

PROJECT BOUNDARY DESCRIPTION
Lot 3, The Summit Church, Lots 1 - 3

VIEW HIGH SPORTS COMPLEX
Preliminary Development Plan & Special Use Permit
Section 3, Township 47 North, Range 32 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

INDEX OF SHEETS:
C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN

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

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

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

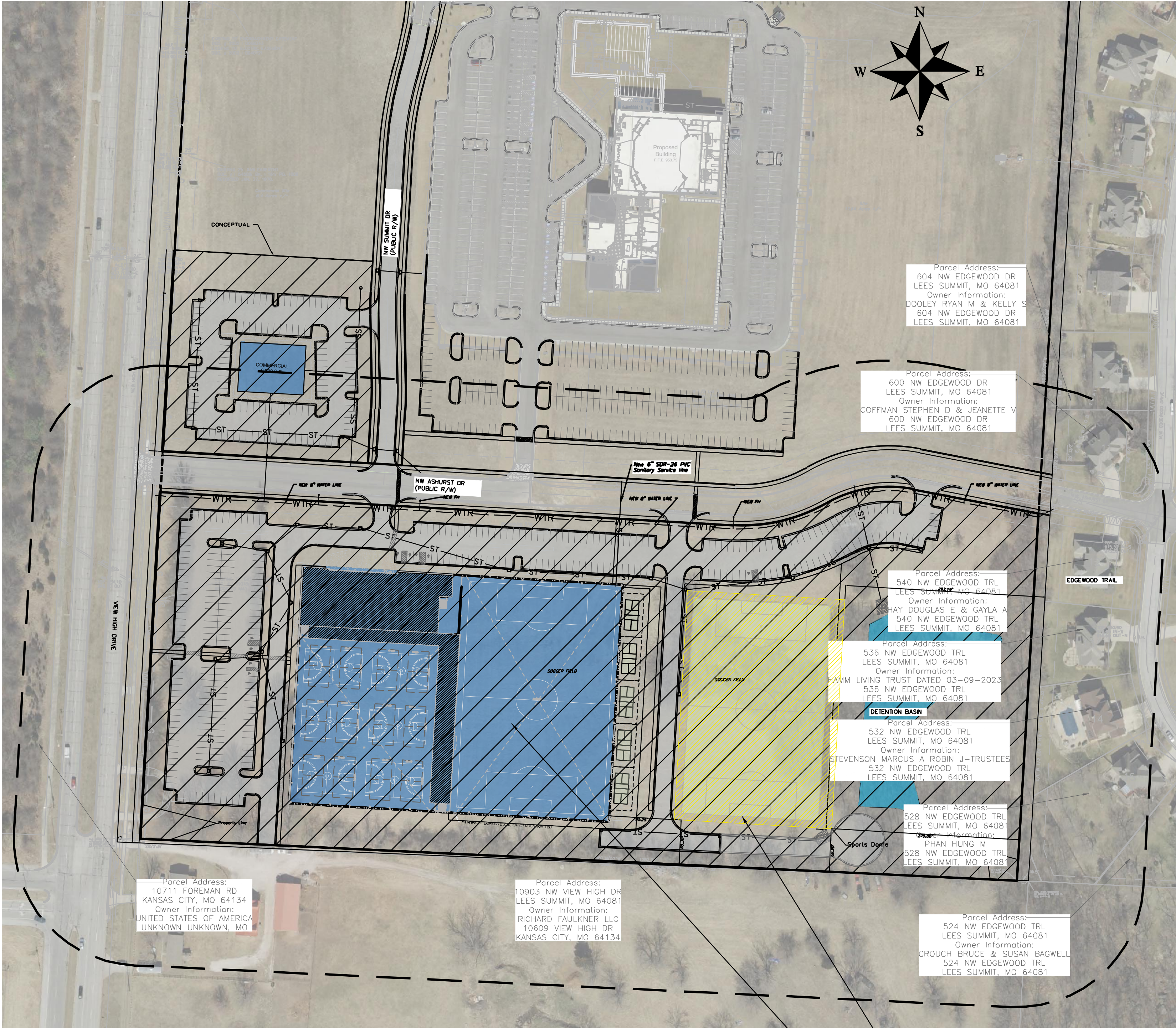
UTILITY COMPANIES:

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

EVERGY ~ 288-1198
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1900
CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES INSPECTIONS ~ 969-1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

