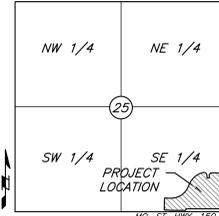


ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



TITLE DESCRIPTION:
 Tract 1:
 Lot 2002 and Lot 2003, ARBORWALK - 5TH PLAT, LOTS 2001 THRU 2003, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Tract 2:
 All that part of the Southeast 1/4 of Section 25, Township 47, Range 32, being more particularly described as follows: Beginning at the Northeast corner of Lot 2003, ARBORWALK - 5TH PLAT, LOTS 2001-2003, a subdivision in Lee's Summit, Jackson County, Missouri; thence Northeasterly along a curve to the left, having a radius of 430.00 feet and an arc distance of 326.37 feet; thence North 26 degrees 08 minutes 12 seconds East 110 feet; thence Northeasterly along a curve to the right, having a radius of 470.00 feet and an arc distance of 434.56 feet; thence Southeasterly along a curve to the right, having a radius of 75.00 feet, on an arc distance of 129.34 feet; thence South 02 degrees 04 minutes 54 seconds East 62.45 feet; thence South 87 degrees 28 minutes 16 seconds East 50.00 feet; thence North 02 degrees 31 minutes 44 seconds East 57.00 feet; thence Northeasterly along a curve to the right, having a radius of 70.00 feet, on an arc distance of 109.96 feet; thence South 67 degrees 28 minutes 08 seconds East 265.66 feet; thence Southeasterly along a curve to the right, a radius of 40.00 feet; thence South 02 degrees 04 minutes 54 seconds East 62.45 feet; thence South 87 degrees 28 minutes 16 seconds East 50.00 feet; thence North 02 degrees 31 minutes 44 seconds East 57.00 feet; thence Northeasterly along a curve to the right, having a radius of 109.96 feet, on an arc distance of 129.34 feet; thence South 02 degrees 04 minutes 54 seconds East 62.45 feet; thence South 87 degrees 28 minutes 16 seconds East 50.00 feet; thence North 02 degrees 31 minutes 44 seconds East 57.00 feet; thence Northeasterly along a curve to the right, having a radius of 430.00 feet and an arc length of 434.56 feet; thence on a curve to the left, having an initial tangent bearing South 54°41'29" West, a radius of 35.00 feet and an arc length of 22.75 feet; thence North 88°03'54" West, 5.35 feet; thence on a curve to the left, tangent to the last described curve, having a radius of 57.46 feet and an arc length of 87.14 feet; thence South 05°03'17" West, 137.84 feet; thence on a curve to the right, tangent to the last described curve, having a radius of 28.54 feet and an arc length of 43.27 feet; thence North 88°03'54" West, 759.59 feet; thence North 01°56'06" East, 49.98 feet; thence on a curve to the left, tangent to the last described curve, having a radius of 104.30 feet and an arc length of 104.30 feet; thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established; thence along said South Right-of-Way line the following ten courses: Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet; thence North 26°08'12" East, 110.99 feet; thence on a curve to the right, tangent to the last described curve, having a radius of 75.00 feet and an arc length of 129.34 feet; thence South 02°04'46" East, 62.45 feet; thence North 88°03'54" West, 759.59 feet; thence North 01°56'06" East, 49.98 feet; thence on a curve to the left, tangent to the last described curve, having a radius of 104.30 feet and an arc length of 104.30 feet; thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established; thence along said South Right-of-Way line the following ten courses: Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet; thence North 26°08'12" East, 110.99 feet; thence on a curve to the right, tangent to the last described curve, having a radius of 75.00 feet and an arc length of 129.34 feet; thence South 02°04'46" East, 62.45 feet; thence North 88°03'54" West, 759.59 feet; thence North 01°56'06" East, 49.98 feet; thence on a curve to the left, tangent to the last described curve, having a radius of 104.30 feet and an arc length of 104.30 feet; thence North 41°07'14" West, 31.46 feet to the Point of Beginning. Contains 499,350 square feet or 11.46 acres more or less.

SURVEYORS RECOMMENDED PROPERTY DESCRIPTION:
 A tract of land being part of the Southeast Quarter of Section 25, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter, Thence North 02°36'29" East, along the East line of said Southeast Quarter, 575.15 feet; Thence North 87°23'31" West, 80.02 feet to the West Right-of-Way line of SW Ward Road, as now established, said point also being the Point of Beginning; Thence on a curve to the right, having an initial tangent bearing South 54°41'29" West, a radius of 35.00 feet and an arc length of 22.75 feet; Thence North 88°03'54" West, 5.35 feet; Thence on a curve to the left, tangent to the last described curve, having a radius of 57.46 feet and an arc length of 87.14 feet; Thence South 05°03'17" West, 137.84 feet; Thence on a curve to the right, tangent to the last described curve, having a radius of 28.54 feet and an arc length of 43.27 feet; Thence North 88°03'54" West, 759.59 feet; Thence North 01°56'06" East, 49.98 feet; Thence on a curve to the left, tangent to the last described curve, having a radius of 104.30 feet and an arc length of 104.30 feet; Thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established; Thence along said South Right-of-Way line the following ten courses: Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet; Thence North 26°08'12" East, 110.99 feet; thence on a curve to the right, tangent to the last described curve, having a radius of 75.00 feet and an arc length of 129.34 feet; thence South 02°04'46" East, 62.45 feet; thence North 88°03'54" West, 759.59 feet; thence North 01°56'06" East, 49.98 feet; thence on a curve to the left, tangent to the last described curve, having a radius of 104.30 feet and an arc length of 104.30 feet; thence North 41°07'14" West, 31.46 feet to the Point of Beginning. Contains 499,350 square feet or 11.46 acres more or less.

SCHEDULE B - PART II NOTES:
 Items 1-7, 12 and 13 are non survey related items.
 8. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded June 25, 2001 as Document No. 20010048744. Does not affect subject property but has been shown.

9. Boundaries, streets, grades, set back lines, easements, including but not limited to ingress and egress; cross parking agreement, dedications, including but not limited to sidewalk dedications; shown and or noted on the plat of ARBORWALK - 5TH PLAT, recorded June 1, 2005 as Document No. 20050045420 in Plat Book 87 at Page 28. Does not affect subject property.

10. Terms and provisions of the Restrictions, recorded June 1, 2005 as Document No. 2005 1 0045421, together with the terms and provisions of the Assignment and Assumption of Decedent Rights, recorded August 18, 2014 as Document No. 2014E0068343; but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
 11. Boundaries, easements and features shown by the Survey recorded July 9, 2009 as Document No. 2009E0068194. Does not affect subject property but has been shown.

GENERAL SURVEY NOTES:

- The plat of ARBORWALK-1ST PLAT, is recorded in Book 82 at Page 50 in the Recorder of Deeds Office in Jackson County, Missouri.
- The plat of ARBORWALK-5TH PLAT, is recorded in Book 1-87 at Page 28 in the Recorder of Deeds Office in Jackson County, Missouri.
- Title Report # KCC222158, dated September 8, 2022 at 8:00 AM provided by Chicago Title Insurance Company, was provided by client.
- Basis of Bearings was established by the Missouri State Plane Coordinate System from GPS Observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 2909SC0532G, effective January 20, 2017.
- The subject property contains 892,586 square feet or 20.49 acres.

