

UTILITIES  
Electric Service  
EVERGY  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

Gas Service  
Spire  
Katie Darnell  
816-969-2247  
Katie.darnell@spireenergy.com

Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

Communication Service  
AT&T Carrie Cilke  
816-703-4386  
cc3527@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

Google Fiber  
Becky Davis  
913-725-8745  
rebeccadavis@google.com



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, 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.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

# DOUGLAS STREET PUBLIC STREET AND STORM PLANS FOR WHATABURGER LEE'S SUMMIT



LOCATION MAP

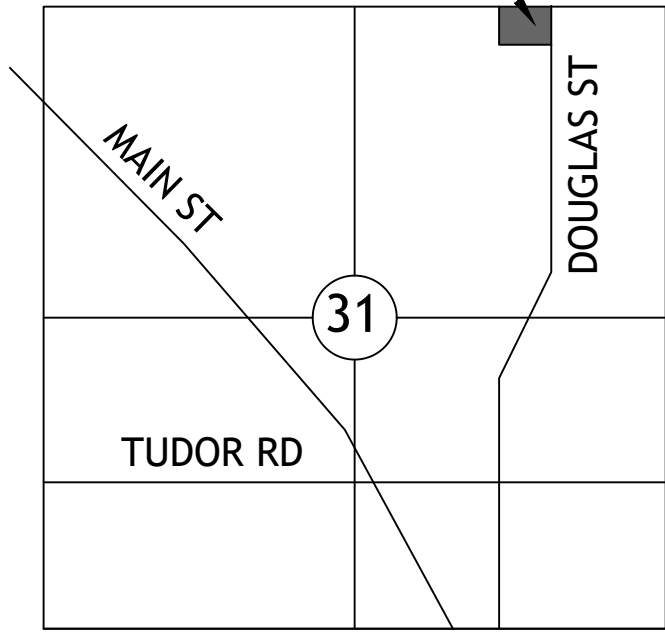
FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON FIRM MAP 29095C0409G, DATED 1-20-17

APPROVED THIS _____ DAY OF _____
OWNER: MATT GIBBS

APPROVED THIS _____ DAY OF _____
CITY APPROVAL

PROJECT LOCATION



SECTION MAP

SEC. 31 TW. 48 RNG. 31

INDEX OF SHEETS

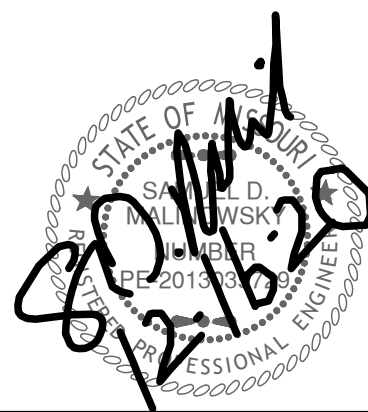
- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 DEMOLITION PLAN
- C-5 LAYOUT PLAN
- C-6 GRADING PLAN
- C-7 STORM LINE A PROFILE
- C-8 EROSION CONTROL PLAN
- C-9 EROSION CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 TRAFFIC CONTROL

DEVELOPER

RECOR PROPERTIES  
MATT GIBBS  
5925 BEVERLY AVE  
MISSION KS 66202  
913-948-9950

ENGINEER

SM ENGINEERING  
SAM MALINOWSKY  
8807 HIGH MEADOW CR  
MANHATTAN KS 66503  
785-341-9747



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

SM Engineering  
919 W. Stewart Road  
Columbia, Missouri 65203  
smcivilengr@gmail.com  
785.341.9747

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Revisions








DOUGLAS ST  
IMPROVEMENTS  
LEE'S SUMMIT, MISSOURI

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
16 DECEMBER 2020





**LEGEND:**

- B/B - BACK TO BACK OF CURB  
 BL - BUILDING LINE  
 EL - ELEVATION  
 D/E - DRAINAGE EASEMENT  
 R/W - RIGHT-OF-WAY  
 SS/E - STORM SEWER EASEMENT  
 S/E - SANITARY SEWER EASEMENT  
 S/W - SIDEWALK  
 U/E - UTILITY EASEMENT  
 A/E - ACCESS EASEMENT  
 W/E - WATERLINE EASEMENT  
 CURB & GUTTER  
 ..... EXISTING LOT AND PROPERTY LINES  
 - - - - - EXISTING PLAT AND R/W LINES  
 FOC<sub>x</sub> FIBER OPTIC CABLE  
 G<sub>x</sub> GAS LINE  
 OHF<sub>x</sub> OVERHEAD POWER LINE  
 SAN<sub>x</sub> SANITARY SEWER MAIN  
 STS<sub>x</sub> STORM SEWER  
 T<sub>x</sub> TELEPHONE LINE  
 W<sub>x</sub> WATERLINE  
 E<sub>x</sub> ELECTRIC LINE  
 SANITARY MANHOLE  
 FIRE HYDRANT  
 POWER POLE  
 WATER VALVE  
 CURB INLET  
 STORM JUNCTION BOX  
 TITLE COMMITMENT EXCEPTION #  
 - - - - - EXISTING CONTOUR

## SURVEYORS NOTES

1. Flood Note: This Property does not lie within a Flood Zone as shown on the FIRRM Map 2909SC0409G, Dated 1/20/2017.
2. Lot 5 Total area: 1.90 +-. acres (Platted).
3. Zoning: Pl (Planned Industrial, per City of Lees Summit Mapping).
4. Parking: There are no marked parking stalls on the Subject Property.
5. Utilities are shown from the best available information. Above ground structures were field located. Under ground utilities shown were field located and/or as shown on Site Development Plans for Oakview Private Infrastructure. All utilities that exist may not be shown.
6. There was observed evidence of recent earth moving work street and infrastructure construction. There is a dirt stock pile on the on the subject property.
7. There were no buildings observed on Subject Property (Lot 5).
8. Basis of best interest is the Final Plat of OAKVIEW - LOTS 1-5. Recorded as document No. 2019E0038352.
9. Subject property has access to public streets; NE Douglas Street by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and access to NE Victoria Drive to the South by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and Ingress Egress Easement recorded in the minor plat of POLYANTARES ADDITION LOTS 1 & 2.



Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

**SCHEDULE B, PART II EXCEPTIONS:**

Property is subject to ALTA Commitment for Title Insurance Commitment No. 200866, Revision 060820 prepared by Chicago Title Insurance Company, Dated June 1, 2020 at 12:00 AM. This survey only shows or notes those exceptions of Schedule B, Part II Exceptions that refer to plottable easements or rights-of-way.

8. Water line easement granted to Missouri Public Service Co., described in the instrument recorded in Document No. I-364503 in Book I-902 Page 891.(Does Not Affect Subject Property.)

9. Amended, 060820;  
Covenants, conditions and 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, as set forth in the document;

Recording Date: February 10, 1989

Recording No: I-896906, in Book I-1888, Page 1123

Subject to the Waiver and Release of Option to Repurchase, recorded March 10, 2016 as Document No. 2016E0020551, the Waiver of Use Restriction recorded June 2, 2016 as Document No. 2016E0048717, and Approval of Development recorded February 21, 2018 as Document No. 2018E0013736.

The Protective Covenants and Restrictions recorded as Document No. I-896906, in Book I-1888, Page 1123, also contain the following provision:

"Any purchaser or lessee...agrees to commence in good faith the construction of the building and site improvements 19 months from the date of the deed to which these protective covenants apply...If, after the expiration of 18 months, the purchaser shall not have begun in good faith the construction of an acceptable building upon said property, MPS Properties, Inc. shall have the option to refund the purchase price and enter into possession of said property."

