

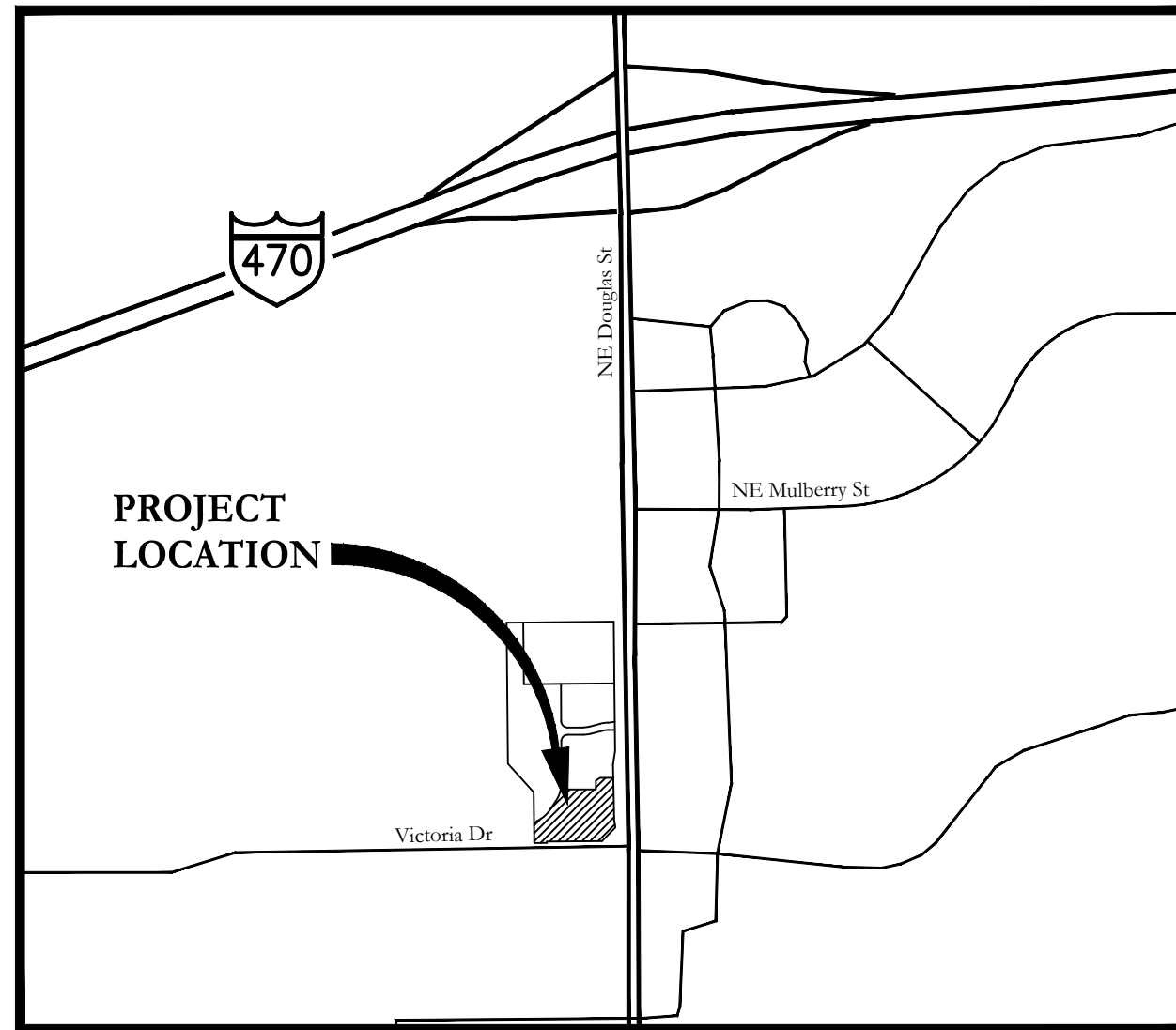
# PANERA BREAD BAKERY - CAFE

## 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



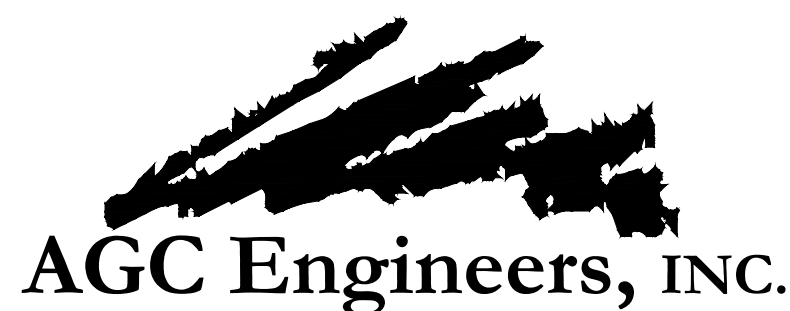
#### CONTACTS

##### 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:

8-8-22  
\_\_\_\_\_  
\_\_\_\_\_

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
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, 8/8/2022 2:03:19 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	 <b>AGC Engineers, INC.</b>	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	
RC/ACA		FOR REVIEW PER CITY COMMENTS	8-8-22				SITE DEVELOPMENT PLANS GENERAL NOTES & LEGEND	2
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					

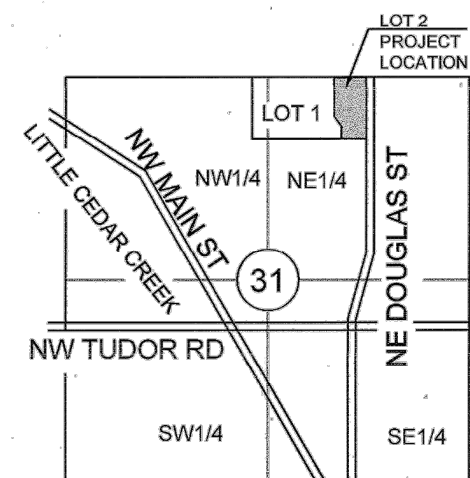




BY	REVISION	DATE	 <p><b>AGC Engineers, INC.</b></p>	<p>405 S. Leonard St., Suite D Liberty, Missouri 64068</p> <p>816.781.4200 ■ fax 792.3666</p> <p>www.agcengineers.com</p>	<p>PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</p>	<p>SITE DEVELOPMENT PLANS EXISTING CONDITIONS</p>	<p>3</p>
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22					
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					



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



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

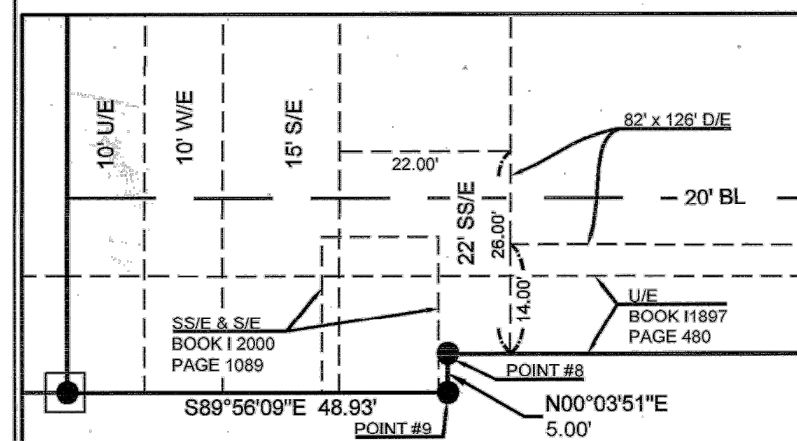
COORDINATE LIST		
Point #	North	East
1	1009607.92	2822824.57
2	1009594.01	2823237.19
3	1009606.08	2823220.38
4	1009044.48	2823210.20
5	1008826.42	2823205.27
6	1008801.20	2823208.29
7	1008751.34	2823154.97
8	1008758.54	2822942.94
9	1008753.55	2822942.77
10	1008755.21	2822893.87
11	1008951.03	2822900.47
12	1009065.23	2822806.28

LEGEND:

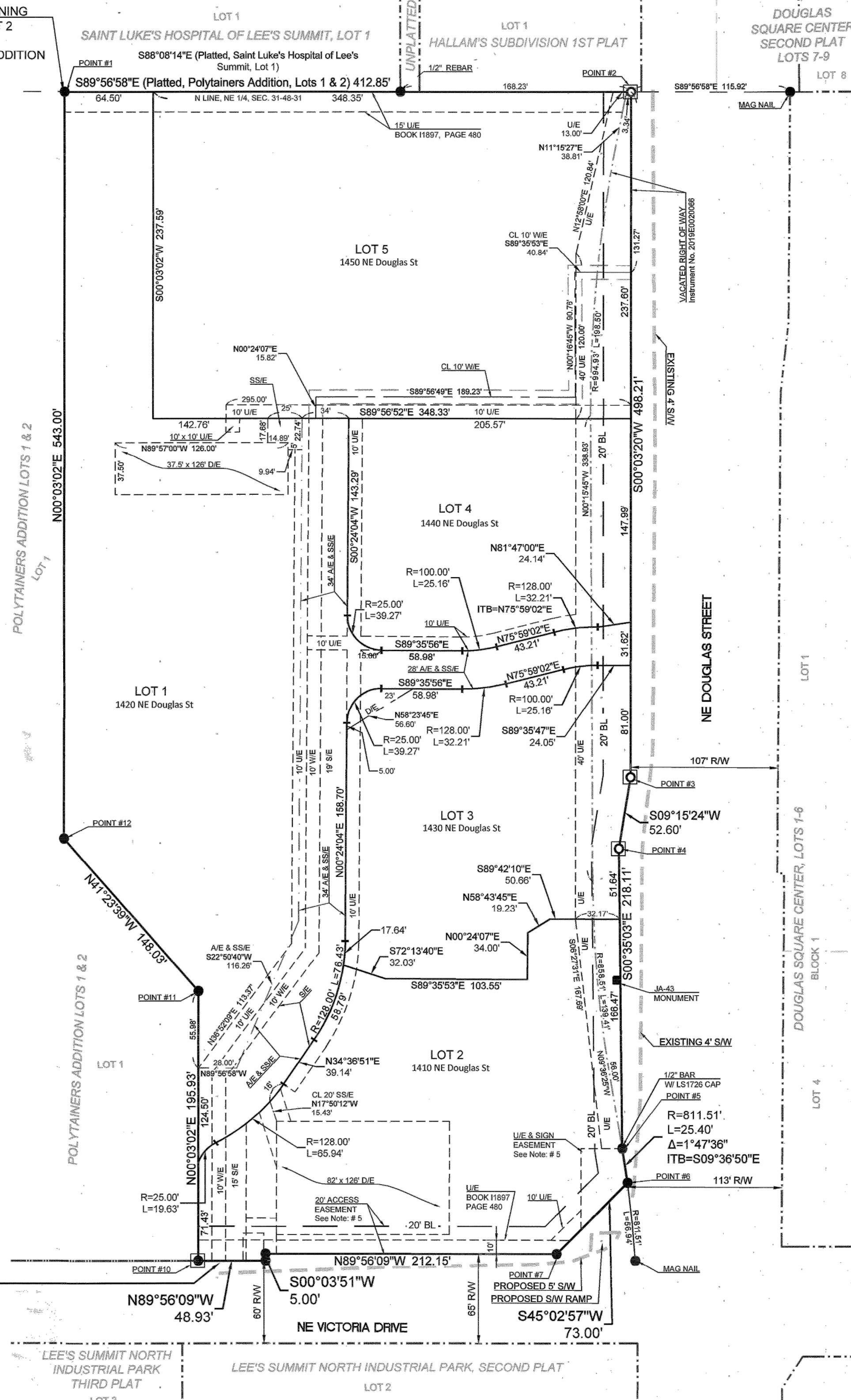
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- A/E - ACCESS EASEMENT
- D/E - DETENTION EASEMENT
- S/E - SANITARY SEWER EASEMENT
- SS/E - STORM SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- - SIDEWALK

- 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 L520022008859 IN 4" MIN. DIAMETER CONCRETE
- SET 2" ALUMINUM CAP W/ MO L520022008859 AND 4" DIAMETER CONCRETE ON FOUND 5/8 BAR.



DETAILED AREA:  
SCALE: 1" = 20'



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 51 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 02 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 02 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 "U/E" 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 "S/E".

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 "W/E".

