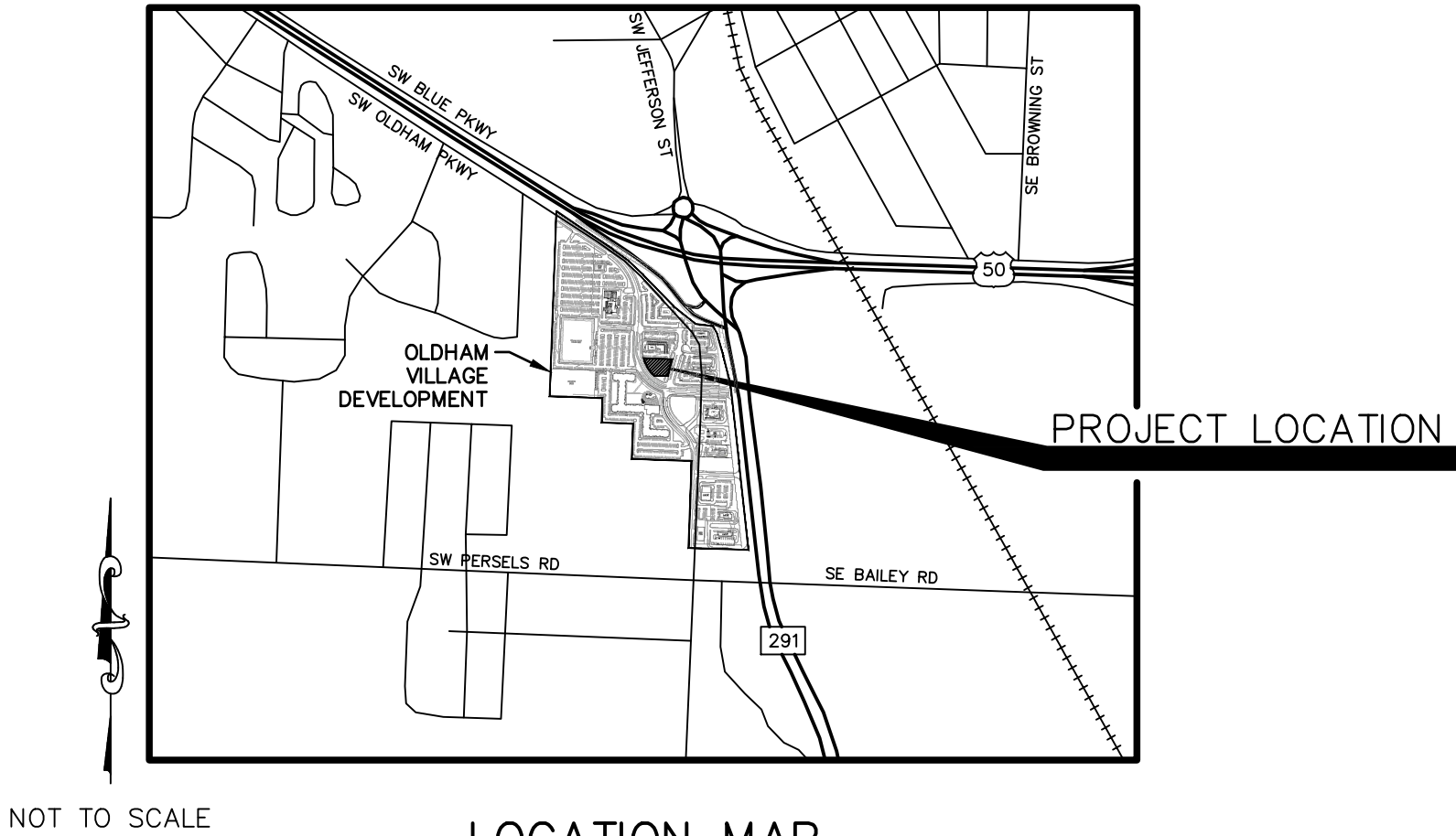


PRELIMINARY DEVELOPMENT PLAN
FOR
SMALLS SLIDERS
LEE'S SUMMIT, MISSOURI

JUNE 2025

LEGEND	
— W —	WATER LINE PER OLDHAM VILLAGE PHASE I PLANS
— S —	SANITARY SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
— STM —	STORM SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
— 1027 —	1" CONTOUR INTERVALS PER OLDHAM VILLAGE PHASE I PLANS
— W —	WATER LINE
— S —	SANITARY SEWER LINE
— E —	ELECTRIC LINE
— G —	GAS LINE
1027	FINISHED 1" CONTOUR INTERVALS, TOP OF PAVEMENT



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

SHEET INDEX:

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PLAN
- 4 GRADING PLAN
- 4 UTILITY PLAN
- 5 LANDSCAPE PLAN

PROPOSED LEGAL DESCRIPTION:
LOT 7 OF OLDHAM VILLAGE FIRST PLAT, A SUBDIVISION LOCATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

