

OVERALL SITE DATA

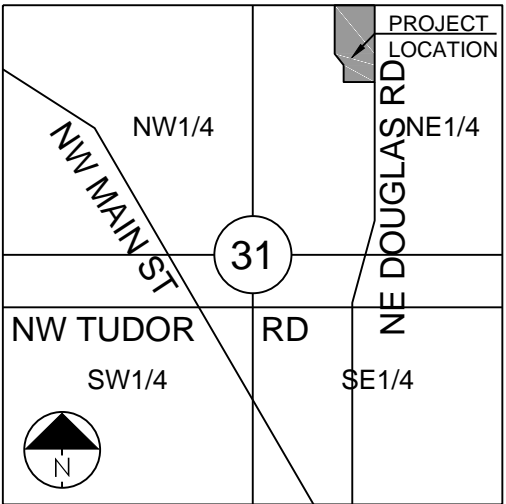
EXISTING ZONING  
PROPOSED ZONING  
TOTAL SITE AREA  
SUP SITE AREA  
TOTAL BUILDING FOOTPRINT AREA  
PARKING LOT PAVEMENT AREA  
PRIVATE DRIVE PAVEMENT AREA  
TOTAL PAVEMENT AREA  
TOTAL OPEN AREA  
FAR  
IMPERVIOUS COVERAGE

PI  
PI(SUP)  
7.43 ACRES(323,609.14 S.F.)  
2.20 ACRES(95,877.69 S.F.)  
28,622 S.F.  
114,488 S.F.  
10,910.42 S.F.  
21,991.13 S.F.  
32,901.55 S.F.  
34,354.69 S.F.(35.83%)  
1.194  
64.17%

PARKING DATA

PARKING REQUIRED  
5 SPACES (2 PER FACILITY & 1 PER EMPLOYEE MAX SHIFT)

PARKING PROPOSED  
5 SPACES + 5 LOADING SPACES



SECTION 31-48-31

LOCATION MAP  
SCALE 1" = 2000'

OVERALL PARCEL LEGAL DESCRIPTION FROM ALTA SURVEY PROVIDED BY OWNER

ALL OF LOT 2, MINOR PLAT POLYTAINERS ADDITION LOTS 1 & 2, A REPLAT OF LOT 1, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI IN SECTION 31, TOWNSHIP 48, AND RANGE 31.

NOTES:

- BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
- TOPOGRAPHY FROM CITY OF LEE'S SUMMIT GIS.
- AN EASEMENT OR LICENSE WILL BE 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 PLAN 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 BR ESTABLISHED AS SHOWN ON THE PLAN 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.
- 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 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.
- 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 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.
- IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- 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.
- 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.

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA panel 409 of 625 for map number 20095C0409G dated January 20, 2017 and panel 417 of 625 for map number 29095C0417G dated January 20, 2017, the project lies outside of any identified FEMA floodplain.

OWNER/DEVELOPER:

UNIVERSITY OF MASSACHUSETTS  
FOND INC.  
1 BEACON STREET 32ND FLOOR  
BOSTON, MA 02108

DEVELOPER:

OAK VIEW CAPITAL PARTNERS, LLC  
201 HAWKS RIDGE TRAIL  
COLLEYVILLE, TX 76034  
p 214-460-8442

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OAKVIEW STORAGE  
CONCEPT PLAN  
NE DOUGLAS ROAD AND NW VICTORIA DRIVE  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/1/2017	1/1/2017
2/1/2017	2/1/2017
3/1/2017	3/1/2017
4/1/2017	4/1/2017
5/1/2017	5/1/2017
6/1/2017	6/1/2017
7/1/2017	7/1/2017
8/1/2017	8/1/2017
9/1/2017	9/1/2017
10/1/2017	10/1/2017
11/1/2017	11/1/2017
12/1/2017	12/1/2017

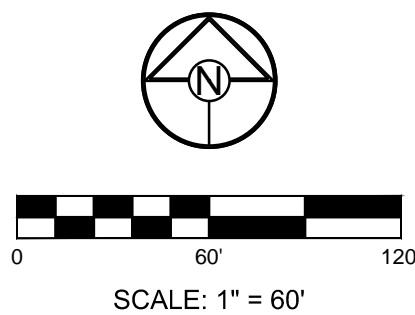
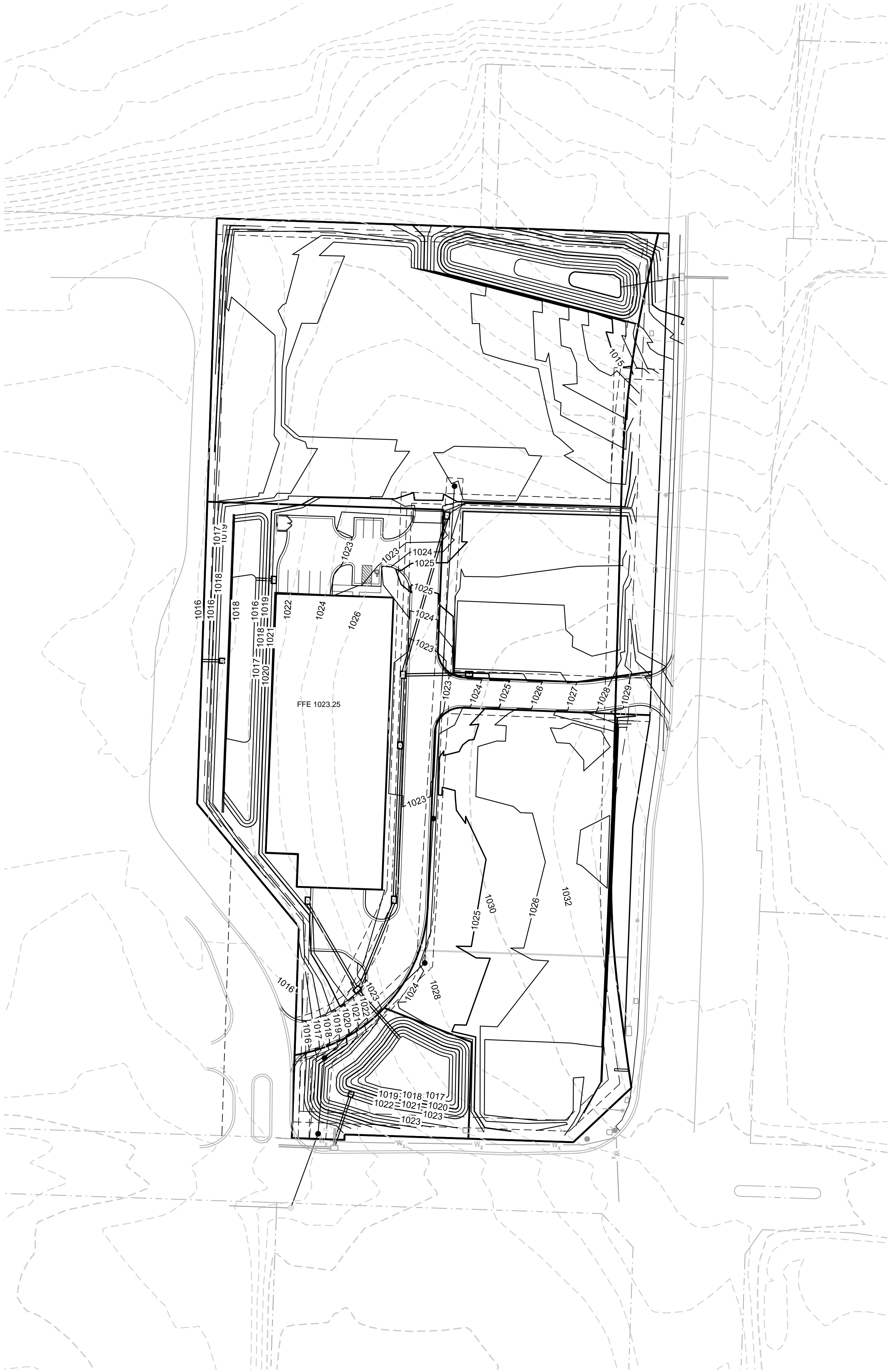
SITE PLAN

