

HAZEL GROVE ELEMENTARY SCHOOL

LEE'S SUMMIT R-7 SCHOOL DISTRICT

PRELIMINARY DEVELOPMENT PACKAGE
02.18.2026

Architect
INCITE DESIGN STUDIO
110 WEST 18TH STREET
KANSAS CITY, MO 64108
816.979.3500

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

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

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

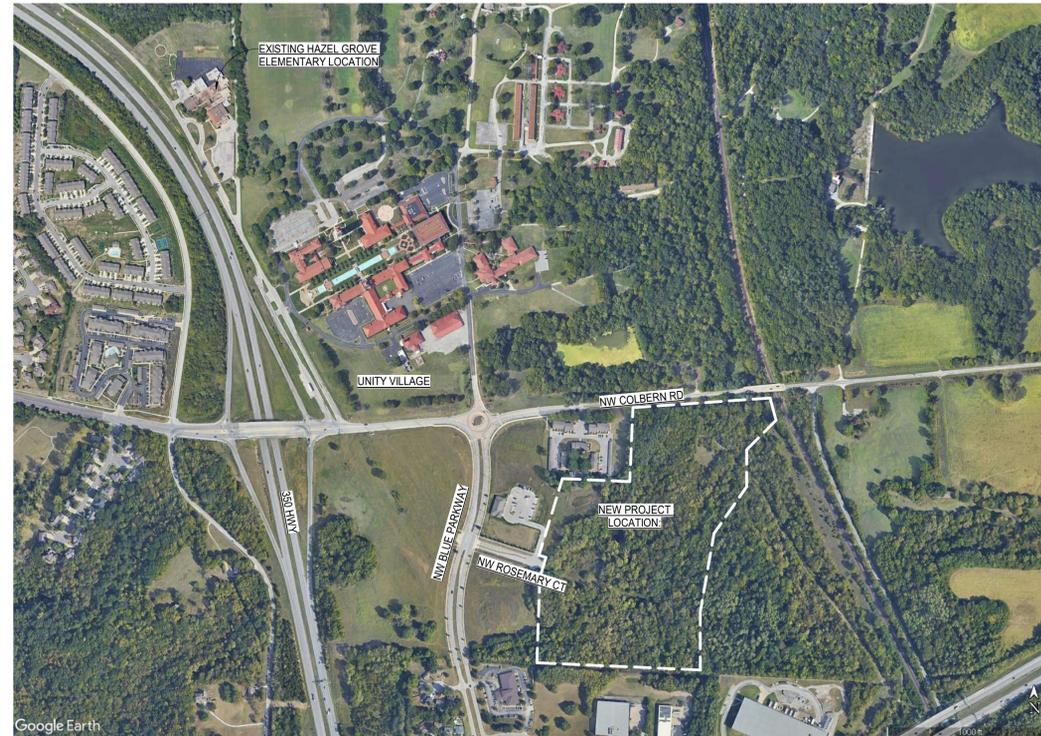
Food Service
DENNIS G. GLORE, INC.
P.O. BOX 200
EUREKA, MO 63025
636.938.7887

Landscape Architect
LAND3 STUDIO
317 SE MAIN ST.
LEE'S SUMMIT, MO 64063
816.207.6019

EXTERIOR RENDERING



PROJECT LOCATION



Licensed Architect
PATRICK B. SMITH

License
A-2013041352

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

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued

Sheet Name
COVER SHEET

Sheet Number
G1.00

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ARCHITECT



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PHONE: 816-979-3500

CIVIL ENGINEER



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STRUCTURAL ENGINEER



STAND STRUCTURAL ENGINEERING
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OVERLAND PARK, KS 66204
PHONE: 913-214-2169

MEP ENGINEER



HENDERSON ENGINEERS
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PHONE: 913-742-5000

LANDSCAPE ARCHITECT



LAND3 STUDIO
317 SE MAIN ST.
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PHONE: 816-207-6019

FOOD CONSULTANT



DENNIS G. GLORE, INC.
P.O. BOX 200
EUREKA, MO 63025
PHONE: 636-938-7887

CONSTRUCTION MANAGERS

A.L. HUBER CONSTRUCTION
10770 EL MONTE ST.
OVERLAND PARK, KS 66211
PHONE: 913-341-4880

HAUSMANN CONSTRUCTION, INC.
1510 WALNUT ST. #201
KANSAS CITY, MO 64108
PHONE: 816-741-5125

UNIVERSAL CONSTRUCTION COMPANY, INC.
2320 NE INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64064
PHONE: 913-342-1150

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

OWNER:
UNITY REALTY, LLC
1501 NW BLUE PARKWAY,
UNITY VILLAGE, MO 64065
PHONE: 816-251-3511
CONTACT: GUY SWANSON
EMAIL: swansong@unityonline.org

DEVELOPER:
LEE'S SUMMIT SCHOOL DISTRICT
502 SE TRANSPORT RD.
LEE'S SUMMIT, MO 64081
PHONE: (816) 986-2421
CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@ls7.net

TOTAL AREA TABLE
LOT 1 = 1,293,667 SQUARE FEET / 29.699 ACRES

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

BEGINNING AT A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 86°15'31" WEST (THIS AND ALL THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 (2003) WEST ZONE) (NORTH 86°15'11" WEST DEED) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 560.88 FEET (ALL DISTANCE REFERENCES ARE IN U.S. SURVEY FEET) TO A 1/2" REBAR WITH LS-214F CAP; THENCE DEPARTING SAID SOUTH LINE NORTH 03°44'29" EAST, A DISTANCE OF 559.06 FEET TO A 1/2" REBAR WITH LS-214F CAP BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST ROSEMARY COURT AS DEDICATED BY A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2017E0061615, THENCE NORTH 17°37'39" EAST (NORTH 17°37'56" EAST RECORD) ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 90.31 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEED; THENCE NORTH 66°44'48" WEST (NORTH 66°44'31" WEST RECORD) ON THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST ROSEMARY COURT, A DISTANCE OF 19.67 FEET TO A CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 2, SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2, A RECORDED SUBDIVISION AS FILED IN INSTRUMENT NO. 2017E0061615, THENCE NORTH 03°02'02" EAST (NORTH 03°02'02" EAST PLAT) ON SAID EAST LINE, A DISTANCE OF 6.01 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING THE SOUTHWEST CORNER OF A MEMORANDUM OF LEASE AS FILED IN BOOK 1724, AT PAGE 653 AND AN ASSIGNMENT OF LEASE AS FILED IN BOOK 1-667, AT PAGE 867; THENCE DEPARTING SAID EAST LINE SOUTH 87°28'15" EAST ON THE SOUTH LINE OF SAID LEASE, A DISTANCE OF 513.75 FEET (510 FEET DEED) TO A 1/2" REBAR WITH LS-214F CAP MARKING THE SOUTHWEST CORNER OF SAID LEASE; THENCE NORTH 02°31'45" EAST ON THE EAST LINE OF SAID LEASE, A DISTANCE OF 450.62 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT ON THE SOUTH LINE OF COLBERN ROAD BEING AT STATION 39+38.89 AND OFFSET 64.00 FEET TO THE RIGHT; (THIS AND THE FOLLOWING TWELVE COURSES ARE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COLBERN ROAD AS ESTABLISHED BY COLBERN ROAD RECONSTRUCTION PROJECT PERFORMED BY GARVER, PROJECT NO. 17177041, CITY PROJECT NO. F.A.P. STP-3301(527), A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E008752, A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E008756, AND A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E008758) THENCE DEPARTING SAID EAST LINE NORTH 84°44'20" EAST, A DISTANCE OF 36.40 FEET TO A POINT ON SAID SOUTHWEST QUARTER BEING AT STATION 39+75.29 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE CONTINUING NORTH 84°44'20" EAST, A DISTANCE OF 19.76 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 39+95.05 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE NORTH 61°03'35" WEST, A DISTANCE OF 16.53 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+43.87 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE SOUTH 05°15'40" EAST, A DISTANCE OF 6.00 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+43.87 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE SOUTH 82°41'08" EAST, A DISTANCE OF 133.20 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 45+00.00 AND OFFSET 139.00 FEET TO THE RIGHT; THENCE SOUTH 84°38'29" EAST, A DISTANCE OF 81.39 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 45+80.00 AND OFFSET 164.00 FEET TO THE RIGHT; THENCE NORTH 84°44'20" EAST, A DISTANCE OF 36.13 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 46+73.33 AND OFFSET 154.00 FEET TO THE RIGHT, SAID POINT BEING ON THE WEST LINE OF A DEED OF DEDICATION AS FILED IN INSTRUMENT NO. 2013E0084364; (THIS AND THE FOLLOWING SEVEN COURSES ARE ON THE WEST LINE OF SAID DEED OF DEDICATION) THENCE SOUTH 03°03'32" WEST (SOUTH 03°03'27" WEST DEED), A DISTANCE OF 342.57 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 66°03'09" WEST (SOUTH 66°03'04" WEST DEED), A DISTANCE OF 131.49 FEET TO THE RIGHT; THENCE NORTH 84°44'20" EAST, A DISTANCE OF 36.40 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 87°39'59" EAST, A DISTANCE OF 90.80 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 10°21'42" WEST DEED), A DISTANCE OF 207.37 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 51°38'00" WEST (SOUTH 51°38'00" WEST DEED), A DISTANCE OF 278.15 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 21°18'32" WEST (SOUTH 21°18'32" WEST DEED), A DISTANCE OF 318.83 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 03°51'38" EAST (SOUTH 03°51'38" EAST DEED), A DISTANCE OF 165.85 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 02°52'20" WEST (SOUTH 02°52'20" WEST DEED), A DISTANCE OF 297.20 FEET TO A POINT BEING AT STATION 66+03.96, SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST LINE NORTH 87°07'40" WEST (NORTH 87°07'45" WEST DEED) ON SAID SOUTH LINE, A DISTANCE OF 240.28 FEET TO THE POINT OF BEGINNING.

