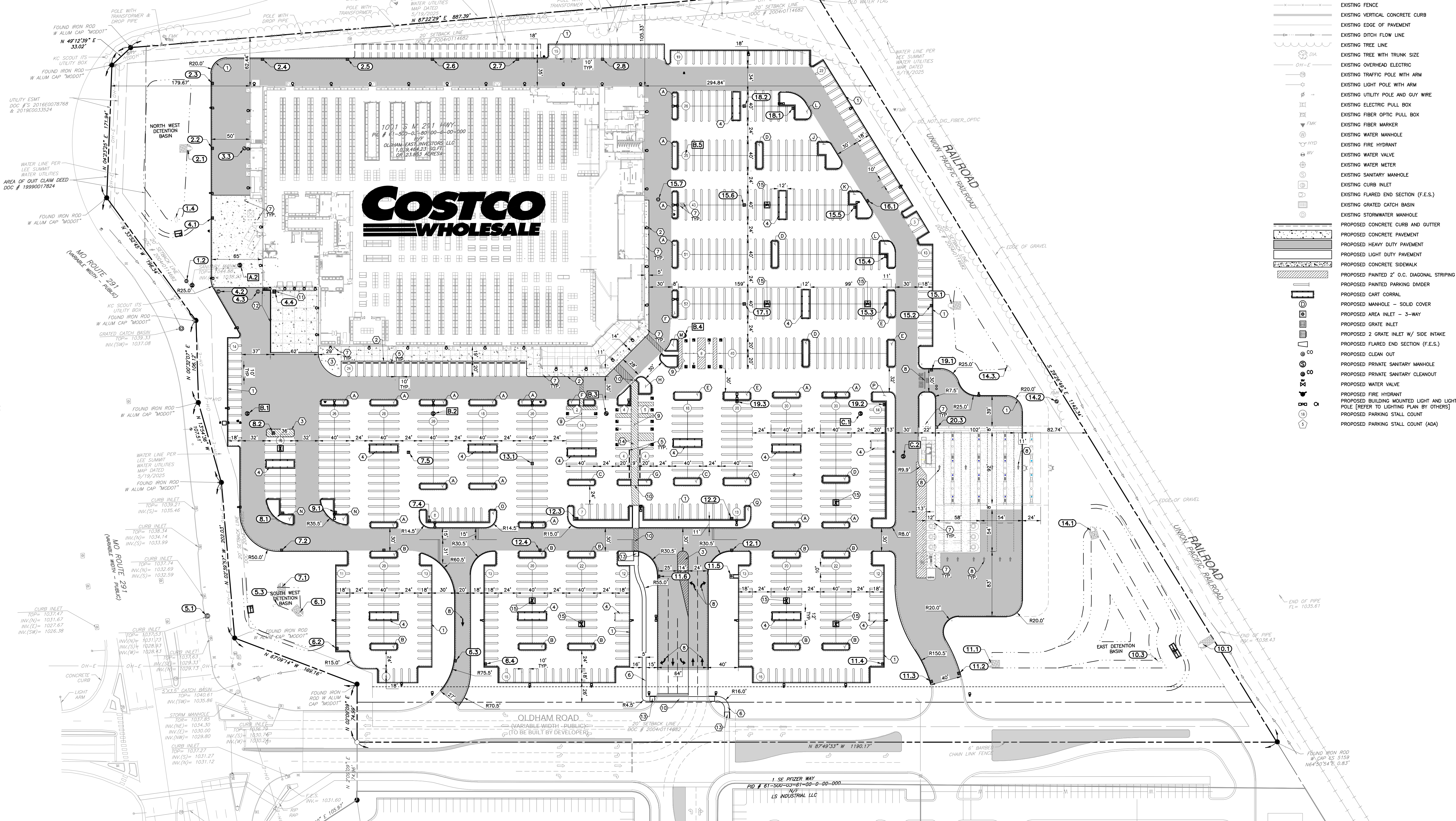




NORTH



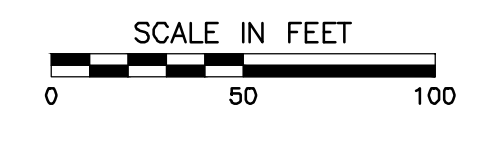
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING GUARD RAIL
	EXISTING FENCE
	EXISTING VERTICAL CONCRETE CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING DITCH FLOW LINE
	EXISTING TREE LINE
	EXISTING TREE WITH TRUNK SIZE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TRAFFIC POLE WITH ARM
	EXISTING LIGHT POLE WITH ARM
	EXISTING UTILITY POLE AND GUY WIRE
	EXISTING ELECTRIC PULL BOX
	EXISTING FIBER OPTIC PULL BOX
	EXISTING FIBER MARKER
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY MANHOLE
	EXISTING CURB INLET
	EXISTING FLARED END SECTION (F.E.S.)
	EXISTING GRATED CATCH BASIN
	EXISTING STORMWATER MANHOLE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAINTED 2' O.C. DIAGONAL STRIPING
	PROPOSED PAINTED PARKING DIVIDER
	PROPOSED CART CORRAL
	PROPOSED MANHOLE - SOLID COVER
	PROPOSED AREA INLET - 3-WAY
	PROPOSED GRATE INLET
	PROPOSED 2 GRATE INLET W/ SIDE INTAKE
	PROPOSED FLARED END SECTION (F.E.S.)
	PROPOSED CLEAN OUT
	PROPOSED PRIVATE SANITARY MANHOLE
	PROPOSED PRIVATE SANITARY CLEANOUT
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED BUILDING MOUNTED LIGHT AND LIGHT POLE [REFER TO LIGHTING PLAN BY OTHERS]
	PROPOSED PARKING STALL COUNT (ADA)

SITE LAYOUT NOTES

- ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS, THE CURRENT EDITION OF LEE'S SUMMIT STANDARD SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRIGATION SLEEVES, PRIOR TO INSTALLATION OF PAVED SURFACES.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS AND/OR COORDINATES SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, EXTERIOR BUILDING WALL, CENTER OF MANHOLE, CENTER AT FACE OF CURB FOR DRAIN INLETS AND CENTERLINE OF PIPE OR FITTING, UNLESS OTHERWISE NOTED. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, DOORS AND EXIT FEATURES.
- CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT FEASIBLE THROUGHOUT THE DURATION OF THE PROJECT - COORDINATE WITH NEIGHBORING BUSINESSES AND WITH PUBLIC STREET AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES TO MAINTAIN WORK SITE SAFETY AND TO PROTECT THE TRAVELING PUBLIC IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF MISSOURI MUTCD, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

KEY NOTES

- 1"-7" CONCRETE CURB AND GUTTER. SEE DETAIL 17/C801.
- FLUSH CURB AT PAVEMENT. SEE DETAIL 18/C801.
- PAINTED STRIPING. SEE DETAIL 34/C802.
- CART STORAGE. SEE DETAILS 08/C801 & 09/C801.
- WHEEL STOP. SEE DETAILS 24/C802.
- 5' WIDE CONCRETE SIDEWALK. SEE DETAIL 25/C802 FOR ON-SITE (PRIVATE) SIDEWALK SECTION.
- BOLLARDS. SEE DETAILS 23/C802, 29/C802, & 32/C802.
- STOP BAR, PAVEMENT ARROWS, AND STOP SIGN. SEE ARCH. PLANS FOR DETAILS.
- ACCESSIBLE PARKING STALLS. SEE DETAILS 30/C802, 31/C802, & 33/C802.
- PAINTED CROSSWALK. MATCH ADA STRIPING ON DETAIL 31/C802.
- LOADING DOCK TRENCH DRAIN. SEE DETAIL 10/C801.
- LOADING DOCK WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ADA RAMP PER ST. LOUIS COUNTY. SEE DETAILS 35/C803 AND 36/C803.
- ASPHALT ADA PATHWAY.
- PROPOSED LIGHT POLE ISLAND SEE DETAIL 12/C801.



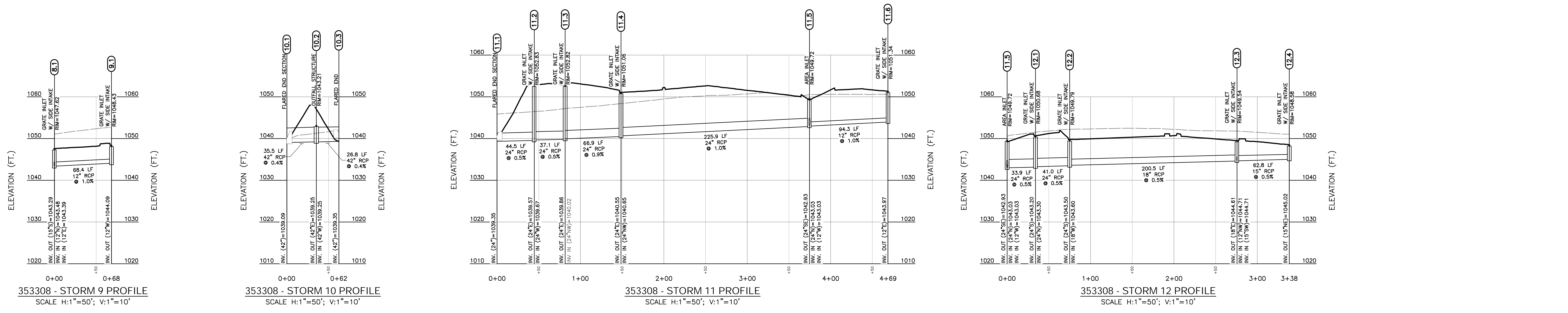
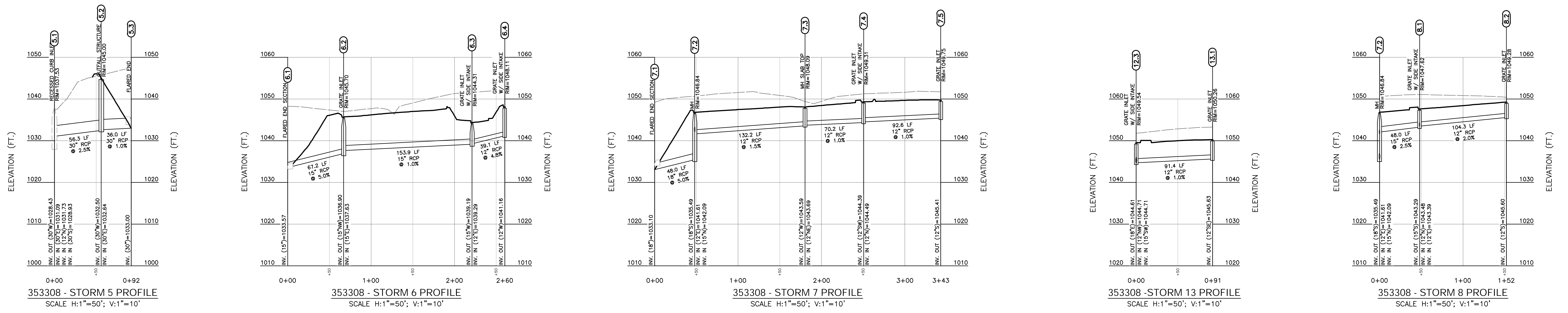
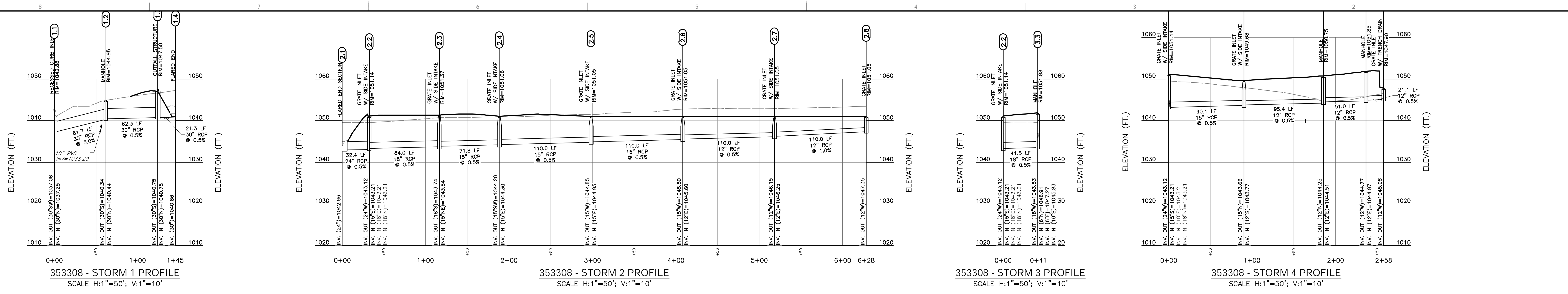
FINAL DEVELOPMENT PLAN
SITE PLAN

DATE: DECEMBER 1, 2025 DRAWN BY: KAS
 DWG SCALE: 1"=50' CHECKED BY: TSS
 PROJECT NO.: 353-300-0002
 APPROVED BY:

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

COSTCO WHOLESALE
 LEE'S SUMMIT, MISSOURI

DRAWING NO.: **C200**
 SHEET 03 OF 15



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COSTCO WHOLESALE
LEE'S SUMMIT, MISSOURI

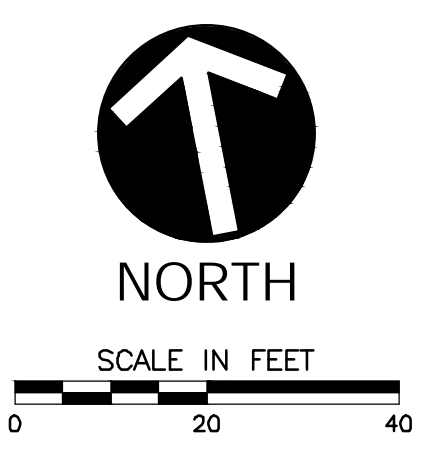
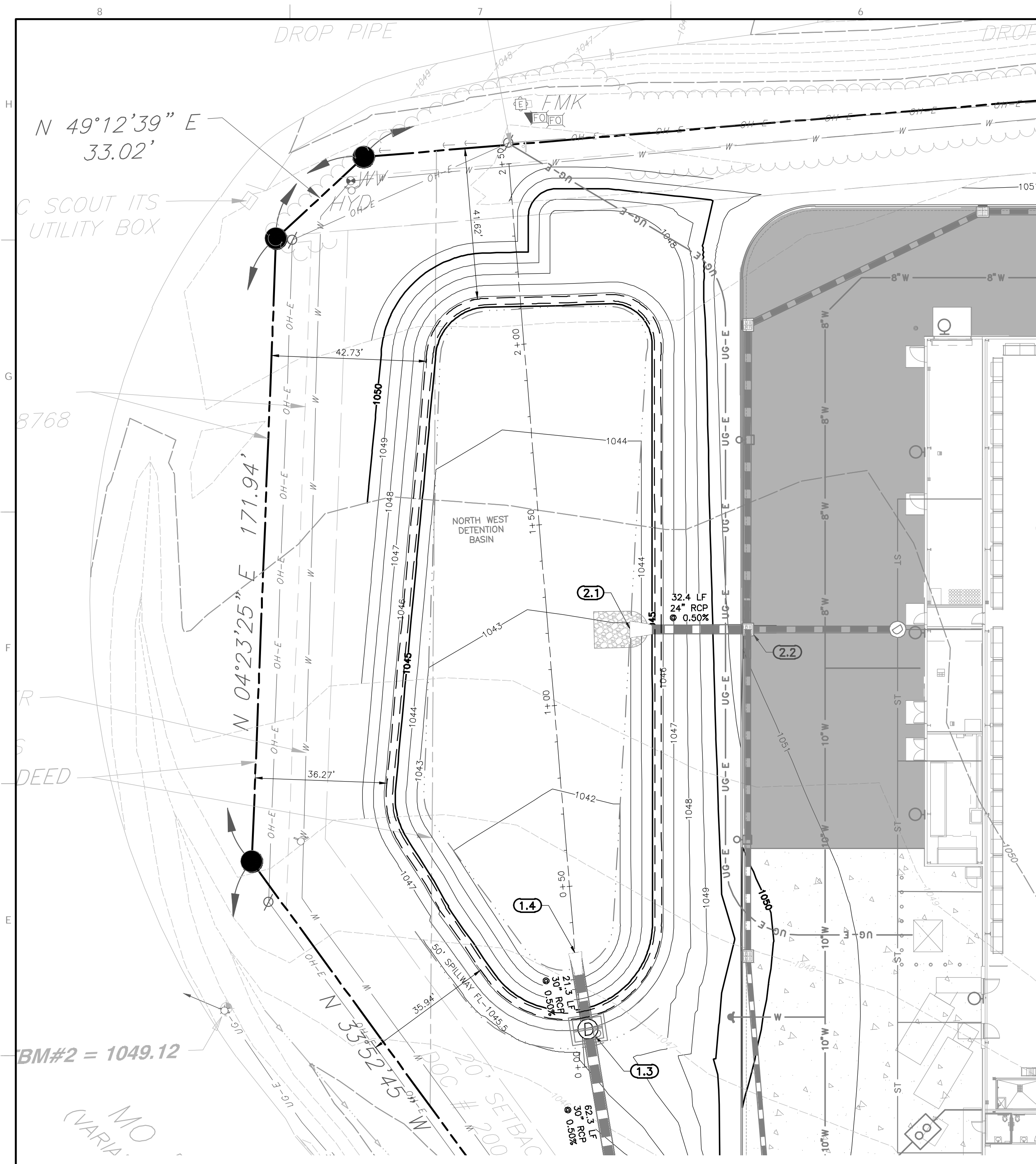
FINAL DEVELOPMENT PLAN
STORM SEWER PROFILES

