VIEW HIGH SPORTS COMPLEX

Preliminary Development Plan & Special Use Permit

Section 3, Township 47 North, Range 32 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT BOUNDARY DESCRIPTION

Lot 3, The Summit Church, Lots 1 - 3

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0412G **EFFECTIVE DATE: JANUARY 20, 2017.**

UTILITY COMPANIES:

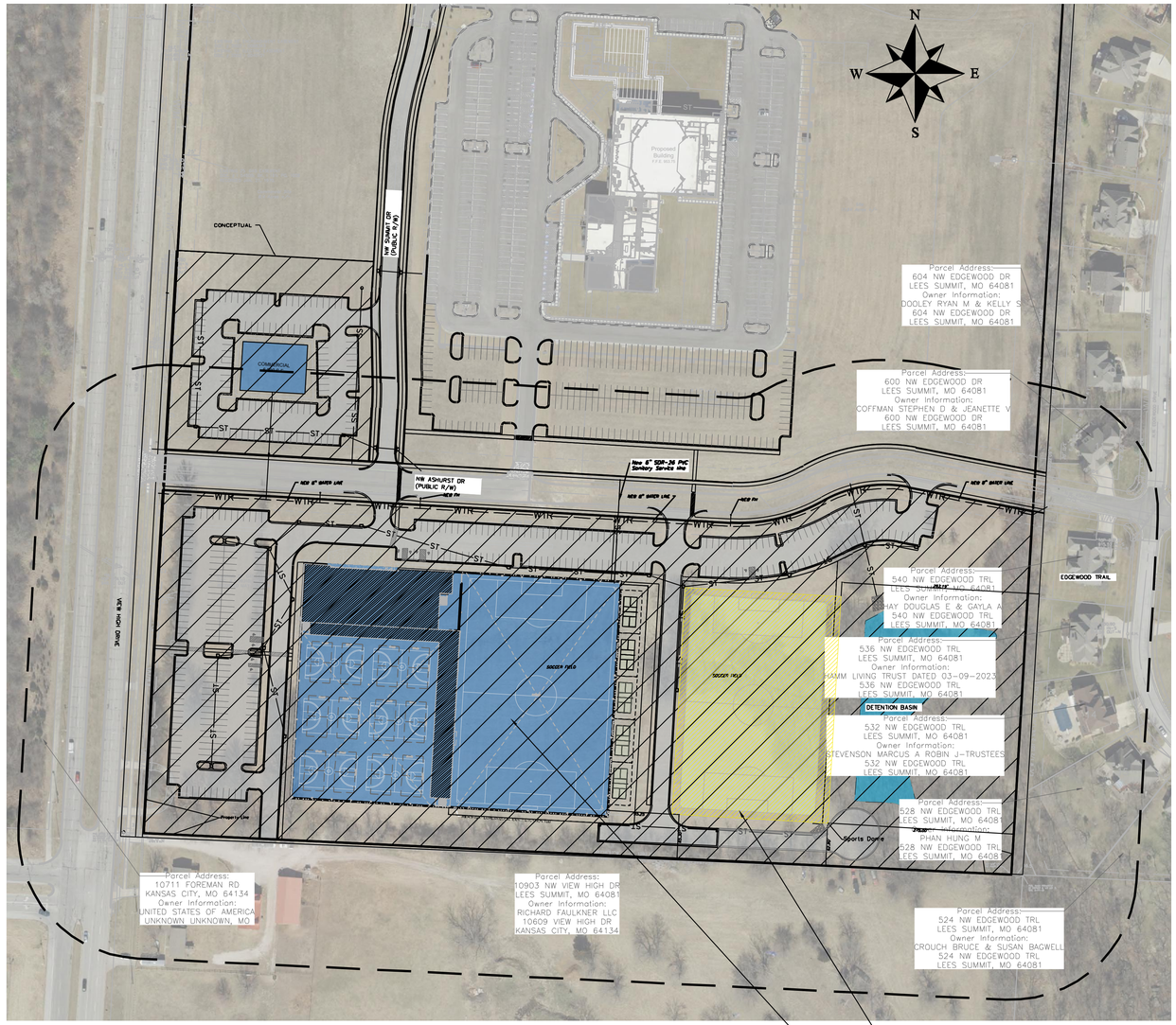
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES INSPECTIONS ~ 969-1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

Vicinity Map



SITE LOCATION MAP

SCALE: 1"=100'

Current Zoning: CP-2

Site Improvement Notes

Sanitary Sewer Improvements
- *The site will utilize the existing sanitary sewer on the north side of NW Ashurst Dr.*

Water Main Improvements
- *The site will utilize the existing water on the east side of View High Dr.*

Storm Sewer
- *Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.*

Storm Water Detention
- *Onsite storm water detention basin will be developed in the Southeastern portion of the site and the system will be designed to meet APWA Section 5600 and City standards for controlled release rates*

INDEX OF SHEETS:

C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN

Site Impervious Area

Total Area	15.40 acres
Commercial Office Site	
Site Area	17.18 Acres
Building	164,091 sq. ft.
Parking	144,652 sq. ft
Sidewalk	20,078 sq. ft
Impervious Area	321,911 sq. ft (43.0% of Site)
Floor-Area-Ratio	21.9%

Parking: Sports Complex
Provided
300 Standard (10 ADA Accessible)
Required
300 Standard (10 ADA Accessible)

Parking: Commercial
Provided
119 Standard (2 ADA Accessible)
Required
119 Standard (2 ADA Accessible)
Total Parking Spaces 431

Parking: Church extra parking
Provided
201 Standard (0 ADA Accessible)
Required
201 Standard (0 ADA Accessible)
Total Parking Spaces 632

LEGEND:

Existing Underground Power	UGP UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	GAS
Existing Water Main	X-W/M- X-W/M-
Existing Storm Sewer	X-STM- X-STM-
Existing Sanitary Sewer	X-SAN- X-SAN-
Existing Underground Telephone	UGT UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST ST ST
Proposed Sanitary Sewer	SS SS
Proposed Underground Power	UGT UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP UGP

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005003186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: VIEW HIGH SPORTS COMPLEX, LSMO
Issue Date: September 12, 2025

OVERALL SITE PLAN
Special Use Permit Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.100

North

0 25' 50' 100'

SITE PLAN
SCALE: 1" = 50'

Commercial Site
6.4 Acres +/-

NW SUMMIT DR
(PUBLIC R/W)

COMMERCIAL
6,900 S.F.

Proposed
Building
F.F.E. 953.75

Site
17.64 Acres +/-

W 1/2 Lot 2
NW 1/4 Sec. 3-47N- 32W
44.488 Acres
42.045 Acres (Excluding R/W)

VIEW HIGH DRIVE

NW ASHURST DR
(PUBLIC R/W)

NEW 8" WATER LINE

NEW FH

Remaining Site

SOCCER FIELD

SOCCER FIELD

DETENTION BASIN

Sports Dome

EDGEWOOD TRAIL

292.19'

275.00'

95.25'

65.30'

62.90'

Property Line

Application for SUP is for the Dome atop the outdoor soccer field. All other site items have been approved by previous Preliminary Development Plan

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View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: VIEW HIGH SPORTS COMPLEX, LSMO

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Site Plan
Special Use Permit Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

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REVISIONS

C.101

GRADING PLAN

SCALE: 1" = 60'

0 30' 60' 120'

North

NW ASHURST DR

5' Sidewalk

20' U/E

10' U/E

VIEW HIGH DRIVE

Ex. 5' Sidewalk

EDGEWOOD TRAIL

EDGEWOOD TRAIL

12

13

14

15

Door FF=948.50'

Foundation Wall

Door FF=930.50'

Door FF=948.50'

Foundation Wall

Lot 3
670,737 sf
15.40 Acres
3301 NW
Ashurst Dr

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+085+20.75

Emergency Spillway

Door FF=943.50'

Foundation Wall

Foundation Wall
Top 954.00'
Bottom 933.50'

Door FF=930.50'

Property Line

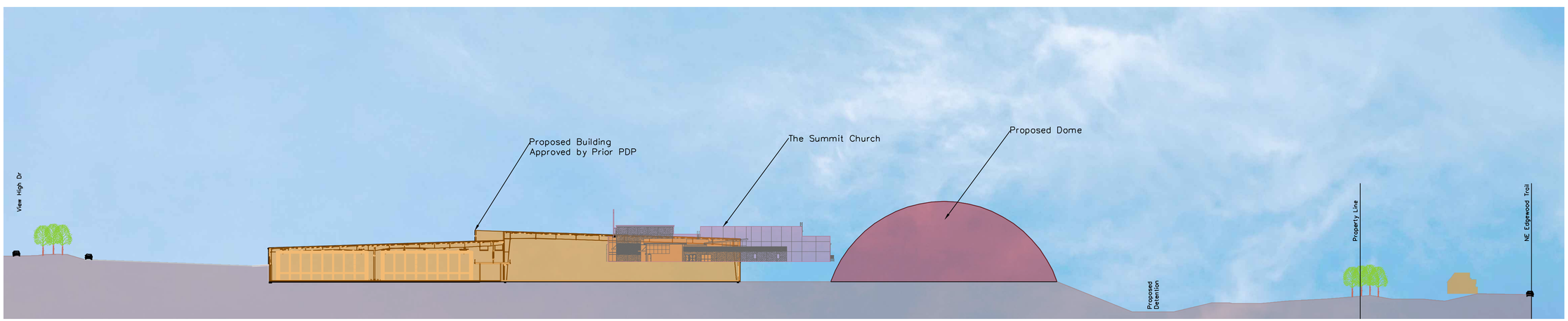
Property Line

PL

PL

PL

PL



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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project:
VIEW HIGH SPORTS COMPLEX, LSMO

Issue Date:
November 7, 2024

Grading Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

⚠ REV. 12/19/2024

REV. 12/31/2024

REV. 1/3/2025

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SUBMITTALS & REVISIONS

NO.	TYPE	DATE	SUBMITTED BY

MULTISPORT

PROJECT NAME

MANUFACTURING NO.