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

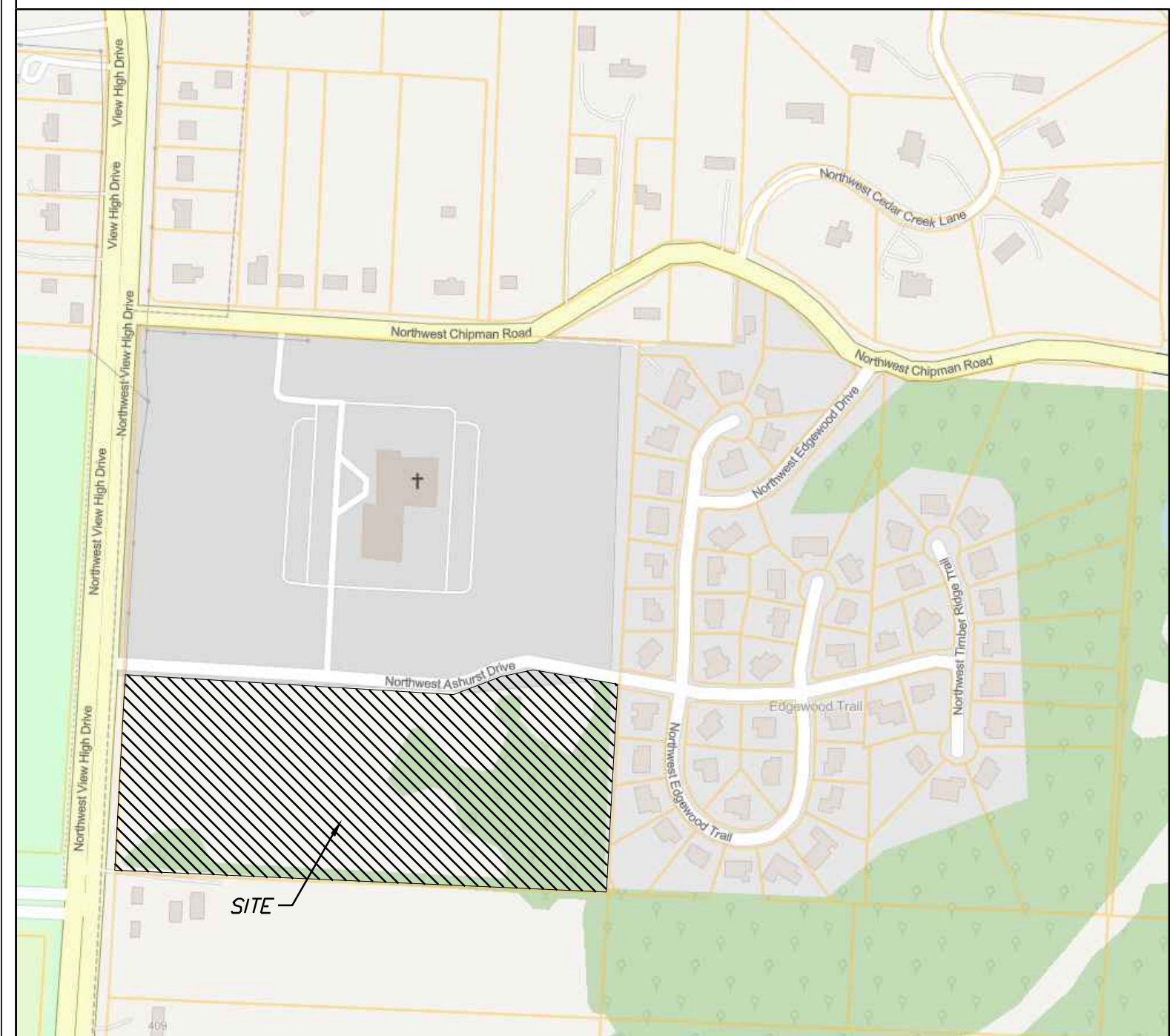


Site Impervious Area	
Total Area	15.40 acres
Commercial Office Site	
Site Area	17.18 Acres
Building	164,081 sq. ft.
Parking	144,652 sq. ft.
Sidewalk	20,078 sq. ft.
Impervious Area	321,911 sq. ft. (4.30% of Site)
Floor-Area-Ratio	21.9%

