

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

An aerial photograph of a suburban area. The map shows a mix of residential housing, commercial buildings, and green spaces. A black line points from a label 'Project Location' to a specific area. Other labels include 'NE Rice Rd', 'NE Colbern Rd', 'I-470', and 'Route 291'.



Now what's below.
Call before you dig.

Sheet
C01

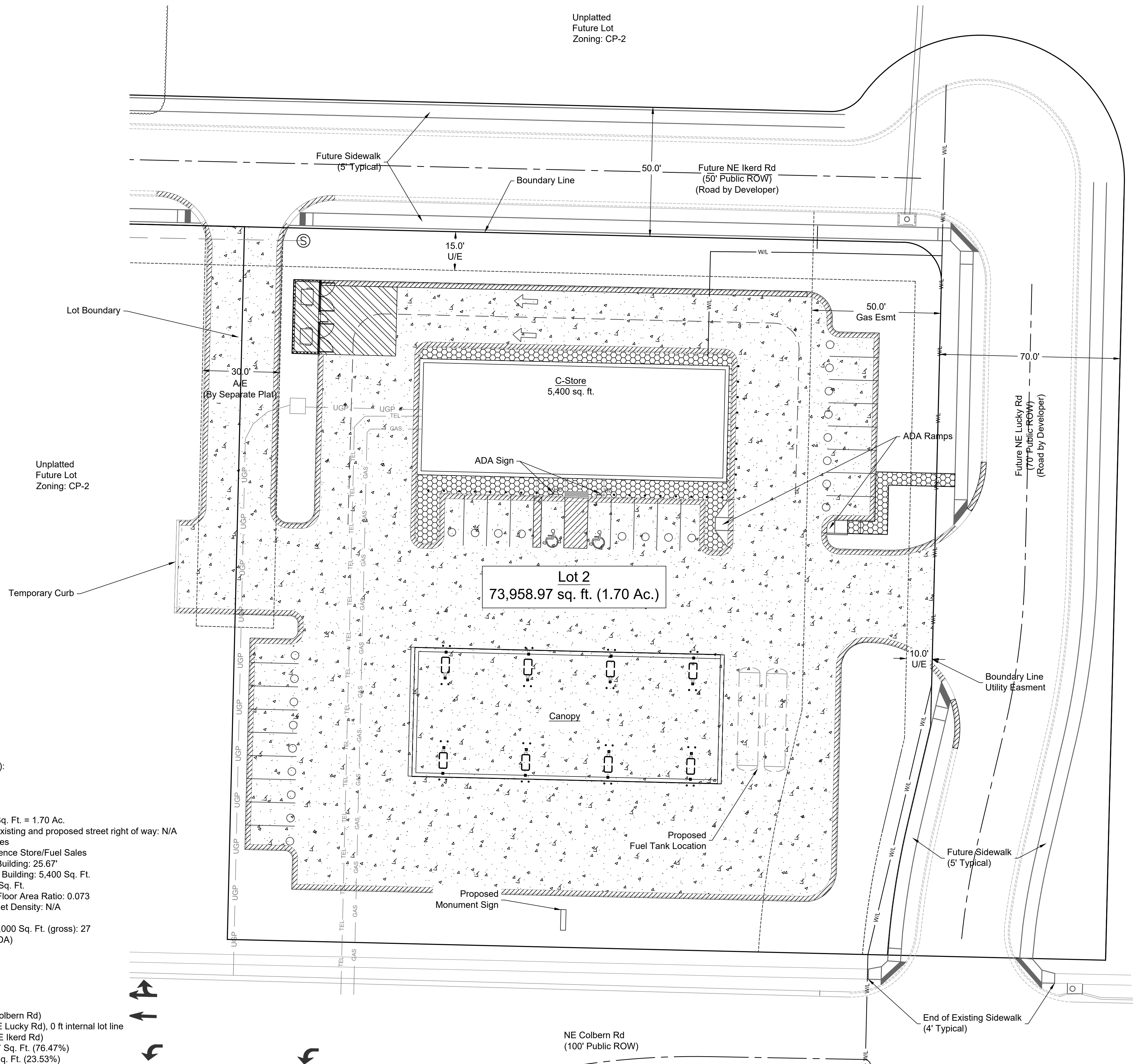
MO Certificate of Authority: E-2010033630

alemkcn
Oct 11, 2022-1:25pm
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SITE DATA TABLE (Proposed):

