

ARIA

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

PROJECT CONTACTS

DEVELOPER:

ARIA LS, LLC
 4240 PHILIPS FARM ROAD
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 CONTACT: DAVID O'BLACK
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CIVIL ENGINEER:

OLSSON
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: JOHN ERPELDING, NICK HEISER
 PHONE: 816.361.1177
 EMAIL: JERPELDING@OLSSON.COM, NHEISER@OLSSON.COM

SURVEYOR:

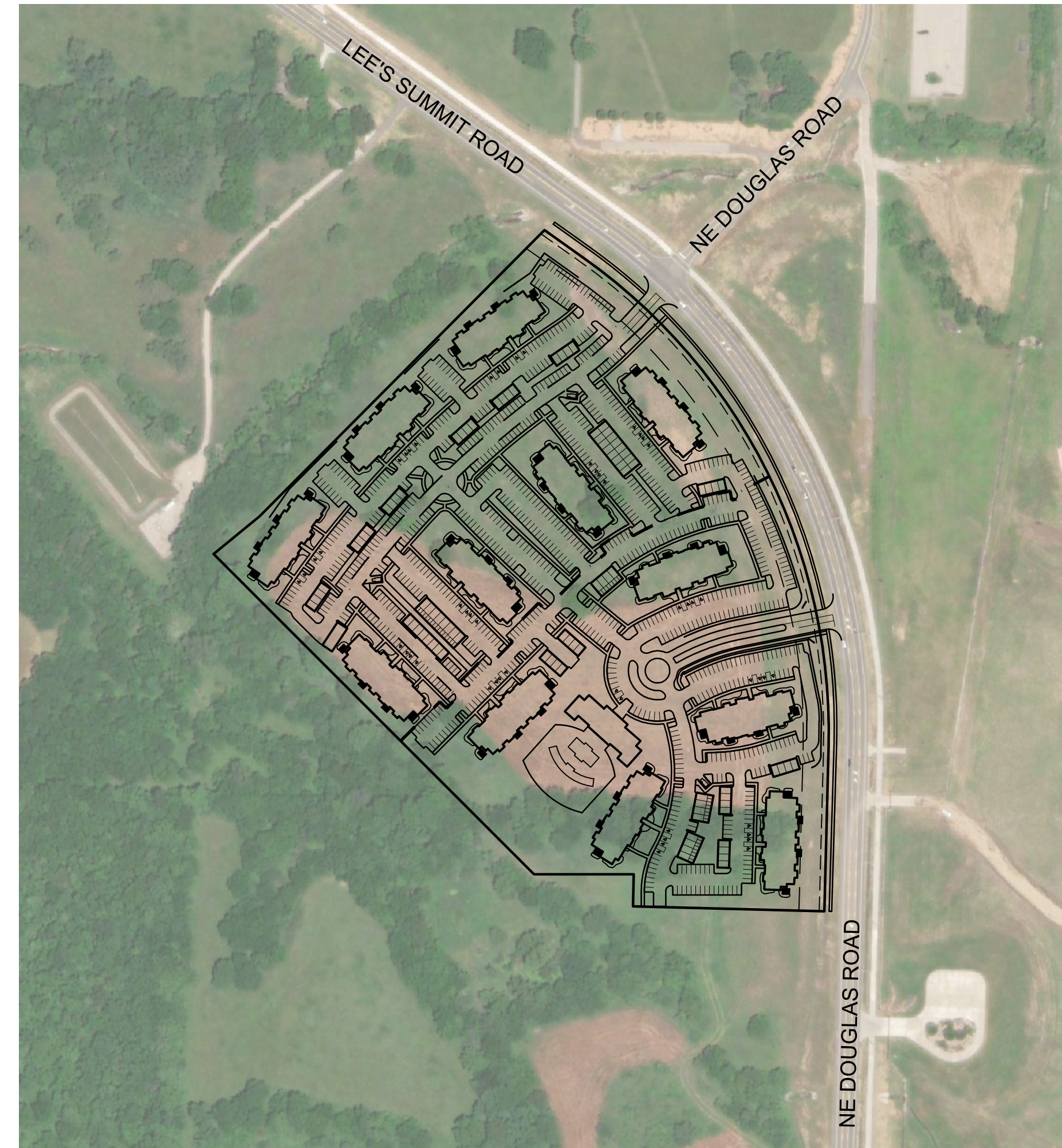
OLSSON
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: JASON ROUDEBUSH
 PHONE: 816.361.1177
 EMAIL: JROUDEBUSH@OLSSON.COM

LANDSCAPE ARCHITECT:

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 NORTH KANSAS CITY, MO 64116
 CONTACT: CHRIS HOLMQUIST
 PHONE: 816.361.1177
 EMAIL: CHOLMQUIST@OLSSON.COM

LIGHTING:

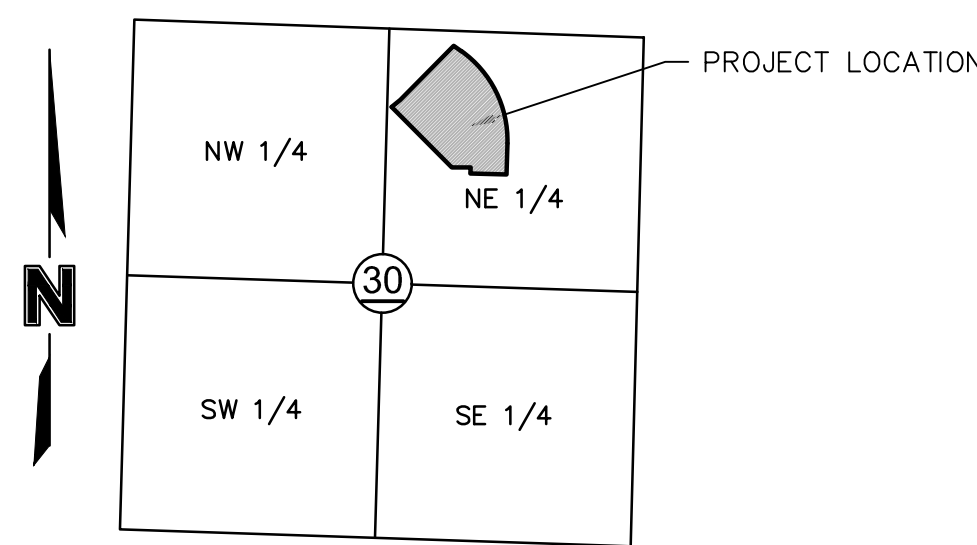
LIGHTING ASSOCIATES
 3216 S BRENTWOOD BLVD.
 WEBSTER GROVES, MO 63119
 CONTACT: PAUL WARNER
 PHONE: 314.531.3500
 EMAIL: PWARNER@LAIWEB.NET



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 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.



S30, T48N, R31W
 N.T.S.
 LOCATION MAP

SHEET INDEX	
NUMBER	TITLE
C1.0	TITLE SHEET
C2.0	REZONING PLAN
C3.0	EXISTING CONDITIONS
C4.0	PRELIMINARY PLAT
C5.0	PRELIMINARY GRADING PLAN
C5.1	PRELIMINARY REGIONAL DRAINAGE PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STREAM BUFFER PLAN
C8.0	PRELIMINARY DETAILS SHEET
L1.0	PRELIMINARY LANDSCAPE PLAN
A1.0	PRELIMINARY ARCHITECTURAL ELEVATIONS
A1.1	PRELIMINARY ARCHITECTURAL ELEVATIONS
--	PRELIMINARY PHOTOMETRIC PLAN

NOTES:
 1. THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT (SEE SHEET C4.0).

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 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	

TITLE SHEET	2019
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_P11L_0190012
 date: 2019.02.15

