

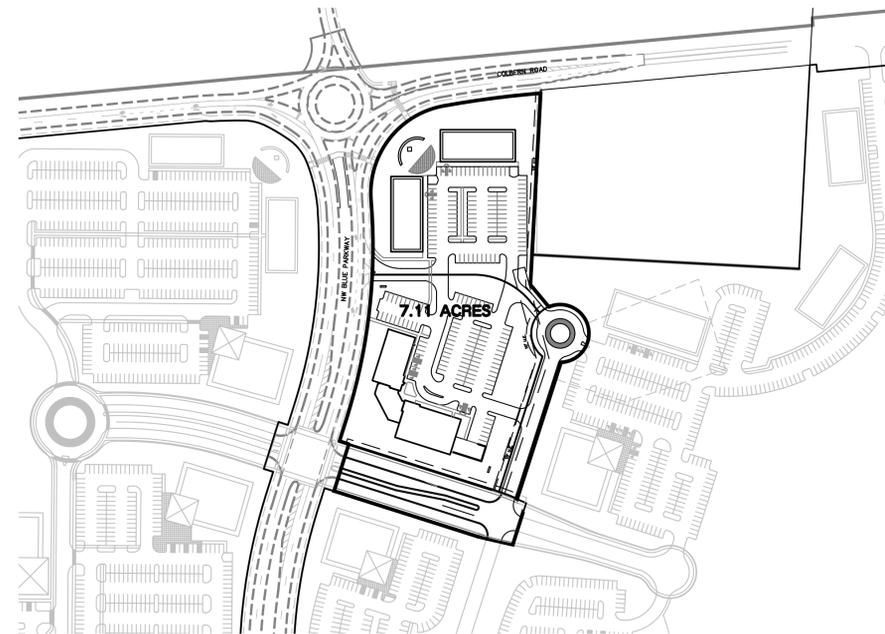
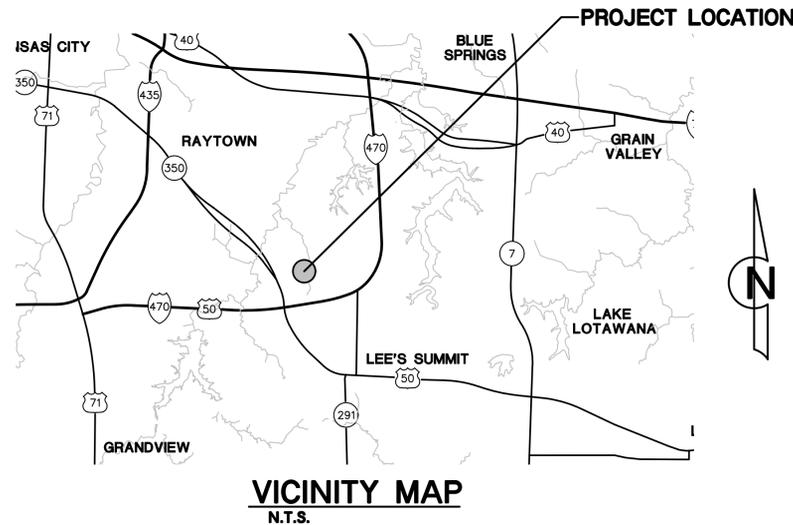
SUMMIT VILLAGE FIRST PLAT

Lee's Summit, Jackson County, MO

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 25, Township 48 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 03°02'10" West, along the East line of said Southwest Quarter, 1,073.34 feet to a point on the South right-of-way line of Colbern Road, as now established; thence South 84°44'05" West, along said South right-of-way line, 551.26 feet; thence South 03°02'10" West, continuing along said South right-of-way line, 6.06 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 03°02'10" West, 329.02 feet; thence South 03°01'16" West, 61.03 feet; thence South 39°49'54" East, 58.31 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of North 67°04'27" East with a radius of 59.00 feet, a central angle of 200°58'59" and an arc distance of 206.96 feet; thence South 17°52'19" West, 291.89 feet; thence South 68°44'31" East, 19.66 feet; thence South 17°57'56" West, 90.31 feet; thence North 78°13'39" West, 23.25 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 500.00 feet, a central angle of 05°44'34" and an arc distance of 50.11 feet; thence North 72°29'05" West, 308.18 feet to a point on the East right-of-way line of NW Blue Parkway, as now established; thence North 17°50'55" East, along said East right-of-way line, 100.00 feet; thence North 72°29'05" West, continuing along said East right-of-way line, 20.00 feet; thence North 17°50'55" East, continuing along said East right-of-way line, 49.59 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,155.00 feet, a central angle of 22°10'54" and an arc distance of 447.15 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 181.00 feet, a central angle of 84°19'06" and an arc distance of 266.37 feet to a point on the South right-of-way line of said Colbern Road; thence Easterly, along said South right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 1,954.00 feet, a central angle of 05°04'58" and an arc distance of 173.34 feet; thence North 84°44'05" East, continuing along said South right-of-way line, 27.18 feet to the Point of Beginning. Containing 309,501 square feet or 7.11 acres, more or less.



INDEX OF SHEETS

COVER SHEET	C000
CONCEPTUAL MASTER PLAN: PHASE 1	C001
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PHASING PLAN - LOT 1	C004
SITE PLAN - LOT 1 PHASE 1A	C005
GRADING PLAN	C006
UTILITY PLAN	C007
DETAIL SHEET	C008
LANDSCAPE CONCEPT	L001
RENDERED PERSPECTIVES	A005
EXTERIOR ELEVATIONS	A300
RENDERED EXTERIOR ELEVATIONS	A301
TRASH ENCLOSURE DETAILS	A923
ELECTRICAL SITE PHOTOMETRIC PLAN	ES010
ELECTRICAL SITE PHOTOMETRIC PLAN	ES011
ELECTRICAL SITE LIGHT FIXTURE CUT SHEETS	ES020

OWNER:

UNITY REALTY, LLC
1901 NW BLUE PARKWAY
UNITY VILLAGE, MO 64065
Phone #: 816.251.3593
Fax #: 816.607.0802
Contact Person: GUY SWANSON
swansongs@unityonline.org

APPLICANT/DEVELOPER:

NEWMARK GRUBB ZIMMER
1220 WASHINGTON STREET, SUITE 300
KANSAS CITY, MO 64105
Phone #: 816.512.1010
Contact Person: MIKE VANBUSKIRK, PRINCIPAL
mvanbuskirk@ngzimmer.com

NO.: REVISIONS/APPROVALS:

DATE: 06-03-2016
08-09-2016
12-08-2016

Submitted to City.
Revised per staff comments.
Revised per staff comments.

Reviewed By: P. JACK

Described By: S.M.W.

Drafted By: C.J.H.

Lutjen Project No.: 16103

1301 Burlington, #100
North Kansas City, MO 64116
816.897.3333 fax
www.lutjen.com



LUTJEN

MO State Certificate of Authority #: 2007022824

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans_36x24\COV - 16103.dwg

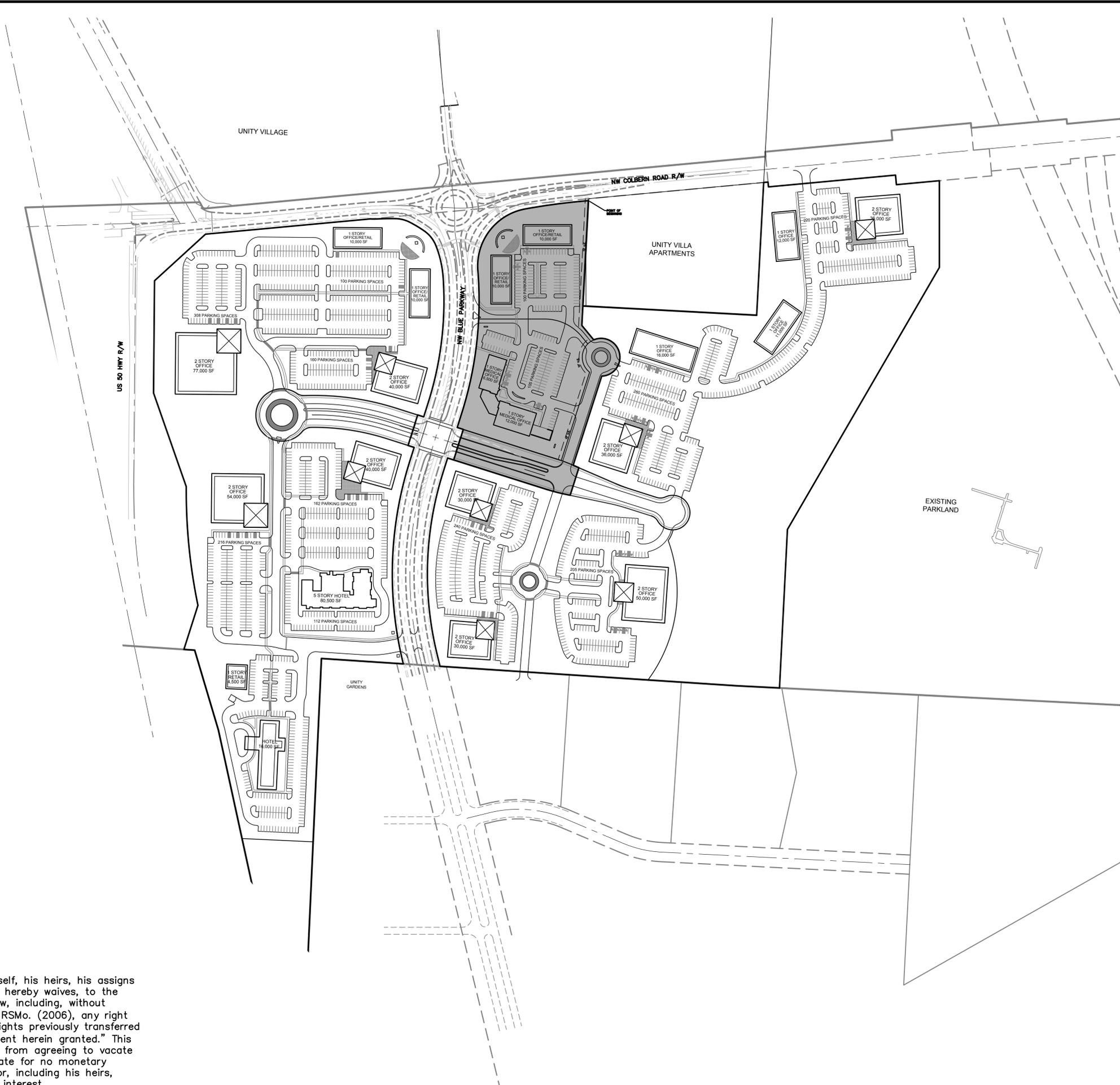
COVER SHEET

SUMMIT VILLAGE
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C000



- General Notes:
1. The limits of a 1% Annual Chance flood do not extend on to this site according to current FEMA maps, Panel 285 of 480, Map Number 29095C0285F.
 2. No oil or gas well currently exist on this site according to the Missouri Department of Natural Resources Oil and Gas Log for County of Jackson Township 48 Range 32W.

"Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted." This would not prohibit the City from agreeing to vacate the easement at a later date for no monetary consideration to the Grantor, including his heirs, assigns, and successors in interest.

