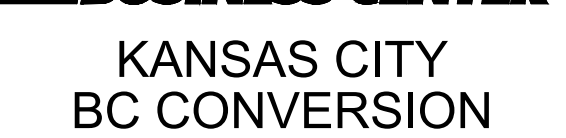
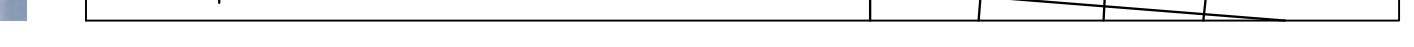
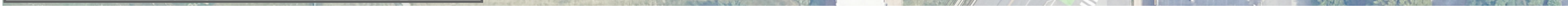


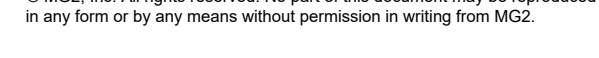
EXISTING STALL ORDER 1 000



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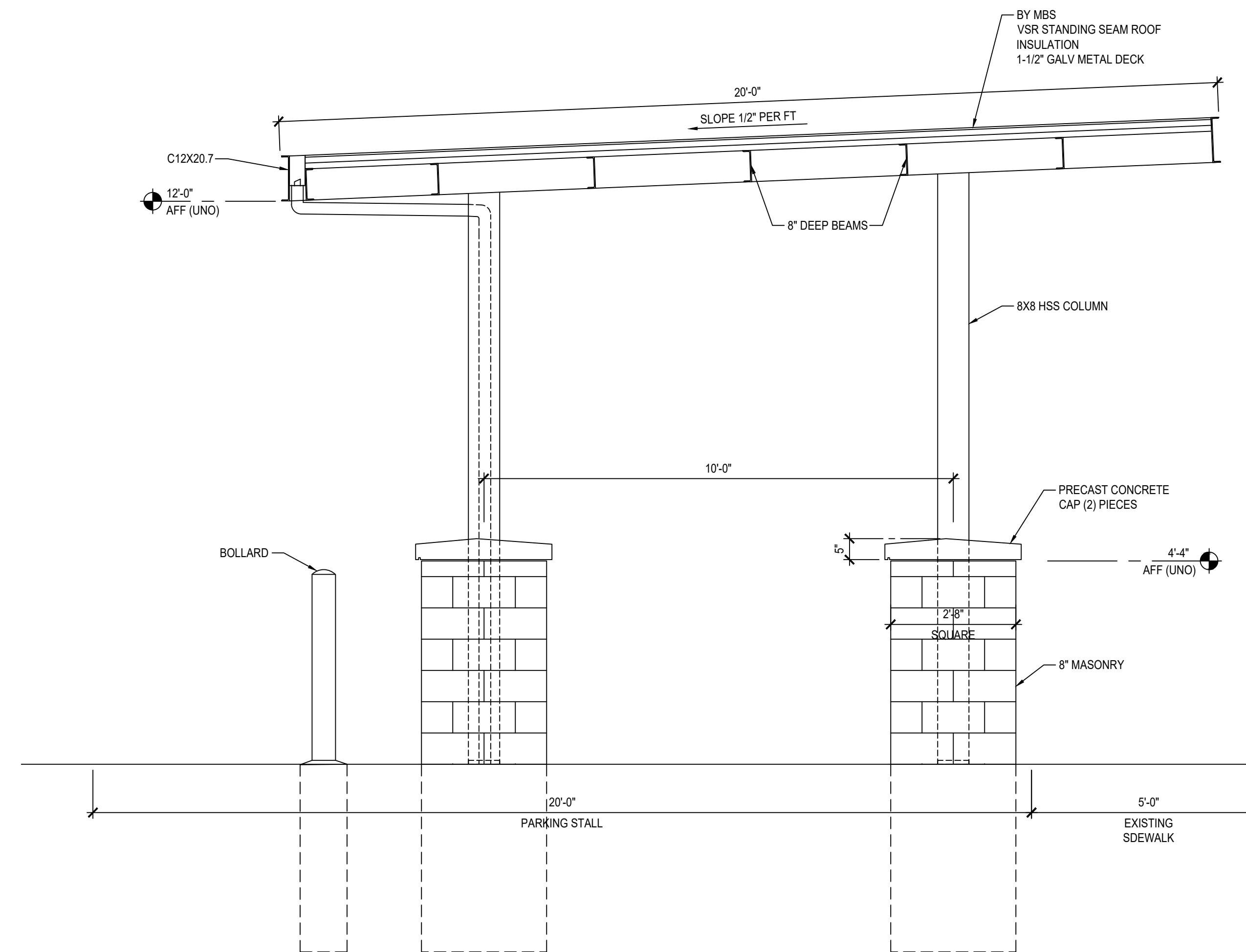


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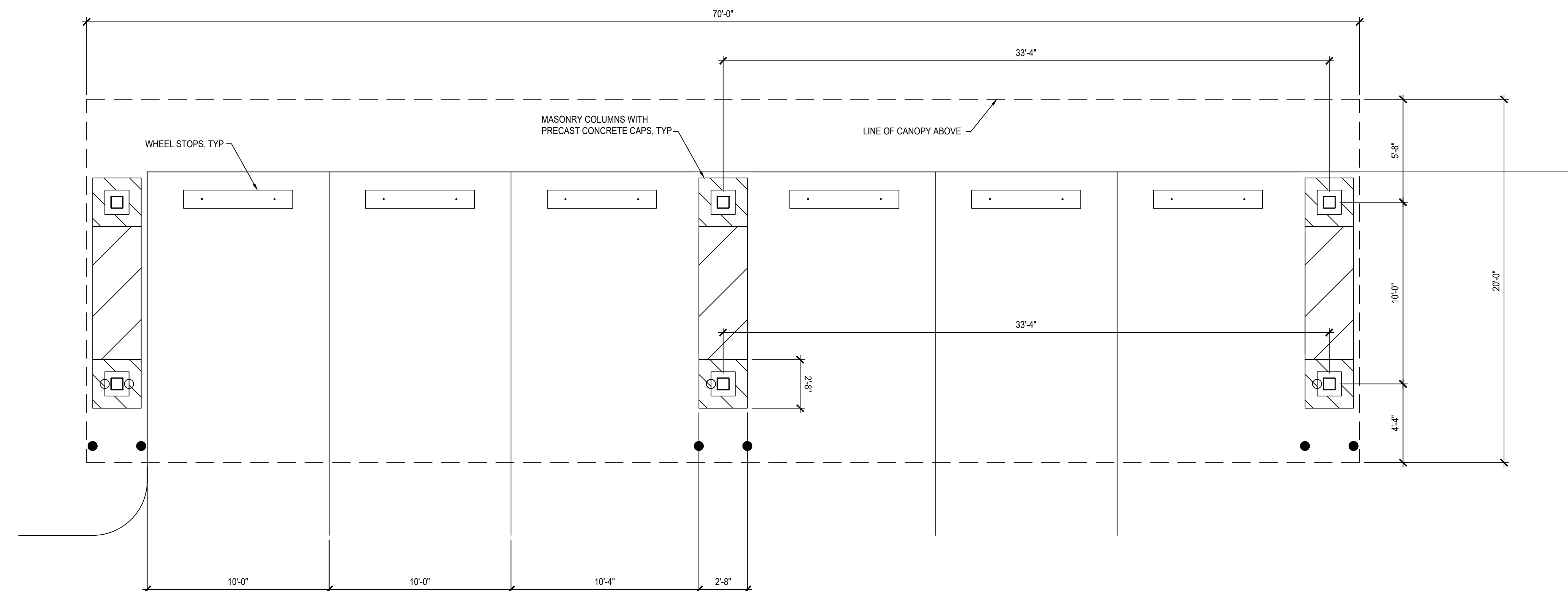
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JULY 06, 2026



MEMBER LOADING CANOPY SECTION

SCALE: 1/2" = 1'-0"



MEMBER LOADING CANOPY PLAN

SCALE: 1/4" = 1'-0"

KANSAS CITY
BC CONVERSION

241 EAST LINWOOD BLVD
KANSAS CITY, MO

1 Second Ave, Ste 100
Seattle, WA 98101
6 962 6500
2.com



-6038-01
JUN 29, 2026

MEMBER LOADING CANOPY

961-01

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COSTCO WHOLESALE

KANSAS CITY MISSOURI

MEMBER LOADING CANOPY

JUNE 29. 2026



GATE REFERENCE IMAGE



FENCE REFERENCE IMAGE



1

SECURITY FENCE ELEVATION

SCALE: 1/16" = 1'-0"



JUNE 29, 2026
PROJECT# 25-6038-01
KANSAS CITY, MI

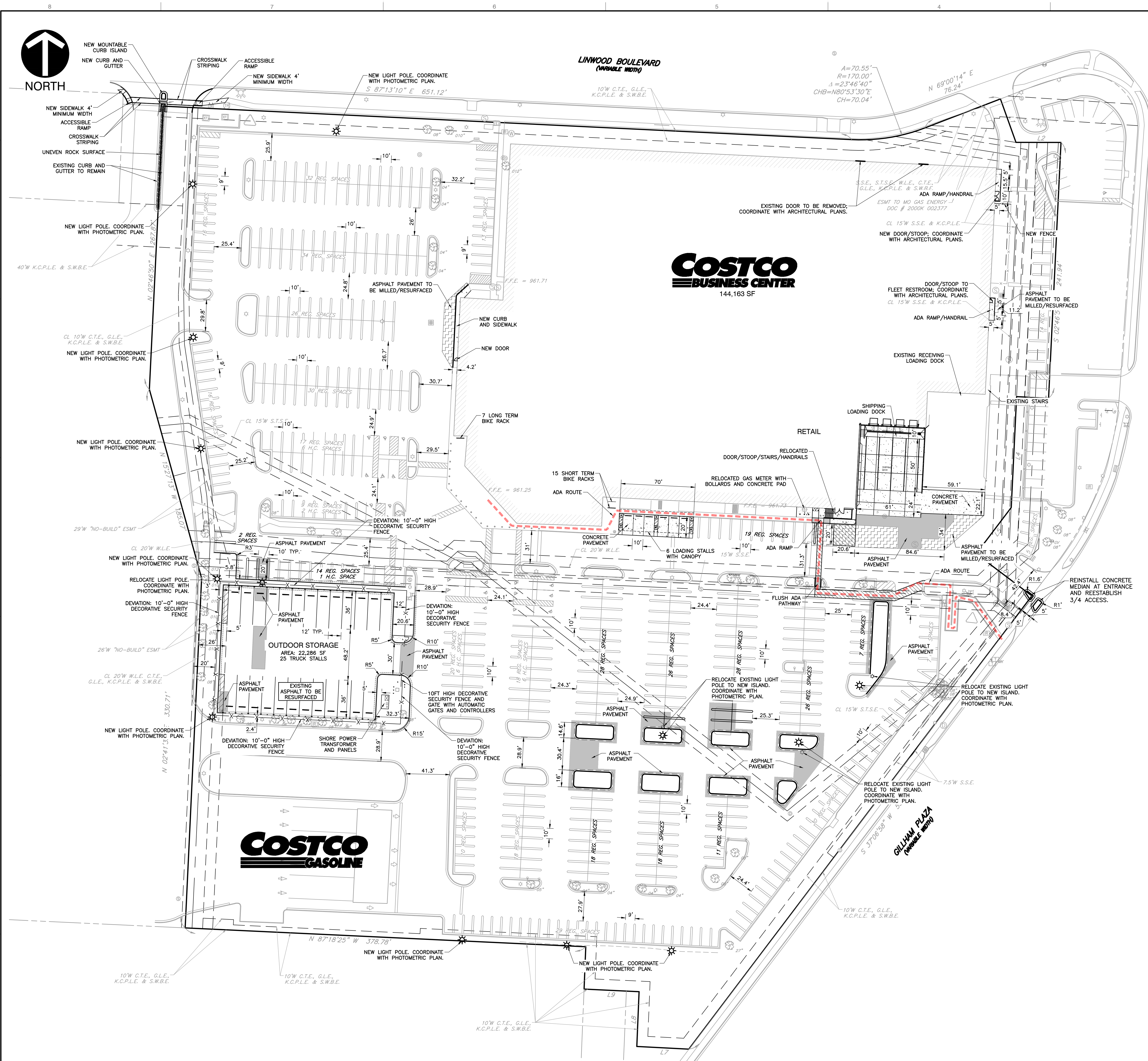
ELEVATION



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00069 on 07/15/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission





SITE LAYOUT NOTES

- ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS, THE CURRENT EDITION OF KANSAS CITY STANDARD SPECIFICATIONS, THE CURRENT EDITION OF 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 IRRIGATION 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.

PARKING DATA:

EXISTING TOTAL PARKING:	675 STALLS
INCLUDES:	
STANDARD STALLS	654 STALLS
ACCESSIBLE STALLS	21 STALLS
PROPOSED TOTAL PARKING:	559 STALLS
INCLUDES:	
STANDARD STALLS	532 STALLS
ACCESSIBLE STALLS	21 STALLS
LOADING STALLS	6 STALLS
TRUCK STALLS:	25 STALLS

SITE LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	MILLED AND RESURFACED PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	NEW OR RELOCATED LIGHT POLE

REFERENCE

EXISTING TOPOGRAPHIC DATA AND FEATURES BASED ON:
1. BOUNDARY AND TOPOGRAPHIC SURVEY (PRELIMINARY) DATED 01-06-2026
BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.



City Plan Commission
Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00069** on **07/15/2026**

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission

SCALE IN FEET
0 40 80

SITE LAYOUT PLAN

DATE:	MARCH 5, 2026	DRAWN BY:	JAR
DWG SCALE:	1" = 40'	CHECKED BY:	DRK
PROJECT NO.:	387/217	APPROVED BY:	DRK

DRAWING NO.:
C200



Civil & Environmental
Consultants, Inc.

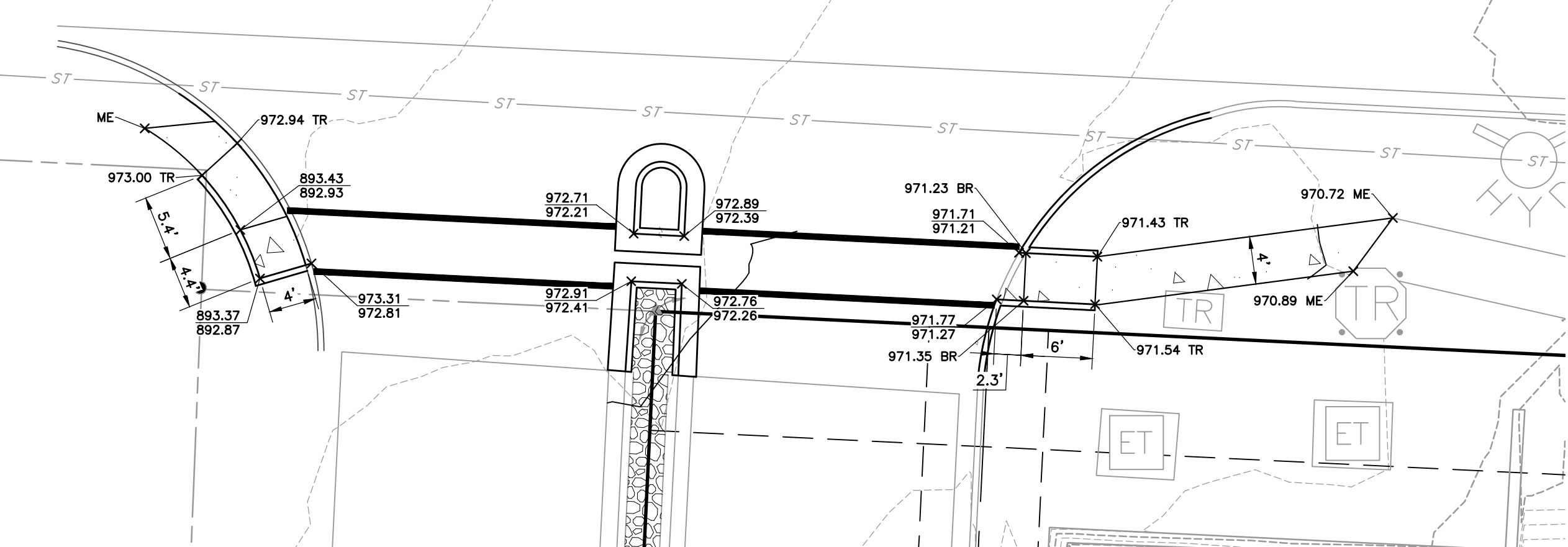
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com



KANSAS CITY, MISSOURI

REVISION RECORD

NO.	DATE	DESCRIPTION



1. ALL PROPOSED GRADES SHOWN SHALL BE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAYMENT, OR GRATE ELEVATION AT THE DRAINAGE POINT. ALL OTHERS SHALL BE PROPOSED GRADES. SEE OTHER SPECIFICATIONS FOR ELEVATION, SEE SITE PLAN FOR CURB TYPE AND DETAIL FOR DIMENSIONS.
2. WHERE NOT EXPLICITLY DEFINED BY A SPOT ELEVATION, PAYMENT AND GRATE ELEVATION SHALL BE THE SAME AS THE SPOT ELEVATION AS SHOWN AND PROVIDE POSITIVE DRAINAGE TO INLETS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY TERRACON INC.
4. ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
5. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN, PREPARED FOR THIS PROJECT BY TERRACON INC. TO PREVENT EROSION AND STABILIZE IN ACCORDANCE WITH THE EROSION CONTROL PLAN, AND THE LANDSCAPE PLAN, UNLESS NOTED OTHERWISE.
6. EXISTING AND PROPOSED PAVED AREAS, DRIVEWAYS, STOCKPILING AND/OR DISPOSING OF TOPSOIL AND/OR VEGETATED SURFACES, GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPLETION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
7. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACTION AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. PLACES OF EROSION OVER EXPOSED SOILS AND DISTURBED AREAS 10 DEPTHS") INDICATED ON THE LANDSCAPE DRAWINGS.
9. FINAL PAVEMENT SLOPES SHALL BE MINIMUM 1% AND MAXIMUM 2% (HORIZONTAL:VERTICAL) TO PREVENT WATER FROM COLLECTING IN PAVED AREAS. MINIMUM PAVING SLOPES SHALL BE MINIMUM 2% AND MAXIMUM 2% (HORIZONTAL:VERTICAL) TO PREVENT WATER FROM COLLECTING IN PAVED AREAS. MINIMUM PAVING SLOPES SHALL BE MINIMUM 2% AND MAXIMUM 2% (HORIZONTAL:VERTICAL) TO PREVENT WATER FROM COLLECTING IN PAVED AREAS.
10. UNPAVED PAVEMENT SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS INDICATED OTHERWISE.
11. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND SHALL BE REMOVED BY THE CONTRACTOR TO THE NEAREST APPROPRIATE DISPOSAL SITE AS DIRECTED BY THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
12. ALL EXISTING UNSUITABLE SOILS IN THE BOTTOMS AND BANKS OF ANY SEDIMENT BASINS OR TRAPS SHALL BE REMOVED, SPREAD OUT AND DREDGE SUFFICIENTLY TO BE USED AS FILL, SUBJECT TO THE GEOTECHNICAL ENGINEER'S APPROVAL.
13. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA STANDARDS.

