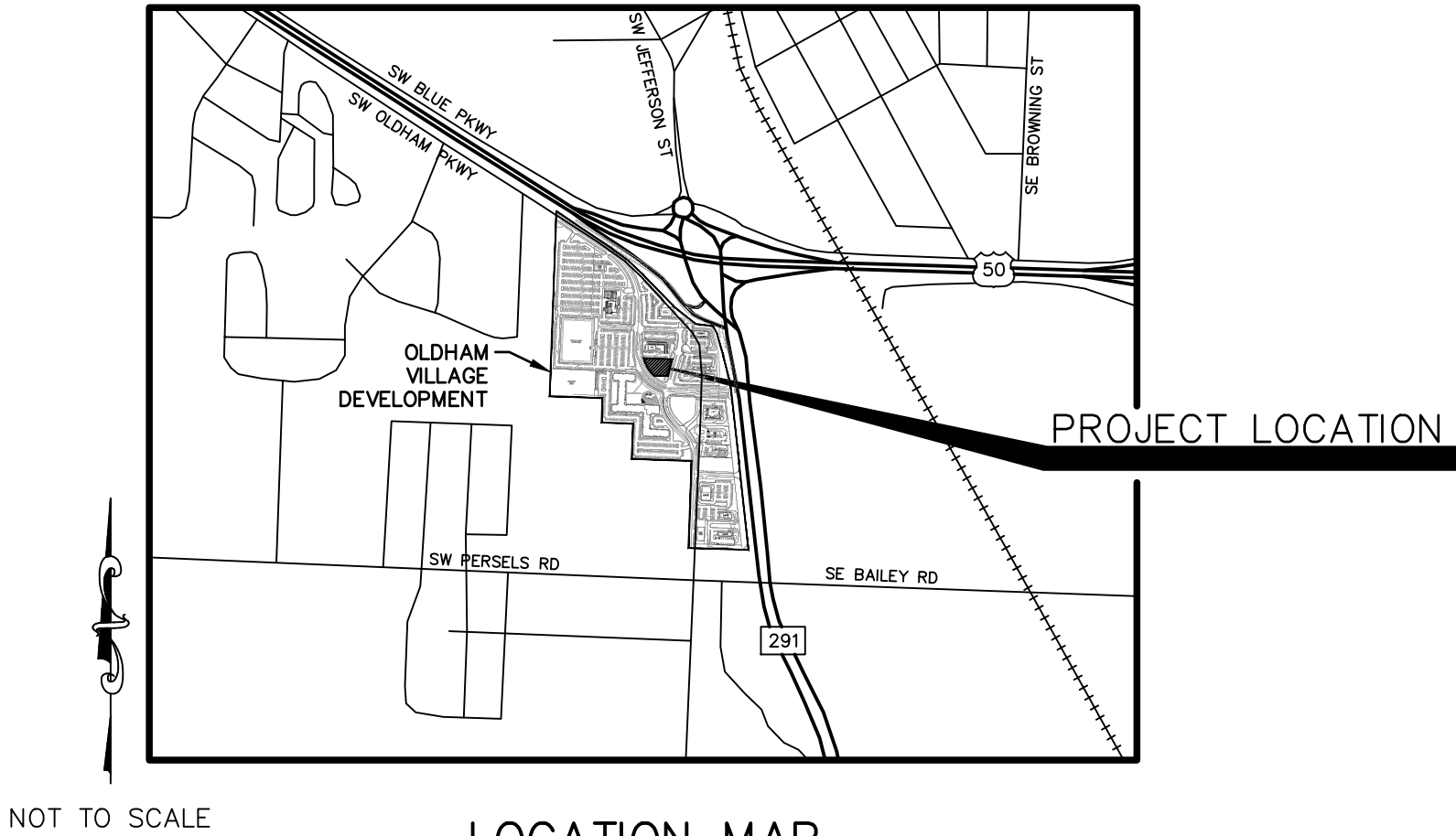


PRELIMINARY DEVELOPMENT PLAN
FOR
SMALLS SLIDERS
LEE'S SUMMIT, MISSOURI

JUNE 2025

LEGEND	
— W —	WATER LINE PER OLDHAM VILLAGE PHASE I PLANS
— S —	SANITARY SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
— STM —	STORM SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
— 1027 —	1" CONTOUR INTERVALS PER OLDHAM VILLAGE PHASE I PLANS
— W —	WATER LINE
— S —	SANITARY SEWER LINE
— E —	ELECTRIC LINE
— G —	GAS LINE
1027	FINISHED 1" CONTOUR INTERVALS, TOP OF PAVEMENT



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

SHEET INDEX:

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PLAN
- 4 GRADING PLAN
- 4 UTILITY PLAN
- 5 LANDSCAPE PLAN

PROPOSED LEGAL DESCRIPTION:
LOT 7 OF OLDHAM VILLAGE FIRST PLAT, A SUBDIVISION LOCATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

- LAND USE SCHEDULE:**
- A) TOTAL FLOOR AREA: 930 SF
- B) NUMBER OF DWELLING UNITS: N/A
- C) LAND AREA: 38,272 SF
- D) PARKING SPACES
REQUIRED: 12 SPACES
(BASE ON 10 EMPLOYEES MAX. PER SHIFT)
PROVIDED: 18 REGULAR, 1 ADA
- E) IMPERVIOUS COVERAGE: 0.81 ACRES (SEE STORM WATER REPORT)