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

COMMENCING AT 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER SAID SOUTHWEST QUARTER; THENCE NORTH 03°02'34" EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1627.92 FEET TO THE INTERSECTION OF SAID EAST LINE AND SAID CENTERLINE BEING AT STATION 39+84.63; THENCE SOUTH 84°44'20" WEST, A DISTANCE OF 307.87 FEET TO A POINT OF TANGENCY BEING AT STATION 36+76.76 BEING THE POINT OF BEGINNING; THENCE NORTH 84°44'20" EAST ON SAID CENTERLINE, A DISTANCE OF 2927.20 FEET TO A POINT BEING AT STATION 66+03.96, SAID POINT BEING 1998.59 FEET NORTH 02°20'16" EAST OF A 5/8" REBAR IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF TERMINUS.

THIS DESCRIPTION WAS CREATED WITH THE BENEFIT OF GROUND SURVEY PERFORMED, DECEMBER 3, 2025 (KVE PROJECT C25S2528) AND CONTAINS 1,293,667 SQUARE FEET OR 29.699 ACRES MORE OR LESS, INCLUDING 45,044 SQUARE FEET OR 1.034 ACRES OF APPARENT EXISTING RIGHT-OF-WAY FOR WARD ROAD.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND CAUSE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS.**

UTILITY EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE, TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

CROSS ACCESS EASEMENT:
CITY LANGUAGE STD. DEDICATION?

DRAINAGE EASEMENT:
CITY LANGUAGE STD. DEDICATION?

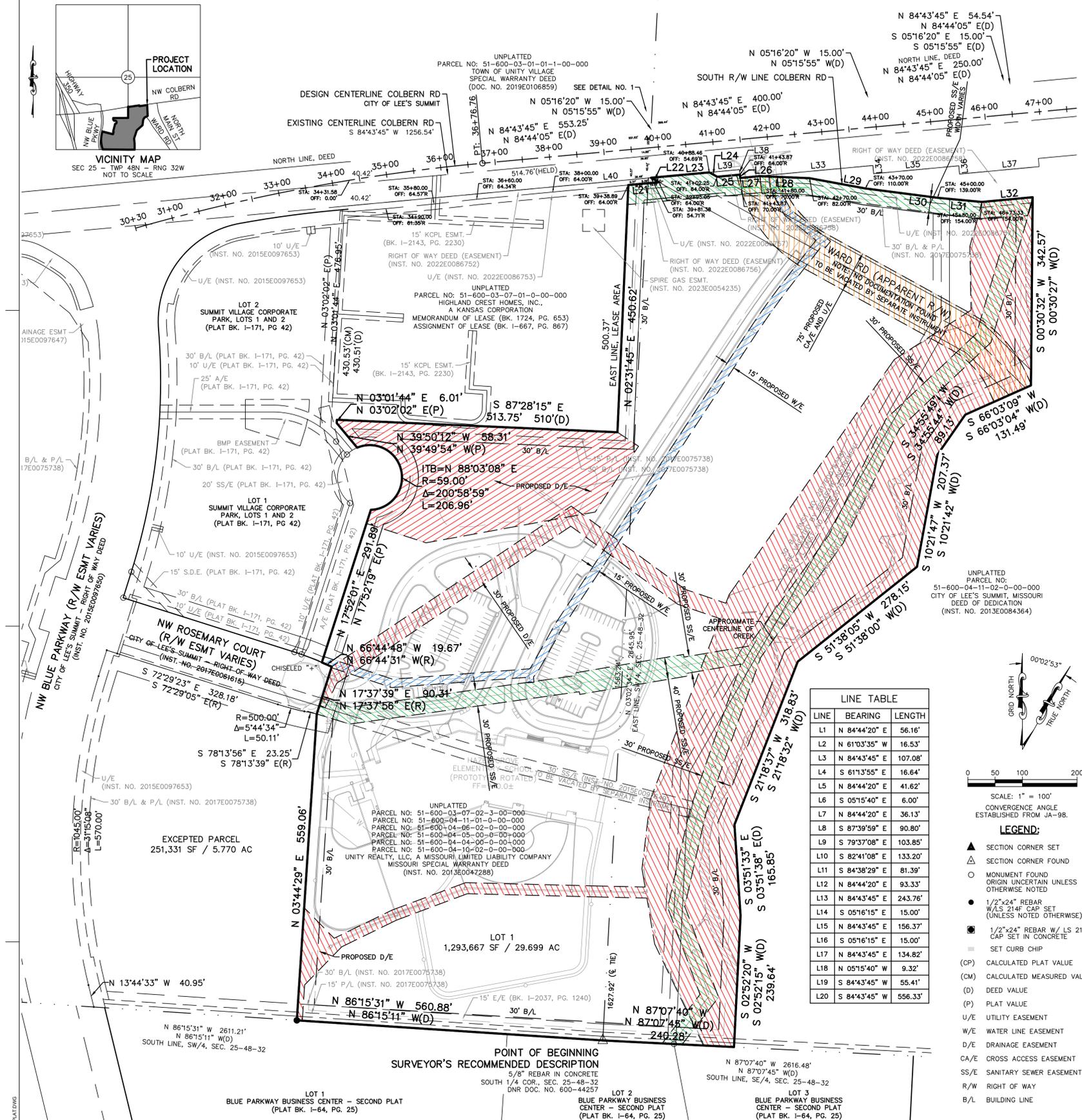
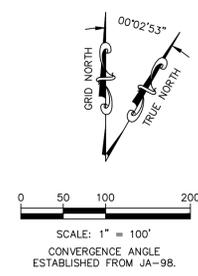
SANITARY EASEMENT:
CITY LANGUAGE STD. DEDICATION?

WATER EASEMENT:
CITY LANGUAGE STD. DEDICATION?

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

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

LINE	BEARING	LENGTH
L1	N 84°44'20" E	56.16'
L2	N 61°03'35" W	16.53'
L3	N 84°43'45" E	107.08'
L4	S 61°13'55" E	16.64'
L5	N 84°44'20" E	41.62'
L6	S 05°15'40" E	6.00'
L7	N 84°44'20" E	36.13'
L8	S 87°39'59" E	90.80'
L9	S 79°37'08" E	103.85'
L10	S 82°41'08" E	133.20'
L11	S 84°38'29" E	81.39'
L12	N 84°44'20" E	93.33'
L13	N 84°43'45" E	243.76'
L14	S 05°16'15" E	15.00'
L15	N 84°43'45" E	156.37'
L16	S 05°16'15" E	15.00'
L17	N 84°43'45" E	134.82'
L18	N 05°15'40" W	9.32'
L19	S 84°43'45" W	55.41'
L20	S 84°43'45" W	556.33'



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

REFERENCE PLATS:
1. BLUE PARKWAY BUSINESS CENTER - FIRST PLAT - BOOK 152-PAGE:6. DATE RECORDED: AUGUST 4, 1992.
2. BLUE PARKWAY BUSINESS CENTER - SECOND PLAT - LOTS 1 THROUGH 3 - BOOK 164-PAGE:25. DATE RECORDED: DECEMBER 30, 1998
3. SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2 - BOOK 171-PAGE:42. DATE RECORDED: JULY 19, 2017.

REFERENCE DEEDS:
1. MISSOURI SPECIAL WARRANTY DEED (INST. NO. 2013E0047288)
2. MEMORANDUM OF LEASE (BK. 1724, PG. 653)
3. ASSIGNMENT OF LEASE (BK. 1-667, PG. 867)
4. DEED OF DEDICATION (INST. NO. 2013E0084364)

HORIZONTAL AND VERTICAL DATUM:
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/2003) (NAVD 1988) CAF: 0.99999276
1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0
JA-98 (PID-095098)
NORTHING: 310381.520 (GRID)(METERS) 1018317.41 (GROUND)(U.S. SURVEY FEET)
EASTING: 856629.081 (GRID)(METERS) 2810477.61 (GROUND)(U.S. SURVEY FEET)
ELEV = 234.59 (METERS) 799.18 (U.S. SURVEY FEET)

POINT OF BEGINNING
SURVEYOR'S RECOMMENDED DESCRIPTION
SOUTH 1/4 COR., SEC. 25-48-32
DNR DOC. NO. 600-14257
BLUE PARKWAY BUSINESS CENTER - SECOND PLAT (PLAT BK. I-64, PG. 25)

incite Design Studio
architects building relationships

Architect
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110 WEST 18TH STREET
KANSAS CITY, MO 64108
816.979.3500

Civil
KAW VALLEY ENGINEERING, INC.
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
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LEE'S SUMMIT, MO 64083
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HENDERSON ENGINEERS
634 LENEXA DRIVE, SUITE 300
LENEXA, KS 66214
913.742.5000

DAVID D. WOOD
License
MO #2011037427
Member
PE-2011037427
2-19-2024
Professional Engineer

Cent. of Authority
#000842
KAW VALLEY ENGINEERING, INC.

