

VICINITY MAP

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SUMMIT ORCHARDS

PRELIMINARY PLAN

April 5th, 2016

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PRELIMINARY PLAN

0215-6450.01



LAND USE SCHEDULE						Parking				
Phase No.	Land Area	Impervious Coverage	Footprint	No. of Stores	Floor Area	Floor Area Ratio (FAR)	Proposed Building Use	Required	Proposed	
PHASE 1	17.74 Acres (772,754 SQ. FT.)	Res. Stormwater Report	Varies	5	382,371 SQ. FT.	0.50	Multifamily	1,75 sp./Unit	557	550
PHASE 2	7.55 Acres (328,879 SQ. FT.)	Res. Stormwater Report	Varies	1	40,900 SQ. FT.	0.12	Shopping Center Restaurant	4.5 / 1000 sq ft	157	355
PHASE 3	8.48 Acres (369,389 SQ. FT.)	Res. Stormwater Report	Varies	1	66,650 SQ. FT.	0.18	Shopping Center Restaurant	4.5 / 1000 sq ft	345	430
PHASE 4	4.00 Acres (174,240 SQ. FT.)	Res. Stormwater Report	55,000 SQ. FT.	3	50,000 SQ. FT.	0.29	Office	4 / 1000 sq ft	200	209
PHASE 5	9.11 Acres (398,631 SQ. FT.)	Res. Stormwater Report	Varies	3	105,000 SQ. FT.	0.26	Office	4 / 1000 sq ft	420	420
TOTAL:	46.88 Acres (2,044,760 SQ. FT.)				637,956 SQ. FT.	0.27		1,879	2,011	

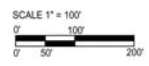
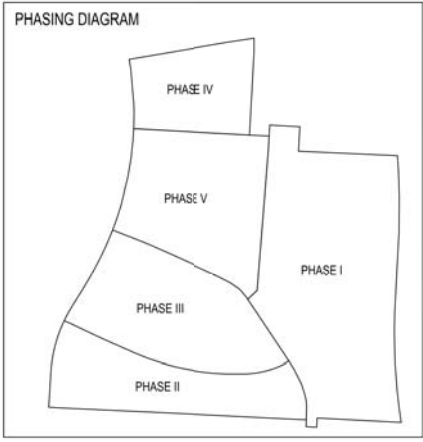
LEGEND:
 - - - - - PROPERTY LINE
 - - - - - SETBACK LINE, (PARKING)
 - - - - - SIGHT TRIANGLE

LEGAL DESCRIPTION:
 Lot 7A is Summit Innovation Center - 2nd Plat, Lots 7A and 8, located in Section 11, Township 48 North, Range 11 West, and Section 36, Township 48 North, Range 11 West of the 6th Principal Meridian, in the City of Law's former, Jackson County, Missouri, recorded in Book 2162, Page 1-4 and first as document number 2013030402 in the Jackson County, Missouri Records, and containing 48.887 acres.

PARKING DESCRIPTION:
 Parking for the developer shall be considered in total and not on the basis of individual lots. Individual lot lines will be defined by final parking site finalization of all areas. All lots will contain a standard street parking agreement. Any part not shown shall be allowed only and the negative of use currently shown. All parking to take within shall comply with Section 12.120 of the UDD. All pavement and curbing shall comply with Section 12.120 of the UDD.

SHOPPING CENTER DESIGN:
 Design Criteria establishes for the Shopping Center that will set the boundaries for tenant specific items, including signage. The signage criteria will directly associate if not match the same criteria that is already established at Summit Fair.

MECHANICAL:
 All mechanical units shall be screened in compliance with Section 7.181 of the UDD.



Concept Development Plan **A1**

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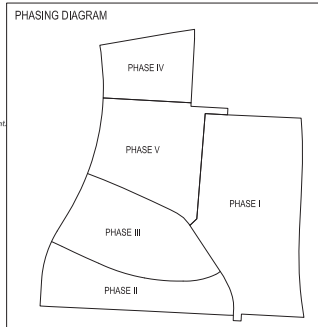
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 Missouri License No. 000001
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Project No: 0215-6450.01
 Date: March 4th, 2016
 City Revision: April 5th, 2016



