

# Heartland Market - Lee's Summit

Lee's Summit, Jackson County, Missouri  
Section 29, Township 48N, Range 31W

## Preliminary Development Plans

### LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
- - - - -	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
- - - - -	Existing Easement Line	- - - - -	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
- - - - -	Existing Waterline	▲	Proposed Fire Hydrant
- - - - -	Existing Gas Main	—	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
- - - - -	Existing Contour Major	—	Proposed Contour Major
- - - - -	Existing Contour Minor	—	Proposed Contour Minor
-----	Future Curb and Gutter		
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Watershed: Little Blue River



Sheet Number	Sheet Title
C01	Title Sheet
C02	General Layout
C03	Dimension Plan
C04	Existing Conditions
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Route
C08	Trash Truck Route
C09	Sight Distance Plan
L01	Landscape Plan
E01	Photometric Plan

#### Lot 2 Legal Description:

A TRACT OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF RICE ACRES, LOTS 4 & 5, A SUBDIVISION IN SAID LEE'S SUMMIT, MISSOURI; THENCE NORTH 88° 38' 41" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 38' 41" WEST, A DISTANCE OF 256.00 FEET; THENCE NORTH 1° 23' 04" EAST, A DISTANCE OF 276.31 FEET; THENCE SOUTH 88° 38' 51" EAST, A DISTANCE OF 255.59 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.57 FEET; THENCE SOUTH 1° 23' 04" WEST, A DISTANCE OF 172.36; THENCE SOUTH 13° 21' 00" WEST, A DISTANCE OF 37.98 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 328.00 FEET, AN ARC DISTANCE OF 552.28 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 73,958.97 SF (1.70 ACRES) MORE OR LESS.

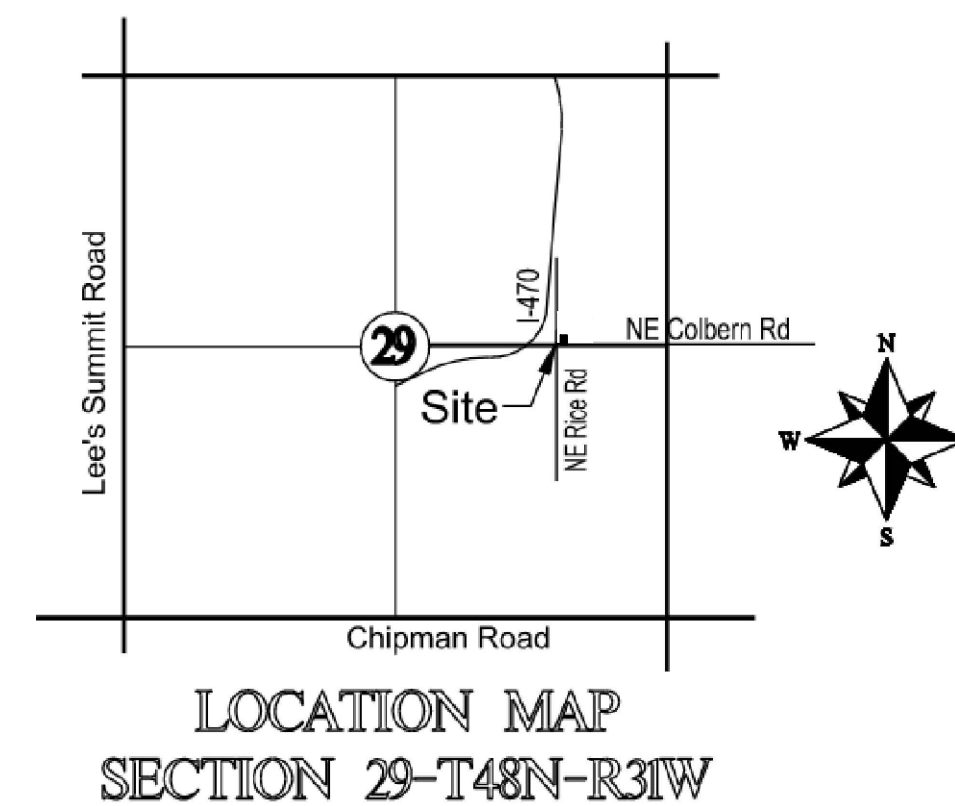
#### OIL/GAS WELL NOTE:

There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri" by Edward Alton May.

#### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0430G, revised January 20, 2017 portions of this tract lie in: Zone X, AREA OF MINIMAL FLOOD HAZARD.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



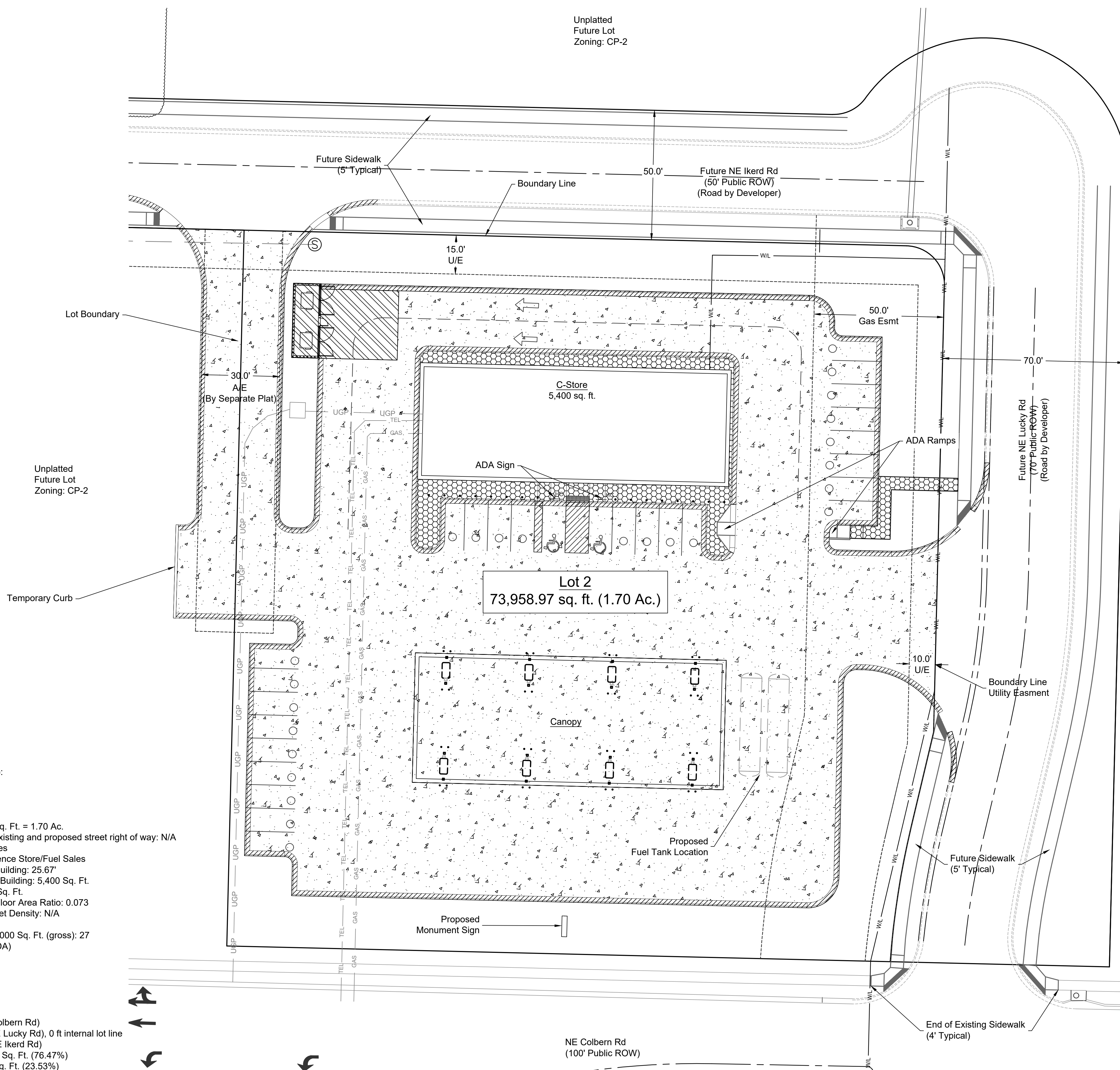
NO.	DATE	REVISION
3	11/28/2022	Per city Comments
2	10/11/2022	Revised Per City Comment
1	9/9/2022	PDP Submittal

