

Firestone
COMPLETE AUTO CARE™

3501 SW MARKET STREET
JACKSON COUNTY
LEE'S SUMMIT, MISSOURI

OWNER / DEVELOPER

FS LEE'S SUMMIT, LLC
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Owner Contact: Jason Horowitz
Email: jhorowitz@gbtrealty.com
Phone: (615) 370-0670

CIVIL ENGINEER



222 Second Avenue South, Suite 1400
Nashville, TN 37201

Civil Contact: JP Michael, E.I.
Phone: (615) 770-8175
Email: jp.michael@greshamsmith.com

SURVEYOR

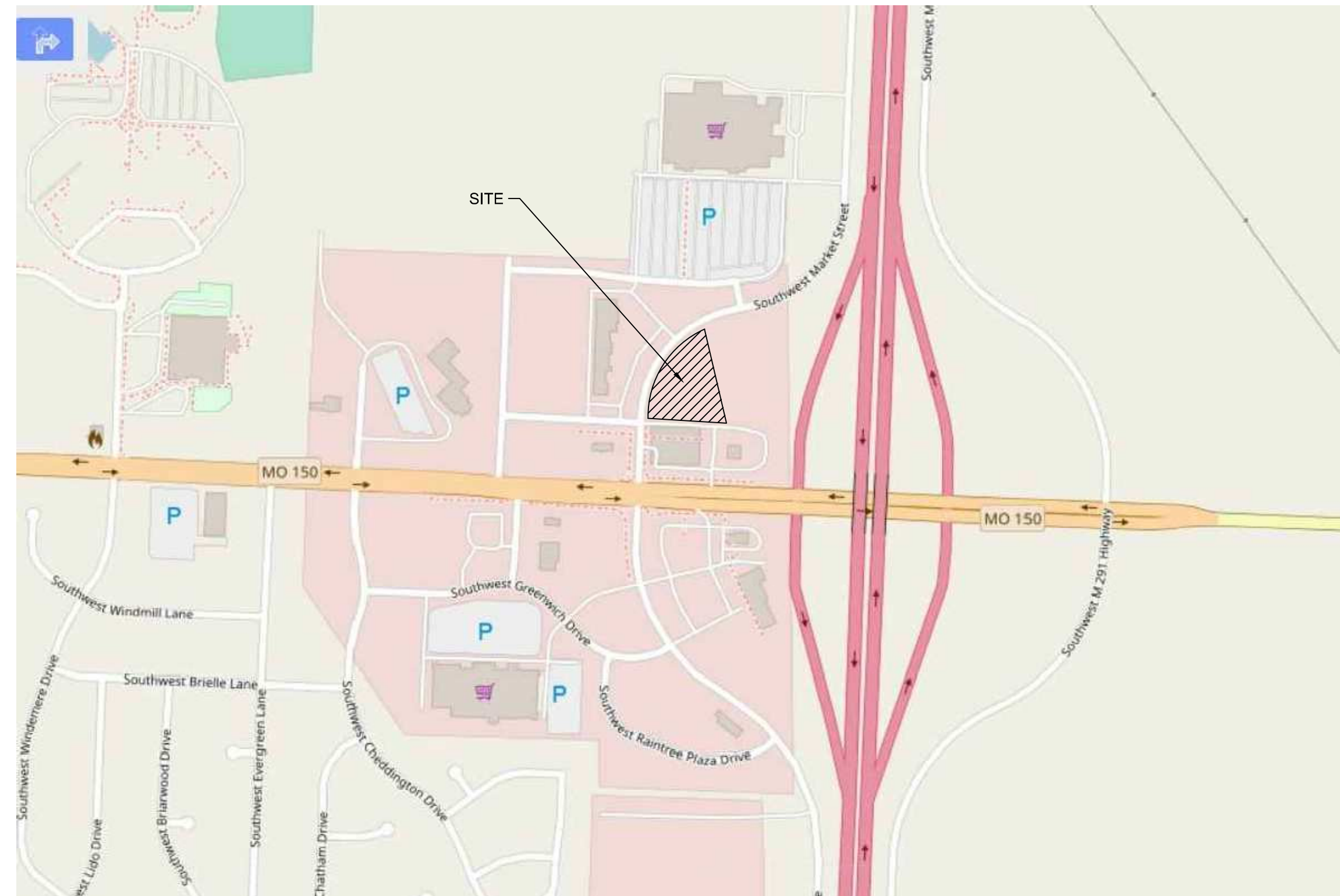
CORNERSTONE REGIONAL
SURVEYING, LLC

Contact: William A. Booe
1921 North Penn
Independence, KS 67301
Phone: (620) 331-6767

ARCHITECT

SGA DESIGN GROUP

1437 South Boulder Ave., Suite 550
Tulsa, OK 74119
Contact: Olivia Good, AIA, LEED A.P.
Phone: (918) 587-8602 Ext. 341



VICINITY MAP

NOT TO SCALE



SHEET INDEX

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C904	CITY OF LEE'S SUMMIT STANDARD DETAILS
L200	LANDSCAPE PLAN

CONTACT LIST

PLANNING AND ZONING
DEVELOPMENT SERVICES
220 SE GREEN ST
LEE'S SUMMIT, MO 64063
CONTACT: MIKE WEISENBORN
PHONE: (816) 969-1240

STORMWATER AND WATER
LEE'S SUMMIT ENGINEERING
220 SE GREEN ST
LEE'S SUMMIT, MO 64063
CONTACT: GENE WILLIAMS
PHONE: (816) 969-1223

SEWER
LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN ST
LEE'S SUMMIT, MO 64063
CONTACT: MIKE WEISENBORN
PHONE: (816) 969-1900

NATURAL GAS
SPIRE
3025 SW CLOVER DR
LEE'S SUMMIT, MO 64082
CONTACT: BOBBIE SAULSBERRY
PHONE: (816) 519-6909

BUILDING
DEVELOPMENT SERVICES
220 SE GREEN ST
LEE'S SUMMIT, MO 64063
CONTACT: MIKE WEISENBORN
PHONE: (816) 969-1240

FIRE PREVENTION
CITY FIRE MARSHAL
207 SE DOUGLAS
LEE'S SUMMIT, MO 64063
CONTACT: MICHAEL SNIDER
PHONE: (816) 969-1300

ELECTRIC
EVERGY
10058 RAYTOWN ROAD
KANSAS CITY, MO 6413
CONTACT: BRITNEY REED
PHONE: (913) 667-5124

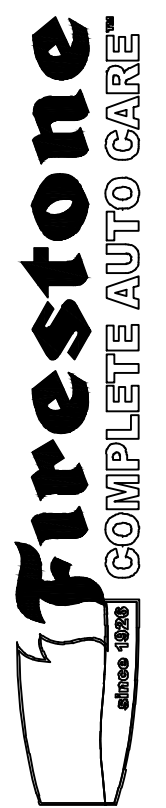


**Gresham
Smith**

GreshamSmith.com

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Suite 1400
Nashville, TN 37201

615.770.8100



3501 SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64082

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Revision

[illegible]