Phase	R.O.W. Length (NW Ward Road)	R.O.W. Length (NW Chipman Rd)	R.O.W. Length (NW Tudor Road)	R.O.W. Length (NW Donovan Rd)	Req'd Street Trees (graded) 1 per 30 L.F.	Req'd Street Shrubs (graded) 1 per 20 L.F.	Open Yard Area	Req'd Yard Area Trees (graded) 1 per 5000 S.F.	Req'd Yard Area Shrubs (graded) 2 per 5000 S.F.	Req'd Parking Screen Shrubs (graded) 12 per 40 L.F.
PH I	0	429 L.F.	0	615 L.F.	35	53	117,289 S.F.	131	232	313
PH II	417 L.F.	1625 L.F.	0	316 L.F.	79	118	294,429 S.F.	59	118	707
PH III	475 L.F.	0	0	1043 L.F.	51	76	308,127 S.F.	61	122	455
PH IV	310 L.F.	0	0	553 L.F.	0	28	157,573 S.F.	32	64	253
PH V	482 L.F.	0	0	744 L.F.	41	62	361,832 S.F.	72	144	371
TOTAL	1694 L.F.	2054 L.F.	553 L.F.	2718 L.F.	234	352	1,237,250 S.F.	355	710	2089

PLANT	SYMBOL	COMMON NAME	SIZE	AVAIL	AVAIL	AVAIL
11	11	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
12	12	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
13	13	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
14	14	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
15	15	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
16	16	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
17	17	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
18	18	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
19	19	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
20	20	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
21	21	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
22	22	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
23	23	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
24	24	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
25	25	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100	100
26	26	Star Jasmine (Gaultheria procumbens)	12" x 12"	100	100 </tr	



SCALE 1" = 100'
 0' 50' 100'
 0' 50' 100'

Landscape Concept Plan L1

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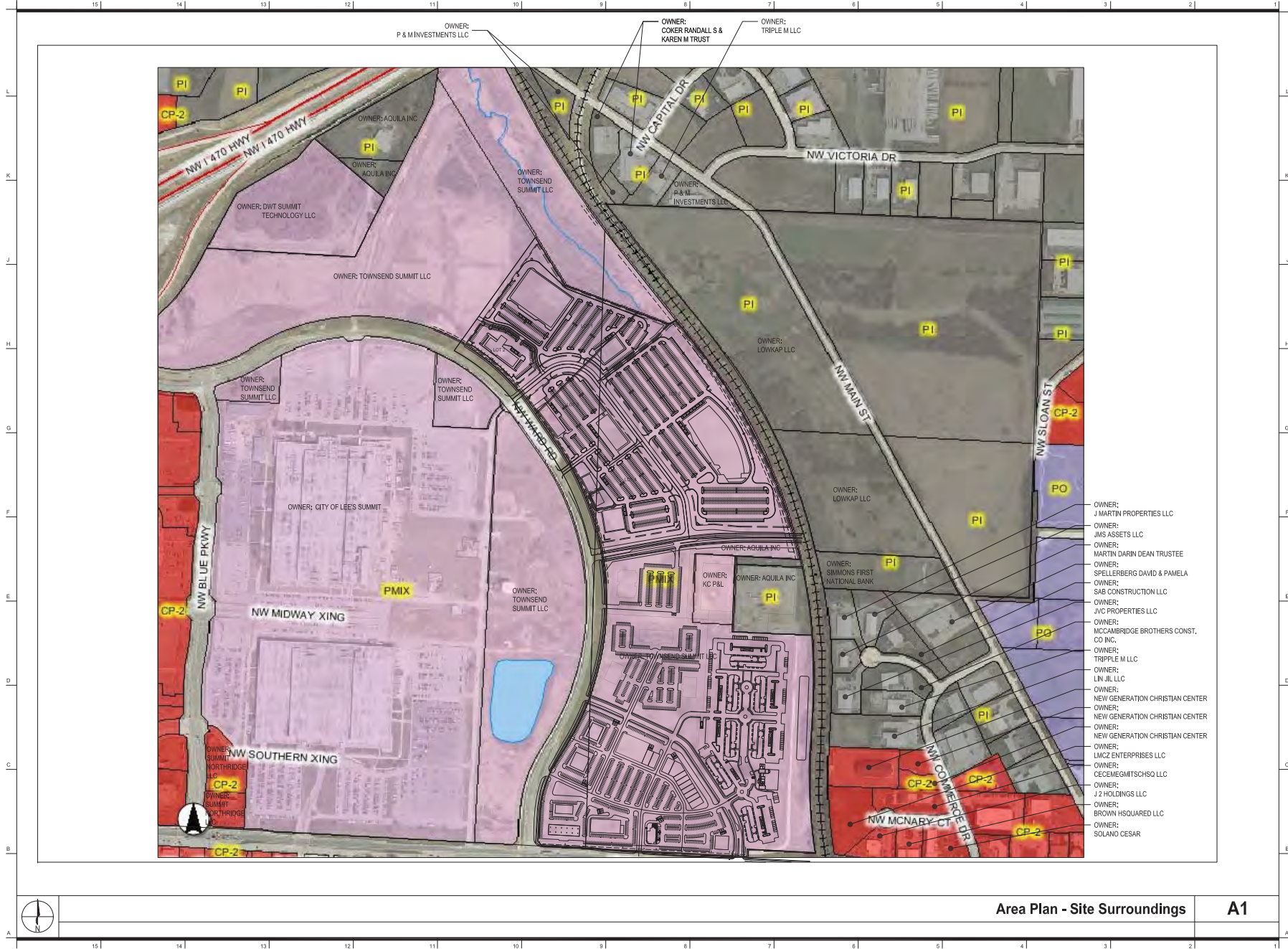
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 Engineer
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Site Development Concept

