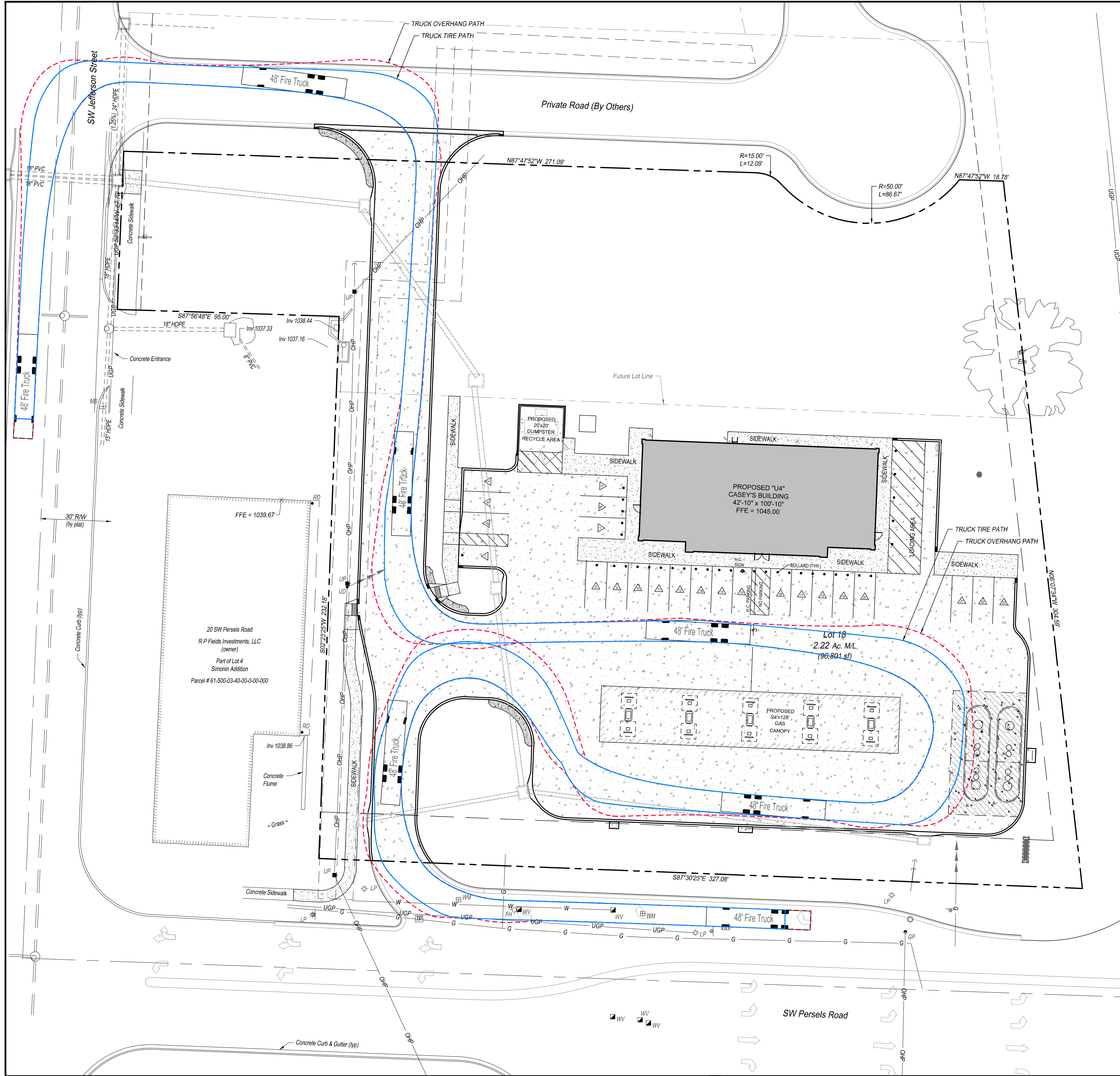
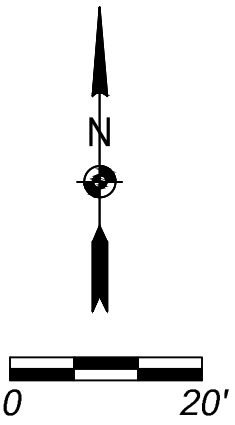


  	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	PLAN/SECTION 10.23.25 REVISIONS
DRAWING INFORMATION CONSTRUCTION DIVISION DRAWN BY: _____ CHECKED BY: _____	SITE PLAN C-101