A 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, 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 "D/E", 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 "SS/E", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

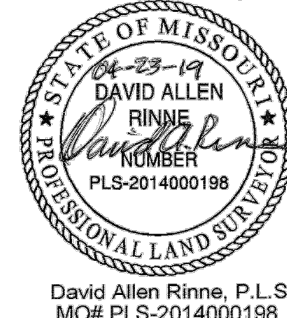
An perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the 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 26095C0409G, 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 W/E 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

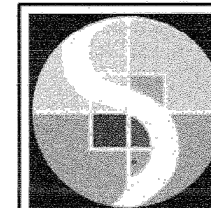
My Commission Expires: 11-22-2020

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

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
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:

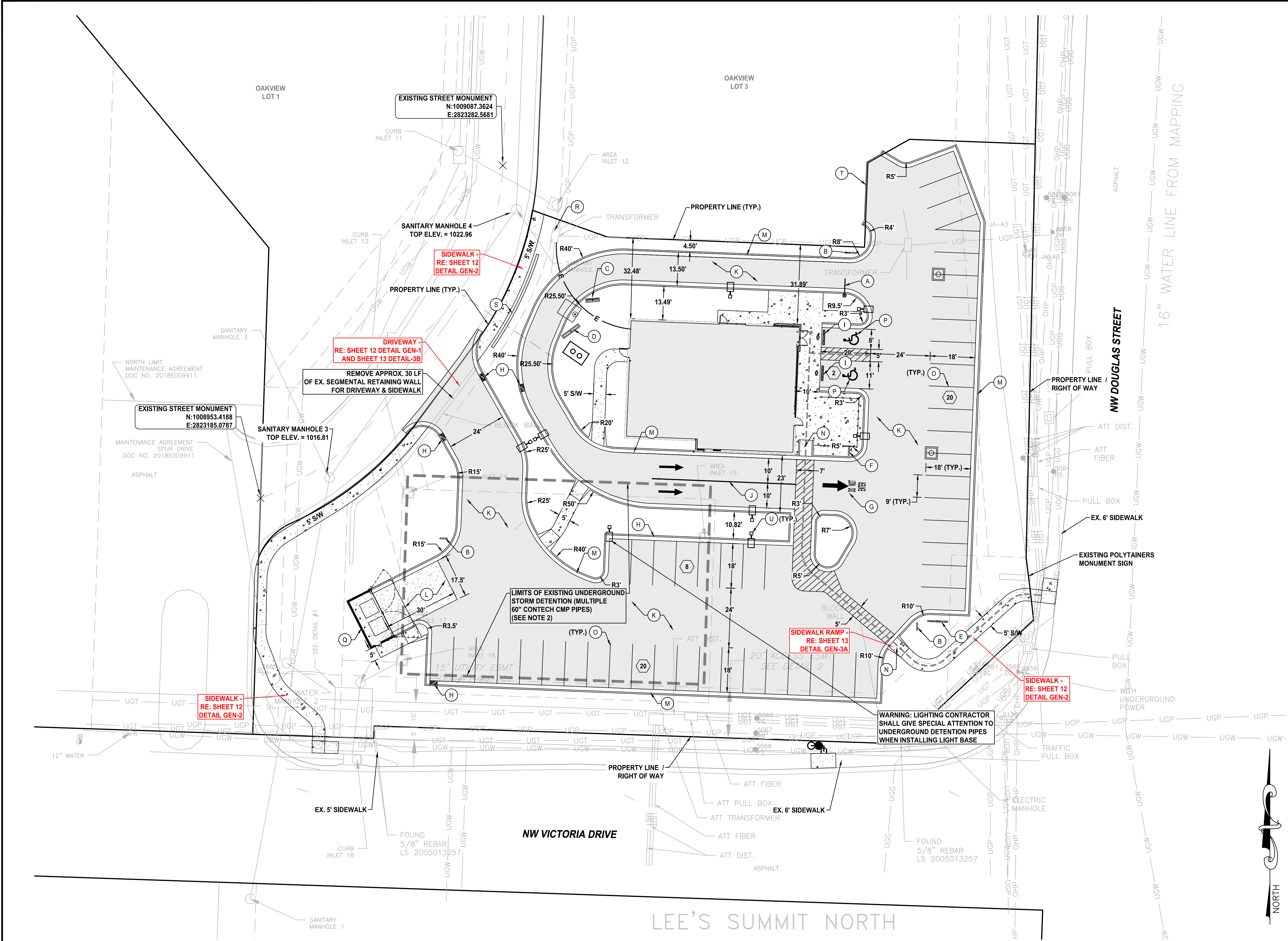
- ADA PEDESTRIAN ROUTE
- ⬡ PARKING STALL COUNTS

KEY LEGEND

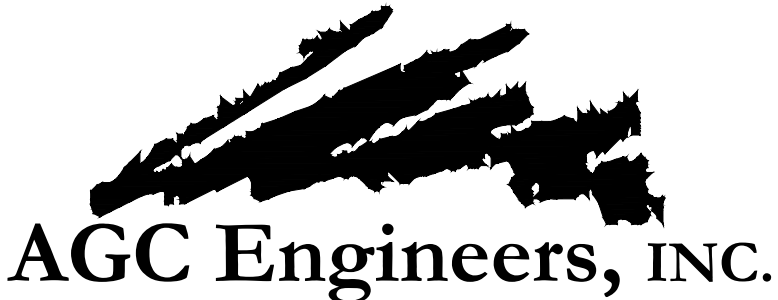
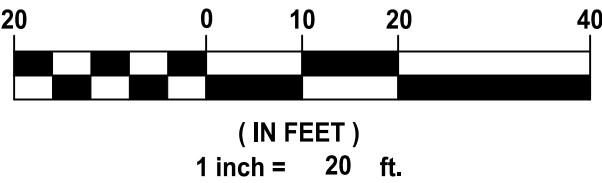
- (A) CLEARANCE BAR (SEE NOTE 1)
- (B) DIRECTIONAL SIGNAGE (SEE NOTE 1)
- (C) PREVIEW BOARD (SEE NOTE 1)
- (D) MENU SIGN (SEE NOTE 1)
- (E) MONUMENT SIGN (SEE NOTE 1)
- (F) "THANK YOU / DO NOT ENTER" SIGN (SEE NOTE 1)
- (G) PAVEMENT MARKING "DO NOT ENTER" 12" BLOCK LETTERING (YELLOW)
- (H) CURB INLET - 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.



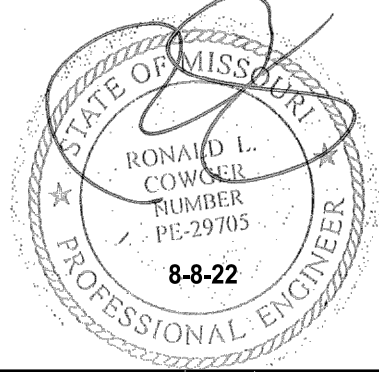
BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20



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

816.781.4200  
fax 792.3666

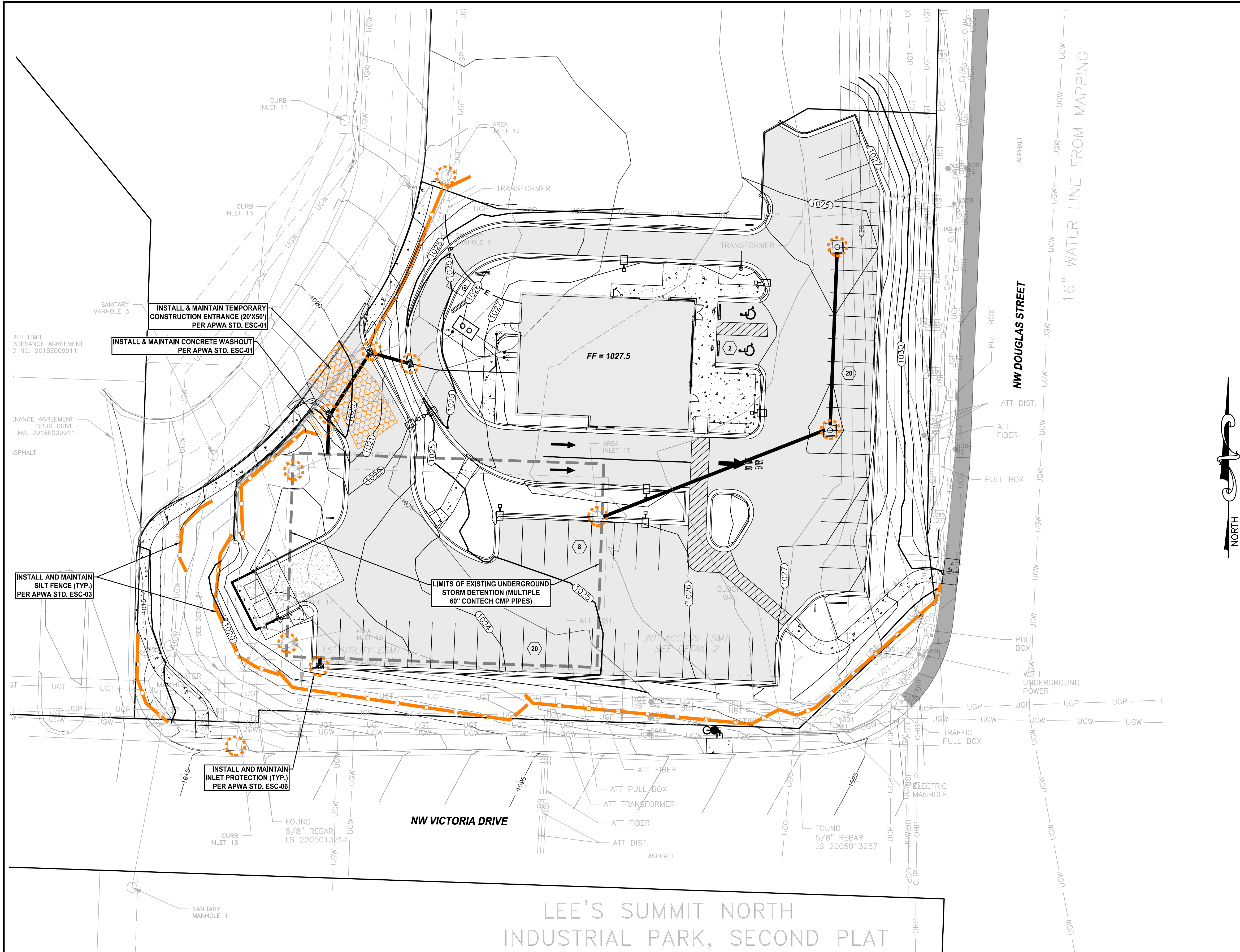
www.agcengineers.com



PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS SITE PLAN	4



N:\Land Projects\Site Development - Overview (Lee's Summit) - Lot 2\Drawings\Drawings - Plans\Final Development Plans\Grading & Erosion Control PLAN.dwg, GRADING & EROSION CONTROL PLAN, 8/8/2022 2:04:03 PM, ANS (full sheet D 14.00 x 22.00 inches), 1:1



**LEGEND:**

**EROSION CONTROL**

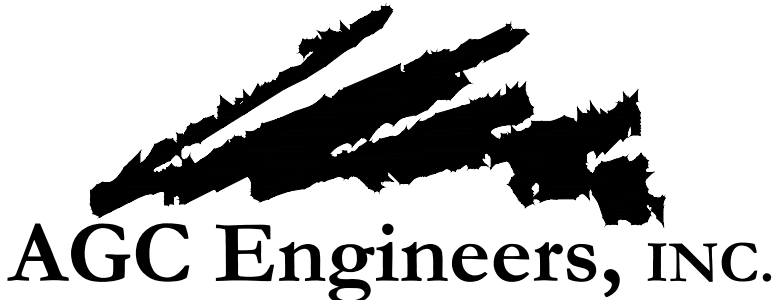
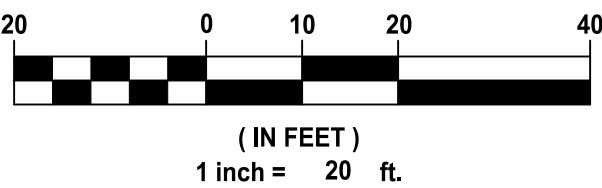


INLET PROTECTION PER APWA STD. DWG ESC-06 OR ESC-07  
SILT FENCE PER APWA STD. DWG ESC-03

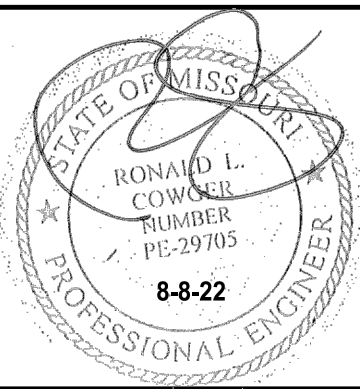
**NOTES:**

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

BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
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



