

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE\3\UTILITIES\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0001 COVER SHEET.DWG

# SUMMIT ORCHARDS WEST PRELIMINARY DEVELOPMENT PLAN

IN LEE'S SUMMIT, JACKSON COUNTY, MO



LOCATION MAP  
SCALE 1:1500

## PROJECT TEAM:

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NSPJ ARCHITECTS  
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PRAIRIE VILLAGE, KS 66208  
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PHONE: 913.8311415



SCALE 1:300

LAND DESCRIPTION:

LOT 10, SUMMIT FAIR, SECOND PLAT LOTS 8, 10-14 AND TRACT C

## Sheet List Table

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COVER SHEET

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

Certificate of Authority #MO 2020018354

SHEET #:

C-0001



S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0110 NOTES PLANNING

## Summit Orchards West Preliminary Development Plan

Submitted By:  
NorthPoint Development & Townsend Capital LLC

September 27th, 2022

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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.<br>(439,085 S.F.) | 5%                        | 45'                     | 0.5                 | Office/Warehouse, Retail, Commercial, |
| 10B                        | 11.83 AC.<br>(515,315 S.F.) | 5%                        | 65'                     | 30 DU/acre          | Multifamily Residential               |
| 10C                        | 2.79 AC.<br>(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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### 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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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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### Project Information

The development plan envisions a mix of residential, commercial, retain and warehouse/office space across approximately 23 acres. Access to the development from Ward Road with 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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- 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.G.D                             |
| PDP RESUBMITTAL        |      | 2022.09.27 | DESIGNED BY:<br>R.E.B             |
|                        |      |            | DRAFTED BY:<br>D.A.H              |
|                        |      |            | SP PROJECT #:<br>MELISSA GREGORIA |
|                        |      |            | P.E.<br>201100092                 |

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

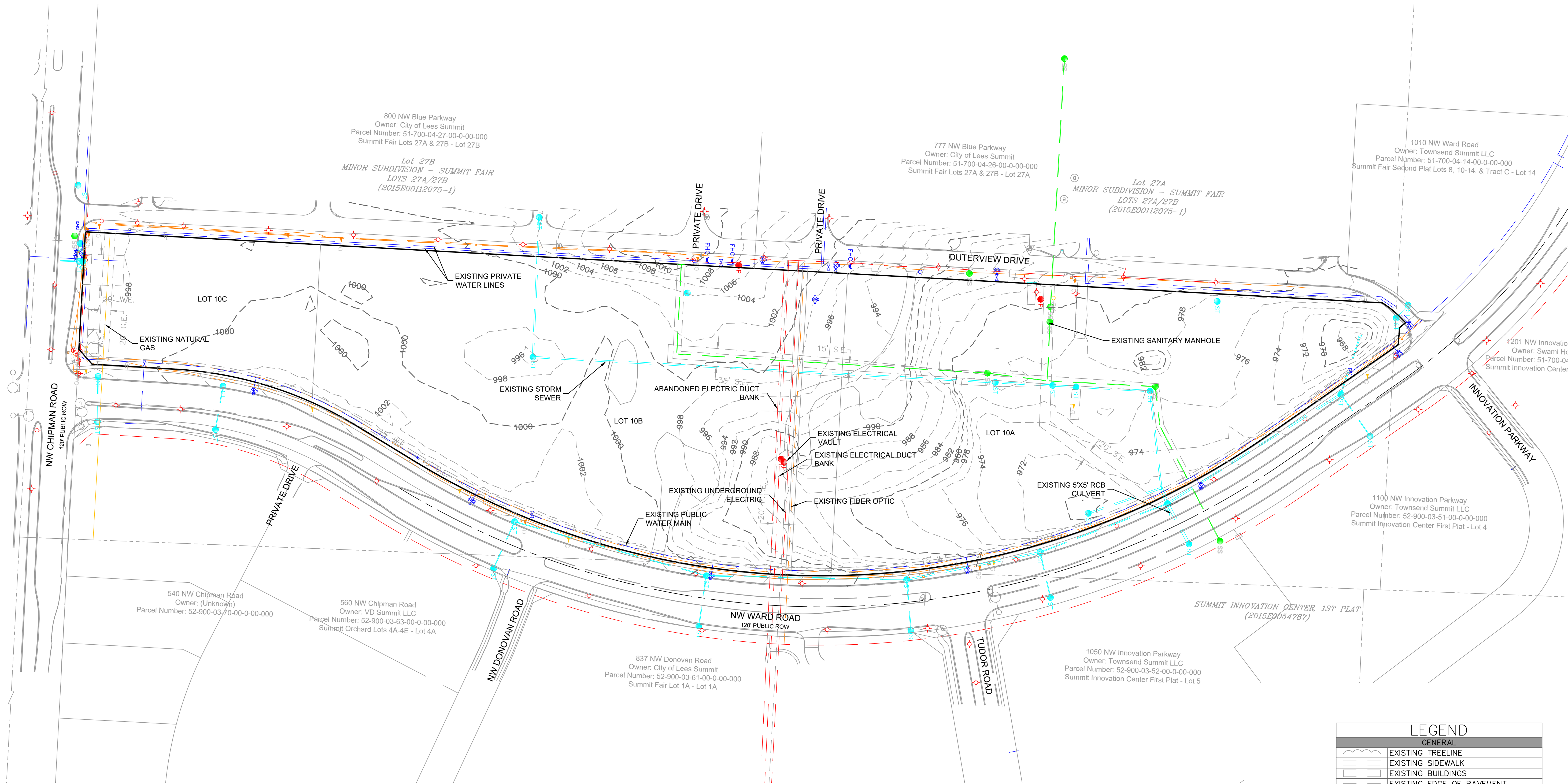
Certificate of Authority #MO 2020018354

SHEET #:

C-0002

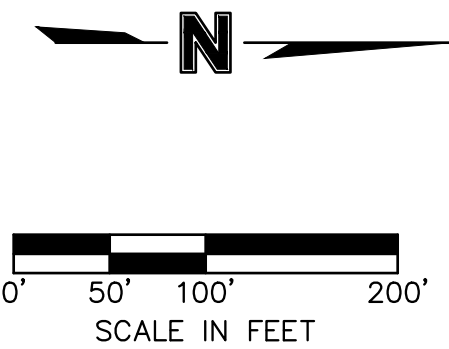


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SURVEY PREPARED BY AE.  
LOTS PROPOSED BY MINOR LOT LINE  
ADJUSTMENT BY AE.

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             |                                   |
|                      | EXISTING INDEX CONTOURS           |
|                      | 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               |

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REVISIONS/APPROVALS:

| NO. | DATE       | REVISIONS/APPROVALS:   |
|-----|------------|------------------------|
| 1   | 2022.08.26 | INITIAL CITY SUBMITTAL |
| 2   | 2022.09.27 | PDP RESUBMITTAL        |

REVIEWED BY:

M.G.D.

DESIGNED BY:

R.E.B.

DRAFTED BY:

D.A.H.

SP PROJECT #:

MELISSA GREGG

201100992

EXISTING CONDITIONS PLAN

SUMMIT ORCHARDS WEST

PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0100



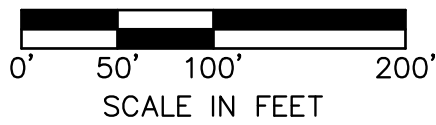




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NOTE: FEMA FLOOD BOUNDARY MAP 29095C0417G DOES NOT DESIGNATE ANY FLOODPLAIN ON THE PROPERTY. THE ENTIRE PROPERTY IS UNSHADED ZONE X.



| LEGEND |                                |
|--------|--------------------------------|
|        | EXISTING INDEX CONTOURS        |
|        | EXISTING INTERMEDIATE CONTOURS |
|        | PROPOSED INDEX CONTOURS        |
|        | PROPOSED INTERMEDIATE CONTOURS |

GRADING PLAN

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

SHEET #:

C-0400

Certificate of Authority #MO 2020018354

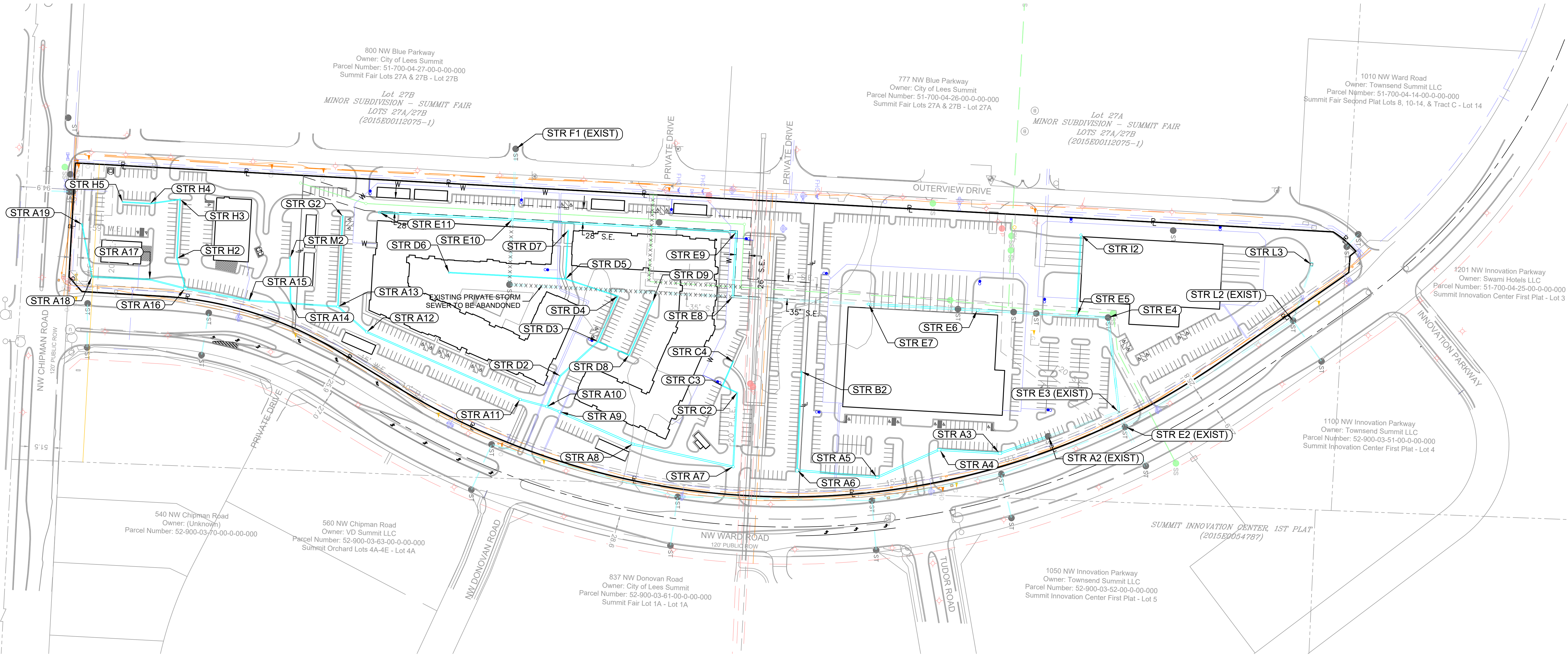
| REVIEWED BY:             | DATE:      | NO.: | REVISIONS/APPROVALS:   |
|--------------------------|------------|------|------------------------|
| M.G.D.                   | 2022.08.26 |      | INITIAL CITY SUBMITTAL |
| D.E.B.                   | 2022.09.27 |      | PDP RESUBMITTAL        |
| D.A.H.                   |            |      |                        |
| SP PROJECT #:            |            |      |                        |
| MELISSA G. DEGENIA, P.E. |            |      |                        |
| 201100092                |            |      |                        |



