

OVERALL LEGAL DESCRIPTION

ALL OF LOT 2, MINOR PLAT 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, TOWNSHOP 48, AND

PRELIMNARY PLAN LEGAL DESCRIPTION

Beginning at the NORTHWEST CORNER OF THE NORTHEAST 1/4 SEC 31, T 48 North, R 31 West; thence South 88 degrees 04 minutes 20 seconds East a distance of 850.54 feet to the Northwest corner of Lot2, MINOR PLAT POLYTAINERS ADDITION LOTS 1 & 2, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI as recorded at Jackson County; thence South 88 degrees 04 minutes 20 seconds East a distance of 459.51 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 879.87 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.35 feet; thence North 01 degrees 54 minutes 05 seconds East a distance of 124.25 feet; to a point of curvature; thence northeasterly along a curve to the left, with an initial tangent bearing of North 69 degrees 45 minutes 08 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 15 minutes 39 seconds, a chord bearing of North 53 degrees 07 minutes 19 seconds East, and an arc length of 66.76 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds, a chord bearing of North 19 degrees 23 minutes 06 seconds East, and an arc length of 68.67 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence North 88 degrees 04 minutes 14 seconds West a distance of 194.26 feet; thence North 01 degrees 55 minutes 46 seconds East a distance of 237.66 feet; said point being the Point of Beginning, and containing 6.8223 acres, more or less.

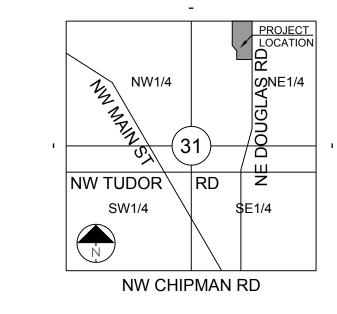
CP-2 ZONING LEGAL DESCRIPTION

Part 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) and right-of-way for Northeast Douglas Street and Northwest Victoria Drive, in the Northeast One-Quarter of Section 31, Township 48, and Range 31, being more

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 88 degrees 04 minutes 20 seconds East(South 89 degrees 56 minutes 58 seconds East, Platted), along the North line of the said Northeast One-Quarter a distance of 1310.14 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 237.67 feet to the point of Beginning; thence continuing South 01 degrees 47 minutes 43 seconds West a distance of 642.20 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.40 feet; thence North 01 degrees 54 minutes 05 seconds East(North 00 degrees 03 minutes 02 seconds East, Platted), along the West line of said Lot 2 and its Southerly extension a distance of 124.22 feet to a point of curvature; thence along a curve to the left, having and initial tangent bearing of North 69 degrees 47 minutes 53 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 18 minutes 24 seconds and an arc length of 66.85 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds and an arc length of 68.67 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence South 88 degrees 04 minutes 14 seconds East a distance of 265.76 feet, said point being the Point of Beginning, and containing 4.3134 acres, more or less.

SCALE: 1" = 60'

- 1. 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.
- 2. TOPOGRAPHY FROM CITY OF LEE'S SUMMIT GIS.
- 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.
- 4. 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.
- 6. ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- 7. ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
- 8. ALL DRIVES AND PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLAN.
- 9. 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. 11. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE
- NO KNOWN WELLS ON THE SITE. 12. 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. 13. 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. 14. 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 15. 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. 16. 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 17. 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)
- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. Please note that 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.
- 23. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development
- 24. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum
- 25. All lighting shall comply with the lighting standards contained within Architcle 7 of the UDO.



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



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OVERALL SITE DATA

EXISTING ZONING PROPOSED ZONING PI AND CP-2 SITE AREA 6.82 ACRES(297,179.39 S.F.) TOTAL BUILDING FOOTPRINT AREA 24,394 S.F.(EXCLUDES LOT 1 PREVIOUSLY APPROVED TOTAL BUILDING AREA 70,264 S.F. TOTAL PAVEMENT AREA 162,348.65 S.F. TOTAL IMPERVIOUS AREA 223,608.65 S.F. 120,000.49 S.F. TOTAL OPEN AREA 559 70% IMPERVIOUS COVERAGE

ZONING SITE DATA

EXISTING ZONING PI AND CP-2 PROPOSED ZONING GROSS AREA OF REZONING 4.31 ACRES(187,743.60 S.F.) 1.03 ACRES(44,866.80) DOUGLAS STREET & VICTORIA DRIVE RIGHT OF WAY AREA

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

LOT 1 AREA 2.16 ACRES (94,089.60 S.F.) TOTAL BUILDING AREA 110,598 S.F.

