

# PRELIMINARY DEVELOPMENT PLAN

## Oakview - Lots 2, 3 and 4

### A Subdivision in Lee's Summit, Jackson County, Missouri

NE 1/4 Sec. 31, Twp. 48 N. Rge. 31 W.

#### OVERALL DESCRIPTION

LOTS 2, 3 AND 4, OAKVIEW - LOTS 1-5, A REPLAT OF LOT 2, MINOR PLAT, POLYTAINERS ADDITION, LOT 1 AND 2, AND PART OF DOUGLAS STREET, ALL IN THE NE 1/4 OF SEC. 31-48-31, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

LOT SIZE PER RECORDED PLAT:  
LOT 2 1.27 AC  
LOT 3 0.939 AC  
LOT 4 0.764 AC

#### CP-2 ZONING 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 38.14 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.

#### NOTES:

- THIS IS AN AMENDMENT OF THE PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLAN FOR LOTS 2, 3, AND 4.
- BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM MCLAUGHLIN MUELLER, INC. AND THE FINAL PLAT RECORDED AS INSTRUMENT NO. 2019E0038352 AT BOOK 183 / PAGE 78-80 ON 5-24-19.
- TOPOGRAPHY IS FROM MCLAUGHLIN MUELLER, INC. SURVEY CONDUCTED PRIOR TO JANUARY 6, 2020.
- 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- ALL PARKING LOTS SHALL HAVE CC-1 CURBS 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.
- ALL LIGHTING SHALL COMPLY WITH THE LIGHTING STANDARDS CONTAINED WITHIN ARTICLE 8 OF THE UDO.

#### FLOODPLAIN NOTE:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 29095C0409G DATED JANUARY 20, 2017, THIS PROJECT LIES OUTSIDE OF ANY IDENTIFIED FEMA FLOODPLAIN.

#### SITE DATA

						Land Area (ft²)					Parking Data					Impermeable Area			
Lot No.	Address	Existing Zoning	Proposed Zoning	Proposed Use	Anticipated Schedule	Gross	R/W	POC <sup>(1)</sup>	POC <sup>(2)</sup>	Parkland	Net	Proposed Building Area (ft²)	No. Stories	FAR	Criteria Used	as compared to UDO	required parking	provided parking	Average Impervious % / Impervious
2	1410 NE Douglas St.	CP-2	CP-2	restaurant/retail	2020-2022	55,341.55	0.000	0.000	0.000	0.000	55,341.55	3,860	1	0.07	Parkers (drive thru) (not down-lane) 141,000	meets UDO	54.04	55	0.46 AC / 36%
3	1430 NE Douglas St.	CP-2	CP-2	restaurant/retail	2020-2022	40,893.46	0.000	0.000	0.000	0.000	40,893.46	4,800	1	0.12	50% Drive-thru (primarily drive thru - use 141,000)	reduced 4/3,000 (0.6 stalls)	24.00	37	0.33 AC / 35%
4	1440 NE Douglas St.	CP-2	CP-2	restaurant/retail	2020-2022	33,292.26	0.000	0.000	0.000	0.000	33,292.26	4,800	1	0.14	25% Smoothie King (primarily drive thru - use 141,000)	reduced 4/3,000 (0.8 stalls)	12.00	29	0.25 AC / 32%
Totals						129,527.27											120.04	121	
Legend															Special Parking Notes:				
POC <sup>(1)</sup> = Private Open Space not intended to be counted toward parkland dedication															UDO parking calculation				
POC <sup>(2)</sup> = Private Open Space to be counted toward parkland dedication															drive thru (not down-lane) 141,000				
FAR = Floor Area Ratio															drive thru only 27,000 + 1/employee at max shift				
Notes:															office 4/3,000				
1. At the discretion of the Developer the units may be FOR SALE or FOR RENT/LEASE.															retail 5/3,000				

#### REQUESTED MODIFICATIONS TO CITY CODE AND STANDARDS

- TO ALLOW THE REQUIRED PARKING STALL CALCULATIONS AS LISTED IN THE SITE DATA TABLE, ABOVE.
- TO ALLOW CONSTRUCTION OF A RETAINING WALL WITHIN THE 20' SETBACK ALONG NW DOUGLAS STREET AND NW VICTORIA DRIVE.
- TO ALLOW CURB & GUTTER FOR PARKING TO ENCRoACH INTO THE 20' SETBACK ALONG NW DOUGLAS STREET BY NO MORE THAN 2 FEET AND ALONG NW VICTORIA DRIVE BY NO MORE THAN 6 FEET.
- TO MEET THE SITE LAYOUT REQUESTED BY THE DEVELOPER, CITY CODE SECTION 8.620.B.3 WILL NOT BE 6 FEET BETWEEN THE SIDE YARDS OF LOTS 2 AND 3 AND LOTS 4 AND 5; HOWEVER, SHARED PARKING AND/OR CROSS ACCESS WILL BE ALLOWED.

