

LEE'S SUMMIT, MO

PROJECT CONTACTS

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SURVEYOR:

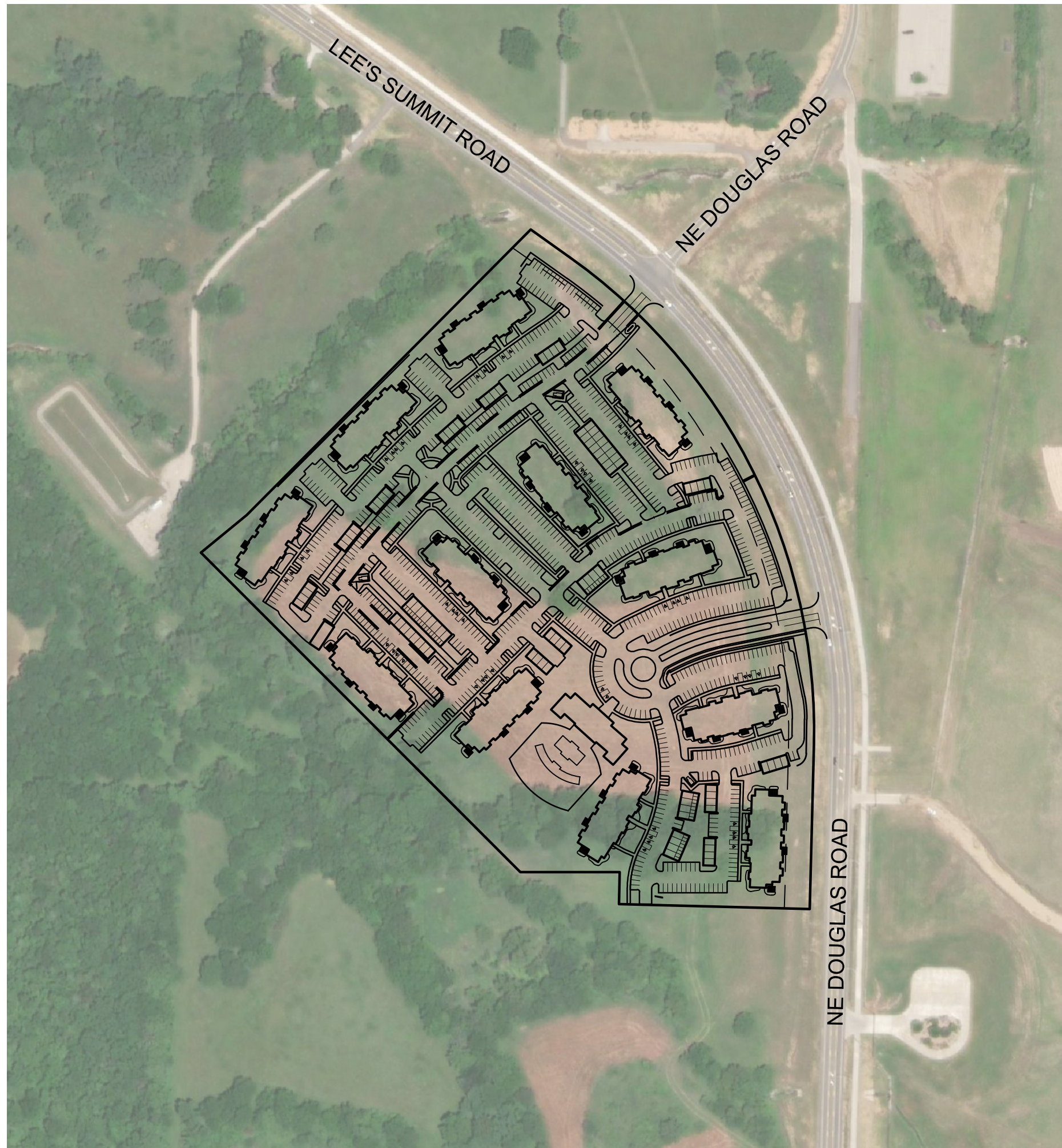
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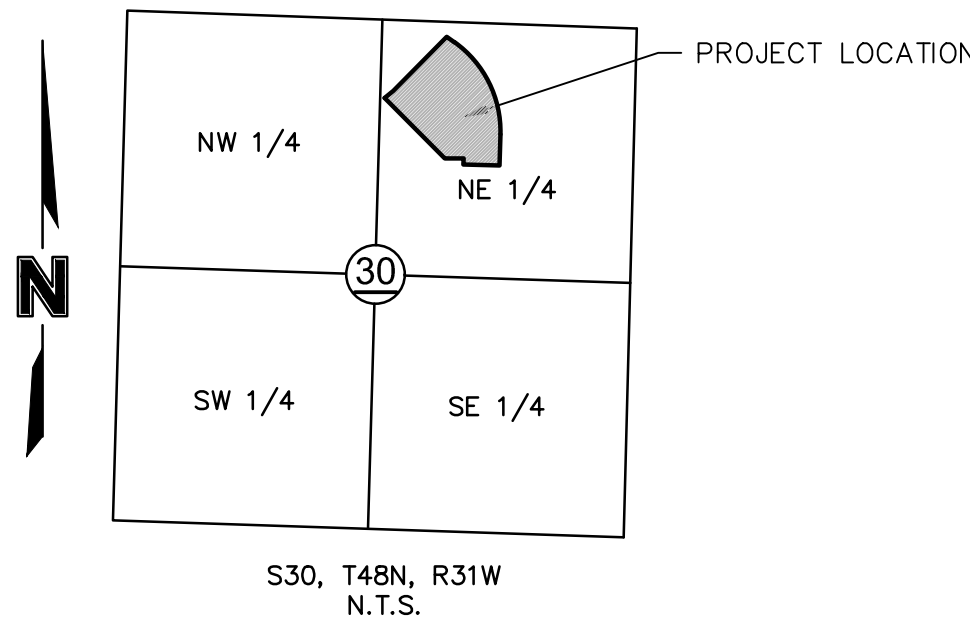
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WEBSTER GROVES, MO 63119
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EMAIL: PWARNER@LAIWEB.NET



