

HAZEL GROVE ELEMENTARY SCHOOL

LEE'S SUMMIT R-7 SCHOOL DISTRICT

PRELIMINARY DEVELOPMENT PACKAGE
04.14.2026

ALTERNATES

ALTERNATE #1: REMOVE PARTITIONS, WALL BASE, WALL FINISHES, DOORS & FRAMES FROM THIS SCOPE. REPLACE WITH FULL-HEIGHT PLASTIC PRIVACY TOILET PARTITIONS (TL1). REFER TO SPECIFICATION 102113.19 - PLASTIC TOILET COMPARTMENT FOR ADDITIONAL INFORMATION.

ALTERNATE #2: REMOVE ROOFTOP EQUIPMENT SCREENS AND ALL ASSOCIATED SCOPE: INCLUDING ROOF SCREENS WALLS, METAL COPING, AND SCREEN WALL STRUCTURE. NO REPLACEMENT FOR THIS ALTERNATE, ROOFTOP UNITS WILL BE EXPOSED.

ALTERNATE #3: REPLACE ALL COPPER ELECTRICAL FEEDERS OVER 100A WITH ALUMINUM FEEDERS. REFER TO SPECIFICATION 260519 FOR ADDITIONAL INFORMATION.

ALTERNATE #4: REMOVE AES "SAFE" SYSTEM INFRASTRUCTURE.

ALTERNATE #5: REMOVE THIN BRICK FROM EXTERIOR PRECAST PANELS. REPLACE WITH FORM LINER BRICK PATTERN ON EXTERIOR PRECAST PANELS AND PAINT TO MATCH FACE BRICK COLOR.

ALTERNATE #6: REMOVE CLERESTORY AND ALL ASSOCIATED SCOPE: INCLUDING PARTITIONS, METAL COPING, ALUMINUM FRAMED WINDOWS, GUTTERS, DOWNSPOUTS, AND CLERESTORY FRAMING STRUCTURE. REPLACE SCOPE WITH ROOFING SYSTEM TO MATCH ADJACENT HEIGHT AND ROOF TYPE. ADDITIONALLY REMOVE THE SECOND LEVEL "LIGHT WELL" FLOOR OPENING AND GUARDRAIL. REPLACE WITH FLOOR SLAB AND FLOOR FINISH TO MATCH ADJACENT FLOORING.



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INCITE DESIGN STUDIO
110 WEST 18TH STREET
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816.979.3500

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Licensed Architect
PATRICK B. SMITH

License
A-2013041352

Cert. of Authority
A-2004016376
INCITE DESIGN STUDIO, LLC

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
04.14.2026

Revision No.	Description	Date Issued

Sheet Name
COVER SHEET

Sheet Number
G1.00

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EXTERIOR RENDERING



PROJECT LOCATION



<p>ARCHITECT</p> <p>INCITE DESIGN STUDIO, LLC 110 WEST 18TH STREET KANSAS CITY, MO 64108 PHONE: 816-979-3500</p>	<p>CIVIL ENGINEER</p> <p>KAW VALLEY ENGINEERING 8040 NORTH OAK TRAFFICWAY KANSAS CITY, MO 64118 PHONE: 816-468-5858</p>	<p>STRUCTURAL ENGINEER</p> <p>STAND STRUCTURAL ENGINEERING 8234 ROBINSON ST. OVERLAND PARK, KS 66204 PHONE: 913-214-2169</p>	<p>MEP ENGINEER</p> <p>HENDERSON ENGINEERS 8345 LENEXA DRIVE, SUITE 300 LENEXA, KS 66214 PHONE: 913-742-5000</p>	<p>LANDSCAPE ARCHITECT</p> <p>LAND3 STUDIO 317 SE MAIN ST. LEE'S SUMMIT, MO 64063 PHONE: 816-207-6019</p>	<p>FOOD CONSULTANT</p> <p>DENNIS G. GLORE, INC. P.O. BOX 200 EUREKA, MO 63025 PHONE: 636-938-7887</p>	<p>CONSTRUCTION MANAGERS</p> <p>A.L. HUBER CONSTRUCTION 10770 EL MONTE ST. OVERLAND PARK, KS 66211 PHONE: 913-341-4880</p> <p>HAUSMANN CONSTRUCTION, INC. 1510 WALNUT ST. #201 KANSAS CITY, MO 64108 PHONE: 816-741-5125</p> <p>UNIVERSAL CONSTRUCTION COMPANY, INC. 2320 NE INDEPENDENCE AVENUE LEE'S SUMMIT, MO 64064 PHONE: 913-342-1150</p>
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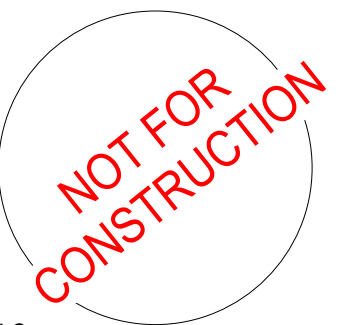
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 LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**

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Area Plan

Sheet Name
 SHEET INDEX

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HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT PRELIMINARY DEVELOPMENT PLAN LEE'S SUMMIT, MO 64086 SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST

UTILITY CONTACTS:

SANITARY SEWER:
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LEE'S SUMMIT, MO 64081
PHONE: (816) 969-1900

WATER:
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LEE'S SUMMIT, MO 64081
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GAS:
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COMMUNICATION:
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A&T - (800) 464-7928
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ELECTRICAL:
EVERGY
PHONE: (888) 471-5275

PREPARED BY:

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OWNER:

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CONTACT: GUY SWANSON
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SURVEYOR'S RECOMMENDED DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND DESCRIBED IN A MISSOURI SPECIAL WARRANTY DEED FOUND IN INSTRUMENT NO. 2013E0047288 (ALL DOCUMENTS MENTIONED HEREIN ARE AS FILED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE), LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY KENNETH J. DEDRICK, PS-2571, ON THIS 19TH DAY OF DECEMBER 2025 AS FOLLOWS:

BEGINNING AT A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 86°15'31" WEST (THIS AND ALL THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 (2003) WEST ZONE) (NORTH 86°15'11" WEST DEED) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 933.09 FEET (ALL DISTANCE REFERENCES ARE IN U.S. SURVEY FEET) TO A 1/2" REBAR W/LS-214F CAP MARKING AN INTERSECTION POINT WITH THE SOUTH LINE OF NORTHWEST BLUE PARKWAY AS DEDICATED BY A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2015E0097650; THENCE NORTH 13°44'33" WEST ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.95 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE NORTHERLY ON A CURVE TO THE RIGHT, ON SAID EAST RIGHT-OF-WAY LINE, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1045.00 FEET, A DELTA ANGLE OF 31°15'08" AND AN ARC LENGTH OF 570.00 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE NORTH 17°30'35" EAST ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 49.59 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING AN ANGLE POINT IN SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 72°29'23" EAST ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING THE SOUTHWEST CORNER OF NORTHWEST ROSEMARY COURT AS DEDICATED BY A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2017E0061615; THENCE CONTINUING SOUTH 72°29'23" EAST (SOUTH 72°29'08" EAST RECORD) ON THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 108.18 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE EASTERLY ON A CURVE TO THE LEFT, ON SAID SOUTH RIGHT-OF-WAY LINE, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 54°43'45" AND AN ARC LENGTH OF 50.12 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE SOUTH 78°13'56" EAST (SOUTH 78°13'50" EAST RECORD) ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 23.25 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEED; THENCE NORTH 17°37'39" EAST (NORTH 17°37'56" EAST RECORD) ON THE EAST RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY DEED, A DISTANCE OF 19.87 FEET TO A CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 2, SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2, A RECORDED SUBDIVISION AS FILED IN BOOK 1-171, AT PAGE 42 (PLAT); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 17°52'01" EAST (NORTH 17°52'19" EAST PLAT) ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 291.89 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT, ON SAID EAST LINE, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°03'08" EAST, A DISTANCE OF 6.01 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING THE SOUTHWEST CORNER OF A MEMORANDUM OF LEASE AS FILED IN BOOK 1724, AT PAGE 653 AND AN ASSIGNMENT OF LEASE AS FILED IN BOOK 1-667, AT PAGE 867; THENCE DEPARTING SAID EAST LINE SOUTH 87°28'15" EAST ON THE SOUTH LINE OF SAID LEASE, A DISTANCE OF 513.75 FEET (510 FEET DEED) TO A 1/2" REBAR W/LS-214F CAP MARKING THE SOUTHWEST CORNER OF SAID LEASE; THENCE NORTH 03°01'44" EAST (NORTH 03°02'02" EAST PLAT) ON SAID EAST LINE, A DISTANCE OF 450.62 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING A POINT ON THE SOUTH LINE OF COLBERN ROAD BEING AT STATION 39+38.89 AND OFFSET 64.00 FEET TO THE RIGHT; (THIS AND THE FOLLOWING TWELVE COURSES ARE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COLBERN ROAD AS ESTABLISHED BY COLBERN ROAD RECONSTRUCTION PROJECT PERFORMED BY C&S ENGINEERS, INC. IN INSTRUMENT NO. 2013E004364; THIS AND THE FOLLOWING SEVEN COURSES ARE ON THE WEST LINE OF SAID DEED OF DEDICATION) THENCE SOUTH 00°30'32" WEST (SOUTH 00°30'27" WEST DEED), A DISTANCE OF 342.57 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING A POINT BEING AT STATION 39+81.38 AND OFFSET 54.71 FEET TO THE RIGHT; THENCE NORTH 84°43'45" EAST, A DISTANCE OF 107.08 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING A POINT BEING AT STATION 39+81.38 AND OFFSET 54.71 FEET TO THE RIGHT; THENCE NORTH 84°43'45" EAST, A DISTANCE OF 107.08 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING A POINT BEING AT STATION 39+81.38 AND OFFSET 54.71 FEET TO THE RIGHT; THENCE SOUTH 03°01'44" WEST (SOUTH 03°02'02" WEST DEED), A DISTANCE OF 131.49 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE SOUTH 51°38'05" WEST (SOUTH 51°38'00" WEST DEED), A DISTANCE OF 318.83 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE SOUTH 03°01'44" WEST (SOUTH 03°01'38" EAST DEED), A DISTANCE OF 165.85 FEET TO A 1/2" REBAR W/LS-214F CAP; THENCE SOUTH 02°52'20" WEST (SOUTH 02°52'15" WEST DEED), A DISTANCE OF 239.64 FEET TO A 1/2" REBAR W/LS-214F CAP MARKING A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE DEPARTING SAID WEST LINE NORTH 87°07'40" WEST (NORTH 87°07'45" WEST DEED) ON SAID SOUTH LINE, A DISTANCE OF 240.28 FEET TO THE POINT OF BEGINNING.

THE SOUTH RIGHT-OF-WAY LINE OF COLBERN ROAD PER THE DOCUMENTS ARE AMBIGUOUS IN THEIR DESCRIPTIONS, THE RESOLUTION WAS OBTAINED BY HOLDING THE STATION POINTS AND OFFSETS FROM SAID COLBERN ROAD RECONSTRUCTION PROJECT, THE CENTERLINE OF SAID COLBERN ROAD IS DESCRIBED AS FOLLOWS:

COMMENCING AT 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER SAID SOUTHWEST QUARTER; THENCE NORTH 03°02'34" EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 162.97 FEET TO THE INTERSECTION OF SAID EAST LINE AND SAID CENTERLINE BEING AT STATION 39+84.63; THENCE SOUTH 84°44'20" WEST, A DISTANCE OF 307.87 FEET TO A POINT OF TANGENCY BEING AT STATION 36+76.76 BEING THE POINT OF BEGINNING; THENCE NORTH 84°44'20" WEST, A DISTANCE OF 2927.20 FEET TO A POINT BEING AT STATION 36+03.96, SAID POINT BEING 1998.59 FEET NORTH 02°20'16" EAST OF A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF TERMINUS.

THIS DESCRIPTION WAS CREATED WITH THE BENEFIT OF GROUND SURVEY PERFORMED, DECEMBER 3, 2025 (KVE PROJECT C2552528) AND CONTAINS 1,544,998 SQUARE FEET OR 35.469 ACRES MORE OR LESS, INCLUDING 45,044 SQUARE FEET OR 1.034 ACRES OF APPARENT EXISTING RIGHT-OF-WAY FOR WARD ROAD.

HORIZONTAL AND VERTICAL DATUM:
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/2003) (NAD 1988) (CAF: 0.99999276) 1 METER = 3.28083333 U.S. SURVEY FEET (CONVERSION FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0)

PROJECT CONTROL:
CP #200 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 101149.868 (GROUND) EASTING: 2816944.678 (GROUND) ELEV = 937.40
CP #201 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1011252.604 (GROUND) EASTING: 2817364.015 (GROUND) ELEV = 908.04
CP #202 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1011116.479 (GROUND) EASTING: 2817487.361 (GROUND) ELEV = 897.33
CP #203 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1010801.674 (GROUND) EASTING: 2816270.048 (GROUND) ELEV = 951.12
CP #204 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1010594.013 (GROUND) EASTING: 2815775.083 (GROUND) ELEV = 963.83
CP #205 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1009972.931 (GROUND) EASTING: 2815776.251 (GROUND) ELEV = 970.79
CP #206 1/2"x24" REBAR W/ CONTROL POINT CAP NORTHING: 1009952.821 (GROUND) EASTING: 2816138.015 (GROUND) ELEV = 961.37

PROJECT BENCH MARKS:
BM-60 CHISELED SQUARE ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF COLBERN ROAD AND 152' WEST OF WARD ROAD. ELEV = 942.02
BM-61 CHISELED "III" ON THE SOUTH SIDE OF A SANITARY SEWER MANHOLE ON THE NORTH SIDE OF WARD ROAD AND NORTHEAST OF A UTILITY POLE (LABELED KCPL 884223) WITH TRANSFORMER. ELEV = 902.96
BM-62 CHISELED SQUARE ON THE NORTHEAST CORNER OF A CURB INLET ON THE NORTH SIDE OF NORTHWEST ROSEMARY COURT 25' WEST OF ACCESS ROAD TO SUMMIT EYE CENTER. ELEV = 949.39
BM-63 CHISELED SQUARE ON TOP OF THE EAST CURB FOR NORTHBOUND BLUE PARKWAY AT THE END OF THE CURB LINE, 145' NORTH OF NORTHWEST ASTOR STREET. ELEV = 970.55
BM-64 CHISELED "III" ON NORTH RIM OF A SANITARY SEWER MANHOLE ON THE SOUTH LINE OF SITE. ELEV = 935.42

LINE TABLE

LINE	BEARING	LENGTH
L1	N 84°44'20" E	56.16'
L2	N 61°03'35" W	16.53'
L3	N 84°43'45" E	107.08'
L4	S 61°13'55" E	16.64'
L5	N 84°44'20" E	41.62'
L6	S 05°15'40" E	6.00'
L7	N 84°44'20" E	36.13'
L8	S 87°39'59" E	90.80'
L9	S 79°37'08" E	103.85'
L10	S 82°41'08" E	133.20'
L11	S 84°38'29" E	81.39'
L12	N 84°44'20" E	93.33'

LEGEND:

- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/LS-214F CAP SET (UNLESS NOTED OTHERWISE)
- BENCHMARK
- OVERHEAD UTILITY LINE (# OF LINES)
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- UNDERGROUND GAS
- GAS CATHODIC PROTECTION TESTING STATION
- WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- STREET FIBER OPTIC CABLE SIGN
- UNDERGROUND FIBER OPTIC CABLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE BOX
- POLYVINYL CHLORIDE PIPE
- HDPPE HIGH DENSITY POLYETHYLENE
- STREET/TRAFFIC SIGN
- BACK TO BACK OF CURB MEASUREMENT
- EDGE TO EDGE OF ASPHALT
- DECIDUOUS TREE
- TREE LINE
- WIRE FENCE
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR

CONCRETE CURB AND GUTTER

CONCRETE PAVEMENT

CONCRETE SIDEWALK

ASPHALT PAVING

GRAVEL PAVING

SOFT PLAY PLAYGROUND

TURF

STORM WATER MANAGEMENT BASIN

PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)

LIMITS OF DRAINAGE COURSE/STREAM

SITE DATA:

- ZONING REQUIREMENTS: PMIX - PLANNED MIXED USE
A. PROPOSED BUILDING SETBACKS:
FRONT: 30'
SIDE: 30'
BACK: 30'
B. MAXIMUM HEIGHT: 38'-3" GYM/33' CLASSROOM WING
- LAND USE: AN ELEMENTARY SCHOOL IS A PERMITTED USE WITH AN APPROVED DEVELOPMENT PLAN.
- LAND AREA:
TOTAL AREA: 1,544,998 SF OR 35.469 AC
LAND COVER:
PROPOSED IMPERVIOUS COVERAGE: 436,585 SF OR 10.023 AC
DENSE TREES TO REMAIN/
EXISTING VEGETATION: 1,010,047 SF OR 23.187 AC
ESTABLISHED TURF: 283,620 SF OR 6.511 AC
- BUILDING GROSS SQUARE FOOTAGE: 78,159 SF
GROUND FLOOR AREA: 56,118 SF
FLOOR AREA RATIO: .043
- VEHICLE PARKING:
REQUIRED STALLS FOR ELEMENTARY SCHOOL:
48 PARKING STALLS (2 STALL PER CLASSROOM)
PROPOSED VEHICLE PARKING: 120 PARKING STALLS (5 ADA)
15' PARKING SETBACK PROPOSED

PROPOSED LEGEND

CONCRETE CURB AND GUTTER

CONCRETE PAVEMENT

CONCRETE SIDEWALK

ASPHALT PAVING

GRAVEL PAVING

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TURF

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PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)

LIMITS OF DRAINAGE COURSE/STREAM

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 THESE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

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 KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

THERE IS NO PHYSICAL EVIDENCE OF OIL OR GAS WELLS ON THE SUBJECT PROPERTY; THERE IS NO RECORD OF A PERMITTED OIL OR GAS WELL ON THE MDR MISSOURI GEOLOGICAL SURVEY.

SHEET TITLE

HAZEL GROVE ELEMENTARY SCHOOL
SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, MO 64086
SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST

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ENGINEER
CFN: 252815

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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/27



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8234 ROBINSON ST.
OVERLAND PARK, KS 66204
913.214.2169

Mech., Plumb., Elec., Telecom.
HENDERSON ENGINEERS
8345 LENEXA DRIVE, SUITE 300
LENEXA, KS 66214
913.742.5000

DAVID D. WOOD
License
MO #2011037427
NUMBER
PE-2011037427
219296

HAZEL GROVE ELEMENTARY SCHOOL

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107
Issue Date
02.18.2026

Revision No. Description Date Issued

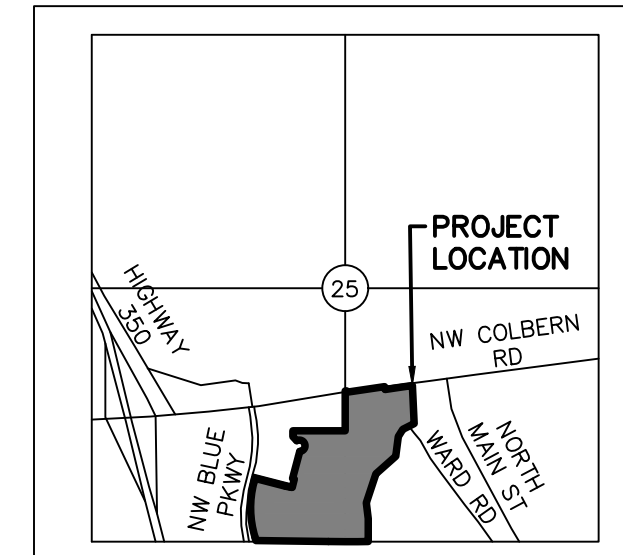
1	City Comments	4.14.2026
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Area Plan

Sheet Name
PRELIMINARY DEVELOPMENT PLAN

Sheet Number
C0.0

in • cite v. to provoke thought



VICINITY MAP
SEC 25 - TWP 48N - RNG 32W
NOT TO SCALE

UNPLATTED PARCEL NO. 51-600-03-01-01-01-00-000
TOWN OF UNITY VILLAGE
SPECIAL WARRANTY DEED
(DOC. NO. 2019E0106859)

UNPLATTED PARCEL NO. 51-600-03-07-02-3-00-000
HIGHLAND CREST HOMES, INC.
A KANSAS CORPORATION
MEMORANDUM OF LEASE
(BK. 1724, PG. 653)
ASSIGNMENT OF LEASE
(BK. 1-667, PG. 867)

UNPLATTED PARCEL NO. 51-600-04-11-02-0-00-000
CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

UNPLATTED PARCEL NO. 51-600-04-10-02-0-00-000
UNITY REALTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY
MISSOURI SPECIAL WARRANTY DEED
(INST. NO. 2013E0047288)

UNPLATTED PARCEL NO. 51-600-04-11-02-0-00-000
CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

UNPLATTED PARCEL NO. 51-600-04-11-02-0-00-000
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(INST. NO. 2013E004364)

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CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

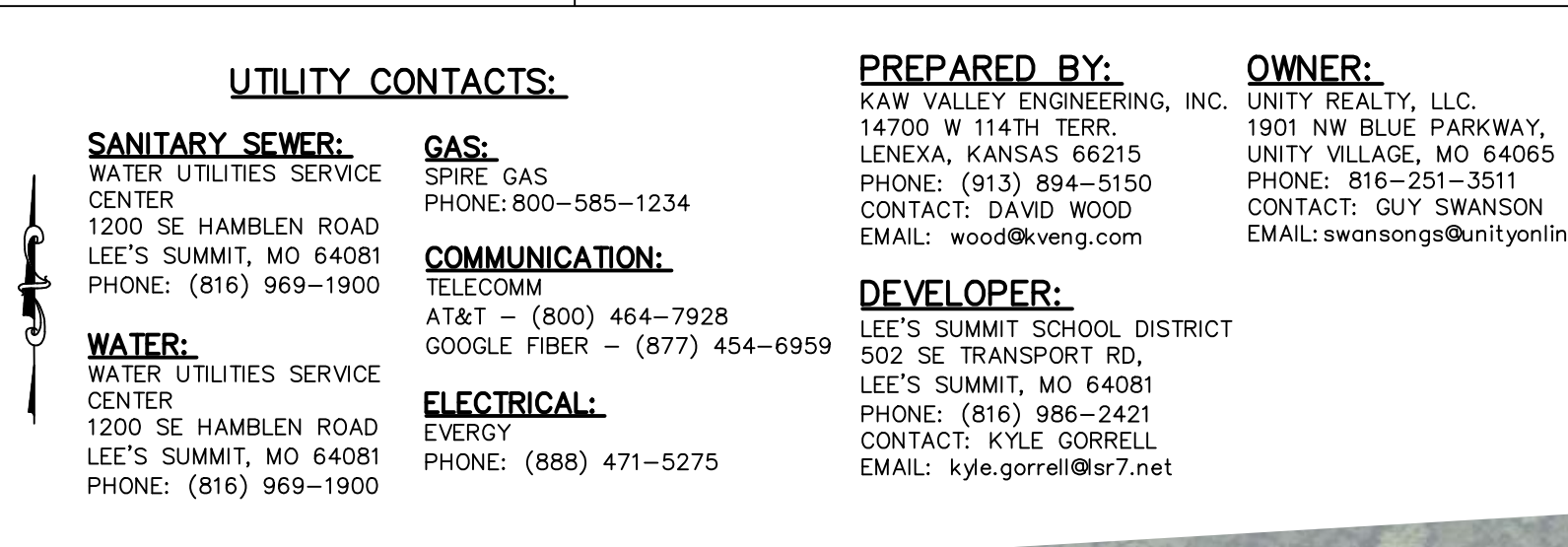
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CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

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CITY OF LEE'S SUMMIT, MISSOURI
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UNPLATTED PARCEL NO. 51-600-03-07-02-3-00-000
HIGHLAND CREST HOMES, INC.
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MISSOURI SPECIAL WARRANTY DEED
(INST. NO. 2013E0047288)

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CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

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CITY OF LEE'S SUMMIT, MISSOURI
DEED OF DEDICATION
(INST. NO. 2013E004364)

UNPLATTED PARCEL NO. 51-600-04-11-02-0-00-000
CITY OF LEE'S SUMMIT, MISSOURI
DEED

HAZEL GROVE ELEMENTARY SCHOOL

PRELIMINARY PLAT FOR SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT LEE'S SUMMIT, MO 64086 SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST



Architect
INCITE DESIGN STUDIO
110 WEST 18TH STREET
KANSAS CITY, MO 64108
916.979.3500

Owner
KAW VALLEY ENGINEERING, INC.
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
816.468.5858

Landscape Architect
LAND'S STUDIO
317 SE MAIN ST.
LEE'S SUMMIT, MO 64083
816.207.6019

Food Service
DENNIS G. GLORE, INC.
P.O. BOX 200
EUREKA, MO 63025
636.838.7887

Structural
STRAND STRUCTURAL ENGINEERING, INC.
8234 ROBINSON ST.
OVERLAND PARK, KS 66204
913.214.2169

Mech., Plumb., Elec., Telecom.
HENDERSON ENGINEERS
8345 LENEXA DRIVE, SUITE 300
LENEXA, KS 66214
913.742.5000

DAVID D. WOOD
License
MO #2011037427
Cert. of Authority
0000842
KAW VALLEY ENGINEERING, INC.



HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**
Project Number
26-107
Issue Date
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

Sheet Name
PRELIMINARY PLAT

Sheet Number
C0.1

in • cite v. to provoke thought

OWNER:
UNITY REALTY, LLC
901 NW BLUE PARKWAY,
UNITY VILLAGE, MO 64065
PHONE: (816)-251-3511
CONTACT: GUY SWANSON
EMAIL: swansong@unityonline.org

DEVELOPER:
LEE'S SUMMIT SCHOOL DISTRICT
502 SE TRANSPORT RD.,
LEE'S SUMMIT, MO 64081
PHONE: (816) 986-2411
CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@sr.net

TOTAL AREA TABLE

LOT 1 = 1,168,362 SQUARE FEET / 26.822 ACRES
LOT 2 = 80,265 SQUARE FEET / 1.843 ACRES
LOT 3 = 251,331 SQUARE FEET / 5.770 ACRES
RIGHT-OF-WAY = 45,044 SQUARE FEET / 1.034 ACRES
OVERALL TOTAL = 1,544,998 SQUARE FEET / 35.469 ACRES

PLAT DESCRIPTION:
ALL THAT PART OF A TRACT OF LAND DESCRIBED IN A MISSOURI SPECIAL WARRANTY DEED FOUND IN INSTRUMENT NO. 2013E0047288 (ALL DOCUMENTS MENTIONED HEREON ARE AS FILED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE), LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY KENNETH J. DEDRICK, PS-2571, ON THIS 19TH DAY OF DECEMBER 2025 AS FOLLOWS:

BEGINNING AT A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 86°15'31" WEST (THIS AND ALL THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 (2003) WEST ZONE) (NORTH 86°15'11" WEST DEED) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1627.92 FEET TO THE INTERSECTION OF SAID EAST LINE AND SAID CENTERLINE BEING AT STATION 39+84.83; THENCE SOUTH 84°44'20" WEST, A DISTANCE OF 307.87 FEET TO A POINT OF TANGENCY BEING AT STATION 36+76.76 BEING THE POINT OF BEGINNING; THENCE NORTH 84°44'20" EAST ON SAID CENTERLINE, A DISTANCE OF 2927.20 FEET TO A POINT BEING AT STATION 66+03.96; SAID POINT BEING 1998.59 FEET NORTH 02°20'16" EAST OF A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF TERMINUS.