DATE: DECEMBER 1, 2025
DRAWN BY: KAS
PROJECT NO.: 353-308-0002
CHECKED BY: KAS
APPROVED BY: [Signature]

DRAWING NO.: C502

SHEET 07 OF 15

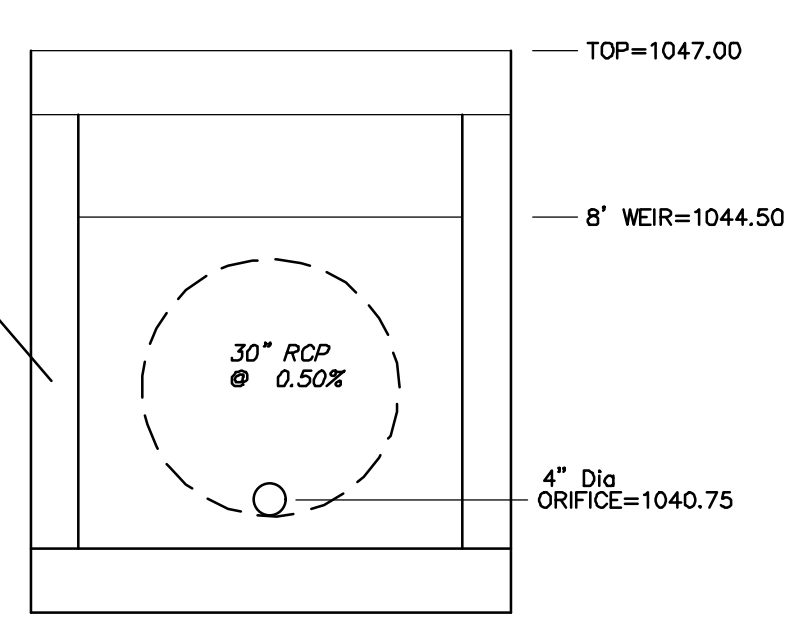




NORTHWEST DETENTION BASIN

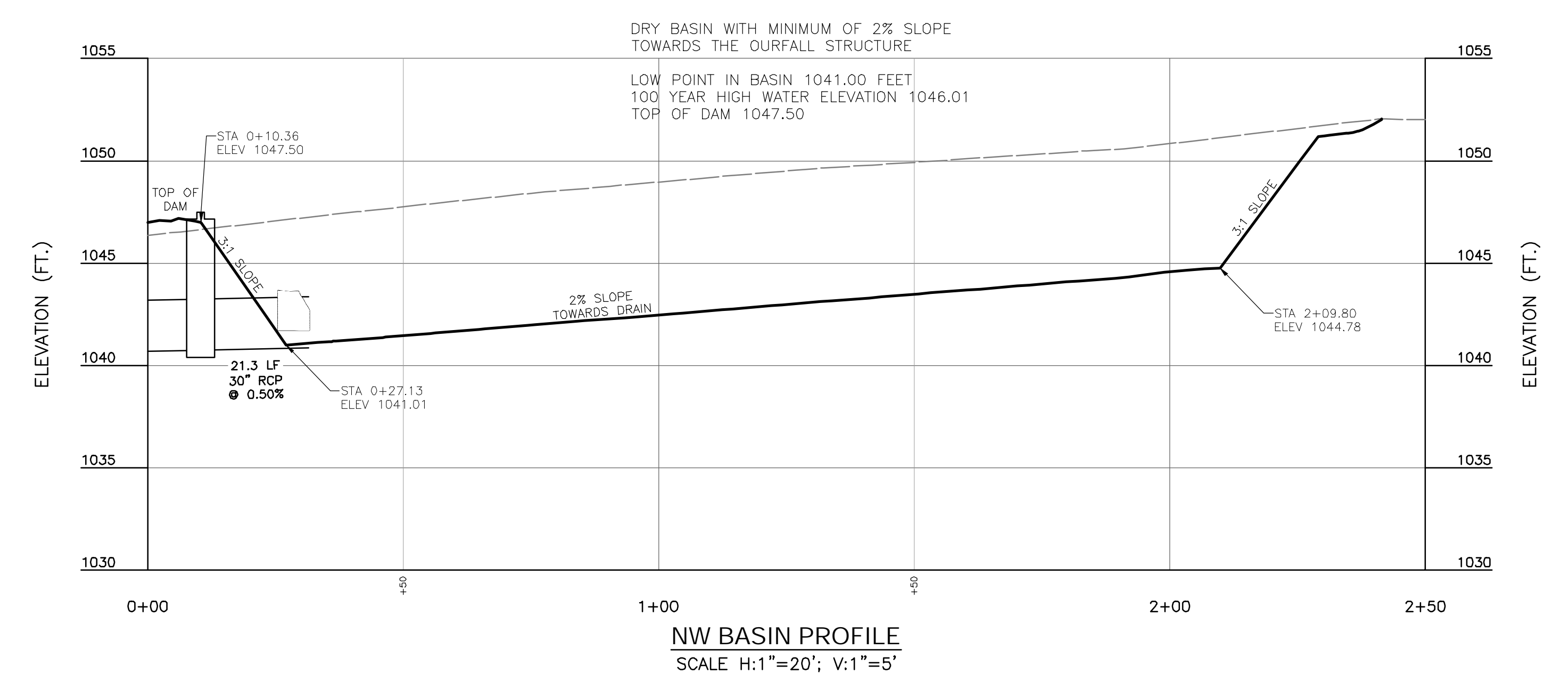
- NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
 2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
 3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN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

TOP OF DAM 1047.00
HIGHWATER ELEVATIONS
100 YR OVERFLOW - 1045.84
10 YR - 1045.24
2 YR - 1044.24



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 MANUFACTURER'S SPECIFICATIONS



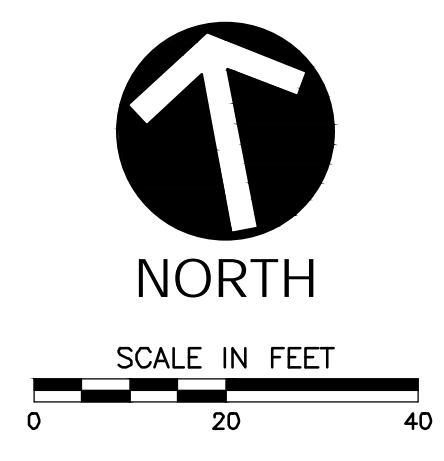
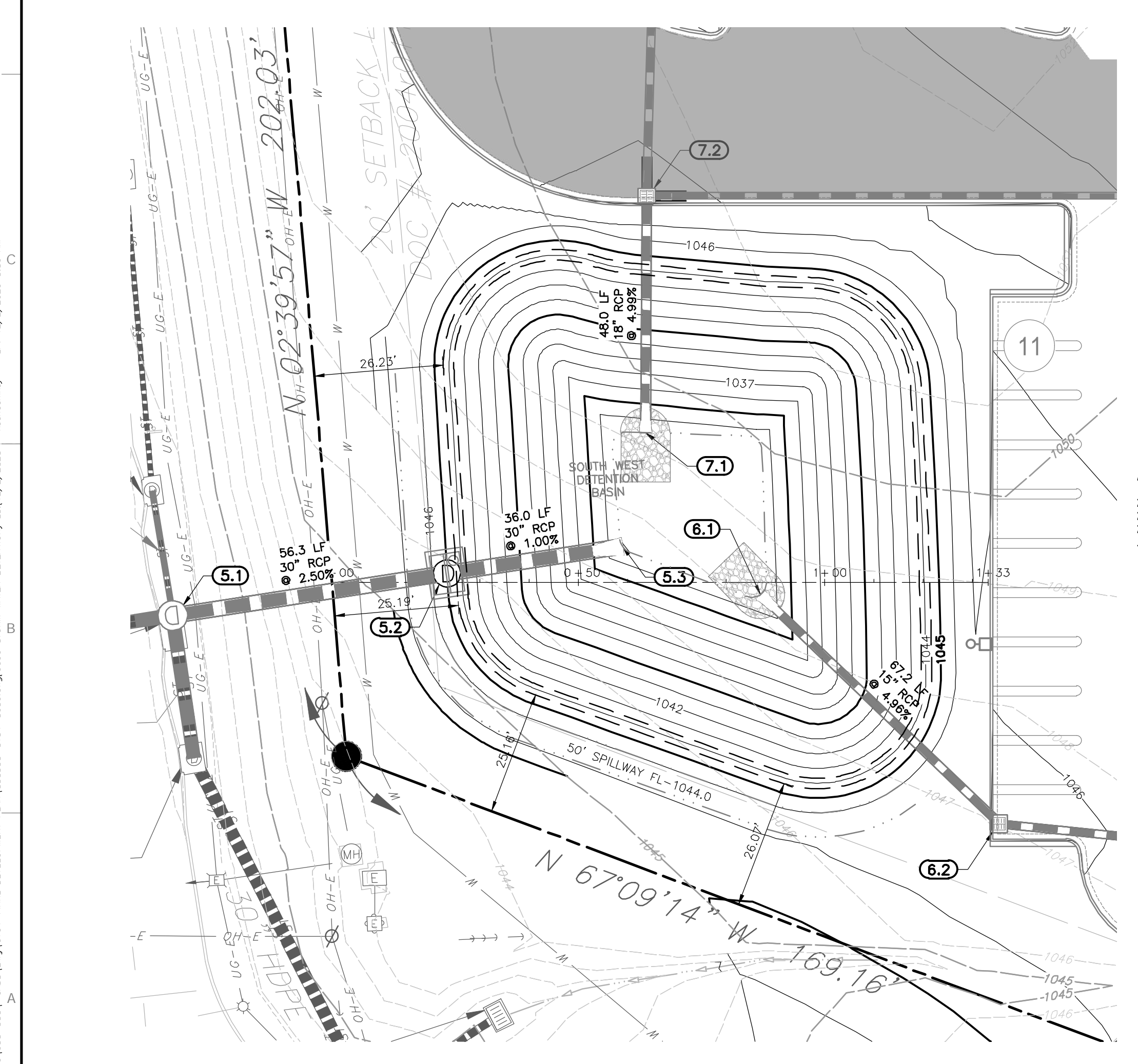
NW BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

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

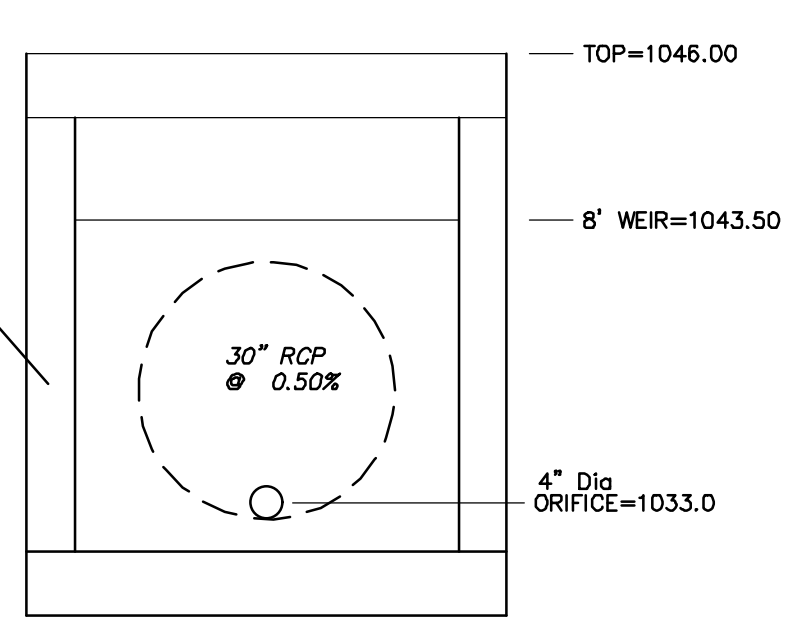
TRASHRACKS.COM
A DIVISION OF J.R.HOE

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



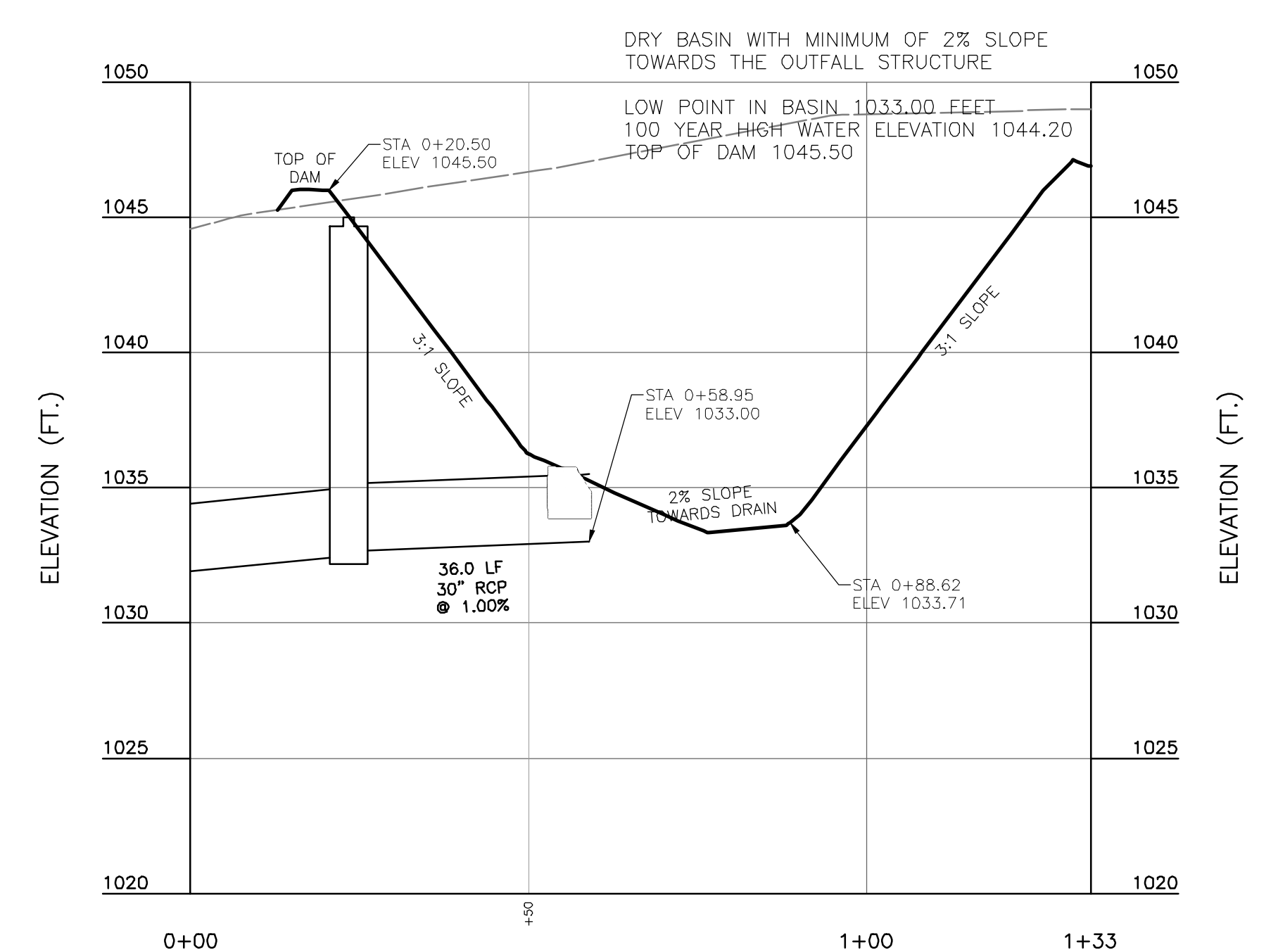
SOUTHWEST DETENTION BASIN

TOP OF DAM 1046.00
HIGHWATER ELEVATIONS
100 YR OVERFLOW - 1044.43
10 YR - 1043.88
2 YR - 1039.88



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 MANUFACTURER'S SPECIFICATIONS