SHEET
 C1.0

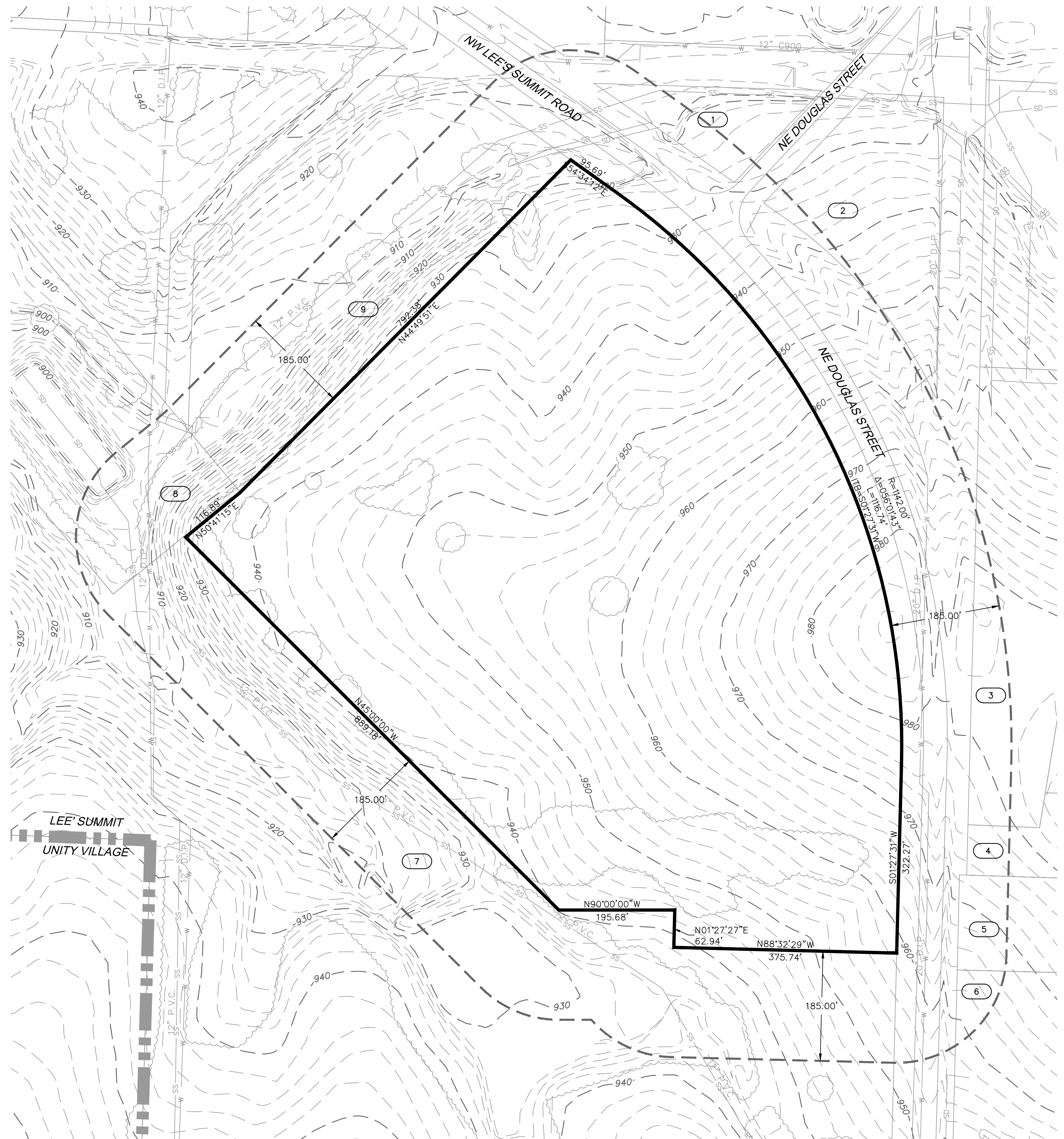
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 XREFS: 01_C_PBASE

DWG: F:\2019\0001-0500\019-0012\MO-Design\AutoCAD\ Preliminary Plans\GNCA\ Preliminary Development Plan_24x36\C_PRES_01900012.dwg
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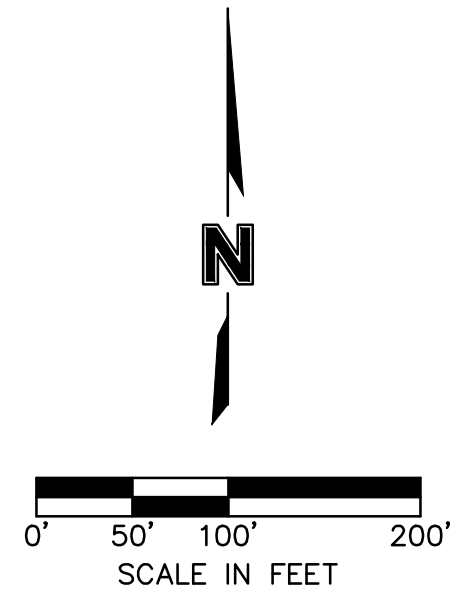
PROPERTY OWNERS WITHIN 185'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
2	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
3	** NO ADDRESS **	DAHMER BROTHERS INVESTMENT LLC 8375 NIEMAN ROAD LENEXA, KS 66214
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

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- 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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North Kansas City, MO 64116
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www.olsson.com

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REZONING PLAN

AREA

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	

2019

REVISIONS

drawn by: CJH

checked by: NDH

approved by: JFE

QA/QC by: JFE

project no.: 019-0012

drawing no.: C_PRES_01900012

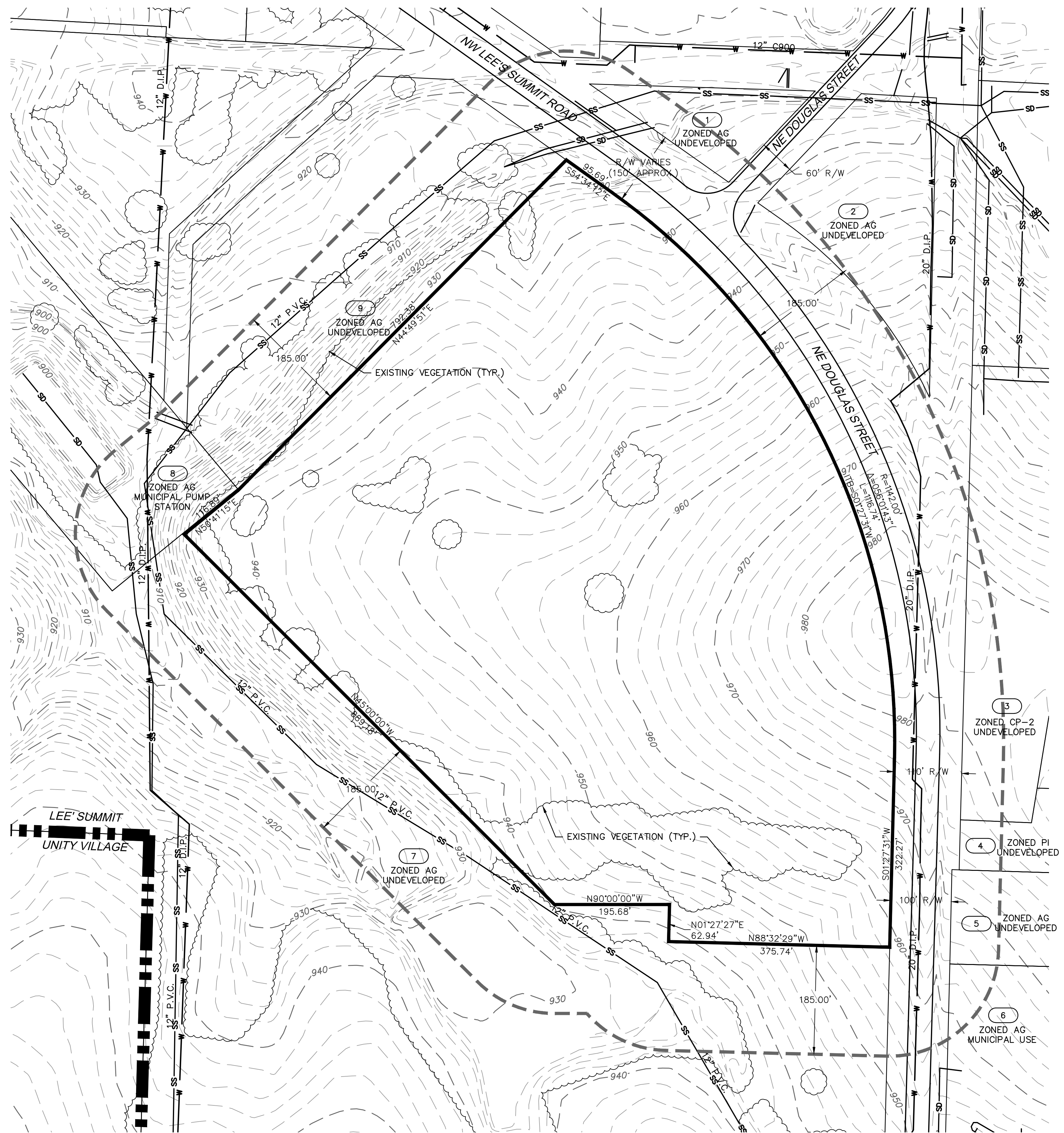
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SHEET

C2.0

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 USER: chalmquist
 XREFS: 00_C_SURF 00_C_BASE

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9	** NO ADDRESS **	UNITY SCHOOL OF CHRISTIANITY 1901 NW BLUE PARKWAY UNITY VILLAGE, MO 64065



NOTES:
 1. EXISTING ZONING: AG PROPOSED ZONING: RP-4
 2. EXISTING LAND USE: UNDEVELOPED
 3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
 (UPDATED AUGUST 2018)
 4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C0409G, EFF. 1/20/2017

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	

EXISTING CONDITIONS	2019
1	
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EXISTING CONDITIONS
 ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

SHEET
 C3.0

drawn by: CJH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE
 project no.: 019-0012
 drawing no.: C_PEXC_01900012
 date: 2019.02.15