UTILITY NOTE:

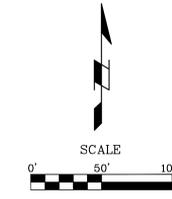
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Point #	Northing	Easting	Elevation	Description
1	974540.74	2824139.37	993.44	JA-137
40	978301.91	2817160.68	977.88	SQUARE CUT IN CURB INLET
41	978327.36	2816366.85	1004.50	SQUARE CUT IN CURB INLET
50	978308.82	2817086.59	981.07	"+" CUT IN SIDEWALK
51	978327.61	2816255.51	1007.48	"+" CUT IN SIDEWALK

BENCHMARK:
 JA-137: KC Metro Aluminum GRS Disk, located approximately 0.7 miles South of intersection Highway 150 and Highway 291, 32' East of the center of Highway 291. Elevation = 993.44

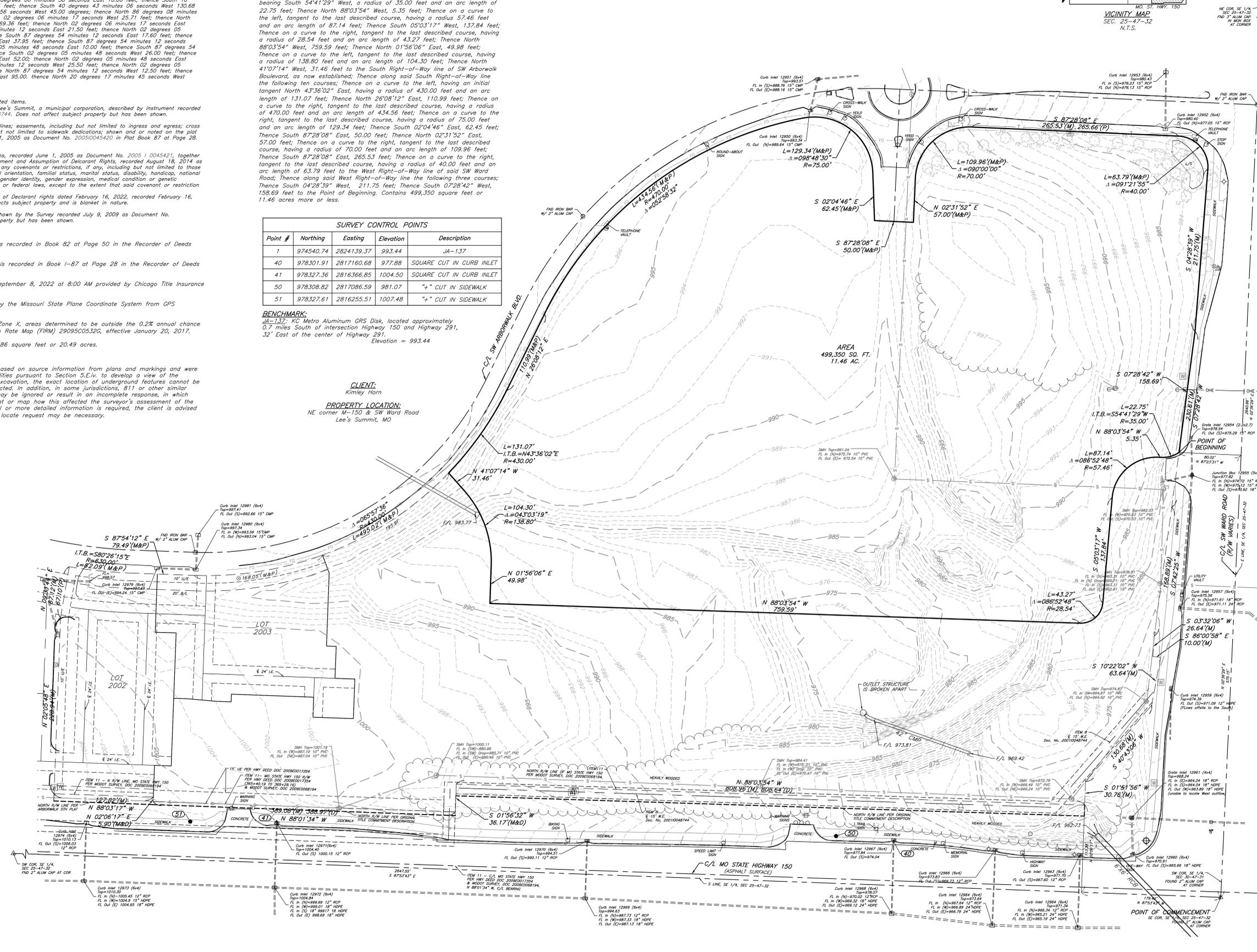
CLIENT:
 Kimley Horn

PROPERTY LOCATION:
 NE corner M-150 & SW Ward Road
 Lee's Summit, MO

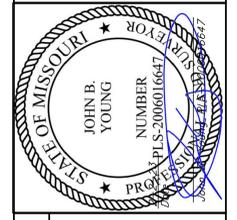


LEGEND

- ◆ - BENCHMARK
- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- (D) - DESCRIBED DISTANCE IN MODOT R/W PLANS
- I.E. - INGRESS/EGRESS EASEMENT
- W/E - WATER EASEMENT
- U/E - UTILITY EASEMENT
- - EXISTING TREE
- - WATER METER
- - WATER VALVE
- - FIRE HYDRANT
- - SANITARY MANHOLE
- - STORM MANHOLE
- - POWER POLE
- - LIGHT POLE
- - TRAFFIC SIGNAL POLE
- - GUY WIRE
- - TELEPHONE PEDESTAL
- - SIGN AS NOTED
- - FIBER OPTIC MARKER
- - SANITARY SEWER LINE
- - STORM LINE
- - OVERHEAD ELECTRIC
- - UNDERGROUND WATER
- - WATER SERVICE
- - TELEPHONE
- - FIBER OPTIC LINE
- - CABLE
- - TREE LINE



CERTIFICATION:
 To Milhaus Properties LLC, an Indiana limited liability company and Chicago Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 10, 12 and 13 of Table A hereof. The field work was completed on the 26th day of October, 2022.