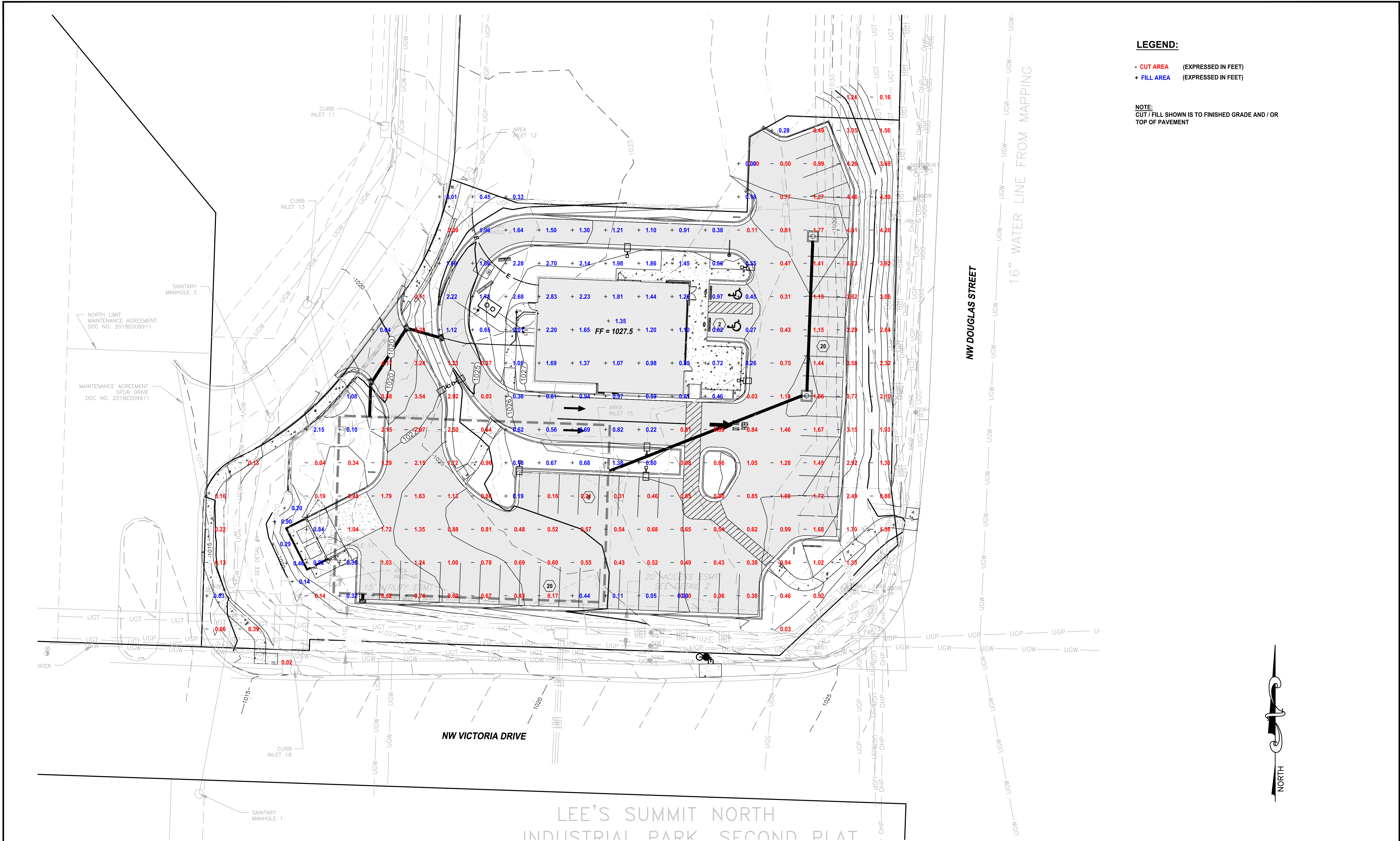
405 S. Leonard St., Suite D  
Liberty, Missouri 64068  
  
816.781.4200 ■  
fax 792.3666  
  
www.agcengineers.com



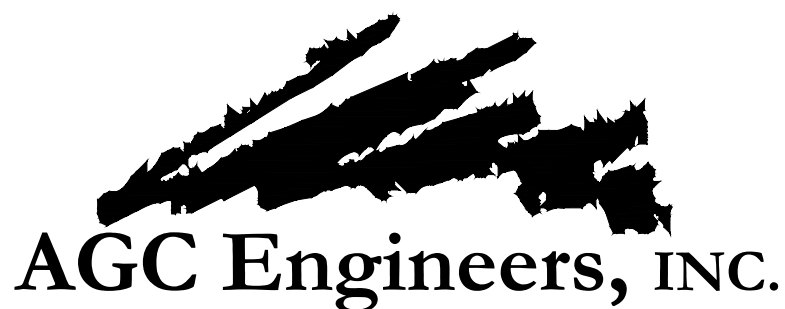
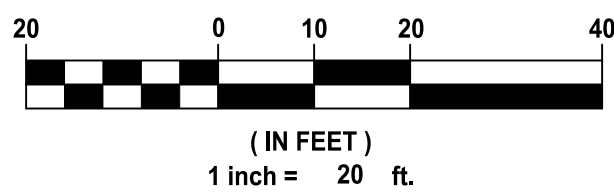
PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS GRADING & EROSION CONTROL PLAN	5



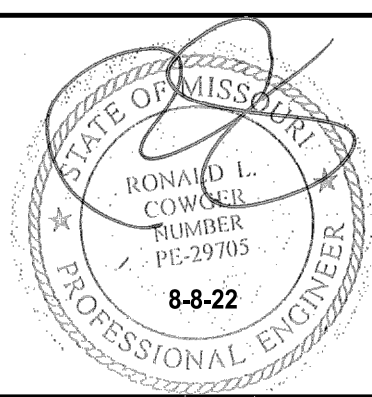
N:\Land Projects\Star Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings-Plans\Final Development Plans\Grading Plan - CUT & FILL.dwg, GRADING PLAN - CUT & FILL, TCKS, 8/8/2022 2:04:12 PM, ANS full bleed D (34.00 x 22.00 inches), 1:1



BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
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



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

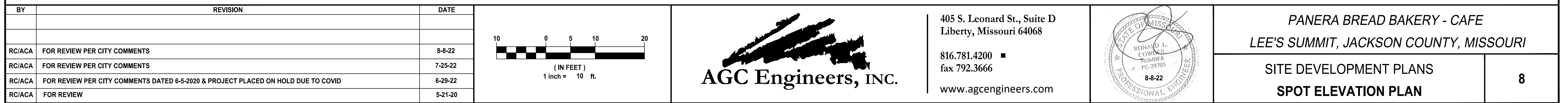
SITE DEVELOPMENT PLANS  
GRADING PLAN - CUT & FILL

6
















[illegible]

Return Frequency 100 yr																	Pipe Capacity																
Line	Inlet/Structure & Inlet Type	Tc		K	C	I	A		Pipe dia. (in)	Pipe Slope ("")	Manning's n	Pipe Capacity (cfs)	Full Pipe Flow Rate (ft³/s)	Full Pipe Velocity (ft/s)	Gravelly Fine Pipe Velocity (ft/s)	Pressure Flow Pipe Velocity (ft/s)	Gravelly Fine Pipe Velocity (ft/s)	Minor Head Loss Coefficient	Yc (ft)	Gravelly Fg (ft)	Pressure of Top Length to downstream inlet	Pressure Slope of Friction											
		(min)	(hrs)				(sq)	(ac)															(in)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft)	(ft)			
15	CI	5.00	1.25	0.90	10.32	0.04	0.04	<b>0.5</b>	6	0.012	200	<b>0.9</b>	4.4	4.5	2.4	0.26	1.0	0.3	0.09	500	0.08%												
14	14 MH	14	1.25	0.90	10.32	0.04	0.04	<b>0.9</b>	6	0.012	200	<b>0.9</b>	4.4	4.5	2.4	0.26	1.0	0.3	0.09	500	0.08%												
13	CI	5.00	0.91	1.25	0.90	8.88	0.14	0.22	<b>2.2</b>	15	0.012	231.1	<b>33.7</b>	27.5	1.5	0.21	0.5	1.6	0.02	1	0.13%												
12	CI	5.00	0.90	1.00	8.88	0.04	0.26	<b>2.6</b>	15	0.012	257	<b>11.2</b>	9.2	7.4	2.1	0.40	0.5	0.4	0.03	29	0.14%												
10	CI	5.00	0.11	1.25	0.90	8.88	0.05	0.31	<b>3.1</b>	15	0.012	100	<b>7.0</b>	5.7	5.5	0.58	0.5	0.2	0.05	16	0.19%												
Insert 10a to CMP Deletion																																	
20	21	CI	5.00	1.25	0.90	10.32	0.34	0.34	<b>3.9</b>	15	0.012	100	<b>7.0</b>	5.7	5.8	3.2	0.65	1.0	0.5	0.16	4	0.32%											
Insert 20a to CMP Deletion																																	
31	31	AI	1.50	1.25	0.90	11.98	0.18	0.18	<b>2.4</b>	15	0.012	100	<b>7.0</b>	5.7	5.2	2.0	0.50	1.0	0.4	0.06	72	0.07%											
EX	30	AI	1.01	1.83	1.25	0.90	11.94	0.18	<b>4.8</b>	15	0.012	100	<b>7.0</b>	5.7	6.1	2.9	0.75	0.5	0.3	0.12	57	0.12%											
4	4	CI	5.00	1.25	0.90	10.32	0.04	0.04	<b>0.5</b>	6	0.012	200	<b>0.9</b>	4.4	4.5	2.4	0.26	1.0	0.3	0.09	500	0.08%											
14	14 MH																																

Notes: 15 and 14 are roof drains on the rear of the building. Inlet 14 is a sleetway

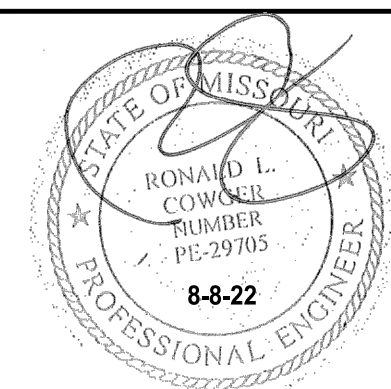


( IN FEET )  
1 inch = 20 ft.



AGC Engineers, INC.

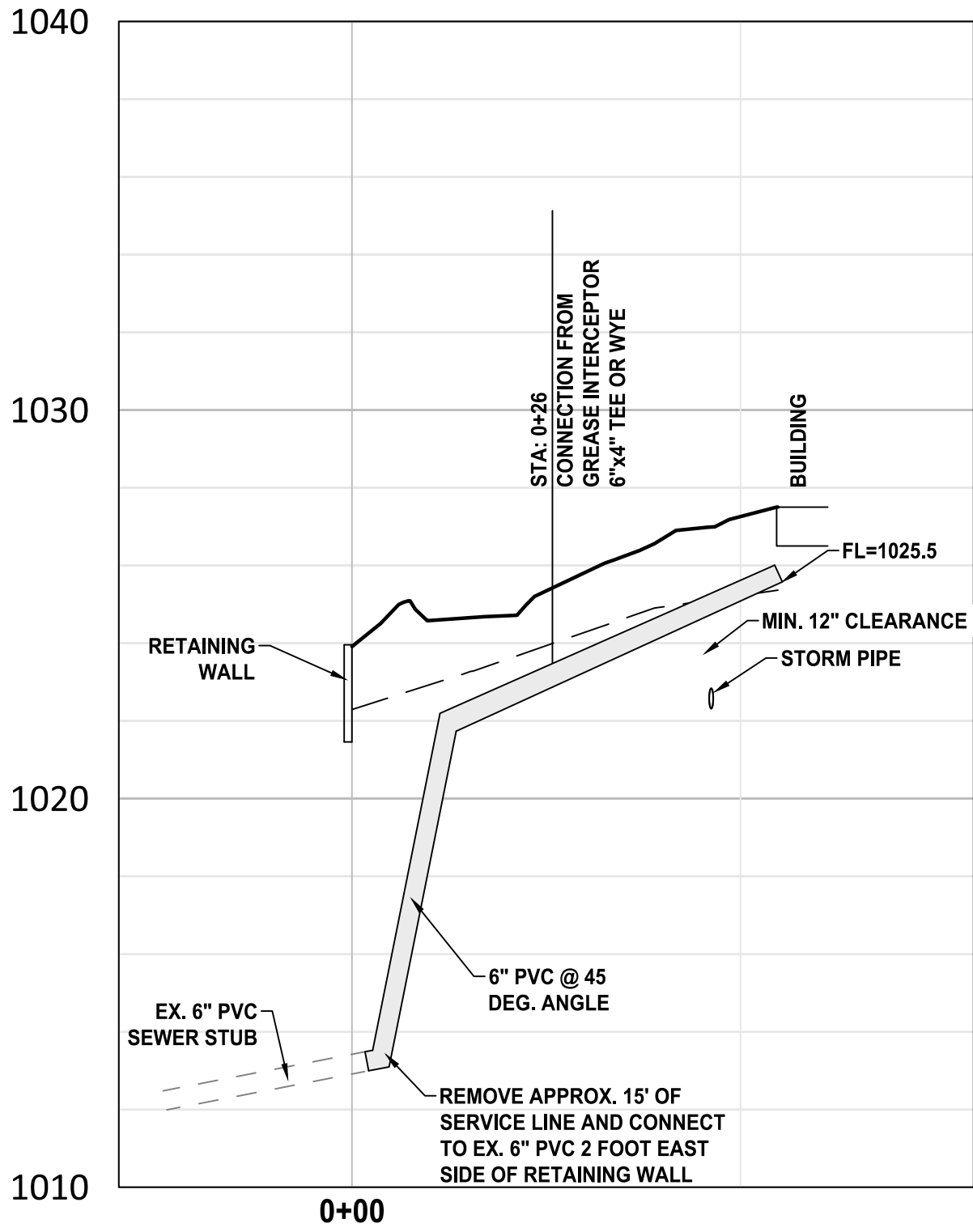
405 S. Leonard St., Suite D  
Liberty, Missouri 64068  
816.781.4200 ■  
fax 792.3666  
www.agcengineers.com



