

US 50

**COSTCO  
WHOLESALE**

UNION PACIFIC RAILROAD

ROUTE 291

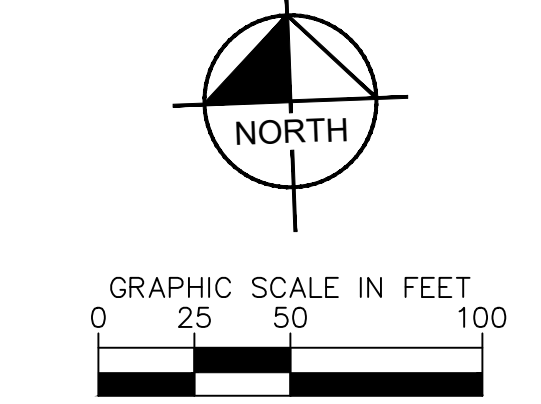
OLDHAM PARKWAY

**NOTES:**

- ALL INTERIOR PLANTING ISLANDS TO BE MULCHED WITH ROCK MULCH. ROCK MULCH TO BE LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE MULCH TYPE WITH LANDSCAPE ARCHITECT AT TIME OF INSTALLATION.
- SOD/SEED HATCH LIMITS SHOWN ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HANDWATERING IF IRRIGATION IS NOT AVAILABLE. LANDSCAPE CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH TURF SOD. IF DISTURBANCE IS LOCATED AT, NEAR, AROUND MAIN ENTRANCES OR FRONT FACING AREAS, LANDSCAPE CONTRACTOR SHALL INSTALL TURF SOD.
- TEMPORARY COVER CROP IS REQUIRED IN ADDITION TO PERMANENT SEED MIX IF NOT ALREADY INSTALLED AS PART OF PERMANENT SEED MIX.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH SEED COMPANY TO DETERMINE THE SUITABLE COVER CROP TO USE DEPENDING ON TIME OF SEEDING.

LEE SUMMIT, MO LANDSCAPE CODE REQUIREMENTS			
ZONING ORDINANCE	REQUIRED	PROVIDED	
SECTION 8.790 - LANDSCAPING - MINIMUM REQUIREMENTS	HWY 291 FRONTAGE: 817 FT / 30 FT = 27.2 27.2 x 1 TREE = 27 TREES REQUIRED ALONG ROUTE 291	41 TREES PROVIDED ALONG ROUTE 291 90 SHRUBS PROVIDED ALONG ROUTE 291	
	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	817 FT / 30 FT = 40.9 40.9 x 1 SHRUB = 41 SHRUBS REQUIRED ALONG ROUTE 291	
	OLDHAM PARKWAY FRONTAGE: 4,050.1 FT / 20 FT = 202.5 35 x 1 TREE = 35 TREES REQUIRED ALONG OLDHAM PARKWAY	43 TREES PROVIDED ALONG OLDHAM PARKWAY 135 SHRUBS PROVIDED ALONG OLDHAM PARKWAY	
	US HWY 50 FRONTAGE: 882.5 FT / 30 FT = 29.4 30 x 1 TREE = 30 TREES 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 BUILDINGS.	1,000.1 FT / 20 FT = 50.0 52.5 x 1 SHRUB = 53.3 SHRUBS REQUIRED ALONG OLDHAM PARKWAY		
	US HWY 50 FRONTAGE: 882.5 FT / 30 FT = 29.4 30 x 1 TREE = 30 TREES REQUIRED ALONG US HWY 50	31 TREES PROVIDED ALONG US HWY 50 83 SHRUBS PROVIDED ALONG US HWY 50	
SECTION 8.830 - PARKING LOT LANDSCAPING AND TREES	PARKING LOT: 423,414.4 SQ FT	209 TREES PROVIDED IN THE OPEN YARD (38 CANOPY TREES, 18 EVERGREEN TREES & 10 ORNAMENTAL TREES) 1,697 SHRUBS PROVIDED IN THE OPEN YARD	
	LANDSCAPE ISLANDS SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING LOT.	20,066.7 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% SPACED, 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 945.9 SQ FT / 40' = 23.6 23.6 x 12 = 283.2 283 PARKING LOT SCREENING SHRUBS REQUIRED	283 PARKING LOT SCREENING SHRUBS PROVIDED ALONG PARKING LOT EDGES CLOSEST TO AND PARALLEL TO THE STREET	

CONSULTANT  
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MO CERTIFICATE OF AUTHORITY #: 2012036305  
ES/PHS 12/31/26



SEAL AND SIGNATURES  
  
ASHLEY M. SIER  
NUMBER 1918  
LANDSCAPE ARCHITECT  
12/18/2025

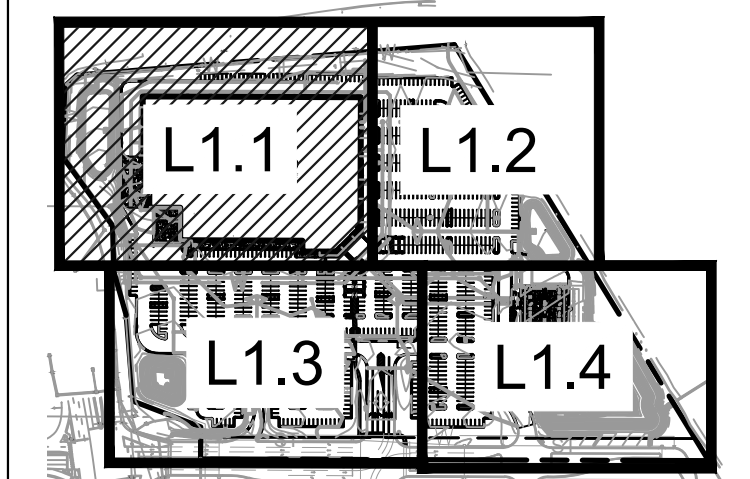
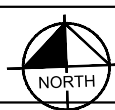
**COSTCO WHOLESALE**  
WAREHOUSE SITE  
SEC OF HWY 50 AND ROUTE 291  
LEE'S SUMMIT, MO

DATE ISSUED FOR REV  
07/18/2025 GREEN INK  
09/23/2025 PRELIMINARY DEVELOPMENT RESUBMITTAL  
12/22/2025 PERMIT

**L1.0**  
OVERALL  
LANDSCAPE PLAN

AS INDICATED

KEY MAP



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

NOTES:

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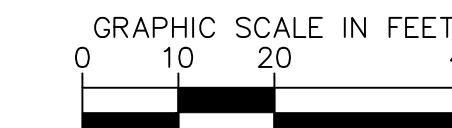
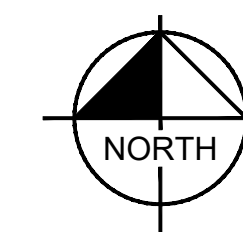
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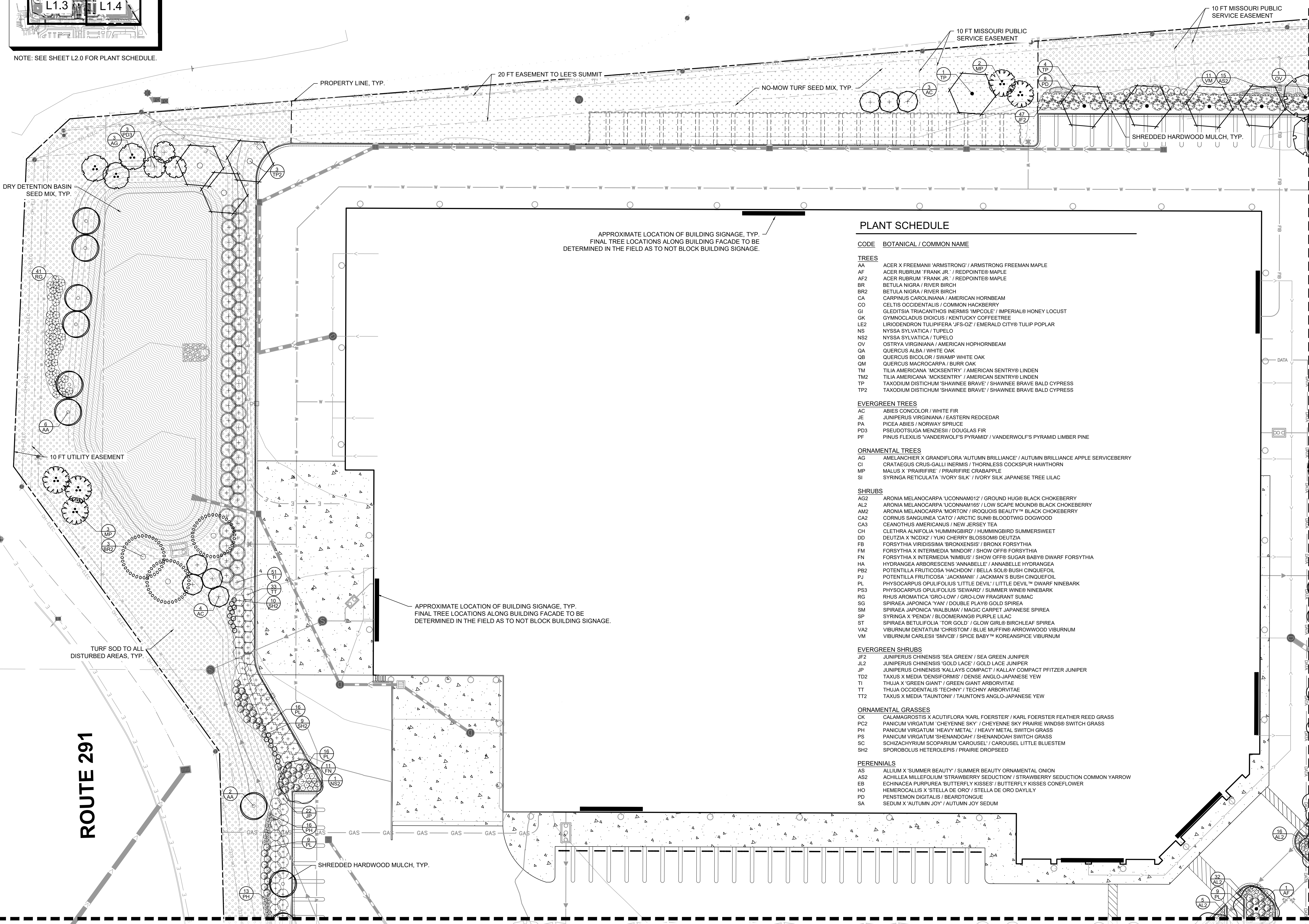
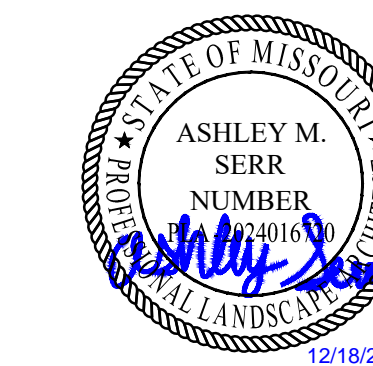
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EXPIRES 12/31/26

