

ARIA

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

PROJECT CONTACTS

DEVELOPER:

ARIA LS, LLC
 4240 PHILIPS FARM ROAD
 COLUMBIA, MO 65201
 CONTACT: DAVID O'BLACK
 PHONE: 573.442.0919
 EMAIL: DMOBLACK@REALEQUITYMANAGEMENT.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:

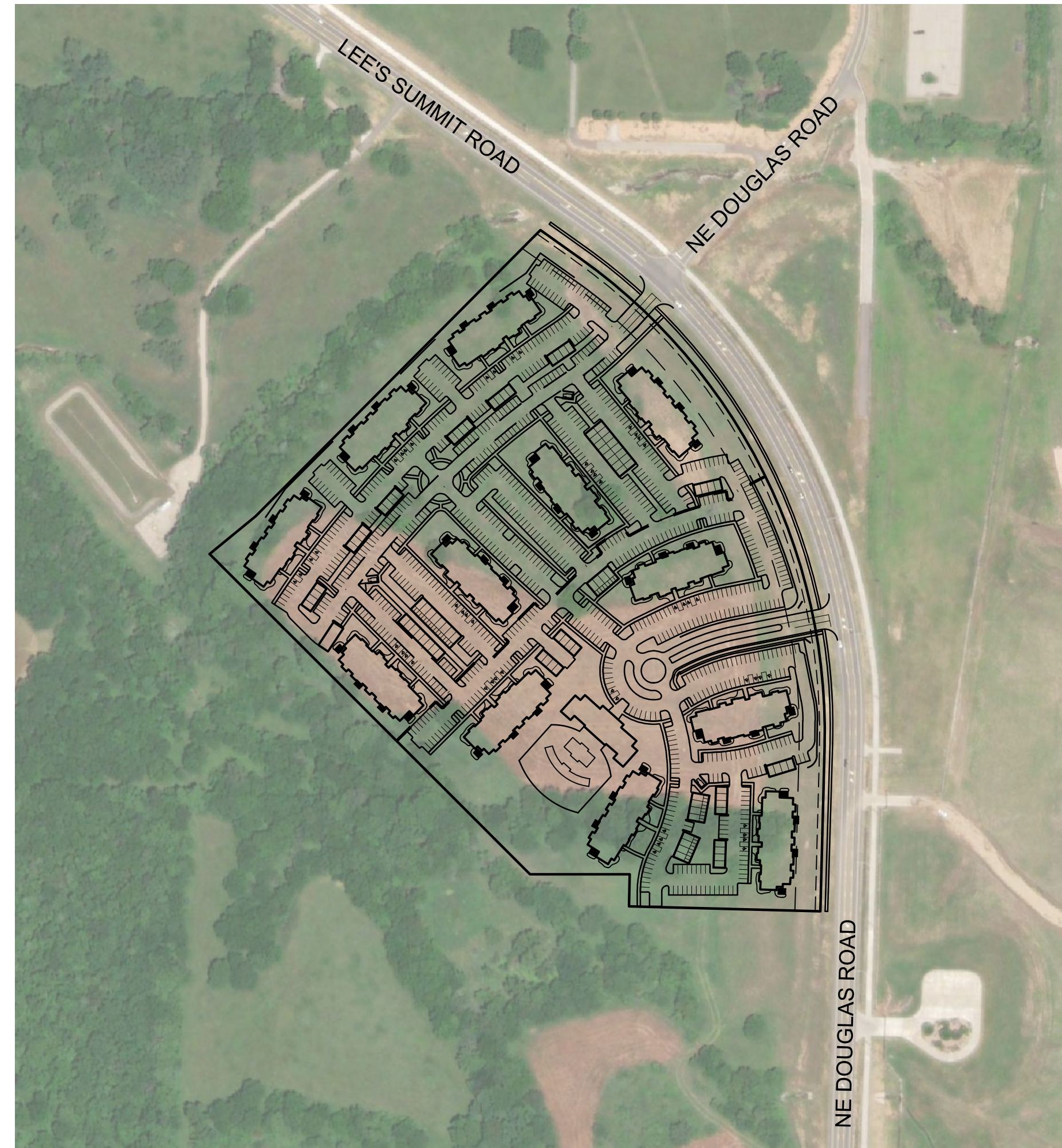
OLSSON
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: JASON ROUDEBUSH
 PHONE: 816.361.1177
 EMAIL: JROUDEBUSH@OLSSON.COM

LANDSCAPE ARCHITECT:

OLSSON
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: CHRIS HOLMQUIST
 PHONE: 816.361.1177
 EMAIL: CHOLMQUIST@OLSSON.COM

LIGHTING:

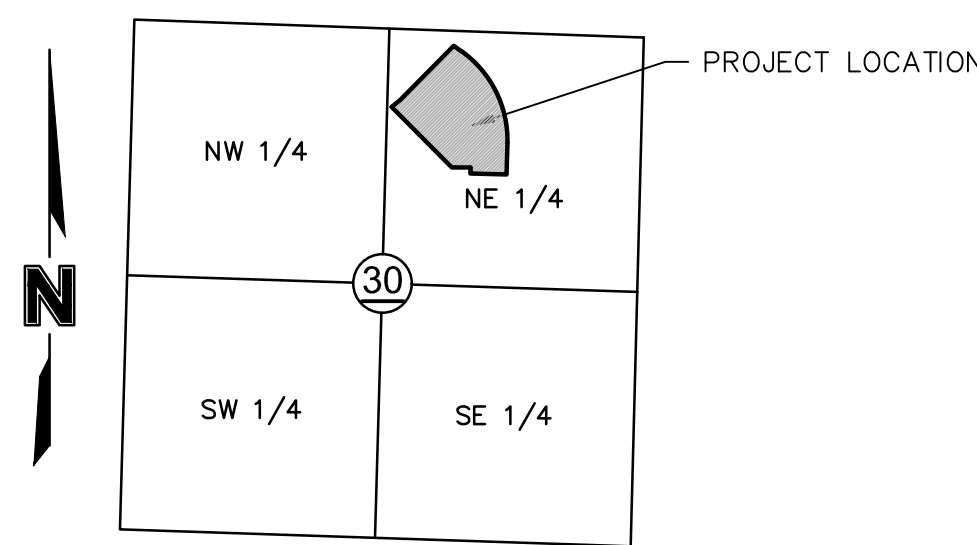
LIGHTING ASSOCIATES
 3216 S BRENTWOOD BLVD.
 WEBSTER GROVES, MO 63119
 CONTACT: PAUL WARNER
 PHONE: 314.531.3500
 EMAIL: PWARNER@LAIWEB.NET



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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Olsson - Civil Engineering
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

BY

CJH

REV. NO.

DATE

1

2019.04.02

2

2019.05.06

TITLE SHEET

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.: C_P11L_0190012
 date: 2019.02.15

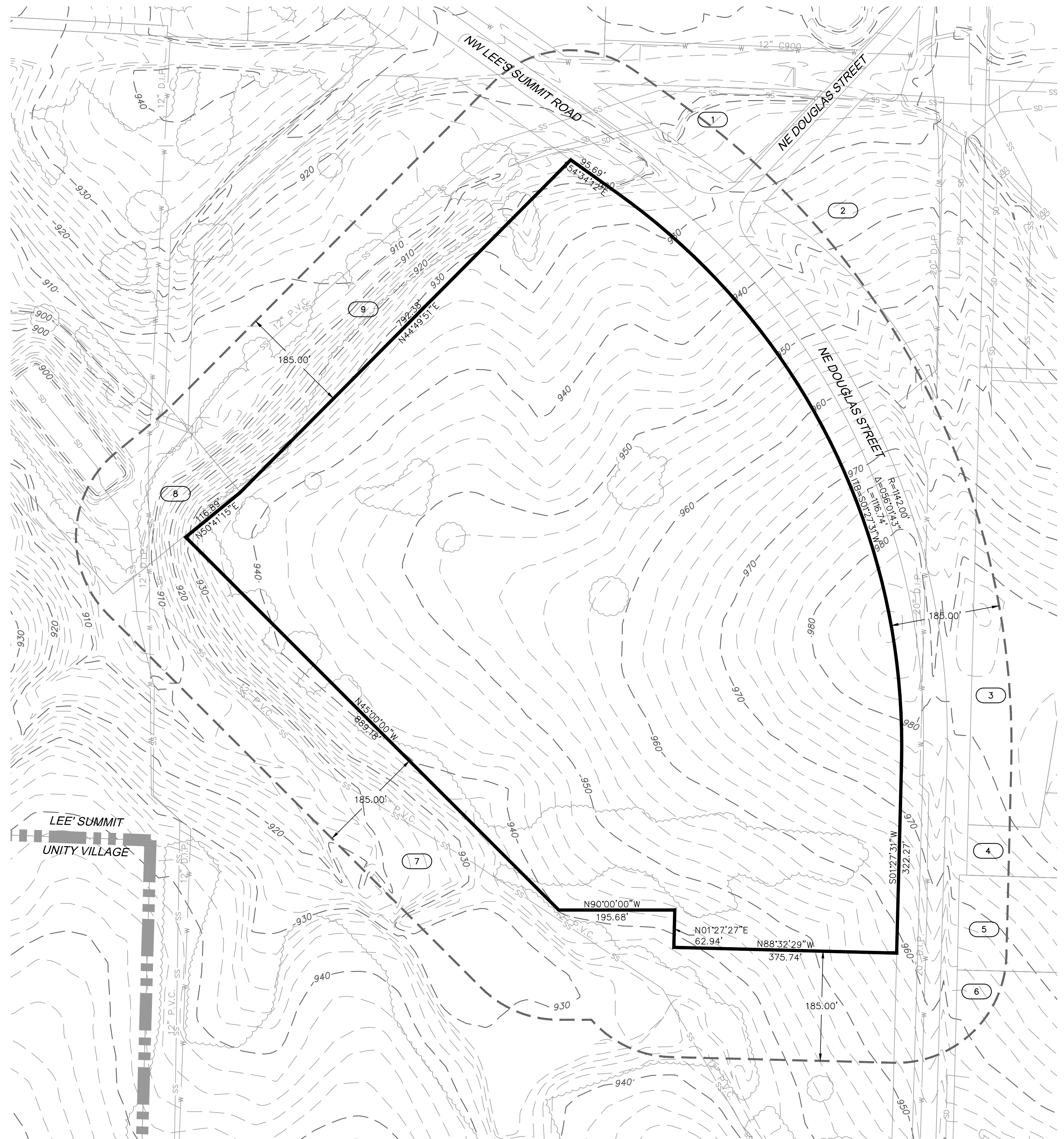
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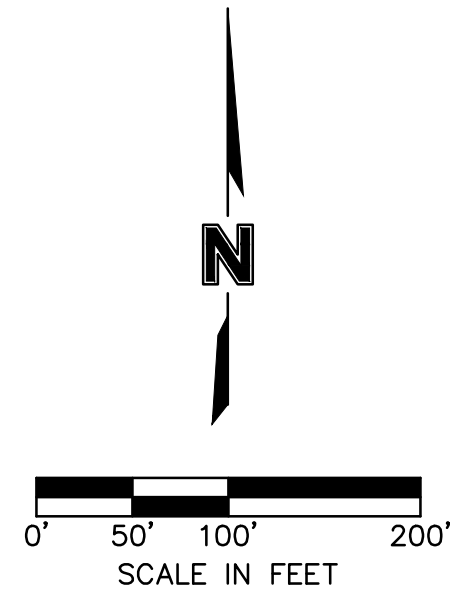
PROPERTY OWNERS WITHIN 185'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
2	** NO ADDRESS **	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063
3	** NO ADDRESS **	DAHMER BROTHERS INVESTMENT LLC 8375 NIEMAN ROAD LENEXA, KS 66214
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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 TEL 816.361.1177
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REVISIONS