COVER SHEET

C000

40831.45
JANUARY 8, 2020

Items Corresponding to Schedule B

- (8) -Terms, provisions and easement contained in the Grading Consent and Temporary Construction Easement Agreement, recorded April 6, 1998 as Document No. 98-1-23424 in Book 1-3171 at Page 1069, by and between QuikTrip Corporation, an Oklahoma corporation and E.L. Robinson, Jr. and Letha M. Robinson, Trustees for Trust dated September 22, 1988, for the benefit of the lands in question.
TEMPORARY EASEMENT IS NO LONGER IN AFFECT.
- (9) -Terms, provisions and easements contained in the Storm Sewer Easement Agreement, recorded April 8, 1998 as Document No. 98-1-23425 in Book 1-3171 at Page 1076, by and between QuikTrip Corporation, an Oklahoma corporation and E.L. Robinson, Jr. and Letha M. Robinson, Trustees for Trust dated September 22, 1988, benefiting the lands in question.
PLOTTED AND SHOWN.
- (10) -Rights of way, easements granted and appurtenances pertaining to the State of Missouri, acting by and through the Missouri highway and Transportation Commission, described by instrument recorded May 10, 1999 as Document No. 1999 1 0038039.
PLOTTED AND SHOWN.
- (11) -An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded march 23, 2001 as Document No. 2001 1 0018921.
PLOTTED AND SHOWN.
- (12) -Terms, provisions, easements and boundaries imposed, including but not limited to the limitations of direct access, of the Quitclaim Deed granted to the City of Lee's Summit, a municipal corporation, recorded October 31 2008 as Document No. 2008E0114649.
PLOTTED AND SHOWN.
- (13) -Amended, 111119;
Terms and provisions of the Declaration of Restrictions recorded June 26, 2014 as Document No. 2014E0051570, and the First Amendment to Declaration of Restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE
- (14) -The effect of the Scrivener's Affidavit recorded March 23, 2016 as Document No. 2016E0025038.
DOES NOT AFFECT SUBJECT PROPERTY.
- (15) -An easement for sanitary sewers granted to Lee's Summit, described by instrument recorded April 25, 2016 as Document No. 2016E0035549.
PLOTTED AND SHOWN.
- (16) -The surviving easements and conditions of the instrument captioned Temporary Construction Easement granted to the QuikTrip Corporation, an Oklahoma corporation, described by instrument recorded May 11, 2017 as Document No. 2017E0042035.
DOES NOT AFFECT SUBJECT PROPERTY.
- (20) -Added, 111119;
An easement granted to The City of Lee's Summit, Missouri, described by instrument recorded May 23, 1975 as Document No. 1-211265 in Book 1-596 at Page 173.
DOES NOT AFFECT SUBJECT PROPERTY.
- (21) -Added, 111119;
An easement granted to the City of Lee's Summit, Missouri, described by instrument recorded April 25, 2016 as Document No. 2016E0035549.
SAME AS ITEM NO. 15, PLOTTED AND SHOWN AS NO. 15.
- (22) -Added, 111119;
Terms and provisions of the Declaration of Use Restrictions, recorded December 9, 2016 as Document No. 2016E0116521, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE

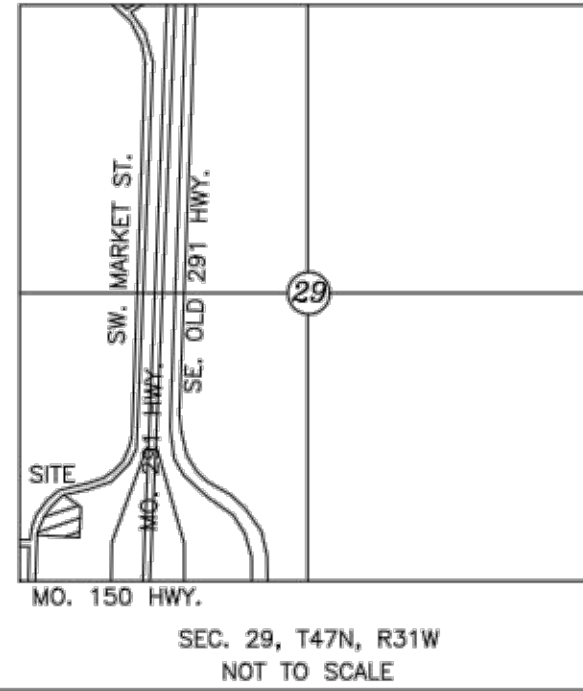
Possible Encroachments

NONE

Flood Note

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 200590 0002 A, effective date October 25, 1977.

Vicinity Map



SCALE : 1" = 40'

Commitment Legal Description

FIDELTY NATIONAL TITLE COMMITMENT NO. 191439 REVISION 111119, DATED NOVEMBER 1, 2019 AT 12:00 P.M. A portion of land lying and situated in the Southwest Quarter of Section 29, Township 47 North, Range 31 West of Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, being part of a parcel of land described in Book 1-1847 at Page 2008, said parcel lying Southeastery of Market Street, Westerly of the West Right-of-Way line of Missouri Highway 291, North of QUIKTRIP 200R, a subdivision of land and Northerly of QUIKTRIP 200R LOT 1A, a subdivision of land.

AS-SURVEYED DESCRIPTION:
Written by William A. Booe, RLS 2002010970, October 23, 2019
A tract of land located in a portion of the Southwest Quarter of Section 29, Township 47 North, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri, and being more particularly described as follows:
BEGINNING at the Northwest corner of Lot 1A, Minor Plat of Quiktrip 200R Lot 1A;
Thence along a curve to the right and the Southeasterly right of way of Market Street, having a radius of 459.32 feet, a length of 320.00 feet and a chord bearing and distance of N 33°05'03" E, 313.57 feet;
Thence S 54°19'08" E a distance of 136.50 feet;
Thence S 02°26'15" W a distance of 195.00 feet to the North line of said Lot 1A;
Thence N 87°33'03" W along said North line a distance of 274.00 feet to the point of beginning, containing 1.237 acres.

Miscellaneous Notes

- (A) The bearings shown hereon are based upon the Missouri State Plane Coordinate System, station no JA-137, N. 974542.6936 E. 2824145.0197, ELEV. 993.438 (NAVD 88), located about 7 miles South of the intersection of Hwy. 150 and Hwy. 291.
- (B) This survey does not reflect any easements, rights-of-way or other instruments of record except those shown on the current mentioned Title Commitment.
- (C) Underground utilities are shown per One call ticket 193242567, dated 11-20-2019.
- (D) At the date this survey was done in the field, earth moving, asphalt paving, concrete work and construction was not complete.
- (E) There is no evidence of subject site being used as a solid waste dump or sanitary land fill.
- (F) There is no evidence of subject site being used as a burial ground or cemetery.
- (G) This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards. Closure 1 in 615041.

ALTA/NSPS Land Title Survey

To:

GBT Realty
Franklin Land Associates, LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed in October 22, 2019.