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**Renaissance Infrastructure Consulting**  
 400 E 17th Street  
 Kansas City, Missouri 64108  
 816-800-0950  
 www.RIC-CONSULT.COM  
 MO Certificate of Authority: E-2010033630

Consultant  
 Renaissance Infrastructure Consulting  
 Dustin Burton, PE  
 400 E 17th St, Kansas City, MO 64108  
 (816) 800-0950

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Future Lot  
Zoning: CP-2

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Future Lot  
Zoning: CP-2

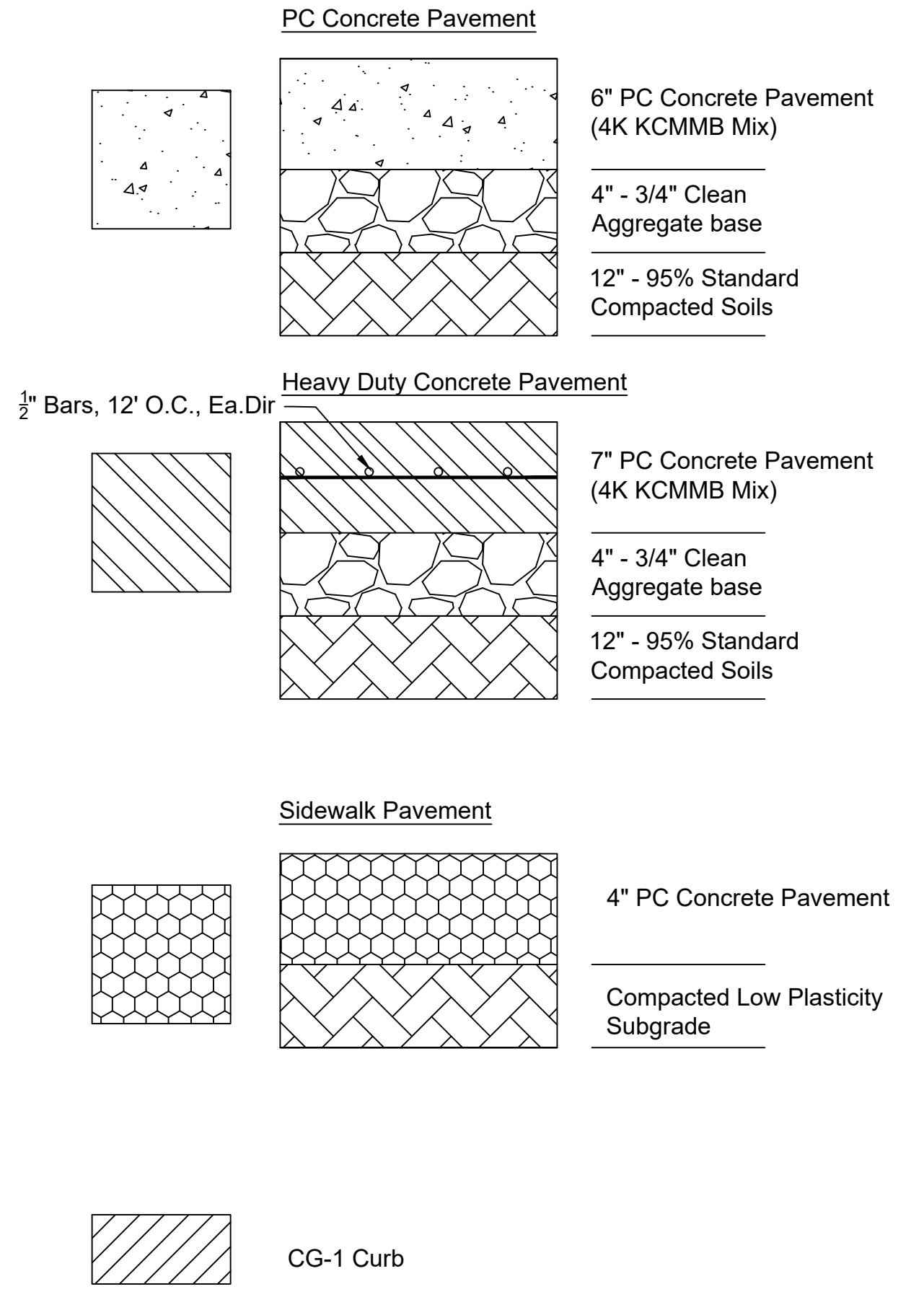
Lot 4  
Rice Acres, Lots 4 & 5  
Zoning: CP-2

**Lot 2**  
73,958.97 sq. ft. (1.70 Ac.)

**SITE DATA TABLE (Proposed):**

- LOT 2:**
- A. Zoning: CP-2
  - B. Total Lot Area: 73,959 Sq. Ft. = 1.70 Ac.
  - C. Land Area or acres for existing and proposed street right of way: N/A
  - D. Net Land Area: 1.70 Acres
  - E. Proposed Use: Convenience Store/Fuel Sales
  - F. Height above Grade at Building: 25.67'
  - G. Gross Floor Area - Main Building: 5,400 Sq. Ft.
  - H. Total Floor Area: 5,400 Sq. Ft.
  - I. Building Coverage and Floor Area Ratio: 0.073
  - J. Residential Gross and Net Density: N/A
  - K. Commercial Parking  
Required - 5 stalls per 1,000 Sq. Ft. (gross): 27  
Provided: 27 Stalls (2 ADA)
  - L. Parking Set Back:  
20 ft from Colbern Rd  
15 ft from other roads  
0 ft internal
  - M. Building Set Back  
Front yard: 15 ft (from Colbern Rd)  
Side yard: 15 ft (from NE Lucky Rd), 0 ft internal lot line  
Rear yard: 15 ft (from NE Ikerd Rd)
  - N. Impervious Area: 56,557 Sq. Ft. (76.47%)  
Pervious Area: 17,402 Sq. Ft. (23.53%)