SHEET

C1.0  
OF



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OAKVIEW STORAGE  
CONCEPT PLAN  
NE DOUGLAS ROAD AND NW VICTORIA DRIVE  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/1	
2/1	
3/1	
4/1	
5/1	
6/1	
7/1	
8/1	
9/1	
10/1	
11/1	
12/1	

GRADING PLAN

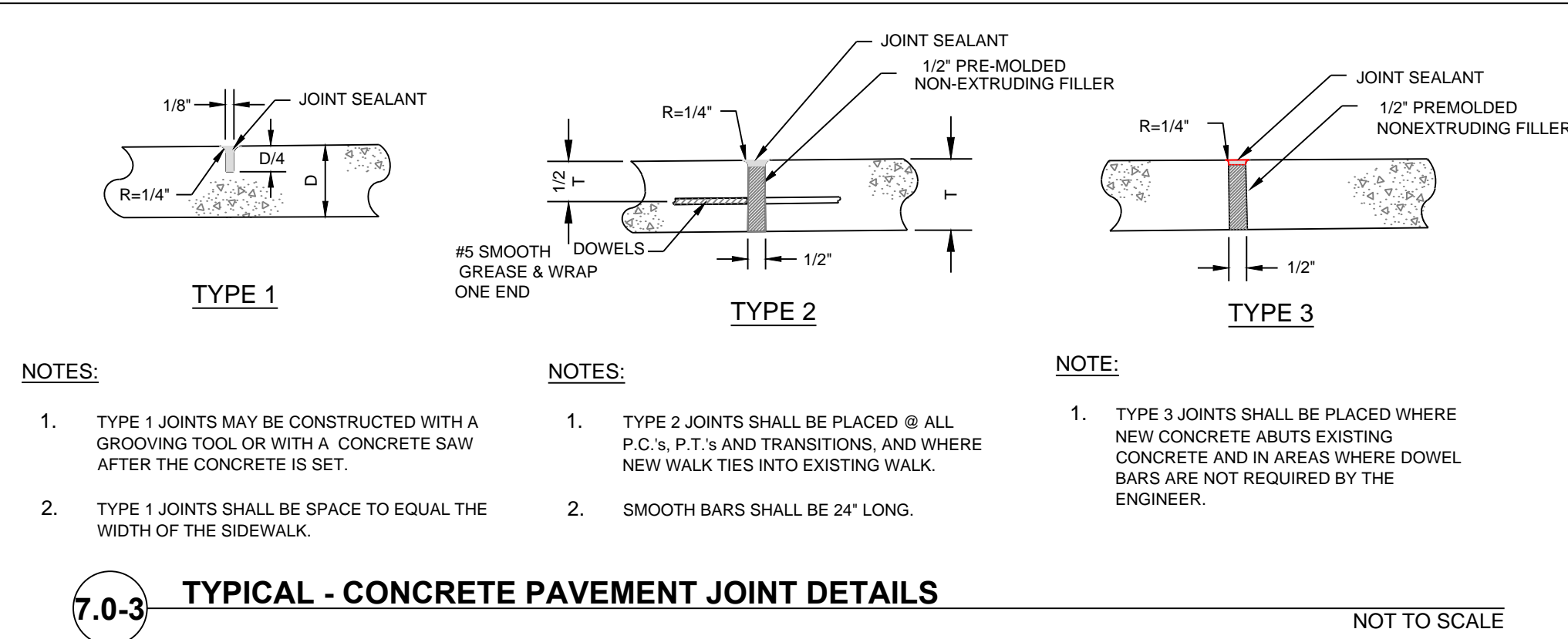
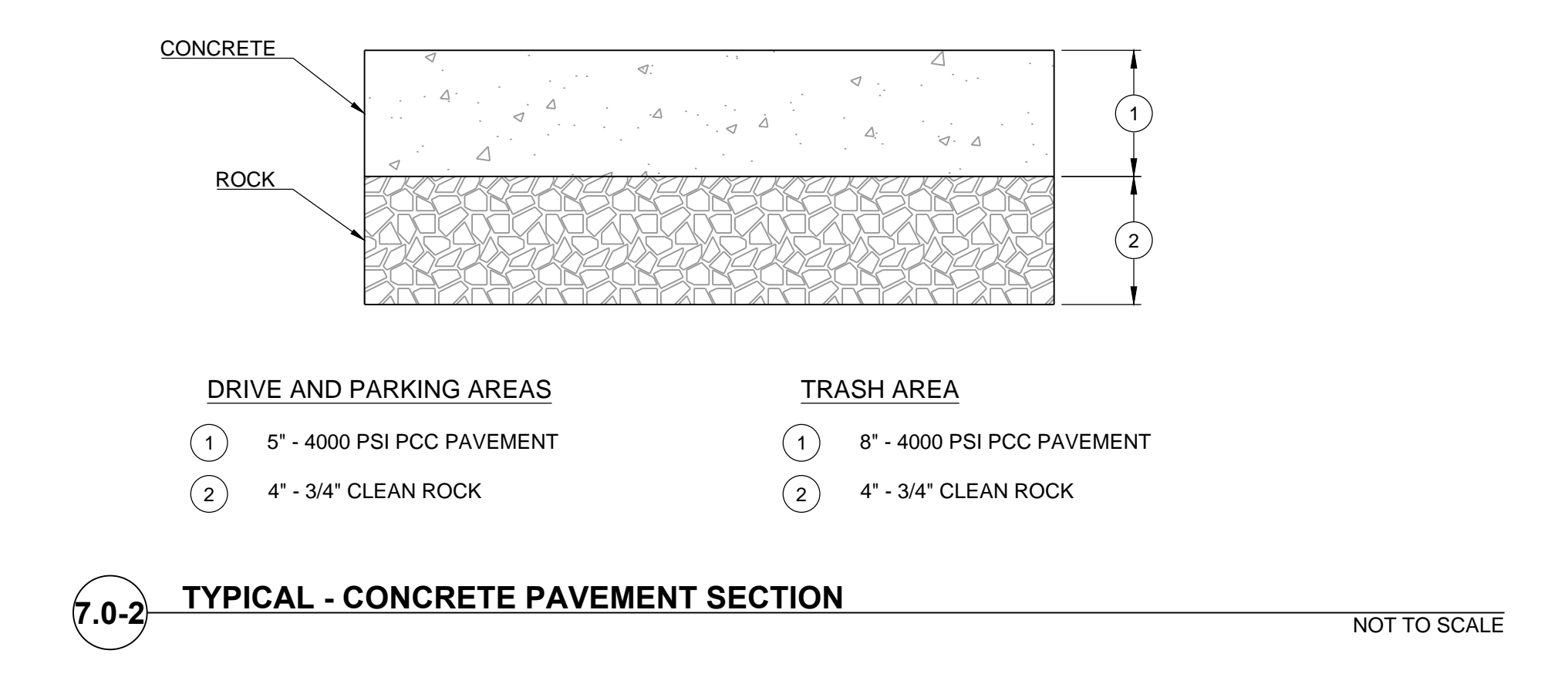
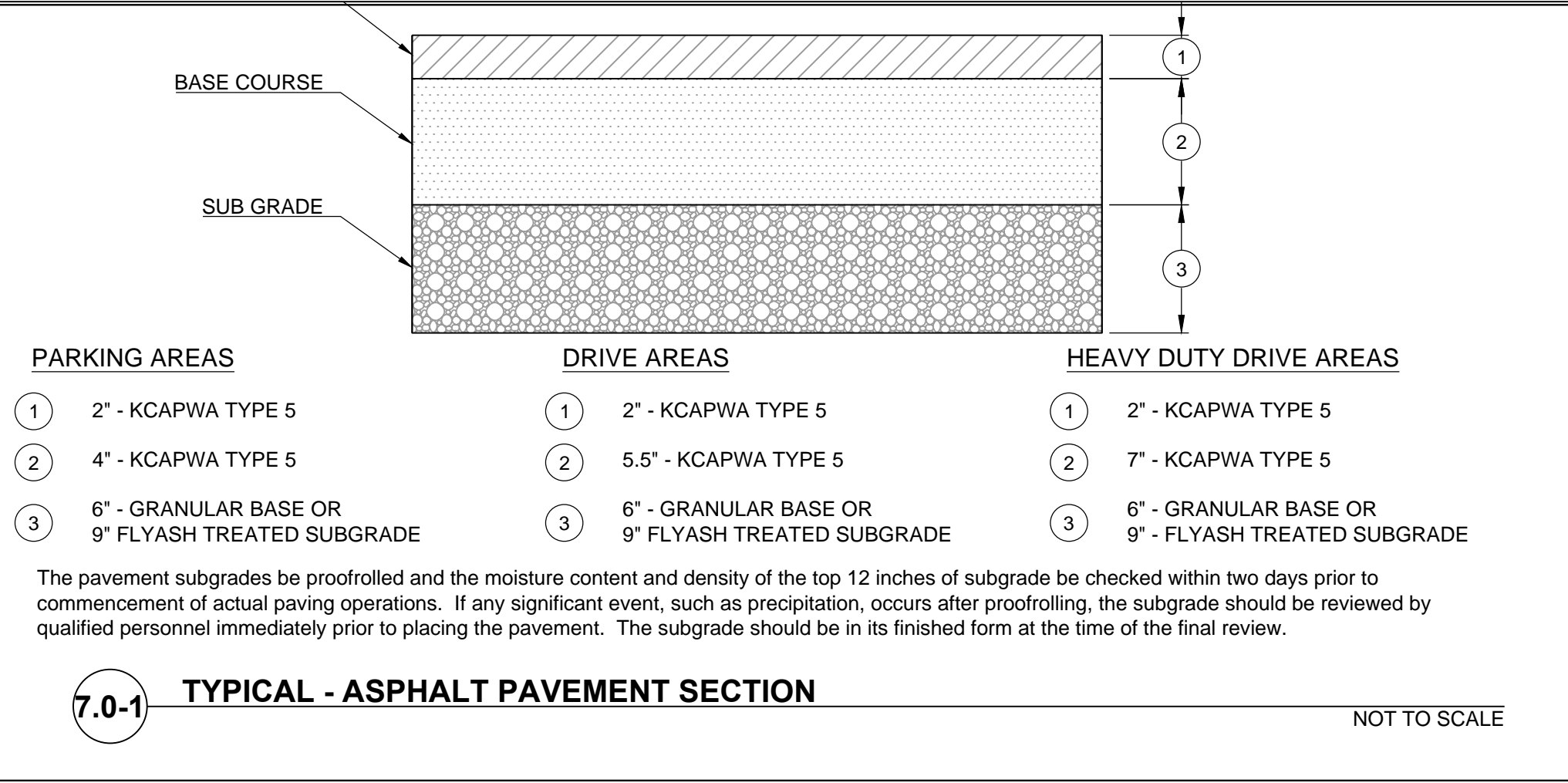
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OF