William A. Booe, RLS 2002010970

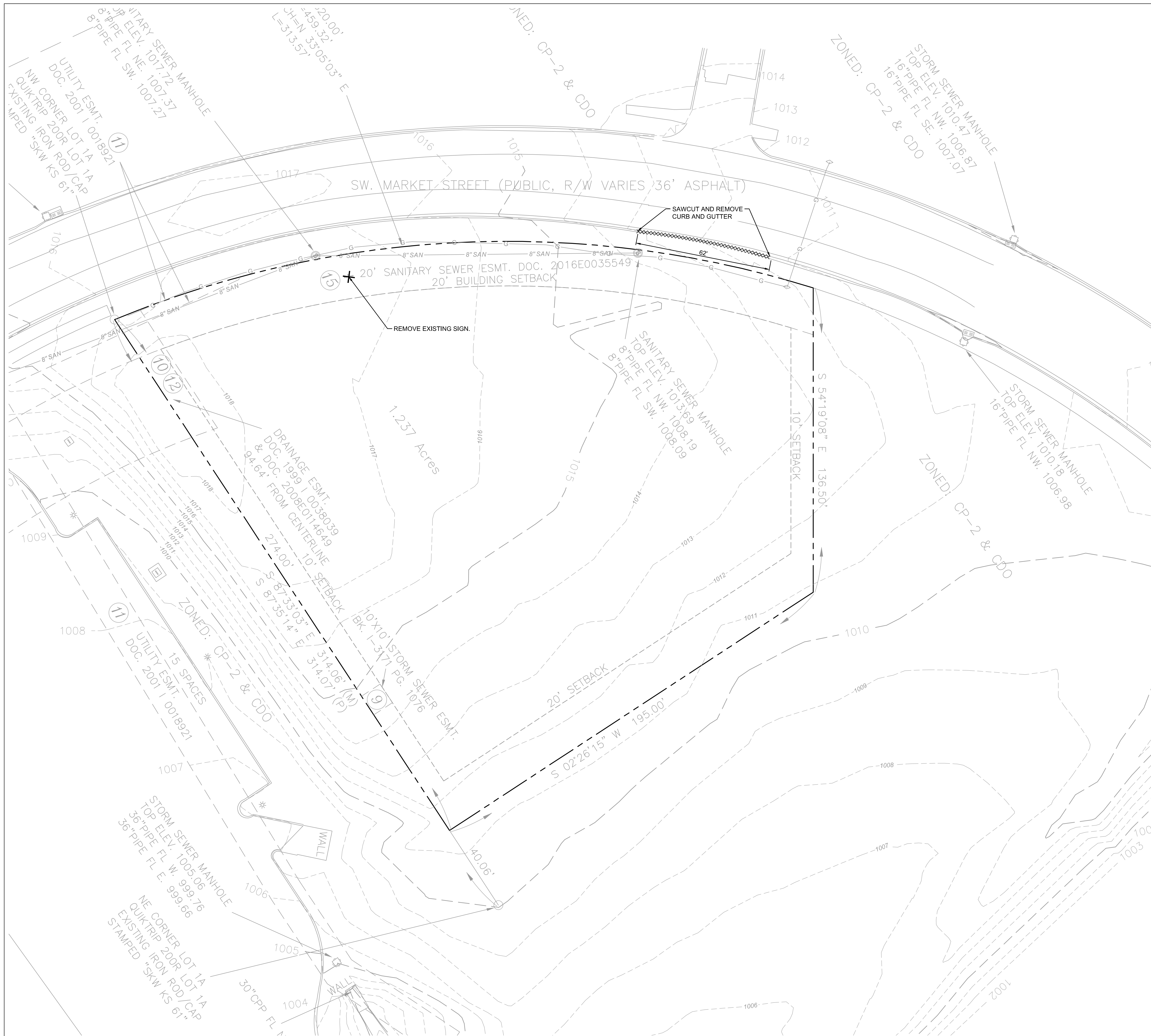
Legend of Symbols & Abbreviations

○	Existing Iron Rod	(M)	Measured Dimension
●	Origin Unknown (unless noted)	(D)	Deed Dimension
△	Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)	(P)	Plat Dimension
△	Section Corner	R/W	Right of Way
---	Origin Unknown (unless noted)	○	Storm Drain Manhole
---	Boundary Line	◇	Water Meter
---	Setback Line	+	Guy Wire
---	Fence	⊙	Gas Meter
---	Overhead Electric Line	⊙	Gas Valve
---	Water Line	⊙	Telephone Riser Box
---	Gas Line	+	Gas Line Marker
---	Underground Telephone	⊙	Sanitary Sewer Cleanout
---	Sanitary Sewer Line	⊙	Sanitary Sewer Manhole
■	Bollard	+	Sign
■	Curb Inlet or Area Inlet	+	Light Pole
■	Fire Hydrant	+	Power Pole
■	Handicap Parking	+	Water Valve
■	Electric Cabinet	⊙	Electric Meter

ALTA/NSPS LAND TITLE SURVEY
of a portion of SECTION 29, TOWNSHIP 47 NORTH,
RANGE 31 WEST of the 5th PRINCIPAL MERIDIAN,
JACKSON COUNTY, MISSOURI

JOB NO.
1-1910401-M
DRAWN BY:
DLB
CHECKED BY:
WAB
LATEST REVISION:
12-10-2019
PREPARED FOR:
GBT Realty

CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
1921 North Penn, Independence, KS 67301 Ph: 620-331-6767



LEGEND	
	PROPERTY LINE
	EXISTING CURB DEMOLITION
	MISC. DEMOLITION



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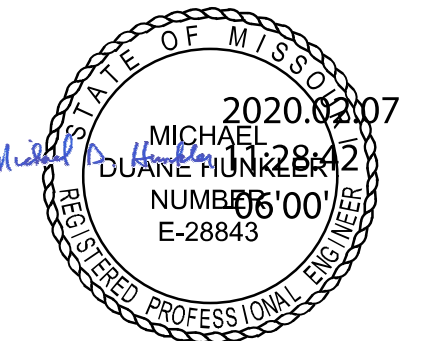
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[illegible]

DEMOLITION PLAN

C101

40831.45
JANUARY 8, 2020

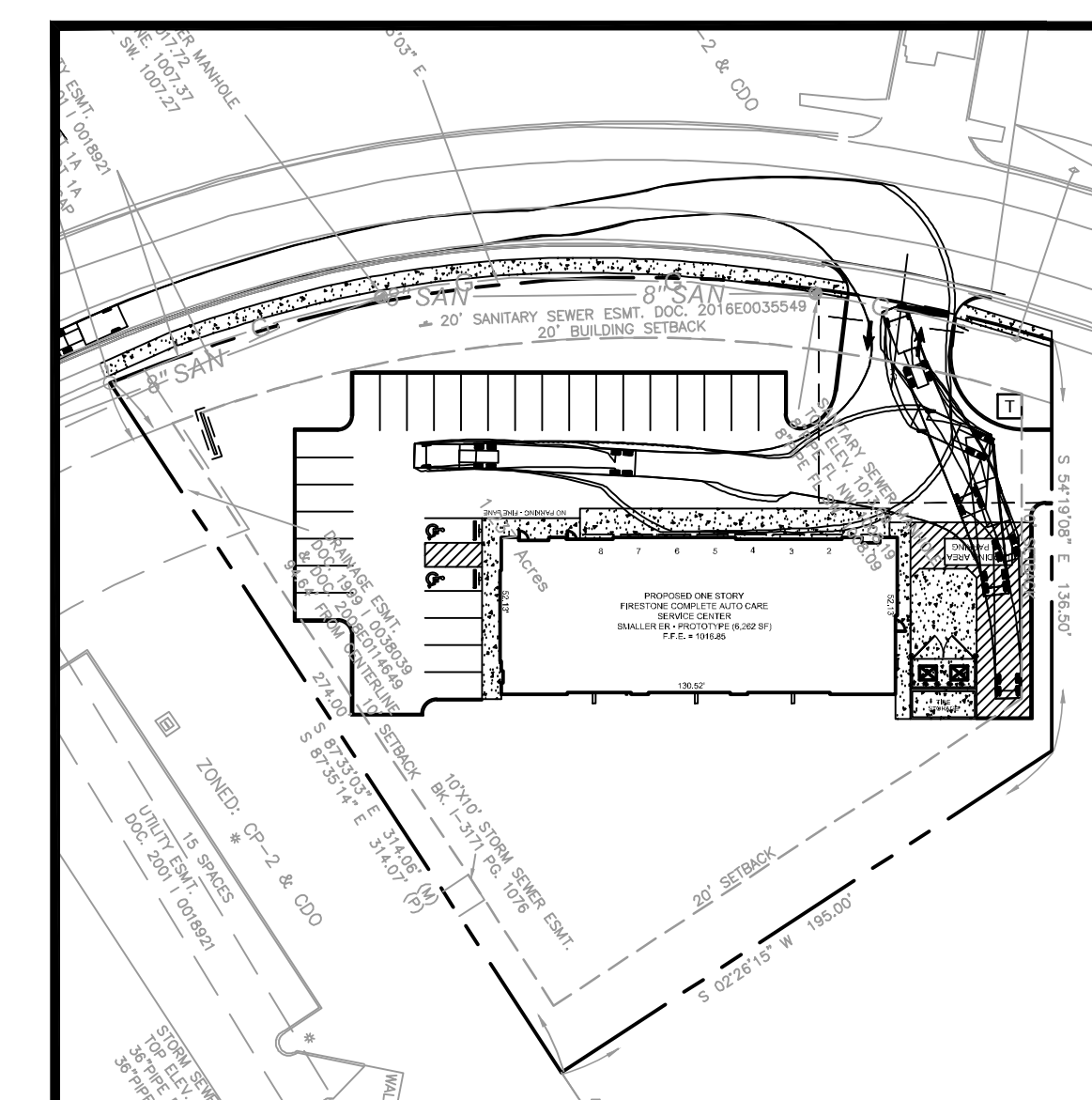
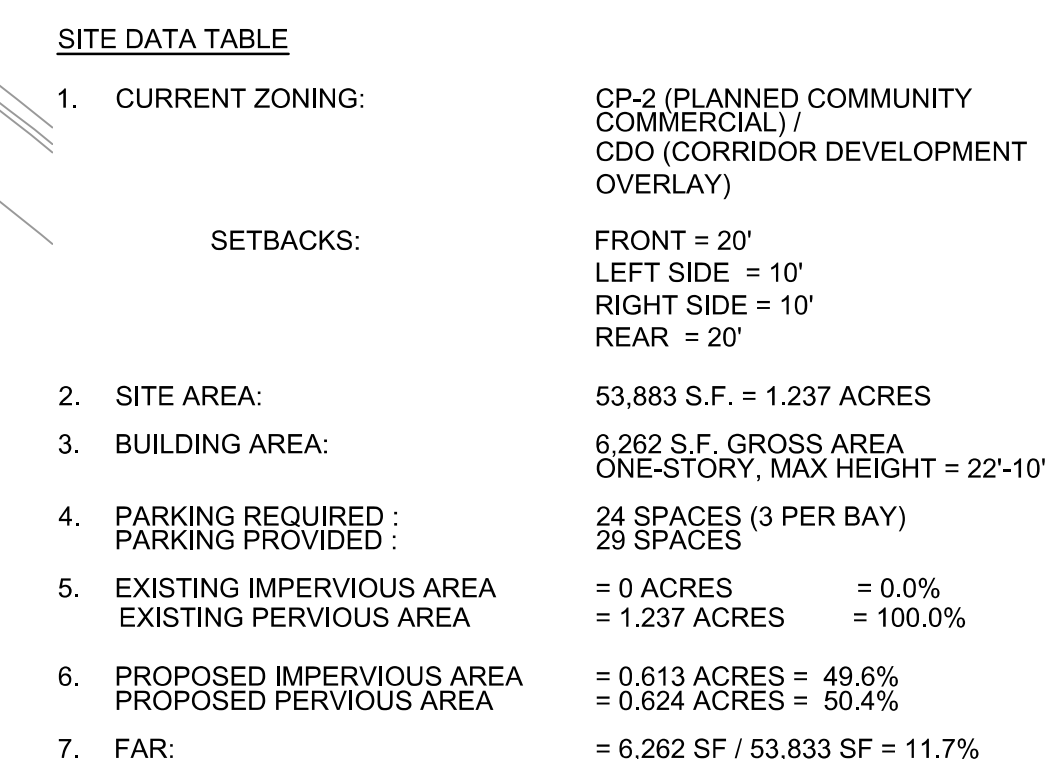
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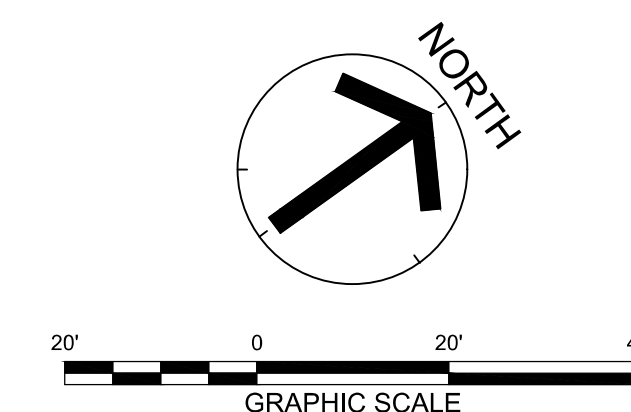
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40831.45
JANUARY 8, 2020

