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



SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E202000300-F #ILAC2001 005237 #ILS200200859-F

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

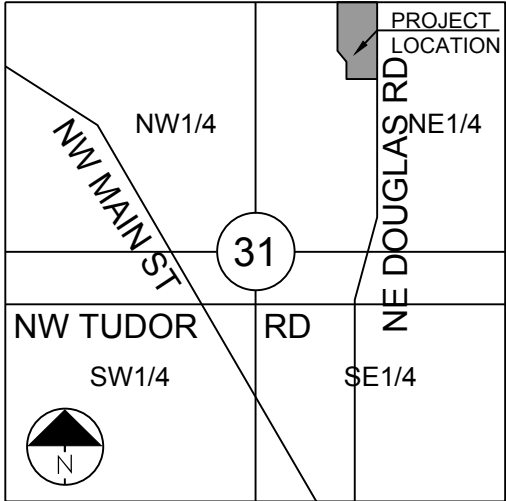
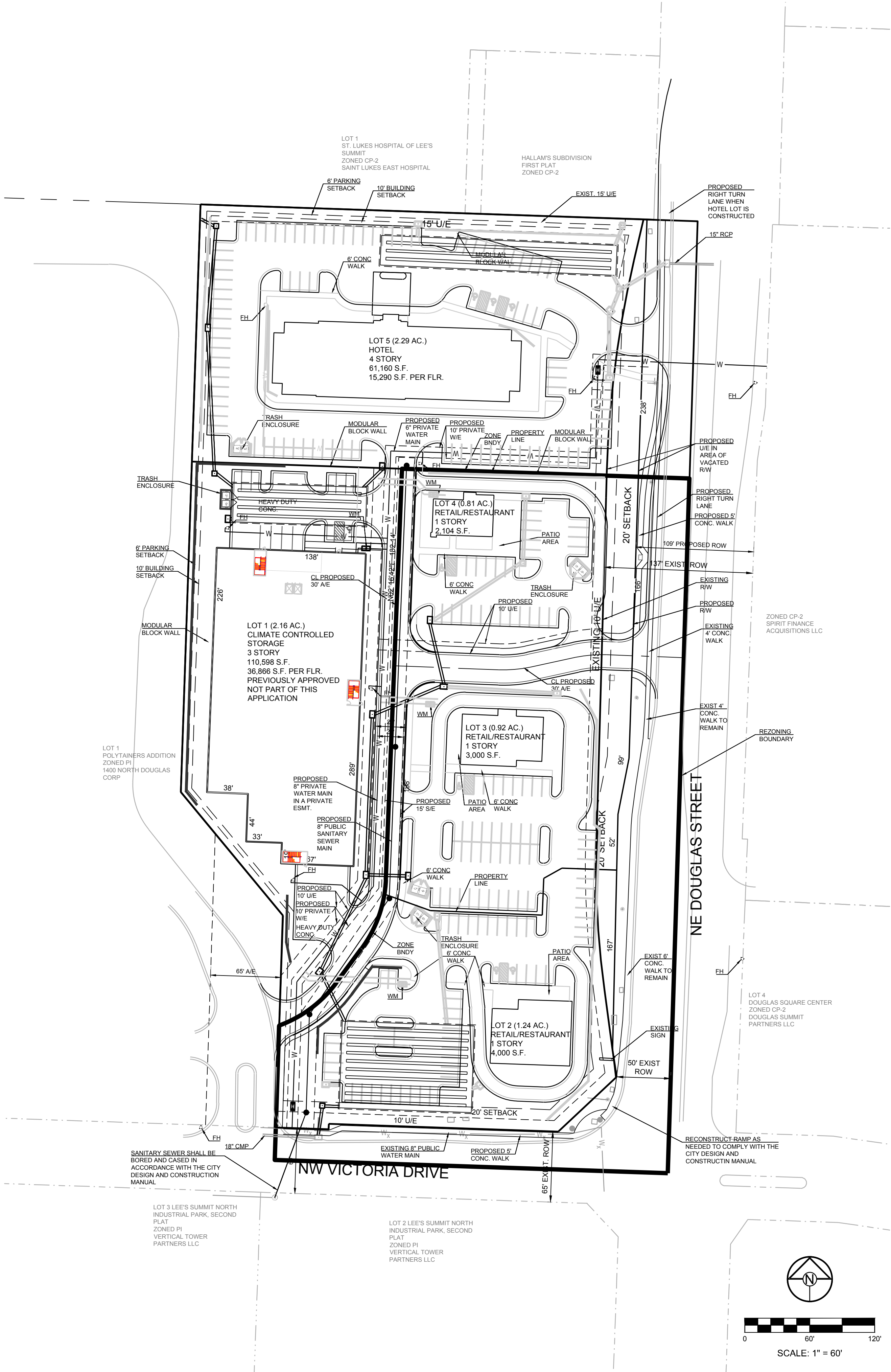
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PRELIMINARY DEVELOPMENT PLAN

SHEET

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OF

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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

