

BLACKWELL C STORE PRELIMINARY DEVELOPMENT PLAN

LEES SUMMIT, JACKSON COUNTY, MISSOURI,
SECTIONS 10 & 11, TOWNSHIP 47 NORTH, RANGE 31 WEST

ENGINEER'S NOTES

- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES, AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- CONTRACTOR MUST CONTACT THE DESIGN ENGINEER FOR ANY NOTED DISCEPANCIES IN THE DESIGN PRIOR TO THE ITEM BEING CONSTRUCTED. FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER AND APPROVING AGENCY IN ADVANCE FOR ALTERNATIVE DESIGN SHALL RESULT IN CONTRACTOR ACCEPTANCE OF ALL COSTS RELATED TO POTENTIAL REMOVAL AND REWORK OF SAID ITEMS.
- ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
- ENGINEER TAKES NO RESPONSIBILITY FOR CONTRACTORS FAILURE TO CONSTRUCT ITEMS PER DESIGN PLANS.

DRAINAGE

FLOOD_ZONE CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN ZONE "X" FIRM MAP NUMBER 29095C0439G REVISED JANUARY 20TH, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OFFSITE FLOWS:

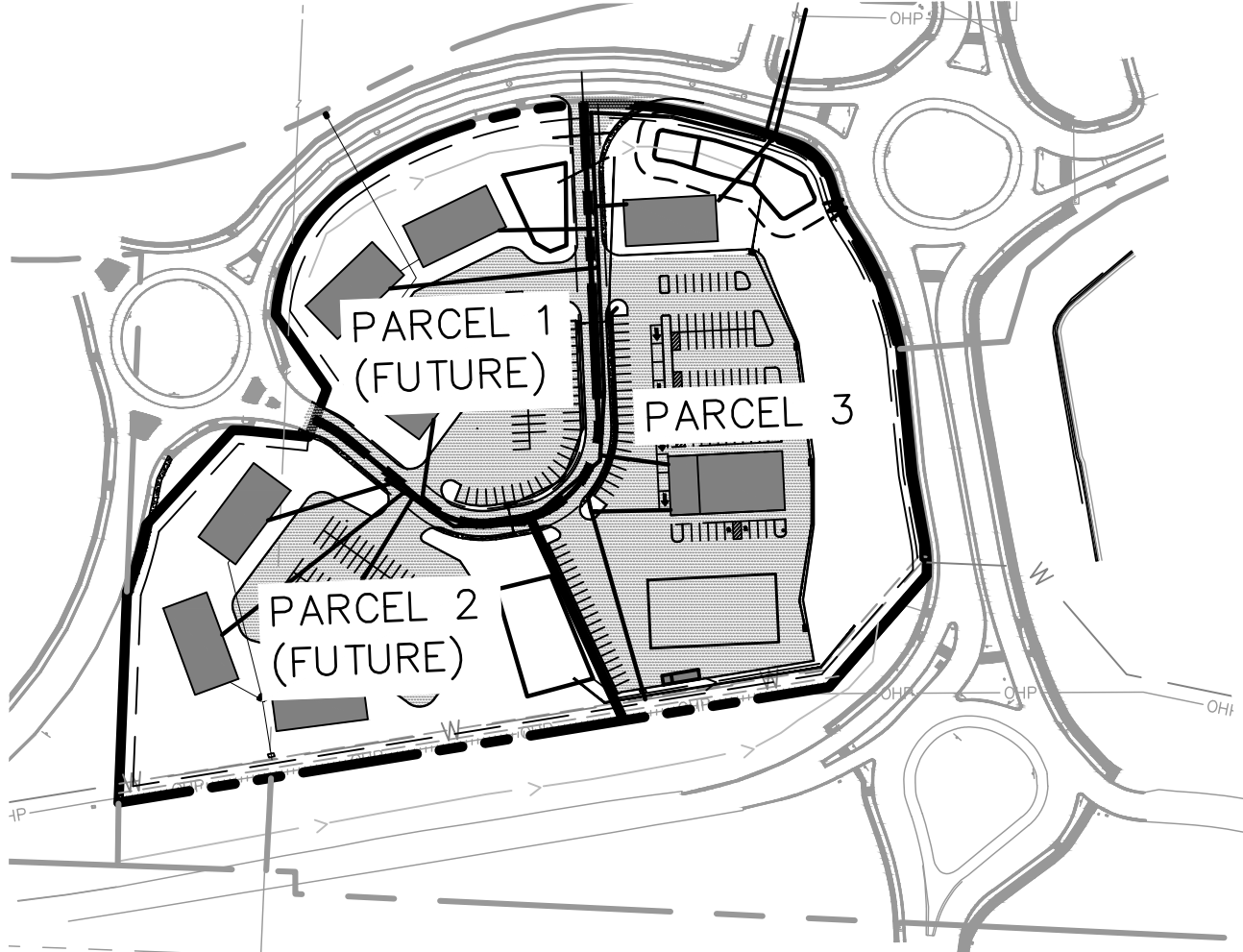
THERE ARE NO MAJOR OFFSITE FLOWS THAT IMPACT THIS SITE. ONLY MINOR FLOWS FROM ADJACENT STREETS.

ONSITE FLOWS:

FLOWS TO BE ROUTED TO THE EAST TO THEIR HISTORICAL OUTFALL.

OIL & GAS WELLS NOTE

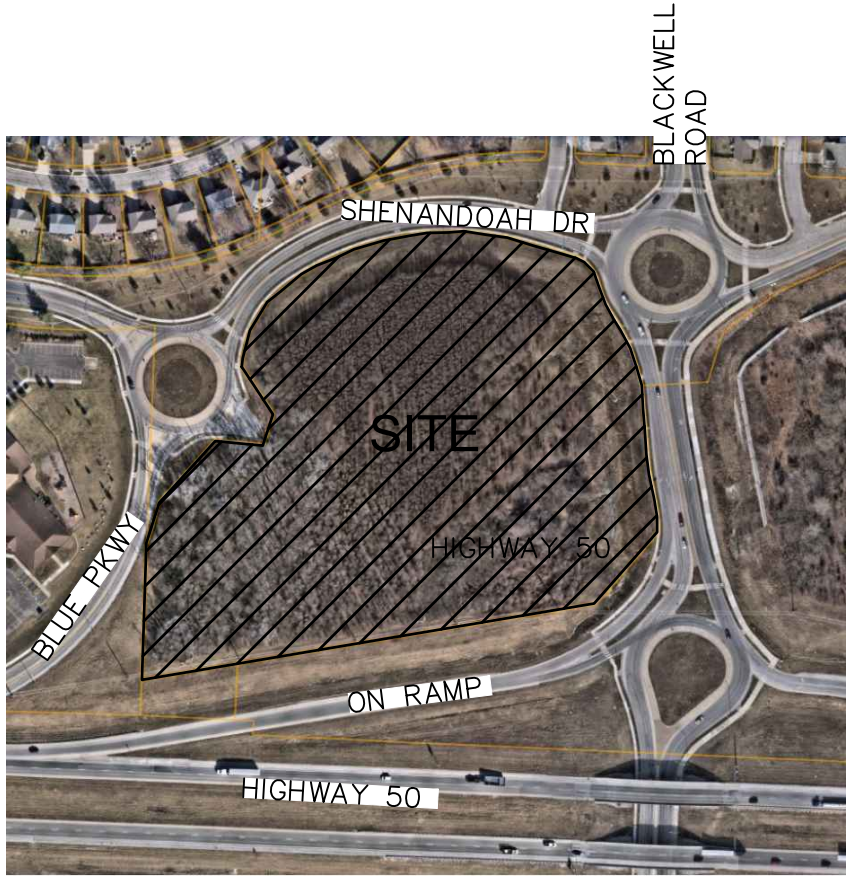
NO OIL OR GAS WELLS ACTIVE NOR INACTIVE ON THE SUBJECT PROPERTY PER MoDNR DATABASE.



