

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

US 50

COSTCO
WHOLESALE

UNION PACIFIC RAILROAD

ROUTE 291

OLDHAM PARKWAY

Lot 6

GREEN SPACE

Lot 4

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.

ZONING ORDINANCE		LEE SUMMIT, MO LANDSCAPE CODE REQUIREMENTS	PROVIDED
SECTION 8.790- LANDSCAPING - MINIMUM REQUIREMENTS			
STREET FRONTAGE: ONE TREE SHALL BE PLANTED FOR EACH 30 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE. A MINIMUM 20-FT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FT OF STREET FRONTAGE	HWY 291 FRONTAGE: 817 FT / 30 FT = 27.2 27.2 x 1 TREE = 27 TREES REQUIRED ALONG ROUTE 291 817 FT / 20 FT = 40.9 40.9 x 1 SHRUB = 41 SHRUBS REQUIRED ALONG ROUTE 291		46 TREES PROVIDED ALONG ROUTE 291 (15 CANOPY TREES, 25 EVERGREEN TREES & 6 ORNAMENTAL TREES) 99 SHRUBS PROVIDED ALONG ROUTE 291
	OLDHAM PARKWAY FRONTAGE: 1,050.1 FT / 30 FT = 35 35 x 1 TREE = 35 TREES REQUIRED ALONG OLDHAM PARKWAY 1,050.1 FT / 20 FT = 52.5 52.5 x 1 SHRUB = 53.3 SHRUBS REQUIRED ALONG OLDHAM PARKWAY		44 TREES PROVIDED ALONG OLDHAM PARKWAY (28 CANOPY TREES, 8 EVERGREEN TREES & 8 ORNAMENTAL TREES) 192 SHRUBS PROVIDED ALONG OLDHAM PARKWAY
	US HWY 50 FRONTAGE: 887.5 FT / 30 FT = 29.5 30 x 1 TREE = 30 TREES REQUIRED ALONG US HWY 50 887.5 FT / 20 FT = 44.3 44 x 1 SHRUB = 44 SHRUBS REQUIRED ALONG US HWY 50		31 TREES PROVIDED ALONG US HWY 50 (12 CANOPY TREES, 6 EVERGREEN TREES & 13 ORNAMENTAL TREES) 82 SHRUBS PROVIDED ALONG US HWY 50
	OPEN YARD AREAS: TWO SHRUBS PER 5,000 SQ FT OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AREA. IN ADDITION TO STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQ FT OF LOT AREA NOT COVERED BY BUILDINGS.	TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT: 878,263.5 SQ FT 878,263.5 SQ FT / 5,000 = 176.7 176.7 x 2 SHRUBS = 353.3 SHRUBS REQUIRED IN OPEN YARD AREAS 176.7 x 1 TREE = 177 TREES REQUIRED IN OPEN YARD AREAS	
SECTION 8.810- PARKING LOT LANDSCAPING AND TREES			
LANDSCAPE ISLANDS SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING LOT.	PARKING LOT: 422,613.98 SQ FT 422,613.98 SQ FT X 5% = 21,130.69 SQ FT. LANDSCAPE REQUIRED IN THE PARKING LOT INTERIOR		23,850.01 SQ FT OF LANDSCAPE PROVIDED THROUGHOUT THE PARKING LOT INTERIOR
PARKING LOT SCREENING: HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET, 100% OPAQUE, AND MAINTAINED AT A CONTINUOUS HEIGHT OF 2.5 FT. SCREENING MUST BE PROVIDED ALONG EDGE OF PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET	650.3 LINEAR FT OF TOTAL EDGE ALONG PARKING LOTS CLOSEST TO AND PARALLEL TO THE STREET 941.6 SQ FT / 40 = 23.5 23.5 x 12 = 282.5 283 PARKING LOT SCREENING SHRUBS REQUIRED		283 PARKING LOT SCREENING SHRUBS PROVIDED ALONG PARKING LOT EDGES CLOSEST TO AND PARALLEL TO THE STREET

NOTE: QUANTITY OF SHRUBS MAY CHANGE ONCE REAL SPECIES HAVE BEEN ASSIGNED AT TIME OF FINAL LANDSCAPE PLANS. STILL ANTICIPATED TO BE EXCEEDING CODE REQUIREMENTS.

CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

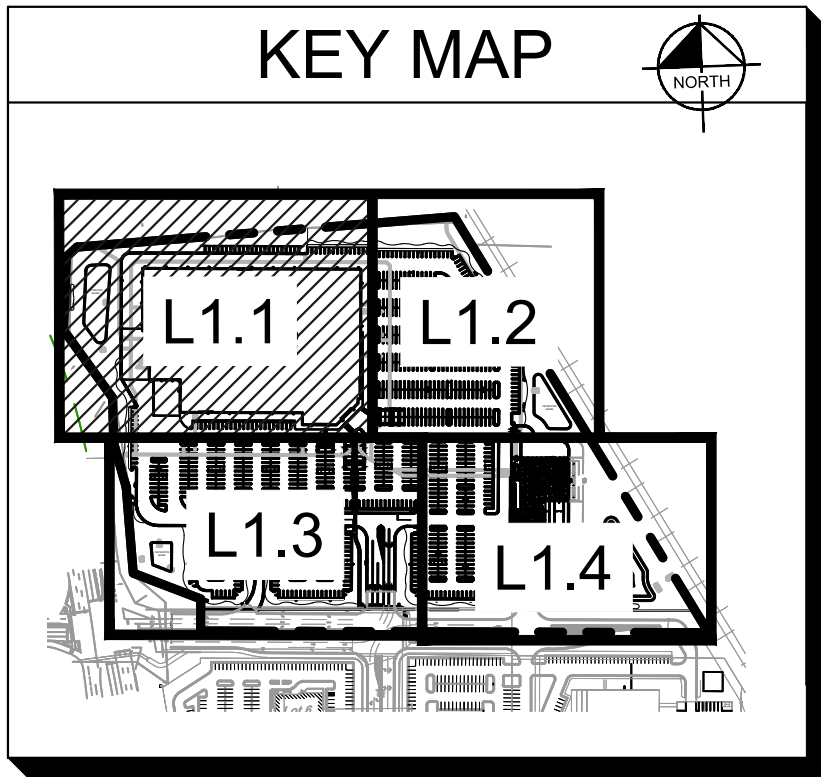
SEAL AND SIGNATURES

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

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
08/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.0
OVERALL
LANDSCAPE PLAN

AS INDICATED



NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

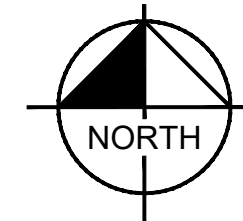
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NORTH ARROW AND SCALE



GRAPHIC SCALE IN FEET
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SEAL AND SIGNATURES

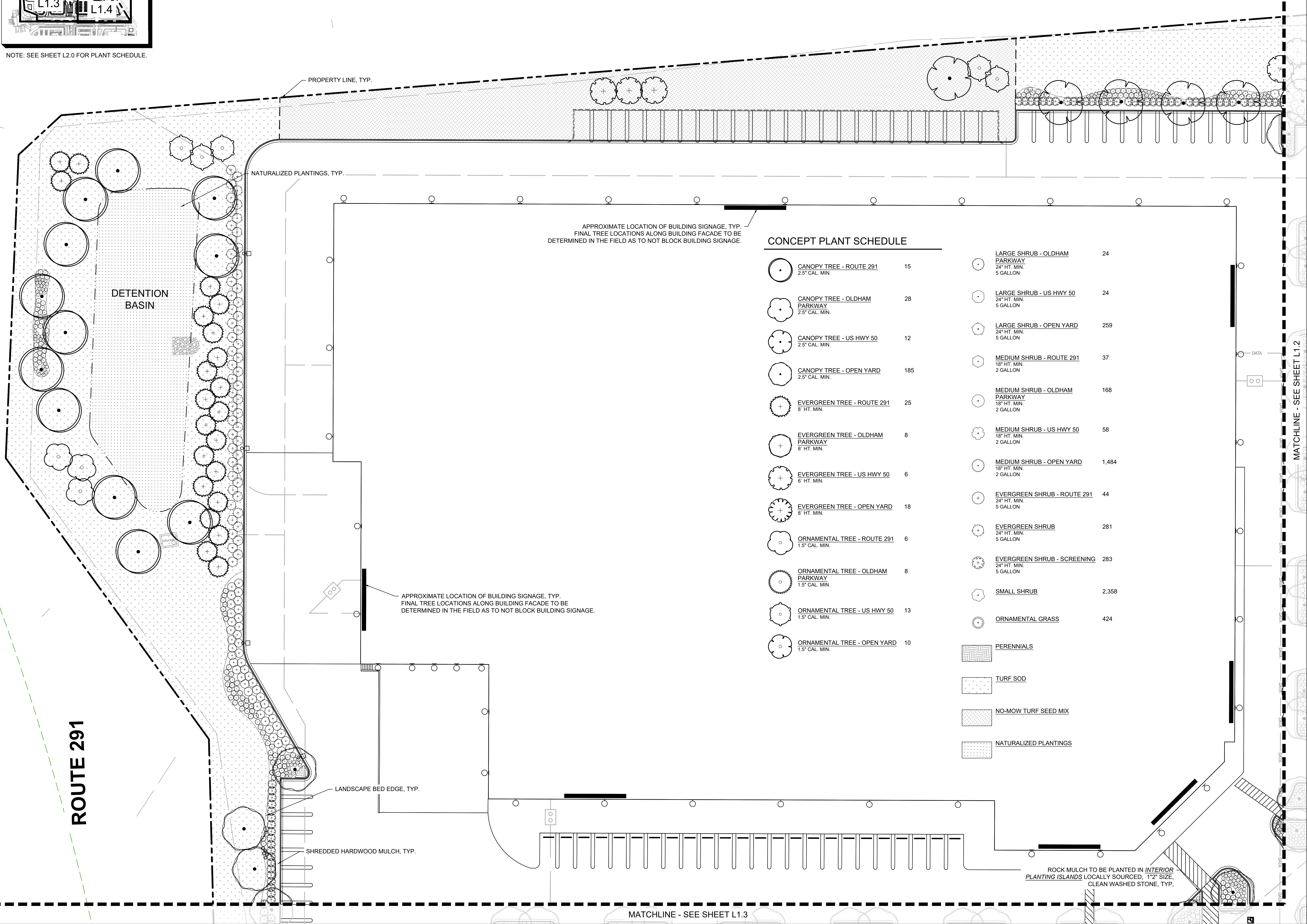
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09/23/2025 PRELIMINARY DEVELOPMENT RESUBMITTAL