Location: S: 22.408 - NE Corner M-150 & SW Ward Rd \DRAWINGS\2023\01.31-ALTA.22.408ALTA.dwg - Feb 02, 2023 - 8:33am

NO.	REVISION	DATE	DESCRIPTION
1	INITIAL SURVEY	10-29-22	
2	ADDED CONTOURS/TOPOGRAPHY	11-17-22	
3	REVISED BOUNDARY	12-14-22	
4	REVISED BOUNDARY & DESCRIPTION	02-02-23	

SHEET 1 OF 1

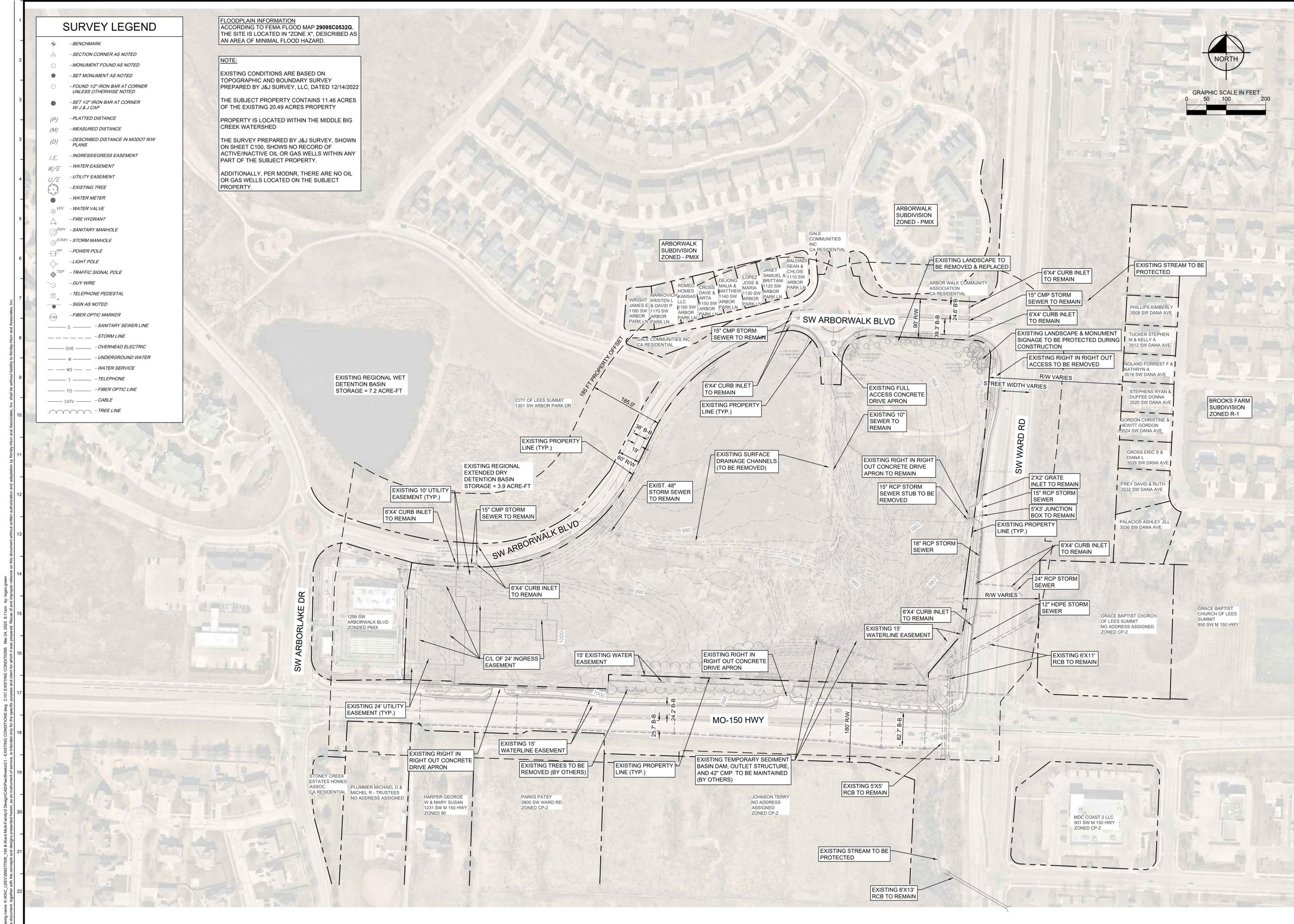
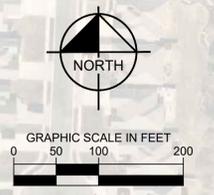


SURVEY LEGEND

- ⊕ - BENCHMARK
- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- (D) - DESCRIBED DISTANCE IN MODOT RW PLANS
- I.E. - INGRESS/EGRESS EASEMENT
- W/E - WATER EASEMENT
- U/E - UTILITY EASEMENT
- ⊙ - EXISTING TREE
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - SANITARY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - TRAFFIC SIGNAL POLE
- ⊙ - GUY WIRE
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - SIGN AS NOTED
- ⊙ - FIBER OPTIC MARKER
- S - SANITARY SEWER LINE
- - STORM LINE
- OHE - OVERHEAD ELECTRIC
- W - UNDERGROUND WATER
- WS - WATER SERVICE
- T - TELEPHONE
- FO - FIBER OPTIC LINE
- CATV - CABLE
- - TREE LINE

FLOODPLAIN INFORMATION
 ACCORDING TO FEMA FLOOD MAP 29095C0532G,
 THE SITE IS LOCATED IN "ZONE X", DESCRIBED AS
 AN AREA OF MINIMAL FLOOD HAZARD.

NOTE:
 EXISTING CONDITIONS ARE BASED ON
 TOPOGRAPHIC AND BOUNDARY SURVEY
 PREPARED BY J&J SURVEY, LLC, DATED 12/14/2022
 THE SUBJECT PROPERTY CONTAINS 11.46 ACRES OF
 THE EXISTING 20.49 ACRES PROPERTY
 PROPERTY IS LOCATED WITHIN THE MIDDLE BIG
 CREEK WATERSHED
 THE SURVEY PREPARED BY J&J SURVEY, SHOWN
 ON SHEET C100, SHOWS NO RECORD OF
 ACTIVE/INACTIVE OIL OR GAS WELLS WITHIN ANY
 PART OF THE SUBJECT PROPERTY.
 ADDITIONALLY, PER MODNR, THERE ARE NO OIL
 OR GAS WELLS LOCATED ON THE SUBJECT
 PROPERTY.



Drawing name: K:\KAC_L\268277000_150 & Ward Multifamily\2 Design\CAD\Sheet\C101 - EXISTING CONDITIONS.dwg C:\01 EXISTING CONDITIONS Mar 24, 2025 8:11am by: logan.green
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No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 1500 W. 15TH AVENUE, SUITE 150
 KANSAS CITY, MO 64108
 PHONE: 816.665.0088
 FAX: 816.665.0089
 MO CERTIFICATE OF AUTHORITY #001912
 EXPIRES: 1/31/24