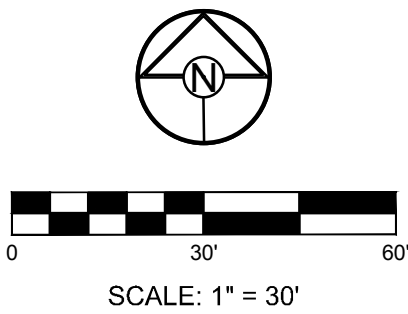
(Affects Subject Property; Plotted Building Setbacks in Protective Covenants and Restrictions recorded as Document No. I-896906 30' Front Property, 20' Rear Property & 10' Side Property.)

10. Easement granted to the City of Lee's Summit, recorded March 16, 1989 as Document No. I-901781, in Book I-1897, Page 480.(Affects Subject Property and Plotted.)
11. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, recorded March 22, 1989 as Document No. I-902903 in Plat Book I-46 at Page 37, (May Affect Subject Property; No easements or setbacks were dedicated on plat. Lot 1 of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT has been replatted as POLYTAINERS ADDITION LOTS 1& 2.)
12. Water line easement granted to City of Lee's Summit as described in the instrument recorded in Document No. I-954245 in Book I-985 Page 245.(Does Not Affect Subject property.)
13. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted, including but not limited to the ingress and egress easement, established by the plat recorded March 21, 2016 as Document No. 2016E0023636, in Plat Book 161, Page 47, (May Affect Subject Property; Plotted North lot of 65' Ingress & Egress Easement within Lot 1. All of Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
14. Terms and provisions contained in Easements and Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099010, (May Affect Subject Property. Not plotted. (2) Permanent Drainage Easements and (1) Temporary Construction Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2, POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
15. Terms and provisions contained in Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099011, (May Affect Subject Property. Maintenance Agreement for shared access drive within platted Ingress & Egress Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2, POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
16. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of OAKVIEW- LOTS 1 - 5, recorded May 24, 2019 as Document No. 2019E0038352 in Plat Book I-183 at Page 78.(Affects Subject Property; Plotted Lot 5, lot lines and platted U/E, W/E and BL within Lot 5 and part of platted A/E & S/S/E.)
17. Terms and provisions of the Ordinance approving the plat, recorded May 24, 2019 as Document No. 2019E0038456.(Affects Subject Property; Not a Plottable Easement.)
18. Terms and provisions of Common Facilities Maintenance and Reimbursement Agreement, recorded July 12, 2019 as Document No. 2019E0053445(Affects Subject Property; Common Facilities are interior circulation drive located within the platted Private Access Easement partially shown hereon and underground detention facility beneath the surface of Lot 2 of the Center(Lots 1 through 5 of OAKVIEW- LOTS 1-5) together with all underground conduit emptying storm water into same from other areas of the Center.

SURVEYOR'S CERTIFICATE:

To: Chicago Title Insurance Company, CSOak, LLC, a Missouri limited liability company, Oak View Lee's Summit, LLC, a Texas limited liability company

This is to certify that this map or plat 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 1-6(a), 8, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on 10-29-2019.



BASIS OF BEARINGS:  
Plat of "OAKVIEW-LOTS 1-5"

PRELIMINARY

**SCHLAGEL**

**ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS**  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-9470  
WWW.SCHLAGELASSOCIATES.COM  
#S20070038060 #L0020010019237 #S20070038060

PREPARED BY:

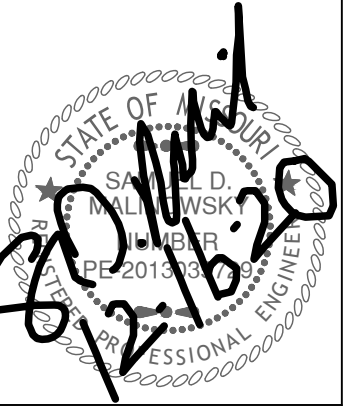
SCHLAGEL &amp; ASSOCIATES, P.A.

ALTA / NSPS LAND TITLE SURVEY  
LOT 5, OAKVIEW - LOTS 1-5  
1450 NE. DOUGLAS STREET  
LEE'S SUMMIT, JACKSON COUNTY, MO

SHEET	ALTA/NSPS SURVEY			REVISION DATE	DESCRIPTION
	DRAWN BY:	JMT	1		
	CHECKED BY:	DR	2		
	DATE PREPARED:	6-24-2020	3		
	PROJ. NUMBER:	20-123	4		
			5		



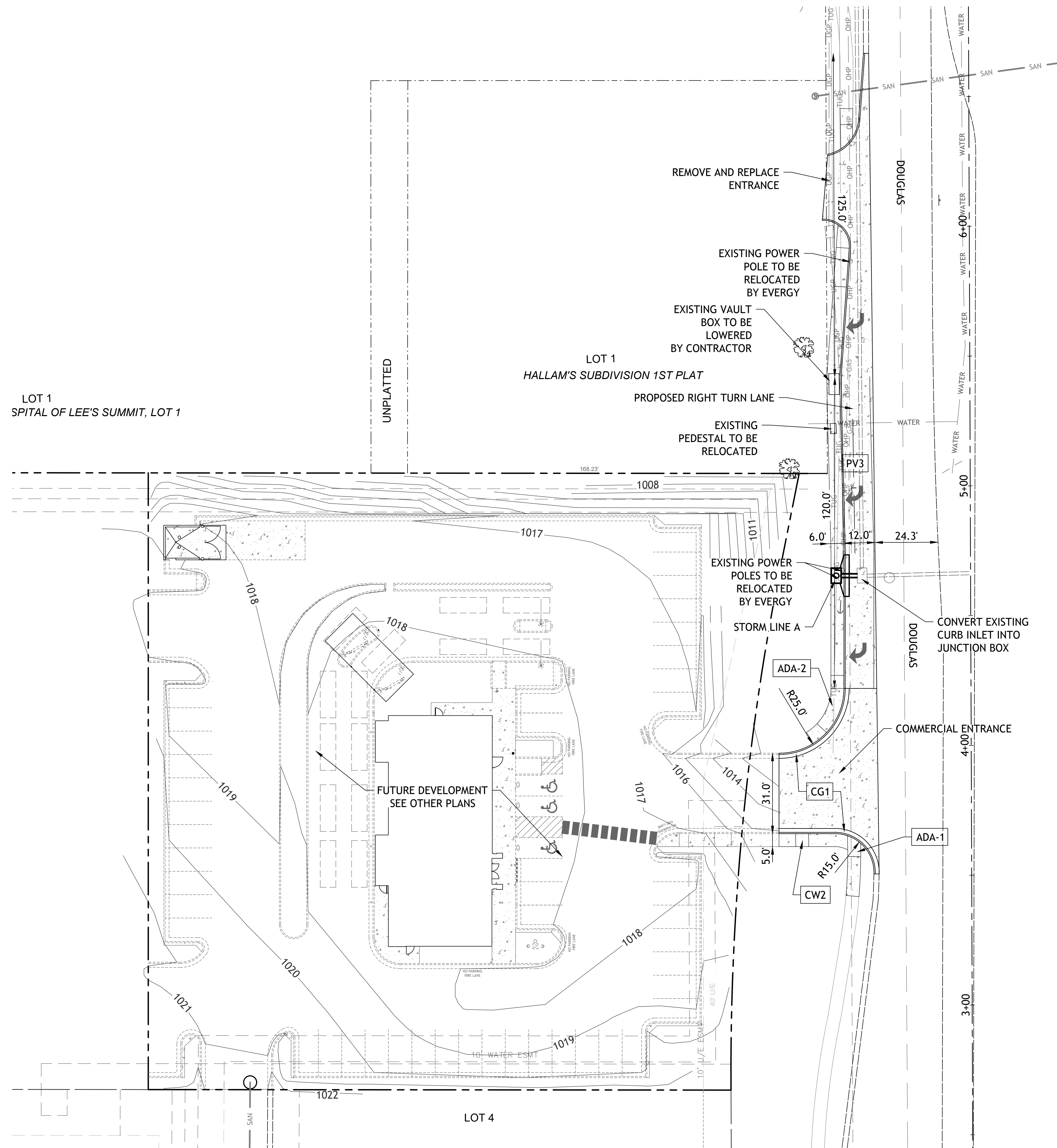
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## Revisions

