The Rush Funplex

Lot 10 A - Summit Orchards West
Lee's Summit, Jackson County, MO



New Entertainment Center and Flex/Commercial Space

Preliminary Development Plans

13 March 2026
REVISED 14 April 2026

DRAWING INDEX

COVER

CIVIL

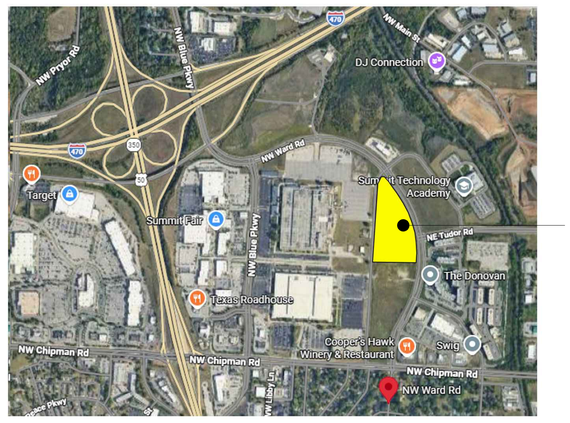
C100	EXISTING CONDITIONS
C200	SITE LAYOUT PLAN
C300	SITE GRADING PLAN
C400	SITE UTILITY PLAN
C500	DRAINAGE AREA MAP
C501	DRAINAGE CALCULATIONS
C600	NW WARD ROAD & TUDOR PUBLIC IMPROVEMENT
C700	BUS TURN STUDY

LANDSCAPE

L-100	LANDSCAPE SCHEDULES
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE PLAN
L-104	LANDSCAPE PLAN

ARCHITECTURAL

A-001	LOT 1 EXTERIOR RENDERINGS
A-002	LOTS 2 & 3 EXTERIOR RENDERINGS
A-101	LOT 1 FLOORPLAN
A-102	LOTS 2 & 3 FLOORPLANS
A-103	TRASH ENCLOSURE AND MONUMENT SIGN
A-201	LOT 1 EXTERIOR ELEVATIONS
A-202	LOT 2 EXTERIOR ELEVATIONS
A-203	LOT 3 EXTERIOR ELEVATIONS
	PRELIMINARY EXTERIOR MATERIALS PALETTE
	PROPOSED EXTERIOR LIGHT FIXTURES



PROPOSED SITE

VICINITY MAP

GENERAL NOTES:

1. PROPOSED ZONING/BUILDING USES ARE AS FOLLOWS: ENTERTAINMENT, RETAIL, COMMERCIAL, OFFICE, FLEX-COMMERCIAL.
2. A COMMON PROPERTY MAINTENANCE AND CROSS EASEMENT PLAN TO BE INCLUDED IN FUTURE RESUBMITTAL. PLAN TO BE IN ACCORDANCE WITH ARTICLE 5 DIVISION V.

SLAGGIE ARCHITECTS, INC.

APPLICANT
RUSH FUNPLEX
2940 N. CHURCH STREET, SUITE 202
LAYTON, UT 84040
PHONE: (760) 644-5119

OWNER
TOWNSEND SUMMIT, LLC.
230 SHILLING CIRCLE, SUITE 120
HUNT VALLEY, MD 21031
PHONE: (303) 947-2044

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OVERLAND PARK, KS 66211
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NOTE: REFER TO LANDSCAPE PLAN FOR EXACT LANDSCAPE SPECIFICATIONS. LANDSCAPE SHOWN IN THESE RENDERINGS IS FOR ILLUSTRATION ONLY.

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The Rush Funplex
New Entertainment Center

Lot 10A - Summit Orchards West
Lee's Summit, MO

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Preliminary Development Plan

13 March 2026

Lot 1
Exterior Renderings

A-001



















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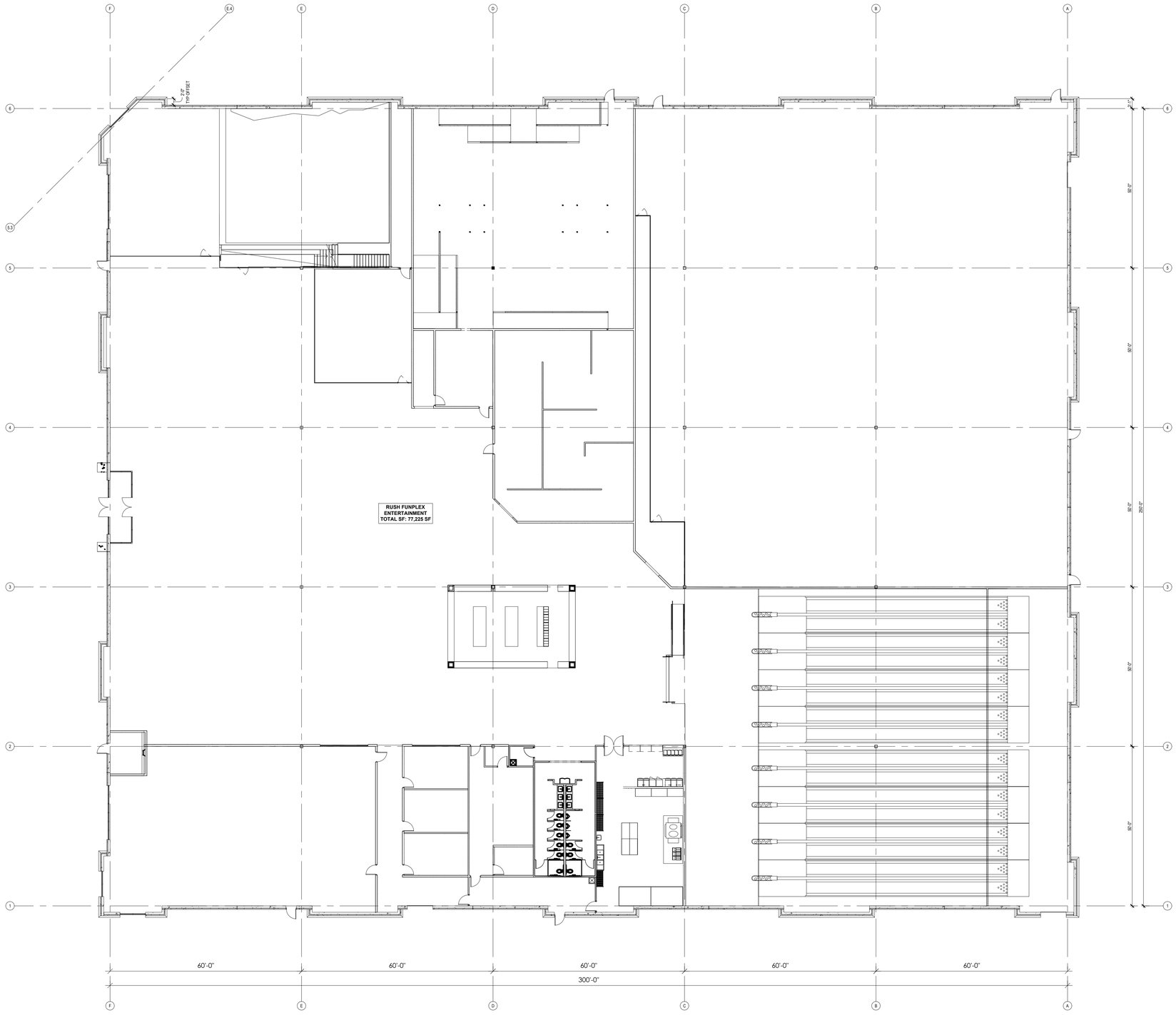
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Preliminary Development Plan

13 March 2026

Lots 2 & 3
Exterior Renderings

A-002



Lot 1 Floorplan
1/16" = 1'-0"

