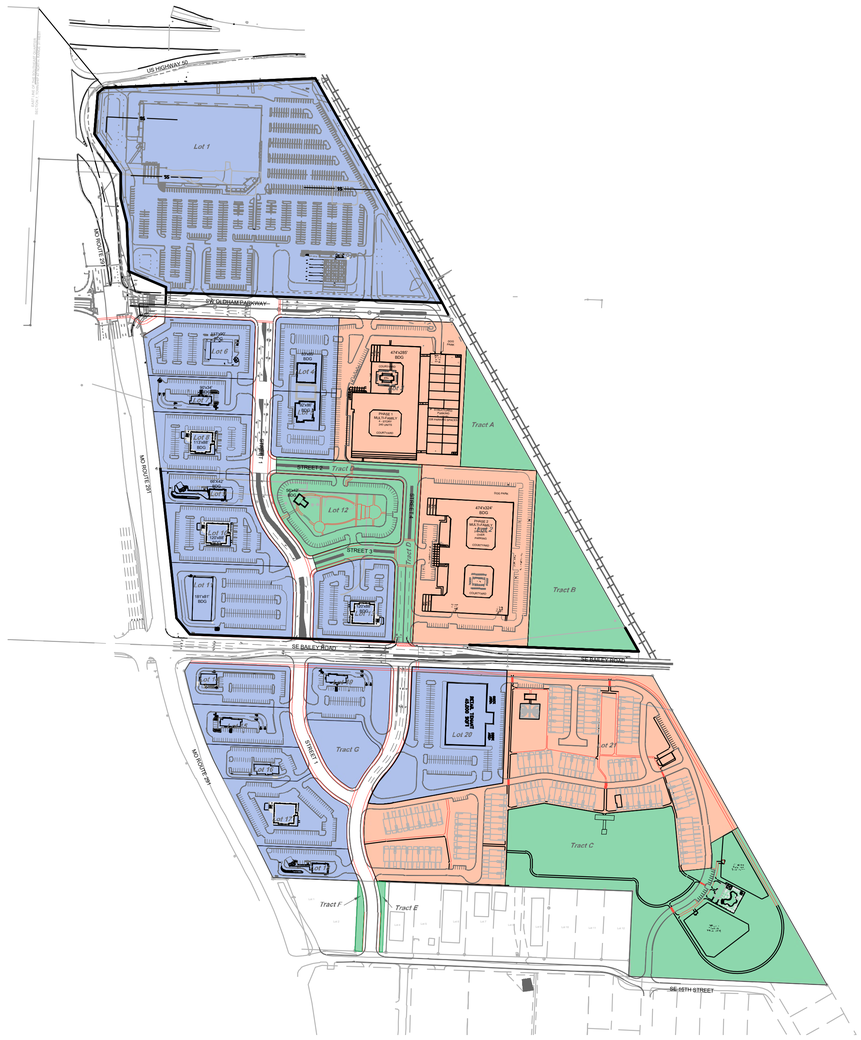
# EAST VILLAGE
## Preliminary Development Plan
## Lots 1-20 & Tracts A-F
### Section 8, Township 47 North, Range 31 West
### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI




North

0 100' 200' 400'

Preliminary Development Plan
SCALE: 1" = 200'


INDEX OF SHEETS:
C.100 ~ PRELIMINARY DEVELOPMENT PLAN
C.002 ~ EXISTING CONDITIONS
C.003 ~ EXISTING CONDITIONS
C.101 ~ SITE PLAN OVERALL
C.102 ~ SITE PLAN NORTH
C.103 ~ SITE PLAN MID
C.104 ~ SITE PLAN SOUTH
C.200 ~ OVERALL GRADING PLAN
C.201 ~ GRADING PLAN NORTH
C.202 ~ GRADING PLAN MID
C.203 ~ GRADING PLAN SOUTH
C.300 ~ OVERALL UTILITY PLAN
C.301 ~ UTILITY PLAN NORTH
C.302 ~ UTILITY PLAN MID
C.303 ~ UTILITY PLAN SOUTH
L.101 ~ LANDSCAPE PLAN MID
L.102 ~ LANDSCAPE PLAN SOUTH
L.103 ~ LANDSCAPE PLAN DETAILS


Site Improvement Notes

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

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

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

Storm Water Detention
- The site will utilize onsite storm detention

Common Area
- POA will be responsible for all maintenance

LEGEND:

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

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

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

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

## UTILITY COMPANIES:

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

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

## GENERAL NOTES:

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


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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-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

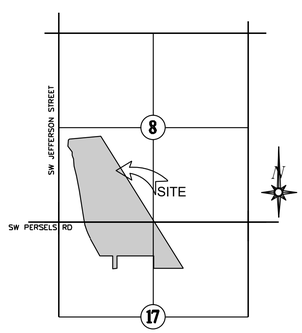
PRELIMINARY DEVELOPMENT PLAN
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

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

REVISIONS

C.100

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




LOCATION MAP
SECTION 8&17-T47N-R31W

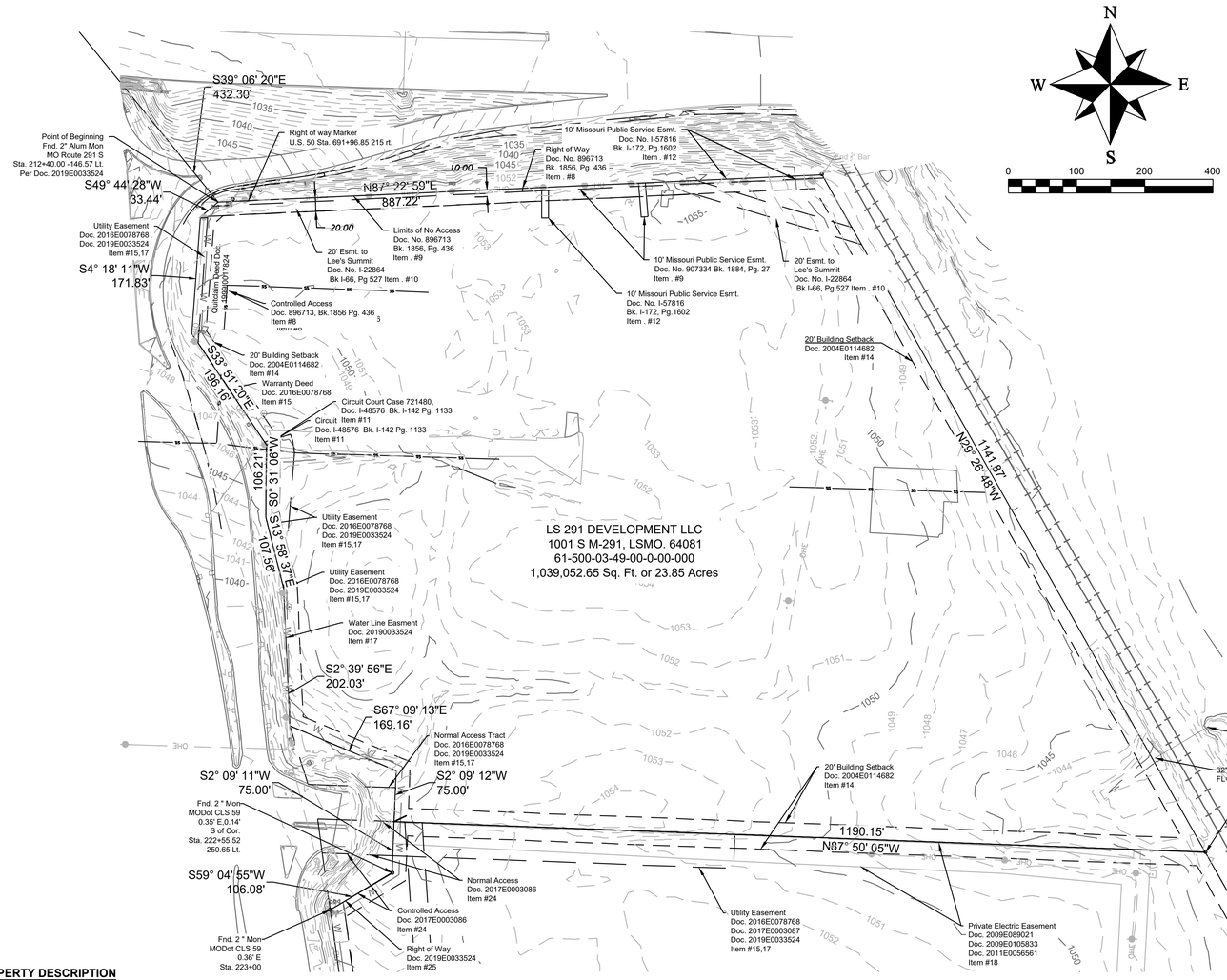
PLAT BOUNDARY DESCRIPTION

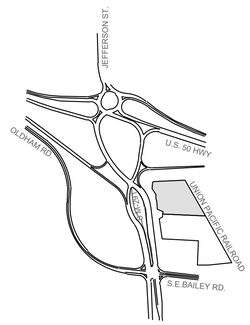
A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the West Quarter Corner of said Section 8; thence S39°06'20"E, a distance of 432.30 feet to the Point of Beginning; thence N87°22'59"E, 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°49'19"W, a distance of 394.48 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 N01°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±

# 1001 S M-291 NSPS/ALTA Survey

## Section 8, Township 47 North, Range 31 West

### Lees Summit, Jackson County, Missouri




## VICINITY MAP

## LEGEND

These standard symbols will

be found in the drawing.

- Set 1/2" Rear & Cap(LS-2005008319-D)
- Found Survey Monument (As Noted)
- (#) Exception Document Location
- X — X — X — X — Existing Fence Line - Chain Link
- W — W — Existing Water Line
- SS — SS — Existing Sanitary Sewer Main
- STORM — STORM — Existing Storm Sewer
- G — Existing Gas Line
- T — T — T — Existing Underground Telephone
- E — Existing Underground Electric

**ALTA/NSPS - Table A requested items**

1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
2. Address of subject property
   1001 S M-291
3. Flood Zone Classification
   -Located outside the 100 year flood plain per panel 29095C0419G and 29095C0438G, Dated January 20, 2017 .
4. Gross land area
   -Lot Area 1,039,052.65 Sq. Ft. (23.85 Acres)
6. Current Zoning Classification
   -Zoned PMIX (Planned Mixed Use District)
7. Exterior dimensions of all buildings at ground level.
8. Substantial features observed in the process of conducting the survey.
9. Striping, number and type of parking spaces in parking areas, lots and structures
   -No Parking Spaces

11.b. Location of utilities existing on or serving the surveyed property as determined by observed evidence
   -Locate Ticket # 242813780 & 242813806

13. Name of adjoining owners of platted lands according to the current public record
14. 280.00 Feet South to the intersection of the U.S. 50 Highway and S. M-291
16. There is no observed evidence of current earth moving work, building construction or building additions
17. There have been no apparent changes to the street right of way
18. Plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6
19. Professional liability insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

8. Lack of direct access to U. S. Route 50 and Route 71 Bypass from the premises in question, said right of access taken and condemned by the State of Missouri ex rel the State Highway Commission of Missouri, in Case No. 680970 in the Circuit Court of Jackson County, Missouri, notice of which is provided by Report of Commissioners recorded as Document No. 896713 in Book 1856, Page 436.

9. An easement to Missouri Public Service Company in the document recorded as Document No. 907334, in Book 1884, Page 27 of Official Records. (Shown Affects Parcel)

10. An Easement to City of Lee's Summit recorded September 10, 1968 in Document No. I-22864 in Book I-66, Page 527. (Shown Affects Parcel)

11. Lack of direct access to Route 71 Bypass from the premises in question, said right of access taken and condemned by the State of Missouri ex rel the State Highway Commission of Missouri, in Case No. 721480 in the Circuit Court of Jackson County, Missouri, notice of which is provided by Report of Commissioners recorded October 14, 1969 as Document No. I-48576 in Book I-142, Page 1311. (Shown No longer Affects Parcel)

12. An Easement to Missouri Public Service Company recorded April 2, 1970 in Document No. I-57816 in Book I-172, Page 1602. (Shown Affects Parcel)

13. The lien of the City of Lees Summit, Missouri special assessment taxes, if any.( Not a Survey Matter)

14. Declaration of Covenants, Conditions and Restrictions, recorded December 14, 2004 as Document No. 2004I0114682, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42USC 3604(c) or any similar state statute or local ordinance. (Shown Affects Parcel)

15. Terms, provisions, easements, restrictions and controlled access, if any, as evidenced by General Warranty Deed recorded August 25, 2016, as Document No. 2016E0078768. (Shown Affects Parcel)

16. An Easement to the City of Lee's Summit, Missouri, a Municipal Corporation recorded December 06, 2016 in Document No. 2016E0115116. (Shown Affects Parcel)

17. Easements, restrictions and setback lines as per Certificate of Survey, recorded May 07, 2019, as Document No. 2019E0033524. (Shown Affects Parcel)

18. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.(Not a Survey Matter)

**PROPERTY DESCRIPTION**

All that part of the Southwest Quarter of Section 8, Township 47, Range 31, in Lee's summit, Jackson county, Missouri, described as follows:
Commencing at a point on the North line of said quarter section, and 270 feet east of the northwest corner thereof; thence south 00° 21' 55" west, a distance of 323.29 feet; thence north 84° 48' 15" east, a distance of 40.19 feet to the True Point of Beginning, Which is at a point of intersection of the East right-of-way of U.S. Highway no. 71 bypass and the southerly Right-of-way of U.S. Highway no. 50, as said highways are now established; thence north 84° 48' 15" east, along the Southerly Right-of-way line of U.S. Highway no. 50, a distance of 21.18 feet, to a point opposite and 215 feet from base line station 691+96.85 (ahead) of said highway; thence north 85° 19' 57" east, along the southerly right-of-way line of U.S. Highway no. 50, a distance of 843.72 feet to a point on the Southwesterly right-of-way line of the Missouri Pacific Railroad, as now established, and 50 feet from the centerline of the main tracks thereof, said point also being opposite and 155 feet from station 700+36.7 of U.S. Highway no. 50; thence south 31° 41' 20" east, along said railroad right-of-way line, a distance of 1144.59 feet; thence south 89° 59' 20" west, parallel with the south line of said quarter section, a distance of 1429.04 feet to a point on the east right-of-way line of U.S. Highway no. 71 bypass, and 80 feet east of the centerline thereof; thence north 00° 21' 55" east, along and right-of-way, a distance of 93.20 feet, to a point opposite and 80 feet from the station 11+31.27 (ahead) of the centerline of said highway; thence in a northeasterly, northerly and northwesterly direction along a curve to the left having a radius of 1512.39 feet, and tangent to the last described course, and along the easterly right-of-way line, of said highway, an arc distance of 348.59 feet; thence North 00° 21' 55" East, along said easterly right-of-way line, a distance of 464.70 feet to the true point of beginning. the bearings in the description refer to the north line of the southwest quarter of section 8, township 47, range 31, as having a bearing of due east; except part in roads

*To: First American Title Insurance Company; :*
*This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on* .
Date of Plat or Map:

Matthew J. Schlicht, MO-PLS 2012000102
Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

REVISIONS

| DATE | |
|---|---|
| | |

101 S M-291
Section 8, Township 47 North, Range 31 West
Lees Summit, Jackson County, Missouri

*NSPS/ALTA Survey*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 1 OF 1 | 8 | 47N | 31W | Jackson | Oldham East |

PROFESSIONAL SE

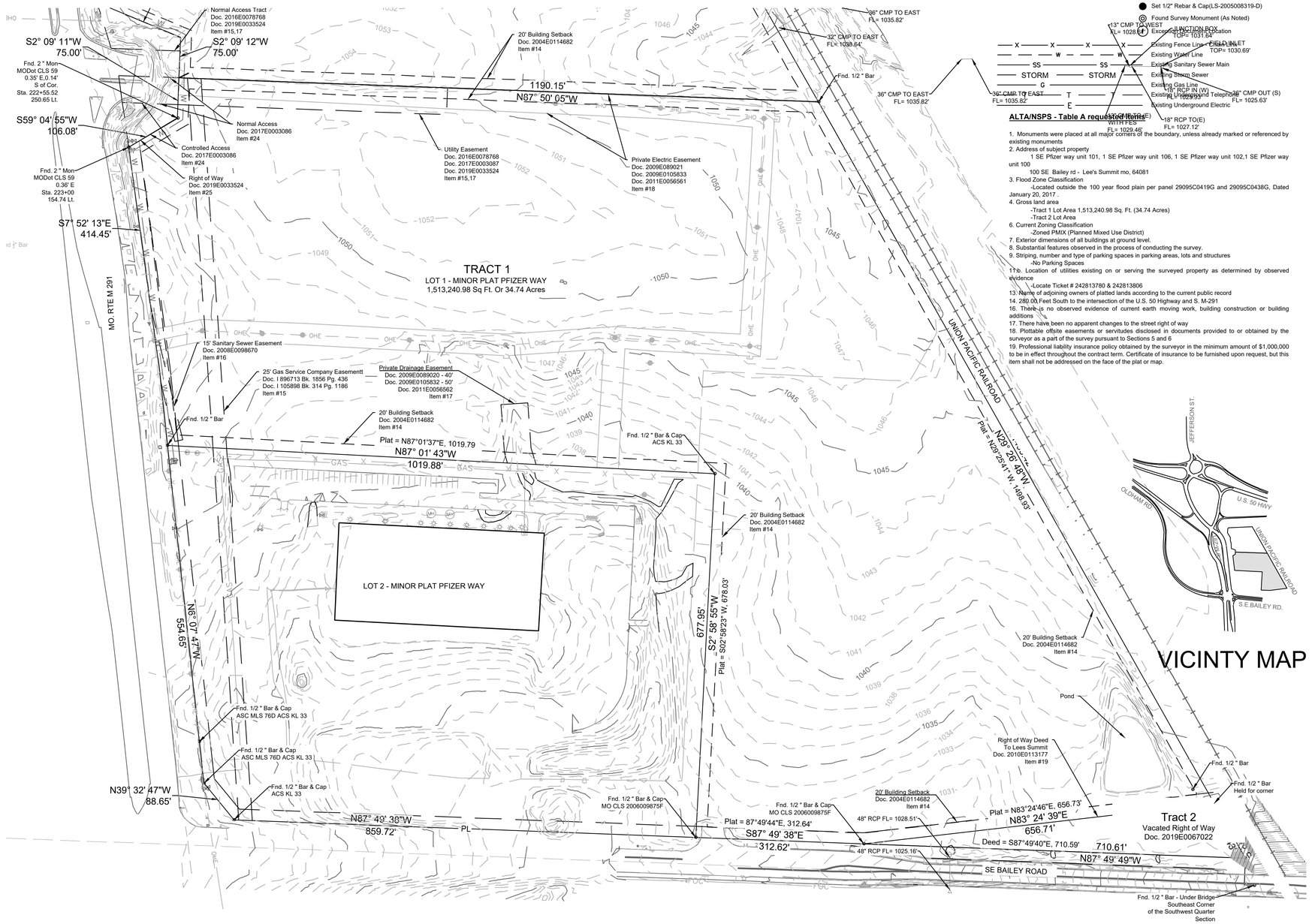
ENGINEERING SOLUTIONS
— ENGINEERING & SURVEYING —

C.002

# 1 SE Pfizer Way NSPS/ALTA- South Survey

## Section 8, Township 47 North, Range 31 West

### Lees Summit, Jackson County, Missouri




## LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap(LS-2005008319-D)
- Found Survey Monument (As Noted)
- 13" CMP TO WEST FL= 1028.64' — JUNCTION BOX Existing Storm Structure TOP= 1031.64'
- Existing Fence Line — FIELD INLET TOP= 1030.69'
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- 18" RCP IN (W) FL= 1029.46' — Existing Underground Telephone — 36" CMP OUT (S) FL= 1025.63'
- 36" CMP TO EAST WITH FES FL= 1029.46' — Existing Underground Electric
- 18" RCP TO(E) FL= 1027.12'

**ALTA/NSPS - Table A requested items**

1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
2. Address of subject property
   1 SE Pfizer way unit 101, 1 SE Pfizer way unit 106, 1 SE Pfizer way unit 102,1 SE Pfizer way unit 100
   100 SE Bailey rd - Lee's Summit mo, 64081
3. Flood Zone Classification
   -Located outside the 100 year flood plain per panel 29095C0419G and 29095C0438G, Dated January 20, 2017 .
4. Gross land area
   -Tract 1 Lot Area 1,513,240.98 Sq. Ft. (34.74 Acres)
   -Tract 2 Lot Area
6. Current Zoning Classification
   -Zoned PMIX (Planned Mixed Use District)
7. Exterior dimensions of all buildings at ground level.
8. Substantial features observed in the process of conducting the survey.
9. Striping, number and type of parking spaces in parking areas, lots and structures
   -No Parking Spaces
11.b. Location of utilities existing on or serving the surveyed property as determined by observed evidence
   -Locate Ticket # 242813780 & 242813806
13. Name of adjoining owners of platted lands according to the current public record
14. 280.00 Feet South to the intersection of the U.S. 50 Highway and S. M-291
16. There is no observed evidence of current earth moving work, building construction or building additions
17. There have been no apparent changes to the street right of way
18. Plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6
19. Professional liability insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

**First American Title Report - NCS-1230780-KCTY- Dated August 29, 2024, at 8:00 AM**

9. Easements, restrictions and setback lines as per plat, recorded as Document No. 2010E0126141 in Book 135, Page 50. (Tract 1) (AS SHOWN HEREIN)

10. Building and use restrictions created by the instrument recorded August 26, 1958 as Document No. 705552 in Book 1253 at Page 485, and as affected by instrument recorded December 14, 2004 as Document No. 2004I0114681. (AS SHOWN, HEREIN)

11. Building and use restrictions created by the instrument recorded June 17, 2011 as Document No. 2011E0056558, as more fully described therein.

12. Declaration of Covenants, Conditions, and Restrictions, recorded December 14, 2004, as Document No. 2004I0114682, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42USC 3604(c) or any similar state statute or local ordinance.