- F) FLOOR AREA RATIO: 0.0243 (930/38272=0.0243)
- G) DWELLING UNITS PER ACRE: N/A
- H) LAND USE: COMMERCIAL – DRIVE THRU RESTAURANT

DEVELOPER:
PAXVESTA, LLC
7280 NW 87TH TERRACE, SUITE C-210
KANSAS CITY, MISSOURI 64153
MARK PARRETTA
(816) 679-0123
mparretta@genlumis.com

OWNER:
OLDHAM INVESTORS, LLC
7200 W. 132ND STREET, SUITE 150
OVERLAND PARK, KANSAS 66213
DAVE OLSON
(913) 662-2630
daveolson@monarchprojectllc.com

ENGINEER:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON STREET
JUNCTION CITY, KANSAS 66441
RANDY PURDUE, PE
(785) 762-5040
purdue@kveng.com
JAYCE PENNER
(785) 762-5040
penner@kveng.com

ELECTRIC SERVICE
EVERGY
MARK PEARSON
(816) 347-4335
mark.pearson@evergy.com

GAS SERVICE
SPIRE
KATIE DARNELL
(816) 969-2298
katie.darnell@spireenergy.com

COMMUNICATION SERVICE
GOOGLE FIBER
(660)886-0336

AT&T DISTRIBUTION
(314)275-0020

WATER SERVICE
CITY OF LEE'S SUMMIT WATER UTILITIES
(816) 969-1900

AFTER HOURS EMERGENCY
(816) 969-7407

		RCP	CHK
		JP	DWN
		RCP	DSN
		INITIAL ISSUE	DESCRIPTION
	6-26-25	DATE	
0	REV		



RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5040
j@kveng.com | www.kveng.com