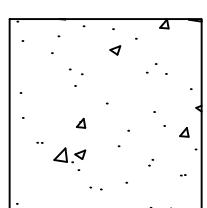
LOT 2:

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



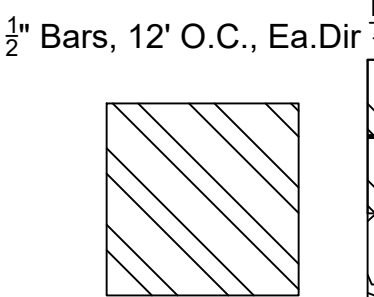
PAVEMENT SECTION DETAILS

PC Concrete Pavement



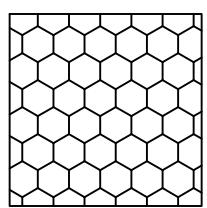
- 6" PC Concrete Pavement
(4K KCMMB Mix)
4" - 3/4" Clean
Aggregate base
12" - 95% Standard
Compacted Soils

Heavy Duty Concrete Pavement

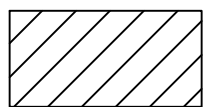


- 7" PC Concrete Pavement
(4K KCMMB Mix)
4" - 3/4" Clean
Aggregate base
12" - 95% Standard
Compacted Soils

Sidewalk Pavement



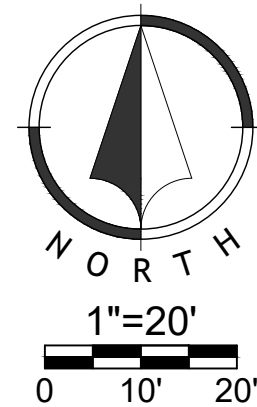
- 4" PC Concrete Pavement
Compacted Low Plasticity
Subgrade



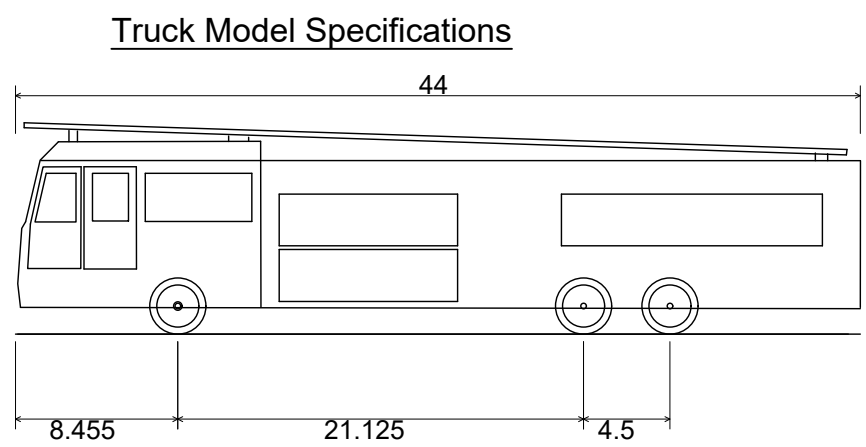
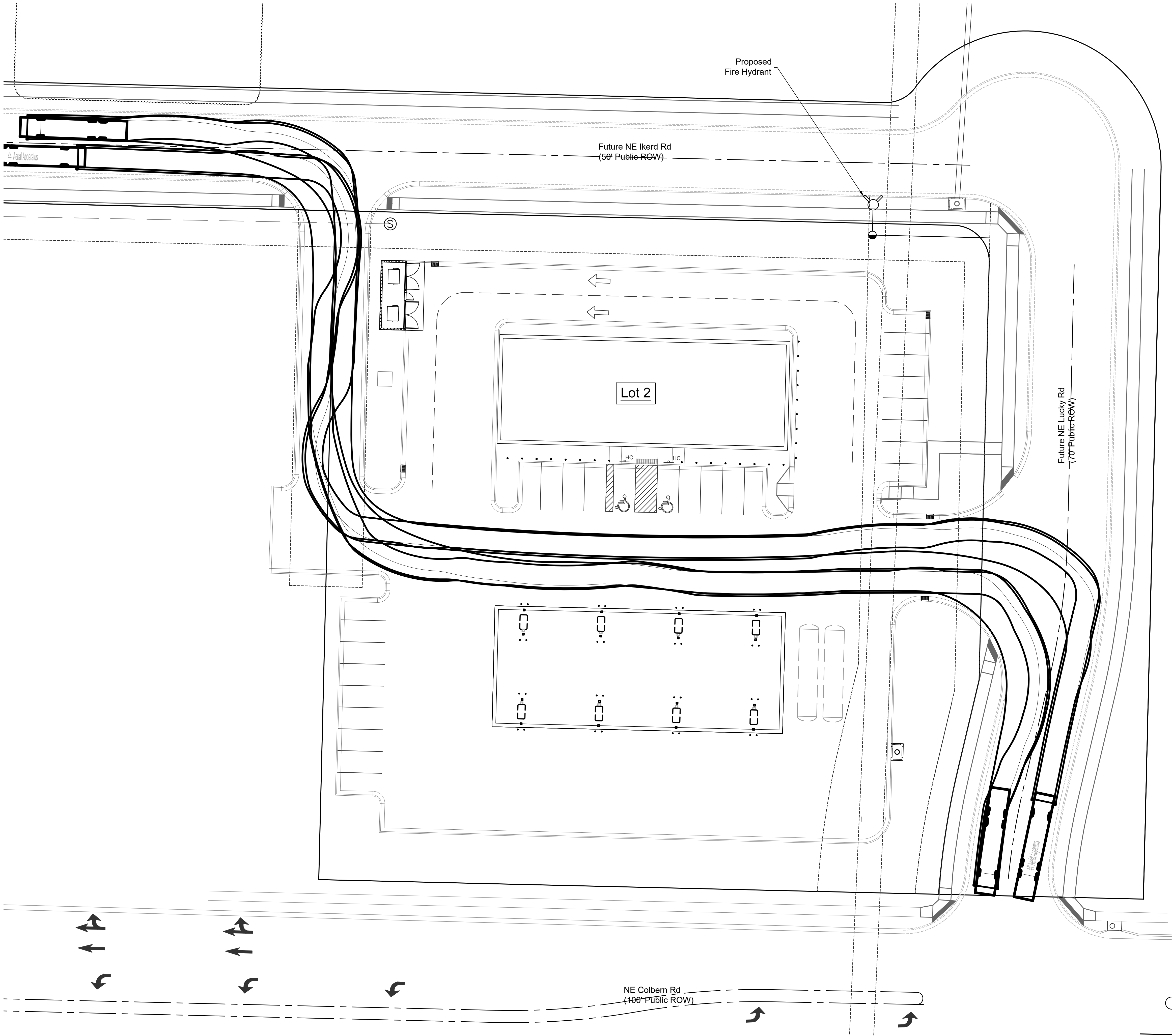
CG-1 Curb