13. Easement and lack of abutters' rights granted to State Highway Commission of Missouri as set forth in instrument filed October 18, 1966 as Document No. 896713 in Book 1856, Page 436; recorded May 29, 1969, under Document No. 1969I0039940 in Book I-115 at Page 1870 and as modified by document recorded March 3, 1999 as Document No. 1999I0017624, over a portion of the premises described herein. (AS SHOWN, HEREIN)

14. Reservation of Oil and Gas contained in Warranty Deed recorded April 28, 1971 as Document No. I- 83905 in Book I-252 at Page 675. (AS SHOWN, HEREIN)

15. A Right-of-Way Easement to The Gas Service Company in the document recorded January 5, 1972 as Document No. 1972I0105898 in Book I-314, Page 1186 and assigned to Laclede Gas Company by the instrument recorded September 3, 2013 as Document No. 2013E0093218 of Official Records. (AS SHOWN, HEREIN)

16. An Easement to the City of Lee's Summit recorded September 16, 2008 in Document No. 2008E0098670. (AS SHOWN, HEREIN)

17. Terms and provisions of Private Drainage Easement as set forth in instrument recorded September 3, 2009 as Document No. 2009E0089020 and Correction Easement recorded October 21, 2009 as Document No. 2009E0105832 and Restatement of Private Drainage Easement recorded June 17, 2011 as Document No. 2011E0056562. (AS SHOWN, HEREIN)

18. Terms and provisions of Private Electricity Easement as set forth in instrument recorded September 3, 2009 as Document No. 2009E0089021 and Correction Easement recorded October 21, 2009 as Document No. 2009E0105833 and Restatement of Private Electricity Easement recorded June 17, 2011 as Document No. 2011E0056561. (AS SHOWN, HEREIN)

19. An Easement to the City of Lee's Summit recorded November 18, 2010 in Document No. 2010E0113177. (AS SHOWN, HEREIN)

20. Terms and provisions of Release of Liability as set forth in instrument recorded June 17, 2011 as Document No. 2011E0056560. (NOT A SURVEY MATTER)

21. Terms and provisions of Easement Deed by Court Order in Settlement of Landowner Action as set forth in instrument recorded March 18, 2013 as Document No. 2013E0026552. (NOT A SURVEY MATTER)

22. Terms and provisions of Development Agreement to Promote Economic Development as evidenced by Ordinance No. 7086 recorded March 25, 2015 as Document No. 2015E0024736.(NOT A SURVEY MATTER)

23. Terms and provisions of Assignment and First Amended and Restated Development Agreement to Promote Economic Development Activities as set forth in instrument recorded June 16, 2016 as Document No. 2016E0053338. And as amended by Termination of Rights, Duties, Obligations and Settlement Agreement recorded August 15, 2019 as Document No. 2019E0064040.(NOT A SURVEY MATTER)

24. An Permanent Public Access Easement to Missouri Highways and Transportation Commission recorded January 12, 2017 as Document No. 2017E0003087. (AS SHOWN, HEREIN)

25. Controlled access tract of land including abutter's rights of direct access as conveyed to State of Missouri by document recorded January 12, 2017 as Document No. 2017E0003086. (AS SHOWN, HEREIN)

26. Easements, restrictions and set back lines as shown on survey recorded May 7, 2019 as Document No. 2019E0033524. (AS SHOWN, HEREIN)

27. Easements, if any, for public utilities, installed in, upon or under the portion of vacated Bailey Road herein described prior to the vacation thereof, and for which no notice appears in the public records. (AS SHOWN, HEREIN)

28. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.(NOT A SURVEY MATTER)

**PROPERTY DESCRIPTION**

TRACT 1:

LOT 1, PFIZER WAY, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT

THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION BY THE WARRANTY DEED RECORDED JANUARY 12, 2017 AS DOCUMENT NO. 2017E0003086.

TRACT 2:

A TRACT OF LAND BEING A PORTION OF SE BAILEY ROAD RIGHT-OF-WAY, IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; AS VACATED BY ORDINANCE NO. 8158 AND RECORDED AUGUST 23, 2019 AS DOCUMENT NO. 2019E0067022, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI, THENCE NORTH 87° 49' 40" WEST, 18.79 FEET, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 2° 10' 20" EAST, 50.00 FEET; THENCE NORTH 87° 49' 40" WEST, 710.59 FEET, 50.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO A POINT OF DEFLECTION IN THE NORTH RIGHT-OF-WAY LINE OF SE BAILEY ROAD; THENCE NORTH 83° 24' 50" EAST, 656.73 FEET, ON THE SAID NORTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 29° 25' 37" EAST, 117.41 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, TO THE POINT OF BEGINNING.

**CERTIFICATION**

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief

_____ Date:_____

Matthew J. Schlicht, MO PLS 2012000102
Midwest Engineering Solutions, LLC. LS-2005008319-D

C.003

REVISIONS

| DATE | |
|---|---|
| | |

1 SE Pfizer Way
Section 8, Township 47 North, Range 31 West
Lees Summit, Jackson County, Missouri

NSPS/ALTA Survey

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 1 OF 1 | 8 | 47N | 31W | Jackson | Dotson Market Place |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"=100' | November 9, 2024 |

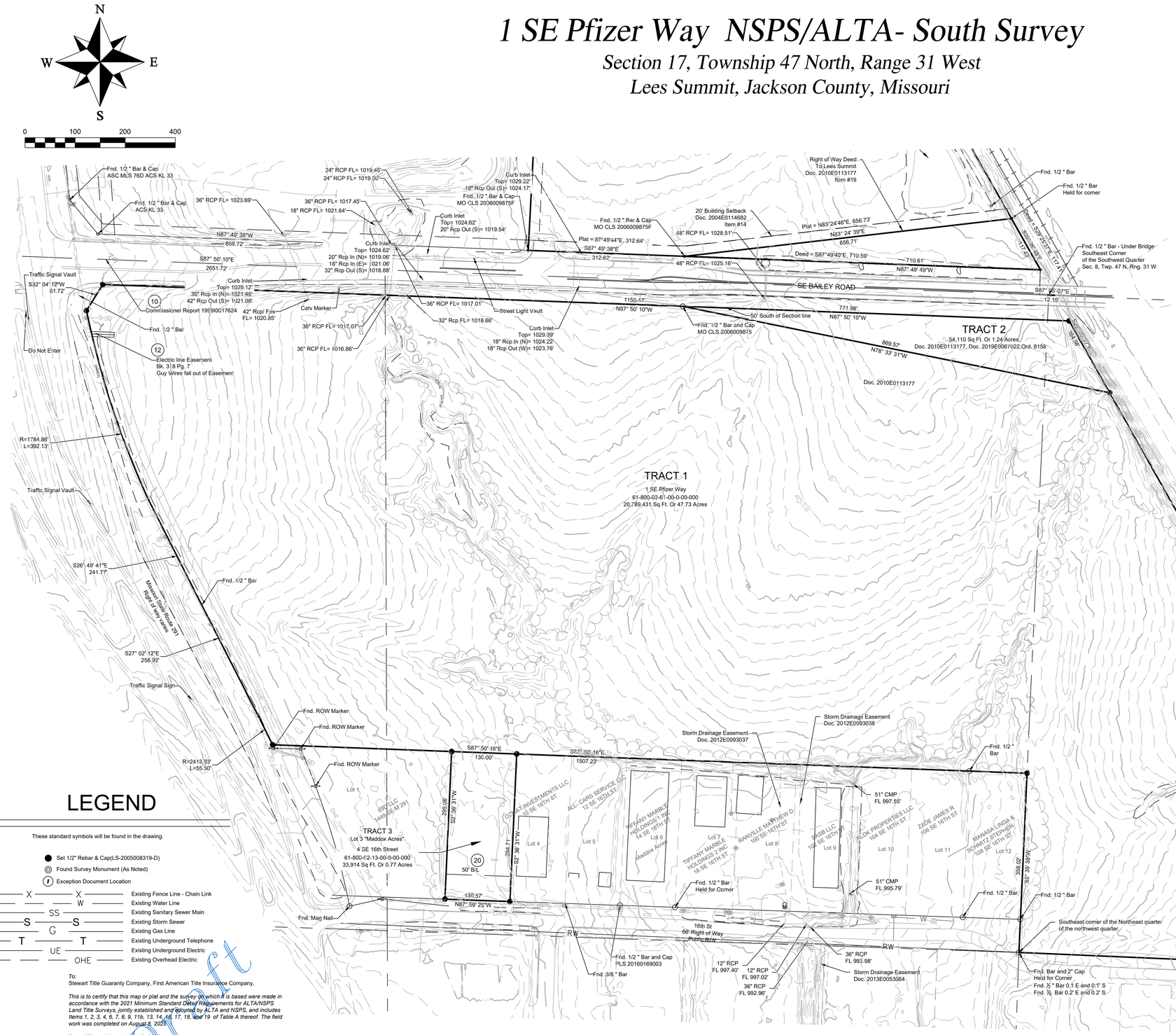
PROFESSIONAL SEAL


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

# 1 SE Pfizer Way NSPS/ALTA- South Survey

## Section 17, Township 47 North, Range 31 West

## Lees Summit, Jackson County, Missouri




## First American Title Report - NCS-1230780A-KCTY- Dated May 16, 2025, at 8:00 AM

9. Easement to Public Water Supply District No. 4 of Jackson County, Missouri in the document recorded September 25, 1950 as Document No. 569742 in Book 863, Page 447. Does not affect Subject Property-Vacated

   Note : Ordinance No. 8200 recorded August 22, 2017 as Document No. 2017E0077642 purports to vacate said easement, however the document number listed is incorrect. Affects Subject property, Not Plottable

10. The terms and provisions contained in the document entitled "Report of Commissioners" recorded as Document No. 896713 in Book 1856, Page 436; recorded as Document No. I39940 in Book I115, Page 1870 and recorded March 03, 1999 as Document No. 1999I0017624 of Official Records. Does Not Affects Subject Property

11. The terms and provisions contained in the document entitled "Warranty Deed" recorded April 28, 1971 as Document No. I83905 in Book I252, Page 675 of Official Records, including reservation of oil and gas in and under the land. Affects Subject property- Oil and Gas Right- Tract 1& 2, Not Plottable.

12. An easement to Missouri Public Service Company, a Missouri corporation in the document recorded January 20, 1972 as Document No. I106992 in Book I318, Page 07 of Official Records. Affects Subject Property- Tract1 Guy Wires do not fall in Easement

13. A right-of-way to City of Lee's Summit, Missouri, a municipal corporation in the document recorded November 18, 2010 as Document No. 2010E0113177 of Official Records, and as vacated by Ordinance No. 8158 and recorded as Document No. 2019E0067022. Does Not Affect the Subject property.

14. Declaration of Restrictive Covenant made by Pfizer, Inc., dated June 15, 2011, recorded June 17, 2011, as Document No. 2011E0056558. Affects Subject Property- Tract 1, Not Plottable

15. Release of Liability by and between Exergonix, Inc., and Pfizer, Inc., dated as of June 15, 2011, recorded June 17, 2011, as Document No. 2011E0056560. Affects Subject Property-Tract 1 Not Plottable

16. Terms and provisions of the Easement Deed by Court Order in Settlement of Landowner Action, recorded March 18, 2013 as Document No. 2013E0026552, as more fully contained therein. Affects Subject Property- Tract 1 Not Plottable

17. Terms and provisions of Ordinance No. 7086 approving the Development Agreement to Promote Economic Development Activities by and between the City of Lee's Summit, Missouri, Exergonixx, Inc. and Wescott Investment Group and recorded March 25, 2015 as Document No. 2015E0024736. Assignment and First Amended and Restated Development agreement recorded June 16, 2016 as Document No. 2016E0053338, and as amended by the Termination of Rights, Duties, Obligations and Settlement Agreement as set forth more fully in the document recorded as Document No.2019E0064040 as more fully contained therein. Does Not Affect the Subject Property.

18. Easements, if any, for public utilities installed in, under or upon the vacated Bailey Road prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same.
    Not A Survey Matter

19. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property. Not A Survey Matter

20. Easements, restrictions and setback lines as per plat, recorded as/in Plat Book 21, Page 55. (Tract 3) Affects Subject Property-Tract 3 As Shown on Survey.

21. Restrictions contained in the instrument recorded as Document No. I-696387 in Book 1321, Page 270 and as further amended, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604. (Tract 3) Not A Survey Matter.

22. The premises in question are located within the boundaries of Middle Big Creek Sewer Sub District, as set forth in the instrument recorded as Document No. 1-1156654 in Book I-2335, Page 1479. (Tract 3) Not A Survey Matter.

## LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap(LS-2005008319-D)
- Found Survey Monument (As Noted)
- Exception Document Location

| | |
|---|---|
| X X | Existing Fence Line - Chain Link |
| W | Existing Water Line |
| SS | Existing Sanitary Sewer Main |
| S S | Existing Storm Sewer |
| G | Existing Gas Line |
| T T | Existing Underground Telephone |
| UE | Existing Underground Electric |
| OHE | Existing Overhead Electric |

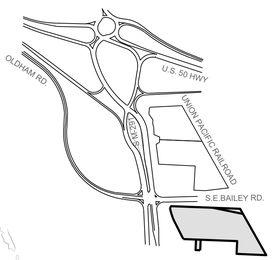
*To:*
Stewart Title Guaranty Company, First American Title Insurance Company,

*This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11b, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on August 8, 2025.*

Date of Plat or Map: August 13, 2025

Matthew J. Schlicht, MO-PLS 2012000102
Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

Draft




VICINITY MAP

REVISIONS

| DATE | |
|---|---|
| | |

1 SE Pfizer Way
Section 17, Township 47 North, Range 31 West
Lees Summit, Jackson County, Missouri

*NSPS/ALTA Survey*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 1 OF 1 | 17 | 47N | 31W | Jackson | Oldham Market Place |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"= 100' | August 13, 2025 |

PROFESSIONAL SEAL

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

# *Preliminary Plat*
## *East Village*
## *Lots 1-20 & Tracts A-F*
### *Section 8, Township 47, Range 31*
*Lee's Summit, Jackson County, Missouri*







LOCATION MAP
SECTION 8&17-T47N-R31W

## LEGEND

These standard symbols will be found in the drawing.

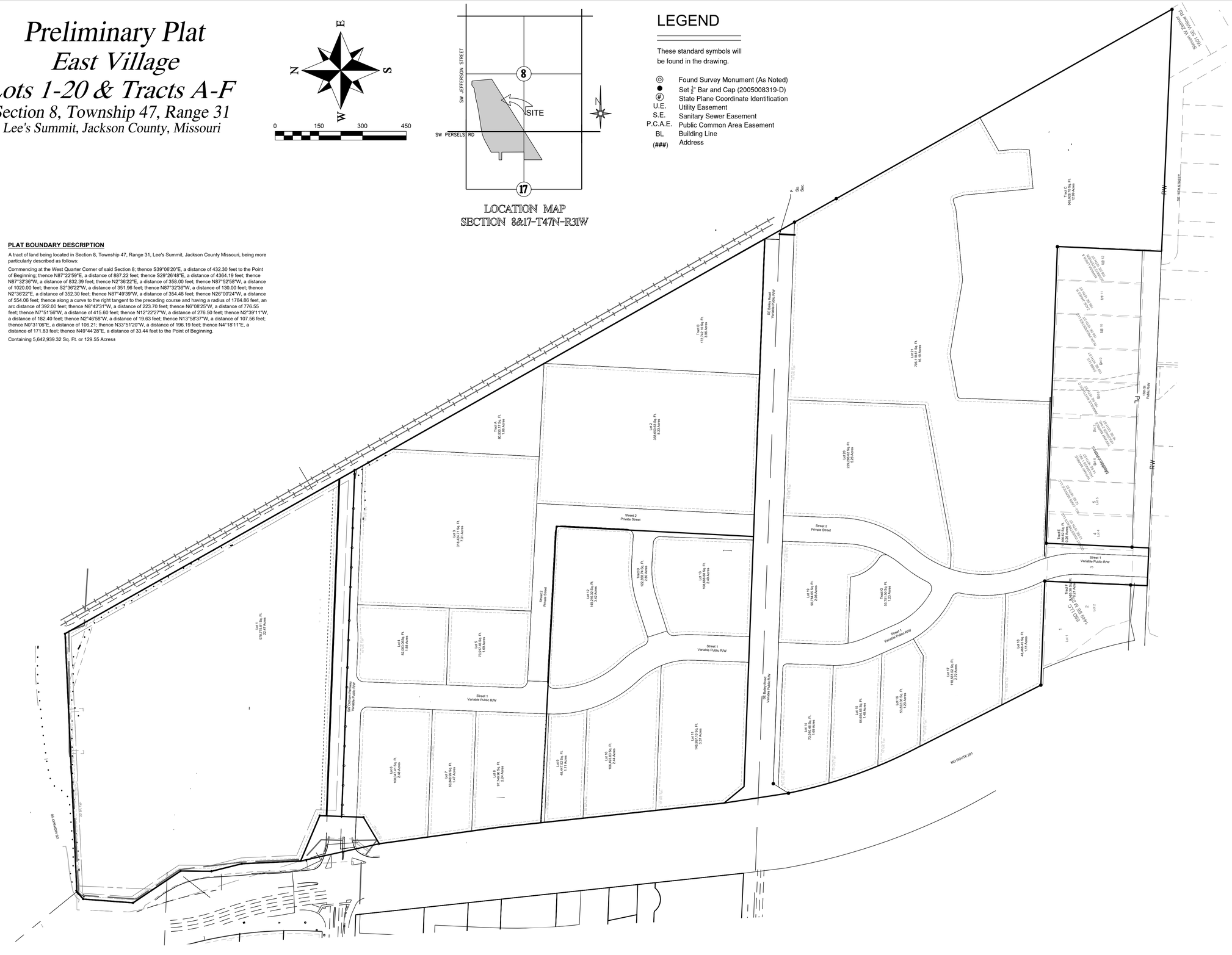
| | |
|---|---|
| ◎ | Found Survey Monument (As Noted) |
| ● | Set ½" Bar and Cap (2005008319-D) |
| Ⓝ | State Plane Coordinate Identification |
| U.E. | Utility Easement |
| S.E. | Sanitary Sewer Easement |
| P.C.A.E. | Public Common Area Easement |
| BL | Building Line |
| (###) | Address |

**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 N12°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±




C.010

REVISIONS

| DATE | |
|---|---|
| | |

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

*Preliminary Plat*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 1 of 4 | 8 | 47 | 31 | Jackson | Optional |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"=150' | July 17, 2025 |

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER LS-2012000102
PROFESSIONAL LAND SURVEYOR


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

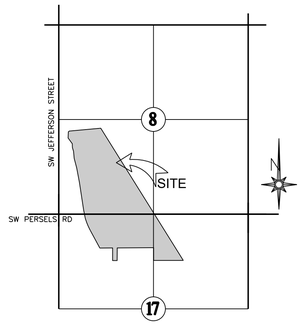
# Preliminary Plat
## East Village
## Lots 1-20 & Tracts A-F
### Section 8, Township 47, Range 31
### Lee's Summit, Jackson County, Missouri

**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 N12°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±

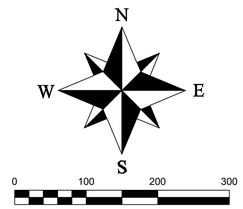


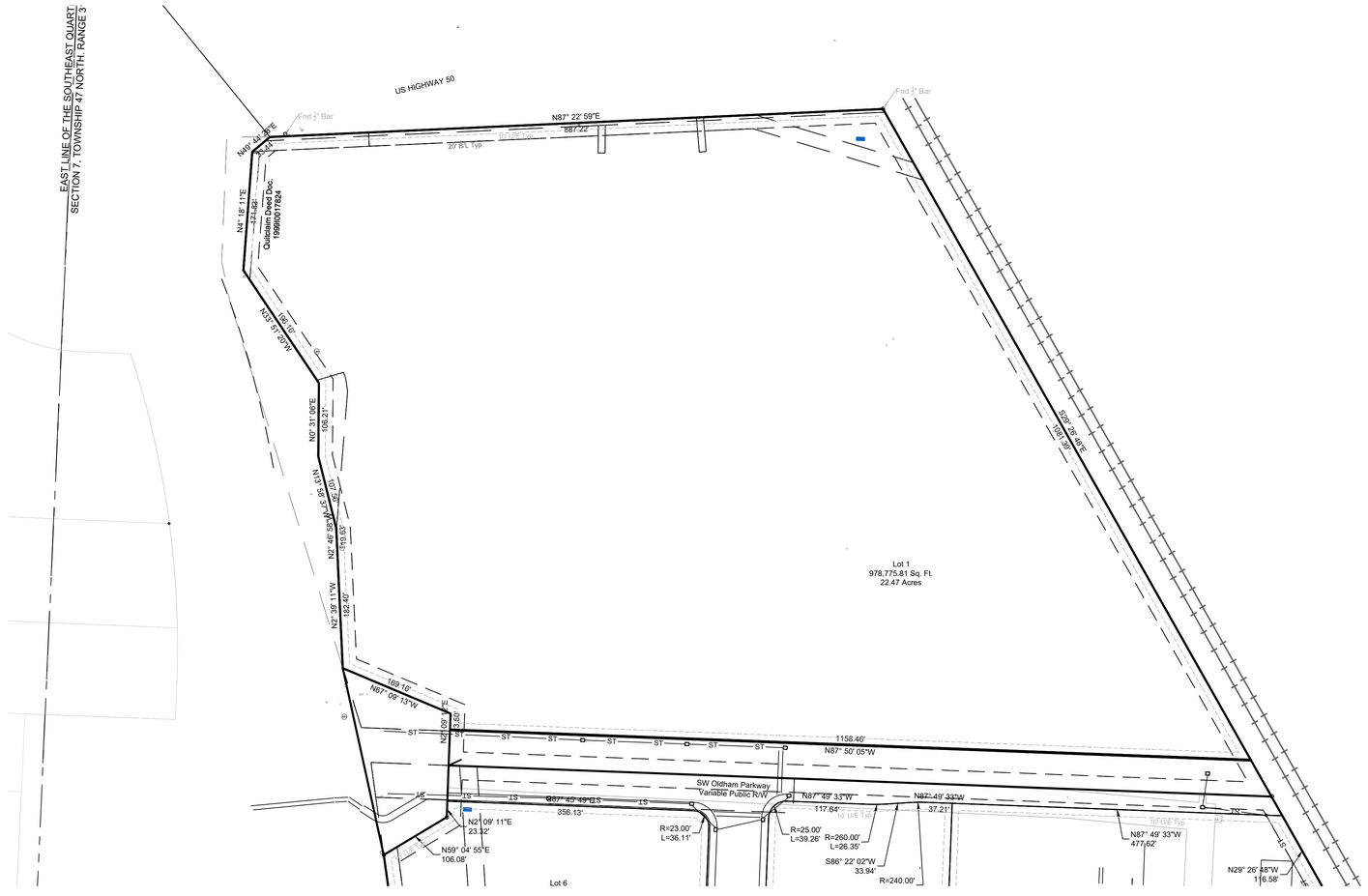

LOCATION MAP
SECTION 8&17-T47N-R31W

## LEGEND

These standard symbols will be found in the drawing.

| | |
|---|---|
| ◎ | Found Survey Monument (As Noted) |
| ● | Set ½" Bar and Cap (2005008319-D) |
| (P) | State Plane Coordinate Identification |
| U.E. | Utility Easement |
| S.E. | Sanitary Sewer Easement |
| P.C.A.E. | Public Common Area Easement |
| BL | Building Line |
| (###) | Address |




C.011

REVISIONS

| DATE | |
|---|---|
| | |

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

*Preliminary Plat*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 2 of 4 | 8 | 47 | 31 | Jackson | Datum |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"=100' | July 17, 2025 |

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J SCHLICHT
NUMBER LS-2012001102
PROFESSIONAL LAND SURVEYOR


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

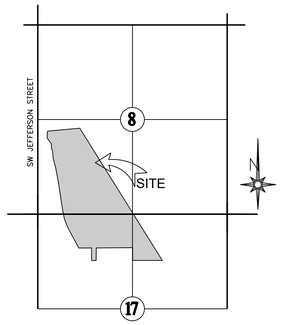
# Preliminary Plat
## East Village
## Lots 1-20 & Tracts A-F
### Section 8, Township 47, Range 31
### Lee's Summit, Jackson County, Missouri

**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 N12°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±

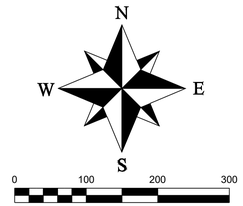



LOCATION MAP
SECTION 8&17-T47N-R31W

## LEGEND

These standard symbols will be found in the drawing.