DOUGLAS ST  
IMPROVEMENTS  
LEES SUMMIT, MISSOURI

permit  
6 DECEMBER 2020



CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

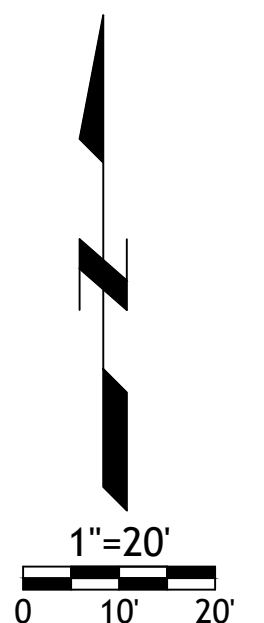
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

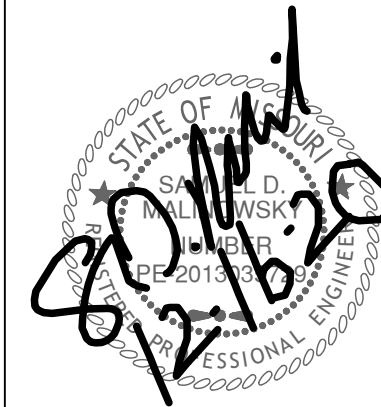
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB  
UNLESS OTHERWISE NOTED.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:  
CG-1 TYPE B CURB AND GUTTER  
PV3 HEAVY DUTY CONCRETE PAVEMENT  
CW2 SIDEWALK  
ADA-1,2 HANDICAP RAMP SEE GEN-3A DETAIL

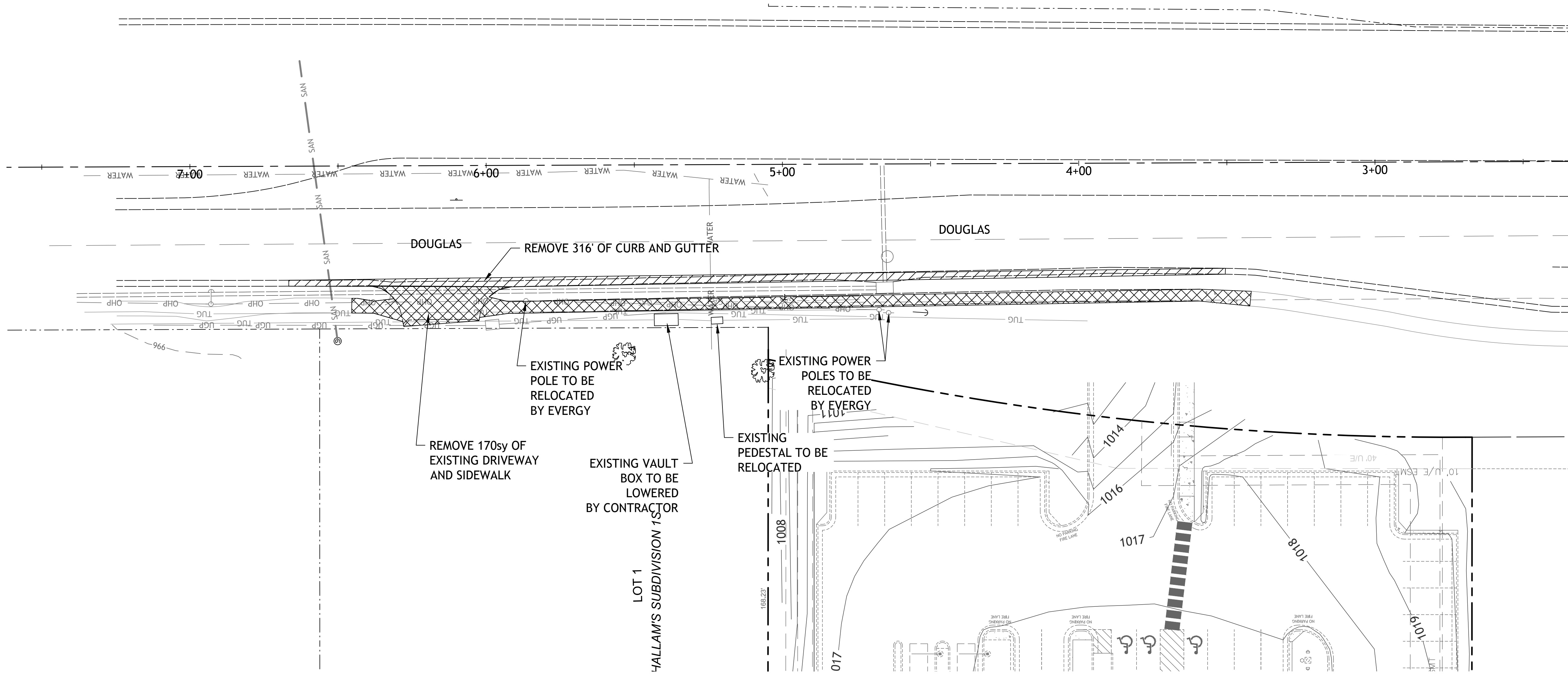


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LEE'S SUMMIT, MISSOURI

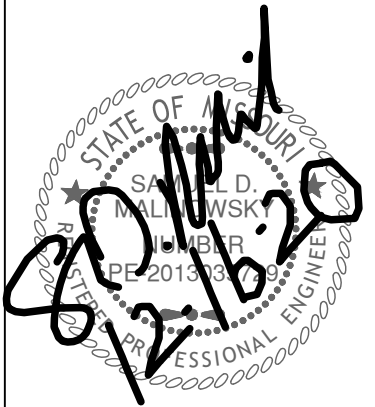


SITE DEMOLITION NOTES

1. ALL ONSITE STRUCTURES WITHIN THE LIMITS OF REMOVAL, LIGHT POLE BASES, PAVEMENT, CURB AND GUTTER AND ALL SITE IMPROVEMENTS SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT AND STATE REGULATIONS
2. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PER THE INDIVIDUAL UTILITY COMPANY'S CRITERIA.
3. ALL ONSITE DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.

