

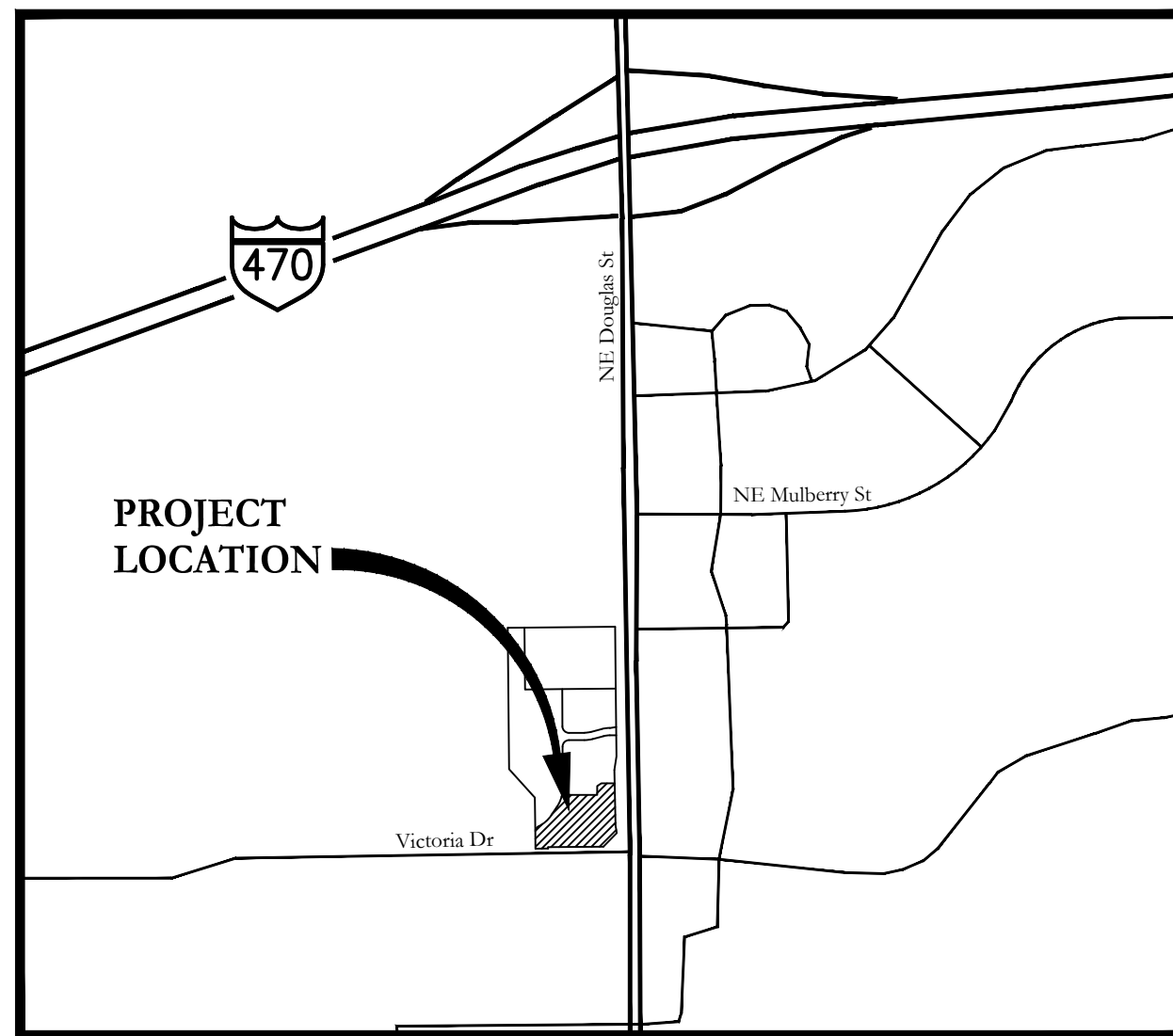
PANERA BREAD BAKERY - CAFE

OAKVIEW - LOT 2

FINAL DEVELOPMENT PLANS

1410 NE DOUGLAS ST.

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64086
NE 1/4 OF SEC. 31-48-31



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 2 OF THE FINAL PLAT OF OAKVIEW - LOTS 1-5, A REPLAT OF LOT 2, "MINOR PLAT, POLYTAINERS ADDITION, LOTS 1 AND 2" AND PART OF NE DOUGLAS STREET ALL IN THE NE 1/4 OF SEC. 31-48-31 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 29095C0409G AND 29095C0417G. DATED 1/20/2017

OIL AND GAS WELL NOTE

THERE WAS NO OIL OR GAS WELLS LOCATED ON PROPERTY PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMITS WEBSITE.

BENCHMARK AND HORIZONTAL DATA

REFERENCE SHEET 4 FOR VERTICAL AND HORIZONTAL CONTROL POINTS IN THE PRIVATE DRIVE IMMEDIATELY WEST OF THE SITE.

UTILITIES AND PUBLIC AGENCIES

CITY OF LEE'S SUMMIT PUBLIC WORKS	(816) 969-1800
WATER UTILITIES	Mark Schaufler (816) 969-1900
ELECTRIC EVERGY	Ron Dejarnette (816) 347-4316
GAS SPIRE	Brent Jones (816) 399-9633
TELEPHONE AT&T	Marty Loper (816) 275-1550 Mark Manion (816) 325-6516
CABLE COMCAST	Barbara Brown (816) 795-2255



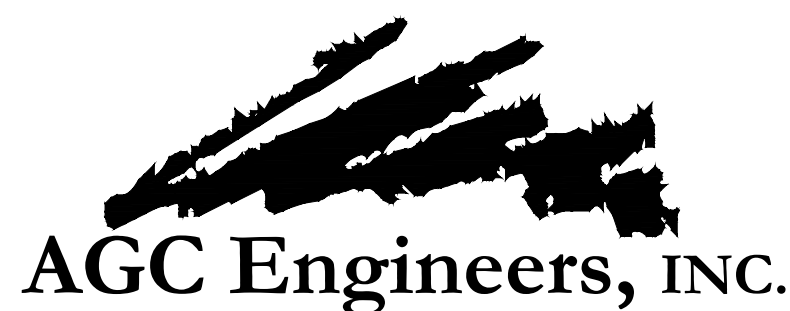
CONTACTS

ENGINEERING

Engineering Primary	781-4200
Ronald L. Cowger, PE	
Engineering Alternate	781-4200
Art Akin, PE	

DEVELOPER

STAR DEVELOPMENT, INC.
TIM HARRIS, PRESIDENT
244 W. MILL STREET, SUITE 101
LIBERTY, MISSOURI, 64068
(816) 781.3322



405 S. Leonard St., Suite D
Liberty, Missouri 64068
www.agcengineers.com
816.781.4200 ■
fax 792.3666

STATUS

- ☒ FOR PERMIT
☐ FOR CONSTRUCTION
☐ PLANS CONFORMING TO CONSTRUCTION RECORDS

DATE:

7-25-22

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
3A	FINAL PLAT
4	SITE PLAN
5	GRADING & EROSION CONTROL PLAN
6	GRADING PLAN - CUT & FILL
7	UTILITY PLAN
8	SPOT ELEVATION PLAN
9	SPOT ELEVATION PLAN
10	DRAINAGE AREA MAP & CALCULATIONS
11	UTILITY PLAN & PROFILES
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
16	DETAILS
L100	LANDSCAPE PLAN

SEE ADDITIONAL PLANS PREPARED BY LK ARCHITECTS (WICHITA , KS.)

McLAUGHLIN MUELLER, INC. HAS SOLE RESPONSIBILITY FOR SHEET 3 AND VSR DESIGN HAS SOLE RESPONSIBILITY FOR SHEET L100.

ENGINEER'S CERTIFICATION:

I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of City of Lee's Summit, Missouri, in current usage, except as indicated below.

- Exceptions:
- South parking stalls encroach 4' within the 20' parking setback - 2020 PDP approval included
Allow curb & gutter for parking to encroach into the 20' setback along NW Douglas Street by no more than 2 feet and along NW Victoria Drive by no more than 6 feet.
 -
 -
 -

I have not been retained to coordinate as-built drawings for this project.



Ronald L. Cowger, PE
AGC Engineers, Inc.

Date

N:\Land Projects\Star Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings-Plans\Final Development Plans\GENERAL NOTES & LEGEND.dwg, GENERAL NOTES & LEGEND, 7/25/2022, 12:37:37 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1

GENERAL PROJECT NOTES:

- The Contractor shall, at a minimum, have the following document(s) at the job site at all times:
Signed approved plans,
Contract Documents and Project Specifications,
Standard Specifications (Kansas City Metro Chapter-APWA)
Storm Water Pollution Plan (SWPPP)
All required permits
- The Contractor shall reference the City of Lee's Summit Design Criteria, Standard Specifications, Standard Details, Approved Products Lists found at the following website <https://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure>
- This Project shall be constructed in accordance with these Plans, City of Lee's Summit criteria and specifications (listed above), and their absence the Kansas City Metro Chapter of American Public Works Association (most current version) "APWA".
- All work required to complete the project and that is not specifically itemized in the Contractor's proposal shall be considered subsidiary to other work itemized in the proposal.
- All materials and workmanship associated with this project shall be subject to inspection by the City of Lee's Summit and the Owner. The City and/or Owner reserves the right to accept or reject any such materials and workmanship that does not conform to the Standards and Technical Specifications.
- RESERVED
- The Contractor shall notify the Engineer immediately of any discrepancies in the Plans.
- By use of these Plans the Contractor agrees that he shall be solely responsible for the safety and protection of the construction workers and the public.
- Contractor is to obtain the necessary permits for all construction activities.
- Contractor shall be responsible for determining the exact locations of all underground utilities or appurtenances prior to commencing construction. Existing underground utilities shown on the drawings are for reference only, and their accuracy and completeness are not guaranteed. Contractor shall be responsible for repair or replacement of all underground utilities damaged during construction.
- RESERVED
- It shall be the responsibility of the Contractor to control erosion and siltation during all phases of construction.
- Any sidewalk, curb & gutter or pavement disturbed, damaged or destroyed during construction shall be replaced by Contractor at no additional cost to Owner.
- Modified curb shall be used at all locations where pavement drains away from curb.
- The Contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816) 969-1200.
- Contractor shall be responsible to install pavement joints on all concrete pavement, slabs, and / or sidewalk. At a minimum, an expansion joint shall be provided along all interfaces of
 - Building to sidewalk
 - Building to concrete pavement
 - Sidewalk to concrete pavementContractor shall submit a joint plan to the Engineer for review.

GRADING NOTES:

- Erosion protection shall be in place prior to any land disturbance.
- Contours shown are to finished grade.
- The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas. Excess topsoil shall be stockpiled separately from compactable material. Stripping existing topsoil and organic matter shall be to a minimum depth of six (6) inches.
- Areas to receive fill shall be striped of top soil and other organic material, scarified, and the top eight (8) inch depth compacted to 98% standard proctor density prior to the placement of any fill material. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be placed.
- Fill material shall be made in lifts not to exceed nine (9) inches depth compacted to 98% standard proctor density (per ASTM D-698) with a moisture content -3% and +2% optimum moisture. Contractor shall provide (at his/her sole cost) an independent geotechnical report certifying compaction at a sample interval of one (1) sample per 5000 square feet per lift or more frequent if required/recommended by the geotechnical firm. Geotechnical firm shall be approved by Owner prior to beginning fill operations. Fill material may include rock from on-site excavation if carefully placed so that large stones are well disturbed and voids are completely filled with smaller stones, earth, sand or gravel to furnish a solid embankment. No rock larger than three (3) inches in any dimension nor any shale shall be placed in the top 12 inches of embankment.
- In all areas of excavation, if unsuitable soil conditions are encountered, a qualified Geotechnical engineer shall recommend to the Owner on the methods of undercutting and replacement of property compacted, approved fill material.
- All slopes are to be 3:1 or flatter unless otherwise indicated.
- All slopes and areas disturbed by construction shall be graded smooth and a minimum four (4) inches of topsoil applied. If adequate topsoil is not available on-site, the Contractor shall provide topsoil, approved by the Owner, as needed. Any areas disturbed for any reason shall be corrected by the Contractor at no additional cost to the Owner prior to final acceptance of the project.
- All disturbed areas shall be seeded, fertilized and mulched or sodded in accordance with the standards and specifications adopted by the reviewing governing agency and good engineering practices.

EROSION CONTROL NOTES:

- Control of sediment is a very dynamic (ever changing) process. These plans are provided as a basis of anticipated erosion control measures. The Contractor shall modified add or delete with the Owner's permission the erosion control measure shown to prevent the migration of sediment off of the Owner's property and/or into jurisdictional waters/waterways.
- Any sediment deposited on public streets shall be removed immediately by Contractor at his sole expense.
- Stockpile excavation materials away from existing channels and grade to drain to adequate erosion control measures.
- Remove silt build up in temporary sediment basins (if applicable), inlet protection devices and/or silt fence until site is completely stabilized. Verify grade prior to final seeding, lining or rip-rap installation.
- All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Kansas City Metro Chapter of American Public Works Association. Seeding/Sodding shall be completed within 14 days after completing the work, in any area. If this is outside of the recommended seeding period, erosion control measures or other similarly effective measure shall remain and be maintained by Contractor until such time that the areas can be seeded and a stand of grass established per Missouri DNR or MoDOT Section 805.4 standards.
- When sediment deposits reach approximately one-half the height of the BMP, the sediment shall be removed or a second BMP shall be installed. All costs associated with this work, including related incidents, shall be the Contractor's responsibility and shall be included in the bid for the proposed work.
- Contractor shall perform BMP inspection once a week and after each rainfall event, and provide Owner a copy of report within 48 hrs. Faulty or inadequate erosion control measures shall be remediated or modified the same day of inspection so as to minimize the risk of sediment discharge from the Owner's property or jurisdictional waters/waterways.
- Contractor shall protect and maintain erosion control measures until a complete stand of grass as defined by Missouri DNR has been established.
- Concrete Washout Areas will be determined onsite by the Job Superintendent.
- At a minimum the following permits/approvals shall be posted on site or as required by the permit terms and conditions:
City of Lee's Summit Land Disturbance Permit.
- Permanent fertilizing, seeding (Type "A") and mulch shall be in accordance with Kansas City Metro Chapter of American Public Works Association. Final acceptance per MoDOT Sections 805.4
- The Contractor shall install Erosion Control Blanket (ECB) on all slopes with 3:1 slope or greater. ECB shall be Landlok CS2 or approved equal.
- Provide temporary silt fencing at all pipe entrances until all site seeding and sodding has been established. Maintain as necessary.
- Immediately remove sediments or other materials tracked onto public roadways.
- Provide and maintain stabilized roadway construction entrance (or entrances as may be required).
- Coordinate site grading with existing and proposed utilities.
- Stock pile waste excavation materials away from existing channels and grade to drain.
- Remove silt build up in basin and verify grade prior to final seeding, lining or rip-rap installation and clean up.
- All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Lee's Summit, MoDOT, MoDNR or other governing agency and good engineering practices.
- Silt fences, whether straw bales or filter fabric, require maintenance to preserve their effectiveness. All silt fences shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs shall be made immediately. When sediment deposits reach approximately one-half the height of the silt fence, the sediment shall be removed or a second silt fence shall be installed. All costs associated with this work, including related incidentals, shall be the contractor's responsibility and shall be included in the bid for the proposed work.

WATER NOTES:

- Reference MEP Plans to confirm fire protection main size (if required), domestic water and meter sizes. If a discrepancy exists between the Plans contact the Engineer prior to ordering material.
- Domestic water shall be 2-inch "K" copper conforming to the latest federal specifications or cross-linked polyethylene (PEX) meeting current City Code.
- Minimum cover for water lines shall be 42 inches.
- Install fittings as required maximum pipe deflection per manufacturers recommendations.
- Install 2-inch water meter at property line (on private property side).
- All water service installation, including back-flow devices, are subject to field verification and approval by City inspector.

REFERENCE DOCUMENTS & DRAWINGS:

- Contractor shall reference the following documents prior to beginning Work
- SWPPP and Missouri DNR Land Disturbance Permit
 - Architectural Plans (including but not limited to MEP and Structural Plans)
 - Standard drawings and work details supplied by Panera
 - Landlord Work Order list from Star Development Corp

STORM NOTES:

- All HDPE pipe shall be Water-Tight
- All High Density Polyethylene (HDPE) pipe shall conform to AASHTO M294 Type S. Acceptable pipe must come from a Plastic Pipe Institute (PPI) certified manufacturer and have passed the PPI 3rd Party Certification testing. Each individual section of pipe shall be marked in accordance with AASHTO M294 and shall be affixed with the PPI Certification label. HDPE pipe shall be joined with water tight joints meeting the requirements of AASHTO M294 Paragraph 7.9.3.
- Pipe lengths are from inside face to inside face.
- End sections for HDPE pipe shall be metal with concrete toe wall unless noted otherwise.

ELECTRIC:

- Contractor to coordinate with Every Electric for electrical service.
- Contractor to coordinate with Every Electric for location of transformer pad and transformer if required.

GAS:

- Contractor to coordinate with Spire for gas service, and location of meter.

TELEPHONE:

- Site contractor to install PVC conduit(s) for use by telephone company. Site contractor to coordinate with telephone company for installation of service and location of proposed pedestals, etc. Telephone conduit shall have a minimum cover of 30". Site contractor shall coordinate location with telephone company representative and locate PVC crossings as necessary. See building plans for entrance locations.

LEGEND

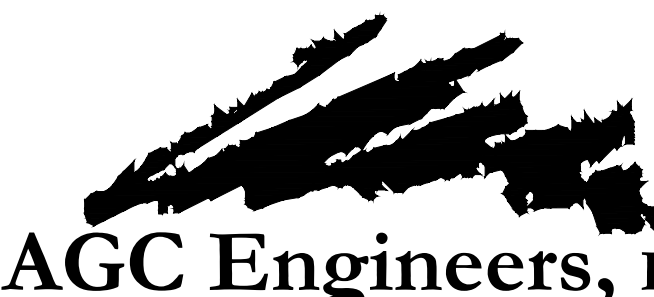
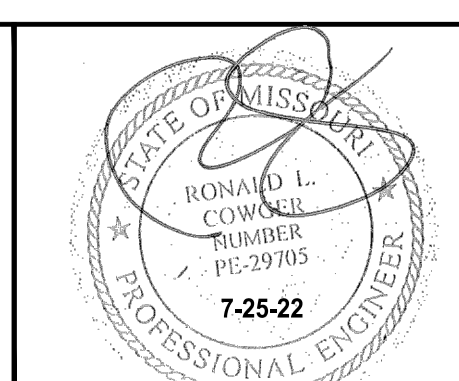
EXISTING		PROPOSED	
⊙	SET MONUMENT AS NOTED STAMPED LS 1999141096	●	SANITARY STRUCTURE
○	FOUND 1/2" REBAR LS 1989	— SAN —	SANITARY SEWER
◦	FOUND MONUMENT AS NOTED		
(M)	MEASURED DISTANCE	▭	STORM STRUCTURE
⊙	CONTROL POINT	=====	STORM SEWER
—	DOWN GUY	— W —	WATERLINE
●	FIRE HYDRANT	WM	WATER METER
◇	LIGHT POLE	●	FIRE HYDRANT ASSEMBLY
⊙PP	POWER POLE	— G —	GAS LINE
◦	POST	CO ◦	CLEANOUT
●	MANHOLE	⑬	PARKING COUNT
⊙	WATER VALVE	— 780 —	CONTOUR
B/L	BUILDING LINE	□	LIGHT POLE (SITE PARKING)
D/E	DRAINAGE EASEMENT		
—OHP—	AERIAL UTILITY		
S/E	SANITARY SEWER EASEMENT		
U/E	UTILITY EASEMENT		
—UGG—	UNDERGROUND GAS		
—UGP—	UNDERGROUND POWER		
—UGT—	UNDERGROUND TELEPHONE		
—UGW—	UNDERGROUND WATER		

SANITARY NOTES:

- All sanitary stub lines shall be laid on 2.00% grade unless approved otherwise.
- The Contractor shall install and properly maintain a mechanical plug at all connection points with existing lines until such time that the new line is tested and approved.
- Where sanitary sewer lines are to be installed over and across water lines, a minimum of 24 inches of clearance shall be provided. Where clearance is not provided, construct sanitary sewer line of ductile iron pipe for a distance of at least 10 feet in each direction from crossing, with no joint within 6 feet of crossing.
- Performance testing in accordance with APWA Section 2508. Witness and acceptance by City is required before placing in service.
- All service lines shall be PVC (SDR 26) conforming to ASTM D 1764 and F1336 and having a cell classification of 12454B or 12364B as defined in ASTM D 1784 with Push-On joints.
- All pre-cast manholes shall meet or exceed standards and specifications as set forth in ASTM C-478.
- All PVC pipe shall meet or exceed standards and specifications as set forth in ASTM D-3034.
- All proposed and existing street crossings shall be tamped granular backfill (Type 3) from the bottom of the trench to a point that is 15" below the finished grade of the street. All existing street crossings shall be filled with flowable fill per detail STR-011.
- Mandrel testing is required and shall be performed in accordance with APWA 2508.5, at a minimum of 30 days after installation.
- All inspection of sanitary sewer construction shall be performed by the City of Lee's Summit.
- It is the responsibility of the contractor to have sanitary sewer lines air tested and sanitary sewer manholes vacuum tested for new construction and modifications to existing. Contractor shall provide city with test results upon completion of construction.
- Areas with less than three (3) feet of depth from existing grade to proposed top of pipe shall be filled to an elevation of three (3) feet above the proposed top of pipe, compacted to 95% density +/-2% prior to trenching or laying of any pipe.
- Sanitary sewer piping material shall be as follows:

0 to 15' depth; SDR-35 PVC
15' to 22' depth; SDR-26 PVC
22' to 30' depth; SDR-21 PVC
greater than 30' depth; D.I.P.
6" service laterals; SDR-35 PVC at 2.0% minimum.
- All manholes, catch basins, utility valves, and meter pits shall be adjusted or rebuilt to grade as required.
- Service lines shall be extended a minimum of 1 foot past the house side of all utility easements.
- Insert Tee's or Saddles for service lines are not allowed except in special cases with prior City approval and City observation of installation.