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

NO.	DATE	REVISION RECORD DESCRIPTION

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Ph: 314.656.4566
www.cccifc.com

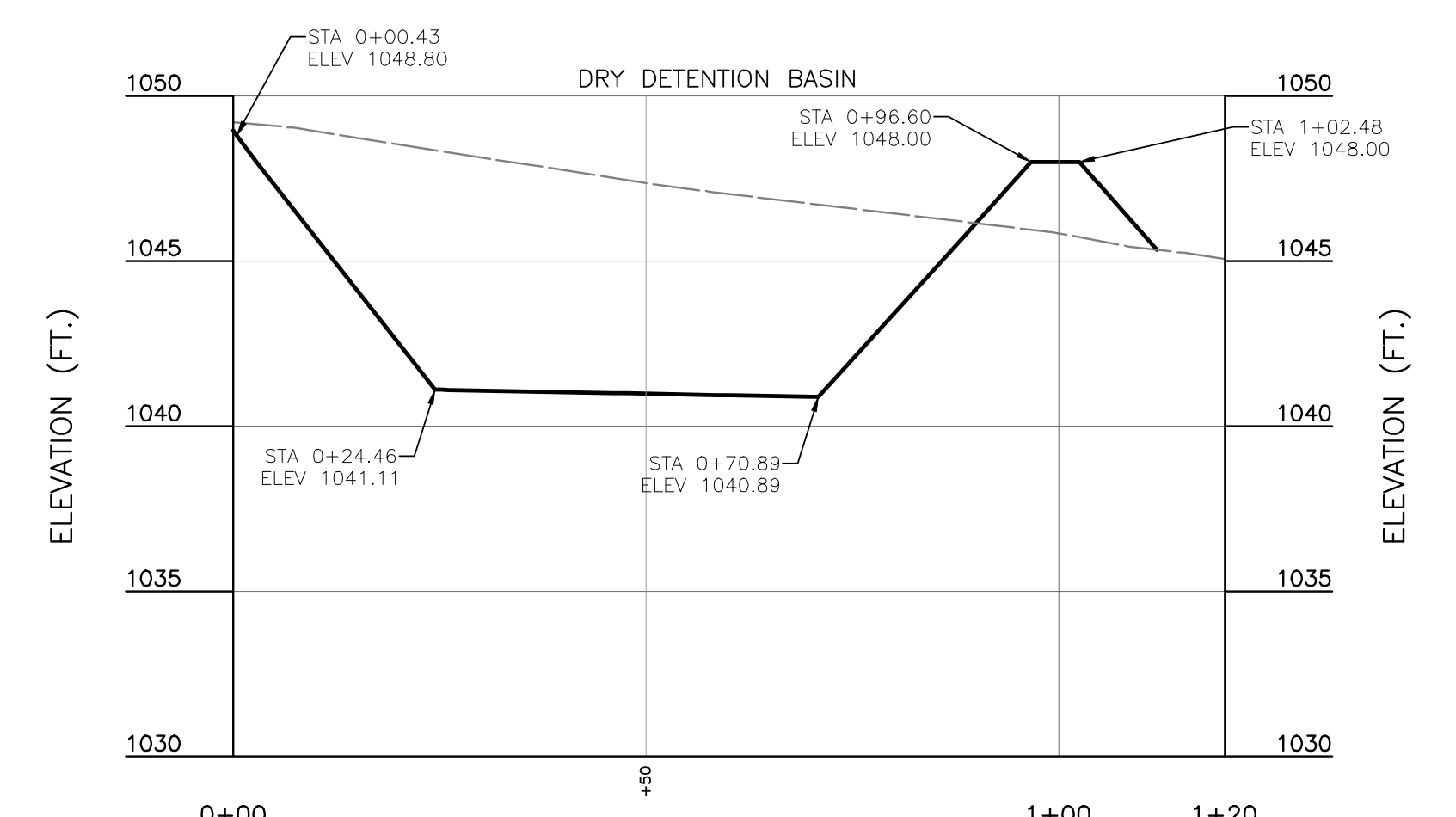
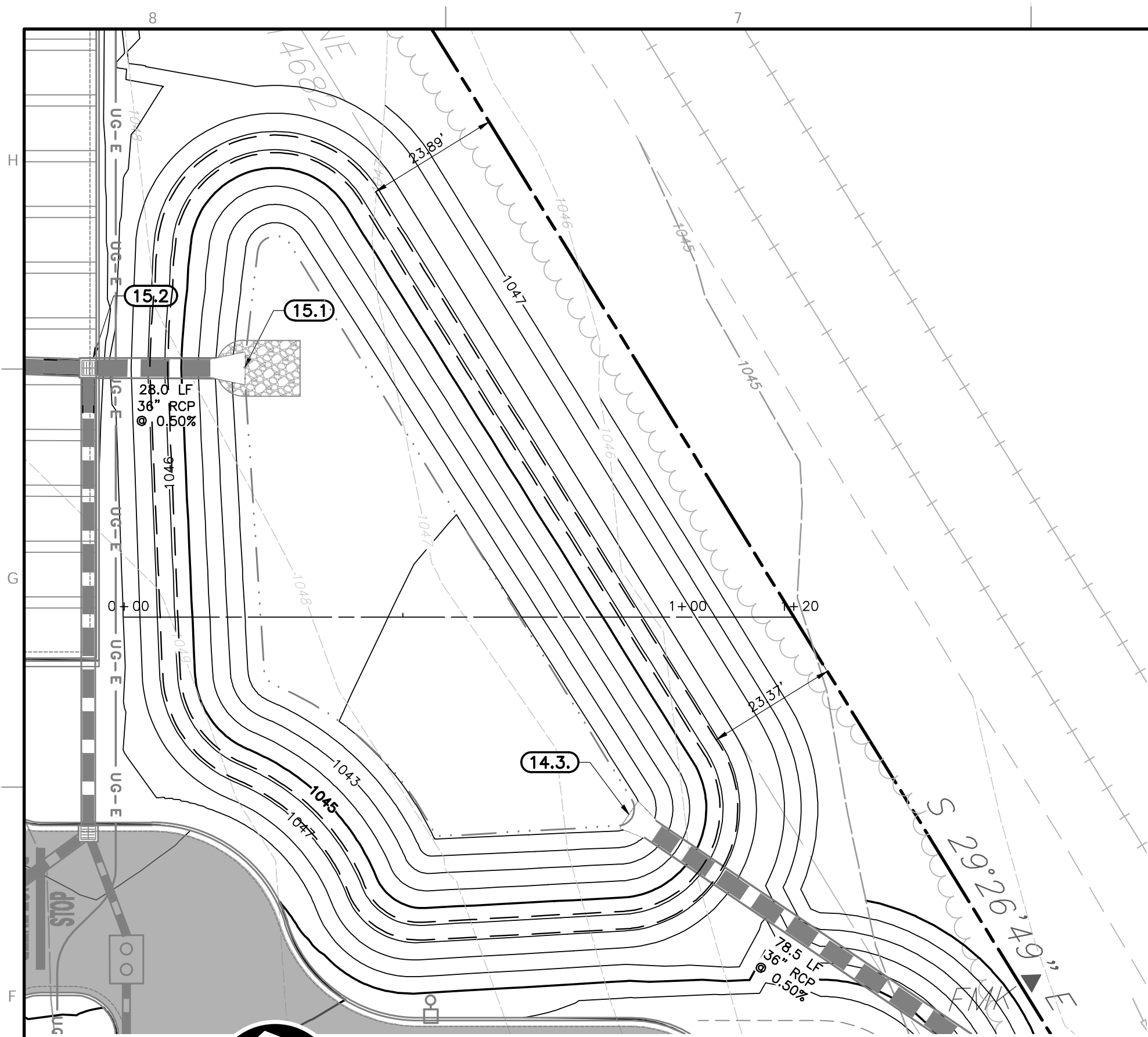


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LEE'S SUMMIT, MISSOURI

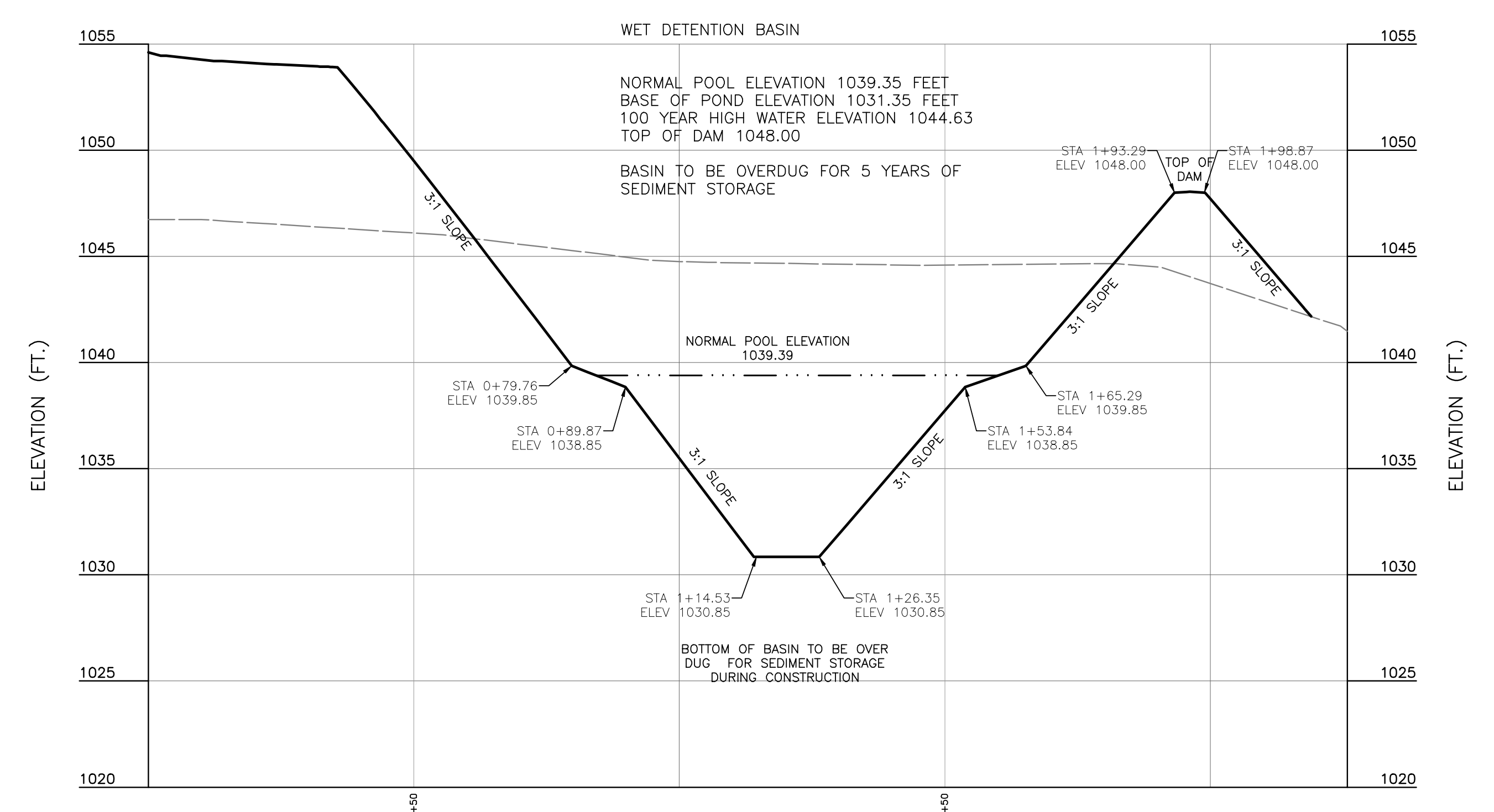
FINAL DEVELOPMENT PLAN
STORM WATER DETENTION



DRAWING NO.: **C600**
SHEET 09 OF 15



SE BASIN 2 PROFILE
SCALE H:1"=20'; V:1"=5'

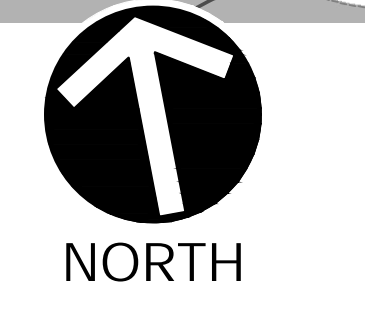


SE BASIN PROFILE
SCALE H:1"=20'; V:1"=5'

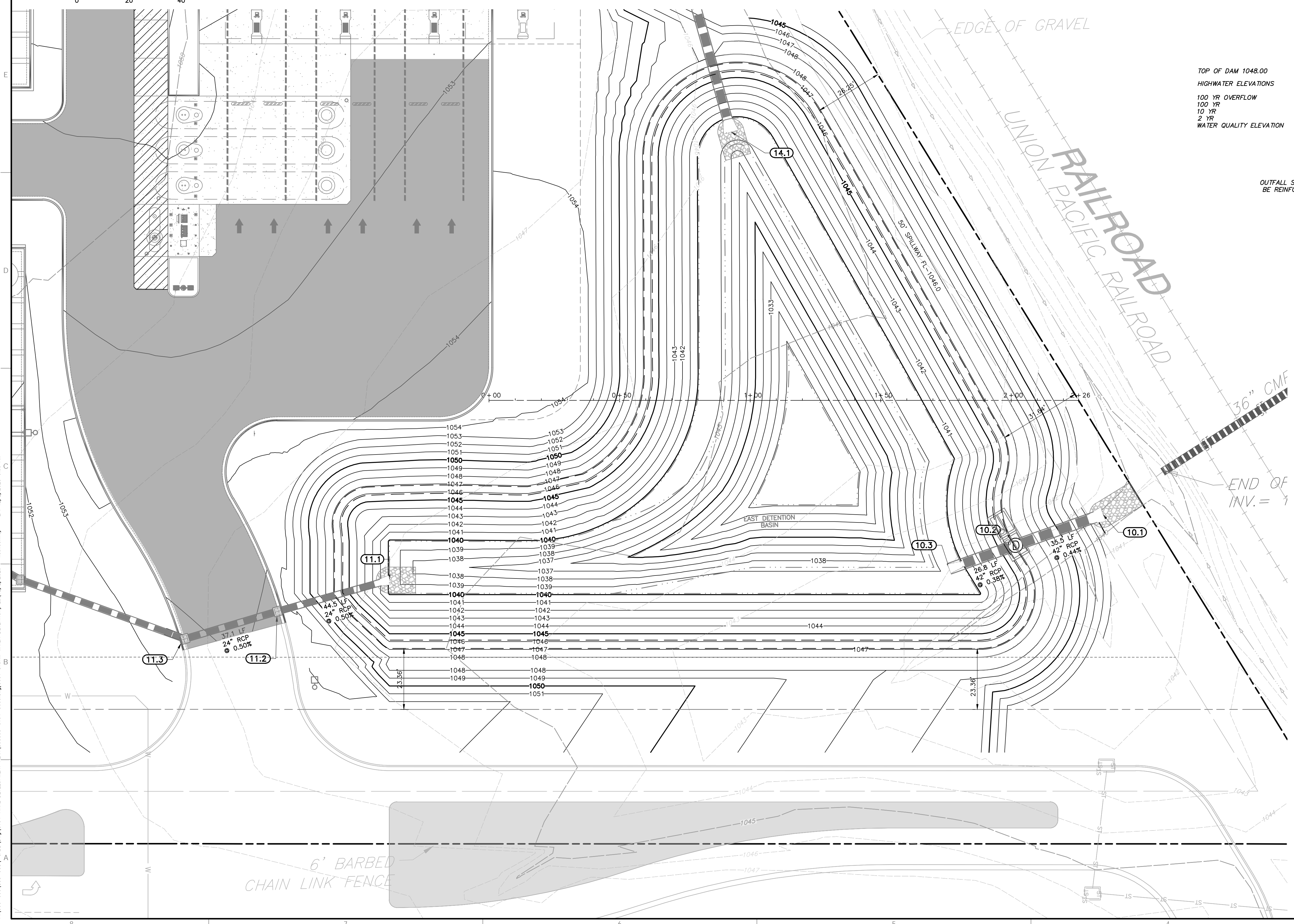
SOUTHEAST DETENTION BASIN

- 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)