VICINITY MAP

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 30 Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter Section; thence South 01°37'50" West, on the west line of said quarter section, 853.75 feet to a point on the southeast lot line of Lot 1, Lee's Summit Road Pump Station, a subdivision recorded in book 1 51 at page 90 in the Jackson County Recorder of Deeds office; thence North 50°41'15" East, on said southeast lot line, 59.22 feet; to the Point of Beginning of the tract of land to be herein described; thence continuing North 50°41'15" East along said line, 116.89 feet; thence North 44°49'51" East, 792.38 feet to a point on the westerly right-of-way line of NW Lee's Summit Road as established by Document number 2015E0017982 in the Jackson County Recorder of Deeds office; thence on said westerly right-of-way line, South 54°34'12" East, 95.69 feet; thence Southeasterly along a curve to the right being tangent to the last described curve with a radius of 1,142.00 feet, a central angle of 56°01'43" and an arc distance of 1,116.74 feet; thence South 01°27'31" West, 322.27 feet; thence leaving said right-of-way line, North 88°32'29" West, 375.74 feet; thence North 01°27'27" East, 62.94 feet; thence South 90°00'00" West, 195.68 feet; thence North 45°00'00" West, 889.18 feet to the Point of Beginning. Containing 979,968 square feet or 22.50 acres, more or less.



LOCATION MAP

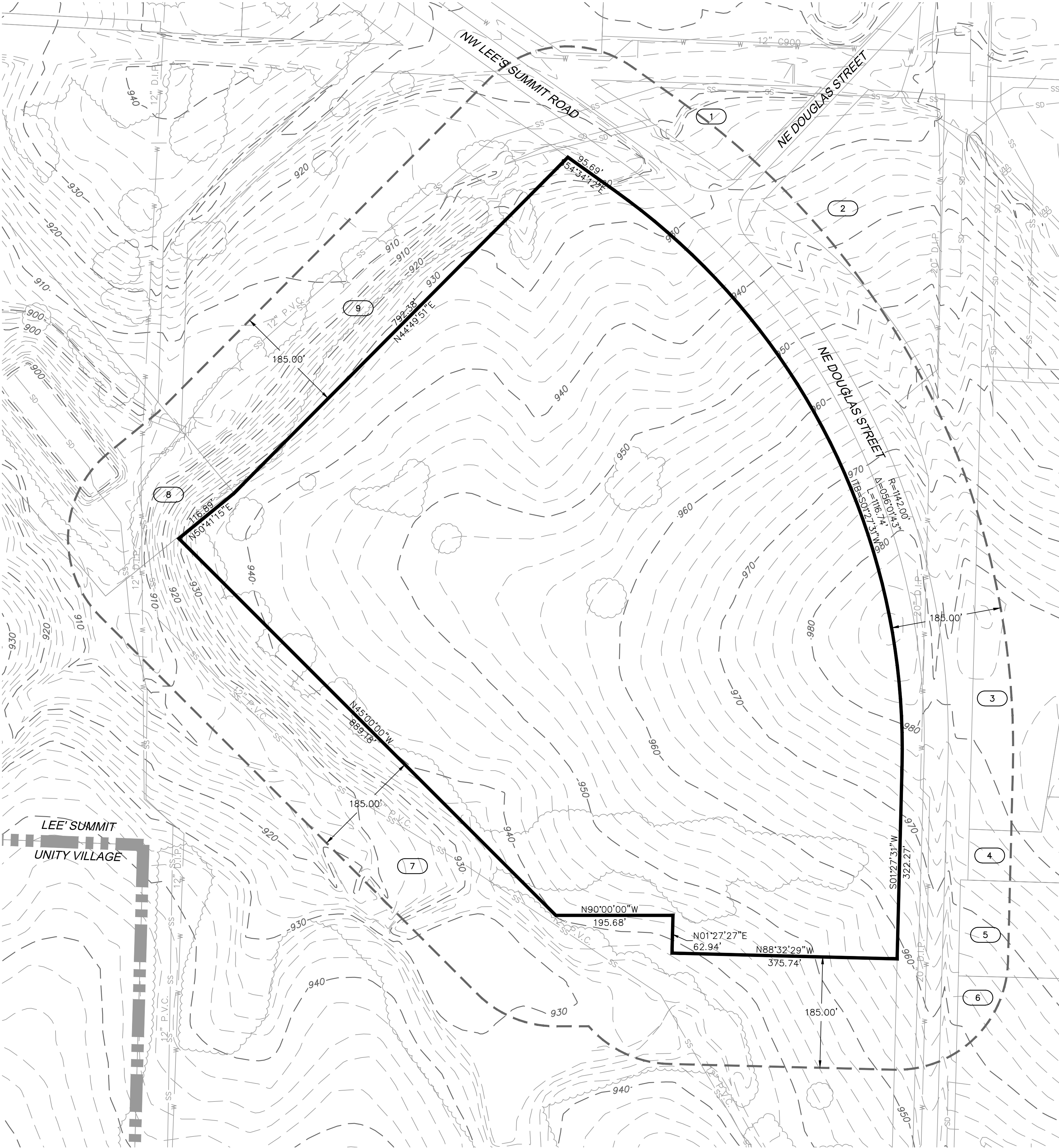
SHEET INDEX	
NUMBER	TITLE
C1.0	TITLE SHEET
C2.0	REZONING PLAN
C3.0	EXISTING CONDITIONS
C4.0	PRELIMINARY SITE PLAN
C5.0	PRELIMINARY GRADING PLAN
C6.0	PRELIMINARY UTILITY PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
A1.0	PRELIMINARY ARCHITECTURAL ELEVATIONS
--	PRELIMINARY PHOTOMETRIC PLAN

