

Heartland Market - Lee's Summit



Heartland Market

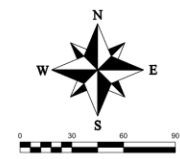
Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JN-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	308596.423	862197.045
2	308595.184	862449.445
3	308493.385	862347.228
4	308495.842	862243.438
5	308595.037	862245.414
6	308591.189	862198.599
JA 134	312470.066	862368.214

Coordinates Shown in Meters



Minor Plat Colbern Road Investments, Lots 1 & 2 Section 29, Township 48, Range 31 Lee's Summit, Jackson County, Missouri



LEGEND

- These standard symbols will be found in the drawing:
 - 1/2" Pole & Cap (S.D. 200000019-01)
 - Found Survey Monument (As Noted)
 - Exception Document Location
 - UL Utility Easement
 - BL Building Setback Line



Developer:
COLBERN ROAD INVESTMENTS LLC
1505 FAIR MARKET DR
WENTZVILLE, MO 63385

PLAT 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:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF RICE ACRES, LOTS 4 & 5, A SUBDIVISION IN SAID LEE'S SUMMIT, MISSOURI, THENCE NORTH 87° 36' 41" WEST A DISTANCE OF 301.30 FEET; THENCE NORTH 1° 23' 51" WEST A DISTANCE OF 142.37 FEET; THENCE NORTH 87° 36' 41" WEST A DISTANCE OF 301.30 FEET; THENCE SOUTH 87° 36' 41" WEST A DISTANCE OF 142.37 FEET; THENCE SOUTH 87° 36' 41" WEST A DISTANCE OF 301.30 FEET; THENCE SOUTH 87° 36' 41" WEST A DISTANCE OF 142.37 FEET; THENCE SOUTH 87° 36' 41" WEST A DISTANCE OF 301.30 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 121,341.40 SQ FT (2.79 ACRES) MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL BE HEREAFTER BE KNOWN AS:

"COLBERN ROAD INVESTMENTS, LOTS 1 & 2"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, AND/OR CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, AND/OR ALL OF THEM, UPON OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITY EASEMENT, OR WITHIN ANY STREET OR THROUGH AREAS DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTEE, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING WITHOUT LIMITATION, SECTION 297.088, MISSOURI, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES 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.

SIDEWALKS

SIDEWALKS SHALL BE INSTALLED AT THE TIME THE PUBLIC INFRASTRUCTURE IS INSTALLED WITHIN LOT 1

OIL - GAS WELLS:

THERE IS NO EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY, JR., P.E., 1995

ACCESS EASEMENT:

AN EASEMENT IS HEREBY ESTABLISHED FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR MORTGAGEES, TENANTS, AND BUSINESS INVITORS FOR THE PURPOSE OF PROVIDING REGULAR ACCESS TO AND FROM THE LOTS SHOWN ON THIS PLAT FOR MAIL AND PARCELS DELIVERED, TRASH PICKUP, UTILITY MAINTENANCE, AND FIRE, POLICE, AND MEDICAL SERVICES UPON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" AND, THE ACCESS EASEMENT SHALL BE MAINTAINED TO THE LIMITS OF EACH LOT LINE BY THE RESPECTIVE LOT OWNER.

OWNER

IN TESTIMONY WHEREOF, COLBERN ROAD INVESTMENTS LLC HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2021.

NOTARY CERTIFICATION

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ OF COLBERN ROAD INVESTMENTS LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO DELIVERED THE FOREGOING INSTRUMENT AS BEING HIS OWN AND BEING FULLY SWORN BY ME TO ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:
By _____
Date _____

CITY OF LEE'S SUMMIT:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF COLBERN ROAD INVESTMENTS, LOTS 1 & 2 WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By Ryan A. Elam, P.E., Director of Development Services Date _____
By Trisha Foster Arcut, City Clerk Date _____
By George M. Binger, II, P.E., City Engineer Date _____

- ### SURVEYOR'S GENERAL NOTES:
- This survey is based upon the following information provided by the client or researched by this surveyor:
 - (A) Rice Acres - Lot 2 recorded in Book 81 at Page 1
 - (B) Lot 1 Rice Acres, Recorded as Document Number 2021E043061
 - (C) Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E043061
 - This survey meets or exceeds the accuracy standards of a (SURVEYOR) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
 - The Title report was furnished by Coffey Land Title Inc. Policy No. 21052026, dated July 27, 2021.
 - Beings shown herein are based upon bearings described in the Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E043061.
 - This plat complies with the Missouri Standards for Property Boundary Surveys. This is an adjacent plat survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
 - *On the Town #1201-203, 10051119, 10051111
 - Subsurface and environmental conditions were not surveyed or ascertained or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning evidence, site, depth, condition, capacity or location of any utility, existing or to be, whether public, municipal or private owned.
 - This property is located outside the 100-year flood plain, zone "X" as shown on the Firm panel No. 2005020300 effective date: January 20, 2017.

