EAST VILLAGE
Preliminary Development Plan Phase 1
Lots 1-13 & Tracts A,B, D
Section 8, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

North

SCALE: 1" = 200'

0 100' 200' 400'

Preliminary Development Plan

PROPERTY DESCRIPTION- VERBATIM FROM THE TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY COMITTMENT NUMBER -NCS-1230780A-KCTY, DATED MAY 16, 2025

TRACT 1:
ALL THE PART OF THE NORTHWEST QUARTER, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

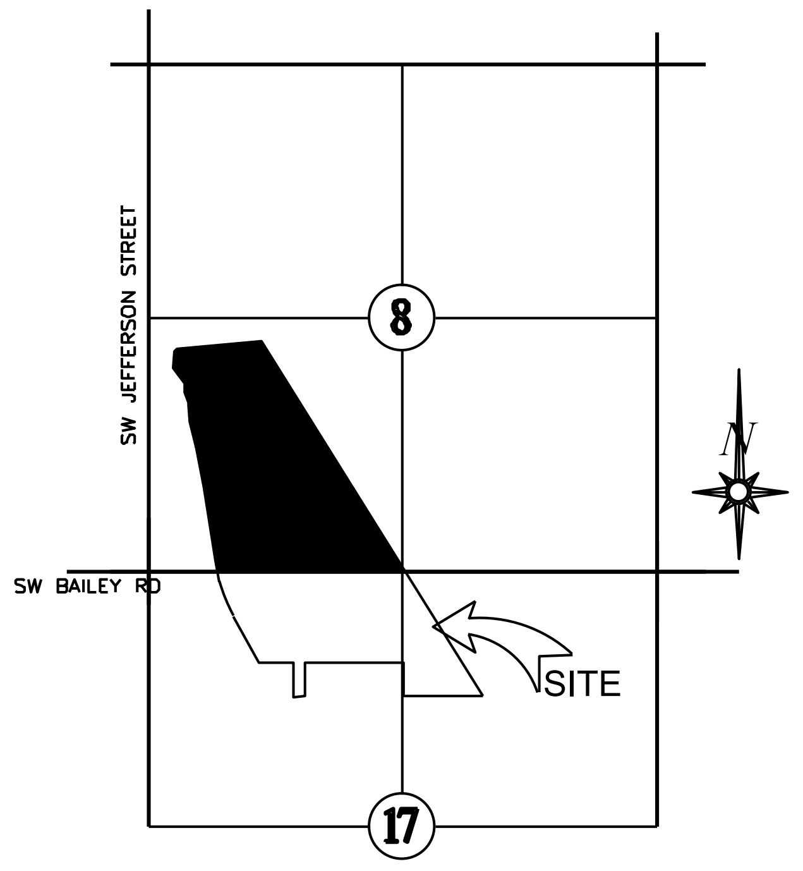
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.09 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 1323.59 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 832.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 02 DEGREES 36 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF MADDOX ACRES, A SUBDIVISION, A DISTANCE OF 358.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 49 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1507.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 291 AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2416.83 FEET, A CHORD BEARING OF NORTH 26 DEGREES 20 MINUTES 38 SECONDS WEST, A CENTRAL ANGLE OF 1 DEGREE 18 MINUTES 57 SECONDS, AN ARC LENGTH OF 55.50 FEET; THENCE NORTH 27 DEGREES 00 MINUTES 06 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 256.79 FEET; THENCE NORTH 26 DEGREES 49 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 241.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1784.56 FEET, A CHORD BEARING OF NORTH 18 DEGREES 00 MINUTES 47 SECONDS WEST, A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 16 SECONDS, AN ARC LENGTH OF 392.13 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.73 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 1158.47 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 869.58 FEET TO THE POINT OF BEGINNING.

TRACT 2:
A TRACT OF LAND BEING A PORTION OF SE BAILEY ROAD RIGHT-OF-WAY, IN THE NORTHEAST AND THE NORTHWEST QUARTERS OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO BE VACATED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI, THENCE SOUTH 87° 43'34" EAST, 42.84 FEET, ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 2° 16'26" WEST, 49.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 29° 25' 37" EAST, 164.35 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD; THENCE NORTH 78° 33'50" WEST, 869.58 FEET, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD TO A POINT OF DEFLECTION IN THE SOUTH RIGHT-OF-WAY LINE OF SE BAILEY ROAD; THENCE SOUTH 87° 49'40" EAST, 772.12 FEET, 50.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

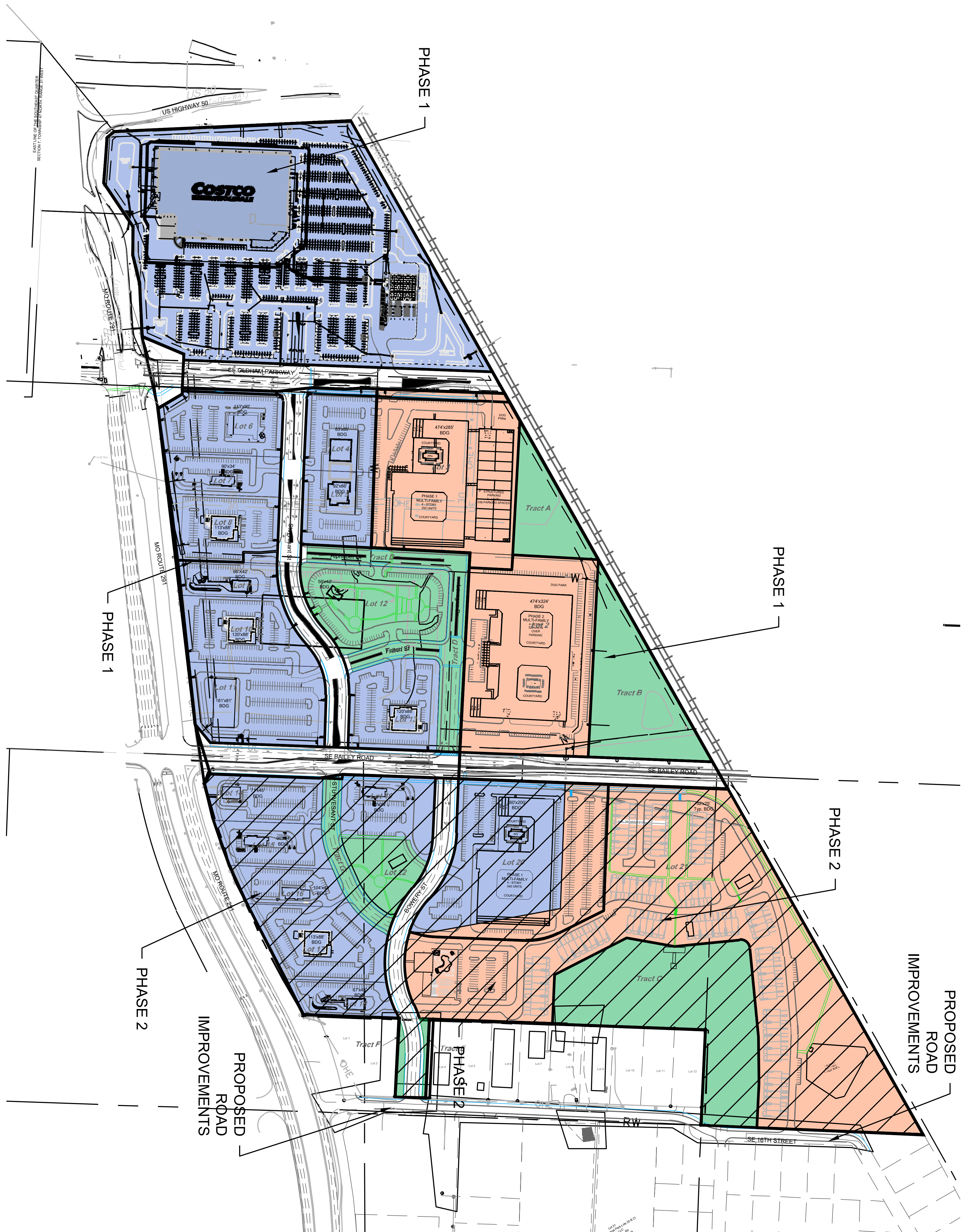
TRACT 3:
LOT THREE (3), MADDOX ACRES, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

1 REVISED EXISTING ZONING.

Current Zoning:	PI - Planned Industrial, PMIX - Planned Mixed Use
Proposed Zoning:	PMIX - Planned Mixed Use



LOCATION MAP
SECTION 8&17-T47N-R31W



INDEX OF SHEETS:

C.100 ~ PRELIMINARY DEVELOPMENT PLAN
C.002 ~ EXISTING CONDITIONS
C.003 ~ EXISTING CONDITIONS
C.101 ~ SITE PLAN OVERALL
C.102 ~ SITE PLAN NORTH
C.103 ~ SITE PLAN PHASE 1
C.104 ~ SIDEWALK PLAN PHASE 1
C.105 ~ AMENITY PLAN PHASE 1
C.200 ~ OVERALL GRADING PLAN
C.201 ~ GRADING PLAN NORTH
C.202 ~ GRADING PLAN PHASE 1
C.300 ~ OVERALL UTILITY PLAN
C.301 ~ UTILITY PLAN NORTH
C.302 ~ UTILITY PLAN PHASE 1
L.101 ~ LANDSCAPE PLAN PHASE 1
L.102 ~ LANDSCAPE PLAN DETAILS

Site Improvement Notes

Sanitary Sewer Improvements
–The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.

Water Main Improvements
–The existing 16" water main located on the east side of SE M 291 HWY.

Storm Sewer
–Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
–The site will utilize onsite storm detention

Common Area
–POA will be responsible for all maintenance

LEGEND:

Existing Underground Power	——UGP——UGP——
Existing Conc. Curb & Gutter	════════
Existing Wood Fence	——X——X——
Existing Gas Main	——GAS——
Existing Water Main	-X-W/M- — — -X-W/M- — —
Existing Storm Sewer	-X-STM- — — -X-STM- — —
Existing Sanitary Sewer	-X-SAN- — — -X-SAN- — —
Existing Underground Telephone	——UGT——UGT——
Existing Overhead Power	——OHE——
Proposed Storm Sewer	——ST——ST——ST——
Proposed Sanitary Sewer	——SS——SS——
Proposed Underground Power	——UGT——UGT——
Proposed Gas Service	——GAS——
Proposed 8" D.I.P. Water	——W——
Proposed Electrical Service	——UGP——UGP——

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0419G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: October 13, 2025

PRELIMINARY DEVELOPMENT PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER PE-2006019708

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 10/14/2025
2 REV. 10/30/2025

DEVELOPMENT DATA

LOT	ADDRESS	LAND USE	LOT AREA (AC.)	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DWELLINGS/AC	F.A.R	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
1		PMIX	22.47		1	161,562	N/A	16.5%			895	5.5	80% MAX.
2		PMIX	8.03	RESIDENTIAL	1	320 UNITS	38.6	N/A	1.5 PER UNIT	480	544	1.7	80% MAX.
3		PMIX	7.50	RESIDENTIAL	1	250 UNITS	32.0	N/A	1.5 PER UNIT	375	427	1.7	80% MAX.
4		PMIX	1.86	FINE DINING RESTAURANT	1	7,020	N/A	8.6%	14:1	98.3	125	17.7	80% MAX.
5		PMIX	1.69	FINE DINING RESTAURANT	1	7,020	N/A	9.5%	14:1	98.3	124	17.7	80% MAX.
6		PMIX	2.58	HIGH TURNOVER (SIT DOWN) RESTAURANT	1	8,380	N/A	7.8%	14:1	117.3	155	18.5	80% MAX.
7		PMIX	1.37	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	4.2%	14:1	37.8	49	18.1	80% MAX.
8		PMIX	2.12	FINE DINING RESTAURANT	1	7,020	N/A	7.2%	14:1	98.3	149	21.2	80% MAX.
9		PMIX	1.23	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	5.6%	14:1	37.8	36	13.3	80% MAX.
10		PMIX	2.54	FAST CASUAL RESTAURANT	1	7,020	N/A	3.8%	14:1	98.3	175	24.9	80% MAX.
11		PMIX	3.28	STRIP RETAI PLAZA	1	14,600	N/A	9.9%	14:1	203.0	183	12.5	80% MAX.
12		PMIX	3.43	PARK COFFEE/DONUT SHOP W/OUT DRIVE THRU	1	PARK	N/A	N/A	N/A	N/A	172	22.5	80% MAX.
13		PMIX	2.50	FINE DINING RESTAURANT	1	7,640	N/A	6.7%	14:1	107.0	112	14.7	80% MAX.
14		PMIX	1.70	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	4.1%	14:1	42.0	100	33.3	80% MAX.
15		PMIX	1.48	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	4.6%	14:1	37.8	46	15.3	80% MAX.
16		PMIX	1.24	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	4.9%	14:1	37.8	27	10	80% MAX.
17		PMIX	2.72	FAST CASUAL RESTAURANT	1	7,020	N/A	6.8%	14:1	98.3	84	12	80% MAX.
18		PMIX	1.11	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	5.6%	14:1	37.8	37	13.7	80% MAX.
19		PMIX	2.00	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	3.3%	14:1	42.0	65	15.3	80% MAX.
20		PMIX	7.96	RESIDENTIAL	1	220 UNITS	30.2	N/A	1.5 PER UNIT	375	408	1.7	80% MAX.
21		PMIX	19.63	RESIDENTIAL	1	100 UNITS	4.9	N/A	1.5 PER UNIT	150	300	3	80% MAX.
22		PMIX	1.31	PARK	N/A	N/A	N/A	N/A	N/A	N/A	10	N/A	N/A
TRACT A		PMIX	1.86	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT B		PMIX	3.97	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT C		PMIX	6.86	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT D		PMIX	2.88	PRIVATE ROAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT E		PMIX	0.22	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT F		PMIX	0.18	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT G		PMIX	1.06	PUBLIC R/W	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL AREA			116.78			85,520				TOTAL SPACES	3318		

PHASE 2

PHASE 2

Variance Table

Lot Number	Variance
6	17.71
6	17.84
8	19.49
10	19.77
10	14.68
11	11.81

1 ADDED VARIANCE TABLE.

Studio	**20**
1b1b	**145**
1b1.5b	**14**
2b2b	**71**
	250 units

Studio	**25**
1b1b	**181**
1b1.5b	**24**
2b2b	**90**
	320 units

1 REVISED BUILDING FOOTPRINT UNITS IN PLAN VIEW TO MATCH TABLES.

NOTE:
Allowable land uses for the site found under UDO Section 5.560.A, 5.560.D, and the additional land uses for which the applicant appealed and received approval for the following land uses: automotive/truck related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; and daycares.

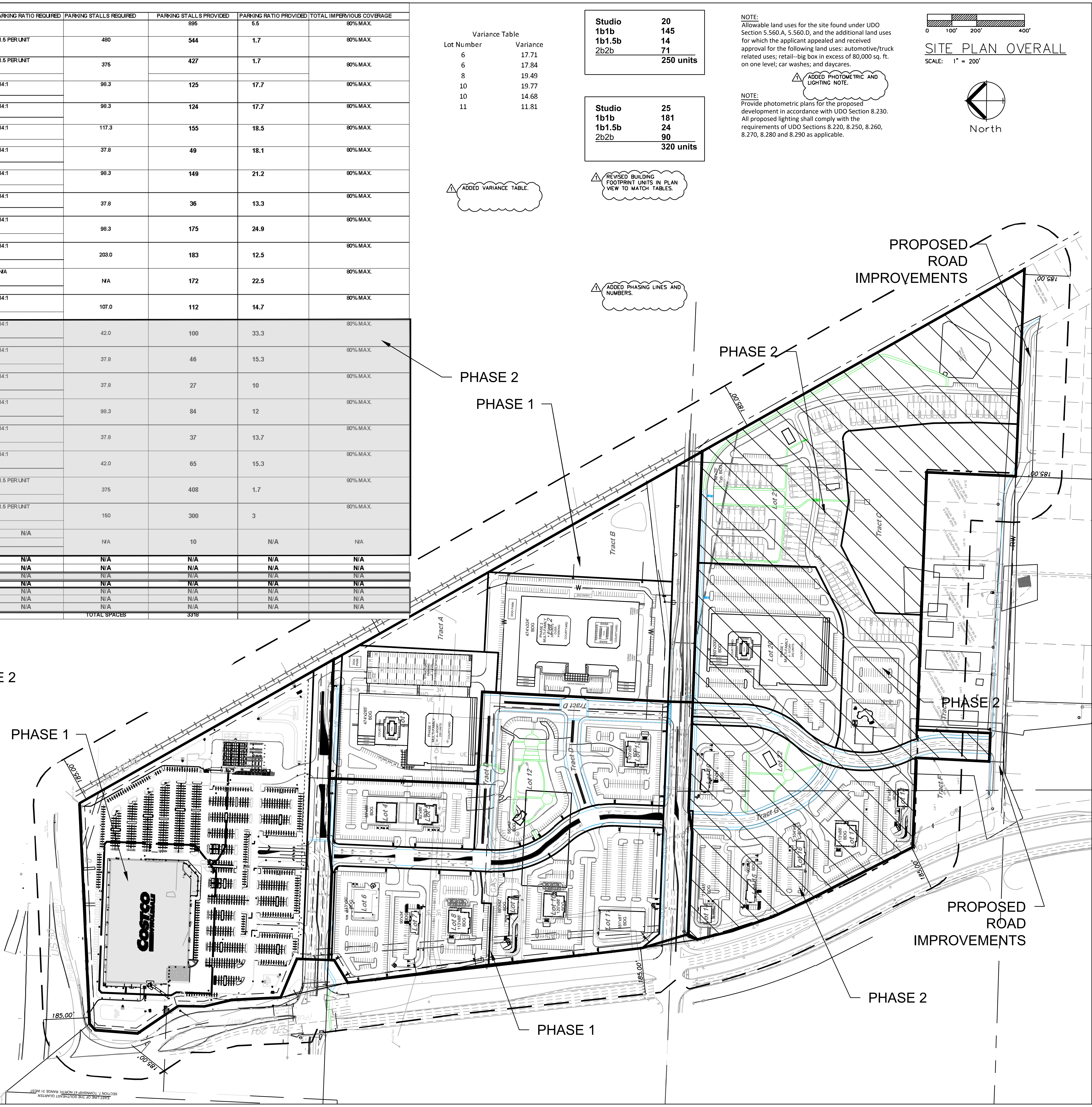
1 ADDED PHOTOMETRIC AND LIGHTING NOTE.

NOTE:
Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable.

SITE PLAN OVERALL

SCALE: 1" = 200'

1 ADDED PHASING LINES AND NUMBERS.



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

SITE PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

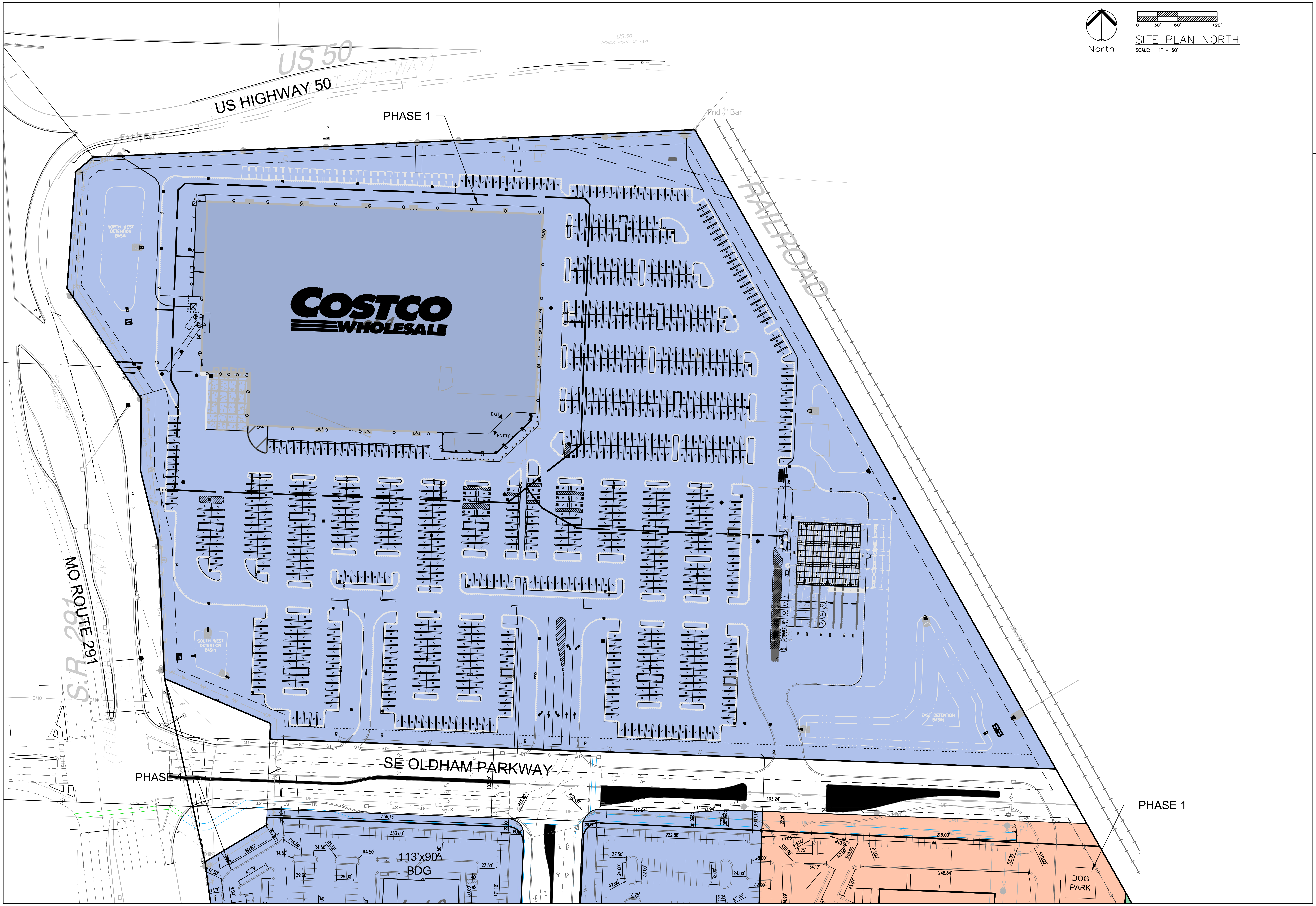
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

C.101


North
SITE PLAN NORTH
SCALE: 1" = 60'
0 30' 60' 120'
US 50
US HIGHWAY 50
PHASE 1
Fnd ½" Bar
RAILROAD
COSTCO WHOLESALE
NORTH WEST DETENTION BASIN
SOUTH WEST DETENTION BASIN
EAST DETENTION BASIN
EXIT
ENTRY
MO ROUTE 291
S.R. 291
SE OLDHAM PARKWAY
PHASE
PHASE 1
113'x90' BDG
DOG PARK

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST
Issue Date:
October 13, 2025

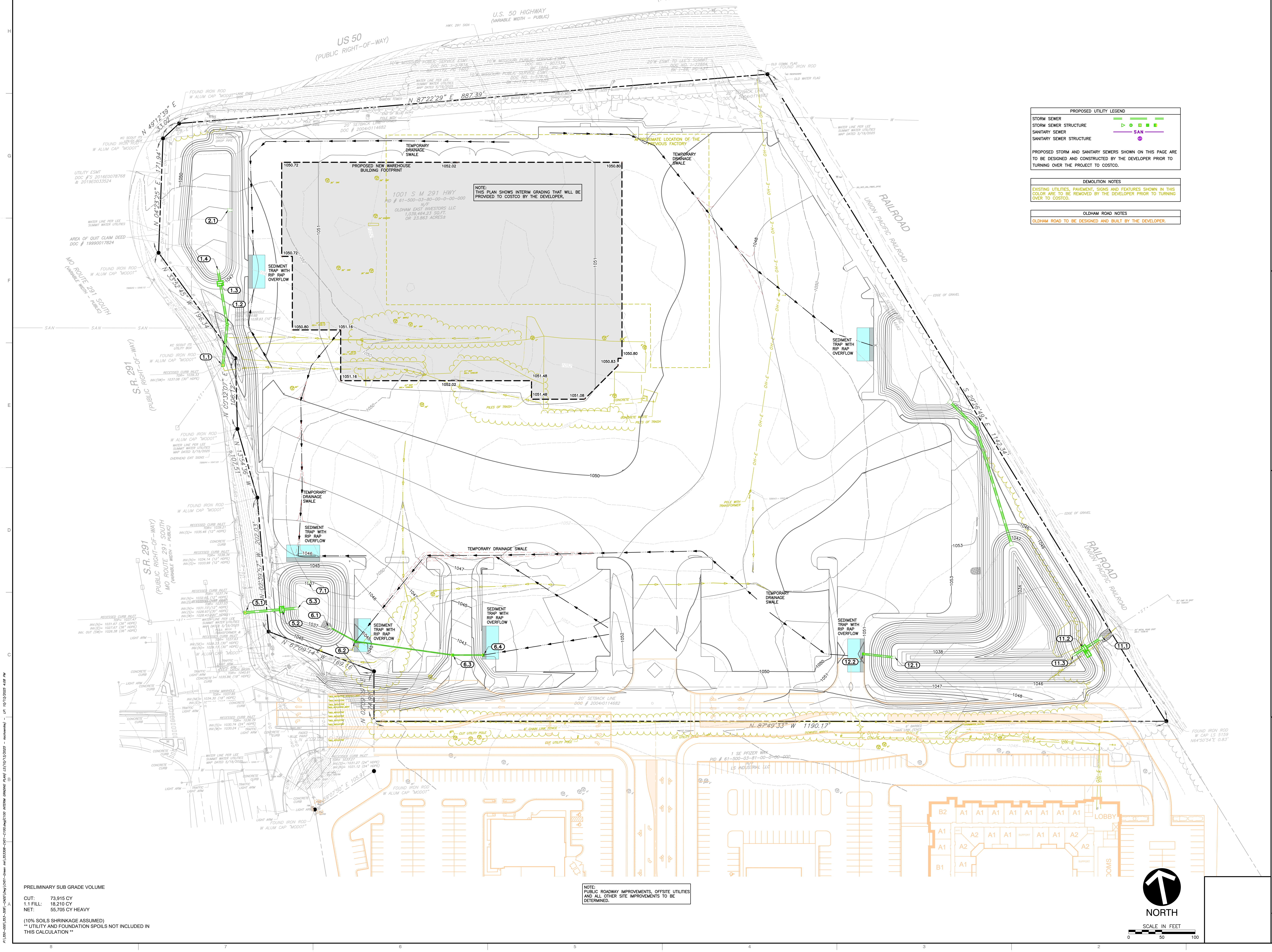
SITE PLAN NORTH
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE2006019708

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 10/14/2025
2 REV. 10/30/2025

C.102


(PUBLIC RIGHT–OF–WAY)
U.S. 50 HIGHWAY
(VARIABLE WIDTH – PUBLIC)
US 50
(PUBLIC RIGHT–OF–WAY)
N 87°22'29" E 887.39'
20' SETBACK LINE
DOC # 2004r0114682
TEMPORARY DRAINAGE SWALE
PROPOSED NEW WAREHOUSE BUILDING FOOTPRINT
1050.72
1052.02
1050.80
1051.16
1050.83
1051.48
1051.08
1001 S M 291 HWY
PID # 61–500–03–80–00–0–00–000
N/F
OLDHAM EAST INVESTORS LLC
1,039,464.23 SQ.FT.
OR 23.863 ACRES±
APPROXIMATE LOCATION OF THE PREVIOUS FACTORY
SEDIMENT TRAP WITH RIP RAP OVERFLOW
UNION PACIFIC RAILROAD
RAILROAD
S.R. 291
(PUBLIC RIGHT–OF–WAY)
MO ROUTE 291 SOUTH
(VARIABLE WIDTH – PUBLIC)
N 49°12'39" E
N 04°23'25" E
N 02°32'07" E
N 13°54'36" W
N 67°09'14" W
S 29°29'49" E 1142.34'
N 87°49'33" W 1190.17'
2.1
1.4
1.3
1.2
1.1
5.1
5.2
5.3
6.1
6.2
6.3
6.4
7.1
11.1
11.2
11.3
12.1
12.2
1050
1046
1045
1047
1053
1048
1051
1 SE PFIZER WAY
LS INDUSTRIAL LLC
LOBBY
NORTH
SCALE IN FEET
0
50
100

PROPOSED UTILITY LEGEND

STORM SEWER	🟩
STORM SEWER STRUCTURE	▷ Ⓓ ▣ ▣ ▣
SANITARY SEWER	— SAN —
SANITARY SEWER STRUCTURE	Ⓢ

PROPOSED STORM AND SANITARY SEWERS SHOWN ON THIS PAGE ARE TO BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER PRIOR TO TURNING OVER THE PROJECT TO COSTCO.

DEMOLITION NOTES

EXISTING UTILITIES, PAVEMENT, SIGNS AND FEATURES SHOWN IN THIS COLOR ARE TO BE REMOVED BY THE DEVELOPER PRIOR TO TURNING OVER TO COSTCO.

OLDHAM ROAD NOTES

OLDHAM ROAD TO BE DESIGNED AND BUILT BY THE DEVELOPER.

NOTE:
THIS PLAN SHOWS INTERIM GRADING THAT WILL BE PROVIDED TO COSTCO BY THE DEVELOPER,

PRELIMINARY SUB GRADE VOLUME

CUT:	73,915 CY
1.1 FILL:	18,210 CY
NET:	55,705 CY HEAVY

(10% SOILS SHRINKAGE ASSUMED)
** UTILITY AND FOUNDATION SPOILS NOT INCLUDED IN THIS CALCULATION **

NOTE:
PUBLIC ROADWAY IMPROVEMENTS, OFFSITE UTILITIES AND ALL OTHER SITE IMPROVEMENTS TO BE DETERMINED.

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C100.dwg{C100 INTERIM GRADING PLAN} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:08 PM

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

CEC
Civil & Environmental
Consultants, Inc.

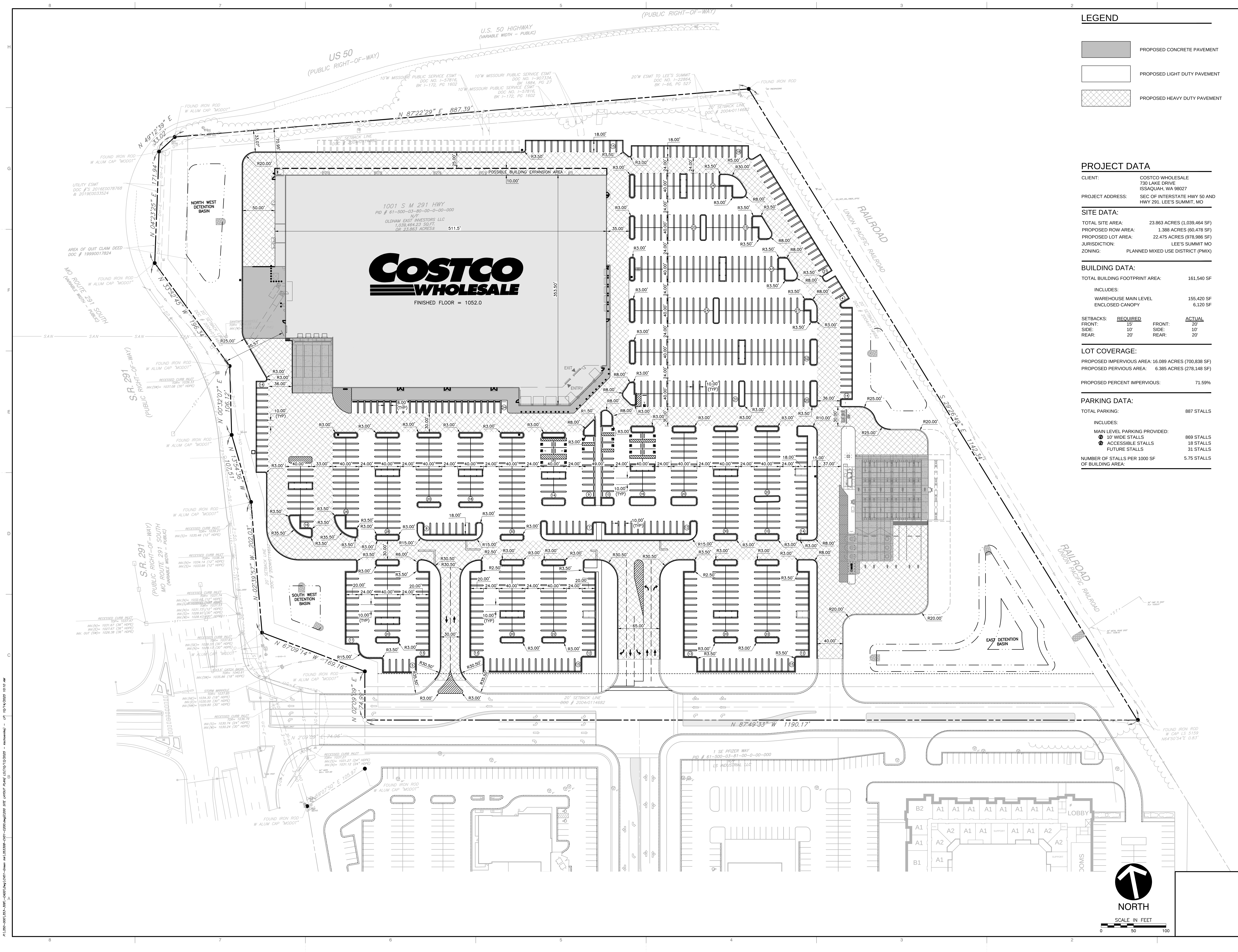
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

INTERIM GRADING PLAN

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:	353-308.0002		
APPROVED BY:	DRAFT		

DRAWING NO.:
C100
SHEET 1 OF 9


US 50
(PUBLIC RIGHT-OF-WAY)
U.S. 50 HIGHWAY
(VARIABLE WIDTH - PUBLIC)
(PUBLIC RIGHT-OF-WAY)
N 87°22'29" E 887.39'
N 49°12'39" E 33.02'
N 04°23'25" E 171.94'
N 00°32'07" E 106.12'
N 13°54'36" W 107.51'
N 02°39'57" W 202.03'
N 67°09'14" W 169.16'
N 02°09'09" E 24.98'
N 87°49'33" W 1190.17'
S 29°26'49" E 1142.34'
S.R. 291
(PUBLIC RIGHT-OF-WAY)
MO ROUTE 291 SOUTH
(VARIABLE WIDTH - PUBLIC)
RAILROAD
UNION PACIFIC RAILROAD
NORTH WEST DETENTION BASIN
SOUTH WEST DETENTION BASIN
EAST DETENTION BASIN
POSSIBLE BUILDING EXPANSION AREA
1001 S M 291 HWY
PID # 61-500-03-80-00-0-00-000
N/F
OLDHAM EAST INVESTORS LLC
1,039,464.23 SQ.FT.
OR 23.863 ACRES±
COSTCO WHOLESALE
FINISHED FLOOR = 1052.0
EXIT
ENTRY
511.5'
353.50'
20' SETBACK LINE
1 SE PFIZER WAY
PID # 61-500-03-81-00-0-00-000
LD INDUSTRIAL LLC
LOBBY
NORTH
SCALE IN FEET
0
50
100

LEGEND

▒	PROPOSED CONCRETE PAVEMENT
☐	PROPOSED LIGHT DUTY PAVEMENT
▨	PROPOSED HEAVY DUTY PAVEMENT

PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SEC OF INTERSTATE HWY 50 AND HWY 291. LEE'S SUMMIT, MO

SITE DATA:

TOTAL SITE AREA:	23.863 ACRES (1,039,464 SF)
PROPOSED ROW AREA:	1.388 ACRES (60,478 SF)
PROPOSED LOT AREA:	22.475 ACRES (978,986 SF)
JURISDICTION:	LEE'S SUMMIT MO
ZONING:	PLANNED MIXED USE DISTRICT (PMIX)

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,540 SF
INCLUDES:	
WAREHOUSE MAIN LEVEL	155,420 SF
ENCLOSED CANOPY	6,120 SF

SETBACKS:	REQUIRED		ACTUAL
FRONT:	15'	FRONT:	20'
SIDE:	10'	SIDE:	10'
REAR:	20'	REAR:	20'

LOT COVERAGE:

PROPOSED IMPERVIOUS AREA:	16.089 ACRES (700,838 SF)
PROPOSED PERVIOUS AREA:	6.385 ACRES (278,148 SF)
PROPOSED PERCENT IMPERVIOUS:	71.59%

PARKING DATA:

TOTAL PARKING:	887 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
● 10' WIDE STALLS	869 STALLS
⬟ ACCESSIBLE STALLS	18 STALLS
FUTURE STALLS	31 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.75 STALLS

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

Civil & Environmental Consultants, Inc.
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

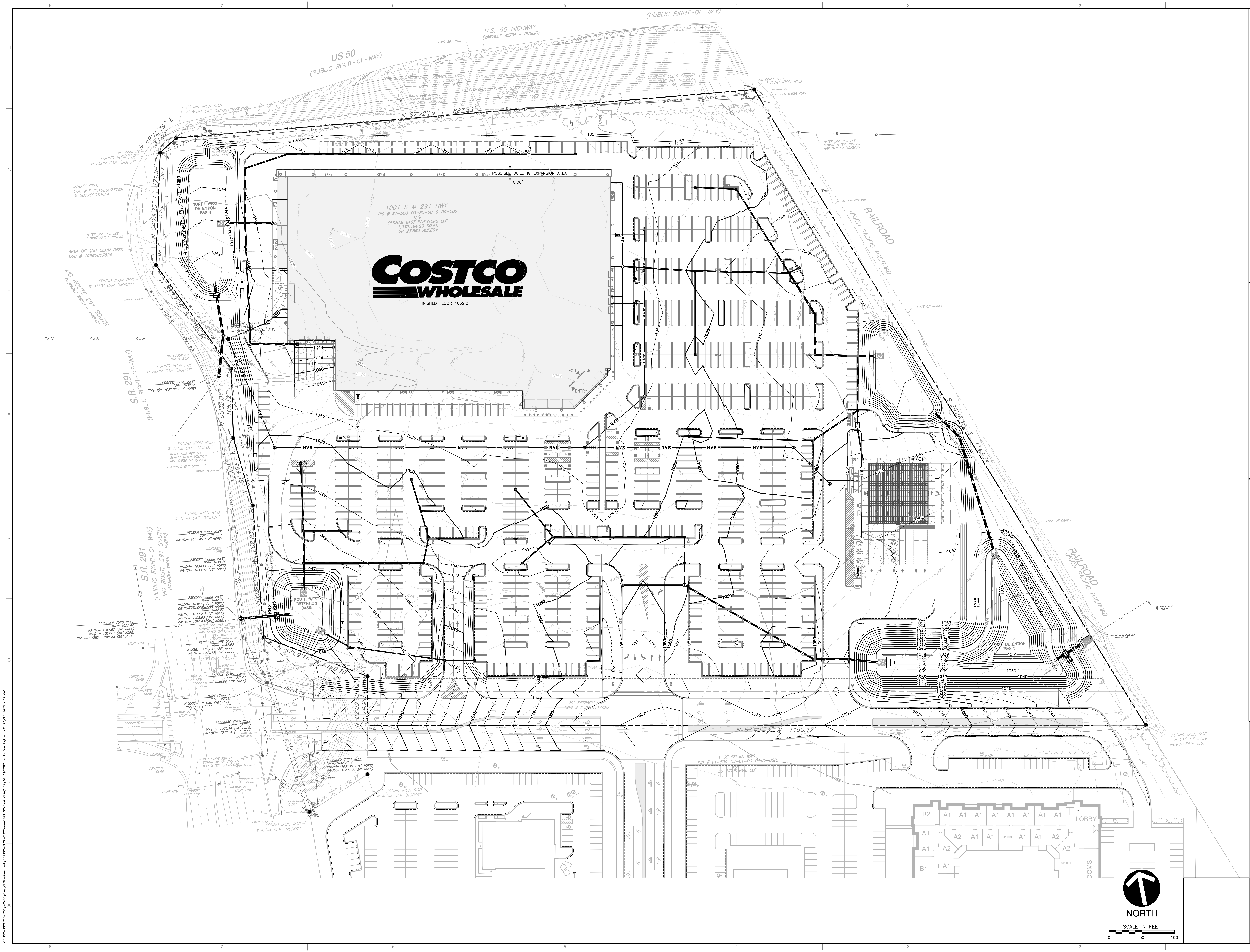
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

SITE LAYOUT PLAN

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:			353-308.0002
APPROVED BY:			DRAFT

DRAWING NO.: C200

SHEET 2 OF 9


US 50
(PUBLIC RIGHT-OF-WAY)
U.S. 50 HIGHWAY
(VARIABLE WIDTH - PUBLIC)
(PUBLIC RIGHT-OF-WAY)
HWY. 291 SIGN
10'W MISSOURI PUBLIC SERVICE ESMT DOC NO. I-57816, BK I-172, PG 1602
10'W MISSOURI PUBLIC SERVICE ESMT DOC NO. I-907334, BK 1884, PG 27
10'W MISSOURI PUBLIC SERVICE ESMT DOC NO. I-57816, BK I-172, PG 1602
20'W ESMT TO LEE'S SUMMIT DOC NO. I-22864, BK I-66, PG 527
WATER LINE PER LEE SUMMIT WATER UTILITIES MAP DATED 5/19/2025
CAMERA TOWER
N 87°22'29" E 887.39'
TBM#5 = 1055.47
POLE WITH TRANSFORMER
OLD WATER FLAG
END OF BLUE PAINT
POLE WITH DROP PIPE
20' SETBACK LINE DOC # 2004r0114682
22' SETBACK LINE
OLD COMM. FLAG
FOUND IRON ROD
NO TRESPASSING
OLD WATER FLAG
DO_NOT_DIG_FIBER_OPTIC
FMK
RAILROAD
UNION PACIFIC RAILROAD
S 29°22'49" E 1142.34'
EDGE OF GRAVEL
N 49°12'39" E 33.02'
FOUND IRON ROD W ALUM CAP "MODOT"
LANE END SIGN
KC SCOUT ITS UTILITY BOX
UTILITY ESMT DOC #'S 2016E0078768 & 2019E0033524
N 04°23'25" E 171.94'
NORTH WEST DETENTION BASIN
WATER LINE PER LEE SUMMIT WATER UTILITIES
AREA OF QUIT CLAIM DEED DOC # 19990017824
MO ROUTE 291 SOUTH (VARIABLE WIDTH - PUBLIC)
TBM#2 = 1049.12
N 33°52'45" W 196.34
SAN
SANITARY MANHOLE TOR= 1044.38 INV.(W)= 1038.23 (10" PVC)
POSSIBLE BUILDING EXPANSION AREA
10.00'
1001 S M 291 HWY
PID # 61-500-03-80-00-0-00-000
N/F
OLDHAM EAST INVESTORS LLC
1,039,464.23 SQ.FT.
OR 23.863 ACRES±
COSTCO WHOLESALE
FINISHED FLOOR 1052.0
EXIT
ENTRY
S.R. 291
(PUBLIC RIGHT-OF-WAY)
N 06°32'07" E 106.12'
N 13°54'36" W 107.51'
TBM#4 = 1047.23
WATER LINE PER LEE SUMMIT WATER UTILITIES MAP DATED 5/19/2025
OVERHEAD EXIT SIGNS
RECESSED CURB INLET TOR= 1039.33 INV.(SW)= 1037.08 (30" HDPE)
RECESSED CURB INLET TOR= 1039.21 INV.(S)= 1035.46 (12" HDPE)
CONCRETE CURB
RECESSED CURB INLET TOR= 1038.34 INV.(N)= 1034.14 (12" HDPE) INV.(S)= 1033.99 (12" HDPE)
S.R. 291 (PUBLIC RIGHT-OF-WAY) MO ROUTE 291 SOUTH (VARIABLE WIDTH - PUBLIC)
N 02°39'57" W 202.03'
RECESSED CURB INLET TOR= 1037.74 INV.(N)= 1032.69 (12" HDPE) INV.(S)= 1032.59 (12" HDPE)
RECESSED CURB INLET TOR= 1037.53 INV.(N)= 1031.73 (12" HDPE) INV.(S)= 1028.93 (30" HDPE) INV.(W)= 1028.43 (30" HDPE)
RECESSED CURB INLET TOP= 1037.47 INV.(N)= 1031.67 (36" HDPE) INV.(E)= 1027.67 (36" HDPE) INV. OUT (SW)= 1026.38 (36" HDPE)
SOUTH WEST DETENTION BASIN
POLE WITH TRANSFORMER &
RECESSED CURB INLET TOR= 1037.63 INV.(SE)= 1029.33 (30" HDPE) INV.(N)= 1029.13 (30" HDPE)
N 67°09'14" W 169.16
LIGHT ARM
TRAFFIC LIGHT ARM
5'X3.5' CATCH BASIN TOR= 1040.61 INV.(N)= 1035.86 (18" HDPE)
STORM MANHOLE TOR= 1037.85 INV.(NE)= 1034.30 (18" HDPE)
RECESSED CURB INLET TOR= 1036.79 INV.(S)= 1030.74 (24" HDPE)
N 02°09'09" E 74.99'
FADED BLUE PAINT
N 2°09'09" E 74.96'
POST_ONLY
WATER LINE PER LEE SUMMIT WATER UTILITIES MAP DATED 5/19/2025
TBM#1 = 1040.17
SIGN POST
RECESSED CURB INLET TOR= 1037.27 INV.(S)= 1031.27 (24" HDPE) INV.(N)= 1031.12 (24" HDPE)
24" HDPE INV = 1031.60
RIP RAP
S 59°07'50" E 105.97'
FMK
HYD
FOUND IRON ROD W ALUM CAP "MODOT"
20' SETBACK LINE DOC # 2004r0114682
EAST DETENTION BASIN
36" CMP TO EAST FL= 1035.61'
36" METAL RUNS EAST INV.= 1038.43
N 87°49'33" W 1190.17'
6' BARBED CHAIN LINK FENCE
FOUND IRON ROD W CAP LS 5159 N64°50'54"E 0.83'
1 SE PFIZER WAY
PID # 61-500-03-81-00-0-00-000
N/F
LS INDUSTRIAL LLC
B2
A1
A2
B1
LOBBY
ELEC
SUPPORT
NORTH
SCALE IN FEET
0
50
100