- LAND USE SCHEDULE:**
- A) TOTAL FLOOR AREA: 930 SF
- B) NUMBER OF DWELLING UNITS: N/A
- C) LAND AREA: 38,263 SF
- D) PARKING SPACES
REQUIRED: 12 SPACES
(BASE ON 10 EMPLOYEES MAX. PER SHIFT)
PROVIDED: 18 REGULAR, 1 ADA
- E) IMPERVIOUS COVERAGE: 0.81 ACRES (SEE STORM WATER REPORT)
- F) FLOOR AREA RATIO: 0.0243 (930/38272=0.0243)
- G) DWELLING UNITS PER ACRE: N/A
- H) LAND USE: COMMERCIAL – DRIVE THRU RESTAURANT

DEVELOPER:
PAXVESTA, LLC
7280 NW 87TH TERRACE, SUIT C-210
KANSAS CITY, MISSOURI 64153
MARK PARRETTA
(816) 679-0123
mparretta@genlumis.com

OWNER:
OLDHAM INVESTORS, LLC
7200 W. 132ND STREET, SUITE 150
OVERLAND PARK, KANSAS 66213
DAVE OLSON
(913) 662-2630
daveolson@monarchprojectllc.com

ENGINEER:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON STREET
JUNCTION CITY, KANSAS 66441
RANDY PURDUE, PE
(785) 762-5040
purdue@kveng.com
JAYCE PENNER
(785) 762-5040
penner@kveng.com

ELECTRIC SERVICE
EVERGY
MARK PEARSON
(816) 347-4335
mark.pearson@evergy.com

GAS SERVICE
SPIRE
KATIE DARNELL
(816) 969-2298
katie.darnell@spireenergy.com

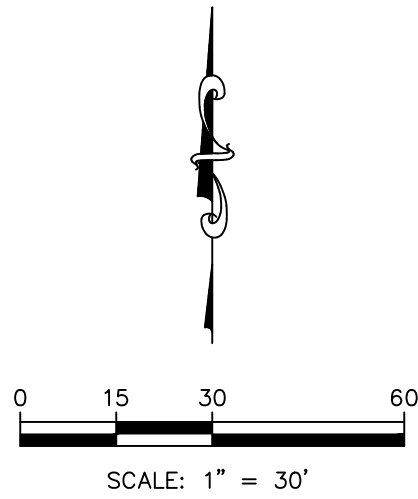
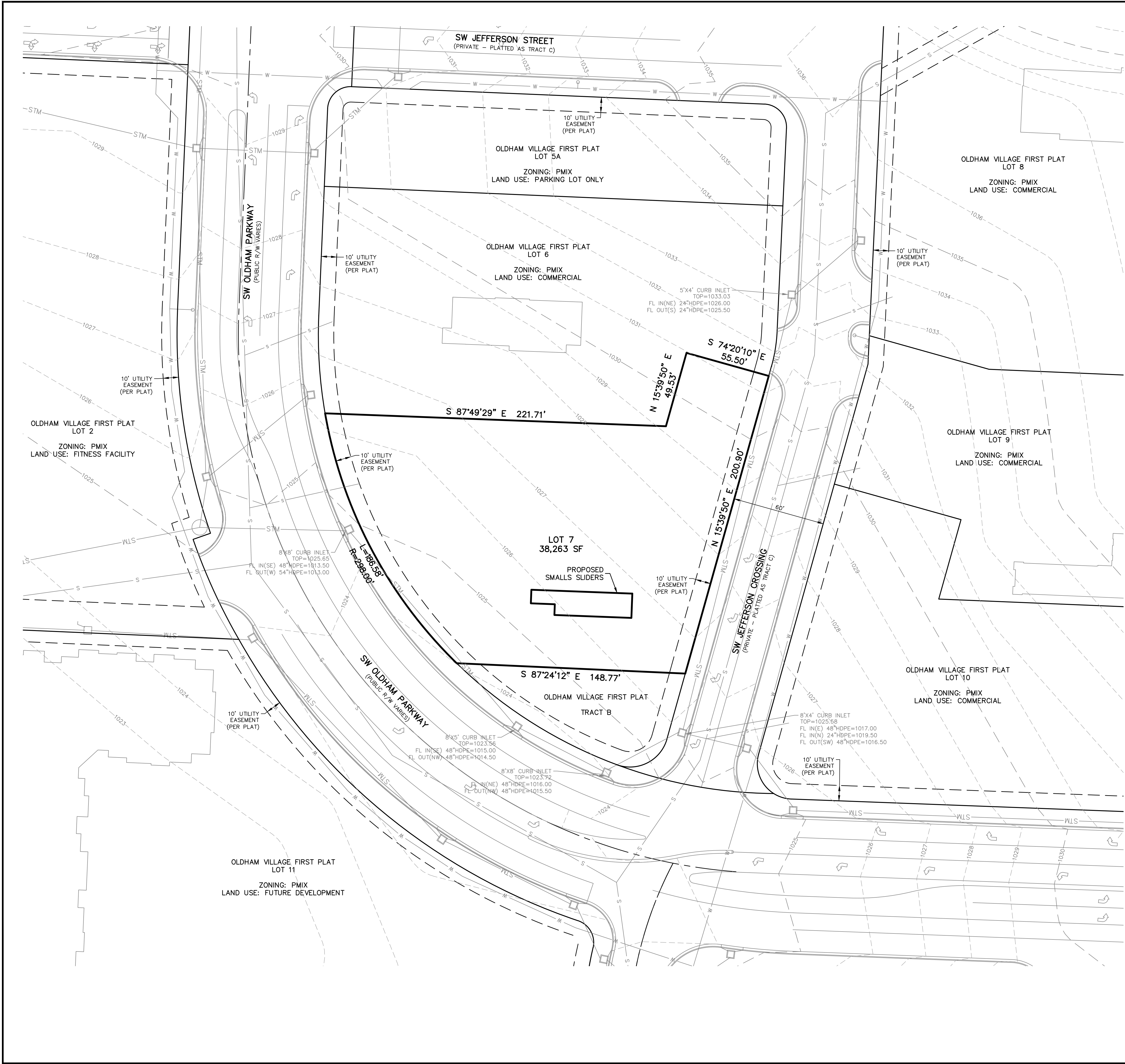
COMMUNICATION SERVICE
GOOGLE FIBER
(660)886-0336