BY	REVISION	DATE			
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22			
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22			
RC/ACA	FOR REVIEW	5-21-20			

 AGC Engineers, INC.	405 S. Leonard St., Suite D Liberty, Missouri 64068		PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
	816.781.4200 ■ fax 792.3666 www.agcengineers.com		SITE DEVELOPMENT PLANS GENERAL NOTES & LEGEND	2



AGC Engineers, INC.

www.agcengineers.com

3

FINAL PLAT OF
OAKVIEW - LOTS 1-5
A REPLAT OF LOT 2, "MINOR PLAT, POLYTAINERS ADDITION, LOTS 1 AND 2"
AND PART OF NE DOUGLASS STREET ALL IN THE NE 1/4 OF SEC. 31-48-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT #	AREA (SF)	ACRES
1	109,278.15	2.509
2	55,341.55	1.270
3	40,893.46	0.939
4	33,292.26	0.764
5	82,762.34	1.900

LEGAL DESCRIPTION:

A replat of Lot 2, "MINOR PLAT, POLYTAINERS ADDITION LOTS 1 & 2" and part of NE Douglas Street in the Northeast One-Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri.

Beginning at the Northwest corner of said Lot 2; thence South 89 degrees 56 minutes 58 seconds East, along the North line of said Lot 2 and its Easterly extension a distance of 412.85 feet; thence South 00 degrees 03 minutes 20 seconds West a distance of 498.21 feet; thence South 09 degrees 15 minutes 24 seconds West a distance of 52.60 feet; thence South 00 degrees 35 minutes 03 seconds East a distance of 218.11 feet to a point of curvature on the East line of said Lot 2; thence Southeast along the East line of said Lot 2 on a curve to the right, having an initial tangent bearing of South 09 degrees 36 minutes 50 seconds East, a radius of 811.51 feet, a central angle of 01 degrees 47 minutes 36 seconds and an arc length of 23.40 feet; thence along the Southerly line of said Lot 2 for the following four courses, South 45 degrees 02 minutes 57 seconds West a distance of 73.00 feet; thence North 89 degrees 56 minutes 09 seconds West a distance of 212.15 feet; thence South 00 degrees 03 minutes 20 seconds West a distance of 5.00 feet; thence North 89 degrees 56 minutes 09 seconds West a distance of 48.93 feet to the Southwest Corner of said Lot 2; thence along the West line of said Lot 2 for the remaining three courses North 00 degrees 03 minutes 20 seconds East a distance of 185.93 feet; thence North 41 degrees 23 minutes 36 seconds West a distance of 148.03 feet; thence North 00 degrees 03 minutes 20 seconds East a distance of 543.00 feet to the Point of Beginning, and containing 7.3822 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "OAKVIEW - LOTS 1-5".

STREETS: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS: An easement or license is hereby 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 "UE" or within any street or thoroughfare dedicated to public use on this plat.

An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "SE".

A private easement or license is hereby granted to all lots within this subdivision and to all future lots within this subdivision to locate, construct and maintain, or to authorize the location, construction and maintenance of water pipes or structures, upon, over, or under those areas outlined or designated upon this plat as "Water Easement" or "WE".

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Detention Easement" or "DE", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

An private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Storm Sewer Easement" or "SSE", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

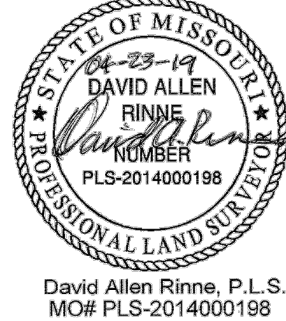
An perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision and their occupants, guests, and invitees.

Grants, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2008) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

SURVEYORS NOTES:

- Bearings are based on the North line of the NE 1/4, Sec. 31-48N-31W (S89°56'58"E) as shown on the final plat of "LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, LOT 1" and "POLYTAINERS ADDITION LOTS 1 & 2." The coordinates shown are Missouri West State Plane Values derived from Monument JA-43 and do not reflect the bearings and distances shown on the face of this plat.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. Four permanent monuments will be set as shown. 1/2" rebar with caps will be set as shown and at all lot corners.
- FLOOD NOTE: This Property does not lie within a Flood Zone as shown on the Flood Insurance Rate Map 26090C0409G, Dated 1/22/2017.
- OIL AND GAS WELL NOTE: There was no Oil or Gas Wells located on property per Missouri Department of Natural Resources Oil and Gas Permits website.
- Sign Easement and Access Easement by 1400 Douglas Corporation recorded in Document No. 2018E0024979.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 07-05-2019 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



N.T.S. SIZE HAS BEEN REDUCED

RESTRICTIONS:

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 shall hereby become a part of the dedication of this plat as though set forth herein.

Building Lines (BL) or setback lines are hereby established as shown on the accompanying plat and NO building or portion thereof shall be constructed between this line and the property line.

Water pipes and structures located within the private WE shown on this plat shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

Storm pipes and structures located within the private D/E and all storm water detention structures shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

Streets located within the private "A/E" shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

If the Covenants, Conditions and Restrictions is not in place or disbanded, then maintenance of the above water, storm and streets shall be the responsibility of the owner of the lot.

Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots for "OAKVIEW - LOTS 1-5", unless specific application is made and approved by the city engineer.

EXECUTION:

IN TESTIMONY WHEREOF, BRAD TIDWELL, MEMBER of OAK VIEW LEES SUMMIT LLC has caused this instrument to be executed, this 15th day of May, 2019.

OAK VIEW LEES SUMMIT LLC

By: BRAD TIDWELL, MEMBER

ACKNOWLEDGMENT:

STATE OF Missouri,
COUNTY OF Johnson,

BE IT REMEMBERED that on this 15th day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, came
BRAD TIDWELL, MEMBER of OAK VIEW LEES SUMMIT LLC who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Michele D. Romano
Notary Public
MICHELE D. ROMANO
Print Name

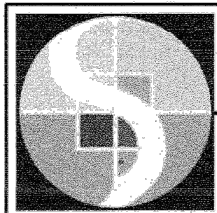
My Commission Expires: 11-22-2020

APPROVALS

This is to certify that the within plat of "OAKVIEW - LOTS 1-5" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 15th day of May, 2019 by Ordinance No. 8630

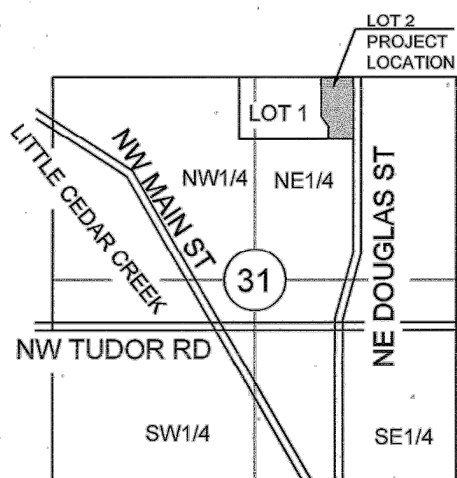
William A. Baird 5/10/19
Mayor - City Clerk
Dana Arth 5-10-19
Planning Commission Sec.
Ryan A. Elam 5-8-19
Director of Development Services

William L. Baird 5-20-19
City Clerk
George M. Binger III 5-8-2019
City Engineer
William L. Beshire 5/23/19
Jackson County Assessor/GIS Dept.



SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 04-08-2019
DRAWN BY JMT
CHECKED BY AR
PROJ. NO. 17-135
FINAL PLAT
OAKVIEW-LOTS 1-5
REPLAT LOT 2, POLYTAINERS ADD
SHEET NO. 1 OF 1



SECTION 31-48-31
LOCATION MAP
SCALE 1" = 2000'

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-43
GRID FACTOR 0.9998981
COORDINATES LISTED IN U.S. FEET
NORTHING EASTING
JA-43 1008493.1270 2823205.6104

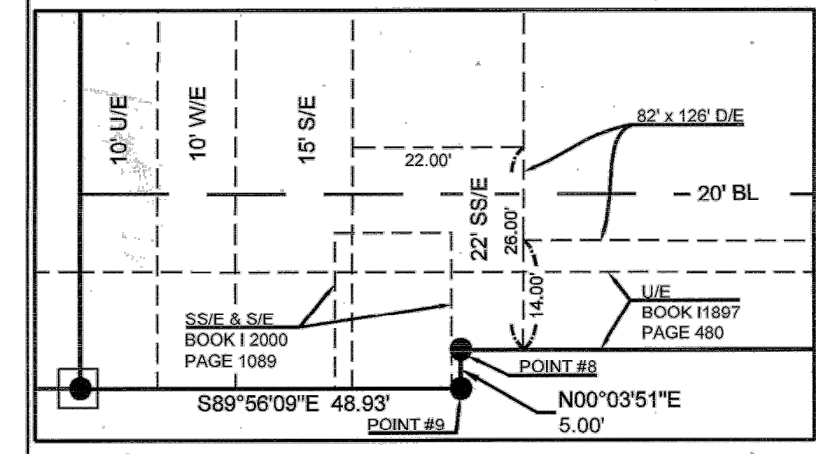
Point #	Northing	Eastng
1	1009607.92	2822824.57
2	1009594.01	2823237.19
3	1009696.08	2823220.38
4	1009044.48	2823210.20
5	1008826.42	2823205.27
6	1008801.20	2823208.29
7	1008751.34	2823154.97
8	1008758.54	2822942.94
9	1008753.55	2822942.77
10	1008755.21	2822893.87
11	1008951.03	2822900.47
12	1009065.23	2822806.28

LEGEND:

- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- A/E - ACCESS EASEMENT
- D/E - DETENTION EASEMENT
- S/E - SANITARY SEWER EASEMENT
- SS/E - STORM SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- SIDEWALK

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/ BARTLETT WEST CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-3859-F CAP UNLESS OTHERWISE NOTED

- PERMANENT MONUMENTS
- SET 2" ALUMINUM CAP W/ MO LSP0022008859 IN 4" MIN. DIAMETER CONCRETE
- SET 2" ALUMINUM CAP W/ MO LSP0022008859 AND 4" DIAMETER CONCRETE ON FOUND 5/8 BAR.



DETAILED AREA:
SCALE: 1" = 20'

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200
fax 792.3666
www.agcengineers.com

PANERA BREAD BAKERY - CAFE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
FINAL PLAT

3A

SITE DATA:

1. **ZONING:** CP-2
2. **LOT SIZE:** 1.32 ACRES
3. **BUILDING:** 1 STORY BUILDING, 3,557 SF FOOTPRINT AREA
4. **PARKING SUMMARY:** REQUIRED: 14 STALLS PER 1,000 SF - 50 STALLS
PROVIDED: 48 STALLS + 2 ADA STALLS - TOTAL 50 STALLS
5. **PERCENT IMPERVIOUS:** 65%
6. **FLOOR AREA RATIO: (FAR):** 0.07
7. **THERE IS NO FEMA DESIGNATED 1% FLOODPLAIN ON THIS PROPERTY.**

LEGEND:

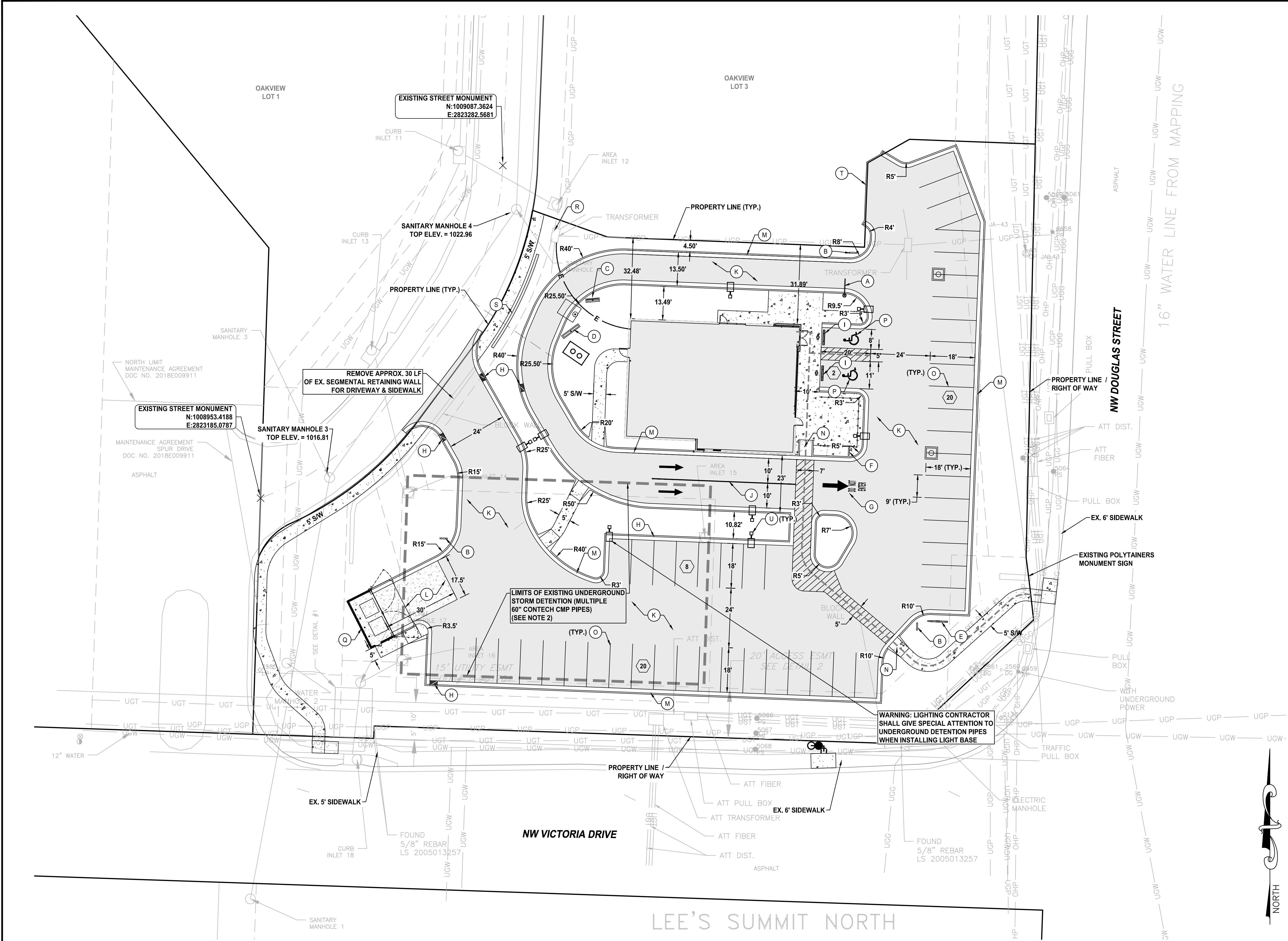
- ADA PEDESTRIAN ROUTE
- ⬡ PARKING STALL COUNTS

KEY LEGEND

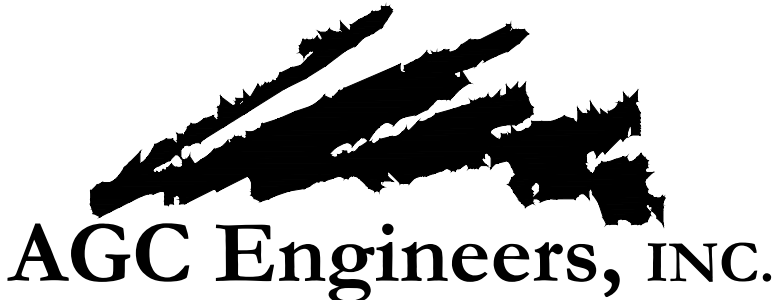
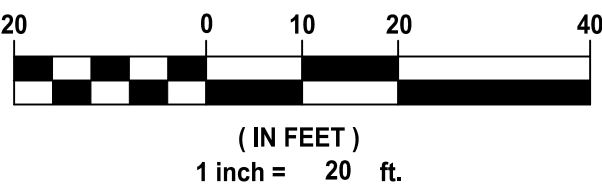
- (A) CLEARANCE BAR (SEE NOTE 1)
- (B) DIRECTIONAL SIGNAGE (SEE NOTE 1)
- (C) PREVIEW BOARD (SEE NOTE 1)
- (D) MENU SIGN (SEE NOTE 1)
- (E) MONUMENT SIGN (SEE NOTE 1)
- (F) "THANK YOU / DO NOT ENTER" SIGN (SEE NOTE 1)
- (G) PAVEMENT MARKING "DO NOT ENTER" 12" BLOCK LETTERING (YELLOW)
- (H) CURB INLET - 2'X3' NYLOPLAST
- (I) CONCRETE WHEEL STOP
- (J) DRIVE THRU STRIPING - 4" YELLOW
- (K) NORMAL DUTY CONCRETE
- (L) HEAVY DUTY CONCRETE
- (M) CG-1 CURB & GUTTER (RE: SPOT ELEVATION PLANS)
- (N) ADA RAMP
- (O) PARKING STRIPING - 4" YELLOW
- (P) STRIPING - (RE: ADA ACCESSIBLE STRIPING LAYOUT)
- (Q) TRASH ENCLOSURE (RE: ARCH)
- (R) EXISTING ELECTRICAL TRANSFORMER
- (S) SEGMENTAL RETAINING WALL
- (T) C-1 CONCRETE CURB
- (U) LIGHT POLE (RE: MEP)

NOTE:

1. ALL SIGNAGE IS TO BE PROVIDED BY PANERA WITH THEIR TENANT FINISH. CONTRACTOR SHALL COORDINATE WITH AUTHORIZED PANERA REPRESENTATIVE ABOUT DETAILS AND CONDUIT REQUIREMENTS PRIOR TO PAVING.
2. CONTRACTOR SHALL EXERCISE CAUTION WITH CONSTRUCTION EQUIPMENT LOADS AND EXCAVATIONS IN THIS AREA. SEE SHT 14 FOR SPECIAL DETAIL FOR WORK WITHIN THIS AREA. CONTRACTOR, OWNER, AND ENGINEER SHALL HAVE A PRE-CONSTRUCTION MEETING WITH PAUL FLYNN, CONTECH ENGINEERED SOLUTIONS,(785-207-9721) PRIOR TO BEGINNING WORK IN THIS AREA.