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

REVISION RECORD

Civil & Environmental
Consultants, Inc.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

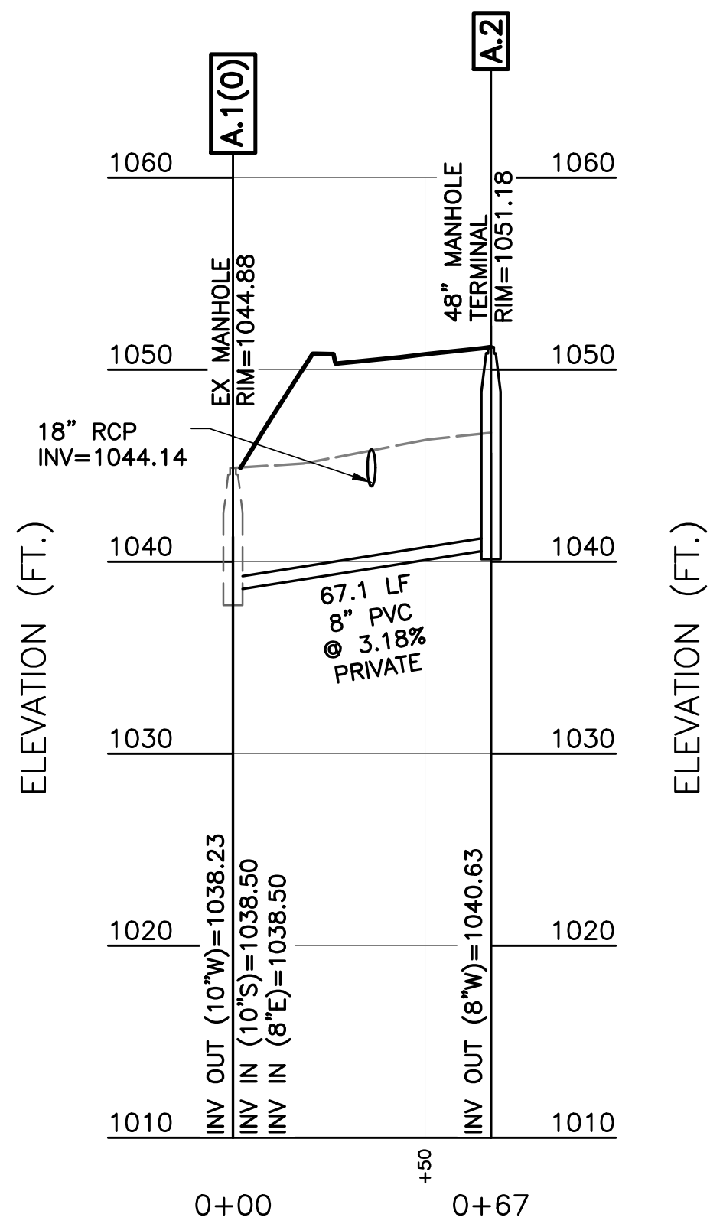
LEE'S SUMMIT, MISSOURI

GRADING PLAN

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:			353-308.0002
APPROVED BY:			DRAFT

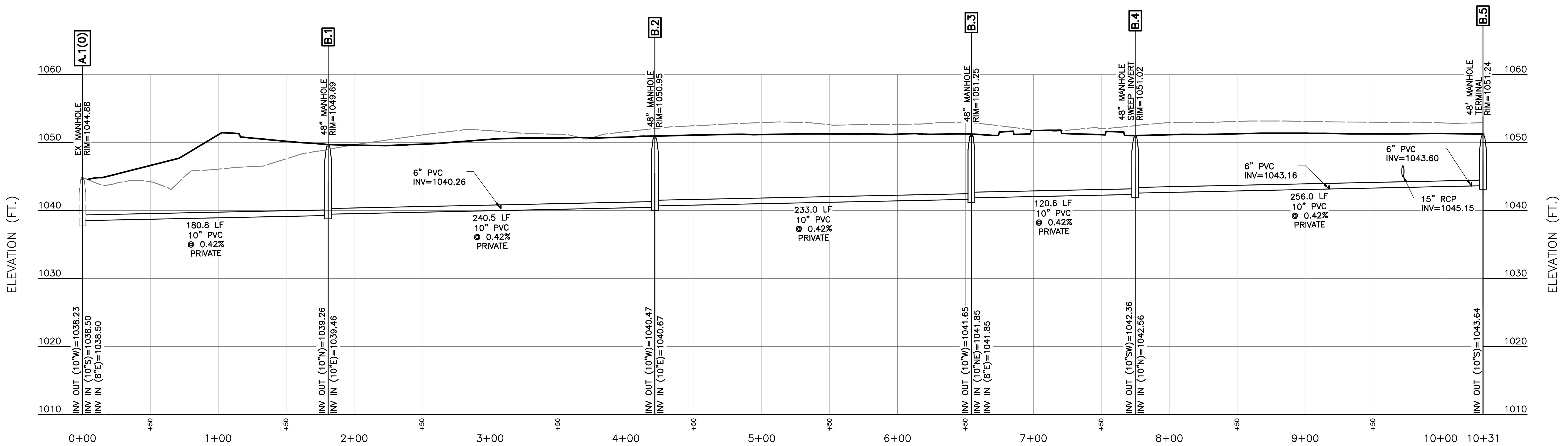
DRAWING NO.:
C300
SHEET 3 OF 9

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C300.dwg{C300 GRADING PLAN} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:09 PM


A.1(0)
A.2
EX MANHOLE
RIM=1044.88
48" MANHOLE
TERMINAL
RIM=1051.18
18" RCP
INV=1044.14
67.1 LF
8" PVC
@ 3.18%
PRIVATE
INV OUT (10"W)=1038.23
INV IN (10"S)=1038.50
INV IN (8"E)=1038.50
INV OUT (8"W)=1040.63
1060
1050
1040
1030
1020
1010
ELEVATION (FT.)
0+00
+50
0+67

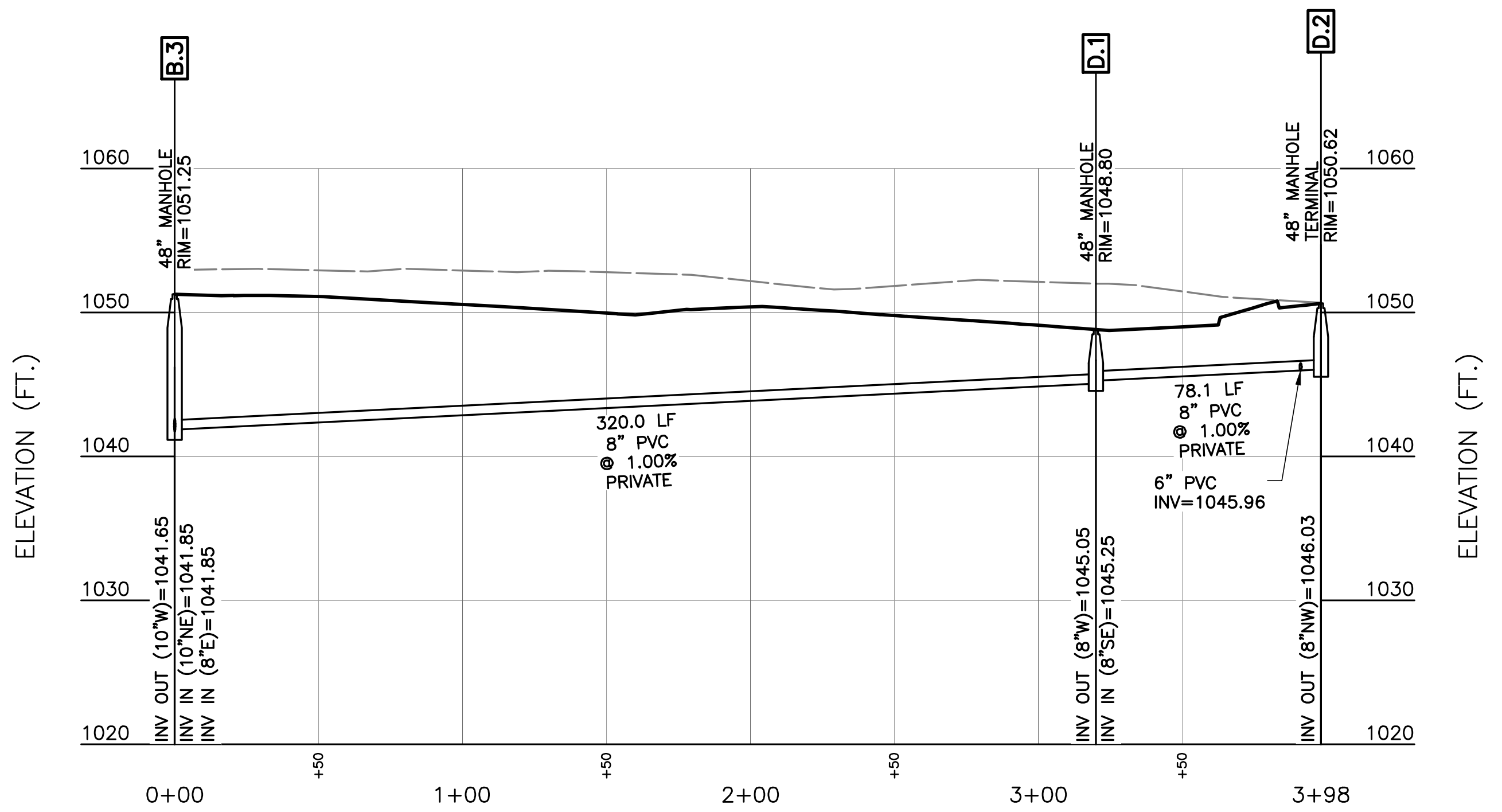
353308 - SANITARY A PROFILE

SCALE H:1"=50'; V:1"=10'


A.1(0)
B.1
B.2
B.3
B.4
B.5
EX MANHOLE
RIM=1044.88
48" MANHOLE
RIM=1049.69
48" MANHOLE
RIM=1050.95
48" MANHOLE
RIM=1051.25
48" MANHOLE
SWEEP INVERT
RIM=1051.02
48" MANHOLE
TERMINAL
RIM=1051.24
180.8 LF
10" PVC
@ 0.42%
PRIVATE
6" PVC
INV=1040.26
240.5 LF
10" PVC
@ 0.42%
PRIVATE
233.0 LF
10" PVC
@ 0.42%
PRIVATE
120.6 LF
10" PVC
@ 0.42%
PRIVATE
6" PVC
INV=1043.16
256.0 LF
10" PVC
@ 0.42%
PRIVATE
6" PVC
INV=1043.60
15" RCP
INV=1045.15
INV OUT (10"W)=1038.23
INV IN (10"S)=1038.50
INV IN (8"E)=1038.50
INV OUT (10"N)=1039.26
INV IN (10"E)=1039.46
INV OUT (10"W)=1040.47
INV IN (10"E)=1040.67
INV OUT (10"W)=1041.65
INV IN (10"NE)=1041.85
INV IN (8"E)=1041.85
INV OUT (10"SW)=1042.36
INV IN (10"N)=1042.56
INV OUT (10"S)=1043.64
1060
1050
1040
1030
1020
1010
ELEVATION (FT.)
0+00
+50
1+00
+50
2+00
+50
3+00
+50
4+00
+50
5+00
+50
6+00
+50
7+00
+50
8+00
+50
9+00
+50
10+00
10+31

353308 - SANITARY B PROFILE

SCALE H:1"=50'; V:1"=10'


B.3
D.1
D.2
48" MANHOLE
RIM=1051.25
48" MANHOLE
RIM=1048.80
48" MANHOLE
TERMINAL
RIM=1050.62
320.0 LF
8" PVC
@ 1.00%
PRIVATE
78.1 LF
8" PVC
@ 1.00%
PRIVATE
6" PVC
INV=1045.96
INV OUT (10"W)=1041.65
INV IN (10"NE)=1041.85
INV IN (8"E)=1041.85
INV OUT (8"W)=1045.05
INV IN (8"SE)=1045.25
INV OUT (8"NW)=1046.03
1060
1050
1040
1030
1020
ELEVATION (FT.)
0+00
+50
1+00
+50
2+00
+50
3+00
+50
3+98

353308 - SANITARY D PROFILE

SCALE H:1"=50'; V:1"=10'

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C400.dwg{C400 PRELIMINARY SANITARY SEWER PROFILES} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:09 PM

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

CEC
Civil & Environmental
Consultants, Inc.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

COSTCO WHOLESALE

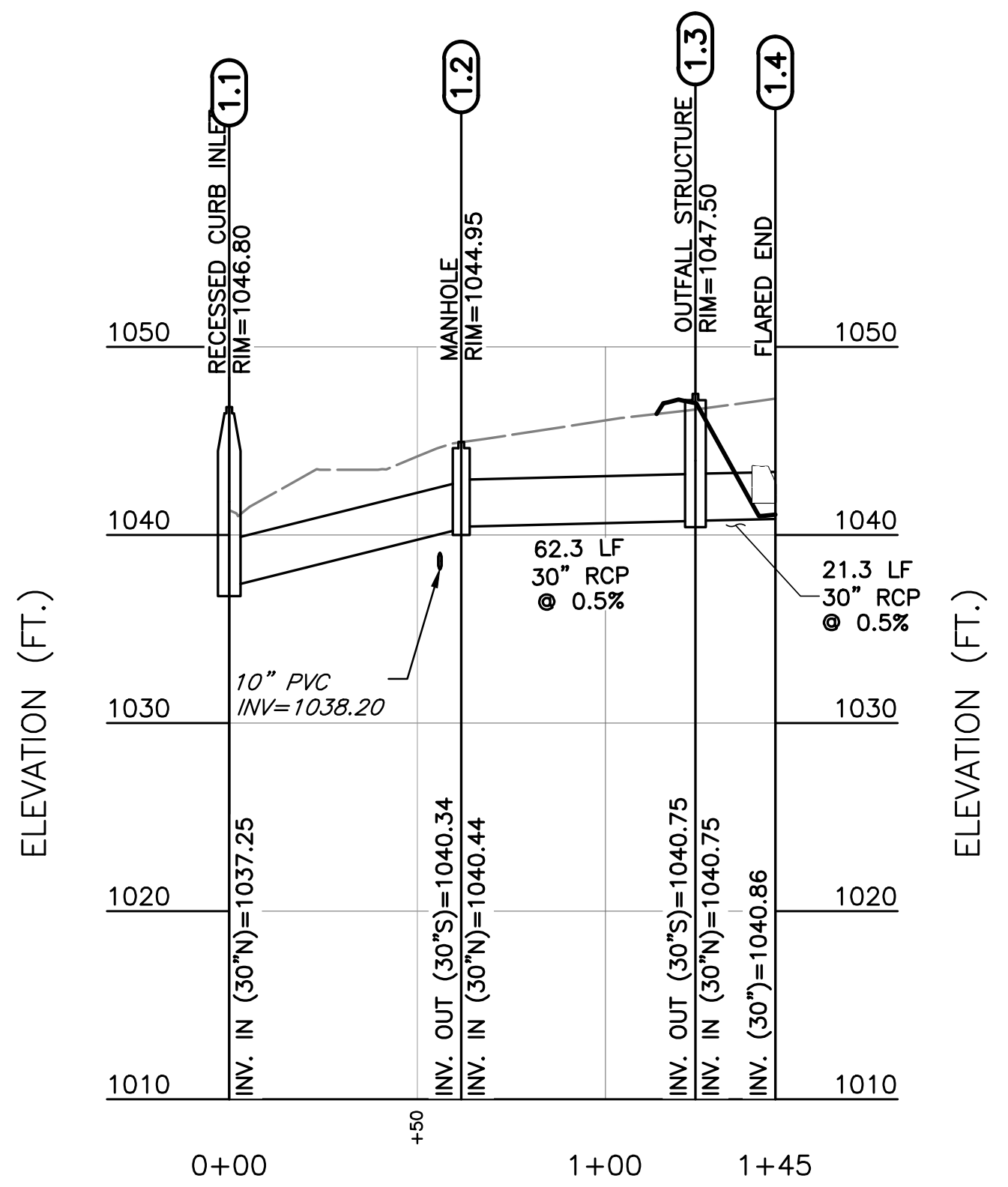
LEE'S SUMMIT, MISSOURI

PRELIMINARY SANITARY SEWER PROFILES

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:			353-308.0002
APPROVED BY:			DRAFT

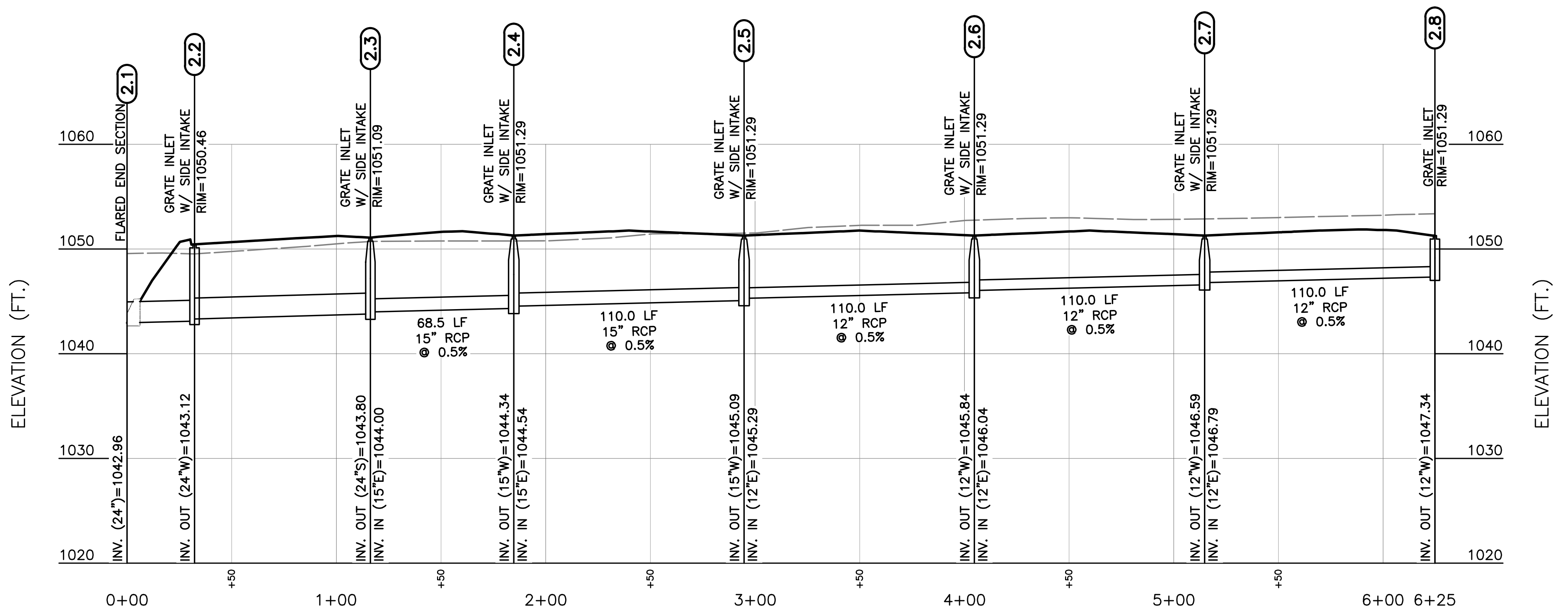
DRAWING NO.:
C400

SHEET 4 OF 9


1.1
1.2
1.3
1.4
RECESSED CURB INLET RIM=1046.80
MANHOLE RIM=1044.95
OUTFALL STRUCTURE RIM=1047.50
FLARED END
62.3 LF 30" RCP @ 0.5%
21.3 LF 30" RCP @ 0.5%
10" PVC INV=1038.20
ELEVATION (FT.)
0+00
1+00
1+45

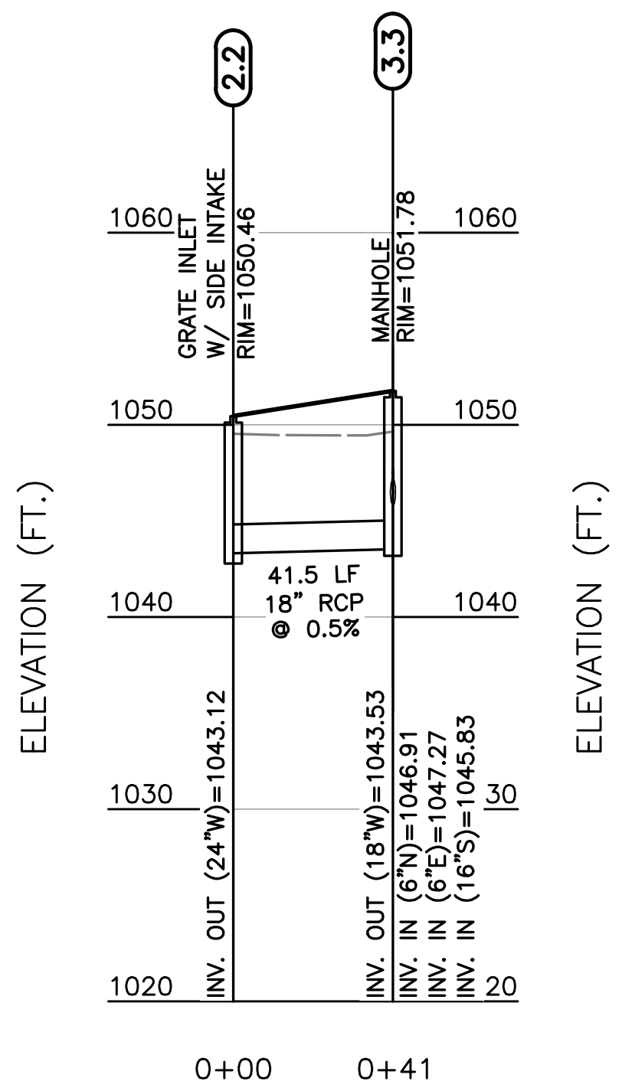
353308 - STORM 1 PROFILE

SCALE H:1"=50'; V:1"=10'


2.1
2.2
2.3
2.4
2.5
2.6
2.7
2.8
FLARED END SECTION
GRATE INLET W/ SIDE INTAKE
68.5 LF 15" RCP @ 0.5%
110.0 LF 15" RCP @ 0.5%
110.0 LF 12" RCP @ 0.5%
110.0 LF 12" RCP @ 0.5%
110.0 LF 12" RCP @ 0.5%
ELEVATION (FT.)
0+00
1+00
2+00
3+00
4+00
5+00
6+00 6+25

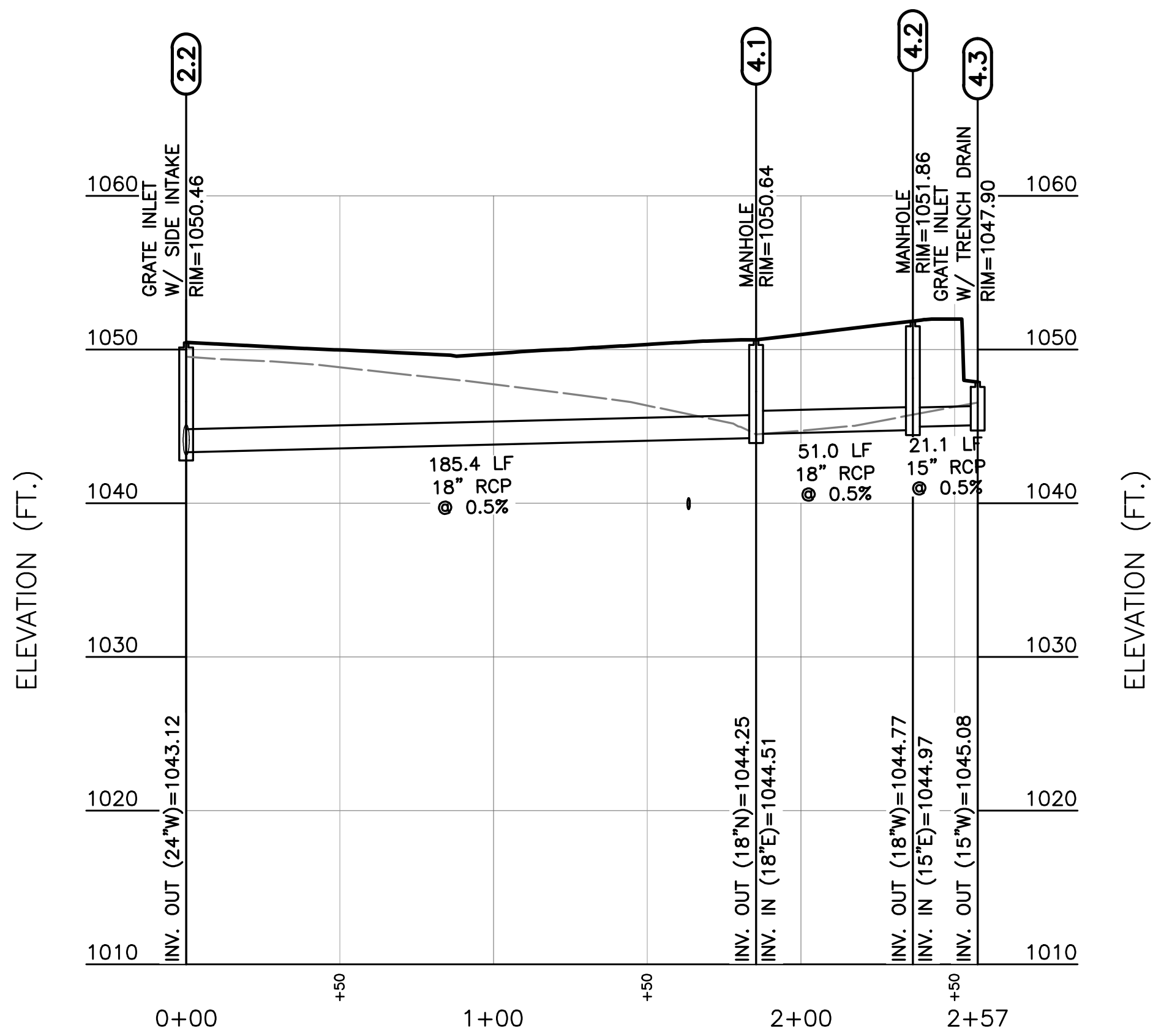
353308 - STORM 2 PROFILE

SCALE H:1"=50'; V:1"=10'


2.2
3.3
GRATE INLET W/ SIDE INTAKE RIM=1050.46
MANHOLE RIM=1051.78
41.5 LF 18" RCP @ 0.5%
ELEVATION (FT.)
0+00
0+41

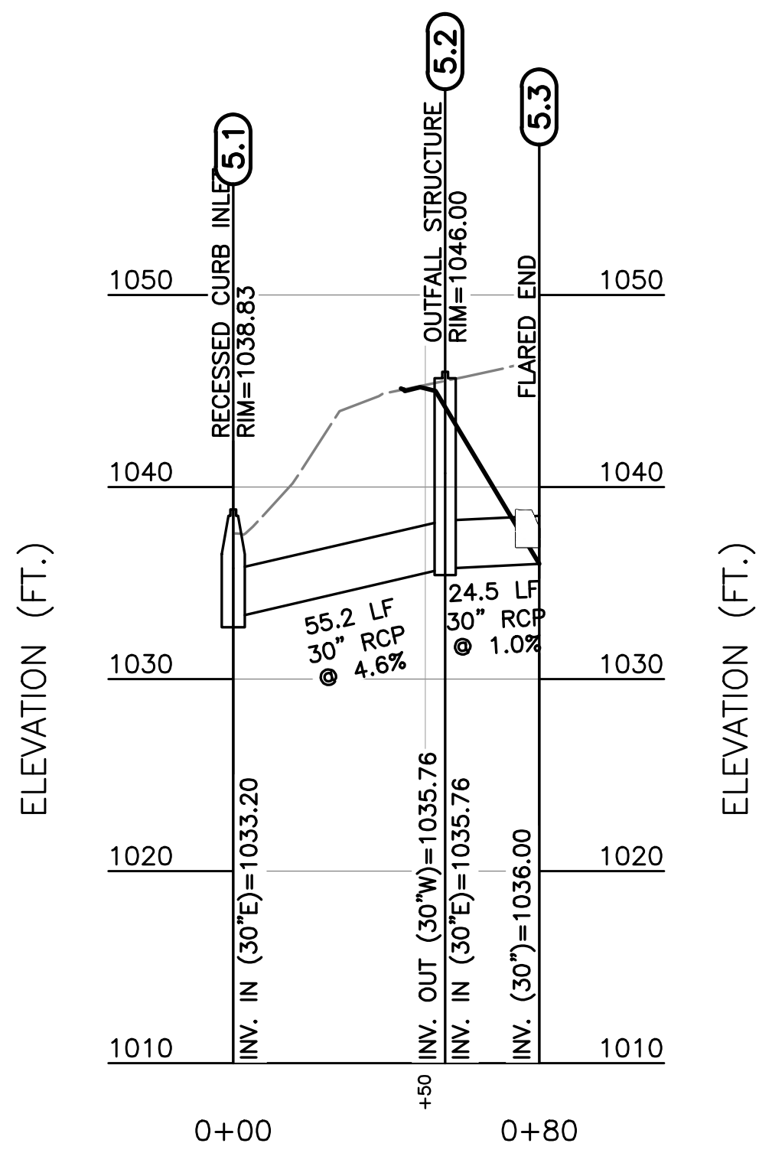
353308 - STORM 3 PROFILE

SCALE H:1"=50'; V:1"=10'


2.2
4.1
4.2
4.3
GRATE INLET W/ SIDE INTAKE RIM=1050.46
MANHOLE RIM=1050.64
MANHOLE RIM=1051.86
GRATE INLET W/ TRENCH DRAIN RIM=1047.90
185.4 LF 18" RCP @ 0.5%
51.0 LF 18" RCP @ 0.5%
21.1 LF 15" RCP @ 0.5%
ELEVATION (FT.)
0+00
1+00
2+00
2+57

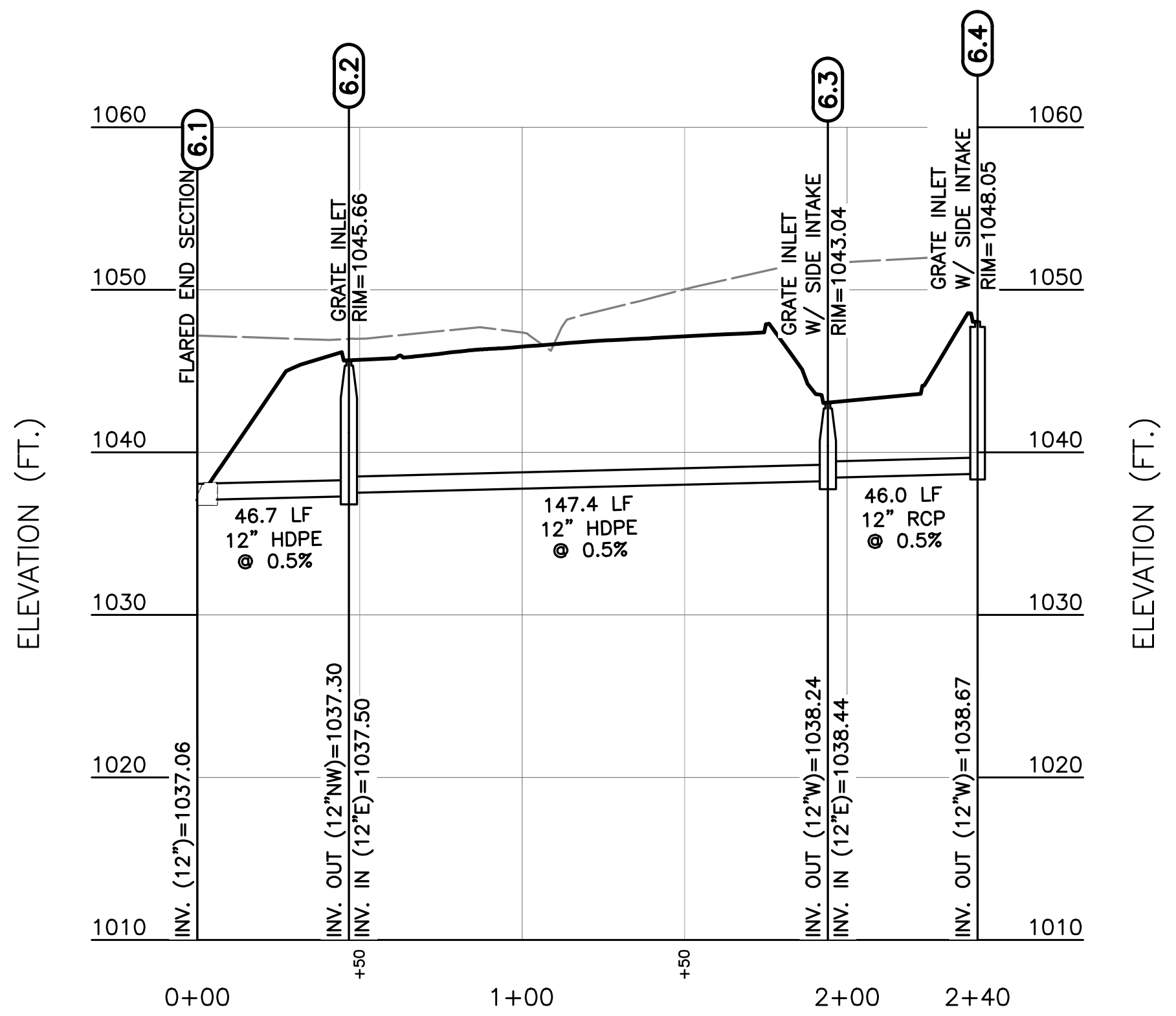
353308 - STORM 4 PROFILE

SCALE H:1"=50'; V:1"=10'


5.1
5.2
5.3
RECESSED CURB INLET RIM=1038.63
OUTFALL STRUCTURE RIM=1046.00
FLARED END
55.2 LF 30" RCP @ 4.6%
24.5 LF 30" RCP @ 1.0%
ELEVATION (FT.)
0+00
0+80

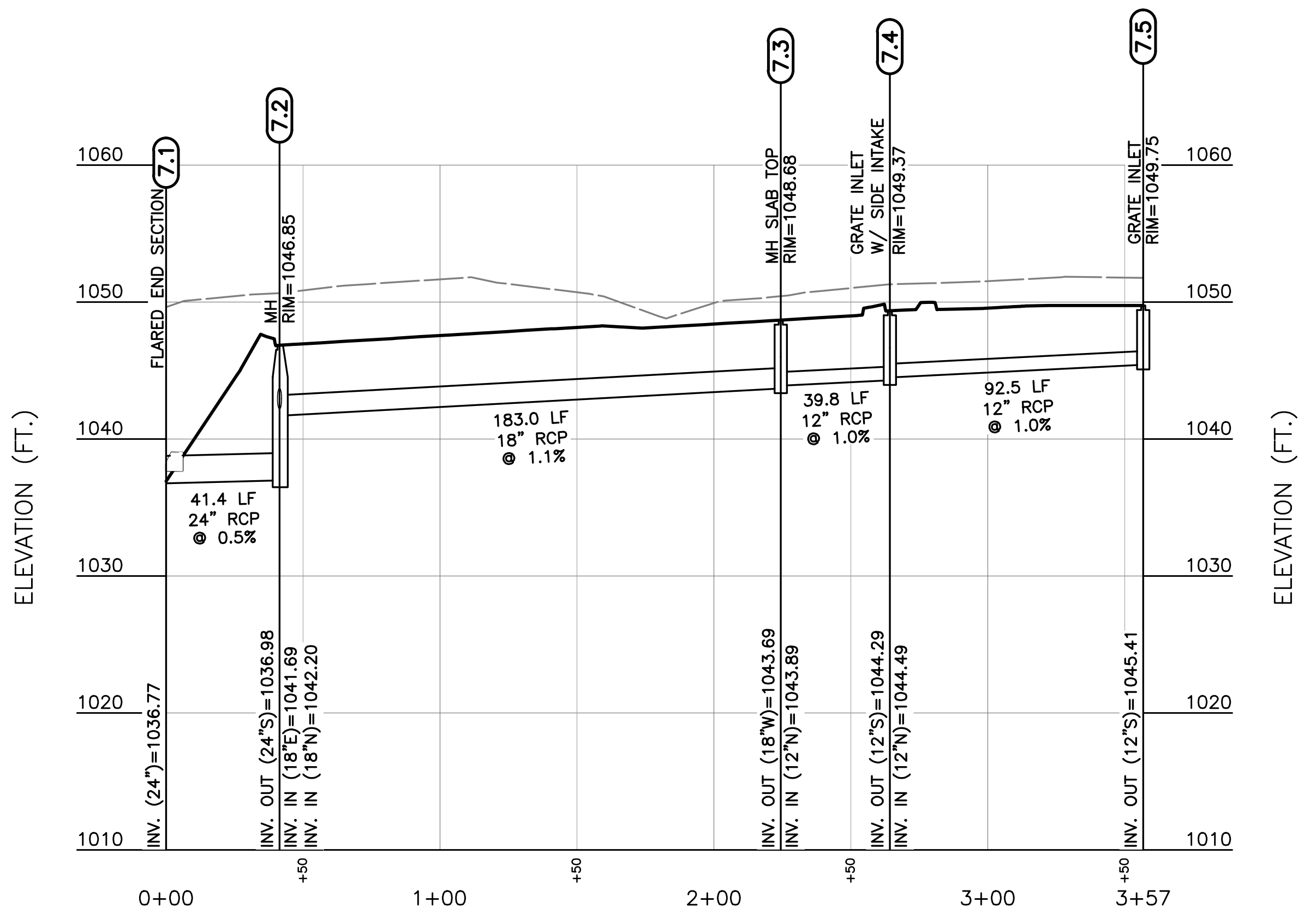
353308 - STORM 5 PROFILE

SCALE H:1"=50'; V:1"=10'


6.1
6.2
6.3
6.4
FLARED END SECTION
GRATE INLET RIM=1045.66
GRATE INLET W/ SIDE INTAKE RIM=1043.04
GRATE INLET W/ SIDE INTAKE RIM=1048.05
46.7 LF 12" HDPE @ 0.5%
147.4 LF 12" HDPE @ 0.5%
46.0 LF 12" RCP @ 0.5%
ELEVATION (FT.)
0+00
1+00
2+00
2+40

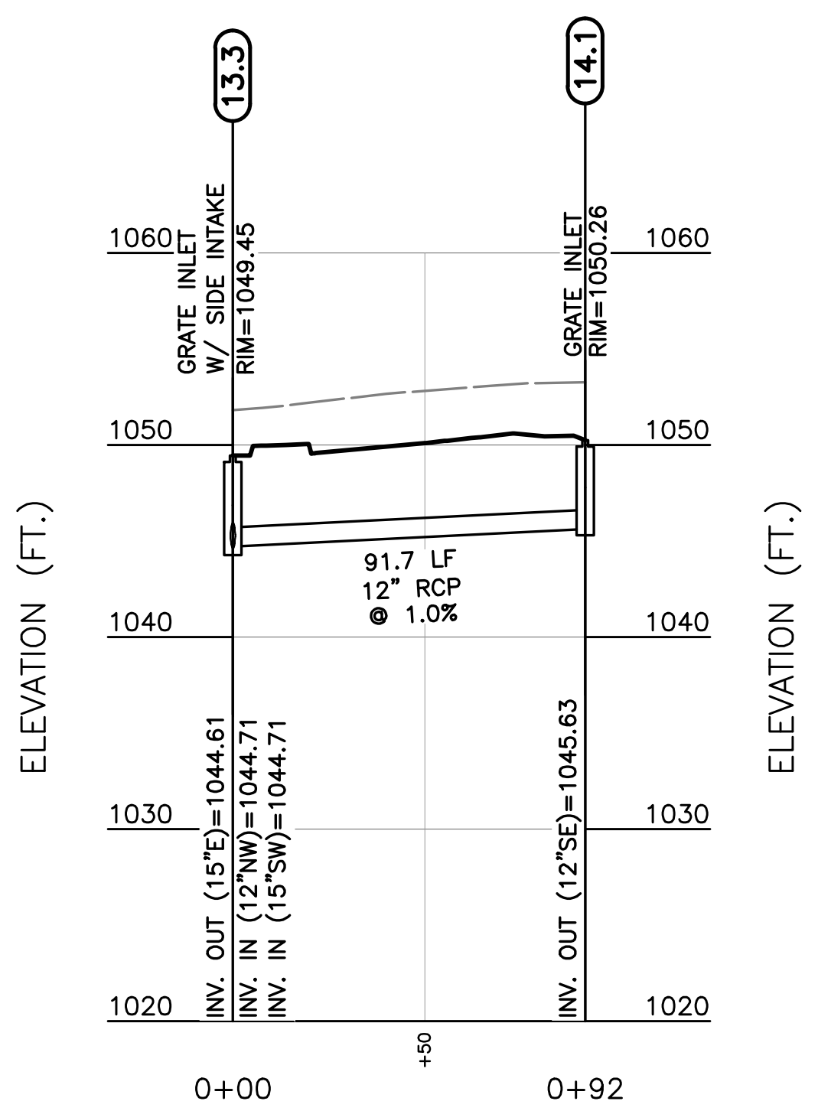
353308 - STORM 6 PROFILE

SCALE H:1"=50'; V:1"=10'


7.1
7.2
7.3
7.4
7.5
FLARED END SECTION
MH RIM=1046.85
MH SLAB TOP RIM=1048.68
GRATE INLET W/ SIDE INTAKE RIM=1049.37
GRATE INLET RIM=1049.75
41.4 LF 24" RCP @ 0.5%
183.0 LF 18" RCP @ 1.1%
39.8 LF 12" RCP @ 1.0%
92.5 LF 12" RCP @ 1.0%
ELEVATION (FT.)
0+00
1+00
2+00
3+00
3+57

