

SWOPE VILLAGE CAMPUS MASTER PLANNED DEVELOPMENT KANSAS CITY, MO

3427 E 59TH STREET, AND 5900, 5924, 5926, 5930 SWOPE PARKWAY
MASTER PLAN DEVELOPMENT AND AREA PLAN AMENDMENT

SITE DATA

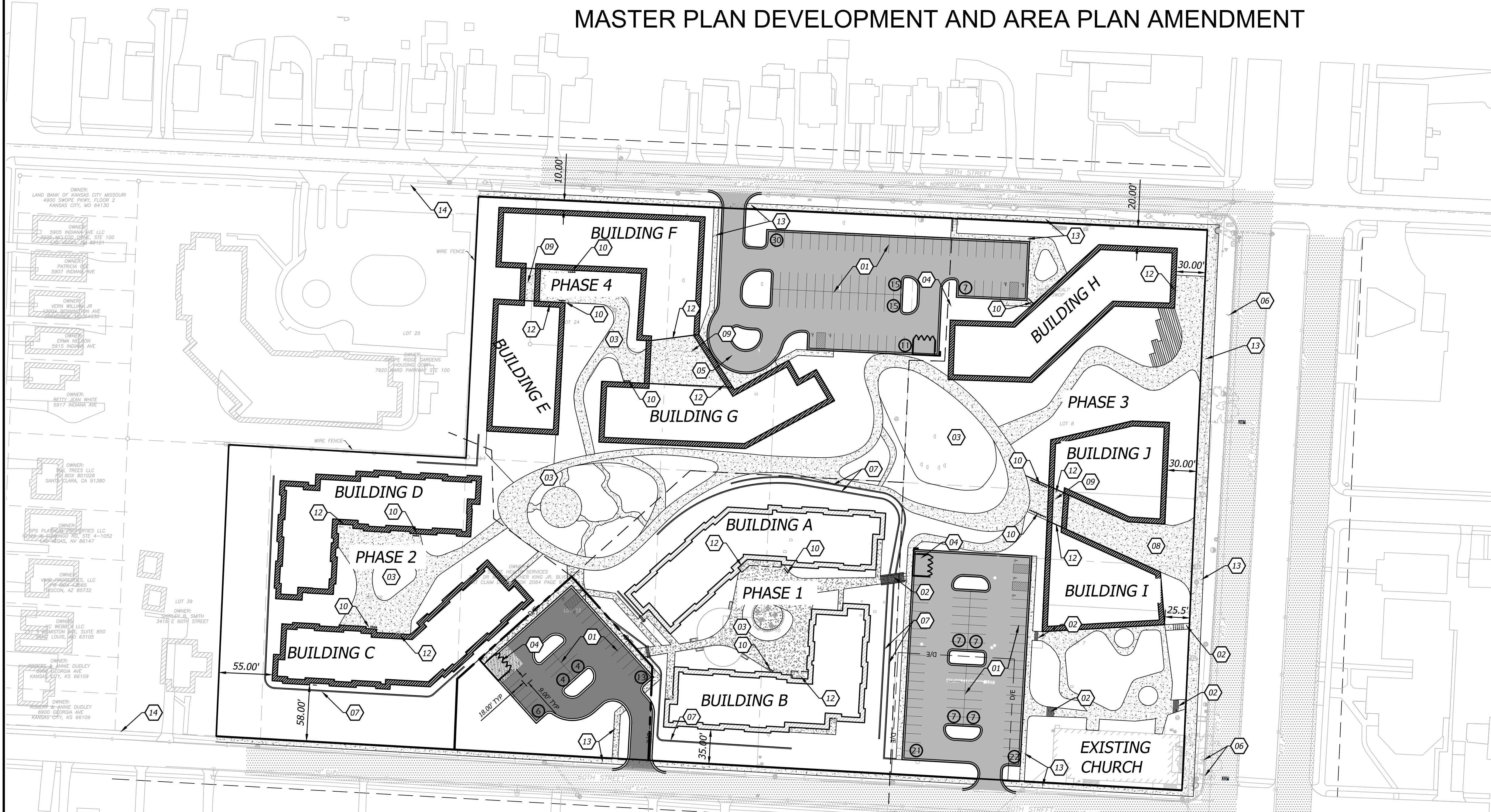
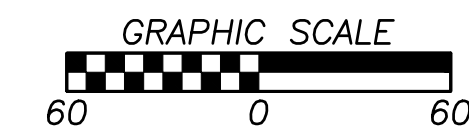
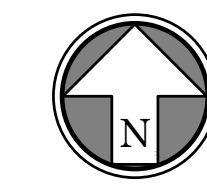
SITE	SITE AREA:	11.05	AC
		481,357	SF
IMPERVIOUS AREA:			
EXISTING:		211,174	SF 43.9%
PROPOSED:		315,879	SF 65.6%
ZONING:			
EXISTING:		R1.5	
PROPOSED:		MFD	

CONSTRUCTION NOTES

- 01 PARKING LOT STRIPING
- 02 PROPOSED STAIRS
- 03 PROPOSED COURTYARD FOR SWOPE HEALTH CAMPUS RESIDENTS
- 04 PROPOSED TRASH ENCLOSURE
- 05 VEHICLE LOADING ZONE
- 06 PROTECT EXISTING BUS ROUTE SIGN
- 07 PROPOSED RETAINING WALL
- 08 PROPOSED GATEWAY INTO SWOPE HEALTH CAMPUS
- 09 PROPOSED ROOF TOP COVERING/AERIAL HALLWAY BETWEEN BUILDING
- 10 BICYCLE PARKING
- 11 EXISTING FIRE HYDRANT
- 12 BUILDING MAIN ENTRANCE LOCATION
- 13 PROPOSED SIDEWALK
- 14 EXISTING SIDEWALK

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- MEDIUM DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE DUMPSTER PAD
- "INVERTED U" BICYCLE PARKING
- PROPERTY LINE
- PARKING STALL COUNT
- PHASE SEPARATION LINE



Swope Health Village Campus - CD-CPC-2024-00072 - CD-CPC-2024-00072

Phase	Building Use	Area (sf)	Number of Units	Parking Rate	Parking Spaces Required	Parking Spaces Provided	ADA Spaces Req'd.	Regular Spaces	Bicycle Rate	Bicycle Spaces Required	Bicycle Spaces Provided
Phase 1	Building A	16,200	18	0.5 per Unit*	9	9	1	17	1 per 3 Units	6	6
	Building B	15,623	18	0.5 per Unit*	9	9	1	17	1 per 3 Units	6	6
Phase 2	Building C	15,911	18	0.5 per Unit*	9	9	1	17	1 per 3 Units	6	6
	Building D	15,227	18	0.5 per Unit*	9	9	1	17	1 per 3 Units	6	6
Phase 3	Building H	15,881	49	1 per 3 Units	16.3	16	1	15	1+ per 10 Beds	5.9	6
	Building I	10,296	na	2.5 per 1,000sf	25.6	26	2	24	1+ per 10,000sf	2	2
	Building J	10,218	na	2.5 per 1,000sf	25.5	26	2	24	1+ per 10,000sf	2	2
Phase 4	Building E	10,000	30	1 per 3 Units	10	10	1	9	1+ per 10 Beds	4	4
	Building F	17,577	52	1 per 3 Units	17.3	17	1	16	1+ per 10 Beds	6.2	6
	Building G	14,000	43	1 per 3 Units	14.3	14	1	13	1+ per 10 Beds	5.3	5
Totals:						145	12	109			49

*For a multi-unit building with more than 10 units, when at least twenty percent (20%) of the total number of units is provided as affordable housing, parking shall be required in the amount of 0.5 space per dwelling unit (88-420-0414)

**If the number of ADA parking spaces is based on the total parking spaces provided (and not a summation of individual phases) then 6 accessible spaces are required per code (88-420-14-B, Table 420-4, 1511 to 200).