KEY MAP
(SCALE 1" = 200')

LEGAL DESCRIPTION

ALL THAT PART OF LOT 2B, CHARLESTON PARK, LOTS 1B & 2B, A SUBDIVISION, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10 AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 02 DEGREES 32 MINUTES 12 SECONDS WEST, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2478.31 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 161.58 FEET TO THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 2B AND THE NORTH LINE OF U.S. HIGHWAY 50, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 19 MINUTES 04 SECONDS EAST, WITH THE WEST LINE OF LOT 2B, A DISTANCE OF 228.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BLUE PARKWAY; THENCE (THE FOLLOWING 10 COURSES ALL BEING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE PARKWAY) ON A CURVE TO THE LEFT HAVING A RADIUS OF 492.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 49 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 20 DEGREES 18 MINUTES 16 SECONDS EAST, AN ARC DISTANCE OF 75.97 FEET; THENCE NORTH 42 DEGREES 21 MINUTES 24 SECONDS EAST, A DISTANCE OF 139.03 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 45 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 89 DEGREES 57 MINUTES 57 SECONDS EAST, AN ARC DISTANCE OF 22.64 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.14 FEET; THENCE NORTH 20 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.92 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 19 SECONDS WEST, A DISTANCE OF 97.33 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 56 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 03 DEGREES 24 MINUTES 54 SECONDS EAST, AN ARC DISTANCE OF 166.64 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 478.00 FEET, A CENTRAL ANGLE OF 50 DEGREES 48 MINUTES 05 SECONDS, AN ARC DISTANCE OF 423.82 FEET; THENCE SOUTH 74 DEGREES 27 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.46 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BLUE PARKWAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 986.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 40 MINUTES 27 SECONDS, WITH AN INITIAL TANGENT BEARING OF SOUTH 72 DEGREES 24 MINUTES 29 SECONDS EAST, AN ARC DISTANCE OF 46.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 53 DEGREES 08 MINUTES 52 SECONDS, AN ARC DISTANCE OF 56.12 FEET; THENCE SOUTH 16 DEGREES 35 MINUTES 01 SECOND EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 16.76 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 45 SECONDS, AN ARC DISTANCE OF 37.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WITH THE WESTERLY TIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 336.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 57 SECONDS, AN ARC DISTANCE OF 143.28 FEET; THENCE SOUTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 137.94 FEET; THENCE SOUTH 10 DEGREES 11 MINUTES 55 SECONDS EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 72.45 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 19 MINUTES 35 SECONDS, AN ARC DISTANCE OF 38.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 50 HIGHWAY; THENCE SOUTH 41 DEGREES 08 MINUTES 40 SECONDS WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 50 HIGHWAY, A DISTANCE OF 159.57 FEET; THENCE SOUTH 80 DEGREES 46 MINUTES 00 SECONDS WEST, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50, A DISTANCE OF 781.36 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED TRACT CONTAINS 473,367 SQUARE FEET, OR 10.87 ACRES.



VICINITY MAP
(NOT-TO-SCALE)

OWNER

KDP HOSPITALITY
CONTACT: PRITI BAHKTA
3501 W BROADWAY BLVD
SEDALIA, MO 65301

ENGINEER

LAINE CONSULTING LLC
PO BOX 108
GREENWOOD, MO 64034
CONTACT: MATT SMITH
EMAIL: MATT.SMITH@LAINE-CONSULTING.COM
PHONE: 623.332.7603

SHEET INDEX

SHEET 1 - COVER SHEET & NOTES
SHEET 2 - SITE PLAN
SHEET 3 - EXISTING CONDITIONS
SHEET 4 - GRADING PLAN
SHEET 5 - UTILITY PLAN
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SHEET L101 - LANDSCAPE PLAN
SHEET L102 - LANDSCAPE PLAN

PROJECT DESCRIPTION

PROPOSED 3 WAY SPLIT OF PROPERTY.

PARCEL 1 - PRELIMINARY PLANNING OF FUTURE COMMERCIAL.

PARCEL 2 - PRELIMINARY PLANNING OF FUTURE MEDICAL PLAZA.

PARCEL 3 - PROPOSED GAS STATION WITH ATTACHED RESTAURANT AND FUTURE COMMERCIAL.

SITE INFORMATION

PARCEL#: 60-520-99-02-00-0-00-000
OWNER: KDP HOSPITALITY LLC
ADDRESS: 2671 SE BLUE PARKWAY
LEES SUMMIT, MO 64063
ZONING: CP-2

FULL PARCEL

NET LOT AREA: 473,367 SF (10.87 ACRES)

PARCEL 1 - FUTURE

NET LOT AREA: 118,107 SF
PROPOSED BUILDING AREA: (3)5,000 = 15,000 SF
FAR(FLOOR AREA RATIO): .127
IMPERVIOUS AREA: 79,398 SF

PARCEL 2 - FUTURE

NET LOT AREA: 150,630 SF
PROPOSED BUILDING AREA: (3)5,000 = 15,000 SF
FAR(FLOOR AREA RATIO): .100
IMPERVIOUS AREA: 69,008 SF

PARCEL 3

NET LOT AREA: 204,630 SF
PROPOSED BUILDING AREA: 7,936 + 15,000 = 22,936 SF
FAR(FLOOR AREA RATIO): .112
IMPERVIOUS AREA: 102,783 SF

