

zmousel
Nov 08 , 2022-10:52am
Z:\RIC Design\2022-01\31\DWG\Sheets\PD\22-0133 PDP-TITLE-01.dwg

LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

Lot 2 Legal Description:

A TRACT OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF RICE ACRES, LOTS 4 & 5, A SUBDIVISION IN SAID LEE'S SUMMIT, MISSOURI; THENCE NORTH 88° 38' 41" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 38' 41" WEST, A DISTANCE OF 256.00 FEET; THENCE NORTH 1° 23' 04" EAST, A DISTANCE OF 276.31 FEET; THENCE SOUTH 88° 38' 51" EAST, A DISTANCE OF 255.59 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.57 FEET; THENCE SOUTH 1° 23' 04" WEST, A DISTANCE OF 172.36; THENCE SOUTH 13° 21' 00" WEST, A DISTANCE OF 37.98 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 328.00 FEET, AN ARC DISTANCE OF 552.28 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 73,958.97 SF (1.70 ACRES) MORE OR LESS.

OIL/GAS WELL NOTE:

There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri" by Edward Alton May.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0430G, revised January 20, 2017 portions of this tract lie in: Zone X, AREA OF MINIMAL FLOOD HAZARD.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

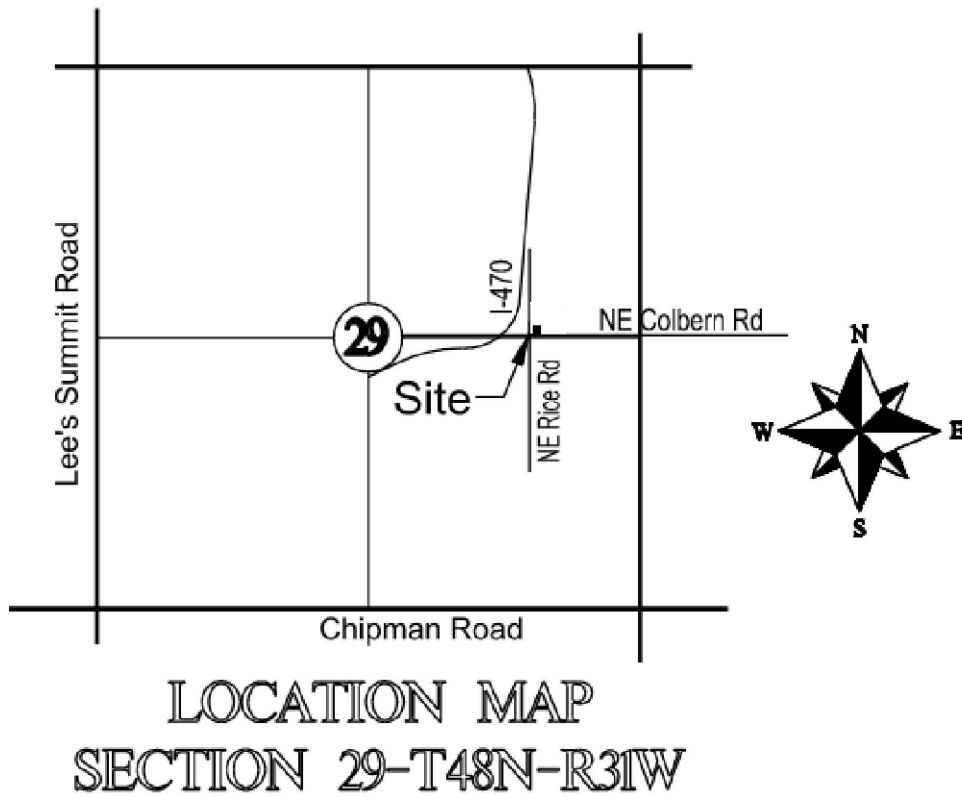
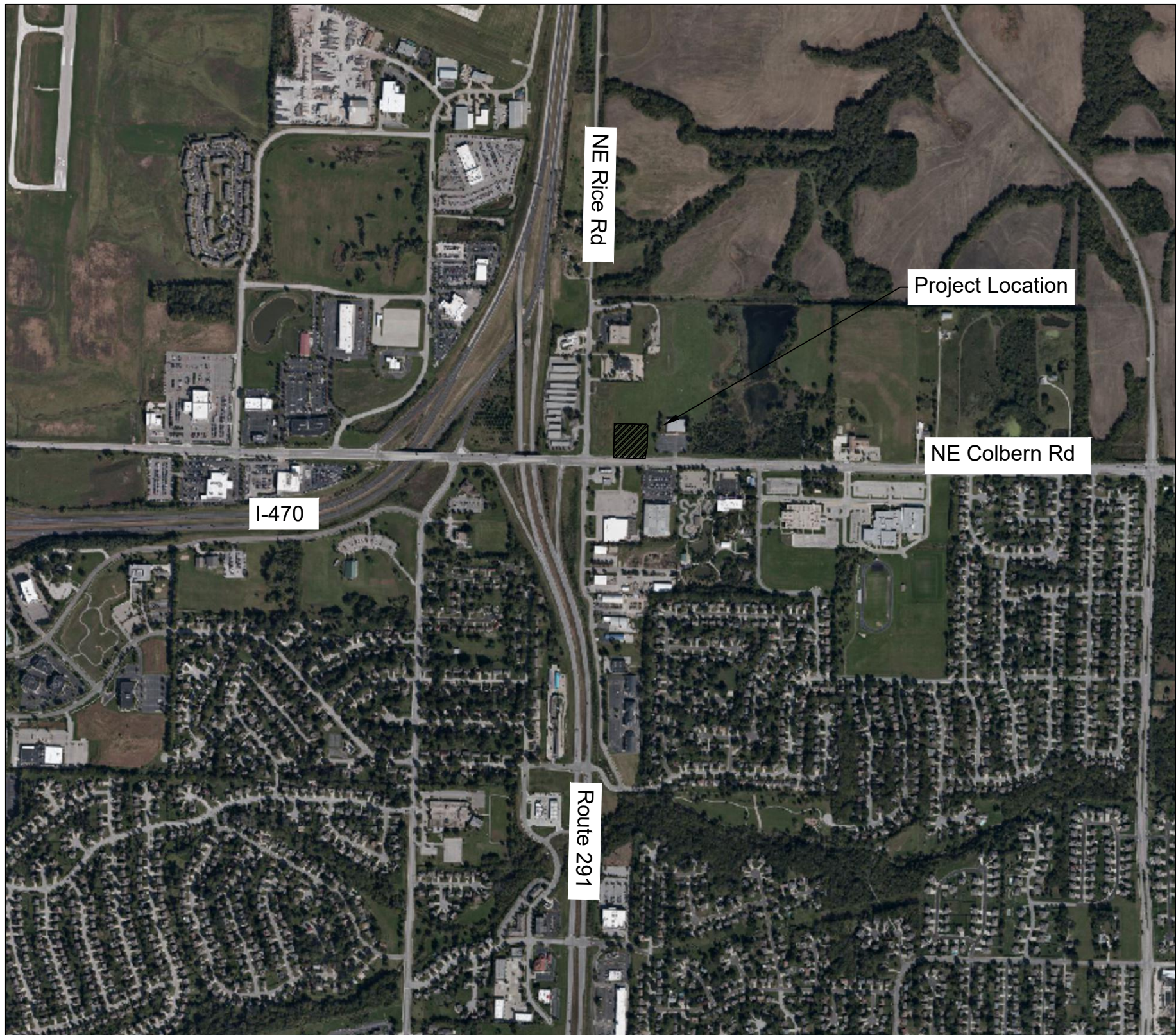