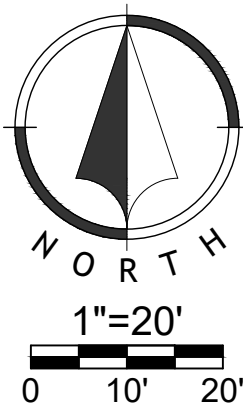
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44' Aerial Apparatus
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

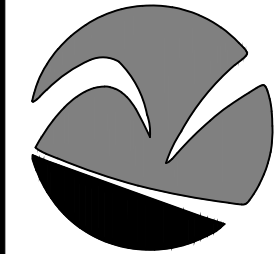
FT Scale
1" = 10'

44.000ft
8.000ft
11.000 ft
1.400ft
8.000ft
4.00s
45.00°



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

DRAWN BY: ZM
CHECKED BY: DB



Renaissance
Infrastructure
Consulting

400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

LANDSCAPE CALCULATIONS

Zoning: CP-2 (Planned Community Commercial)

Street Frontage

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

Provided:

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

Open Yard

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

Trash Storage

Required: Screened from public view
Provided: As required

Interior Parking Lot

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

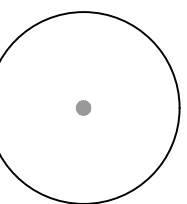
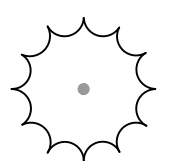
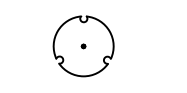
Parking Lot Screening

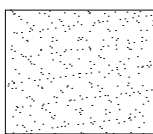
Required: Min. 2.5' ht. perimeter screen adj. to street - 12 Shrubs / 40'
Provided: Colbern Rd (230') = 69 Shrubs

LANDSCAPE NOTES

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

CONCEPT PLANT SCHEDULE

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

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