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	MILLED AND RESURFACED PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER

— — — — —	SUBJECT PROPERTY BOUNDARY
— 960 —	PROPOSED INDEX CONTOUR
— 959 —	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION ELEVATION ON CURB REPRESENTS BOTTOM OF CURB

ABBREVIATIONS:
 FFE = FINISH FLOOR ELEVATION
 ME = MATCH EXISTING
 TC = TOP OF CURB
 BC = BOTTOM OF CURB
 TR = TOP OF RAMP
 BR = BOTTOM OF RAMP
 TS = TOP OF STAIRS
 BS = BOTTOM OF STAIRS

[illegible]

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



COSTCO
BUSINESS CENTER
KANSAS CITY, MISSOURI

DRAWING NO.: C300	
DATE:	MARCH 5, 2026
DWG SCALE:	AS NOTED
PROJECT NO:	
APPROVED BY:	

	REFERENCE
	EXISTING TOPOGRAPHIC DATA AND FEATURES BASED ON: 1. BOUNDARY AND TOPOGRAPHIC SURVEY (PRELIMINARY) DATED 01-06--2026 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, FIBER, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



NORTH



ONE STORY BRICK AND
CONC BLOCK RETAIL
WAREHOUSE
154,022.70 SQ. FT.
OR 3.536 ACRES ±
241 POSTED
FF=961.72

The logo for Costco Gasoline, featuring the word "Costco" in a large, bold, sans-serif font, with "GASOLINE" in a smaller, bold, sans-serif font below it. The logo is set against a background of horizontal lines, suggesting a road or a parking lot.

LINE #	DIRECTION	LENGTH
L1	S 19°43'41" E	43.61'
L2	S 89°59'46" E	42.51'
L3	N 87°13'10" W	30.24'
L4	S 02°46'50" W	104.80'
L5	S 37°06'58" W	54.85'
L6	S 52°53'02" E	65.93'

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMMUNITY DEVELOPMENT DEPARTMENT'S SPECIFICATIONS AND STANDARDS, DISCONNECTIONS, IF APPLICABLE, WITH THE APPROPRIATE AGENCY.
2. ALL SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY, AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR UNCHANGED EXISTING UTILITIES ENCOUNTERED. SUBMIT NOTIFICATION 50 BUSINESS DAYS BEFORE THE START OF CONSTRUCTION TO THE CITY OF CHICAGO. IN THE EVENT OF ANY CONFLICTS, THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT AWARE OF THE EXISTENCE OF DISCREPANCIES.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN ON THE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, AND ALL STATE, AND FEDERAL, REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE REQUIRED PERMITS PRIOR TO ANY EXCAVATION.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN SANITARY SEWER OR STORM SEWER AND ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
8. ALL EXCAVATION EXCAVATION SPILLS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE AGREED WITH AND APPROVED, SHALL BE COVERED BY THE CONTRACTOR'S LIABILITY INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO EXISTING UTILITIES, AND ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL, AND STATE CODES AND PERMIT REGULATIONS.
9. ADJUST ALL EXISTING ROADWAYS, DRIVEWAYS, SIDEWALKS INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, REESTATES, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
10. SITE DRAINAGE SHALL BE MAINTAINED TO THE CITY OF CHICAGO SPECIFICATIONS, CURB, EDGE OF PAVEMENT, EXTERIOR BUILDING WALL, CENTER OF MANHOLE, CENTER AT FACE OF CURB FOR DRAIN INLETS AND CENTERLINE SIDEWALK. EXISTING, USED FOR DRAINAGE, SHALL BE MAINTAINED. ALL DRAINAGE ARE HORIZONTAL DRAINAGE CENTER OF STRUCTURE TO CENTERLINE OF STRUCTURE.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINAGE, AND EXISTING UTILITIES.
12. TERMINATE UTILITY SERVICES AND DOWNSPOUT LEADER PIPING 5 FEET FROM BUILDING EXTERIOR WALL UNLESS INDICATED OTHERWISE. INSTALL TERMINATING UTILITY WALLS TO THE EXTERIOR WALL OF THE BUILDING. CONDUITS, 12 INCHES BELOW FINISHED GRADE, EXCEPT 6 INCHES BELOW SUBGRADE FOR CABLES AND DRAINAGE.
13. SANITARY SEWER SERVICE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATION STANDARDS AND LOCAL REQUIREMENTS. SANITARY SEWER SERVICE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO REQUIREMENTS. SANITARY BUILDING SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PIPE, ASTM B534, SDR 26, FOR GASKETED JOINTS; SANITARY BUILDING SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PIPE, ASTM A150, SDR 26, FOR PUSH-ON JOINTS; IN ACCORDANCE WITH THE CITY OF CHICAGO REQUIREMENTS.
14. ALL SANITARY AND STORM SEWER OUTSIDE THE RIGHT-OF-WAY AND NOT IN AN EASEMENT WILL REMAIN PRIVATE AND WILL BE MAINTAINED PRIVATELY BY THE OWNER.
15. PUBLIC WATER MAIN PIPES, FITTINGS, RESTRAINTS, VALVES/VALLEES, FIRE HYDRANTS, ETC. SHALL BE INSTALLED IN ACCORDANCE TO LEE'S STANDARD SPECIFICATIONS.
16. PUBLIC WATER MAIN PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE IN FULL ACCORDANCE WITH ASTM A509. PIPE MUST BE STANDARD CLASS 51 NSF 150 AND 61 FOR POTABLE WATER. PIPE MUST CONFORM TO NSF 141 AND 61 FOR POTABLE WATER PIPE.
17. PUBLIC WATER MAIN FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINT AND CONFORM TO NSF 141 AND 61 FOR POTABLE WATER. PIPE SHALL BE 24 INCHES TO 42 INCHES WITH STANDARD THICKNESS CEMENT MORTAR LINING, SUITABLE FOR USE WITH CLASS 50 DUCTILE IRON PIPE.
18. FIRE SERVICE PIPING SHALL BE ASTM A509, THICKNESS CLASS 50, DUCTILE IRON, MECHANICAL JOINT, CONFORM TO NSF 141 AND 61 FOR POTABLE WATER. PIPE SHALL BE 24 INCHES TO 42 INCHES WITH STANDARD THICKNESS CEMENT MORTAR LINING, SUITABLE FOR USE WITH CLASS 50 DUCTILE IRON PIPE.
19. FIRE SERVICE FITTINGS SHALL BE ASTM A509, THICKNESS CLASS 50, DUCTILE IRON, MECHANICAL JOINT, CONFORM TO NSF 141 AND 61 FOR POTABLE WATER. PIPE SHALL BE 24 INCHES TO 42 INCHES WITH STANDARD THICKNESS CEMENT MORTAR LINING, SUITABLE FOR USE WITH CLASS 50 DUCTILE IRON PIPE.
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23. FIRE SERVICE FITTINGS SHALL BE ASTM A509, THICKNESS CLASS 50, DUCTILE IRON, MECHANICAL JOINT, CONFORM TO NSF 141 AND 61 FOR POTABLE WATER. PIPE SHALL BE 24 INCHES TO 42 INCHES WITH STANDARD THICKNESS CEMENT MORTAR LINING, SUITABLE FOR USE WITH CLASS 50 DUCTILE IRON PIPE.
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44. FIRE SERVICE FITTINGS SHALL BE ASTM A509, THICKNESS CLASS 50, DUCTILE IRON, MECHANICAL JOINT, CONFORM TO NSF 141 AND 61 FOR POTABLE WATER

REVISION RECORD

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



KANSAS CITY, MISSOURI

REFERENCE

EXISTING TOPOGRAPHIC DATA AND FEATURES BASED ON:
1. BOUNDARY AND TOPOGRAPHIC SURVEY (PRELIMINARY) DATED 01-06-2026
BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



811 or 1-800-344-7483
<https://missouri-811.org>



City Plan Commission
Recommends Approval with Conditions
 of Case No. **CD-CPC-2026-00069** on **07/15/2026**

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission

UTILITY PLAN

MARCH 5, 2026	DRAWN BY:	JAR
1" = 40'	CHECKED BY:	DRK
		357-217

DRAWING NO.

C500





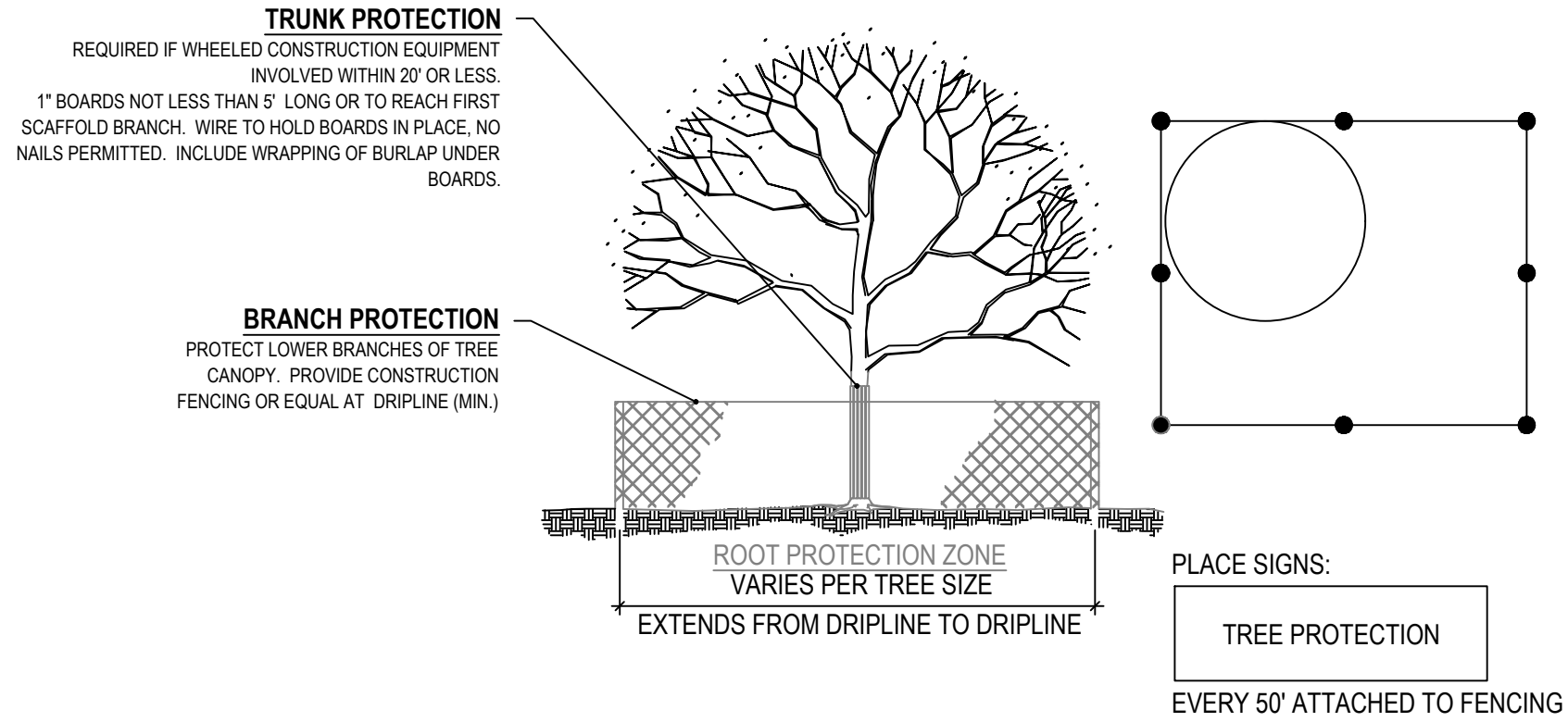
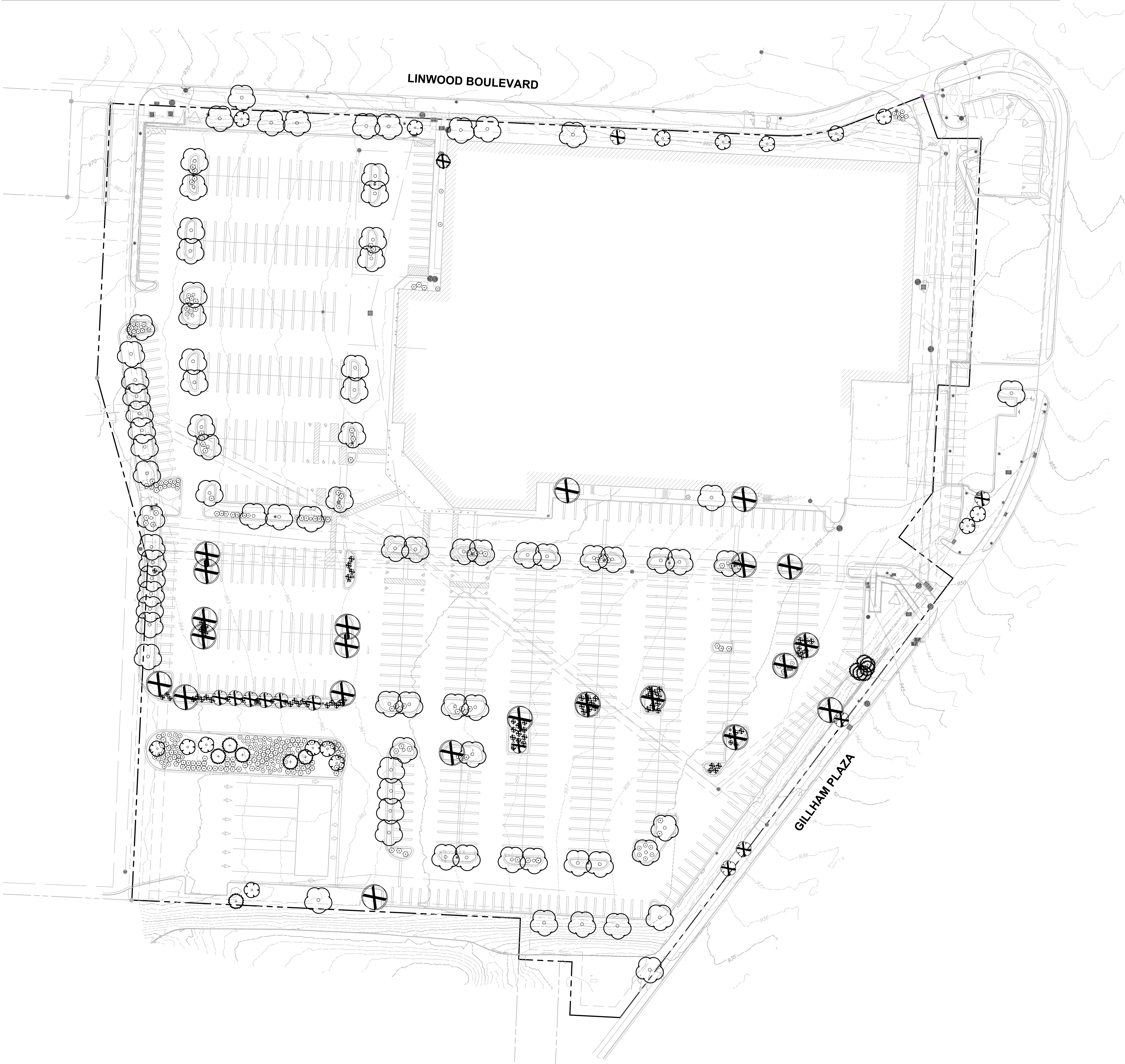
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COSTCO BUSINESS CENTER | LANDSCAPE PLAN

KANSAS CITY, MO | JUNE 2026

NOTES:

- LOCATIONS OF EXISTING TREES AND SHRUBS BEDS ARE APPROXIMATE AND BASED ON AN AERIAL. LANDSCAPE CONTRACTOR TO VERIFY IN THE FIELD. EXISTING TREE SIZES MEASURED IN DBH. FOR ALL TREES IN POOR CONDITION ALONG COSTCO PROPERTY LINE THAT WOULD IMPACT SAFETY, REMOVAL AND REPLACEMENT SHALL BE COORDINATED WITH OWNER.
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- TREE PROTECTION NOTES**
1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
 3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
 7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
 9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
 10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
 13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