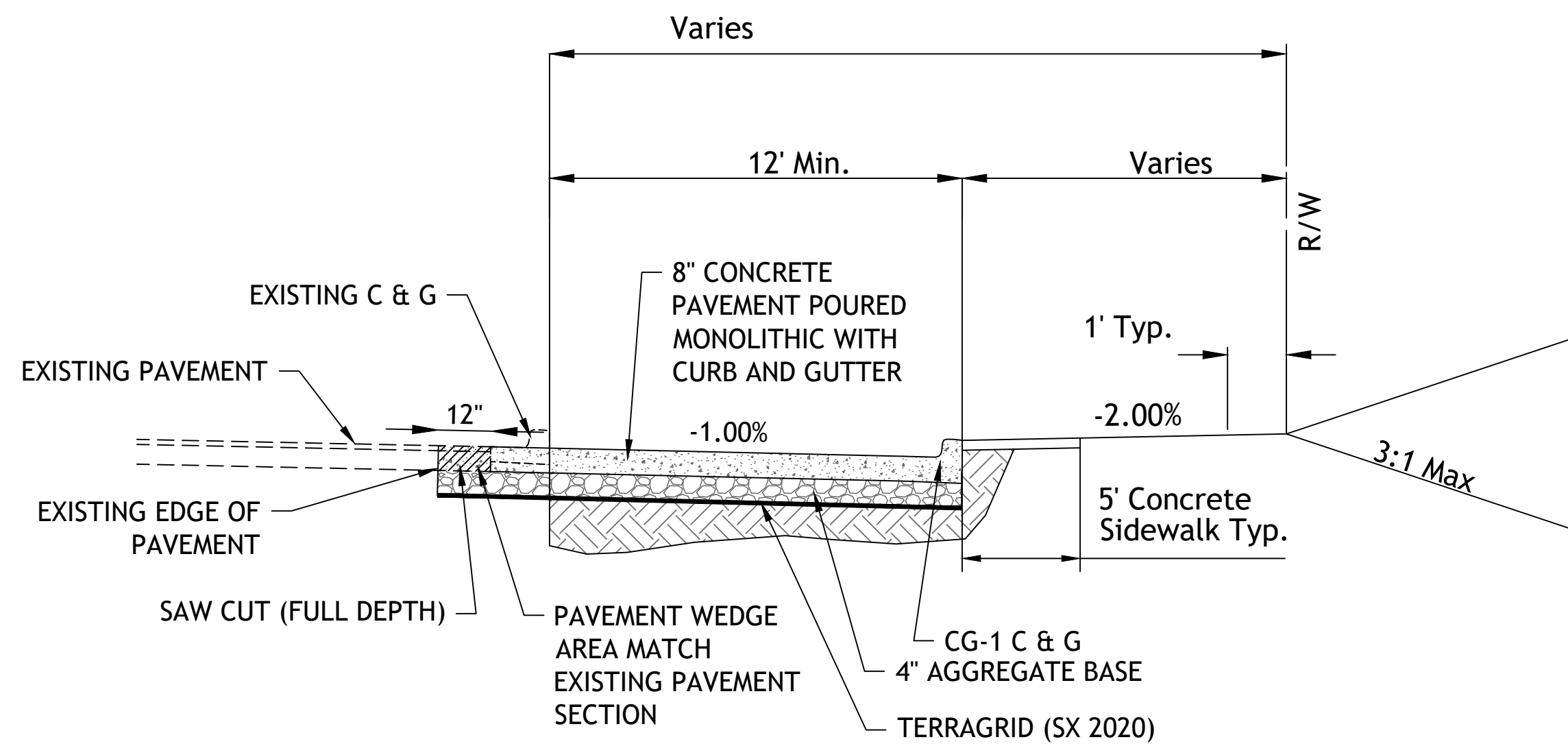
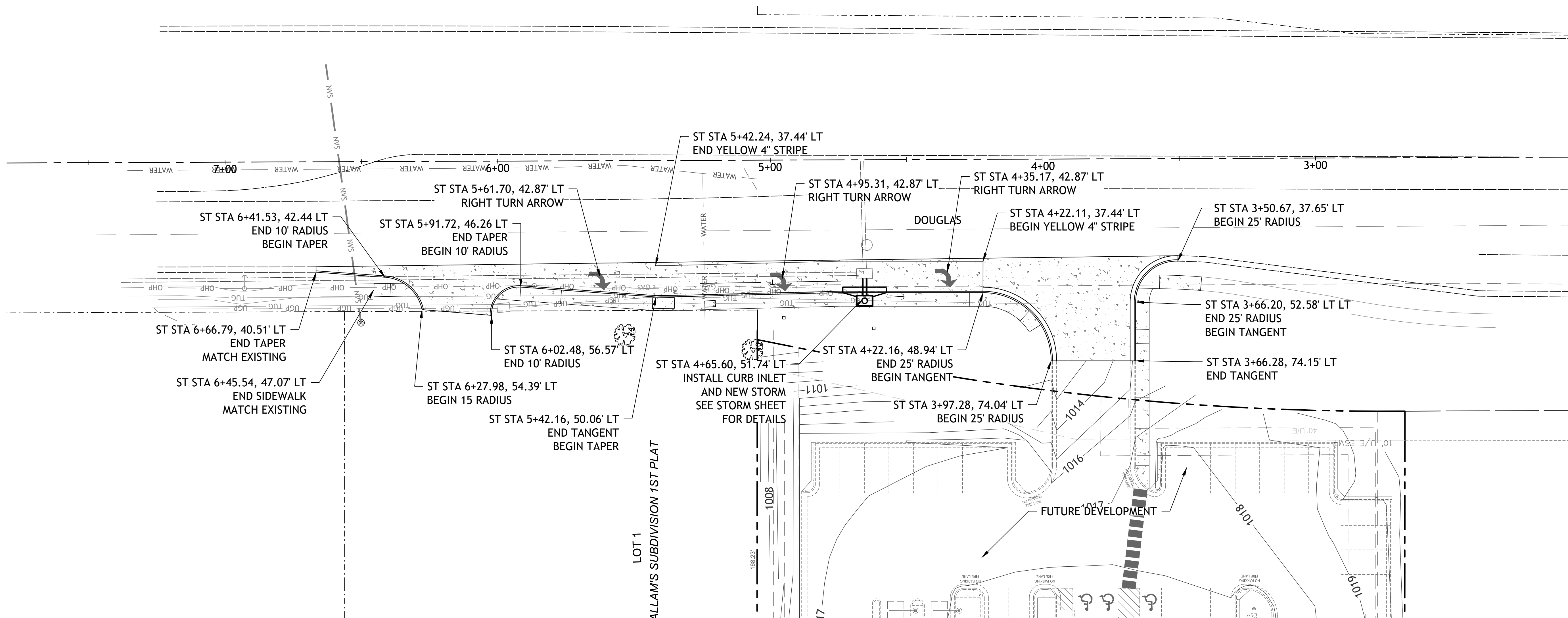


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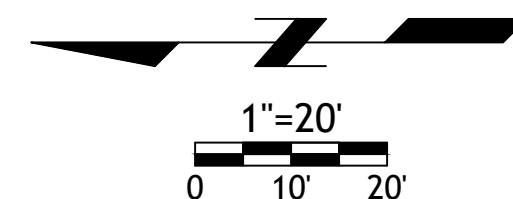