1

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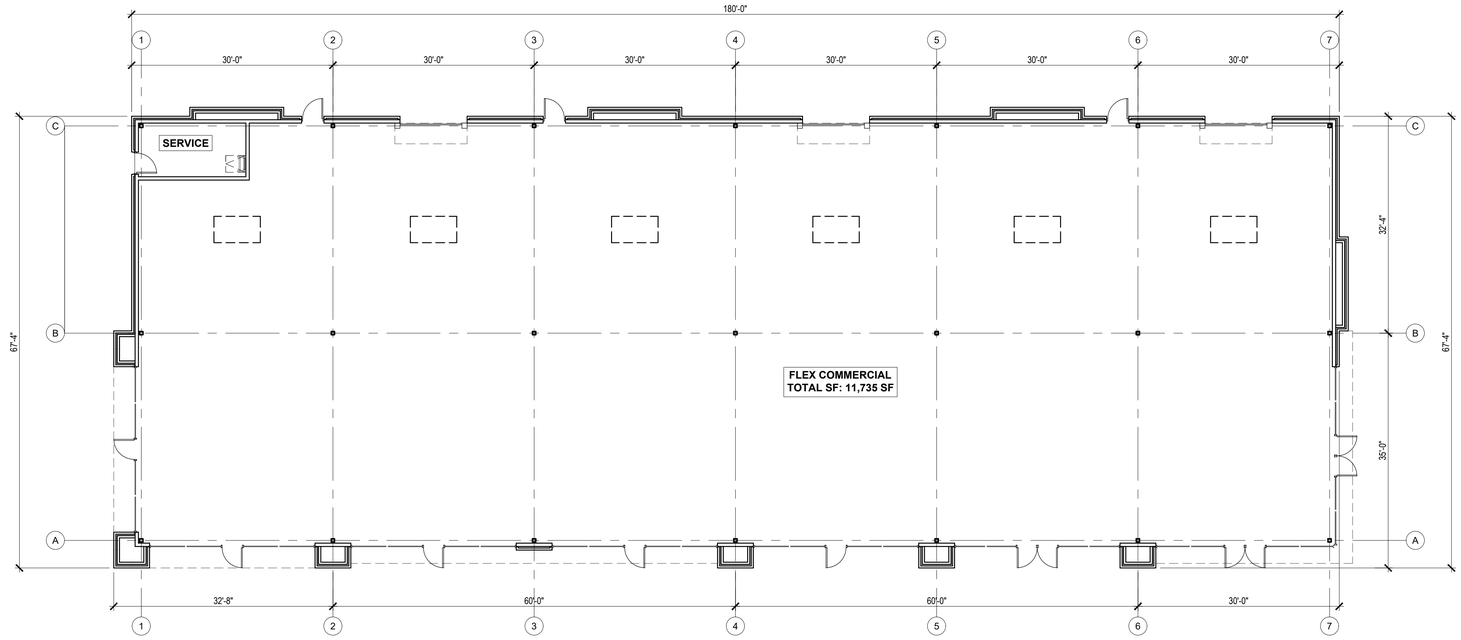
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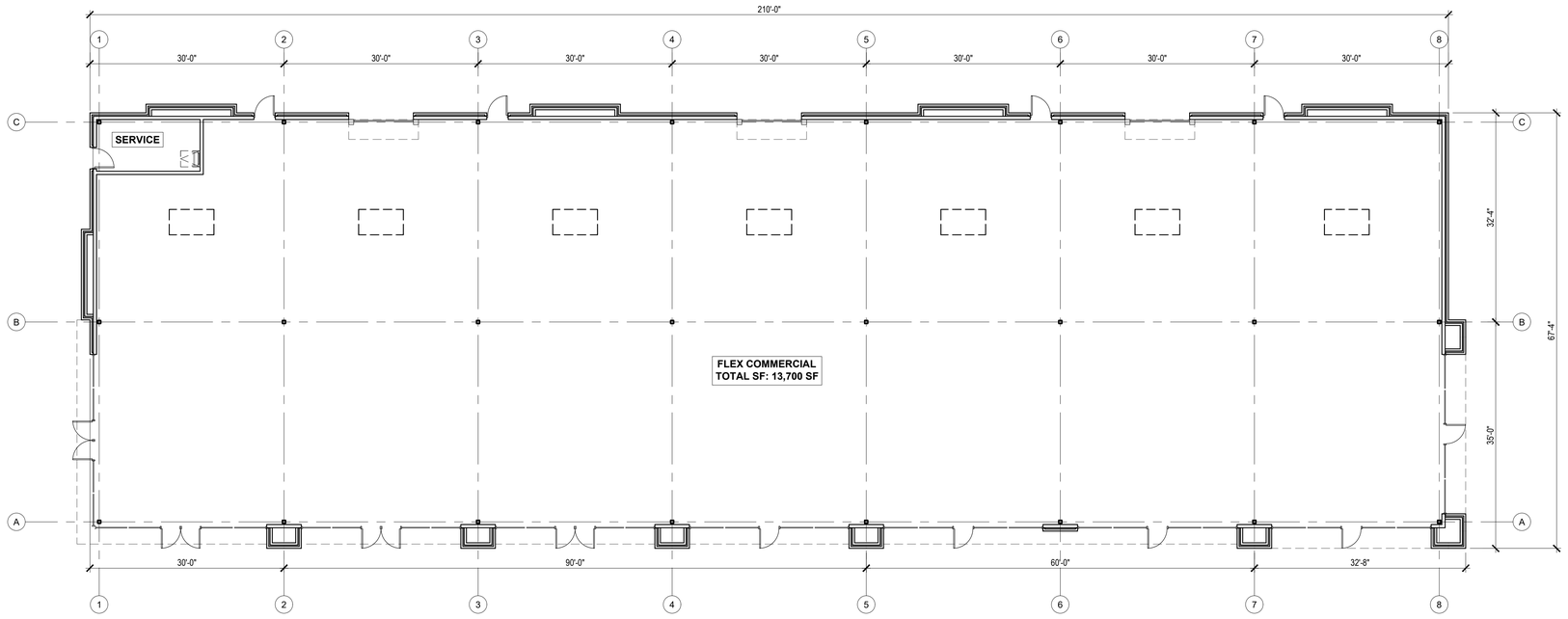
Lot 1
Floorplan

A-101



Lot 3 Floorplan
3/32" = 1'-0"

2



Lot 2 Floorplan
3/32" = 1'-0"

1

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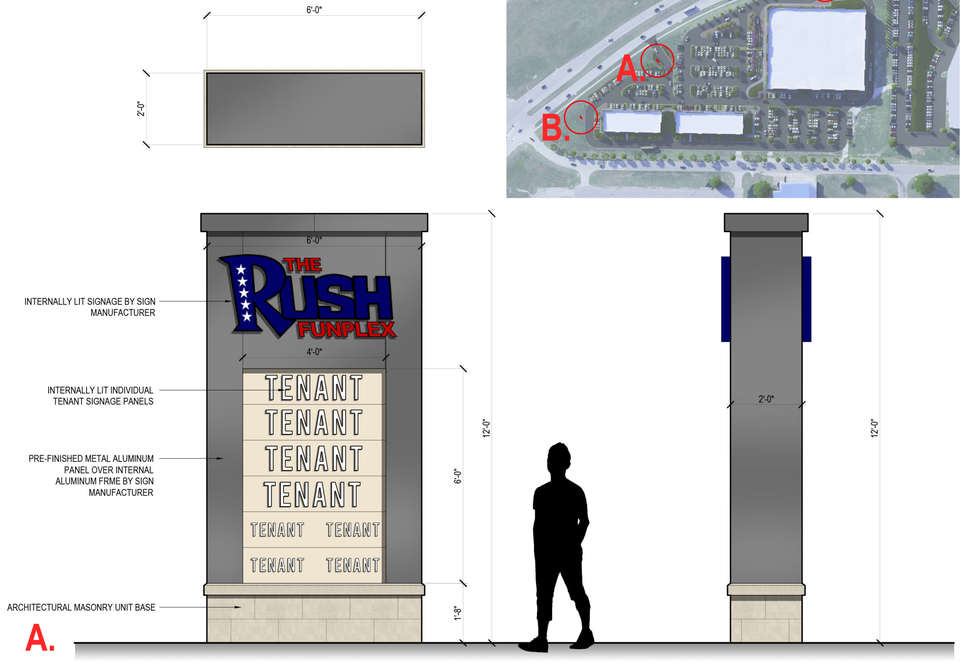
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Lots 2 & 3 Floorplans

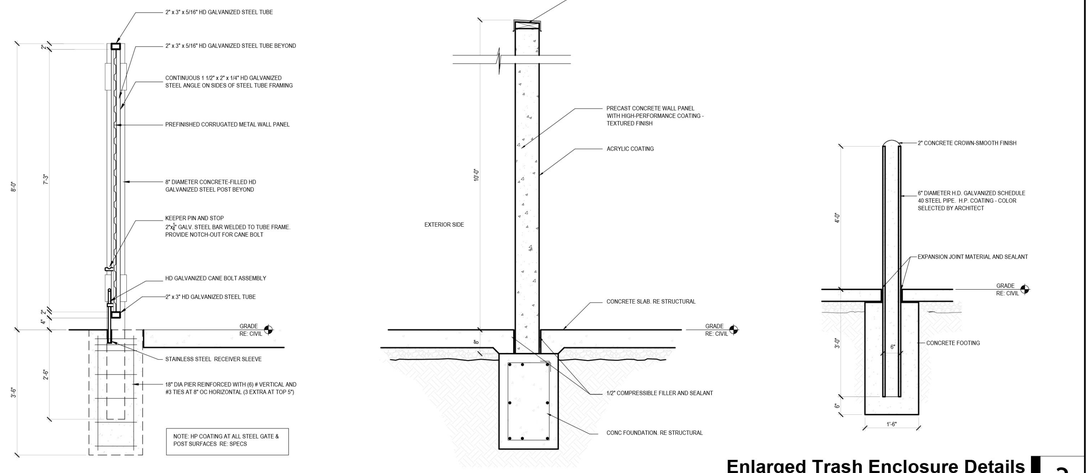
A-102



Monument Signage

1/2" = 1'-0"

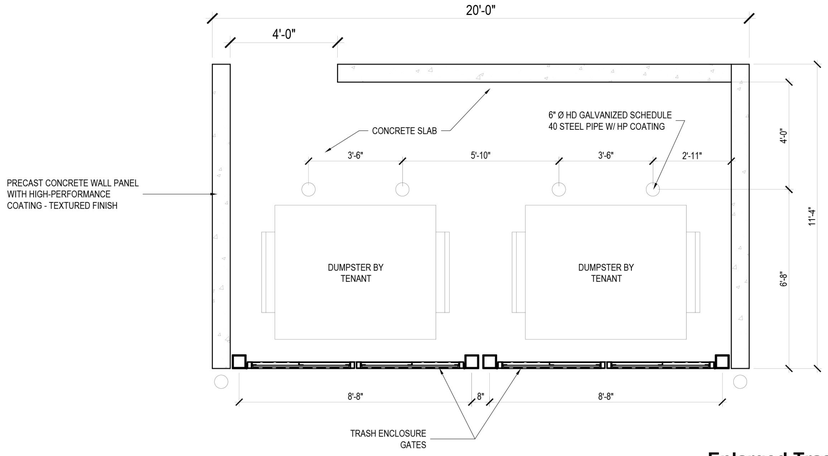
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Enlarged Trash Enclosure Details

1/2" = 1'-0"

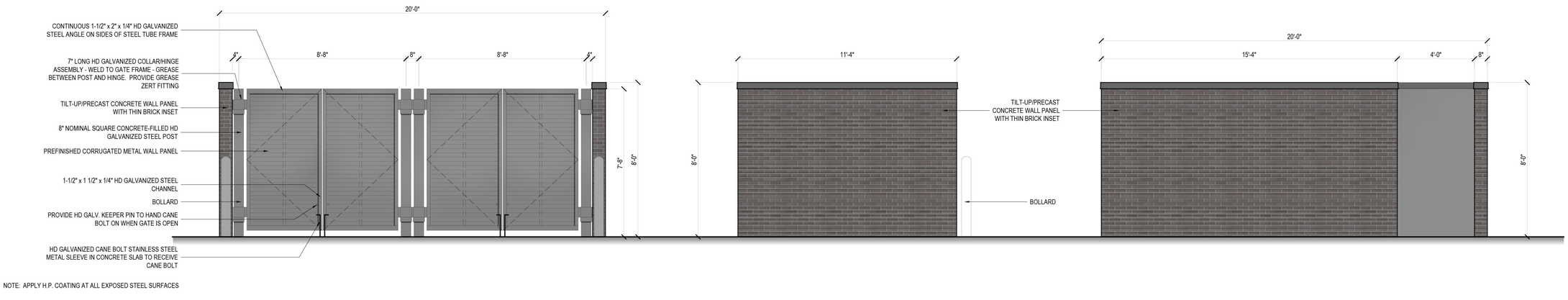
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Enlarged Trash Enclosure Plan

3/8" = 1'-0"

2



NOTE: APPLY H.P. COATING AT ALL EXPOSED STEEL SURFACES

Trash Enclosure Elevation

3/8" = 1'-0"

