

**OAKVIEW STORAGE
 PRELIMINARY DEVELOPMENT PLAN**

**NE DOUGLAS ROAD AND NW VICTORIA DRIVE
 LEE'S SUMMIT, MISSOURI**

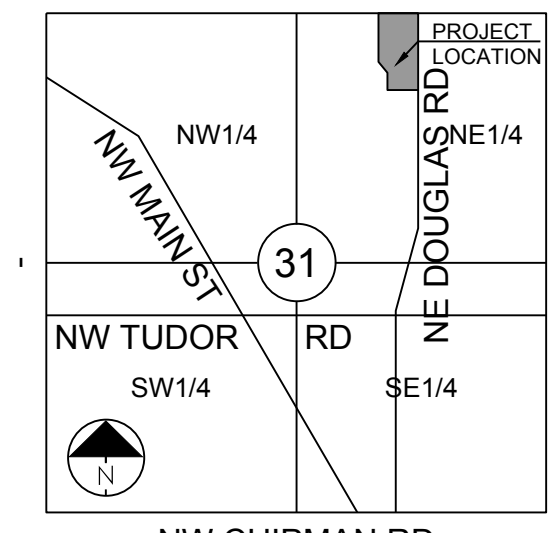
REVISION DATE	DESCRIPTION
4-3-18	CITY COMMENTS
4-23-18	CITY COMMENTS
6-26-18	CITY COMMENTS
7-17-18	CITY COMMENTS

SITE PLAN

SHEET

C1.0

OF



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

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, TOWNSHIP 48, AND RANGE 31.

PRELIMINARY 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 879.57 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.

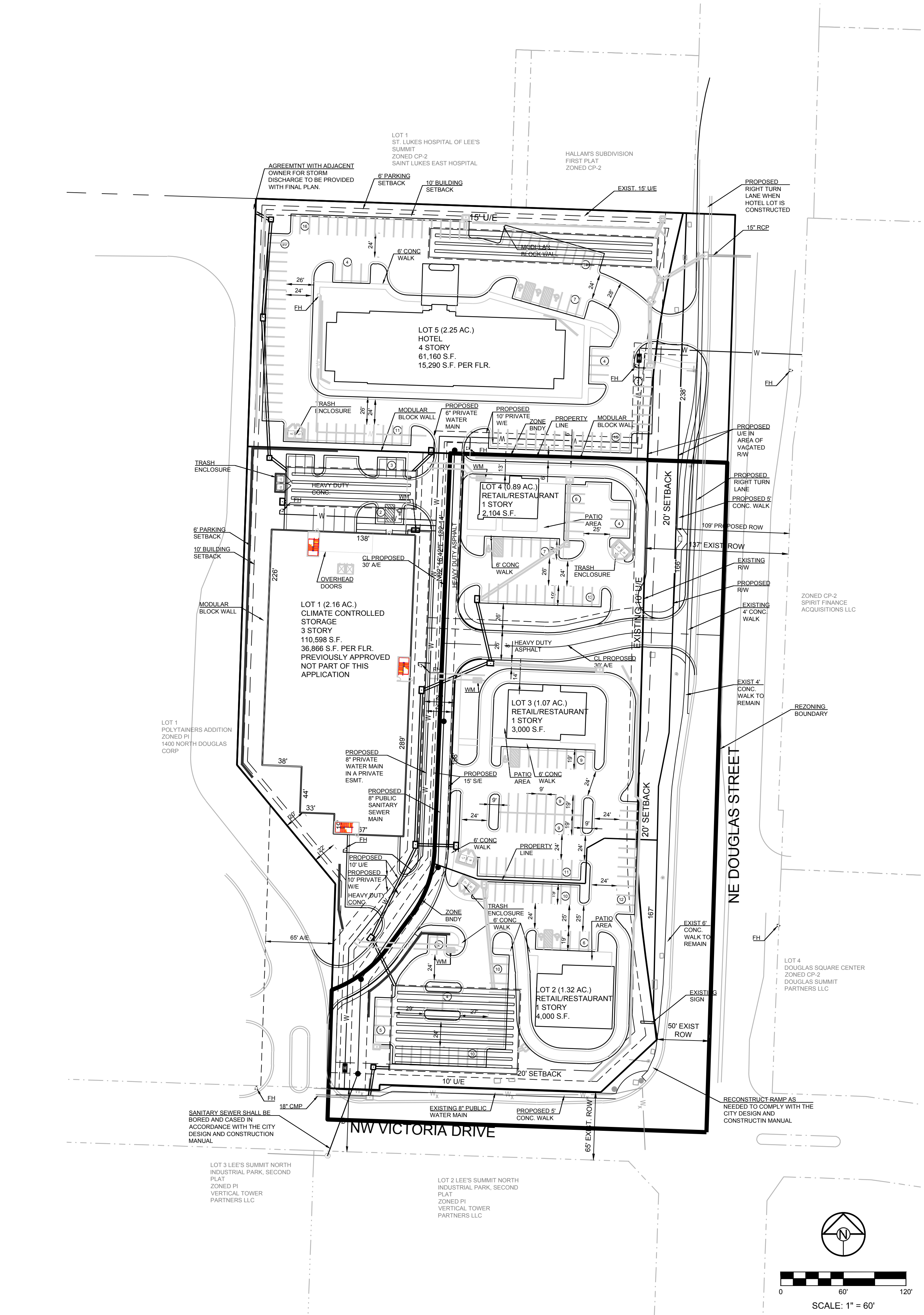
CP-2 ZONING LEGAL DESCRIPTION

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 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 an 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.

NOTES:

- 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.
- 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 "UIE" OR WITHIN ANY STREET OR THROUGHFARE DEDICATED TO PUBLIC USE.
- 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 C&I CURB 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.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- 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.
- 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
- 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 code official.
- 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.
- 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.
- 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)
- 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.
- 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.
- 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.
- 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.
- 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.
- All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
- The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 15 feet.
- All lighting shall comply with the lighting standards contained within Article 7 of the UDO.



OVERALL SITE DATA

EXISTING ZONING	PI
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.
TOTAL OPEN AREA	120,000.49 S.F.
FAR	559
IMPERVIOUS COVERAGE	70%

ZONING SITE DATA

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

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

CLIMATE CONTROLLED STORAGE	2.16 ACRES (94,089.60 S.F.)
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	98

PARKING DATA

LOT	PARKING REQUIRED	PARKING PROPOSED
LOT 1	8 SPACES (PER FACILITY & 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

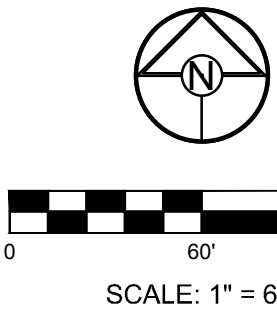
- LOT 2 REDUCE PARKING 1 SPACE LESS THAN CODE REQUIRED TO ALLOW AN ADDITIONAL 72 S.F.
- REDUCE PARKING SETBACK TO 18 FEET ALONG DOUGLAS STREET WHICH IS A REDUCTION OF 2 FEET

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



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