LOT 2 SITE DATA RETAIL/RESTAURANT

LOT 2 AREA 1.32 ACRES (57,499.2 S.F.) TOTAL BUILDING AREA 4,000 S.F.

LOT 3 SITE DATA RETAIL/RESTAURANT

LOT 3 AREA 1.07 ACRES (46,609.20 S.F.) TOTAL BUILDING AREA 3,000 S.F.

LOT 4 SITE DATA RETAIL/RESTAURANT

LOT 4 AREA 0.89 ACRES (38,768.40 S.F.) TOTAL BUILDING AREA 2,104 S.F.

LOT 5 SITE DATA

LOT 5 AREA 2.25 ACRES (98,010 S.F.) TOTAL BUILDING AREA 61,160 S.F. TOTAL NUMBER OF ROOMS

PARKING DATA

	PARKING REQUIRED	PARKING PROPOSED
LOT 1	8 SPACES (PER FACILTY & 1 PER EMPLOYEE MAX SHIFT)	8 SPACES
LOT 2	56 SPACES (14 PER 1,000 S.F.)	55 SPACES(MODIFICATION REQUESTED)
LOT 3	42 SPACES (14 PER 1,000 S.F.)	42 SPACES
LOT 4	29 SPACES (14 PER 1,000 S.F.)	30 SPACES
LOT 5	98 SPACES (1 PER ROOM)	98 SPACES

TOTAL NUMBER OF SPACES 233 SPACES

PROPOSED PHASING LOT 1 2018 LOTS 2-5 AS MARKET DEMANDS

REQUESTED MODIFICATIONS

1. LOT 2 REDUCE PARKING 1 SPACE LESS THAN CODE REQUIRED TO ALLOW AN ADDITIONAL 72 S.F.

2. REDUCE PARKING SETBACK TO 18 FEET ALONG DOUGLAS STREET WHICH IS A REDUCTION OF 2 FEET

SHEET

SITE PLAN

OAK VIEW CAPITAL PARTNERS, LLC

FLOOD NOTE:

FOND INC.

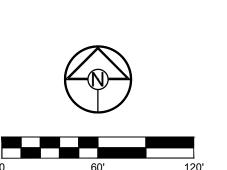
BOSTON, MA 02108

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: **DEVELOPER:** UNIVERSITY OF MASSACHUSETTS