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE
Project Number
26-107
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Revision No.	Description	Date Issued

Area Plan

Sheet Name
PRELIMINARY PLAT

Sheet Number
C0.1

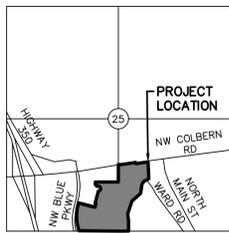
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PROJ. NO. C25-2528 DSN: DDW DAVID D. WOOD
CFN: 2528PPLAT DWN: NJN ENGINEER
MO # 2011037427

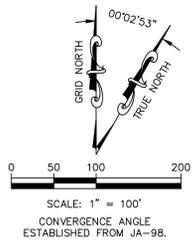
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kw@kve.com | www.kve.com

KAW VALLEY ENGINEERING

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



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



PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
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502 SE TRANSPORT RD,
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PHONE: (816) 986-2421
CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@ls7.net

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

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

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

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

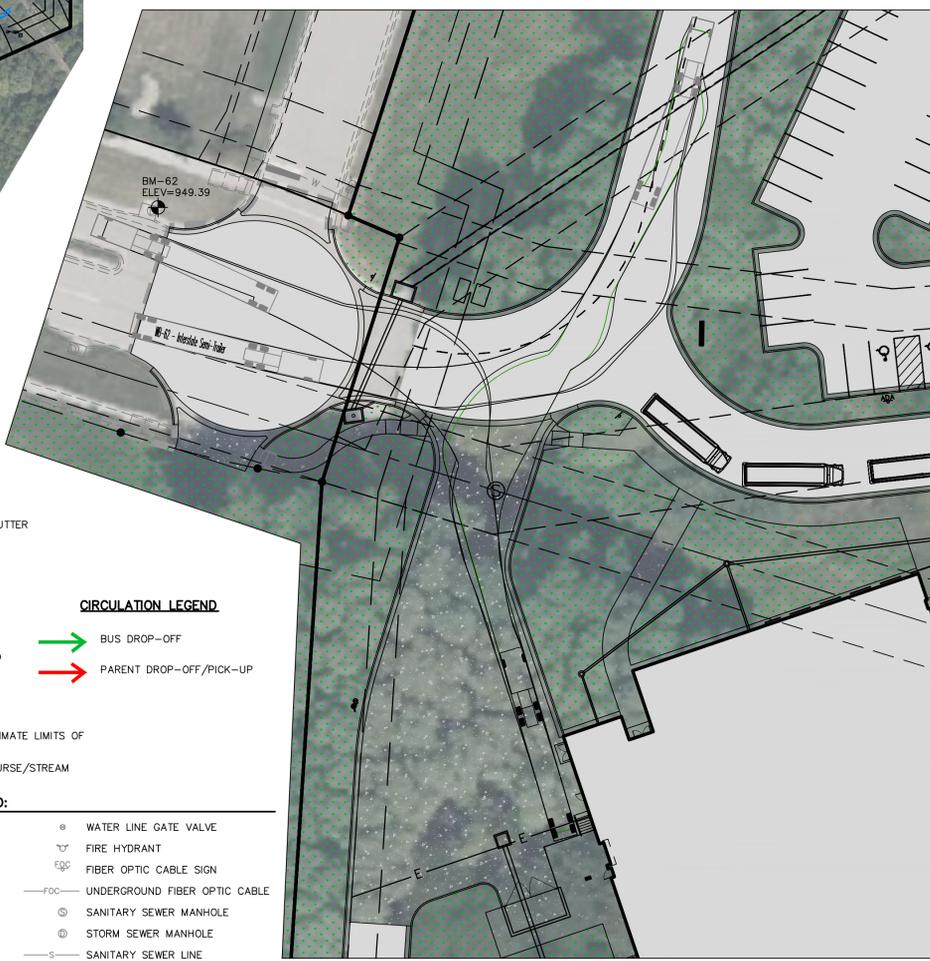
CAR RIDERSHIP (STUDENTS):

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

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

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

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



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

- LEGEND:**
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
 - CONTROL POINT
 - SECTION CORNER
 - 1/2" x 24" REBAR W/AS 214F CAP SET (UNLESS NOTED OTHERWISE)
 - BENCHMARK
 - OVERHEAD UTILITY LINE (# OF LINES)
 - PULL BOX
 - LIGHT POLE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - GUY ANCHOR
 - UNDERGROUND GAS
 - GAS CATHODIC PROTECTION TESTING STATION
 - WATER LINE
 - WATER LINE GATE VALVE
 - FIRE HYDRANT
 - FIBER OPTIC CABLE SIGN
 - UNDERGROUND FIBER OPTIC CABLE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER LINE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE BOX
 - POLYVINYL CHLORIDE PIPE
 - HDPPE HIGH DENSITY POLYETHYLENE
 - STREET/TRAFFIC SIGN
 - BACK TO BACK OF CURB MEASUREMENT
 - EDGE TO EDGE OF ASPHALT
 - DECIDUOUS TREE
 - TREE LINE
 - WIRE FENCE
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR

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

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

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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913.742.5000

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Cert. of Authority
#000842
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HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued

Area Plan

Sheet Name
PROPOSED IMPROVEMENT AND TRAFFIC MANAGEMENT PLAN

Sheet Number
C0.5

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PROJ. NO. C25_2528 DSN: DDW DAVID D. WOOD ENGINEER
CFN: 2528TRAF DWN: NJN MO # 2011037427

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KAW VALLEY ENGINEERING

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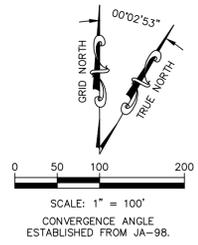




HORIZONTAL AND VERTICAL DATUM:
REFERENCE PRELIMINARY DEVELOPMENT PLAN (C0.0)

PROJECT BENCH MARKS:
REFERENCE PRELIMINARY DEVELOPMENT PLAN (C0.0)

PROJECT CONTROL:
REFERENCE PRELIMINARY DEVELOPMENT PLAN (C0.0)



DEMOLITION
1 TO REMAIN.

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- INDICATES TREE/SHRUB TO BE REMOVED. TREES OVER 9" DBH TO BE FELLED PRIOR TO MARCH 31, 2026. (±665,480 SF)
- EXISTING POND TO BE DRAINED AND EMBANKMENT BREACHED (±16,183 SF)
- LIMITS OF DRAINAGE COURSE/STREAM

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CFN: 2528DEMO DWN: NJN MO # 2011037427

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

**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**

Project Number
26-107

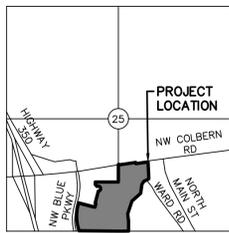
Issue Date
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Revision No.	Description	Date Issued

Area Plan

Sheet Name
**EXISTING CONDITIONS
AND TREE CLEARING
PLAN**

Sheet Number
C0.6



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

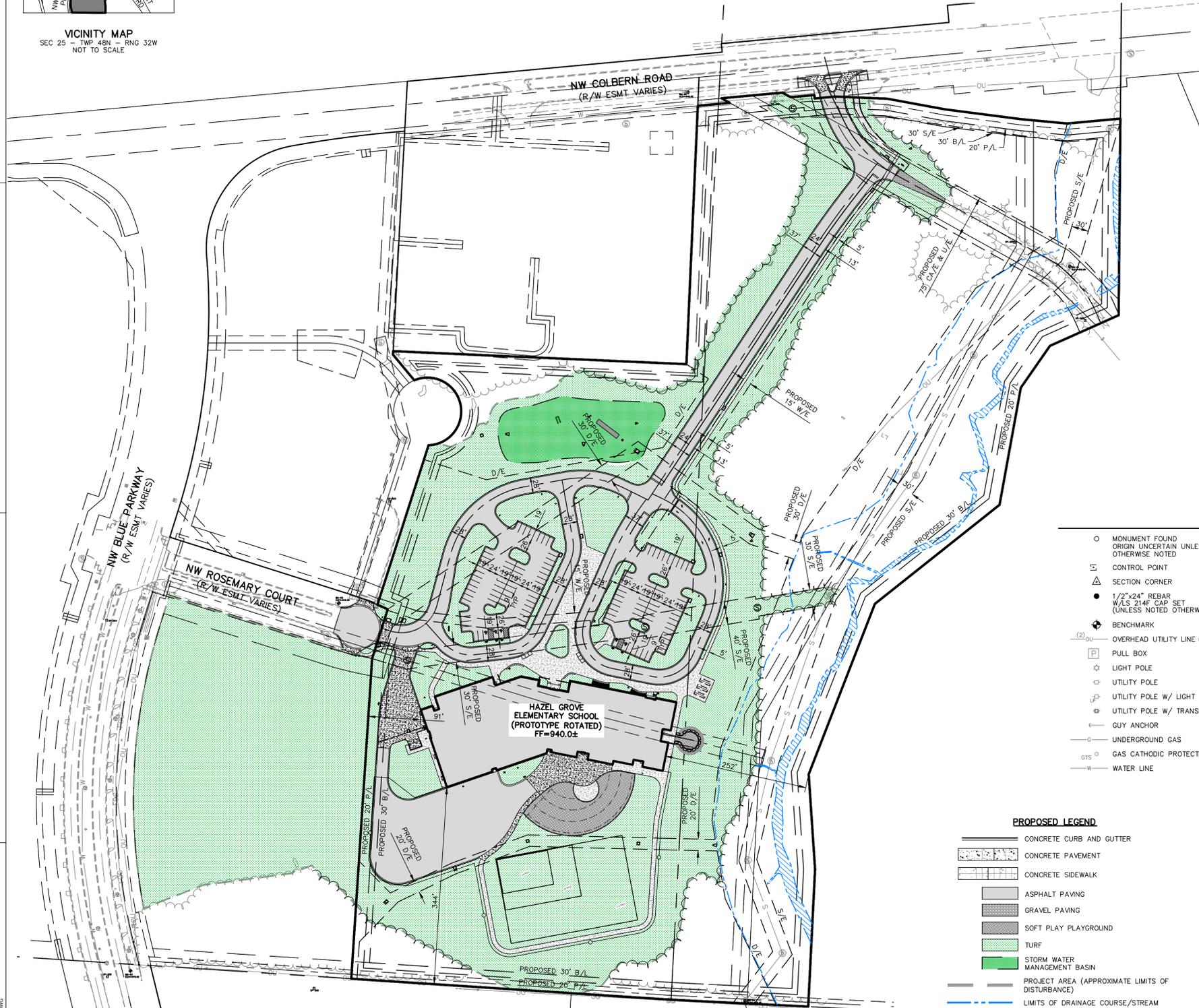
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CONTACT: GUY SWANSON
EMAIL: swansong@unityonline.org