SOUTHEAST DETENTION BASIN



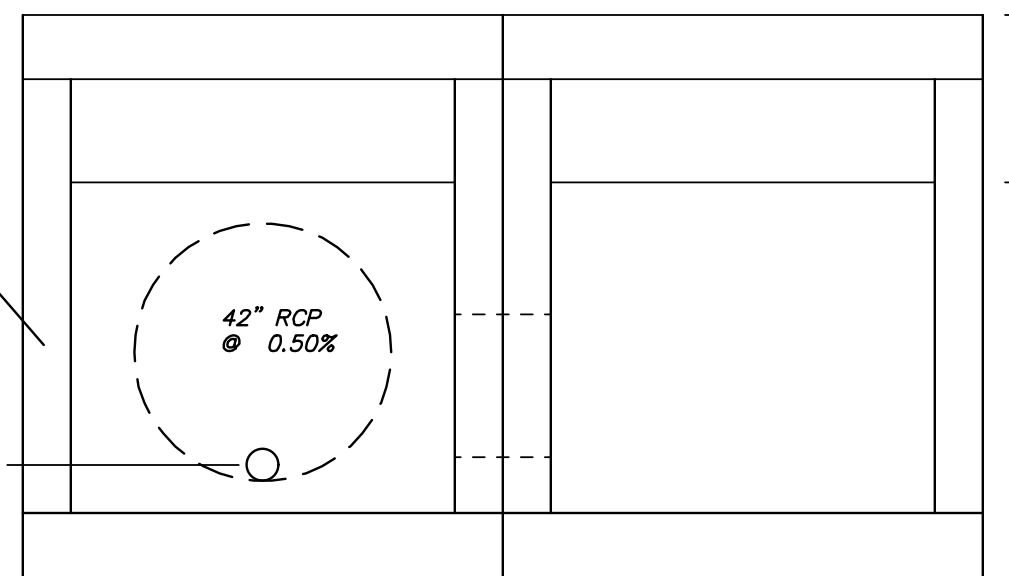
SCALE IN FEET
0 20 40



- TOP OF DAM 1048.00
HIGHWATER ELEVATIONS
- 100 YR OVERFLOW = 1046.96
 - 100 YR = 1045.83
 - 10 YR = 1045.06
 - 2 YR = 1043.73
 - WATER QUALITY ELEVATION = 1041.70

OUTFALL NOTE:
OUTFALL STRUCTURE SHALL BE REINFORCED CONCRETE.

3.4" Dip
ORIFICE=1039.25



OUTFALL STRUCTURE 10.2
8'x6' BOX STRUCTURE

- CONTROL STRUCTURE NOTES
1. CONTROL STRUCTURE TO BE 8'x6' PRECAST BOX
 2. THE ADJACENT BOX SHALL NOT CONTAIN THE 3.4" 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

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DATE: DECEMBER 1, 2025
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PROJECT NO.: 353-300-0002
CHECKED BY: KAS
APPROVED BY: KAS

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DRAWN BY: KAS
PROJECT NO.: 353-300-0002
CHECKED BY: KAS
APPROVED BY: KAS

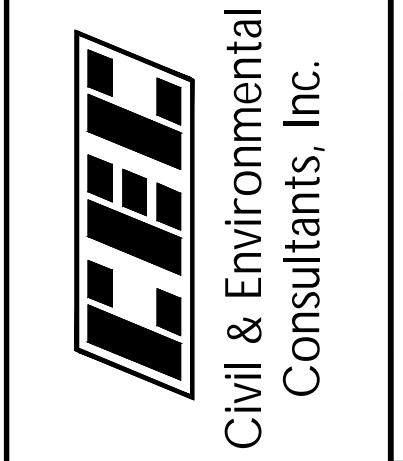
DATE: DECEMBER 1, 2025
DRAWN BY: KAS
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FINAL DEVELOPMENT PLAN
STORM WATER DETENTION

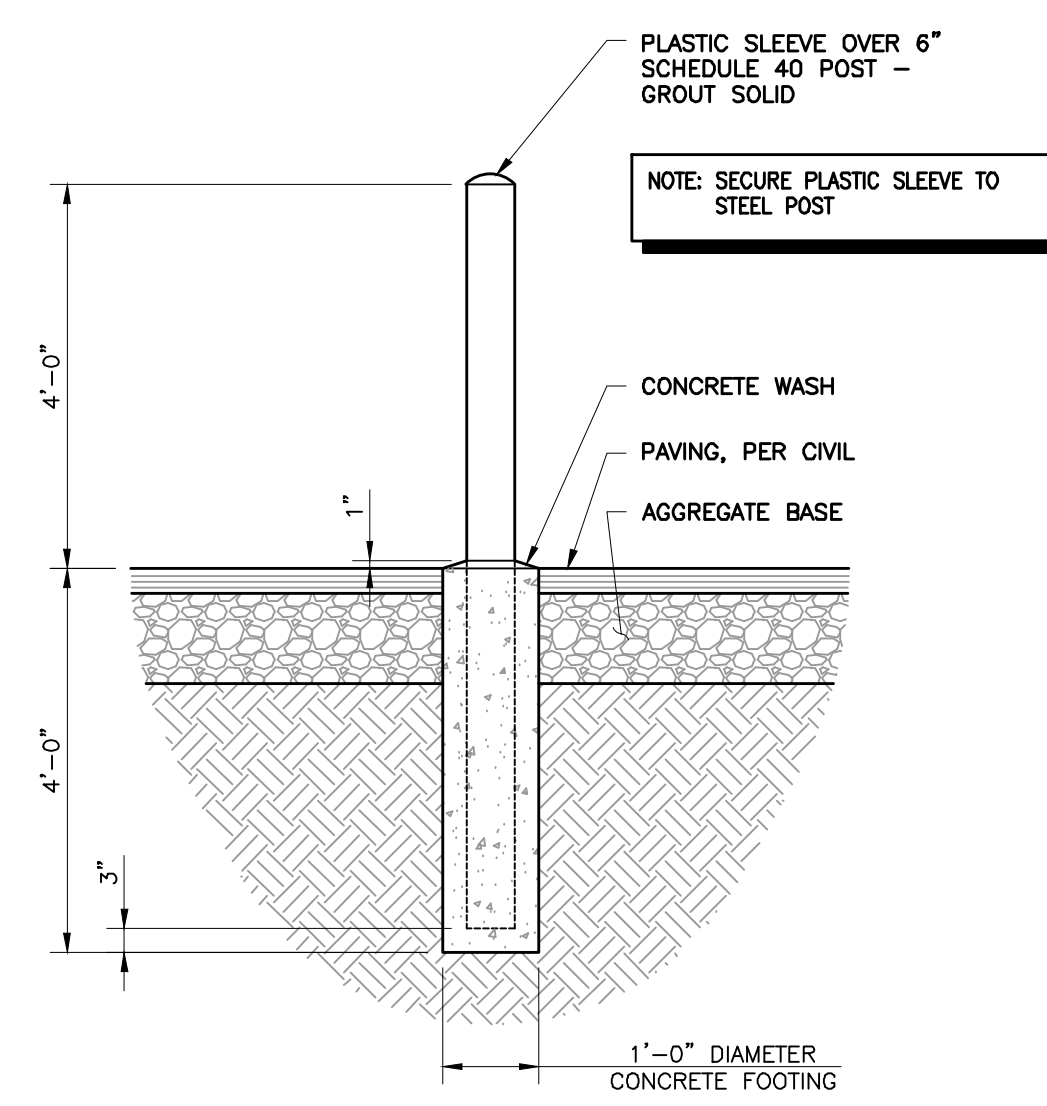
SHEET NO. C601
10 OF 15

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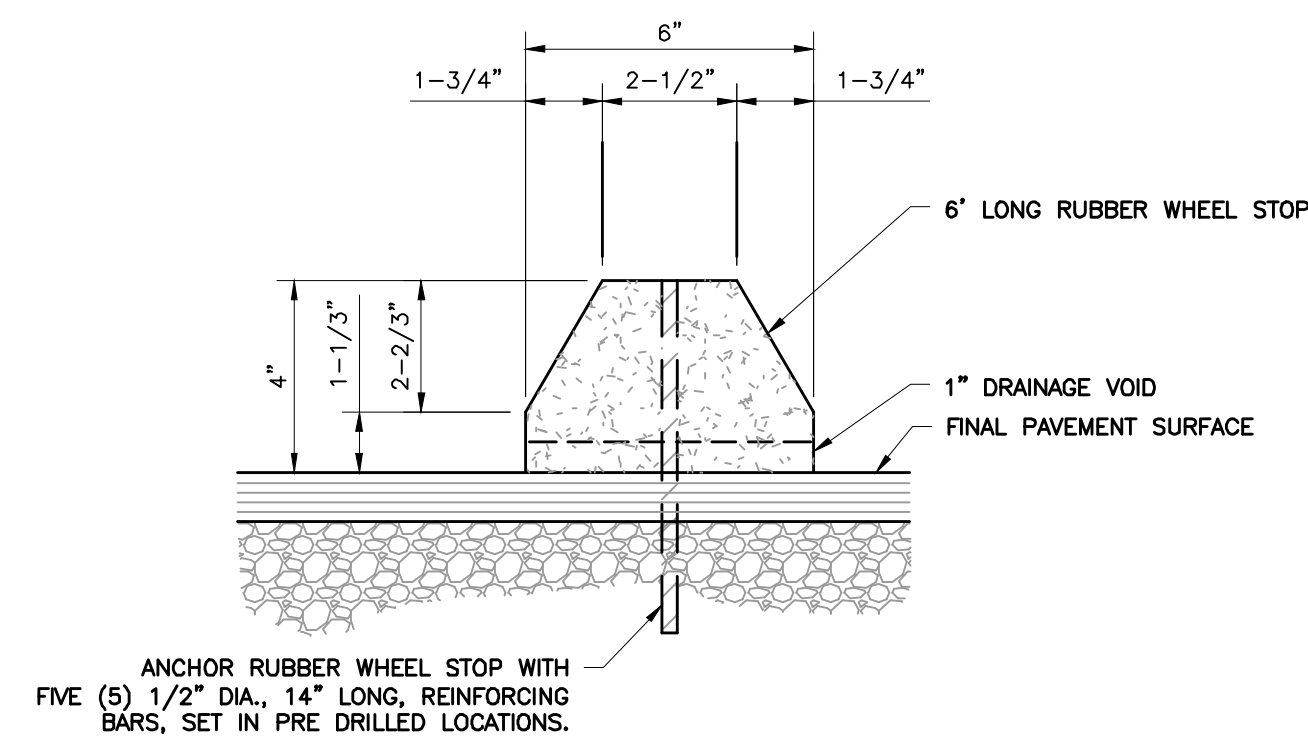


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LEE'S SUMMIT, MISSOURI

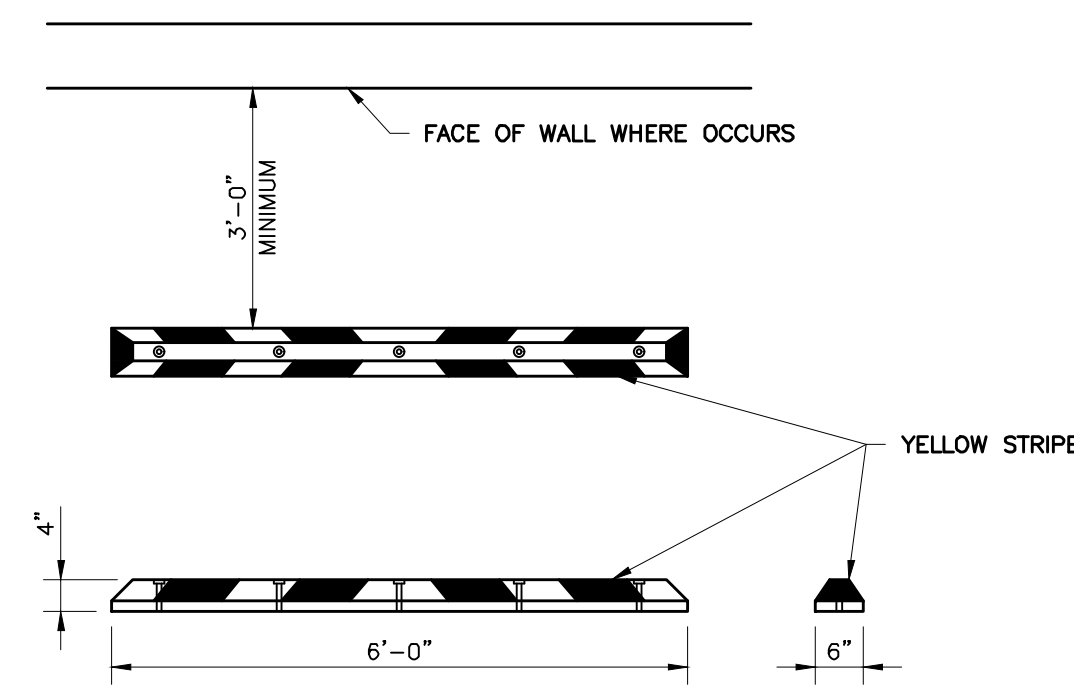
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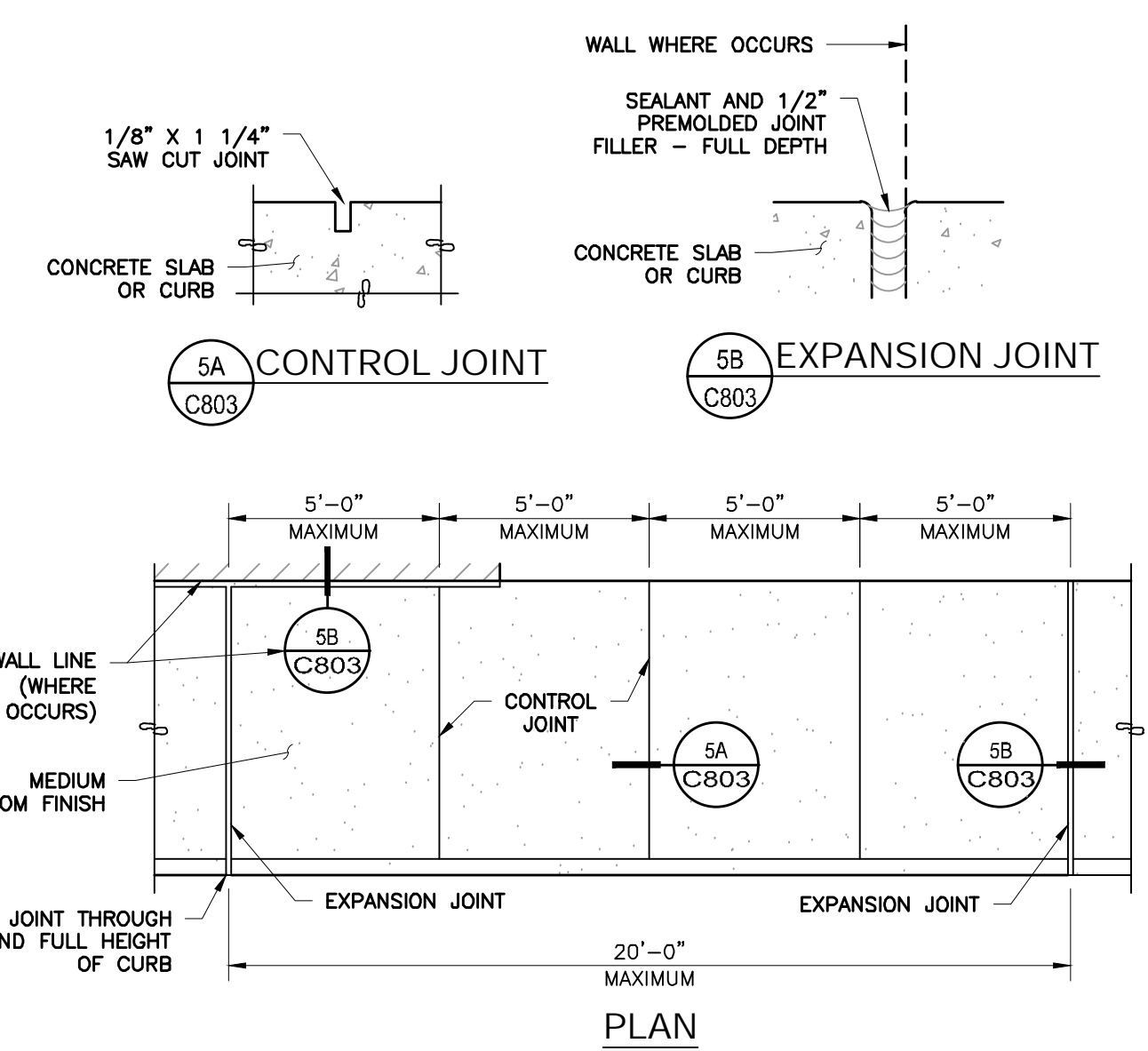
DETAIL #23
TYPICAL EXTERIOR BOLLARD
N.T.S.