L1.1

LANDSCAPE PLAN

AS INDICATED



CONCEPT PLANT SCHEDULE

	CANOPY TREE - ROUTE 291	15
	2.5" CAL. MIN.	
	CANOPY TREE - OLDHAM PARKWAY	28
	2.5" CAL. MIN.	
	CANOPY TREE - US HWY 50	12
	2.5" CAL. MIN.	
	CANOPY TREE - OPEN YARD	185
	2.5" CAL. MIN.	
	EVERGREEN TREE - ROUTE 291	25
	8" HT. MIN.	
	EVERGREEN TREE - OLDHAM PARKWAY	8
	8" HT. MIN.	
	EVERGREEN TREE - US HWY 50	6
	6" HT. MIN.	
	EVERGREEN TREE - OPEN YARD	18
	8" HT. MIN.	
	ORNAMENTAL TREE - ROUTE 291	6
	1.5" CAL. MIN.	
	ORNAMENTAL TREE - OLDHAM PARKWAY	8
	1.5" CAL. MIN.	
	ORNAMENTAL TREE - US HWY 50	13
	1.5" CAL. MIN.	
	ORNAMENTAL TREE - OPEN YARD	10
	1.5" CAL. MIN.	

	LARGE SHRUB - OLDHAM PARKWAY	24
	24" HT. MIN.	5 GALLON
	LARGE SHRUB - US HWY 50	24
	24" HT. MIN.	5 GALLON
	LARGE SHRUB - OPEN YARD	259
	24" HT. MIN.	5 GALLON
	MEDIUM SHRUB - ROUTE 291	37
	18" HT. MIN.	2 GALLON
	MEDIUM SHRUB - OLDHAM PARKWAY	168
	18" HT. MIN.	2 GALLON
	MEDIUM SHRUB - US HWY 50	58
	18" HT. MIN.	2 GALLON
	MEDIUM SHRUB - OPEN YARD	1,484
	18" HT. MIN.	2 GALLON
	EVERGREEN SHRUB - ROUTE 291	44
	24" HT. MIN.	5 GALLON
	EVERGREEN SHRUB	281
	24" HT. MIN.	5 GALLON
	EVERGREEN SHRUB - SCREENING	283
	24" HT. MIN.	5 GALLON
	SMALL SHRUB	2,358
	ORNAMENTAL GRASS	424

	PERENNIALS
	TURF SOD
	NO-MOW TURF SEED MIX
	NATURALIZED PLANTINGS

PROPERTY LINE, TYP.

NATURALIZED PLANTINGS, TYP.

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

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FINAL TREE LOCATIONS ALONG BUILDING FACADE TO BE
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LANDSCAPE BED EDGE, TYP.

SHREDDED HARDWOOD MULCH, TYP.

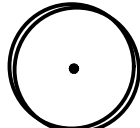
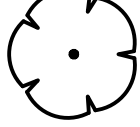
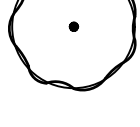
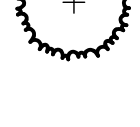
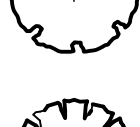
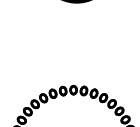
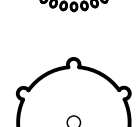
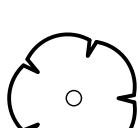
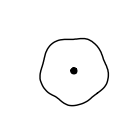
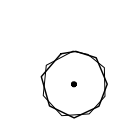
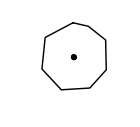
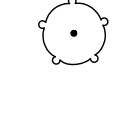
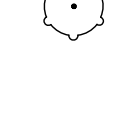
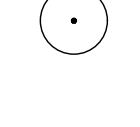
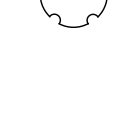
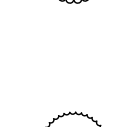
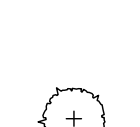
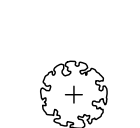
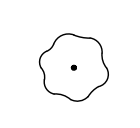
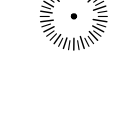
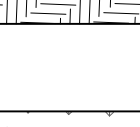
ROCK MULCH TO BE PLANTED IN *INTERIOR*
PLANTING ISLANDS LOCALLY SOURCED, 1"2" SIZE,
CLEAN WASHED STONE, TYP.