DEVELOPER:
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502 SE TRANSPORT RD,
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PHONE: (816) 986-2421
CONTACT: KYLE GORRELL
EMAIL: kyle.gorrell@sr7.net

HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE SITE SITE PLAN

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



LEGEND:

○ MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	○ WATER LINE GATE VALVE
△ CONTROL POINT	▽ FIRE HYDRANT
▲ SECTION CORNER	FOC FIBER OPTIC CABLE SIGN
● 1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)	—FOC UNDERGROUND FIBER OPTIC CABLE
⊕ BENCHMARK	⊙ SANITARY SEWER MANHOLE
(2)OU OVERHEAD UTILITY LINE (# OF LINES)	⊙ STORM SEWER MANHOLE
P PULL BOX	—S SANITARY SEWER LINE
☆ LIGHT POLE	CMP CORRUGATED METAL PIPE
☆ UTILITY POLE	RCB REINFORCED CONCRETE BOX
☆ UTILITY POLE W/ LIGHT	PVC POLYVINYL CHLORIDE PIPE
☆ UTILITY POLE W/ TRANSFORMER	HDPE HIGH DENSITY POLYETHYLENE
⊕ GUY ANCHOR	—S STREET/TRAFFIC SIGN
—G UNDERGROUND GAS	B/B BACK TO BACK OF CURB MEASUREMENT
GTS GAS CATHODIC PROTECTION TESTING STATION	E/E EDGE TO EDGE OF ASPHALT
—W WATER LINE	⊙ DECIDUOUS TREE
	— TREE LINE
	— WIRE FENCE
	— 939 EXISTING GRADE 1' CONTOUR
	— 950 EXISTING GRADE 5' CONTOUR

PROPOSED LEGEND

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

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

811
Know what's below.
Call before you dig.

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CFN: 2528SP DWN: NJN MO # 2011037427

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DAVID D. WOOD

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KAW VALLEY ENGINEERING, INC.

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

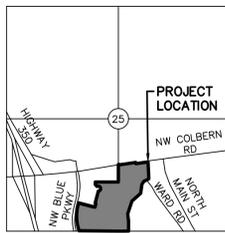
Revision No.	Description	Date Issued

Area Plan

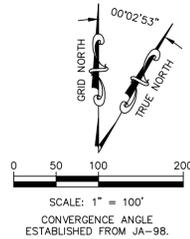
Sheet Name
SITE PLAN

Sheet Number
C1.0

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



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HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE SITE GRADING AND STORM WATER MANAGEMENT PLAN

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



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

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

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

- LEGEND:**
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
 - CONTROL POINT
 - SECTION CORNER
 - 1/2"x24" REBAR W/L 214" CAP SET (UNLESS NOTED OTHERWISE)
 - BENCHMARK
 - OVERHEAD UTILITY LINE (# OF LINES)
 - PULL BOX
 - LIGHT POLE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - GUY ANCHOR
 - UNDERGROUND GAS
 - GAS CATHODIC PROTECTION TESTING STATION
 - WATER LINE
 - WATER LINE GATE VALVE
 - FIRE HYDRANT
 - FIBER OPTIC CABLE SIGN
 - UNDERGROUND FIBER OPTIC CABLE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER LINE
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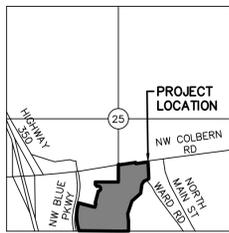
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Area Plan

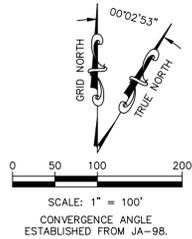
Sheet Name
GRADING AND STORM WATER MANAGEMENT PLAN

Sheet Number
C3.0

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



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HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE SITE UTILITY PLAN

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

UTILITY CONTACTS:

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

WATER:
WATER UTILITIES SERVICE
CENTER
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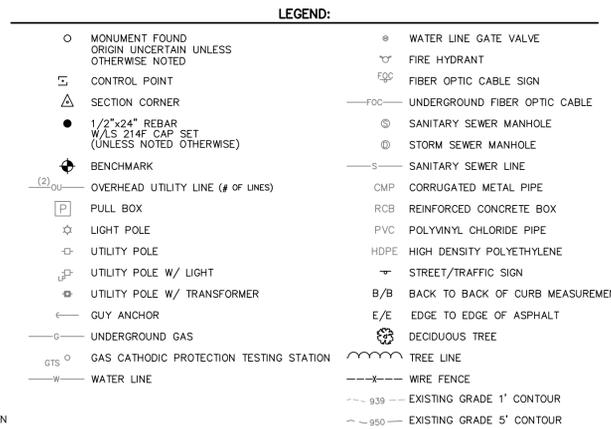
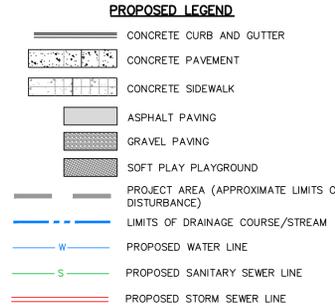
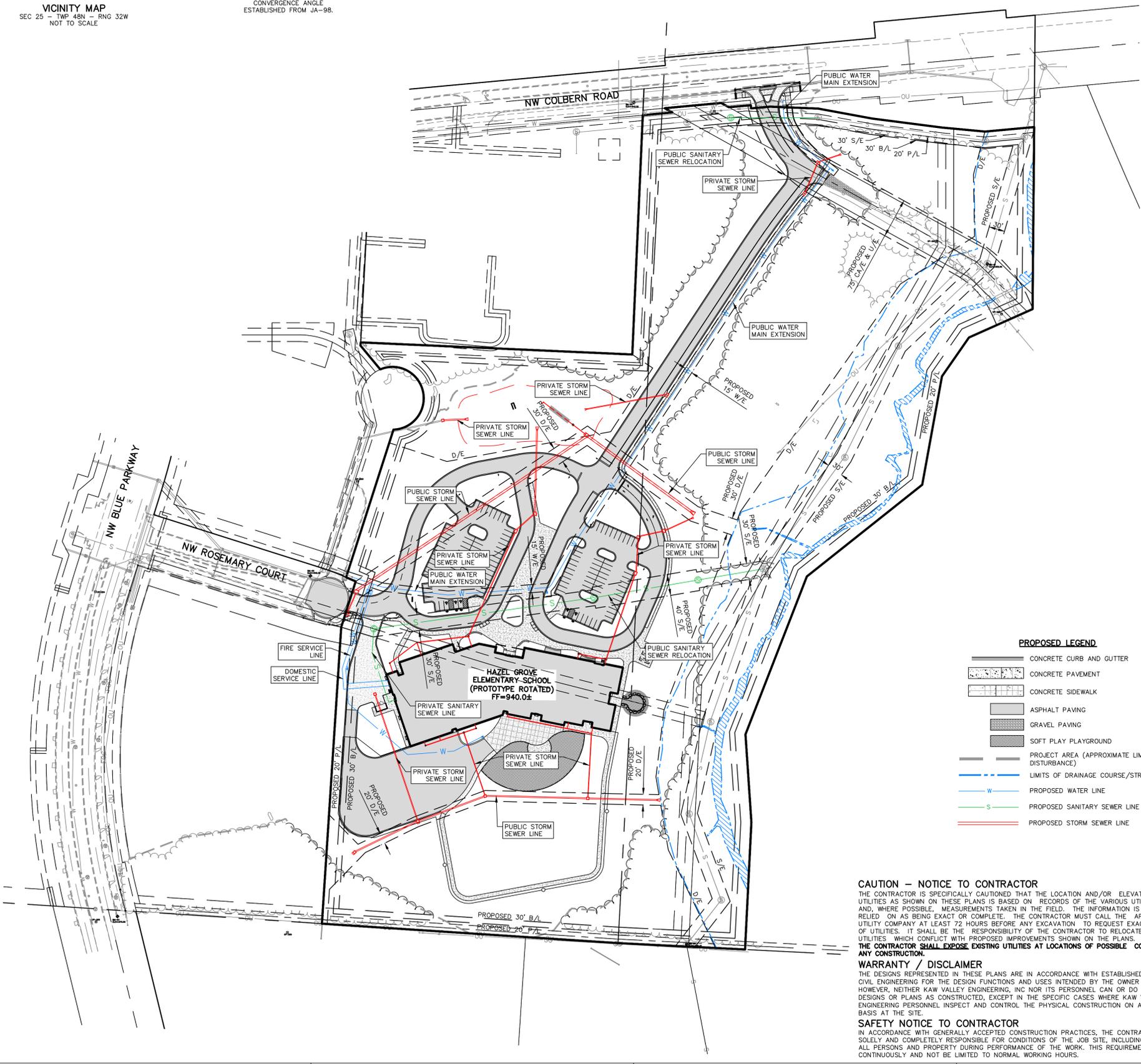
GAS:
SPIRE GAS
PHONE: 800-585-1234