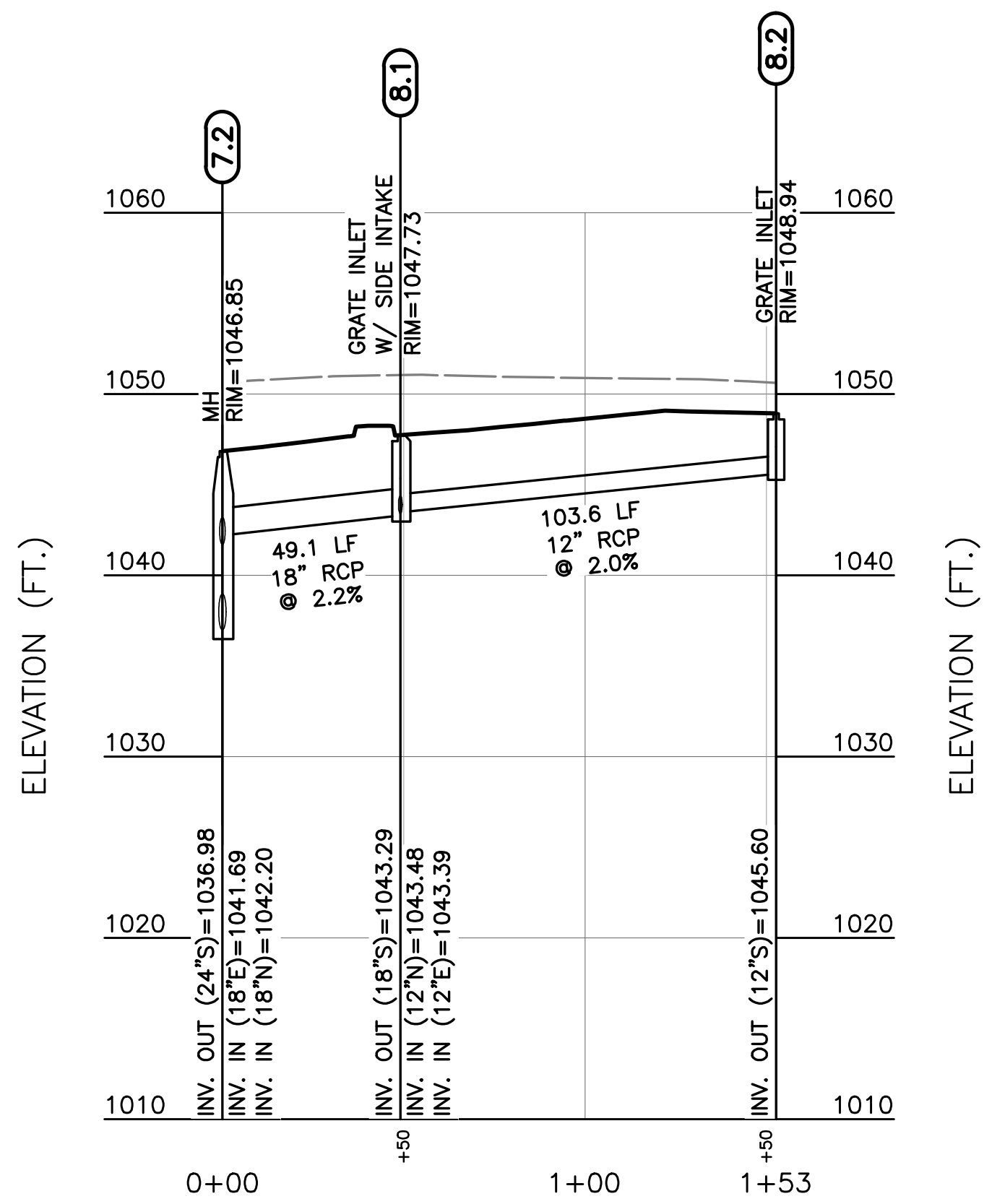
353308 - STORM 7 PROFILE

SCALE H:1"=50'; V:1"=10'


13.3
14.1
GRATE INLET W/ SIDE INTAKE RIM=1049.45
GRATE INLET RIM=1050.26
91.7 LF 12" RCP @ 1.0%
ELEVATION (FT.)
0+00
0+92

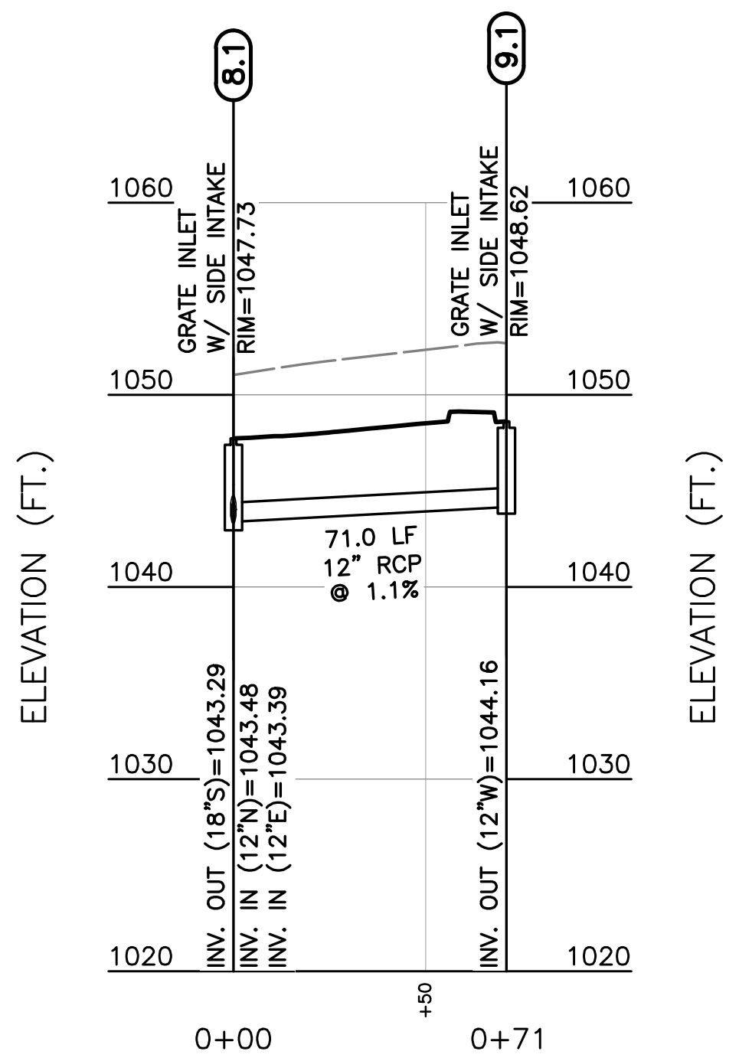
353308 -STORM 14 PROFILE

SCALE H:1"=50'; V:1"=10'


7.2
8.1
8.2
MH RIM=1046.85
GRATE INLET W/ SIDE INTAKE RIM=1047.73
GRATE INLET RIM=1048.84
49.1 LF 18" RCP @ 2.2%
103.6 LF 12" RCP @ 2.0%
ELEVATION (FT.)
0+00
1+00
1+53

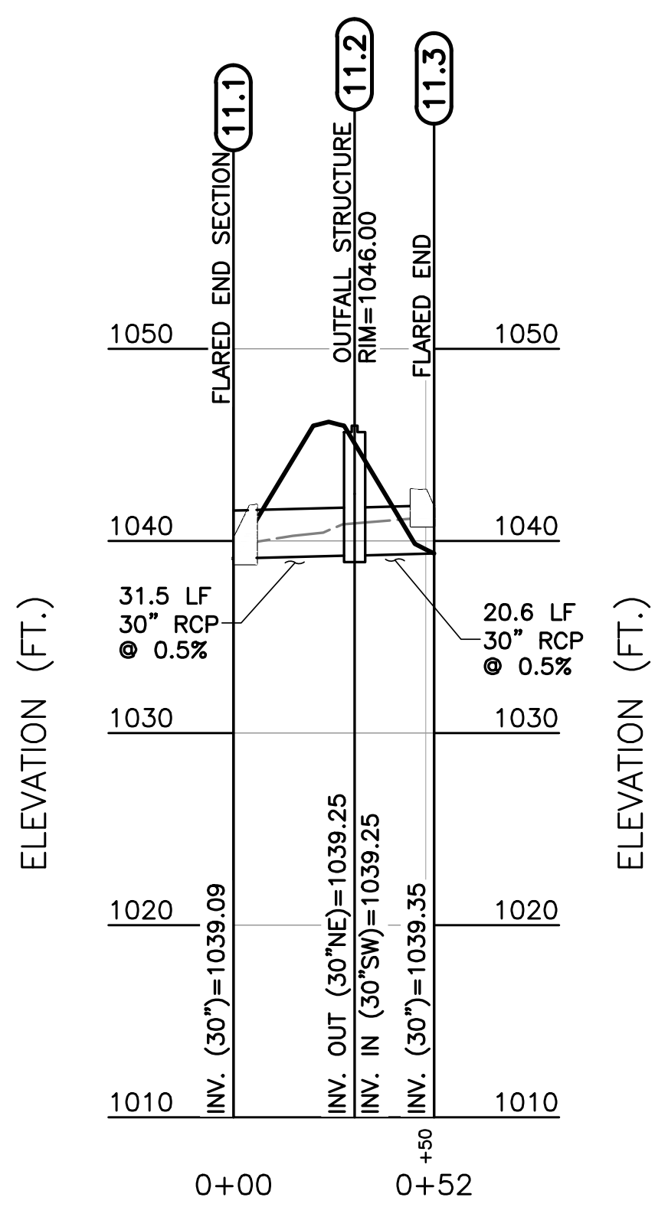
353308 - STORM 8 PROFILE

SCALE H:1"=50'; V:1"=10'


8.1
9.1
GRATE INLET RIM=1047.73
GRATE INLET W/ SIDE INTAKE RIM=1048.62
71.0 LF 12" RCP @ 1.1%
ELEVATION (FT.)
0+00
0+71

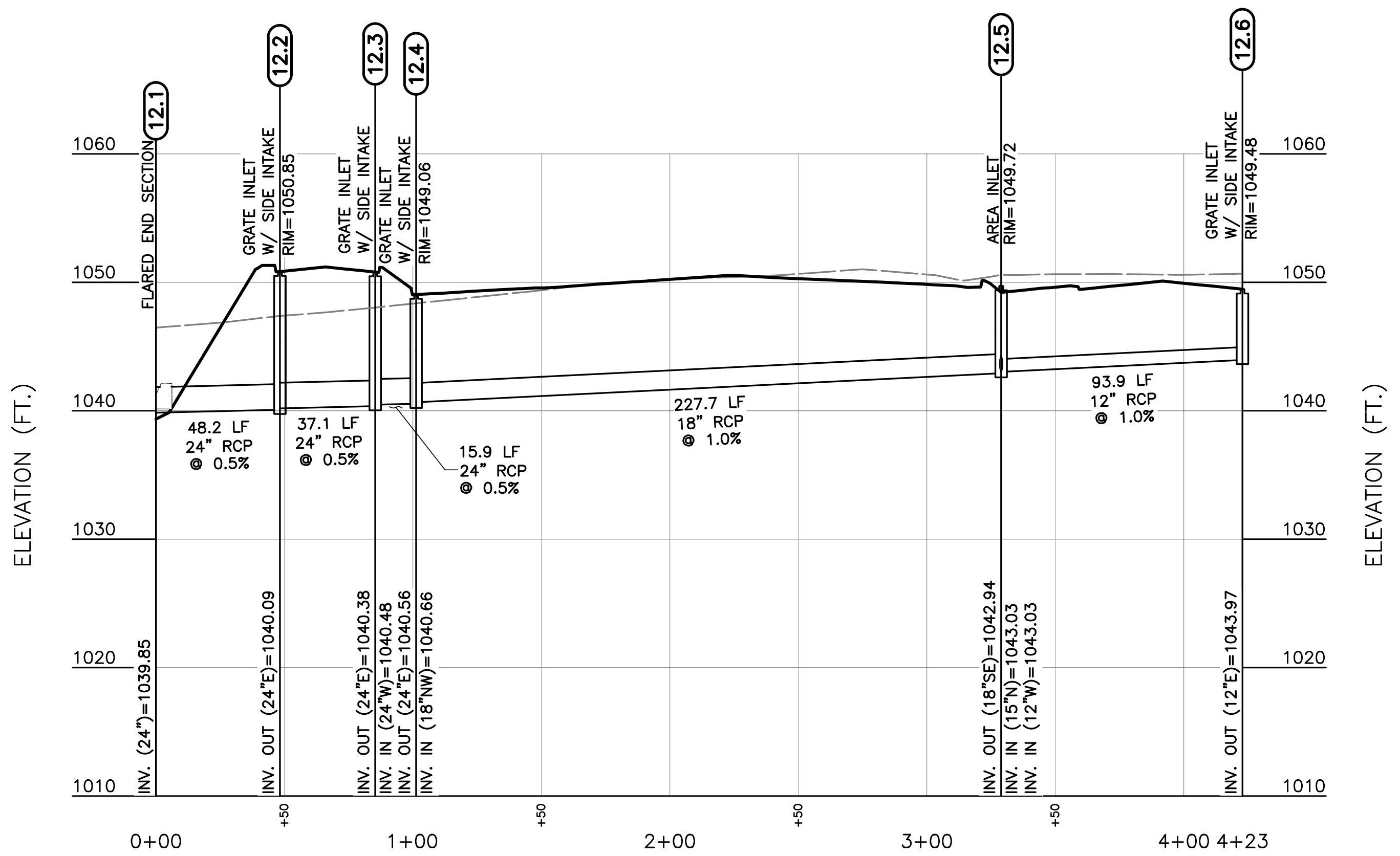
353308 - STORM 9 PROFILE

SCALE H:1"=50'; V:1"=10'


11.1
11.2
11.3
FLARED END SECTION
OUTFALL STRUCTURE RIM=1046.00
FLARED END
31.5 LF 30" RCP @ 0.5%
20.6 LF 30" RCP @ 0.5%
ELEVATION (FT.)
0+00
0+52

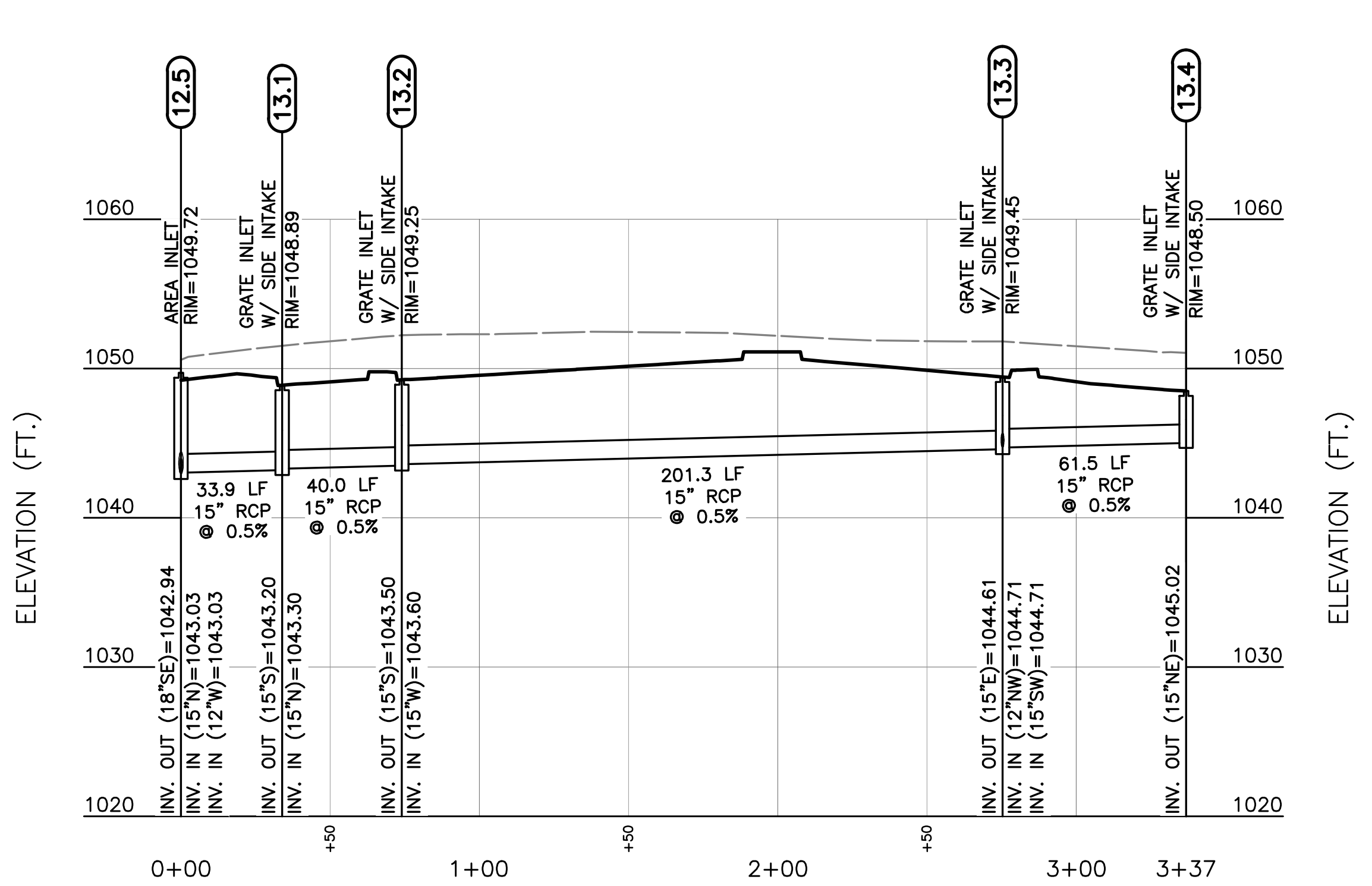
353308 - STORM 11 PROFILE

SCALE H:1"=50'; V:1"=10'


12.1
12.2
12.3
12.4
12.5
12.6
FLARED END SECTION
GRATE INLET W/ SIDE INTAKE RIM=1050.85
GRATE INLET W/ SIDE INTAKE
GRATE INLET W/ SIDE INTAKE RIM=1049.06
AREA INLET RIM=1049.72
GRATE INLET W/ SIDE INTAKE RIM=1049.48
48.2 LF 24" RCP @ 0.5%
37.1 LF 24" RCP @ 0.5%
15.9 LF 24" RCP @ 0.5%
227.7 LF 18" RCP @ 1.0%
93.9 LF 12" RCP @ 1.0%
ELEVATION (FT.)
0+00
1+00
2+00
3+00
4+00 4+23

353308 - STORM 12 PROFILE

SCALE H:1"=50'; V:1"=10'


12.5
13.1
13.2
13.3
13.4
AREA INLET RIM=1049.72
GRATE INLET W/ SIDE INTAKE RIM=1048.89
GRATE INLET W/ SIDE INTAKE RIM=1049.25
GRATE INLET W/ SIDE INTAKE RIM=1049.45
GRATE INLET W/ SIDE INTAKE RIM=1048.50
33.9 LF 15" RCP @ 0.5%
40.0 LF 15" RCP @ 0.5%
201.3 LF 15" RCP @ 0.5%
61.5 LF 15" RCP @ 0.5%
ELEVATION (FT.)
0+00
1+00
2+00
3+00
3+37

353308 - STORM 13 PROFILE

SCALE H:1"=50'; V:1"=10'

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C401.dwg{C401 PRELIMINARY STORM SEWERS} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:09 PM

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

Civil & Environmental
Consultants, Inc.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566

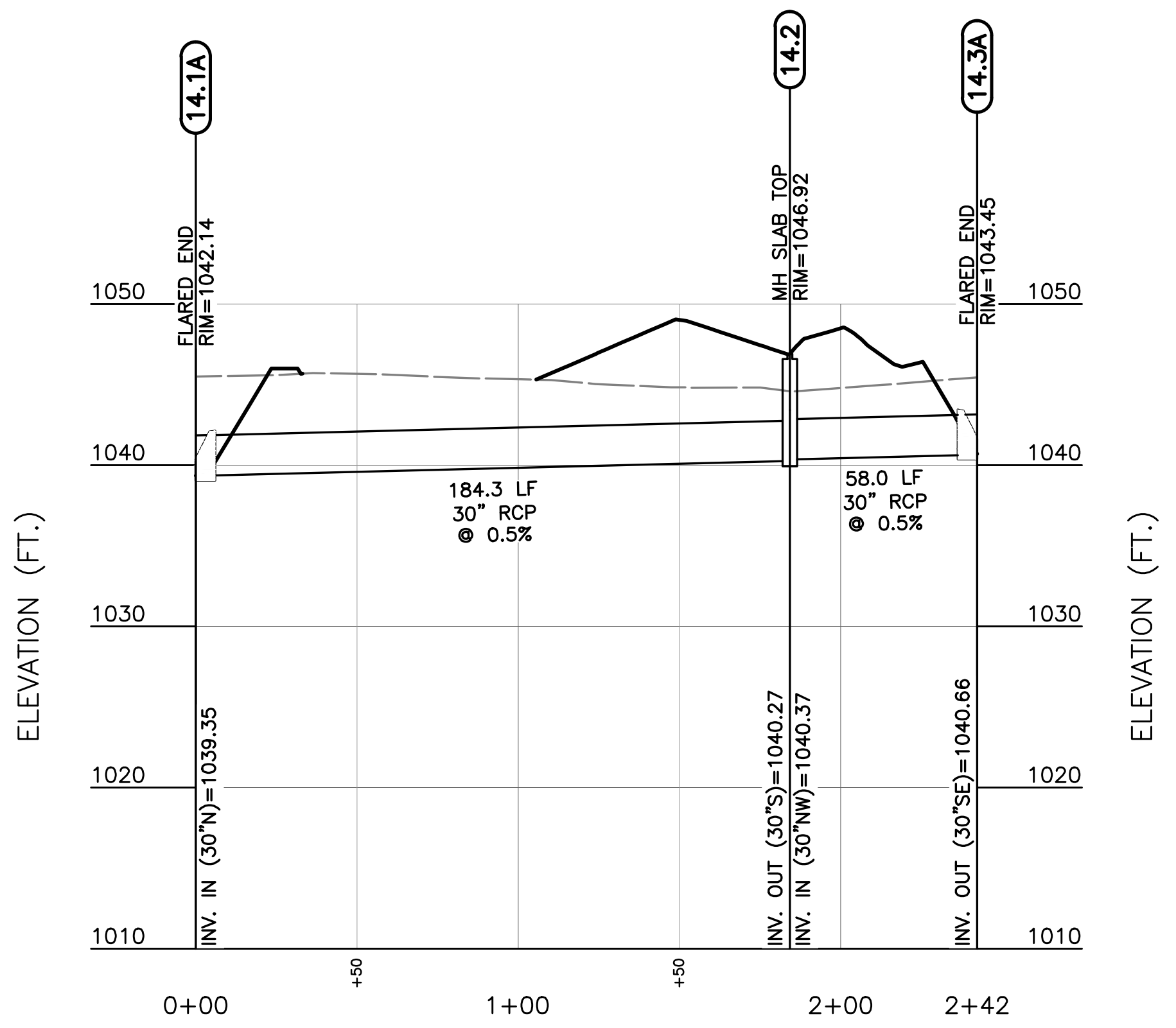
www.cecinc.com

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

PRELIMINARY STORM SEWERS

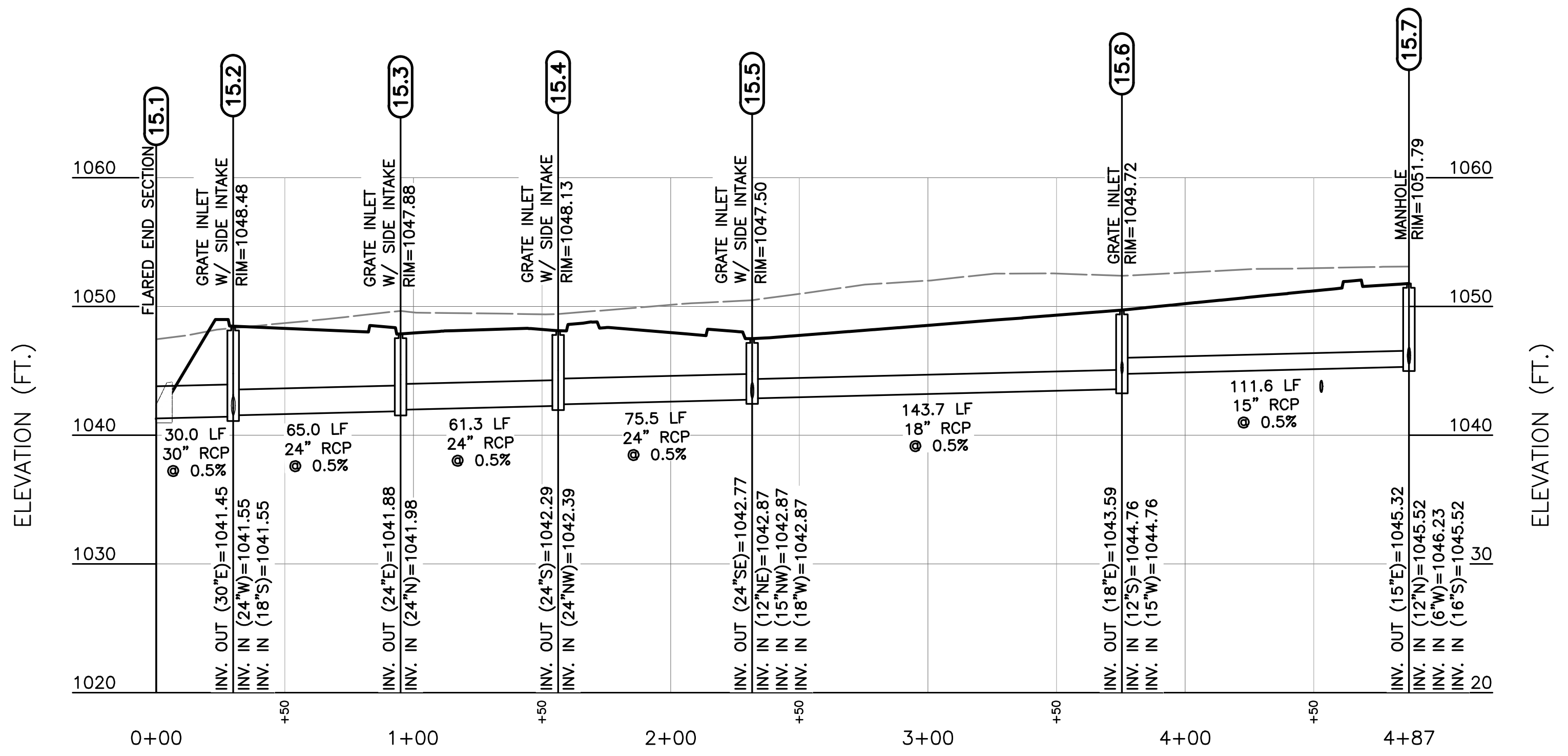
DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:	353-308.0002		
APPROVED BY:	DRAFT		

DRAWING NO.:
C401
SHEET 5 OF 9


14.1A
14.2
14.3A
FLARED END
RIM=1042.14
MH SLAB TOP
RIM=1046.92
FLARED END
RIM=1043.45
184.3 LF
30" RCP
@ 0.5%
58.0 LF
30" RCP
@ 0.5%
INV. IN (30"N)=1039.35
INV. OUT (30"S)=1040.27
INV. IN (30"NW)=1040.37
INV. OUT (30"SE)=1040.66
ELEVATION (FT.)
1050
1040
1030
1020
1010
0+00
+50
1+00
+50
2+00
2+42

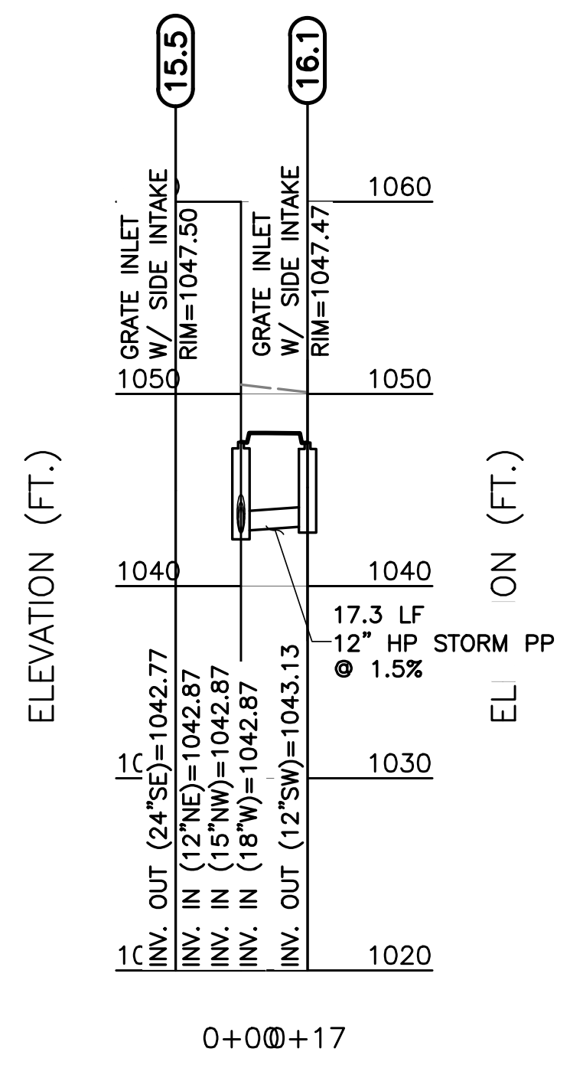
353308 - STORM 14A PROFILE

SCALE H:1"=50'; V:1"=10'


15.1
15.2
15.3
15.4
15.5
15.6
15.7
FLARED END SECTION
GRATE INLET
W/ SIDE INTAKE
RIM=1048.48
GRATE INLET
W/ SIDE INTAKE
RIM=1047.88
GRATE INLET
W/ SIDE INTAKE
RIM=1048.13
GRATE INLET
W/ SIDE INTAKE
RIM=1047.50
GRATE INLET
RIM=1049.72
MANHOLE
RIM=1051.79
30.0 LF
30" RCP
@ 0.5%
65.0 LF
24" RCP
@ 0.5%
61.3 LF
24" RCP
@ 0.5%
75.5 LF
24" RCP
@ 0.5%
143.7 LF
18" RCP
@ 0.5%
111.6 LF
15" RCP
@ 0.5%
INV. OUT (30"E)=1041.45
INV. IN (24"W)=1041.55
INV. IN (18"S)=1041.55
INV. OUT (24"E)=1041.88
INV. IN (24"N)=1041.98
INV. OUT (24"S)=1042.29
INV. IN (24"NW)=1042.39
INV. OUT (24"SE)=1042.77
INV. IN (12"NE)=1042.87
INV. IN (15"NW)=1042.87
INV. IN (18"W)=1042.87
INV. OUT (18"E)=1043.59
INV. IN (12"S)=1044.76
INV. IN (15"W)=1044.76
INV. OUT (15"E)=1045.32
INV. IN (12"N)=1045.52
INV. IN (6"W)=1046.23
INV. IN (16"S)=1045.52
ELEVATION (FT.)
1060
1050
1040
1030
1020
30
20
0+00
+50
1+00
+50
2+00
+50
3+00
+50
4+00
+50
4+87

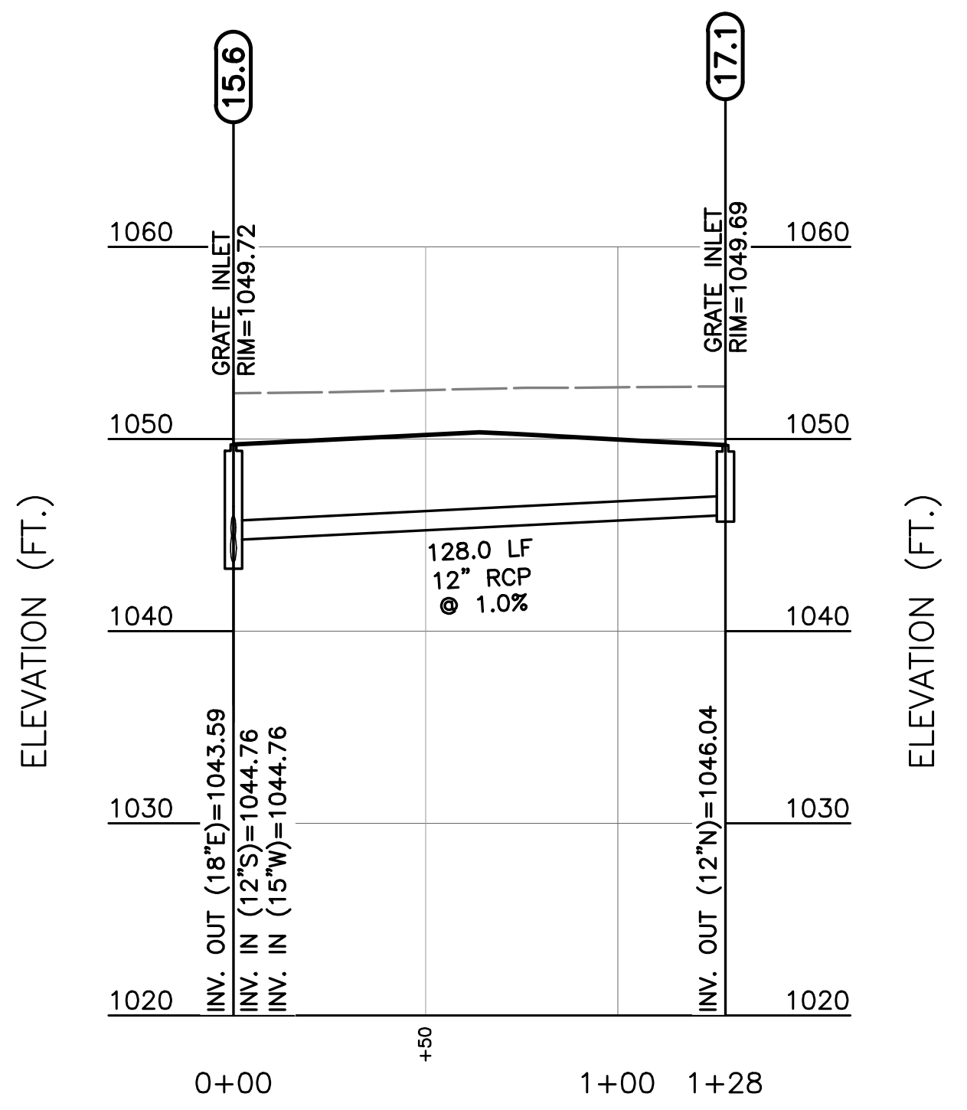
353308 - STORM 15A PROFILE

SCALE H:1"=50'; V:1"=10'


15.5
16.1
GRATE INLET
W/ SIDE INTAKE
RIM=1047.50
GRATE INLET
W/ SIDE INTAKE
RIM=1047.47
17.3 LF
12" HP STORM PP
@ 1.5%
INV. OUT (24"SE)=1042.77
INV. IN (12"NE)=1042.87
INV. IN (15"NW)=1042.87
INV. IN (18"W)=1042.87
INV. OUT (12"SW)=1043.13
ELEVATION (FT.)
1060
1050
1040
1030
1020
0+00
0+17

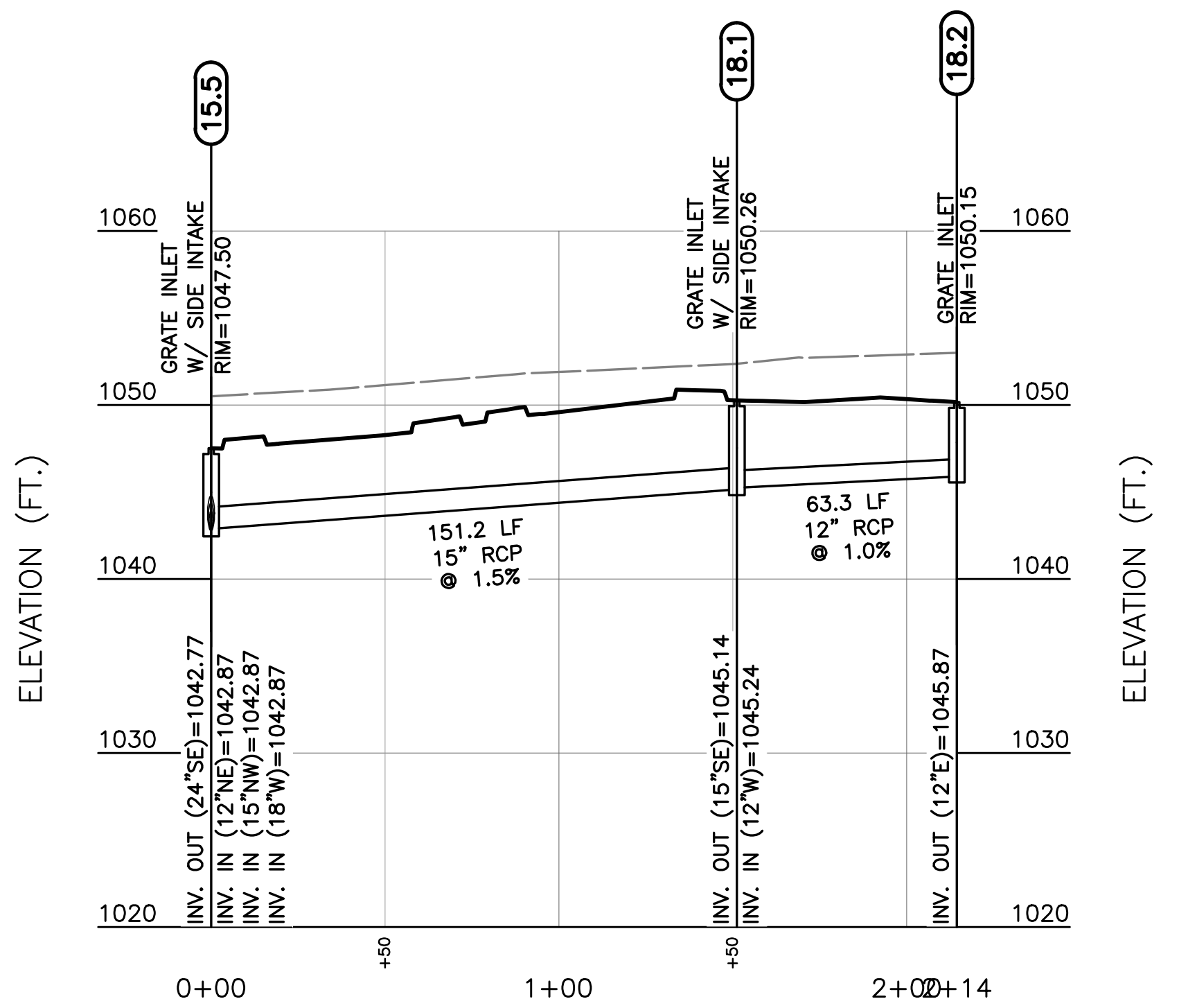
353308 - STORM 16 PROFILE

SCALE H:1"=50'; V:1"=10'


15.6
17.1
GRATE INLET
RIM=1049.72
GRATE INLET
RIM=1049.69
128.0 LF
12" RCP
@ 1.0%
INV. OUT (18"E)=1043.59
INV. IN (12"S)=1044.76
INV. IN (15"W)=1044.76
INV. OUT (12"N)=1046.04
ELEVATION (FT.)
1060
1050
1040
1030
1020
0+00
+50
1+00
1+28

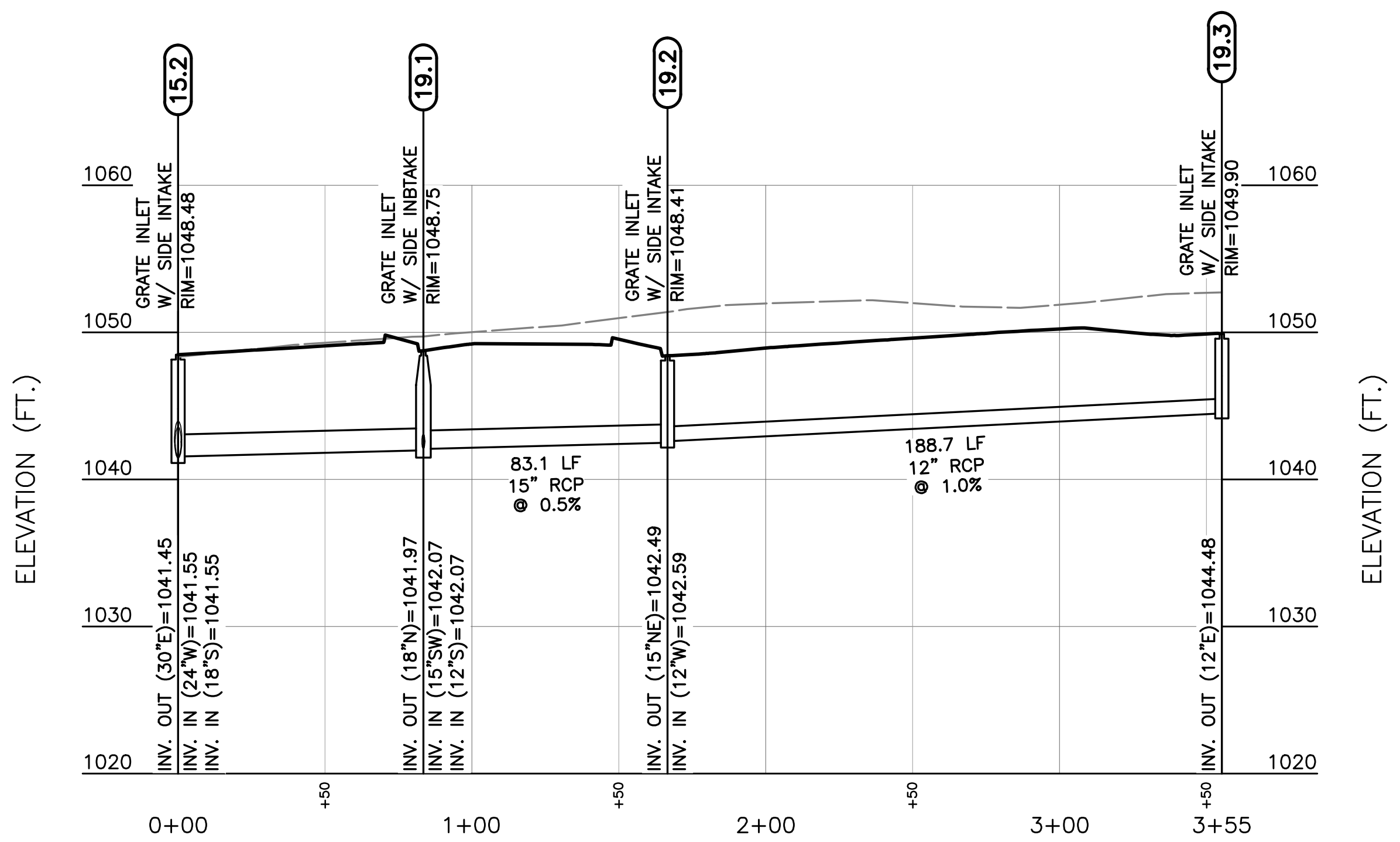
353308 - STORM 17 PROFILE

SCALE H:1"=50'; V:1"=10'


15.5
18.1
18.2
GRATE INLET
W/ SIDE INTAKE
RIM=1047.50
GRATE INLET
W/ SIDE INTAKE
RIM=1050.26
GRATE INLET
RIM=1050.15
151.2 LF
15" RCP
@ 1.5%
63.3 LF
12" RCP
@ 1.0%
INV. OUT (24"SE)=1042.77
INV. IN (12"NE)=1042.87
INV. IN (15"NW)=1042.87
INV. IN (18"W)=1042.87
INV. OUT (15"SE)=1045.14
INV. IN (12"W)=1045.24
INV. OUT (12"E)=1045.87
ELEVATION (FT.)
1060
1050
1040
1030
1020
0+00
+50
1+00
+50
2+00
2+14

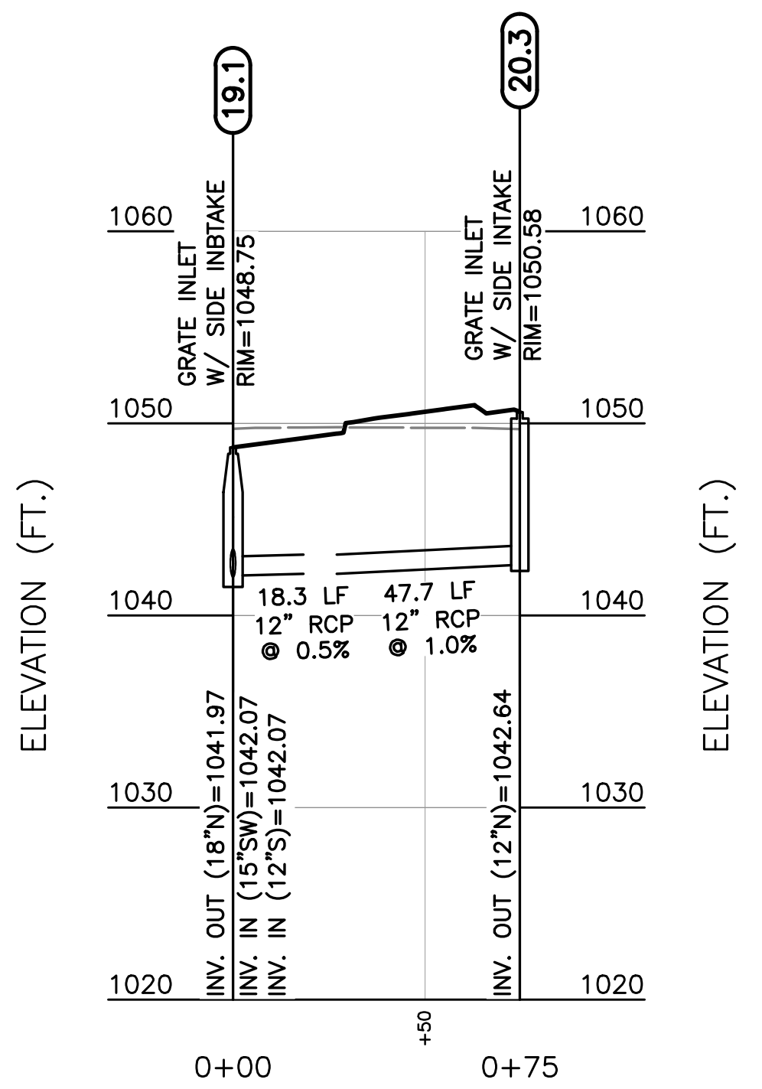
353308 - STORM 18 PROFILE

SCALE H:1"=50'; V:1"=10'


15.2
19.1
19.2
19.3
GRATE INLET
W/ SIDE INTAKE
RIM=1048.48
GRATE INLET
W/ SIDE INBTAKE
RIM=1048.75
GRATE INLET
W/ SIDE INTAKE
RIM=1048.41
GRATE INLET
W/ SIDE INTAKE
RIM=1049.90
83.1 LF
15" RCP
@ 0.5%
188.7 LF
12" RCP
@ 1.0%
INV. OUT (30"E)=1041.45
INV. IN (24"W)=1041.55
INV. IN (18"S)=1041.55
INV. OUT (18"N)=1041.97
INV. IN (15"SW)=1042.07
INV. IN (12"S)=1042.07
INV. OUT (15"NE)=1042.49
INV. IN (12"W)=1042.59
INV. OUT (12"E)=1044.48
ELEVATION (FT.)
1060
1050
1040
1030
1020
0+00
+50
1+00
+50
2+00
+50
3+00
+50
3+55

353308 - STORM 19 PROFILE

SCALE H:1"=50'; V:1"=10'


19.1
20.3
GRATE INLET
W/ SIDE INBTAKE
RIM=1048.75
GRATE INLET
W/ SIDE INTAKE
RIM=1050.58
18.3 LF
12" RCP
@ 0.5%
47.7 LF
12" RCP
@ 1.0%
INV. OUT (18"N)=1041.97
INV. IN (15"SW)=1042.07
INV. IN (12"S)=1042.07
INV. OUT (12"N)=1042.64
ELEVATION (FT.)
1060
1050
1040
1030
1020
0+00
+50
0+75

353308 - STORM 20 PROFILE

SCALE H:1"=50'; V:1"=10'

P:\350-0001\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C401.dwg{C402 PRELIMINARY STORM SEWERS} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:09 PM

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

Civil & Environmental
Consultants, Inc.