drawn by: _____ C:JH checked by: _____ NDH approved by: _____ JFE QAC/QC by: _____ JFE project no.: 019-0012 drawing no.: C_PITL 0190012 date: 2019.02.15		TITLE SHEET		REV. NO.	DATE	REVISIONS DESCRIPTION	BY	Olsson - Civil Engineering 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olson.com olsson
ARIA REZONING & PRELIMINARY DEVELOPMENT PLAN LEE'S SUMMIT, MO		2019						
SHEET C1.0								

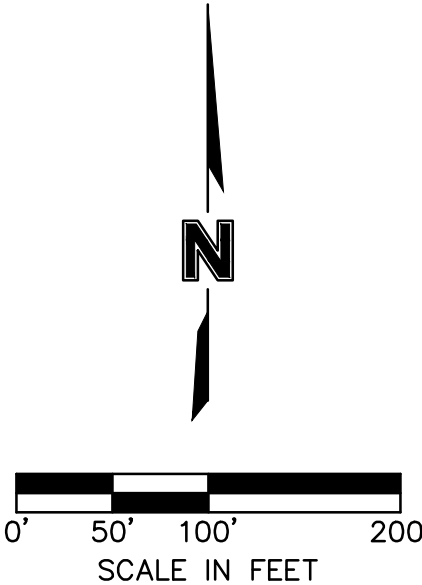
PROPERTY OWNERS WITHIN 185'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
2	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
3	** NO ADDRESS **	DAHMER BROTHERS INVESTMENT LLC 8375 NIEMAN ROAD LENEXA, KS 66214
4	** NO ADDRESS ** (PUBLIC OWNED)	THE CITY OF LEE'S SUMMIT 207 SW MARKET ST. P.O. BOX 1600 LEE'S SUMMIT, MO 64063
5	1915 NE DOUGLAS ST. LEE'S SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
6	1951 NE DOUGLAS ST. LEE'S SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
7	** NO ADDRESS **	UNITY SCHOOL OF CHRISTIANITY 1901 NW BLUE PARKWAY UNITY VILLAGE, MO 64065
8	2290 NW LEE'S SUMMIT RD. LEE'S SUMMIT, MO 64064	CITY OF LEE'S SUMMIT P.O. BOX 1600 LEE'S SUMMIT, MO 64063-7600
9	** NO ADDRESS **	UNITY SCHOOL OF CHRISTIANITY 1901 NW BLUE PARKWAY UNITY VILLAGE, MO 64065