Revisions

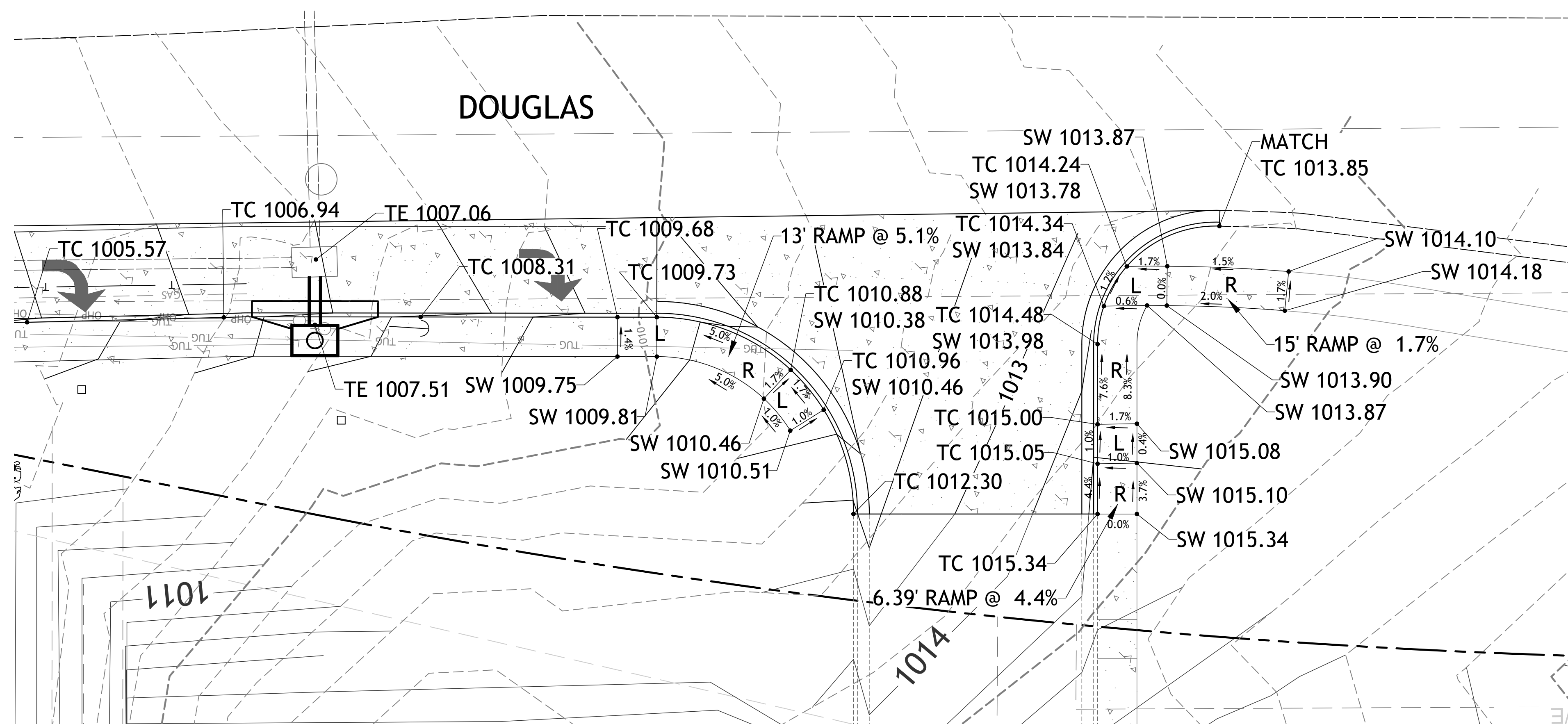
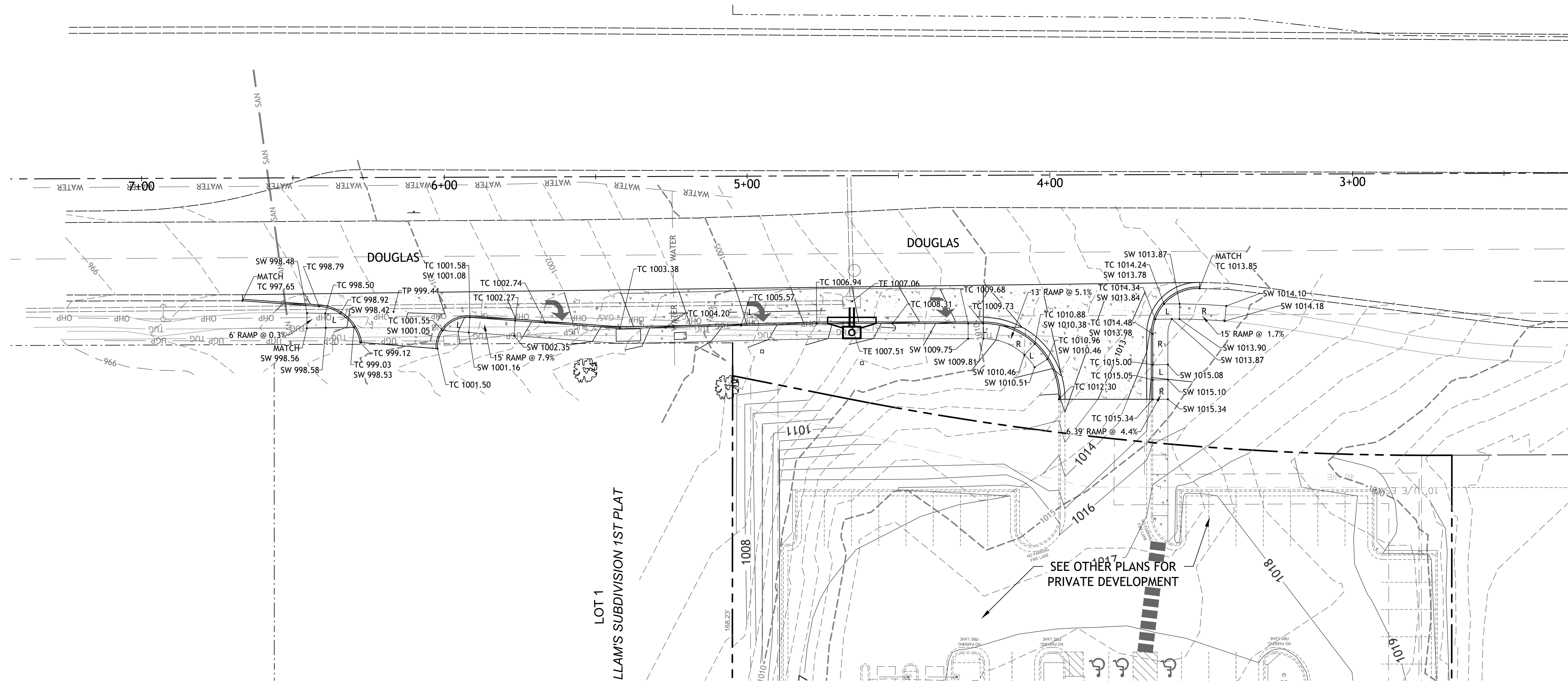
DOUGLAS ST  
IMPROVEMENTS  
LEE'S SUMMIT, MISSOURI



TYPICAL SECTION  
DOUGLAS STREET  
(LOOKING NORTH)