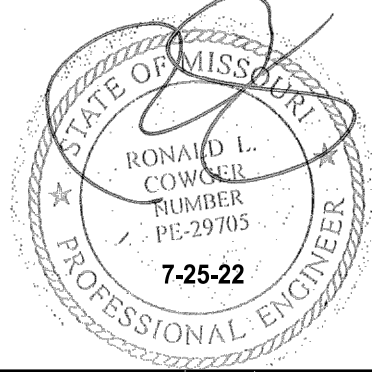
BY	REVISION	DATE
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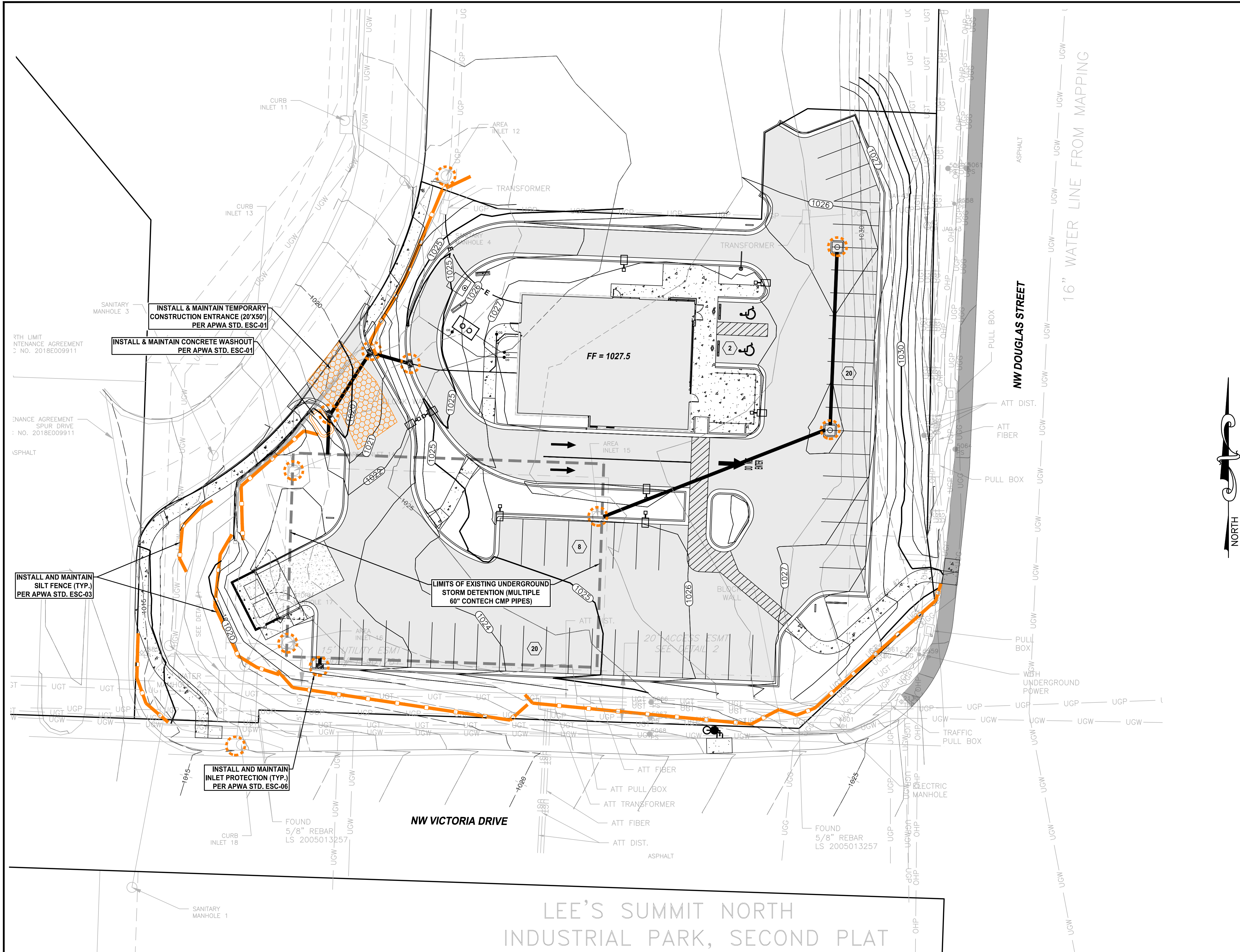
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PANERA BREAD BAKERY - CAFE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
SITE PLAN

N:\Land Projects\Star Development - Overview (Lee's Summit) - Lot 2\Drawings\Drawings - Plans\Final Development Plans\Grading & Erosion Control\PLAN.dwg, GRADING & EROSION CONTROL PLAN, 7/25/2022 12:38:25 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1



LEGEND:

EROSION CONTROL

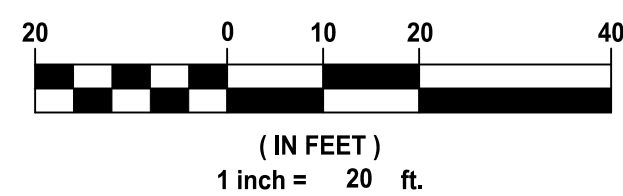


INLET PROTECTION PER APWA STD. DWG ESC-06 OR ESC-07
SILT FENCE PER APWA STD. DWG ESC-03

NOTES:

1. INSTALL. TEMPORARY CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE BEFORE GRADING.
2. REMOVE TEMPORARY BMPs AFTER PAVING IS COMPLETED AND PERMANENT GRASS IS ESTABLISHED.
3. DISTURBED AREA = 1.05 AC

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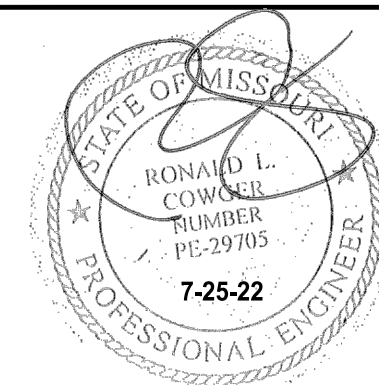


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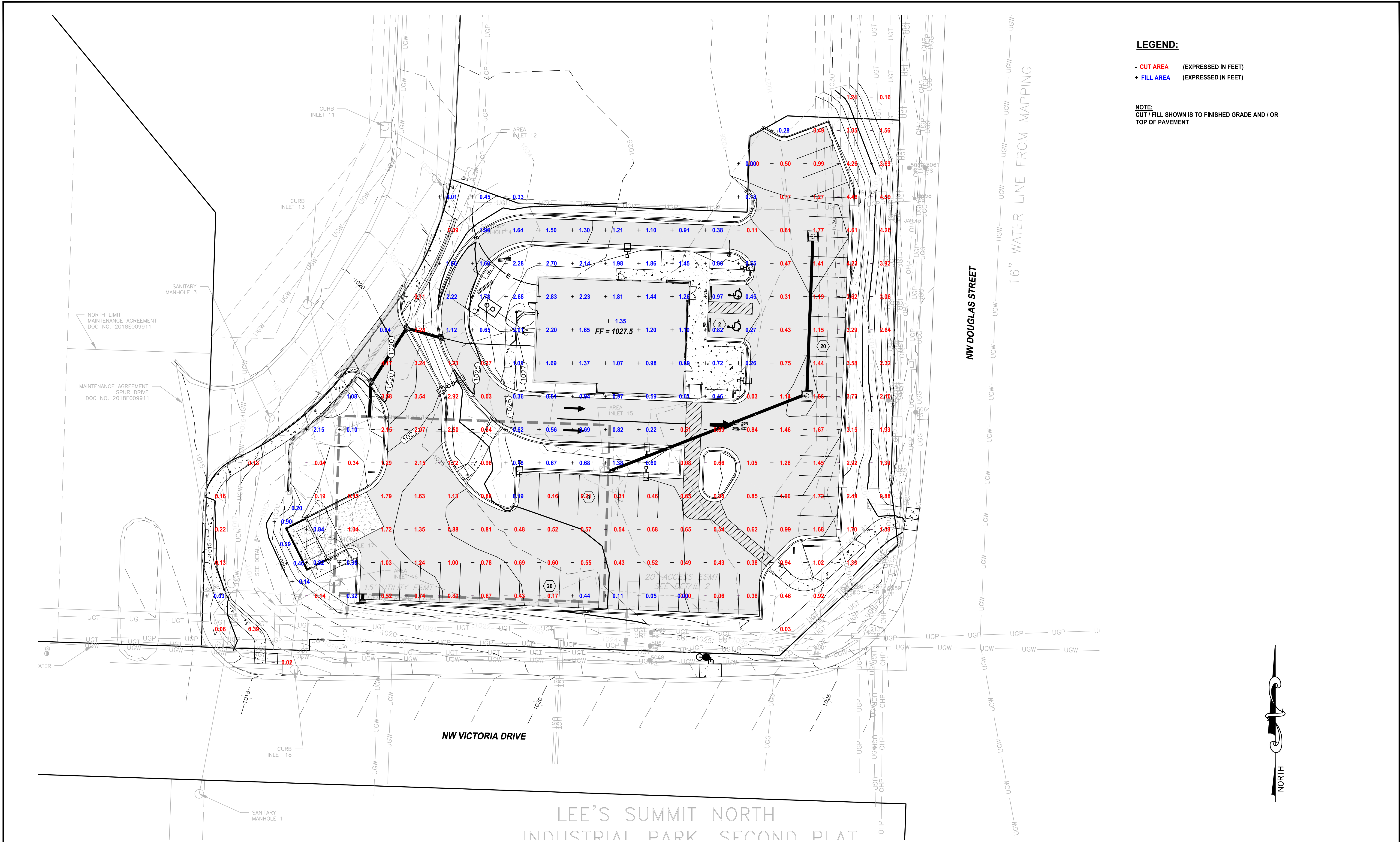
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PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS GRADING & EROSION CONTROL PLAN	5

N:\Land Projects\Star Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings - Plans\Final Development Plans\Grading Plan - CUT & FILL.dwg, GRADING PLAN - CUT & FILL TCKS, 7/25/2022 12:38:39 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1

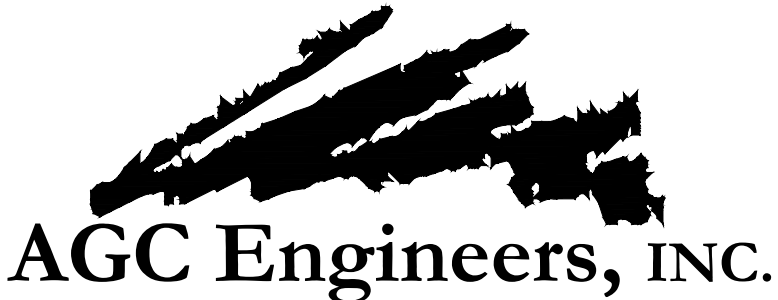
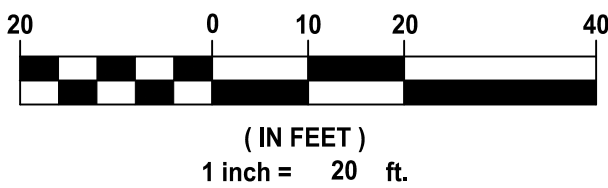


LEGEND:

- CUT AREA (EXPRESSED IN FEET)
- + FILL AREA (EXPRESSED IN FEET)

NOTE:
CUT / FILL SHOWN IS TO FINISHED GRADE AND / OR
TOP OF PAVEMENT

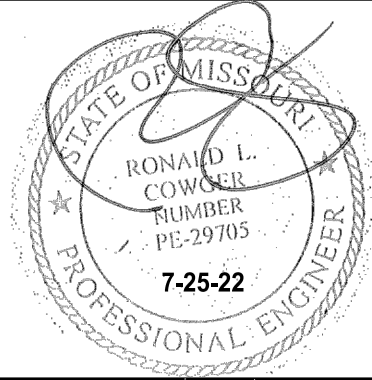
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

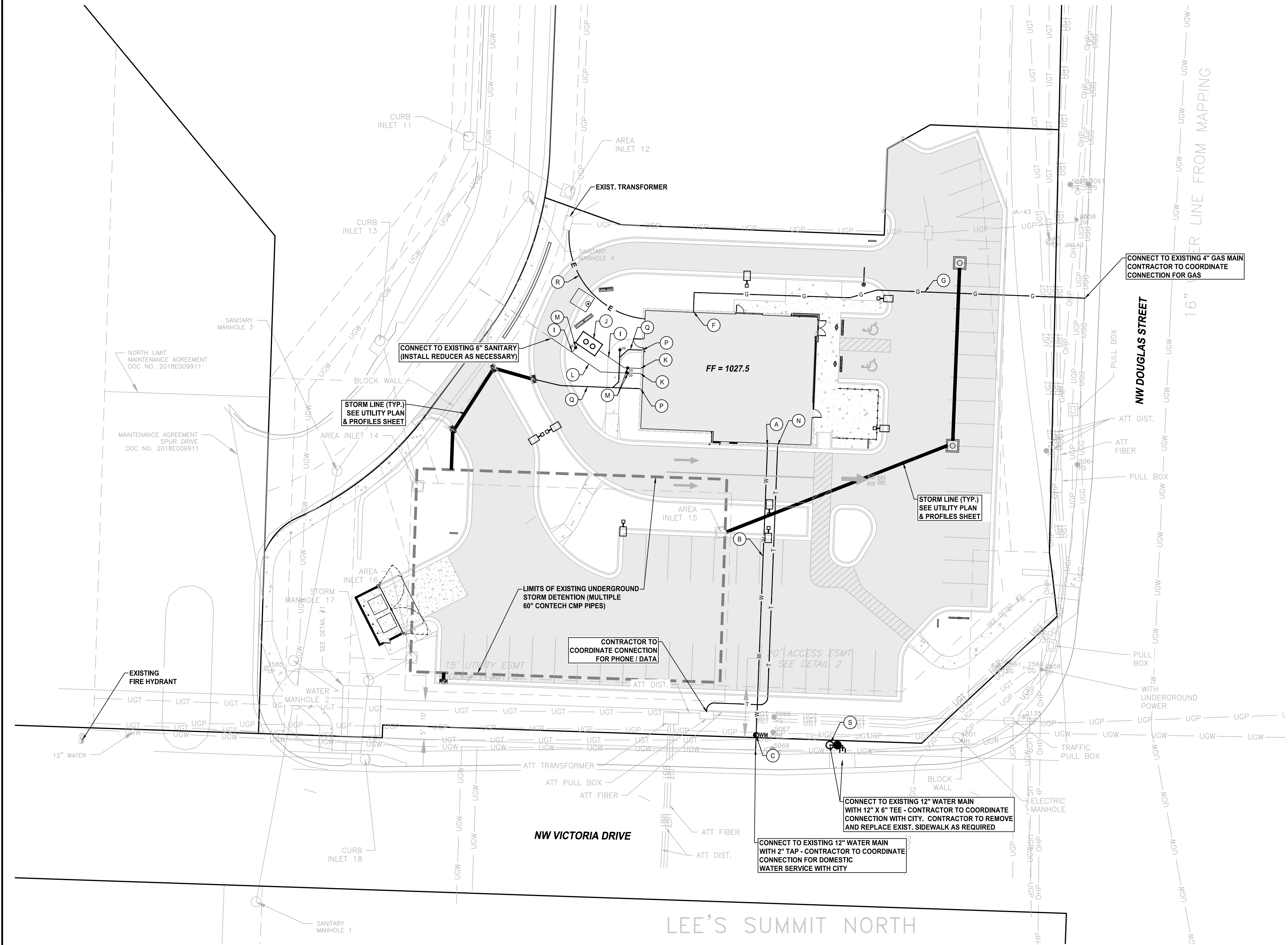
SITE DEVELOPMENT PLANS
GRADING PLAN - CUT & FILL

NOTE:

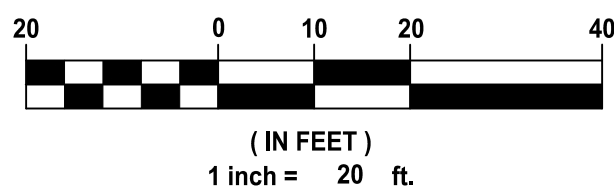
CONTRACTOR SHALL COORDINATE WITH STAR DEVELOPMENT CORP. PRIOR TO BEGINNING UNDERGROUND UTILITIES TO VERIFY SPECIFIC TENANT REQUIREMENTS SUCH AS DOMESTIC WATER, METER AND FIRE LINE SIZES (IF APPLICABLE), CONDUITS TO / FROM MESSAGE BOARDS, AND GROUND LOOP DETECTION SYSTEMS

KEY LEGEND

- (A) DOMESTIC WATER ENTRY (RE: MEP)
- (B) 2" DOMESTIC WATER LINE (CONFIRM WITH MEP PRIOR TO INSTALLATION)
- (C) 2" WATER METER AND METER PIT
- (D) NOT USED
- (E) NOT USED
- (F) GAS ENTRY (RE: MEP)
- (G) 1" GAS LINE (RE: MEP FOR GAS SIZE AND MATERIAL)
- (H) GREASE WASTE ENTRY (RE: MEP)
- (I) 4" GREASE WASTE LINE
- (J) 1500 GALLON GREASE INTERCEPTOR (RE: MEP)
- (K) SANITARY SEWER ENTRY (RE: MEP)
- (L) 4" SANITARY SEWER LINE (2% MIN. SLOPE)
- (M) CLEANOUT
- (N) PHONE / DATA SERVICE ENTRY (RE: ARCH)
- (O) ELECTRICAL TRANSFORMER (RE: MEP)
- (P) DOWNSPOUT (RE: ARCH) (SEE CONNECTION SHOE DETAIL)
- (Q) 6" PVC DOWNSPOUT STORM LINE (MIN. 4% SLOPE)
- (R) ELECTRIC TO BUILDING
- (S) FIRE HYDRANT ASSEMBLY



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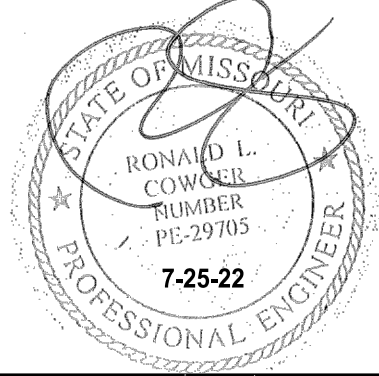