NO.:	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	J.J.C.
Designed By:	S.M.W.
Drafted By:	C.J.H.
Lutjen Project No.:	16103

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CONCEPTUAL MASTER PLAN: PHASE ONE
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

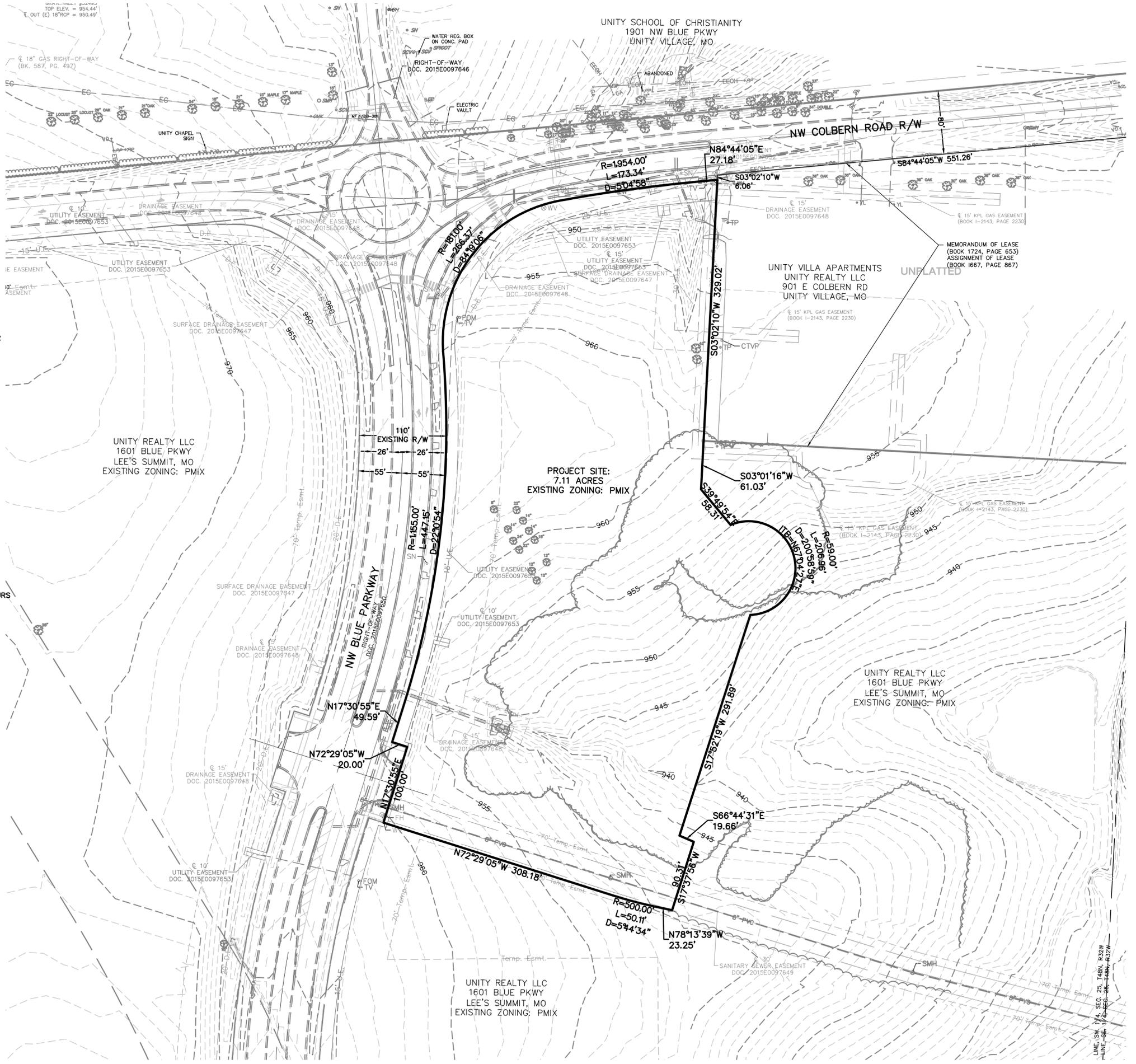
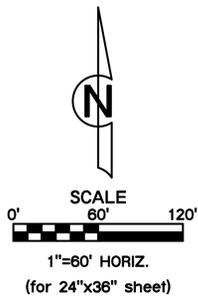
C001

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans\36x24\SP1 (Overall Phase 1) - 16103.dwg

PLAN LEGEND:

- CABLE TV**
- CTVP CABLE TV PEDESTAL
- SD SATELLITE DISH
- ELECTRIC**
- AC AIR CONDITIONER
- EB ELECTRIC BOX
- EMT ELECTRIC METER
- EMH ELECTRIC MANHOLE
- EP ELECTRIC PEDESTAL
- EV ELECTRIC VAULT
- GA GUY ANCHOR
- GUY GUY POLE
- LP LIGHT POLE
- PP POWER POLE
- YL YARD LIGHT/FLOOD LIGHT
- GAS**
- GK GAS LINE MARKER
- GM GAS METER
- GR GAS REGULATOR
- GV GAS VALVE
- SANITARY**
- CO SANITARY CLEANOUT
- SMH SANITARY MANHOLE
- STORM**
- AI AREA INLET
- CI CURB INLET
- FD FLOOR DRAIN
- FI FIELD INLET
- GI GRATE INLET
- JB JUNCTION BOX
- RD ROOF DRAIN
- STMH STORM MANHOLE
- TELEPHONE**
- FOM FIBER OPTIC MARKER
- TMK TELEPHONE CABLE MARKER
- TP TELEPHONE POLE
- TL TELEPHONE PEDESTAL
- TV TELEPHONE VAULT
- WATER**
- FH FIRE HYDRANT
- HB HOSE BIB
- MW MONITOR WELL
- PIV POST INDICATOR VALVE
- SB SPRINKLER CONTROL BOX
- SV SPRINKLER VALVE
- WM WATER METER
- WH WATER MANHOLE
- WMV WATER METER VAULT
- WV WATER VALVE
- PARKING**
- & HANDICAP STALL
- WLS WHEEL STOP
- DYS DOUBLE YELLOW STRIPE
- WS WHITE STRIPE
- YS YELLOW STRIPE
- TRAFFIC**
- SLCB STREET LIGHT BOX
- TSP TRAFFIC SIGNAL POLE
- TSC TRAFFIC SIGNAL CONTROLS
- TSV TRAFFIC SIGNAL VAULT
- SIGNS**
- HS HANDICAP SIGN
- SL SPEED LIMIT SIGN
- SN SIGN
- SS STOP SIGN
- EASEMENTS**
- A.E. ACCESS EASEMENT
- B.M.P. BEST MANAGEMENT PRACTICE
- D.E. STORM DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- M.E. MONUMENT EASEMENT
- N.B.E. NO BUILD EASEMENT
- P.E. PEDESTRIAN EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT

- SETBACKS**
- B.S. BUILDING SETBACK
- D.S. DECK SETBACK
- dBa SOUND SETBACK
- F.Y.S. FRONT YARD SETBACK
- L.B. LANDSCAPE BUFFER
- P.S. PARKING SETBACK
- R.Y.S. REAR YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- SURVEY MARKERS**
- FOUND SECTION CORNER (MONUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- △ FOUND RIGHT-OF-WAY MARKER
- SET 5/8" IRON REBAR WITH ALUMINUM CAP
- SET 1/2" IRON BAR WITH PLASTIC CAP
- ◆ BENCHMARK
- BOUNDARIES**
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- ER/W/ EXISTING RIGHT-OF-WAY
- UTILITY LINES**
- EOTV/ CABLE TV, UNDERGROUND
- EEOH/ ELECTRIC, OVERHEAD
- EE/ ELECTRIC, UNDERGROUND
- EFO/ FIBER OPTIC, UNDERGROUND
- EG/ GAS LINE
- OES/ SANITARY SEWER
- EST/ STORM SEWER
- ETEL/ TELEPHONE, UNDERGROUND
- EW/ WATER LINE
- CONTOURS**
- 100/ EXISTING INDEX CONTOURS
- 100/ EXISTING INTERMEDIATE CONTOURS
- MISCELLANEOUS**
- BB BASKETBALL GOAL
- BH BORE HOLE
- FENCE; CHAIN LINK, STEEL OR ALUMINUM
- FENCE; STOCKADE, WOOD, VINYL OR PLASTIC
- FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
- FP FLAG POLE
- GP GUARD POST
- GUARD RAIL
- HDRL HANDRAIL
- HSP HORSESHOE PIT
- LSCP LANDSCAPING
- MB MAILBOX
- MH UTILITY MANHOLE
- PB PARK BENCH
- PT PICNIC TABLE
- RAILROAD TRACKS
- TREE
- TREE, EVERGREEN
- TREELINE
- SIDEWALK
- BUILDINGS
- EDGE OF PAVEMENT
- ROADWAY CENTER LINE
- CURB & GUTTER



NO.	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	Project
Designed By:	SMW
Drafted By:	C.J.H.
Lutjen Project No.:	16103

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MO State Certificate of Authority # 2007022824

EXISTING CONDITIONS

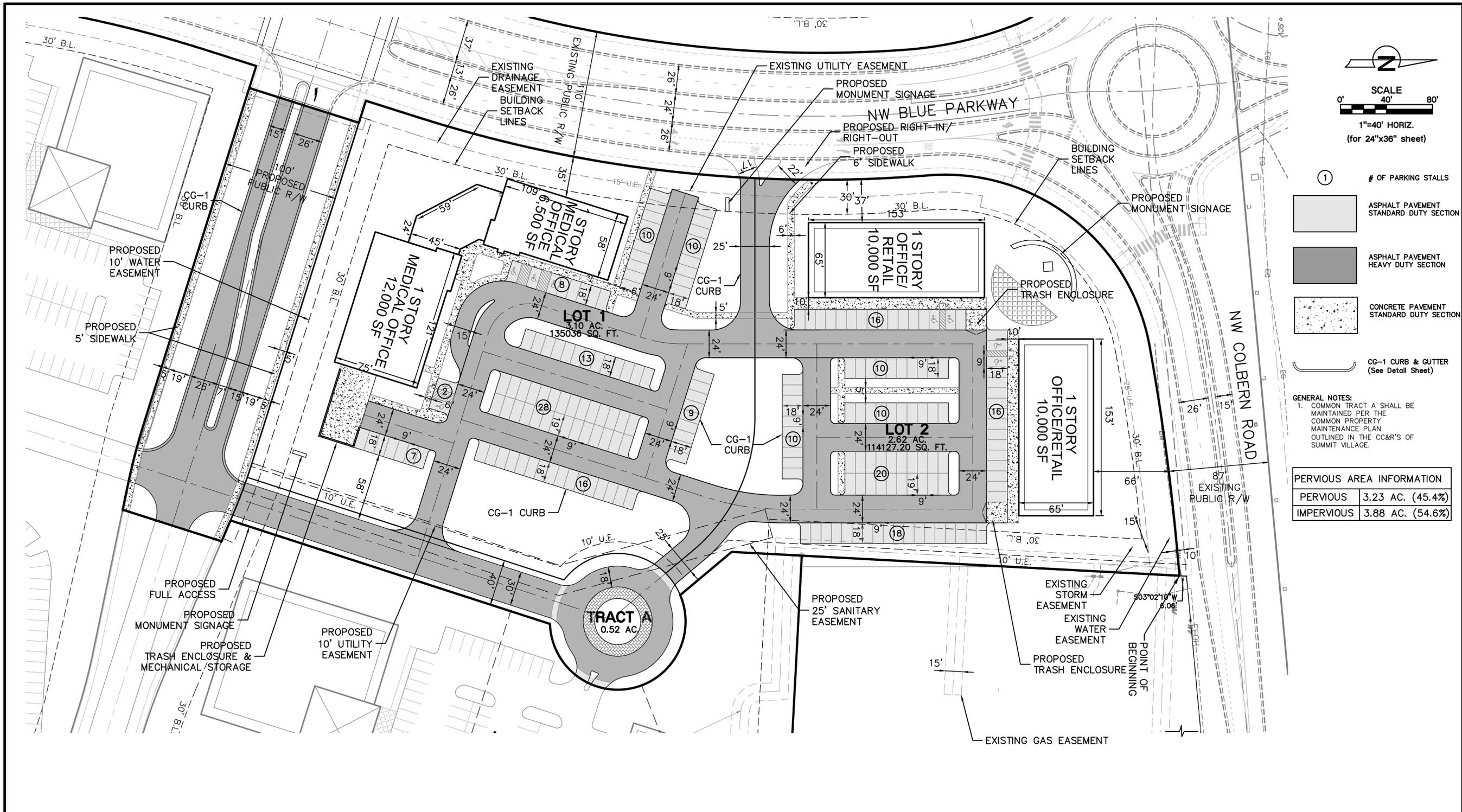
SUMMIT VILLAGE

FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C002



SCALE
0' 40' 80'
1"=40' HORIZ.
(for 24"x36" sheet)

OF PARKING STALLS

- ASPHALT PAVEMENT STANDARD DUTY SECTION
- ASPHALT PAVEMENT HEAVY DUTY SECTION
- CONCRETE PAVEMENT STANDARD DUTY SECTION
- CG-1 CURB & GUTTER (See Detail Sheet)

GENERAL NOTES:
1. COMMON TRACT A SHALL BE MAINTAINED PER THE COMMON PROPERTY MAINTENANCE PLAN OUTLINED IN THE CC&R'S OF SUMMIT VILLAGE.

