

DESCRIPTION:

All of Lot 1, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80 .

AND

All of Lot 5B, OAKVIEW LOT 5A AND 5B a replat of OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2021E0032453 in book 191 at page 75.

NOTES:

- BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY PROVIDED BY OTHERS AND USED WITH APPROVAL OF THE OWNER.
- BASIS OF BEARINGS IS THE PLAT OF OAKVIEW - LOTS 1-5, RECORDED AS DOCUMENT NO. 2019E0038352.
- SUBJECT PROPERTY HAS ACCESS TO PUBLIC STREETS: NE, DOUGLAS STREET BY WAY OF ACCESS EASEMENT RECORDED IN THE FINAL PLAT OF OAKVIEW - LOTS 1-5 AND ACCESS TO NE, VICTORIA DRIVE TO THE SOUTH BY WAY OF ACCESS EASEMENT RECORDED IN THE FINAL PLAT OF OAKVIEW - LOTS 1-5 AND INGRESS EGRESS EASEMENT RECORDED IN THE MINOR PLAT OF POLYTAINERS ADDITION LOTS 1 & 2.
- ACCESS EASEMENT SHOWN AS PROPOSED WITH THE MINOR SUBDIVISION, LOT 5-OAKVIEW-LOTS 1-5.
- LOT 5A SHOWN AS PROPOSED WITH THE MINOR SUBDIVISION, LOT 5-OAKVIEW-LOTS 1-5.
- TOPOGRAPHY FROM CITY OF LEE'S SUMMIT GIS.
- UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE FIELD LOCATED. UNDER GROUND UTILITIES SHOWN WERE FIELD LOCATED AND/OR AS SHOWN ON SITE DEVELOPMENT PLANS FOR OAKVIEW PRIVATE INFRASTRUCTURE. ALL UTILITIES THAT EXIST MAY NOT BE SHOWN.
- FLOOD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON THE FIRM MAP 29095C0409G, DATED 1/20/2017.
- AN EASEMENT OR LICENSE WILL 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.
- 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 WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
- BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- PARKING LOT DESIGN MUST MEET THE UDO ARTICLE 12 REQUIREMENTS AND THE PRIVATE DRIVE MUST MEET PUBLIC STREET DESIGN STANDARDS PER THE DESIGN AND CONSTRUCTION MANUAL SECTION 5200.
- ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
- ALL DRIVES AND PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
- ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- ALL LIGHTING SHALL COMPLY WITH THE LIGHTING STANDARDS CONTAINED WITHIN ARCHITCILE 7 OF THE UDO. ALL LIGHTS SHALL BE ARRANGED, LOCATED AND/OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE.
- ANY PUBLIC INFRASTRUCTURE SHALL REQUIRE THE SUBMITTAL OF SEPARATE ENGINEERING PLANS (SEPARATE FROM THE FINAL DEVELOPMENT PLANS).
- ANY PUBLIC SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY CODES AND STANDARDS. MAXIMUM DEPTH IS 15 FEET.
- All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
- IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
- IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- D105.1 Where required, Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater
- IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)
- IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- D105.2 Width, Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided on the gate and a Knox box on the building.
- IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

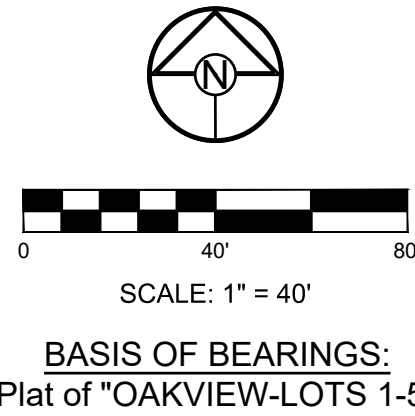
OVERALL SITE DATA

LOT 1 SITE DATA (PREVIOUSLY APPROVED NOT PART OF THIS APPLICATION)

CLIMATE CONTROLLED STORAGE	PI (NO CHANGE PROPOSED)
EXISTING ZONING	2.51 ACRES (109,278.15 S.F.)
EXISTING LOT 1 AREA ON APPROVED PLAN	2.16 ACRES (93,953.89 S.F.)
PROPOSED LOT 1 AREA	109,153 S.F.
TOTAL BUILDING AREA	1.0
FAR PER CODE	0.999
EXISTING LOT 1 FAR ON APPROVED PLAN	1.162 (MODIFICATION REQUESTED)
LOT 1 FAR PROPOSED	8 SPACES PER FACILITY & 1 PER EMPLOYEE MAX SHIFT
LOT 1 PARKING REQUIRED	9,000 S.F.
LOT 1 PARKING EXISTING	10,000 S.F.
	1.0
	.265
	50 SPACES
	40 SPACES
	45 SPACES

