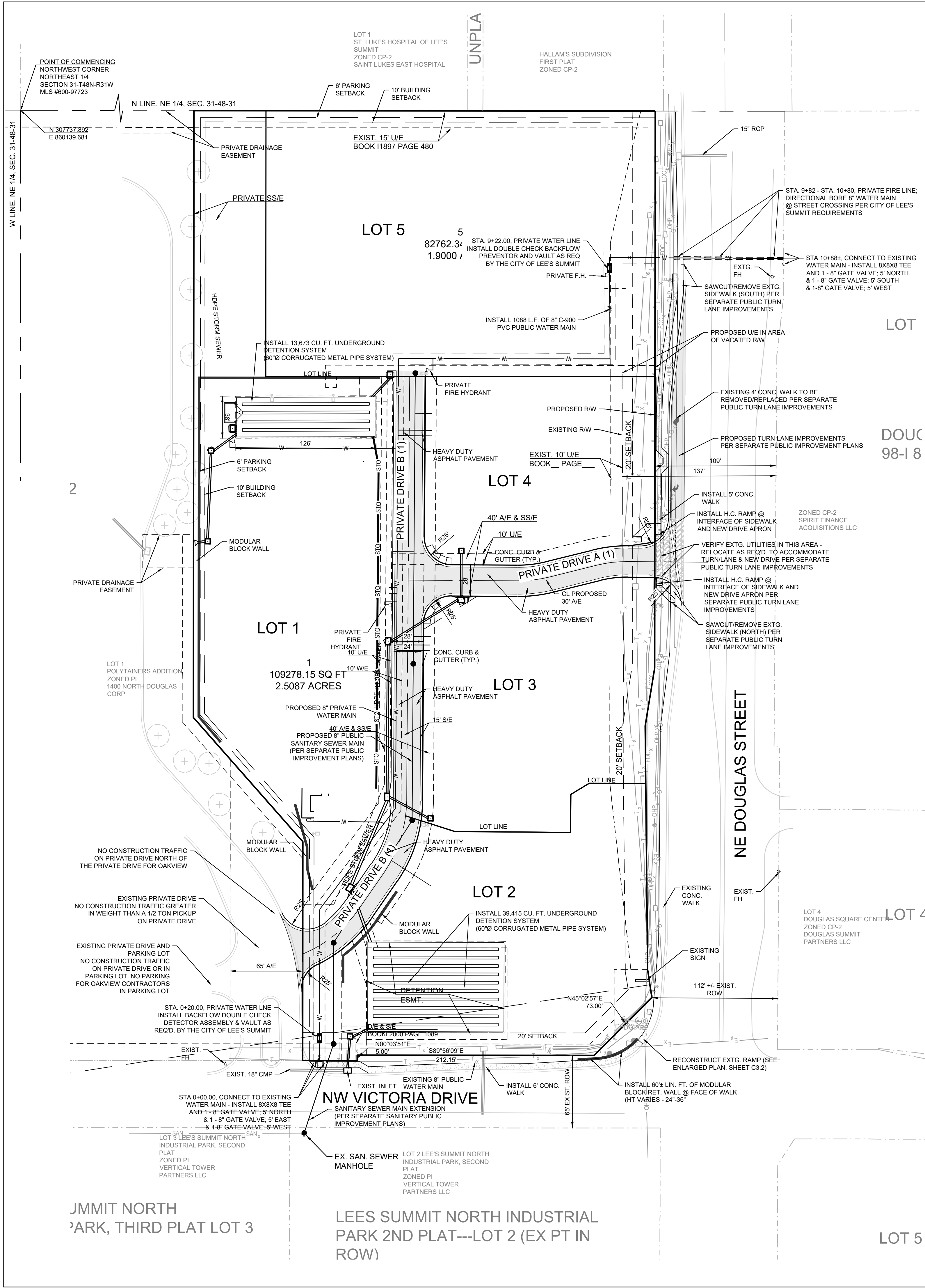


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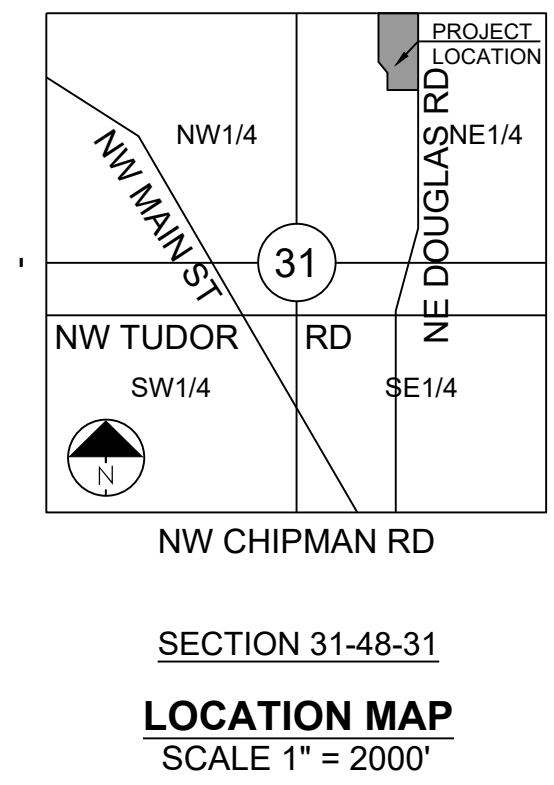
- LEGEND:**
- A/E - ACCESS EASEMENT
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - CO - CLEANOUT
 - TJB - TELEPHONE JUNCTION BOX
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - FL - FLOW LINE
 - G/E - GAS LINE EASEMENT
 - HDPE - HIGH-DENSITY POLYETHYLENE
 - PVC - POLYVINYL CHLORIDE
 - P/L - PROPERTY LINE
 - PUB/E - PUBLIC EASEMENT
 - RCP - REINFORCED CONCRETE PIPE
 - ROW or R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - SL - SERVICE LINE
 - SS/E - STORM SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER
 - CURB & GUTTER - EXISTING
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - P/L - PROPERTY LINES
 - ROW - RIGHT-OF-WAY
 - SANITARY SEWER MAIN
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER
 - STORM SEWER - EXISTING
 - CATV - EXISTING
 - FOC - EXISTING
 - T - EXISTING
 - E - EXISTING
 - OHP - OVERHEAD POWER LINE - EXIST.
 - UGE - UNDERGROUND ELECTRIC - EX.
 - G - EXISTING
 - W - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING AREA INLET
 - EXISTING CURB INLET
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - EXISTING STORM MANHOLE
- PAVEMENT LEGEND:**
- ASPHALT PAVEMENT
 - 4" CONCRETE SIDEWALK
 - 8" CONCRETE DRIVE
 - TYPE "B" - CURB & GUTTER
 - TYPE "B" - CURB & GUTTER - DRY
 - EXISTING CURB & GUTTER

OVERALL LEGAL DESCRIPTION

ALL OF LOT 2, MINOR PLAT ADDITION LOTS 1 & 2, A REPLAT OF LOT 1, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI IN SECTION 31, TOWNSHIP 48, AND RANGE 31.

GENERAL NOTES:

- BOUNDARY IS BASED ON THE FINAL PLATS OF LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, LOT 1 and POLYTAINERS ADDITION LOTS 1 & 2. The bases of bearing (N89°56'58"W) is based on the North line of the NE 1/4, Sec. 31-48N-31W as shown on the final plats of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, LOT 1 and POLYTAINERS ADDITION LOTS 1 & 2.
- ADJACENT PROPERTY LINES ARE BASED ON RECORDED PLATS.