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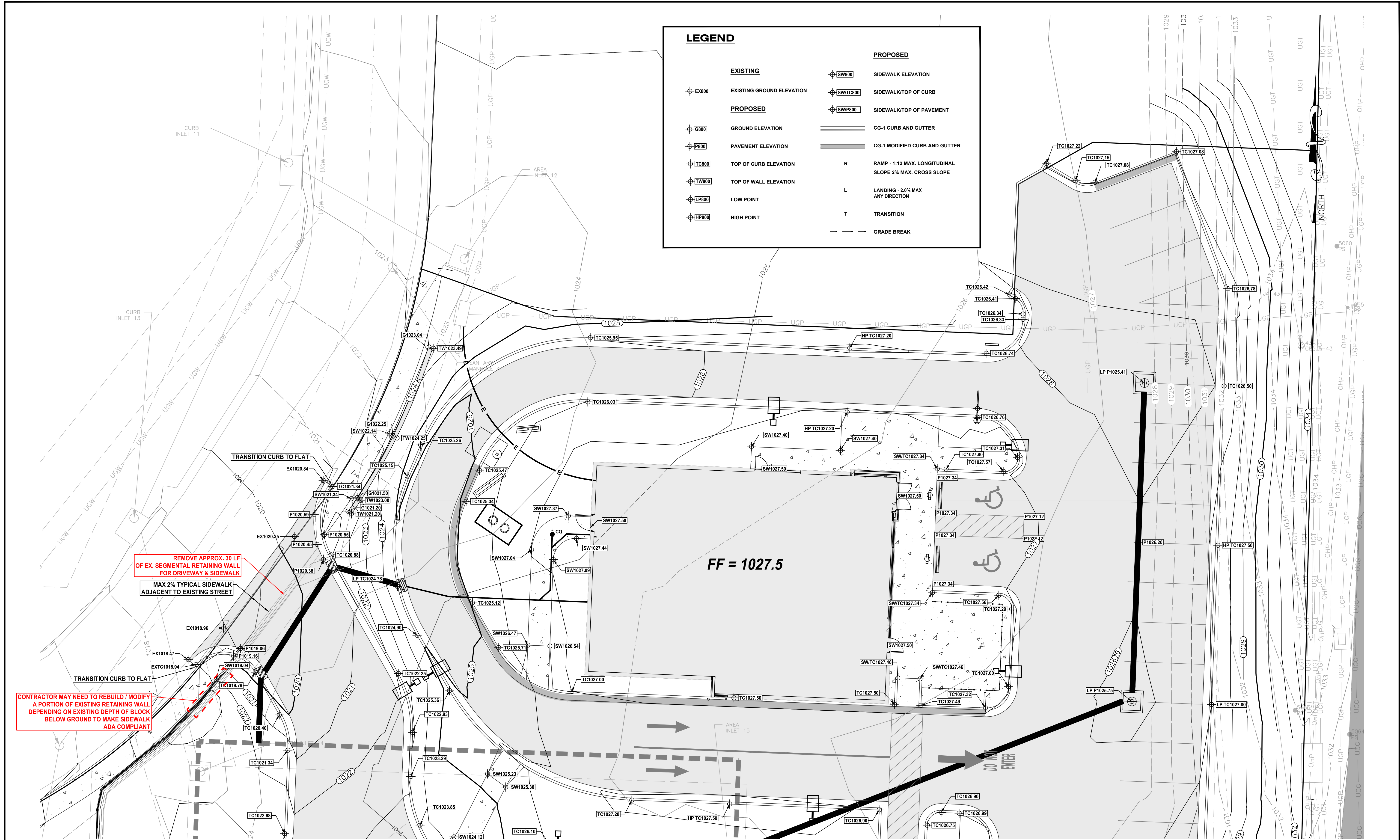
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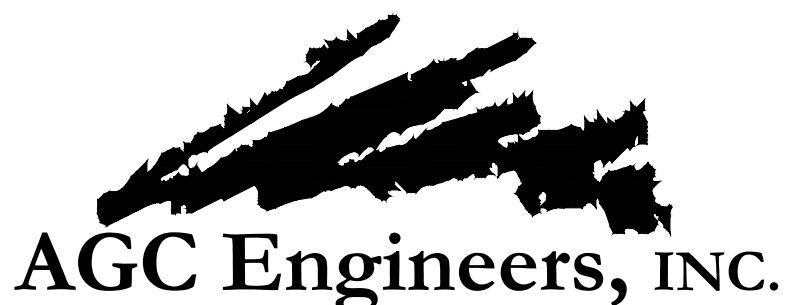
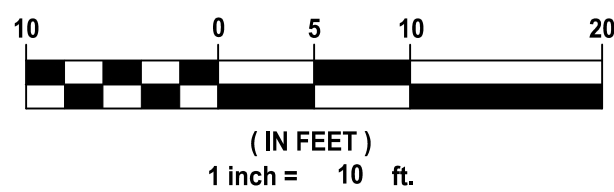
PANERA BREAD BAKERY - CAFE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
UTILITY PLAN

N:\Land Projects\Site Development - Overview (Lee's Summit) - Lot 2\Drawings\Drawings\Plans\Final Development Plans\Spot Elevation Plan.dwg, SPOT ELEVATION PLAN, 7/25/2022 12:39:02 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1



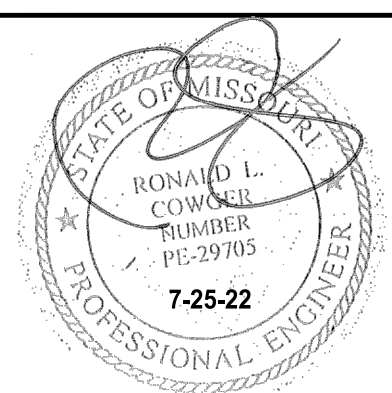
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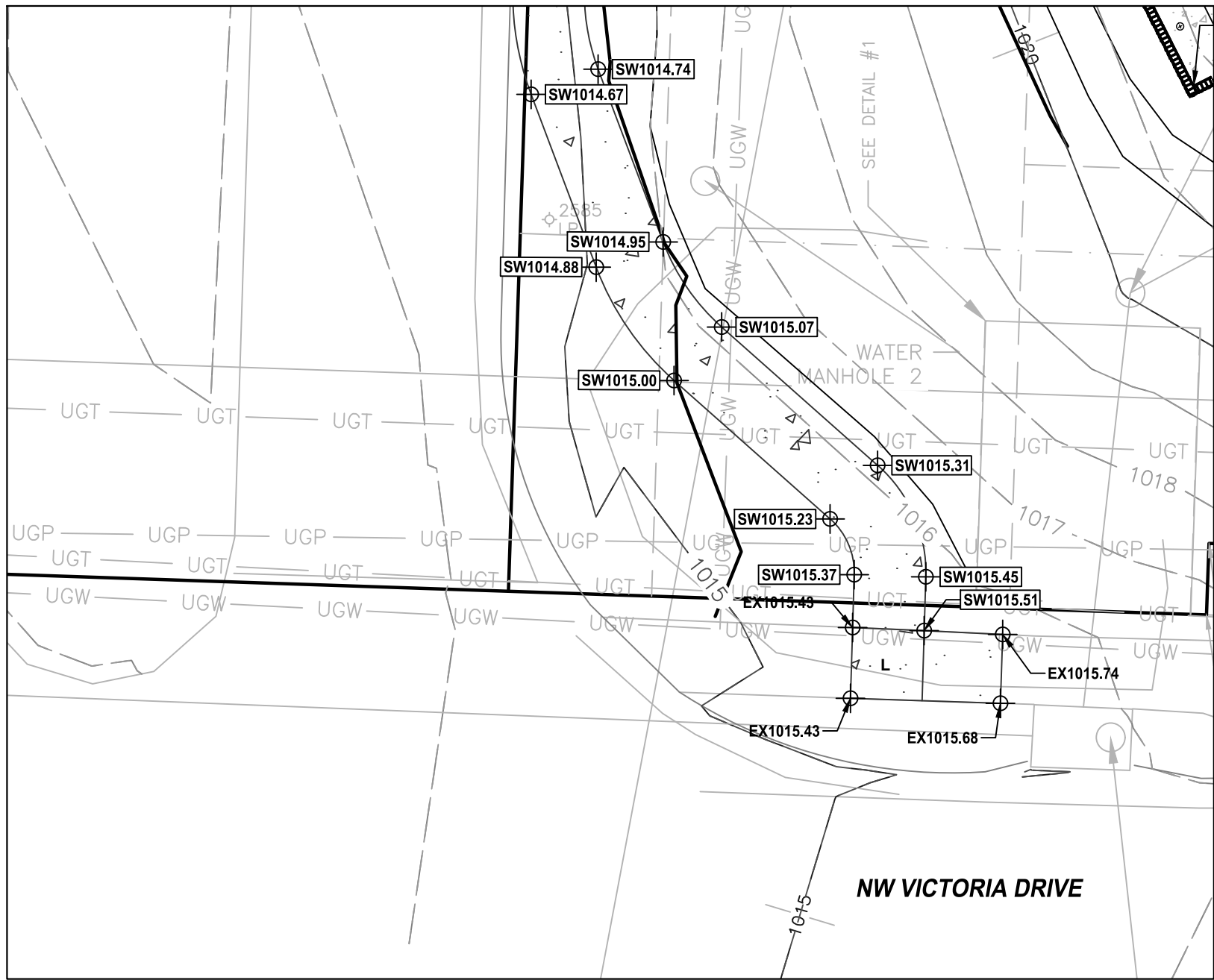
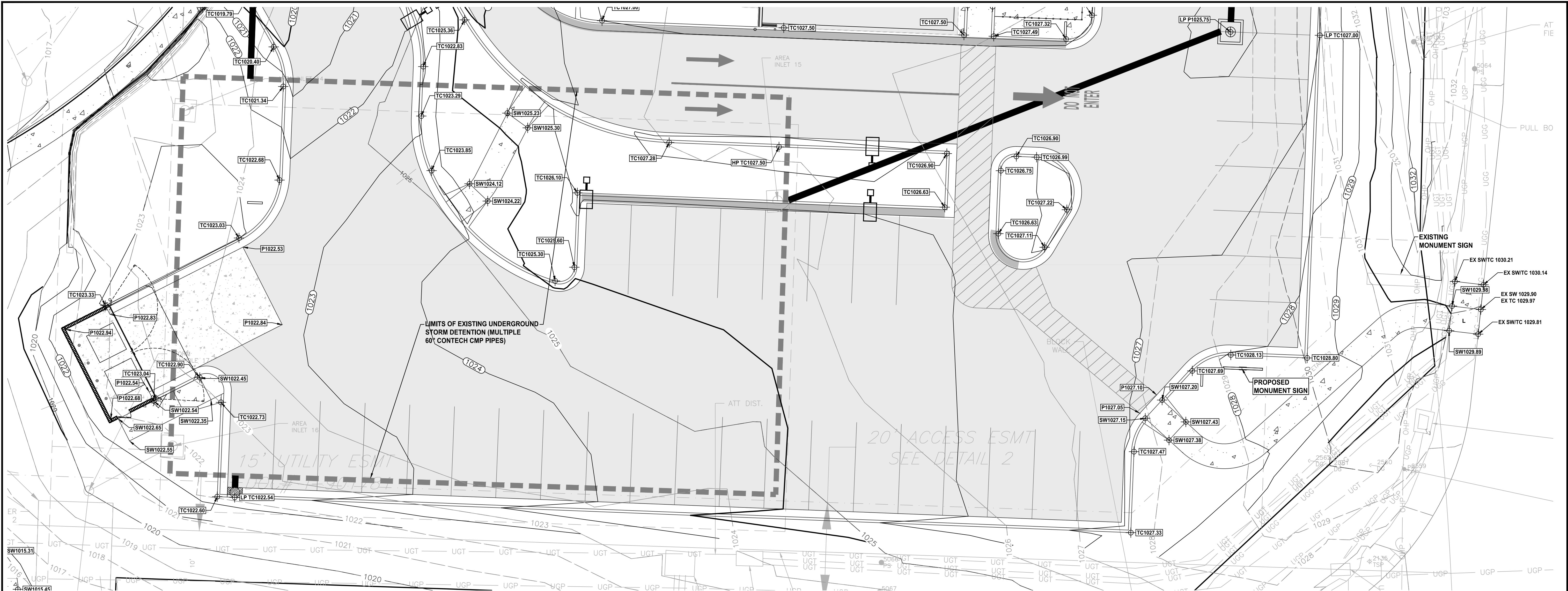
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PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS SPOT ELEVATION PLAN	8

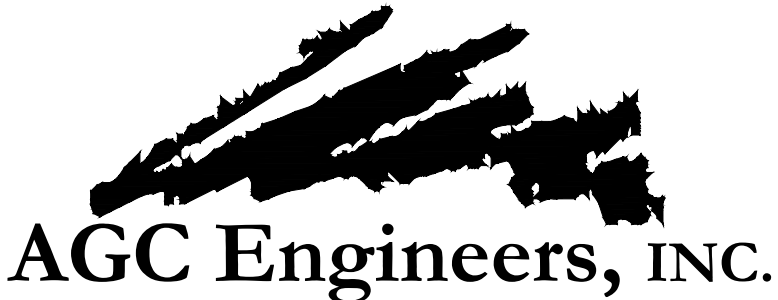
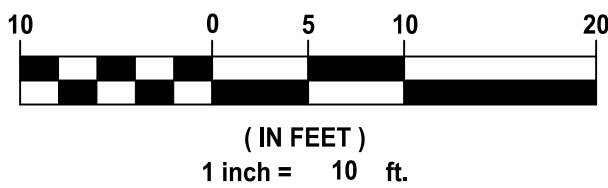
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LEGEND			
EXISTING		PROPOSED	
	EXISTING GROUND ELEVATION		SIDEWALK ELEVATION
	PROPOSED GROUND ELEVATION		SIDEWALK/TOP OF CURB
	PROPOSED PAVEMENT ELEVATION		SIDEWALK/TOP OF PAVEMENT
	GROUND ELEVATION		CG-1 CURB AND GUTTER
	PAVEMENT ELEVATION		CG-1 MODIFIED CURB AND GUTTER
	TOP OF CURB ELEVATION	R	RAMP - 1:12 MAX. LONGITUDINAL SLOPE 2% MAX. CROSS SLOPE
	TOP OF WALL ELEVATION	L	LANDING - 2.0% MAX ANY DIRECTION
	LOW POINT	T	TRANSITION
	HIGH POINT	---	GRADE BREAK



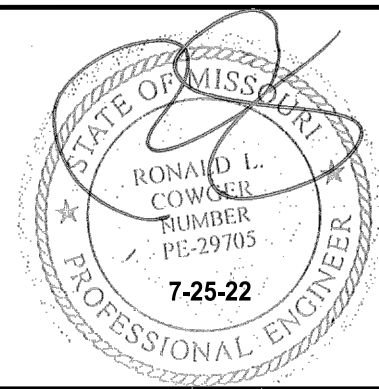
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SITE DEVELOPMENT PLANS
SPOT ELEVATION PLAN

N:\Lead Projects\Site Development - Overview (Lee's Summit) - Lot 2\Drawings\Drawings\Plans\Final Development Plans\Drainage AREA MAP & CALC'S.dwg, DRAINAGE AREA MAP & CALC'S.dwg, 7/25/2022 12:29:27 PM, ANSI full bleed D (34.09 x 22.00 inches), 1:1

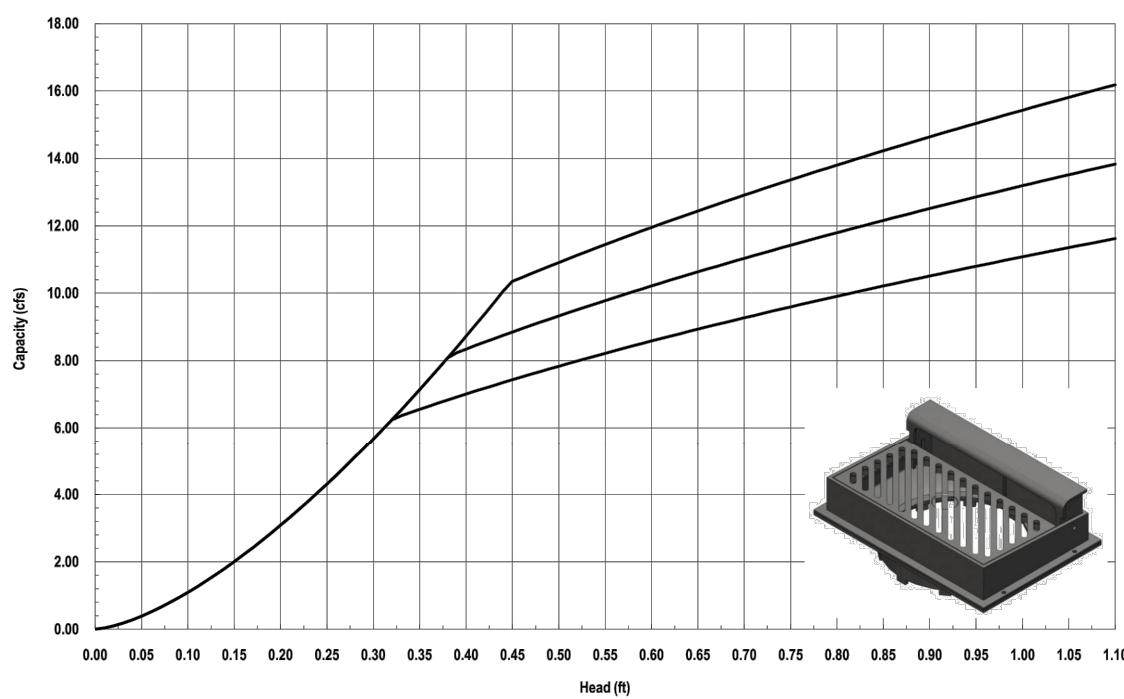
CURB INLET DESIGN TABLE																											
Return Frequency 10 yr													Gutter Capacity						Inlet Capacity								
Inlet Struct. #	Overland Flow (ft)			Gutter Flow (ft)			Inlet Time			K	I (mm)	Area (sq ft)	O (in/hr)	Blank of Curb to Back of Curb (ft)								Inlet Egress (cfs) # 20gpm					
	L (ft)	S (%)	T (ft)	L (ft)	S (%)	Mannings n	Ti (min)	Tt (min)	Tc (min)					Inlet (cfs)	Label	Inlet (cfs)	Inlet (cfs)	Street Cross Slope (%)	Main Gutter Depth (in)	Inlet Gutter Area (sq ft)	Gutter Coef.		Gutter Slope (positive # = hydraulic)				
11	20	2	0.9	50	6	0.014	1.28	0.09	5.00	1.00	7.35	D	0.05	0.3	28	1	10.5	2.08	0.24	1.04	7.1	-8.8	6	3	4.00	3.20	-2.87
12	15	2	0.9	50	6	0.014	1.11	0.10	5.00	1.00	7.35	C1	0.04	0.3	28	1	10.5	2.08	0.24	1.04	7.1	-8.8	6	3	4.00	3.20	-2.84
13	10	2	0.9	100	2	0.014	0.91	0.30	5.00	1.00	7.35	C	0.14	0.9	28	1	10.5	2.08	0.24	1.04	4.1	-3.2	step	3	6.00	4.80	-3.87
21	25	2	0.9	190	2	0.014	1.43	0.57	5.00	1.00	7.35	A	0.34	2.3	28	1	10.5	2.08	0.24	1.04	4.1	-1.9	step	3	6.00	4.80	-2.55
15	90	1	0.9	10	1	0.014	3.42	0.04	5.00	1.00	7.35	R1	0.04	0.3													
40	90	1	0.9	10	1	0.014	3.42	0.04	5.00	1.00	7.35	R2	0.04	0.3													

