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

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:

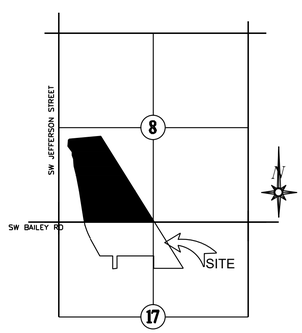
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 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.

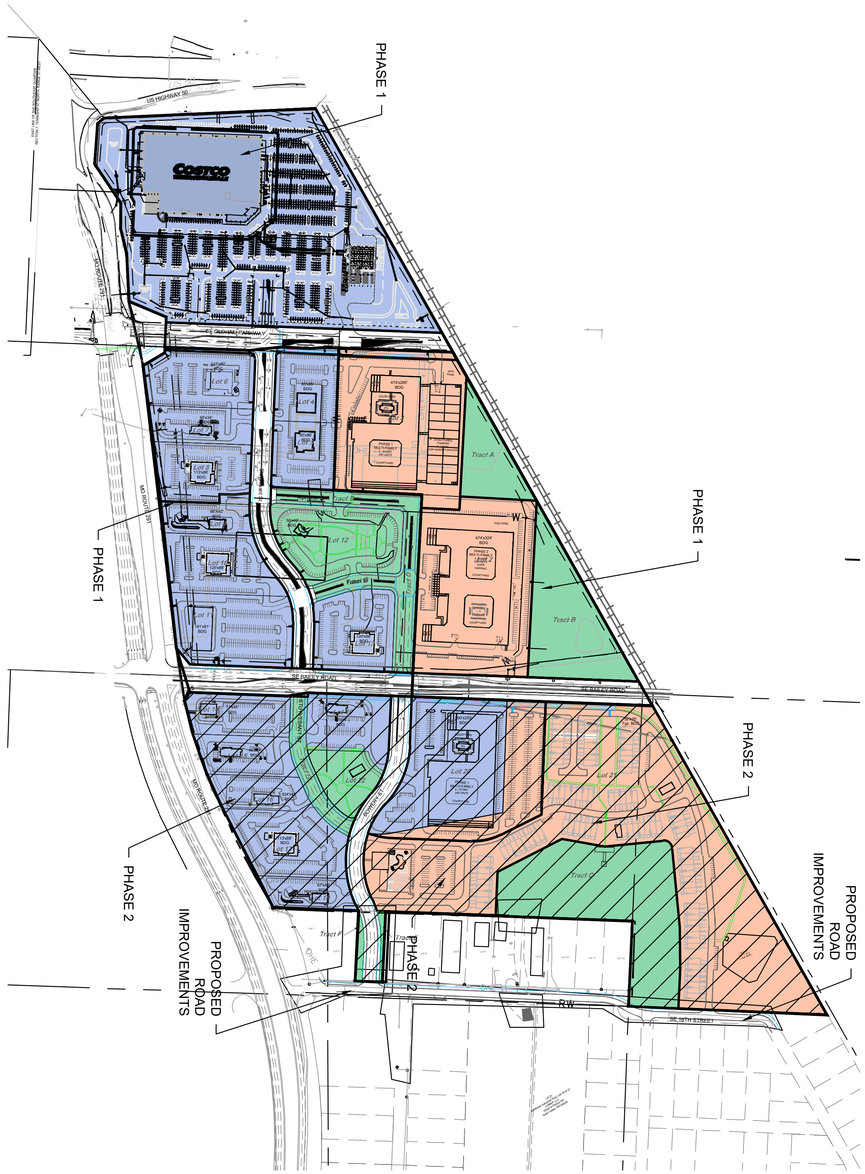
TRACT 3:
LOT THREE (3), MADDOX ACRES, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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



North
0 100' 200' 400'
Preliminary Development Plan
SCALE: 1" = 200'

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
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	W
Existing Storm Sewer	STM
Existing Sanitary Sewer	SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	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
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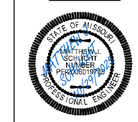
Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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
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.100

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

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.

1 ADDED PHASING LINES AND NUMBERS.

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.

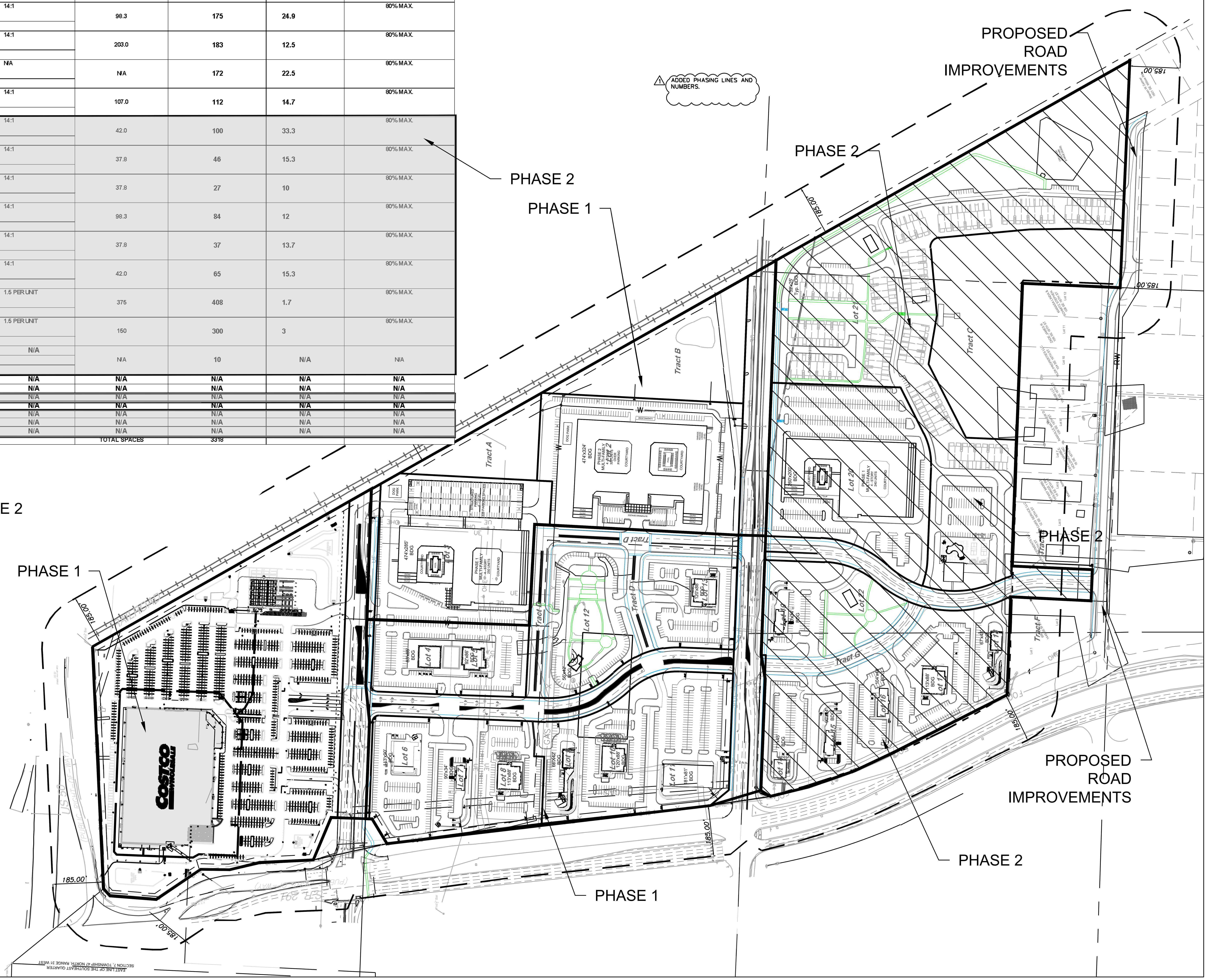
1 ADDED PHOTOMETRIC AND LIGHTING NOTE.

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.

0 100' 200' 400'

SITE PLAN OVERALL
SCALE: 1" = 200'

North



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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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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KS PE 19071
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NE PE E-14335

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C.101

North

0 30' 60' 120'

SITE PLAN NORTH
SCALE: 1" = 60'

US 50
(PUBLIC RIGHT-OF-WAY)

US HIGHWAY 50

PHASE 1

End ½" Bar

RAILROAD

NORTH WEST DETENTION BASIN

COSTCO WHOLESALE

EXIT

ENTRY

SOUTH WEST DETENTION BASIN

EAST DETENTION BASIN

MO ROUTE 291

S.R. 291

SE OLDHAM PARKWAY

PHASE 1

PHASE 1

113'x90' BDG

DOG PARK

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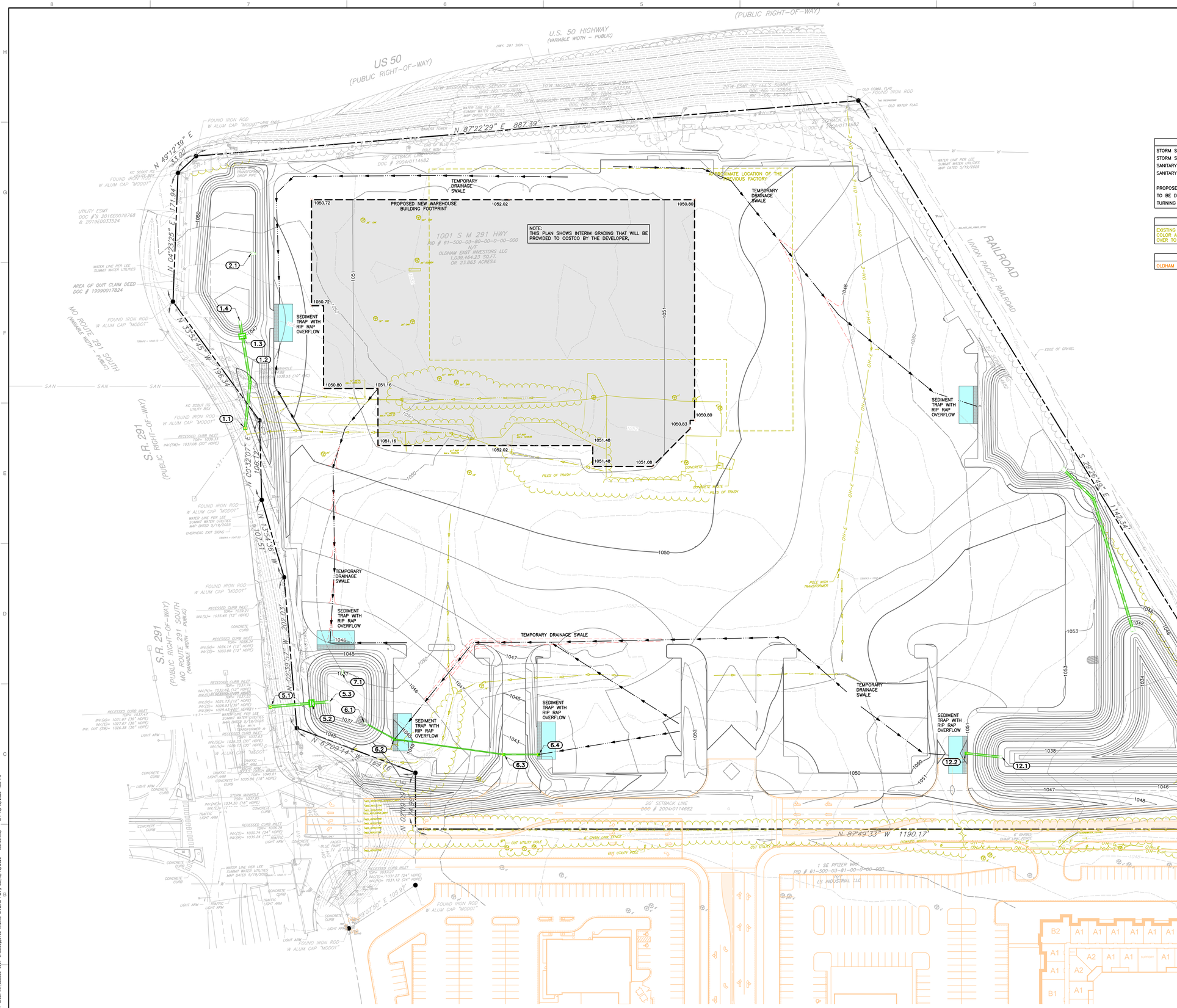
C.102



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.

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.

NORTH

SCALE IN FEET
0 50 100

REVISION RECORD

NO.	DATE	DESCRIPTION
1	8/6/2025	PRELIMINARY BSS 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

Civil & Environmental Consultants, Inc.