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

REZONING PLAN

2019

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

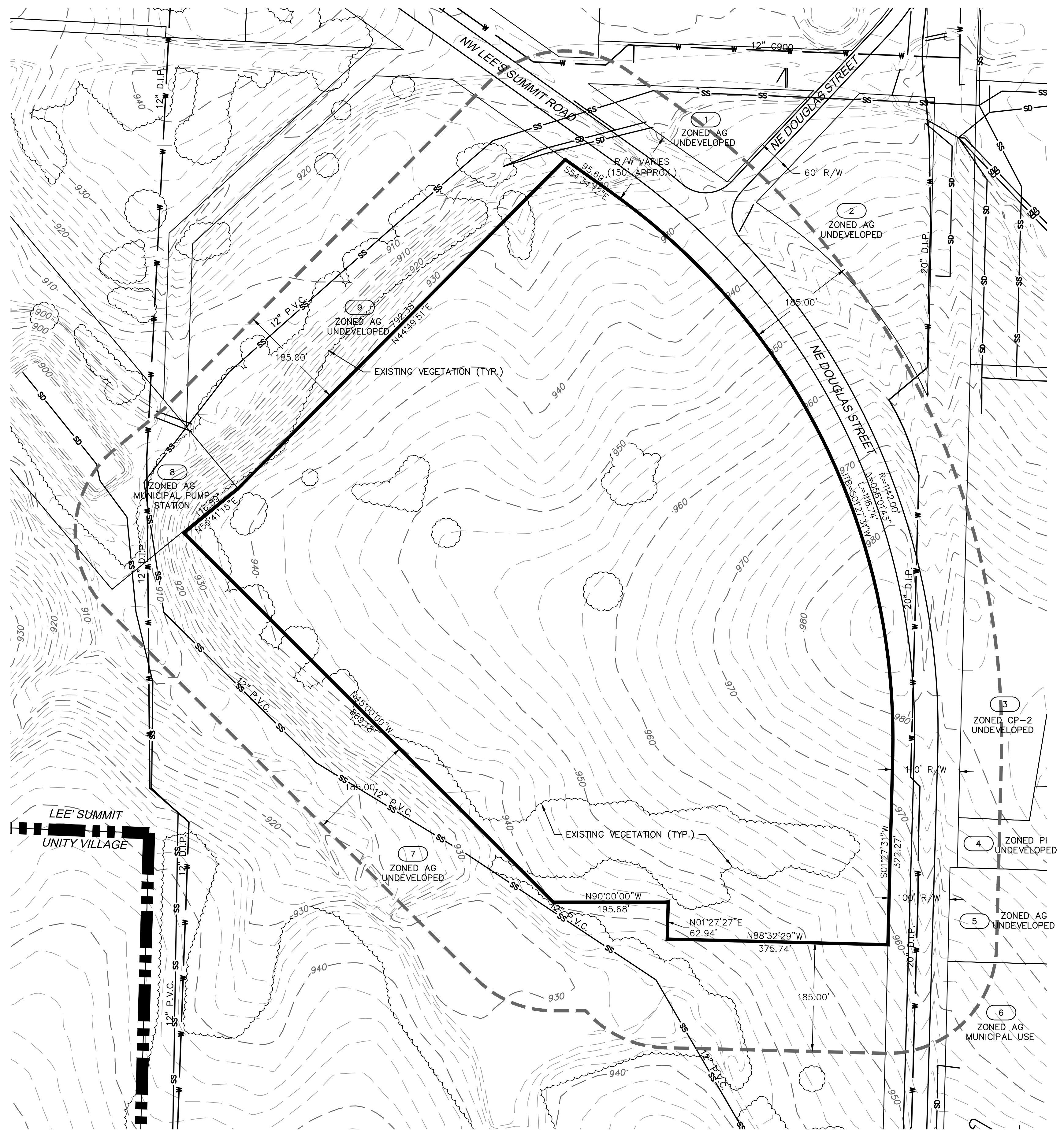
drawn by: CJH
 checked by: NDH
 approved by: JFE
 QA/QC by: JFE