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

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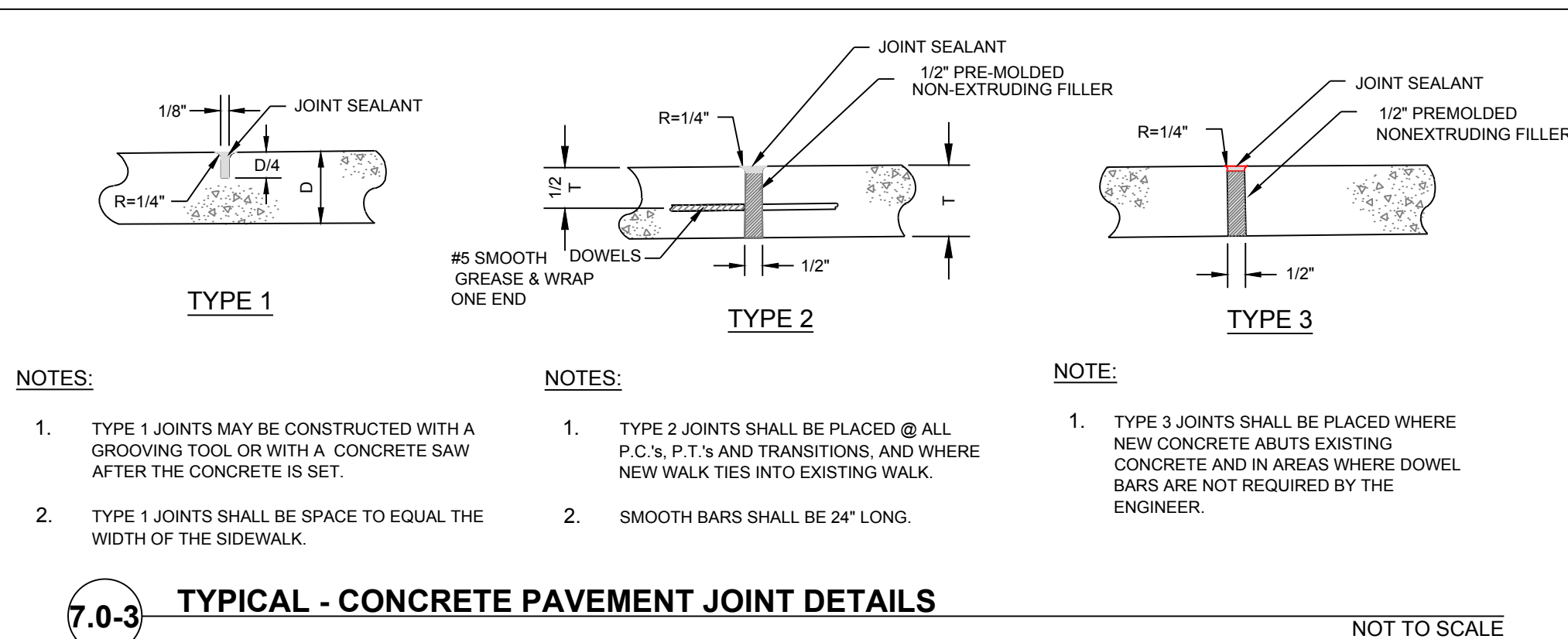
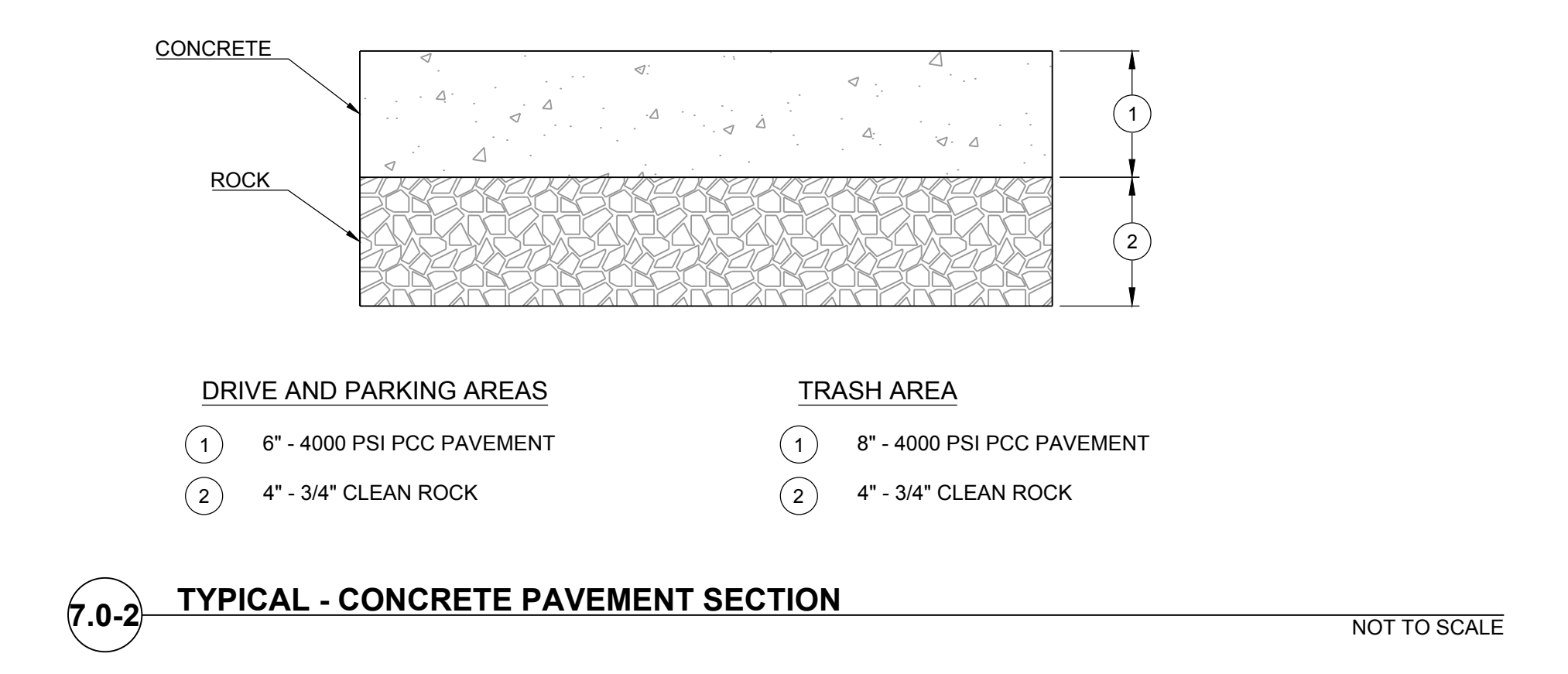
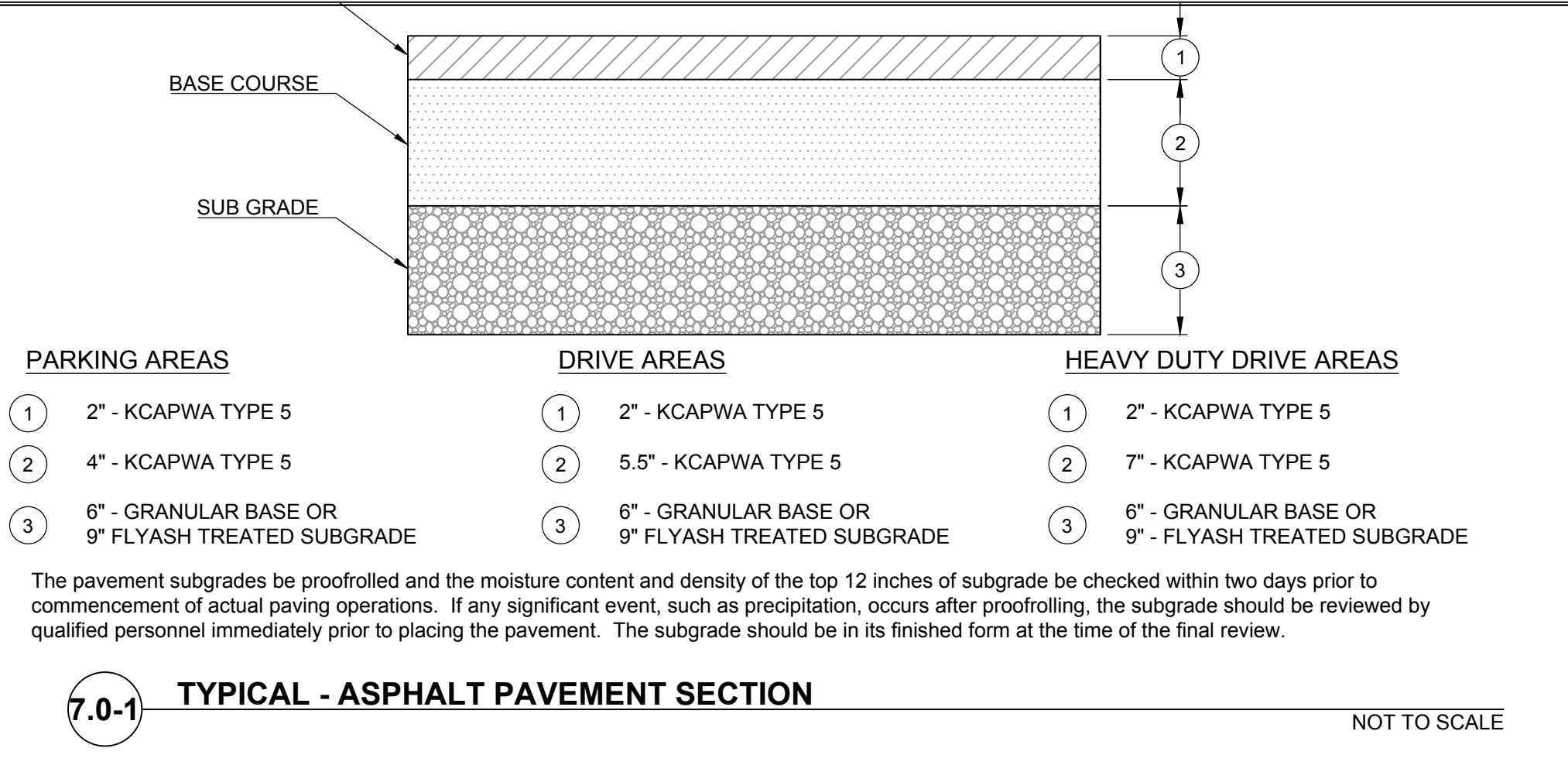
UTILITY PLAN