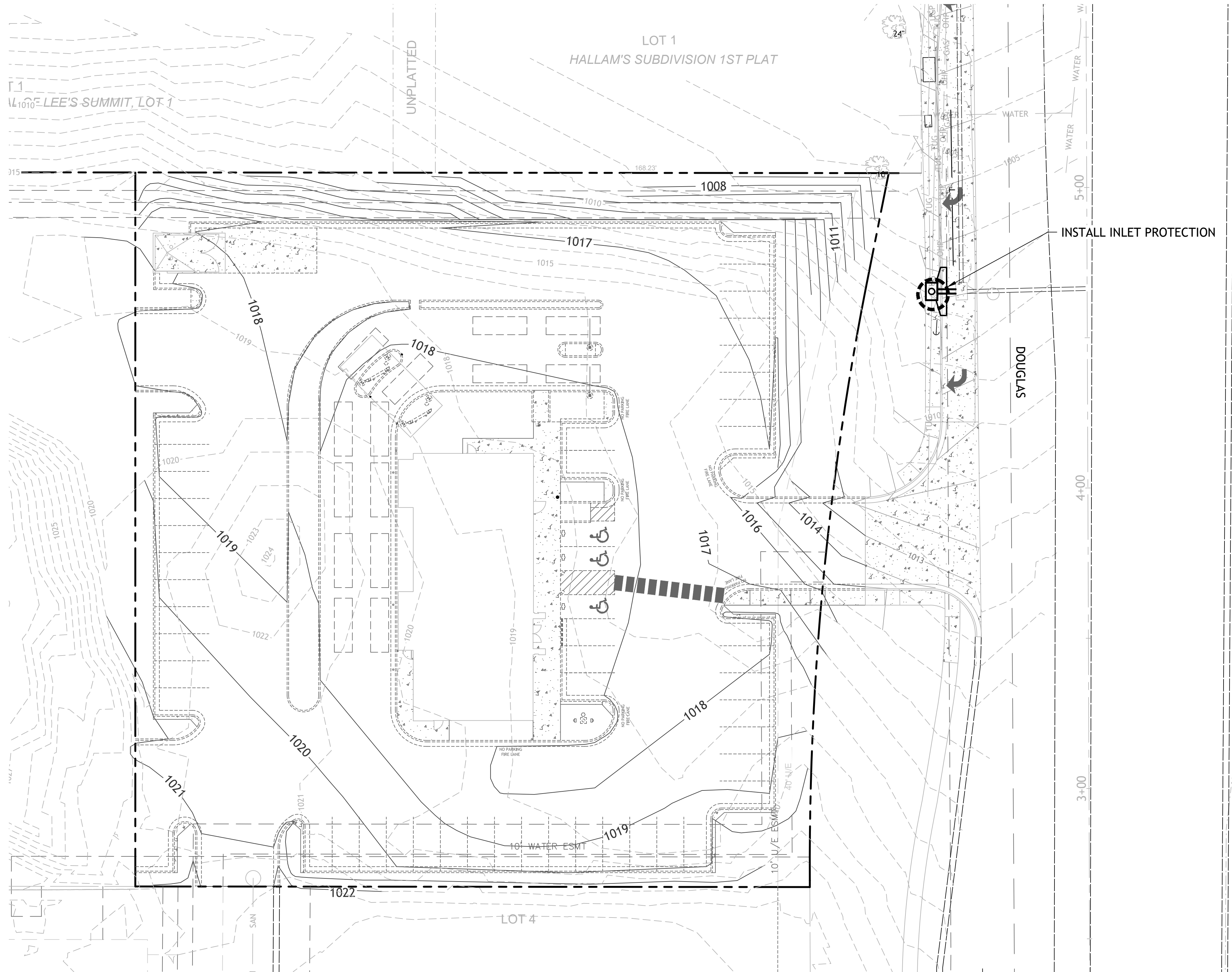






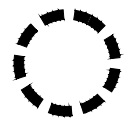




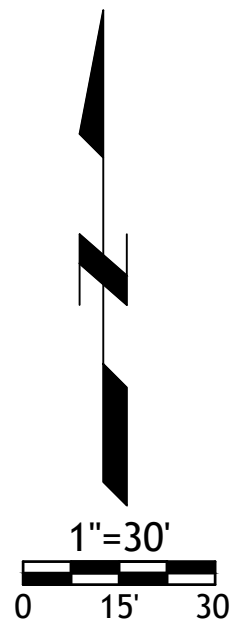


- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
    - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
    - Construct a stabilized entrance/parking/staging area;
    - Install perimeter controls and protect any existing stormwater inlets;
    - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
  - The site shall comply with all requirements of the MoDNR general requirements
    - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
    - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
    - An inspection log shall be maintained and shall be available for review by the regulatory authority;
    - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
  - Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
  - Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
  - Concrete wash or rinse water from concrete mixing equipment, Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
  - Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
  - Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
  - All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
  - The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

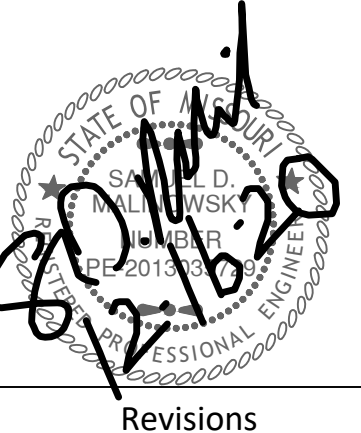
LEGEND



INLET PROTECTION



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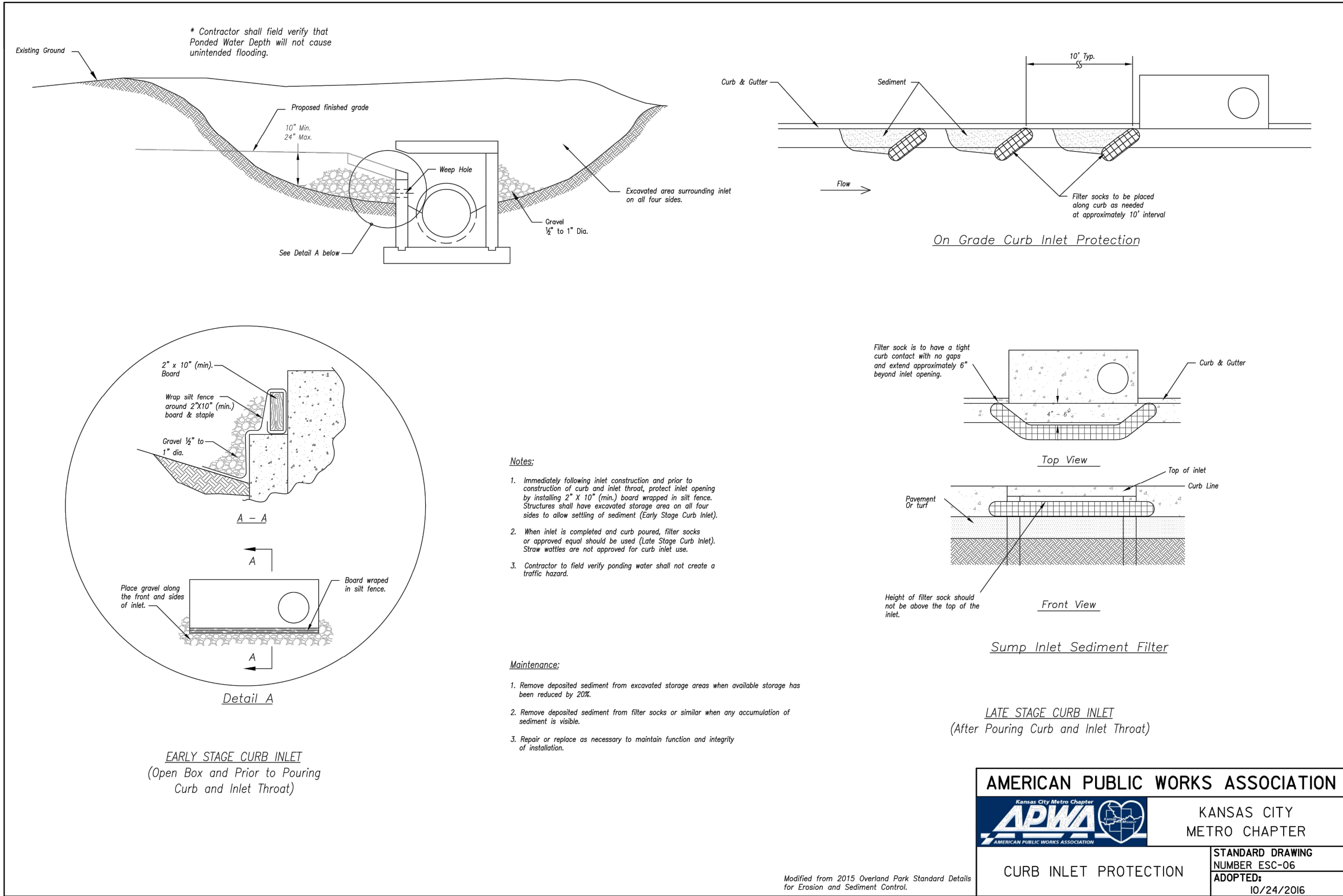