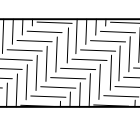
MATCHLINE - SEE SHEET L1.3

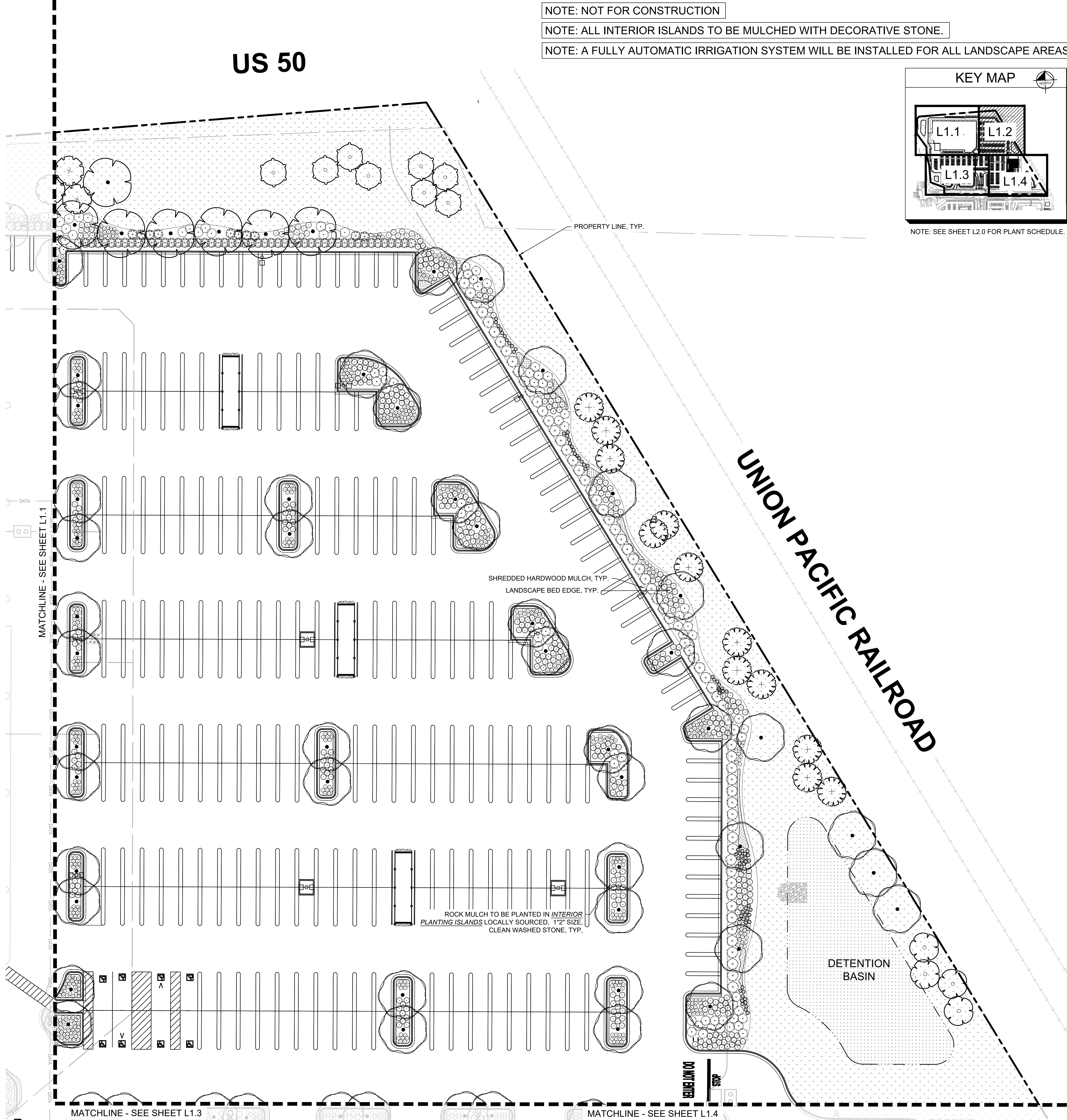
MATCHLINE - SEE SHEET L1.2

ROUTE 291

CONCEPT PLANT SCHEDULE

	CANOPY TREE - ROUTE 291 2.5" CAL. MIN.	15
	CANOPY TREE - OLDHAM PARKWAY 2.5" CAL. MIN.	28
	CANOPY TREE - US HWY 50 2.5" CAL. MIN.	12
	CANOPY TREE - OPEN YARD 2.5" CAL. MIN.	185
	EVERGREEN TREE - ROUTE 291 8' HT. MIN.	25
	EVERGREEN TREE - OLDHAM PARKWAY 8' HT. MIN.	8
	EVERGREEN TREE - US HWY 50 6' HT. MIN.	6
	EVERGREEN TREE - OPEN YARD 8' HT. MIN.	18
	ORNAMENTAL TREE - ROUTE 291 1.5" CAL. MIN.	6
	ORNAMENTAL TREE - OLDHAM PARKWAY 1.5" CAL. MIN.	8
	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	18
	LARGE SHRUB - OLDHAM PARKWAY 24" HT. MIN. 5 GALLON	24
	LARGE SHRUB - US HWY 50 24" HT. MIN. 5 GALLON	24
	LARGE SHRUB - OPEN YARD 24" HT. MIN. 5 GALLON	259
	MEDIUM SHRUB - ROUTE 291 18" HT. MIN. 2 GALLON	37
	MEDIUM SHRUB - OLDHAM PARKWAY 18" HT. MIN. 2 GALLON	168
	MEDIUM SHRUB - US HWY 50 18" HT. MIN. 2 GALLON	58
	MEDIUM SHRUB - OPEN YARD 18" HT. MIN. 2 GALLON	1,484
	EVERGREEN SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	44
	EVERGREEN SHRUB 24" HT. MIN. 5 GALLON	281
	EVERGREEN SHRUB - SCREENING 24" HT. MIN. 5 GALLON	283
	SMALL SHRUB	2,358
	ORNAMENTAL GRASS	424