PROJECT NO.

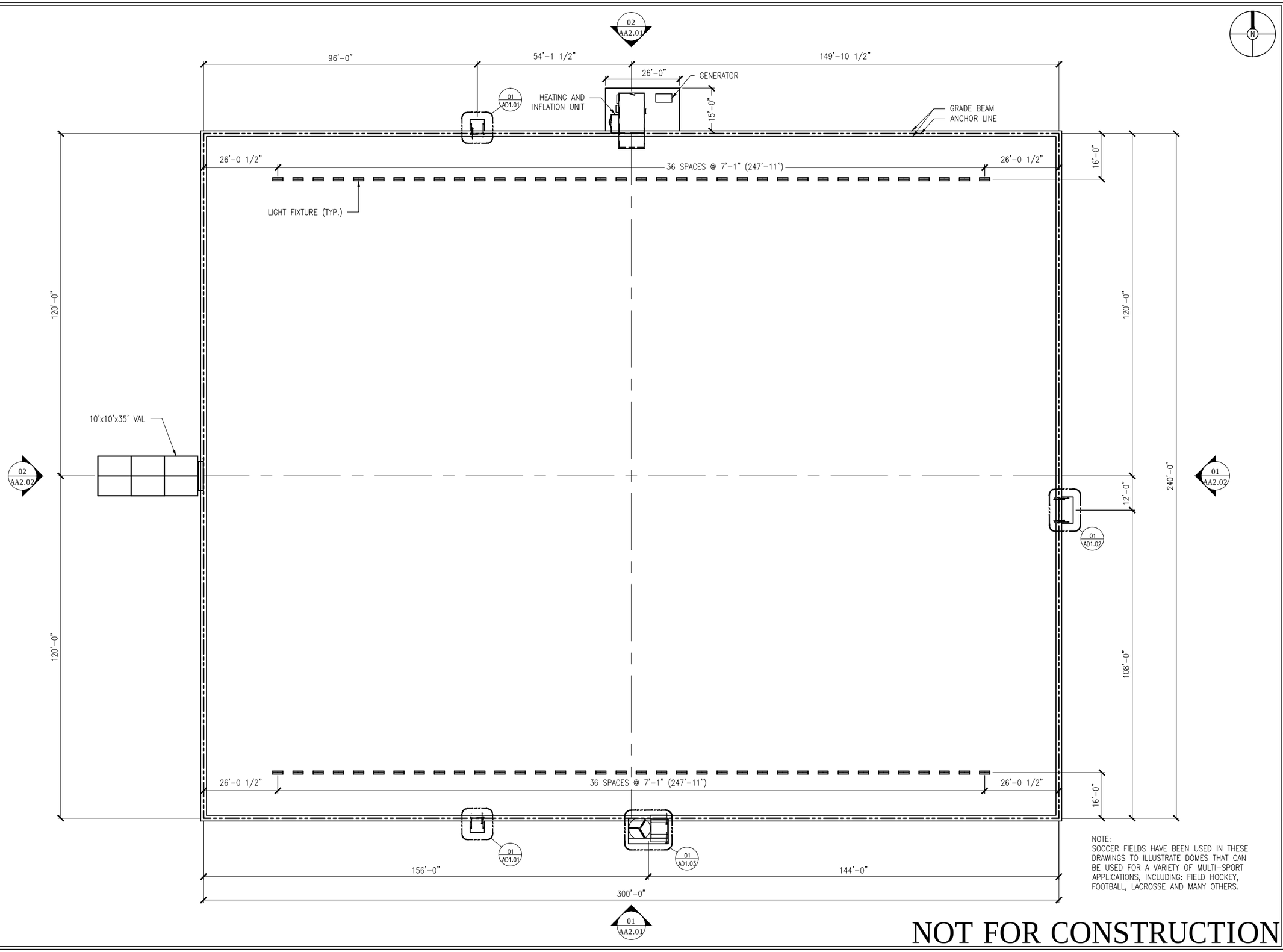
STANDARD DOME PACKAGES

MULTISPORT
300'-0"L x 240'-0"W x 80'-0"H

NOTE:
SOCCER FIELDS HAVE BEEN USED IN THESE DRAWINGS TO ILLUSTRATE DOMES THAT CAN BE USED FOR A VARIETY OF MULTI-SPORT APPLICATIONS, INCLUDING: FIELD HOCKEY, FOOTBALL, LACROSSE AND MANY OTHERS.

DRAWING INDEX

AA1.01	FLOOR PLAN						
AA2.01	DOME ELEVATIONS						
AA2.02	DOME ELEVATIONS						
AA2.03	DOME PROFILE HEIGHTS						
AD1.01	DOOR DETAILS						
AD1.02	DOOR DETAILS						
AD1.03	DOOR DETAILS						
AD1.04	VEHICLE AIRLOCK DETAILS						
AE1.01	LIGHTING DETAILS						
AF1.01	FOUNDATION DETAILS						



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JOB SITE ADDRESS

ENGINEER

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ISSUES AND REVISIONS

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-	
APPROVED	DATE:
-	-

SCALE
ANSI-B SIZE: 1/32"=1'-0"
ANSI-D SIZE: 1/16"=1'-0"

0 4' 8' 16' 32' 48'

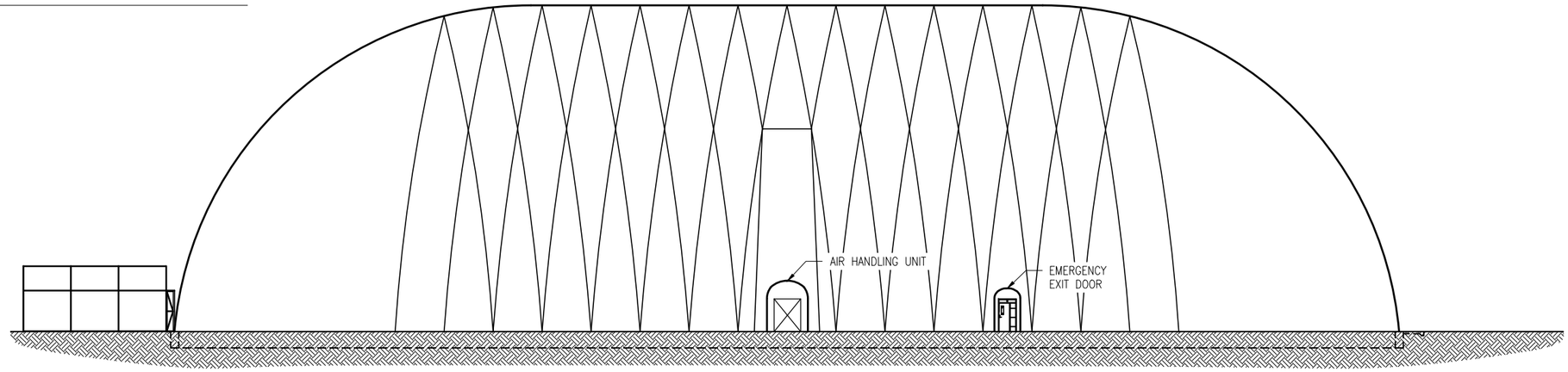
DRAWING TITLE
FLOOR PLAN

PROJECT
MULTISPORT

DRAWING NO.
A1.01

T.O. DOME
180'-0"