201 HAWKS RIDGE TRAIL 1 BEACON STREET 32ND FLOOR COLLEYVILLE, TX 76034 p 214-460-8442

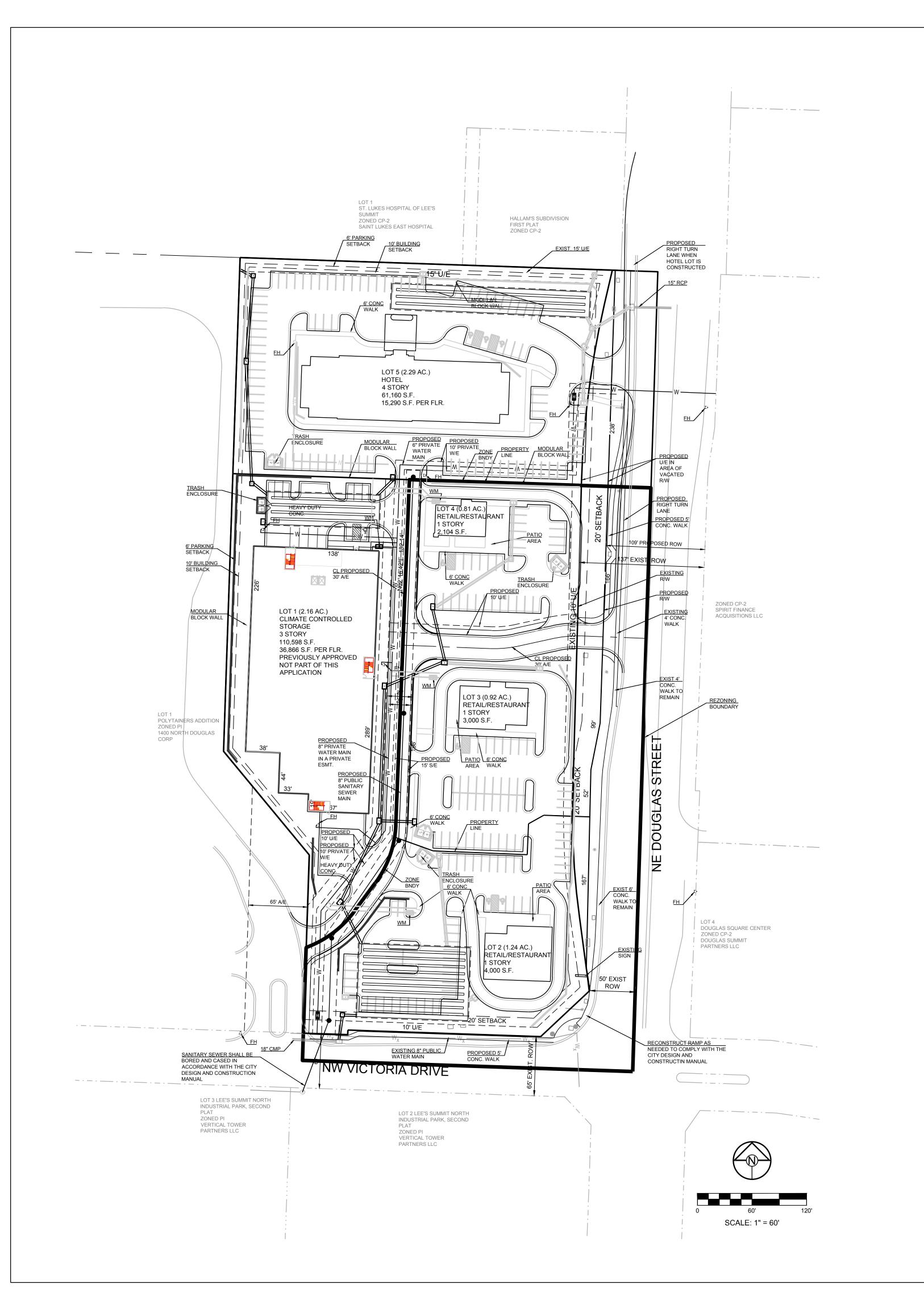


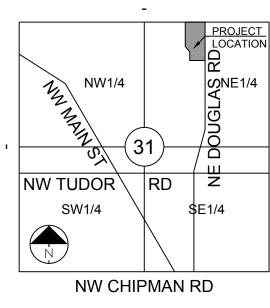


SCALE: 1" = 60'

OAKVIEW STORAGE PRELIMINARY DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN





LOCATION MAP SCALE 1" = 2000'

SECTION 31-48-31

OAKVIEW S-PRELIMINARY DEVE 00

UTILITY PLAN

SHEET OAK VIEW CAPITAL PARTNERS, LLC OF

FLOOD NOTE:

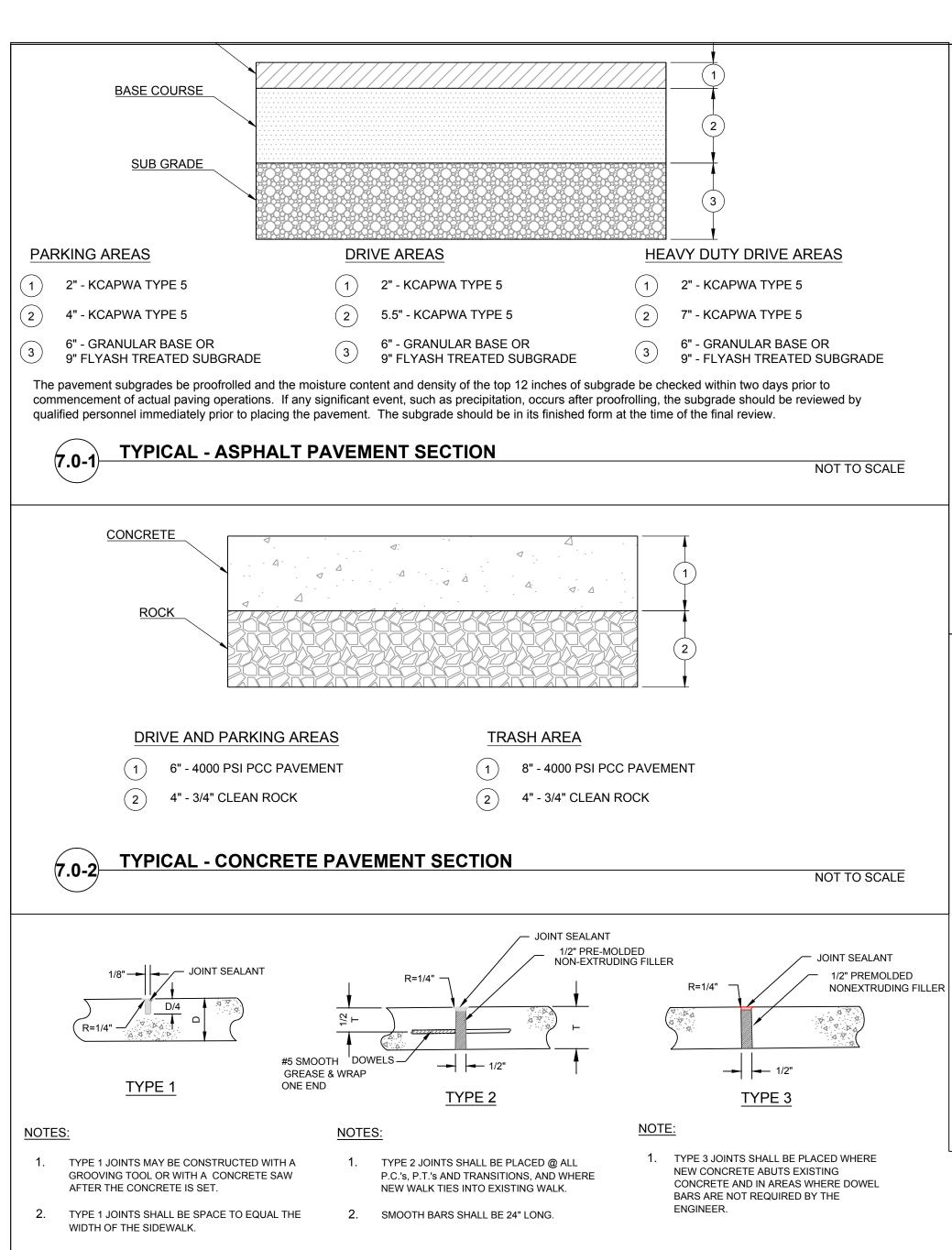
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DEVELOPER:

OWNER/DEVELOPER:

UNIVERSITY OF MASSACHUSETTS FOND INC.

201 HAWKS RIDGE TRAIL 1 BEACON STREET 32ND FLOOR COLLEYVILLE, TX 76034 BOSTON, MA 02108 p 214-460-8442



TYPICAL - CONCRETE PAVEMENT JOINT DETAILS

Cimarron LED



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.

- 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
- 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

Design flexibility is optimized with 32 high brightness LED light engine configurations in IES type II, III, IV and V

- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter
- 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

TYPICAL PARKING LOT LIGHT

2'-0" TYPE B DRY CURB TYPE B CURB

Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise

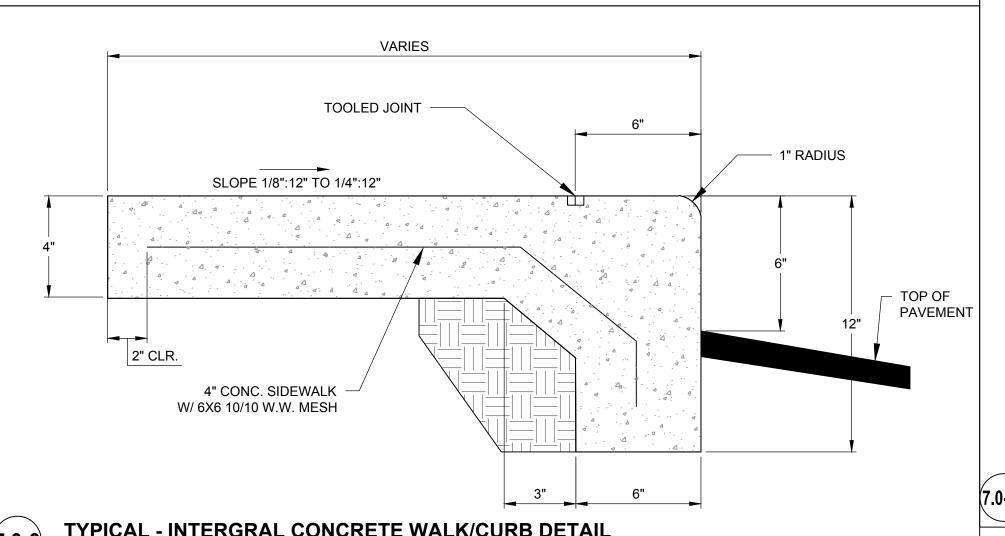
NOTE: in transitions, water shall flow from the gutter of Type "B" curb to the lip of Type "B-Dry" curb at 0.5% min. slope.