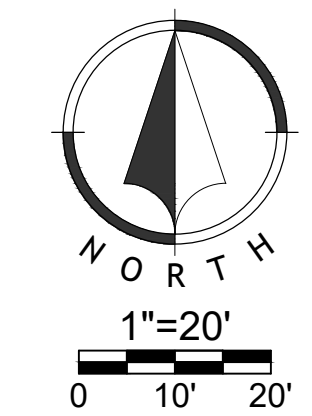
**PAVEMENT SECTION DETAILS**



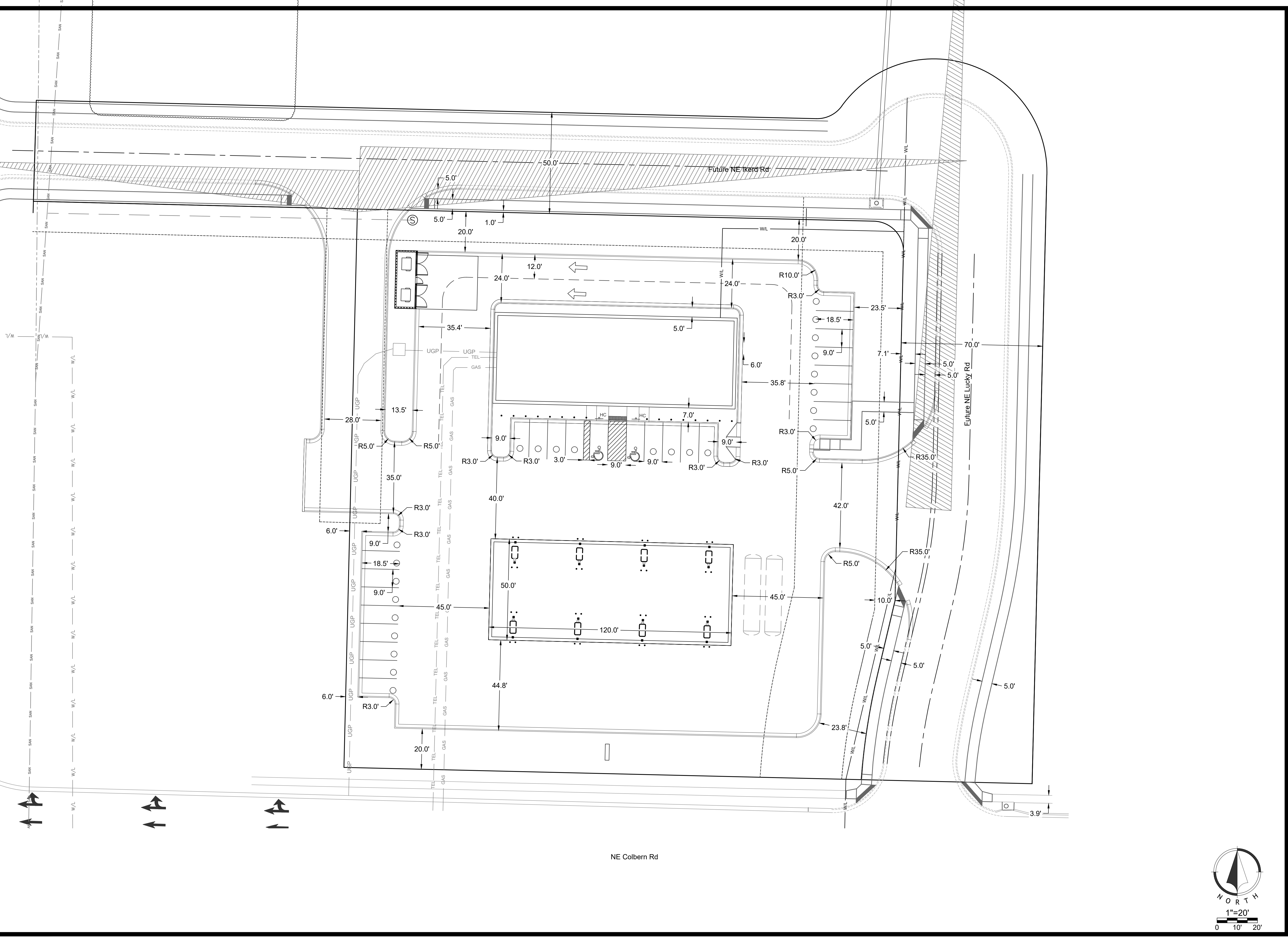
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Preliminary Development Plans  
 22-0133  
 Heartland Market - Lee's Summit  
 Lee's Summit, Jackson County, Missouri

Dimension Plan

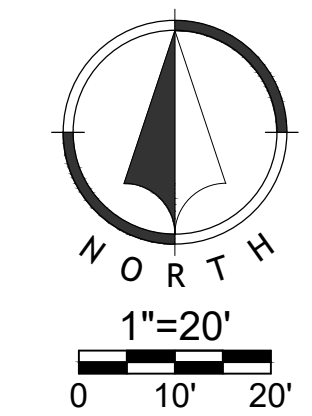
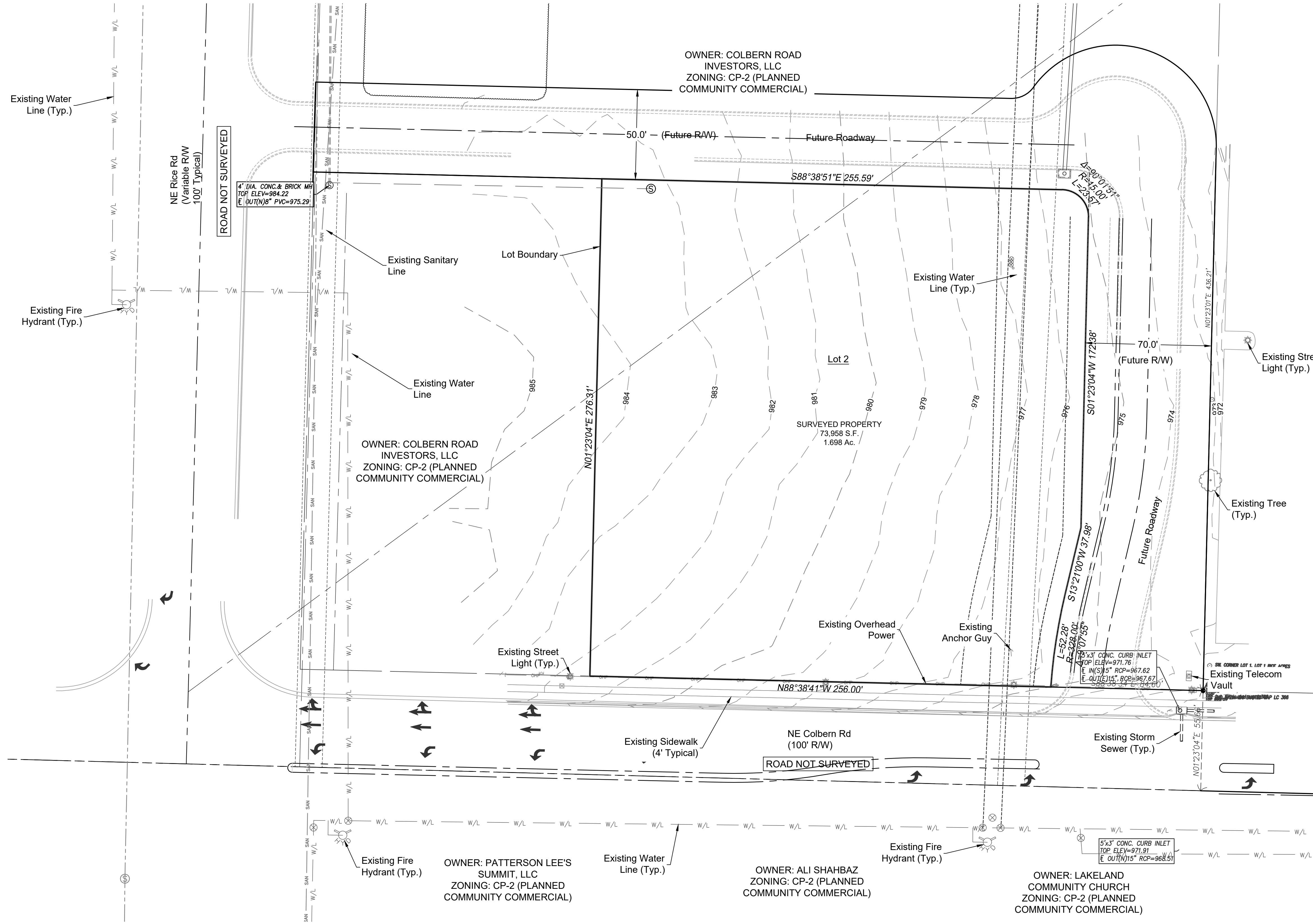
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Existing Conditions