AT&T DISTRIBUTION
(314)275-0020

WATER SERVICE
CITY OF LEE'S SUMMIT WATER UTILITIES
(816) 969-1900

AFTER HOURS EMERGENCY
(816) 969-7407

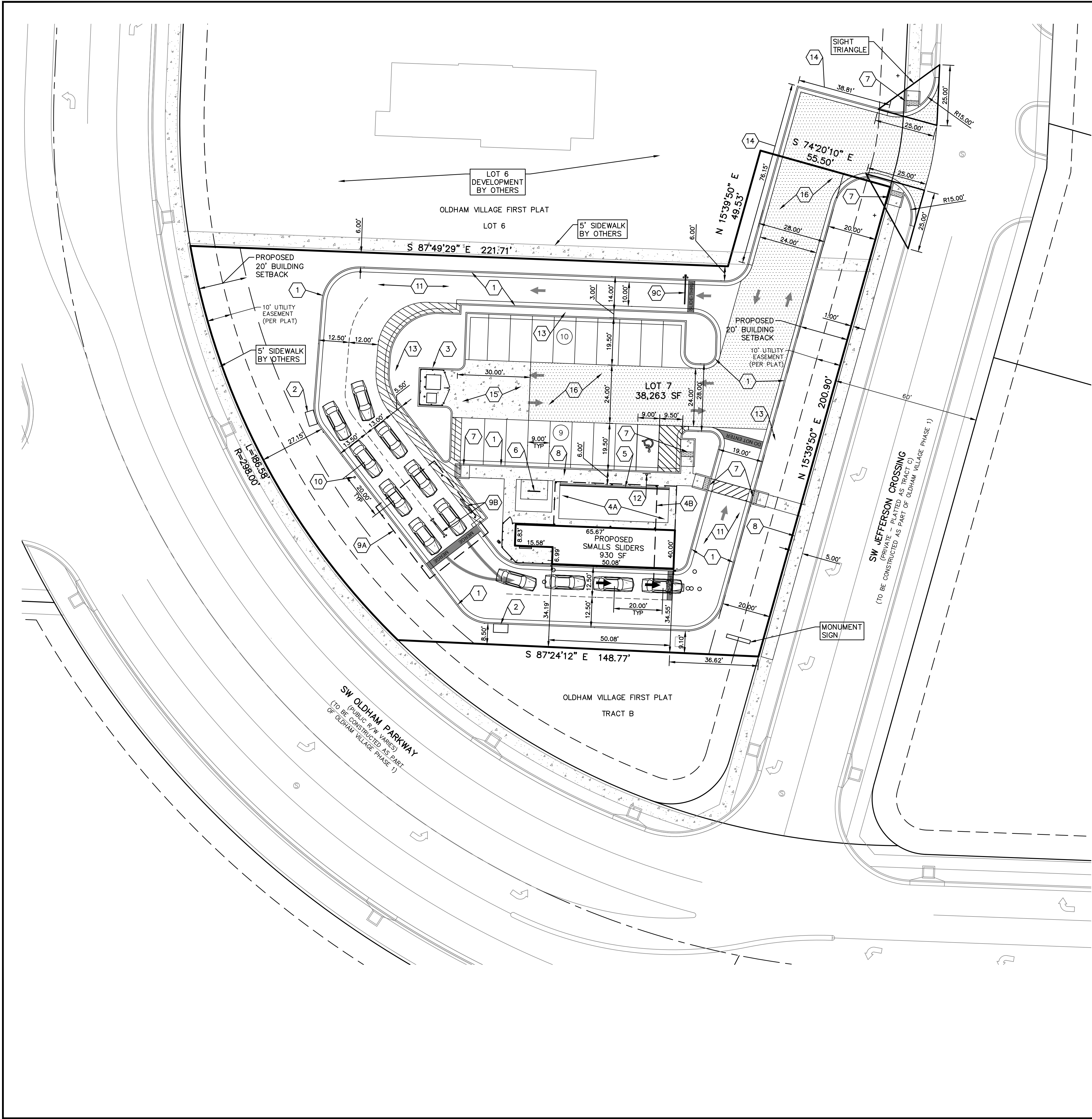
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			JP	JP	DWN
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		REVISED PER CITY COMMENTS			
		INITIAL ISSUE			
		DATE			
	1	7-29-25			
	0	6-26-25			
	REV	DATE			
RANDALL C. PURDUE ENGINEER MO # PE-2022026740					
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 j@kveng.com www.kveng.com					
SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN TITLE SHEET					
PROJ. NO. A24D2009					
DESIGNER RCP		DRAWN BY JP			
CFN 2009TS_PDP					
SHEET 1		REV 1			



FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN "OTHER AREAS ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 29095C0419G) EFFECTIVE DATE JANUARY 20, 2017.

- NOTES:**
- EXISTING CONDITIONS ARE SHOWN PER OLDHAM VILLAGE PHASE I PLANS.
 - THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE LOT 7 BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.
 - THIS SMALLS SLIDERS PROJECT SHALL UTILIZE THE DETENTION BASIN FOR THE OLDHAM VILLAGE PHASE I DEVELOPMENT LOCATED OFF-SITE.

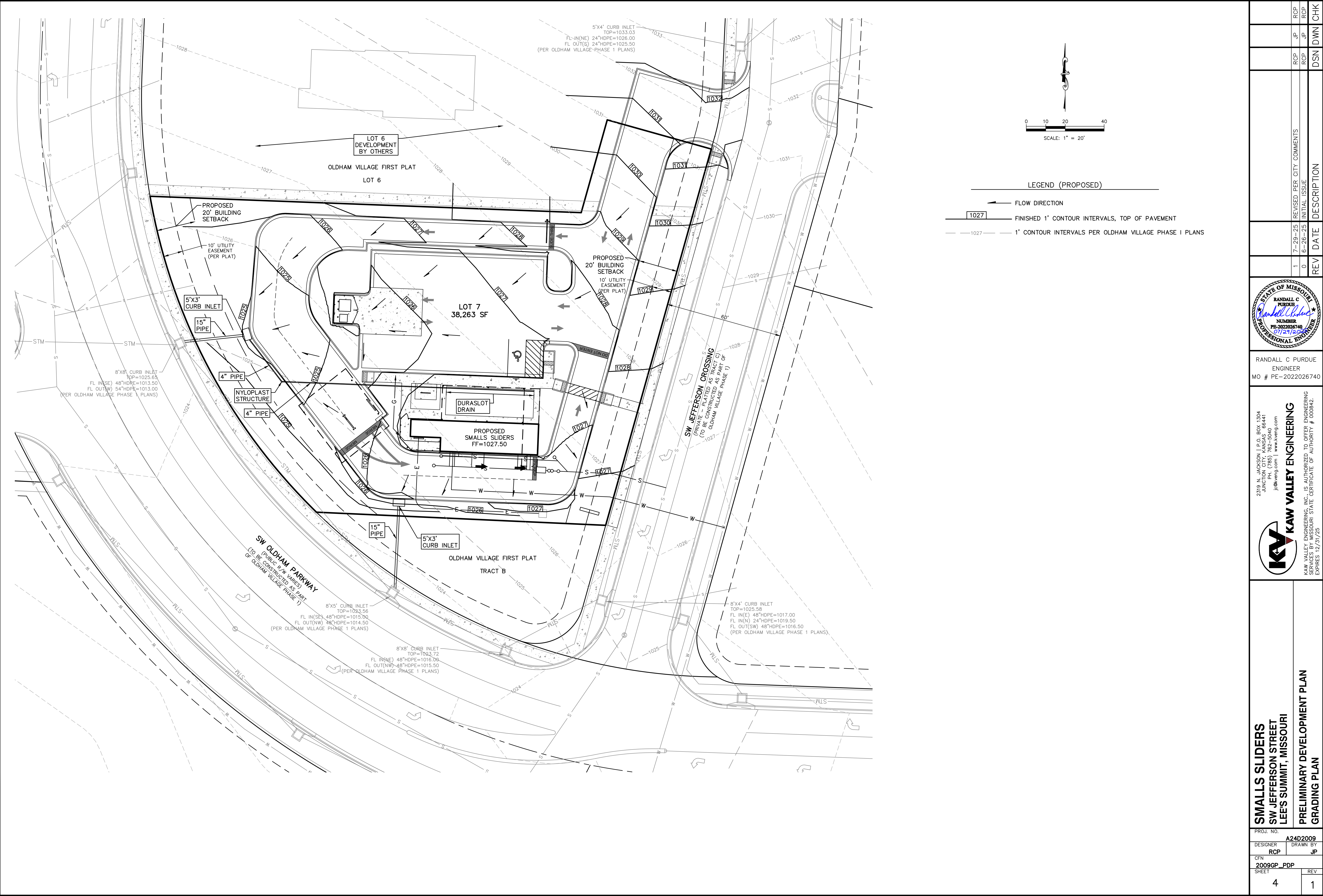
SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI		PROJ. NO. A24D2009		DESIGNER RCP		DRAWN BY JP		CFN 2009EC_PDP		SHEET 2		REV 1		REV DATE 7-29-25 6-26-25		REVISED PER CITY COMMENTS		RCP JP		RCP JP		DSN DWN		CHK CHK	
STATE OF MISSOURI RANDALL C PURDUE <i>Randall C. Purdue</i> NUMBER PE-2022026740 07/29/2025 PROFESSIONAL ENGINEER																									
RANDALL C PURDUE ENGINEER MO # PE-2022026740																									
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 jce@kvw.com www.kvw.com														KAW VALLEY ENGINEERING		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPRES 12/31/25									
 KAW VALLEY ENGINEERING																									