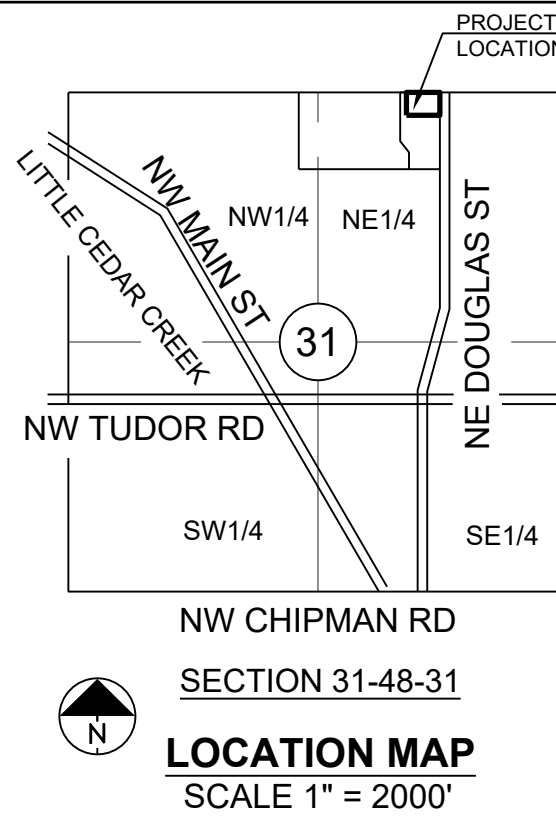
LOT 5B SITE DATA

EXISTING ZONING	PI (NO CHANGE PROPOSED)
EXISTING LOT 5B AREA	0.51 ACRES (22,415.68 S.F.)
ADDITIONAL AREA FROM LOT 1 TO BE ADDED TO LOT 5B	0.35 ACRES (15,324.26 S.F.)
PROPOSED LOT 5B AREA	0.86 ACRES (37,739.94 S.F.)
BUILDING AREA IF RETAIL/MEDICAL OR DENTAL OFFICE	9,000 S.F.
BUILDING AREA IF OFFICE	10,000 S.F.
FAR PER CODE	1.0
FAR PROPOSED	.265
PARKING REQUIRED IF RETAIL, MEDICAL OR DENTAL OFFICE(5 SPACES PER 1,000 S.F.)	50 SPACES
PARKING REQUIRED IF OFFICE	40 SPACES
PARKING PROVIDED	45 SPACES



DEVELOPER:

OAK VIEW CAPITAL PARTNERS
176 JELICO CIRCLE
SOUTHLAKE, TEXAS 76092
p 214-460-8442



LEGEND:

- FOUND 1/2" REBAR W/L S-885F-F CAP UNLESS OTHERWISE NOTED
- B/B - BACK TO BACK OF CURB
- BL - BUILDING LINE
- EL - ELEVATION
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- SS/E - STORM SEWER EASEMENT
- S/E - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- A/E - ACCESS EASEMENT
- W/E - WATERLINE EASEMENT
- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- EXISTING FIBER OPTIC CABLE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING TELEPHONE LINE
- EXISTING WATERLINE
- EXISTING ELECTRIC LINE
- WATERLINE
- SANITARY SEWER MAIN
- SANITARY MANHOLE
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- CURB INLET
- STORM JUNCTION BOX

SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

OAKVIEW LOTS 1 & 5B
REVISED PRELIMINARY DEVELOPMENT PLAN
1450 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

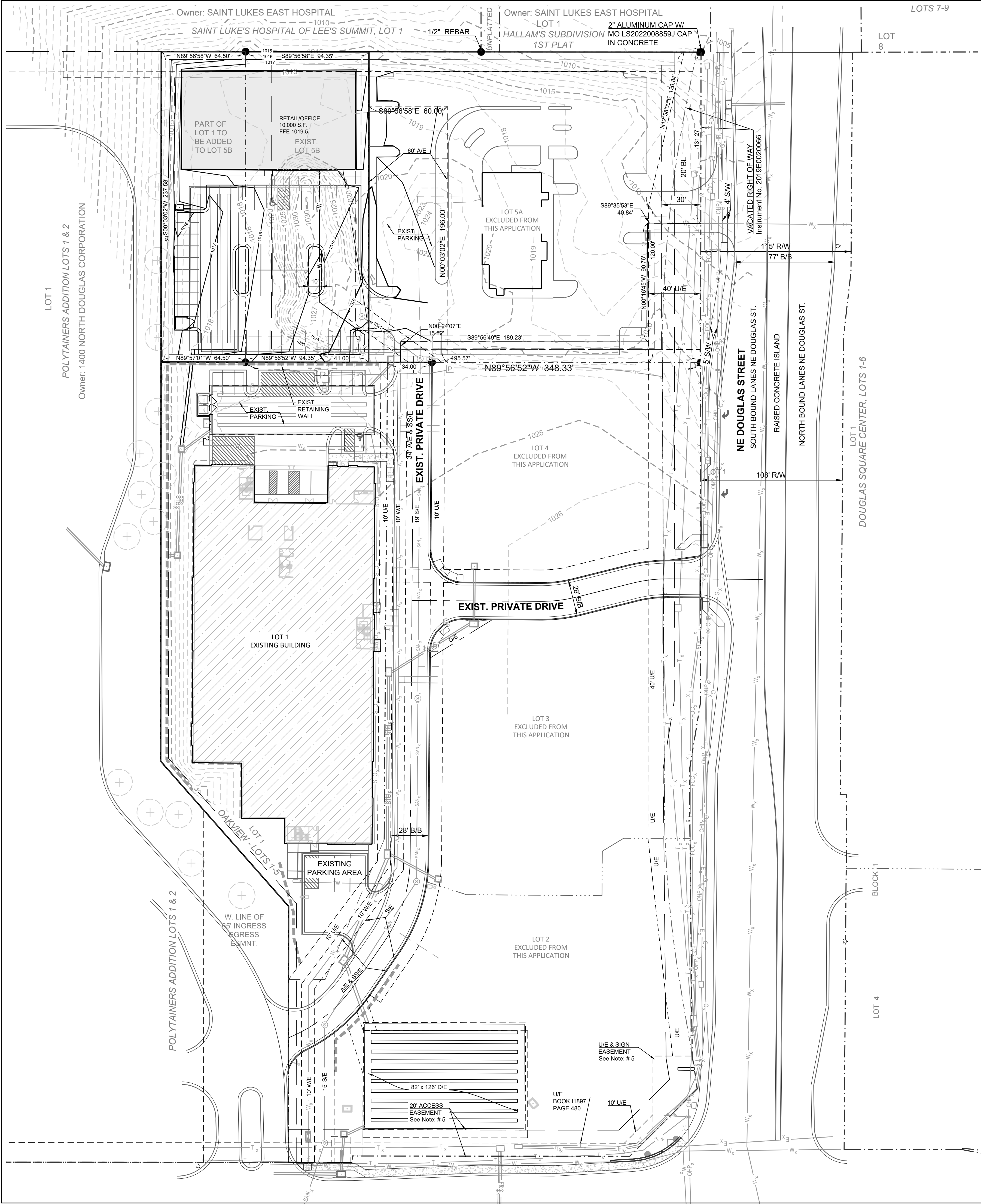
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PRELIMINARY
SITE PLAN

SHEET

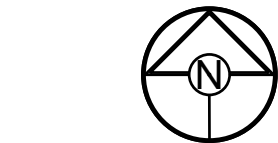
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GENERAL GRADING/EARTHWORK NOTES:

- All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by field verified prepared by Schlager and Associates, P.A. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded, per city requirements.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY R.L. BUFORD & ASSOCIATES LLC. VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- RETAINING WALL DESIGN IS BY THE CONTRCTOR, WALL SUPPLIER, OR OWNER CONSULTANT. SCHLAGEL & ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR THE RETAINING WALL DESIGN. BOTTOM OF WALL FINISH GRADE (BFG) IS AT EXISTING GRADE. BOTTOM OF WALL TO BE DETERMINED BY WALL DESIGNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR THE WALL.

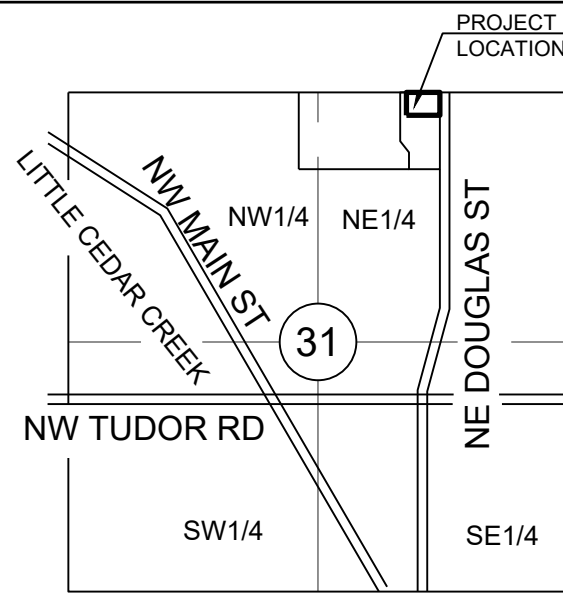


SCALE: 1" = 40'

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

DEVELOPER:

OAK VIEW CAPITAL PARTNERS
176 JELICO CIRCLE
SOUTHLAKE, TEXAS 76092
p 214-460-8442



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

LEGEND:

- FOUND 1/2" REBAR W/LS-8858-F CAP UNLESS OTHERWISE NOTED
- B/B - BACK TO BACK OF CURB
- BL - BUILDING LINE
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- SANITARY MANHOLE
- FIRE HYDRANT
- POWER POLE
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EXISTING CONTOUR

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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PREPARED BY:

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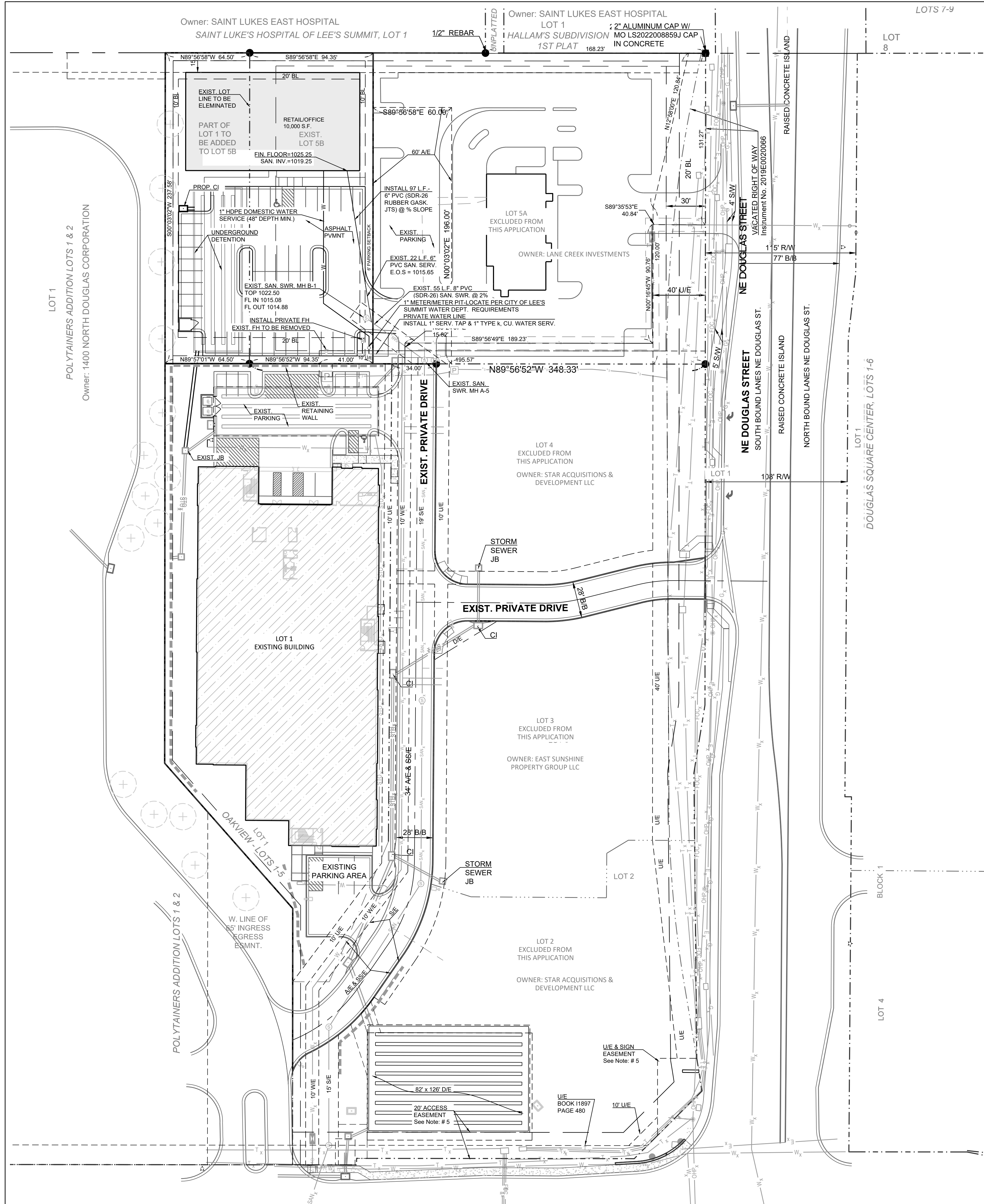
OAKVIEW LOTS 1 & 5B
REVISED PRELIMINARY DEVELOPMENT PLAN
1450 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11/9/2022	DESCRIPTION 1
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PRELIMINARY
GRADING PLAN

SHEET

C2.0

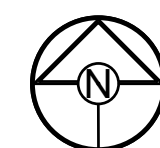


GENERAL NOTES

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9. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WATERS IN THE SUBDIVISION.
10. ALL LIGHTING SHALL COMPLY WITH THE LIGHTING STANDARDS CONTAINED WITHIN ARCHITECT 7 OF THE UDO. ALL LIGHTS SHALL BE ARRANGED, LOCATED AND/OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE.
11. ANY PUBLIC INFRASTRUCTURE SHALL REQUIRE THE SUBMITTAL OF SEPARATE ENGINEERING PLANS (SEPARATE FROM THE FINAL DEVELOPMENT PLANS).
12. ANY PUBLIC SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY CODES AND STANDARDS. MAXIMUM DEPTH IS 15 FEET.