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S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\UTILITIES\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0500 DRAINAGE PLANNING



| Structure Table |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                                                      |
| STR A2 (EXIST)  | Inlet (5'x5' Inside)<br>RIM = 979.070<br>PIPE A2 INV IN = 964.480<br>PIPE A1 (EXIST) INV OUT = 964.480                                 |
| STR A3          | Inlet (6'x4' Inside)<br>RIM = 1959.690<br>PIPE A3 INV IN = 965.500<br>PIPE A2 INV OUT = 965.515                                        |
| STR A4          | Inlet (6'x4' Inside)<br>RIM = 980.048<br>PIPE A4 INV IN = 966.760<br>PIPE A3 INV OUT = 966.720                                         |
| STR A5          | Inlet (6'x4' Inside)<br>RIM = 979.317<br>PIPE A5 INV IN = 967.867<br>PIPE A4 INV OUT = 967.867                                         |
| STR A6          | Inlet (6'x4' Inside)<br>RIM = 983.668<br>PIPE A6 INV IN = 969.768<br>PIPE B1 INV IN = 969.760<br>PIPE A5 INV OUT = 969.768             |
| STR A7          | Storm Manhole (4' dia. Inside)<br>RIM = 992.652<br>PIPE A7 INV IN = 982.090<br>PIPE C1 INV IN = 983.090<br>PIPE A6 INV OUT = 971.035   |
| STR A8          | Storm Manhole (4' dia. Inside)<br>RIM = 1001.300<br>PIPE A8 INV IN = 984.350<br>PIPE A7 INV OUT = 984.350                              |
| STR A9          | Storm Manhole (5' dia. Inside)<br>RIM = 1001.300<br>PIPE A9 INV IN = 986.330<br>PIPE A8 INV OUT = 985.764                              |
| STR A10         | Storm Manhole (4' dia. Inside)<br>RIM = 1000.280<br>PIPE A10 INV IN = 986.759<br>PIPE D1 INV IN = 987.210<br>PIPE A9 INV OUT = 986.710 |
| STR A11         | Storm Manhole (4' dia. Inside)<br>RIM = 1000.660<br>PIPE A11 INV IN = 987.507<br>PIPE A10 INV OUT = 987.207                            |

| Structure Table |                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                                                       |
| STR A12         | Storm Manhole (4' dia. Inside)<br>RIM = 1000.660<br>PIPE A12 INV IN = 990.576<br>PIPE A11 INV OUT = 990.100                             |
| STR A13         | Storm Manhole (4' dia. Inside)<br>RIM = 1000.700<br>PIPE G1 INV IN = 991.460<br>PIPE A13 INV IN = 990.960<br>PIPE A12 INV OUT = 990.960 |
| STR A14         | Nyloplast C.I. (30"-3'x2')<br>RIM = 995.153<br>PIPE A14 INV IN = 992.245<br>PIPE A13 INV OUT = 992.245                                  |
| STR A15         | Nyloplast C.I. (30"-3'x2')<br>RIM = 999.051<br>PIPE A15 INV IN = 992.790<br>PIPE A14 INV OUT = 992.790                                  |
| STR A16         | Inlet (6'x4' Inside)<br>RIM = 999.230<br>PIPE A16 INV IN = 994.145<br>PIPE H1 INV IN = 994.650<br>PIPE A15 INV OUT = 994.145            |
| STR A17         | Nyloplast C.I. (30"-3'x2')<br>RIM = 1000.689<br>PIPE A17 INV IN = 994.916<br>PIPE A16 INV OUT = 994.920                                 |
| STR A18         | Nyloplast C.I. (30"-3'x2')<br>RIM = 1000.243<br>PIPE A18 INV IN = 996.500<br>PIPE A17 INV OUT = 995.952                                 |
| STR A19         | Nyloplast C.I. (30"-3'x2')<br>RIM = 1000.652<br>PIPE A19 INV IN = 997.500                                                               |
| STR B2          | Nyloplast C.I. (30"-3'x2')<br>RIM = 987.596<br>PIPE B1 INV OUT = 985.000                                                                |
| STR C2          | Nyloplast Drain Basin (30")<br>RIM = 987.644<br>PIPE C2 INV IN = 985.082<br>PIPE C1 INV OUT = 984.542                                   |

| Structure Table |                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                                                  |
| STR C3          | Nyloplast C.I. (30"-3'x2')<br>RIM = 970.126<br>PIPE C3 INV IN = 985.500<br>PIPE C2 INV OUT = 985.505                               |
| STR C4          | Nyloplast C.I. (30"-3'x2')<br>RIM = 988.990<br>PIPE C3 INV OUT = 986.000                                                           |
| STR D2          | Nyloplast Drain Basin (30")<br>RIM = 1000.500<br>PIPE D2 INV IN = 989.350<br>PIPE D1 INV OUT = 989.050                             |
| STR D3          | Nyloplast Drain Basin (30")<br>RIM = 1000.000<br>PIPE D3 INV IN = 990.500<br>PIPE D7 INV IN = 990.500<br>PIPE D2 INV OUT = 990.000 |
| STR D4          | Nyloplast Drain Basin (30")<br>RIM = 999.832<br>PIPE D4 INV IN = 992.254<br>PIPE D3 INV OUT = 992.000                              |
| STR D5          | Nyloplast Drain Basin (30")<br>RIM = 996.562<br>PIPE D5 INV IN = 994.000<br>PIPE D6 INV IN = 994.000<br>PIPE D4 INV OUT = 993.750  |
| STR D6          | Nyloplast Drain Basin (30")<br>RIM = 1001.000<br>PIPE D5 INV OUT = 997.500                                                         |
| STR D7          | Nyloplast Drain Basin (30")<br>RIM = 999.112<br>PIPE D6 INV OUT = 996.549                                                          |
| STR D8          | Nyloplast Drain Basin (30")<br>RIM = 1000.000<br>PIPE D8 INV IN = 993.000<br>PIPE D7 INV OUT = 992.750                             |
| STR D9          | Nyloplast Drain Basin (30")<br>RIM = 1000.000<br>PIPE D8 INV OUT = 997.000                                                         |

| Structure Table |                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                                                                  |
| STR E2 (EXIST)  | Inlet (7'x5' Inside)<br>RIM = 970.126<br>PIPE E2 (EXIST) INV IN = 958.950<br>PIPE L1 (EXIST) INV IN = 958.920<br>PIPE E1 (EXIST) INV OUT = 958.750 |
| STR E3 (EXIST)  | Inlet (7'x5' Inside)<br>RIM = 967.825<br>PIPE E3 INV IN = 962.440<br>PIPE A1 (EXIST) INV IN = 960.050<br>PIPE E2 (EXIST) INV OUT = 960.050         |
| STR E4          | Storm Manhole (5' dia. Inside)<br>RIM = 981.785<br>PIPE E4 INV IN = 966.500<br>PIPE E3 INV OUT = 966.500                                           |
| STR E5          | Storm Manhole (4' dia. Inside)<br>RIM = 981.774<br>PIPE E5 INV IN = 967.500<br>PIPE I1 INV IN = 973.000<br>PIPE E4 INV OUT = 967.500               |
| STR E6          | Storm Manhole (5' dia. Inside)<br>RIM = 983.174<br>PIPE E6 INV IN = 970.500<br>PIPE E5 INV OUT = 970.500                                           |
| STR E7          | Storm Manhole (4' dia. Inside)<br>RIM = 983.077<br>PIPE E7 (EXIST) INV IN = 974.707<br>PIPE E6 INV OUT = 974.000                                   |
| STR E8          | Storm Manhole (4' dia. Inside)<br>RIM = 993.034<br>PIPE E8 INV IN = 977.590<br>PIPE E7 (EXIST) INV OUT = 977.590                                   |
| STR E9          | Storm Manhole (4' dia. Inside)<br>RIM = 998.640<br>PIPE E9 INV IN = 978.522<br>PIPE E8 INV OUT = 978.520                                           |
| STR E10         | Storm Manhole (4' dia. Inside)<br>RIM = 1001.674<br>PIPE E10 INV IN = 982.250<br>PIPE F1 (EXIST) INV IN = 982.120<br>PIPE E9 INV OUT = 982.120     |
| STR E11         | Storm Manhole (4' dia. Inside)<br>RIM = 1001.873<br>PIPE E10 INV OUT = 990.000                                                                     |

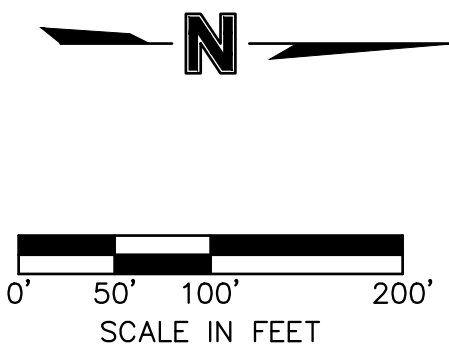
| Structure Table |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                              |
| STR F1 (EXIST)  | Storm Manhole (5' dia. Inside)<br>RIM = 1004.106<br>PIPE F1 (EXIST) INV OUT = 987.040                          |
| STR G2          | Nyloplast Drain Basin (30")<br>RIM = 1000.700<br>PIPE G1 INV OUT = 997.500                                     |
| STR H2          | Nyloplast Drain Basin (30")<br>RIM = 999.000<br>PIPE H2 INV IN = 995.000<br>PIPE H1 INV OUT = 995.000          |
| STR H3          | Nyloplast Drain Basin (30")<br>RIM = 999.000<br>PIPE H3 INV IN = 995.750<br>PIPE H2 INV OUT = 995.750          |
| STR H4          | Nyloplast Drain Basin (30")<br>RIM = 1000.000<br>PIPE H4 INV IN = 996.250<br>PIPE H3 INV OUT = 996.250         |
| STR H5          | Nyloplast Drain Basin (30")<br>RIM = 1000.000<br>PIPE H4 INV OUT = 997.000                                     |
| STR I2          | Storm Manhole (4' dia. Inside)<br>RIM = 983.139<br>PIPE I1 INV OUT = 975.000                                   |
| STR L2 (EXIST)  | Inlet (4'x4' Inside)<br>RIM = 976.239<br>PIPE L2 (EXIST) INV IN = 961.880<br>PIPE L1 (EXIST) INV OUT = 961.880 |
| STR L3          | Inlet (6'x4' Inside)<br>RIM = 975.757<br>PIPE L2 (EXIST) INV OUT = 962.340                                     |
| STR M2          | Nyloplast C.I. (24"-3'x2')<br>RIM = 998.057<br>PIPE M1 INV OUT = 993.662                                       |