USER: cholmquist

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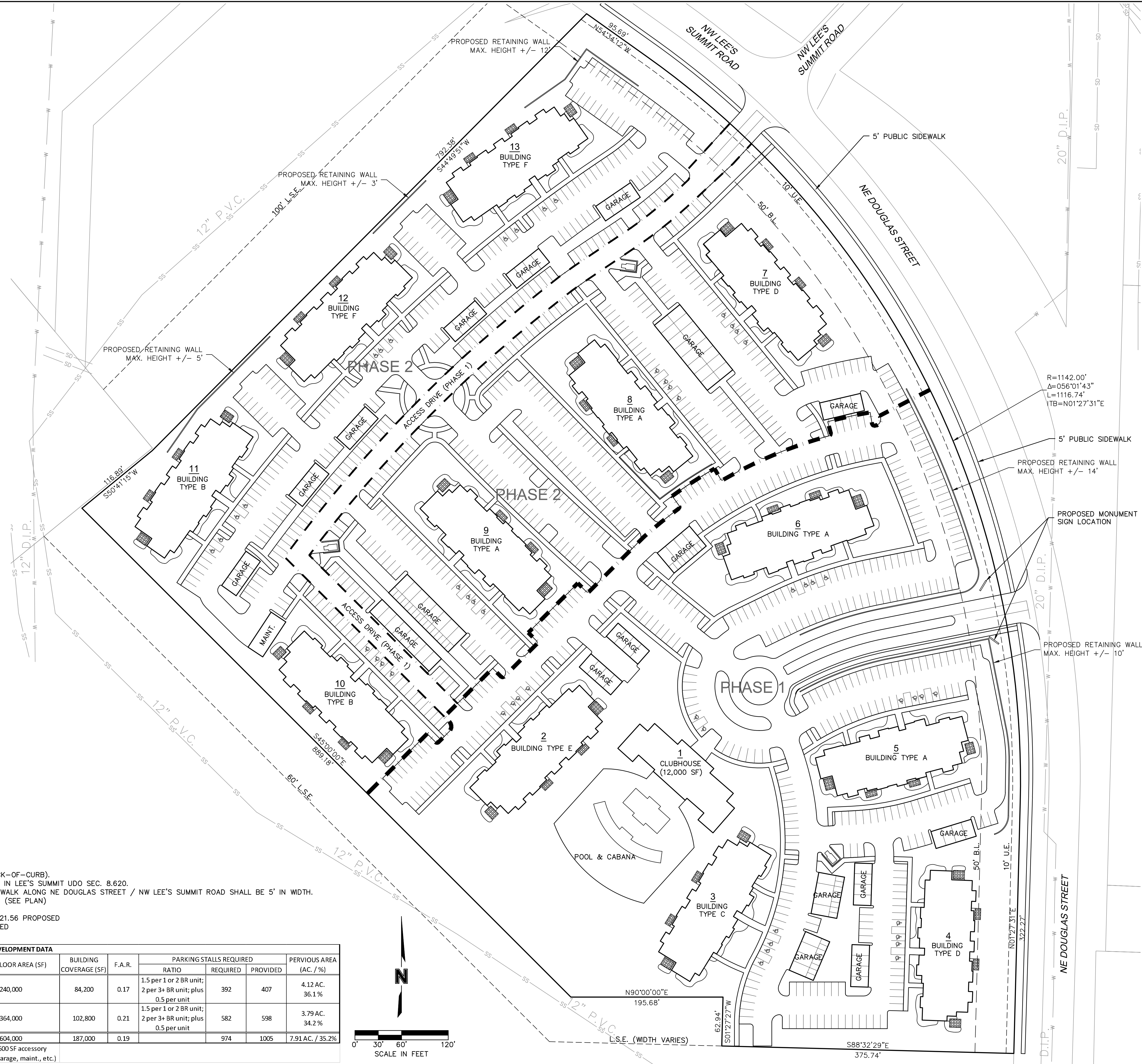
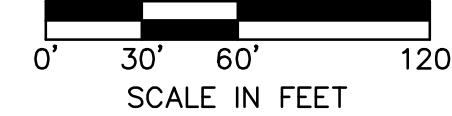
GENERAL NOTES:
1. EXISTING ZONING: AG PROPOSED ZONING: RP-4
2. EXISTING LAND USE: UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
(UPDATED AUGUST 2018)
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C04096, EFF. 1/20/2017

UNITS BY BUILDING TYPE:		UNITS BY PHASE:	
• BUILDING TYPE A	• PHASE 1	• 1-BEDROOM: 109 UNITS	
• 1-BEDROOM: 20 UNITS	• 2-BEDROOM: 82	• 2-BEDROOM: 82	
• 2-BEDROOM: 20	• 3-BEDROOM: 4	• 3-BEDROOM: 4	
• 3-BEDROOM: 0	• PHASE 2	• 1-BEDROOM: 148 UNITS	
• AREA: 48,000 SF	• 1-BEDROOM: 20 UNITS	• 2-BEDROOM: 138	
• BUILDING TYPE B	• 2-BEDROOM: 20	• 3-BEDROOM: 4	
• 1-BEDROOM: 20 UNITS	• 3-BEDROOM: 0	• TOTAL	
• 2-BEDROOM: 20	• 1-BEDROOM: 257 UNITS	• 2-BEDROOM: 220	
• 3-BEDROOM: 0	• 2-BEDROOM: 220	• 3-BEDROOM: 8	
• AREA: 50,000 SF	• TOTAL		
• BUILDING TYPE C	• 1-BEDROOM: 24 UNITS		
• 2-BEDROOM: 16	• 2-BEDROOM: 14		
• 3-BEDROOM: 0	• 3-BEDROOM: 0		
• AREA: 46,000 SF	• AREA: 42,000 SF		
• BUILDING TYPE D	• BUILDING TYPE F		
• 1-BEDROOM: 24	• 1-BEDROOM: 22		
• 2-BEDROOM: 12	• 2-BEDROOM: 23		
• 3-BEDROOM: 4	• 3-BEDROOM: 0		
• AREA: 56,000 SF	• AREA: 56,000 SF		
• BUILDING TYPE E	• TOTAL		
• 1-BEDROOM: 21	• 1-BEDROOM: 257 UNITS		
• 2-BEDROOM: 14	• 2-BEDROOM: 220		
• 3-BEDROOM: 0	• 3-BEDROOM: 8		
• AREA: 42,000 SF	• TOTAL: 485		

DEVELOPMENT NOTES:
1. ALL PROPOSED DRIVES SHALL BE 26' CLEAR WIDTH (30' 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. ALL INTERNAL PRIVATE SIDEWALKS SHALL BE 6' WIDTH OR GREATER. PUBLIC SIDEWALK ALONG NE DOUGLAS STREET / NW LEE'S SUMMIT ROAD SHALL BE 5' IN WIDTH.
4. BOTH ENTRANCES TO PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED WITH PHASE 1 (SEE PLAN)
5. COMMENCEMENT/COMPLETION - PHASE 1: 2019/2021 PHASE 2: 2021/2023
6. MODIFICATION REQUESTED FOR MAXIMUM DENSITY: 12 UNITS/AC. MAX REQUIRED, 21.56 PROPOSED
7. MODIFICATION REQUESTED FOR BUILDING HEIGHT: 50' MAX REQUIRED, 66' PROPOSED

SITE DEVELOPMENT DATA													
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.	PARKING STALLS REQUIRED			PERVIOUS AREA (AC. / %)
										RATIO	REQUIRED	PROVIDED	
1	AG	RP-4	11.43	0	11.43	MULTI-FAMILY RESIDENTIAL	240,000	84,200	0.17	1.5 per 1 or 2 BR unit; 2 per 3+ BR unit; plus 0.5 per unit	392	407	4.12 AC. 36.1%
2	AG	RP-4	11.07	0	11.07	MULTI-FAMILY RESIDENTIAL	364,000	102,800	0.21	1.5 per 1 or 2 BR unit; 2 per 3+ BR unit; plus 0.5 per unit	582	598	3.79 AC. 34.2%
TOTAL			22.50	0	22.50		604,000	187,000	0.19		974	1005	7.91 AC. / 35.2%

Plus 32,600 SF accessory buildings (garage, maint., etc.)



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1	2019.04.02	Revised per Staff comments.	CJH
1A	2019.04.15	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	CJH

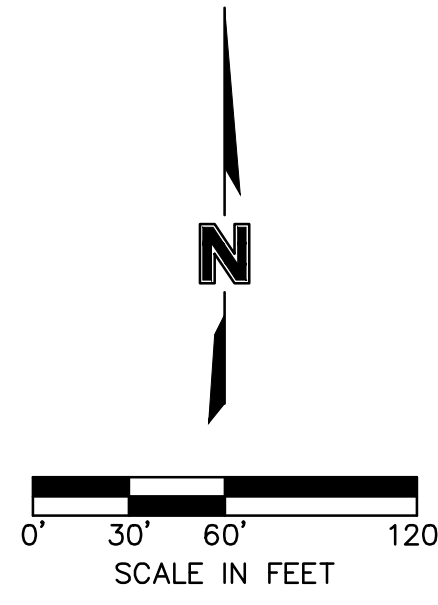
PRELIMINARY PLAT
ARIA
REZONING & PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, MO

2019

drawn by: CJH
checked by: NDH
approved by: JFE
QA/QC by: JFE
project no.: 019-0012
drawing no.: C_PST_0190012
date: 2019.02.15

SHEET C4.0

LEGEND	
---100---	EXISTING INDEX CONTOURS
- - -100-	EXISTING INTERMEDIATE CONTOURS
—100—	PROPOSED INDEX CONTOURS
- - -100-	PROPOSED INTERMEDIATE CONTOURS



PRELIMINARY GRADING PLAN

ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

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REVISIONS

BY	DATE

NO.	DESCRIPTION

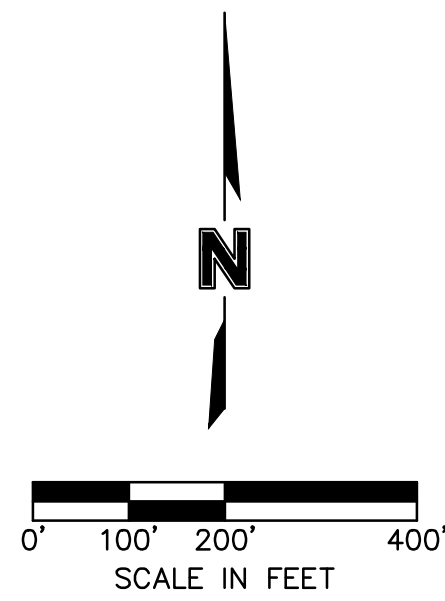
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QA/QC by:	JFE
project no.:	019-0012
drawing no.:	C_P6RD_0190012
date:	2019.02.15

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 DATE: May 06, 2019 4:15pm
 USER: chmquist
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NOTE:
 STORMWATER CONTROL SHALL EITHER UTILIZE UNITY LAKE NUMBER TWO OR OTHER ON- OR OFF-SITE DETENTION. IN THE CASE OF ON- OR OFF-SITE DETENTION, COMPREHENSIVE STORMWATER CONTROL SHALL BE PROVIDED PER SECTION 5600 OF THE DESIGN AND CONSTRUCTION MANUAL.