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

ELECTRICAL:
EVERGY
PHONE: (888) 471-5275

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

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



CAUTION - NOTICE TO CONTRACTOR
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CFN: 2528UP DWN: NJN MO # 2011037427

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kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

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incite Design Studio
architects buildings relationships

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DAVID D. WOOD

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Cert. of Authority
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HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued

Area Plan

Sheet Name
UTILITY PLAN

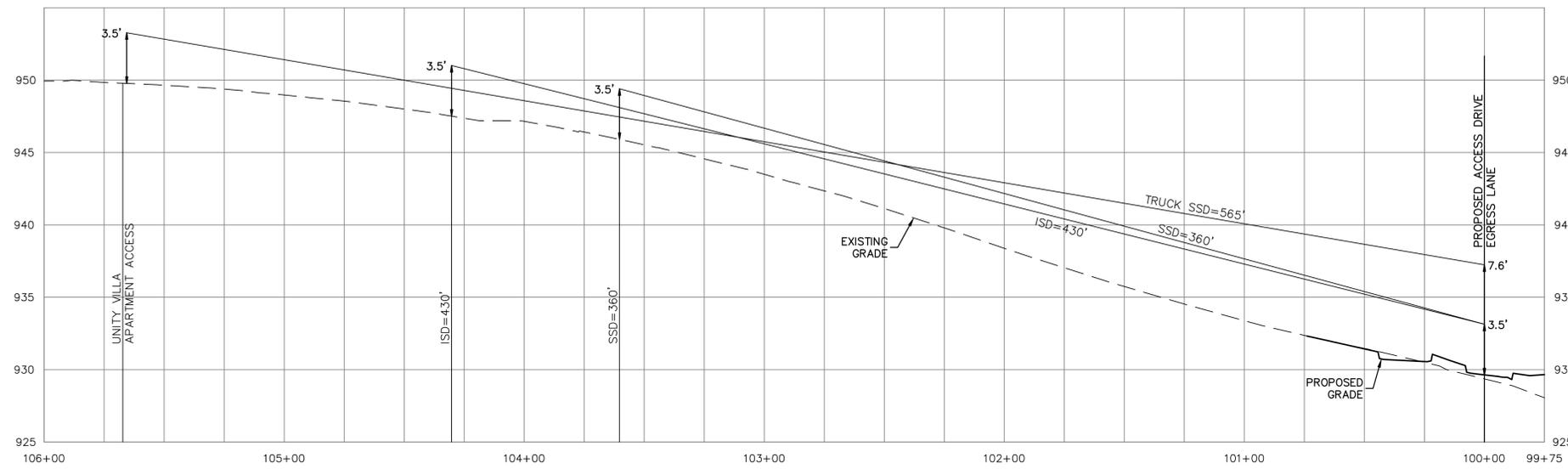
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Sheet Number
C5.0

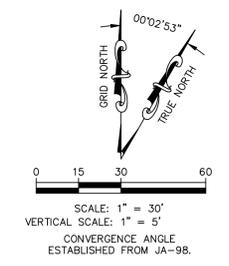
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NW COLBERN ROAD ACCESS
RIGHT IN/RIGHT OUT



NW COLBERN ROAD SIGHT LINES
DESIGN SPEED 45 MPH



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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

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

Revision No.	Description	Date Issued

Area Plan

Sheet Name
**NW COLBERN ROAD
ACCESS EXHIBIT**

Sheet Number
C9.0

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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
**PRELIMINARY
DEVELOPMENT PACKAGE**
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Issue Date
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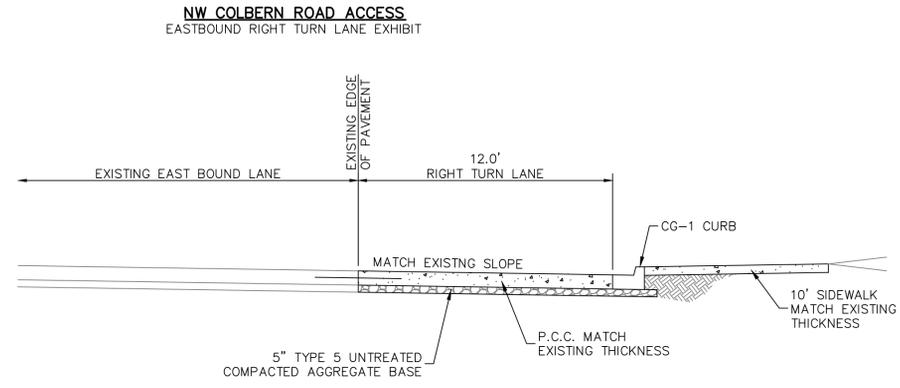
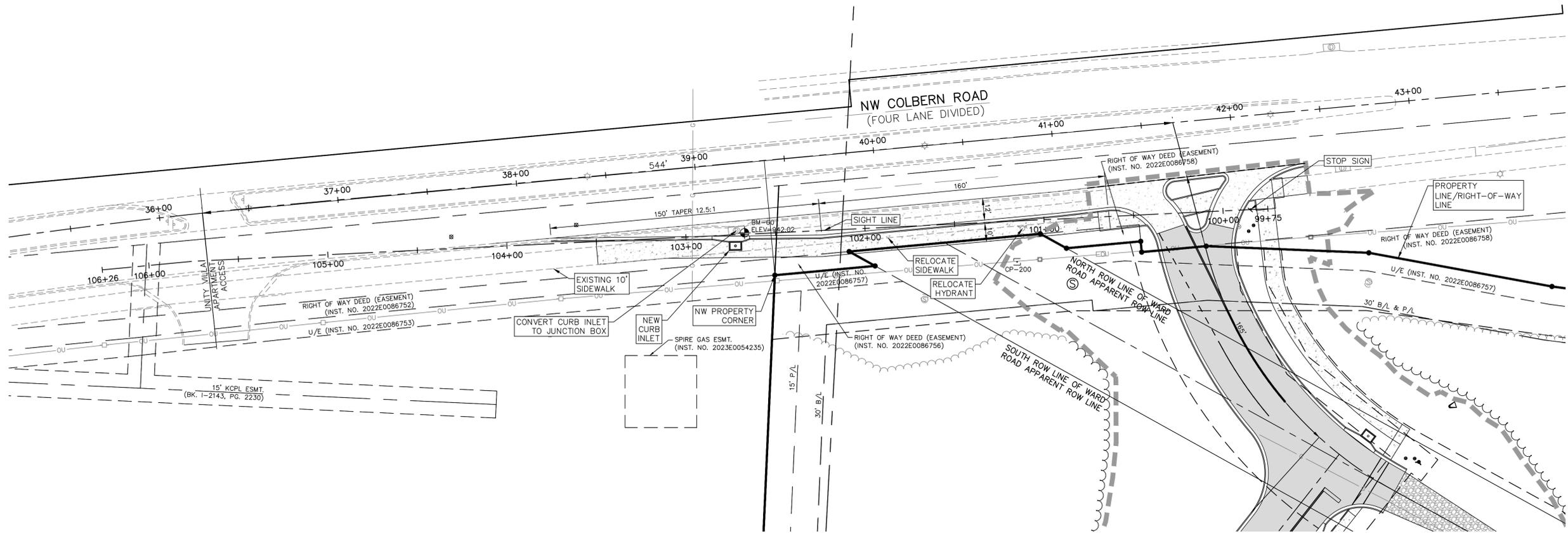
Revision No.	Description	Date Issued

Area Plan

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

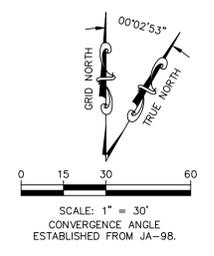
Sheet Number
C9.1

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TYPICAL CROSS SECTION
NOT TO SCALE

- CONSTRUCTION NOTES:**
1. PROVIDE 1-1/4"x18" DOWEL BARS AT 12" CENTERS THRU CONTRACTION JOINTS.
 2. REFER TO MODOT STANDARD DETAIL 502.055 FOR ADDITIONAL REQUIREMENTS



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Bob G. Bushyhead
License
LA-2002003007

MO Cert. of Authority
2008001960
LAND3 STUDIO, LLC



HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107
Issue Date
02.18.2026

Revision No.	Description	Date Issued

Area Plan

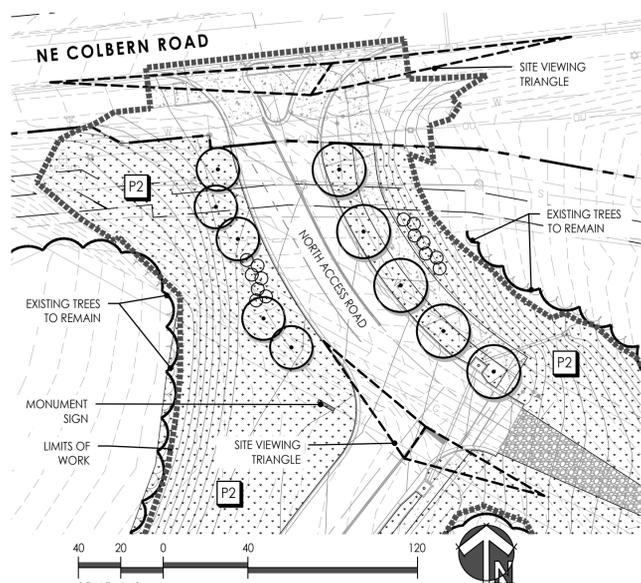
Sheet Name
Overall Site Landscape Planting Plan