| Pipe Table      |        |         |
|-----------------|--------|---------|
| Pipe Name       | Size   | Length  |
| PIPE A1 (EXIST) | 36.00" | 150.158 |
| PIPE A2         | 36.00" | 102.284 |
| PIPE A3         | 36.00" | 122.259 |
| PIPE A4         | 36.00" | 135.593 |
| PIPE A5         | 36.00" | 161.205 |
| PIPE A6         | 36.00" | 128.306 |
| PIPE A7         | 36.00" | 205.755 |
| PIPE A8         | 36.00" | 160.631 |
| PIPE A9         | 30.00" | 27.549  |
| PIPE A10        | 30.00" | 55.020  |

| Pipe Table      |        |         |
|-----------------|--------|---------|
| Pipe Name       | Size   | Length  |
| PIPE E3         | 36.00" | 189.874 |
| PIPE E4         | 36.00" | 63.403  |
| PIPE E5         | 36.00" | 198.068 |
| PIPE E6         | 36.00" | 219.001 |
| PIPE E7 (EXIST) | 33.00" | 272.020 |
| PIPE E8         | 36.00" | 129.818 |
| PIPE E9         | 36.00" | 449.780 |
| PIPE E10        | 36.00" | 265.887 |

| Pipe Table |        |         |
|------------|--------|---------|
| Pipe Name  | Size   | Length  |
| PIPE A11   | 30.00" | 336.000 |
| PIPE A12   | 24.00" | 76.761  |
| PIPE A13   | 24.00" | 94.972  |
| PIPE A14   | 24.00" | 83.574  |
| PIPE A15   | 24.00" | 129.531 |
| PIPE A16   | 24.00" | 73.273  |
| PIPE A17   | 24.00" | 116.188 |
| PIPE A18   | 18.00" | 107.165 |
| PIPE B1    | 18.00" | 197.514 |
| PIPE C1    | 24.00" | 148.326 |

| Pipe Table      |        |         |
|-----------------|--------|---------|
| Pipe Name       | Size   | Length  |
| PIPE F1 (EXIST) | 33.00" | 141.992 |
| PIPE G1         | 18.00" | 181.000 |
| PIPE H1         | 18.00" | 60.754  |
| PIPE H2         | 18.00" | 118.000 |
| PIPE H3         | 18.00" | 60.601  |
| PIPE H4         | 18.00" | 55.000  |
| PIPE I1         | 24.00" | 161.701 |
| PIPE L1 (EXIST) | 36.00" | 398.198 |
| PIPE L2 (EXIST) | 24.00" | 118.369 |
| PIPE M1         | 18.00" | 91.615  |



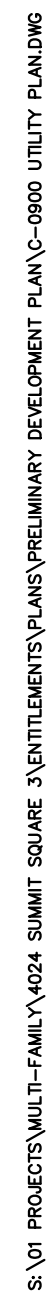
STORM SEWER GENERAL LAYOUT PLAN  
SUMMIT ORCHARDS WEST  
ENTITLEMENT  
PRELIMINARY DEVELOPMENT PLAN  
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354  
SHEET #:

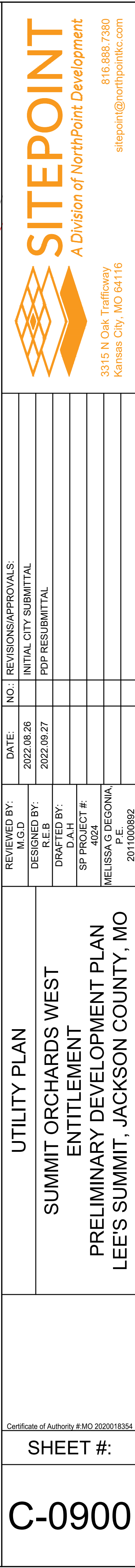
C-0500

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



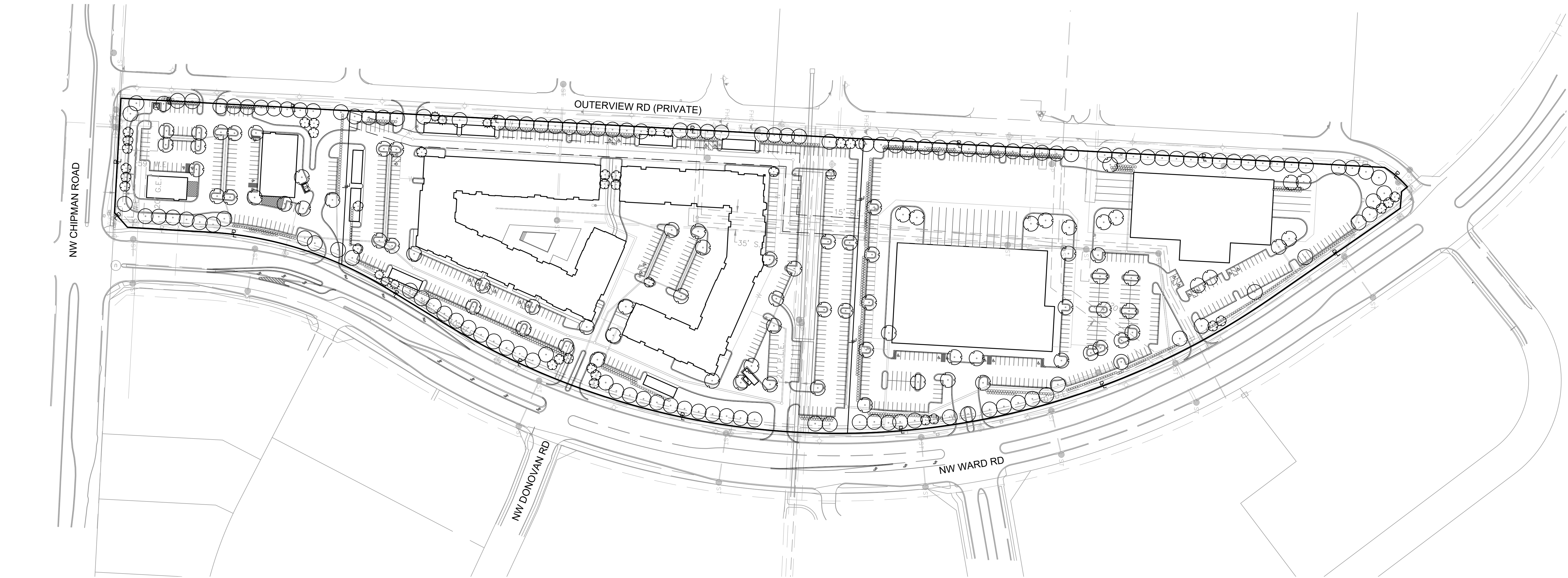


| Structure Table        |                                                                                                                                          |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------|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





S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\UTILITIES\LANDSCAPE PRELIMINARY DEVELOPMENT PLAN\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG



PRELIMINARY PLANT SCHEDULE

| DECIDUOUS TREES | CODE | BOTANICAL / COMMON NAME                                                       | SIZE      | CONTAINER |
|-----------------|------|-------------------------------------------------------------------------------|-----------|-----------|
|                 | AO   | Acer rubrum 'October Glory' / October Glory Red Maple                         | 2" Cal.   | B&B       |
|                 | MS   | Malus x 'Spring Snow' / Spring Snow Crabapple                                 | 1.5" Cal. | B&B       |
|                 | PA2  | Platanus x acerifolia / London Plane Tree                                     | 2" Cal.   | B&B       |
|                 | QB   | Quercus bicolor / Swamp White Oak                                             | 2" Cal.   | B&B       |
|                 | QM   | Quercus macrocarpa / Burr Oak                                                 | 2" Cal.   | B&B       |
|                 | QS   | Quercus robur 'Fastigiata' TM / Skyrocket English Oak                         | 2" Cal.   | B&B       |
|                 | UA   | Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm                              | 2" Cal.   | B&B       |
|                 | ZG   | Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova                     | 2" Cal.   | B&B       |
| EVERGREEN TREES | CODE | BOTANICAL / COMMON NAME                                                       | SIZE      | CONTAINER |
|                 | JC   | Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar                  | 6' Ht.    | B&B       |
|                 | PA   | Picea abies / Norway Spruce                                                   | 6' Ht.    | B&B       |
|                 | PC   | Picea pungens / Colorado Spruce                                               | 6' Ht.    | B&B       |
| SHRUBS          | CODE | BOTANICAL / COMMON NAME                                                       | SIZE      | CONTAINER |
|                 | BC   | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry         | 5 gal.    | Container |
|                 | CR   | Cornus sericea / Red Twig Dogwood                                             | 5 gal.    | Container |
|                 | EC   | Euonymus alatus 'Compactus' / Compact Burning Bush                            | 5 gal.    | Container |
|                 | JF   | Juniperus chinensis 'Sea Green' / Sea Green Juniper                           | 5 gal.    | Container |
|                 | JS   | Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper                          | 5 gal.    | Container |
|                 | R3   | Rosa x 'Radtko' TM / Double Knock Out Red Rose                                | 5 gal.    | Container |
|                 | RD   | Rosa x 'Radtkopink' TM / Pink Double Knock Out Rose                           | 5 gal.    | Container |
|                 | SL   | Spiraea x bumalda 'Little Princess' / Little Princess Spirea                  | 5 gal.    | Container |
|                 | SK   | Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac                   | 5 gal.    | Container |
|                 | VC   | Viburnum carlesii / Koreanspice Viburnum                                      | 5 gal.    | Container |
| GRASSES         | CODE | BOTANICAL / COMMON NAME                                                       | SIZE      | CONTAINER |
|                 | CK   | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 3 gal.    | Container |
|                 | PH2  | Pennisetum alopecuroides 'Hamelii' / Hameln Fountain Grass                    | 3 gal.    | Container |

| LOT 10A LANDSCAPE DATA                                                                    |                                       |                                     |                   |              |                          |
|-------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|-------------------|--------------|--------------------------|
|                                                                                           | Right of Way Length<br>(Outerview Dr) | Right of Way Length<br>(NW Ward Rd) | Open Yard<br>Area | Parking Area | Parking Lot<br>Screening |
| Street Frontage Trees<br>(1 tree per 30 L.F.)                                             | 1,100 L.F.                            | 1,214 L.F.                          |                   |              |                          |
| Required                                                                                  | 37                                    | 40                                  |                   |              |                          |
| Provided                                                                                  | 34**                                  | 28**                                |                   |              |                          |
| Street Frontage Shrubs*<br>(1 shrub per 20 L.F.)                                          |                                       |                                     |                   |              |                          |
| Required                                                                                  | 55                                    | 61                                  |                   |              |                          |
| Provided                                                                                  | 55*                                   | 61*                                 |                   |              |                          |
| Open Yard Trees<br>(1 tree per 5,000 S.F.)                                                |                                       |                                     | 116,812 S.F.      |              |                          |
| Required                                                                                  |                                       |                                     | 23                |              |                          |
| Provided                                                                                  |                                       |                                     | 38**              |              |                          |
| Open Yard Shrubs*<br>(2 shrubs per 5,000 S.F.)                                            |                                       |                                     |                   |              |                          |
| Required                                                                                  |                                       |                                     | 47                |              |                          |
| Provided                                                                                  |                                       |                                     | 47*               |              |                          |
| Parking Lot Landscape Islands<br>(5% of entire area)                                      |                                       |                                     |                   | 224,116 S.F. |                          |
| Required                                                                                  |                                       |                                     |                   | 11,206       |                          |
| Provided                                                                                  |                                       |                                     |                   | 17,052       |                          |
| Screening Planting<br>(12 shrubs per 40 L.F.)                                             |                                       |                                     |                   |              | 1,789 L.F.               |
| Required                                                                                  |                                       |                                     |                   |              | 536                      |
| Provided                                                                                  |                                       |                                     |                   |              | 536                      |
| *Right of Way and Open Yard shrub requirements to be shown on final development submittal |                                       |                                     |                   |              |                          |
| **Open Yard Trees to accommodate for Street Trees at areas of utility conflict            |                                       |                                     |                   |              |                          |