PERVIOUS AREA INFORMATION	
PERVIOUS	3.23 AC. (45.4%)
IMPERVIOUS	3.88 AC. (54.6%)

REVISIONS/APPROVALS:

NO.	DATE	REVISIONS/APPROVALS
06-08-2016	Submitted to City.	
08-09-2016	Revised per staff comments.	
12-08-2016	Revised per staff comments.	

Reviewed By:	JACK
Designed By:	SMW
Drafted By:	C.J.H.
Lutjen Project No.:	16103

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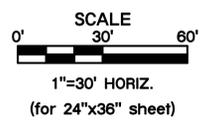
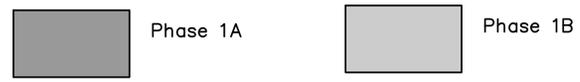
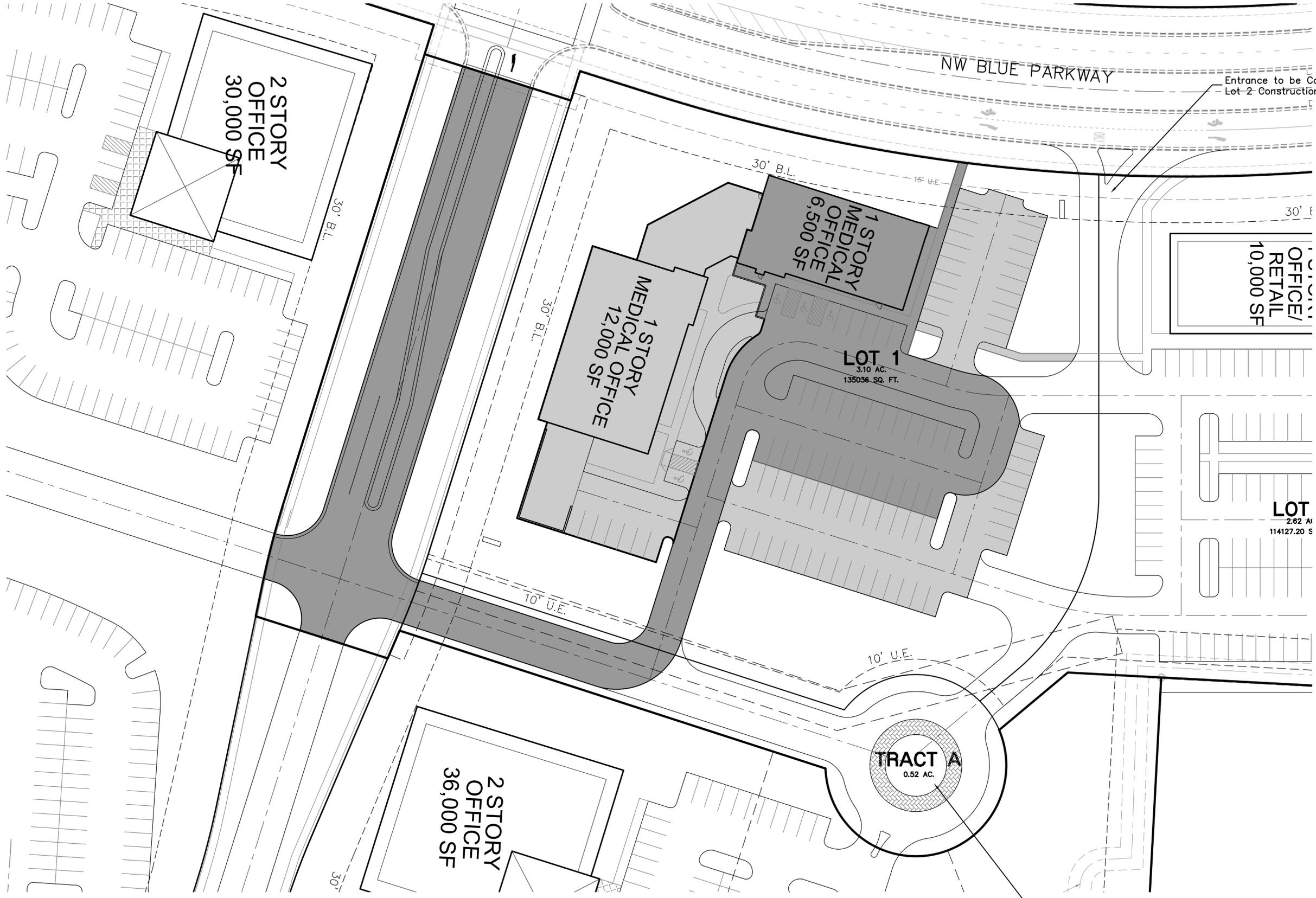
MO State Certificate of Authority # 2007022824

PRELIMINARY SITE PLAN
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

SITE DEVELOPMENT DATA												
LOTS	EXISTING ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE DESCRIPTION	NUMBER OF FLOORS	GROSS BUILDING / FLOOR AREA (SF)	BUILDING COVERAGE (SF)	FAR	PARKING STALLS REQUIRED		
										Existing/Proposed	Ratio	Required
1	PMIX	3.10	0.00	3.10	Undeveloped/ Office (Medical)	One-Story	18,500	18,500	0.16	5 / 1,000 SF	93	103
												Including 5 ADA Spaces
2	PMIX	2.62	0.00	2.62	Undeveloped/ Office/Retail	One-Story	20,000	20,000	0.15	5 / 1,000 SF	100	100
												Including 4 ADA Spaces
Tract A	PMIX	0.52	0.00	0.52	Undeveloped/ Private Drive						0	0
Proposed Public R/W	PMIX	0.87	0.87	0.00	Undeveloped/ Public R/W						0	0
PHASE TOTALS		7.11	0.87	6.24			38,500	38,500	0.16 AVE		193	203

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\SP2 - 16103.dwg

Sheet No:
CO03



Roundabout to be Constructed w/
Lot 2 Construction Activities.

Entrance to be Constructed w/
Lot 2 Construction Activities.

Sheet No:
C004

LOT 1 PHASING PLAN
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

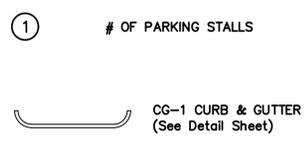
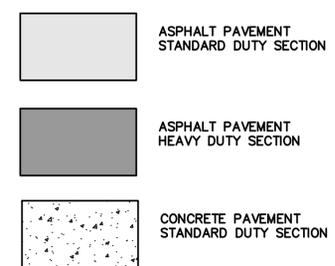
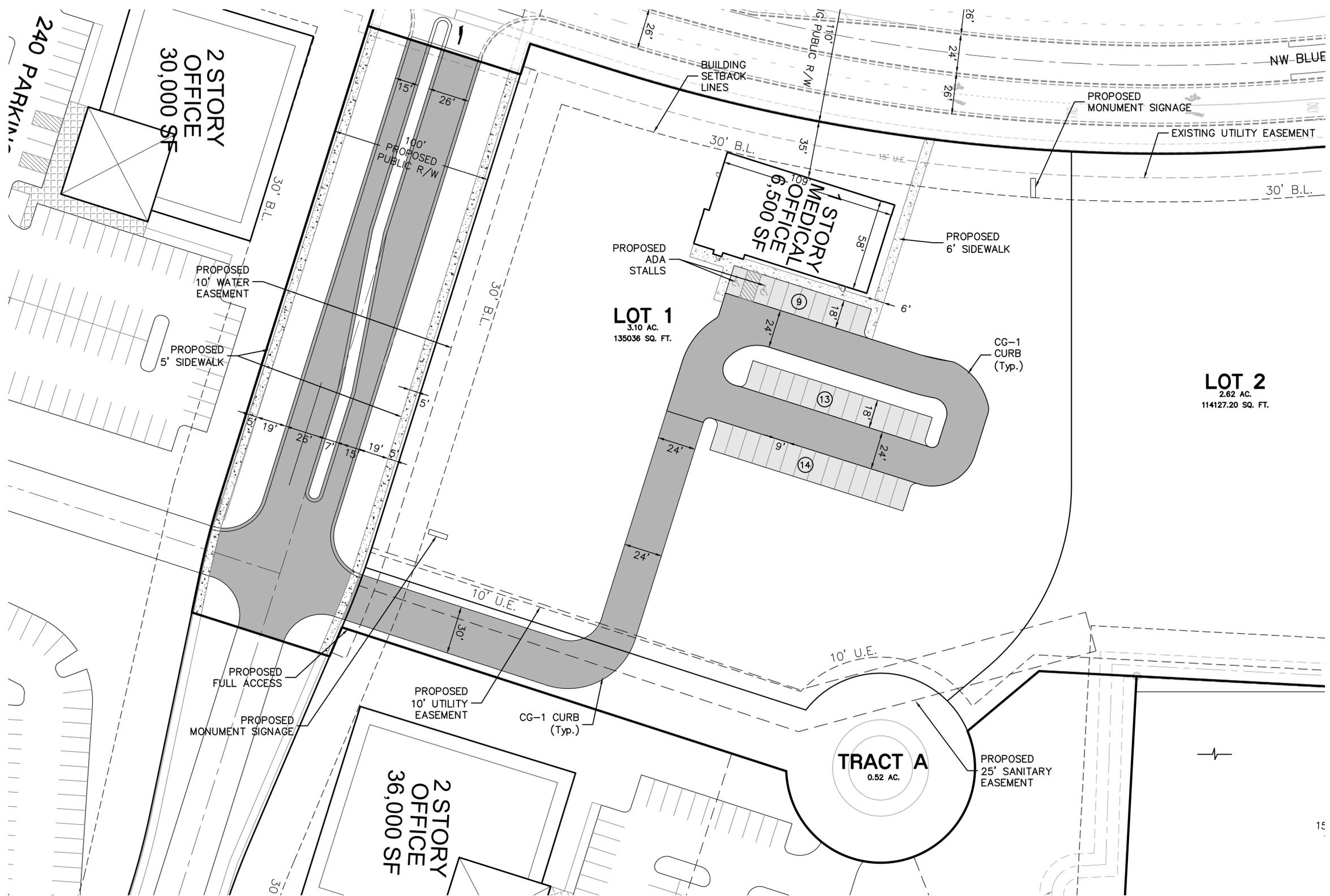
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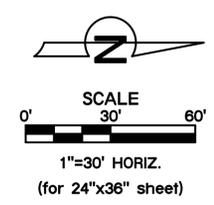
Reviewed By: PJACK	NO.: REVISIONS/APPROVALS:
Designed By: S.M.W.	Submitted to City:
Drafted By: C.J.H.	06-03-2016
Lutjen Project No.: 16103	08-09-2016
	12-08-2016
	Revised per staff comments.
	Revised per staff comments.

DATE:	NO.: REVISIONS/APPROVALS:
06-03-2016	Submitted to City:
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\PH1 - 16103.dwg



GENERAL NOTES:
 1. COMMON TRACT A SHALL BE MAINTAINED PER THE COMMON PROPERTY MAINTENANCE PLAN OUTLINED IN THE CC&R'S OF SUMMIT VILLAGE.