GENERAL UTILITY NOTES:

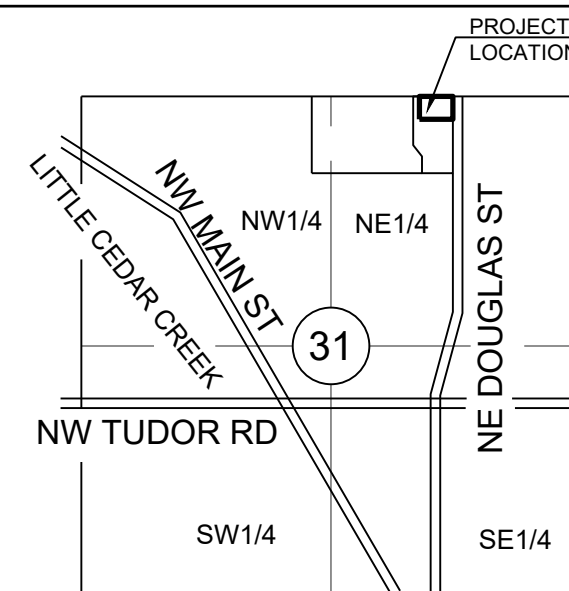
1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF LOCATES COMPLETED BY THE UTILITY COMPANIES. THE ENGINEER AND SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE ENGINEER AND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER AND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY EXTENSIONS TO THE SITE AND BUILDINGS INCLUDING SUBMITTING SERVICE REQUESTS. SCHLAGEL & ASSOCIATES IS NOT RESPONSIBLE FOR UTILITY COORDINATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. REVISED DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
6. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
7. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
9. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.
10. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
11. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
12. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
13. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
14. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER FOR PROVIDING NOTICE: 1-800-368-6141, EXT. 1-800-DIG-STATE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
16. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
17. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
18. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
19. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
20. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
21. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
22. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
23. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
24. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE UTILITIES MAY REQUIRE A PERMIT.
25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
26. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.
27. ALL BACKFILL MATERIAL SHALL BE PLACED IN PROXIMUM 6-INCH LINES AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
28. BACKFILL MATERIAL SHALL NOT INCLUDE OPEN TOPPED MATERIAL, DEBRIS OR TOPSOIL.
29. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
30. M S F E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
31. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
32. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



0 40' 80'

SCALE: 1" = 40'

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



NW CHIPMAN RD
SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- FOUNDED 1/2" REBAR W/L/S-8859-F CAP
 UNLESS OTHERWISE NOTED
- | | | |
|------|---|-------------------------|
| B/B | - | BACK TO BACK OF CURB |
| BL | - | BUILDING LINE |
| EL | - | ELEVATION |
| D/E | - | DRAINAGE EASEMENT |
| R/W | - | RIGHT-OF-WAY |
| SS/E | - | STORM SEWER EASEMENT |
| S/E | - | SANITARY SEWER EASEMENT |
| S/W | - | SIDEWALK |
| U/E | - | UTILITY EASEMENT |
| A/E | - | ACCESS EASEMENT |
| W/E | - | WATERLINE EASEMENT |
-
- | | |
|------------------------------|---------------------------------|
| ===== | CURB & GUTTER |
| ----- | EXISTING LOT AND PROPERTY LINES |
| ----- | EXISTING PLAT AND R/W LINES |
| ----- FOC ----- | EXISTING FIBER OPTIC CABLE |
| ----- G _x ----- | EXISTING GAS LINE |
| ----- OHF _x ----- | EXISTING OVERHEAD POWER LINE |
| ----- SAN _x ----- | EXISTING SANITARY SEWER MAIN |
| ----- ST _x ----- | EXISTING STORM SEWER |
| ----- T _x ----- | EXISTING TELEPHONE LINE |
| ----- W _x ----- | EXISTING WATERLINE |
| ----- E _x ----- | EXISTING ELECTRIC LINE |
| ----- W ----- | WATERLINE |
| ----- SAN ----- | SANITARY SEWER MAIN |
| ○ | SANITARY MANHOLE |
| ⊙ | FIRE HYDRANT |
| ⊗ | POWER POLE |
| ⊗ | WATER VALVE |
| ⊗ | CURB INLET |
| ⊗ | STORM JUNCTION BOX |

UTILITY INFORMATION & CONTACTS

Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light
Attn: Phillip Ingram
1300 Hamblen Road
Lee's Summit, Missouri 64081
Phone: (816) 347-4339
Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
Phone: (816) 969-1900
Email: publicworks@cityofls.net

AT&T
Attn: Herb Upshaw
9444 Nall Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com

811
Missouri One Call - 1-800-344-7483



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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY

SCHLAGEL & ASSOCIATES, P.A.

