



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA  
May 13, 2026, at 6:30 P.M.  
OPEN TO THE PUBLIC**

*Located in Grain Valley City Hall – Council Chambers  
711 Main Street – Grain Valley, Missouri*

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- April 8, 2026, Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

- Citizens are asked to please limit their comments to two (2) minutes.

**ITEM VI: PUBLIC HEARINGS**

- **Rezoning-** Requesting rezoning 120 SW Eagles Parkway Lot 2 in Risinger Hills Subdivision. Current zoning is C-3 and purposed zoning would be C-1

**ITEM VII: ACTION ITEMS**

1. **Rezoning-** Requesting rezoning 120 SW Eagles Parkway Lot 2 in Risinger Hills Subdivision. Current zoning is C-3 and purposed zoning would be C-1
2. **Westlake Ace Hardware-** Site plan review for a proposed retail/ hardware store located at the northwest corner of NW Woodbury Dr and NW Buckner Tarsney Road AKA 1260 NW Buckner Tarsney Road. Current zoning is DTZ (Downtown Transition Zone)
3. **ALDI-** Site plan review for a proposed retail food market located approximately ¼ mile east of the intersection of State Route AA and NE South Outer Road AKA 3300 NE south outer Road. Current zoning is DTZ (Downtown Transition Zone).

**ITEM VIII: PREVIOUS BUSINESS**

- **City Code Chapter 400 Zoning Regulation** update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).





**ITEM IX: NEW BUSINESS**

- None

**ITEM X: ADJOURNMENT**

**PLEASE NOTE**

*The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on June 10, 2026, at 6:30 pm.*

PEOPLE REQUIRING ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

04/8/2026
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on April 8, 2026, in the Council Chambers at City Hall.
The meeting was called to order at 6:38 PM by Vice Chair Chris Bamman.

ITEM II: ROLL CALL

- Present: Chris Bamman
Present: Justin Tyson (Late)
Present: Debbie Saffell
Present: Bob Headley (Late)
Present: Craig Shelton
Present: James Griffin
Present: Elijah Greene
Absent: Rick Knox (BOA Liaison)
There was a quorum.

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Saffell motioned to approve minutes March 11, 2026, regular schedule planning and zoning meeting Commissioner Greene seconded the motion. The motion was approved by a vote of 5 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

Elevate Cannabis/ Swade Liberty Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director
Nicholas Purifoy Lauber Municipal Law



**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
*Regular Meeting*

**04/8/2026**  
*Page 2 of 3*

- Chairperson Tyson opened the public hearing at 6:42 PM
- Commissioner Greene asked for clarification on the need for the permit.
- Director Martin stated any cannabis dispensary needed to apply for and obtain the conditional use permit before opening for business.
- Nico P with Key cannabis was present and spoke as the owner of the property, stating his group continues to own the property but now has a new operating company and that's where the new application comes from. Nico stated some of the changes come from redistricting in the state of Missouri.
- Chairperson Tyson closed the public hearing at 6:45 PM

**ITEM VII: ACTION ITEMS**

**Elevate Cannabis/ Swade Liberty Dispensary-** Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

- Commissioner Shelton made a motion to approve the action item, Commissioner Saffell seconded the motion.
- Commissioner Bamman questioned the security of the site and expressed previous concerns on the subject and wanted clarification.
- Joey P with Swade Cannabis spoke about the company and stated all 5 in the state they currently have and the security measures with the building.
- Director Martin confirmed the hours of operations from 8AM to 6PM, and the current code has not changed since previous discussion.
- Commission Griffin asked about the change of hours.
- Director Martin stated staff would like the business to open and operate and then after review revisit the hours of operations to a possible modification.
- Commissioner Greene stated security is very important and is a concern of surrounding businesses.

**Commissioners Present**

Justin Tyson  
 Debbie Saffell  
 Craig Shelton  
 Bob Headley  
 Elijah Greene  
 Chris Bamman  
 James Griffin

**Commissioners Absent**

Rick Knox BOA Liaison

**Staff Officials Present**

Patrick Martin – CD Director  
 Nicholas Purifoy Lauber Municipal Law



City of Grain Valley
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04/8/2026
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- Director Martin stated the site plan has remained the same and the building ownership is the same as previous the only change is the operating company, so all site plan items and security were approved by GVPD and previous meetings.
The motion passed 7-0

ITEM VIII: PREVIOUS BUSINESS

City Code Chapter 400 Zoning Regulation update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).

- Mr. Purifoy gave an overview of the new sign ordinance draft and gave some recommendations on the new code.
Chairperson Tyson asked about the number of signs and duration of how long they can be installed.
Mr. Purifoy stated 60 days is a good time frame and the number of signs still needs to be determined.
Director Martin stated the new proposed code cleans up a lot of items and clarifies sign items. The current code hasn't been updated in 24 years since 2002, and snipe signs are only a small portion of the new code.
Chairperson Tyson asked for an additional meeting to figure out the best way forward.
Mr. Purifoy will work on a different marked up and a highlight of changes.
Director Martin stated he would work on additional meetings before this became an action item.

ITEM IX: NEW BUSINESS

- Announcement from Director Martin about the last meeting for Commissioner Headley due to a successful campaign and Mayoral election.

ITEM X: ADJOURNMENT

- Commissioner Bamman made a motion to adjourn the meeting. Commissioner Saffell second the motion. The Commission approved the motion by a vote of 7 to 0.

-The Regular Meeting Adjourned at 7:30 PM-

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley
Elijah Greene
Chris Bamman
James Griffin

Commissioners Absent

Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director
Nicholas Purifoy Lauber Municipal Law

Grain Valley Community Development  
120 SW Eagle's Parkway  
03/30/2026 - 03/29/2027  
Planning and Zoning  
General

Printed: 05/05/2026

Permit/License #  
5308298

Reference Number  
d40da7a0-2c70-11f1-89aa-6912b486c3c4

Application Status  
Under Review

Status  
Active

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## Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Reviewing	03/30/2026
Final-Review	Not Reviewed	

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## Fees

Rezoning	\$500.00
<b>Subtotal</b>	<b>\$500.00</b>
<b>Amount Paid</b>	<b>\$500.00</b>
<b>Total Due</b>	<b>\$0.00</b>

## Payments

03/30/2026	Card Visa * [REDACTED]	\$500.00
<b>Total Paid</b>		<b>\$500.00</b>

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## Application Form Data

(Empty fields are not included)

First Name  
Chad

---

Last Name

██████████  
Phone Number

(816) ██████████

Email

chad ████████████████████

Do you have an additional contact person?

No

Project Street Address

120 SW Eagle's Parkway

City

Grain Valley

State

MO

Zip Code

64029

Lot #

2

Subdivision

Risinger Hills

Zoning District

C-3 Highway Commercial District

First Name

Chad

Last Name

██████████

Phone Number

(816) [REDACTED]

---

Street Address

114 SW Eagle's Parkway

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City

Grain Valley

---

State

MO

---

Zip Code

64029

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Please provide a legal description of subject property

37-830-07-38-00-0-00-000. RISINGER HILLS---LOT 2

---

Please depict general location of site

 Loading map...

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Please upload the preliminary development/site development plan

 **Lot 2 Risinger Hills Subdivision.pdf**


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Please provide a written description of the proposal

**Rezoning from C-3 to C-1 to more align with the surrounding use**

---

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

 **ECS Articles of Organization.pdf**

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Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
OLD TOWNE	MARKETPLACE LLC	1120 A NW EAGLE RIDGE BLVD	Grain Valley	MO	64029
CSL	EQUITIES LLC	28205 E COLBERN RD	LEES SUMMIT	MO	64086
ASKEW	LLC	4400 NE COURTNEY DR MO	LEES SUMMIT	MO	64064
JOHN E & EVELYN R	BECK	124 SW EAGLES PKWY MO 64029	GRAIN VALLEY	MO	64029
LOIS E	YOUNG	126 SW EAGLES PKWY MO 64029	GRAIN VALLEY	MO	64029
AUSTIN JUDD & ZACHARY DEAN	CUNNINGHAM	121 BROADWAY ST A	Grain Valley	MO	64029
THOMAS & TIFFANY	KELSEY	25910 MILTON THOMPSON RD	LEES SUMMIT	MO	64086
GODARD	LLC	PO BOX 1327	Blue Springs	MO	64015
GREESON	INVESTMENTS, LLC	1308 SW GRANITE CREEK DR	BLUE SPRINGS	MO	64015

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Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
ROSE E	MCLAUGHLIN	111 BROADWAY ST	GRAIN VALLEY	MO	64029

What type of project is this?

**Rezoning**

Please provide a description of the project

**Rezoning from C-3 to C-1 to better conform to surrounding uses**

Company Name

**Risinger Development**

Street Address

**114 SW Eagle's Parkway**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Electronically Signed

Chad [REDACTED] - 03/30/2026 2:44 pm



## AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**

- Apr 29, 2026

**Printer's Fee:** \$42.34

*Anjana Bhadoriya*

\_\_\_\_\_  
Anjana Bhadoriya  
Agent

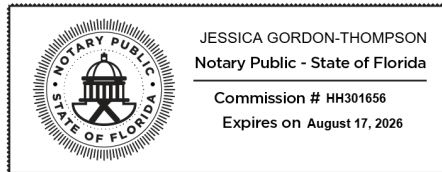
**VERIFICATION**

State of Florida  
County of Orange

Signed or attested before me on this: **04/29/2026**

*J. Gordon-Thompson*

\_\_\_\_\_  
Jessica Gordon-Thompson  
Notary Public - State of Florida  
Commission # HH301656  
Expires on **08/17/2026**  
Notarized remotely online using communication technology via Proof.



**CITY OF GRAIN VALLEY  
PLANNING & ZONING COM-  
MISSION  
PUBLIC HEARING**

The Grain Valley Planning & Zoning Commission will hold a public hearing at 6:30 PM on May 13, 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

1. **Rezoning-** Requesting rezoning 120 SW Eagles Parkway Lot 2 in Risinger Hills Subdivision. Current zoning is C-3 and purposed zoning would be C-1. All interested parties are encouraged to attend.

Published in the Examiner, Apr 29, 2026

4497980



**STAFF REPORT – 120 SW Eagles Parkway Lot 2 in Risinger Hills Subdivision  
May 11, 2026**

**ACTION: Rezoning-** Requesting rezoning 120 SW Eagles Parkway Lot 2 in Risinger Hills Subdivision. Current zoning is C-3 and purposed zoning would be C-1

**BACKGROUND:** This land was zoned C-3 in 2018 for development.

**PURPOSE:** The applicant has filed an application for rezoning to C-1 Central Business District zoning with the intent to build a facility on the land for business purposes.

**PUBLIC INFORMATION AND PROCESS:**

A public hearing will be held in front of the Planning and Zoning Commission on May 13<sup>th</sup>, 2026. Public notice was given in the Examiner on Wednesday, April 29, 2026, and by letter to property owners of records within 185 feet of the applicant's property.

**STAFF RECOMMENDATION:**

The change of zoning to C-1 would be appropriate given this site is along Eagles Parkway near other retail development. The land is mostly surrounded by other commercial properties and residential to the north of the property. This investment will yield a benefit to the city in property taxes and jobs. This will be more in line with the City Comp Plan in lieu of the current zoning of C-3.

Staff recommends approval.

Grain Valley Community Development

Printed: 05/05/2026

1260 NW BUCKNER  
TARSNEY RD.

Permit/License #  
9079495

06/09/2025 - 06/08/2026

Reference Number  
06c88aa0-4533-11f0-b357-ebf49865e6de

Planning and Zoning

General

Status  
Active

Application Status  
Under Review

## Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Not Reviewed	06/09/2025
Engineering	Not Reviewed	
Final-Review	Not Reviewed	

## Fees

Site Plan Review	\$400.00
<b>Subtotal</b>	<b>\$400.00</b>
<b>Amount Paid</b>	<b>\$400.00</b>
<b>Total Due</b>	<b>\$0.00</b>

## Payments

06/09/2025	Card Visa *1558	\$400.00
<b>Total Paid</b>		<b>\$400.00</b>

## Application Form Data

(Empty fields are not included)

First Name

Jeff

Last Name

[REDACTED]

Phone Number

(913) [REDACTED]

Email

[REDACTED]

Do you have an additional contact person?

No

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Project Street Address

1260 NW BUCKNER TARSNEY RD.

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City

Grain Valley

---

State

MO

---

Zip Code

64029

---

Lot #

1

---

Subdivision

Unplatted

---

Zoning District

Downtown Transition

---

First Name

Ralph

---

Last Name

██████████

---

Phone Number

(913) ██████████

---

Street Address

11837 College Blvd.

---

City

Overland Park

---

State

KS

---

Zip Code

66210

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Please provide a legal description of subject property

**DESCRIPTION:**

A tract of land in the West half of the Southwest Quarter of Section 26, Township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 26, Township 49 North, Range 30 West; thence North 01 degrees 16 minutes 36 seconds East (all bearings herein are referenced to the Missouri State Plane Coordinate System, 1983, West Zone) along the West line of said Southwest Quarter, a distance of 1617.08 feet to the Southwest corner of "WINGATE 1ST PLAT", a subdivision of land in Grain Valley, Jackson County, Missouri; thence continuing North 01 degrees 16 minutes 36 seconds East along the West line of said "WINGATE 1ST PLAT", a distance of 324.55 feet; thence South 88 degrees 31 minutes 12 seconds East along the North line of said "WINGATE 1ST PLAT", distance of 958.49 feet to the point of beginning; thence continuing South 88 degrees 31 minutes 12 seconds East, a distance of 330.73 feet to the West right-of-way line of Missouri Highway Route BB (Bucker Tarsney Road); thence South 01 degrees 01 minutes 19 seconds West along said West right-of-way line, a distance of 248.01 feet to the North right-of-way line of oodbury Drive; thence North 88 degrees 31 minutes 12 seconds West along said North right-of-way line, a distance of 332.94 feet to the Easterly line of said "WINGATE 1ST PLAT"; thence North 01 degrees 32 minutes 01 seconds East along said Easterly line, a distance of 248.00 feet to the point of beginning.


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Please upload the final development/site plan

 2026.03-02 - 24-157 FDP Rev2 REVISED 3-4-26.pdf

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Please upload the landscaping plan

 2025.05-31 - 24-157 FDP Rev0.pdf

---

Please upload the building elevations

 Westlake Grain Valley color elevations.pdf

---

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

 ownership\_affidavit\_for\_Ralph Varnum.pdf

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What type of project is this?

**Final Development/Site Plan**

---

Please provide a description of the project

**Proposed Commercial Development - Westlake/Ace Hardware - NW Corner - Buckner-Tarsney & Woodbury Drive**

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Company Name

**Schlagel & Associates**

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Street Address

**14920 W. 107th Street**

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City

**Lenexa**

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State

**KS**

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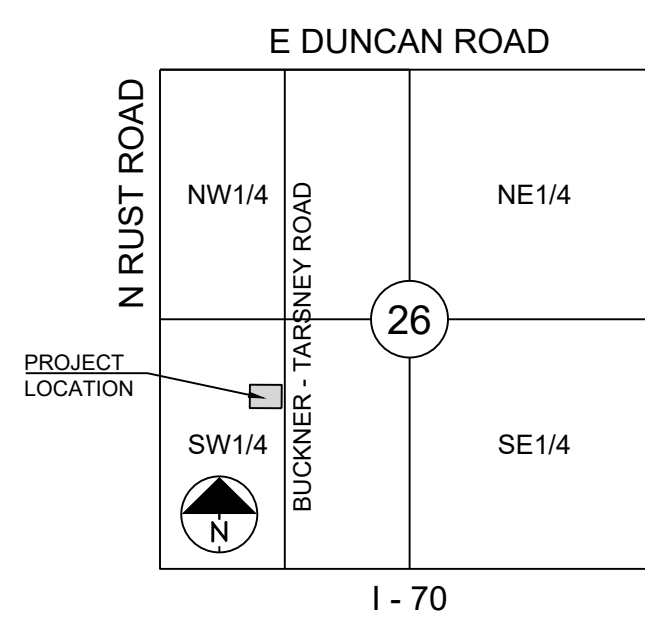
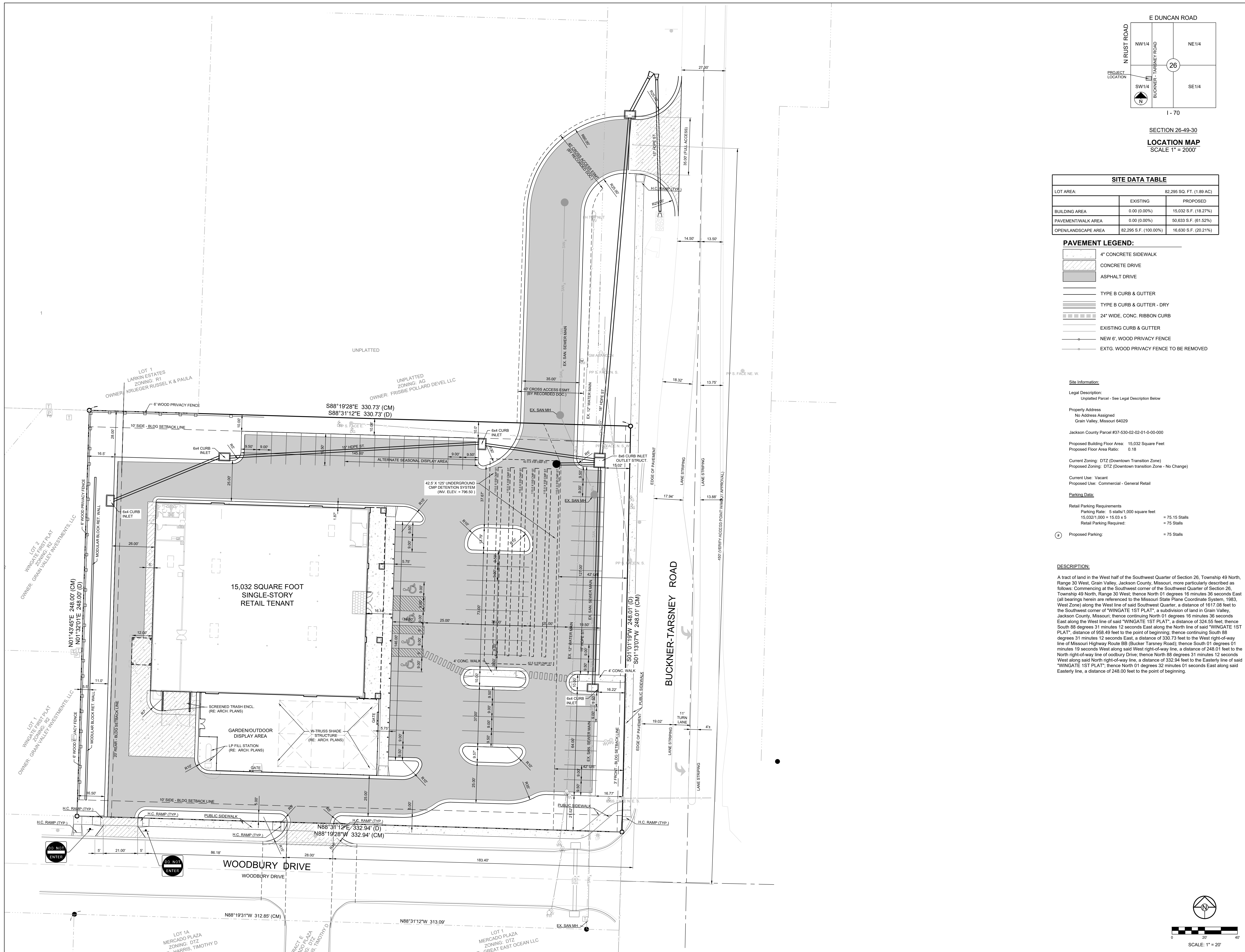
Zip Code

## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Electronically Signed

Jeffrey [REDACTED] - 06/09/2025 8:09 am



SECTION 26-49-30  
 LOCATION MAP  
 SCALE 1" = 2000'

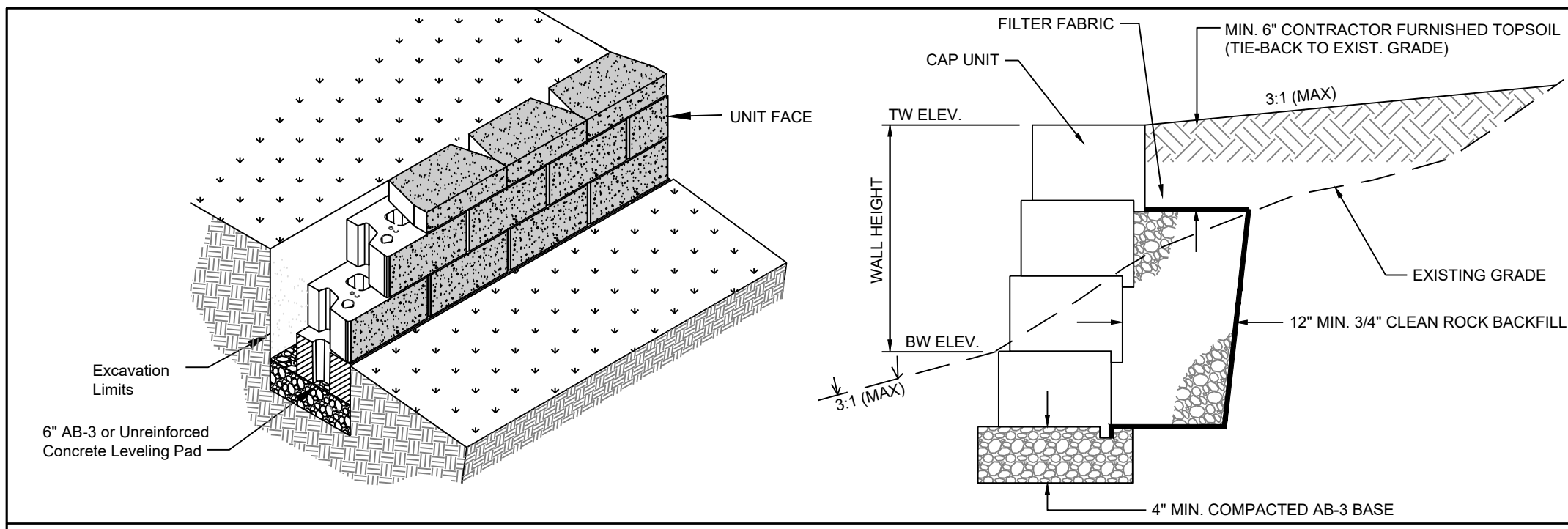
SITE DATA TABLE		
LOT AREA:	82,295 SQ. FT. (1.89 AC)	
BUILDING AREA	EXISTING	PROPOSED
	0.00 (0.00%)	15,032 S.F. (18.27%)
PAVEMENT/WALK AREA	0.00 (0.00%)	50,633 S.F. (61.52%)
OPENLANDSCAPE AREA	82,295 S.F. (100.00%)	16,630 S.F. (20.21%)

- PAVEMENT LEGEND:**
- 4" CONCRETE SIDEWALK
  - CONCRETE DRIVE
  - ASPHALT DRIVE
  - TYPE B CURB & GUTTER
  - TYPE B CURB & GUTTER - DRY
  - 24" WIDE, CONC. RIBBON CURB
  - EXISTING CURB & GUTTER
  - NEW 6" WOOD PRIVACY FENCE
  - EXTG. WOOD PRIVACY FENCE TO BE REMOVED

**Site Information:**  
 Legal Description: Unplatted Parcel - See Legal Description Below  
 Property Address: No Address Assigned, Grain Valley, Missouri 64029  
 Jackson County Parcel #37-530-02-02-01-0-00-000  
 Proposed Building Floor Area: 15,032 Square Feet  
 Proposed Floor Area Ratio: 0.18  
 Current Zoning: DTZ (Downtown Transition Zone)  
 Proposed Zoning: DTZ (Downtown Transition Zone - No Change)  
 Current Use: Vacant  
 Proposed Use: Commercial - General Retail  
**Parking Data:**  
 Retail Parking Requirements  
 Parking Rate: 5 stalls/1,000 square feet  
 15,032/1,000 = 15.03 x 5 = 75.15 Stalls  
 Retail Parking Required: = 75 Stalls  
 Proposed Parking: = 75 Stalls

**DESCRIPTION:**  
 A tract of land in the West half of the Southwest Quarter of Section 26, Township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 26, Township 49 North, Range 30 West; thence North 01 degrees 16 minutes 36 seconds East (all bearings herein are referenced to the Missouri State Plane Coordinate System, 1983, West Zone) along the West line of said Southwest Quarter, a distance of 1617.08 feet to the Southwest corner of "WINGATE 1ST PLAT", a subdivision of land in Grain Valley, Jackson County, Missouri; thence continuing North 01 degrees 16 minutes 36 seconds East along the West line of said "WINGATE 1ST PLAT", a distance of 324.55 feet; thence South 89 degrees 31 minutes 12 seconds East along the North line of said "WINGATE 1ST PLAT", a distance of 958.49 feet to the point of beginning; thence continuing South 88 degrees 31 minutes 12 seconds East, a distance of 330.73 feet to the West right-of-way line of Missouri Highway Route BB (Buckner Tarsney Road); thence South 01 degrees 01 minutes 19 seconds West along said West right-of-way line, a distance of 248.01 feet to the North right-of-way line of oodbury Drive; thence North 88 degrees 31 minutes 12 seconds West along said North right-of-way line, a distance of 332.94 feet to the Easterly line of said "WINGATE 1ST PLAT"; thence North 01 degrees 32 minutes 01 seconds East along said Easterly line, a distance of 248.00 feet to the point of beginning.