LAINE CONSULTING LLC
CIVIL ENGINEERING



REVISIONS

COVER SHEET & NOTES

PRELIMINARY DEVELOPMENT PLAN

BLACKWELL - C STORE



PROJECT #3001

01 OF 10



PARKING REQUIREMENTS
COMMERCIAL/MEDICAL -
1 SPACE PER 200 SF

CONVENIENCE -
1 SPACE PER 200 SF

RESTAURANT -
14 SPACE PER 1000 SF

LOT 1
COMMERCIAL
(3) 50x100 = 15,000 SF
= 75 SPACES MIN.
80 PROVIDED

LOT 2
MEDICAL
(3) 50x100 = 15,000 SF
= 75 SPACES MIN.
80 PROVIDED

LOT 3
COMMERCIAL
50x100 = 5,000 SF = 25
SPACES MIN.
25 PROVIDED

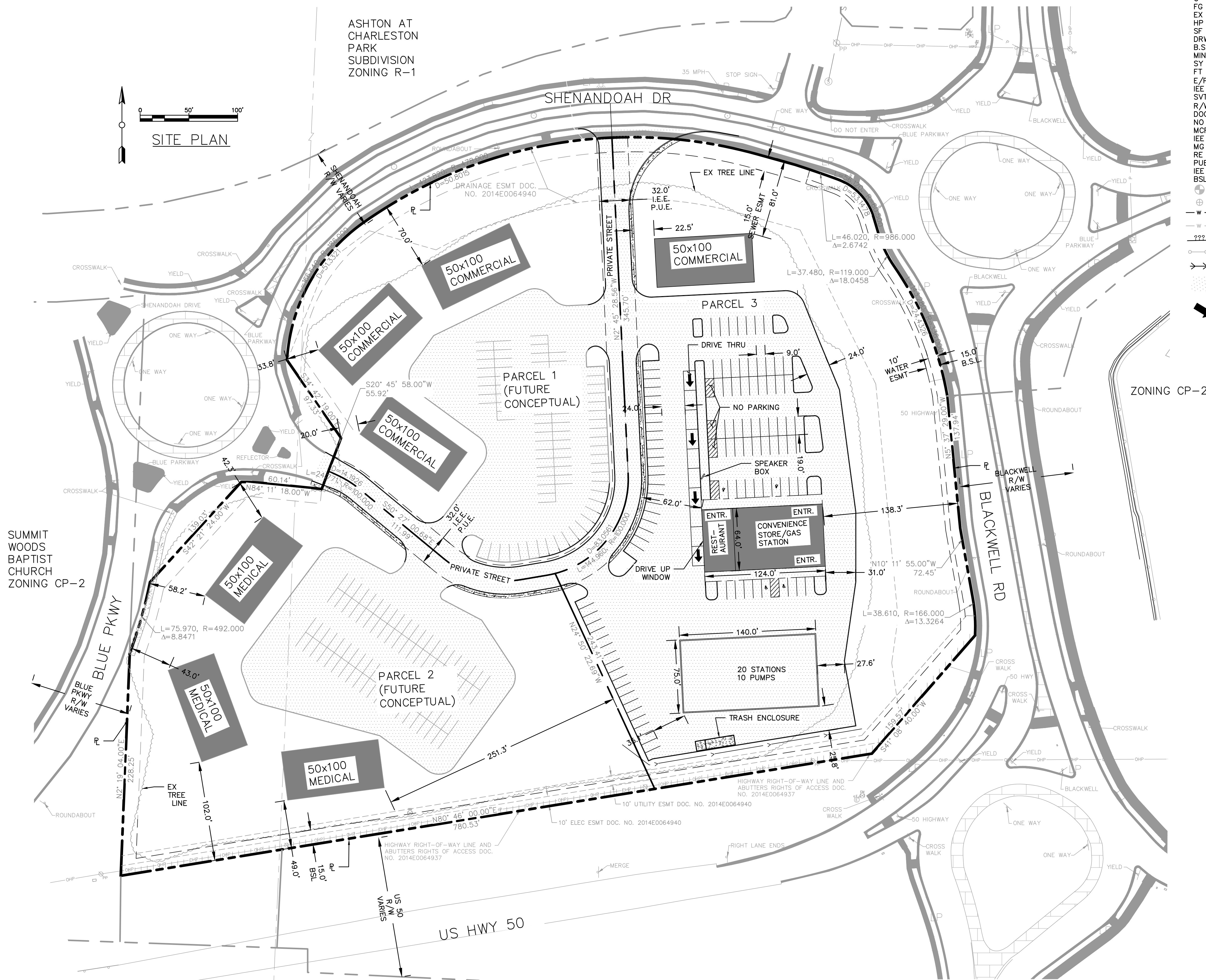
CONVENIENCE
6033/200=30 SPACES

RESTAURANT
1703/1000=1.7
1.7x14=24 SPACES

79 SPACES MIN
110 PROVIDED

4 ADA SPACES REQUIRED.

SUMMIT
WOODS
BAPTIST
CHURCH
ZONING CP-2



- LEGEND
- C CENTERLINE
 - F FLOWLINE
 - M MONUMENT LINE
 - P PROPERTY LINE
 - C CONCRETE GRADE
 - FG FINISHED GRADE
 - EX EXISTING
 - HP HIGH POINT
 - SF SQUARE FEET
 - DRWY DRIVEWAY
 - B.S.L. BUILDING SETBACK LINE
 - MIN MINIMUM
 - SY SQUARE YARDS
 - FT FEET
 - E/P EDGE OF PAVEMENT
 - IEE INGRESS/EGRESS EASEMENT
 - SVT SITE VISIBILITY TRIANGLE
 - R/W RIGHT OF WAY
 - DOC DOCUMENT
 - NO NUMBER
 - MCR MARICOPA COUNTY RECORDER
 - IEE INGRESS/EGRESS EASEMENT
 - MG MATCH EXISTING GRADE
 - RE ROADWAY EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - IEE INGRESS & EGRESS EASEMENT
 - BSL BUILDING SETBACK LINE
 - EX EX
 - W WATER LINE
 - W WATER LINE
 - ??SLOPE ARROWS
 - EX EX FENCE
 - FLOWLINE
 - PROPOSED PAVEMENT
 - DRAINAGE DIRECTION ARROW

PARKING LOT PAVEMENT
DESIGN NOTE
PARKING LOT DESIGN SHALL
COMPLY WITH THE
STANDARDS UNDER UDO
SECTION 8.620.F.

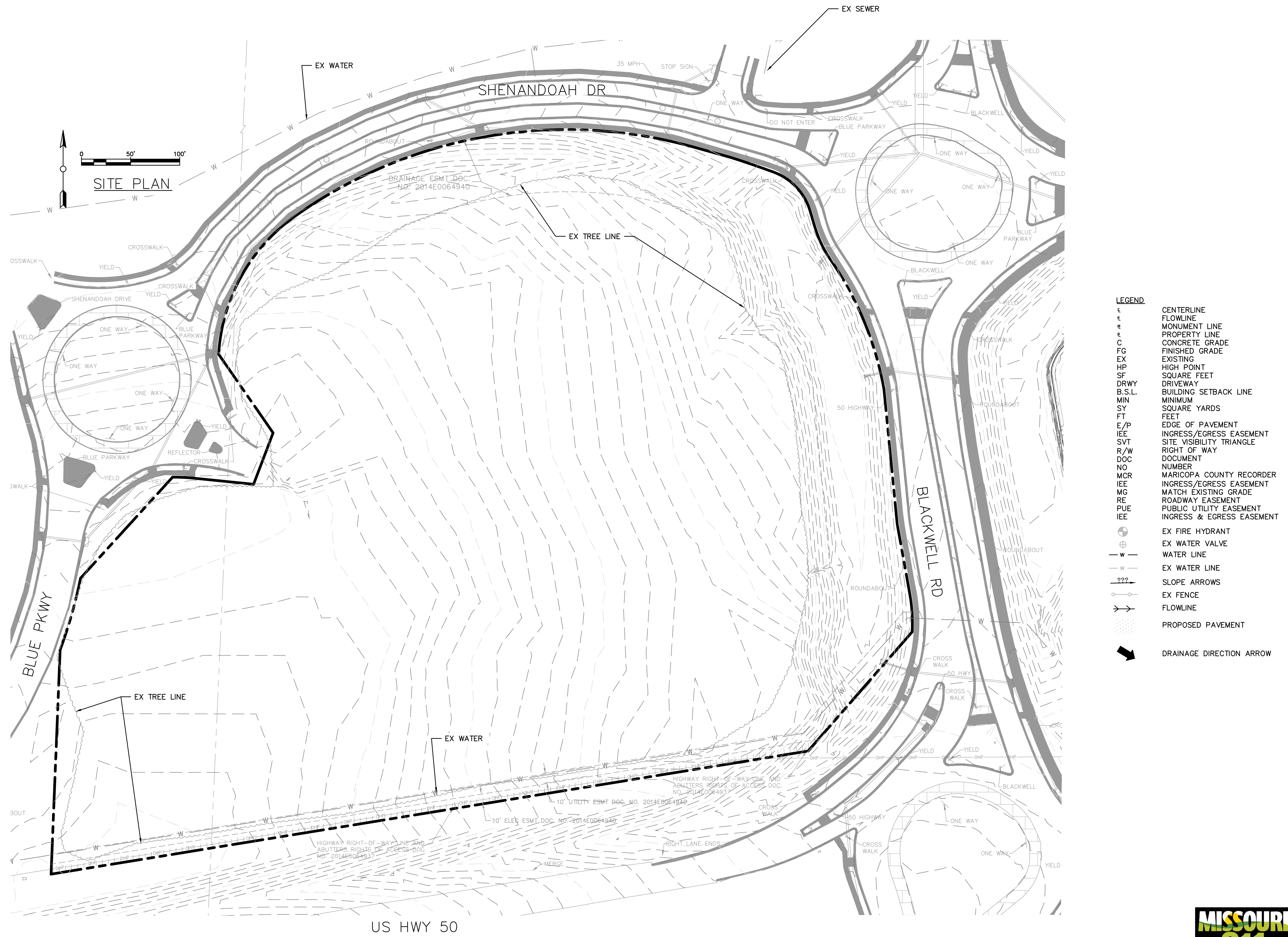
CURBING NOTE
PARKING LOTS AND DRIVES
SHALL BE BORDERED BY
CG-1 CURBING. TEMPORARY
ASPHALT CURBS MAY BE
USED IN AREAS TO BE
EXPANDED AS PART OF
FUTURE PHASED
DEVELOPMENT.