Heartland Market - Lee's Summit

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

Preliminary Development Plans

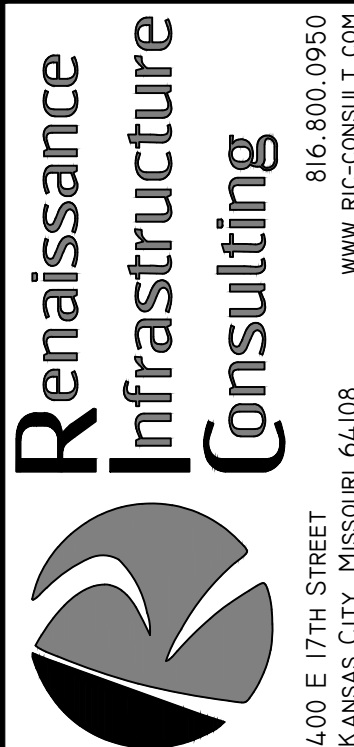
Watershed: Little Blue River



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	General Layout
C03	Dimension Plan
C04	Existing Conditions
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Route
C08	Trash Truck Route
L01	Landscape Plan
E01	Photometric Plan

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

Title Sheet



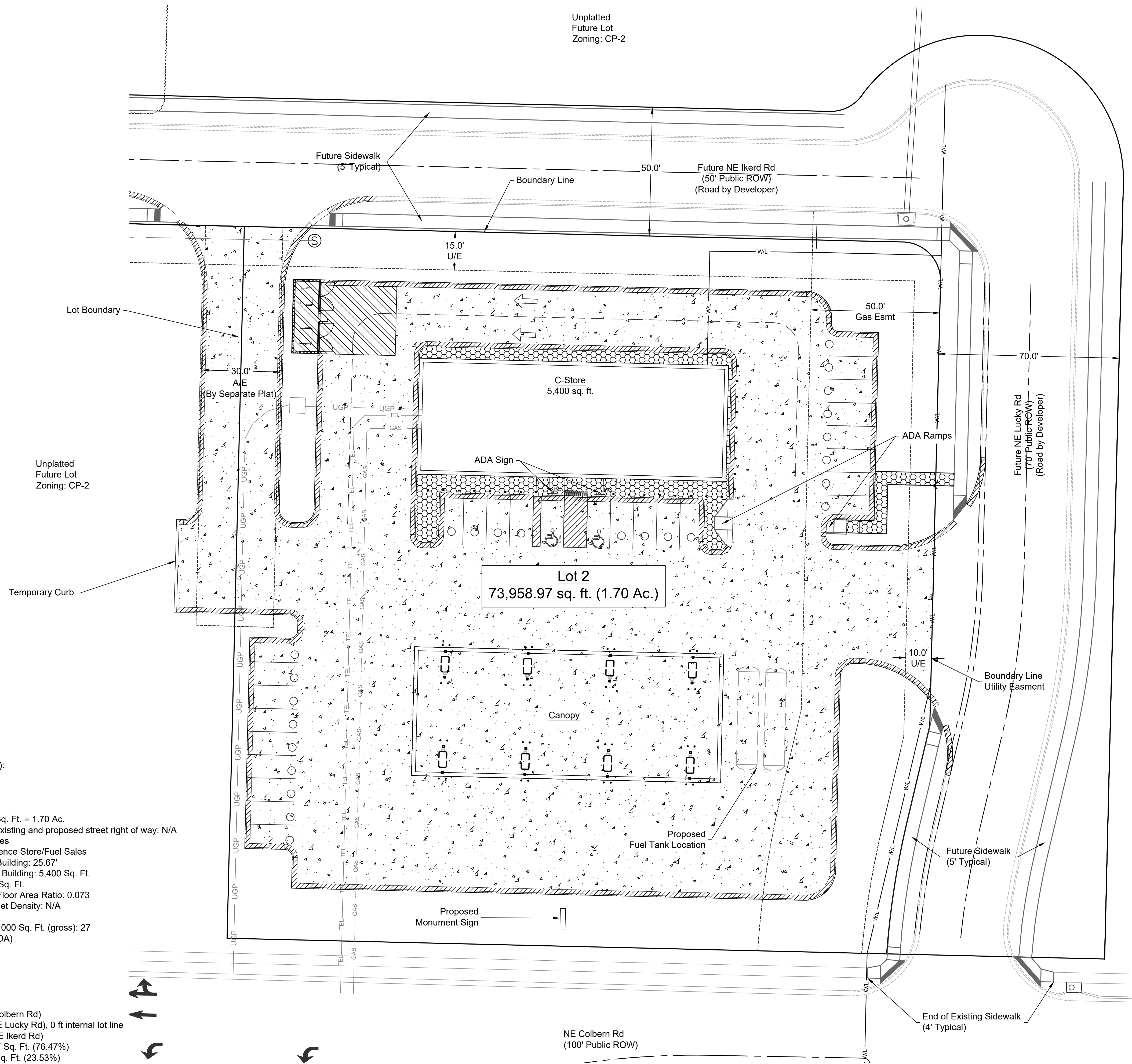
Consultant
Renaissance Infrastructure Consulting
Dustin Burton, PE
400 E 17th St, Kansas City, MO 64108
(816) 800-0950

