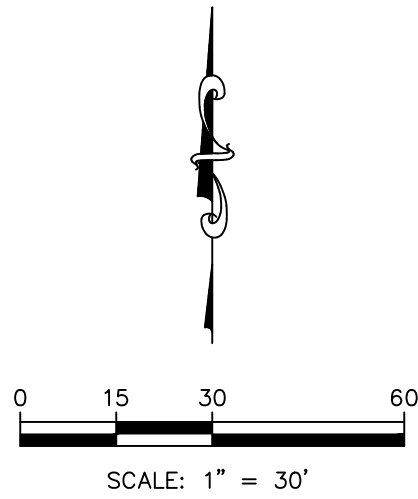
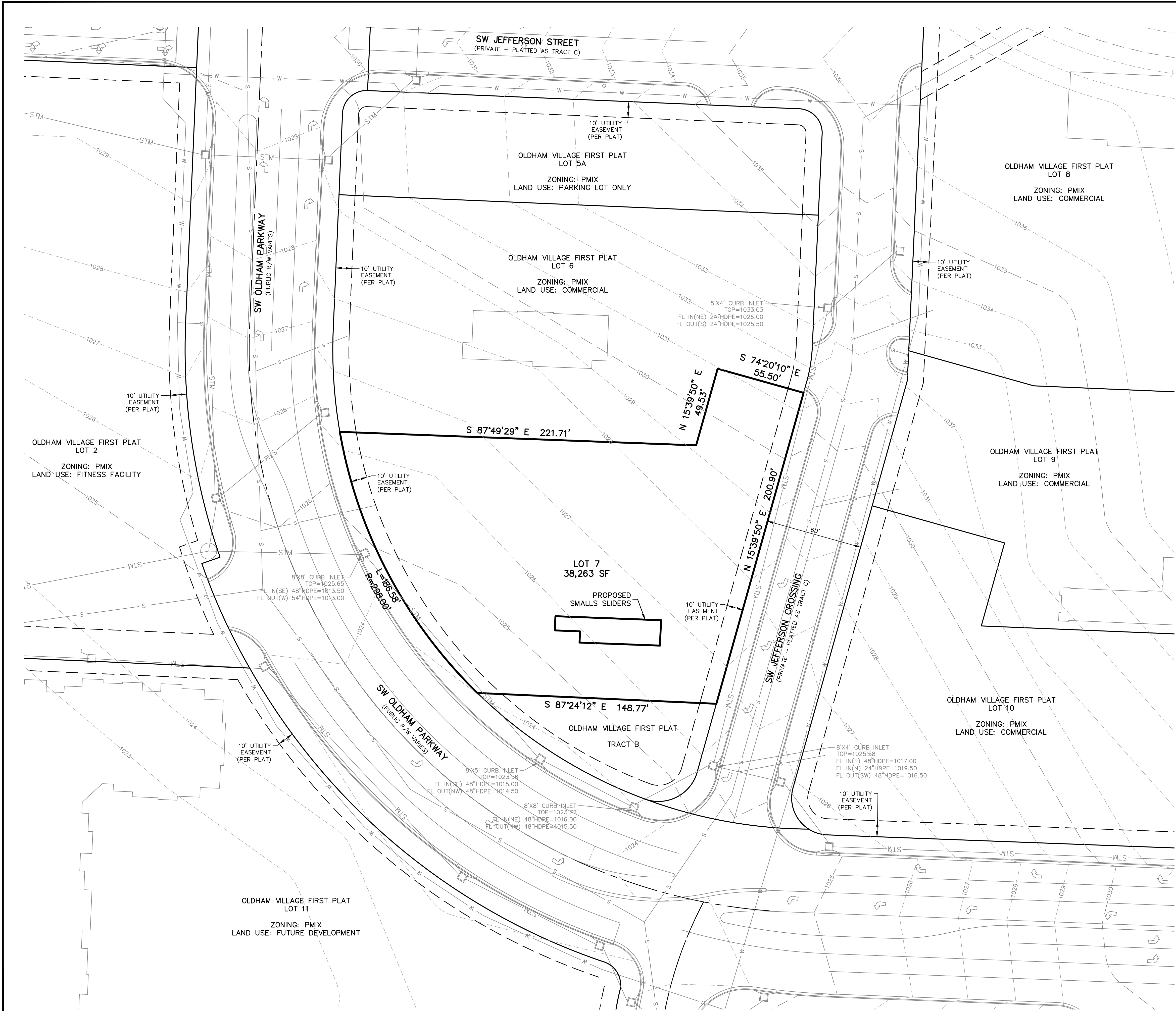
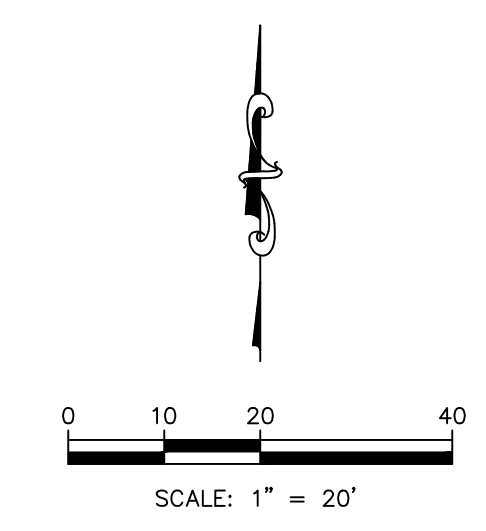




FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN "OTHER AREAS ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD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

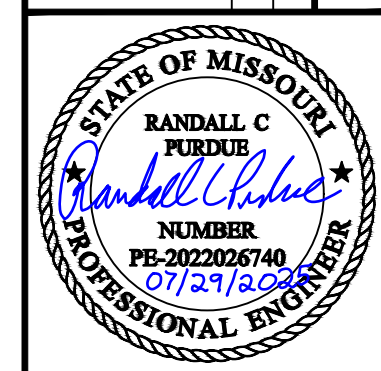
NOTES:
1. EXISTING CONDITIONS ARE SHOWN PER OLDHAM VILLAGE PHASE I PLANS.
2. THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE LOT 7 BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.
3. 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		DRAWN BY	
		RCP		JP	
		CFN		REV	
SHEET		2		1	
PRELIMINARY DEVELOPMENT PLAN EXISTING CONDITIONS PLAN		REV		DATE	
		0		6-26-25	
		1		7-29-25	
		REVISED PER CITY COMMENTS		RCP	
		RCP		JP	
		DSN		DWN	
		CHK			
		DESCRIPTION			
		INITIAL ISSUE			
		NUMBER			
		PE-2022026740			
		01/27/2025			
		RANDALL C PURDUE			
		ENGINEER			
		MO # PE-2022026740			
		KAW VALLEY ENGINEERING			
		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.			
		EXPRES 12/31/25			
		2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 jck@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. EXPRES 12/31/25			
					
		RANDALL C PURDUE ENGINEER MO # PE-2022026740			



- 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.



RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

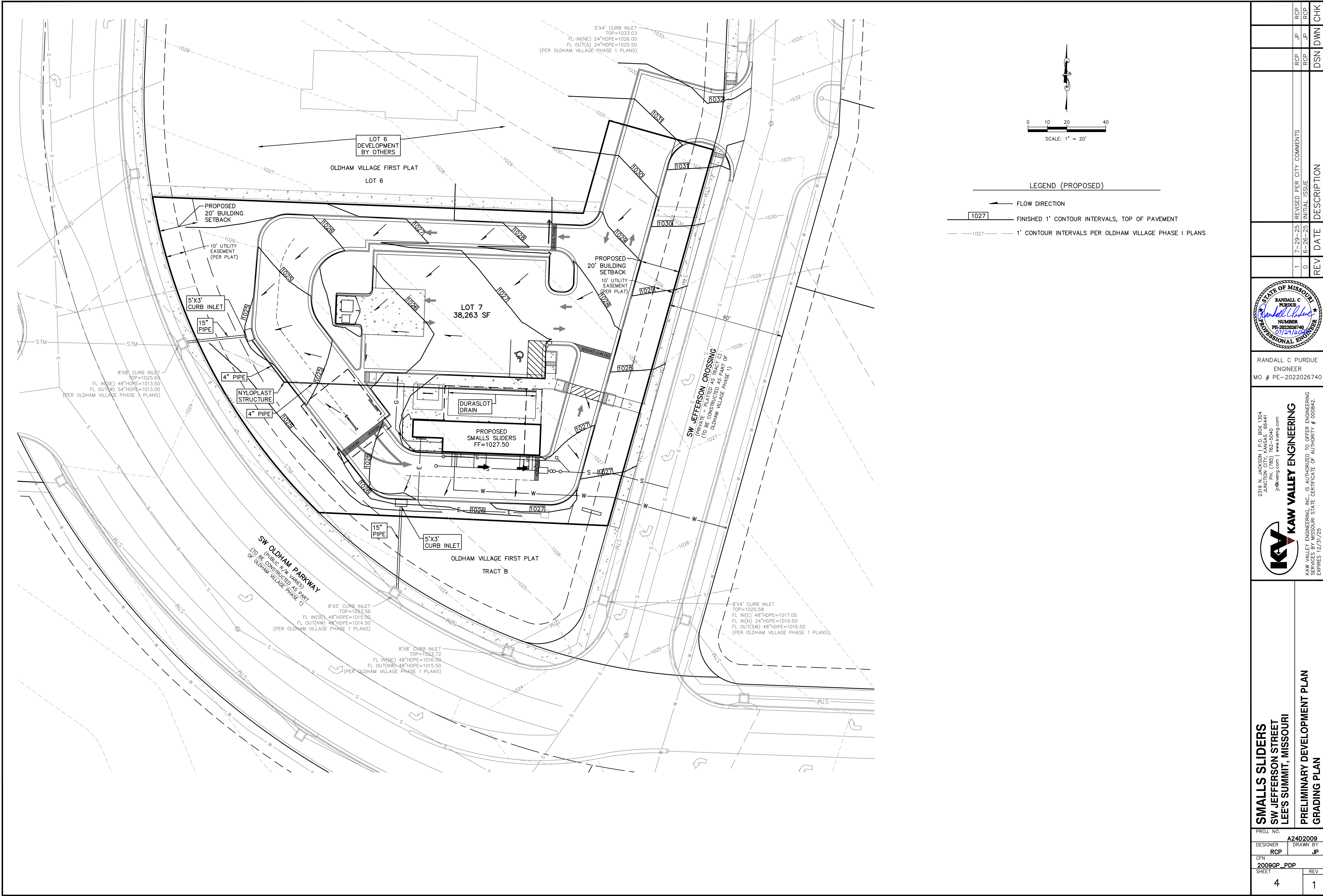
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveeng.com | www.kveeng.com

