

CIVIL/SITE DEVELOPMENT PLANS FOR CASEY'S GENERAL STORE #5074 NWC PERSELS ROAD & HIGHWAY 291 LEE'S SUMMIT, MISSOURI 64081



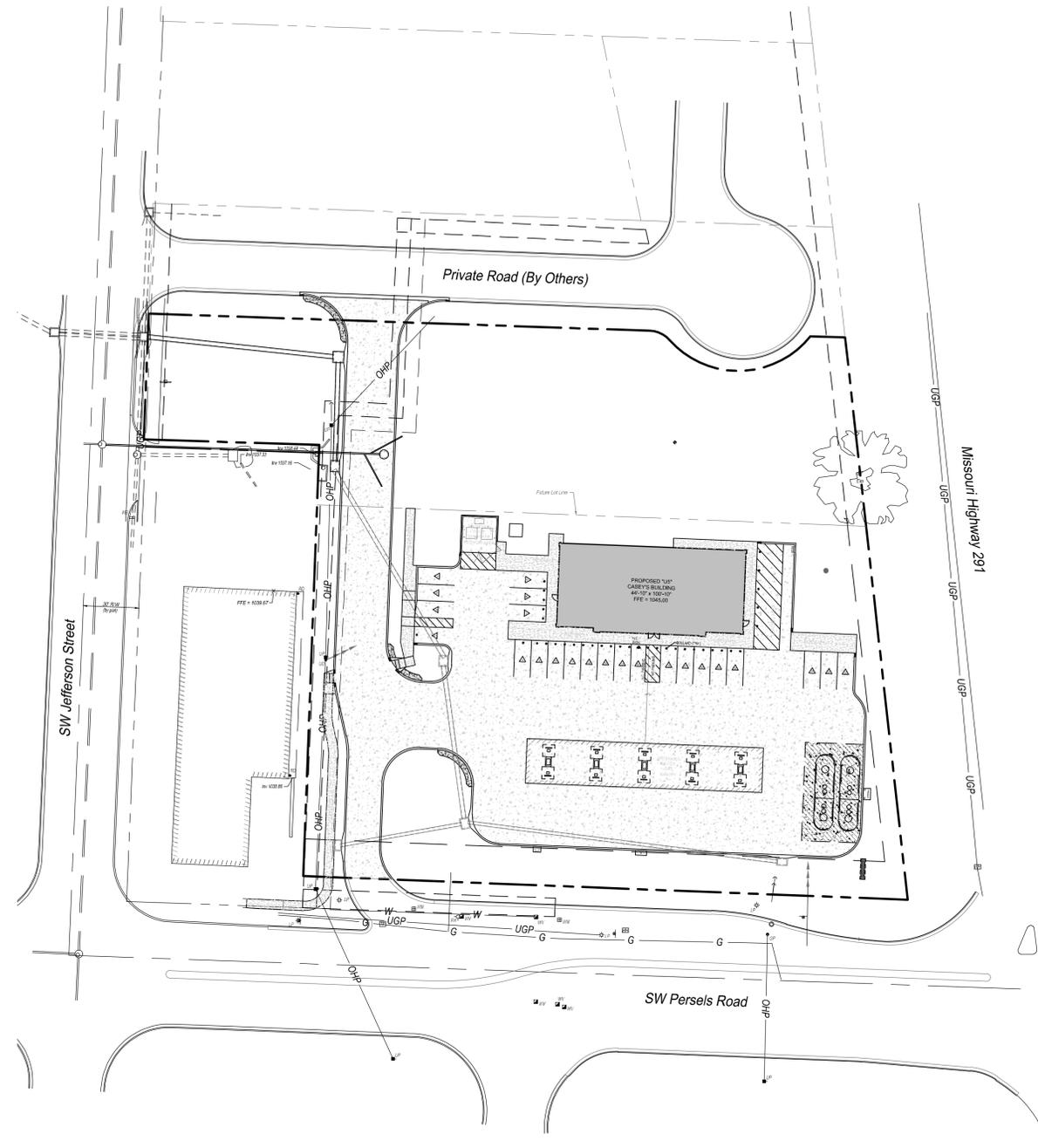
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GENERAL NOTES:

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.



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PROJECT CONTACT INFORMATION:

OWNER: CASEY'S RETAIL COMPANY
ONE SE CONVENIENCE BLVD
ANKENY, IA 50021
ATTN: BRITNI ANDREASSEN, email: britni.andreasen@caseys.com
PHONE: 515.381.5106

ENGINEER: SBB ENGINEERING, LLC
101 SOUTH KANSAS AVENUE
TOPEKA, KS 66603
ATTN: JEFF LAUBACH, PE email: jeff.laubach@sbbeng.com
PHONE: 785-215-8630



SBB Proj. No. 24-167

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	SUBMITTED: 01.26.26 REVISIONS: DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: _____ CHECKED BY: _____
COVER SHEET	
C-001	

A) COMMITMENT FOR TITLE INSURANCE

Issuing Agent: First American Title Insurance Company National Commercial Services
 Issuing Office: 1100 Main Street, Suite 1900, Kansas City, MO 64105
 Commitment Number: NCS-1156098-KCTY
 Property Address: 1310 Southwest Market Street, Lee's Summit, MO 64081
 Commitment Date: November 14, 2022 at 9:00 a.m.
 The Title is, at the Commitment Date, vested in:
 Market Street Investors, LLC, a Missouri limited liability company

B) LEGAL DESCRIPTION PER COMMITMENT NUMBER: NCS-1156098-KCTY

PARCEL A:
 TRACT II, REPLAT OF LOT 2, RESURVEY OF LOT 4, SIMONIN ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED NOVEMBER 6, 1997 AS DOCUMENT NO. 199710069694 IN PLAT BOOK I-61 AT PAGE 98.

PARCEL B:
 THE NON-EXCLUSIVE EASEMENT AS ESTABLISHED BY THE EASEMENT AGREEMENT RECORDED DECEMBER 13, 2000 AS DOCUMENT NO. 200010082776, FOR VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM MARKET STREET BY MEANS OF THAT PORTION OF THE MARKET STREET ENTRANCE WHICH IS LOCATED ON TRACT I, REPLAT OF LOT 2, RESURVEY OF LOT 4, SIMONIN ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED NOVEMBER 6, 1997 AS DOCUMENT NUMBER 199710069694 IN PLAT BOOK I-61 AT PAGE 98.

C) SCHEDULE B, PART II - Exceptions

- Items 1 through 4 are standard exceptions, not a plottable survey matter.
- Items 5 through 8 and 15 are general taxes and special interests, not plottable survey matters.
- 9. Easements, restrictions and setback lines as per plat, recorded in Plat Book I61, Page 98. (Affects subject tract)(Are plotted hereon)
- 10. An Easement to City of Lee's Summit recorded May 04, 1987 as Document No. I-768360, in Book I-1672, Page 1905. (Affects subject tract)(Is plotted hereon)
- 11. An Easement to Utilicorp United, Inc. recorded December 15, 1988 as Document No. I-887342, in Book I-1872, Page 2030. (Affects subject tract)(Is plotted hereon)
- 12. Terms and Provisions, including the easements, established by The Easement Agreement recorded December 13, 2000 as Document Number 200010082776, executed by Paradise Car Wash, L.L.C., a Missouri Limited Liability Company, as owner of the land now shown in Schedule A hereof, and by the Three-Five Investments, Inc., an Oklahoma corporation as owner of Tract I Replat of Lot 2, Resurvey of Lot 4, Simonin Addition (which lies North of the land shown in Schedule A hereof). (Both Tracts)
 Note: The above document creates, among other things, the easement estate shown in Schedule A hereof and it grants an easement over the land for the benefit of the Tract I of the subdivision. (Affects subject tract)(Not plottable - Blanket in nature)
- 13. An Easement to the City of Lee's Summit, Missouri, a Municipal Corporation recorded February 22, 2019 as Document No. 2019E0012516. (Affects subject tract)(Is plotted hereon)
- 14. A Deed of Trust to secure an original indebtedness of \$1,264,000.00 recorded July 29, 2022 as Document No. 2022E0071459 of Official Records. Dated: July 29, 2022
 Trustor: Market Street Investors, LLC, a Missouri limited liability company
 Trustee: Trustee Services, Inc.
 Beneficiary: Peoples National Bank, N.A.
 A document entitled "Assignment of Rents" recorded July 29, 2022 as Document No. 2022E0071459, as additional security for the payment of the indebtedness of the above Deed of Trust/Mortgage. (Affects subject tract)(Not a survey matter)

D) NOTES ADDRESSING CERTIFIED TABLE A ITEMS

- 1. Monuments are as noted on this survey.
- 2. The address for Subject Tract as per this title commitment is 1310 Southwest Market Street.
- 3. According to "FIRM" Map Community Panel Number 29095C0438G effective January 20, 2017 this property is in Flood Zone X, area of minimal flood hazard.
- 4. Gross land area of Subject Tract is shown hereon.
- 5. The vertical data for this survey is based on NAVD88 datum. The following Bench Marks were utilized for this survey:
 BM 50: Chiseled square at the Northwest corner of concrete pad, located on the North side of North entrance to SW Market Street. Elev. = 1043.13
 BM 51: Railroad spike in East face of utility pole, located near the SW corner of Subject Tract. Elev. = 1044.00
- 6. (a) A current zoning report for Subject Tract was not provided by client.
- 7. The location of objects shown on this survey are those that were observable above ground during the performance of the fieldwork.
- 8. (a) Underground utilities depicted on this survey are only as per field locations through Missouri One Call, Ticket No. 243241309, original call date November 19, 2024 and start date November 22, 2024. No subsurface utility engineering report was provided to verify locations of utilities. Surveyor does not certify to the accuracy of the marked utilities, nor the existence of other underground utilities not shown. Above ground appurtenances are shown as per field survey. In areas of inadequate or infrequent markings, utilities are depicted by aerial photography and/or best field evidence.
- 9. Property ownership information is shown as per the Jackson County, Missouri Parcel Viewer, found at <https://jccgis.jacksongov.org/parcelviewer/>.

E) SURVEYOR'S NOTES

- 1. The bearings shown on this survey are based on Missouri State Plane, West Zone NAD 83 datum.
- 2. Measured distances shown on this survey are ground distances in U.S. Survey Feet.
- 3. In congruence with Section 3.B of the ALTA/NSPS Land Title Survey Minimum Standards, this survey meets or exceeds the current minimum standards for a property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. By agreement with client, the corners of the subject tract were not monumented due to the current grading and construction that is in progress.
- 4. The surveyed tract shown on this survey forms a mathematically closed figure.
- 5. The surveyed tract shown on this survey is the same property described in the provided title commitment.
- 6. No gaps, gores nor overlaps were discovered during this survey.
- 7. Subject Tract directly abuts the public Right-of-Way for SW Persels Road and SW Market Street. At the time of the field survey, the Subject Tract has two (2) physical points of access to the public Right-of-Way of SW Market Street, and one (1) physical point of access to SW Persels Road. This Surveyor does not certify if Subject Tract has legal access to either public Rights-of-Way.
- 8. It is unknown to this surveyor how/if the wastewater discharge from the oil sand separator on the Subject Tract connects to the public sanitary sewer system.

F) POTENTIAL ENCROACHMENTS

The list of potential encroachments are based on observed evidence obtained during the performance of fieldwork. This survey does not assert ownership, nor assert grants of legal permission, nor a lack of legal permission.
 The list hereon may not be a complete list of all such possible encroachments.

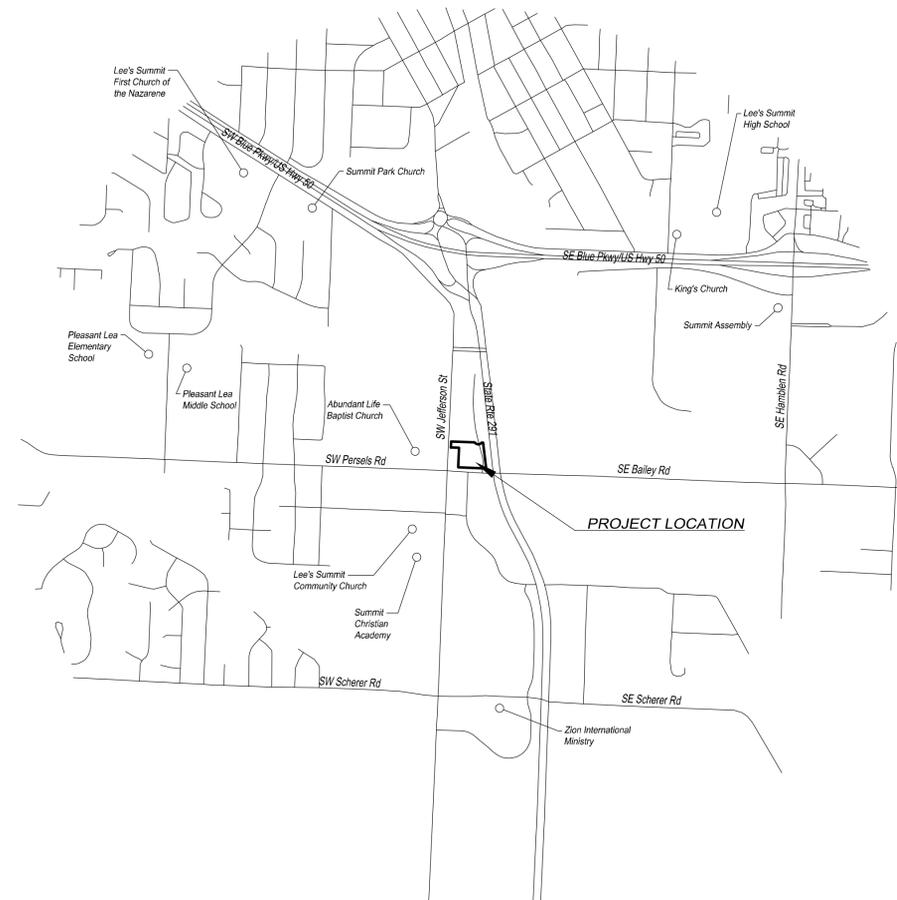
- 1. The guy anchors at the Southeast corner of the Subject Tract passes through the property without of any known easement.
- 2. The curb inlet at the Northwest corner of Subject Tract encroaches onto the adjacent property to the West without any known easement.
- 3. The 42" CSP at the Northwest corner of Subject Tract passes through the adjacent property to the North without any known easement.
- 4. The concrete light pole base encroaches into the public right-of-way.

G) REFERENCE SURVEYS

- Simonin Addition, recorded in Book 21, Page 83
- Lot 2, Resurvey Lot 4, Simonin Addition, recorded in Book I44, Page 52.
- Minor Plat Replat of Lot 2, Resurvey Lot 4, Simonin Addition, recorded in Book I61, Page 98.