Sheet
C01

SITE DATA TABLE (Proposed):

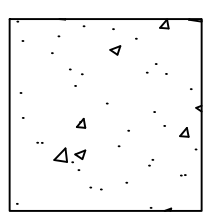
LOT 2:

- 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%)



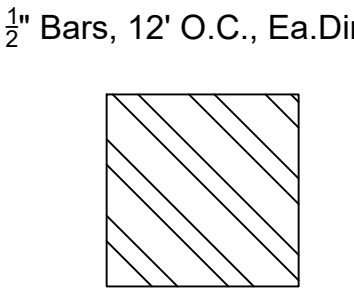
PAVEMENT SECTION DETAILS

PC Concrete Pavement



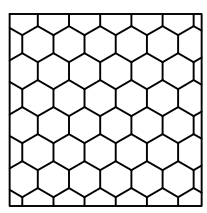
6" PC Concrete Pavement
(4K KCMMB Mix)
4" - 3/4" Clean
Aggregate base
12" - 95% Standard
Compacted Soils

Heavy Duty Concrete Pavement

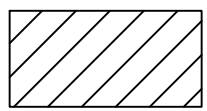


7" PC Concrete Pavement
(4K KCMMB Mix)
4" - 3/4" Clean
Aggregate base
12" - 95% Standard
Compacted Soils