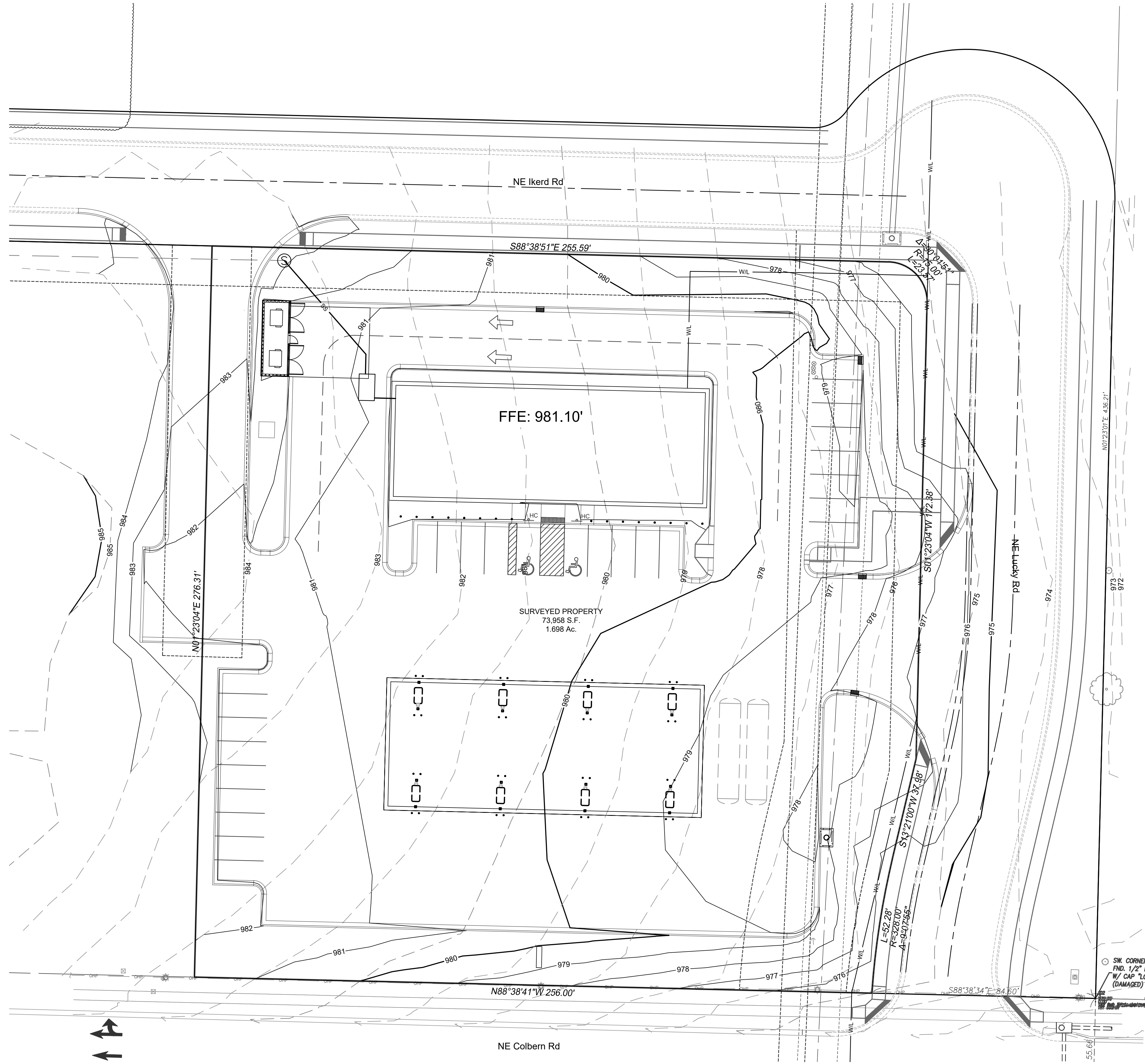
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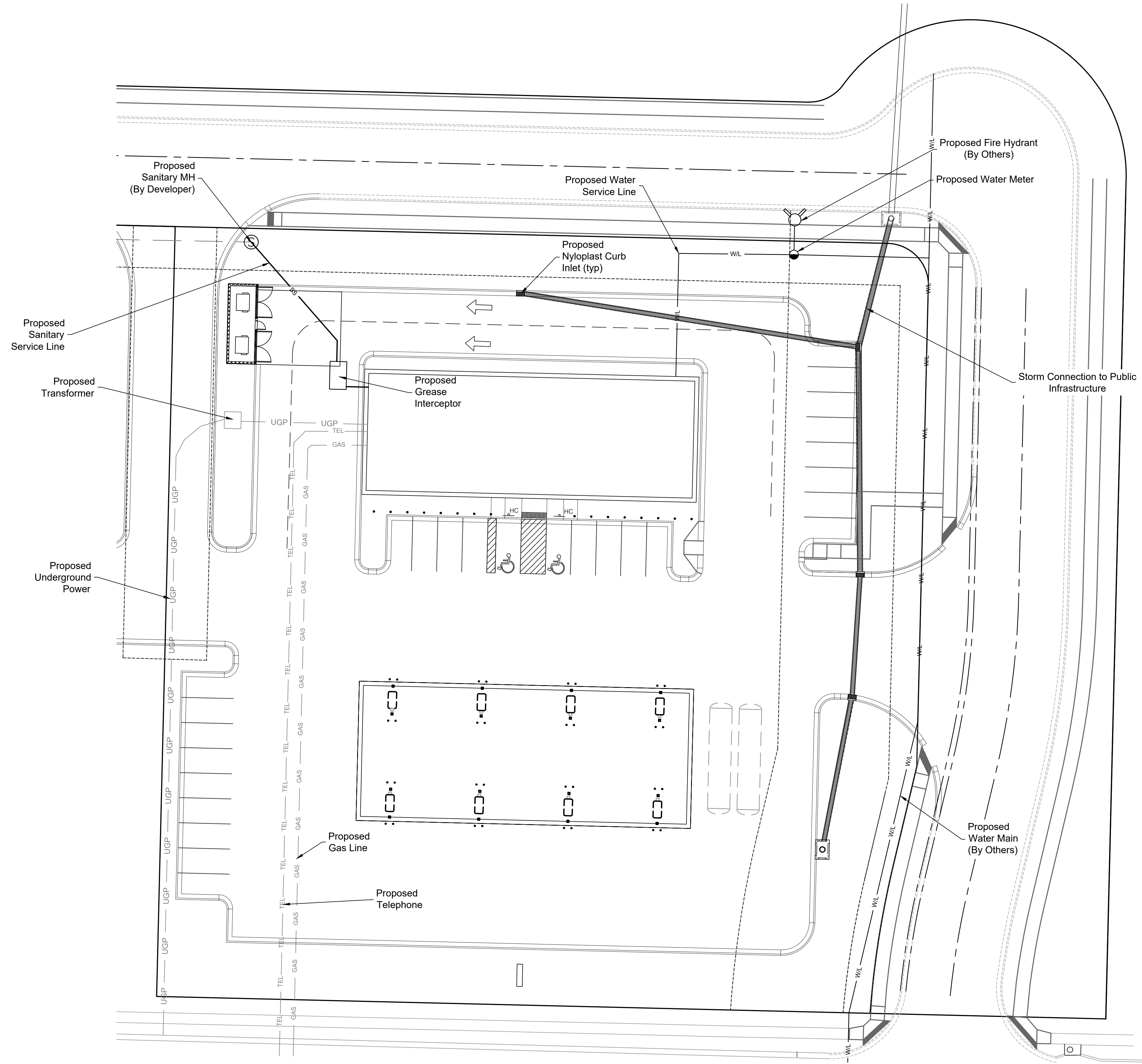