project no.: 019-0012
 drawing no.: C_PRES_01900012
 date: 2019.02.15

SHEET
C2.0

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 USER: chalmquist

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KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
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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

EXISTING CONDITIONS

ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

CJH

1	2019.04.02	Revised per Staff comments.
2	2019.05.06	Revised per Staff comments.

2019

REVISIONS

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

SHEET
 C3.0

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USER: cholmquist

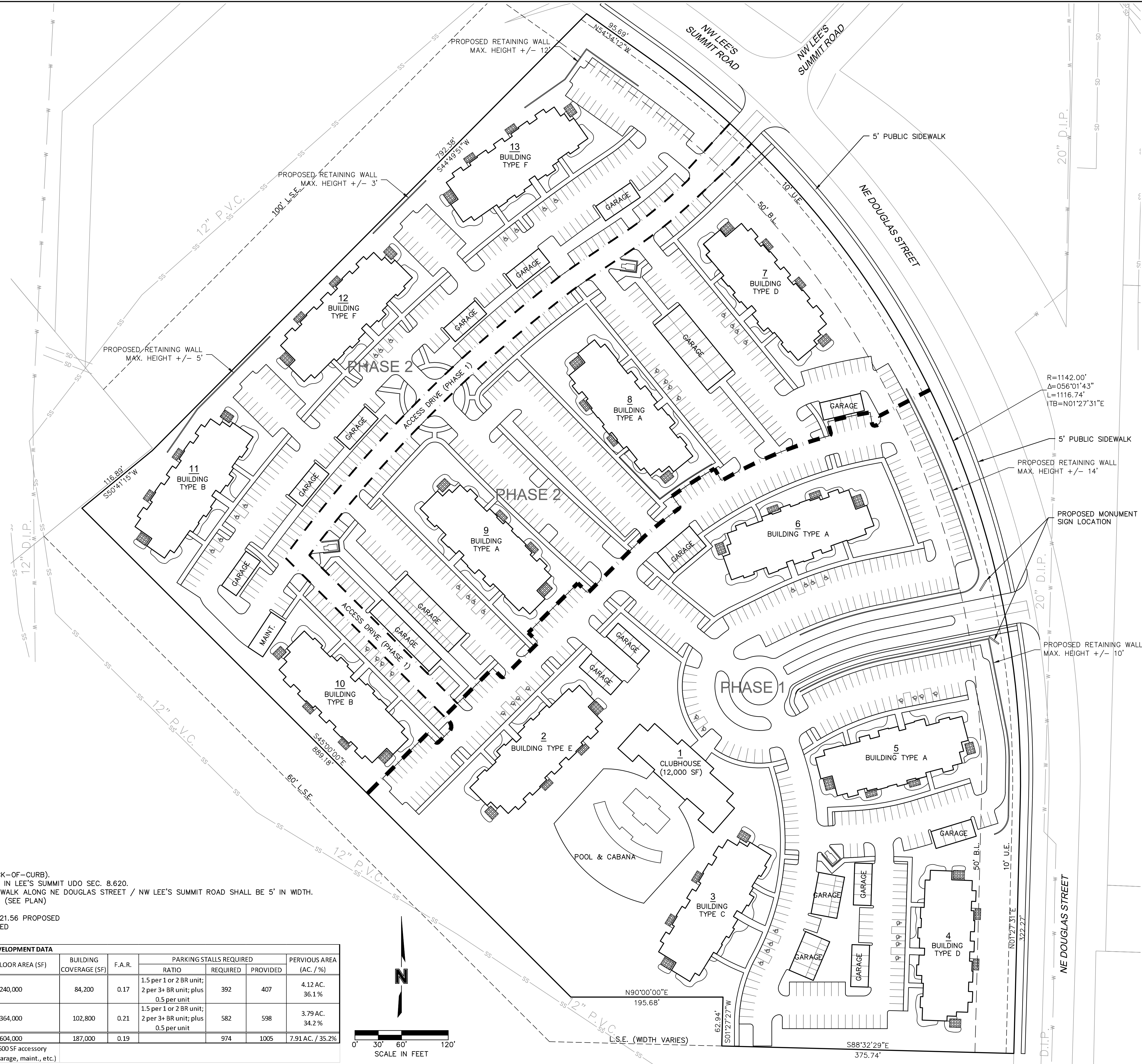
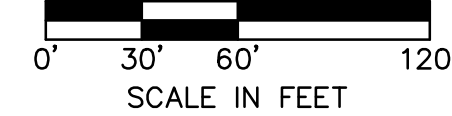
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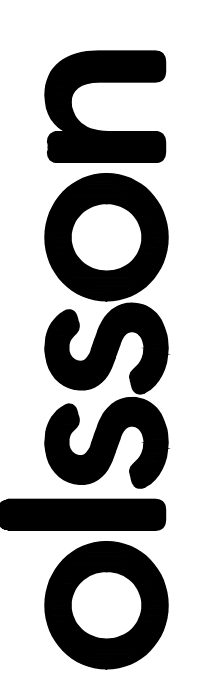
GENERAL NOTES:
 1. EXISTING ZONING: AG PROPOSED ZONING: RP-4
 2. EXISTING LAND USE: UNDEVELOPED
 3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
 (UPDATED AUGUST 2018)
 4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL 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	• 1-BEDROOM: 20 UNITS	• 2-BEDROOM: 82	
• 2-BEDROOM: 20	• 2-BEDROOM: 20	• 3-BEDROOM: 4	
• 3-BEDROOM: 0	• 3-BEDROOM: 0		
• AREA: 48,000 SF	• PHASE 2	• 1-BEDROOM: 148 UNITS	
• BUILDING TYPE B	• 1-BEDROOM: 20 UNITS	• 2-BEDROOM: 138	