Sidewalk Pavement

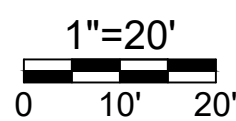


4" PC Concrete Pavement
Compacted Low Plasticity
Subgrade

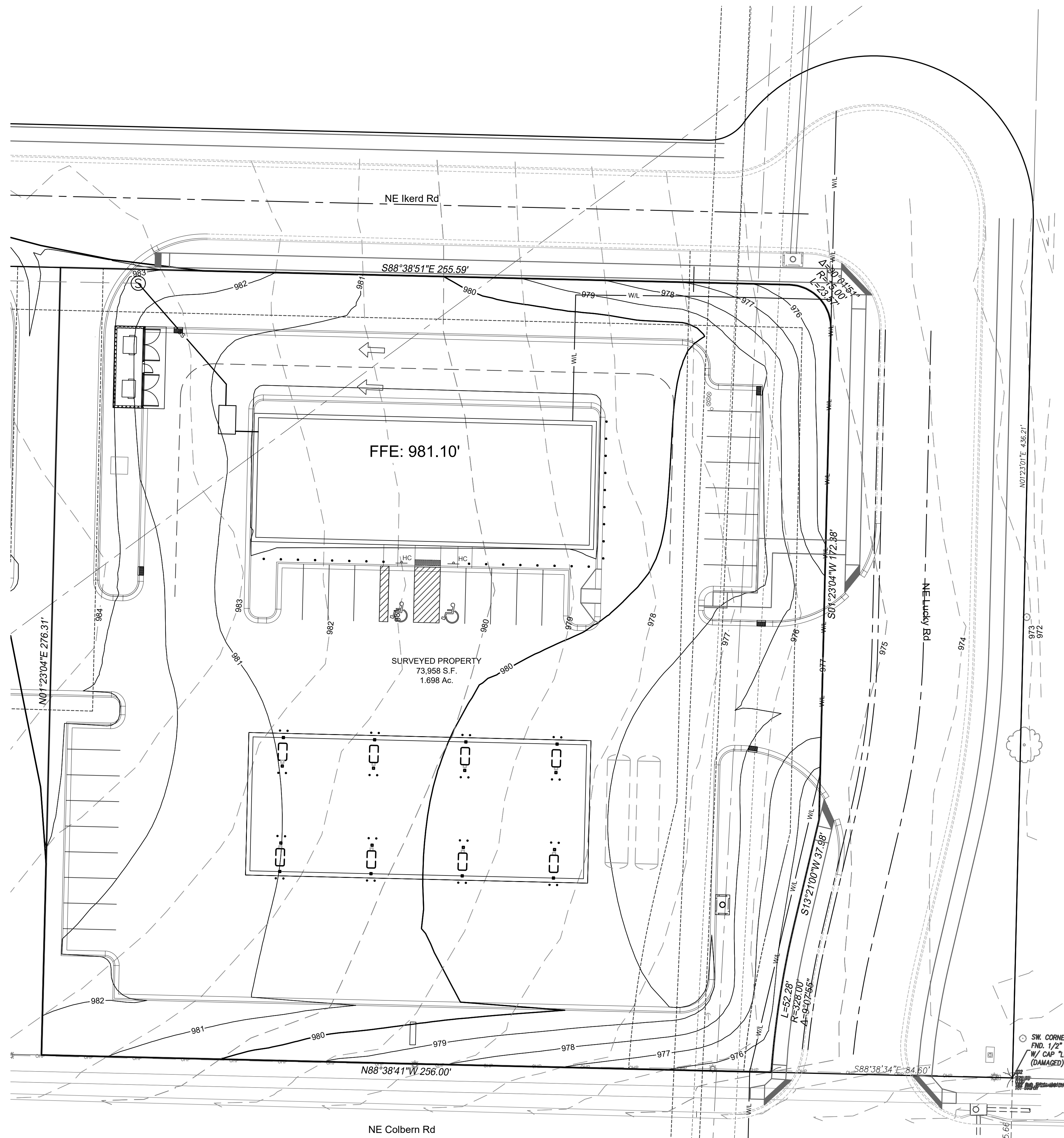


CG-1 Curb

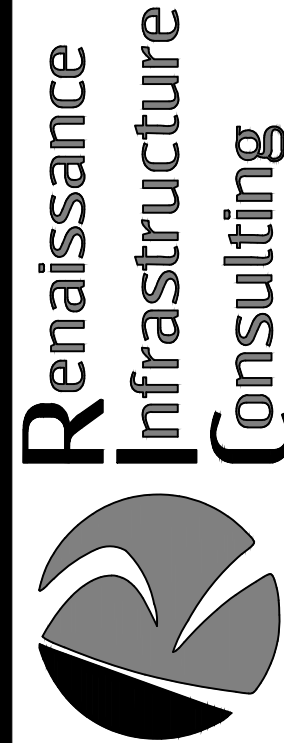
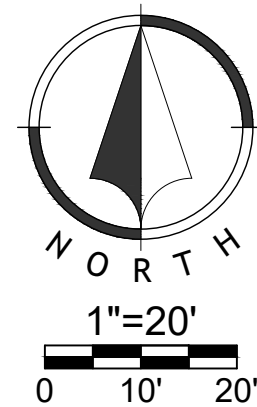
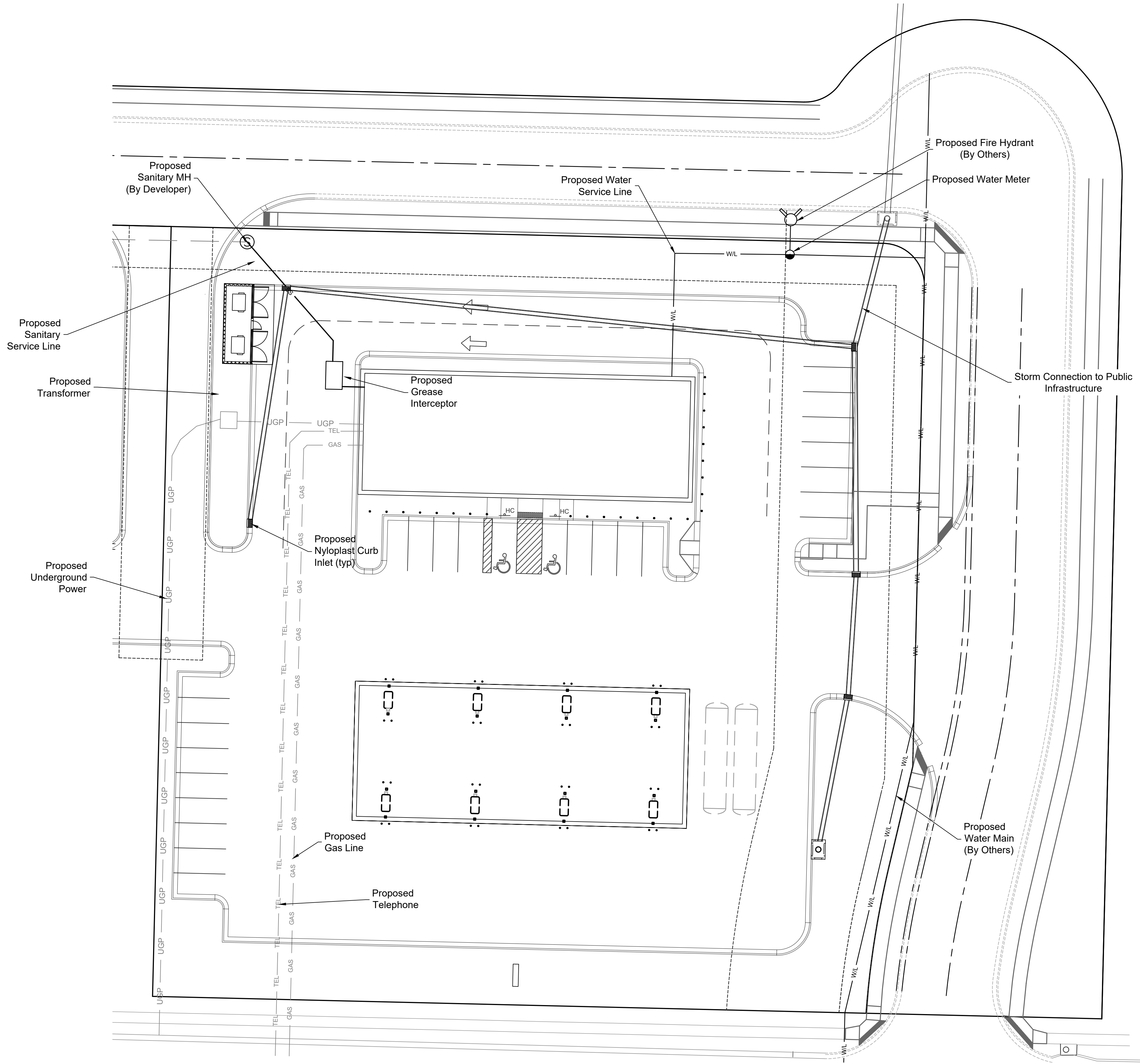