Grading Plan

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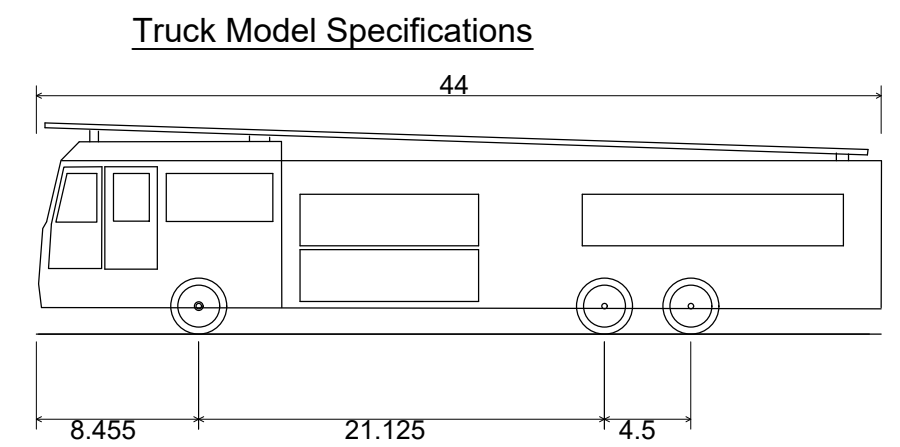
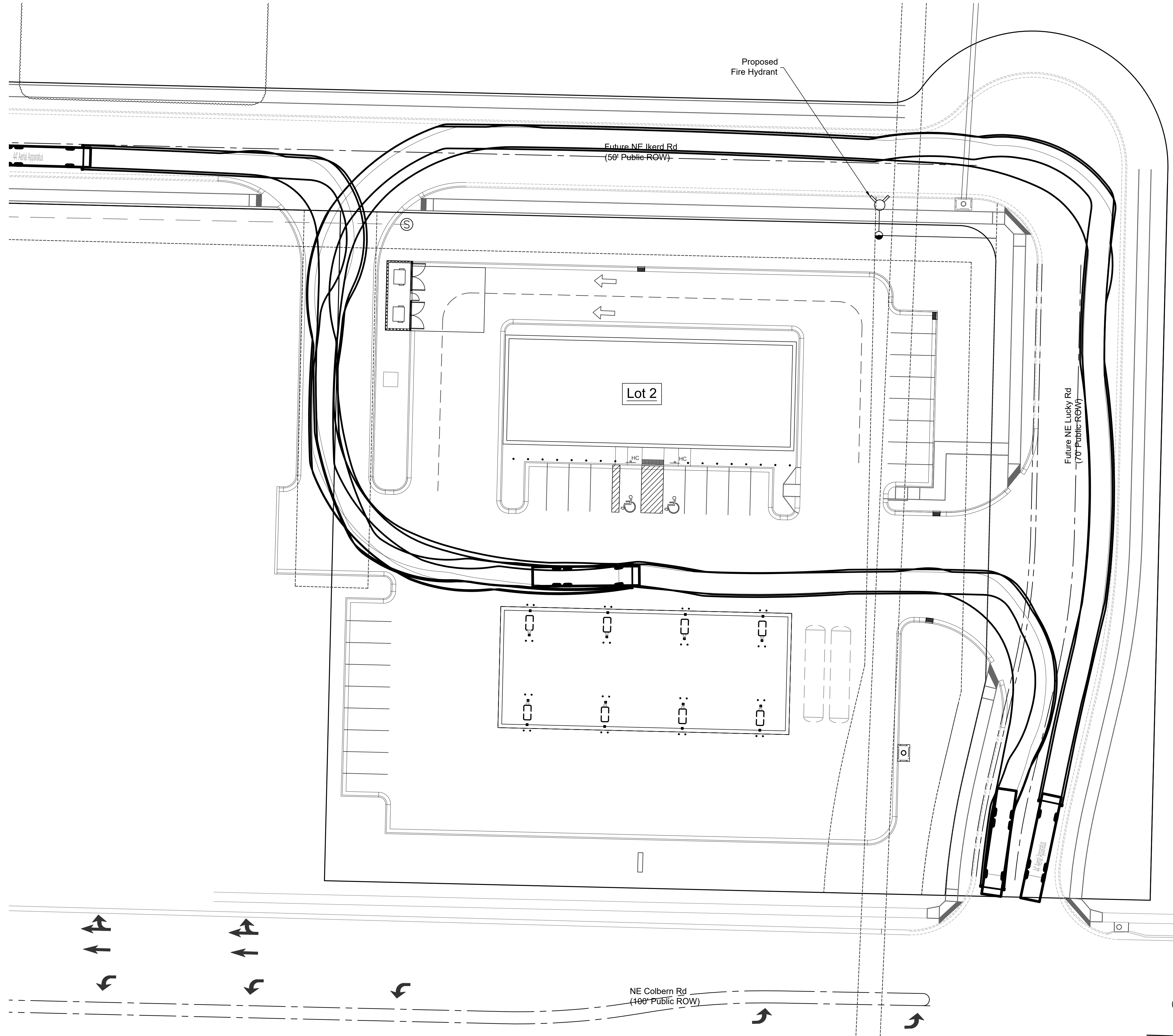


Utility Plan

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44' Aerial Apparatus  
 Overall Length 44.000ft  
 Overall Width 8.000ft  
 Overall Body Height 11.000ft  
 Min Body Ground Clearance 1.400ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Wheel Angle 45.00°