L100

PRELIMINARY PLAN



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Area Plan

AP100

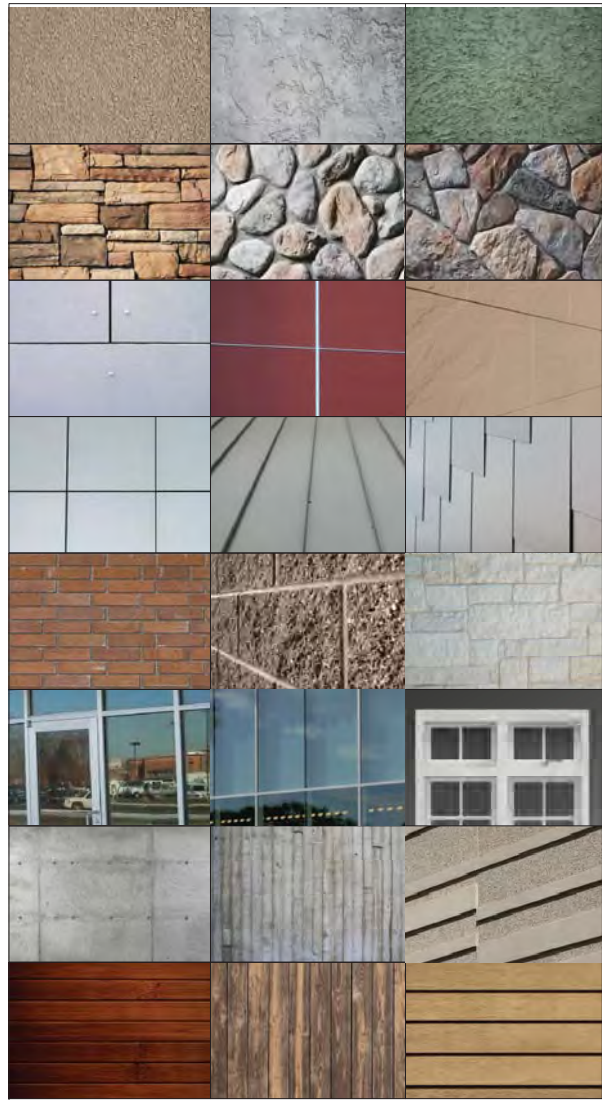
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Area Plan - Site Surroundings