DRAWN BY ZM CHECKED BY DB



zmousel
Nov 08 , 2022-10:53am
Z:\RIC Design\2022\22-0133\DrawgSheets\PD\22-0133_PDP-UTILITY-01.dwg



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

MO Certificate of Authority: E-2010033630

DRAWN BY ZM CHECKED BY DB

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

Utility Plan

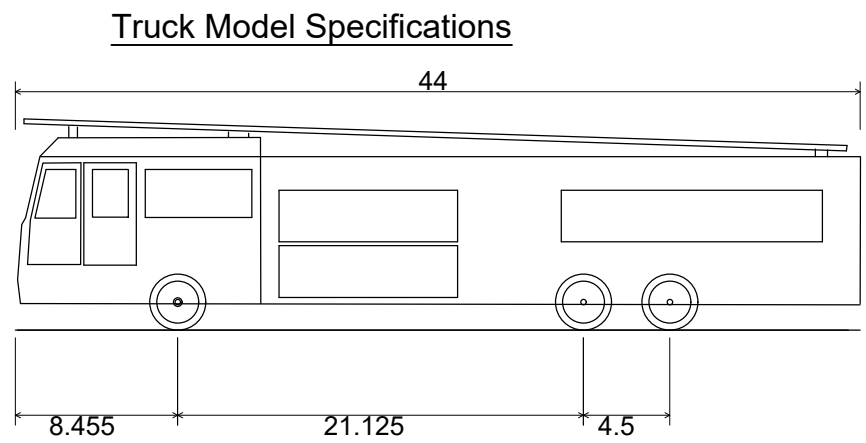
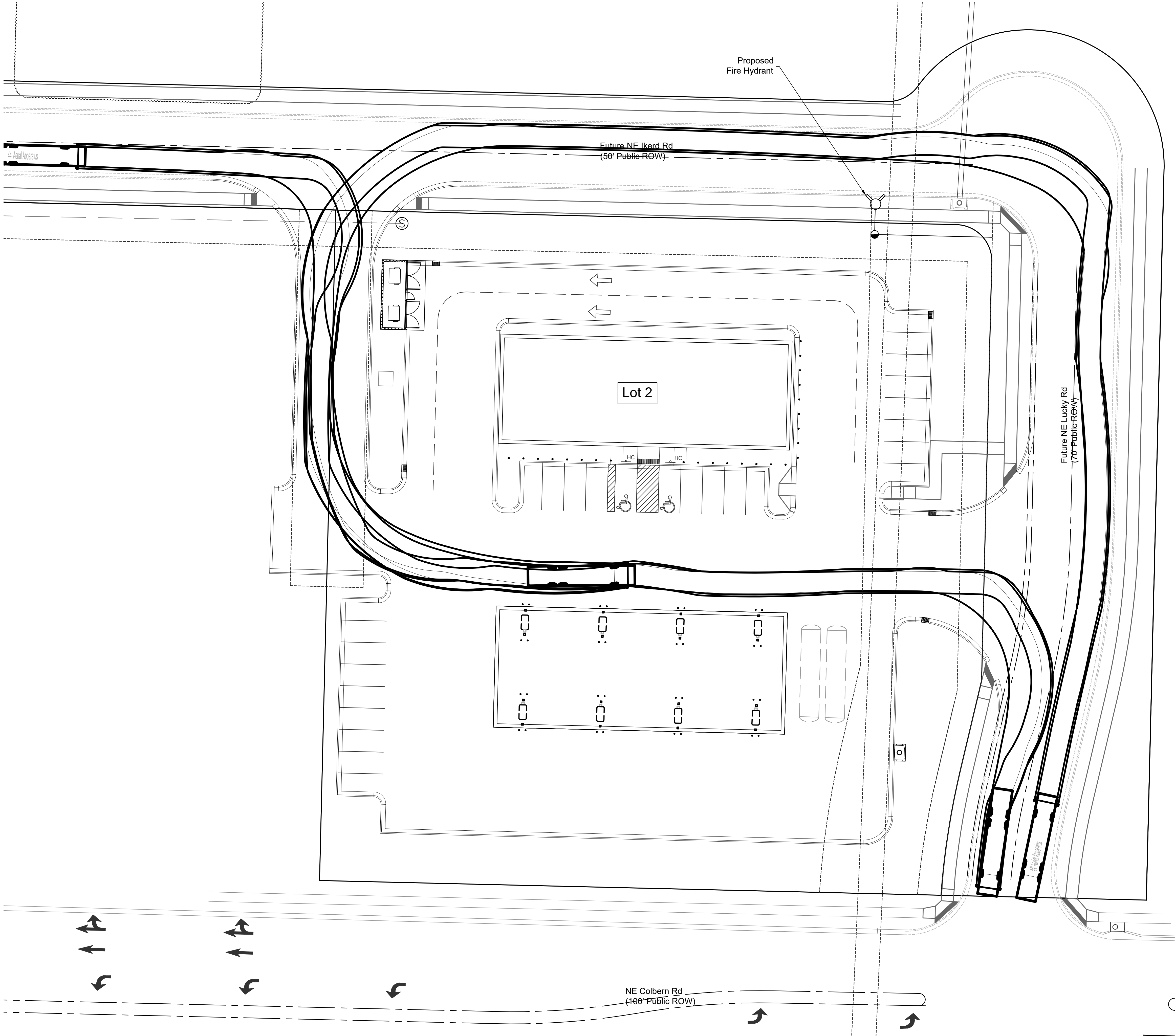
Preliminary Development Plans