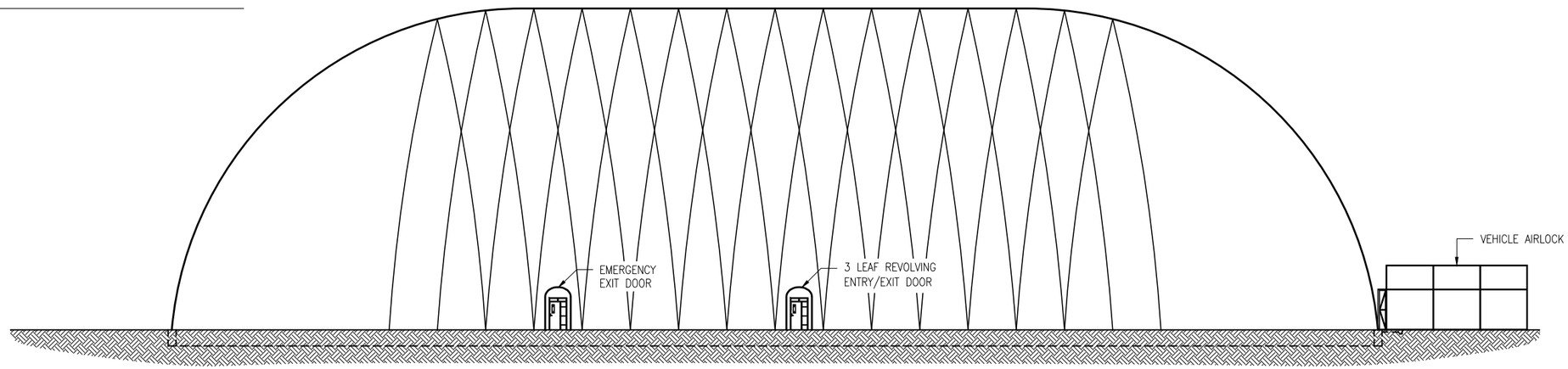
T.O. GRADE BEAM
100'-0"



02 WEST PROFILE
SCALE: 1/16"=1'-0"

T.O. DOME
180'-0"

T.O. GRADE BEAM
100'-0"



01 EAST PROFILE
SCALE: 1/16"=1'-0"

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APPROVED	DATE:
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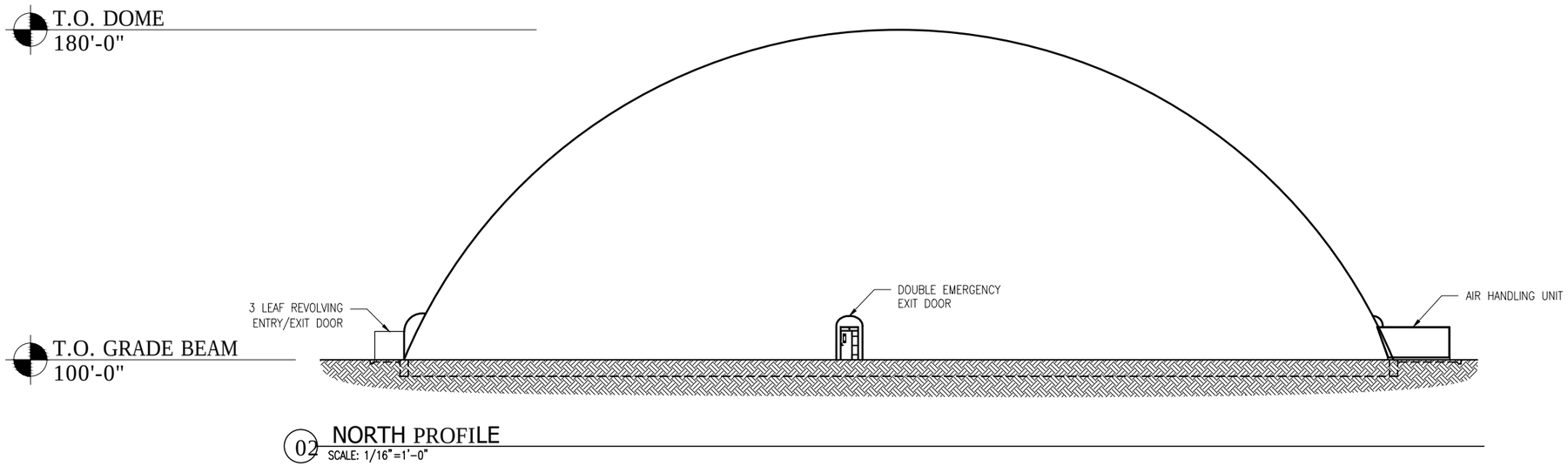
SCALE
ANSI-B SIZE: 1/32"=1'-0"
ANSI-D SIZE: 1/16"=1'-0"

8' 32'
0
4' 16' 48'

DRAWING TITLE
DOME ELEVATIONS

PROJECT
MULTISPORT

DRAWING NO.
AA2.01



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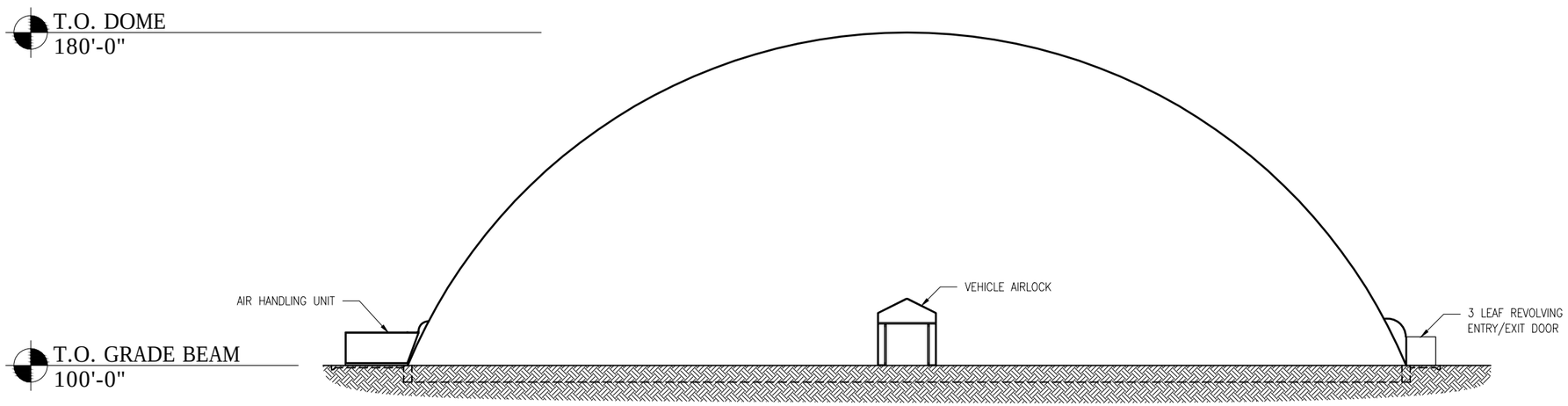

01 EAST PROFILE
SCALE: 1/16"=1'-0"

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SCALE
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ANSI-D SIZE: 1/16"=1'-0"

0 8' 32' 4' 16' 48'

DRAWING TITLE
DOME ELEVATIONS

PROJECT
MULTISPORT

DRAWING NO.
AA2.02

02 DOME PROFILE HEIGHTS
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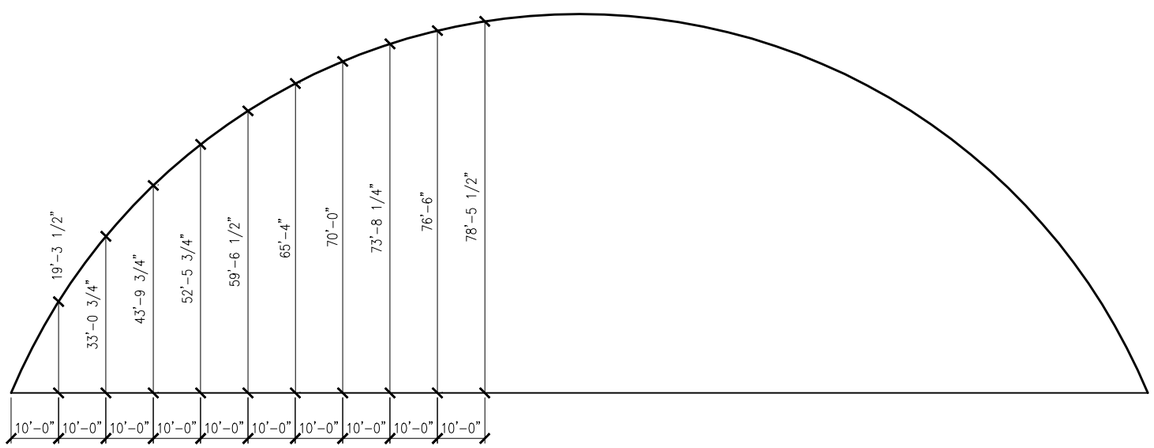

01 DOME PROFILE HEIGHTS
SCALE: 1/16"=1'-0"

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ISSUES AND REVISIONS

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-	
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SCALE
ANSI-B SIZE: 1/32"=1'-0"
ANSI-D SIZE: 1/16"=1'-0"

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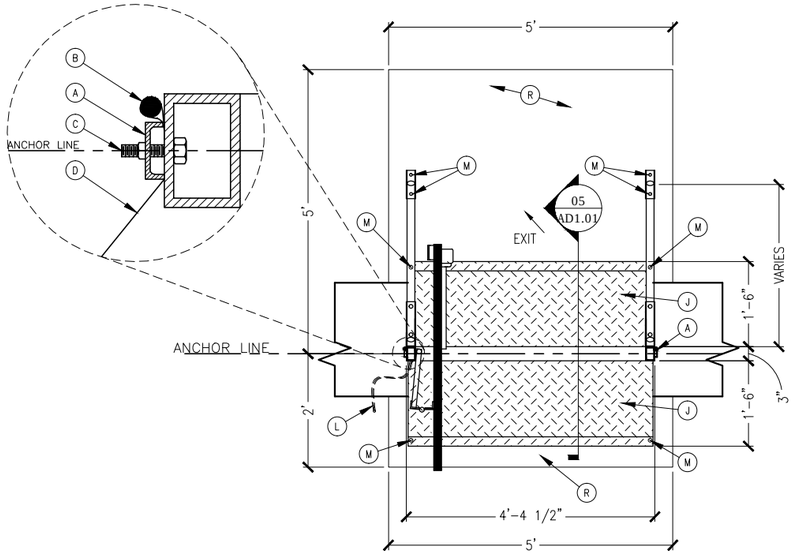
DRAWING TITLE
DOME PROFILE HEIGHTS