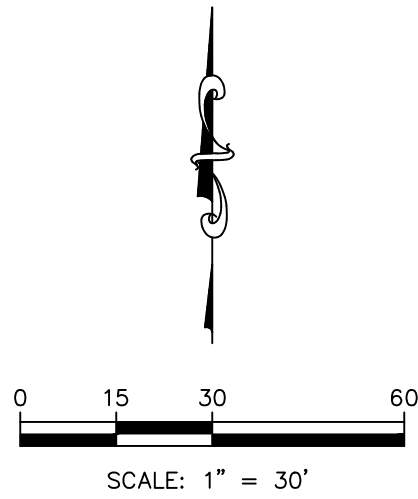
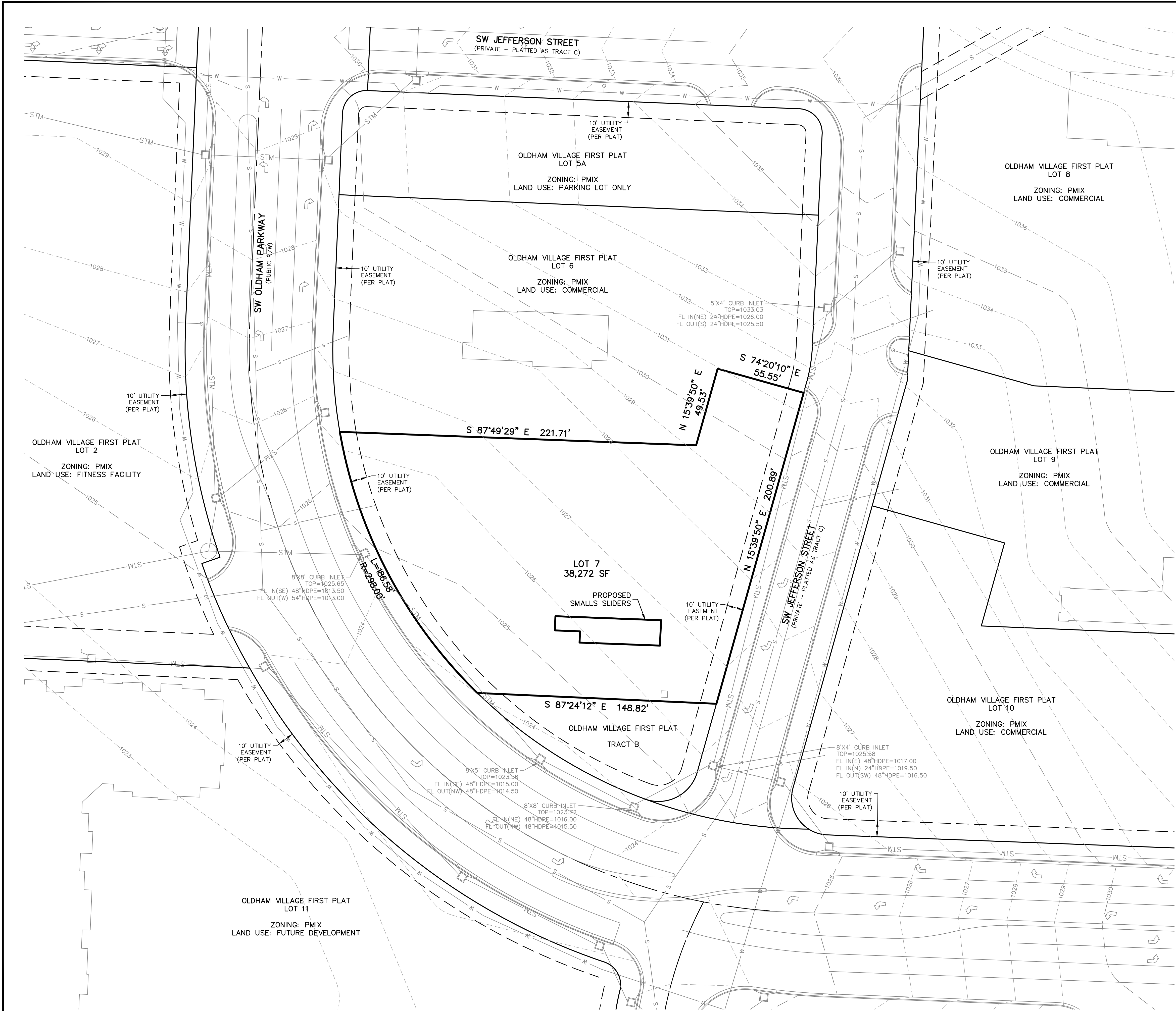
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25

SMALLS SLIDERS
SW JEFFERSON STREET
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET

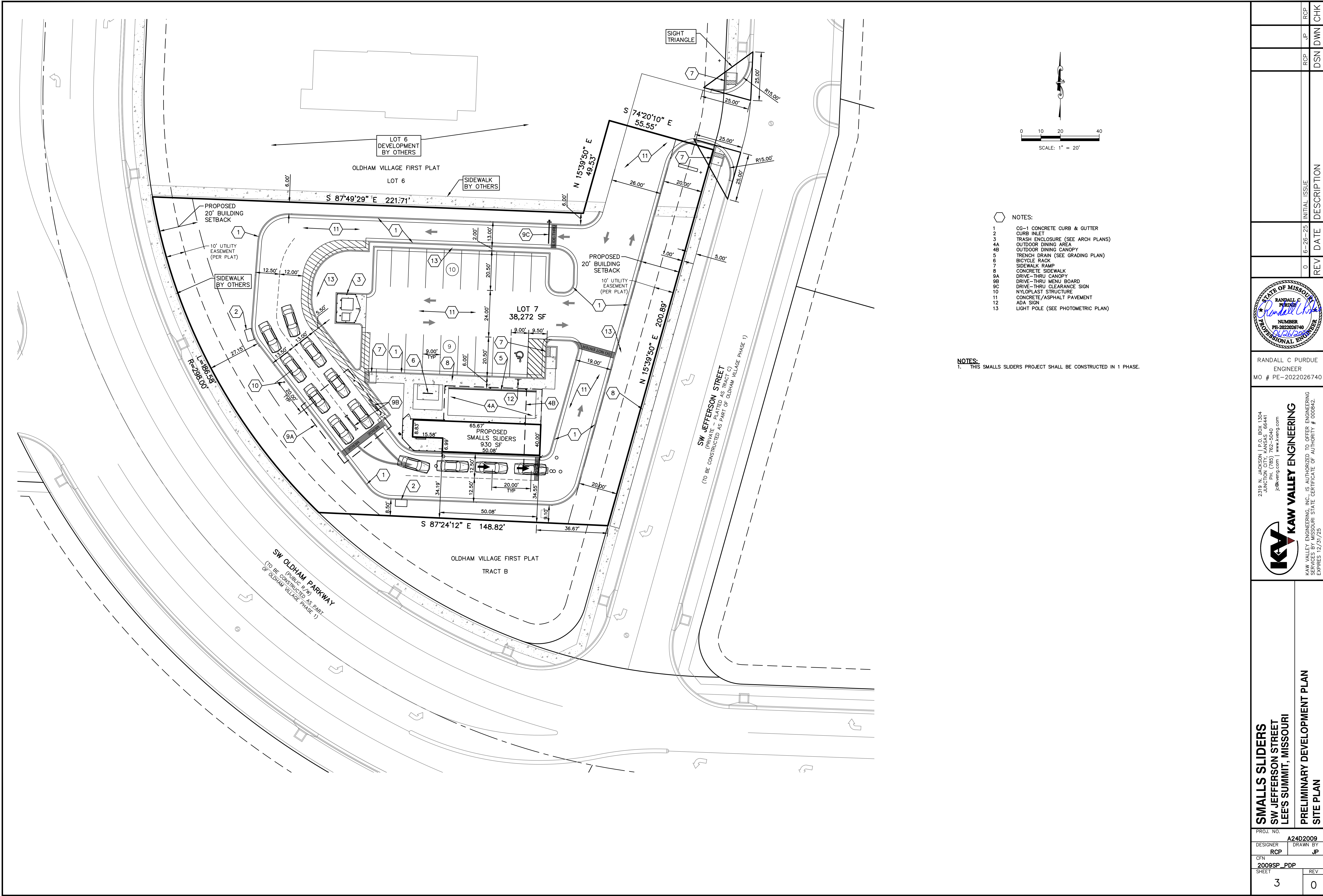
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DESIGNER RCP	DRAWN BY JP
CFN 2009TS_PDP	
SHEET 1	REV 0



FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN "OTHER AREAS ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 29095C0419G) EFFECTIVE DATE JANUARY 20, 2017.