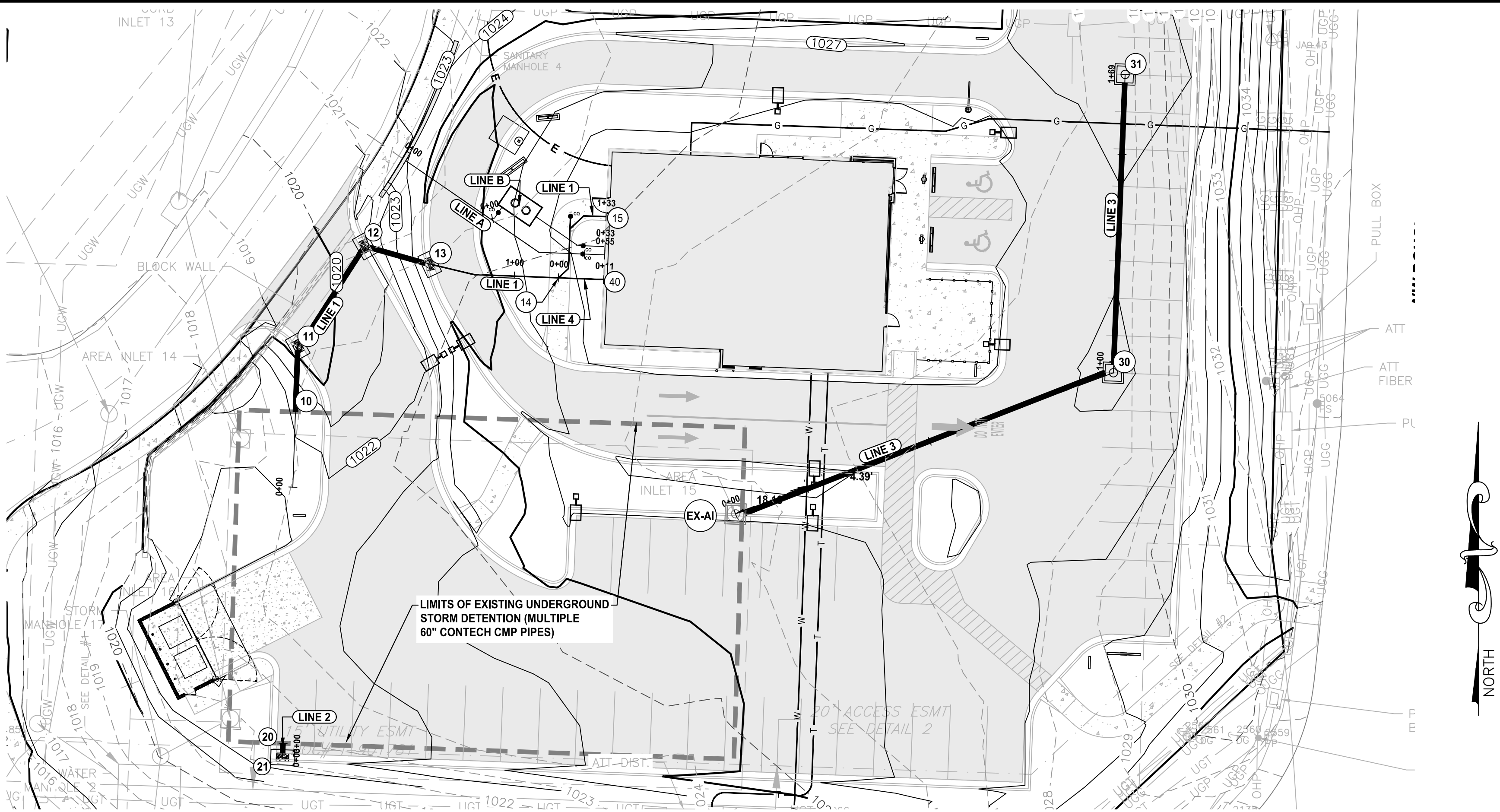
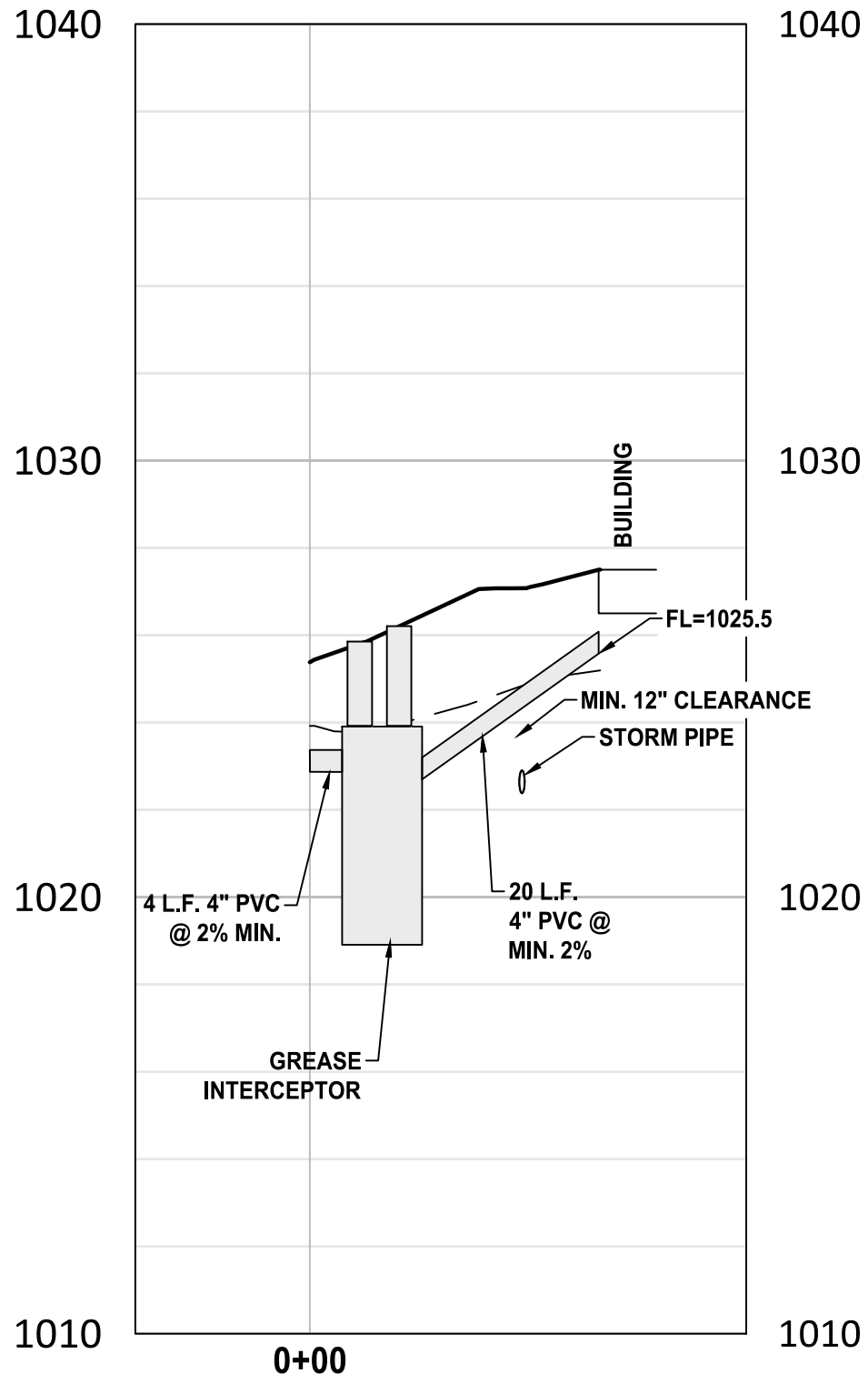
<p align="center"><i>PANERA BREAD BAKERY - CAFE</i></p> <p align="center"><i>LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</i></p>	
<p align="center">SITE DEVELOPMENT PLANS</p> <p align="center"><b>DRAINAGE AREA MAP &amp; CALCULATIONS</b></p>	<p><b>10</b></p>



