OLDHAM EAST

Preliminary Development Plan
Lots 1-20 & Tracts A-F

Section 8, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

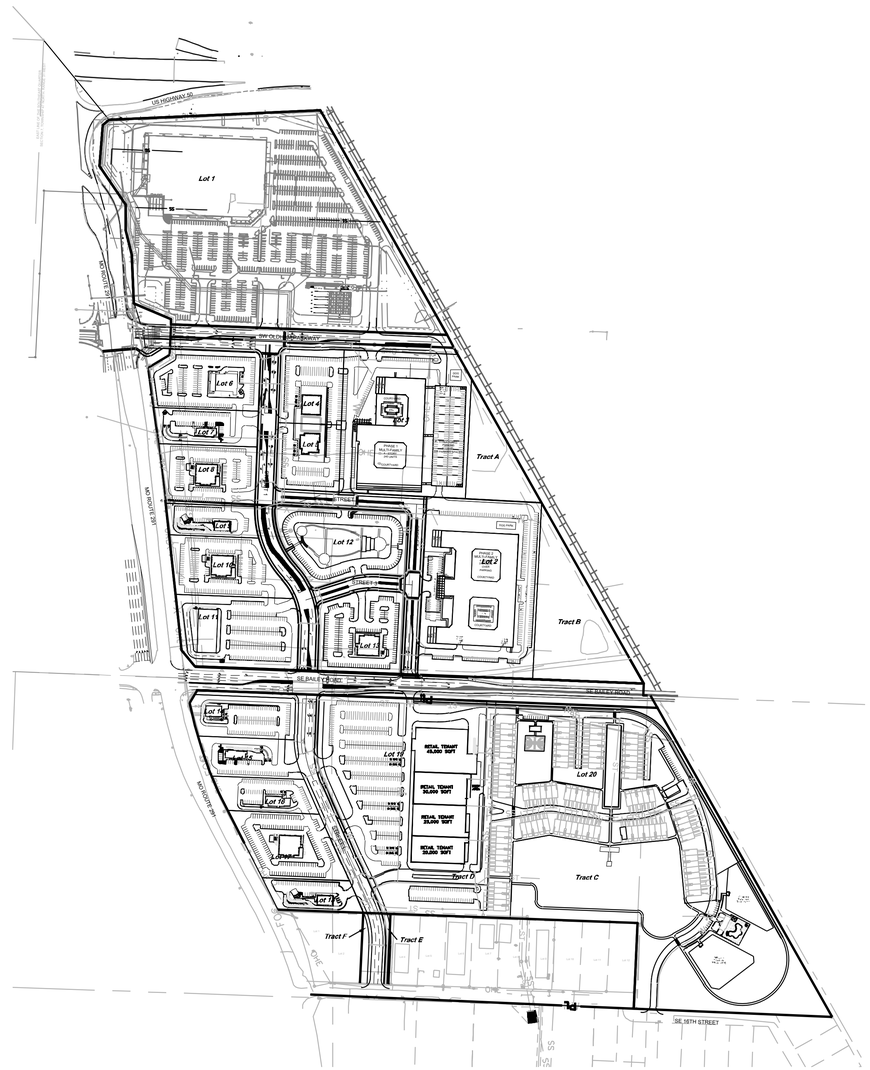
North

0 100' 200' 400'

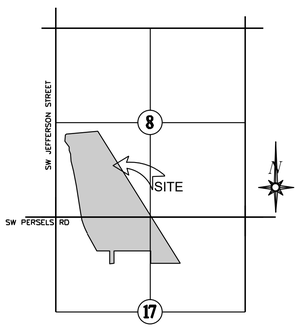
Preliminary Development Plan
SCALE: 1" = 200'

PLAT BOUNDARY DESCRIPTION

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the West Quarter Corner of said Section 8; thence S39°06'20"E, a distance of 432.30 feet to the Point of Beginning; thence N87°22'59"E, a distance of 887.22 feet; thence S29°26'48"E, a distance of 4364.19 feet; thence N87°32'36"W, a distance of 832.39 feet; thence N2°36'22"E, a distance of 358.00 feet; thence N87°52'58"W, a distance of 1020.00 feet; thence S2°36'22"W, a distance of 351.96 feet; thence N87°32'36"W, a distance of 130.00 feet; thence N2°36'22"E, a distance of 352.30 feet; thence N87°49'39"W, a distance of 354.48 feet; thence N26°00'24"W, a distance of 554.06 feet; thence along a curve to the right tangent to the preceding course and having a radius of 1784.86 feet, an arc distance of 392.00 feet; thence N8°42'31"W, a distance of 223.70 feet; thence N6°08'25"W, a distance of 776.55 feet; thence N7°51'56"W, a distance of 415.60 feet; thence N1°22'27"W, a distance of 276.50 feet; thence N2°39'11"W, a distance of 182.40 feet; thence N2°46'58"W, a distance of 19.63 feet; thence N13°58'37"W, a distance of 107.56 feet; thence N0°31'06"E, a distance of 106.21; thence N33°51'20"W, a distance of 196.19 feet; thence N4°18'11"E, a distance of 171.83 feet; thence N49°44'28"E, a distance of 33.44 feet to the Point of Beginning.
Containing 5,642,939.32 Sq. Ft. or 129.55 Acres±



Current Zoning: PMIX - Planned Mixed Use
Proposed Zoning: PMIX - Planned Mixed Use



LOCATION MAP
SECTION 8&17-T47N-R31W

INDEX OF SHEETS:

Site Improvement Notes

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

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

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

Storm Water Detention
– The site will utilize onsite storm detention

Common Area
– POA will be responsible for all maintenance

LEGEND:

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

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

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

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

UTILITY COMPANIES:

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

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

GENERAL NOTES:

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

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

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

East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

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

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

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

REVISIONS

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				895	5.5	
2		PMIX	8.23	RESIDENTIAL	1	320 UNITS	43.8				544	1.7	
3		PMIX	7.31	RESIDENTIAL	1	250 UNITS	69.8				427	1.7	
4		PMIX	1.88	SIT DOWN RESTURANT	1	7,020	N/A				125	17.7	
5		PMIX	1.7	SIT DOWN RESTURANT	1	7,020	N/A				124	17.7	
6		PMIX	2.48	SIT DOWN RESTURANT	1	8,380	N/A				155	18.5	
7		PMIX	1.47	DRIVE THRU	1	2,700	N/A				49	18.1	
8		PMIX	2.24	SIT DOWN RESTURANT	1	7,020	N/A				149	21.2	
9		PMIX	1.11	DRIVE THRU	1	2,700	N/A				36	13.3	
10		PMIX	2.44	SIT DOWN RESTURANT	1	7,020	N/A				175	24.9	
11		PMIX	3.37	SIT DOWN RESTURANT	1	14,600	N/A				183	12.5	
12		PMIX	3.42	PARK	1	park	N/A				172	22.5	
13		PMIX	2.63	SIT DOWN RESTURANT	1	7,640	N/A				112	14.7	
14		PMIX	1.7	DRIVE THRU	1	3,000	N/A				100	33.3	
15		PMIX	1.49	DRIVE THRU	1	3,000	N/A				46	15.3	
16		PMIX	1.26	DRIVE THRU	1	2,700	N/A				27	10	
17		PMIX	2.37	SIT DOWN RESTURANT	1	7,020	N/A				84	12	
18		PMIX	1.1	DRIVE THRU	1	2,700	N/A				37	13.7	
19		PMIX	10.67	RETAIL	1	120,000	N/A				432	3.6	
20		PMIX	14.29	RESIDENTIAL	1	100 UNITS	7				300	3	
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	1.86	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT C		PMIX	12.99	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT D		PMIX	1.21	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT E		PMIX	0.26	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT F		PMIX	0.21	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL AREA			112.02			202,520				TOTAL SPACES	3277		

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

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Missouri
Engineering 2005002186-D
Surveying 2005008318-D
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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: August 20, 2025

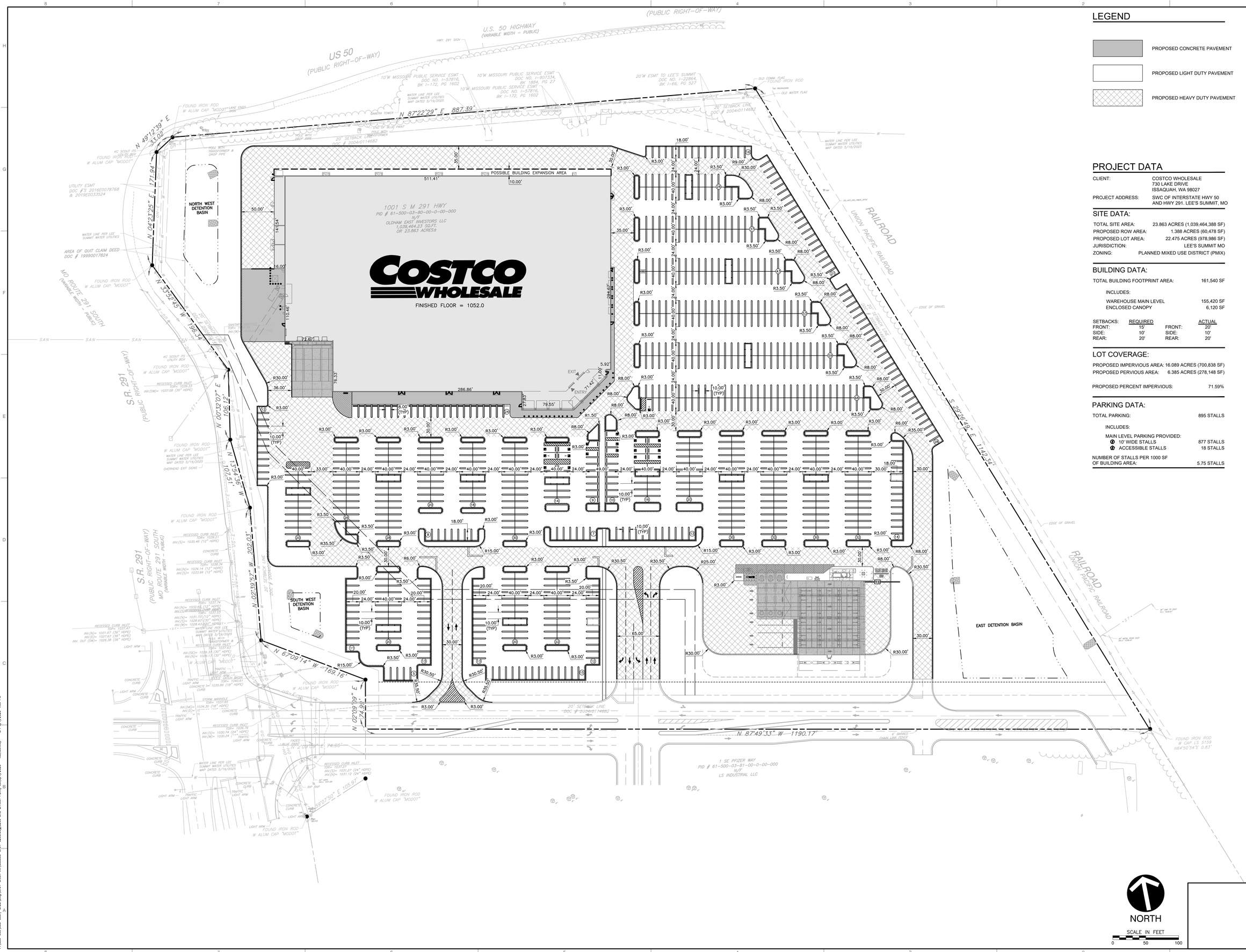
SITE PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