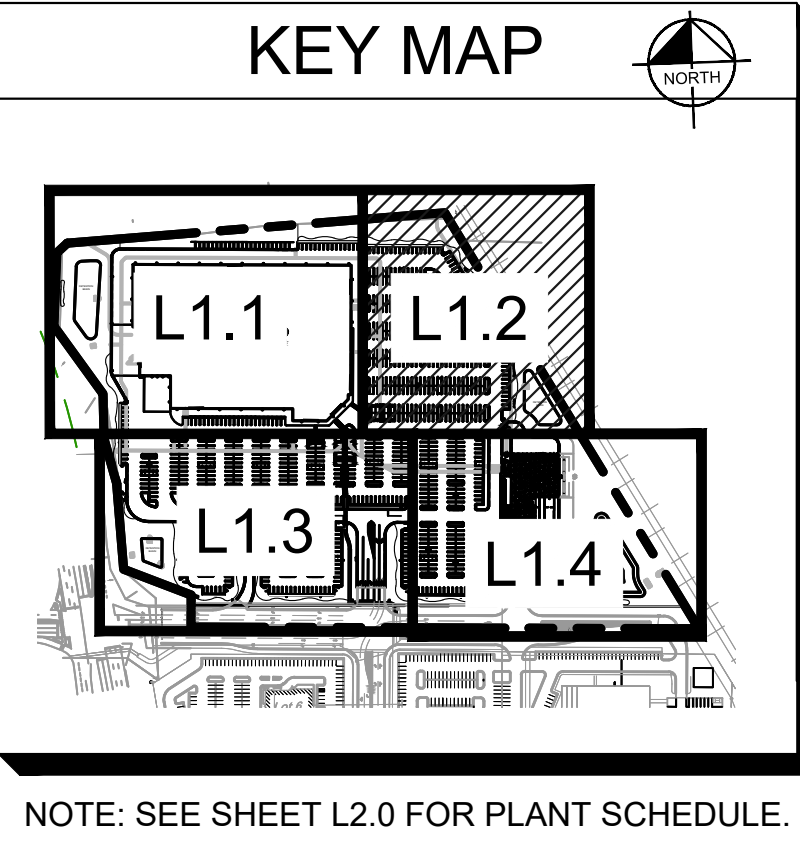
	PERENNIALS
	TURF SOD
	NO-MOW TURF SEED MIX
	NATURALIZED PLANTINGS



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NORTH ARROW AND SCALE

GRAPHIC SCALE IN FEET
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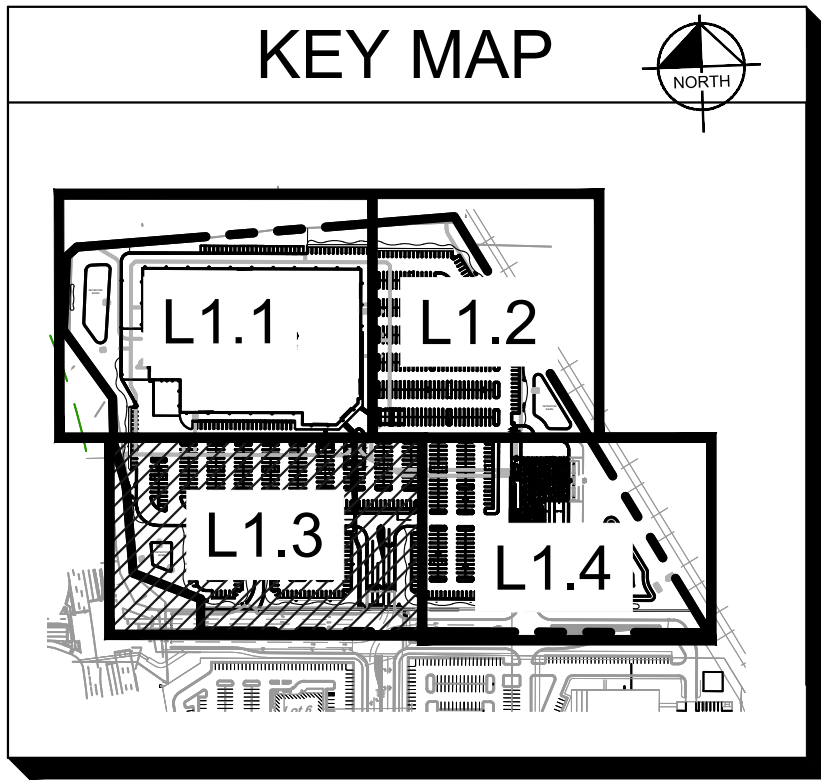
SEAL AND SIGNATURES

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09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L1.2
LANDSCAPE PLAN