REVISIONS

DATE	DESCRIPTION

Colbern Road Investments, Lot 2
Section 29, Township 48, Range 31
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE
1 OF 1	29	48	31	JACKSON	November 23, 2021

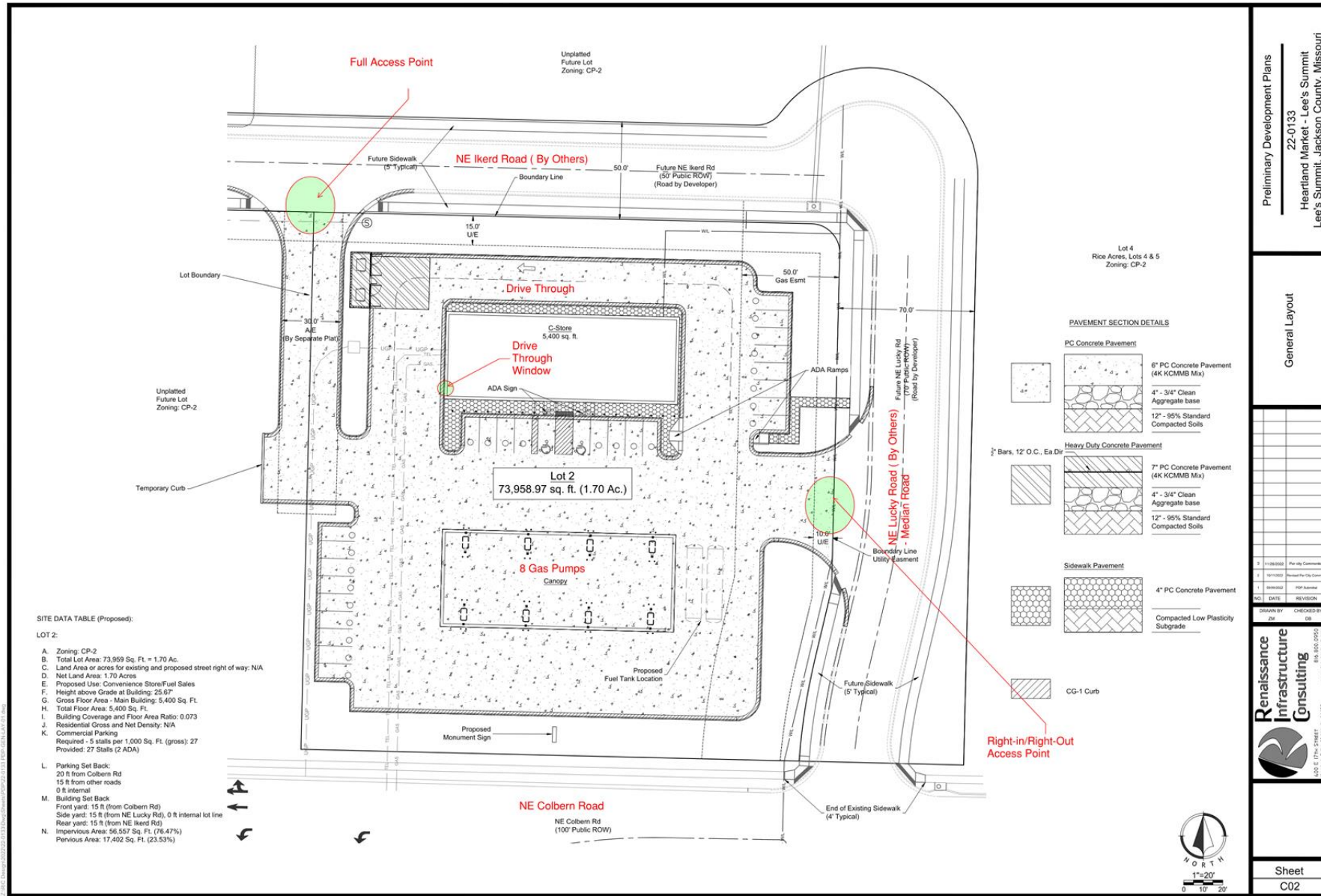
M. SACHAM, P.L.S., P.E.