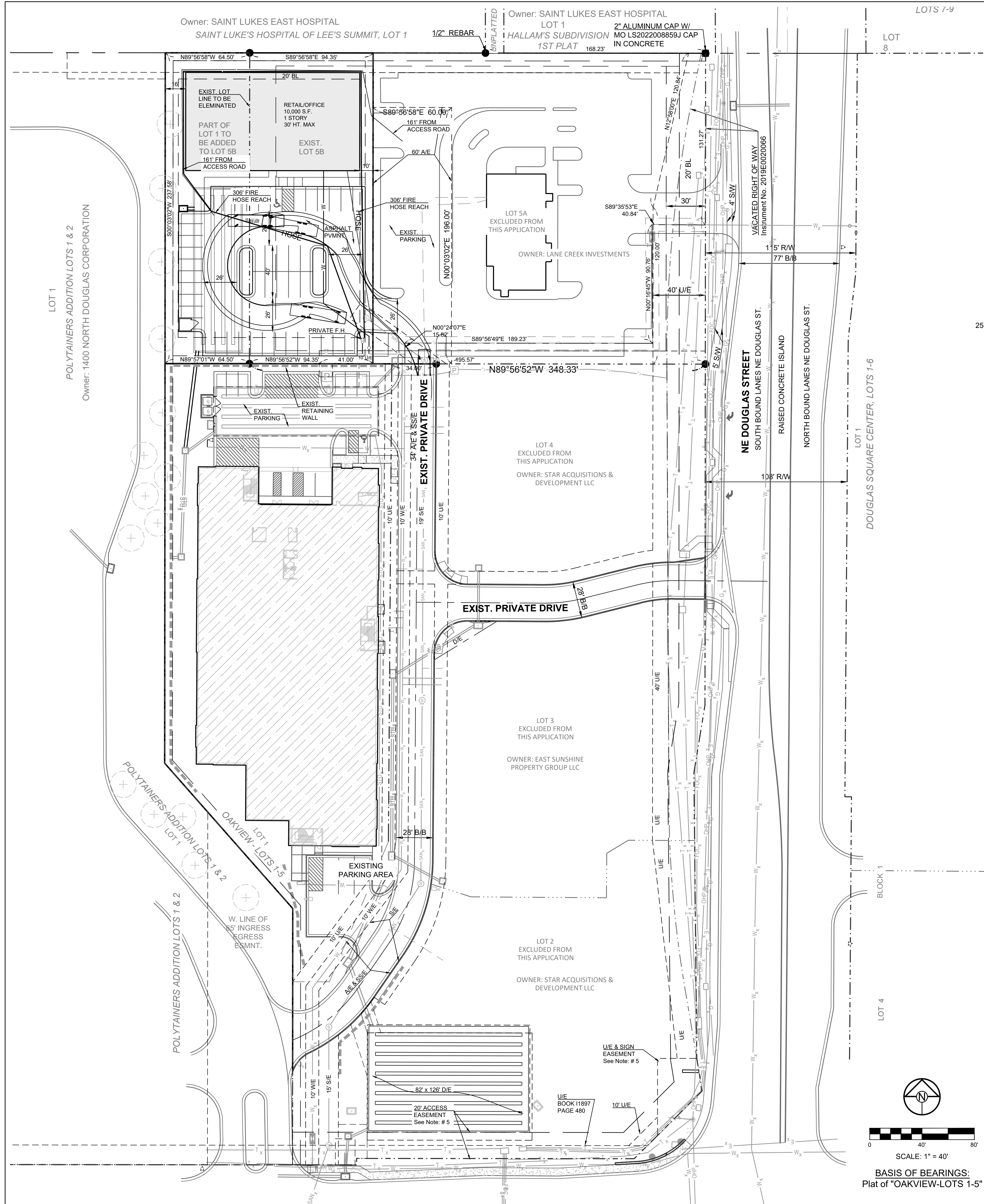
OAKVIEW LOTS 1 & 5B
REVISED PRELIMINARY DEVELOPMENT PLAN
1450 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
DATE	DESCRIPTION 1
1	
2	
3	
4	
5	
6	
7	
8	

PRELIMINARY UTILITY PLAN

SHEET

C3.0



DESCRIPTION:

All of Lot 1, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80 .