PROJECT
MULTISPORT

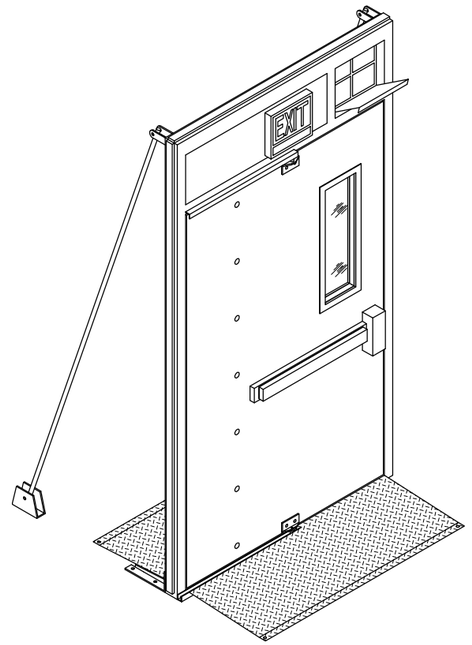
DRAWING NO.
AA2.03



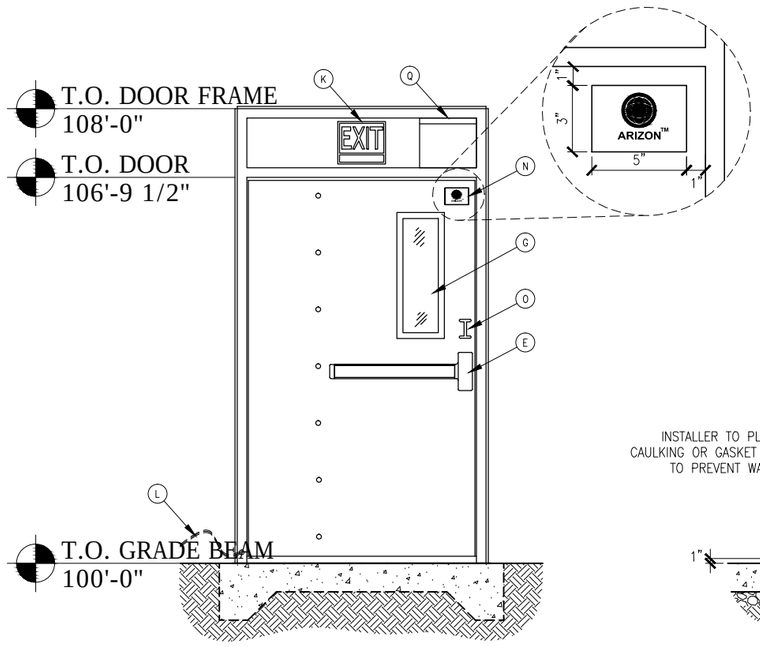
01 PLAN VIEW
SCALE: 3/4" =1'-0"

GENERAL NOTES:
1. APPROXIMATE SHIPPING WEIGHT 250 LBS
2. ANODIZED ALUMINUM CONSTRUCTION (CLEAR)
3. DETAILS MAY VARY

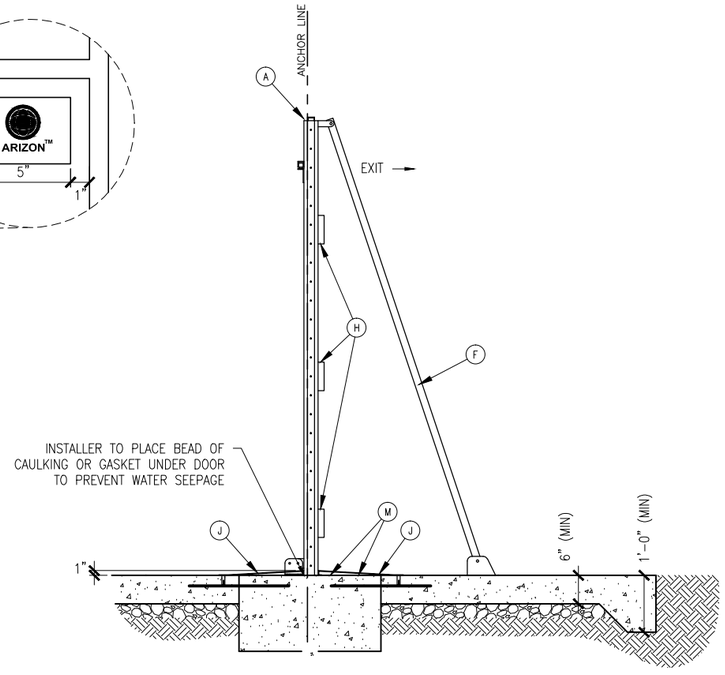
KEYED NOTES:
A. FABRIC CLAMP (SEE DETAIL)
B. ROPE BEAD EDGE
C. BOLT W/ NUT
D. FABRIC
E. PANIC HARDWARE
F. SUPPORT LEGS, 1.9" ALUMINUM PIPE
G. VISION PANEL
H. ADJUSTABLE SPRING HINGES
I. KEY LOCK AND PULL
J. DOOR RAMPS
K. ILLUMINATED EMERGENCY SIGN & LIGHTS WITH BATTERY BACKUP+
L. EXIT SIGN POWER CORD – 3 FOOT PIGTAIL AT HINGE SIDE OF DOOR FRAME (120V POWER)
M. 1/2" EXPANSION ANCHOR (12 TOTAL)
N. 3" X 5" ARIZON SIGN
O. PULL HANDLE
P. EXTERIOR REMOTE HEAD TO PROVIDE ILLUMINATION
Q. TRANSOM VENT
R. CONCRETE PAD



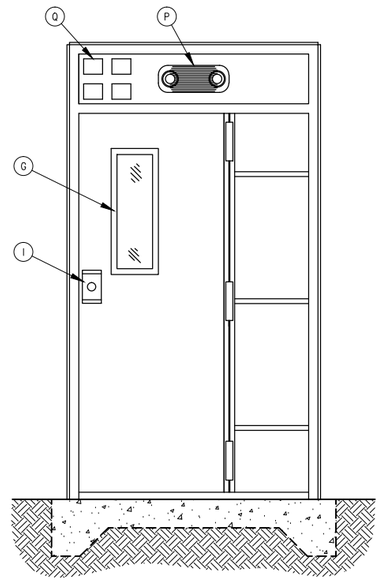
05 ISOMETRIC
SCALE: 3/4" =1'-0"



02 INTERIOR VIEW
SCALE: 3/4" =1'-0"



03 PROFILE VIEW
SCALE: 3/4" =1'-0"



04 EXTERIOR VIEW
SCALE: 3/4" =1'-0"

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JOB SITE ADDRESS

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DRAWN BY:	DATE:
-	
APPROVED	DATE:
-	-

SCALE
ANSI-B SIZE: 3/8"=1'-0"
ANSI-D SIZE: 3/4"=1'-0"

0 3" 6" 1' 2' 4'