PARKING INFORMATION:	
Parking Provided (Includes 2 Handicapped Spaces)	36 Cars

NO.: REVISIONS/APPROVALS:	
DATE:	Submitted to City.
06-03-2016	Revised per staff comments.
08-09-2016	Revised per staff comments.
12-08-2016	

Reviewed By:	Project Manager
Design By:	Site Manager
Drafted By:	C.J.H.
Lutjen Project No.:	16103

1301 Burlington #100
 North Kansas City, MO 64116
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MO State Certificate of Authority # 2007022824

PRELIMINARY SITE PLAN- LOT 1 PHASE 1A
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:
C005

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\SP3 - 16103 - Lot 1 Phase 1A.dwg

GENERAL NOTES:

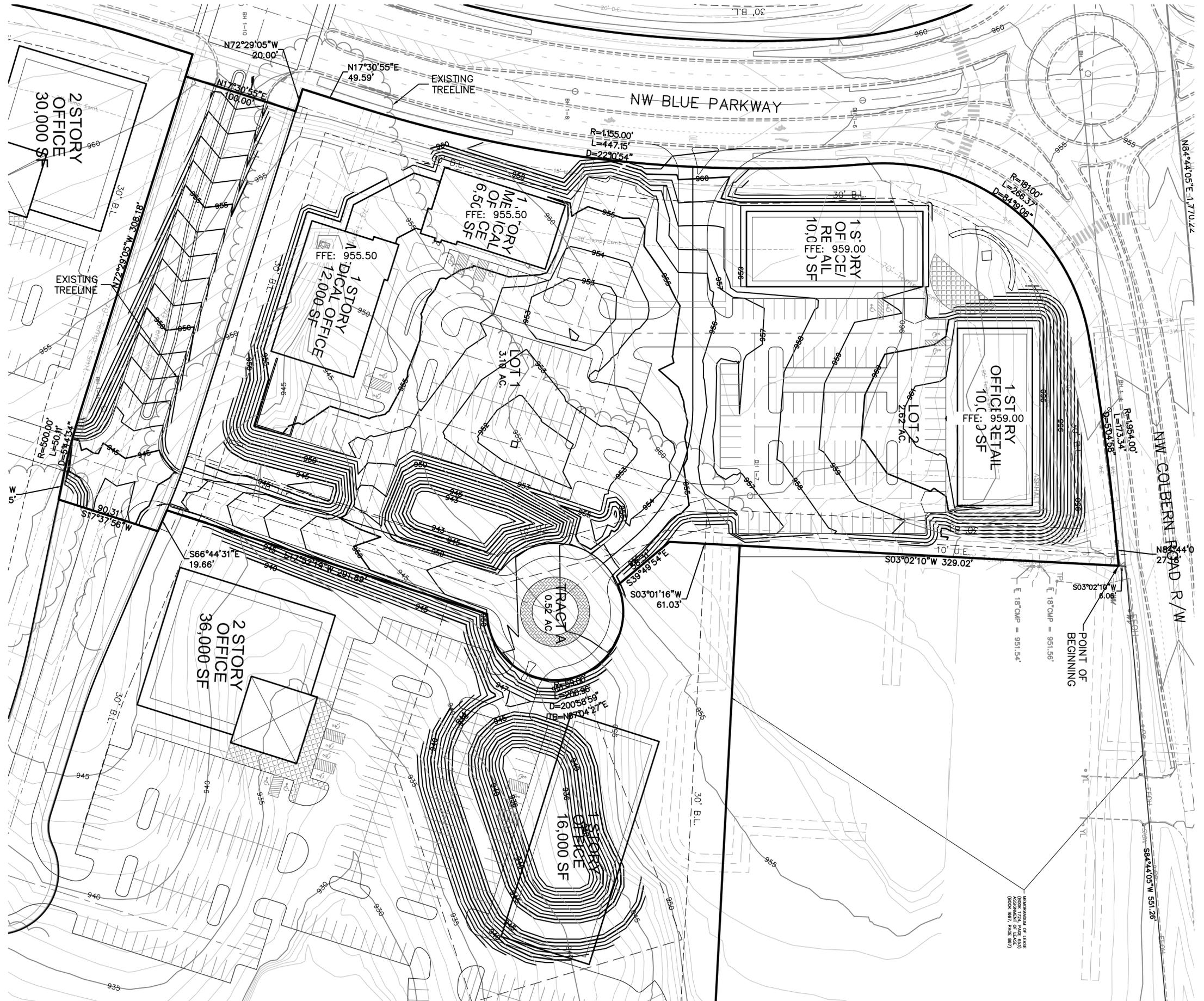
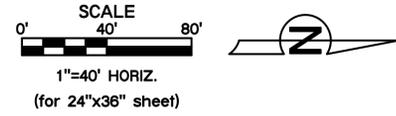
- CONTRACTOR SHALL ADHERE TO THE "STANDARDS SPECIFICATIONS AND DESIGN CRITERIA" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
- AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
- ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION), MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR AREAS WITH FILLS GREATER THAN 2' FILLS ON SLOPES GREATER THAN 5H:1V, OR AS REQUIRED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

EARTHWORK QUANTITIES

CUT (C.Y.)	FILL (C.Y.)
21884	22675

EARTHWORK QUANTITIES NOTES:

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.



NO. REVISIONS/APPROVALS:

DATE:	NO.	REVISIONS/APPROVALS:
06-03-2016	1	Submitted to City.
08-09-2016	2	Revised per staff comments.
12-08-2016	3	Revised per staff comments.

Reviewed By: [Signature]

Checked By: [Signature]

Designated By: [Signature]

Drafted By: [Signature]

Lutjen Project No.: 16103

301 Burlington #100
North Kansas City, MO 64116
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MO State Certificate of Authority # 2007022824

GRADING PLAN

SUMMIT VILLAGE

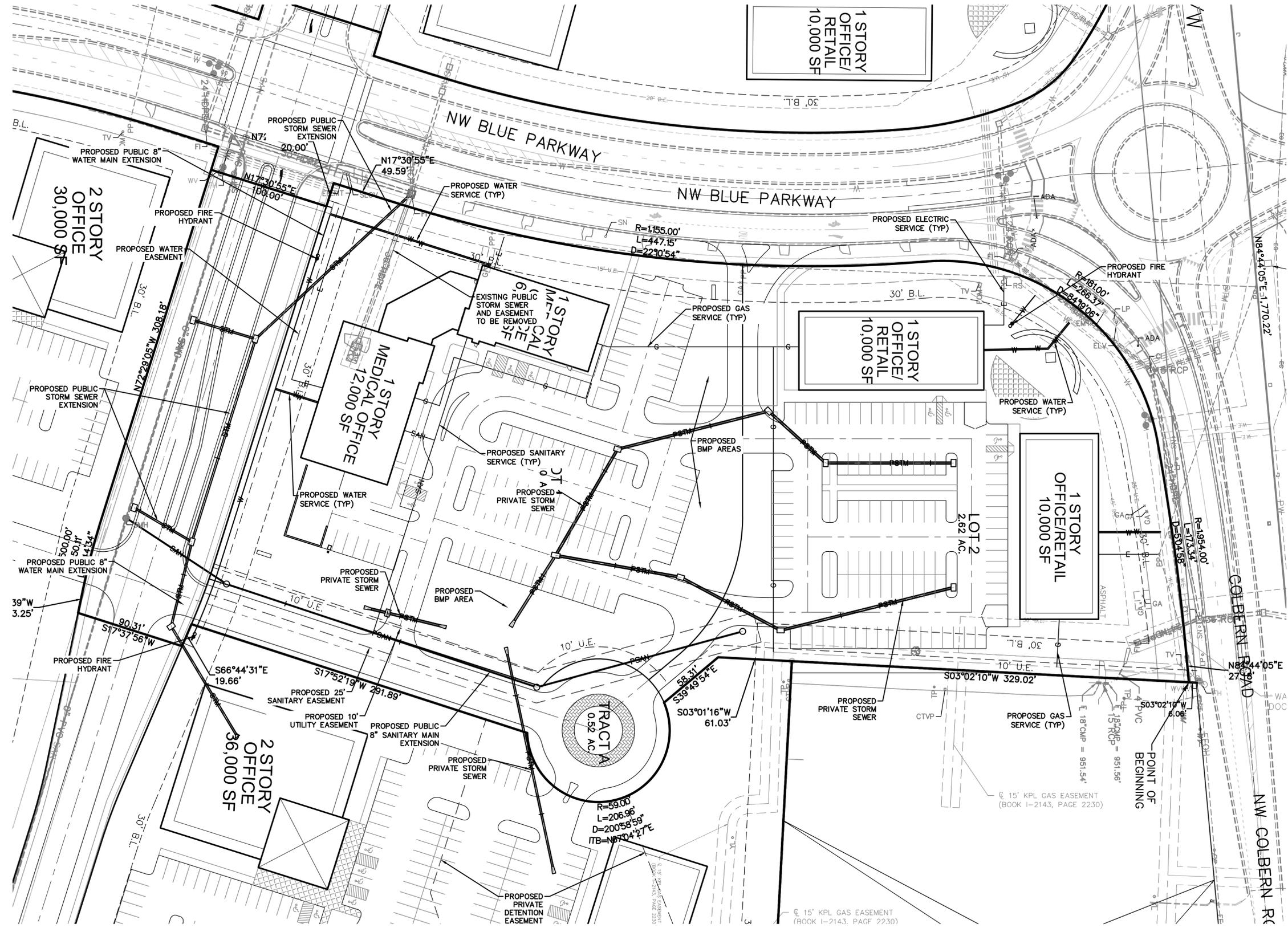
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C006

Location: L:\Projects\16103-02\Plans\Construction Documents\Site Plans\36x24\GR1 - .dwg