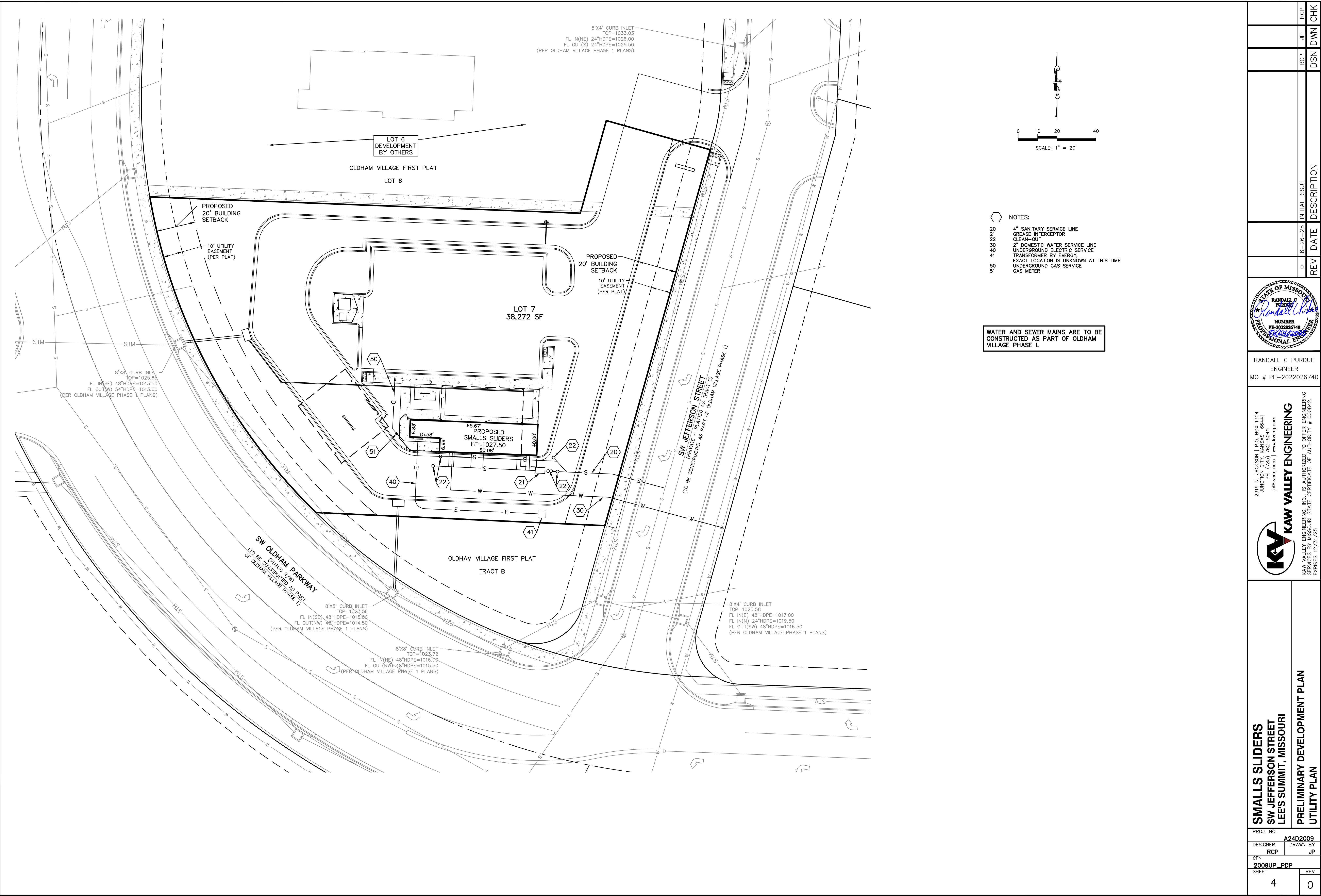
- NOTES:**
- EXISTING CONDITIONS ARE SHOWN PER OLDHAM VILLAGE PHASE I PLANS.
 - THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE LOT 7 BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.
 - THIS SMALLS SLIDERS PROJECT SHALL UTILIZE THE DETENTION BASIN FOR THE OLDHAM VILLAGE PHASE I DEVELOPMENT LOCATED OFF-SITE.

SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI PROJ. NO. A24D2009 DESIGNER RCP CFN 2009EC_PDP SHEET 2	PRELIMINARY DEVELOPMENT PLAN EXISTING CONDITIONS PLAN DESIGNER JP REV 0	KAW VALLEY ENGINEERING			
		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25			
		RANDALL C PURDUE ENGINEER MO # PE - 2022026740			
		STATE OF MISSOURI RANDALL C PURDUE NUMBER PE-2022026740 PROFESSIONAL ENGINEER			
		REV	0	DATE	6-26-25
		DESCRIPTION	INITIAL ISSUE		
		DSN	JP		
		CHK	RCP		



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.

SMALLS SLIDERS SW JEFFERSON STREET LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN SITE PLAN	PROJ. NO.	A24D2009	
	DESIGNER	RCP	DRAWN BY JP
	CFN	2009SP_PDP	
	SHEET	3	REV
STATE OF MISSOURI RANDALL C. PURDUE PE-2022026740 PROFESSIONAL ENGINEER		REV	DATE
RANDALL C. PURDUE ENGINEER MO # PE-2022026740		6-26-25	INITIAL ISSUE
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 TEL: (785) 762-5040 jcp@kvweng.com www.kvweng.com		DSN	DWN
K&W KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25		RCP	CHK



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RCP		CHK
JP		DWN
RCP		DSN
INITIAL ISSUE		DESCRIPTION
6-26-25	DATE	REV
0	REV	0

STATE OF MISSOURI

RANDALL C. PURDUE

Randall C. Purdue

NUMBER

PE-2022026740

Randall C. Purdue

PROFESSIONAL ENGINEER

RANDALL C. PURDUE

ENGINEER

MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
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K&W

KAW VALLEY ENGINEERING

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EXPIRES 12/31/25

SMALLS SLIDERS

SW JEFFERSON STREET

LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

UTILITY PLAN

PROJ. NO.

A2402009

DESIGNER

RCP

DRAWN BY

JP

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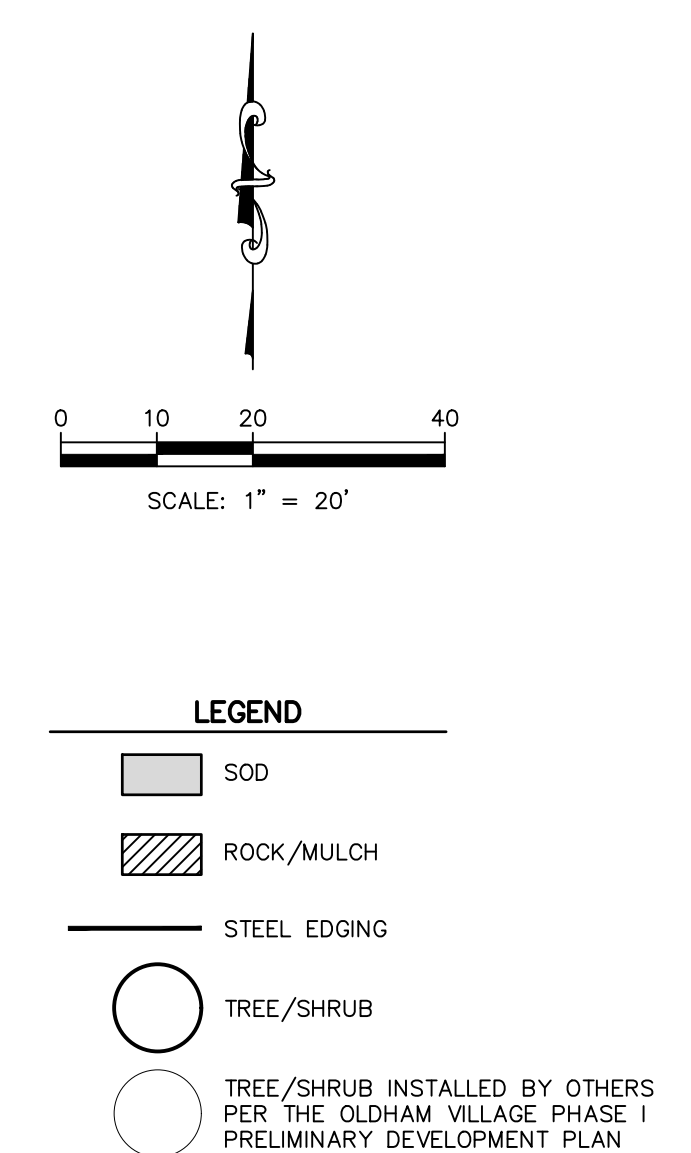
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SHEET