C.101



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:	SWC OF INTERSTATE HWY 50 AND HWY 291. LEE'S SUMMIT, MO

SITE DATA:

TOTAL SITE AREA:	23.863 ACRES (1,039,464.388 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:	895 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
(R) 10' WIDE STALLS	877 STALLS
(P) ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.75 STALLS

REVISION RECORD

NO.	DATE	DESCRIPTION

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

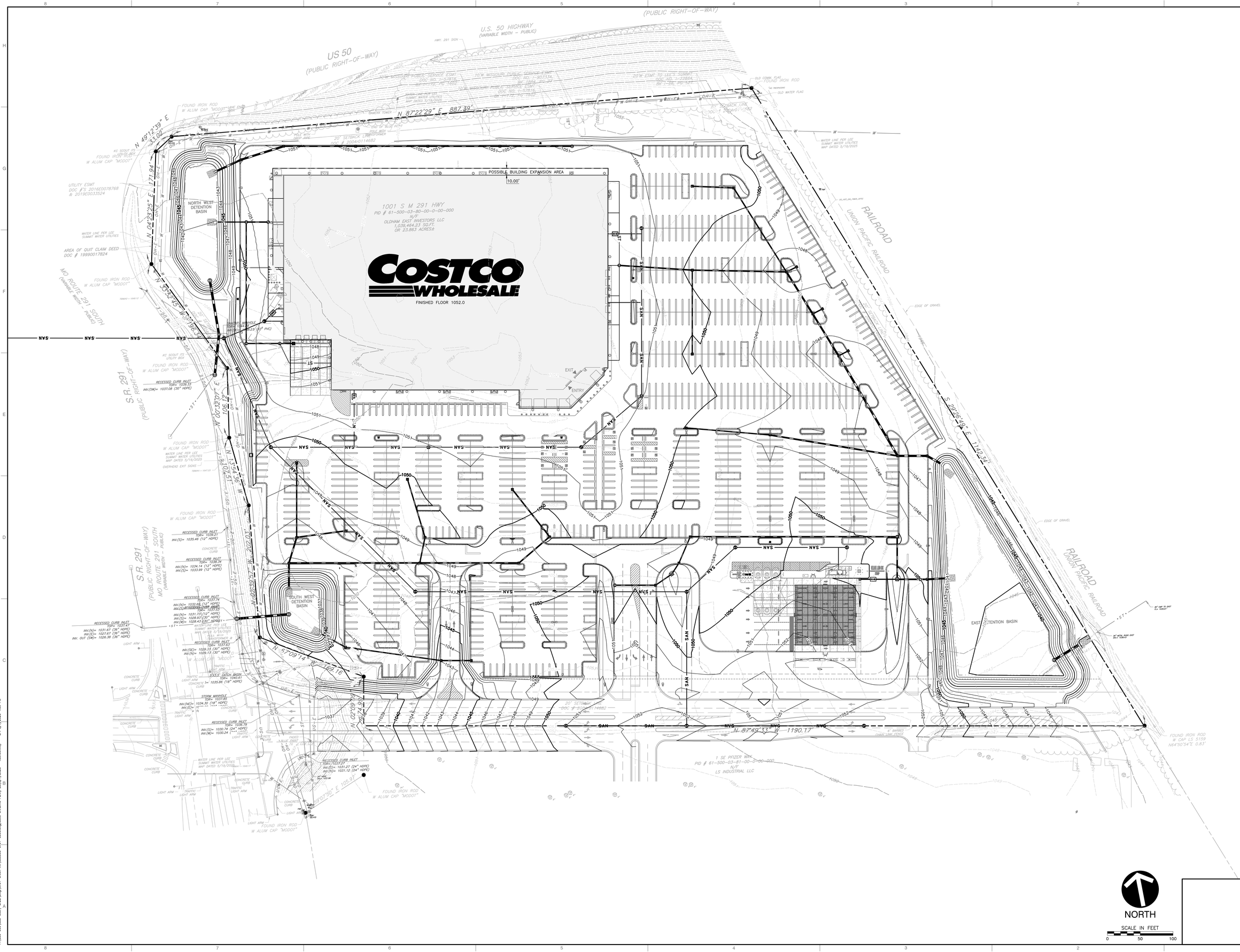
SITE LAYOUT PLAN

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

DRAWING NO.: C200

SHEET 2 OF 4

P:\353-308\353-308\-CADD\Dwg\CV01-Green Ind\353308-CV01-C200.dwg\C200 SITE LAYOUT PLAN\ 12:26 7/2025 - kschoenke - LO: 8/7/2025 4:09 PM



REVISION RECORD

NO.	DATE	DESCRIPTION

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

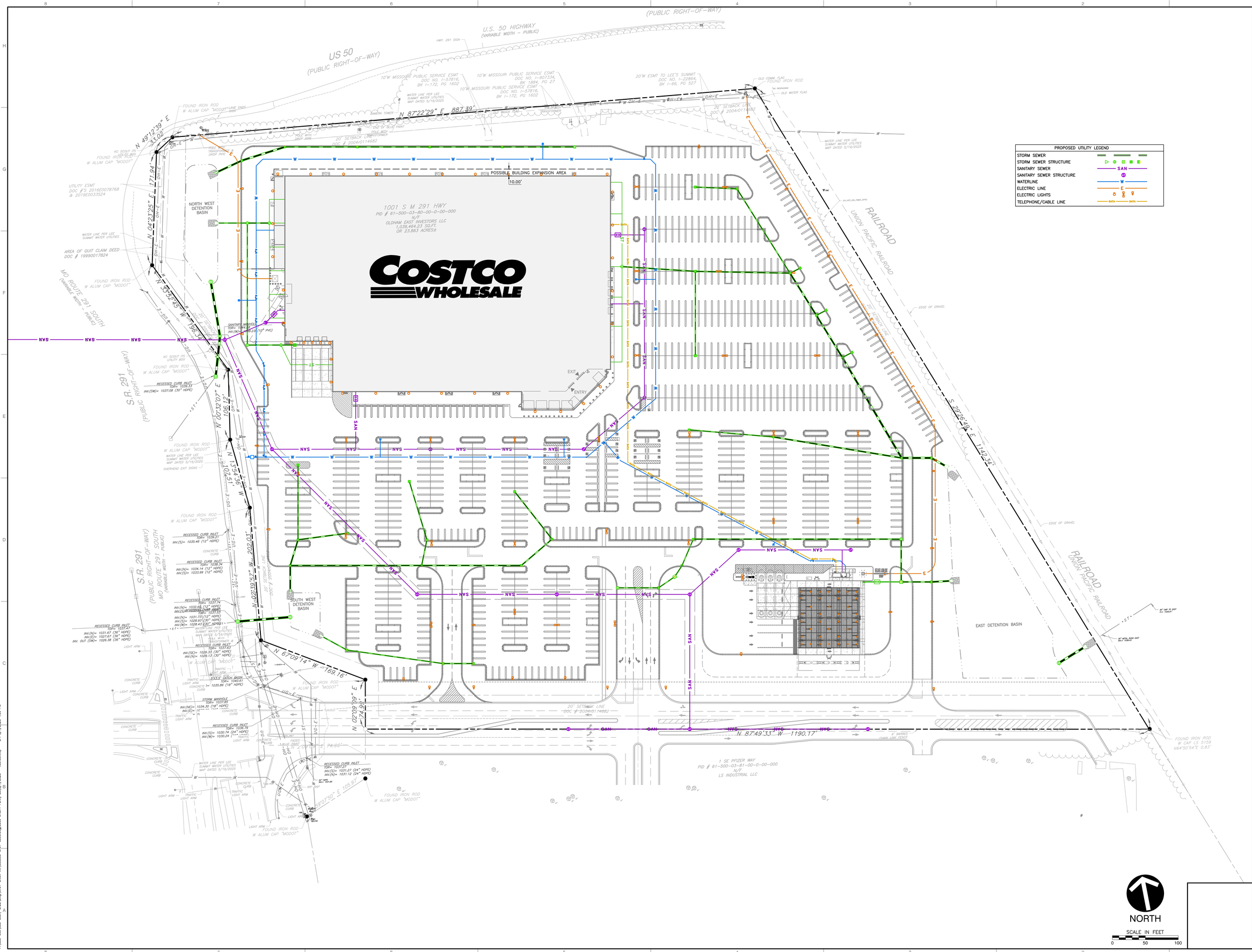
COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

GRADING PLAN

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

DRAWING NO.:
C300
SHEET 3 OF 4



PROPOSED UTILITY LEGEND	
STORM SEWER	
STORM SEWER STRUCTURE	
SANITARY SEWER	SAN
SANITARY SEWER STRUCTURE	
WATERLINE	W
ELECTRIC LINE	E
ELECTRIC LIGHTS	
TELEPHONE/CABLE LINE	DATA DATA

REVISION RECORD		
NO.	DATE	DESCRIPTION

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COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