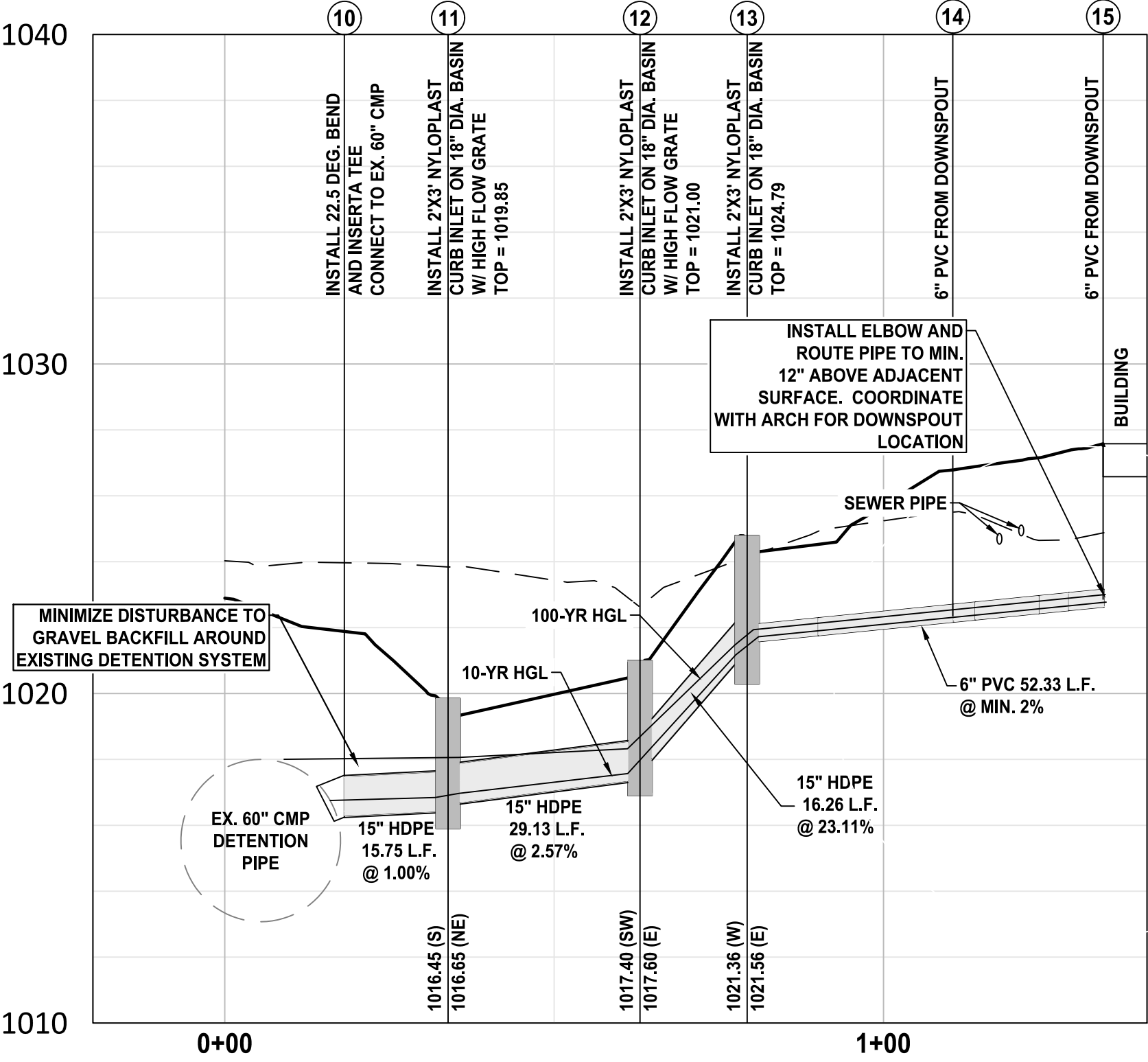
SANITARY  
LINE A



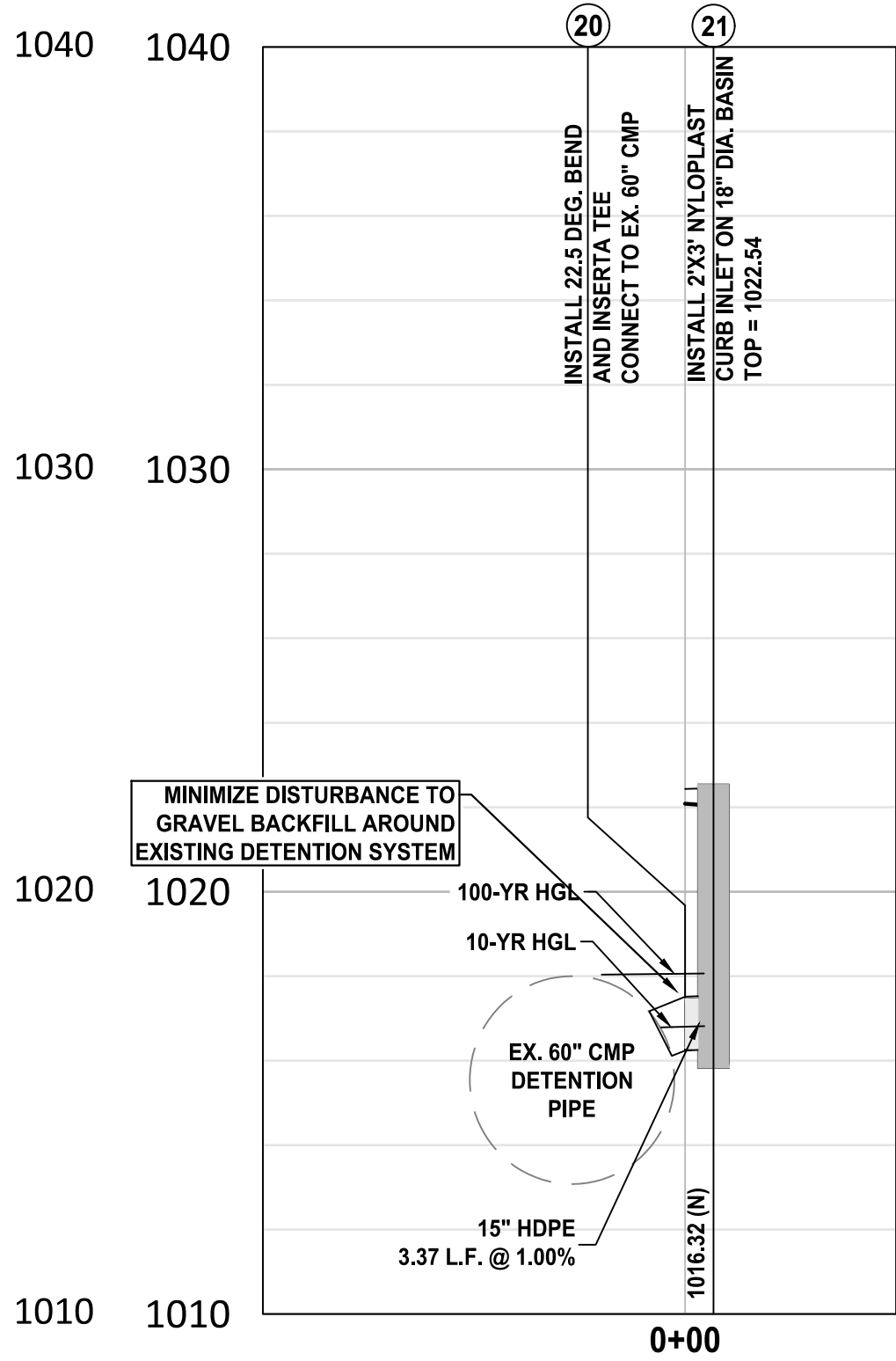
SANITARY  
LINE B



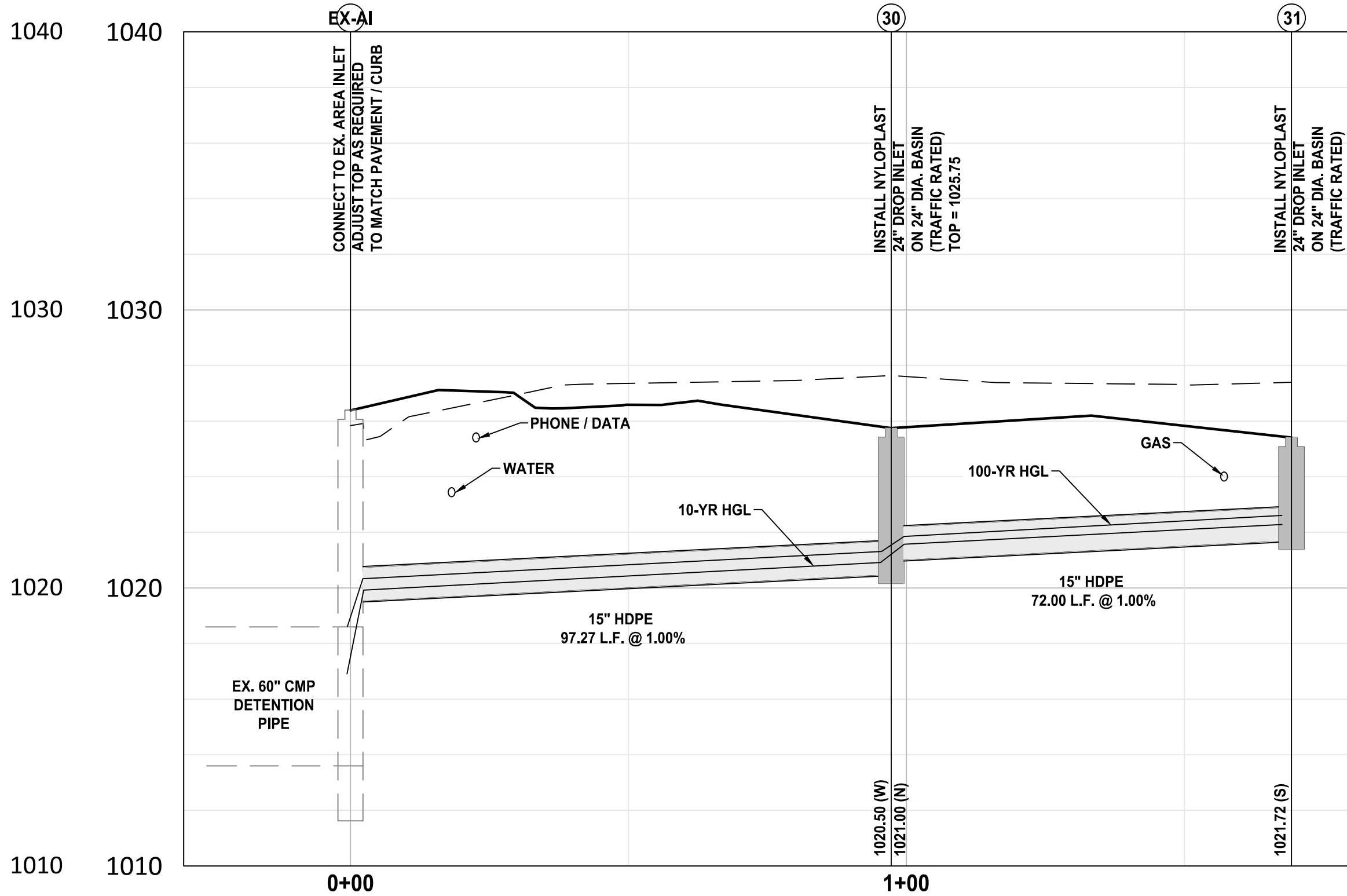
STORM  
LINE 1



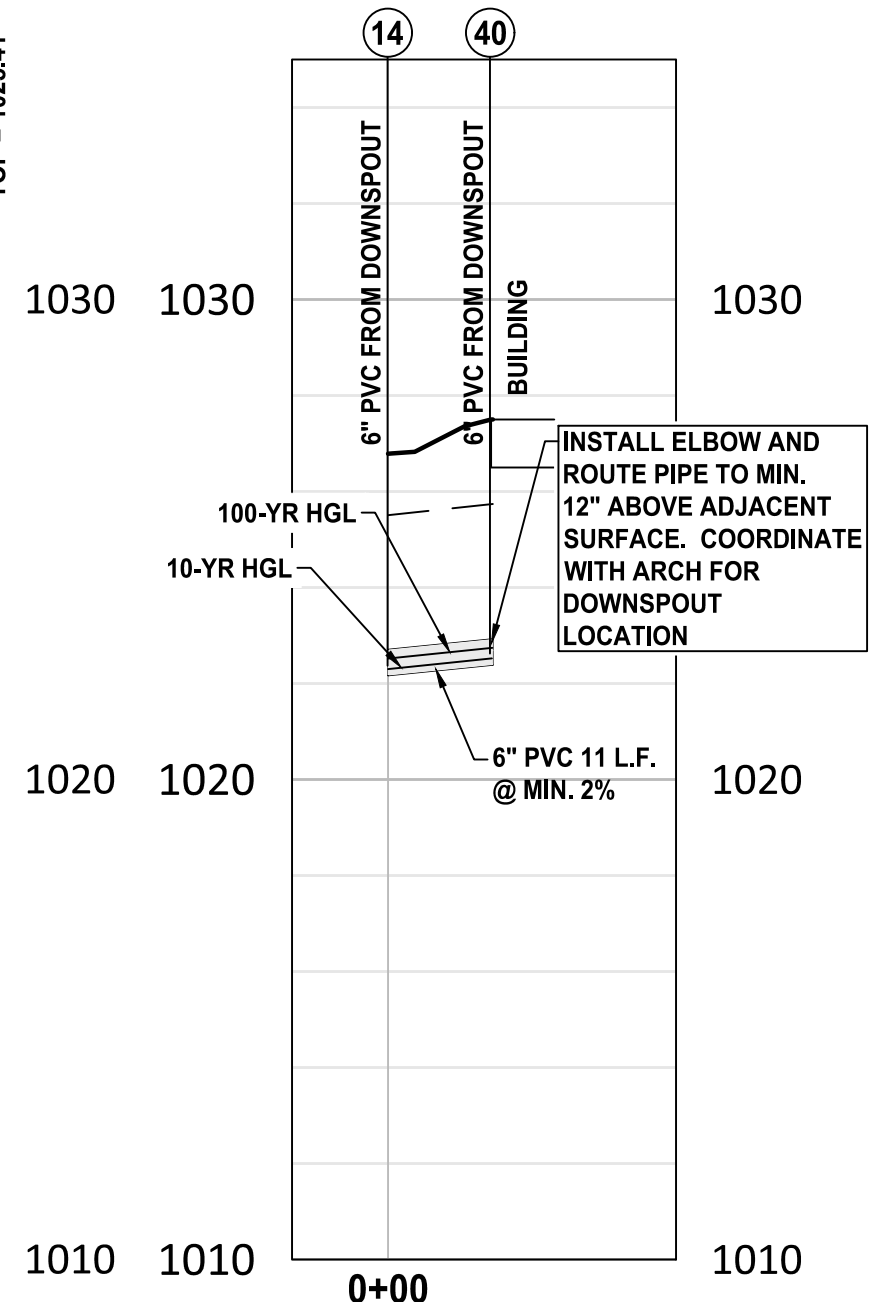
STORM  
LINE 2



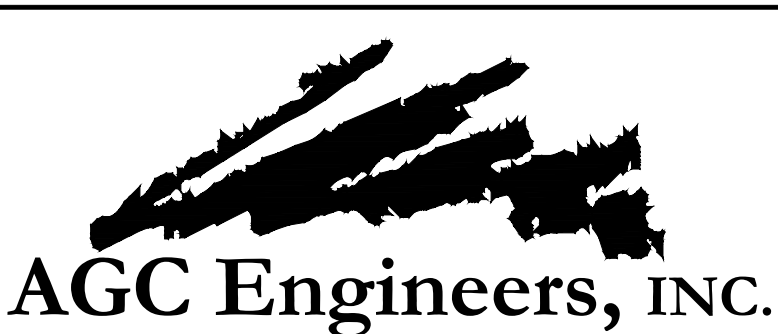
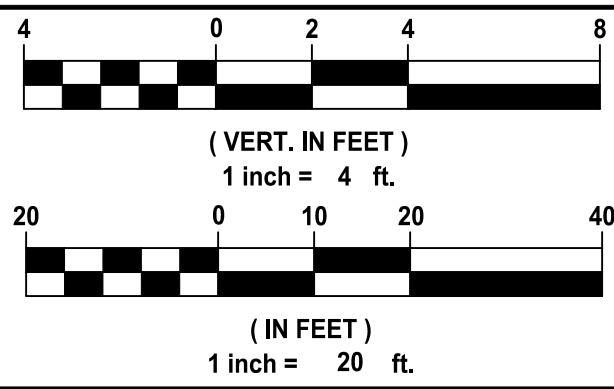
STORM  
LINE 3