1 TREE PROTECTION

EXISTING LANDSCAPE LEGEND

	EXISTING CANOPY TREE	84
	EXISTING EVERGREEN TREE	12
	EXISTING ORNAMENTAL TREE	16
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Sara Caporale
Sara Caporale, Mayor
Secretary of the City Plan Commission

CONSULTANT

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
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MISSOURI LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY # 2012036305
EXPIRATION DATE: 12/31/2026

NORTH ARROW AND SCALE

GRAPHIC SCALE IN FEET
0 20 40 80

SEAL AND SIGNATURES

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241 LINWOOD BLVD.
KANSAS CITY, MO 64111

DATE ISSUED FOR REV
04/27/2026 GREEN INK
06/29/2026 ENTITLEMENT REVIEW PLAN

L1.0
OVERALL SITE INVENTORY

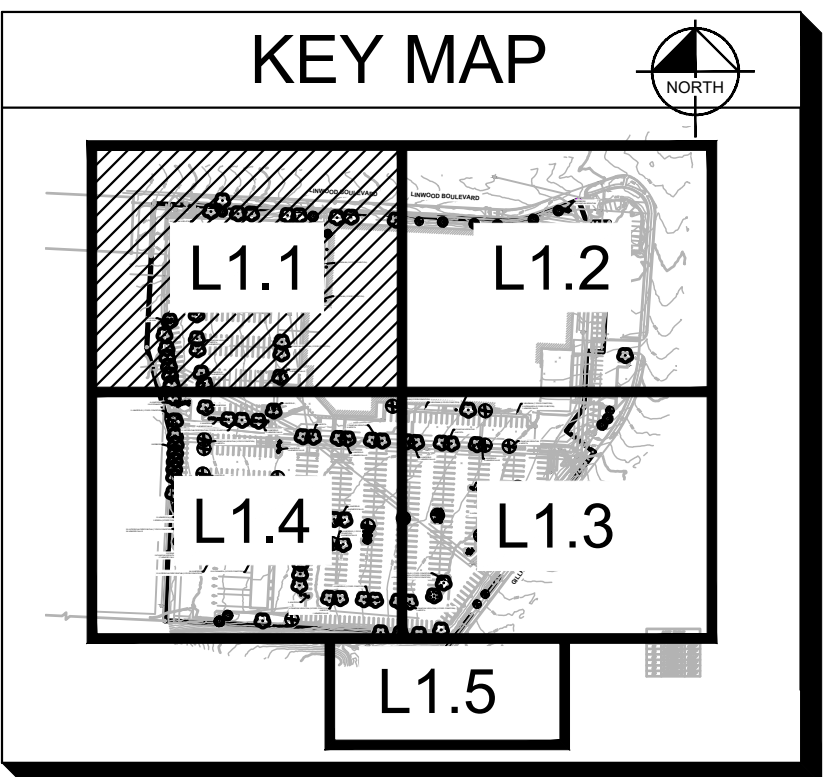
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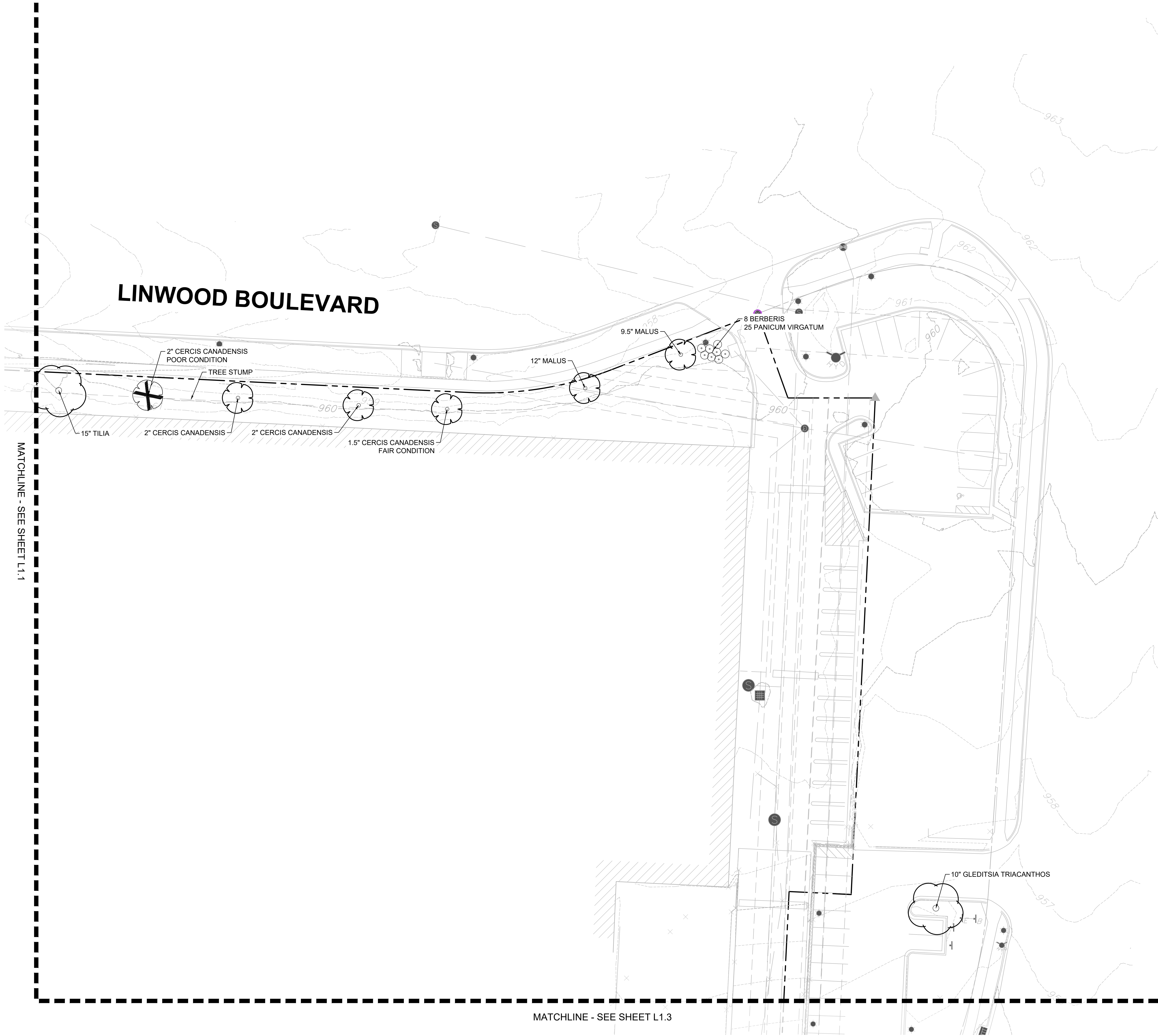
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L1.1

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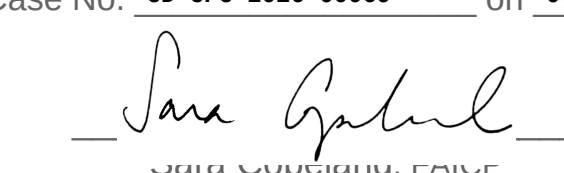
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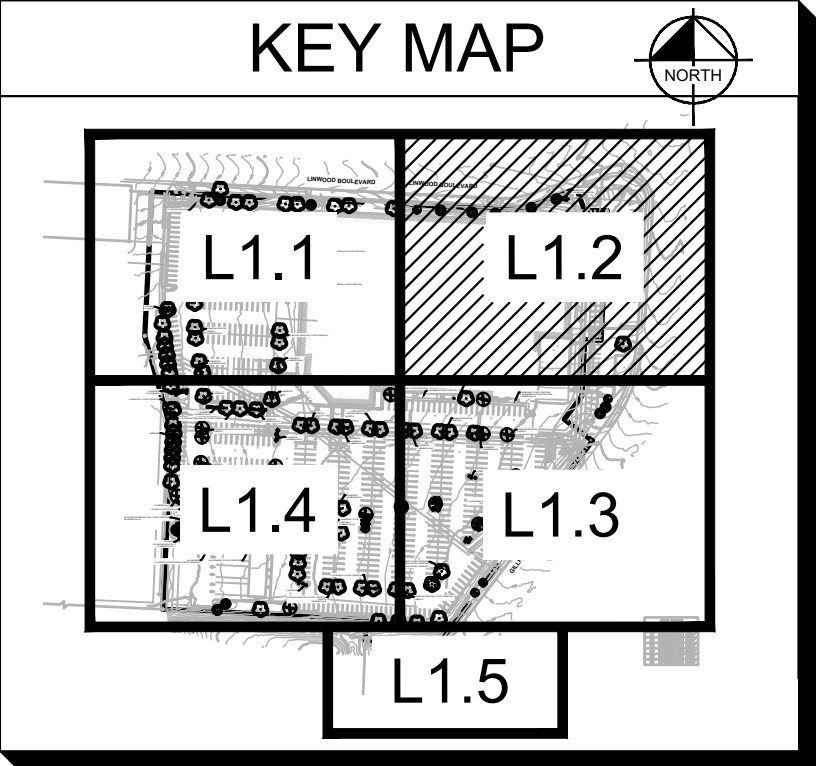
NORTH ARROW AND SCALE

GRAPHIC SCALE IN FEET
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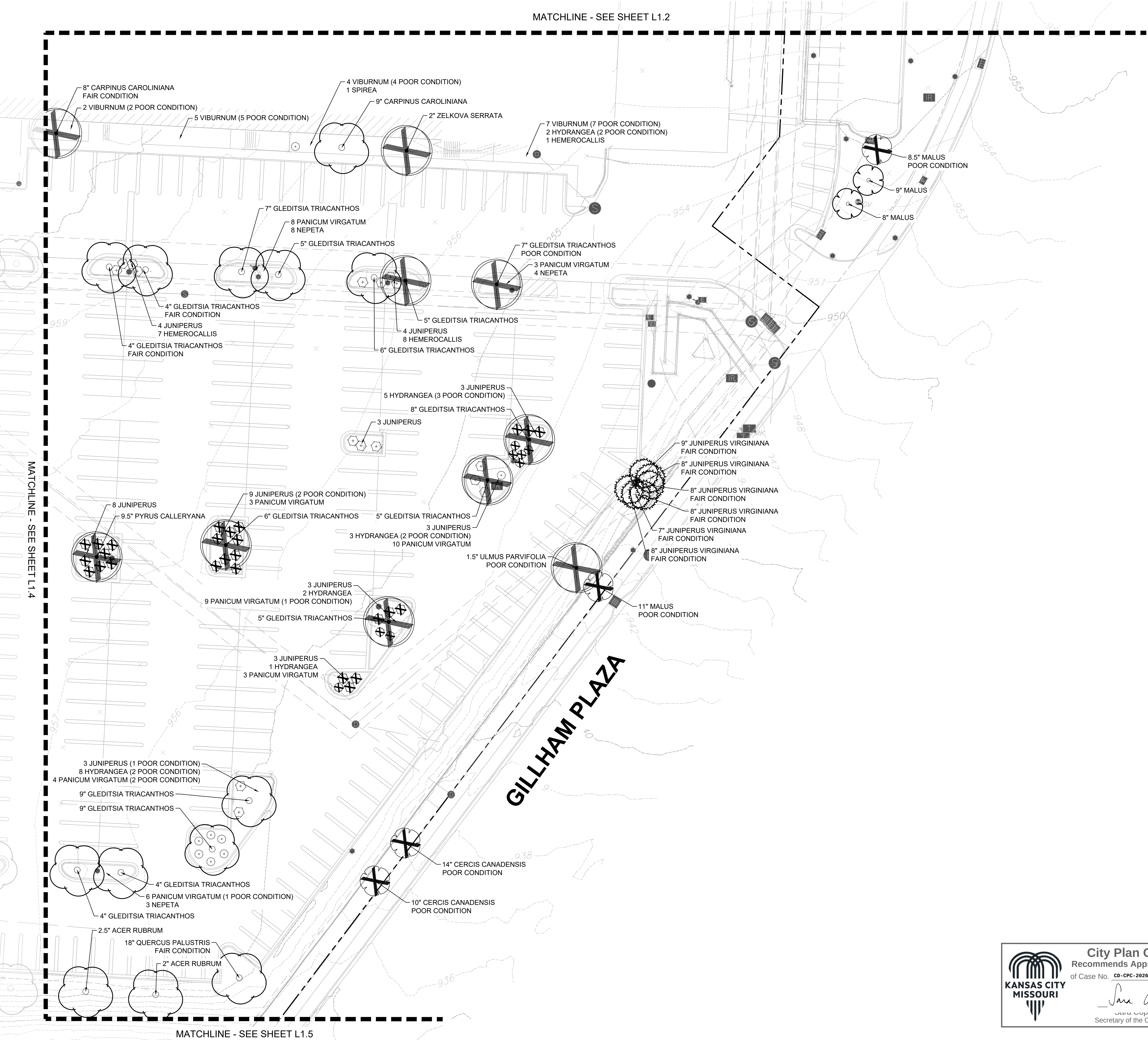
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06/29/2026	ENTITLEMENT REVIEW PLAN	

L1.2

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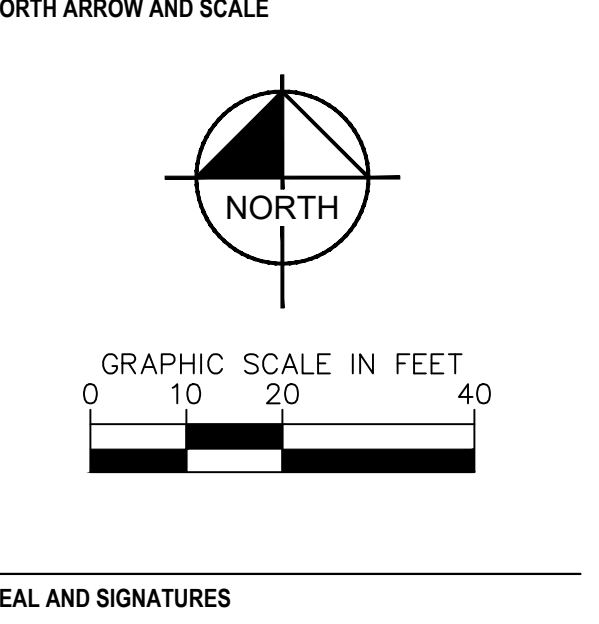
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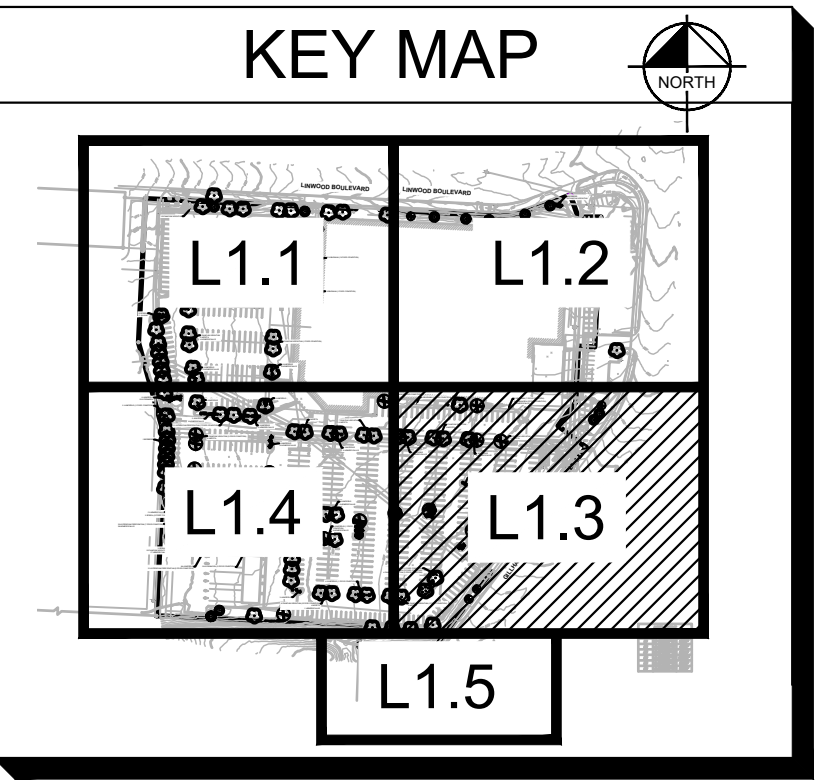


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Sam Gabriel
Jana C. Gabriel, F.A.S.T.
Secretary of the City Plan Commission