SCALE: AS NOTED
 DESIGNED BY: LG
 DRAWN BY: LG
 CHECKED BY: PJ

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

MILHAUS

**EXISTING
 CONDITIONS**

150 & WARD
 MULTIFAMILY
 DEVELOPMENT
 150 HIGHWAY & SW WARD ROAD
 LEE'S SUMMIT, MISSOURI 64082

ORIGINAL ISSUE:
 03/24/2025
 KHA PROJECT NO.
 268277000
 SHEET NUMBER
C101

SITE SUMMARY TABLE

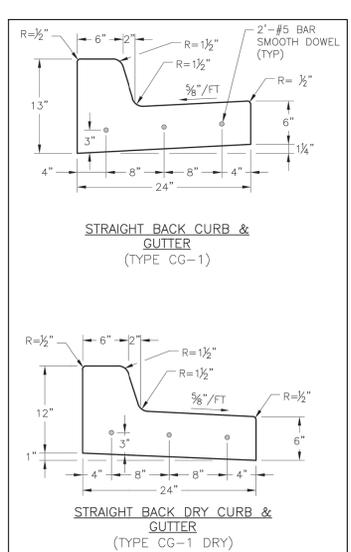
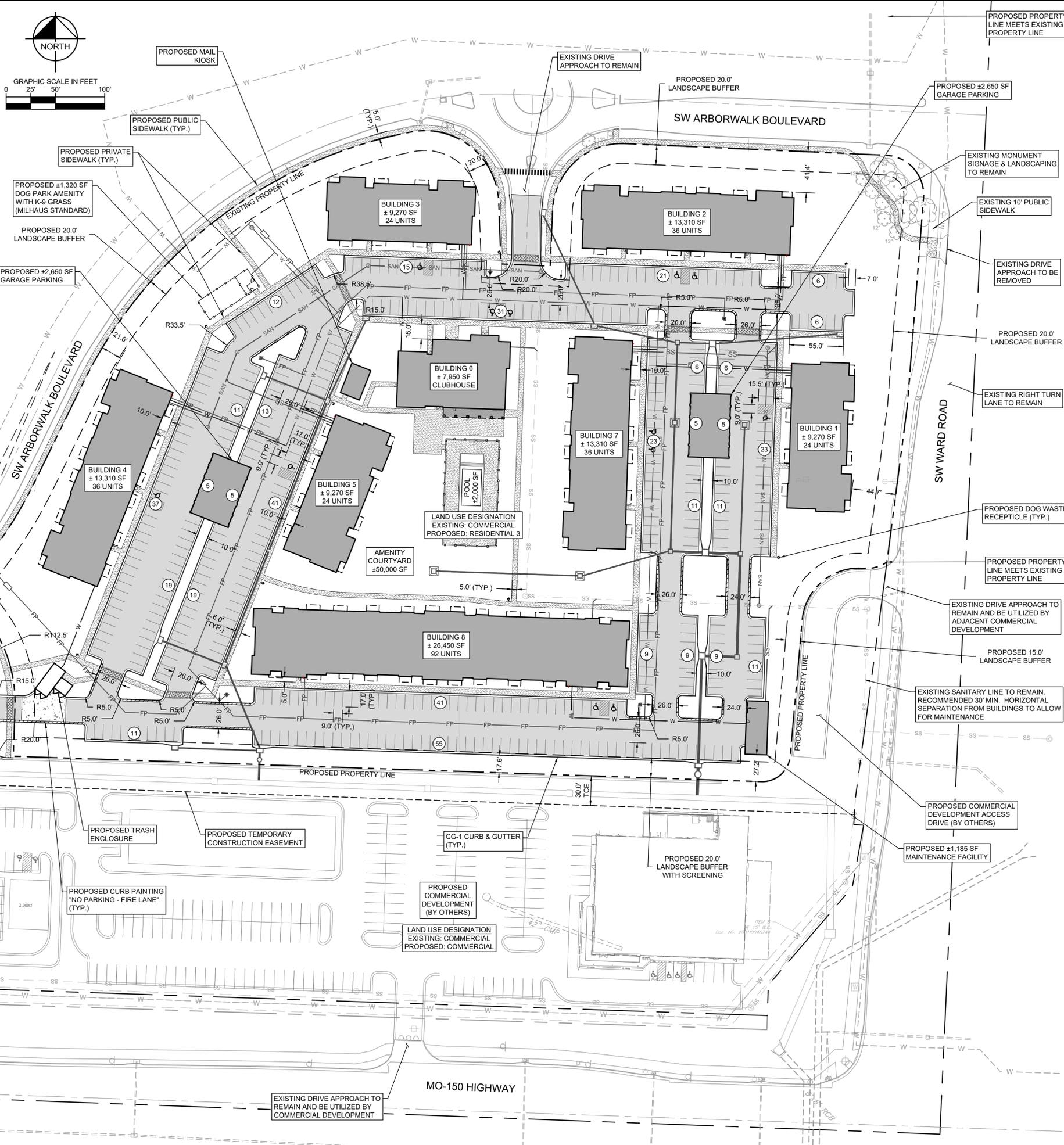
ZONING		
Existing		PMIX
Proposed		PMIX
APPROXIMATE TOTAL LAND AREA		
Existing	11.46	Acres
RIGHT-OF-WAY		
Existing	0.00	Acres
Proposed	0.00	Acres
APPROXIMATE NET LAND AREA		
Existing	11.46	Acres
Proposed	11.46	Acres
OPEN SPACE AREA		
Proposed	3.78	Acres
% of Site	33.01%	
PROPOSED USES		
Multi-Family		
BUILDING INFORMATION		
Number of Buildings	8	
3 Story Building Height (ft)	37'-1"	
4 Story Building Height (ft)	52'-9"	
Number of Units	272	
Total Gross Floor Area (SF)	102,140	
BUILDING COVERAGE, FAR & UNITS/ACRE		
Building Coverage	20.46%	
FAR	0.63	
Units/Acre	23.73	
OFF-STREET VEHICLE PARKING		
Surface Stalls Provided	454	
Garage Stalls Provided	20	
Total Stalls Provided	474	
Total Stall Required*	552*	
Surface Parking Ratio (Stalls/Unit)	1.67	
Garage Parking Ratio (Stalls/Unit)	0.07	
Total Parking Ratio (Stalls/Unit)	1.74	
LAND COVER RATIO		
Total Impervious Area (Acres)	6.37	
Total Impervious Area (Percent)	55.62	
PRIVATE COMMON SPACE		
Common Space Required (SF) (400 SF/UNIT)	108,800	
% of Common Space to be Used as Recreation	40%	
Recreation Space Required (SF)	43,520	
Common Space Provided (SF)	164,774	
Recreation Space Provided (SF)	51,320	
* An Alternate Parking Plan Per Section 8.540 of Lee's Summit UDO was provided to compute total parking stalls required for the proposed development.		

SITE PLAN LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- CG-1 CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LANDSCAPE BUFFER

SITE PLAN NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED SHALL BE 3-FEET, TYPICAL.
- ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 6 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- ALL PROPOSED SITE COMPONENTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, EXTERIOR LIGHT FIXTURES, TRASH ENCLOSURES, AND GENERAL SITE LAYOUT, SHALL CONFORM TO THE M-150 CORRIDOR DEVELOPMENT OVERLAY (CDO) DISTRICT DESIGN STANDARDS, CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 5, DIVISION VI, SECTION 5.510



DATE	
REVISIONS	
No.	
SCALE:	AS NOTED
DESIGNED BY:	LG
DRAWN BY:	LG
CHECKED BY:	PJ
PRELIMINARY NOT FOR CONSTRUCTION	
<h2>SITE PLAN</h2>	
150 & WARD MULTIFAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64082	
ORIGINAL ISSUE:	03/24/2025
KHA PROJECT NO.	268277000
SHEET NUMBER	C200