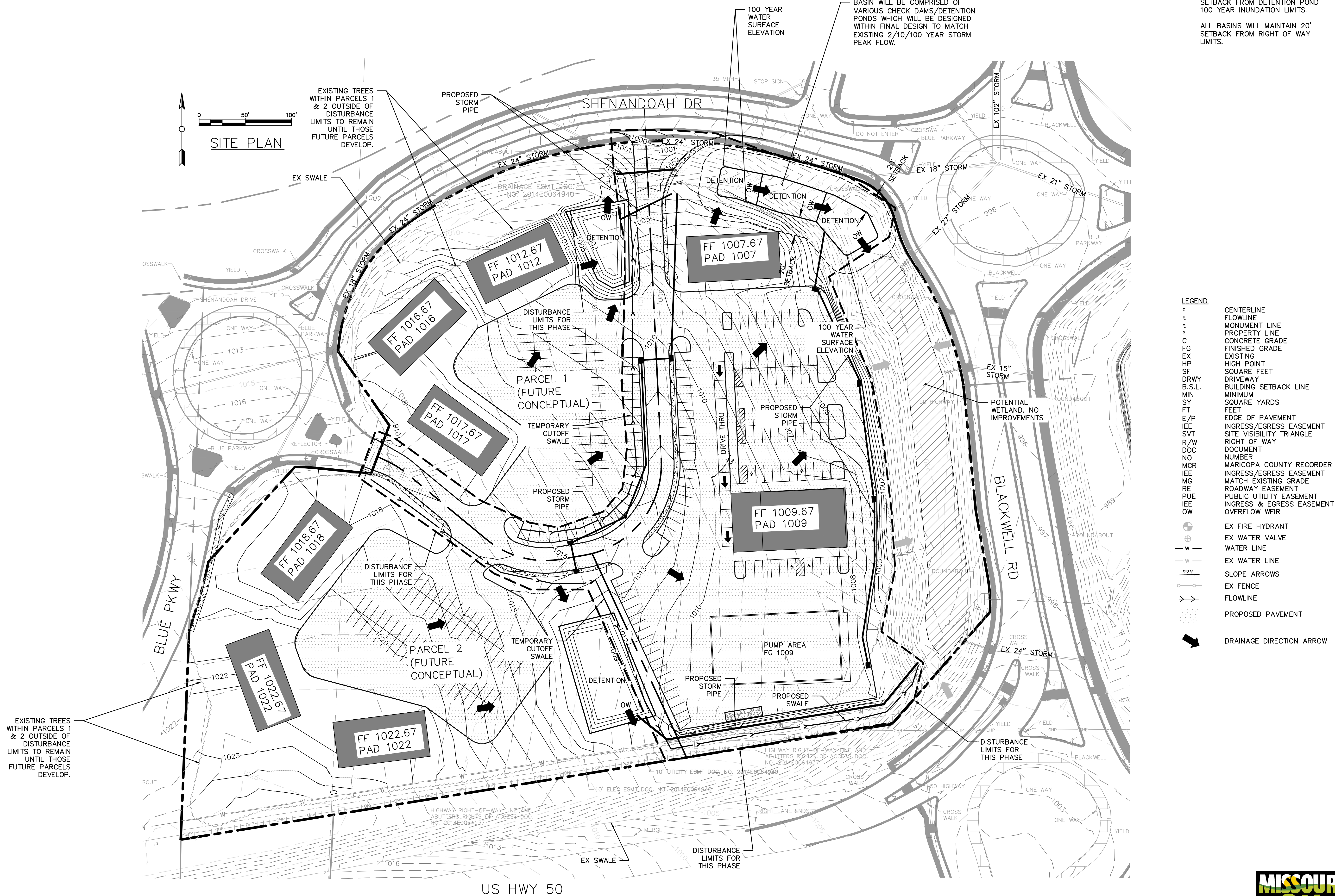


REVISIONS

PRELIMINARY DEVELOPMENT PLAN

BLACKWELL - C STORE





DETENTION BASIN REQUIREMENTS:
ALL BUILDINGS WILL MAINTAIN 20'
SETBACK FROM DETENTION POND
100 YEAR INUNDATION LIMITS.

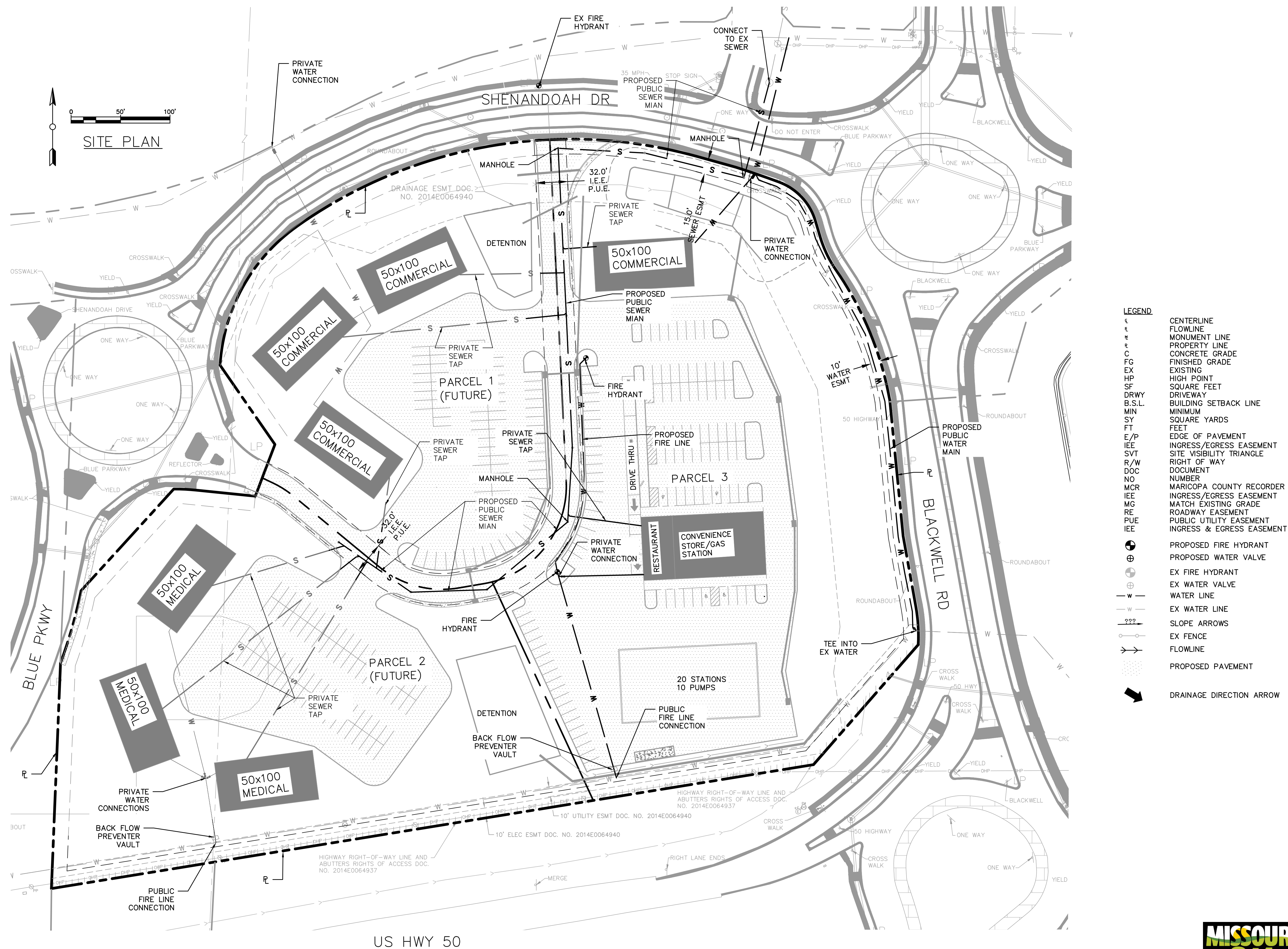
ALL BASINS WILL MAINTAIN 20'
SETBACK FROM RIGHT OF WAY
LIMITS.