REVISION DATE	DESCRIPTION
07-16-2020	City Planning Review
03-22-2020	City Planning Review
03-27-2020	Shaded Access for Public Review
03-27-2020	Planning Review



**TYPICAL DETAIL @ MODULAR BLOCK RETAINING WALL**

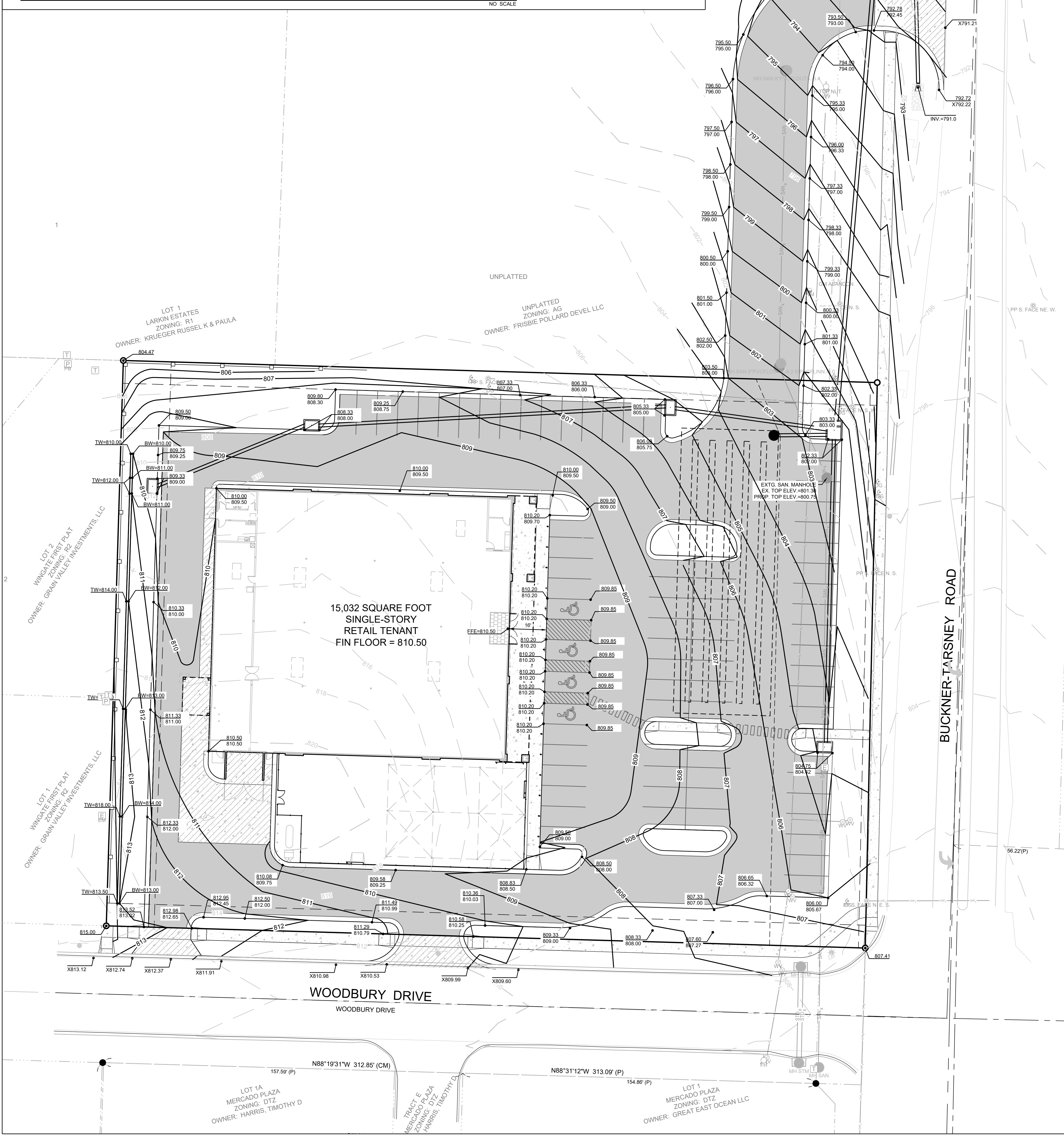
- CONSTRUCTION NOTES:**
1. ALL EXCAVATION, BASE, BACKFILL, TOPSOIL AND SEEDING REQUIRED FOR CONSTRUCTION OF MODULAR BLOCK WALL SHALL BE INCLUDED IN THE UNIT PRICE FOR THE WALL.
  2. TOP OF FIRST COURSE OF WALL SHALL BE LEVEL WITH OR BELOW THE TOP OF THE EXISTING GRADE.
  3. MODULAR BLOCK WALL SHALL BE COMPRISED OF PREMANUFACTURED INTERLOCKING BLOCKS, OF THE GENERAL SIZE AND COLOR COMPATIBLE WITH BUILDING COLORS. VERIFY EXISTING BLOCK STYLE ON-SITE AND SUBMIT MATERIAL INFORMATION FOR PROPOSED BLOCKS PRIOR TO USE.
  4. ALL DISTURBED AREAS SHALL BE RE-SEED, FERTILIZED, WATERED AND OTHERWISE MAINTAINED UNTIL A THICK STAND OF GRASS IS ESTABLISHED.
  5. WALL SHALL BE INSTALLED WITH STRICT ADHERENCE TO THE MANUFACTURER'S DESIGN & RECOMMENDATIONS.
- MODULAR BLOCK WALL UNITS:**
1. Modular concrete facing units shall be Brutus Retaining Wall Units having a minimum 28 day compressive strength of 3,000 psi and a maximum moisture absorption rate of 8%.
  2. Color shall be Sandstone Blend to match existing building walls or approved equal (by owner).

**GENERAL GRADING/EARTHWORK NOTES:**

1. All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established per ALTA Survey prepared by Schlager & Associates, P.A., dated as well as JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spalls. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
7. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spalls. The site shall be left in a mowable condition and positive drainage maintained throughout.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
  - a. Turf Areas - 2.5% Minimum, 4H:1V Maximum
  - b. Paved Areas - 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded, per city requirements.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

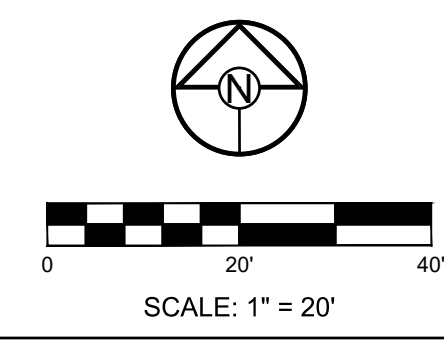
**GRADING LEGEND:**

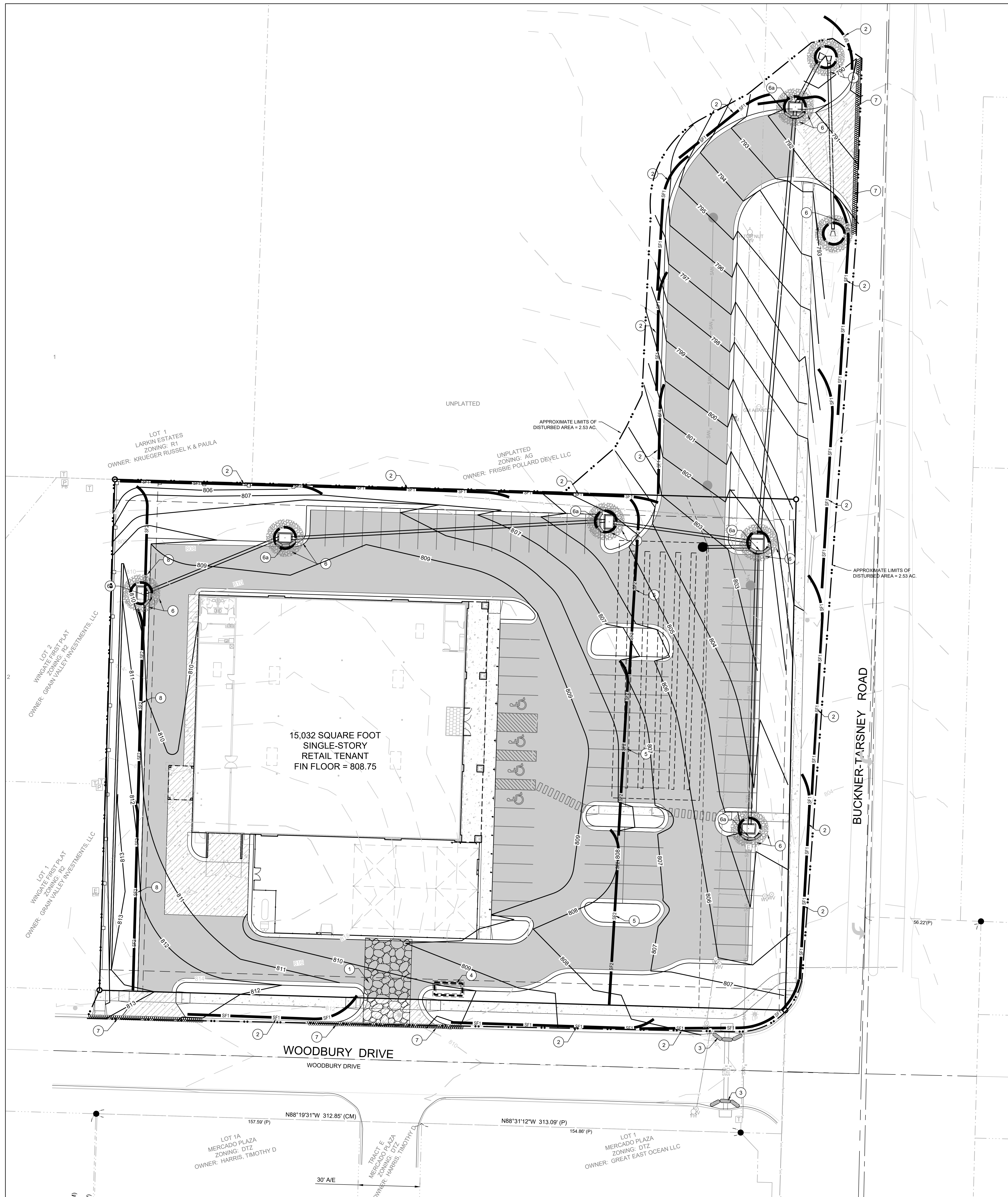
- XXXXXX EXTG. SPOT ELEVATION
- XX.XX PROPOSED TOP OF CURB ELEV.
- XX.XX OR LIP OF CURB OR SPOT ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- 1023- EXISTING CONTOUR
- 1023— PROPOSED CONTOUR



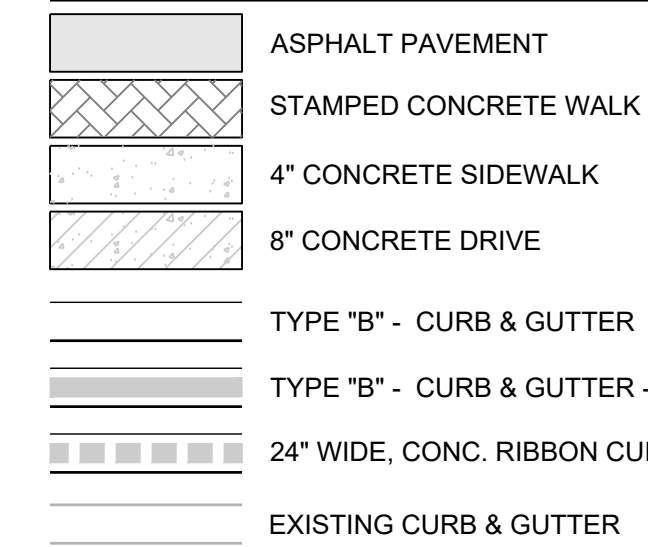
REVISION DATE	DESCRIPTION
01-16-2020	City Planning Review
03-22-2020	City Planning Review
04-27-2020	Shared Access per Public Review
05-27-2020	Planning Review

DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
MM	MM	11-27-2020	24-197

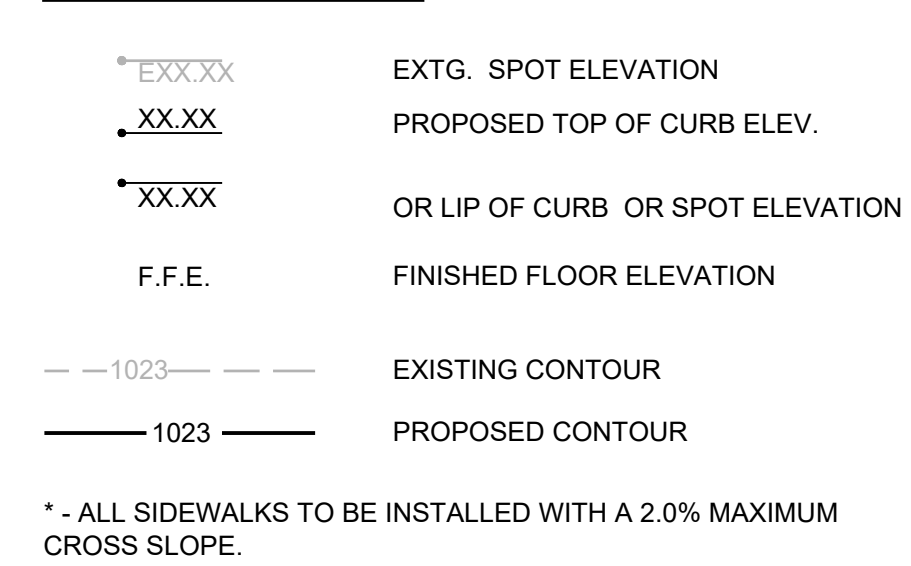




**PAVEMENT LEGEND:**



**GRADING LEGEND:**



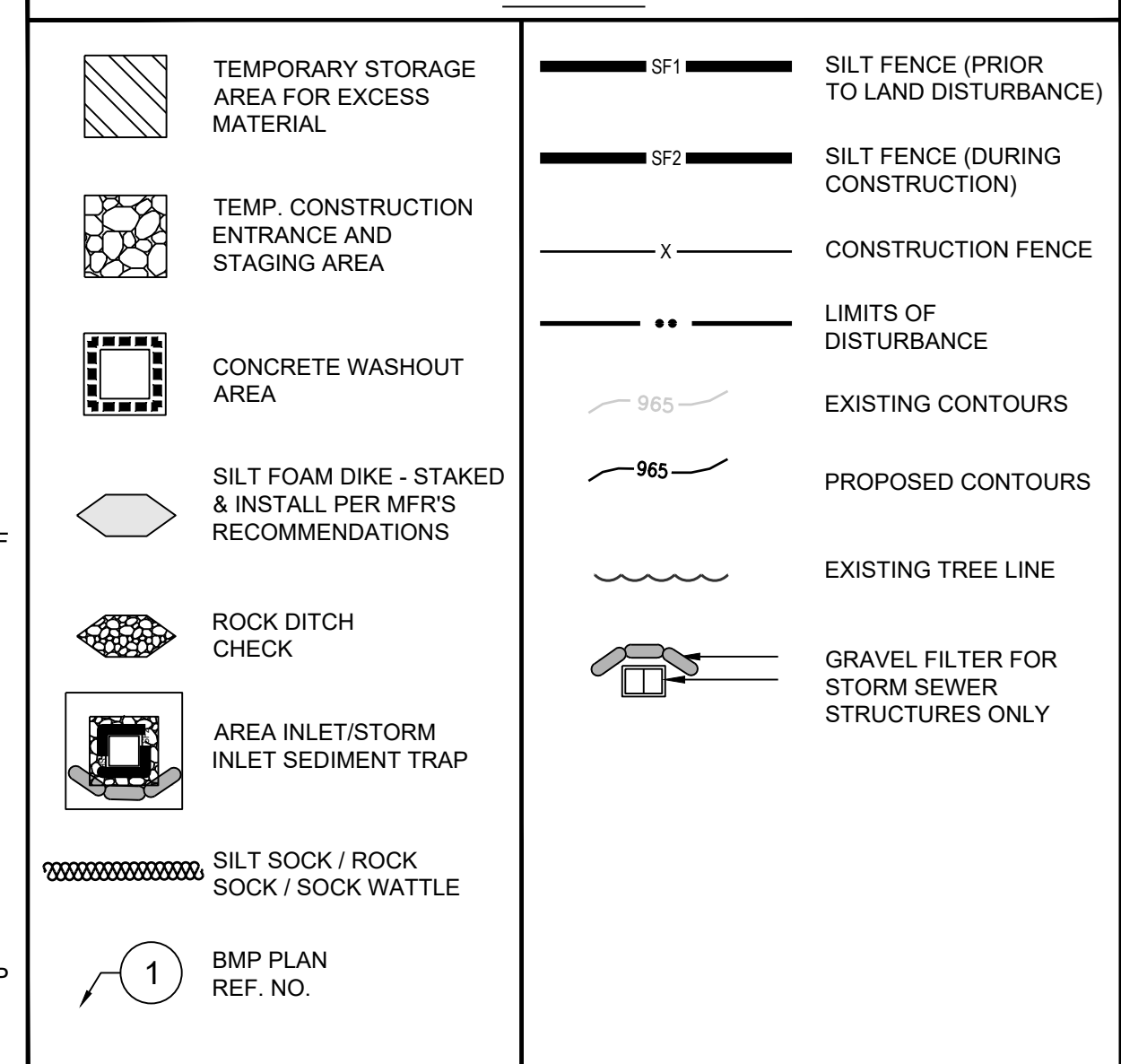
**EROSION AND SEDIMENT CONTROL (BMP) STAGING CHART**

PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	EXISTING SITE ACCESS TO BE UTILIZED FOR ENTRANCE. PLACE WHERE INDICATED ON THE PLAN. MAINTAIN, REPAIR, OR REPLACE AS NECESSARY. REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	CONCRETE WASHOUT AREA	D	ESTABLISH PRIOR TO ANY CONCRETE WORK
	5	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
C - STORM SEWER/ SANITARY SEWER/ WATER MAIN/UTILITY CONSTRUCTION	6	CURB AND YARD AREA INLET PROTECTION (SILT FENCE & SEDIMENT TRAP)	E	EXCAVATE A SEDIMENT TRAP AND PLACE SILT FENCE WITH WIRE BACKING AND GRAVEL AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES - TO BE REMOVED WITH PAVEMENT INSTALLATION OR GRAVEL FILTER BAG INSTALLATION (SEE 6a BELOW)
	6a	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
D - AFTER PAVING OPERATIONS	7	STRAW WATTLES/FILTER SOCKS	E	PLACE WATTLES ACROSS PAVED ACCESS DRIVES
	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

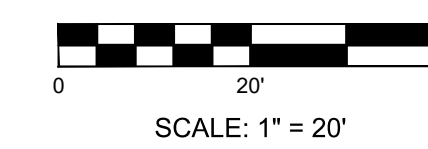
**SITE SPECIFIC NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- A SWPPP HAS BEEN PREPARED FOR THIS PROJECT AND IS INCORPORATED INTO THIS EROSION CONTROL PLAN BY REFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE SWPPP IMPLEMENTATION AND REPORTING REQUIREMENTS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING MATERIAL. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL SILT FENCE AND EROSION CONTROL MEASURES THAT ARE PLACED PRIOR TO LAND DISTURBANCE WILL BE MAINTAINED BY THE GENERAL CONTRACTOR AND ALL CONTRACTORS ON SITE.
- AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE STABILIZED IMMEDIATELY AFTER THE CONSTRUCTION IN THAT AREA IS COMPLETE.
- ALL PUBLIC STREETS SHALL BE KEPT CLEAN PER THE SWPPP AND CITY REQUIREMENTS.

**LEGEND**



**DISTURBED AREA = 2.53 AC.**



**EROSION CONTROL NOTES**

- Provide temporary silt fencing at all pipe entrances until all site seeding and sodding has been established. Maintain as necessary.
- Immediately remove sediments or other materials tracked onto public roadways.
- Provide and maintain stabilized roadway construction entrance (or entrances as may be required).
- Coordinate site grading with existing and proposed utilities.
- Stockpile waste excavation materials away from existing channels, adjacent properties and grade to drain.
- Remove silt build up in basin and verify grade prior to final seeding, lining or rip-rap installation and clean up.
- All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Grain Valley, MoDOT, MoDNR or other governing agency and good engineering practices.
- Silt fences, whether straw bales or filter fabric, require maintenance to preserve their effectiveness. All silt fences shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs shall be made immediately. When sediment deposits reach approximately one-half the height of the silt fence, the sediment shall be removed or a second silt fence shall be installed. All costs associated with this work, including related incidentals, shall be the contractor's responsibility and shall be included in the bid for the proposed work.
- Failure to maintain erosion control on projects as stated above may cause of project shutdown until corrections are completed.