NOT TO SCALE

2. 1/2" pre-molded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction joints shall be 2" deep, and placed at 15' intervals equally spaced between expansion joints. KCMMB-4K concrete will be used throughout unless noted otherwise.

3. Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

TYPICAL CONCRETE CURB DETAILS NOT TO SCALE

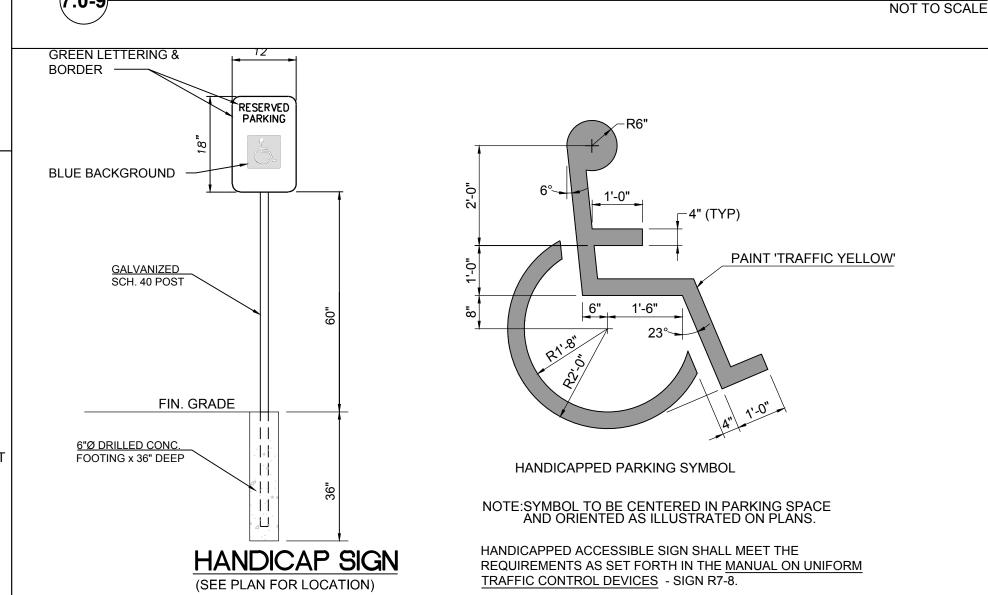


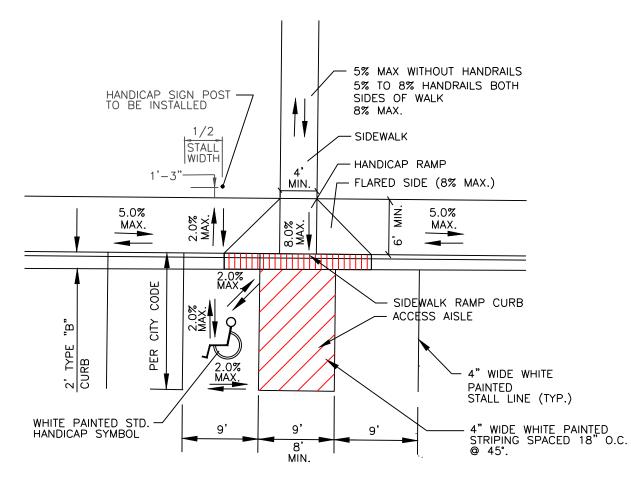
TYPICAL - INTERGRAL CONCRETE WALK/CURB DETAIL

VARIABLE R.O.W. LINE SLOPE: 1.0-2.0% **TOWARDS CURB** -4' MIN.

NOTES:

- 1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
- 2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STONES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
- 3. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESES JOINTS. 3/4" JOINT FILLER WILL BE USED WHEN SPACING EXCEEDS 100'.
- EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 200 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.





TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE

HANDICAP SYMBOL & SIGNAGE DETAILS

NOT TO SCALE

NOT TO SCALE

SITE DETAILS

OAKVIEW PRELIMINARY DE

PLAN REVIEW/BID SET

NOT TO SCALE

NOT TO SCALE

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE

DOUGLAS STREET TREES REQUIRED(1 PER 30')(795'/30')27 TREESDOUGLAS STREET TREES PROVIDED27 TREESVICTORIA DRIVE TREES REQUIRED(1 PER 30')(260'/30')9 TREESVICTORIA DRIVE TREES PROVIDED9 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) 110 SHRUBS SHRUBS PROVIDED 110 SHRUBS (58

110 SHRUBS 110 SHRUBS(58 FOR PARKING LOT SCREEN)

55 TREES 55 TREES

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

SHRUBS

MODIFICATIONS REQUESTED:

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

NO

- 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 SUPERSEDED QUANTITIES IN THE SCHEDULE
- 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 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.

