



# Summit Orchards West Preliminary Development Plan

Submitted By:  
NorthPoint Development & Townsend Capital LLC  
September 27th, 2022

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## Introduction

Summit Orchards West is the expansion of the Summit Orchards master-planned development located at NW Ward Road and Chipman Road. The area encompassed by the Preliminary Development Plan includes a mix of office, commercial, light industrial, and residential use which will promote amenities that drive a mix of employment and commercial activity. This plan is consistent with the existing surrounding uses at the approved Summit Orchards Development, including the following built improvements:

- Construction of Tudor Road
- Construction of Donovan Road
- Construction Commercial development along Chipman Road
- Construction of an education collaboration hub coordinated with the R-7 School District, Central Missouri University known as the Missouri Innovation Campus
- The Donovan Apartments

The strategic location of this site within Lee's Summit and its adjacency to the Summit Innovation Center and Missouri Innovation Campus, drive its development and the interests of its stakeholders. The preliminary development plan advances the area's desired use already contemplated by the City of Lee's Summit and Townsend Capital. The anchor of the proposed plan is a residential community of more than 300 multifamily units, in conjunction with 120,000 S.F. of light industrial and 12,000 S.F. of retail and restaurants. With the addition of activity, the plan also recommends various traffic improvements to accommodate the increased use of NW Ward Rd.

## Project Description

### Context

This plan includes approximately 23 acres of land, bordered by Outerview Drive on the West, NW Ward Road on the East, and Chipman Road to the South. The proposed uses align closely with the original intent of the master plan, which was approved in 1999 PDP. The mix of proposed uses within this site plan creates a bridge to the east side of NW Ward Road, promoting pedestrian and vehicular commercial use.

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## Project Information

The development plan envisions a mix of residential, commercial, retail and warehouse/office space across approximately 23 acres. Access to the development from Ward Road will be supplemented with additional turn lanes and access from existing Outerview Drive.

## Site History

- April 1999 – Lee's Summit Planning Commission held a public hearing with due public notice in the manner prescribed by law regarding the rezoning of Summit Technology Campus from M1 to PUD and rendered a report to the City Council recommending approval of the rezoning.
- May 1999 – Lee's Summit City Council held a public hearing with due public notice in the manner prescribed by law and rendered a decision to rezoning Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by interstate 370, to the east by Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway.)
- July 2014 – Lee's Summit City Council approve an updated Preliminary Development Plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2015 – Lee's Summit City Council unanimously approved an updated Preliminary Development Plan for the Property to the north to facilitate development of Summit innovation Center, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2016 – Lee's Summit City Council approved a Preliminary Development Plan for the Property to the east (Summit Orchard), consistent with the original approved overall preliminary development plan for Summit Technology Campus.

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## Site Development Data

This development data provides specifications and requirements for development concepts illustrated in the preliminary development plan. These requirements shall control and guide future development in accordance with the proposed plan. Unless otherwise indicated in the preliminary development plan, this data, or elsewhere in the narrative, the Lee's Summit UDO will be used to guide development.

### Site Development Standards

- **Land Uses:** To compliment the approved development at Summit Orchards, the selection of uses has been identified as appropriate for the development of Summit Orchards West. These uses include warehouse, office, commercial, restaurant, and residential. See Table #1.
- **Development Plan Standards:** The plan standards for land area, pervious coverage, floor-area-ratio, building height, and land uses are defined in Table #1.

TABLE 1: Development Plan Standards

Development Plan Standards					
Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR/Density	Allowable Land Use
10A	10.08 AC. (439,085 S.F.)	5%	45'	0.5	Office/Warehouse, Retail, Commercial,
10B	11.83 AC. (515,315 S.F.)	5%	65'	30 DU/acre	Multifamily Residential
10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail, Restaurant, Commercial

- **Parking:** To ensure that parking is adequately provided for the development site and each lot within, the parking requirements are defined in Table #2. The parking calculations are based on the Unified Development Ordinance (UDO), and previously approved similar projects, and reference of municipalities'

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development code. Please see the *Summit Orchards West - Multifamily Parking Review* for justification of parking ratio. Accessible parking spaces will meet the minimum parking code requirement for all development, including within individual lots. Parking stall sizes are 9' wide x 18' deep, in accordance with the UDO exception for shorter stall length in conjunction with sidewalk or landscape strip at back of curb.

TABLE 2: Parking Standards

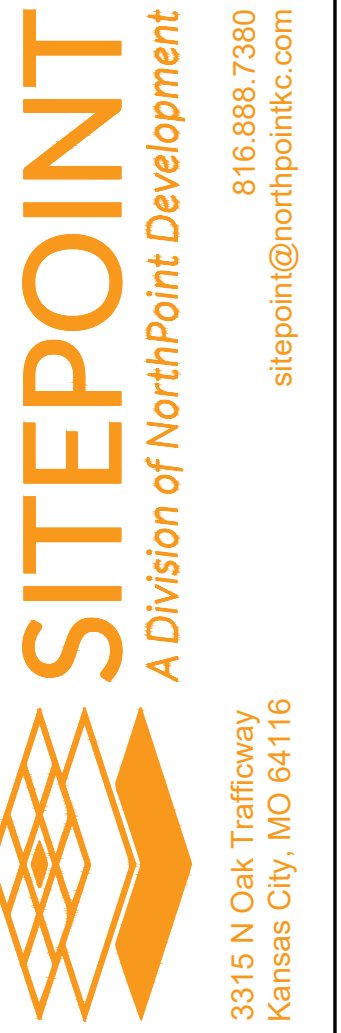
Land Use	Parking Standards	
	Parking	
	Development Standard	UDO Requirements
Office/Warehouse/Commercial	4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse	4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse
Multifamily Residential	1.75 per DU	1.5 (/bedroom unit) +.5/(unit visitors)
Retail/Commercial/Restaurant	5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant	5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant

- **Pervious Surface/Landscape Design:** Development of Summit Orchards West will meet, and in many cases exceed the pervious area requirements found in Table #1. The landscape concept (Sheet L-0100) and the UDO will guide future landscape design of the site. The landscape concept provides an illustrative example of anticipated design for the area. While it is expected that species of plan materials will adhere to those identified in the landscape concept, the location and spacing of materials on individual sites may differ to provide landscape and plantings that support and enhance each site.
- **Site Access and Circulation:** Each lot will have primary access on Ward Rd. and various secondary entrances along Outerview Drive. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further detailed in the preliminary development plan.

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- **Building Design:** Building design will complement the existing aesthetic of Summit Orchards, refer to PDP sheets for building materials and elevations. As each site continues to be designed, the palette of each building will be further refined, following the high quality of development east of Ward Road. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, meeting requirements of the UDO. Residential-multifamily land use will have approximately 323 dwelling units, 27.3 per acre.
- **Signage:** Site signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. All design of signage shall follow previously set standards and aesthetics provided in the tenant signage package.
- **Lighting:** The location and design of the lighting and fixtures will be determined approved through final development plan approval. The design of the lighting across the site will be in character with the existing aesthetic of Summit Orchards and of same quality.

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REVISIONS/APPROVALS:	NO.	DATE:	REVIEWED BY:
INITIAL CITY SUBMITTAL		2022.08.26	M.C.D.
PDP RESUBMITTAL		2022.09.27	R.L.B.
			D.A.H.
			SP PROJECT #:
			MELISSA GREGONIA
			P.E.
			201100092

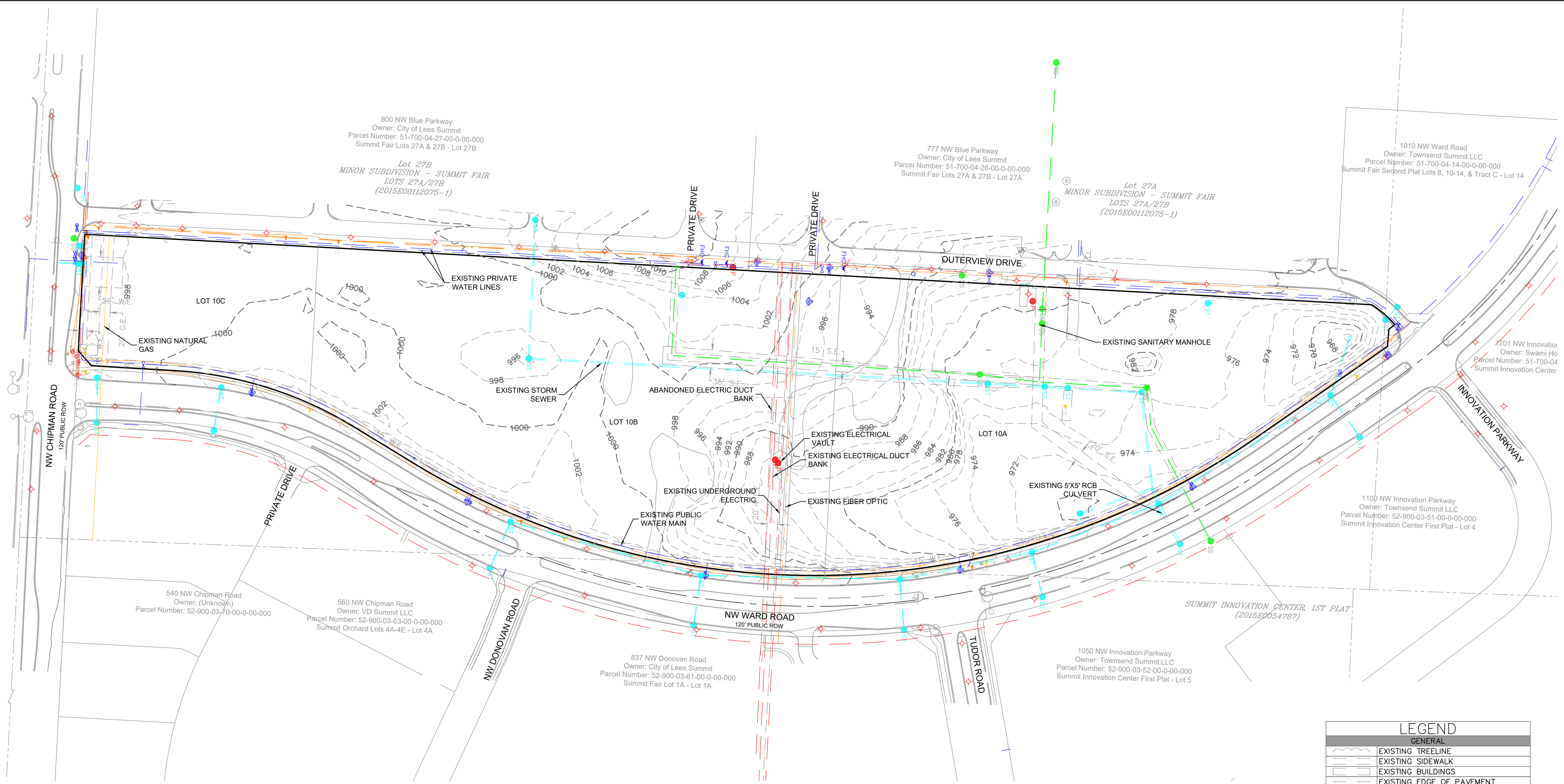
NARRATIVE  
SUMMIT ORCHARDS WEST  
ENTITLEMENT  
PRELIMINARY DEVELOPMENT PLAN  
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