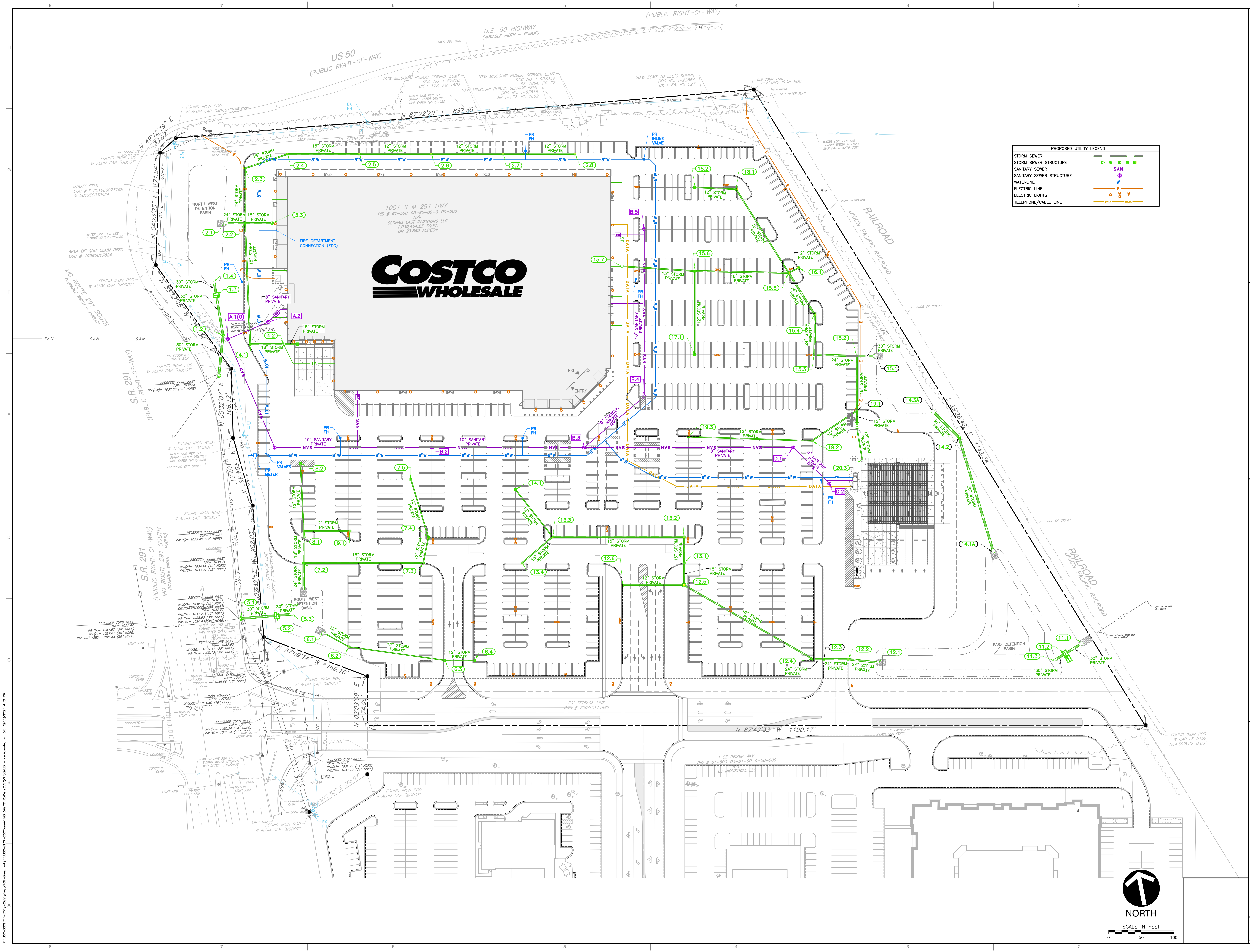
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

PRELIMINARY STORM SEWERS

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:			353-308.0002
APPROVED BY:			DRAFT

DRAWING NO.:
C402
SHEET 6 OF 9


(PUBLIC RIGHT-OF-WAY)
U.S. 50 HIGHWAY
(VARIABLE WIDTH - PUBLIC)
US 50
(PUBLIC RIGHT-OF-WAY)
10'W MISSOURI PUBLIC SERVICE ESMT. DOC. NO. I-57816, BK I-172, PG 1602
10'W MISSOURI PUBLIC SERVICE ESMT. DOC. NO. I-907334, BK 1884, PG 27
20'W ESMT TO LEE'S SUMMIT DOC. NO. I-22864, BK I-86, PG 527
N 87°22'29" E 887.39'
N 49°12'39" E 33.02'
N 04°23'25" E 171.94'
NORTH WEST DETENTION BASIN
SOUTH WEST DETENTION BASIN
EAST DETENTION BASIN
AREA OF QUIT CLAIM DEED DOC # 19990017824
MO ROUTE 291 SOUTH (VARIABLE WIDTH - PUBLIC)
S.R. 291 (PUBLIC RIGHT-OF-WAY)
1001 S M 291 HWY
PID # 61-500-03-80-00-0-00-000
N/F
OLDHAM EAST INVESTORS LLC
1,039,464.23 SQ.FT.
OR 23.863 ACRES±
COSTCO WHOLESALE
FIRE DEPARTMENT CONNECTION (FDC)
PR INLINE VALVE
PR FH
PR VALVES
PR METER
EXIT
ENTRY
UNION PACIFIC RAILROAD
RAILROAD
S 29°26'49" E 1142.34'
N 87°49'33" W 1190.17'
N 67°09'14" W 169.16'
N 02°09'09" E
N 00°32'07" E
20' SETBACK LINE DOC # 2004I0114682
1 SE PFIZER WAY
PID # 61-500-03-81-00-0-00-000
LD INDUSTRIAL LLC
15" STORM PRIVATE
12" STORM PRIVATE
18" STORM PRIVATE
24" STORM PRIVATE
30" STORM PRIVATE
10" SANITARY PRIVATE
8" SANITARY PRIVATE
8" W
DATA
SAN
E
NORTH
SCALE IN FEET
0
50
100

PROPOSED UTILITY LEGEND	
STORM SEWER	▬ ▬ ▬
STORM SEWER STRUCTURE	▷ Ⓓ ▣ ▦ ▦
SANITARY SEWER	— SAN —
SANITARY SEWER STRUCTURE	Ⓢ
WATERLINE	— W —
ELECTRIC LINE	— E —
ELECTRIC LIGHTS	○ ▯ ▯
TELEPHONE/CABLE LINE	— DATA — DATA —

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

CEC
Civil & Environmental
Consultants, Inc.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

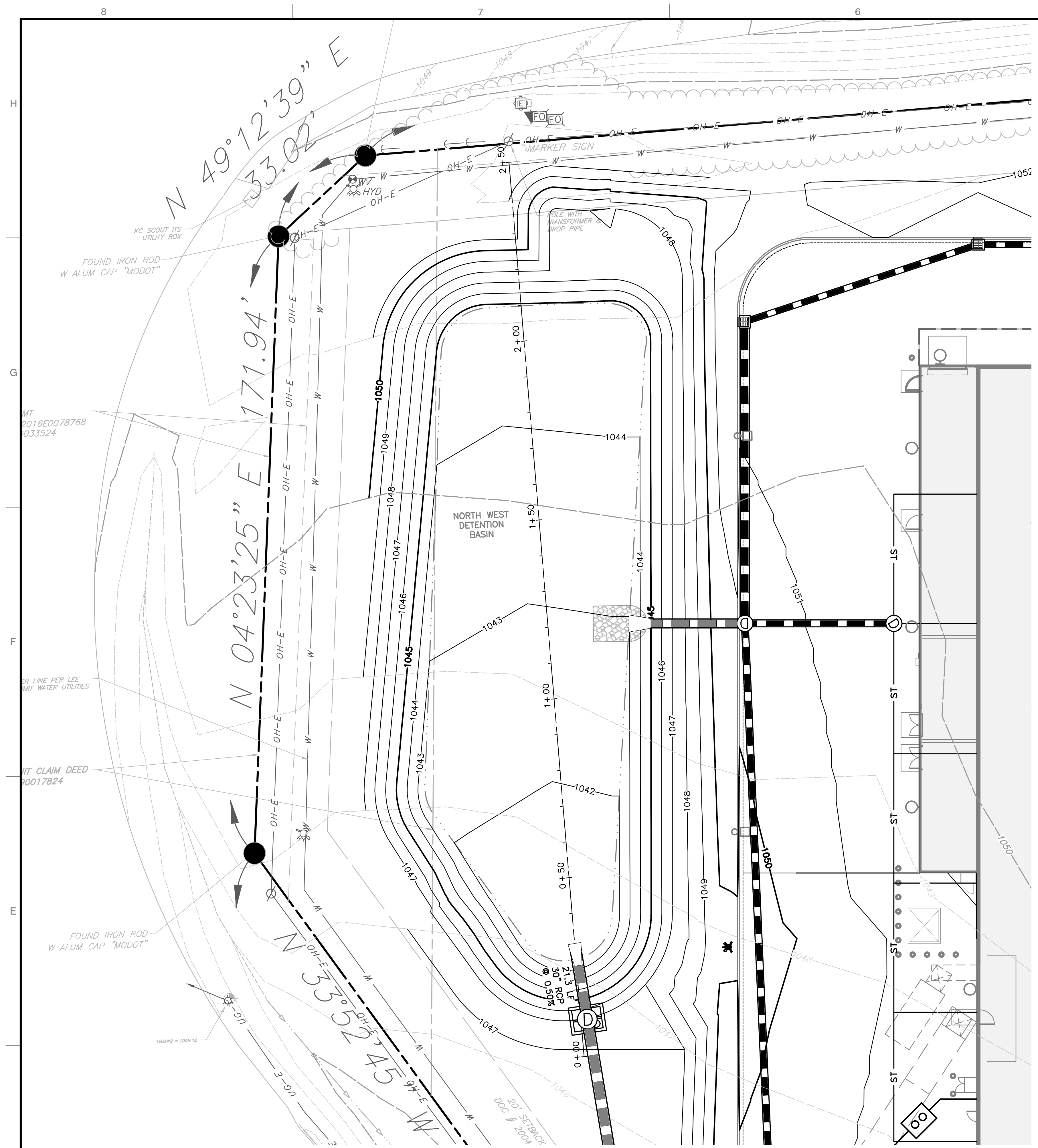
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

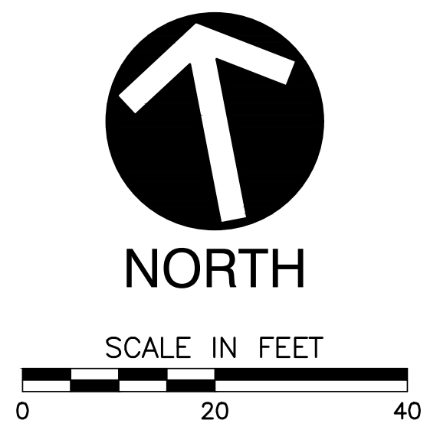
UTILITY PLAN

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:	353-308.0002		
APPROVED BY:	DRAFT		

DRAWING NO.:
C500
SHEET 7 OF 9

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C500.dwg{C500 UTILITY PLAN} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:10 PM


N 49°12'39" E
33.02'
N 04°23'25" E
171.94'
N 33°52'45" W
FOUND IRON ROD W/ ALUM CAP "MODOT"
NORTH WEST DETENTION BASIN
21.3 LF 30" RCP @ 0.50%
1042
1043
1044
1045
1046
1047
1048
1049
1050
2+00
1+50
1+00
0+50
0+00
ST

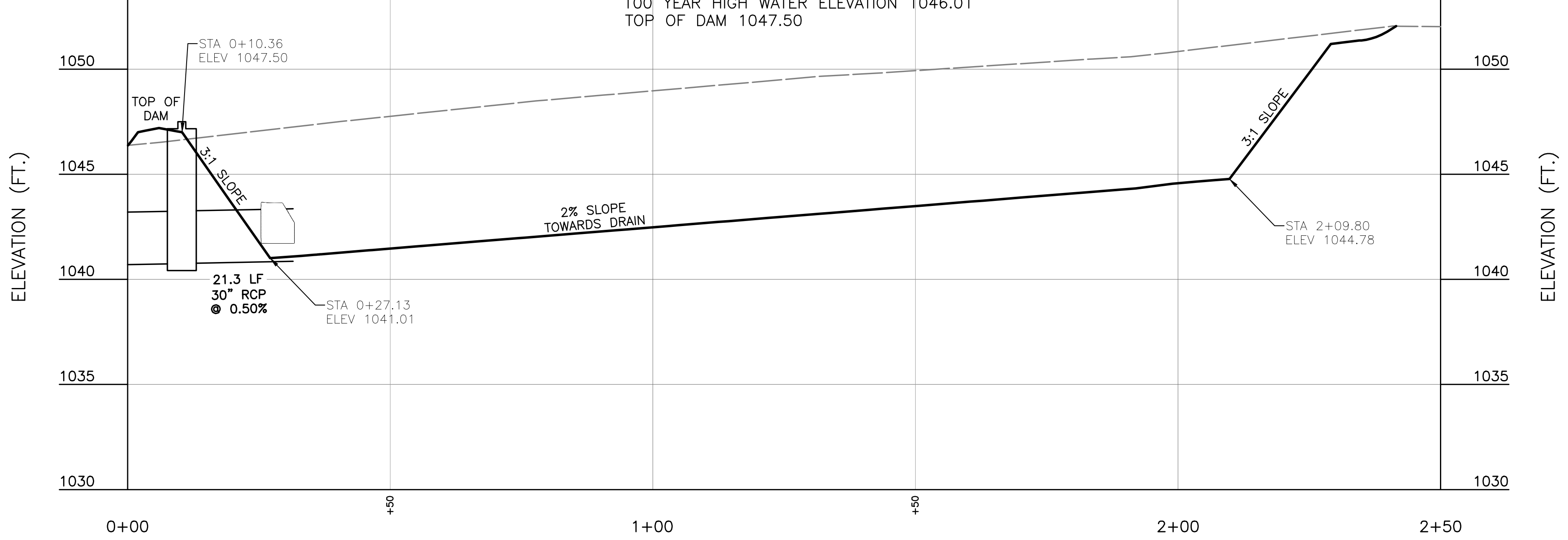

NORTH
SCALE IN FEET
0
20
40

NORTHWEST DETENTION BASIN

NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN ERONET OR APPROVED EQUAL. TRM TO BE VEGETATED.
4. TRASH RACK TO BE INSTALLED AT EACH LOW FLOW ORIFICE. (SEE DETAIL)

DRY BASIN WITH MINIMUM OF 2% SLOPE
TOWARDS THE OURFALL STRUCTURE

LOW POINT IN BASIN 1041.00 FEET
100 YEAR HIGH WATER ELEVATION 1046.01
TOP OF DAM 1047.50


1055
1050
1045
1040
1035
1030
ELEVATION (FT.)
TOP OF DAM
STA 0+10.36
ELEV 1047.50
3:1 SLOPE
21.3 LF
30" RCP
@ 0.50%
STA 0+27.13
ELEV 1041.01
2% SLOPE
TOWARDS DRAIN
3:1 SLOPE
STA 2+09.80
ELEV 1044.78
0+00
+50
1+00
+50
2+00
2+50

NW BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

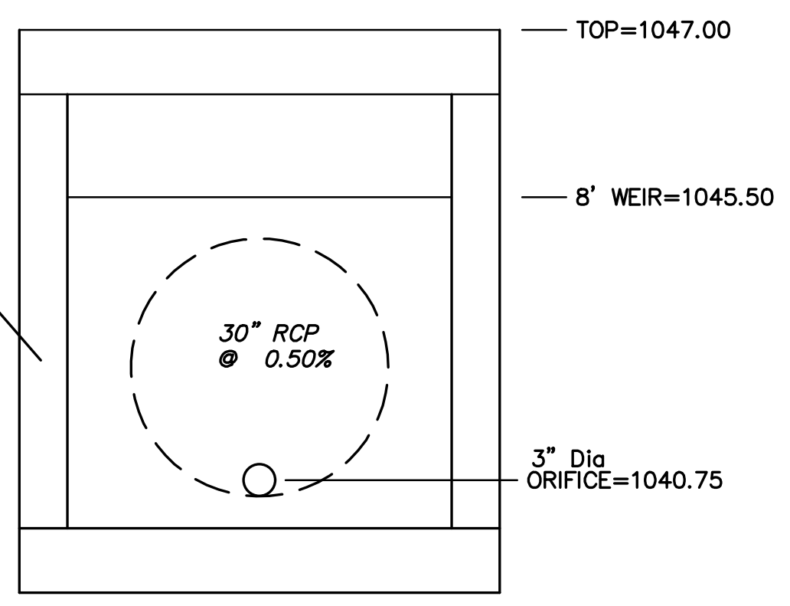
TOP OF DAM 1047.50

HIGHWATER ELEVATIONS

100 YR – 1046.16
10 YR – 1045.54
2 YR – 1044.66

OUTFALL NOTE:

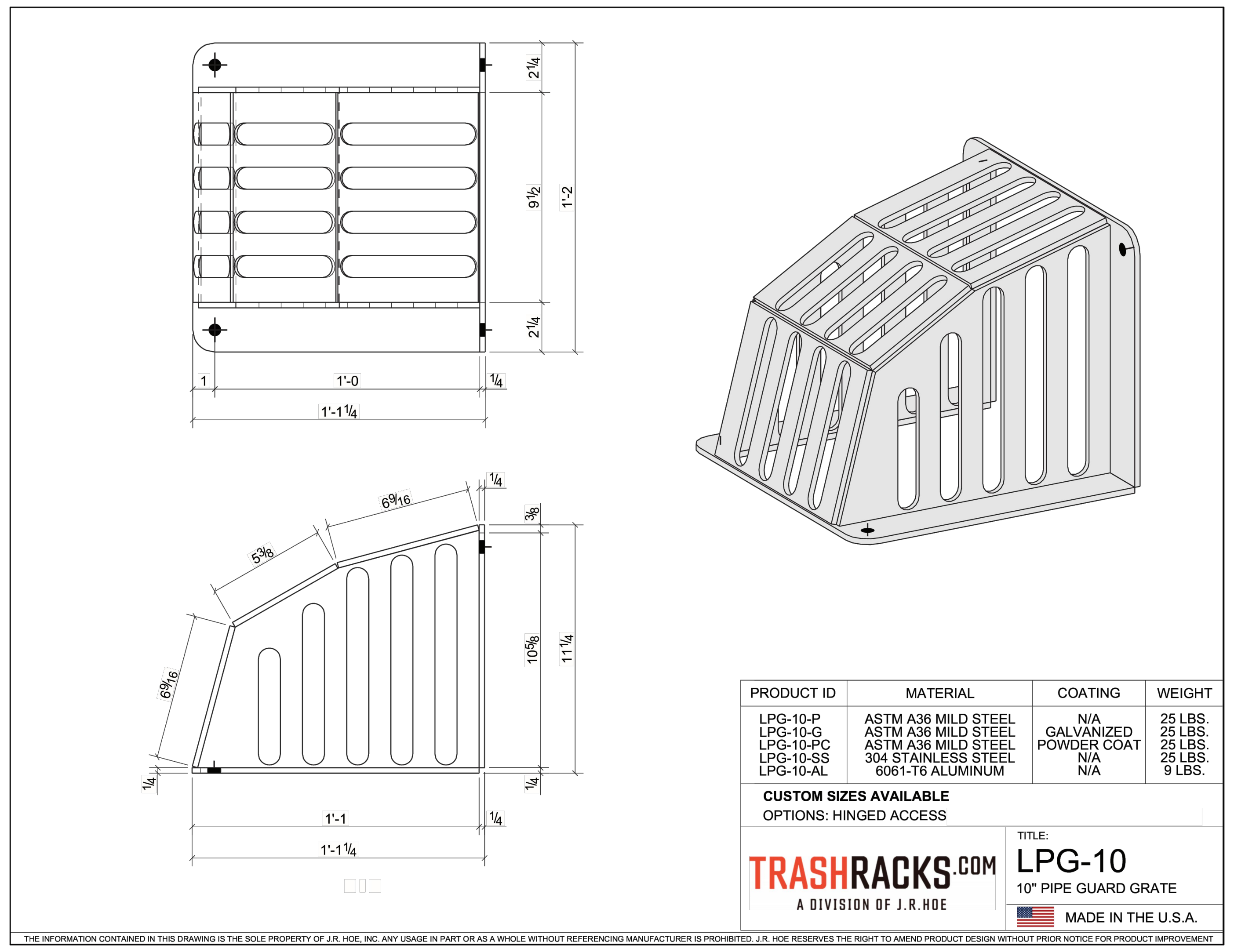
OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.


TOP=1047.00
8' WEIR=1045.50
30" RCP
@ 0.50%
3" Dia
ORIFICE=1040.75

OUTFALL STRUCTURE 1.3
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS


2¼
9½
1'-2
2¼
1
1'-0
1'-1¼
6⅜
5¾
6⅝
10⅝
11¼
1¼
1'-1
¼
1'-1¼

PRODUCT ID	MATERIAL	COATING	WEIGHT
LPG-10-P	ASTM A36 MILD STEEL	N/A	25 LBS.
LPG-10-G	ASTM A36 MILD STEEL	GALVANIZED	25 LBS.
LPG-10-PC	ASTM A36 MILD STEEL	POWDER COAT	25 LBS.
LPG-10-SS	304 STAINLESS STEEL	N/A	25 LBS.
LPG-10-AL	6061-T6 ALUMINUM	N/A	9 LBS.

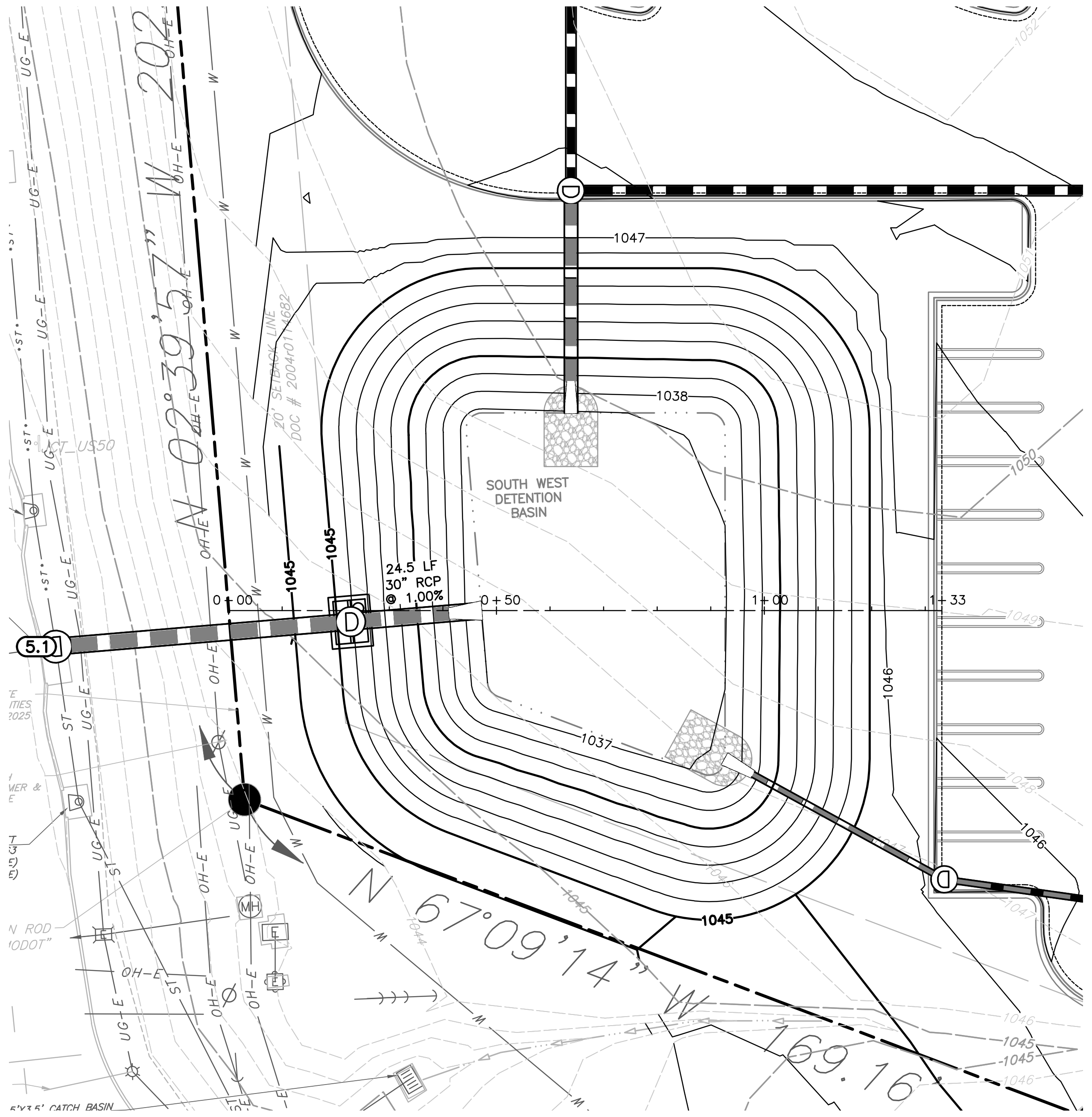
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS

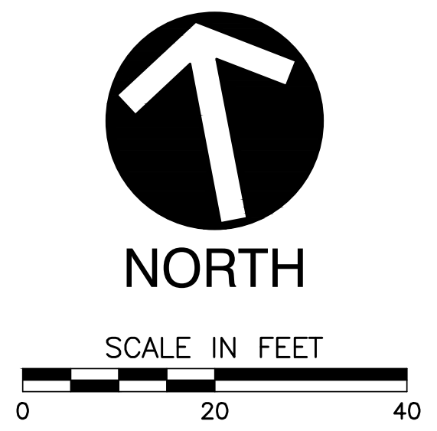
TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE:
LPG-10
10" PIPE GUARD GRATE

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT

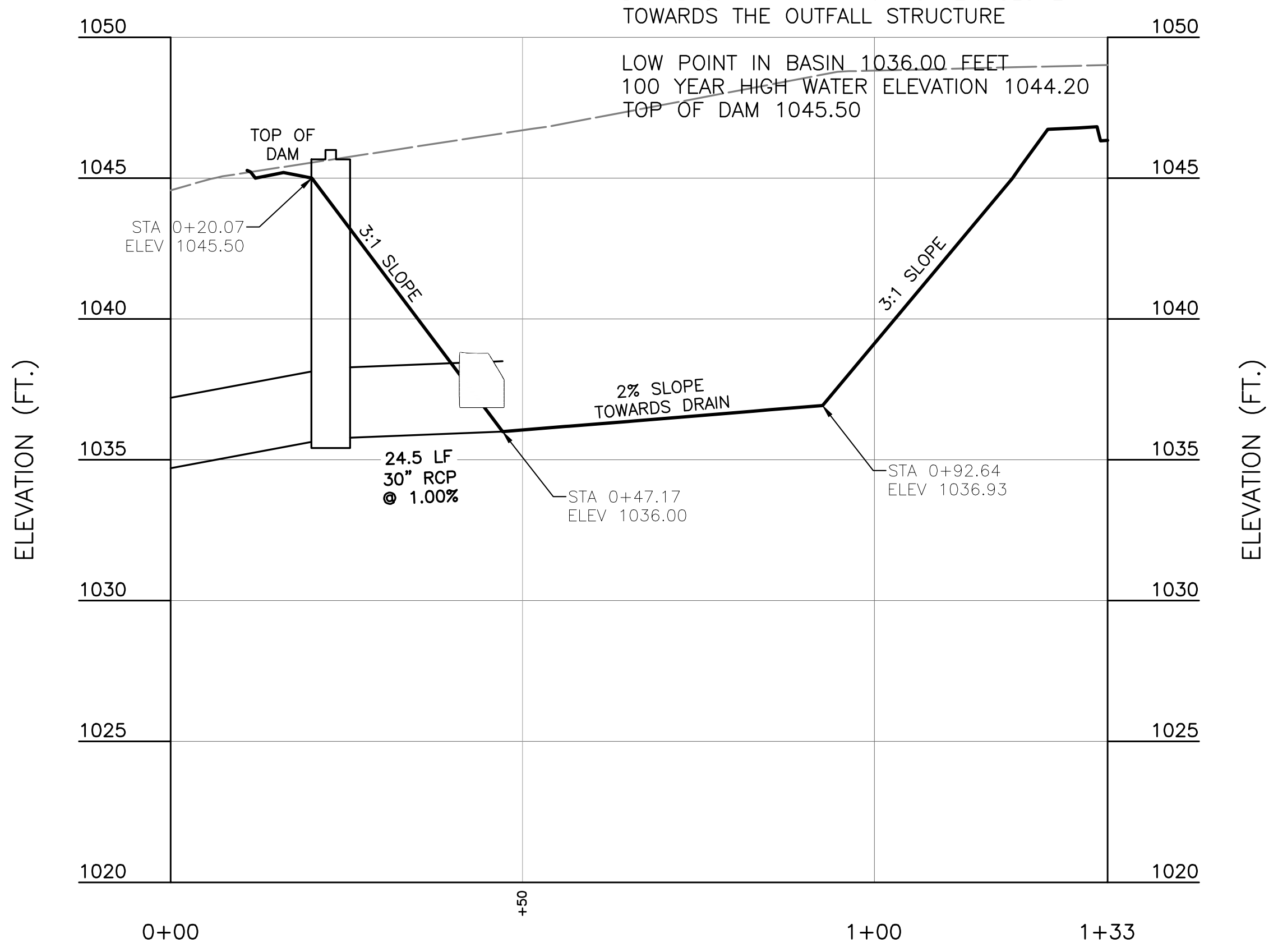

N 02°39'57" W 202
N 67°09'14" W 169.16
SOUTH WEST DETENTION BASIN
24.5 LF 30" RCP @ 1.00%
5.1
1047
1045
1046
1038
1037
0+00
0+50
1+00
1+33


NORTH
SCALE IN FEET
0
20
40

SOUTHWEST DETENTION BASIN

DRY BASIN WITH MINIMUM OF 2% SLOPE
TOWARDS THE OUTFALL STRUCTURE

LOW POINT IN BASIN 1036.00 FEET
100 YEAR HIGH WATER ELEVATION 1044.20
TOP OF DAM 1045.50


1050
1045
1040
1035
1030
1025
1020
ELEVATION (FT.)
TOP OF DAM
STA 0+20.07
ELEV 1045.50
3:1 SLOPE
24.5 LF
30" RCP
@ 1.00%
STA 0+47.17
ELEV 1036.00
2% SLOPE
TOWARDS DRAIN
3:1 SLOPE
STA 0+92.64
ELEV 1036.93
0+00
+50
1+00
1+33

SW BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

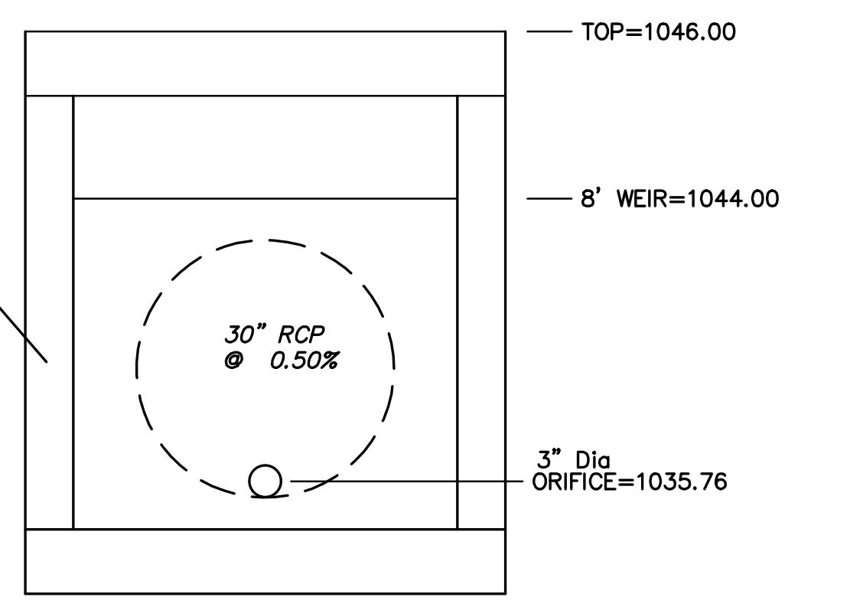
TOP OF DAM 1045.25

HIGHWATER ELEVATIONS

100 YR – 1044.25
10 YR – 1042.68
2 YR – 1040.99

OUTFALL NOTE:

OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.


TOP=1046.00
8' WEIR=1044.00
30" RCP
@ 0.50%
3" Dia
ORIFICE=1035.76

OUTFALL STRUCTURE 5.2
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

CEC
Civil & Environmental
Consultants, Inc.