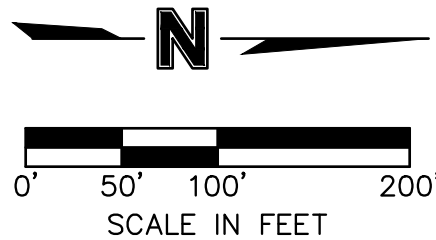
| LOT 10B LANDSCAPE DATA                                                                    |                                       |                                     |                   |              |                          |
|-------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|-------------------|--------------|--------------------------|
|                                                                                           | Right of Way Length<br>(Outerview Dr) | Right of Way Length<br>(NW Ward Rd) | Open Yard<br>Area | Parking Area | Parking Lot<br>Screening |
| Street Frontage Trees<br>(1 tree per 30 L.F.)                                             | 1,025 L.F.                            | 1,079 L.F.                          |                   |              |                          |
| Required                                                                                  | 34                                    | 36                                  |                   |              |                          |
| Provided                                                                                  | 34                                    | 36                                  |                   |              |                          |
| Street Frontage Shrubs<br>(1 shrub per 20 L.F.)                                           | 1,025 L.F.                            | 1,079 L.F.                          |                   |              |                          |
| Required                                                                                  | 52                                    | 54                                  |                   |              |                          |
| Provided*                                                                                 | 52*                                   | 54*                                 |                   |              |                          |
| Open Yard Trees<br>(1 tree per 5,000 S.F.)                                                |                                       |                                     | 140,295 S.F.      |              |                          |
| Required                                                                                  |                                       |                                     | 28                |              |                          |
| Provided                                                                                  |                                       |                                     | 30                |              |                          |
| Open Yard Shrubs<br>(2 shrubs per 5,000 S.F.)                                             |                                       |                                     | 140,295 S.F.      |              |                          |
| Required                                                                                  |                                       |                                     | 56                |              |                          |
| Provided*                                                                                 |                                       |                                     | 56*               |              |                          |
| Parking Lot Landscape Islands<br>(5% of entire area)                                      |                                       |                                     |                   | 212,846 S.F. |                          |
| Required                                                                                  |                                       |                                     |                   | 10,642 S.F.  |                          |
| Provided                                                                                  |                                       |                                     |                   | 32,025 S.F.  |                          |
| Screening Planting<br>(12 shrubs per 40 L.F.)                                             |                                       |                                     |                   |              | 1,041 L.F.               |
| Required                                                                                  |                                       |                                     |                   |              | 313                      |
| Provided                                                                                  |                                       |                                     |                   |              | 313                      |
| *Right of Way and Open Yard shrub requirements to be shown on final development submittal |                                       |                                     |                   |              |                          |
| **Open Yard Trees to accommodate for Street Trees at areas of utility conflict            |                                       |                                     |                   |              |                          |

| LOT 10C LANDSCAPE DATA                                                                    |                                       |                                     |                                        |                |              |                          |
|-------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|----------------------------------------|----------------|--------------|--------------------------|
|                                                                                           | Right of Way Length<br>(Outerview Dr) | Right of Way Length<br>(NW Ward Rd) | Right of Way Length<br>(NW Chipman Rd) | Open Yard Area | Parking Area | Parking Lot<br>Screening |
| Street Frontage Trees<br>(1 tree per 30 L.F.)                                             | 457 L.F.                              | 464 L.F.                            | 267 L.F.                               |                |              |                          |
| Required                                                                                  | 16                                    | 16                                  | 9                                      |                |              |                          |
| Provided                                                                                  | 14**                                  | 10**                                | 8**                                    |                |              |                          |
| Street Frontage Shrubs*<br>(1 shrub per 20 L.F.)                                          |                                       |                                     |                                        |                |              |                          |
| Required                                                                                  | 23                                    | 24                                  | 14                                     |                |              |                          |
| Provided                                                                                  | 23*                                   | 24*                                 | 14*                                    |                |              |                          |
| Open Yard Trees<br>(1 tree per 5,000 S.F.)                                                |                                       |                                     |                                        | 45,488 S.F.    |              |                          |
| Required                                                                                  |                                       |                                     |                                        | 9              |              |                          |
| Provided                                                                                  |                                       |                                     |                                        | 18**           |              |                          |
| Open Yard Shrubs*<br>(2 shrubs per 5,000 S.F.)                                            |                                       |                                     |                                        | 45,488         |              |                          |
| Required                                                                                  |                                       |                                     |                                        | 18             |              |                          |
| Provided                                                                                  |                                       |                                     |                                        | 18*            |              |                          |
| Parking Lot Landscape Islands<br>(5% of entire area)                                      |                                       |                                     |                                        |                | 73,954 S.F.  |                          |
| Required                                                                                  |                                       |                                     |                                        |                | 3,678        |                          |
| Provided                                                                                  |                                       |                                     |                                        |                | 5,319        |                          |
| Screening Planting<br>(12 shrubs per 40 L.F.)                                             |                                       |                                     |                                        |                |              | 417 L.F.                 |
| Required                                                                                  |                                       |                                     |                                        |                |              | 125                      |
| Provided                                                                                  |                                       |                                     |                                        |                |              | 125                      |
| *Right of Way and Open Yard shrub requirements to be shown on final development submittal |                                       |                                     |                                        |                |              |                          |
| **Open Yard Trees to accommodate for Street Trees at areas of utility conflict            |                                       |                                     |                                        |                |              |                          |

PLANT LEGEND

| SYMBOL | CATEGORY        |
|--------|-----------------|
|        | STREET TREE     |
|        | ORNAMENTAL TREE |
|        | OPEN AREA TREE  |
|        | SCREENING SHRUB |

NOTE:  
MINIMUM PLANT MATERIAL SIZE  
REQUIREMENTS AREA AS FOLLOWS:  
DECIDUOUS TREE - 3" CALIPER  
EVERGREEN TREE - 8' HEIGHT



| REVIEWED BY:  | DATE:      | NO.: | REVISIONS/APPROVALS:   |
|---------------|------------|------|------------------------|
| M.C.D.        | 2022.08.26 |      | INITIAL CITY SUBMITTAL |
| R.E.B.        | 2022.09.27 |      | PDP RESUBMITTAL        |
| D.A.H.        |            |      |                        |
| SP PROJECT #: |            |      |                        |
| MELISSA GREGG |            |      |                        |
| P.E.          |            |      |                        |
| 201100992     |            |      |                        |



ARCHD 24" x 36" 9/26/2022 11:09:26 AM C:\Users\shall\Documents\7059\_S33\_R32\_brennerhall.rvt NSPJ ARCHITECTS © 2022

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
- NICHIHA 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"

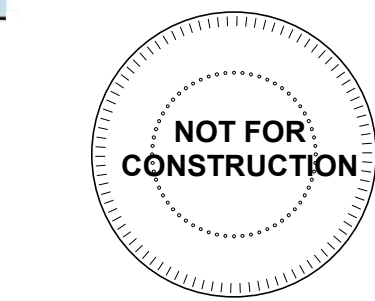


1 BUILDING 1 - SOUTH  
1/16" = 1'-0"

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A NEW RESIDENTIAL COMMUNITY AT:

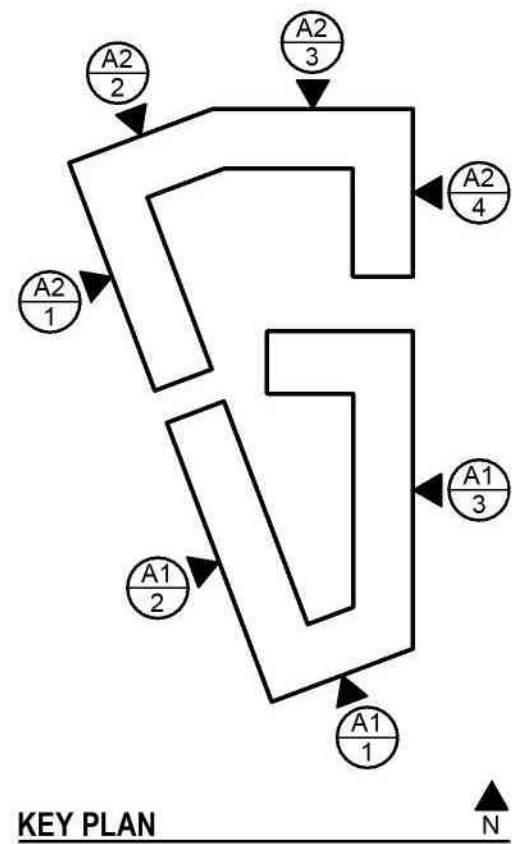
**TRILOGY**

NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG  
• 08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:  
09.27.2022  
JOB NO.  
705922  
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BHALL  
SHEET NO.