- ◎ Found Survey Monument (As Noted)
- ● Set ½" Bar and Cap (2005008319-D)
- Ⓟ State Plane Coordinate Identification
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- P.C.A.E. Public Common Area Easement
- BL Building Line
- (###) Address



REVISIONS

| DATE | |
|---|---|
| | |

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

*Preliminary Plat*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 3 of 4 | 8 | 47 | 31 | Jackson | Detsom |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"=100' | July 17, 2025 |

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J SCHLICHT
NUMBER LS-2012000102
PROFESSIONAL LAND SURVEYOR


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

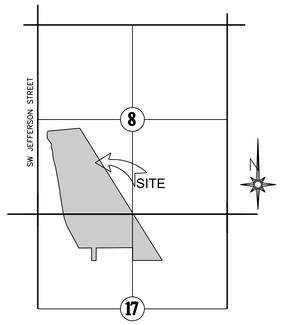
# Preliminary Plat
## East Village
## Lots 1-20 & Tracts A-F
### Section 8, Township 47, Range 31
### Lee's Summit, Jackson County, Missouri

**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 N12°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±

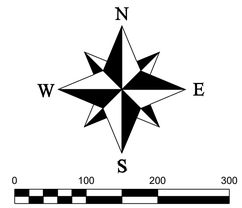


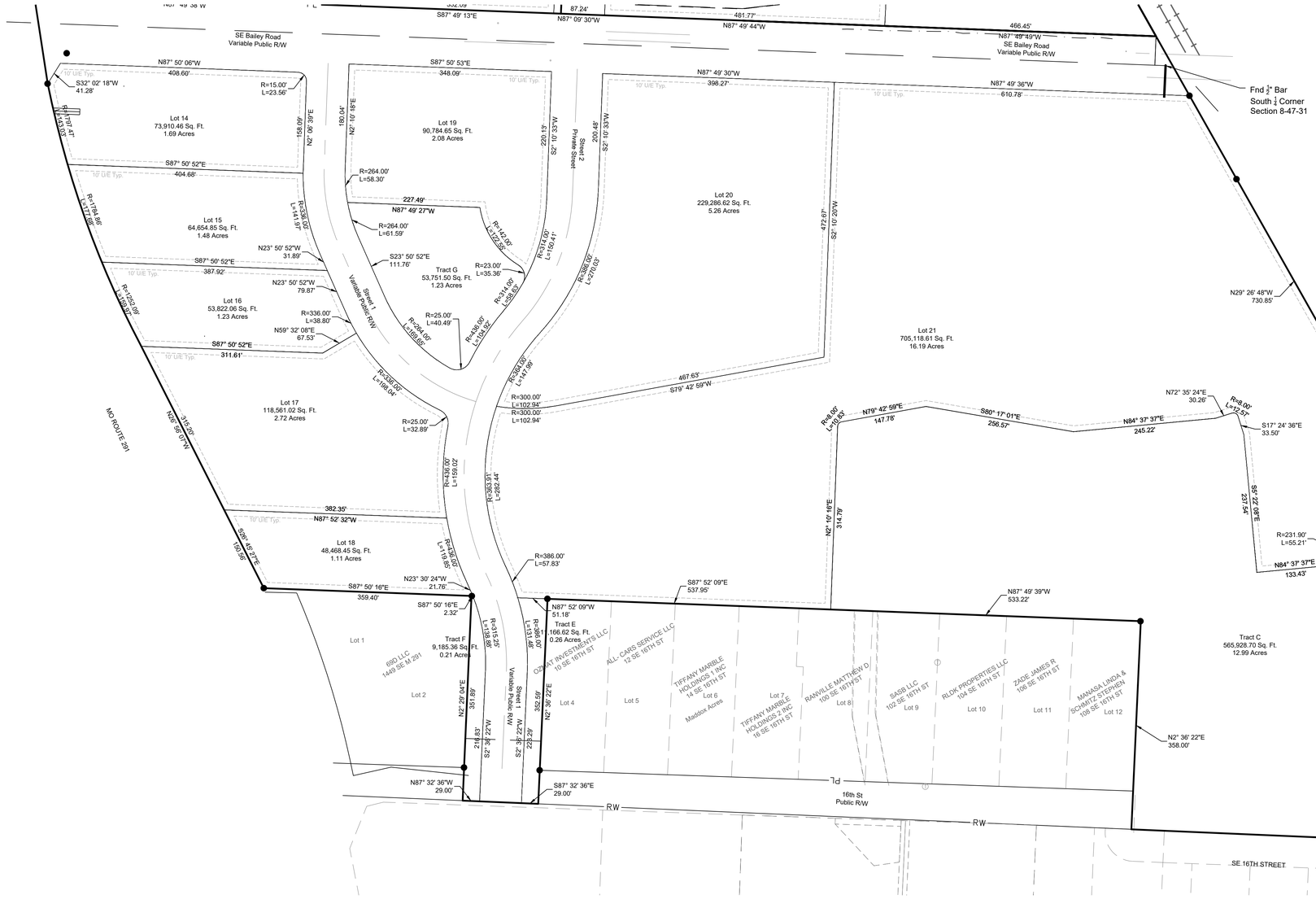

LOCATION MAP
SECTION 8&17-T47N-R31W

## LEGEND

These standard symbols will be found in the drawing.

| | |
|---|---|
| ◎ | Found Survey Monument (As Noted) |
| ● | Set ½" Bar and Cap (2005008319-D) |
| (P) | State Plane Coordinate Identification |
| U.E. | Utility Easement |
| S.E. | Sanitary Sewer Easement |
| P.C.A.E. | Public Common Area Easement |
| BL | Building Line |
| (###) | Address |




C.013

REVISIONS

| DATE | |
|---|---|
| | |

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

*Preliminary Plat*

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 4 of 4 | 8 | 47 | 31 | Jackson | Datum |

| DRAWN BY | SCALE | DATE OF PREPARATION |
|---|---|---|
| M. Schlicht, PLS, PE | 1"=100' | July 17, 2025 |

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER LS-2012000102
PROFESSIONAL LAND SURVEYOR


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

## 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 | 161,662 | N/A | 16.8% | | | 895 | 5.5 | |
| 2 | | PMIX | 8.23 | RESIDENTIAL | 1 | 320 UNITS | 43.8 | N/A | | | 544 | 1.7 | |
| 3 | | PMIX | 7.31 | RESIDENTIAL | 1 | 250 UNITS | 69.8 | N/A | | | 427 | 1.7 | |
| 4 | | PMIX | 1.88 | SIT DOWN RESTURANT | 1 | 7,020 | N/A | 8.6% | | | 125 | 17.7 | |
| 5 | | PMIX | 1.7 | SIT DOWN RESTURANT | 1 | 7,020 | N/A | 9.5% | | | 124 | 17.7 | |
| 6 | | PMIX | 2.48 | SIT DOWN RESTURANT | 1 | 8,380 | N/A | 7.8% | | | 155 | 18.5 | |
| 7 | | PMIX | 1.47 | DRIVE THRU | 1 | 2,700 | N/A | 4.2% | | | 49 | 18.1 | |
| 8 | | PMIX | 2.24 | SIT DOWN RESTURANT | 1 | 7,020 | N/A | 7.2% | | | 149 | 21.2 | |
| 9 | | PMIX | 1.11 | DRIVE THRU | 1 | 2,700 | N/A | 5.6% | | | 36 | 13.3 | |
| 10 | | PMIX | 2.44 | SIT DOWN RESTURANT | 1 | 7,020 | N/A | 3.8% | | | 175 | 24.9 | |
| 11 | | PMIX | 3.37 | SIT DOWN RESTURANT | 1 | 14,600 | N/A | 9.9% | | | 183 | 12.5 | |
| 12 | | PMIX | 3.42 | PARK | 1 | park | N/A | N/A | | | 172 | 22.5 | |
| 13 | | PMIX | 2.49 | SIT DOWN RESTURANT | 1 | 7,640 | N/A | 6.7% | | | 112 | 14.7 | |
| 14 | | PMIX | 1.7 | DRIVE THRU | 1 | 3,000 | N/A | 4.1% | | | 100 | 33.3 | |
| 15 | | PMIX | 1.49 | DRIVE THRU | 1 | 3,000 | N/A | 4.6% | | | 46 | 15.3 | |
| 16 | | PMIX | 1.23 | DRIVE THRU | 1 | 2,700 | N/A | 4.9% | | | 27 | 10 | |
| 17 | | PMIX | 2.72 | SIT DOWN RESTURANT | 1 | 7,020 | N/A | 6.8% | | | 84 | 12 | |
| 18 | | PMIX | 1.11 | DRIVE THRU | 1 | 2,700 | N/A | 5.6% | | | 37 | 13.7 | |
| 19 | | PMIX | 2.08 | DRIVE THRU | 1 | 3,000 | N/A | 3.3% | | | 65 | 15.3 | |
| 20 | | PMIX | 5.26 | RETAIL | 1 | 120,000 | N/A | 22.1% | | | 510 | 3.6 | |
| 21 | | PMIX | 16.19 | RESIDENTIAL | 1 | 100 UNITS | 7 | N/A | | | 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 | 2.67 | PRIVATE ROAD | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TRACT E | | PMIX | 0.26 | OPEN SPACE | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TRACT F | | PMIX | 0.21 | OPEN SPACE | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

| | |
|---|---|
| Studio | 20 |
| 1b1b | 145 |
| 1b1.5b | 14 |
| 2b2b | 71 |
| | 250 units |

| | |
|---|---|
| Studio | 25 |
| 1b1b | 181 |
| 1b1.5b | 24 |
| 2b2b | 90 |
| | 320 units |

NOTE:
Allowable land uses for the site found under UDO Section 5.560.A, 5.560.D, and the additional land uses for which the applicant appealed and received approval for the following land uses: automotive/truck related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; and daycares.

0 100' 200' 400'

# SITE PLAN OVERALL

SCALE: 1" = 200'

North

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 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

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

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


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


REVISIONS

C.101

North

0 30' 60' 120'

SITE PLAN NORTH

SCALE: 1" = 60'

US HIGHWAY 50

U.S. 50 HIGHWAY
(VARIABLE WIDTH - PUBLIC)

MO ROUTE 291

MO ROUTE 291 SOUTH
(VARIABLE WIDTH - PUBLIC)

SW OLDHAM PARKWAY

UNION PACIFIC RAILROAD

Lot 1

113'x90' BDG

DOG PARK

20' SETBACK LINE
DOC # 2004r0114682

1 SE PRIZER
PID # 61-500-03-81-00-0-00-000


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 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

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

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

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

REVISIONS

C.102

| PROPOSED UTILITY LEGEND | |
|---|---|
| STORM SEWER | |
| STORM SEWER STRUCTURE | |
| SANITARY SEWER | SAN |
| SANITARY SEWER STRUCTURE | |

PROPOSED STORM AND SANITARY SEWERS SHOWN ON THIS PAGE ARE TO BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER PRIOR TO TURNING OVER THE PROJECT TO COSTCO.

| DEMOLITION NOTES |
|---|
| EXISTING UTILITIES, PAVEMENT, SIGNS AND FEATURES SHOWN IN THIS COLOR ARE TO BE REMOVED BY THE DEVELOPER PRIOR TO TURNING OVER TO COSTCO. |

| OLDHAM ROAD NOTES |
|---|
| OLDHAM ROAD TO BE DESIGNED AND BUILT BY THE DEVELOPER. |

PRELIMINARY SUB GRADE VOLUME

CUT: 78,800 CY
1.1 FILL: 15,550, CY
NET: 63,250 CY HEAVY

(10% SOILS SHRINKAGE ASSUMED)
** UTILITY AND FOUNDATION SPOILS NOT INCLUDED IN THIS CALCULATION **

NOTE:
PUBLIC ROADWAY IMPROVEMENTS, OFFSITE UTILITIES AND ALL OTHER SITE IMPROVEMENTS TO BE DETERMINED.

NORTH

SCALE IN FEET
0 50 100

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/6/2025 | PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 9/4/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 9/8/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

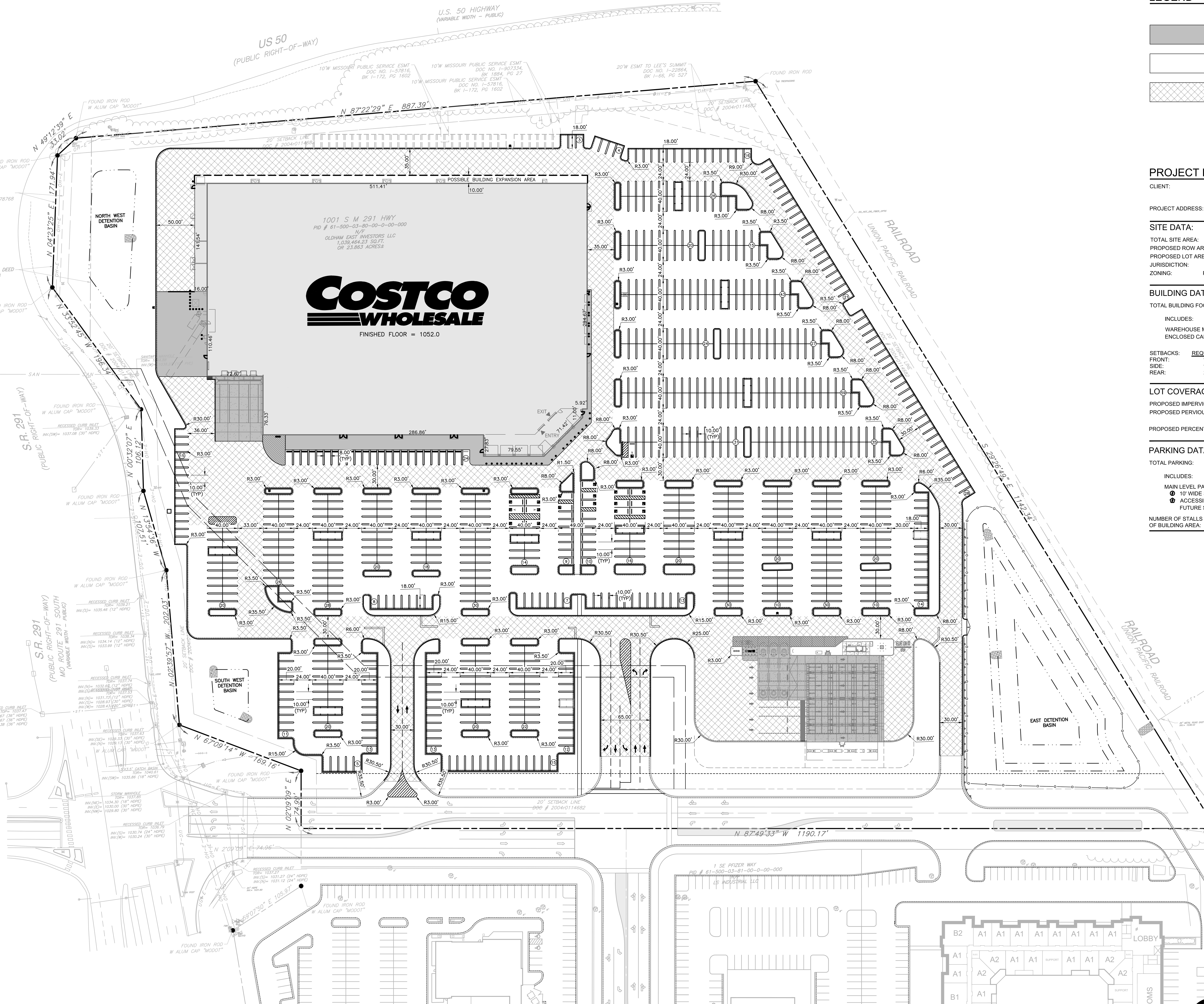
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

INTERIM GRADING PLAN

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

DRAWING NO.:
C100
SHEET 1 OF 9

P:\353-0001\353-308\1-CAD\1Dwg\1CNT-Grad Int\L1S308-CVIT-C100.dwg[C100 INTERIM GRADING PLAN] L1S, 9/19/2025 - matt.mundy - LP, 9/19/2025 2:21 PM




## LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED LIGHT DUTY PAVEMENT

PROPOSED HEAVY DUTY PAVEMENT

## PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

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

### SITE DATA:

| | |
|---|---|
| TOTAL SITE AREA: | 23.863 ACRES (1,039,464 SF) |
| PROPOSED ROW AREA: | 1.388 ACRES (60,478 SF) |
| PROPOSED LOT AREA: | 22.475 ACRES (978,986 SF) |
| JURISDICTION: | LEE'S SUMMIT MO |
| ZONING: | PLANNED MIXED USE DISTRICT (PMIX) |

### BUILDING DATA:

| | |
|---|---|
| TOTAL BUILDING FOOTPRINT AREA: | 161,540 SF |
| INCLUDES: | |
| WAREHOUSE MAIN LEVEL | 155,420 SF |
| ENCLOSED CANOPY | 6,120 SF |

| SETBACKS: | REQUIRED | | ACTUAL |
|---|---|---|---|
| FRONT: | 15' | FRONT: | 20' |
| SIDE: | 10' | SIDE: | 10' |
| REAR: | 20' | REAR: | 20' |

### LOT COVERAGE:

PROPOSED IMPERVIOUS AREA: 16.089 ACRES (700,838 SF)
PROPOSED PERVIOUS AREA: 6.385 ACRES (278,148 SF)

PROPOSED PERCENT IMPERVIOUS: 71.59%

### PARKING DATA:

| | |
|---|---|
| TOTAL PARKING: | 895 STALLS |
| INCLUDES: | |
| MAIN LEVEL PARKING PROVIDED: | |
| 10' WIDE STALLS | 877 STALLS |
| ACCESSIBLE STALLS | 18 STALLS |
| FUTURE STALLS | 32 STALLS |
| NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: | 5.75 STALLS |

### REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | 08/14/2025 | PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/08/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/18/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

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

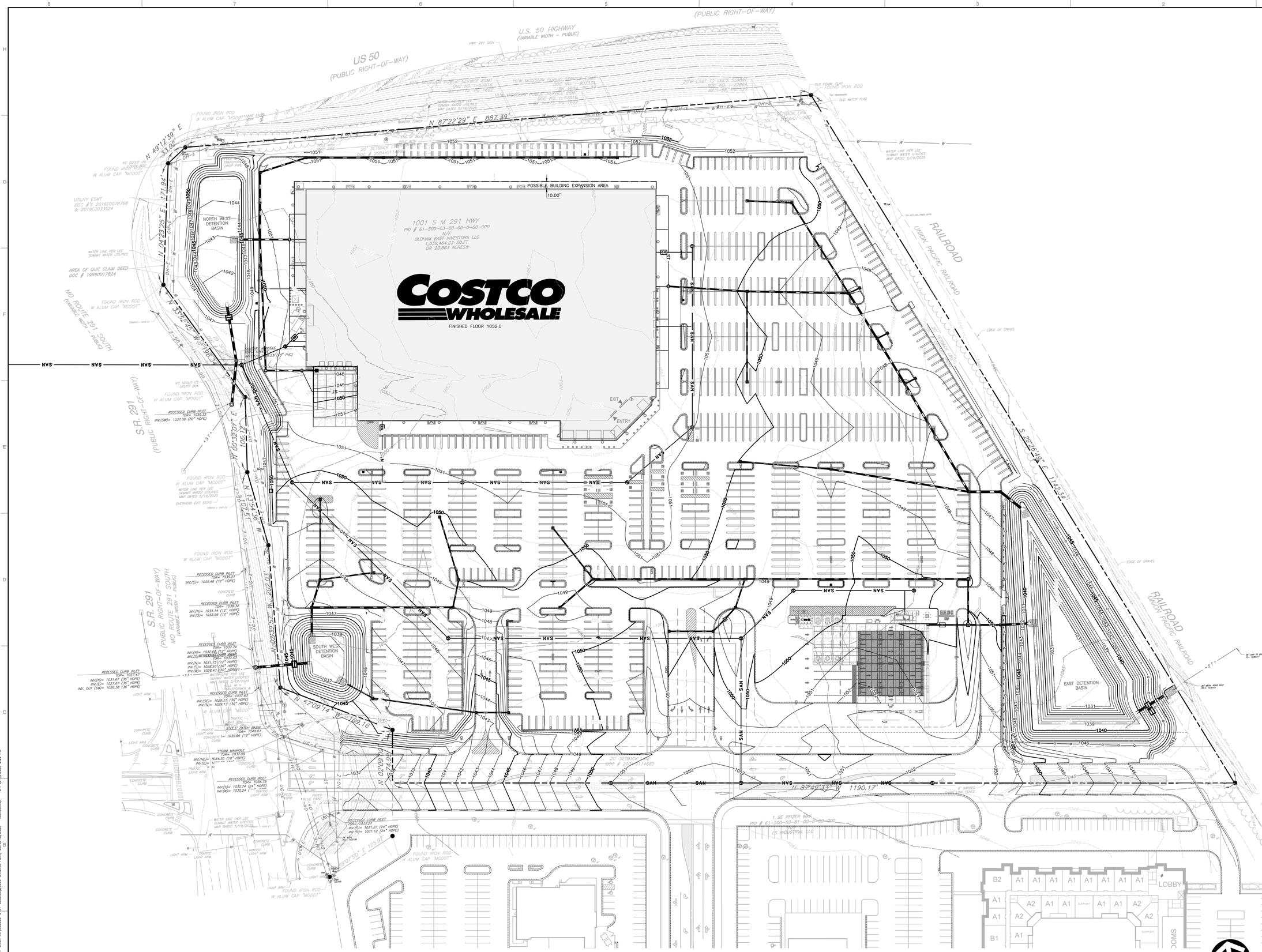
SITE LAYOUT PLAN

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

DRAWING NO.: C200

SHEET 2 OF 9

P:\350-000\353-308\-CADD\Dwg\CV01-Green Ink\353308-CV01-C200.dwg{C200 SITE LAYOUT PLAN} LS:(9/19/2025 - matt.knuth) - LP: 9/19/2025 2:21 PM