Parking, Sports Complex	
Provided	300 Standard (10 ADA Accessible)
Required	300 Standard (10 ADA Accessible)
Parking, Commercial	
Provided	119 Standard (2 ADA Accessible)
Required	119 Standard (2 ADA Accessible)
Total Parking Spaces	431
Parking, Church extra parking	
Provided	201 Standard (0 ADA Accessible)
Required	201 Standard (0 ADA Accessible)
Total Parking Spaces	632

LEGEND:

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



SITE LOCATION MAP
SCALE" 1"=100'

Current Zoning: CP-2

Site Improvement Notes

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

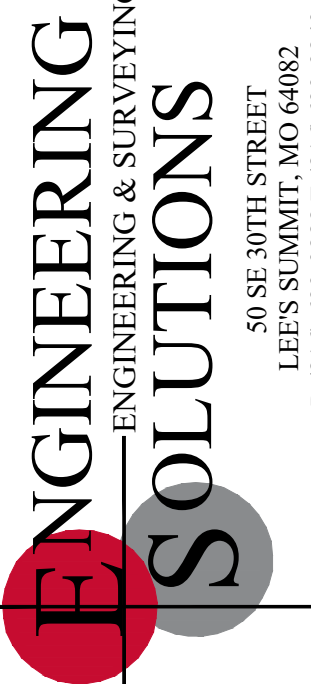
Water Main Improvements
-The site will utilize the existing water on the east side of View High Dr.

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

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

SUP Application for Dome over outdoor soccer field

PL2024-283 Rezoning and Preliminary Development Plan Approved

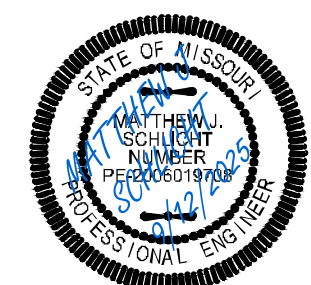


Professional Registration
Missouri
Engineering 2006019708
Surveying 20050801140
Kansas
Engineering 5-1686
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

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

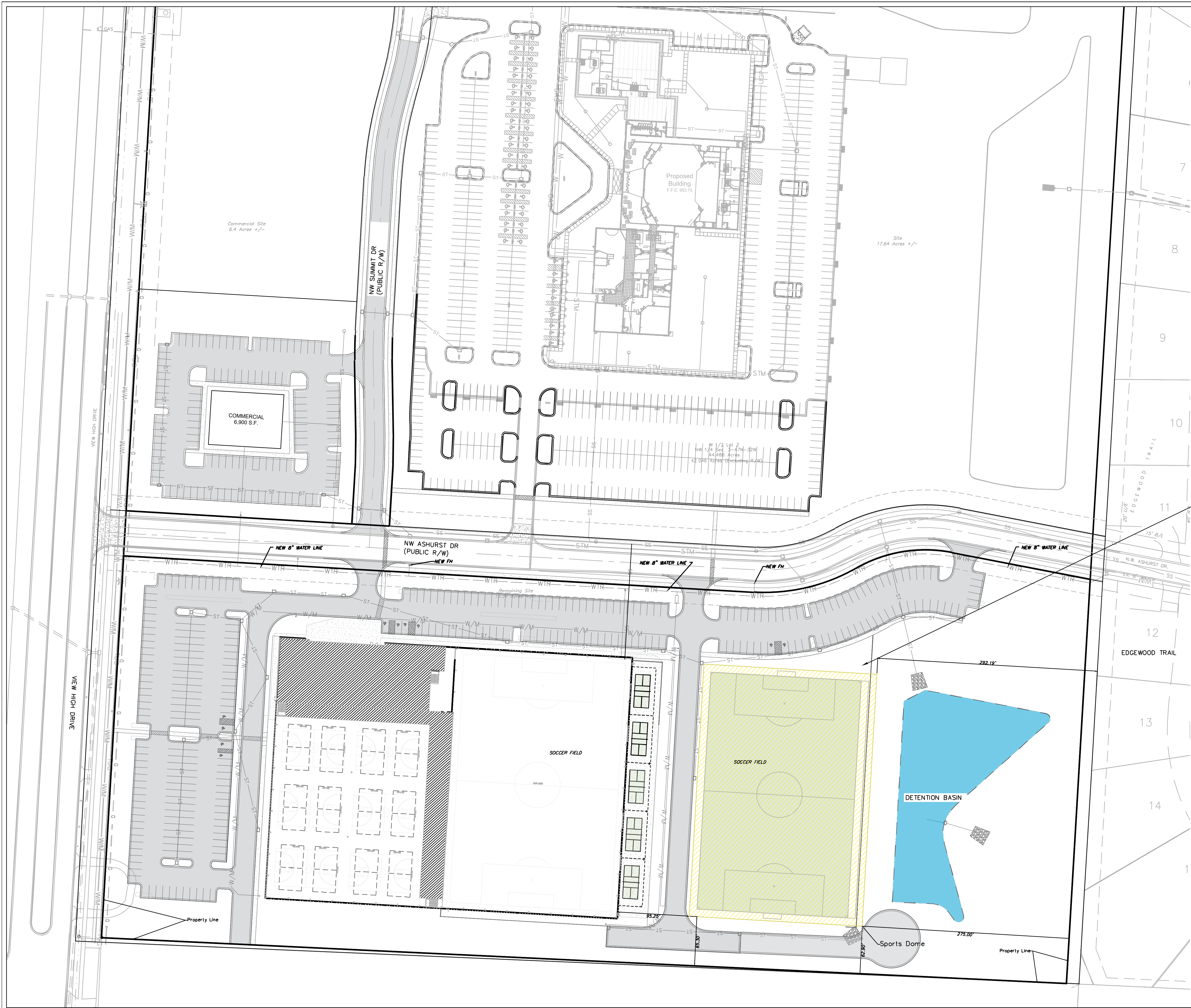
Project:
View High Sports Complex LSIMO
Issue Date:
September 12, 2025