**add Medical Office as potential use for entire MFD

<p style="font-size: 8px;">CIVIC COMMUNITIES AND AFFORDABLE COMMUNITIES 101 Cliff Road, Suite 400 Overland Park, Kansas 66210 p. (913) 653-1900 We are a subsidiary of Emergent Investment Company, P.A.</p>	<p>Prepared For:</p> <p>SWOPE HEALTH 3801 DR. MARTIN LUTHER KING JR. BLVD KANSAS CITY, MO 64130 816-923-5800</p>
<p>SWOPE VILLAGE CAMPUS 5900 SWOPE PARKWAY KANSAS CITY, MO, 64613 FINAL DEVELOPMENT PLAN OVERALL SITE PLAN</p>	<p>Design: MGG Drawn: LAS Checked: MGG Issue Date: 05/28/2024 Project Number: 039350</p>
C1.0	

Aug. 29, 2024 - 7:34am Plotted By: trevis.gerber V:\039350-Swope Village Campus\04-DWG\Eng\Sheet\YDP\039350-SHTS-SITE-FDP.dwg Layout: C1.0 OVERALL SITE PLAN

PRELIMINARY PLAT

SWOPE PARK HIGHLANDS REPLAT

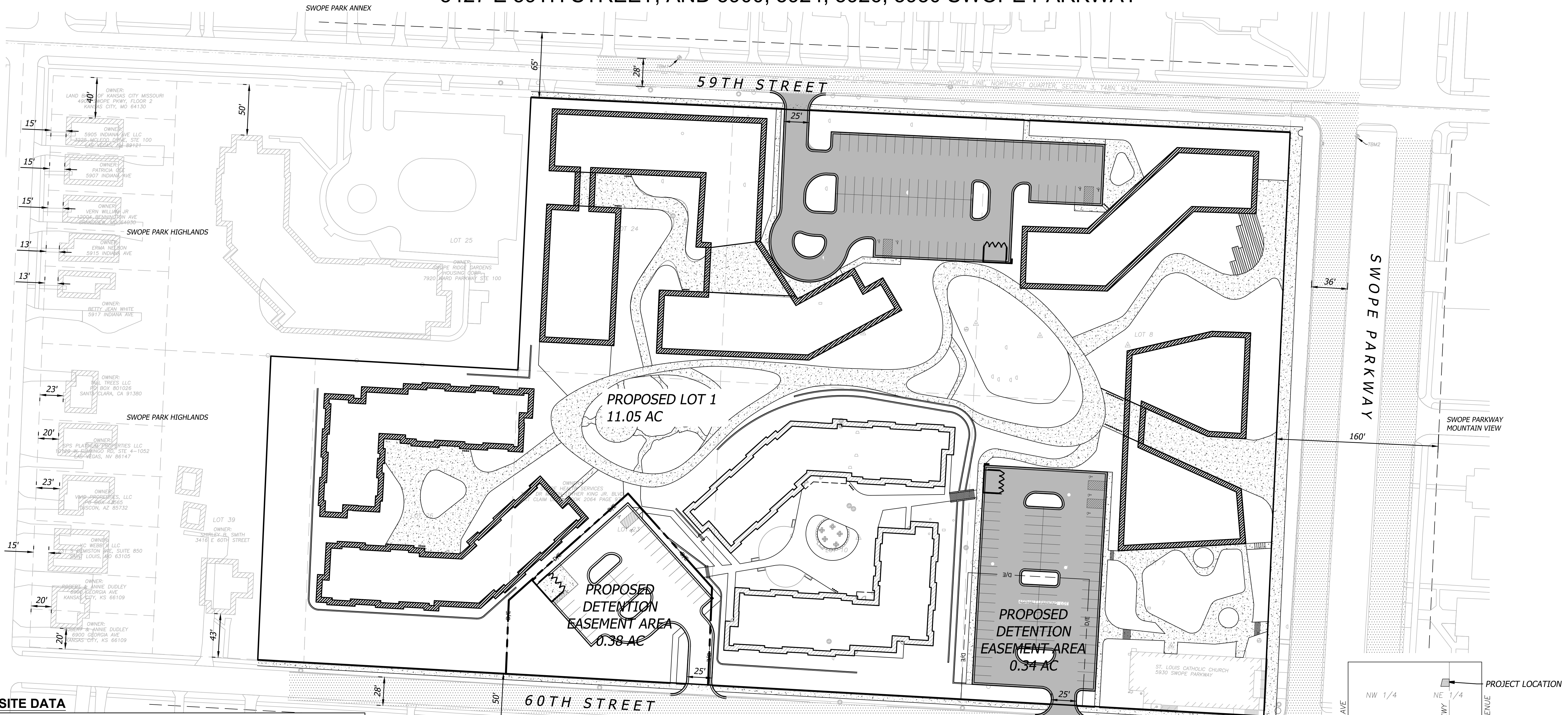
LOTS 7, 8, 9, 10, 23, 24, 26, PART OF 39

KANSAS CITY, MO

3427 E 59TH STREET, AND 5900, 5924, 5926, 5930 SWOPE PARKWAY

LEGAL DESCRIPTION

LOTS 7, 8, 9, 10, 23, 24, 26, AND PART OF LOT 39,
SWOPE PARK HIGHLANDS, JACKSON CO., MISSOURI

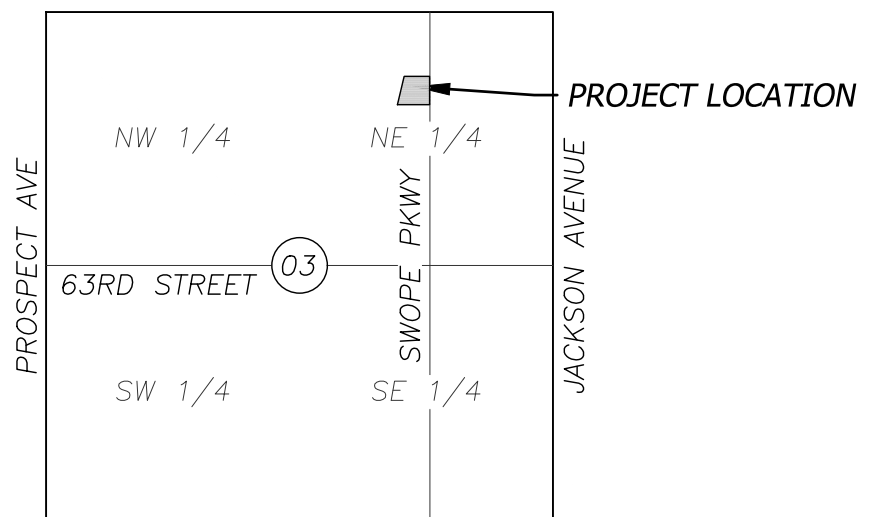
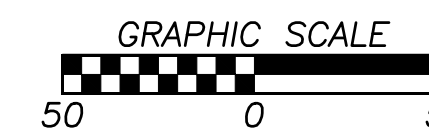
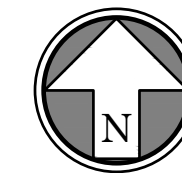