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

P:\353-0003\353-308_CAD\[dwg\C100_INTERIM GRADING PLAN LS(10/13/2025 - kschoenke).dwg, 10/13/2025 4:08 PM

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

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CEC
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Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

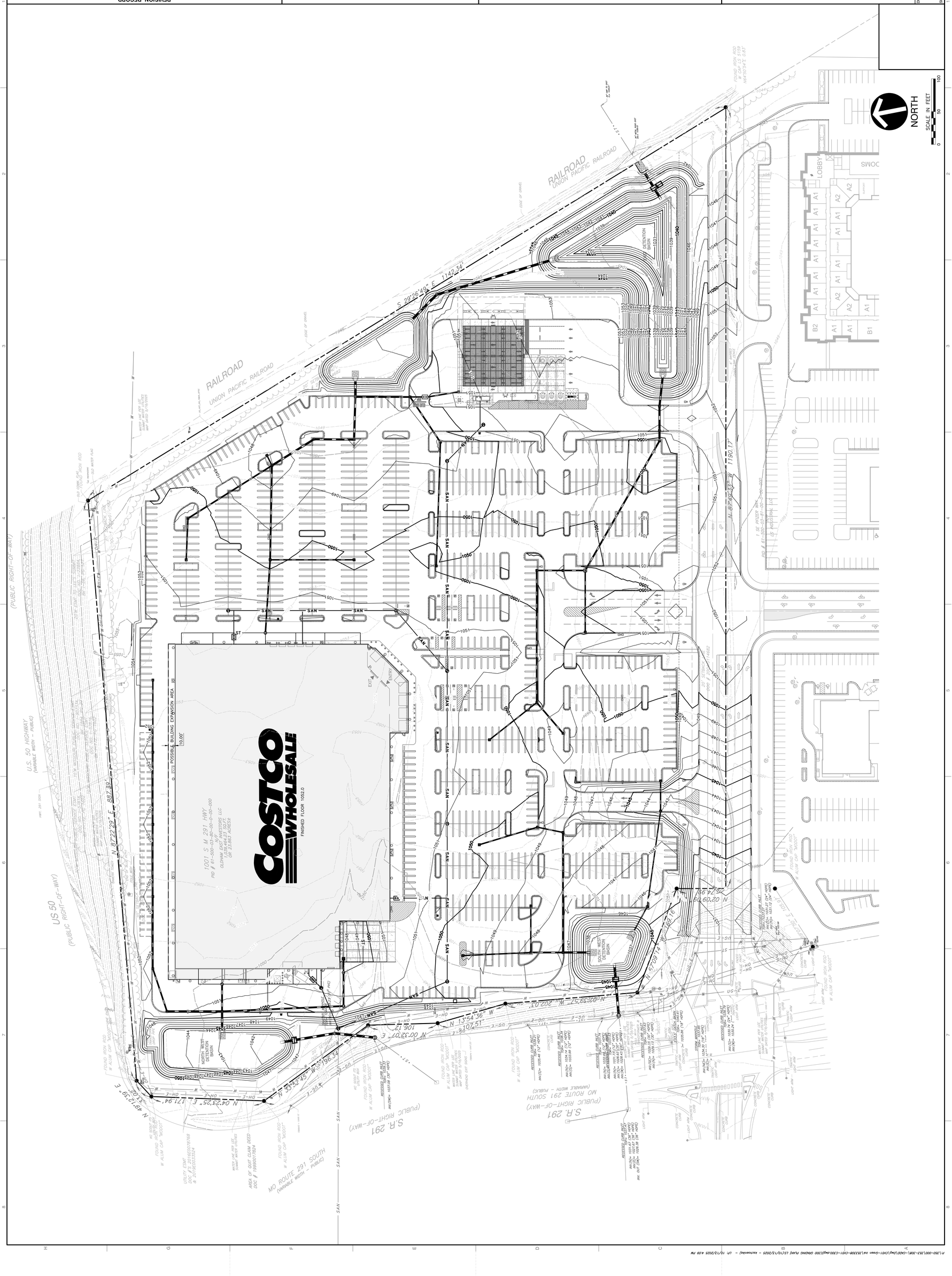
SITE LAYOUT PLAN

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

DRAWING NO.: **C200**
SHEET 2 OF 9

NORTH
SCALE IN FEET
0 50 100

P:\353-0001\353-308\--DATA\Dwg\Civil\Sheet Set\353308-CV01-C200.dwg|C200 SITE LAYOUT PLAN| LS:(10/13/2025 - mschmehl) - LY: 10/14/2025 10:10 AM



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

LEE'S SUMMIT, MISSOURI

COSTCO WHOLESALE

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

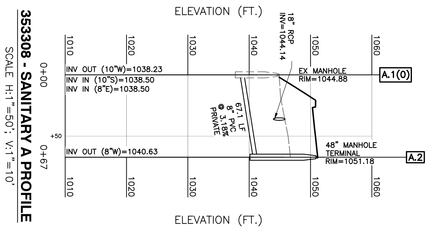
REVISION RECORD

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	09/16/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

P:\350-001\353-308\-0002\Dwg\CIVIL-Green Int\353308-CIVIL-C300.dwg\C300 GRADING PLAN] LEE'S SUMMIT, MISSOURI - KANSASmaby - LF, 10/13/2025 4:09 PM

353308 - SANITARY A PROFILE

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



353308 - SANITARY B PROFILE

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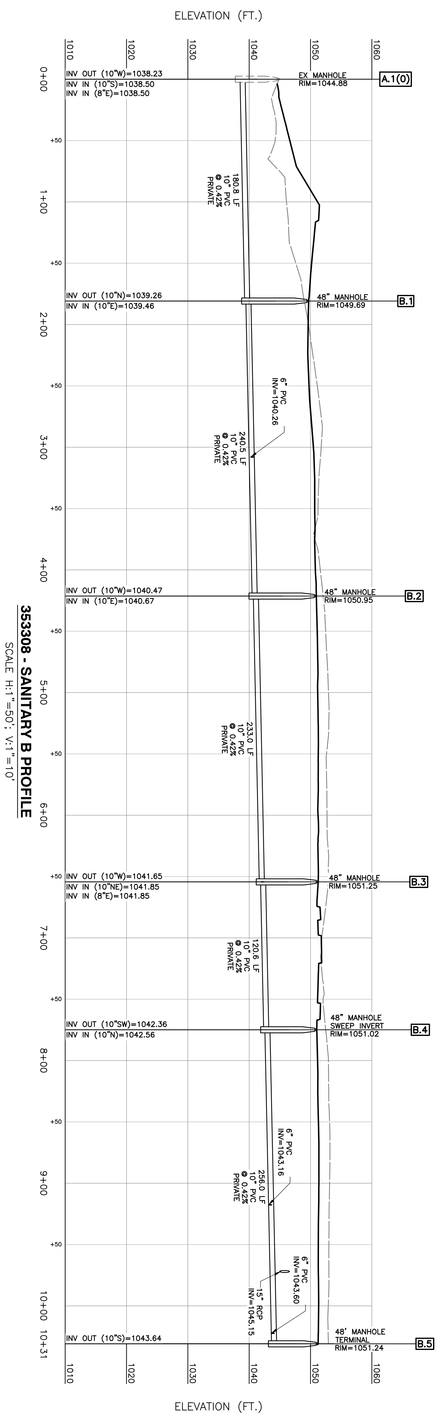

353308 - SANITARY D PROFILE

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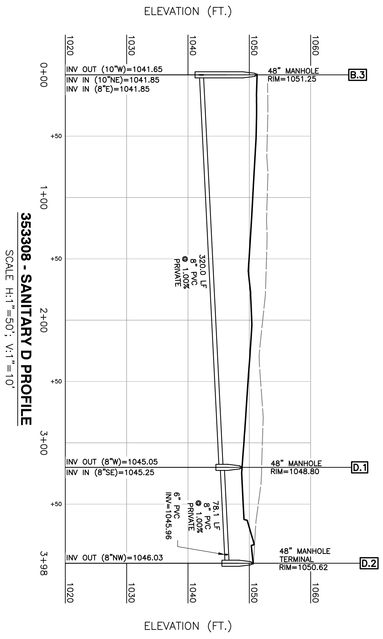

SHEET 4 OF 9	DRAWING NO. C400	PRELIMINARY SANITARY SEWER PROFILES	
		DATE: AUGUST 7, 2025	DRAWN BY: KAS
		DWG SCALE: 1"=50'	CHECKED BY: KAS
		PROJECT NO: 353-308.0002	
		APPROVED BY: DRAFT	

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Ph: 314.656.4566
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/14/2025	PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES
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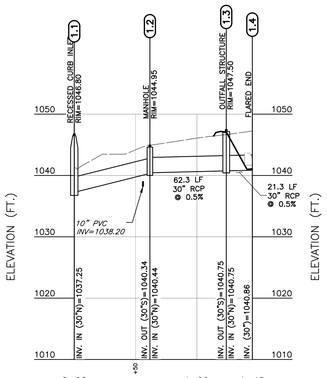
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING



353308 - STORM 1 PROFILE

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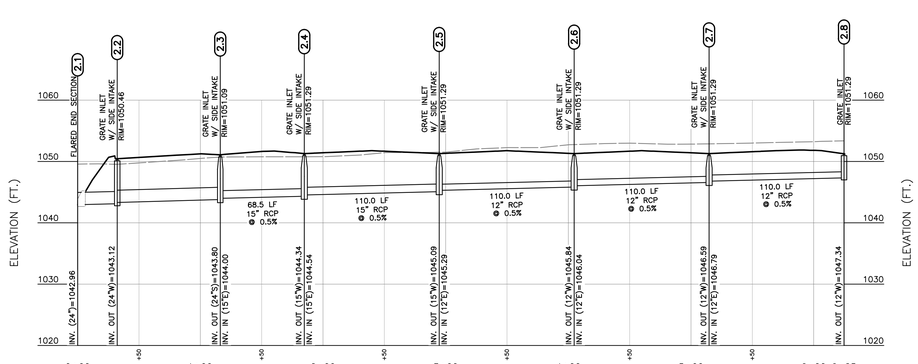

353308 - STORM 2 PROFILE

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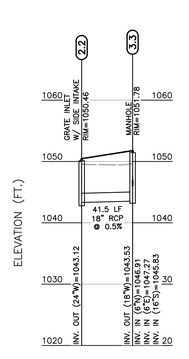

353308 - STORM 3 PROFILE

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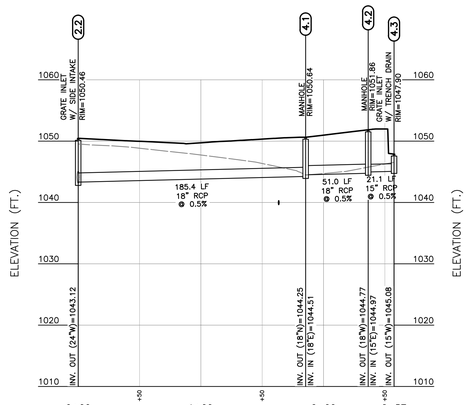

353308 - STORM 4 PROFILE

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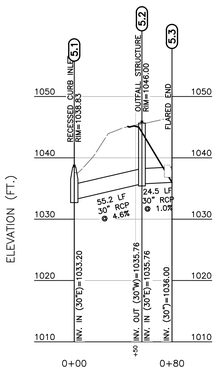

353308 - STORM 5 PROFILE

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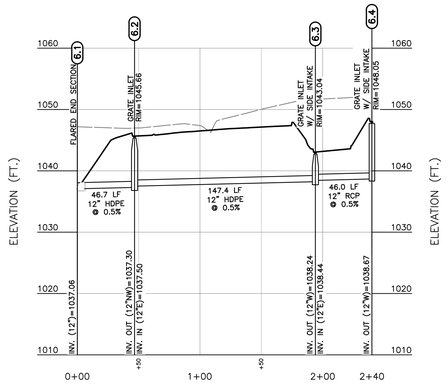

353308 - STORM 6 PROFILE

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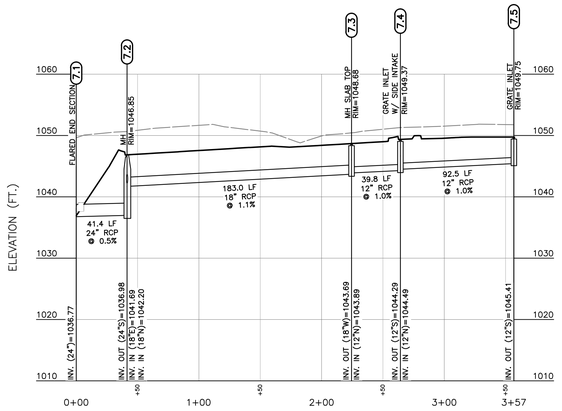

353308 - STORM 7 PROFILE

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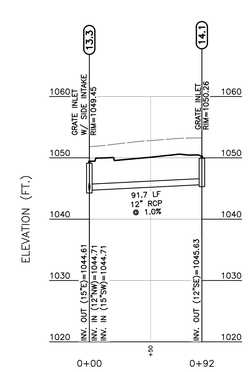