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

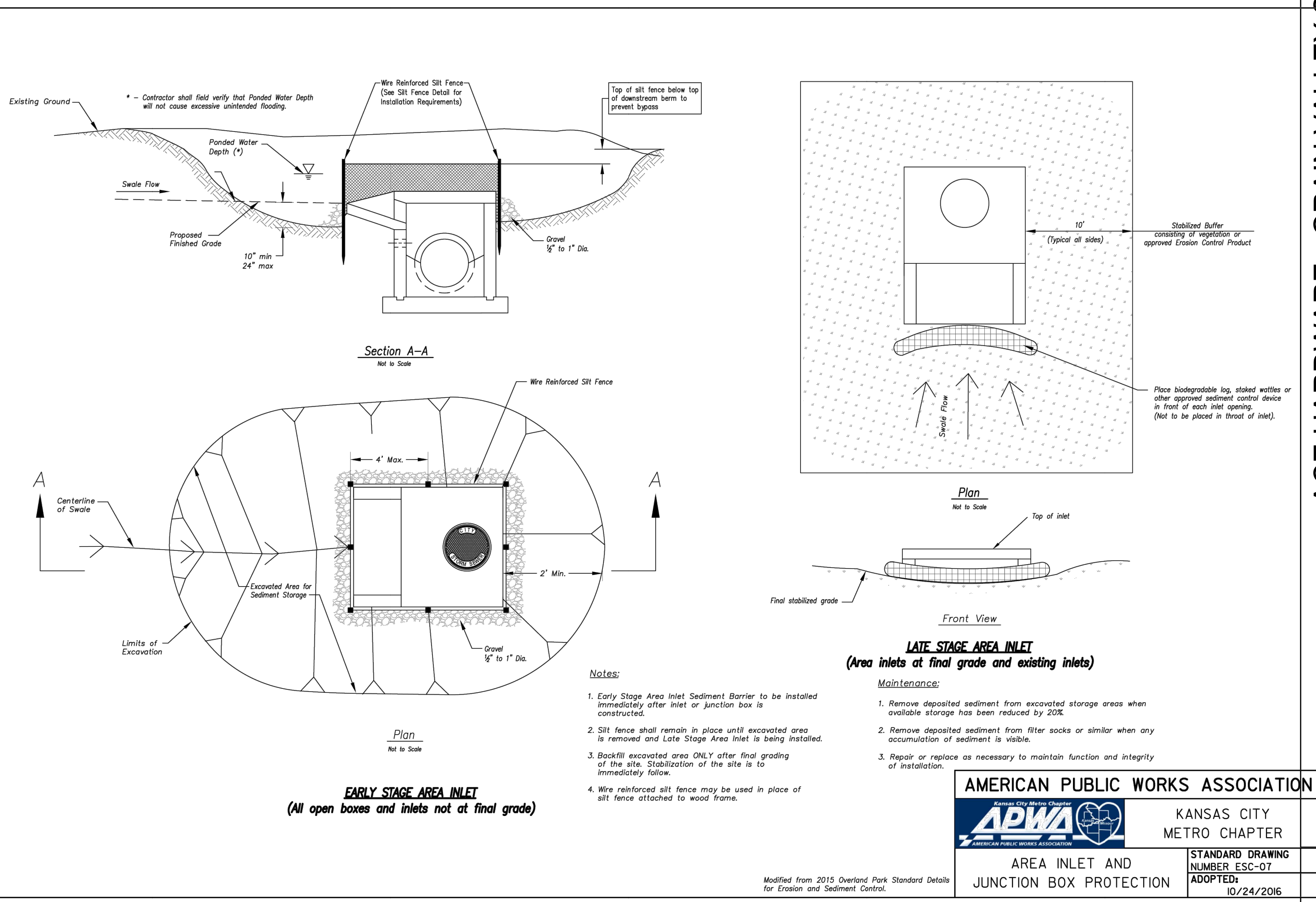
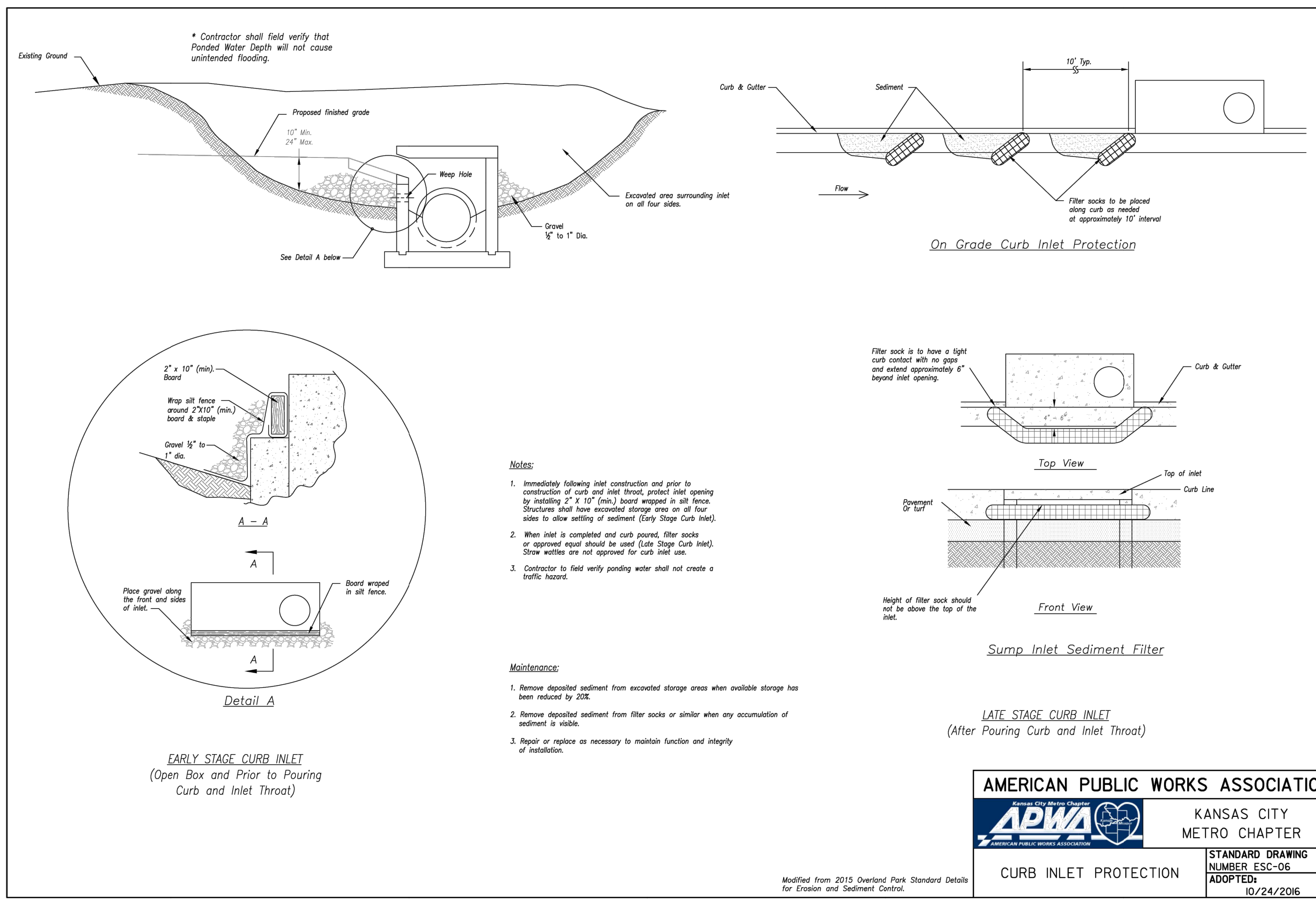
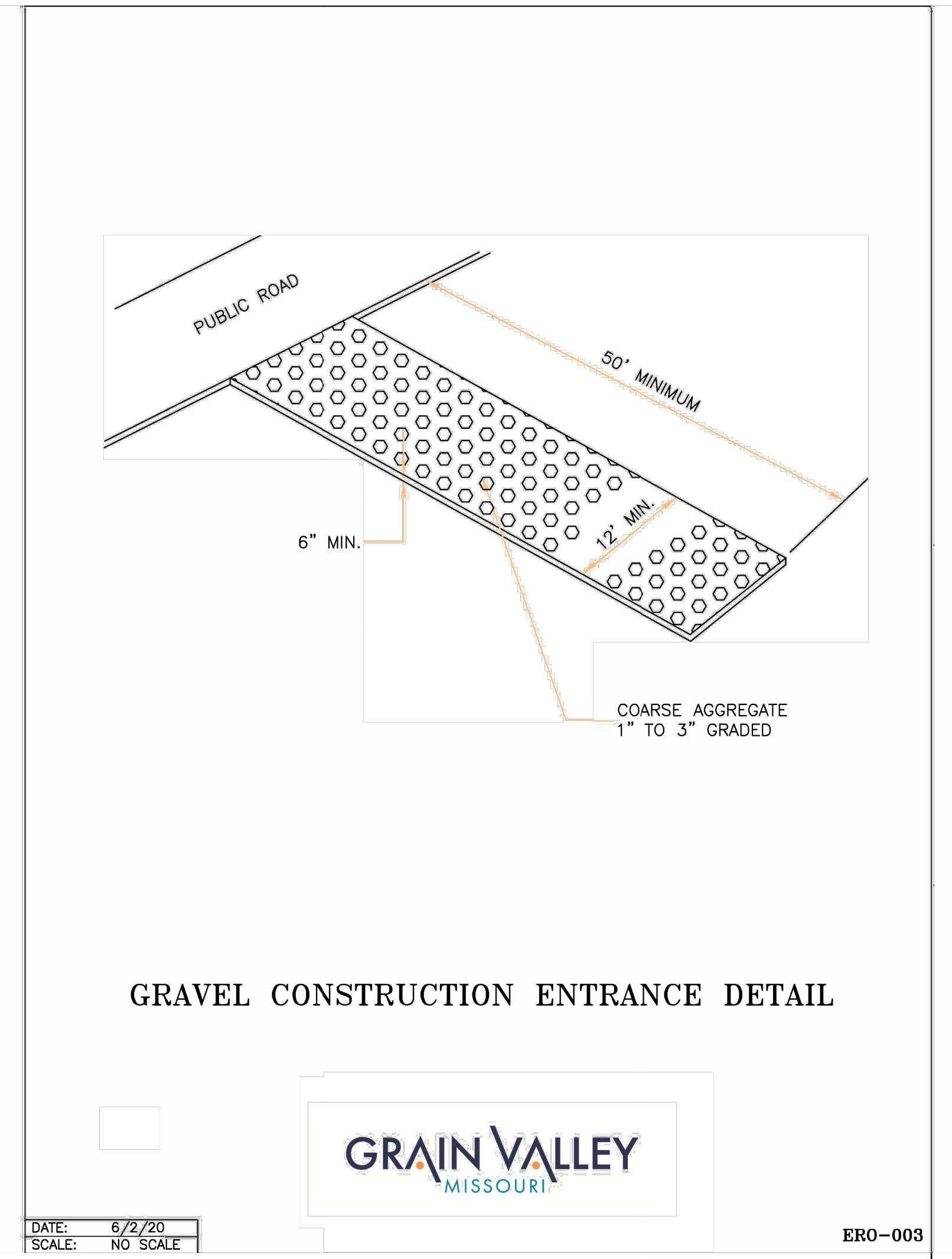
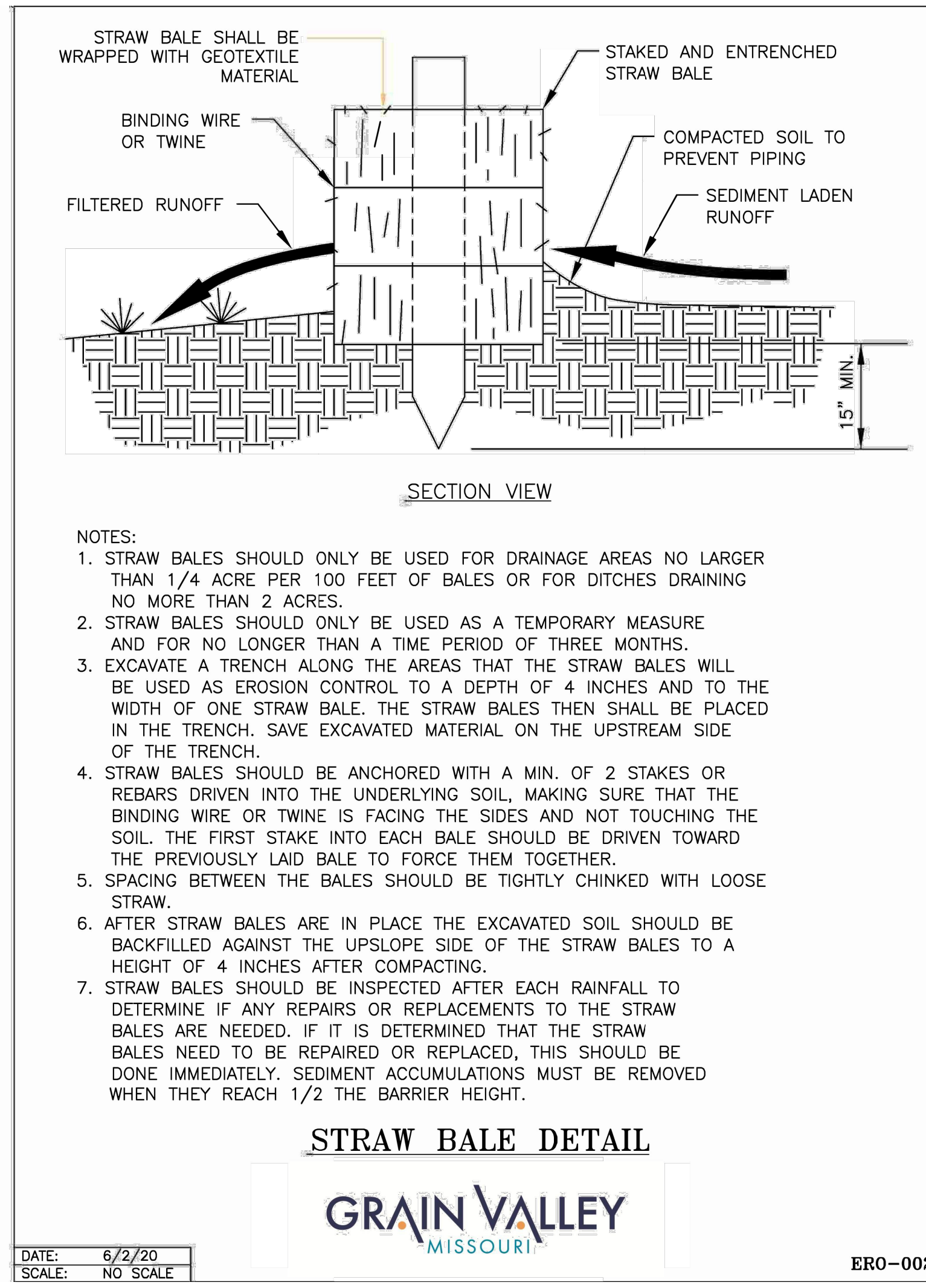
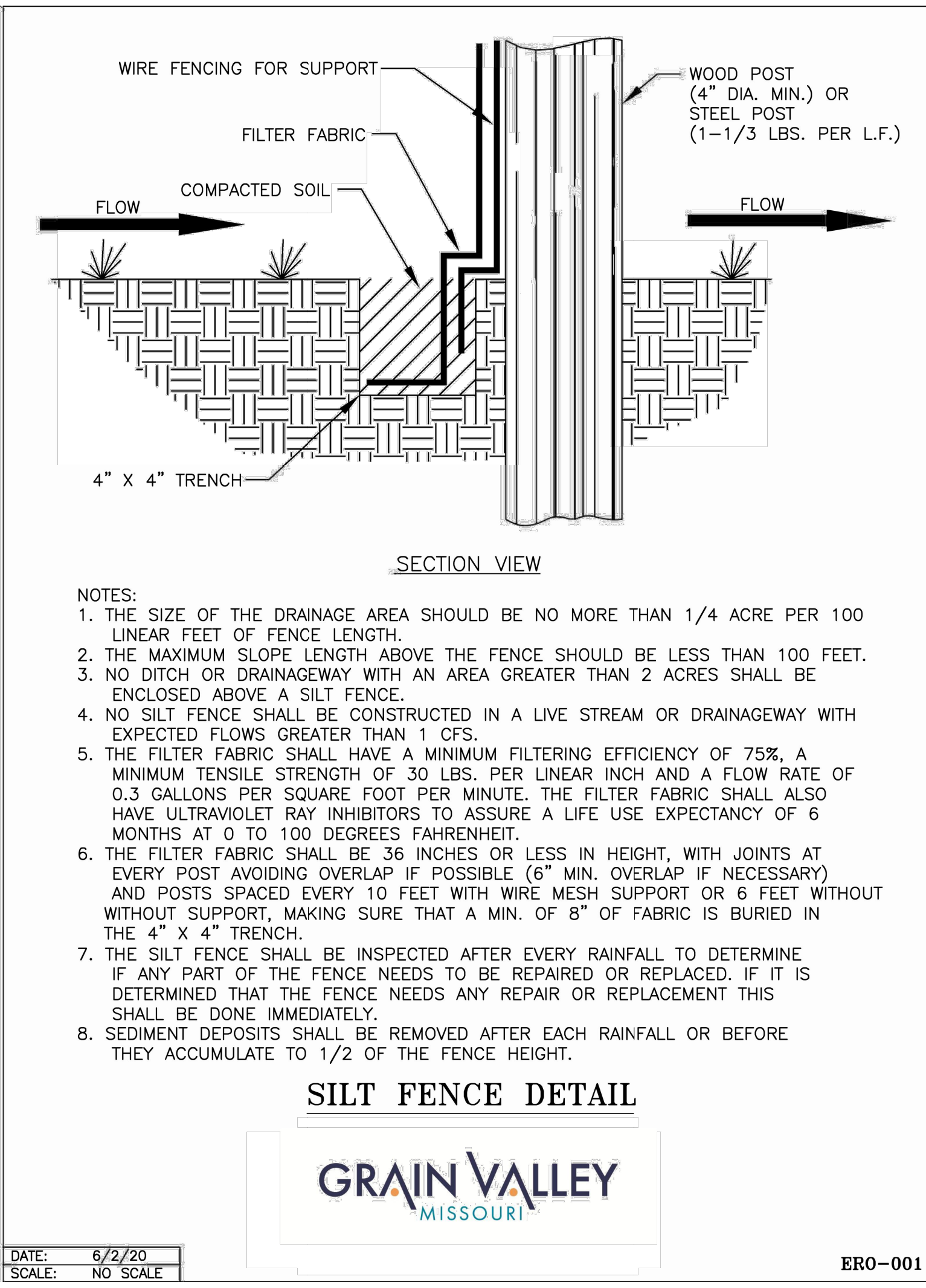
ACE HARDWARE - GRAIN VALLEY SITE  
DEVELOPMENT PLAN

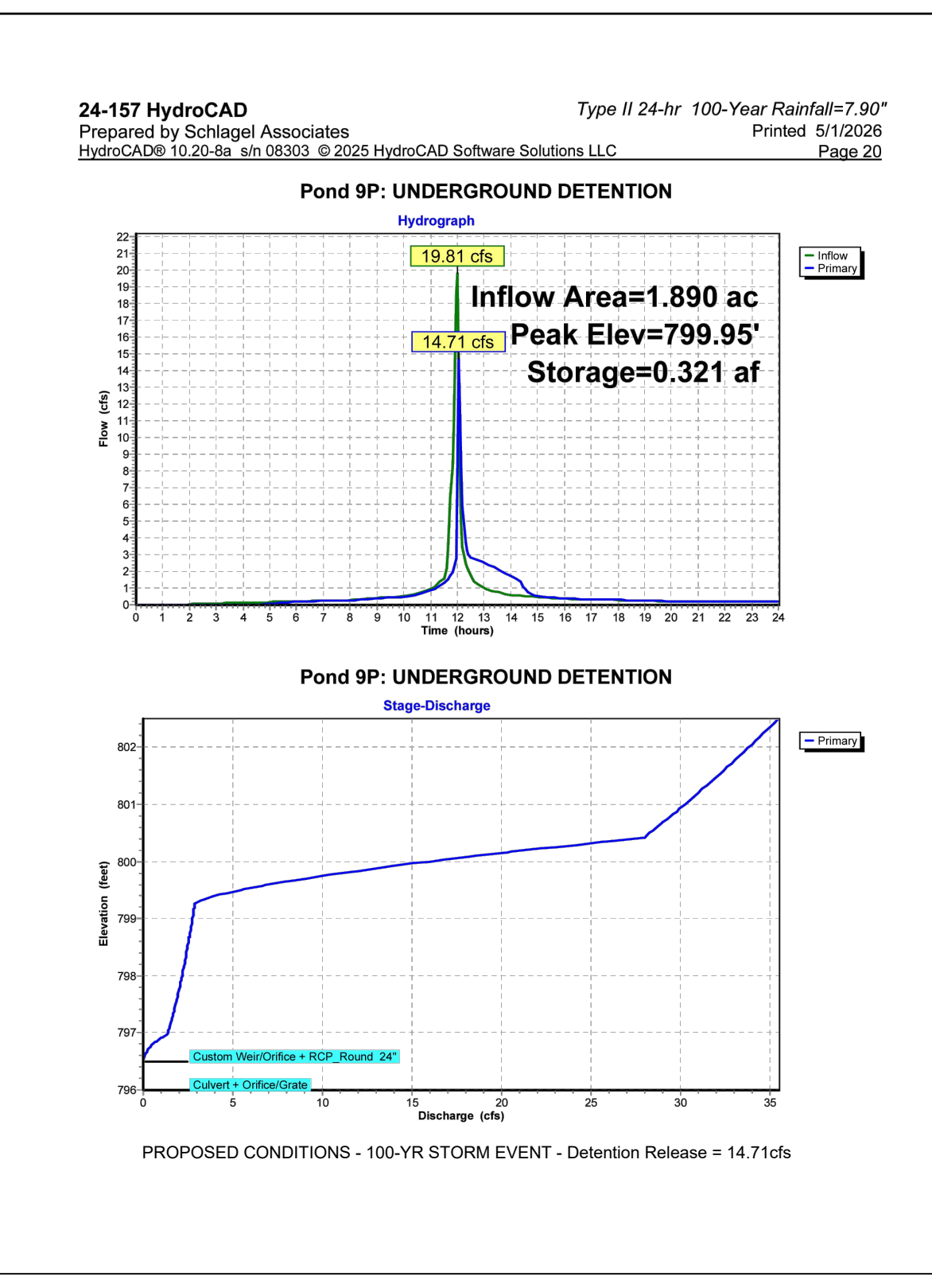
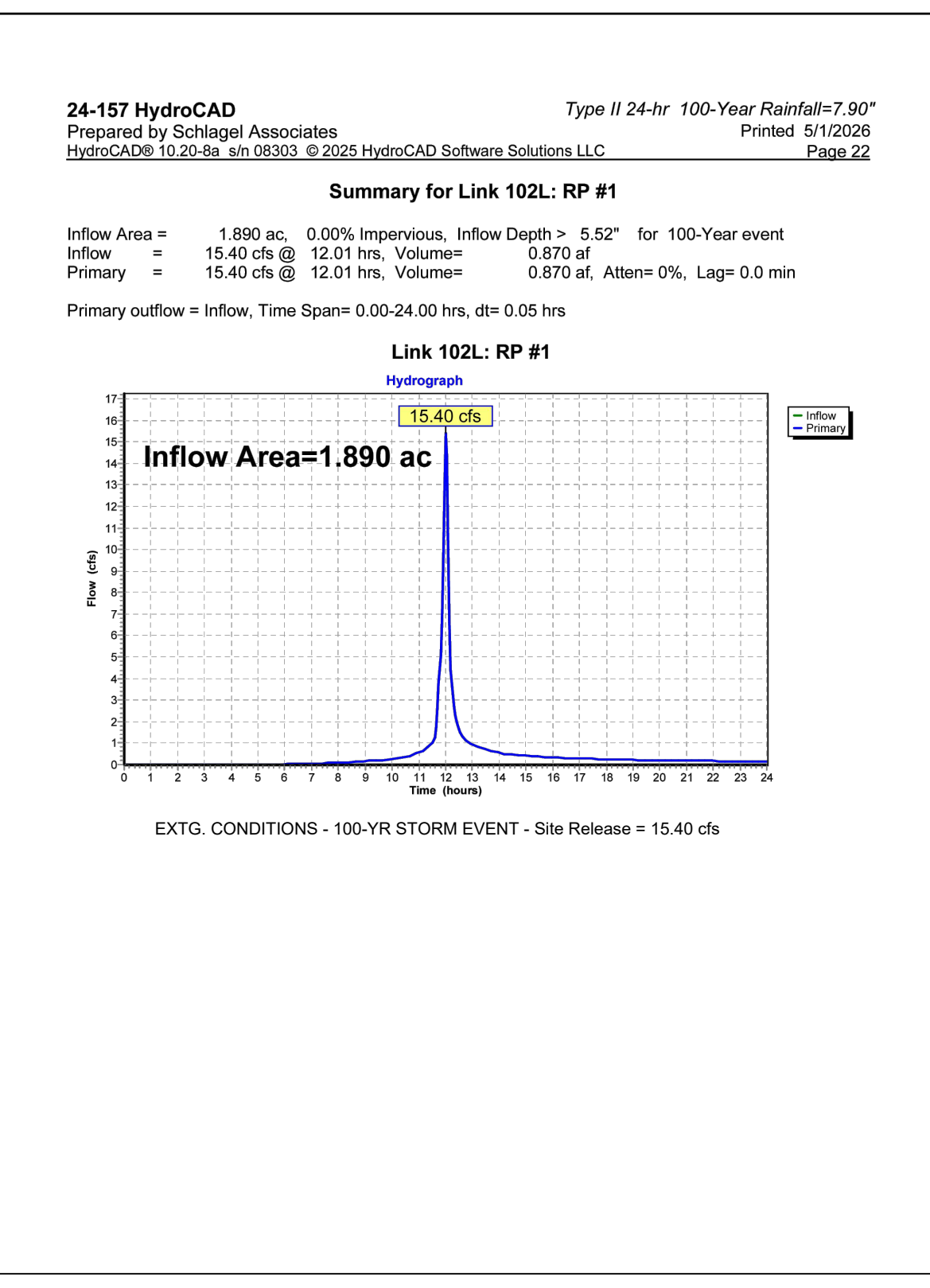
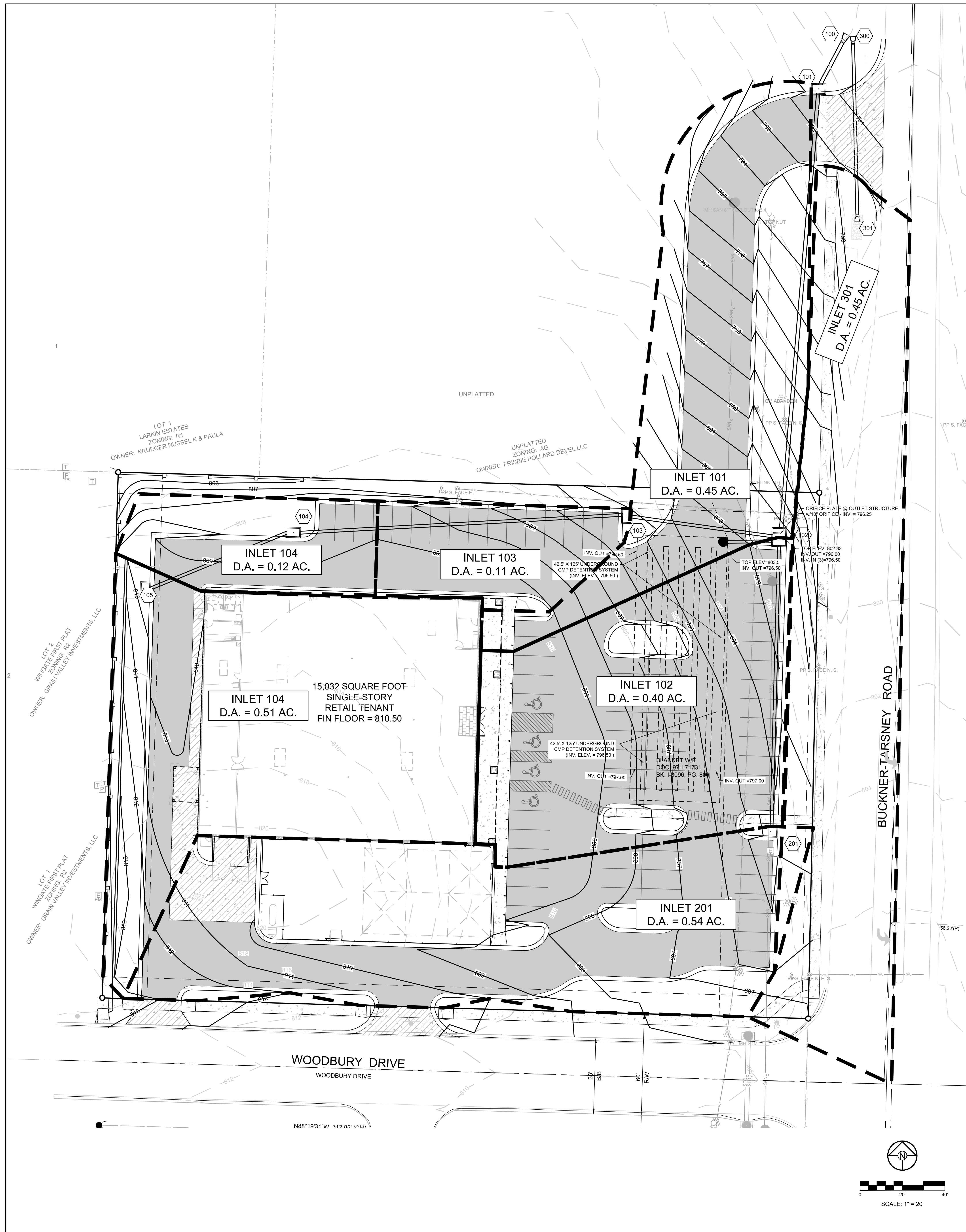
WOODBURY DR. & BUCKNER-TARSNEY RD. GRAIN VALLEY, MISSOURI

REVISION DATE	DESCRIPTION
03-16-2024	City Planning Review
03-22-2024	City Planning Review
04-27-2024	Shared Access per Public Review
05-02-2024	Planning Review

EROSION CONTROL PLAN

C3.0





**Schlager & Associates, P.A.**

Project Name: Grain Valley - Westlake Site Curb Type: B  
 Project #: 24-157 City: Grain Valley  
 Time: 5/6/2026 11:23

Design Storm: 25  
 "K" Value: 1.10  
 "F" Factor: 1.00

Runoff Calculations										Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	To Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																										
101	0.45	0.81	2.13	1.73	5.8	8.24	3.30	15.64	21.92	6.98		0.00	0.00	101		PEP	0.012	24	25.00	0.80	0.25	787.20	787.00	791.58	788.96	
102	0.40	0.81	1.68	1.36	5.6	8.33	2.97	12.47	22.73	12.86	201	0.54	0.44	102	101	PEP	0.012	18	213.97	3.99	0.50	795.99	787.45	802.33	797.76	
103	0.11	0.81	0.74	0.60	5.4	8.38	0.82	5.53	11.06	9.02		0.00	0.00	103	102	PEP	0.012	15	76.76	2.50	0.50	798.41	796.49	805.33	799.59	
104	0.12	0.81	0.63	0.51	5.2	8.47	0.91	4.76	12.12	9.88		0.00	0.00	104	103	PEP	0.012	15	157.51	3.00	0.50	803.63	798.91	808.33	804.72	
105	0.51	0.81	0.51	0.41	5.0	8.53	3.88	3.88	9.90	8.06		0.00	0.00	105	104	PEP	0.012	15	74.72	2.00	N/A	805.63	804.13	809.33	806.59	
LINE 200																										
201	0.54	0.81	0.54	0.44	5.0	8.53	4.10	4.10	13.09	10.67		0.00	0.00	201	102	PEP	0.012	15	136.00	3.50	N/A	801.25	796.49	804.75	802.24	
LINE 300																										
301	0.45	0.81	0.45	0.36	5.0	8.53	3.42	3.42	15.46	12.60		0.00	0.00	301		PEP	0.012	15	82.00	4.88	N/A	791.00	787.00	n/a	791.90	

**Schlager & Associates, P.A.**

Project Name: Grain Valley - Westlake Site Curb Type: B  
 Project #: 24-157 City: Grain Valley  
 Time: 5/6/2026 11:29

Design Storm: 100  
 "K" Value: 1.25  
 "F" Factor: 1.00

Runoff Calculations										Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	To Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																										
101	0.45	0.81	2.13	1.73	5.8	9.98	4.55	21.53	21.92	6.98		0.00	0.00	101		PEP	0.012	24	25.00	0.80	0.25	787.20	787.00	791.58	789.32	
102	0.40	0.81	1.68	1.36	5.6	10.09	4.09	17.17	22.73	12.86	201	0.54	0.44	102	101	PEP	0.012	18	213.97	3.99	0.50	795.99	787.45	802.33	798.22	
103	0.11	0.81	0.74	0.60	5.4	10.15	1.13	7.61	11.06	9.02		0.00	0.00	103	102	PEP	0.012	15	76.76	2.50	0.50	798.41	796.49	805.33	799.85	
104	0.12	0.81	0.63	0.51	5.2	10.26	1.25	6.54	12.12	9.88		0.00	0.00	104	103	PEP	0.012	15	157.51	3.00	0.50	803.63	798.91	808.33	804.94	
105	0.51	0.81	0.51	0.41	5.0	10.32	5.33	5.33	9.90	8.06		0.00	0.00	105	104	PEP	0.012	15	74.72	2.00	N/A	805.63	804.13	809.33	806.79	
LINE 200																										
201	0.54	0.81	0.54	0.44	5.0	10.32	5.64	5.64	13.09	10.67		0.00	0.00	201	102	PEP	0.012	15	136.00	3.50	N/A	801.25	796.49	804.75	802.45	
LINE 300																										
301	0.45	0.81	0.45	0.36	5.0	10.32	4.70	4.70	15.46	12.60		0.00	0.00	301		PEP	0.012	15	82.00	4.88	N/A	791.00	787.00	n/a	792.08	

**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 142625  
 (813) 482-5158 • Fax: (813) 482-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificate of Authority  
 #S200000000F #AC2010100257 #S200000000F

PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

ACE HARDWARE - GRAIN VALLEY SITE  
 DEVELOPMENT PLAN

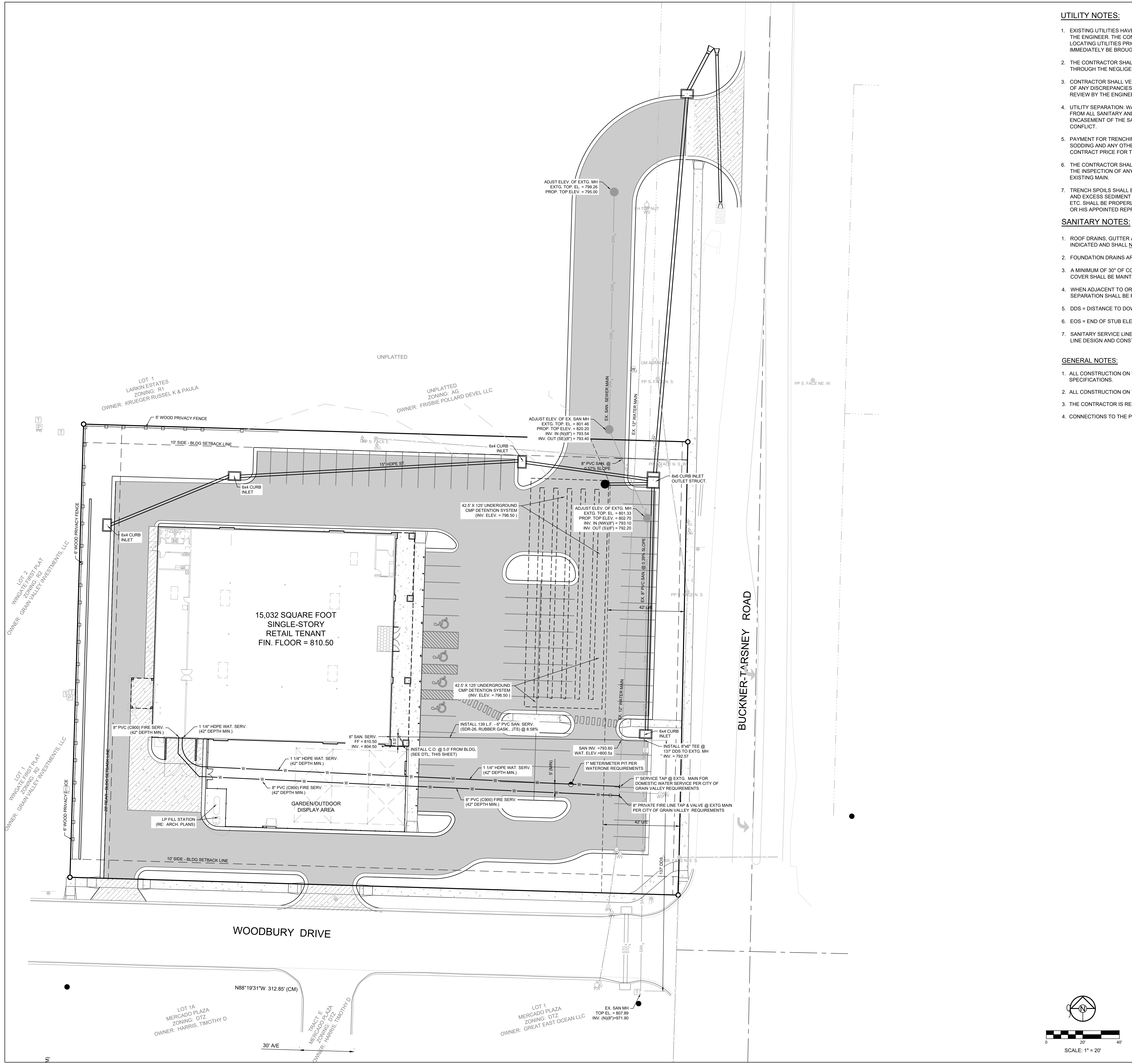
WOODBURY DR. & BUCKNER-TARSNEY RD. GRAIN VALLEY, MISSOURI

REVISION DATE	DESCRIPTION
05-12-2026	City Planning Review
05-12-2026	City Planning Review
05-12-2026	Shaded areas per RUCR Review
05-12-2026	Planning Review

DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 DATE PREPARED: 5/12/2026  
 PROJ. NUMBER: 24-157

**STORM DRAINAGE PLAN & CALCULATIONS**

**C4.0**



**UTILITY NOTES:**

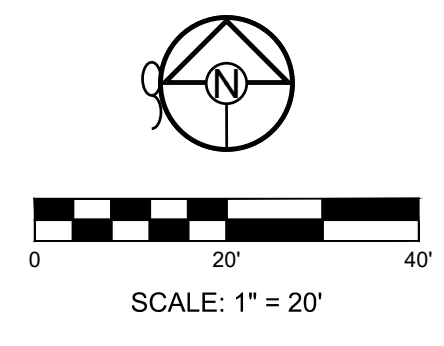
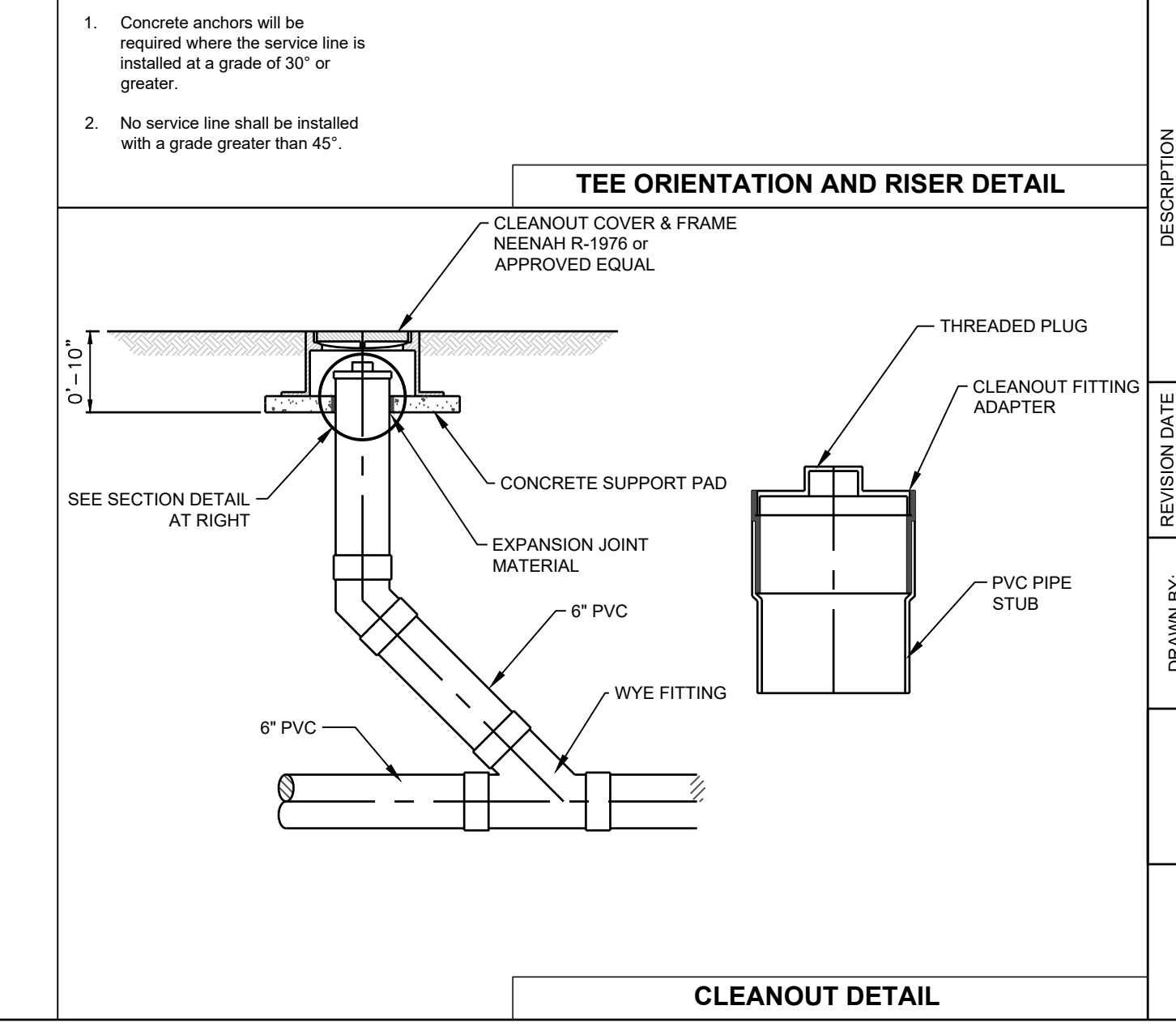
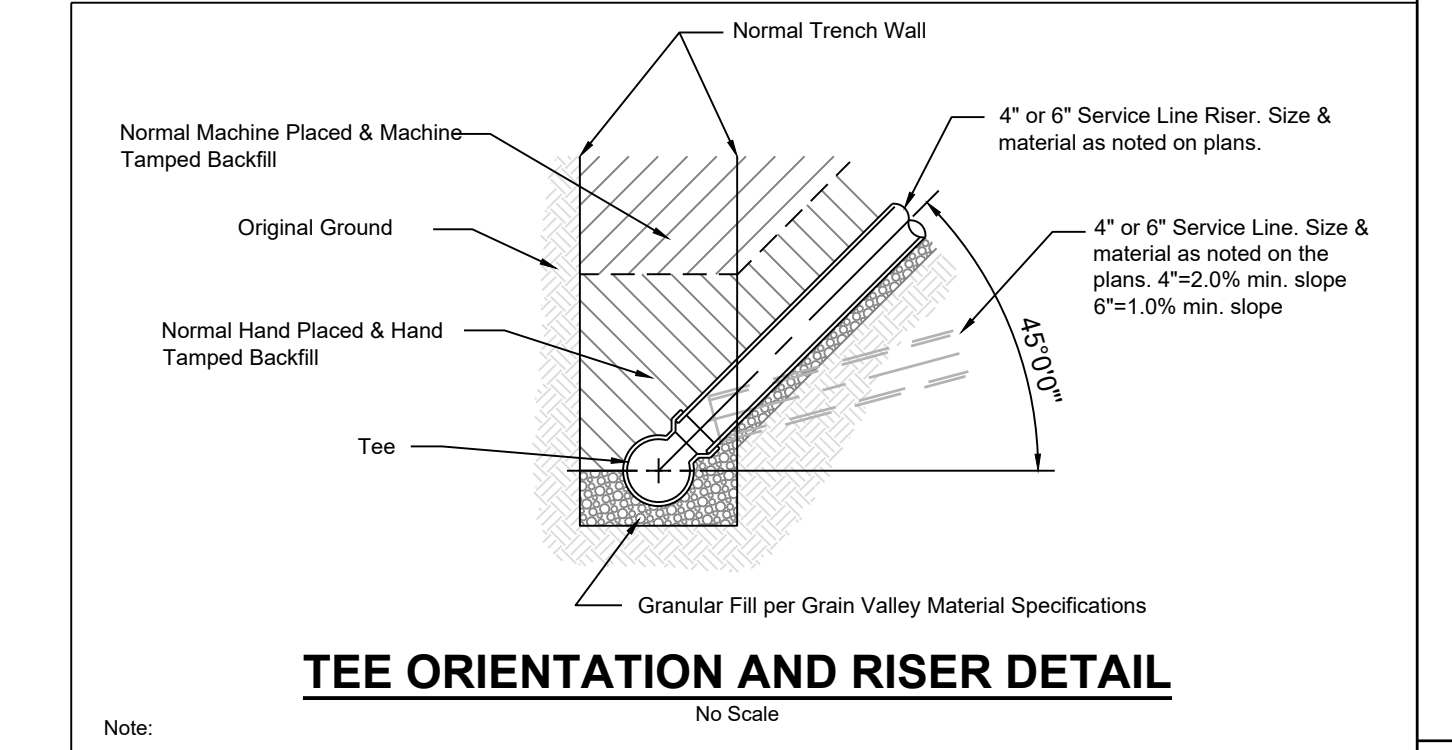
- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASUREMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

**SANITARY NOTES:**

- ROOF DRAINS, GUTTER AND DOWNSPOUTS SHALL DISCHARGE TO THE UNDERGROUND STORM SEWER SYSTEM AS INDICATED AND SHALL NOT DISCHARGE TO THE SANITARY SEWER.
- FOUNDATION DRAINS ARE NOT PLANNED FOR THIS PROJECT.
- A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SERVICE LINE AND A MINIMUM OF 36" OF COVER SHALL BE MAINTAINED OVER THE TOP OF SANITARY SEWER MAINS.
- WHEN ADJACENT TO OR CROSSING A WATERLINE, TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE REQUIRED.
- DDS = DISTANCE TO DOWNSTREAM MANHOLE.
- EOS = END OF STUB ELEVATION.
- SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF GRAIN VALLEY SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.

**GENERAL NOTES:**

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF GRAIN VALLEY REQUIREMENTS AND SPECIFICATIONS.
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF GRAIN VALLEY MUNICIPAL CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.



**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14262 N. STATE RD. SUITE 100  
 GRAIN VALLEY, MISSOURI 64040  
 (816) 492-5158 • FAX: (816) 492-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificate of Authority  
 #C270100257 #S20000865F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

ACE HARDWARE - GRAIN VALLEY SITE  
 DEVELOPMENT PLAN

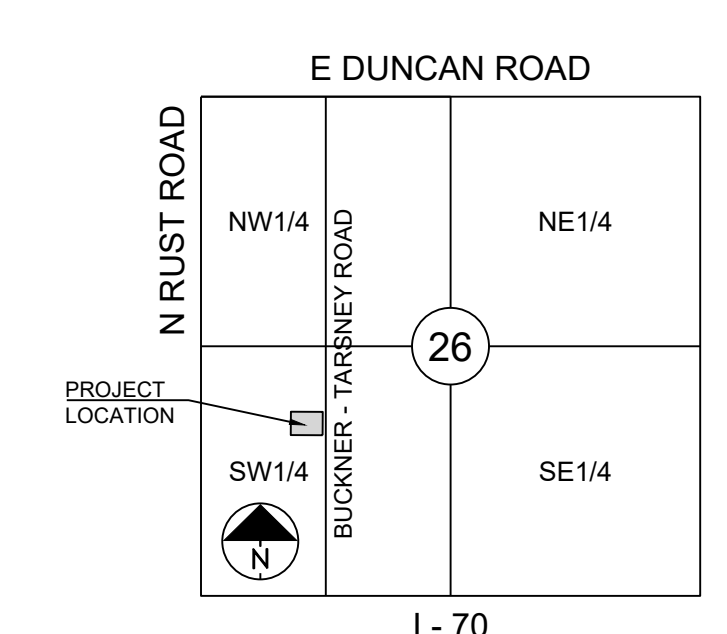
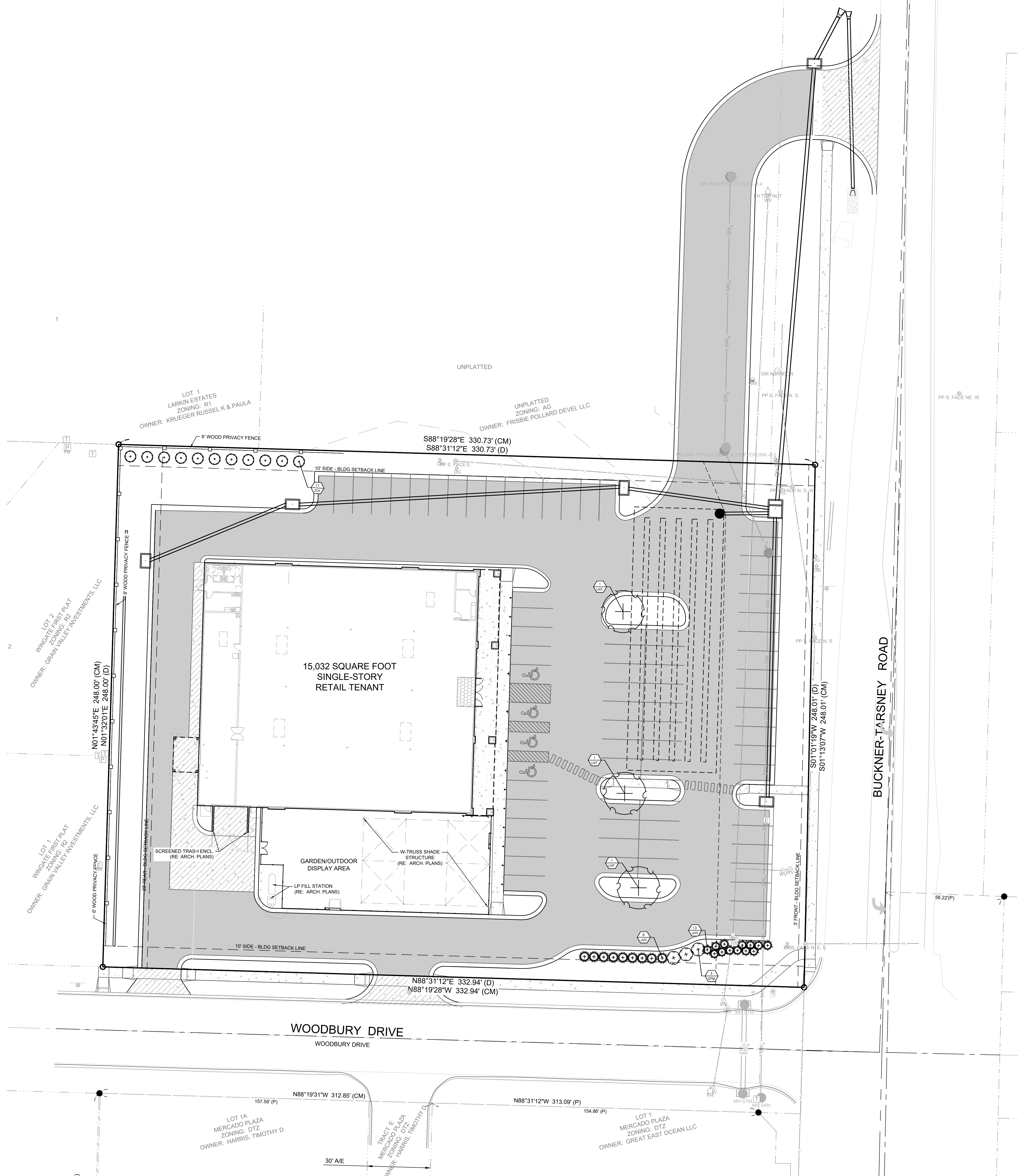
WOODBURY DR. & BUCKNER-TARSNEY RD. GRAIN VALLEY, MISSOURI

REVISION DATE DESCRIPTION

DRAWN BY: JMM	03-16-2024	City Planning Review
CHECKED BY: JMM	03-22-2024	City Planning Review
DATE PREPARED: 11-27-2023	03-27-2024	Shaded Areas per Public Review
PROJ. NUMBER: 24-197	03-27-2024	Planning Review

SITE UTILITY PLAN

C5.0

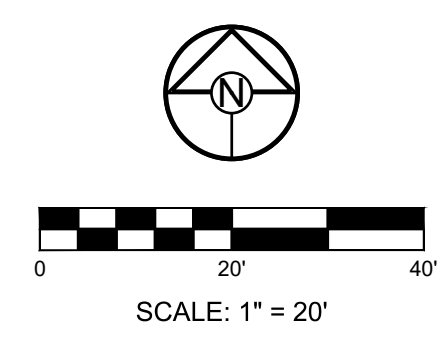


SECTION 26-49-30  
**LOCATION MAP**  
 SCALE 1" = 2000'

**LANDSCAPE DATA:**

LANDSCAPE AND SCREENING (400,280 E.S.)			
MIN. LANDSCAPE REQ. (1 TREE & SHRUBS 71,500SF OF LOT AREA)			
LANDSCAPE REQUIRED (82,296/7500)	11 TREES	22 SHRUBS	
LANDSCAPE PROVIDED	11 TREES	22 SHRUBS	
PARKING LOT LANDSCAPE (400,280 E.S.)			
MIN. INTERIOR LANDSCAPE REQ. (2.5% OF PARKING AREA)			
LANDSCAPE AREA REQUIRED (26,014X.025)	650 SF		
LANDSCAPE AREA PROVIDED	650 SF		
TREES REQUIRED (1 / 200SF)	3 TREES		
TREES PROVIDED	3 TREES		

SHADE TREES					
⊕	UXF	3 EA.	Ulmus x Frontier	Frontier Elm	2.5' Cal. B&B
EVERGREEN TREES					
○	JCK	11 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht. B&B
SHRUBS					
●	JRH	13 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal. Cont.
●	JVG	9 EA.	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gal. Cont.
○	SPM	3 EA.	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal. Cont.



REVISION DATE	DESCRIPTION
01-16-2020	City Planning Review
03-22-2020	City Planning Review
04-27-2020	Shaded Areas per Public Review
05-27-2020	Planning Review

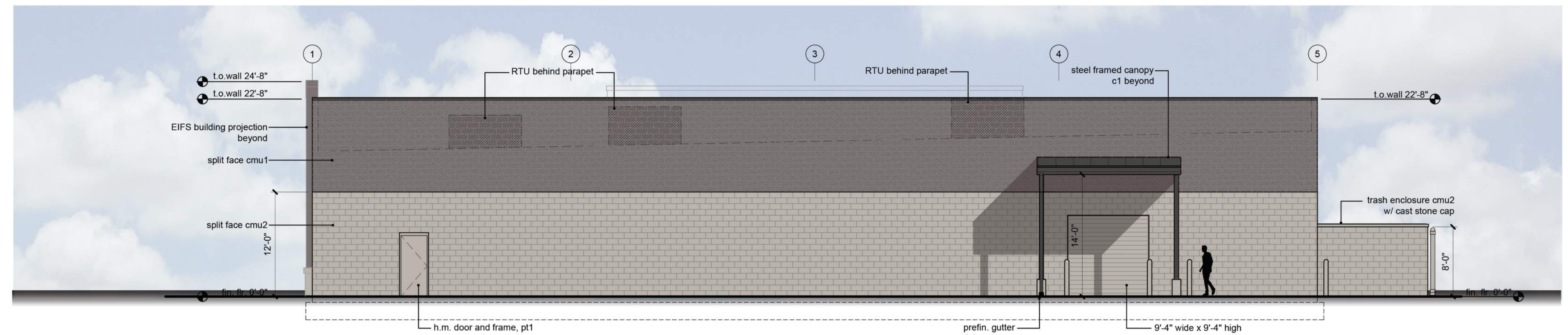
DRAWN BY: ###	DATE PREPARED: 11-27-2020
CHECKED BY: ###	PROJ. NUMBER: 24-197

**exterior materials and finishes:**

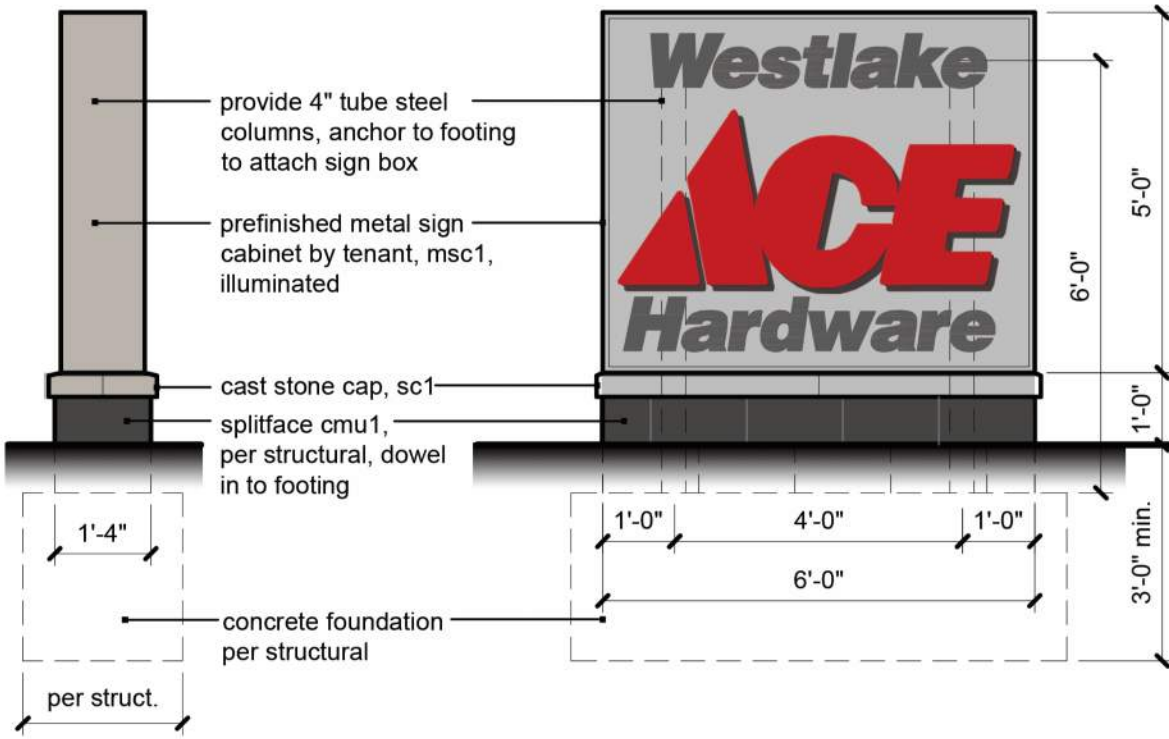
- cmu:**
  - cmu1 split face concrete masonry units - Midwest Block and Brick, color Slate
  - cmu2 split face concrete masonry units - Midwest Block and Brick, color Limestone
  - all cmu and mortar shall include integral water repellent
- cast stone**
  - cs1 cast stone cap - Midwest Cast Stone, color 1A
- storefront:**
  - anodized aluminum frame, color: clear
- glass:**
  - 1" insulated clear glass with low-E coating and argon fill
  - \*use SOLARBAN 60 as basis
- flashing, scuppers and downspouts:**
  - f1 prefinished, Firestone, color: Charcoal Gray
- metal ceiling doors:**
  - f4 prefinished, color: match pt1
- caulk:**
  - color to match adjacent walls
- EIFS:**
  - EIFS color 1 2" drainable EIFS system, Dryvit fine finish, color: light gray
  - EIFS color 2 2" drainable EIFS system, Dryvit fine finish, color: medium gray
  - EIFS color 3 2" drainable EIFS system, faux wood grain planks
  - Planks are 7 1/2" wide x 8" long, raised 2", with 3 1/2" spacing between
- exterior hollow metal doors, frames, trash enclosure gates:**
  - pt1 Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover), color: medium gray to match building CMU color
- bollards:**
  - galvanized, with polyethylene covers on all customer facing bollards. Reliance, color: Foundary Gray with red reflective stripes
- canopy:**
  - c1 steel framed canopy with standing seam roofing, paint steel to match building
- fence:**
  - 6' high fence by Ameristar, Montage Plus Classic Style, with 2 1/2" sq. vertical posts spaced 8' o.c. typical, set in 36" deep conc. footings per manufacturer's instructions. Intermediate pickets are 3/4" sq. spaced approx. 4' o.c. and horizontal rails are 1 1/2", Black finish.



**1 east elevation**  
scale: 1/8" = 1'-0"



**2 west elevation**  
scale: 1/8" = 1'-0"

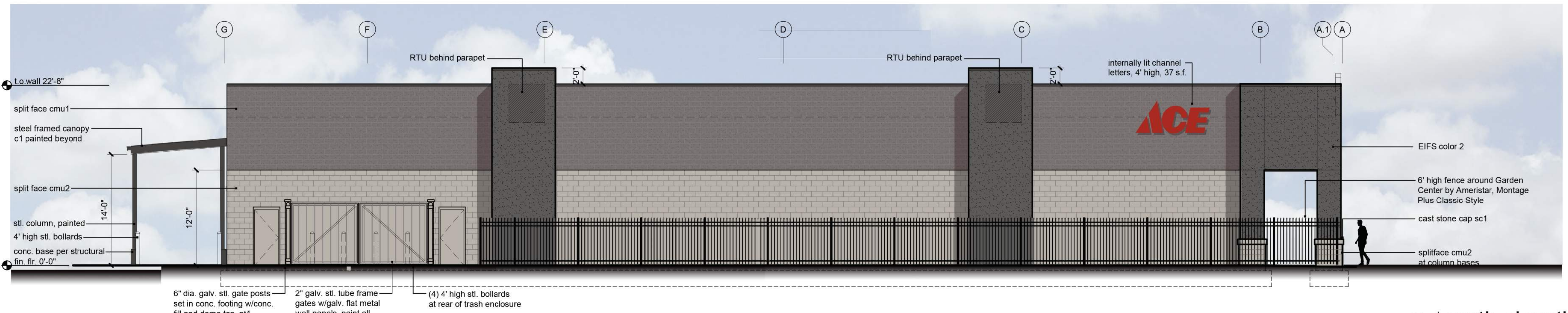


**5 monument sign elevation**  
scale: 1/2" = 1'-0"

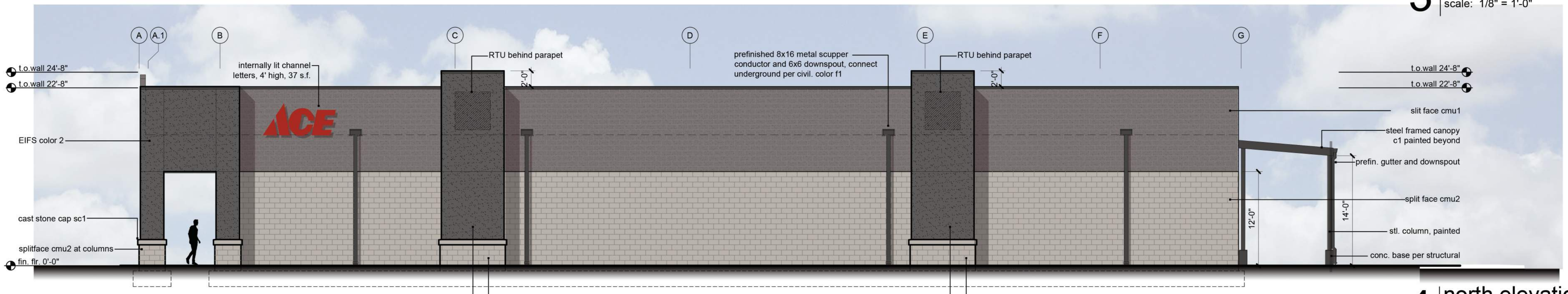
**building signage:**

- East elevation (main facade):**
  - Facade area: 2,527 s.f.
  - Total sign area: 185 s.f.
  - Sign 1 "Westlake ACE Hardware", surface mounted letters, illuminated by surface mounted lighting, 6" "A" max. height, 134 s.f. area
  - Sign 2 "STIHL", surface mounted letters, illuminated by surface mounted lighting, 15 s.f. area
  - Sign 3 "Benjamin Moore" surface mounted letters, illuminated by surface mounted lighting, 20 s.f. area
  - Sign 4 "Westlake Garden Center" surface mounted letters, illuminated by surface mounted lighting, 16 s.f.
- South elevation:**
  - Facade area: 3,018 s.f.
  - Total sign area: 37 s.f.
  - Sign 5 "ACE" internally lit, channel letters, 4' high, 37 s.f. area
- North elevation:**
  - Facade area: 3,018 s.f.
  - Total sign area: 37 s.f.
  - Sign 6 "ACE" internally lit, channel letters, 4' high, 37 s.f. area

Signage shall be permitted separately.



**3 south elevation**  
scale: 1/8" = 1'-0"



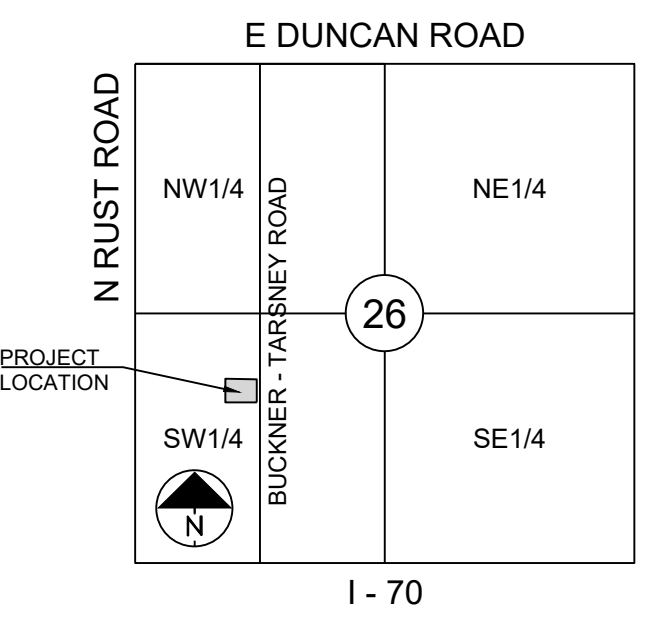
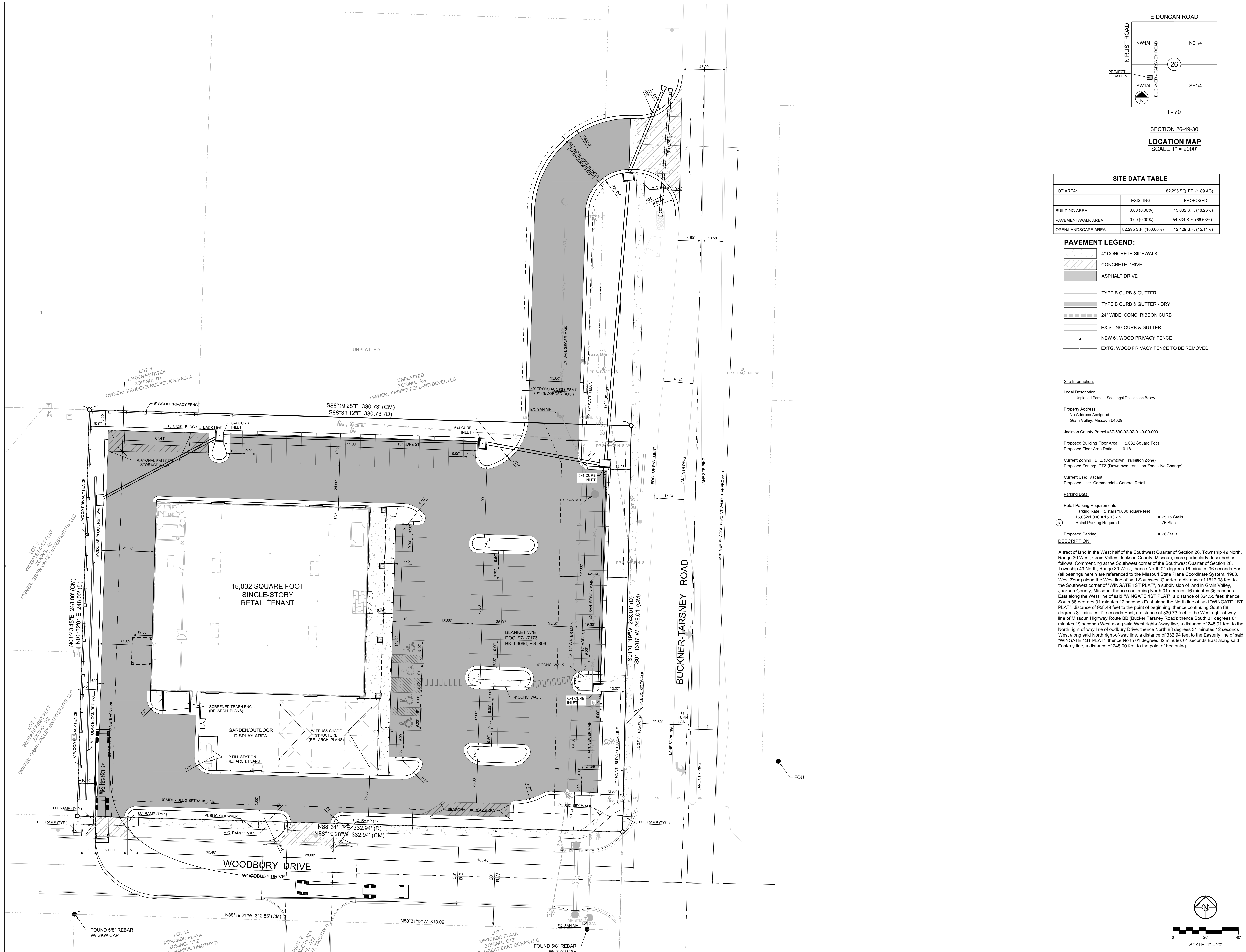
**4 north elevation**  
scale: 1/8" = 1'-0"

4301 Indian Creek Parkway  
Overland Park, KS 66207  
phone: 813.451.9380  
fax: 813.451.9391  
www.davidsonae.com

a new store for  
**Westlake ACE Hardware**  
Woodbury Dr. & Buckner-Tarsney Rd.  
Grain Valley, Missouri 64029

date  
03.23.2026  
drawn by  
DAE  
checked by  
DAE  
revisions

sheet number  
**A3.1**  
drawing type  
permit  
project number  
24162



SECTION 26-49-30  
 LOCATION MAP  
 SCALE 1" = 2000'

SITE DATA TABLE		
LOT AREA:	82,295 SQ. FT. (1.89 AC)	
BUILDING AREA:	EXISTING	PROPOSED
	0.00 (0.00%)	15,032 S.F. (18.26%)
PAVEMENT/WALK AREA	0.00 (0.00%)	54,834 S.F. (66.63%)
OPENLANDSCAPE AREA	82,295 S.F. (100.00%)	12,429 S.F. (15.11%)

- PAVEMENT LEGEND:**
- 4" CONCRETE SIDEWALK
  - CONCRETE DRIVE
  - ASPHALT DRIVE
  - TYPE B CURB & GUTTER
  - TYPE B CURB & GUTTER - DRY
  - 24" WIDE, CONC. RIBBON CURB
  - EXISTING CURB & GUTTER
  - NEW 6" WOOD PRIVACY FENCE
  - EXTG. WOOD PRIVACY FENCE TO BE REMOVED

**Site Information:**

**Legal Description:**  
 Unplatted Parcel - See Legal Description Below

**Property Address:**  
 No Address Assigned  
 Grain Valley, Missouri 64029

Jackson County Parcel #37-530-02-02-01-0-00-000

Proposed Building Floor Area: 15,032 Square Feet  
 Proposed Floor Area Ratio: 0.18

Current Zoning: DTZ (Downtown Transition Zone)  
 Proposed Zoning: DTZ (Downtown Transition Zone - No Change)

Current Use: Vacant  
 Proposed Use: Commercial - General Retail

**Parking Data:**

Retail Parking Requirements  
 Parking Rate: 5 stalls/1,000 square feet  
 15,032/1,000 = 15.03 x 5 = 75.15 Stalls  
 Retail Parking Required: = 75 Stalls

Proposed Parking: = 76 Stalls

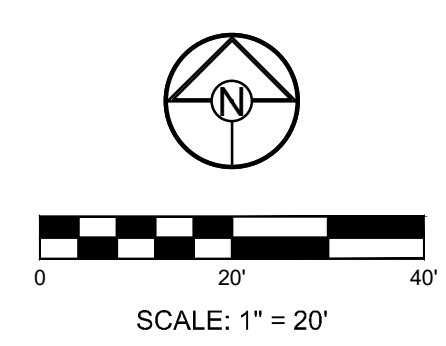
**DESCRIPTION:**

A tract of land in the West half of the Southwest Quarter of Section 26, Township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 26, Township 49 North, Range 30 West, thence North 01 degrees 16 minutes 36 seconds East (all bearings herein are referenced to the Missouri State Plane Coordinate System, 1983, West Zone) along the West line of said Southwest Quarter, a distance of 1617.08 feet to the Southwest corner of "WINGATE 1ST PLAT", a subdivision of land in Grain Valley, Jackson County, Missouri; thence continuing North 01 degrees 16 minutes 36 seconds East along the West line of said "WINGATE 1ST PLAT", a distance of 324.55 feet; thence South 88 degrees 31 minutes 12 seconds East along the North line of said "WINGATE 1ST PLAT", a distance of 958.49 feet to the point of beginning; thence continuing South 88 degrees 31 minutes 12 seconds East, a distance of 330.73 feet to the West right-of-way line of Missouri Highway Route 88 (Buckner-Tarsney Road); thence South 01 degrees 01 minutes 19 seconds West along said West right-of-way line, a distance of 248.01 feet to the North right-of-way line of oodbury Drive; thence North 88 degrees 31 minutes 12 seconds West along said North right-of-way line, a distance of 332.94 feet to the Easterly line of said "WINGATE 1ST PLAT"; thence North 01 degrees 32 minutes 01 seconds East along said Easterly line, a distance of 248.00 feet to the point of beginning.

REVISION DATE	DESCRIPTION
07-16-2024	City Planning Review
03-22-2024	City Planning Review

SITE PLAN  
 (30X42)

C1.0X



I:\PROJECTS\2024\24-157\3.0 Design\3.0 DWG Plans\3.0 FDP\24-157 FDP SITE PLAN C1.0 - Rev Drive.dwg - 3/04/24 ARCH Full Beed ET (30.00 x 42.00 Inches) - 11



## MEMORANDUM

Missouri Department of Transportation  
Kansas City Missouri  
District

---

**TO:** Senator O'Laughlin  
Jeff Skidmore, Schlagel & Associates  
Kevin Dresnick, Forge Construction  
Kristin L. Skinner, Priority Engineers, INC.

**FROM:** Greg Bolon  
District Engineer, MoDOT  
Ericka Ross  
District Traffic Engineer, MoDOT

**DATE:** May 5, 2026

**LOCATION:** Route BB 500ft North of Woodbury Dr.  
Grain Valley, Jackson County, MO

**SUBJECT:** Approval letter for Westlake Conceptual Site Plan layout received  
April 13th, 2026.

**MEMO:** This letter serves as conceptual approval for the driveway location from Route BB to be located around 450ft north of Woodbury Dr. This is regarding the Westlake Site development located at the northwest corner of Missouri Highway Route BB (Buckner Tarsney) and Woodbury Dr. This approval is granted conceptually pending the next following steps:

1. **TIS submittal and review- If one is needed**
2. **Public Improvements recommended in TIS are submitted as stamped engineering civil plans**
3. **Stamped plans are reviewed and approved, then permitting can begin with submittal of COI and Bond for the work being completed.**

This is being prepared for the planning and zoning meeting at City of Grain Valley to take place May 13<sup>th</sup>, 2026. Should any further questions or concerns arise, please reach out directly to Ericka Ross regarding this development at 816-803-4522 or [Ericka.ross@modot.mo.gov](mailto:Ericka.ross@modot.mo.gov).

Sincerely,

**Greg Bolon, P.E., MoDOT Kansas City District Engineer**

*Our mission is to provide a world-class transportation system that is safe, innovative, reliable and dedicated to a prosperous Missouri.*

This report contains information that may be protected from disclosure by federal law, 23 USC Section 407 and the Missouri Open Records Law (Sunshine Act), Section 610.021 RSMo. Please review MoDOT's policy and procedure manual on the Sunshine Act before releasing any of the information contained herein.



**STAFF REPORT**

**Westlake Ace Hardware**

**May 11<sup>th</sup>, 2026**

**Action:** Requesting a Site plan review in the Downtown Transition Zone.

**Purpose:**

Site plan review for a proposed retail/ hardware store located at the northwest corner of NW Woodbury Dr and NW Buckner Tarsney Road AKA 1260 NW Buckner Tarsney Road. Current zoning is DTZ (Downtown Transition Zone)

**ANAYLSIS:**

The applicant applied for site plan review and after staff review the applicant has met all requirements set forth for the development.

The application shows renderings meeting section 400.220 Additional controls for exterior walls and materials standards.

The applicant submitted plan has met the planting requirements set forth in section 400.280 Landscaping and Screening.

The applicants plan identified and met section 400.290 Off-Street Parking and Loading Regulations.

**STAFF RECOMMENDATION:**

Staff recommends approval.

Grain Valley Community Development

Printed: 05/05/2026

111 US-40

Permit/License #

04/23/2026 - 04/22/2027

2939007

Planning and Zoning

Reference Number

General

48a2f6e0-3f4c-11f1-99c9-e58e05d60660

Application Status

Status

Under Review

Active

## Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Not Reviewed	04/23/2026
Engineering	Not Reviewed	
Final-Review	Not Reviewed	

## Fees

## Payments

Site Plan Review	\$400.00	04/23/2026	Card MasterCard *5756	\$400.00
<b>Subtotal</b>	<b>\$400.00</b>	<b>Total Paid</b>		<b>\$400.00</b>
<b>Amount Paid</b>	<b>\$400.00</b>			
<b>Total Due</b>	<b>\$0.00</b>			

## Application Form Data

(Empty fields are not included)

First Name

Chris

Last Name

[REDACTED]

Phone Number

(913) [REDACTED]

Email

chris [REDACTED]

Do you have an additional contact person?

**Yes**

Contact First Name

**Sam**

Contact Last Name

[REDACTED]

Email

s [REDACTED]

Phone Number

(785) [REDACTED]

Project Street Address

**111 US-40**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Lot #

2

---

Subdivision

**600 Central**

---

Zoning District

**Downtown Transition**

---

First Name

**Jeff**

---

Last Name

██████

---

Phone Number

**(816)** ██████

---

Street Address

**3310 S Outer Belt Rd**

---

City

**Grain Valley**

---

State

**MO**

---

Zip Code

**64029**

---

Please provide a legal description of subject property

**LOT 2, 600 CENTRAL, LOTS 1 AND 2, A SUBDIVISION  
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.**

---

Please upload the final development/site plan

 **Site Plan.pdf**


---


Please upload the landscaping plan

 Landscape Plan.pdf

---

Please upload the building elevations

 30-Grain Valley MO-109-A202-Permit Bid Set.pdf

 29-Grain Valley MO-109-A201-Permit Bid Set.pdf


---

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

 Aldi Development Ownership Affidavit.pdf

---

Please upload a copy of off-site easements

 Survey.pdf

---

What type of project is this?

**Final Development/Site Plan**

---

Please provide a description of the project

**New ALDI retail food market.**

---

Company Name

**ALDI, Inc.**

---

Street Address

**10505 S. K7 Highway**

---

City

**Olathe**

---

State

**KS**

---

Zip Code

**66061**

---

**Signature**

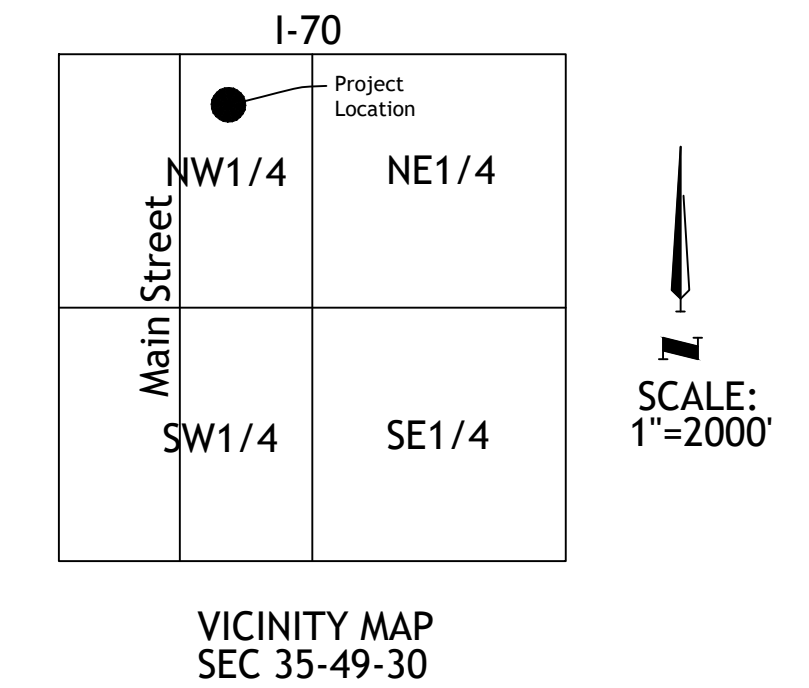
I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Electronically Signed

Chris [REDACTED] - 04/23/2026 2:40 pm

# FINAL DEVELOPMENT PLANS FOR ALDI

3300 NE SOUTH OUTER RD  
GRAIN VALLEY, MISSOURI



SM Engineering  
**SME**  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

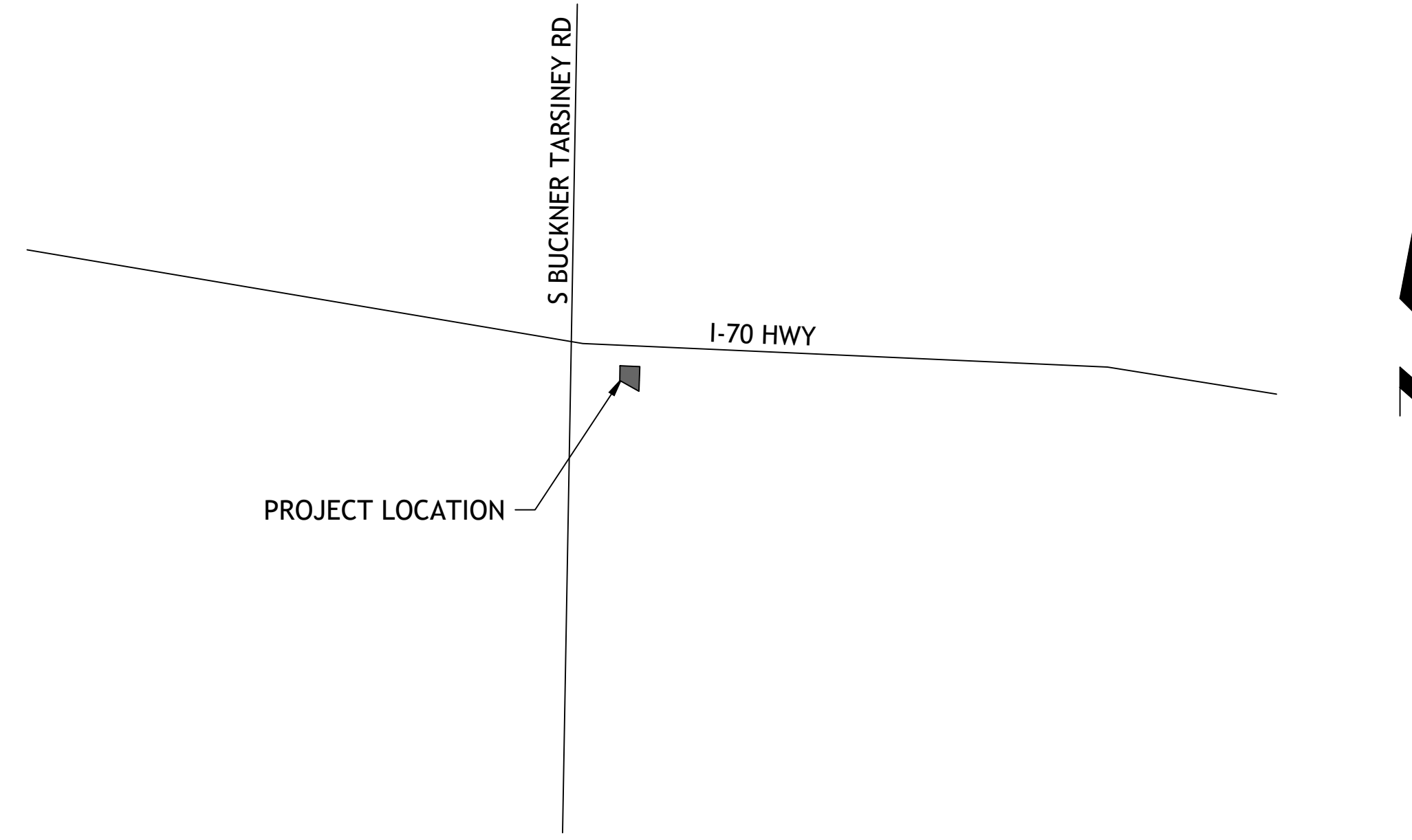
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

**UTILITIES**  
Water and Sanitary Sewer  
City of Grain Valley  
Mike Russell  
816-847-6226  
mrussell@cityofgrainvalley.org

Electric  
Evergy  
Kara Pardus  
913-347-4310  
kara.pardus@evergy.com

Gas  
Spire Energy  
Cody Baze  
816-510-9713  
Cody.baze@spireenergy.com

Communication  
AT&T  
Jeremy Watson  
913-449-3075  
Jw2688@att.com



LOCATION MAP

**INDEX OF SHEETS**

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS (ALTA SURVEY)
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 STORM LINE A PLAN AND PROFILE
- C-7 STORM LINE B PLAN AND PROFILE
- C-8 EROSION CONTROL PLAN
- C-9 EROSION CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 DETAILS
- L-1 LANDSCAPE PLAN

Revisions  
4-29-26 CITY COMMENTS

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**SAFETY NOTICE TO CONTRACTOR**

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**WARRANTY/DISCLAIMER**

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**CAUTION- NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

**LEGAL DESCRIPTION**

LOT 2, 600 CENTRAL, LOTS 1 AND 2, A SUBDIVISION  
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI.

**DEVELOPER / OWNER**

ALDI'S INC  
RYAN STEMMONS, DIRECTOR OF REAL ESTATE  
10505 SOUTH K-7 HWY  
OLATHE, KS 66061  
913-768-1119

**SURVEYOR**

BEYOND SURVEYING  
9739 FOSTER STREET,  
OVERLAND PARK, KS 66212  
OFFICE: 913-717-8538  
www.beyondsurveying.com

**ENGINEER**

SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
MANHATTAN KANSAS, 66503  
SMCIVILENGR@GMAIL.COM  
785.341.9747

**APPROVED**

CITY ENGINEER

DATE

SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

ALDI  
GRAIN VALLEY, MO

s h e e t

C1.0

Civil  
COVER SHEET

permit  
22 APRIL 2026

**DESCRIPTION:**  
 Lot 2, 600 CENTRAL, LOTS 1 AND 2, a subdivision in Grain Valley, Jackson County, Missouri.

**TITLE NOTE:**  
 Title information shown hereon was taken from First American title insurance Company Commitment for Title Insurance, No. NCS-1293119-COL Effective Date: January 27, 2026 at 8:00 A.M.