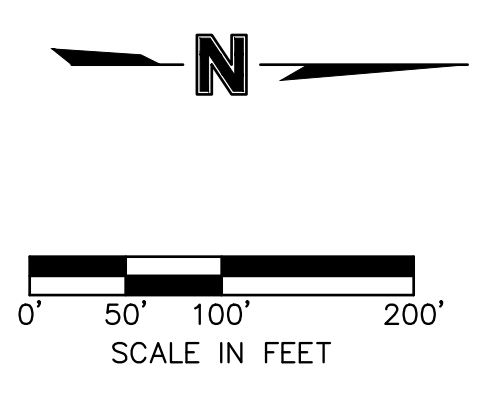
C-0002

S:\01 PROJECTS\MULTI-FAMILY\024 SUMMIT SQUARE 3\01\TILEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0100 EXISTING CONDITIONS PLANDING



SURVEY PREPARED BY AE.  
 LOTS PROPOSED BY MINOR LOT LINE  
 ADJUSTMENT BY AE.

NO EXISTING OIL AND GAS WELLS LOCATED  
 ON SITE ACCORDING TO MISSOURI  
 DEPARTMENT OF NATURAL RESOURCES'  
 MISSOURI GEOLOGICAL SURVEY



LEGEND	
GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
EASEMENTS & SETBACKS	
	A.E. ACCESS EASEMENT
	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
	B.L. BUILDING SETBACK
	COMM. E. COMMUNICATION EASEMENT
	C.G.E. CONSTRUCTION GRADING EASEMENT
	F.P.E. FLOOD PLAIN EASEMENT
	L.S. LANDSCAPE EASEMENT
	G.E. NATURAL GAS EASEMENT
	P.L.E. POWER/ELECTRIC LINE EASEMENT
	P.S. PARKING SETBACK
	S.B. STREAM BUFFER
	S.D.E. SURFACE DRAINAGE EASEMENT
	S.E. SANITARY SEWER EASEMENT
	D.E. STORM DRAINAGE EASEMENT
	TEMP. ESMT. TEMPORARY EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	F.Y.S. FRONT YARD SETBACK
	R.Y.S. REAR YARD SETBACK
	S.Y.S. SIDE YARD SETBACK
CONTOURS	
	+00 EXISTING INDEX CONTOURS
	-100 EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	EXISTING POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE

REVISIONS/APPROVALS:	NO.	DATE	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
INITIAL CITY SUBMITTAL		2022.08.26	M.G.D	R.E.B	
PDP RESUBMITTAL		2022.09.27		D.A.H	
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				P.E.	201100992

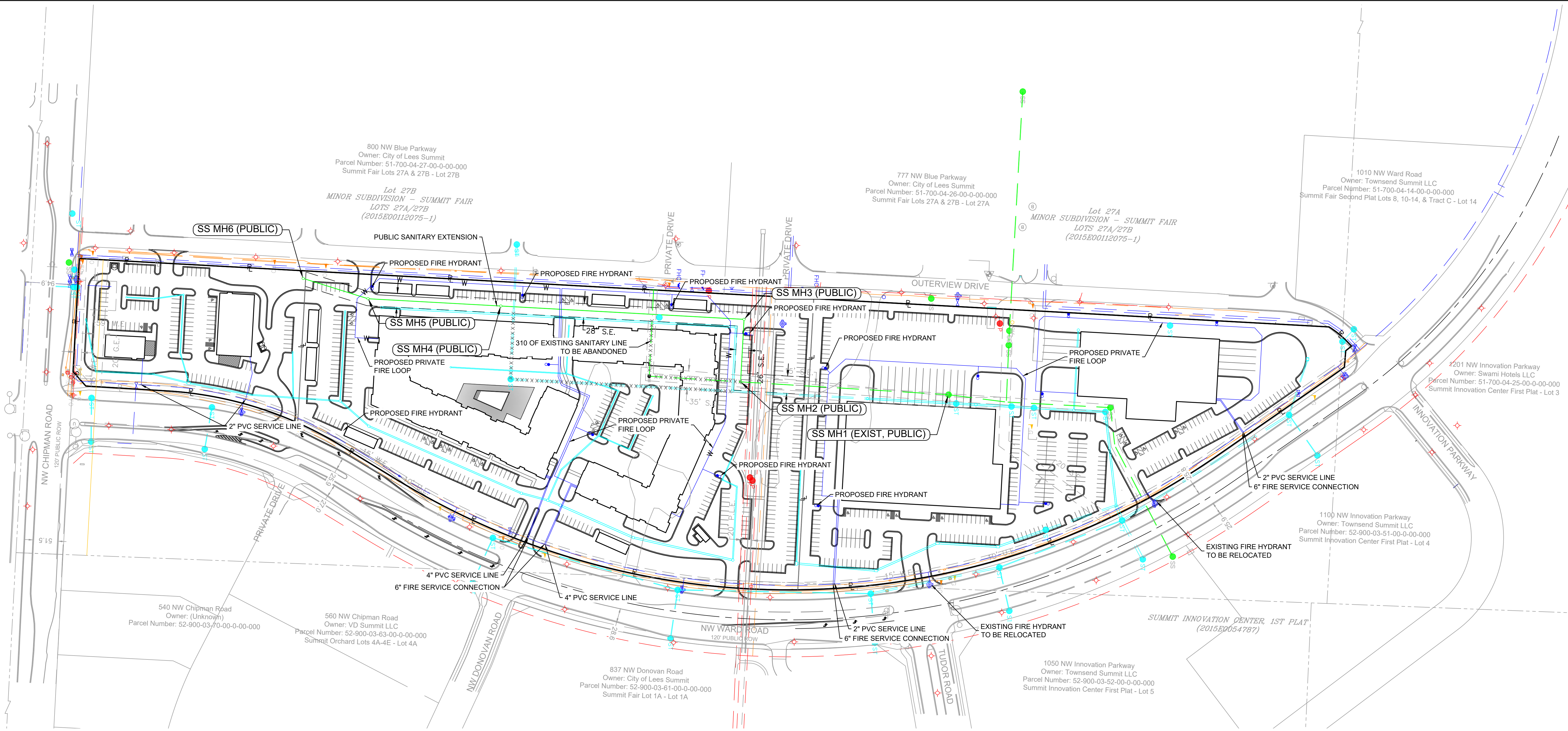
**EXISTING CONDITIONS PLAN**  
**SUMMIT ORCHARDS WEST**  
**PRELIMINARY DEVELOPMENT PLAN**  
**LEE'S SUMMIT, JACKSON COUNTY, MO**





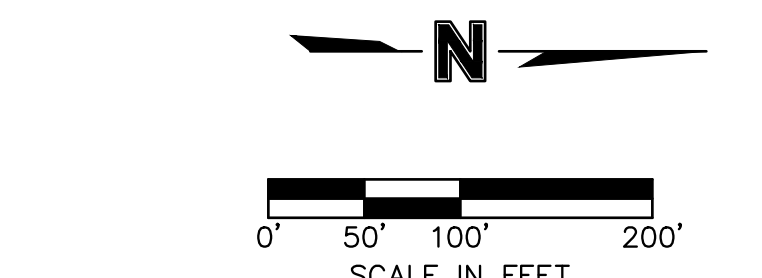


S:\01 PROJECTS\MULTI-FAMILY\024 SUMMIT SQUARE 3\UTILITIES\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0900 UTILITY PLAN.DWG