PDP RESUBMITTAL

**A-100**



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



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



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



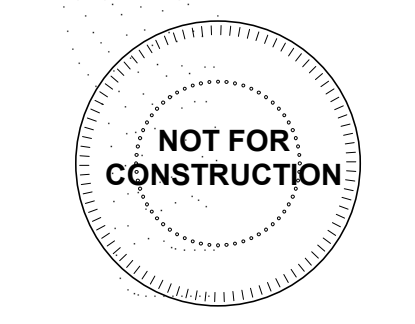
1 BUILDING 2 - WEST  
1/16" = 1'-0"

MATERIAL LEGEND



COMMENTS

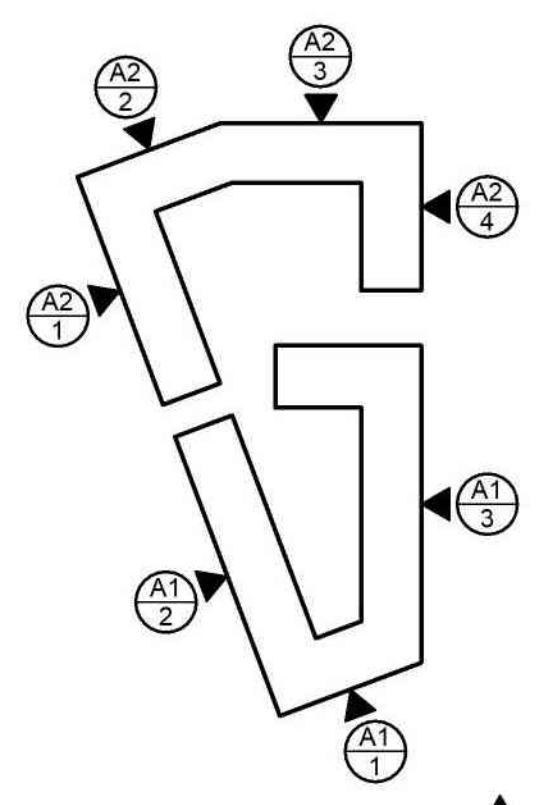
- 35% BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
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- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS



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  
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A-101



ARCH D 24" x 35"

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MATERIAL LEGEND



COMMENTS

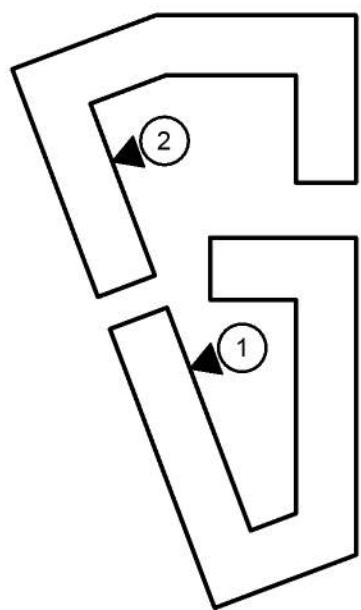
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- NICHHA SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY SOFFITS
- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS
- DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS



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



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



KEY PLAN

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09.27.2022  
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705922  
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SHEET NO.

A-102

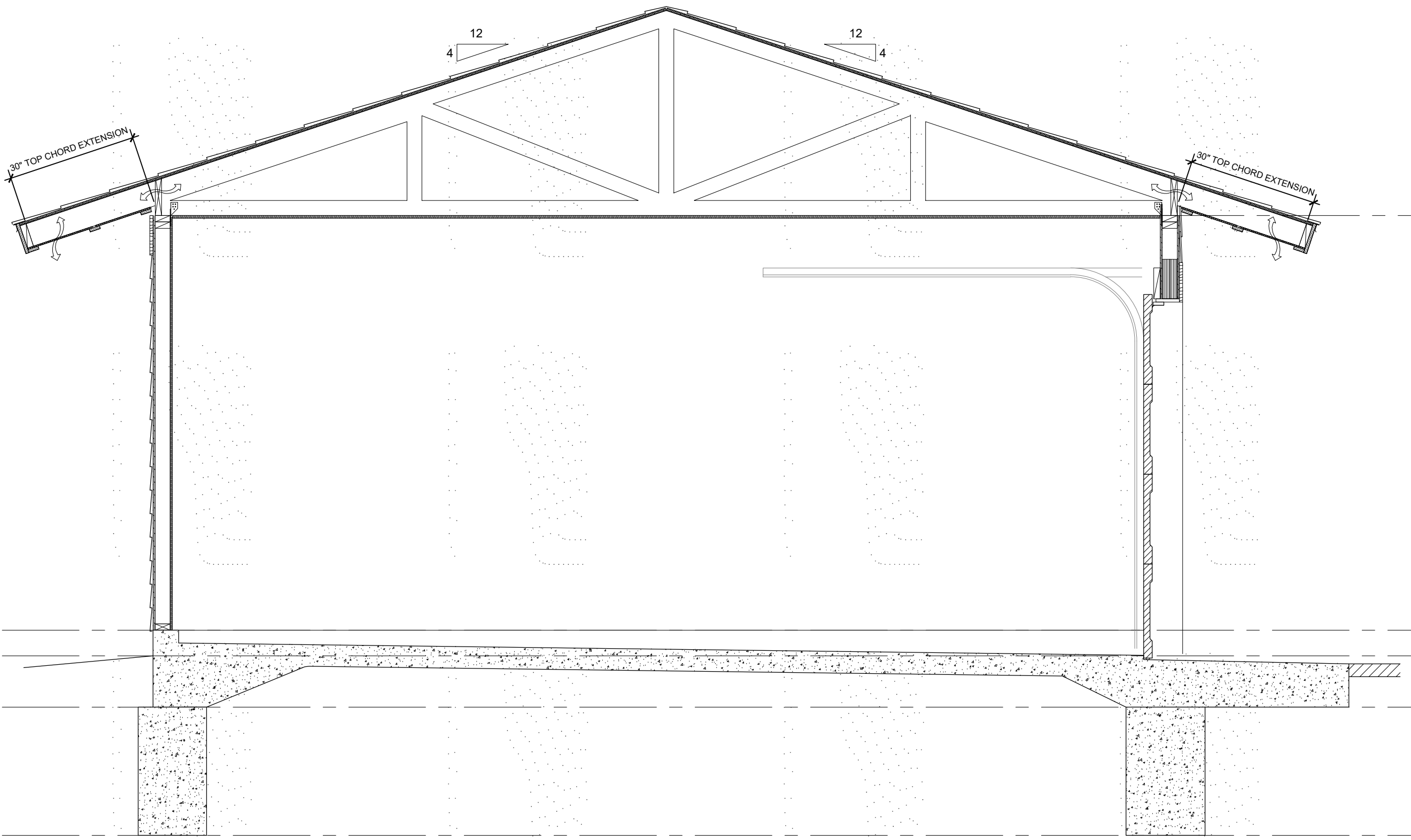


MATERIAL LEGEND



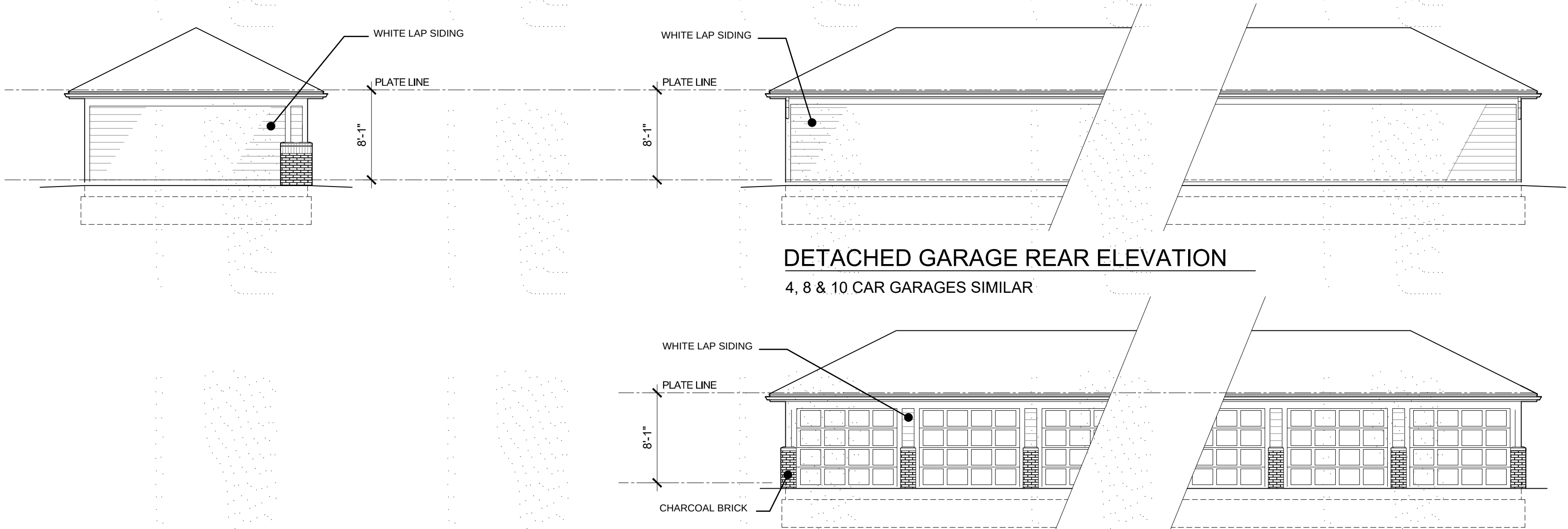
COMMENTS

1. 35% BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
2. 65% WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED EXTERIOR MATERIALS (WHITE LAP SIDING AND WHITE STUCCO)
3. BLACK ALUMINUM RAILINGS
4. HARDIE BOARD TRIM LOCATED AT ALL TRANSOM WINDOWS PAINTED WHITE / BLACK
5. NICHIHA SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY SOFFITS
6. GREY PAINTED FASCIA TRIM
7. GREY PAINTED GARAGE DOORS
8. DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS



DETACHED GARAGE SECTION A

1/2" = 1'-0"