LAIN CONSULTING LLC
CIVIL ENGINEERING

REVISIONS				
GRADING PLAN				
PRELIMINARY DEVELOPMENT PLAN				
BLACKWELL - C STORE				

PROJECT #3001

04 OF 10



LEGEND	
C	CENTERLINE
F	FLOWLINE
M	MONUMENT LINE
P	PROPERTY LINE
C	CONCRETE GRADE
FG	FINISHED GRADE
EX	EXISTING
HP	HIGH POINT
SF	SQUARE FEET
DRWY	DRIVEWAY
B.S.L.	BUILDING SETBACK LINE
MIN	MINIMUM
SY	SQUARE YARDS
FT	FEET
E/P	EDGE OF PAVEMENT
IEE	INGRESS/EGRESS EASEMENT
SVT	SITE VISIBILITY TRIANGLE
R/W	RIGHT OF WAY
DOC	DOCUMENT
NO	NUMBER
MCR	MARICOPA COUNTY RECORDER
IEE	INGRESS/EGRESS EASEMENT
MG	MATCH EXISTING GRADE
RE	ROADWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
IEE	INGRESS & EGRESS EASEMENT
⊙	PROPOSED FIRE HYDRANT
⊕	PROPOSED WATER VALVE
⊗	EX FIRE HYDRANT
⊖	EX WATER VALVE
—W—	WATER LINE
—W—	EX WATER LINE
???	SLOPE ARROWS
—F—	EX FENCE
→	FLOWLINE
▨	PROPOSED PAVEMENT
➔	DRAINAGE DIRECTION ARROW

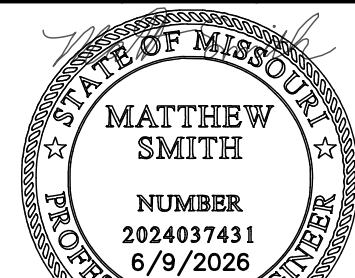


REVISIONS

UTILITY PLAN

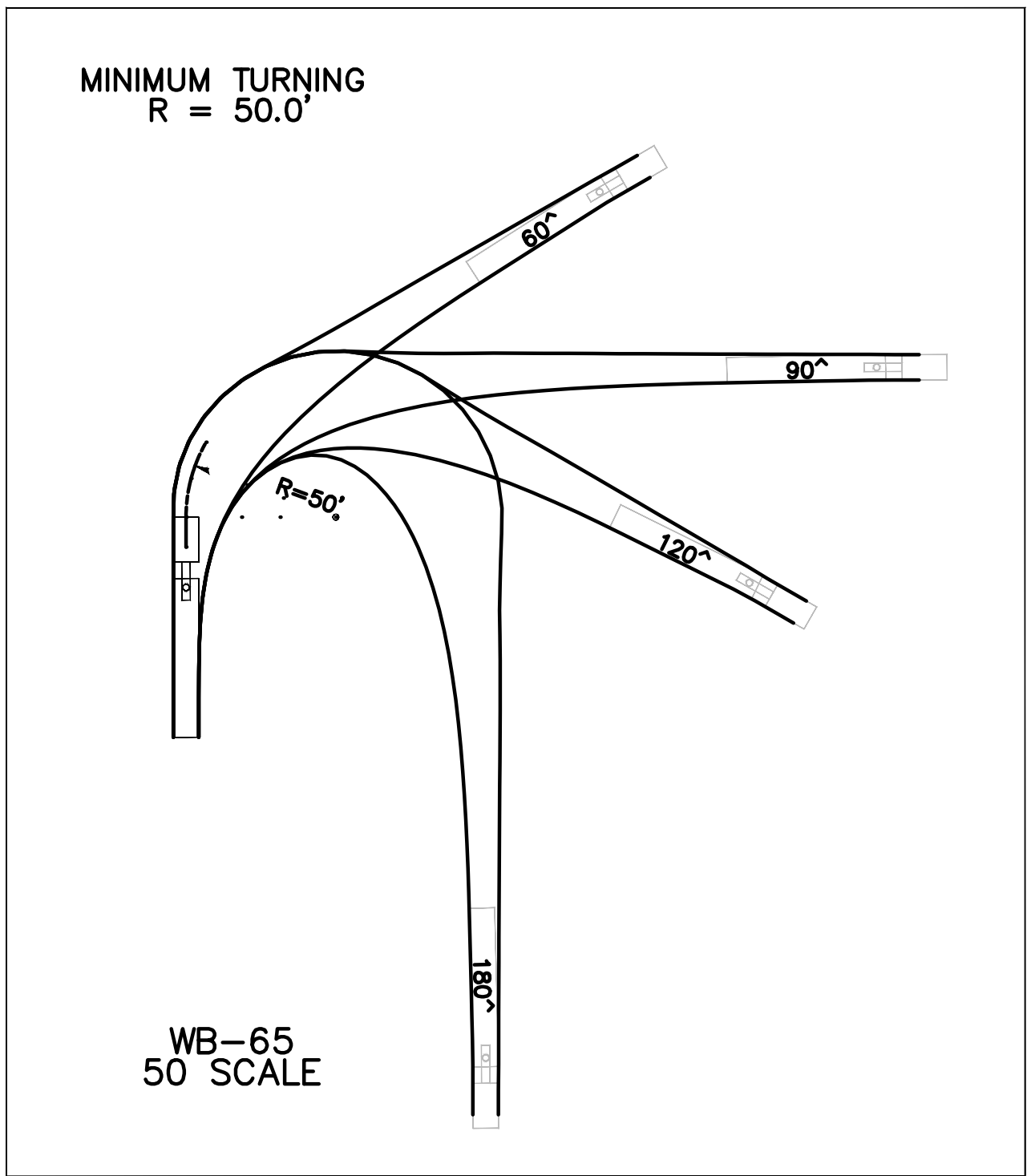
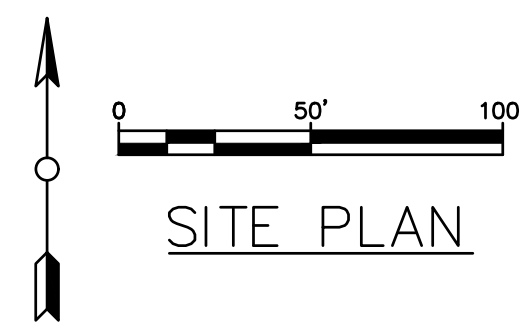
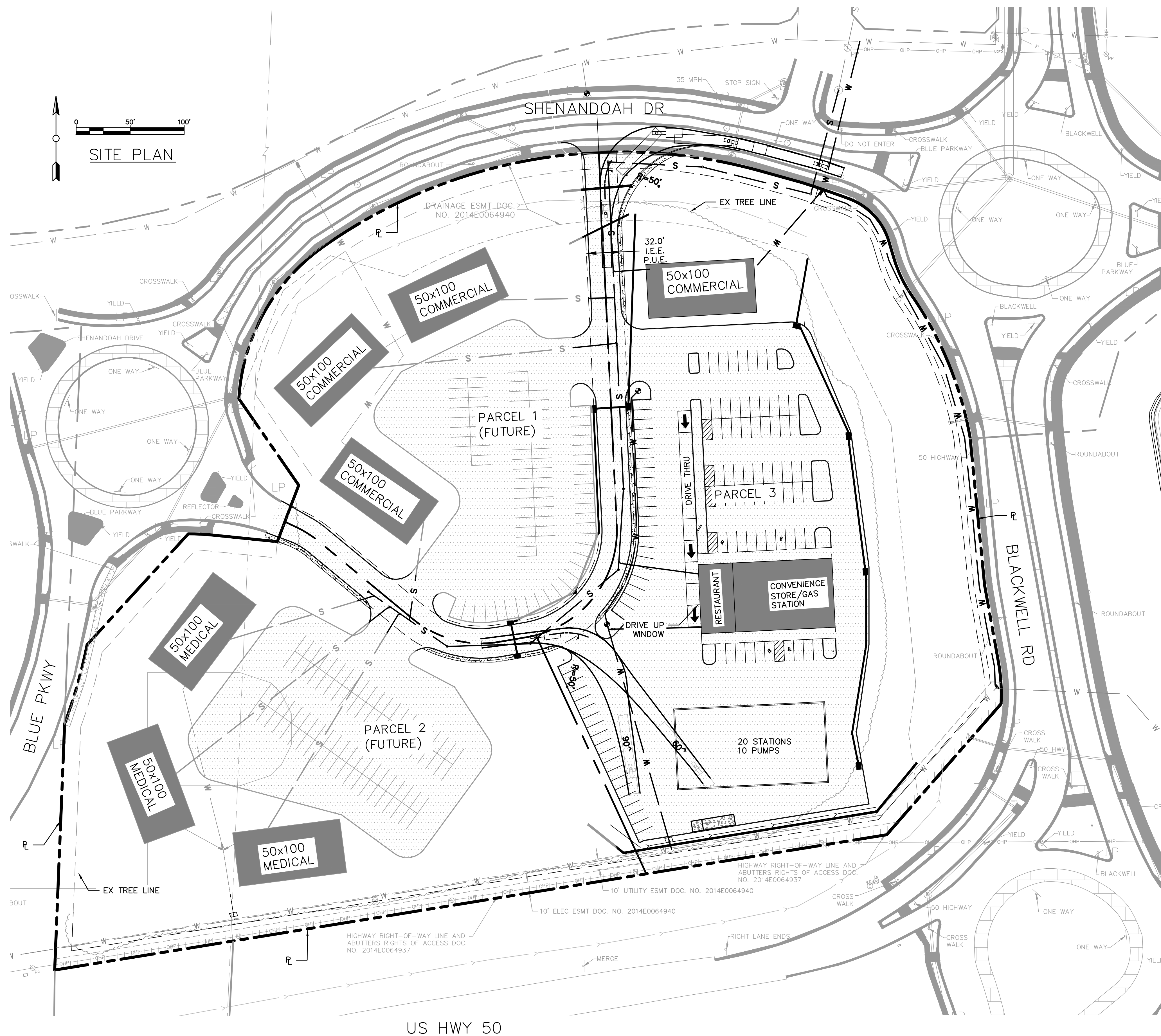
PRELIMINARY DEVELOPMENT PLAN