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS



PRELIMINARY REGIONAL DRAINAGE PLAN

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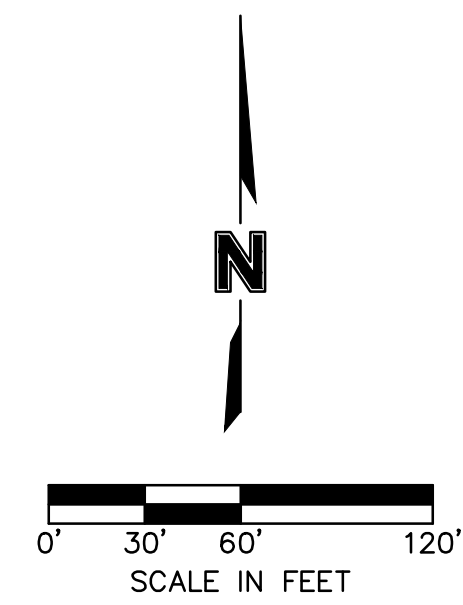
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-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

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

PROPOSED PRIVATE UTILITY SIZES:
 WATER: 10"
 SANITARY: 8"
 STORM: SEE PLAN
 (ALL PROPOSED UTILITIES SHALL BE PRIVATE EXCEPT FOR WATER MAIN WITHIN PUBLIC RIGHT-OF-WAY)



PRELIMINARY UTILITY PLAN

AREA
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CJH

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



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





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

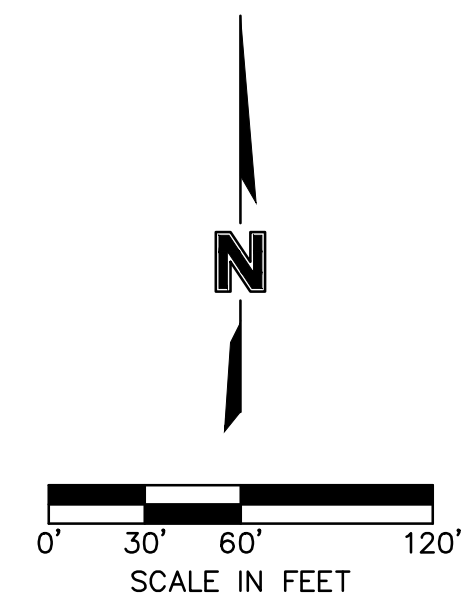
SHEET
 C6.0

STREAM BUFFER AREAS		
	STREAM BUFFER IMPACT AREA	(0.70 AC.)
	ADDITIONAL AREA DEDICATED TO STREAM BUFFER	1.19 AC.
	NET AREA	0.49 AC.

STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS.

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE



PRELIMINARY STREAM BUFFER PLAN

AREA
 REZONING & PRELIMINARY DEVELOPMENT PLAN

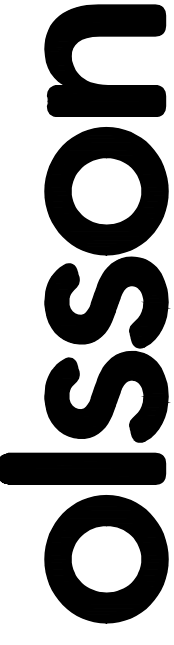
LEE'S SUMMIT, MO

2019

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2019.04.02	Revised per Staff comments.
2	2019.05.06	Revised per Staff comments.

BY
 C/JH

REVISIONS



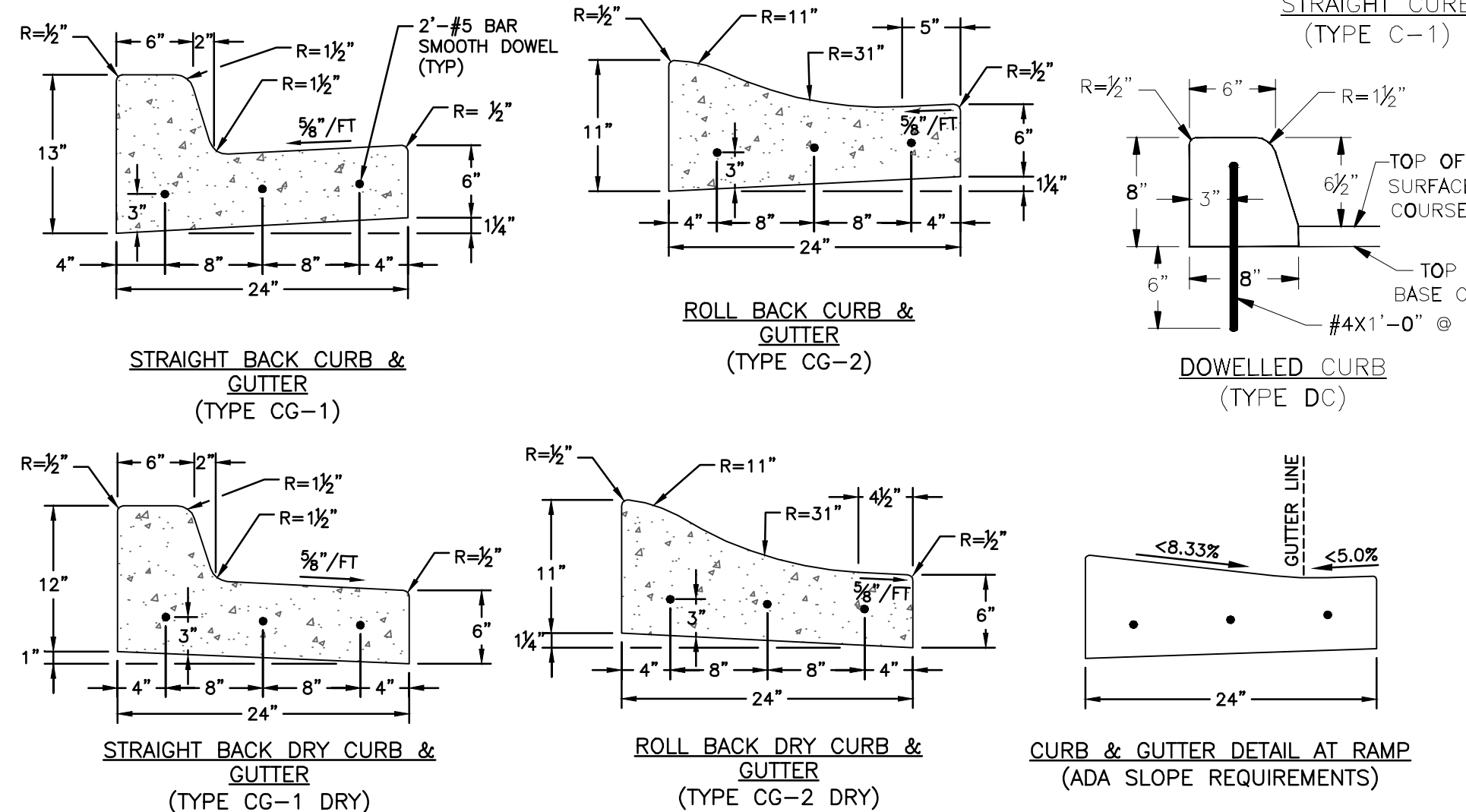
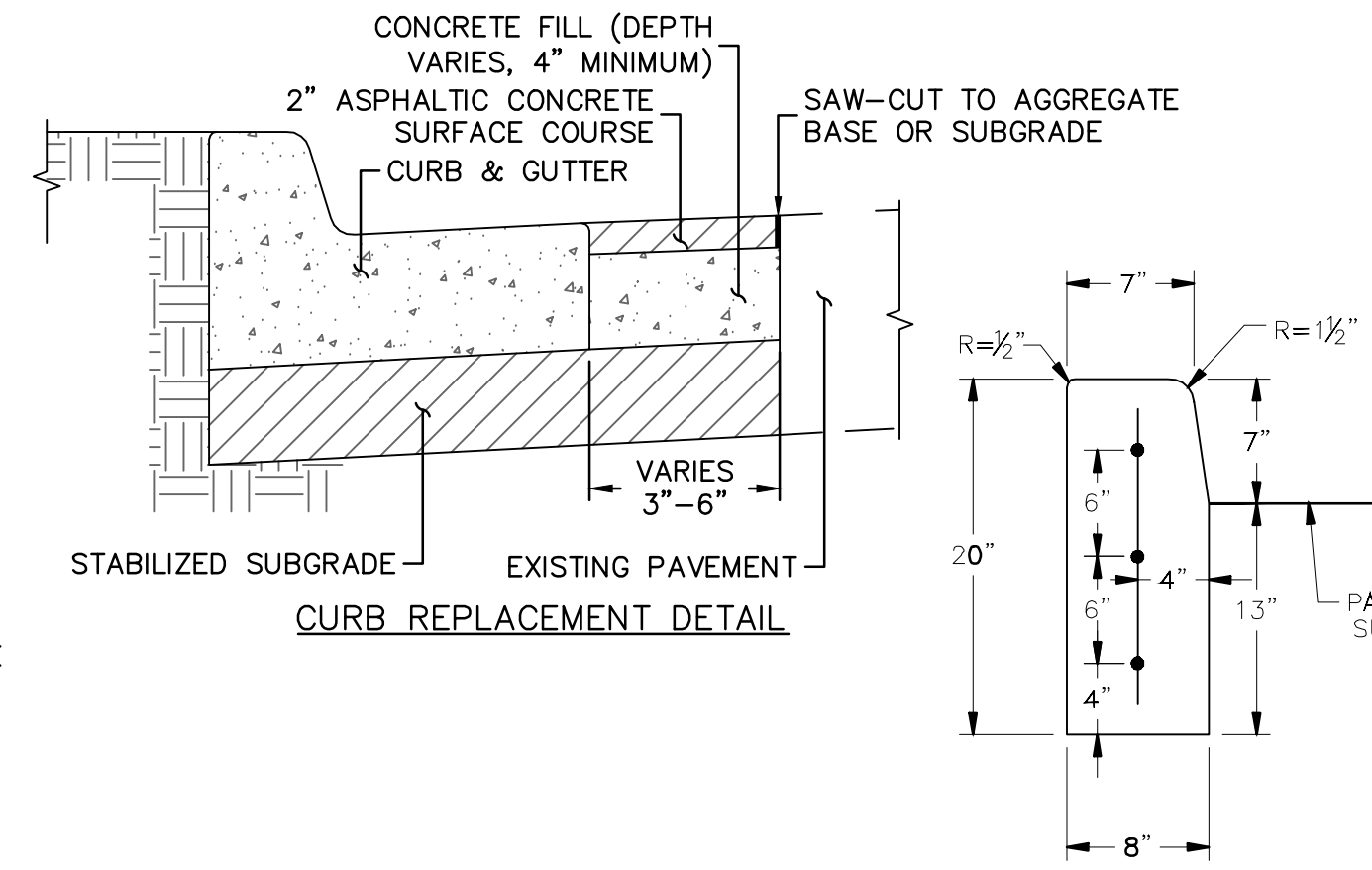
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drawn by:	C/JH
checked by:	NDH
approved by:	JFE
QA/QC by:	JFE
project no.:	019-0012
drawing no.:	C PSBP 0190012
date:	2019.02.15