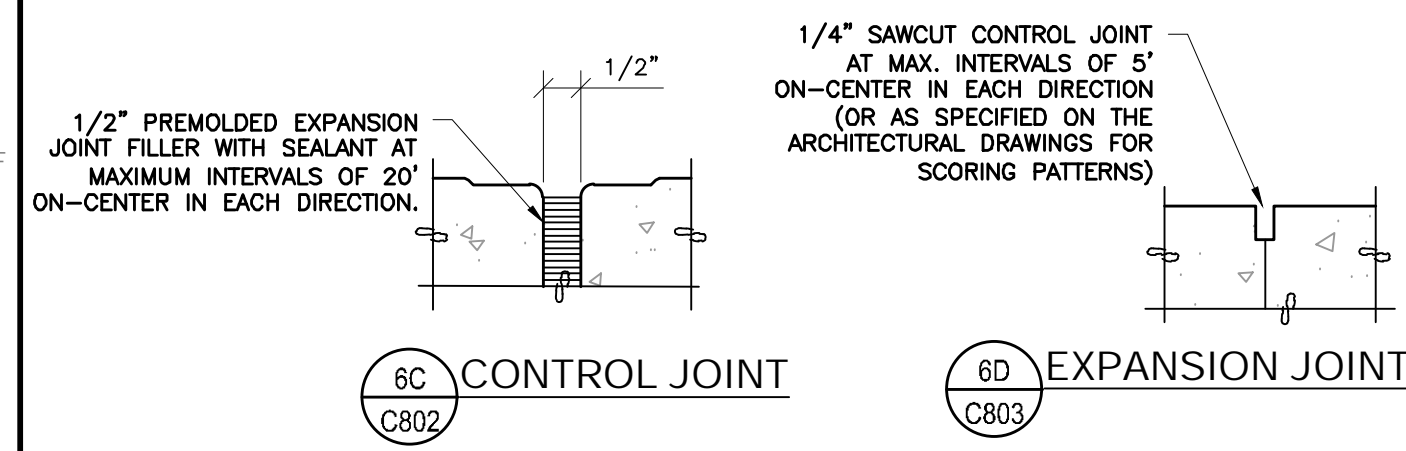
DETAIL #24
RUBBER WHEEL STOP
N.T.S.



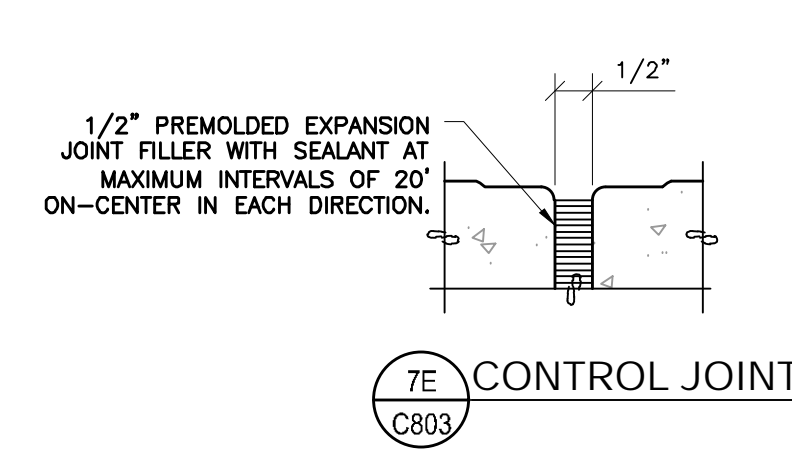
DETAIL #25
TYPICAL CONCRETE SIDEWALK
N.T.S.



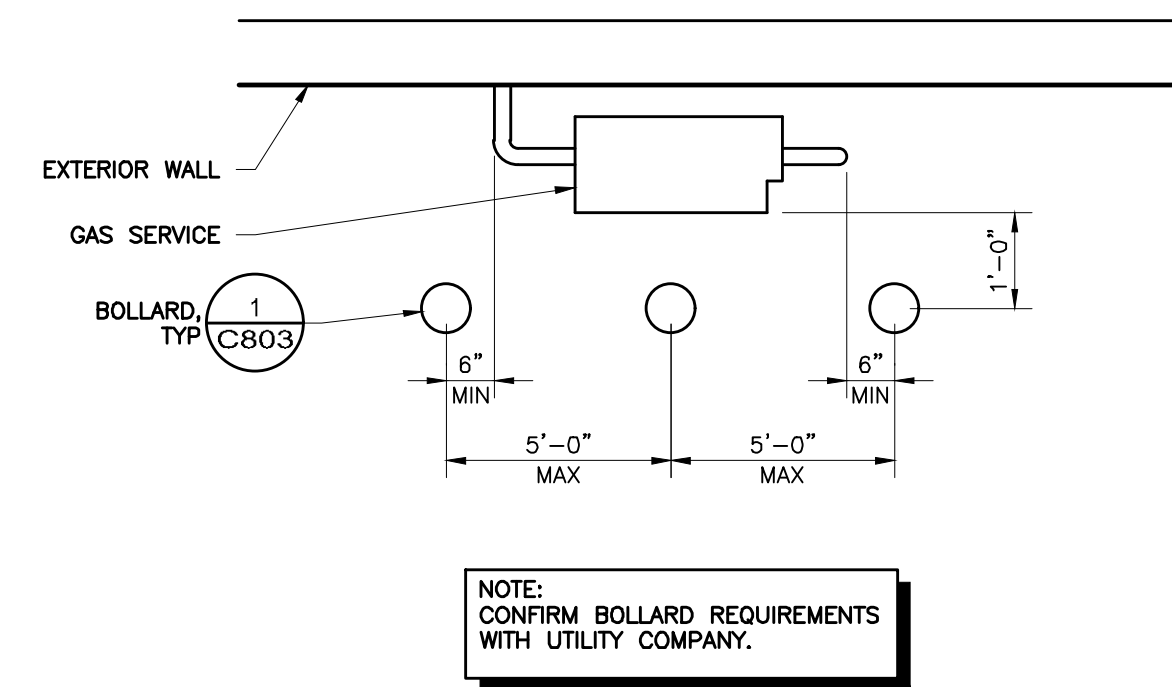
DETAIL #26
ON-SITE WALKS (EXCEPT AT CANOPY ENTRY)
N.T.S.



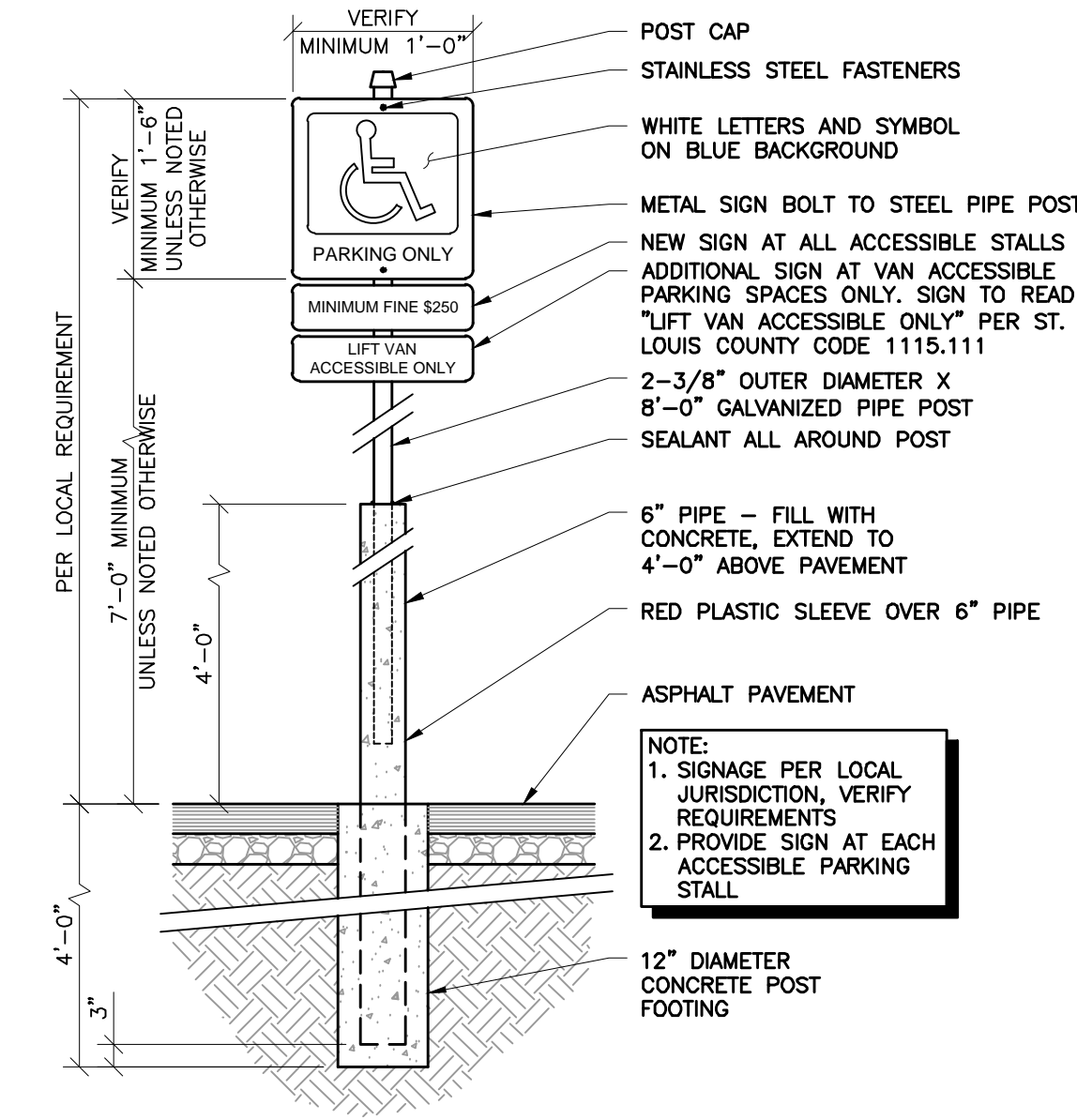
DETAIL #27
SIDEWALK JOINT
N.T.S.



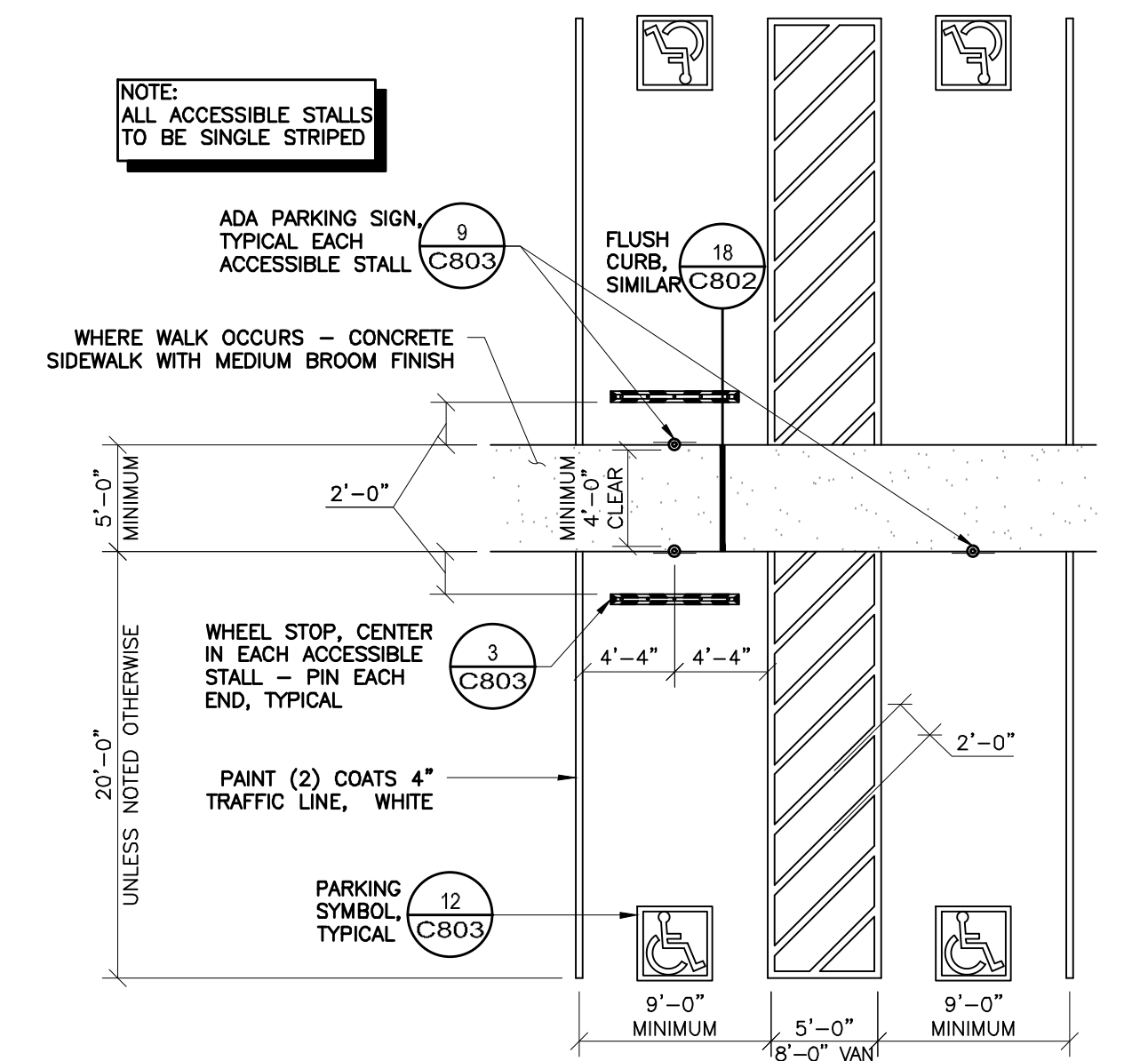
DETAIL #28
SIDEWALK JOINT AT EGRESS DOORS
N.T.S.