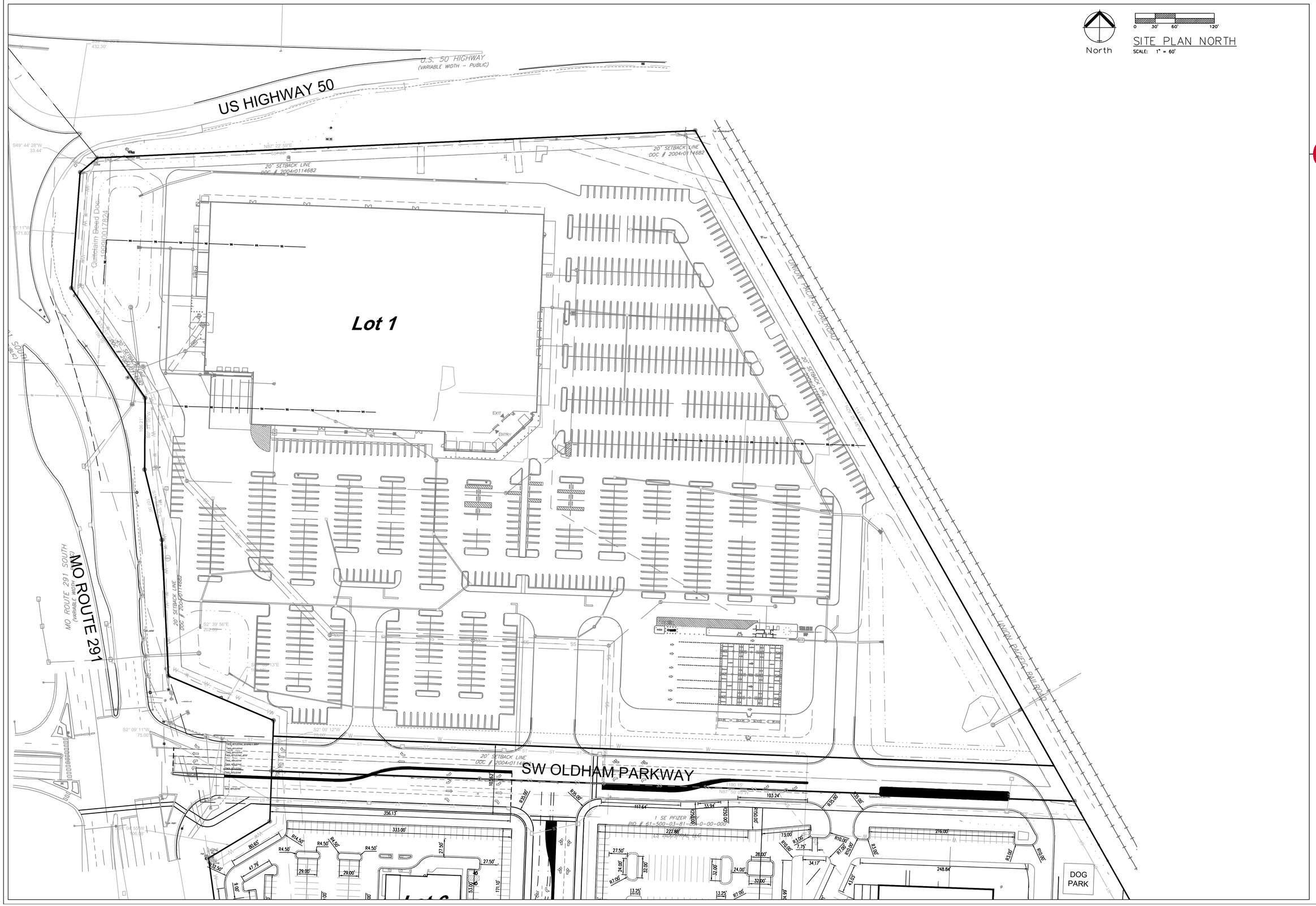
UTILITY PLAN

DATE:	AUGUST 7, 2025
DWG SCALE:	1"=50'
PROJECT NO:	353-306.0002
DRAWN BY:	KAS
CHECKED BY:	KAS
APPROVED BY:	*DRK

DRAWING NO.: C500

SHEET 4 OF 4

P:\353-306\353-306\-CADD\Dwg\CV01-Green Ind\353306-CV01-C500.dwg\C500 UTILITY PLAN\ LS:BLT:2025 - kschomaker - LA: 8/7/2025 4:09 PM



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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25236
NE PE E-14335

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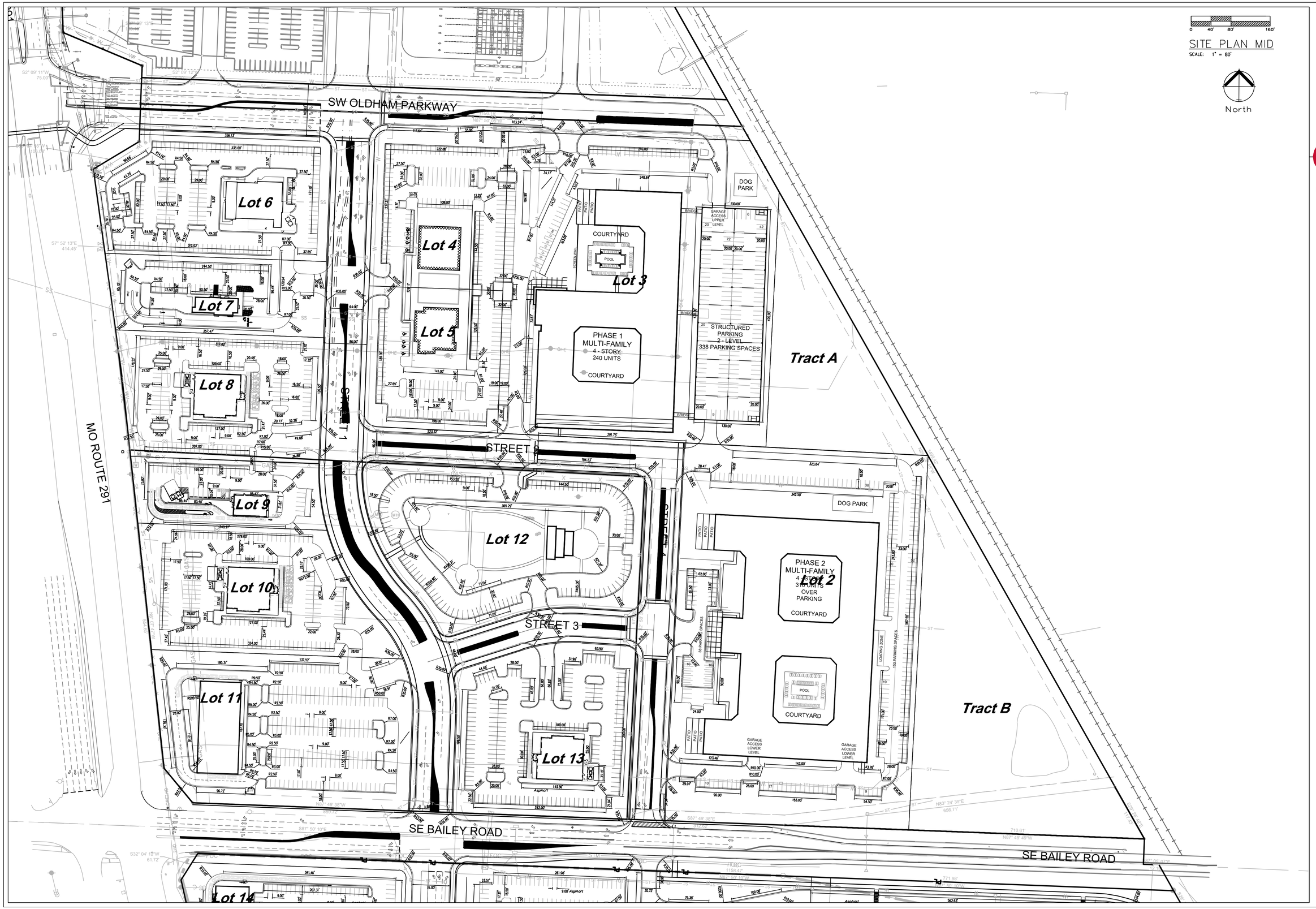

SITE PLAN MID

SCALE: 1" = 80'

0 40' 80' 160'

North

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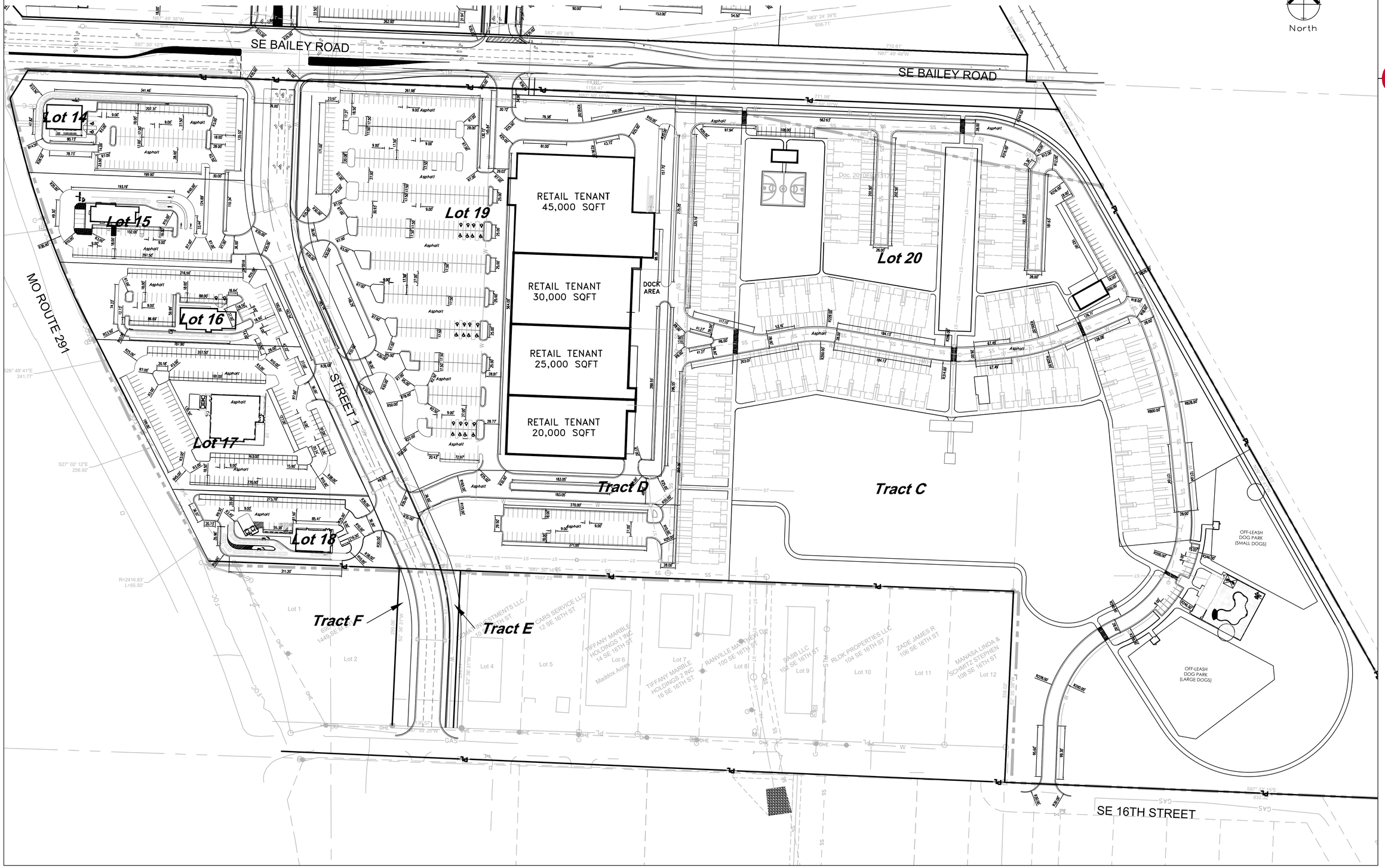
NE PE E-14335

REVISIONS

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.