Drawing name: K:\KAC_LB\268277000_150 & Ward Multifamily\2 Design\CAD\Drawings\Site Plan - Mar 24, 2025 8:11am by Logan Green
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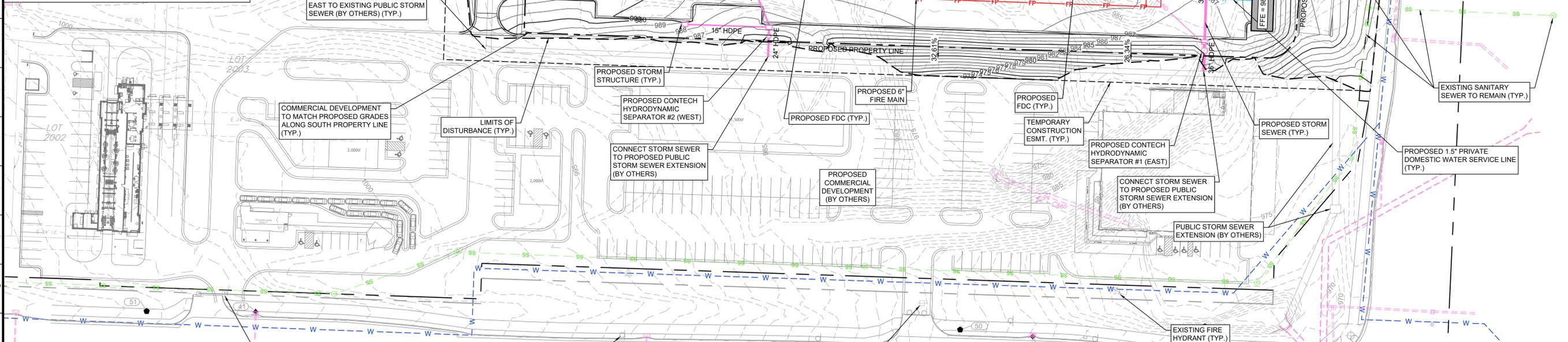
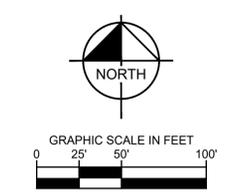
GRADING & UTILITY LEGEND

- PROPOSED BUILDING
- CG-1 CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LANDSCAPE BUFFER
- 700 FINISH GRADE MAJOR CONTOUR
- 701 FINISH GRADE MINOR CONTOUR
- 700 EXISTING GRADE MAJOR CONTOUR
- 701 EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- PROPOSED SANITARY SEWER MANHOLES
- PROPOSED PRIVATE SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING WATER STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC VAULT
- EXISTING FIBER OPTIC LINE
- EXISTING POWER STRUCTURE

GRADING & UTILITY NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND UTILITIES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
3. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
5. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
6. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
9. PROPOSED SANITARY SEWER MAIN SHALL BE PUBLIC
10. PROPOSED STORM SEWER SHALL BE PRIVATE
11. PROPOSED WATER MAIN SHALL BE PRIVATE

LIMITS OF DISTURBANCE: 12.67 AC



HYDRODYNAMIC SEPARATOR CALCULATIONS			
HDS #1 (EAST)		HDS #2 (WEST)	
C	0.80	C	0.80
INTENSITY	10.20 (IN./HR.)	INTENSITY	10.20 (IN./HR.)
AREA	5.9 AC.	AREA	4.1 AC.
Q	49 CFS	Q	33 CFS
HDS UNIT	CDS 3035-6-C	HDS UNIT	CDS 3025-6-C

DATE
REVISIONS

NO.
BY

SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

PRELIMINARY
NOT FOR CONSTRUCTION

GRADING AND UTILITY PLAN

150 & WARD MULTIFAMILY DEVELOPMENT

150 HIGHWAY & SW WARD ROAD

LEE'S SUMMIT, MISSOURI, 64082

ORIGINAL ISSUE: 03/24/2025

KHA PROJECT NO. 268277000

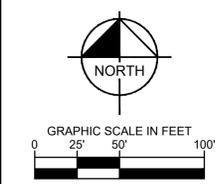
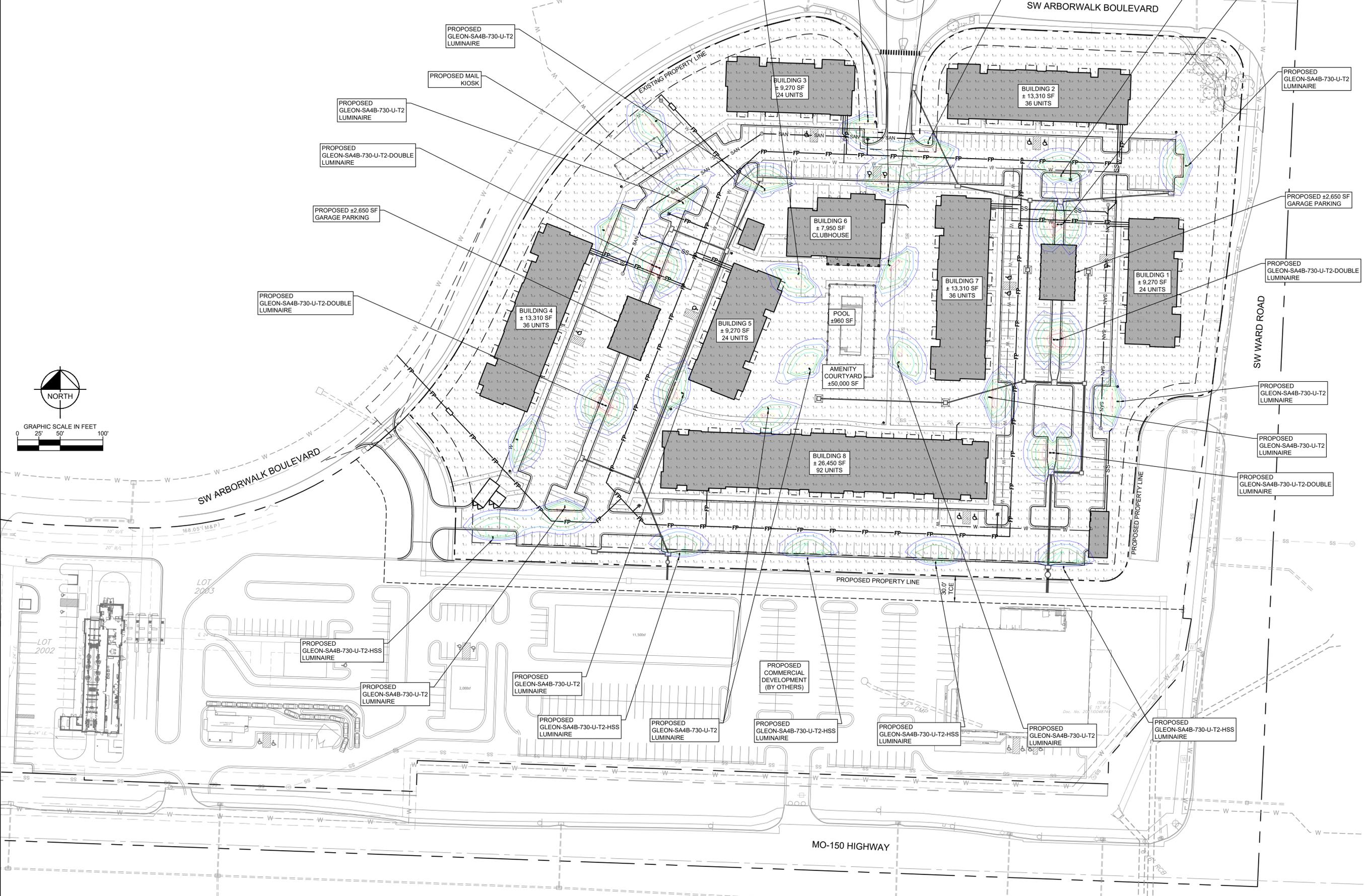
SHEET NUMBER

C300

Drawing name: K:\KAC_LITE\268277000_150 & Ward Multifamily\2 Design\CAD\Sheet\C300 GRADING AND UTILITY PLAN Mar 24, 2025 8:11am by: logan.green
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Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	GLEON-SA4B-730-U-T2-HSS	Single	N.A.	1.000	GLEON-SA4B-730-U-T2-HSS
	5	GLEON-SA4A-730-U-T2_DOUBLE	Back-Back	N.A.	1.000	GLEON-SA4A-730-U-T2
	19	GLEON-SA4B-730-U-T2	Single	N.A.	1.000	GLEON-SA4B-730-U-T2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Photometric Calculations	Illuminance	Fc	1.23	10.4	0.0	N.A.	N.A.