• 1-BEDROOM: 20 UNITS	• 2-BEDROOM: 20	• 3-BEDROOM: 4	
• 2-BEDROOM: 20	• 3-BEDROOM: 0	• TOTAL	
• 3-BEDROOM: 0	• 1-BEDROOM: 257 UNITS	• 2-BEDROOM: 220	
• AREA: 50,000 SF	• 2-BEDROOM: 220	• 3-BEDROOM: 8	
• BUILDING TYPE C	• 1-BEDROOM: 24 UNITS		
• 1-BEDROOM: 24 UNITS	• 2-BEDROOM: 16		
• 2-BEDROOM: 16	• 3-BEDROOM: 0		
• 3-BEDROOM: 0	• AREA: 46,000 SF		
• AREA: 46,000 SF	• BUILDING TYPE D		
• BUILDING TYPE D	• 1-BEDROOM: 24		
• 1-BEDROOM: 24	• 2-BEDROOM: 12		
• 2-BEDROOM: 12	• 3-BEDROOM: 4		
• 3-BEDROOM: 4	• AREA: 56,000 SF		
• AREA: 56,000 SF	• BUILDING TYPE E		
• BUILDING TYPE E	• 1-BEDROOM: 21		
• 1-BEDROOM: 21	• 2-BEDROOM: 14		
• 2-BEDROOM: 14	• 3-BEDROOM: 0		
• 3-BEDROOM: 0	• AREA: 42,000 SF		
• AREA: 42,000 SF	• BUILDING TYPE F		
• BUILDING TYPE F	• 1-BEDROOM: 22		
• 1-BEDROOM: 22	• 2-BEDROOM: 23		
• 2-BEDROOM: 23	• 3-BEDROOM: 0		
• 3-BEDROOM: 0	• AREA: 56,000 SF		
• AREA: 56,000 SF	• TOTAL		
• TOTAL	• 1-BEDROOM: 257 UNITS		
• 1-BEDROOM: 257 UNITS	• 2-BEDROOM: 220		
• 2-BEDROOM: 220	• 3-BEDROOM: 8		
• 3-BEDROOM: 8	• TOTAL: 485		
• 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
2	2019.04.15	Revised per Staff comments.	CJH
3	2019.05.06	Revised per Staff comments.	CJH

REVISIONS

2019

PRELIMINARY PLAT

ARIA

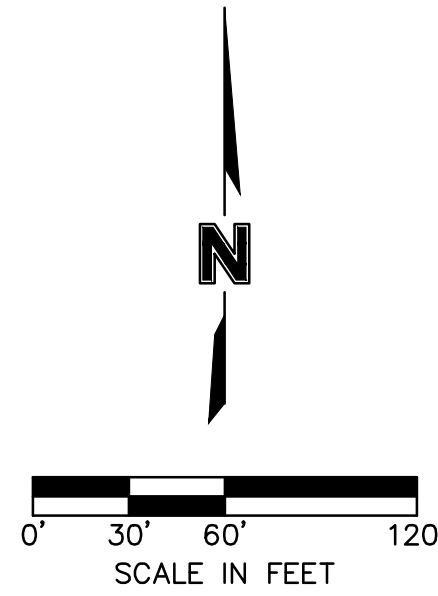
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