AS INDICATED



CONCEPT PLANT SCHEDULE			
	CANOPY TREE - ROUTE 291 2.5" CAL. MIN.	15	
	CANOPY TREE - OLDHAM PARKWAY 2.5" CAL. MIN.	28	
	CANOPY TREE - US HWY 50 2.5" CAL. MIN.	12	
	CANOPY TREE - OPEN YARD 2.5" CAL. MIN.	185	
	EVERGREEN TREE - ROUTE 291 8" HT. MIN.	25	
	EVERGREEN TREE - OLDHAM PARKWAY 8" HT. MIN.	8	
	EVERGREEN TREE - US HWY 50 6" HT. MIN.	6	
	EVERGREEN TREE - OPEN YARD 8" HT. MIN.	18	
	ORNAMENTAL TREE - ROUTE 291 1.5" CAL. MIN.	6	
	ORNAMENTAL TREE - OLDHAM PARKWAY 1.5" CAL. MIN.	8	
	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	18	
	LARGE SHRUB - OLDHAM PARKWAY 24" HT. MIN. 5 GALLON	24	
	LARGE SHRUB - US HWY 50 18" HT. MIN. 2 GALLON	58	
	MEDIUM SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	37	
	MEDIUM SHRUB - OLDHAM PARKWAY 18" HT. MIN. 2 GALLON	168	
	MEDIUM SHRUB - US HWY 50 18" HT. MIN. 2 GALLON	58	
	MEDIUM SHRUB - OPEN YARD 18" HT. MIN. 2 GALLON	24	
	EVERGREEN SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	44	
	EVERGREEN SHRUB 24" HT. MIN. 5 GALLON	281	
	EVERGREEN SHRUB - SCREENING 24" HT. MIN. 5 GALLON	283	
	SMALL SHRUB	2,358	
	PERENNIALS		
	TURF SOD		
	NO-MOW TURF SEED MIX		
	NATURALIZED PLANTINGS		

CONSULTANT

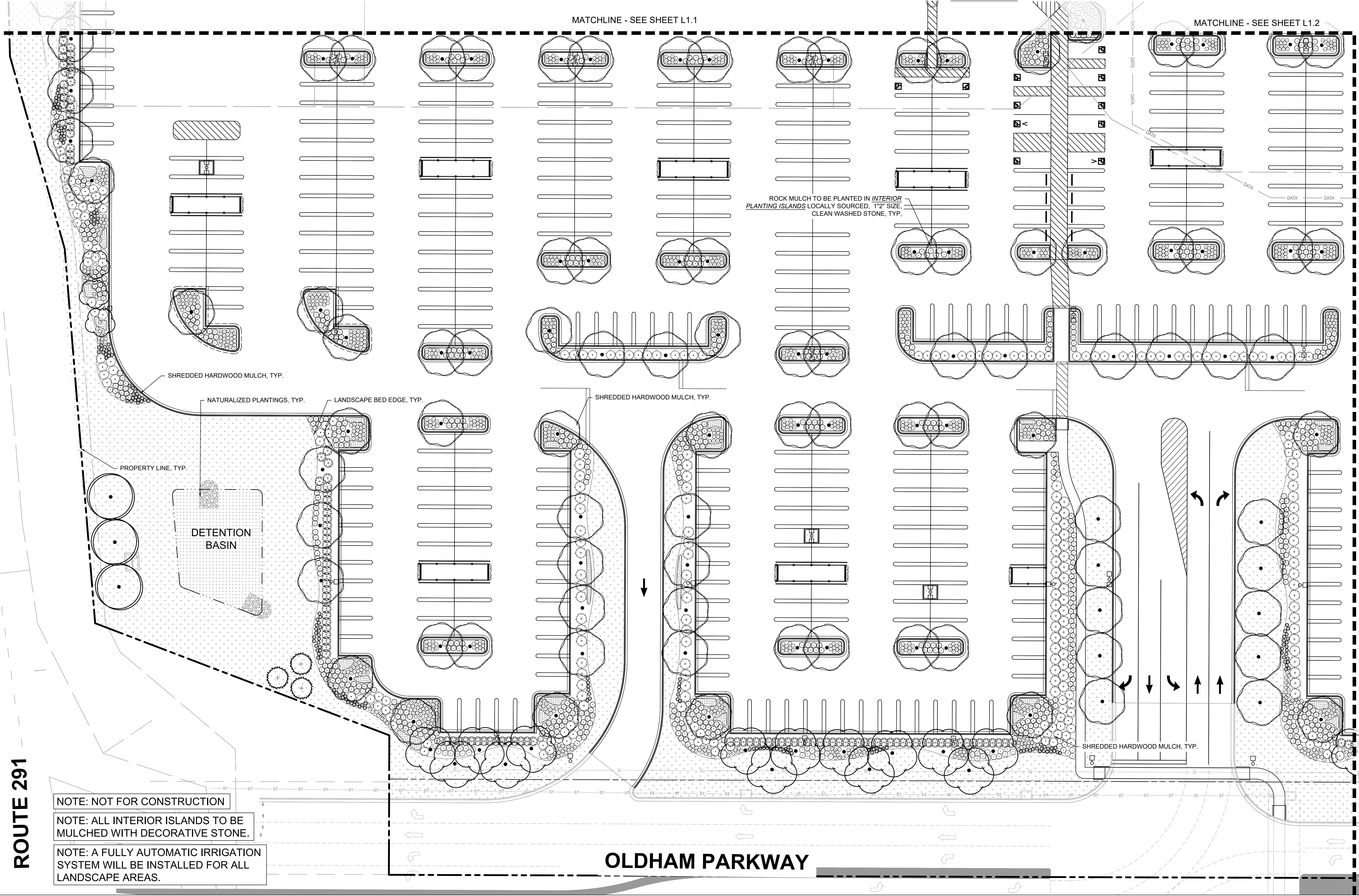
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NORTH ARROW AND SCALE