Pipe Table		
Pipe Name	Size	Length
SS PIPE 1 (EXIST_PUBLIC)	10.00"	419.856
SS PIPE 2 (PUBLIC)	10.00"	126.264
SS PIPE 3 (PUBLIC)	10.00"	490.997
SS PIPE 4 (PUBLIC)	8.00"	268.107
SS PIPE 4A (EXIST_PUBLIC)	10.00"	174.203
SS PIPE 5 (PUBLIC)	8.00"	137.137

Structure Table	
Structure Name	Structure Details
SS MH1 (EXIST. PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 978.318 SS PIPE 1 (EXIST_PUBLIC) INV IN = 973.669
SS MH2 (PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 993.762 SS PIPE 2 (PUBLIC) INV IN = 983.789 SS PIPE 1 (EXIST_PUBLIC) INV OUT = 981.161
SS MH3 (PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 999.058 SS PIPE 3 (PUBLIC) INV IN = 984.620 SS PIPE 2 (PUBLIC) INV OUT = 984.420
SS MH4 (PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 992.963 SS PIPE 4 (PUBLIC) INV IN = 988.748 SS PIPE 3 (PUBLIC) INV OUT = 988.548
SS MH5 (PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 1001.427 SS PIPE 5 (PUBLIC) INV IN = 991.629 SS PIPE 4 (PUBLIC) INV OUT = 991.429
SS MH6 (PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 999.716 SS PIPE 5 (PUBLIC) INV OUT = 993.000



LEGEND	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	EXISTING POWER/ELECTRIC LINE
	PROPOSED POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE

**SITEPOINT**  
A Division of NorthPoint Development

3315 N Oak Trafficway  
Kansas City, MO 64116  
816.888.7380  
sitepoint@northpointkc.com

REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
INITIAL CITY SUBMITTAL		2022.08.26	M.C.D	R.E.B	D.A.H	
PDP RESUBMITTAL		2022.09.27				

**UTILITY PLAN**  
**SUMMIT ORCHARDS WEST**  
**ENTITLEMENT**  
**PRELIMINARY DEVELOPMENT PLAN**  
**LEE'S SUMMIT, JACKSON COUNTY, MO**

Certificate of Authority #MO 2020018354

**SHEET #:**  
**C-0900**





### MATERIAL LEGEND



### COMMENTS

- 35% BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
- 65% WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED EXTERIOR MATERIALS (WHITE LAP SIDING AND WHITE STUCCO)
- BLACK ALUMINUM RAILINGS
- HARDIE BOARD TRIM LOCATED AT ALL TRANSOM WINDOWS PAINTED WHITE / BLACK
- NICHHA SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY SOFFITS
- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS



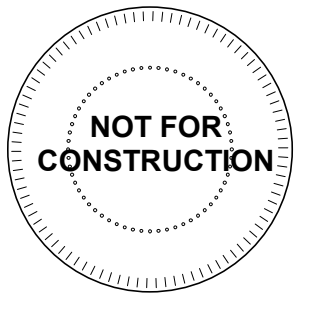
3 BUILDING 1 - EAST  
1/16" = 1'-0"



2 BUILDING 1 - WEST  
1/16" = 1'-0"



1 BUILDING 1 - SOUTH  
1/16" = 1'-0"

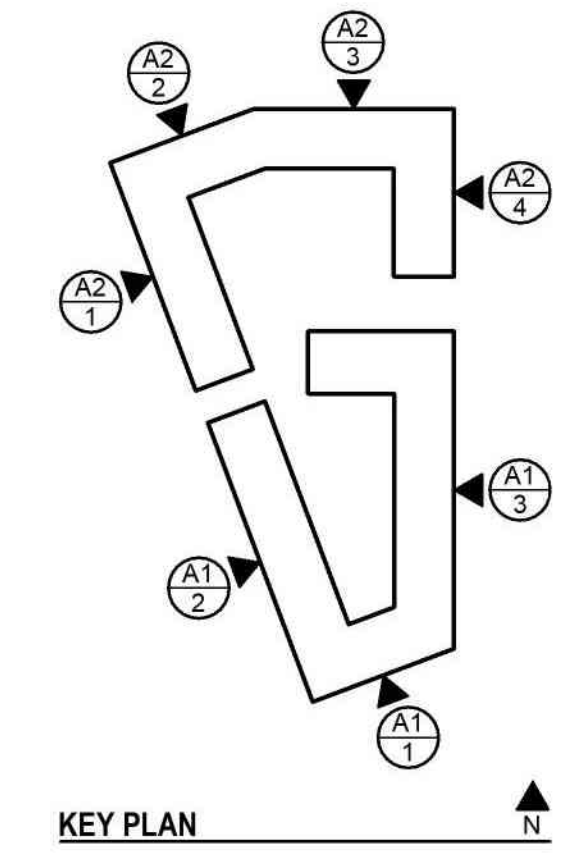


A NEW RESIDENTIAL COMMUNITY AT:  
**TRIOLOGY**  
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG  
08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:  
09.27.2022  
JOB NO.  
705922  
DRAWN BY:  
BHALL  
SHEET NO.



KEY PLAN

PDP RESUBMITTAL

**A-100**

ARCH D 24'-36'

9/26/2022 11:10:10 AM

C:\Users\hall\Documents\7059\_S33\_B22\_BrennerHall.rvt

NSPJ ARCHITECTS ©



**4 BUILDING 2 - EAST**  
1/16" = 1'-0"



**3 BUILDING 2 - NORTH**  
1/16" = 1'-0"



**2 BUILDING 2 - NORTHWEST**  
1/16" = 1'-0"



**1 BUILDING 2 - WEST**  
1/16" = 1'-0"

**MATERIAL LEGEND**



**COMMENTS**

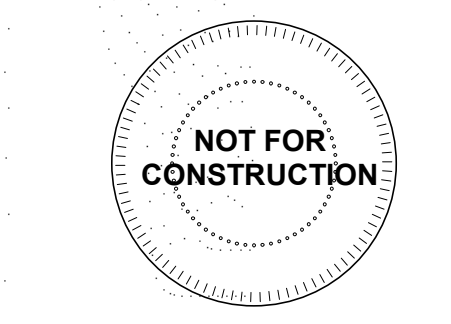
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6. GREY PAINTED FASCIA TRIM
7. GREY PAINTED GARAGE DOORS

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**

ARCHITECTS<sup>®</sup>  
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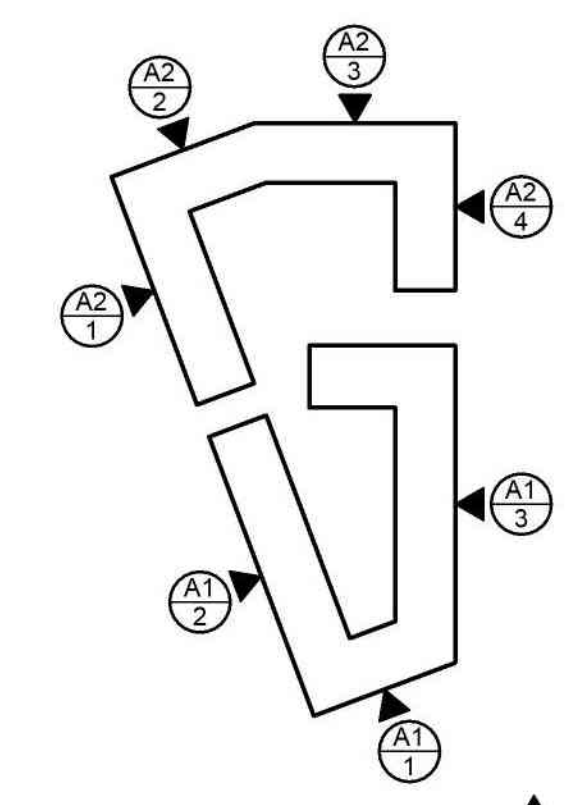
A NEW RESIDENTIAL COMMUNITY AT:

**TRILOGY**

NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG  
• 08.26.2022 - PLAN REVIEW

REVISIONS:



KEY PLAN

**PDP RESUBMITTAL**

DATE:  
09.27.2022  
JOB NO.  
705922  
DRAWN BY:  
BHALL  
SHEET NO.

**A-101**

### MATERIAL LEGEND



### COMMENTS

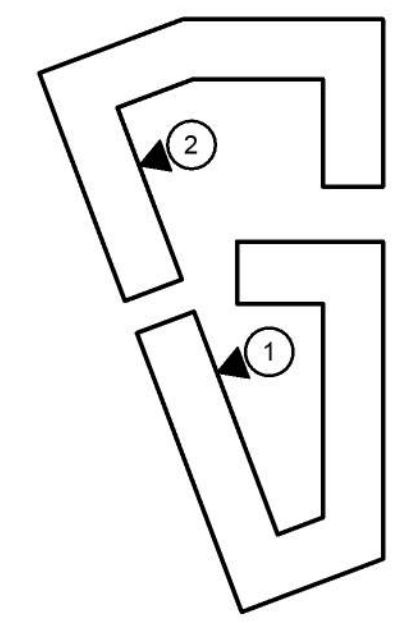
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- NICHHA SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY SOFFITS
- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS
- DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS



1 TYP. COURTYARD ELEVATION - 1ST FLOOR UNITS  
1/16" = 1'-0"



2 TYP. COURTYARD ELEVATION - 1ST FLOOR GARAGES  
1/16" = 1'-0"



KEY PLAN

REVISIONS:

DATE:  
09.27.2022  
JOB NO.  
705922  
DRAWN BY:  
BHALL  
SHEET NO.