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

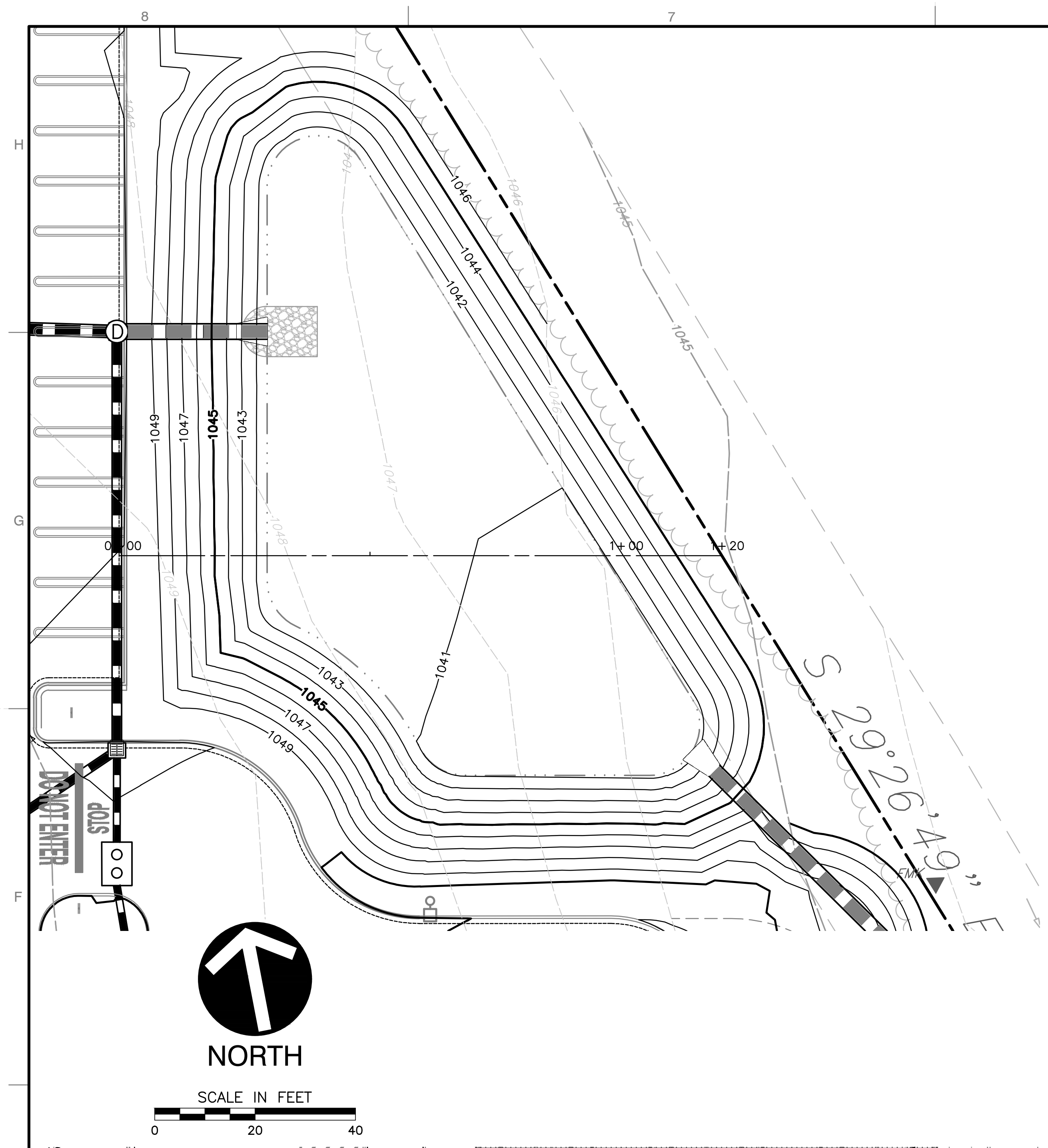
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

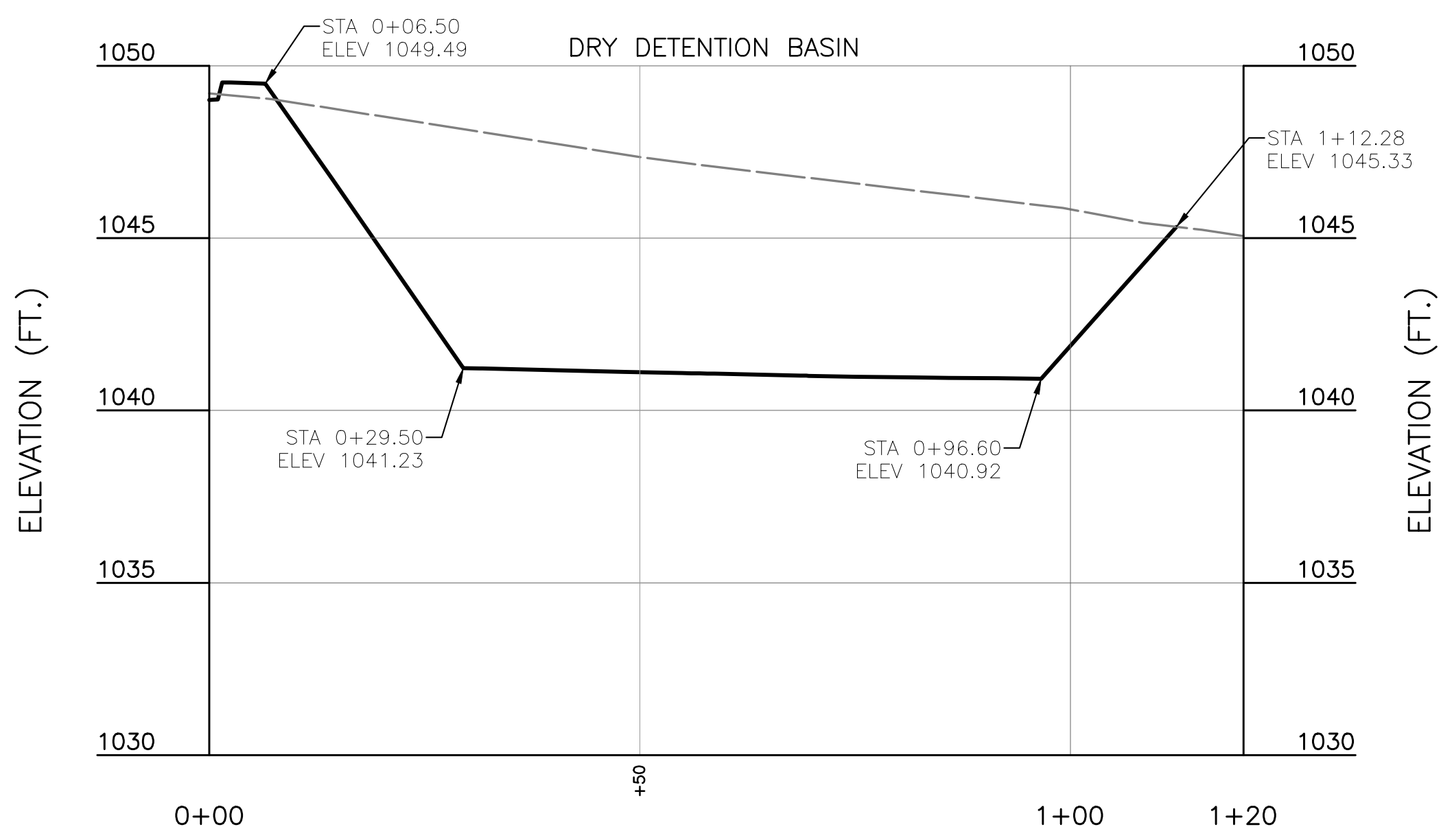
STORMWATER DETENTION

DATE:	AUGUST 7, 2025	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	KAS
PROJECT NO:	353-308.0002		
APPROVED BY:	DRAFT		

DRAWING NO.:
C600
SHEET 8 OF 9

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C600.dwg{C600 STORMWATER DETENTION} LS:(10/13/2025 – kschoenike) – LP: 10/13/2025 4:10 PM

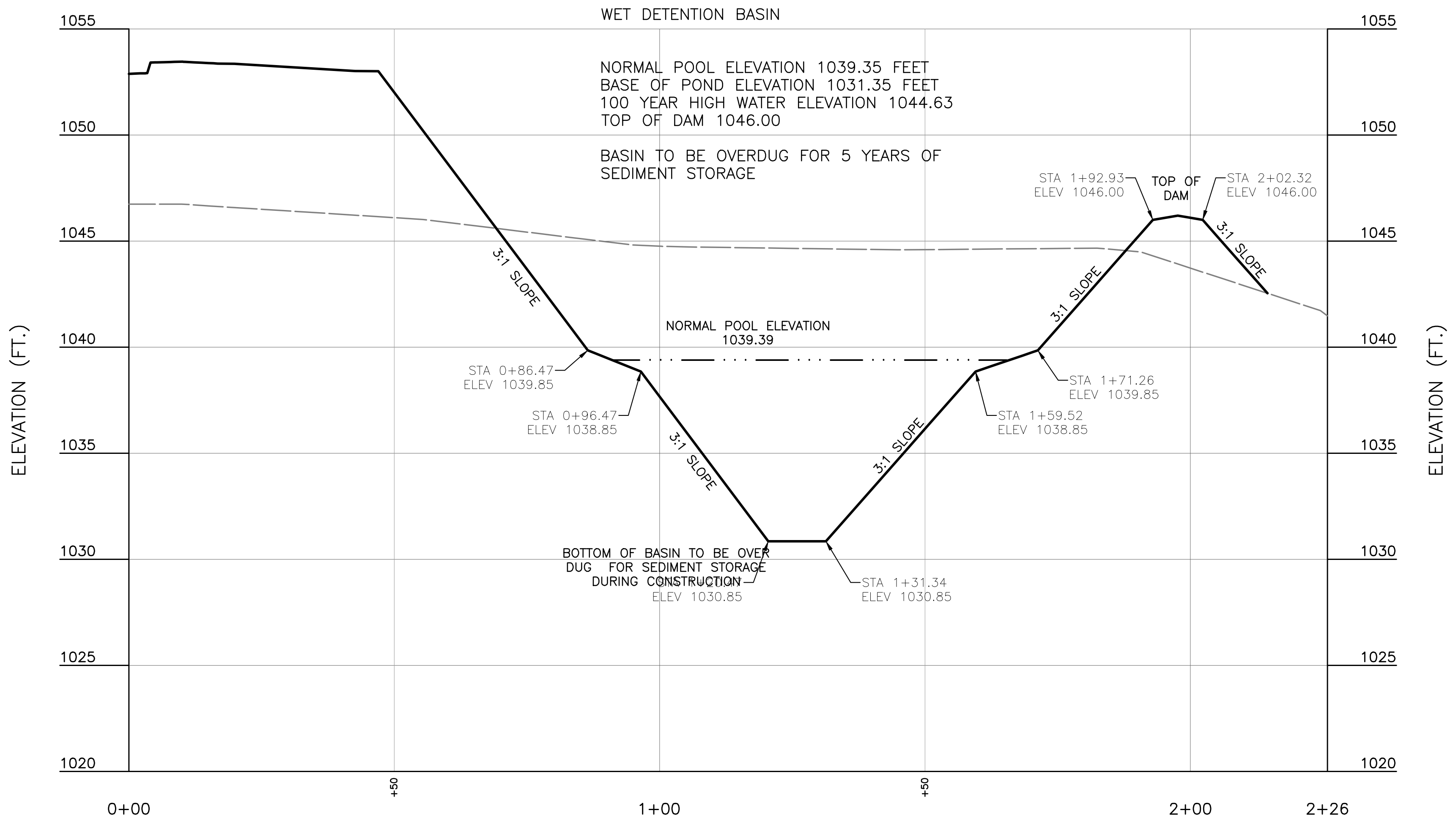

S 29°26'49" E
1041
1042
1043
1045
1046
1047
1049
0+00
1+00
1+20
STOP
NORTH
SCALE IN FEET
0
20
40



SE BASIN 2 PROFILE
SCALE H:1"=20'; V:1"=5'

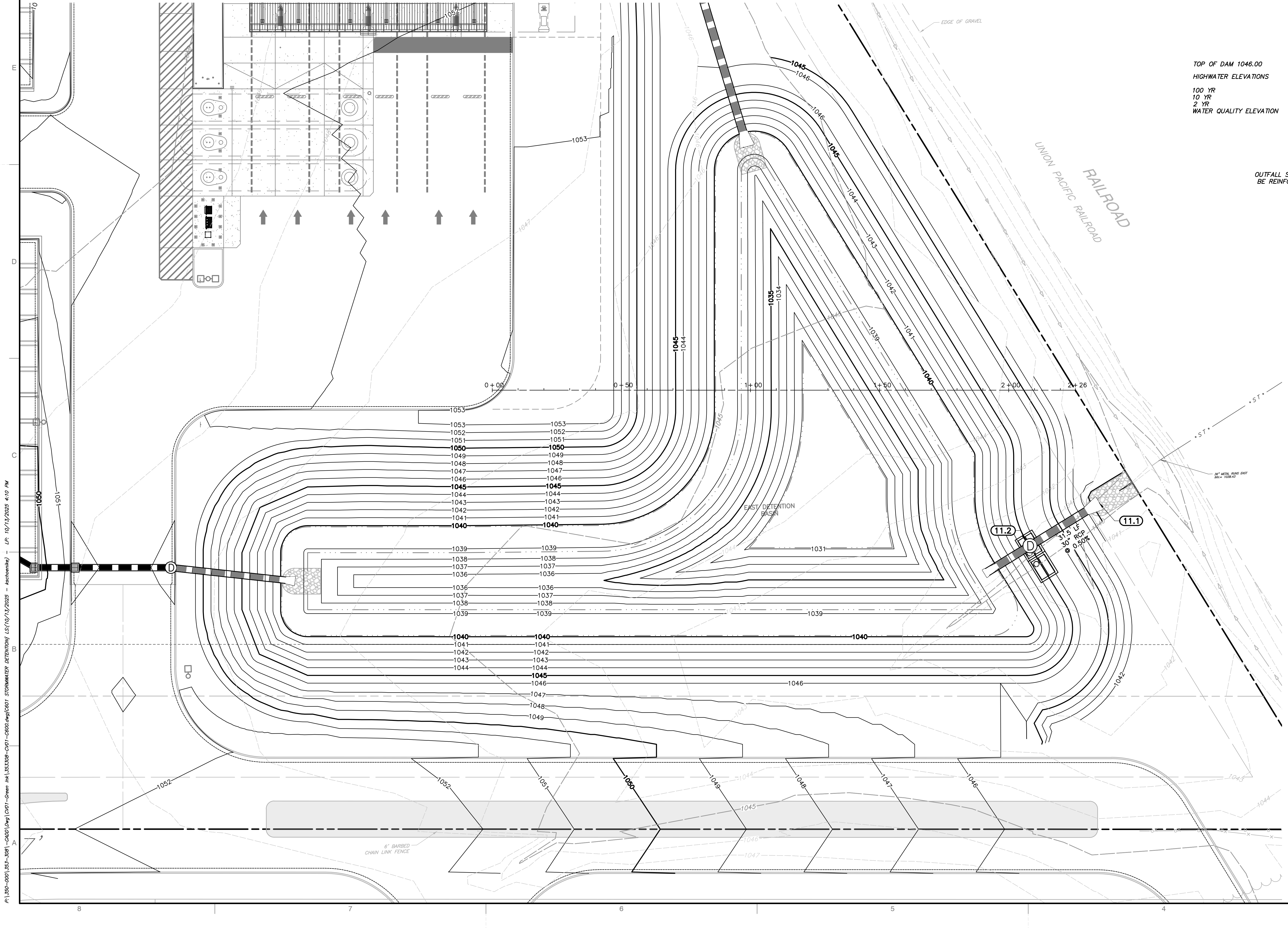
SOUTHEAST DETENTION BASIN

NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN ERONET OR APPROVED EQUAL. TRM TO BE VEGETATED. NO MAT REQUIRED BELOW NORMAL POOL ELEVATION.
4. TRASH RACK TO BE INSTALLED AT EACH LOW FLOW ORIFICE. (SEE DETAIL)



SE BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

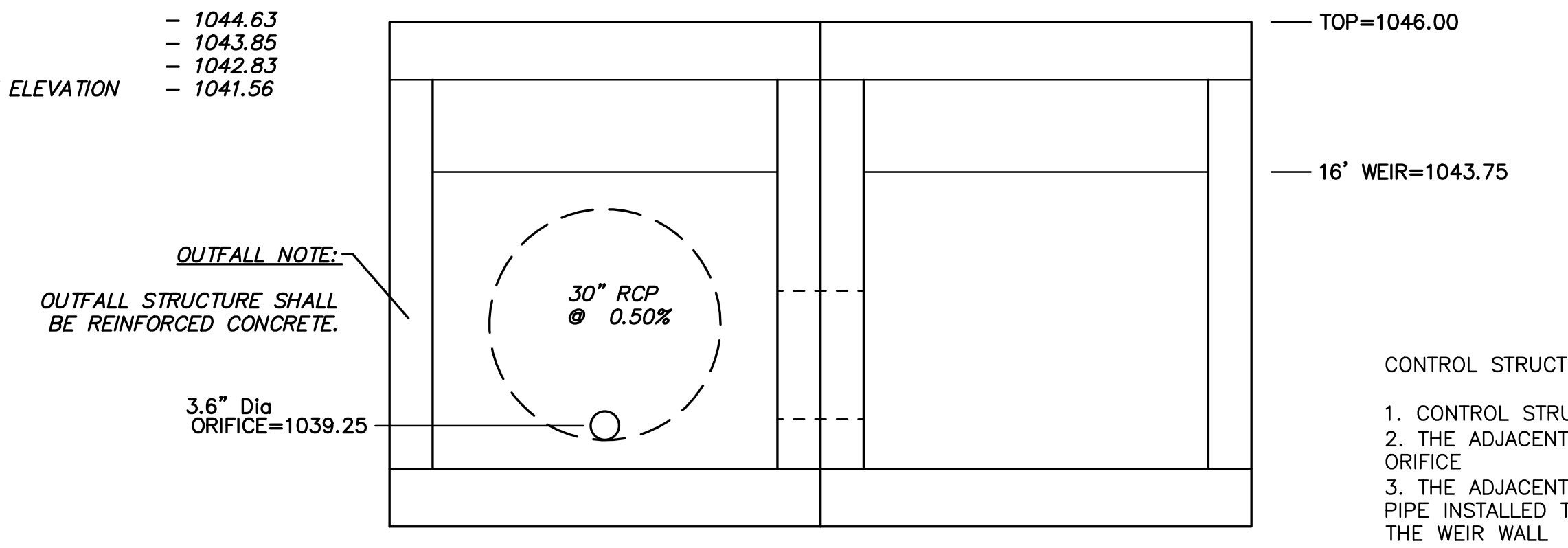
SOUTHEAST DETENTION BASIN


EDGE OF GRAVEL
UNION PACIFIC RAILROAD
RAILROAD
1053
0+00
0+50
1+00
1+50
2+00
2+26
1053
1052
1051
1050
1049
1048
1047
1046
1045
1044
1043
1042
1041
1040
1039
1038
1037
1036
1031
EXIST DETENTION BASIN
11.2
11.1
30" RCP
0.50%
1052
6' BARBED CHAIN LINK FENCE

TOP OF DAM 1046.00

HIGHWATER ELEVATIONS

100 YR – 1044.63
10 YR – 1043.85
2 YR – 1042.83
WATER QUALITY ELEVATION – 1041.56

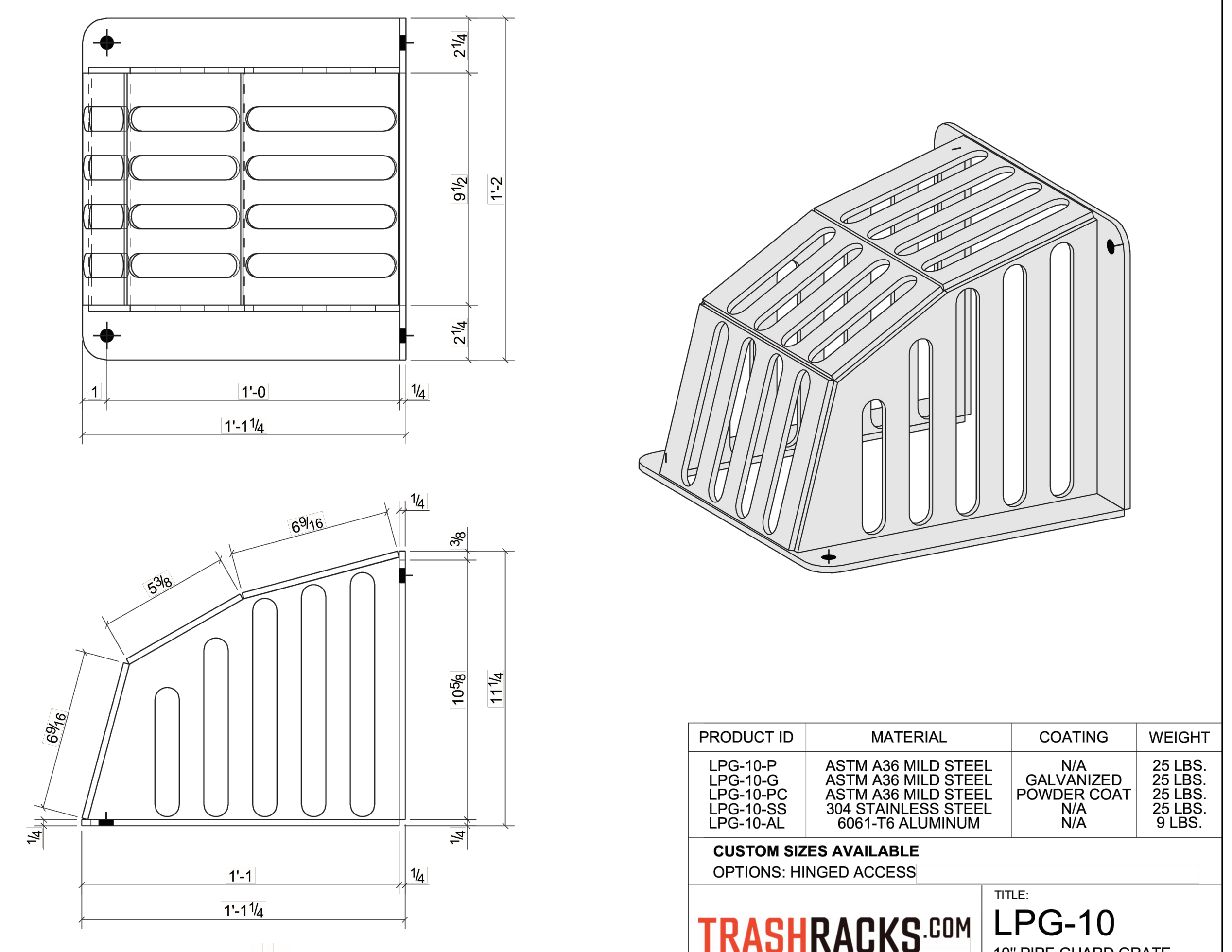

TOP=1046.00
16' WEIR=1043.75
30" RCP
@ 0.50%
3.6" Dia
ORIFICE=1039.25

OUTFALL NOTE:
OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.

OUTFALL STRUCTURE 11.2
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. THE ADJACENT BOX SHALL NOT CONTAIN THE 3.8" DIAMETER ORIFICE
3. THE ADJACENT BOX SHALL HAVE A 24" DIAMETER LEVELER PIPE INSTALLED TO MAIN BOX UPSTREAM AND DOWNSTREAM OF THE WEIR WALL
4. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS


2¼
9½
1'-2
2¼
1'-0
1'-1¼
6⅝
5⅞
6⅝
10⅝
11¼
1'-1
1'-1¼
¼

PRODUCT ID	MATERIAL	COATING	WEIGHT
LPG-10-P	ASTM A36 MILD STEEL	N/A	25 LBS.
LPG-10-G	ASTM A36 MILD STEEL	GALVANIZED	25 LBS.
LPG-10-PC	ASTM A36 MILD STEEL	POWDER COAT	25 LBS.
LPG-10-SS	304 STAINLESS STEEL	N/A	25 LBS.
LPG-10-AL	6061-T6 ALUMINUM	N/A	9 LBS.

CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE:
LPG-10
10" PIPE GUARD GRATE

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/08/2025	REVISED PER CLIENT COMMENTS
3	09/18/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

CEC
Civil & Environmental
Consultants, Inc.

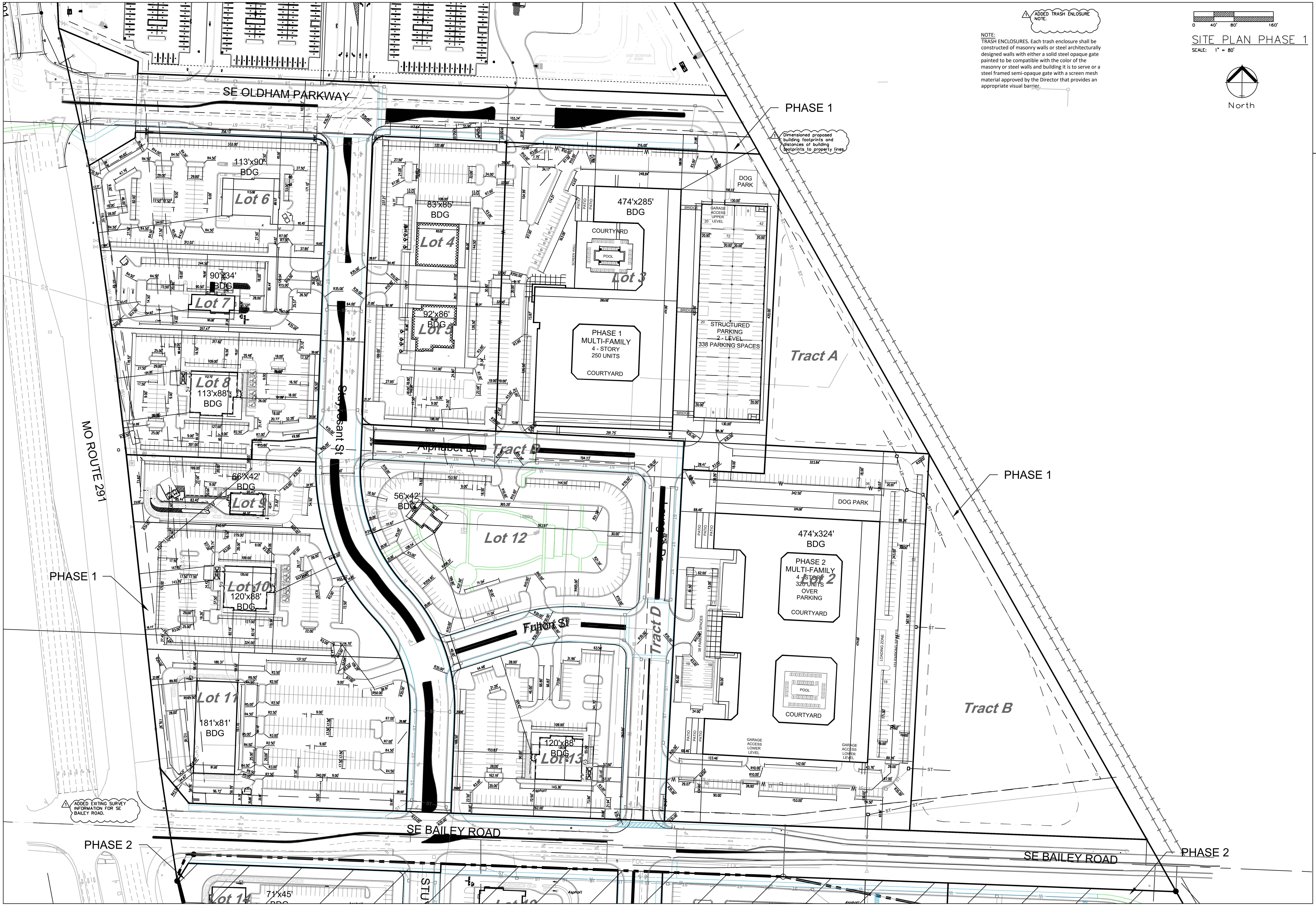
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

STORMWATER DETENTION

DATE: AUGUST 7, 2025
DRAWN BY: KAS
DWG SCALE: 1"=50'
CHECKED BY: KAS
PROJECT NO: 353-308.0002
APPROVED BY: DRAFT

DRAWING NO.:
C601
SHEET 9 OF 9

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C600.dwg{C601 STORMWATER DETENTION} LS:(10/13/2025 - kschoenike) - LP: 10/13/2025 4:10 PM


SE OLDHAM PARKWAY
PHASE 1
PHASE 1
PHASE 1
PHASE 2
PHASE 2
MO ROUTE 291
SE BAILEY ROAD
SE BAILEY ROAD
Stuyvesant St
Alphabet Dr
Fulton St
Tract D
Tract A
Tract B
Lot 6
113'x90' BDG
Lot 7
90'x34' BDG
Lot 8
113'x88' BDG
Lot 9
66'X42' BDG
Lot 10
120'x88' BDG
Lot 11
181'x81' BDG
Lot 4
83'x85' BDG
Lot 5
92'x86' BDG
56'x42' BDG
Lot 12
Lot 13
120'x88' BDG
Lot 3
474'x285' BDG
COURTYARD
POOL
PHASE 1 MULTI-FAMILY 4 - STORY 250 UNITS
COURTYARD
DOG PARK
GARAGE ACCESS UPPER LEVEL
STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES
BRIDGE
Lot 2
474'x324' BDG
PHASE 2 MULTI-FAMILY 4 STORY 320 UNITS OVER PARKING
COURTYARD
POOL
COURTYARD
DOG PARK
GARAGE ACCESS LOWER LEVEL
LOADING ZONE
PATIO
Lot 14
71'x45' BDG
0
40'
80'
160'
North

⚠1 ADDED TRASH ENLOSURE NOTE.

NOTE:
TRASH ENCLOSURES. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

⚠1 Dimensioned proposed building footprints and distances of building footprints to property lines.

⚠2 ADDED EXISTING SURVEY INFORMATION FOR SE BAILEY ROAD.

SITE PLAN PHASE 1

SCALE: 1" = 80'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

SITE PLAN PHASE 1
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
MATTHEW J. SCHLICHT 10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
⚠1 REV. 10/14/2025
⚠2 REV. 10/30/2025

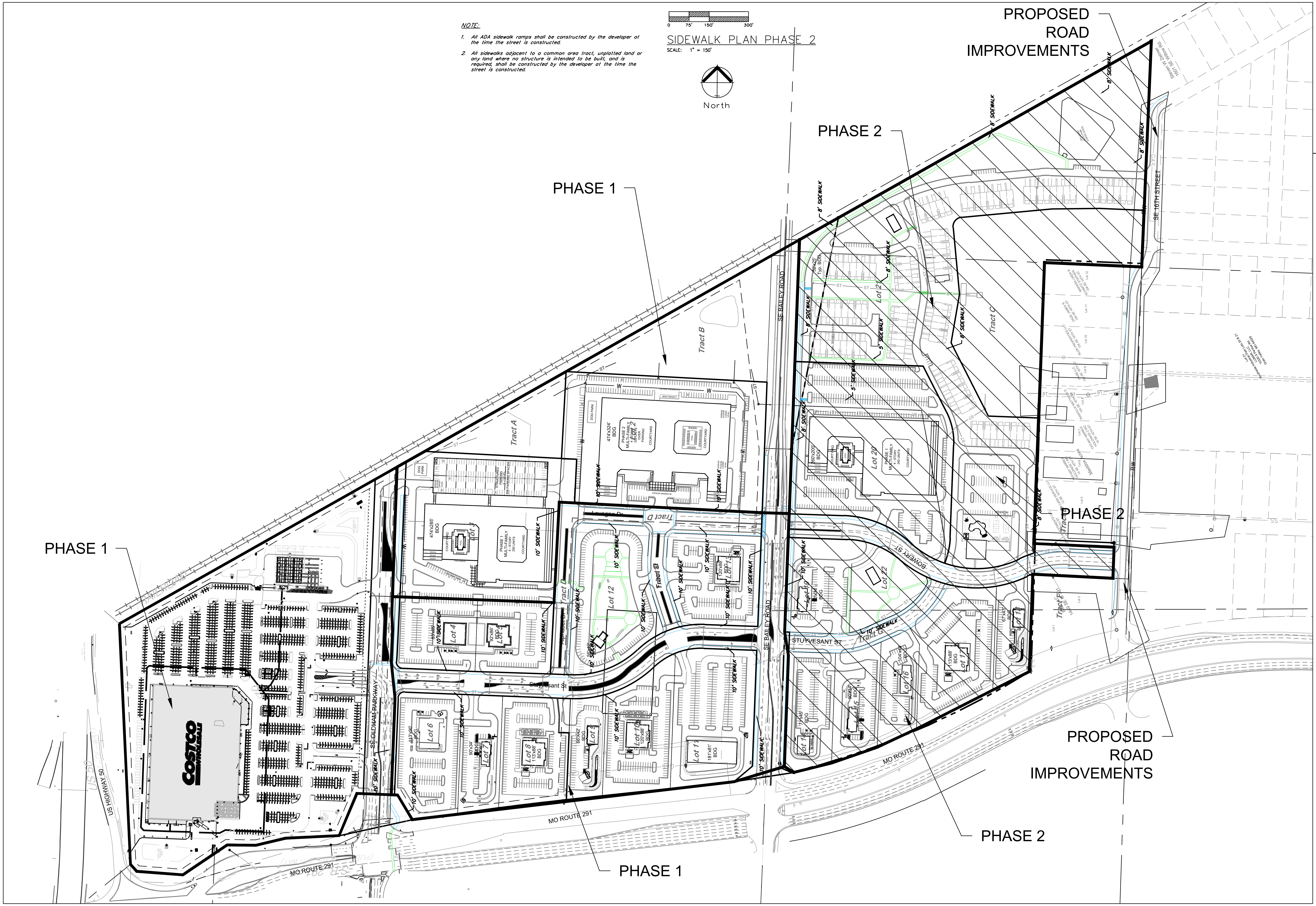
C.103

NOTE:

1. *All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.*
2. *All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.*

SIDEWALK PLAN PHASE 2

SCALE: 1" = 150'


0
75'
150'
300'
North
PROPOSED ROAD IMPROVEMENTS
PHASE 2
PHASE 1
PHASE 1
PHASE 2
PROPOSED ROAD IMPROVEMENTS
PHASE 2
PHASE 1
Tract A
Tract B
Tract C
Tract D
Tract G
SE BAILEY ROAD
SE OLDHAM PARKWAY
SE 16TH STREET
BOWERY ST
STUYVESANT ST
Stuyvesant St
Lavagna Dr
Fulton St
MO ROUTE 291
US HIGHWAY 50
COSTCO WHOLESALE
Lot 1
Lot 2
Lot 4
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 20
Lot 21
Lot 22
474'x324' BDG
474'x285' BDG
180'x200' BDG
113'x88' BDG
181'x81' BDG
10' SIDEWALK
8' SIDEWALK
5' SIDEWALK

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

SIDEWALK PLAN PHASE 2
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER PE-2006019708
Matthew J Schlicht 10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

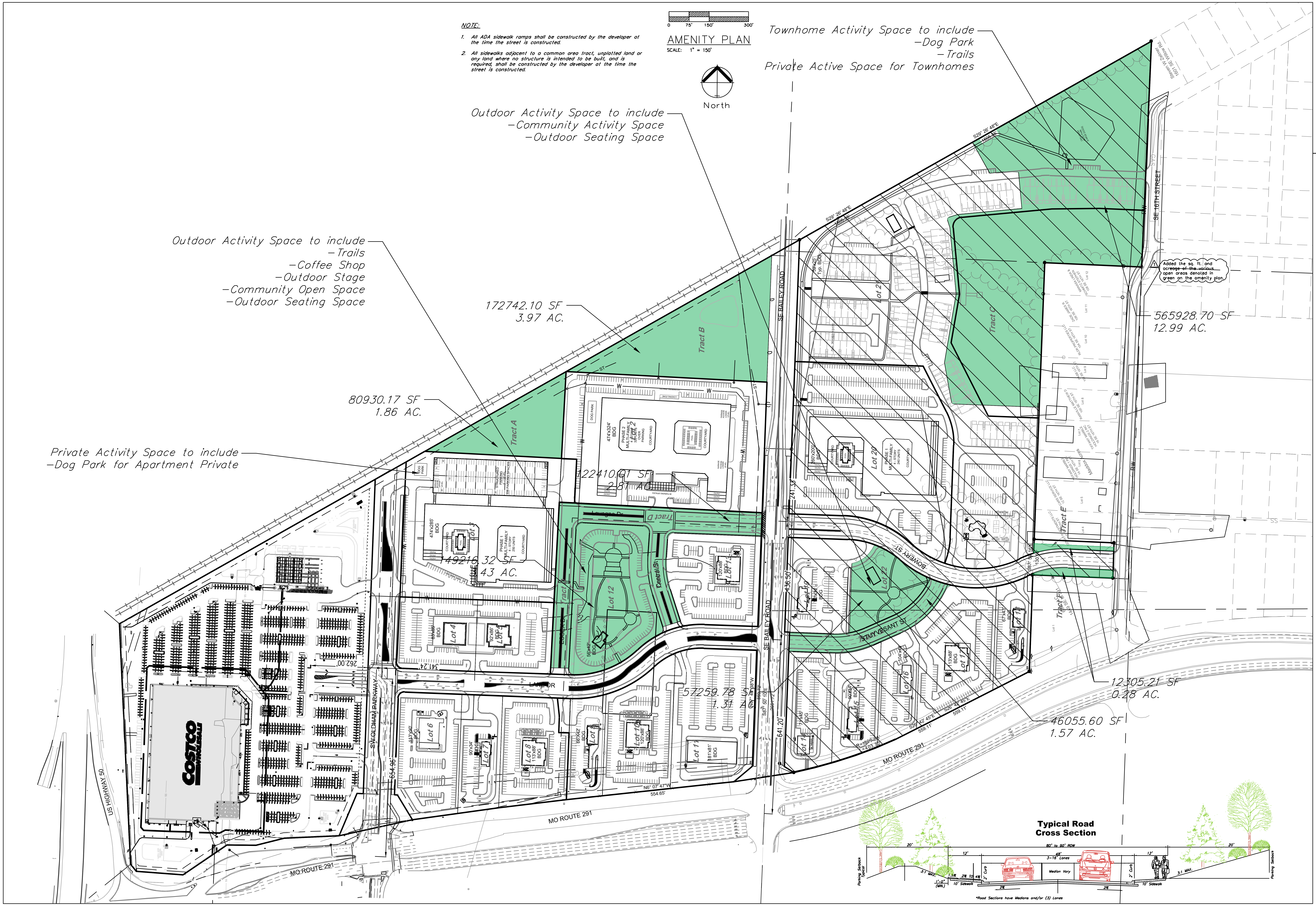
C.104

NOTE:

1. *All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.*
2. *All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.*

AMENITY PLAN

SCALE: 1" = 150'


0
75'
150'
300'
North
Townhome Activity Space to include
–Dog Park
–Trails
Private Active Space for Townhomes
Outdoor Activity Space to include
–Community Activity Space
–Outdoor Seating Space
Outdoor Activity Space to include
–Trails
–Coffee Shop
–Outdoor Stage
–Community Open Space
–Outdoor Seating Space
172742.10 SF
3.97 AC.
80930.17 SF
1.86 AC.
Private Activity Space to include
–Dog Park for Apartment Private
122410.01 SF
2.81 AC.
149216.32 SF
3.43 AC.
57259.78 SF
1.31 AC.
565928.70 SF
12.99 AC.
12305.21 SF
0.28 AC.
46055.60 SF
1.57 AC.
Added the sq. ft. and acreage of the various open areas denoted in green on the amenity plan.
1
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 16
Lot 20
COSTCO WHOLESALE
SE BAILEY ROAD
SE 16TH STREET
SW OLDHAM PARKWAY
US HIGHWAY 50
MO ROUTE 291
LAKE DR
BOWERY ST
STUYVESANT ST
Central St
Lavagna Dr
DOG PARK
474'x324' BDG
PHASE 2 MULTI-FAMILY 4 - STORY 320 UNITS OVER PARKING
COURTYARD
POOL
474'x285' BDG
PHASE 1 MULTI-FAMILY 4 - STORY 250 UNITS
STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES
PHASE 1 MULTI-FAMILY 4 - STORY 240 UNITS
83'x85' BDG
92'x86' BDG
56'x42' BDG
120'x88' BDG
113'x90' BDG
90'x34' BDG
113'x88' BDG
66'x42' BDG
120'x88' BDG
181'x81' BDG
341.24'
262.00'
654.36'
554.65'
436.50'
641.20'
241.33'
N6° 07' 47"W
S87° 50' 10"E
S29° 26' 48"E
Typical Road Cross Section
20'
80' to 90' ROW
12'
48'
3–16' Lanes
12'
20'
Parking Setback Typical
3:1 MAX.
1.5%
2% TO 4%
1'-0" (MIN.)
10' Sidewalk
2' Curb
Median Vary
2' Curb
10' Sidewalk
3:1 MAX.
Parking Setback
2%
2%
*Road Sections have Medians and/or (3) Lanes

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

AMENITY PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E–14335

REVISIONS

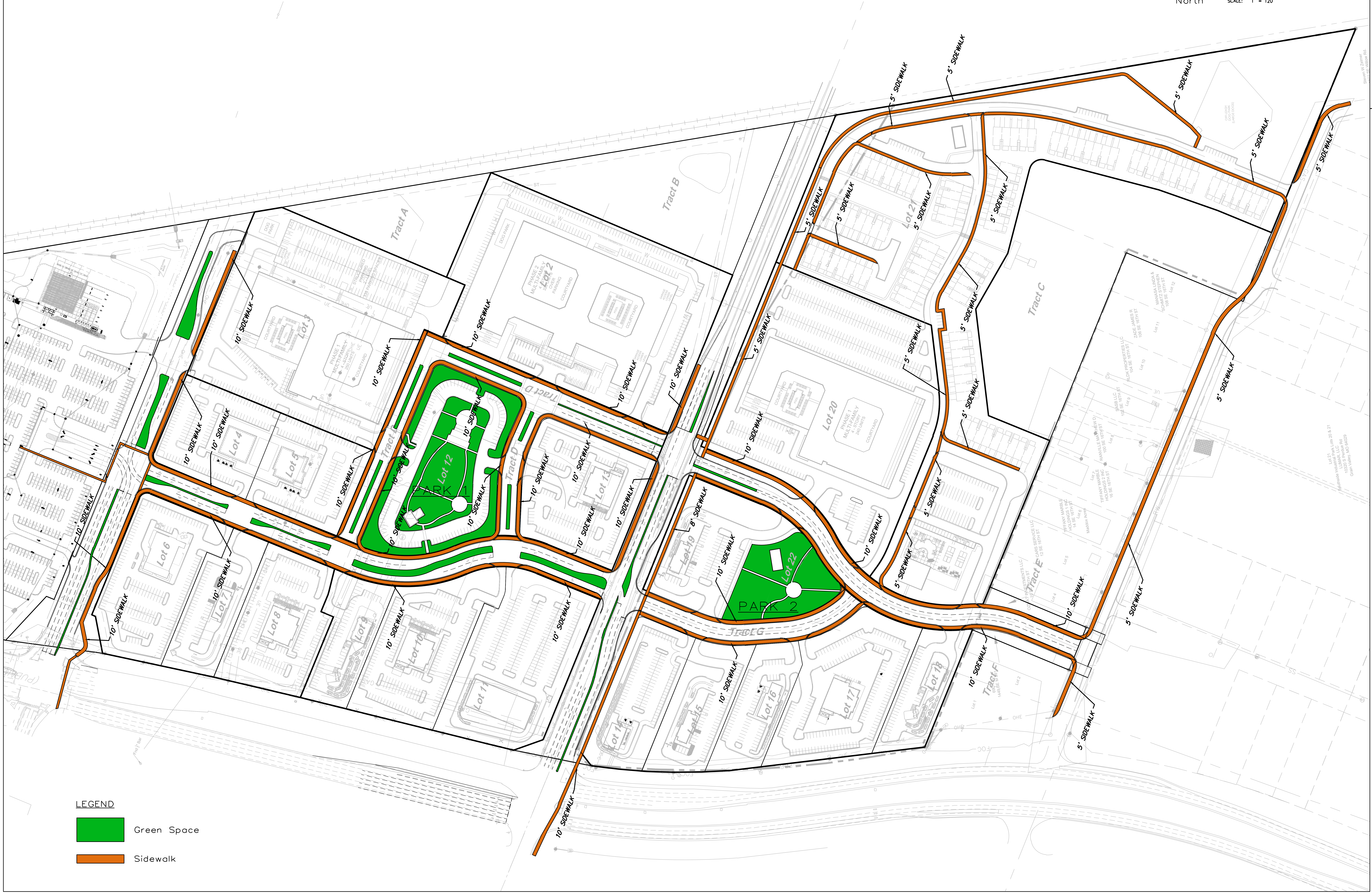
1 REV. 10/14/2025
2 REV. 10/30/2025

C.105

NOTES:
INDIVIDUAL LOTS SHALL PROVIDE CONNECTION TO PUBLIC SIDEWALK WITH INDIVIDUAL LOTS FINAL PLAN.