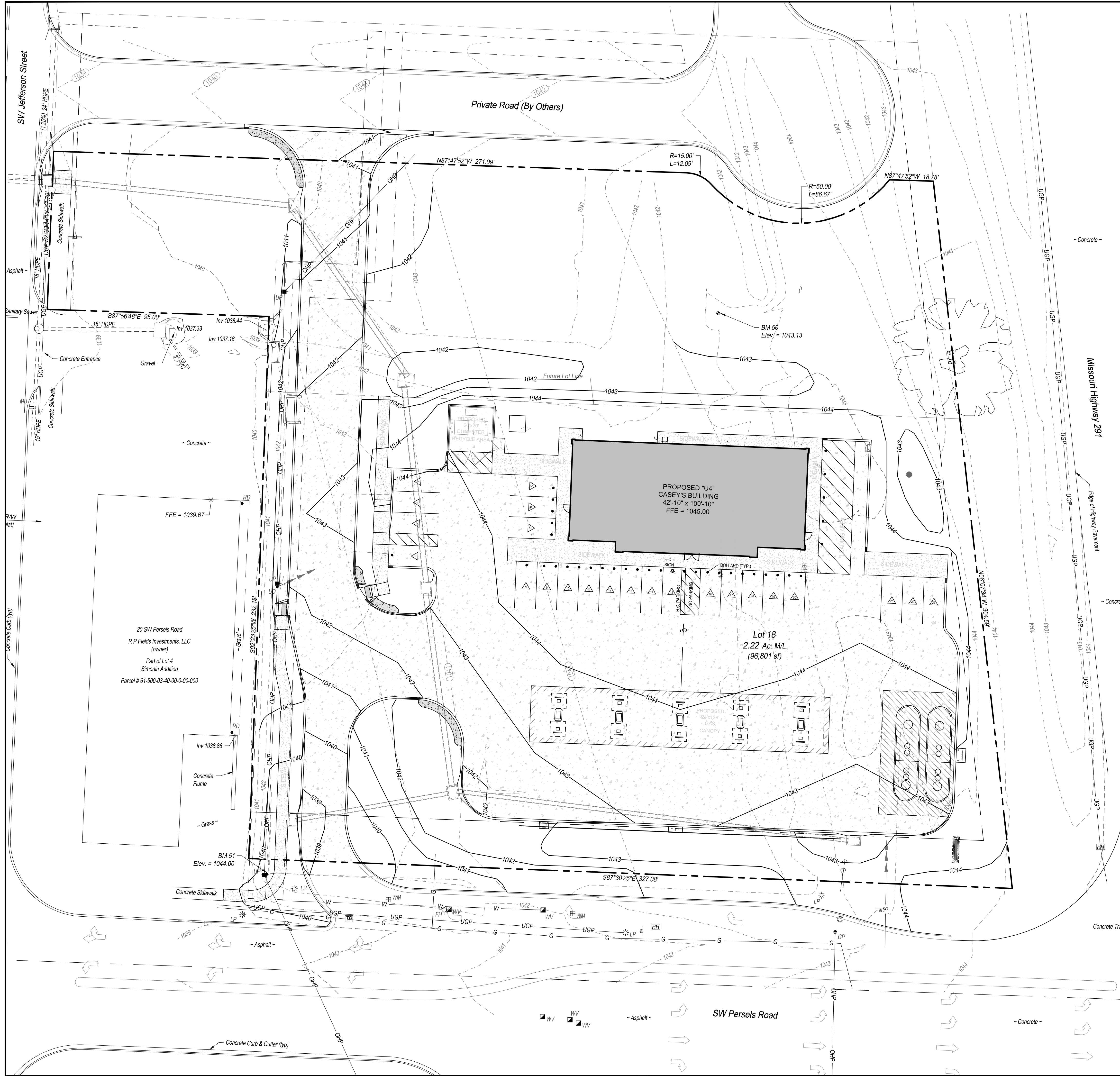
LEGEND:

- TRUCK OVERHANG PATH
- TRUCK TIRE PATH



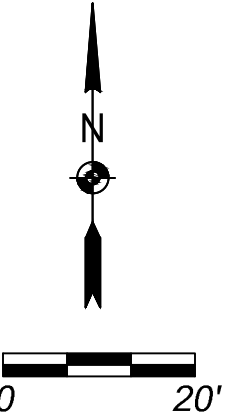
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PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store		DRAWING INFORMATION: C-102	
DRAWING INFORMATION: CONSTRUCTION DIVISION		FIRE TRUCK TURNING MOVEMENTS	
DRAWN BY:		CHECKED BY:	
PUBLISHED: 10.23.25		REVISED ON:	
CASEY'S CONSTRUCTION DIVISION		C-102	