BLACKWELL — C STORE



PROJECT #3001





- LEGEND**
- | | |
|--------|---------------------------|
| C | CENTERLINE |
| F | FLOWLINE |
| M | MONUMENT LINE |
| P | PROPERTY LINE |
| C | CONCRETE GRADE |
| FG | FINISHED GRADE |
| EX | EXISTING |
| HP | HIGH POINT |
| SF | SQUARE FEET |
| DRWY | DRIVEWAY |
| B.S.L. | BUILDING SETBACK LINE |
| MIN | MINIMUM |
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| PUE | PUBLIC UTILITY EASEMENT |
| IEE | INGRESS & EGRESS EASEMENT |
| ⊕ | EX FIRE HYDRANT |
| ⊕ | EX WATER VALVE |
| — w — | WATER LINE |
| — w — | EX WATER LINE |
| ??? | SLOPE ARROWS |
| — | EX FENCE |
| — | FLOWLINE |
| ••••• | PROPOSED PAVEMENT |
| ➔ | DRAINAGE DIRECTION ARROW |

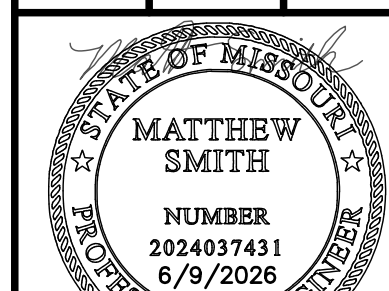


REVISIONS

FIRE PLAN

PRELIMINARY DEVELOPMENT PLAN

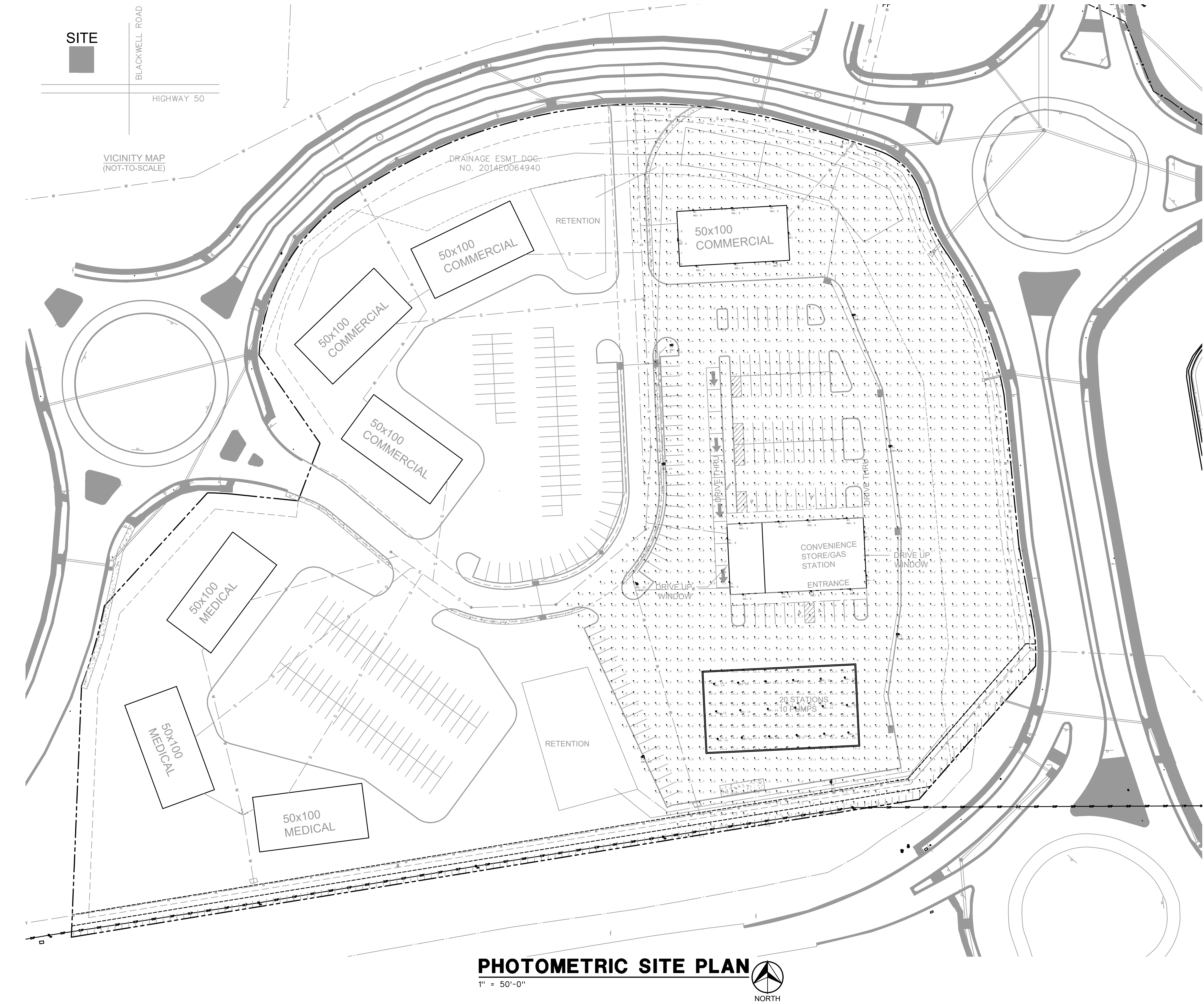
BLACKWELL — C STORE



PROJECT #3001

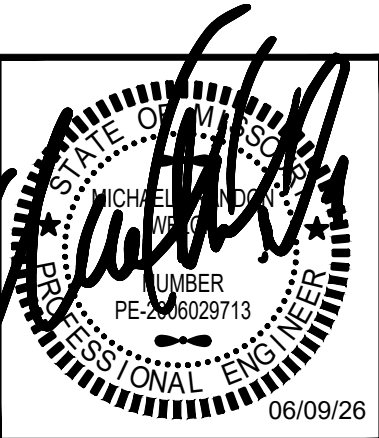
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C:\USERS\STEVEBLACKBURN\ONEDRIVE - ARCHITECTURAL ENGINEERING CONSORTIUM\SHARED DOCUMENTS - AEC SERVER\PROJECTS\AEC-PROJECTS\2025_PROJECTS\25036F_E100_2026-03-27_SWB_24X36.DWG : 6/3/2026 2:05:27 PM : SteveBlackburn



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	20	WDG2 LED P3 50K 80CRI TFTM	Single	WDG2 LED P3 50K 80CRI TFTM	W1	1.000	3128	32.1375	642.75	8
	1	DSX2 LED P8 50K 80CRI BLC4 EGS	Single	DSX2 LED P8 50K 80CRI BLC4 EGS	P2	1.000	36053	462.45	462.45	20
	7	DSX2 LED P8 50K 80CRI T5W EGS	Single	DSX2 LED P8 50K 80CRI T5W EGS	P1	1.000	38075	462.45	3237.15	20
	18	PCNY LED ALO2 @16L SWW2 @50K FPCL MVOLT	Single	PCNY LED ALO2 @16L SWW2 @50K FPCL MVOLT		1.000	16316	99.79	1796.22	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Illuminance	Fc	23.93	34.5	12.1	1.98	2.85
Site	Illuminance	Fc	1.96	15.7	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	5.60	34.5	0.1	56.00	345.00



BLACKWELL C-STORE
HIGHWAY 50 and BLACKWELL RD
LEE'S SUMMIT, MISSOURI



JOB NO.:	25036F
DATE:	03/27/2026
REVISIONS:	
DESIGNED BY:	SWB
DRAWN BY:	SWB
CHECKED BY:	MBW
SHEET NO.	