SITE DATA

SITE:	Value	Unit
GROSS PROJECT AREA	11.05	± AC
EXISTING ZONING	R-1.5	RESIDENTIAL
PROPOSED ZONING	MPD	MASTER PLANNED
PROPOSED NUMBER OF LOTS	01	
PROPOSED DENSITY	0.09	LOTS/ACRE
STREET CLASSIFICATION	N/A	
RIGHT-OF-WAY WIDTH	N/A	FEET
PAVEMENT WIDTH	N/A	FEET BACK-TO-BACK
PARKLAND DEDICATION	2.95	AC
DETACHED HOUSING	N/A	UNITS
SEMI-ATTACHED HOUSING	N/A	UNITS
MULTI-UNIT BUILDING		
BEHAVIORAL HEALTH	72	UNITS
SENIOR HOUSING	174	UNITS

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING



SECTION MAP

NOT TO SCALE
SECTION 03-T48N-R33W
JACKSON COUNTY, MISSOURI

Rev.	Date	Description	By	App.



EHC
Civil Engineering & Architecture, Inc.
101 East Park & Lenoir
Overland Park, Kansas 66210
p. (913) 663-1900
WE are members of EwingCole Companies, P.A.

Prepared For:

SWOPE HEALTH
3801 DR. MARTIN LUTHER
KING JR. BLVD
KANSAS CITY, MO 64130
816-923-5800

SWOPE VILLAGE CAMPUS
5900 SWOPE PARKWAY
KANSAS CITY, MO, 64613

PRELIMINARY PLAT

Design: MGG | Drawn: LAS
Checked: MGG
Issue Date: 05/28/2024
Project Number: 039350

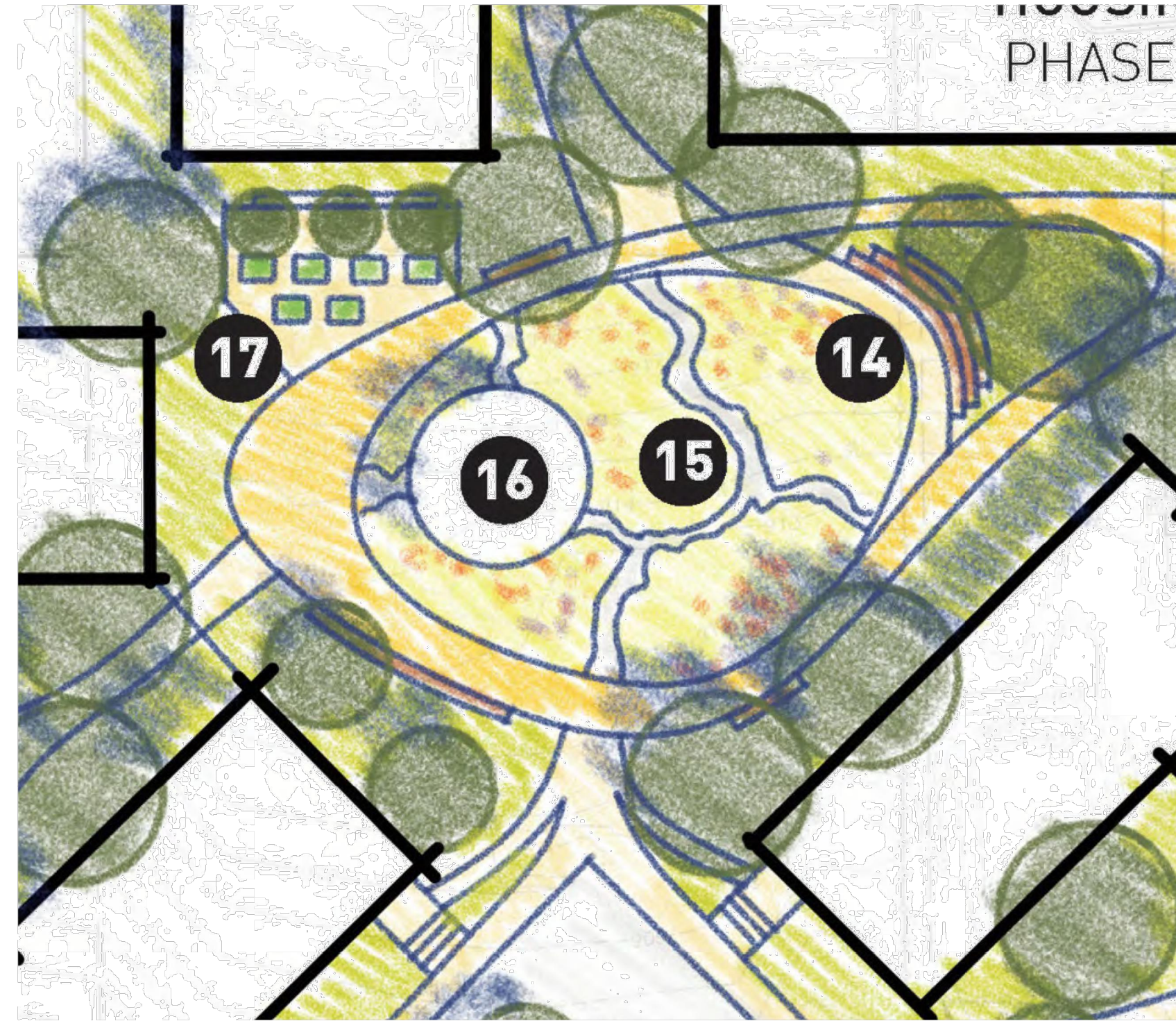
C2.0

Aug 29, 2024 - 7:34am Plotted By: trevis.gerber V:\039350-Swope Village Campus\04-DWG\Eng\Sheet\YDP\039350-SHRS-SITE-FDP.dwg Layout: C2.0 PRELIMINARY PLAT