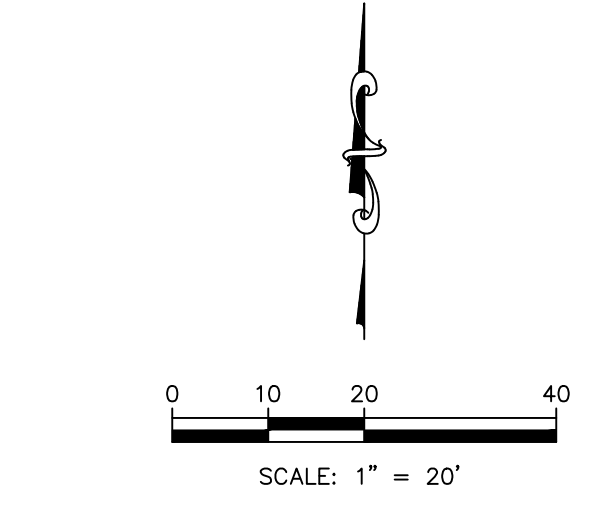
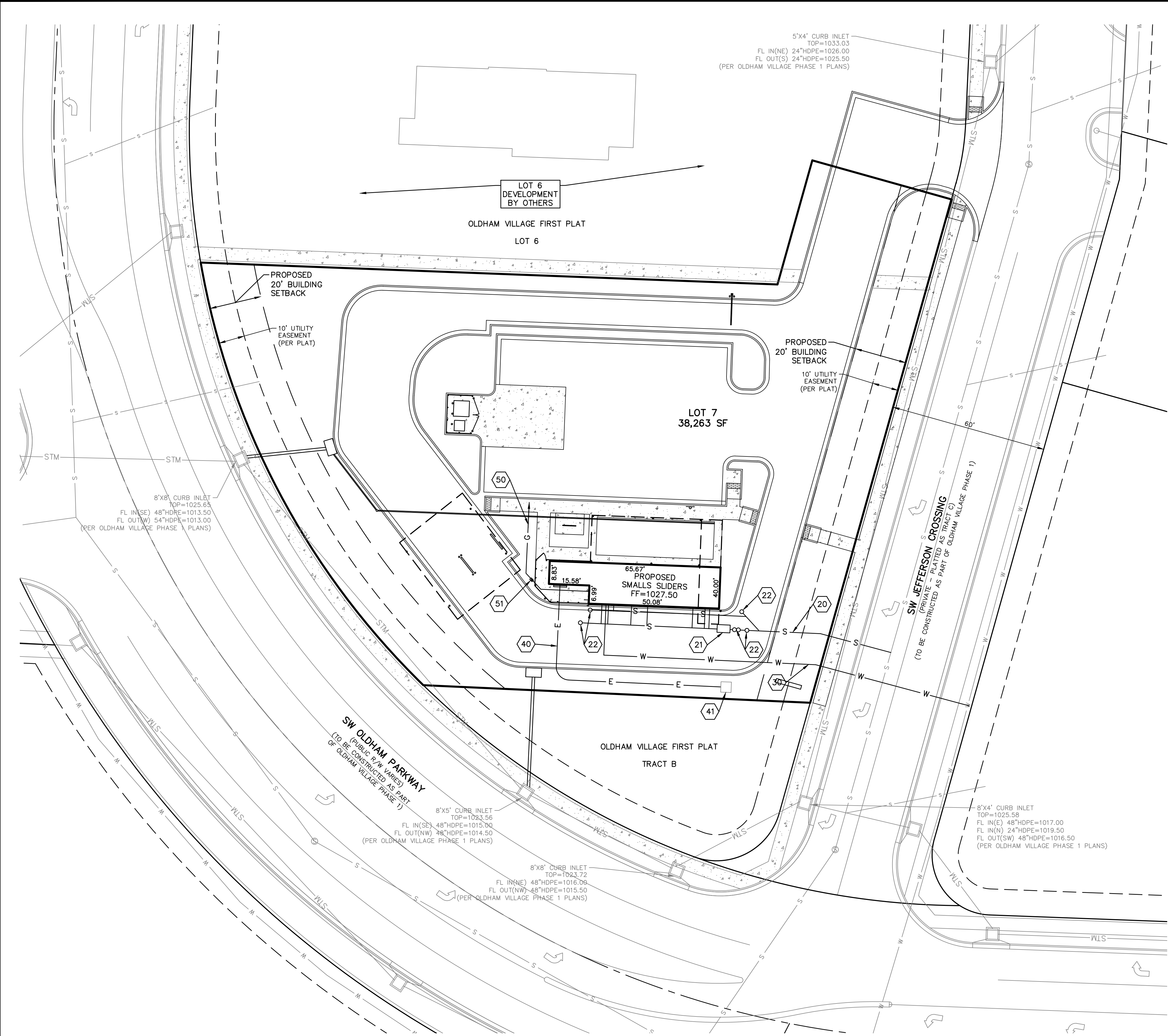