PDP RESUBMITTAL

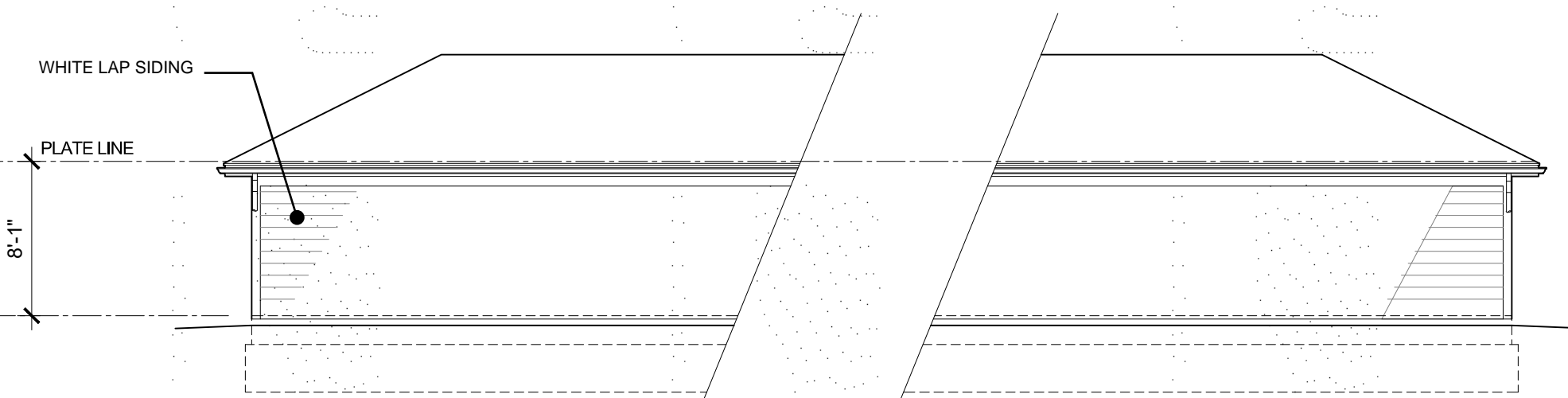
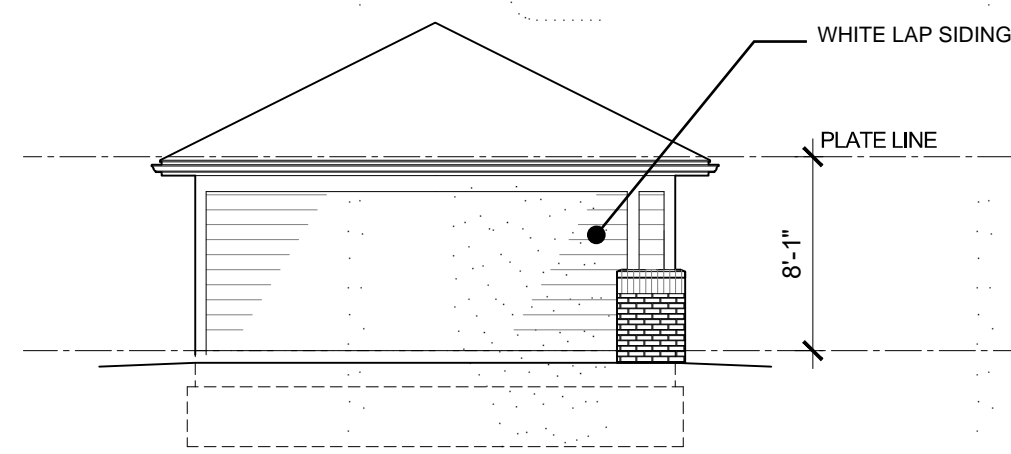
**A-102**

### MATERIAL LEGEND

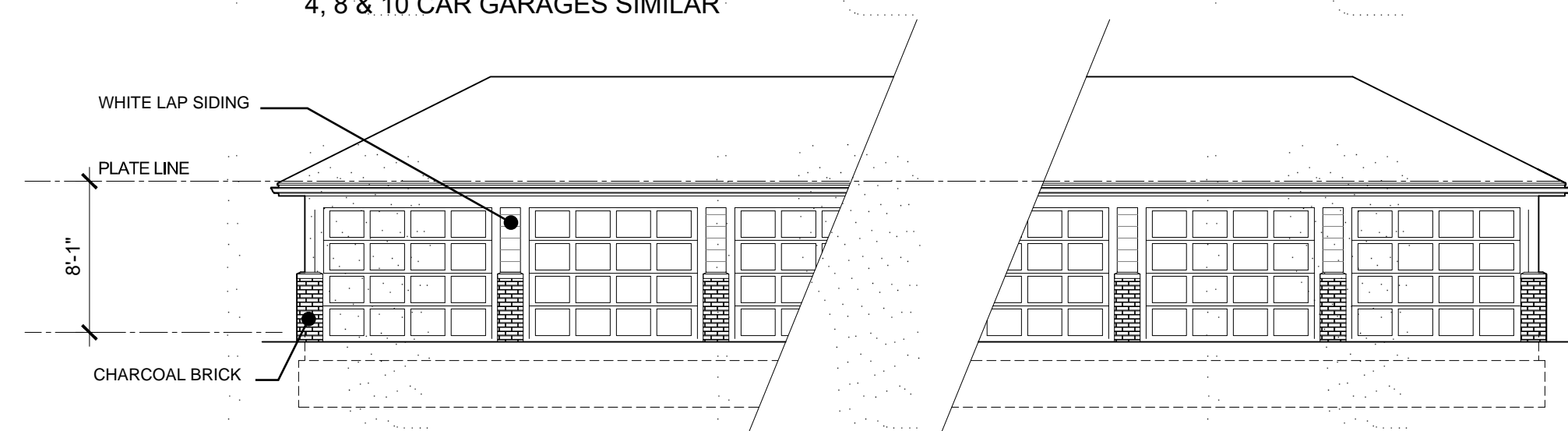


### COMMENTS

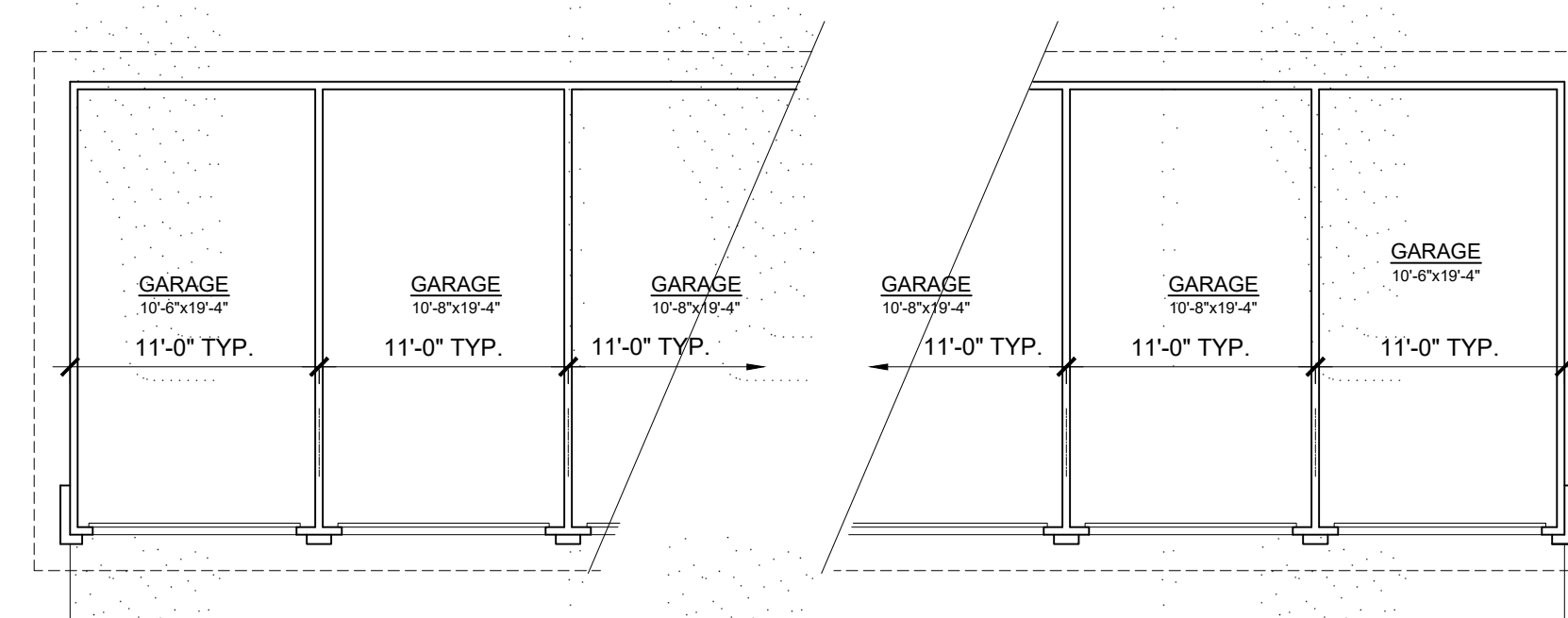
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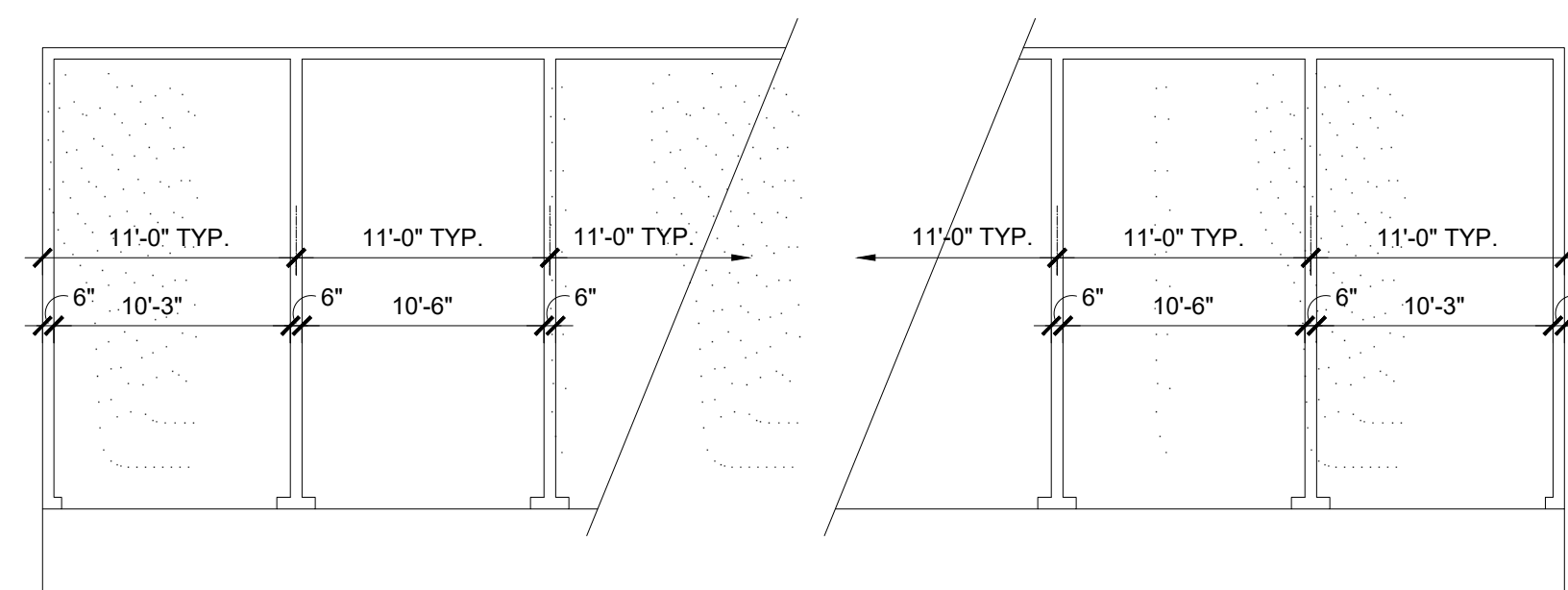
**DETACHED GARAGE REAR ELEVATION**  
 4, 8 & 10 CAR GARAGES SIMILAR