SIDEWALK PLAN

SCALE: 1" = 120'


North
0
60'
120'
240'
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Tract G
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
PARK 1
PARK 2
PHASE 1 MULTI-FAMILY
COURTYARD
DOG PARK
10' SIDEWALK
8' SIDEWALK
5' SIDEWALK

LEGEND

🟩	Green Space
🟧	Sidewalk

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

SIDEWALK PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
Matthew J. Schlicht
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
△1 REV. 10/14/2025
△2 REV. 10/30/2025

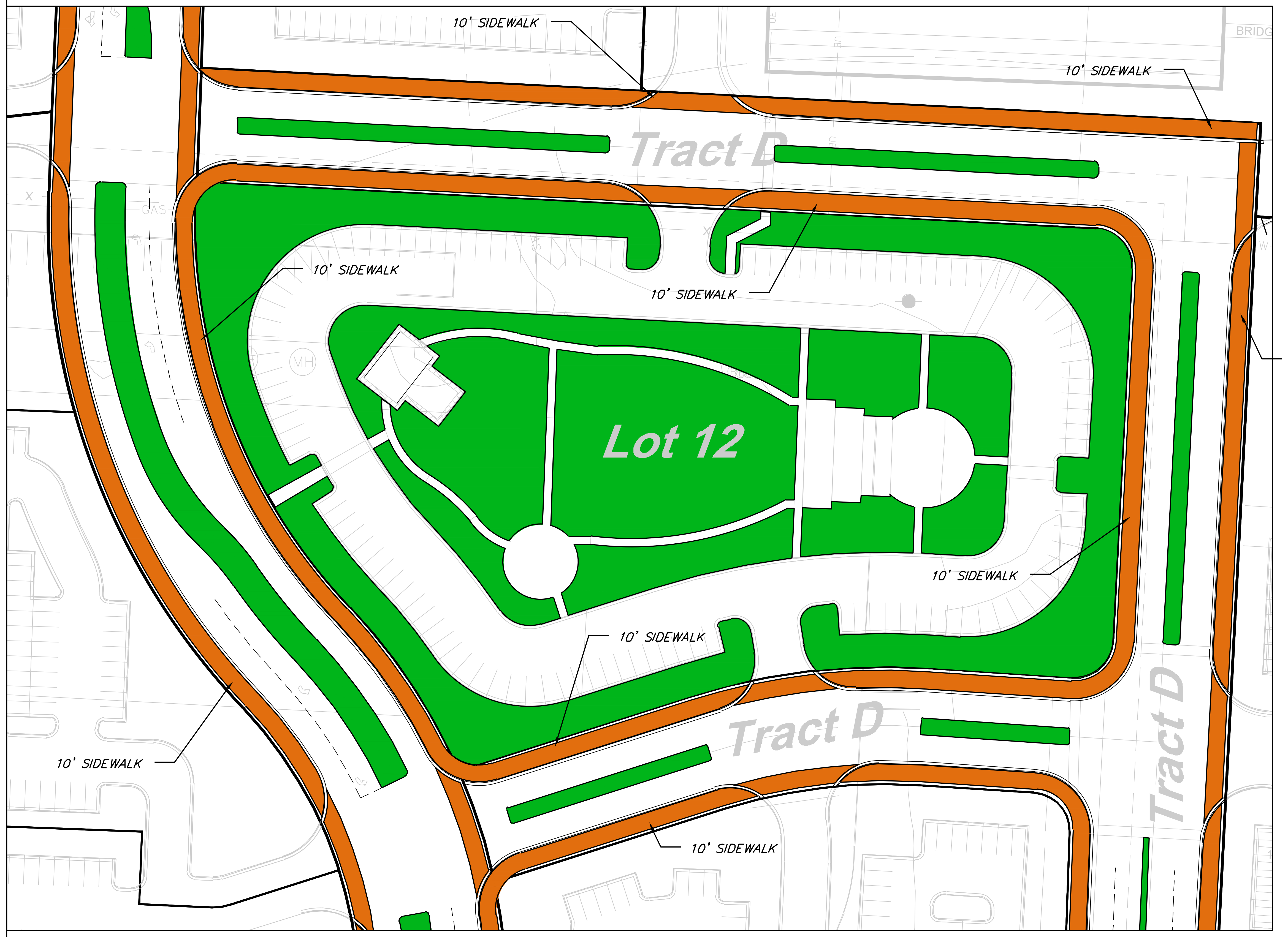
C.106

0 25' 50' 100'

PARK PLAN

SCALE: 1" = 50'

North


10' SIDEWALK
10' SIDEWALK
BRIDG
Tract D
10' SIDEWALK
10' SIDEWALK
10' SIDEWALK
MH
Lot 12
10' SIDEWALK
10' SIDEWALK
Tract D
Tract D
10' SIDEWALK
10' SIDEWALK

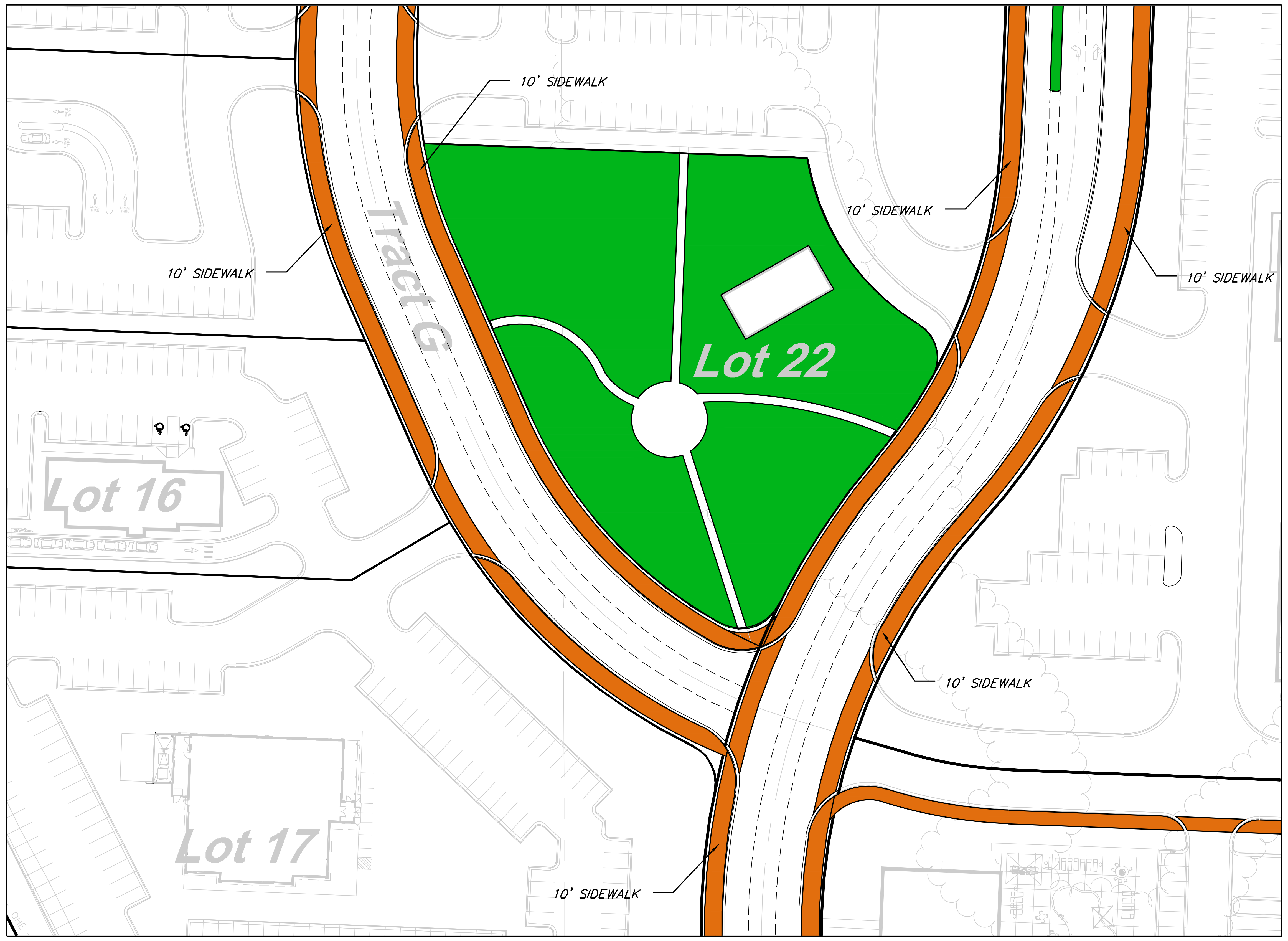
PARK 1

0 25' 50' 100'

PARK PLAN

SCALE: 1" = 50'

North


10' SIDEWALK
10' SIDEWALK
10' SIDEWALK
10' SIDEWALK
Tract G
Lot 22
Lot 16
10' SIDEWALK
Lot 17
10' SIDEWALK

PARK 2

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

PARK PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J.
SCHLICHT
NUMBER
PE-2006019708

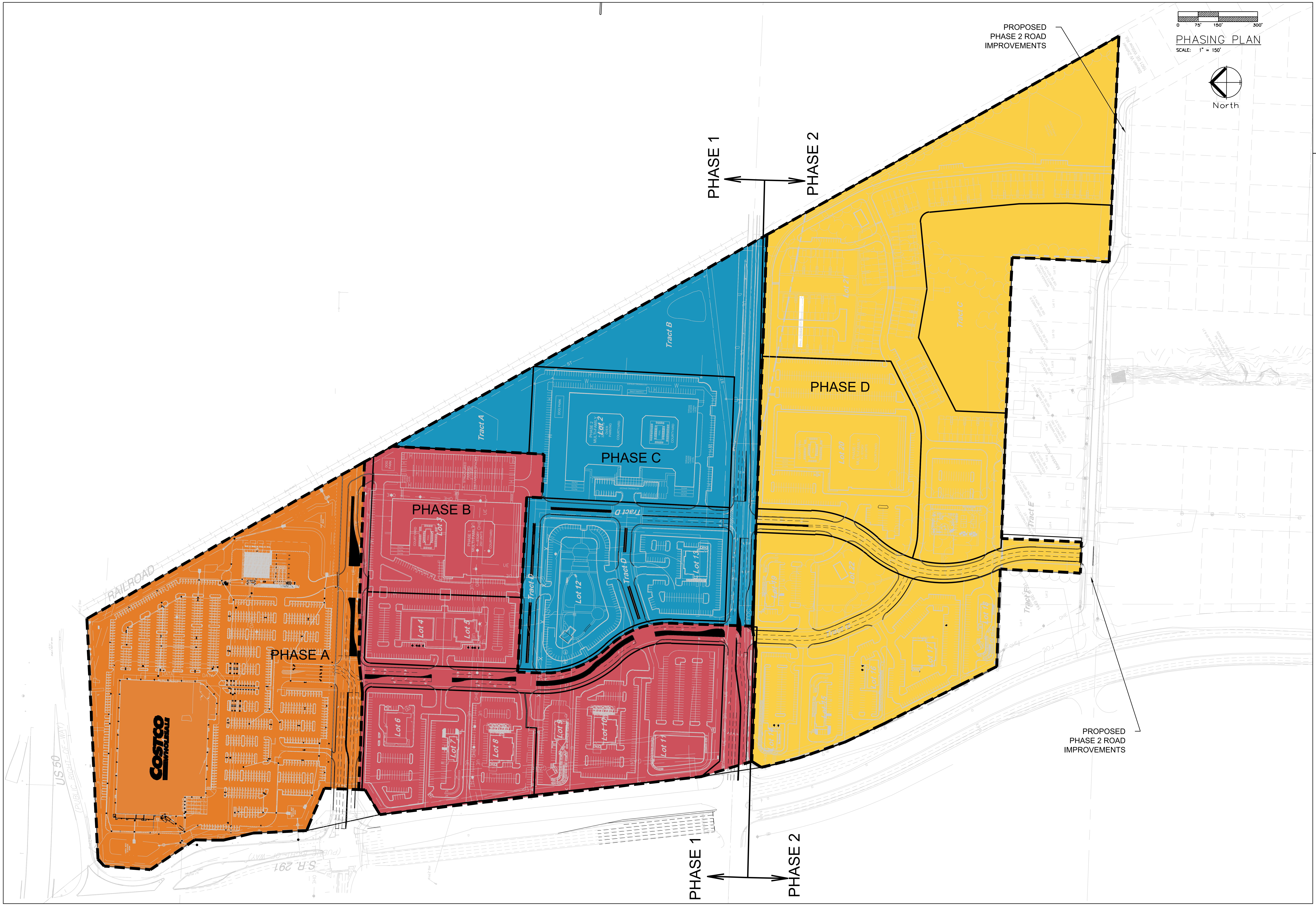
Matthew J Schlicht
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025

C.107


PHASING PLAN
SCALE: 1" = 150'
0
75'
150'
300'
North
PROPOSED PHASE 2 ROAD IMPROVEMENTS
PHASE 1
PHASE 2
PHASE A
PHASE B
PHASE C
PHASE D
Tract A
Tract B
Tract C
Tract D
Tract E
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
COSTCO WHOLESALE
RAILROAD
US 50
S.R. 291
PROPOSED PHASE 2 ROAD IMPROVEMENTS
PHASE 1
PHASE 2

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

PHASING PLAN

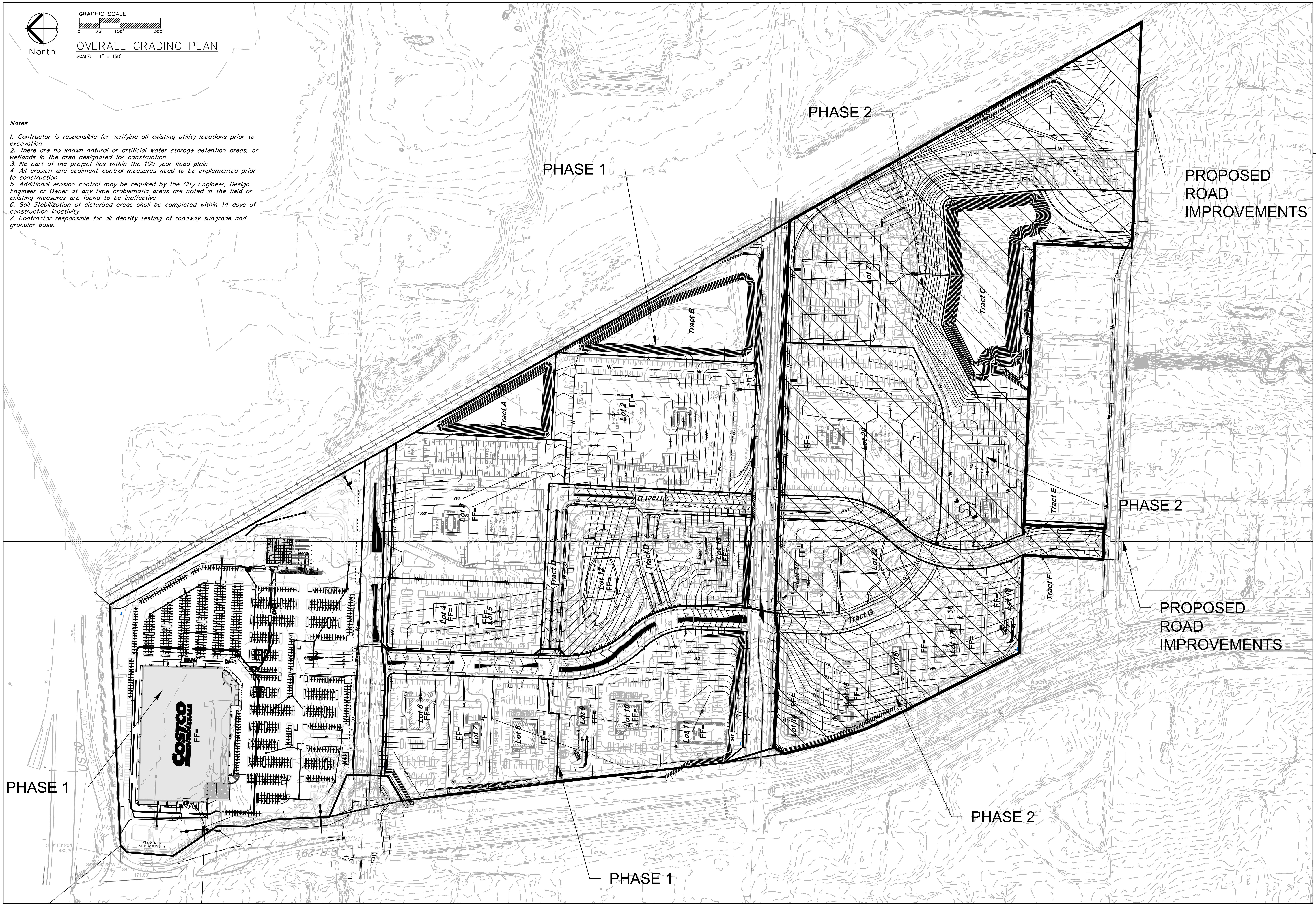
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025


North
GRAPHIC SCALE
0 75' 150' 300'
PHASE 1
PHASE 2
PHASE 1
PHASE 2
PROPOSED ROAD IMPROVEMENTS
PHASE 2
PROPOSED ROAD IMPROVEMENTS
PHASE 2
PHASE 1
PHASE 1
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Tract G
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
FF=
COSTCO WHOLESALE
US 50
M-291

OVERALL GRADING PLAN

SCALE: 1" = 150'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST

Issue Date: October 13, 2025

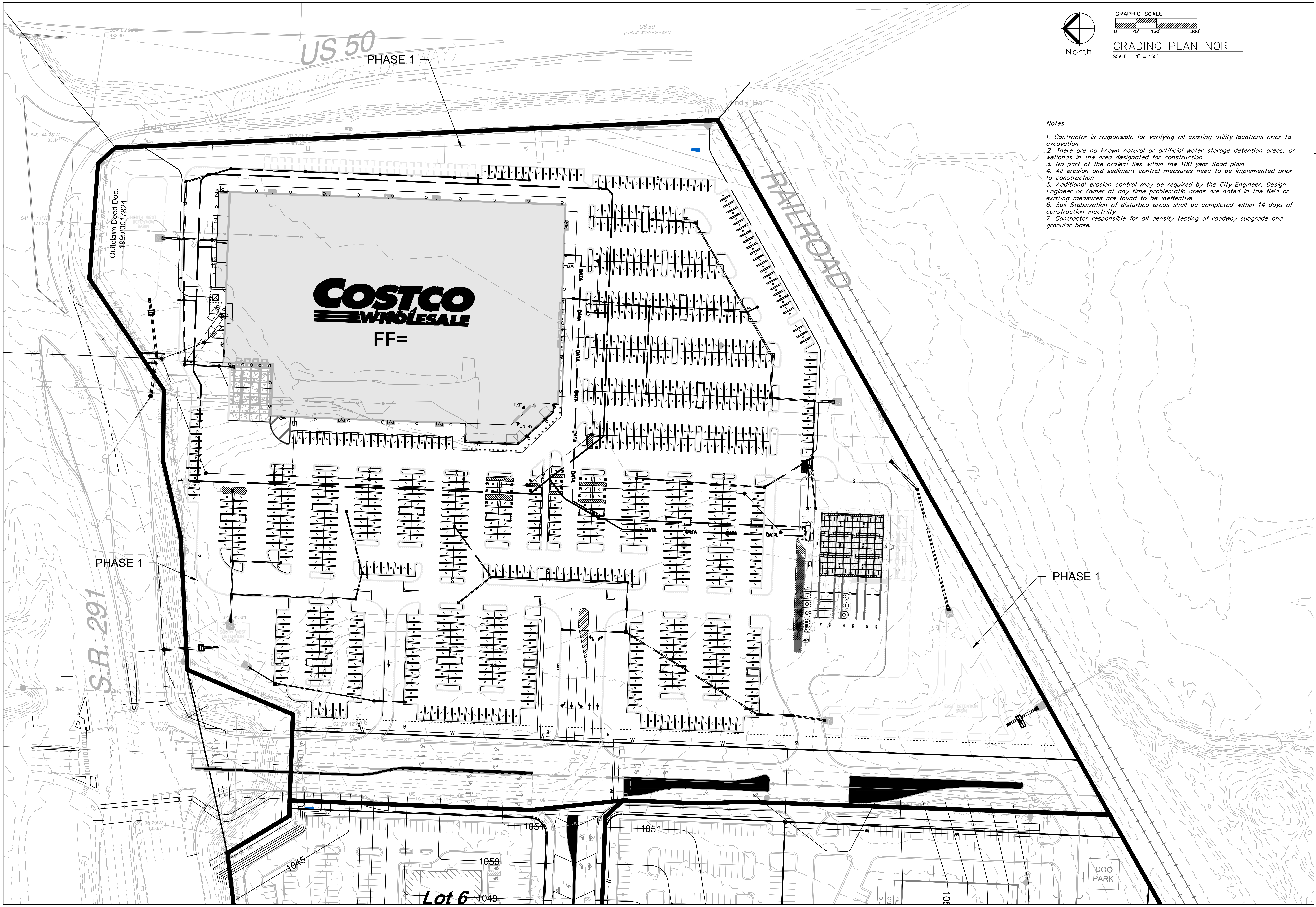
Overall Grading Plan
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
PE2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025


US 50
(PUBLIC RIGHT-OF-WAY)
PHASE 1
Quitclaim Deed Doc. 1999I0017824
COSTCO WHOLESALE
FF=
EXIT
ENTRY
DATA
RAILROAD
PHASE 1
PHASE 1
S.R. 291
1051
1051
1050
1045
Lot 6
1049
DOG PARK
North
GRAPHIC SCALE
0
75'
150'
300'

GRADING PLAN NORTH

SCALE: 1" = 150'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the CIty Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

Grading Plan North

Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER PE-2006019708
Matthew J. Schlicht 10/29/2025

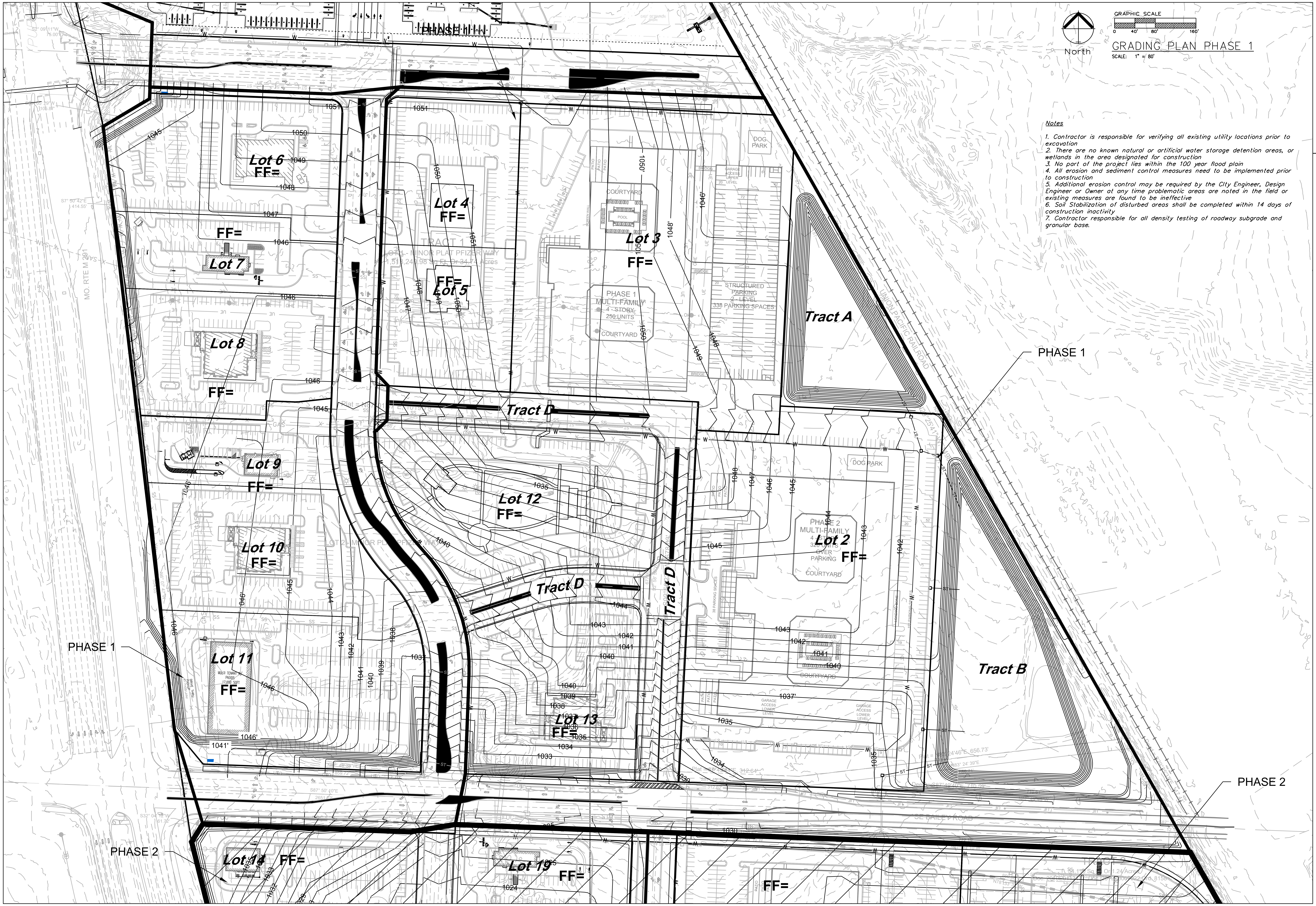
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

GRADING PLAN PHASE 1

SCALE: 1" = 80'


North
GRAPHIC SCALE
0
40'
80'
160'
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 19
FF=
Tract A
Tract B
Tract D
PHASE 1
PHASE 2
DOG PARK
COURTYARD
PHASE 1 MULTI-FAMILY 4 - STORY 250 UNITS
PHASE 2 MULTI-FAMILY
OVER PARKING
STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES
GARAGE ACCESS UPPER LEVEL
GARAGE ACCESS LOWER LEVEL
MULTI TENANT PATIOS 17,000 SQFT
UNION PACIFIC RAILROAD
MO. RTE M 291
SE BAILEY ROAD
TRACT 1
1051
1050
1049
1048
1047
1046
1045
1044
1043
1042
1041
1040
1039
1038
1037
1036
1035
1034
1033
1032
1030
1024

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the CIty Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

Grading Plan Phase 1
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

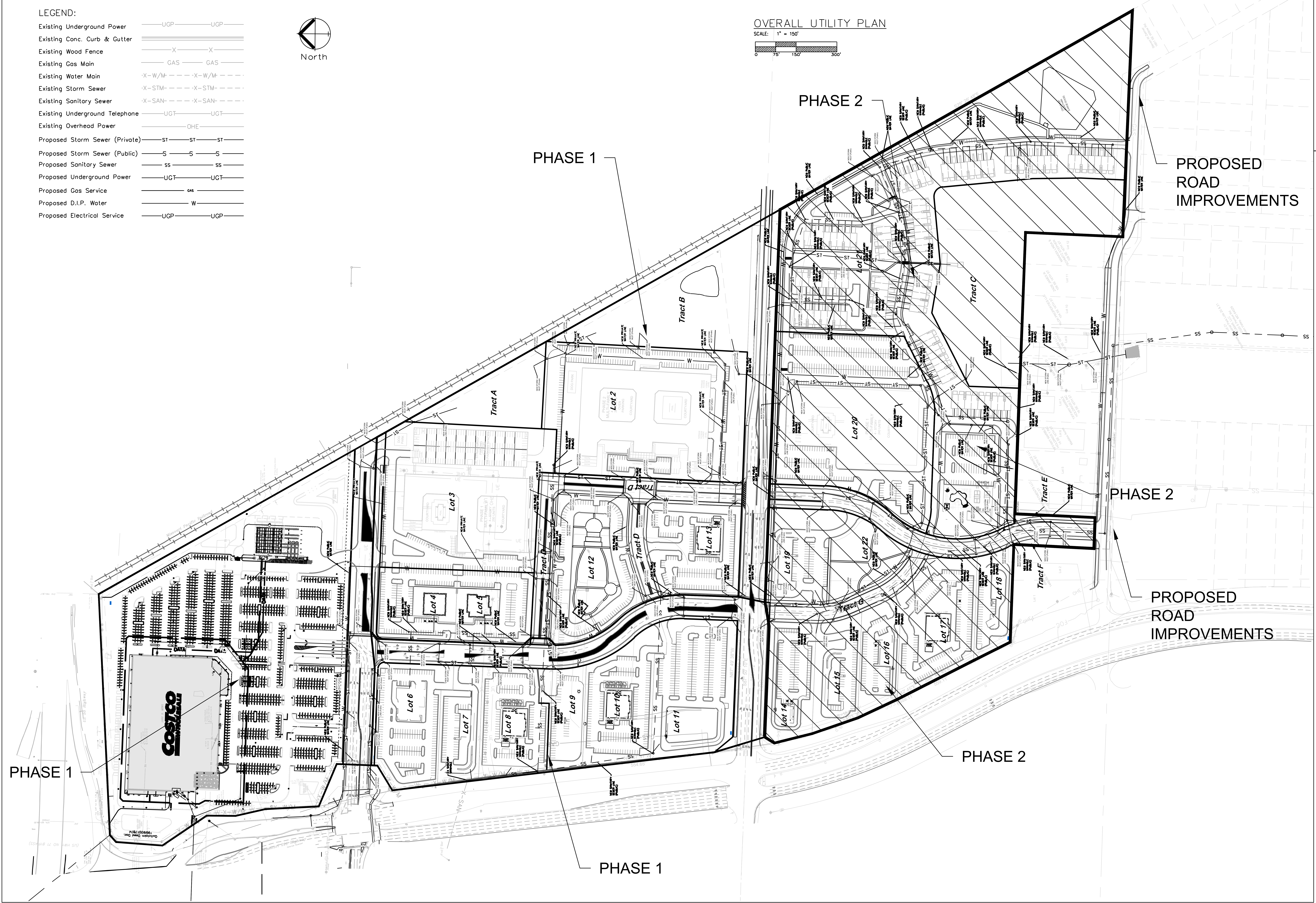
REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

C.202

OVERALL UTILITY PLAN

SCALE: 1" = 150'


North
0
75'
150'
300'
PHASE 1
PHASE 1
PHASE 1
PHASE 2
PHASE 2
PHASE 2
PROPOSED ROAD IMPROVEMENTS
PROPOSED ROAD IMPROVEMENTS
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Tract G
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
COSTCO
ST
SS
W
DATA

LEGEND:

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	X–W/M
Existing Storm Sewer	X–STM
Existing Sanitary Sewer	X–SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST
Proposed Storm Sewer (Public)	S
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed D.I.P. Water	W
Proposed Electrical Service	UGP

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

Storm Sewer Plan

Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

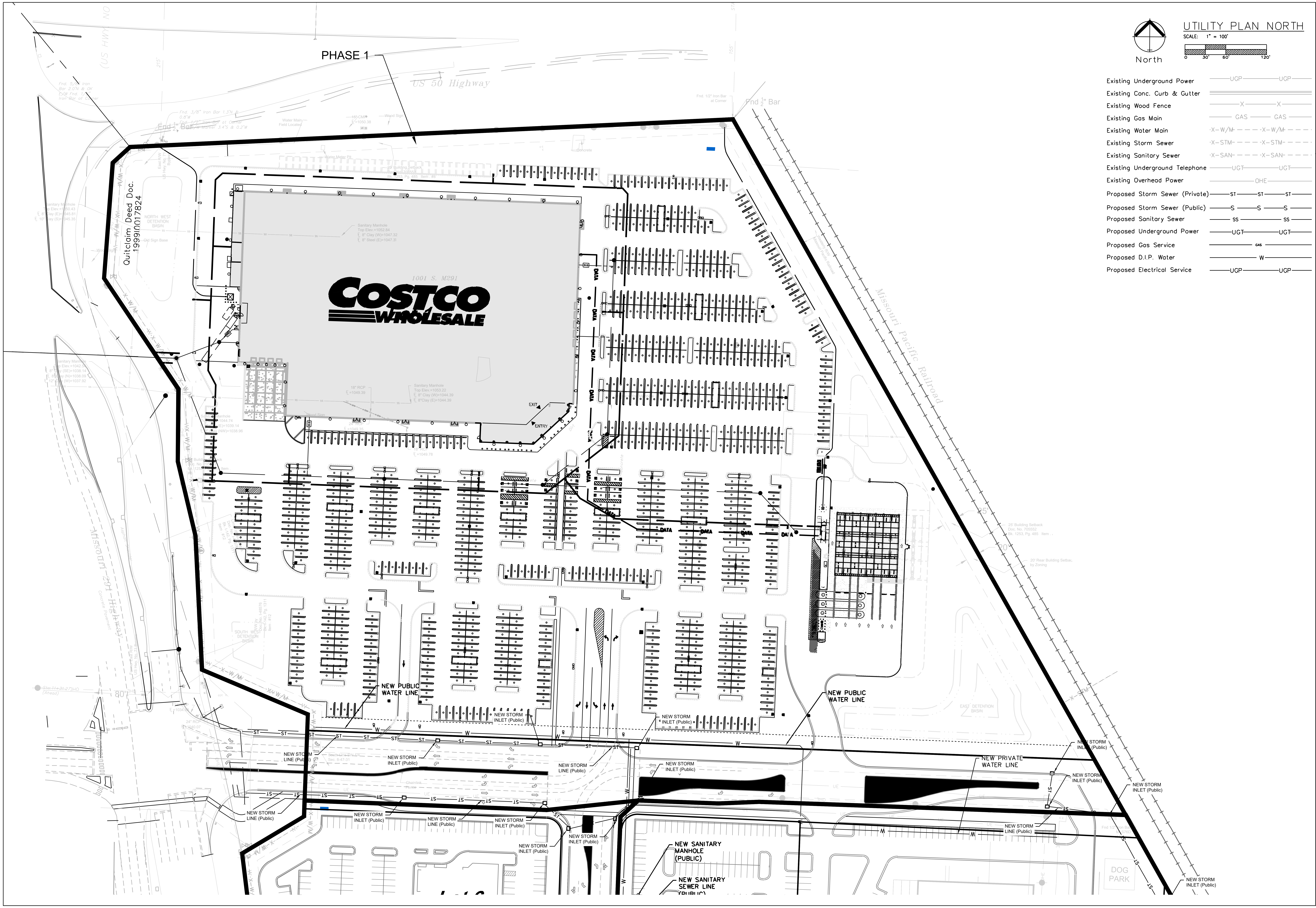
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
Matthew J Schlicht 10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

C.300


PHASE 1
US 50 Highway
Fnd. 1/2" Bar
Quitclaim Deed Doc. 1999I017824
NORTH WEST DETENTION BASIN
COSTCO WHOLESALE
1001 S. M291
DATA
EXIT
ENTRY
Missouri Pacific Railroad
Missouri 291 Highway
SOUTH DETENTION BASIN
EAST DETENTION BASIN
NEW PUBLIC WATER LINE
NEW STORM INLET (Public)
NEW STORM LINE (Public)
NEW PRIVATE WATER LINE
NEW SANITARY MANHOLE (PUBLIC)
NEW SANITARY SEWER LINE (PUBLIC)
DOG PARK
80'
ST
W
S

North

UTILITY PLAN NORTH

SCALE: 1" = 100'

0 30' 60' 120'

Existing Underground Power	UGP UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	GAS GAS
Existing Water Main	X–W/M X–W/M
Existing Storm Sewer	X–STM X–STM
Existing Sanitary Sewer	X–SAN X–SAN
Existing Underground Telephone	UGT UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST ST ST
Proposed Storm Sewer (Public)	S S S
Proposed Sanitary Sewer	SS SS
Proposed Underground Power	UGT UGT
Proposed Gas Service	GAS
Proposed D.I.P. Water	W
Proposed Electrical Service	UGP UGP

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

UTILITY PLAN NORTH

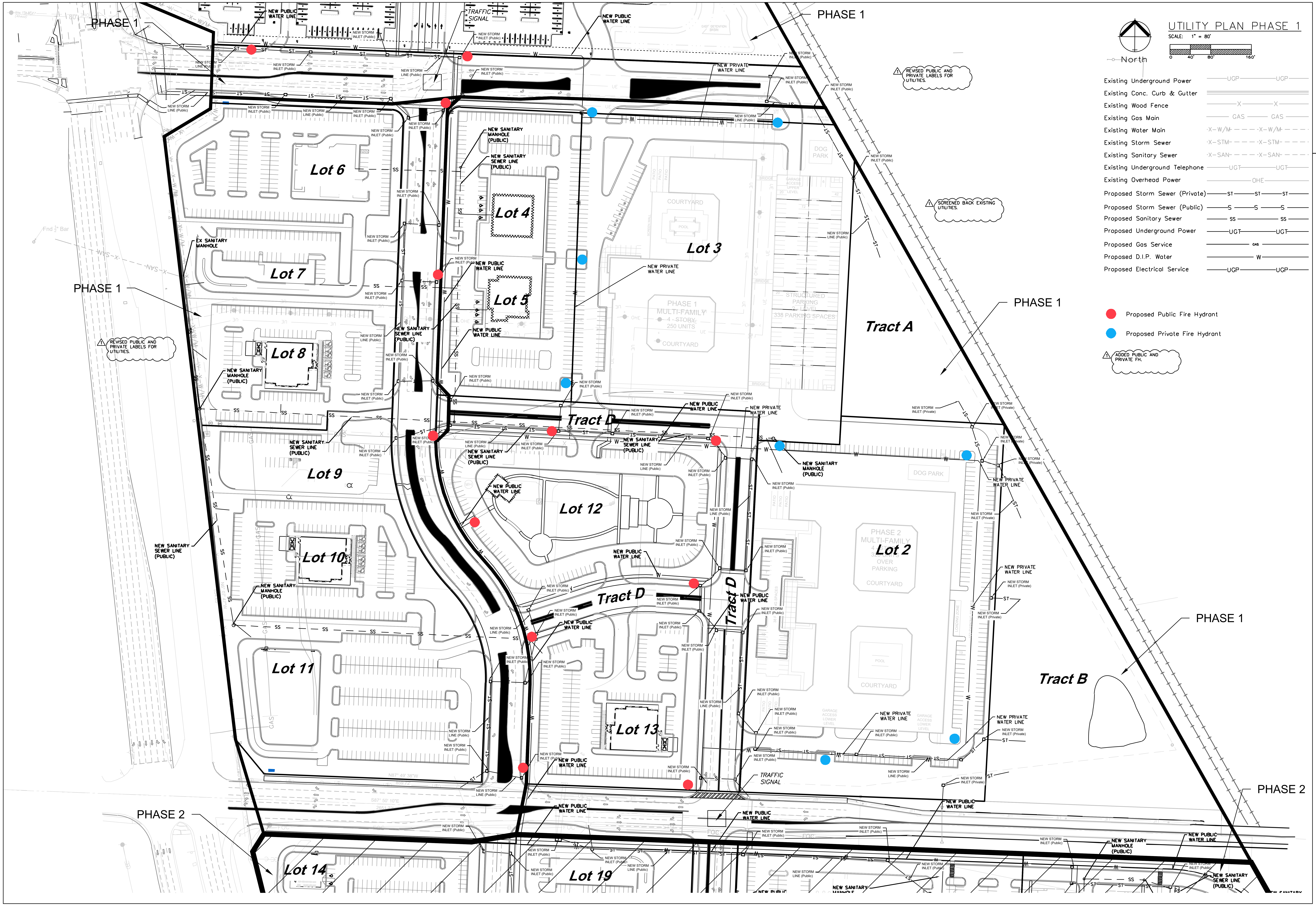
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025


PHASE 1
PHASE 1
PHASE 1
PHASE 1
PHASE 1
PHASE 2
PHASE 2
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 19
Tract A
Tract B
Tract D
Tract D
Tract D
PHASE 1 MULTI-FAMILY 4-STORY 250 UNITS
PHASE 2 MULTI-FAMILY 4 OVER PARKING
COURTYARD
POOL
STRUCTURED PARKING 2-LEVEL 338 PARKING SPACES
DOG PARK
TRAFFIC SIGNAL
NEW PUBLIC WATER LINE
NEW PRIVATE WATER LINE
NEW SANITARY MANHOLE (PUBLIC)
NEW SANITARY SEWER LINE (PUBLIC)
EX SANITARY MANHOLE
NEW STORM INLET (Public)
NEW STORM INLET (Private)
NEW STORM LINE (Public)
REVISED PUBLIC AND PRIVATE LABELS FOR UTILITIES.
SCREENED BACK EXISTING UTILITIES.
Fnd ½" Bar

UTILITY PLAN PHASE 1

SCALE: 1" = 80'

0 40' 80' 160'

North

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	X–W/M
Existing Storm Sewer	X–STM
Existing Sanitary Sewer	X–SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST
Proposed Storm Sewer (Public)	S
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed D.I.P. Water	W
Proposed Electrical Service	UGP
🟥	Proposed Public Fire Hydrant
🟦	Proposed Private Fire Hydrant

1 ADDED PUBLIC AND PRIVATE FH.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

UTILITY PLAN MID

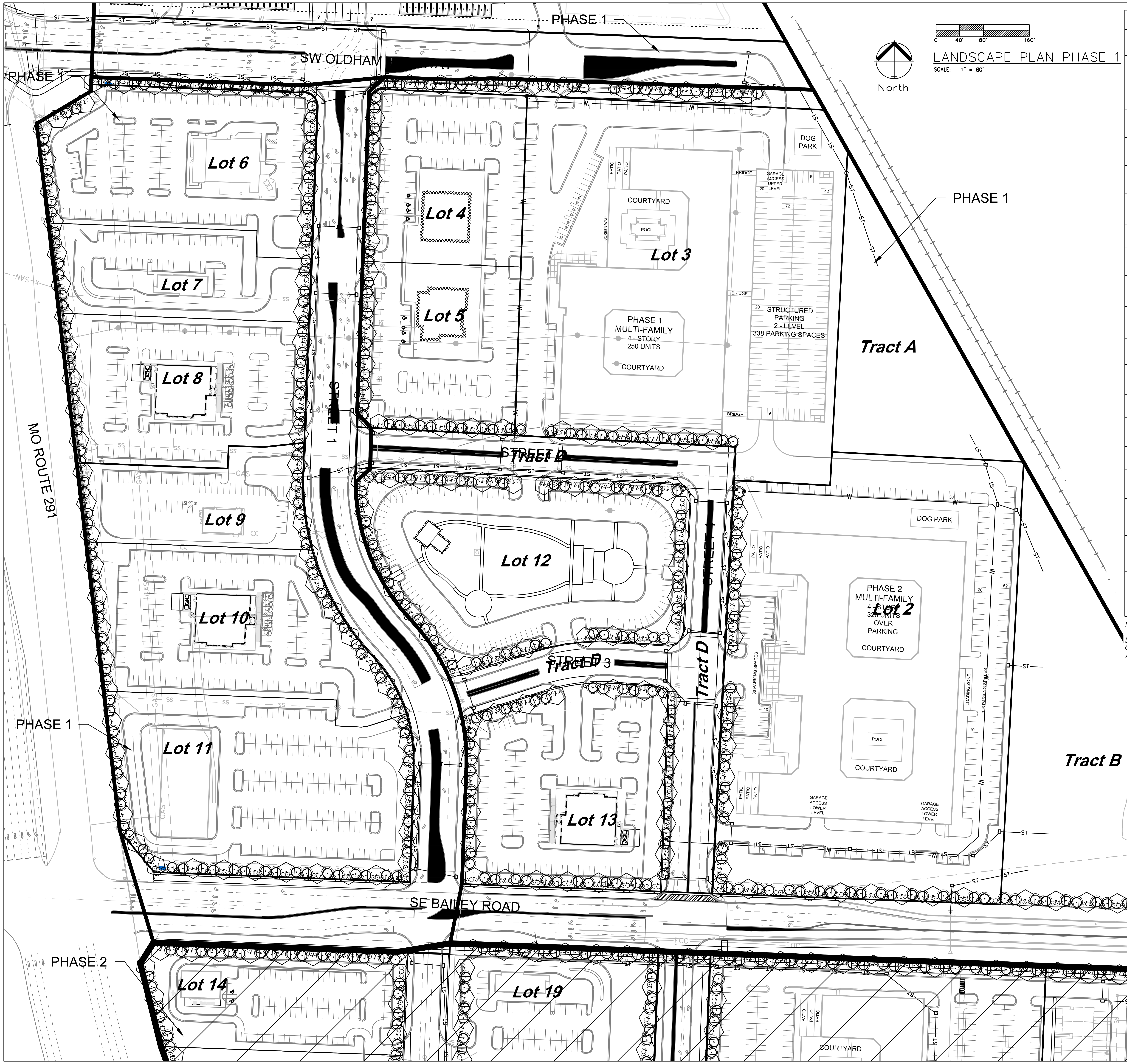
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
Matthew J Schlicht
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025


PHASE 1
SW OLDHAM
PHASE 1
Lot 6
Lot 4
Lot 3
Lot 7
Lot 5
DOG PARK
COURTYARD
POOL
PHASE 1 MULTI-FAMILY 4 - STORY 250 UNITS
COURTYARD
STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES
GARAGE ACCESS UPPER LEVEL
BRIDGE
Tract A
PHASE 1
Lot 8
STREET 1
MO ROUTE 291
STREET 2
Tract D
Lot 9
Lot 12
DOG PARK
STREET 4
Lot 10
PHASE 2 MULTI-FAMILY 4 - STORY 320 UNITS OVER PARKING
Lot 2
COURTYARD
STREET 3
Tract D
Tract D
LOADING ZONE
PHASE 1
Lot 11
POOL
COURTYARD
Tract B
Lot 13
GARAGE ACCESS LOWER LEVEL
GARAGE ACCESS LOWER LEVEL
SE BAILEY ROAD
SE BAILEY ROAD
PHASE 2
PHASE 2
Lot 14
Lot 19
COURTYARD
North
0 40' 80' 160'

LANDSCAPE PLAN PHASE 1

SCALE: 1" = 80'

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.I Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage	2267 ft. of street frontage /30= 75 trees required	125 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage	2267 ft. of street frontage /20= 114 shrubs required	175 shrubs provided
14.090.A.I Street Frontage Trees (SW Oldham Pkwy)	1 tree per 30 feet of street frontage	1239 ft. of street frontage /30= 42 trees required	58 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Oldham Pkwy)	1 shrub per 20 feet of street frontage	1239 ft. of street frontage /20= 62 shrubs required	78 shrubs provided
14.090.A.I Street Frontage Trees (SE Bailey Road)	1 tree per 30 feet of street frontage	3167 ft. of street frontage /30= 105 trees required	200 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Bailey Road)	1 shrub per 20 feet of street frontage	3167 ft. of street frontage /20= 158 shrubs required	279 shrubs provided
14.090.A.I Street Frontage Trees (SE 16th Street)	1 tree per 30 feet of street frontage	832 ft. of street frontage /30= 28 trees required	44 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE 16th Street)	1 shrub per 20 feet of street frontage	832 ft. of street frontage /20= 42 shrubs required	62 shrubs provided
14.090.A.I Street Frontage Trees (Street 1)	1 tree per 30 feet of street frontage	4524 ft. of street frontage /30= 150 trees required	237 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 1)	1 shrub per 20 feet of street frontage	4524 ft. of street frontage /20= 226 shrubs required	328 shrubs provided
14.090.A.I Street Frontage Trees (Street 2)	1 tree per 30 feet of street frontage	1186 ft. of street frontage /30= 40 trees required	63 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 2)	1 shrub per 20 feet of street frontage	1186 ft. of street frontage /20= 60 shrubs required	84 shrubs provided
14.090.A.I Street Frontage Trees (Street 3)	1 tree per 30 feet of street frontage	740 ft. of street frontage /30= 25 trees required	35 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 3)	1 shrub per 20 feet of street frontage	740 ft. of street frontage /20= 37 shrubs required	46 shrubs provided
14.090.A.I Street Frontage Trees (Street 4)	1 tree per 30 feet of street frontage	1354 ft. of street frontage /30= 45 trees required	65 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 4)	1 shrub per 20 feet of street frontage	1354 ft. of street frontage /20= 68 shrubs required	87 shrubs provided
14.090.B.I Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	_____ sq. ft. of total lot area minus _____ sq.ft. of bldg. & parking= _____ sq.ft. /5,ooo x 2 = ___ shrubs	___ shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	_____ sq. ft. of total lot area minus _____ sq. ft. of bldg. & parking= _____ sq. ft./5,ooo = ___ trees	___ Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles &: drives); 1 Island at end of every parking bay, min. 9' wide	_____ sq. ft. of parking area x .05 = _____ sq. ft. of landscape parking lot islands required	_____ sq. ft.

NOTE:

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8. FINAL DETAILS OF SAID REQUIREMENT AND ALL OTHER LANDSCAPING REQUIREMENTS WILL BE REVIEWED AND APPROVED AT THE FDP STAGE.