**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/6/2025 | PRELIMINARY IFR SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/18/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |


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

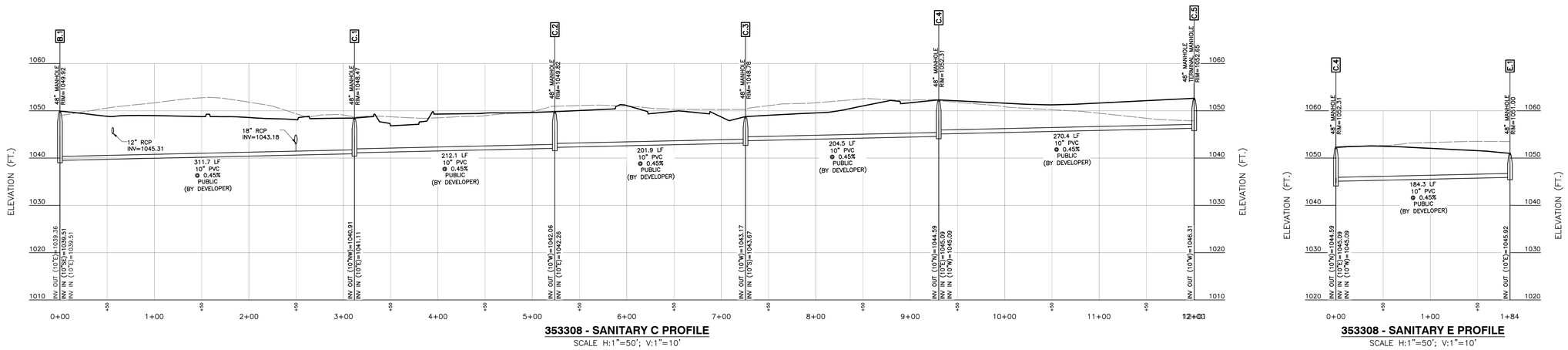

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

**GRADING PLAN**

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

DRAWING NO.:
**C300**
SHEET 3 OF 9


A:\353-0001\353-308\CADD\dwg\C00\~Green Ind\353308-C001-C300.dwg|C300 GRADING PLAN| 8/6/2025 - kschomaker - LP: 9/19/2025 2:23 PM




**353308 - SANITARY C PROFILE**

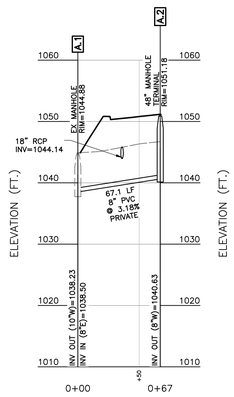
SCALE H:1"=50'; V:1"=10'




**353308 - SANITARY E PROFILE**

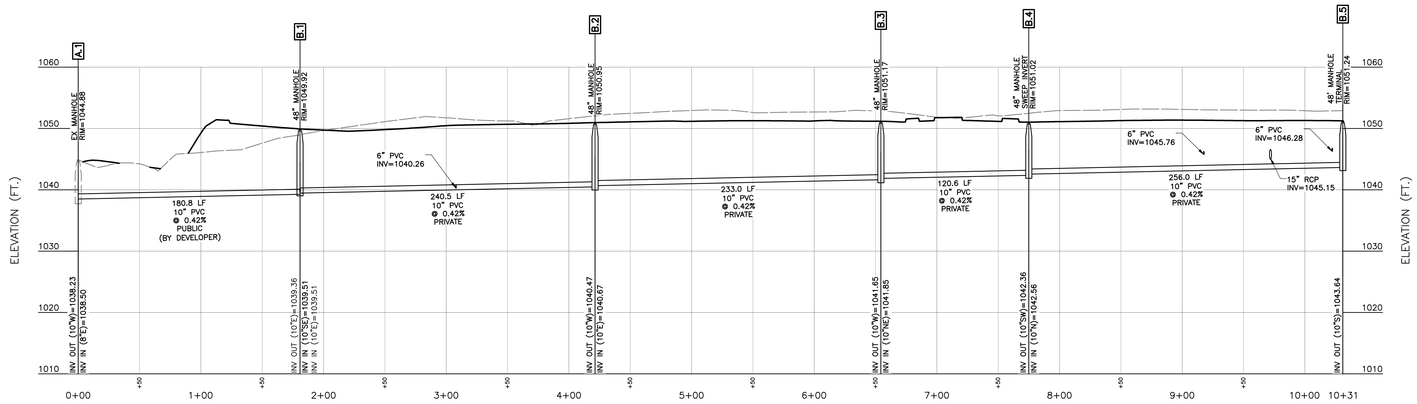
SCALE H:1"=50'; V:1"=10'

PRELIMINARY SANITARY SEWERS C AND E
FINAL DESIGN AND CONSTRUCTION BY THE DEVELOPER
** INFORMATIONAL ONLY **



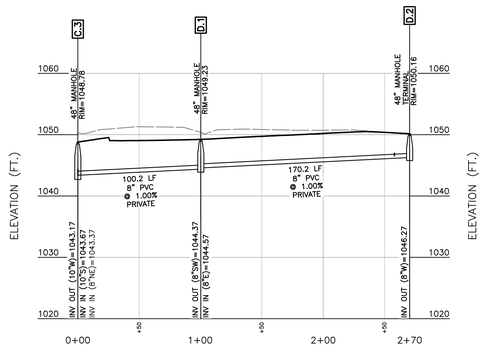

**353308 - SANITARY A PROFILE**

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




**353308 - SANITARY B PROFILE**

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




**353308 - SANITARY D PROFILE**

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

PRELIMINARY SANITARY SEWERS A, B AND D

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/6/2025 | PRELIMINARY RFD SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/08/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

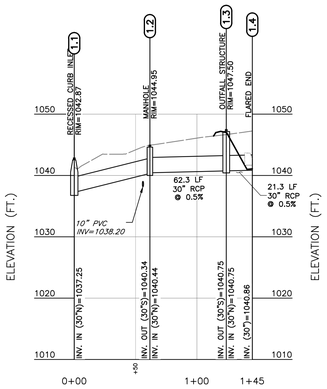
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

**PRELIMINARY SANITARY SEWER PROFILES**

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

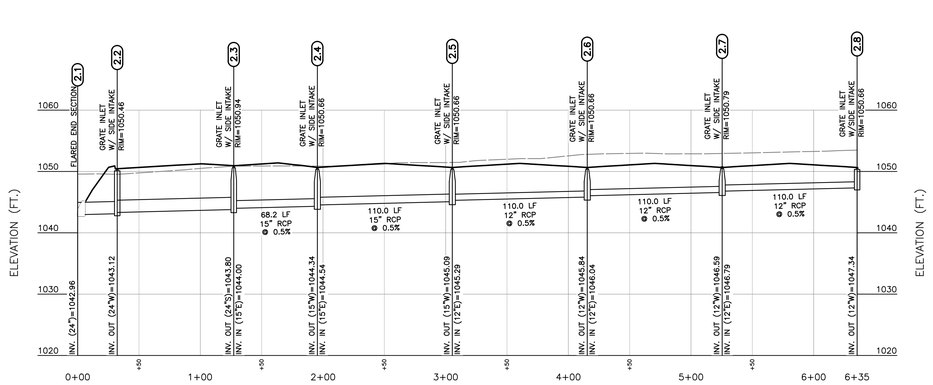
DRAWING NO.:
**C400**
SHEET 4 OF 9

P:\350-099\353-308\~CAD\Dwg\C401-Green Hall\353308-C401-C400.dwg(C400 PRELIMINARY SANITARY SEWER PROFILES) LS:9/8/2025 - kschmeing - LP: 9/19/2025 2:22 PM



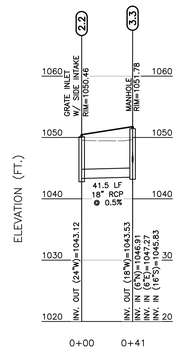

**353308 - STORM 1 PROFILE**

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



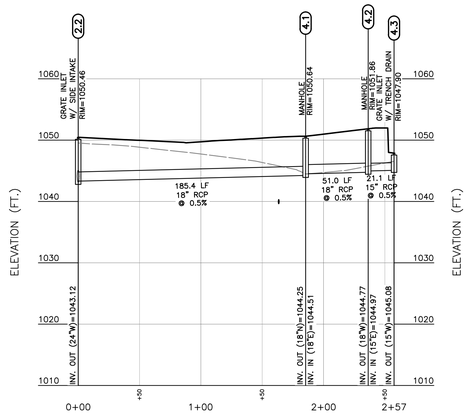

**353308 - STORM 2 PROFILE**

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



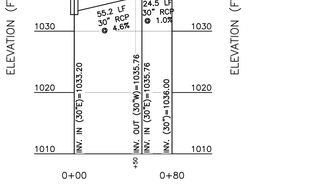

**353308 - STORM 3 PROFILE**

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



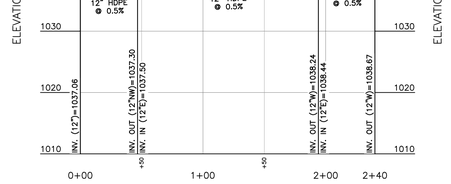

**353308 - STORM 4 PROFILE**

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



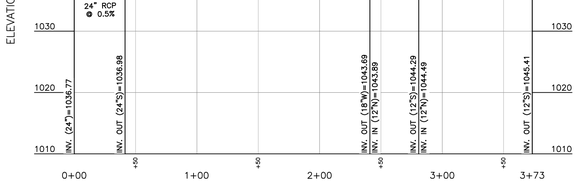

**353308 - STORM 5 PROFILE**

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



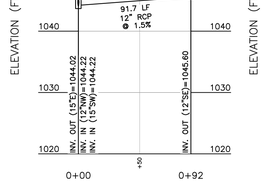

**353308 - STORM 6 PROFILE**

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



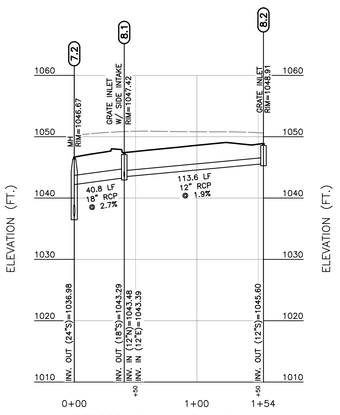

**353308 - STORM 7 PROFILE**

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



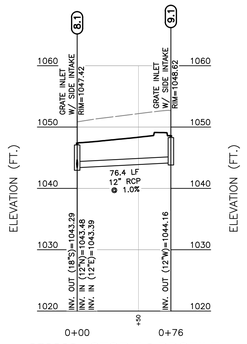

**353308 -STORM 10-A PROFILE**

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



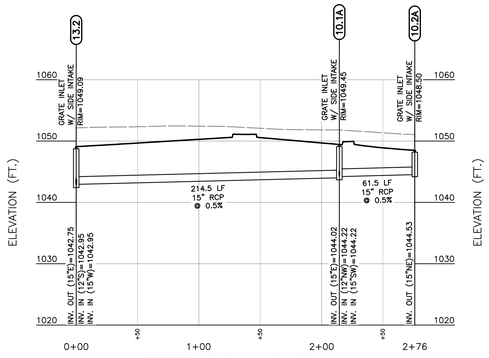

**353308 - STORM 8 PROFILE**

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



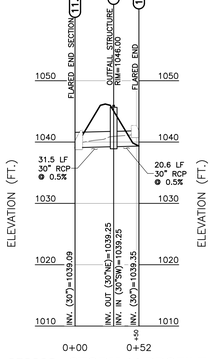

**353308 - STORM 9 PROFILE**

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



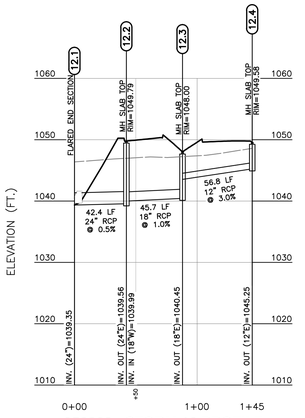

**353308 - STORM 10 PROFILE**

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




**353308 - STORM 11 PROFILE**

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




**353308 - STORM 12 PROFILE**

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

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/5/2025 | PRELIMINARY 95% SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/08/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

**REVISION RECORD**


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

**PRELIMINARY STORM SEWERS**

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

DRAWING NO.:

**C401**

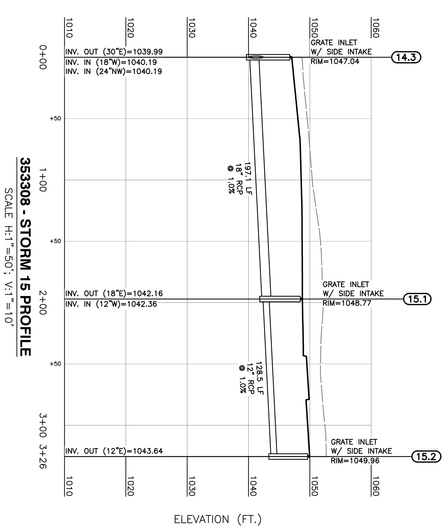
SHEET 5 OF 9


P:\353-0001-0500\353-308\-CADD\Dwg\0501-0401.dwg[0401 PRELIMINARY STORM SEWERS] 09/19/2025 - kwoodaj - 09/19/2025 2:22 PM

P:\350-000\353-308\-CADD\Dwg\CV01-Green ink\353308-CV01-C401.dwg[C402 PRELIMINARY STORM SEWERS] LS:(9/18/2025 - kschoenike) - LP: 9/18/2025 2:22 PM

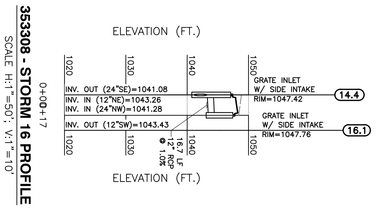
## 353308 - STORM 15 PROFILE

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



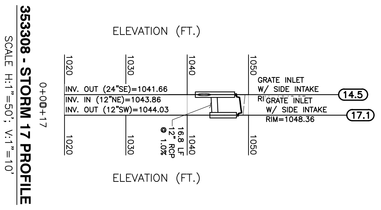

## 353308 - STORM 16 PROFILE

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



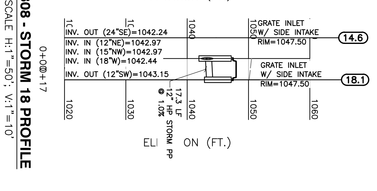

## 353308 - STORM 17 PROFILE

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



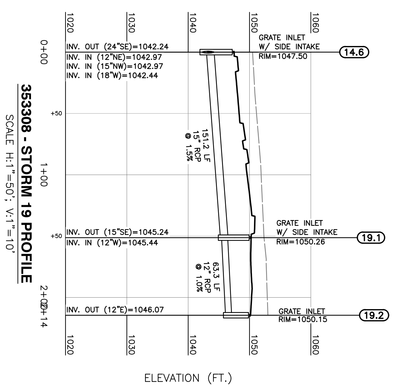

## 353308 - STORM 18 PROFILE

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



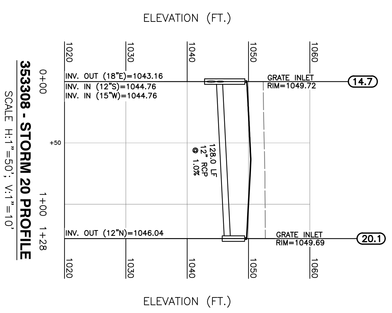

## 353308 - STORM 19 PROFILE

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



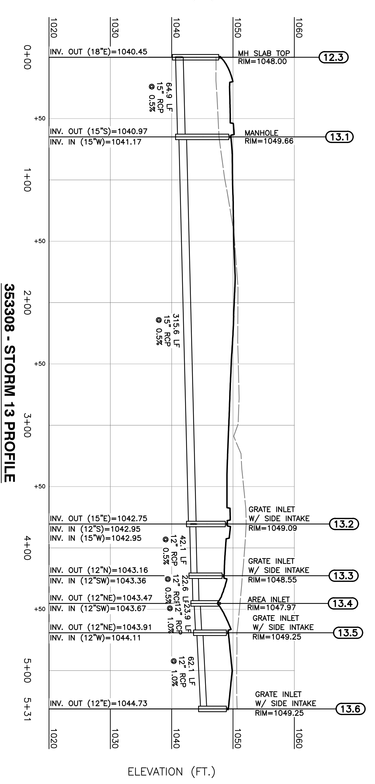

## 353308 - STORM 20 PROFILE

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



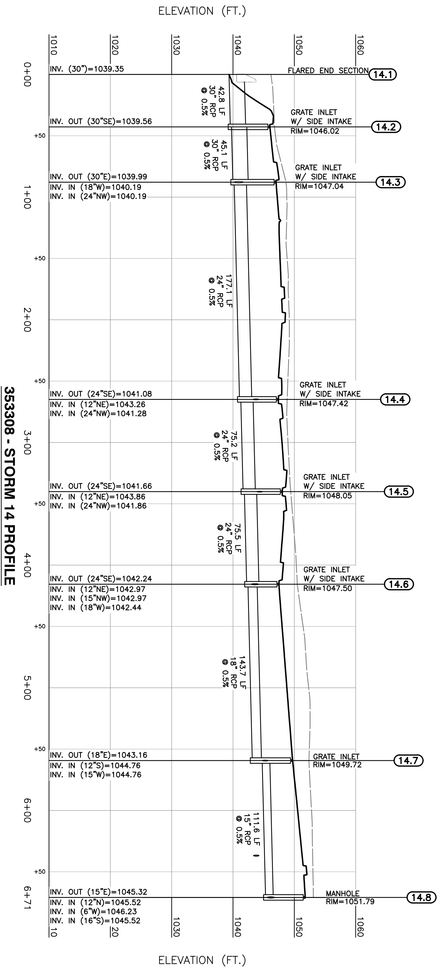

## 353308 - STORM 13 PROFILE

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




## 353308 - STORM 14 PROFILE

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




SHEET 6 OF 9

DRAWING NO. C402

**PRELIMINARY STORM SEWERS**

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

COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

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

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | 08/14/2025 | PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/05/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/18/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

| 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 |

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/5/2025 | PRELIMINARY IRIS SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 8/18/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 8/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |


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

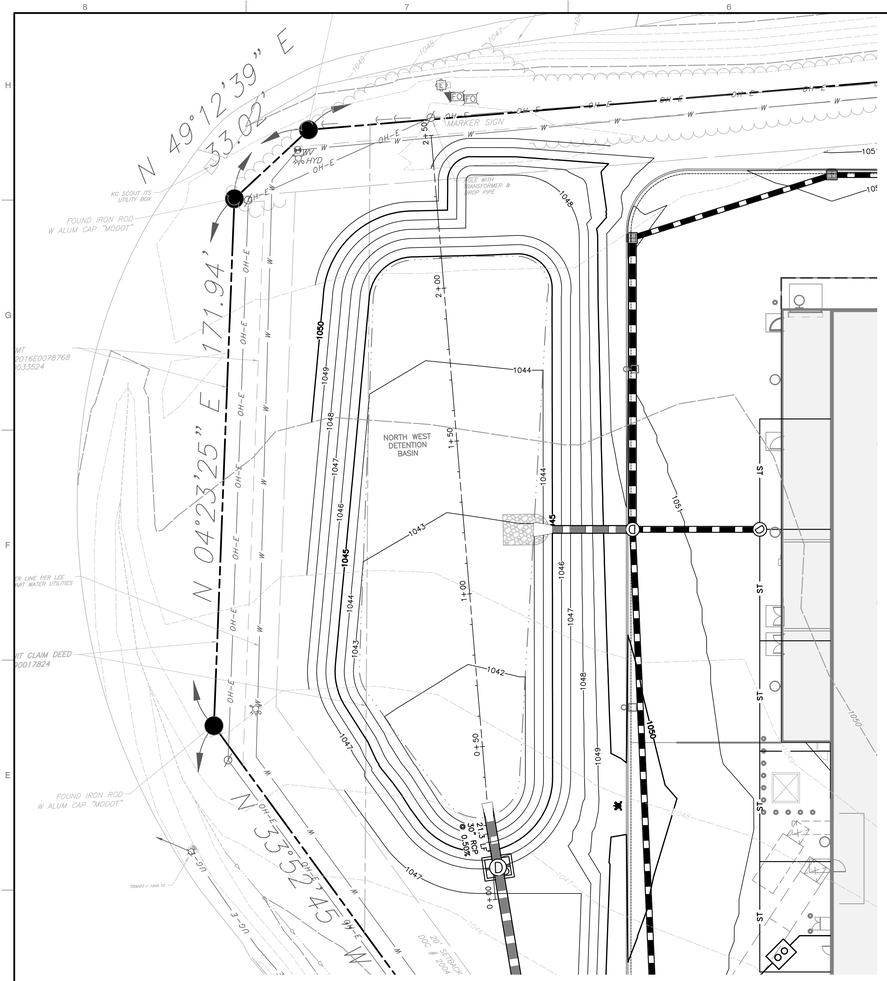
**UTILITY PLAN**

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

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

NORTH
SCALE IN FEET
0 50 100


A:\353-0001\353-308\CADD\dwg\C01-Green Ind\353308-C501-C505.dwg(C501 - Utility Plan) LEE'S 8/19/2025 - mattwindy - 8/19/2025 2:23 PM