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

SHEET C4.0

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



PRELIMINARY GRADING PLAN

ARIA
 REZONING & PRELIMINARY DEVELOPMENT PLAN

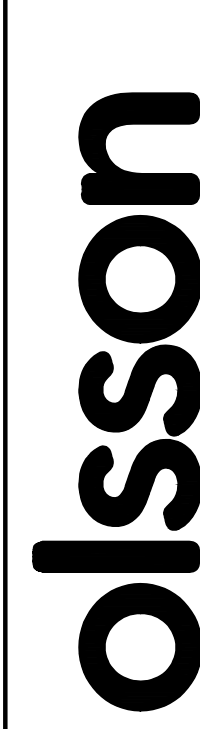
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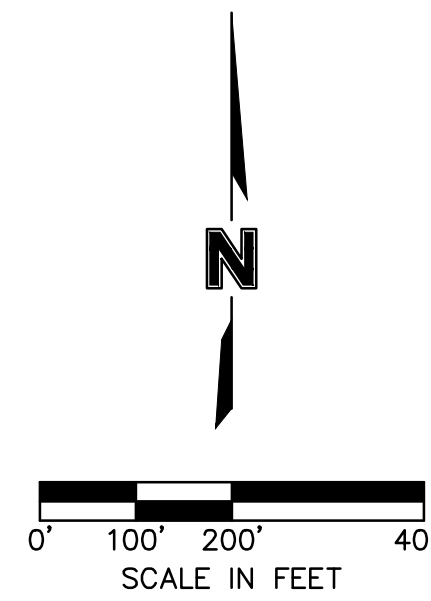
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checked by:	NDH
approved by:	JFE
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SHEET
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 USER: chmquist

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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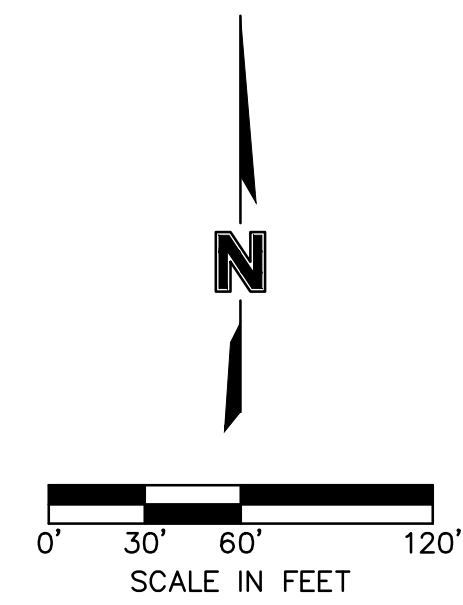
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 drawing no.: C PSED 0190012
 date: 2019.02.15

SHEET
 C5.1

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
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

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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_PUTIL_0190012
date:	2019.02.15

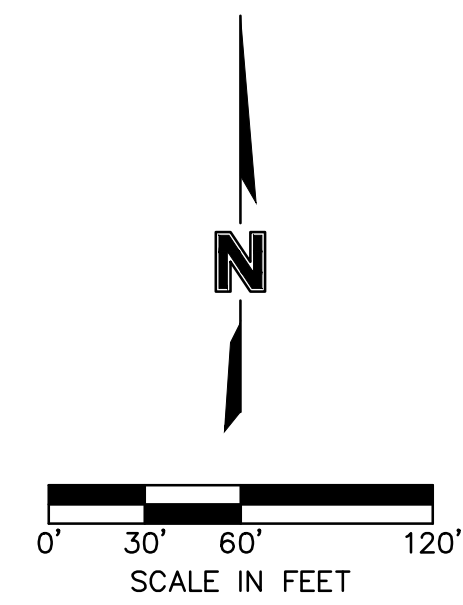
SHEET
 C6.0

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	REVISIONS
CJH	

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

drawn by:	CJH
checked by:	NDH
approved by:	JFE
QA/QC by:	JFE
project no.:	019-0012
drawing no.:	C PSBP 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

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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 USER: cholmquist
 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