SWOPE HEALTH VILLAGE DESIGN STANDARDS

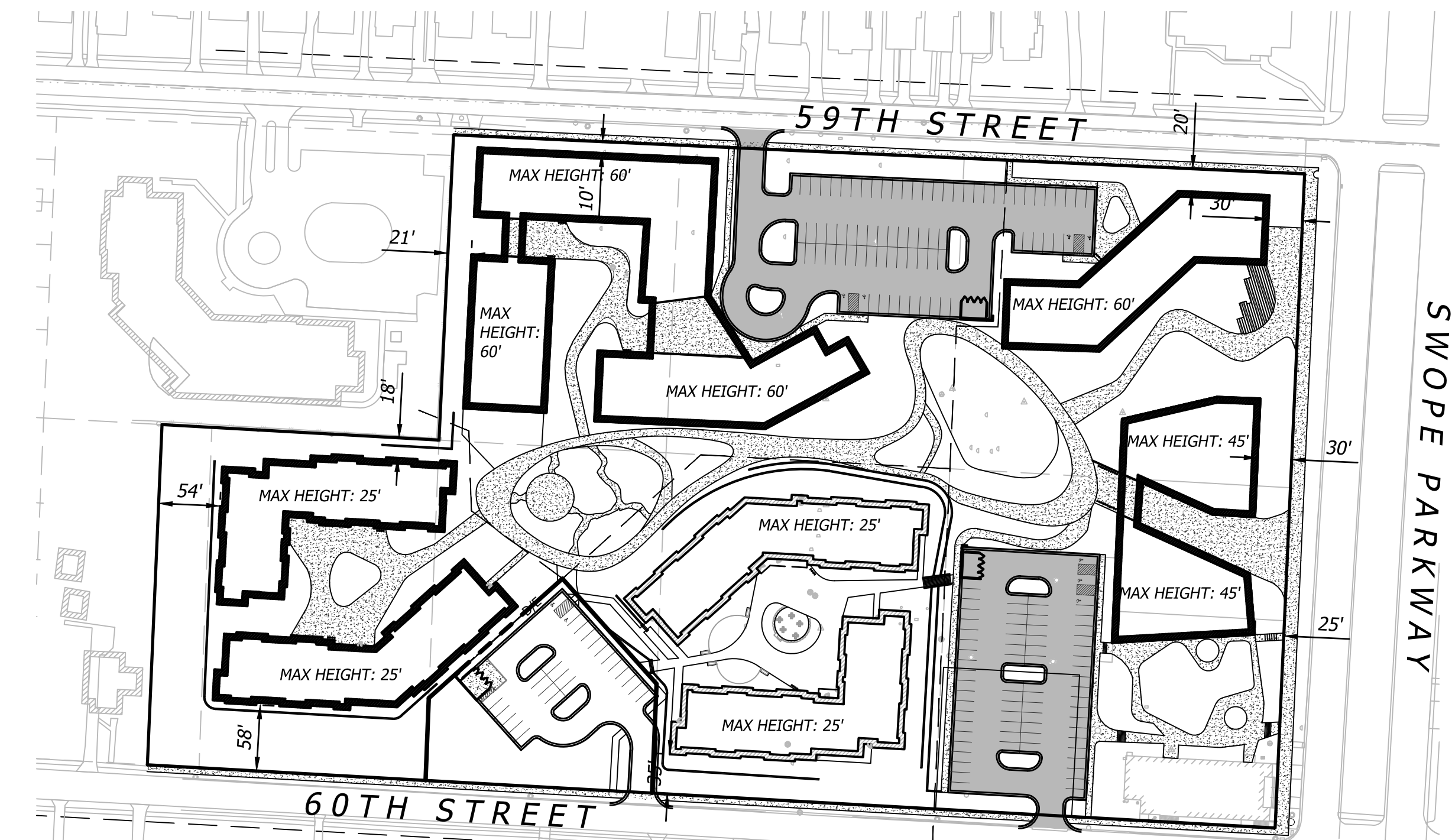
SEE SWOPE VILLAGE CAMPUS BUILDING INFO 2024-05-28 DOCUMENT ON KCMO COMPASS #CD-CPC-2024-00072

WELLNESS PLAZA: A Central Heart for the Village



For program, we see community gardens, classes, workout spaces, and a place to relax and enjoy the landscape, a hallmark trait of the site's history.

Cascading from the height in elevation, the space is semi-private and enveloped by the surrounding program. It will be an asset for the Senior Living and Behavioral Health alike.



PROPOSED SETBACKS

PERKINS EASTMAN HFG MCLV

swopeHEALTH

A MASTER PLAN FOR SWOPE HEALTH VILLAGE

Base Material Palette

- Required Materials and Consistency

The exterior materials outlined here will reinforce the overall Architectural Character of the Swope Health Village. Additionally, the approach through these materials will support a project that is forward-thinking while stitching the project meaningfully into the existing character of the Town Fork Creek neighborhood.

In order to maintain a consistent palette and character for Swope Health Village, certain materials are defined with intention to be used at minimum as an accent on the exterior walls of each building in the quantity outlined below.

Community Edge - 80/20 Masonry
Senior Living 70/30 Masonry
Behavioral Health 60/40 Masonry



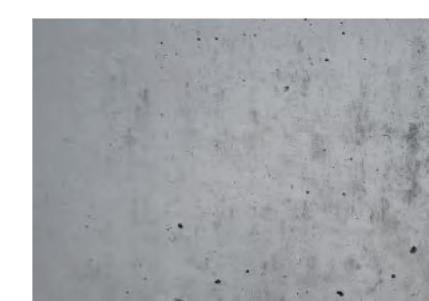
Masonry

- Required throughout the development to maintain consistency.
- Native material to the Town Fork Creek neighborhood.



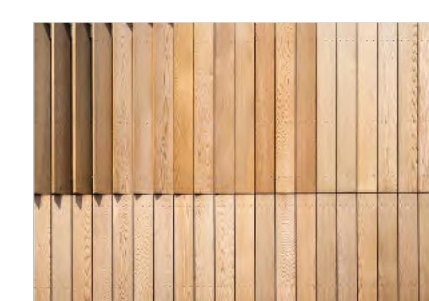
Stone

- Intended for base elements of the architecture and landscape.
- Encourage native materials to the region.



Concrete

- Intended for base elements of the architecture and the landscape.



Wood

- Grounds the development in the landscape and tree canopy.
- Intended to provide warmth in detail.



PERKINS EASTMAN HFG MCLV

swopeHEALTH

A MASTER PLAN FOR SWOPE HEALTH VILLAGE

PROPOSED PERSPECTIVE OF OVERALL SITE

PERKINS EASTMAN HFG MCLV

swopeHEALTH

A MASTER PLAN FOR SWOPE HEALTH VILLAGE

Rev.	Date	Description	By	App.