- EXISTING ROAD, SIDEWALK, AND SITE IMPROVEMENTS AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY McLaughlin Mueller, Inc. PROVIDED BY AND USED WITH APPROVAL OF THE OWNER. SCHLAGEL AND ASSOCIATES HAS NOT FIELD VERIFIED THIS INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- TOPOGRAPHY FROM ALTA SURVEY PREPARED BY McLaughlin Mueller, Inc. PROVIDED BY AND USED WITH APPROVAL OF THE OWNER. SCHLAGEL AND ASSOCIATES HAS NOT FIELD VERIFIED THIS INFORMATION.
- AN EASEMENT OR LICENSE WILL, 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" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
- BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- ALL ROADWAYS, PRIVATE DRIVES, PARKING DRIVE AISLES, AND PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
- ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
- ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- PARKING LOT DESIGN MUST MEET THE UDO ARTICLE 12 REQUIREMENTS AND THE PRIVATE DRIVE MUST MEET PUBLIC STREET DESIGN STANDARDS PER THE DESIGN AND CONSTRUCTION MANUAL SECTION 5200.



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Missouri State Certificate of Authority
#E2002003600F #LAC201005237 #LS200200859F

PREPARED BY:

Mark Allen Breuer, P.E.
MO# PE-2009007268

**OAKVIEW PRIVATE INFRASTRUCTURE
SITE DEVELOPMENT PLANS**

**NE DOUGLAS ROAD & NW VICTORIA DRIVE
LEE'S SUMMIT, MISSOURI**

REVISION	DATE	DESCRIPTION
1	8/18/2018	CITY COMMENTS
2	9/05/2018	CITY COMMENTS
3	12-10-2018	Shifted S. Detention - north
4	7-01-2019	Modular Wall @ Victoria/Douglas Int.
5		
6		
7		
8		

GENERAL LAYOUT

SHEET

C 2.0

OF

**CONFORMING TO
CONSTRUCTION
RECORDS**

JTS
BY

8-25-2019
DATE

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA panel 409 of 625 for map number 20095C0409G dated January 20, 2017 and panel 417 of 625 for map number 29095C0417G dated January 20, 2017, the project lies outside of any identified FEMA floodplain.

OWNER/DEVELOPER: UNIVERSITY OF MASSACHUSETTS FOND INC.
1 BEACON STREET 32ND FLOOR
BOSTON, MA 02108

DEVELOPER: OAK VIEW CAPITAL PARTNERS, LLC
201 HAWKS RIDGE TRAIL
COLLEEVILLE, TX 76034
p 214-460-8442