#### OWNER/DEVELOPER:

TIM HARRIS  
STAR ACQUISITIONS AND DEVELOPMENT LLC  
244 WEST MILL ST, STE 101  
LIBERTY, MO 64068  
816-781-3322

405 S. Leonard St., Suite D  
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816.781.4200 ■  
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AGC Engineers, INC.

OAKVIEW - LOTS 2, 3 AND 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLANS

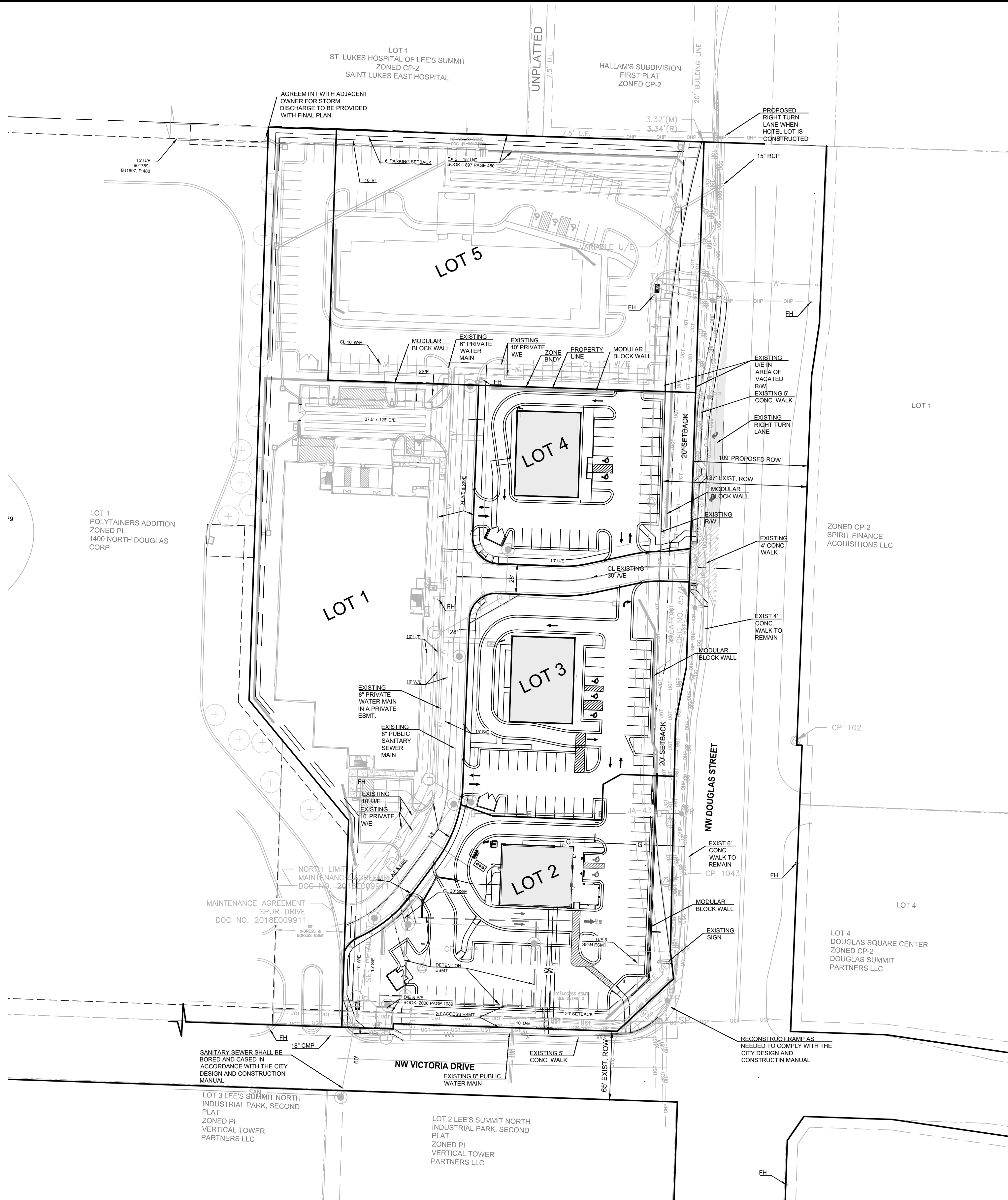
SITE PLAN

C1.0

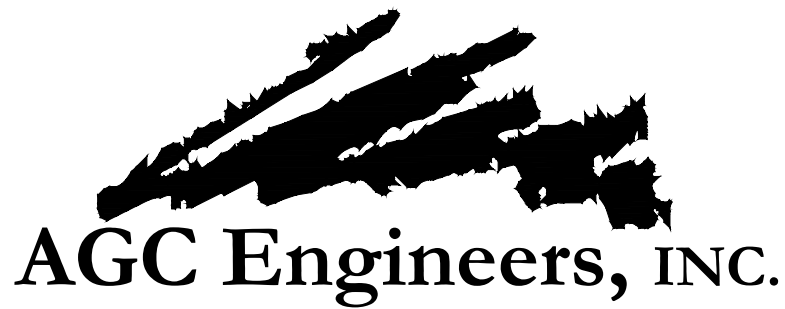
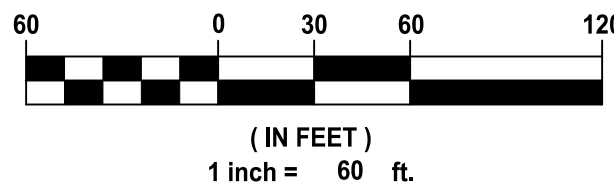
BY	REVISION	DATE
RC/ACA	PER CITY COMMENTS DATED 7-27-20	8-14-20
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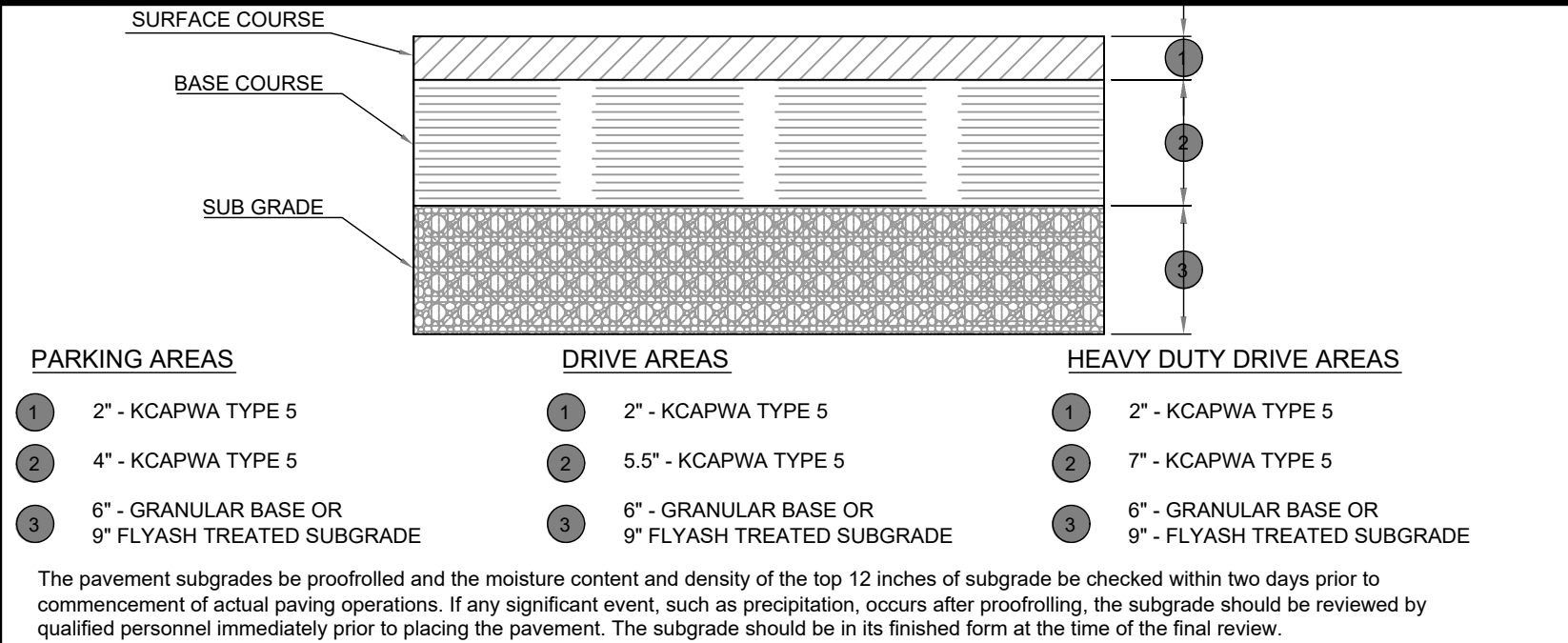