PROF. SEAL

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHUCHT, MOLS 201201010
ENGINEERING SOLUTIONS, L.L.C. MO CORP L.S. 200000019-0

Heartland Market – Site Plan



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

General Layout

NO.	DATE	REVISION	DRAWN BY	CHECKED BY
1	08/09/2022	PDF Assembly	SP	SP
2	11/28/2022	Per City Comments	SP	SP
3	12/15/2022	Revised Per City Comments	SP	SP

Renaissance Infrastructure Consulting

800 E. 17th STREET, SUITE 100, JACKSON, MISSOURI 64202

816.850.9920

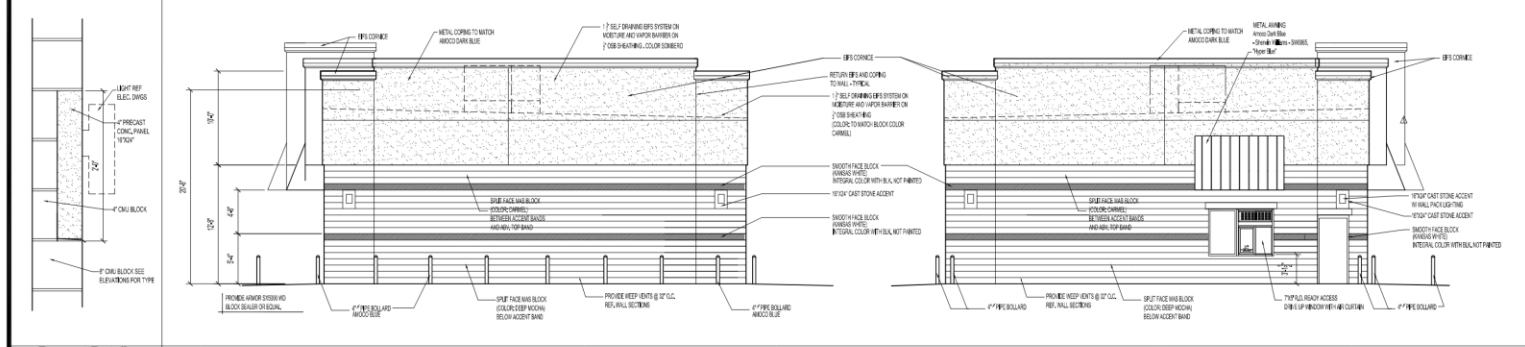
www.renaissanceinfrastructure.com

Sheet C02

Heartland Market – Building Elevations



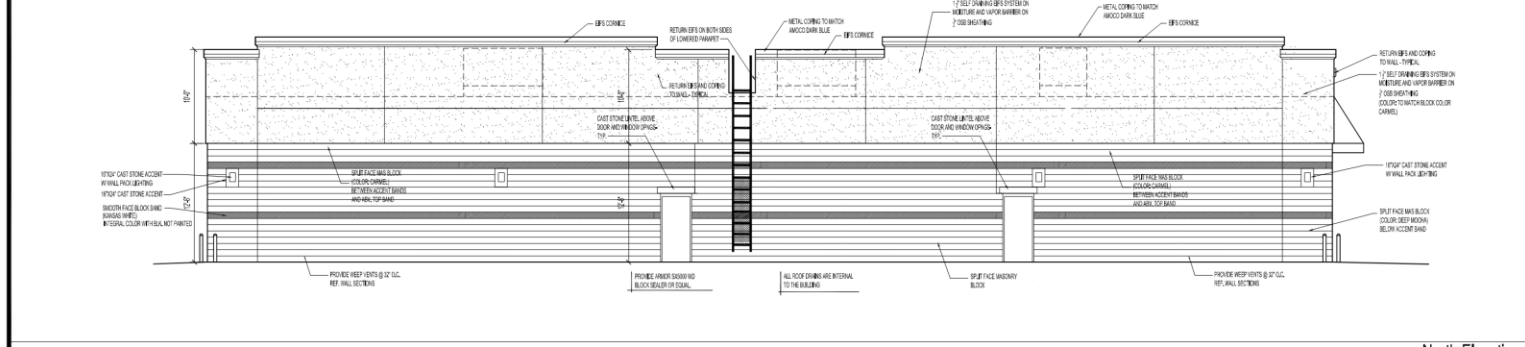
1 South Elevation
SCALE: 3/16"=1'



3 East Elevation
SCALE: 3/16"=1'

2 West Elevation
SCALE: 3/16"=1'

5 Precast Detail
SCALE: 1 1/2"=1'



4 North Elevation
SCALE: 3/16"=1'

Craig Luebbert
Architecture

Development Drawings for:

HEARTLAND MARKET

Levy's Summit, MO.