SITE PLAN SOUTH

SCALE: 1" = 80'

0 40' 80' 160'

North

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SITE PLAN SOUTH
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REVISIONS

C.104

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0 75' 150' 300'

SIDEWALK PLAN

SCALE: 1" = 150'

North

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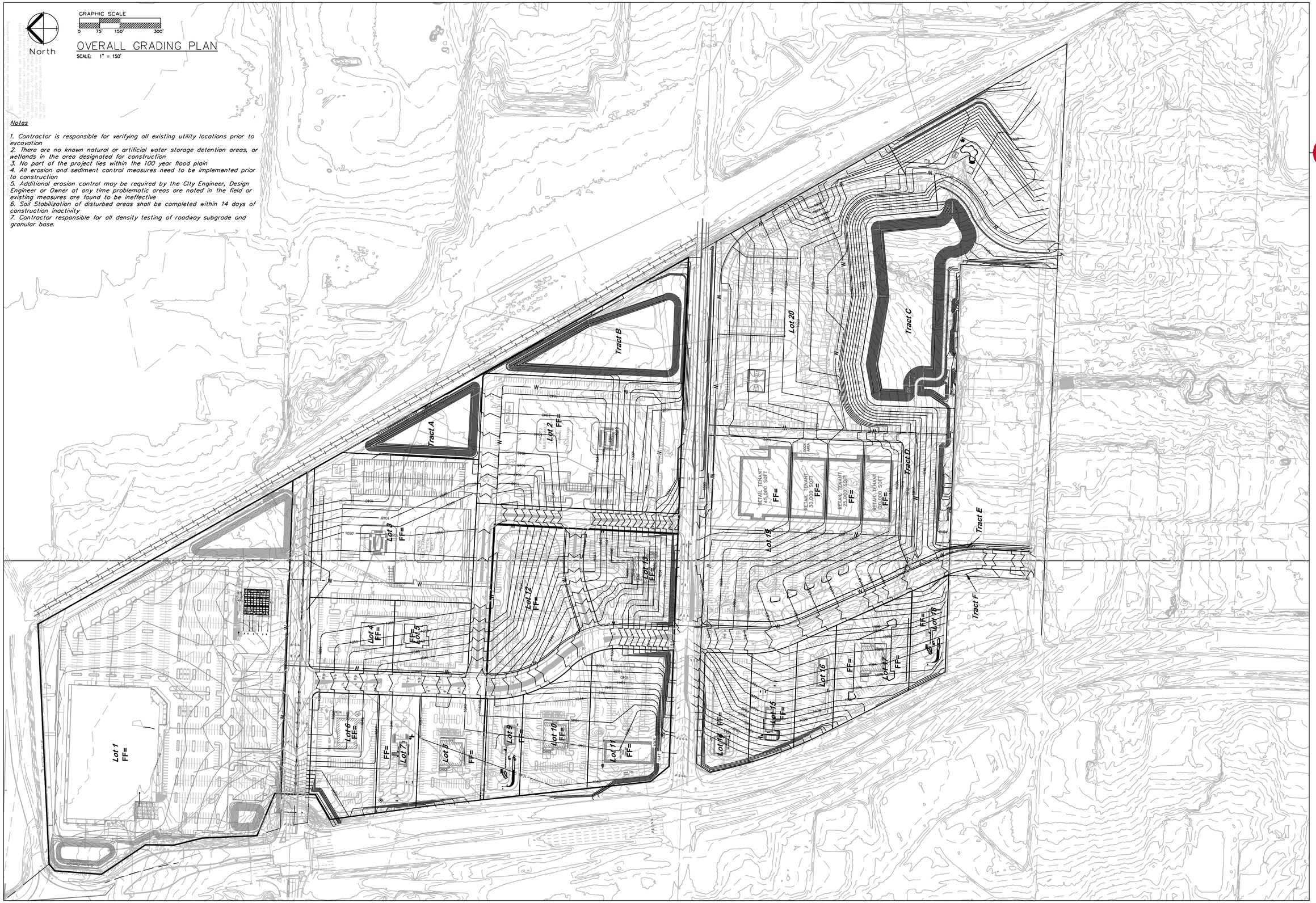

OVERALL GRADING PLAN

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.

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

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Overall Grading Plan
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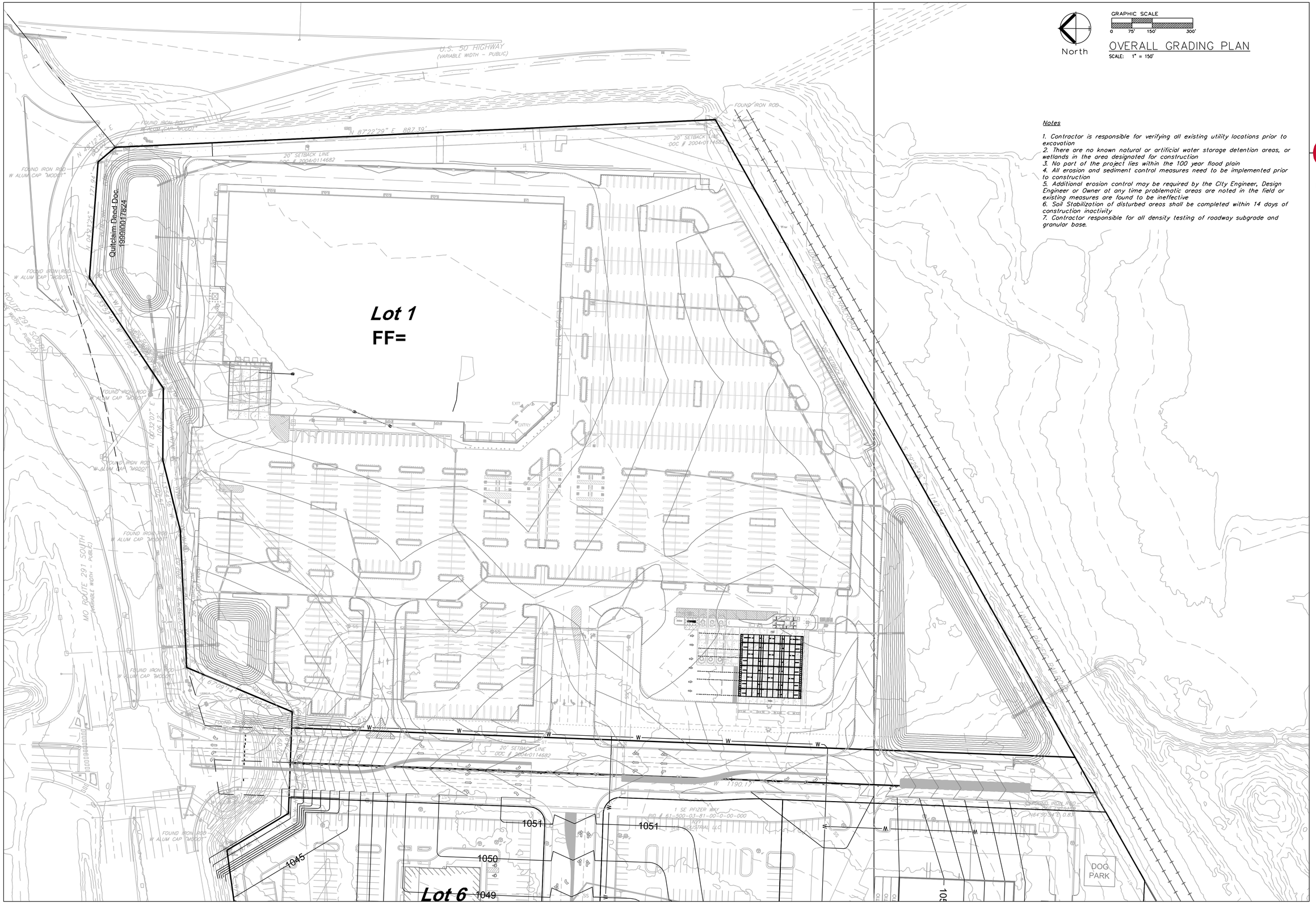

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East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

C.201

Notes

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

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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

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

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

C.202

North

GRAPHIC SCALE

0 50' 100' 200'

OVERALL GRADING PLAN

SCALE: 1" = 100'

Notes

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2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
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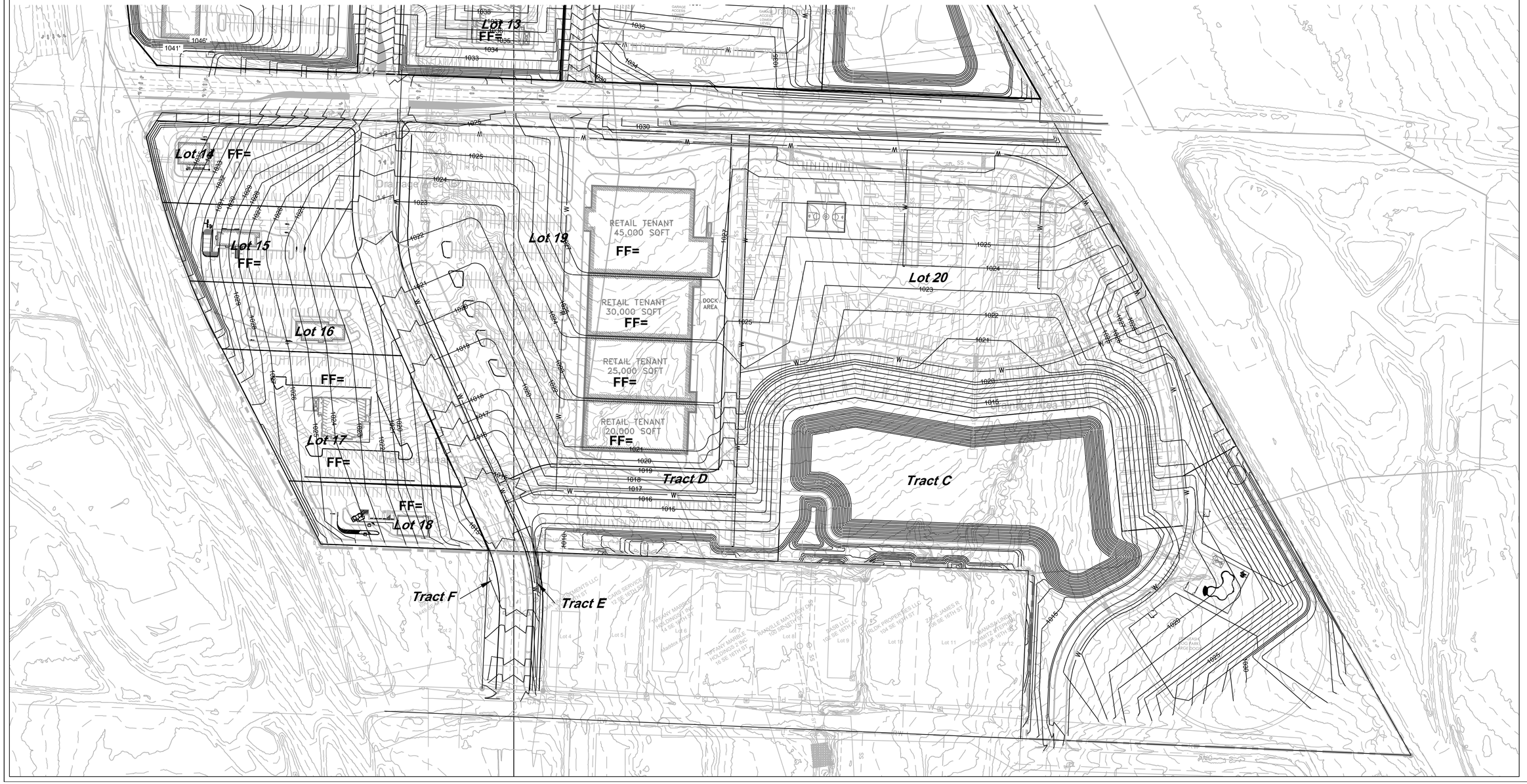

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Overall Grading Plan
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Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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

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

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MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