Return Frequency 100 yr													Gutter Capacity										Inlet Capacity																																																																																																																																																																																																																																																																																														
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Overland Flow (ft)	Gutter Flow (ft)	Inlet Time	K	Area	Q	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb to Back of Curb	Blank of Curb 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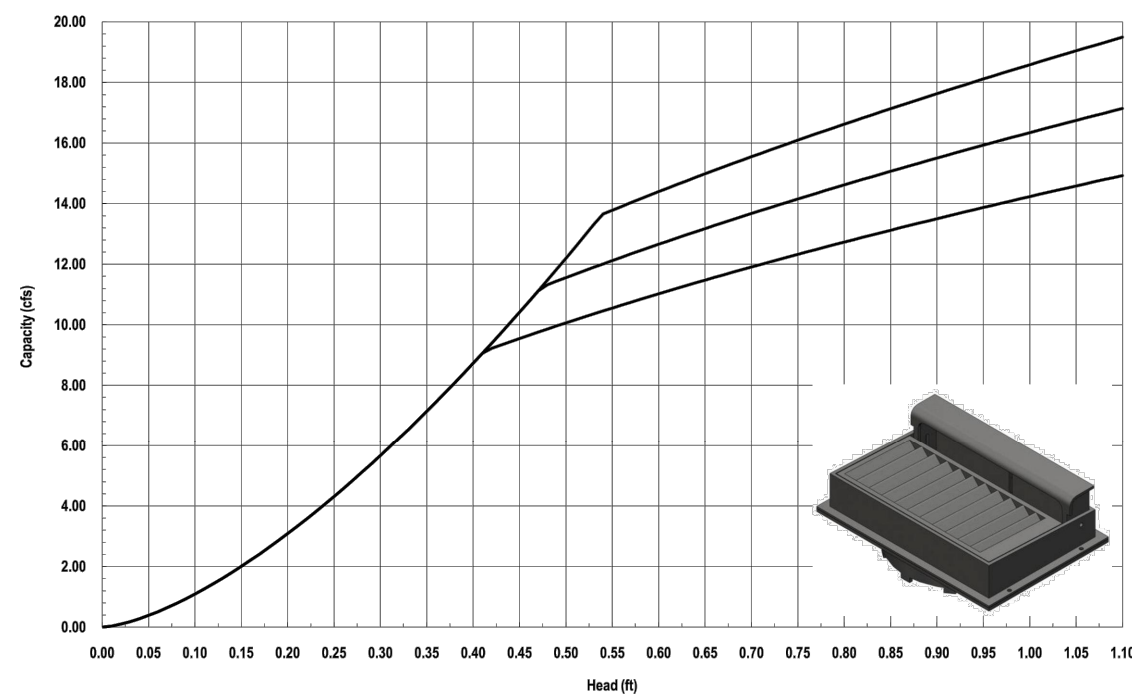
PIPE DESIGN TABLE																			
Return Frequency 10 yr										Pipe Capacity									
Line	Inlet Struct. #	L	S	T	S	M	T	T	K	I	Area	Q	Pipe dia.	Manning	Pipe dia.	Capacity	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity
1	15	Q	5.00	5.00	1.00	0.90	7.35	0.04	0.04	0.3	6	0.012	2.00	0.9	4.4	3.9	1.3	0.19	1.00
14	MH	N/A	7.16	1.00	0.90	6.74	0	0.08	0.5	6	0.012	2.00	0.9	4.4	4.5	2.5	0.27	0.90	0.16
13	Q	5.00	9.01	1.00	0.90	6.29	0.14	0.22	1.2	15	0.012	23.11	33.7	27.5	15.3	1.9	0.21	0.16	0.03%
12	Q	5.00	9.04	1.00	0.90	6.29	0.04	0.26	1.5	15	0.012	25.7	11.2	9.2	6.3	1.2	0.30	0.50	0.31
11	Q	5.00	9.11	1.00	0.90	6.27	0.05	0.31	1.7	15	0.012	1.00	7.0	5.7	4.7	1.4	0.43	0.50	0.17
2	21	Q	5.00	5.00	1.00	0.90	7.35	0.34	0.34	2.3	15	0.012	1.00	7.0	5.7	5.0	1.8	0.48	1.00
3	31	A	1.56	1.56	1.00	0.90	8.60	0.18	0.18	1.4	15	0.012	1.00	7.0	5.7	4.4	1.1	0.38	1.00
4	40	Q	5.00	5.00	1.00	0.90	7.35	0.04	0.04	0.3	6	0.012	2.00	0.9	4.4	3.9	1.3	0.19	1.00

Return Frequency 100 yr																			
Line	Inlet Struct. #	L	S	T	S	M	T	T	K	I	Area	Q	Pipe dia.	Manning	Pipe dia.	Capacity	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity
1	15	Q	5.00	5.00	1.25	0.90	10.32	0.04	0.04	0.5	6	0.012	2.00	0.9	4.4	4.5	2.4	0.26	1.0
14	MH	N/A	7.16	1.25	0.90	9.50	0	0.08	0.9	6	0.012	2.00	0.9	4.4	5.0	4.4	0.41	0.5	0.2
13	Q	5.00	9.01	1.25	0.90	8.68	0.14	0.22	2.2	15	0.012	23.11	33.7	27.5	15.3	1.9	0.21	0.5	0.18
12	Q	5.00	9.04	1.25	0.90	8.68	0.04	0.26	2.6	15	0.012	25.7	11.2	9.2	7.4	2.1	0.40	0.5	0.4
11	Q	5.00	9.11	1.25	0.90	8.65	0.05	0.31	3.1	15	0.012	1.00	7.0	5.7	5.5	2.5	0.58	0.5	0.2
2	21	Q	5.00	5.00	1.25	0.90	10.32	0.34	0.34	3.9	15	0.012	1.00	7.0	5.7	5.9	3.2	0.65	1.0
3	31	A	1.56	1.56	1.25	0.90	11.99	0.18	0.18	2.4	15	0.012	1.00	7.0	5.7	5.2	2.0	0.50	1.0
4	40	Q	5.00	5.00	1.25	0.90	10.32	0.04	0.04	0.5	6	0.012	2.00	0.9	4.4	4.5	2.4	0.26	1.0

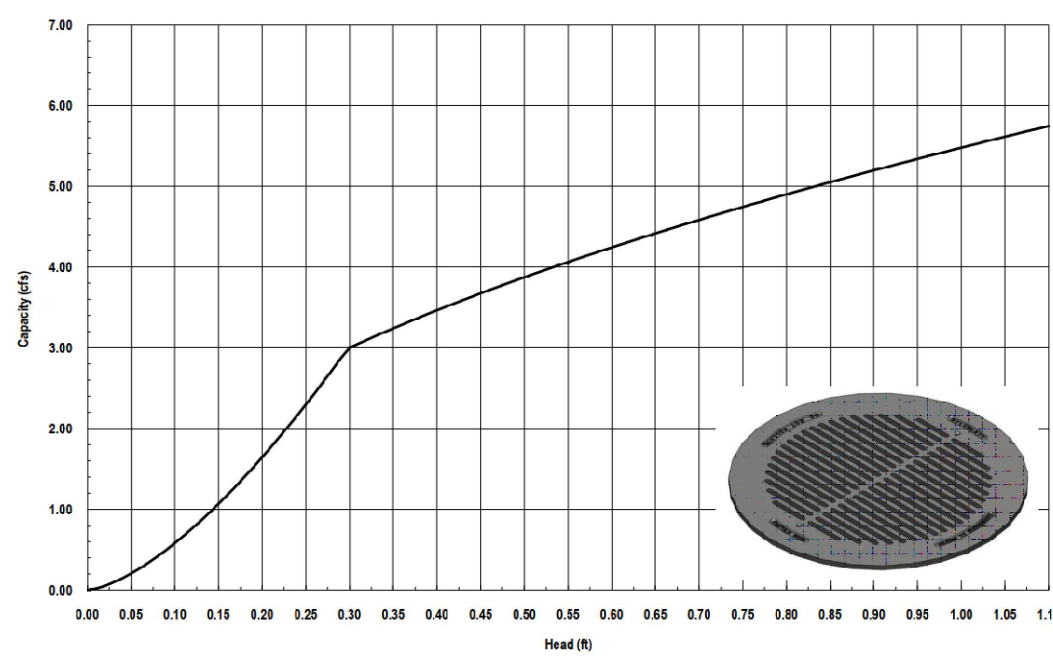
Nyloplast 2' x 3' Curb Inlet Diagonal Grate Inlet Capacity Chart



Nyloplast 2' x 3' Curb Inlet High Flow Grate Inlet Capacity Chart



Nyloplast 24" Drop In Grate Inlet Capacity Chart

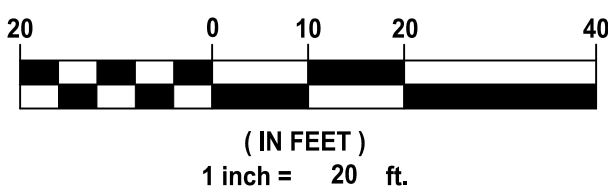


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BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

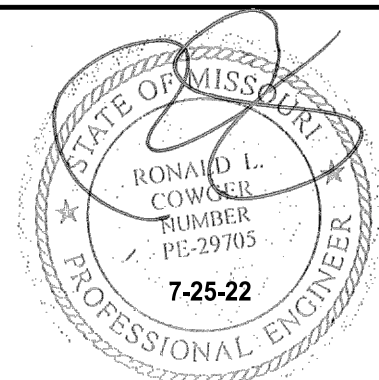


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PANERA BREAD BAKERY - CAFE
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SITE DEVELOPMENT PLANS
DRAINAGE AREA MAP & CALCULATIONS

Profile view of a sewer line. The vertical axis shows elevation from 1010 to 1040 feet. The horizontal axis shows stationing from 0+00 to 0+25. The sewer line starts at station 0+00 at an elevation of approximately 1012 feet, drops at a 45-degree angle to station 0+15 at an elevation of approximately 1022 feet, and then rises to station 0+25 at an elevation of approximately 1025.5 feet. A retaining wall is shown at station 0+00. A building is shown at station 0+25. A storm pipe is shown at station 0+15. A grease interceptor is shown at station 0+25. A 6-inch PVC sewer stub is shown at station 0+00. A 6-inch PVC pipe at 45 degrees is shown at station 0+15. A 6-inch PVC tee or wye is shown at station 0+25. A connection from the sewer line to the grease interceptor is shown at station 0+25. A note indicates to remove approximately 15 feet of service line and connect to the 6-inch PVC 2-foot east side of the retaining wall.

1040

1030

1020

1010

0+00

0+25

RETAINING WALL

EX. 6" PVC SEWER STUB

6" PVC @ 45 DEG. ANGLE

REMOVE APPROX. 15' OF SERVICE LINE AND CONNECT TO EX. 6" PVC 2 FOOT EAST SIDE OF RETAINING WALL

STA. 0+25 CONNECTION FROM GREASE INTERCEPTOR 6"x4" TEE OR WYE

BUILDING

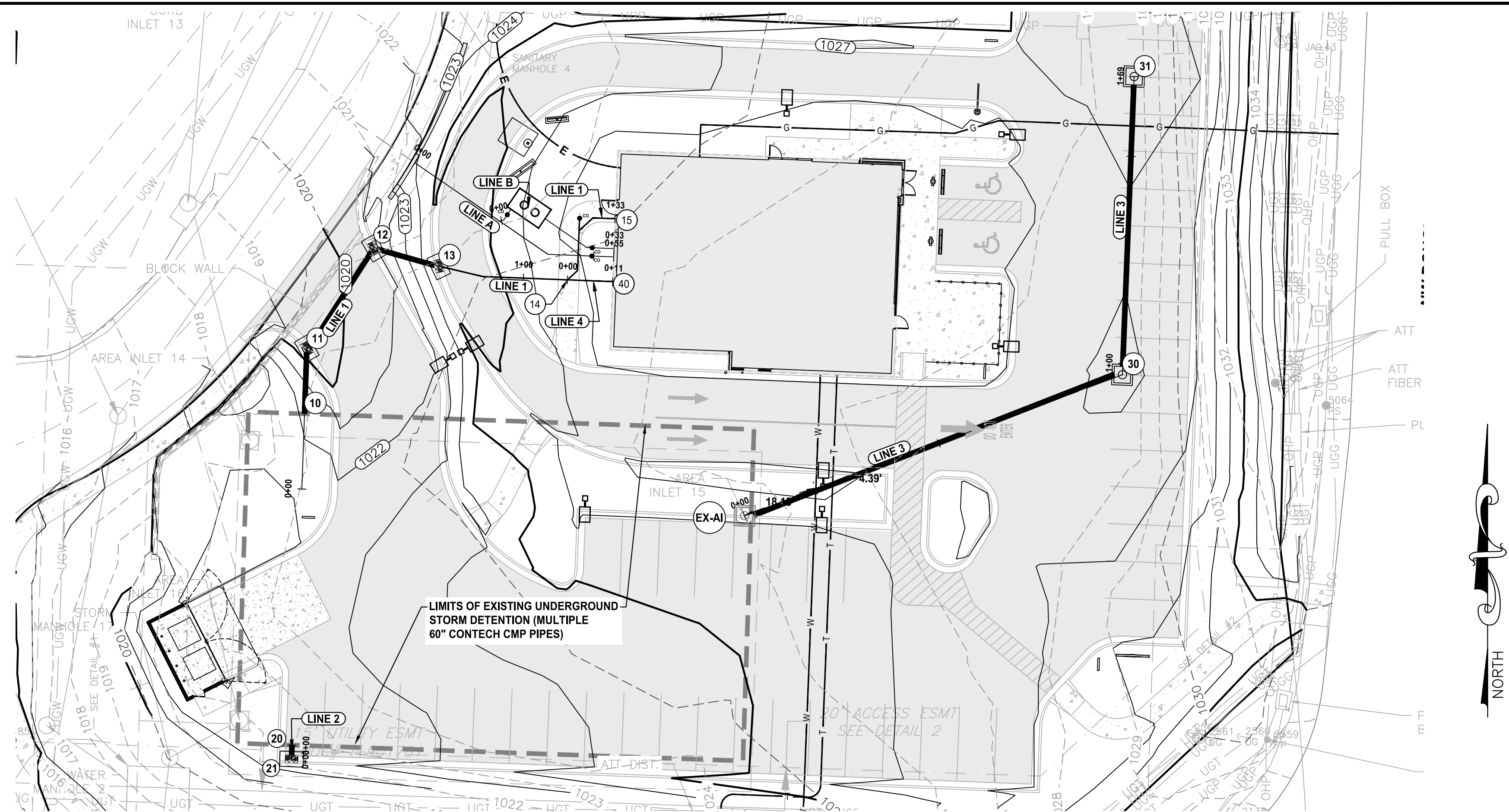
FL=1025.5

MIN. 12" CLEARANCE

STORM PIPE

Profile view of a storm sewer installation. The vertical axis shows elevation in feet (1010 to 1040) and the horizontal axis shows stationing (0+00). The diagram includes a grease interceptor, a storm pipe, and a building connection. Key features and labels include:

- GREASE INTERCEPTOR**: A rectangular structure with a vertical riser pipe.
- 4 L.F. 4" PVC @ 2% MIN.**: A section of pipe leading into the grease interceptor.
- 20 L.F. 4" PVC @ MIN. 2%**: A section of pipe leading from the grease interceptor to the building.
- MIN. 12" CLEARANCE**: Indicated by a dashed line and arrow, showing the required clearance between the storm pipe and the building foundation.
- STORM PIPE**: The main horizontal pipe section.
- BUILDING**: The structure to which the storm pipe is connected.
- FL=1025.5**: The finished floor elevation of the building.

[illegible]

1040 1040

20

INSTALL 22.5 DEG. BEND
AND INSERT A TEE
CONNECT TO EX. 60" CMP

21

INSTALL 2'X3' NYLOPLAST
CURB INLET ON 18" DIA. BASIN
TOP = 1022.54

1030 1030

MINIMIZE DISTURBANCE TO
GRAVEL BACKFILL AROUND
EXISTING DETENTION SYSTEM

1020 1020

100-YR HGL

10-YR HGL

EX. 60" CMP
DETENTION
PIPE

15" HDPE
3.37 L.F. @ 1.00%

1016.32 (N)

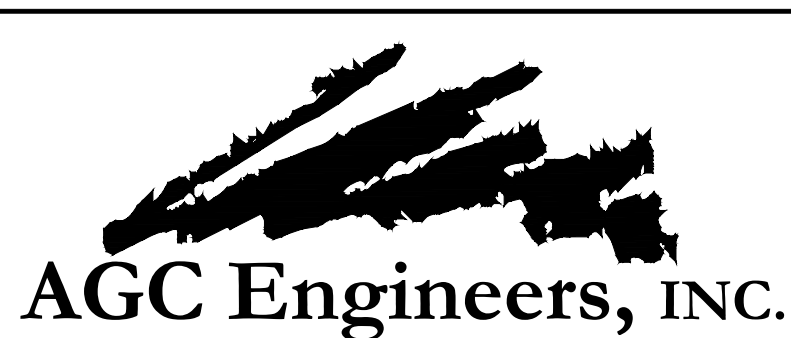
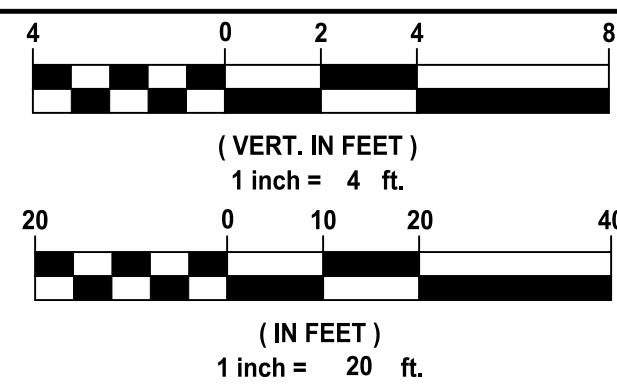
1010 1010

0+00

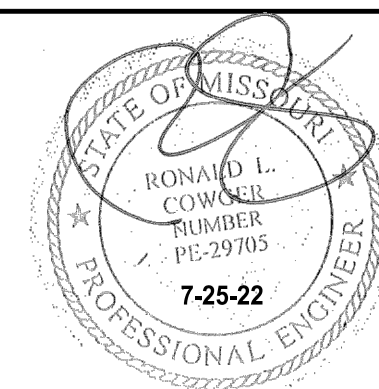
Profile view of a proposed roadway. The vertical axis shows elevations from 1010 to 1040 feet. The horizontal axis shows stationing from 0+00 to 1+00. The profile includes a proposed roadway grade (solid line), existing ground (dashed line), and various utility lines: 15" HDPE (97.27 L.F. @ 1.00%), 10" YR HGL, 100-YR HGL, 15" HDPE (72.00 L.F. @ 1.00%), and GAS. Key features include: EX. 60" CMP DETENTION PIPE at station 0+00; CONNECT TO EX. AREA INLET ADJUST TOP AS REQUIRED TO MATCH PAVEMENT / CURB at station 0+00; EX-AI at station 0+00; 24" DROP INLET ON 24" DIA. BASIN (TRAFFIC RATED) TOP = 1025.75 at station 1+00; 30 at station 1+00; 31 at station 1+00; and EX-BI at station 1+00. The profile also shows a 10-YR HGL and a 100-YR HGL.