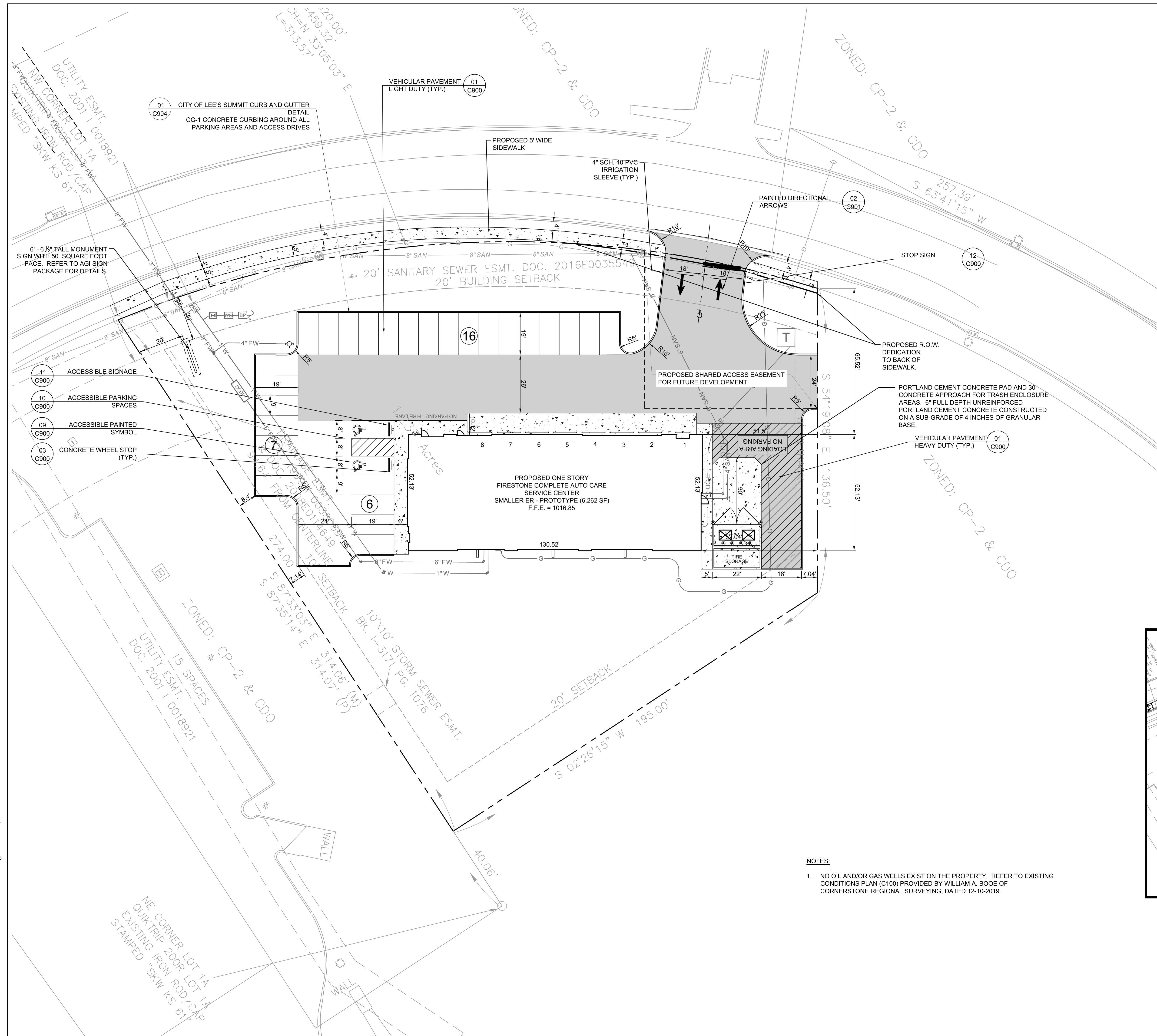
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SCALE: 1" = 60'



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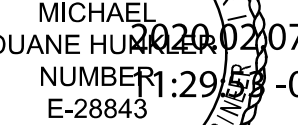




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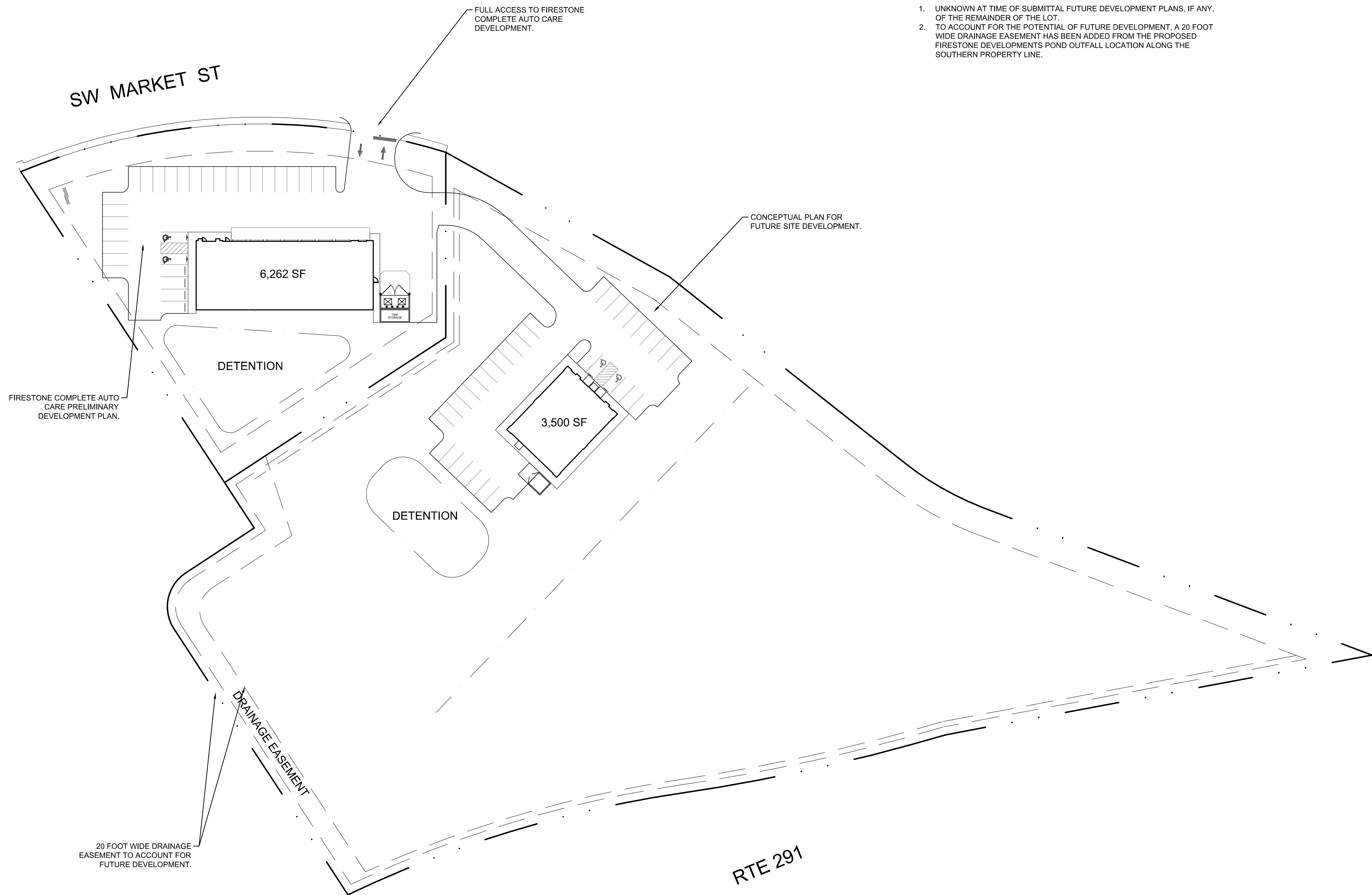