353308 -STORM 14 PROFILE

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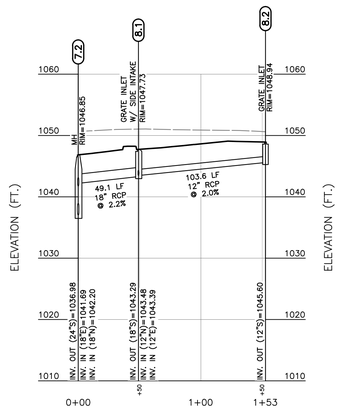
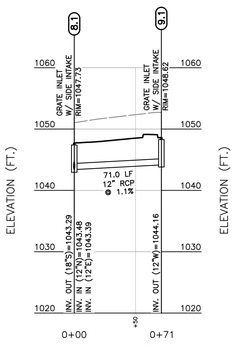


353308 - STORM 8 PROFILE

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



353308 - STORM 9 PROFILE

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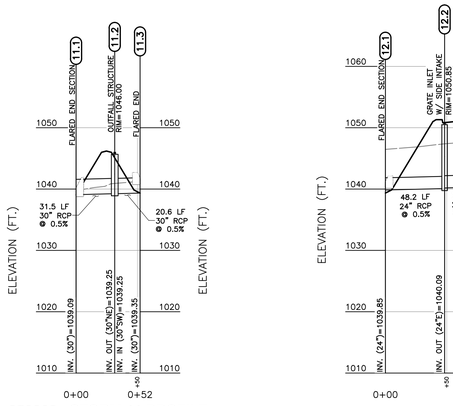
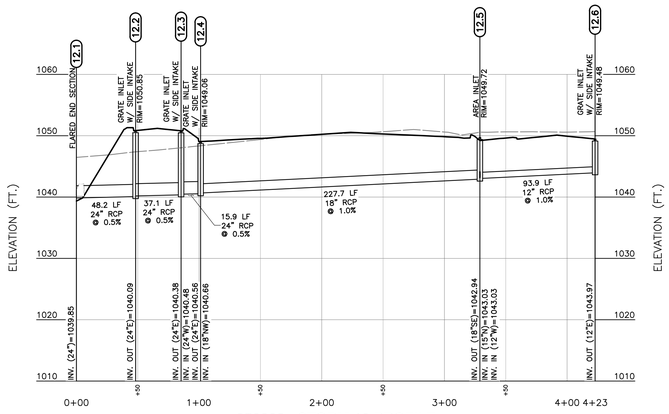


353308 - STORM 11 PROFILE

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



353308 - STORM 12 PROFILE

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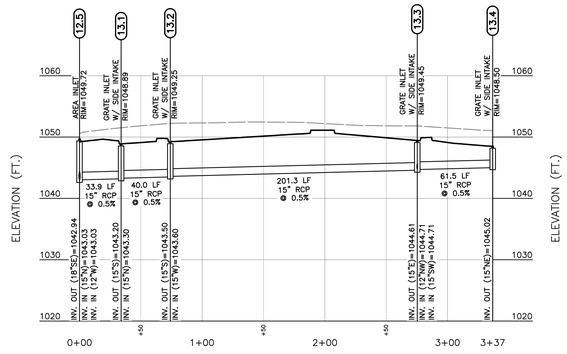

353308 - STORM 13 PROFILE

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

REVISION RECORD

NO.	DATE	DESCRIPTION
1	8/6/2025	PRELIMINARY IFR SET - REVISED TO ADD SAN AND STORM PROFILES
2	09/18/2025	REVISED PER CLIENT COMMENTS
3	09/19/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED PIPE, STATION, LOCATION AND GRADING

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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.:

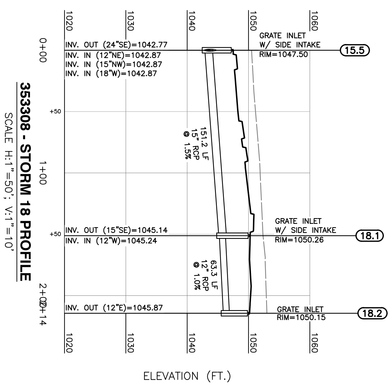
C401

SHEET 5 OF 9

P:\353-000\353-308\cadd\dwg\civil\c401.dwg[C401 PRELIMINARY STORM SEWERS] 10/13/2025 - kschenke - LP: 10/13/2025 4:59 PM

353308 - STORM 18 PROFILE

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



353308 - STORM 14A PROFILE

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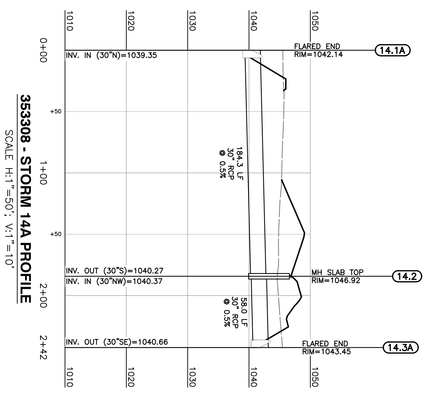

353308 - STORM 19 PROFILE

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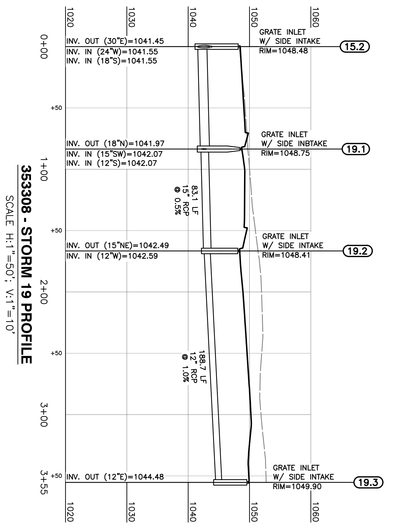

353308 - STORM 15A PROFILE

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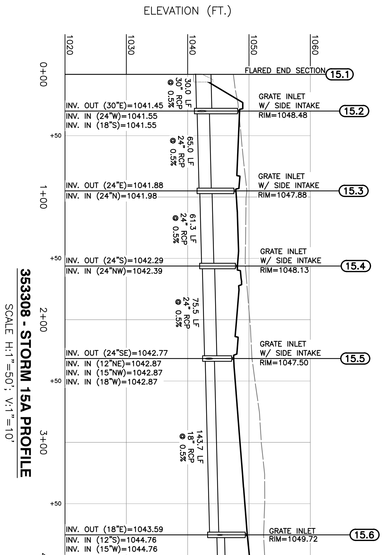

353308 - STORM 20 PROFILE

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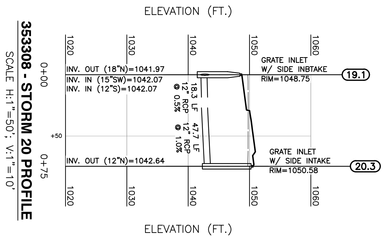
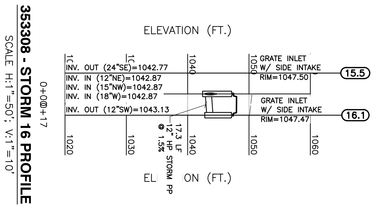


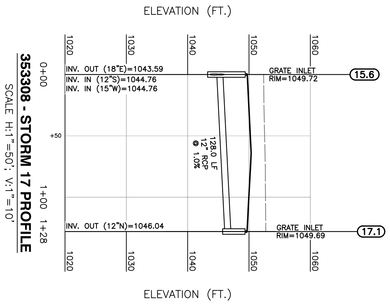
353308 - STORM 16 PROFILE

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



353308 - STORM 17 PROFILE

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



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

SHEET 6 OF 9

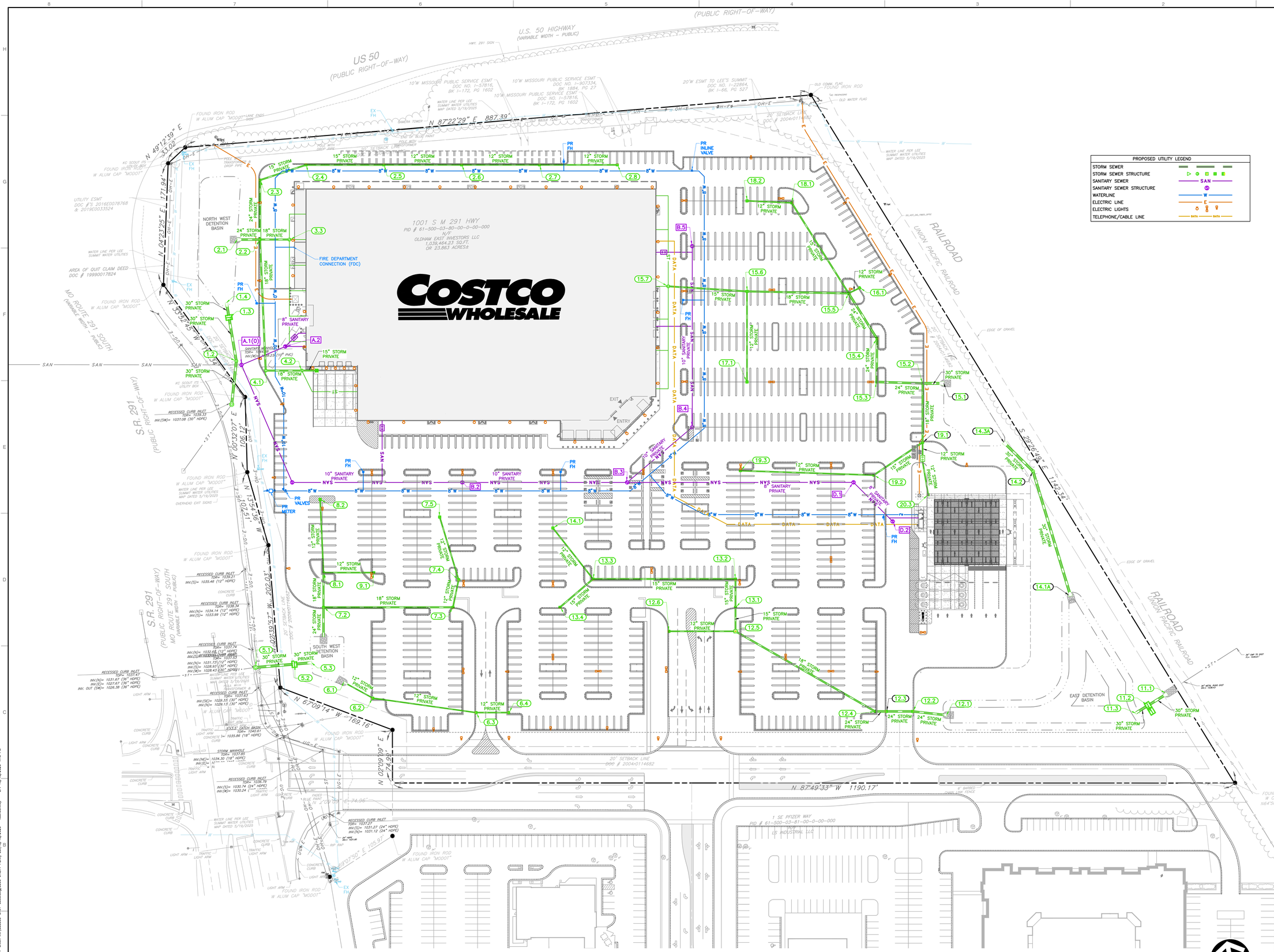
DRAWING NO.: C402

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

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

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/14/2025	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

NO.	DATE	DESCRIPTION
1	8/6/2025	PRELIMINARY IRS SET - REVISED TO ADD SAN AND STORM PROFILES
2	9/4/2025	REVISED PER CLIENT COMMENTS
3	9/8/2025	REVISED PER CITY OF LEE'S SUMMIT COMMENTS
4	10/13/2025	REVISED FUEL STATION LOCATION AND GRADING

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St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