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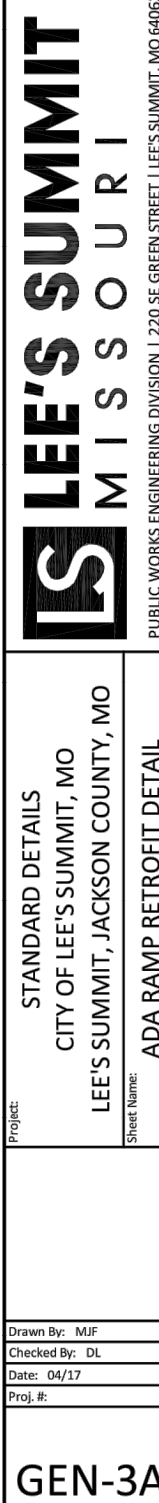
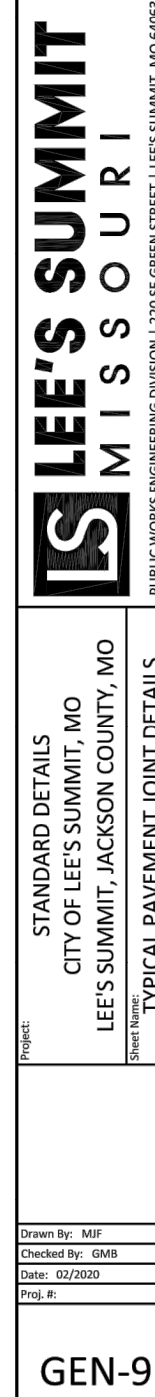


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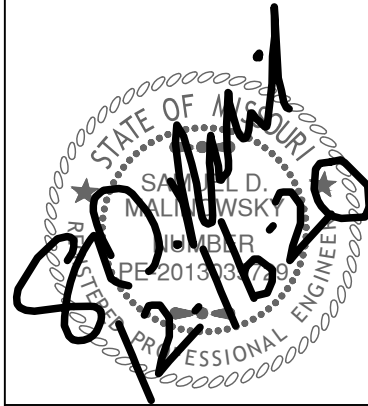