1

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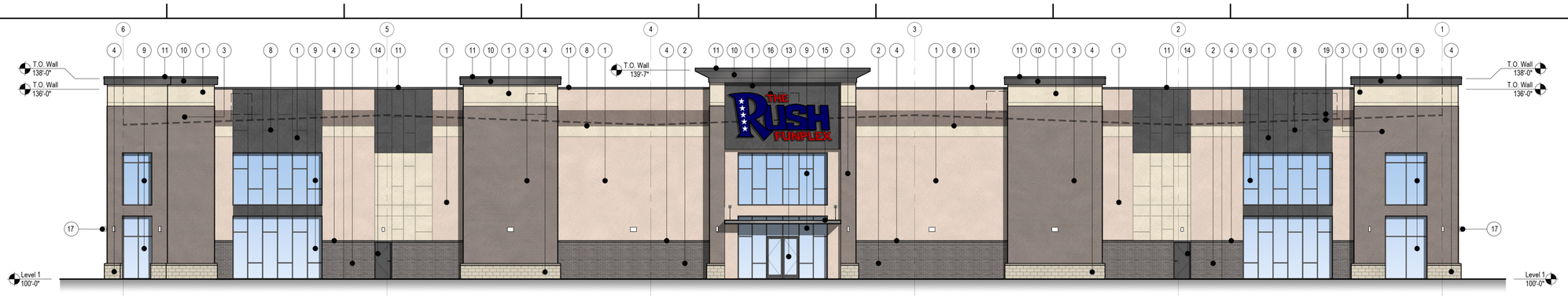
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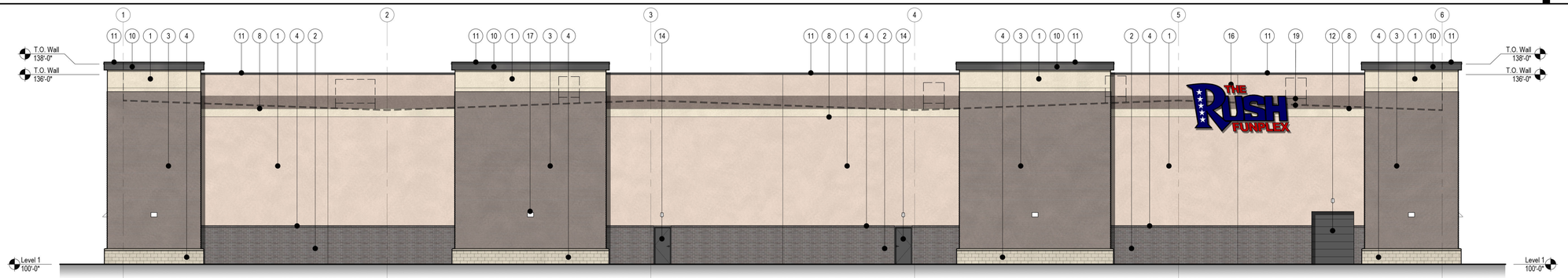
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Trash Enclosure and Monument Signage

A-103

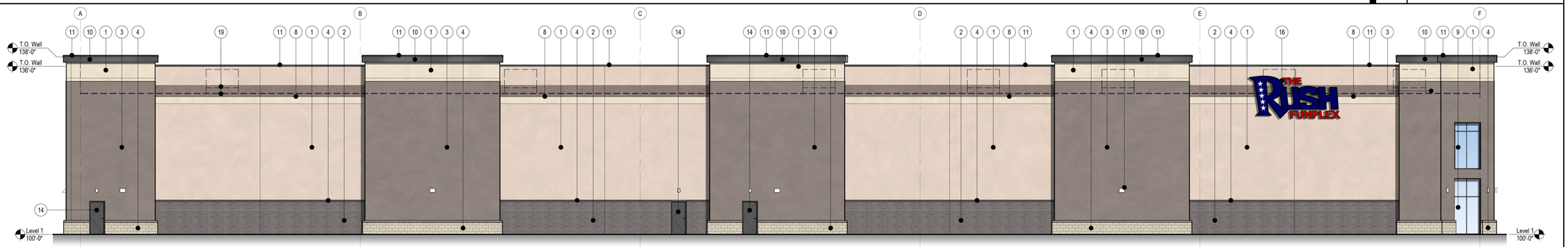


North Elevation 3/32" = 1'-0" — 4

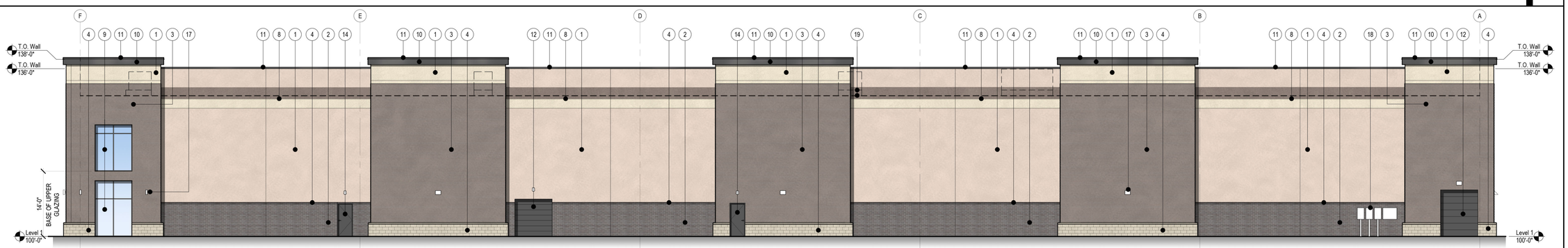


South Elevation 3/32" = 1'-0" — 3

NOTE:
1. NOTATION 0'-0" TO CORRESPOND WITH A SPECIFIC CIVIL ELEVATION.



East Elevation 3/32" = 1'-0" — 2



West Elevation 3/32" = 1'-0" — 1

MATERIALS LEGEND

1. INSULATED TILT-UP/PRECAST CONCRETE WALL PANEL WITH DIRECT-APPLIED TEXTURED ACRYLIC COATING SYSTEM
2. INSULATED TILT-UP/PRECAST CONCRETE WALL PANEL WITH THIN BRICK INSET
3. INSULATED TILT-UP/PRECAST CONCRETE WALL PANEL WITH SURFACE FORMLINER (3/4" DEEP RIB AT 4' O.C) WITH DIRECT-APPLIED TEXTURED ACRYLIC COATING SYSTEM
4. ARCHITECTURAL MASONRY UNIT
5. FACE BRICK
6. ALUMINUM COMPOSITE METAL PANEL SYSTEM
7. EXTERIOR INSULATION FINISH SYSTEM
8. CONCRETE WALL REVEAL - TYPICAL
9. ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED LOW-E GLAZING
10. PREFABRICATED CORNICE - ALUMINUM COMPOSITE METAL PANEL OR EQUAL
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19. LINE OF ROOF AND RTUS BEYOND. CONFIRM EXACT SIZES OF RTUS PER DESIGN DEVELOPMENT

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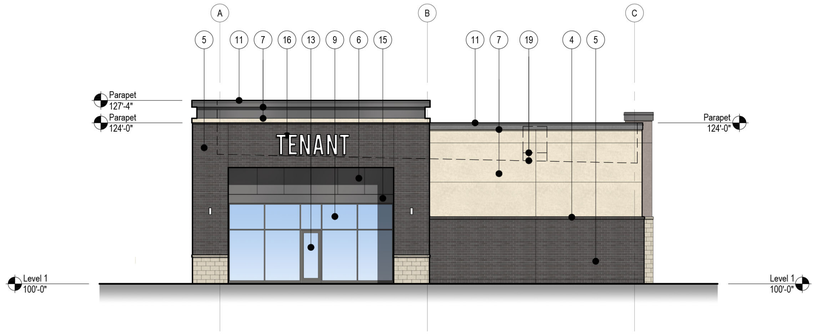
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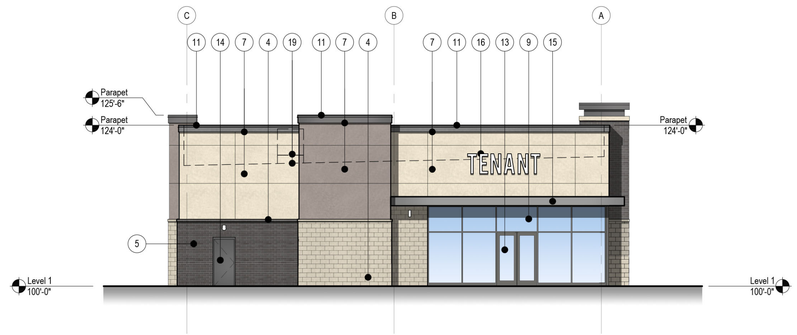
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Lot 1
Exterior Elevations

A-201

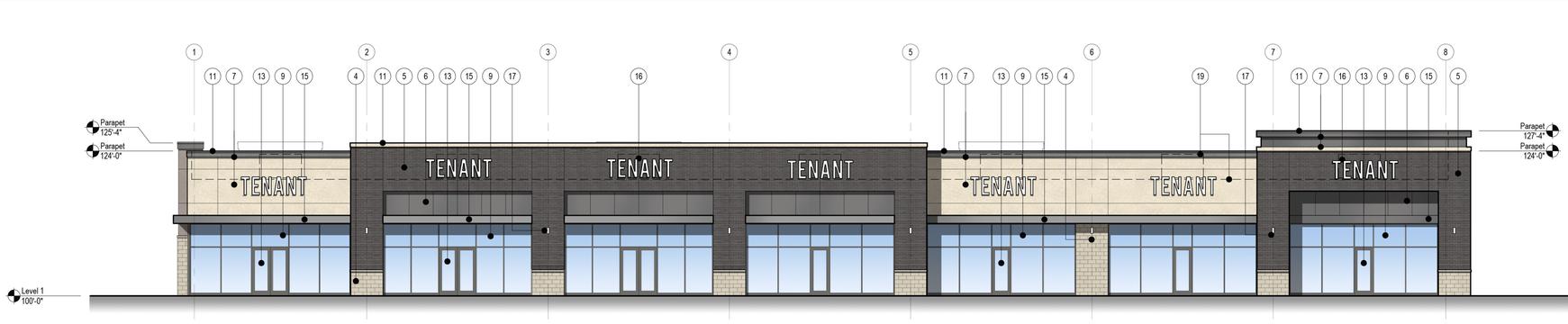


North Elevation 3/32" = 1'-0" **4**

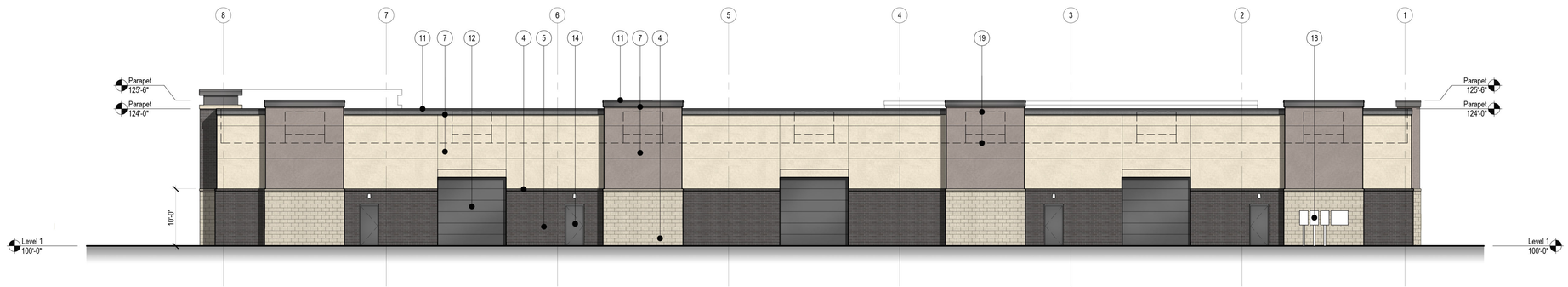


South Elevation 3/32" = 1'-0" **3**

NOTE:
1. NOTATION 0'-0" TO CORRESPOND WITH A SPECIFIC CIVIL ELEVATION.