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REV

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REQUIRED LANDSCAPING:
STREET FRONTAGE:
REQUIRED TREES & SHRUBS FOR STREET FRONTAGE ARE TO BE
INSTALLED BY OTHERS AND ARE SHOWN PER THE OLDHAM VILLAGE
PHASE 1 PRELIMINARY DEVELOPMENT PLAN

OPEN YARD AREAS:
1 TREE FOR EVERY 5,000 OF TOTAL LOT AREA
(38272/5000=7.64)
REQUIRED: 8 TREES
PROVIDED: 6 TREES (LOT LACKS ADEQUATE SPACE FOR REQUIRED TREES,
MORE SHRUBS & GRASSES HAVE BEEN PROVIDED)

2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA
(38272/5000=7.64, 7.65X2=15.31)
REQUIRED: 15 SHRUBS
PROVIDED: 18 SHRUBS, 9 GRASSES

PARKING LOT LANDSCAPING:
5% OF PARKING SPACES, AISLES, & DRIVEWAYS SHALL BE LANDSCAPED
ISLANDS.
(1453 SF ISLAND AREA/19828 DRIVE & PARKING AREA=0.073)
REQUIRED: 5%
PROVIDED: 7.3%

PARKING LOT SCREENING:
PARKING LOTS DESIGNED FOR 5 CARS OR MORE AND LOADING OR
UNLOADING AREAS SHALL BE SCREENED IF VISIBLE FROM A STREET.
SCREENING MUST BE PROVIDED ALONG EDGE OF PARKING LOT OR
LOADING AREA TO A HEIGHT OF 2.5' ABOVE THE ELEVATION OF THE
PARKING/LOADING AREA OR THE STREET, WHICHEVER IS HIGHEST.
PARKING LOT SCREENING SHALL BE DECORATIVE AND 100% OPAQUE AND
MAY BE LOCATED WITHIN THE LANDSCAPE STRIP.

PROVIDED: 92 SHRUBS

BUFFER/SCREENING BETWEEN LAND USES REQUIRED:
BUFFER/SCREEN IMPACT FOR PM10 IS PER APPROVED PLAN. ALL THE
SURROUNDING USES WILL BE COMMERCIAL SO NO BUFFERS ARE
ANTICIPATED BUT WILL BE DETERMINED DURING DEVELOPMENT PLAN
REVIEW.

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
RB	3	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD (MULTI-STEM)	2" CAL. B&B
SSC	3	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B
SHRUBS/GRASSES/GROUNDCOVER				
KPJ	11	KALLAY PFITZER JUNIPER	JUNIPERUS PFITZERIANA 'KALLAY'S COMPACT'	18"-24" HT.
AWS	35	SPIREA XBUMALDI 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" HT.
GLS	7	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24" HT.
GBB	34	BUXUS MICROPHYLLA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	18"-24" HT.
G CJ	32	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	18"-24" HT.
HG	19	PENNISETUM ALOPECUROIDES	DWF HAMELN GRASS	18"-24" HT.