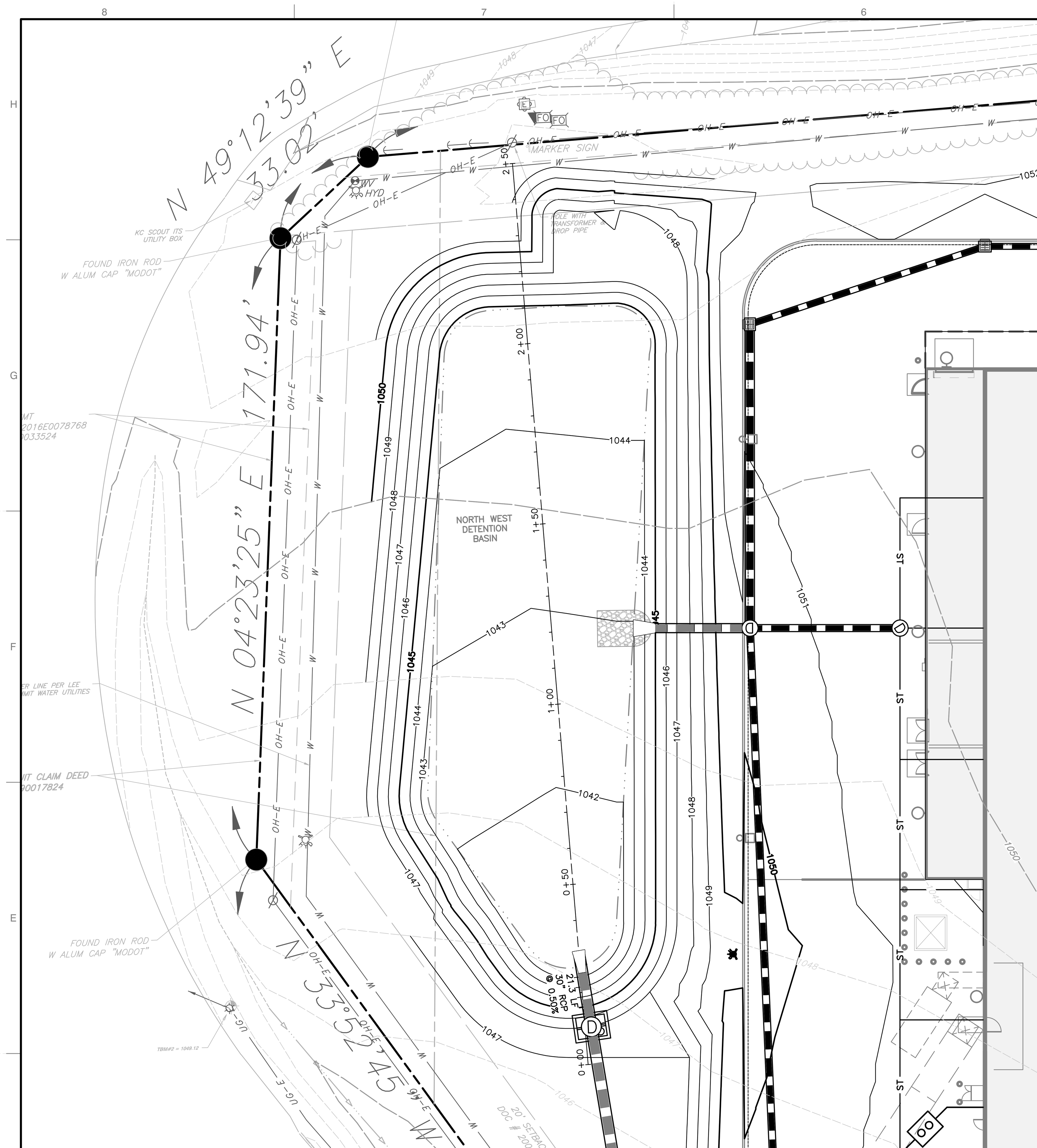
UTILITY PLAN

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

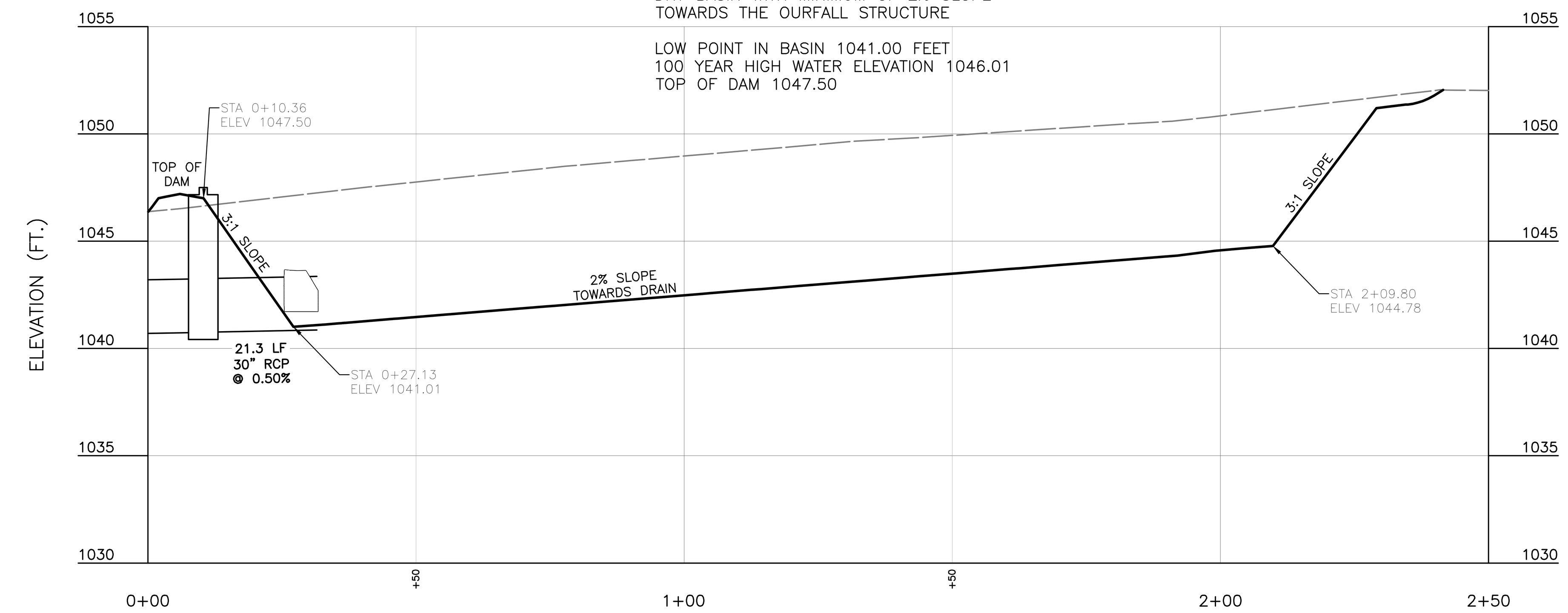
DRAWING NO.: **C500**
SHEET 7 OF 9

P:\350-000\353-308\--DAD\Dwg\CIVIL\Sheet Set\353308-CV01--C500.dwg(C500 UTILITY PLAN) (10/13/2025 - zachsmith) -- LFI: 10/13/2025 4:19 PM

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)

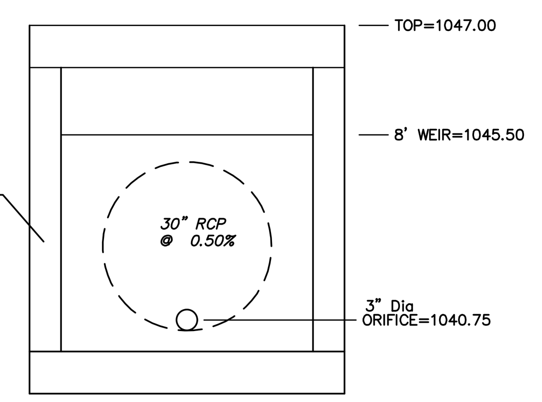


NW BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

TOP OF DAM 1047.50

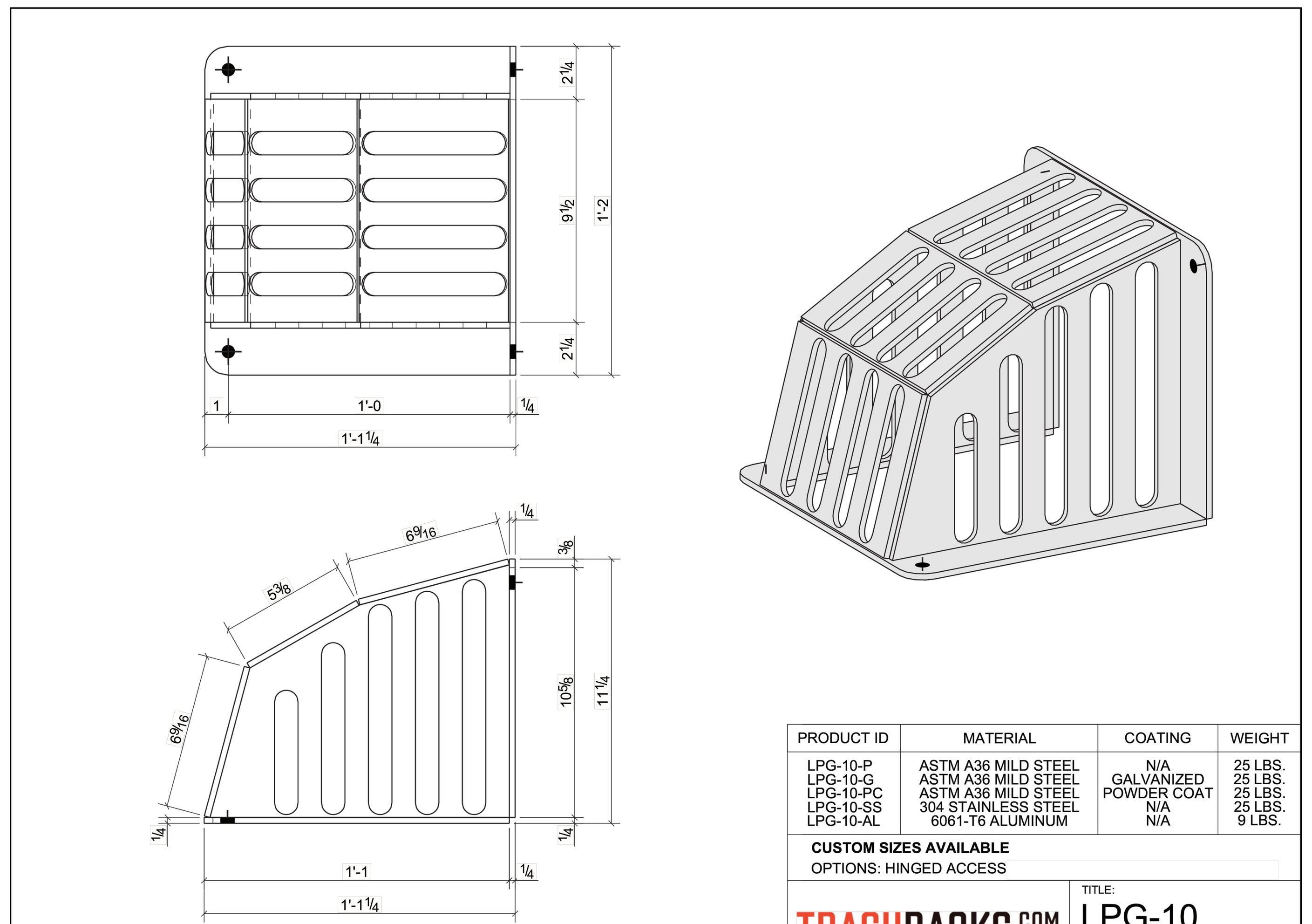
HIGHWATER ELEVATIONS

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



OUTFALL 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



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.

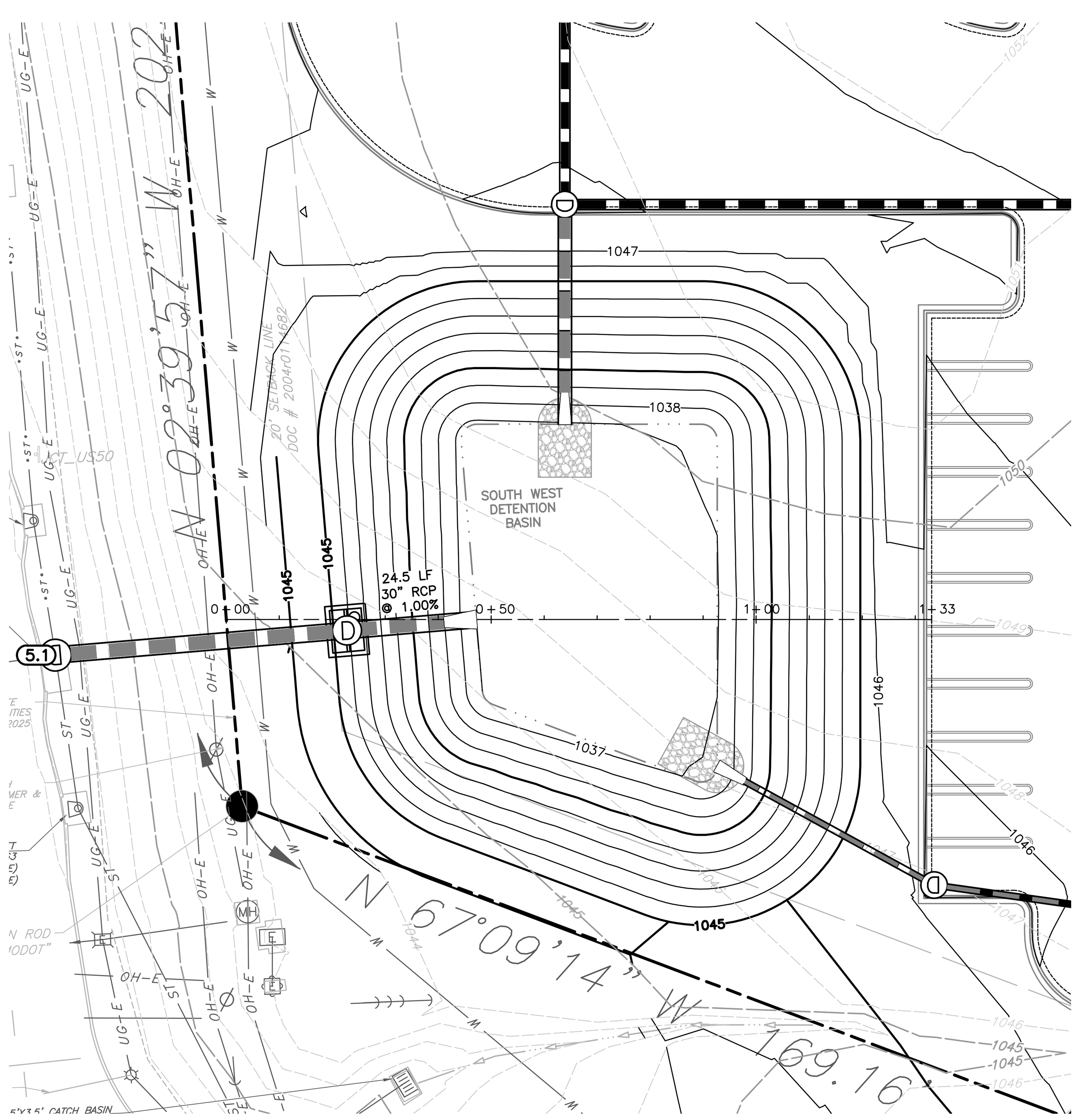
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS

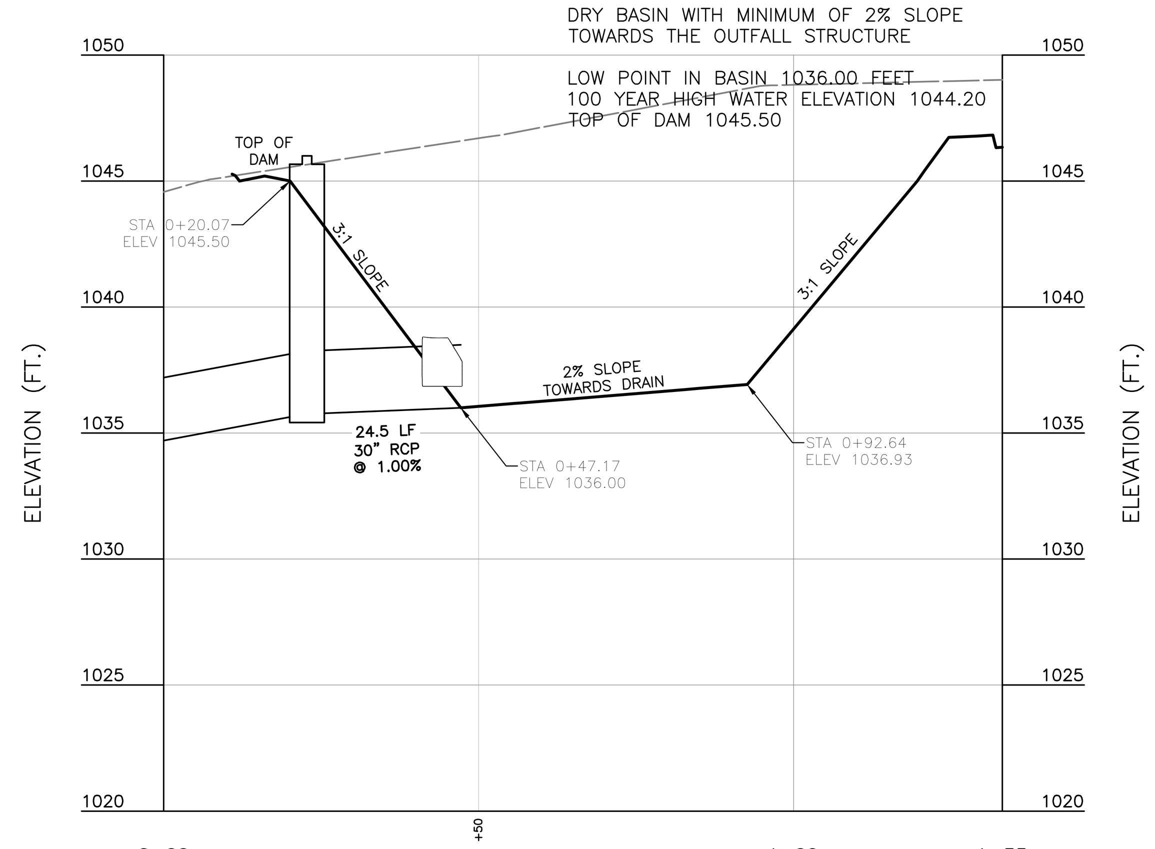
TRASHRACKS.COM
A DIVISION OF J.R.HOE

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

SOUTHWEST DETENTION BASIN



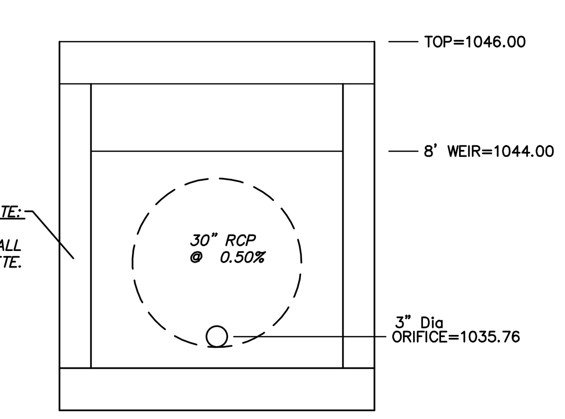


SW BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

TOP OF DAM 1045.25

HIGHWATER ELEVATIONS

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



OUTFALL 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

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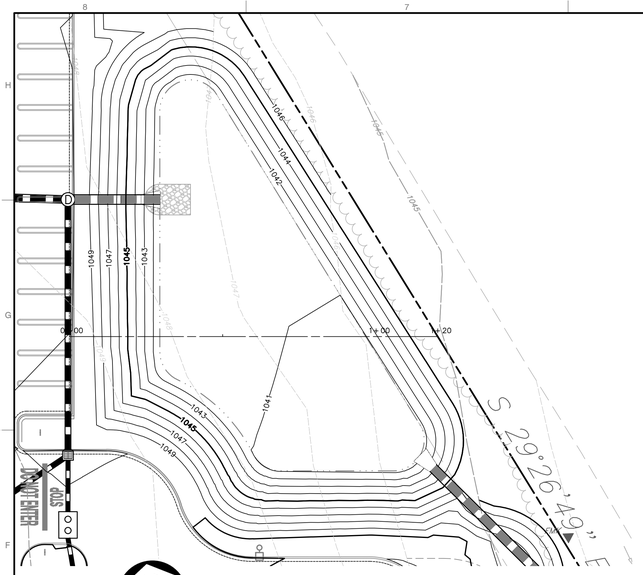
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

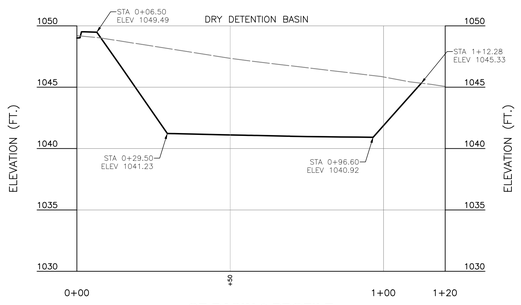
STORMWATER DETENTION

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

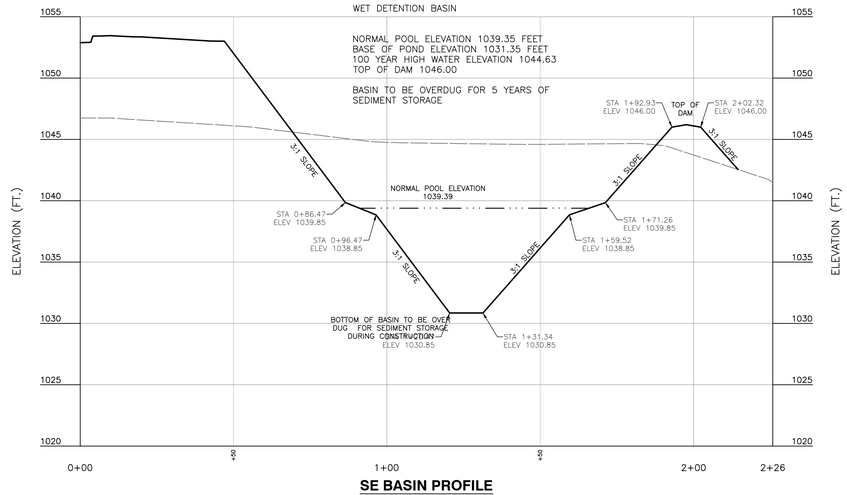
DRAWING NO.: **C600**
SHEET 8 OF 9

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





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



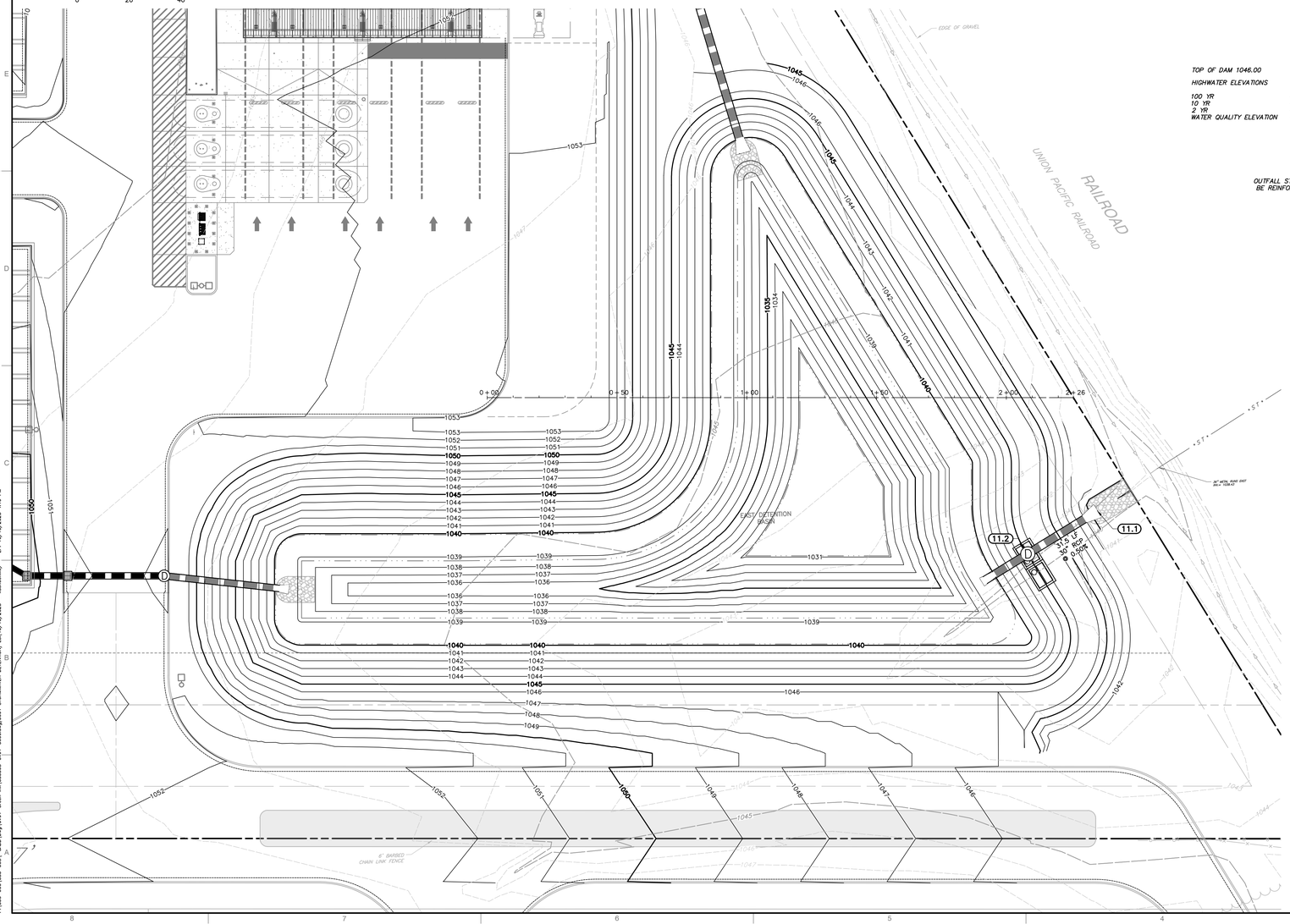
SE BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

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)