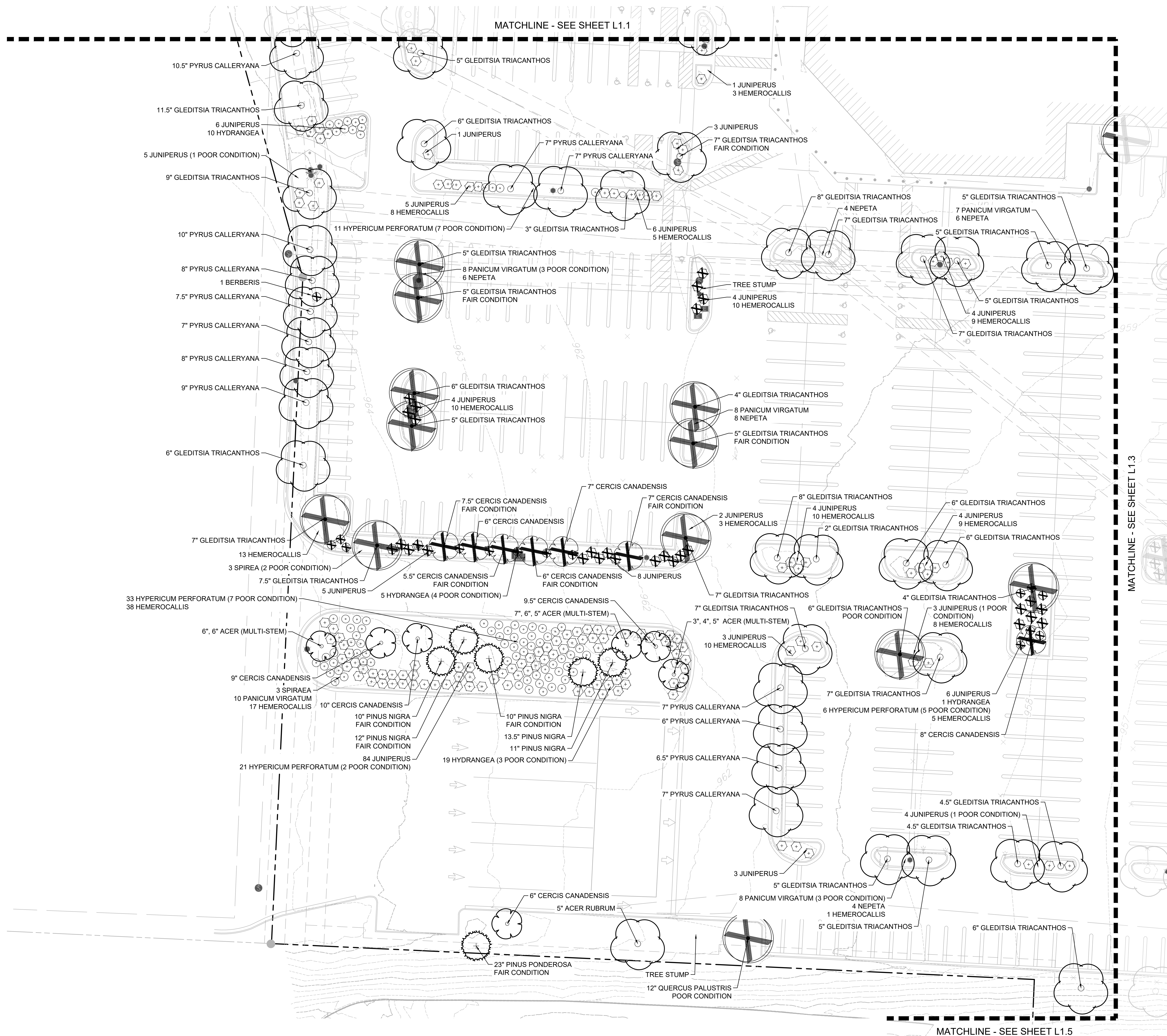
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L1.3

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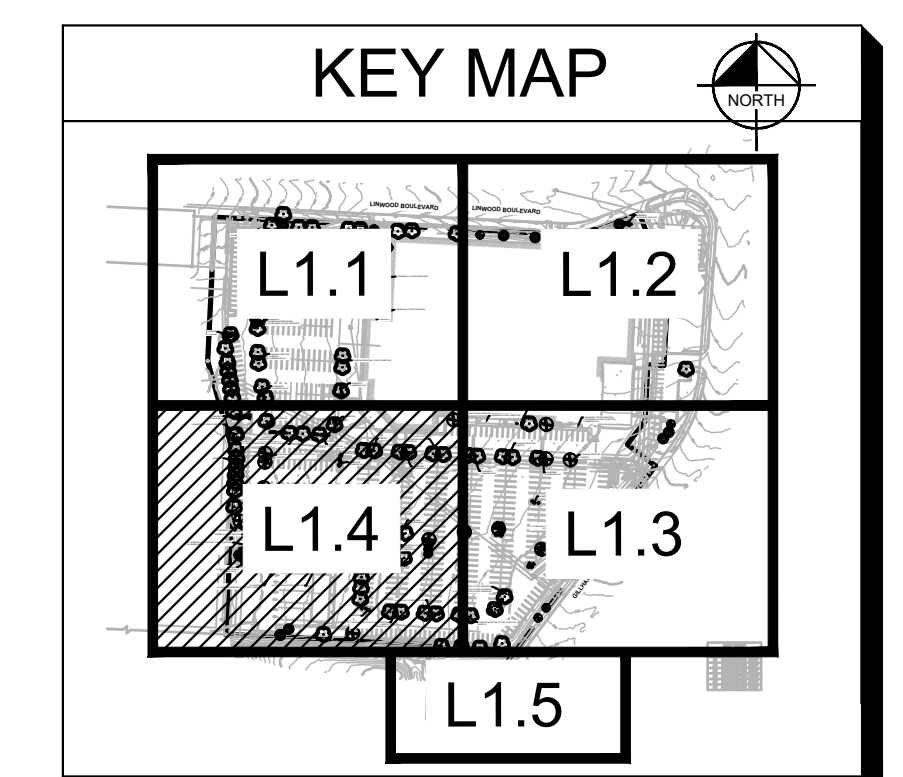
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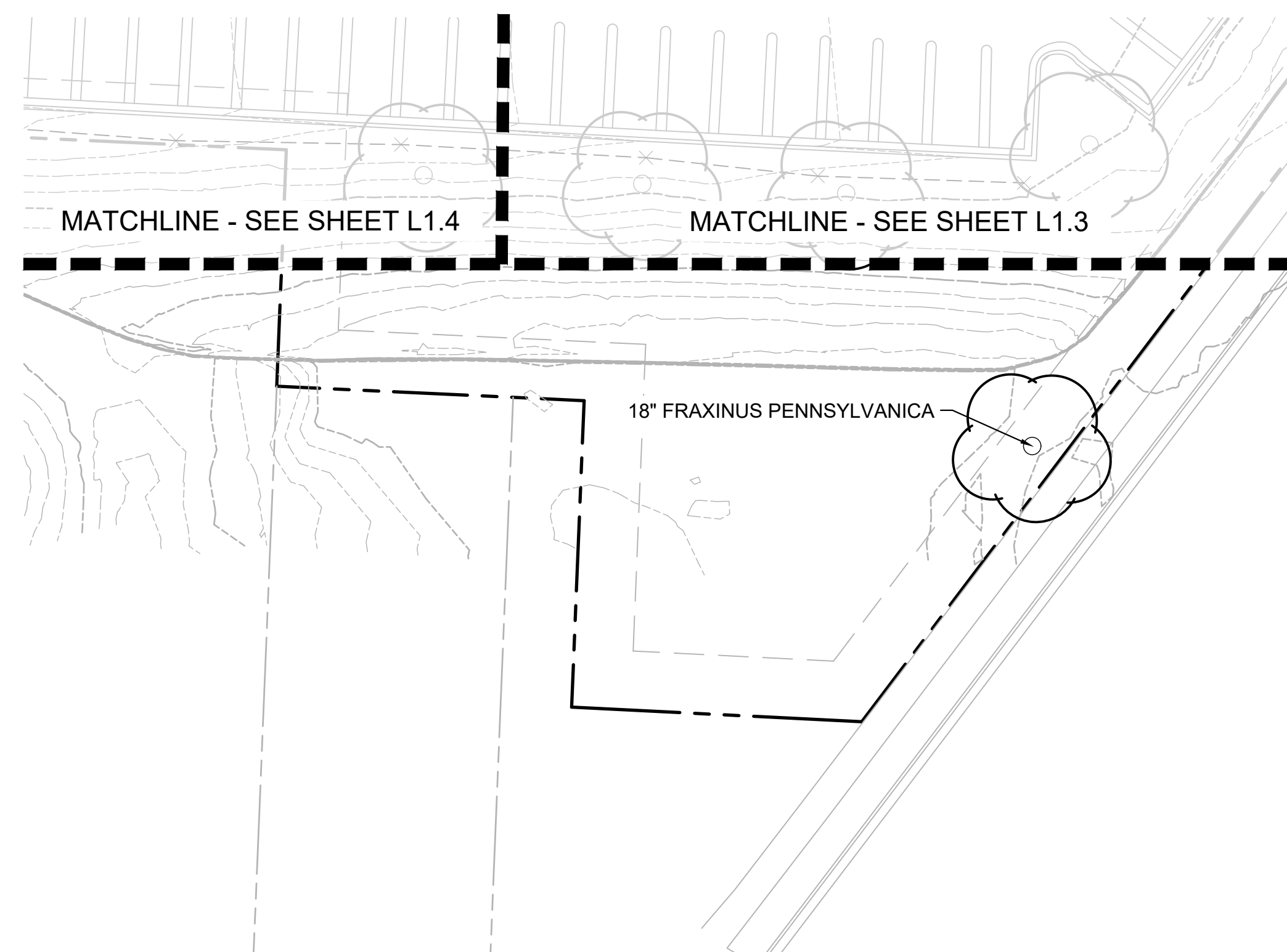
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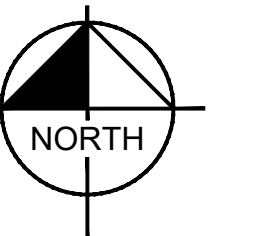
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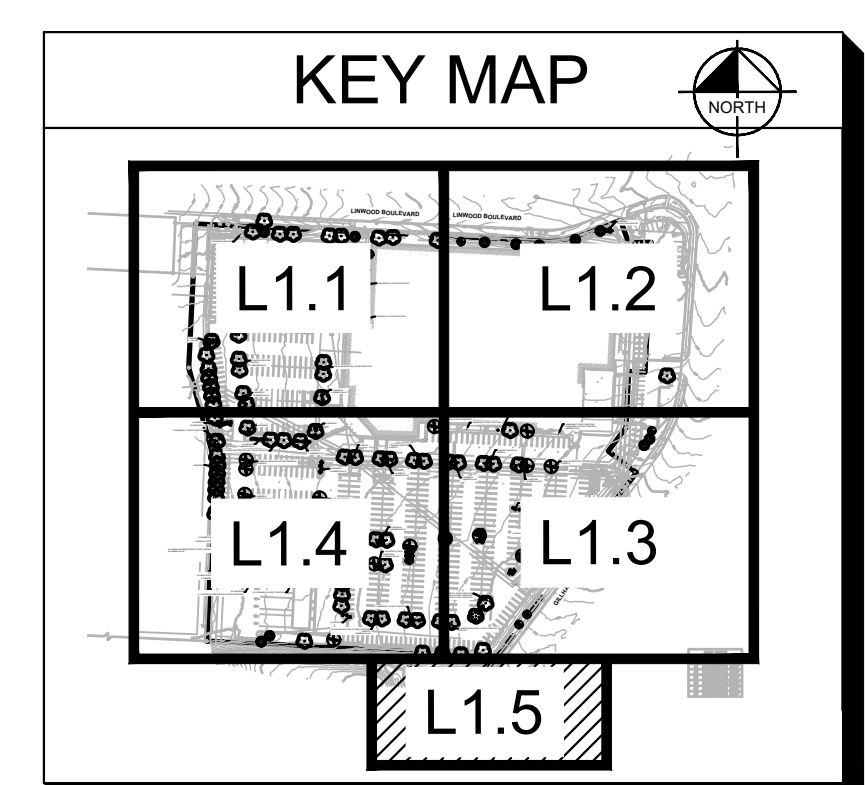


GRAPHIC SCALE IN FEET

10 20 40

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L1.5

SITE INVENTORY

S INDICATED

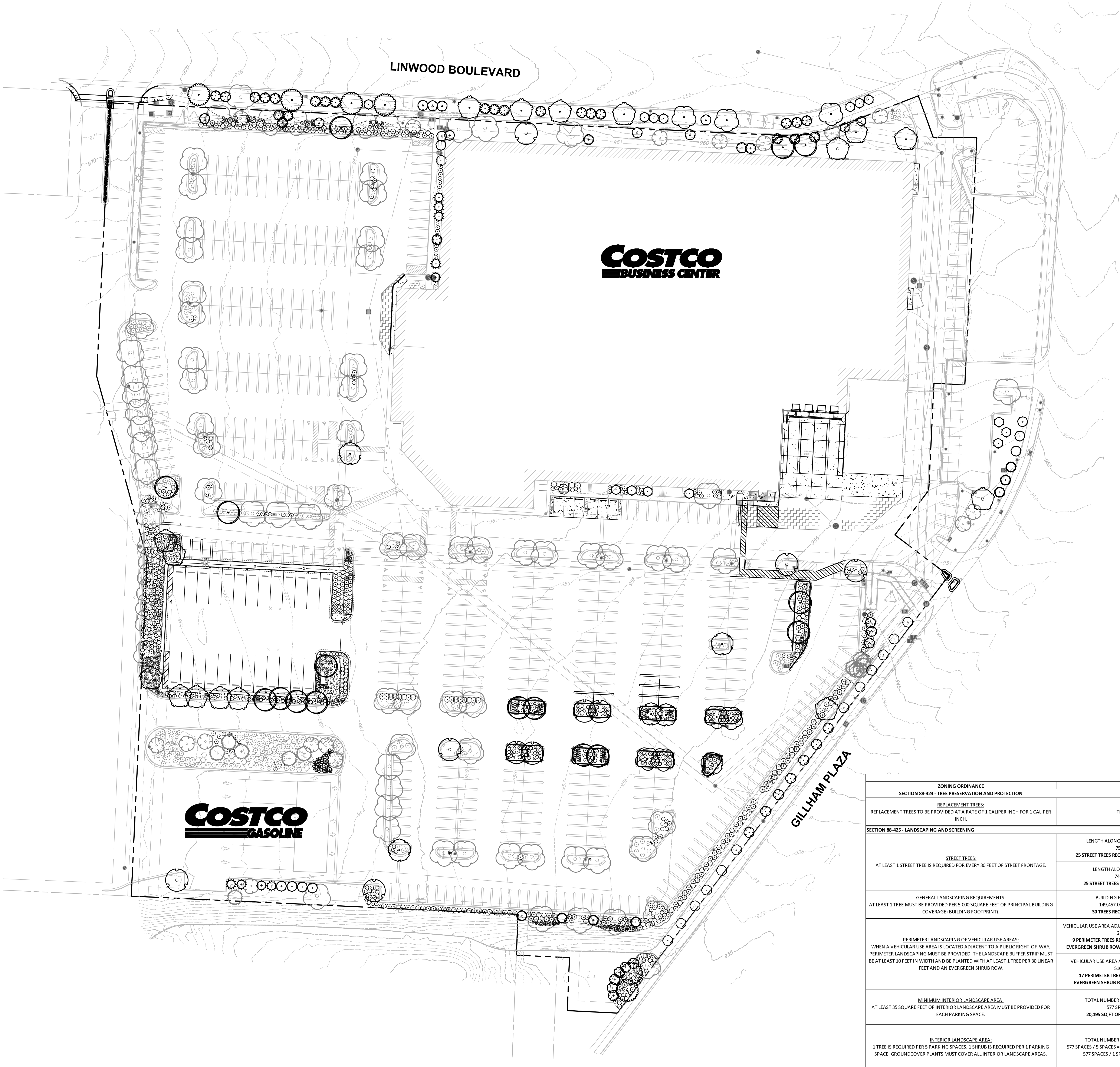


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- EXISTING EVERGREEN SHRUB 170
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-953-7854
WWW.KIMLEY-HORN.COM

MISSOURI LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY # 2012036305
EXPIRATION DATE: 12/31/2026

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00069** on **07/15/2026**

Sara Capelaria, FASLA
Secretary of the City Plan Commission

KANSAS CITY, MO - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 88-424 - TREE PRESERVATION AND PROTECTION		
REPLACEMENT TREES: REPLACEMENT TREES TO BE PROVIDED AT A RATE OF 1 CALIPER INCH FOR 1 CALIPER INCH.	TREES REMOVED = 35	35 REPLACEMENT TREES PROVIDED THROUGHOUT THE SITE
SECTION 88-425 - LANDSCAPING AND SCREENING		
STREET TREES: AT LEAST 1 STREET TREE IS REQUIRED FOR EVERY 30 FEET OF STREET FRONTAGE.	LENGTH ALONG LINWOOD BOULEVARD = 750.3 LF 750.3 LF / 30 LF = 25.01 25 STREET TREES REQUIRED ALONG LINWOOD BOULEVARD	41 TREES PROVIDED ALONG LINWOOD BOULEVARD
	LENGTH ALONG GILLHAM PLAZA = 740.24 LF 740.24 LF / 30 LF = 24.67 25 STREET TREES REQUIRED ALONG GILLHAM PLAZA	25 TREES PROVIDED ALONG GILLHAM PLAZA
GENERAL LANDSCAPING REQUIREMENTS: AT LEAST 1 TREE MUST BE PROVIDED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT).	BUILDING FOOTPRINT = 149,457.02 SQ FT 149,457.02 SQ FT / 5,000 SQ FT = 29.89 30 TREES REQUIRED THROUGHOUT THE SITE	65 TREES PROVIDED THROUGHOUT THE SITE
PERIMETER LANDSCAPING OF VEHICULAR USE AREAS: WHEN A VEHICULAR USE AREA IS LOCATED ADJACENT TO A PUBLIC RIGHT-OF-WAY, PERIMETER LANDSCAPING MUST BE PROVIDED. THE LANDSCAPE BUFFER STRIP MUST BE AT LEAST 30 FEET IN WIDTH AND BE PLANTED WITH AT LEAST 1 TREE PER 30 LINEAR FEET AND AN EVERGREEN SHRUB ROW.	VEHICULAR USE AREA ADJACENT TO LINWOOD BOULEVARD = 282.25 LF 282.25 LF / 30 LF = 9.4 9 PERIMETER TREES REQUIRED ALONG LINWOOD BOULEVARD EVERGREEN SHRUB ROW REQUIRED ALONG LINWOOD BOULEVARD	41 TREES PROVIDED ALONG LINWOOD BOULEVARD (DOUBLE COUNTING WITH STREET TREES PER SECTION 88-425-05-B) EVERGREEN SHRUB ROW PROVIDED
	VEHICULAR USE AREA ADJACENT TO GILLHAM PLAZA = 510.74 LF 510.74 LF / 30 LF = 17.02 17 PERIMETER TREES REQUIRED ALONG GILLHAM PLAZA EVERGREEN SHRUB ROW REQUIRED ALONG GILLHAM PLAZA	25 TREES PROVIDED ALONG GILLHAM PLAZA (DOUBLE COUNTING WITH STREET TREES PER SECTION 88-425-05-B) EVERGREEN SHRUB ROW PROVIDED
MINIMUM INTERIOR LANDSCAPE AREA: AT LEAST 35 SQUARE FEET OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE.	TOTAL NUMBER OF PARKING SPACES = 577 SPACES 577 SPACES x 35 SQ FT = 20,195 20,195 SQ FT OF INTERIOR LANDSCAPE REQUIRED	34,156.7 SQ FT OF INTERIOR LANDSCAPE AREA PROVIDED
INTERIOR LANDSCAPE AREA: 1 TREE IS REQUIRED PER 5 PARKING SPACES. 1 SHRUB IS REQUIRED PER 1 PARKING SPACE. GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.	TOTAL NUMBER OF PARKING SPACES = 577 SPACES 577 SPACES / 5 SPACES = 115.4 = 116 PARKING LOT TREES REQUIRED 577 SPACES / 1 SPACE = 577 = 577 SHRUBS REQUIRED	126 TREES PROVIDED THROUGHOUT THE PARKING LOT 334 EXISTING SHRUBS PROVIDED THROUGHOUT THE PARKING LOT (NOT INCLUDING GRASSES) 559 PROPOSED SHRUBS PROVIDED THROUGHOUT THE PARKING LOT (NOT INCLUDING GRASSES OR SHRUBS UNDER 24")