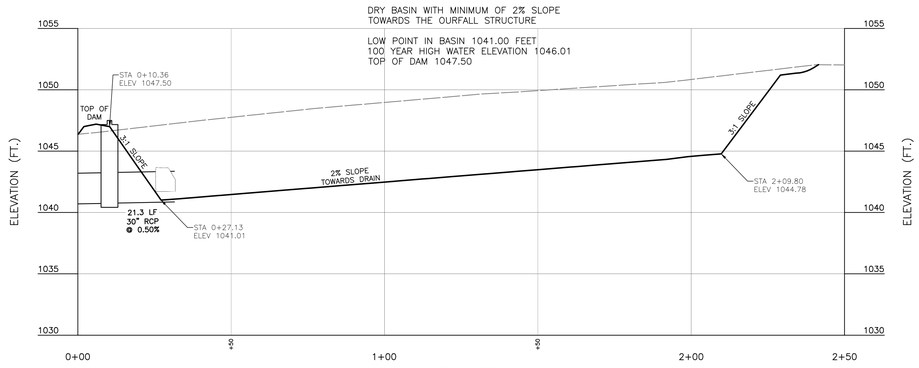

NORTH

SCALE IN FEET

0 20 40

# NORTHWEST DETENTION BASIN

NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN ERONET OR APPROVED EQUAL. TRM TO BE VEGETATED.
4. TRASH RACK TO BE INSTALLED AT EACH LOW FLOW ORIFICE. (SEE DETAIL)

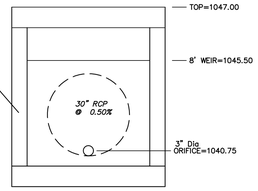



**NW BASIN PROFILE**
SCALE H:1"=20'; V:1"=5'

*TOP OF DAM 1047.50*

*HIGHWATER ELEVATIONS*

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



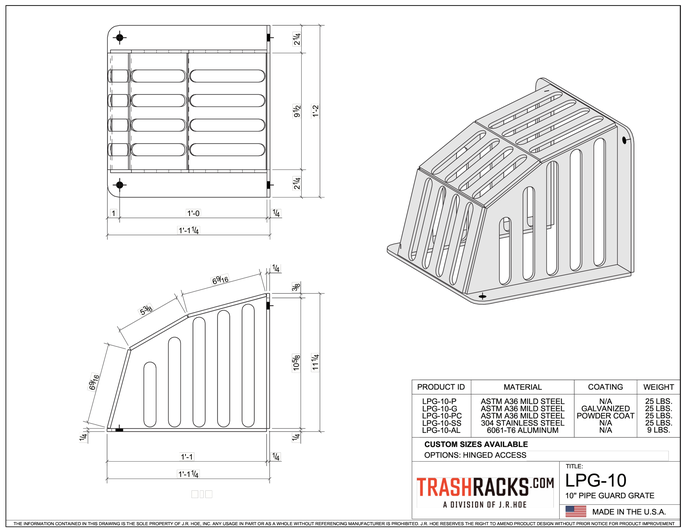

*OUTFALL NOTE:*

*OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.*

OUTFALL STRUCTURE 1.3
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS



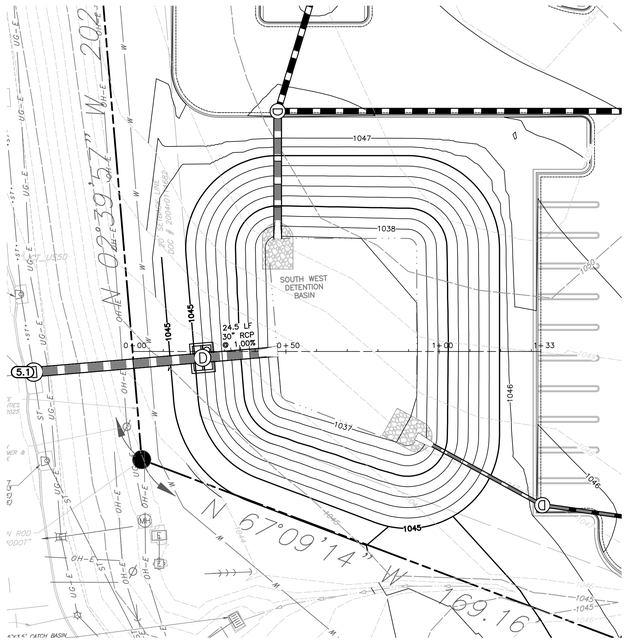

| PRODUCT ID | MATERIAL | COATING | WEIGHT |
|---|---|---|---|
| LPG-10-P | ASTM A36 MILD STEEL | N/A | 25 LBS. |
| LPG-10-G | ASTM A36 MILD STEEL | GALVANIZED | 25 LBS. |
| LPG-10-PC | ASTM A36 MILD STEEL | POWDER COAT | 25 LBS. |
| LPG-10-SS | 304 STAINLESS STEEL | N/A | 25 LBS. |
| LPG-10-AL | 6061-T6 ALUMINUM | N/A | 9 LBS. |

**CUSTOM SIZES AVAILABLE**
OPTIONS: HINGED ACCESS

TRASHRACKS.COM
A DIVISION OF J.R. HOE

TITLE: LPG-10
10" PIPE GUARD GRATE
MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT

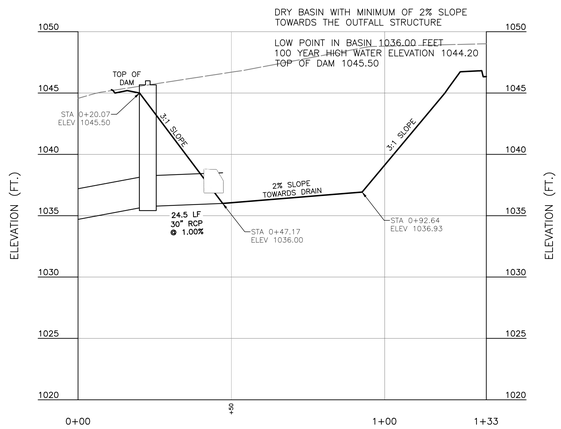



NORTH

SCALE IN FEET

0 20 40

# SOUTHWEST DETENTION BASIN

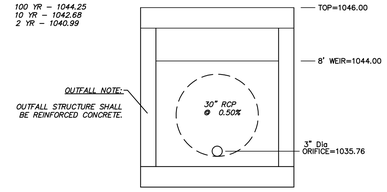



**SW BASIN PROFILE**
SCALE H:1"=20'; V:1"=5'

*TOP OF DAM 1045.25*

*HIGHWATER ELEVATIONS*

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




*OUTFALL NOTE:*

*OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.*

OUTFALL STRUCTURE 5.2
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/5/2025 | PRELIMINARY BID SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/18/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

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

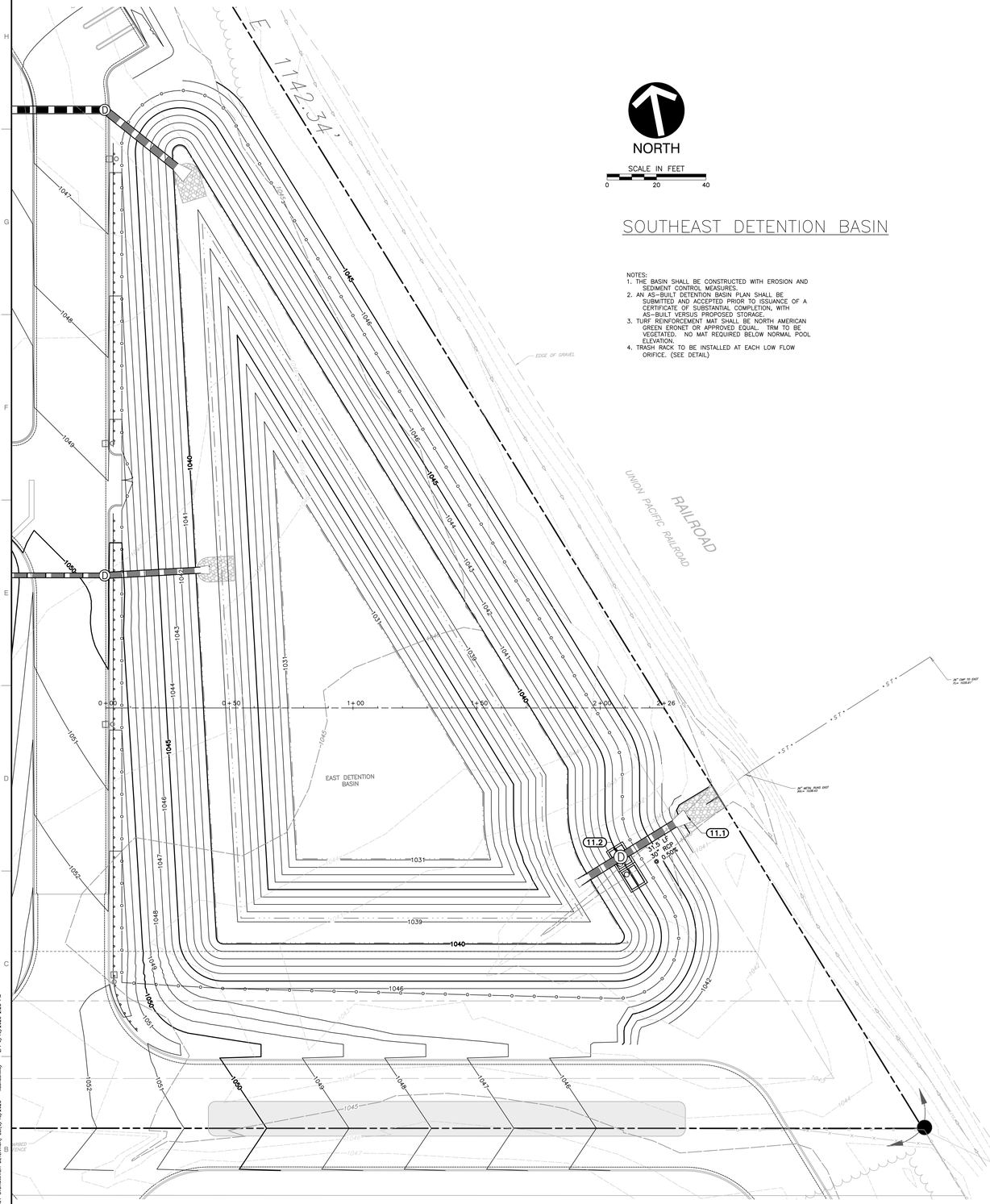
COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

**STORMWATER DETENTION**

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

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

P:_350-000\353-308_GADD\Dwg\CVR\Green Int\353308-CVR1-GD00.dwg 9/19/2025 STORMWATER DETENTION/ LS:9/19/2025 - kscrowley | LM: 9/19/2025 2:23 PM



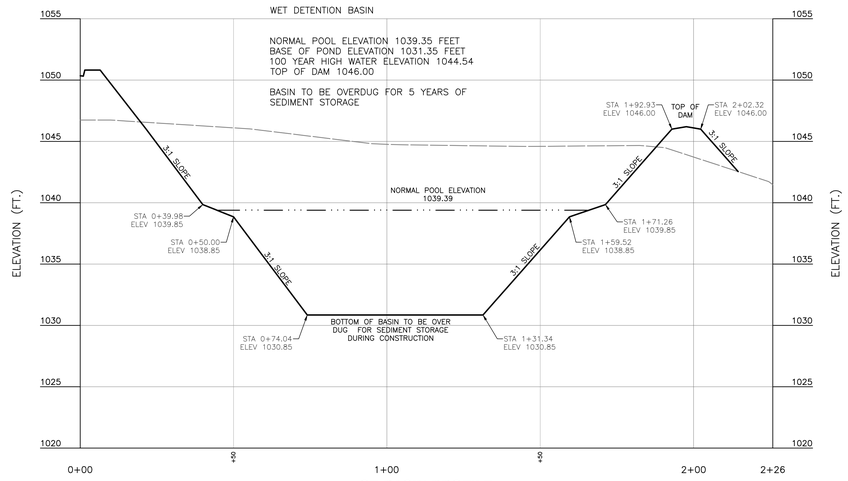

NORTH

SCALE IN FEET

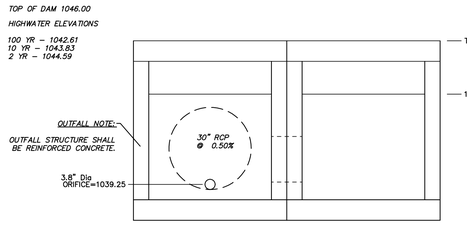
0 20 40

# SOUTHEAST DETENTION BASIN

NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN ERONET OR APPROVED EQUAL. TRM TO BE VEGETATED. NO MAT REQUIRED BELOW NORMAL POOL ELEVATION.
4. TRASH RACK TO BE INSTALLED AT EACH LOW FLOW ORIFICE. (SEE DETAIL)



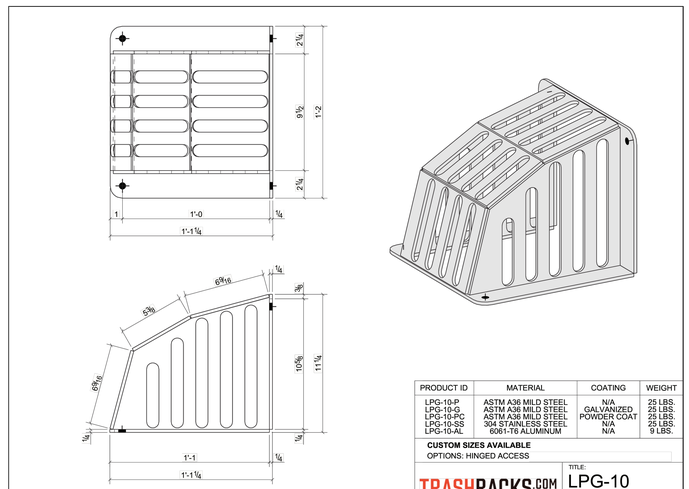

**SE BASIN PROFILE**
SCALE H:1"=20'; V:1"=5'




OUTFALL STRUCTURE 11.2
8'x6' BOX STRUCTURE

CONTROL STRUCTURE NOTES

1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
2. THE ADJACENT BOX SHALL NOT CONTAIN THE 3.8" DIAMETER ORIFICE
3. THE ADJACENT BOX SHALL HAVE A 24" DIAMETER LEVELER PIPE INSTALLED TO MAIN BOX UPSTREAM AND DOWNSTREAM OF THE WEIR WALL.
4. INSTALL TRASH RACK PER MANUFACTURERS SPECIFICATIONS




| PRODUCT ID | MATERIAL | COATING | WEIGHT |
|---|---|---|---|
| LPG-10-P | ASTM A36 MILD STEEL | N/A | 25 LBS. |
| LPG-10-G | ASTM A36 MILD STEEL | GALVANIZED | 25 LBS. |
| LPG-10-PC | ASTM A36 MILD STEEL | POWDER COAT | 25 LBS. |
| LPG-10-SS | 304 STAINLESS STEEL | N/A | 25 LBS. |
| LPG-10-AL | 6061-T6 ALUMINUM | N/A | 9 LBS. |

**CUSTOM SIZES AVAILABLE**
OPTIONS: HINGED ACCESS

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE: LPG-10
10" PIPE GUARD GRATE

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT

**REVISION RECORD**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/4/2025 | PRELIMINARY IRIS SET - REVISED TO ADD SAN AND STORM PROFILES |
| 2 | 09/18/2025 | REVISED PER CLIENT COMMENTS |
| 3 | 09/19/2025 | REVISED PER CITY OF LEE'S SUMMIT COMMENTS |

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

**STORMWATER DETENTION**

DRAWN BY: KAS
DATE: AUGUST 7, 2025
CHECKED BY: KAS
DWG SCALE: 1" = 50'
PROJECT NO: 353-309.0002
APPROVED BY: DRAFT

DRAWING NO.:
**C601**
SHEET 9 OF 9

A:\353-0001\353-309\1-CAD\Dwg\C601-Green ink\353309-C01-C605.dwg[C601 STORMWATER DETENTION] LS:9/18/2025 - kschoenle - LP: 9/19/2025 2:23 PM

SW OLDHAM PARKWAY

MO ROUTE 291

STREET 1

STREET 2

STREET 3

STREET 4

SE BAILEY ROAD

Lot 6

113'x90' BDG

Lot 7

90'x34' BDG

Lot 8

113'x88' BDG

Lot 9

66'x42' BDG

Lot 10

120'x88' BDG

Lot 11

181'x81' BDG

Lot 4

83'x85' BDG

Lot 5

92'x86' BDG

Lot 12

56'x42' BDG

Lot 13

120'x88' BDG

Lot 14

111'x45' BDG

Lot 3

474'x285' BDG

COURTYARD

POOL

SCREEN WALL

PATIO

PHASE 1 MULTI-FAMILY 4 - STORY 240 UNITS

COURTYARD

STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES

GARAGE ACCESS UPPER LEVEL

BRIDGE

DOG PARK

Tract A

Tract C

Lot 2

474'x324' BDG

PHASE 2 MULTI-FAMILY 4 - STORY 310 UNITS OVER PARKING

COURTYARD

POOL

DOG PARK

GARAGE ACCESS LOWER LEVEL

LOADING ZONE

153 PARKING SPACES

38 PARKING SPACES

Tract D

Tract B

0 40' 80' 160'

SITE PLAN MID

SCALE: 1" = 80'

North


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 2006002186-D
Surveying 2005008319-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

SITE PLAN MID
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.103

NOTE:

1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

0 40' 80' 160'

SITE PLAN SOUTH

SCALE: 1" = 80'

North

SE BAILEY ROAD

641.20'

436.50'

241.33'

SE BAILEY ROAD

Lot 14 — 71'x45' BDG

Lot 19 — 90'x34' BDG

Lot 15 — 90'x34' BDG

Lot 16 — 104'x44' BDG

Lot 17 — 113'x88' BDG

Lot 18 — 67'x43' BDG

Tract G

260'x200' BDG — RETAIL TENANT 45,000 SQFT — DOCK AREA

Lot 20

Lot 21 — 52'x25' Typ. BDG

Tract C

Tract F

Tract E

STREET 1

MO ROUTE 291

OFF-LEASH DOG PARK (SMALL DOGS)

OFF-LEASH DOG PARK (LARGE DOGS)

SE 16TH STREET

Lot 1 — 69'x30' 1449 SE MO

Lot 2

Lot 4

Lot 5

Lot 6 — Maddox Acres

Lot 7 — TIFFANY MARBLE HOLDINGS 2 INC 16 SE 16TH ST

Lot 8 — RANVILLE MATHEW 100 SE 16TH ST

Lot 9 — SASB LLC 102 SE 16TH ST

Lot 10 — RLDK PROPERTIES LLC 104 SE 16TH ST

Lot 11 — ZADE JAMES R 106 SE 16TH ST

Lot 12 — MANASA LINDA & SCHMITZ STEPHEN 108 SE 16TH ST

TIFFANY MARBLE HOLDINGS 1 INC 14 SE 16TH ST

CARS SERVICE LLC 12 SE 16TH ST

AZIMA H INVESTMENTS LLC 10 SE 16TH ST

Doc. 2010E0131777


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 2006002186-D
Surveying 2005008319-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

SITE PLAN SOUTH
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.104

NOTE:

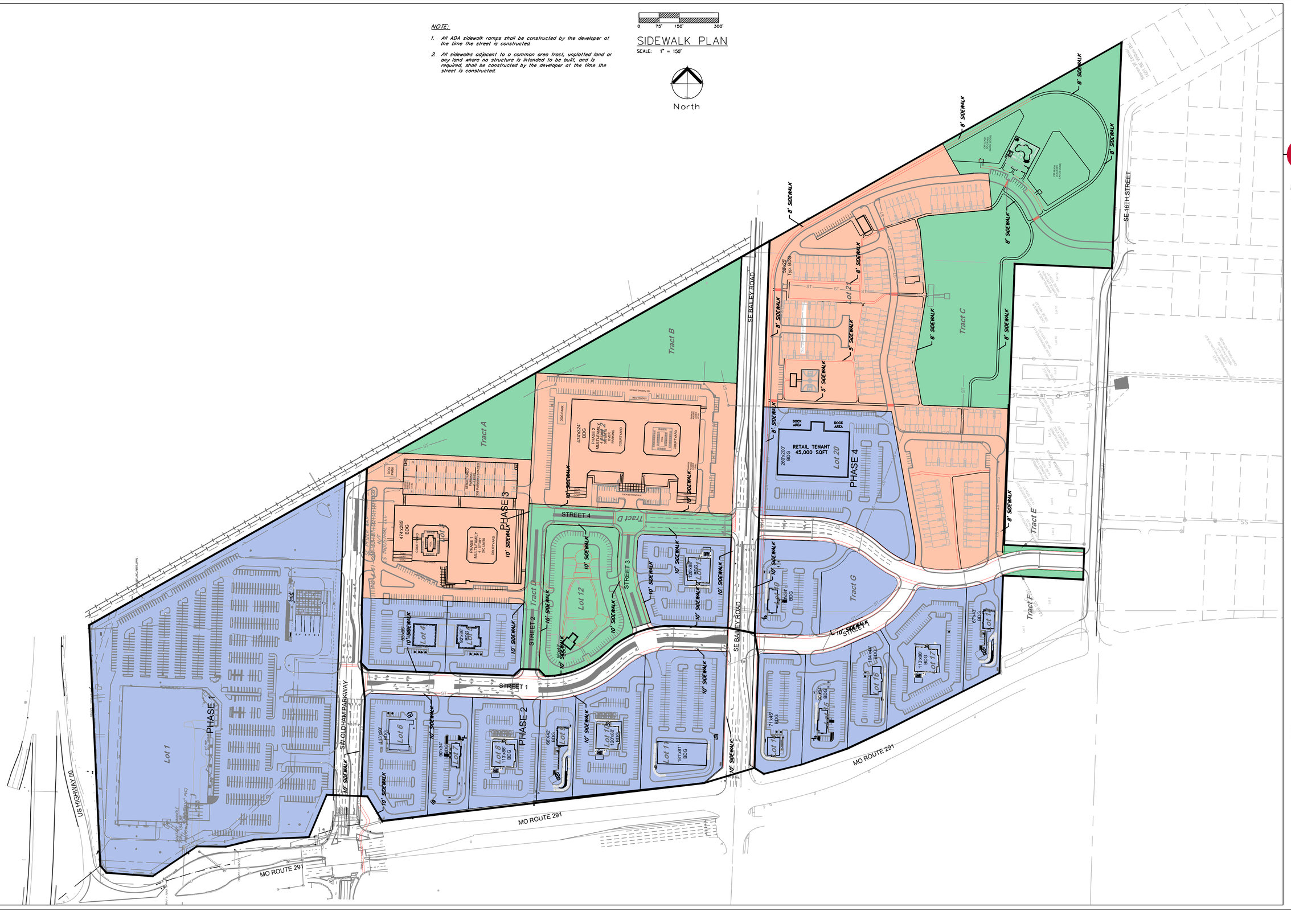
1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

0 75' 150' 300'

# SIDEWALK PLAN

SCALE: 1" = 150'