A1

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

L
K
J
H
G
F
E
D
C
B



STUCCO /
SYNTHETIC STUCCO

CULTURED STONE

CEMENTITIOUS
PANEL

METAL PANEL

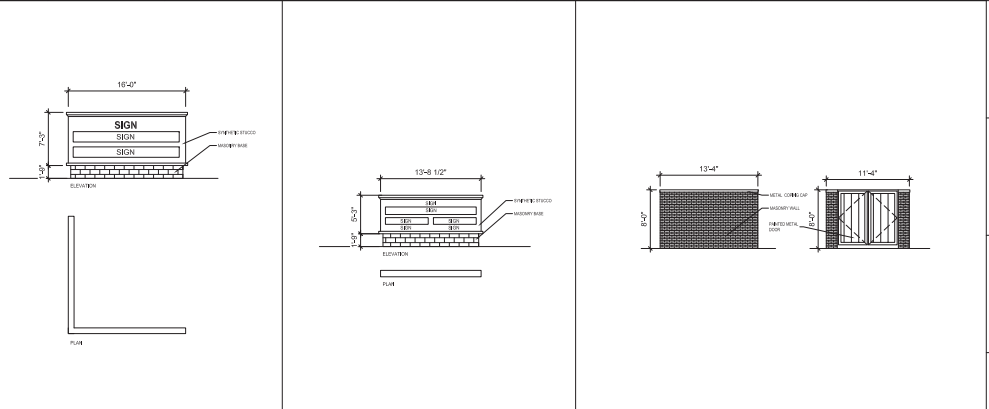
MASONRY

GLAZING

CONCRETE

WOOD

Material Palette A10



MONUMENT SIGN	H7	MONUMENT SIGN	H5	TRASH ENCLOSURE ELEV.	H1
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Residential Building Intent Rendering A1

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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Exterior Aesthetics

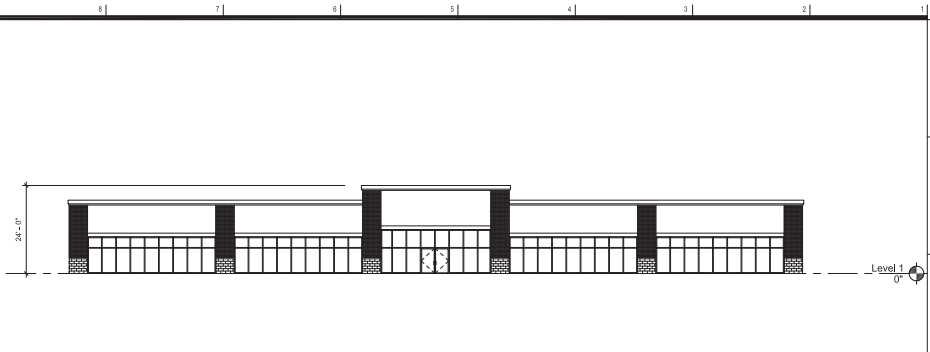
A200

PRELIMINARY PLAN



- SYNTHETIC STUCCO
- STOREFRONT ALUMINUM GLAZING
- BRICK MASONRY
- SYNTHETIC STUCCO
- STOREFRONT ALUMINUM GLAZING
- CULTURED STONE
- SYNTHETIC STUCCO
- METAL PANEL CANOPY
- STOREFRONT ALUMINUM GLAZING

Shopping Center Building Use Concept Images E9



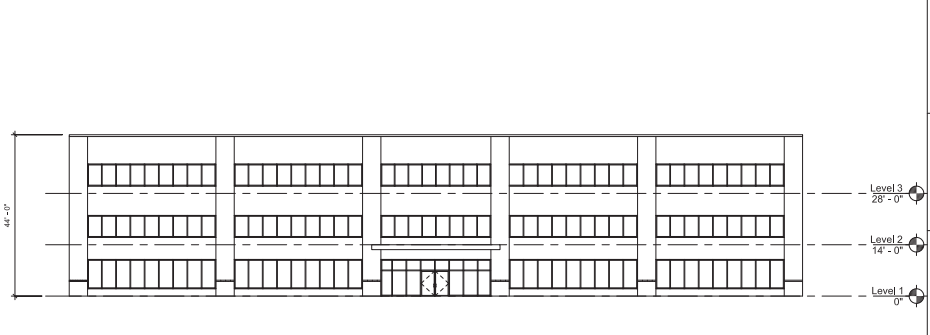
Shopping Center Building Use Concept Elevation E1

1/16" = 1'-0"



- METAL PANEL
- ALUMINUM STOREFRONT GLAZING
- SYNTHETIC STUCCO
- ALUMINUM GLAZING
- BRICK MASONRY
- SYNTHETIC STUCCO
- BRICK MASONRY
- CULTURED STONE
- ALUMINUM STOREFRONT GLAZING

Office Building Use Concept Images A9



Office Building Use Concept Elevation A1

1/16" = 1'-0"