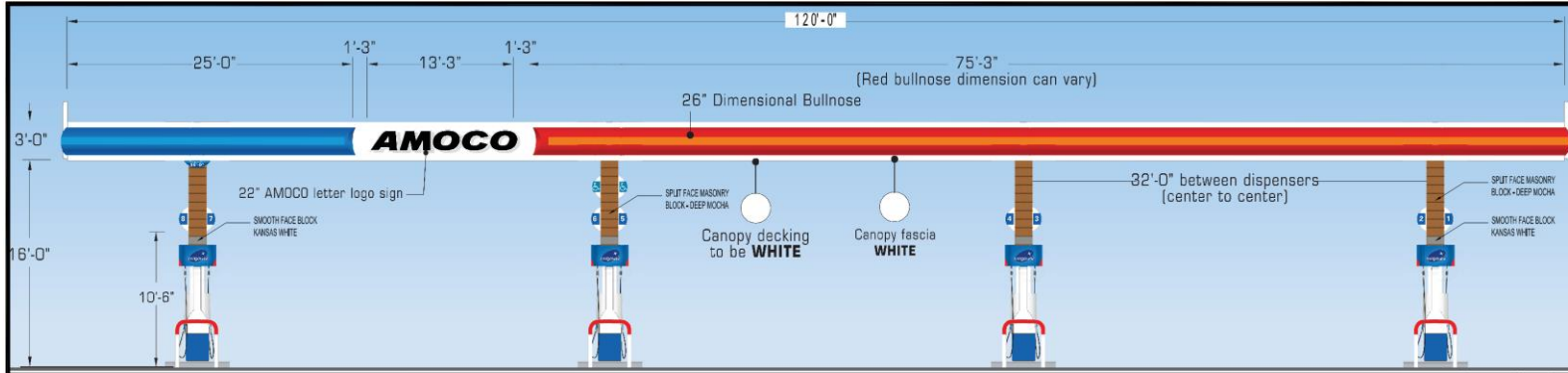
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DATE: 9.5.22
BY: [Signature]
CHECKED BY: [Signature]

ARCHITECTURAL PROJECT NUMBER

SHEET NUMBER **A200**

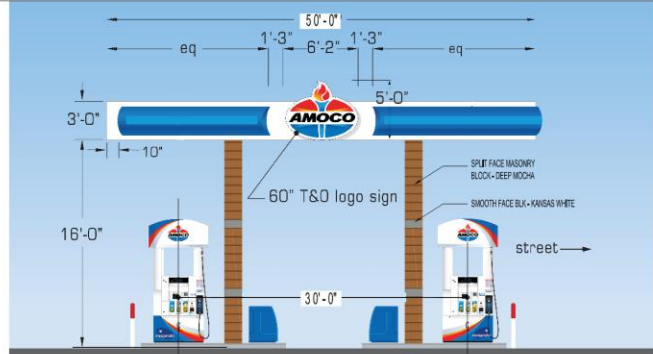
Heartland Market – Building Elevations



1 Canopy Elevation
SCALE: NTS

Canopy Colors

- **White** (Canopy Deck, Canopy Columns, Store Exterior)
 - Global Professional, Color MATCH: Snow White, BSC10, "White Vinyl"
 - Sherwin Williams, SW7005, "Extra White"
 - Benjamin Moore, CC-57, "Sea Mist" - FIB CFM (Galvalume)
 - Arator Paint, SP White - 4800 (Acrylic), KCC 100
- **Amoco Red**
 - Sherwin Williams, SW6650, "Red"
 - Global Professional, PRG Amoco Red (Custom Mix)
- **SP Warm Grey - Pump Islands**
 - Sherwin Williams, SW7054, "Adaptive Black"
 - Global Professional, Color MATCH: Snow White, BSC10, "White Vinyl"
 - Benjamin Moore, E1-37-40, "Deer's Tail Light" - FIB CFM (Galvalume)
 - Arator Paint, SP Warm Grey - CC6088 (Acrylic), CC3115 (ICI)
- **Amoco Dark Blue**
 - Sherwin Williams - SW6540, "Major Blue"
 - Global Professional, PRG Amoco Blue (Custom Mix)
- **Amoco Light Blue**
 - Pantone Process Blue C (CMYK M13 Y0 K0)
- **Amoco Silver**
 - Munsell PMS 877C



2 Canopy Elevation
SCALE: NTS

Craig Luebbert
Architecture
 C L A

Development Drawings for:
HEARTLAND MARKET
 Leola, Summit, MO.

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 This set represents these drawings and specifications without warranty, express or implied, for the building. The drawings and specifications are intended to be used in conjunction with the contract documents of the owner. The Architect, Luebbert, LLC, shall not be responsible for the design or construction of the building or any other work not shown on these drawings. The Architect, Luebbert, LLC, shall not be responsible for the design or construction of the building or any other work not shown on these drawings.
 DATE REVISED: 9.5.22
 REVISIONS:
 ARCHITECTURAL PROJECT NUMBER:
 SHEET NUMBER: A201