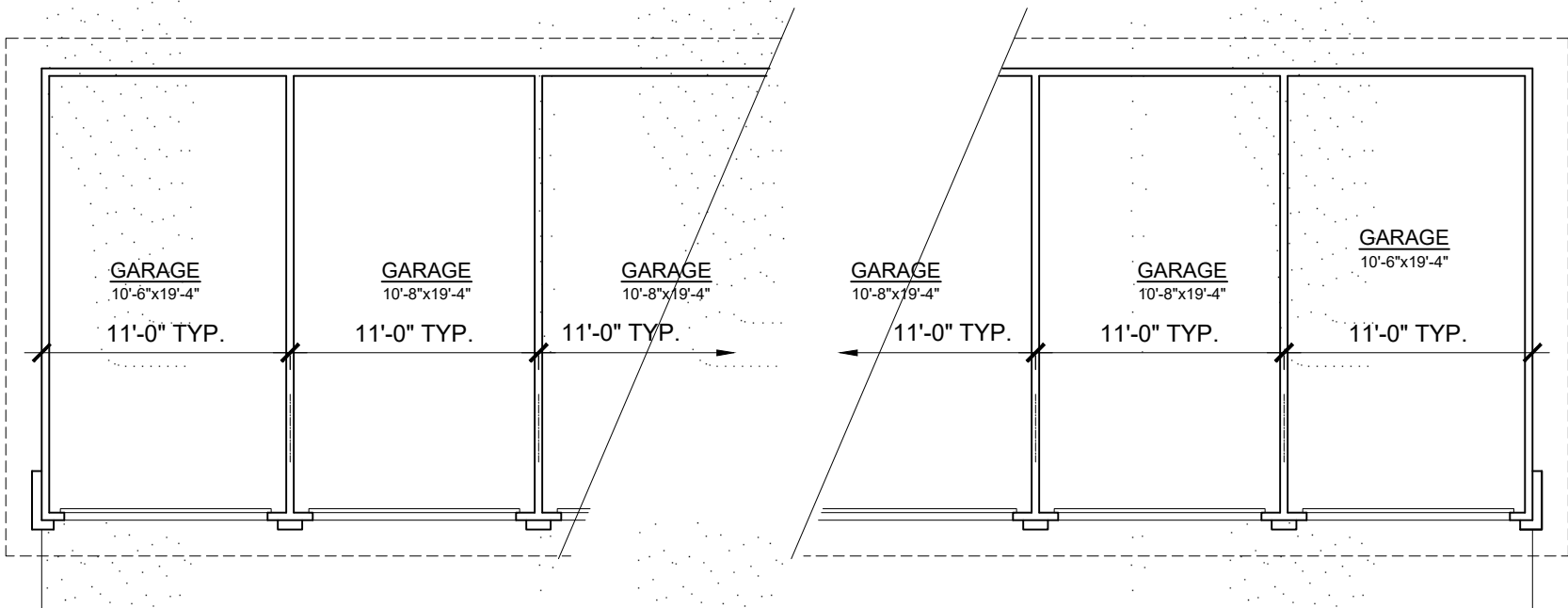


DETACHED GARAGE REAR ELEVATION

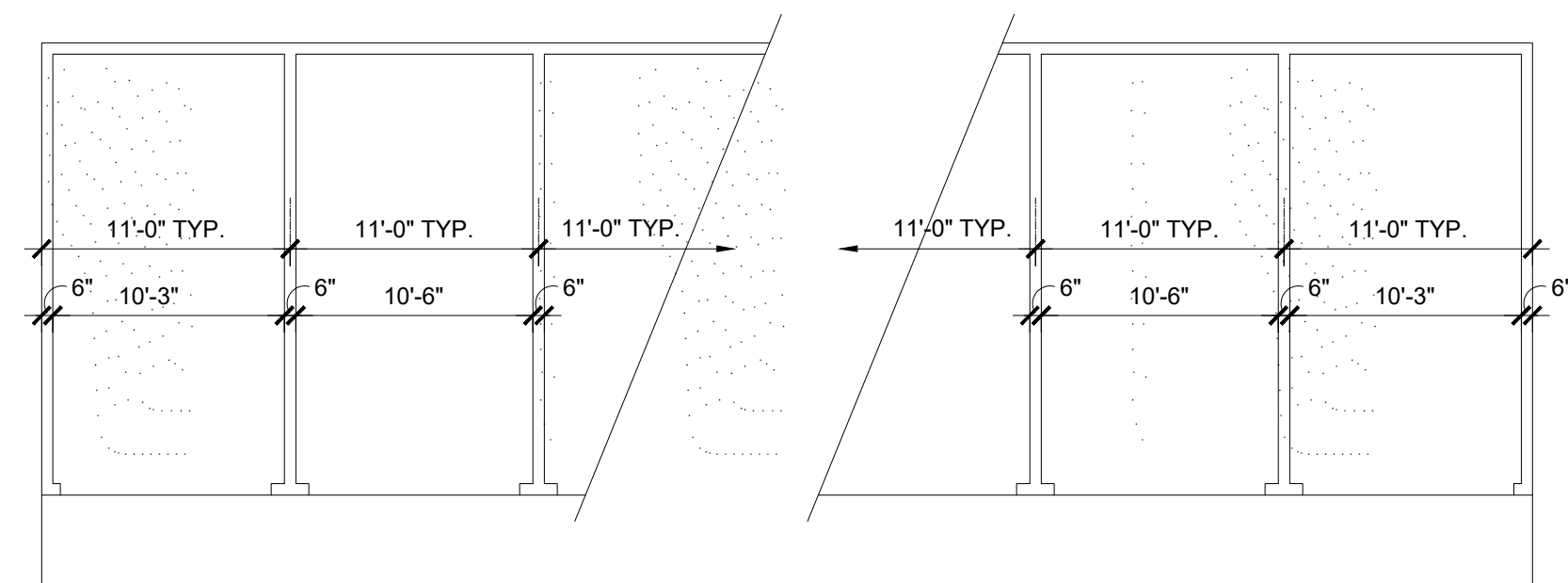
4, 8 & 10 CAR GARAGES SIMILAR

6 CAR DETACHED GARAGE FRONT ELEVATION

4, 8 & 10 CAR GARAGES SIMILAR



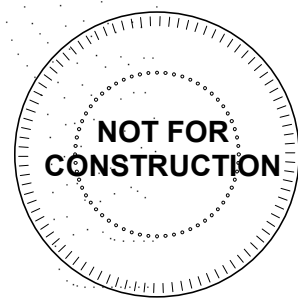
DETACHED GARAGE PLAN



DETACHED GARAGE SLAB PLAN

TYPICAL DETACHED GARAGE

1/8" = 1'-0"





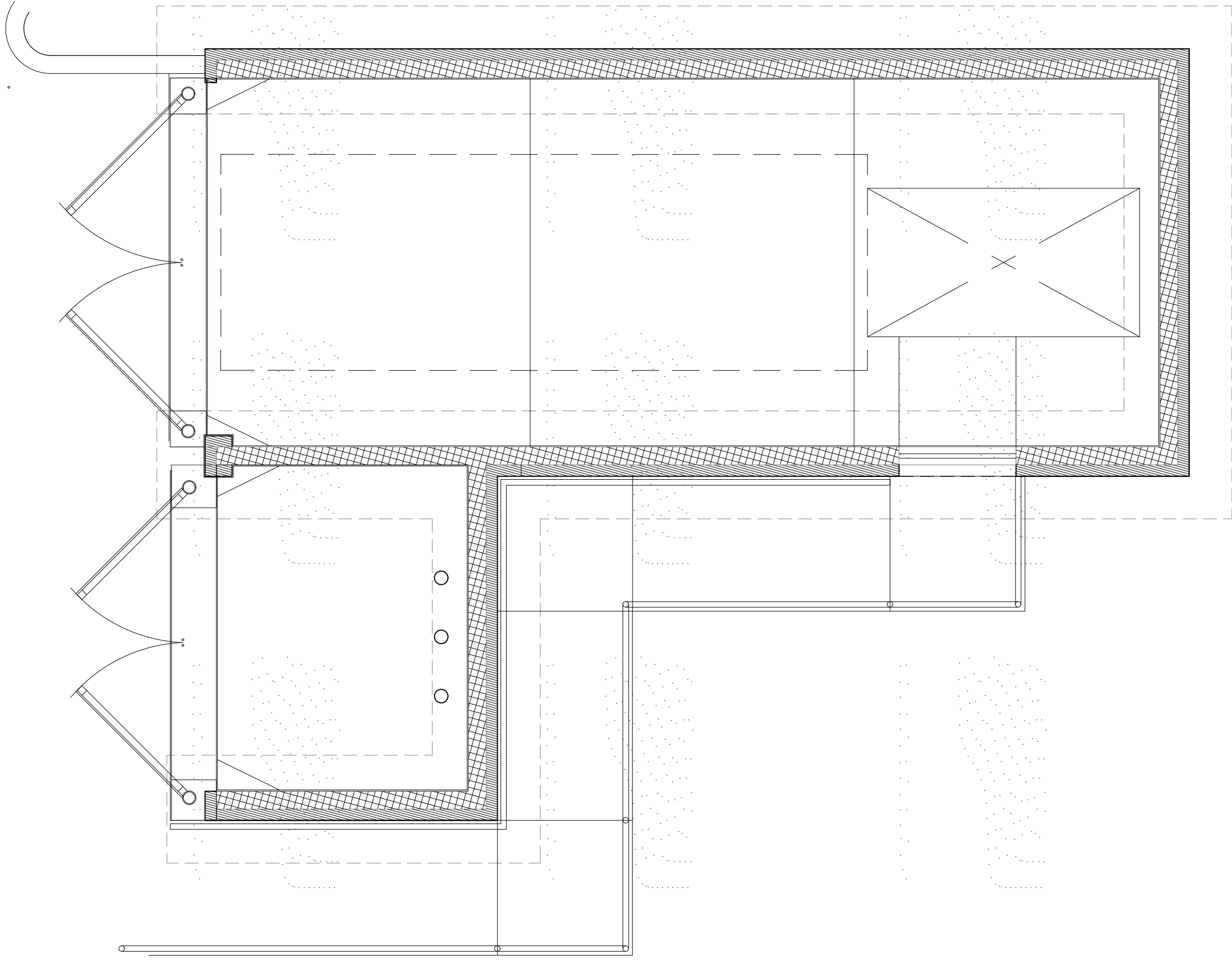
ARCH'D 24" x 36" 9/26/2022 11:12:15 AM C:\Users\hall\Documents\7059\_SS3\_R22\_brennerhall.rvt

MATERIAL LEGEND

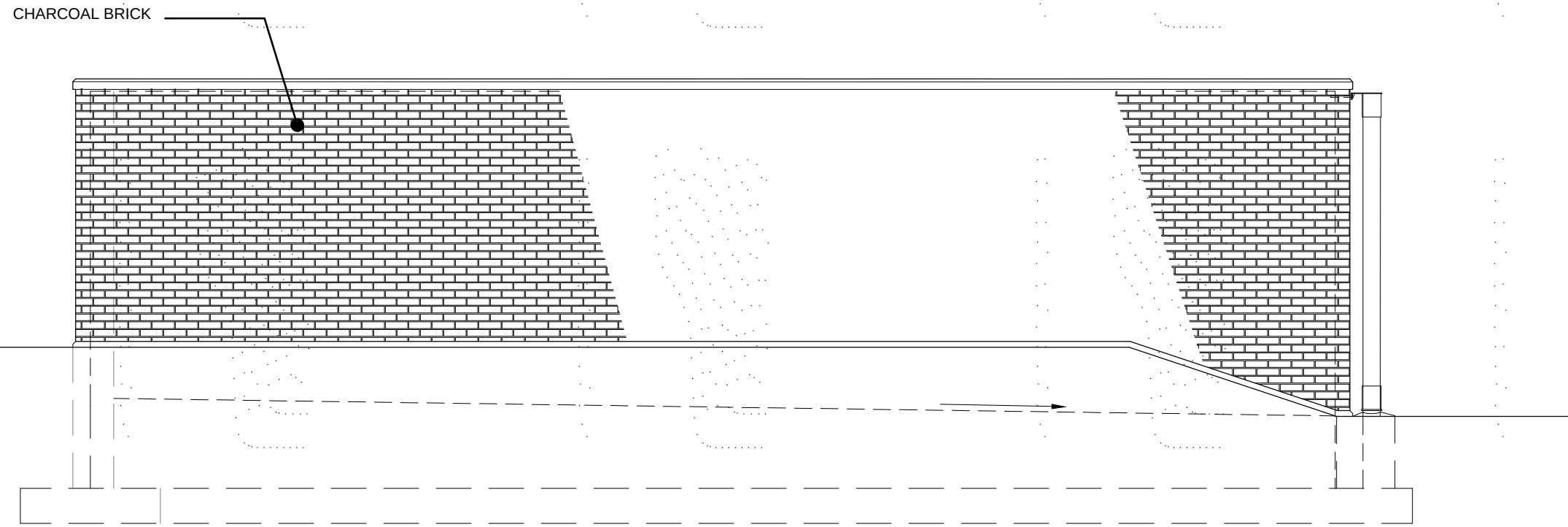


COMMENTS

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- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS
- DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS

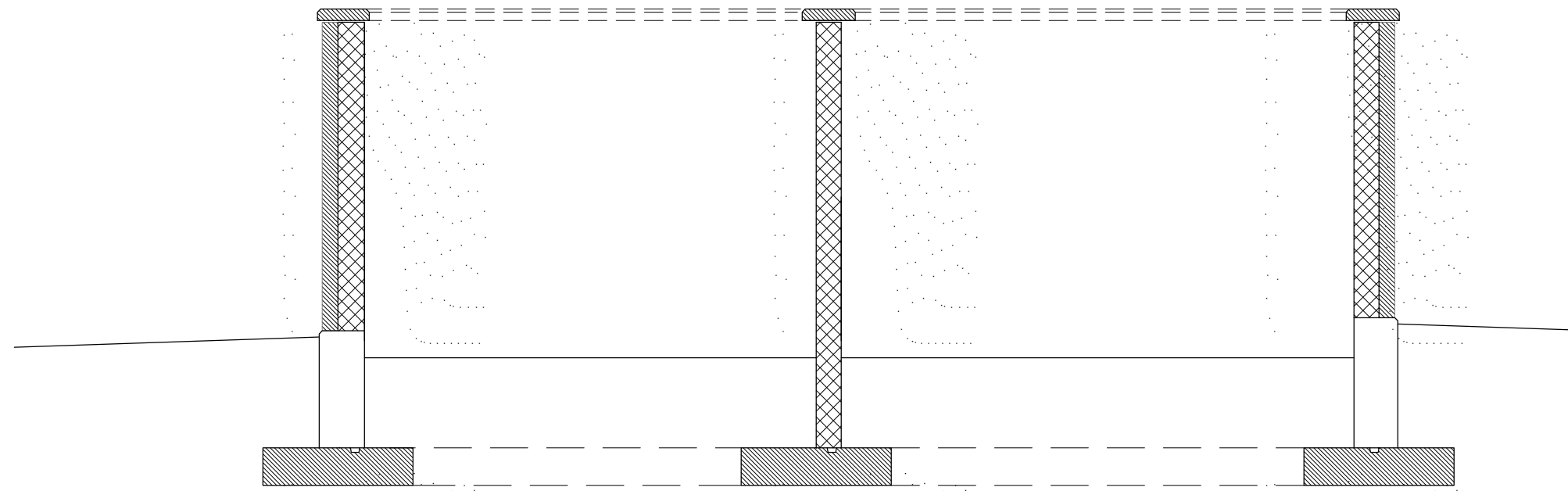


PLAN

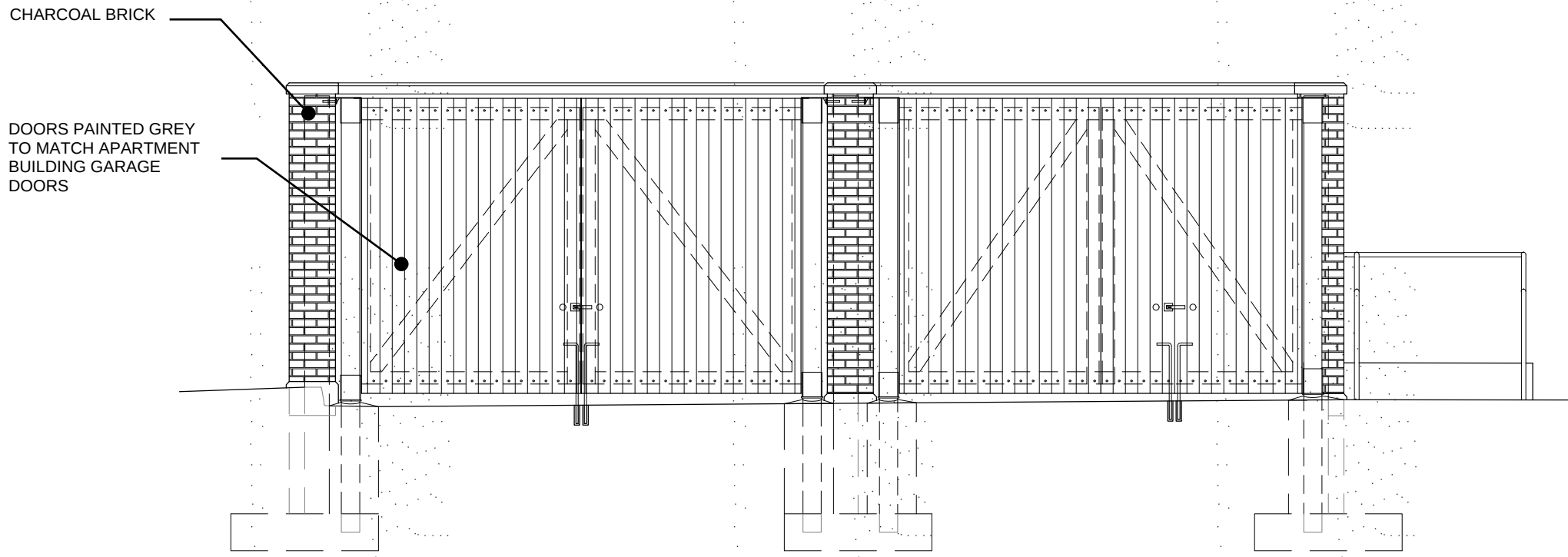


LEFT ELEVATION

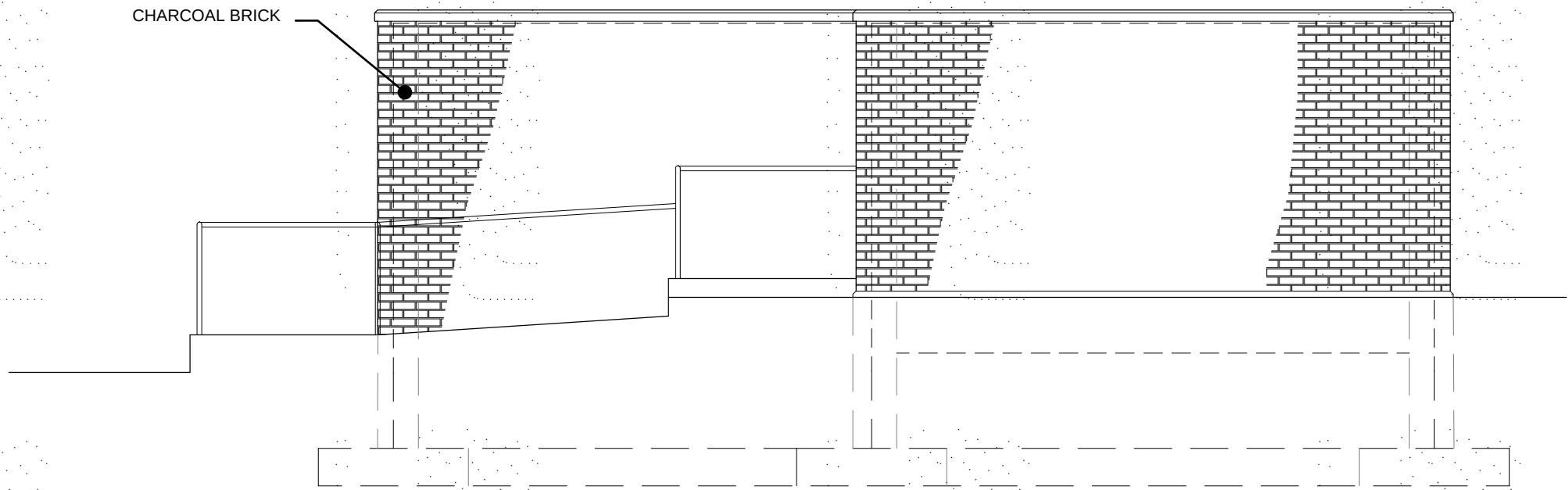
1 TRASH ENCLOSURE  
1/4" = 1'-0"