22-0133

Heartland Market - Lee's Summit
Lee's Summit, Jackson County, Missouri

Sheet
C06

zmousel
Nov 08 , 2022-11:31am
Z:\RIC Design\2022-01\3\DrawgSheets\PDF\22-0133 PDF-FIRE-PLAN-01.dwg

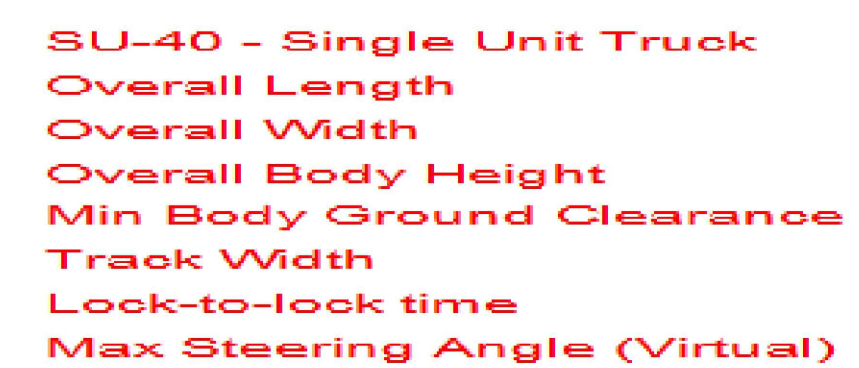
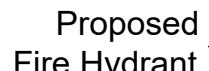


44' Aerial Apparatus
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

FT Scale
1" = 10'

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





DRAWN BY	CHECKED BY
ZM	DB



**Renaissance
Infrastructure
Consulting**

400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ri-consult.com

Sheet
C08

LANDSCAPE CALCULATIONS

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

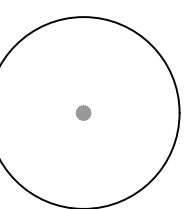
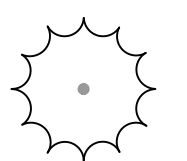
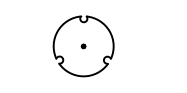
Interior Parking Lot
Required: 1 Tree / Parking Island
Provided: 2 Islands = 2 Trees