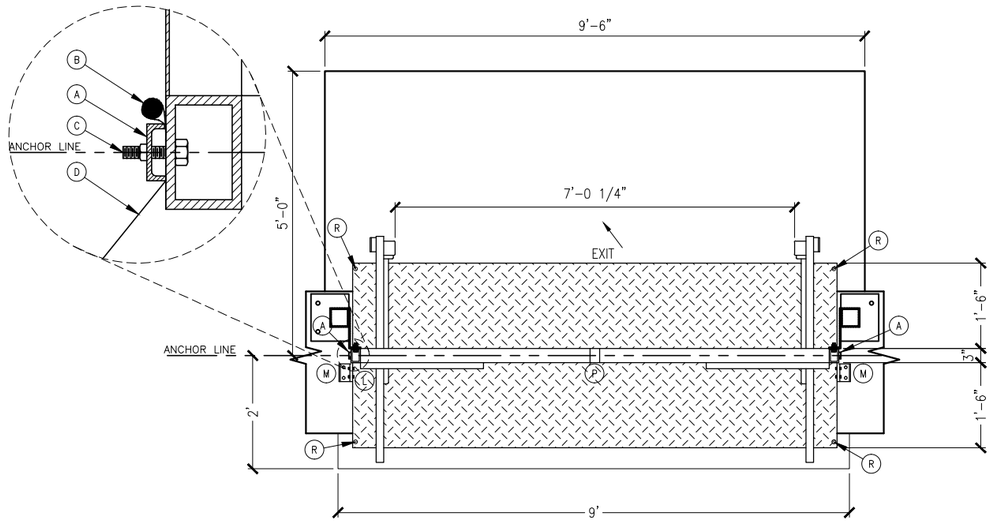
DRAWING TITLE
DOOR DETAILS

PROJECT
MULTISPORT

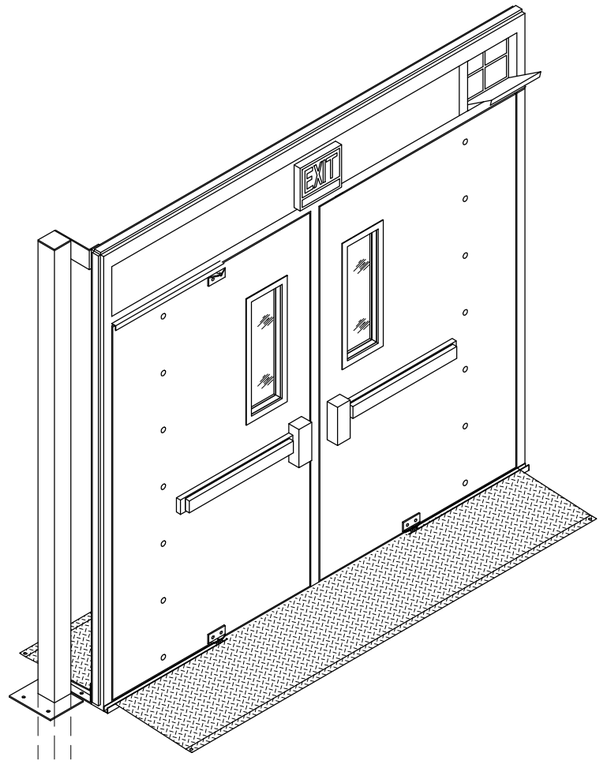
DRAWING NO.
AD1.01

GENERAL NOTES:
1. APPROXIMATE SHIPPING WEIGHT 250 LBS
2. ANODIZED ALUMINUM CONSTRUCTION (CLEAR)
3. DETAILS MAY VARY

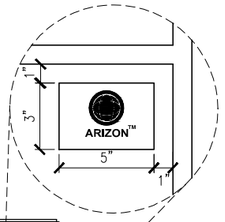
KEYED NOTES:
- A. FABRIC CLAMP (SEE DETAIL 06)
- B. ROPE BEAD EDGE
- C. BOLT W/ NUT
- D. FABRIC
- E. PANIC HARDWARE
- F. SUPPORT LEGS, 1.9" ALUMINUM PIPE
- G. VISION PANEL – 2 PANES OF 1/8' THICK TEMPERED GLASS. 3/4" TOTAL THICKNESS – COMPLIANT WITH THE REQUIREMENTS OF IBC 2012 2406.4.1.
- H. ADJUSTABLE SPRING HINGES
- I. KEY LOCK AND PULL
- J. DOOR RAMPS
- K. ILLUMINATED EXIT SIGN & LIGHTS WITH BATTERY BACKUP PER IBC 1011 AND 1011.6.3
- L. EXIT SIGN POWER CORD – 3 FOOT PIGTAIL AT HINGE SIDE OF DOOR FRAME (120V POWER)
- M. 5/8" HOLE FOR 1/2" CONCRETE ANCHOR
- N. 3" X 5" ARIZON SIGN
- O. PULL HANDLE
- P. EXTERIOR REMOTE HEAD TO PROVIDE ILLUMINATION PER IBC 1006.
- Q. TRANSOM VENT
- R. REMOVABLE CENTER MULLION