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

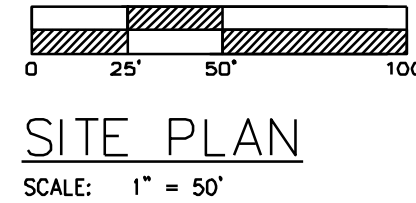
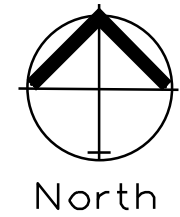


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS



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



SITE PLAN
SCALE: 1" = 50'



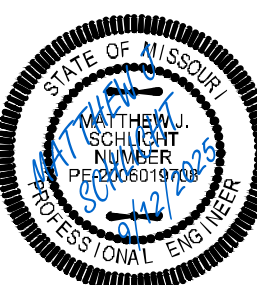
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002185-D
Surveying 2005003818-C
Kansas
Engineering E-1686
Surveying LS-219
Oklahoma
Engineering 8254
Nebraska
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View High Sports Complex
Lee's Summit, Jackson County, Missouri

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Site Plan
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REVISIONS



Estimated Cut / Fill Quantities	
Cut Volume (Unadjusted)	55,465c.y.
Fill Volume (Unadjusted)	216,310 c.y.
Net Import	160,845 c.y. (Unadjusted)(Fill)

- Notes
- Contractor is responsible for verifying all existing utility locations prior to excavation
 - There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 - No part of the project lies within the 100 year flood plain
 - All erosion and sediment control measures need to be implemented prior to construction
 - Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 - Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 - Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING & SURVEYING SOLUTIONS