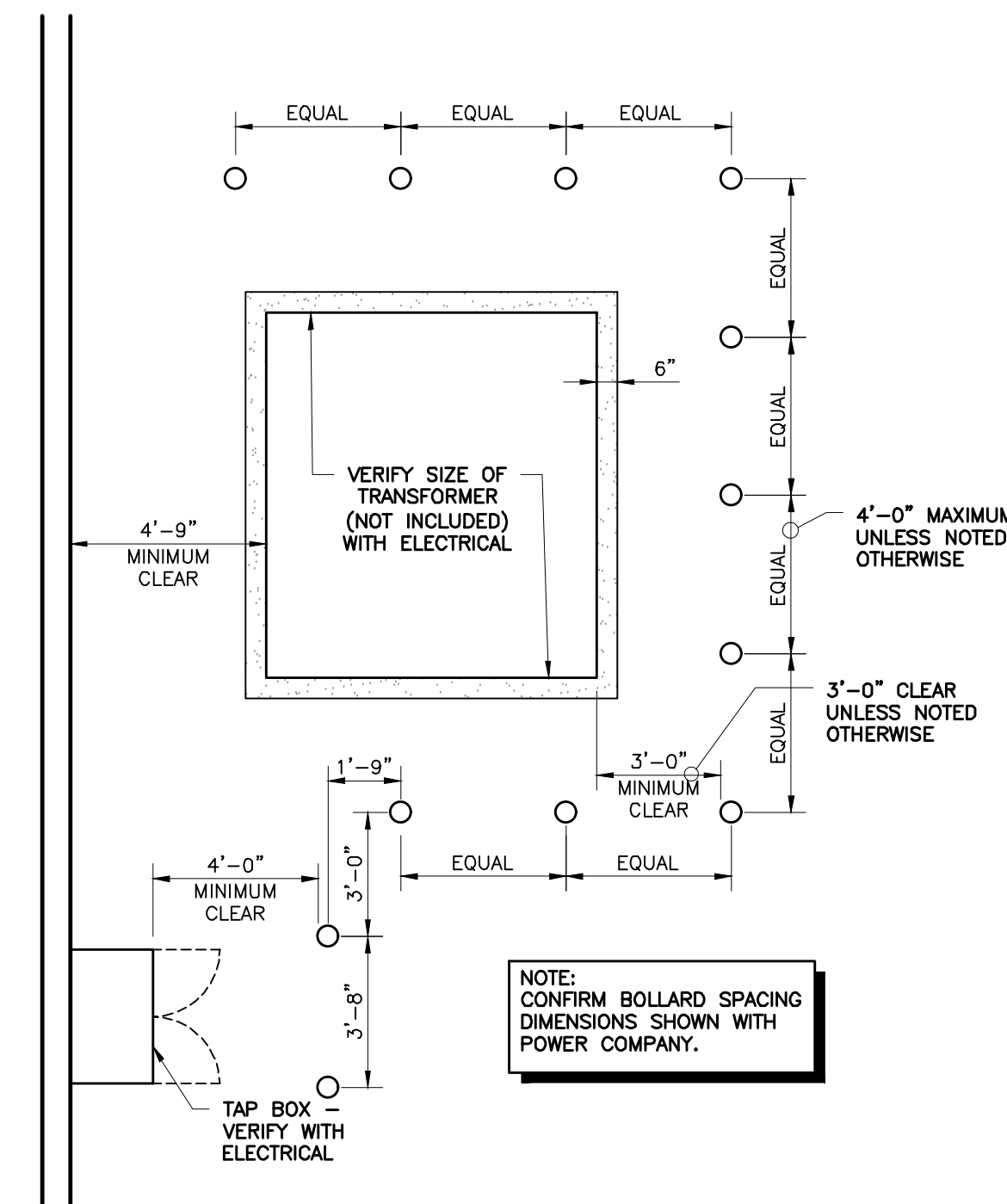
DETAIL #29
BOLLARDS AT GAS SERVICE
N.T.S.



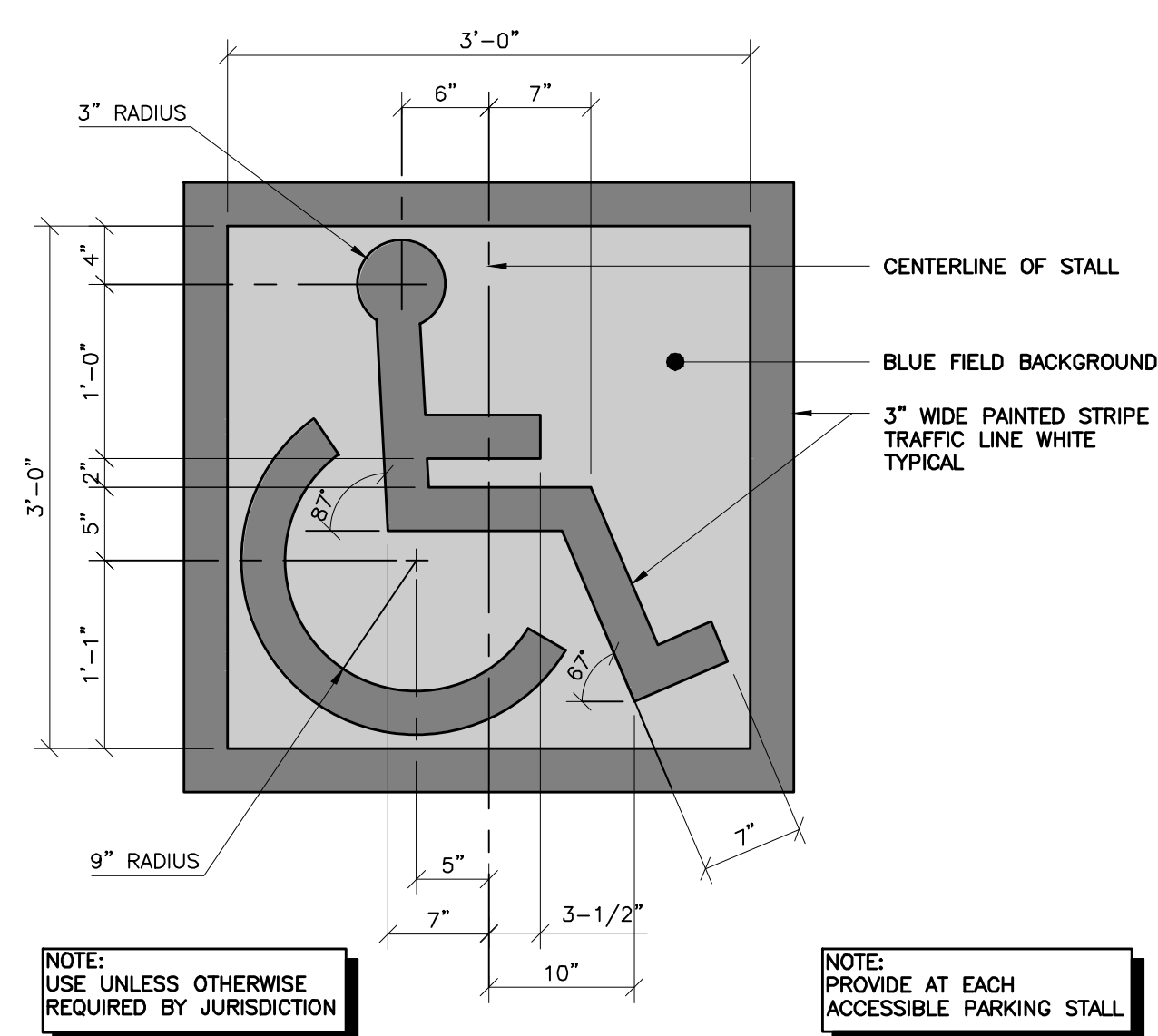
DETAIL #30
ADA PARKING SIGN
N.T.S.



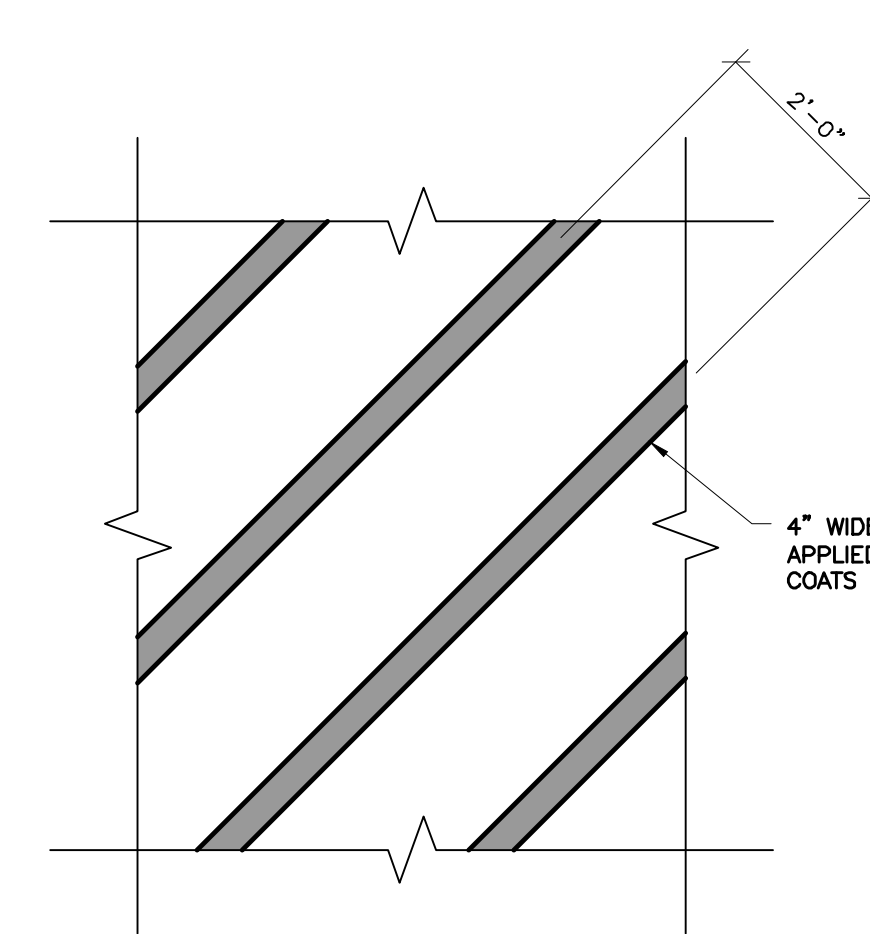
DETAIL #31
ACCESSIBLE PARKING STALLS
N.T.S.



DETAIL #32
BOLLARDS AT TRANSFORMER
N.T.S.



DETAIL #33
ACCESSIBLE PARKING SYMBOL
N.T.S.



DETAIL #34
PAINTED STRIPE
N.T.S.

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Ph: 314.656.4566
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Civil & Environmental
Consultants, Inc.