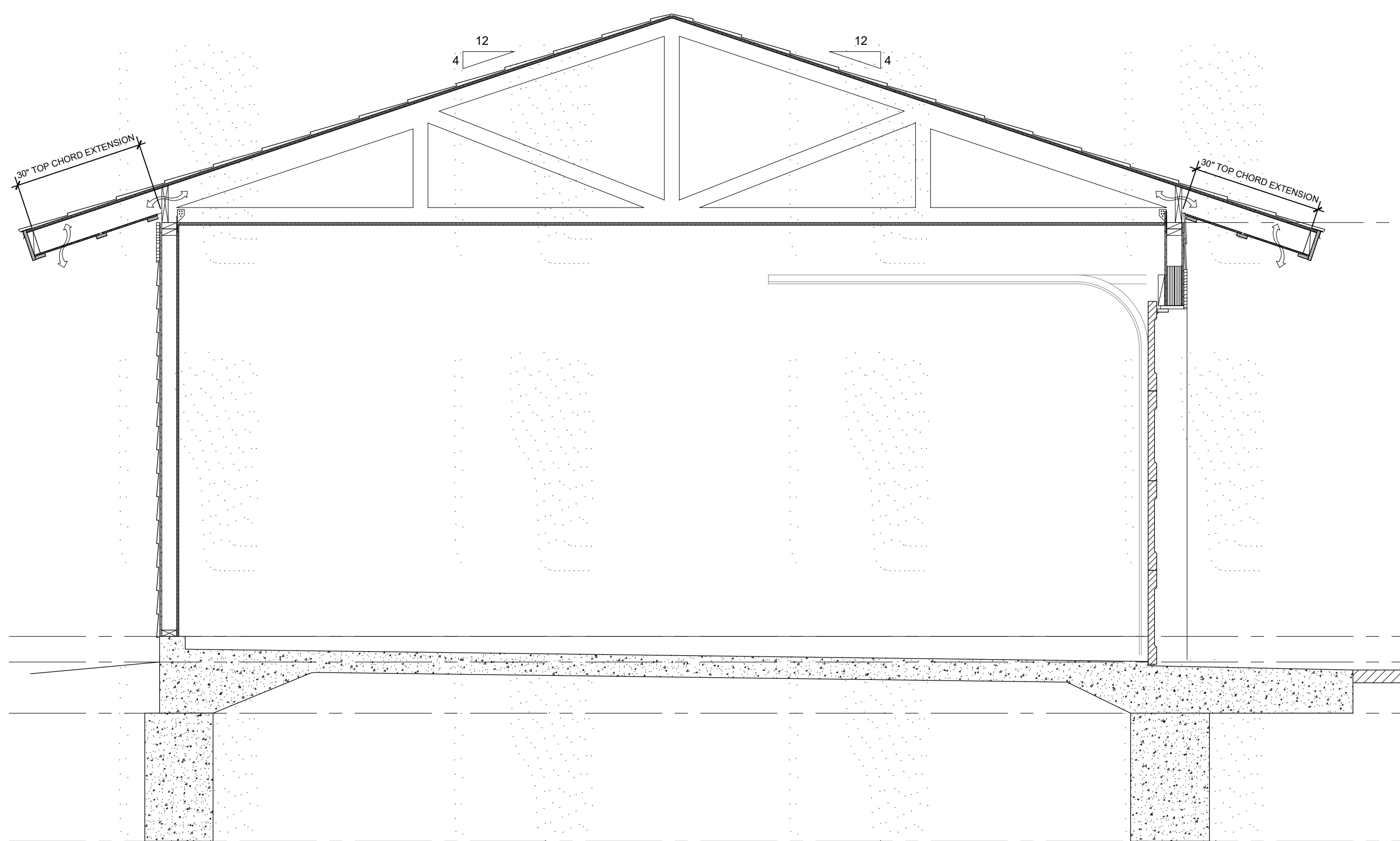
**6 CAR DETACHED GARAGE FRONT ELEVATION**  
 4, 8 & 10 CAR GARAGES SIMILAR



**DETACHED GARAGE PLAN**



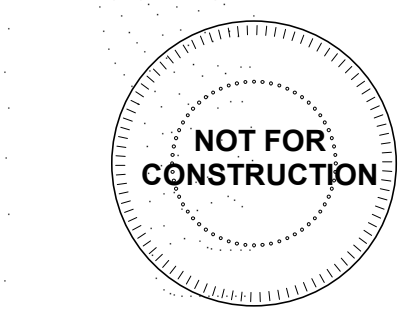
**DETACHED GARAGE SLAB PLAN**



**DETACHED GARAGE SECTION A**  
 1/2" = 1'-0"

### TYPICAL DETACHED GARAGE

1/8" = 1'-0"



A NEW RESIDENTIAL COMMUNITY AT:

**TRILOGY**

NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG  
 • 08.26.2022 - PLAN REVIEW

REVISIONS:

DATE: 09.27.2022  
 JOB NO. 705922  
 DRAWN BY: BHALL  
 SHEET NO.