NORTH

SCALE IN FEET
0 20 40

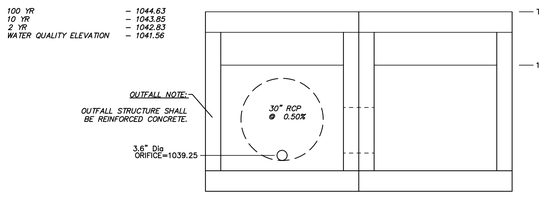


SOUTHEAST DETENTION BASIN

TOP OF DAM 1046.00

HIGHWATER ELEVATIONS

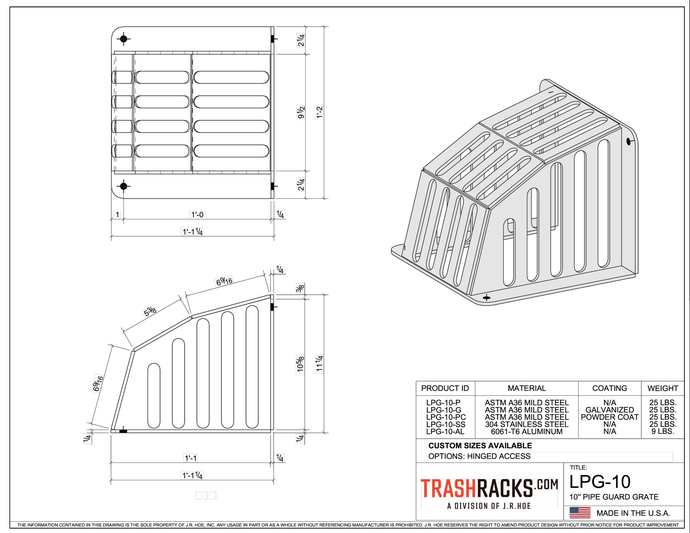
100 YR	*– 1044.63*
10 YR	*– 1043.85*
2 YR	*– 1042.83*
WATER QUALITY ELEVATION	*– 1041.56*



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 3.6" 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



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	8/6/2025	PRELIMINARY RFS 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 FIRE 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

STORMWATER DETENTION

DATE:	AUGUST 7, 2025
DWG SCALE:	1" = 60'
PROJECT NO:	353-308.0002
APPROVED BY:	DRAFT
DRAWN BY:	KAS
CHECKED BY:	KAS

DRAWING NO.:
C601
SHEET 9 OF 9

P:\350-001\353-308_CAD\Dwg\C601-Grade Int\353308-C601-GRADE.dwg|C601 - Stormwater Detention| CE\10/13/2025 - kschoenle| LM, 10/13/2025 4:10 PM

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.

0 40' 80' 160'

SITE PLAN PHASE 1

SCALE: 1" = 80'

North

PHASE 1

Dimensioned proposed building footprints and distances at building footprints to property lines.

SE OLDHAM PARKWAY

MO ROUTE 291

Mercantile St

Quincy Ave

Alphabet St

Fulton St

Tract D

SE BAILEY ROAD

PHASE 2

Tract A

Tract B

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

113'x90' BDG

90'x34' BDG

92'x86' BDG

83'x85' BDG

66'x42' BDG

56'x42' BDG

120'x88' BDG

181'x81' BDG

113'x88' BDG

71'x45' BDG

474'x285' BDG

474'x324' BDG

PHASE 1 MULTI-FAMILY 4 - STORY 250 UNITS COURTYARD

PHASE 2 MULTI-FAMILY 4 STORY 320 UNITS OVER PARKING COURTYARD

STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES

DOG PARK

COURTYARD

POOL

PATIO

GARAGE ACCESS UPPER LEVEL

GARAGE ACCESS LOWER LEVEL

LOADING ZONE

ADDED EXITING SURVEY INFORMATION FOR SE BAILEY ROAD.

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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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
REV. 10/14/2025
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.

0 75' 150' 300'

SIDEWALK PLAN PHASE 2

SCALE: 1" = 150'

North

PROPOSED ROAD IMPROVEMENTS

PHASE 2

PHASE 1

PHASE 1

PHASE 2

PROPOSED ROAD IMPROVEMENTS

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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
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

REV. 10/14/2025
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.

0 75' 150' 300'

AMENITY PLAN

SCALE: 1" = 150'

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

224107.01 SF
2.87 AC.

149216.32 SF
3.43 AC.

565928.70 SF
12.99 AC.

12305.21 SF
0.28 AC.

46055.60 SF
1.57 AC.

57259.78 SF
1.31 AC.

Added the sq. ft. and acreage of the various open areas denoted in green on the amenity plan.

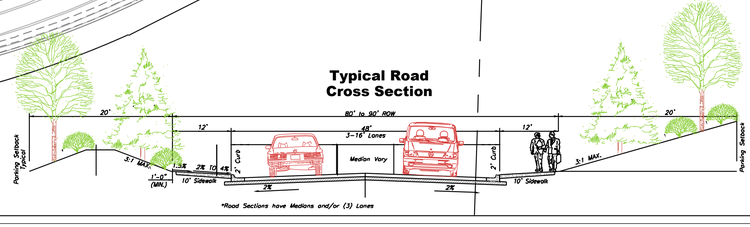
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F

Lot 2
Lot 12
Lot 20

SE BAILEY ROAD
SE 16TH STREET
SOUVERY ST
SAVOY PLACE
SAVOY VALLEY ST
Lauzon Dr
Central St
LAUZON DR
SW OLDHAM PARKWAY
MO ROUTE 291
US HIGHWAY 50

S29° 26' 48"E 1668.36'
S29° 26' 48"E 1668.36'
S29° 26' 48"E 1668.36'
S29° 26' 48"E 1668.36'
241.39'
436.50'
641.20'
554.96'
554.65'
N86° 07' 47"W
S60° 39' 48"E
S29° 26' 48"E 559.11'
S29° 26' 48"E 559.11'

Typical Road Cross Section



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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

STATE OF MISSOURI
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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.

North

0 60' 120' 240'

SIDEWALK PLAN
SCALE: 1" = 120'

LEGEND

Green Space

Sidewalk

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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

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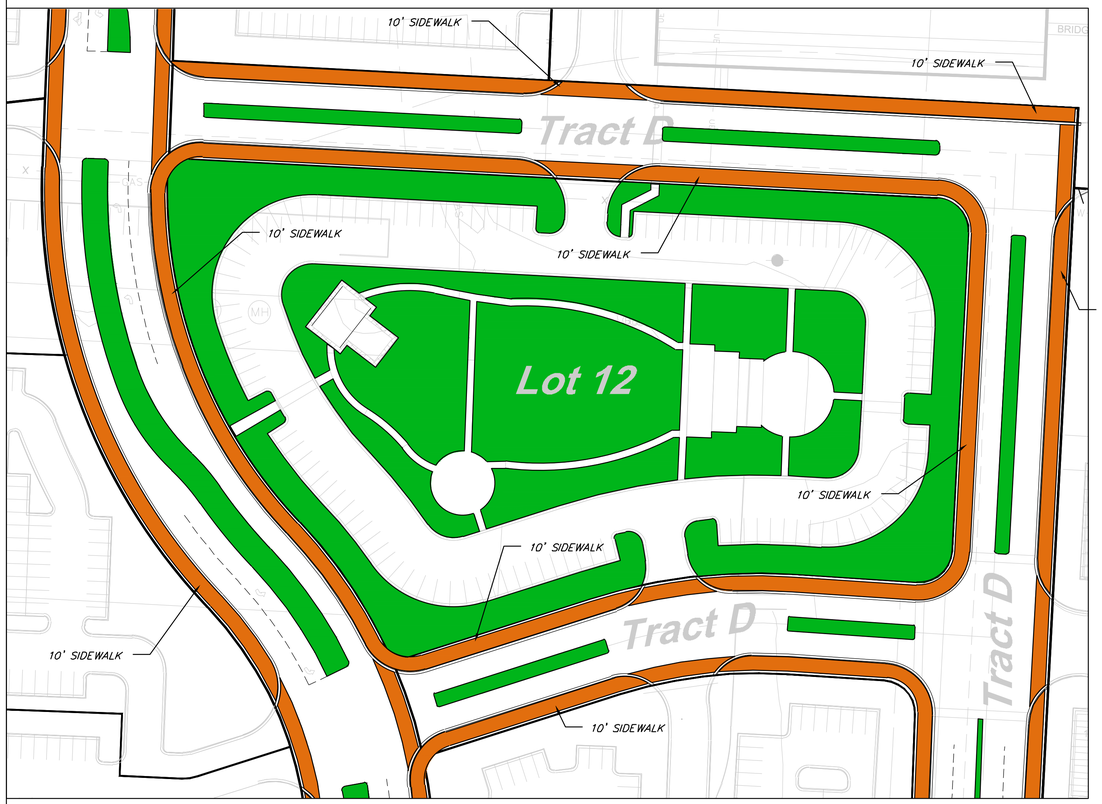
C.106

0 25' 50' 100'

PARK PLAN

SCALE: 1" = 50'

North



PARK 1

0 25' 50' 100'

PARK PLAN

SCALE: 1" = 50'

North

PARK 2

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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
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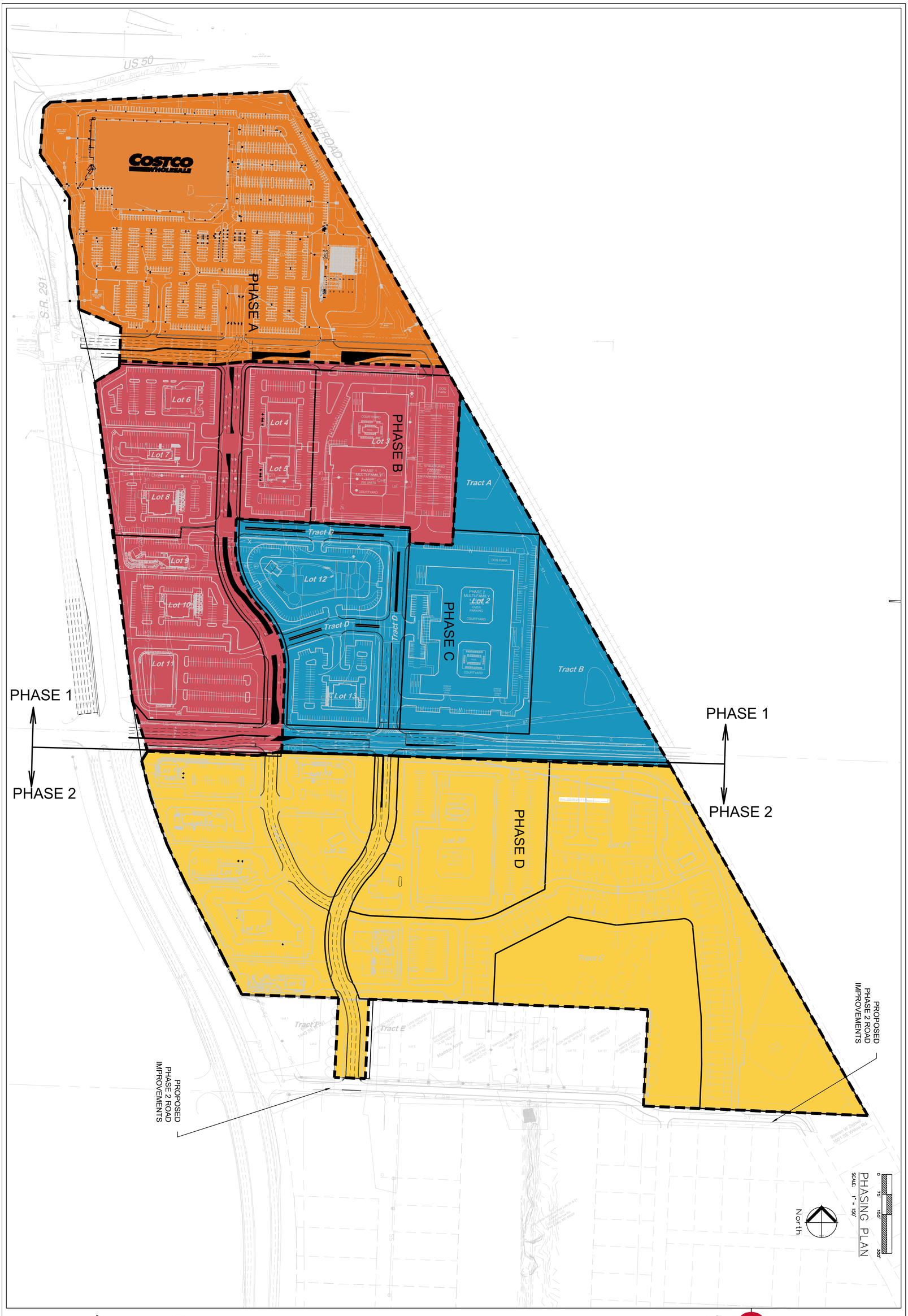
⚠1 REV. 10/14/2025

C.107



PHASING PLAN
SCALE: 1" = 150'

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

Project: OLDHAM EAST

Issue Date: October 13, 2025

East Village
Lee's Summit, Jackson County, Missouri

C.108

REV. 10/14/2025

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OK PE 31326
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North

GRAPHIC SCALE
0 75' 150' 300'

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.