NORTH ARROW AND SCALE



SEAL AND SIGNATURES



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME
<b>TREES</b>	
AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
AF	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
AF2	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
BR	BETULA NIGRA / RIVER BIRCH
BR2	BETULA NIGRA / RIVER BIRCH
CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST
GK	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
LE2	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
NS	NYSSA SYLVATICA / TUPELO
NS2	NYSSA SYLVATICA / TUPELO
OV	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
QA	QUERCUS ALBA / WHITE OAK
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QM	QUERCUS MACROCARPA / BURR OAK
TM	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TM2	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TP	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS
TP2	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS
<b>EVERGREEN TREES</b>	
AC	ABIES CONCOLOR / WHITE FIR
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
PA	PICEA ABIES / NORWAY SPRUCE
PD3	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
<b>ORNAMENTAL TREES</b>	
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNTLESS COCKSPUR HAWTHORN
MP	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
SI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC
<b>SHRUBS</b>	
AG2	ARONIA MELANOCARPA 'UCONNAM012' / GROUND HUG® BLACK CHOKEBERRY
AL2	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
AM2	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
CA2	CORNUS SANGUINEA 'CATO' / ARCTIC SUNS BLOODTWIG DOGWOOD
CA3	GEANGLIA AMERICANUS / NEW JERSEY TEA
CH	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
DD	DEUTZIA X 'NCDX2' / YUKI CHERRY BLOSSOM® DEUTZIA
FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS' / BRONX FORSYTHIA
FM	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
FN	FORSYTHIA X INTERMEDIA 'NIBBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
HA	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
PB2	POTENTILLA FRUTICOSA 'HACHDON' / BELLA SOL® BUSH CINQUEFOIL
PJ	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN'S BUSH CINQUEFOIL
PL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK
PS3	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
SG	SPIRAEA JAPONICA 'YAN' / DOUBLE PLAY® GOLD SPIREA
SM	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
SP	SYRINGA X 'PENDA' / BLOOMERANG® PURPLE LILAC
ST	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRLS BIRCHLEAF SPIREA
VA2	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM
VM	VIBURNUM CARLESII 'SVMCB' / SPICE BABY™ KOREANSPICE VIBURNUM
<b>EVERGREEN SHRUBS</b>	
JF2	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
JL2	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER
JP	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
TD2	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
TI	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE
TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE
TT2	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW
<b>ORNAMENTAL GRASSES</b>	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PC2	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS
PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
SH2	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPS EED
<b>PERENNIALS</b>	
AS	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION
AS2	ACHILLEA MILEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW
EB	ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
HO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
PD	PENSTEMON DIGITALIS / BEARDTONGUE
SA	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

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

DATE	ISSUED FOR	REV
07/18/2025	GREEN MK	
08/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	
12/22/2025	PERMIT	

**L1.1**  
LANDSCAPE PLAN

AS INDICATED

**PLANT SCHEDULE**

CODE BOTANICAL / COMMON NAME

**TREES**

- AA ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
- AF ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
- AF2 ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
- BR BETULA NIGRA / RIVER BIRCH
- BR2 BETULA NIGRA / RIVER BIRCH
- CA CARPINUS CAROLINIANA / AMERICAN HORNBREAM
- CO CELTIS OCCIDENTALIS / COMMON HACKBERRY
- GI GLEDITSIA TRIACANTHOS INERMIS 'IMPCCOLE' / IMPERIAL® HONEY LOCUST
- GK GYMNOCLADUS DIOICUS / KENTUCKY COFFEE TREE
- LE2 LIRODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
- NS NYSSA SYLVATICA / TUPELO
- NS2 NYSSA SYLVATICA / TUPELO
- OV OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
- QA QUERCUS ALBA / WHITE OAK
- QB QUERCUS BICOLOR / SWAMP WHITE OAK
- QM QUERCUS MACROCARPA / BURR OAK
- TM TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
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**EVERGREEN TREES**

- AC ABIES CONCOLOR / WHITE FIR
- JE JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
- PA PICEA ABIES / NORWAY SPRUCE
- PD3 PSEUDOTSUGA MENZIESII / DOUGLAS FIR
- PF PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

**ORNAMENTAL TREES**

- AG AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
- CI CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
- MP MALLUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
- SI SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

**SHRUBS**

- AG2 ARONIA MELANOCARPA 'UCONNAM012' / GROUND HUG® BLACK CHOKEBERRY
- AL2 ARONIA MELANOCARPA 'UCONNAM015' / LOW SCAPE MOUND® BLACK CHOKEBERRY
- AM2 ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
- CA2 CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD
- CA3 CEANOTHUS AMERICANUS / NEW JERSEY TEA
- CH CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
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- FB FORSYTHIA VIRIDISSIMA 'BRONXENSIS' / BRONX FORSYTHIA
- FM FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
- FN FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
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- PS3 PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
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- VM VIBURNUM CARLESII 'SMVCB' / SPICE BABY™ KOREANSPICE VIBURNUM

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- PH PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
- PS PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
- SC SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
- SH2 SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIED

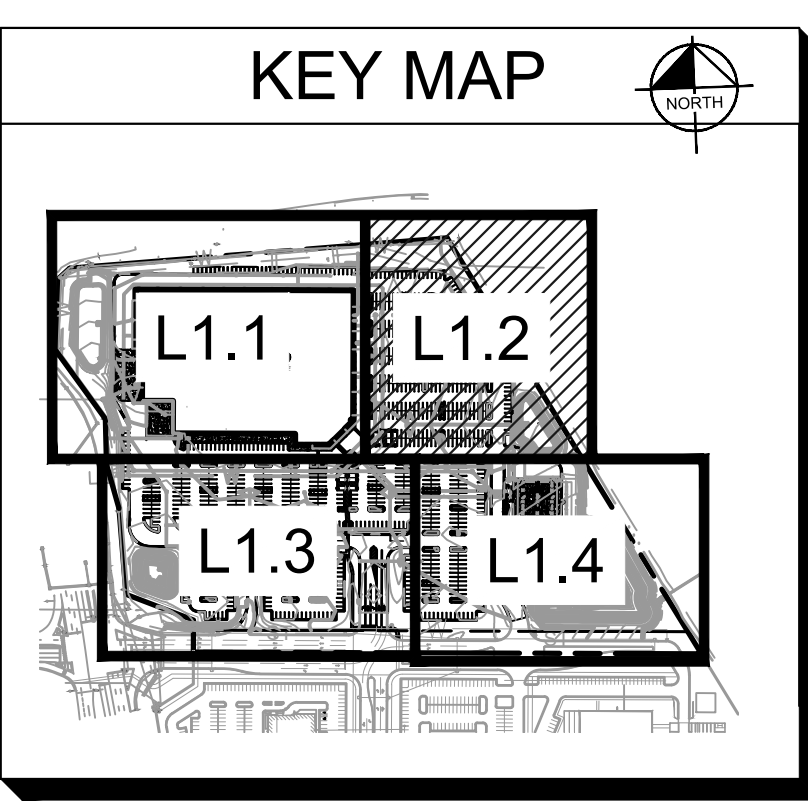
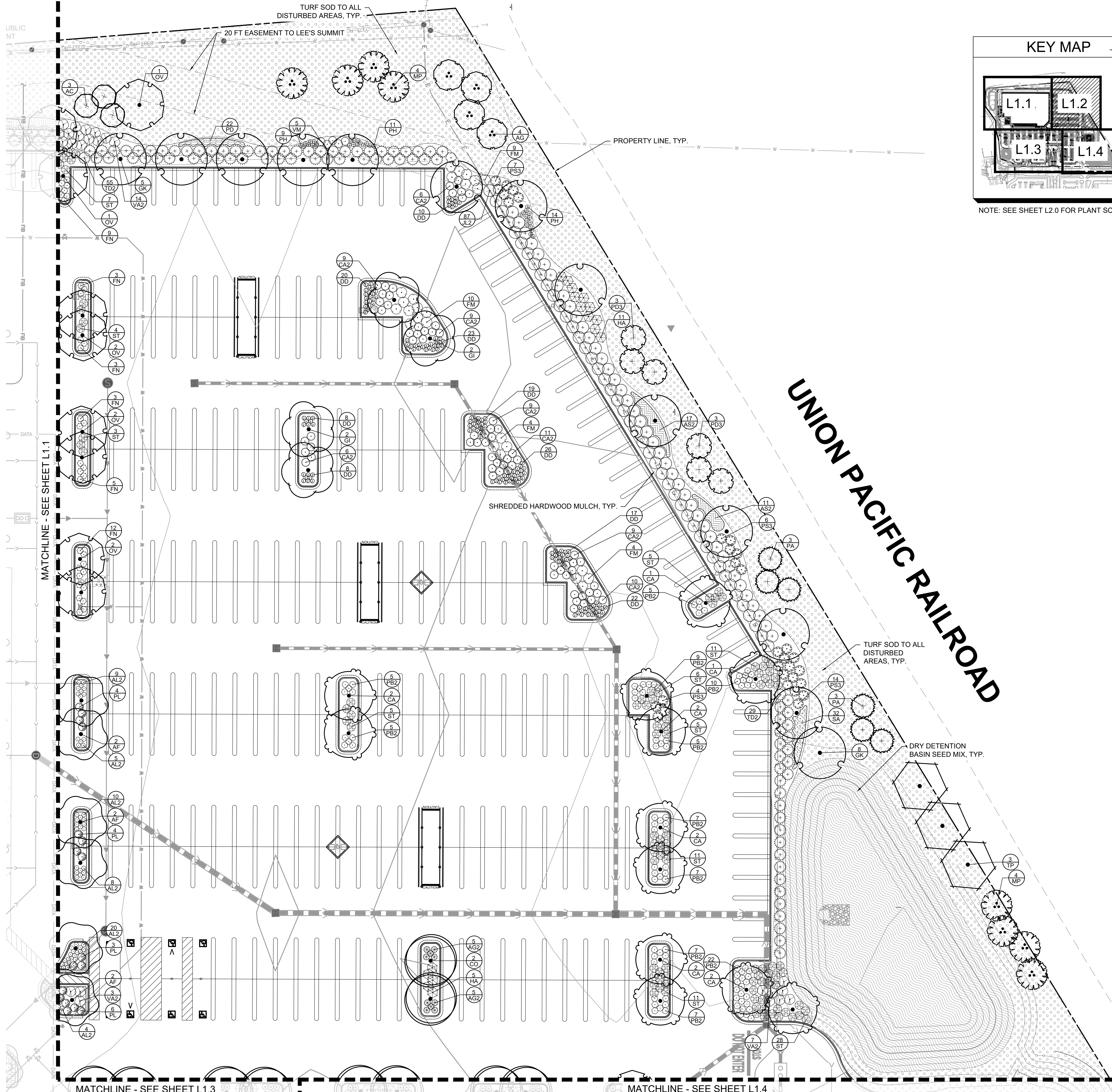
**PERENNIALS**

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- AS2 ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW
- EB ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
- HO HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
- PD PENSTEMON DIGITALIS / BEARDTONGUE
- SA SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

**US 50**

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 MO CERTIFICATE OF AUTHORITY #: 2012036305  
 EXPIRES 12/31/26

**NORTH ARROW AND SCALE**

**SEAL AND SIGNATURES**

**ASHLEY M. SERR**  
 NUMBER 19916  
 LANDSCAPE ARCHITECT  
 12/18/2025

**COSTCO WHOLESALE**  
**WAREHOUSE SITE**  
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**L1.2**  
**LANDSCAPE PLAN**  
 AS INDICATED

KEY MAP



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PLANT SCHEDULE

CODE BOTANICAL / COMMON NAME

TREES

AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
AF	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
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BR2	BETULA NIGRA / RIVER BIRCH
CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST
GK	GYMNOCALADUS DIOICUS / KENTUCKY COFFEE TREE
LE2	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
NS	NYSSA SYLVATICA / TUPELO
NS2	NYSSA SYLVATICA / TUPELO
OY	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
QA	QUERCUS ALBA / WHITE OAK
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QM	QUERCUS MACROCARPA / BURR OAK
TM	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TM2	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TP	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS
TP2	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS

EVERGREEN TREES

AC	ABIES CONCOLOR / WHITE FIR
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
PA	PICEA ABIES / NORWAY SPRUCE
PD3	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

ORNAMENTAL TREES

AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MP	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
SI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUBS

AG2	ARONIA MELANOCARPA 'UCONNAM12' / GROUND HUG® BLACK CHOKEBERRY
AL2	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
AM2	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
CA2	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD
CA3	CEANOTHUS AMERICANUS / NEW JERSEY TEA
CH	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
DD	DEUTZIA X 'NCDX2' / YUKI CHERRY BLOSSOM® DEUTZIA
FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS' / BRONX FORSYTHIA
FM	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
FN	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
HA	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
PB2	POTENTILLA FRUTICOSA 'HACHDON' / BELLA SOL® BUSH CINQUEFOIL
PJ	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN'S BUSH CINQUEFOIL

EVERGREEN SHRUBS

JF2	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
JL2	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER
JP	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT' / KALLAY COMPACT PFITZER JUNIPER
T2	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLo-JAPANESE YEW
TI	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE

NOTES:

- ALL INTERIOR PLANTING ISLANDS TO BE MULCHED WITH ROCK MULCH. ROCK MULCH TO BE LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE MULCH TYPE WITH LANDSCAPE ARCHITECT AT TIME OF INSTALLATION.
- SOD/SEED HATCH LIMITS SHOWN ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HANDWATERING IF IRRIGATION IS NOT AVAILABLE. LANDSCAPE CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH TURF SOD. IF DISTURBANCE IS LOCATED AT, NEAR, AROUND MAIN ENTRANCES OR FRONT FACING AREAS, LANDSCAPE CONTRACTOR SHALL INSTALL TURF SOD.
- TEMPORARY COVER CROP IS REQUIRED IN ADDITION TO PERMANENT SEED MIX IF NOT ALREADY INSTALLED AS PART OF PERMANENT SEED MIX.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH SEED COMPANY TO DETERMINE THE SUITABLE COVER CROP TO USE DEPENDING ON TIME OF SEEDING.