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### Cimarron LED

**Applications**

- Spaulding's most popular area site lighting fixture newly designed with the most advanced LED lighting technology to deliver energy efficiency, safety and security to meet today's outdoor site lighting needs.

**Features**

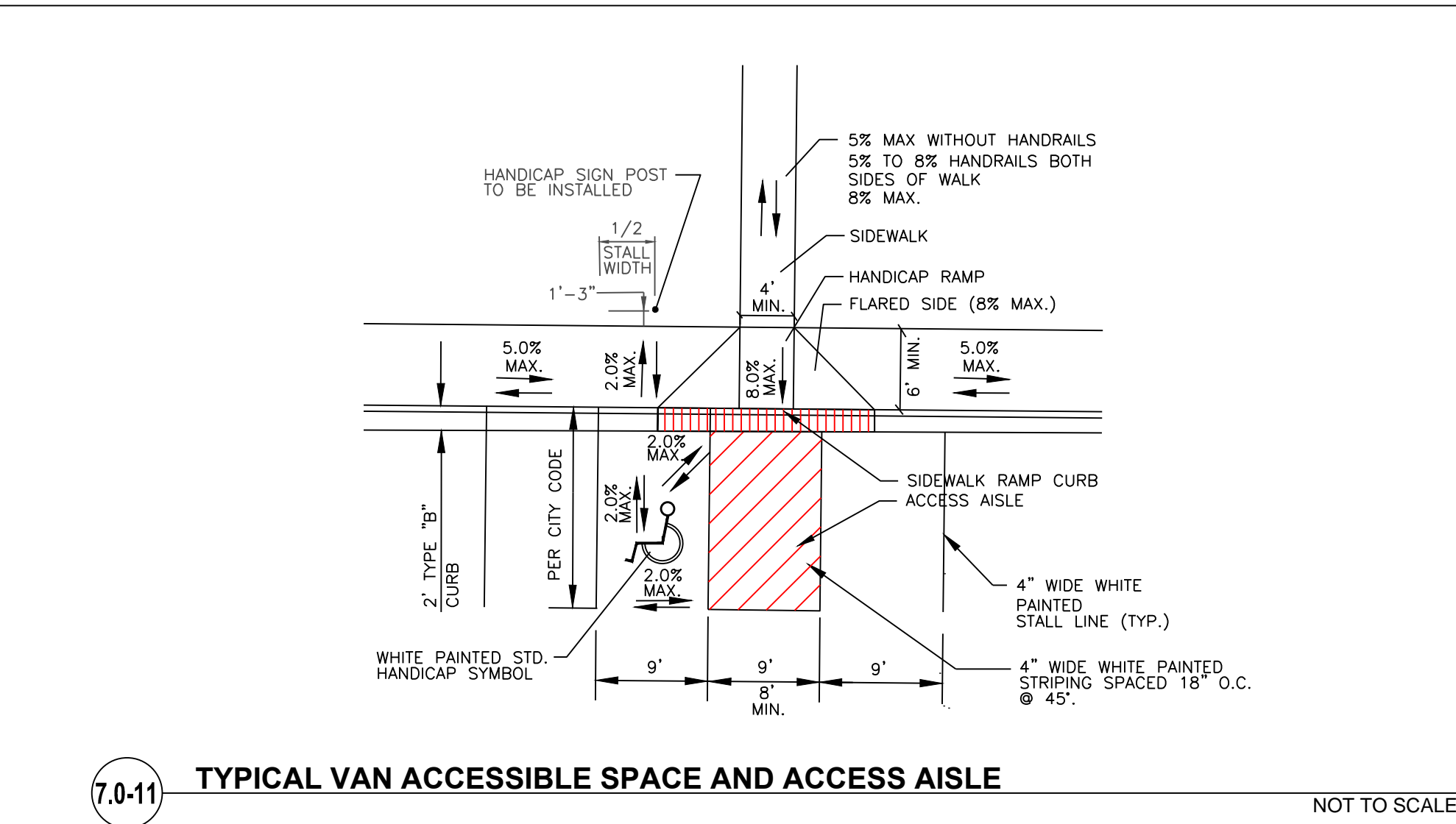
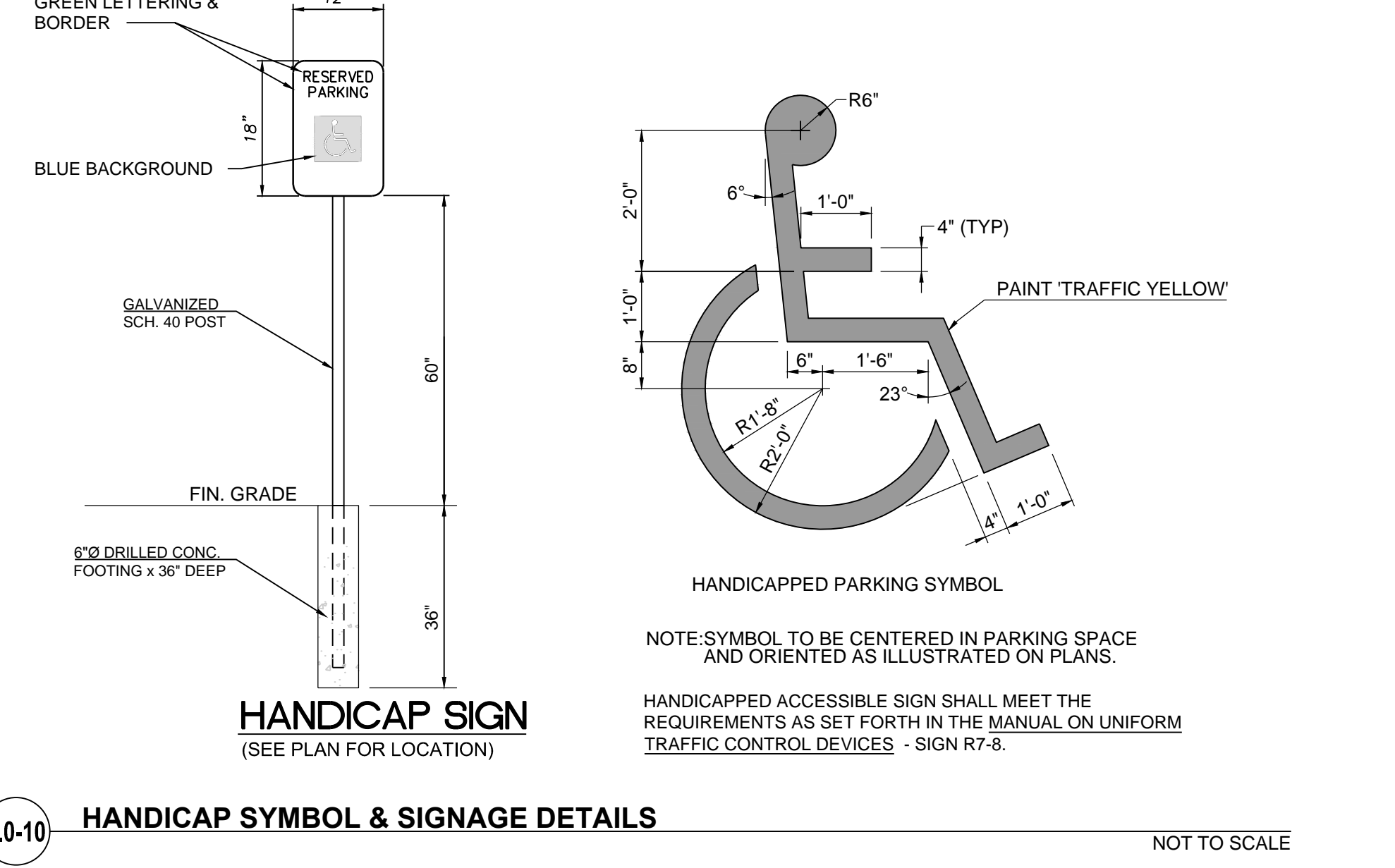
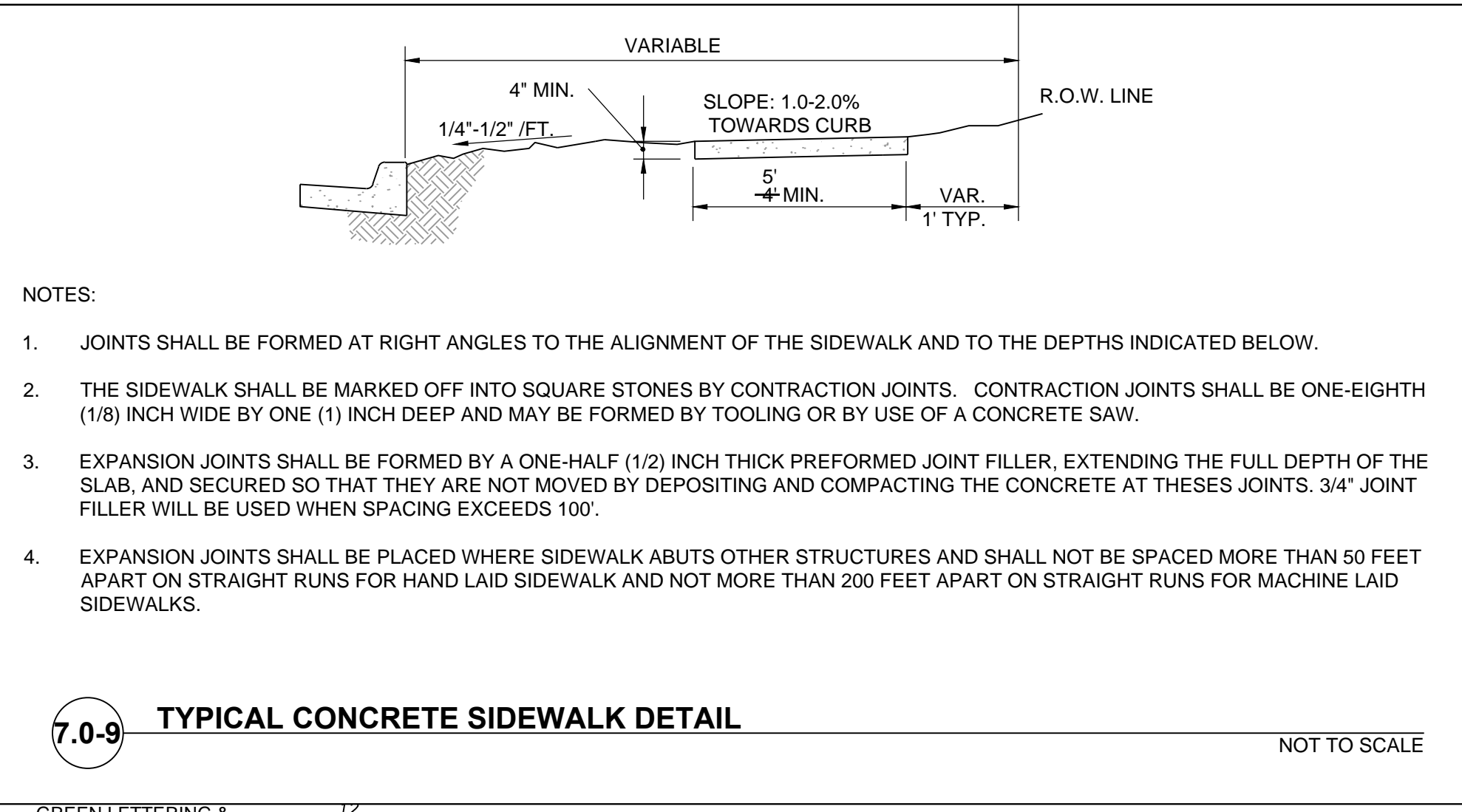