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

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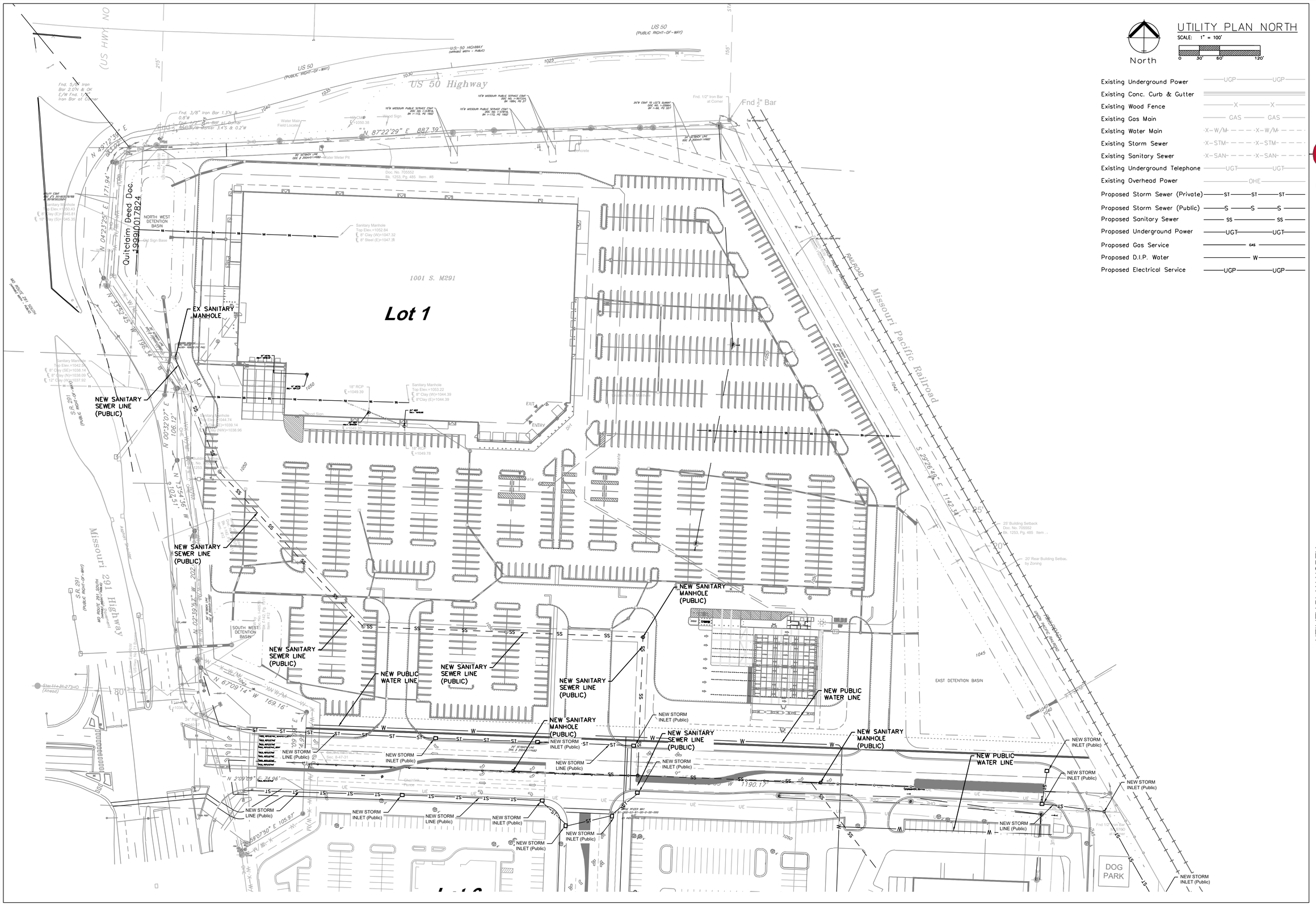

UTILITY PLAN NORTH

SCALE: 1" = 100'

0 30' 60' 120'

North

Existing Underground Power	UGP — UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X — X
Existing Gas Main	GAS — GAS
Existing Water Main	W/M — W/M
Existing Storm Sewer	STM — STM
Existing Sanitary Sewer	SAN — 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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UTILITY PLAN NORTH
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Matthew J. Schlicht
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NE PE E-14335

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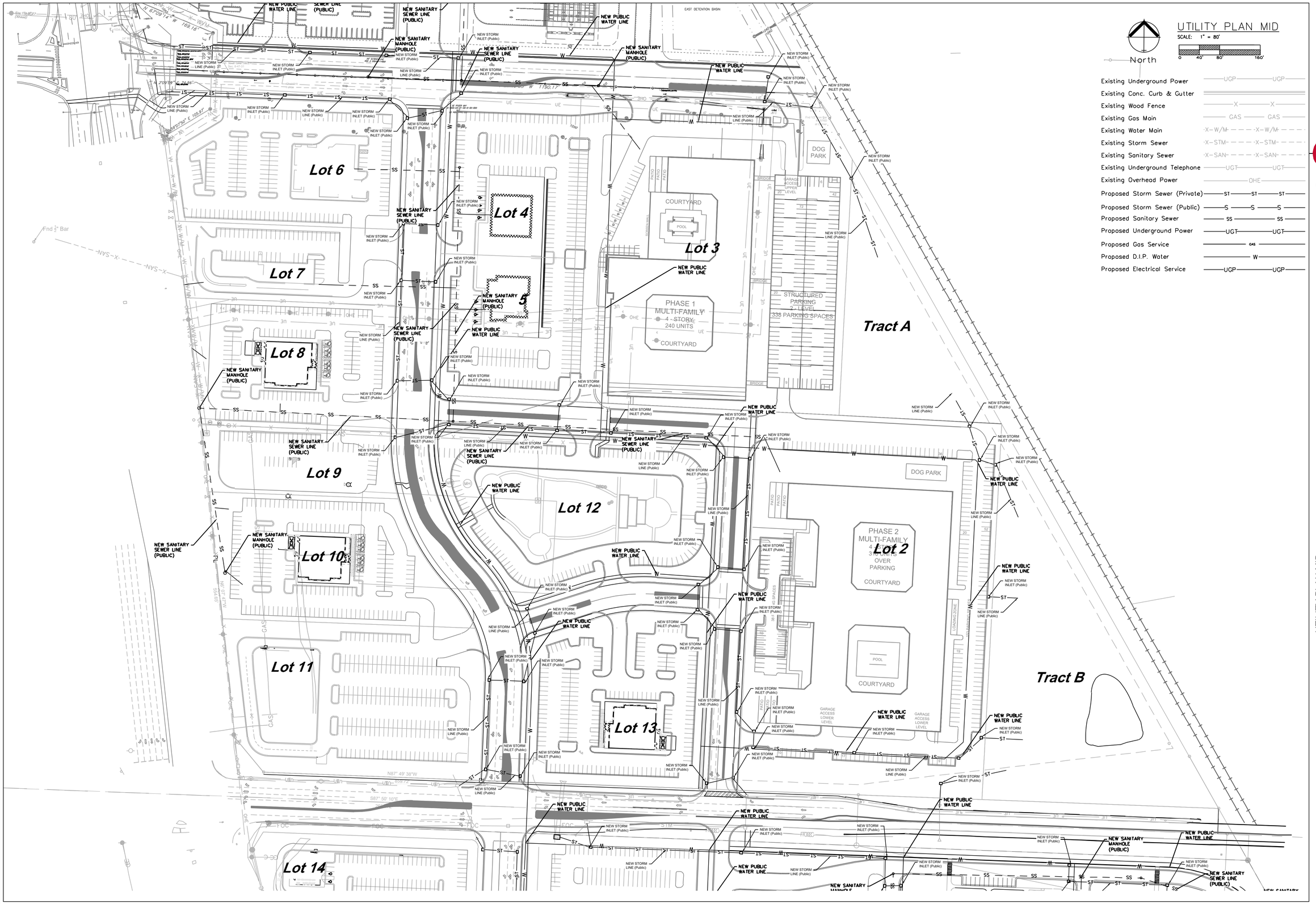

UTILITY PLAN MID

SCALE: 1" = 80'

0 40' 80' 160'

North

Existing Underground Power	UGP — UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X — X
Existing Gas Main	GAS — GAS
Existing Water Main	W/M — W/M
Existing Storm Sewer	STM — STM
Existing Sanitary Sewer	SAN — SAN
Existing Underground Telephone	UGT — UGT
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East Village
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UTILITY PLAN MID
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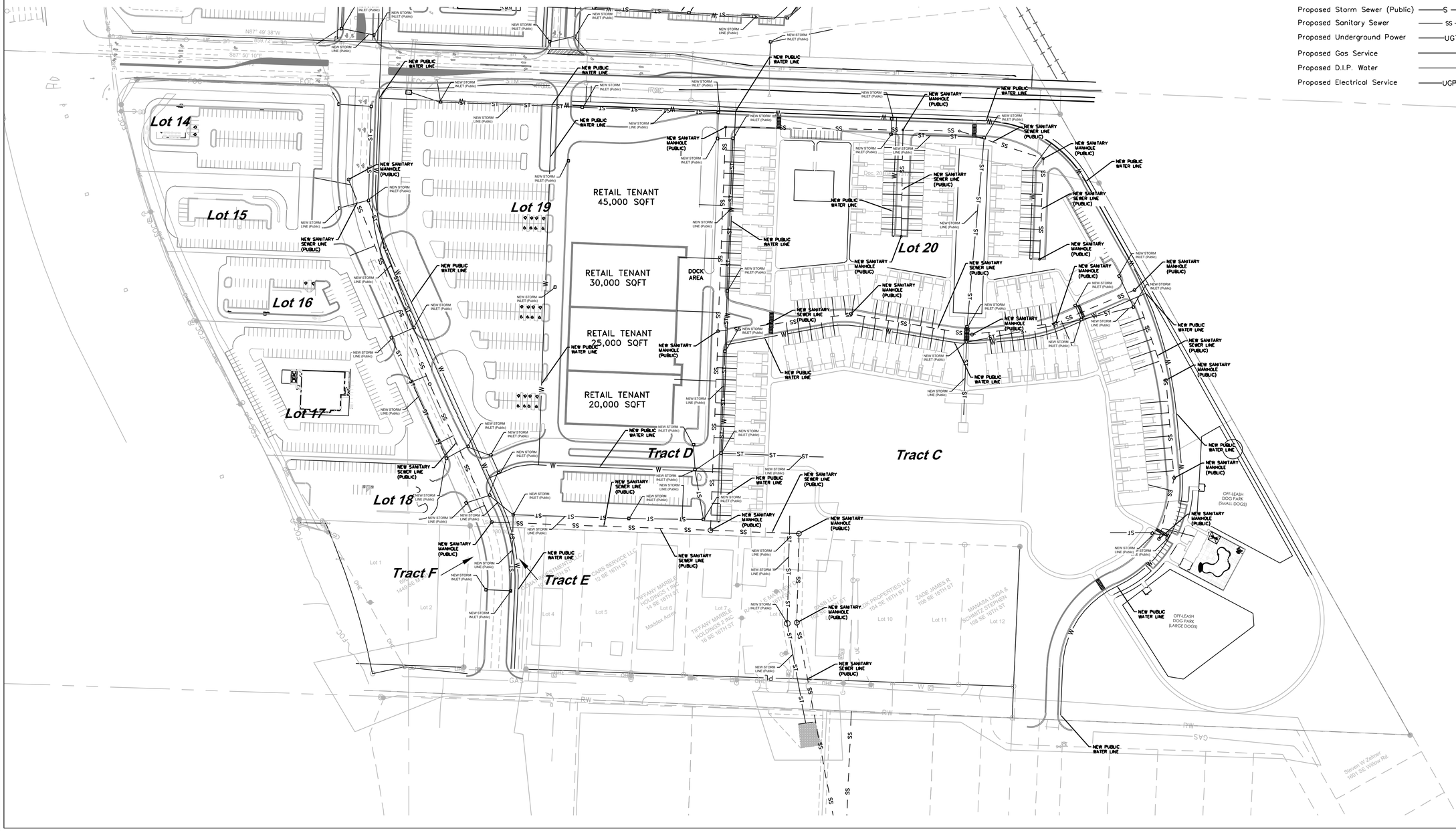

North

UTILITY PLAN SOUTH

SCALE: 1" = 100'

0 50' 100' 200'