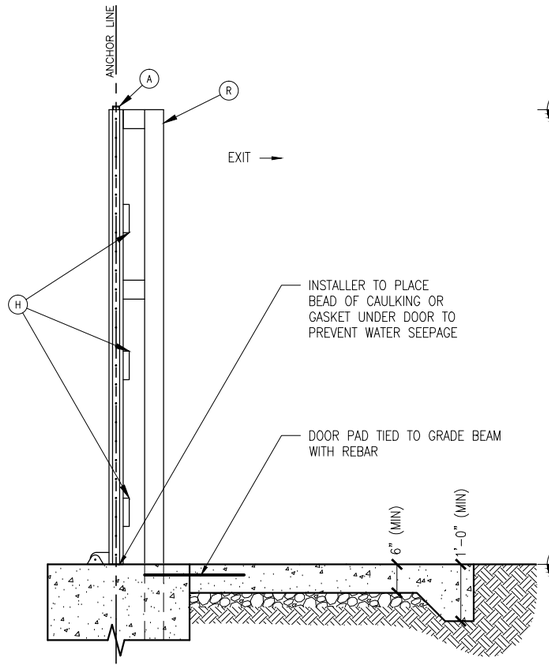


01 PLAN VIEW
SCALE: 3/4"=1'-0"

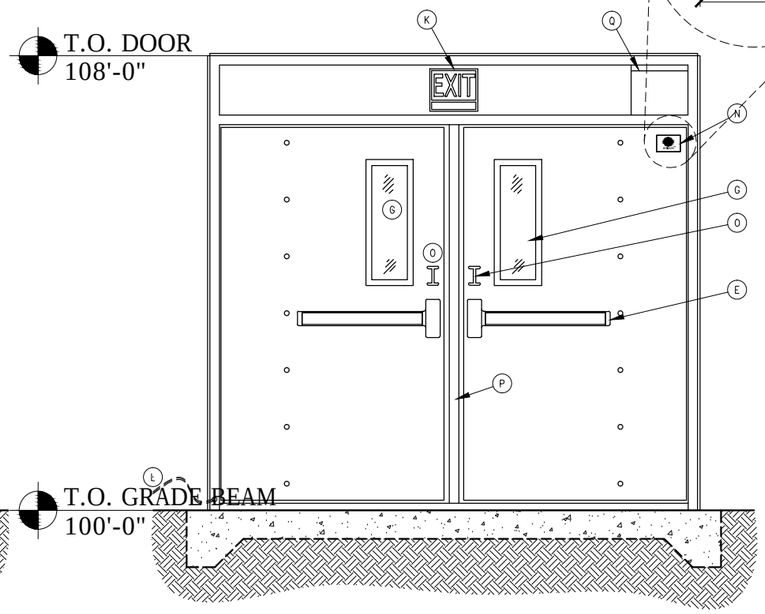


05 ISOMETRIC
SCALE: 3/4" =1'-0"

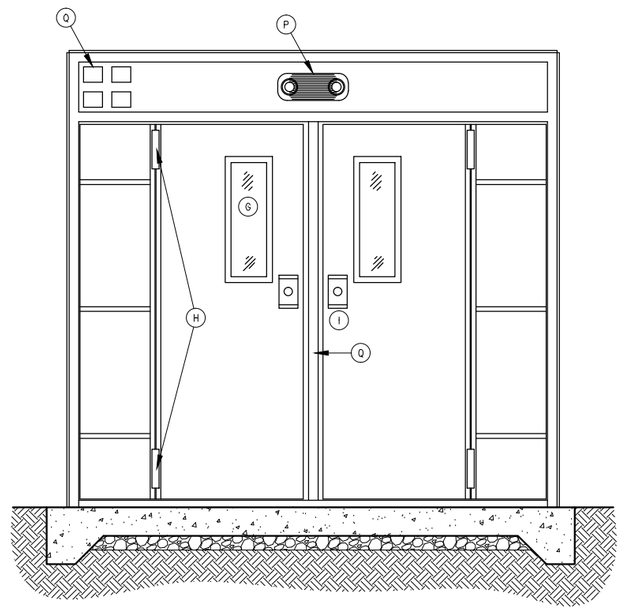




03 PROFILE VIEW
SCALE: 3/4"=1'-0"



02 INTERIOR VIEW
SCALE: 3/4"=1'-0"



04 EXTERIOR VIEW
SCALE: 3/4"=1'-0"

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APPROVED	DATE:
-	-

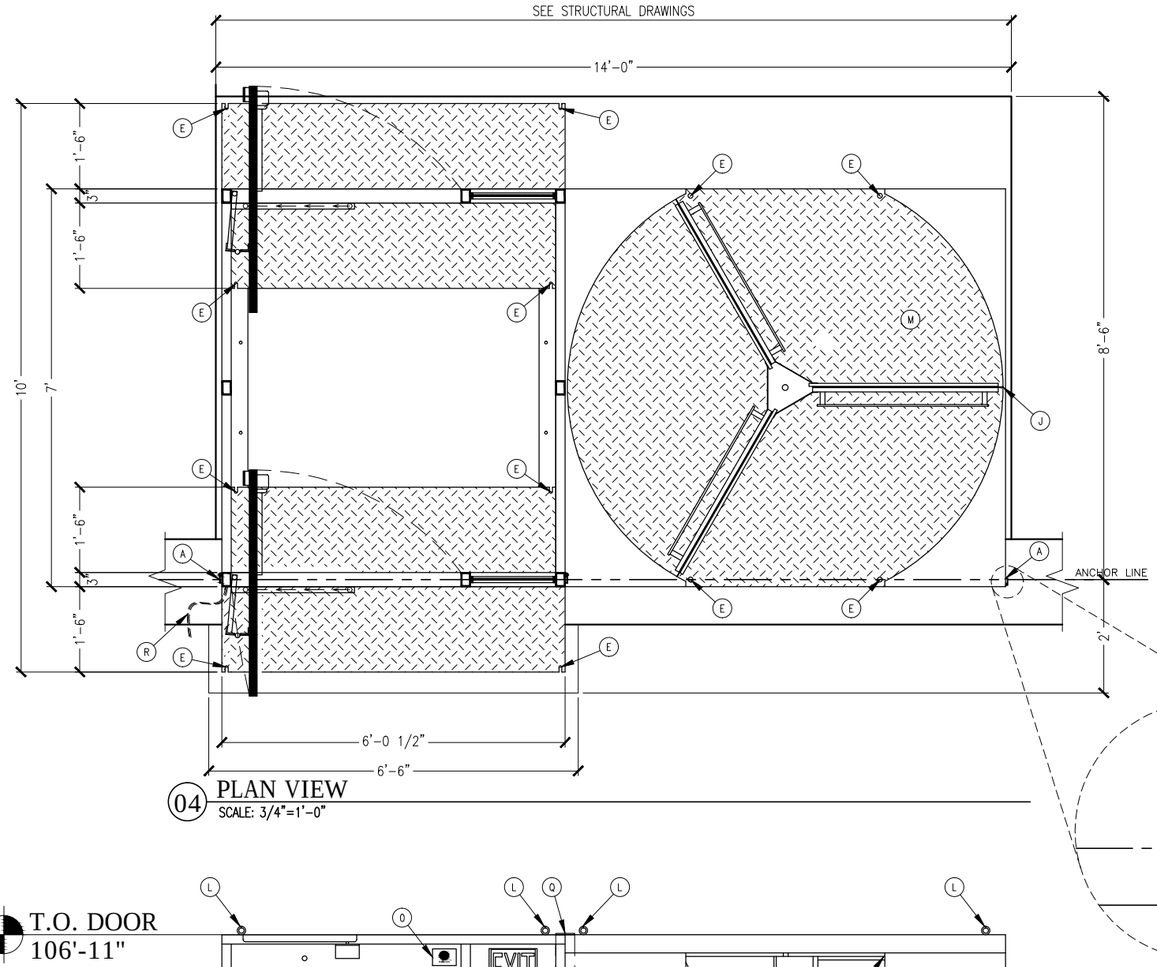
SCALE
ANSI-B SIZE: 3/8"=1'-0"
ANSI-D SIZE: 3/4"=1'-0"

6" 2'
0
3" 1' 4'

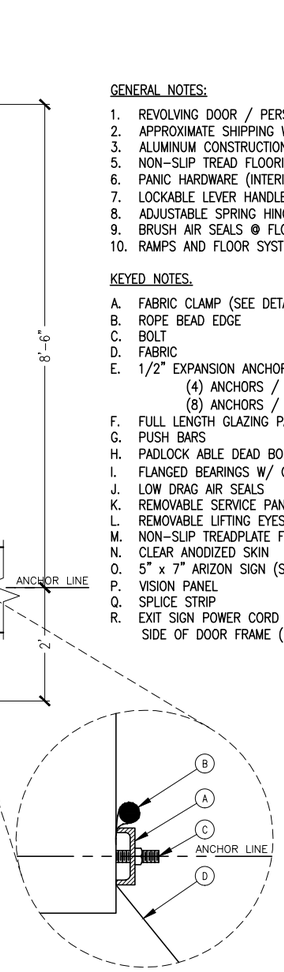
DRAWING TITLE
DOOR DETAILS

PROJECT
MULTISPORT

DRAWING NO.
AD1.02



04 PLAN VIEW
SCALE: 3/4"=1'-0"

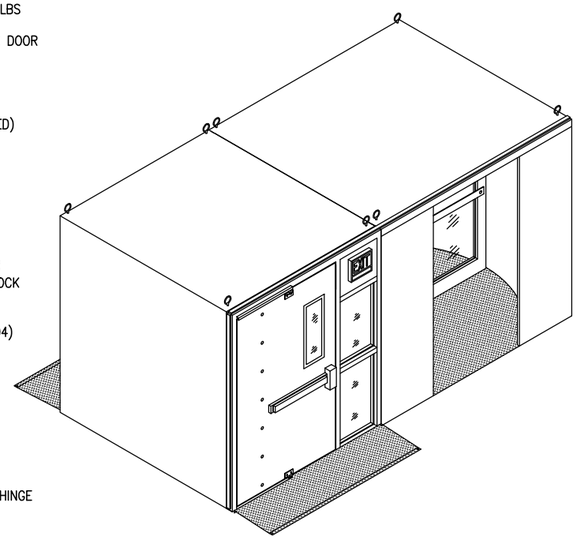


GENERAL NOTES:

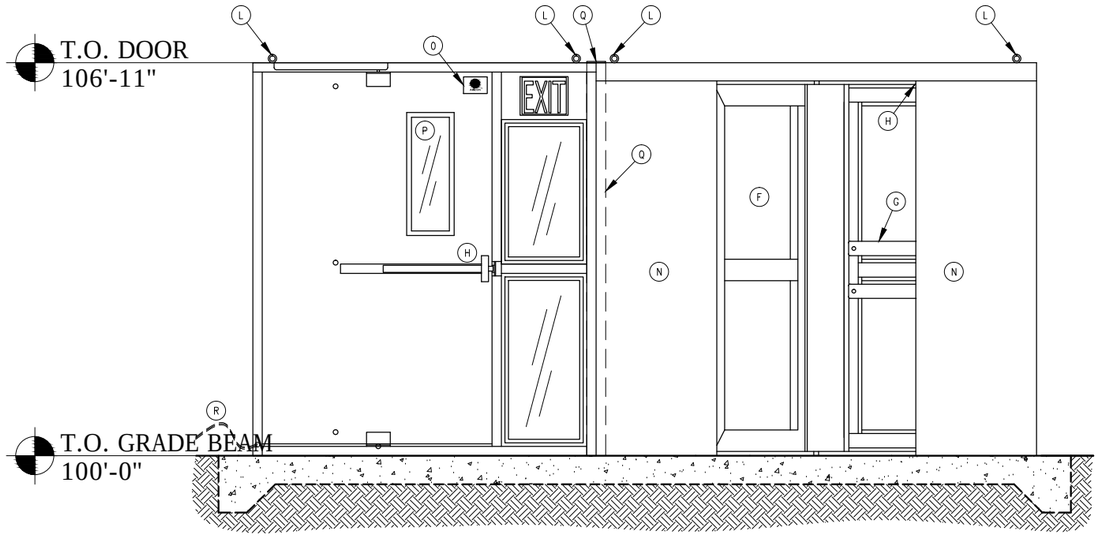
1. REVOLVING DOOR / PERSONAL AIRLOCK COMBO
2. APPROXIMATE SHIPPING WEIGHT – 2,200 LBS
3. ALUMINUM CONSTRUCTION
5. NON-SLIP TREAD FLOORING IN REVOLVING DOOR
6. PANIC HARDWARE (INTERIOR SIDE)
7. LOCKABLE LEVER HANDLE (ENTRY SIDE)
8. ADJUSTABLE SPRING HINGES
9. BRUSH AIR SEALS @ FLOOR
10. RAMPS AND FLOOR SYSTEM (NOT INCLUDED)

KEYED NOTES.

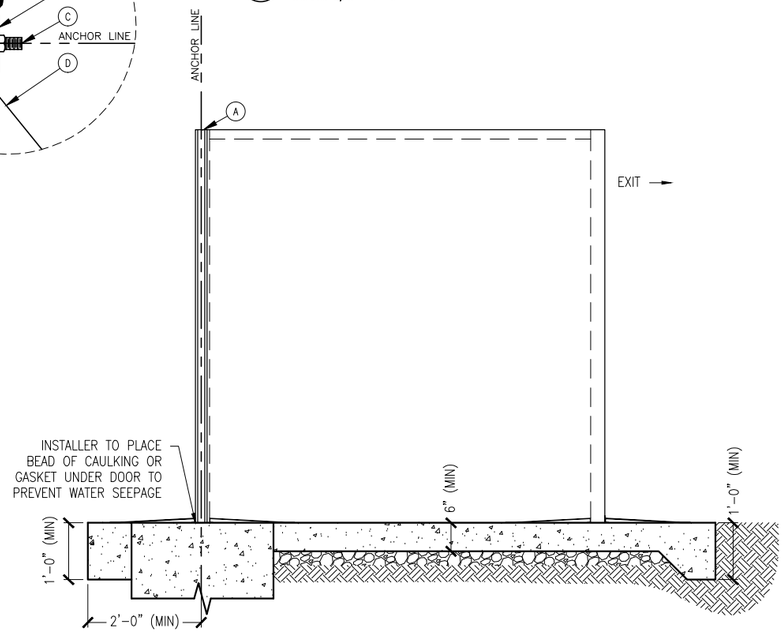
A. FABRIC CLAMP (SEE DETAIL 01)
B. ROPE BEAD EDGE
C. BOLT
D. FABRIC
E. 1/2" EXPANSION ANCHORS (12 TOTAL)
   (4) ANCHORS / REVOLVING DOOR
   (8) ANCHORS / PERSONAL AIR LOCK
F. FULL LENGTH GLAZING PANEL
G. PUSH BARS
H. PADLOCK ABLE DEAD BOLT (SEE DETAIL 04)
I. FLANGED BEARINGS W/ GREASE FITTINGS
J. LOW DRAG AIR SEALS
K. REMOVABLE SERVICE PANEL
L. REMOVABLE LIFTING EYES
M. NON-SLIP TREADPLATE FLOORING
N. CLEAR ANODIZED SKIN
O. 5" x 7" ARIZON SIGN (SEE DETAIL 05)
P. VISION PANEL
Q. SPLICE STRIP
R. EXIT SIGN POWER CORD – 3 PIGTAIL AT HINGE SIDE OF DOOR FRAME (120V POWER)