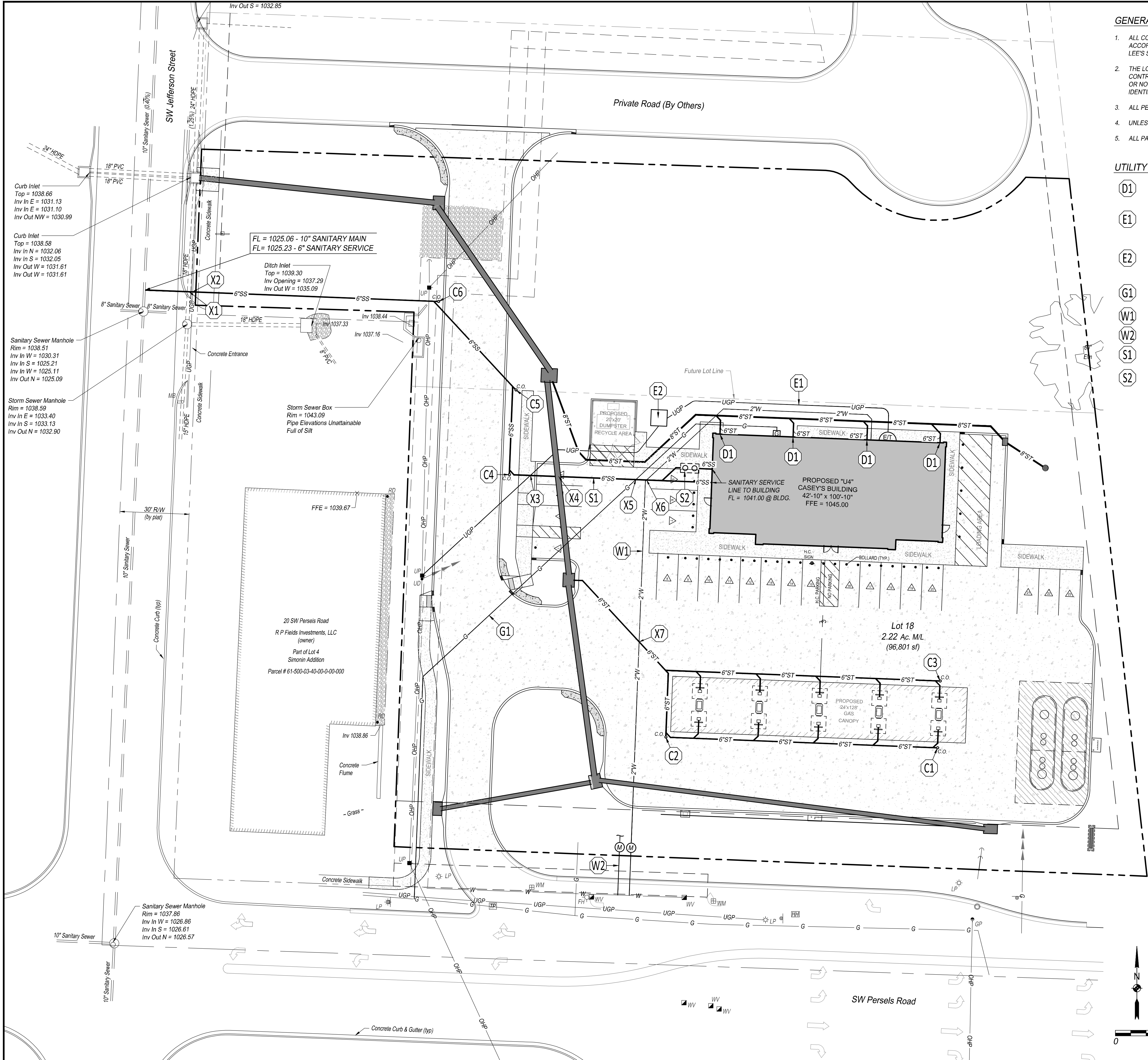
- GENERAL NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF LEE'S SUMMIT, MISSOURI.
 2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
 3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
 4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
 5. ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

- LEGEND:**
- 1045 — PROPOSED CONTOURS
 - 1044 — EXISTING CONTOURS
 - 1045 — PROPOSED CONTOURS (BY OTHERS)



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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100		
PROJECT:	PUBLISHED: 10.23.25 REVISED ON:	DRAWING INFORMATION
Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store		GRADING PLAN
DRAWING INFORMATION		
CONSTRUCTION DIVISION		
DRAWN BY:	CHECKED BY:	C-201



GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF LEE'S SUMMIT, MISSOURI.
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- ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
- ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

UTILITY PLAN KEY NOTES:

- D1** TYPICAL STORM WATER DRAIN LINE FROM ROOF OR LANDSCAPE DRAIN. SEE BUILDING PLANS CONNECTION LOCATIONS. DRAIN LINES SHALL BE PVC SDR 35 OR HDPE N-12. MINIMUM SLOPE SHALL BE 1.0%.
- E1** PLACE ELECTRICAL AND TELEPHONE ENTRY INTO BUILDING. (SEE BUILDING ELECTRIC PLAN FOR SECONDARY CONDUIT ROUTING INSIDE BUILDING TO ELECTRIC METERS).
ELECTRIC: 3 PHASE, 800 AMP., 120/208 VOLTS, 4 WIRE.
TELEPHONE: 20 PAIR, 8 LINES.
- E2** PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.
- G1** GAS COMPANY TO INSTALL GAS LINE TO BUILDING WITH 1 GAS METER TO BE INSTALLED BY THE GAS COMPANY. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE AND METER.
- W1** CONNECT TO EXISTING WATERLINE. INSTALL 1-1/2" METER SETTING AND METER PIT. INSTALL 2" DOMESTIC WATER LINE TO BUILDING.
- W2** INSTALL 1-1/2" METER SETTING AND METER PIT FOR IRRIGATION SERVICE.
- S1** 6" SANITARY SEWER SERVICE LINE PIPE TO BE SCHEDULE 40 PVC AND MAINTAIN A MINIMUM SLOPE OF 1.0%.
- S2** GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS, UTILIZE THE FOLLOWING URL: [HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS](https://schierproducts.com/stocking-dealers). CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE. REFER TO PLUMBING DRAWING P-501 FOR GREASE INTERCEPTOR.