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

REVISIONS

C.303

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' HL
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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LANDSCAPE PLAN MID
Preliminary Development Plans for:
East Village
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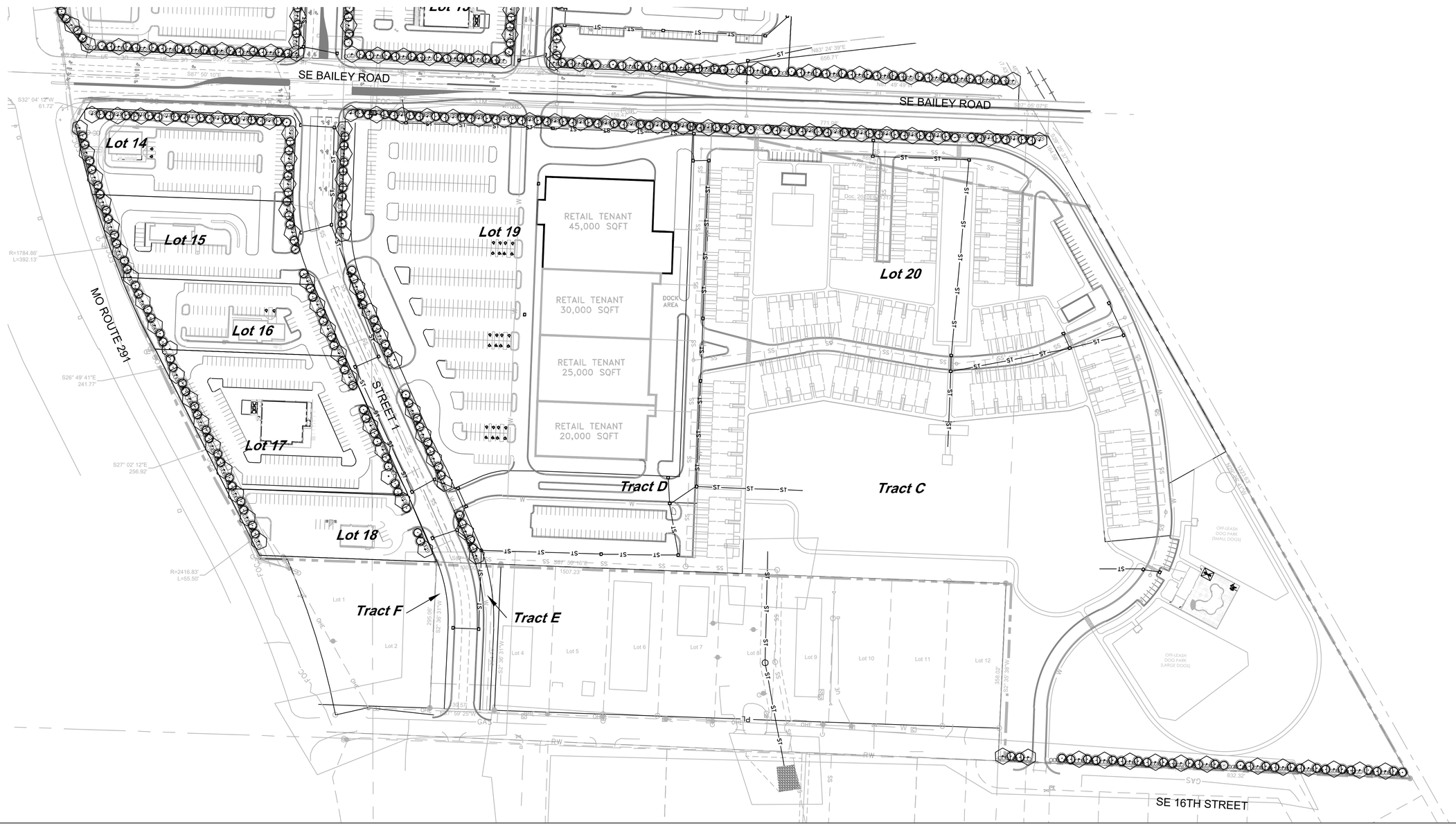
OK PE 25226
NE PE E-14335

REVISIONS

L.101



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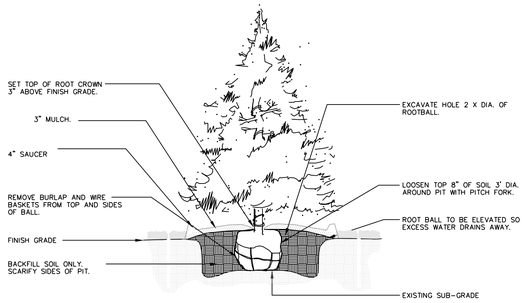
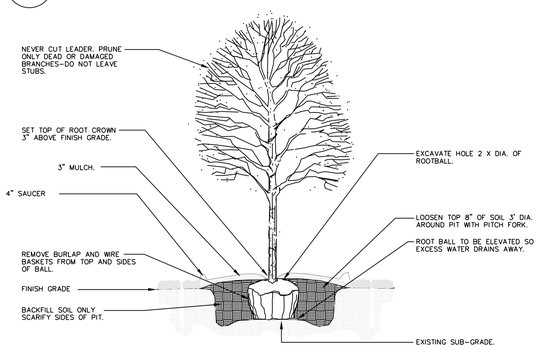


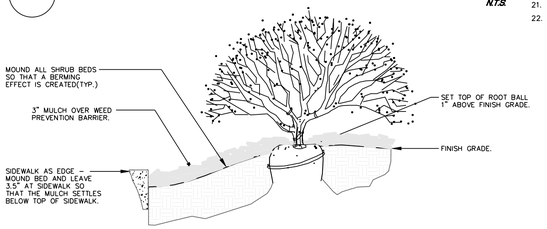
1 EVERGREEN TREE PLANTING

N.T.S.



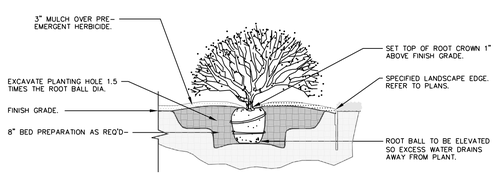
2 DECIDUOUS TREE PLANTING

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 PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH PERIODICALLY. APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

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

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

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

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

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

IRRIGATION PERFORMANCE SPECIFICATION:

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

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

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

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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-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: August 20, 2025

LANDSCAPE PLAN DETAILS
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

CONSULTANT

Kimley»Horn

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

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE

SWC OF INTERSTATE
HWY 50 AND HWY 291.
LEE'S SUMMIT, MO

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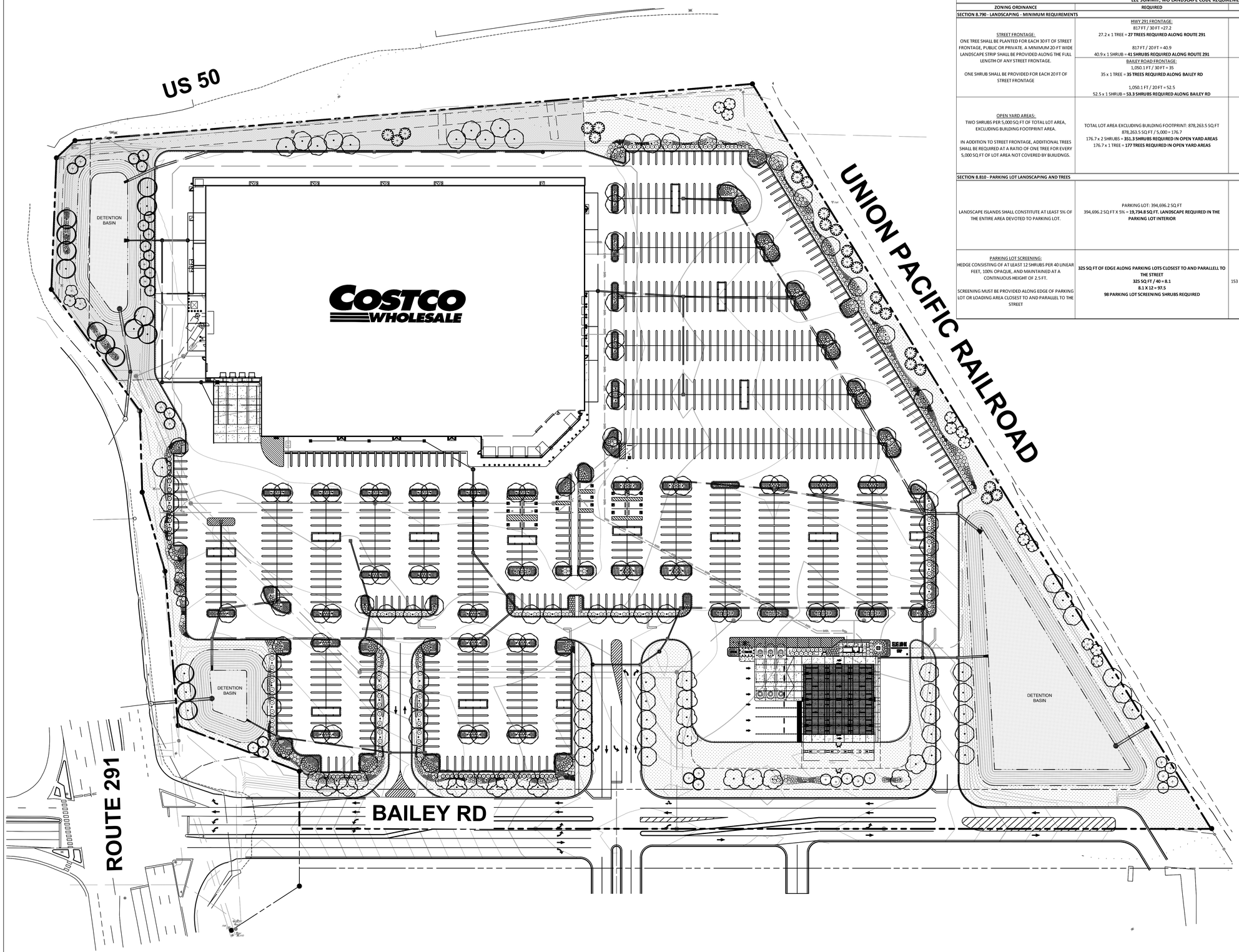
L0.0

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** BAILEY ROAD FRONTAGE: 1,050.1 FT / 30 FT = 35 35 x 1 TREE = **35 TREES REQUIRED ALONG BAILEY RD** 1,050.1 FT / 20 FT = 52.5 52.5 x 1 SHRUB = **53.3 SHRUBS REQUIRED ALONG BAILEY RD**	34 TREES PROVIDED ALONG ROUTE 291 88 SHRUBS PROVIDED ALONG ROUTE 291 36 TREES PROVIDED ALONG BAILEY RD 100 SHRUBS PROVIDED ALONG BAILEY RD
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 BUILDNGS.	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**	216 TREES PROVIDED IN THE OPEN YARD AREAS 1,372 SHRUBS PROVIDED IN THE OPEN YARD AREAS
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: 394,696.2 SQ FT 394,696.2 SQ FT X 5% = **19,734.9 SQ FT. LANDSCAPE REQUIRED IN THE PARKING LOT INTERIOR**	22,427.4 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	**325 SQ FT OF EDGE ALONG PARKING LOTS CLOSEST TO AND PARALLELL TO THE STREET** **325 SQ FT / 40 = 8.1** **8.1 X 12 = 97.5** **98 PARKING LOT SCREENING SHRUBS REQUIRED**	153 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