AND

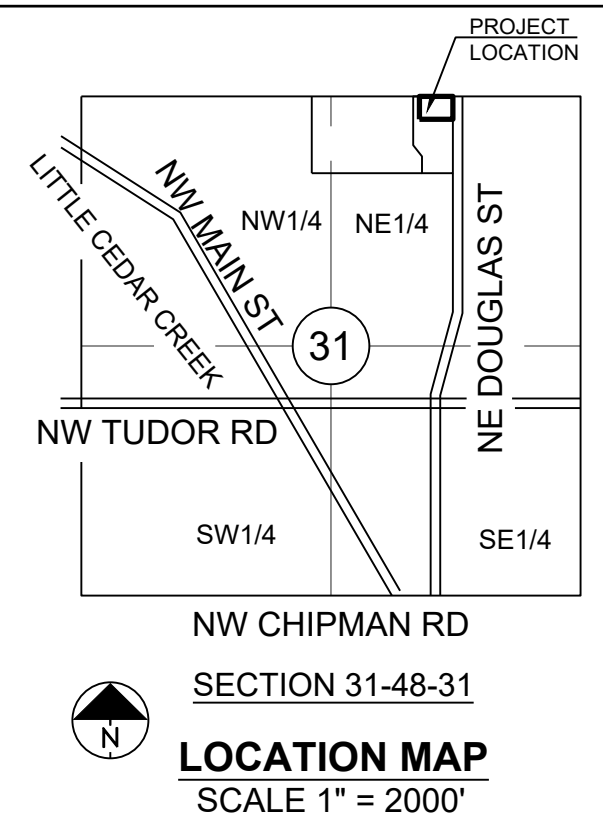
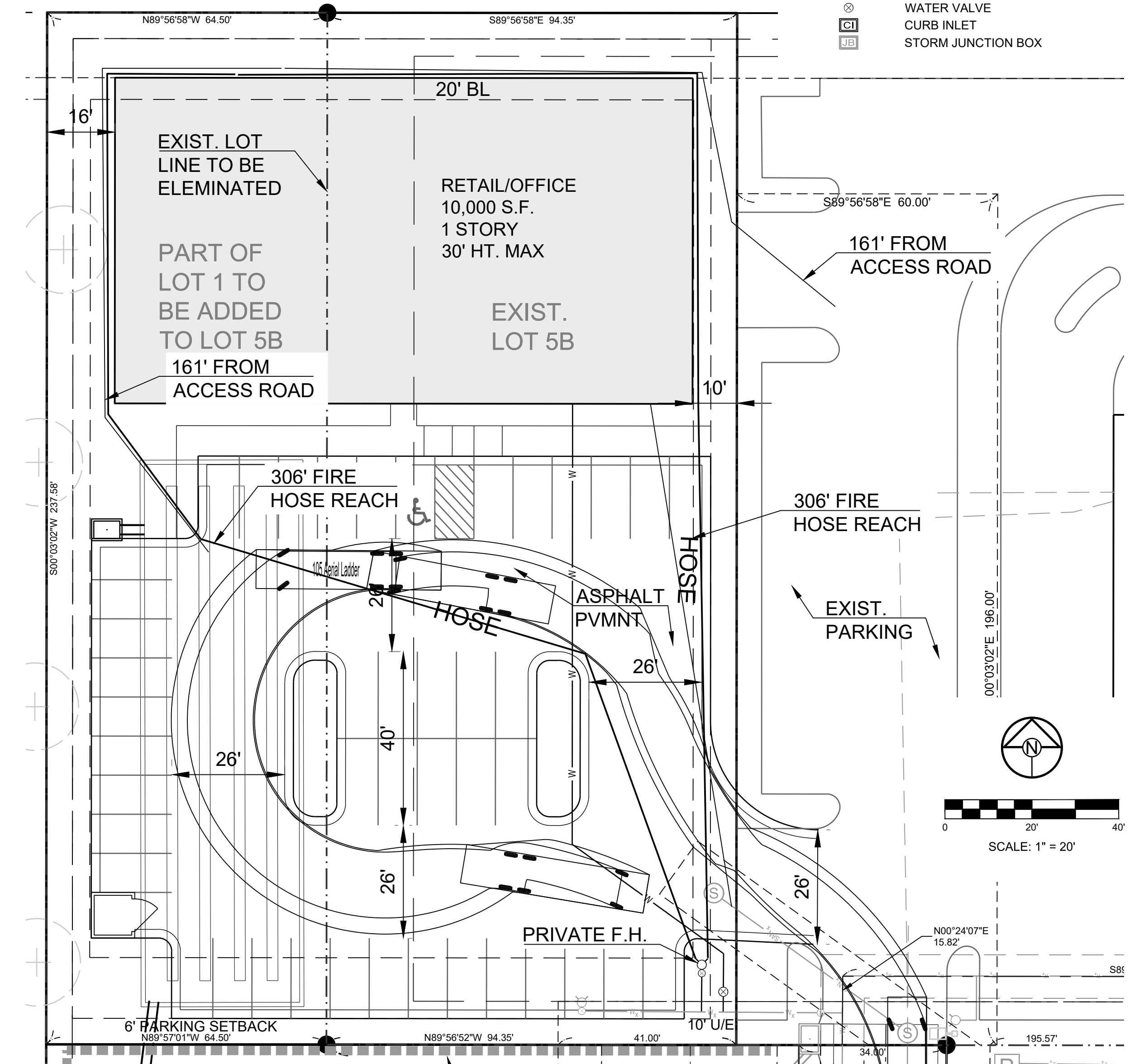
All of Lot 5B, OAKVIEW LOT 5A AND 5B a replat of OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2021E0032453 in book 191 at page 75.

NOTES:

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
4. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
5. A fire apparatus access road shall comply with the requirements of the adopted IFC and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story if the building is not protected by an automatic fire sprinkler system.
6. A fire apparatus access road shall comply with the requirements of the adopted IFC and shall extend to within 300 feet of all portions of the facility and all portions of the exterior walls of the first story of the building that is protected by an automatic fire sprinkler system. A code modification request must be submitted to consider distances not more than 300 feet. IFC Section 102.5, 507.5.1, B105.1.
7. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)
8. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
9. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
10. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided on the gate and a Knox box on the building.
11. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
12. For structures without Fire Sprinklers, Fire hydrants are required within 400 feet of all structures without an automatic sprinkler system (travel distance). IFC Section 102.5, 507.5.1, B105.1
13. For structures with Fire Sprinklers, All portions of the buildings shall be within 600 feet of hose travel distance from a hydrant(s) for buildings with an automatic sprinkler system. IFC 507.5.1.