No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
AS NOTED	LG	LG	PJ

PRELIMINARY
 NOT FOR
 CONSTRUCTION



**PHOTOMETRIC
 PLAN**

**150 & WARD
 MULTIFAMILY
 DEVELOPMENT**
 150 HIGHWAY & SW WARD ROAD
 LEE'S SUMMIT, MISSOURI 64082

ORIGINAL ISSUE:
 03/24/2025
 KHA PROJECT NO.
 268277000
 SHEET NUMBER

PH100

Drawing name: K:\KAC_LB\268277000_150 & Ward Multifamily\2 Design\CAD\PH100 PHOTOMETRIC PLAN.dwg PH100 PHOTOMETRIC PLAN Mar 25, 2025 3:36pm By: logan.greene
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1 BLDG A-Front Elevation-C
scale: 1/8" = 1'-0"



2 BLDG A- Rear Elevation-C
scale: 1/8" = 1'-0"

Window / Door Area %	
Building A	
Front	29%
Rear	25%
Left	17%
Right	17%

Exterior Material Finish Legend	
1 Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray	9 Canopies Framed in Canopy with Cement Panel Finish Color: Black
1a Rowlock Sill - Same as 01	10 Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Black
2 Fiber Cement Siding - 8" Horizontal Lap Siding Color: Urbane Bronze Texture: Smooth / Matte	11 Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Black
3 Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte	12 Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Infill Color: Black Magic Texture: Smooth / Matte
4 Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Smooth / Matte	W1 Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
5 Fiber Cement Panel Siding / Horizontal lap Siding Color: Taupe Tone Texture: Smooth / Matte	S1 Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: White Glazing Tint: Clear Low-E
6 Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: To Match Siding Texture: Smooth	D1 Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
7 Pre-finished Metal Coping Color: Match Trim	D2 Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
8 Pre-finished Aluminum Railings Color: Black	D3 Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
	D4 Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
	D5 Double Door 3'-0" x 6'-8" Exterior HM Door & Frame Color: Door & Frames painted Black
	R1 Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



3 BLDG A-Right Elevation-C
scale: 1/8" = 1'-0"

4 BLDG A-Left Elevation-C
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
03-10-2025
drawn by
TJM
checked by
TJM
revisions

sheet number
PDP - A1
Bldg Type A - Exterior Elevations

drawing type
preliminary
project number
22239



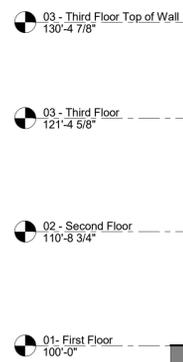
1 BLDG B-Front Elevation
scale: 1/8" = 1'-0"



2 BLDG B-Rear Elevation
scale: 1/8" = 1'-0"

Exterior Material Finish Legend	
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 8" Horizontal Lap Siding Color: Urbane Bronze Texture: Smooth / Matte
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte
4	Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Smooth / Matte
5	Fiber Cement Panel Siding / Horizontal lap Siding Color: Taupe Tone Texture: Smooth / Matte
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: To Match Siding Texture: Smooth
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Canopies Framed in Canopy with Cement Panel Finish Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Black
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Black
12	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Infill Color: Black Magic Texture: Smooth / Matte
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
D5	Double Door 3'-0" x 6'-8" Exterior HM Door & Frame Color: Door & Frames painted Black
R1	Architectural Shingles Color: Black

Window / Door Area %	
Building B	
Front	28%
Rear	26%
Left	17%
Right	17%



3 BLDG B-Right Elevation
scale: 1/8" = 1'-0"



4 BLDG B-Left Elevation
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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sheet number
PDP - A2
Bldg Type B - Exterior Elevations

drawing type
preliminary
project number
22239



1 BLDG C-Front Elevation-C
scale: 1/16" = 1'-0"



2 BLDG C-Rear Elevation-C
scale: 1/16" = 1'-0"

Exterior Material Finish Legend	
1 Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray	9 Canopies Framed in Canopy with Cement Panel Finish Color: Black
1a Rowlock Sill - Same as 01	10 Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Black
2 Fiber Cement Siding - 8" Horizontal Lap Siding Color: Urbane Bronze Texture: Smooth / Matte	11 Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Black
3 Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte	12 Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Infill Color: Black Magic Texture: Smooth / Matte
4 Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Smooth / Matte	W1 Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
5 Fiber Cement Panel Siding / Horizontal lap Siding Color: Taupe Tone Texture: Smooth / Matte	S1 Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
6 Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: To Match Siding Texture: Smooth	D1 Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
7 Pre-finished Metal Coping Color: Match Trim	D2 Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
8 Pre-finished Aluminum Railings Color: Black	D3 Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
	D4 Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
	D5 Single Door 3'-0" x 8'-8" Exterior HM Door & Frame Color: Door & Frames painted Black
	R1 Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.

Window / Door Area %	
Building C	
Front	26%
Rear	26%
Left	11%
Right	11%



4 BLDG C-Left Elevation-C
scale: 1/16" = 1'-0"



3 BLDG C-Right Elevation-C
scale: 1/16" = 1'-0"

a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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Bldg Type C - Exterior Elevations

drawing type
preliminary
project number
22239



2 3D Building B
 scale:



1 3D Building A
 scale:



3 3D Building C
 scale:

a proposed development for: Milhaus
150 & Ward Multi-Family
 150 Highway & SW Ward Road
 Lee's Summit, Missouri 64082

date
 03-10-2025
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 TJM
 checked by
 TJM
 revisions



sheet number
PDP - A4
 Exterior 3d Views

drawing type
 preliminary
 project number
 22239

Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Urbane Bronze Texture: Cedar Mill
3	Fiber Cement Siding - 6" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte
4	Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Stucco
5	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White or matched to siding Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
6	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
7	Fiber Cement Panel w/ Batten System Color: Taupe Tone Texture: Stucco
8	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
R1	Architectural Shingles Color: Black
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E