Revision		
No.	Date	Description
1	02.07.2020	CITY COMMENTS

C201

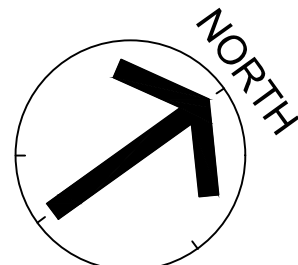
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JANUARY 8, 2020

This Line Is 3 Inches When Printed Full Size



NOTES

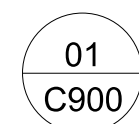
1. UNKNOWN AT TIME OF SUBMITTAL FUTURE DEVELOPMENT PLANS, IF ANY. OF THE REMAINDER OF THE LOT.
2. TO ACCOUNT FOR THE POTENTIAL OF FUTURE DEVELOPMENT, A 20 FOOT WIDE DRAINAGE EASEMENT HAS BEEN ADDED FROM THE PROPOSED FIRESTONE DEVELOPMENTS POND OUTFALL LOCATION ALONG THE SOUTHERN PROPERTY LINE.



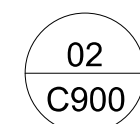
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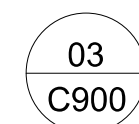
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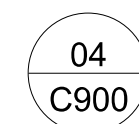
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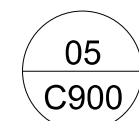
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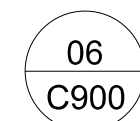
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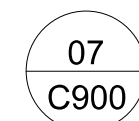
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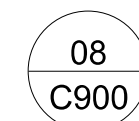
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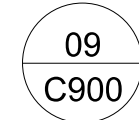
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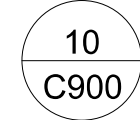
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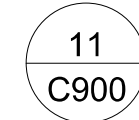
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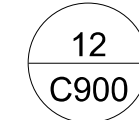
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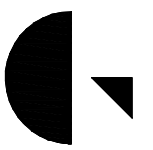
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ACCESSIBLE SIGNAGE
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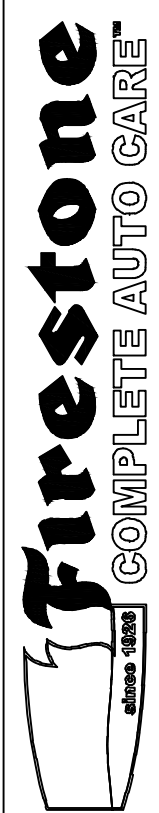


STOP SIGN
NOT TO SCALE



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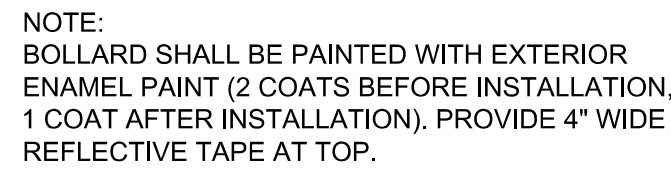
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SITE DETAILS

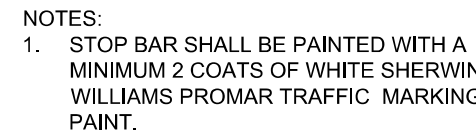
C900

40831.45
JANUARY 8, 2020

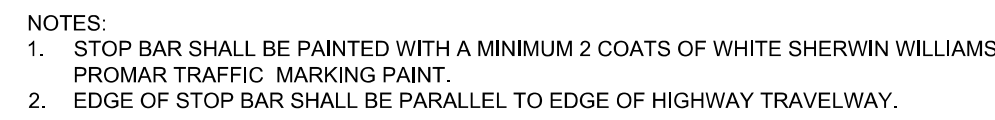
This Line Is 3 Inches When Printed Full Size



BOLLARD
NOT TO SCALE



PAINTED DIRECTIONAL ARROWS
NOT TO SCALE



PAINTED STOP BAR
NOT TO SCALE



PIPE DIA.	A	B	C	D	E
12" 20"	30"	60"	6"	8"	
15" 23"	36"	72"	6"	8"	
18" 28"	42"	84"	9"	8"	
24" 34"	48"	96"	9"	8"	
30" 40"	54"	108"	12"	10"	
36" 48"	60"	120"	15"	10"	
42" 54"	66"	132"	18"	10"	
48" 60"	72"	144"	21"	12"	
54" 66"	78"	156"	24"	12"	
60" 72"	84"	168"	24"	12"	