Sheet Number
L100

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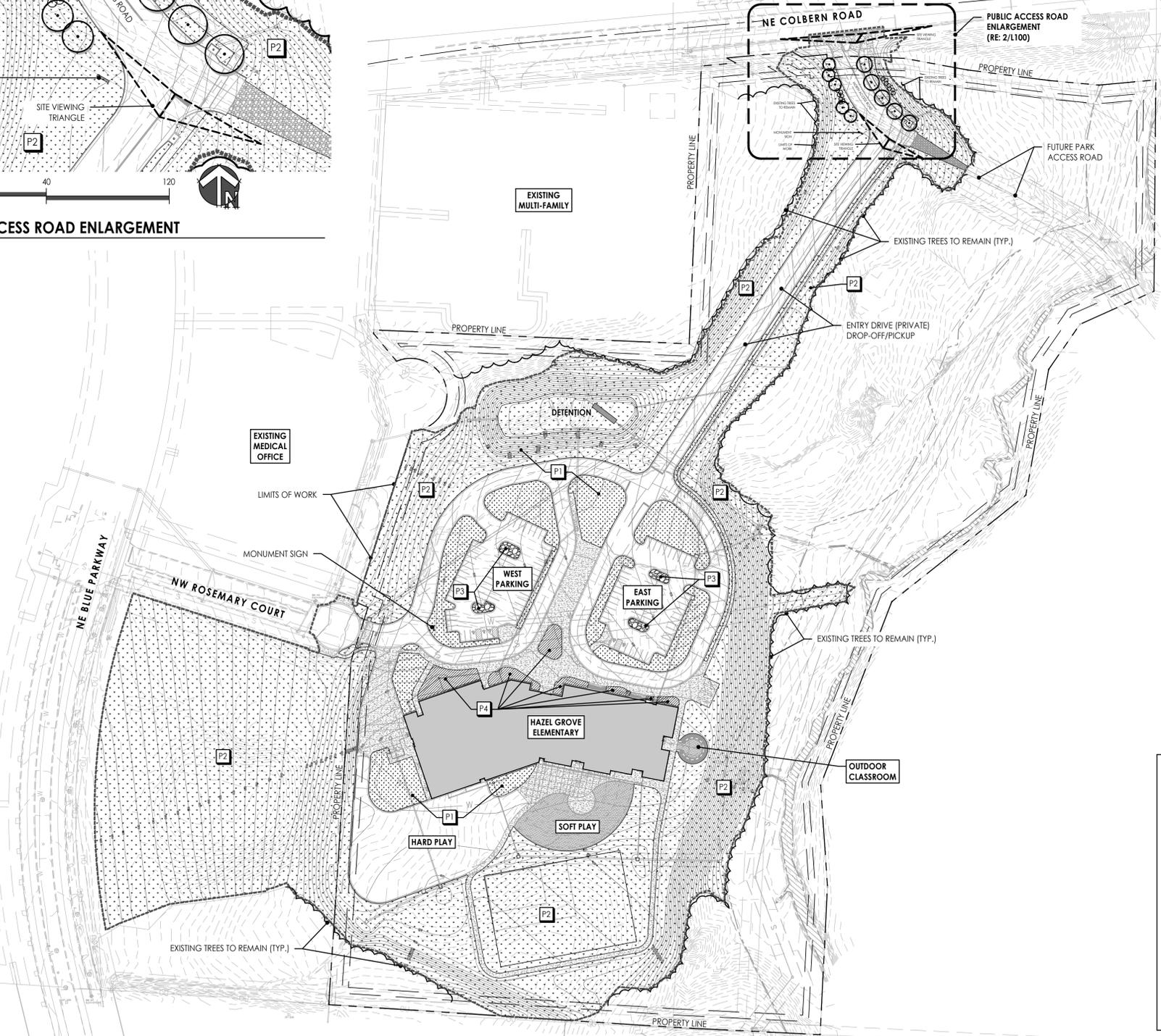
PLANTING PLAN LEGEND

- P1 TURFGRASS SOD
- P2 TURFGRASS SEED
- P3 DECORATIVE ROCK
• 1'-1/2' SIZE: RIVER ROCK
- P4 PLANTING AREA
• DECIDUOUS/EVERGREEN SHRUBS & PERENNIALS
- DECIDUOUS SHADE TREE
• 3" CALIPER (MIN.)
- DECIDUOUS/EVERGREEN SHRUBS
• #5 CONTAINER (MIN.)
- LIMITS OF WORK/DISTURBANCE
- EXISTING TREES TO REMAIN (TYP.)



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

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



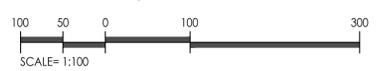
LANDSCAPE REQUIREMENTS (LEE'S SUMMIT, MO)

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

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

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

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



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**HAZEL GROVE
ELEMENTARY
SCHOOL**

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

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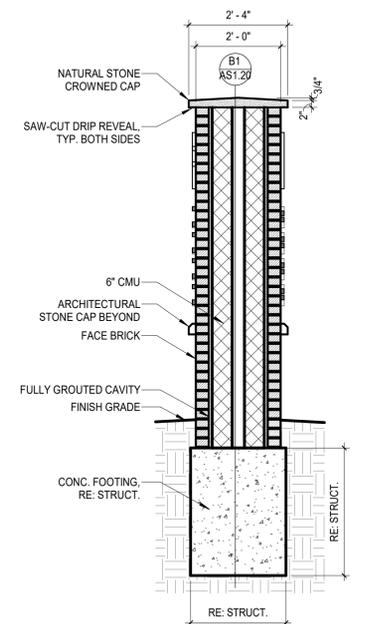
Revision No.	Description	Date Issued

Area Plan

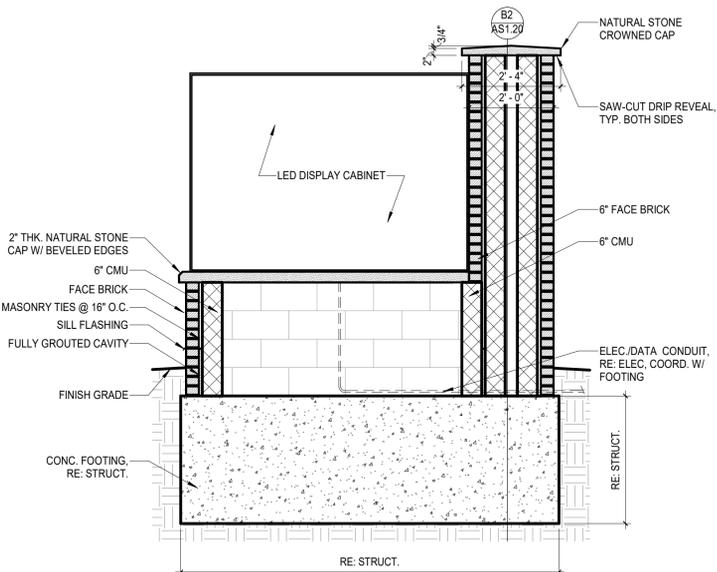
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SITE DETAILS

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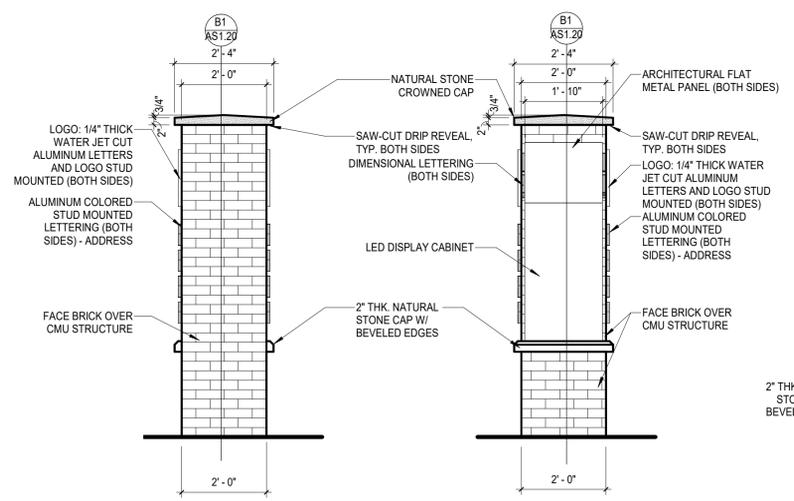
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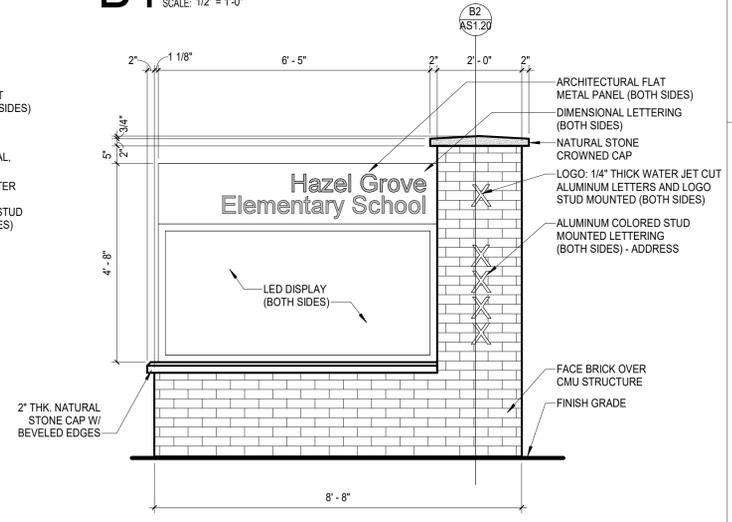
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SCALE: 1/2" = 1'-0"