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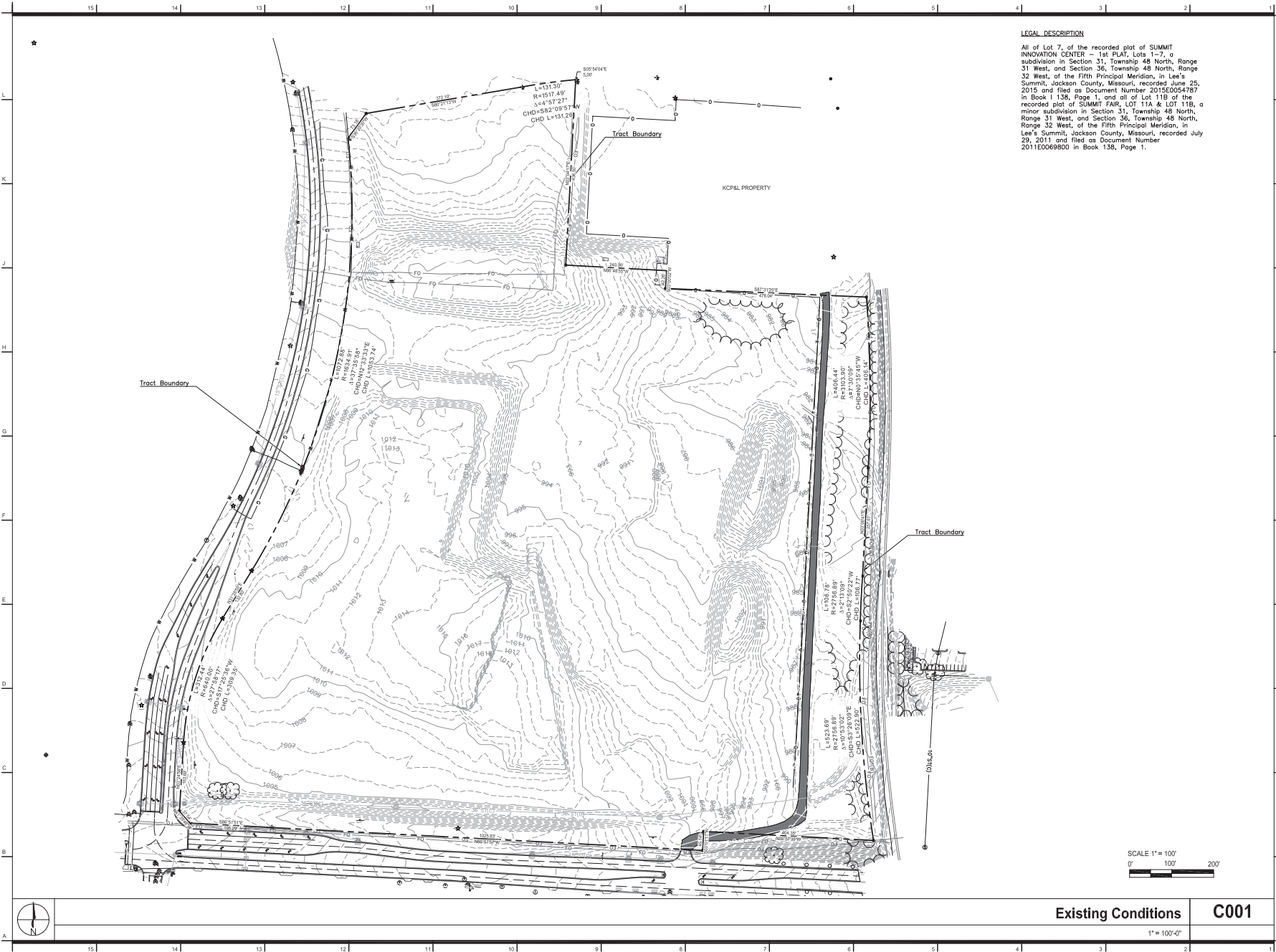
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 Architect
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Project No. 0215-6450,01
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 City Revision: April 5th, 2016



LEGAL DESCRIPTION
 All of Lot 7, of the recorded plot of SUMMIT INNOVATION CENTER - 1st PLAT, Lots 1-7, a subdivision in Section 31, Township 48 North, Range 31 West, and Section 36, Township 48 North, Range 32 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, recorded June 25, 2015 and filed as Document Number 2015E0054767 in Book 138, Page 1, and all of Lot 11B of the recorded plot of SUMMIT FAIR, LOT 11A & LOT 11B, a minor subdivision in Section 31, Township 48 North, Range 31 West, and Section 36, Township 48 North, Range 32 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, recorded July 29, 2011 and filed as Document Number 2011E0069800 in Book 138, Page 1.