PDP RESUBMITTAL

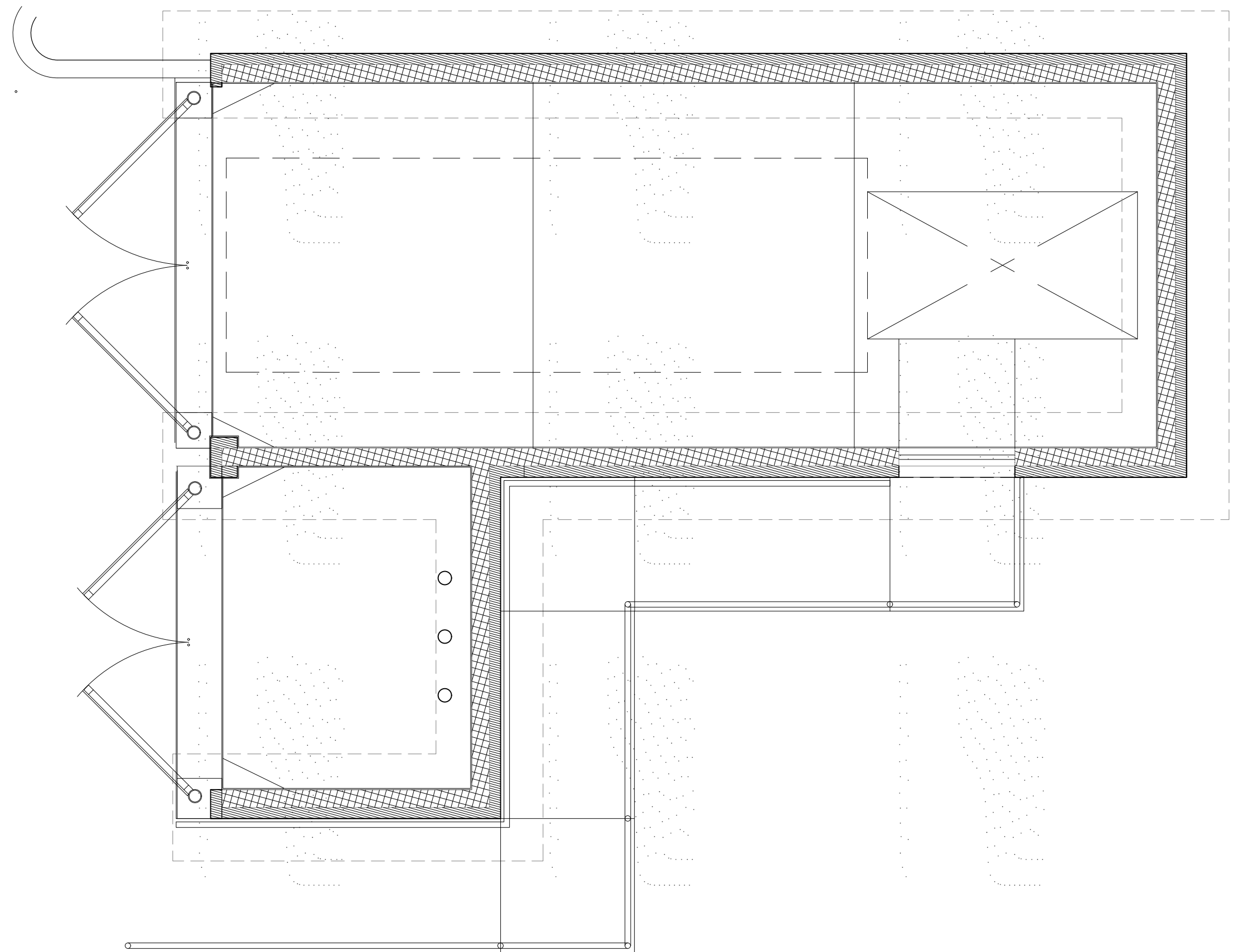
# A-103

### MATERIAL LEGEND

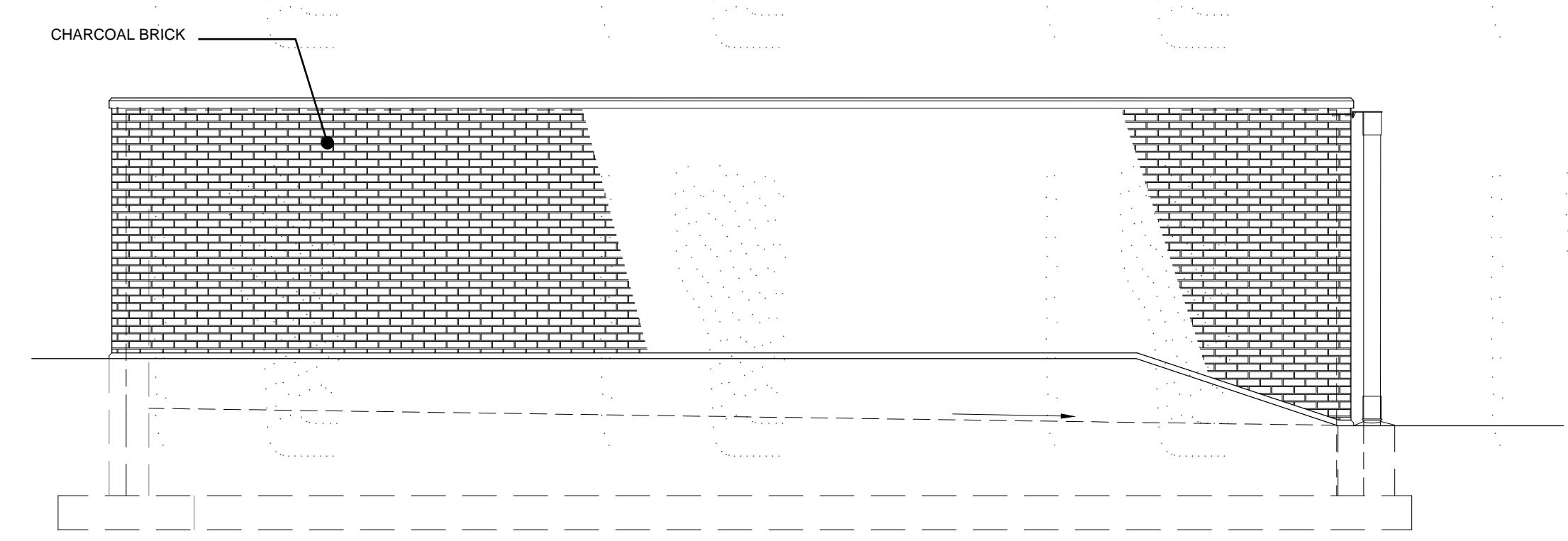


### COMMENTS

- 35% BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
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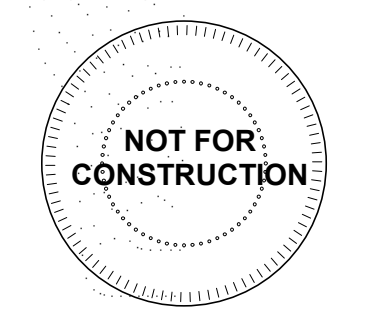
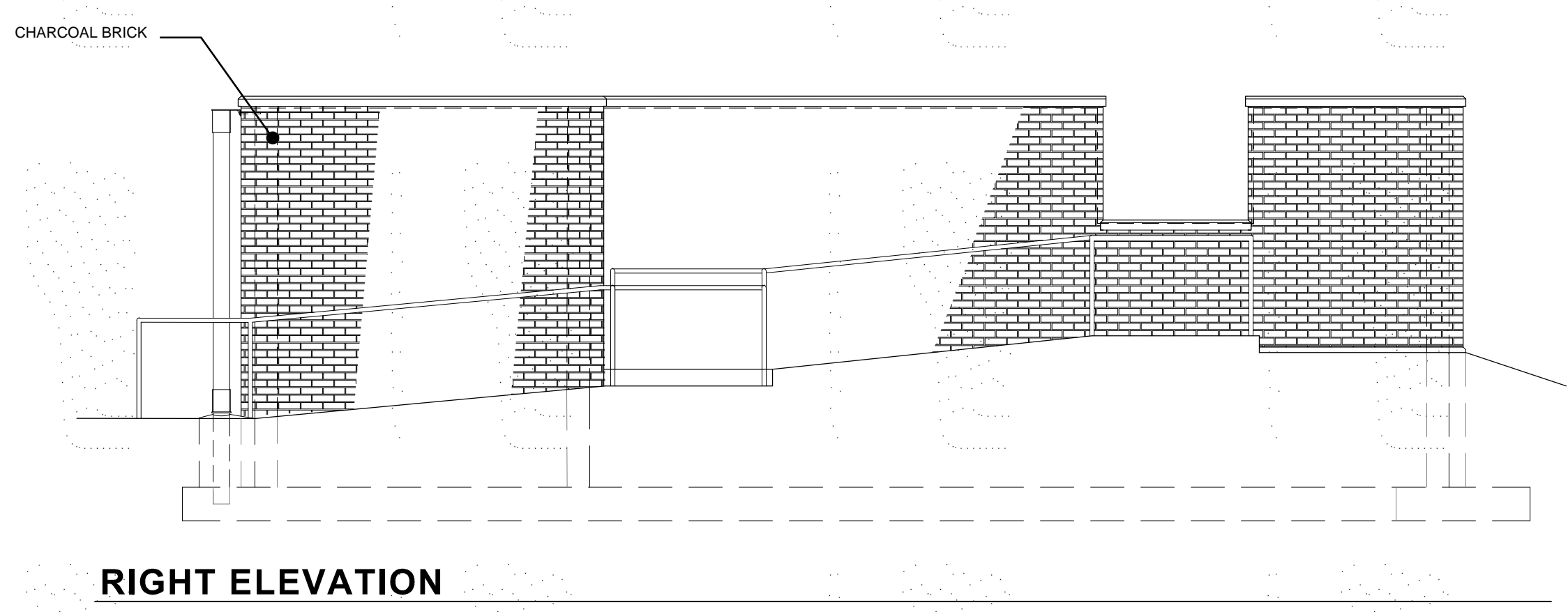
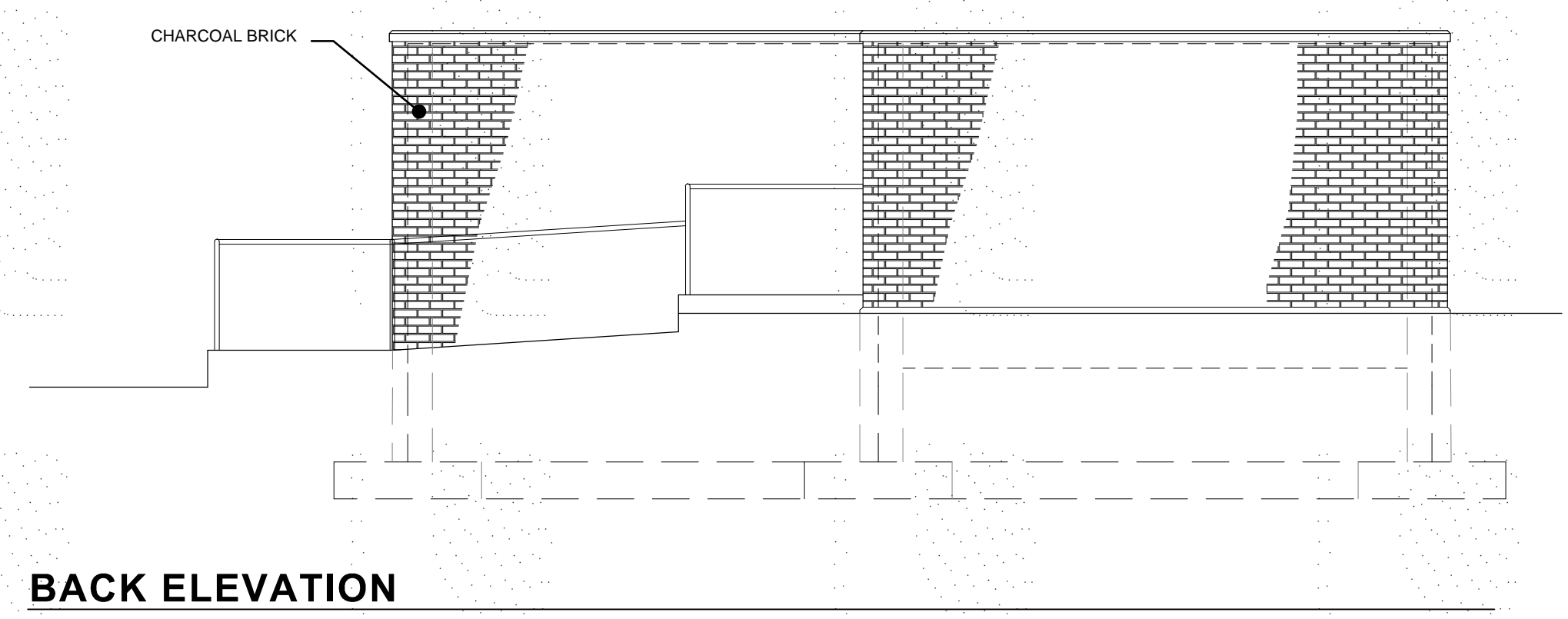
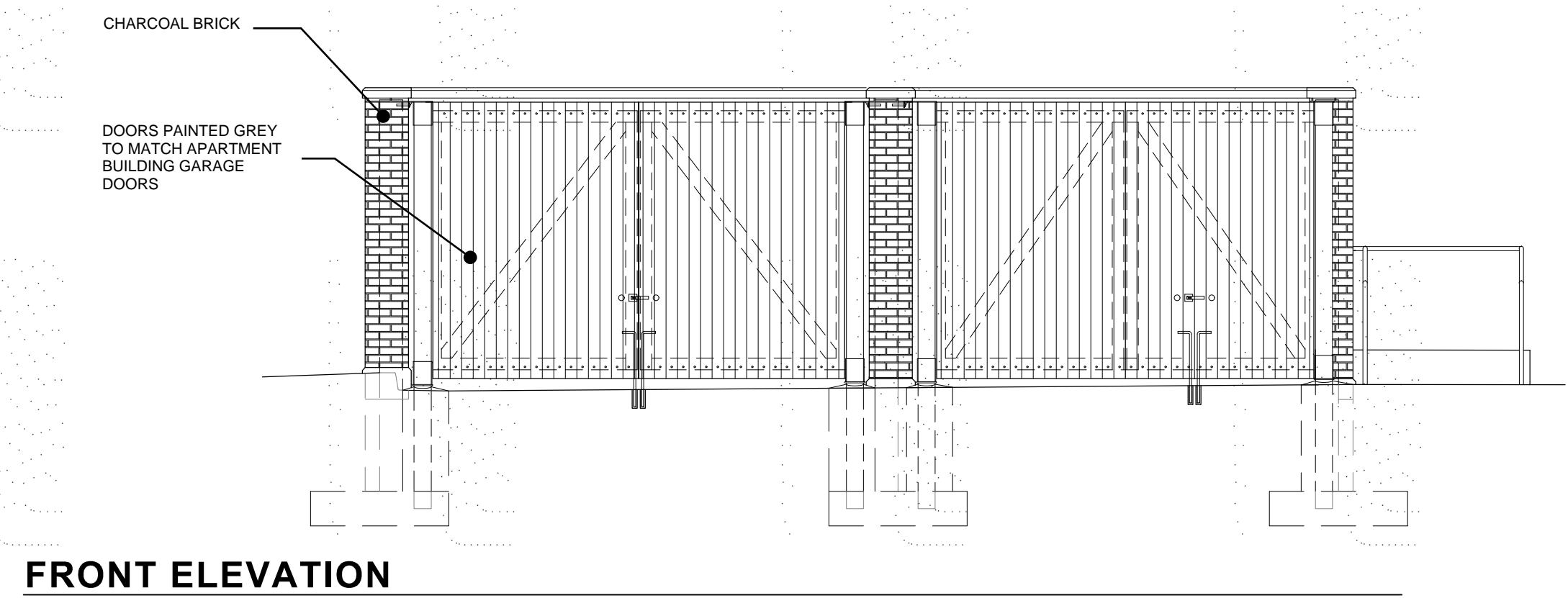
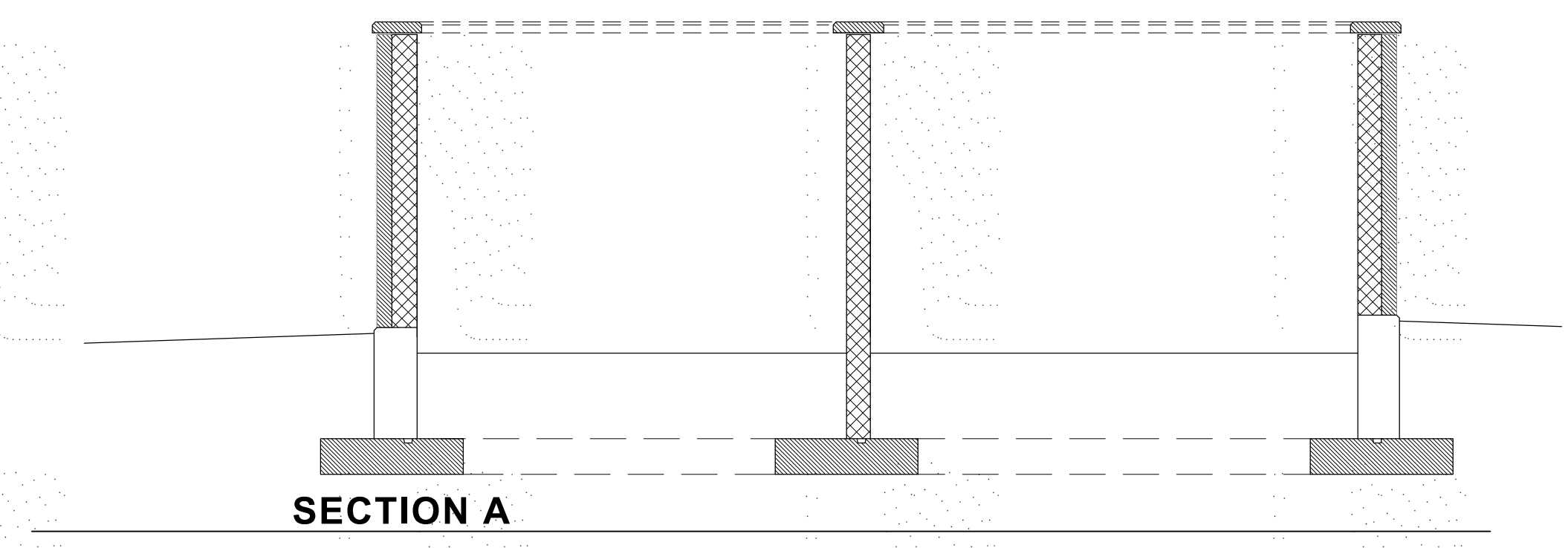


PLAN



LEFT ELEVATION

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