LEGAL DESCRIPTION FOR REZONING

A tract of land in the Northeast Quarter of Section 30 Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter Section; thence South 01°37'50" West, on the west line of said quarter section, 853.75 feet to a point on the southeast lot line of Lot 1, Lee's Summit Road Pump Station, a subdivision recorded in book I 51 at page 90 in the Jackson County Recorder of Deeds office; thence North 50°41'15" East, on said southeast lot line, 59.22 feet; to the Point of Beginning of the tract of land to be herein described; thence continuing North 50°41'15" East along said line, 116.89 feet; thence North 44°49'51" East, 792.38 feet to a point on the westerly right-of-way line of NW Lee's Summit Road as established by Document number 2015E0017982 in the Jackson County Recorder of Deeds office; thence on said westerly right-of-way line, South 54°34'12" East, 95.69 feet; thence Southeasterly along a curve to the right being tangent to the last described course with a radius of 1,142.00 feet, a central angle of 56°01'43" and an arc distance of 1,116.74 feet; thence South 01°27'31" West, 322.27 feet; thence leaving said right-of-way line, North 88°32'29" West, 375.74 feet; thence North 01°27'27" East, 62.94 feet; thence South 90°00'00" West, 195.68 feet; thence North 45°00'00" West, 889.18 feet to the Point of Beginning. Containing 979,968 square feet or 22.50 acres, more or less.



NOTES:
1. EXISTING ZONING: AG PROPOSED ZONING: RP-4
2. EXISTING LAND USE: UNDEVELOPED PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. LAND AREA: 22.50 AC. (979,968 SF)



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REZONING PLAN

ARIA

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CJH
checked by: NDH
approved by: JFE
QA/QC by: JFE
project no.: 019-0012
drawing no.: C_PREZ_0190012
date: 2019.02.15

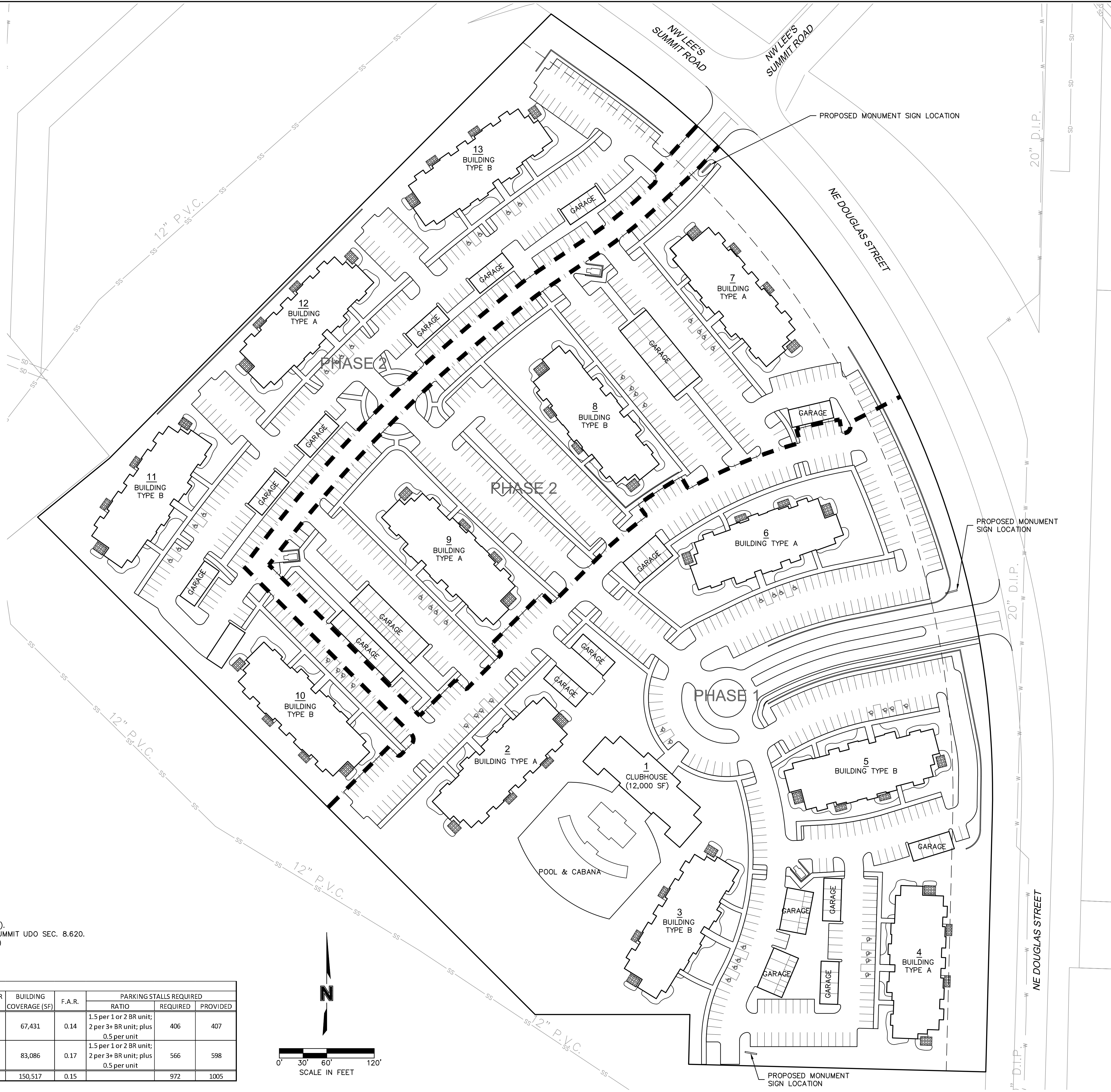
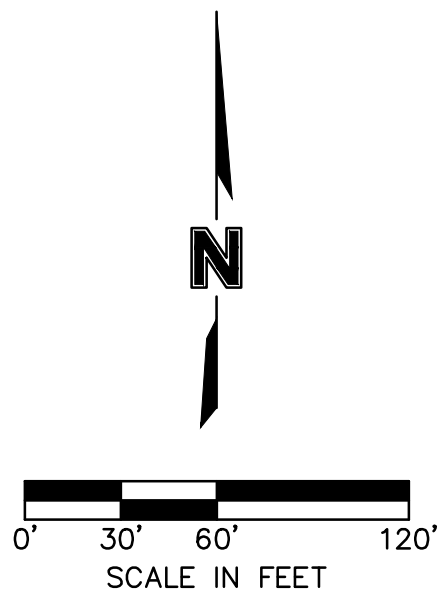
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DWG: F:\2019\0001-0500\019-0012\40-Design\AutoCAD\ Preliminary Plans\ Sheets\GNCA Preliminary Development Plan_24x36\C_PST_0190012.dwg
DATE: Feb 15, 2019 9:46am
XREFS: 00_C_BASE 01_C_PBASE 01_C_PUTIL
USER: chalmquist