CLEANOUT PLAN KEY NOTES:

- C1** INVERT = 1039.80 - 6" ST **C4** INVERT = 1039.50 - 6" SS
- C2** INVERT = 1038.60 - 6" ST **C5** INVERT = 1039.10 - 6" SS
- C3** INVERT = 1040.35 - 6" ST **C6** INVERT = 1037.00 - 6" SS

UTILITY CROSSINGS PLAN KEY NOTES:

- X1** INVERT = 1032.73 - EX 18 ST INVERT = 1026.96 - 6" SS **X4** INVERT = 1039.86 - 6" SS INVERT = 1033.43 - 18" ST
- X2** INVERT = * UNKN. DEPTH - UGP INVERT = 1027.13 - 6" SS **X5** INVERT = 1042.93 - G INVERT = 1040.43 - 6" SS
- X3** INVERT = 1042.15 - UGP INVERT = 1039.65 - 6" SS **X6** INVERT = 1040.51 - 6" SS INVERT = 1038.21 - 2" W
- X7** INVERT = 1037.20 - 6" ST INVERT = 1039.70 - 2" W

NOTE: * UNKNOWN DEPTH. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

LEGEND:

- W — EXISTING WATERLINE
- OHP — EXISTING OVERHEAD POWER
- T — EXISTING UNDERGROUND TELEVISION
- G — EXISTING GASLINE
- FO — EXISTING FIBER OPTIC LINE
- 18" RCP — EXISTING STORM SEWER
- 6" Sanitary Main — EXISTING SANITARY SEWER
- 2"W — PROPOSED WATERLINE
- G — PROPOSED GASLINE
- 4"SS — PROPOSED SANITARY SEWER
- 6"SS — PROPOSED UNDERGROUND POWER
- UGP — PROPOSED OVERHEAD POWER
- OHP — PROPOSED OVERHEAD POWER
- 6"ST — PROPOSED STORM SEWER

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Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT: Lee's Summit MO #5074
NWC Persels Rd & Hwy 291
"U4" - Style Store

PUBLISHED: 10.23.25
REVISED ON:

DRAWING INFORMATION:
CONSTRUCTION DIVISION

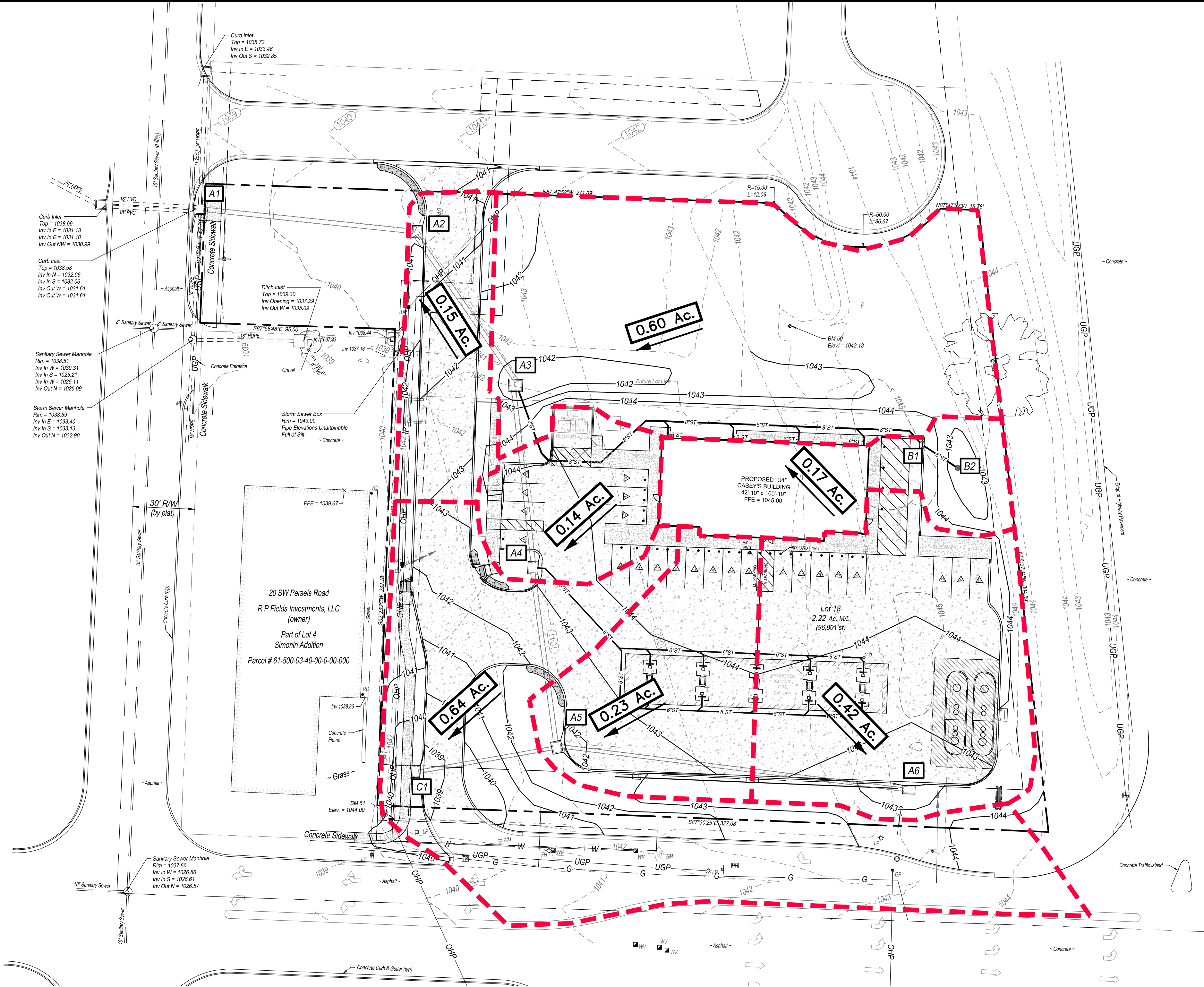
DRAWN BY: CHECKED BY:

UTILITY PLAN

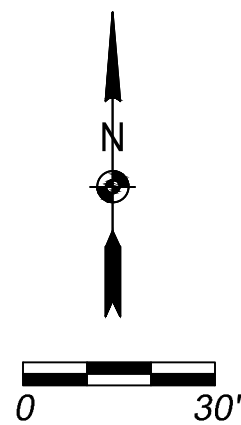
C-301

LEGEND:

- ← FLOW PATH DIRECTION (TYP.)
- DRAINAGE AREA BOUNDARY
- X.XX Ac.** DENOTES DRAINAGE AREA
- X** DENOTE STRUCTURE NUMBER / LOCATION ID
- PROPOSED CONTOURS
- EXISTING CONTOURS



PIPE FLOW DATA																						
RUNOFF									PIPE DESIGN (n = 0.012 HDPE, n = 0.022 CMP*)													
STRUC ID	INCREMENTAL		C X A	CUMULATIVE		SYSTEM TIME OF CONCENTRATION "Tc" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I _p /h _{100"} (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K ₂ /K ₁₀ /K _{100"}	RUNOFF "Q ₂ /Q ₁₀ /Q _{100"}	UPSTREAM STRUCTURE NUMBER	DOWNSTREAM STRUCTURE NUMBER	DIAMETER "D" (IN)	LENGTH "L" (FT)	UPSTREAM INVERT ELEVATION	DOWNSTREAM INVERT ELEVATION	100-YR HGL UPSTREAM	100-YR HGL DOWNSTREAM	SLOPE "S" (FT/FT)	TRAVEL TIME IN PIPE "TT" (MIN)	VELOCITY FULL V _p (FPS)	RUNOFF "Q ₂ /Q ₁₀ /Q _{100"}	FULL FLOW Q (CFS)
	RUNOFF COEFFICIENT "C"	AREA "A" (AC.)		AREA "A" (AC.)	C X A																	
A6	0.81	0.42	0.34	0.42	0.34	5.0	5.41	1.00	1.8	A6	A5	18	168.70	1037.70	1034.30	1038.25	1036.94	0.0202	0.3	9	1.8	16.1
							7.35	1.00	2.5												2.5	
							10.32	1.25	4.4												4.4	
A5	0.81	0.23	0.19	1.29	1.04	5.0	5.41	1.00	5.7	A5	A4	24	83.29	1034.13	1033.80	1036.84	1036.60	0.0040	0.3	5	5.7	15.4
							7.35	1.00	7.7												7.7	
							10.32	1.25	13.5												13.5	
A4	0.81	0.14	0.11	1.43	1.16	5.0	5.41	1.00	6.3	A4	A3	24	84.80	1033.60	1033.26	1036.50	1036.20	0.0040	0.3	5	6.3	15.5
							7.35	1.00	8.5												8.5	
							10.32	1.25	14.9												14.9	
A3	0.81	0.60	0.49	2.20	1.78	5.0	5.41	1.00	9.6	A3	A2	24	86.52	1033.06	1032.71	1036.10	1035.30	0.0040	0.3	5	9.6	15.6
							7.35	1.00	13.1												13.1	
							10.32	1.25	23.0												23.0	
A2	0.81	0.15	0.12	2.35	1.90	5.0	5.41	1.00	10.3	A2	A1	24	106.22	1032.51	1032.09	1035.15	1034.09	0.0040	0.4	5	10.3	15.4
							7.35	1.00	14.0												14.0	
							10.32	1.25	24.6												24.6	
B2	0.81	0.17	0.14	0.17	0.14	5.0	5.41	1.00	0.7	B2	B1	8	20.85	1040.75	1040.54	1042.09	1041.69	0.0101	0.1	4	0.7	1.3
							7.35	1.00	1.0												1.0	
							10.32	1.25	1.8												1.8	
B1	0.81	0.00	0.00	0.17	0.14	5.0	5.41	1.00	0.7	B1	A3	8	230.27	1038.84	1036.54	1041.59	1037.21	0.0100	1.0	4	0.7	1.3
							7.35	1.00	1.0												1.0	
							10.32	1.25	1.8												1.8	
C1	0.81	0.64	0.52	0.64	0.52	5.0	5.41	1.00	2.8	C1	A5	18	67.39	1034.60	1034.33	1037.19	1036.94	0.0040	0.3	4	2.8	7.2
							7.35	1.00	3.8												3.8	
							10.32	1.25	6.7												6.7	



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CASEY'S CONSTRUCTION DIVISION

One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT:

Lee's Summit MO #5074

NWC Persels Rd & Hwy 291

"U4" - Style Store

DRAWING INFORMATION:

CONSTRUCTION DIVISION

DRAWN BY:

CHECKED BY:

PUBLISHED:

10.23.25

REVISED ON:

DRAWING INFORMATION:

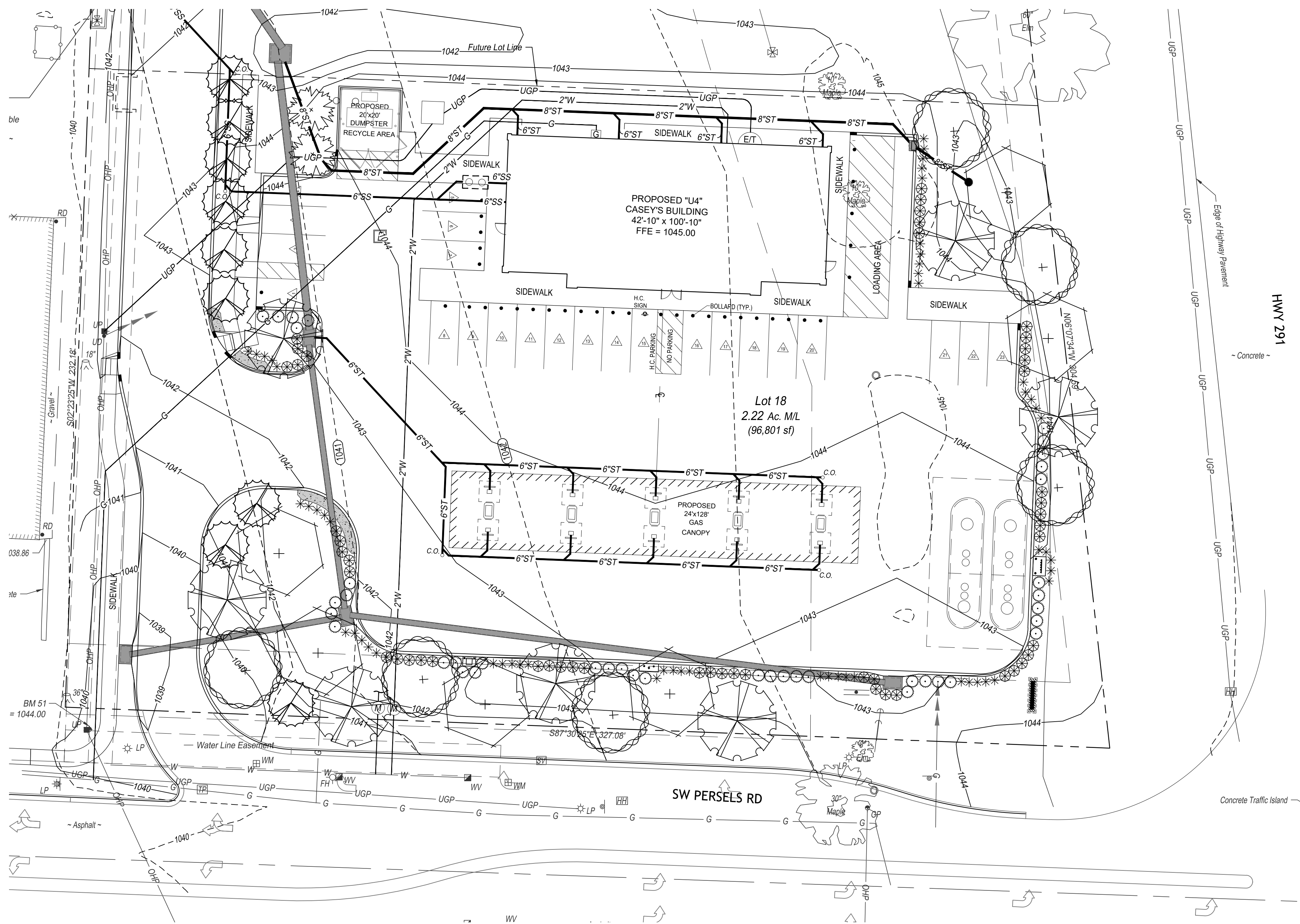
PROPOSED DRAINAGE MAP