SHEET


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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

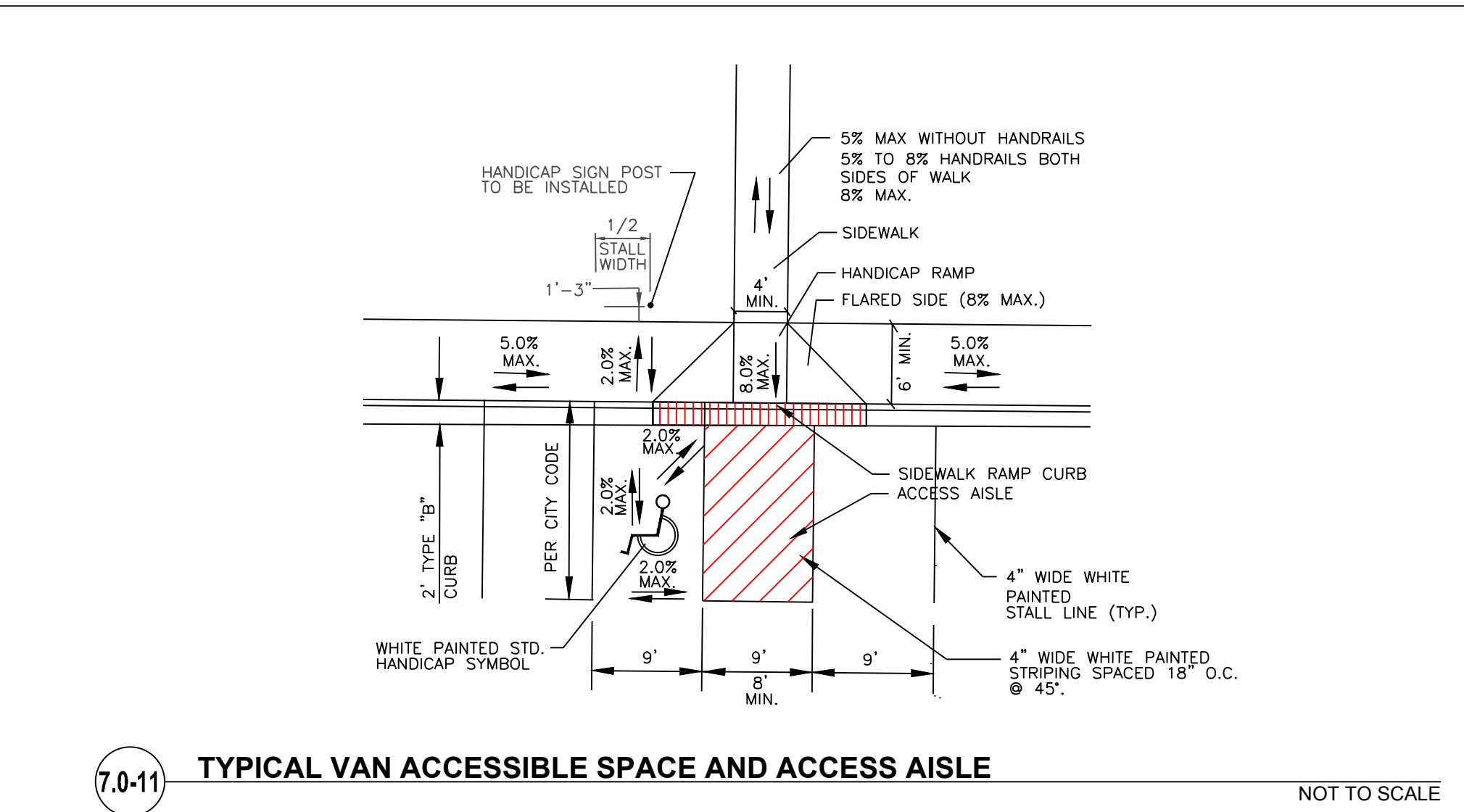
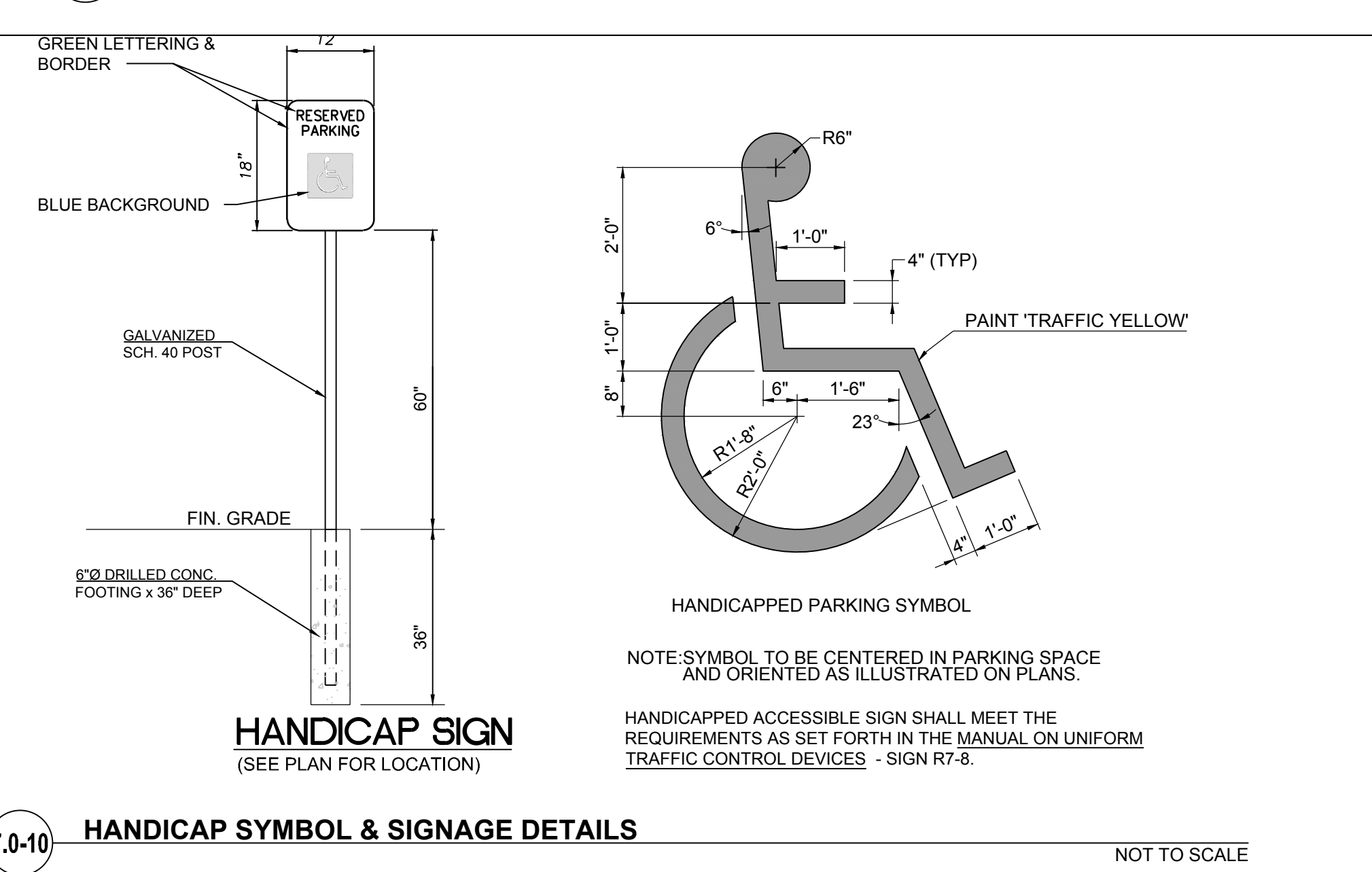
