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

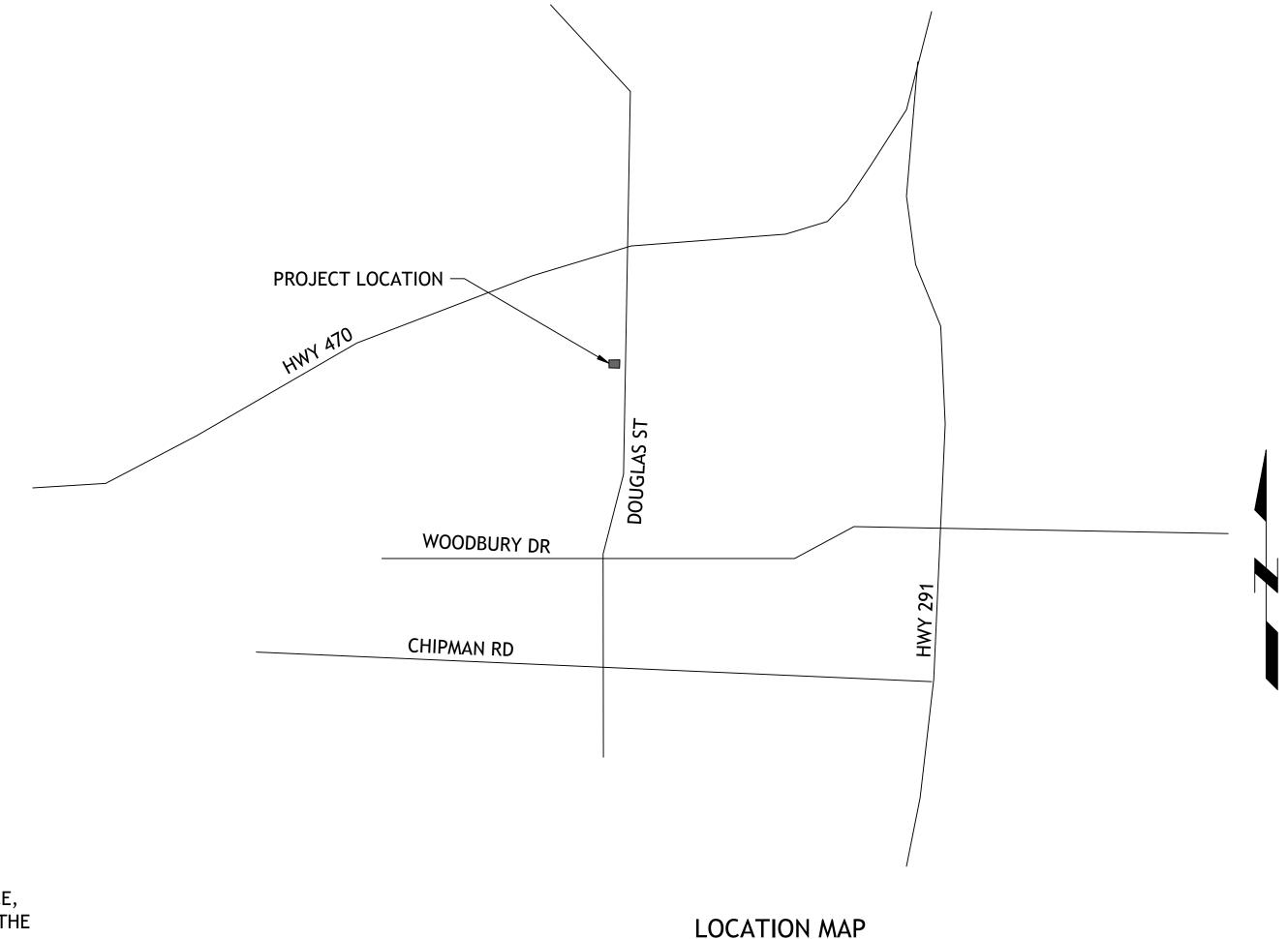
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC 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

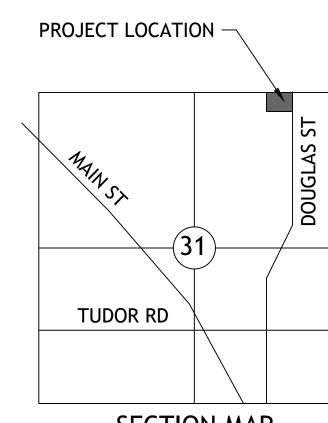
LEE'S SUMMIT



FLOOD NOTE

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

REVISED GRADES AT ENTRANCE ON SHEET C6.0 DUE TO EXISTING CONDITIONS.
10-5-21



SECTION MAP SEC. 31 TW. 48 RNG. 31

# INDEX OF SHEETS

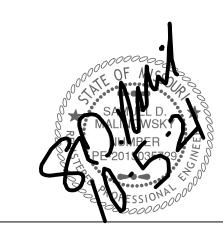
- C-1 COVER SHEET
  C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-3 SITE PLAN
  C-4 DEMOLITION PLAN
- C-5 LAYOUT PLAN
- C-6 GRADING PLAN
- C-7 STORM LINE A PROFILE
- C-8 EROSION CONTROL PLAN
  C-9 EROSION CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 TRAFFIC CONTROL
- C-13 TRAFFIC CONTROL DETAILS

# **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 ENGINEEER

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

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**SM Engineering** 

proprietary work and property of the ingineer and intended specifically for this project. Use of items contained herein without consent of the Engineeris prohibited. Drawings illustrate best formation available to the Engineer. Fiel erification of actual elements, conditions and dimensions is required.

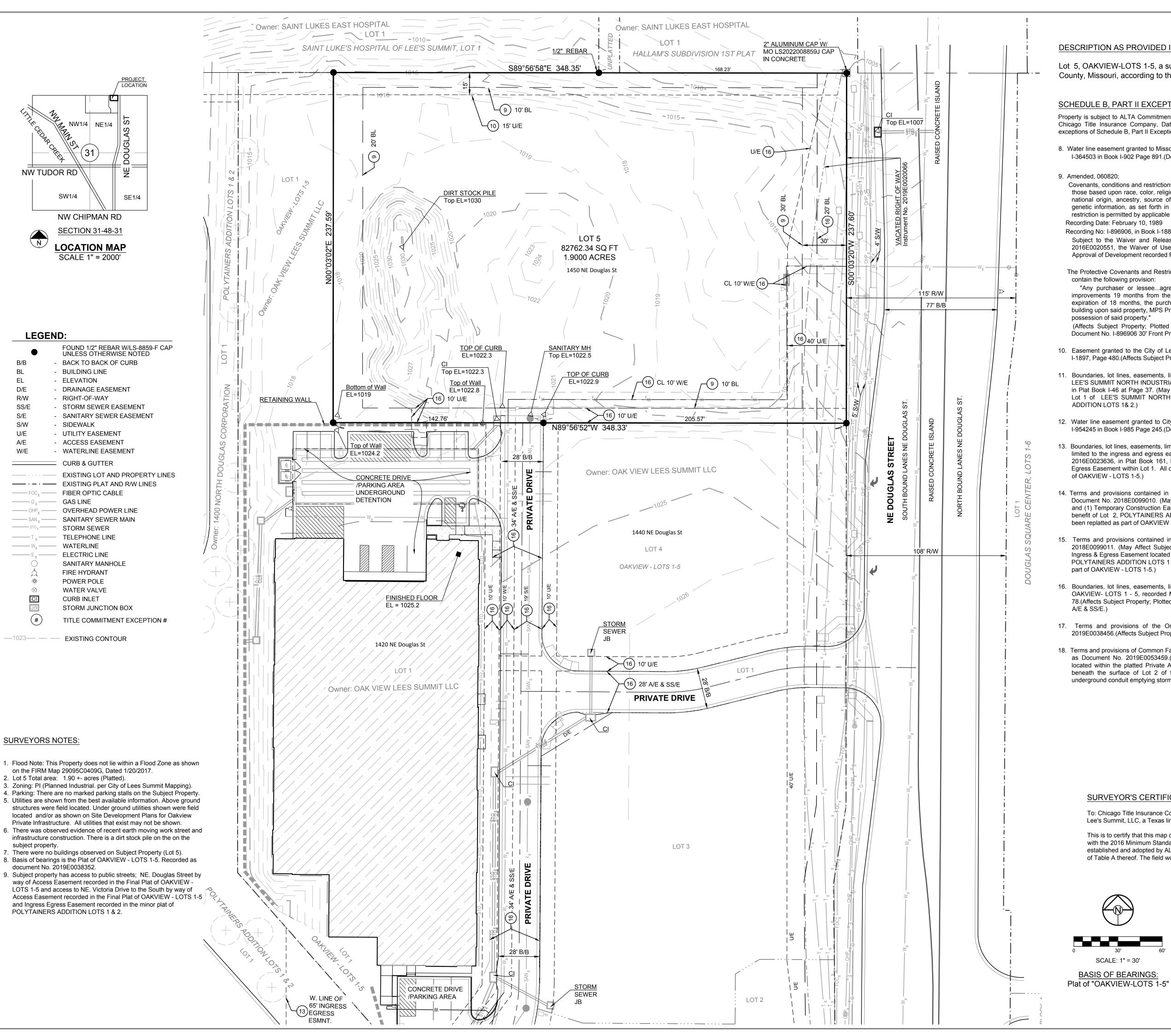
Revisions 2-4-21 CITY COMMENTS 10-4-21 ADA RAMP