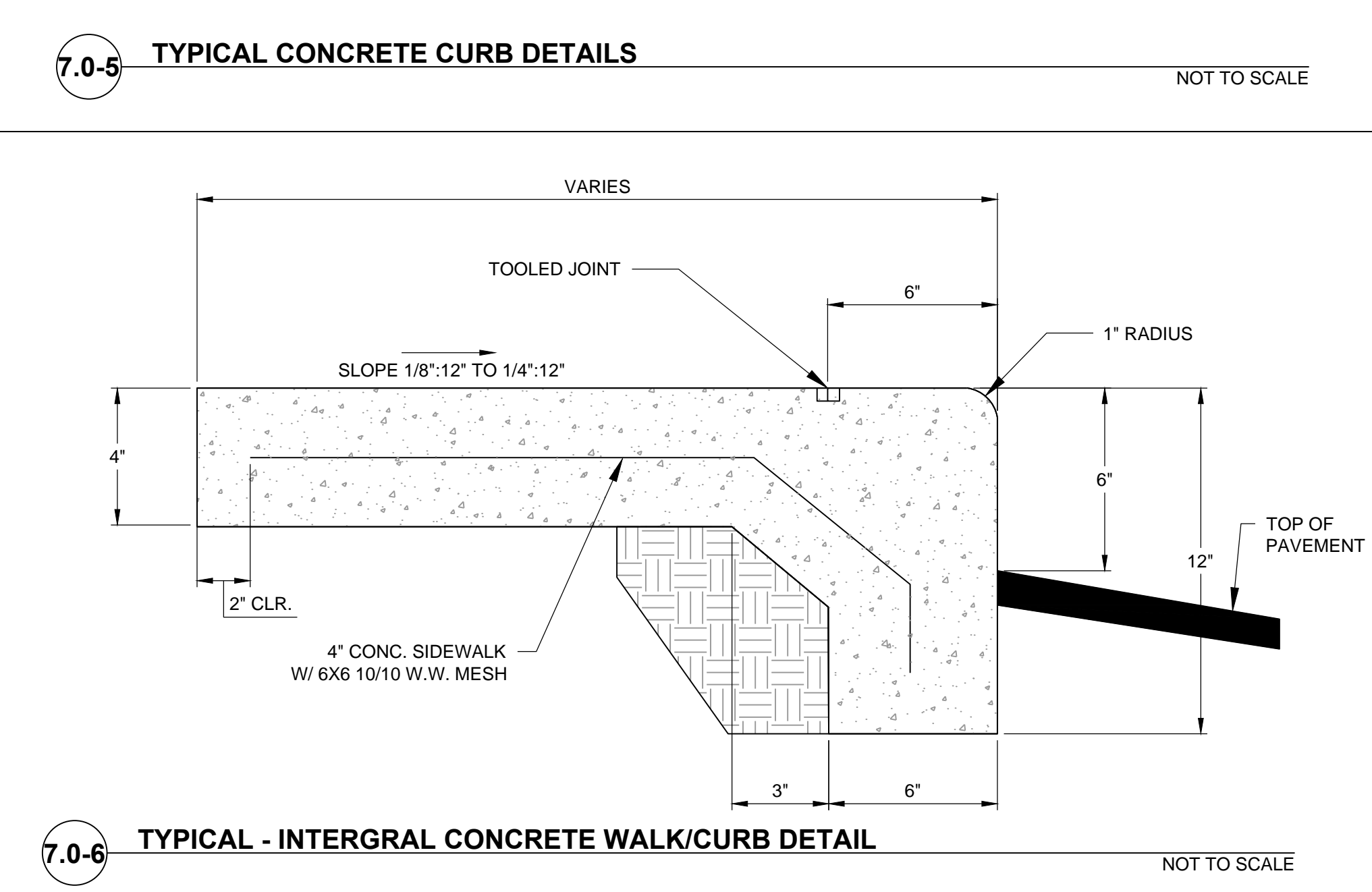
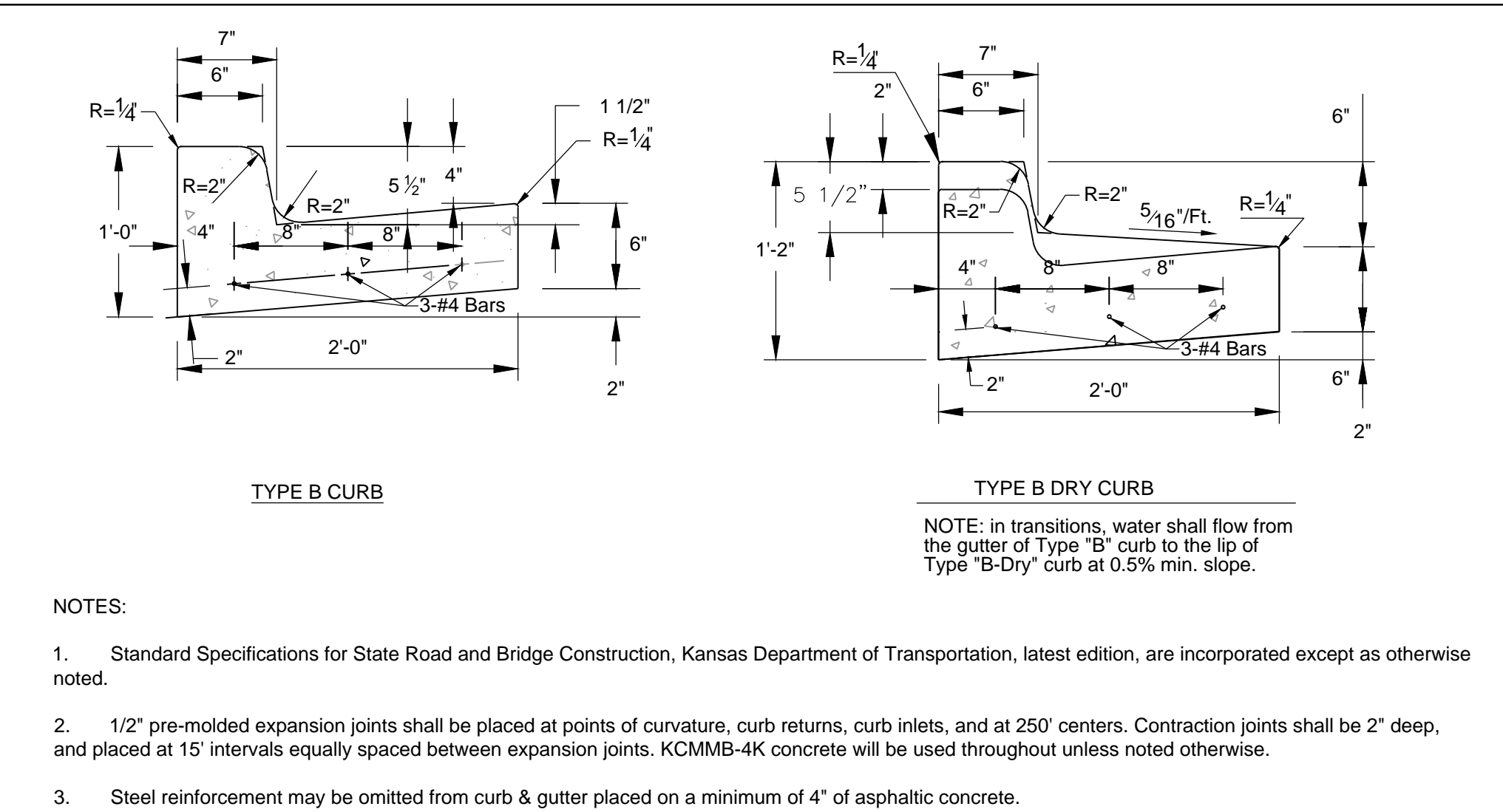
- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life.
- Multiple LED configurations with over 26,000 lumens
- DesignLights Consortium (DLC) listed
- Design flexibility is optimized with 32 high brightness LED light engine configurations in IES type II, III, IV and V distributions enables mounting heights from 15ft to over 35ft.
- Maintenance free housing designed to IP65 and 60,000 hours life.
- Energy control option uses less than 50% of the energy of an equivalent HID at full brightness
- Internal self-monitoring sensor detects above-tolerance temperatures and automatically reduces heat load to preserve LED life.
- Mounting versatility with choice of traditional straight, architectural upswep die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary
- 20KA surge protection with an end of life LED indicator