ORNAMENTAL GRASSES

CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PC2	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS
PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
PS	PANICUM VIRGATUM 'SHEMADOAH' / SHEMADOAH SWITCH GRASS
SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
SH2	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSOED

PERENNIALS

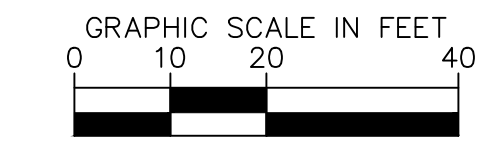
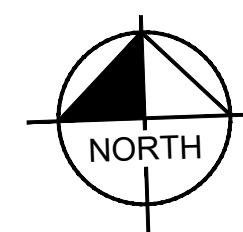
AS	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION
AS2	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW
EB	ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
HO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
PD	PENSTEMON DIGITALIS / BEARDTONGUE
SA	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

CONSULTANT

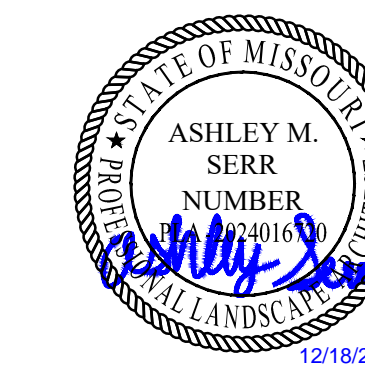
**Kimley-Horn**

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ES/PS/12/31/26

NORTH ARROW AND SCALE



SEAL AND SIGNATURES



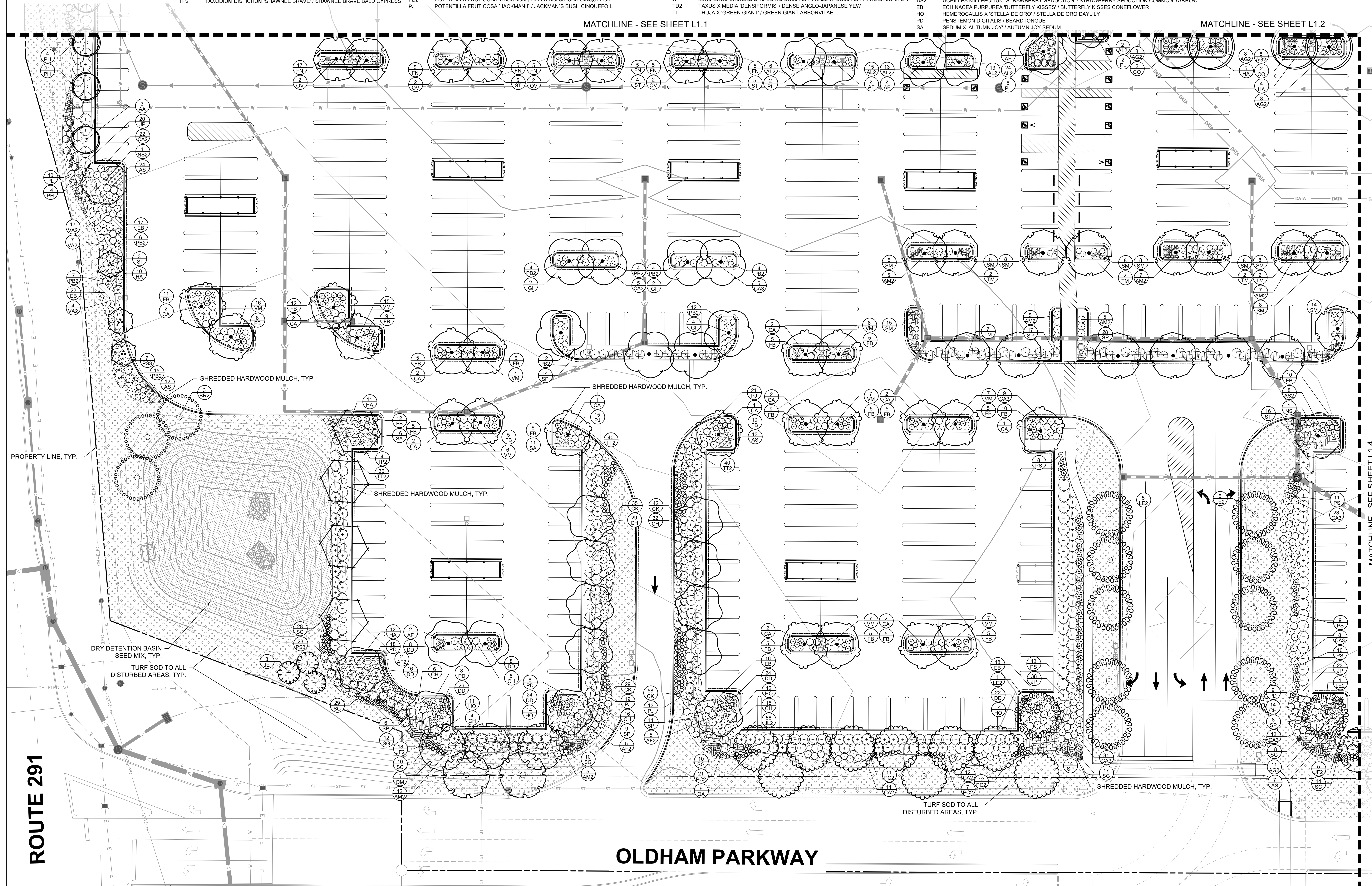
**COSTCO WHOLESALE**  
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DATE	ISSUED FOR	REV
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08/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	
12/22/2025	PERMIT	

L1.3

LANDSCAPE PLAN

AS INDICATED



ROUTE 291

OLDHAM PARKWAY

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.2

KEY MAP



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

PLANT SCHEDULE

CODE BOTANICAL / COMMON NAME

TREES

AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
AF	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
AF2	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE
BR	BETULA NIGRA / RIVER BIRCH
BR2	BETULA NIGRA / RIVER BIRCH
CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST
GK	GYMNOCALADUS DIOICUS / KENTUCKY COFFEE TREE
LE2	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
NS	NYSSA SYLVATICA / TUPELO
NS2	NYSSA SYLVATICA / TUPELO
OY	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
QA	QUERCUS ALBA / WHITE OAK
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QM	QUERCUS MACROCARPA / BURR OAK
TM	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TM2	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
TP	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS
TP2	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS

EVERGREEN TREES

AC	ABIES CONCOLOR / WHITE FIR
JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
PA	PICEA ABIES / NORWAY SPRUCE
PD3	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

ORNAMENTAL TREES

AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MP	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
SI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUBS

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CA2	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD
CA3	CEANOTHUS AMERICANUS / NEW JERSEY TEA
CH	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
DD	DEUTZIA X 'NDCX2' / YUKI CHERRY BLOSSOM® DEUTZIA
FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS' / BRONX FORSYTHIA
FM	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
FN	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
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PJ	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN'S BUSH CINQUEFOIL

PL

PL	PHYSOCARPUS OPUULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK
PS3	PHYSOCARPUS OPUULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
SG	SPIRAEA JAPONICA 'YAN' / DOUBLE PLAY® GOLD SPIREA
SM	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
SP	SYRINGA X 'PENDA' / BLOOMERANG® PURPLE LILAC
ST	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA
VA2	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM
VM	VIBURNUM CARLESI 'SPICE BABY'™ KOREANSPICE VIBURNUM

EVERGREEN SHRUBS

JF2	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
JL2	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER
JP	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
T02	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGL0-JAPANESE YEW
TI	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE

TT

TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE
TT2	TAXUS X MEDIA 'TAUNTONI' / TAUNTON'S ANGL0-JAPANESE YEW

ORNAMENTAL GRASSES

CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PC2	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS
PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
PS	PANICUM VIRGATUM 'SHEMADOAH' / SHEMADOAH SWITCH GRASS
SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
SH2	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

PERENNIALS

AS	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION
AS2	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW
EB	ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
HO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
PD	PENSTEMON DIGITALIS / BEARDTONGUE
SA	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

NOTES:

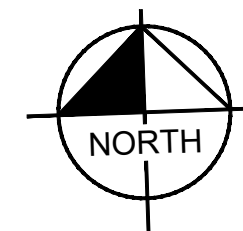
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CONSULTANT

**Kimley Horn**

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ES/RES 12/31/26

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
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09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	
12/22/2025	PERMIT	

**L1.4**

LANDSCAPE PLAN

AS INDICATED

MATCHLINE - SEE SHEET L1.2

TURF SOD TO ALL DISTURBED AREAS, TYP.

PROPERTY LINE, TYP.

DRY DETENTION BASIN SEED MIX, TYP.  
EMERGENT WETLAND PLUG MIX, TYP.

**UNION PACIFIC RAILROAD**

**OLDHAM PARKWAY**

TURF SOD TO ALL DISTURBED AREAS, TYP.

TURF SOD TO ALL DISTURBED AREAS, TYP.

SHREDDED HARDWOOD MULCH, TYP.