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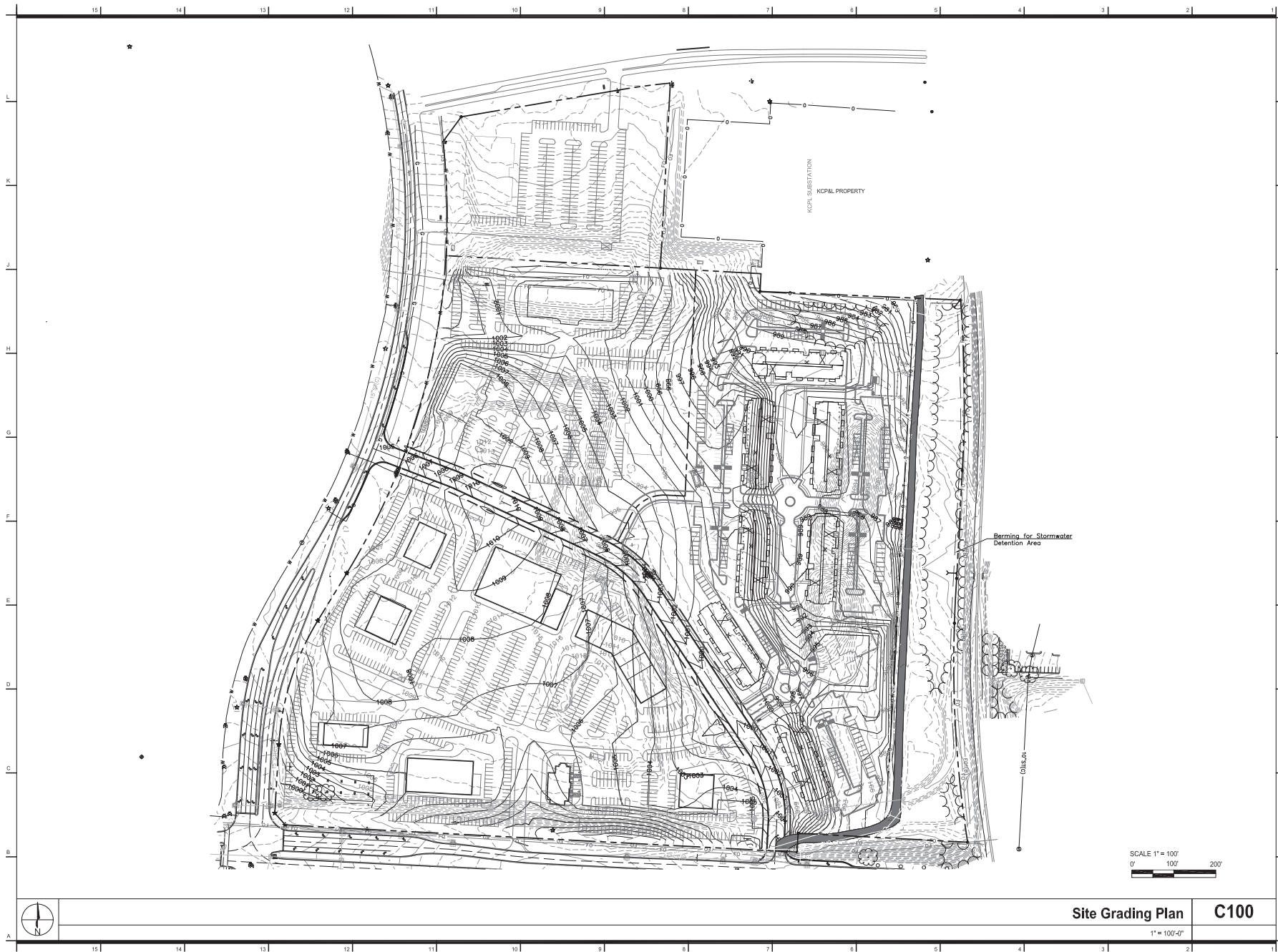
SCALE 1" = 100'
 0' 100' 200'