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

	SYMBOL	QUANT.	KEY	NAME	SIZE
tree	⬡	278	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
evergreen	◌	275	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree	◉	553	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.
shrub	○	875	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST
Issue Date:
October 13, 2025

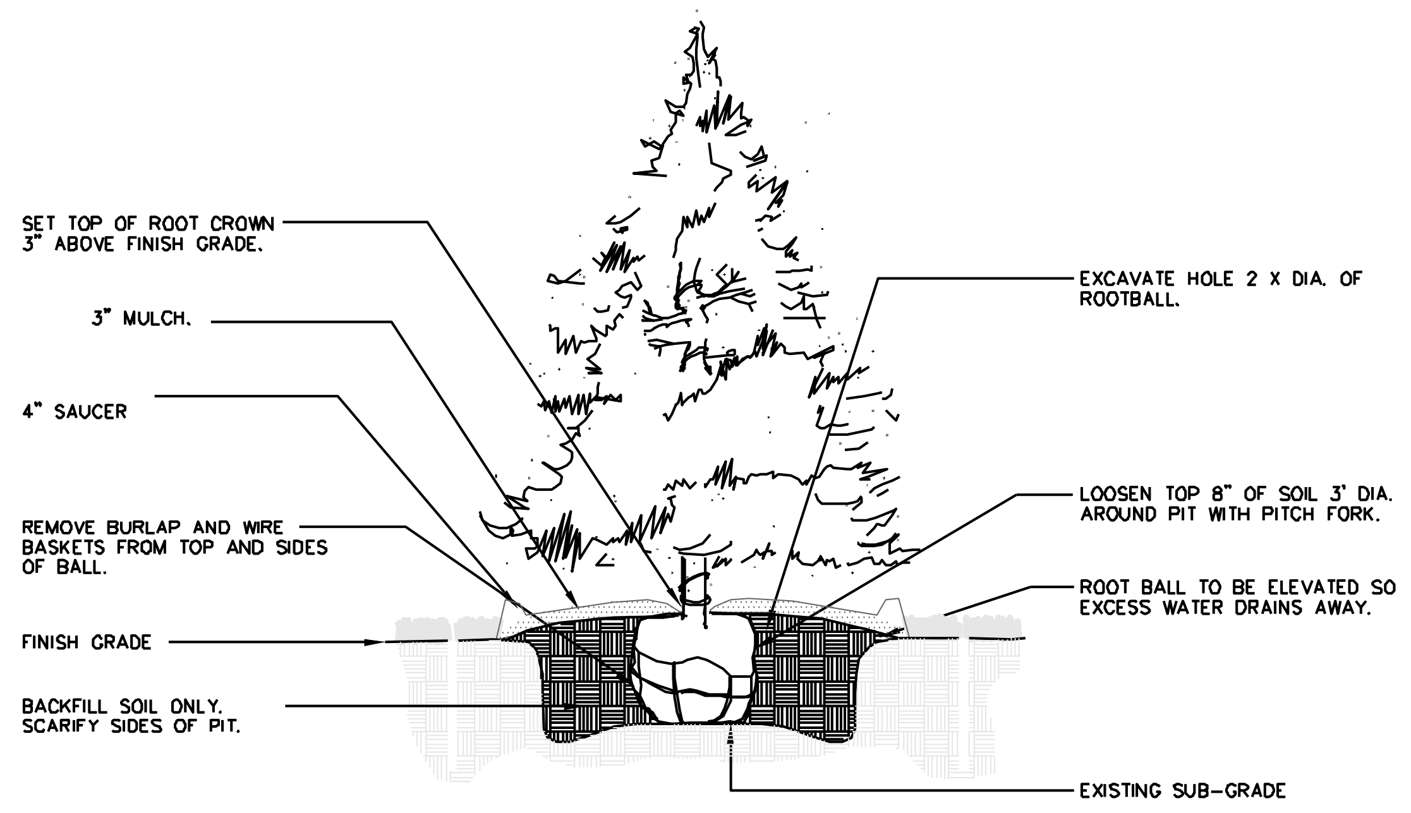
LANDSCAPE PLAN MID
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

MATTHEW J. SCHLICHT
NUMBER PE-2006019708

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

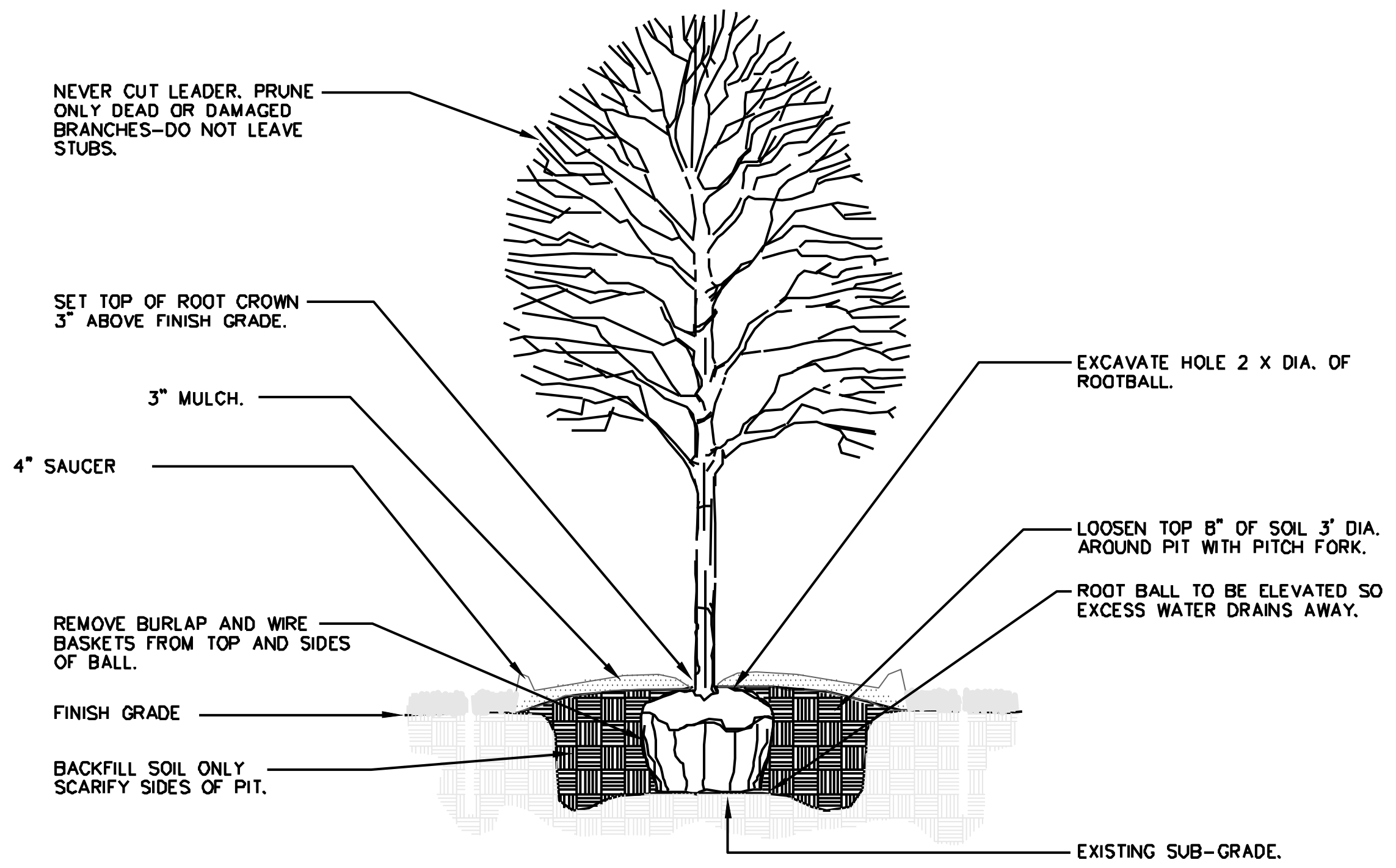
REVISIONS
1 REV. 10/14/2025
2 REV. 10/30/2025

L.101


SET TOP OF ROOT CROWN 3" ABOVE FINISH GRADE.
3" MULCH.
4" SAUCER
REMOVE BURLAP AND WIRE BASKETS FROM TOP AND SIDES OF BALL.
FINISH GRADE
BACKFILL SOIL ONLY. SCARIFY SIDES OF PIT.
EXCAVATE HOLE 2 X DIA. OF ROOTBALL.
LOOSEN TOP 8" OF SOIL 3' DIA. AROUND PIT WITH PITCH FORK.
ROOT BALL TO BE ELEVATED SO EXCESS WATER DRAINS AWAY.
EXISTING SUB-GRADE

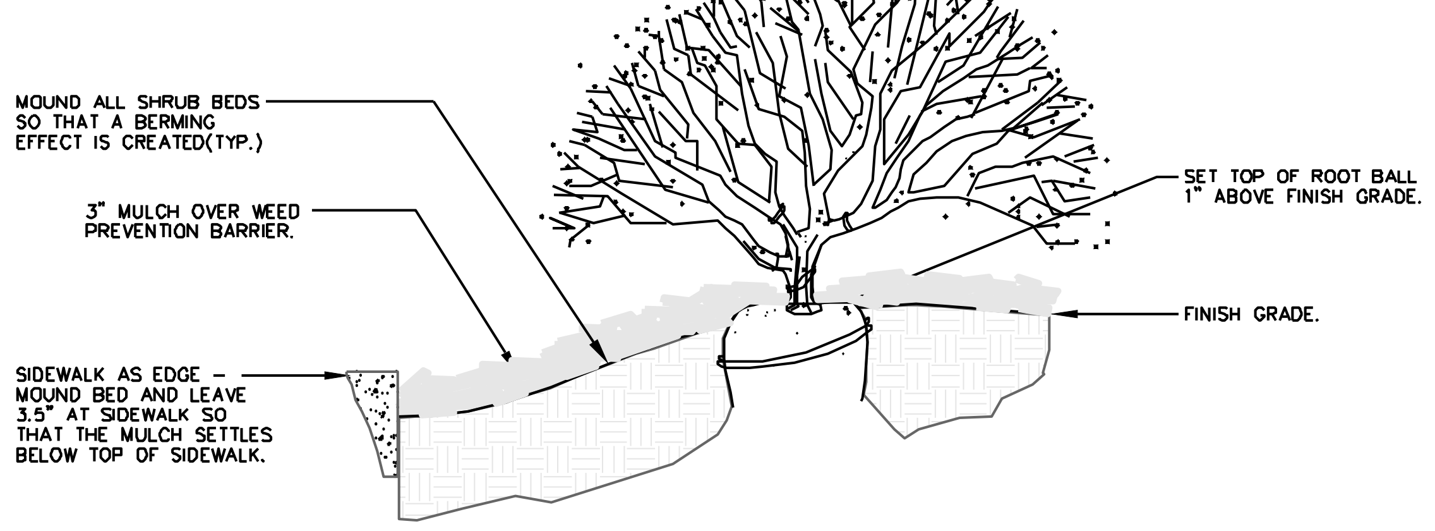
1 *EVERGREEN TREE PLANTING*

N.T.S.


NEVER CUT LEADER. PRUNE ONLY DEAD OR DAMAGED BRANCHES-DO NOT LEAVE STUBS.
SET TOP OF ROOT CROWN 3" ABOVE FINISH GRADE.
3" MULCH.
4" SAUCER
REMOVE BURLAP AND WIRE BASKETS FROM TOP AND SIDES OF BALL.
FINISH GRADE
BACKFILL SOIL ONLY SCARIFY SIDES OF PIT.
EXCAVATE HOLE 2 X DIA. OF ROOTBALL.
LOOSEN TOP 8" OF SOIL 3' DIA. AROUND PIT WITH PITCH FORK.
ROOT BALL TO BE ELEVATED SO EXCESS WATER DRAINS AWAY.
EXISTING SUB-GRADE.

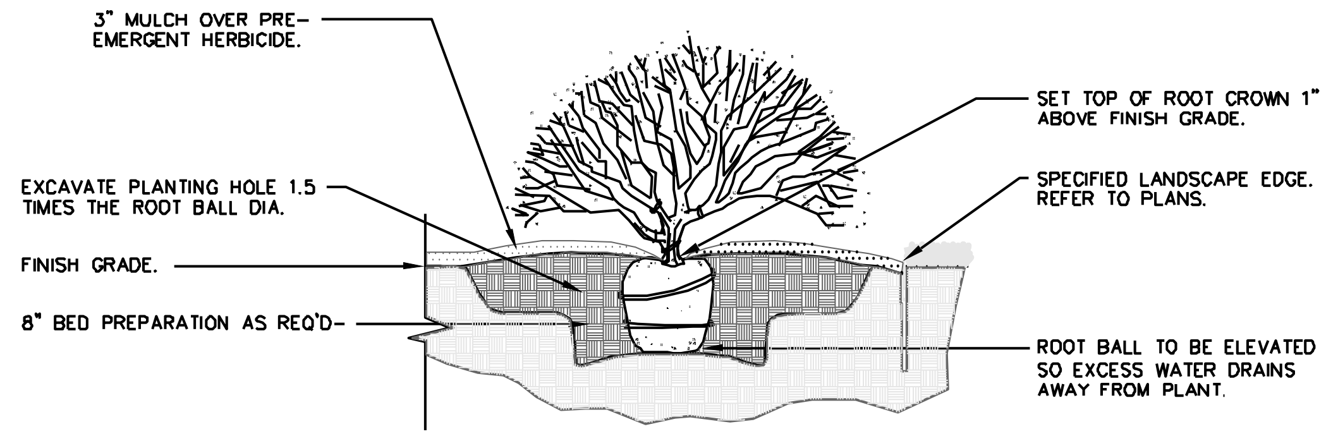
2 *DECIDUOUS TREE PLANTING*

N.T.S.


MOUND ALL SHRUB BEDS SO THAT A BERMING EFFECT IS CREATED(TYP.)
3" MULCH OVER WEED PREVENTION BARRIER.
SIDEWALK AS EDGE - MOUND BED AND LEAVE 3.5" AT SIDEWALK SO THAT THE MULCH SETTLES BELOW TOP OF SIDEWALK.
SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE.
FINISH GRADE.

3 *SIDEWALK EDGE AT PLANT BED*

N.T.S.


3" MULCH OVER PRE-EMERGENT HERBICIDE.
EXCAVATE PLANTING HOLE 1.5 TIMES THE ROOT BALL DIA.
FINISH GRADE.
8" BED PREPARATION AS REQ'D-
SET TOP OF ROOT CROWN 1" ABOVE FINISH GRADE.
SPECIFIED LANDSCAPE EDGE. REFER TO PLANS.
ROOT BALL TO BE ELEVATED SO EXCESS WATER DRAINS AWAY FROM PLANT.

4 *SHRUB PLANTING*

N.T.S.

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.

2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.

10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.

14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.

16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.

18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATIONOF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRTRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALLBE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY CUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REQULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE O THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALBES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
    - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    - c. PIPE SIZE AND QUANTITY
    - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    - e. CIRCUIT IDENTIFICATION SYSTEM
    - f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM EAST

Issue Date:
October 13, 2025

LANDSCAPE PLAN DETAILS
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

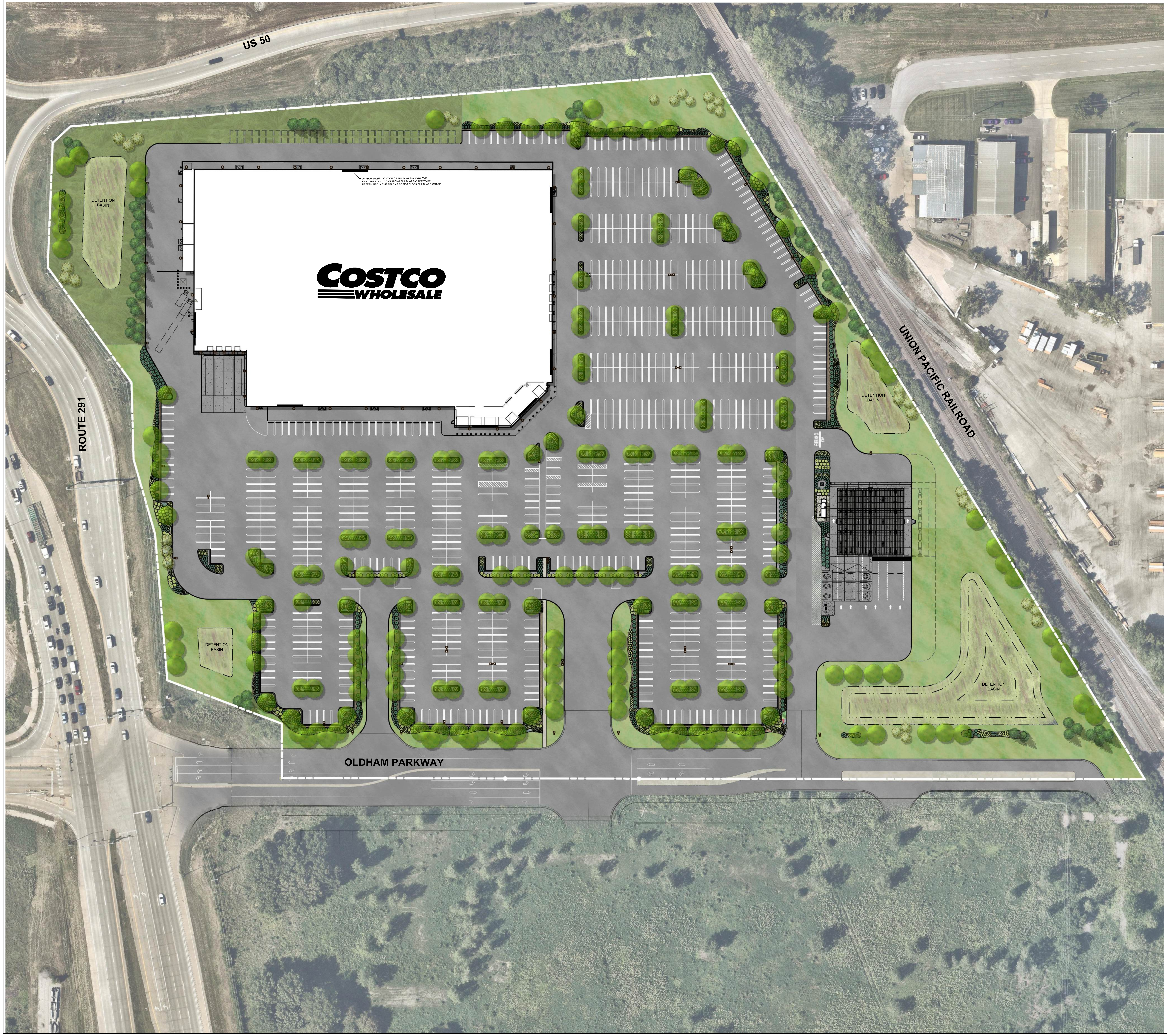
MATTHEW J. SCHLICHT
PE-2006019708
10/29/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 10/14/2025
2 REV. 10/30/2025

L.102


US 50
ROUTE 291
UNION PACIFIC RAILROAD
OLDHAM PARKWAY
COSTCO WHOLESALE
DETENTION BASIN
DETENTION BASIN
DETENTION BASIN
DETENTION BASIN

APPROXIMATE LOCATION OF BUILDING SIGNAGE, TYP.
FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE.

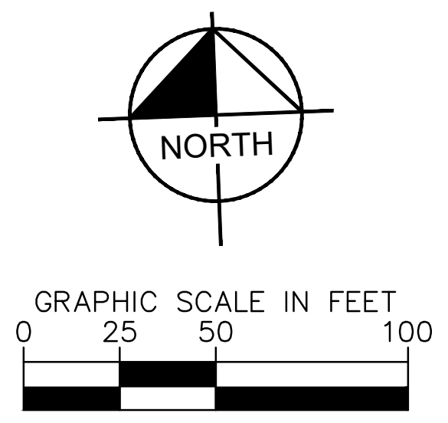
CONSULTANT

Kimley»Horn

© 2025 KIMLEY–HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847–260–7804
WWW.KIMLEY–HORN.COM

NORTH ARROW AND SCALE


NORTH
GRAPHIC SCALE IN FEET
0
25
50
100

SEAL AND SIGNATURES

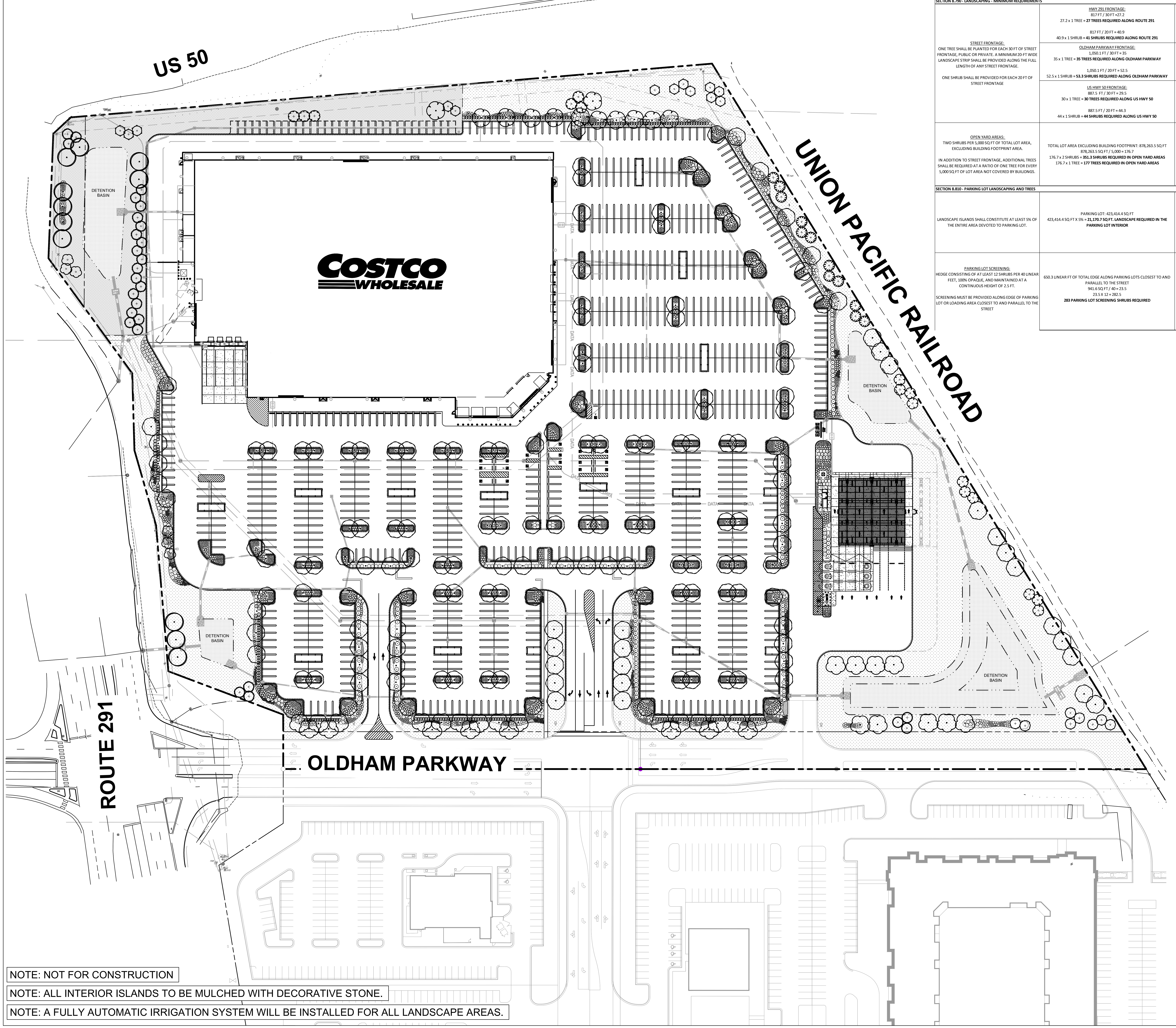
COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L0.0

LANDSCAPE RENDERING

AS INDICATED



LEE SUMMIT, MO LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 8.790 - LANDSCAPING - MINIMUM REQUIREMENTS		
STREET FRONTAGE: ONE TREE SHALL BE PLANTED FOR EACH 30 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE. A MINIMUM 20-FT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FT OF STREET FRONTAGE	HWY 291 FRONTAGE: 817 FT / 30 FT =27.2 27.2 x 1 TREE = **27 TREES REQUIRED ALONG ROUTE 291** 817 FT / 20 FT = 40.9 40.9 x 1 SHRUB = **41 SHRUBS REQUIRED ALONG ROUTE 291**	41 TREES PROVIDED ALONG ROUTE 291 92 SHRUBS PROVIDED ALONG ROUTE 291
	OLDHAM PARKWAY FRONTAGE: 1,050.1 FT / 30 FT = 35 35 x 1 TREE = **35 TREES REQUIRED ALONG OLDHAM PARKWAY** 1,050.1 FT / 20 FT = 52.5 52.5 x 1 SHRUB = **53.3 SHRUBS REQUIRED ALONG OLDHAM PARKWAY**	43 TREES PROVIDED ALONG OLDHAM PARKWAY 135 SHRUBS PROVIDED ALONG OLDHAM PARKWAY
	US HWY 50 FRONTAGE: 887.5 FT / 30 FT = 29.5 30 x 1 TREE = **30 TREES REQUIRED ALONG US HWY 50** 887.5 FT / 20 FT = 44.3 44 x 1 SHRUB = **44 SHRUBS REQUIRED ALONG US HWY 50**	31 TREES PROVIDED ALONG US HWY 50 83 SHRUBS PROVIDED ALONG US HWY 50
OPEN YARD AREAS: TWO SHRUBS PER 5,000 SQ FT OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AREA. IN ADDITION TO STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQ FT OF LOT AREA NOT COVERED BY BUILIDNGS.	TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT: 878,263.5 SQ FT 878,263.5 SQ FT / 5,000 = 176.7 176.7 x 2 SHRUBS = **351.3 SHRUBS REQUIRED IN OPEN YARD AREAS** 176.7 x 1 TREE = **177 TREES REQUIRED IN OPEN YARD AREAS**	195 TREES PROVIDED IN THE OPEN YARD 1,662 SHRUBS PROVIDED IN THE OPEN YARD
SECTION 8.810 - PARKING LOT LANDSCAPING AND TREES		
LANDSCAPE ISLANDS SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING LOT.	PARKING LOT: 423,414.4 SQ FT 423,414.4 SQ FT X 5% = **21,170.7 SQ FT. LANDSCAPE REQUIRED IN THE PARKING LOT INTERIOR**	28,046.7 SQ FT OF LANDSCAPE PROVIDED IN THE PARKING LOT INTERIOR
PARKING LOT SCREENING: HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET, 100% OPAQUE, AND MAINTAINED AT A CONTINUOUS HEIGHT OF 2.5 FT. SCREENING MUST BE PROVIDED ALONG EDGE OF PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET	650.3 LINEAR FT OF TOTAL EDGE ALONG PARKING LOTS CLOSEST TO AND PARALLEL TO THE STREET 941.6 SQ FT / 40 = 23.5 23.5 X 12 = 282.5 **283 PARKING LOT SCREENING SHRUBS REQUIRED**	283 PARKING LOT SCREENING SHRUBS PROVIDED ALONG PARKING LOT EDGES CLOSEST TO AND PARALLEL TO THE STREET

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.

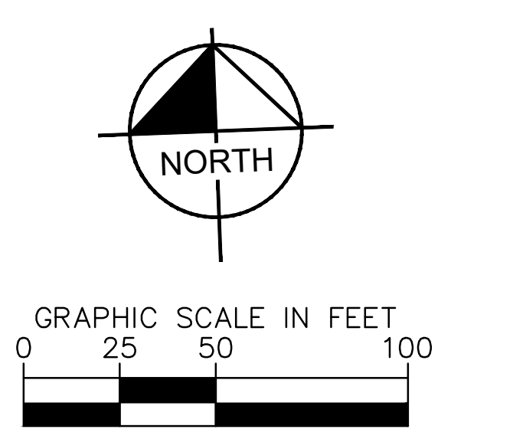
CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE



SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.0

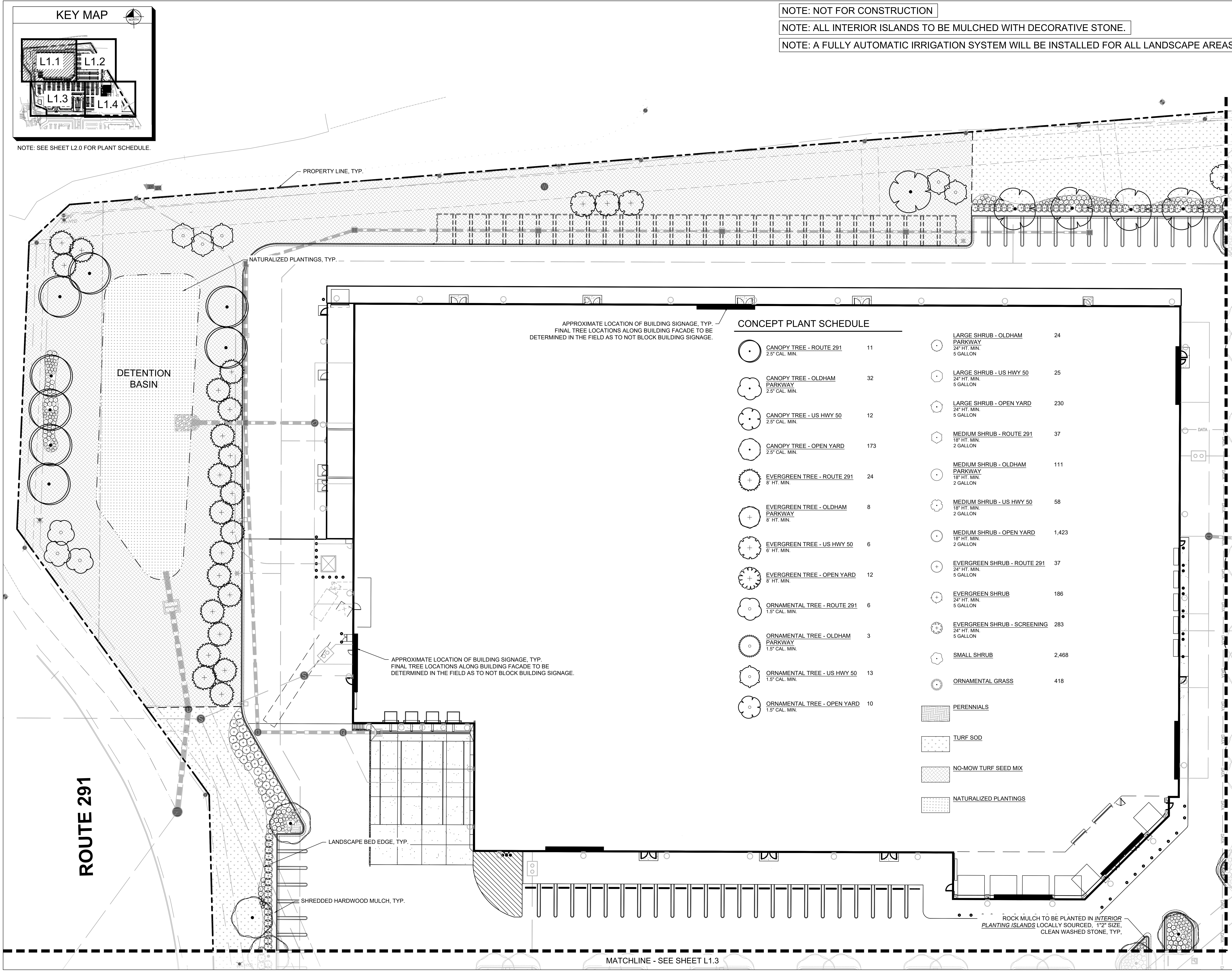
OVERALL LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.


KEY MAP
NORTH
L1.1
L1.2
L1.3
L1.4
NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.
PROPERTY LINE, TYP.
NATURALIZED PLANTINGS, TYP.
DETENTION BASIN
APPROXIMATE LOCATION OF BUILDING SIGNAGE, TYP. FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE.
APPROXIMATE LOCATION OF BUILDING SIGNAGE, TYP. FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE.
ROUTE 291
LANDSCAPE BED EDGE, TYP.
SHREDDED HARDWOOD MULCH, TYP.
ROCK MULCH TO BE PLANTED IN INTERIOR PLANTING ISLANDS LOCALLY SOURCED, 1"2" SIZE, CLEAN WASHED STONE, TYP.
MATCHLINE - SEE SHEET L1.2
MATCHLINE - SEE SHEET L1.3
DATA

CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291	2.5" CAL. MIN.	11
CANOPY TREE - OLDHAM PARKWAY	2.5" CAL. MIN.	32
CANOPY TREE - US HWY 50	2.5" CAL. MIN.	12
CANOPY TREE - OPEN YARD	2.5" CAL. MIN.	173
EVERGREEN TREE - ROUTE 291	8\` HT. MIN.	24
EVERGREEN TREE - OLDHAM PARKWAY	8\` HT. MIN.	8
EVERGREEN TREE - US HWY 50	6\` HT. MIN.	6
EVERGREEN TREE - OPEN YARD	8\` HT. MIN.	12
ORNAMENTAL TREE - ROUTE 291	1.5" CAL. MIN.	6
ORNAMENTAL TREE - OLDHAM PARKWAY	1.5" CAL. MIN.	3
ORNAMENTAL TREE - US HWY 50	1.5" CAL. MIN.	13
ORNAMENTAL TREE - OPEN YARD	1.5" CAL. MIN.	10
LARGE SHRUB - OLDHAM PARKWAY	24" HT. MIN. 5 GALLON	24
LARGE SHRUB - US HWY 50	24" HT. MIN. 5 GALLON	25
LARGE SHRUB - OPEN YARD	24" HT. MIN. 5 GALLON	230
MEDIUM SHRUB - ROUTE 291	18" HT. MIN. 2 GALLON	37
MEDIUM SHRUB - OLDHAM PARKWAY	18" HT. MIN. 2 GALLON	111
MEDIUM SHRUB - US HWY 50	18" HT. MIN. 2 GALLON	58
MEDIUM SHRUB - OPEN YARD	18" HT. MIN. 2 GALLON	1,423
EVERGREEN SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	37
EVERGREEN SHRUB	24" HT. MIN. 5 GALLON	186
EVERGREEN SHRUB - SCREENING	24" HT. MIN. 5 GALLON	283
SMALL SHRUB		2,468
ORNAMENTAL GRASS		418
PERENNIALS		
TURF SOD		
NO-MOW TURF SEED MIX		
NATURALIZED PLANTINGS		

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.1

LANDSCAPE PLAN

AS INDICATED

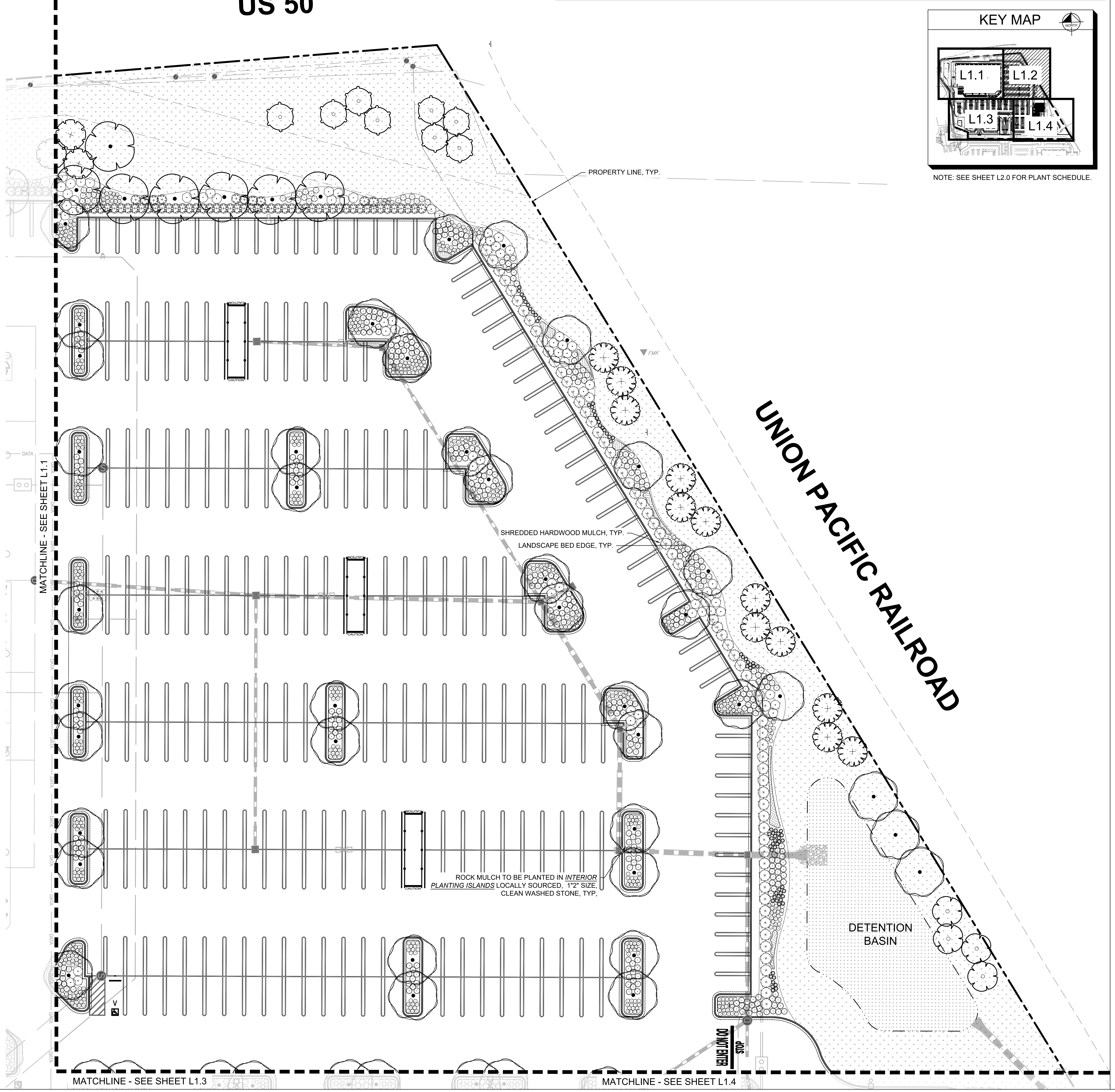
CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291	2.5" CAL. MIN.	11
CANOPY TREE - OLDHAM PARKWAY	2.5" CAL. MIN.	32
CANOPY TREE - US HWY 50	2.5" CAL. MIN.	12
CANOPY TREE - OPEN YARD	2.5" CAL. MIN.	173
EVERGREEN TREE - ROUTE 291	8` HT. MIN.	24
EVERGREEN TREE - OLDHAM PARKWAY	8` HT. MIN.	8
EVERGREEN TREE - US HWY 50	6` HT. MIN.	6
EVERGREEN TREE - OPEN YARD	8` HT. MIN.	12
ORNAMENTAL TREE - ROUTE 291	1.5" CAL. MIN.	6
ORNAMENTAL TREE - OLDHAM PARKWAY	1.5" CAL. MIN.	3
ORNAMENTAL TREE - US HWY 50	1.5" CAL. MIN.	13
ORNAMENTAL TREE - OPEN YARD	1.5" CAL. MIN.	10
LARGE SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	18
LARGE SHRUB - OLDHAM PARKWAY	24" HT. MIN. 5 GALLON	24
LARGE SHRUB - US HWY 50	24" HT. MIN. 5 GALLON	25
LARGE SHRUB - OPEN YARD	24" HT. MIN. 5 GALLON	230
MEDIUM SHRUB - ROUTE 291	18" HT. MIN. 2 GALLON	37
MEDIUM SHRUB - OLDHAM PARKWAY	18" HT. MIN. 2 GALLON	111
MEDIUM SHRUB - US HWY 50	18" HT. MIN. 2 GALLON	58
MEDIUM SHRUB - OPEN YARD	18" HT. MIN. 2 GALLON	1,423
EVERGREEN SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	37
EVERGREEN SHRUB	24" HT. MIN. 5 GALLON	186
EVERGREEN SHRUB - SCREENING	24" HT. MIN. 5 GALLON	283
SMALL SHRUB		2,468
ORNAMENTAL GRASS		418
▨ PERENNIALS		
▨ TURF SOD		
▨ NO-MOW TURF SEED MIX		
▨ NATURALIZED PLANTINGS		

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.