MATCHLINE - SEE SHEET L1.3

**PLANT SCHEDULE**

NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT ON LARGER TREE MATERIAL (4" CALIPER) AND SOURCING. LOCAL SOURCING AVAILABLE FROM LOCAL CONTACT/DEVELOPER CONTACT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
<b>TREES</b>								
	AA	11	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	4" CAL. MIN	45' HT.	10' - 15' SP.	
	AF	14	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE	B & B	2.5" CAL. MIN	40' - 50' HT.	25' - 35' SP.	
	AF2	12	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE	B & B	4" CAL. MIN	40' - 50' HT.	25' - 35' SP.	
	BR	3	BETULA NIGRA / RIVER BIRCH	B & B	2.5" CAL. MIN	35' - 45' HT.	30' - 40' SP.	
	BR2	10	BETULA NIGRA / RIVER BIRCH	B & B	4" CAL. MIN	35' - 45' HT.	30' - 40' SP.	
	CA	33	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN	25' - 35' HT.	15' - 25' SP.	
	CO	10	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN	40' - 60' HT.	40' - 60' SP.	
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST	B & B	2.5" CAL. MIN	30' - 40' HT.	25' - 35' SP.	
	GK	13	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN	60' - 70' HT.	40' - 50' SP.	
	LE2	12	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR	B & B	4" CAL. MIN	50' - 60' HT.	20' - 30' SP.	
	NS	15	NYSSA SYLVATICA / TUPELO	B & B	2.5" CAL. MIN	30' - 50' HT.	20' - 30' SP.	
	NS2	2	NYSSA SYLVATICA / TUPELO	B & B	4" CAL. MIN	30' - 50' HT.	20' - 30' SP.	
	OV	17	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL. MIN	20' - 40' HT.	15' - 25' SP.	
	QA	9	QUERCUS ALBA / WHITE OAK	B & B	4" CAL. MIN	50' - 80' HT.	50' - 80' SP.	
	QB	8	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN	50' - 60' HT.	50' - 60' SP.	
	QM	14	QUERCUS MACROCARPA / BURR OAK	B & B	4" CAL. MIN	60' - 80' HT.	60' - 80' SP.	
	TM	23	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B & B	2.5" CAL. MIN	40' - 50' HT.	30' - 40' SP.	
	TM2	6	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B & B	4" CAL. MIN	40' - 50' HT.	30' - 40' SP.	
	TP	10	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS	B & B	2.5" CAL. MIN	50' - 75' HT.	15' - 20' SP.	
	TP2	8	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS	B & B	2.5" CAL. MIN	50' - 75' HT.	15' - 20' SP.	
<b>EVERGREEN TREES</b>								
	AC	10	ABIES CONCOLOR / WHITE FIR	B & B	8" HT. MIN.	30' - 50' HT.	15' - 30' SP.	
	JE	11	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	8" HT. MIN.	40' - 50' HT.	10' - 20' SP.	
	PA	6	PICEA ABIES / NORWAY SPRUCE	B & B	8" HT. MIN.	40' - 60' HT.	25' - 30' SP.	
	PD3	9	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	8" HT. MIN.	40' - 80' HT.	10' - 20' SP.	
	PF	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8" HT. MIN.	20' - 30' HT.	10' - 15' SP.	
<b>ORNAMENTAL TREES</b>								
	AG	13	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL. MIN	15' - 25' HT.	15' - 25' SP.	MULTI-STEM
	CI	5	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL. MIN	20' - 30' HT.	20' - 30' SP.	SINGLE STEM
	MP	13	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL. MIN	15' - 25' HT.	15' - 25' SP.	SINGLE STEM
	SI	6	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL. MIN	20' - 25' HT.	15' - 20' SP.	SINGLE STEM
<b>SHRUBS</b>								
	AG2	147	ARONIA MELANOCARPA 'UCONNAM012' / GROUND HUG® BLACK CHOKEBERRY	1 GAL	SEE PLAN	6" HT. MIN.	8" - 12" HT.	2' - 3' SP.
	AL2	182	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	1 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	3'-4' HT.
	AM2	75	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY	2 GAL	SEE PLAN	18" HT. MIN.	2' - 3' HT.	3' - 4' SP.
	CA2	114	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODWIG DOGWOOD	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	CA3	106	CEANOTHUS AMERICANUS / NEW JERSEY TEA	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	CH	210	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	DD	281	DEUTZIA X 'NCDX2' / YUKI CHERRY BLOSSOM® DEUTZIA	1 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	1'-2' SP.
	FB	158	FORSYTHIA VIRIDISSIMA 'BRONXENSIS' / BRONX FORSYTHIA	1 GAL	SEE PLAN	6" HT. MIN.	8" - 12" HT.	2' - 3' SP.
	FM	71	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA	2 GAL	SEE PLAN	18" HT. MIN.	3' - 6' HT.	3' - 6' SP.
	FN	163	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	2 GAL	SEE PLAN	18" HT. MIN.	1.5' - 3' HT.	2' - 3' SP.
	HA	64	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	5 GAL	SEE PLAN	24" HT. MIN.	3'-5' HT.	4' - 6' SP.
	PB2	157	POTENTILLA FRUTICOSA 'HACHDON' / BELLA SOL® BUSH CINQUEFOIL	1 GAL	SEE PLAN	6" HT. MIN.	2' - 3' HT.	2' - 3' SP.
	PJ	91	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	PL	89	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.

**NOTES:**

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- TEMPORARY COVER CROP IS REQUIRED IN ADDITION TO PERMANENT SEED MIX IF NOT ALREADY INSTALLED AS PART OF PERMANENT SEED MIX. LANDSCAPE CONTRACTOR TO COORDINATE WITH SEED COMPANY TO DETERMINE THE SUITABLE COVER CROP TO USE DEPENDING ON TIME OF SEEDING.

	PS3	61	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL	SEE PLAN	24" HT. MIN.	4' - 6' HT.	4' - 6' SP.
	RG	78	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	1 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	6' - 8' SP.
	SG	170	SPIRAEA JAPONICA 'YAN' / DOUBLE PLAY® GOLD SPIREA	1 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	2' - 3' SP.
	SM	87	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	1 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	2' - 3' SP.
	SP	107	SYRINGA X 'PENDA' / BLOOMERANG® PURPLE LILAC	5 GAL	SEE PLAN	24" HT. MIN.	4' - 5' HT.	4' - 5' SP.
	ST	170	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	VA2	52	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM	2 GAL	SEE PLAN	18" HT. MIN.	3'-5' HT.	3' - 5' SP.
	VM	111	VIBURNUM CARLESII 'SMVCB' / SPICE BABY™ KOREANSPICE VIBURNUM	5 GAL	SEE PLAN	24" HT. MIN.	3'-5' HT.	3' - 6' SP.

**EVERGREEN SHRUBS**

	JF2	123	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	SEE PLAN	24" HT. MIN.	4' - 6' HT.	6' - 8' SP.
	JL2	183	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	5 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	4' - 6' SP.
	JP	123	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	5 GAL	SEE PLAN	18" HT. MIN.	2' - 3' HT.	4' - 6' SP.
	TD2	84	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	5 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	4' - 6' SP.
	TI	51	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	8 & B	SEE PLAN	8' HT. MIN.	15' - 20' HT	8' - 12' SP
	TT	59	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	8 & B	SEE PLAN	8' HT. MIN.	8' - 12' HT MIN	6' - 10' SP.
	TT2	116	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 5' SP.

**ORNAMENTAL GRASSES**

	CK	164	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL	SEE PLAN	24" HT. MIN.	18" - 36" HT.	18" - 24" SP.
	PC2	78	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS	2 GAL	SEE PLAN	18" HT. MIN.	2' - 3' HT.	18" - 24" SP.
	PH	102	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	2 GAL	SEE PLAN	18" HT. MIN.	4' - 5' HT.	1'-2' SP.
	PS	81	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	2 GAL	SEE PLAN	18" HT. MIN.	3' - 4' HT.	3' - 4' SP.
	SC	100	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	2 GAL	SEE PLAN	18" HT. MIN.	18" - 36" HT.	24" - 36" SP.
	SH2	72	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	2 GAL	SEE PLAN	18" HT. MIN.	2' - 3' HT.	2' - 3' SP.

**PERENNIALS**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MATURE HT.
	AS	62	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	24" OC	12" - 18" HT.
	AS2	66	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW	1 GAL	36" OC	18" - 24" HT.
	EB	73	ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER	1 GAL	18" OC	12" - 18" HT.
	HO	51	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" OC	12" - 18" HT.
	PD	79	PENSTEMON DIGITALIS / BEARDTONGUE	1 GAL	24" OC	18" - 24" HT.
	SA	59	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	1 GAL	24" OC	18" - 24" HT.

**GROUND COVERS**

	NO-MOW TURF SEED MIX
	EMERGENT WETLAND PLUG MIX
	PURE AIR NATIVES SEED NURSERY / DRY DETENTION BASIN SEED MIX
	TURF SOD

**NO-MOW TURF SEED MIX**

BOTANICAL NAME	COMMON NAME	LBS / ACRE	% OF TOTAL
<b>GRASSES, SEDGES, &amp; RUSHES</b>			
Lolium perenne	Perennial Rye	25.0	13%
Agrostis gigantea	Red Top	15.0	8%
Festuca rubra	Creeping Red Fescue	80.0	40%
Festuca arundinacea	Tall Fescue	20.0	10%
Festuca ovina	Sheep's Fescue	20.0	10%
Poa pratensis	Kentucky Bluegrass	40.0	20%
<b>SEED MIX TOTAL LBS PER ACRE:</b>		<b>200</b>	

**EMERGENT WETLAND PLUG MIX**

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Lobelia siphilitica	Great Blue Lobelia	1000	17%
Rudbeckia laciniata	Cut Leaf Coneflower	1000	17%
Scirpus atrovirens	Dark Green Bulrush	1500	25%
Symphotrichum puniceum	Stemmed Aster	1000	17%
Zizania aquatica	Wild Rice	1500	25%
<b>TOTAL PLUGS PER ACRE:</b>		<b>6,000</b>	

NOTE: SEED TO ONLY BE INSTALLED ONLY WITHIN AREAS THAT ARE NOT INUNDATED AT THE TIME OF PLANTING. PLUGGING WILL ONLY BE UTILIZED IN AREAS WHERE SEEDING IS IMPOSSIBLE DUE TO HIGH WATER LEVELS AND TO SUPPLEMENT AREAS AS NEEDED TO IMPROVE VEGETATIVE COVERAGE.