North





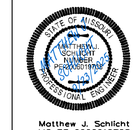
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849


Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008319-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

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




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

REVISIONS

C.105

NOTE:

1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

0 75' 150' 300'

AMENITY PLAN

SCALE: 1" = 150'

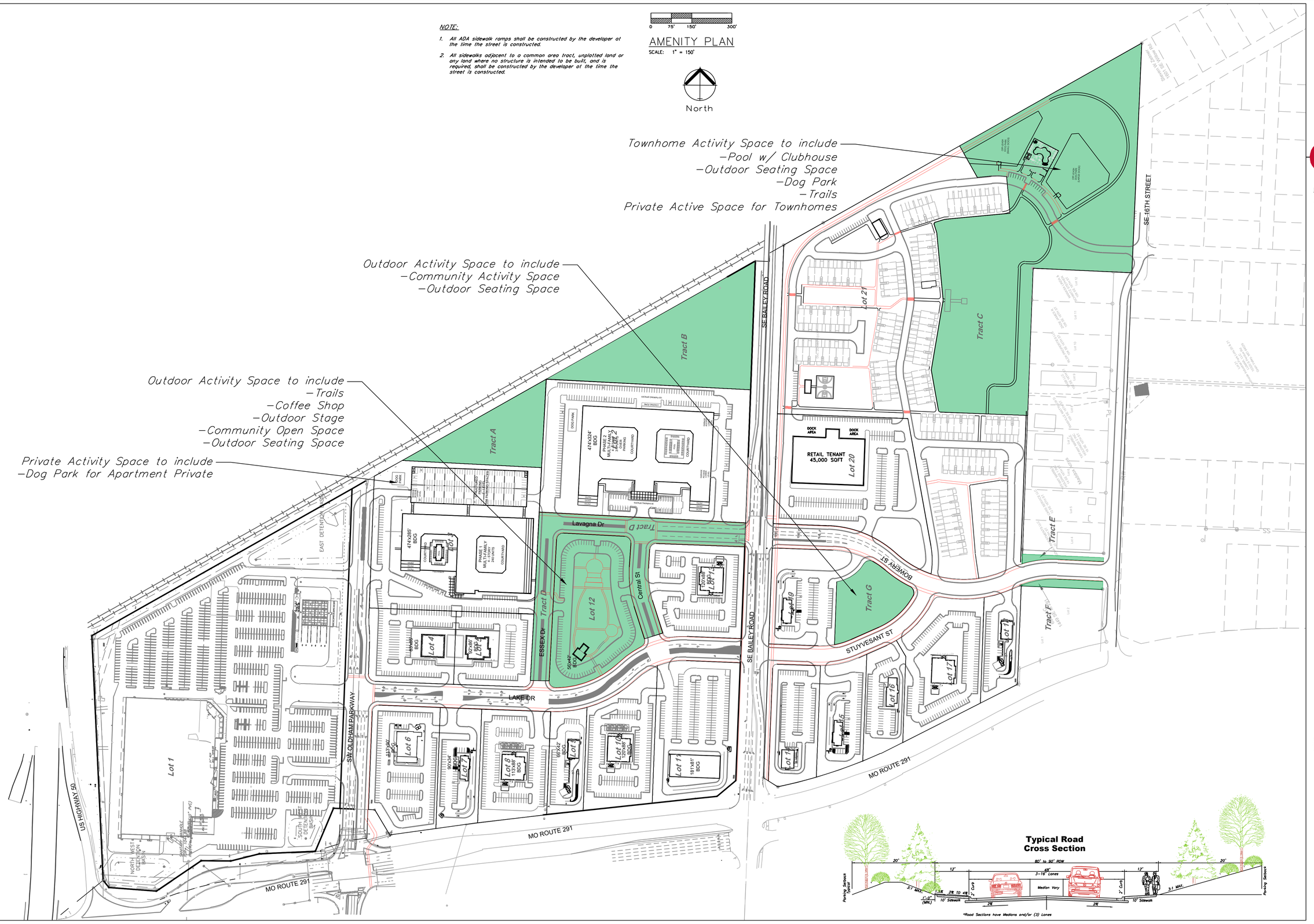
North

Townhome Activity Space to include
–Pool w/ Clubhouse
–Outdoor Seating Space
–Dog Park
–Trails
Private Active Space for Townhomes

Outdoor Activity Space to include
–Community Activity Space
–Outdoor Seating Space

Outdoor Activity Space to include
–Trails
–Coffee Shop
–Outdoor Stage
–Community Open Space
–Outdoor Seating Space

Private Activity Space to include
–Dog Park for Apartment Private




**Typical Road Cross Section**





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 2006002186-D
Surveying 2005008319-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

AMENITY 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.106

North

GRAPHIC SCALE
0 75' 150' 300'

# OVERALL GRADING PLAN

SCALE: 1" = 150'

*Notes*

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


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 2006002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


East Village
Lee's Summit, Jackson County, Missouri

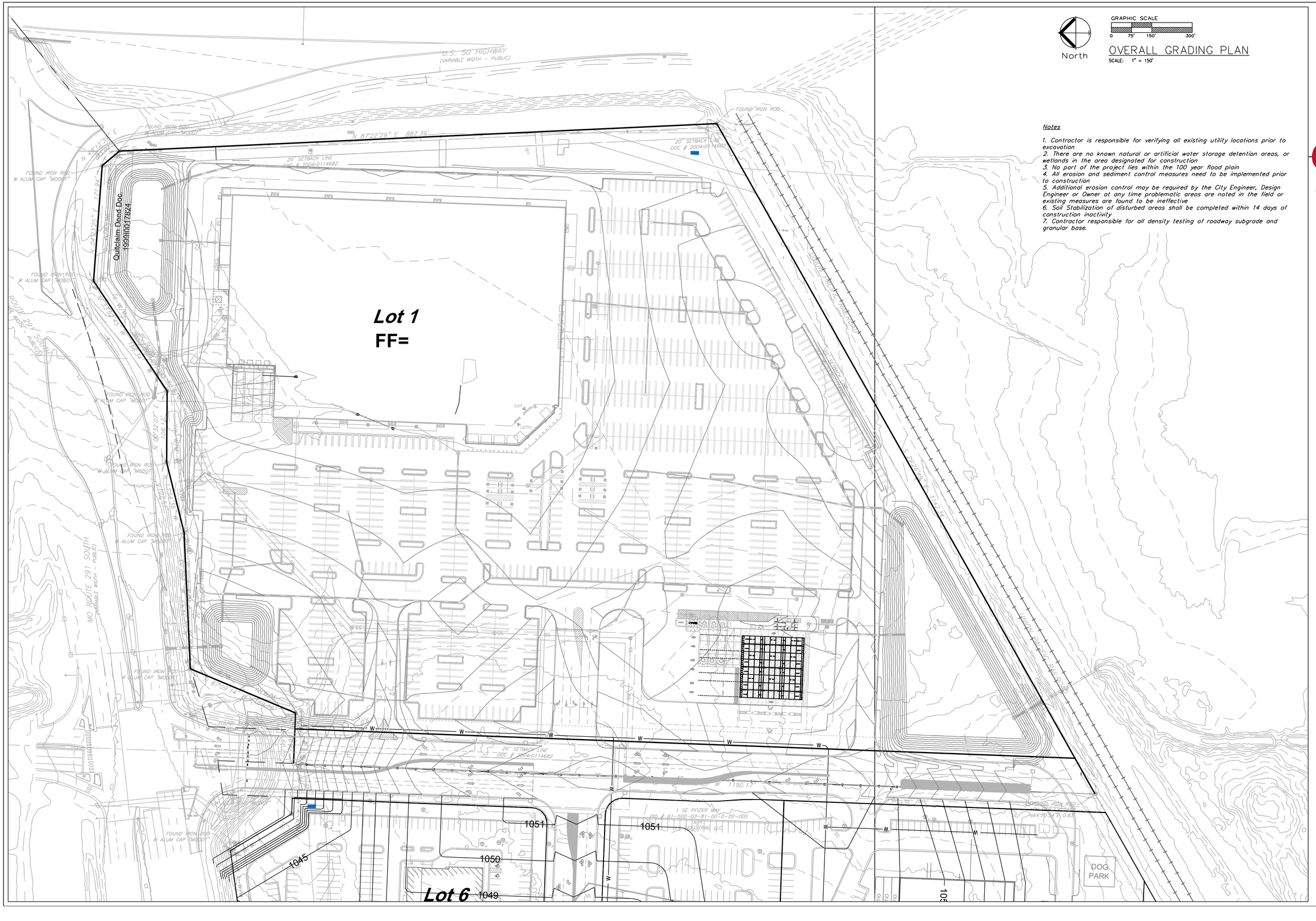
Project: OLDHAM EAST
Issue Date: August 20, 2025

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


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


REVISIONS

C.200




North

GRAPHIC SCALE
0 75' 150' 300'

## OVERALL GRADING PLAN

SCALE: 1" = 150'

*Notes*

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


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 2006002186-D
Surveying 2005008319-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

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

# OVERALL GRADING PLAN

SCALE: 1" = 80'

North

GRAPHIC SCALE
0 40' 80' 160'

*Notes*

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
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.

Lot 6 FF=
Lot 7 FF=
Lot 8 FF=
Lot 9 FF=
Lot 10 FF=
Lot 11 FF=
Lot 12 FF=
Lot 13 FF=
Lot 14 FF=
Lot 19
Lot 4 FF=
Lot 5 FF=
Lot 3 FF=
Lot 2 FF=
Tract A
Tract B
Tract D
Tract D
PHASE 1 MULTI-FAMILY 4 - STORY 240 UNITS
STRUCTURED PARKING 2 - LEVEL 338 PARKING SPACES
PHASE 2 MULTI-FAMILY 4 STORY 3 LEVELS OVER PARKING
COURTYARD
DOG PARK
Drainage Area "C"

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 2006002186-D
Surveying 2005008319-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

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

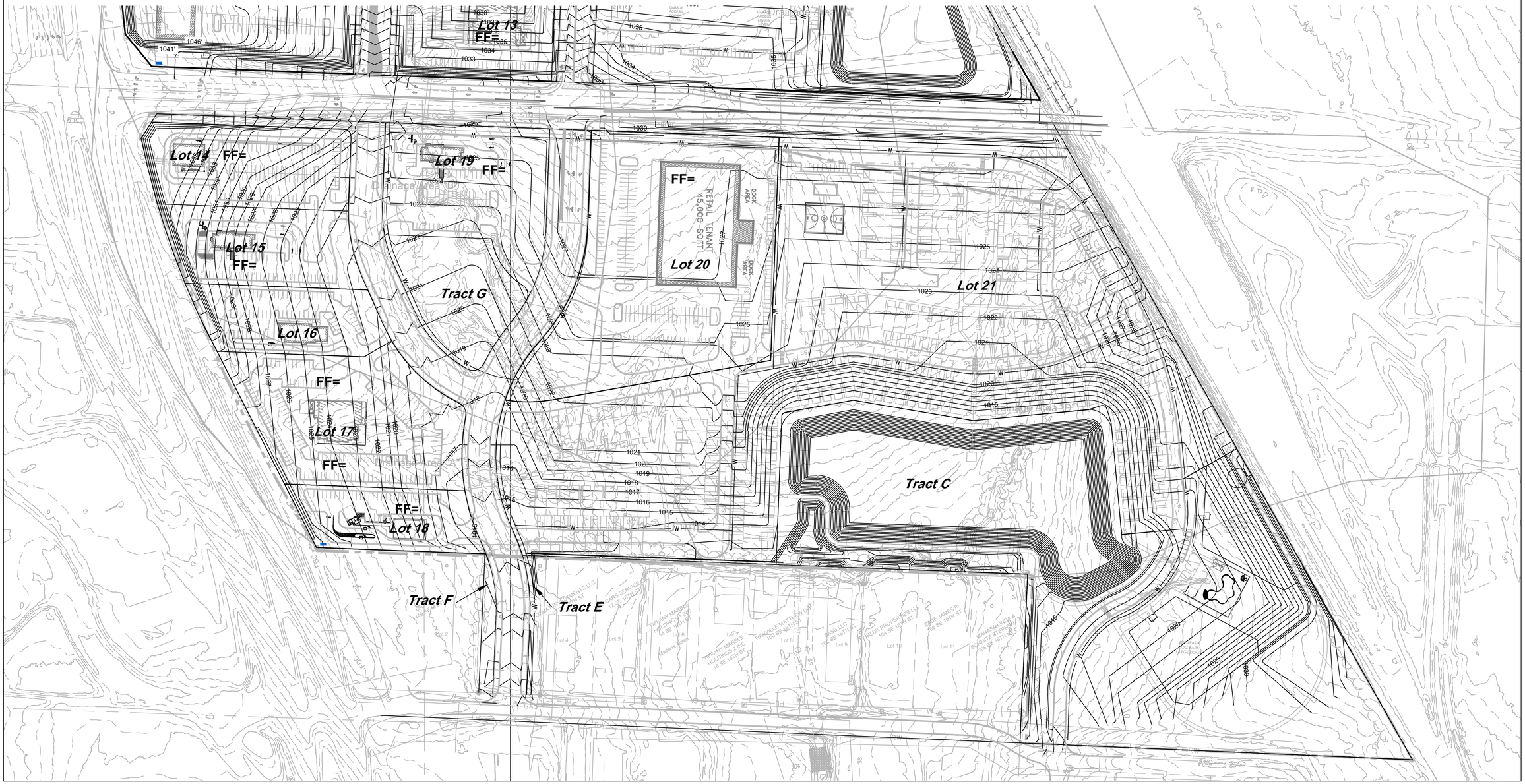
C.202

North

GRAPHIC SCALE
0 50' 100' 200'

# OVERALL GRADING PLAN

SCALE: 1" = 100'




*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 2006002186-D*
*Surveying 2005008318-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*


East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

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

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


REVISIONS

# OVERALL UTILITY PLAN

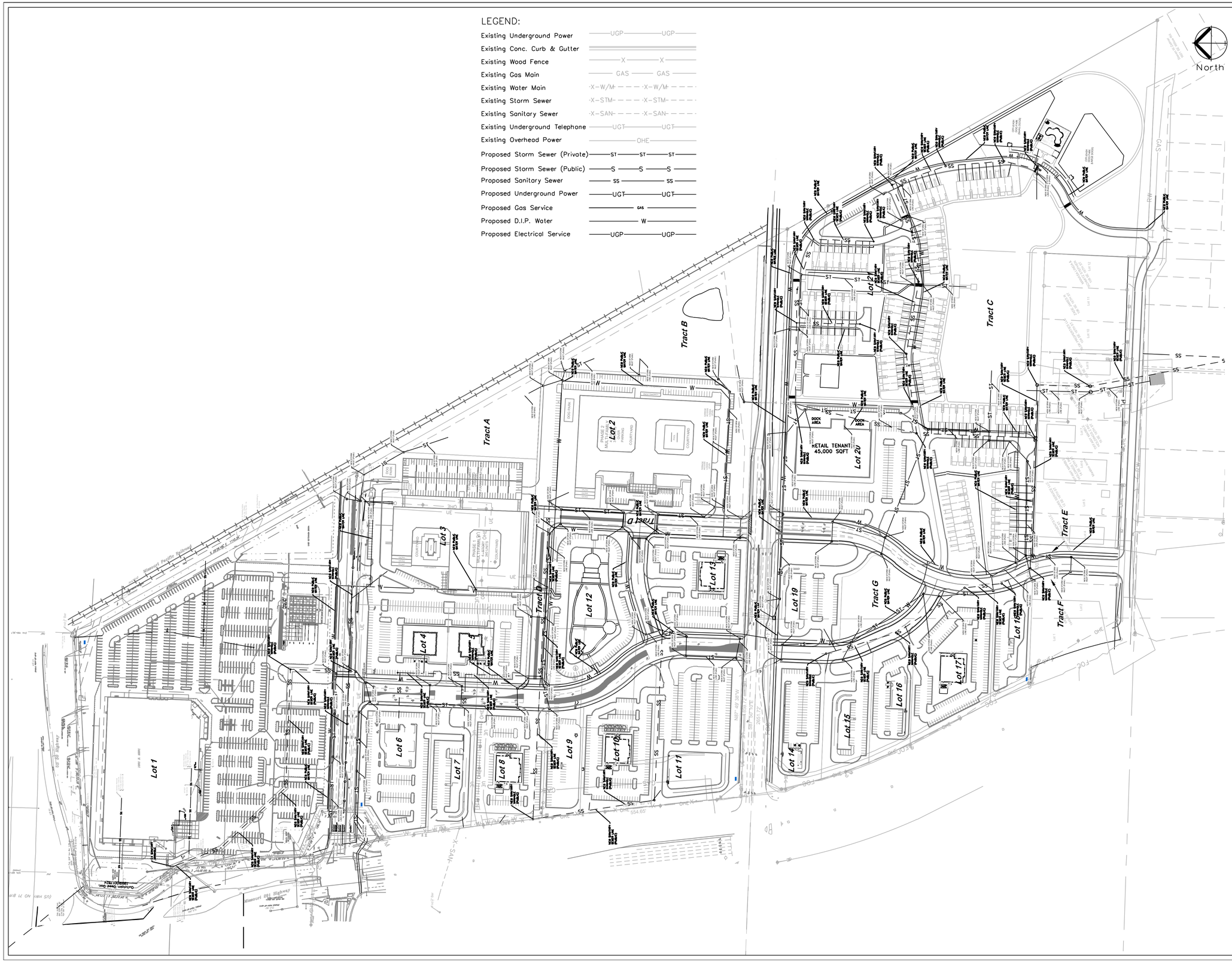
SCALE: 1" = 150'

0 75' 150' 300'

North

## LEGEND:

- 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·
- Existing Storm Sewer ·X–STM·
- Existing Sanitary Sewer ·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 —





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 2006002186-D
Surveying 2005008319-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

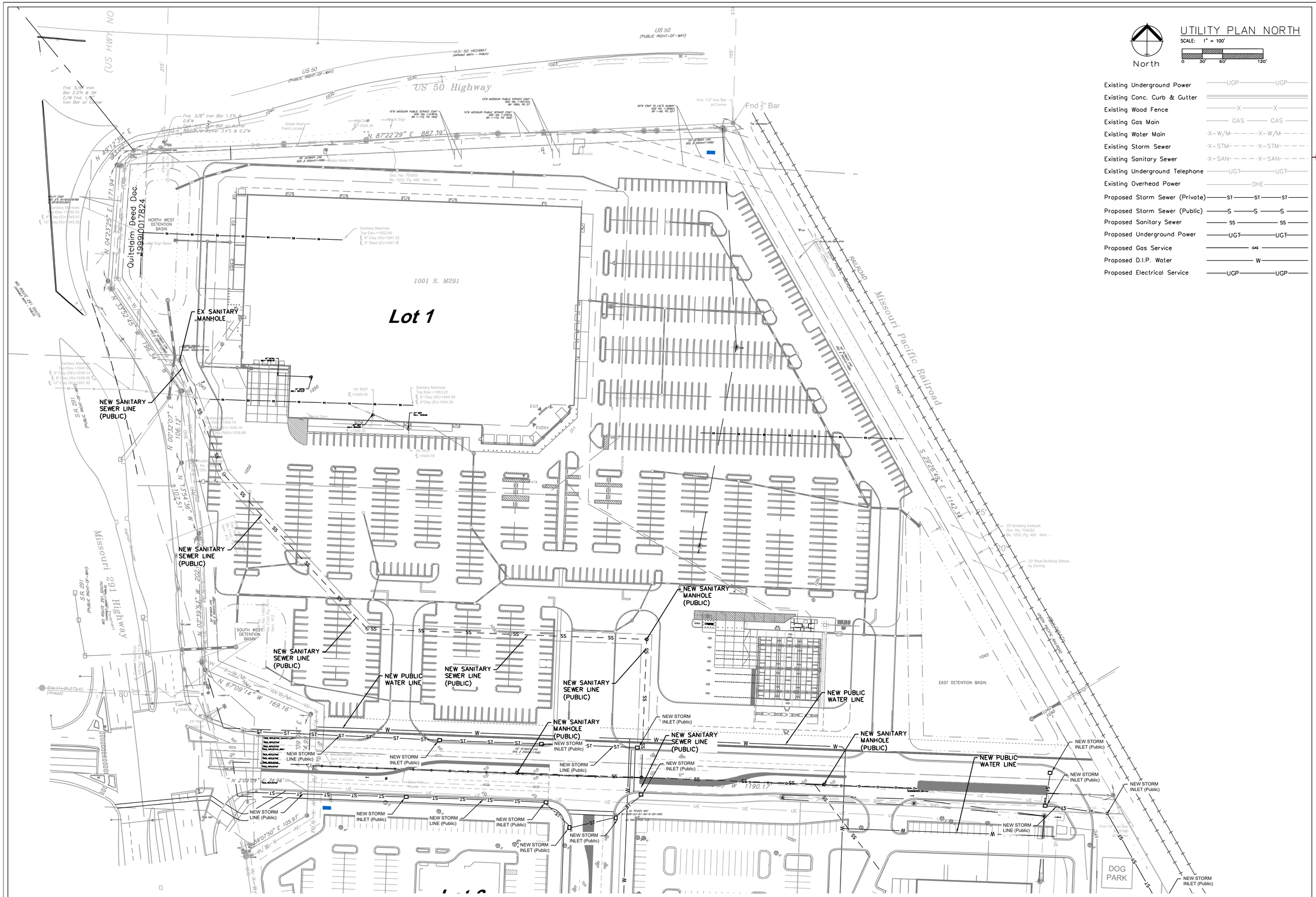
Storm Sewer Plan
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25228
NE PE E-14335

REVISIONS

C.300




North

## UTILITY PLAN NORTH

SCALE: 1" = 100'

0 30' 60' 120'

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


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 2006002186-D
Surveying 2005008319-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