COSTCO WHOLESALE
BUSINESS CENTER
241 LINWOOD BLVD.
KANSAS CITY, MO 64111

DATE 04/27/2026
06/29/2026

ISSUED FOR GREEN INK
ENTITLEMENT REVIEW PLAN

L2.0
OVERALL
LANDSCAPE PLAN

AS INDICATED

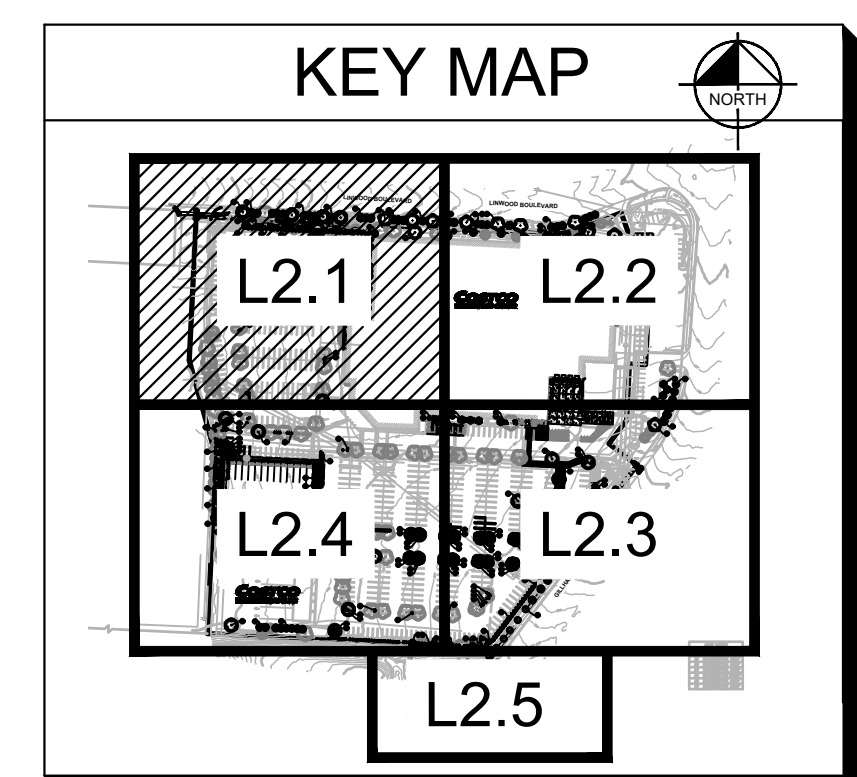
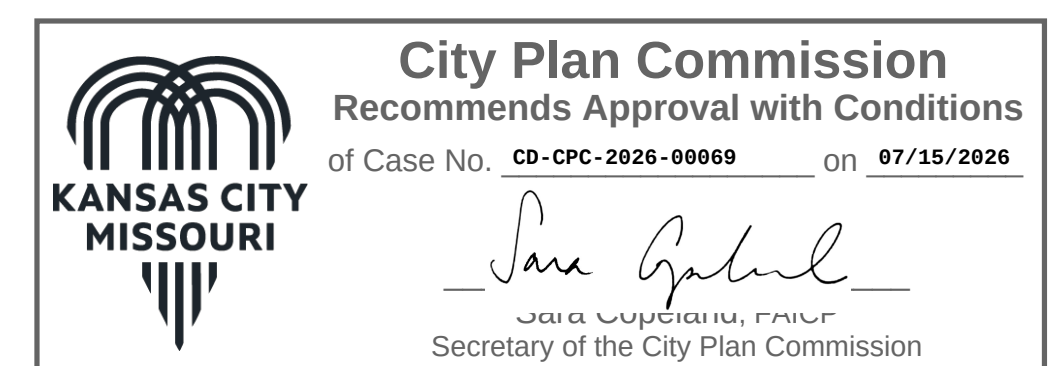
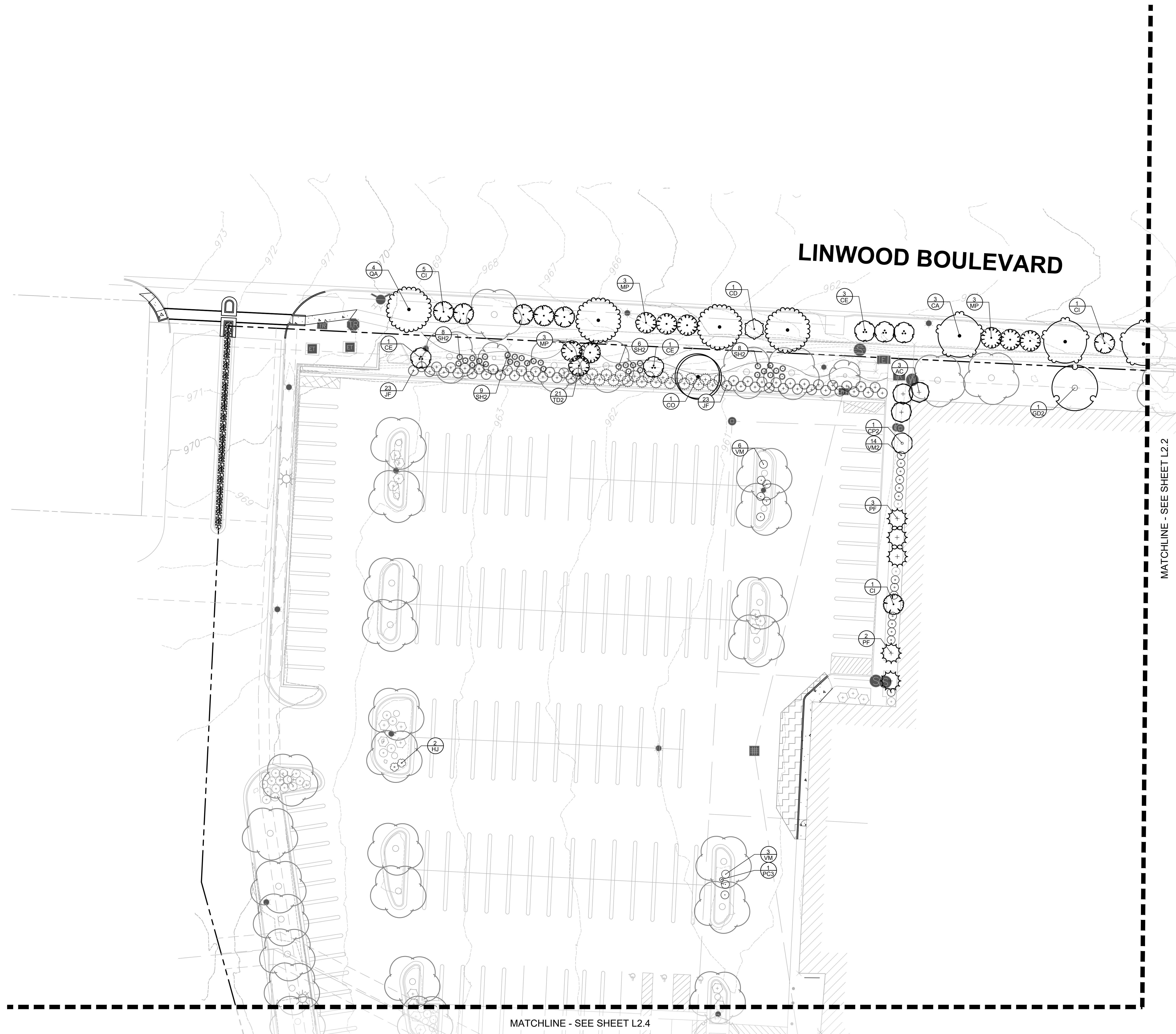
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	<u>EXISTING CANOPY TREE</u>	84
	<u>EXISTING EVERGREEN TREE</u>	12
	<u>EXISTING ORNAMENTAL TREE</u>	16
	<u>EXISTING EVERGREEN SHRUB</u>	170
	<u>EXISTING SHRUB</u>	116

SEAL AND SIGNATURES

LANDSCAPE PLAN

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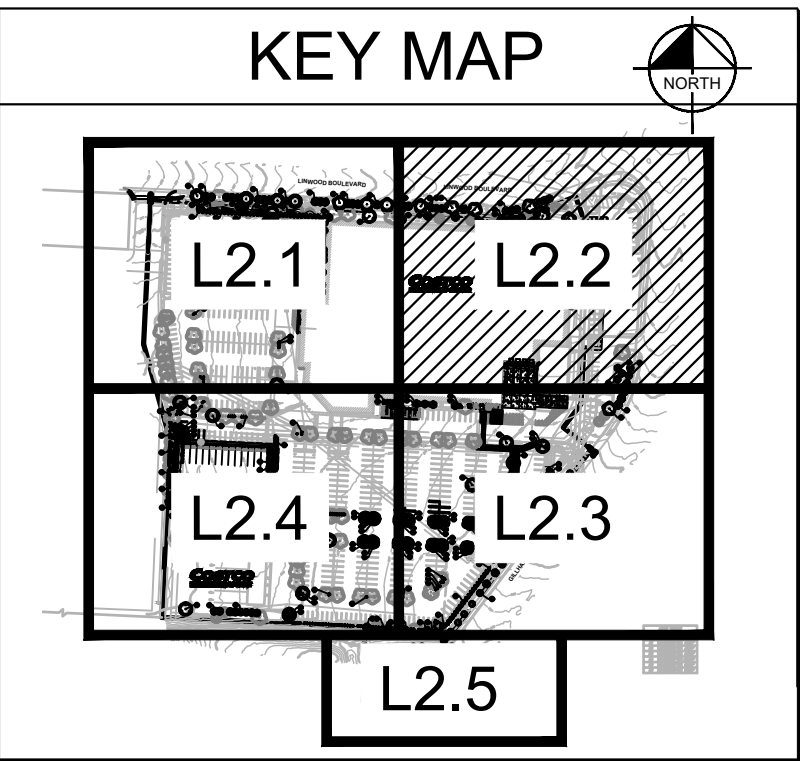
REAL AND SIGNATURES

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MATCHLINE - SEE SHEET L2.1

MATCHLINE - SEE SHEET L2.3



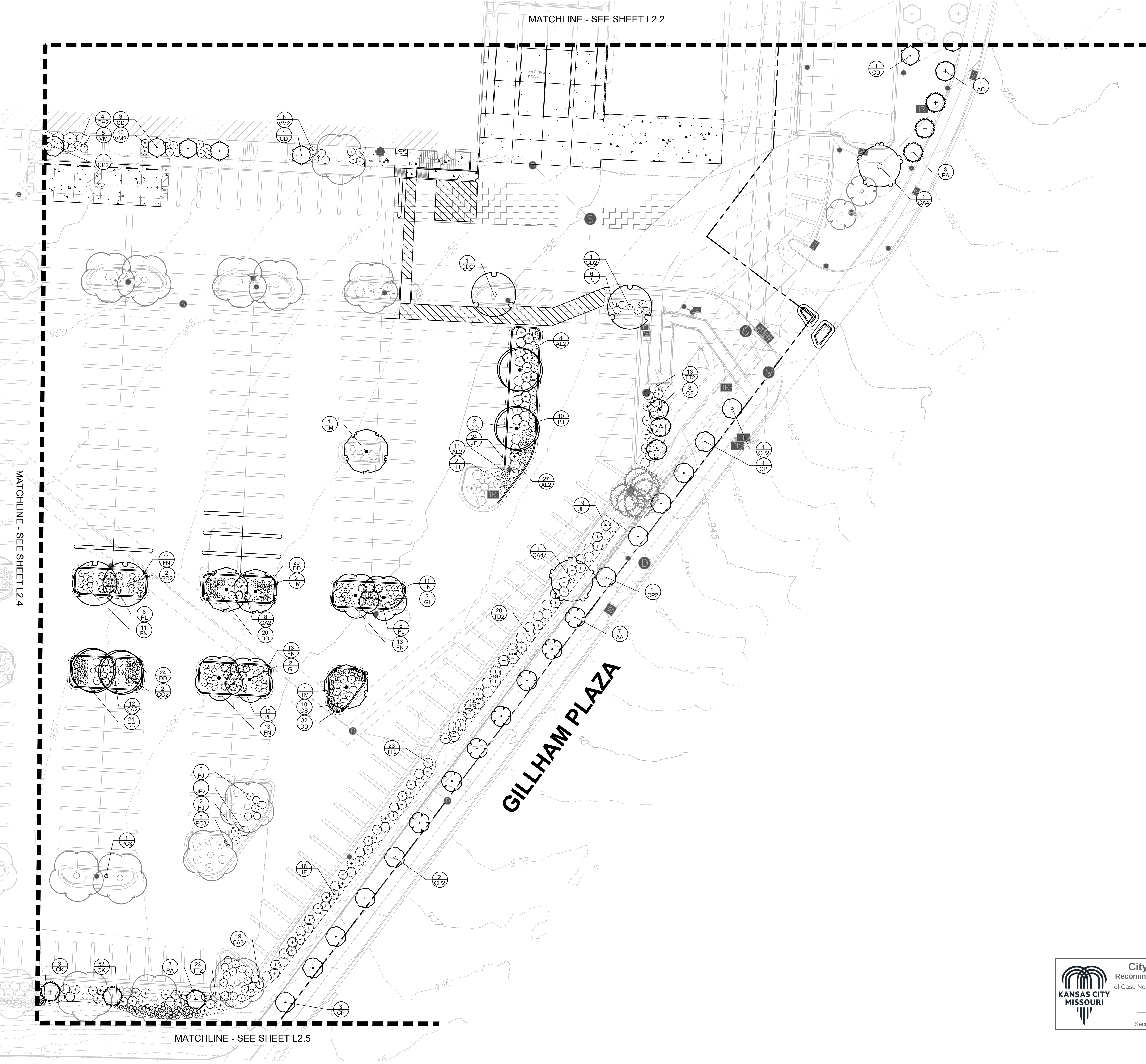
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L2.2

LANDSCAPE PLAN

AS INDICATED

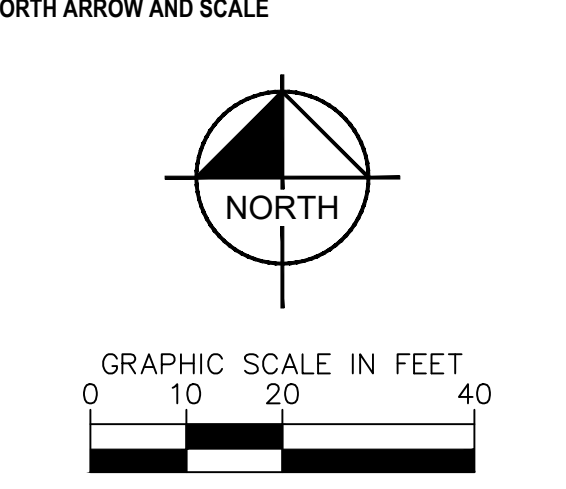
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EXISTING LANDSCAPE LEGEND

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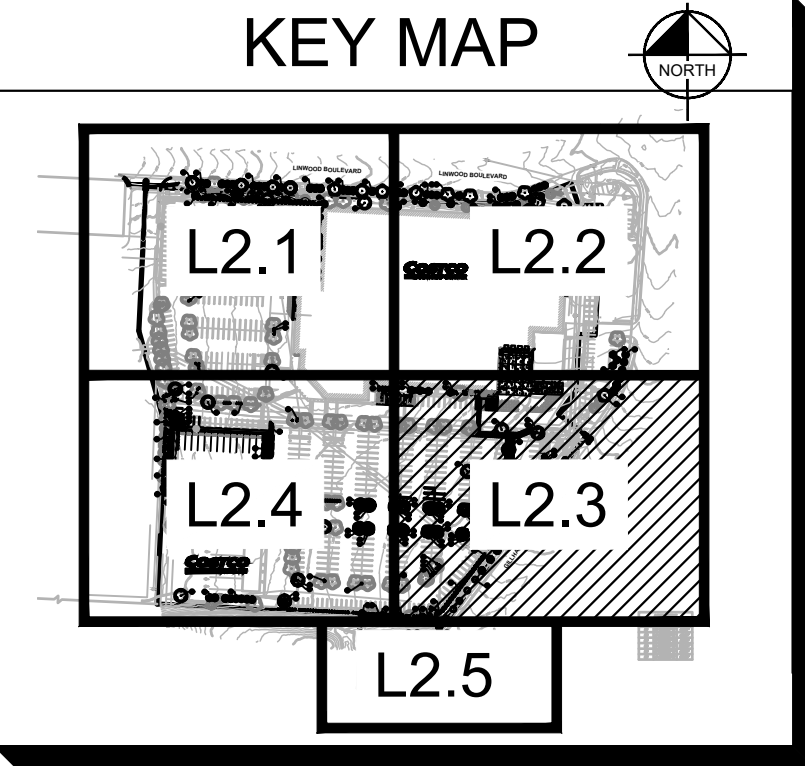
CONSULTANT
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-950-7854
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MISSOURI LANDSCAPE ARCHITECTURE
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SEAL AND SIGNATURES