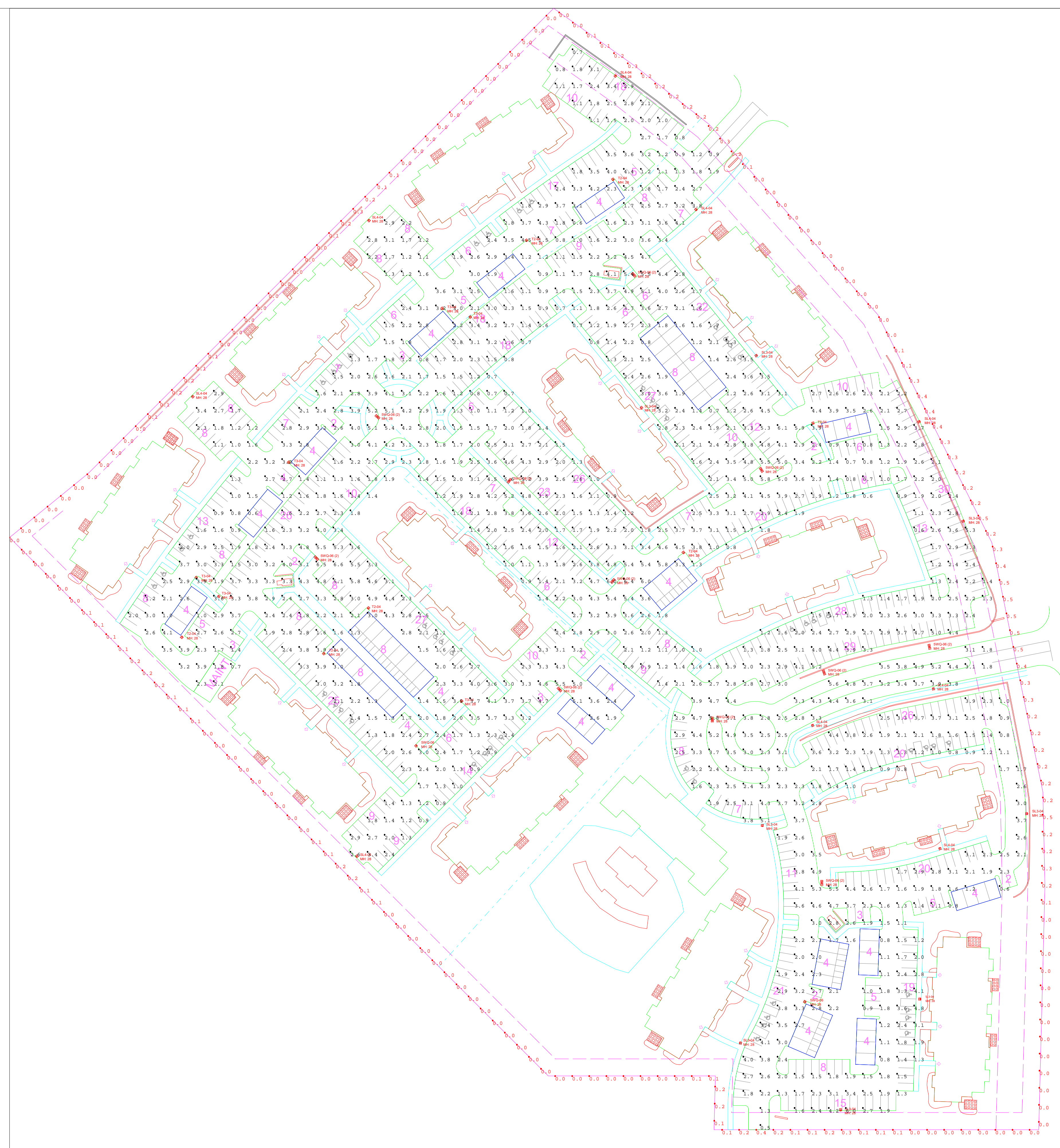
LEE'S SUMMIT, MO

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:

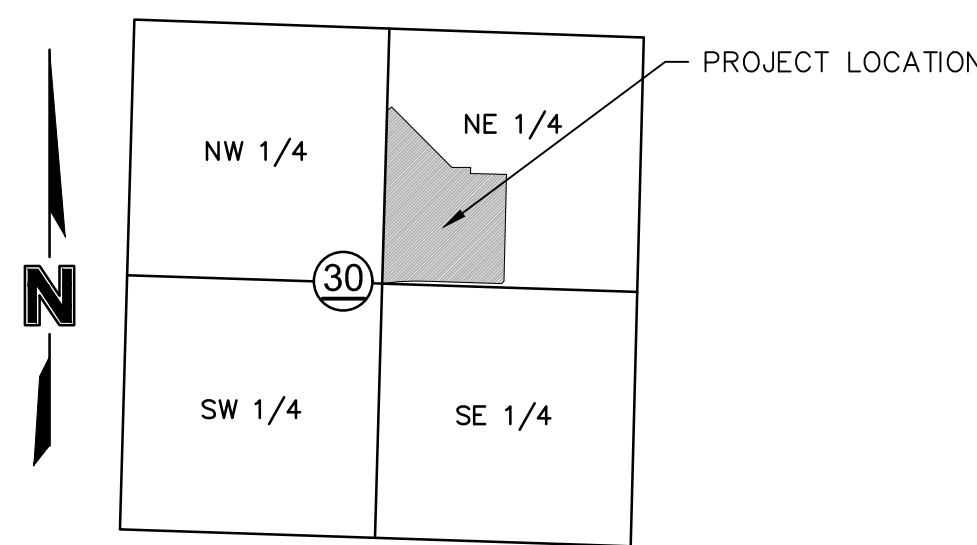
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUDEBUSH
PHONE: 816.361.1177
EMAIL: JROUDEBUSH@OLSSON.COM



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, 195.88 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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TEL 816.361.1177
www.olsson.com