SHEET
 C7.0

GENERAL NOTES:

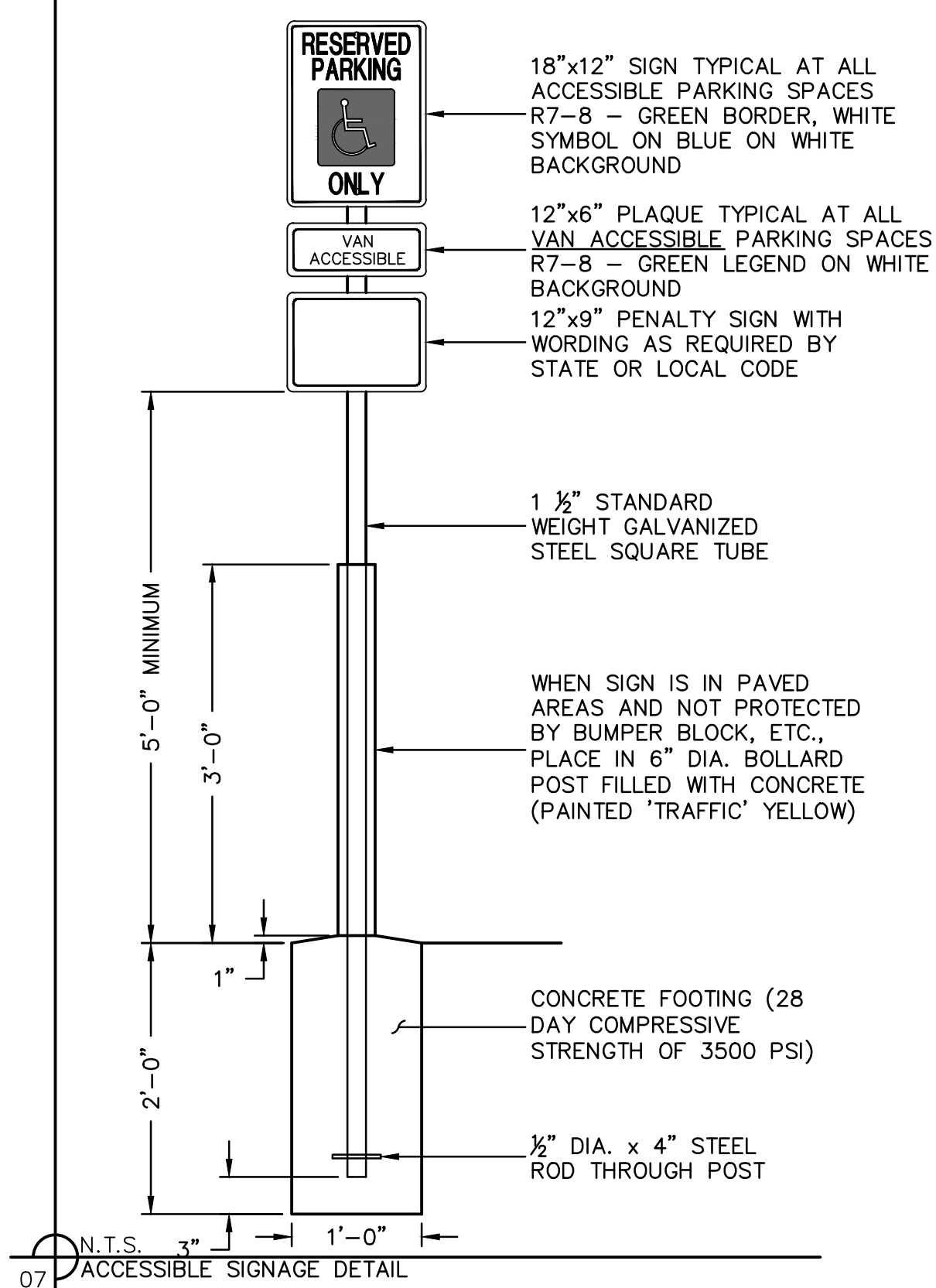
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
- KCMBS 4K CONCRETE SHALL BE USED FOR ALL CURBS.
- ASPHALTIC CONCRETE SURFACE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
- CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



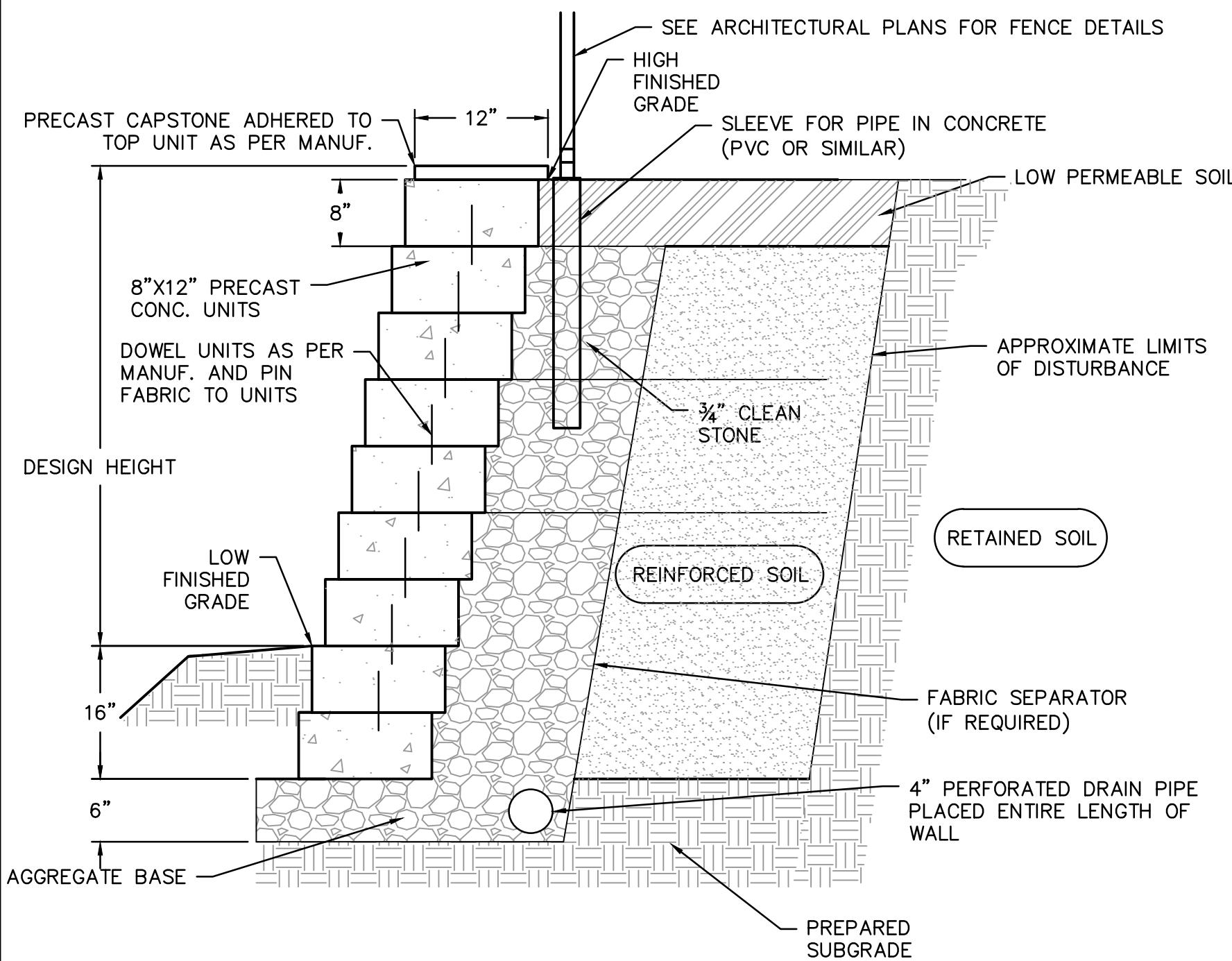
06 N.T.S. CURB & GUTTER DETAIL

NOTES:

- ALL SIGNS SHALL COMPLY WITH THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- GALVANIZED SQUARE TUBE:
 POST TUBES - 2"x2"x1/8" 12GA.
 POST TUBE SHALL MEET ASTM A1011 GRADE 50.
 POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
 ANCHOR TUBE - 2-1/2"x2-1/2"x3/8" 12GA.
 HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
 STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123
 THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN., 4" MAX. EXPOSED ABOVE FINISH GRADE.