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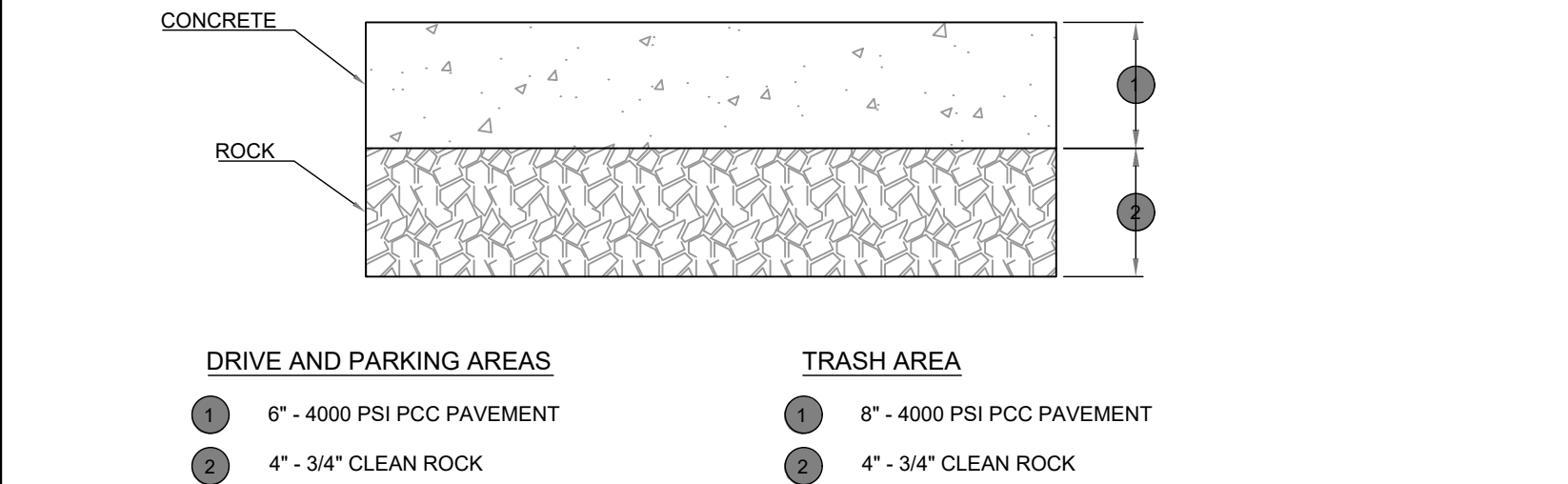
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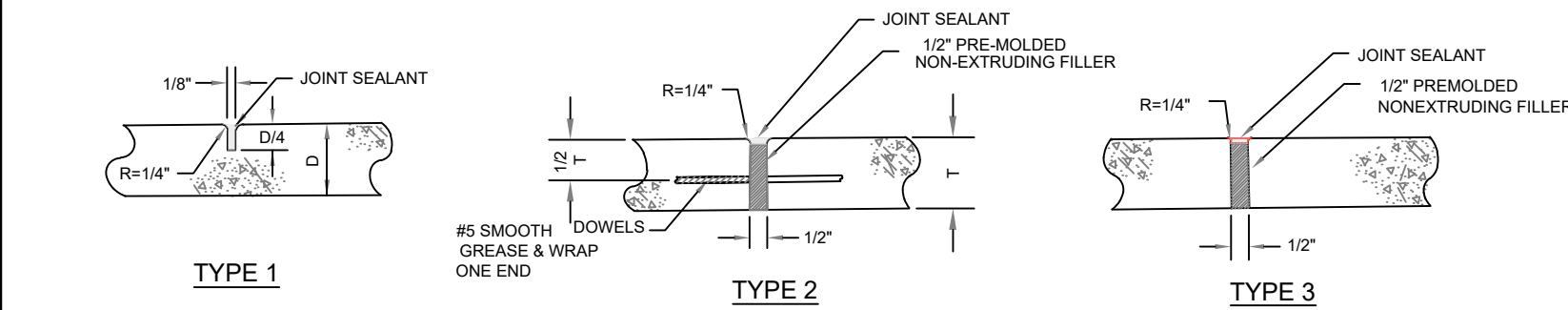
OAKVIEW - LOTS 2, 3 AND 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
PRELIMINARY DEVELOPMENT PLANS UTILITY PLAN	C3.0



7.0-1 TYPICAL - ASPHALT PAVEMENT SECTION NOT TO SCALE




7.0-2 TYPICAL - CONCRETE PAVEMENT SECTION NOT TO SCALE



- NOTES:
- TYPE 1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
  - TYPE 1 JOINTS SHALL BE SPACE TO EQUAL THE WIDTH OF THE SIDEWALK.
- NOTES:
- TYPE 2 JOINTS SHALL BE PLACED @ ALL P.C.'s, P.T.'s AND TRANSITIONS, AND WHERE NEW WALK TIES INTO EXISTING WALK.
  - SMOOTH BARS SHALL BE 24" LONG.
- NOTE:
- TYPE 3 JOINTS SHALL BE PLACED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE AND IN AREAS WHERE DOWEL BARS ARE NOT REQUIRED BY THE ENGINEER.