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Recommends Approval with Conditions
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Jane Gabriel
JANE GABRIEL, mayor
Secretary of the City Plan Commission

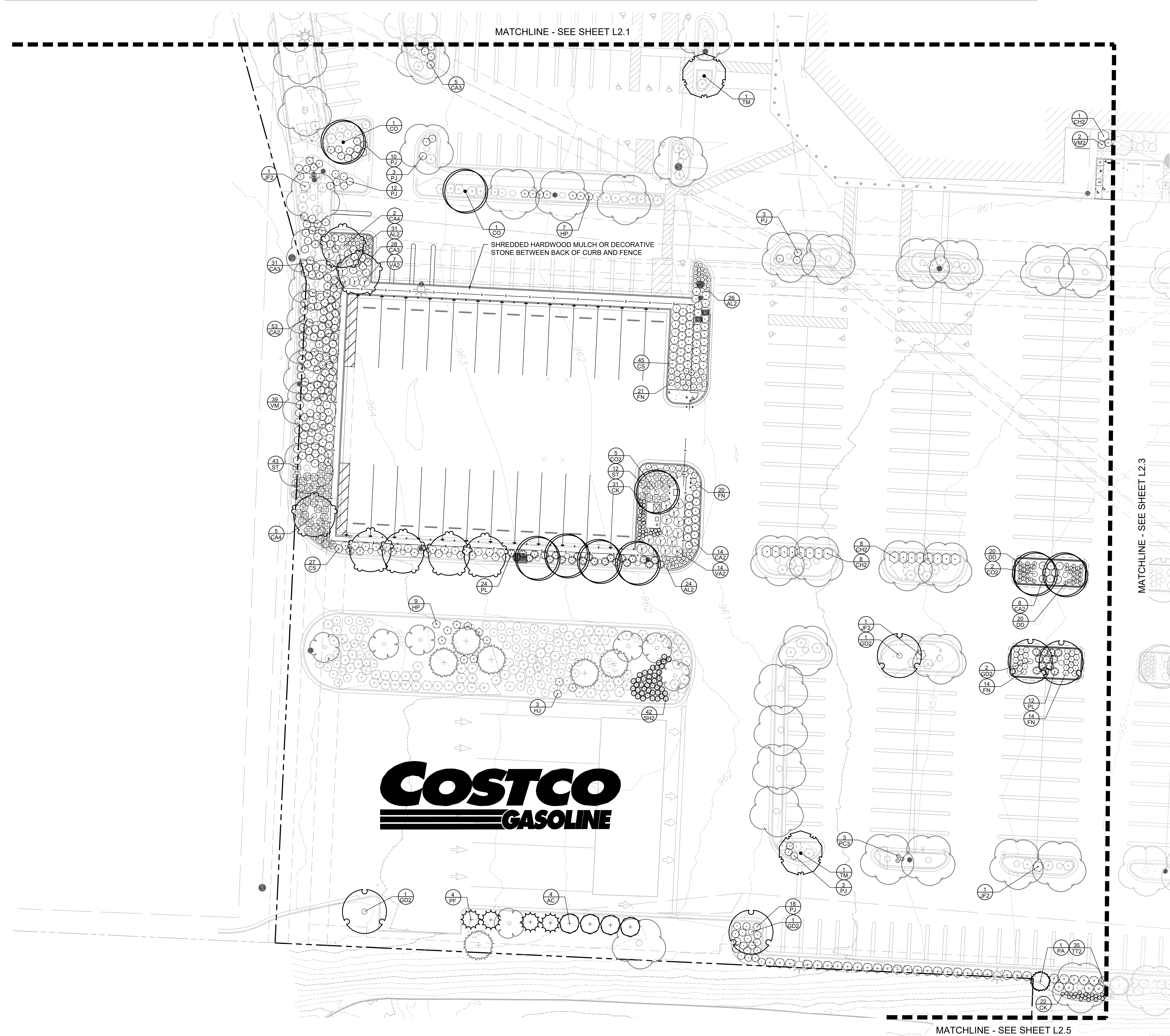


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L2.3
LANDSCAPE PLAN

AS INDICATED

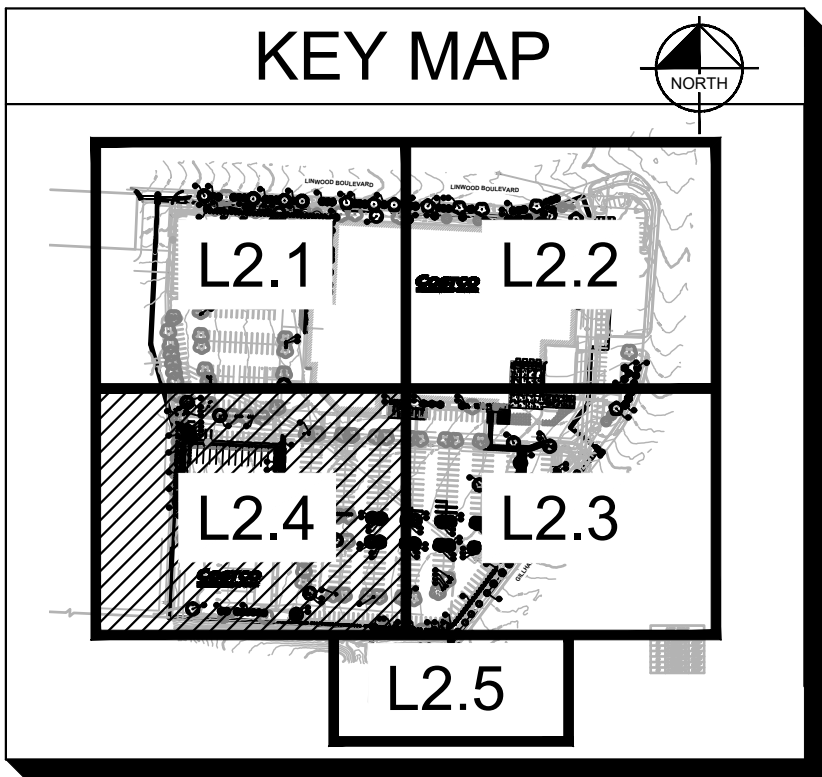
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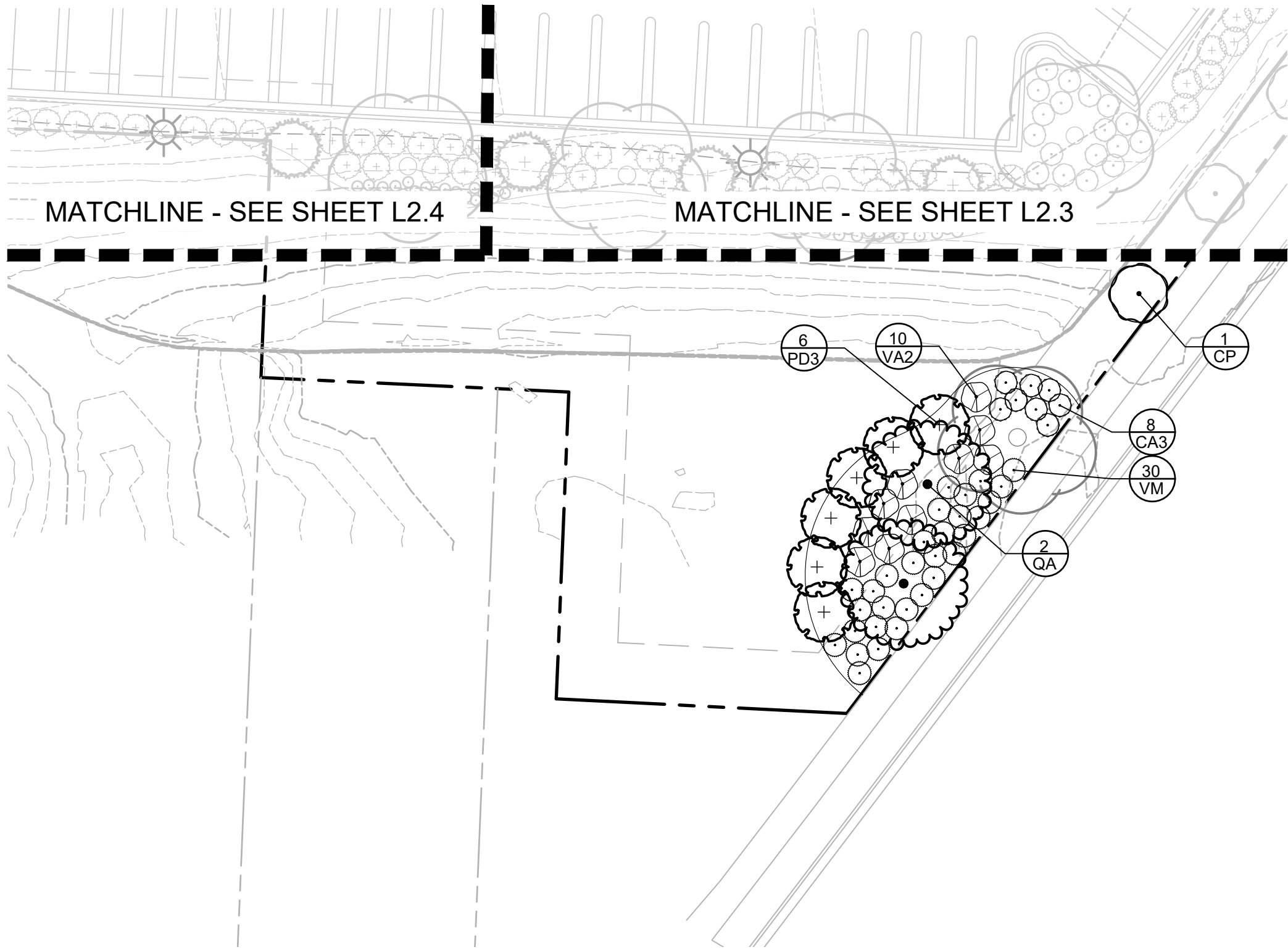
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LANDSCAPE PLAN

AS INDICATED

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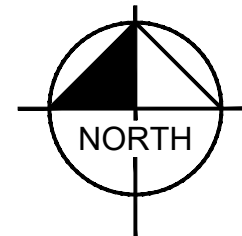
CONSULTANT

Kimley»Horn

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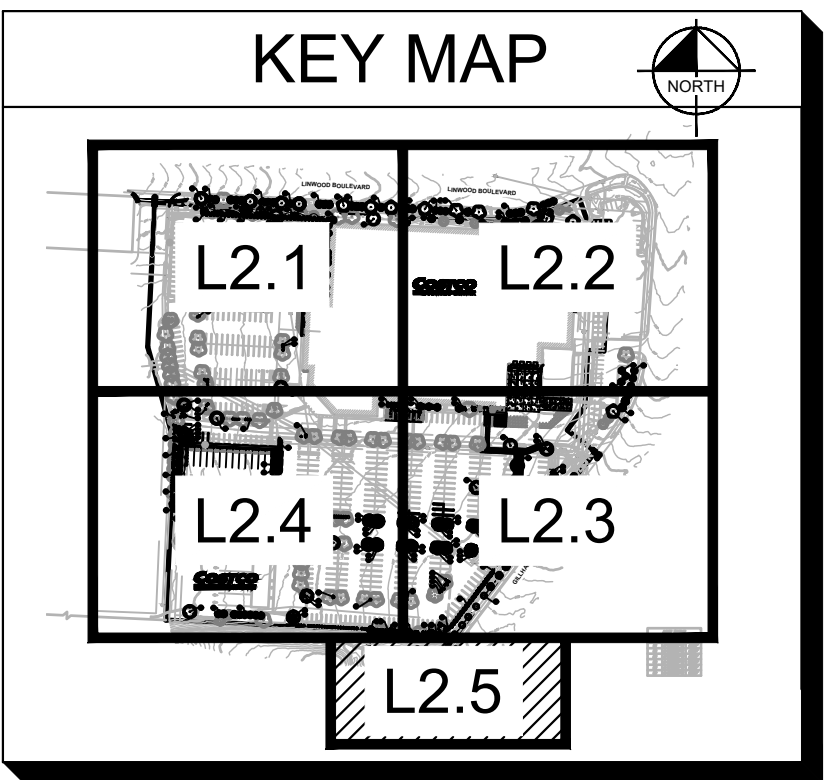
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SEAL AND SIGNATURES

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L2.5

LANDSCAPE PLAN

AS INDICATED



City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2026-00069 on 07/15/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER	
TREES									
	CA	6	CARPINUS CAROLINIANA / AMERICAN HORNBEAM NATIVE	B & B	3" CAL. MIN.	25' - 35' HT.	15' - 25' SP.		
	CO	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY NATIVE	B & B	3" CAL. MIN.	40' - 60' HT.	40' - 60' SP.		
	GI	7	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST NATIVE CULTIVAR	B & B	3" CAL. MIN.	30' - 40' HT.	25' - 35' SP.		
	QA	6	QUERCUS ALBA / WHITE OAK NATIVE	B & B	3" CAL. MIN.	50' - 80' HT.	50' - 80' SP.		
	TM	6	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN NATIVE CULTIVAR	B & B	3" CAL. MIN.	40' - 50' HT.	30' - 40' SP.		
COLUMNAR TREES									
	AA	7	ACER RUBRUM 'JFS-KW78' / ARMSTRONG GOLD® MAPLE NATIVE CULTIVAR	B & B	3" CAL. MIN.	40' HT.	12' SP.		
	CP	8	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY NATIVE CULTIVAR	B & B	3" CAL. MIN.	45' HT.	12' SP.		
EVERGREEN TREES									
	AC	10	ABIES CONCOLOR / WHITE FIR	B & B	8' HT. MIN.	30' - 50' HT.	15' - 30' SP.		
	PA	8	PICEA ABIES / NORWAY SPRUCE	B & B	8' HT. MIN.	40' - 60' HT.	25' - 30' SP.		
	PD3	8	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	8' HT. MIN.	40' - 80' HT.	10' - 20' SP.		
	PF	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8' HT. MIN.	20' - 30' HT.	10' - 15' SP.		
ORNAMENTAL TREES									
	CD	16	CORNUS DRUMMONDII / ROUGHLEAF DOGWOOD NATIVE	B & B	3" CAL. MIN.	15' - 20' HT.	15' - 20' SP.	SINGLE STEM	
	CE	11	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK NATIVE	B & B	3" CAL. MIN.	15' - 25' HT.	15' - 25' SP.	MULTI-STEM	
	CI	13	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN NATIVE	B & B	3" CAL. MIN.	20' - 30' HT.	20' - 30' SP.	SINGLE STEM	
	MP	12	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE NATIVE	B & B	3" CAL. MIN.	15' - 25' HT.	15' - 25' SP.	SINGLE STEM	
REPLACEMENT COLUMNAR TREES									
	CP2	6	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY NATIVE CULTIVAR	B & B	3" CAL. MIN.	45' HT.	12' SP.		
REPLACEMENT TREES									
	CA4	10	CARPINUS CAROLINIANA / AMERICAN HORNBEAM NATIVE	B & B	3" CAL. MIN.	25' - 35' HT.	15' - 25' SP.		
	CO2	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY NATIVE	B & B	3" CAL. MIN.	40' - 60' HT.	40' - 60' SP.		
	GD2	10	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' / ESPRESSO™ KENTUCKY COFFEETREE NATIVE CULTIVAR	B & B	3" CAL. MIN.	60' - 75' HT	40' - 50' SP.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE	MATURE HT.	MATURE SP.	SPACING
SHRUBS									
	AL2	127	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY NATIVE CULTIVAR	2 GAL	SEE PLAN	6" HT. MIN.	1'-2' HT.	3'-4' HT.	24" o.c.
	CA2	95	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	CA3	91	CEANOTHUS AMERICANUS / NEW JERSEY TEA NATIVE	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	CH2	21	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD	5 GAL	SEE PLAN	24" HT. MIN.	4' - 6' HT.	4' - 6' SP.	72" o.c.
	CS	82	CEPHALANTHUS OCCIDENTALIS 'SMCOSS' / SUGAR SHACK® BUTTONBUSH NATIVE CULTIVAR	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	DD	160	DEUTZIA X 'NCDX2' / YUKI CHERRY BLOSSOM® DEUTZIA	2 GAL	SEE PLAN	6" HT. MIN.	2' - 3' HT.	1'-2' SP.	24" o.c.
	FN	141	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	2 GAL	SEE PLAN	12" HT. MIN.	1.5' - 3' HT.	2' - 3' SP.	36" o.c.
	PJ	71	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL NATIVE CULTIVAR	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	PL	64	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK NATIVE CULTIVAR	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	ST	55	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA	2 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP	48" o.c.
	VA2	31	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM NATIVE CULTIVAR	2 GAL	SEE PLAN	24" HT. MIN.	3'-5' HT.	3' - 5' SP.	60" o.c.
	VM	83	VIBURNUM CARLESII 'SMVCB' / SPICE BABY™ KOREANSPICE VIBURNUM	5 GAL	SEE PLAN	24" HT. MIN.	3'-5' HT.	3' - 6' SP.	48" o.c.
EVERGREEN SHRUBS									
	JF	105	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	SEE PLAN	30" HT. MIN.	4' - 6' HT.	4' - 6' SP.	60" o.c.
	TD2	41	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	5 GAL	SEE PLAN	30" HT. MIN.	3' - 4' HT.	4' - 6' SP.	72" o.c.
	TT2	94	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	5 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	4' - 6' SP.	60" o.c.
ORNAMENTAL GRASSES									
	CK	108	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN		18" - 36" HT.	18" - 24" SP.	24" o.c.
	SH2	73	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED NATIVE	1 GAL	SEE PLAN		2' - 3' HT.	2' - 3' SP.	36" o.c.