Schedule B - Exceptions

8. Easements, restrictions and setback lines as per plat, recorded in Plat Book 179, Page 63. (600 Central) (As Shown, plat didn't dedicate any new easements. Easements were from other documents, below.)
10. Easements, restrictions and setback lines as per plat, recorded as Document No. 1-605476, in Plat Book 1-16, Page 134. (Minter View)(None, as Setback line was removed per modification listed below.)
- Modification of Building Set-Back Line recorded May 25, 1978, as Document No. 1-332876, in Book 1- 848, Page 460.
11. Easements, restrictions and setback lines as per plat, recorded as Document No. 1-597983, in Plat Book 1-16, Page 57. (Hoehn Addition)(None shown)
12. An Easement to The City of Grain Valley, Missouri recorded November 5, 1970 as Document No. 1- 71940, in Book 1-216, Page 1539.(As Shown)
13. An Easement to The City of Grain Valley, Missouri recorded November 10, 1970 as Document No. 1- 72251, in Book 1-217, Page 1549.(As Shown)
14. An Easement to The City of Grain Valley, Missouri recorded November 23, 1970 as Document No. 1- 73149, in Book 1-220, Page 788.(As Shown)
15. Reservation of an 8 foot utility easement and the establishment of a building setback line as set out in the Missouri Warranty Deed recorded August 18, 1983, as Document No. 1-534558, in Book 1- 1239, Page 1147.(Buyer should seek legal counsel to see if this warranty deed, actually established the easement or setback. The interpretation by the surveyor would be "Subject to the establishment, and does not establish the easement. If easement is established, it would be a "Private Easement")
16. Terms and provisions of Ordinance No. 1906 for Adopting the Downtown Overlay District Adding Section 400.460 to the Code of Ordinances for the City of Grain Valley, MO recorded as Document No. 2007E0158318.
17. An Easement to City of Grain Valley recorded June 17, 1986 as Document No. 1-697099 in Book 1- 1551, Page 316.(As Shown)

**GENERAL NOTES:**

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD83.

Elevation datum shown hereon is NAVD88 Datum.

The subject property address is: 3310 NE Outer Belt Road.

At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months.

At the time of this survey there was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

The subject property has 0 regular painted parking spaces.

The accuracy standard for this survey is Type Urban.

**ZONING NOTE:**

No Zoning Report or Letter was provided for this survey.

**FLOOD NOTE:**

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Grain Valley, Jackson County, Missouri, Map Number 2909G03396 and dated January 20, 2017.

Area = 101,624± Sq. Ft. or 2.333± Acres

Parcel No. 37-820-21-44-00-00-000

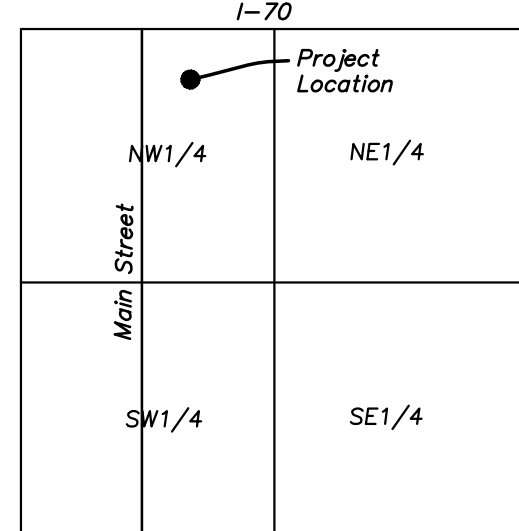
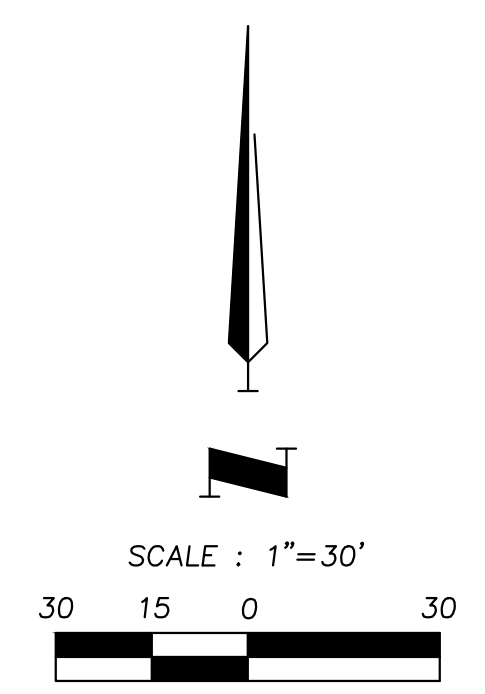
TO: ALDI Inc., and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 16, and 19 of Table A thereof. The field work was completed on March 18, 2026.



Robert C. Sandlin, MO-PLS-201600169  
 Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

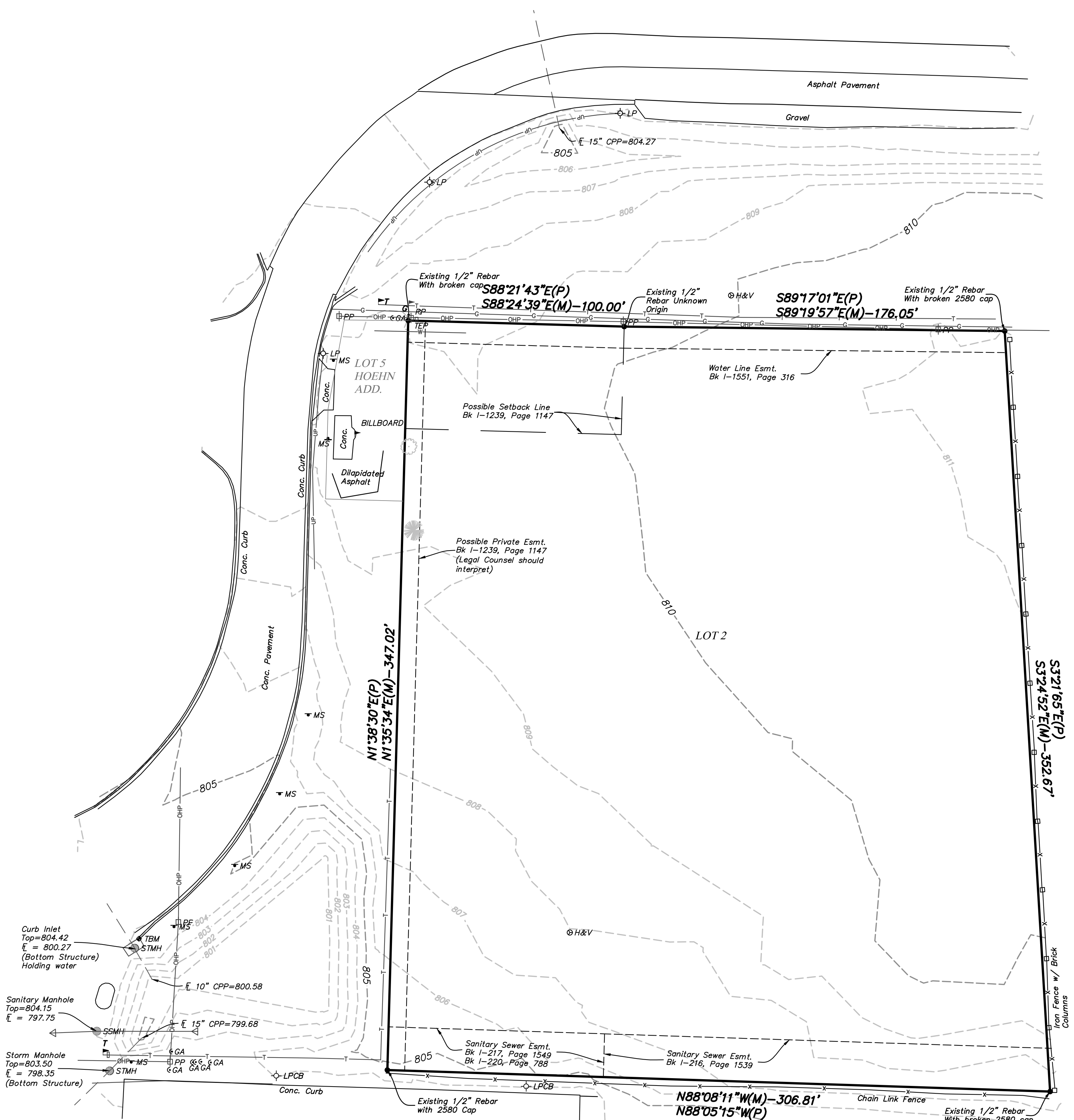
JOB NO. 2026-0010  
 NW 1/4, SEC. 35-49-30  
 Jackson County, MO  
 2026-0010 SUR.DWG



VICINITY MAP  
 SEC.35-49-30

**LEGEND**

	= CONIFEROUS TREE
	= GUY ANCHOR
	= LIGHT POLE CONC. BASE
	= LIGHT POLE
	= METAL SIGN
	= POWER POLE
	= SANITARY SEWER MANHOLE
	= STORM MANHOLE
	= TELEPHONE MARKER
	= TELEPHONE PEDESTAL
	= TEMP BENCHMARK



**Note:**

- Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.
- The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 2, 600 CENTRAL**

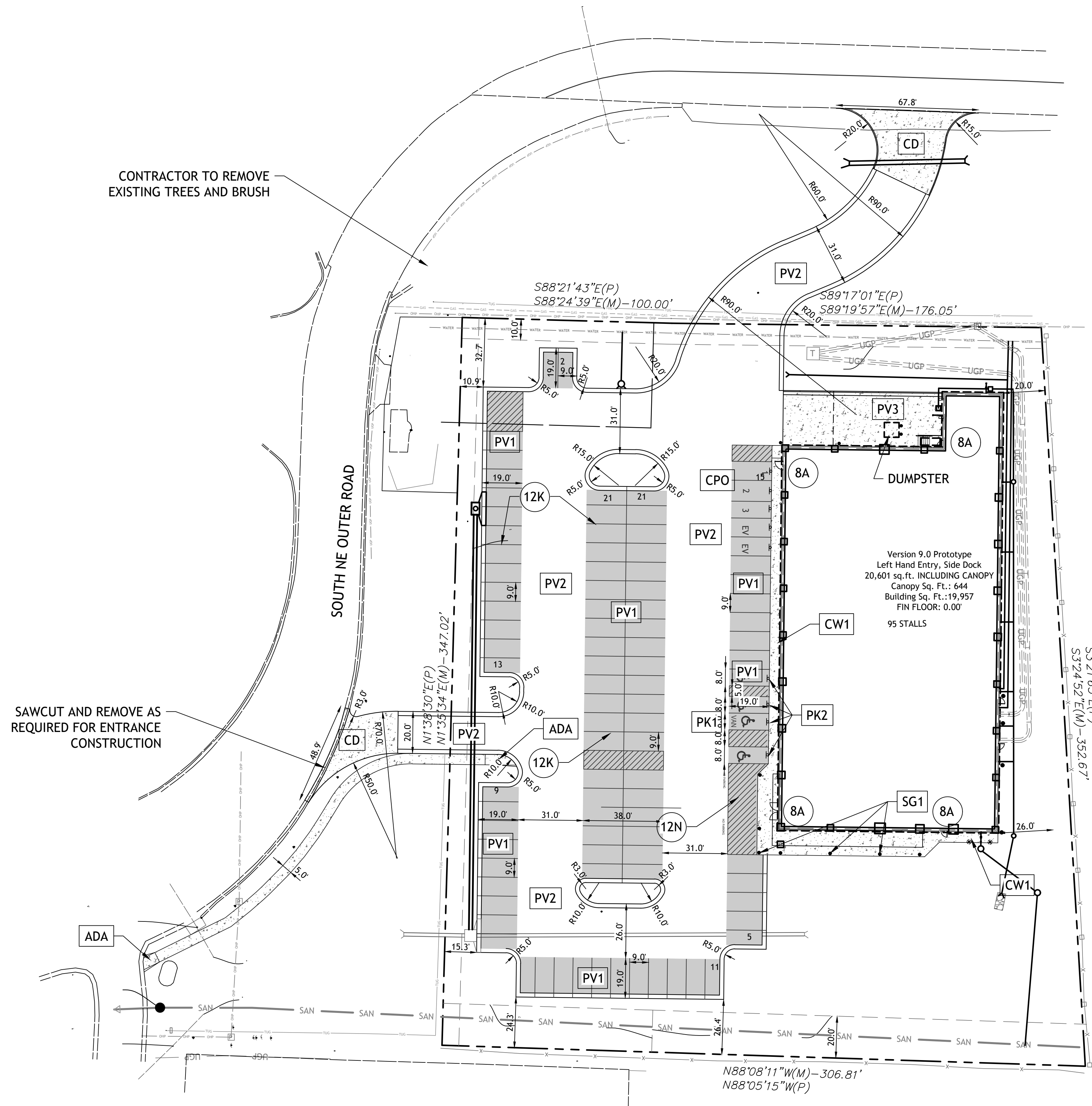
<p style="text-align: center;"><small>CLIENT</small>          ALDI Inc          10505 S. k7 Highway          Olathe, KS 66061          Phone: 913-600-4043</p>	<p style="text-align: center;"><small>9739 Foster Street, Overland Park, KS 66212          Office: 913-917-8538          COPYRIGHT © -2026-Beyond Surveying, LLC          www.beyondsurveying.com</small></p>
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80  
4-29-26

Revisions  
4-29-26 CITY COMMENTS

**ALDI**  
GRAIN VALLEY, MO



- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
  - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

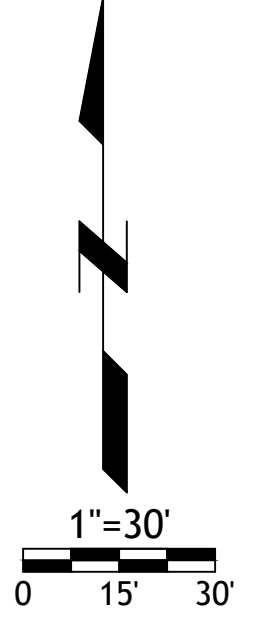
- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
  - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
  - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- CG1 CONCRETE CURB AND GUTTER (UNLESS OTHERWISE NOTED)
  - PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK2 ACCESSIBLE PARKING SIGN
  - SG1 BOLLARD DETAIL
  - CW1 CURB WALK AT BUILDING
  - PV1 REGULAR DUTY PAVING
  - PV2 HEAVY DUTY ASPHALT
  - PV3 HEAVY DUTY CONCRETE
  - LPB LIGHT POLE BASE
  - CD CONCRETE COMMERCIAL DRIVE
  - CPO CURB SIDE PARKING
  - ADA HANDICAP RAMP
- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.

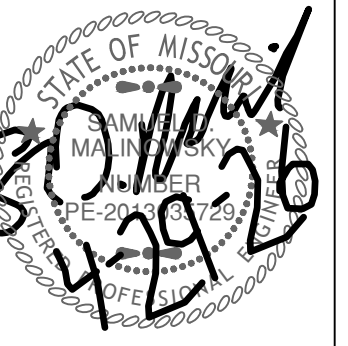
**IMPERVIOUS AREA**  
 TOTAL LOT = 2.33ac  
 TOTAL IMPERVIOUS AREA = 1.47ac (63%)

**PARKING**  
 TOTAL BUILDING SF = 19,957  
 LESS INTERIOR LOADING AREA = 3,300sf  
 TOTAL = 16,657sf  
 REQUIRED PARKING 16.6 X 5 = 83  
 PARKING PROVIDED = 95

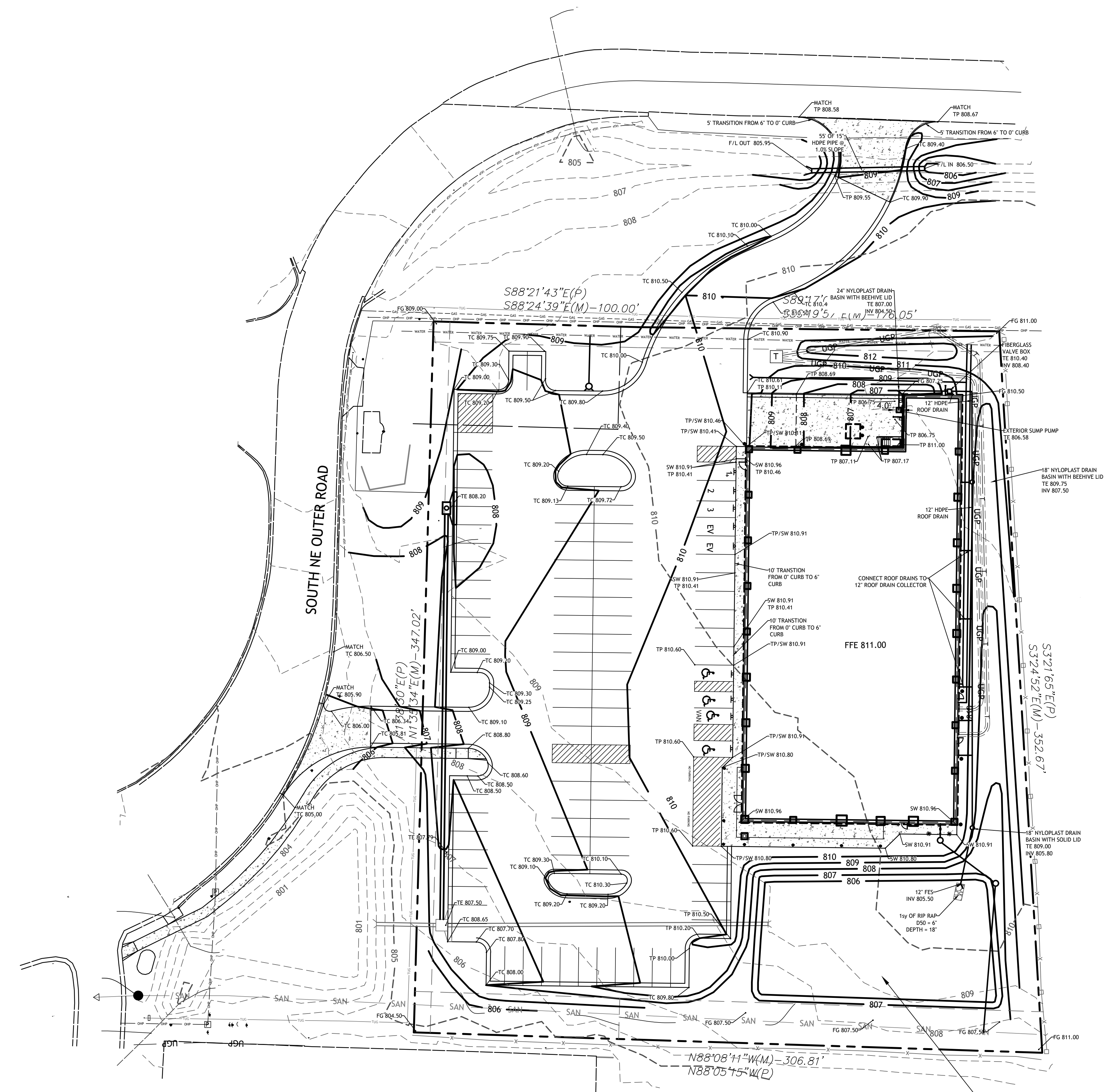
**BUILDING SETBACKS**  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 20'



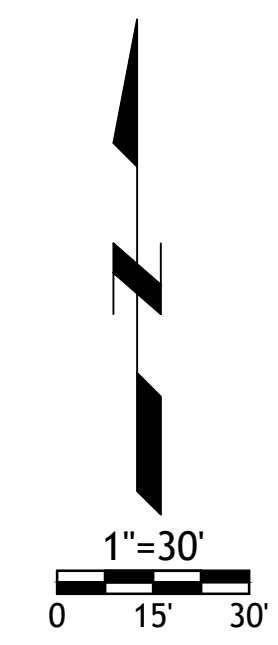
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Revisions  
4-29-26 CITY COMMENTS

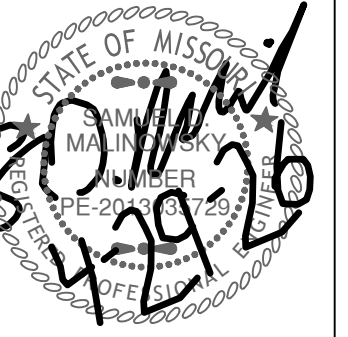


- GRADING NOTES:**
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
  2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
  3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
  4. CONTRACTOR SHALL USE SILT SOCK OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
  5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
  6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
  8. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALDI'S STANDARD SITEWORK SPECIFICATIONS.
  9. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
  10. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  11. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
  12. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



ALDI  
GRAIN VALLEY, MO

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Revisions  
4-29-26 CITY COMMENTS

ALDI  
GRAIN VALLEY, MO

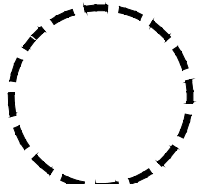

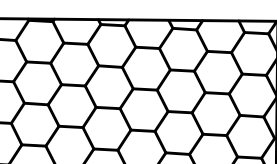
**CONSTRUCTION SEQUENCE**

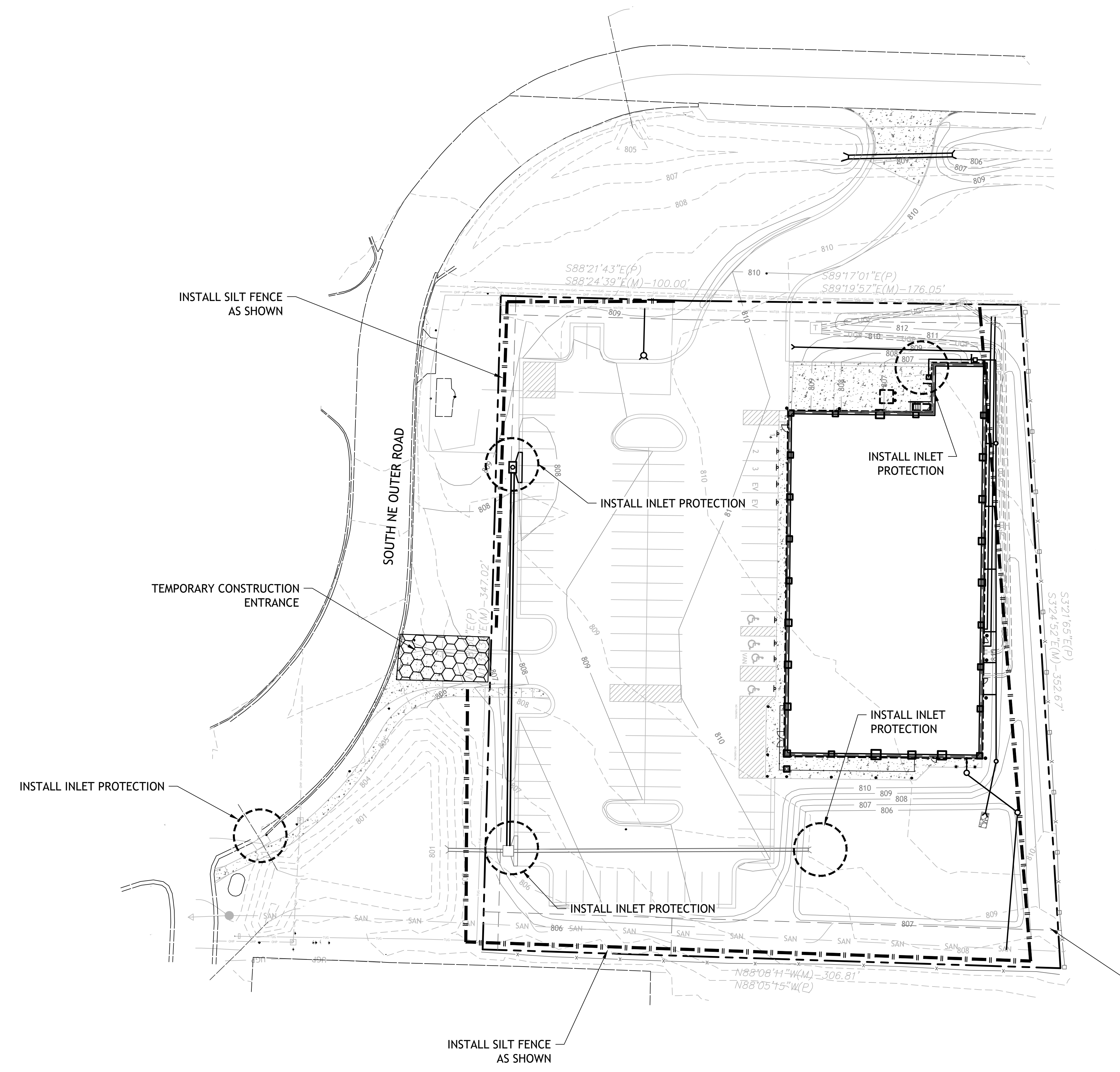
1. TEMPORARY FENCING WILL BE REQUIRED AROUND ACTIVE CONSTRUCTION AREAS ASSOCIATED WITH THE BUILDING CONSTRUCTION.
2. REMOVE EXISTING PAVEMENT AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN
3. INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO BEGINNING PAVEMENT REMOVAL.
4. REMOVE EROSION CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED PER NOTES BELOW.