Date of Plat or Map: April 28, 2025

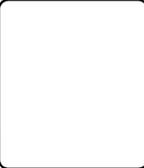
PATRICK LEO LAFONTAINE, PS 2022004461
 SBB Engineering, LLC
 101 South Kansas Avenue
 Topeka, Kansas 66603
 email: patrick.lafontaine@sbbeng.com
 Corporate LS 2015034874



LOCATION MAP
 NTS

Rev.	By	Date	Description
1	JEM	4/28/2025	Added Preliminary Boundary Line

PREPARED FOR:
Casey's Marketing Company
 One SE Convenience Boulevard
 Ankeny, Iowa 50021



SBB Engineering, LLC
 transportation-site development-surveying
 101 South Kansas Avenue
 Topeka, Kansas 66603
 Ph: (785) 215-8630 / www.sbbeng.com

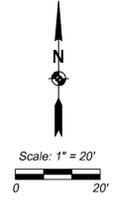
SBB ENGINEERING

SHEET TITLE: **DRAFT OF SURVEY**
 PROJECT LOCATION: **1310 Southwest Market Street Lee's Summit, Missouri 64081**

SBB Proj. No.:	24-167
Drawn by:	JEM
Checked by:	PLL
Date:	2/10/2025
Drawing No.:	C-003

LEGEND

- Found Rebar, as noted
- ⊗ Found Chiseled Cross presumed set by LS 2445
- (P) Plat
- (M) Measured
- ⊕ Exception Item
- ⊕# Potential Encroachment
- ⊕# Surveyor Note
- FFE Finish Floor Elevation
- BM Bench Mark
- RW Right-of-Way
- Inv. Invert Elevation
- UP Utility Pole
- LP Light Pole
- UD Utility Drop
- GA Guy Anchor
- GP Guy Pole
- EB Electric Box
- EM Electric Meter
- WM Water Meter
- WV Water Valve
- FH Fire Hydrant
- SV Sprinkler Valve
- GM Gas Meter
- GR Gas Regulator
- TP Telephone Pedestal
- HH Hand Hole
- A/C A/C Unit
- Sign Sign
- MB Mailbox
- RD Roof Drain
- Stump Stump
- Deciduous Tree
- OHP Overhead Power
- UGP Underground Power
- G Gas Line
- W Water Line
- Concrete
- Asphalt
- Gravel



Rev.	By	Date	Description
1	JEM	4/28/2025	Added Preliminary Boundary Line

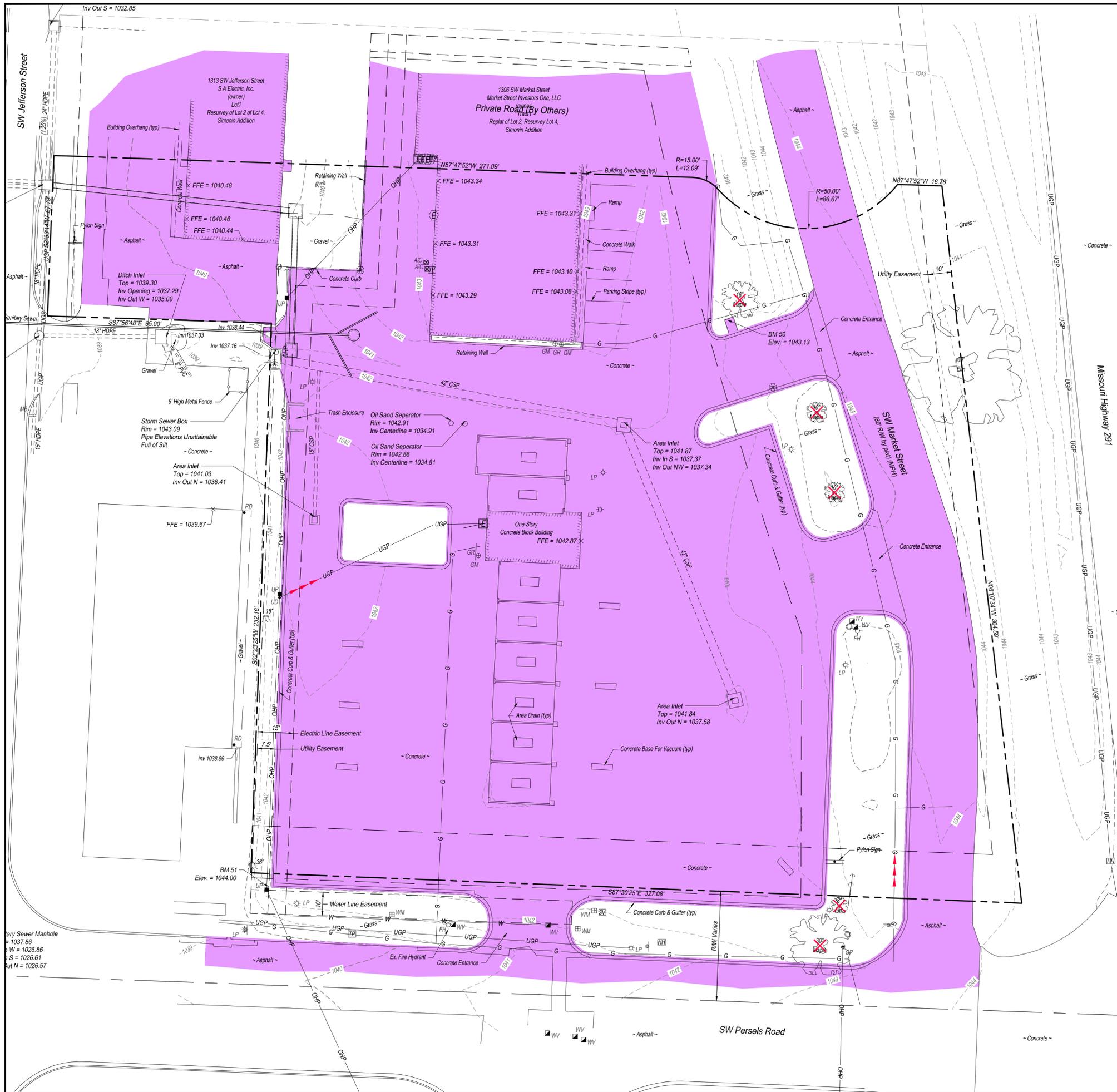
PREPARED FOR:
Casey's Marketing Company
 One SE Convenience Boulevard
 Ankeny, Iowa 50021

SBB Engineering, LLC
 transportation-site development - surveying
 101 South Kansas Avenue
 Topeka, Kansas 66603
 Ph: (785) 215-8630 / www.sbbeng.com



SHEET TITLE: **DRAFT OF SURVEY**
 PROJECT LOCATION: **1310 Southwest Market Street
 Lee's Summit, Missouri 64081**

SBB Proj. No.:	24-167
Drawn by:	JEM
Checked by:	PLL
Date:	2/10/2025
Drawing No.:	C-004
Sh. 2 of 2	



GENERAL NOTES:

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LEGEND:

- REMOVAL LIMITS BY SELLER
- TREE REMOVAL BY SELLER
- EXISTING CONTOURS
- SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.

NOTES:

1. UNDERGROUND UTILITIES DEPICTED ON THIS SURVEY ARE ONLY AS PER FIELD LOCATIONS THROUGH MISSOURI ONE CALL, TICKET NO. 243241309. ORIGINAL CALL DATE NOVEMBER 19, 2024 AND START DATE NOVEMBER 22, 2024. NO SUBSURFACE UTILITY ENGINEERING REPORT WAS PROVIDED TO VERIFY LOCATIONS OF UTILITIES. SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF THE MARKED UTILITIES. NOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ABOVE GROUND APPURTENANCES ARE SHOWN AS PER FIELD SURVEY. IN AREAS OF INADEQUATE OR INFREQUENT MARKINGS, UTILITIES ARE DEPICTED BY AERIAL PHOTOGRAPHY AND/OR BEST FIELD EVIDENCE.
2. ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBER 29085C0438G EFFECTIVE JANUARY 20, 2017 THIS PROPERTY IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BENCHMARKS:

THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON MISSOURI STATE PLANE, WEST ZONE NAD 83 DATUM.

VERTICAL CONTROL DATUM:

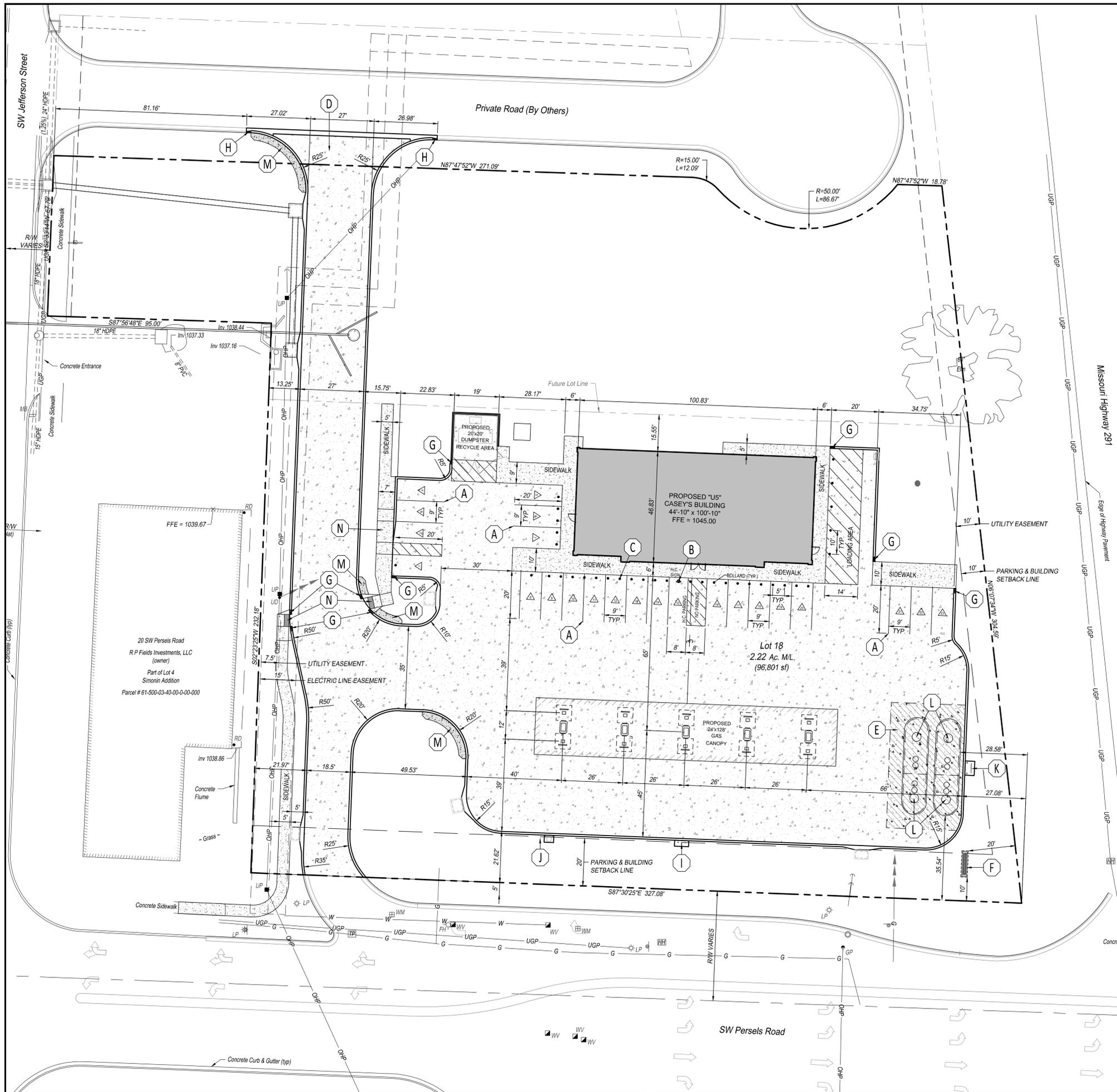
THE VERTICAL DATA FOR THIS SURVEY IS BASED ON NAVD 88 DATUM. THE FOLLOWING BENCH MARKS WERE USED FOR THIS SURVEY:

- BM 50: CHISELED SQUARE AT THE NORTHWEST CORNER OF CONCRETE PAD, LOCATED ON THE NORTH SIDE OF NORTH ENTRANCE TO SW MARKET STREET. ELEV. = 1043.13
- BM 51: RAILROAD SPIKE IN EAST FACE OF UTILITY POLE, LOCATED NEAR THE SW CORNER OF SUBJECT TRACT. ELEV. = 1044.00



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Casey's		SBB Proj. No. 24-167	
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	SUBMITTED: 01.26.26	DRAWING INFORMATION: EXISTING CONDITIONS / DEMOLITION PLAN	
DRAWING INFORMATION: CONSTRUCTION DIVISION		C-100	



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SITE PLAN KEY NOTES:

- A** PLACE PAVEMENT MARKING, 4" PAINTED, WHITE, 90° TO SIDEWALK (TYP.) OR CURB.
- B** INSTALL HANDICAP SIGN IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PLACE PAVEMENT MARKING, ACCESSIBLE PARKING SYMBOL, WHITE. REFER TO DETAILS 11 & 12 ON SHEET C-601.
- C** INSTALL BOLLARD (TYP). REFER TO ARCHITECTURAL PLANS AND DETAIL 1 ON SHEET C-601.
- D** REFER TO SHEETS C-201 AND C-202 FOR CONSTRUCTION OF ENTRANCE.
- E** PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS. REFER TO DETAIL 4 ON SHEET C-602.
- F** INSTALL SIGN. REFER TO SIGN PACKAGE.
- G** 2" CURB TRANSITION. (FULL HEIGHT TO ZERO HEIGHT)
- H** CURB TRANSITION. (FULL HEIGHT TO CURB BY OTHERS)
- I** FUEL DISPENSER EMERGENCY SHUT-OFF SWITCH. REFER TO DETAIL 8 ON SHEET C-601.
- J** AIR COMPRESSOR BOX. REFER TO DETAIL 7 ON SHEET C-601.
- K** TANK VENTS MOUNTED TO STAND ON 4' x 6' CONCRETE PAD.
- L** UGST MANHOLE. REFER TO DETAIL 6 ON SHEET C-602.
- M** LANDSCAPE PROTECTOR. REFER TO DETAIL 4 ON SHEET C-601.
- N** CONSTRUCT ACCESSIBLE RAMP. ACCESSIBLE RAMPS SHALL CONFORM TO LEE'S SUMMIT STANDARD DETAILS. SIDEWALKS AND LANDINGS SHALL BE A MINIMUM OF 5' WIDE.

LEGEND:

- L1** 6" CONCRETE PAVEMENT. REFER TO DETAIL 2 ON SHEET C-601 FOR CONCRETE PAVING.
- L2** 6" CONCRETE SIDEWALK. REFER TO DETAIL 1 ON SHEET C-601 FOR TYPICAL BUILDING SIDEWALK AND BOLLARD.
- L3** 8" REINFORCED CONCRETE PAVEMENT. REFER TO DETAIL 4 ON SHEET C-602 FOR PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS.
- (Symbol)** CURB (MONOLITHIC). REFER TO DETAIL 2 ON SHEET C-601 FOR CURB.
- (Symbol)** PARKING LOT LIGHT. REFER TO DETAIL 8 ON SHEET C-603.

SITE DATA

LOT	EXISTING / PROPOSED ZONING	LOT AREA (SF)	LOT AREA (ACRES)	BUILDING AREA SF (ENVELOPE)	FAR	NUMBER OF FLOORS	PARKING REQUIRED	PARKING PROVIDED
LOT 18	PMIX - PLANNED USE MIX USE	96,801	2.22	4,562 SF	0.047	1	23 SPACES	23 SPACES

ADA SPACES REQUIRED (VAN)	ADA SPACES PROVIDED (VAN)	TOTAL IMPERVIOUS COVERAGE	OPEN SPACE
1 SPACE	1 SPACE	46,332 SF	50,469 SF

LEGAL DESCRIPTION

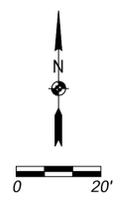
LOT 18, OLDHAM VILLAGE SECOND PLAT, A PLATTED SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

OIL-GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY.

TANK BALLAST NOTE:

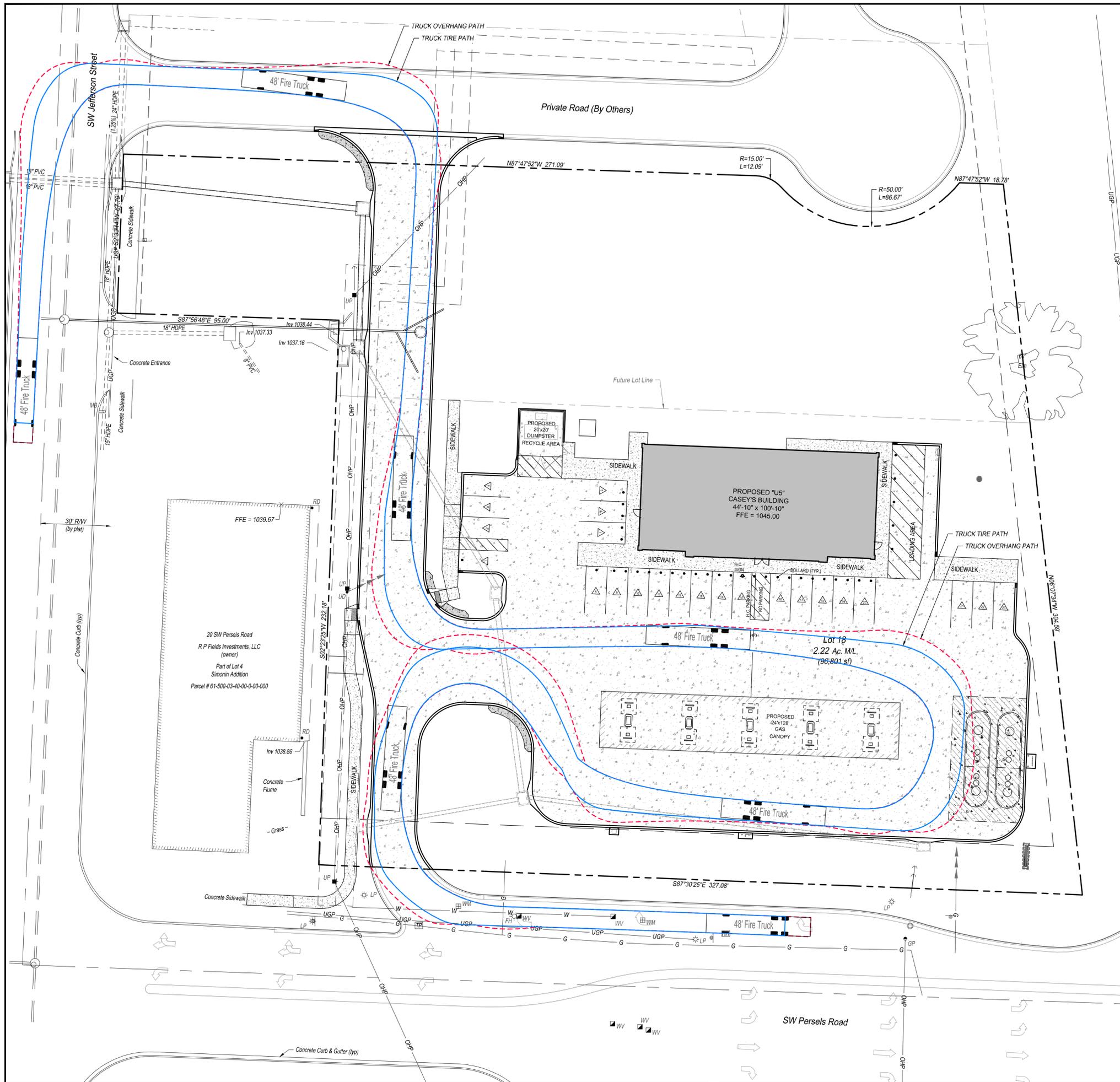
CITY DOES NOT HAVE ANY REQUIREMENTS FOR DISCHARGING WATER FROM UNDERGROUND STORAGE TANKS.