- NOTES:
- 1 CG-1 CONCRETE CURB & GUTTER
 - 2 CURB INLET
 - 3 TRASH ENCLOSURE (SEE ARCH PLANS)
 - 4A OUTDOOR DINING AREA
 - 4B OUTDOOR DINING CANOPY
 - 5 TRENCH DRAIN (SEE GRADING PLAN)
 - 6 BICYCLE RACK
 - 7 SIDEWALK RAMP
 - 8 CONCRETE SIDEWALK
 - 9A DRIVE-THRU CANOPY
 - 9B DRIVE-THRU MENU BOARD
 - 9C DRIVE-THRU CLEARANCE SIGN
 - 10 NYLOPLAST STRUCTURE
 - 11 REGULAR DUTY PAVEMENT (CONCRETE OR ASPHALT)
 - 12 ADA SIGN
 - 13 LIGHT POLE (SEE PHOTOMETRIC PLAN)
 - 14 TEMPORARY ASPHALT CURB
 - 15 HEAVY DUTY CONCRETE
 - 16 HEAVY DUTY PAVEMENT (CONCRETE OR ASPHALT)

NOTES:
1. THIS SMALLS SLIDERS PROJECT SHALL BE CONSTRUCTED IN 1 PHASE.

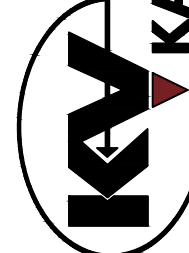
SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN SITE PLAN	PROJ. NO. A2402009 DESIGNER RCP CFN 2009SP_PDP SHEET 3	KAW VALLEY ENGINEERING 2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 TEL: (785) 762-5040 j@kaveg.com www.kaveg.com KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25	RANDALL C. PURDUE ENGINEER MO # PE-2022026740		REV	DATE	DESCRIPTION
					0	6-26-25	INITIAL ISSUE
					1	7-29-25	REVISED PER CITY COMMENTS
							RCP