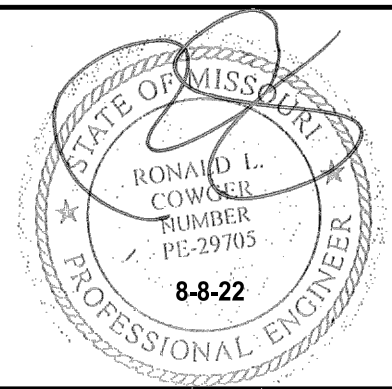
STORM  
LINE 4



BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
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



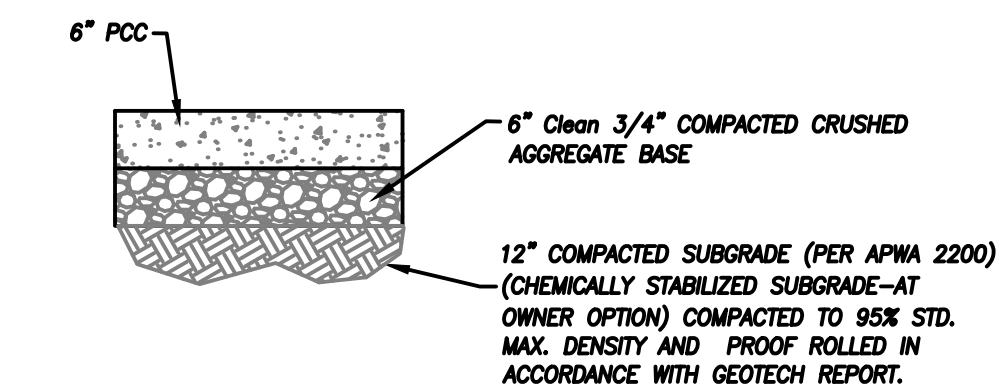
405 S. Leonard St., Suite D  
Liberty, Missouri 64068  
816.781.4200  
fax 792.3666  
www.agcengineers.com



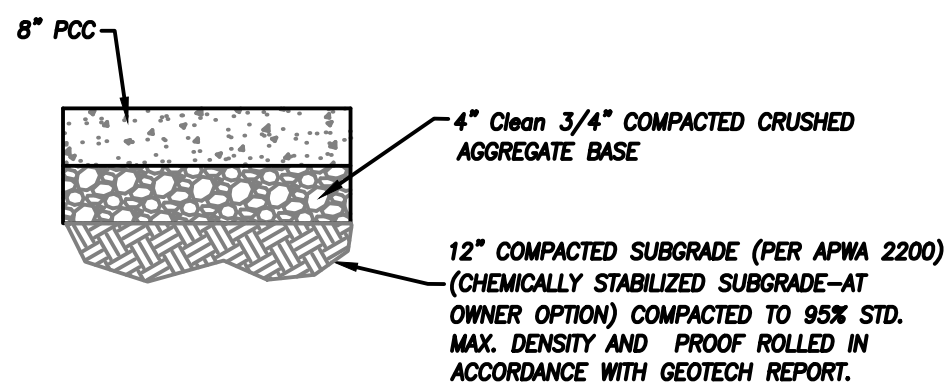
PANERA BREAD BAKERY - CAFE  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
SITE DEVELOPMENT PLANS  
UTILITY PLAN & PROFILES



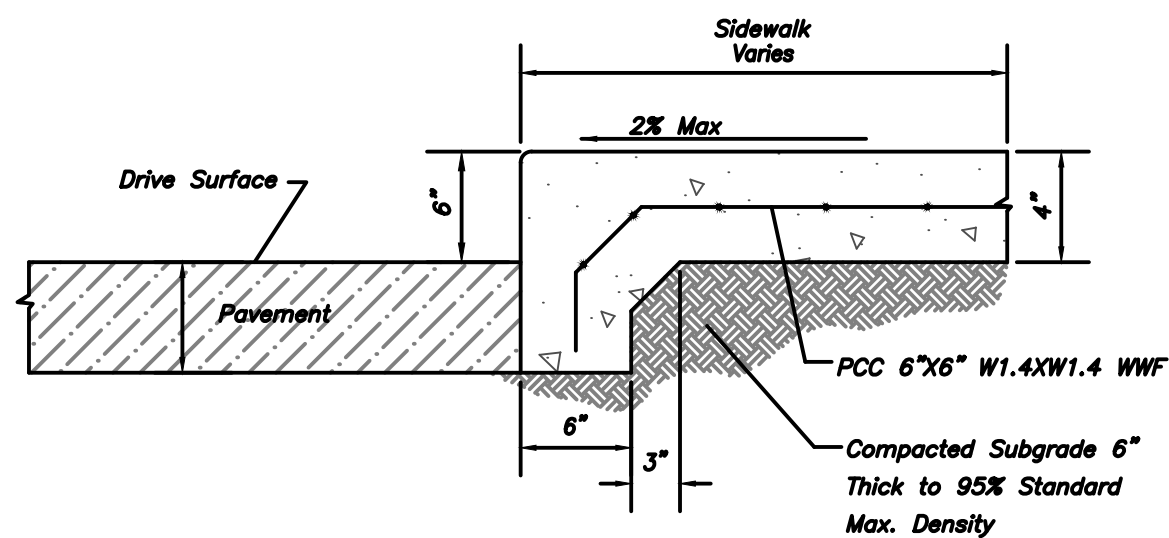
N:\Land Projects\Site Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings\Plans\Final Development\Plan\DETAILS.dwg, 8/8/2022 2:05:26 PM, ANSI full bleed D (14.00 x 22.00 inches), 1:1



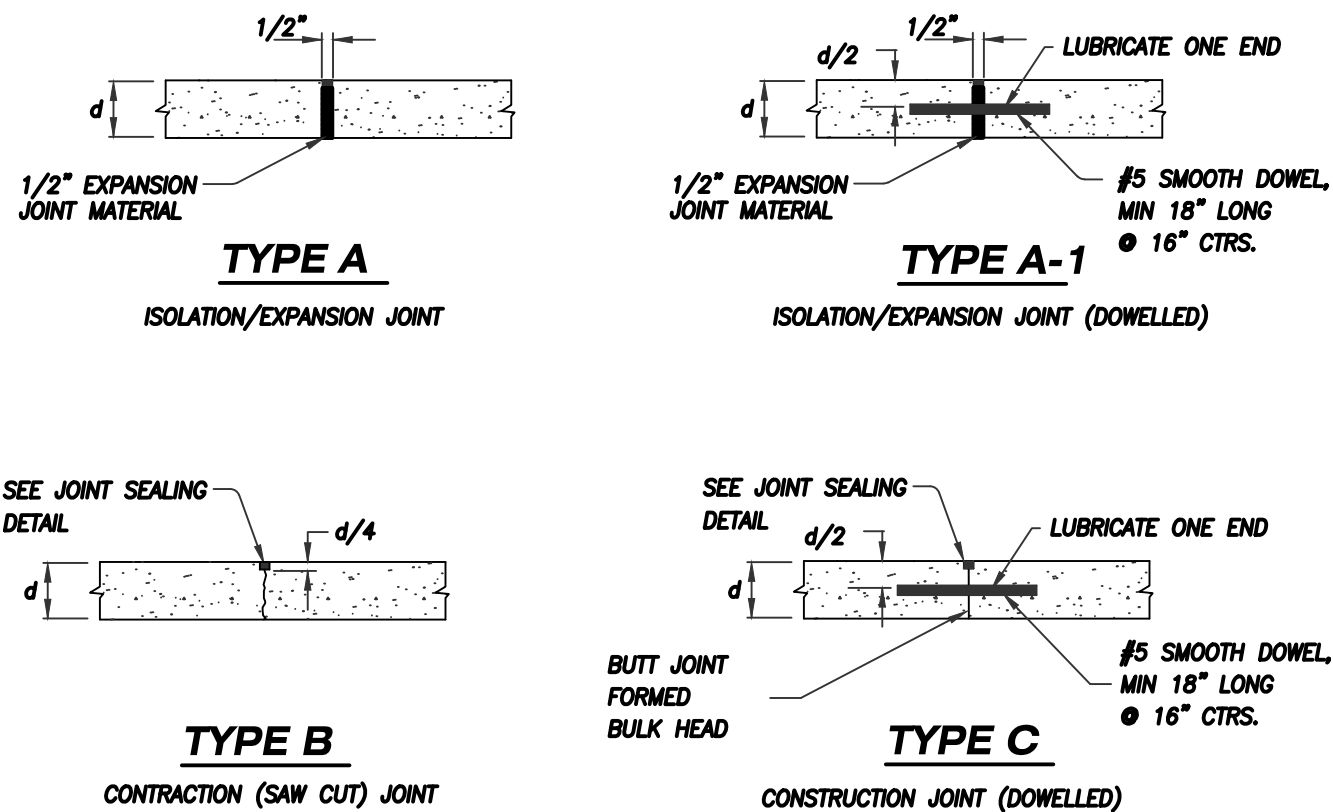
**NORMAL DUTY CONCRETE SECTION**  
NOT TO SCALE



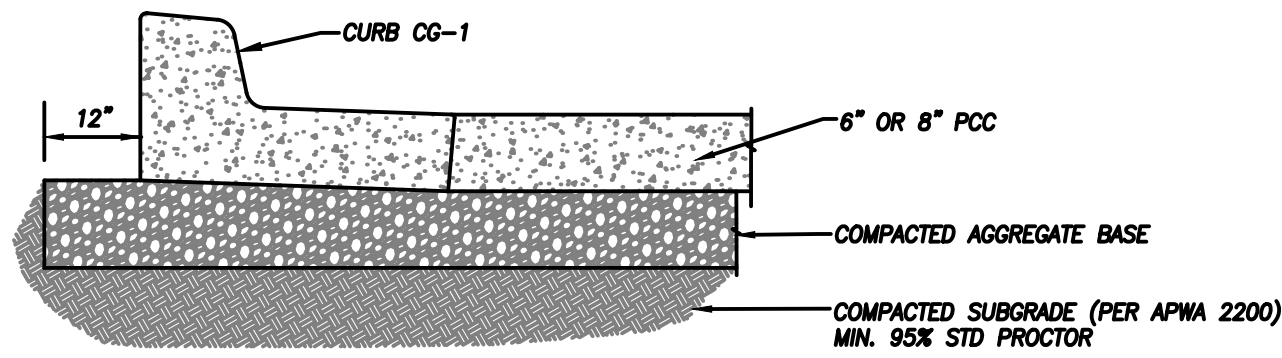
**HEAVY DUTY CONCRETE SECTION**  
NOT TO SCALE