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

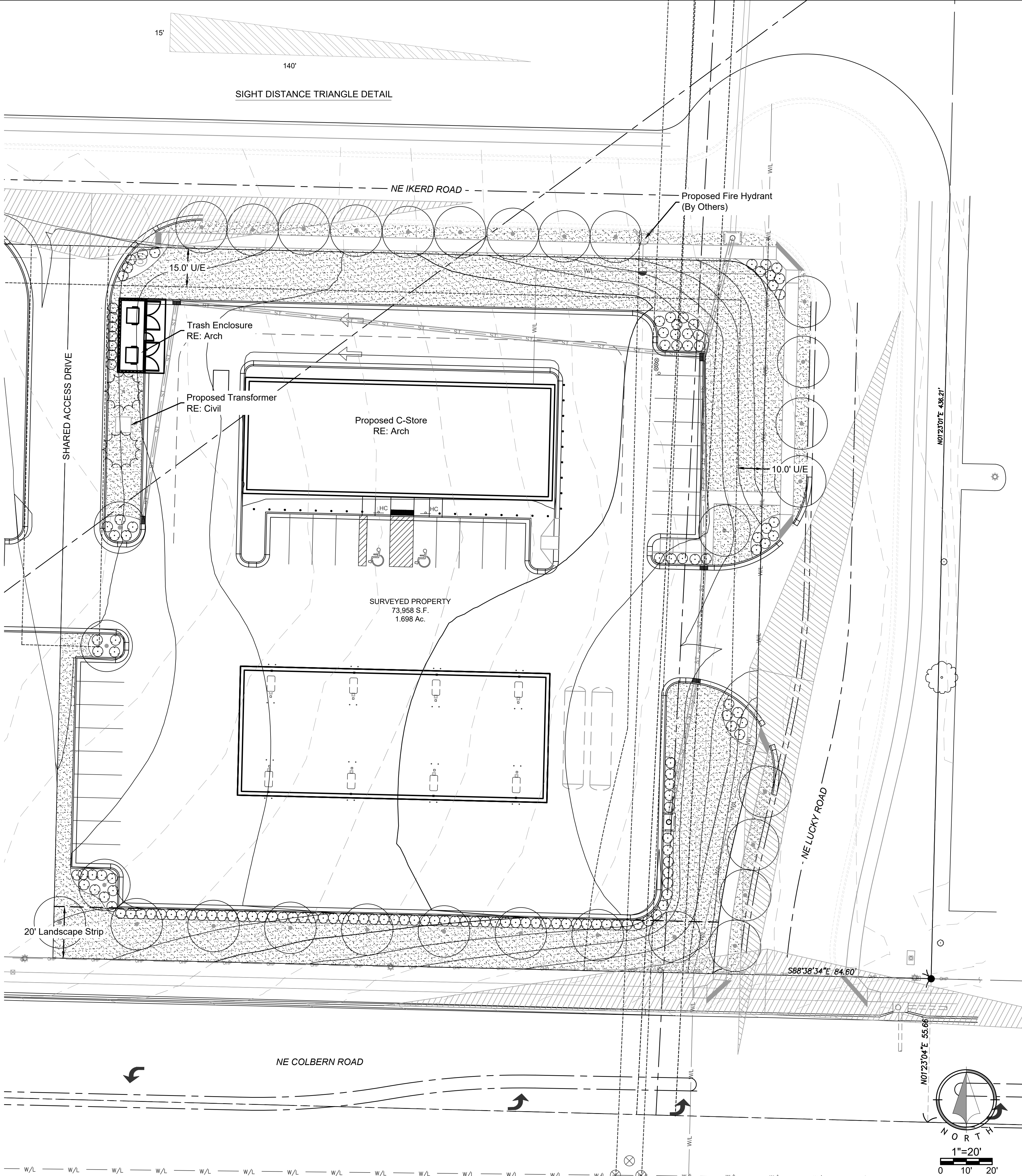
LANDSCAPE NOTES

- 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 / Iroquis 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



Preliminary Development Plans

22-0133

Heartland Market - Lee's Summit

Lee's Summit, Jackson County, Missouri

Landscape Plan

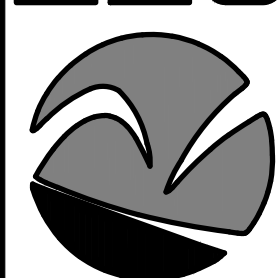
2	10/11/2022	Revised Per City Comment
1	09/09/2022	PDP Submittal
NO.	DATE	REVISION

DRAWN BY

CHECKED BY

AL

AG



Renaissance

Infrastructure

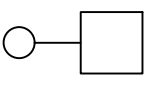
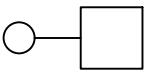
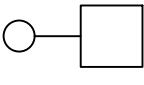
Consulting

400 E 17th STREET
KANSAS CITY, MISSOURI 64108
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet

L01

LUMINAIRE SCHEDULE

SYMBOL	MOUNTING	MODEL	WATTAGE	QUANTITY	MOUNTING HEIGHT	LAMP DEPRECIATION
	RECESSED	CREE, INC., CAN-304-SL-xx-04-E-UL-700-40K or BXCPxE04E-UD7 (700mA)	135	32	16'-6"	0.9
	POLE	HUBBELL OUTDOOR, RAR-2-320L-110-4K7-2-BC	110	2	28'	0.9
	POLE	HUBBELL OUTDOOR, RAR-2-320L-110-4K7-3-BC	110	10	28'	0.9
	POLE	HUBBELL OUTDOOR, RAR2-320L-110-4K7-4W	110	1	28'	0.9

Canopy	
AVERAGE FOOT-CANDLES	21.43
MAXIMUM FOOT-CANDLES	32.8
MINIMUM FOOT-CANDLES	6.4
AVERAGE TO MINIMUM FC RATIO	3.36

Parking Lot	
AVERAGE FOOT-CANDLES	2.42
MAXIMUM FOOT-CANDLES	6.3
MINIMUM FOOT-CANDLES	0.5
AVERAGE TO MINIMUM FC RATIO	4.87



RATIO Series
AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



IP66



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	



RELATED PRODUCTS

-  Airo  Cimarron LED  Ratio Family

304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 16" (406 mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.040" [1 mm] thickness).
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://cresighting.com/warranty> for warranty terms

Accessories

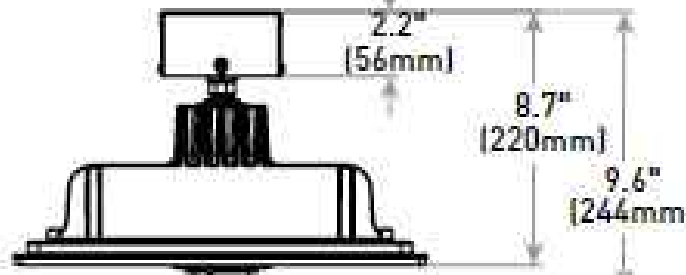
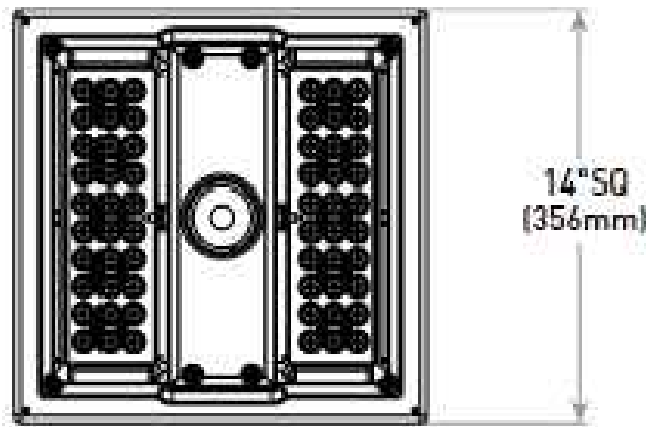
Field-Installed