COMMENCING AT 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER SAID SOUTHWEST QUARTER; THENCE NORTH 03°02'34" EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1627.92 FEET TO THE INTERSECTION OF SAID EAST LINE AND SAID CENTERLINE BEING AT STATION 39+84.83; THENCE SOUTH 84°44'20" WEST, A DISTANCE OF 307.87 FEET TO A POINT OF TANGENCY BEING AT STATION 36+76.76 BEING THE POINT OF BEGINNING; THENCE NORTH 84°44'20" EAST ON SAID CENTERLINE, A DISTANCE OF 2927.20 FEET TO A POINT BEING AT STATION 66+03.96; SAID POINT BEING 1998.59 FEET NORTH 02°20'16" EAST OF A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF TERMINUS.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND CAUSE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT.**

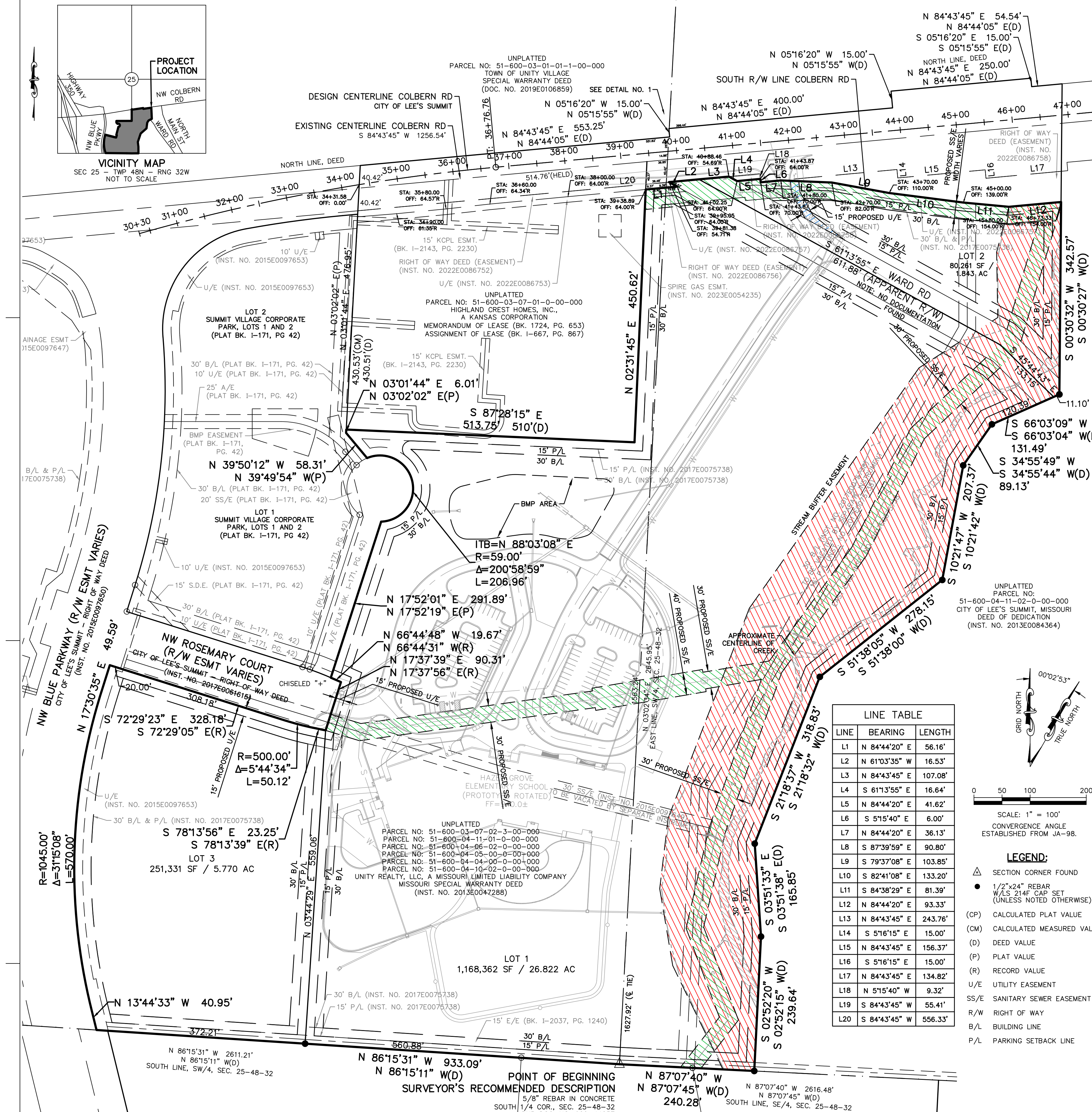
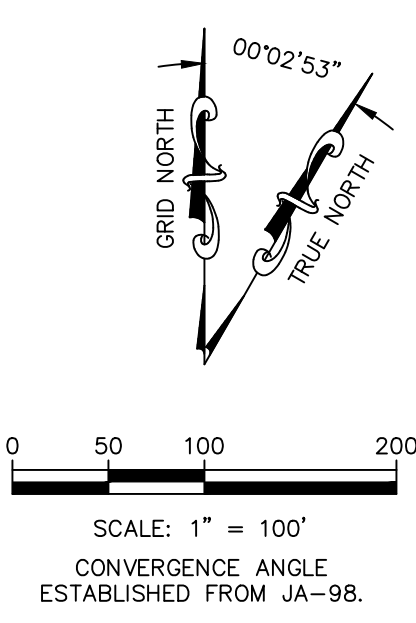
UTILITY EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE, TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING WITHOUT LIMITATION, SECTION 527.188 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

DRAINAGE EASEMENT:
ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE OWNER ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

SANITARY SEWER EASEMENT:
A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, REPAIR, AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN, AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" ("SSE" OR "S.S.C.") OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTORS, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREBY BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo, HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE SAID EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL, AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR.

STREAM BUFFER EASEMENT:
IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES INCLUDING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OR MODIFICATION TO THIS STREAM BUFFER EASEMENT, OR A RELEASE OF THIS STREAM BUFFER EASEMENT BY ANY PARTY, SHALL BE VOID AND OF NO EFFECT UNLESS IT IS WRITTEN, SIGNED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.

LINE	BEARING	LENGTH
L1	N 84°44'20" E	56.16'
L2	N 61°03'35" W	16.53'
L3	N 84°43'45" E	107.08'
L4	S 61°13'55" E	16.64'
L5	N 84°44'20" E	41.62'
L6	S 51°5'40" E	6.00'
L7	N 84°44'20" E	36.13'
L8	S 87°39'59" E	90.80'
L9	S 79°37'08" E	103.85'
L10	S 82°41'08" E	133.20'
L11	S 84°38'29" E	81.39'
L12	N 84°44'20" E	93.33'
L13	N 84°43'45" E	243.76'
L14	S 51°6'15" E	15.00'
L15	N 84°43'45" E	156.37'
L16	S 51°6'15" E	15.00'
L17	N 84°43'45" E	134.82'
L18	N 51°5'40" W	9.32'
L19	N 84°43'45" W	55.41'
L20	S 84°43'45" W	556.33'



SURVEYOR'S NOTES:
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITHIN THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER.
SEMI-PERMANENT MONUMENTS: 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 214F" SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS MARKED BY MONUMENT SET SYMBOL IN LEGEND. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
2. THE FOLLOWING PROPERTY IS CLASSIFIED AS URBAN BY 20 CSR 2030-16.030 AND 20 CSR 2030-16.040.
3. THERE IS NO PHYSICAL EVIDENCE OF OIL OR GAS WELLS ON THE SUBJECT PROPERTY. THERE IS NO RECORD OF A PERMITTED OIL OR GAS WELL ON THE MONR MISSOURI GEOLOGICAL SURVEY.

REFERENCE PLATS:
1. BLUE PARKWAY BUSINESS CENTER - FIRST PLAT - BOOK 152-PAGE:6.
DATE RECORDED: AUGUST 4, 1992.
2. BLUE PARKWAY BUSINESS CENTER - SECOND PLAT - LOTS 1 THROUGH 3 - BOOK 164-PAGE:25. DATE RECORDED: DECEMBER 30, 1998
3. SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2 - BOOK 1171-PAGE:42. DATE RECORDED: JULY 19, 2017.
REFERENCE DEEDS:
1. MISSOURI SPECIAL WARRANTY DEED (INST. NO. 2013E0047288)
2. MEMORANDUM OF LEASE (BK. 1724, PG. 653)
3. ASSIGNMENT OF LEASE (BK. 1-667, PG. 867)
4. DEED OF DEDICATION (INST. NO. 2013E0084364)

HORIZONTAL AND VERTICAL DATUM:
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/2003) (NAVD 1988) (CAF: 0.99999276)
1 METER = 3.28083333 U.S. SURVEY FEET
EXTENT ALLOWED BY LAW, INCLUDING WITHOUT LIMITATION, SECTION 527.188 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.
UNLESS SPECIFIED APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FLOOD STATEMENT:
THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NO. 29095C0409G, MAP REVISED JANUARY 20, 2017, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

BUILDING LINES:
BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

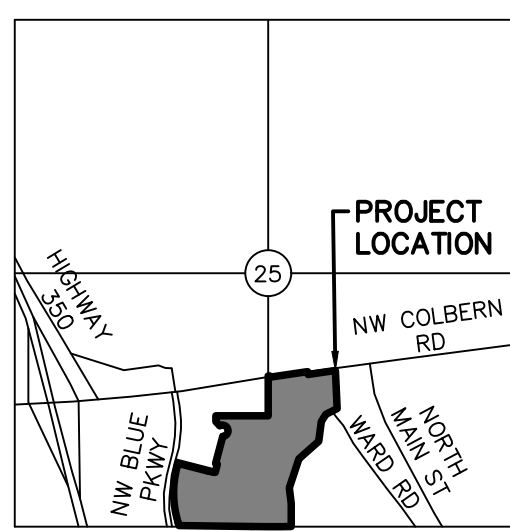
DRAINAGE NOTE:
INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN FOR L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS. UNLESS SPECIFIED APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

PROJ. NO. C25-2528 DSN: DDW ENGINEER
CFN: 2528PPLAT DWN: NJN MO # 2011037427

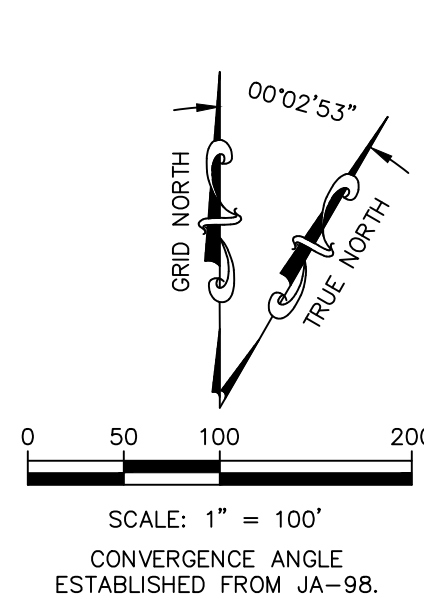
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 934-5150
www.kawvalley.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/27



VICINITY MAP
SEC 25 - TWP 48N - RNG 32W
NOT TO SCALE



PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD
EMAIL: wood@kveng.com

OWNER:
UNITY REALTY, LLC.
1901 NW BLUE PARKWAY
UNITY VILLAGE, MO 64065
PHONE: 816-251-3511
CONTACT: GUY SWANSON
EMAIL: swansong@unityonline.org

DEVELOPER:
LEE'S SUMMIT SCHOOL DISTRICT
502 SE TRANSPORT RD.
LEE'S SUMMIT, MO 64081
PHONE: (816) 986-2421
CONTACT: KYLE CORRELL
EMAIL: kyle.correll@lr7.net

HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT PROPOSED IMPROVEMENT AND TRAFFIC MANAGEMENT PLAN LEE'S SUMMIT, MO 64086 SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST



PROPOSED LEGEND

- CONCRETE CURB AND GUTTER
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PAVING
- SOFT PLAY PLAYGROUND
- TURF
- STORM WATER MANAGEMENT BASIN
- PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
- LIMITS OF DRAINAGE COURSE/STREAM
- "FIRE LANE NO PARKING" SIGN (SEE NOTE THIS SHEET)

CIRCULATION LEGEND

- BUS DROP-OFF
- PARENT DROP-OFF/PICK-UP

LEGEND:

- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/AS 214F CAP SET (UNLESS NOTED OTHERWISE)
- BENCHMARK
- OVERHEAD UTILITY LINE (# OF LINES)
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- GUY ANCHOR
- UNDERGROUND GAS
- GAS CATHODIC PROTECTION TESTING STATION
- WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- FIBER OPTIC CABLE SIGN
- UNDERGROUND FIBER OPTIC CABLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE BOX
- POLYVINYL CHLORIDE PIPE
- HDPPE HIGH DENSITY POLYETHYLENE
- STREET/TRAFFIC SIGN
- BACK TO BACK OF CURB MEASUREMENT
- EDGE TO EDGE OF ASPHALT
- DECIDUOUS TREE
- TREE LINE
- WIRE FENCE
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR



DOCK AND SERVICE AREA DETAIL
SCALE: 1" = 30'

HAZEL GROVE ELEMENTARY SCHOOL
 PLANNED ENROLLMENT: 342 STUDENTS
 BUILDING CAPACITY: 552 STUDENTS
 PROPOSED STAFF: 50 FULL TIME/PART TIME
 CURRENT BUS RIDERSHIP (STUDENTS): 226 OF 342 STUDENTS (66%)
 BUS CAPACITY: 10 FULL SIZE BUSES
 EXISTING HAZEL GROVE ELEMENTARY SCHOOL SERVICED BY 8 FULL SIZE BUSES

RECOMMENDED PARKING FOR CAPACITY: 110-120 STALLS (5 ADA STALLS)
 RECOMMENDATION BASED ON ITE PARKING GENERATION MANUAL, 4TH EDITION, LAND USE IS ITE CODE 520.
 AVERAGE PEAK PERIOD PARKING DEMAND: 0.17 VEHICLES PER STUDENT - 94 STALLS
 85TH PERCENTILE: 0.21 VEHICLES PER STUDENT - 116 STALLS

PROVIDED PARKING: 120 STALLS FOR STAFF/VISITORS (5 ADA)

CAR RIDERSHIP (STUDENTS):

AM ARRIVAL:
 ESTIMATED RATIO OF 18% VEHICLES TO ENROLLMENT: 62 VEHICLES DURING MORNING ARRIVAL
 PEAK 15 MINUTE ARRIVAL RATIO OF 12% VEHICLES TO ENROLLMENT: 41 VEHICLES
 PEAK 5 MINUTE ARRIVAL RATIO OF 8% VEHICLES TO ENROLLMENT: 28 VEHICLES
 ANTICIPATED QUEUE AT ARRIVAL: 7% VEHICLES TO ENROLLMENT: 24 VEHICLES

PM DISMISSAL:
 ESTIMATED RATIO OF 14% OF VEHICLES TO ENROLLMENT: 49 VEHICLES DURING AFTERNOON DISMISSAL
 ESTIMATED 13% VEHICLES TO ENROLLMENT STANDING QUEUE PRIOR TO DISMISSAL: 44 VEHICLES
 RECOMMENDED CAPACITY: 53 VEHICLES BETWEEN PRIMARY CAR RIDER LINE AND EXCESS PARKING
 80± VEHICLES AT BUILDING CAPACITY

PEDESTRIAN (STUDENTS)
 NEGLIGIBLE STUDENT POPULATION DUE TO PROXIMITY TO RESIDENTIAL DENSITY WITHIN 1/2 MILE OF PROPOSED SCHOOL.