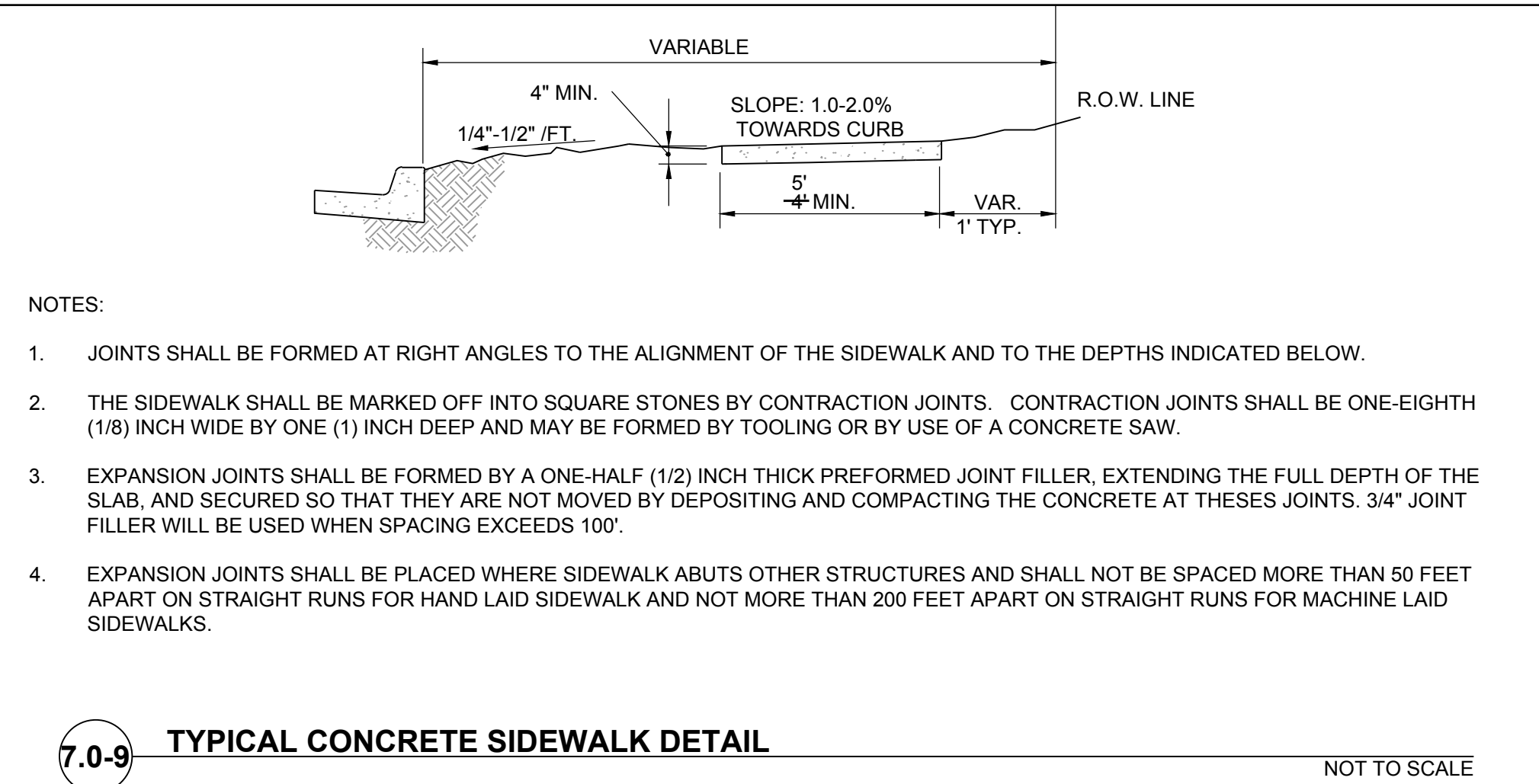
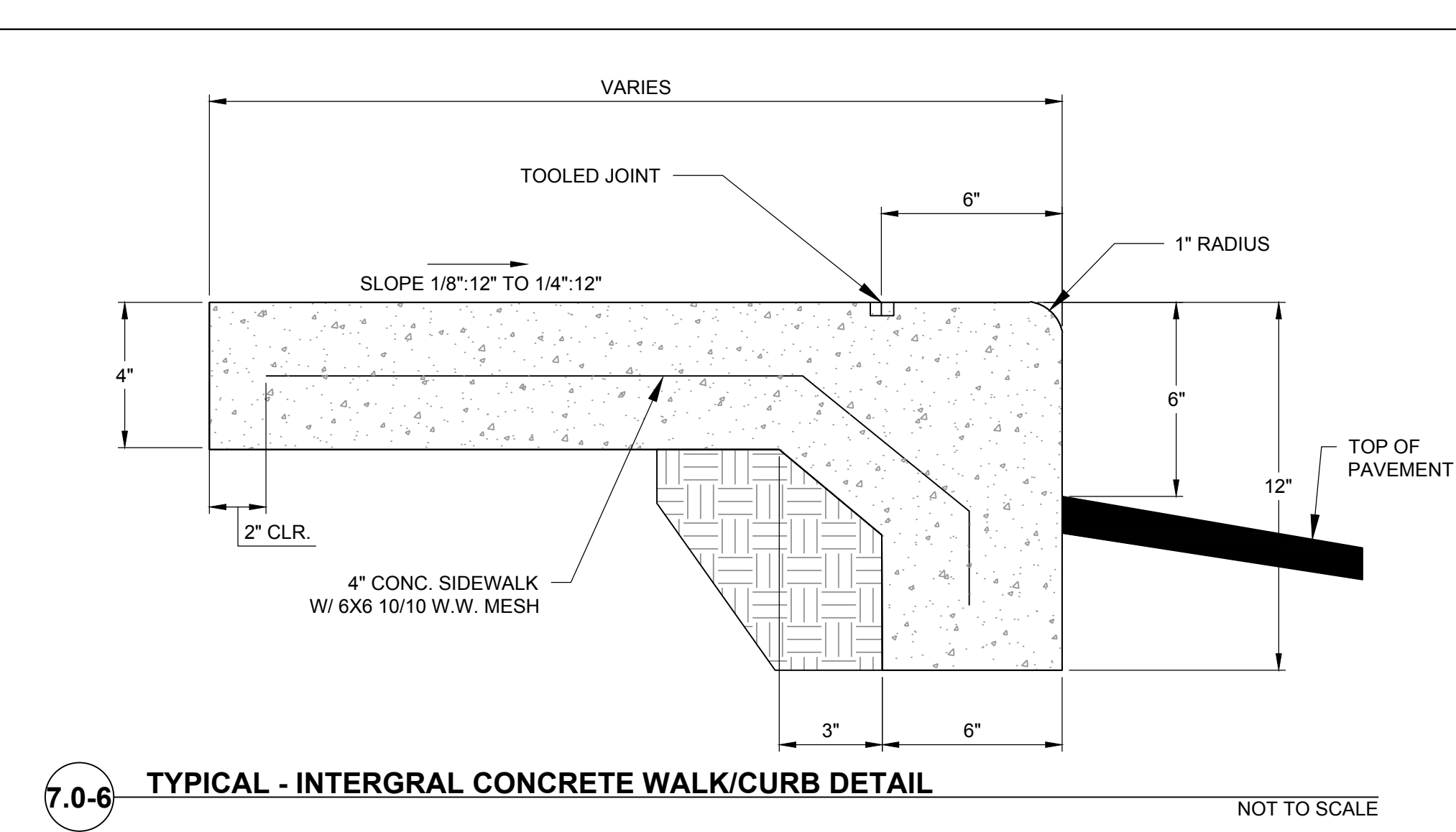
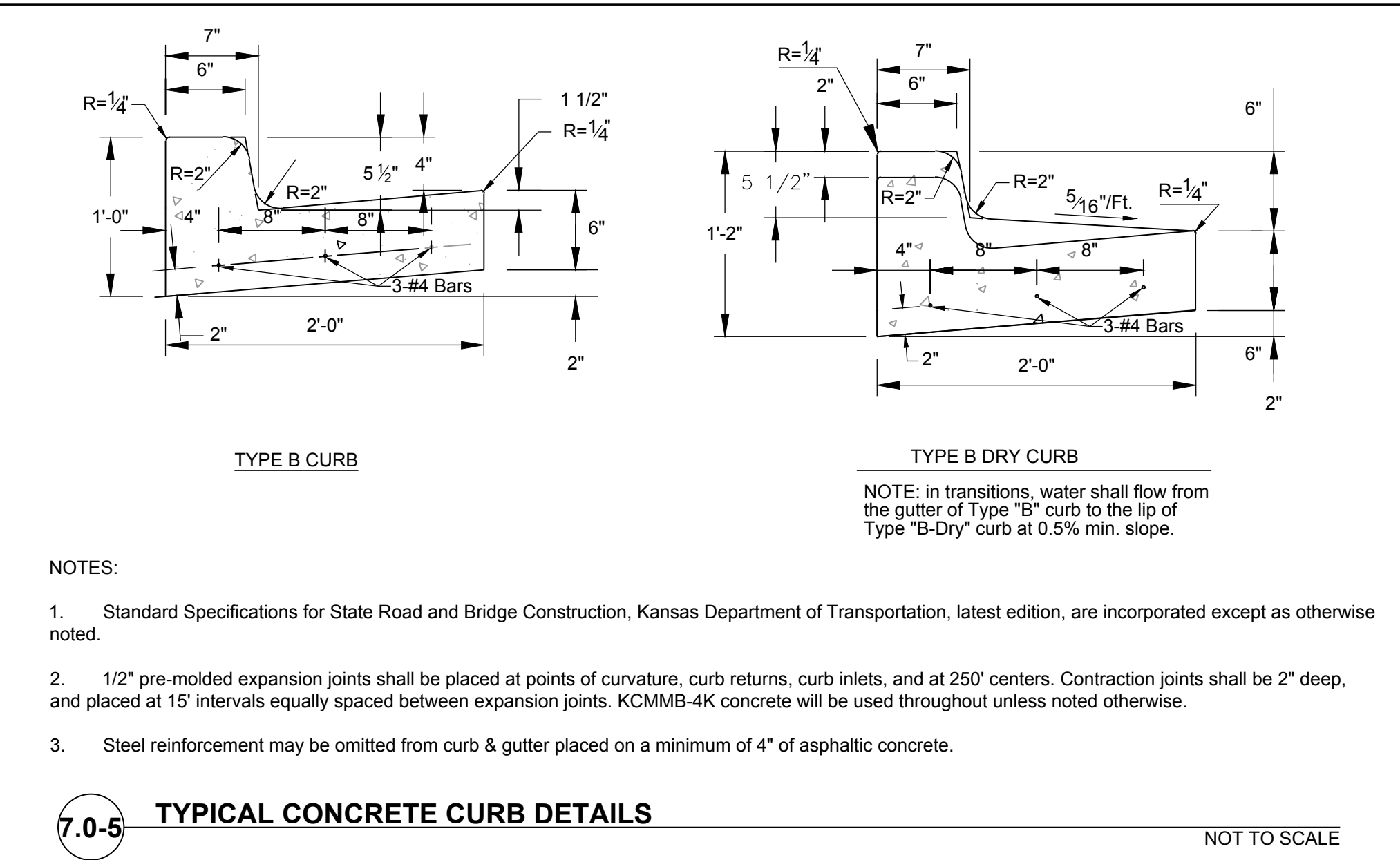
- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life.
- Multiple LED configurations with over 26,000 lumens
- DesignLights Consortium (DLC) listed
- Design flexibility is optimized with 32 high brightness 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