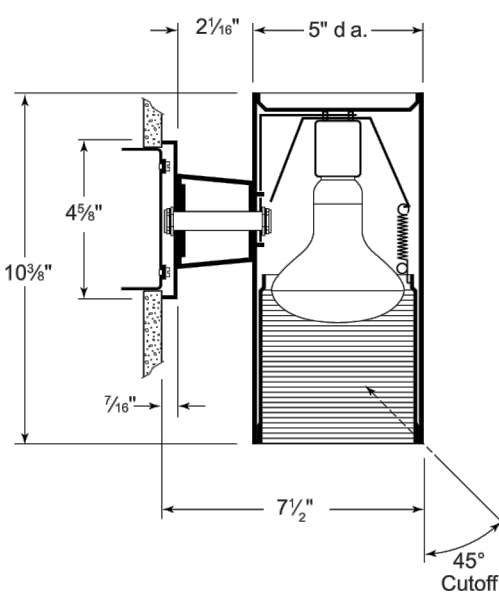




**5" Direct Wall Mount Cylinder**  
**1152**  
One 75W BR30 or PAR30 Lamp  
120V

DATE: TYPE: "SL1"  
FIRM NAME:  
PROJECT:

**LifeForms**  
For conversion to millimeters, multiply inches by 25.4  
Not to Scale



**APPLICATIONS:**  
The 1152 is a small-scale wall mount cylinder used to achieve direct illumination patterns on vertical walls or columns. The 1152 is suitable for a wide variety of commercial, retail and institutional applications.