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

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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L1.0
OVERALL
LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION

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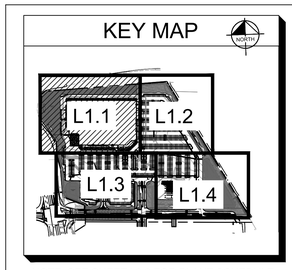
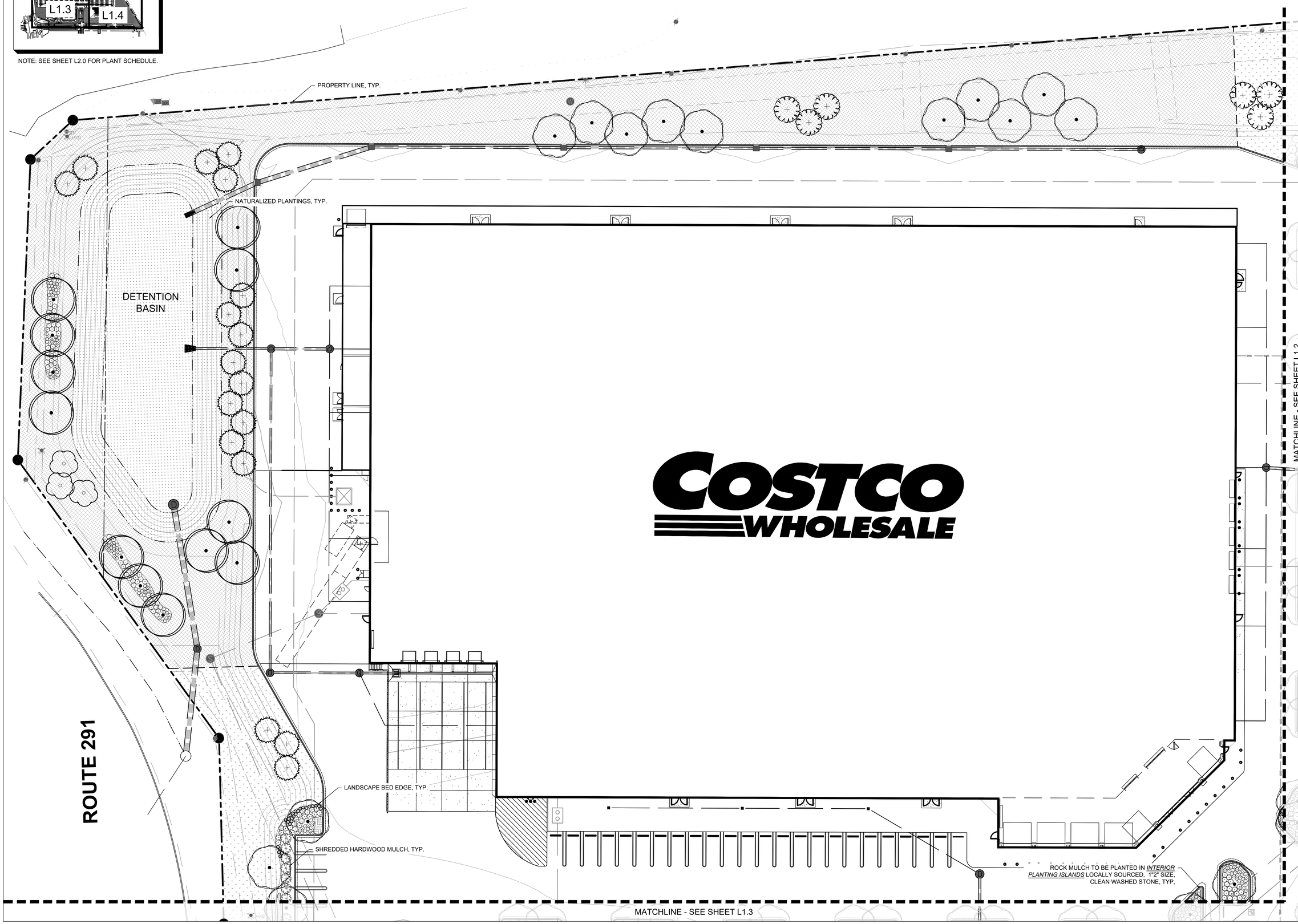
NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPE AREAS.



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.



CONSULTANT

Kimley»Horn

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

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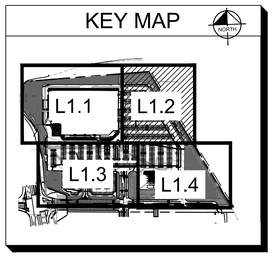
L1.1

LANDSCAPE PLAN

AS INDICATED

KEY MAP

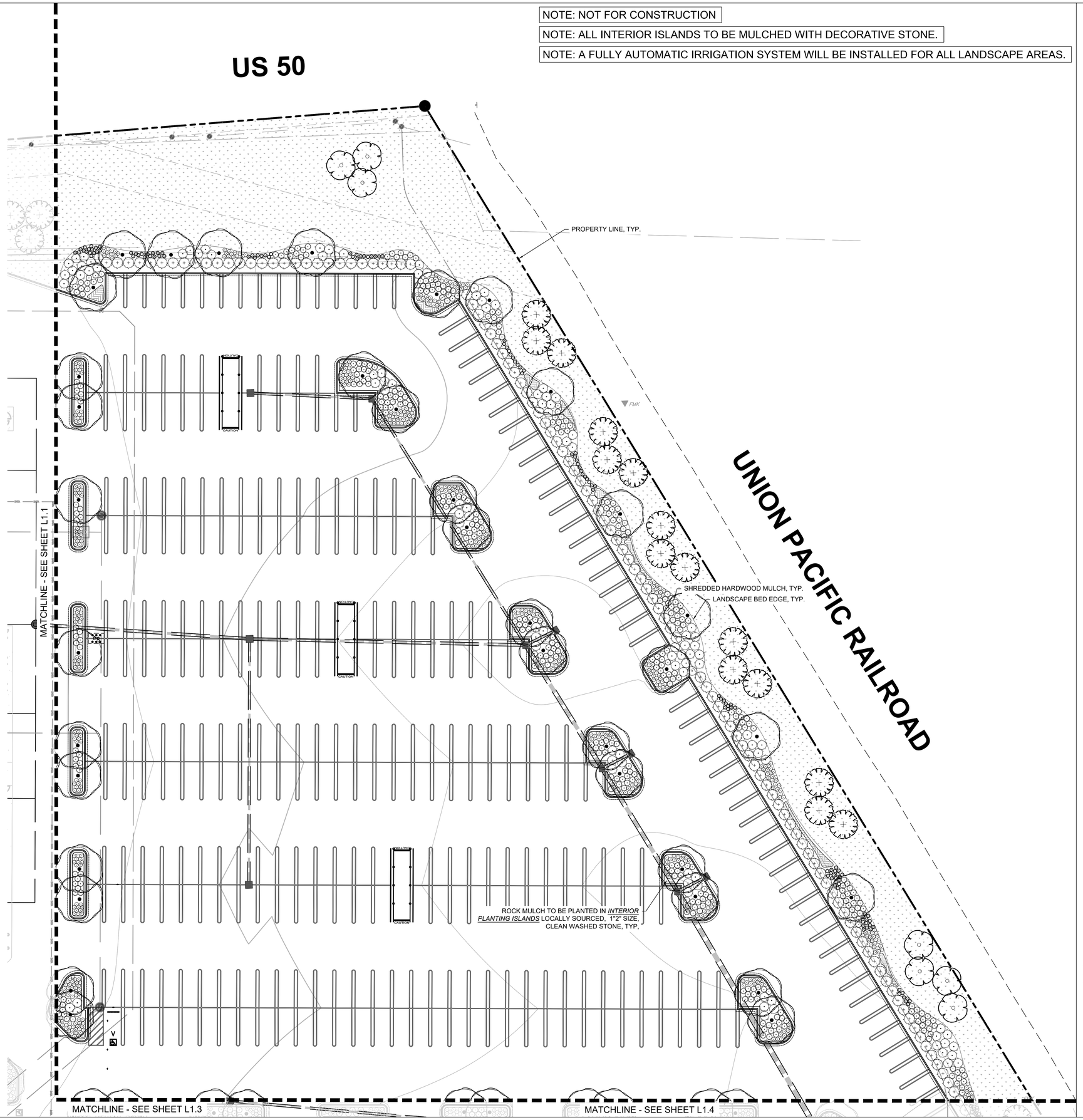


NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

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.



CONSULTANT

Kimley»Horn

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

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L1.2

LANDSCAPE PLAN

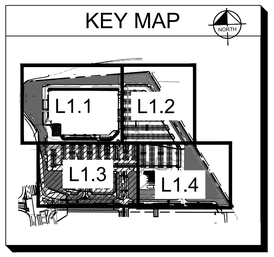
AS INDICATED

NOTE: NOT FOR CONSTRUCTION

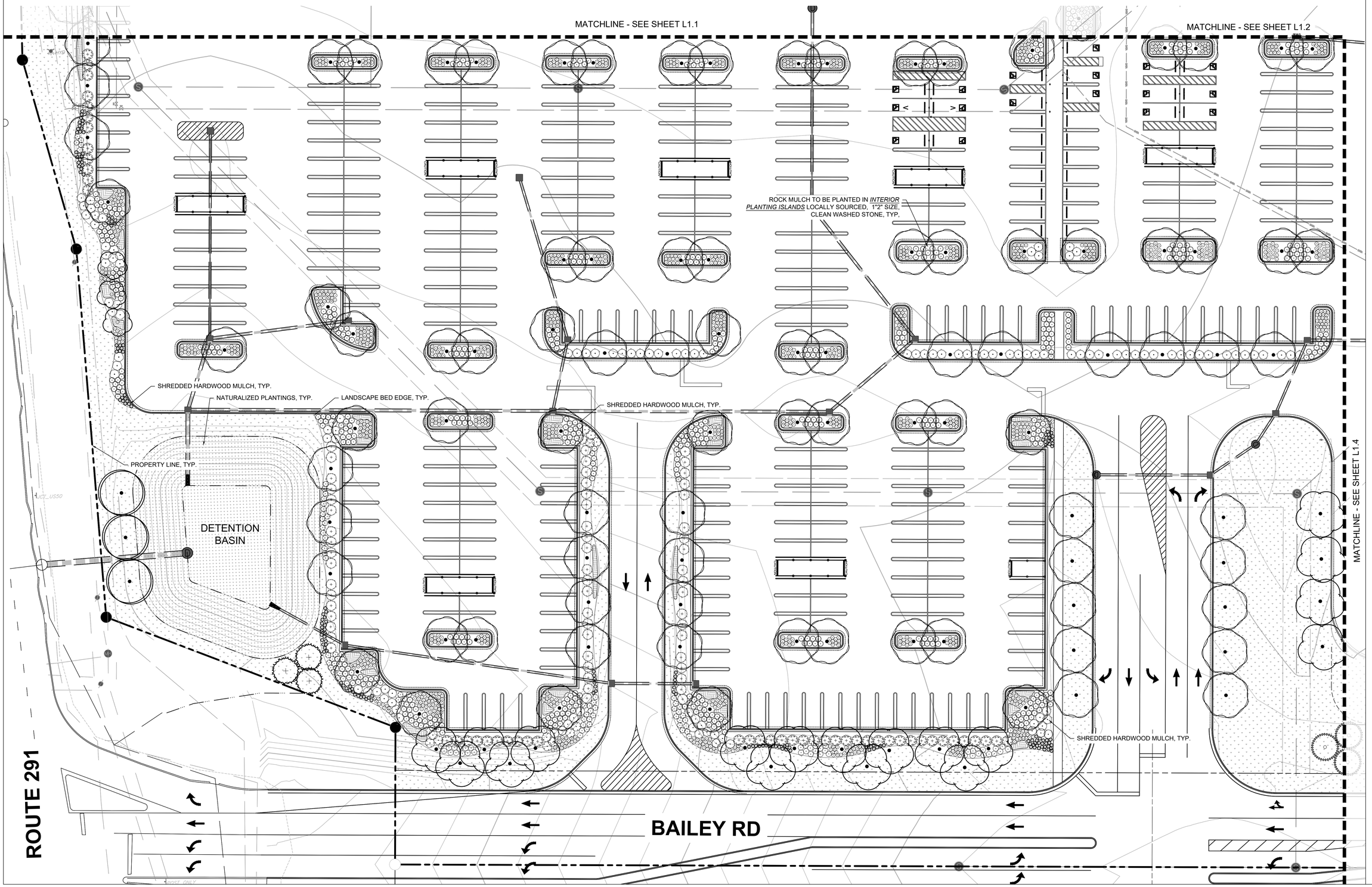
NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

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

KEY MAP



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.