02 ISOMETRIC
SCALE: 3/8" =1'-0"



03 INTERIOR VIEW
SCALE: 3/4"=1'-0"



01 PROFILE VIEW
SCALE: 3/4"=1'-0"

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-	-

SCALE
ANSI-B SIZE: 3/8"=1'-0"
ANSI-D SIZE: 3/4"=1'-0"

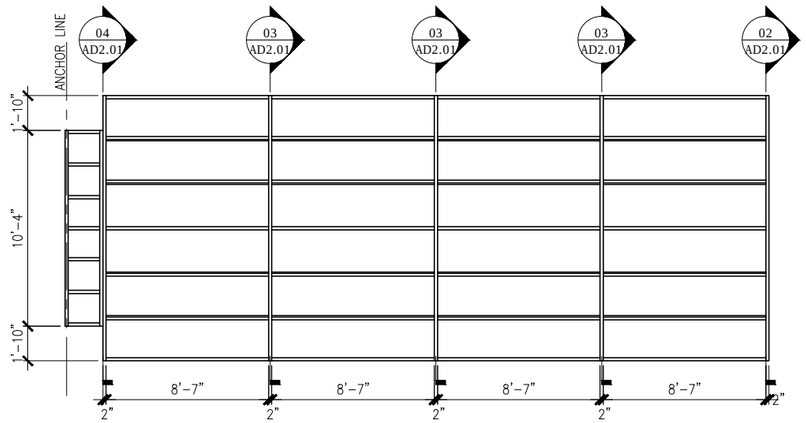
0 3" 6" 1' 2' 4'

DRAWING TITLE
DOOR DETAILS

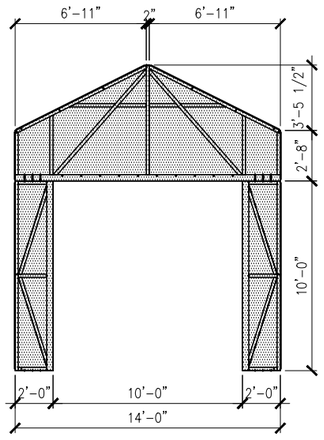
PROJECT
MULTISPORT

DRAWING NO.
AD1.03

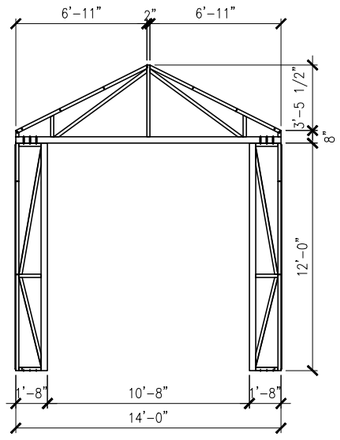
NOTES:
1. QUANTITIES SHOWN ARE FOR ASSEMBLY PURPOSES ONLY. QUANTITY OF PARTS ARE ACCOUNTED FOR ON INDIVIDUAL FABRICATION DRAWINGS.
2. TURNBUCKLES ON CABLES TO BE ATTACHED TO BOTTOM PART OF FRAME.
3. V.A.L. TO BE ATTACHED TO CONCRETE BY USE OF CONCRETE ANCHOR.
4. PURLINS AT GRADE TO BE ATTACHED TO CONCRETE BY USE OF CONCRETE ANCHOR.
5. PURLINS TO BE ATTACHED TO FRAME ASSEMBLIES BY USE OF 3/8" x 1" BOLT AND NECESSARY HARDWARE
6. ALL HARDWARE NECESSARY FOR ATTACHMENT OF ALUMINUM CLAMP CHANNEL TO BE SUPPLIED AND INSTALLED BY FABRICATOR.
   6.1. ALL CLEARANCE HOLES FOR ALUMINUM CLAMP CHANNEL TO BE SIZED BY FABRICATOR.
   6.2. ALL CLEARANCE HOLES TO BE SLIGHTLY LARGER THAN THE FASTENER USED.
7. ALL CABLE ASSEMBLIES AND RELATED HARDWARE BY ARIZON
8. V.A.L. COVER SHALL BE FABRICATED BY ARIZON
9. FABRICATOR SHALL REINFORCE ALL FRAMING MEMBERS TO PREVENT DAMAGE DURING SHIPPING.
10. V.A.L. SHALL HAVE ONE COAT OF PRIMER (GREY).
11. ALL SHEET METAL SHALL BE STUCCO FINISH ALUMINUM SHEETING.
12. CAULING SHALL BE USED BETWEEN ALUMINUM SHEETMETAL AND FRAMING MEMBER TO CREATE A WEATHER PROOF BOND.



05 V.A.L. PLAN VIEW
SCALE:



04 INTERIOR FRAME ASSEMBLY
SCALE:



03 CENTER FRAME ASSEMBLY
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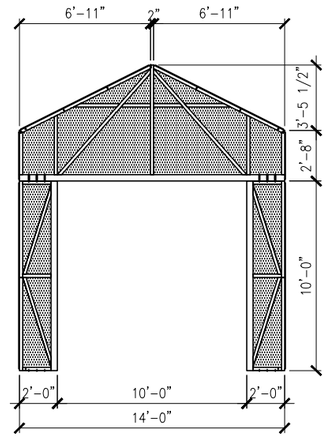
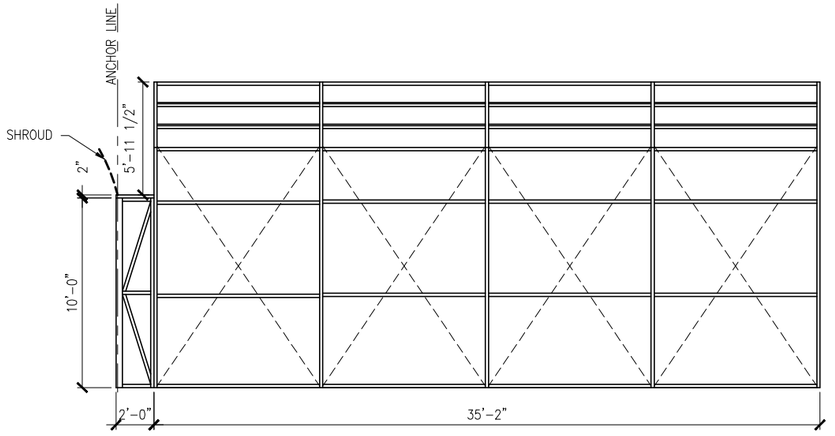


02 EXTERIOR FRAME ASSEMBLY
SCALE:



01 P.A.L. ELEVATION
SCALE:

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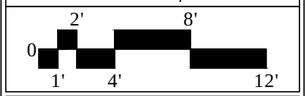
SCALE
ANSI-B SIZE: 1/8"=1'-0"
ANSI-D SIZE: 1/4"=1'-0"