> MUSSOURI PROWEMENTS LEE'S SUMMIT, MISSOURI

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CIVII
COVER SHEET

permit
16 DECEMBER 2020



#### DESCRIPTION AS PROVIDED IN TITLE COMMITMENT:

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.)

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 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...lf, 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 part 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.)

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

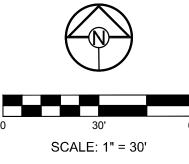
17. Terms and provisions of the Ordinance approving the plat, recorded May 24, 2019 as Document No. 2019E0038456.(Affects Subject Property; Not a Plottable Easement.)

18. Terms and provisions of Common Facilities Maintenance and Reimbursement Agreement, recorded July 12, 2019, as Document No. 2019E0053459.(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 compnay, 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.





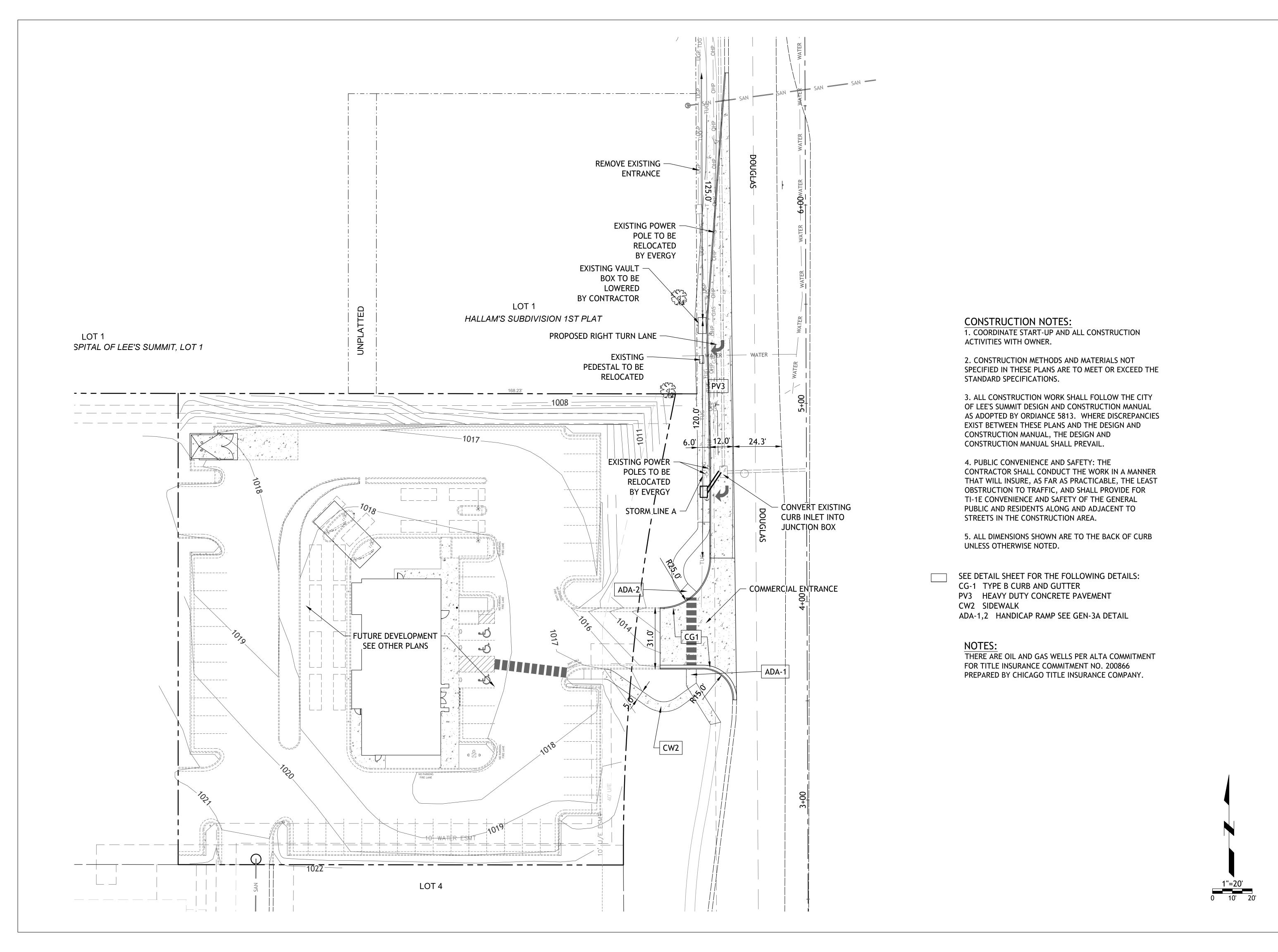
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

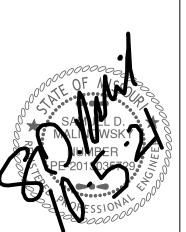
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ALTA/NSPS SURVEY

SHEET



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Revisions 2-4-21 CITY COMMENTS 10-4-21 ADA RAMP

IMPROVEMENTS

sheet

Civil
SITE PLAN

permit
16 DECEMBER 2020

# 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 LEES 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.

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

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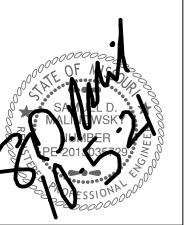
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1"=20' 0 10' 20'