Hand-Held Remote

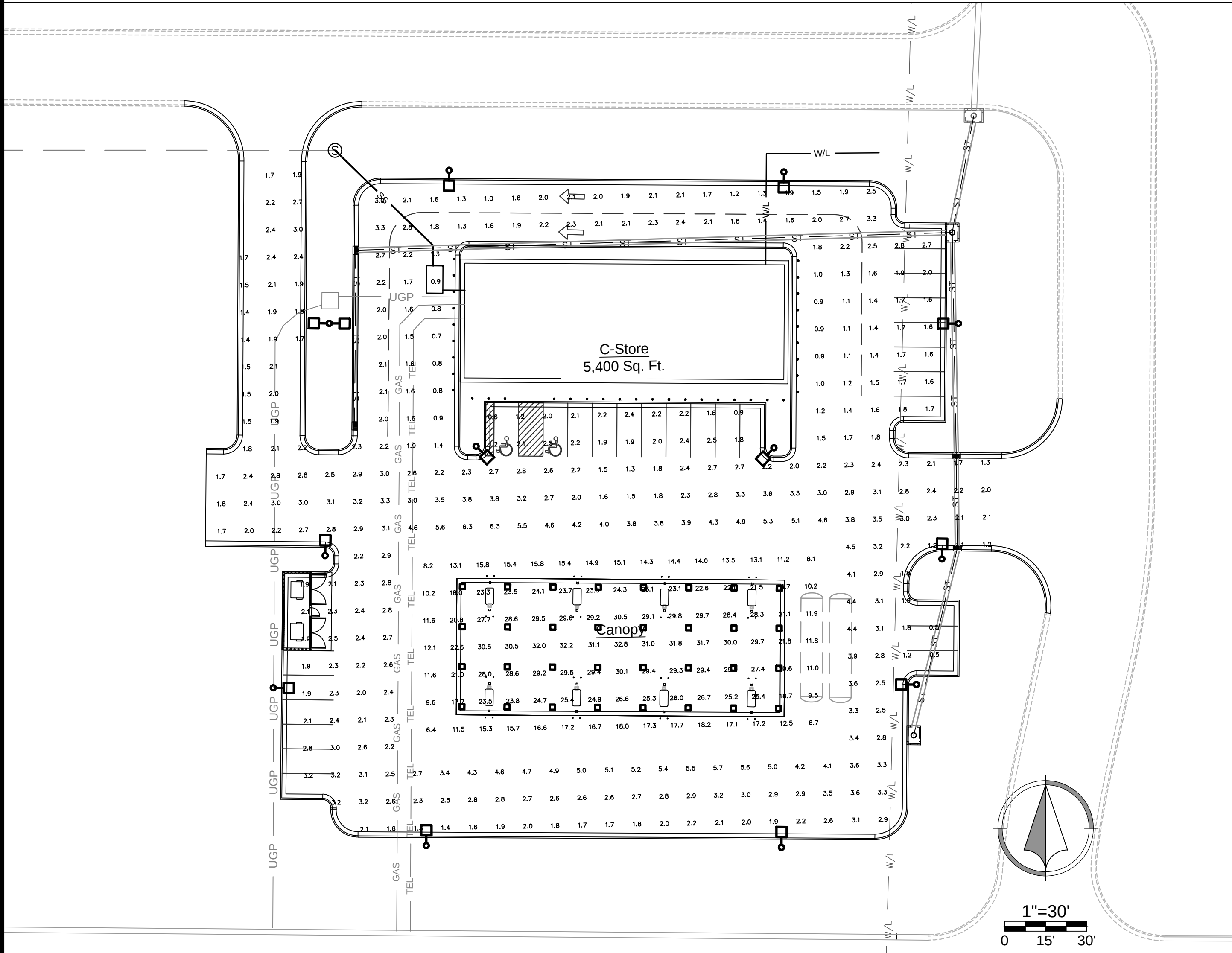
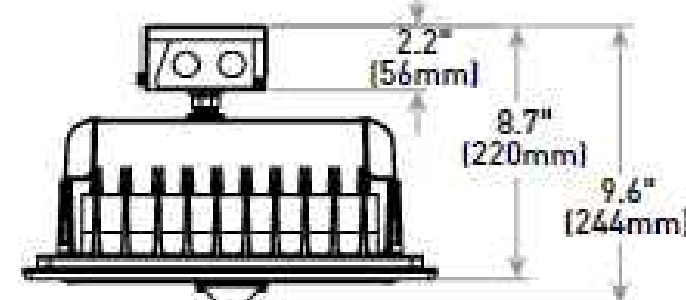
XA-SENSREM

- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

RS Mount



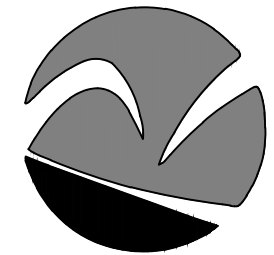
Programmable Multi-level Sensor location (ordered as an option)



1	9/9/2022	Original Submit
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
BMR	GDN

Renaissance
Infrastructure
Consulting



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

MO Certificate of Authority: E-2010033630