PHASE 1

PHASE 2

PROPOSED ROAD IMPROVEMENTS

PROPOSED ROAD IMPROVEMENTS

PHASE 2

PHASE 1

PHASE 2

PHASE 1

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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
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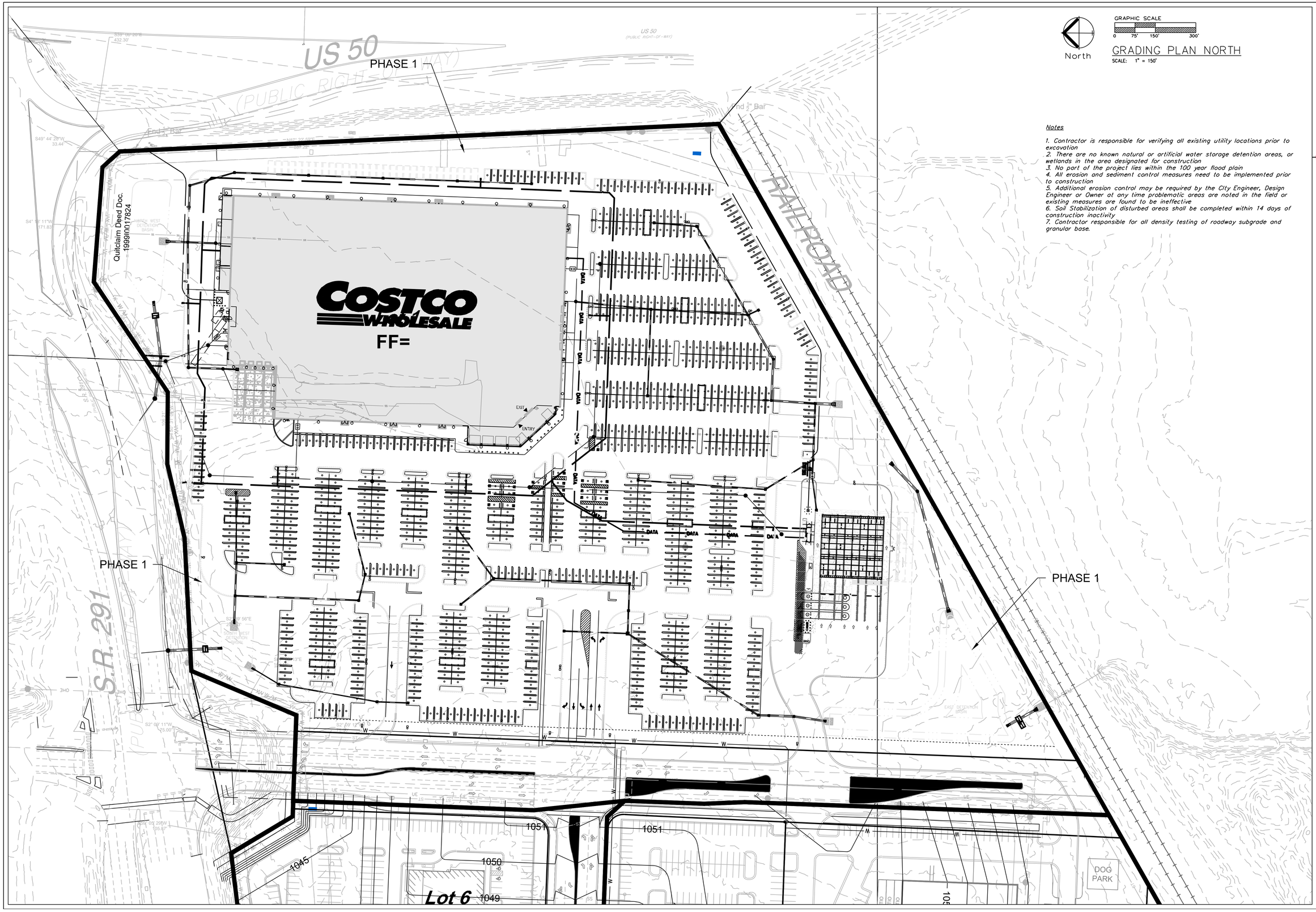

North

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
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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

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C.201

GRADING PLAN PHASE 1

SCALE: 1" = 80'

North

GRAPHIC SCALE
0 40' 80' 160'

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
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7. Contractor responsible for all density testing of roadway subgrade and granular base.

PHASE 1

PHASE 2

Lot 6 FF=
Lot 7 FF=
Lot 8 FF=
Lot 9 FF=
Lot 10 FF=
Lot 11 FF=
Lot 12 FF=
Lot 13 FF=
Lot 14 FF=
Lot 19 FF=
Lot 4 FF=
Lot 5 FF=
Lot 3 FF=
Lot 2 FF=

Tract A
Tract B
Tract D

PHASE 1 MULTI-FAMILY 4 STORY 250 UNITS
PHASE 2 MULTI-FAMILY 4 STORY 350 UNITS OVER PARKING
STRUCTURED PARKING 2 LEVEL 338 PARKING SPACES
COURTYARD
POOL
DOG PARK
MULTI TENANT PADS 17,000 SQFT
MO. RTE M 291
UNION PACIFIC RAILROAD
SE BAILEY ROAD

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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

STATE OF MISSOURI
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C.202

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

North

OVERALL UTILITY PLAN

SCALE: 1" = 150'

0 75' 150' 300'

PHASE 1

PHASE 2

PROPOSED ROAD IMPROVEMENTS

PROPOSED ROAD IMPROVEMENTS

PHASE 2

PHASE 1

PHASE 2

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 22

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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

STATE OF MISSOURI
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NE PE E-14335

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1 REV. 10/14/2025
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PHASE 1

US 50 Highway

Missouri Pacific Railroad

Quitclaim Deed Doc. 1999I0017824

1001 S. M291

COSTCO WHOLESALE

NORTH WEST DETENTION BASIN

SOUTH WEST DETENTION BASIN

EAST DETENTION BASIN

DOG PARK

EXIT

ENTRY

NEW PUBLIC WATER LINE

NEW PRIVATE WATER LINE

NEW STORM INLET (Public)

NEW STORM LINE (Public)

NEW SANITARY MANHOLE (PUBLIC)

NEW SANITARY SEWER LINE (PUBLIC)

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

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Engineering 6254
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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

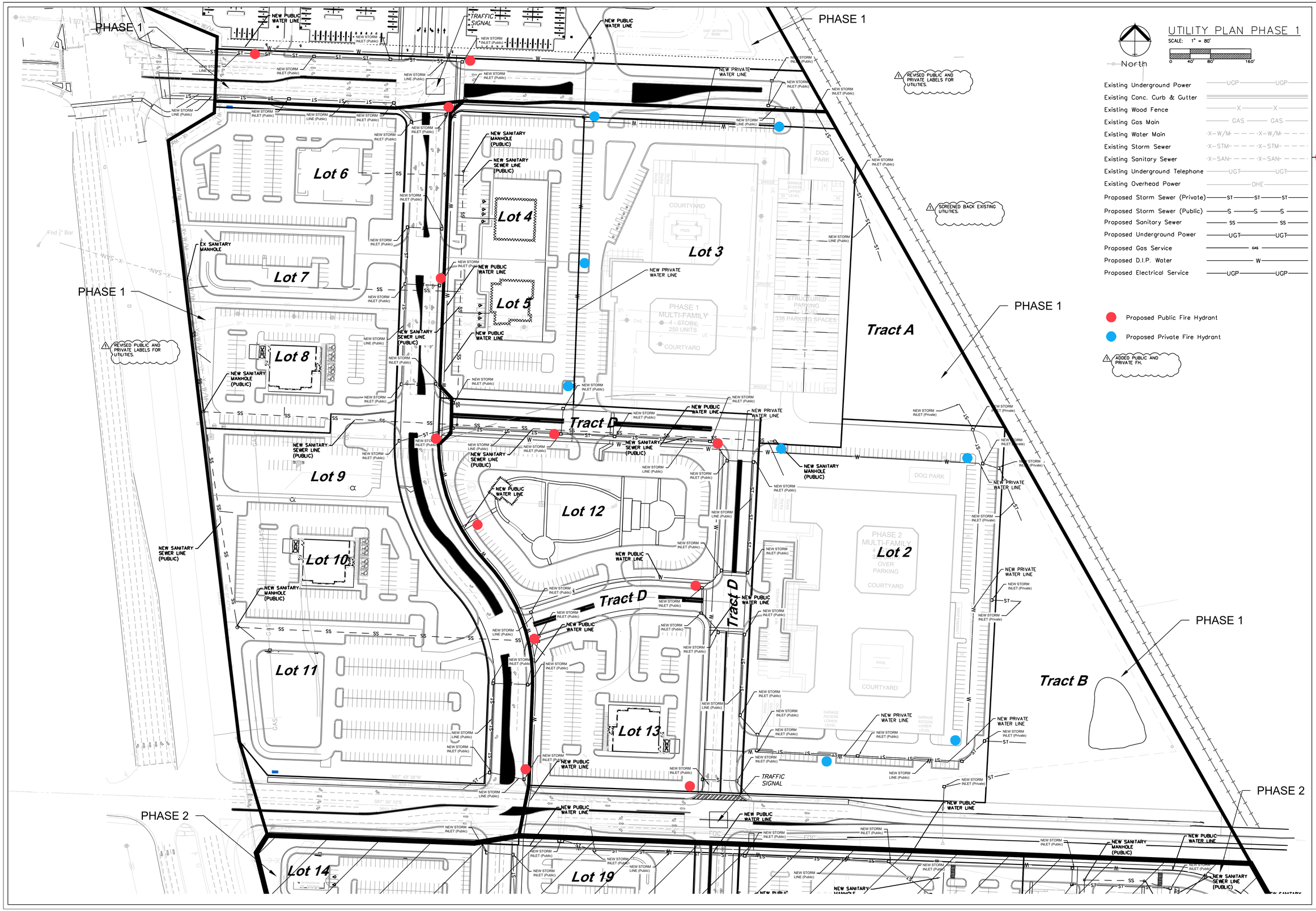
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NOTARY PUBLIC
PERSONAL ENGINEER

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.301



North

UTILITY PLAN PHASE 1

SCALE: 1" = 80'

0 40' 80' 160'

- 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

● Proposed Public Fire Hydrant

● Proposed Private Fire Hydrant

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NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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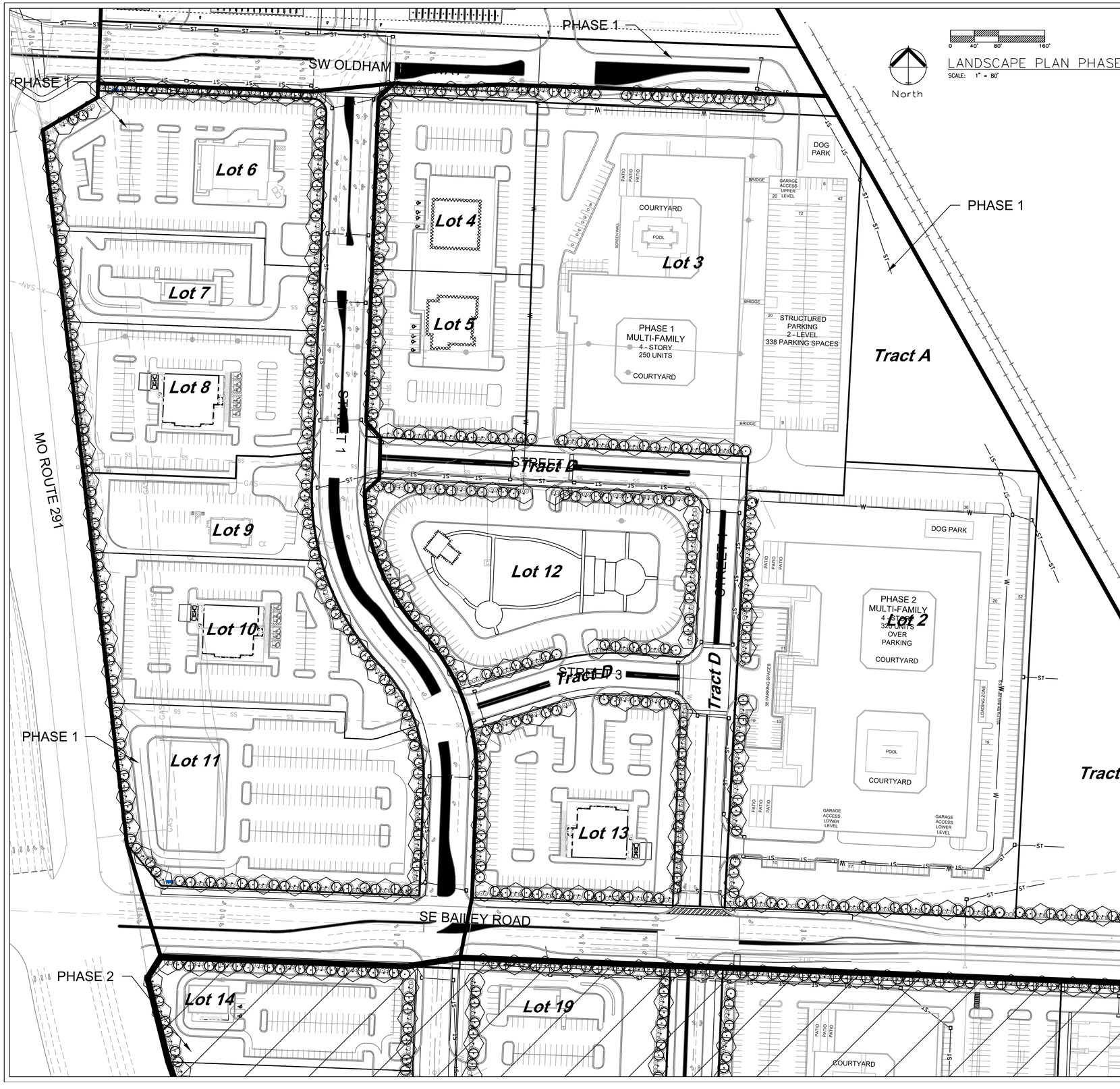