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SBB Proj. No. 24-167

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	DRAWING INFORMATION: SUBMITTED: 01.26.26 REVISED ON: DATE: _____ BY: _____
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: _____ CHECKED BY: _____	SITE PLAN C-101



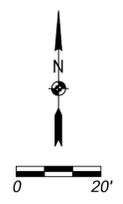
LEGEND:
 - - - TRUCK OVERHANG PATH
 ——— TRUCK TIRE PATH

20 SW Persels Road
 R P Fields Investments, LLC
 (owner)
 Part of Lot 4
 Simonin Addition
 Parcel # 61-500-03-40-00-0-00-000

PROPOSED "U5"
 CASEY'S BUILDING
 44'-10" x 100'-10"
 FFE = 1045.00

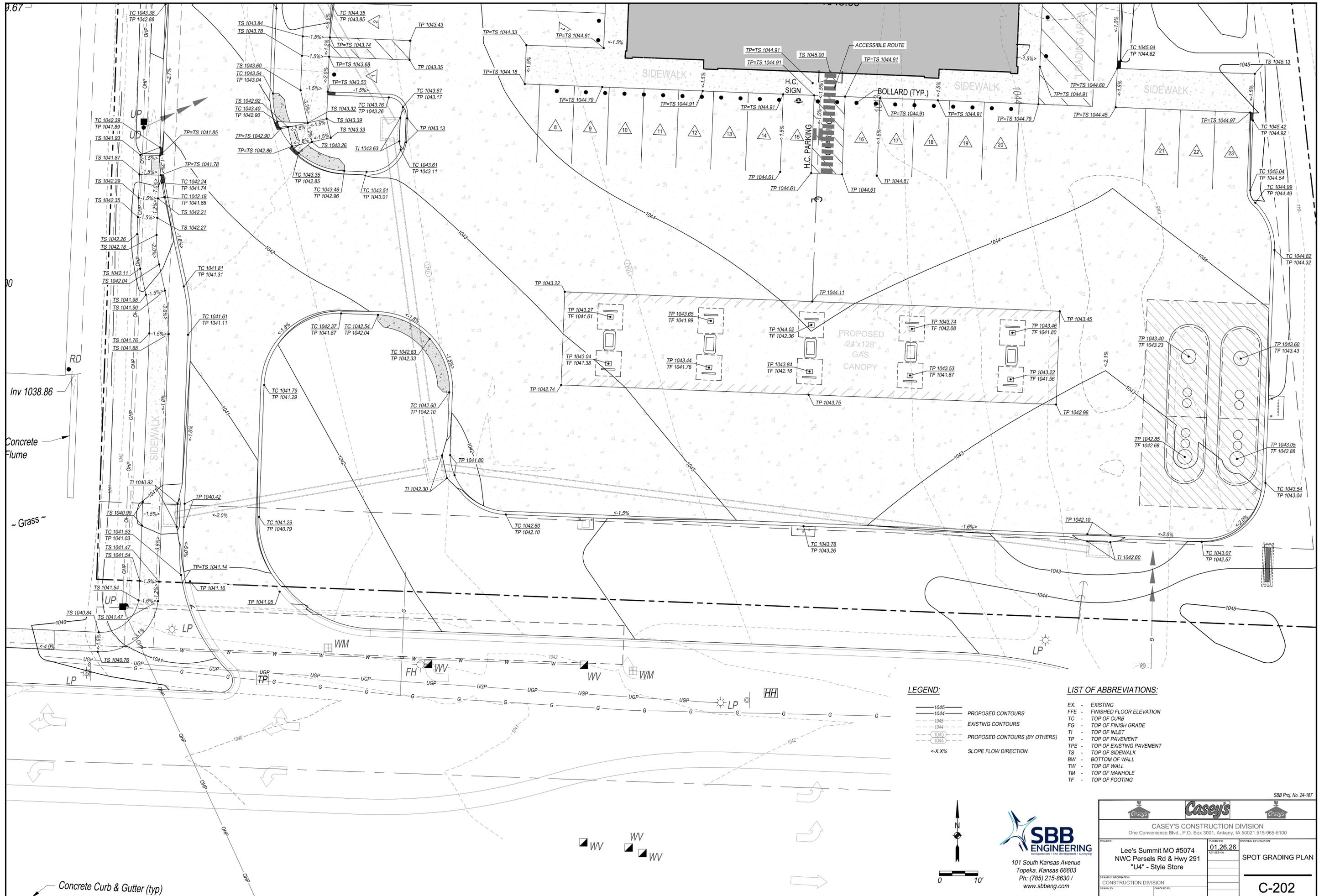
Lot 18
 2.22 Ac. M/L
 (96,801 sf)

PROPOSED
 24'x128'
 GAS
 CANOPY



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Casey's		SBB Proj. No. 24-167	
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	DATE: 01.26.26	REVISIONS:
DRAWING INFORMATION:	CONSTRUCTION DIVISION	DRAWN BY:	CHECKED BY:
			FIRE TRUCK TURNING MOVEMENTS
			C-102



LEGEND:

- 1045 — PROPOSED CONTOURS
- - - 1044 - - - EXISTING CONTOURS
- - - 1045 - - - PROPOSED CONTOURS (BY OTHERS)
- <-X.X% SLOPE FLOW DIRECTION

LIST OF ABBREVIATIONS:

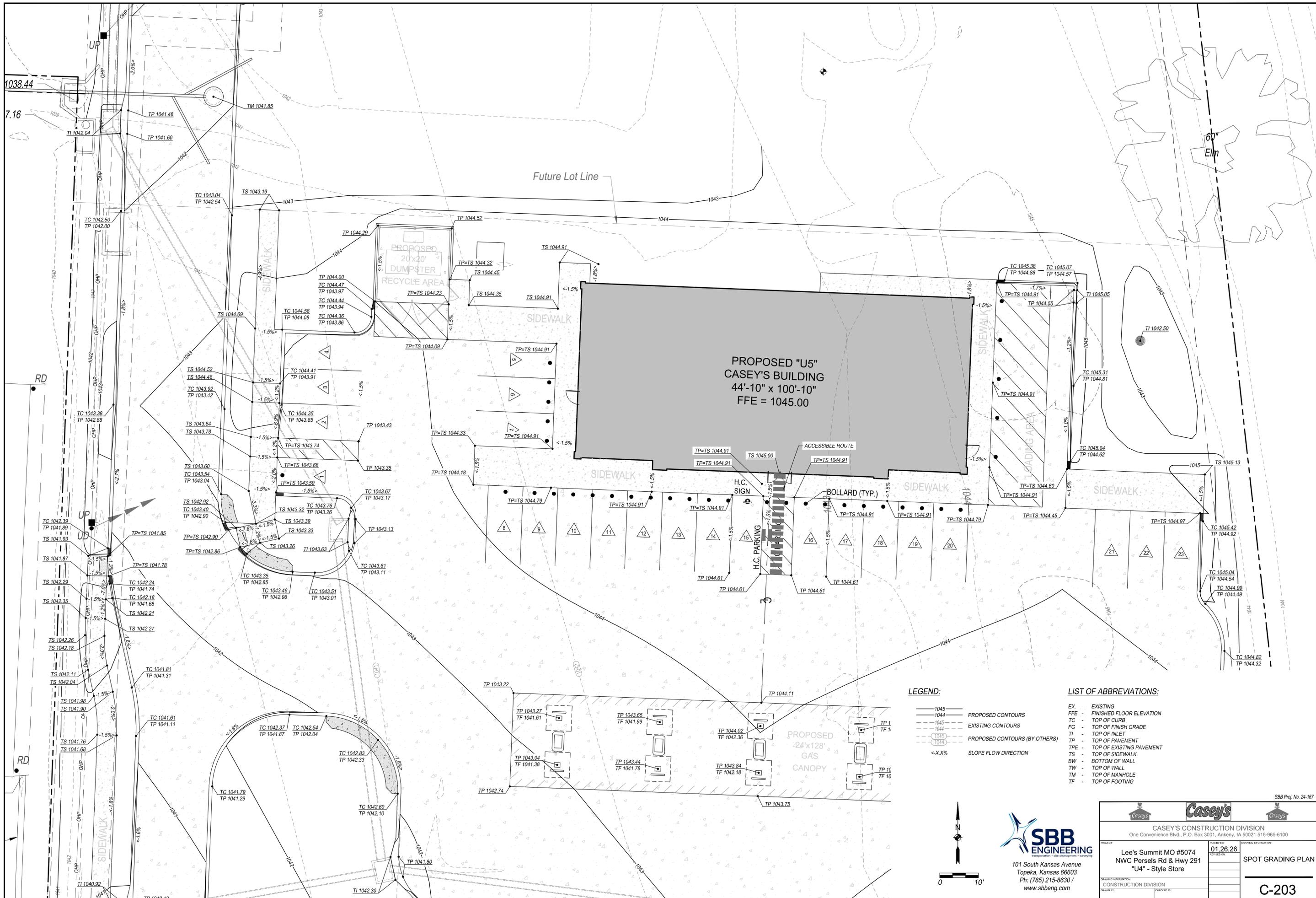
- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
- TC - TOP OF CURB
- FG - TOP OF FINISH GRADE
- TI - TOP OF INLET
- TP - TOP OF PAVEMENT
- TPE - TOP OF EXISTING PAVEMENT
- TS - TOP OF SIDEWALK
- BW - BOTTOM OF WALL
- TW - TOP OF WALL
- TM - TOP OF MANHOLE
- TF - TOP OF FOOTING



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SBB Proj. No. 24-167

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	SUBMITTED: 01.26.26 DRAWING INFORMATION: SPOT GRADING PLAN
DRAWING INFORMATION: CONSTRUCTION DIVISION	C-202

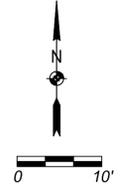


LEGEND:

- 1045 — PROPOSED CONTOURS
- - - 1044 - - - EXISTING CONTOURS
- - - 1045 - - - EXISTING CONTOURS (BY OTHERS)
- >X.X%<- SLOPE FLOW DIRECTION

LIST OF ABBREVIATIONS:

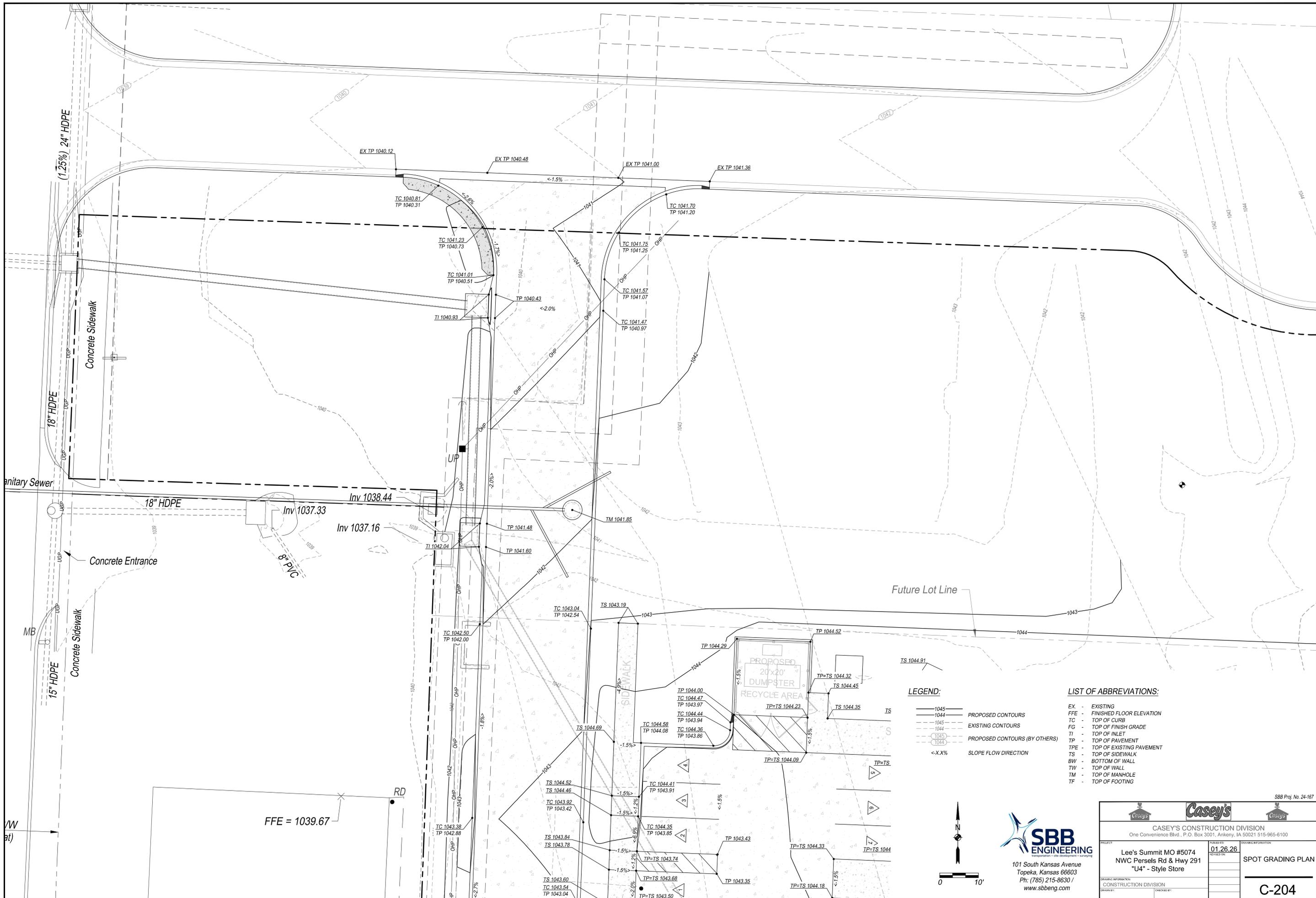
- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
- TC - TOP OF CURB
- FG - TOP OF FINISH GRADE
- TI - TOP OF INLET
- TP - TOP OF PAVEMENT
- TPE - TOP OF EXISTING PAVEMENT
- TS - TOP OF SIDEWALK
- BW - BOTTOM OF WALL
- TW - TOP OF WALL
- TM - TOP OF MANHOLE
- TF - TOP OF FOOTING



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PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	DATE: 01.26.26 REVISION: DRAWING INFORMATION: SPOT GRADING PLAN
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: CHECKED BY: DATE: SCALE: SHEET: C-203	C-203



LEGEND:

- 1045 — PROPOSED CONTOURS
- - - 1045 - - - EXISTING CONTOURS
- - - 1044 - - - EXISTING CONTOURS
- ⊕ 1045 ⊕ PROPOSED CONTOURS (BY OTHERS)
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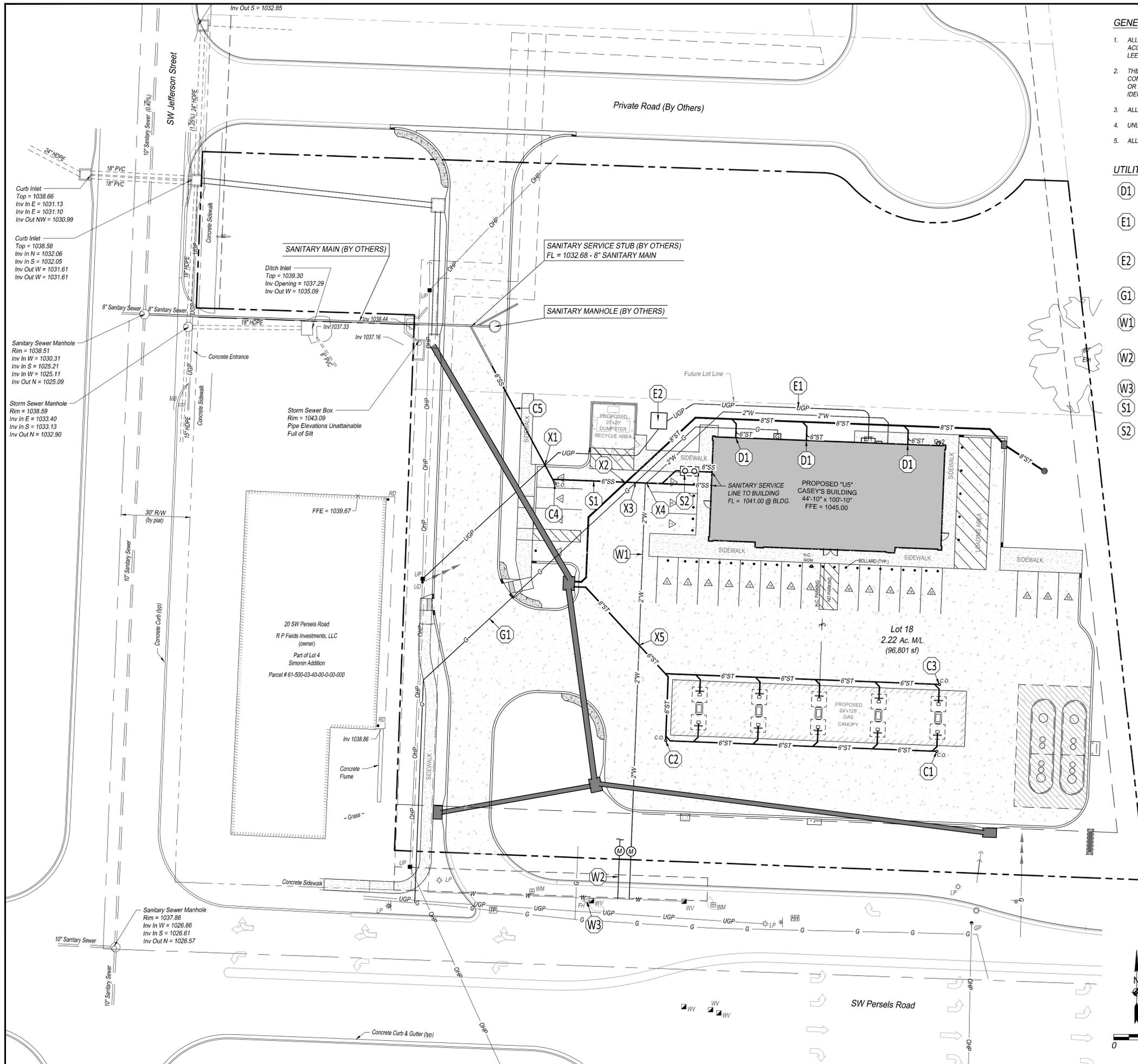
LIST OF ABBREVIATIONS:

- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
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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	DATE: 01.26.26	DRAWING INFORMATION:
DRAWING INFORMATION:	CONSTRUCTION DIVISION	REVISIONS:	SPOT GRADING PLAN
DRAWN BY:		CHECKED BY:	
			C-204



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.
- 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.
- 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 ELECTRICAL 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" WATER LINE BETWEEN TAP AND METER. INSTALL SOFT TYPE K COPPER WATER PIPE FROM TAP TO 10 FEET BEYOND THE WATER METER. INSTALL 2" DOMESTIC WATER LINE (HDPE SDR 9) TO BUILDING.
- (W2)** INSTALL 1-1/2" METER SETTING AND METER PIT FOR IRRIGATION SERVICE. INSTALL 2" WATER LINE BETWEEN TAP AND METER. INSTALL SOFT TYPE K COPPER WATER PIPE FROM TAP TO 10 FEET BEYOND THE WATER METER. CONTRACTOR TO PROVIDE BACKFLOW PREVENTOR FOR IRRIGATION SERVICE.
- (W3)** EXISTING FIRE HYDRANT TO BE RELOCATE BY OTHERS.
- (S1)** 6" SANITARY SEWER SERVICE LINE PIPE TO BE SDR 26 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
- (C2)** INVERT = 1038.60 - 6" ST
- (C3)** INVERT = 1040.35 - 6" ST
- (C4)** INVERT = 1039.00 - 6" SS

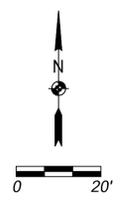
UTILITY CROSSINGS PLAN KEY NOTES:

- (X1)** INVERT = 1040.70 - UGP
INVERT = 1038.70 - 6" SS
- (X2)** INVERT = 1039.93 - 6" SS
INVERT = 1037.00 - 8" ST
- (X3)** INVERT = 1042.93 - G
INVERT = 1040.43 - 6" SS
- (X4)** INVERT = 1040.51 - 6" SS
INVERT = 1038.21 - 2" W
- (X5)** 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
— 8" Sanitary Main —	EXISTING SANITARY SEWER
— 2" W —	PROPOSED WATERLINE
— G —	PROPOSED GASLINE
— 4" SS —	PROPOSED SANITARY SEWER
— 6" SS —	PROPOSED SANITARY SEWER
— UGP —	PROPOSED UNDERGROUND POWER
— OHP —	PROPOSED OVERHEAD POWER
— 6" ST —	PROPOSED STORM SEWER



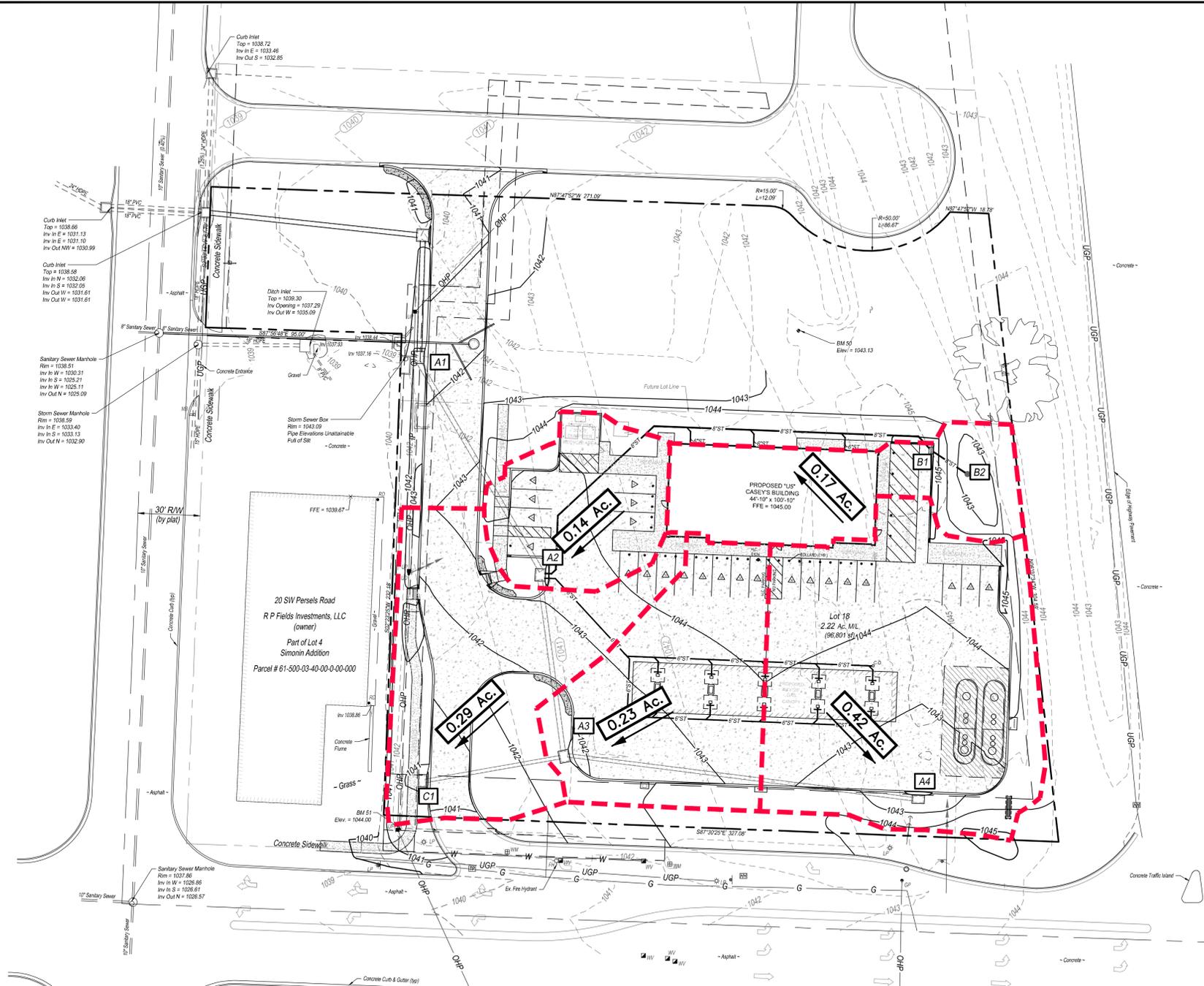
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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	DRAWING INFORMATION: DATE: 01.26.26 REVISED ON: DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: CHECKED BY:
UTILITY PLAN	
C-301	

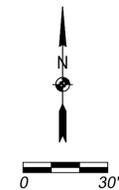
LEGEND:

- ← FLOW PATH DIRECTION (TYP.)
- DRAINAGE AREA BOUNDARY
- X.XX Ac.** DENOTES DRAINAGE AREA
- X** DENOTE STRUCTURE NUMBER / LOCATION ID
- 1045--- PROPOSED CONTOURS
- 1044--- EXISTING CONTOURS
- 1045--- PROPOSED CONTOURS (BY OTHERS)



PIPE FLOW DATA

STRUC ID	RUNOFF					PIPE DESIGN (n = 0.012 HDPE, n = 0.022 CMP*)																
	INCREMENTAL RUNOFF COEFFICIENT "C"	AREA "A" (AC.)	C X A	CUMULATIVE AREA "A" (AC.)	C X A	SYSTEM TIME OF CONCENTRATION "TC" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I ₂ /I ₁₀ /I 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)
A4	0.81	0.42	0.34	0.42	0.34	5.0	5.41	1.00	1.8	A4	A3	18	168.70	1037.70	1035.60	1038.10	1037.84	0.0124	0.4	7	1.8	12.7
							7.35	1.00	2.5												2.5	
							10.32	1.25	4.4												4.4	
A3	0.81	0.23	0.19	0.94	0.76	5.0	5.41	1.00	4.1	A3	A2	24	83.29	1035.16	1034.83	1037.54	1037.41	0.0040	0.3	5	4.1	15.4
							7.35	1.00	5.6												5.6	
							10.32	1.25	9.8												9.8	
A2	0.81	0.14	0.11	1.25	1.01	5.0	5.41	1.00	5.5	A2	A1	24	117.41	1034.63	1033.90	1037.25	1036.90	0.0062	0.3	6	5.5	19.3
							7.35	1.00	7.4												7.4	
							10.32	1.25	13.1												13.1	
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	1042.08	1041.70	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	A2	8	233.14	1038.84	1036.51	1041.60	1037.41	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	0.29	0.23	0.29	0.23	5.0	5.41	1.00	1.3	C1	A3	18	67.39	1035.87	1035.60	1037.61	1037.57	0.0040	0.3	4	1.3	7.2
							7.35	1.00	1.7												1.7	
							10.32	1.25	3.0												3.0	



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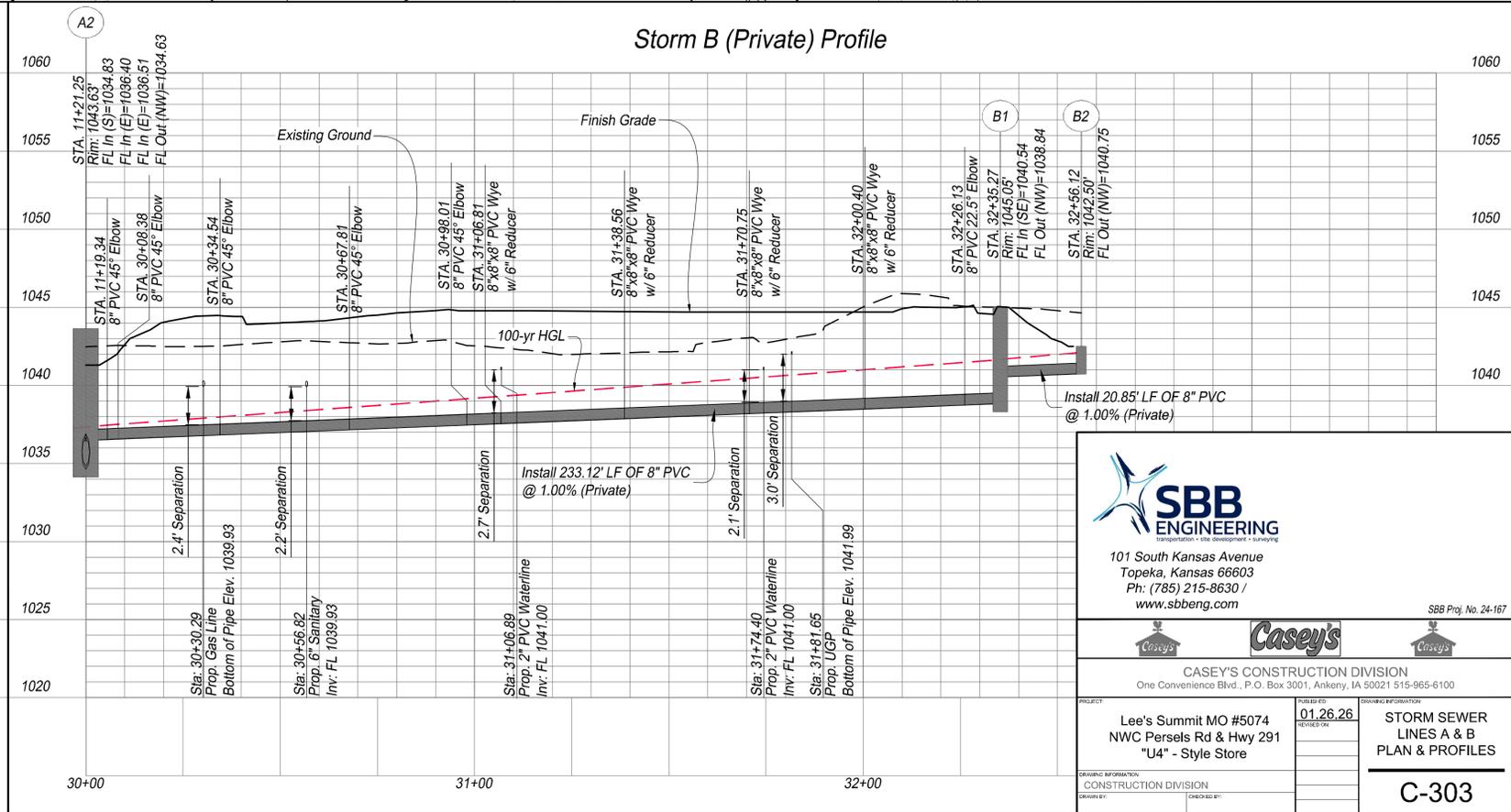
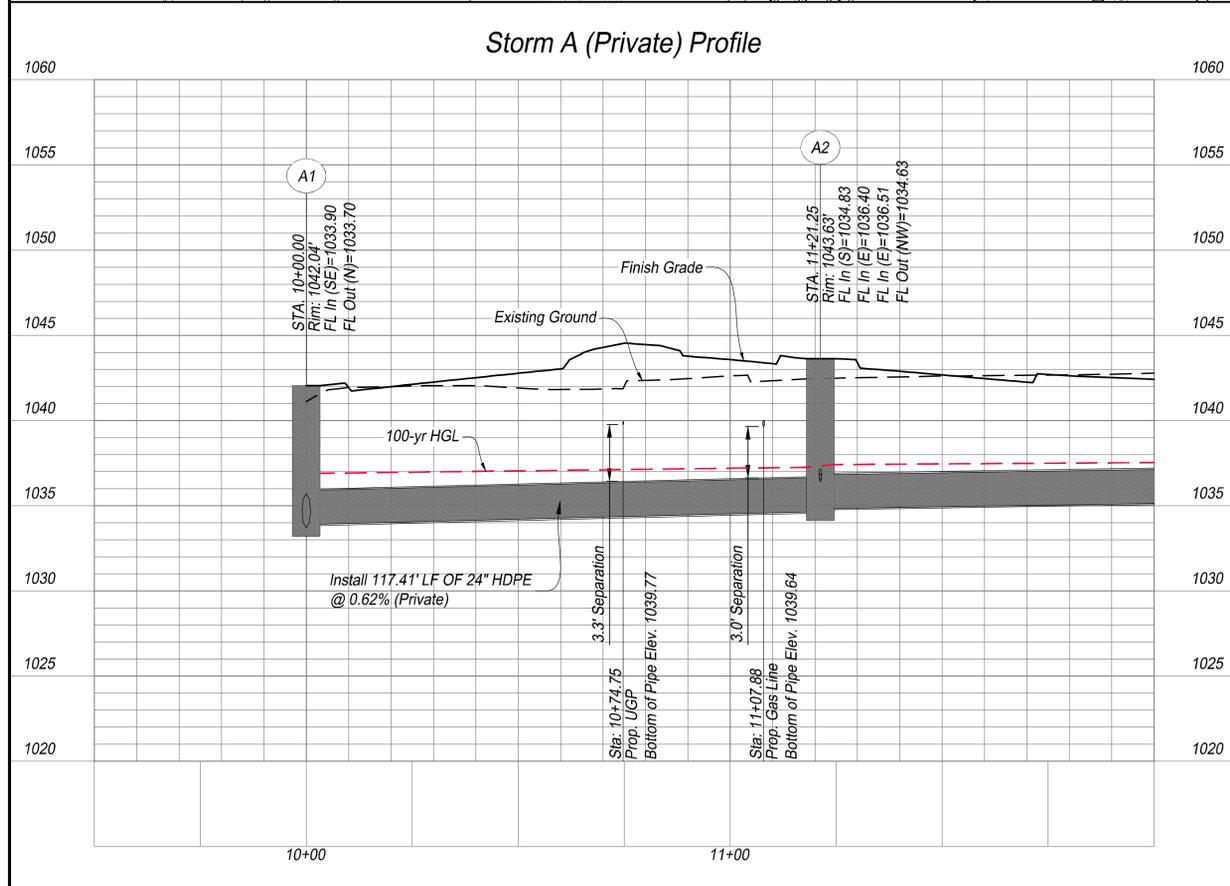
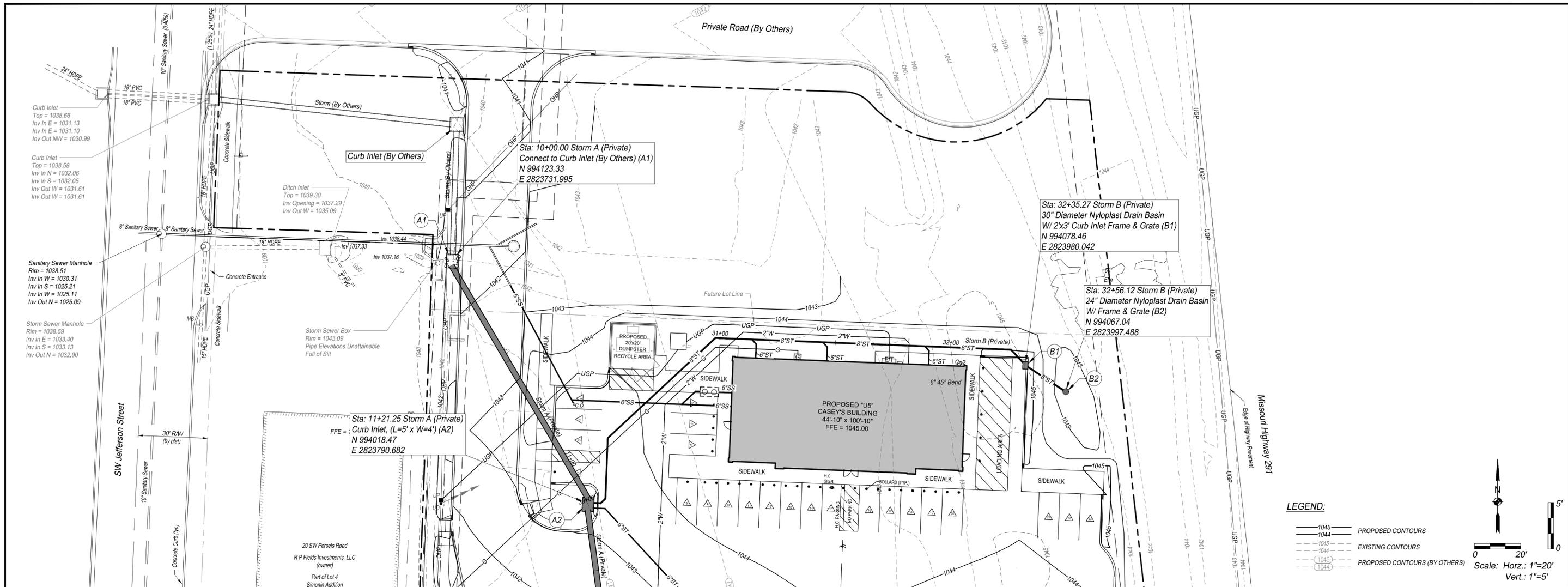
CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