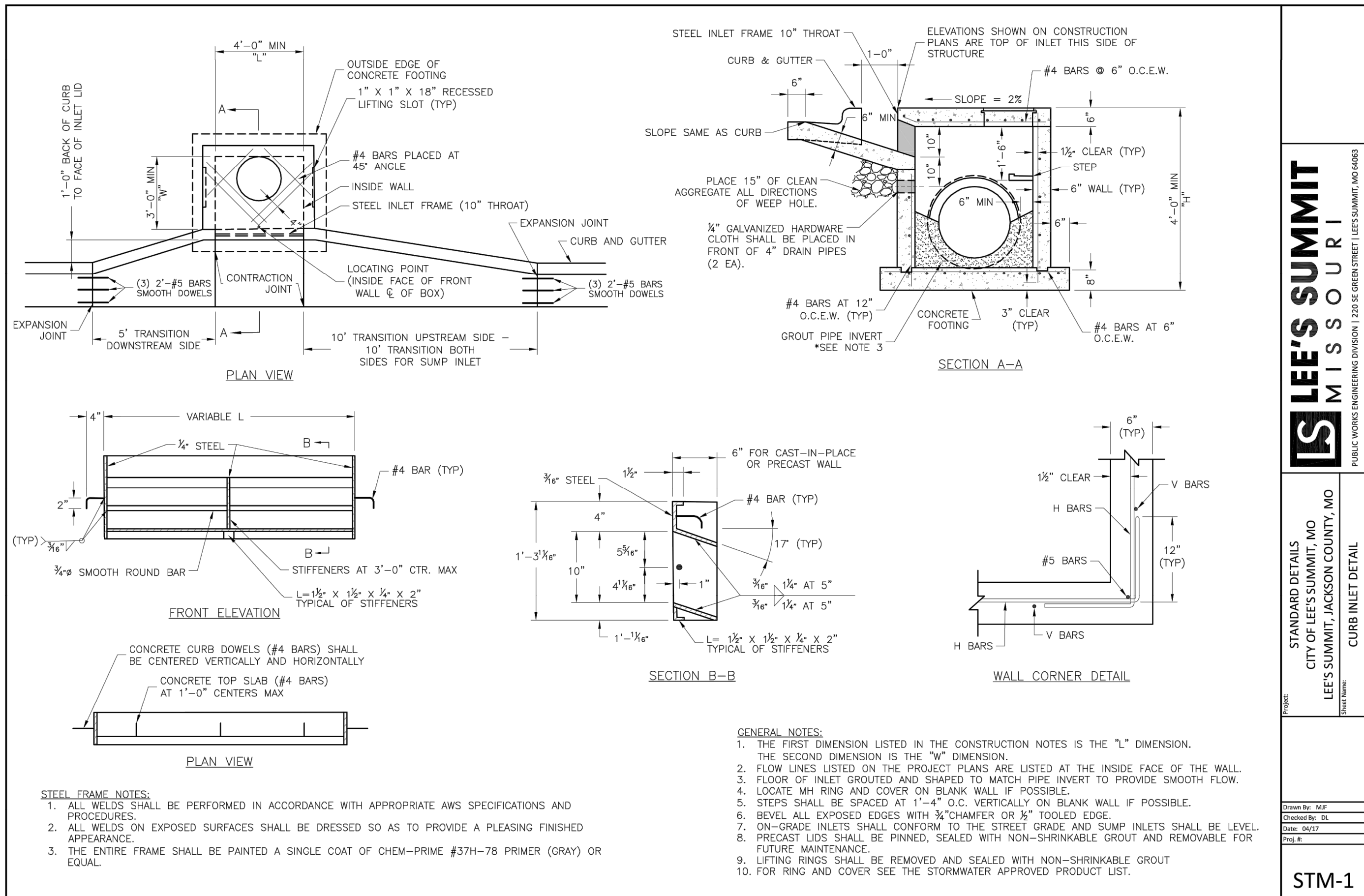
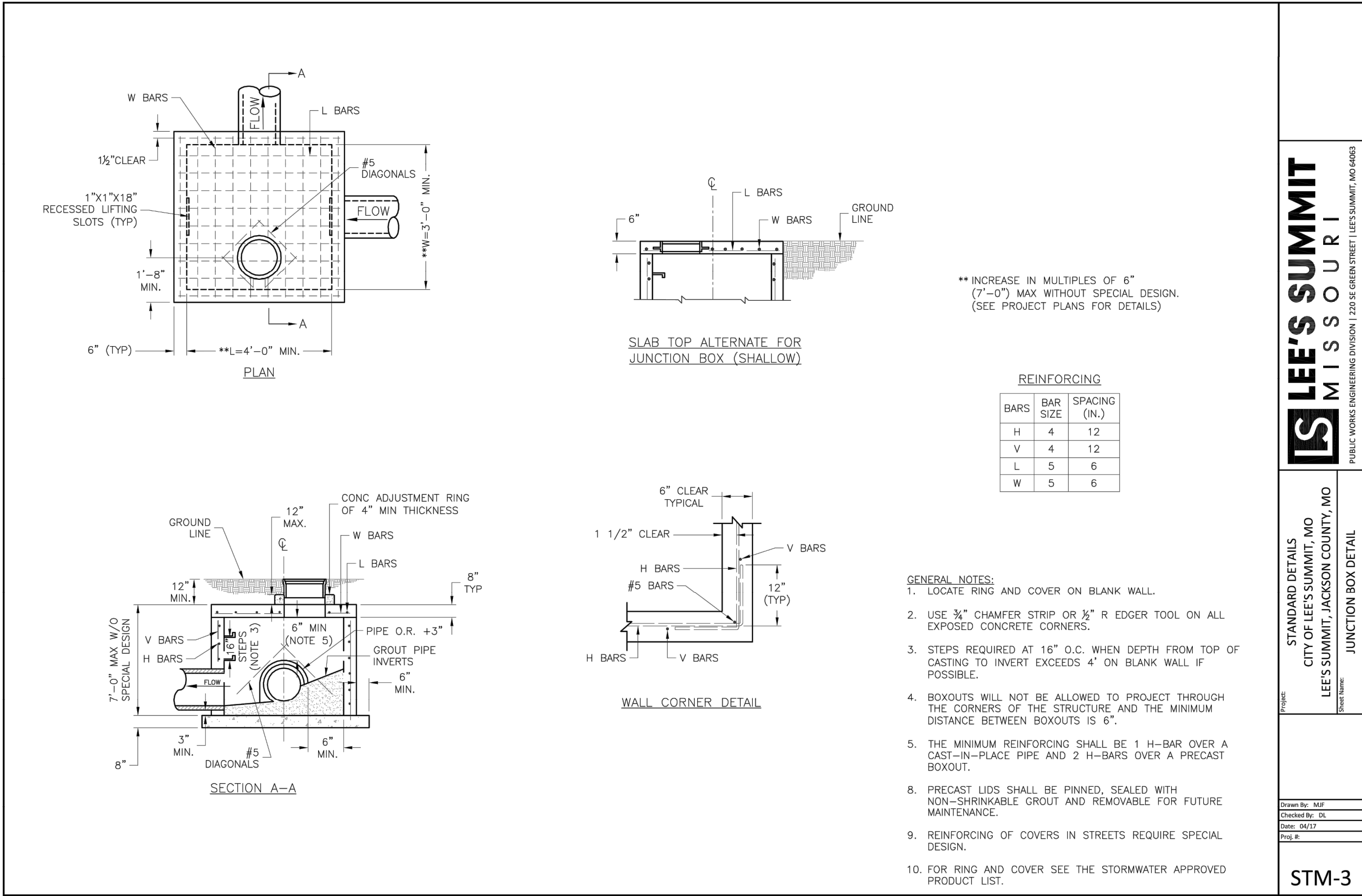
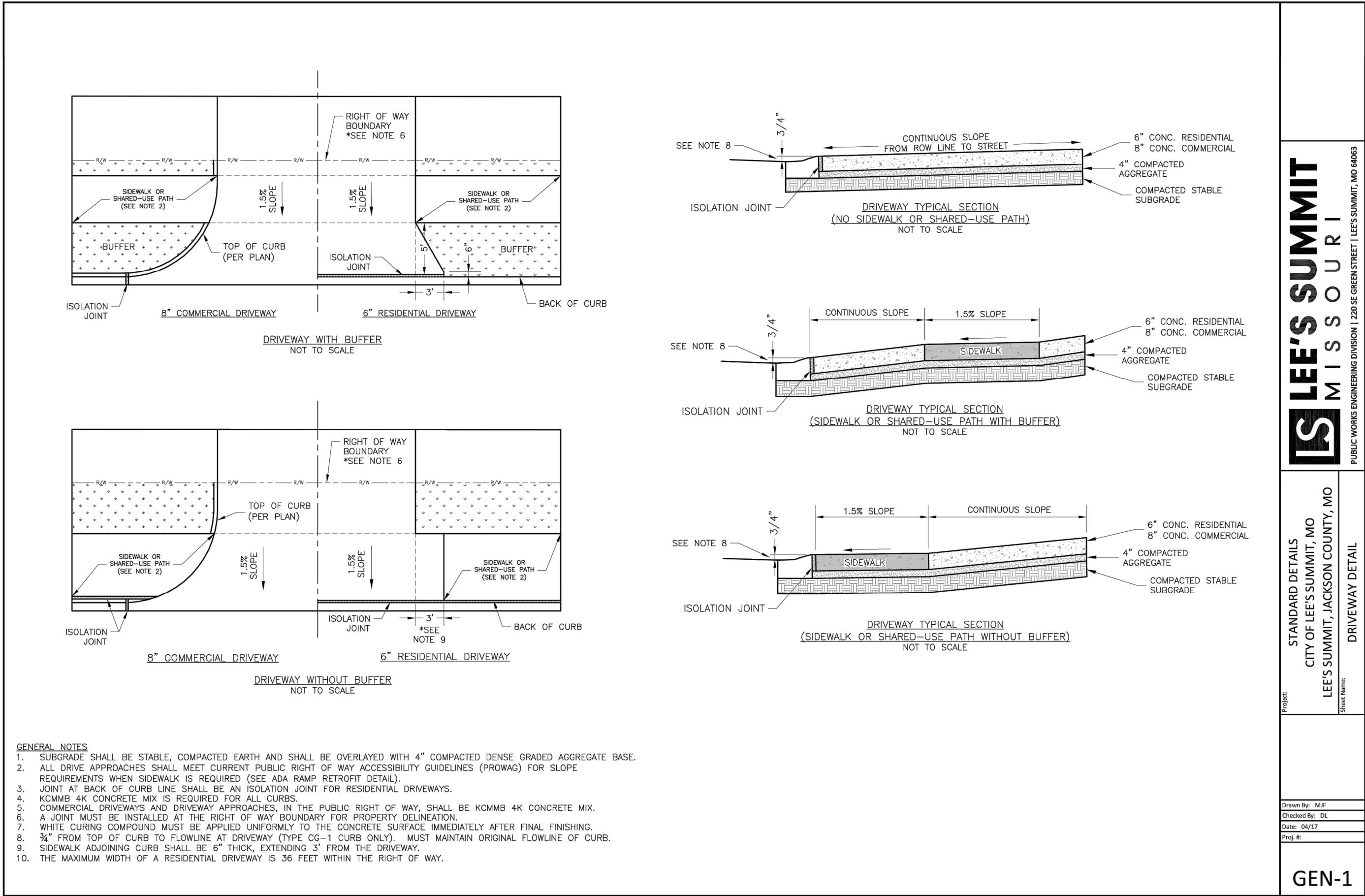
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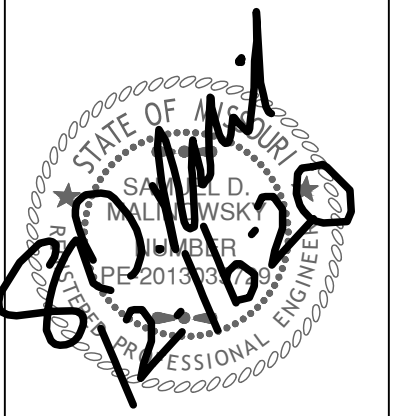


Revisions

# DOUGLAS ST IMPROVEMENTS

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16 DECEMBER 2020