Prepared For:
SWOPE HEALTH
3801 DR. MARTIN LUTHER KING JR. BLVD
KANSAS CITY, MO 64130
816-923-5800

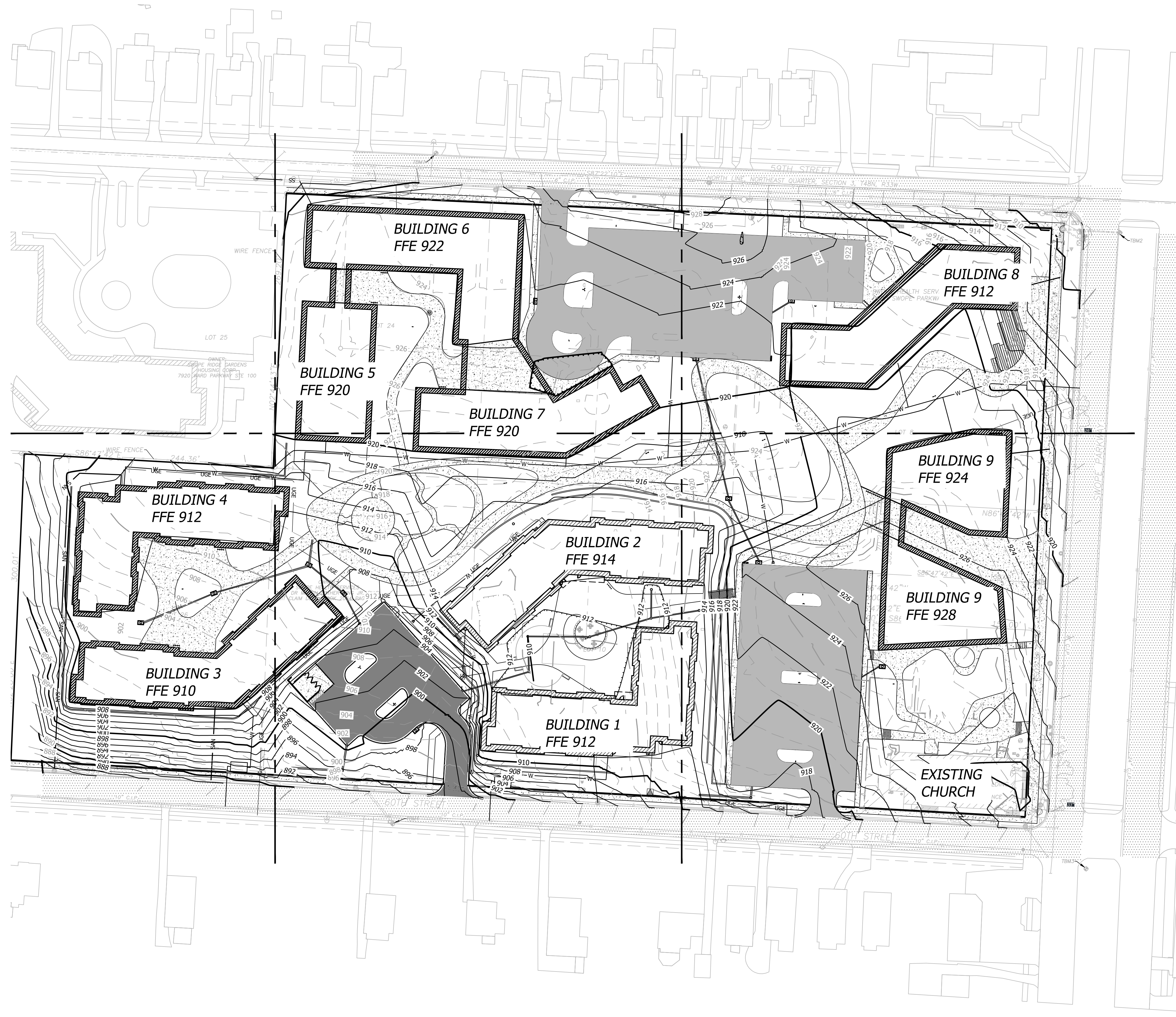
SWOPE VILLAGE CAMPUS
5900 SWOPE PARKWAY
KANSAS CITY, MO, 64613
BUILDING MATERIALS

Design: MGG | Drawn: LAS
Checked: MGG
Issue Date: 05/28/2024
Project Number: 039350

C2.1

Aug 29, 2024 - 7:34am Plotted By: trevis.gerber V:\039350-Swope_Village_Campus\04-DWG\Eng\Sheet\YDP\039350-SHTS-SITE-FDP.dwg Layout: C2.0 PRELIMINARY PLAT (2)

Aug 29, 2024 7:35am Plotted By: trevis.gerber V:\039350-Swope Village Campus\04-DWG\Eng\Sheet\VDPA\039350-SWTS-GRAD-FDP.dwg Layout: C3.0 OVERALL GRADING PLAN



GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

FLOOD STATEMENT

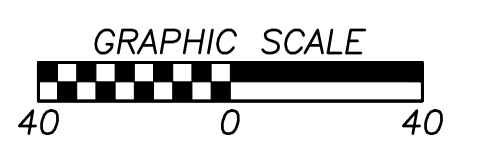
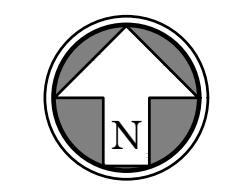
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
 Map Number: 29095C0268G Panel No: 268 of 625
 Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

BENCHMARKS

- TBM1 Chiseled "x" cut on SW flange bolt on Fire Hydrant located on N. side of 59th Street across from parking lot entrance. Elevation: 923.26
- TBM2 Chiseled square cut on center front face of curb inlet located on SE corner of intersection of 59th Street and Swope Parkway Elevation: 908.30
- TBM3 Chiseled square cut on center front face of curb inlet located on SE corner of intersection of 60th Street and Swope Parkway Elevation: 929.12
- TBM4 Chiseled square cut on SE corner of curb inlet located on South side of 60th Street approximately 640' West of Swope Parkway Elevation: 893.54