Civil
DEMOLITION PLAN

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16 DECEMBER 2020

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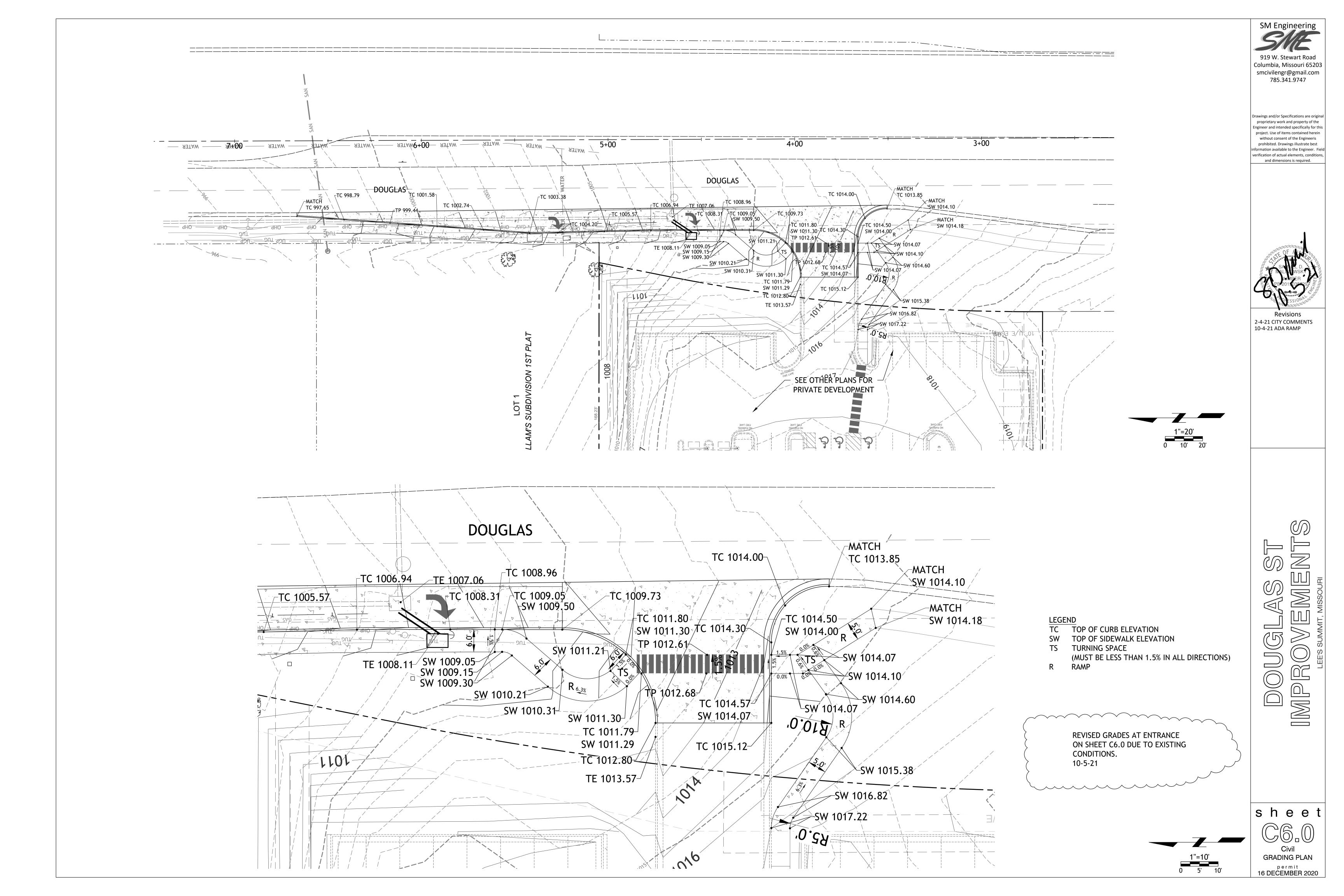
Revisions 2-4-21 CITY COMMENTS 10-4-21 ADA RAMP

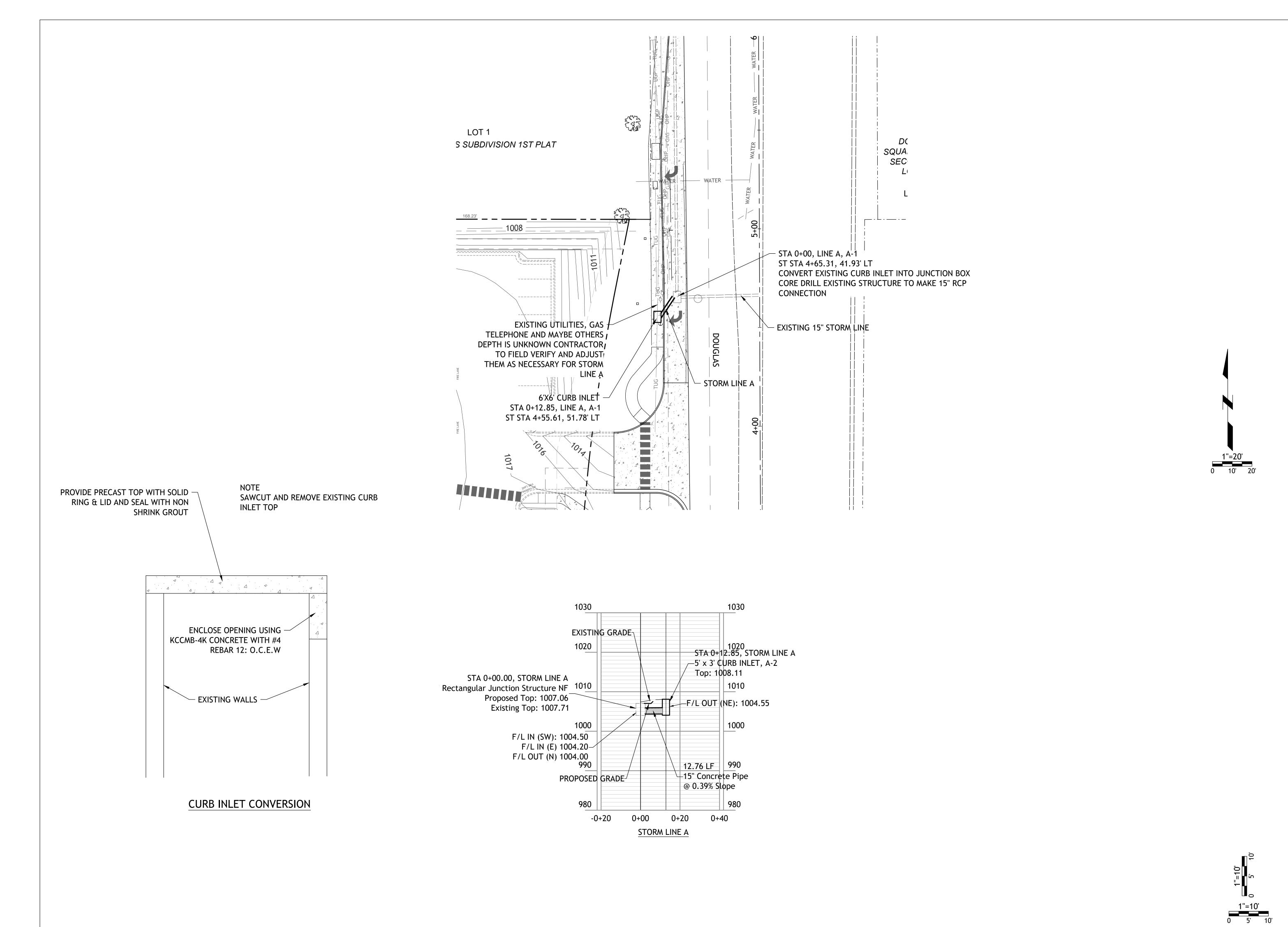
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LAYOUT PLAN

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16 DECEMBER 2020





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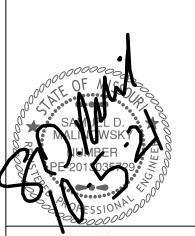
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STORM LINE
PLAN AND PROFILE
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Revisions 2-4-21 CITY COMMENTS 10-4-21 ADA RAMP

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4. 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. 5. 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. 6. 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.

7. 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%

1. Prior to Land Disturbance activities, the following shall occur:

easily recognizable indications such as construction staking,

construction fencing and placement of physical barriers or

conformance with the erosion and pollution control plan;

pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work

BMPs on disturbed areas where construction activities

Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to

b) 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

c) An inspection log shall be maintained and shall

d) The erosion and pollution control plan shall be

have temporarily ceased on that portion of the project site if construction activities will not resume

reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14

14 days and within 24 hours of each precipitation

be available for review by the regulatory authority;

3. 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

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

for a period exceeding 14 calendar days.

shall not proceed until there is a passed inspection

2. The site shall comply with all requirements of the

other means acceptable to the City inspector and in

stormwater inlets;

calendar days;

authority.