East Elevation 3/32" = 1'-0" **2**



West Elevation 3/32" = 1'-0" **1**

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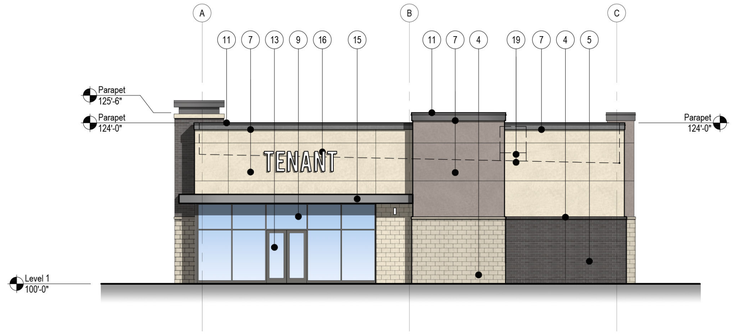
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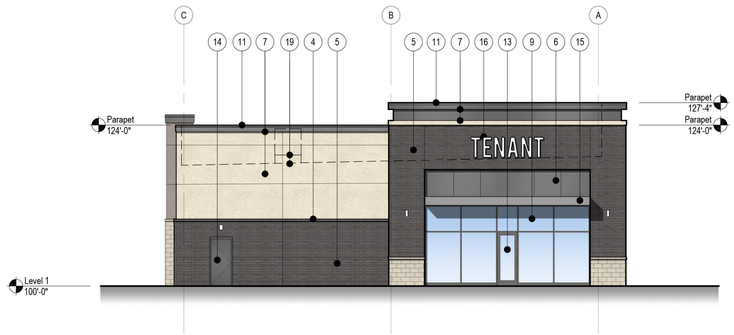
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Lot 2
Exterior Elevations

A-202

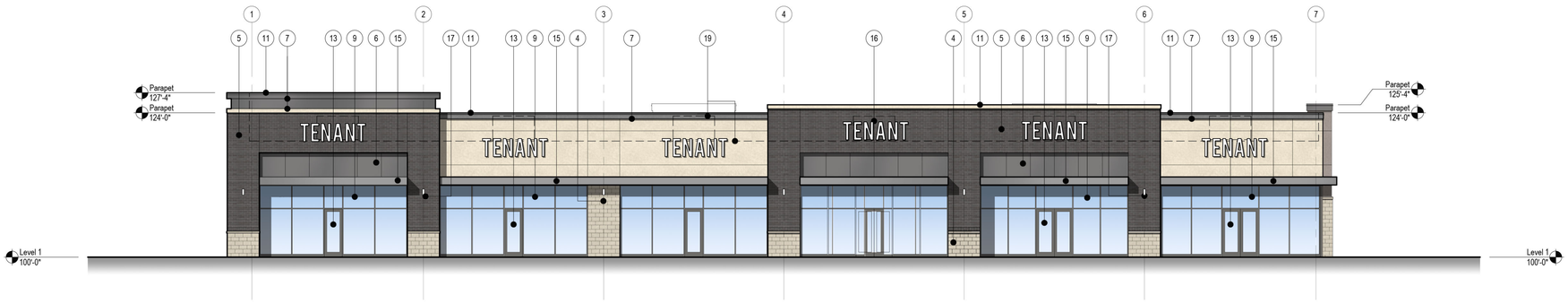


North Elevation 3/32" = 1'-0" — 4

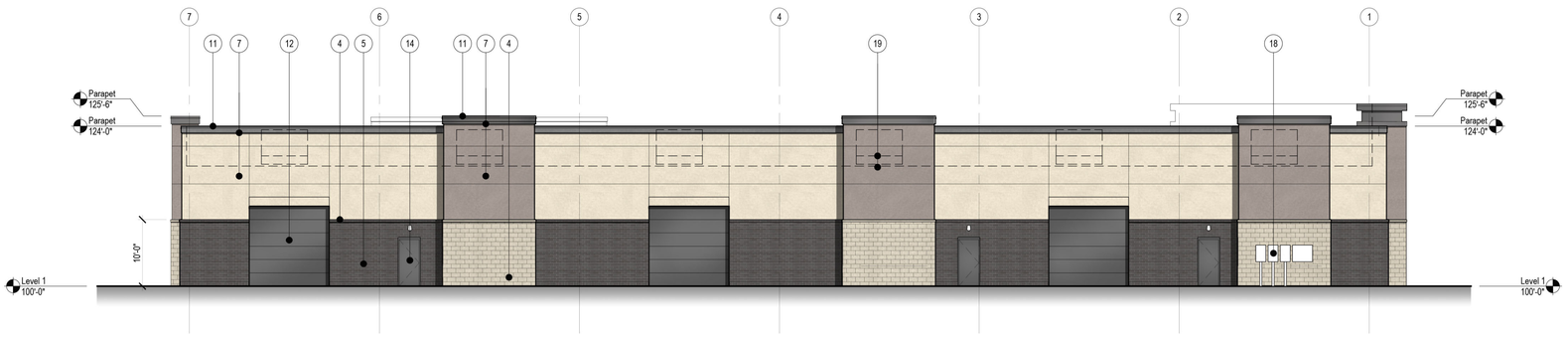


South Elevation 3/32" = 1'-0" — 3

NOTE:
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East Elevation 3/32" = 1'-0" — 2



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Lot 3
Exterior Elevations

A-203

PROPOSED EXTERIOR MATERIALS PALETTE:

1. **Insulated Tilt-up/Precast Concrete Wall Panel with Direct-Applied Textured Acrylic Coating System**
Colors: A. To Match SW 7674: Peppercorn
B. To Match SW 2859: Beige
C. To Match SW 6074: Spalding Gray
D. To Match SW 2829: Classical White

2. **Insulated Tilt-up/Precast Concrete Wall Panel with Thin-Brick Inset**
Manufacturer: Endicott Thin Brick
Color: Mix of Gray Blend Velour (80%)
and Light Gray Blend Velour (20%)

3. **Insulated Tilt-up/Precast Concrete Wall Panel with Surface Formliner with Direct-Applied Textured Acrylic Coating System**
Manufacturer: Customrock Formliner #4010
Color: SW 6074 Spalding Gray

4. **Architectural Masonry Unit**
Manufacturer: Reading Rock Rockcast
Color: Buffstone
Pattern: Running Bond

5. **Face Brick**
Manufacturer: Endicott Brick Modular
Color: Mix of Gray Blend Velour (80%)
and Light Gray Blend Velour (20%)

6. **Aluminum Composite Metal Wall Panel**
Manufacturer: Alpolic
Color: Mica MFS Grey

7: **Exterior Insulated Finish System - Wall**
Manufacturer: Sto Corporation
Model: Stotherm CI Lotusan
Colors: To Match SW 7674: Peppercorn
To Match SW 6074: Spalding Gray
To Match SW 2829: Classical White
Finish: Fine

8. Concrete Wall Reveal - Typical

9: **Aluminum Storefront System with Clear Insulated Low-E Glazing**
Manufacturer: Kawneer
Model: Tri-Fab Versaglaze 451-7
Color: Black Anodized

10: **Prefabricated Cornice**
Aluminum Composite Metal Panel or Equal
Manufacturer: Alpolic
Color: Mica MFS Grey

11: **Pre-Finished Metal Coping Assembly/Sheet Metal Flashing**
Manufacturer: Berridge
Color: Lead-Cote

12: Insulated Prefinished Steel Panel Overhead Sectional Door

13: Aluminum/Glass Storefront Door(s)

14: Flush Hollow-Core Steel Door with High-Performance Coating

15: Prefinished Metal Canopy System

16: Internally Illuminated Building Mounted Signage - All Signage to Conform to City Signage Requirements and Submitted for Review Under a Separate Application

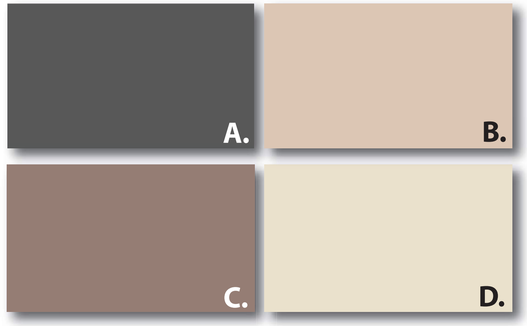
17. Wall-Mounted Exterior Lighting

18. Wall-Mounted Electrical Equipment - Confirm Exact Size and Location with Tenant. Equipment to be Screened with Landscaping

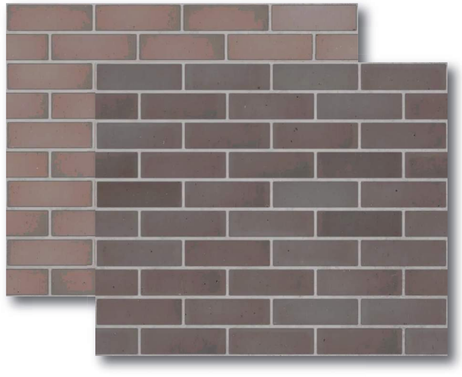
19. Line of Roof and RTUs Beyond. Confirm Exact Sizes of RTUs per Design Devlopment

NOTE: All Materials Subject to Approved Equal or Substitutions as Development Progresses.