- UNITS BY BUILDING TYPE:
- BUILDING TYPE A
 - 1-BEDROOM: 20 UNITS
 - 2-BEDROOM: 16
 - 3-BEDROOM: 4
 - AREA: 52,500 SF
 - BUILDING TYPE B
 - 1-BEDROOM: 24 UNITS
 - 2-BEDROOM: 16
 - 3-BEDROOM: 0
 - AREA: 50,500 SF
 - TOTAL
 - 1-BEDROOM: 264 UNITS
 - 2-BEDROOM: 192
 - 3-BEDROOM: 24

- NOTES:
1. ALL PROPOSED DRIVES SHALL BE 24' CLEAR WIDTH (28' BACK-OF-CURB TO BACK-OF-CURB).
 2. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
 3. BOTH ENTRANCES TO PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED WITH PHASE 1 (SEE PLAN)
 4. COMMENCEMENT/COMPLETION - PHASE 1: 2019/2021 PHASE 2: 2021/2023
 5. MODIFICATION REQUESTED FOR MAXIMUM DENSITY: 12 UNITS/AC. REQUIRED, 21.33 PROPOSED
 6. MODIFICATION REQUESTED FOR BUILDING HEIGHT: 50' MAX REQUIRED, 52' PROPOSED

SITE DEVELOPMENT DATA										PARKING STALLS REQUIRED		
PHASE	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE	GROSS FLOOR AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	RATIO		
										REQUIRED	PROVIDED	
1	AG	CP-4	11.43	0	11.43	MULTI-FAMILY RESIDENTIAL	258,500	67,431	0.14	1.5 per 1 or 2 BR unit; 2 per 3+ BR unit; plus 0.5 per unit	406	407
2	AG	CP-4	11.07	0	11.07	MULTI-FAMILY RESIDENTIAL	359,500	83,086	0.17	1.5 per 1 or 2 BR unit; 2 per 3+ BR unit; plus 0.5 per unit	566	598
TOTAL			22.50	0	22.50		618,000	150,517	0.15		972	1005



PRELIMINARY SITE PLAN

ARIA

REZONING & PRELIMINARY DEVELOPMENT PLAN

2019

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BY

REVISIONS DESCRIPTION

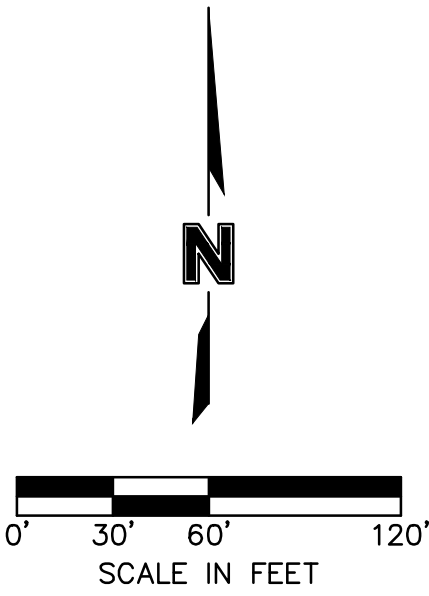
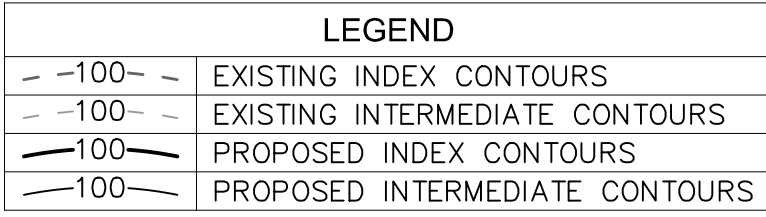
DATE

REV. NO.