[illegible]

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20



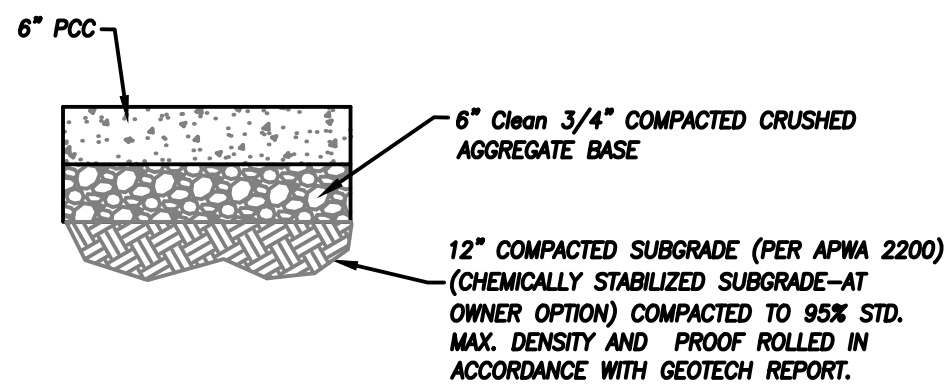
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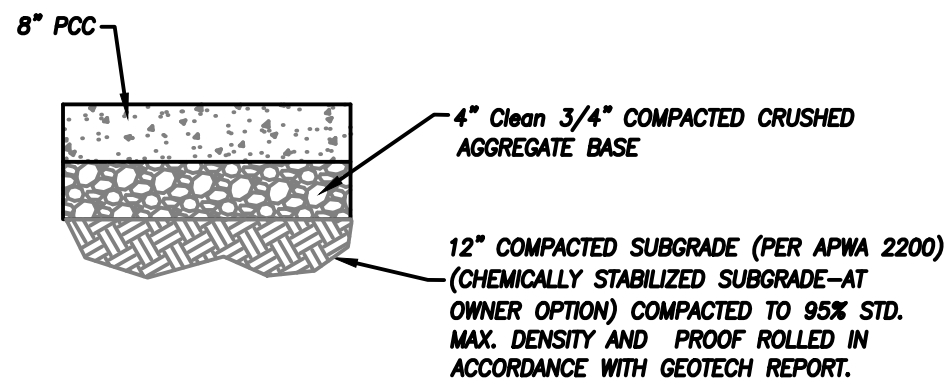
SITE DEVELOPMENT PLANS

UTILITY PLAN & PROFILES

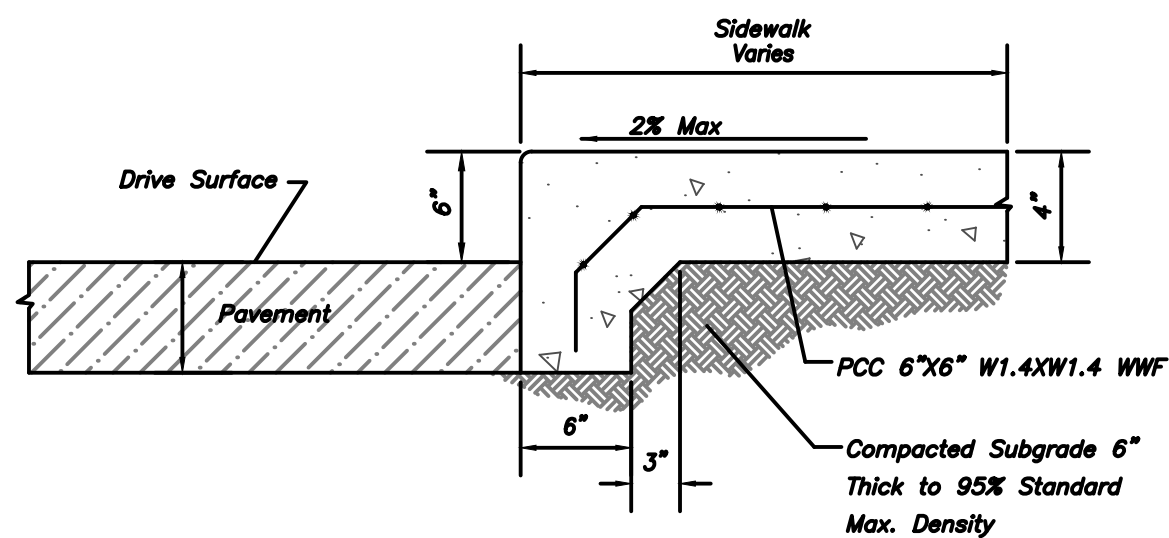
N:\Land Projects\Site Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings-Plans\Final Development\Plan\DETAILS.dwg, DETAILS, 7/25/2022, 12:29:53 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1



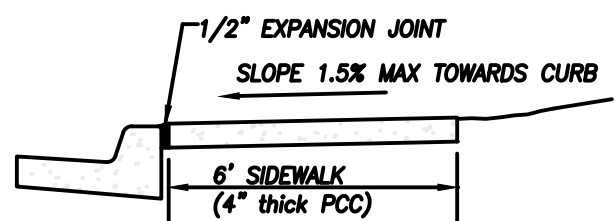
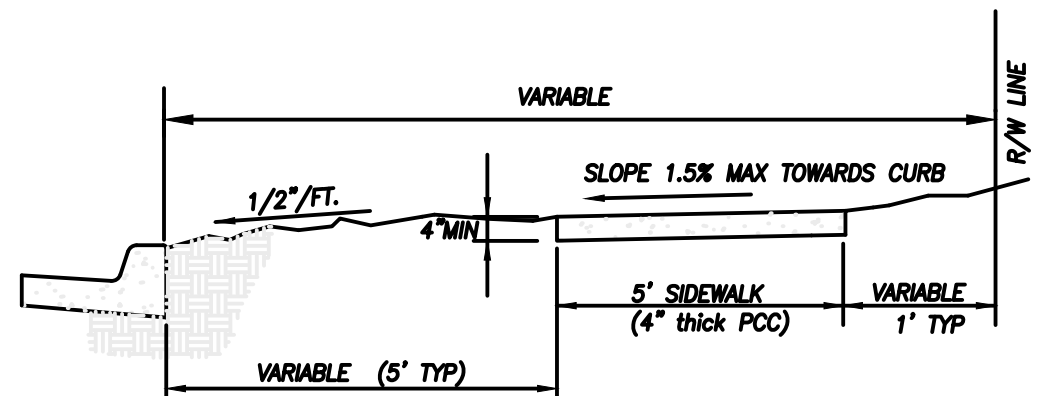
NORMAL DUTY CONCRETE SECTION
NOT TO SCALE



HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

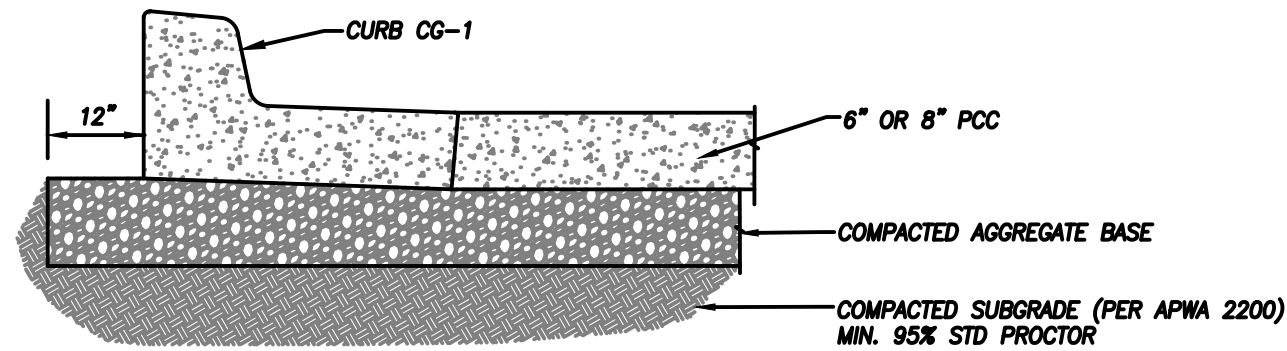


INTEGRAL SIDEWALK / CURB DETAIL
NOT TO SCALE



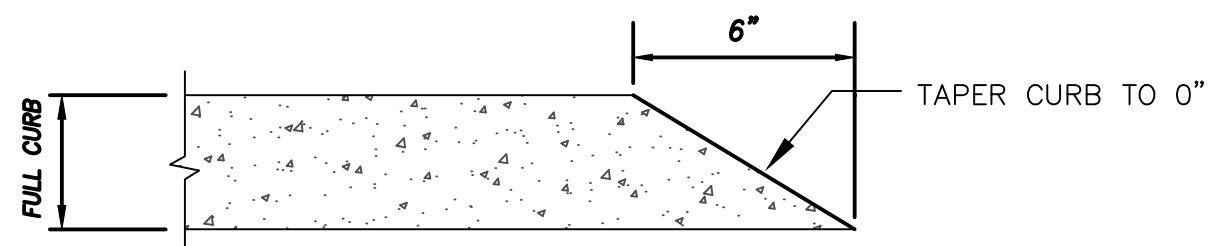
- NOTES:
- JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
 - THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE SECTIONS (PICTURE FRAMED) BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND SHALL BE FORMED BY TOOLING.
 - EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS.
 - EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FT APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 100 FT APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.
 - SIDEWALK TO BE INSTALLED ON COMPACTED SUBGRADE (MIN 95% STD PROCTOR). CONTRACTOR MAY ELECT TO INSTALL AGGREGATE LEVEL COURSE.

SIDEWALK DETAILS
NOT TO SCALE

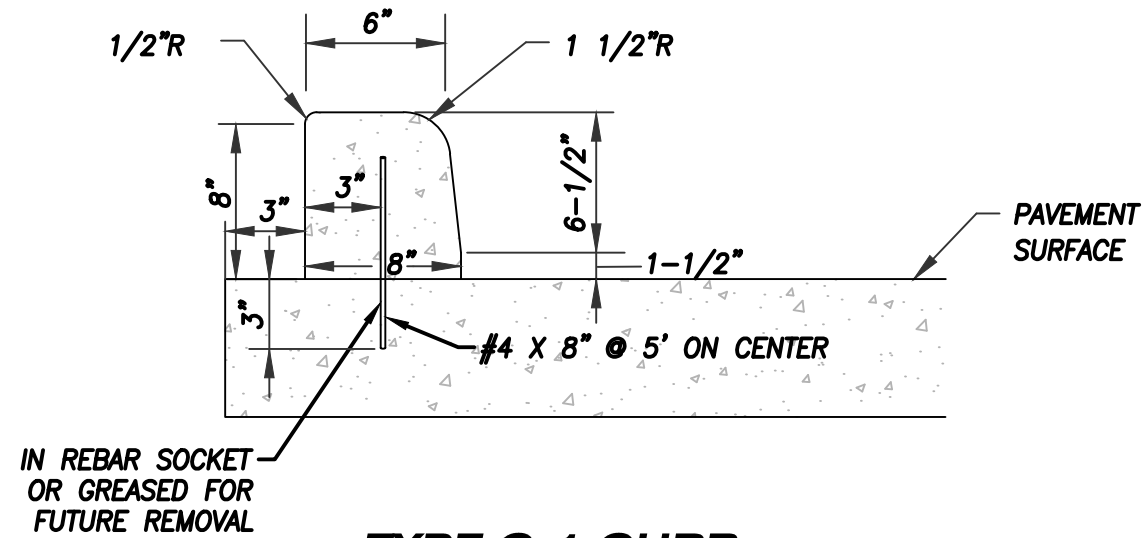


- EXTEND BASE SECTION 12" BEHIND CURB
- SEE PAVEMENT SECTIONS FOR TYPE & THICKNESS

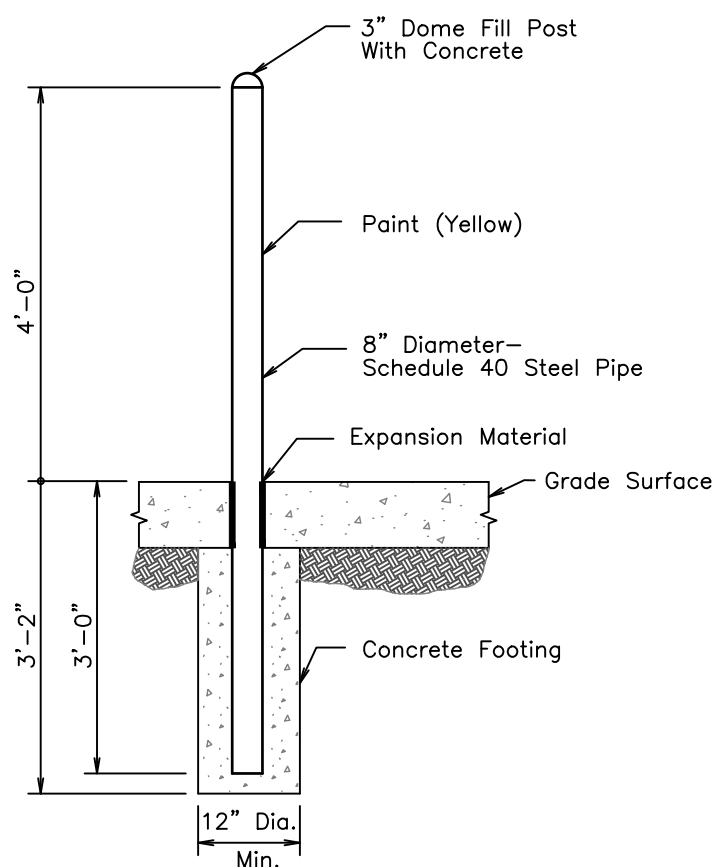
CURB & GUTTER BASE SECTION
NOT TO SCALE



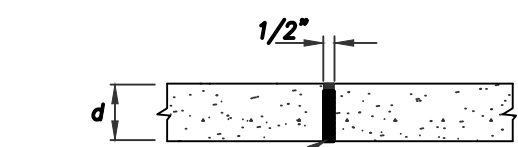
CURB TERMINATION DETAIL
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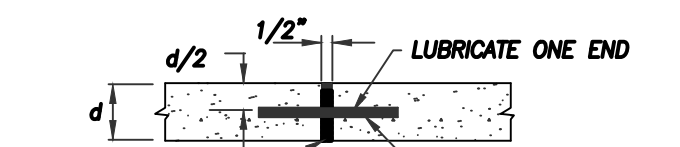
TYPE C-1 CURB
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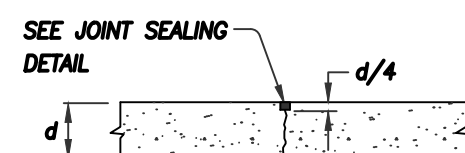
BOLLARD
NOT TO SCALE



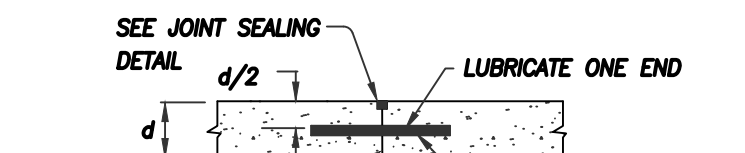
TYPE A
ISOLATION/EXPANSION JOINT



TYPE A-1
ISOLATION/EXPANSION JOINT (DOWELLED)

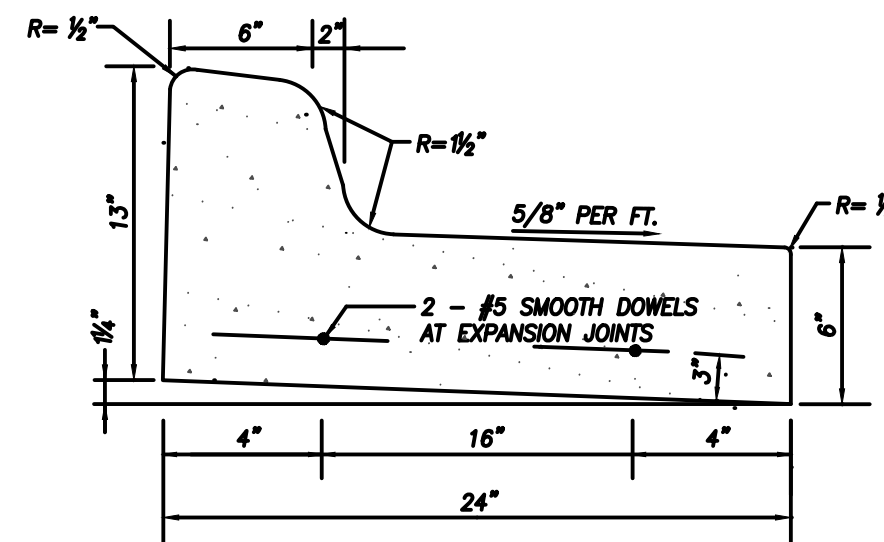


TYPE B
CONTRACTION (SAW CUT) JOINT

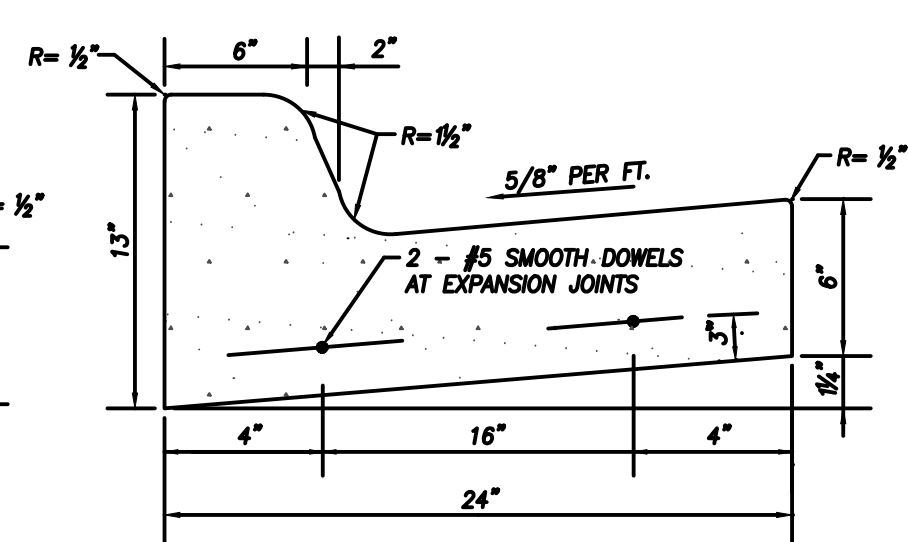


TYPE C
CONSTRUCTION JOINT (DOWELLED)

CONCRETE JOINT DETAILS
NOT TO SCALE



CG-1 (Modified)

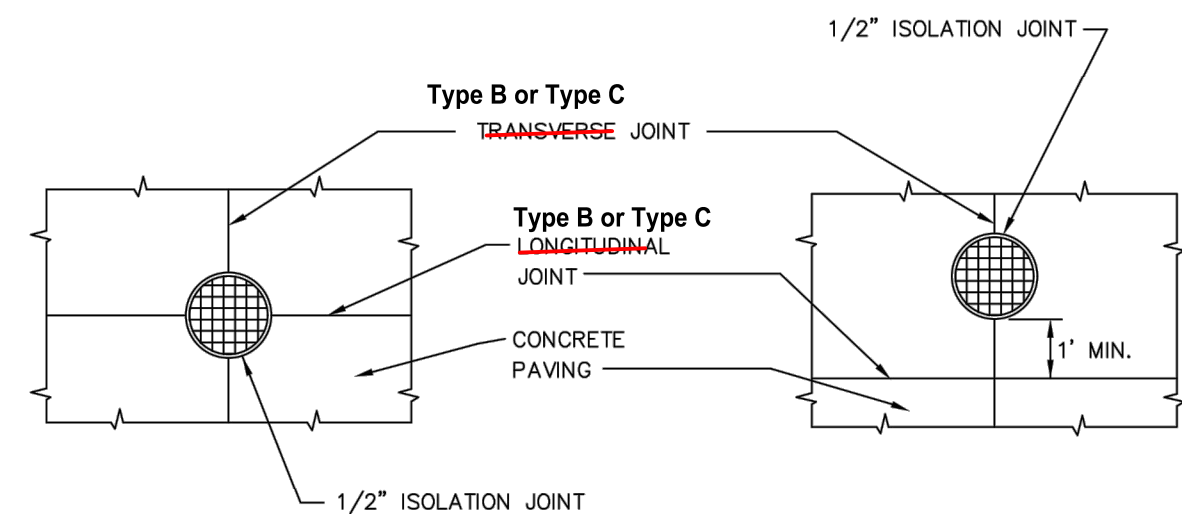
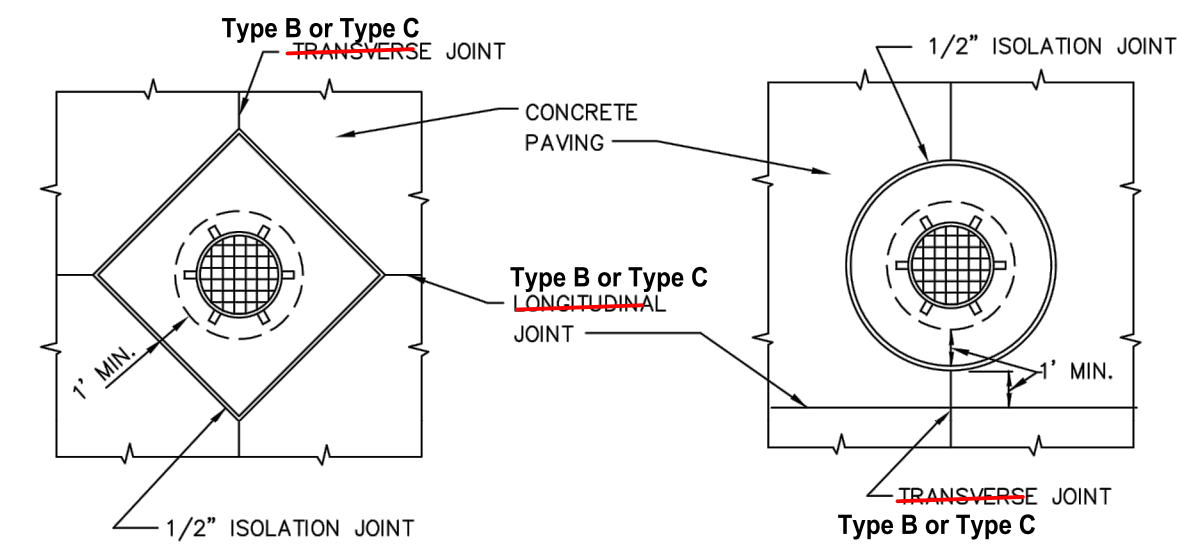


CG-1

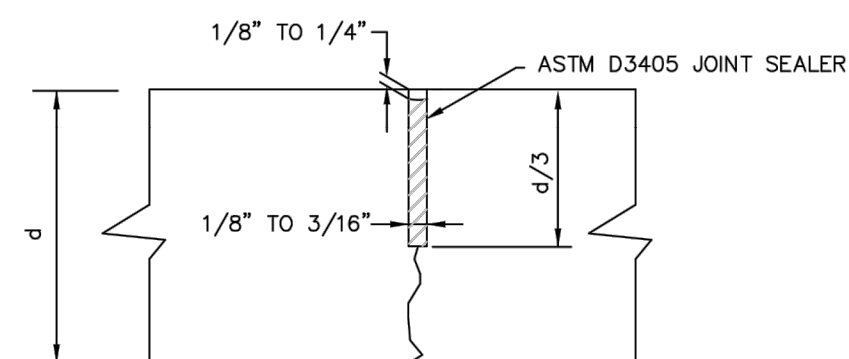
NOTES:

- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
- EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL TANGENT POINTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURB AND GUTTER AND NOT MORE THAN 100 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1 1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.
- EXTEND 6" THICK AGGREGATE BASE MINIMUM 12" BEHIND BACK OF CURB.