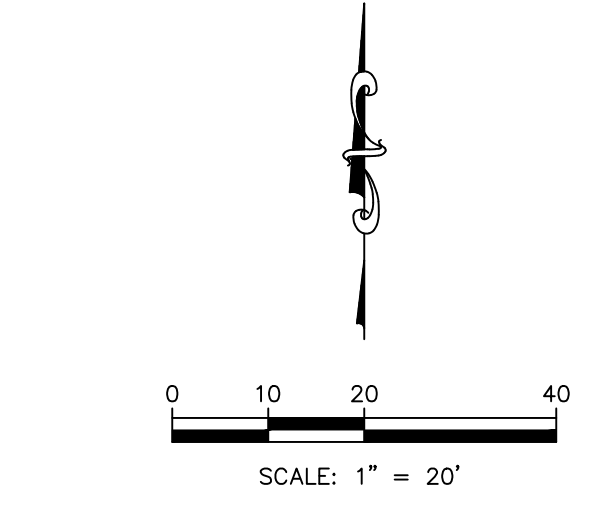
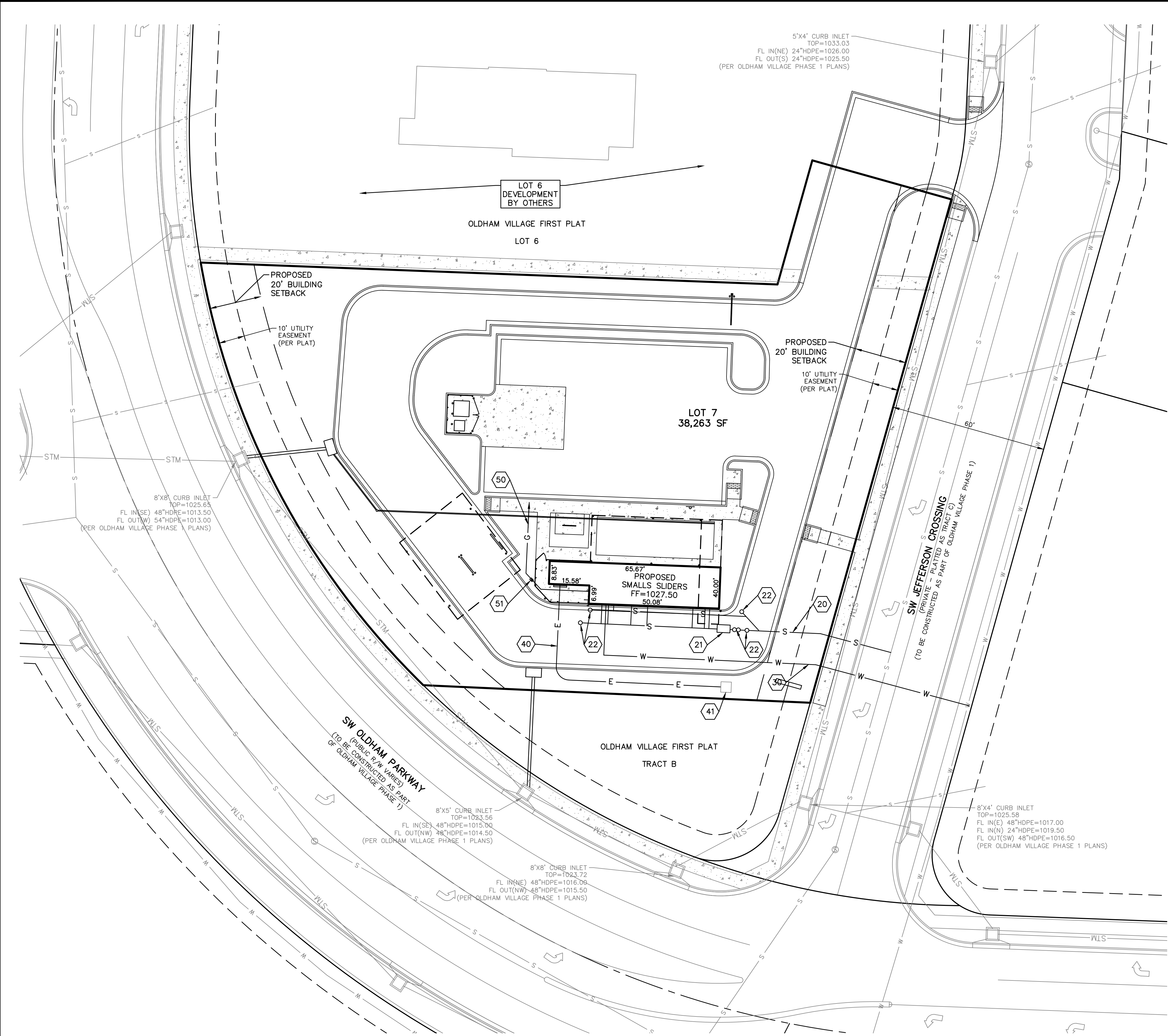


SMALLS SLIDERS
SW JEFFERSON STREET
LEE'S SUMMIT, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN
SITE PLAN**

PROJ. NO.		A24D2009	
DESIGNER RCP		DRAWN BY JP	
CFN			
2009SP_PDP			
SHEET		REV	
3		1	





- 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,
 - 50 EXACT LOCATION IS UNKNOWN AT THIS TIME
 - 51 UNDERGROUND GAS SERVICE
 - 51 GAS METER

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

PROJ. NO. A2402009	
DESIGNER RCP	DRAWN BY JB
CFN 2009UP_PDP	
SHEET 5	REV 1

REV	DATE	DESCRIPTION
1	7-29-25	REVISED PER CITY COMMENTS
0	6-26-25	INITIAL ISSUE

STATE OF MISSOURI
RANDALL C. PURDUE
Professional Engineer
NUMBER
PE-2022026740
01/27/2025