MoDNR general requirements

a) Identify the limits of constructjan on the ground with

b) Construct a stabilized entrance/parking/staging area;

c) Install perimeter controls and protect any existing

d) Request an initial inspection of the installed Phase I

a) Immediate initiation of temporary stabilization

of its original design volume.

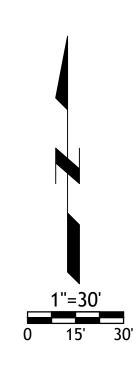
8. All manufactured BMPs such as erosion control blankets,
TRMs, biodegradable logs, filter socks, synthetic sediment
barriers and hydraulic erasion control shall be installed as
directed by the manufacturer.

9. 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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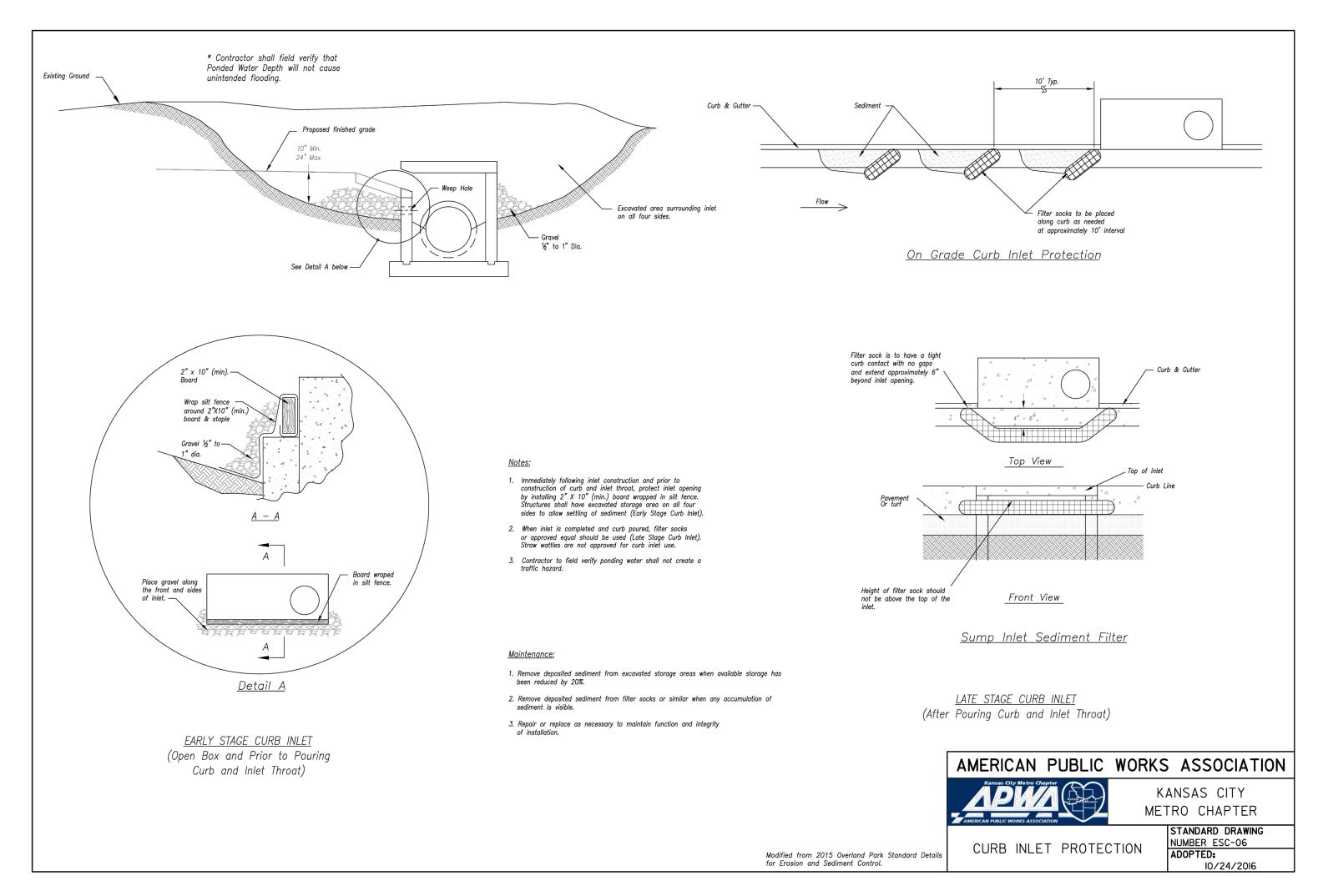
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EROSION CONTROL

PLAN

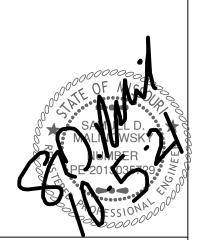
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16 DECEMBER 2020