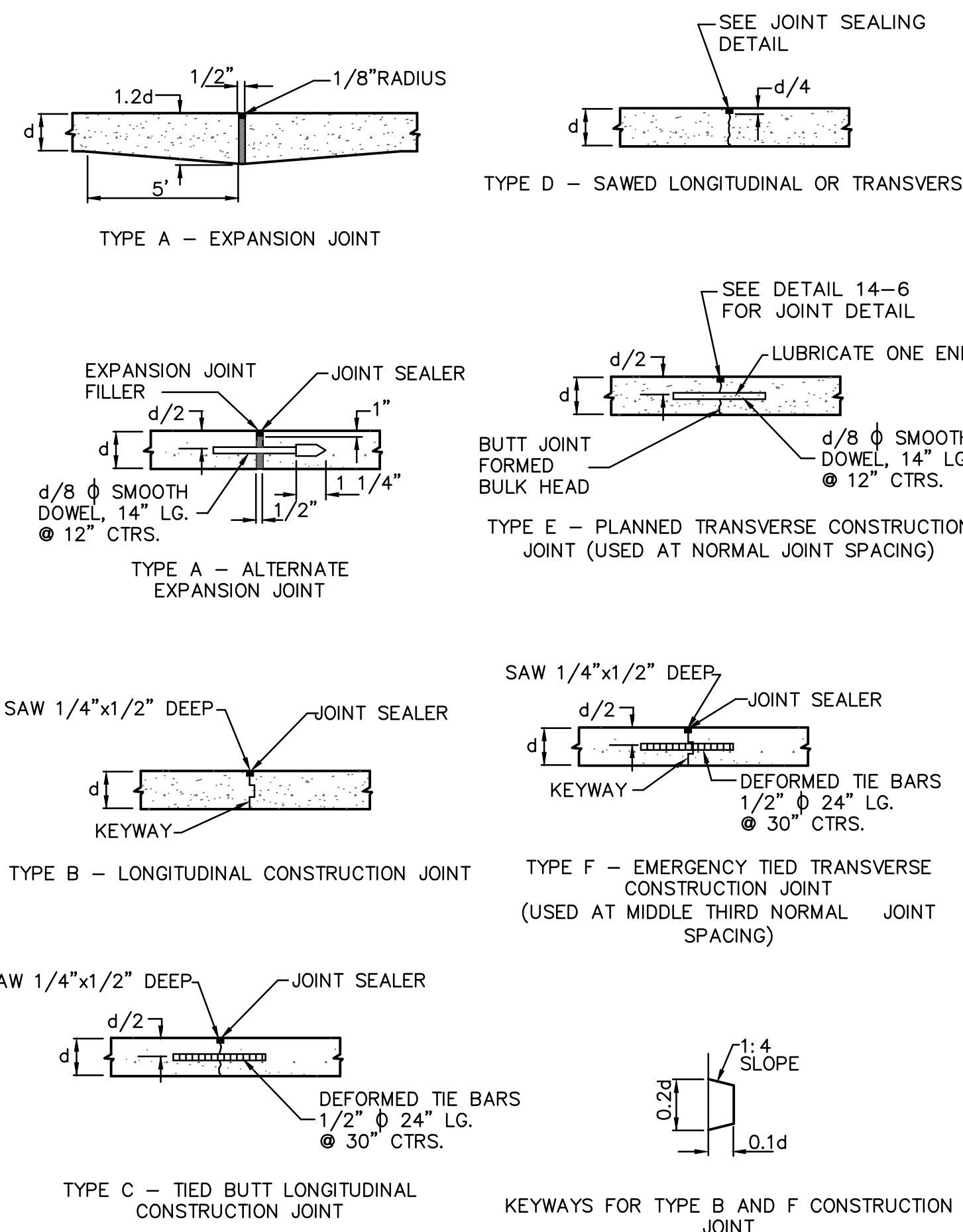
07 N.T.S. ACCESSIBLE SIGNAGE DETAIL



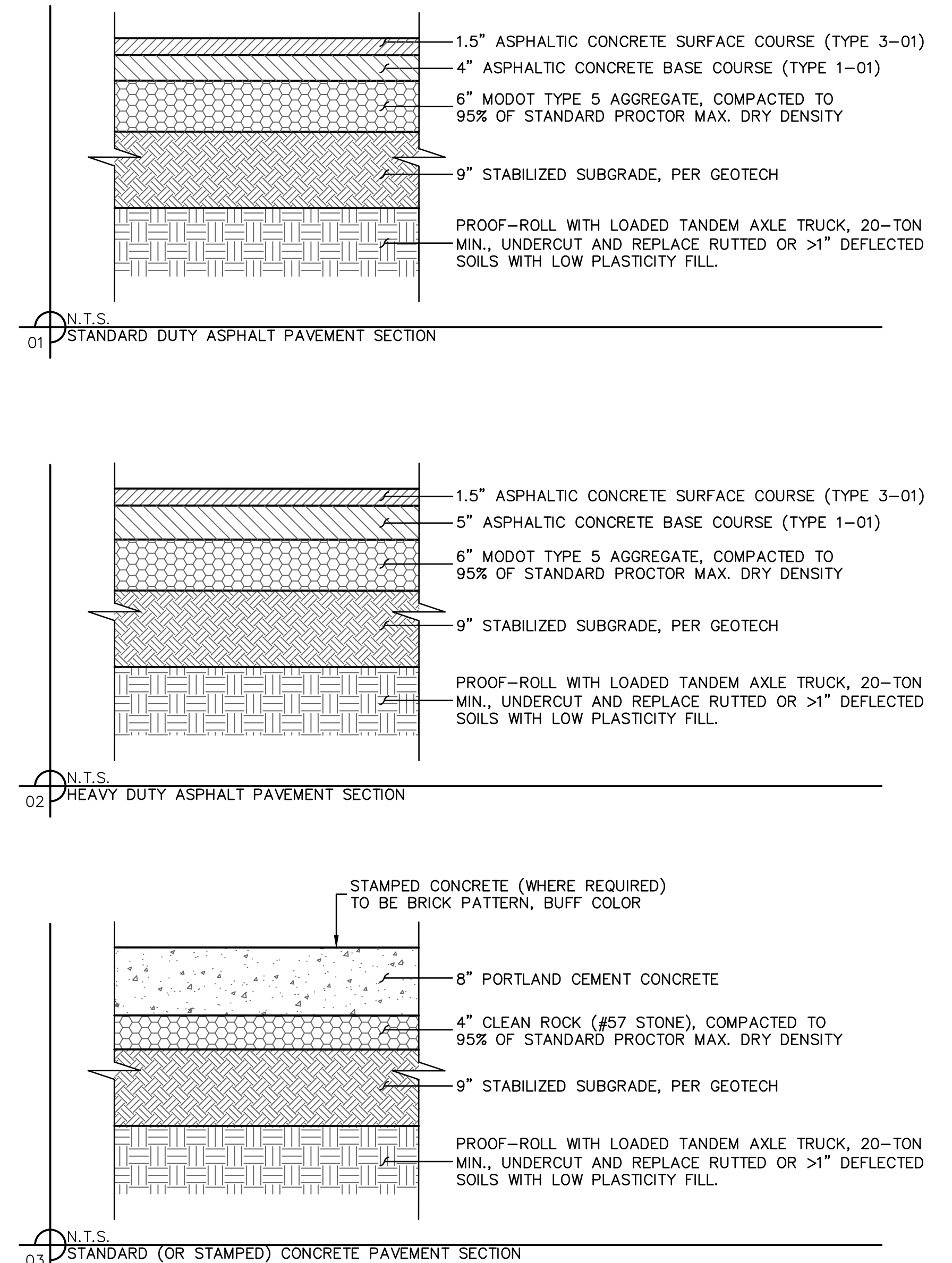
05 N.T.S. RETAINING WALL DETAILS

RETAINING WALL NOTES

- THE DETAILS PROVIDED HERE ARE FOR GENERAL GUIDANCE ONLY. THE WALL SHALL BE "DESIGN-BUILD" PROVIDED COMPLETE IN-PLACE BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT PRODUCT DATA INCLUDING BLOCK TYPE, COLOR, AND FINISH FOR APPROVAL BY OWNER AND ARCHITECT.
- THE RETAINING WALL SHALL BE A VERSA-LOK MOSAIC RETAINING WALL (WEATHERED) AND THE COLOR SHALL BE SANDSTONE BLEND.
- THE WALL SHALL BE DESIGNED BY THE INSTALLER ACCORDING TO THE WALL UNIT MANUFACTURER'S DESIGN CRITERIA. THE DESIGN SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AS A SHOP DRAWING FOR REVIEW. ALL DESIGN CALCULATIONS AND DESIGN CRITERIA, (ANGLE OF FRICTION, SOIL WEIGHT, ETC.), SHALL BE SUBMITTED WITH THE SHOP DRAWING. ALL DESIGN MUST BE SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.
- FACTORS OF SAFETY SHALL BE AS FOLLOWS:
 1.5 AGAINST REINFORCEMENT GRID PULLOUT OR RUPTURE
 1.5 AGAINST EXTERNAL SLIDING FAILURE
 2.0 AGAINST OVERTURNING
- THE DESIGN, DIMENSIONS, AND MATERIAL SHOWN IN THIS DETAIL ARE GENERAL IN NATURE. THE AGGREGATE MATERIALS, GEOGRID SYSTEM, AND INSTALLATION SHALL BE AS WALL UNIT MANUFACTURER'S REQUIREMENTS.
- SEE SPECIFICATIONS FOR MATERIAL SELECTION AND OTHER REQUIREMENTS.
- WALL DESIGN SHALL INCLUDE GLOBAL STABILITY.
- RETAINING WALL SHALL PROVIDE POSITIVE INTERLOCKING BETWEEN BLOCKS AND GRID.
- WALL TO MEET ALL DESIGN AND INSPECTION REQUIREMENTS OF LEE'S SUMMIT, MISSOURI.
- GLOBAL STABILITY ANALYSIS SHOULD BE PERFORMED BY THE WALL DESIGNER, TAKING INTO ACCOUNT EXTERNAL LOADS, SLOPES ABOVE AND BELOW THE WALL AND HYDROSTATIC PRESSURE, WHEN APPLICABLE.
- RETAINING WALLS 4' AND GREATER IN HEIGHT SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- HANDRAIL OR FENCING IS REQUIRED AT THE TOP OF WALL FOR ANY DROP IN HEIGHT OF 30" OR MORE.



04 N.T.S. CONCRETE PAVEMENT JOINTING DETAILS



03 N.T.S. STANDARD (OR STAMPED) CONCRETE PAVEMENT SECTION

NOTES:
 1. DETAILS FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION.

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CHK