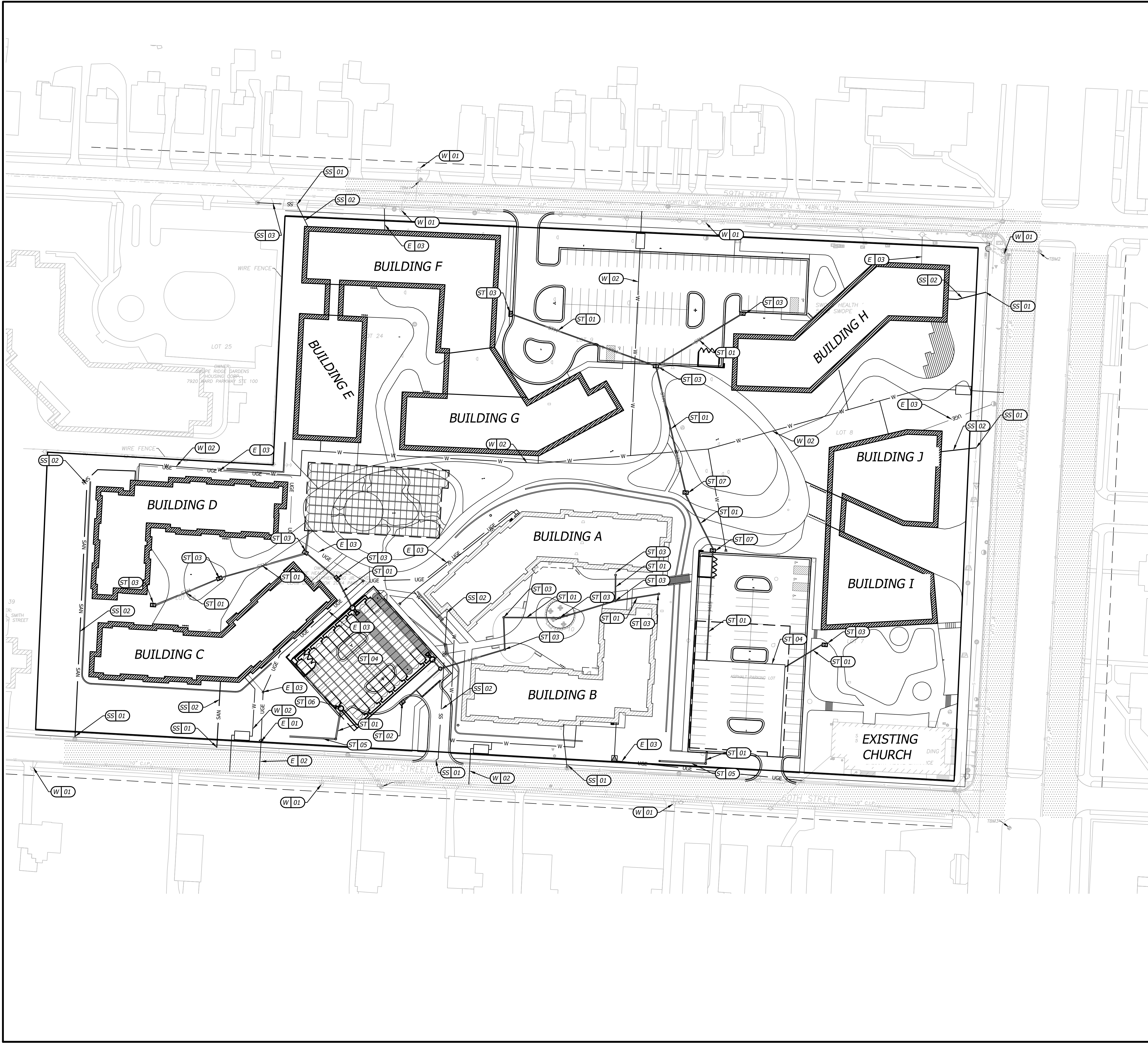
GRADING LEGEND

- FINISH GRADE MAJOR CONTOURS
- FINISH GRADE MINOR CONTOURS
- EXISTING GRADE MAJOR CONTOURS
- EXISTING GRADE MINOR CONTOURS
- PROPERTY LINE
- RIGHT-OF-WAY LINE



	By
	App.
	Description
	Date
	Rev.
Prepared For: SWOPE HEALTH 3801 DR. MARTIN LUTHER KING JR. BLVD KANSAS CITY, MO 64130 816-923-5800	
Design: MGG Drawn: LAS Checked: MGG Issue Date: 05/28/2024 Project Number: 039350	
C3.0	

Aug 29, 2024 7:35am Plotted By: trevis.gerber V:\039350-Swope Village Campus\04-DWG-Eng\Sheet\YDP\039350-SWIS-UTIL-FDP.dwg Layout: C4.0 OVERALL UTILITY PLAN

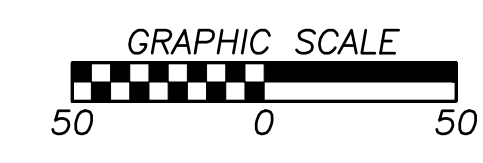
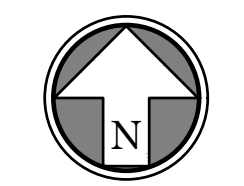


(X) 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - KC WATER**
 01 EXISTING FIRE HYDRANT LOCATION
 02 PROPOSED PRIVATE 8" WATER MAIN (FIRE AND DOMESTIC)
- E - ELECTRIC SERVICE INFORMATION - EVERGY**
 01 INSTALL POWER POLE
 02 PROPOSED OVERHEAD LINE TO EXISTING POWER LINES
 03 PROPOSED UNDERGROUND LINES FROM POWER POLE
- ST - STORM SEWER INFORMATION - KC WATER**
 01 PROPOSED STORM SEWER LINE
 02 PROPOSED STORM SEWER CURB INLET
 03 PROPOSED STORM SEWER AREA INLET
 04 PROPOSED UNDERGROUND DETENTION
 05 PROPOSED LEVEL SPREADER FOR OVERLAND FLOW TO C.S.O.
 06 PROPOSED DETENTION OUTLET CONTROL STRUCTURE
 07 PROPOSED STORM JUNCTION BOX
- SS - SANITARY SEWER INFORMATION - KC WATER**
 01 CONNECTION AT EXISTING SEWER MAIN
 02 PROPOSED SANITARY SEWER SERVICE LINE
 03 PROPOSED SANITARY MAIN

UTILITY NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from KC WATER and Evergy for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 6' minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
 - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
 - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
 - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
- Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.



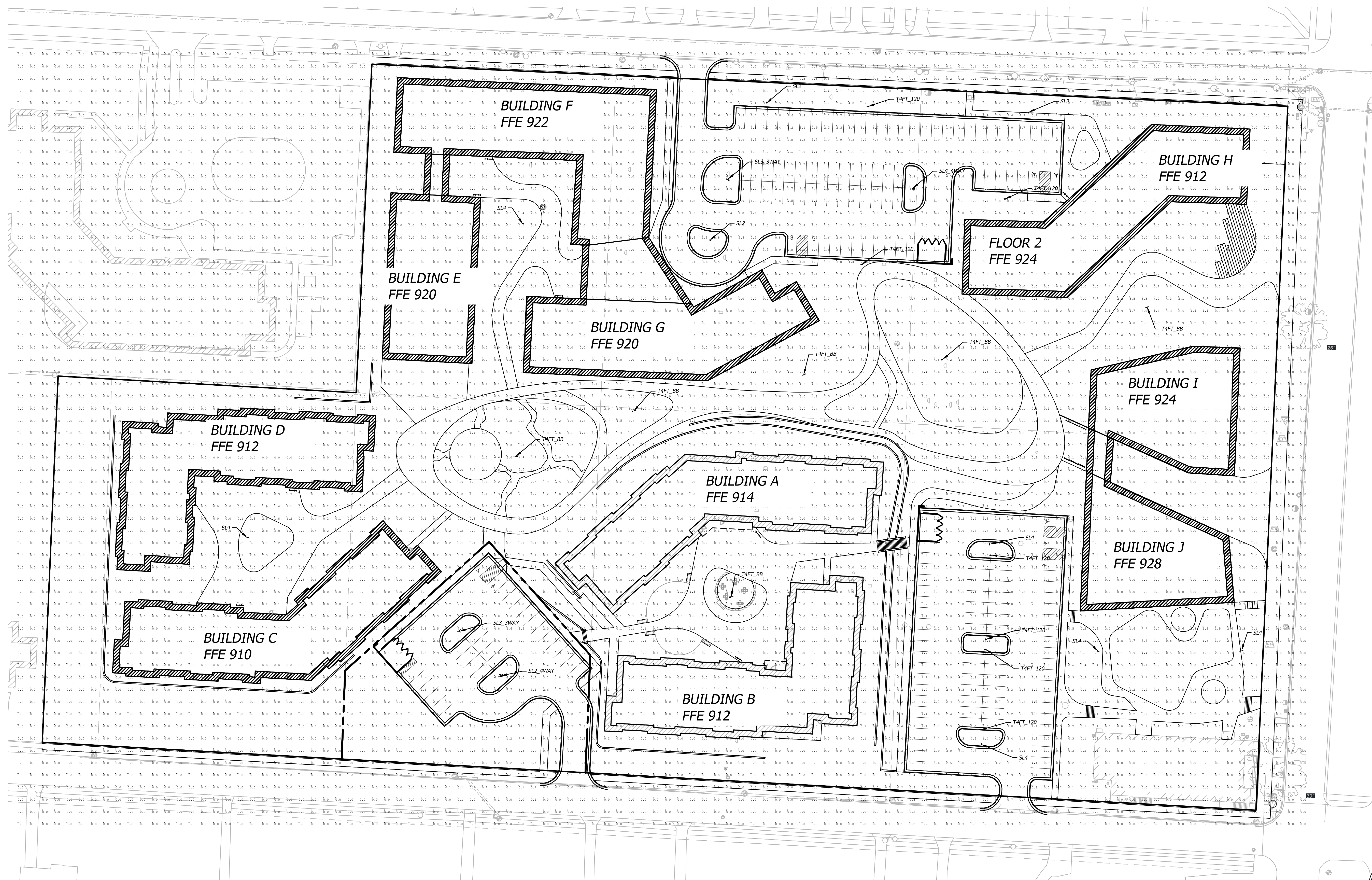
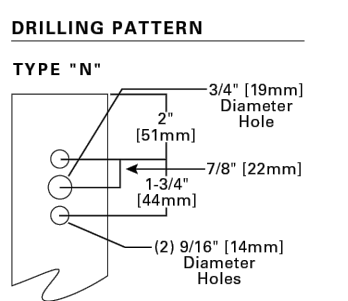
<p>Design: MGG Drawn: LAS Checked: MGG Issue Date: 05/28/2024 Project Number: 039350</p>		<p>By</p>
<p>App.</p>		<p>Date</p>
<p>Rev.</p>		<p>Description</p>
<p>Prepared For: SWOPE HEALTH 3801 DR. MARTIN LUTHER KING JR. BLVD KANSAS CITY, MO 64130 816-923-5800</p>		
<p>SWOPE VILLAGE CAMPUS 5900 SWOPE PARKWAY KANSAS CITY, MO, 64613</p>		
<p>OVERALL UTILITY PLAN</p>		
<p>C4.0</p>		