1 STORY OFFICE/ RETAIL
10,000 SF

2 STORY OFFICE
30,000 SF

1 STORY MEDICAL OFFICE
12,000 SF

1 STORY MFCAL
6,000 SF

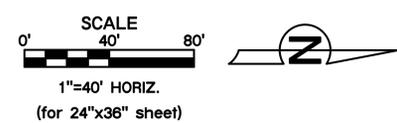
1 STORY OFFICE/ RETAIL
10,000 SF

1 STORY OFFICE/RETAIL
10,000 SF

2 STORY OFFICE
36,000 SF

TRACTA
0.52 AC

LOT 2
2.62 AC



Sheet No:
C007

UTILITY PLAN
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

LUTJEN
MO State Certificate of Authority # 2007022824

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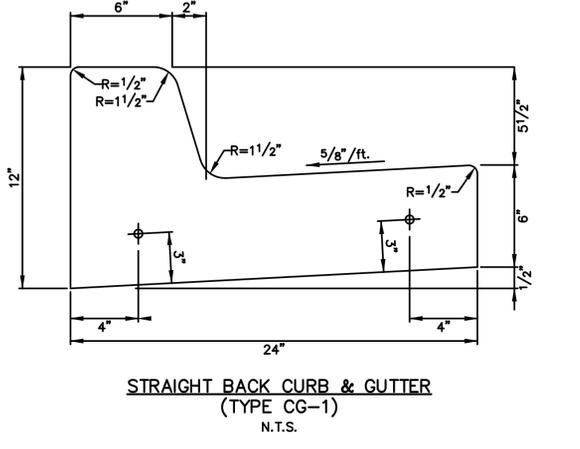
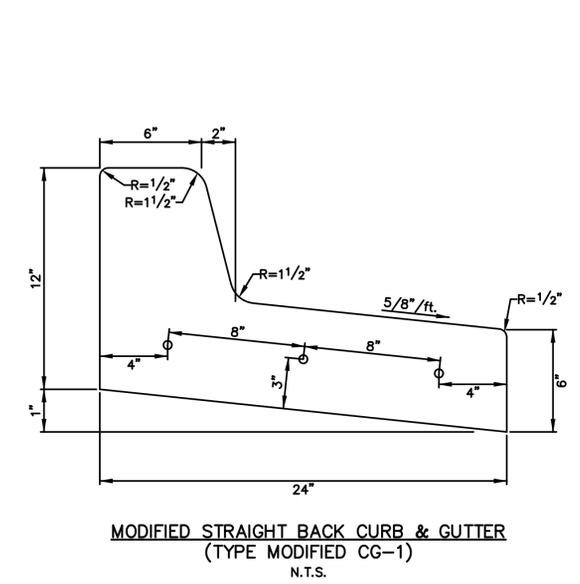
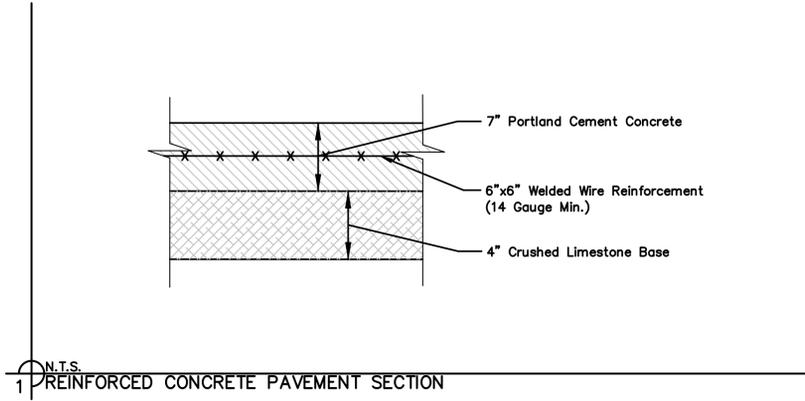
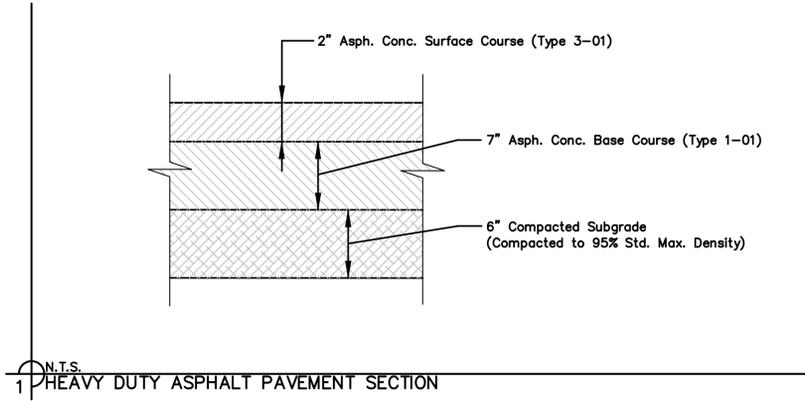
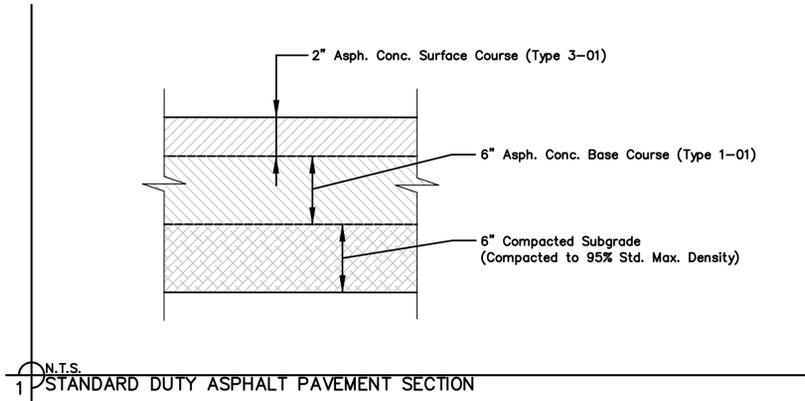
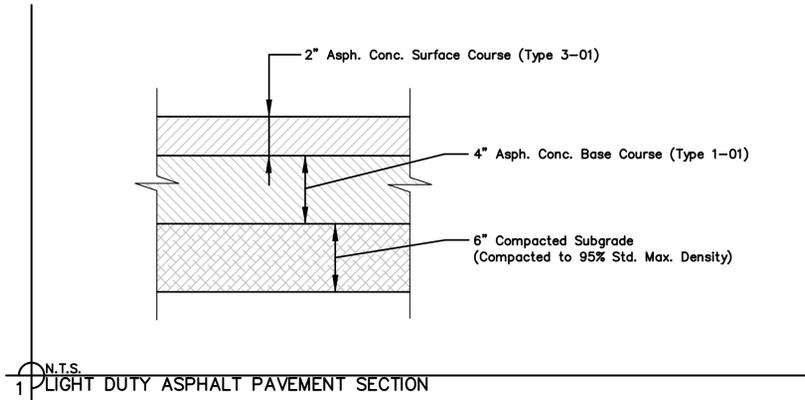
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planning
landscape architecture

Reviewed By: P.Jack
Design I.D.
Drafted By: M.J.D.
Lutjen Project No.: 16103

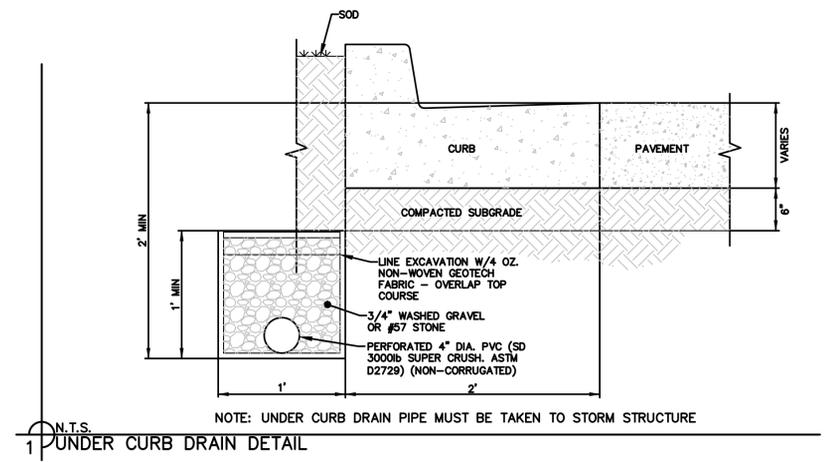
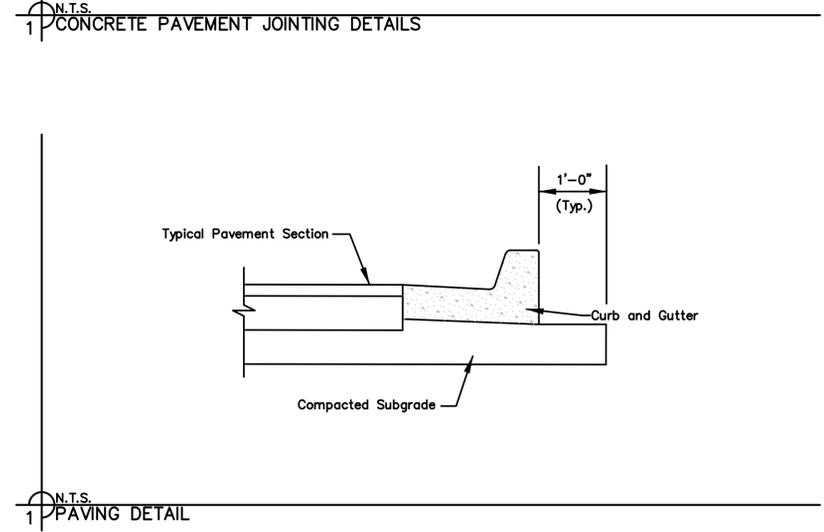
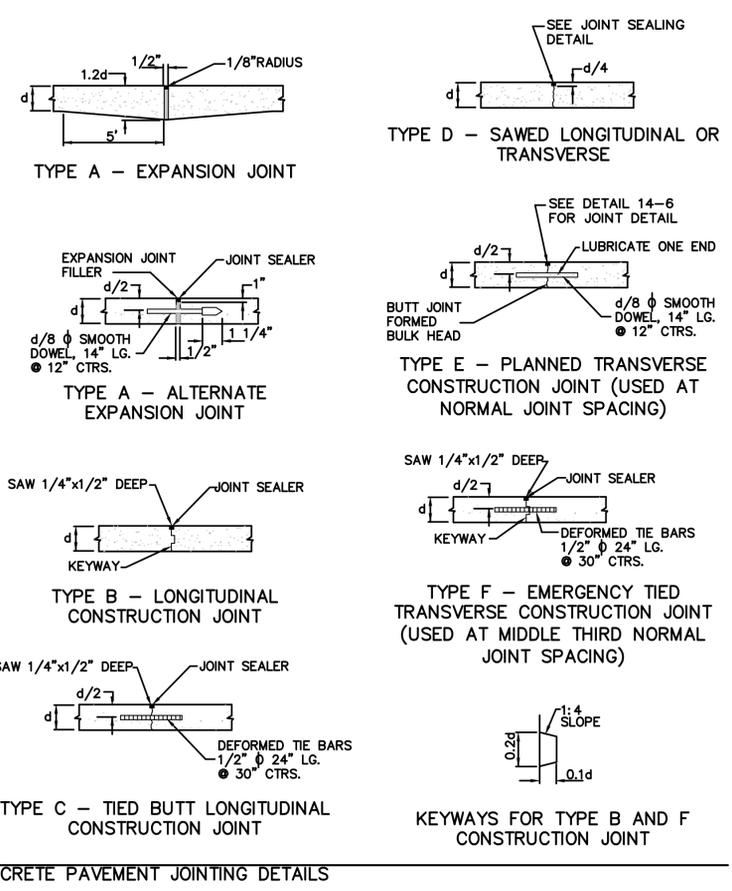
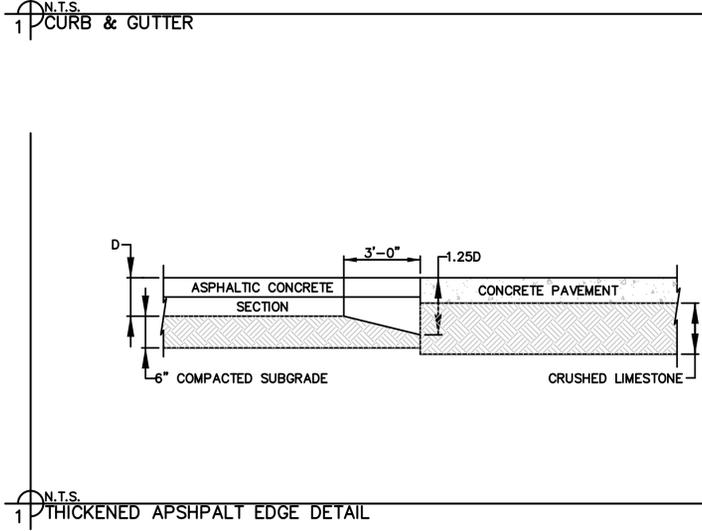
NO.: REVISIONS/APPROVALS:

DATE:	NO.:	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.	
08-09-2016	Revised per staff comments.	
12-08-2016	Revised per staff comments.	

Location: L:\Projects\16103-02\Plans\Construction Documents\Site Plans\36x24\UTL - .dwg



- CURB & GUTTER NOTES:**
- 3/4" EXPANSION JOINTS WITH 2" DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - FIX DOWELS WITH BAR CHAIRS OR EQUAL.
 - CONCRETE SHALL CONFORM TO MCIB MIX NO. WA 610-1-4 UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL. FOR CBD OF K.C.M.O. SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
 - DEPTH OF CURB SHALL BE MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.