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



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



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

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**HAZEL GROVE
ELEMENTARY
SCHOOL**

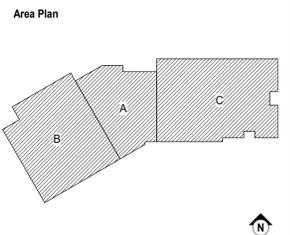
NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
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Issue Date
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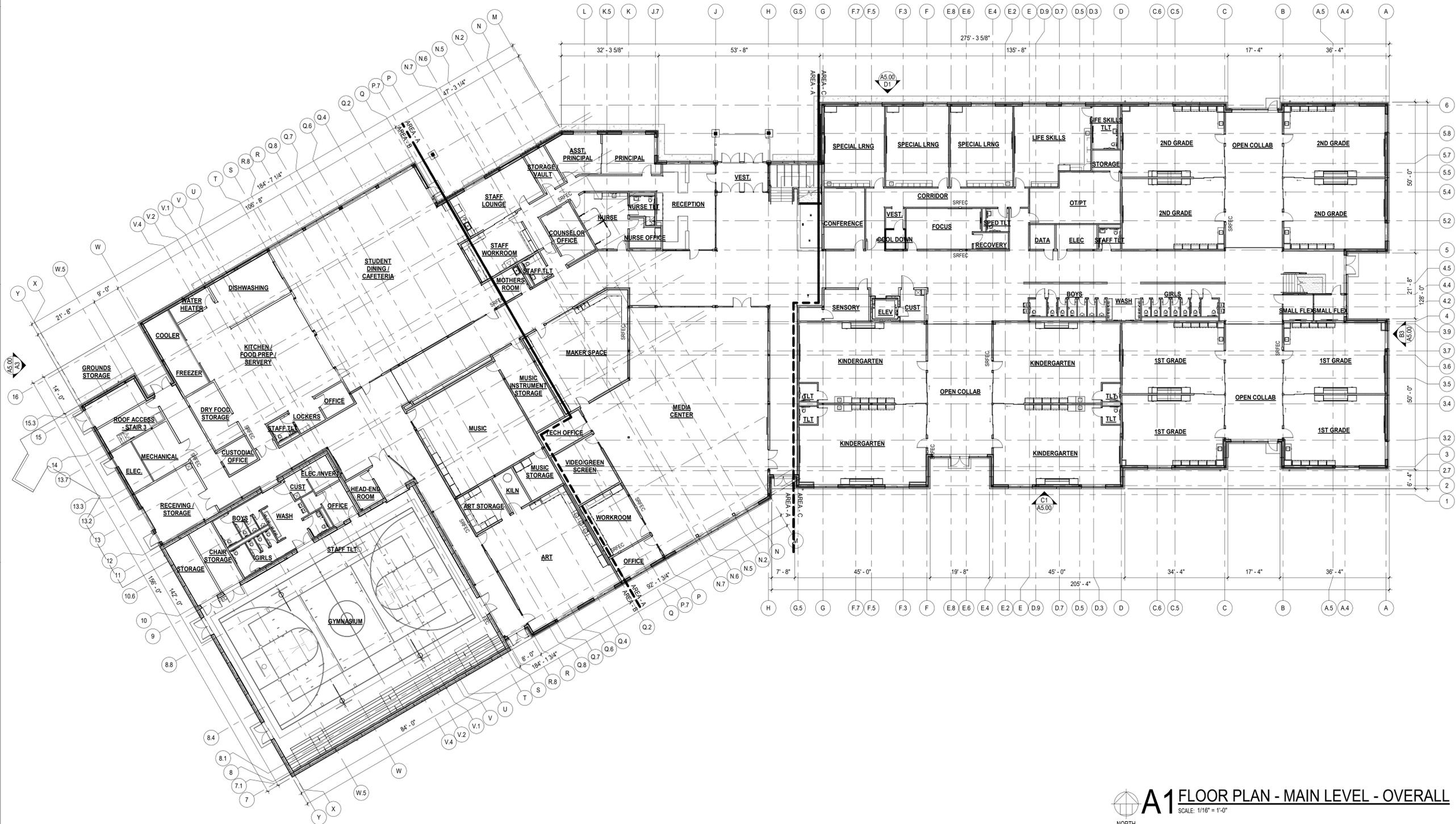
Revision No.	Description	Date Issued



Sheet Name
**MAIN LEVEL FLOOR PLAN -
OVERALL**

Sheet Number
A1.10

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A1 FLOOR PLAN - MAIN LEVEL - OVERALL
SCALE: 1/16" = 1'-0"
NORTH

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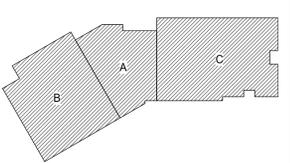
Project Phase
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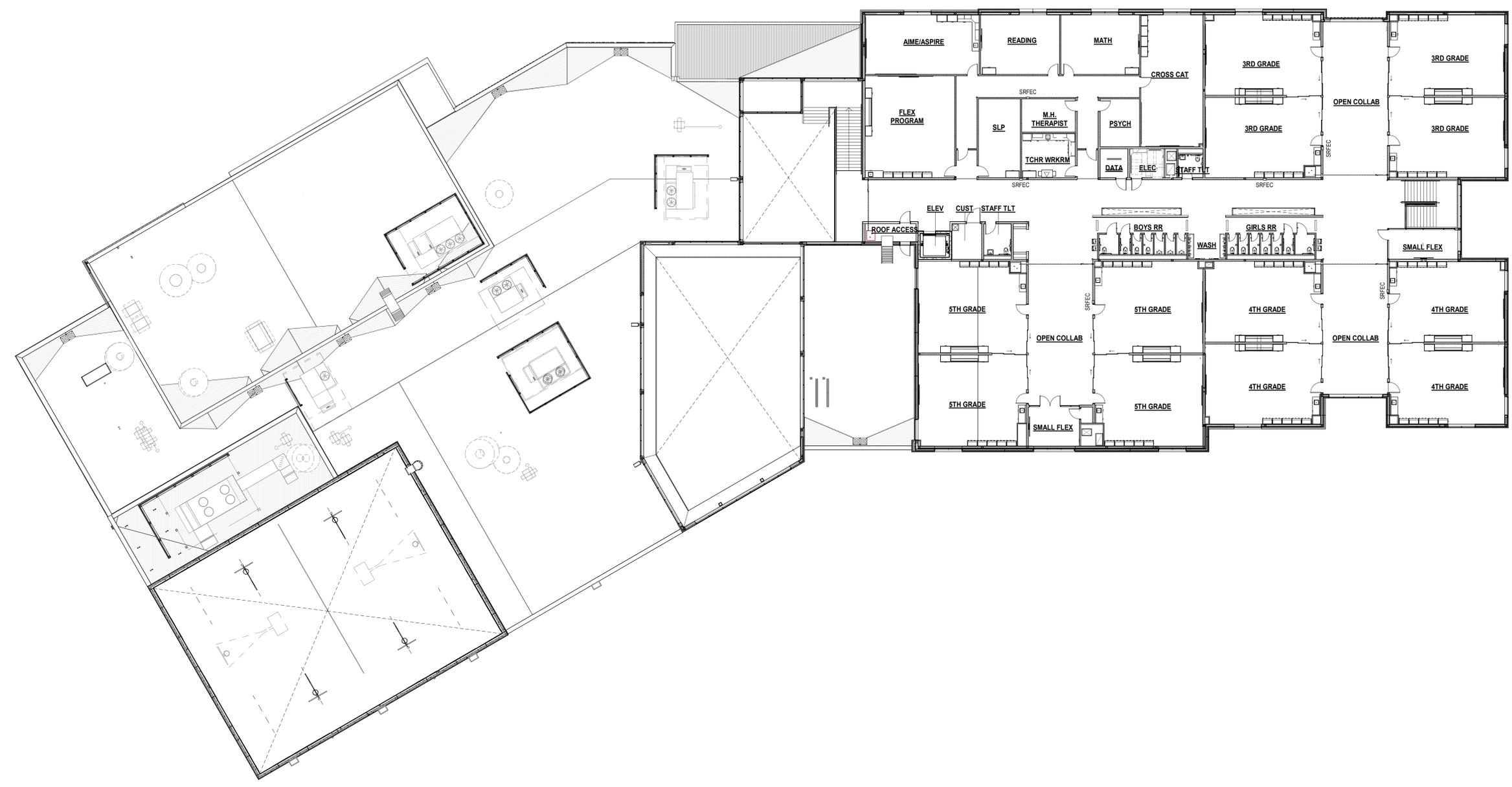
Area Plan



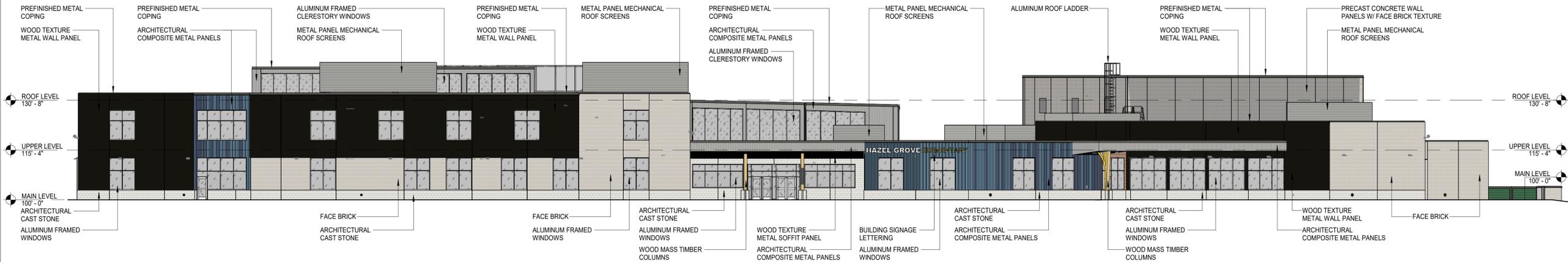
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UPPER LEVEL FLOOR PLAN -
OVERALL