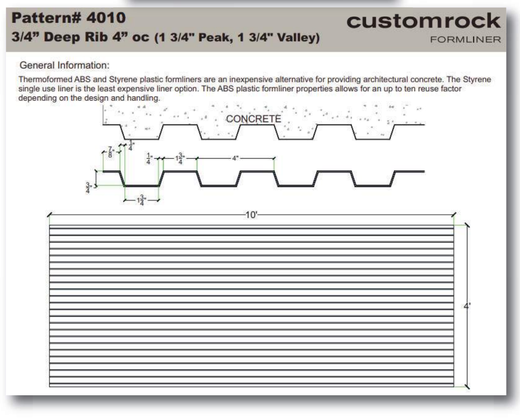


1.



2. / 5.





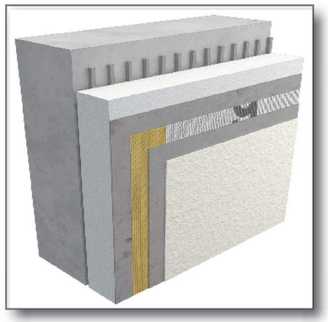
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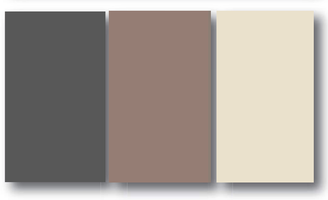


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9.

SAI SLAGGIE ARCHITECTS INC

Rush Funplex - Preliminary Exterior Materials Lots 1-3

Lee's Summit, Missouri

SAI# 230605 | 03.13.2026

Optec LED LIGHTING

Catalog:
Project:
Type:

Area Series (Small)



The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚C (-40˚F) to 40˚C (104˚F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3 *	0	1
	OLA1-120	15,840	16,200	3 *	0	2
	OLA1-150	19,800	20,250	3 *	0	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2
	OLA1-120	16,561	16,920	3 *	0	2
	OLA1-150	20,549	21,000	3 *	0	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,199	3 *	0	3
	OLA1-150	19,800	20,249	4 *	0	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,198	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2
	OLA1-120	15,472	15,712	2 *	0	2
	OLA1-150	19,046	19,349	3 *	0	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,781	20,250	4 *	0	4
Type 5	OLA1-080	10,032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19.097	5	0	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING



Area Series (Small)

ORDERING INFORMATION

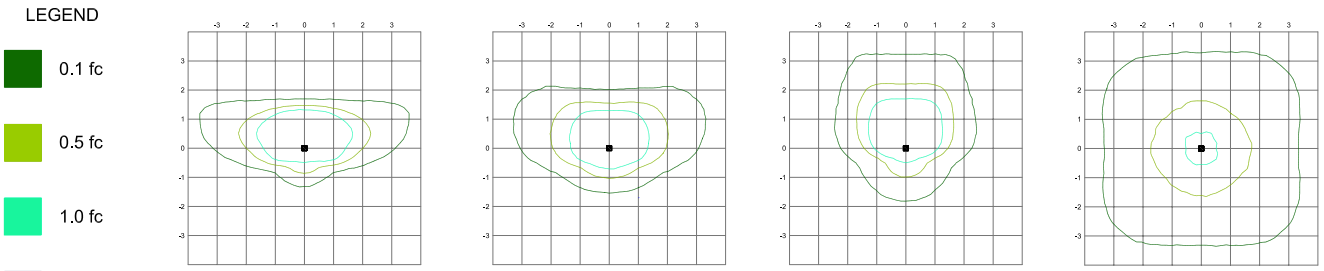
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH =347-480V	30 = 3000K 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole[1] RD = Round Pole[1] WM = Wall Mount[1,2] TA = Tenon Adapter[1] LK = Leveling Kit[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum GM = Graphic Metallic CF = Custom Finish	OSWS = Occupancy Sensor (WattStopper)[4] PR3 = Photocell Receptacle 3-pin PR5 = Photocell Receptacle 5-pin PR7 = Photocell Receptacle 7-pin WCS = Wireless Control (Synapse)[5] BCS = Backlight Control System SF = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 240V, 480V) TLSC = Twist Lock Shorting Cap 924 = UL924 Relay TL12 = Twist Lock Photocell 120V[6] TL24 = Twist Lock Photocell 240V[6] TL27 = Twist Lock Photocell 277V[6] TL28 = Twist Lock Photocell 208V[6] TL34 = Twist Lock Photocell 347V[6] TL48 = Twist Lock Photocell 480V[6]

1 - For details, reference accessory data sheet.
2 - WM option requires SQ pole mount bracket (ordering example: SQ-WM)
3 - Leveling kit adjusts up by 5 degrees or down by 5 degrees
4 - OSWS = For Wattstopper PIR sensor information and options contact factory
5 - WCS = for Synapse wireless controls information and options contact factory for details
6 - Photocell default = Fail in "ON" mode (unless otherwise specified)

PHOTOMETRIC PERFORMANCE

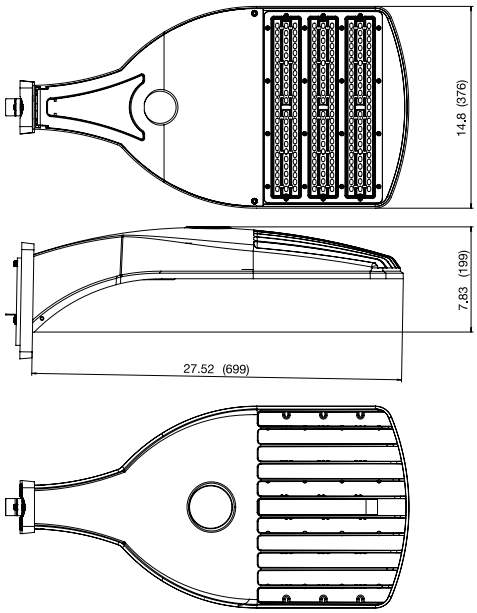
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
					
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

FWPC™

PacLights



CCT selectable full-cut off
LED Wall Mount

PROJECT:

DATE:

TYPE:

PREPARED BY:

5 YEAR WARRANTY

KEY FEATURES
100,000-Hour LED lifespan
1-10V dimming standard on all models
Selected models **3000K/4000K/5000K field-selectable**
Optional **photocell and motion control**
Emergency backup option provided

c UL us LISTED

DLC PREMIUM

1-10V DIMMING

CCT FIELD ADJUSTABLE *

EMERGENCY BACKUP OPTION

*available on selected models

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
Suitable for wet locations

IESNA LM79 & LM-80 Testing
Paclights LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Qualification
Selected models of this product are on the Design Lights Consortium (DLC) Qualified Products List and are eligible for rebates from DLC Member Utilities. To view our DLC qualified products, please consult the DLC Qualified Products List at www.designlights.org/qpl

LED CHARACTERISTICS

LEDS
Long-life, high-efficacy, surface-mount LEDs

Lifespan
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Rendering Index
>80

Beam Angel & BUG
100° beam; B2-U0-G1

Field-selectable Color Temperature
On selected models (3CCT), 3000K/4000K/5000K, selectable by a dip switch

Color Uniformity
PacLights' range of Correlated Color Temperature follows the guidelines of the American National Standard for Specications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

ELECTRICAL

Drivers
1-10V Dimmable
Input Voltage: 120-277V, 50-60 Hz
Power Factor > 0.9; THD <20%
Surge Protection 6kA

CONSTRUCTION

IP Rating
IP 65 Rated

Ambient Temperature
Suitable for up to 50° C (122° F) ambient temperature

Cold Weather Starting
The minimum starting temperature is -40 F°/-40° C

Housing
Die-cast aluminum housing

Gaskets
Silicon Gaskets

Finish
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Mounting Methods
Surface mount

Green Technology
Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Lens
Polycarbonate

OTHER

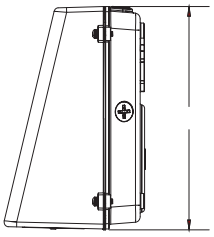
5-Year Limited Warranty**
The PacLights 5-year, limited warranty covers light output, driver performance and paint finish.
**PacLights's warranty is subject to all terms and conditions found at paclights.com/warranty

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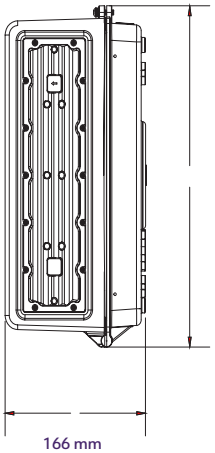
TECHNICAL SPECIFICATIONS Continued

FWPC-040/060/080

Weight 7.5 lbs



236 mm
9-5/16 in

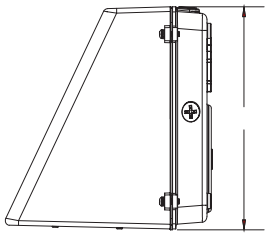


360 mm
14-3/16 in

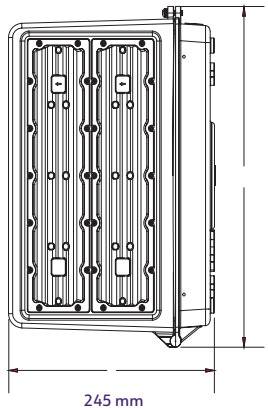
166 mm
6-9/16 in

FWPC-100/120/150

Weight 11.3 lbs



236 mm
9-5/16 in



360 mm
14-3/16 in

245 mm
9-5/8 in

FINISHES	
all models	Dark Bronze

LIGHT MODULES	
FWPC-040/060/080	1
FWPC-100/120/150	2

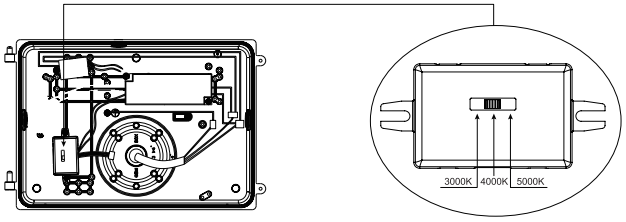








CCT SELECTABLE on selected models



CCT SELECTABLE ON FIXTURE

Selected models (3CCT) are equipped with color temperature settings ranging from: 3000K (Warm White), 4000K (Neutral White) and 5000K (Daylight). Simply use the switch directly on the fixutre to select the desired color temperature and then install. Selectable color temperature technology removes the guesswork of choosing the correct color temperature for your space. Select 3000K in applications requiring warm and inviting light, select 4000K for a slightly cooler light appearance, select 5000K in areas requiring bright, crisp light.