**CONSULTANT**

**Kimley-Horn**

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MO CERTIFICATE OF AUTHORITY #: 2012036305  
EXPIRES 12/31/26

**NORTH ARROW AND SCALE**

**SEAL AND SIGNATURES**



**COSTCO WHOLESALE**  
**WAREHOUSE SITE**  
SEC OF HWY 50 AND ROUTE 291  
LEES SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	
12/22/2025	PERMIT	

**L2.0**  
**LANDSCAPE NOTES**  
**AND DETAILS**

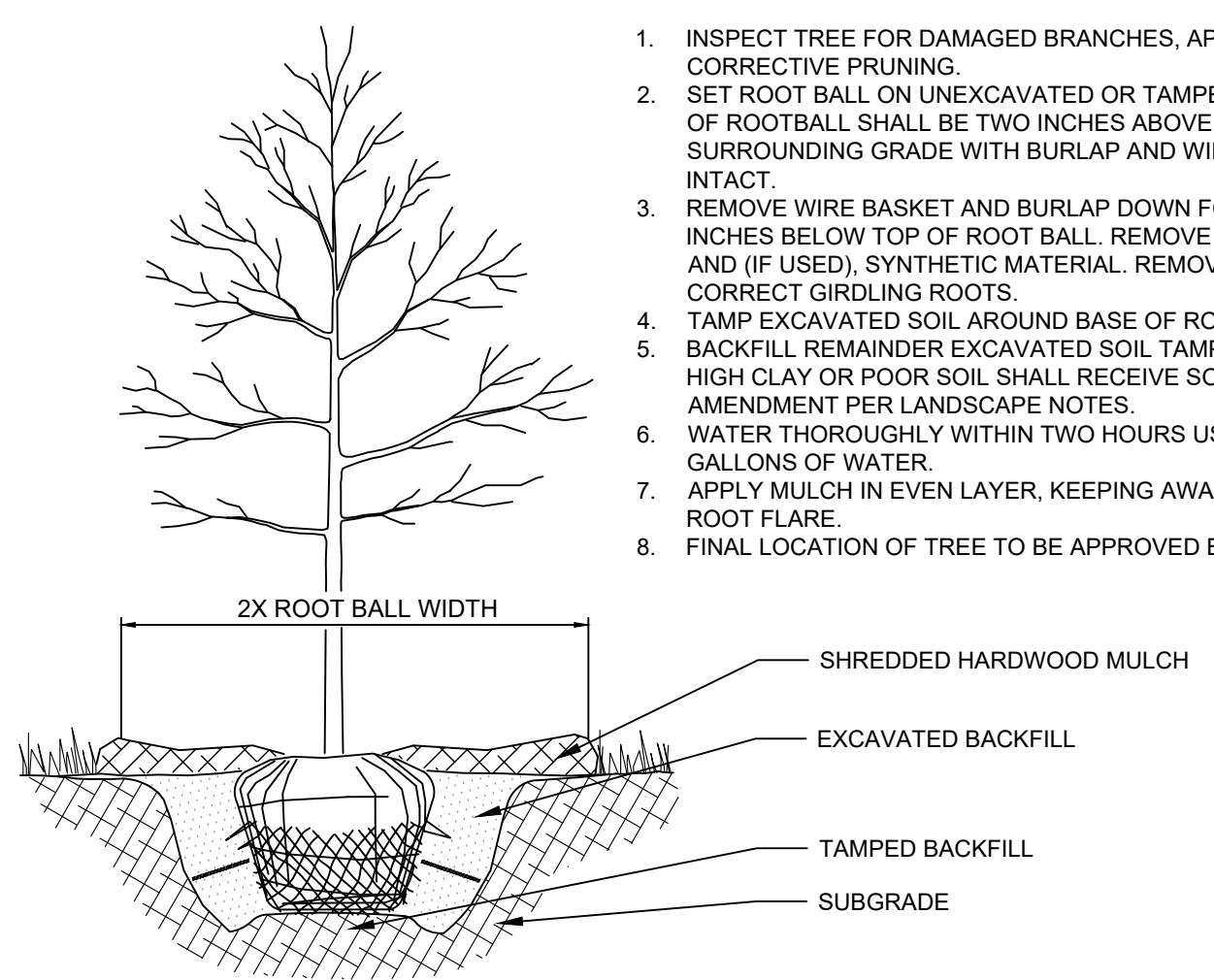
AS INDICATED

**NOTES:**

- ALL INTERIOR PLANTING ISLANDS TO BE MULCHED WITH ROCK MULCH. ROCK MULCH TO BE LOCALLY SOURCED, 1"-2" SIZE, CLEAN WASHED STONE. LANDSCAPE CONTRACTOR SHALL COORDINATE MULCH TYPE WITH LANDSCAPE ARCHITECT AT TIME OF INSTALLATION.
- SOD/SEED HATCH LIMITS SHOWN ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HANDWATERING IF IRRIGATION IS NOT AVAILABLE. LANDSCAPE CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH TURF SOD. IF DISTURBANCE IS LOCATED AT, NEAR, AROUND MAIN ENTRANCES OR FRONT FACING AREAS, LANDSCAPE CONTRACTOR SHALL INSTALL TURF SOD.
- TEMPORARY COVER CROP IS REQUIRED IN ADDITION TO PERMANENT SEED MIX IF NOT ALREADY INSTALLED AS PART OF PERMANENT SEED MIX. LANDSCAPE CONTRACTOR TO COORDINATE WITH SEED COMPANY TO DETERMINE THE SUITABLE COVER CROP TO USE DEPENDING ON TIME OF SEEDING.

**NOTES:**

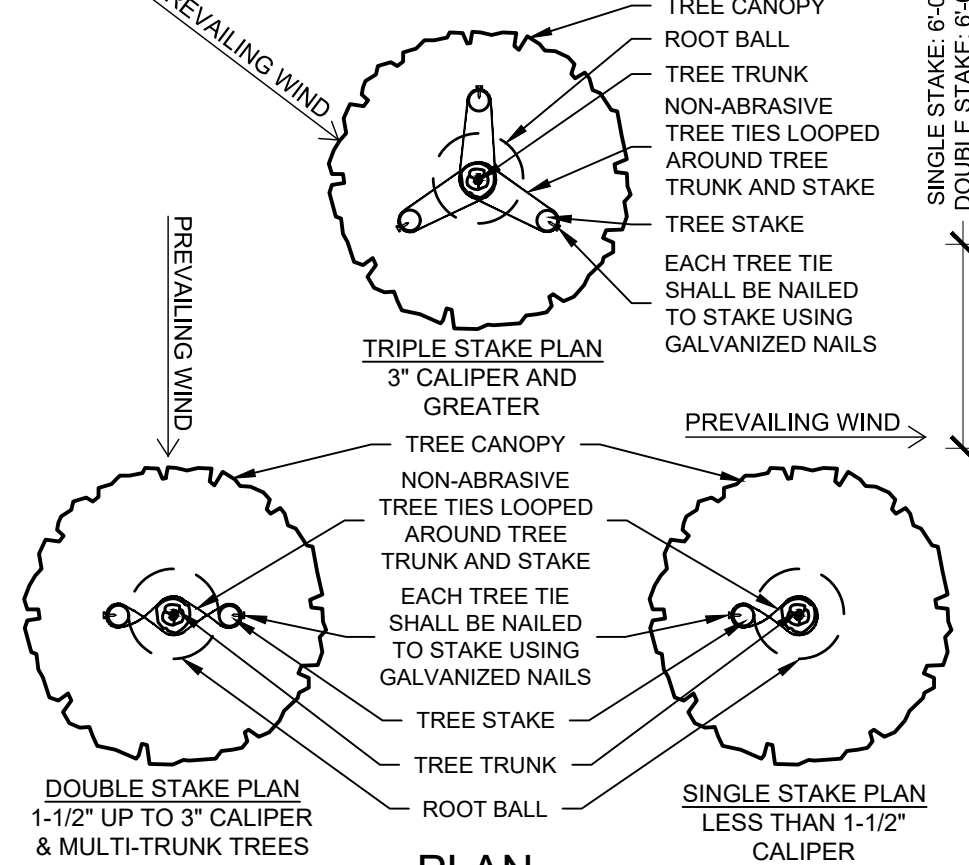
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE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