REVISIONS

drawn by: CJH
checked by: NDH
approved by: JFE
QA/QC by: JFE
project no.: 019-0012
drawing no.: C_PST_0190012
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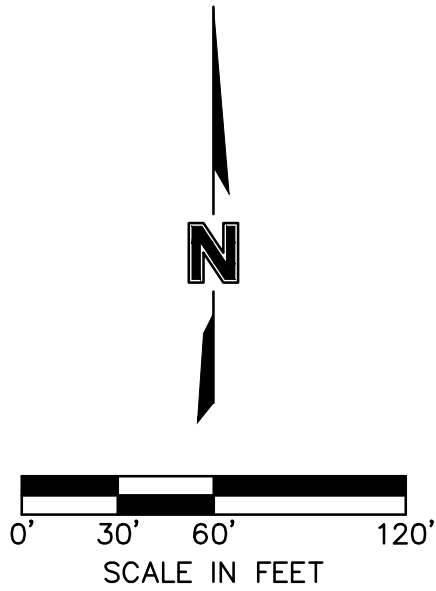
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LEGEND	
-100-	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE

PROPOSED UTILITY SIZES:
WATER: 10"
SANITARY: 8"
STORM: SEE PLAN



PRELIMINARY UTILITY PLAN		REV.	DATE	REVISIONS DESCRIPTION	BY
ARIA					
REZONING & PRELIMINARY DEVELOPMENT PLAN					
LEE'S SUMMIT, MO					
2019		REVISIONS			

drawn by: C.J.H.
checked by: NDH
approved by: JFE
QA/QC by: JFE
project no.: 019-0012
drawing no.: C_PUTL_0190012
date: 2019.02.15

SHEET
C6.0

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ARIA - REZONING & PDP - LANDSCAPE CALCULATIONS														
PHASE	BUILDING COVERAGE (SF)	PARKING SPACES	LANDSCAPE ISLANDS AREA (SF)	PARKING LOT AREA (SF)	LANDSCAPE ISLAND % (5% MIN.)	R/W LENGTH (LF)	(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND RAW	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(4A) BUFFER TREES: DECIDUOUS / ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS
1	67,431	407	19,288	342,776	5.63%	816	REQUIRED PROVIDED	20' WIDE 7' / 7' / 7'	28 41	430,044	87 173	173	Modification Requested	16
2	83,086	598	18,338	216,975	8.45%	619	REQUIRED PROVIDED	20' WIDE 21' WIDE	21 31	399,048	80 160	160	Modification Requested	0
TOTALS	150,517	1,005	37,626	559,751	6.72%	1435		49	72	829,452	167	333	7' / 7' / 7'	16

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET

(2) ANY PARKING OF LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.

(3A) IN ADDITION TO STREET FRONTAGE TREES, ONE (1) TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA

(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN RP-4 & AG ZONING, IN THE FORM OF (4A) 1 SHADE TREE PER 500 SF, 1 ORNAMENTAL TREE PER 750 SF, 1 EVERGREEN TREE PER 300; AND (4B) 1 SHRUB PER 200 SF

(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN RP-4 & CP-2 ZONING, IN THE FORM OF:

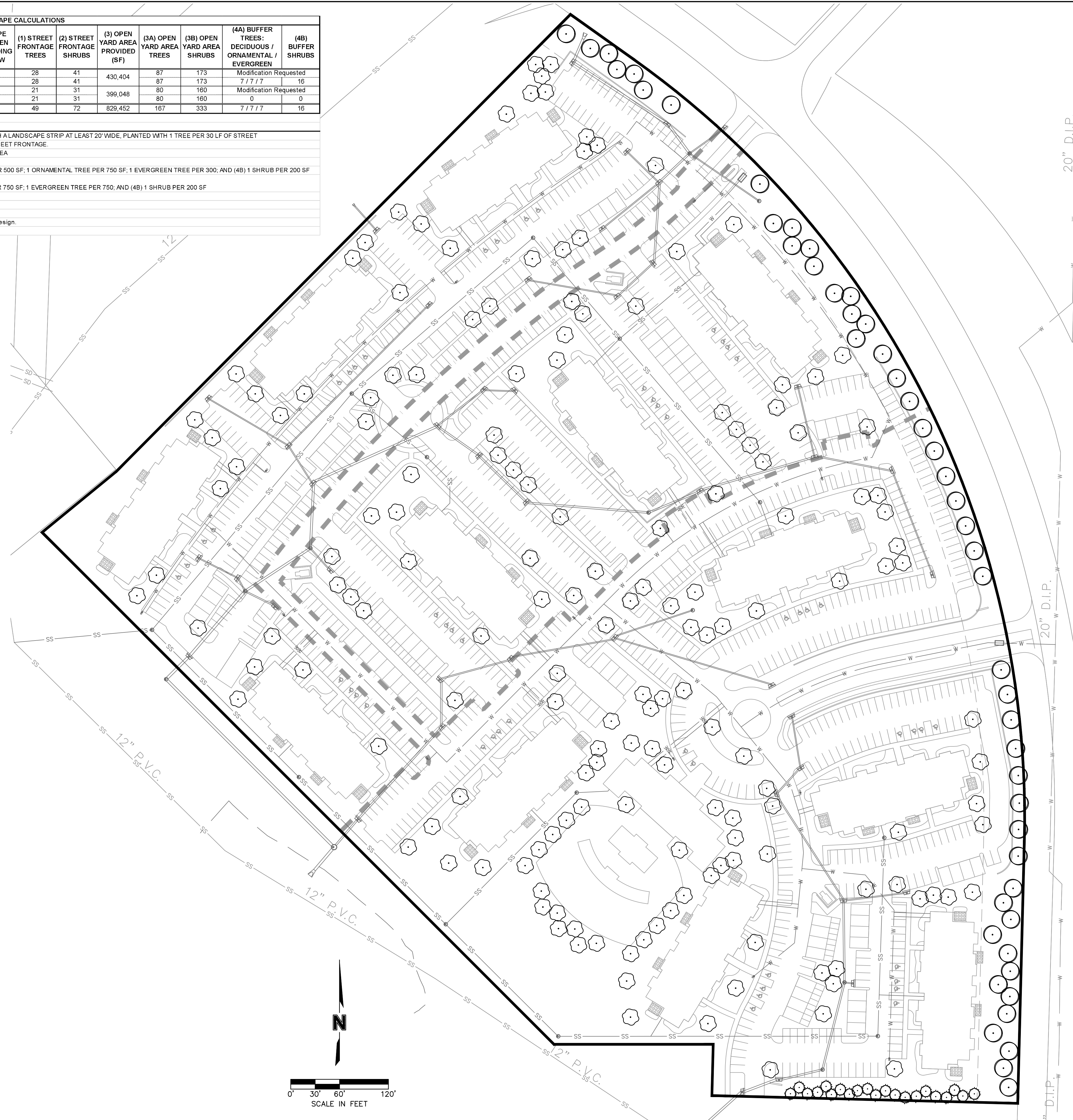
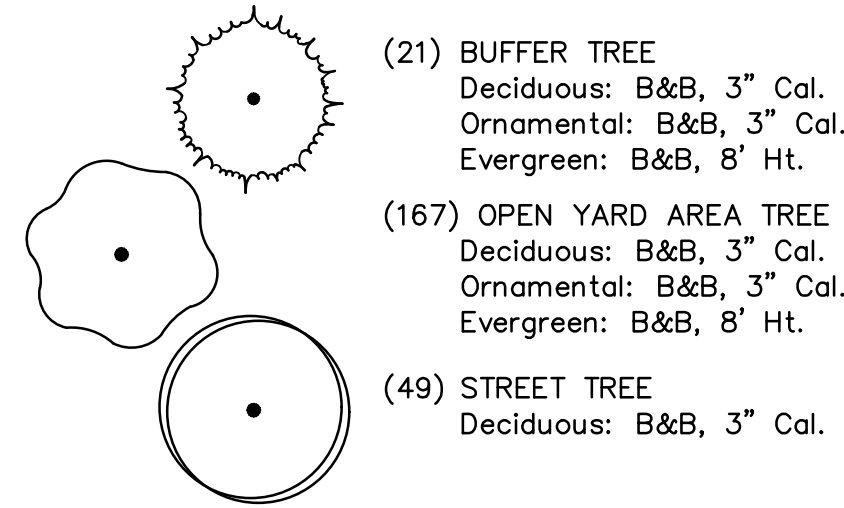
A SIX-FOOT HIGH MASONRY WALL OR OPAQUE VINYL FENCE, AND (4A) 1 SHADE TREE PER 750 SF, 1 ORNAMENTAL TREE PER 750 SF, 1 EVERGREEN TREE PER 750; AND (4B) 1 SHRUB PER 200 SF