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WHOLESALE

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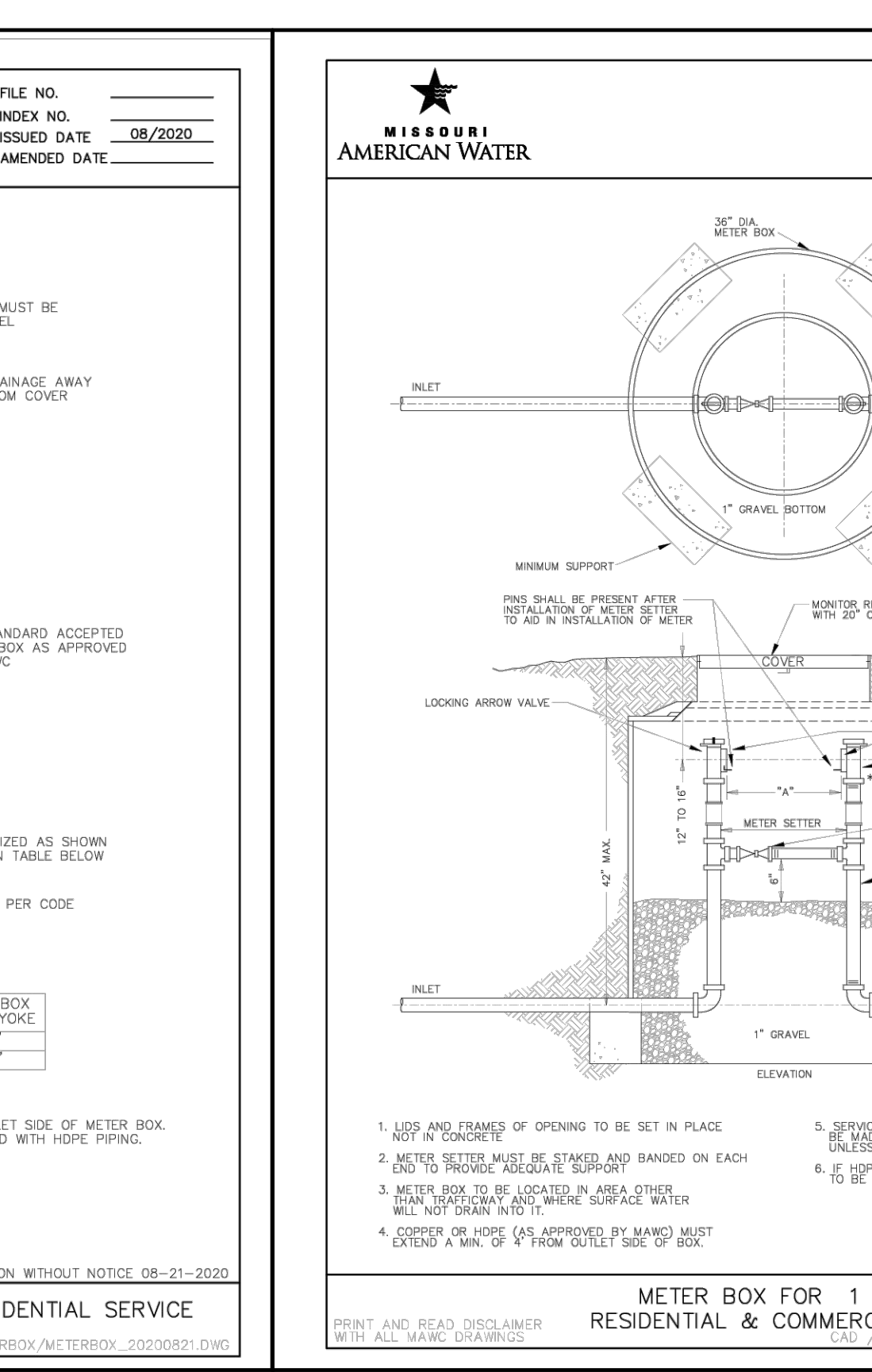
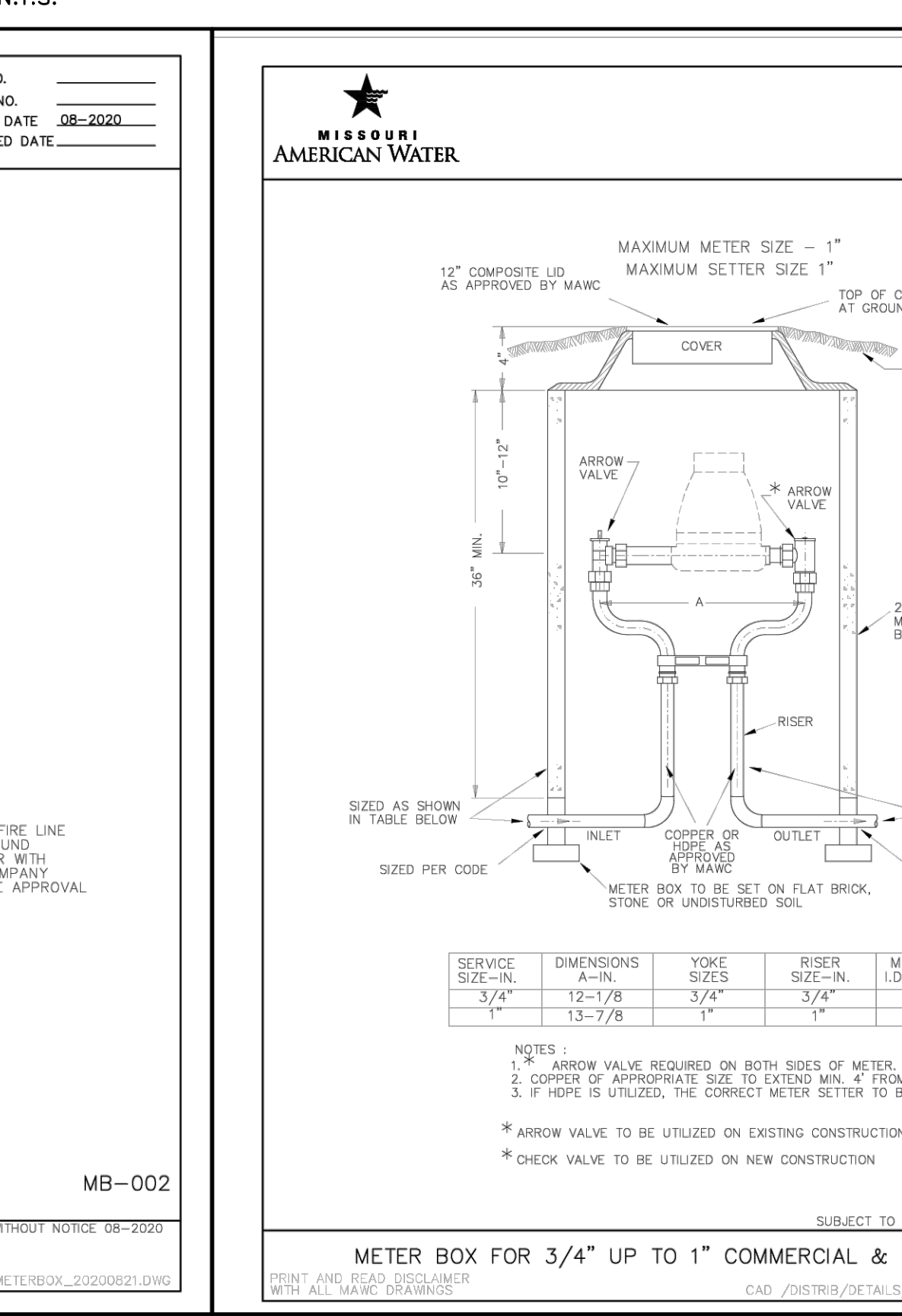
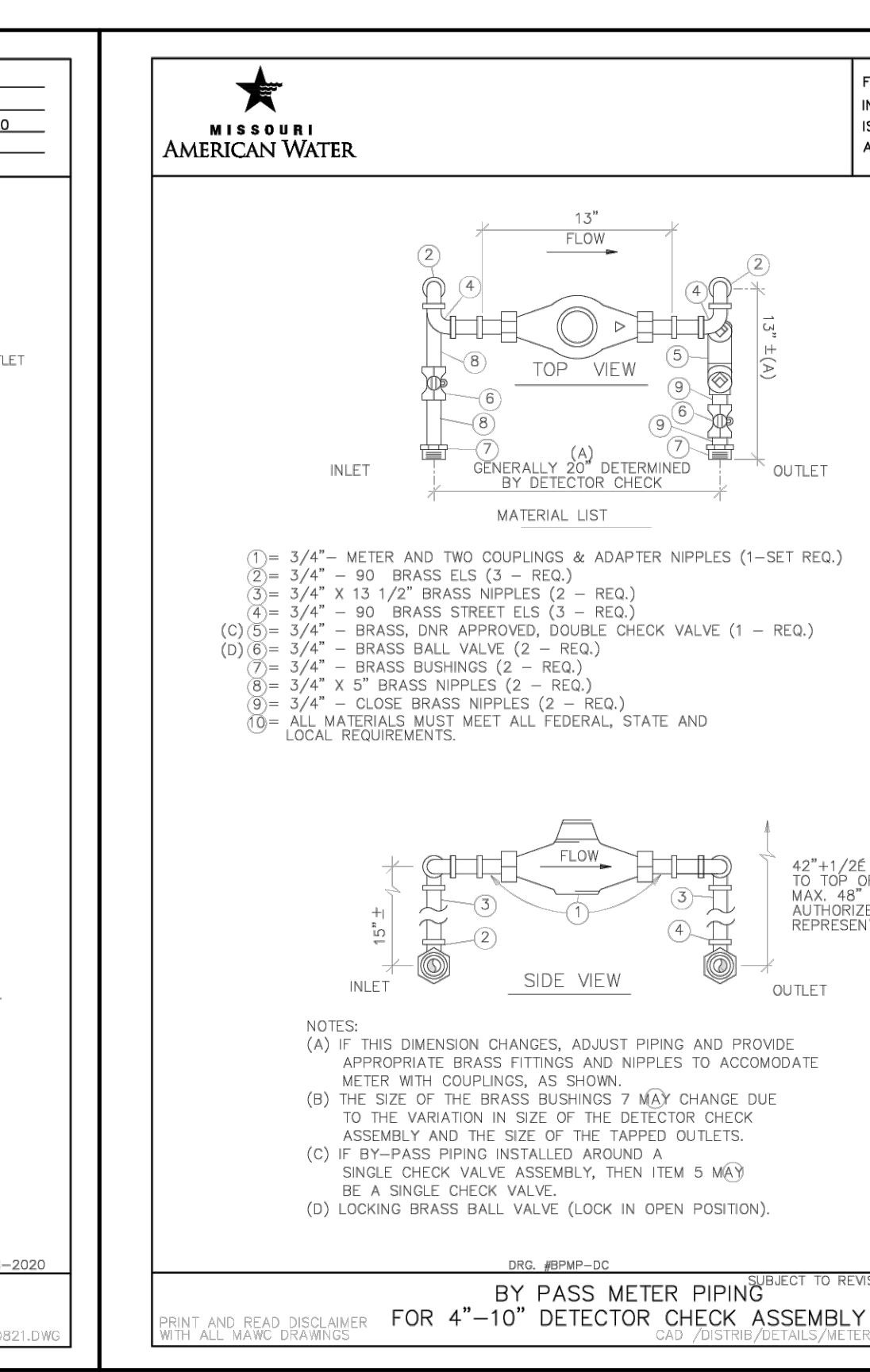
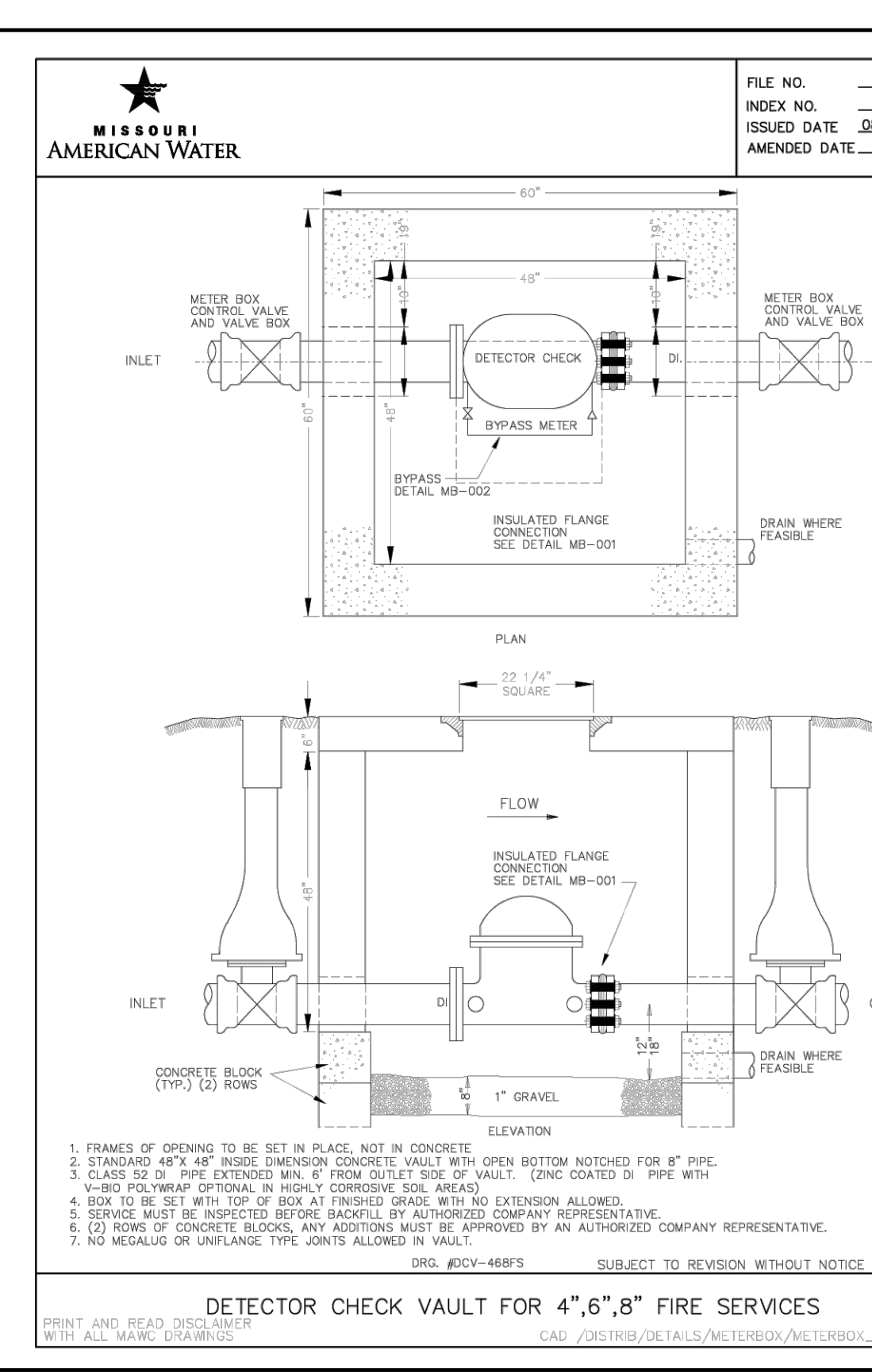
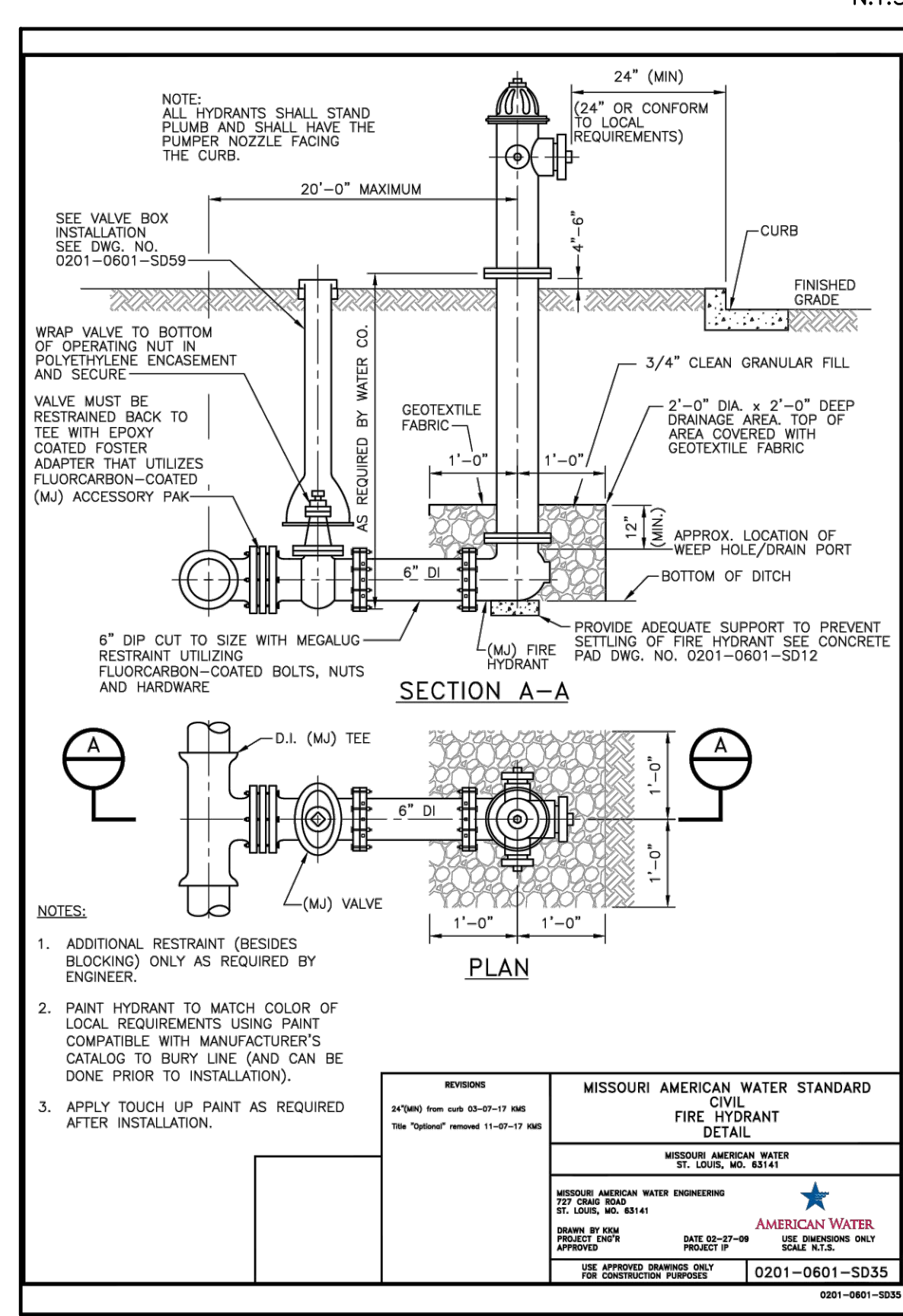
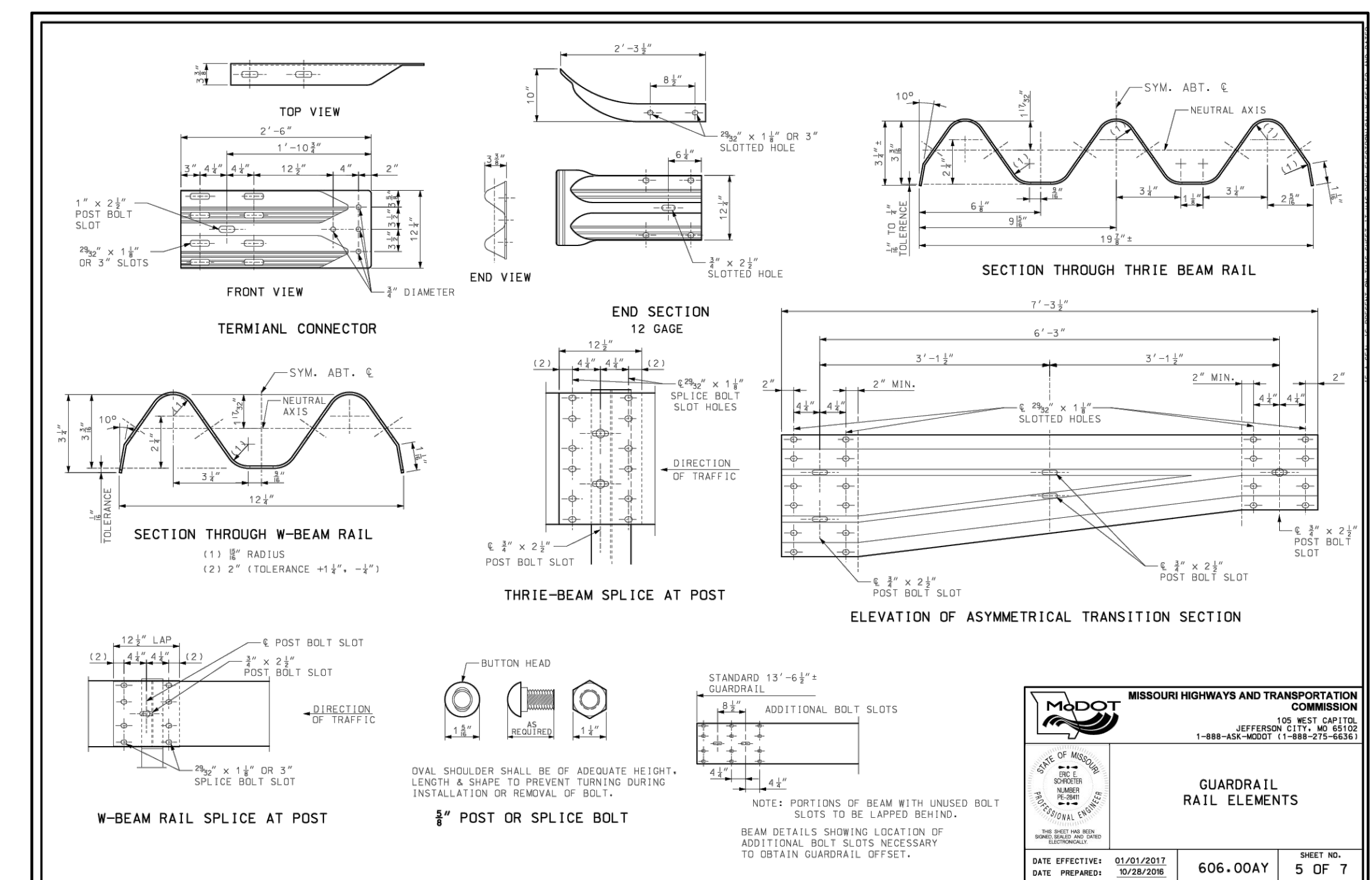
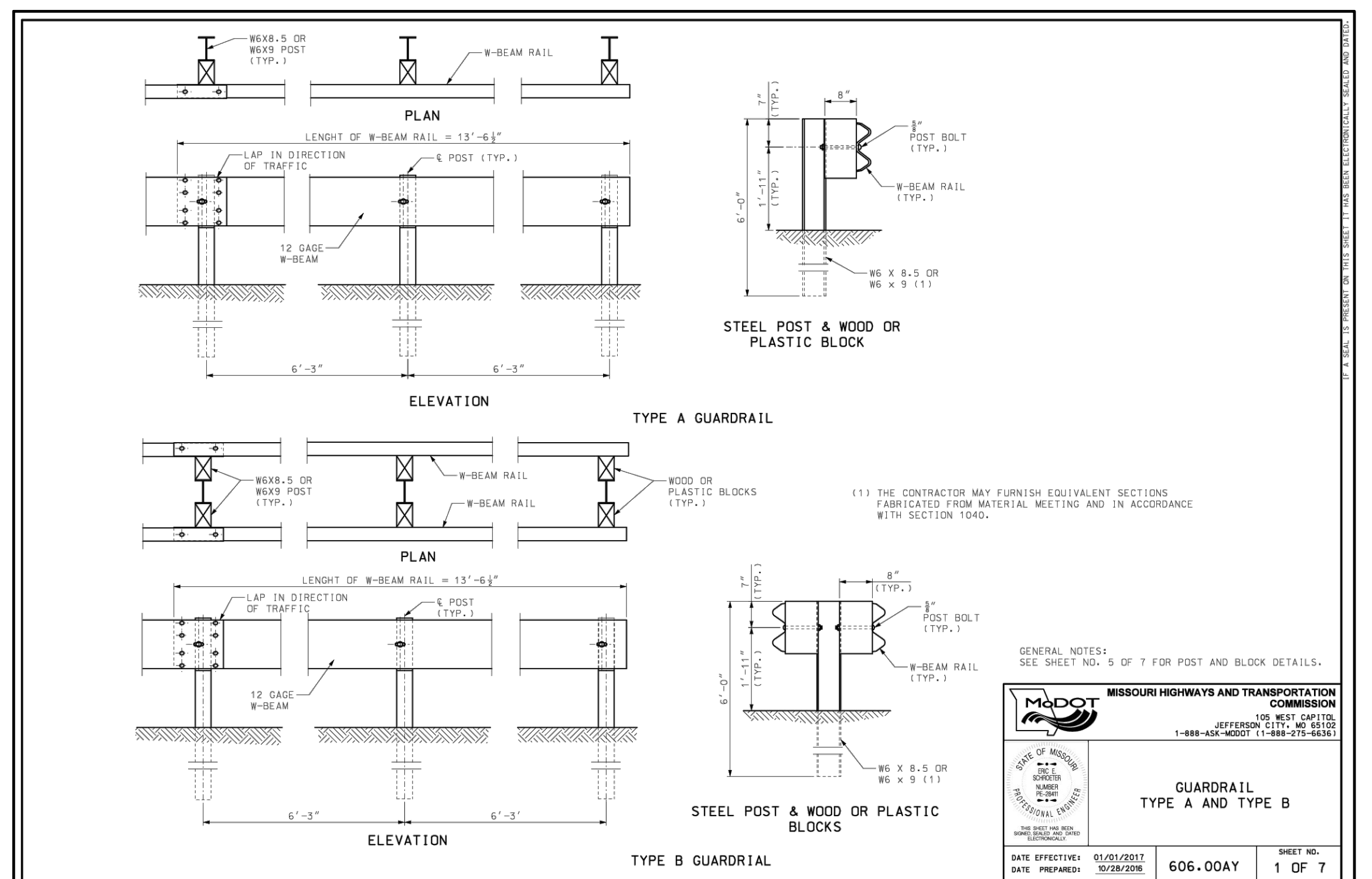
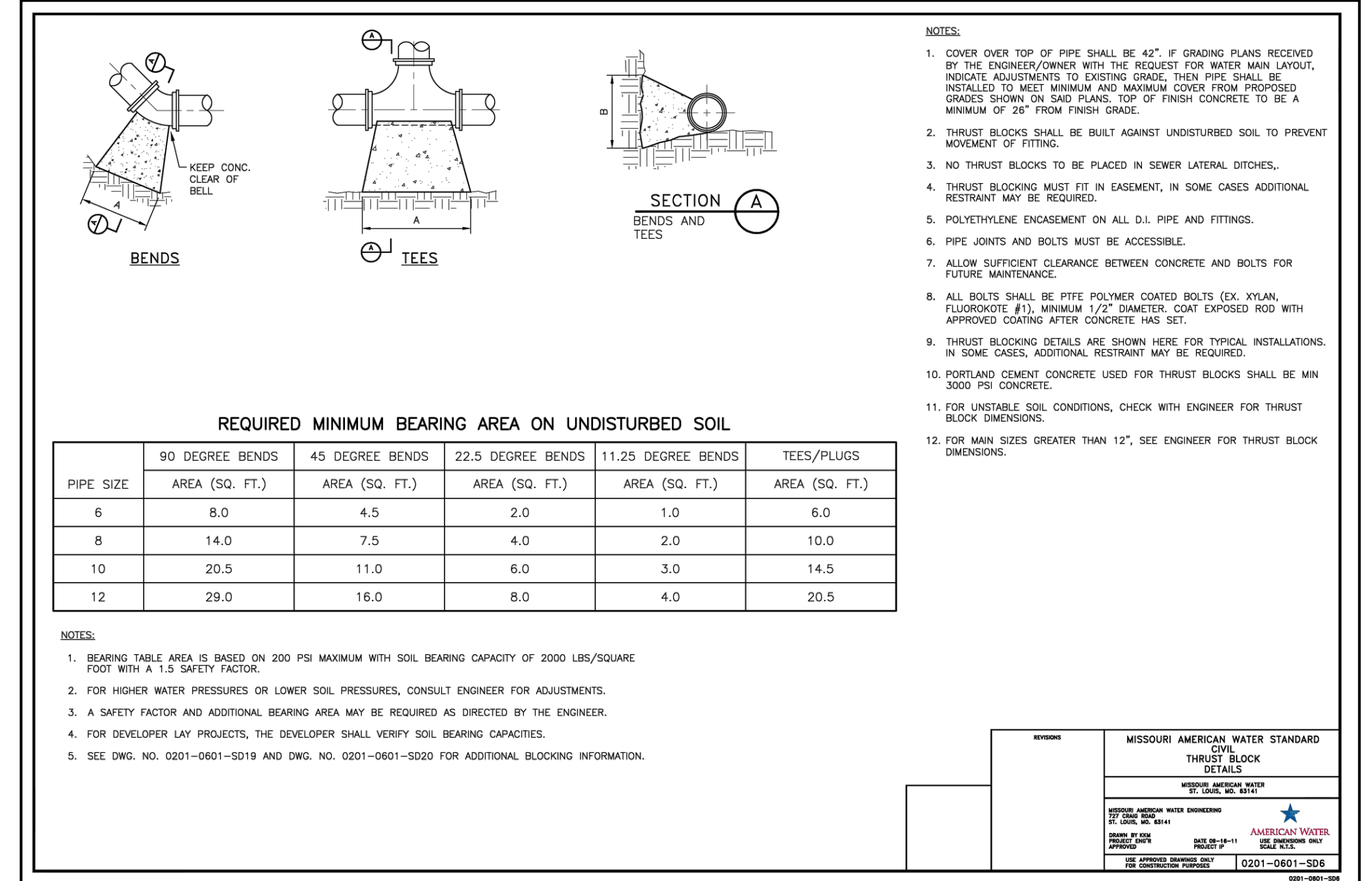