REPLACEMENT GRASSES

	PC3	7	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS NATIVE CULTIVAR	1 GAL	SEE PLAN		2' - 3' HT.	18" - 24" SP.	24" o.c.
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REPLACEMENT SHRUBS

	HJ	9	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	3 GAL	SEE PLAN	24" HT. MIN.	3' - 5' HT.	3' - 5' SP.	48" o.c.
	HP	16	HYPERICUM PERFORATUM / ST. JOHN'S WORT NATIVE	3 GAL	SEE PLAN	24" HT. MIN.	3' - 4' HT.	3' - 4' SP.	48" o.c.
	JF2	4	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	SEE PLAN	30" HT. MIN.	4' - 6' HT.	4' - 6' SP.	60" o.c.
	VM2	34	VIBURNUM CARLESII 'SMVCB' / SPICE BABY™ KOREANSPICE VIBURNUM	5 GAL	SEE PLAN	24" HT. MIN.	3'-5' HT.	3' - 6' SP.	48" o.c.

EXISTING LANDSCAPE LEGEND

	EXISTING CANOPY TREE	84
	EXISTING EVERGREEN TREE	12
	EXISTING ORNAMENTAL TREE	16
	EXISTING EVERGREEN SHRUB	170
	EXSITING SHRUB	116

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-950-7804
WWW.KIMLEY-HORN.COM

MISSOURI LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY # 2012036305
EXPIRATION DATE: 12/31/2026

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
BUSINESS CENTER
241 LINWOOD BLVD.
KANSAS CITY, MO 64111

DATE	ISSUED FOR	REV
04/27/2026	GREEN INK	
06/29/2026	ENTITLEMENT REVIEW PLAN	



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00069** on **07/15/2026**

SARA CUPARIAN, FAIA
Secretary of the City Plan Commission

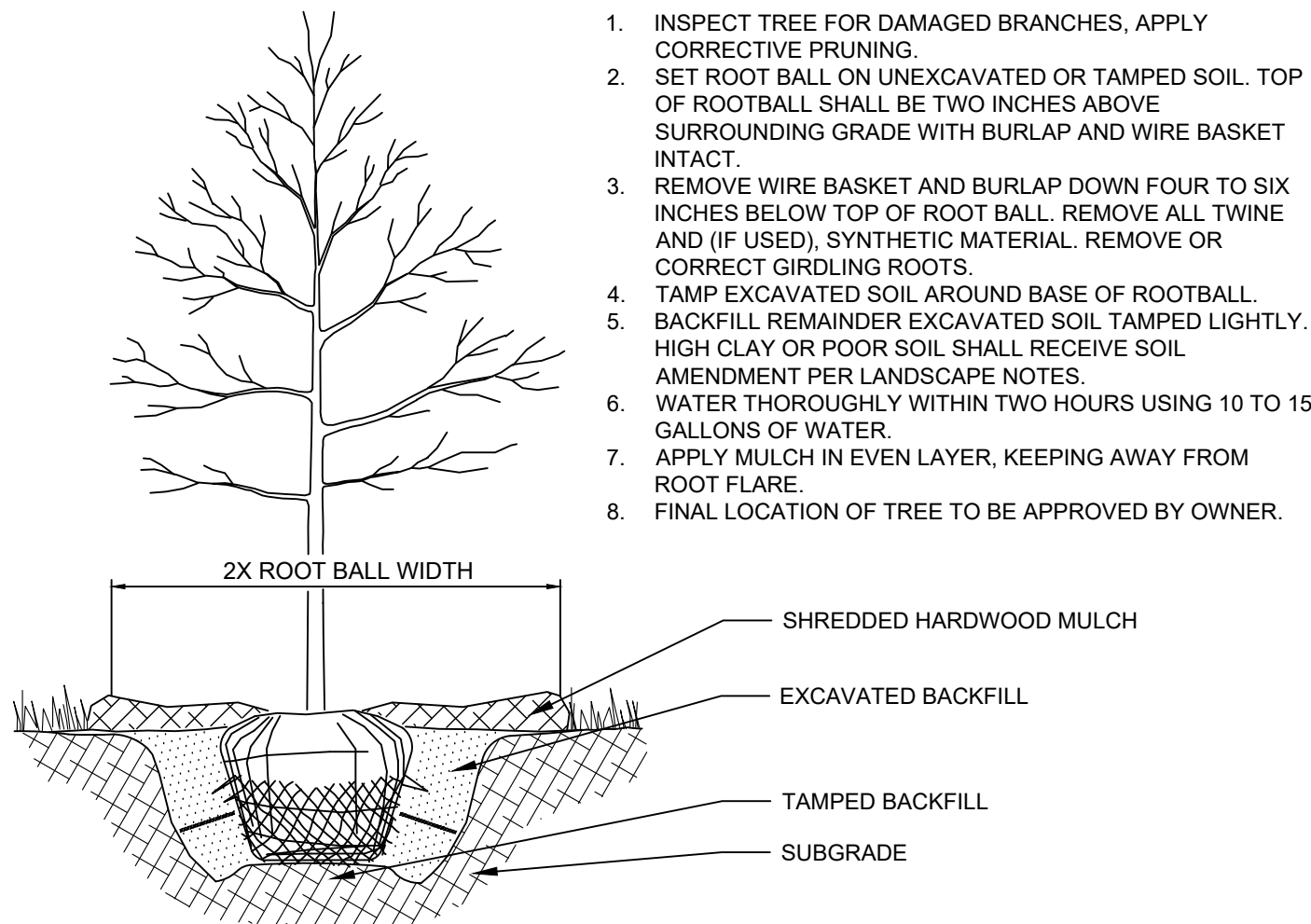
L3.0
LANDSCAPE
SCHEDULE

AS INDICATED

NOTES:

- LOCATIONS OF EXISTING TREES AND SHRUBS BEDS ARE APPROXIMATE AND BASED ON AN AERIAL. LANDSCAPE CONTRACTOR TO VERIFY IN THE FIELD. EXISTING TREE SIZES MEASURED IN DBH. FOR ALL TREES IN POOR CONDITION ALONG COSTCO PROPERTY LINE THAT WOULD IMPACT SAFETY, REMOVAL AND REPLACEMENT SHALL BE COORDINATED WITH OWNER.
- EXISTING TREE AND SHRUB SYMBOLS SHOW FOR QUANTITY ONLY. SYMBOL SIZE NOT REPRESENTATIVE OF ACTUAL SIZE.
- SOD/SEED HATCH LIMITS SHOWN ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HANDWATERING IF IRRIGATION IS NOT AVAILABLE. LANDSCAPE CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH TURF SOD. IF DISTURBANCE IS LOCATED AT, NEAR, AROUND MAIN ENTRANCES OR FRONT FACING AREAS, LANDSCAPE CONTRACTOR SHALL INSTALL TURF SOD.
- IRRIGATION SYSTEM MAY BE IMPACTED DURING DEVELOPMENT. LANDSCAPE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO ALL PLANTING AREAS AS NECESSARY.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT MULCH TYPE AT TIME OF INSTALLATION. MULCH IN INTERIOR ISLANDS SHALL MATCH MULCH IN INTERIOR ISLANDS IN EXISTING COSTCO PARKING LOT.
- LOCATIONS OF PROPOSED TREES, SHRUBS AND ORNAMENTAL GRASSES WITHIN LANDSCAPE ISLANDS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN THE FIELD THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING LANDSCAPE.

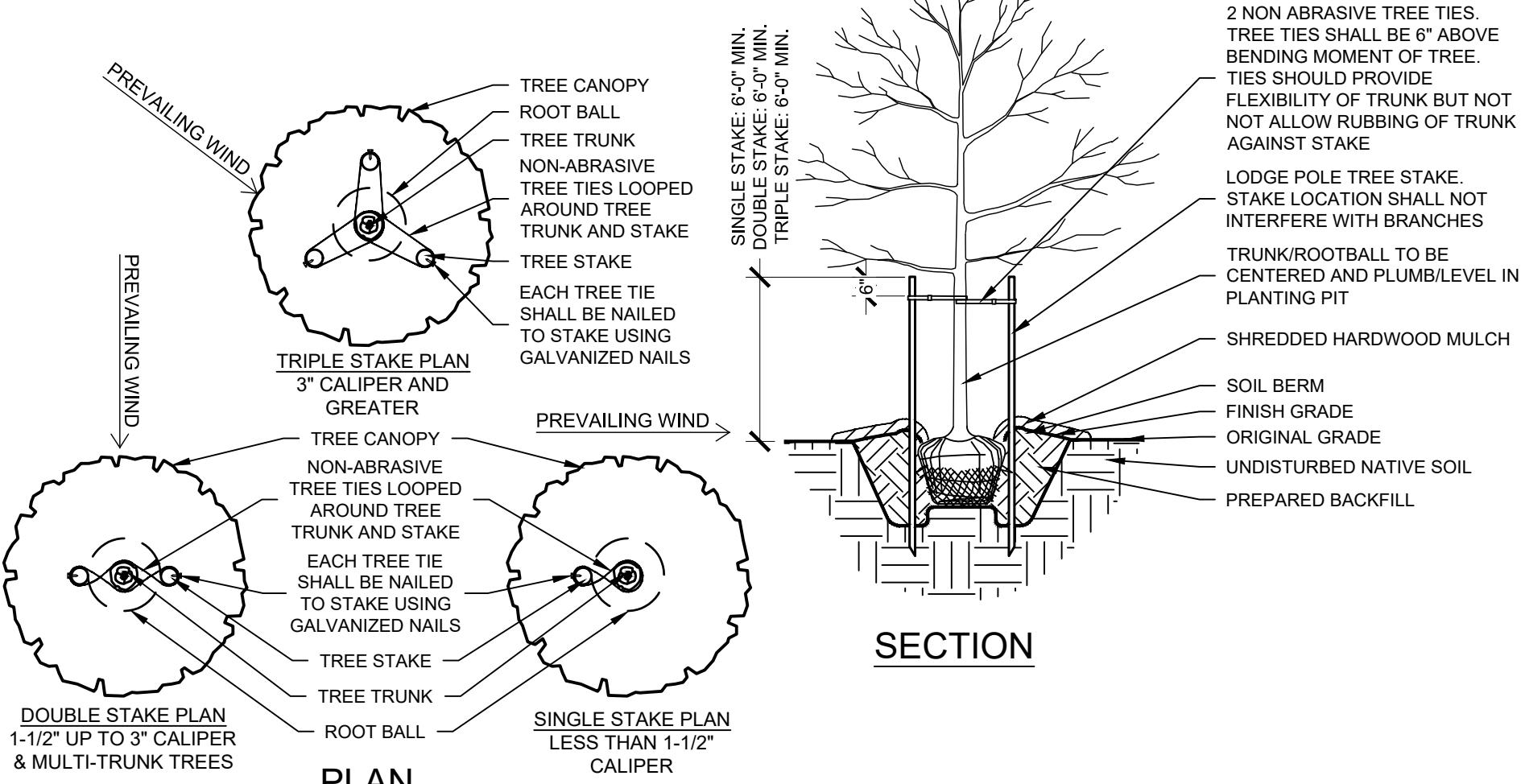
NOTES:



1 TREE PLANTING NTS

NOTES:

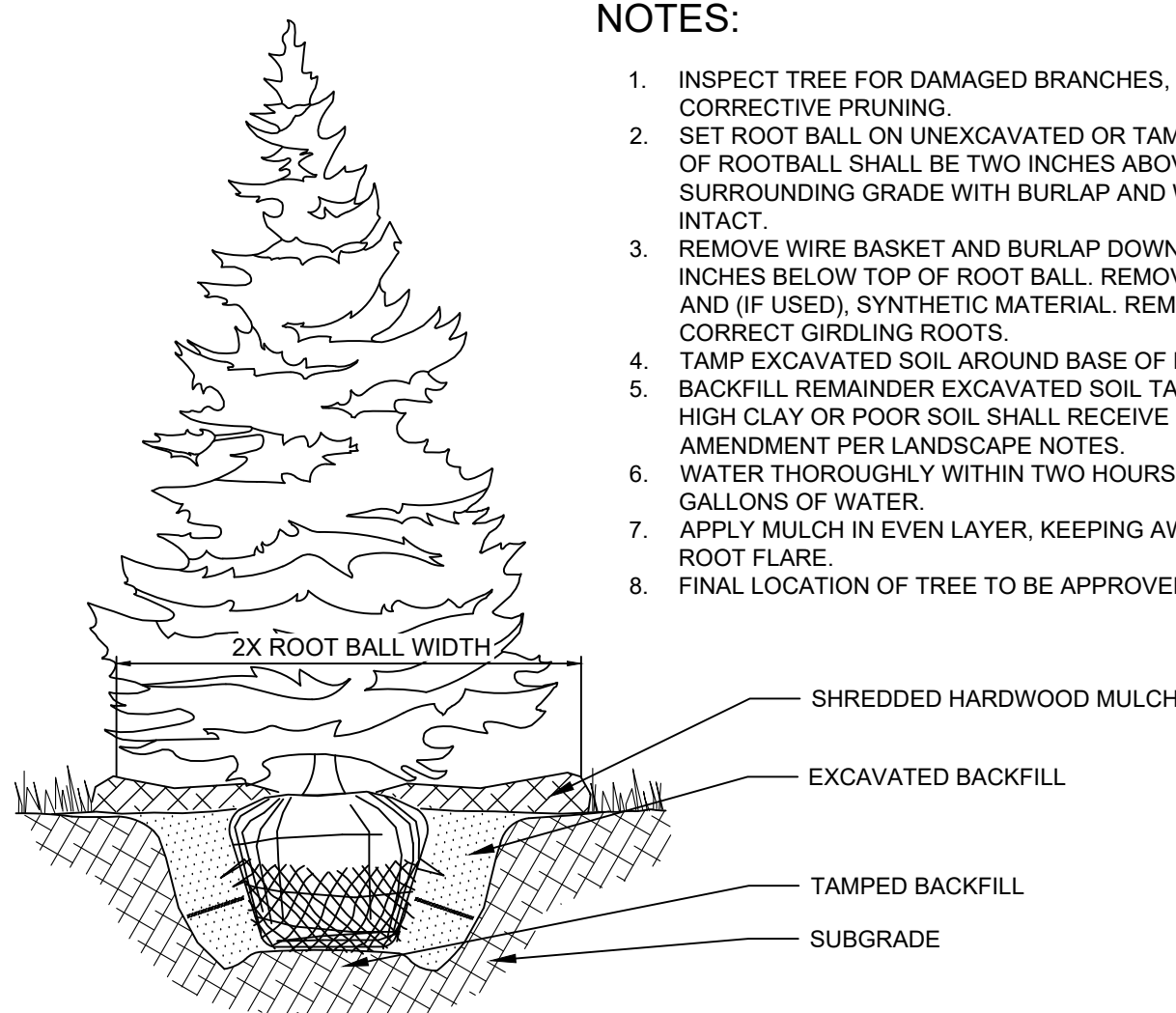
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
4. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
5. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.



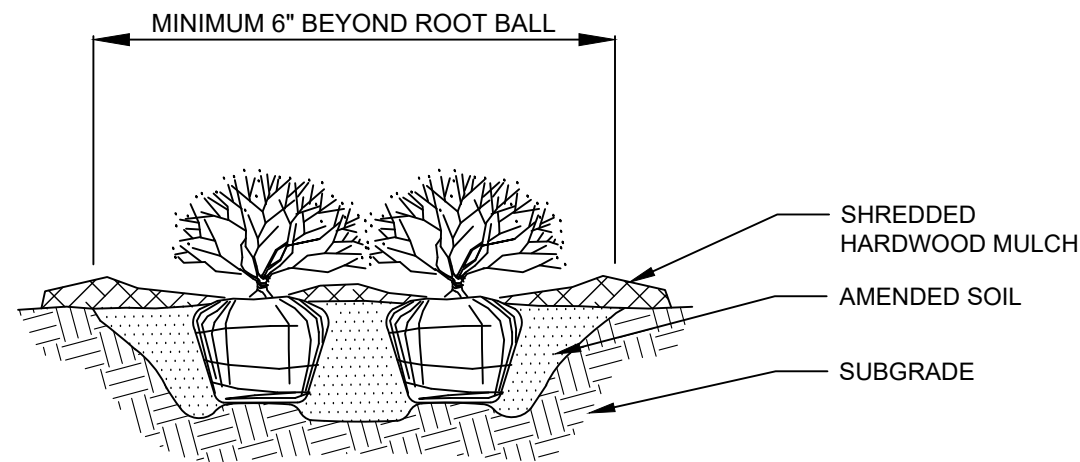
2 TREE STAKING N.T.S.