NOT USED
NOT TO SCALE



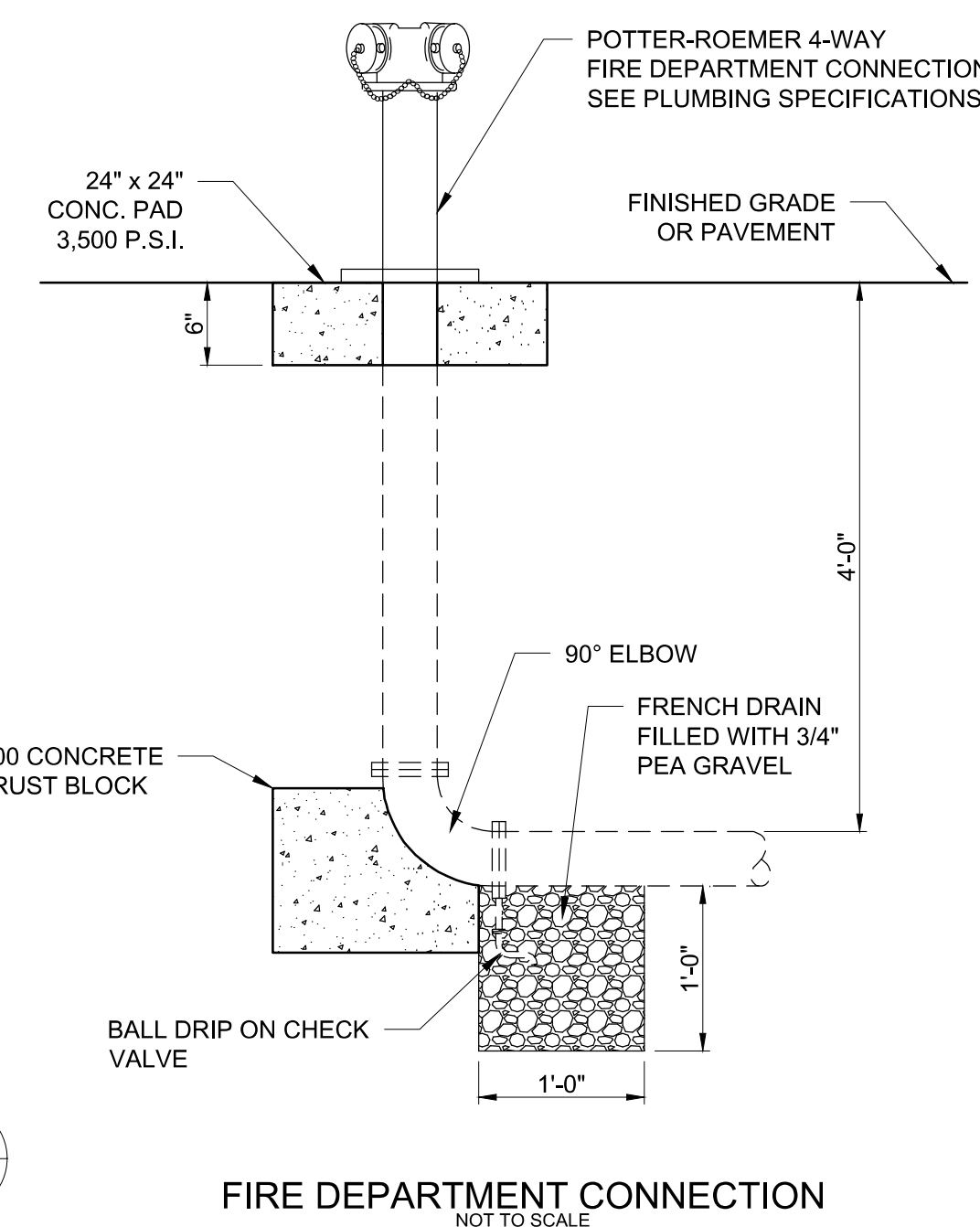
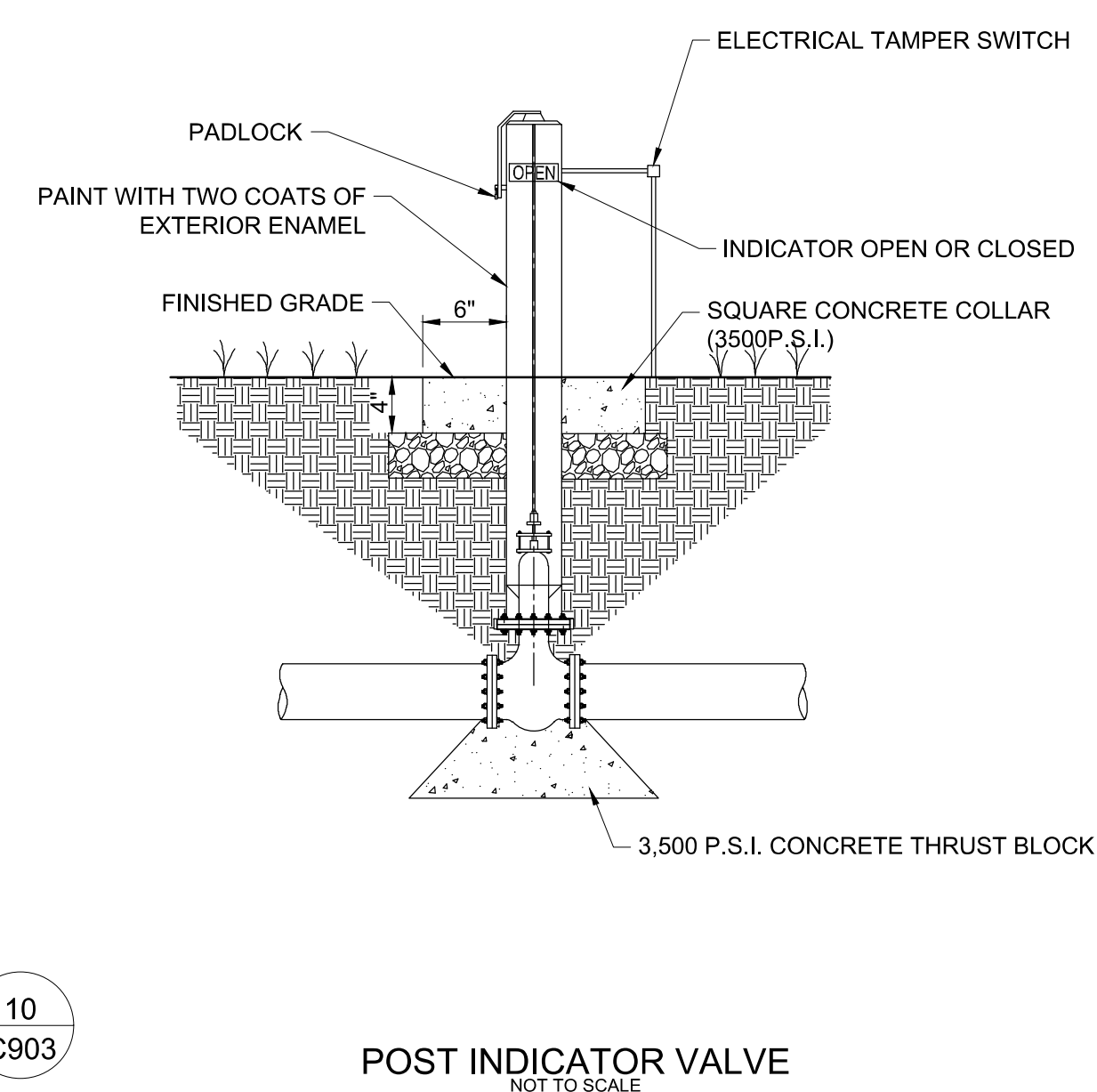
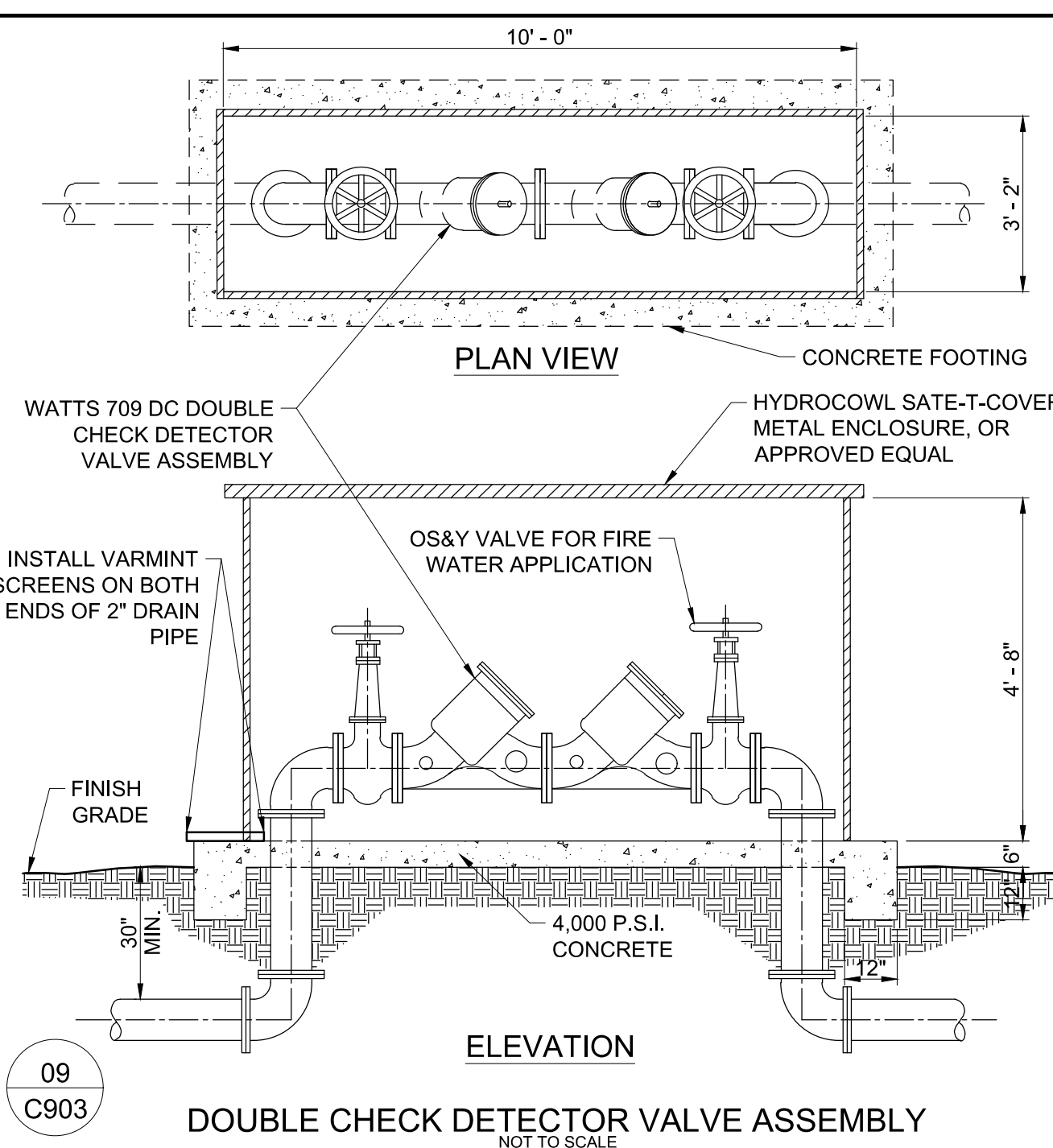
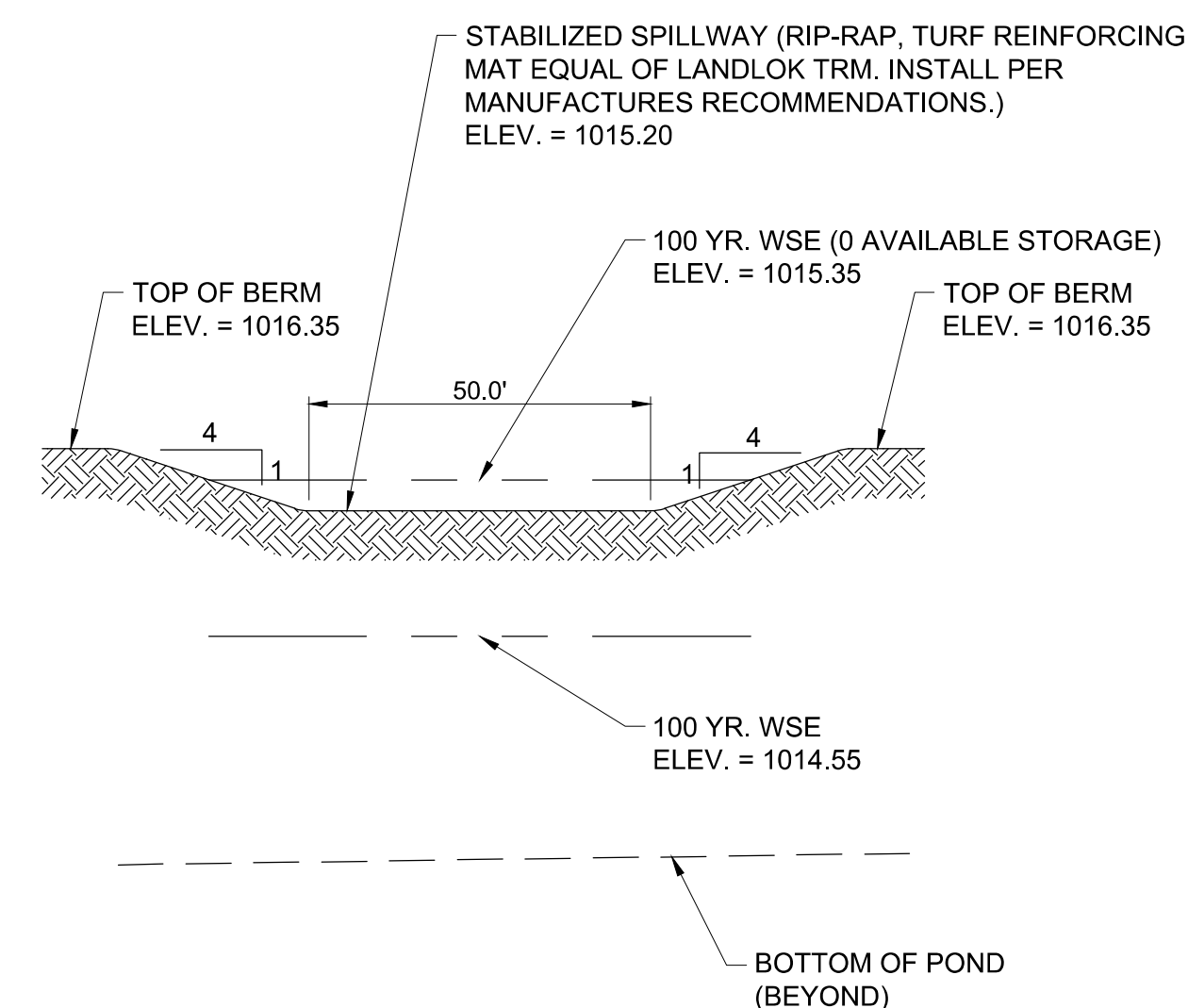
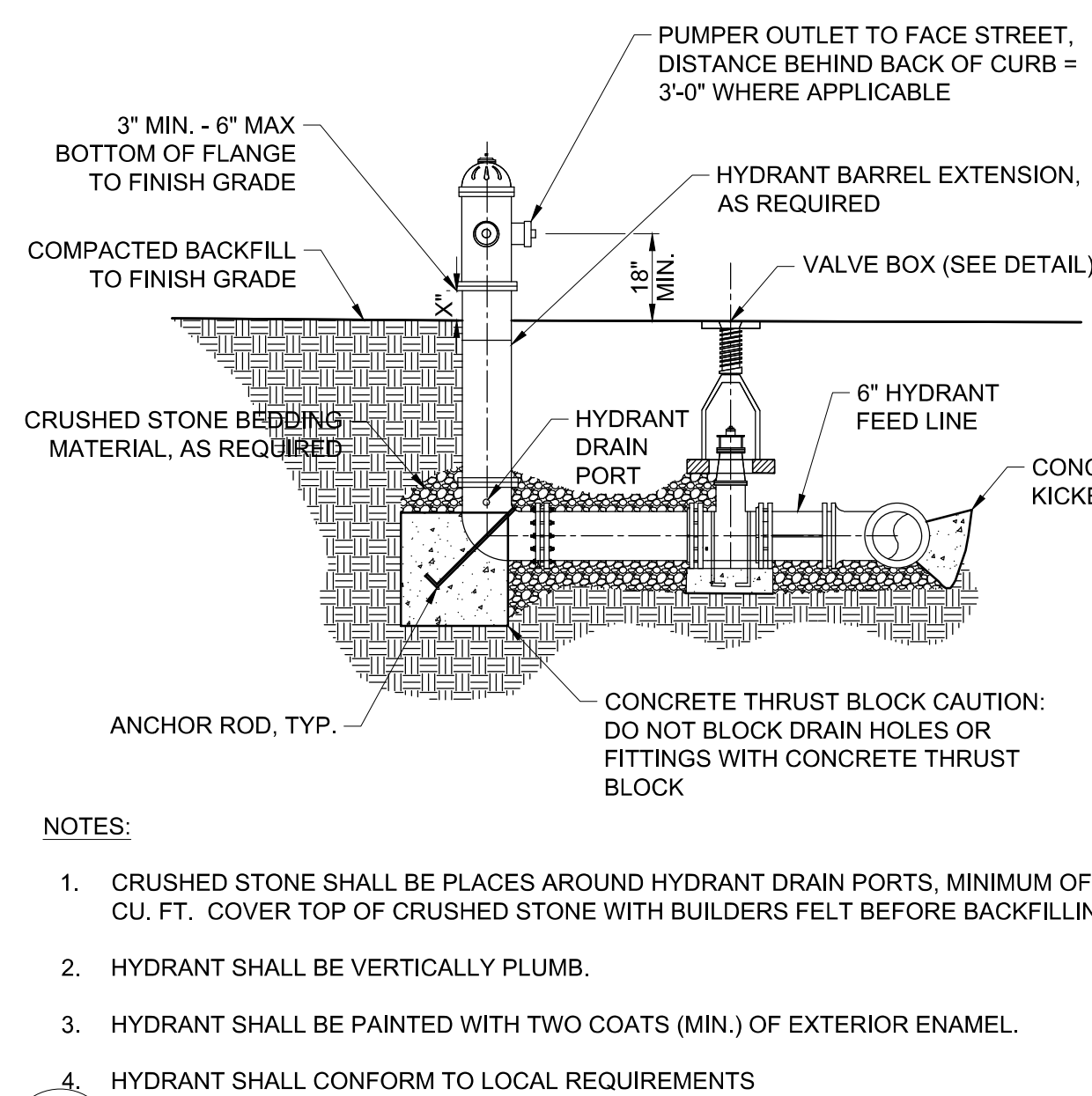
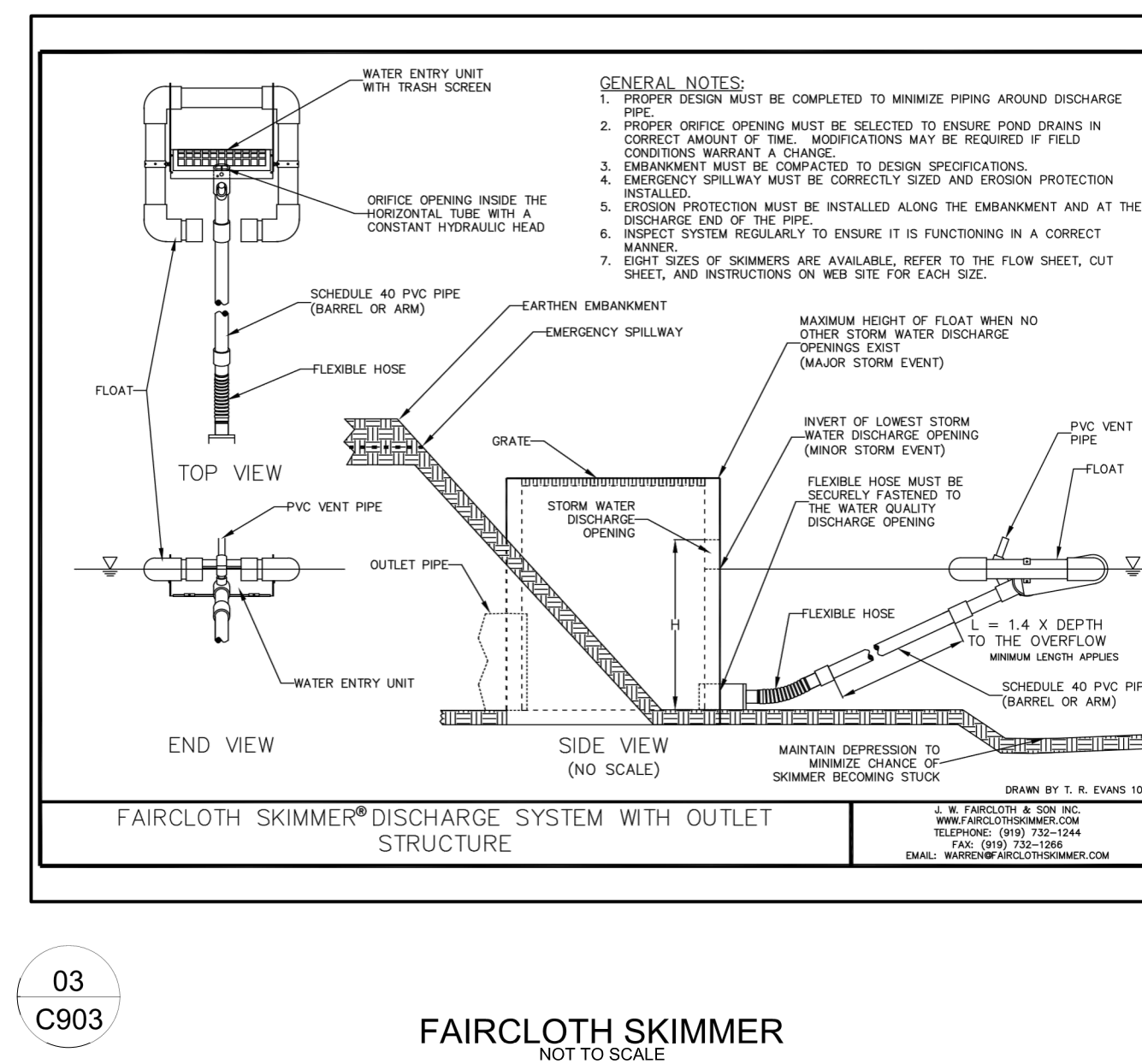
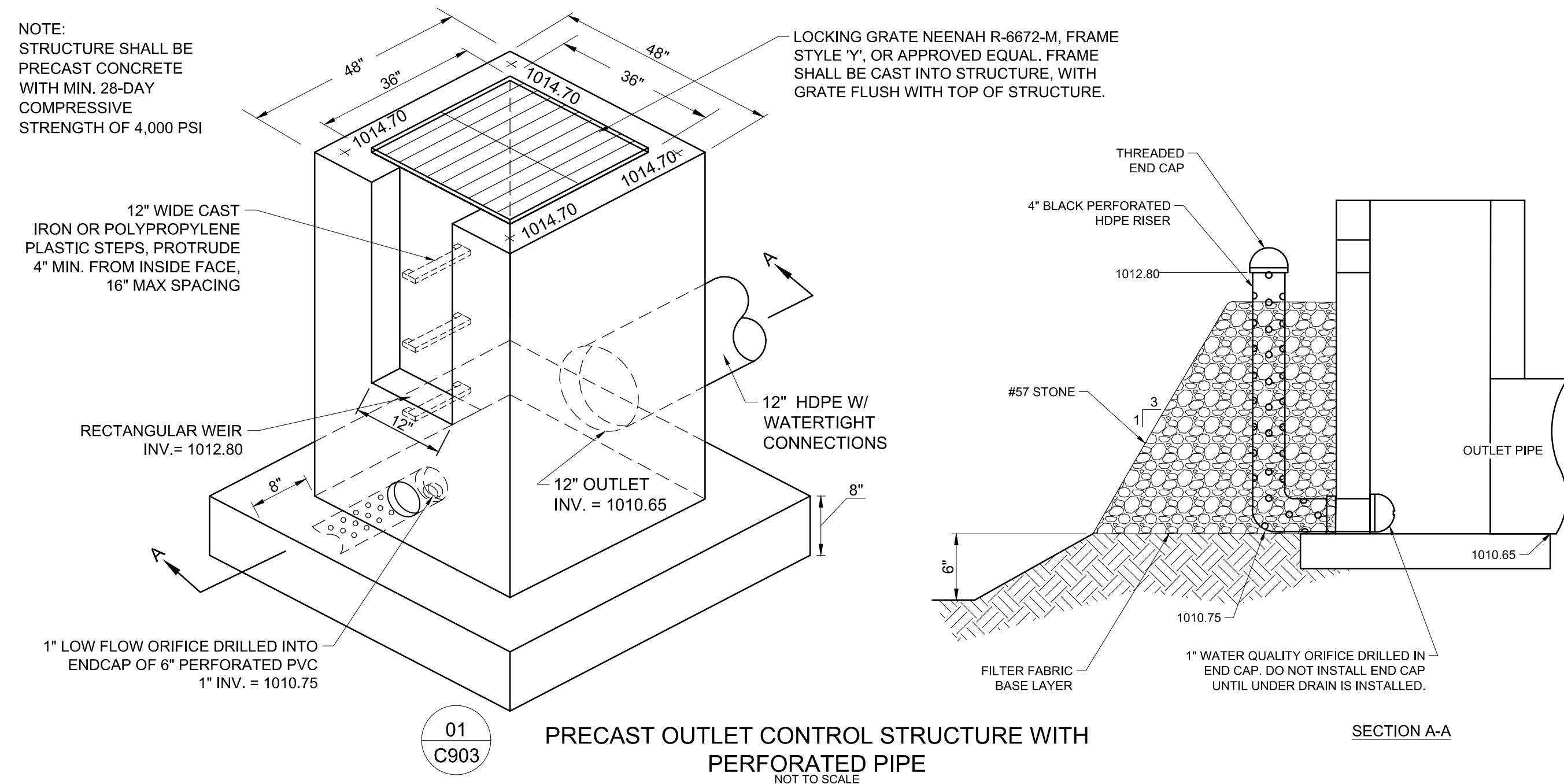
NOT USED
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NOT TO SCALE

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JANUARY 8, 2020

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For Information Only

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CITY OF LEE'S SUMMIT STANDARD DETAILS

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1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAN MASONRY SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AND SEED AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE SPOTS. SEEDS AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 15 - MAY 15
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

TREE PLANTING DETAIL

SITE AREA.....	1,237 AC. (53,884 S.F.)
BUILDING COVERAGE.....	6,630 S.F.
STREET FRONTAGE.....	320 L.F.
SITE SHRUBS REQ'D @ 2 PER 5,000 S.F.....	22
SITE SHRUBS SHOWN.....	25
SITE TREES REQ'D @ 1 PER 5,000 S.F. (LESS BLDG.).....	9
SITE TREES SHOWN.....	9
FRONTAGE SHRUBS REQ'D @ 1 PER 20 L.F.....	16
FRONTAGE SHRUBS SHOWN.....	29
FRONTAGE TREES REQ'D @ 1 PER 30 L.F.....	11
FRONTAGE TREES SHOWN.....	11