NO.:	REVISIONS/APPROVALS:
DATE:	Submitted to City:
06-03-2016	Revised per staff comments.
08-09-2016	Revised per staff comments.
12-08-2016	

Reviewed By:	Checked By:
Designed By:	Drawn By:
Drafted By:	Lutjen Project No.:
	16103

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landscape architecture

LUTJEN

MO State Certificate of Authority # 2007022824

DETAIL SHEET

SUMMIT VILLAGE

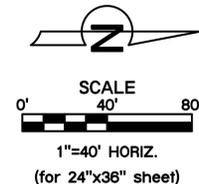
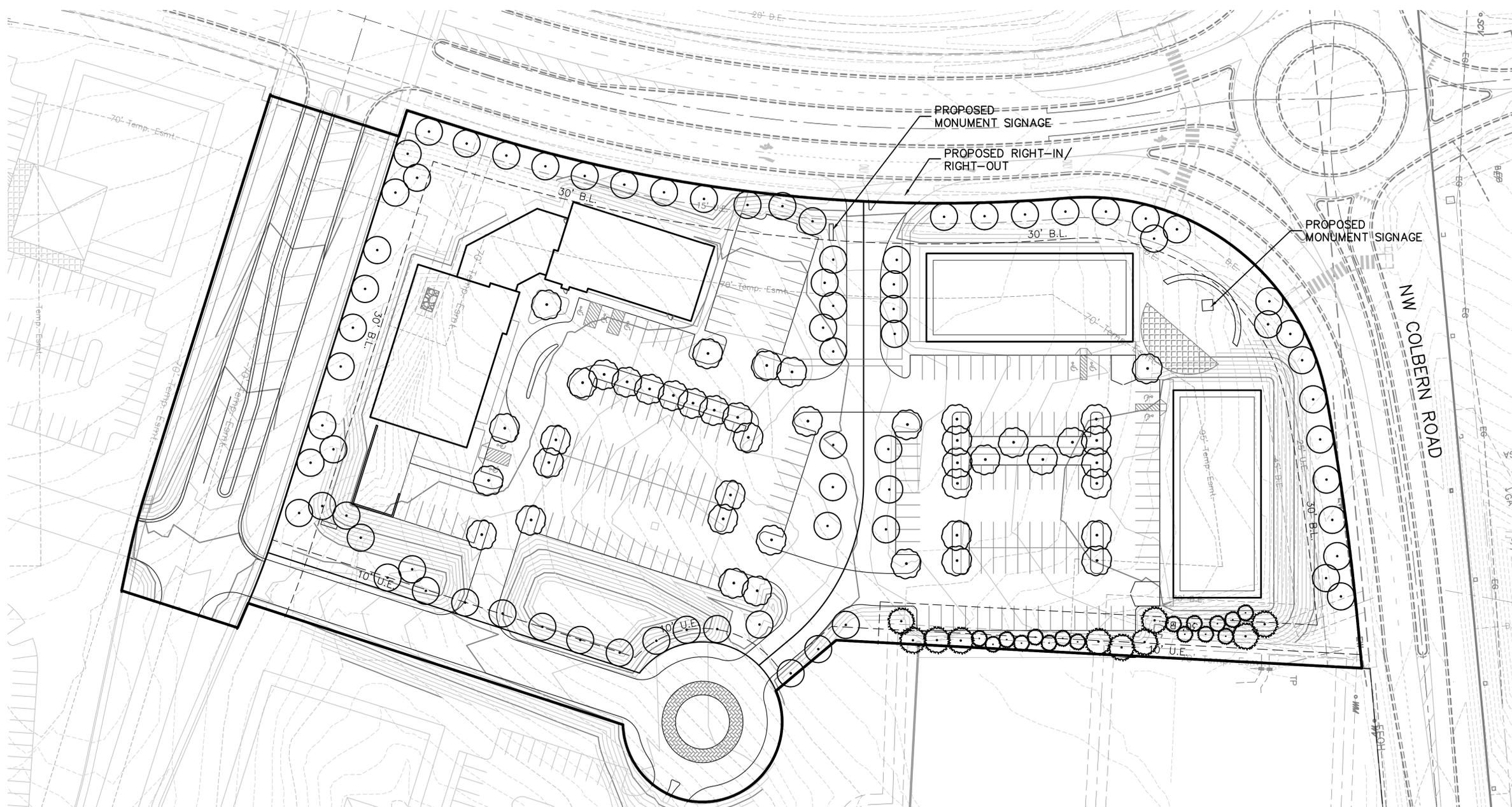
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C008

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\DT1 - 16103.dwg



BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS TREES				
<i>Acer truncatum</i> 'Pacific Sunset'™	Pacific Sunset Maple	B&B	3"	
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3"	
<i>Koeleria paniculata</i>	Golden Raintree			
<i>Quercus bicolor</i>	Swamp White Oak	B&B	3"	
<i>Taxodium distichum</i>	Bald Cypress	B&B	3"	
<i>Tilia americana</i> 'McKsentry'	American Sentry Linden	B&B	3"	
<i>Ulmus x 'Morton'</i>	Acolade Elm	B&B	3"	
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	B&B	3"	
ORNAMENTAL TREES				
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	3"	
<i>Cercis canadensis</i>	Eastern Redbud	B&B	3"	
<i>Chionanthus virginicus</i>	White Fringetree	B&B	3"	
<i>Cornus kousa</i>	Kousa Dogwood	B&B	3"	
Evergreen Trees				
<i>Picea abies</i>	Norway Spruce	B&B	8' HT.	
<i>Picea pungens</i>	Colorado Spruce	B&B	8' HT.	
<i>Pinus strobus</i>	Eastern White Pine	B&B	8' HT.	
Shrubs				
<i>Buddleia davidii</i> 'Blue Chip Jr.'	Lo & Behold Blue Chip Jr. Butterfly Bush	Cont.	18" SP.	
<i>Deutzia 'NCDX2'</i>	Yuki Cherry Blossom	Cont.	18" SP.	
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	Cont.	36" HT.	
<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	Cont.	36" HT.	
<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	Cont.	18" HT.	
<i>Rhus typhina</i> 'Lacinata'	Cutleaf Staghorn Sumac	Cont.	4'-5' HT.	
<i>Spiraea japonica</i> 'Yan'	Double Play Gold Spiraea	Cont.	18" SP.	
Ornamental Grasses				
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal		
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		
<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal		
<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gal		
Perennials				
<i>Allium angulosum</i> 'Summer Beauty'	Summer Beauty Allium	1 gal		
<i>Amsonia</i> 'Blue Ice'	Blue Ice Amsonia	1 gal		
<i>Coreopsis verticillata</i> 'Grandiflora'	Grandiflora Coreopsis	1 gal		
<i>Echinacea purpurea</i>	Pale Purple Coneflower	1 gal		
<i>Parviflora x 'Little Spire'</i>	Little Spire Russian Sage	1 gal		
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Perennial Salvia	1 gal		

LOT NUMBER	BUILDING SF	TOTAL # OF PARKING SPACES	LANDSCAPE ISLANDS (SF) / PARKING AREA (SF)	LANDSCAPE ISLAND % PARKING AREA (5% MIN.)	R/W LENGTH LF (COLBERN ROAD)	R/W LENGTH LF (BLUE PARKWAY)	R/W LENGTH LF (ACCESS ROAD 'A')	R/W LENGTH LF (ACCESS ROAD 'B')	R/W LENGTH LF (PROPOSED PUBLIC R/W)	(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(3C) PARKING LOT SCREENING SHRUBS	(4A) BUFFER TREES: DECIDUOUS/ ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS	
1	18,500	95	2516 / 41,779	6.0%	N/A	333	329	333	342	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	45 45	67 67	126,323	25 25	54 54	401 401	N/A N/A	N/A N/A	
2	20,000	100	2821 / 35,182	8.0%	345	213	314	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	29 29	44 44	94,320	19 19	48 48	262 262	10 / 7 / 10 10 / 7 / 10	10 10	
TRACTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PROPOSED PUBLIC R/W	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	38,500	195			345	546	643	333	342		74	111	220,643	44	102	663	27	10	

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET.

(2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.

(3A) IN ADDITION TO STREET FRONTAGE TREES, 1 TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA.

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.

(3C) 12 SHRUBS PER EVERY 40 LF SHALL BE PROVIDED ALONG PARKING AREA ADJACENT STREET R/W.

(4) THIS MUST BE 18" MIN. HEIGHT AT TIME OF PLANTING & SPREAD INTO A CONTINUOUS VISUAL.

(5) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN TWO DIFFERENT ADJACENT USES, IN THE FORM OF (4A) 1 SHADE TREE PER 500 SF; 1 ORNAMENTAL TREE PER 750 SF; 1 EVERGREEN PER 500 SF; AND (4B) 1 SHRUB PER 500 SF.

NOTES:

(1) Open areas not covered with other materials shall be covered with sod, per Section 14.090.B.2 Groundcover.

(2) All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

(3) All ground-mounted mechanical units shall be totally screened from view in accordance with Article 7 of UDO.

(4) Any parking lot designed or intended to accommodate five (5) cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right-of-way, a visual screen shall be provided, per Section 14.120 of UDO.

CONCEPT PLANT SCHEDULE

	STREET FRONTAGE TREE	74
	Deciduous: B&B, 3" Cal.	
	OPEN YARD TREE	44
	Deciduous: B&B, 3" Cal.	
	or Ornamental: B&B, 3" Cal.	
	or Evergreen: B&B, 6' HT.	
	BUFFER TREE	27
	Deciduous: B&B, 3" Cal.	
	or Ornamental: B&B, 3" Cal.	
	or Evergreen: B&B, 6' HT.	
	STREET FRONTAGE SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	
	OPEN YARD SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	
	BUFFER SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	

*Refer to Landscape Calculations chart for shrub requirements. All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

NO.	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	P.J.O.
Designed By:	Staff
Drafted By:	C.J.H.
Lutjen Project No.:	16103

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North Kansas City, MO 64116
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MO State Certificate of Authority # 200702824