7.0-3 TYPICAL - CONCRETE PAVEMENT JOINT DETAILS NOT TO SCALE



2012  
PROGRESS  
REPORT  
COLLECTION

### 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**

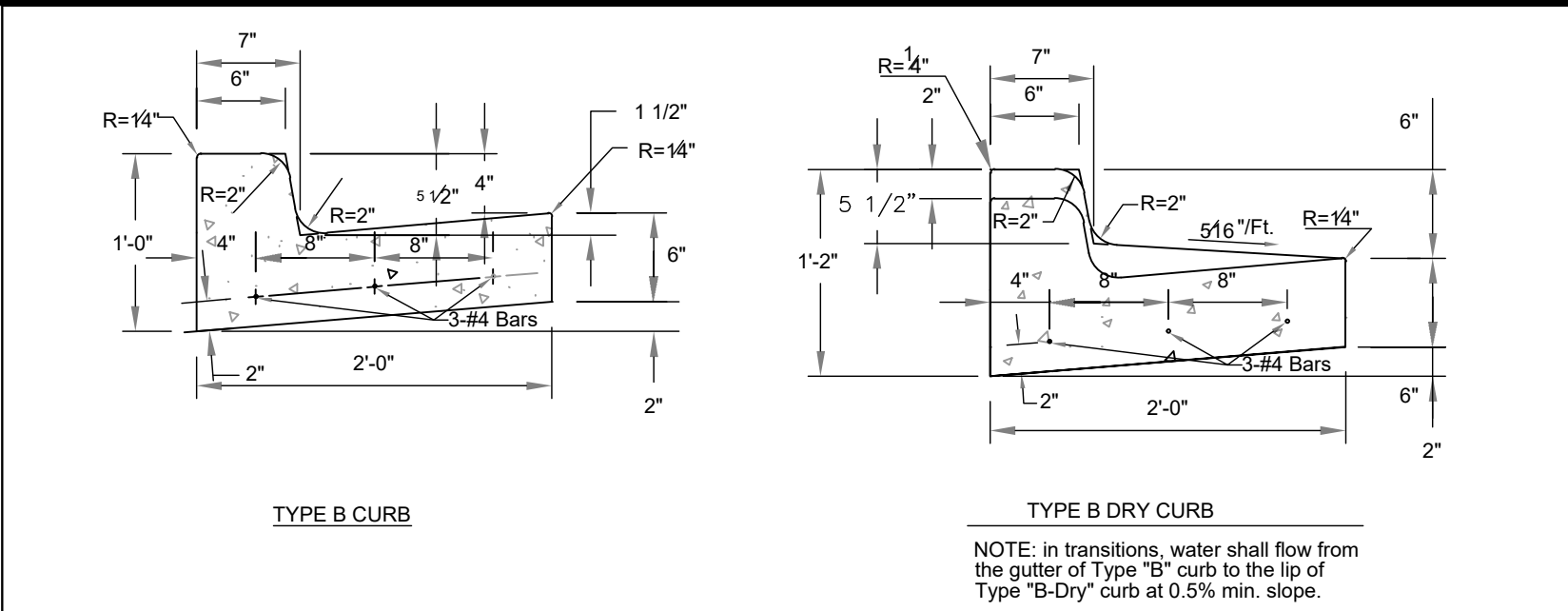
- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Multiple LED configurations with over 26,000 lumens
- DesignLights Consortium (DLC) listed
- Design flexibility is optimized with 32 high brightness 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
- UL1596A
- CSA
- Wet listed
- IDA