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ACCESSORIES Optional

EMERGENCY BATTERY BACKUP

Emergency Battery Backup generates a bright illumination even in emergency environments, such as power outages, blackouts, and fires, thanks to its UL924 approved battery for backup lighting. In addition, with intelligent emergency detection function automatically, it can provide 90 minutes ~ 180 minutes continuously work time under power-off mode.

SECONDARY SURGE PROTECTOR

Secondary surge protector can act as the second line of defense, in addtional to the LED driver's intergrated lightning arrester.

CONTROLS

Photocell Control allows ON/OFF switching the luminaries, to be determined by the amount of daylight present. Specified low light levels at dusk will turn lights ON. When sufficient daylight returns at dawn, the lights automatically turn OFF. Automatic lighting controls save energy.

Bi-level Motion Control uses passive infrared sensing strategies option (up to 18ft) to provide the ability of sensing occupancy or vacancy on luminaries, to bi-level dimming and automatically turn ON and OFF the lighting fixture. Or, select microwave sensing strategies option to provide extended range of sensing (up to 60ft).

PERFORMANCE

FWPC™ 040

40W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	4,880	5,680	5,040
LM/W	122	142	126

FWPC™ 060

60W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	7,320	8,640	7,620
LM/W	122	144	127

FWPC™ 080

80W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	9,680	11,360	10,080
LM/W	121	142	126

FWPC™ 100

100W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	12,600	14,600	13,000
LM/W	126	146	130

FWPC™ 120

120W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	14,520	16,800	15,240
LM/W	121	140	127

FWPC™ 150

150W	3000K Warm white	4000K Neutral	5000K Daylight
LUMENS	18,000	21,300	18,900
LM/W	120	142	126

ORDERING INFORMATION

FWPC™

Family	Model	Color Temp	Options
FWPC	—	—	—

Model	
040	40w
060	60w
080	80w
100	100w
120	120w
150	150w

Color Temp	
30	3000K (warm white)
40	4000K (neutral)
50	5000K (daylight)
3CCT	3000/4000/5000K Selectable

Options	
SP	secondary surge protector
PC	photocell control
MC	motion control (PIR)
MW	motion control (microwave)
EM	emergency battery backup

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WCED-4S(U)D-LCT

4" Wall Mount Square Cylinder Down and Up/Down Light
120/277V, 3 Power/Lumens & 5 CCT Selectable

DoB
Driver on Board
AC Direct Module

Catalog #		Type
Project		Date
Prepared by		

4" Square LED Cylinder

SELECTABLE 5 CCT 2700K · 3000K · 3500K 4000K · 5000K

SELECTABLE 3 WATTS

Buy American Act COMPLIANT

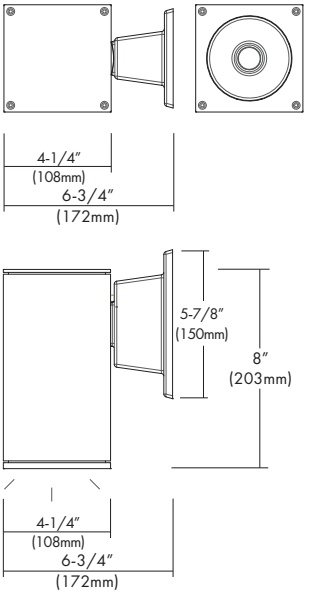
Dimmable



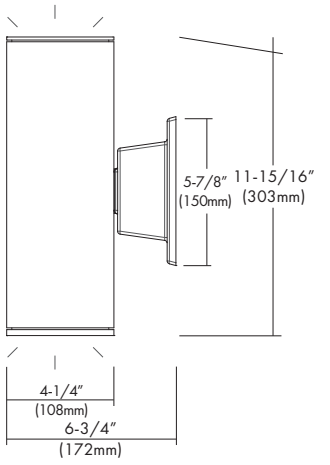
[**WCED-4SD-LCT** : DOWN TYPE]



[**WCED-4SUD-LCT** : UP/DOWN TYPE]



[**WCED-4SD-LCT** : DOWN TYPE]



[**WCED-4SUD-LCT** : UP/DOWN TYPE]

DESCRIPTION

The WCED-4S(U)D-LCT 4" Square Cylinders are Wet Location and IP65 rated for outdoor use. These wall mount cylinders come in two versions : down light and up & down light. The fixtures are offered in 15W, 20W and 30W LED, DoB modules with a customized IC, highbred circuit on board with dimming down to 5% with most of Triac and ELV dimmers or 0-10V dimming. Non-Isolated DOB, Direct AC technology has low heat, great reliability and has been designed for these fixtures to operate environments between -22˚ F to 104˚ F (-30˚C to 40˚C). Optional Photo Cell is available for Dusk to Dawn operation and EM drivers for emergency lighting.

DESIGN FEATURES

Features

- Weatherproof aluminum powder coated white & black finish for outdoor & indoor applications.
- 15W, 20W & 30W Selectable power.
- 2700K, 3000K, 3500K, 4000K & 5000K Selectable CCT.
- 90 CRI Standard.
- Universal 120-277V 50/60 Hz Input.
- Triac, ELV & 0-10V dimming.

Mounting

- Mount completely assembled fixture directly onto wall surface using appropriate anchor bolts or screws (supplied by others).

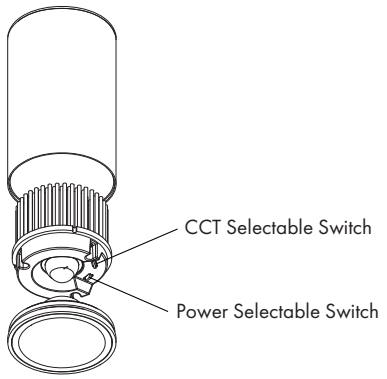
Limited Warranty

- LED Module & Product: 3 years

Listing

- ETL cETL Listed
- State of California Title 24
- Wet location (IP65 Rated)

Drawing



SPECIFICATION			
Input Voltage	120/277V		
Wattage	15W	20W	30W
Lumen	1,050	1,400	2,100
Efficacy (LPW)	70 lm/W	70 lm/W	70 lm/W
Beam Angle	48˚		
CRI (Standard)	90		
CCT (Color +/-5%)	2700K, 3000K, 3500K, 4000K, 5000K		
Dimming	Triac, ELV & 0-10V Dimming*		
LED Module	3 years		
Environment	Wet location		

*Double wattage for Up/Down Type
*Contact factory for custom beam angles

120V Approved Dimmers

* Lutron: Skylark S-600
: MRF2-6DN-120
: MACL-153M
: DVLV-600P
: SELV-300P
: CTCL-153P
: DVELV-303P
: DVCL-153P
* Leviton: D600R, Acenti: Ate06,
Trimatron #705W
* Cooper Devine incandescent dimmer 600W
* Pass&seymour harmony incandescent 600W

For 0-10V Driver
* Lutron: Nova 0-10V : NTFTV
Diva 0-10V : DVTV
* Leviton: Decora 0-10V : IP710DL

*Consult tech. service or factory for additional dimmers
**Consult with factory if you are not using the approved dimmers

TEL: 856-234-2211 FAX: 856-234-0881 www.lum-tech.com

LUM-TECH LIGHTING

OPTIONS



- PCELL = Photocell for Dusk to Dawn operation. Outdoor use ONLY.

Model	-Housing Finish*	-Options
WCED-4SD-LCT = 4" Wall Square Cylinder Down Light **WCED-4SUD-LCT** = 4" Wall Square Cylinder Up/Down Light	**-WH** = White **-BK** = Black	**-PCELL** = Photocell for Outdoor use ONLY **-EM** = Emergency Driver

Example : **WCED-4SUD-LCT-WH**

* Consult factory for other Color Temperatures and Finishes

Camray™ LED Series

Die-cast aluminum LED emergency lighting – interior or exterior



Housing
- Indoor/outdoor suitable for wet location
- Die-cast aluminum housing
- UV-resistant (3" x 1.5") polycarbonate lens

Mounting
- Wall mount
- 1/2" rigid conduit top entry
- Universal J-box mounting patern

Lamp Type
- Patent-pending light engine: four power LEDs with redundant connections
- 400-640 lumens
- Color temperature: 4000K
- Optional forward-throw light distribution, for applications of outdoor egress
- Optional high-lumen output
- Optional dual-mode operation: normal and emergency LED lighting with separate AC inputs
- Pulse plus charger
- Low voltage disconnect
- Automatic brownout protection
- Battery lock-out
- Fused output circuit
- Standard Improved Diagnostics
- 120/277 60Hz

Approval
- UL 924 listed
- Nema-3R rated for indoor/outdoor cold-weather wet and damp locations: -4°F to 104°F (-20°C to 40°C)

Warranty (subject to proper installation and maintenance)

Unit: five-year full warranty

Detailed warranty terms located on **page 197 or online at: www.lightalarms.com**

NEMA-3R UL

Unit color

Platinum gray



Black

White



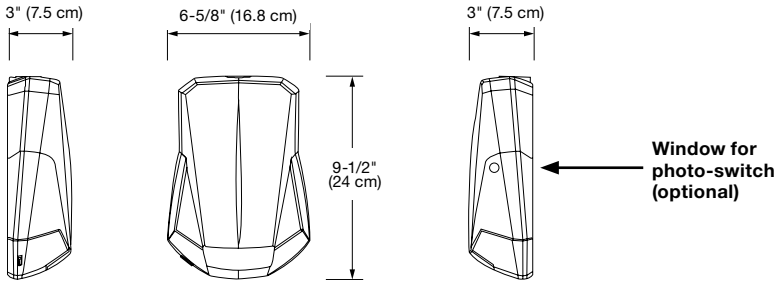
Dark bronze (painted)

Power consumption chart

			AC Specs		DC Specs
	Normal lighting		Emergency lighting		6-12V[1]
Model	Current (maximum)	Power (maximum)	Current (maximum)	Power (maximum)	Power (maximum)
AC, 2AC, ACDC, DC	0.12/0.08A	12W	0.11/0.08A	12W	8W
All above, -H	0.18/0.11A	18W	0.18/0.11A	18W	14W (VDC only)
ACSD, SD, SD-H	0.12/0.06A	12W	0.05/0.02A	5W	
SD-CW	–	–	0.15/0.07A	16W	N/A[1]
ACSD-CW-P, -FT		N/A[1]	0.22/0.10A	24W	