1	2019.04.02	Revised per Staff comments.		
2	2019.05.06	Revised per Staff comments.		

drawn by: C/JH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE
 project no.: 019-0012
 drawing no.: C DETIL 0190012
 date: 2019.02.15

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 DATE: May 06, 2019 3:34pm
 USER: chrimquist
 XREFS:



AERIAL PERSPECTIVE



RESIDENTIAL BUILDING (REAR)



RESIDENTIAL BUILDING (FRONT)

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	

REVISIONS

PRELIMINARY ARCHITECTURAL ELEVATIONS
 ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

2019

drawn by: CJH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE
 project no.: 019-0012
 drawing no.: A PELV_0190012
 date: 2019.02.15

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 DATE: May 06, 2019 3:34pm XREFS:

CLUBHOUSE (FRONT)



CLUBHOUSE (REAR)



CLUBHOUSE (REAR)



MAINTENANCE (REAR)



MAINTENANCE (FRONT)



GARAGE (REAR)



GARAGE (FRONT)



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
2	2019.05.06	Revised per Staff comments.	

PRELIMINARY ARCHITECTURAL ELEVATIONS

ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN

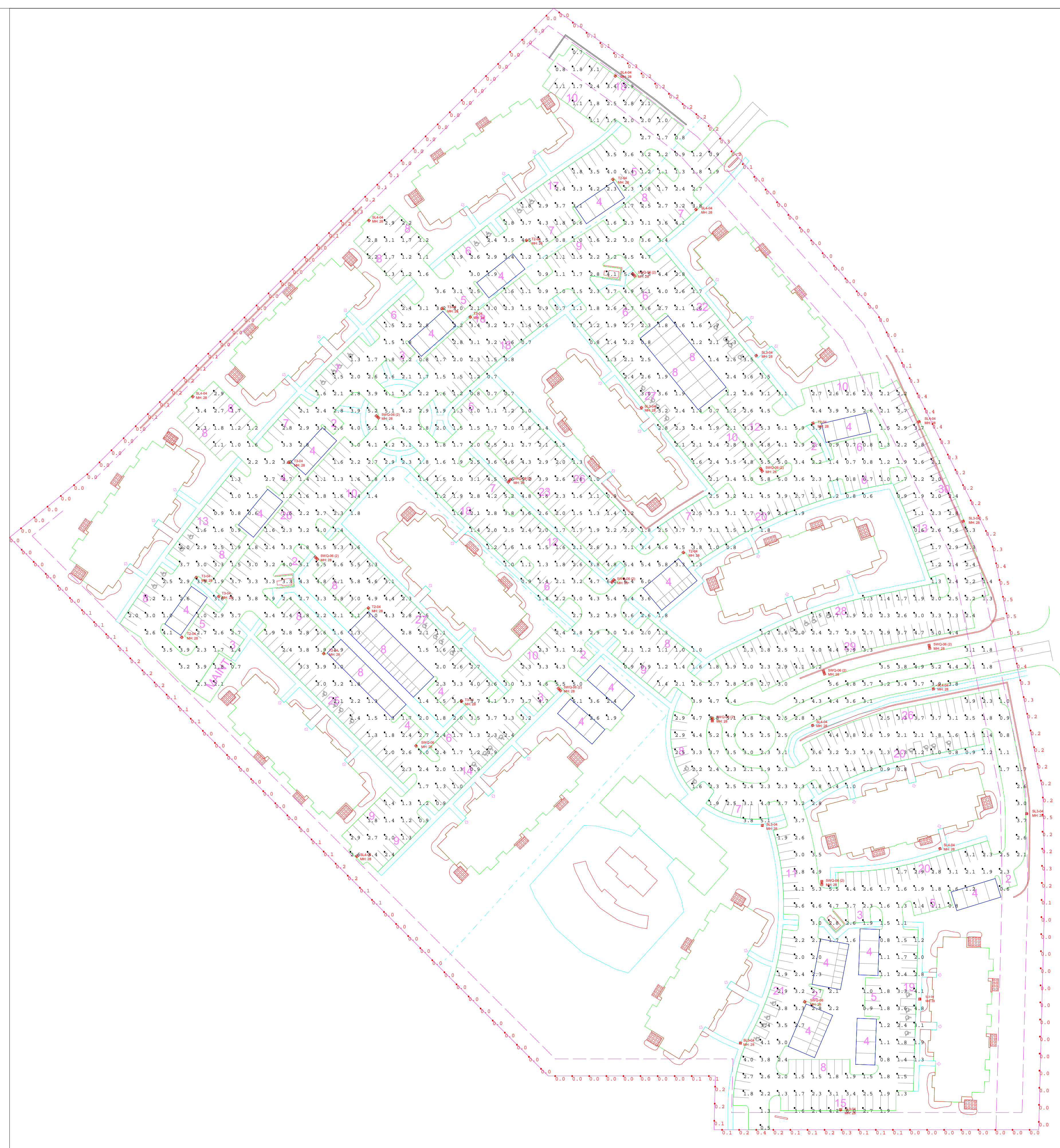
LEE'S SUMMIT, MO

2019

REVISIONS

drawn by: CJH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE
 project no.: 019-0012
 drawing no.: A_PELV2_0190012
 date: 2019.02.15

SHEET
 A1.1



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

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	illumiance	Fc	0.10	0.5	0.0	N.A.	N.A.
SITE	illumiance	Fc	2.53	6.6	0.5	5.06	13.20

MOUNTING HEIGHT NEXT TO EACH FIXTURE
 CALC'S 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

SUMMIT VILLAGE NORTH REZONING WITH CONCEPTUAL PLAN

LEE'S SUMMIT, MO

PROJECT CONTACTS

OWNER/DEVELOPER:

UNITY REALTY, LLC
1901 NW BLUE PARKWAY
UNITY VILLAGE, MO 64065
CONTACT: GUY SWANSON
EMAIL: SWANSONGS@UNITYONLINE.COM

CIVIL ENGINEER:

OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JOHN ERPELDING, NICK HEISER
PHONE: 816.361.1177
EMAIL: JERPELDING@OLSSON.COM, NHEISER@OLSSON.COM

SURVEYOR:

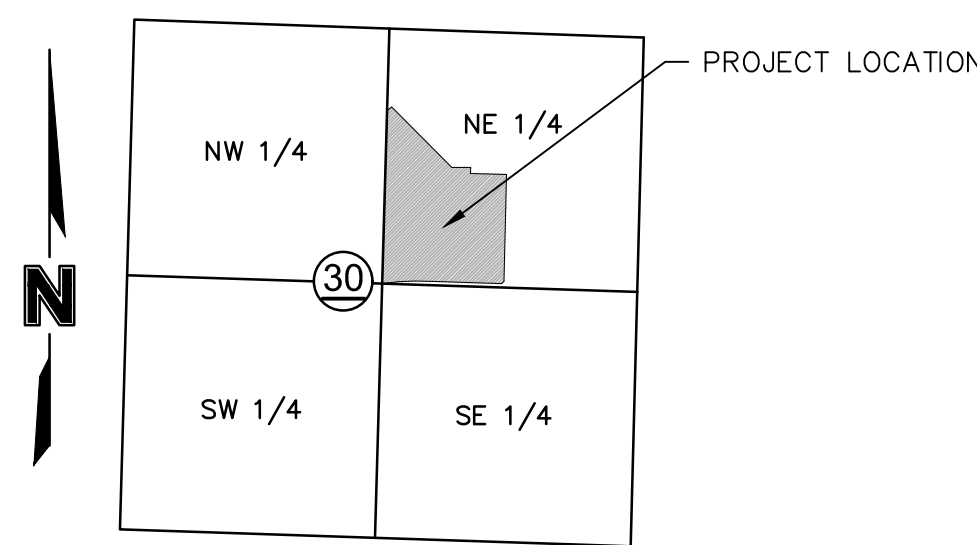
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUDEBUSH
PHONE: 816.361.1177
EMAIL: JROUDEBUSH@OLSSON.COM