LANDSCAPE PLAN PHASE 1

SCALE: 1" = 80'

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 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.1 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.1 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.1 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.1 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.1 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.1 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.1 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.1 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. /5,000 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./5,000 = ___ 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

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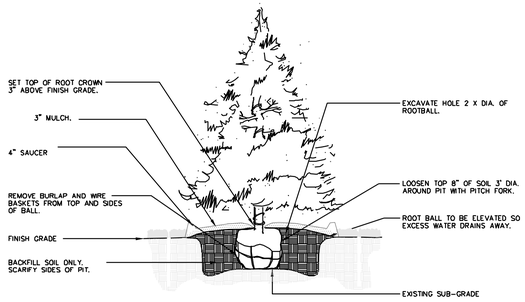
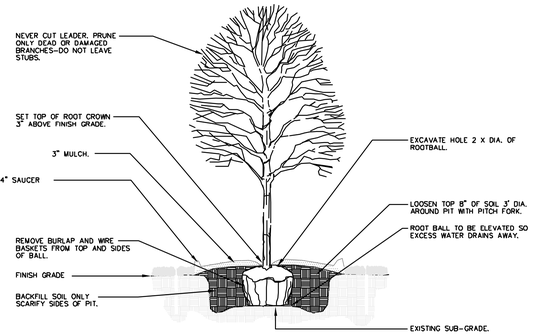


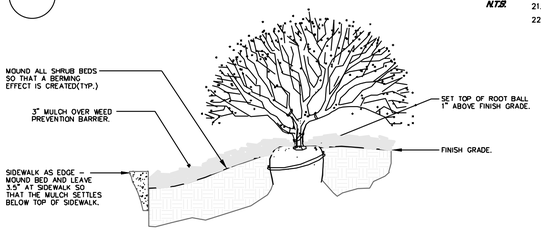
1 EVERGREEN TREE PLANTING

N.T.S.



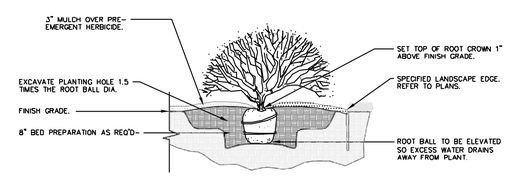
2 DECIDUOUS TREE PLANTING

N.T.S.



3 SIDEWALK EDGE AT PLANT BED

N.T.S.



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 SYSTEMS. 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.

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CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SEAL AND SIGNATURES

COSTCO WHOLESALE

WAREHOUSE SITE

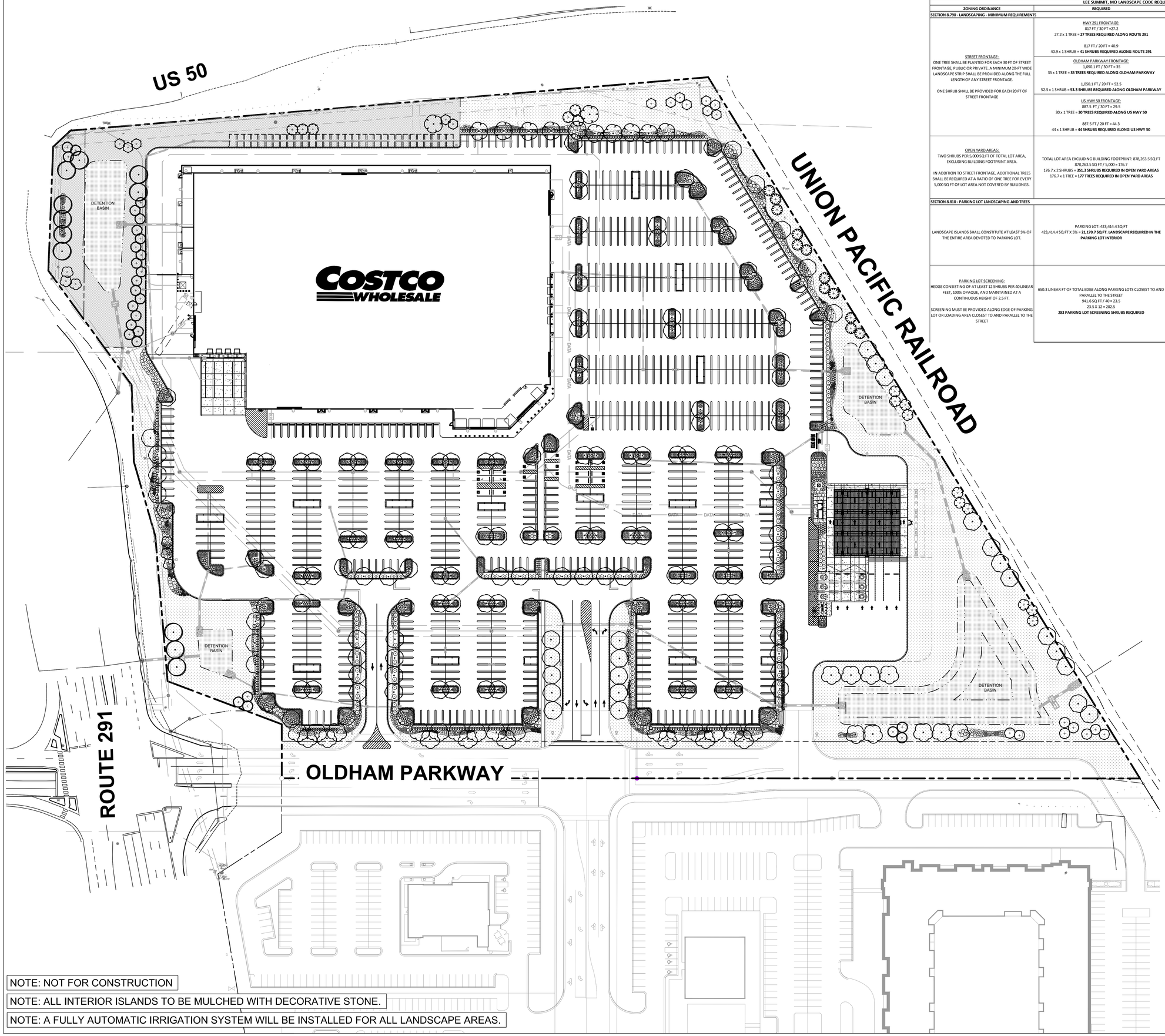
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

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

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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	

L1.0

OVERALL LANDSCAPE PLAN

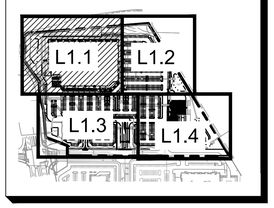
AS INDICATED

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



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

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

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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
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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
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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

PROPERTY LINE, TYP.

SHREDDED HARDWOOD MULCH, TYP.

LANDSCAPE BED EDGE, TYP.

ROCK MULCH TO BE PLANTED IN *INTERIOR PLANTING ISLANDS* LOCALLY SOURCED, 1"2" SIZE. CLEAN WASHED STONE, TYP.

UNION PACIFIC RAILROAD

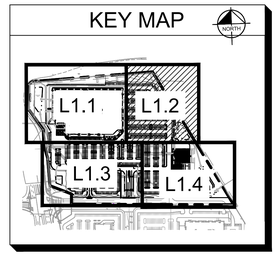
DETENTION BASIN

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.4

KEY MAP



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

CONSULTANT

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
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SEAL AND SIGNATURES

COSTCO WHOLESALE
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SEC OF HWY 50 AND ROUTE 291
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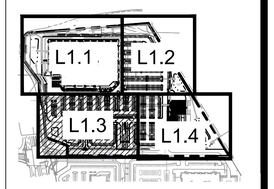
L1.2

LANDSCAPE PLAN

AS INDICATED

KEY MAP



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

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.

MATCHLINE - SEE SHEET L1.4

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.

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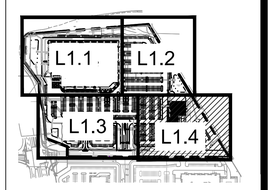
L1.3

LANDSCAPE PLAN

AS INDICATED

KEY MAP



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

SHREDDED HARDWOOD MULCH, TYP.

PROPERTY LINE, TYP.

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

MATCHLINE - SEE SHEET L1.3

SHREDDED HARDWOOD MULCH, TYP.

LANDSCAPE BED EDGE, TYP.

OLDHAM PARKWAY

CONCEPT PLANT SCHEDULE

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

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NORTH ARROW AND SCALE

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L1.4

LANDSCAPE PLAN

AS INDICATED

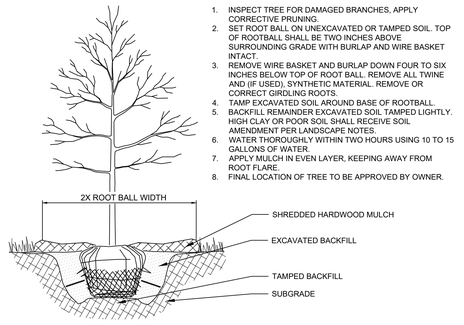
NOTE: NOT FOR CONSTRUCTION

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

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

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.

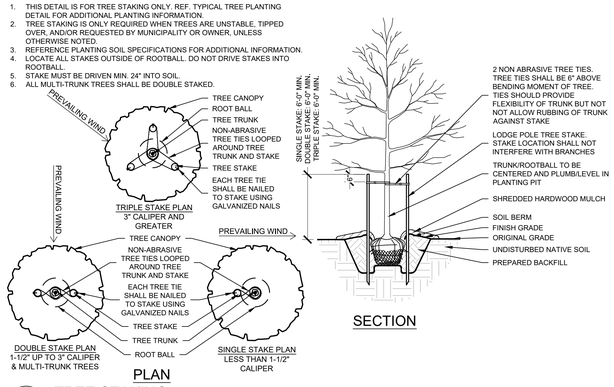


1 TREE PLANTING

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.

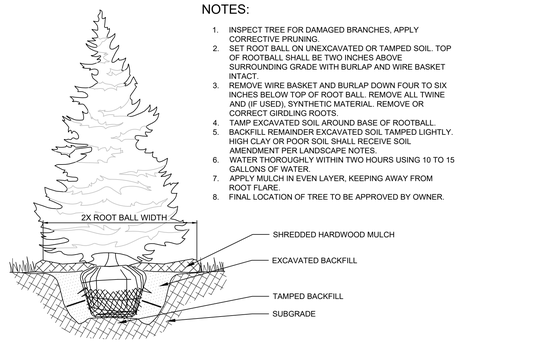


2 TREE STAKING

N.T.S.

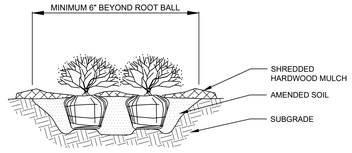
NOTES:

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



NOTES:

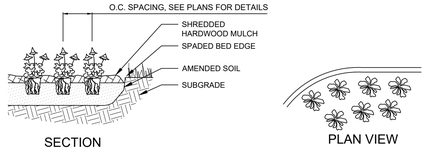
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (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

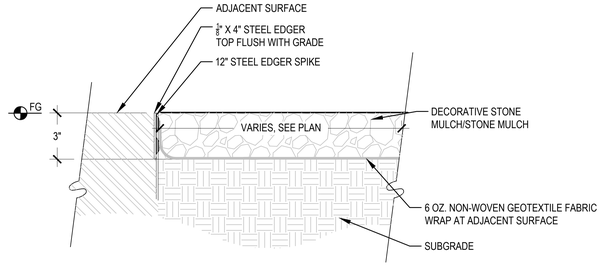
NOTES:

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.



5 PERENNIAL PLANTING

NTS



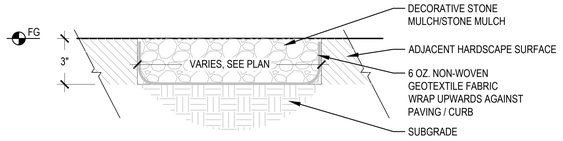
6 STONE MULCH

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.



7 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

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 'HACHUSS' / 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

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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