P1

BLACKWELL - C STORE
LANDSCAPE PLAN

LEE'S SUMMIT LANDSCAPE REQUIREMENTS			
STREET FRONTAGE LANDSCAPING			
CODE REQUIREMENT	PER SEC. 8.790–A(1–3) 1 TREE SHALL BE PLANTED FOR EACH 30 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPED SETBACK ABUTTING SAID STREET FRONTAGE. 1 SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPED SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
397 LF HIGHWAY 50	225 / 30 = 8 225 / 20 = 8	14 TREES & 11 SHRUBS	8 TREES
518 LF BLACKWELL ROAD	N/A		NO STREET SHRUBS ARE PROVIDED AS REQUIRED
206 LF SE SHENANDOAH DRIVE	N/A		PARKING SCREENING SHRUBS WILL FILL THE AREA BETWEEN BACK OF CURB AND THE UTILITY EASEMENT IN THE FRONTAGE AREA.
OPEN YARD AREAS			
CODE REQUIREMENT	PER SEC. 8.790–B(1–3) PROVIDE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA– EXCLUDING BUILDING FOOTPRINT AREA. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF 1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
117,433 SF TOTAL LOT AREA (NOT INCLUDING BUILDING OR DRAINAGE ESMT)	117,433 / 5,000 = 23 117,433/ 5,000 X 2 = 47	23 TREES + 47 SHRUBS	23 TREES + 49 SHRUBS
PARKING LOT SCREENING			
CODE REQUIREMENT	PER SEC. 8.820 (A–C) PROVIDE A HEDGE BETWEEN THE EDGE OF THE PARKING LOT PARALLEL TO A STREET CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN 2 GROWING SEASONS. SHRUBS MUST BE AT LEAST 18" TALL AT THE TIME OF PLANTING AND BE OF A SPECIES THAT WILL NORMALLY GROW TO AT LEAST 2.5' IN HT AT MATURITY AND BE SUITABLE FOR THE PARKING LOT APPLICATION. THE STREET–SIDE SCREENING TREATMENT MAY BE LOCATED WITHIN THE LANDSCAPE STRIP REQUIRED UNDER THIS DIVISION ALONG THE FRONT YARD OF THE PROPERTY.		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
225 LF HWY 50 PARKING LOT FRONTAGE	225 / 40 = 5.63 5.63 x 12 = 68	68 PARKING LOT SCREENING SHRUBS REQUIRED ALONG PRIVATE DRIVE	57 PARKING LOT SCREENING SHRUBS PROVIDED
385 LF BLACKWELL ROAD PARKING LOT FRONTAGE	385/ 40 = 9.63 9.63 x 12 = 116	116 PARKING LOT SCREENING SHRUBS REQUIRED ALONG BLACKWELL RD.	112 PARKING LOT SCREENING SHRUBS PROVIDED
INTERIOR PARKING LOT LANDSCAPING			
CODE REQUIREMENT	PER SEC. 8.810 (A–C) LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS. EVERY FOUR ROWS OF PARKING SHALL INCLUDE A LANDSCAPE ISLAND OF AT LEAST TEN FEET IN WIDTH.THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS, OR GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
RE: CIVIL FOR PARKING AREA CALCULATIONS		TREES + SHRUBS, GRASS, OR GROUND COVER	10 TREES PROVIDED, SHRUBS BENEATH

PLANTING REQUIREMENTS	
PLANT SIZE (PER LEE'S SUMMIT)	SIZE REQUIREMENT (AT TIME OF PLANTING)
TREES	
LARGE DECIDUOUS TREES	MINIMUM 2.5" CALIPER MEASURED AT 6" ABOVE THE GROUND OR TOP OF THE ROOT BALL
ORNAMENTAL TREES	MINIMUM 1.5" CALIPER MEASURED AT 6" ABOVE THE GROUND OR TOP OF THE ROOT BALL
EVERGREEN TREES	MINIMUM 8' HT.
SHRUBS	
MEDIUM SHRUBS	18– TO 24–INCH BALLED AND BURLAPPED OR TWO–GALLON CONTAINER
LARGE SHRUBS	24– TO 30–INCH BALLED AND BURLAPPED OR 5–GALLON CONTAINER
GROUND COVER	
GROUND COVER (ALL TYPES)	TWO AND ONE–HALF–INCH PEAT POT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ORNAMENTAL TREES					
	CO	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	MS2	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	B&B, Single Stem
SHADE TREES					
	AB	Acer saccharum 'Ballsta'	Fall Fiesta@Sugar Maple	2.5" Cal.	B&B
	PM	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	2" Cal.	B&B
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	Packaged, Single Stem
	UC	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.	B&B
DECIDUOUS SHRUBS					
	PL	Physocarpus opulifolius 'Little Devil'	Little Devil™ Dwarf Ninebark	---	3 gal.
	PM2	Physocarpus opulifolius 'Mindia'	Coppertina@Ninebark	---	5 gal.
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	---	3 gal.
	VM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	---	3 gal.
EVERGREEN SHRUBS					
	JG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	---	5 gal.

REVISIONS

SITE PLAN

BLACKWELL - C STORE

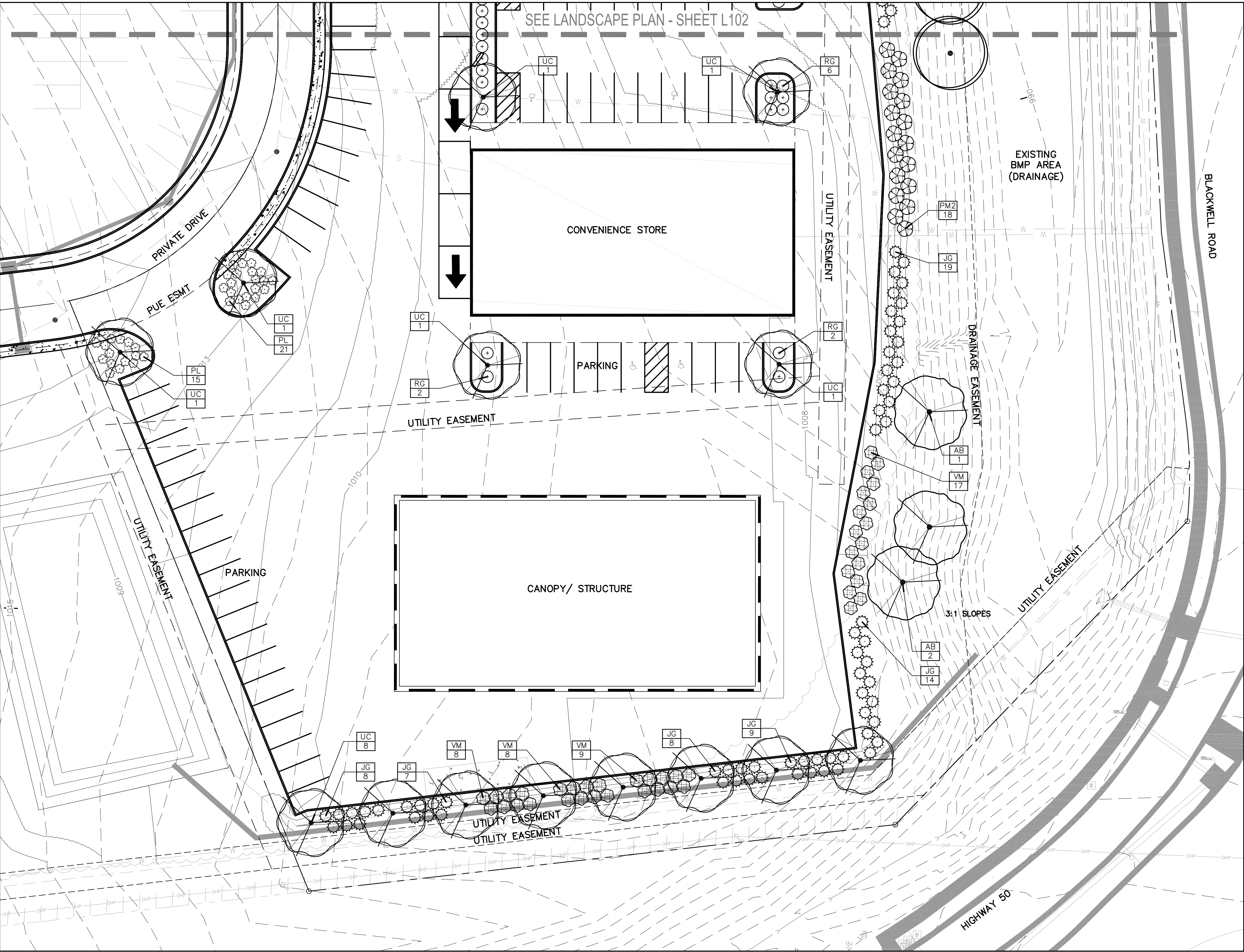
LANDSCAPE SCHEDULES

L-100

PROJECT #3001

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BLACKWELL - C STORE
LANDSCAPE PLAN