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, and the Point of Beginning of the tract of land to be herein described; thence North 50°41'15" East, on said southeast lot line, 59.22 feet; thence leaving said lot line, South 45°00'00" East, 889.18 feet; thence North 90°00'00" East, 195.68 feet; thence South 01°27'27" West, 62.94 feet; thence South 88°32'29" East, 375.74 feet to a point on the westerly right-of-way line of NE Douglas Street as established by Document number 2015E0017982 in the Jackson County Recorder of Deeds office; thence on said westerly right-of-way line, South 01°27'31" West, 1,114.58 feet; thence South 46°40'17" West, 35.22 feet to the intersection of the northerly right-of-way line of NE Colbern Road as established by a survey provided by Hamilton Sterrett and Dooley, project number 99021; thence on said northerly right-of-way line North 88°06'56" West, 730.85 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 87°33'04" West with a radius of 2,904.93 feet, a central angle of 10°06'02" and an arc distance of 512.10 feet to the Southwest corner of the said Northeast Quarter; thence North 01°37'22" East, on the west line of the northeast quarter of said section 30, a distance of 1,328.05 feet to the northwest corner of the southwest quarter of the said northeast quarter; thence continuing on the said west line, North 01°37'50" East, 473.96 feet to the Point of Beginning. Containing 1,717,197 square feet or 39.42 acres, more or less.



S30, T48N, R31W
N.T.S.
LOCATION MAP

SHEET INDEX	
NUMBER	TITLE
C1.0	TITLE SHEET
C2.0	REZONING PLAN

- NOTES:**
1. PLAN LAYOUT & DESIGN SHOWN IS FOR CONCEPTUAL USE ONLY. PRELIMINARY AND FINAL DEVELOPMENT PLANS SHALL BE EXECUTED AT A FUTURE DATE.
 2. EXISTING ZONING: AG
 3. PROPOSED ZONING: OP-2
 4. LAND AREA: 39.42 AC. (1,717,197 SF)

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North Kansas City, MO 64116
TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
1	2019.05.06	Revised per Staff comments.	

TITLE SHEET

SUMMIT VILLAGE NORTH
REZONING WITH CONCEPTUAL 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_TTL_0190012
date: 2019.02.15

SHEET
C1.0

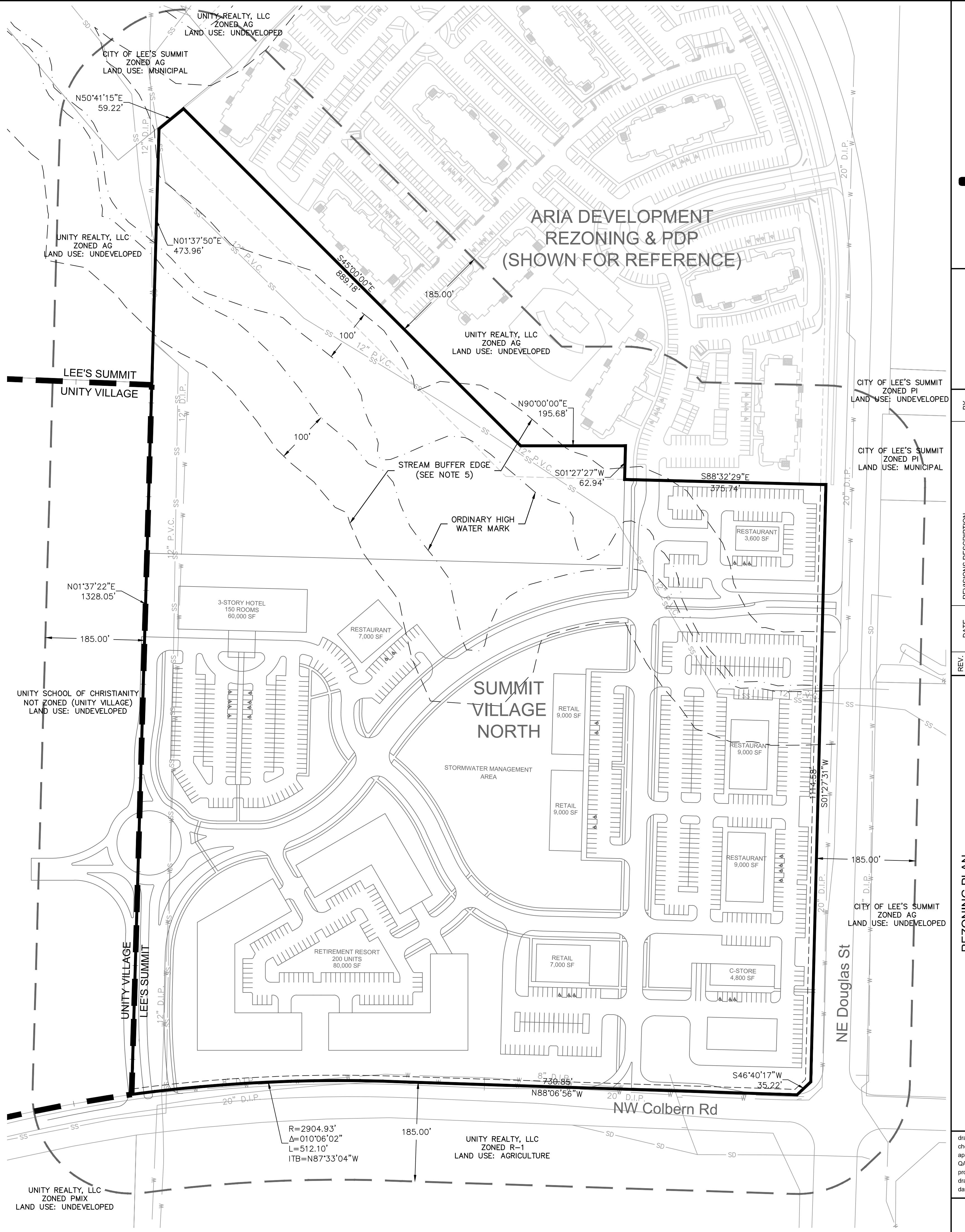
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REVISIONS

2019

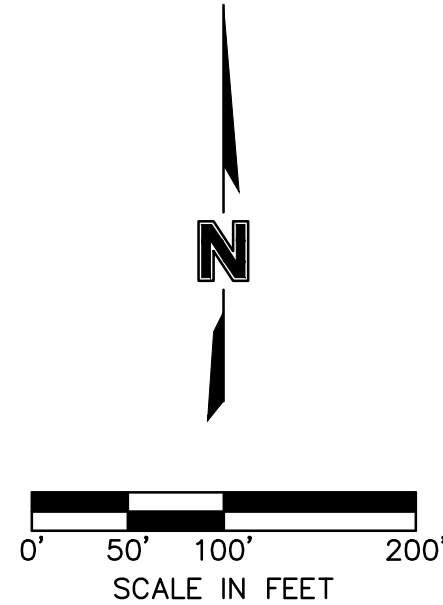
LEGAL DESCRIPTION FOR REZONING

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 151 at page 90 in the Jackson County Recorder of Deeds office, and the Point of Beginning of the tract of land to be herein described; thence North 50°41'15" East, on said southeast lot line, 59.22 feet; thence leaving said lot line, South 45°00'00" East, 889.18 feet; thence North 90°00'00" East, 195.68 feet; thence South 01°27'27" West, 62.94 feet; thence South 88°32'29" East, 375.74 feet to a point on the westerly right-of-way line of NE Douglas Street as established by Document number 2015E0017982 in the Jackson County Recorder of Deeds office; thence on said westerly right-of-way line, South 01°27'31" West, 1,114.58 feet; thence South 46°40'17" West, 35.22 feet to the intersection of the northerly right-of-way line of NE Colburn Road as established by a survey provided by Hamilton Sterrett and Dooley, project number 99021; thence on said northerly right-of-way line North 88°06'56" West, 730.85 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 87°33'04" West with a radius of 2,904.93 feet, a central angle of 10°06'02" and an arc distance of 512.10 feet to the Southwest corner of the said Northeast Quarter; thence North 01°37'22" East, on the west line of the northeast quarter of said section 30, a distance of 1,328.05 feet to the northwest corner of the southwest quarter of the said northeast quarter; thence continuing on the said west line, North 01°37'50" East, 473.96 feet to the Point of Beginning. Containing 1,717,197 square feet or 39.42 acres, more or less.



NOTES:

1. PLAN LAYOUT & DESIGN SHOWN IS FOR CONCEPTUAL USE ONLY; PRELIMINARY AND FINAL DEVELOPMENT PLANS SHALL BE EXECUTED AT A FUTURE DATE.
2. EXISTING ZONING: AG
3. PROPOSED ZONING: CP-2
4. LAND AREA: 39.42 AC. (1,717,197 SF)
5. STREAM BUFFER IS SHOWN AT CURRENT EXTENTS FOR REFERENCE ONLY AND DOES NOT ACCOUNT FOR FUTURE WAIVERS OR MODIFICATIONS. STREAM BUFFER SHALL BE DELINEATED AT TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS.



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.04.02	Revised per Staff comments.	CJH
1	2019.05.06	Revised per Staff comments.	

REZONING PLAN

SUMMIT VILLAGE NORTH
REZONING WITH CONCEPTUAL PLAN

2019

LEE'S SUMMIT, MO

drawn by: CJH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE
 project no.: 019-0012
 drawing no.: C_SIT_0190012
 date: 2019.02.15

SHEET
C2.0