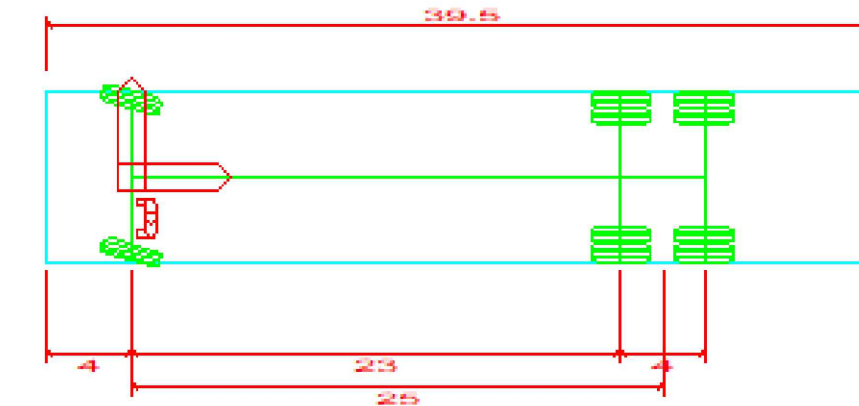
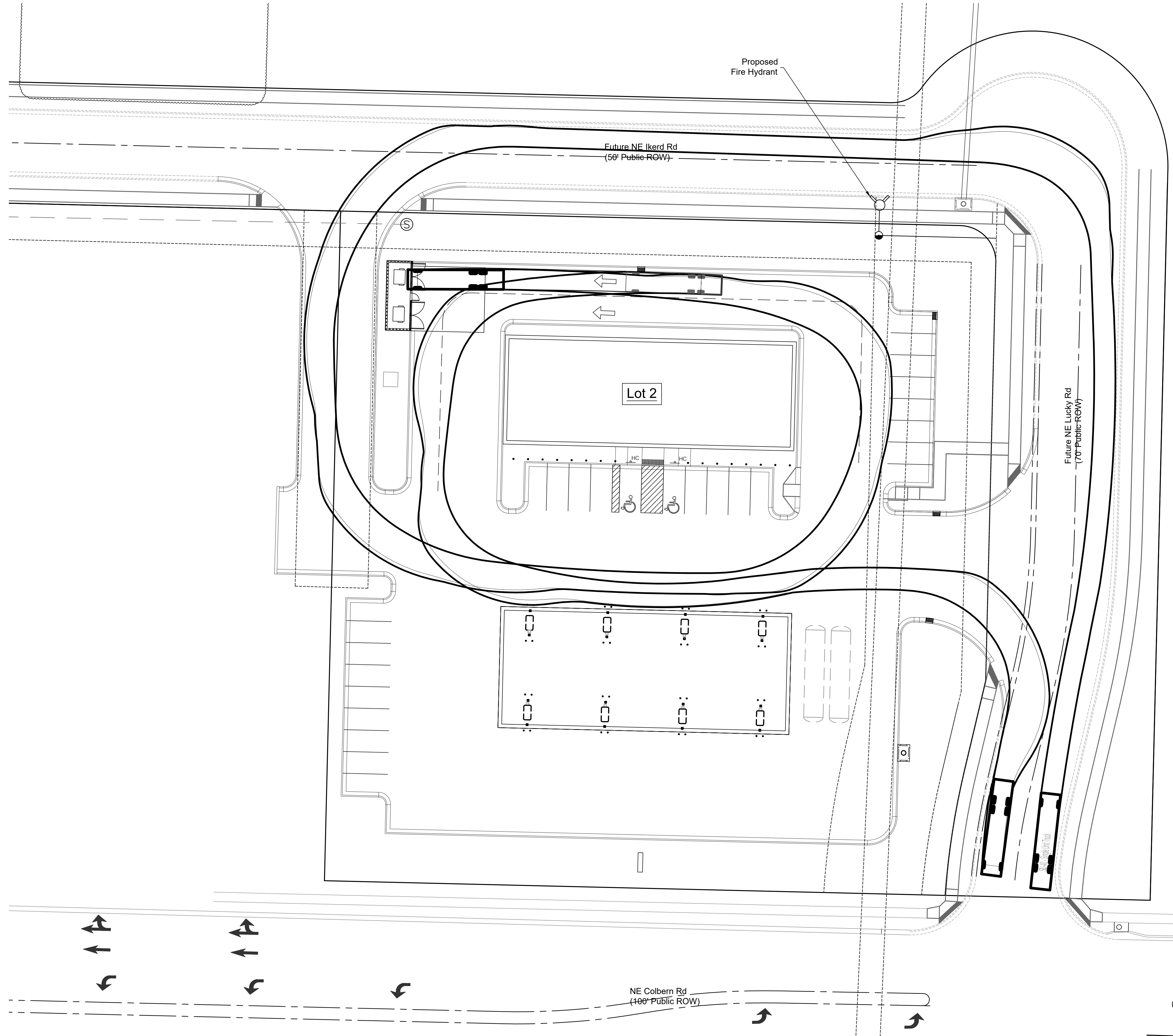
FT Scale  
 1" = 10'



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**SU-40 - Single Unit Truck**  
 Overall Length **39.500ft**  
 Overall Width **8.000ft**  
 Overall Body Height **13.500ft**  
 Min Body Ground Clearance **1.367ft**  
 Track Width **8.000ft**  
 Lock-to-lock time **5.00s**  
 Max Steering Angle (Virtual) **31.80°**

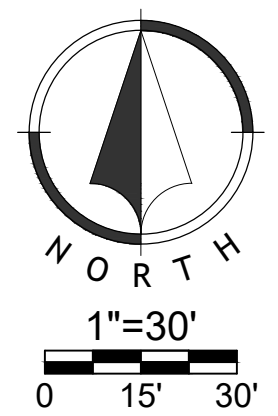
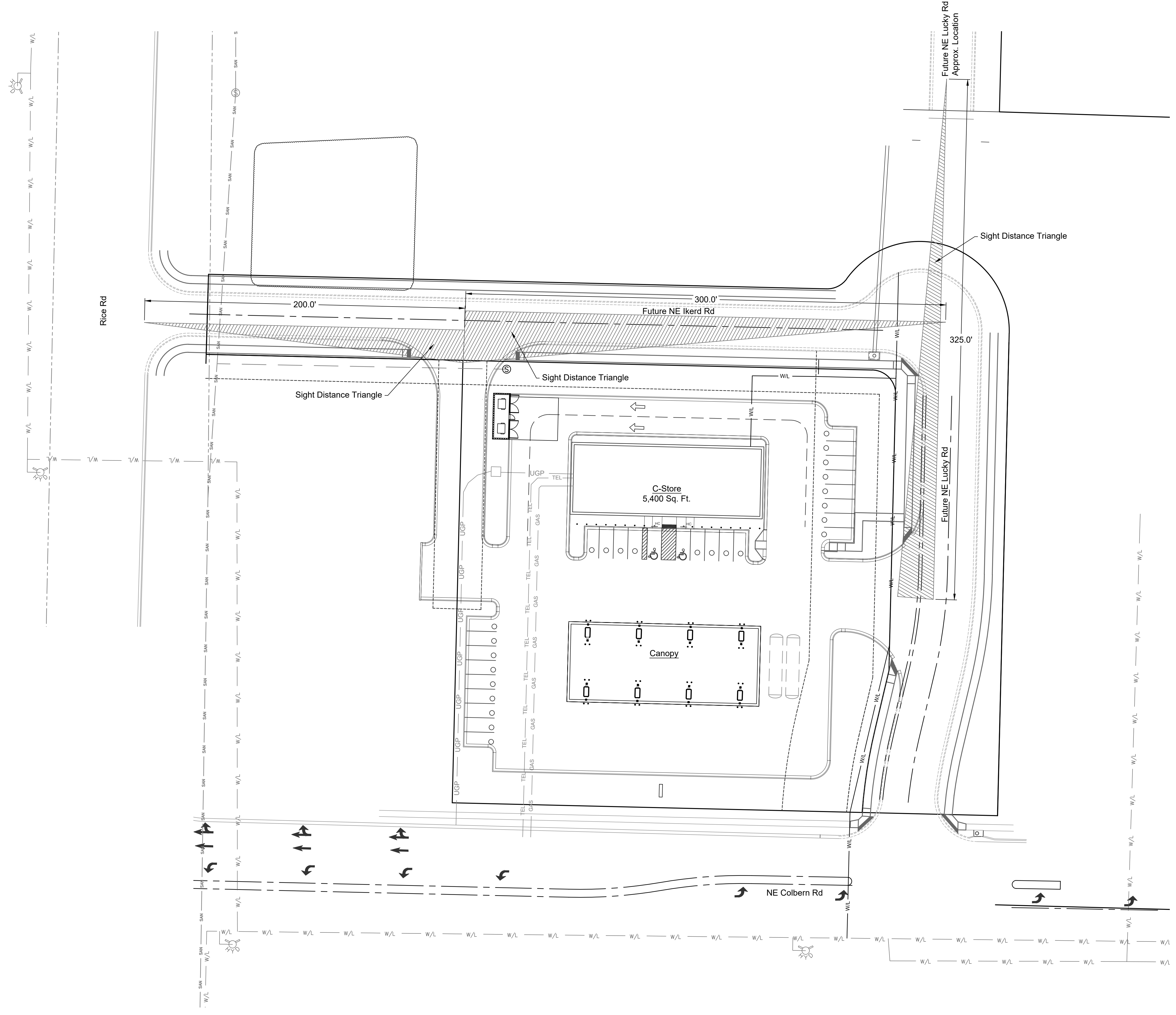


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Sight Distance Plan

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# LANDSCAPE CALCULATIONS

Zoning: CP-2 (Planned Community Commercial)

## Street Frontage

Required: 1 Tree / 30' Street Frontage and 20' Landscape Strip with 1 Shrub / 20'

Provided:  
 Colbern Rd (256') = 9 Trees + 13 Shrubs  
 Ikerd Rd (256') = 9 Trees + 13 Shrubs  
 Lucky Rd (226') = 8 Trees + 12 Shrubs