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

ISSUED: 01.26.26
 REVISED ON:

DRAWING INFORMATION
PROPOSED DRAINAGE MAP

DRAWING INFORMATION
C-302



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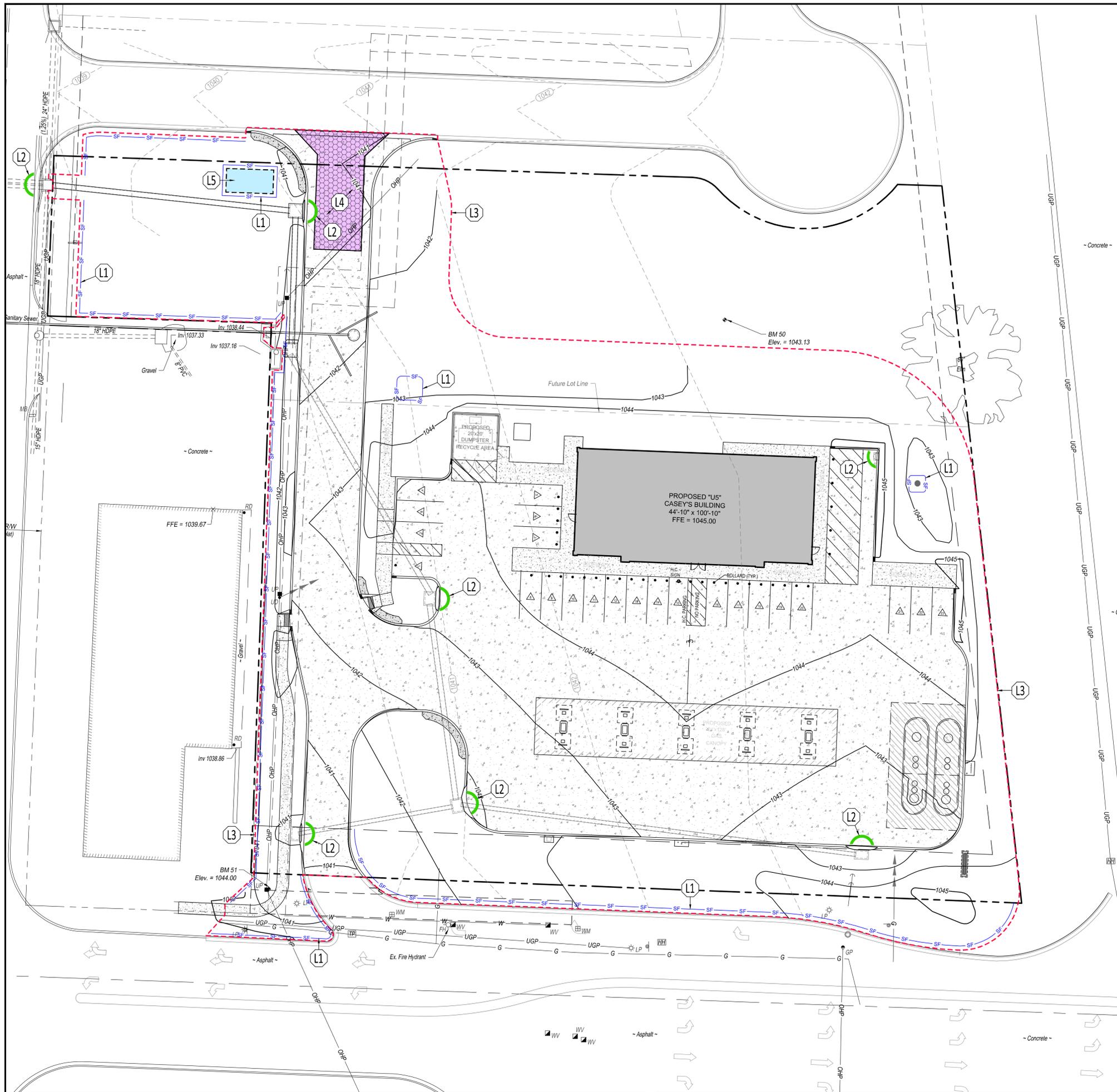
CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

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

DATE: 01.26.26
 REVISION: 01

DRAWING INFORMATION: STORM SEWER LINES A & B PLAN & PROFILES

DRAWN BY: C-303



GENERAL NOTES:

1. 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.
2. ALL DISTURBED AREAS THAT ARE NOT PAVED OR LANDSCAPED SHALL BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS. SOIL STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING, MONITORING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) AT ALL TIMES DURING THE CONSTRUCTION ON THIS PROPERTY.
2. PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS, CONTRACTOR SHALL INSTALL PERIMETER WATTLES AND CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. THE INLET PROTECTION AND ADDITIONAL WATTLES WITHIN WORK AREA SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE INLETS AND COMPLETION OF ROUGH GRADING.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO SEDIMENT REMOVAL AND SILT FENCE REPAIR AND/OR REPLACEMENT. FIELD ADJUSTMENTS MAY BE MADE AS NECESSARY TO ENSURE OPTIMAL PERFORMANCE.
4. CONTRACTOR SHALL CLEAR ALL SURROUNDING PARKING LOTS AND STREETS OF ANY TRACKED DEBRIS BY SWEEPING OR SCRAPING THE EXISTING PAVEMENT BY THE END OF EACH WORKDAY AND THE CONTRACTOR SHALL CLEAN UP SOIL WASHED OFF THE CONSTRUCTION SITE AFTER A STORM BY THE END OF THE NEXT WORKDAY.
5. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
6. CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL GRASS COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY ENGINEER.
8. ALL AREAS SHALL BE GRADED TO FINISHED GRADE PRIOR TO SEEDING AND MULCHING. ALL AREAS NOT PART OF THE HARDSCAPE OR OTHER NOTED LANDSCAPING SHALL BE PERMANENTLY SEED, FERTILIZED AND MULCHED.
9. ALL WATTLES SHALL BE STRAW WATTLE WS-12 AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL. THE WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR MAY USE WATTLES AND SILT FENCE INTERCHANGEABLY IN AREAS IDENTIFIED ON THE DRAWINGS.
10. THE CONTRACTOR HAS THE OPTION TO MODIFY THE LOCATION OF THE CONSTRUCTION ENTRANCE TO FIT THE PREFERRED WORK PATTERN.

WASTE DISPOSAL:

1. WASTE MATERIALS: ANY WASTE AND OTHER UNUSABLE MATERIALS WILL BE REMOVED FROM THE SITE ON A REGULAR BASIS AND PROPERLY DISPOSED OF IN AN APPROVED SITE.
2. CHEMICAL WASTE: ALL CHEMICAL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A TIGHTLY SEALED METAL OR OTHER CHEMICAL RESISTANT CONTAINER. THE CONTAINER WILL MEET ALL LOCAL AND ANY STATE SOLID WASTE MANAGEMENT REGULATIONS. THE WASTE MATERIALS AND ALL DISPOSABLE MATERIALS WILL BE TRANSPORTED TO A COMMERCIAL CHEMICAL DISPOSAL FACILITY CAPABLE OF EITHER RECYCLING OR PROPERLY DISPOSING OF THE POLLUTANTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE STATE WASTE MANAGEMENT SECTION CONTACT NUMBER IS (573) 751-3176.
3. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS, SUCH AS OIL FILTERS, PETROLEUM PRODUCTS, EQUIPMENT MAINTENANCE FLUIDS AND PAINTS, SHALL NOT BE STORED ON SITE AND WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS. IF THERE ARE QUESTIONS REGARDING THE PROPER HANDLING OF HAZARDOUS WASTES THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HAZARDOUS WASTE PROGRAM AT (573) 751-3176.
4. SANITARY WASTE: PORTABLE TOILET FACILITIES WILL BE PROVIDED ON THE PROJECT SITE AND SERVICED BY THE PROVIDER ON A REGULAR BASIS.

MATERIAL MANAGEMENT PRACTICES:

GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON-SITE DURING CONSTRUCTION.

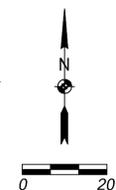
1. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN ORIGINAL CONTAINERS IF APPROPRIATE.
2. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABELS.
3. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

SPILL PREVENTION:

1. PETROLEUM PRODUCTS: ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
2. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. FERTILIZER SHALL NOT BE STORED ON-SITE.
3. CONCRETE TRUCKS: CONCRETE TRUCKS ARE LIMITED TO A DESIGNATED AREA TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. PROPER SIGNAGE SHALL BE INSTALLED AND MAINTAINED ON SITE DEFINING DIRECTIONS TO AND LOCATIONS OF THE SPECIFIED WASH OUT AREA. IF A WASH OUT AREA CANNOT BE DESIGNATED OR MAINTAINED ON SITE, CONCRETE WASH OUT AND DISPOSAL MAY BE PROHIBITED AT THE OWNERS DISCRETION.

LEGEND:

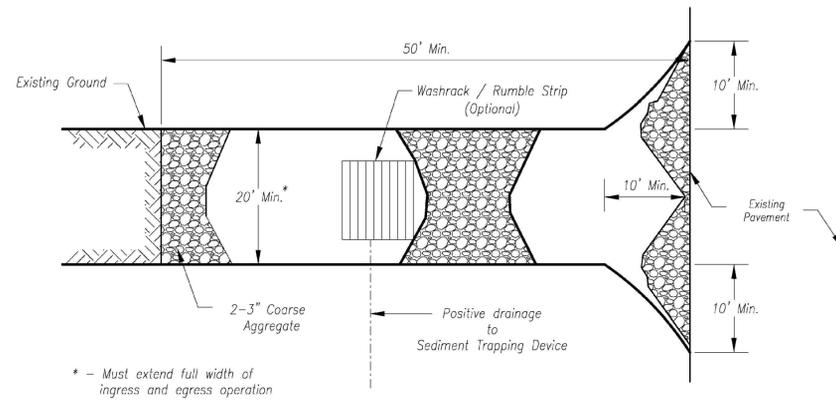
- 1045 — PROPOSED CONTOURS
- 1044 — EXISTING CONTOURS
- - - 1045 - - - PROPOSED CONTOURS (BY OTHERS)
- - - 1044 - - - EXISTING CONTOURS (BY OTHERS)
- (L1) — SF — SILT FENCE
- (L2) — CURB INLET PROTECTION
- (L3) — DISTURBED AREA = 2.0 ACRES
- (L4) — CONSTRUCTION ENTRANCE
- (L5) — CONCRETE WASHOUT AREA



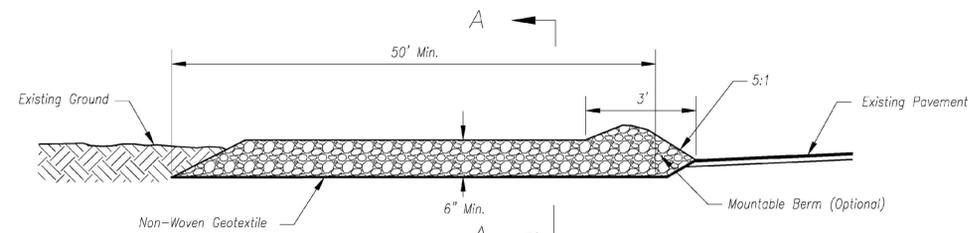
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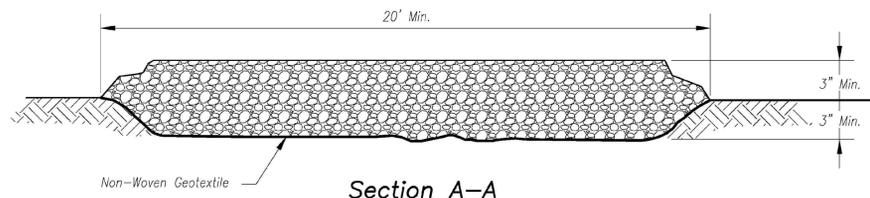
Casey's		Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100			
PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	SUBMITTED: 01.26.26	DRAWING INFORMATION: EROSION CONTROL PLAN	
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWN BY: C-401	CHECKED BY:	DATE:



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

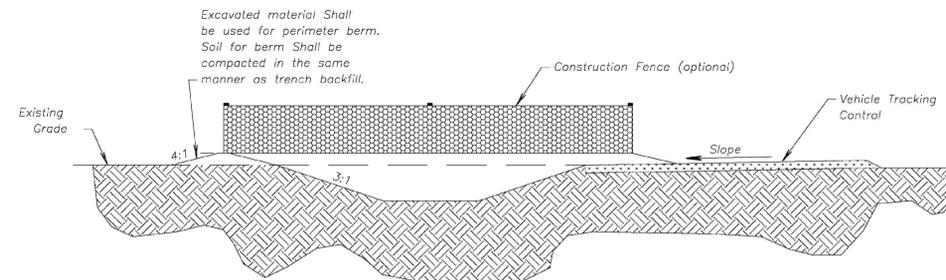
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

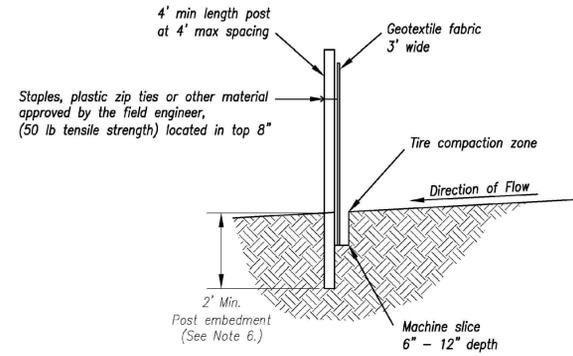
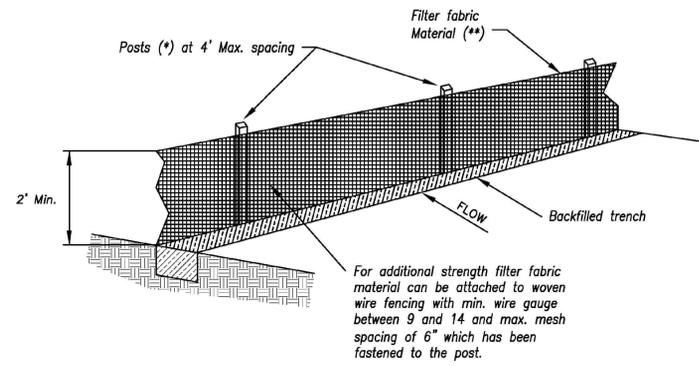
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