Professional Registration

Missouri
Engineering 3305002185-D
Surveying 33050038118C-D

Kansas
Engineering 5-1686
Surveying LS-219

Oklahoma
Engineering 9254

Nebraska
Engineering CA2621

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

Project: View High Sports Complex
LSMO
Issue Date: November 7, 2024

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

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REVISIONS

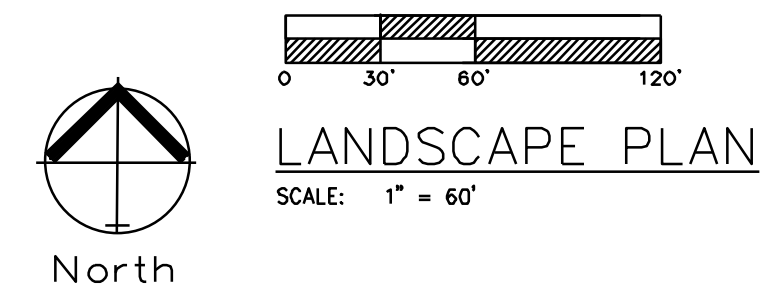
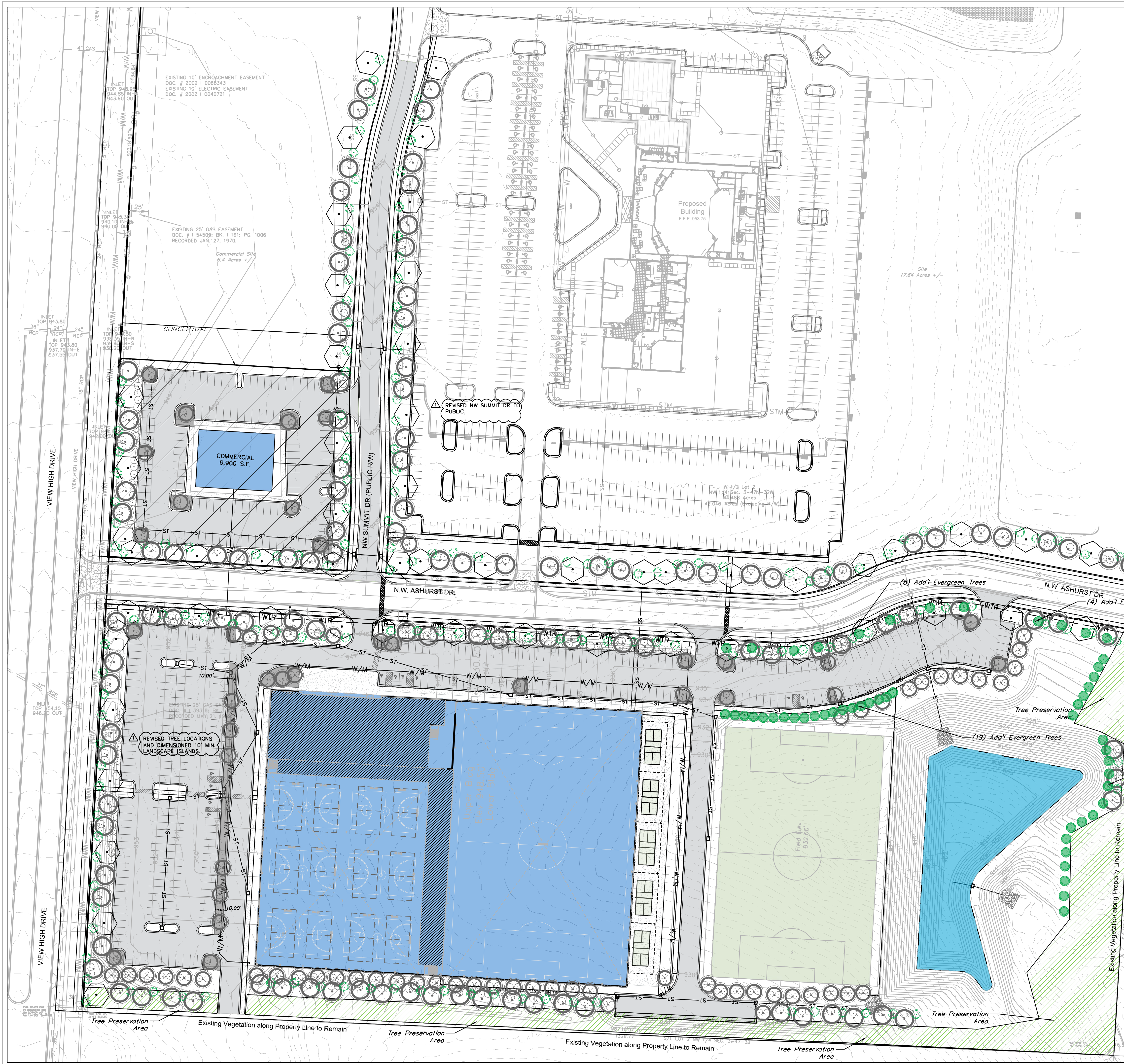
REV. 12/19/2024