US 50
KEY MAP
NORTH
L1.1
L1.2
L1.3
L1.4
PROPERTY LINE, TYP.
FMK
UNION PACIFIC RAILROAD
SHREDDED HARDWOOD MULCH, TYP.
LANDSCAPE BED EDGE, TYP.
CAUTION
DATA
MATCHLINE - SEE SHEET L1.1
ROCK MULCH TO BE PLANTED IN INTERIOR PLANTING ISLANDS LOCALLY SOURCED, 1"2" SIZE, CLEAN WASHED STONE, TYP,
DETENTION BASIN
STOP
DO NOT ENTER
MATCHLINE - SEE SHEET L1.3
MATCHLINE - SEE SHEET L1.4

NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

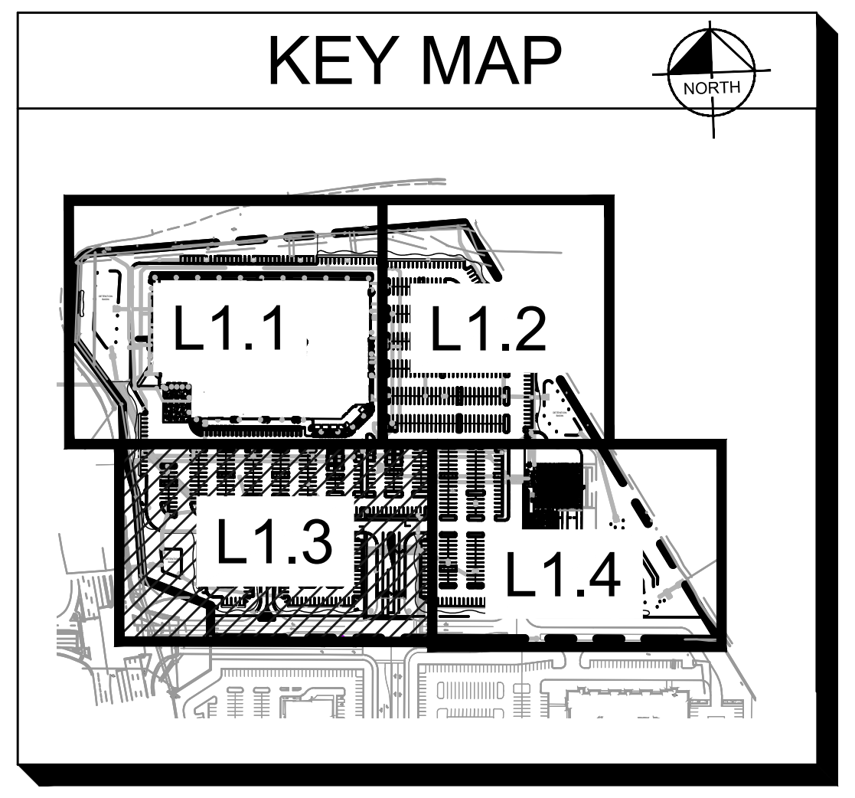
DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.2

LANDSCAPE PLAN

AS INDICATED

KEY MAP

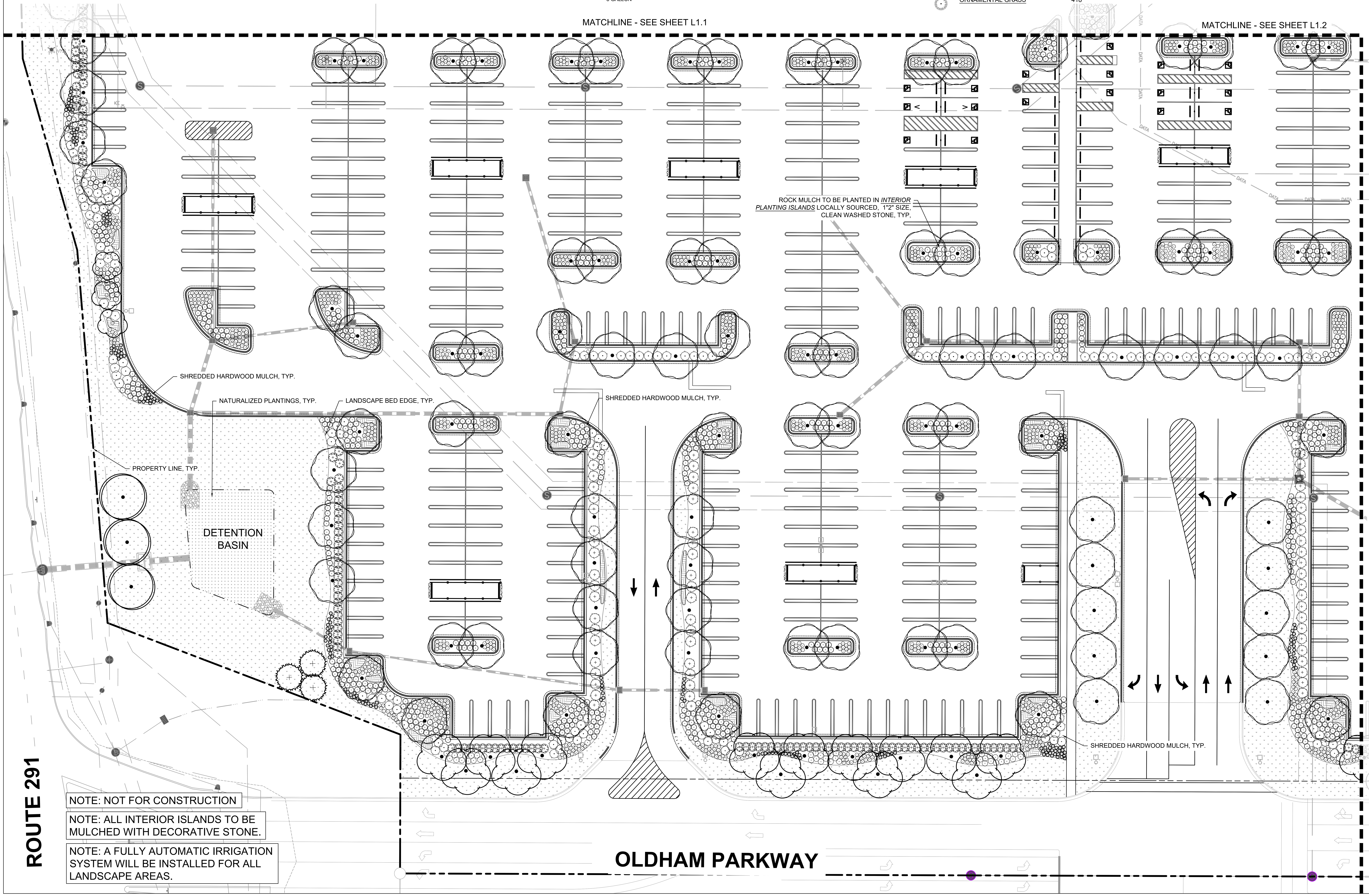

NORTH
L1.1
L1.2
L1.3
L1.4

NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291	2.5" CAL. MIN.	11
CANOPY TREE - OLDHAM PARKWAY	2.5" CAL. MIN.	32
CANOPY TREE - US HWY 50	2.5" CAL. MIN.	12
CANOPY TREE - OPEN YARD	2.5" CAL. MIN.	173
EVERGREEN TREE - ROUTE 291	8` HT. MIN.	24
EVERGREEN TREE - OLDHAM PARKWAY	8` HT. MIN.	8
EVERGREEN TREE - US HWY 50	6` HT. MIN.	6
EVERGREEN TREE - OPEN YARD	8` HT. MIN.	12
ORNAMENTAL TREE - ROUTE 291	1.5" CAL. MIN.	6
ORNAMENTAL TREE - OLDHAM PARKWAY	1.5" CAL. MIN.	3
ORNAMENTAL TREE - US HWY 50	1.5" CAL. MIN.	13
ORNAMENTAL TREE - OPEN YARD	1.5" CAL. MIN.	10
LARGE SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	18
LARGE SHRUB - OLDHAM PARKWAY	24" HT. MIN. 5 GALLON	24
LARGE SHRUB - US HWY 50	24" HT. MIN. 5 GALLON	25
LARGE SHRUB - OPEN YARD	24" HT. MIN. 5 GALLON	230
MEDIUM SHRUB - ROUTE 291	18" HT. MIN. 2 GALLON	37
MEDIUM SHRUB - OLDHAM PARKWAY	18" HT. MIN. 2 GALLON	111
MEDIUM SHRUB - US HWY 50	18" HT. MIN. 2 GALLON	58
MEDIUM SHRUB - OPEN YARD	18" HT. MIN. 2 GALLON	1,423
EVERGREEN SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	37
EVERGREEN SHRUB	24" HT. MIN. 5 GALLON	186
EVERGREEN SHRUB - SCREENING	24" HT. MIN. 5 GALLON	283
SMALL SHRUB		2,468
ORNAMENTAL GRASS		418

▨	PERENNIALS
▨	TURF SOD
▨	NO-MOW TURF SEED MIX
▨	NATURALIZED PLANTINGS


MATCHLINE - SEE SHEET L1.1
MATCHLINE - SEE SHEET L1.2
MATCHLINE - SEE SHEET L1.4
ROCK MULCH TO BE PLANTED IN INTERIOR PLANTING ISLANDS LOCALLY SOURCED, 1"2" SIZE, CLEAN WASHED STONE, TYP,
SHREDDED HARDWOOD MULCH, TYP.
NATURALIZED PLANTINGS, TYP.
LANDSCAPE BED EDGE, TYP.
SHREDDED HARDWOOD MULCH, TYP.
PROPERTY LINE, TYP.
DETENTION BASIN
SHREDDED HARDWOOD MULCH, TYP.
CAUTION
DATA
ROUTE 291
OLDHAM PARKWAY

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.

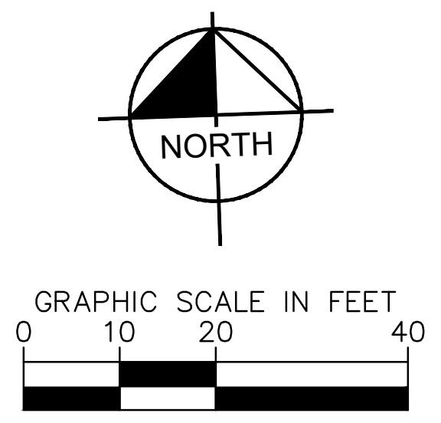
CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE


NORTH
GRAPHIC SCALE IN FEET
0
10
20
40

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

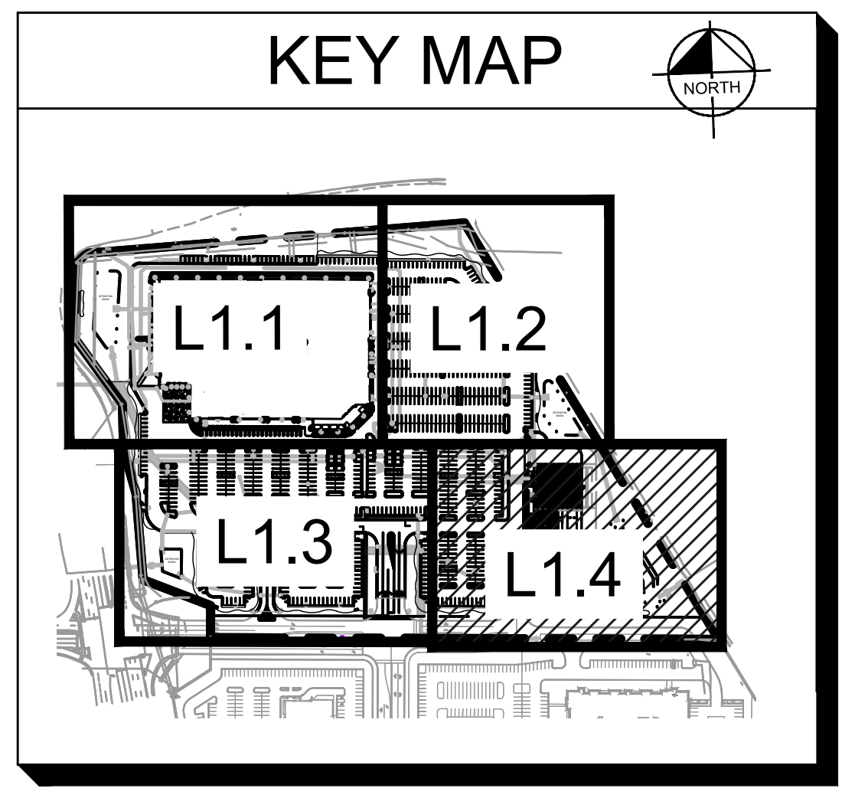
DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.3

LANDSCAPE PLAN

AS INDICATED

KEY MAP

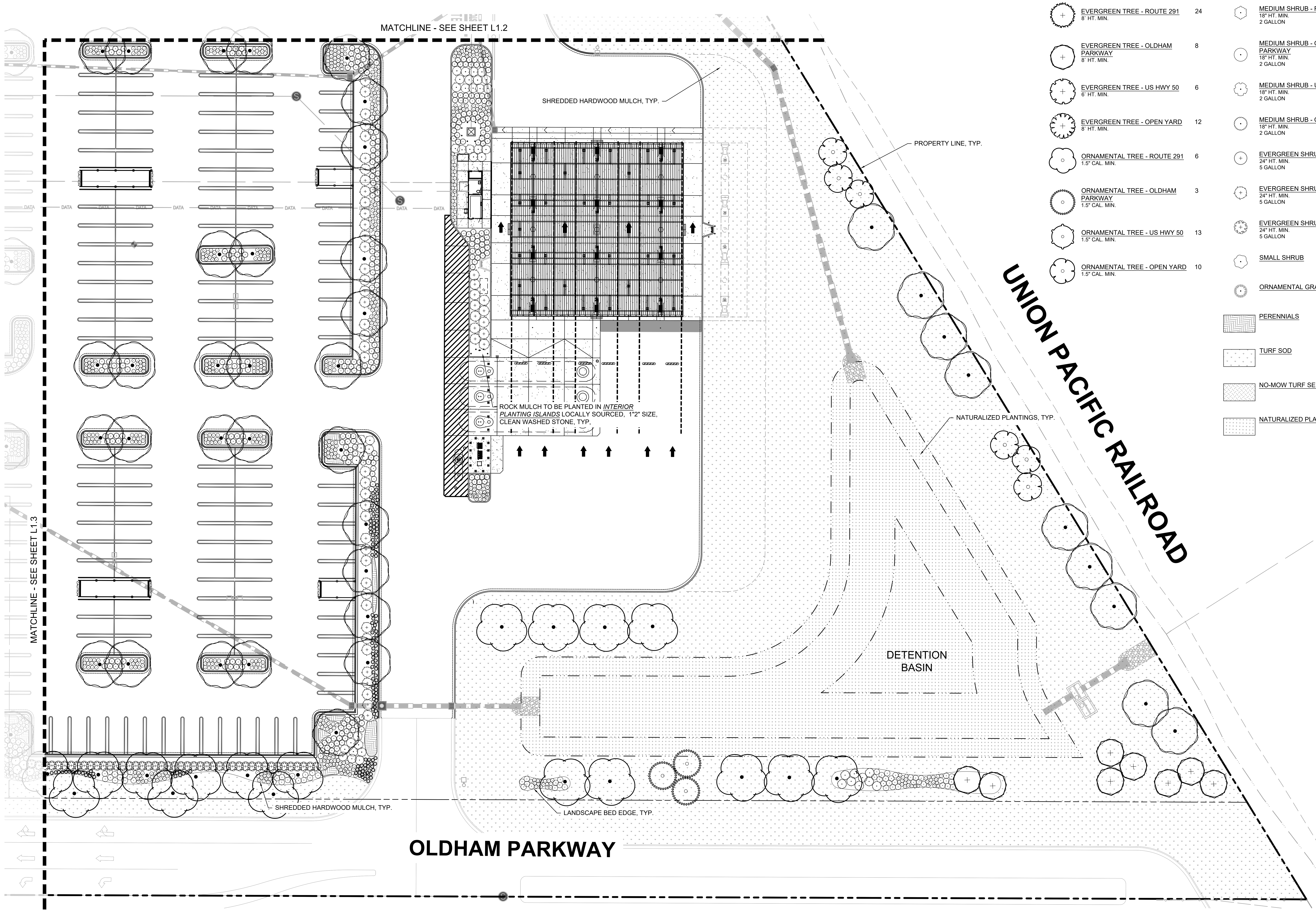

NORTH
L1.1
L1.2
L1.3
L1.4

NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.


MATCHLINE - SEE SHEET L1.2
MATCHLINE - SEE SHEET L1.3
SHREDDED HARDWOOD MULCH, TYP.
PROPERTY LINE, TYP.
DATA
S
ROCK MULCH TO BE PLANTED IN INTERIOR PLANTING ISLANDS LOCALLY SOURCED, 1"2" SIZE, CLEAN WASHED STONE, TYP,
NATURALIZED PLANTINGS, TYP.
UNION PACIFIC RAILROAD
DETENTION BASIN
SHREDDED HARDWOOD MULCH, TYP.
LANDSCAPE BED EDGE, TYP.
OLDHAM PARKWAY

CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291	2.5" CAL. MIN.	11
CANOPY TREE - OLDHAM PARKWAY	2.5" CAL. MIN.	32
CANOPY TREE - US HWY 50	2.5" CAL. MIN.	12
CANOPY TREE - OPEN YARD	2.5" CAL. MIN.	173
EVERGREEN TREE - ROUTE 291	8\` HT. MIN.	24
EVERGREEN TREE - OLDHAM PARKWAY	8\` HT. MIN.	8
EVERGREEN TREE - US HWY 50	6\` HT. MIN.	6
EVERGREEN TREE - OPEN YARD	8\` HT. MIN.	12
ORNAMENTAL TREE - ROUTE 291	1.5" CAL. MIN.	6
ORNAMENTAL TREE - OLDHAM PARKWAY	1.5" CAL. MIN.	3
ORNAMENTAL TREE - US HWY 50	1.5" CAL. MIN.	13
ORNAMENTAL TREE - OPEN YARD	1.5" CAL. MIN.	10
LARGE SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	18
LARGE SHRUB - OLDHAM PARKWAY	24" HT. MIN. 5 GALLON	24
LARGE SHRUB - US HWY 50	24" HT. MIN. 5 GALLON	25
LARGE SHRUB - OPEN YARD	24" HT. MIN. 5 GALLON	230
MEDIUM SHRUB - ROUTE 291	18" HT. MIN. 2 GALLON	37
MEDIUM SHRUB - OLDHAM PARKWAY	18" HT. MIN. 2 GALLON	111
MEDIUM SHRUB - US HWY 50	18" HT. MIN. 2 GALLON	58
MEDIUM SHRUB - OPEN YARD	18" HT. MIN. 2 GALLON	1,423
EVERGREEN SHRUB - ROUTE 291	24" HT. MIN. 5 GALLON	37
EVERGREEN SHRUB	24" HT. MIN. 5 GALLON	186
EVERGREEN SHRUB - SCREENING	24" HT. MIN. 5 GALLON	283
SMALL SHRUB		2,468
ORNAMENTAL GRASS		418

- ▨ PERENNIALS
- ▨ TURF SOD
- ▨ NO-MOW TURF SEED MIX
- ▨ NATURALIZED PLANTINGS

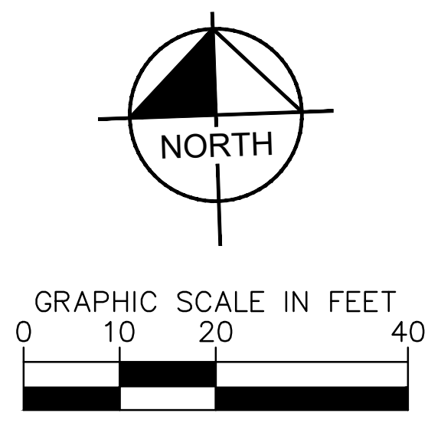
CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE


NORTH
GRAPHIC SCALE IN FEET
0
10
20
40

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.4

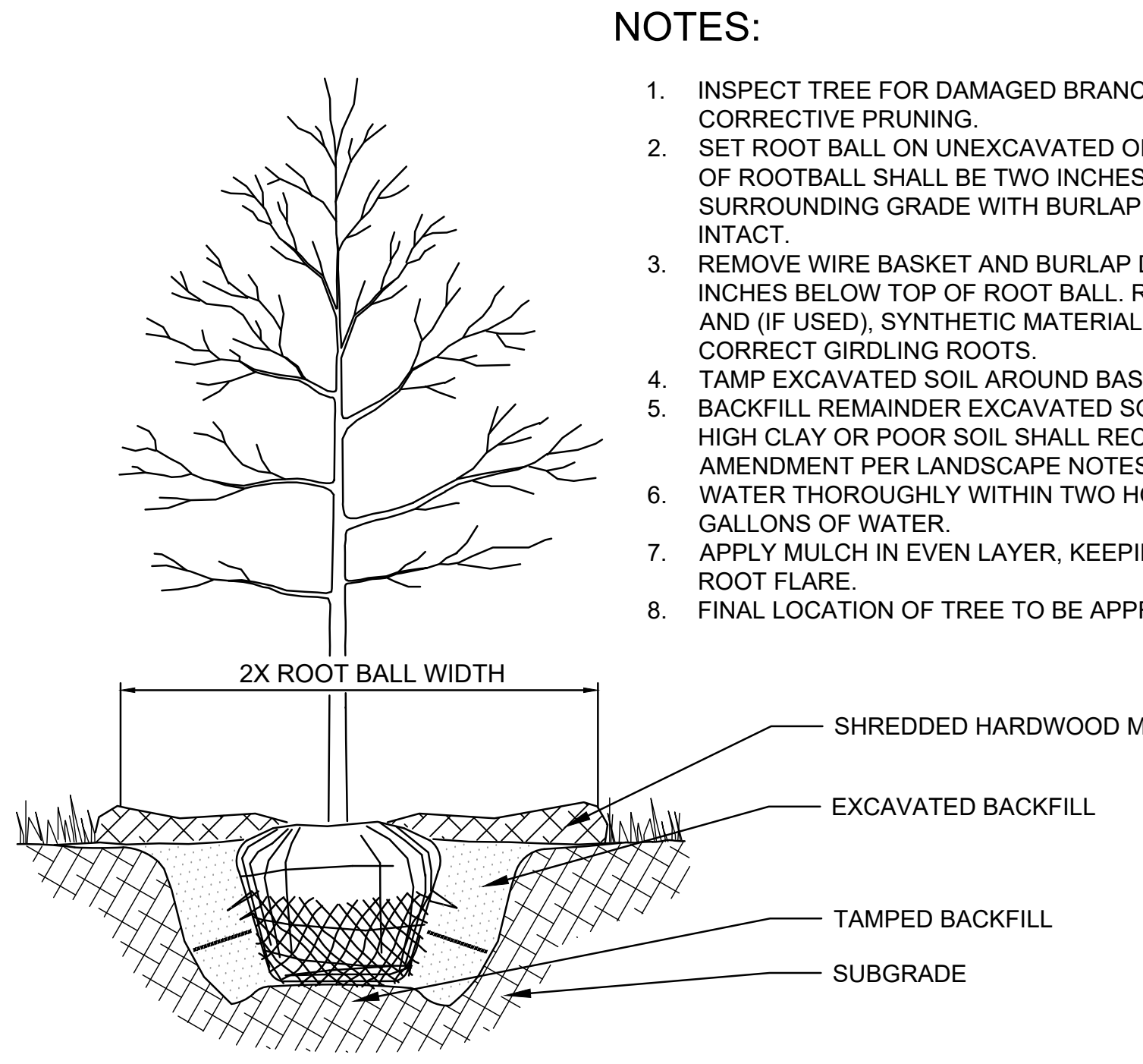
LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.


2X ROOT BALL WIDTH
SHREDDED HARDWOOD MULCH
EXCAVATED BACKFILL
TAMPED BACKFILL
SUBGRADE

NOTES:

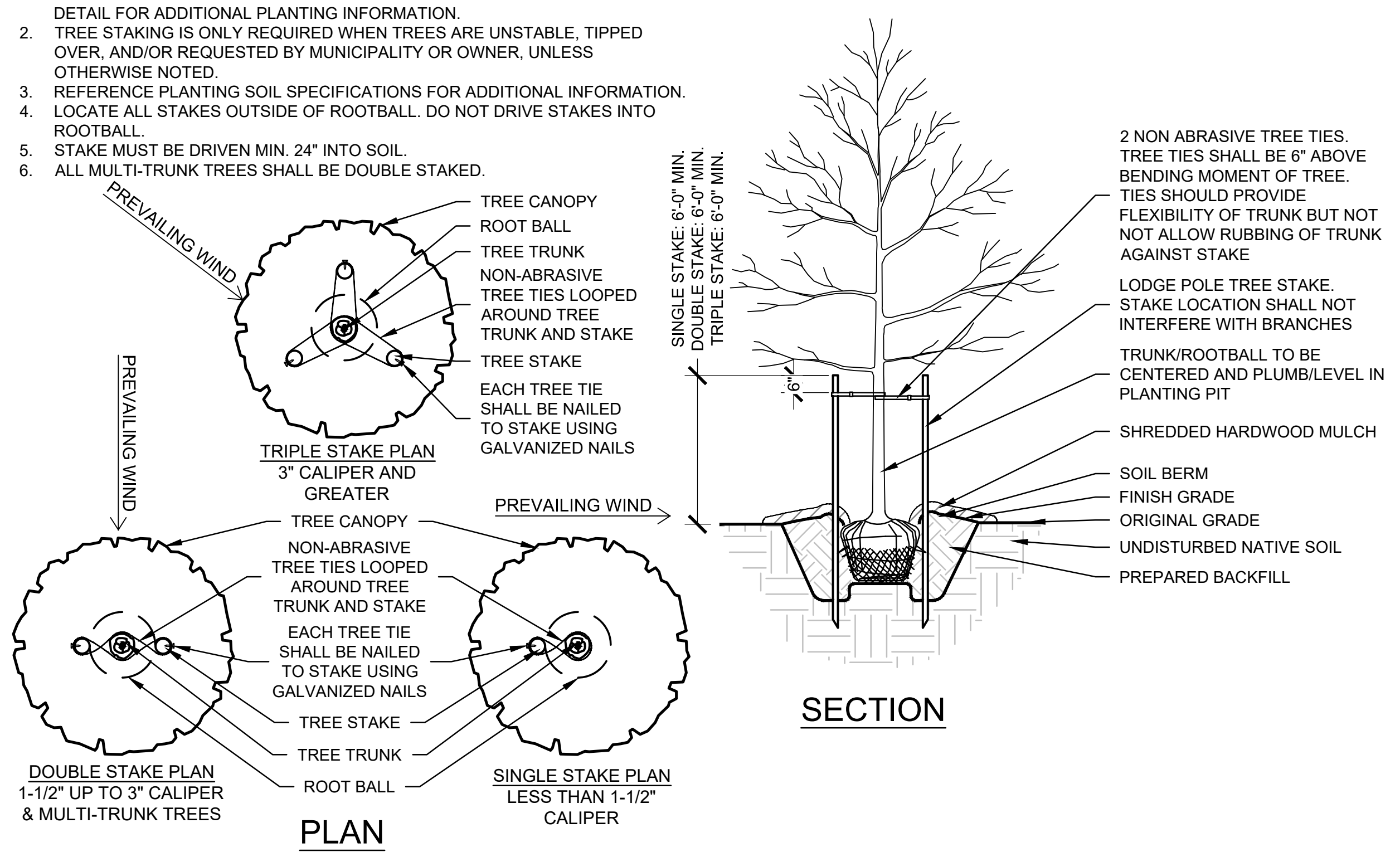
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

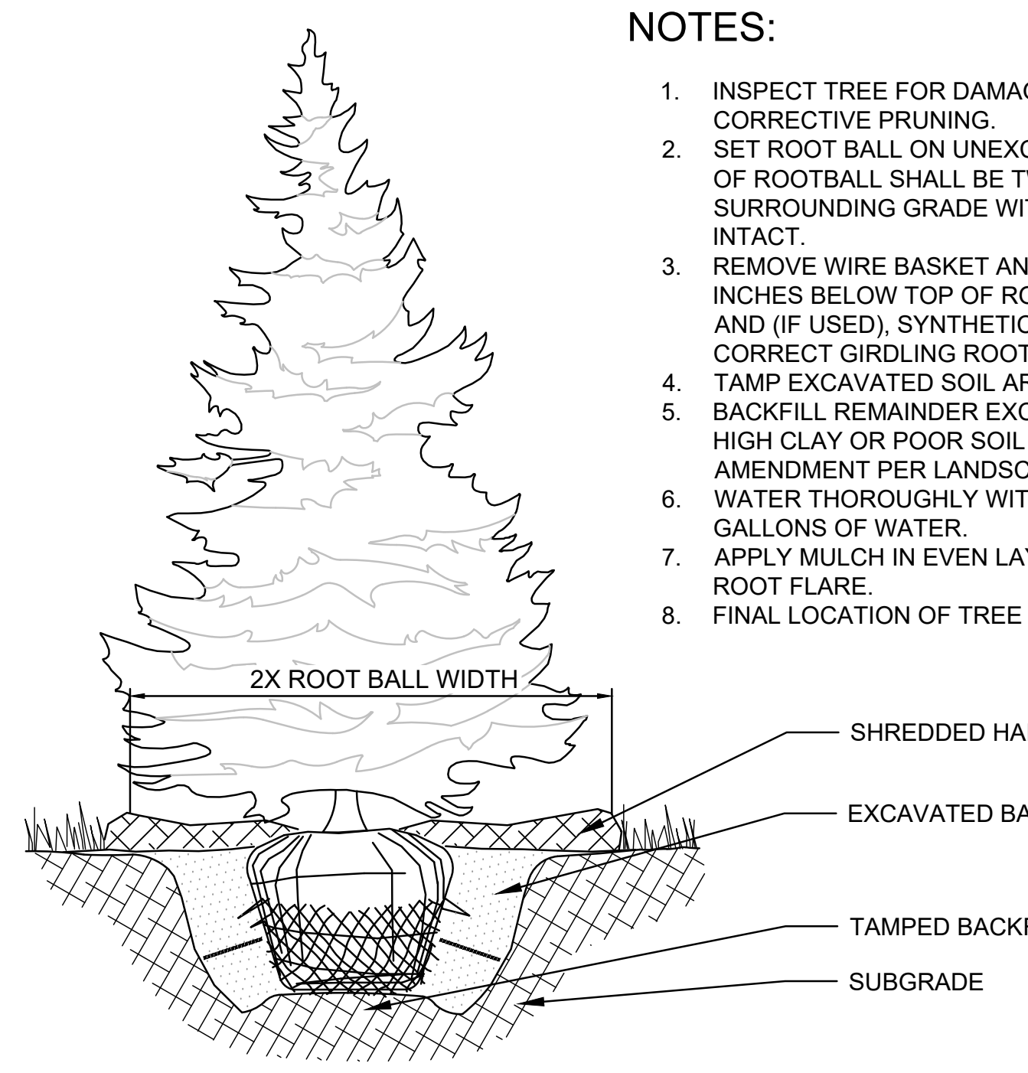
NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.


PREVAILING WIND
TREE CANOPY
ROOT BALL
TREE TRUNK
NON-ABRASIVE TREE TIES LOOPED AROUND TREE TRUNK AND STAKE
TREE STAKE
EACH TREE TIE SHALL BE NAILED TO STAKE USING GALVANIZED NAILS
TRIPLE STAKE PLAN
3" CALIPER AND GREATER
PREVAILING WIND
PREVAILING WIND
TREE CANOPY
NON-ABRASIVE TREE TIES LOOPED AROUND TREE TRUNK AND STAKE
EACH TREE TIE SHALL BE NAILED TO STAKE USING GALVANIZED NAILS
TREE STAKE
TREE TRUNK
ROOT BALL
DOUBLE STAKE PLAN
1-1/2" UP TO 3" CALIPER & MULTI-TRUNK TREES
SINGLE STAKE PLAN
LESS THAN 1-1/2" CALIPER
PLAN
SINGLE STAKE: 6'-0" MIN.
DOUBLE STAKE: 6'-0" MIN.
TRIPLE STAKE: 6'-0" MIN.
6"
2 NON ABRASIVE TREE TIES. TREE TIES SHALL BE 6" ABOVE BENDING MOMENT OF TREE. TIES SHOULD PROVIDE FLEXIBILITY OF TRUNK BUT NOT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE
LODGE POLE TREE STAKE. STAKE LOCATION SHALL NOT INTERFERE WITH BRANCHES
TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
SHREDDED HARDWOOD MULCH
SOIL BERM
FINISH GRADE
ORIGINAL GRADE
UNDISTURBED NATIVE SOIL
PREPARED BACKFILL
SECTION

2 TREE STAKING

N.T.S.

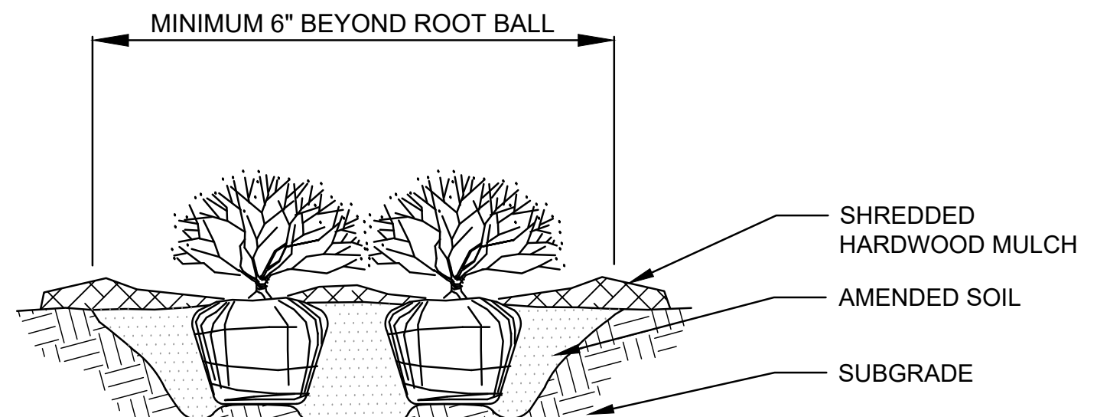

2X ROOT BALL WIDTH
SHREDDED HARDWOOD MULCH
EXCAVATED BACKFILL
TAMPED BACKFILL
SUBGRADE

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

3 EVERGREEN TREE PLANTING

NTS


MINIMUM 6" BEYOND ROOT BALL
SHREDDED HARDWOOD MULCH
AMENDED SOIL
SUBGRADE

NOTES:

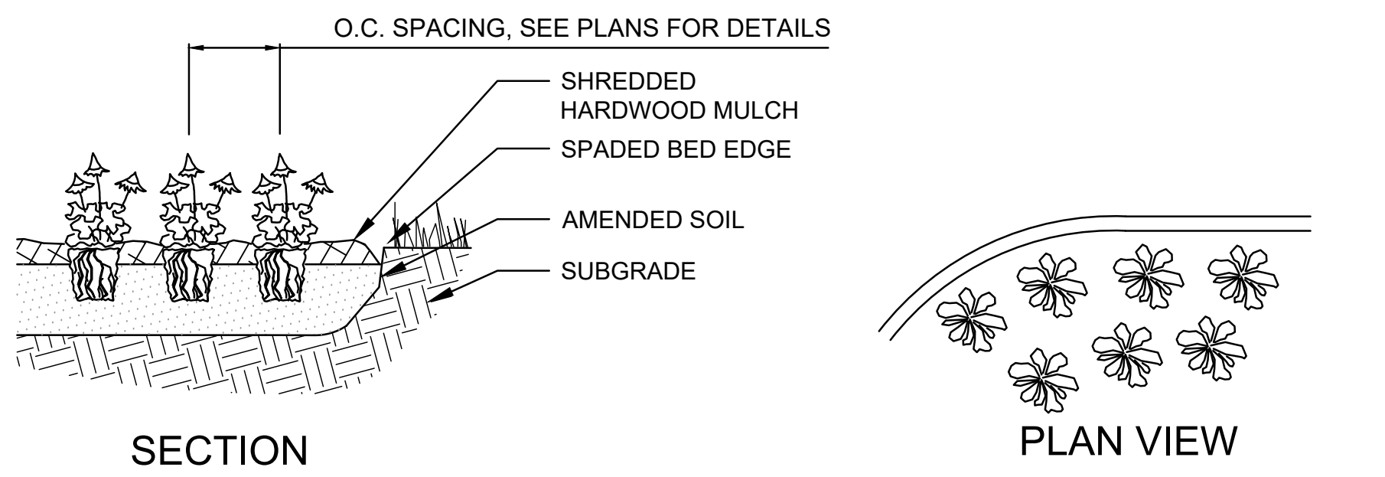
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 SHRUB PLANTING

NTS

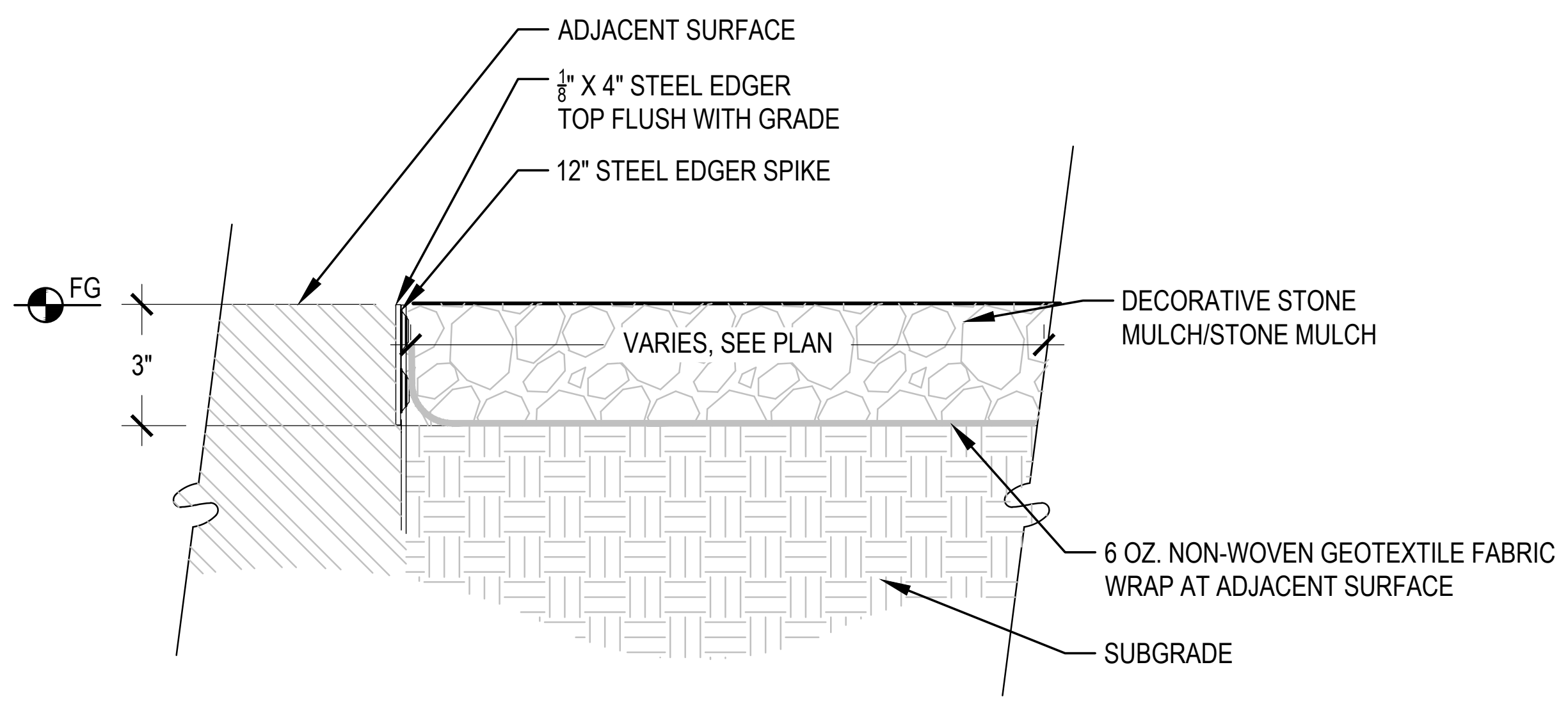
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.


O.C. SPACING, SEE PLANS FOR DETAILS
SHREDDED HARDWOOD MULCH
SPADED BED EDGE
AMENDED SOIL
SUBGRADE
SECTION
PLAN VIEW

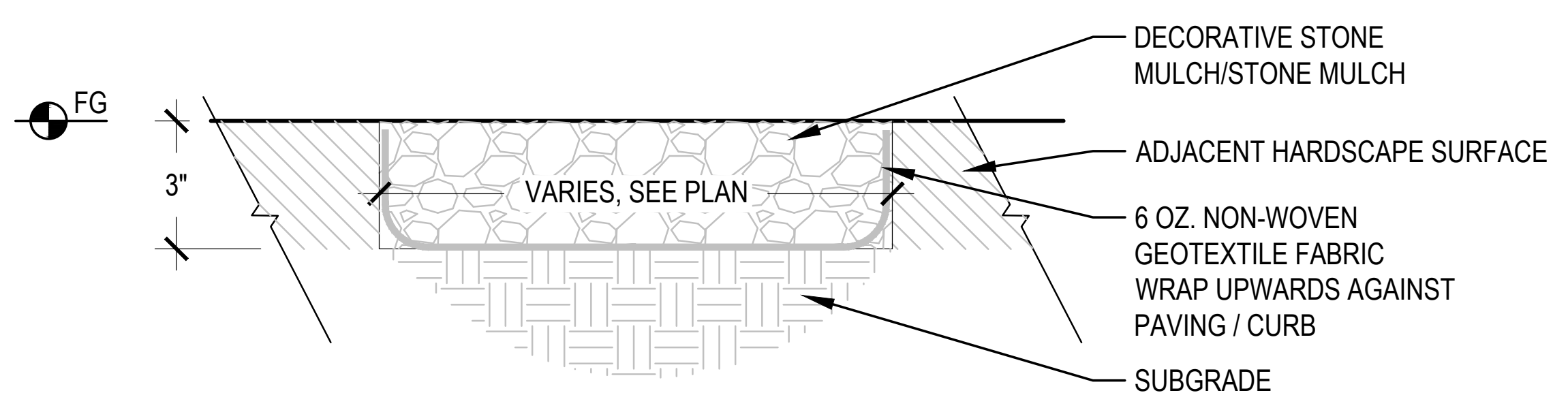
5 PERENNIAL PLANTING

NTS


ADJACENT SURFACE
$\frac{1}{8}$" X 4" STEEL EDGER TOP FLUSH WITH GRADE
12" STEEL EDGER SPIKE
FG
3"
VARIES, SEE PLAN
DECORATIVE STONE MULCH/STONE MULCH
6 OZ. NON-WOVEN GEOTEXTILE FABRIC WRAP AT ADJACENT SURFACE
SUBGRADE

6 STONE MULCH

3" = 1'-0"


FG
3"
VARIES, SEE PLAN
DECORATIVE STONE MULCH/STONE MULCH
ADJACENT HARDSCAPE SURFACE
6 OZ. NON-WOVEN GEOTEXTILE FABRIC WRAP UPWARDS AGAINST PAVING / CURB
SUBGRADE

7 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
    - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
    - OTHER PLANTING AREAS: 4 INCHES
    - LANDSCAPE ISLANDS: 6 INCHES
    - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL FOUNDATION PLANTING AREAS AND INTERIOR PARKING ISLANDS SHALL BE INSTALLED WITH DECORATIVE ROCK MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

PLANT SCHEDULE

BOTANICAL / COMMON NAME

TREES
ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST
GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
NYSSA SYLVATICA / TUPELO
QUERCUS ALBA / WHITE OAK
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS MACROCARPA / BURR OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
TILIA AMERICANA `MCKSENTRY` / AMERICAN SENTRY® LINDEN
TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS
TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN
ULMUS X 'FRONTIER' / FRONTIER ELM
ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM

EVERGREEN TREES
ABIES CONCOLOR / WHITE FIR
PICEA ABIES / NORWAY SPRUCE
PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
PINUS STROBUS / WHITE PINE

ORNAMENTAL TREES
AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRABAPPLE
SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC

SHRUBS
ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD
CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD
CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD
FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
POTENTILLA FRUTICOSA 'HACHLISS' / BELLA BELLISSIMA™ BUSH CINQUEFOIL
POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL
PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK
PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA
SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
SYRINGA X 'PENDA' / BLOOMERANG® PURPLE LILAC
SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA
VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM

EVERGREEN SHRUBS
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER
JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW

ORNAMENTAL GRASSES
BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS
PANICUM VIRGATUM `CHEYENNE SKY` / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS
PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS
PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
SORGHASTRUM NUTANS / INDIAN GRASS

PERENNIALS
ASCLEPIAS TUBEROSA 'HELLO YELLOW' / HELLO YELLOW BUTTERFLY MILKWEED
ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION
ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
HEMEROCALLIS X 'RUBY STELLA' / RUBY STELLA DAYLILY
RUDBECKIA FULGIDA `LITTLE GOLDSTAR` / LITTLE GOLDSTAR BLACK-EYED SUSAN
SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291 2.5" CAL. MIN.	11
CANOPY TREE - OLDHAM PARKWAY 2.5" CAL. MIN.	32
CANOPY TREE - US HWY 50 2.5" CAL. MIN.	12
CANOPY TREE - OPEN YARD 2.5" CAL. MIN.	173
EVERGREEN TREE - ROUTE 291 8' HT. MIN.	24
EVERGREEN TREE - OLDHAM PARKWAY 8' HT. MIN.	8
EVERGREEN TREE - US HWY 50 6' HT. MIN.	6
EVERGREEN TREE - OPEN YARD 8' HT. MIN.	12
ORNAMENTAL TREE - ROUTE 291 1.5" CAL. MIN.	6
ORNAMENTAL TREE - OLDHAM PARKWAY 1.5" CAL. MIN.	3
ORNAMENTAL TREE - US HWY 50 1.5" CAL. MIN.	13
ORNAMENTAL TREE - OPEN YARD 1.5" CAL. MIN.	10
LARGE SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	18
LARGE SHRUB - OLDHAM PARKWAY 24" HT. MIN. 5 GALLON	24
LARGE SHRUB - US HWY 50 24" HT. MIN. 5 GALLON	25
LARGE SHRUB - OPEN YARD 24" HT. MIN. 5 GALLON	230
MEDIUM SHRUB - ROUTE 291 18" HT. MIN. 2 GALLON	37
MEDIUM SHRUB - OLDHAM PARKWAY 18" HT. MIN. 2 GALLON	111
MEDIUM SHRUB - US HWY 50 18" HT. MIN. 2 GALLON	58
MEDIUM SHRUB - OPEN YARD 18" HT. MIN. 2 GALLON	1,423
EVERGREEN SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	37
EVERGREEN SHRUB 24" HT. MIN. 5 GALLON	186
EVERGREEN SHRUB - SCREENING 24" HT. MIN. 5 GALLON	283
SMALL SHRUB	2,468
ORNAMENTAL GRASS	418
PERENNIALS	
TURF SOD	
NO-MOW TURF SEED MIX	
NATURALIZED PLANTINGS	

CONSULTANT

Kimley»Horn

© 2025 KIMLEY–HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847–260–7804
WWW.KIMLEY–HORN.COM

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L2.0

LANDSCAPE NOTES AND DETAILS

AS INDICATED