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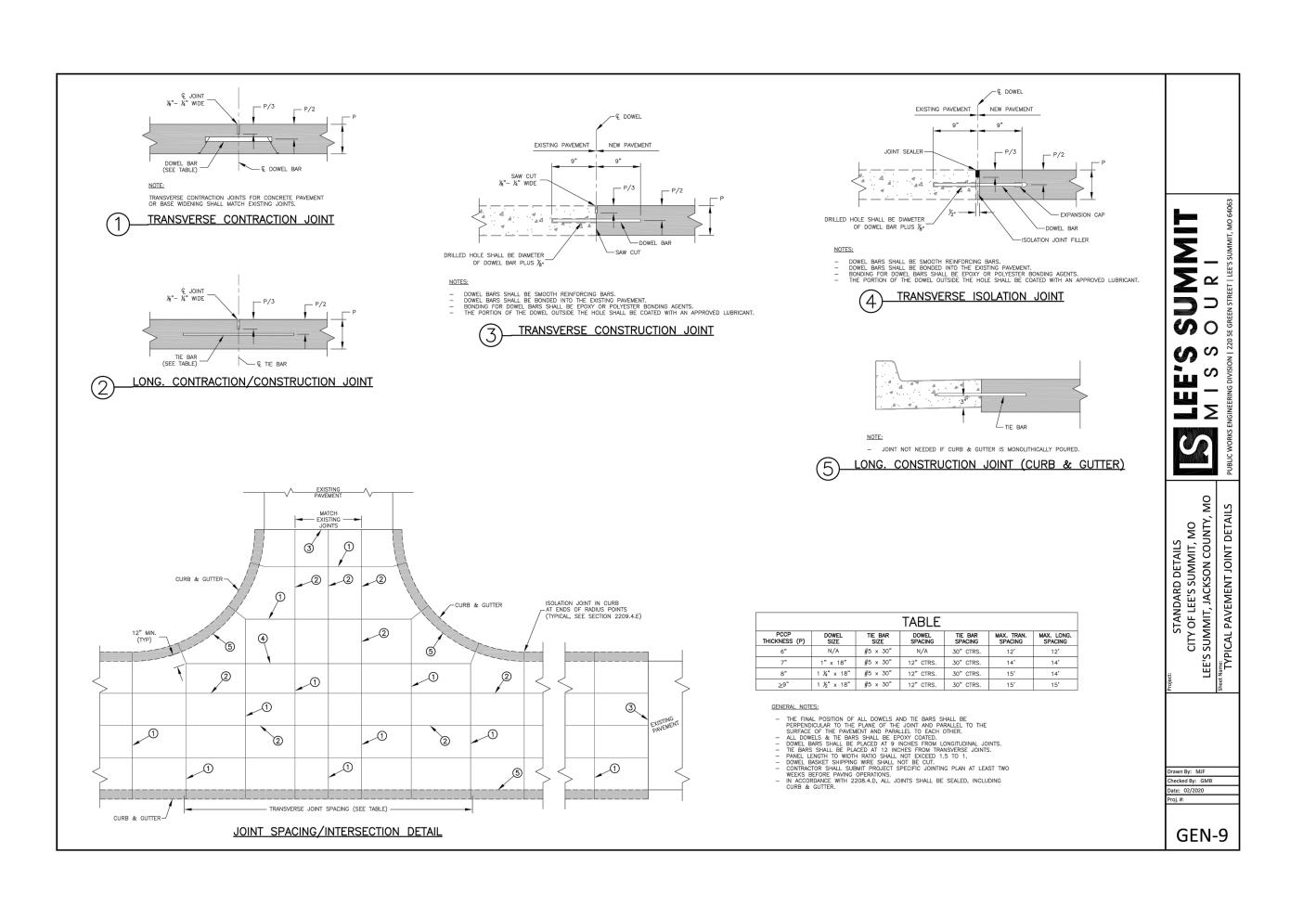
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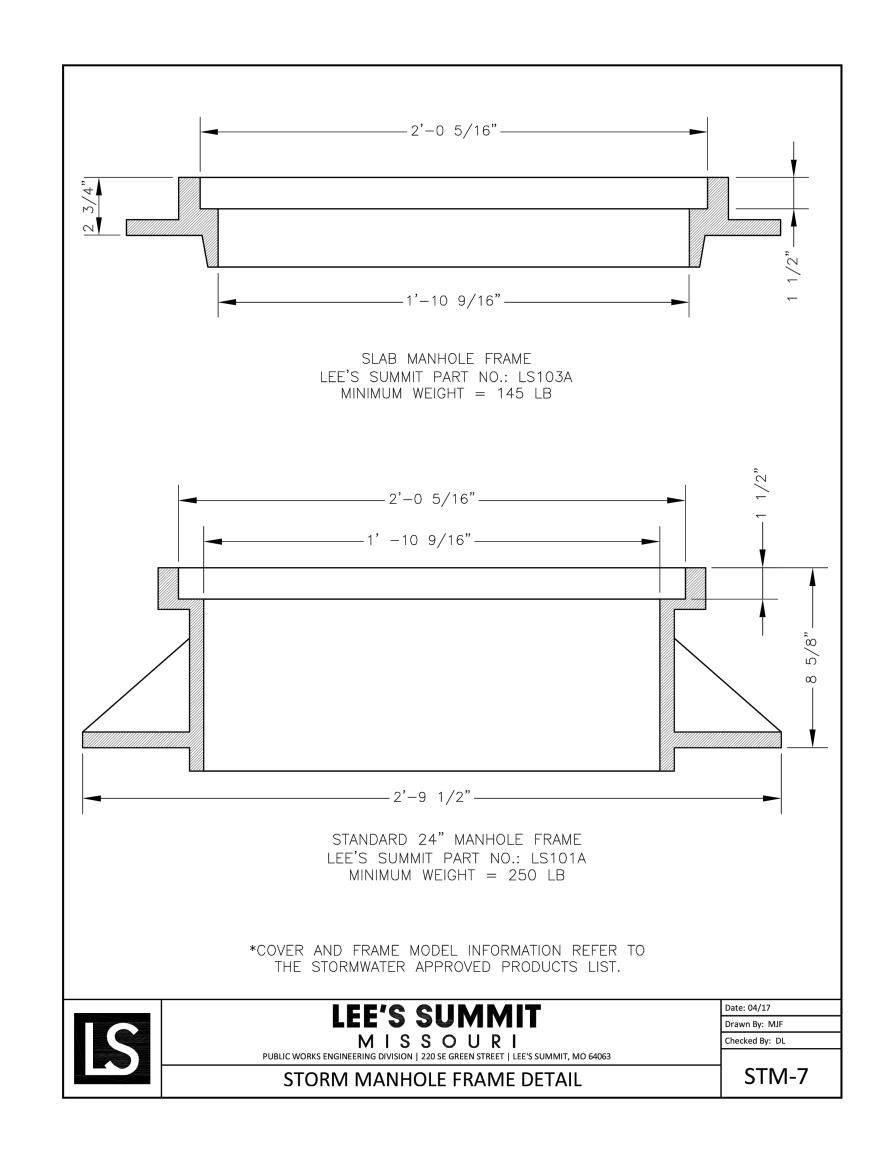
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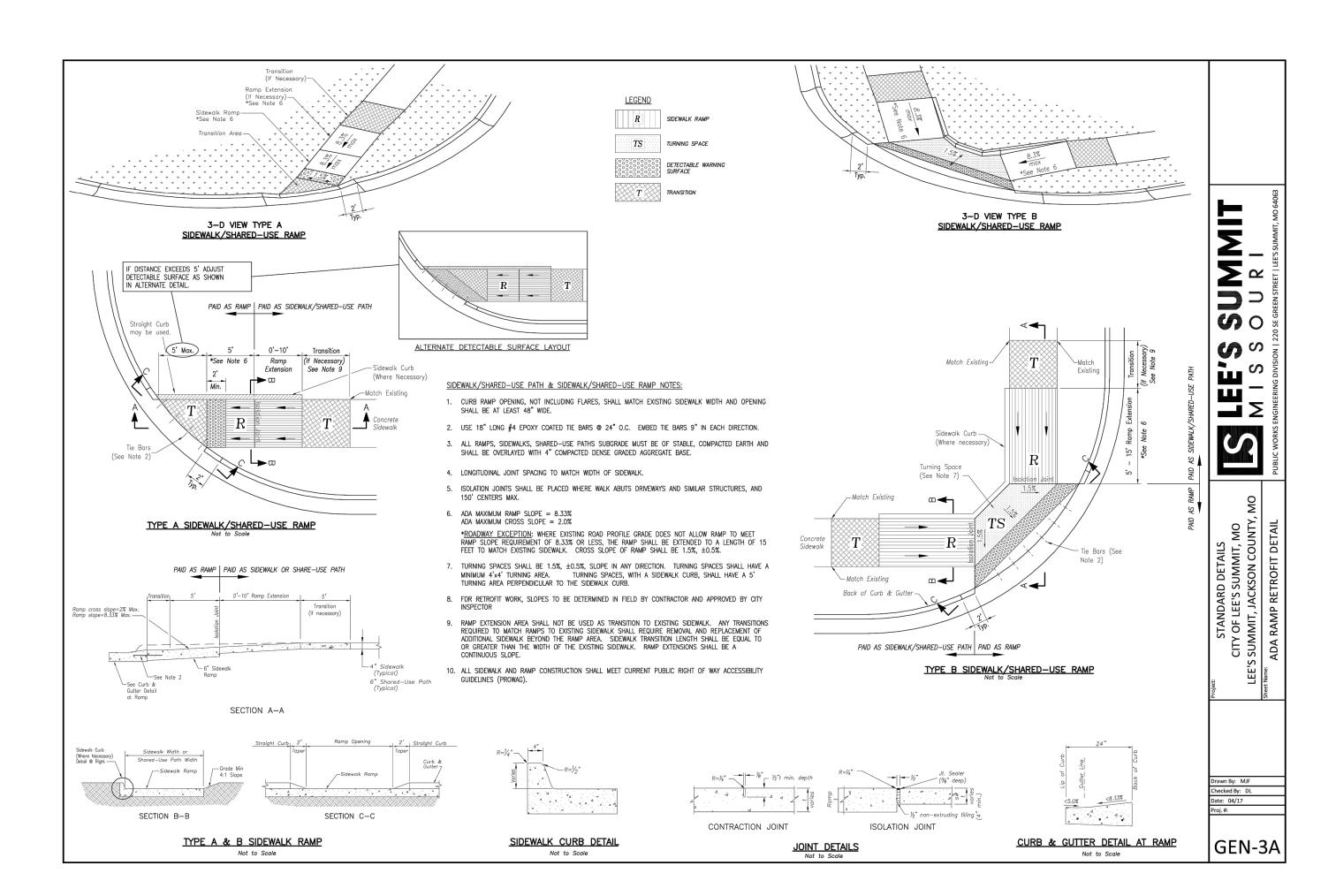
DETAILS