**EROSION CONTROL NOTES**

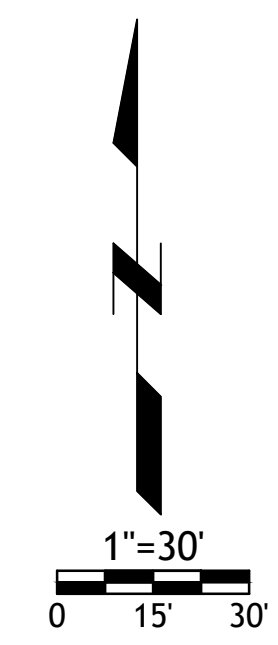
1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
2. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND WATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY
3. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WADDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
5. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

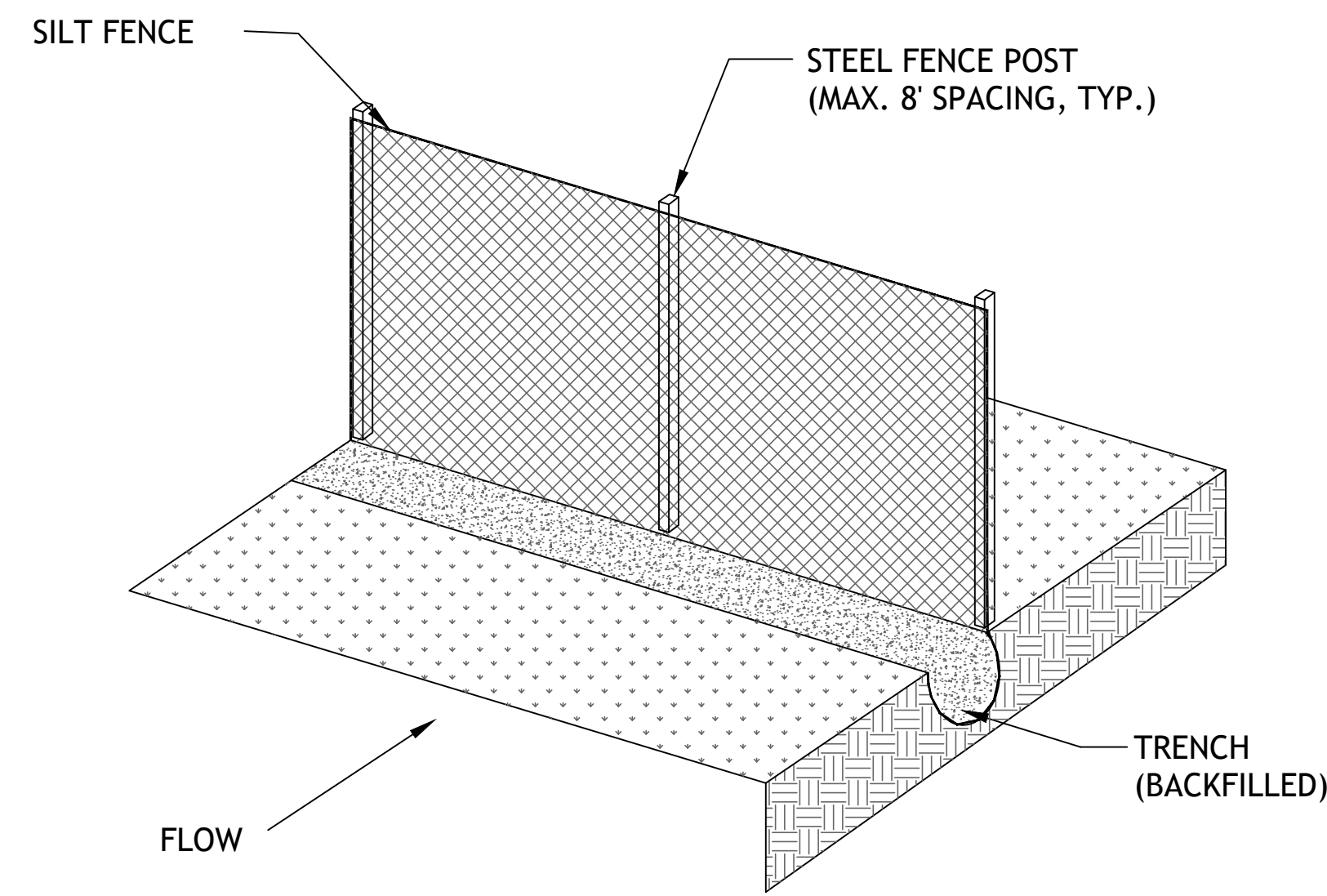
**LEGEND**

-  INLET PROTECTION
-  SILT FENCE
-  TEMPORARY CONSTRUCTION ENTRANCE



INSTALL SILT FENCE AS SHOWN





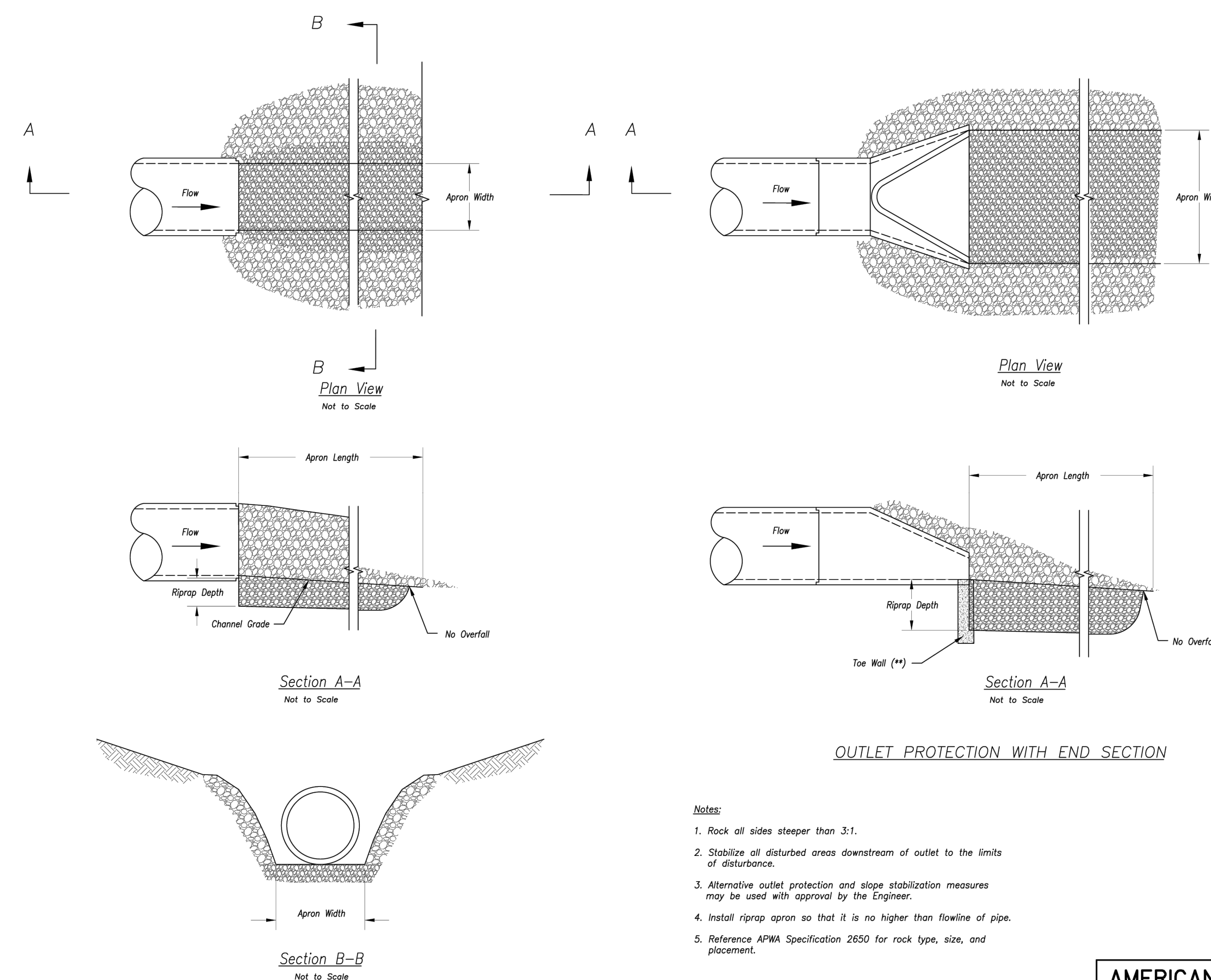
**CONSTRUCTION SPECIFICATIONS**

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. Silt Fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of 6" deep and 3-4" wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt Fence should be securely fastened to each steel support post or to woven wire which is in turn attached to the steel fence posts.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
8. The Erosion Control shown shall be Silt Fence. Additional Erosion Control provided by contractor may be Straw Bale Dike.

**EROSION CONTROL NOTES:**

1. The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.
2. The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of staked straw bales and other acceptable methods to protect the abutting properties, streets, and all utilities.
3. Erosion control devices shall remain in place for the duration of the project.
4. The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.

**SILT FENCE DETAIL**



**Notes:**

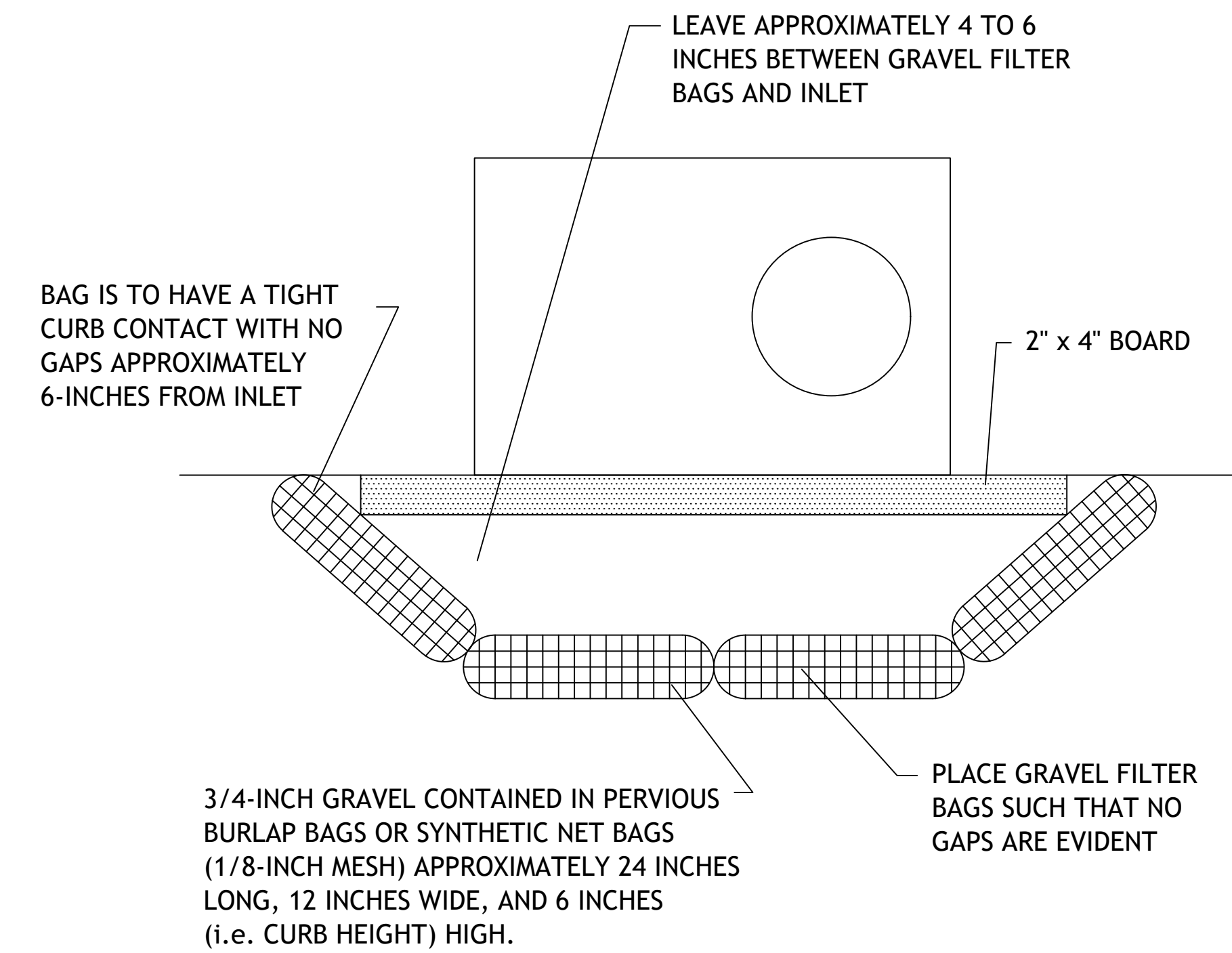
1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

OUTLET PROTECTION W/O END SECTION

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

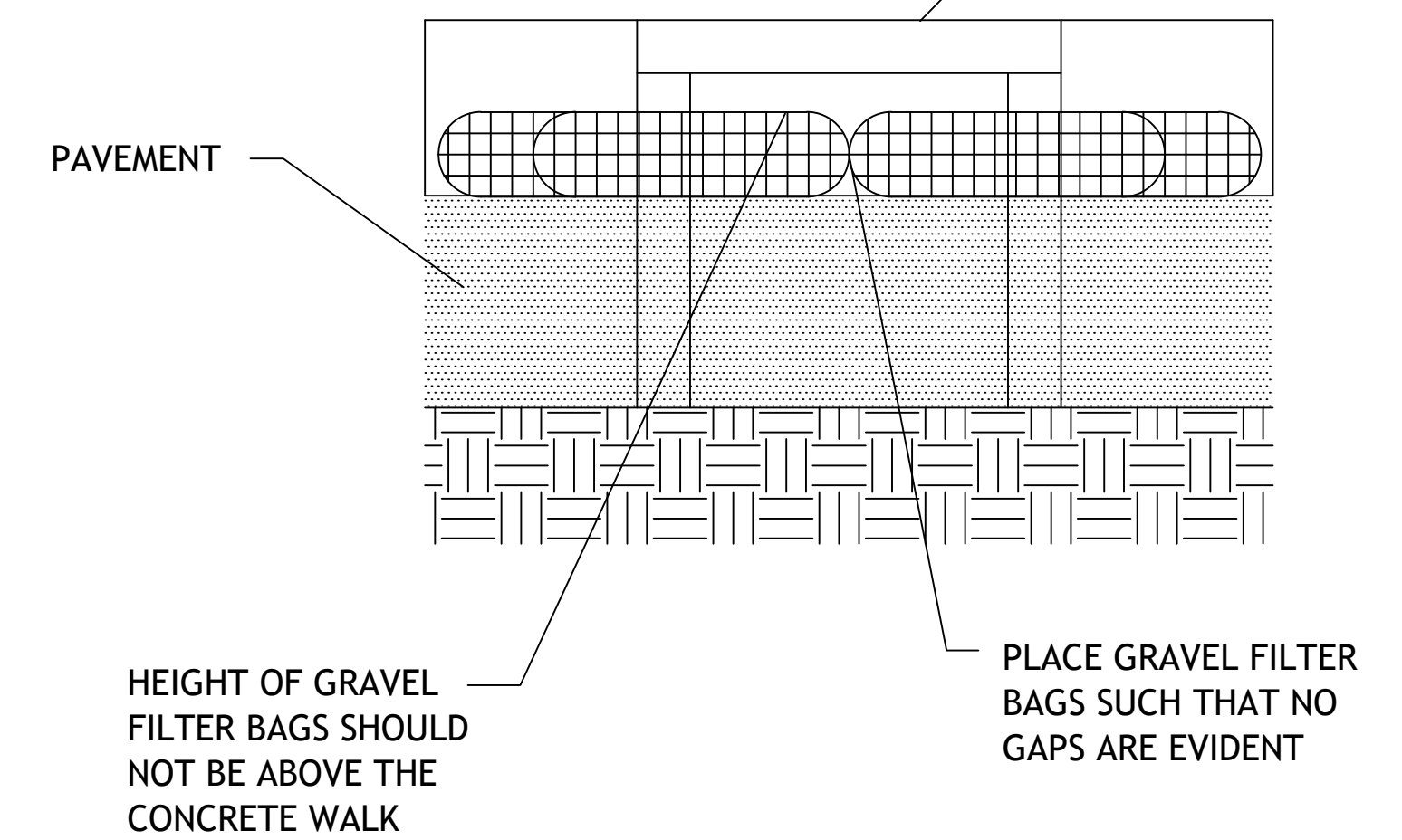
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<small>Kansas City Metro Chapter</small> <b>APWA</b> <small>AMERICAN PUBLIC WORKS ASSOCIATION</small>	KANSAS CITY METRO CHAPTER
OUTLET PROTECTION	STANDARD DRAWING NUMBER ESC-14 ADOPTED: 10/24/2016

**NOTE:**  
SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS



TOP VIEW

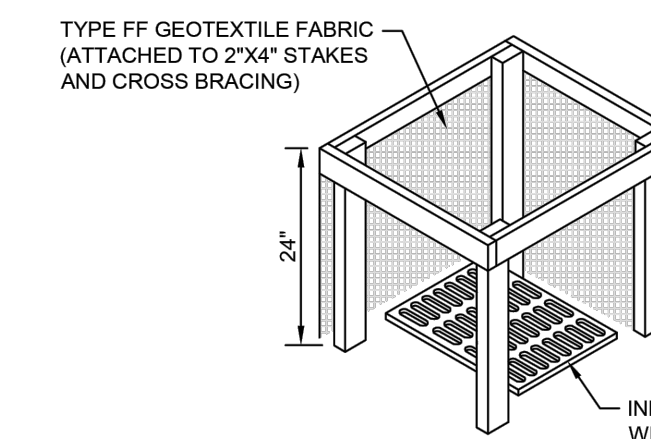
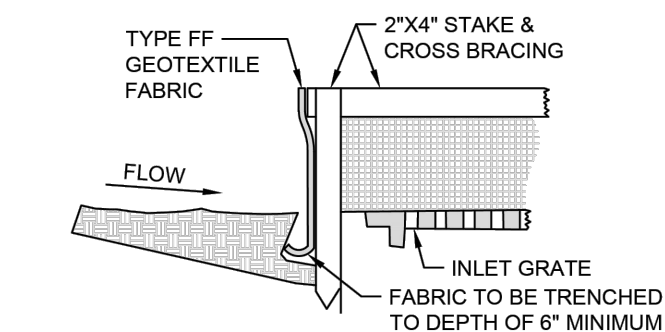
**GRAVEL FILTER BAGS**  
(Typical At Every Inlet)  
(Not to Scale)



FRONT VIEW

**NOTE:**  
AFTER CONSTRUCTION OF INLETS, FILTER BAGS SHALL BE PLACED AROUND PROPOSED INLETS.

**GRAVEL FILTER BAG**



- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAP BE USED FOR SHORT TERM APPLICATIONS.
  2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
  4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
  5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

DROP INLET PROTECTION EC4

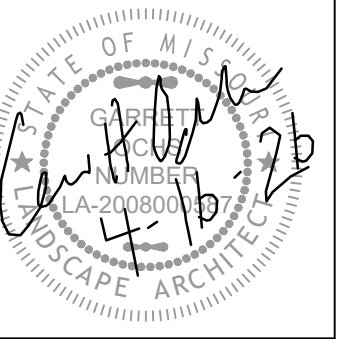
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Revisions  
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Revisions  
4-29-26 CITY COMMENTS

**ALDI**  
GRAIN VALLEY, MO

s h e e t

**L1**

Civil  
LANDSCAPE PLAN  
permit  
22 APRIL 2026

**LANDSCAPE NOTES**

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

**LANDSCAPE DATA**

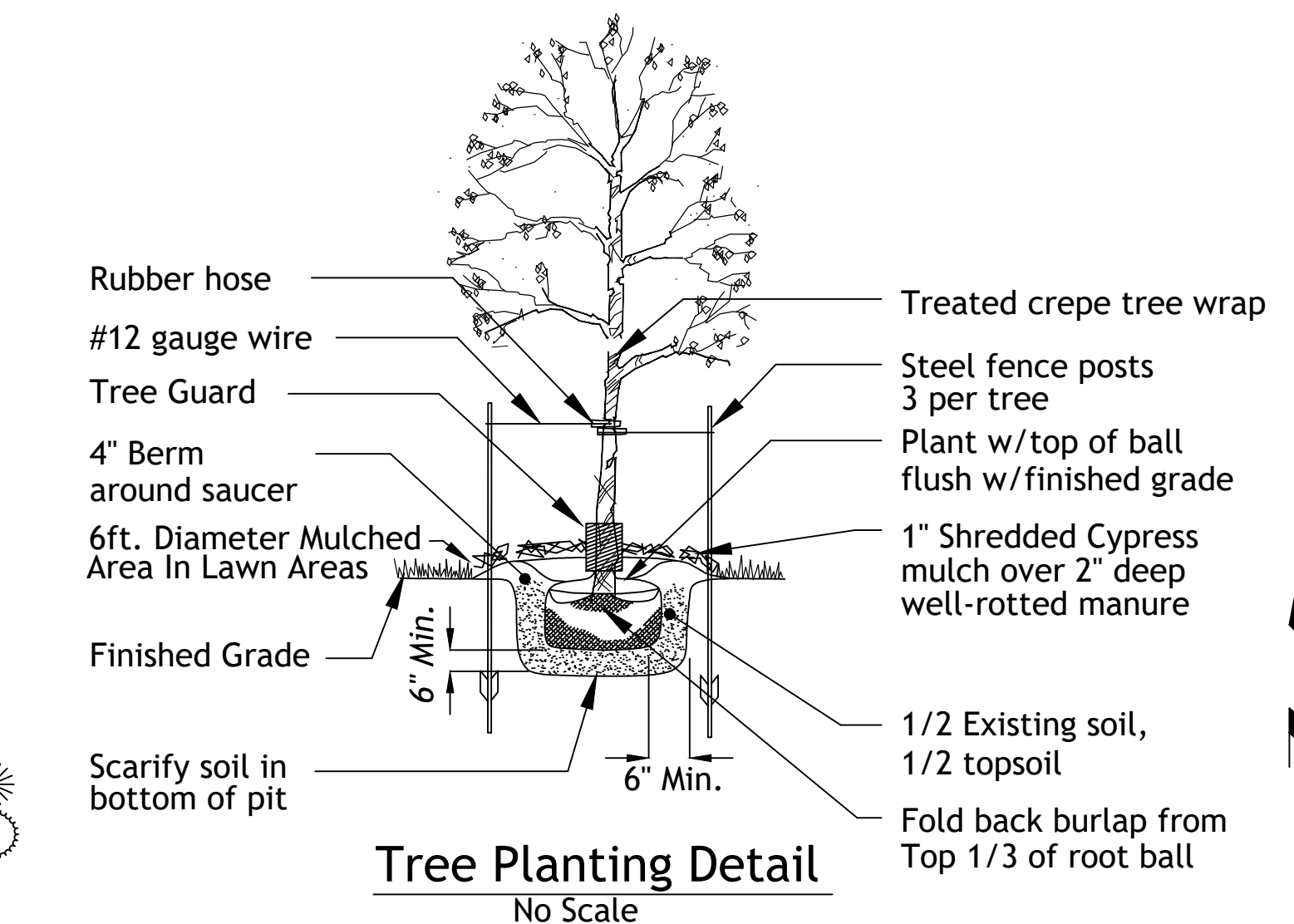
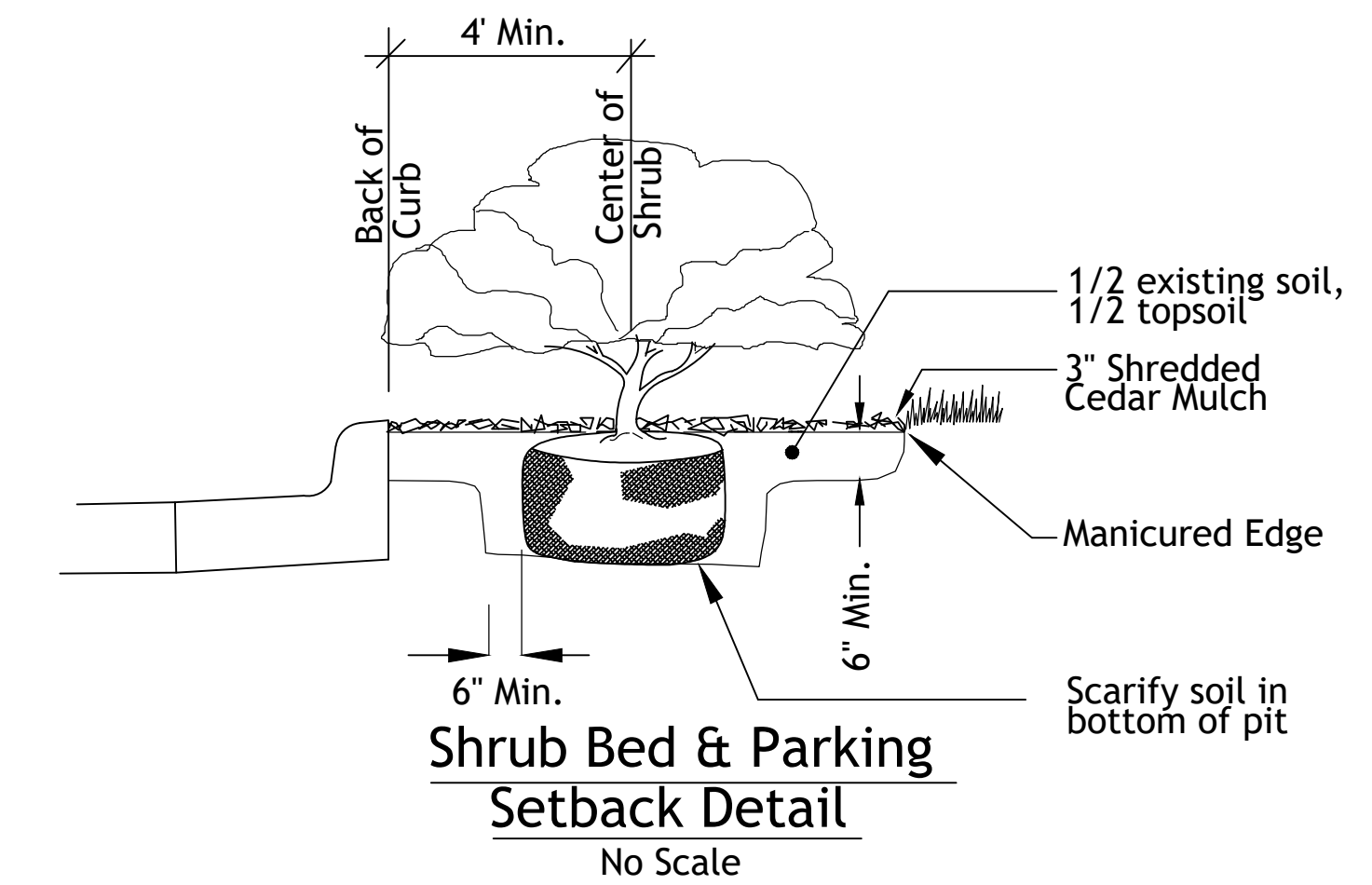
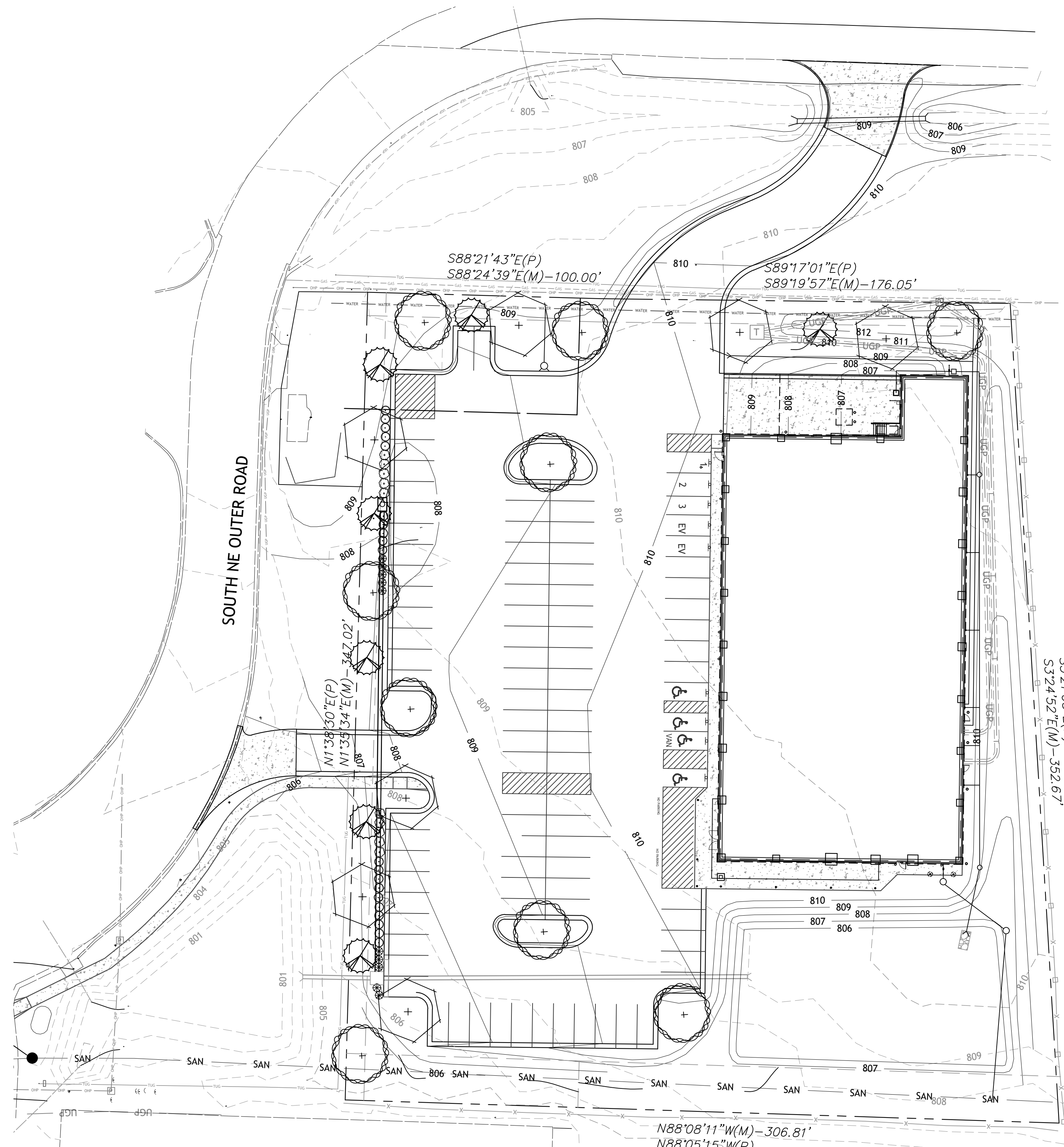
TOTAL SITE REQUIRED 101,624sf