Sheet Number
A1.20

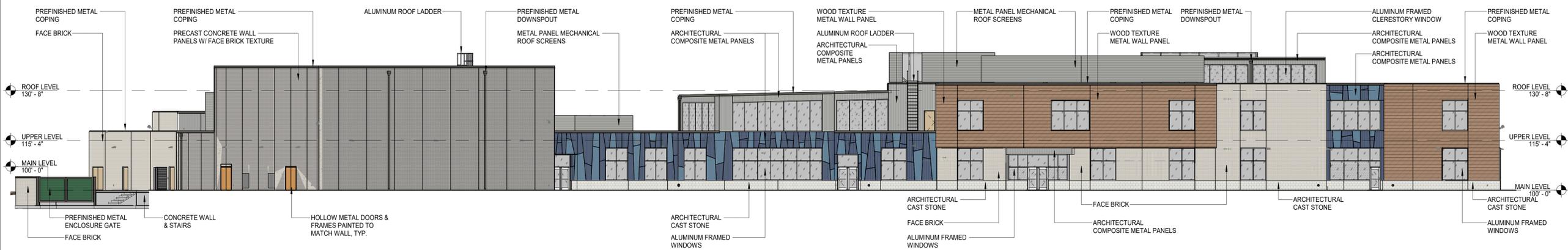
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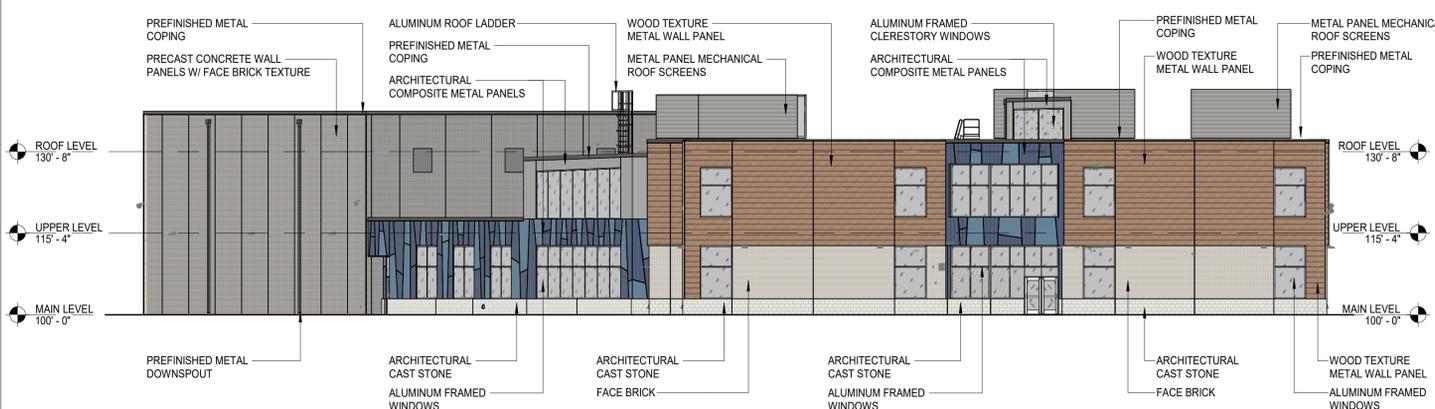
A1 FLOOR PLAN - UPPER LEVEL - OVERALL
SCALE: 1/16" = 1'-0"
NORTH



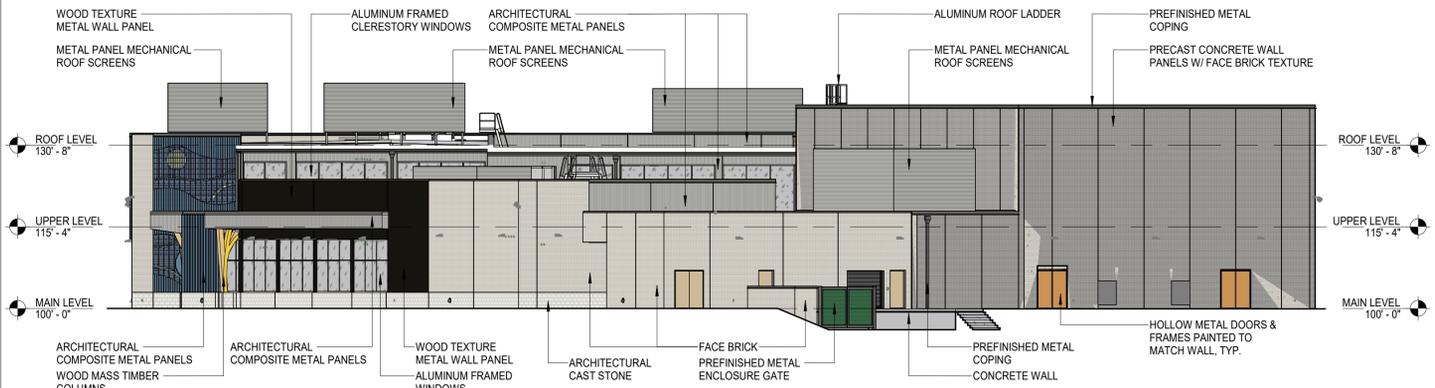
D1 OVERALL EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



C1 OVERALL EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



B3 OVERALL EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



A3 OVERALL EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

Licensed Architect
PATRICK B. SMITH

License
A-2013041352

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

HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
PRELIMINARY DEVELOPMENT PACKAGE

Project Number
26-107

Issue Date
02.18.2026

Revision No.	Description	Date Issued

Area Plan

Sheet Name
EXTERIOR ELEVATIONS - OVERALL

Sheet Number
A5.00

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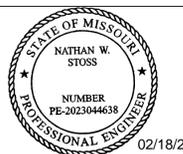
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KAW VALLEY ENGINEERING, INC.
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LENEXA, KS 66214
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NW ROSEMARY COURT
LEE'S SUMMIT, MO 64086

Project Phase
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Area Plan

SITE LIGHTING PHOTOMETRIC PLAN

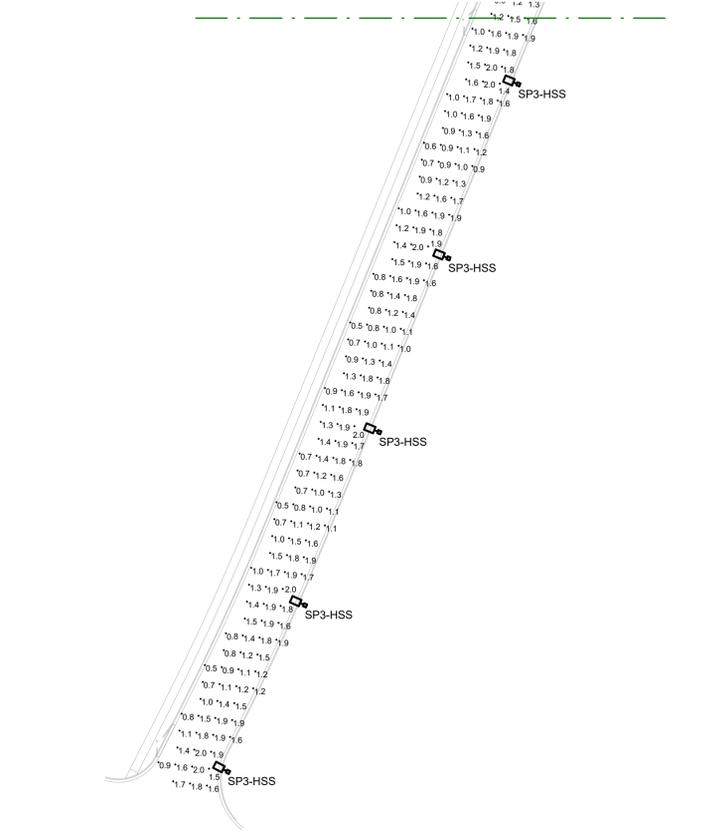
Sheet Number
ES1.10

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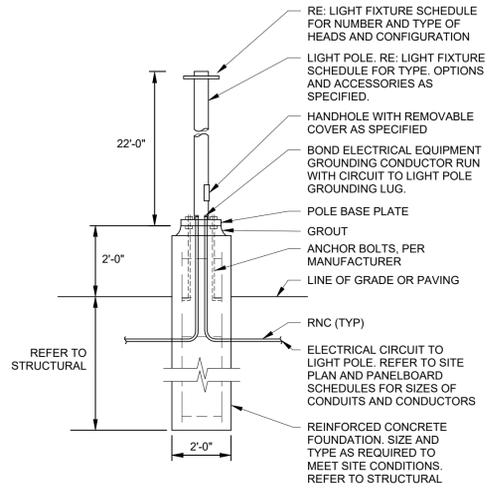
SITE PHOTOMETRIC GENERAL NOTES:

SITE LIGHTING IS DESIGNED TO MEET THE FOLLOWING CRITERIA:

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



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



③ TYPICAL POLE BASE DETAIL - TYPE SP#
NTS

EXTERIOR LIGHT FIXTURE SCHEDULE

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

Calculation Summary

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

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