C-302

SBB Proj. No. 24-167

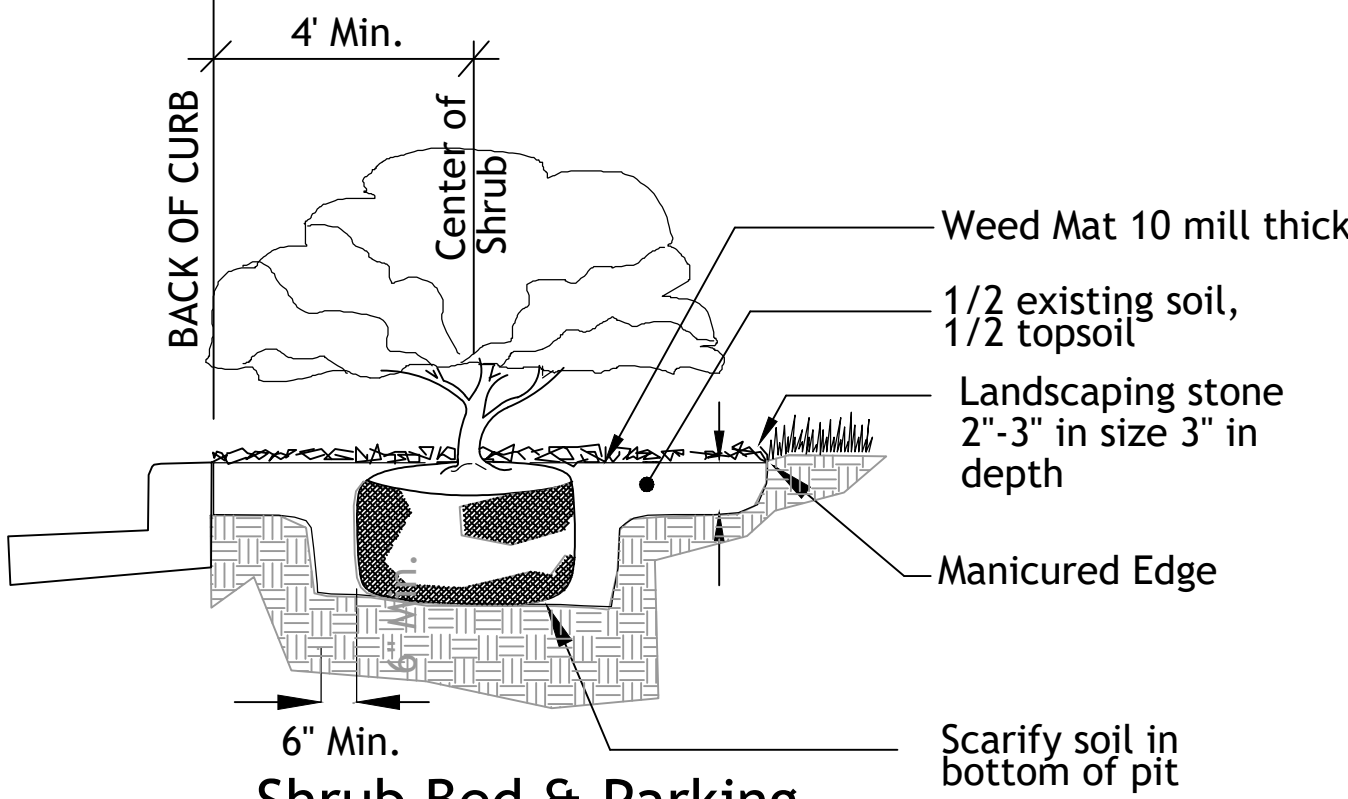
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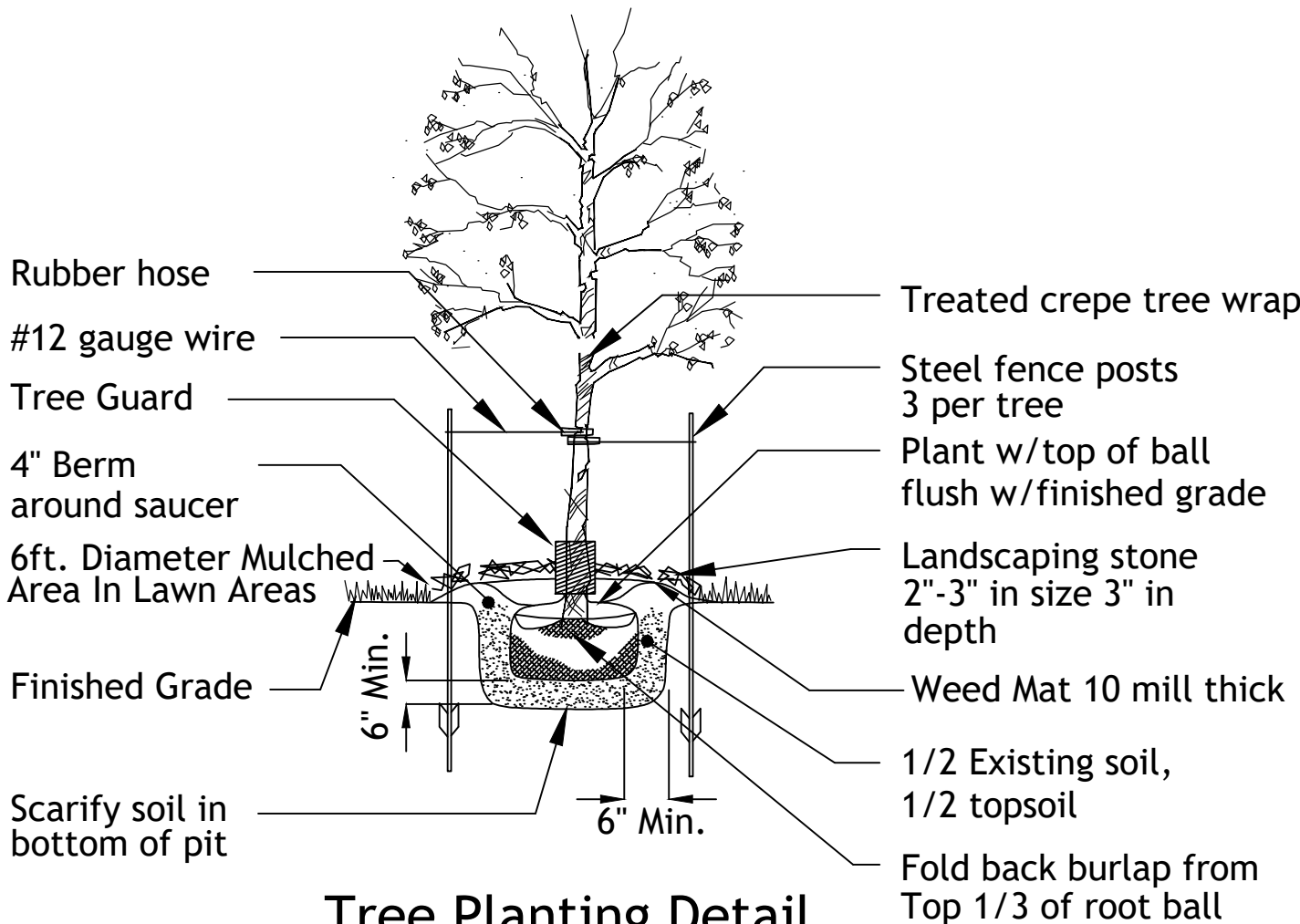