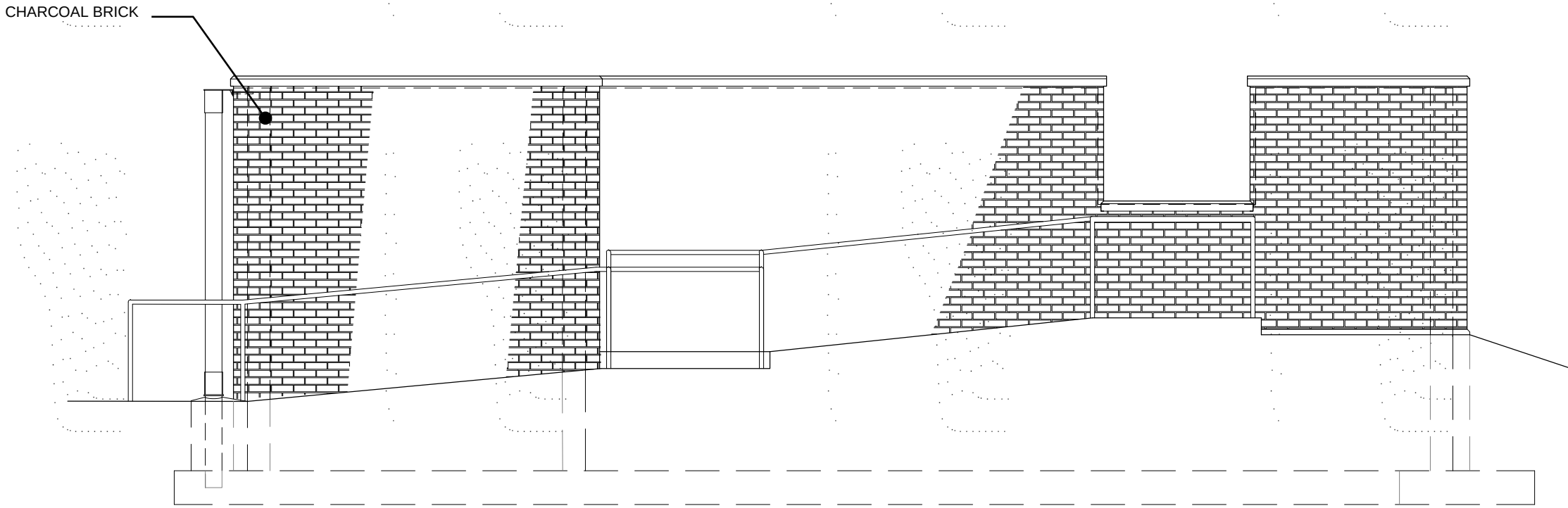
SECTION A



FRONT ELEVATION

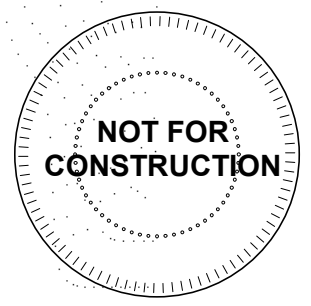


BACK ELEVATION

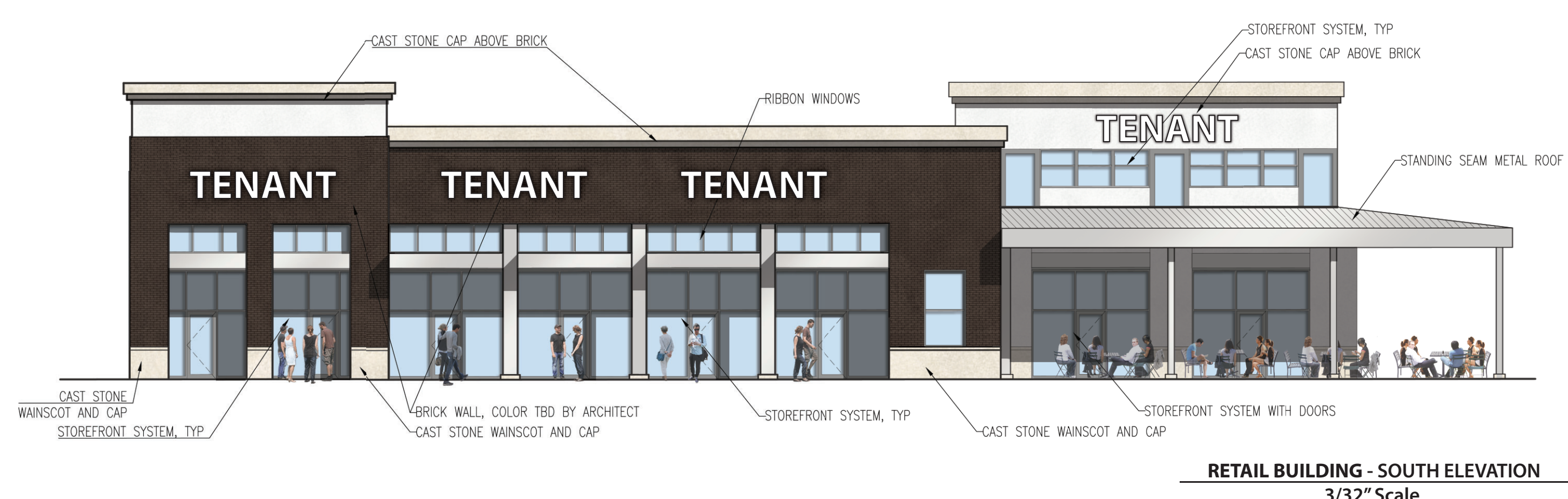


RIGHT ELEVATION

PDP RESUBMITTAL





[illegible]



**Lot 10A and 10C**  
NW Chipman Rd & NW Ward Rd  
Lee Summit, MO 64086

## Preliminary Design

September 27, 2022

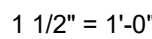
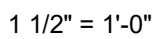
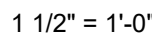
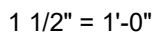
**A-510**





NW Chipman Rd & NW Ward Rd  
Lee Summit, MO 64086

**A-511**

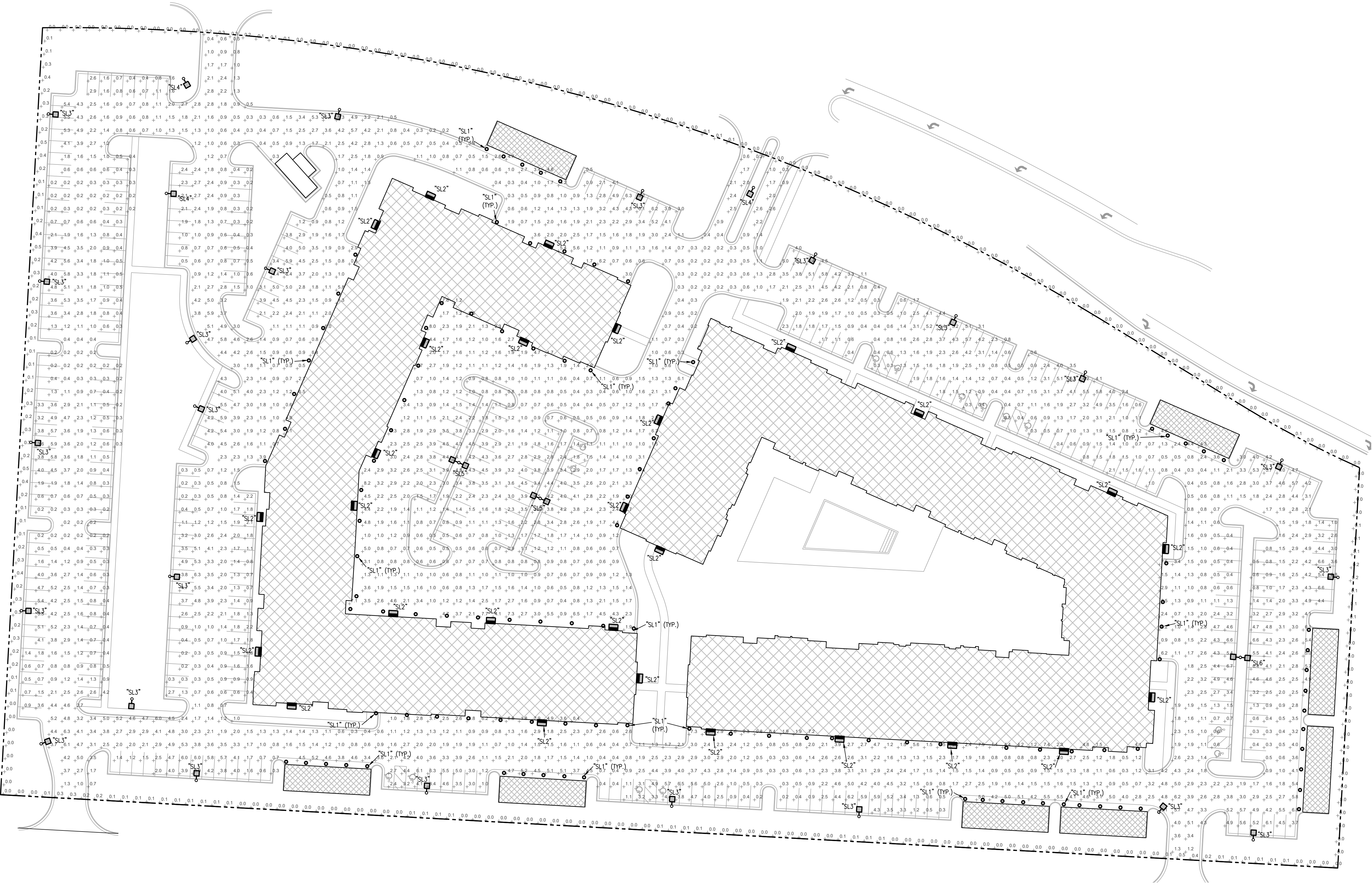




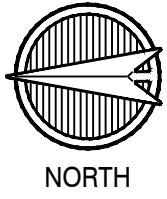
| Description   | STATISTICS |        |        |         |         |
|---------------|------------|--------|--------|---------|---------|
|               | Avg        | Max    | Min    | Max/Min | Avg/Min |
| Drive Area    | 2.1 fc     | 8.2 fc | 0.2 fc | 40.0:1  | 10.5:1  |
| Property Line | 0.1 fc     | 0.5 fc | 0.0 fc | N/A     | N/A     |

| MARK | MANUFACTURE | MODEL NUMBER                      | MOUNTING |         | FINISH | LAMPS |        |     |               | REMARKS |
|------|-------------|-----------------------------------|----------|---------|--------|-------|--------|-----|---------------|---------|
|      |             |                                   | RECESS   | SURFACE |        | LED   | FLOUR. | HID | CODE          |         |
| SL 1 | PRESCOLITE  | 1152-962                          |          |         | X      | BLACK | X      |     | 8W PAR 30 LED | 1       |
| SL 2 | HUBBELL     | LMC-30LU-3-K-4                    |          |         | X      | BLACK | X      |     |               | 1       |
| SL 3 | CREE INC.   | ARE-EDG-4MB-DA-12-E-UL-BK-525-40K |          | POLE    | BLACK  | X     |        |     |               | 1       |
| SL 4 | CREE INC.   | ARE-EDG-3MP-DA-06-E-UL-BK-700-40K |          | POLE    | BLACK  | X     |        |     |               | 1       |
| SL 5 | CREE INC.   | ARE-EDG-3MP-DA-06-E-UL-BK-700-40K |          | POLE    | BLACK  | X     |        |     |               | 1       |
| SL 6 | CREE INC.   | ARE-EDG-4MB-DA-12-E-UL-BK-525-40K |          | POLE    | BLACK  | X     |        |     |               | 1       |

- REMARKS:
- 1 MOUNT AT 8'AFG.
  - 2 PROVIDE WITH (1) HEAD.
  - 3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
  - 4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
  - 5 MOUNT AT 16' AFG



1 SITE PHOTOMETRIC PLAN  
1"=40'-0"



**LS&A**  
Latimer Sommers  
& Associates, P.A.  
CONSULTING ENGINEERS  
3639 SW Summerfield Drive, Suite A  
Topeka, Kansas 66614-3974  
6625 College Boulevard, Suite 102  
Overland Park, Kansas 66210  
Telephone: (785) 283-9232  
Email: lsapa@lsapa.com  
LSA PROJECT NO. 2204061

SITE PHOTOMETRIC PLAN

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

STATE OF MISSOURI  
RICHARD R. BEARDMORE  
Professional Engineer  
8-24-22  
Certificate of Authority # MO 202018354

SHEET #:

E0.01

**SITEPOINT**  
A Division of NorthPoint Development  
816.888.7380  
stepoint@northpointkc.com  
3315 N Oak Trafficway  
Kansas City, MO 64116

|              |              |             |               |           |
|--------------|--------------|-------------|---------------|-----------|
| REVIEWED BY: | DESIGNED BY: | DRAFTED BY: | SP PROJECT #: | DATE:     |
| KWR/RBB      | KWR/RBB      | CAD         | MELISSA GREGG | 201100092 |