## Open Yard

Required: 2 Shrubs / 5,000 sf Lot Area (excluding building) + 1 Tree / 5,000 sf Landscape Open Space  
 Provided: Lot Area (68,560 sf) = 28 Shrubs; Landscape Open Space (17,229 sf) = 4 Trees

## Trash Storage

Required: Screened from public view  
 Provided: As required

## Interior Parking Lot

Required: 1 Tree / Parking Island  
 Provided: 2 Islands = 2 Trees

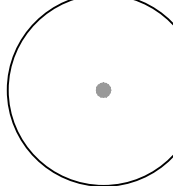
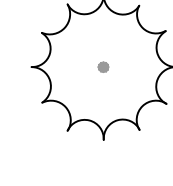
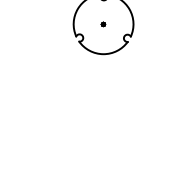
## Parking Lot Screening

Required: Min. 2.5' ht. perimeter screen adj. to street - 12 Shrubs / 40'  
 Provided: Colbern Rd (230') = 69 Shrubs

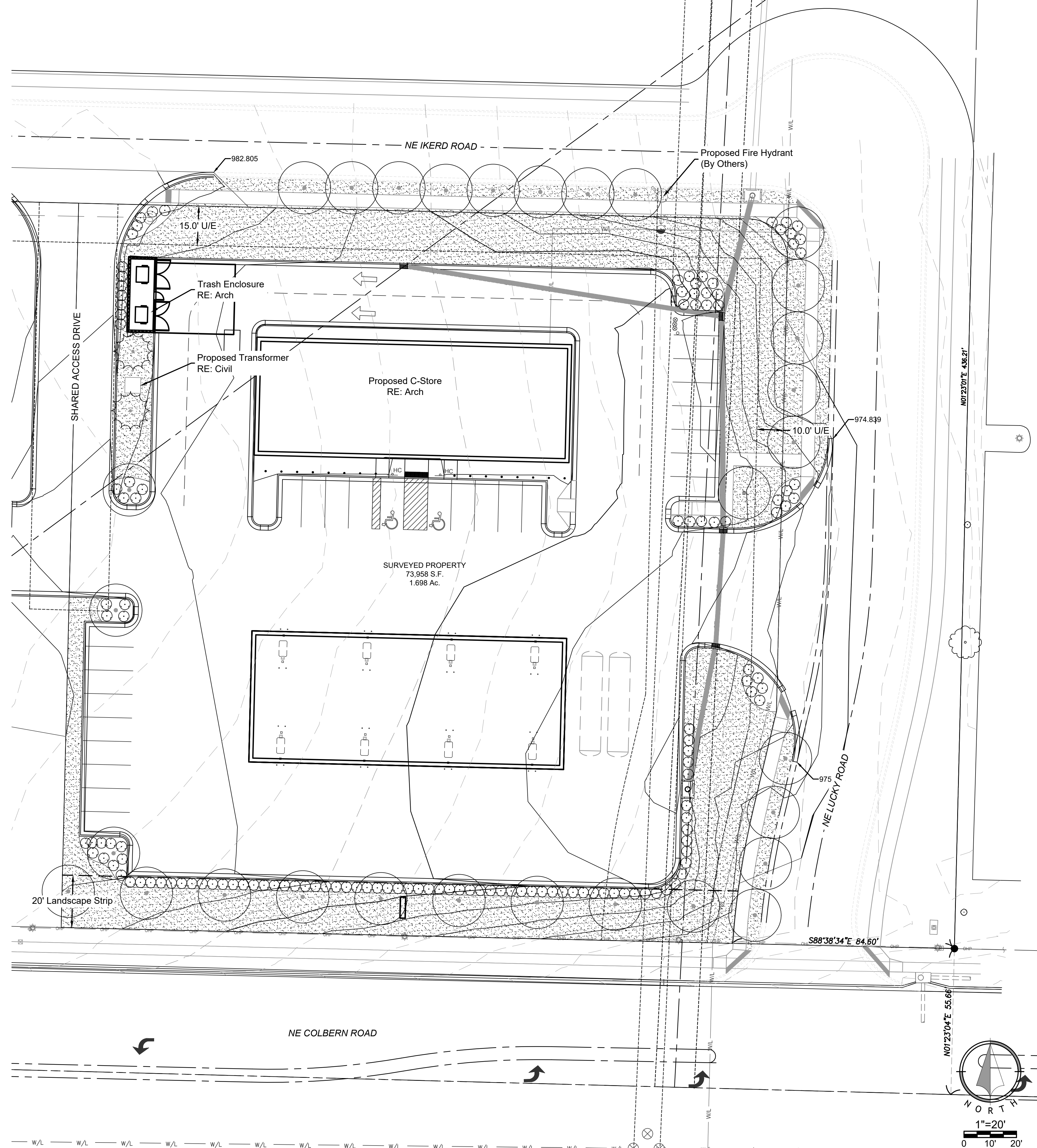
# LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

# CONCEPT PLANT SCHEDULE

	<p><b>SHADE TREE</b>                  3" Cal. B&amp;B                  Acer platanoides 'Crimson King' / Crimson King Maple                  Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry                  Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud                  Cornus kousa / Kousa Dogwood                  Gymnocladus dioica 'Espresso' / Kentucky Coffeetree                  Liriodendron tulipifera / Tulip Poplar                  Nyssa sylvatica 'Wildfire' / Black Gum                  Zelkova serrata 'City Sprite' TM / City Sprite Zelkova</p>	30
	<p><b>EVERGREEN TREE</b>                  8' Ht. Min. B&amp;B                  Juniperus virginiana 'Hillspire' / Hillspire Juniper                  Picea glauca 'Densata' / Black Hills Spruce                  Picea pungens 'Fat Albert' / Colorado Spruce                  Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine</p>	2
	<p><b>SHRUBS AND GRASSES</b>                  3-5 Gal. 24" Ht. Min.                  Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry                  Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood                  Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea                  Hypericum frondosum 'Sunburst' / Sunburst Hypericum                  Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire                  Juniperus chinensis 'Gold Lace' / Gold Lace Juniper                  Juniperus horizontalis 'Hughes' / Hughes Juniper</p>	135

 **TURF GRASS SOD AREA**  
 Turfgrass Sod Fescue Mix; RE: Notes



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Landscape Plan

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## LUMINAIRE SCHEDULE

SYMBOL	MOUNTING	MODEL	WATTAGE	QUANTITY	MOUNTING HEIGHT	LAMP DEPRECIATION
□	RECESSED	CREE, INC., CAN-304-SL-xr-04-E-UL-700-40K or BXCP-E04E-UD7 (700mA)	135	32	16'-6"	0.9
○-□	POLE	HUBBELL OUTDOOR, RAR-2-320L-110-4K7-2-BC	110	2	28'	0.9
○-□	POLE	HUBBELL OUTDOOR, RAR-2-320L-110-4K7-3-BC	110	10	28'	0.9
○-□	POLE	HUBBELL OUTDOOR, RAR2-320L-110-4K7-4W	110	1	28'	0.9