Site Photometric Schedule				
Qty	Max	Min	Mag/Min	Max/Min
0.59	13.1'	0.0	B.A.	B.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	HF	Mounting Height	Arm
SL1	1	SL1	Single	GHIA-AF-02-L80-E1-SL1-HSS	0.800	18'	0.583
SL2	1	SL2	4 @ 90 Degrees	GHIA-AF-02-L80-E1-SL2-HSS	0.800	18'	0.583
SL3	2	SL3	3 @ 120 Degrees	GHIA-AF-02-L80-E1-SL3-HSS	0.800	24.5'	0.583
SL4	1	SL4	Single	GHIA-AF-02-L80-E1-SL4-HSS	0.800	18'	0.583
SL5	1	SL5	4 @ 90 Degrees	GHIA-AF-02-L80-E1-SL5-HSS	0.800	18'	0.583
T4FT_120	1	T4FT_120	120 DEGREES	GHIA-AF-02-L80-E1-T4FT	0.800	18'	0.583
T4FT_BB	1	T4FT_BB	Back-Back	GHIA-AF-02-L80-E1-T4FT	0.800	18'	0.583

DIMENSION DATA					
Number of Light Squares	"A" Width (284mm)	"B" Standard Arm Length (178mm)	"B" Optional Arm Length (264mm)	Weight with Arm (lbs.)	EPA with Arm (Sq. Ft.)
1-4	15'-10"	7'	10'	28	0.72
5-6	21'-6"	7'	10'	38	0.77
7-8	27'-0"	7'	13'	43	0.86
9-10	33'-0"	7'	16'	48	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 80° on a single pole. 2. EPA calculated with optional arm length.



Rev.	Date	Description	By	App.

SWOPE VILLAGE CAMPUS
5900 SWOPE PARKWAY
KANSAS CITY, MO, 64613

PHOTOMETRIC SITE PLAN

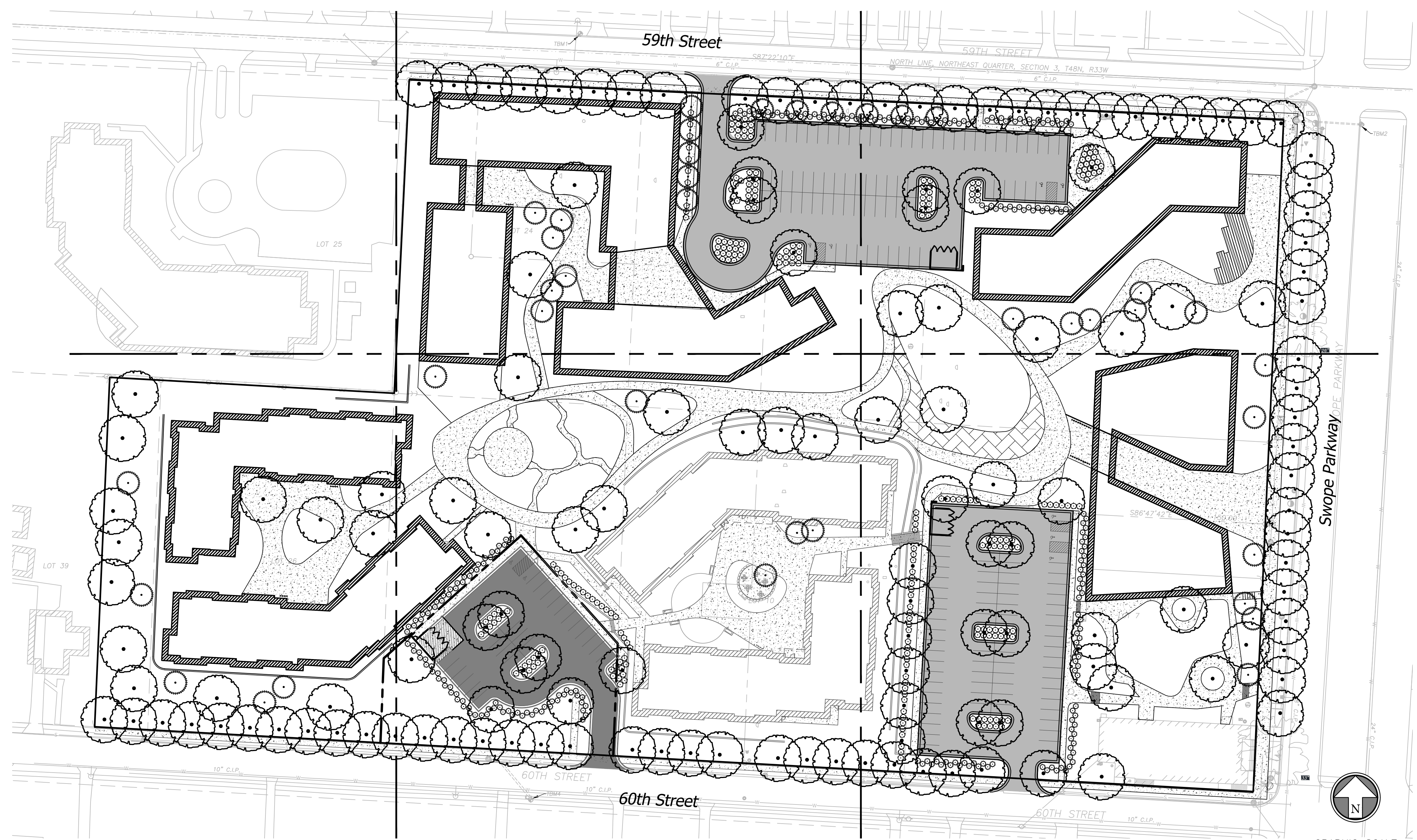
EHC
 CIVIL ENGINEERING AND ARCHITECTURAL SERVICES
 101 Call Blvd., Suite 400
 Overland Park, Kansas 66210
 P. (913) 651-1900
 WE ARE A MEMBER OF HOK GROUP INCORPORATED COMPANY, P.A.