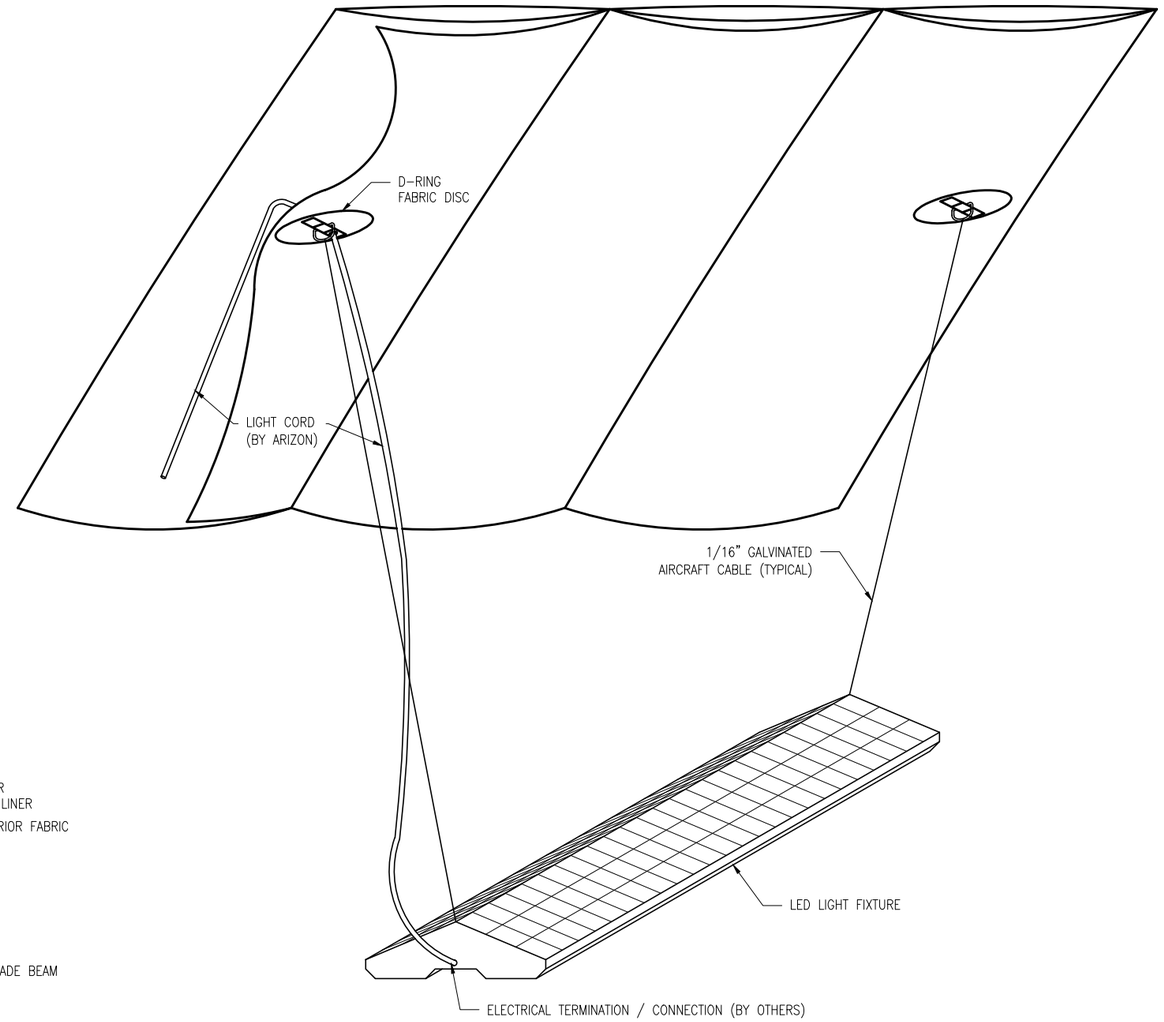


DRAWING TITLE
VEHICLE AIRLOCK DETAILS

PROJECT
MULTISPORT

DRAWING NO.
AD1.04

GENERAL NOTES:
1. FINAL WIRING AND TERMINATION, RECEPTACLES, JUNCTION BOXES AND CONDUIT BY OTHERS UNLESS NOTED OTHERWISE.
2. OWNER/ARCHITECT TO VERIFY THAT CORD SIZE AND TYPE ARE ADEQUATE PER LOCAL CODES.
3. SEE TAB 6 OF ARIZON'S SUBMITTAL FOR MORE INFORMATION



01 INDIRECT LED LIGHT FIXTURE DETAILS
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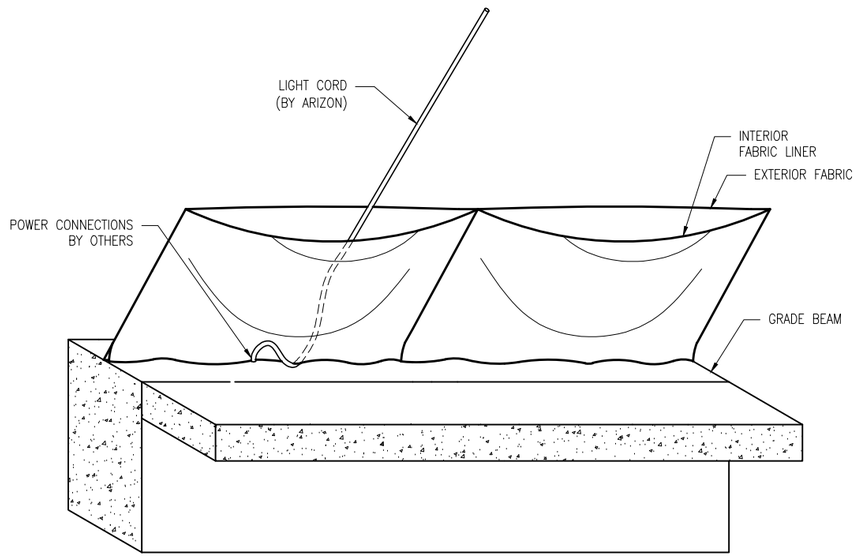

02 POWER CONNECTION DETAIL
SCALE: 1-1/2" =1'-0"

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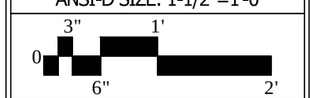
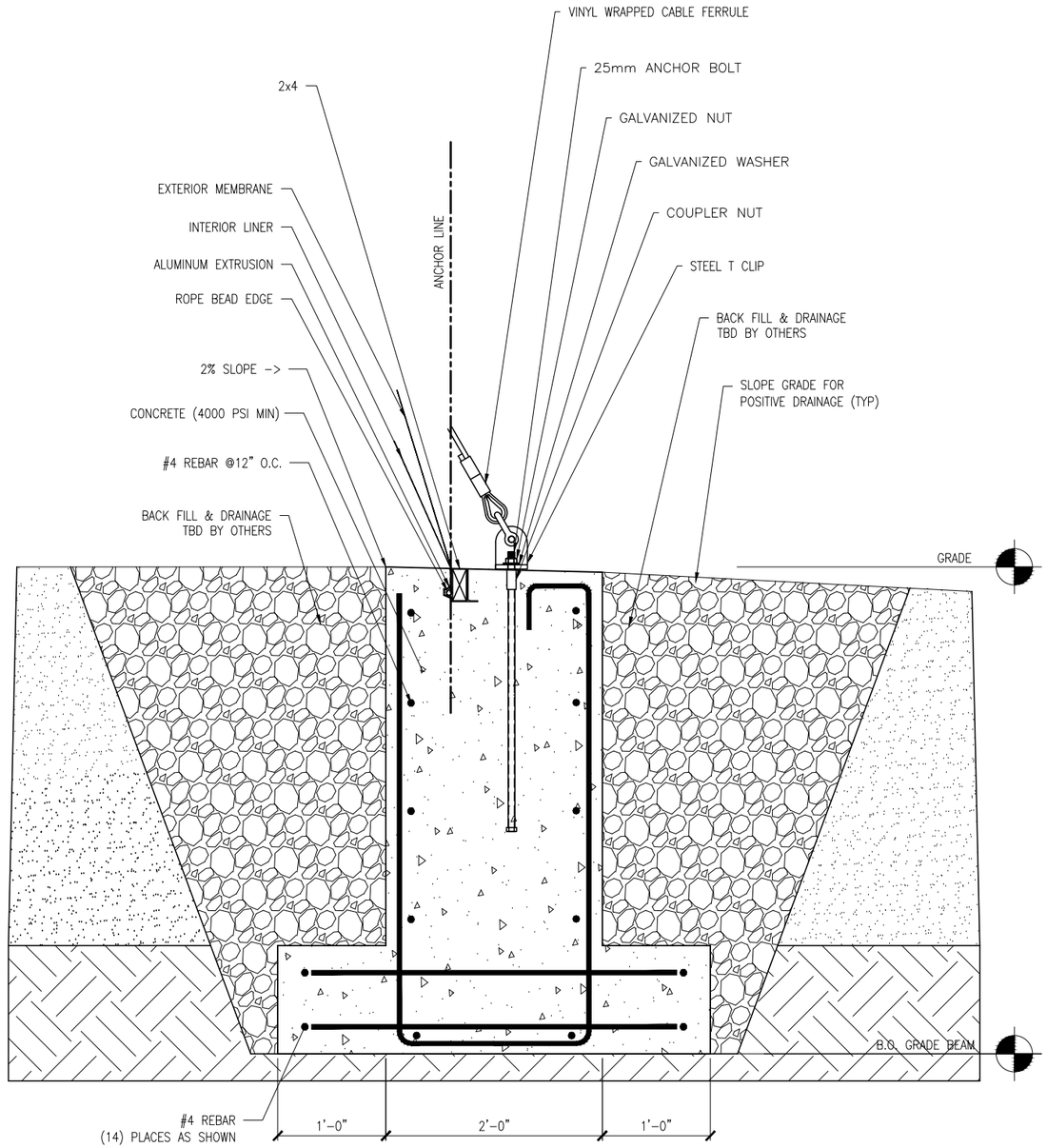
SCALE
ANSI-B SIZE: 3/4"=1'-0"
ANSI-D SIZE: 1-1/2"=1'-0"



DRAWING TITLE
LIGHTING DETAILS

PROJECT
MULTISPORT

DRAWING NO.
AE1.01



01 FOUNDATION DETAILS
SCALE: 1 1/2"=1'-0"

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SCALE
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ANSI-D SIZE: 1-1/2"=1'-0"

0 3" 1' 6" 2'

DRAWING TITLE
FOUNDATION DETAILS

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