LANDSCAPE CONCEPT

SUMMIT VILLAGE

FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

L001

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans\36x24\LA1 - 16103.dwg



Southeast View

December 6th, 2016



GUY GRONBERG
ARCHITECTS, P.C.
816-524-0878



Southwest View

December 6th, 2016

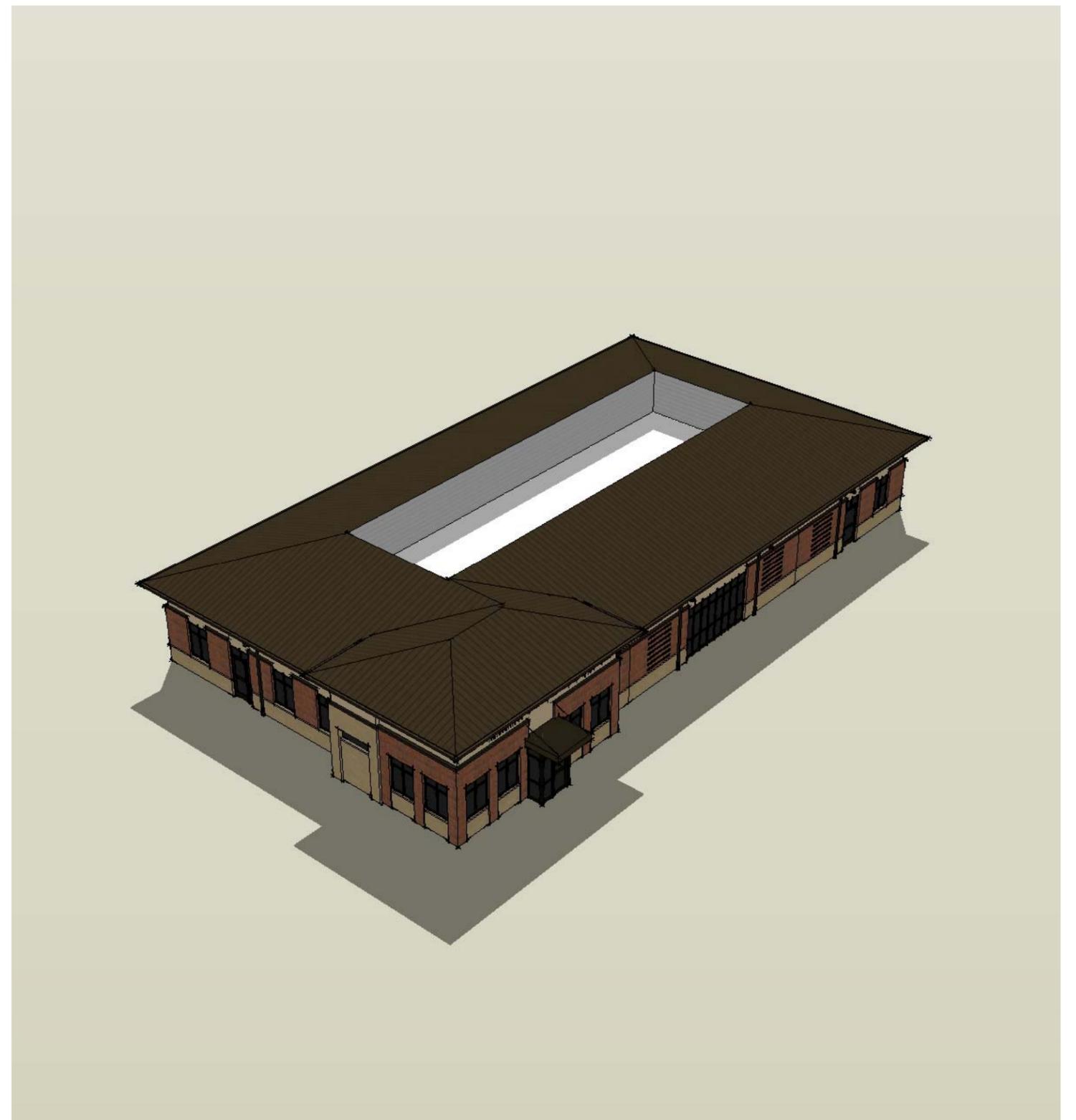
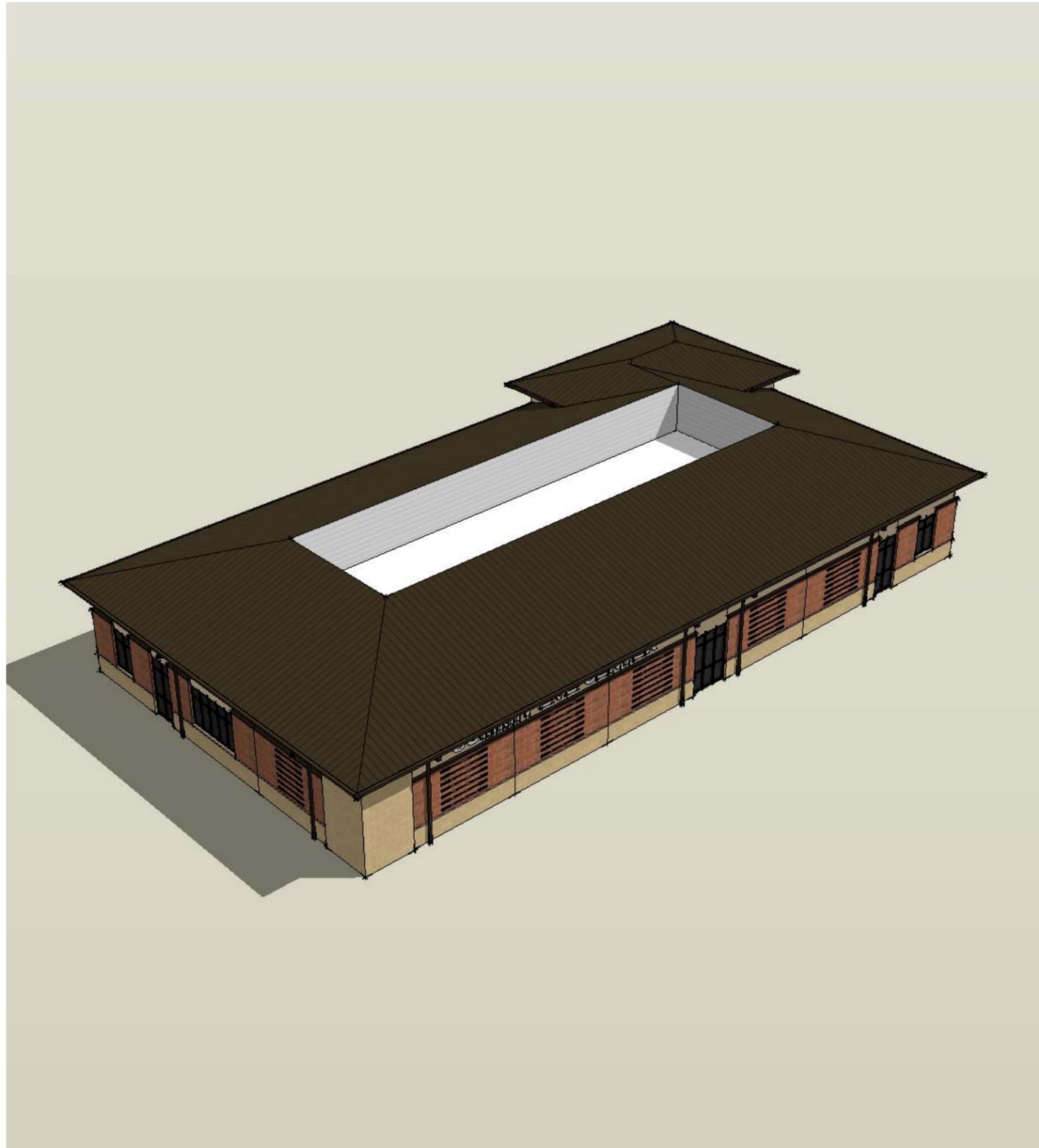


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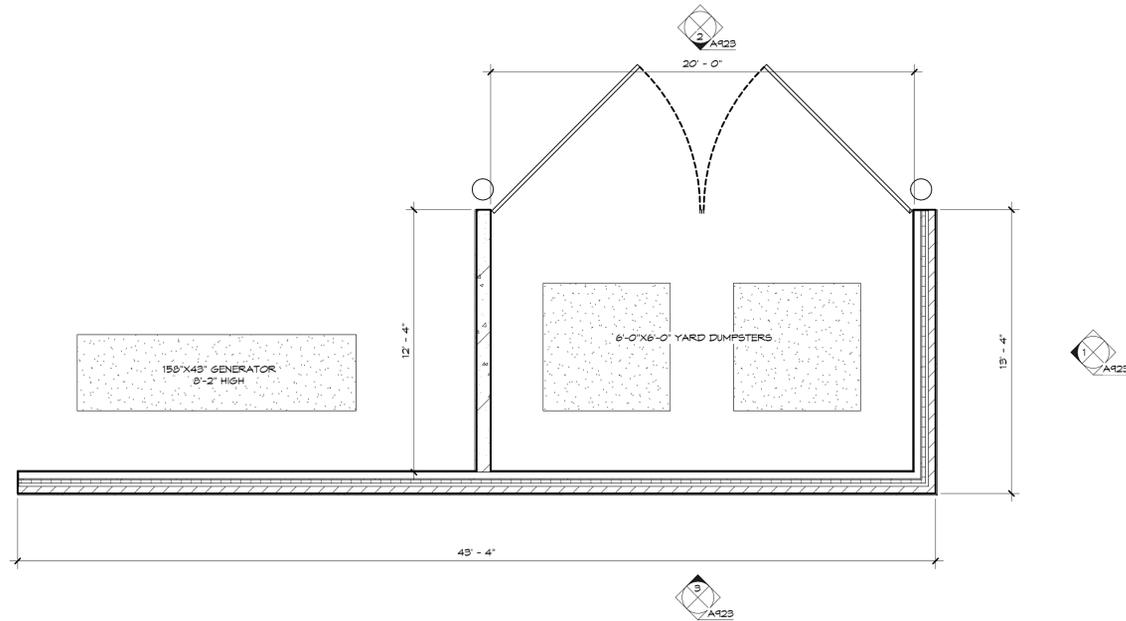




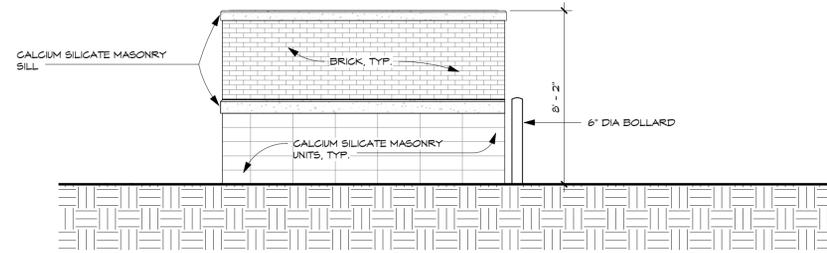




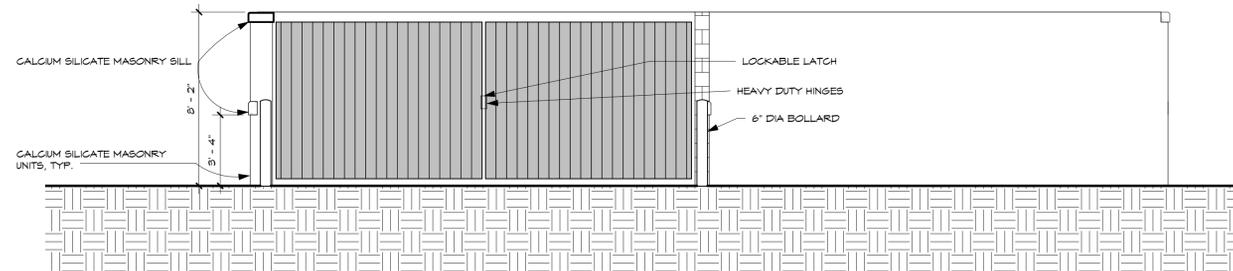




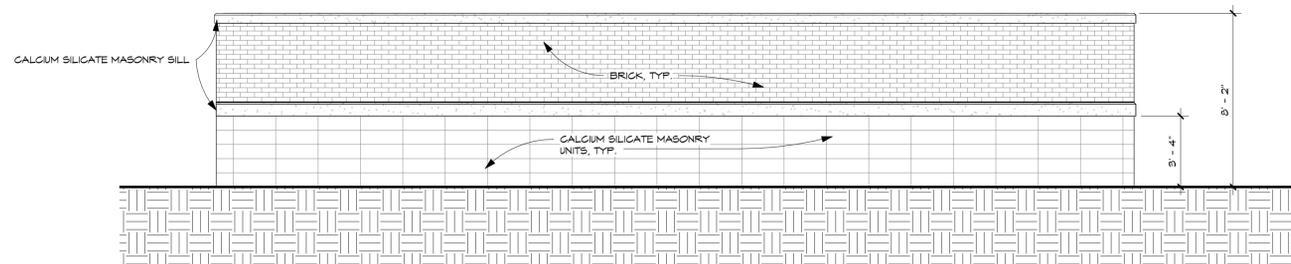
4 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"

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06/03/16	06/03/16	CITY SUBMITTAL, NOT FOR CONSTRUCTION

SUMMIT EYE CENTER
EYE CLINIC AND AMBULATORY SURGERY CENTER
LEES SUMMIT, MO

TRASH ENCLOSURE
DETAILS

PROJECT NO: 15-059
DRAWN BY: T.L.
CHECKED BY: N.S.