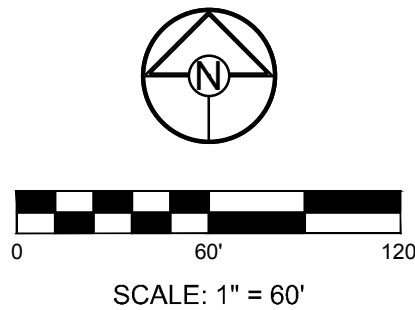
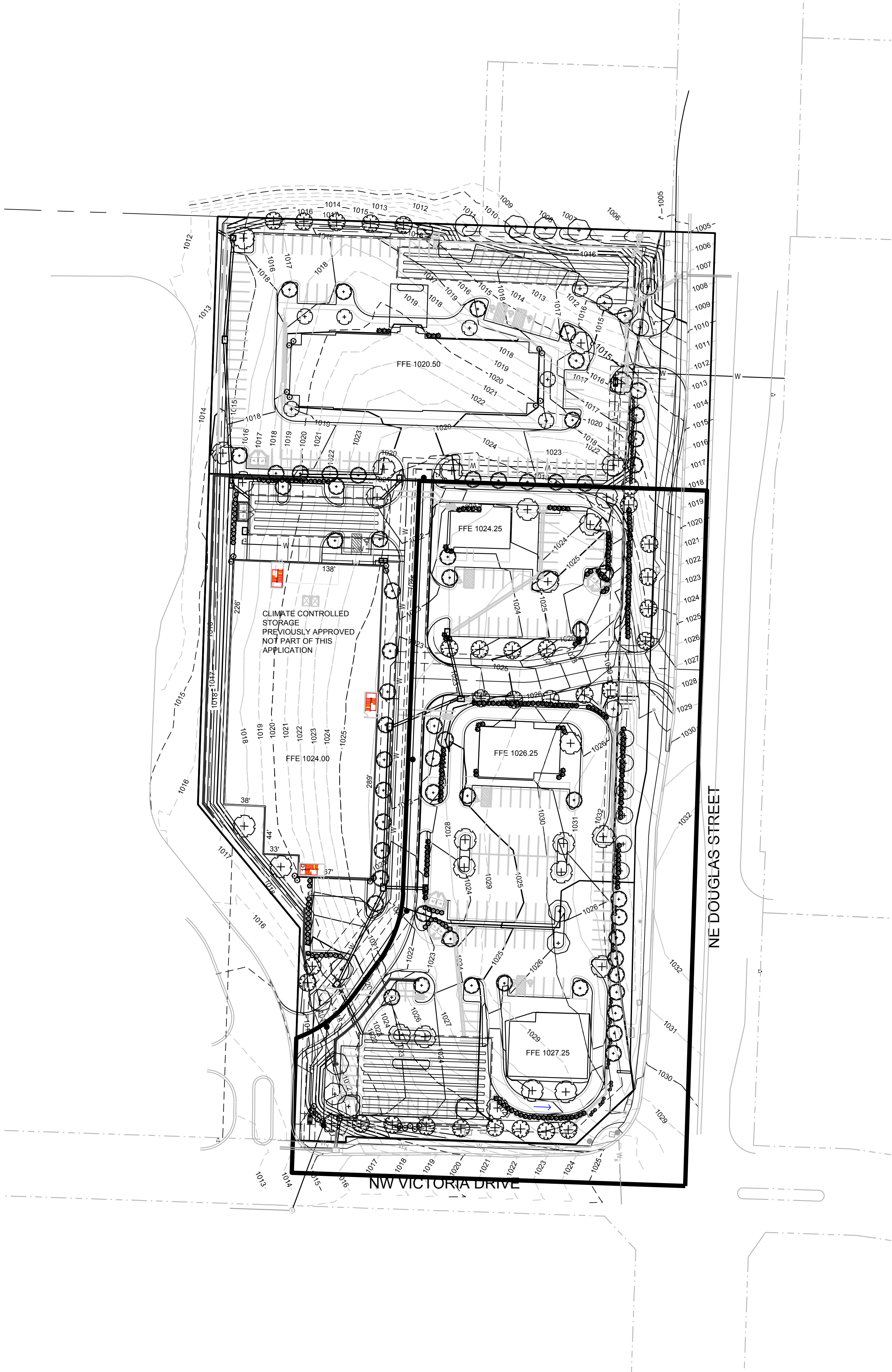
FIXTURES MOUNTED AT 25'
FIXTURE TO MATCH LOT 1 FIXTURES