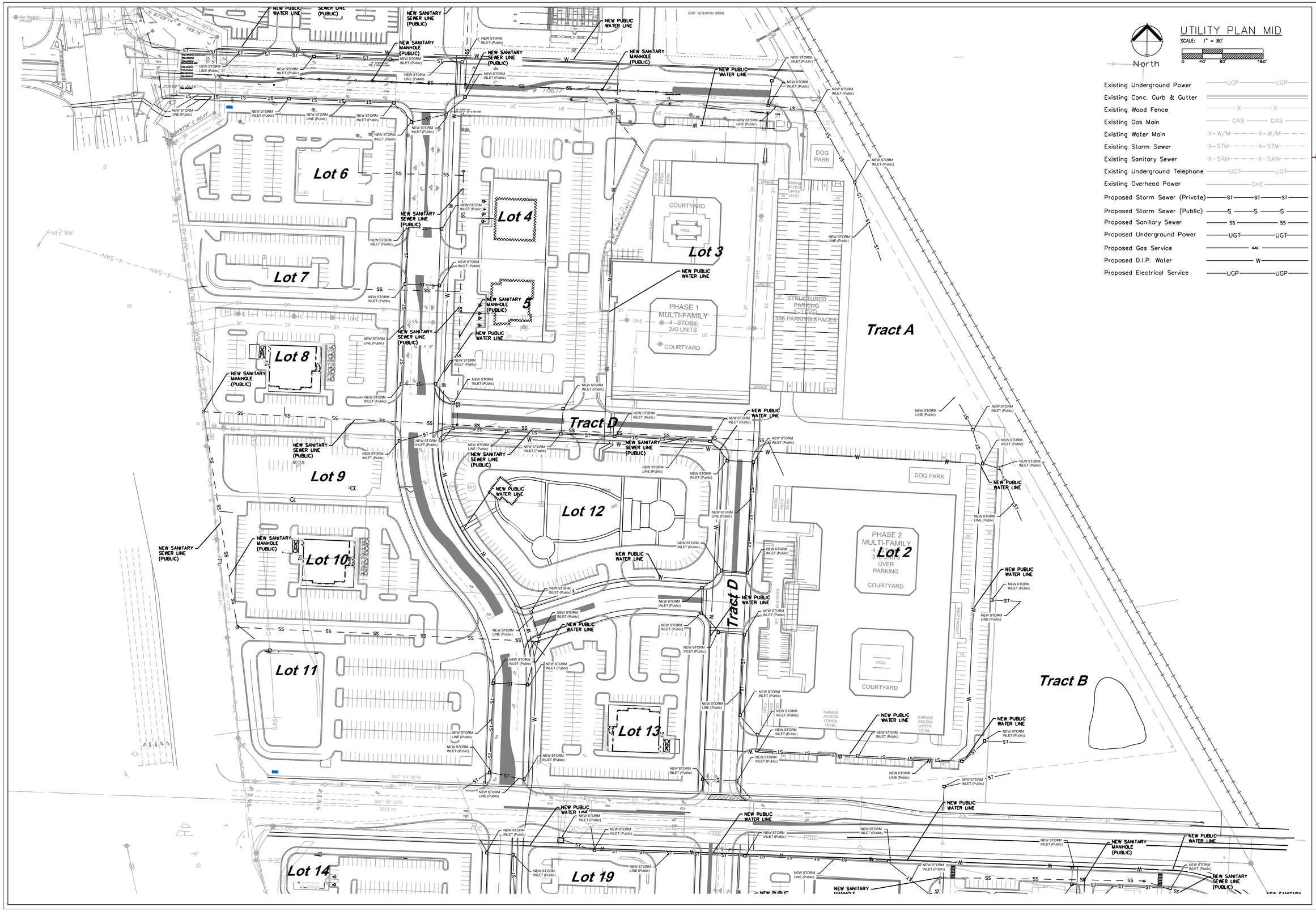
UTILITY PLAN NORTH
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri


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

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


REVISIONS

C.301




## 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 — W |
| 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 |


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 2006002186-D
Surveying 2005008319-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

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

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

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

REVISIONS

# UTILITY PLAN SOUTH

SCALE: 1" = 100'

0 50' 100' 200'

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 |

Lot 14 Lot 19 Lot 15 Lot 16 Lot 17 Lot 18 Lot 20 Lot 21

Tract G Tract F Tract E Tract C

RETAIL TENANT 45,000 SQFT

DOCK AREA

NEW PUBLIC WATER LINE

NEW SANITARY SEWER LINE (PUBLIC)

NEW SANITARY MANHOLE (PUBLIC)

NEW STORM INLET (Public)

NEW STORM LINE (Public)

OFF-LEASH DOG PARK (SMALL DOGS)

OFF-LEASH DOG PARK (LARGE DOGS)

Steven W Zellmer 1601 SE Willow Rd


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 2006002186-D*
*Surveying 2005008319-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

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

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

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

REVISIONS

North

0 40' 80' 160'

## LANDSCAPE PLAN MID

SCALE: 1" = 80'

## LANDSCAPE WORKSHEET

| | ORDINANCE REQUIREMENT | REQUIRED FOR THIS SITE | PROPOSED LANDSCAPE |
|---|---|---|---|
| 14.090.A.1 Street Frontage Trees (HWY 291) | 1 tree per 30 feet of street frontage | 2267 ft. of street frontage /30= 75 trees required | 125 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (HWY 291) | 1 shrub per 20 feet of street frontage | 2267 ft. of street frontage /20= 114 shrubs required | 175 shrubs provided |
| 14.090.A.1 Street Frontage Trees (SW Oldham Pkwy) | 1 tree per 30 feet of street frontage | 1239 ft. of street frontage /30= 42 trees required | 58 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (SW Oldham Pkwy) | 1 shrub per 20 feet of street frontage | 1239 ft. of street frontage /20= 62 shrubs required | 78 shrubs provided |
| 14.090.A.1 Street Frontage Trees (SE Bailey Road) | 1 tree per 30 feet of street frontage | 3167 ft. of street frontage /30= 105 trees required | 200 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (SE Bailey Road) | 1 shrub per 20 feet of street frontage | 3167 ft. of street frontage /20= 158 shrubs required | 279 shrubs provided |
| 14.090.A.1 Street Frontage Trees (SE 16th Street) | 1 tree per 30 feet of street frontage | 832 ft. of street frontage /30= 28 trees required | 44 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (SE 16th Street) | 1 shrub per 20 feet of street frontage | 832 ft. of street frontage /20= 42 shrubs required | 62 shrubs provided |
| 14.090.A.1 Street Frontage Trees (Street 1) | 1 tree per 30 feet of street frontage | 4524 ft. of street frontage /30= 150 trees required | 237 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (Street 1) | 1 shrub per 20 feet of street frontage | 4524 ft. of street frontage /20= 226 shrubs required | 328 shrubs provided |
| 14.090.A.1 Street Frontage Trees (Street 2) | 1 tree per 30 feet of street frontage | 1186 ft. of street frontage /30= 40 trees required | 63 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (Street 2) | 1 shrub per 20 feet of street frontage | 1186 ft. of street frontage /20= 60 shrubs required | 84 shrubs provided |
| 14.090.A.1 Street Frontage Trees (Street 3) | 1 tree per 30 feet of street frontage | 740 ft. of street frontage /30= 25 trees required | 35 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (Street 3) | 1 shrub per 20 feet of street frontage | 740 ft. of street frontage /20= 37 shrubs required | 46 shrubs provided |
| 14.090.A.1 Street Frontage Trees (Street 4) | 1 tree per 30 feet of street frontage | 1354 ft. of street frontage /30= 45 trees required | 65 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (Street 4) | 1 shrub per 20 feet of street frontage | 1354 ft. of street frontage /20= 68 shrubs required | 87 shrubs provided |
| 14.090.B.1 Open Yard Shrubs | 2 shrubs per 5000 sq. ft. of total lot area excluding building and parking | _____ sq. ft. of total lot area minus _____ sq.ft. of bldg. & parking= _____ sq.ft. /5,000 x 2 = ___ shrubs | ___ shrubs |
| 14.090.B.3 Open Yard Trees | 1 tree per 5000 sq. ft. of total lot area excluding building and parking. | _____ sq. ft. of total lot area minus _____ sq. ft. of bldg. & parking= _____ sq. ft./5,000 = ___ trees | ___ Provided |
| 14.110. Parking Lot Landscape | 5% of entire parking area (spaces, aisles &: drives); 1 island at end of every parking bay, min. 9' wide | _____ sq. ft. of parking area x .05 = _____ sq. ft. of landscape parking lot islands required | _____ sq. ft. |

NOTE:

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8. FINAL DETAILS OF SAID REQUIREMENT AND ALL OTHER LANDSCAPING REQUIREMENTS WILL BE REVIEWED AND APPROVED AT THE FDP STAGE.

## PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

| | SYMBOL | QUANT. | KEY | NAME | SIZE |
|---|---|---|---|---|---|
| tree | | 278 | TA | AMERICAN BASSWOOD LINDEN TILIA AMERICANA | 3.0" CAL |
| evergreen | | 275 | SR | SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET" | 8' Ht. |
| tree | | 553 | RB | OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA" | 3.0" CAL |
| shrub | | 875 | BB | BURNING BUSH EUONYMUS ALATA "COMPACTUS" | 2 Gallon Pot |


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 2006002186-D
Surveying 2005008319-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 MID
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2005019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2005019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

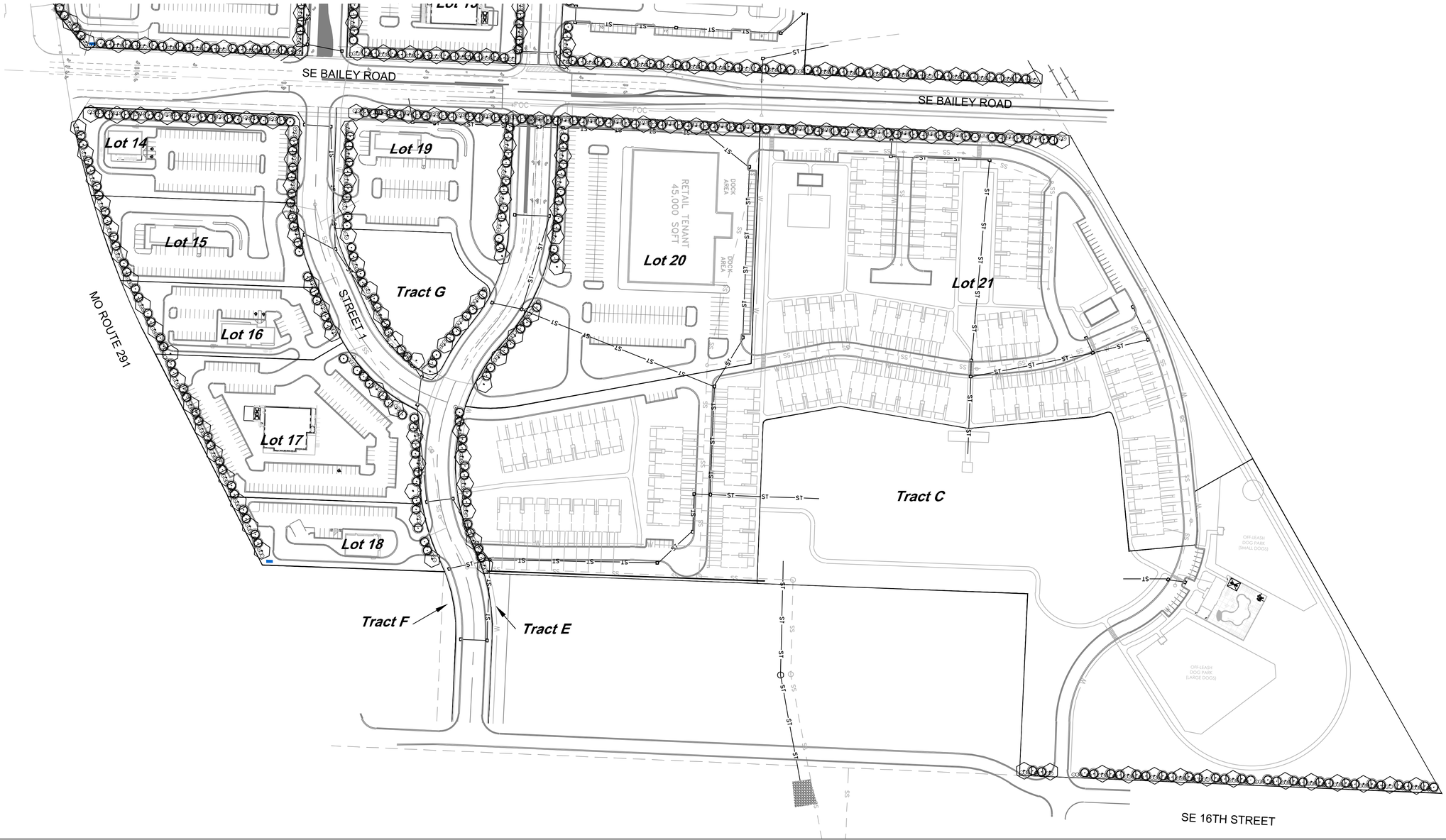
L.101

North

0 50' 100' 200'

# LANDSCAPE PLAN MID

SCALE: 1" = 100'





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 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


East Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST
Issue Date: August 20, 2025

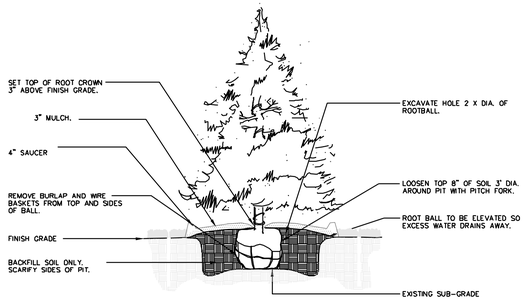
*LANDSCAPE PLAN MID*
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri

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

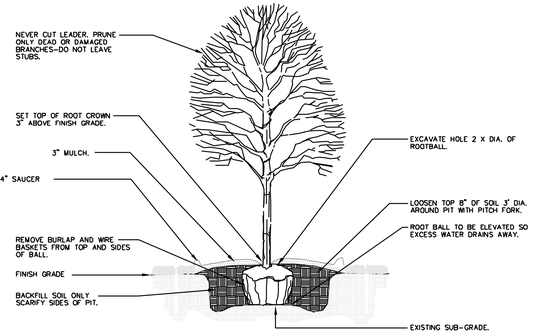
REVISIONS

L.102



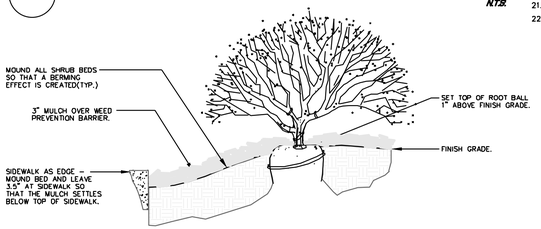

## 1 EVERGREEN TREE PLANTING

N.T.S.



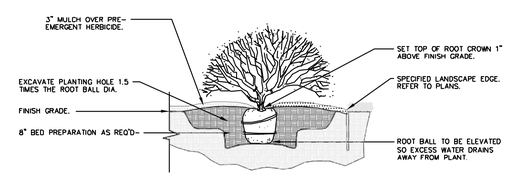

## 2 DECIDUOUS TREE PLANTING

N.T.S.




## 3 SIDEWALK EDGE AT PLANT BED

N.T.S.




## 4 SHRUB PLANTING

N.T.S.

# GENERAL LANDSCAPE NOTES:

## PLANT MATERIAL

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

## LAWN AND TURF AREAS

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

| | |
|---|---|
| TURF-TYPE TALL FESCUE | 90% |
| KENTUCKY BLUEGRASS | 10% |

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

## INSTALLATION

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

## MAINTENANCE BY OWNER

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

IRRIGATION PERFORMANCE SPECIFICATION:

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

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

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

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 2006002186-D
Surveying 2005008319-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

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

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

REVISIONS

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7504
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

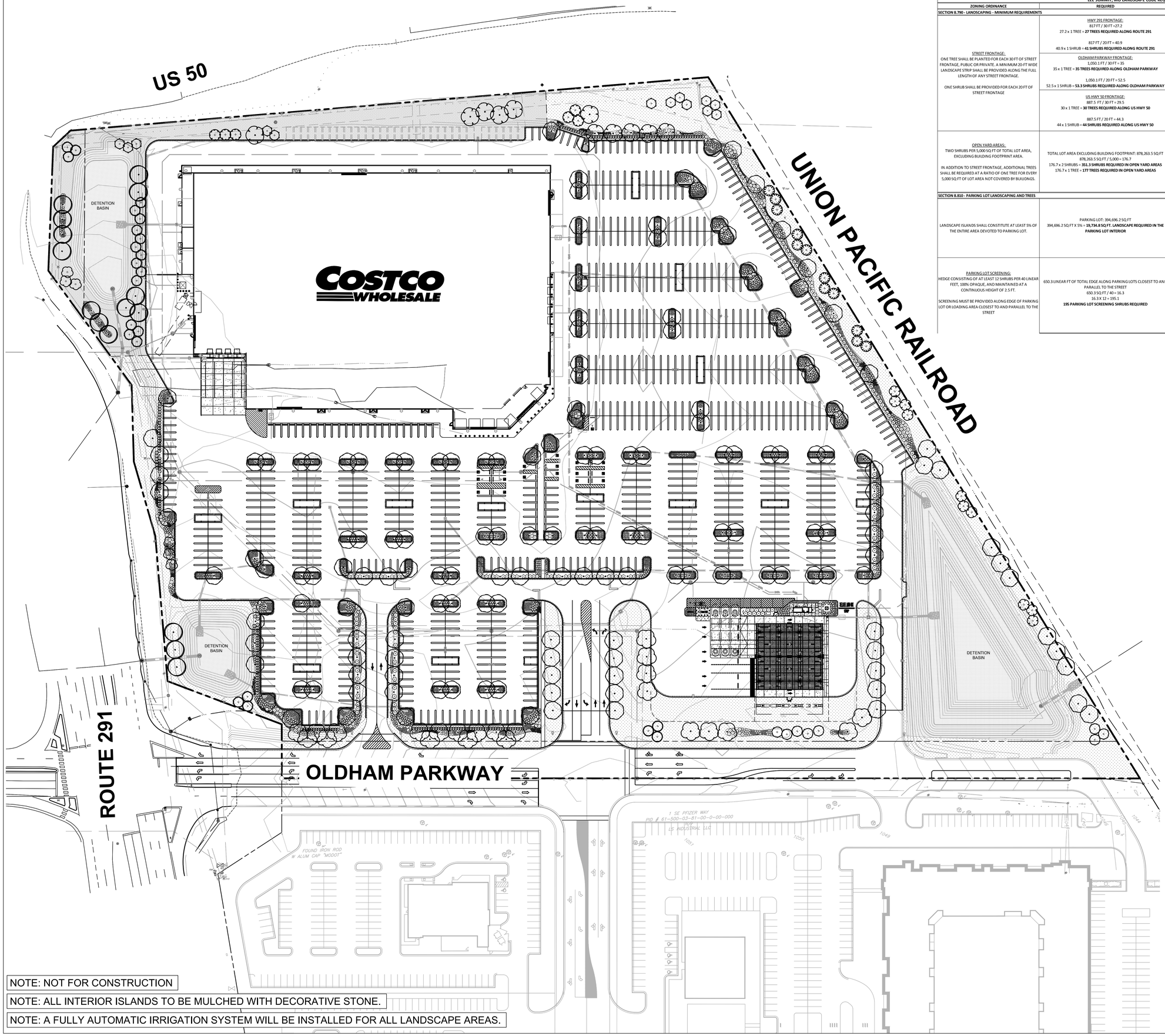
SEAL AND SIGNATURES

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

| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# L0.0
LANDSCAPE RENDERING

AS INDICATED




| LEE SUMMIT, MO LANDSCAPE CODE REQUIREMENTS | | |
|---|---|---|
| **ZONING ORDINANCE** | **REQUIRED** | **PROVIDED** |
| **SECTION 8.790 - LANDSCAPING - MINIMUM REQUIREMENTS** | | |
| STREET FRONTAGE:<br>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.<br><br>ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FT OF STREET FRONTAGE | HWY 291 FRONTAGE:<br>817 FT / 30 FT =27.2<br>27.2 x 1 TREE = **27 TREES REQUIRED ALONG ROUTE 291**<br><br>817 FT / 20 FT = 40.9<br>40.9 x 1 SHRUB = **41 SHRUBS REQUIRED ALONG ROUTE 291** | 34 TREES PROVIDED ALONG ROUTE 291<br>88 SHRUBS PROVIDED ALONG ROUTE 291 |
| | OLDHAM PARKWAY FRONTAGE:<br>1,050.1 FT / 30 FT = 35<br>35 x 1 TREE = **35 TREES REQUIRED ALONG OLDHAM PARKWAY**<br><br>1,050.1 FT / 20 FT = 52.5<br>52.5 x 1 SHRUB = **53.3 SHRUBS REQUIRED ALONG OLDHAM PARKWAY** | 36 TREES PROVIDED ALONG OLDHAM PARKWAY<br>100 SHRUBS PROVIDED ALONG OLDHAM PARKWAY |
| | US HWY 50 FRONTAGE:<br>887.5 FT / 30 FT = 29.5<br>30 x 1 TREE = **30 TREES REQUIRED ALONG US HWY 50**<br><br>887.5 FT / 20 FT = 44.3<br>44 x 1 SHRUB = **44 SHRUBS REQUIRED ALONG US HWY 50** | 30 TREES PROVIDED ALONG US HWY 50<br>44 SHRUBS PROVIDED ALONG US HWY 50 |
| OPEN YARD AREAS:<br>TWO SHRUBS PER 5,000 SQ FT OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AREA.<br><br>IN ADDITION TO STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQ FT OF LOT AREA NOT COVERED BY BUILIDNGS. | TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT: 878,263.5 SQ FT<br>878,263.5 SQ FT / 5,000 = 176.7<br>176.7 x 2 SHRUBS = **351.3 SHRUBS REQUIRED IN OPEN YARD AREAS**<br>176.7 x 1 TREE = **177 TREES REQUIRED IN OPEN YARD AREAS** | 194 TREES PROVIDED IN THE OPEN YARD<br>1,458 SHRUBS PROVIDED IN THE OPEN YARD |
| **SECTION 8.810 - PARKING LOT LANDSCAPING AND TREES** | | |
| LANDSCAPE ISLANDS SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING LOT. | PARKING LOT: 394,696.2 SQ FT<br>394,696.2 SQ FT X 5% = **19,734.8 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:<br>HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET, 100% OPAQUE, AND MAINTAINED AT A CONTINUOUS HEIGHT OF 2.5 FT.<br><br>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<br>650.3 SQ FT / 40 = 16.3<br>16.3 X 12 = 195.1<br>**195 PARKING LOT SCREENING SHRUBS REQUIRED** | 196 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

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-280-7804
WWW.KIMLEY-HORN.COM


**NORTH ARROW AND SCALE**

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

**SEAL AND SIGNATURES**

# COSTCO WHOLESALE

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

| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# L1.0

OVERALL LANDSCAPE PLAN

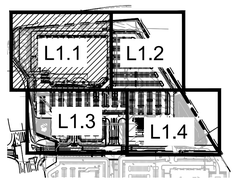
AS INDICATED

NOTE: NOT FOR CONSTRUCTION

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

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

## KEY MAP




NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

PROPERTY LINE, TYP.