REV. 12/31/2024

REV. 1/3/2025

REV. 2/18/2025

C.200



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (View High Drive)	1 tree per 30 feet of street frontage	757 ft. of street frontage /30= 25 trees required	25 Trees Provided
14.090.A.3 Street Frontage Shrubs (View High Drive)	1 shrub per 20 feet of street frontage	757 ft. of street frontage /20= 38 shrubs required	54 shrubs provided
14.090.A.1 Street Frontage Trees (NW Ashurst Drive)	1 tree per 30 feet of street frontage	2452 ft. of street frontage /30= 81 trees required	81 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Ashurst Drive)	1 shrub per 20 feet of street frontage	2452 ft. of street frontage /20= 123 shrubs required	167 shrubs provided
14.090.A.1 Street Frontage Trees (Future Public Street)	1 tree per 30 feet of street frontage	1293 ft. of street frontage /30= 43 trees required	43 Trees Provided
14.090.A.3 Street Frontage Shrubs (Future Public Street)	1 shrub per 20 feet of street frontage	1293 ft. of street frontage /20= 65 shrubs required	96 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	748,539 sq. ft. of total lot area minus 308,733 sq. ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 x 2 = 176 shrubs	176 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	748,539 sq. ft. of total lot area minus 308,733 sq. ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 = 88 trees	93 Trees rovided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	144,652 sq. ft. of parking area x .05 = 7,233 sq. ft. of landscape parking lot islands required	12,156 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	1,458 linear feet/40 x 12 437 shrubs required.	443 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use CP-2
Adjoining use RP-1
High impact screening. A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall or opaque vinyl fence, (2) and low impact screening shall be planted on both sides of the wall or the fence.

Note:
All Ground mounted equipment shall be totally screened.

PLANTING SCHEDULE:
IS FOR PHASE I ONLY. AT FULL BUILD THE UNITED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	55	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	137	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HL
tree	91	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	484	BB	BURNING BUSH BUONNYMUS ALATA "COMPACTUS"	2 Gallon Pot

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Missouri
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Surveying 30200088185-D
Kansas
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Engineering CA2821

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

Project: View High Sports Complex
LSMO
November 7, 2024

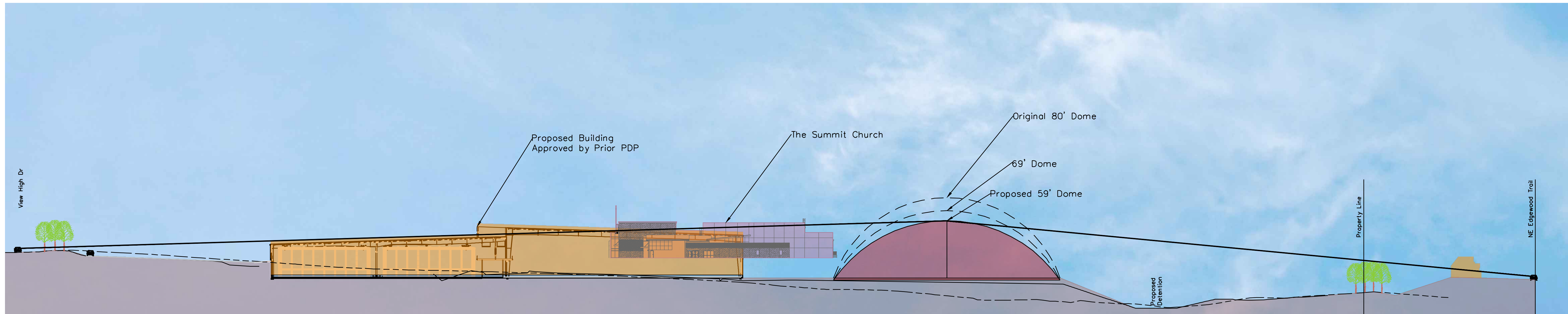
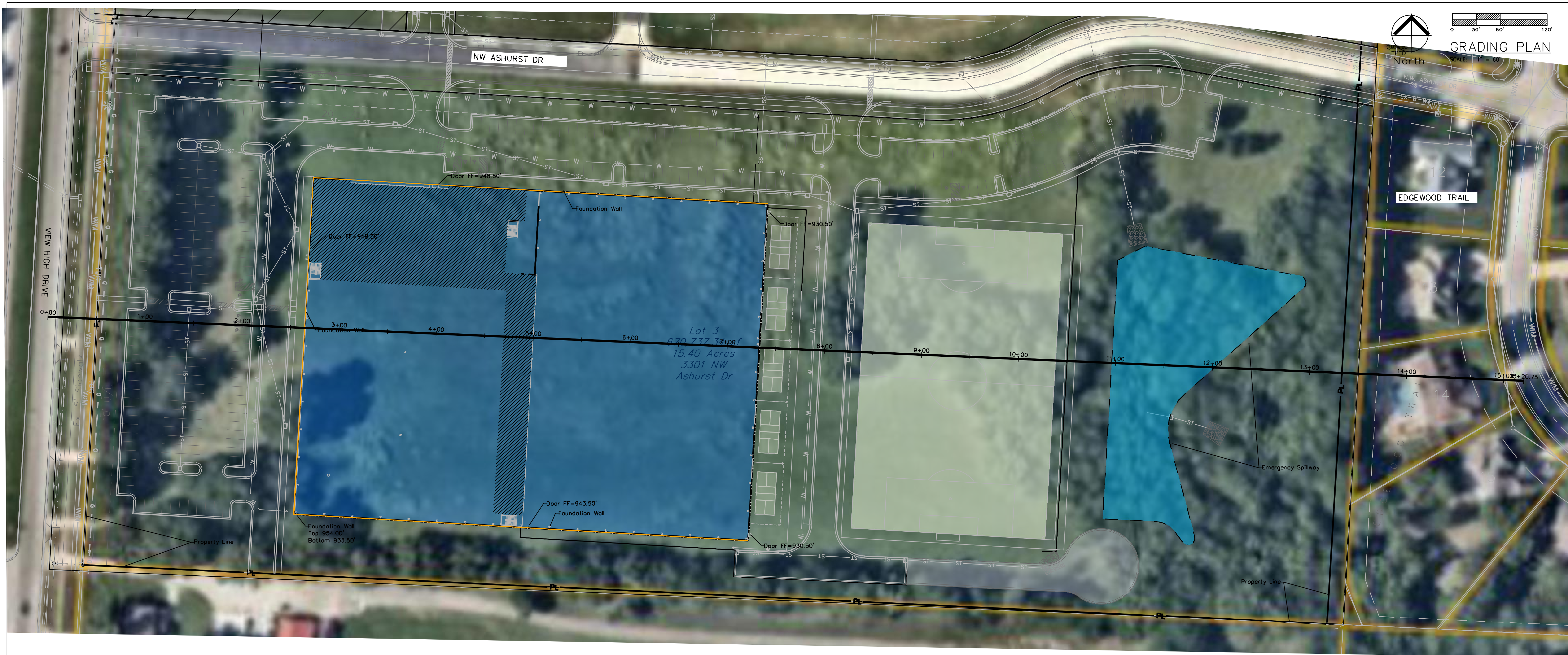
LANDSCAPE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 000000000