Existing Conditions **C001**

Existing Conditions

C001

PRELIMINARY PLAN



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Tara M. Hines, Esq., M.P.E. License No. _____

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Date: April 5th, 2016
Sheet: _____

SCALE 1" = 100'
0' 100' 200'

Site Grading Plan

C100

Site Grading Plan

C100

PRELIMINARY PLAN



1" = 100'-0"



DRAIN AREA	PIPE RUN	DRAIN AREA (sqft)	DRAIN AREA (acre)	RUNOFF COEFF. C	EQUIV. AREA C x A	ACC. EQUIV. AREA	TIME OF CONC. Tc	RAIN-FALL (in/hr) i	TOTAL RUNOFF (cfs) Q	SEW. SIZE (in)
DA1	1	50627	1.16	0.71	0.83	0.83	5	8.25	6.81	15
DA2	1	41131	0.94	0.71	0.67	0.67	5	8.25	5.53	18
DA3	1	47000	1.08	0.71	0.77	0.77	5	8.25	6.32	24
DA4	2	19139	0.44	0.71	0.31	0.31	5	8.25	2.57	12
DA5	2	16756	0.38	0.71	0.27	0.27	5	8.25	2.25	15
DA6	2	5809	0.13	0.71	0.09	0.09	5	8.25	0.78	15
DA7	2	5783	0.13	0.71	0.09	0.09	5	8.25	0.78	15
DA8	2	16648	0.38	0.71	0.27	0.27	5	8.25	2.24	18
DA9	3	76271	1.75	0.71	1.24	1.24	5	8.25	10.26	18
DA10	3	21578	0.50	0.71	0.35	0.35	5	8.25	2.90	18
DA11	4	28880	0.66	0.71	0.47	0.47	5	8.25	3.88	15
DA12	4	43788	1.01	0.71	0.71	0.71	5	8.25	5.89	18
DA13	4	7084	0.16	0.71	0.12	0.12	5	8.25	0.95	18
DA14	5	76900	1.77	0.71	1.25	1.25	5	8.25	10.34	18
DA15	5	5303	0.12	0.71	0.09	0.09	5	8.25	0.71	18
DA16	5	163466	3.73	0.71	2.65	2.65	5	8.25	21.85	30
DA17	5	13015	0.30	0.71	0.21	0.21	5	8.25	1.75	30
DA18	6	5675	0.13	0.71	0.09	0.09	5	8.25	0.76	12
DA19	6	5718	0.13	0.71	0.09	0.09	5	8.25	0.77	12
DA20	6	7932	0.18	0.71	0.13	0.13	5	8.25	1.07	12
DA21	6	15496	0.36	0.71	0.25	0.25	5	8.25	2.08	15
DA22	6	24421	0.56	0.71	0.40	0.40	5	8.25	3.28	18
DA23	6	128746	2.96	0.71	2.10	2.10	5	8.25	17.31	24
DA24	6	50731	1.16	0.71	0.83	0.83	5	8.25	6.82	30
DA25	7	14634	0.34	0.71	0.24	0.24	5	8.25	1.97	12
DA26	7	20788	0.48	0.71	0.34	0.34	5	8.25	2.80	15
DA27	7	29408	0.68	0.71	0.48	0.48	5	8.25	3.95	18
DA28	7	22585	0.52	0.71	0.37	0.37	5	8.25	3.04	18
DA29	7	114702	2.63	0.71	1.87	1.87	5	8.25	15.42	30
DA30	7	33495	0.77	0.71	0.55	0.55	5	8.25	4.50	30