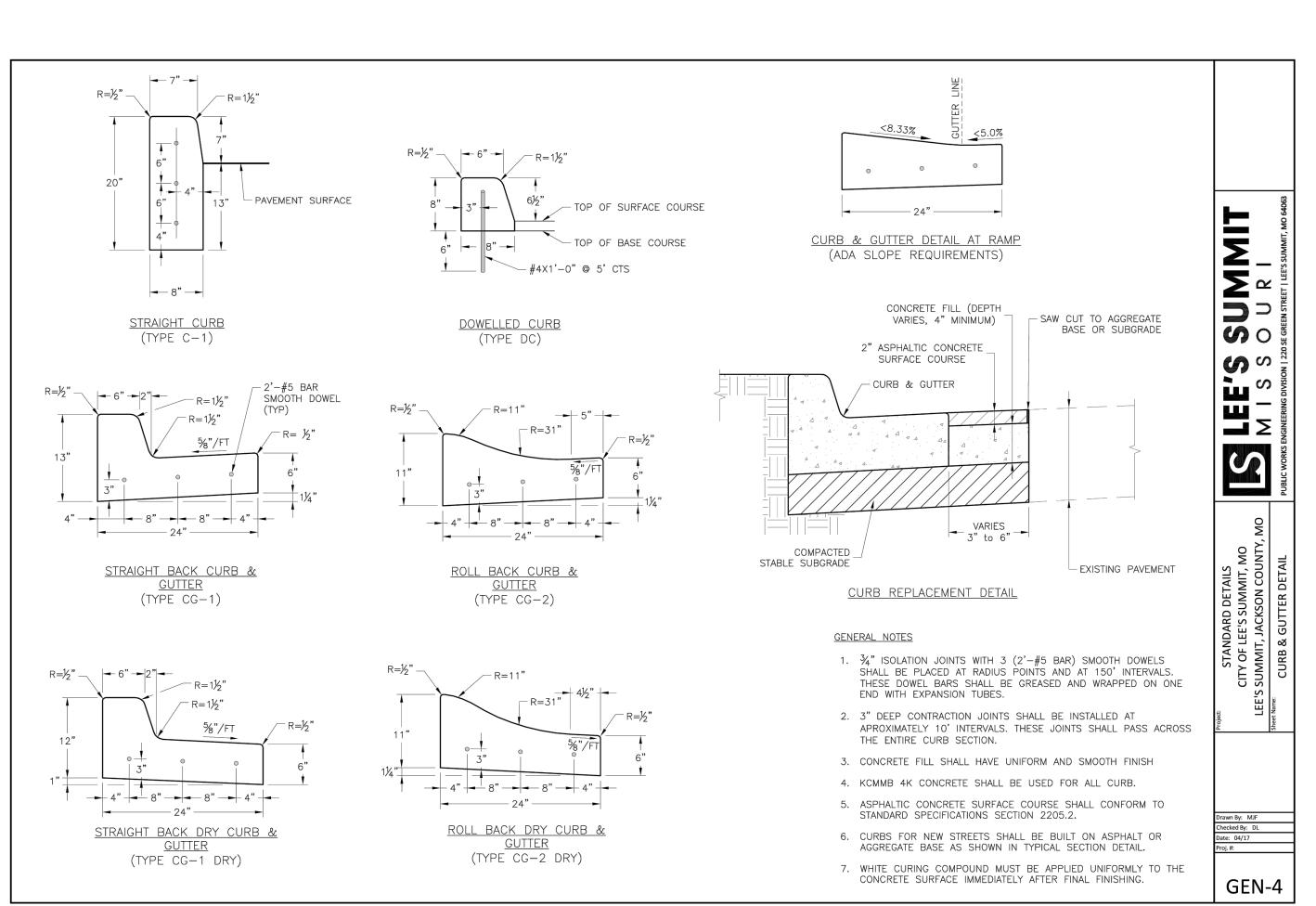
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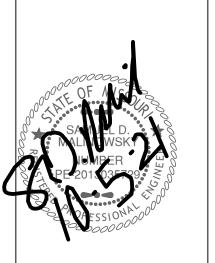
16 DECEMBER 2020