LOT 1 SITE DATA:

HWY 291	202'		
REQUIRED:			
STREET TREES 1/30'	=	7	
PARKING LOT SHRUBS 12/40'	=	32	
PROVIDED:			
SHADE TREES	=	7	
SHRUBS	=	35	
SW PERSELS RD	327'		
REQUIRED:			
STREET TREES 1/30'	=	11	
PARKING LOT SHRUBS 12/40'	=	76	
PROVIDED:			
SHADE TREES	=	11	
SHRUBS	=	80	
INTERIOR PARKING			
TOTAL PARKING SURFACE =	8,126sf		
REQUIRED			
5% LANDSCAPE AREA	=	406sf	
PROVIDED	=	492sf	
OPEN SPACE TREES			
TOTAL SITE	1.43ac (62,419sf)		
BUILDING AREA	4,318sf		
OPEN SPACE	58,101sf		
REQUIRED TREES			
1 / 5,000sf	=	12	
PROVIDED			
SHADE TREES	=	1	
ORNAMENTALS	=	9	
EVERGREENS	=	2	
OPEN SPACE SHRUBS			
REQUIRED			
2 / 5,000sf	=	24	
PROVIDED	=	30	



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

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 allowed 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.

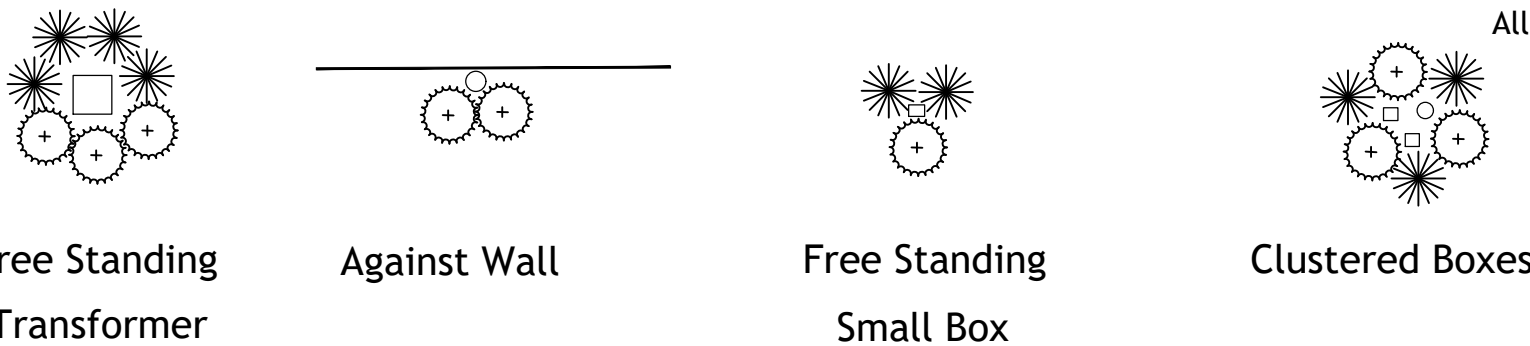
All shrub beds shall be mulched with landscaping stone 2'-3' in size and 3' in depth. Color to be selected by owner.

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.

Typical Utility Box Screening Details

No Scale



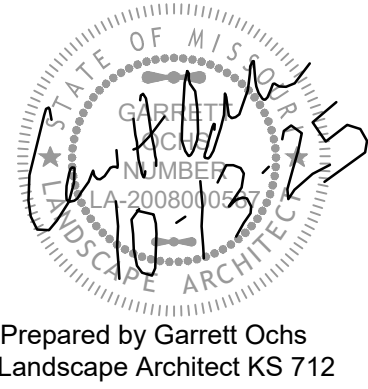
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	40	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	55	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.
	50	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	6	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	7	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	9	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	2	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown



Prepared by Garrett Ochs
Landscape Architect KS 712



Casey's		Casey's		Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100					
PROJECT:	Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	PUBLISHED:	10-13-25	DRAWING INFORMATION	
DRAWING INFORMATION:	CONSTRUCTION DIVISION	REVIEWED ON:		LANDSCAPE PLAN	
DRAWN BY:		CHECKED BY:		C-701	