NATURALIZED PLANTINGS, TYP.

DETENTION BASIN

APPROXIMATE LOCATION OF BUILDING SIGNAGE, TYP.
FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE.

APPROXIMATE LOCATION OF BUILDING SIGNAGE, TYP.
FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE DETERMINED IN THE FIELD AS TO NOT BLOCK BUILDING SIGNAGE.

ROUTE 291

LANDSCAPE BED EDGE, TYP.

SHREDDED HARDWOOD MULCH, TYP.

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

MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.2

## CONCEPT PLANT SCHEDULE

| | | | | |
|---|---|---|---|---|
| CANOPY TREE - ROUTE 291 | 2.5" CAL. MIN. | 15 | LARGE SHRUB - ROUTE 291 | 24" HT. MIN. 5 GALLON | 14 |
| CANOPY TREE - OLDHAM PARKWAY | 2.5" CAL. MIN. | 23 | LARGE SHRUB - OLDHAM PARKWAY | 24" HT. MIN. 5 GALLON | 18 |
| CANOPY TREE - US HWY 50 | 2.5" CAL. MIN. | 11 | LARGE SHRUB - US HWY 50 | 24" HT. MIN. 5 GALLON | 13 |
| CANOPY TREE - OPEN YARD | 2.5" CAL. MIN. | 172 | LARGE SHRUB - OPEN YARD | 24" HT. MIN. 5 GALLON | 199 |
| EVERGREEN TREE - ROUTE 291 | 8' HT. MIN. | 20 | MEDIUM SHRUB - ROUTE 291 | 18" HT. MIN. 2 GALLON | 74 |
| EVERGREEN TREE - OLDHAM PARKWAY | 8' HT. MIN. | 8 | MEDIUM SHRUB - OLDHAM PARKWAY | 18" HT. MIN. 2 GALLON | 82 |
| EVERGREEN TREE - US HWY 50 | 6' HT. MIN. | 6 | MEDIUM SHRUB - US HWY 50 | 18" HT. MIN. 2 GALLON | 31 |
| EVERGREEN TREE - OPEN YARD | 8' HT. MIN. | 12 | MEDIUM SHRUB - OPEN YARD | 18" HT. MIN. 2 GALLON | 1,259 |
| ORNAMENTAL TREE - HWY 291 | 1.5" CAL. MIN. | 6 | EVERGREEN SHRUB | 24" HT. MIN. 5 GALLON | 155 |
| ORNAMENTAL TREE - OLDHAM PARKWAY | 1.5" CAL. MIN. | 3 | EVERGREEN SHRUB - SCREENING | 24" HT. MIN. 5 GALLON | 196 |
| ORNAMENTAL TREE - US HWY 50 | 1.5" CAL. MIN. | 13 | SMALL SHRUB | | 2,203 |
| | | | ORNAMENTAL GRASS | | 312 |
| | | | PERENNIALS | | |
| | | | TURF SOD | | |
| | | | NO-MOW TURF SEED MIX | | |
| | | | NATURALIZED PLANTINGS | | |


CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7504
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

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

| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# L1.1

## LANDSCAPE PLAN

AS INDICATED

## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| CANOPY TREE - ROUTE 291<br>2.5" CAL. MIN. | 15 |
| CANOPY TREE - OLDHAM PARKWAY<br>2.5" CAL. MIN. | 23 |
| CANOPY TREE - US HWY 50<br>2.5" CAL. MIN. | 11 |
| CANOPY TREE - OPEN YARD<br>2.5" CAL. MIN. | 172 |
| EVERGREEN TREE - ROUTE 291<br>8' HT. MIN. | 20 |
| EVERGREEN TREE - OLDHAM PARKWAY<br>8' HT. MIN. | 8 |
| EVERGREEN TREE - US HWY 50<br>6' HT. MIN. | 6 |
| EVERGREEN TREE - OPEN YARD<br>8' HT. MIN. | 12 |
| ORNAMENTAL TREE - HWY 291<br>1.5" CAL. MIN. | 6 |
| ORNAMENTAL TREE - OLDHAM PARKWAY<br>1.5" CAL. MIN. | 3 |
| ORNAMENTAL TREE - US HWY 50<br>1.5" CAL. MIN. | 13 |
| ORNAMENTAL TREE - OPEN YARD<br>1.5" CAL. MIN. | 10 |
| LARGE SHRUB - ROUTE 291<br>24" HT. MIN.<br>5 GALLON | 14 |
| LARGE SHRUB - OLDHAM PARKWAY<br>24" HT. MIN.<br>5 GALLON | 18 |
| LARGE SHRUB - US HWY 50<br>24" HT. MIN.<br>5 GALLON | 13 |
| LARGE SHRUB - OPEN YARD<br>24" HT. MIN.<br>5 GALLON | 199 |
| MEDIUM SHRUB - ROUTE 291<br>18" HT. MIN.<br>2 GALLON | 74 |
| MEDIUM SHRUB - OLDHAM PARKWAY<br>18" HT. MIN.<br>2 GALLON | 82 |
| MEDIUM SHRUB - US HWY 50<br>18" HT. MIN.<br>2 GALLON | 31 |
| MEDIUM SHRUB - OPEN YARD<br>18" HT. MIN.<br>2 GALLON | 1,259 |
| EVERGREEN SHRUB<br>24" HT. MIN.<br>5 GALLON | 155 |
| EVERGREEN SHRUB - SCREENING<br>24" HT. MIN.<br>5 GALLON | 196 |
| SMALL SHRUB | 2,203 |
| ORNAMENTAL GRASS | 312 |

PERENNIALS

TURF SOD

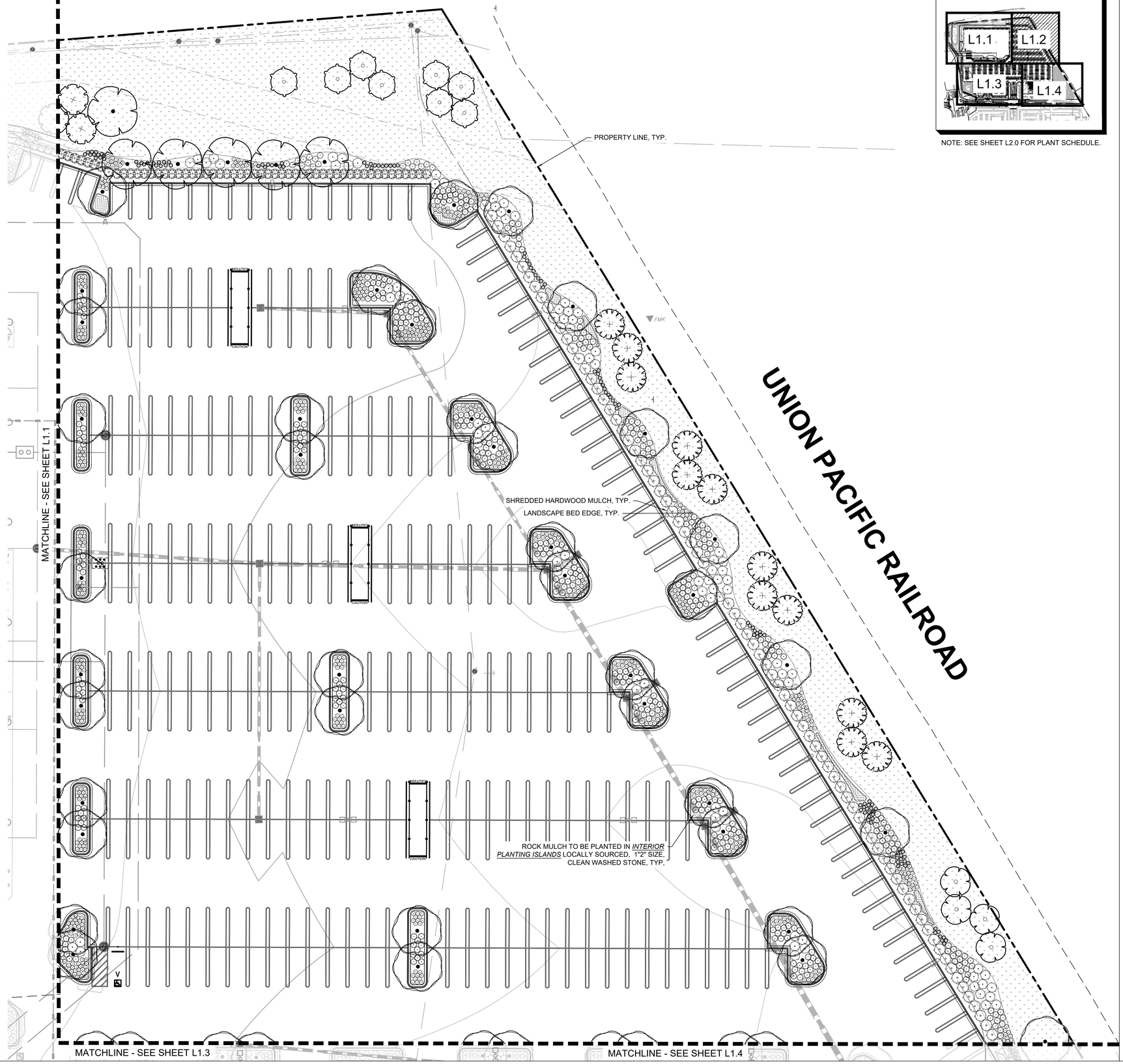
NO-MOW TURF SEED MIX

NATURALIZED PLANTINGS

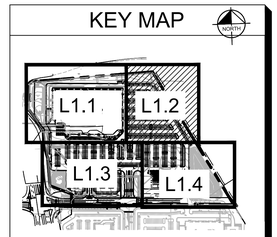
NOTE: NOT FOR CONSTRUCTION

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

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




KEY MAP




NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.


CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7504
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

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

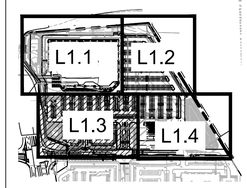
| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# L1.2

## LANDSCAPE PLAN

AS INDICATED

## KEY MAP




NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| CANOPY TREE - ROUTE 291<br>2.5" CAL. MIN. | 15 | |
| CANOPY TREE - OLDHAM PARKWAY<br>2.5" CAL. MIN. | 23 | |
| CANOPY TREE - US HWY 50<br>2.5" CAL. MIN. | 11 | |
| CANOPY TREE - OPEN YARD<br>2.5" CAL. MIN. | 172 | |
| EVERGREEN TREE - ROUTE 291<br>8' HT. MIN. | 20 | |
| EVERGREEN TREE - OLDHAM PARKWAY<br>8' HT. MIN. | 8 | |
| EVERGREEN TREE - US HWY 50<br>6' HT. MIN. | 6 | |
| EVERGREEN TREE - OPEN YARD<br>8' HT. MIN. | 12 | |
| ORNAMENTAL TREE - HWY 291<br>1.5" CAL. MIN. | 6 | |
| ORNAMENTAL TREE - OLDHAM PARKWAY<br>1.5" CAL. MIN. | 3 | |
| ORNAMENTAL TREE - US HWY 50<br>1.5" CAL. MIN. | 13 | |
| ORNAMENTAL TREE - OPEN YARD<br>1.5" CAL. MIN. | 10 | |
| LARGE SHRUB - ROUTE 291<br>24" HT. MIN.<br>5 GALLON | 14 | |
| LARGE SHRUB - OLDHAM PARKWAY<br>24" HT. MIN.<br>5 GALLON | 18 | |
| LARGE SHRUB - US HWY 50<br>24" HT. MIN.<br>5 GALLON | 13 | |
| LARGE SHRUB - OPEN YARD<br>24" HT. MIN.<br>5 GALLON | 199 | |
| MEDIUM SHRUB - ROUTE 291<br>18" HT. MIN.<br>2 GALLON | 74 | |
| MEDIUM SHRUB - OLDHAM PARKWAY<br>18" HT. MIN.<br>2 GALLON | 82 | |
| MEDIUM SHRUB - US HWY 50<br>18" HT. MIN.<br>2 GALLON | 31 | |
| MEDIUM SHRUB - OPEN YARD<br>18" HT. MIN.<br>2 GALLON | 1,259 | |
| EVERGREEN SHRUB<br>24" HT. MIN.<br>5 GALLON | 155 | |
| EVERGREEN SHRUB - SCREENING<br>24" HT. MIN.<br>5 GALLON | 196 | |
| SMALL SHRUB | 2,203 | |
| ORNAMENTAL GRASS | 312 | |
| PERENNIALS | | |
| TURF SOD | | |
| NO-MOW TURF SEED MIX | | |
| NATURALIZED PLANTINGS | | |

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.4

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

SHREDDED HARDWOOD MULCH, TYP.

NATURALIZED PLANTINGS, TYP.

LANDSCAPE BED EDGE, TYP.

SHREDDED HARDWOOD MULCH, TYP.

PROPERTY LINE, TYP.

DETENTION BASIN

SHREDDED HARDWOOD MULCH, TYP.

ROUTE 291

OLDHAM PARKWAY

NOTE: NOT FOR CONSTRUCTION

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

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


CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7504
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

# COSTCO WHOLESALE

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

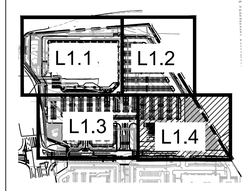
| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

L1.3

LANDSCAPE PLAN

AS INDICATED

## KEY MAP




NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

NOTE: NOT FOR CONSTRUCTION

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

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

MATCHLINE - SEE SHEET L1.2

SHREDDED HARDWOOD MULCH, TYP.

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

PROPERTY LINE, TYP.

PROPERTY LINE, TYP.

NATURALIZED PLANTINGS, TYP.

UNION PACIFIC RAILROAD

DETENTION BASIN

DO NOT ENTER

STOP

MATCHLINE - SEE SHEET L1.3

SHREDDED HARDWOOD MULCH, TYP.

LANDSCAPE BED EDGE, TYP.

OLDHAM PARKWAY

## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| CANOPY TREE - ROUTE 291<br>2.5" CAL. MIN. | 15 | |
| CANOPY TREE - OLDHAM PARKWAY<br>2.5" CAL. MIN. | 23 | |
| CANOPY TREE - US HWY 50<br>2.5" CAL. MIN. | 11 | |
| CANOPY TREE - OPEN YARD<br>2.5" CAL. MIN. | 172 | |
| EVERGREEN TREE - ROUTE 291<br>8' HT. MIN. | 20 | |
| EVERGREEN TREE - OLDHAM PARKWAY<br>8' HT. MIN. | 8 | |
| EVERGREEN TREE - US HWY 50<br>6' HT. MIN. | 6 | |
| EVERGREEN TREE - OPEN YARD<br>8' HT. MIN. | 12 | |
| ORNAMENTAL TREE - HWY 291<br>1.5" CAL. MIN. | 6 | |
| ORNAMENTAL TREE - OLDHAM PARKWAY<br>1.5" CAL. MIN. | 3 | |
| ORNAMENTAL TREE - US HWY 50<br>1.5" CAL. MIN. | 13 | |
| ORNAMENTAL TREE - OPEN YARD<br>1.5" CAL. MIN. | 10 | |
| LARGE SHRUB - ROUTE 291<br>24" HT. MIN.<br>5 GALLON | 14 | |
| LARGE SHRUB - OLDHAM PARKWAY<br>24" HT. MIN.<br>5 GALLON | 18 | |
| LARGE SHRUB - US HWY 50<br>24" HT. MIN.<br>5 GALLON | 13 | |
| LARGE SHRUB - OPEN YARD<br>24" HT. MIN.<br>5 GALLON | 199 | |
| MEDIUM SHRUB - ROUTE 291<br>18" HT. MIN.<br>2 GALLON | 74 | |
| MEDIUM SHRUB - OLDHAM PARKWAY<br>18" HT. MIN.<br>2 GALLON | 82 | |
| MEDIUM SHRUB - US HWY 50<br>18" HT. MIN.<br>2 GALLON | 31 | |
| MEDIUM SHRUB - OPEN YARD<br>18" HT. MIN.<br>2 GALLON | 1,259 | |
| EVERGREEN SHRUB<br>24" HT. MIN.<br>5 GALLON | 155 | |
| EVERGREEN SHRUB - SCREENING<br>24" HT. MIN.<br>5 GALLON | 196 | |
| SMALL SHRUB | 2,203 | |
| ORNAMENTAL GRASS | 312 | |
| PERENNIALS | | |
| TURF SOD | | |
| NO-MOW TURF SEED MIX | | |
| NATURALIZED PLANTINGS | | |


CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-280-7804
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

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

| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# L1.4

LANDSCAPE PLAN

AS INDICATED

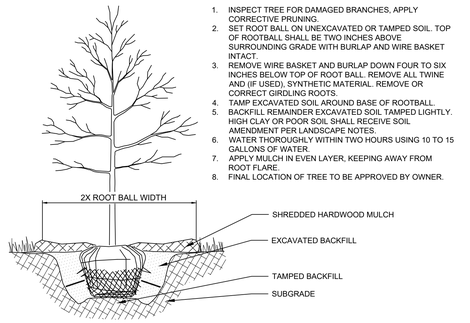
NOTE: NOT FOR CONSTRUCTION

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.

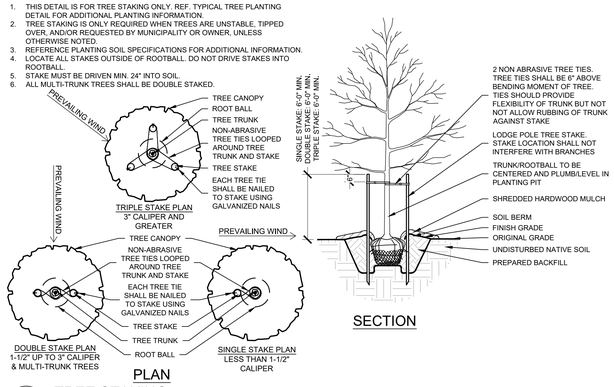



## 1 TREE PLANTING

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.

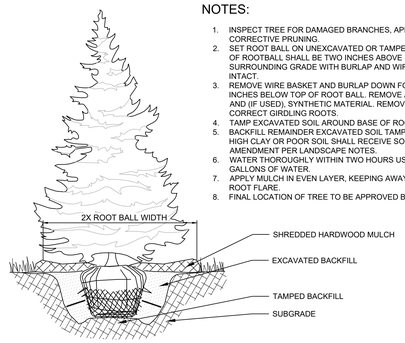



## 2 TREE STAKING

N.T.S.

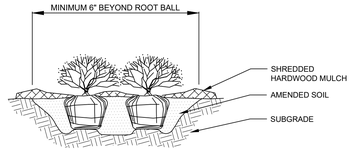
NOTES:

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:

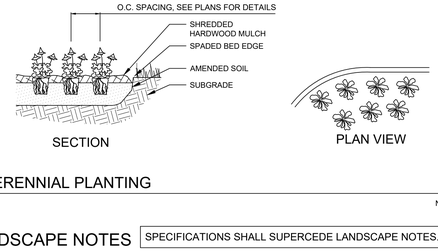
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND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

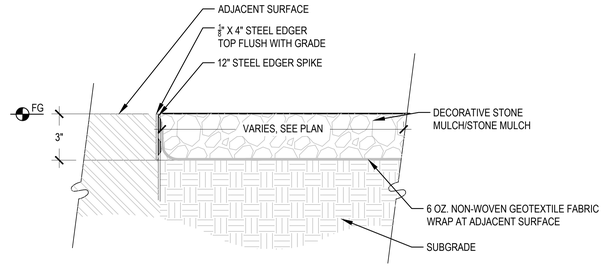
NOTES:

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.



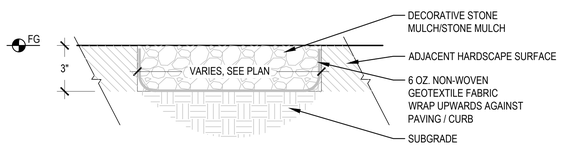

## 5 PERENNIAL PLANTING

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 'MOKSENTRY' / 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 - OLDHAM PARKWAY | 2.5" CAL. MIN. | 23 |
| CANOPY TREE - US HWY 50 | 2.5" CAL. MIN. | 11 |
| CANOPY TREE - OPEN YARD | 2.5" CAL. MIN. | 172 |
| EVERGREEN TREE - ROUTE 291 | 8' HT. MIN. | 20 |
| EVERGREEN TREE - OLDHAM PARKWAY | 8' HT. MIN. | 8 |
| EVERGREEN TREE - US HWY 50 | 6' HT. MIN. | 6 |
| EVERGREEN TREE - OPEN YARD | 8' HT. MIN. | 12 |
| ORNAMENTAL TREE - HWY 291 | 1.5" CAL. MIN. | 6 |
| ORNAMENTAL TREE - OLDHAM PARKWAY | 1.5" CAL. MIN. | 3 |
| ORNAMENTAL TREE - US HWY 50 | 1.5" CAL. MIN. | 13 |
| ORNAMENTAL TREE - OPEN YARD | 1.5" CAL. MIN. | 10 |
| LARGE SHRUB - ROUTE 291 | 24" HT. MIN. 5 GALLON | 14 |
| LARGE SHRUB - OLDHAM PARKWAY | 24" HT. MIN. 5 GALLON | 18 |
| LARGE SHRUB - US HWY 50 | 24" HT. MIN. 5 GALLON | 13 |
| LARGE SHRUB - OPEN YARD | 24" HT. MIN. 5 GALLON | 199 |
| MEDIUM SHRUB - ROUTE 291 | 18" HT. MIN. 2 GALLON | 74 |
| MEDIUM SHRUB - OLDHAM PARKWAY | 18" HT. MIN. 2 GALLON | 82 |
| MEDIUM SHRUB - US HWY 50 | 18" HT. MIN. 2 GALLON | 31 |
| MEDIUM SHRUB - OPEN YARD | 18" HT. MIN. 2 GALLON | 1,259 |
| EVERGREEN SHRUB | 24" HT. MIN. 5 GALLON | 155 |
| EVERGREEN SHRUB - SCREENING | 24" HT. MIN. 5 GALLON | 196 |
| SMALL SHRUB | | 2,203 |
| ORNAMENTAL GRASS | | 312 |

PERENNIALS

TURF SOD

NO-MOW TURF SEED MIX

NATURALIZED PLANTINGS


CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM


NORTH ARROW AND SCALE

SEAL AND SIGNATURES

| DATE | ISSUED FOR | REV |
|---|---|---|
| 07/18/2025 | GREEN INK | |
| 09/23/2025 | PRELIMINARY DEVELOPMENT RESUBMITTAL | |

# COSTCO WHOLESALE

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

# L2.0

LANDSCAPE NOTES AND DETAILS

AS INDICATED