**HOUSING:**  
0.52" thick seamless extruded aluminum cylinder with diecast aluminum canopy, arm and bracket. Interlocking parts ensure proper cylinder alignment. Durable powder coat paint finish. Specify brushed aluminum, matte black, bronze, matte white or Prescolite's exclusive Zet, metallic silver.

**REFLECTOR:**  
Specify painted black interior, one-piece milligroove black baffle, black cone, or clear Alzak reflector.

**LAMP:**  
One (1) 75W PAR30 or BR30 lamp. Lamp furnished by others.

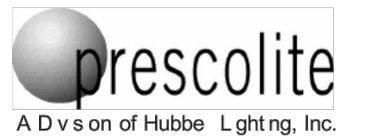
**SOCKET:**  
Porcelain socket with nickel plated screw shell.

**INSTALLATION:**  
Easy installation onto standard J-box.

**LABELS:**  
UL, CSA listed for wet locations

CATALOG NUMBER: EXAMPLE: 1152-9628Z

HOUSINGS	FINISH OPTIONS	Special Reflector
<input type="checkbox"/> 1152 5" Direct wall mount cylinder with painted black interior. One 75W PAR30 or BR30	<input type="checkbox"/> BA Brushed aluminum	<input type="checkbox"/> BL Refer to specification sheet IFO-INC-037 for reflector capabilities
<input type="checkbox"/> 1152-910 5" Direct wall mount cylinder with black milligroove baffle. One 75W PAR30 or BR30	<input type="checkbox"/> BZ Matte black	<input type="checkbox"/> WH Matte White
<input type="checkbox"/> 1152-960 5" Direct wall mount cylinder with black cone. One 75W PAR30 or BR30	<input type="checkbox"/> BR Bronze	<input type="checkbox"/> Z "Zet" metallic silver
<input type="checkbox"/> 1152-962 5" Direct wall mount cylinder with clear Alzak reflector. One 75W PAR30 or BR30	<input type="checkbox"/> W Matte White	



In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.  
Web: [www.prescolite.com](http://www.prescolite.com) • Tech Support: (888) 777-4832

**LAREDO SERIES**  
LMC - 30LEDs

Job: "SL2"

SPALDING LIGHTING

**SPECIFICATIONS**  
**Intended Use:**  
Full cut-off, ICA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

**Construction:**  
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Laredo's® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

**Optics/Electrical**  
**LED:**  
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions - Types II, II and IV Forward throw. High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

**LED:**  
• CCT: 5100K/67 CRI, 4200K/70 CRI, 3000K/80 CRI  
• Electronic driver 71w system, 0.4 A/MPS max, or 35w, 0.3 amps max, 120-277V, 50/60Hz.  
• 10 kVA surge protector

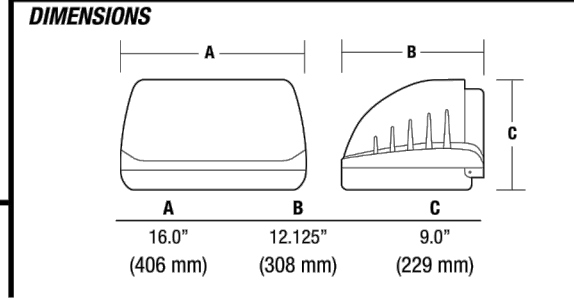
**Lenses:**  
Full cut-off distribution - individual acrylic LED optics provide ES Type II and Type IV distributions.

**Installation:**  
Quick mount system provides rigid mounting over recessed junction boxes - fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provides superior performance with 3/16" spacing to mounting height ratio. Minimum operating temperature is -40°C (-40°F).

**Listing:**  
• Listed to UL 1599 for wet locations  
• UL certified for thru-wiring  
• 25° C ambient environments.  
• U.S. Patent No. 0563,367  
• Design Lights Consortium (DLC) qualified. Consult DLC website for more details: <http://www.designlights.org/DLC>

**LMC-30LU Egress Wallpack:**  
Designed to meet strict 1% maximum requirements. At 12ft mounting height, 1% covers 16x16ft area, well beyond the 10x10ft standard. 44w - 350mA drives 30 LEDs at 3500 lumens at full power/2040 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button, quick mount, wet location listed. (Note: must use Type II)

**Warranty:**  
Five year limited warranty (for more information visit: <http://www.hubbell.com>)



**ORDERING INFORMATION**  
ORDERING EXAMPLE: LMC-30LU-SK-3-1-PC4

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC	30LU 30 LEDs, 71w input, Universal voltage 120-277V	3K 3500K nominal	2 Type II	035 350MA	1 Bronze	PC(X) Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V
LMC	30LF 30 LEDs, 43w input, 347V	4K 4200K nominal	3 Type III	035 350MA	2 Black	FX(X) Fusing (specify voltage per footcandle)
LMC	30LU 30 LEDs, 71w input, 347V	5K 5100K nominal	4 Type IV (Forward throw)	035 350MA	3 Gray	WH In fixture wireless control module, (120V & 277V only order separately, consult factory)

**ORDERING INFORMATION EGRESS LMC-30LU**  
ORDERING EXAMPLE: LMC-30LU-SK-3-035-1-BBUZ77

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC	30LU 30 LEDs, 43w input, Universal voltage 120-277V	4K 4200K nominal	3 Type III	035 350MA	1 Bronze	BBUZZ77 Integral battery for 120-277V rated for -20° C ambient
LMC	30LF 30 LEDs, 43w input, 347V	5K 5100K nominal	4 Type IV	035 350MA	2 Black	BOCZ77 Integral battery for 120-277V rated for 0° C ambient

1. PC(X) and Fixture 4 and 1-120V, 2-208V, 3-240V, 4-277V  
2. Egress version only Type II

Spalding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
© 2014 SPALDING LIGHTING, all rights reserved - for more information visit our website: [www.spaldinglighting.com](http://www.spaldinglighting.com) • Printed in USA LMC-0116-014

**Cree Edge™ Series**  
LED Area/Flood Luminaire

**Product Description**  
The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, watertight LED driver compartment and high performance aluminum heat sink. Various mounting choices. Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/shield guard.  
**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

**Performance Summary**

Patented NanoOptic™ Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

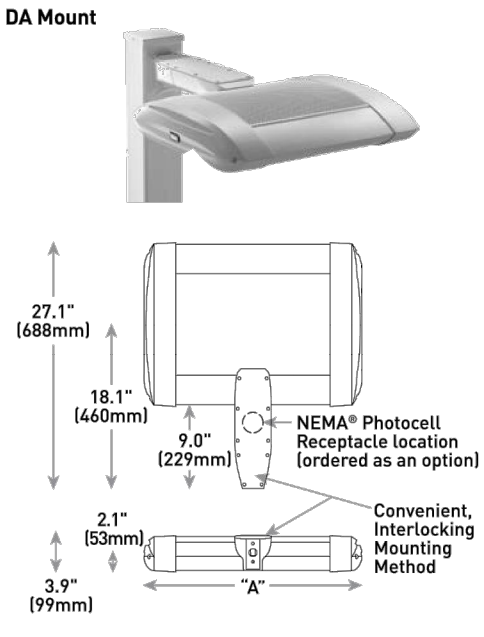
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

\*See <http://lighting.cree.com> for warranty terms

**Accessories**

Field-Installed	Backlight Control Shields
Fire Spikes SA-8020PH	SA-203CS-4
Hand-Held Remote XA-SG08EM	Four-pack Unpainted stainless steel

"SL3" THRU "SL6"



LED Count [x10]	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (11kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	29 lbs. (13kg)
10	18.1" (460mm)	30 lbs. (13kg)
12	20.1" (511mm)	34 lbs. (15kg)
14	22.1" (562mm)	37 lbs. (17kg)
16	24.1" (613mm)	41 lbs. (19kg)

AA/DLSA Mount - see page 22 for weight & dimensions

**Ordering Information**  
Example: ARE-EDS-2M-4A-12-E-UL-SW-350

Product	Optic	Mounting*	LED Count [x10]	E	Voltage	Color Options	Drive Current	Options
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	02	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	04	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	06	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	08	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	10	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	12	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	14	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
ARE-EDS	2M Type II Medium w/LLS	AA Adjustable Arm	16	E	UL Universal 120-277V	04 Black	350 350mA	Dim 0-10V Dimming - Control by others - Refer to <a href="http://lighting.cree.com">lighting.cree.com</a> for details Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only HL HL/UL Dual Circuit Input - Refer to UL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only

\*Reference EPH and pole configuration suitability data beginning on page 11  
NOTE: Price order may apply depending on configuration

US: [lighting.cree.com](http://lighting.cree.com) T (800) 236-6800 F (262) 504-5415  
Canada: [www.cree.com/canada](http://www.cree.com/canada) T (800) 473-1234 F (800) 890-7507

Rev. Date: V6 12/07/2017

REVIEWED BY:	DESIGNED BY:	DRAWN BY:	CAD	SP PROJECT #:	DATE:
KRW/RRB	KRW/RRB	KRW/RRB	11/15/14	1152-9628Z	11/15/14
				MELISSA GREGG	11/15/14
				P.E.	201100092

**CUTSHEETS**

SUMMIT ORCHARDS WEST  
PRELIMINARY DEVELOPMENT PLAN  
LEE'S SUMMIT, JACKSON COUNTY, MO



8-24-22  
Certificate of Authority # MO 202018354

SHEET #:

E0.02

