

**PROPERTY DESCRIPTION**

All of Lot 2, First Federal Bank Commercial Park, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri  
**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or researched by this surveyor:  
 (A) Final Plat of "First Federal Bank Commercial Park, Doc No. 20020049392  
 (B) Minor Plat of Executive Plaza, Lots 1 and 2, Doc. No. 200410096324  
 (C) Final Plat of "Oak Hill Estates - 1st Plat  
 (D) Final Plat of "Oak Hill Estates - 2nd Plat
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon bearings shown on the Final Plat of First Federal Commercial Park
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned. Missouri One Call Ticket 192600543, 192600544 & 192600545
- Property has direct pedestrian and vehicular access to and from SE Oldham Parkway, public right of way.
- The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0439G, dated January 20, 2017

**SURVEY AND PLAT NOTES:**

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0439G EFFECTIVE DATE, JANUARY 20, 2017.

**Land Use Schedule**

a. Total floor area	4,337.65 sq. ft.
b. Number of dwelling units	N/A
c. Land area	149,701.59 sq. ft. 3.44 acres
Lot 1	75,571.47 sq. ft. 1.73 acres
Tract A	28,139.57 sq. ft. 0.65 acres
Lot 4	46,179.26 sq. ft. 1.06 acres
d. Number of required and proposed parking spaces	61 Standard / 3 Handicap 76 Standard / 4 Handicap
e. Impervious coverage	53,849.97 sq. ft.
Parking, Sidewalk, Building	4,337.65 sq. ft.
	58,187.62 sq. ft. (77% of Site)
f. Floor Area Ratio (FAR)	5.7%
g. Dwelling units per acre, with and without common area;	N/A
h. The range of land uses to be permitted in each designated area of the development.	Restaurant

Current Zoning: CP-2 - Planned Community Commercial

Proposed Zoning: CP-2 - Planned Community Commercial

**Sanitary Sewer Service**

Sanitary Sewer service will be connected to the main line being on the northeast of the development.

**Water Service**

Water Service will be extended to the lot from the existing City of Lee's Summit water along the south side of SE Oldham Parkway.

**Storm Sewer**

Storm Detention is on east side of property.

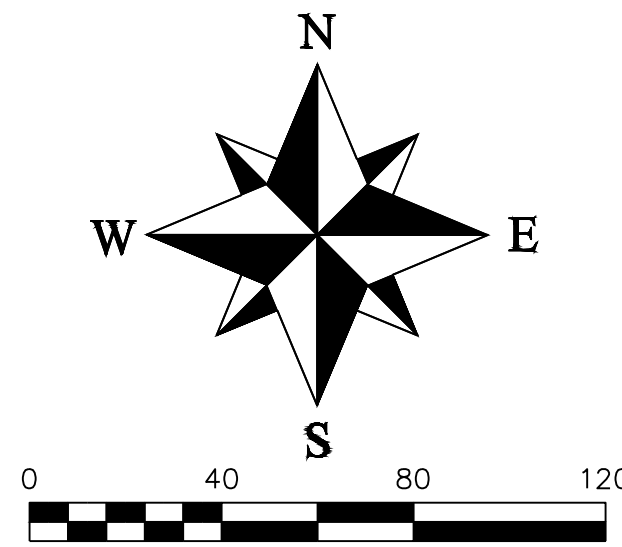
**LEGEND**

These standard symbols will be found in the drawing.