Matthew J. Schlicht
MO PE 2006019708
KS PE 190971
OK PE 25226

REVISIONS
REV. 12/19/2024
REV. 12/31/2024
REV. 1/3/2025
REV. 2/18/2025

L.100



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Missouri
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Surveying 200500382140-D
Kansas
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Surveying LS-218
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View High Sports Complex
Lee's Summit, Jackson County, Missouri

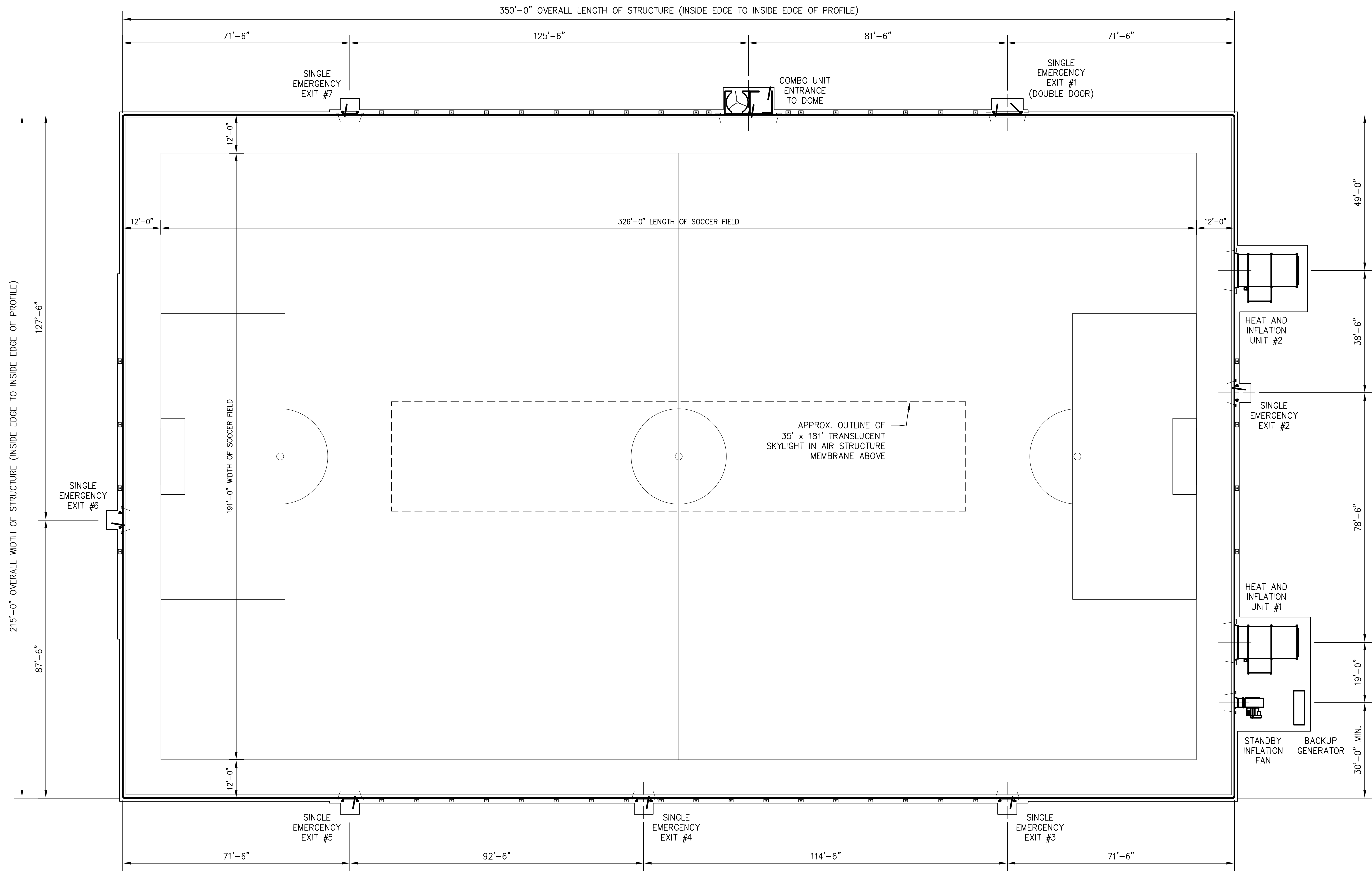
Project: View High Sports Complex
Date: November 7, 2024

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



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

REVISIONS
REV. 12/19/2024
REV. 12/31/2024
REV. 1/3/2025
REV. 2/18/2025



1	03/02/2026	UPDATED LAYOUT TO NEW SIZE.
NO.	DATE: (DD/MM/YY)	REVISION:
THE INFORMATION CONTAINED IN THIS DRAWING IS LEGALLY PRIVILEGED AND CONFIDENTIAL AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY BELOW. ANY OTHER USE, DISSEMINATION, DISTRIBUTION OR COPY OF THIS DRAWING IS STRICTLY PROHIBITED.		
ALL DIMENSIONS ON THIS DRAWING SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWING.		
A CLIENT ACCEPTANCE SIGNATURE ON THE FIRST PAGE OF A BOUND SET OF DRAWINGS ACKNOWLEDGES THE ACCEPTANCE OF ALL PAGES CONTAINED IN THE BOUND SET OF DRAWING DETAILS.		

A	A -- DETAIL NUMBER
B	B -- SHEET WHERE DETAILED

==PRELIMINARY ONLY==
==NOT FOR CONSTRUCTION==



THE FARLEY GROUP
A division of The Farley Group
6 Kerr Crescent
Puslinch, ON, Canada N0B 2J0
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Fax: 1-888-445-3043
Email: man@thefarleygroup.com

Creative Space Solutions

CLIENT:

VIEW HIGH SPORTS & ENTERTAINMENT

CLIENT ACCEPTANCE SIGNATURE:

DATE ACCEPTED:

PROJECT:

**PROPOSED
AIR-SUPPORTED STRUCTURE
FOR MULTI-USE
(215'-0"x 350'-0"x 59'-11")**

LOCATION:

KANSAS CITY, MO

DRAWING:

INTERIOR PLAN LAYOUT

PROJECT NORTH:

DRN BY: **C.J.S.**

REVIEWED BY:

DATE: **JANUARY 22, 2026**

SCALE: **NOT TO SCALE**

PLAN NORTH:

PROJ. #:

DRAWING #:

P2

REV. 01