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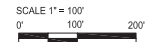
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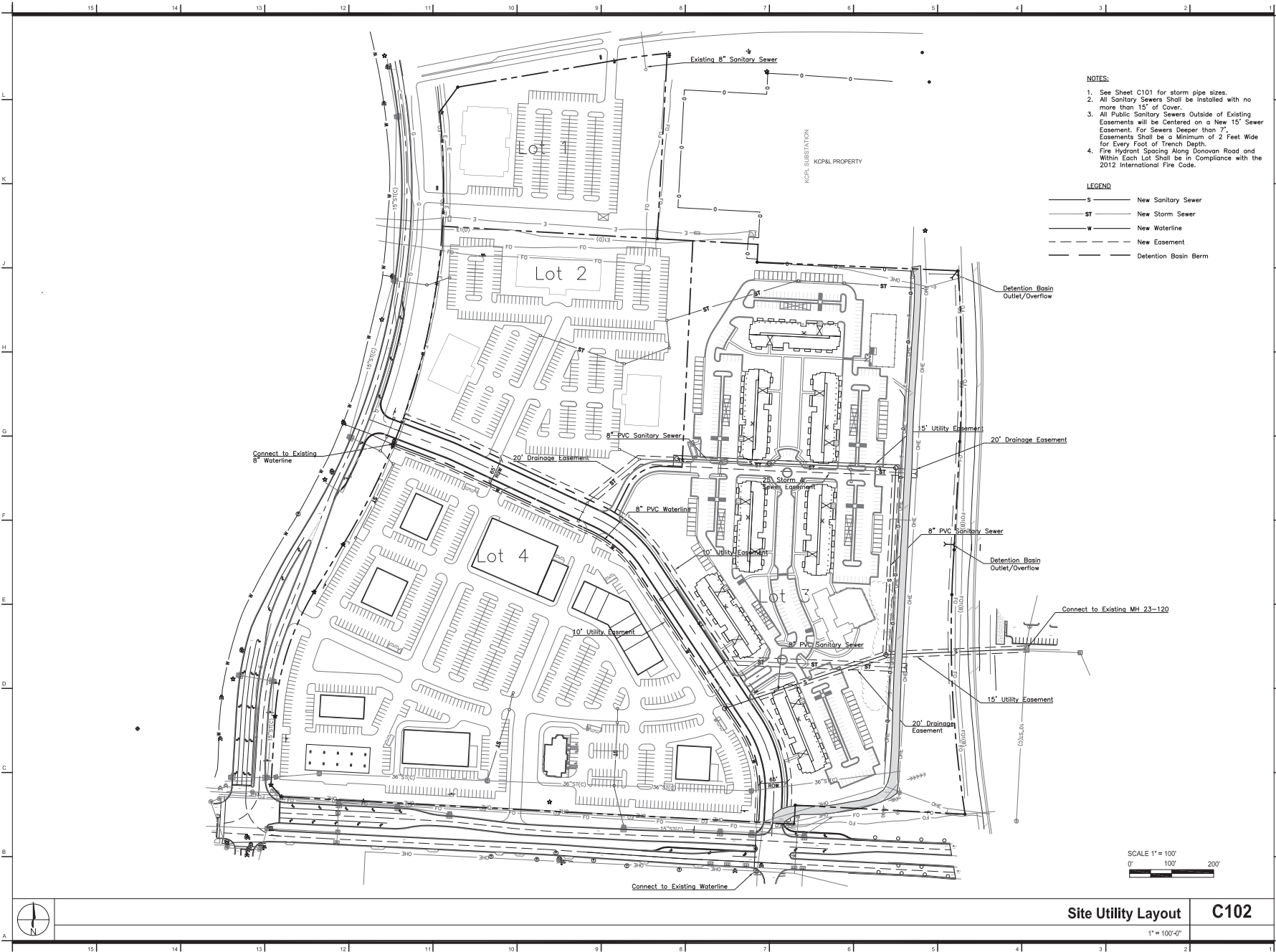


Site Drainage Plan C101

Site Drainage Plan
 C101
 PRELIMINARY PLAN



1"=100'-0"



- NOTES:**
1. See Sheet C101 for storm pipe sizes.
 2. All Sanitary Sewers Shall be installed with no more than 15' of Cover.
 3. All Public Sanitary Sewers Outside of Existing Easements will be Centered on a New 15' Sewer Easement. For Sewers Deeper than 7', Easements Shall be a Minimum of 2 Feet Wide for Every Foot of Trench Depth.
 4. Fire Hydrant Spacing Along Donovan Road and Within Each Lot Shall be in Compliance with the 2012 International Fire Code.

- LEGEND**
- S — New Sanitary Sewer
 - ST — New Storm Sewer
 - W — New Waterline
 - - - - - New Easement
 - — — — — Detention Basin Berm

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NO. E-2006023253
EXPIRES: DECEMBER 31, 2016

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John V. Hines, Esq. M.P.E.
M.P.E. License No.

Project No. 0215-6450.01
Date: April 5th, 2016
Sheet:

Site Utility Layout

C102

PRELIMINARY PLAN

Site Utility Layout

C102

SCALE 1" = 100'
0' 100' 200'

1" = 100'-0"