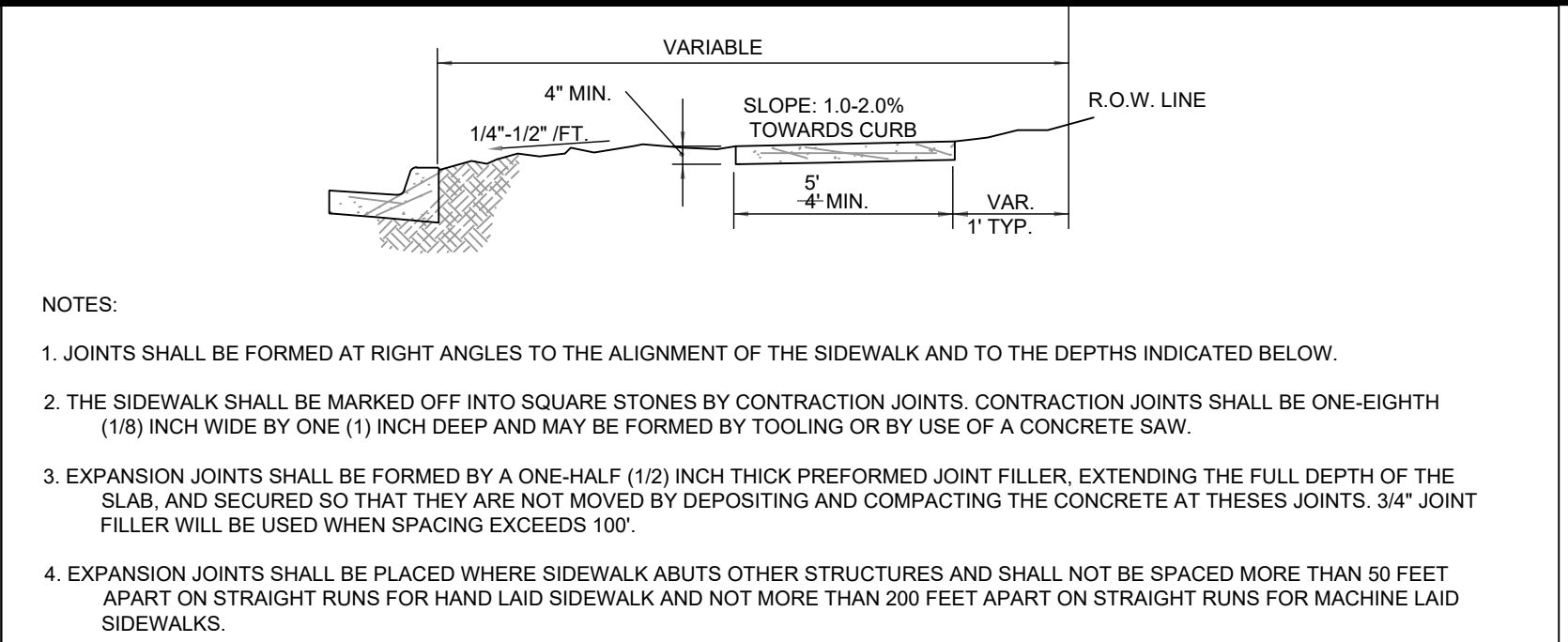
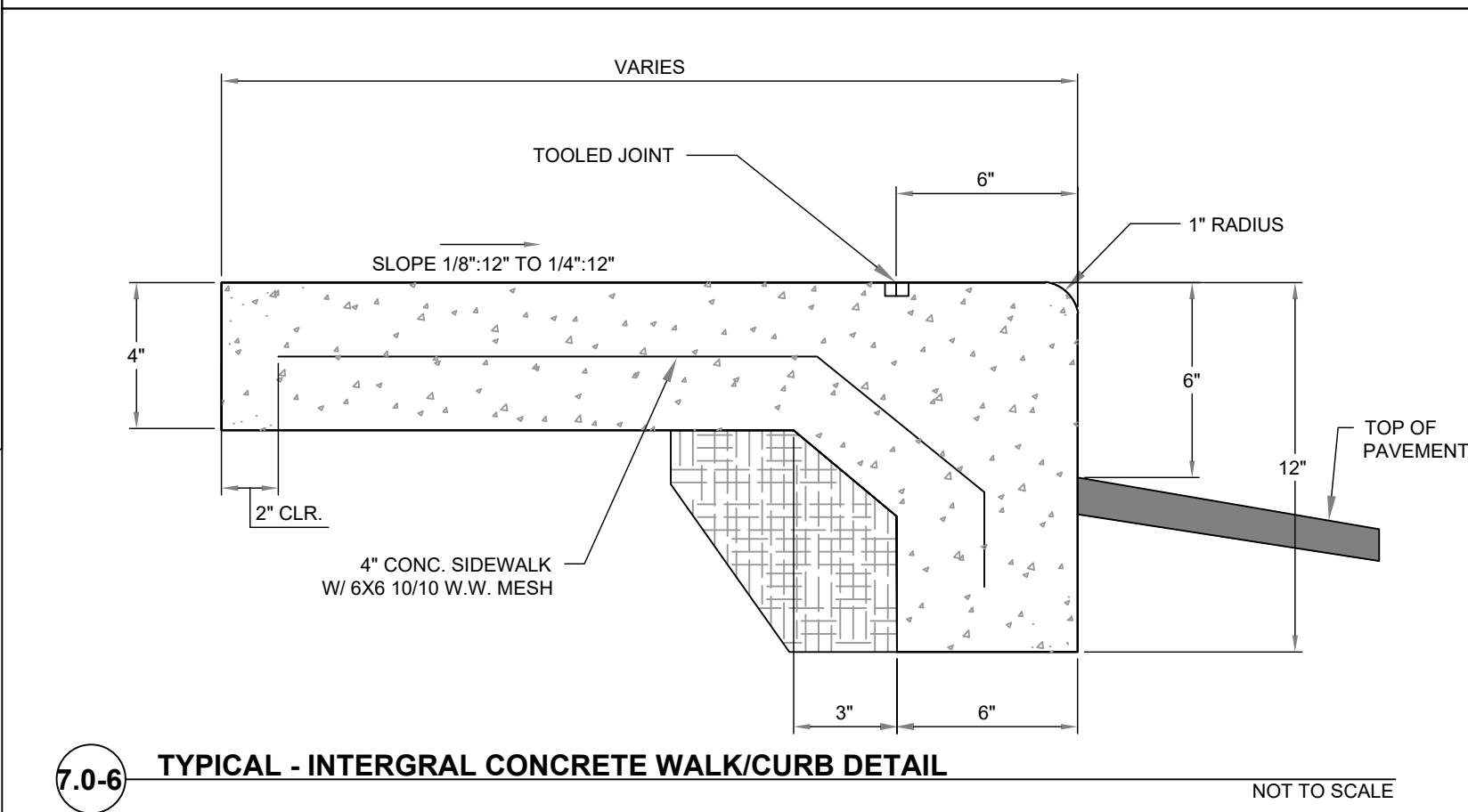
FIXTURES MOUNTED AT 25'  
FIXTURE TO MATCH LOT 1 FIXTURES