* DELIVERIES AND RECEIVING SUPPORTS SINGLE UNIT BOX TRUCKS (SU-40) AND TRUCK AND TRAILER (WB-62) WITH ACCESS TO/FROM NW ROSEMARY COURT.

incite Design Studio
architects building relationships

Architect
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 Cert. of Authority
 #000842
 KAW VALLEY ENGINEERING, INC.

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

Sheet Name
PROPOSED IMPROVEMENT AND TRAFFIC MANAGEMENT PLAN

Sheet Number
C0.5

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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.

WARRANTY / DISCLAIMER
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ACCESS:
 ACCESS TO SUBJECT PROPERTY IS AVAILABLE FROM ROSEMARY COURT AND COLBERN ROAD. ACCESS TO NW COLBERN ROAD IS PREPARED TO BE RIGHT IN/RIGHT OUT. REFER TO THE PROPOSED IMPROVEMENT AND TRAFFIC MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

NOTE:
 CURB ALONG DROP OFF LOOPS AND WEST OF BUILDING TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". SIGNAGE WILL BE SUPPLEMENTED AS APPROPRIATE.

SAFETY NOTICE TO CONTRACTOR
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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.



PROJ. NO. C25_2528 DSN: DDW
 CFN: 2528TRAF DWN: NJN

DAVID D. WOOD
 ENGINEER
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KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/27

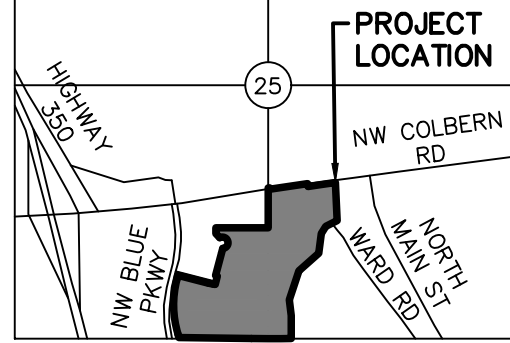
HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT SITE PLAN

LEE'S SUMMIT, MO 64086 SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST

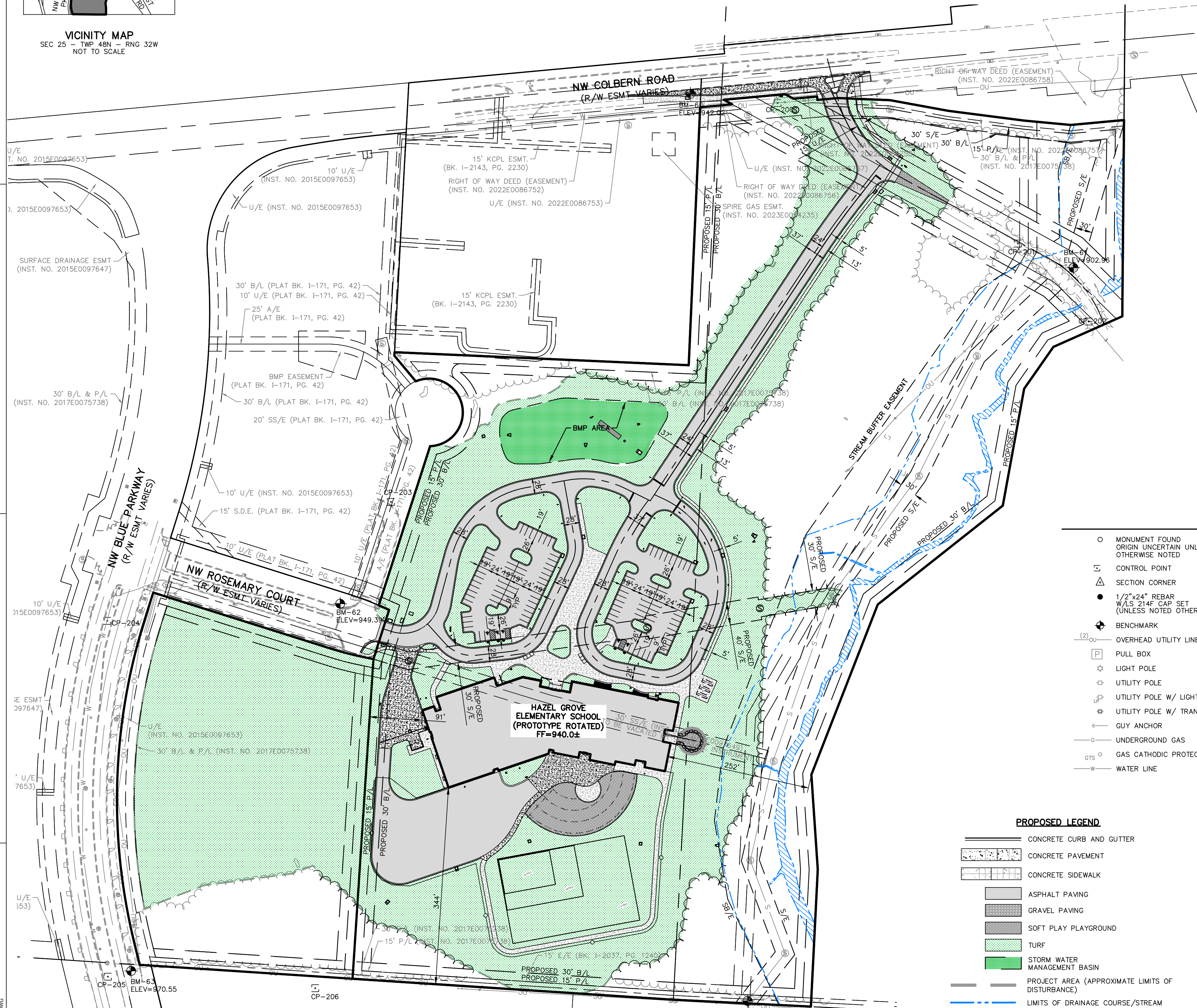
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1901 NW BLUE PARKWAY
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CONTACT: GUY SWANSON
EMAIL: swansong@unityonline.org

DEVELOPER:
LEE'S SUMMIT SCHOOL DISTRICT
502 SE TRANSPORT RD.
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CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@sr7.net



VICINITY MAP
SEC 25 - TWP 48N - RNG 32W
NOT TO SCALE



- LEGEND:**
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
 - △ CONTROL POINT
 - ▲ SECTION CORNER
 - 1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
 - ⊕ BENCHMARK
 - (2)OU OVERHEAD UTILITY LINE (# OF LINES)
 - [P] PULL BOX
 - ☆ LIGHT POLE
 - ☆ UTILITY POLE
 - ☆ UTILITY POLE W/ LIGHT
 - ☆ UTILITY POLE W/ TRANSFORMER
 - ← GUY ANCHOR
 - G— UNDERGROUND GAS
 - GTS GAS CATHODIC PROTECTION TESTING STATION
 - W— WATER LINE
 - ⊙ WATER LINE GATE VALVE
 - ⊙ FIRE HYDRANT
 - FOC FIBER OPTIC CABLE SIGN
 - FOC— UNDERGROUND FIBER OPTIC CABLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ STORM SEWER MANHOLE
 - S— SANITARY SEWER LINE
 - CMP CORRUGATED METAL PIPE
 - RCB REINFORCED CONCRETE BOX
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - S— STREET/TRAFFIC SIGN
 - B/B BACK TO BACK OF CURB MEASUREMENT
 - E/E EDGE TO EDGE OF ASPHALT
 - ⊙ DECIDUOUS TREE
 - T— TREE LINE
 - X— WIRE FENCE
 - 939— EXISTING GRADE 1' CONTOUR
 - 950— EXISTING GRADE 5' CONTOUR

- PROPOSED LEGEND**
- C— CONCRETE CURB AND GUTTER
 - P— CONCRETE PAVEMENT
 - S— CONCRETE SIDEWALK
 - A— ASPHALT PAVING
 - G— GRAVEL PAVING
 - SPP— SOFT PLAY PLAYGROUND
 - T— TURF
 - M— STORM WATER MANAGEMENT BASIN
 - P— PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
 - D— LIMITS OF DRAINAGE COURSE/STREAM

PARKING NOTES:
ALL STALL DIMENSIONS ARE 19'X9'
ALL ADA PARKING STALLS ARE 19'X9'

NOTE:
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Know what's below.
Call before you dig.

SCALE: 1" = 100'
CONVERGENCE ANGLE ESTABLISHED FROM JA-98.

incite Design Studio
architects building relationships

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DAVID D. WOOD

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HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

Sheet Name
SITE PLAN

Sheet Number
C1.0

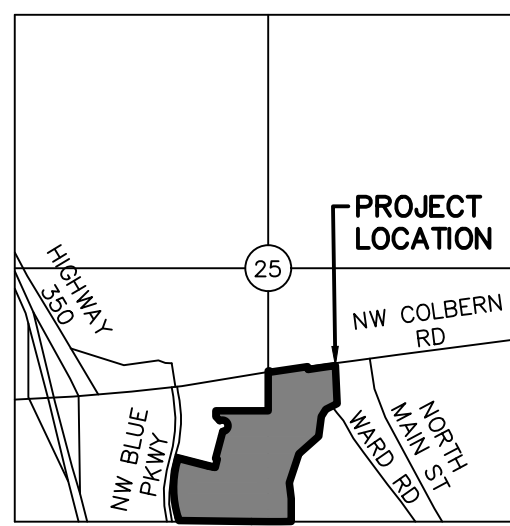
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PROJ. NO. C25_2528 DSN: DDW ENGINEER
CFN: 2528SP DWN: NJN MO # 2011037427

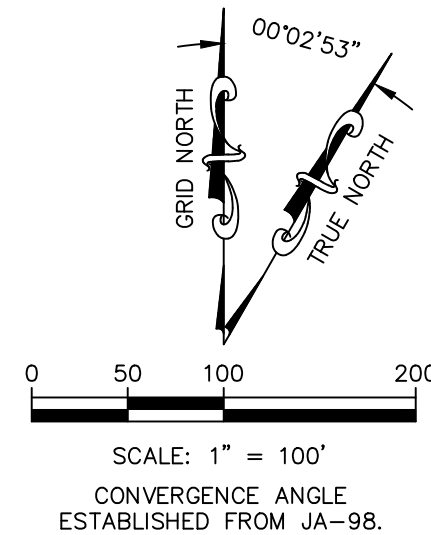
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KAW VALLEY ENGINEERING

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VICINITY MAP
SEC 25 - TWP 48N - RNG 32W
NOT TO SCALE



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LEE'S SUMMIT SCHOOL DISTRICT
502 SE TRANSPORT RD,
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HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT GRADING AND STORM WATER MANAGEMENT PLAN

LEE'S SUMMIT, MO 64086
SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST
UNNAMED TRIBUTARY OF LITTLE CEDAR CREEK
DISTURBED AREA = 20.531 Ac



NOTES:
1. LSR7 TO REQUEST A WAIVER TO PERMIT DISTURBANCE AND GRADING IN THE 100' STREAM BUFFER TO INSTALL UTILITIES AND LEVEL PAD SITE TO SUPPORT THE LSR7 ELEMENTARY SCHOOL PROTOTYPE. REFER TO THE HAZEL GROVE ELEMENTARY SCHOOL DESIGN AND CONSTRUCTION MANUAL CONSTRUCTION MODIFICATION REQUEST FOR ADDITIONAL INFORMATION

FLOOD STATEMENT:
THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 29095C0409G, MAP REVISED JANUARY 20, 2017, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

STORM WATER:
THE SITE IS SITUATED IN THE LITTLE CEDAR CREEK WATERSHED. STORM WATER WILL BE COLLECTED AND CONVEYED BY PRIVATE/PUBLIC STORM SEWER OR OVERLAND FLOW ON PROPERTY AND DISCHARGE DIRECTLY TO AN UNNAMED TRIBUTARY. THE DEVELOPMENT OF THE PROPERTY WILL CAUSE AN INCREASE IN IMPERVIOUS COVERAGE. FLOOD CONTROL AND WATER QUALITY MITIGATION WILL BE REQUIRED AS PART OF THIS PROJECT. STORM WATER FEATURES WILL BE DESIGNED IN ACCORDANCE WITH THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, SECTION 5600.

- PROPOSED LEGEND**
- CONCRETE CURB AND GUTTER
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - ASPHALT PAVING
 - GRAVEL PAVING
 - SOFT PLAY PLAYGROUND
 - TURF
 - STORM WATER MANAGEMENT BASIN
 - PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
 - LIMITS OF DRAINAGE COURSE/STREAM

- LEGEND:**
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CFN: 2528GP DWN: NJN MO # 2011037427

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DAVID D. WOOD

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NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

PRELIMINARY DEVELOPMENT PACKAGE

Project Number
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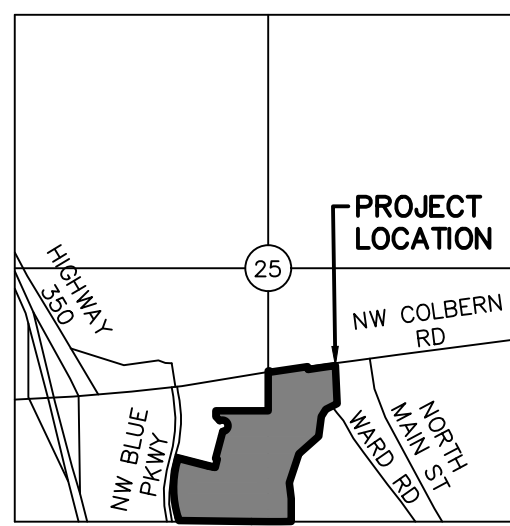
Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

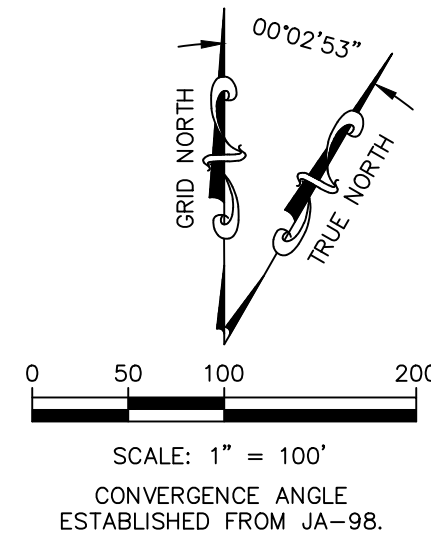
GRADING AND STORM WATER MANAGEMENT PLAN

Sheet Number
C3.0

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VICINITY MAP
SEC 25 - TWP 48N - RNG 32W
NOT TO SCALE



PREPARED BY:
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HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT UTILITY PLAN LEE'S SUMMIT, MO 64086 SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST

UTILITY CONTACTS:

SANITARY SEWER:
WATER UTILITIES SERVICE
CENTER
1200 SE HAMLLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE: (816) 969-1900

WATER:
WATER UTILITIES SERVICE
CENTER
1200 SE HAMLLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE: (816) 969-1900

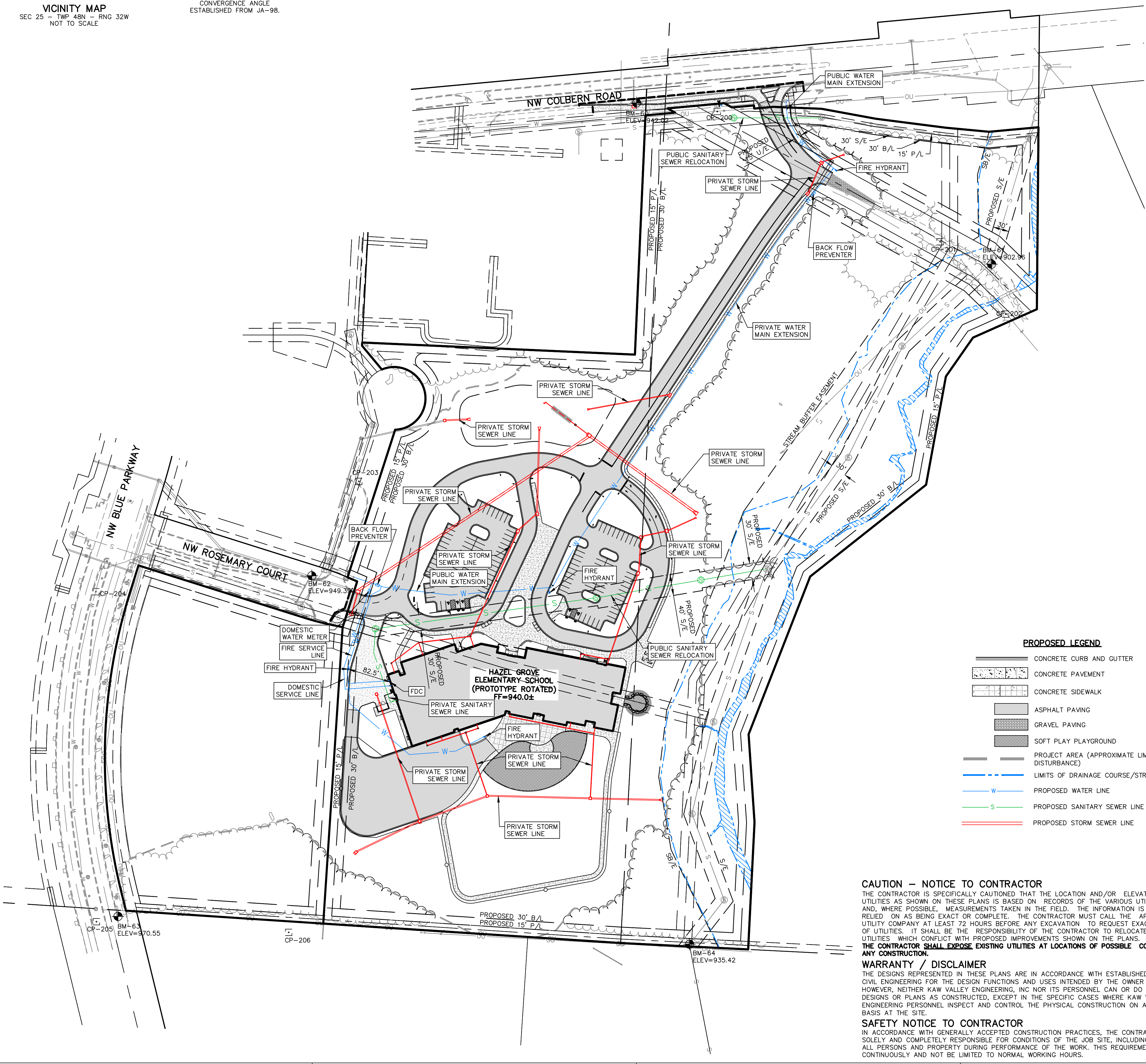
GAS:
SPIRE GAS
PHONE: 800-585-1234

COMMUNICATION:
TELECOM
AT&T - (800) 464-7928
GOOGLE FIBER - (877) 454-6959

ELECTRICAL:
EVERGY
PHONE: (888) 471-5275

LIQUID WASTES:
SANITARY SEWER IS PROVIDED BY THE CITY OF LEE'S SUMMIT. RELOCATION OF THE PUBLIC SANITARY SEWER FROM ROSEMARY COURT TO THE INTERCEPTOR IS REQUIRED. SEE PLAN FOR ILLUSTRATION. A SERVICE LINE WILL BE ROUTED TO A PROPOSED MANHOLE ON THE RELOCATED MAIN.

WATER SERVICE:
DOMESTIC WATER AND WATER FOR FIRE PROTECTION ARE PROVIDED BY THE CITY OF LEE'S SUMMIT. ESTIMATED DOMESTIC FLOW DEMAND IS 164 GPM.



PROPOSED LEGEND

- CONCRETE CURB AND GUTTER
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PAVING
- SOFT PLAY PLAYGROUND
- PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
- LIMITS OF DRAINAGE COURSE/STREAM
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE

LEGEND:

- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
- BENCHMARK
- OVERHEAD UTILITY LINE (# OF LINES)
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- GUY ANCHOR
- UNDERGROUND GAS
- GAS CATHODIC PROTECTION TESTING STATION
- WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- FIBER OPTIC CABLE SIGN
- UNDERGROUND FIBER OPTIC CABLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE BOX
- POLYVINYL CHLORIDE PIPE
- HDPPE HIGH DENSITY POLYETHYLENE
- STREET/TRAFFIC SIGN
- BACK TO BACK OF CURB MEASUREMENT
- EDGE TO EDGE OF ASPHALT
- DECIDUOUS TREE
- TREE LINE
- WIRE FENCE
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR

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HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE
Project Number
26-107
Issue Date
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

UTILITY PLAN

Sheet Number
C5.0

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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
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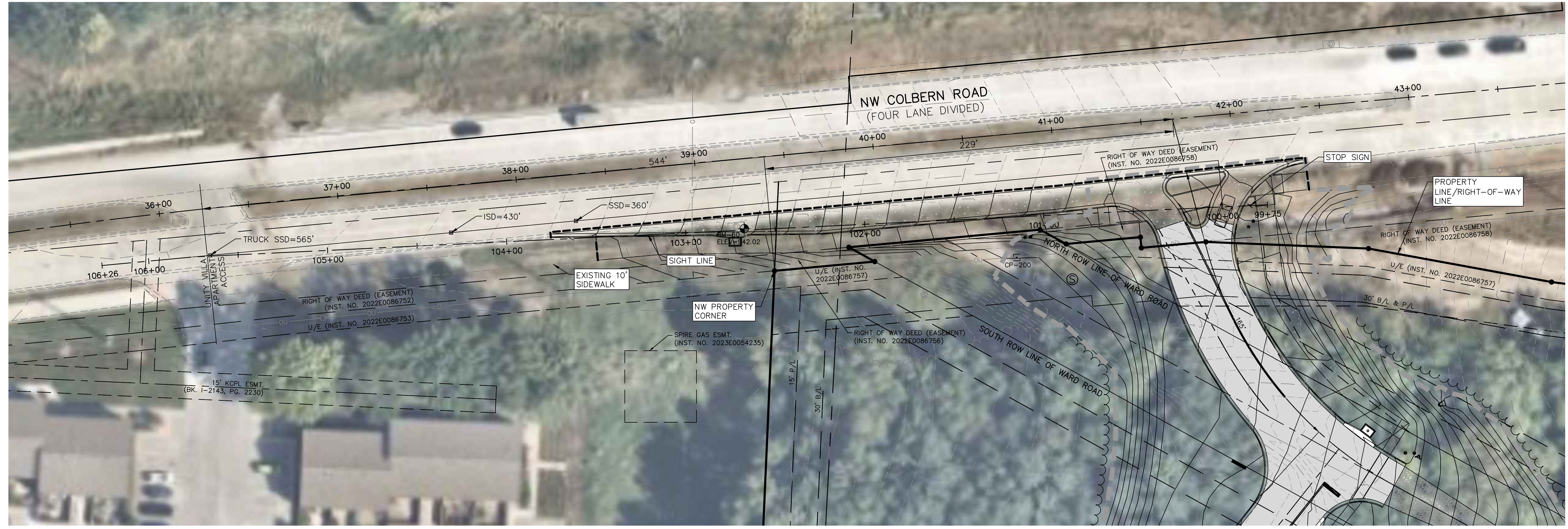
Revision No.	Description	Date Issued

Area Plan

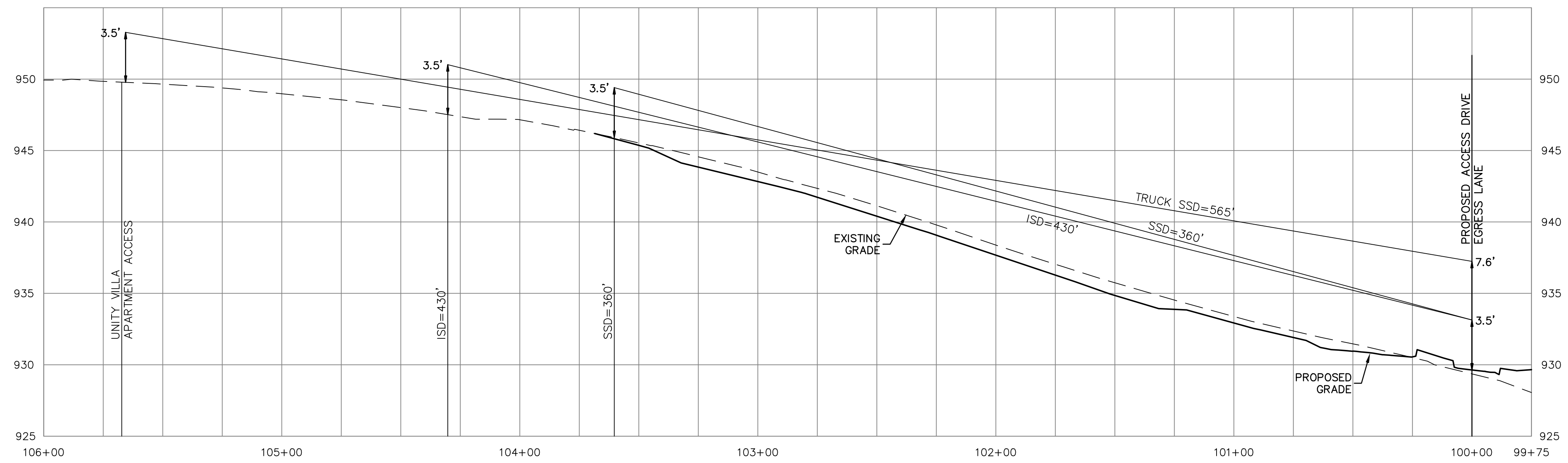
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**NW COLBERN ROAD
ACCESS EXHIBIT**

Sheet Number
C9.0

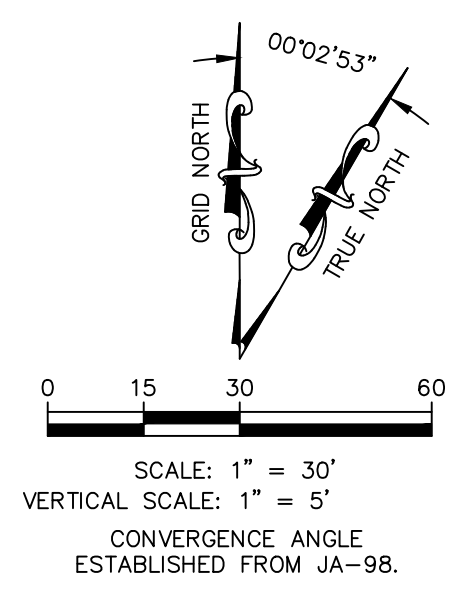
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NW COLBERN ROAD ACCESS
RIGHT IN/RIGHT OUT



NW COLBERN ROAD SIGHT LINES
DESIGN SPEED 45 MPH



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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**