[1] Only unswitched AC input; normal lighting with photo-switch or remote control

Dimensions (Dimensions are approximate and subject to change)



Photometric performance

Table A – Spacing for NFPA101 (average = 1FC) – Average of 1 foot-candle

Model type	Mounting height	Lumen	Color temperature	Width X length (ft) Single unit	Width X length (ft) Center-to-center
Standard	9'	400	4000K	6' X 50'	6' X 50'
With option -H	11'	550		6' X 60'	6' X 60'
With option -FT	12'	460			3' X 70'
With option -FTH	15'	640		6' X 40'	–
				6' X 50'	–

Indoor reflectance: 80/50/20 and 10-ft wide corridor. Outdoor reflectance: 0/30/10
Note: The illumination level meets ALL the requirements of the Life Safety Code (NFPA 101):
1) Average of 1 foot-candle or more
2) Minimum at any point of 0.1 foot-candle or more
3) Maximum-to-minimum illumination uniformity ratio of 40:1 or less

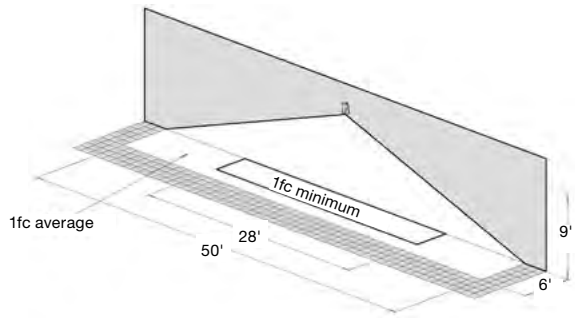
Table B – Spacing for minimum illumination = 1FC – Minimum of 1 foot-candle

Model type	Mounting height	Lumen	Color temperature	Width X length (ft) Single unit	Width X length (ft) Center-to-center
Standard	9'	400	4000K	4' X 28'	6' X 32'
With option -H	11'	550		4' X 32'	6' X 40'
With option -FH	12'	460		4' X 22'	–
With option -FTH	15'	640		4' X 27'	–

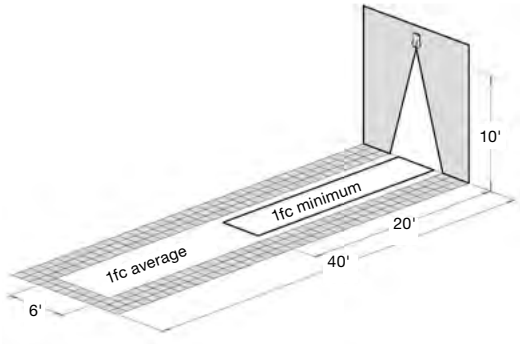
Photometry performance

Whether installed indoors or outdoors, with spacing measurements for a single unit or between two units center-to-center, the Camray® Series LED delivers a stable and consistent illumination making it easy to specify in a wide range of applications. The outstanding spacing of illumination ranges from 50 to 70 feet for standard units (wide beam) and from 40 to 50 feet with the forward-throw beam option.

Photometry performance – Wide beam



Photometry performance – Forward throw



Ordering format – Battery unit

Series	Model	Color	Options
CAM= Camray LED battery unit	**Nickel-Metal Hydride Battery Units (standard with Self-Diagnostics)** **SD**= Self-Powered & Self-Diagnostic (-4°F + 122°F)(-20°C + 50°C) **ACSD**= Dual-Mode AC/Self-Powered & Diagnostics (-4°F + 104°F) (-20°C + 40°C)	**B**= Black **DB**= Dark bronze **OW**= Off white **PG**= Platinum gray	**-CW**= Cold weather (-40°F - 86°F) (-40°C - 30°C); not available with option -H **-FT**= Forward throw lighting **-H**= High lumen output (32... 86°F / 0... 30°C; model SD only) **-P**= Photo-switch, (model models ACSD only) **-T3**= Time delay: 15 minutes (models ACSD, SD only) **-RC**= Remote control - infrared[1]

Example: CAMSDOW-RC

[1] For ACSD Model only, with -RC option, order the remote control keypad (TB-RC1-L) separately

LEGEND

- SET 5/8" X 24" REBAR W/ CAP STAMPED OWN LC-62, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- X FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- BENCHMARK
- CONTROL POINT
- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- OHP OVERHEAD POWER
- G GAS LINE
- SAN SEWER LINE
- (XX) SCHEDULE B EXCEPTION NUMBER
- RIGHT OF WAY MARKER
- AIR CONDITIONING UNIT
- GUY WIRE ANCHOR
- POWER POLE
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- SECTION CORNER MONUMENT
- SET MONUMENT
- SIGN
- STORM MANHOLE
- STREET LIGHT
- STREET LIGHT CONTROLLER
- STREET LIGHT VAULT
- STUMP
- TANK
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- FIBER OPTIC VAULT
- SURVEY BOUNDARY
- CHAIN LINK FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD TELEVISION LINE
- BUILDING SETBACK
- SECTION OR 1/4 SECTION LINE
- EASEMENT LINE
- SANITARY LINE
- STORM CENTERLINE

OWNERS:

TOWNSEND SUMMIT LLC, A MISSOURI LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

LOT 10A, SUMMIT FAIR, LTOS 10A-10C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

ZONING:

NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR

TRACT ZONED PMIX "PLANNED MIXED USE" PER CITY OF LEE'S SUMMIT ONLINE ZONING MAP

LIST OF POSSIBLE ENCROACHMENTS:

1. SOME UTILITY STRUCTURES ARE NOT LOCATED IN PUBLIC EASEMENTS. IT IS UNKNOWN IF UTILITY STRUCTURES ARE PUBLIC OR PRIVATE.

2. THE EAST CURB AND INLET OF NW WARD ROAD ENCROACH ONTO SUBJECT TRACT.

UTILITY NOTES:

1. MANHOLE ON WEST SIDE OF SITE WAS MARKED BY ONECALL AS SEWER WITH LINES GOING NORTH AND SOUTH. UPON FIELD INVESTIGATION, ONLY ONE DUCTILE IRON PIPE WAS FOUND IN THE MANHOLE HEADING EAST. NO SANITARY SEWER PIPES WERE OBSERVED.

GENERAL NOTES:

THE BASIS OF BEARINGS IS MISSOURI STATE PLANE GRID SYSTEM, WEST ZONE, NAD 83 ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/NSPS LAND TITLE SURVEYS [0.07 FEET (OR 20 MM) + 50 PPM]

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED AS EXHIBIT "A" IN THAT CERTAIN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSRUANCE COMPANY, HAVING AN EFFECTIVE DATE OF NOVEMBER 28, 2025, COMMITMENT NUMBER KCC252655. ALL EASEMENTS, COVENANTS & RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SOME OF THE EXISTING WATER, SEWER, ELECTRIC, GAS, & TELEPHONE UTILITIES ARE LOCATED IN PUBLIC RIGHT OF WAY OR IN THE PUBLIC UTILITY CORRIDOR, APPROXIMATE LOCATION AS MARKED BY MISSOURI ONE-CALL ARE SHOWN HEREON. MO ONE-CALL TICKET# 260053187, 260053189, 260161744. NO ADDITIONAL UTILITY MAPS WERE PROVIDED TO THE SURVEYOR.

RECENT EARTHWORK WAS OBSERVED ON THE PROPERTY. (SHOWN HEREON)

NO CHANGES IN STREET RIGHTS OF WAY LINES ARE PROPOSED BY THE CONTROLLING JURISDICTION TO OUR KNOWLEDGE, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.

THERE WERE NO OBSERVED PERMANENT BUILDINGS/STRUCTURES ON THE SUBJECT TRACT.

THERE WERE NO OBSERVED PARKING STALLS ON THE SUBJECT TRACT.

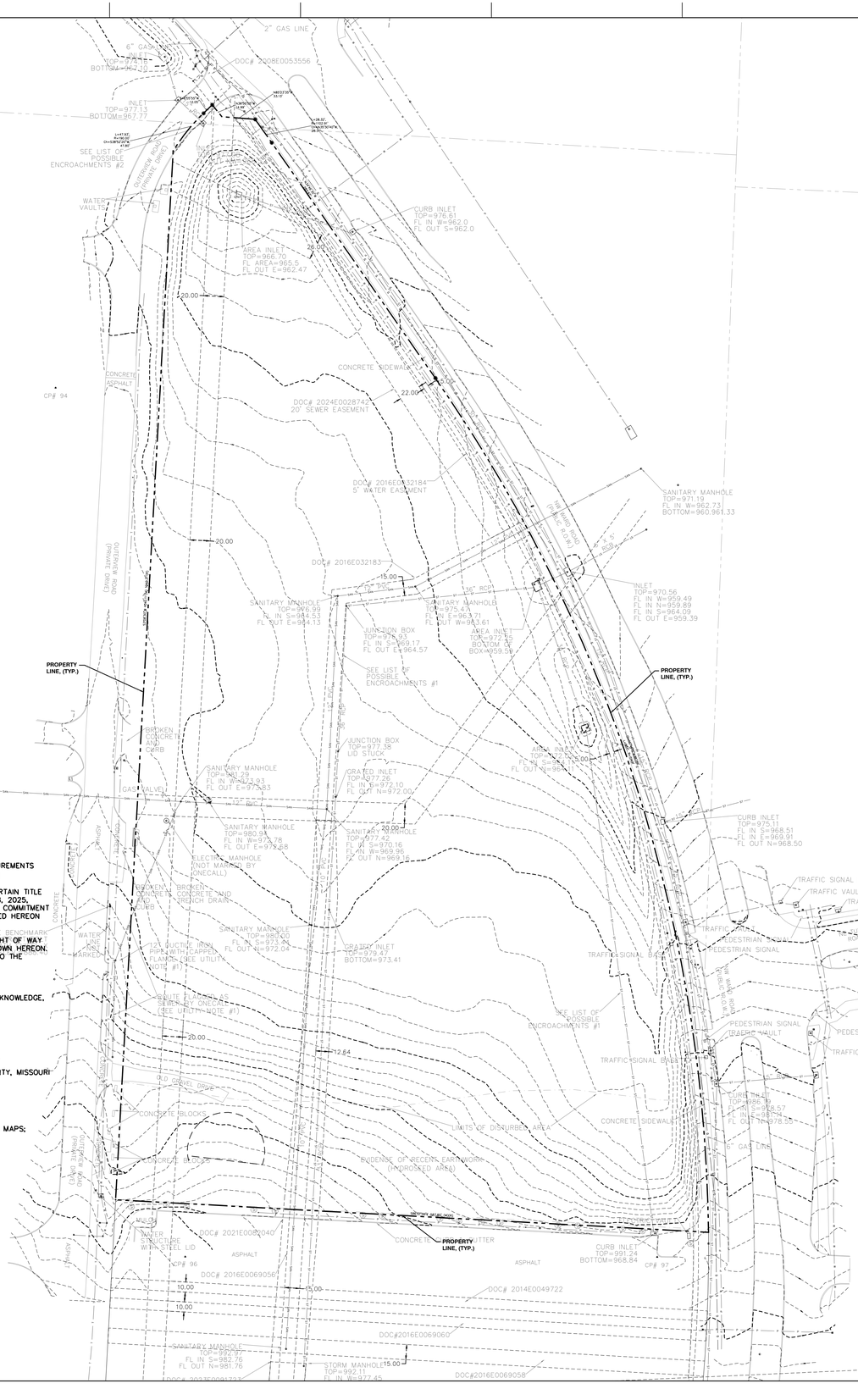
THE PHYSICAL ADDRESS FOR THIS SITE IS 900 NW WARD ROAD, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

THE NAMES OF ADJOINING OWNERS ARE PER CURRENT TAX RECORDS FOUND ONLINE ON THE JACKSON COUNTY, MISSOURI GIS MAP.