**INTEGRAL SIDEWALK / CURB DETAIL**  
NOT TO SCALE

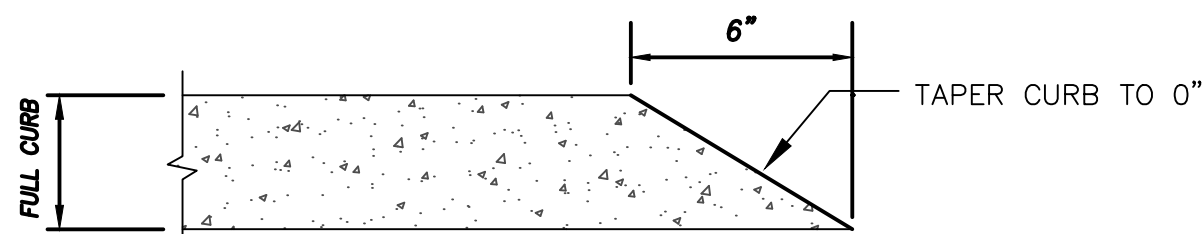


**CONCRETE JOINT DETAILS**  
NOT TO SCALE

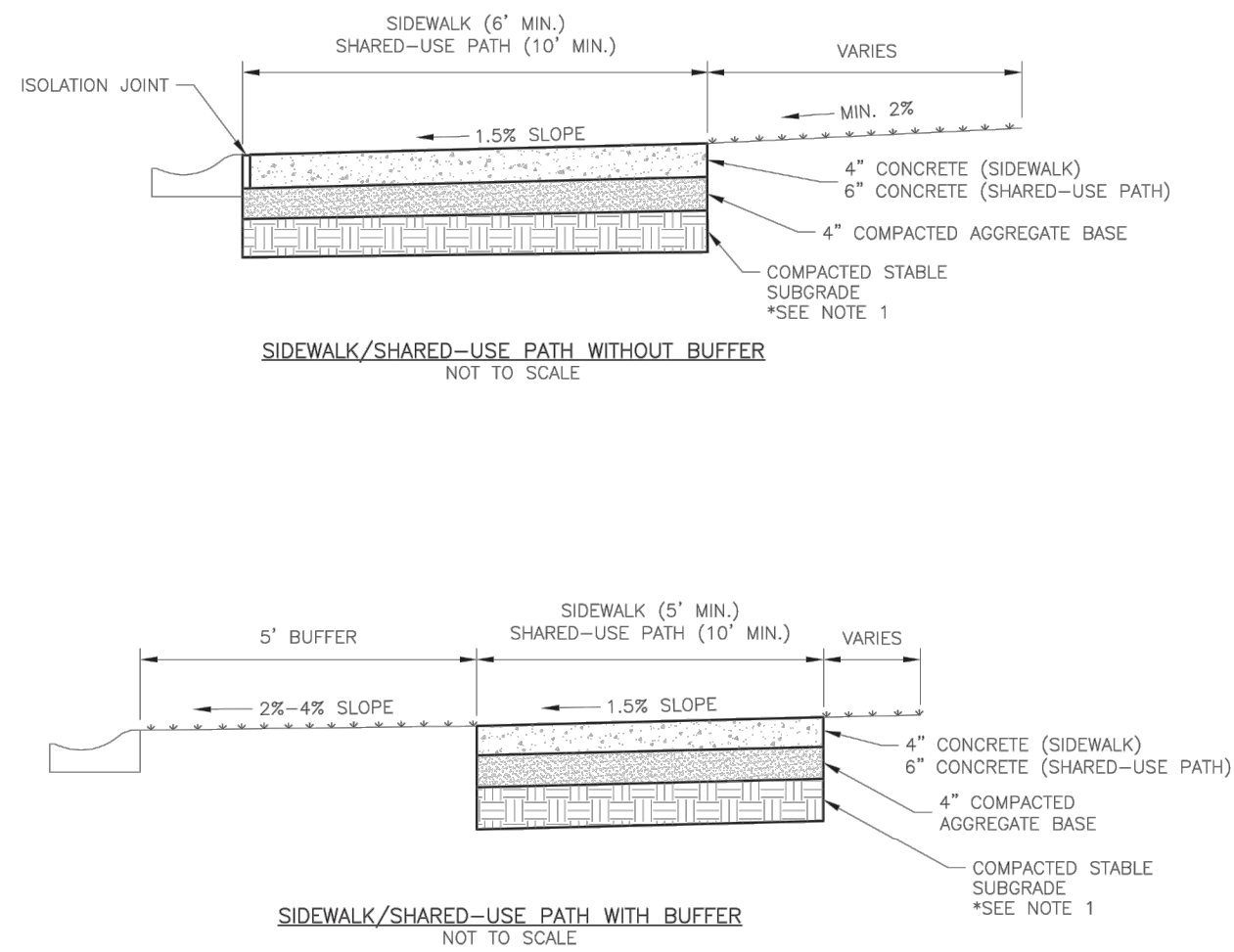


- EXTEND BASE SECTION 12" BEHIND CURB
- SEE PAVEMENT SECTIONS FOR TYPE & THICKNESS

**CURB & GUTTER BASE SECTION**  
NOT TO SCALE



**CURB TERMINATION DETAIL**  
NOT TO SCALE



**GENERAL NOTES:**

- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
- KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
- ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
- AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
- AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
- SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
- SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

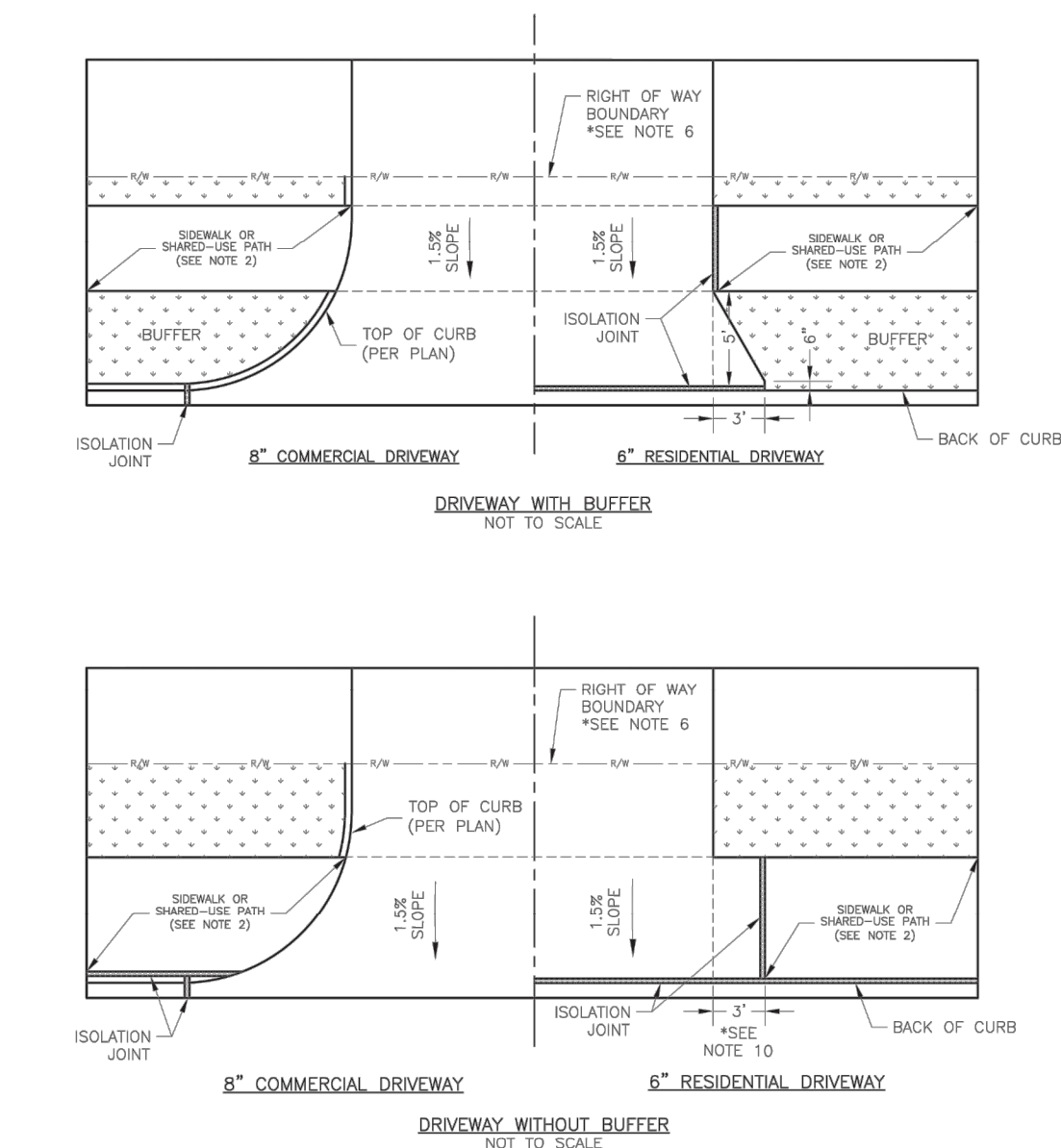


**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SIDEWALK/SHARED-USE PATH DETAIL

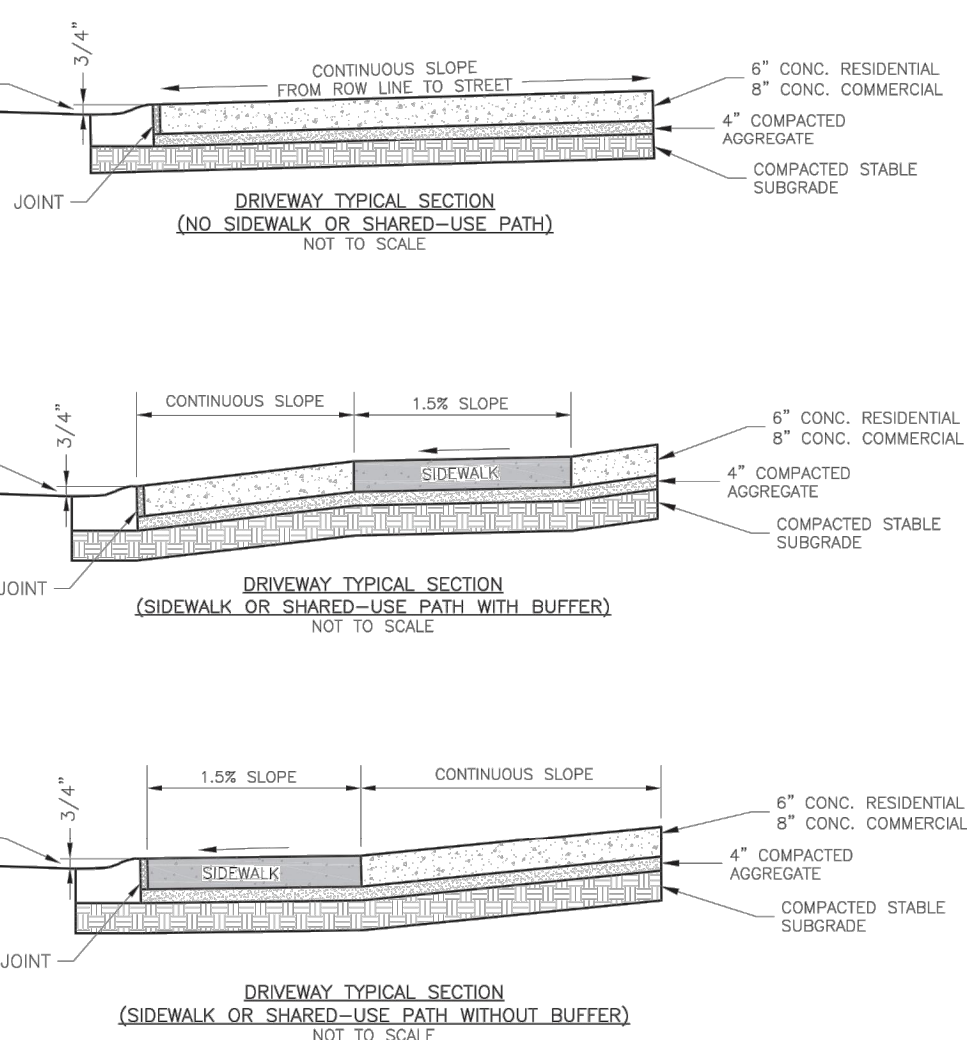
Date: 06/20/21  
Drawn By: MJE  
Checked By: DL

GEN-2



**GENERAL NOTES:**

- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
- JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
- KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
- COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
- RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
- A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
- SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
- THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 06/20/21  
Drawn By: MJE  
Checked By: DL

GEN-1

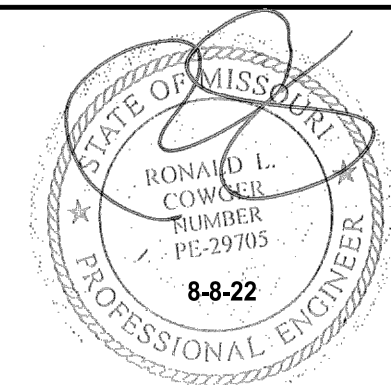
BY	REVISION	DATE
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