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PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	SUBMITTED: 01.26.26 REVISIONS: <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
EROSION CONTROL DETAILS									
C-402									

SBB Proj. No. 24-167



- (*) POSTS**
- MIN. LENGTH 4'
 - HARDWOOD 1 3/8" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 3/8" x 2 3/8"
 - STEEL 1.33 LB/FT

()** - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

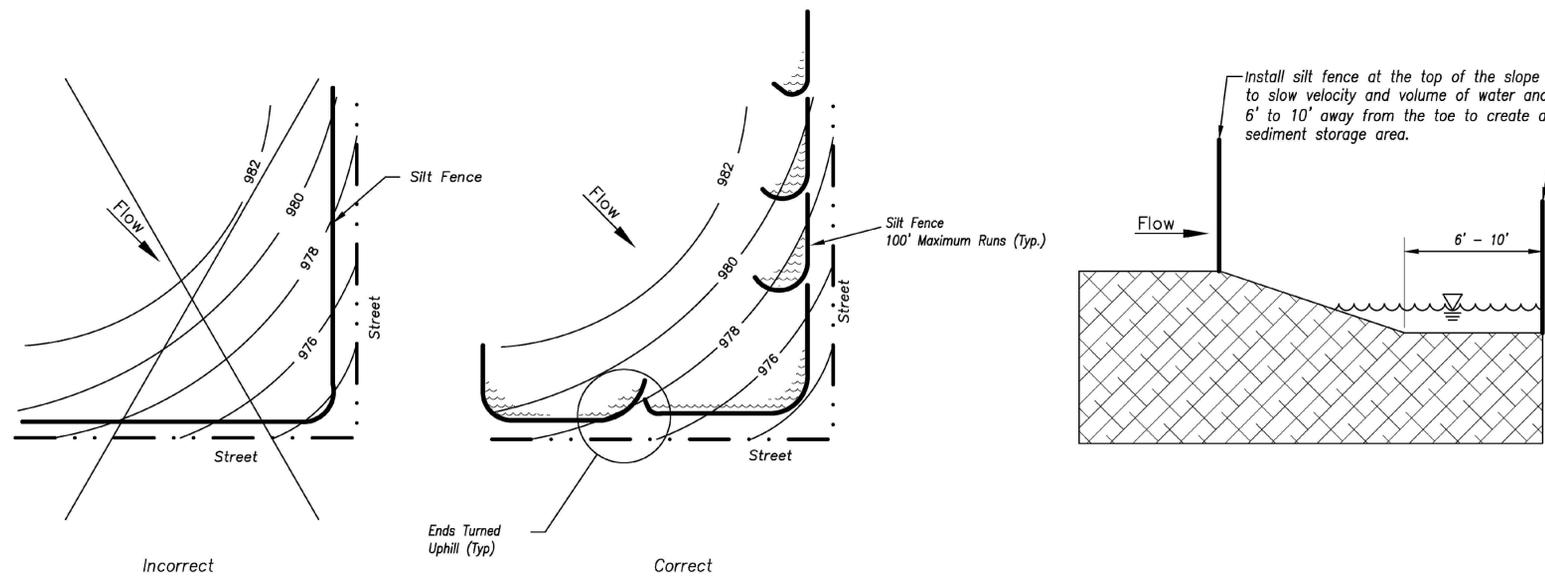
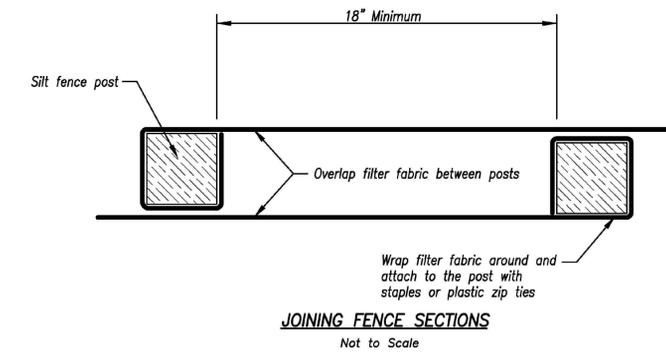


Figure A

SILT FENCE LAYOUT
Not to Scale



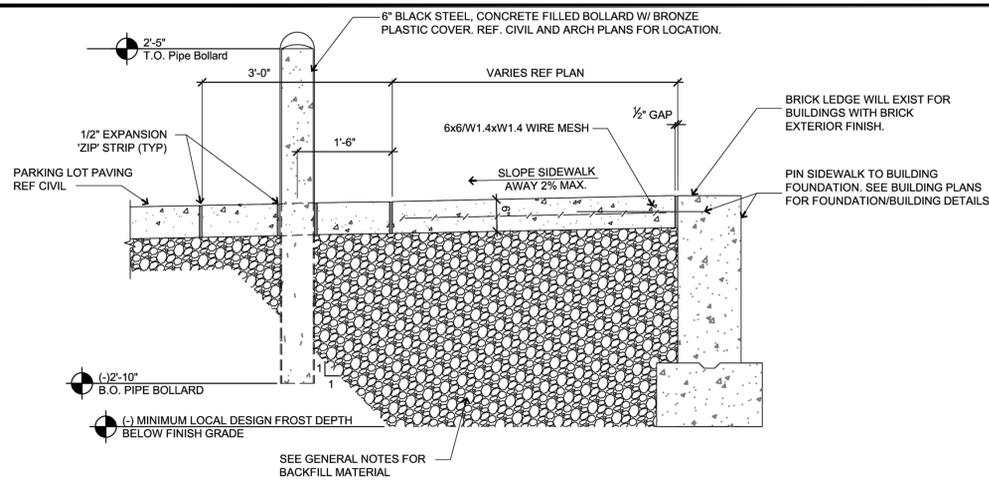
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

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

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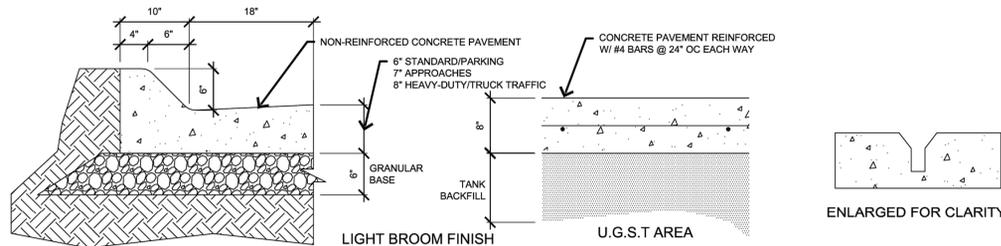
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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	SUBMITTED: 01.26.26 REVISIONS: _____ _____ _____
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: _____ CHECKED BY: _____	EROSION CONTROL DETAILS C-403



1 TYPICAL BUILDING SIDEWALK AND BOLLARD

3/4" = 1'-0"
 SUBGRADE AGGREGATE SECTION TO BE DESIGNED BASED ON SITE SOILS AND USE

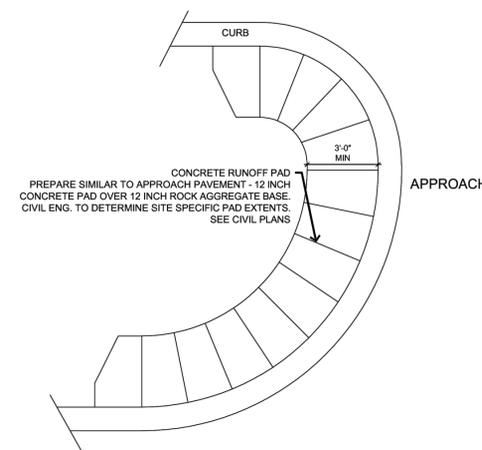


2 CONCRETE PAVING AND CURB

Not to Scale

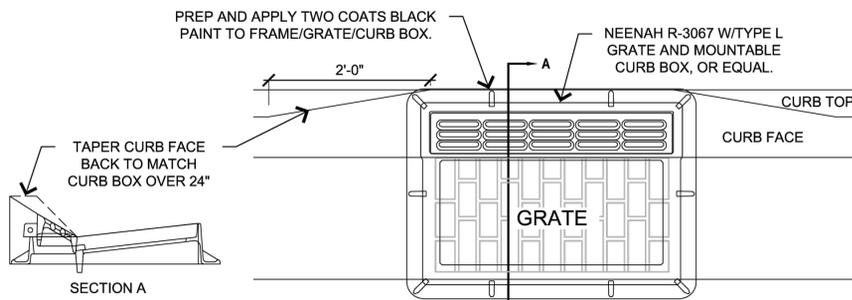
3 PAVING SAW-CUT

Not to Scale



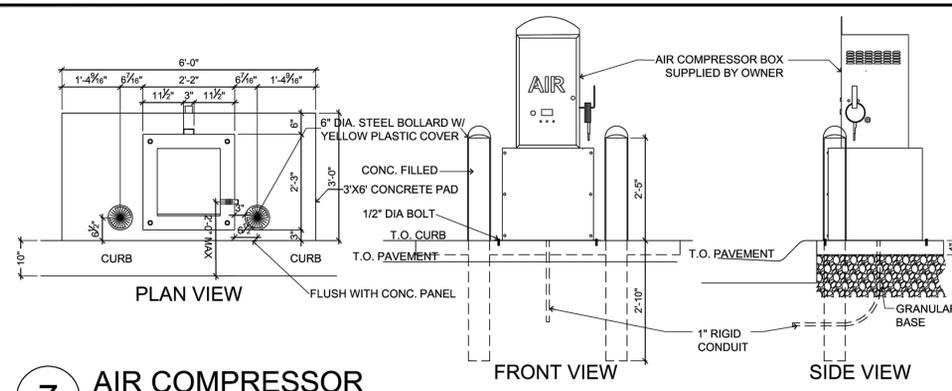
4 LANDSCAPE PROTECTOR

Not to Scale



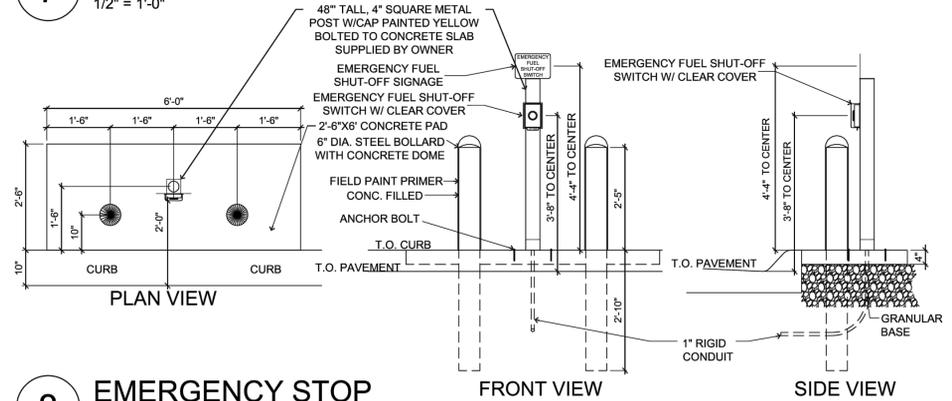
6 CURB INLET

Not to Scale



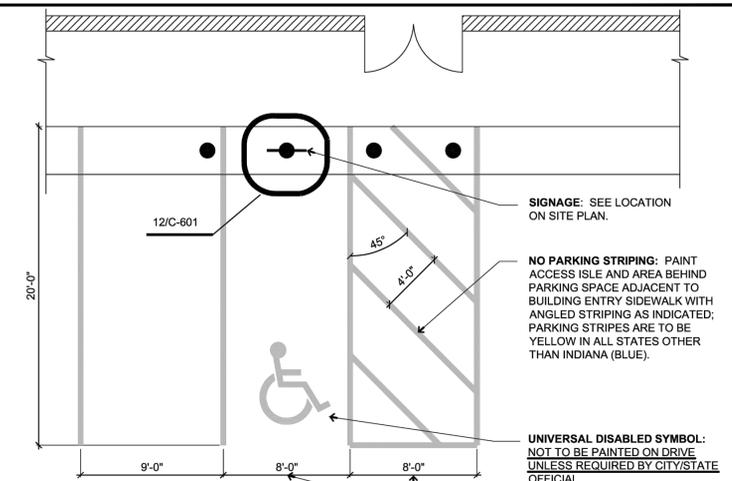
7 AIR COMPRESSOR

1/2" = 1'-0"



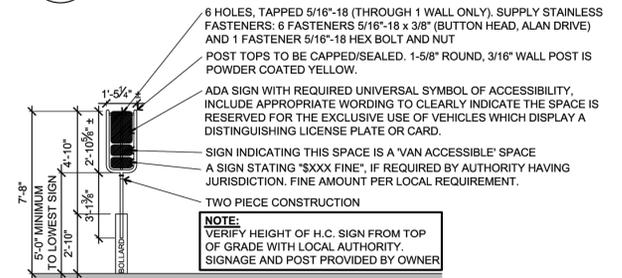
8 EMERGENCY STOP

1/2" = 1'-0"



11 ADA PARKING SPACES

3/16" = 1'-0"



12 ADA PARKING SIGN

1/4" = 1'-0"

GENERAL NOTES

Concrete:

- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
- Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY f'c	MAXIMUM W/C RATIO	SLUMP	AIR ENTRAIN.
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.

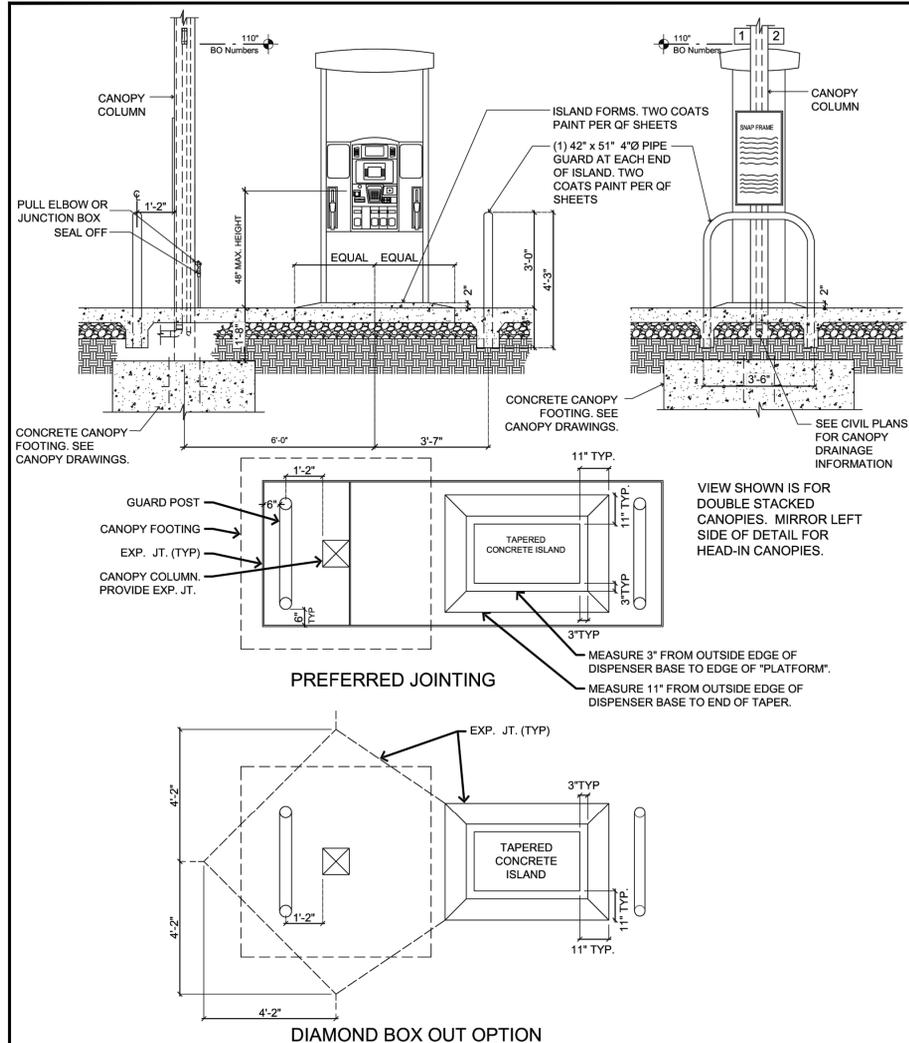
- The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
- No aluminum shall be placed in concrete.
- All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
- During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concrete".
- The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
- Verify with local authorities the required thickness of poured concrete for approaches and parking lot.
- Contractor to spray apply 'SpecChem Cure Shield' or 'Certi-Vex Guard Clear AIM' to all exterior concrete surfaces per manufacturer instructions. Use Swissmex DS-8350 Acetone Spray, or equivalent. Casey's recommended application rate is 200 sq. ft. per gallon. Contractor to ensure site install is appropriate. Substitute products must be pre-approved by Casey's.