PLANT_SCHEDULE

SYMBOL CODE BOTANICAL/ COMMON NAME

EVERGREEN TREES

JC Juniperus virginiana 'Canaertii'
Canaertii Juniper

ORNAMENTAL TREES

AF Acer ginnala 'Flame'
Flame Amur Maple

CO Cercis canadensis
Eastern Redbud

SHADE TREES

AB Acer saccharum 'Baista'
Fall Fiesta Sugar Maple

QS Quercus shumardii
Shumard Oak

UC Ulmus x 'Frontier'
Frontier Elm

DECIDUOUS SHRUBS

DK Diervilla x Kodiak Orange
Kodiak Orange Diervilla

PL Physocarpus opulifolius 'Little Devil'
Little Devil Ninebark

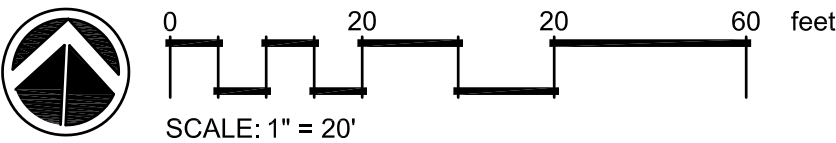
PM2 Physocarpus opulifolius 'Mindia'
Coppertina Ninebark

VM Viburnum dentatum 'Blue Muffin'
Blue Muffin Viburnum

EVERGREEN SHRUBS

JG Juniperus virginiana 'Grey Owl'
Grey Owl Juniper

LANDSCAPE PLAN - 1
SCALE: 1"=20'



REVISIONS

SITE PLAN

BLACKWELL - C STORE

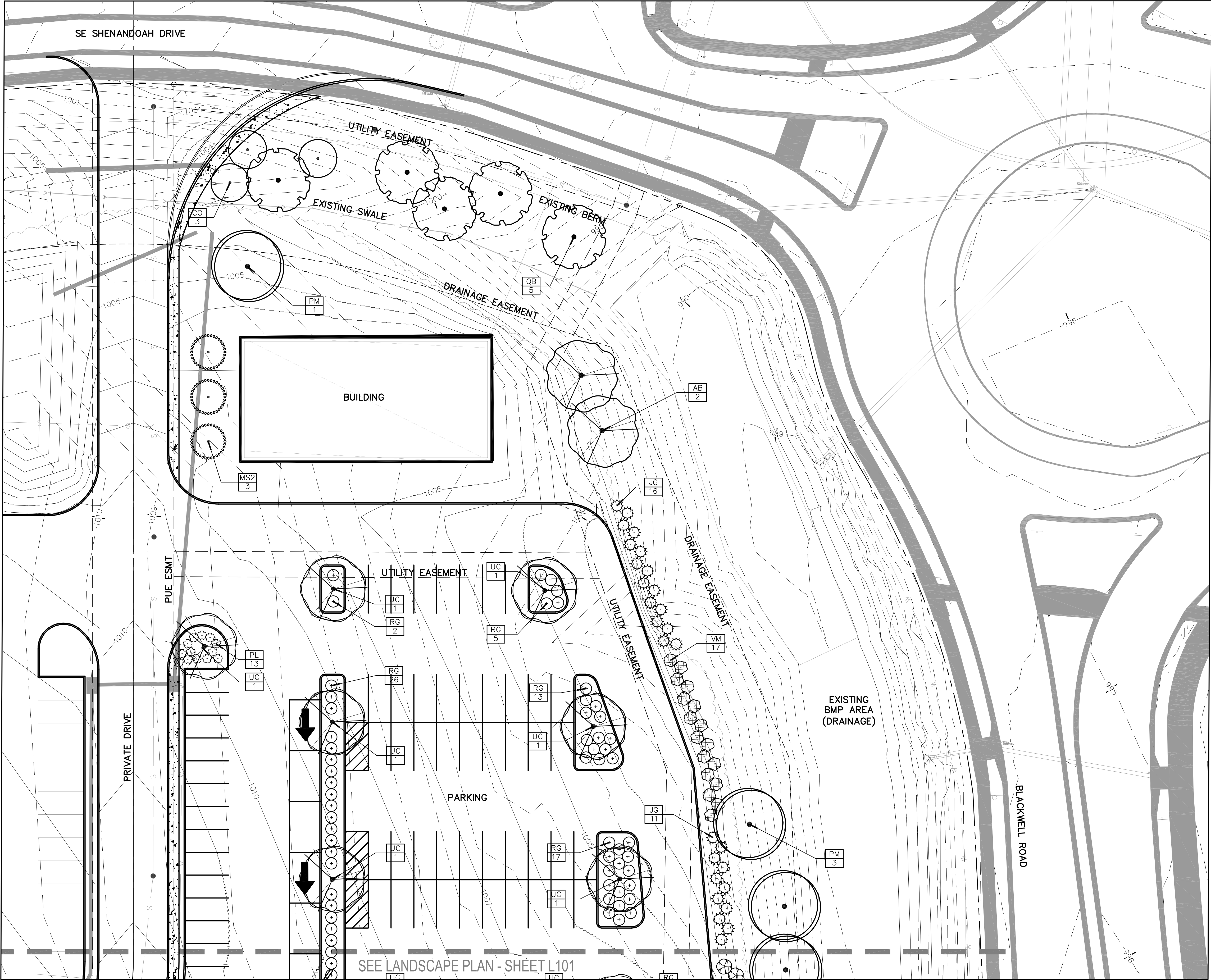
LANDSCAPE PLAN

L-101

PROJECT #3001

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BLACKWELL - C STORE
LANDSCAPE PLAN



PLANT_SCHEDULE

SYMBOL CODE BOTANICAL/ COMMON NAME

EVERGREEN TREES

JC Juniperus virginiana 'Canaertii'
Canaerti Juniper

ORNAMENTAL TREES

AF Acer ginnala 'Flame'
Flame Amur Maple

CO Cercis canadensis
Eastern Redbud

SHADE TREES

AB Acer saccharum 'Baista'
Fall Fiesta Sugar Maple

QS Quercus shumardii
Shumard Oak

UC Ulmus x 'Frontier'
Frontier Elm

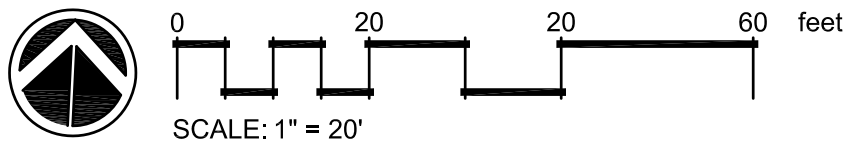
DECIDUOUS SHRUBS

DK Diervilla x Kodiak Orange
Kodiak Orange Diervilla
PL Physocarpus opulifolius 'Little Devil'
Little Devil Ninebark
PM2 Physocarpus opulifolius 'Mindia'
Coppertina Ninebark
VM Viburnum dentatum 'Blue Muffin'
Blue Muffin Viburnum

EVERGREEN SHRUBS

JG Juniperus virginiana 'Grey Owl'
Grey Owl Juniper

LANDSCAPE PLAN - 2
SCALE: 1"=20'



REVISIONS

SITE PLAN

BLACKWELL - C STORE

LANDSCAPE PLAN

L-102

PROJECT #3001

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