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES



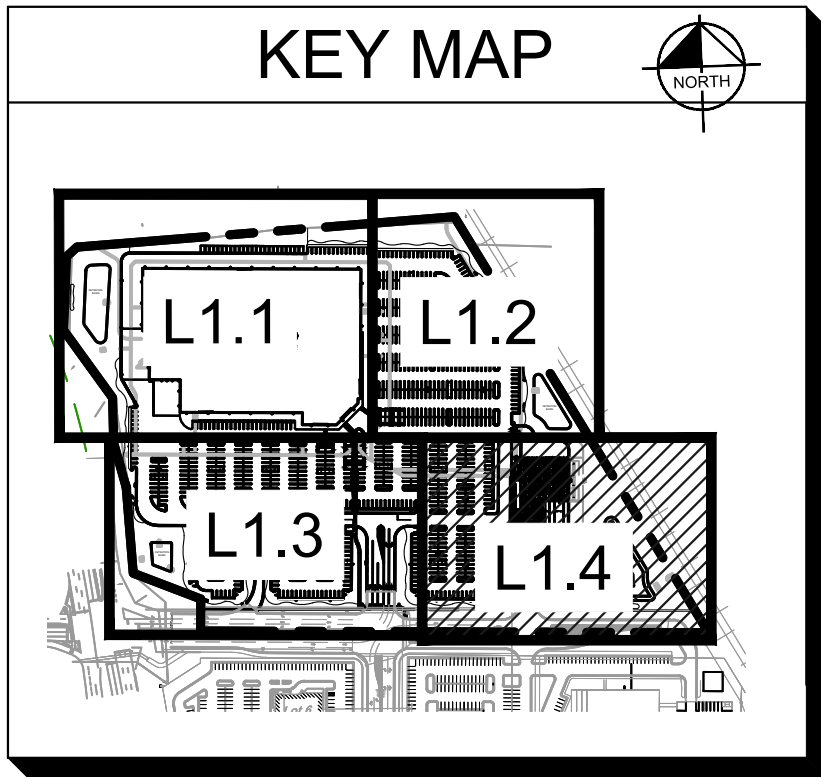
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REV