1 TREE / 7,500sf = 14  
2 SHRUBS / 7,500sf = 28

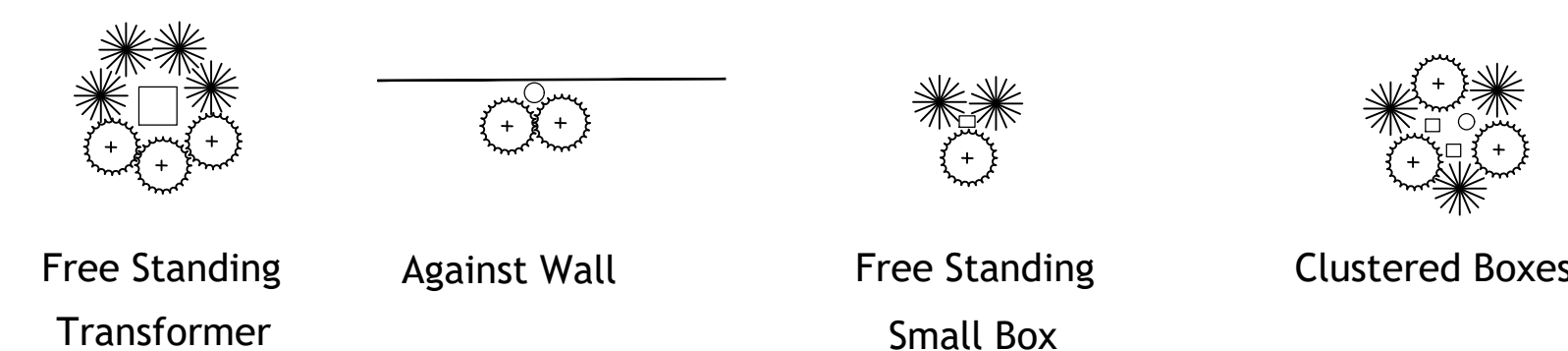
PROVIDED = 14  
TREES = 14  
SHRUBS = 40

INTERIOR PARKING REQUIRED 38,109sf  
2.5% OF PARKING TO BE LANDSCAPED = 952sf  
1 TREE PER 200sf = 11

PROVIDED = 2,274sf (5.9%)  
TREES = 11



**Typical Utility Box Screening Details**



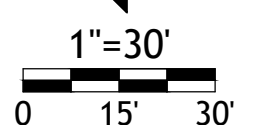
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

**Shrub List**

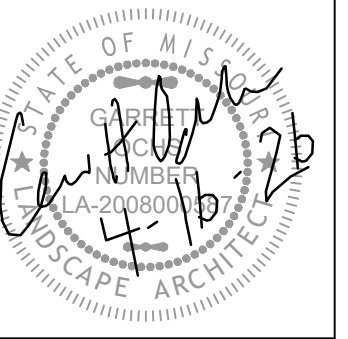
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	10	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.
	10	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	10	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	7	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown



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Revisions

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GRAIN VALLEY, MO

s h e e t

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Civil  
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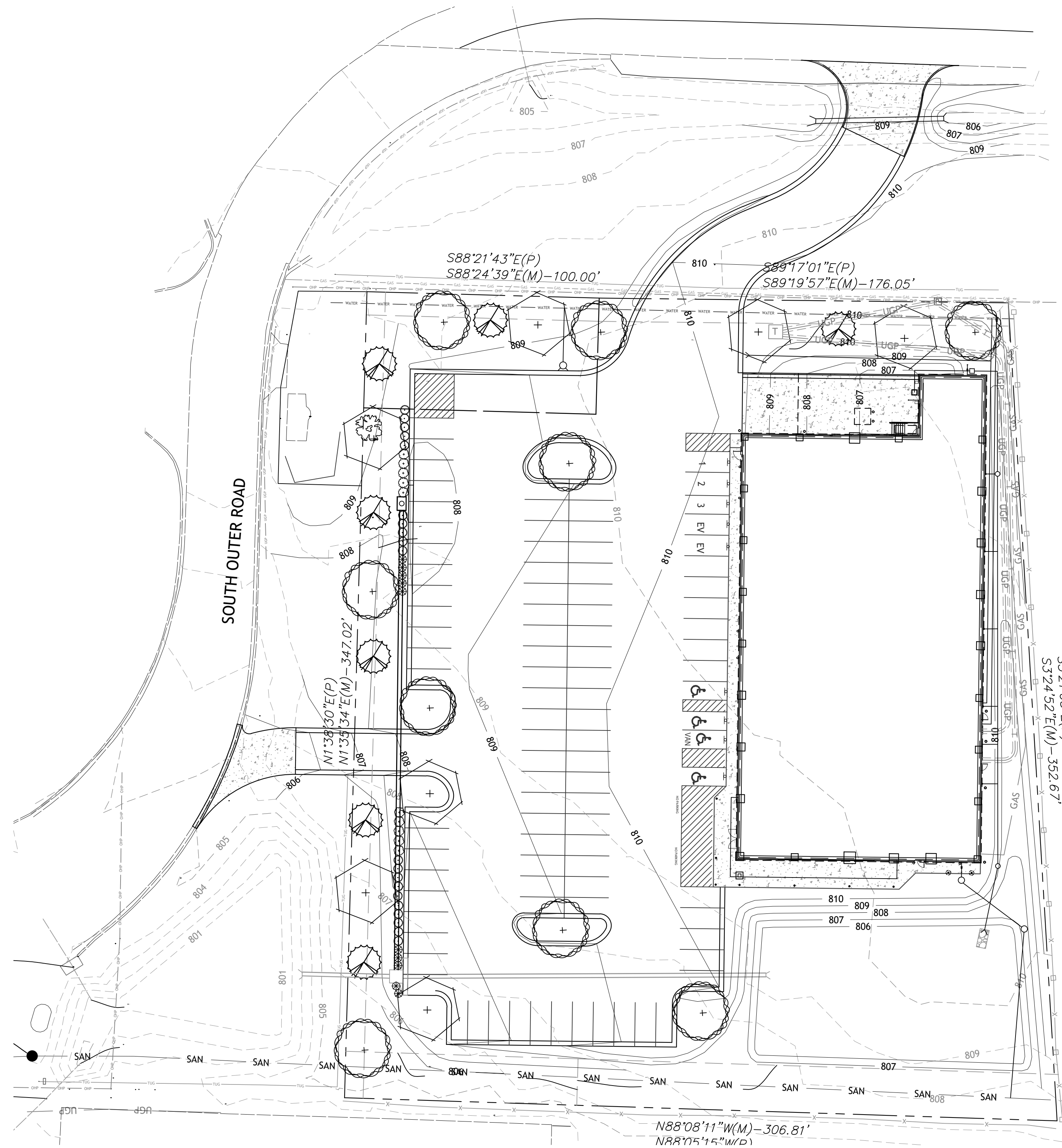
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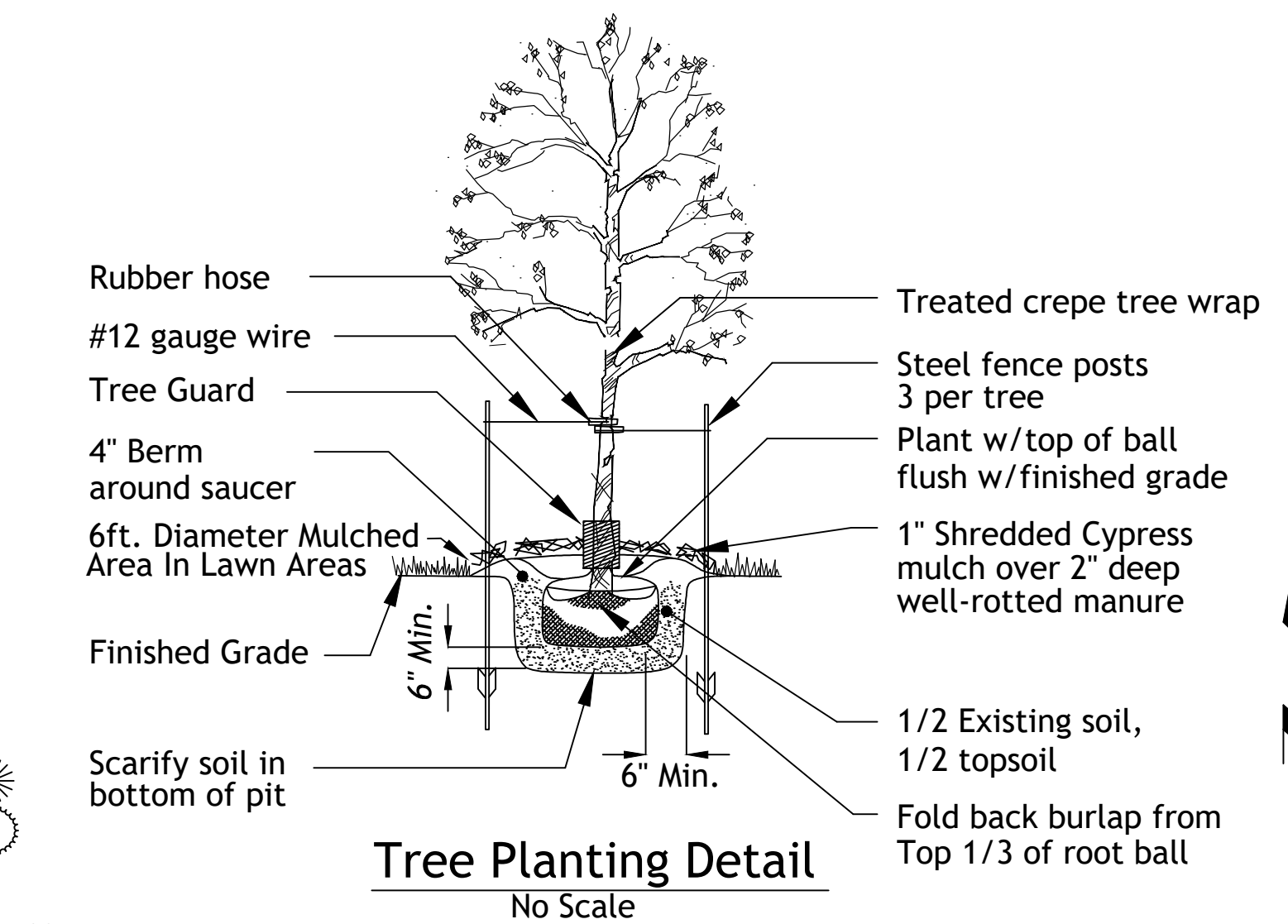
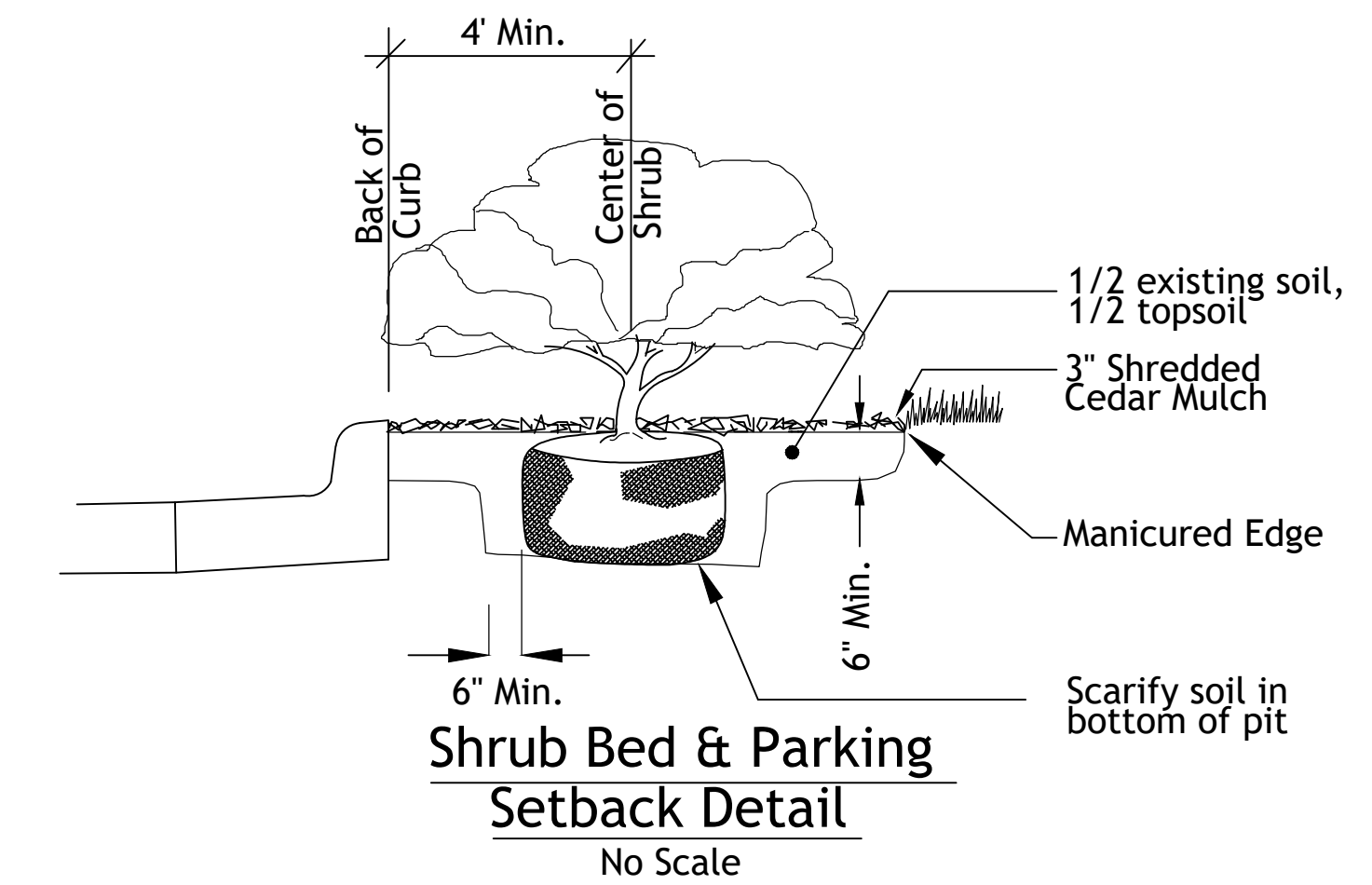
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TREES = 11



**Typical Utility Box Screening Details**



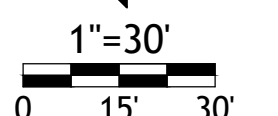
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Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	10	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.
	10	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	10	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	7	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown



KEY	MATERIAL / MFG.	COLOR / NO.	NOTES	INDICATED BY SYMBOL
A1	PREFINISHED METAL ROOF EDGE / COPING	BRIGHT SILVER	SEE SPECIFICATIONS APPENDIX 'A' - SECTION 077100 - ROOF SPECIALTIES	
A2	BASE BID (BRICK 'A') SPEC-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L, 8Wx8Hx16L (CART WALL ONLY) CHESAPEAKE BLEND w/ HOLCIM 'SMITH GRAY' MORTAR MORTAR ALT: SOLOMON '85X DARK CHOCOLATE'	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO	
	ALTERNATE No. 2 (BRICK 'B') QUIK-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L, 8Wx8Hx16L (CART WALL ONLY) MAROUS BLEND w/ HOLCIM 'SMITH GRAY' MORTAR MORTAR ALT: SOLOMON '85X DARK CHOCOLATE'	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING	
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER		
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602	
A5	MEMBRANE ROOFING	WHITE	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS -	
A6	EXTERIOR PAINT		RE: DWG A603	
A7	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG A300'S AND A500'S	
A8	INSULATED METAL PANEL	A8 - BRIGHT SILVER - FLAT TEXTURE AT UPPER SIDE TOWER A8c - GRANITE GRAY - STRIATED TEXTURE	RE: DWG A300'S AND A500'S - - SEE SPECIFICATIONS APPENDIX 'A' - SECTION 074213.23 - INSULATED METAL WALL PANELS	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.	
A10	ALUMINUM PLANK RAINSCREEN SYSTEM	LIGHT NATIONAL WALNUT	RE: DWGS B1/A303, D1/A305, D1/A304 - SEE SPEC. CONTACT FOR MATERIAL ORDERING: ADAM COSSICK, NATIONAL BRANDS LEADER, LONGBOARD USA, INC., ACOSICK@LONGBOARDPRODUCTS.COM, 770.530.3862 [DIRECT]	
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603	
A12	BLRD-4		RE: DWG A603	
A13	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG A300'S AND A500'S	
A14	BLRD-3	GALVANIZE	RE: DETAIL B2/A508	
A15	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DWG A603 RE: DETAIL 9,10/A601 FOR CONDITION BEHIND SEAL	
A16	MASONRY CONTROL JOINT		MAX 20' OC	
A17	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 (ALDI GRAY)	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL A1/501	
A19	ALDI TOWER SIGN		BY SIGN VENDOR	
A20	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS	
A21	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHALL	
A22	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602	
A23	6" X 6" PRE-FINISHED ALUM DOWNSPOUT	MATCH INSULATED METAL PANELS	SEE APPENDIX 'B' - SECTION 077100 - ROOF SPECIALTIES SEE PLUMB DWGS FOR CONNECTIONS TO SITE DRAINAGE	

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A24	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A503 & SEE APPENDIX 'B' - SECTION 077100 - ROOF SPECIALTIES
A25	PRE-FINISHED PRE-FABRICATED ALUMINUM COLUMN ENCLOSURE	CLEAR ANOD. ALUM.	RE: DETAIL B3/A507 - SAF METAL FABRICATION - NATIONAL PRICING CONTACT: EUZA EVANS, EMAIL: EME@SAF.COM; PHONE 770-942-1207 EXT. 802
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER	FACTORY FINISH	MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S. LOADING DOCK - MOUNT @ 12'-0" A.F.S.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602

Issued:	Date:
A Owner Review	04/17/26
B Permit Set	04/17/26
C Bid Set	04/17/26
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
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12	

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1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119.3609  
p: 918.587.8600  
f: 918.587.8601  
www.sgadesigngroup.com  
Certificate of Authority #A-2008031944  
Architecture

DRAWN BY:

REVIEWED BY: **GT**

Seal

26'-0" A.F.S. T.O. STEEL

19'-11" A.F.S. CENTER OF LOGO SIGN

11'-6" A.F.S. B.O. CANOPY TUBE STEEL

0'-0" A.F.S. FLOOR SLAB

STATE OF MISSOURI  
MITCHELL R. GARRETT  
NUMBER A-007541  
04/21/2026

Digitally signed by Mitchell R. Garrett  
Date: 2026.04.21 15:49:48-0500

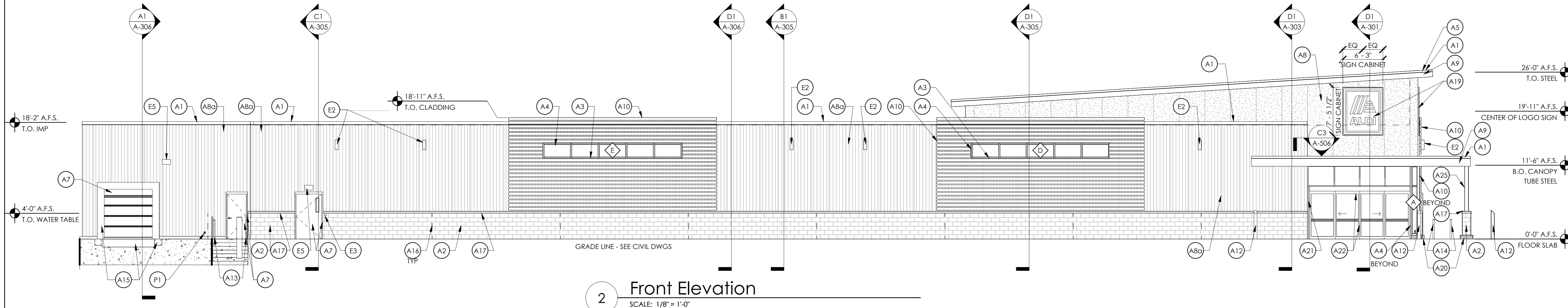
Mitchel Ray Garrett - Architect  
MO# A-007541

**ALDI Inc.**  
10505 S. K7 Highway  
Olathe, KS 66061  
(630) 879-8100

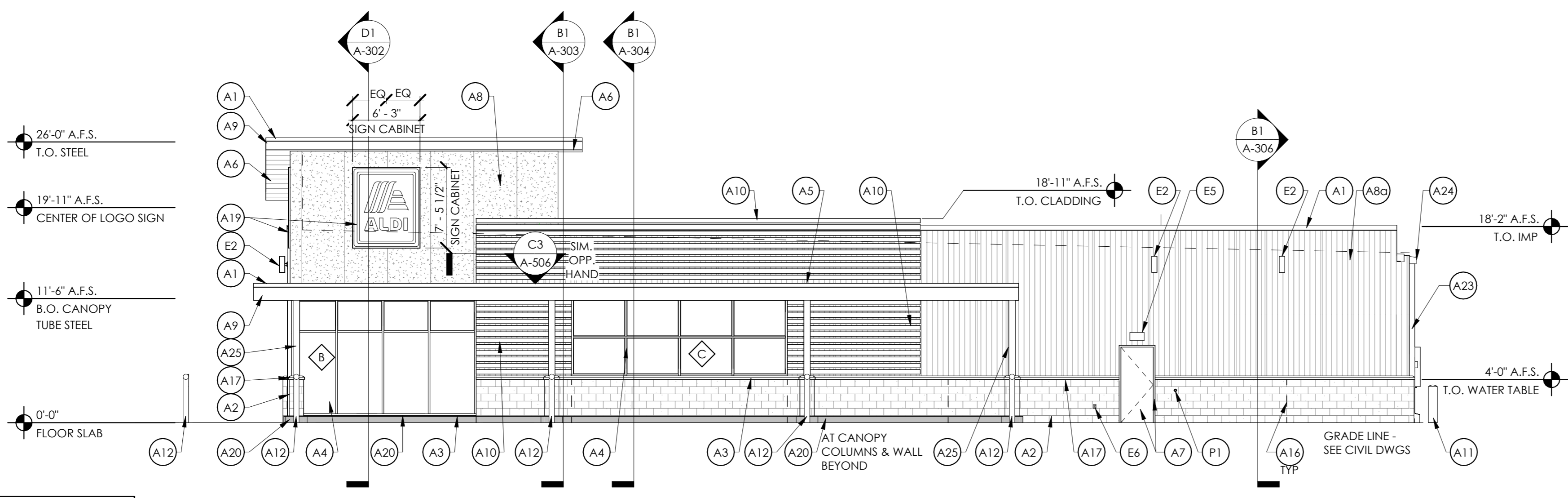
ALDI Inc. Store #:109  
Grain Valley, MO  
111 US - 40  
Grain Valley, MO 64029  
Jackson County  
Project Name & Location:

Exterior Elevations

Drawing Name:	Project No.
Prototype: V9.0	26133001
Type: GROUND UP	
Drawn By: ML	A-201
Scale: As Noted	Drawing No.



2 Front Elevation  
SCALE: 1/8" = 1'-0"



1 Side Elevation  
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	46.6	93.2
TOTAL SIGNAGE			93.2
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

PLOTTED: 4/20/2026 3:31:11 PM



RESERVED CURBSIDE



ALDI

612

Welcome

ENTER

CAUTION STAND BACK



1979

RESERVED  
PARKING

RESERVED  
PARKING

RESERVED  
PARKING

NO PARKING



RESERVED PARKING



NO PARKING

NO PARKING



**STAFF REPORT**

**Aldi**

**May 11th, 2026**

**Action:** Requesting a Site plan review in the Downtown Transition Zone.

**Purpose:**

Site plan review for a proposed retail food market located approximately ¼ mile east of the intersection of State Route AA and NE South Outer Road AKA 3300 NE south outer Road. Current zoning is DTZ (Downtown Transition Zone).

**ANAYLSIS:**

The applicant applied for site plan review and after staff review the applicant has met all requirements set forth for the development.

The application shows renderings meeting section 400.220 Additional controls for exterior walls and materials standards.

The applicant submitted plan has met the planting requirements set forth in section 400.280 Landscaping and Screening.

The applicants plan identified and met section 400.290 Off-Street Parking and Loading Regulations.

**STAFF RECOMMENDATION:**

Staff recommends approval.