CURB AND GUTTER
NOT TO SCALE



CONCRETE PAVING ISOLATION JOINTS



TYPICAL SECTION

- NOTES:
- JOINT SEALING MATERIAL SHALL CONFORM TO ASTM D3405 AND SHALL BE APPLIED IN ACCORDANCE WITH MATERIAL MANUFACTURER'S RECOMMENDATIONS.
 - d = DEPTH OF SLAB

CONCRETE PAVING JOINT SEALING

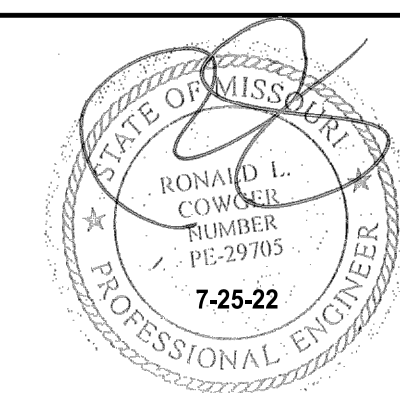
BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

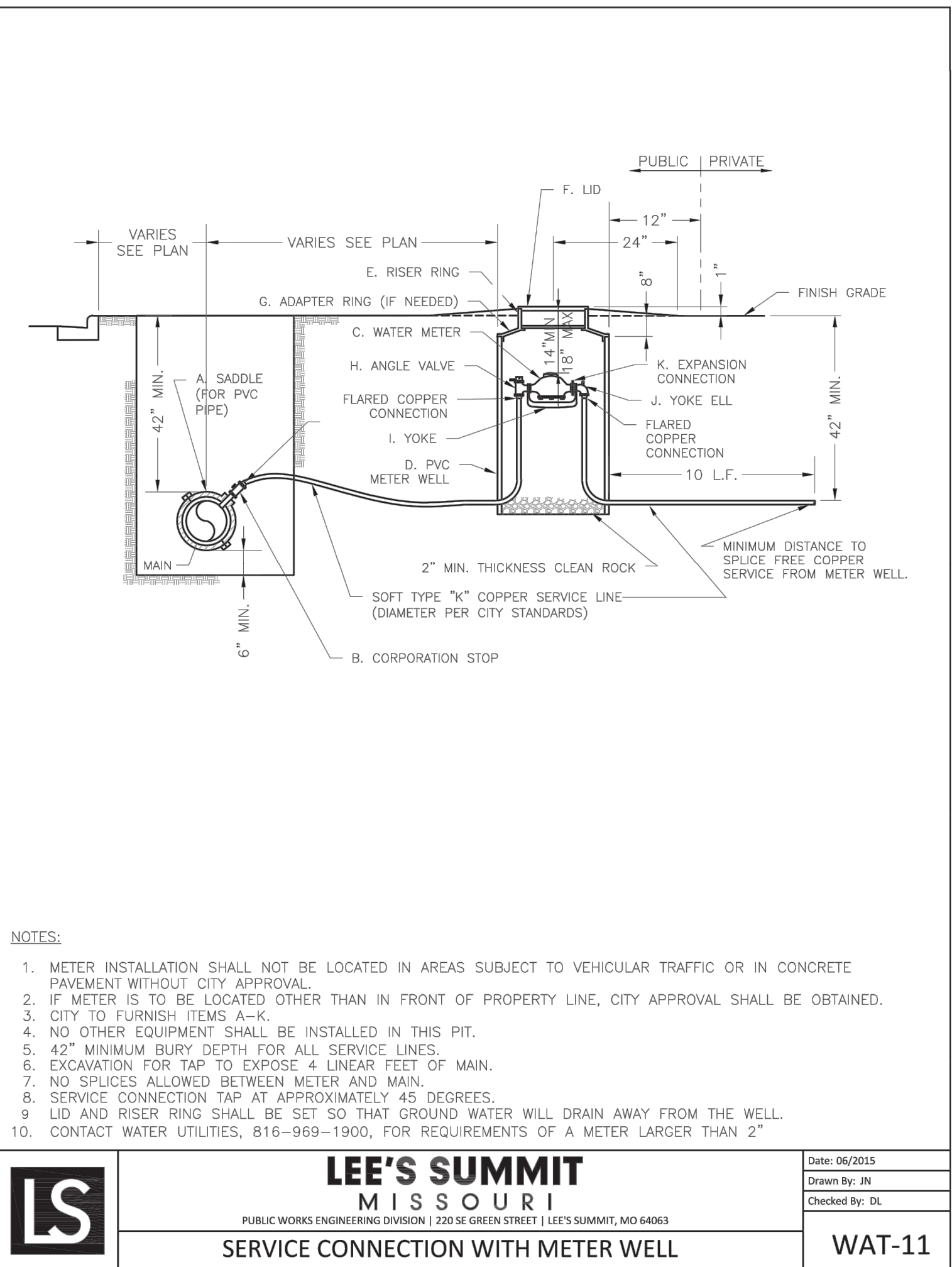
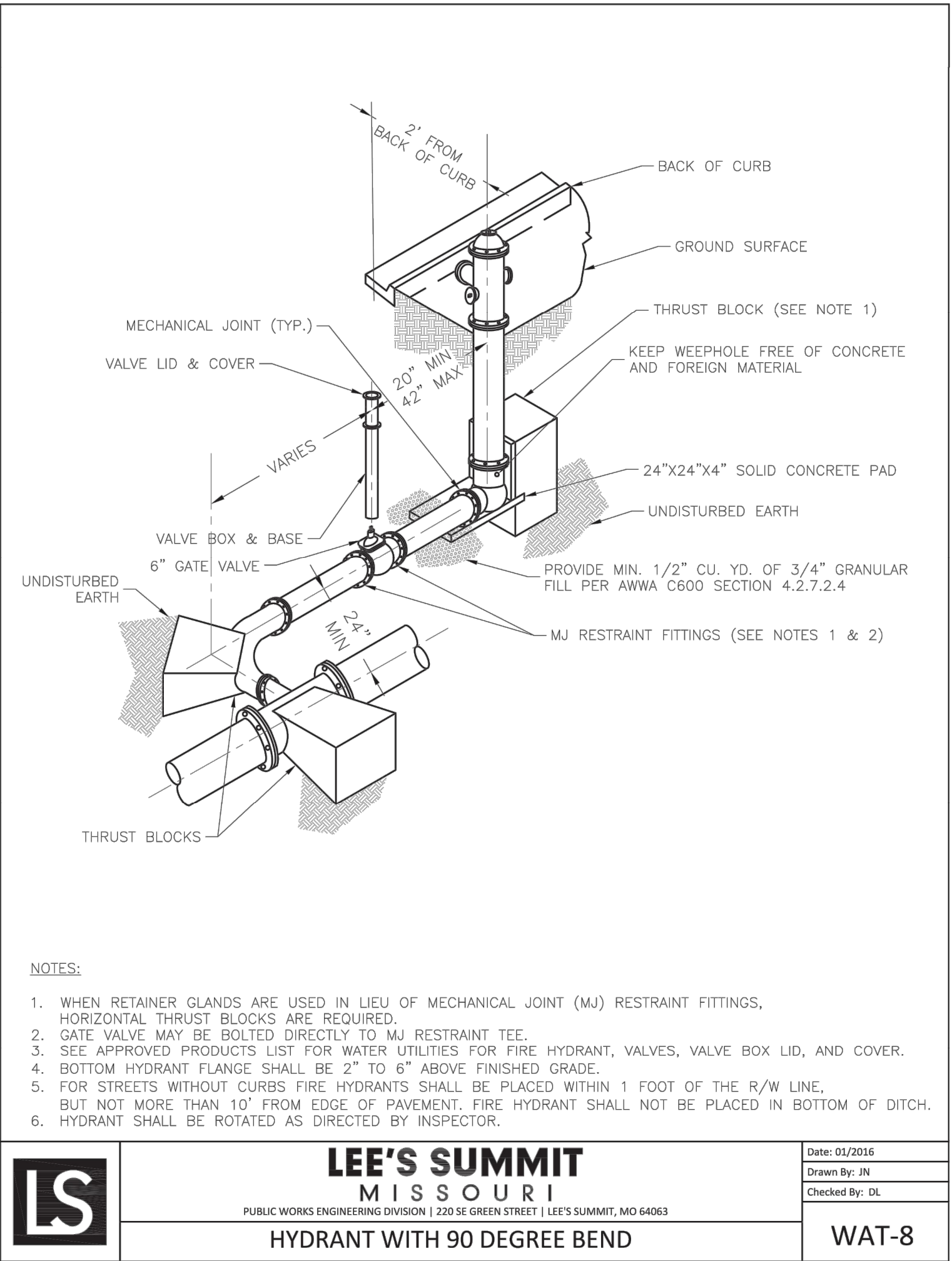
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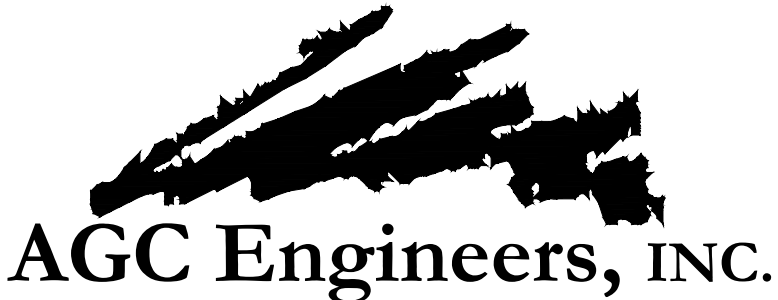
PANERA BREAD BAKERY - CAFE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
DETAILS

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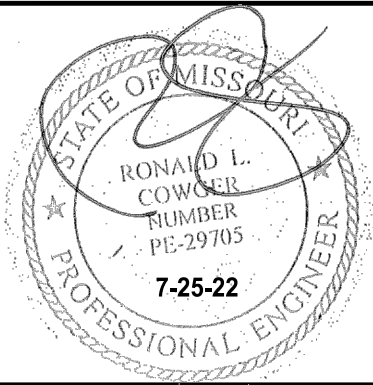
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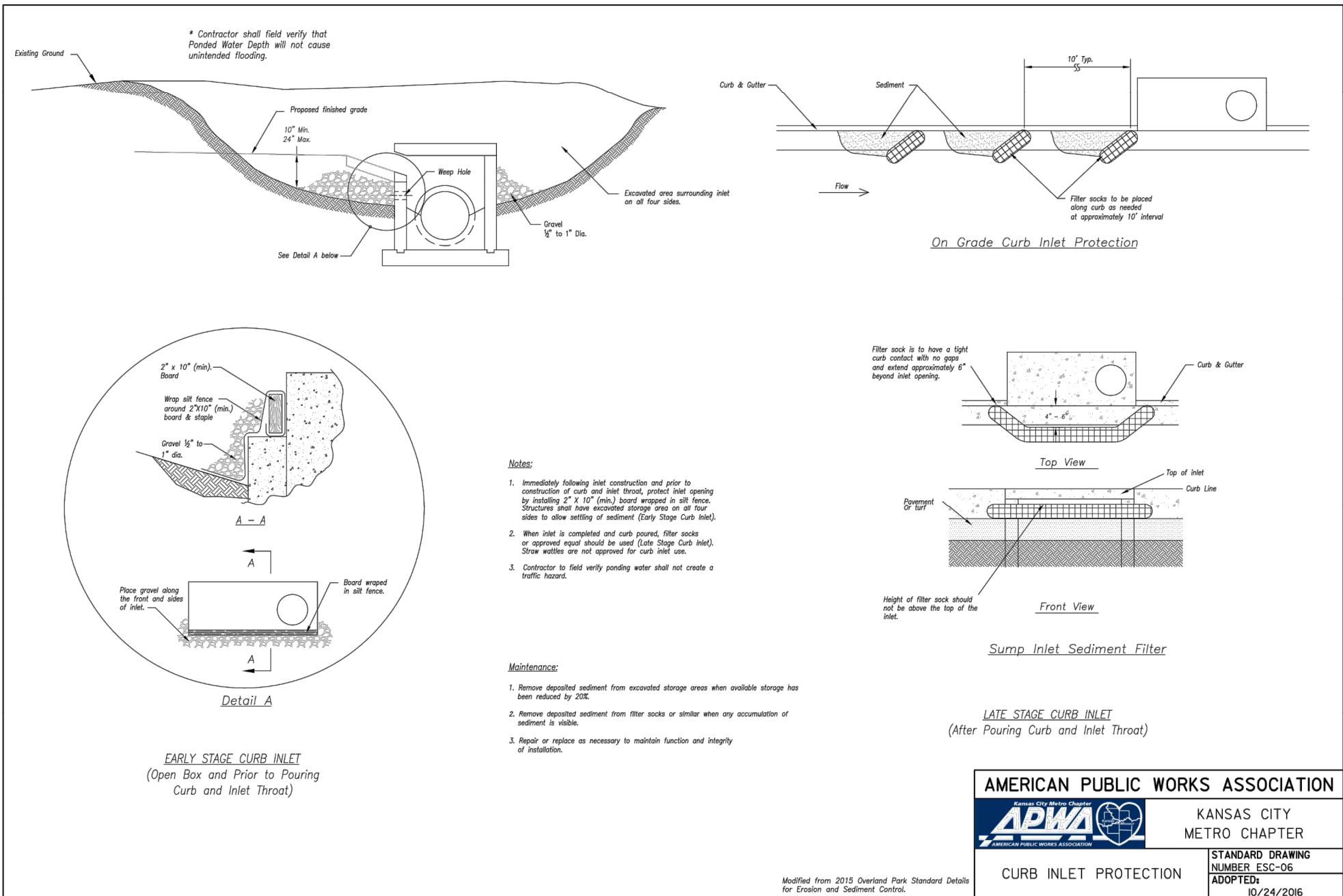
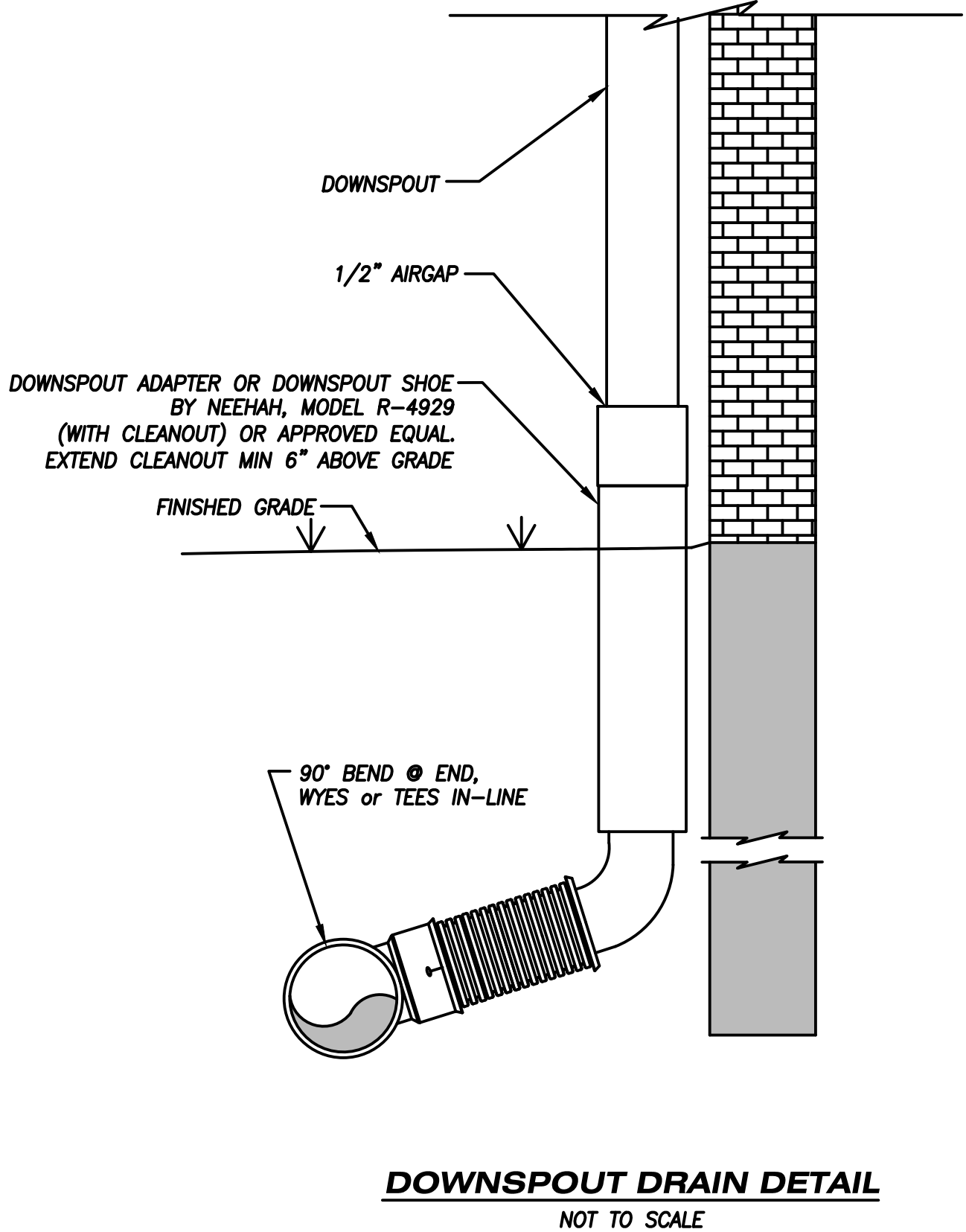
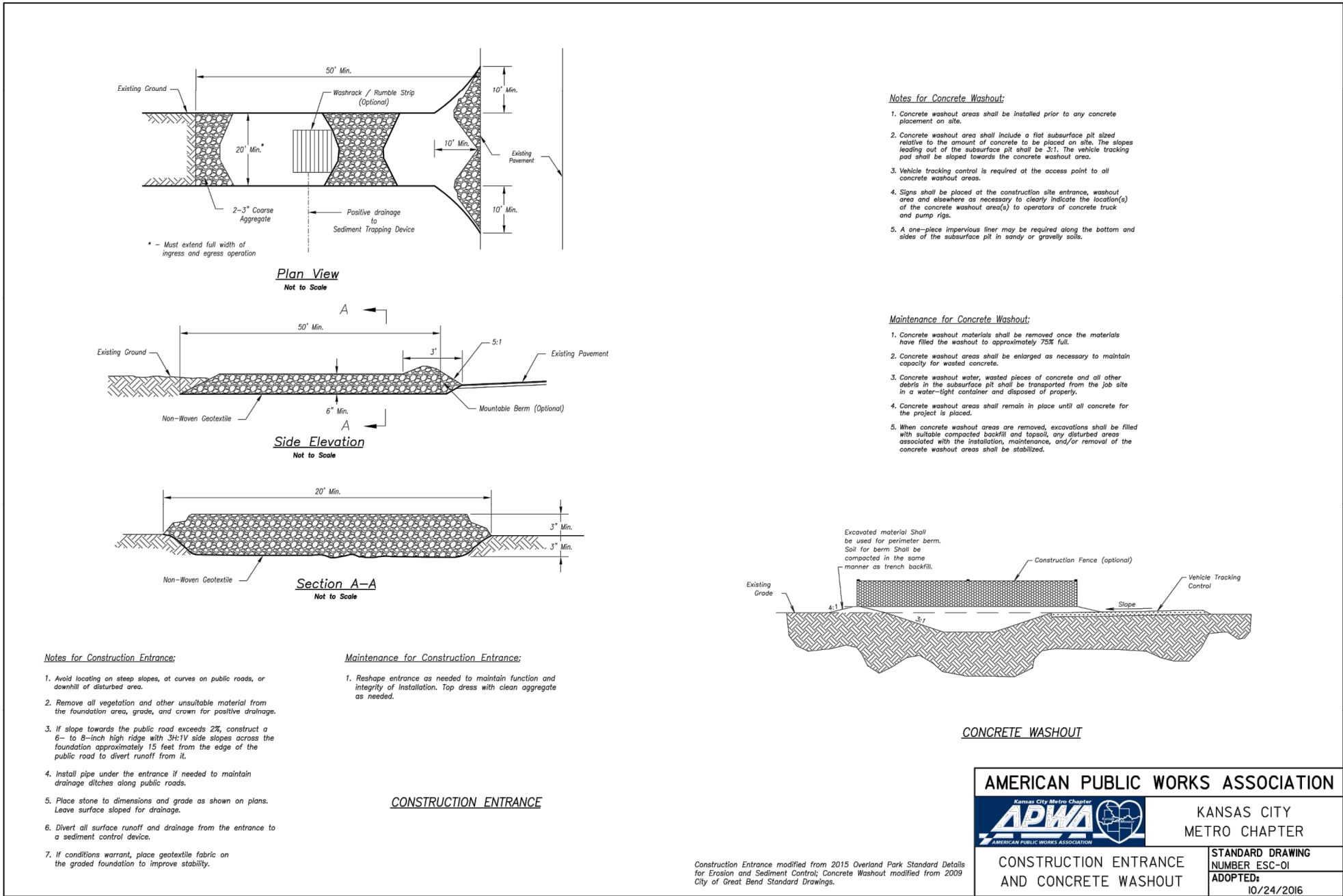
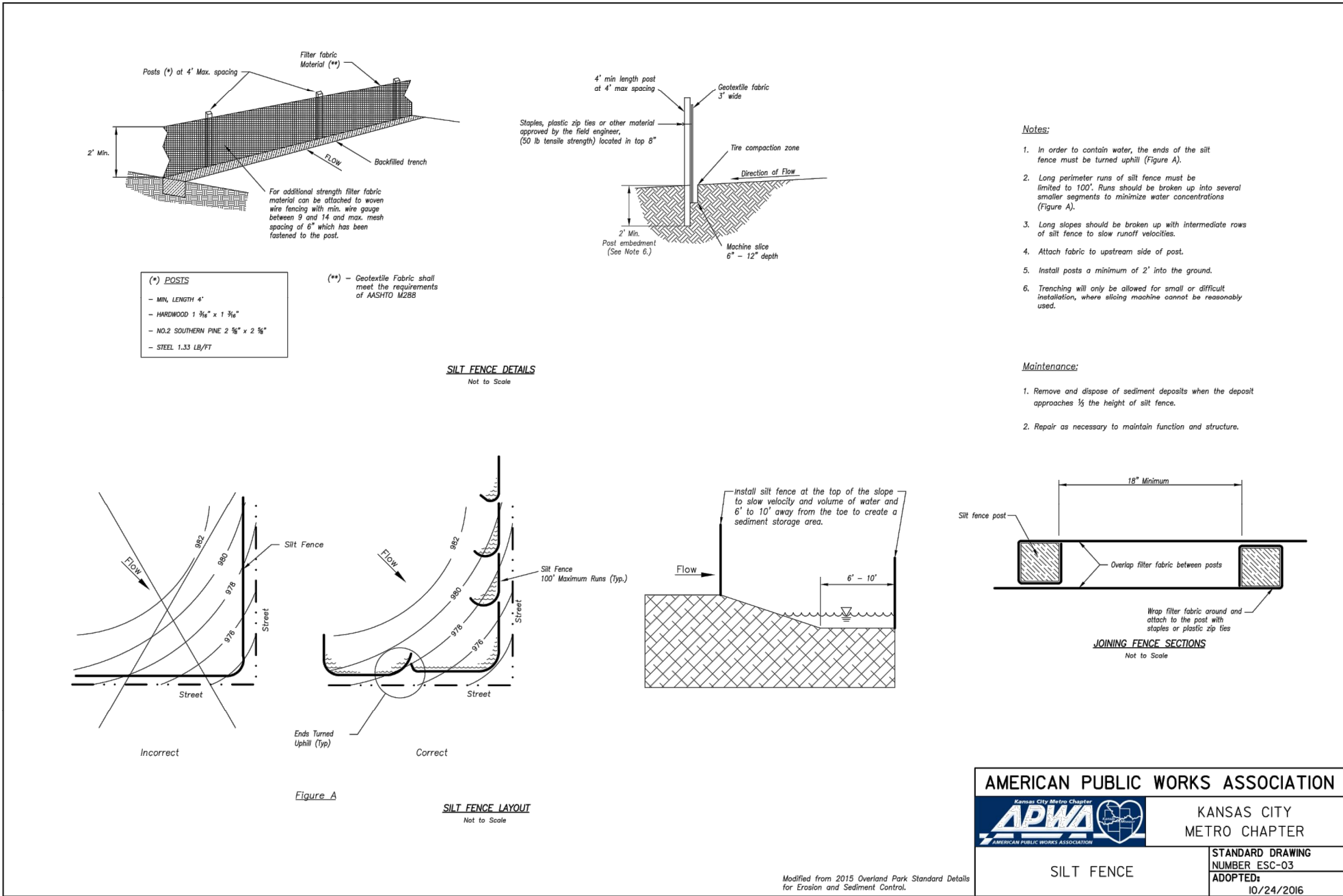
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
DETAILS