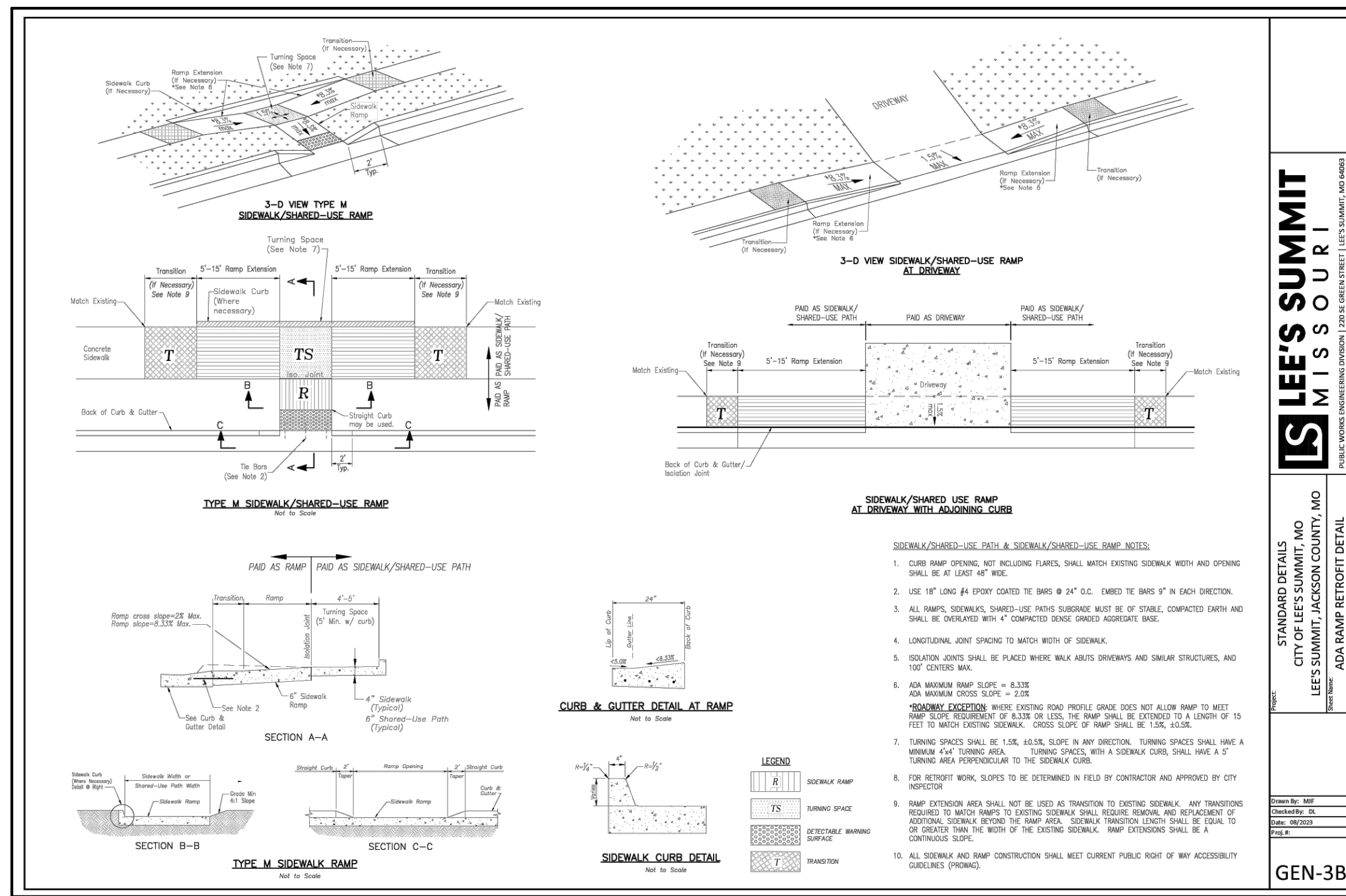
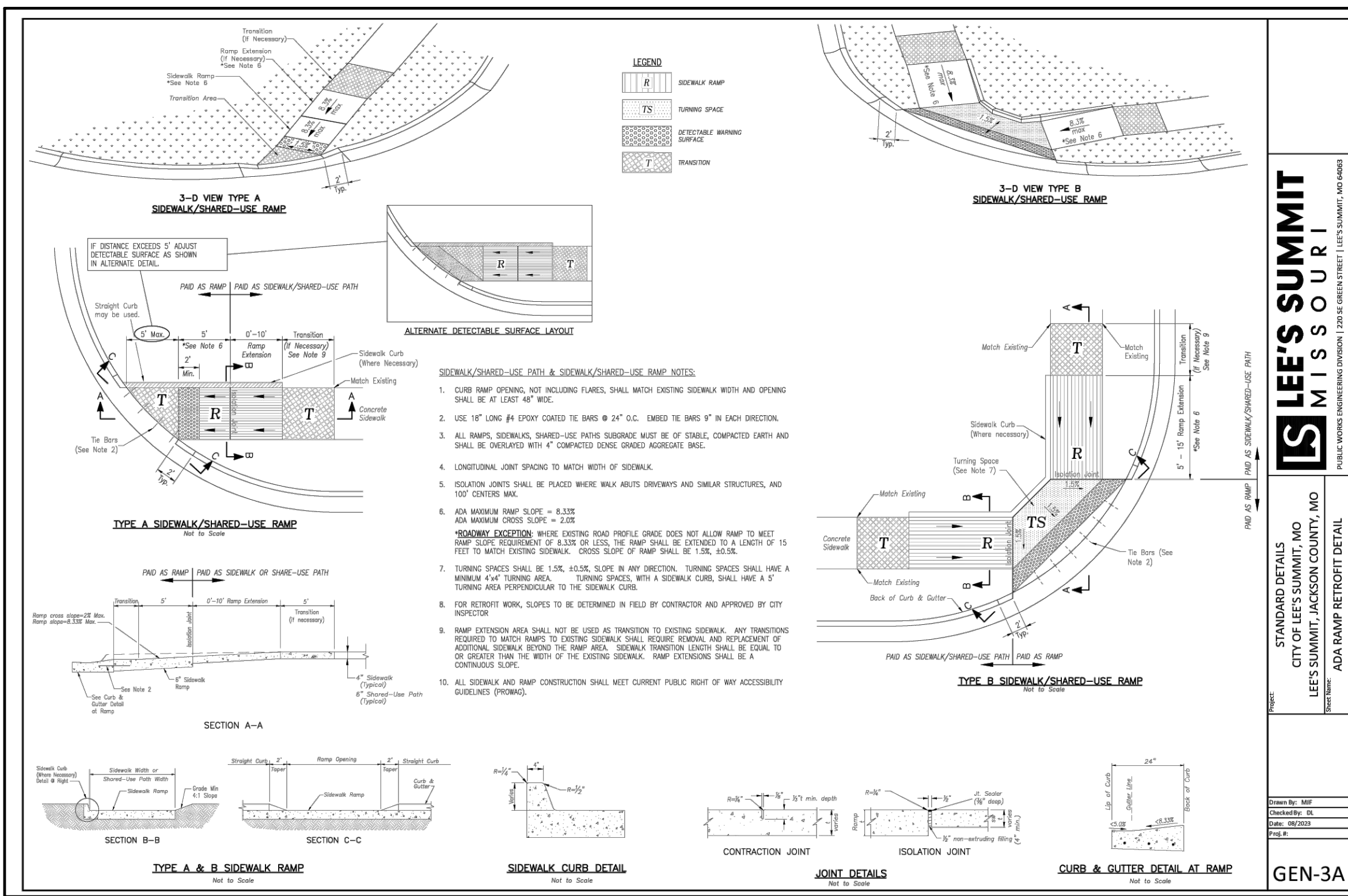
FINAL DEVELOPMENT PLAN
DETAILS

DRAWING NO.: **C802**

DATE: DECEMBER 1, 2025
DRAWN BY: KAS
PROJECT NO.: 353-308-0002
CHECKED BY: N.T.S.
APPROVED BY: [Signature]

SHEET 13 OF 15

P:\150-0001-001-001-C802\Drawings\DWG\DETAILS\151\12/02/2025 - REVISED.rvt - LP 12/2/2025 8:40 AM



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