2 TYPICAL PARKING LOT LIGHT NOT TO SCALE



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LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE

DOUGLAS STREET TREES REQUIRED(1 PER 30')/795'/30')
DOUGLAS STREET TREES PROVIDED
VICTORIA DRIVE TREES REQUIRED(1 PER 30')/260'/30')
VICTORIA DRIVE TREES PROVIDED

27 TREES
27 TREES
9 TREES
9 NEW TREES

DOUGLAS STREET SHRUBS REQUIRED(1 PER 20')/795'/20')
DOUGLAS STREET SHRUBS PROVIDED
VICTORIA DRIVE SHRUBS REQUIRED(1 PER 20')/260'/20')
VICTORIA DRIVE SHRUBS PROVIDED

40 SHRUBS
45 SHRUBS(PARKING LOT SCREEN)
13 SHRUBS
13 SHRUBS

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(297,179.39-24,394/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG)(297,179.39-24,394/5000X2)
SHRUBS PROVIDED

55 TREES
55 TREES
110 SHRUBS
110 SHRUBS(58 FOR PARKING LOT SCREEN)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(122,703X.05)
LANDSCAPE AREA PROVIDED
TREES REQUIRED(1 PER ISLAND)
TREES PROVIDED
SCREENING(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

6,135.15 S.F.
7,097.67 S.F.
25 TREES
25 TREES
58 SHRUBS

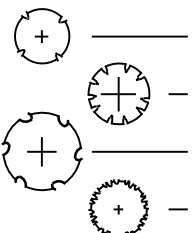
MODIFICATIONS REQUESTED:

1. REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES.
2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 5 FEET.
3. REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3" TO 2".

NOTES:

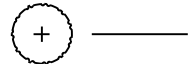
1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS(EXCEPT SIZE MODIFICATIONS ALLOWED BY THE PLAN APPROVAL) AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL PLANTS SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE EXCEPT AS ALLOWED BY MODIFICATION AS PART OF THIS PLAN APPROVAL. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED 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 'Y-CUT' EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODDED 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 LEE'S SUMMIT. PRIOR TO INSTALLATION.
10. THE LANDSCAPE 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 LEE'S 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 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB FOR 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 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.
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.

SHADE TREES



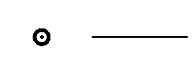
10 EA.	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal.	B&B
30 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	B&B
27 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
60 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES



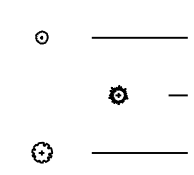
9 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
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EVERGREEN TREES



60 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.	B&B
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SHRUBS



57 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.	Wintergreen Boxwood	5 gal.	Cont.
192 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
26 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.



OAKVIEW STORAGE
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LEE'S SUMMIT, MISSOURI

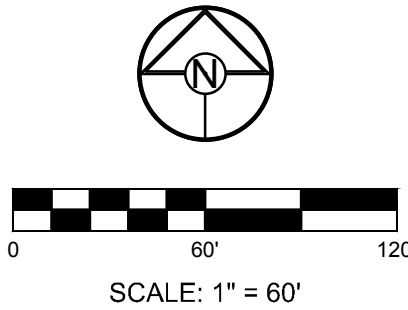
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DRAWN BY:	DGF
CHECKED BY:	DGF
DATE PREPARED:	3-2-18
PROJ. NUMBER:	17-135

LANDSCAPE
PLAN

SHEET

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OF



LOCATION MAP
SCALE 1" = 2000'