 7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED 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 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 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.
- 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.
- 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.

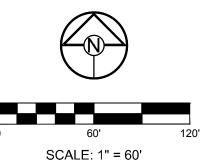
 14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED 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.

Koreanspice Viburnum

SHADE TREES

(+) —— ARA	10 EA.	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal.	B&B
$\left\{ \begin{array}{c} \left\{ \begin{array}{c} \left\{ \begin{array}{c} \left\{ \right\} \\ \left\{ \right\} \end{array} \right\} \end{array} \right\} = QPG$	30 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	B&B
$\left\{+\right\}$ UXF	27 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
2 - ZSM	60 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B
" What of or					
ORNAMENTAL TREES					
(+) —— cc	9 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
EVERGREEN TREES					
O ——JCSP	60 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.	B&B
SHRUBS					
∘ ——BSW	57 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.	Wintergreen Boxwood	5 gal.	Cont.
and 11 11 1	400 FA	luminamus la suimambalia II lumba al	Liverbas Iverbas		04

Viburnum carlesii 'Korean Spice'



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

 RAWN BY:
 REVISION DATE
 DESCRIPTION

 DGF
 1 4-3-18
 CITY COMMENTS

 ECKED BY:
 3
 CITY COMMENTS

 DGF
 4
 CITY COMMENTS

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 CITY COMMENTS

 DGF
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 6
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 CITY COMMENTS

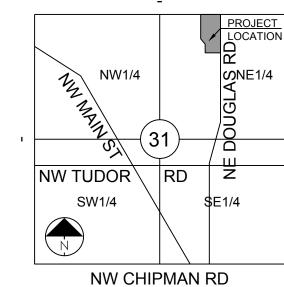
 Jabel
 CITY COMMENTS
 CITY COMMENTS

 Jabel
 CITY COMMENTS
 CITY COMMENTS

LANDSCAPE PLAN

SHEET

L1.0



SECTION 31-48-31

LOCATION MAP SCALE 1" = 2000'

OVERALL LEGAL DESCRIPTION

7.4602 ACRES OR 324965.77 SQ FT

PI AND CP-2

7.01 ACRES (PLATTED)

OVERALL SITE DATA

PROPOSED ZONING

PROPOSED LOT AREA:

EXISTING ZONING

SITE AREA

LOT 2:

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) AND RIGHT-OF-WAY FOR NORTHEAST DOUGLAS STREET AND NORTHWEST VICTORIA DRIVE, IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 48, AND RANGE 31.

CP-2, REZONING LEGAL DESCRIPTION

Part 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) and right-of-way for Northeast Douglas Street and Northwest Victoria Drive, in the Northeast One-Quarter of Section 31, Township 48, and Range 31, being more particularly described as follows.

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 88 degrees 04 minutes 20 seconds East(South 89 degrees 56 minutes 58 seconds East, Platted), along the North line of the said Northeast One-Quarter a distance of 1310.14 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 237.67 feet to the point of Beginning; thence continuing South 01 degrees 47 minutes 43 seconds West a distance of 642.20 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.40 feet; thence North 01 degrees 54 minutes 05 seconds East(North 00 degrees 03 minutes 02 seconds East, Platted), along the West line of said Lot 2 and its Southerly extension a distance of 124.22 feet to a point of curvature; thence along a curve to the left, having and initial tangent bearing of North 69 degrees 47 minutes 53 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 18 minutes 24 seconds and an arc length of 66.85 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds and an arc length of 68.67 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence South 88 degrees 04 minutes 14 seconds East a distance of 265.76 feet, said point being the Point of Beginning, and containing 4.3134 acres, more

- 1. BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER; PREPARED BY MCLAUGHLIN MUELLER, INC., PROJECT NUMBER
- 16045, DATED OCTOBER 12, 2016. 2. (P) - PLATTED BEARING/ DISTANCE. 3. (M) - MEASURED BEARING/ DISTANCE FROM PROVIDED SURVEY.

SCALE: 1" = 60'

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

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

DEVELOPER:

REZONING **EXHIBIT**

SHEET

OF

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