A923

4900 WEST OLD SHAKOPEE ROAD
SUITE 920
BLOOMINGTON, MINNESOTA 55437
PH: 952-996-9662
FX: 952-996-9663
WWW.SPARCHITECTSINC.COM

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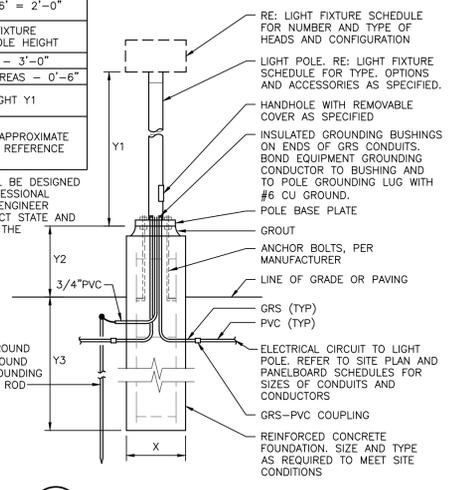
06/03/2016

ISSUE #	DATE	DESCRIPTION

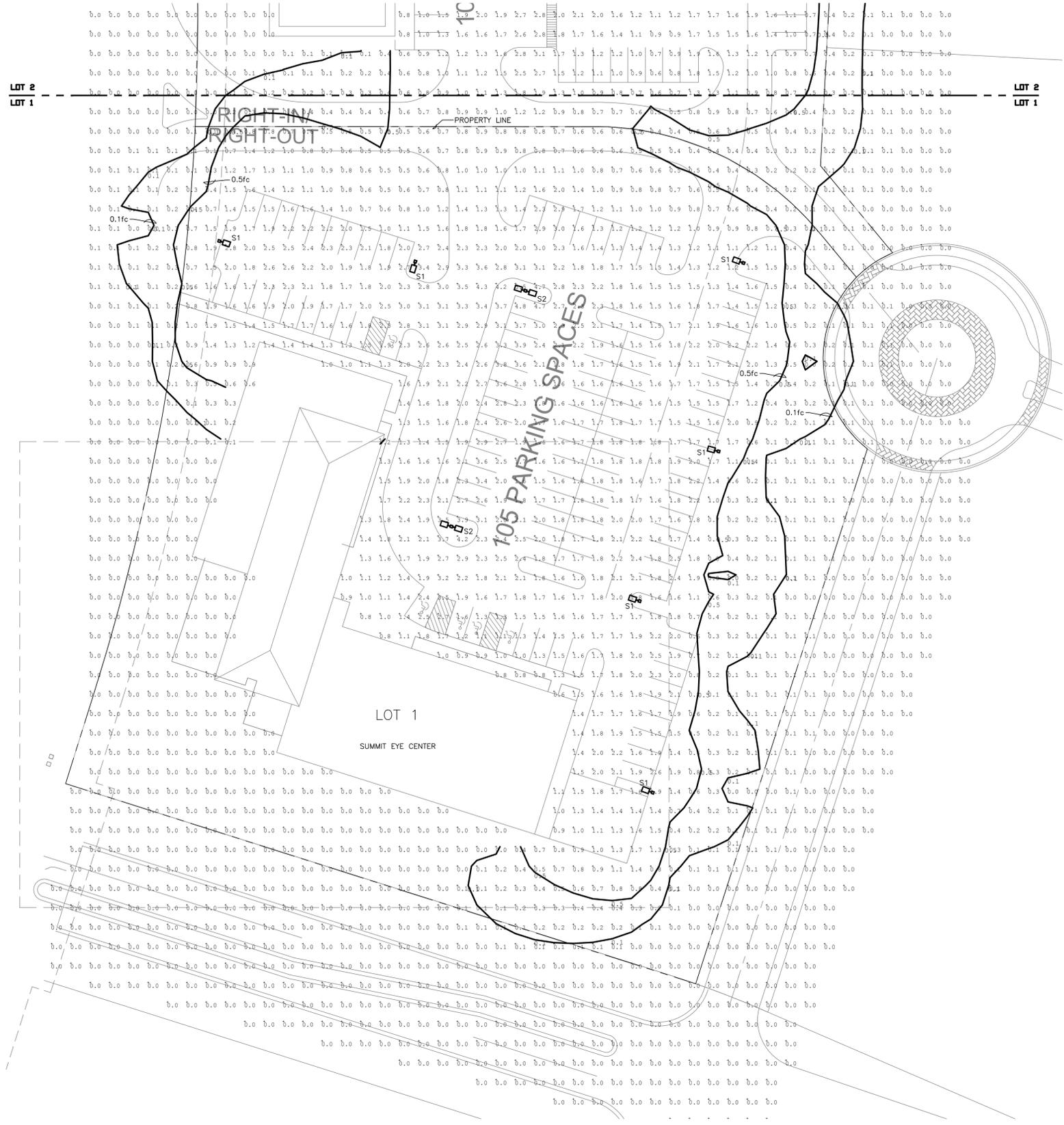
TABLE OF DIMENSIONS*

X	POLE HEIGHT > 16' = 2'-0"
Y1	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT
Y2	VEHICULAR AREAS = 3'-0" NON-VEHICULAR AREAS = 0'-6"
Y3	1/4 OF POLE HEIGHT Y1

* NOTE: ALL DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.



2 POLE BASE DETAIL
 NO SCALE



1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1"=30'

TYPE	MANUFACTURER	MODEL NUMBER	LIGHT FIXTURE SCHEDULE			INPUT VA	INPUT WATTS	DESCRIPTION
			NO.	LAMPS	VOLT			
S1	MCGRAW EDISON	GLEON-AE-04-LED-480-T4W-BK-MS/2-L40	-	LED 4000K	480	213	215	SINGLE HEAD LED POLE FIXTURE WITH DIE-CAST ALUMINUM HOUSING. TYPE IV WIDE DISTRIBUTION. INTEGRAL DRIVER. MOTION SENSOR FOR BI-LEVEL TO REDUCE LIGHT LEVELS BY 50%. 25" TAPERED SQUARE POLE ON 3'-0" BASE (28" TOTAL HEIGHT). BLACK FINISH
S2	MCGRAW EDISON	GLEON-AE-04-LED-480-T4W-BK-MS/2-L40	-	LED 4000K	480	426	430	DUAL HEAD LED POLE FIXTURE WITH DIE-CAST ALUMINUM HOUSING. TYPE IV WIDE DISTRIBUTION. INTEGRAL DRIVER. MOTION SENSOR FOR BI-LEVEL TO REDUCE LIGHT LEVELS BY 50%. 25" TAPERED SQUARE POLE ON 3'-0" BASE (28" TOTAL HEIGHT). BLACK FINISH
SD1	WILLIAMS COOPER LITHONIA LIGHTOLIER JUNO	PH75-226T-CS-MWT-AC/CS-EB1-UNV	2	26W CFL TRIPLE GX24q-4, 4 PIN 80 CRI, 4100K 3200 LUMENS 12,000 HRS	UNV	52	53	7" DIAMETER RECESSED COMPACT FLUORESCENT DOWNLIGHT. HORIZONTAL LAMP ORIENTATION. 6-1/2 INCH MAXIMUM FIXTURE RECESSED DEPTH. SELF-FLANGED, ACCENT CONE WITH CLEAR GLASS LENS WITH MATTIE WHITE TRIM. HPF. ELECTRONIC UNIVERSAL VOLTAGE COLD WEATHER (-20%DF) BALLAST. PROVIDE MOUNTING BARS AS REQUIRED. UL LISTED FOR WET LOCATION UNDER COVERED CEILING.
SW1	GARDCO HUBBELL KIM LIGHTING COOPER	102-MT-226QF-UNIV-BLP	2	26W CFL DTT GX24q-3, 4 PIN 80 CRI, 4100K 1710 LUMENS 12,000 HRS	UNV	52	53	16-1/4" LONG X 7" HIGH X 3" DEEP WALL MOUNTED COMPACT FLUORESCENT SCENCE WITH ONE-PIECE DIE-CAST ALUMINUM HOUSING AND DOOR FRAME. FULLY GASKETED FLAT CLEAR GLASS LENS. FULL CUTOFF. MEDIUM THROW DISTRIBUTION. HIGH POWER FACTOR. ELECTRONIC BALLAST WITH 0%DF STARTING. UL LISTED FOR WET LOCATION.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Illuminance	Fc	0.66	5.5	0.0	N.A.	N.A.
Lot 1 Parking Surface	Illuminance	Fc	2.04	5.5	0.7	2.91	7.86
Lot 2 Parking Surface	Illuminance	Fc	1.81	4.6	0.6	3.02	7.67

ISSUE #	DATE	DESCRIPTION

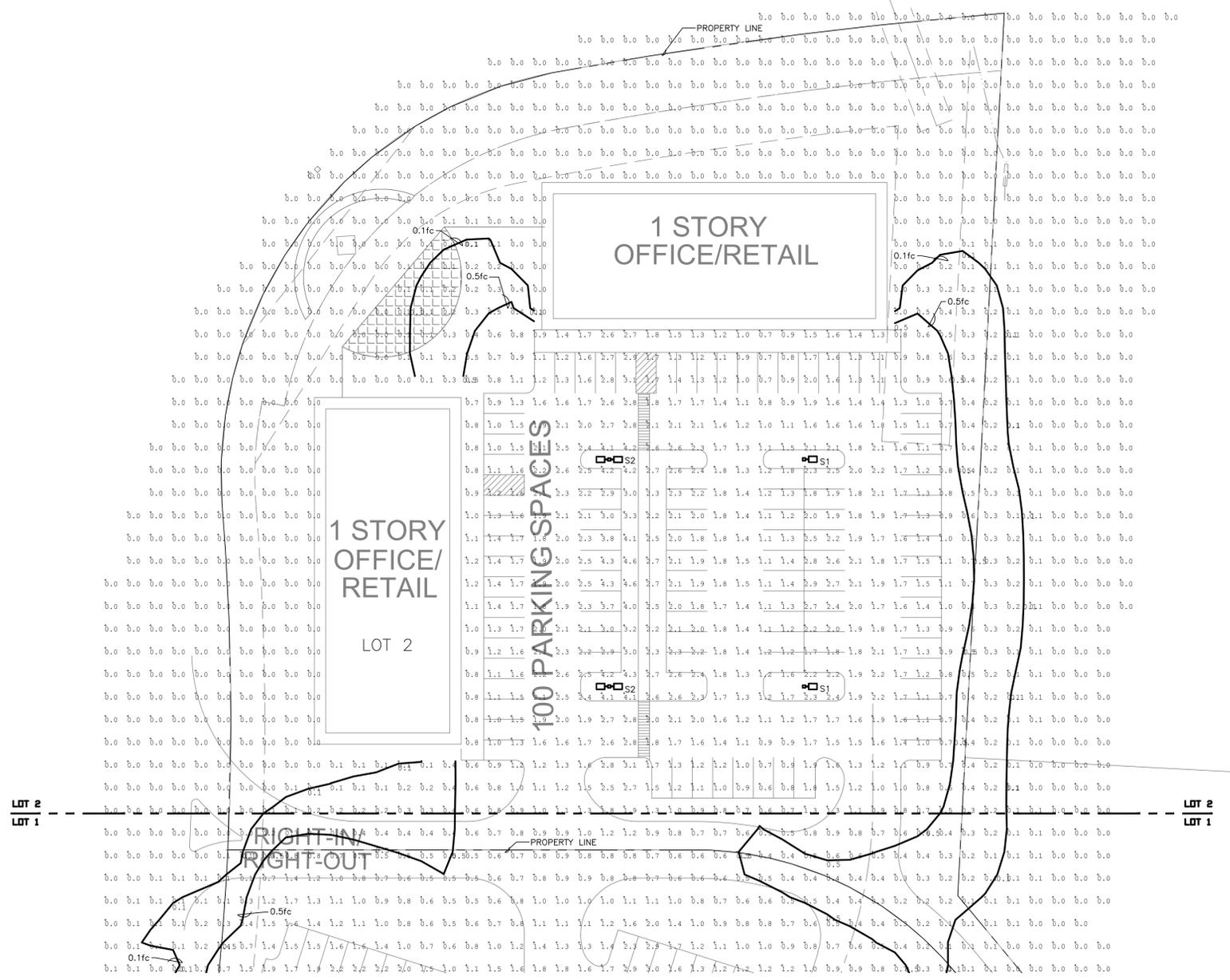
SUMMIT EYE CENTER
 EYE CLINIC AND AMBULATORY SURGERY CENTER

LEES SUMMIT, MO

ELECTRICAL SITE
 PHOTOMETRIC
 PLAN

PROJECT NO: 15-059
 DRAWN BY: HEI
 CHECKED BY: HEI

ES011



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Illuminance	Fc	0.66	5.5	0.0	N.A.	N.A.
Lot 1 Parking Surface	Illuminance	Fc	2.04	5.5	0.7	2.91	7.86
Lot 2 Parking Surface	Illuminance	Fc	1.81	4.6	0.6	3.02	7.67

1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1"=30'