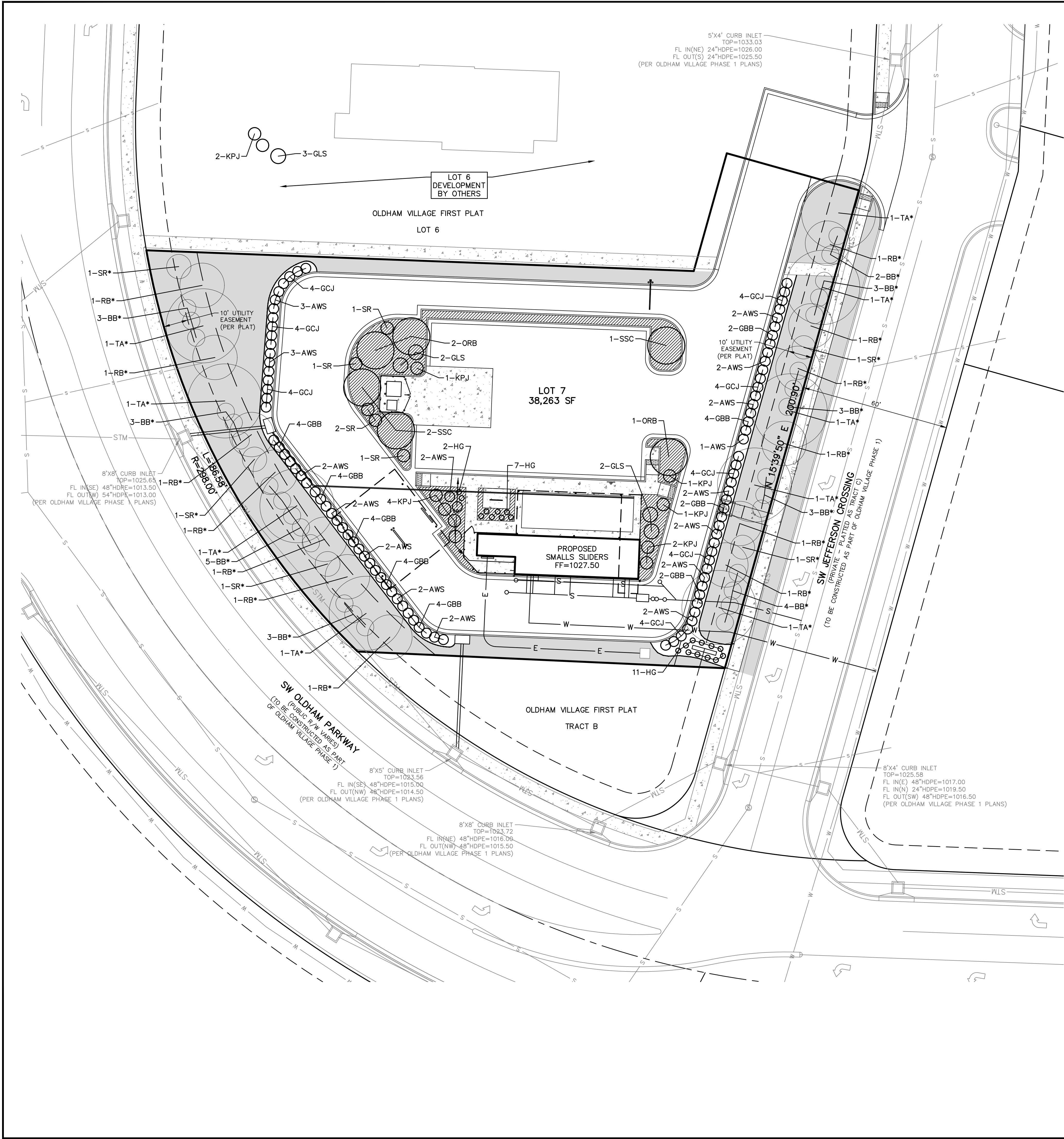
RANDALL C. PURDUE
ENGINEER
MO # PE-2022026740

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

K&W KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING
SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/25

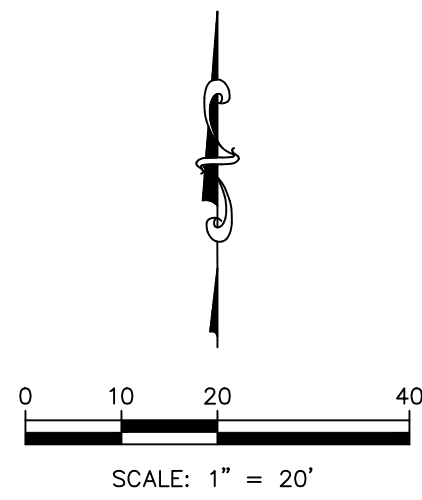
SMALLS SLIDERS
SW JEFFERSON STREET
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN



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@kvweng.com | www.kvweng.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

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.