH EX.= MATCH EXISTING

NOTES:

1. CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPE SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
4. ALL PLAYGROUND AREA CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
5. ALL RETAINING WALLS ARE DESIGN BUILD BY CONTRACTOR. THE CONTRACTOR MUST PROVIDE THE WALL DESIGN PLANS AND GLOBAL STABIL TO THE ENGINEER AND CITY OF LEES SUMMIT A DEFERRED SUBMITTAL PRIOR TO CONSTRUCTION OF THE WALL. SEE C700.
6. SEE SHEETS C501 & C701 FOR SWALE CALCULATIONS.



GRADING PLAN PRELIMINARY DEVELOPMENT PLAN

MIDWEST WASH
HWY 291 & THOMPSON DRIVE

LEE'S SUMMIT, MISSOURI

2023

drawn by: _____ BP
checked by: _____ MP
approved by: _____ LM
QA/QC by: _____ BE
project no.: _____ 022-4040
drawing no.: _____
date: _____ 05.13.23

SHEET
C300

[illegible]

BY

REVISIONS DESCRIPTION

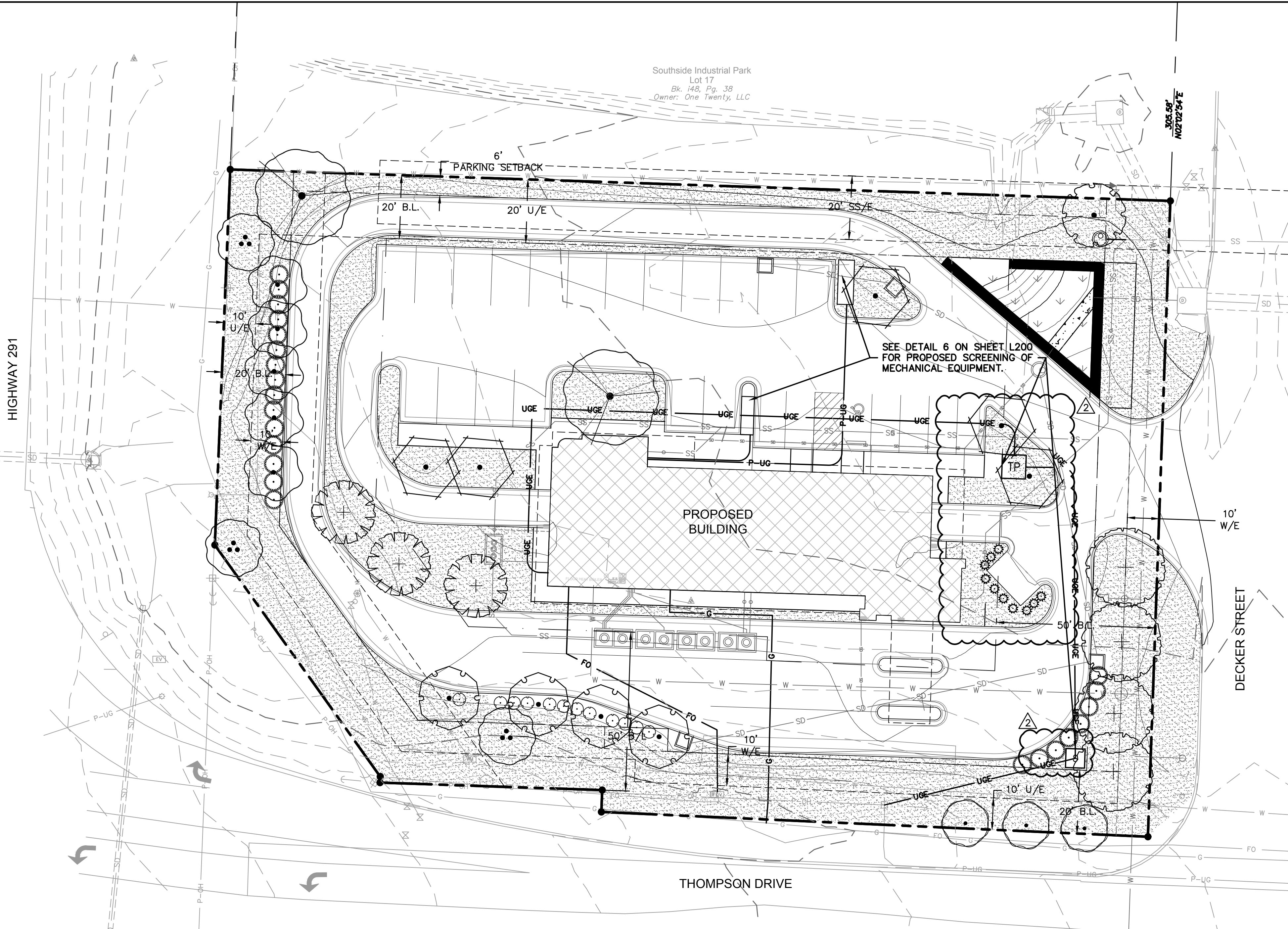
REV. DATE

DEVISIONS

olson

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Overland Park KS 66213-4750

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LEGEND

----- PROPERTY LINE

----- RIGHT OF WAY LINE

LANDSCAPE CALCULATIONS

OPEN YARD AREAS
1 TREE AND 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA.
56,045 SF - 6,930 SF = 49,115 SF/5,000 SF
9.82 TREES REQUIRED
10 TREES PROVIDED
19.64 SHRUBS REQUIRED
20 SHRUBS PROVIDED

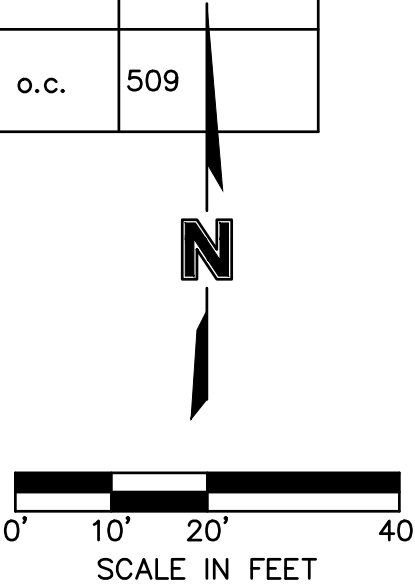
PARKING LOT LANDSCAPING
5% OF PARKING LOT MUST BE LANDSCAPED (22,120 SF)
1,106 SF REQUIRED
1,440 SF PROVIDED

STREET FRONTAGE REQUIREMENT
THOMPSON DRIVE
242 LF
1 TREE / 30' OF STREET FRONTAGE
8 TREES REQUIRED
8 TREES PROVIDED
1 SHRUB PER 20' OF PARKING FRONTAGE)
12 SHRUBS REQUIRED
12 SHRUBS PROVIDED

DECKER STREET
163 LF
1 TREE / 30' OF STREET FRONTAGE