CONSULTANT

Kimley»Horn

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

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L1.3

LANDSCAPE PLAN

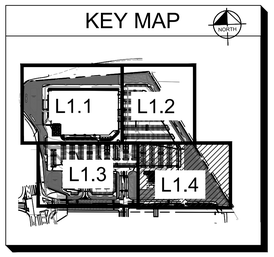
AS INDICATED

NOTE: NOT FOR CONSTRUCTION

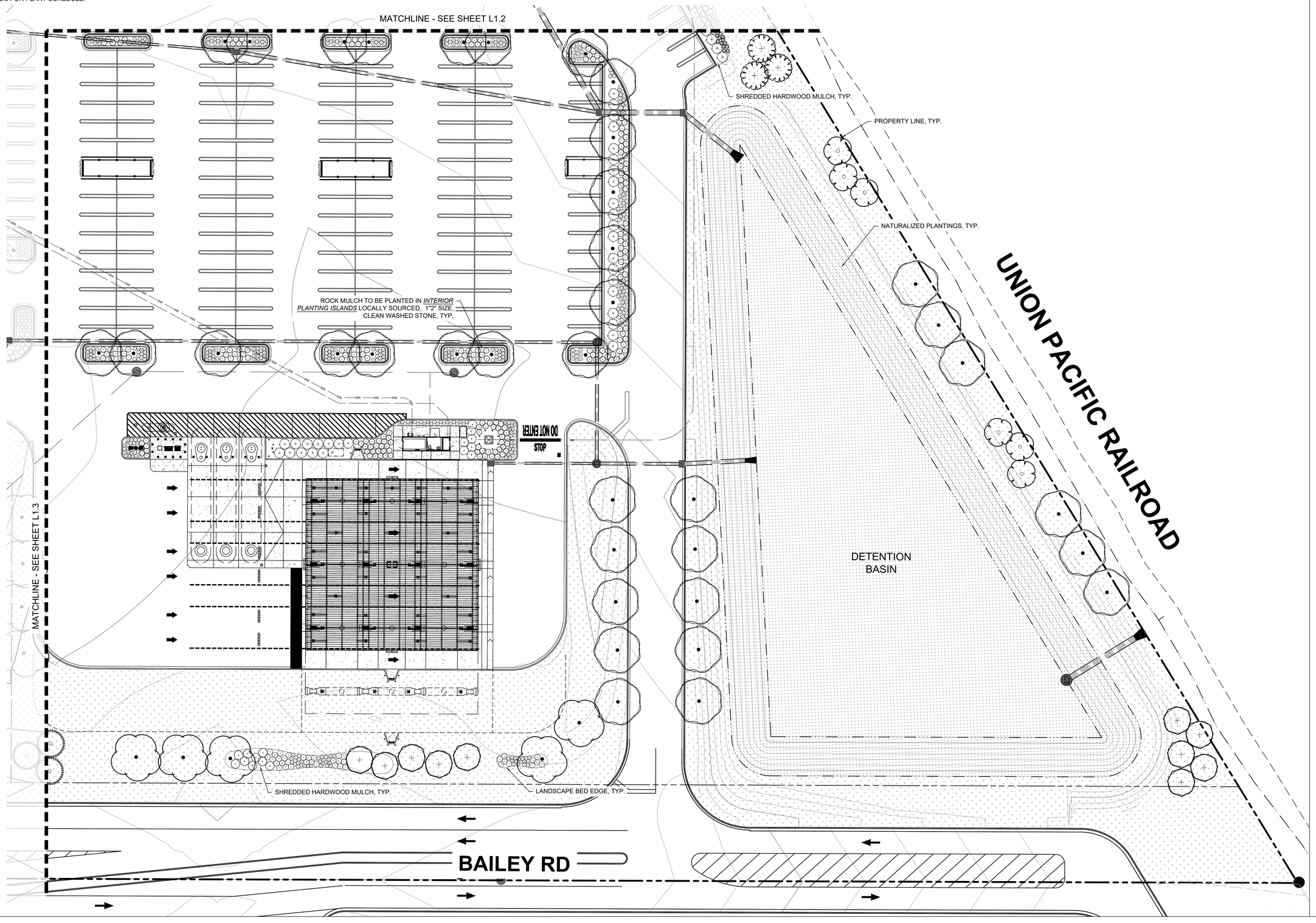
NOTE: ALL INTERIOR ISLANDS TO BE MULCHED WITH DECORATIVE STONE.

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

KEY MAP



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.



CONSULTANT

Kimley»Horn

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

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L1.4

LANDSCAPE PLAN

AS INDICATED

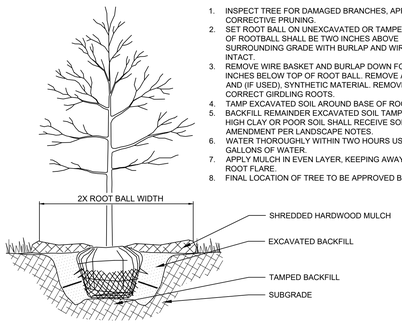
NOTE: NOT FOR CONSTRUCTION

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.

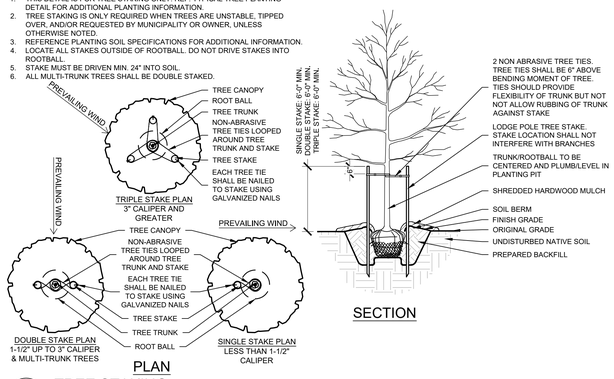


1 TREE PLANTING

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.

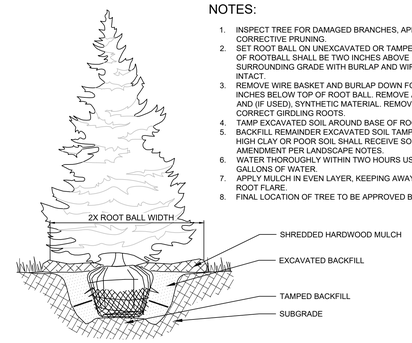


2 TREE STAKING

N.T.S.

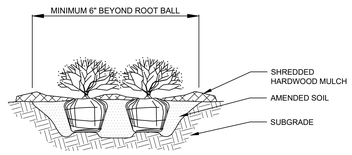
NOTES:

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:

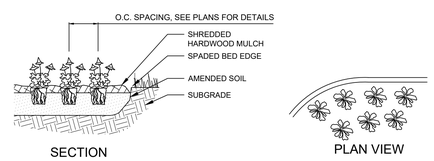
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND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

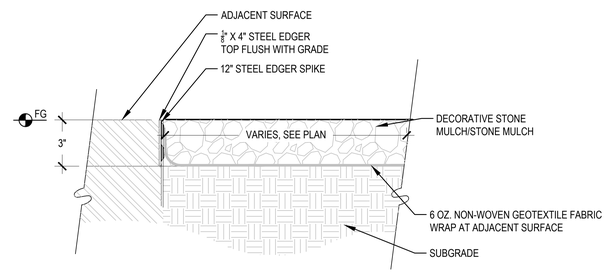
NOTES:

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.



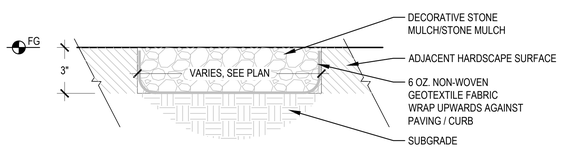
5 PERENNIAL PLANTING

NTS



6 STONE MULCH

3" = 1'-0"



7 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

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

PLANT SCHEDULE

BOTANICAL / COMMON NAME

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

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

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

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

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

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

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

CONCEPT PLANT SCHEDULE

CANOPY TREE - ROUTE 291 2.5" CAL. MIN.	15
CANOPY TREE - BAILEY RD 2.5" CAL. MIN.	23
CANOPY TREE - OPEN YARD 2.5" CAL. MIN.	175
EVERGREEN TREE - ROUTE 291 8' HT. MIN.	20
EVERGREEN TREE - BAILEY RD 8' HT. MIN.	10
EVERGREEN TREE - OPEN YARD 8' HT. MIN.	24
ORNAMENTAL TREE - HWY 291 1.5" CAL. MIN.	6
ORNAMENTAL TREE - BAILEY RD 1.5" CAL. MIN.	3
ORNAMENTAL TREE - OPEN YARD 1.5" CAL. MIN.	13
LARGE SHRUB - ROUTE 291 24" HT. MIN. AT INSTALL 5 GALLON	14
LARGE SHRUB - BAILEY RD 24" HT. MIN. 5 GALLON	18
LARGE SHRUB - OPEN YARD 24" HT. MIN. 5 GALLON	209
LARGE SHRUB - SCREENING 24" HT. MIN. 5 GALLON	13
MEDIUM SHRUB - ROUTE 291 18" HT. MIN. 2 GALLON	74
MEDIUM SHRUB - BAILEY RD 18" HT. MIN. 2 GALLON	82
MEDIUM SHRUB - OPEN YARD 18" HT. MIN. 2 GALLON	1,161
MEDIUM SHRUB - SCREENING 18" HT. MIN.2 GALLON	86
EVERGREEN SHRUB 24" HT. MIN. 5 GALLON	201
EVERGREEN SHRUB - SCREENING 24" HT. MIN. 5 GALLON	55
SMALL SHRUB	2,036
ORNAMENTAL GRASS	327
PERENNIALS	
TURF SOD	
NO-MOW TURF SEED MIX	
NATURALIZED PLANTINGS	

CONSULTANT

Kimley»Horn

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

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SWC OF INTERSTATE HWY 50 AND HWY 291.
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	

L2.0

LANDSCAPE NOTES AND DETAILS

AS INDICATED