**1 TREE PLANTING** NTS

**NOTES:**

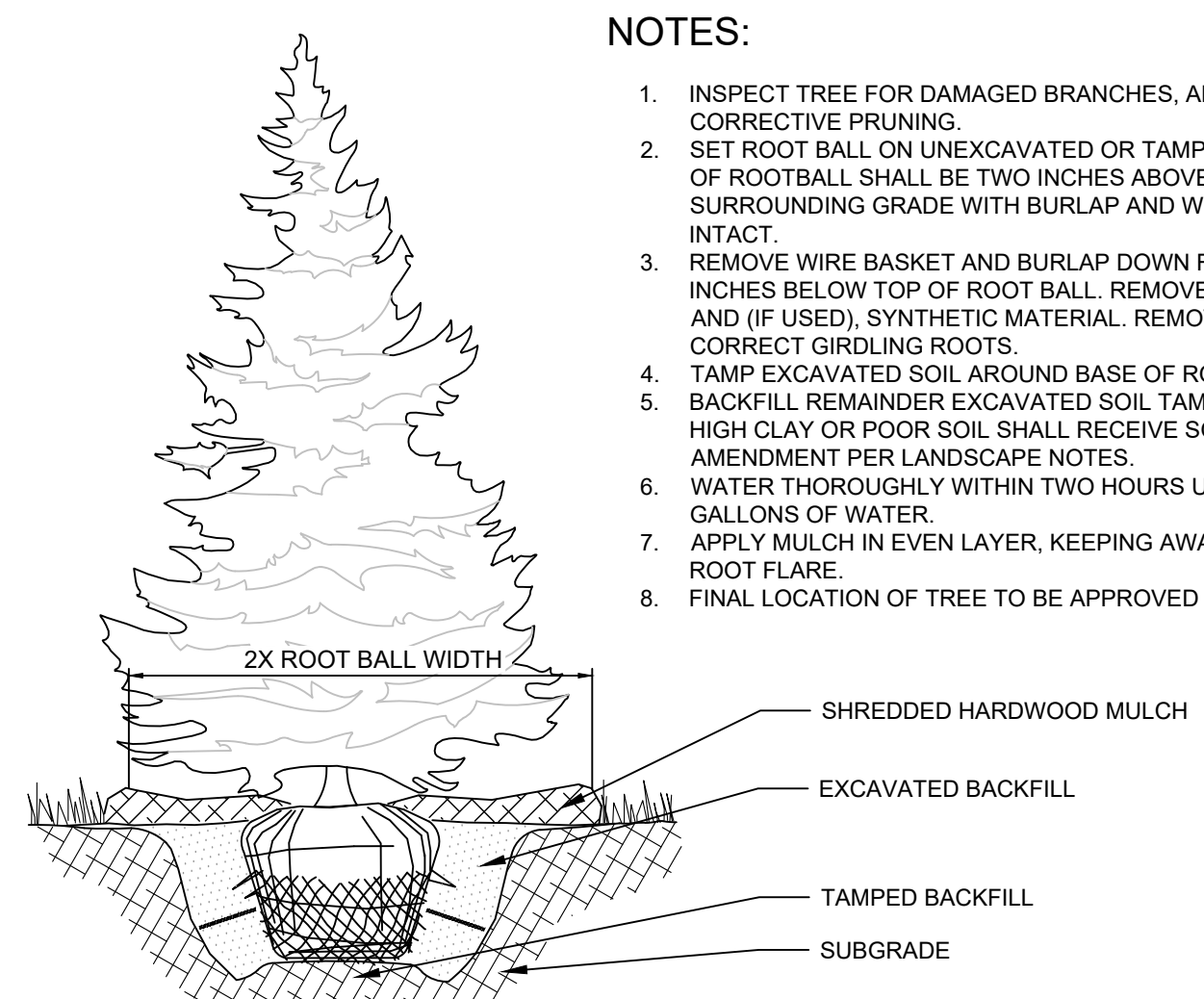
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL 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:**

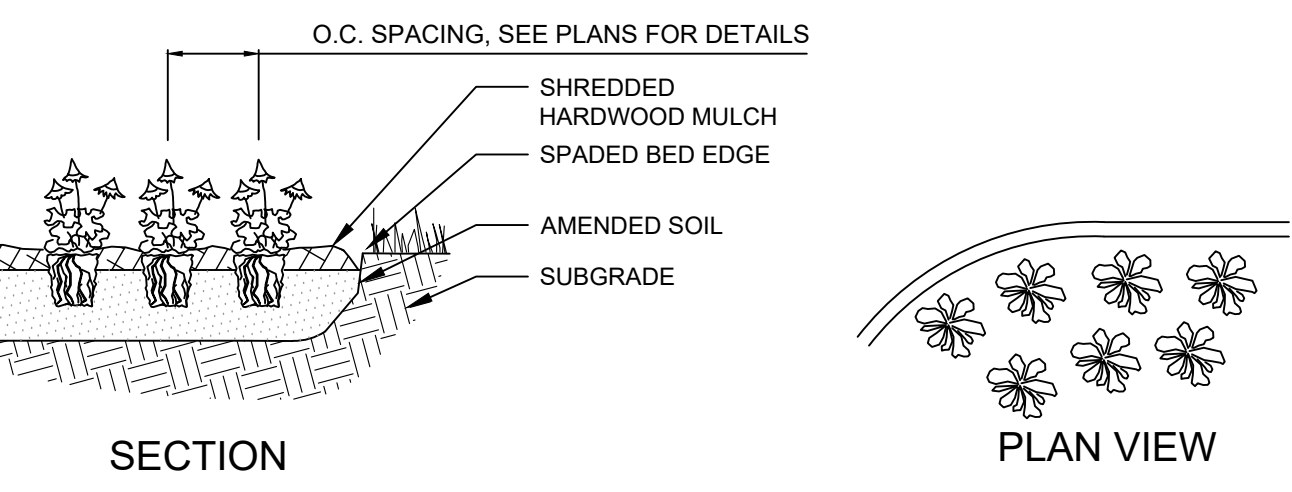
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE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