5 TREES REQUIRED
5 TREES PROVIDED
1 SHRUB PER 20' OF PARKING FRONTAGE
8 SHRUBS REQUIRED
8 SHRUBS PROVIDED

HWY 291
209 LF
1 TREE / 30' OF STREET FRONTAGE
7 TREES REQUIRED
7 TREES PROVIDED
1 SHRUB PER 20' OF PARKING FRONTAGE
10 SHRUBS REQUIRED
10 SHRUBS PROVIDED

PLANT SCHEDULE					
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	ACER SACCHARUM CADDO CADDO SUGAR MAPLE	B & B	3"		1
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	3"		4
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	B & B	3"		2
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B & B	3"		4
	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM	B & B	3"		3
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	3"		5
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	B&B, 8' HT.			10
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B & B	3"		3
	CERCIS CANADENSIS EASTERN REDBUD	B & B	3"		3
	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	B & B	3"		5
SHRUBS	BOTANICAL / COMMON NAME	SIZE			QTY
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL			23
	VIBURNUM NUDUM 'WINTERTHUR' WINTERTHUR VIBURNUM	5 GAL			12
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	
	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD			22,215 SF
NATIVE VEGETATION	BOTANICAL / COMMON NAME	CONT		SPACING	
	PANICUM VIRGATUM SWITCH GRASS	PLUG		18" o.c.	509



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LANDSCAPE PLAN
PRELIMINARY DEVELOPMENT PLAN

MIDWEST WASH
HWY 291 & THOMPSON DRIVE

LEE'S SUMMIT, MISSOURI

2023

REVISIONS

drawn by: BP
checked by: MP
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project no.: 022-4040
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SHEET
L100