Project Number
26-107
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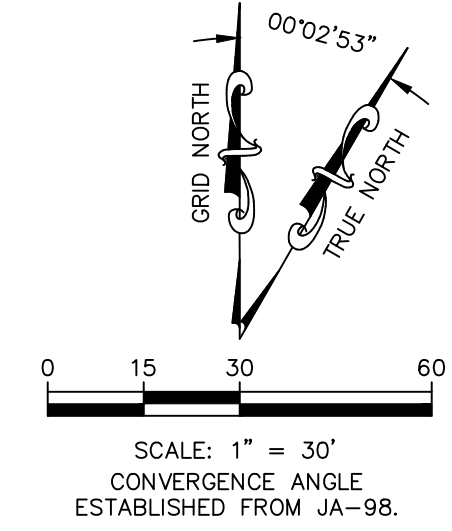
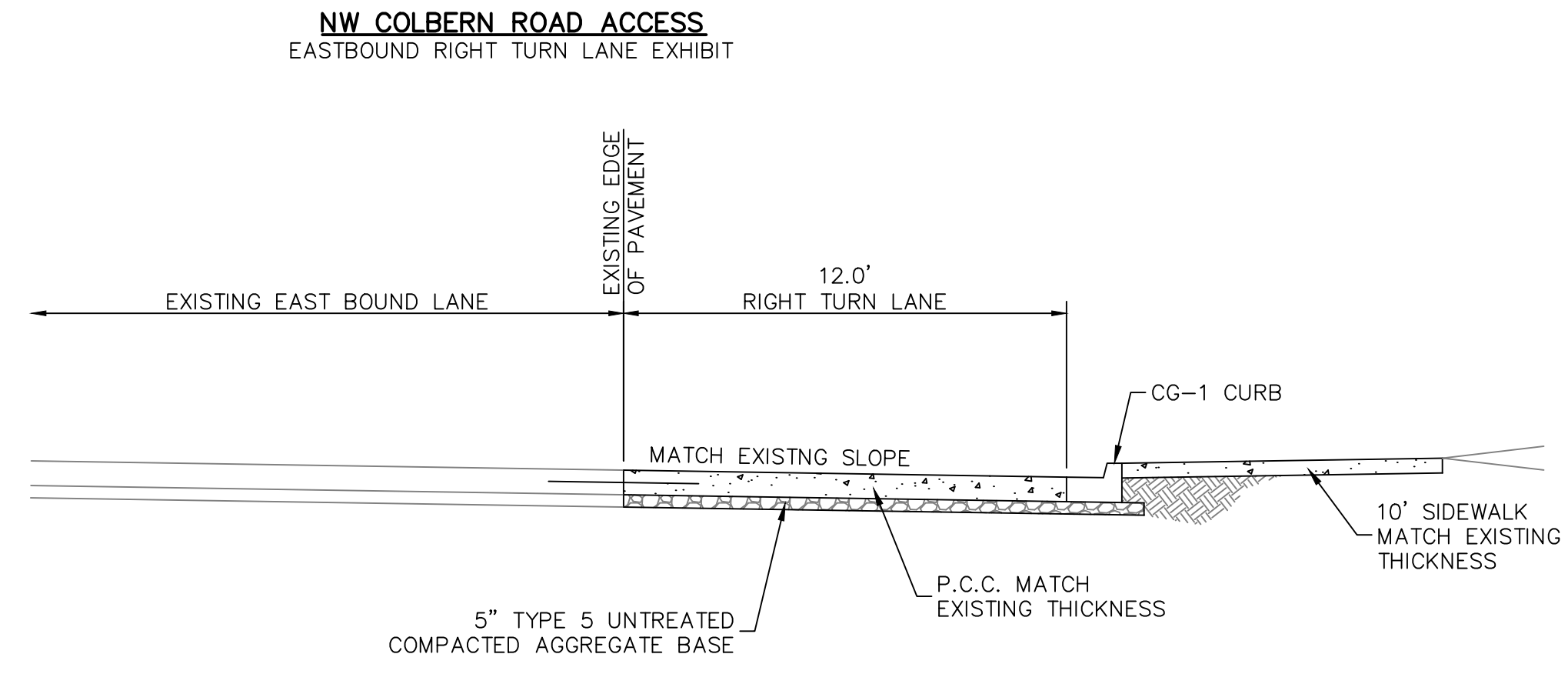
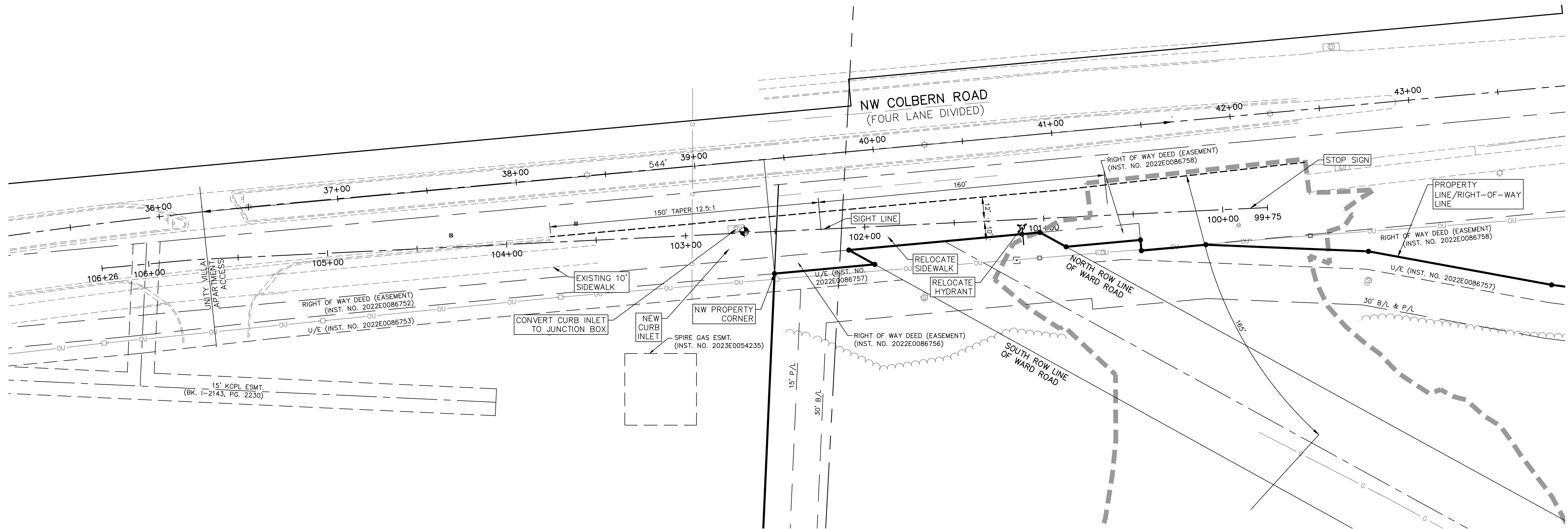
Revision No.	Description	Date Issued

Area Plan

Sheet Name
**NW COLBERN ROAD
EASTBOUND RIGHT
TURN LANE EXHIBIT**

Sheet Number
C9.1

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- CONSTRUCTION NOTES:**
1. PROVIDE 1-1/4"x18" DOWEL BARS AT 12" CENTERS THRU CONTRACTION JOINTS.
 2. REFER TO MODOT STANDARD DETAIL 502.05S FOR ADDITIONAL REQUIREMENTS

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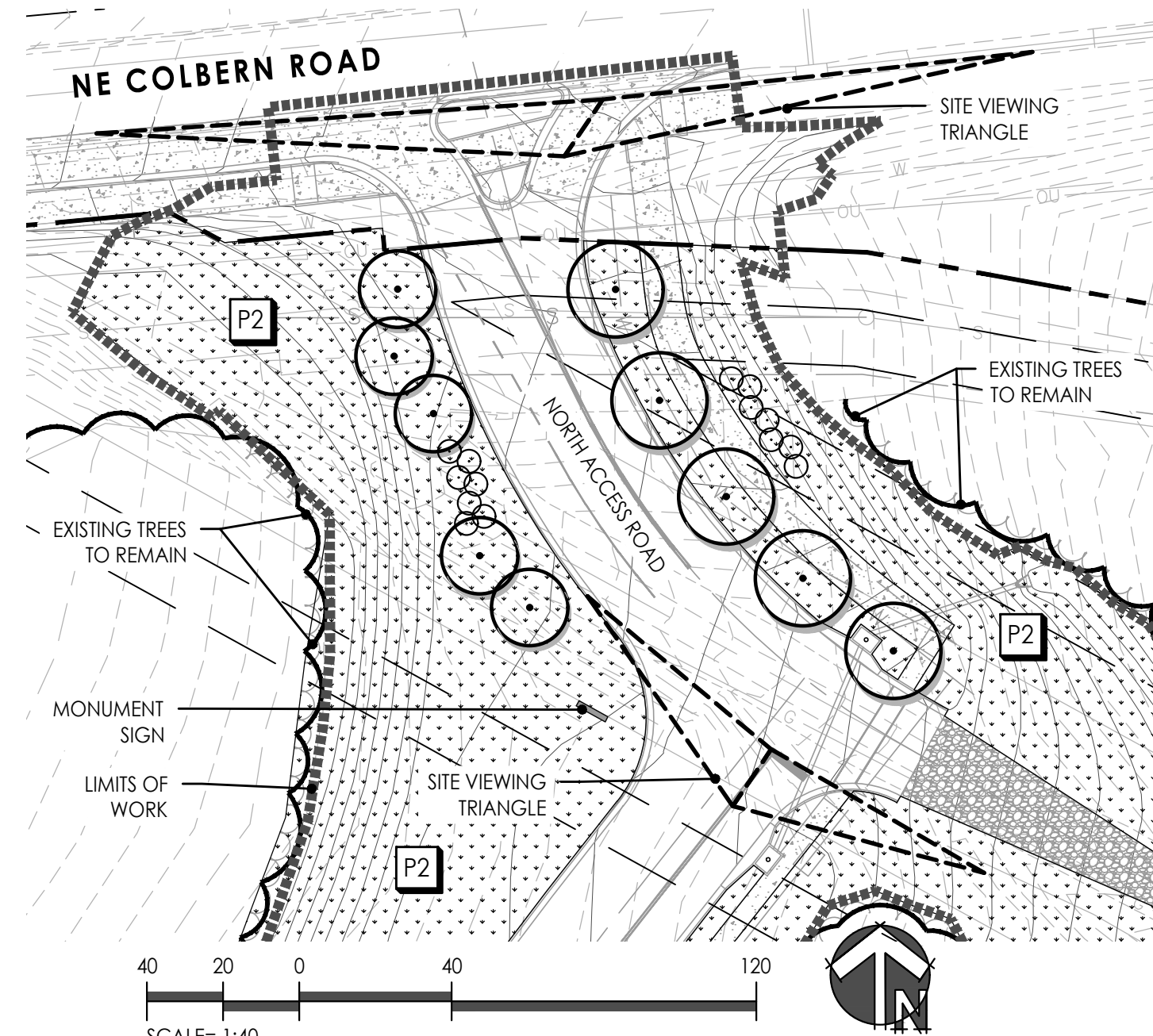
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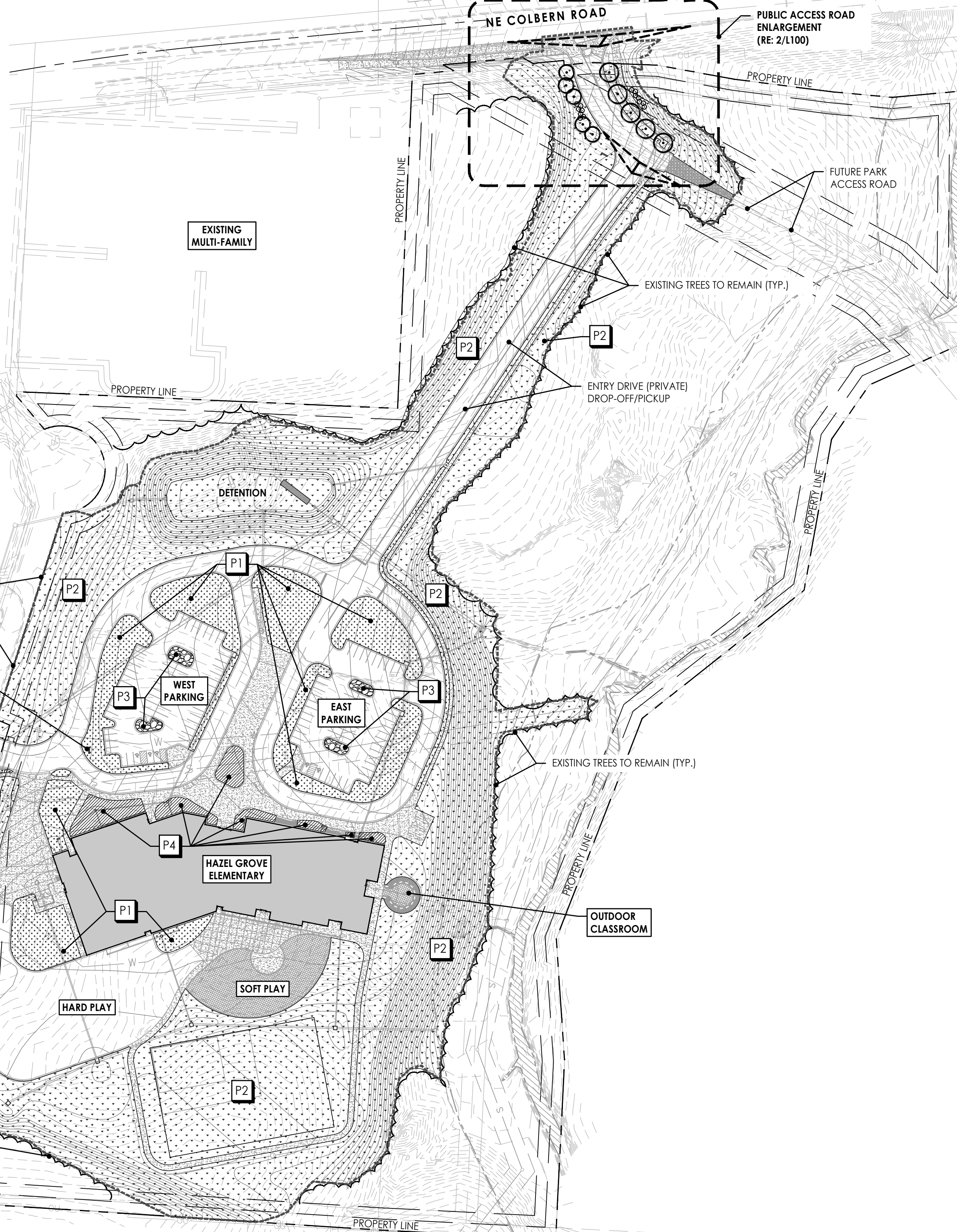
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2 PUBLIC ACCESS ROAD ENLARGEMENT
Scale: 1" = 40'

SCALE= 1:40
40 20 0 40 120

SCALE: 1" = 40'



PLANTING PLAN LEGEND

- TURFGRASS SOD
- TURFGRASS SEED
- DECORATIVE ROCK
• 1'-1/2' SIZE: RIVER ROCK
- PLANTING AREA
• DECIDUOUS/EVERGREEN SHRUBS & PERENNIALS
- DECIDUOUS SHADE TREE
• 3" CALIPER (MIN.)
- DECIDUOUS/EVERGREEN SHRUBS
• #5 CONTAINER (MIN.)
- LIMITS OF WORK/DISTURBANCE
- EXISTING TREES TO REMAIN (TYP.)



EXISTING TREES

THIS PHOTO IS OF THE EXISTING TREE MASSING THAT IS TO BE PRESERVED ALONG THE SOUTHERN PROPERTY LINE. TREES ALONG WITH UNDERSTORY VEGETATION WILL BE PRESERVED AND USED TO FULFILL BUFFER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE.

LANDSCAPE REQUIREMENTS (LEE'S SUMMIT, MO)

ORDINANCE REQUIREMENTS: UDO ART. 8, DIV. III LANDSCAPING, BUFFERS & TREE PROTECTION
CURRENT SITE ZONING: PMIX

1. SECTION 8.790.A.1 - STREET FRONTAGE TREES
PUBLIC ENTRANCE DRIVE: 140 L.F.
REQUIREMENT: (1) TREE PER (30) L.F. STREET FRONTAGE & 20' LANDSCAPE STRIP
TREES REQUIRED: 5
TREES PROVIDED: 5
2. SECTION 8.790.A.3 - STREET FRONTAGE SHRUBS
PUBLIC ENTRANCE DRIVE: 140 L.F.
REQUIREMENT: (1) SHRUB PER (20) L.F. STREET FRONTAGE
SHRUBS REQUIRED: 7
TREES PROVIDED: 7

SECTION 8.810.A - PARKING LOT LANDSCAPE ISLANDS
REQUIREMENT: LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS.
PARKING AREA: 92,155 S.F.
PLANTING AREA PROVIDED: 41,505 S.F. (45%)

1 OVERALL SITE LANDSCAPE PLANTING PLAN
Scale: 1" = 100'

SCALE= 1:100
100 50 0 100 300



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MO LA Corp #2008001860

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Licensed Landscape Architect
Bob G. Bushyhead
License
LA-2002003007



HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107
Issue Date
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	04.14.2026

Area Plan

Sheet Name
Overall Site Landscape Planting Plan

Sheet Number
L100

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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

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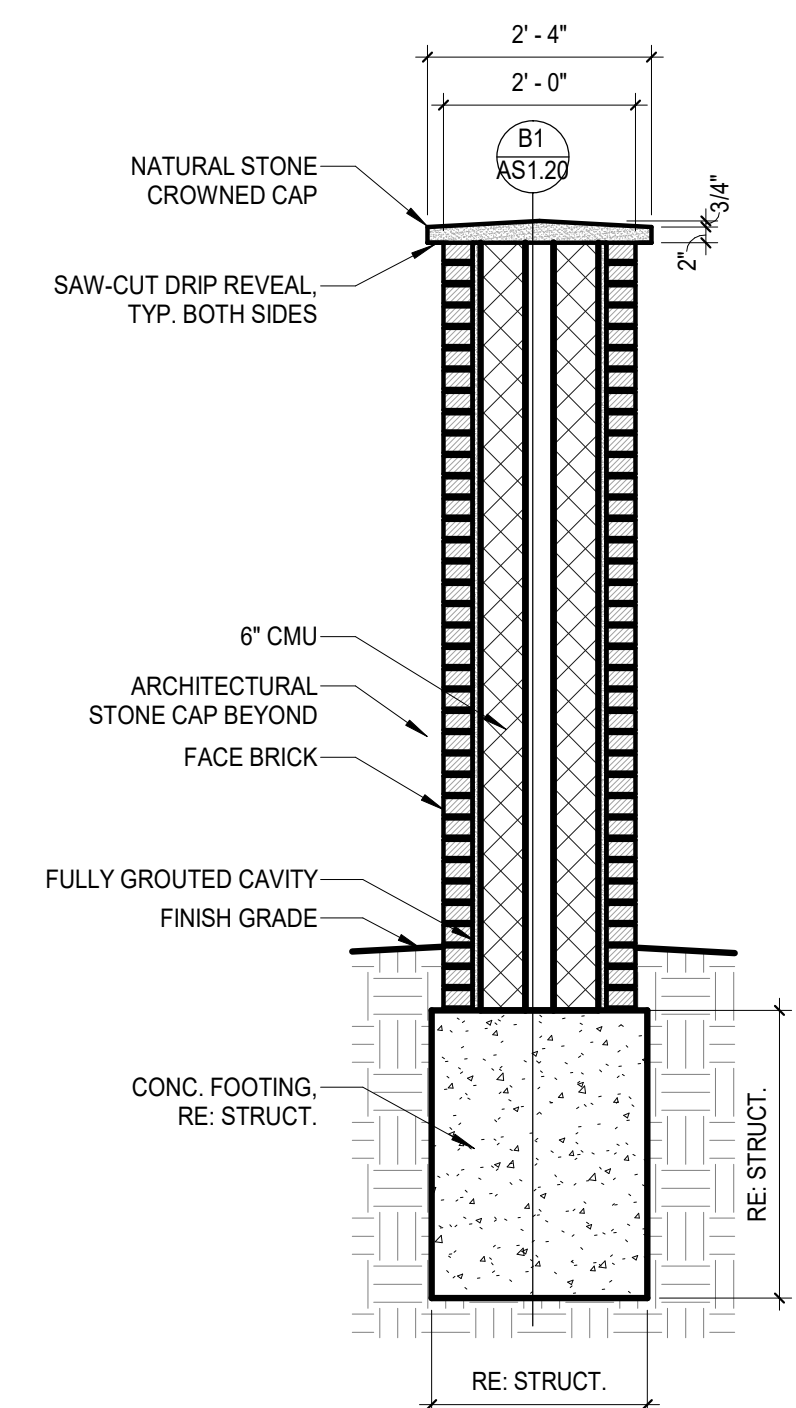
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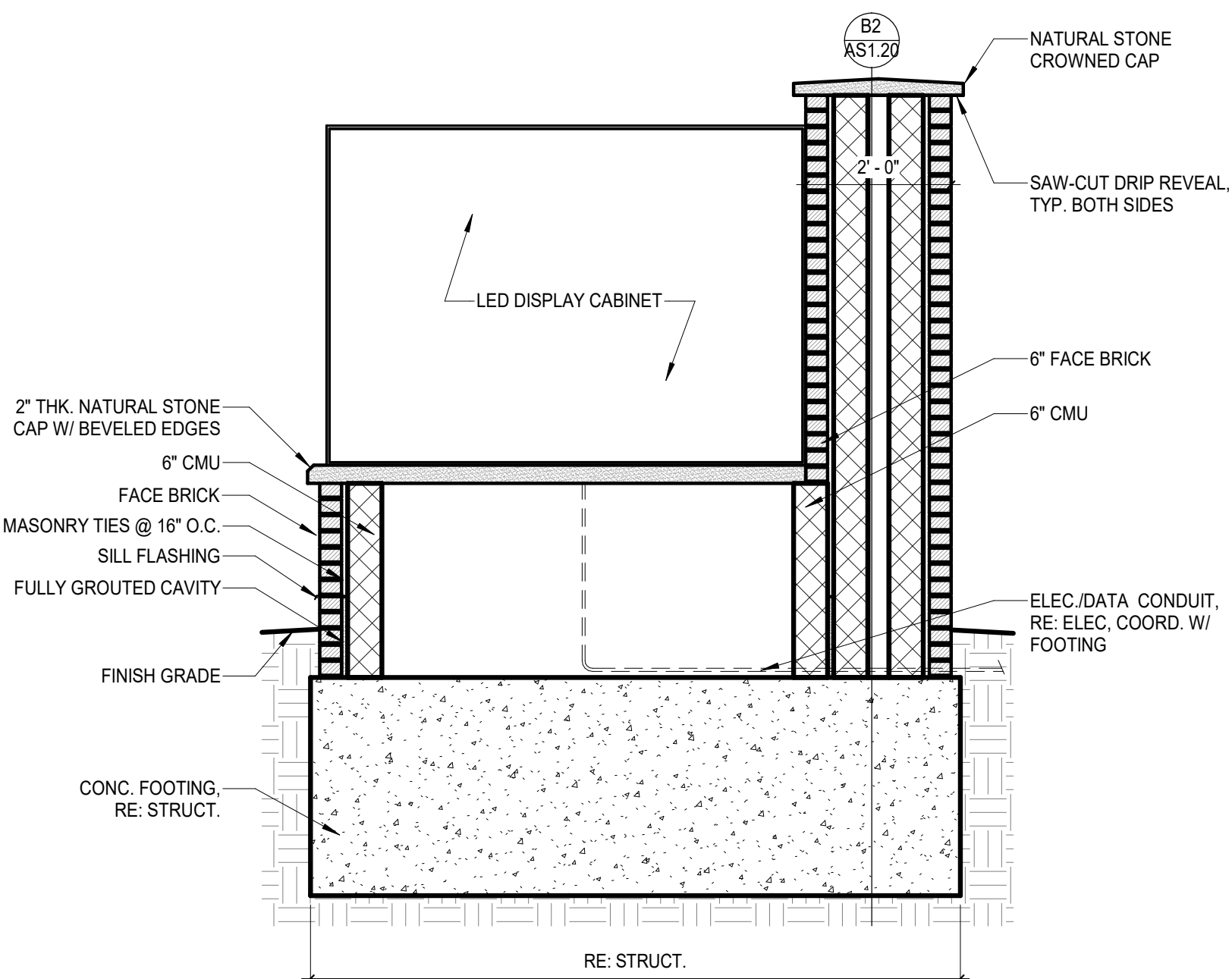
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SITE DETAILS

Sheet Number
AS1.20

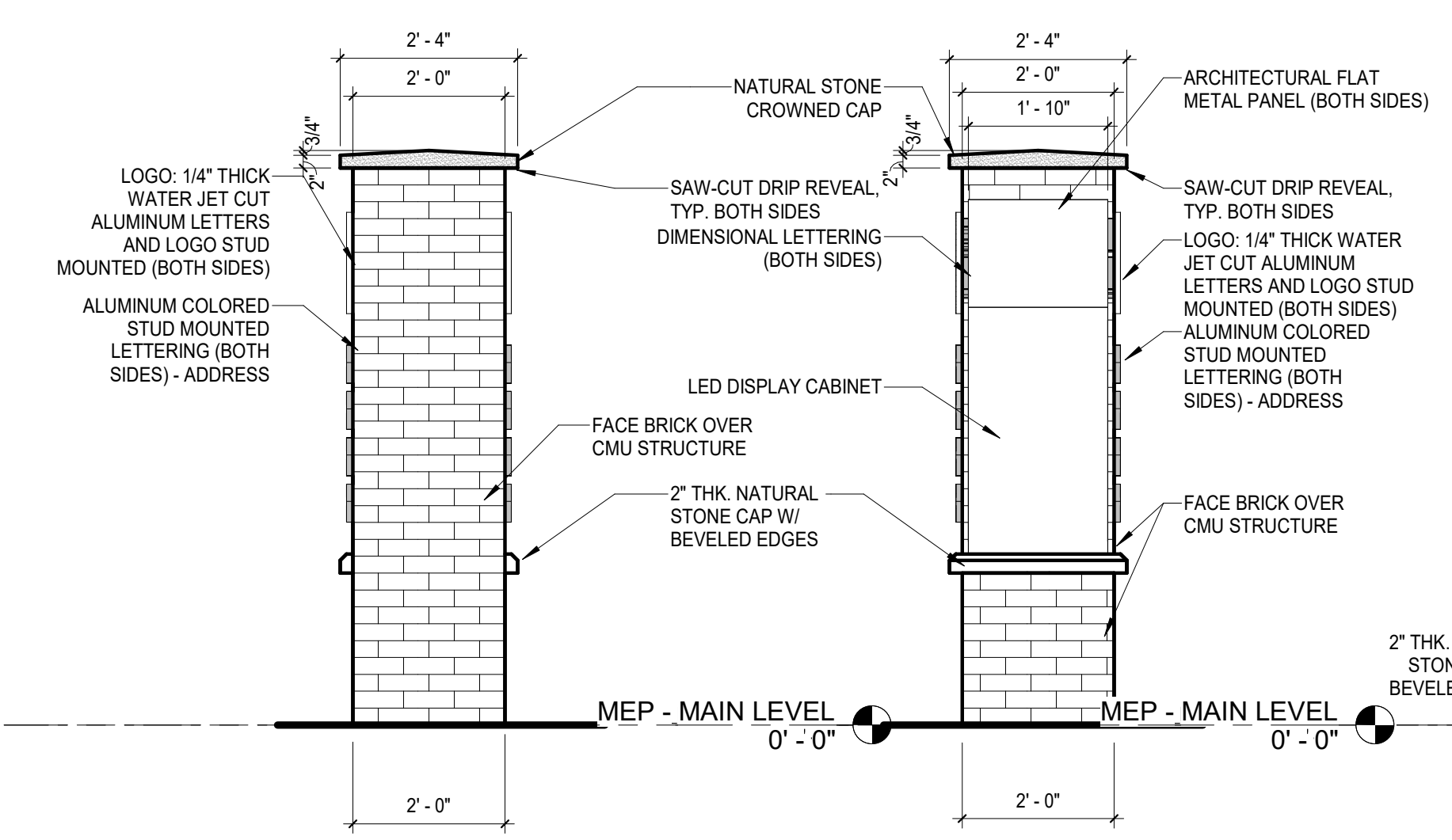
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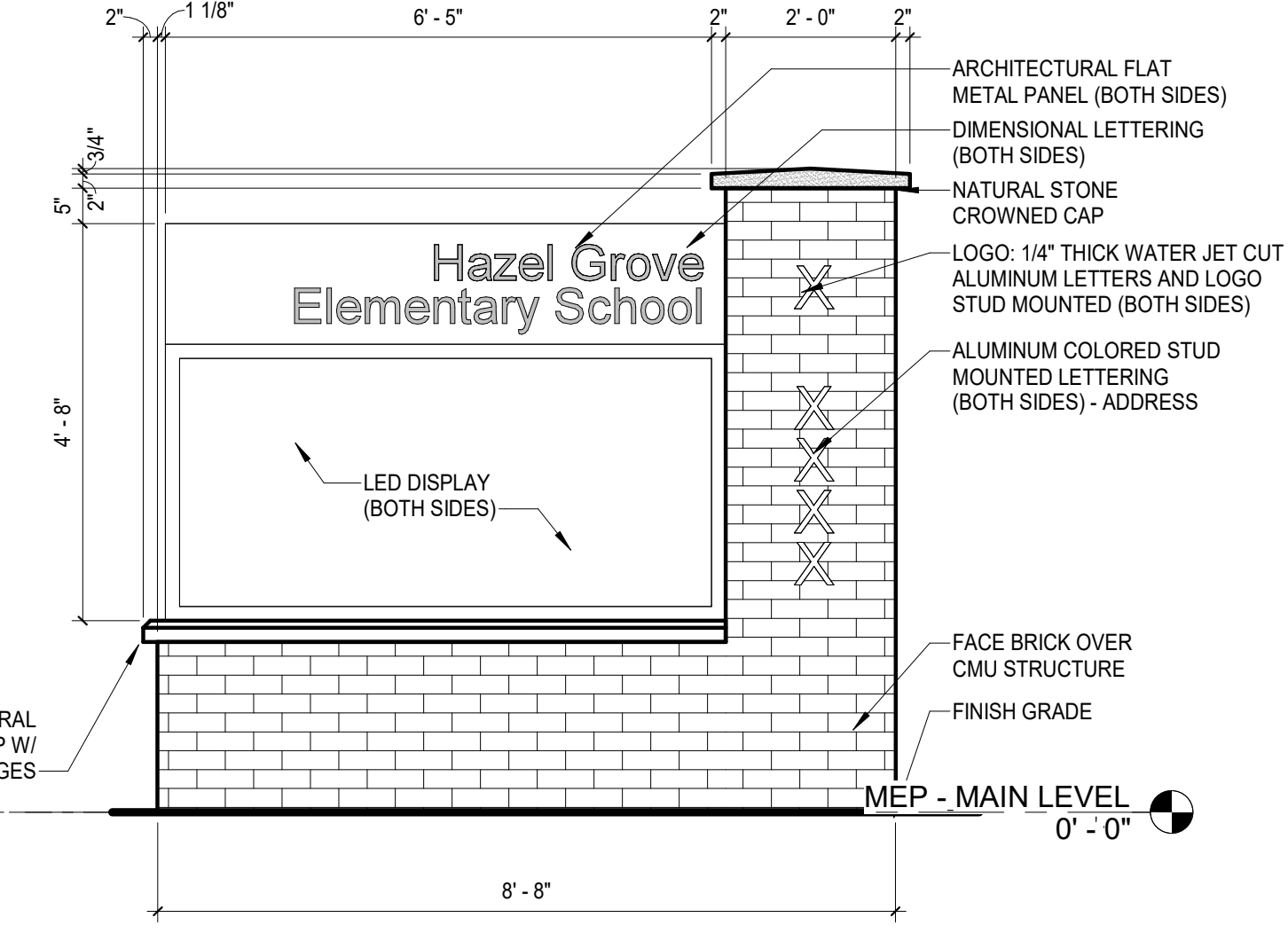
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SCALE: 1/2" = 1'-0"



B1 SIGN TYPE 11 - MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"



A3 SIGN TYPE 11 - MONUMENT SIGN ELEVATIONS
SCALE: 1/2" = 1'-0"



A1 SIGN TYPE 11 - MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

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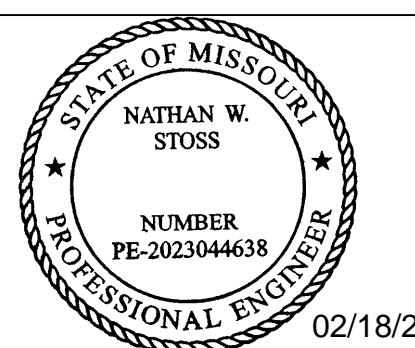
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NATHAN W. STOSS
LICENSE # PE-2023044638

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Area Plan

SITE LIGHTING PHOTOMETRIC PLAN

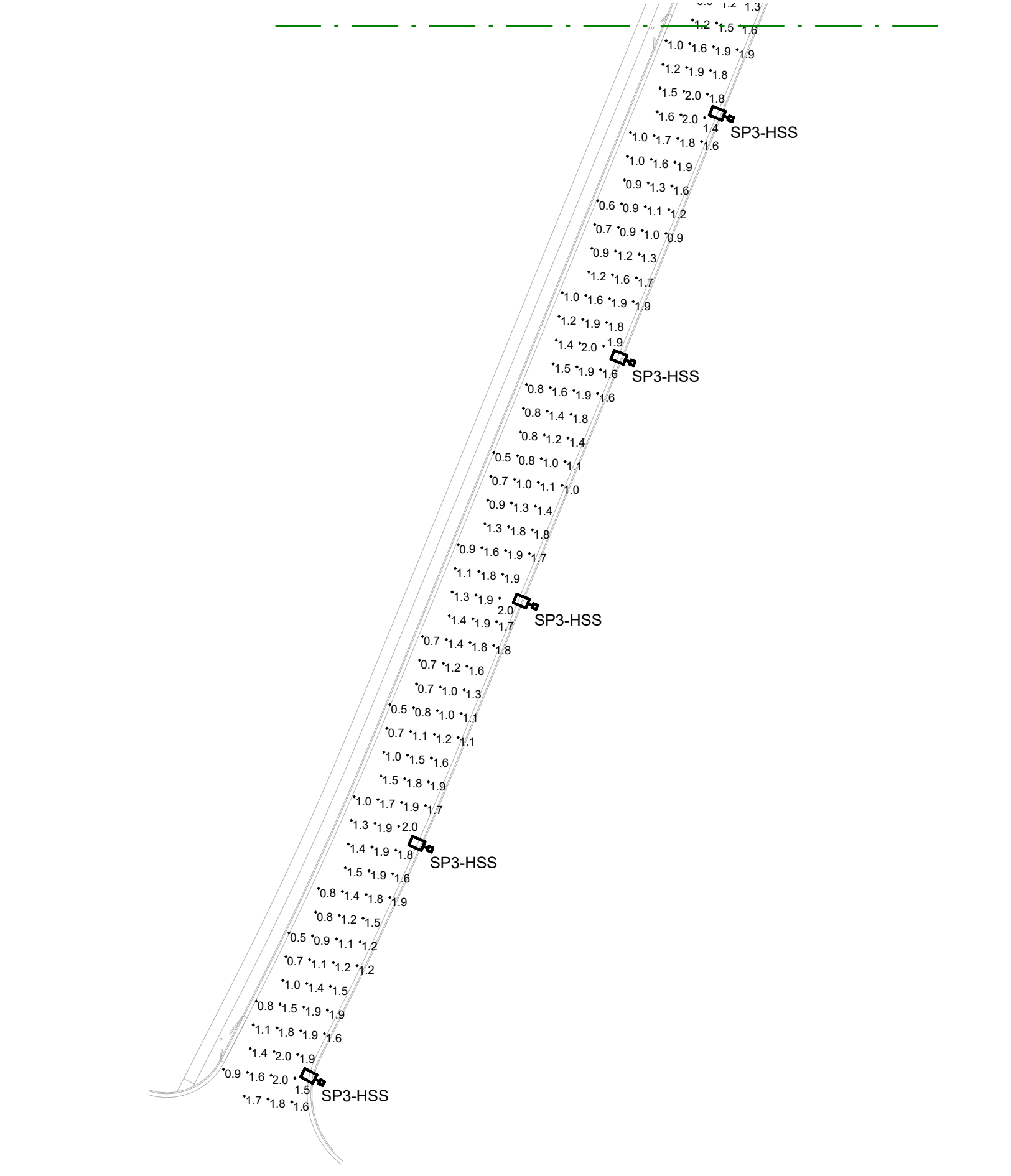
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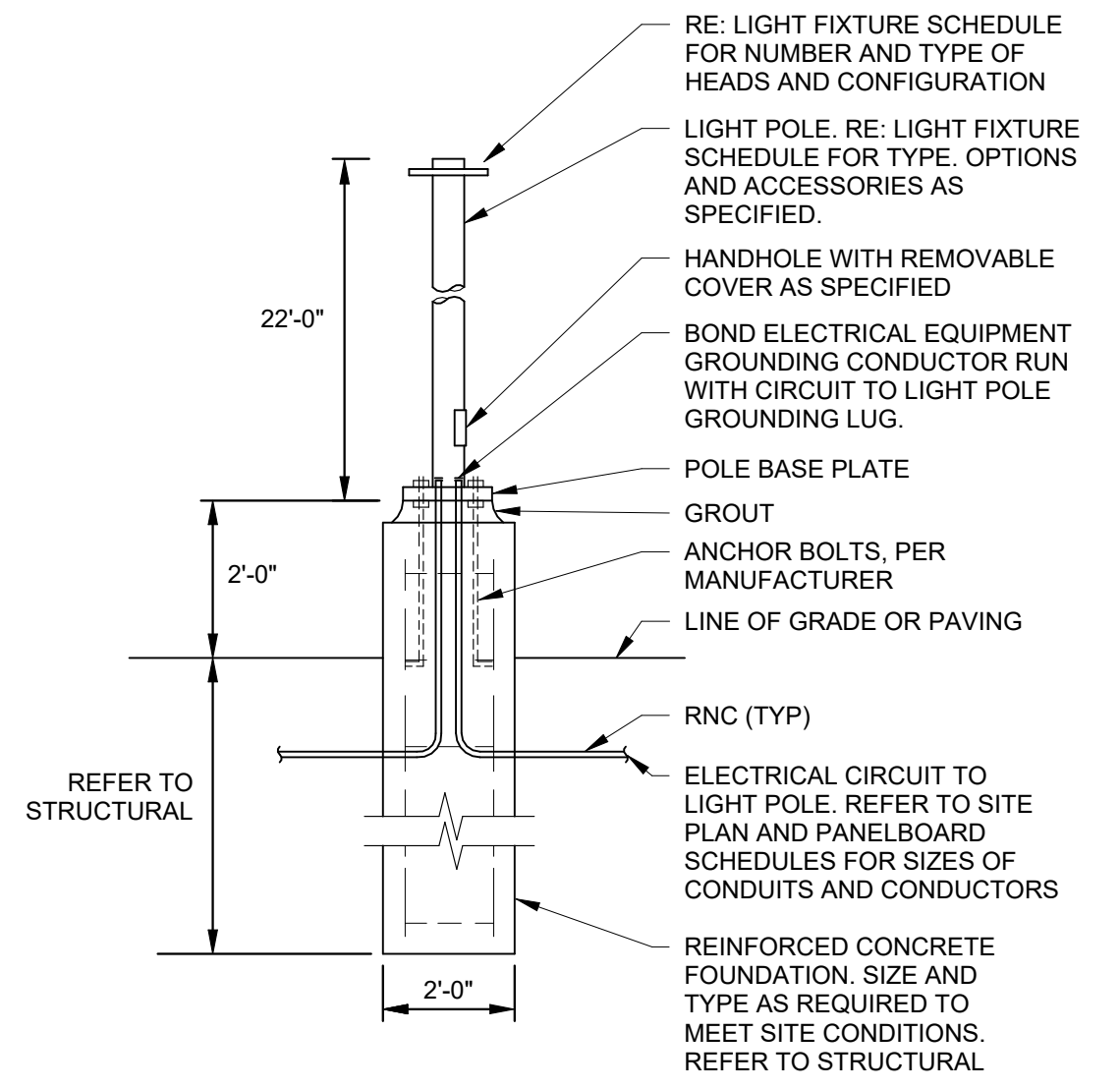
SITE PHOTOMETRIC GENERAL NOTES:

SITE LIGHTING IS DESIGNED TO MEET THE FOLLOWING CRITERIA:

- PARKING LOTS:
 - MAXIMUM FIXTURE HEIGHT: 28'-0"
 - MAXIMUM POLE BASE HEIGHT: 3'
 - MAXIMUM HEAD WATTAGE: 400W
 - MAXIMUM POLE WATTAGE: 800W
 - FLAT LENS FULL 90-DEGREE CUTOFF
 - PHOTOMETRIC REQUIREMENTS:
 - 10.0 fc MAX/MIN RATIO
 - CONTROL REQUIREMENTS:
 - 50% LIGHT REDUCTION 1 HOUR AFTER CLOSING



② ELECTRICAL SITE PHOTOMETRIC PLAN - NORTH
1" = 50'-0"



③ TYPICAL POLE BASE DETAIL - TYPE SP#
NTS

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	SERIES / MODEL	APPROVED EQUIVALENT S	SOURCE			DIMMING TYPE	VOLTAGE	INPUT WATTS	INPUT VA	DESCRIPTION	
				TYPE	CRI	CCT						
SD1	GOTHAM	IVO4-D-15LM-35K-80CRI-WD-MIN10-MV0-L-ICAT-WL-P-AR-LD-F	VANTAGE A4V, PRESCOLITE LITEFRAME	LED	80	3500K	1700	0-10V, 1%	277	21	22	4" ROUND DOWNLIGHT, WIDE DISTRIBUTION WITH CLEAR REFLECTOR, FLANGED FLUSH TRIM, IC HOUSING, WET LOCATION AND COLD WEATHER RATED. FINISH COLOR BY ARCHITECT.
SL1	A-LIGHT	LIN SERIES LIN-3-WP-84-S-35-U-HE-F-X-D-DEC-LT	LSI LINIARC, PRUDENTIAL WETBPRO	LED	80	4000K	500 LM/LF	0-10V, 1%	277	40	45	3" AERATURE BY 8" LONG SURFACE MOUNTED LINEAR SUITABLE FOR WET, LOW TEMPERATURE, EXTERIOR APPLICATIONS. PROVIDE SEPERATE CIRCUIT TO SERVE 4' EMERGENCY SECTION OF FIXTURE. FINISH BY ARCHITECT.
SP1	COOPER	GALN-SA2A-740-U-1-T3-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	9180	WIRELESS CONTROL	480	45	57	EXTERIOR PARKING LOT HEAD WITH TYPE I DISTRIBUTION. PROVIDE 22" TALL ROUND POLE ON A 2' BASE FOR AN OAH OF 24' AFG. STANDARD MOUNTING ARM. FINISH TBD. B2-U0-G1
SP3	COOPER	GALN-SA2B-740-U-T3-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	11347	WIRELESS CONTROL	480	85	94	SIMILAR TO TYPE SP1 BUT WITH TYPE III DISTRIBUTION AND HIGHER OUTPUT. B2-U0-G2
SP3-HSS	COOPER	GALN-SA2B-740-U-T3-HSS-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	8401	WIRELESS CONTROL	480	85	94	SIMILAR TO TYPE SP3 BUT WITH HOUSE SIDE SHIELD ACCESSORY ON POLE SIDE OF FIXTURE. B2-U0-G2
SP4F	COOPER	GALN-SA2B-740-U-T4FT-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	11418	WIRELESS CONTROL	480	85	94	SIMILAR TO TYPE SP1 BUT WITH TYPE IV FORWARD THROW DISTRIBUTION AND HIGHER OUTPUT. B2-U0-G3
SP4F-HSS	COOPER	GALN-SA2B-740-U-T4FT-HSS-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	8240	WIRELESS CONTROL	480	85	94	SIMILAR TO TYPE SP4 BUT WITH HOUSE SIDE SHIELD ACCESSORY ON POLE SIDE OF FIXTURE. B2-U0-G2
SP4W	COOPER	GALN-SA2B-740-U-T4W-XX-WPS4XX	LITHONIA D SERIES	LED	70	4000K	11451	WIRELESS CONTROL	480	85	94	SIMILAR TO TYPE SP1 BUT WITH TYPE IV WIDE THROW DISTRIBUTION AND HIGHER OUTPUT. B2-U0-G2
SW1	LITHONIA	WPX1 LED P2-40K-MVOLT-XXXXX	LSI WPSLS, EXO SLING SERIES	LED	70	4000K	2103	0-10V, 1%	277	18	20	EXTERIOR LOW-PROFILE WALL PACK IN DIE-CAST ALUMINUM HOUSING. IP66 RATED. FINISH TBD.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	illumance	fc	1.29	2.97	0.3	14.30	9.67

① ELECTRICAL SITE PHOTOMETRIC PLAN - SOUTH
1" = 50'-0"