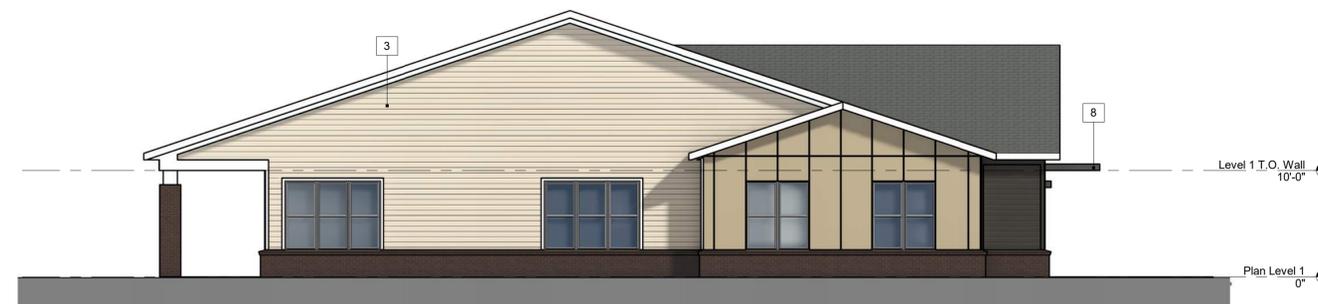
1 Front
scale: 1/8" = 1'-0"



2 Right
scale: 1/8" = 1'-0"



3 Rear
scale: 1/8" = 1'-0"



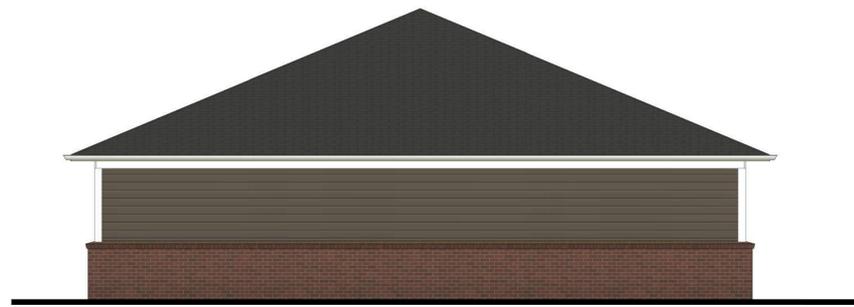
4 Left
scale: 1/8" = 1'-0"

a new development for: **Milhaus**
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

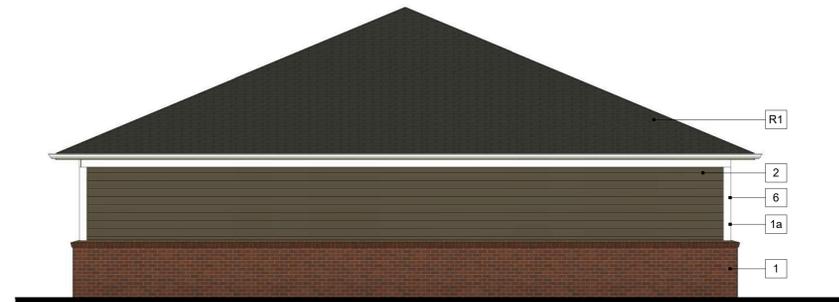
date
03-10-2025
drawn by
DAE
checked by
DAE
revisions

sheet number
PDP-A5
Exterior Elevations

drawing type
preliminary
project number
22239



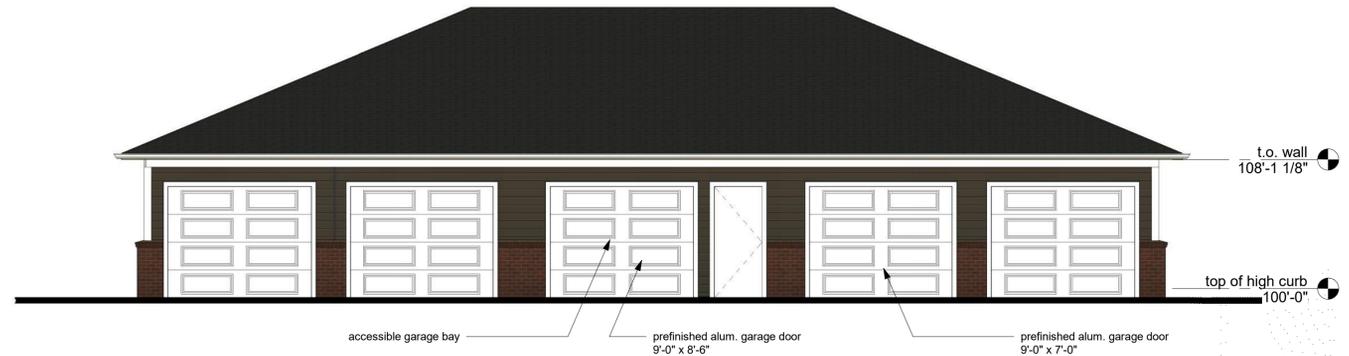
1 Left Elevation
scale: 3/16" = 1'-0"



3 Right Elevation
scale: 3/16" = 1'-0"



2 Front Elevation
scale: 3/16" = 1'-0"



4 Rear Elevation
scale: 3/16" = 1'-0"

Exterior Material Finish Legend	
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Urbane Bronze Texture: Cedar Mill
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



5 Perspective
scale: NTS

Garage Buildings #1 & 2

a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
03-10-2025
drawn by
DAE
checked by
TJM
revisions

sheet number
PDP-A6
Garage - Elevations and
Perspective

drawing type
Preliminary
project number
22239



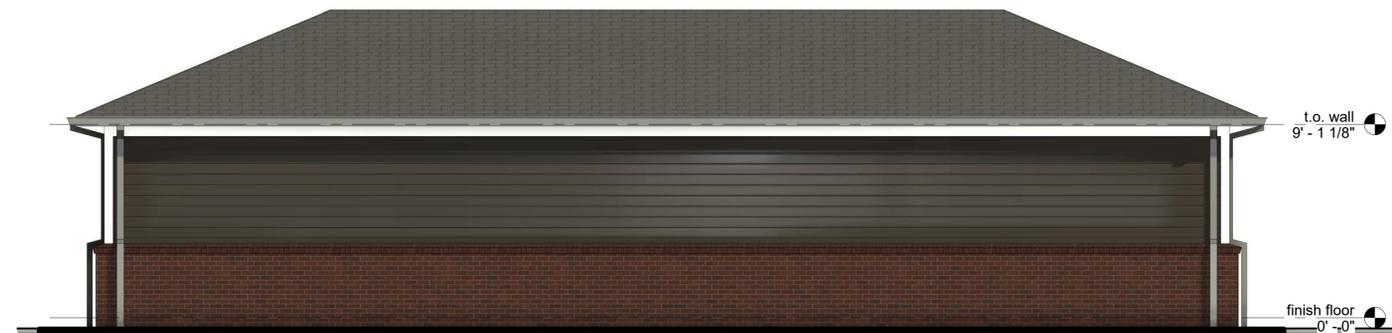
1 East Elevation
scale: 1/4" = 1'-0"



2 North Elevation
scale: 1/4" = 1'-0"



3 West Elevation
scale: 1/4" = 1'-0"



4 South Elevation
scale: 1/4" = 1'-0"

Exterior Material Finish Legend	
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Urbane Bronze Texture: Cedar Mill
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