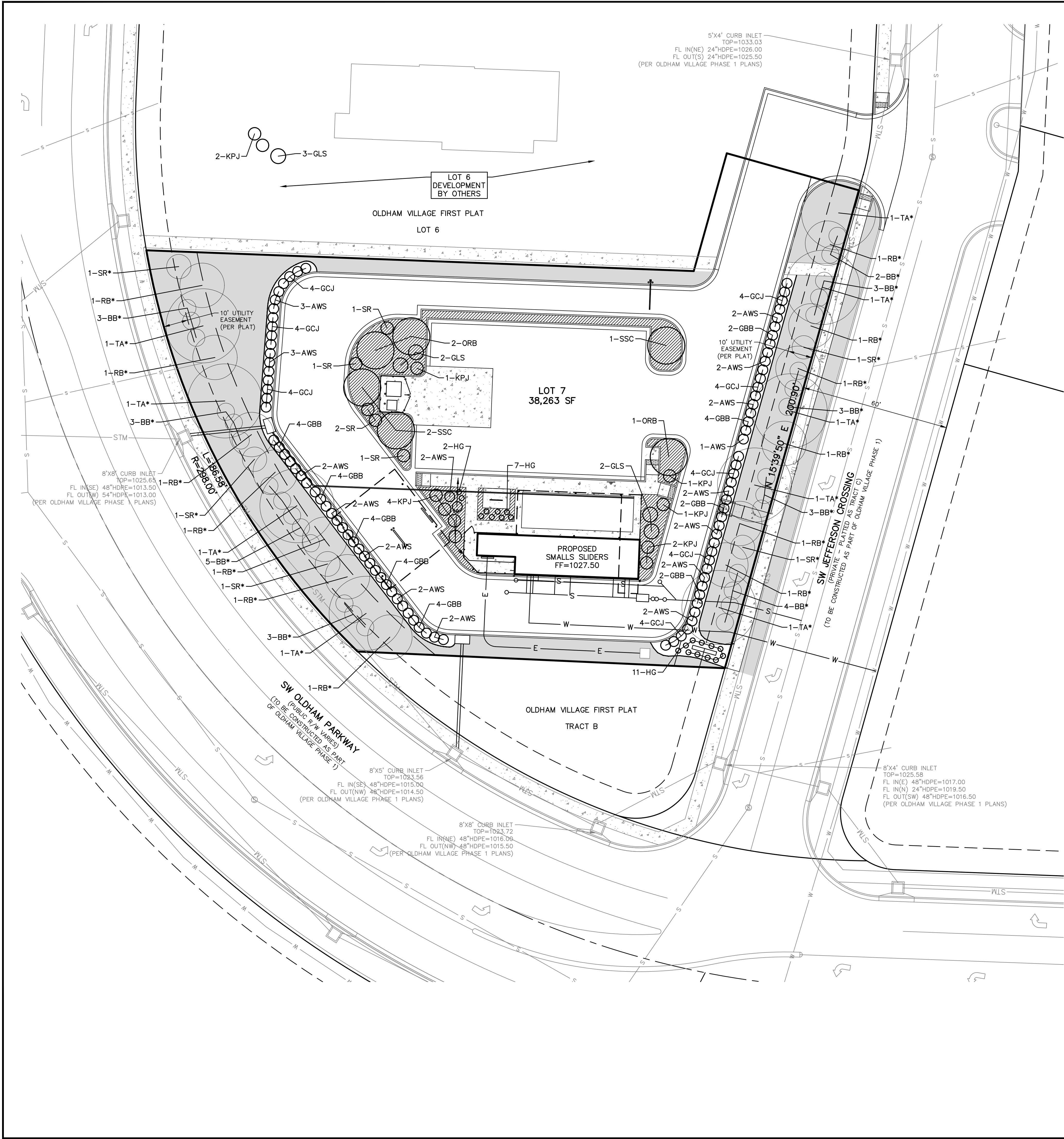


- NOTES:
- 20 4" SANITARY SERVICE LINE
 - 21 GREASE INTERCEPTOR
 - 22 CLEAN-OUT
 - 30 2" DOMESTIC WATER SERVICE LINE
 - 40 UNDERGROUND ELECTRIC SERVICE
 - 41 TRANSFORMER BY EVERGY, EXACT LOCATION IS UNKNOWN AT THIS TIME
 - 50 UNDERGROUND GAS SERVICE
 - 51 GAS METER

WATER AND SEWER MAINS ARE TO BE CONSTRUCTED AS PART OF OLDHAM VILLAGE PHASE I.

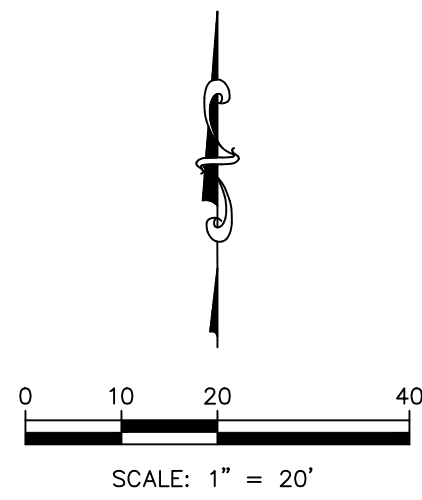
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0	6-26-25	INITIAL ISSUE		
		DSN	DWN	CHK
RANDALL C. PURDUE ENGINEER MO # PE-2022026740				
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 TEL: (785) 762-5040 jcp@kvweng.com www.kvweng.com				
 KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25				
SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI		PRELIMINARY DEVELOPMENT PLAN UTILITY PLAN		
PROJ. NO. A2402009				
DESIGNER RCP	DRAWN BY JB			
CFN 2009UP_PDP				
SHEET 5	REV 1			

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LEGEND

- SOD
- ROCK/MULCH
- STEEL EDGING
- TREE/SHRUB
- TREE/SHRUB SHOWN PER THE OLDHAM VILLAGE PHASE I PRELIMINARY DEVELOPMENT PLAN