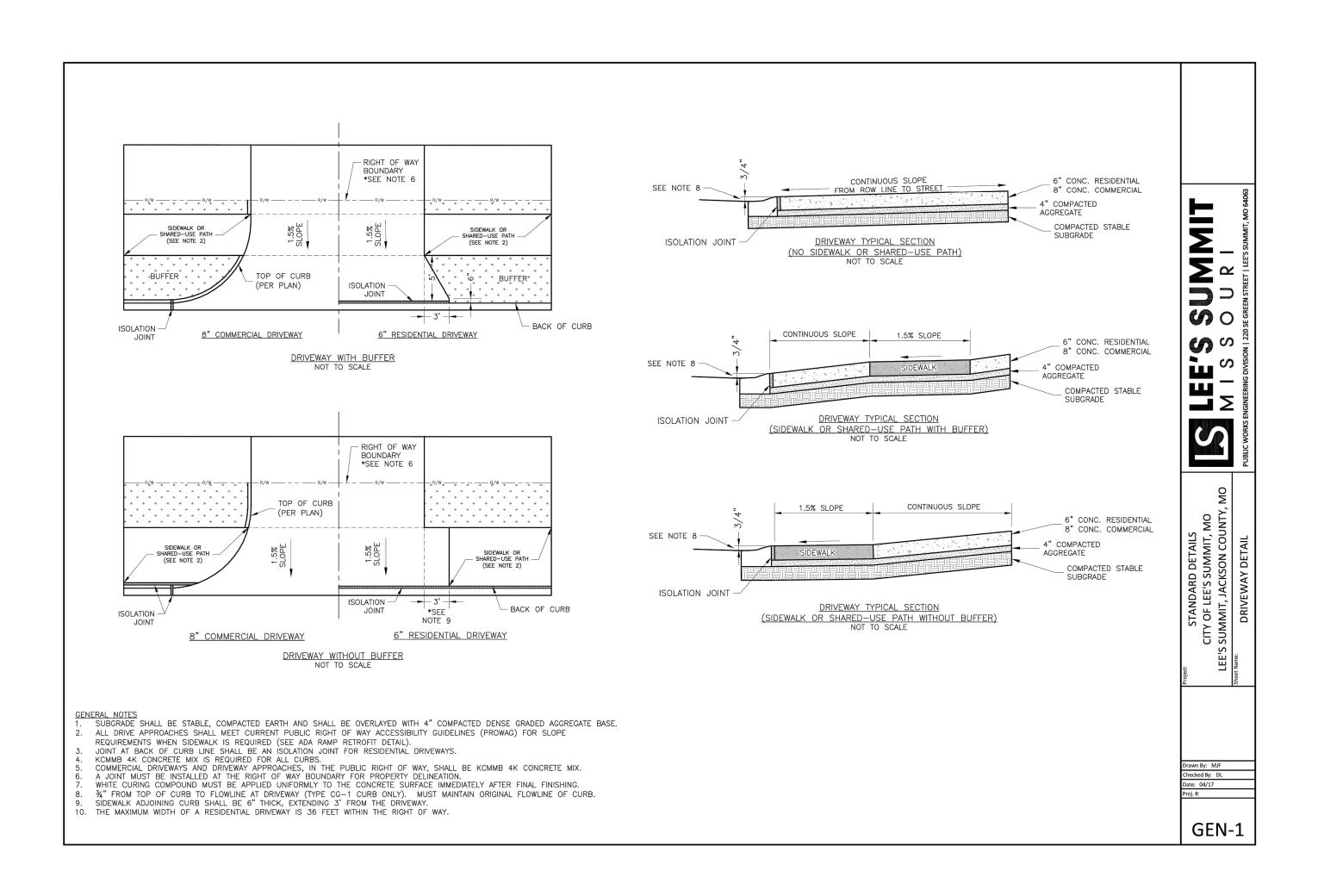


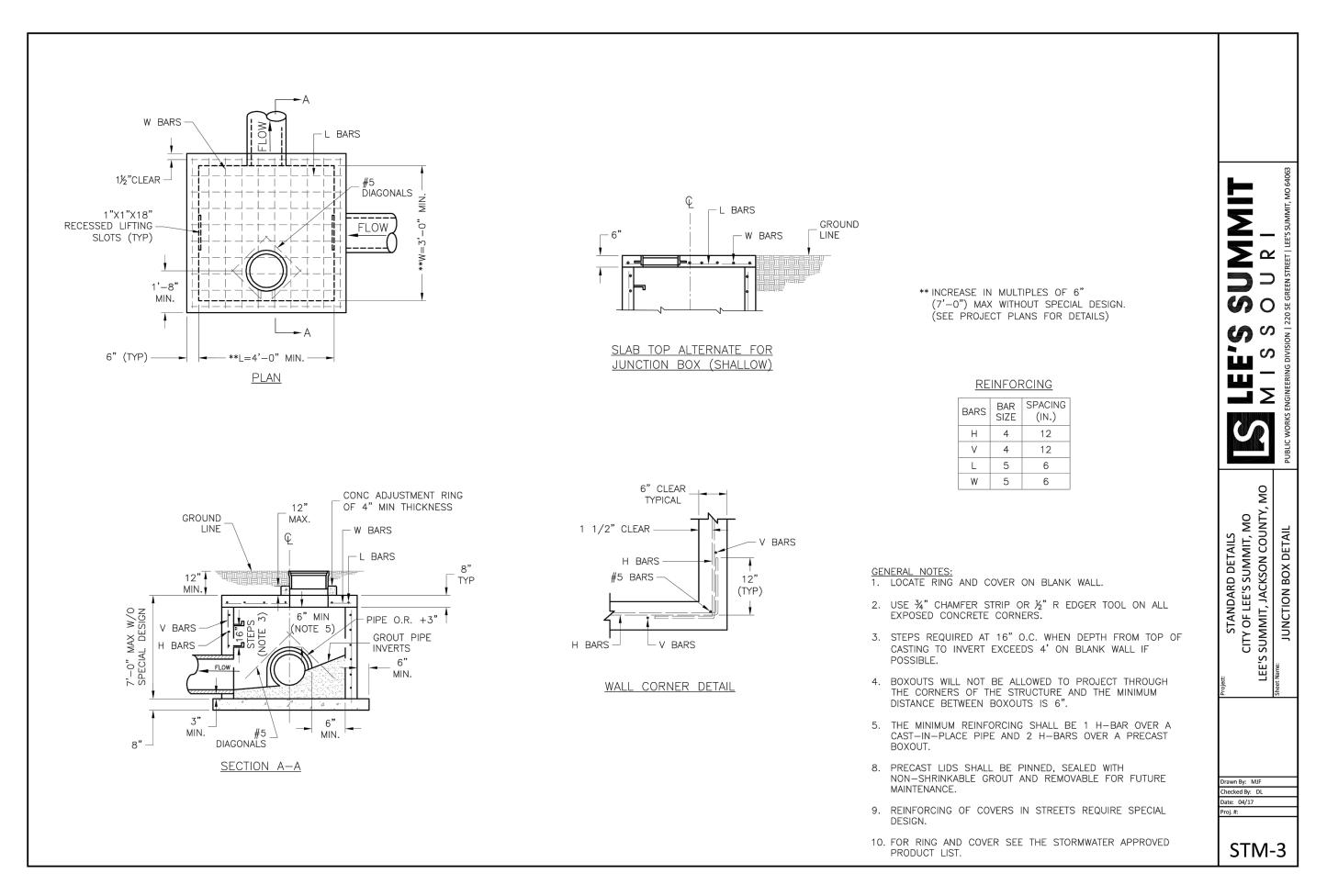
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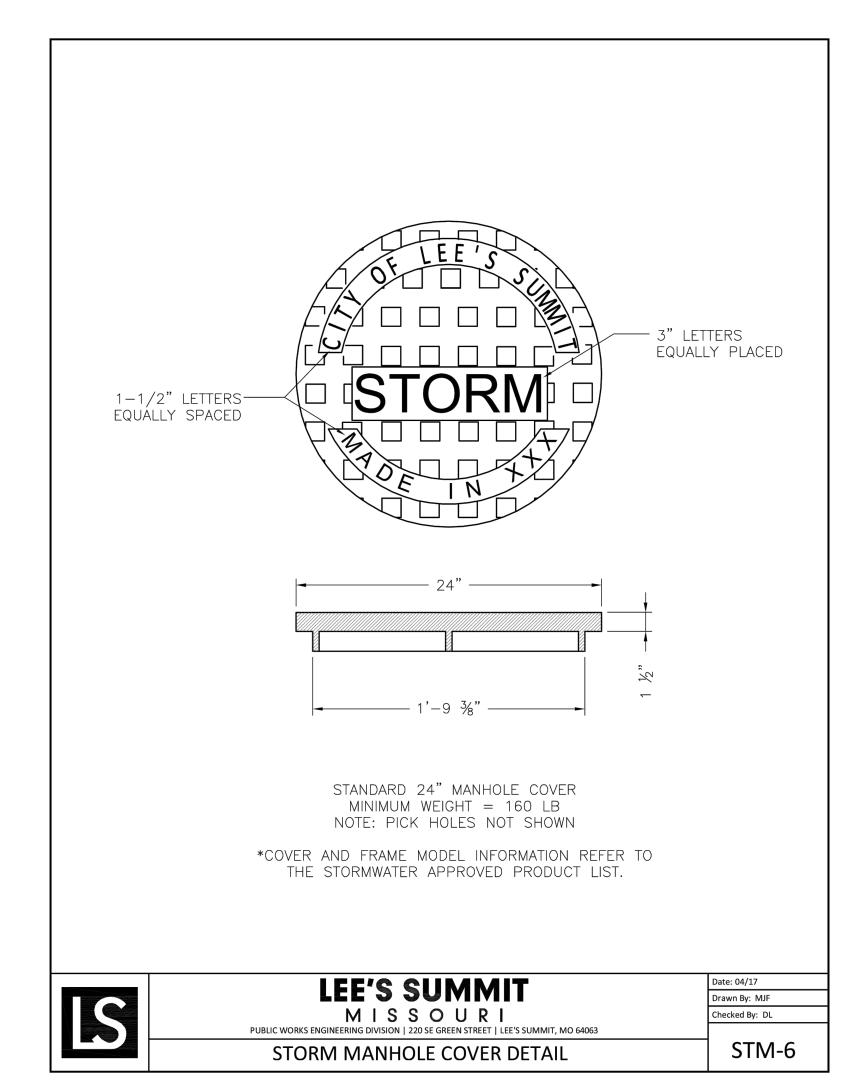
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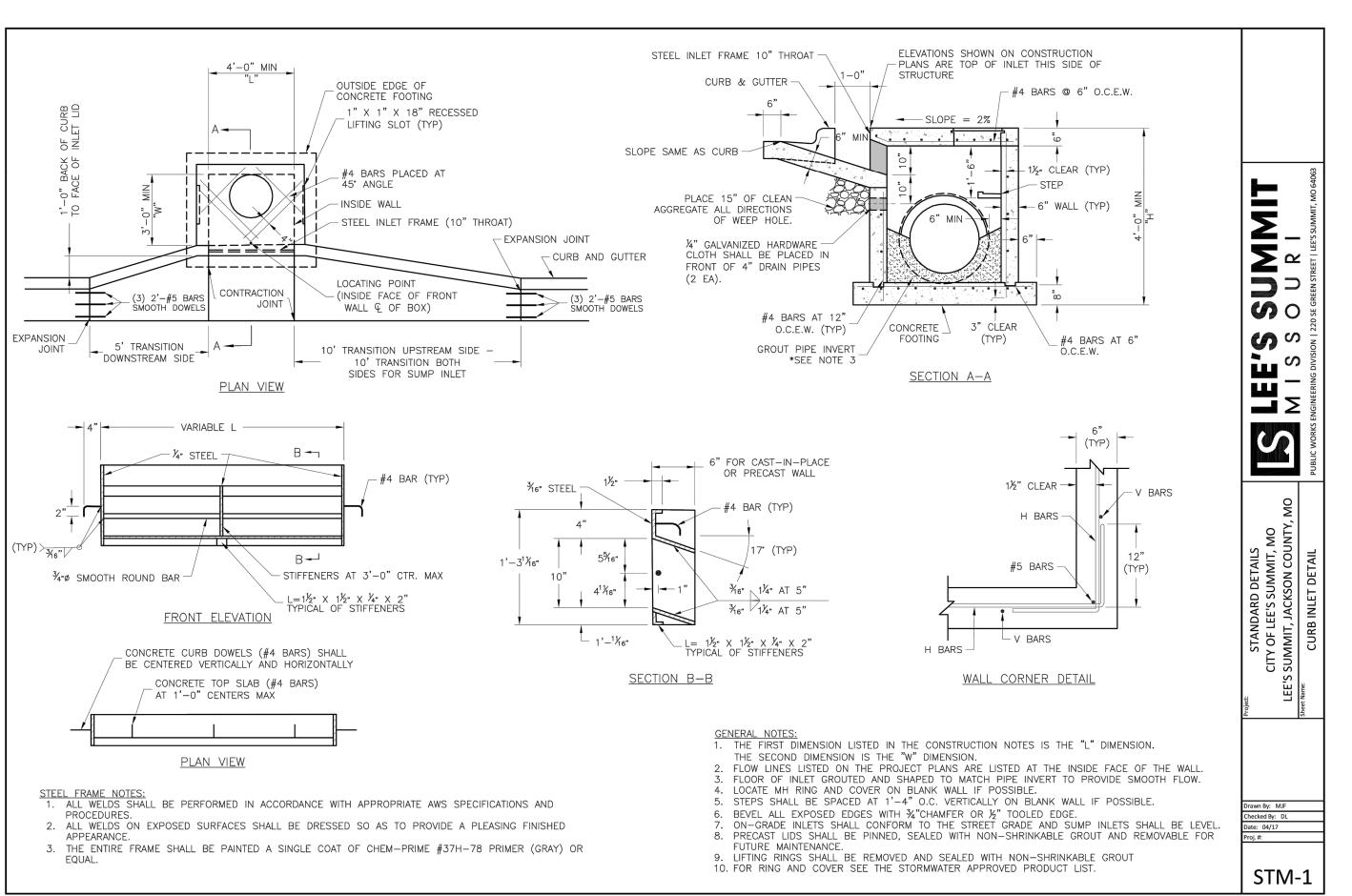
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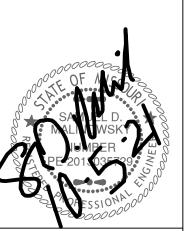