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

2019

LEE'S SUMMIT, MO

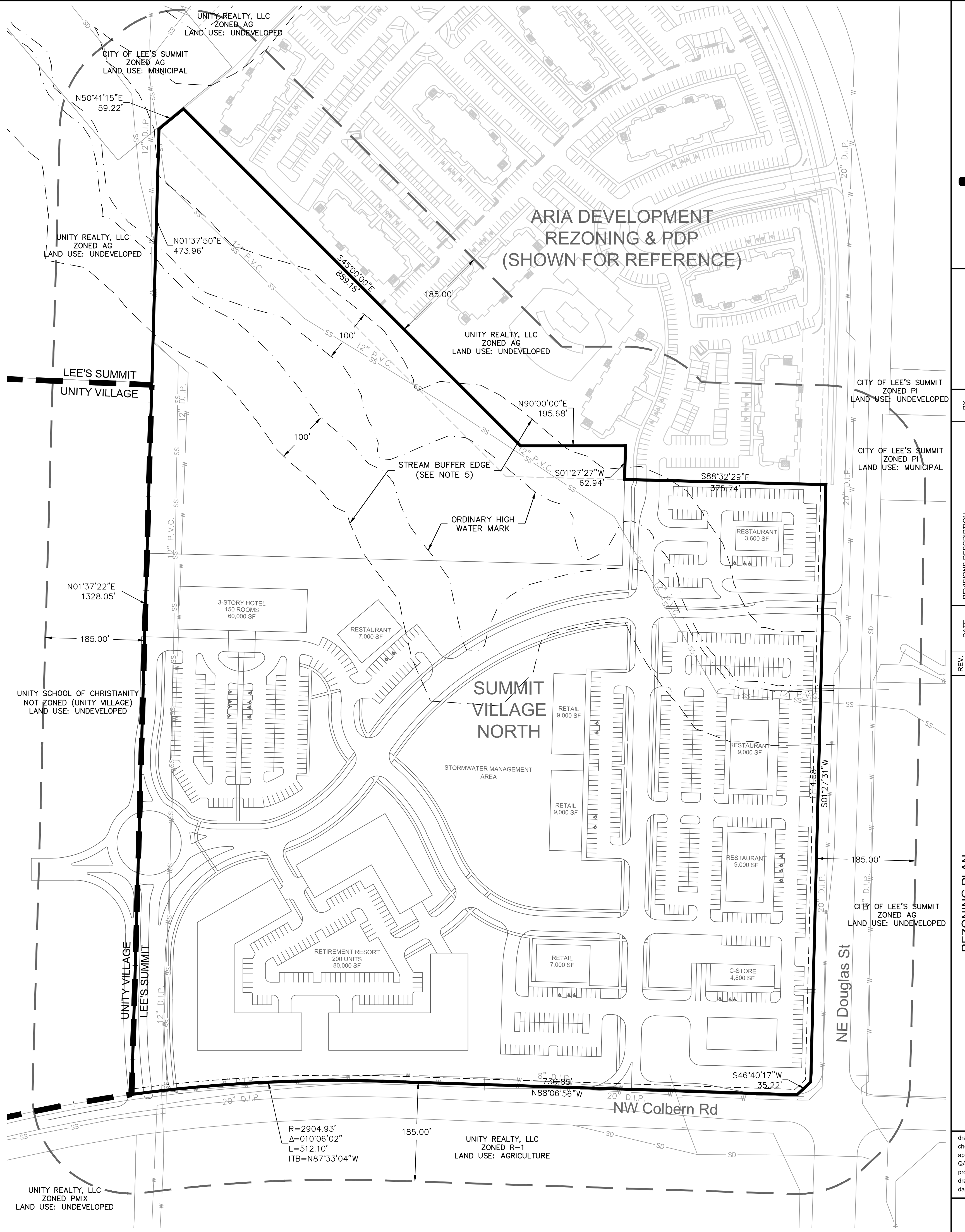
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checked by: NDH
approved by: JFE
QA/QC by: JFE
project no.: 019-0012
drawing no.: C_TTL_0190012
date: 2019.02.15

SHEET
C1.0

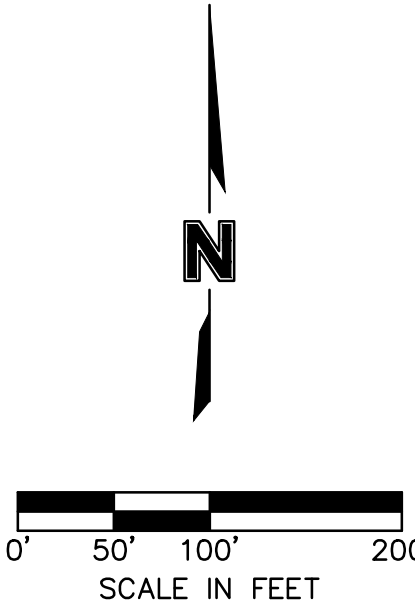
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LEGAL DESCRIPTION FOR REZONING

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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 USER: choimquist

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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.	

REZONING PLAN

SUMMIT VILLAGE NORTH

REZONING WITH CONCEPTUAL PLAN

2019

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