Sub-Base And Aggregate:

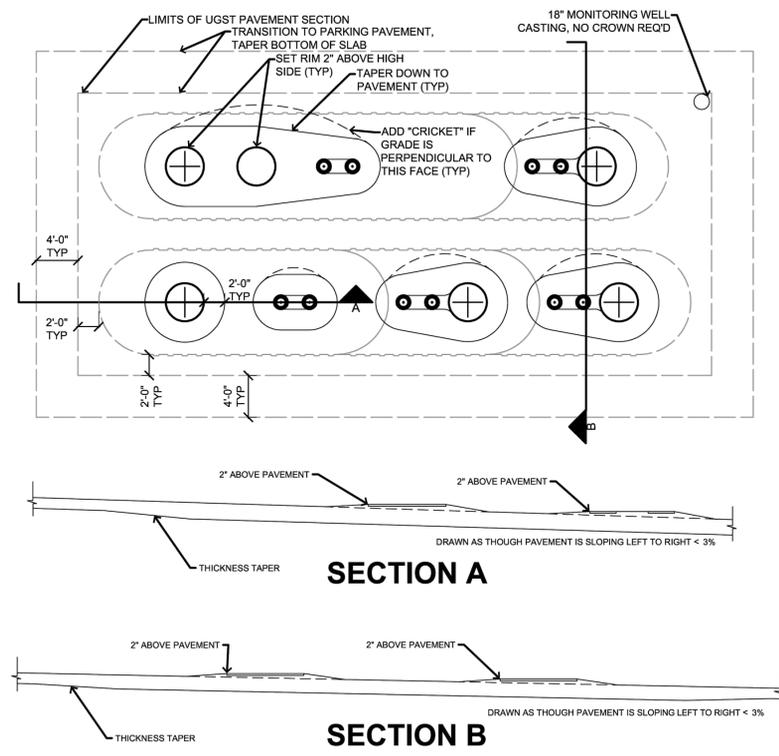
- Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
 - Building Slab - 3/4" to 1-1/2" max. clean stone
 - Building Sidewalk - 3/4" to 1-1/2" max. clean stone
 - Pavement - 1" to 1-1/2" max. stone with fines
 - Sidewalk Not Adjacent to Building - Same as pavement
 - Tank pit - See QF sheets

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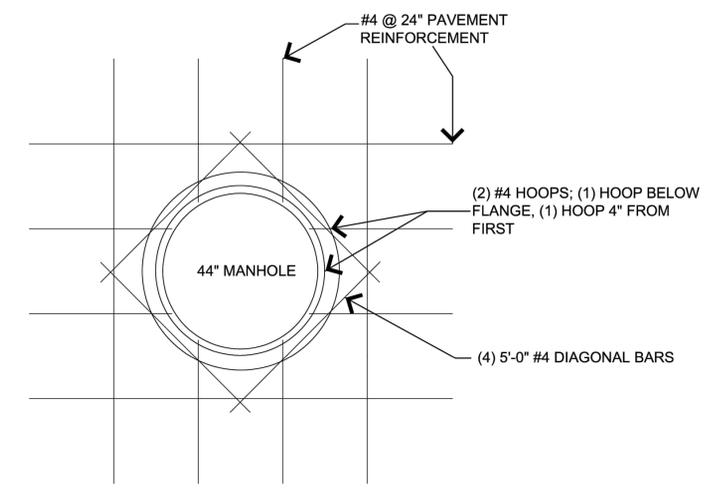
2024 CIVIL DETAILS
 CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100
 PROJECT: Lee's Summit MO #5074
 NWC Persels Rd & Hwy 291
 "U4" - Style Store
 DRAWING INFORMATION: 01.26.26
 STANDARD DETAILS
 C-601



1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)
Not to Scale



4 UGST PAVING FOR PAVEMENT SLOPE <3%
Not to Scale



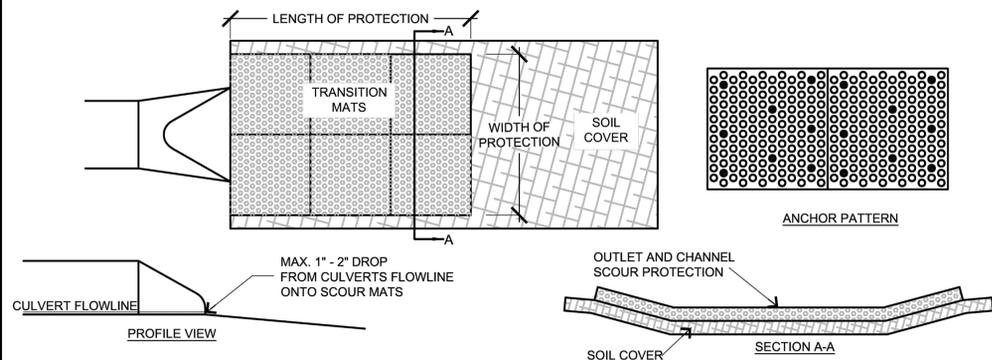
General Notes:
(1) ALL REINFORCING IS CENTER OF SLAB.

6 UGST Manhole Detail
Not to Scale

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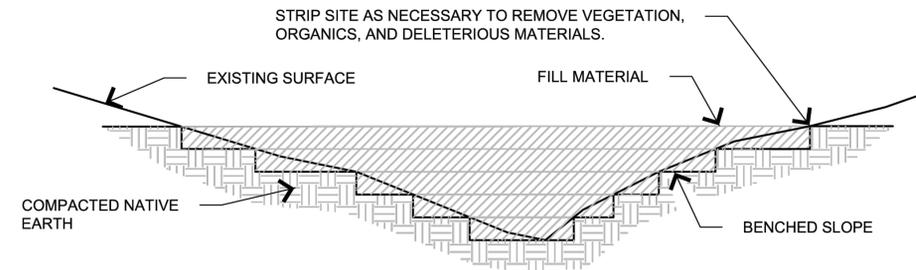
2024 CIVIL DETAILS		CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PUBLISHED: 07/22/24	PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	REVISION: 01.26.26	DRAWING INFORMATION: STANDARD DETAILS
REVISION: 01.26.26	CONSTRUCTION DIVISION	CHECKED BY:	C-602

SBB Proj. No. 24-167



NOTE: INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

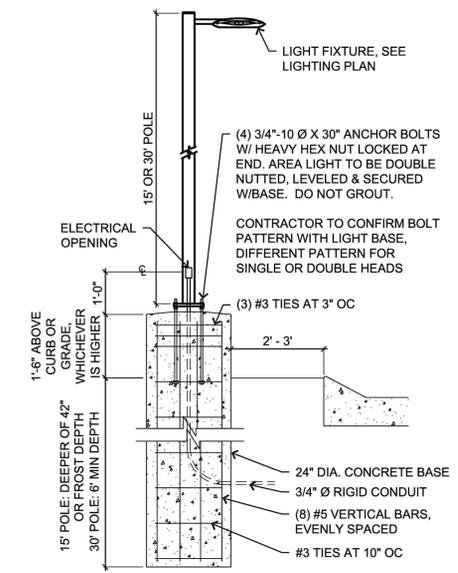
1 SCOUR STOP EROSION CONTROL
Not to Scale



NOTES:

1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

2 TYPICAL FILL SECTION
Not to Scale



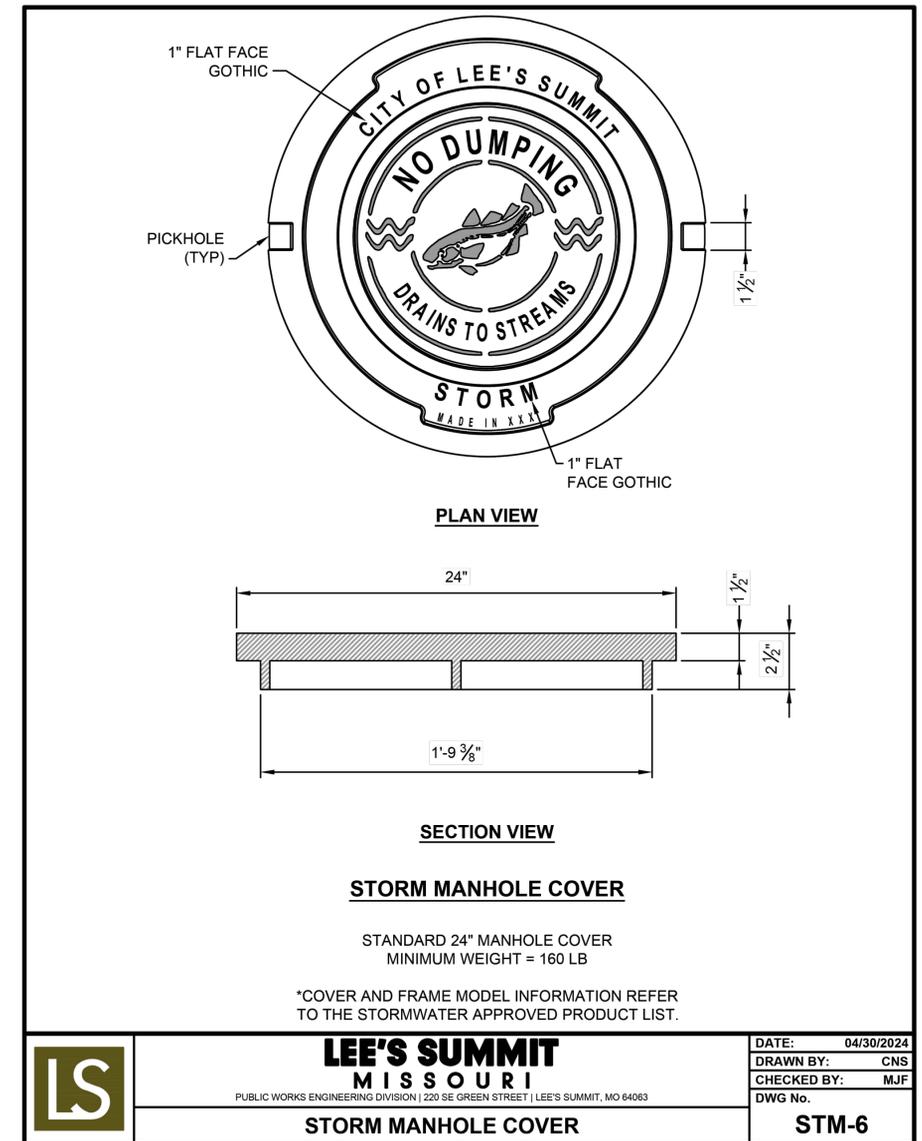
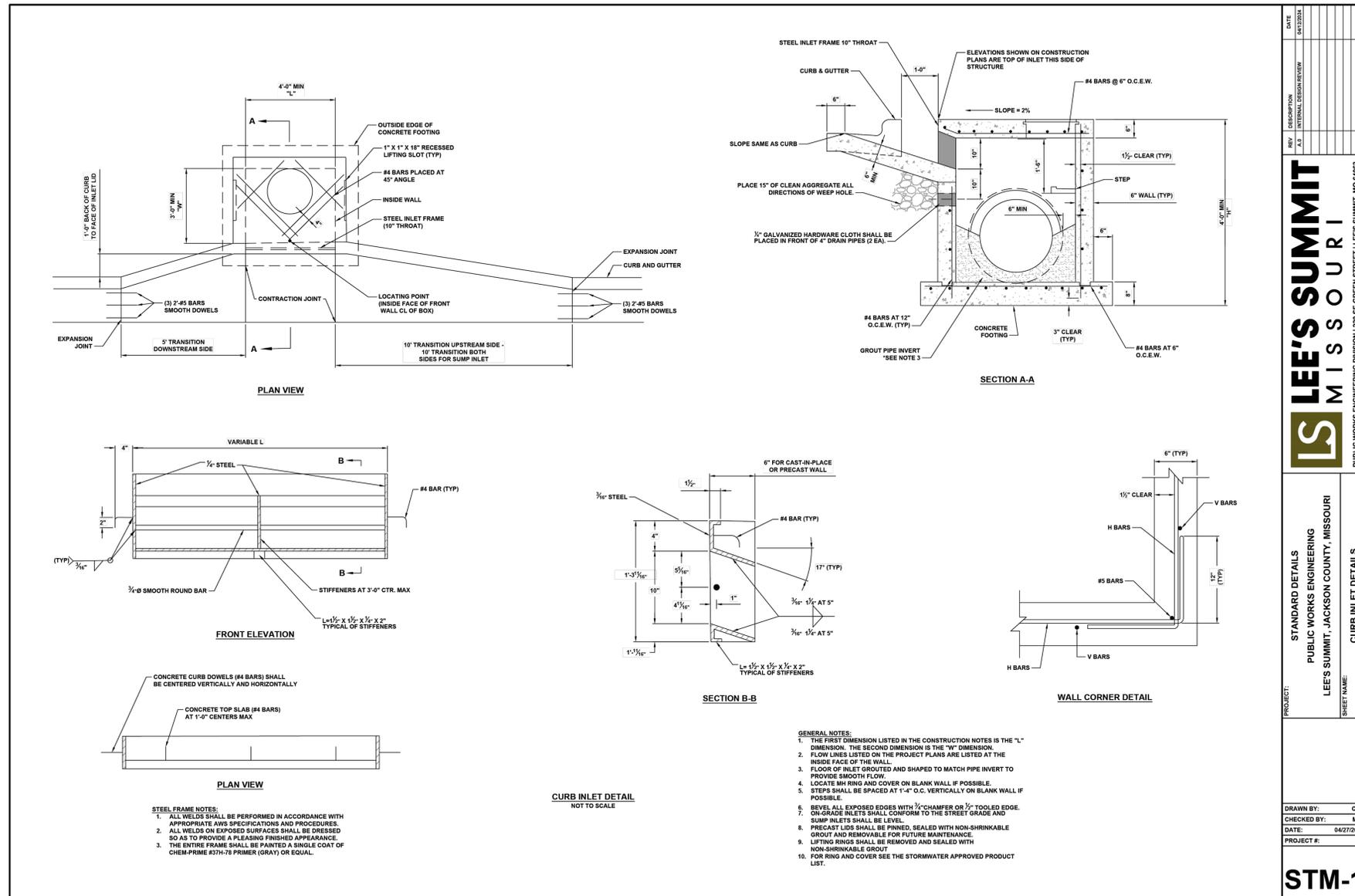
8 AREA LIGHTING
1/2" = 1'-0"