**Certifications**

- DesignLights Consortium (DLC) qualified
- UL1598A
- CSA
- Wet listed
- IDA

FIXTURES MOUNTED AT 25'  
FIXTURE TO MATCH LOT 1 FIXTURES

**2 TYPICAL PARKING LOT LIGHT** NOT TO SCALE



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#E-286 #LA-29 #LS-54

**OAKVIEW STORAGE  
CONCEPT PLAN**

**NE DOUGLAS ROAD AND NW VICTORIA DRIVE  
LEE'S SUMMIT, MISSOURI**

REVISION	DATE	DESCRIPTION
1	10/23/2017	17-135
2	10/23/2017	17-135
3	10/23/2017	17-135
4	10/23/2017	17-135
5	10/23/2017	17-135
6	10/23/2017	17-135
7	10/23/2017	17-135
8	10/23/2017	17-135

**SITE DETAILS**

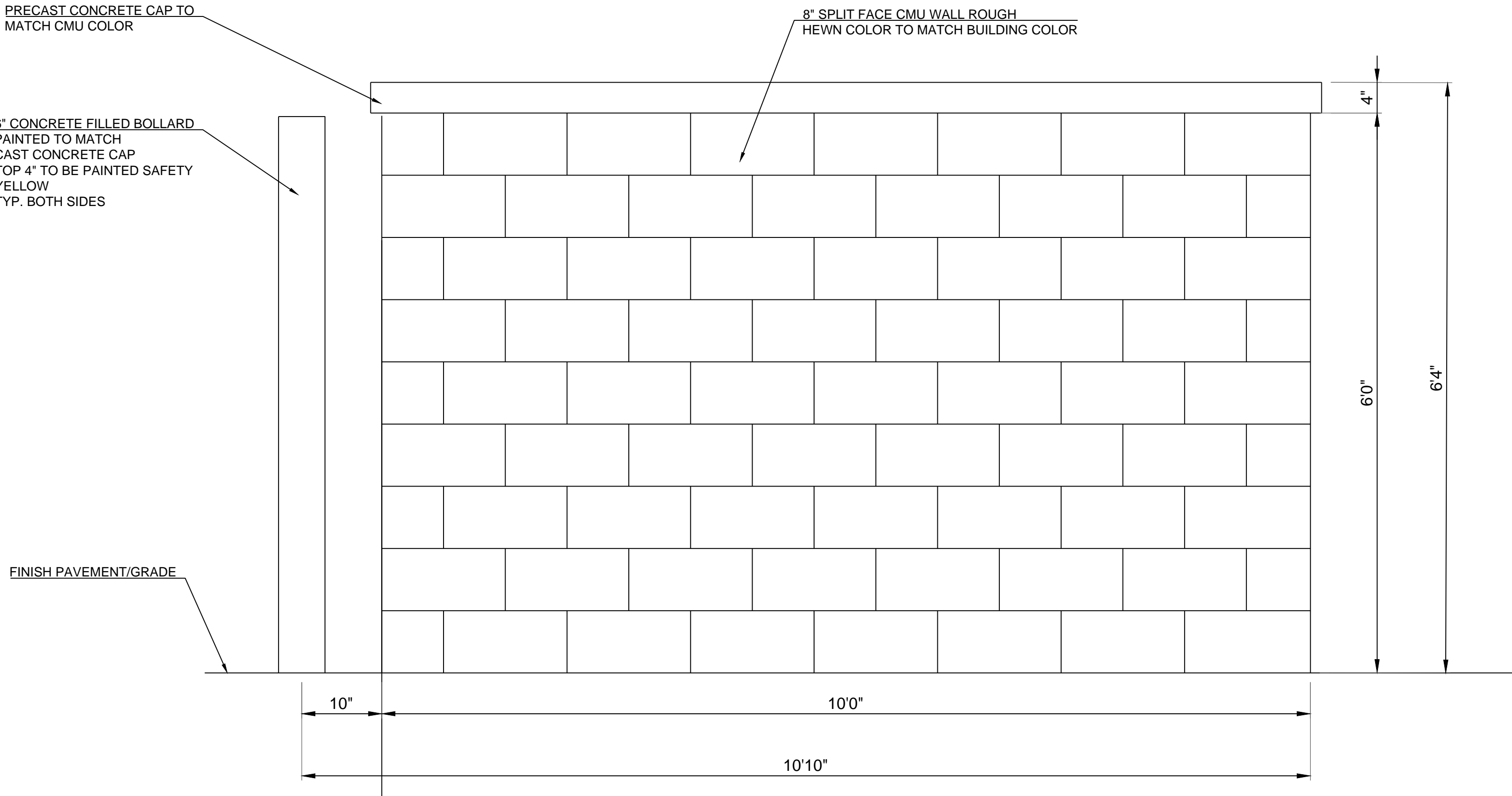
**SHEET**

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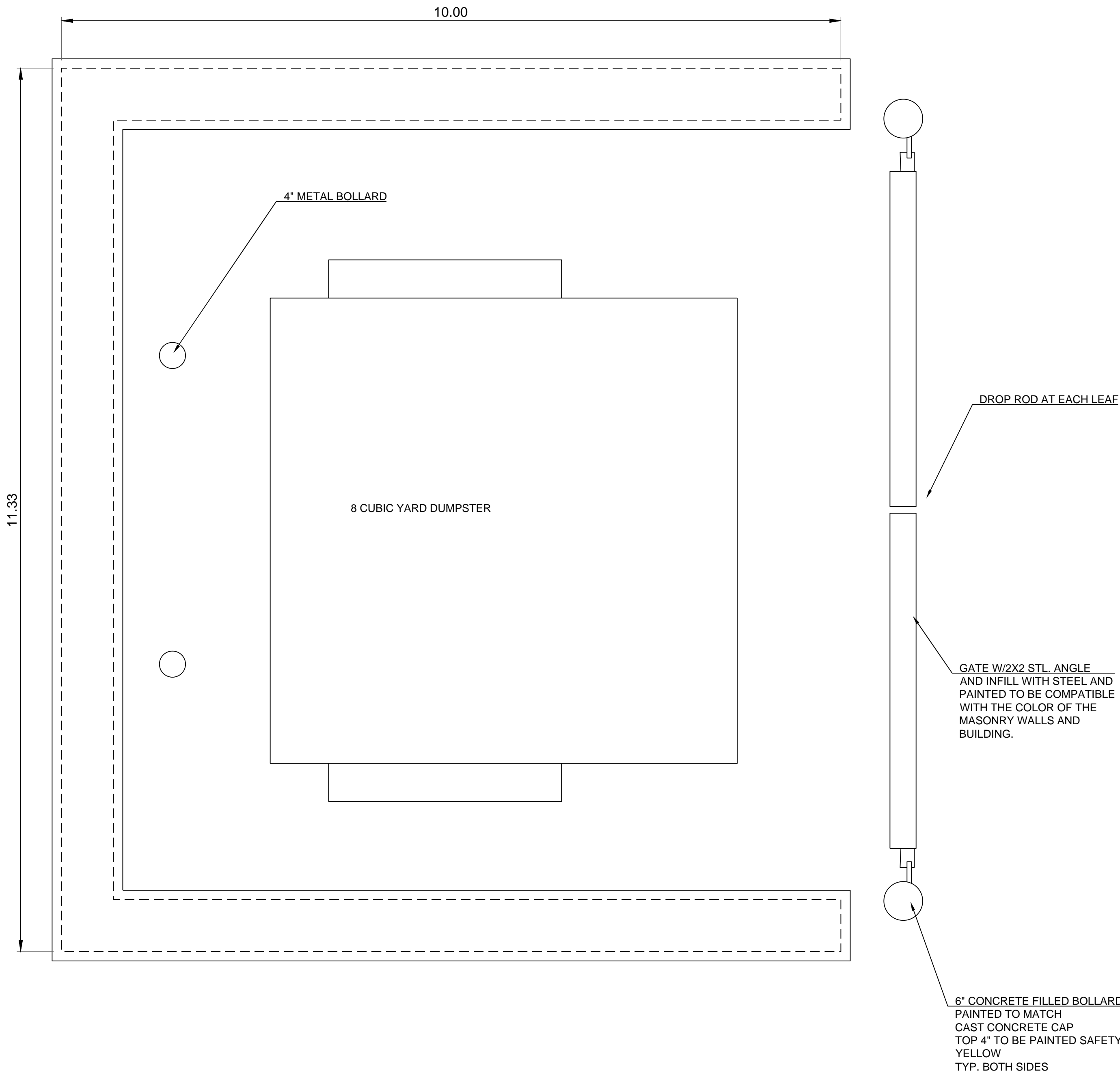
PLAN REVIEW/BID SET