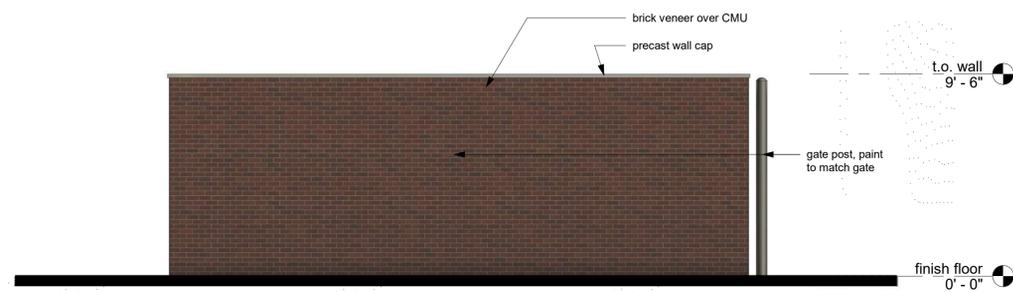
5 Perspective
scale: NTS

a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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DAE
checked by
TJM
revisions

sheet number
PDP-A7
Elevations and Perspective

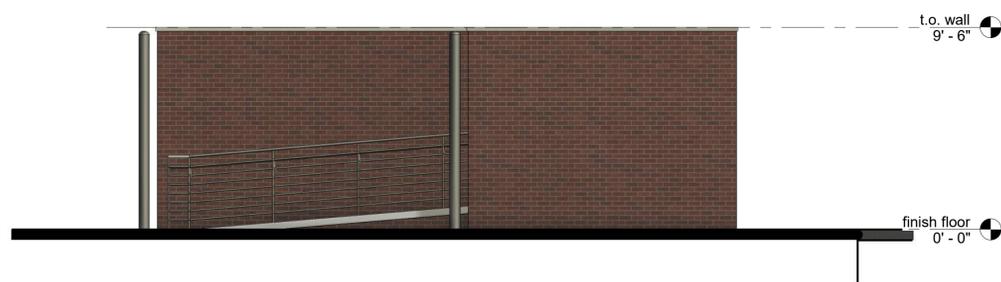
drawing type
Preliminary
project number
22239



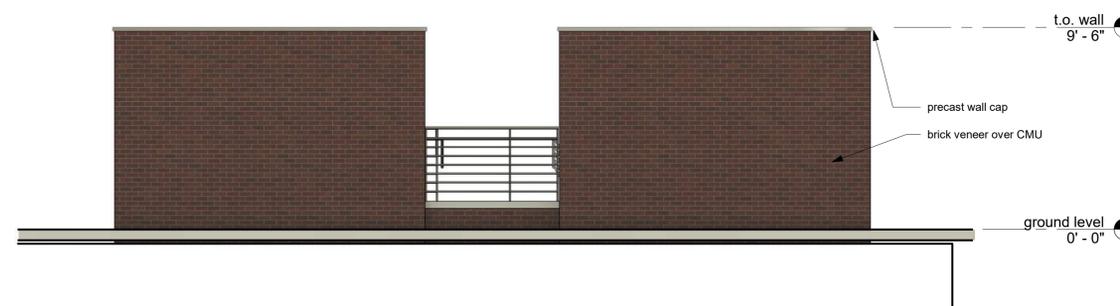
1 Plan West
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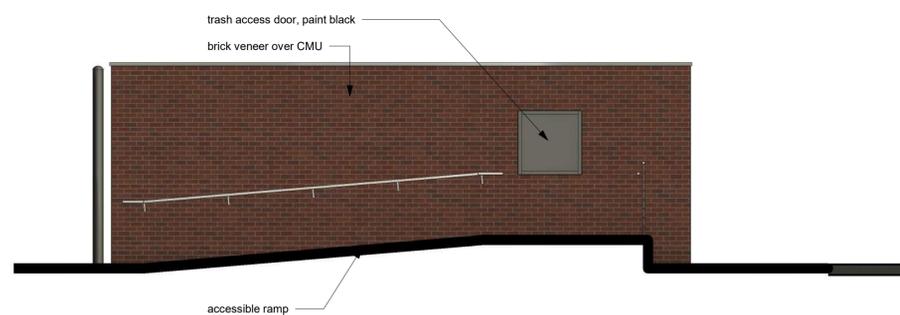
2 Plan South
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3 Plan East
 scale: 1/4" = 1'-0"



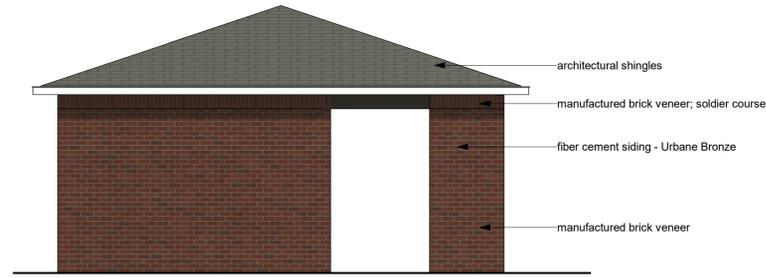
4 Plan North
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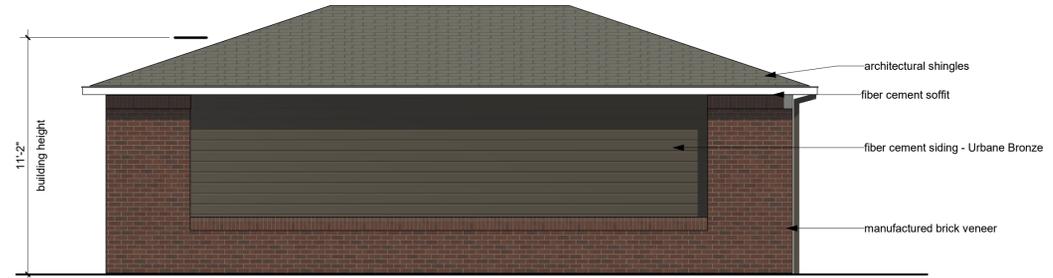
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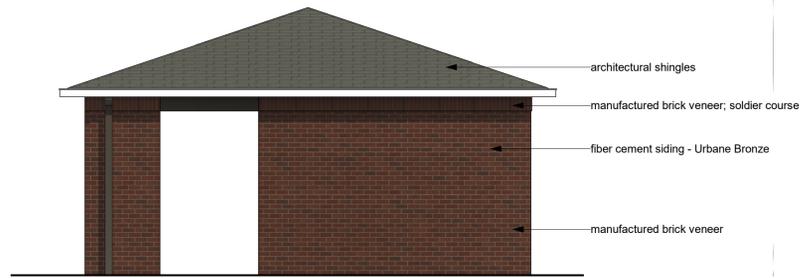
6 Perspective
 scale: NTS



2 Right Elevation
 scale: 1/4" = 1'-0"



1 Front Elevation
 scale: 1/4" = 1'-0"



4 Left Elevation
 scale: 1/4" = 1'-0"



3 Rear Elevation
 scale: 1/4" = 1'-0"

a proposed development for: **Milhaus**
150 & Ward Multi-Family
 150 Highway & SW Ward Road
 Lee's Summit, Missouri 64082

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 03-10-2025
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 Mail - Elevations

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 22239