REQUIRED LANDSCAPING:

STREET FRONTAGE:
1 TREE FOR EACH 30 LF OF STREET FRONTAGE
1 SHRUB FOR EACH 20 LF OF STREET FRONTAGE

(SW OLDHAM PARKWAY: 186.58/30=6.2, 186.58/20=9.3) PARKWAY
(SW JEFFERSON CROSSING: 200.90/30=6.7, 200.90/20=10.0)
REQUIRED: 7 TREES, 10 SHRUBS ALONG SW OLDHAM PARKWAY
7 TREES, 10 SHRUBS ALONG SW JEFFERSON CROSSING
PROVIDED: 14 TREES, 14 SHRUBS ALONG SW OLDHAM PARKWAY
12 TREES, 15 SHRUBS ALONG SW JEFFERSON CROSSING

REQUIRED TREES & SHRUBS FOR STREET FRONTAGE ARE SHOWN PER THE OLDHAM VILLAGE PHASE I PRELIMINARY DEVELOPMENT PLAN.

OPEN YARD AREAS:
1 TREE FOR EVERY 5,000 OF OF TOTAL LOT AREA
(38263/5000=7.65)
REQUIRED: 8 TREES
PROVIDED: 10 TREES

2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA
(38263/5000=7.65, 7.65X2=15.31)
REQUIRED: 16 SHRUBS
PROVIDED: 15 SHRUBS, 20 GRASSES

PARKING LOT LANDSCAPING:
5% OF PARKING SPACES, AISLES, & DRIVEWAYS SHALL BE LANDSCAPED ISLANDS.
(1529 SF ISLAND AREA/19788 DRIVE & PARKING AREA=0.077)
REQUIRED: 5%
PROVIDED: 7.7%

PARKING LOT SCREENING:
PARKING LOTS DESIGNED FOR 5 CARS OR MORE AND LOADING OR UNLOADING AREAS SHALL BE SCREENED IF VISIBLE FROM A STREET. SCREENING MUST BE PROVIDED ALONG EDGE OF PARKING LOT OR LOADING AREA TO A HEIGHT OF 2.5' ABOVE THE ELEVATION OF THE PARKING/LOADING AREA OR THE STREET, WHICHEVER IS HIGHEST. PARKING LOT SCREENING SHALL BE DECORATIVE AND 100% OPAQUE AND MAY BE LOCATED WITHIN THE LANDSCAPE STRIP.

PROVIDED: 92 SHRUBS

BUFFER/SCREENING BETWEEN LAND USES REQUIRED:
BUFFER SCREEN IMPACT FOR PM10 IS PER APPROVED PLAN. ALL THE SURROUNDING USES WILL BE COMMERCIAL SO NO BUFFERS ARE ANTICIPATED BUT WILL BE DETERMINED DURING DEVELOPMENT PLAN REVIEW.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
DECIDUOUS TREES				
ORB	3	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD (MULTI-STEM)	2" CAL. B&B
SSC	3	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B
TA*	8	TILIA AMERICANA	AMERICAN BASSWOOD LINDEN	3" CAL. B&B
RB*	13	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	3" CAL. B&B
DECIDUOUS SHRUBS				
AWS	33	SPIREA XBUMALDI 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" HT.
GLS	4	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24" HT.
BB*	29	EUONYMUS ALATA 'COMPACTUS'	BURNING BUSH	2 GAL. CONT.
EVERGREEN TREES				
SR*	5	JUNIPERUS SCOPULORUM "SKYROCKET"	SKYROCKET JUNIPER	8' HT.
SR	5	JUNIPERUS SCOPULORUM "SKYROCKET"	SKYROCKET JUNIPER	5' HT.
EVERGREEN SHRUBS				
GBB	30	BUXUS MICROPHYLLA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	18"-24" HT.
KPJ	9	KALLAY PFITZER JUNIPER	JUNIPERUS PFITZERIANA 'KALLAY'S COMPACT'	18"-24" HT.
GCJ	32	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	18"-24" HT.
ORNAMENTAL GRASSES				
HG	20	PENNISETUM ALOPECUROIDES	DWF HAMELN GRASS	18"-24" HT.

* TREES & SHRUBS SHOWN PER THE OLDHAM VILLAGE PHASE I PRELIMINARY DEVELOPMENT PLAN.

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5040
jce@kvw.com | www.kvw.com

SMALLS SLIDERS
SW JEFFERSON STREET
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

PROJ. NO. A2402009

DESIGNER RCP DRAWN BY JP

CFN 2009LP_PDP

SHEET 6 REV 1

REV DATE DESCRIPTION

1 7-29-25 REVISED PER CITY COMMENTS

0 6-26-25 INITIAL ISSUE

RCP RCP RCP

DWN

CHK

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