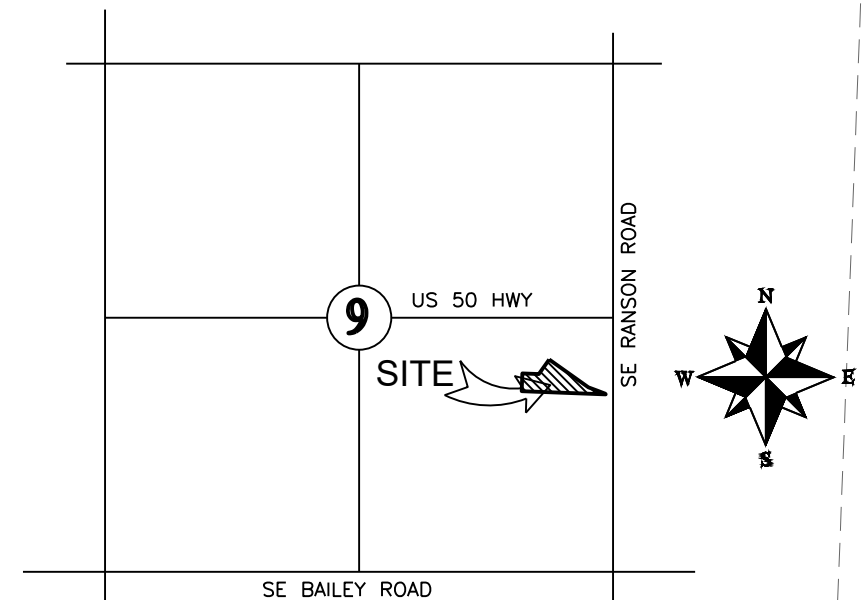
- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- ⓪ Exception Document Location
- X-X-X- Existing Fence Line - Chain Link
- X-W/M- Existing Water Line
- X-SAN- Existing Sanitary Sewer Main
- X-STM- Existing Storm Sewer
- GAS-GAS- Existing Gas Line
- UT- Existing Underground Telephone
- Existing Underground Electric

**Notes:**

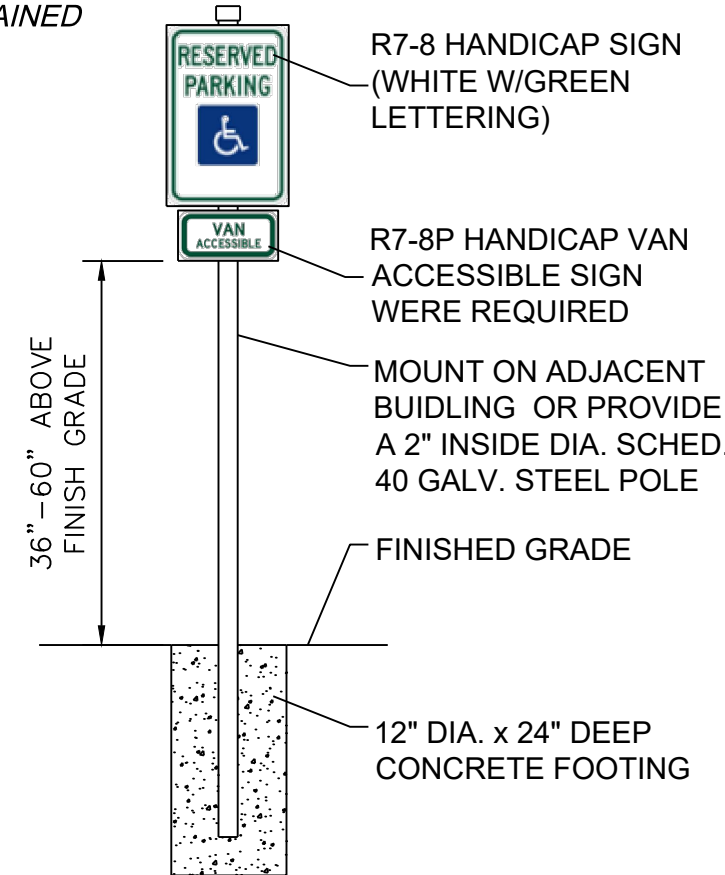
The trash enclosures shall be constructed of masonry walls and solid steel gates painted a color compatible to the enclosure walls and building it serves.  
 Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.



**Preliminary Development Plan**  
**CULVER'S**  
 Section 9, Township 47 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri



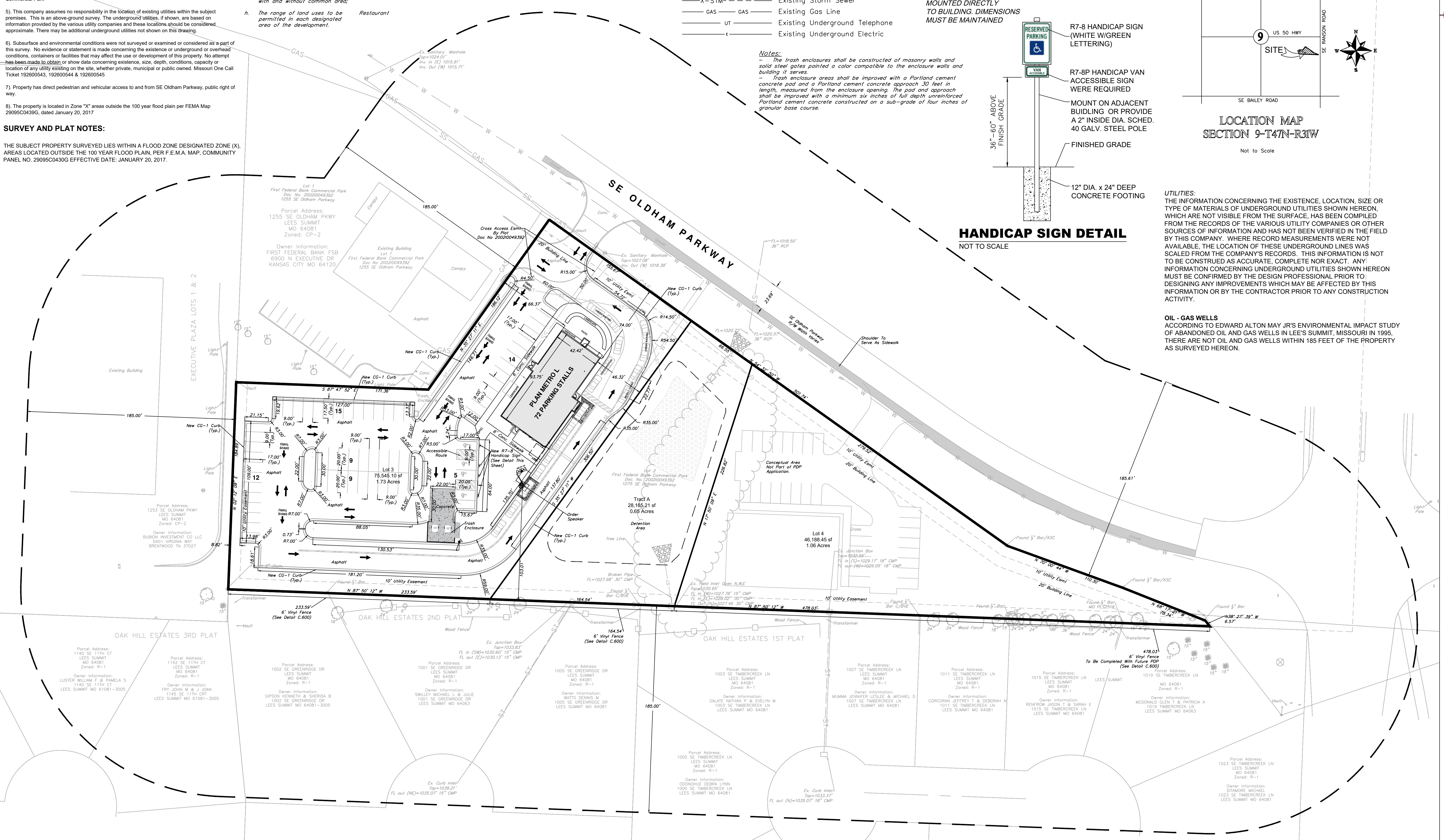
**LOCATION MAP**  
 SECTION 9-T47N-R31W  
 Not to Scale



**HANDICAP SIGN DETAIL**  
 NOT TO SCALE

**UTILITIES:**  
 THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**OIL - GAS WELLS**  
 ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.



**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
 Missouri  
 Engineering 2005002188-D  
 Surveying 2005000319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: 1275 SE Oldham Parkway  
 Construction Plans for: CULVER'S  
 Lot 2, First Federal Bank Commercial Park  
 Lee's Summit, Jackson County, Missouri

Project: CULVER'S OLDHAM PKWY LEE'S SUMMIT  
 Issue Date: January 13, 2020

OVERALL SITE PLAN  
 Construction Plans for:  
 CULVER'S  
 Lot 2, First Federal Bank Commercial Park  
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS