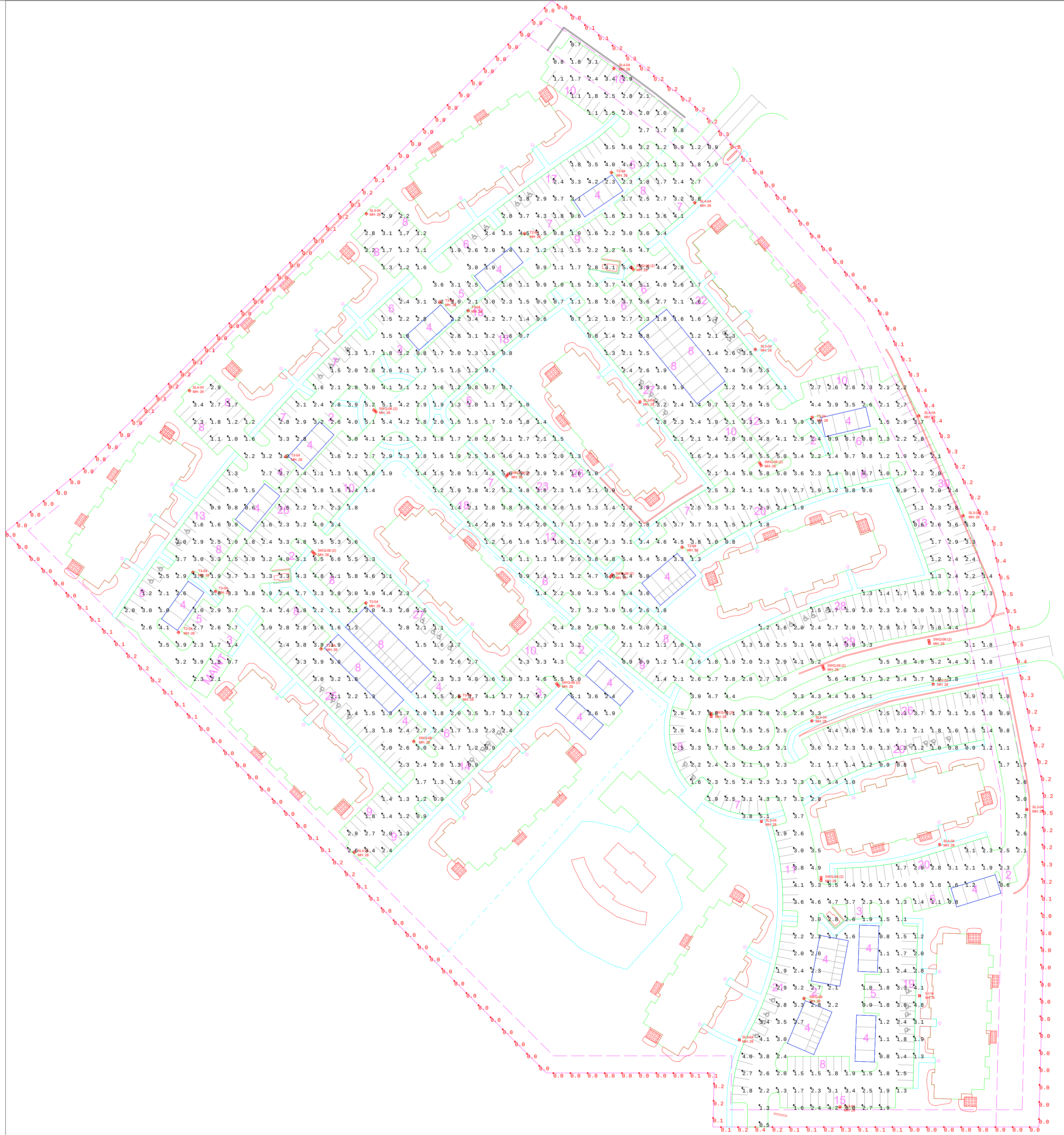
NOTES:

- * Open areas not covered with other materials shall be covered with sod
- * All shrub requirements shall be met, per Article 8 of Lee's Summit UDO. Final development plans shall include final landscaping design.
- * All ground-mounted mechanical units shall be totally screened from view in accordance with Article 8 of UDO

A MODIFICATION IS REQUESTED FOR LANDSCAPE BUFFER REQUIREMENTS AROUND SW & NW PROPERTY LINES DUE TO THE HIGH DENSITY OF EXISTING VEGETATION ON NEIGHBORING PROPERTY AND LOW LIKELIHOOD OF FUTURE NEIGHBORING DEVELOPMENT.

CONCEPT PLANT SCHEDULE





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
	2	5WQ-06	SINGLE	0.912	GLEON-AF-06-LED-E1-5WQ	Lum. Watts 333
	11	5WQ-06 (2)	2 @ 180 DEGREES	0.912	GLEON-AF-06-LED-E1-5WQ	Total Watts 666
	8	SL3-04	SINGLE	0.912	GLEON-AF-04-LED-E1-SL3	333 7326
	9	SL4-04	SINGLE	0.912	GLEON-AF-04-LED-E1-SL4	225 1800
	7	T2-04	SINGLE	0.912	GLEON-AF-04-LED-E1-T2	225 2025
	6	T3-04	SINGLE	0.912	GLEON-AF-04-LED-E1-T3	225 1575
						225 1350

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	illumiance	Fc	0.10	0.5	0.0	N.A.
SITE	illumiance	Fc	2.53	6.6	0.5	5.06

MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 20' ON GROUND

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



#	Date	Comments

Revisions

Drawn By: BW
Checked By:
Date: 2/14/2019
Scale: None

Lighting Study
ARIA- LEE'S SUMMIT