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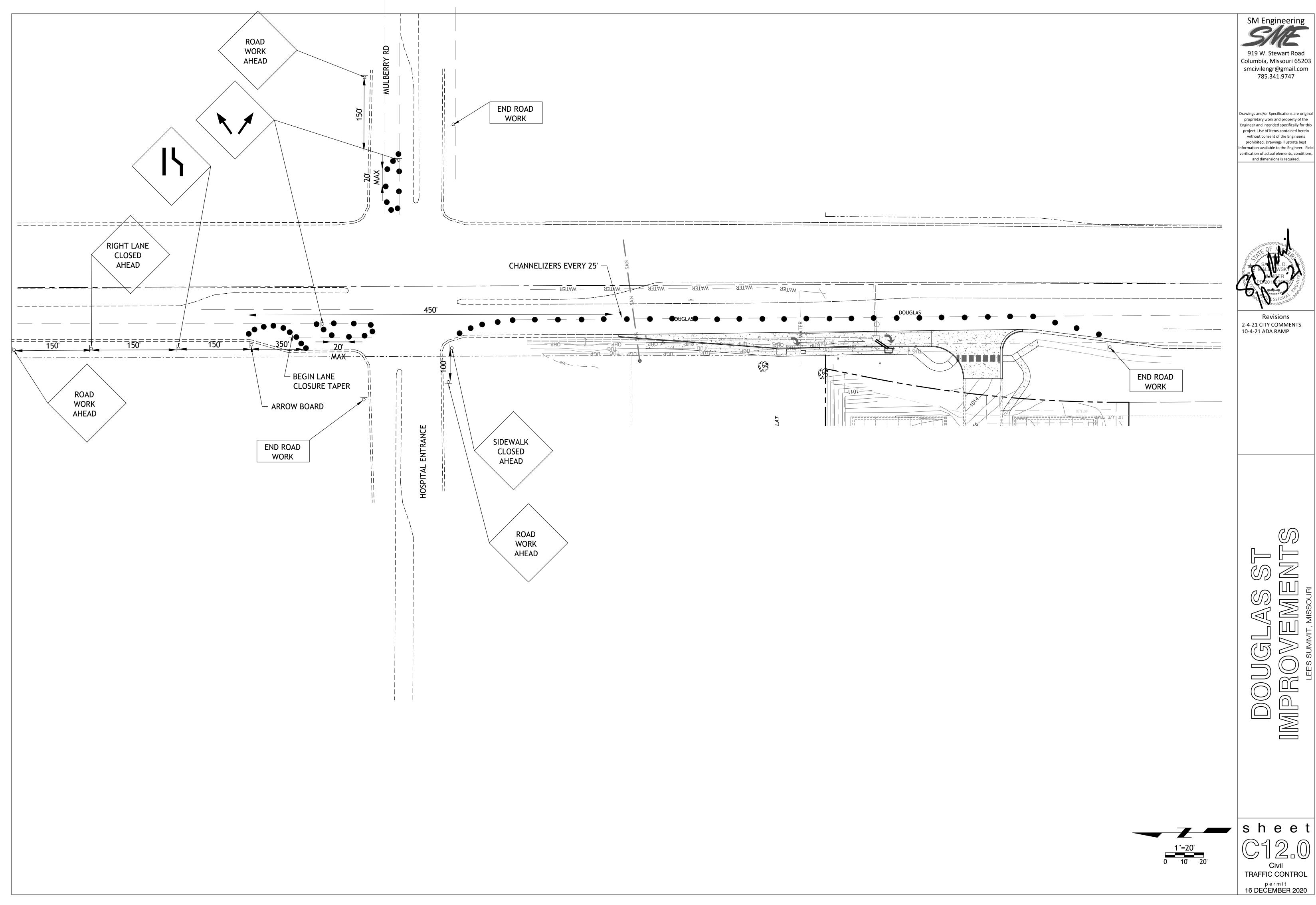
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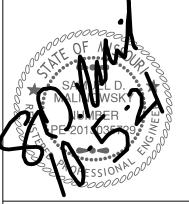
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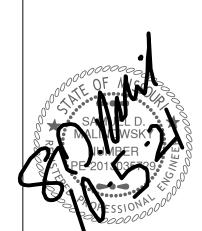
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16 DECEMBER 2020



Columbia, Missouri 65203



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TRAFFIC CONTROL
DETAILS

permit 16 DECEMBER 2020