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. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
7. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



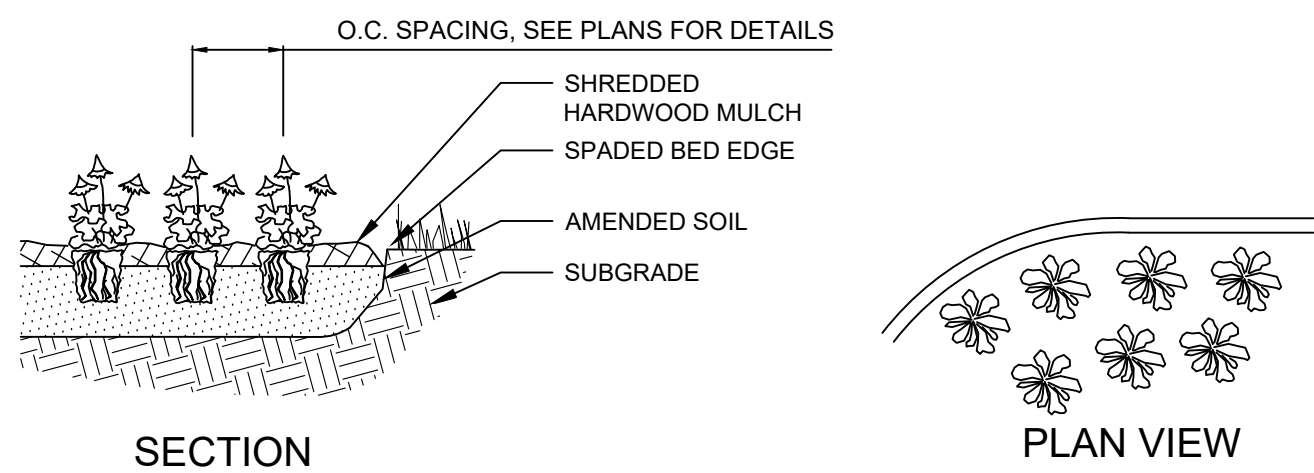
3 EVERGREEN TREE PLANTING NTS



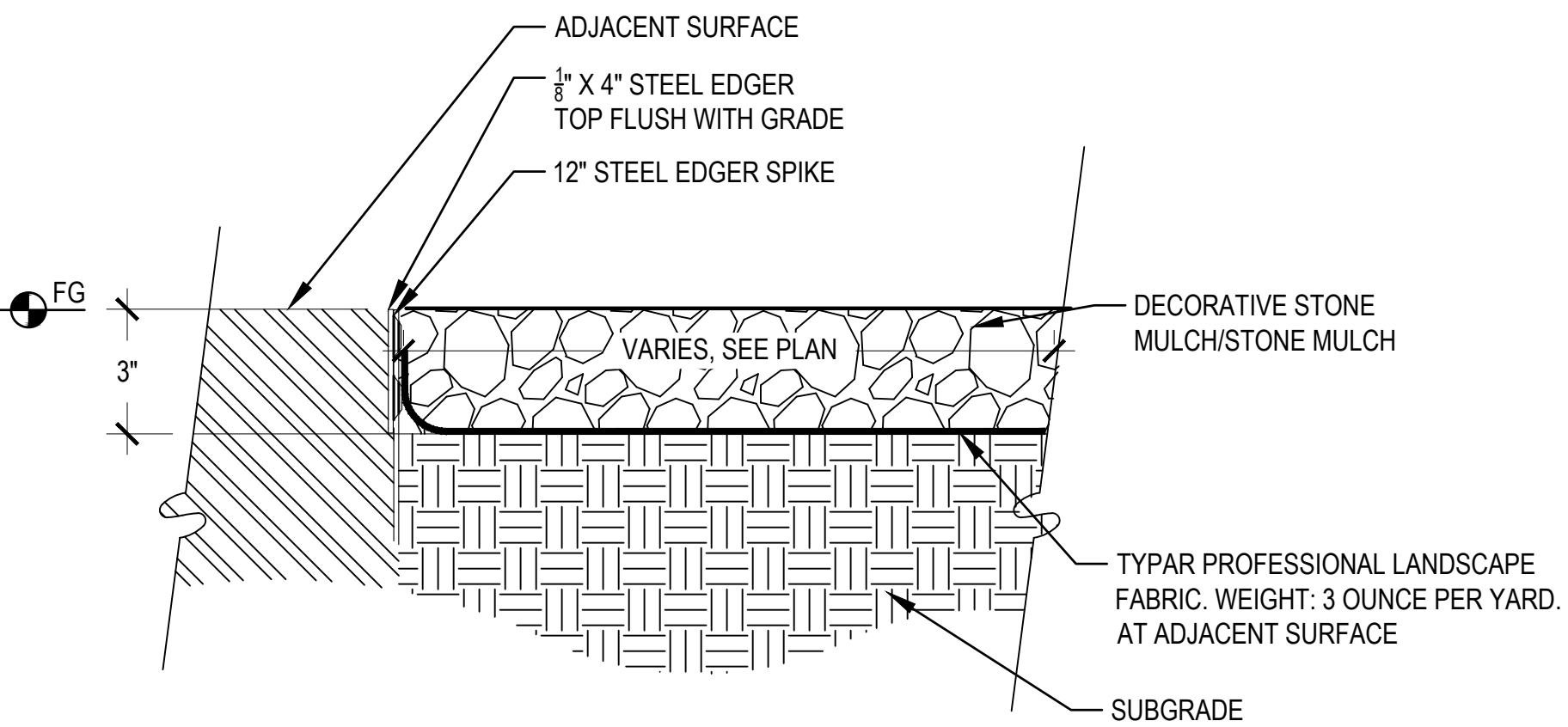
4 SHRUB PLANTING NTS

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.



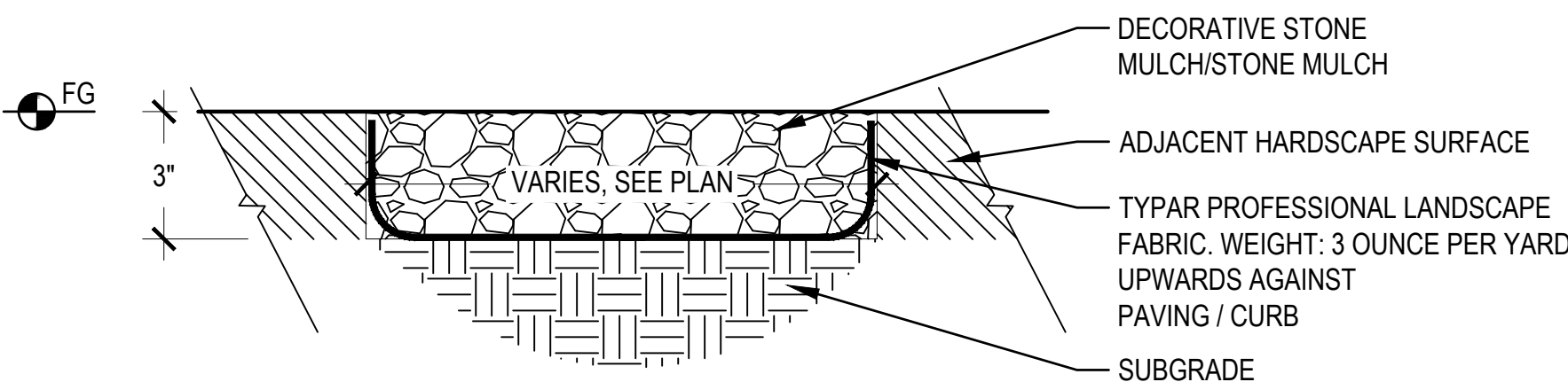
5 PERENNIAL PLANTING NTS



6 STONE MULCH 3" = 1'-0"

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 NEGLIGENCE 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. 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.
15. 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
16. 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.
17. 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 BED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
18. 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.
19. 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.
20. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
21. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
22. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
23. 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.
24. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
25. SEE ELECTRICAL PLANS FOR SITE LIGHTING.



7 STONE MULCH ADJACENT TO HARDSCAPE 3" = 1'-0"

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-950-7854
WWW.KIMLEY-HORN.COM

MISSOURI LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY # 2012036305
EXPIRATION DATE: 12/31/2026

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

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KANSAS CITY, MO 64111

DATE	ISSUED FOR	REV
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00069 on 07/15/2026

Secretary of the City Plan Commission

L3.1

LANDSCAPE NOTES
AND DETAILS

AS INDICATED



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00069** on **07/15/2026**
Sara Cooper, Mayor
Secretary of the City Plan Commission



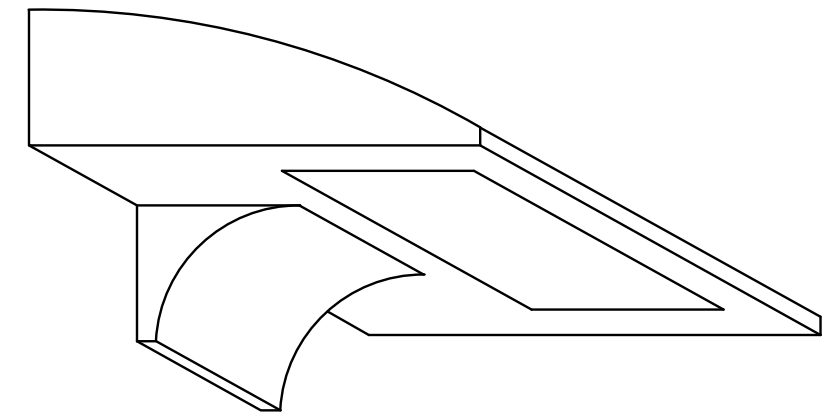
SITE PLAN
SCALE: 1" = 40'-0"

PLAN NOTES:

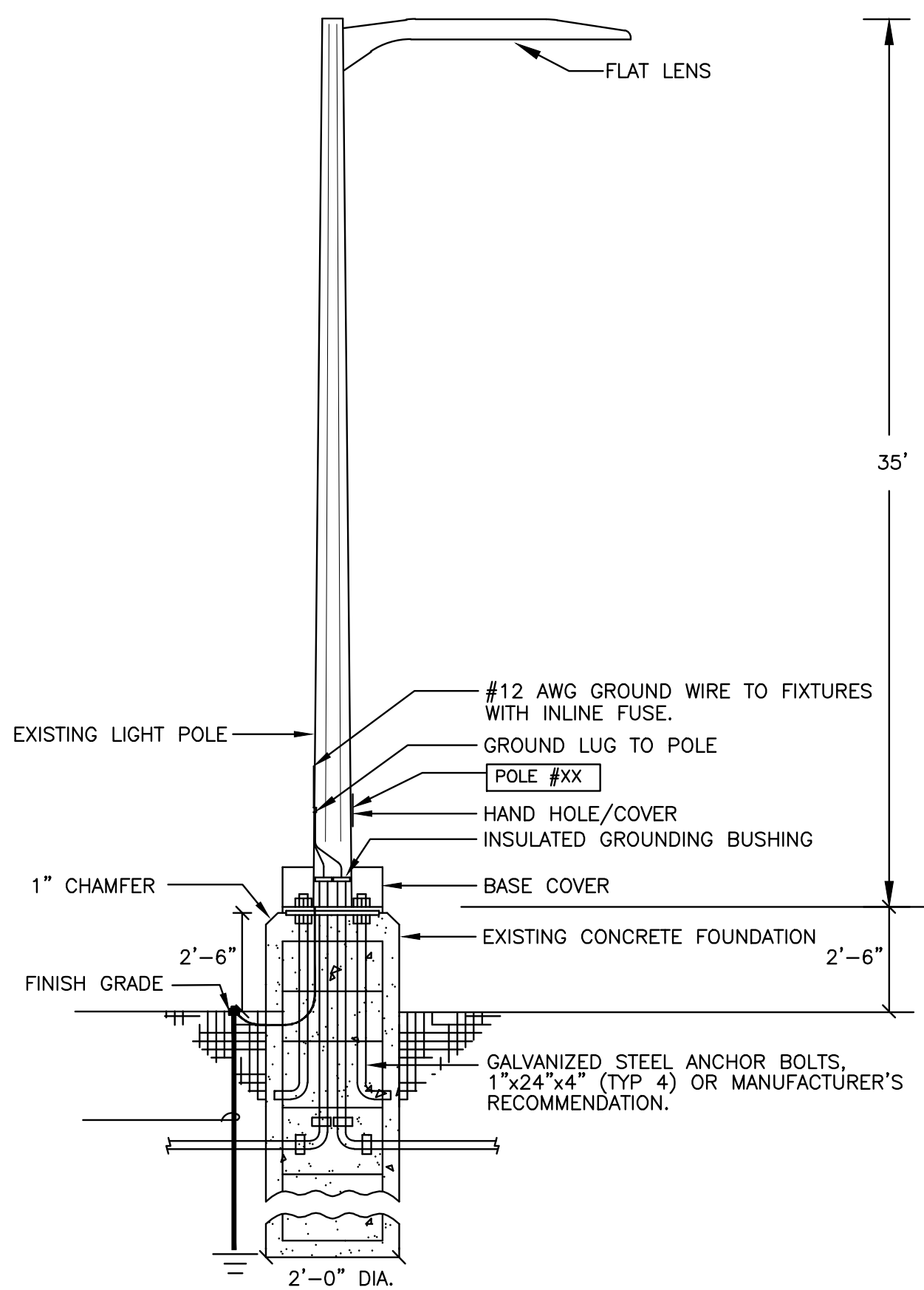
- EXISTING WALLMOUNT LIGHT FIXTURES TO REMAIN.
- EXISTING POLE MOUNT FIXTURES TO REMAIN.
- EXISTING POLE, REPLACE EXISTING FIXTURE(S) WITH NEW FIXTURE(S) PER FIXTURE SCHEDULE.
- NEW POLE, NEW FIXTURE(S).
- EXISTING POLE AND FIXTURE(S) TO BE RELOCATED.
- NEW WALL PACK
- REMOVE AND RELOCATE EXISTING WALLPACK
- RELOCATE EXISTING POLE, REPLACE EXISTING FIXTURE(S) WITH NEW FIXTURE PER FIXTURE SCHEDULE.
- ROTATE EXISTING POLE, REPLACE EXISTING FIXTURE(S) WITH NEW FIXTURE(S) PER FIXTURE SCHEDULE.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS	COLOR
B	COOPER EXISTING	GLEON-AF-02-LED-E1-SL3-7050-600-WM-MX/DIM-L20-BZ	LED	WALL	66	REPLACE EXISTING FIXTURE. TYP. ~15' ABOVE GRADE	5000K
B1	COOPER EXISTING	GLEON-AF-02-LED-E1-T4FT-7050-WM-BZ	LED	WALL	113	REPLACE EXISTING FIXTURE. TYP. ~15' ABOVE GRADE	5000K
B2	COOPER NEW	LITHONIA-DSXW1-P3-50K-80-T4M	LED	WALL	21	REPLACE EXISTING FIXTURE. TYP. ~15' ABOVE GRADE	5000K
L	CREE EXISTING	CPY250-A-PD-F-B-UL-WH-5700K	LED	PENDANT	96	PAINT CONDUIT & J-BOX WHITE. BOTTOM OF FIXTURES AT ~15' A.F.F. PROVIDE MOUNTING ACCESSORIES (SWIVEL), PROVIDE SAFETY CHAIN TO BUILDING STRUCTURE.	5700K
F	TECHLIGHT EXISTING	LB-X-N-XX-S-1-D-BZ W/ STRAIGHT ARM	LED	ARM	68	PROVIDE MAST ARM AND MOUNTING ACCESSORIES AS REQUIRED. SEE ARCHITECTURAL DETAIL. PROVIDE NEMA-3R ENCLOSURE FOR DRIVER.	4000K
FE	COOPER EXISTING	GLEON-AF-06-LED-E1-5MQ-BZ-7050	LED	POLE	333	EXISTING 35' ROUND TAPERED FIBERGLASS / ALUMINUM POLE (MANUFACTURER: VALMONT).	5000K
FE	COOPER EXISTING	GLEON-AF-06-LED-E1-SL4-BZ-7050	LED	POLE	333		
FE	COOPER EXISTING	GLEON-AF-08-LED-E1-5MQ-BZ-7050	LED	POLE	445		
FE	COOPER EXISTING	GLEON-AF-04-LED-E1-T3-BZ-7050	LED	POLE	225		
P	COOPER NEW	GALN-SABB-08-U-T4W-HSS-BZ-7050	LED	POLE	325	EXISTING 35' ROUND TAPERED FIBERGLASS / ALUMINUM POLE (MANUFACTURER: VALMONT).	5000K
P1	COOPER NEW	GALN-SA4C-04-U-T4BCS-BZ-7050	LED	POLE	190		
P2	COOPER NEW	GALN-SA6B-08-U-SL4-HSS-BZ-7050	LED	POLE	243		
P3	COOPER NEW	GALN-SA6B-08-U-T2R-BZ-7050	LED	POLE	243		



TYPICAL WALL PACK DETAIL (B.B1)
SCALE: NTS



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAIL.

POLE BASE DETAIL
NO SCALE

EXTERIOR LED LIGHTING UPGRADE

FOR QA REVIEW, NOT FOR CONSTRUCTION

PROJECT NO:2025-784

ARCHITECT REFERENCE NO:99-1650

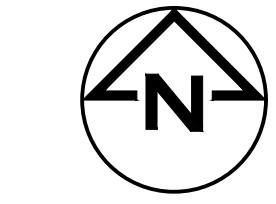
ISSUE DATE: NOVEMBER 2025

REVISION DATE:

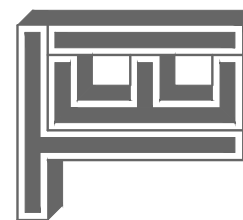
DRAWN: BMY/CLJ

CHECKED: JGM

SE-1



**FEASIBILITY STUDY
BUSINESS CENTER**
WAREHOUSE #375
241 EAST LINWOOD BOULEVARD
KANSAS CITY, MO 64111



T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3763
FAX: 425-970-3756