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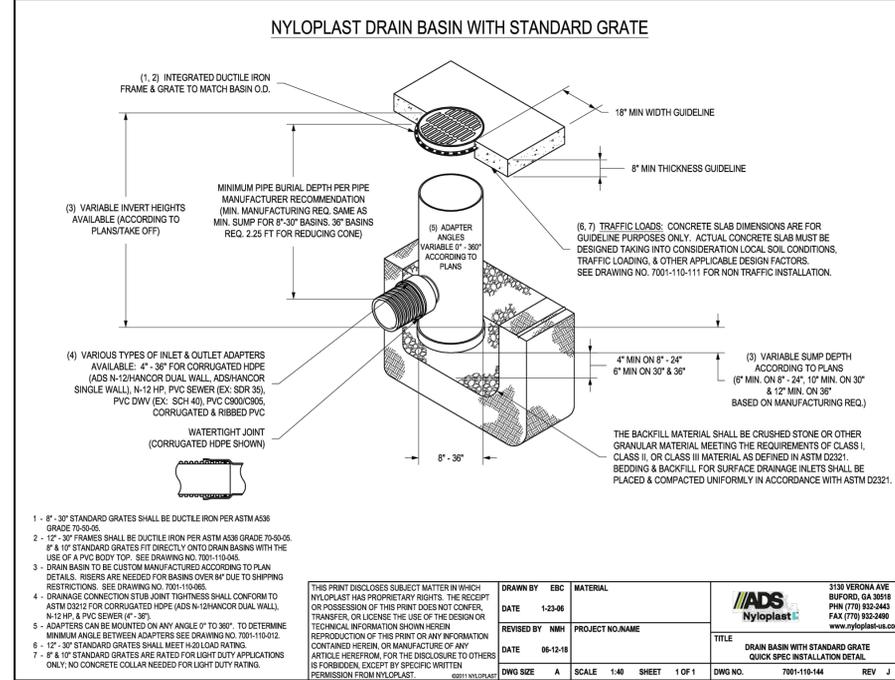
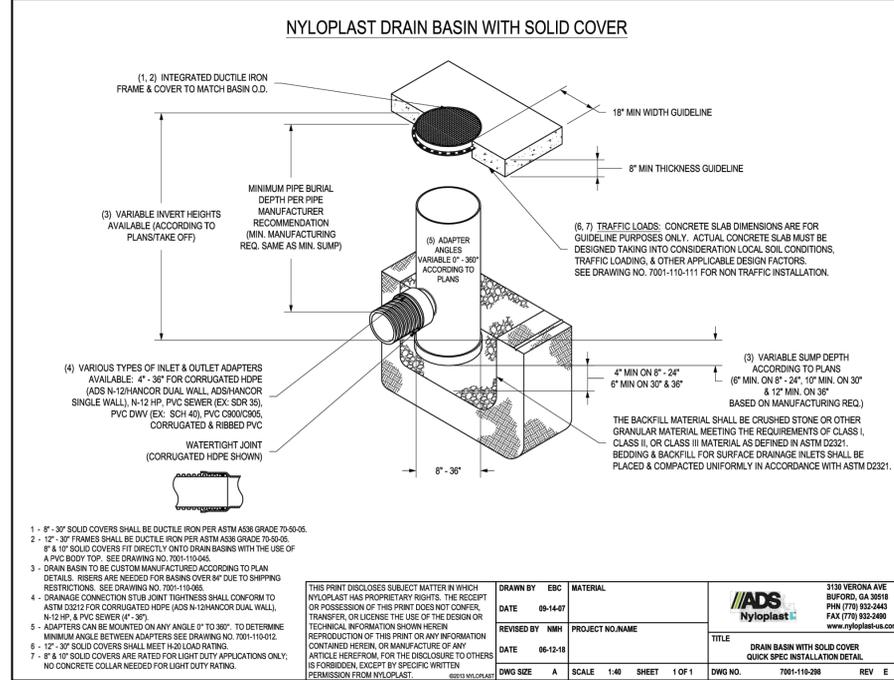
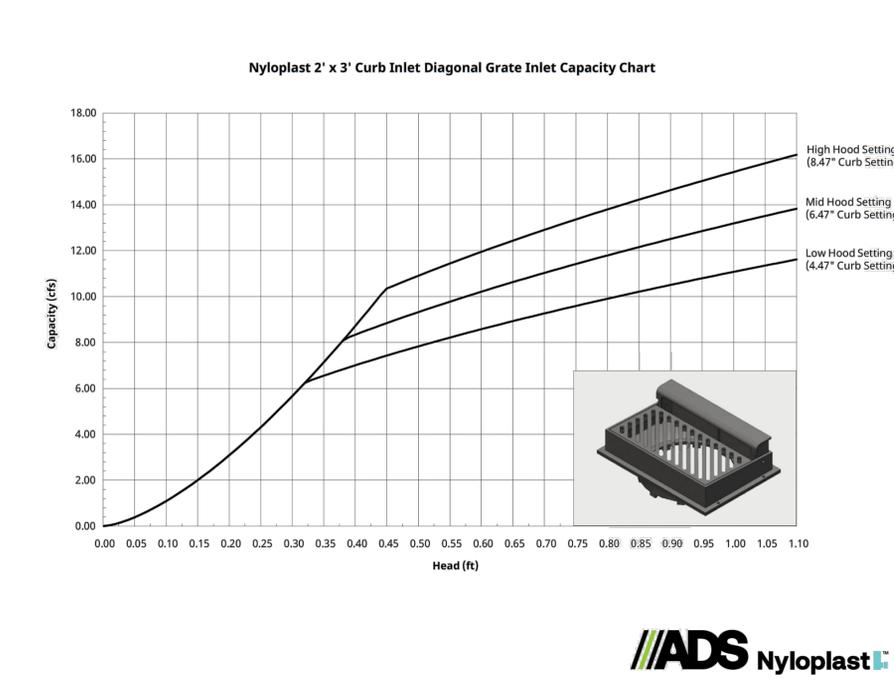
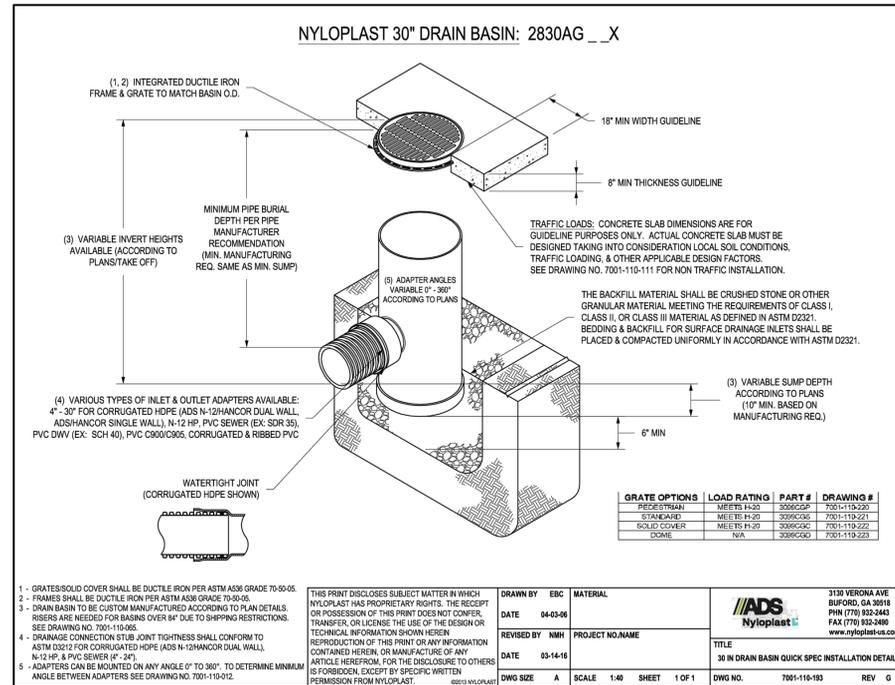
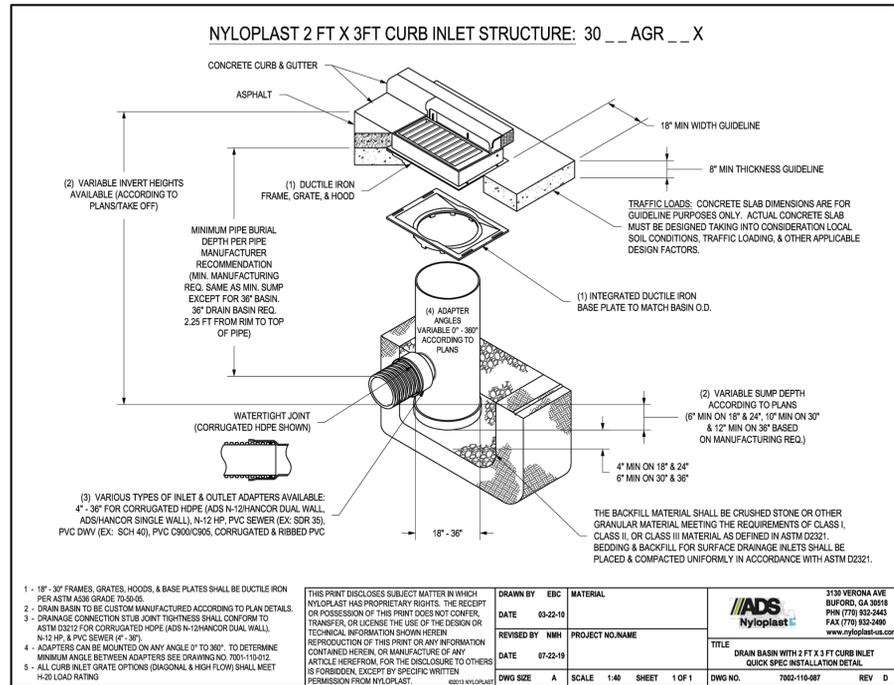
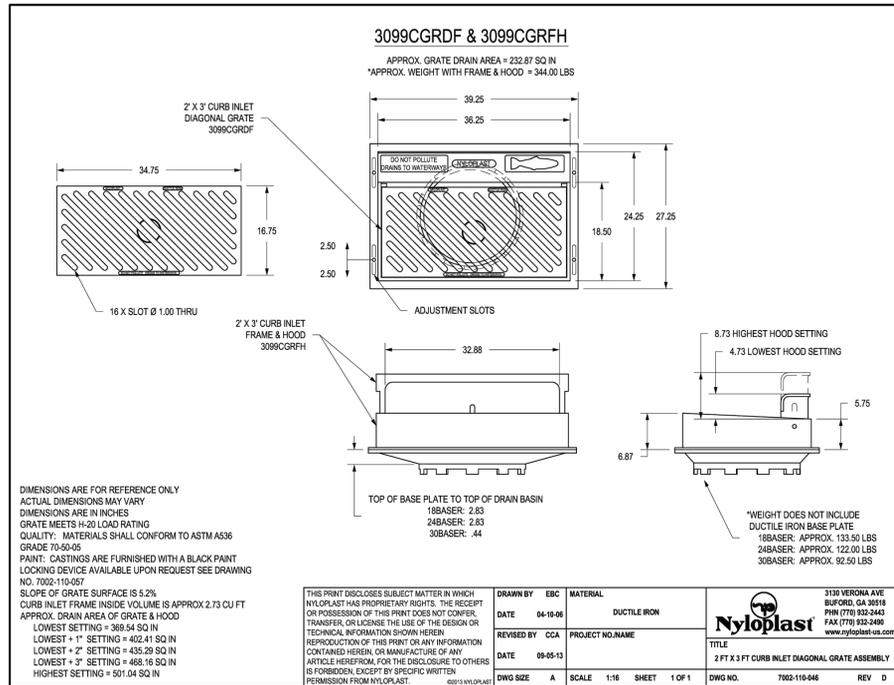
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2024 CIVIL DETAILS		CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PUBLISHED: 07/22/24	PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	DATE: 01.26.26	DRAWING INFORMATION: STANDARD DETAILS
DRAWING INFORMATION: CONSTRUCTION DIVISION		C-603	



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PROJECT:	Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	ISSUED:	01.26.26
CONSTRUCTION DIVISION		REVISIONS:	
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		STANDARD DETAILS	
		C-604	



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

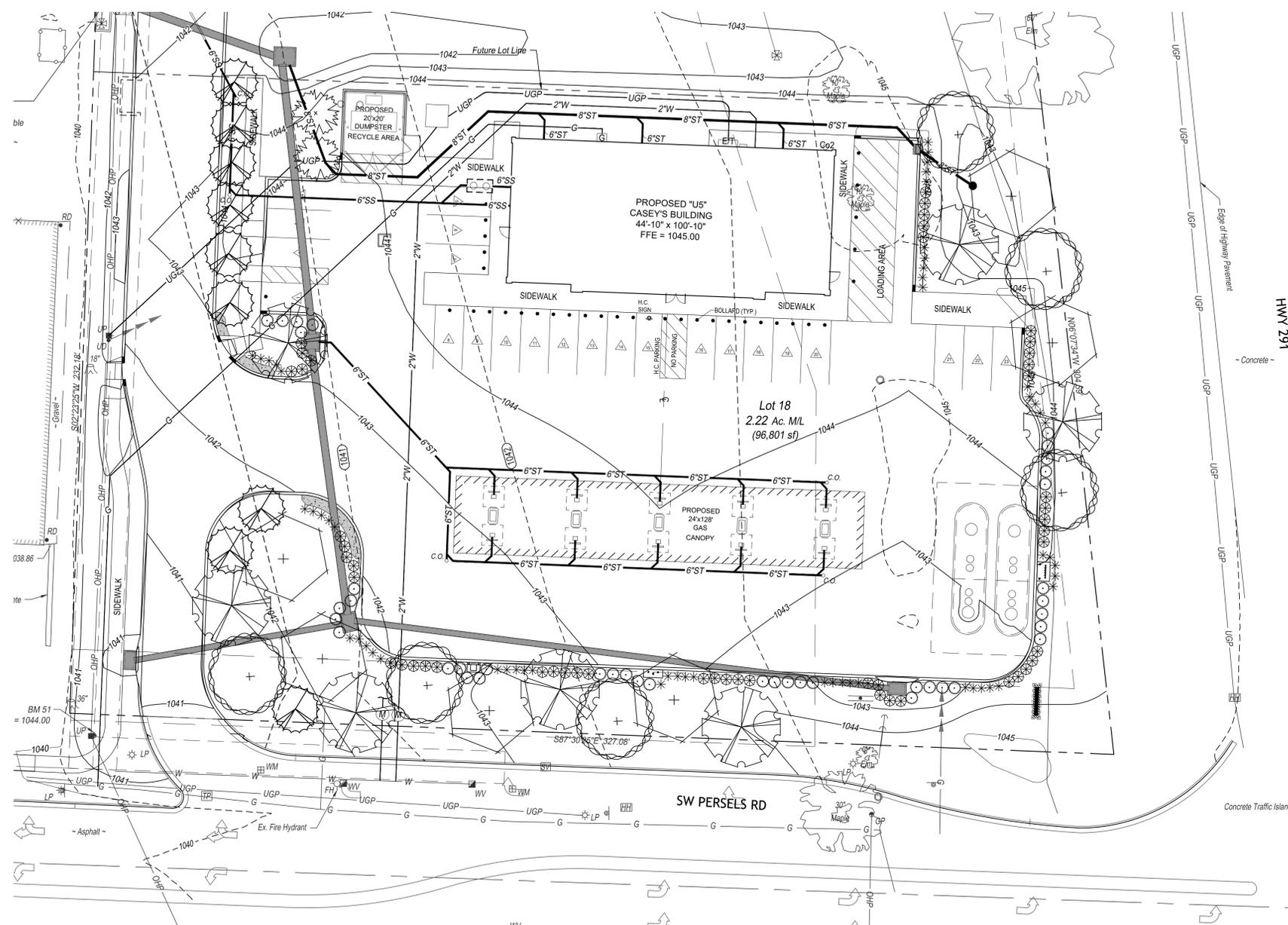
DATE: 01.26.26

REVISIONS:

ADDITIONAL INFORMATION: ADS NYLOPLAST STANDARD DETAILS

DRAWING INFORMATION: CONSTRUCTION DIVISION

DWG NO. C-605



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

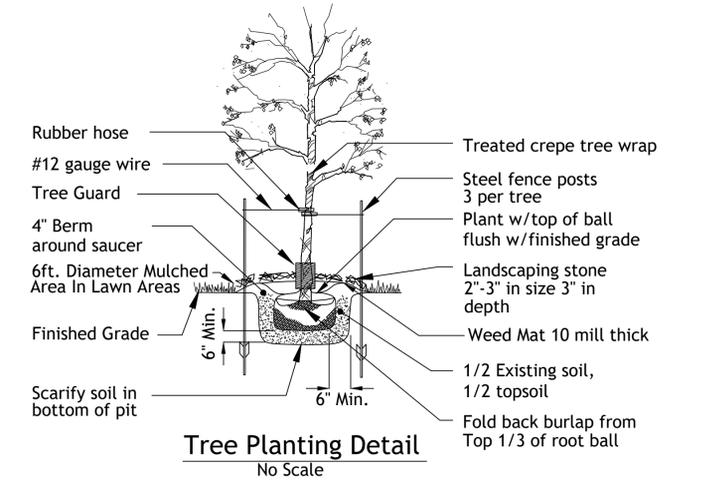
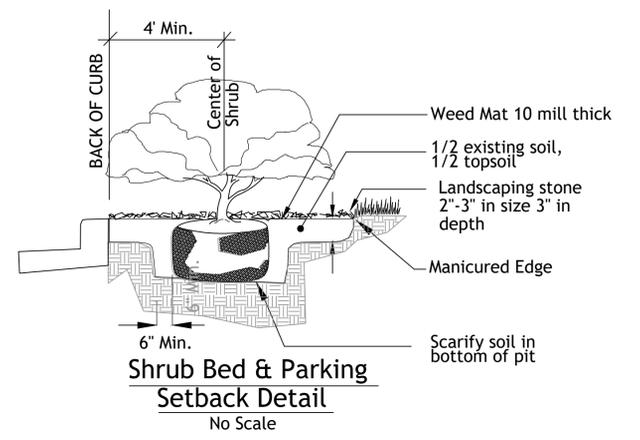
INTERIOR PARKING
 TOTAL PARKING SURFACE = 8,126sf
 REQUIRED
 5% LANDSCAPE AREA = 406sf
 PROVIDED = 492sf

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 = 9
 ORNAMENTALS = 9
 EVERGREENS = 2

OPEN SPACE SHRUBS
 REQUIRED 2 / 5,000sf = 24
 PROVIDED = 30



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.

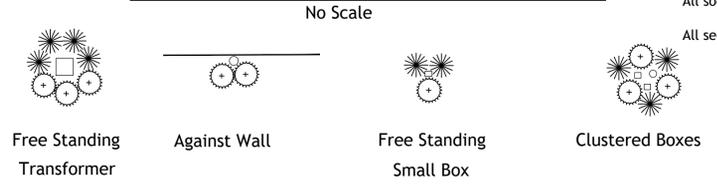
Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	40	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	55	Dense Yew	Taxus Media 'Densiformis'	18"-24"sp.	Cont.	4'o.c.
	50	Wintergreen Littleleaf Boxwood	Buxus Microphylla 'Koreana Wintergreen'	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'	2.5" cal	BB	As Shown
	6	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2.5" cal	BB	As Shown
	7	Swamp White Oak	Quercus Bicolor	2.5" cal	BB	As Shown
	9	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown
	2	Canaert Juniper	Juniperus Virginiana 'Canaertii'	8' hgt	BB	As Shown

Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



SBB Proj. No. 24-167

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PROJECT: Lee's Summit MO #5074 NWC Persels Rd & Hwy 291 "U4" - Style Store	PUBLISHED: 10-13-25 REVISED: 1-26-26
DRAWING INFORMATION: CONSTRUCTION DIVISION	LANDSCAPE PLAN
DRAWN BY:	CHECKED BY:
C-701	

Prepared by Garrett Ochs
Landscape Architect KS 712