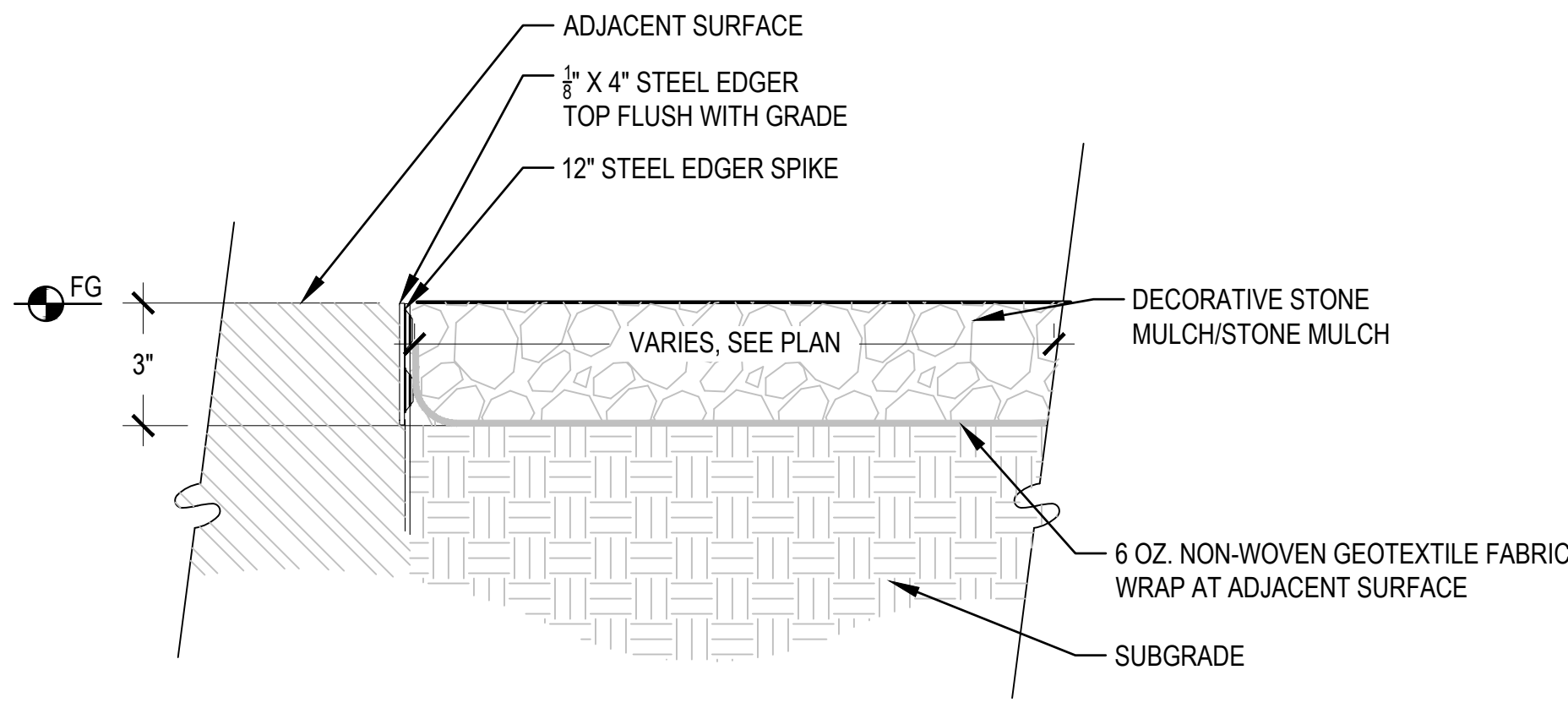
**3 EVERGREEN TREE PLANTING** NTS

**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.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



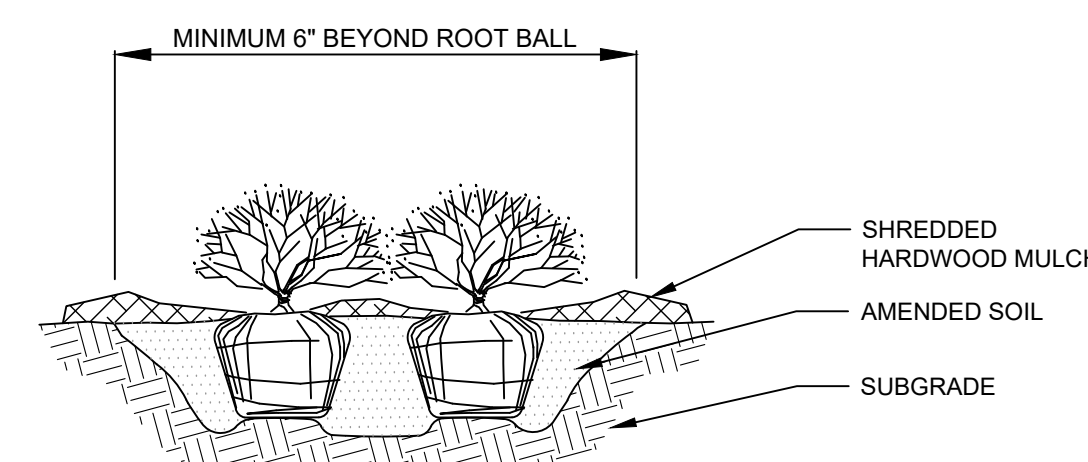
**5 PERENNIAL PLANTING** NTS



**6 STONE MULCH** 3" = 1'-0"

**NOTES:**

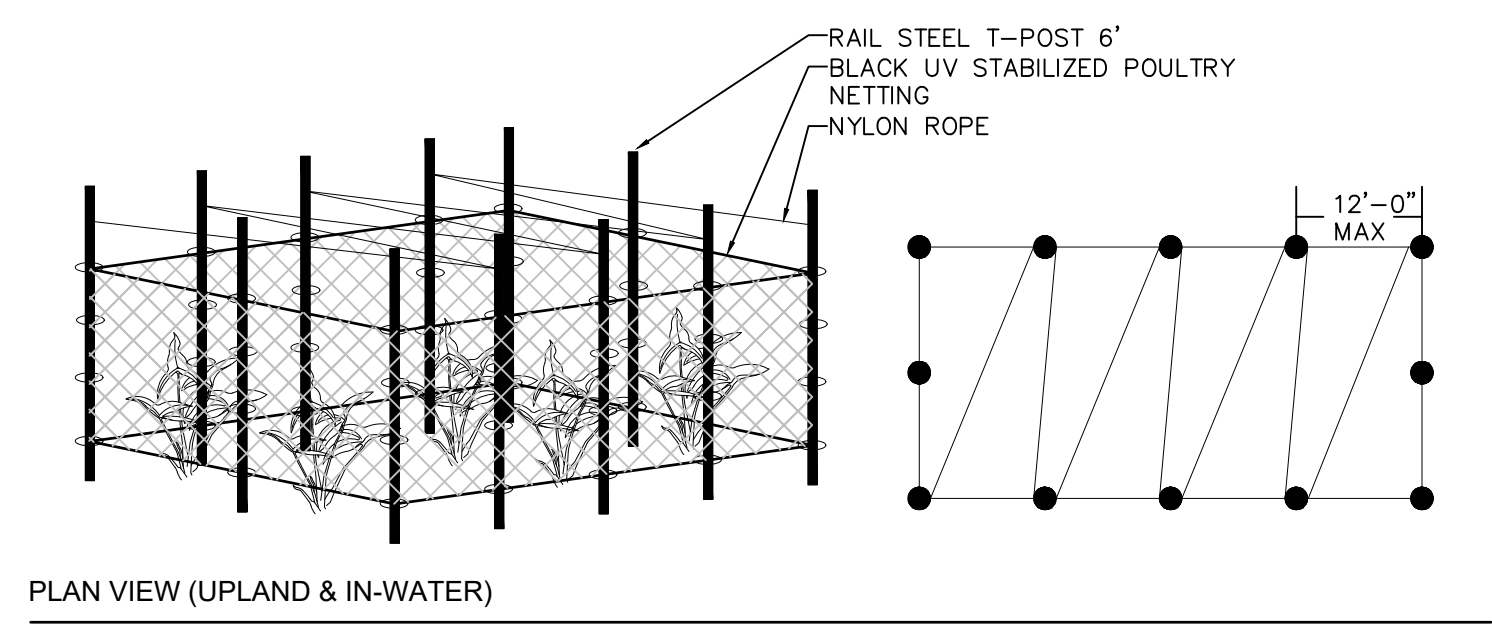
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND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



**7 SHRUB PLANTING** NTS

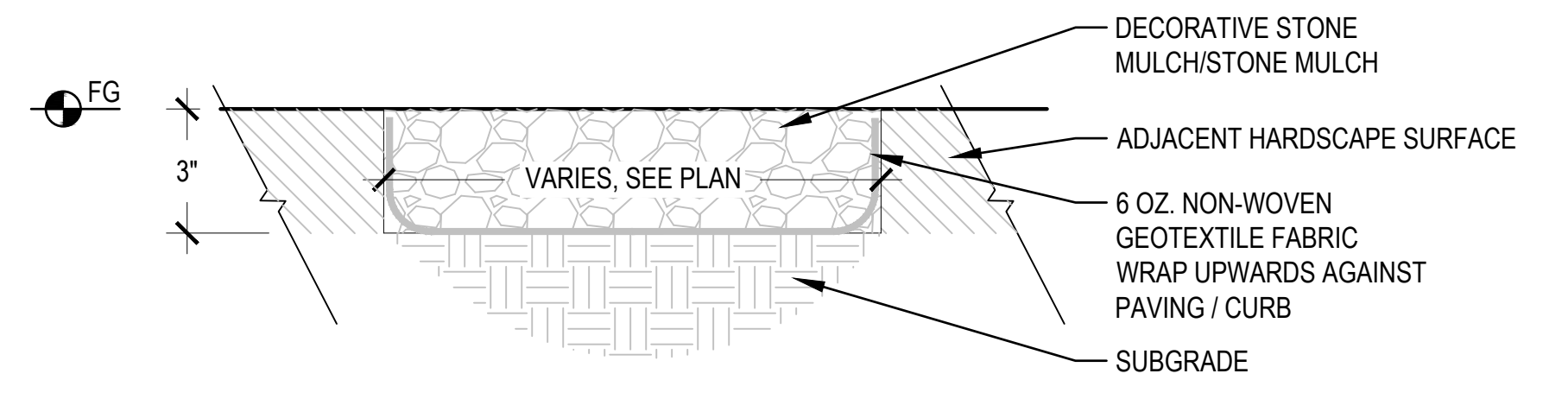
**LANDSCAPE NOTES** SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

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 NEGLIGENCE 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. POTS/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 SEED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED BED 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 SEED, AND 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 GROUND COVER 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.



**NOTE:** GOOSE ENCLOSURE TO SURROUND THE ENTIRE PERIMETER OF EACH PLUGGED AREA WITH POSTS AND NYLON ROPE PROTECTING ALL PLUGS. NOT PROVIDING GOOSE ENCLOSURE WILL RESULT IN LOSS OF PLUGS BY WATER FOWL AND MUSKRAT WILDLIFE.

**8 GOOSE ENCLOSURE FENCING** 1" = 1'-0"



**9 STONE MULCH ADJACENT TO HARDSCAPE** 3" = 1'-0"