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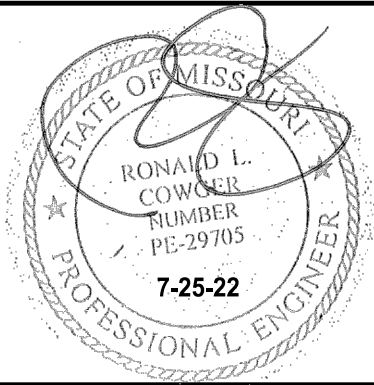
BY	REVISION	DATE
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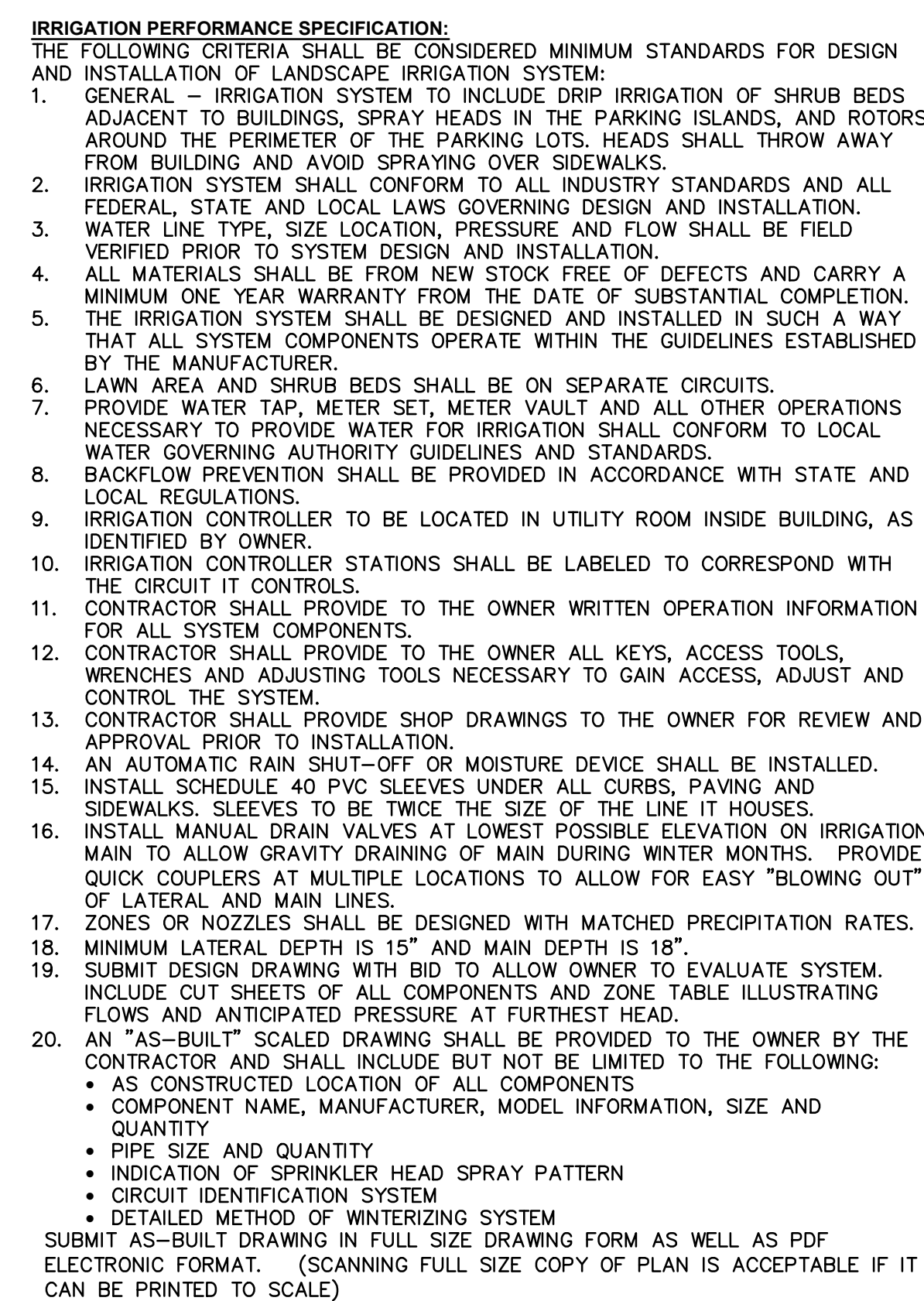
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
DETAILS

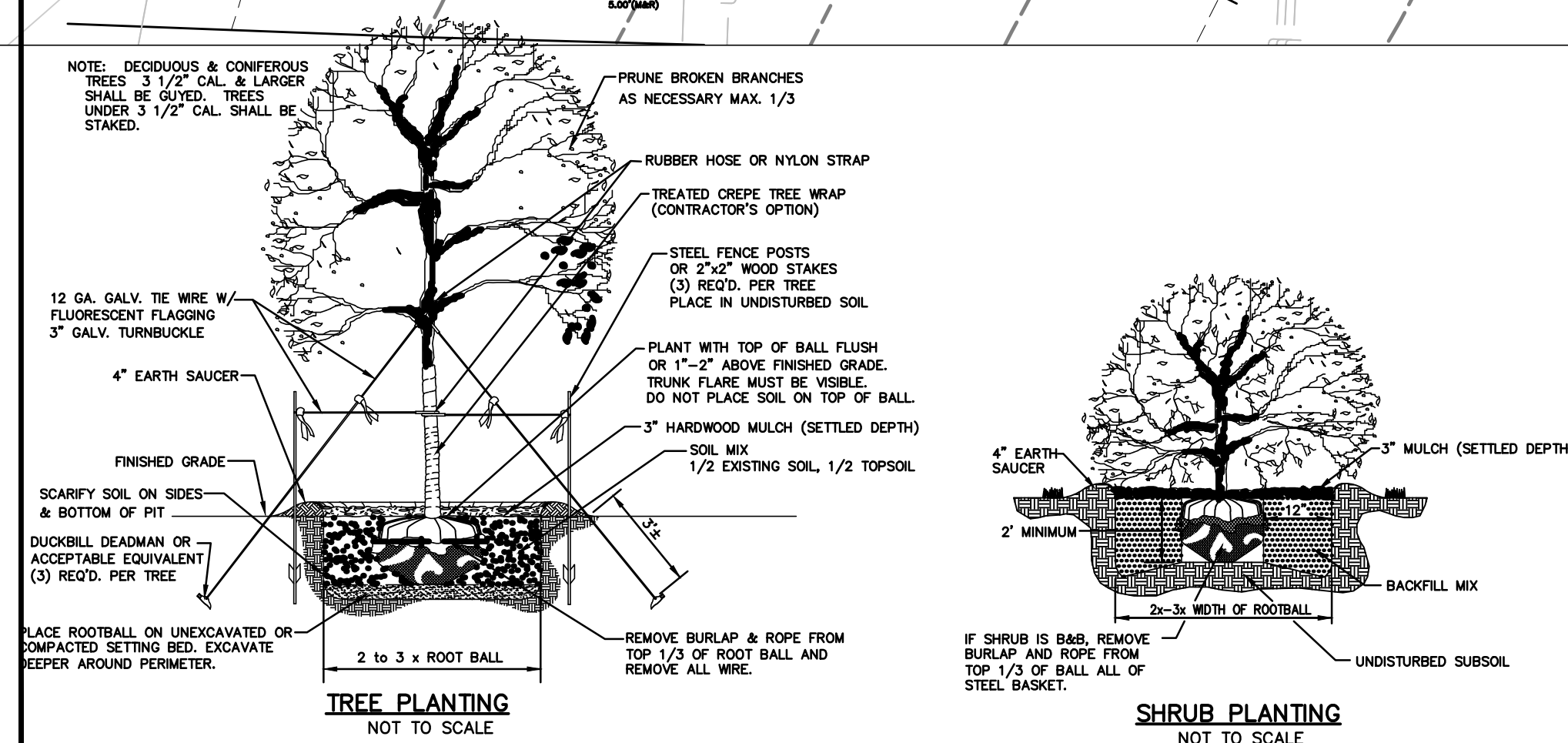


1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
5. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SODDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
6. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
7. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
8. PROVIDE STEEL EDGING AROUND ALL SHRUB AND GROUND COVER BEDS. STEEL EDGING SHALL BE 1/8" x 4" WITH CLIPS AND REBAR STAKES FIVE FEET(5') ON CENTER.
9. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
10. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
11. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
12. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNOTTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
13. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
14. PROVIDE ROLLED EROSION CONTROL MAT, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL OVER ALL NATIVE GRASS SEEDED AREAS.
15. 12" GRAVEL MOW STRIP - PROVIDE AND INSTALL: 3/4" x 5" STEEL EDGING (SURE-LOC OR EQ.). ANCHOR IN PLACE WITH STAKES PER MANUFACTURER PROVIDE AND INSTALL HEAVY DUTY WEED BARRIER FABRIC UNDER GRAVEL. PROVIDE AND INSTALL 3" DEPTH OF 1"-2" MULTI-COLORED WASHED RIVER GRAVEL, SUBMIT COLOR SAMPLE TO OWNER FOR APPROVAL.

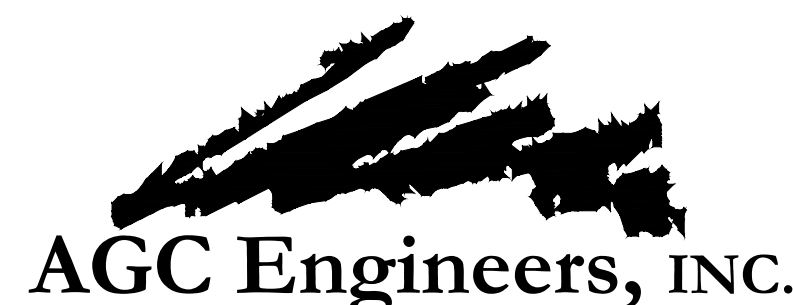
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED (EXISTING AND NEW LANDSCAPE)
8.720.A.1 Street Frontage Trees (NW Douglas)	1 tree per 30 feet of street frontage	229 ft. of street frontage /30= 8 trees required	8 trees *
8.720.A.2 Street Frontage Green Strip (NW Douglas)	20 feet	20 feet	20 feet
8.720.A.3 Street Frontage Shrubs (NW Douglas)	1 shrub per 20 feet of street frontage	229 ft. of street frontage /20= 12 shrubs required	16 shrubs
8.720.A.1 Street Frontage Trees (NW Victoria)	1 tree per 30 feet of street frontage	297 ft. of street frontage /30= 10 trees required	10 new trees *
8.720.A.2 Street Frontage Green Strip (NW Victoria)	20 feet	20 feet	20 feet
8.720.A.3 Street Frontage Shrubs (NW Victoria)	1 shrub per 20 feet of street frontage	297 ft. of street frontage/20= 15 shrubs required	15 shrubs
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	23,300 sq. ft./5000 x 2=10 shrubs.	12 shrubs
8.790.B.2 Open Groundcover	Open area not covered with other materials shall be covered with sod.		Sod
8.790.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	23,300 sq. ft./5000=5 trees.	5
8.810.A Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	25,153 sq.ft. of parking area x .05 = 1,257 sq.ft. of landscape parking lot islands required	1,714 sq.ft.
8.820 Screening of Parking Lot, NW Douglas	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	229 linear feet/40 x 12 69 shrubs required	69 shrubs
8.820 Screening of Parking Lot, NW Victoria.	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	240 linear feet/40 x 12 72 shrubs required	72 shrubs

* CITY ONLY ALLOWS ORNAMENTAL TREES IN PUBLIC EASEMENTS. ALL TREES TO SATISFY STREET FRONTAGE REQUIREMENT ARE ORNAMENTALS.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	5	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
HL	4	GLEDTISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B
RO	4	QUERCUS RUBRA	RED OAK	2" CAL. B&B
RB	11	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL. B&B
SSC	8	MALUS SP. 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B
PJ	10	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
SHRUBS/GRASSES/GROUNDCOVER				
SGJ	73	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	2 GAL. min. 18" HT.
TX	80	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	2 GAL. min. 18" HT.
LB	22	PENNISETUM ALOPECURIODES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL



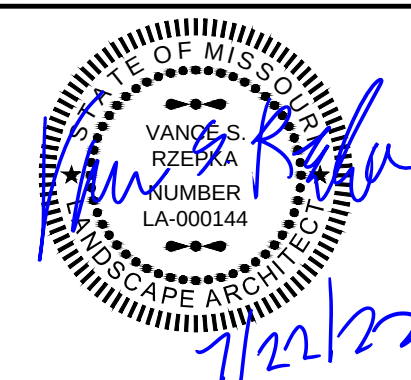
BY	REVISION	DATE
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VSR	CITY COMMENTS	7.22.2022
VSR	FINAL DEVELOPMENT PLAN FOR CITY REVIEW	6.29.2022



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**PANERA BREAD BAKERY - CAFE**

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FINAL DEVELOPMENT PLANS

LANDSCAPE PLAN

L100