L1.3
LANDSCAPE PLAN

AS INDICATED

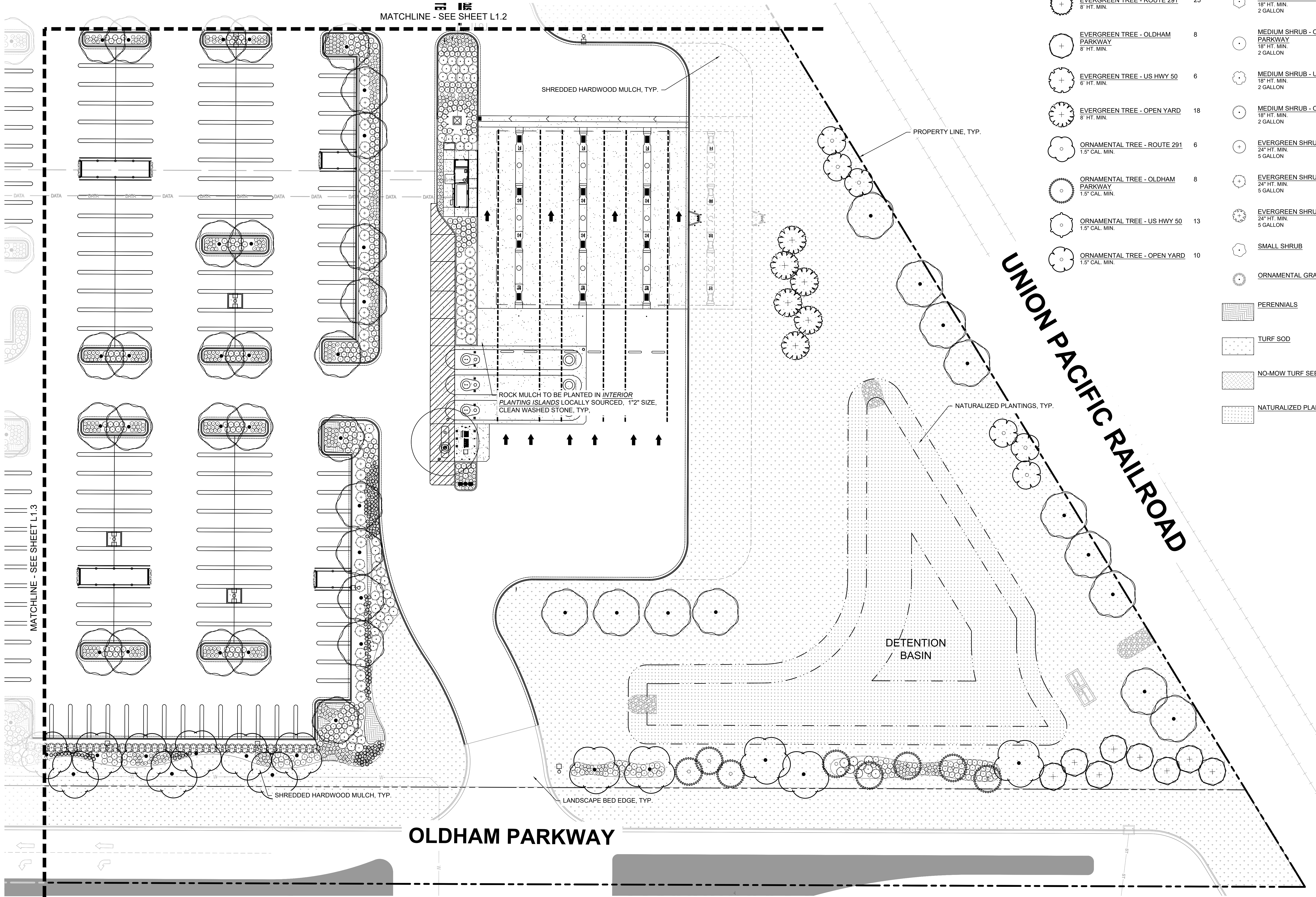


NOTE: SEE SHEET L2.0 FOR PLANT SCHEDULE.

NOTE: NOT FOR CONSTRUCTION

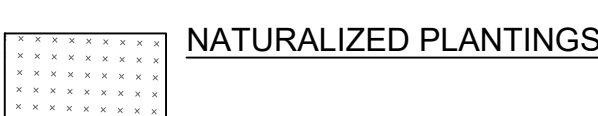
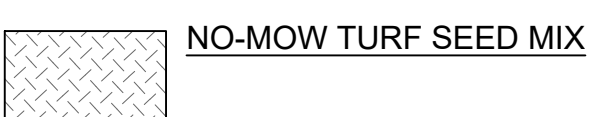
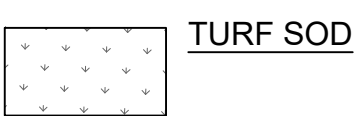
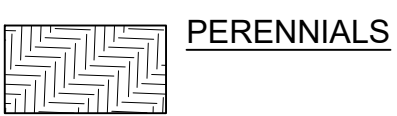
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CONCEPT PLANT SCHEDULE

	CANOPY TREE - ROUTE 291 2.5" CAL. MIN.	15		LARGE SHRUB - ROUTE 291 24" HT. MIN. 5 GALLON	18
	CANOPY TREE - OLDHAM PARKWAY 2.5" CAL. MIN.	28		LARGE SHRUB - OLDHAM PARKWAY 24" HT. MIN. 5 GALLON	24
	CANOPY TREE - US HWY 50 2.5" CAL. MIN.	12		LARGE SHRUB - US HWY 50 24" HT. MIN. 5 GALLON	24
	CANOPY TREE - OPEN YARD 2.5" CAL. MIN.	185		LARGE SHRUB - OPEN YARD 24" HT. MIN. 5 GALLON	259
	EVERGREEN TREE - ROUTE 291 8" HT. MIN.	25		MEDIUM SHRUB - ROUTE 291 18" HT. MIN. 2 GALLON	37
	EVERGREEN TREE - OLDHAM PARKWAY 8" HT. MIN.	8		MEDIUM SHRUB - OLDHAM PARKWAY 18" HT. MIN. 2 GALLON	168
	EVERGREEN TREE - US HWY 50 6" HT. MIN.	6		MEDIUM SHRUB - US HWY 50 18" HT. MIN. 2 GALLON	58
	EVERGREEN TREE - OPEN YARD 8" HT. MIN.	18		MEDIUM SHRUB - OPEN YARD 18" HT. MIN. 2 GALLON	1,484
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	ORNAMENTAL TREE - US HWY 50 1.5" CAL. MIN.	13		EVERGREEN SHRUB - SCREENING 24" HT. MIN. 5 GALLON	283
	ORNAMENTAL TREE - OPEN YARD 1.5" CAL. MIN.	10		SMALL SHRUB	2,358
				ORNAMENTAL GRASS	424

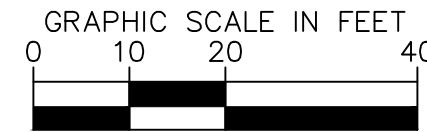
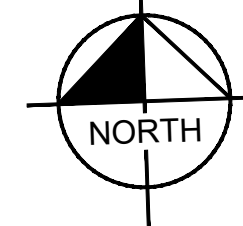


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NORTH ARROW AND SCALE



SEAL AND SIGNATURES

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

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

L1.4

LANDSCAPE PLAN

AS INDICATED