2 TYPICAL PARKING LOT LIGHT NOT TO SCALE

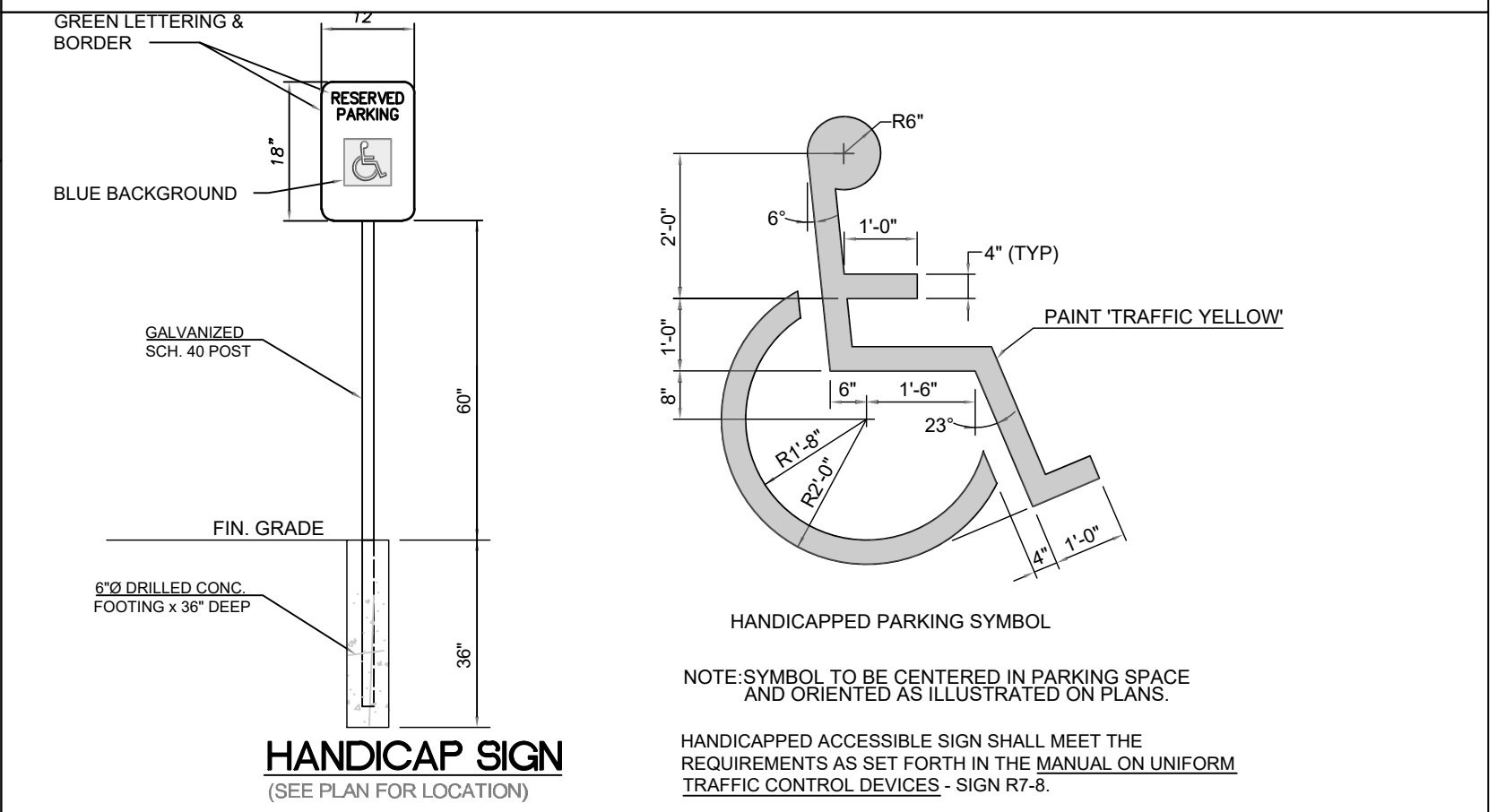


- NOTES:
- Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise noted.
  - 1/2" pre-molded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction 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.
  - Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