DEVELOPER:

OAK VIEW CAPITAL PARTNERS
178 JELICO CIRCLE
SOUTHLAKE, TEXAS 76092
p 214-460-8442



LEGEND:

- FOUND 1/2" REBAR W/LS-8859-F CAP
 UNLESS OTHERWISE NOTED
- | | |
|-------|---------------------------|
| B/B | - BACK TO BACK OF CURB |
| BL | - BUILDING LINE |
| DE | - ELEVATION |
| DL | - DRAINAGE EASEMENT |
| R/W | - RIGHT-OF-WAY |
| SSI/E | - STORM SEWER EASEMENT |
| S/E | - SANITARY SEWER EASEMENT |
| S/W | - SIDEWALK |
| U/E | - UTILITY EASEMENT |
| A/E | - ACCESS EASEMENT |
| W/E | - WATERLINE EASEMENT |
-
- | | |
|-------------------------------|---------------------------------|
| ===== | CURB & GUTTER |
| ----- | EXISTING LOT AND PROPERTY LINES |
| ----- | EXISTING PLAT AND R/W LINES |
| FOC _x | EXISTING FIBER OPTIC CABLE |
| G _x | EXISTING GAS LINE |
| OH _P _x | EXISTING OVERHEAD POWER LINE |
| SAN _S _x | EXISTING SANITARY SEWER MAIN |
| STO _x | EXISTING STORM SEWER |
| T _x | EXISTING TELEPHONE LINE |
| W _x | EXISTING WATERLINE |
| E _x | EXISTING ELECTRIC LINE |
| W | WATERLINE |
| SAN | SANITARY SEWER MAIN |
| ○ | SANITARY MANHOLE |
| ⦿ | FIRE HYDRANT |
| ⊗ | POWER POLE |
| ⊕ | WATER VALVE |
| CI | CURB INLET |
| IB | STORM JUNCTION BOX |

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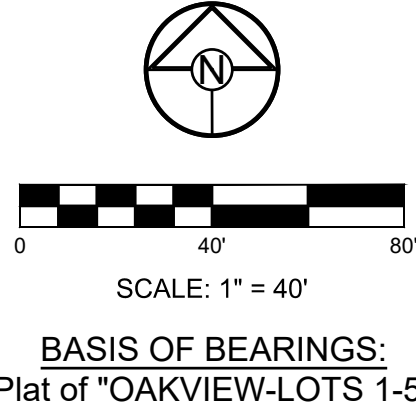
1450 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

DSF/ITS	A	DATE	
CHECKED BY:	A		
DSF/ITS	A		
DATE PREPARED:	A		
11-9-2022	A		
PROJ. NUMBER:	A		
22-206	A		
			DESCRIPTION 1

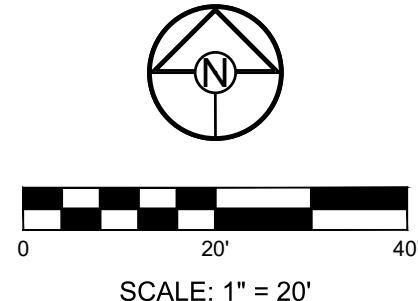
EMERGENCY
SERVICE PLAN

ET

= 1.0



1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO ANY LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANTING SHALL BE DONE BY THE CITY OF SEASIDE. THE CITY WILL PROVIDE ALL MATERIALS AND ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEES SUMMIT STANDARDS(EXCEPT SITE MODIFICATIONS ALLOWED BY THE PLAN APPROVAL) AND ANSIS A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL PLANTS SHALL MEET THE SIZE REQUIREMENTS OF THE LEES SUMMIT ORDINANCE EXCEPT AS ALLOWED BY MODIFICATION AS PART OF THIS PLAN APPROVAL. ALL TREES SHALL BE CALIPPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL TREES TO BE PLANTED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A 7/8" CUT EDGE.
7. ALL PLANTS SHALL BE 1/2" MIN. 3 FT. DIA. AREA WITH 1/2" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEES SUMMIT, PRIOR TO INSTALLATION.
10. THE CITY OF LEES ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEES SUMMIT STANDARDS.
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE SHALL BE MAINTAINED FROM THE CENTER OF SHRUB/JOYR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION FOR COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THE LANDSCAPE INSTALLATION HAS BEEN REVIEWED AND IS IN COMPLIANCE WITH THE APPROVED PLANS.
14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL, AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
15. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.



SCHLAGEL & ASSOCIATES, P.A.

OAKVIEW LOTS 1 & 5B
REVISED PRELIMINARY DEVELOPMENT PLAN
1450 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

PRELIMINARY LANDSCAPE PLAN	REVISION DATE	DESCRIPTION
	DRAWN BY: DGF/JTS	DATE
	CHECKED BY: DGF/JTS	
	DATE PREPARED: 11-9-2022	
	PROJ. NUMBER: 22-206	

SHEET

L1.0