**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**  
**DETAILS**

12



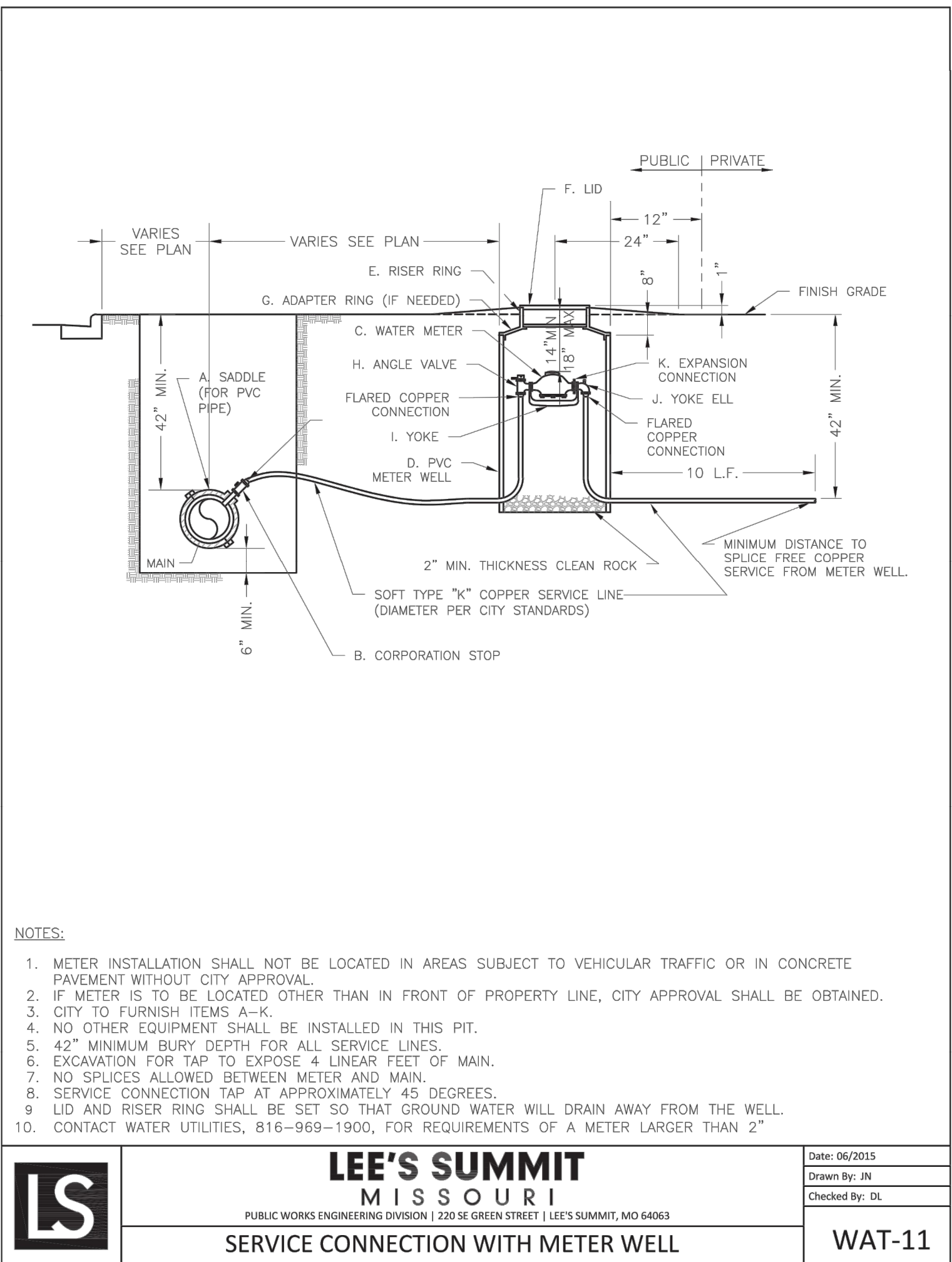
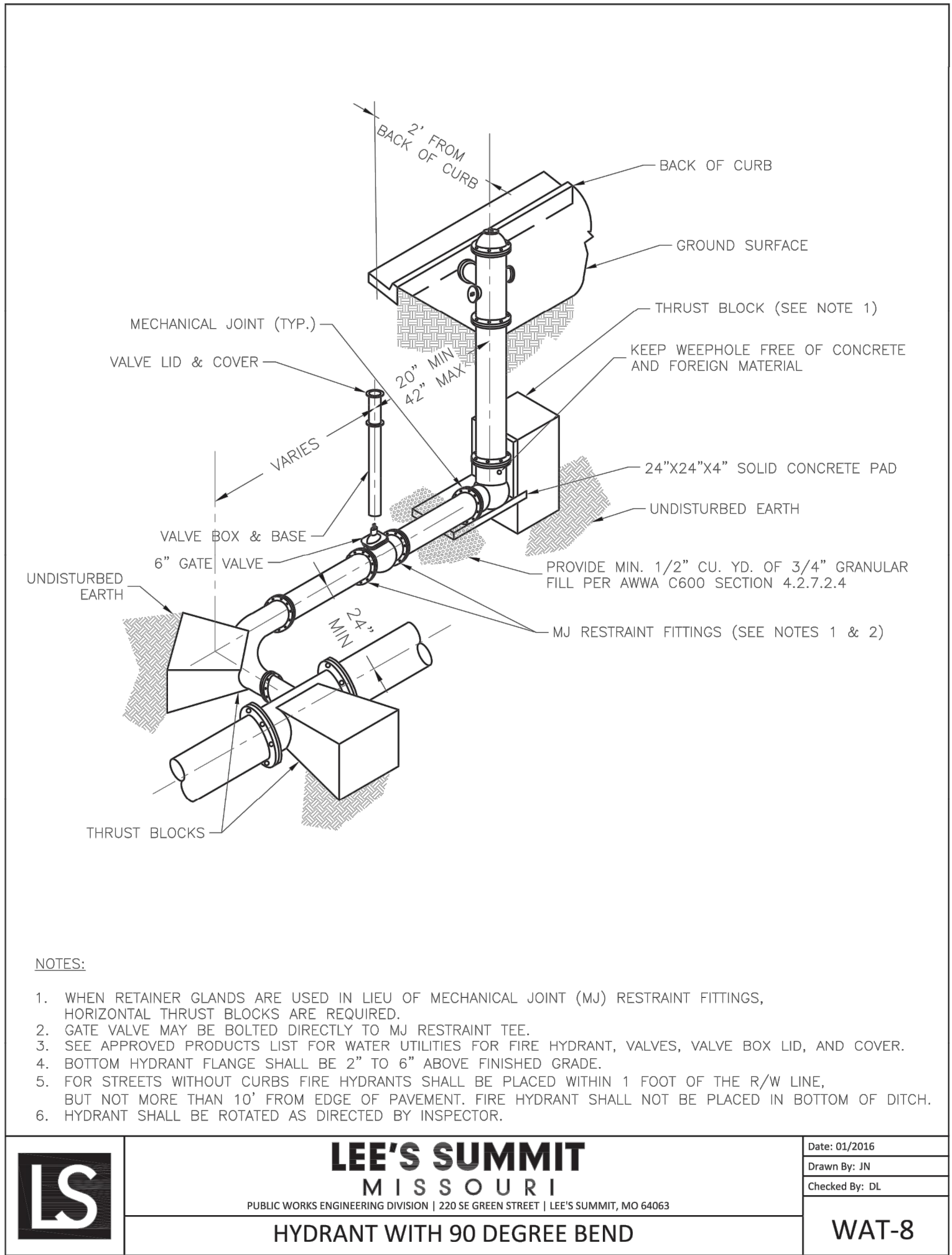






14



N:\Land Projects\Star Development - Oakview (Lee's Summit) - Lot 2\Drawings\Drawings-Plans\Final Development Plans\DETAILS.dwg, DETAILS (4), 8/8/2022 2:05:53 PM, ANSI full bleed D (34.00 x 22.00 inches), 1:1

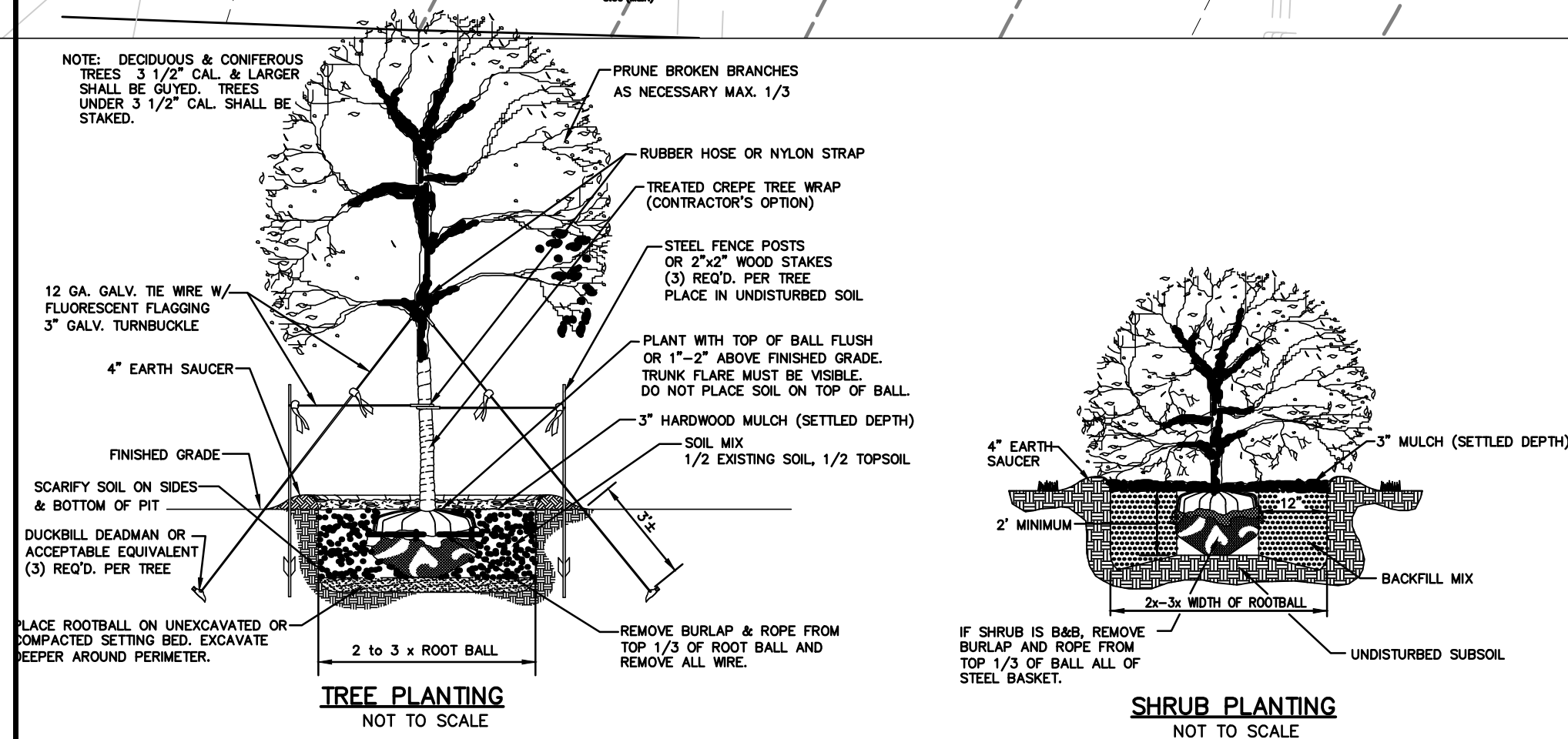


BY		REVISION	DATE	 <b>AGC Engineers, INC.</b>	405 S. Leonard St., Suite D Liberty, Missouri 64068  816.781.4200 ■ fax 792.3666  www.agcengineers.com		PANERA BREAD BAKERY - CAFE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
							SITE DEVELOPMENT PLANS		15
RC/ACA		FOR REVIEW PER CITY COMMENTS	8-8-22				DETAILS		
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						









THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL – IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTOR HEADS AROUND THE PERIMETER. THE PARKING LOTS HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBstantial COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO ALLOW WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER SHALL BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. THE AS-BUILT DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
  - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
  - PIPE SIZE AND QUANTITY
  - INFORMATION OF SPRINKLER HEAD SPRAY PATTERN
  - CIRCUIT IDENTIFICATION SYSTEM
  - DETAILED METHOD OF WINTERIZING SYSTEM

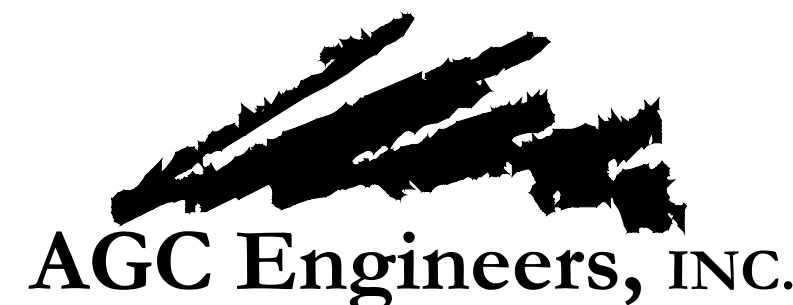
SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

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 PLANTING 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

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	5	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
HL	4	GLEDITISA 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
--	--	--
--	--	--
--	--	--
VSR	CITY COMMENTS	8.8.2022
VSR	CITY COMMENTS	7.22.2022
VSR	FINAL DEVELOPMENT PLAN FOR CITY REVIEW	6.29.2022



www.agcengineers.com



## L100