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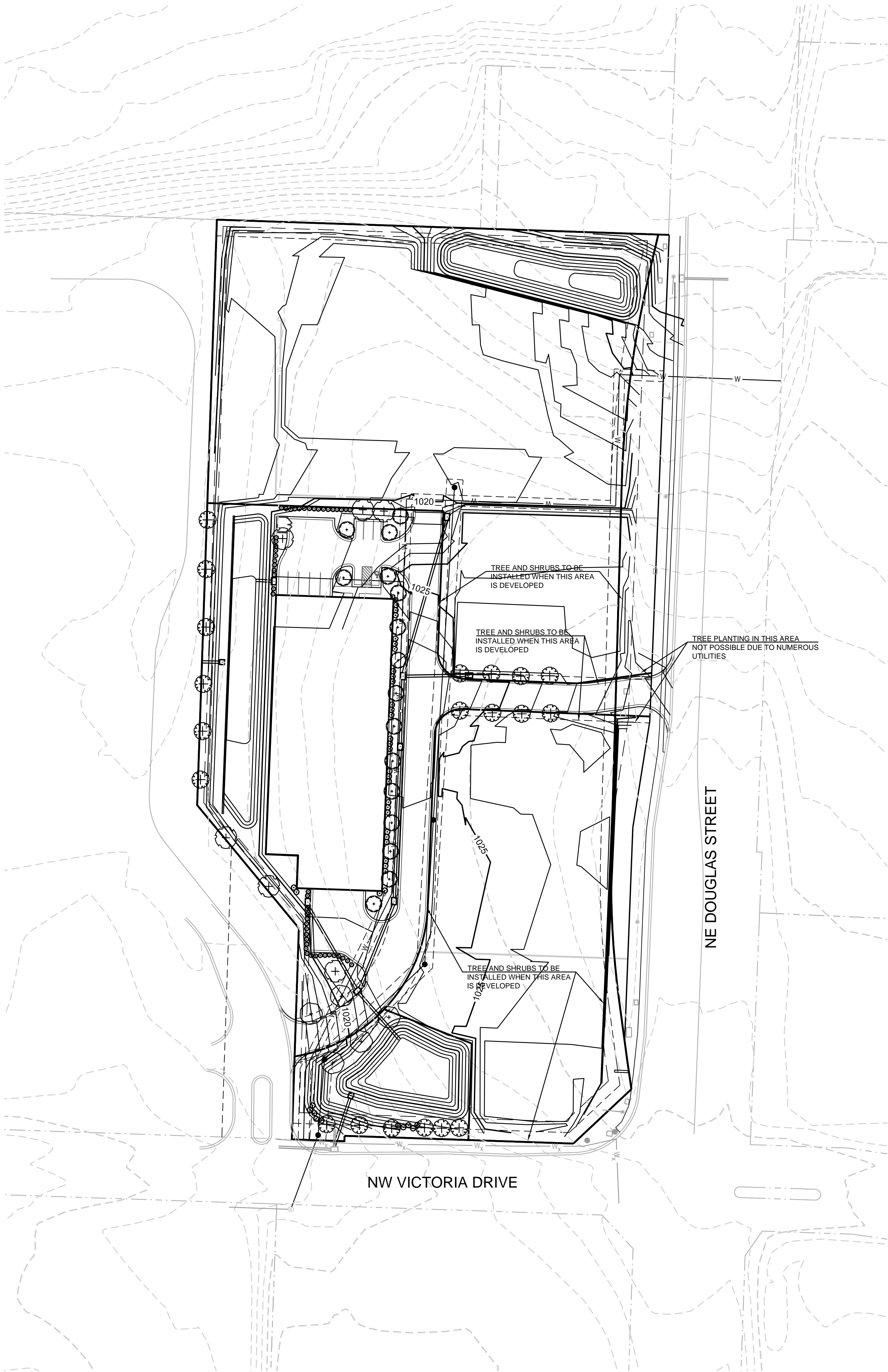
1 TYPICAL TRASH ENCLOSURE NOT TO SCALE



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ANDY'S FROZEN CUSTARD SITE PLAN 10816 SHAWNEE MISSION PARKWAY SHAWNEE, KANSAS	
DRAWN BY: ###	REVISION DATE 1 2 3 4 5 6 7 8
CHECKED BY: ###	DESCRIPTION
DATE PREPARED: 1-15-17	
PROJ. NUMBER: 16-233	
SHEET C-4 PLAN REVIEW/BID SET	
SITE DETAILS	



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LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE

DOUGLAS STREET TREES REQUIRED(1 PER 30')(40'/30')	2 TREES
DOUGLAS STREET TREES PROVIDED	2 NEW TREES
VICTORIA DRIVE TREES REQUIRED(1 PER 30')(163'/30')	6 TREES
VICTORIA DRIVE TREES PROVIDED	6 NEW TREES
PRIVATE DRIVE TREES REQUIRED(1 PER 30')(708.2/30'X2)	48 TREES
PRIVATE DRIVE TREES PROVIDED	24 TREES
REMAINDER OF THE TREES PROVIDED AS REMAINDER OF PROPERTY IS DEVELOPED	
DOUGLAS STREET SHRUBS REQUIRED(1 PER 20')(40'/20')	2 SHRUBS
DOUGLAS STREET SHRUBS PROVIDED	2 SHRUBS
VICTORIA DRIVE SHRUBS REQUIRED(1 PER 20')(163'/20')	9 SHRUBS
VICTORIA DRIVE SHRUBS PROVIDED	10 SHRUBS
PRIVATE DRIVE SHRUBS REQUIRED(1 PER 20')(708.2/20'X2)	71 SHRUBS
PRIVATE DRIVE SHRUBS PROVIDED	27 SHRUBS
REMAINDER OF SHRUBS PROVIDED AS REMAINDER OF PROERTY IS DEVELOPED	

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F OF LOT AREA EXCL. BLDG)(43,532.95/5000)	9 TREES
TREES PROVIDED	9 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG)(43,532.95/5000X2)	18 SHRUBS
SHRUBS PROVIDED	18 SHRUBS(18 FOR PARKING LOT SCREEN)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(6,803.78X.05)	340.19 S.F.
LANDSCAPE AREA PROVIDED	1,086.24 S.F.
TREES REQUIRED(1 PER ISLAND)	4 TREES
TREES PROVIDED	4 TREES

NOTES:

- 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 COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 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. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT. PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE/4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB/FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE 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 THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- 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.
- 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.

SHADE TREES

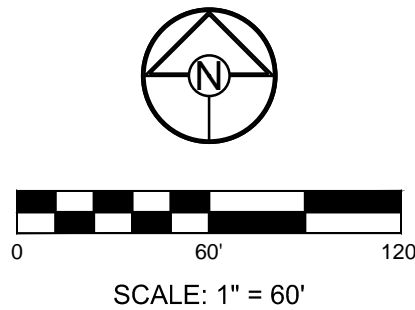
	QPG	20 EA.	Quercus palustris 'Green Pillar'	Green Pillar Oak	2.5" Cal.	B&B
	UXF	6 EA.	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.	B&B
	ZSM	16 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

EVERGREEN TREES

	JCSP	51 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	6' ht.	B&B
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SHRUBS

	VCK	41 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.
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OAKVIEW STORAGE  
CONCEPT PLAN  
NE DOUGLAS ROAD AND NW VICTORIA DRIVE  
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
###	1	
CHECKED BY:	2	
###	3	
DATE PREPARED:	4	
9-22-17	5	
PROJ. NUMBER:	6	
17-135	7	
	8	

LANDSCAPE  
PLAN

SHEET

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OF