### Canopy

AVERAGE FOOT-CANDLES	21.43
MAXIMUM FOOT-CANDLES	32.8
MINIMUM FOOT-CANDLES	6.4
AVERAGE TO MINIMUM FC RATIO	3.36

### Parking Lot

AVERAGE FOOT-CANDLES	2.42
MAXIMUM FOOT-CANDLES	6.3
MINIMUM FOOT-CANDLES	0.5
AVERAGE TO MINIMUM FC RATIO	4.67

**HUBBELL**  
Outdoor Lighting

## RATIO Series

AREA/SITE LIGHTER

### FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues.
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



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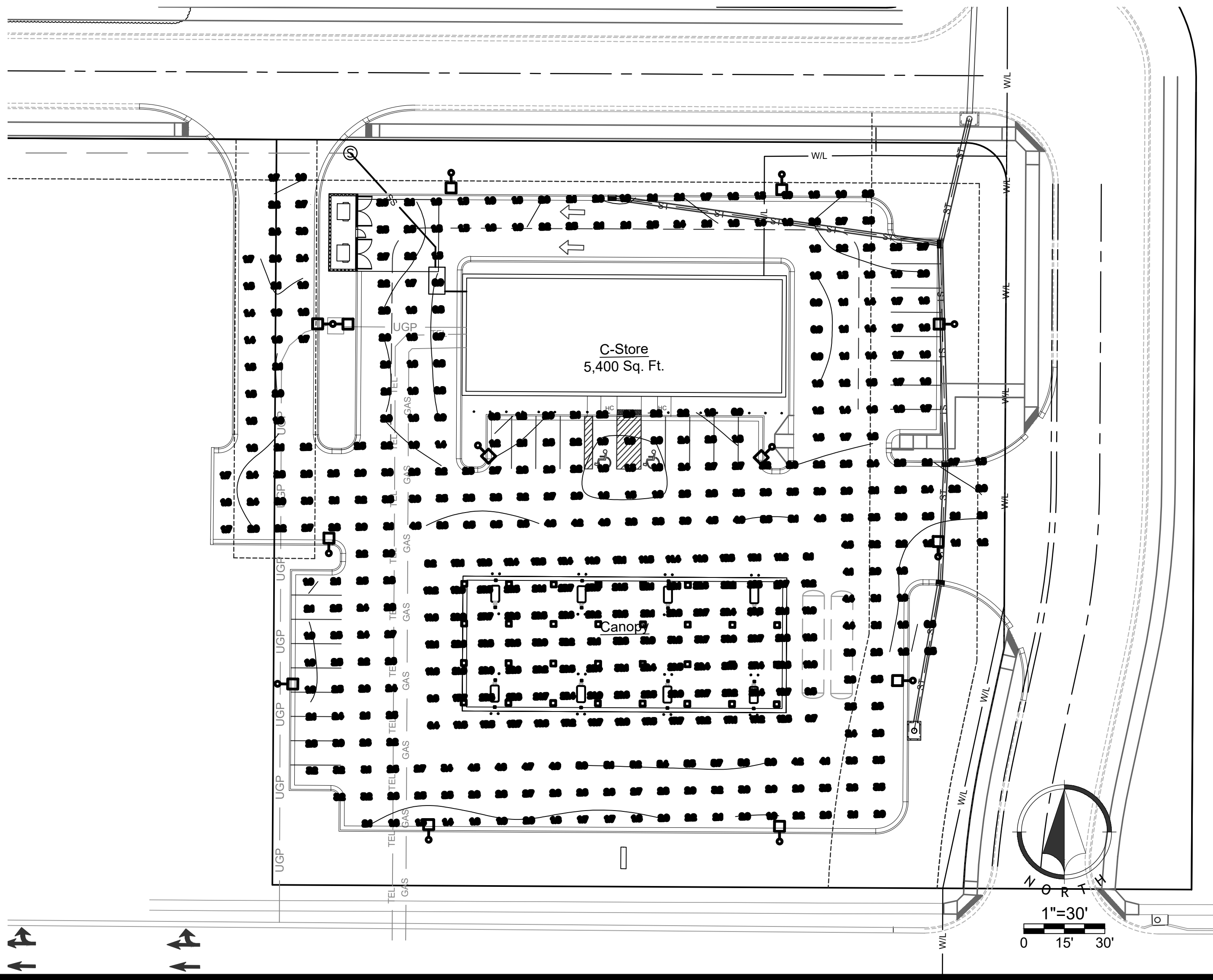
See Certification Specifications

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_



### RELATED PRODUCTS

• Airo • Cimarron LED • Ratio Family



## 304 Series™

LED Recessed Canopy Luminaire

### Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 16" (406 mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.040" [1 mm] thickness).  
**Applications:** Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

### Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

+ See <http://creeled.com/warranty> for warranty terms.

### Accessories

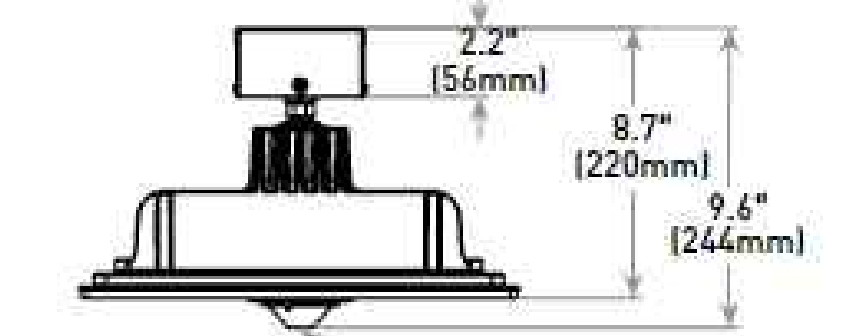
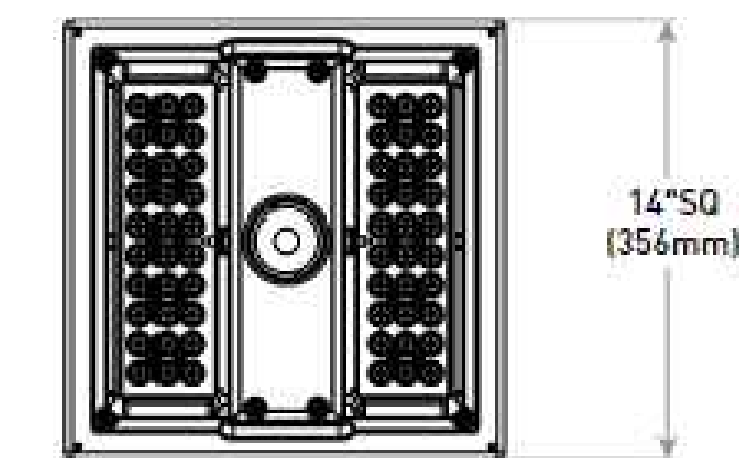
#### Field-Installed

Hand-Held Remote  
XA-SENSREM

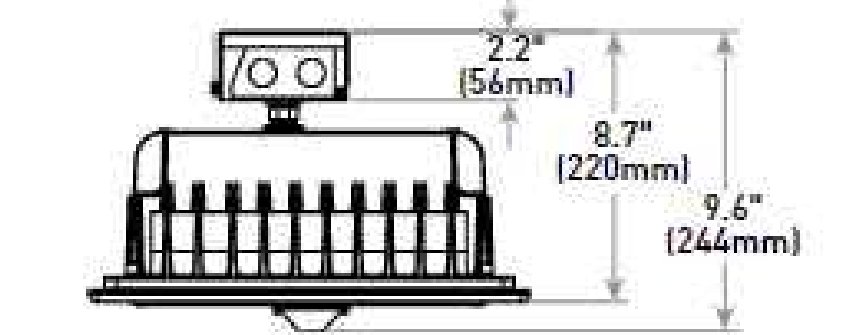
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

### RS Mount

Rev. Date: V7 04/05/2021



Programmable Multi-level Sensor location (ordered as an option)



Preliminary Development Plan  
22-0133  
Heartland Market - Lee's Summit  
Lee's Summit, Jackson County, MO

Photometric Plan

NO.	DATE	REVISION
3	11/28/2022	Per City Comments
2	10/11/2022	Revised Per City Comment
1	09/09/2022	PDP Submittal

DRAWN BY: BMR  
CHECKED BY: GDN

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