Prepared For:
SWOPE HEALTH
3801 DR. MARTIN LUTHER KING JR. BLVD
KANSAS CITY, MO 64130
816-923-5800

Design: **MGG** Drawn: **LAS**
 Checked: **MGG**
 Issue Date: **05/28/2024**
 Project Number: **039350**

Aug. 29, 2024 7:35am Plotted By: trevis.gerber

C5.0



CONCEPTUAL PLANT SCHEDULE

	LARGE SHADE TREE 2" cal. B&B. Species: Oak, Ginkgo, Hackberry, Linden, Honeylocust	145
	SMALL ORNAMENTAL TREE 2" cal. B&B. Species: Serviceberry, Redbud	39
	EVERGREEN SHRUB 5 gal, min 2' planted height. Species: Juniper, Yew, Holly	246
	MEDIUM SHRUB 5 gal, min 2' planted height. Species: Sweetspire, Oakleaf Hydrangea, Viburnum	268

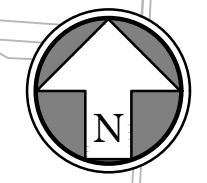
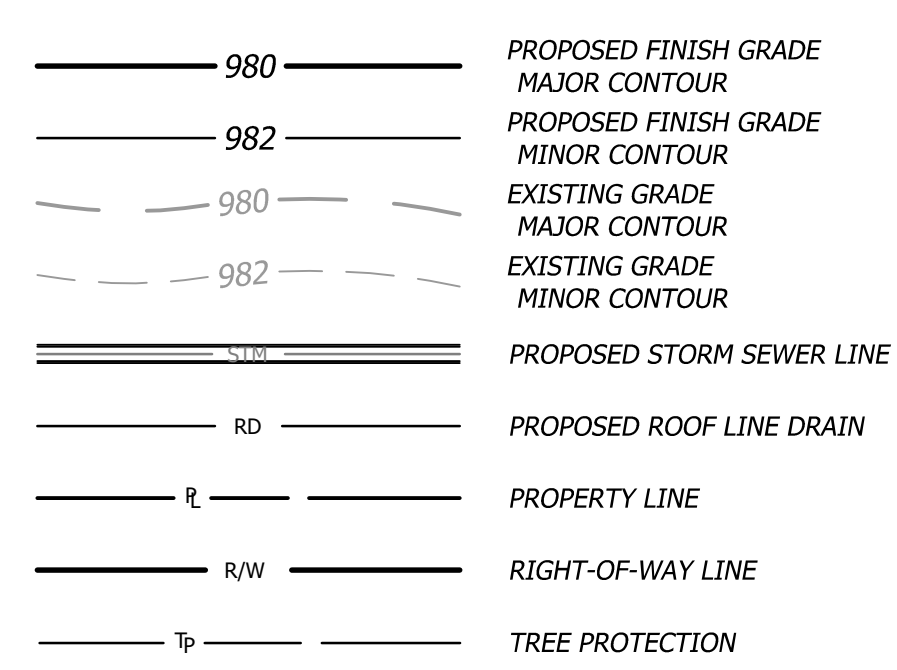
GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Kansas City, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner and Landscape Architect for approval.

SITE DATA

	Quantity	Required	Existing	Provided	Total
Street Tree					
1 tree / 30 LF of street					
59th Street	756.7	25.2	N/A	26	26
Swope Parkway	605.3	20.2	2	19	21
60th Street	966.3	32.2	N/A	35	35
General Landscaping Trees					
1 tree / 5,000 SF of bldg footprint	144075.6	28.8	N/A	59	59
Vehicular Adjacent to Streets					
min 10' wide		Y		Y	
min 1 tree / 30 LF (street trees acceptable towards count)	345	11.5	N/A	13	13
continuous 3'ht evergreen shrubs		Y		Y	
Island/Interior Landscape (SF)					
parking provided	189				
35 SF interior area / parking space	6,615				
1 tree / 5 parking spaces		37.8	N/A	40	40
1 shrub / parking space		189	N/A	189	189
groundcover on all interior areas		Y		Y	
Landscaping Material					
25+ trees required, no more than 25% of single species		Y		Y	
25+ shrubs required, no more than 75% of single species		Y		Y	
Utility Screening					

LEGEND



Aug 29, 2024 - 7:52am Plotted By: ironis.gerber V:\039350-Swope_Village_Campus\04-DWG\Eng_Sheet\YDP\039350-SWTS-LNSC-FDP.dwg Layout: Overall

	By
	Description
	Date
	Rev.

BHC
CIVIL ENGINEERING AND SURVEYING CONSULTANTS
101 Call Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 651-1900
We are members of Hensel Phelps Construction Company, P.A.

Prepared For:
SWOPE HEALTH
3801 DR. MARTIN LUTHER KING JR. BLVD
KANSAS CITY, MO 64130
816-923-5800

SWOPE VILLAGE CAMPUS
5900 SWOPE PARKWAY
KANSAS CITY, MO, 64613

OVERALL LANDSCAPE PLAN

Design: ADM	Drawn: ADM
Checked: NAB	
Issue Date: 05/28/2024	
Project Number: 039350	

L1.0

Aug. 29, 2024 - 7:35am Plotted By: trevis.gerber V:\039350-Swope Village Campus\04-DWG\Eng\Sheet\DDP\039350-SRIS-TM-MIT-FDP.dwg Layout: TreeMit

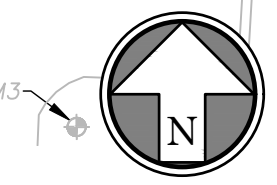
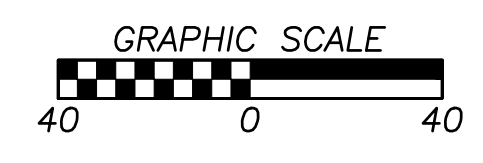


TREE MITIGATION SITE DATA

Tree Mitigation Requirement	Quantity	Total
Total acreage of canopy cover to be removed	2.96	2.96
Subtract undisturbed acres of stream buffer	N/A	2.96
Multiply acreage by 0.35	0.35	1.036
Multiply acreage by 150 caliper inches	150	155.4
Subtract total caliper inches of trees provided for required landscaping	368	-212.6
Total required caliper inches required for mitigation: <i>(Proposed plan exceeds requirement)</i>		-212.6

LEGEND

 TREE CANOPY COVERAGE TO BE REMOVED
(All existing trees on site to be removed due to proposed development and proposed grades.)



<p style="text-align: center;">BHO Civil Engineering and Surveying 101 Cliff Road, Suite 400 Overland Park, Kansas 66210 p. 913.683.1900 WE is a subsidiary of Brueggemann & Company, P.A.</p>		Rev.	Date	Description	By	App.
<p>SWOPE VILLAGE CAMPUS 5900 SWOPE PARKWAY KANSAS CITY, MO, 64613</p>		<p>Prepared For: SWOPE HEALTH 3801 DR. MARTIN LUTHER KING JR. BLVD KANSAS CITY, MO 64130 816-923-5800</p>		<p style="text-align: center;">LANDSCAPE PLAN TREE MITIGATION</p>		
		<p>Design: ADM Drawn: ADM Checked: MG Issue Date: 05/28/2024 Project Number: 039350</p>				
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