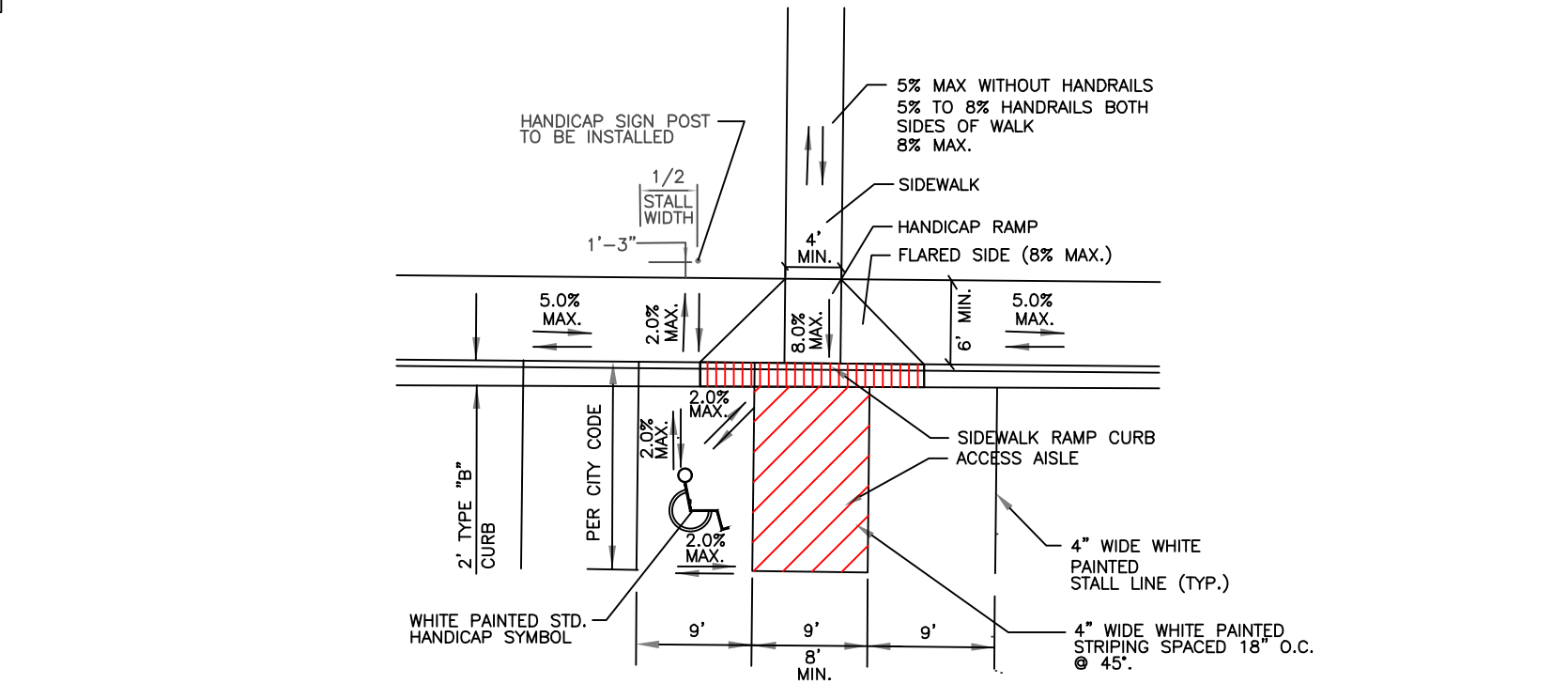
7.0-5 TYPICAL CONCRETE CURB DETAILS NOT TO SCALE



7.0-9 TYPICAL CONCRETE SIDEWALK DETAIL NOT TO SCALE

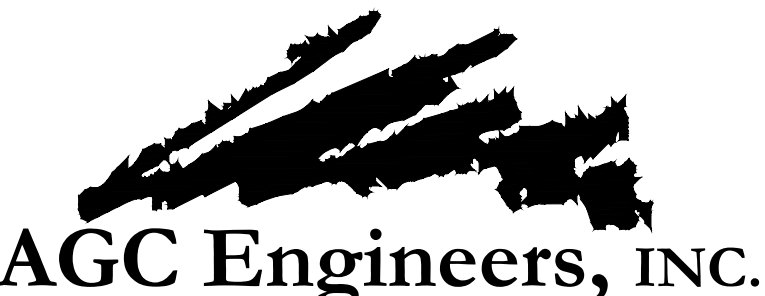


7.0-10 HANDICAP SYMBOL & SIGNAGE DETAILS NOT TO SCALE



7.0-11 TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE NOT TO SCALE

BY	REVISION	DATE			
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 <b>AGC Engineers, INC.</b>	405 S. Leonard St., Suite D Liberty, Missouri 64068  816.781.4200 ■ fax 792.3666  www.agcengineers.com	OAKVIEW - LOTS 2, 3 AND 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
		PRELIMINARY DEVELOPMENT PLANS DETAILS	C4.0





LOT 1

ZONED CP-2  
SPIRIT FINANCE  
ACQUISITIONS LLC

CP 102

LOT 4

LOT 4  
DOUGLAS SQUARE CENTER  
ZONED CP-2  
DOUGLAS SUMMIT  
PARTNERS LLC

## STREET FRONTAGE LANDSCAPE

27 TREES  
27 TREES  
9 TREES  
9 NEW TREES

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

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

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

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 DISCREPANCIES.
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 PLANT QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED 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 "V"-CUT.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT IS 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 THE LANDSCAPE PLANTINGS HAVE BEEN INSTALLED IN THE APPROVED PLAN.
14. ALL EXTERIOR GROUND BUILDING MOUNTED EQUIPMENT (TELEPHONE, ELECTRICAL AND AUDIO TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNGLES UNITS 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 ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.



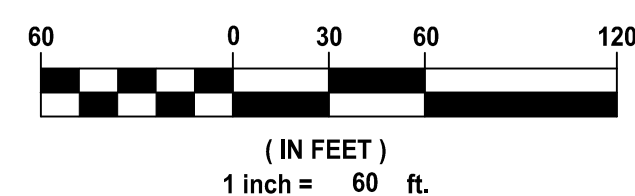
## ORNAMENTAL TREES

EVERGREEN TREES

SHRUBS

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

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OAKVIEW - LOTS 2, 3 AND 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLANS

### LANDSCAPE PLAN

## L1.0