PROFESSIONAL LIABILITY INSURANCE WILL BE PROVIDED UPON REQUEST.

FLOOD PLAIN NOTE:

NO PART OF THIS TRACT IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 29095C0417G. DATED JANUARY 20, 2017.



SCHEDULE B-SECTION II SPECIAL EXCEPTIONS:

1. NOT SURVEY RELATED.
2. NOT SURVEY RELATED.
3. NOT SURVEY RELATED.
4. NOT SURVEY RELATED.
5. NOT SURVEY RELATED.
6. NOT SURVEY RELATED.
7. NOT SURVEY RELATED.
8. COVENANTS AND RESTRICTIONS, TOGETHER WITH A RIGHT OF ACCESS IN FAVOR OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO DECLARATION RECORDED APRIL 24, 2007 AS A DOCUMENT NO. 2007E0054314, (AFFECTS SUBJECT TRACT, RESTRICTIVE COVENANTS APPLY TO PARENT TRACT "DESENDORF ACRES" PRIOR TO THE PLATTING OF LOT 10A) AS AFFECTED BY THE CERTIFICATE OF COMPLETION RECORDED AUGUST 8, 2007 AS DOCUMENT NO. 2007E0104283. (NOT PLOTTABLE)
9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND PROVISIONS FOR CREATION OF A PROPERTY OWNERS ASSOCIATION WITH THE POWER TO LEVY ASSESSMENTS, ESTABLISHED PURSUANT TO STORM WATER DRAINAGE AND DETENTION EASEMENT AGREEMENT RECORDED JUNE 5, 2007 AS DOCUMENT NO. 2007E0074477. (EASEMENT AREAS DESCRIBED ARE NOT LOCATED ON THE SUBJECT TRACT)
10. COVENANTS, EASEMENTS, AND RESTRICTIONS, INCLUDING ACTIVITY AND USE LIMITATIONS, PURSUANT TO CERTIFICATE OF COMPLETION RECORDED AUGUST 8, 2007 AS DOCUMENT NO. 2007E0104283. (NOT PLOTTABLE)
11. RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT, RECORDED MAY 16, 2008 AS DOCUMENT NO. 2008E0053556. (LOCATED NORTH OF THE SUBJECT TRACT, AFFECTS PROPERTY, PROVIDES ACCESS FROM WARD ROAD TO OUTERVIEW ROAD, DEPICTED HEREON)
12. TERMS AND PROVISIONS OF CITY OF LEE'S SUMMIT ORDINANCE 6622, ACCEPTING THE FINAL PLAT OF SUMMIT FAIR 2ND PLAT, LOTS 8, 10-14 & TRACT C, RECORDED AUGUST 7, 2008 AS DOCUMENT NO. 2008E0085123. (BLANKET IN NATURE, NOT PLOTTED, AFFECTS SUBJECT TRACT)
13. UTILITY EASEMENTS, SANITARY SEWER EASEMENT AND PROPOSED SIDEWALKS, ESTABLISHED BY THE PLAT RECORDED AUGUST 7, 2008 AS DOCUMENT NO. 2008E0085124, IN PLAT BOOK I-122, PAGE 1, EXCEPT THOSE EASEMENTS TERMINATED BY INSTRUMENTS RECORDED AS DOCUMENT NO. 2016E0069054; AND 2016E0069059. (DOCUMENT 2016E0069054 TERMINATES THE PRIVATE EASEMENT DESCRIBED IN DOCUMENT 2007E0106563, DOCUMENT 2016E0069059 TERMINATES THE PRIVATE EASEMENT DESCRIBED IN DOCUMENT 2007E0106564, THE EASEMENTS DEPICTED ON THE PLAT RECORDED AUGUST 7, 2008 AS DOCUMENT NUMBER 2008E0085124 APPEAR TO BE COEXTENSIVE WITH THE PREVIOUSLY IDENTIFIED TERMINATED EASEMENTS, THE PLAT LACKS SUFFICIENT DETAIL TO DISTINGUISH BETWEEN PREVIOUSLY TERMINATED EASEMENTS AND THOSE INTENDED FOR NEW PUBLIC DEDICATION. MAY AFFECT SUBJECT TRACT.
14. THE NON-EXCLUSIVE EASEMENT, IF ANY, TOGETHER WITH THE NON-EXCUSIVE RIGHTS FOR THE BENEFIT OF KC SUMMIT TECHNOLOGY LLC, A DELAWARE LIMITED LIABILITY COMPANY, DESCRIBED BY INSTRUMENT RECORDED AUGUST 14, 2007 AS DOCUMENT NO. 2007E0106562; SUBJECT TO TERMINATION OF SANITARY SEWER EASEMENT RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016E0069055; AND FURTHER SUBJECT TO ANY APPURTENANCES AND OR FACILITIES LYING THEREIN. (EASEMENT HAS BEEN TERMINATED, DOES NOT AFFECT)
15. THE NON-EXCLUSIVE EASEMENT, IF ANY, TOGETHER WITH THE NON-EXCLUSIVE RIGHTS TO BENEFIT KC SUMMIT TECHNOLOGY LLC, A DELAWARE LIMITED LIABILITY COMPANY, DESCRIBED BY INSTRUMENT RECORDED AUGUST 14, 2007 AS DOCUMENT NO. 2007E0106563; SUBJECT TO THE TERMINATION OF ELECTRIC UTILITY EASEMENT RECORDED JUNE 28, 2016 AS DOCUMENT NO. 2016E0069054; AND FURTHER SUBJECT TO ANY APPURTENANCES AND OR FACILITIES LYING THEREIN. (EASEMENT HAS BEEN TERMINATED, DOES NOT AFFECT)
16. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032183. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
17. WATER LINE EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032184. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
18. AN EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, DESCRIBED BY INSTRUMENT RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016E0069056; SUBJECT TO ORDINANCE NO. 9787 OF PARTIAL VACATION, RECORDED NOVEMBER 20, 2023 AS DOCUMENT NO. 2023E0091723. (AFFECTS SUBJECT TRACT, SHOWN HEREON, VACATED PORTION LIES SOUTH OF LOT 10A)
19. AN EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, DESCRIBED BY INSTRUMENT RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016E0069058; SUBJECT TO FIRST AMENDMENT RECORDED NOVEMBER 13, 2017 AS DOCUMENT NO. 2017E0102347. (DOES NOT AFFECT SUBJECT TRACT, LIES SOUTH OF LOT 10A)
20. AN EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY RECORDED JULY 8, 2016 AS DOCUMENT NO. 2016E0069060; SUBJECT TO FIRST AMENDMENT TO EASEMENT RECORDED MAY 9, 2017 AS DOCUMENT NO. 2017E0040340. (DOES NOT AFFECT SUBJECT TRACT, LIES SOUTH OF LOT 10A)
21. THE NON-EASEMENT, IF ANY, TOGETHER WITH THE NON-EXCLUSIVE RIGHTS GRANTED BY TOWNSEND SUMMIT, LLC, TO SAINT LUKE'S HEALTH SYSTEM, INC., DESCRIBED BY INSTRUMENT RECORDED FEBRUARY 23, 2017 AS DOCUMENT NO. 2017E0016699; SUBJECT TO THE FIRST AMENDMENT TO EASEMENT RECORDED JUNE 5, 2017 AS DOCUMENT NO. 2017E0049722. (DOES NOT AFFECT SUBJECT TRACT, LIES SOUTH OF LOT 10A)
22. AN EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, DESCRIBED BY INSTRUMENT RECORDED NOVEMBER 13, 2017 AS DOCUMENT NO. 2017E0102348. (DOES NOT AFFECT SUBJECT TRACT, LIES SOUTH OF LOT 10A)
23. TERMS AND PROVISIONS OF THE SUMMIT ORCHARDS CID COOPERATIVE AGREEMENT, INCLUDING BY NOT LIMITED TO ANY ASSESSMENTS, AND OR LIENS, NOTICE OF WHICH IS PROVIDED BY THE MEMORANDUM RECORDED JULY 8, 2019 AS DOCUMENT NO. 2019E0021682. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT PLOTTED)
24. AN EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 29, 2021 AS DOCUMENT NO. 2021E0082040; SUBJECT TO ORDINANCE NO. 9787 OF PARTIAL VACATION, RECORDED NOVEMBER 20, 2023 AS DOCUMENT NO. 2023E0091723. (AFFECTS SUBJECT TRACT SHOWN HEREON, VACATED PORTION LIES SOUTH OF LOT 10A)
25. AN EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 29, 2021 AS DOCUMENT NO. 2021E0107450. (AFFECTS SUBJECT TRACT, SHOWN HEREON, THIS EASEMENT IS NOT VACATED BY PARTIAL VACATION ORDINANCE NO. 9798, DOC NO. 2023E0091723 AS MENTIONED IN EXCEPTION 18 AND 24)
26. BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED JANUARY 10, 2023 AS DOCUMENT NO. 2023E0001734 IN BOOK 208 AT PAGE 26; SUBJECT TO ORDINANCE NO. 9847, PROVIDING A NEW PERMANENT EASEMENT; AND PROVIDING NOTICE OF ELECTRIC EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, AND GAS EASEMENT GRANTED TO THE GAS SERVICE COMPANY, AND FURTHER VACATING WATER SYSTEM EASEMENT RECORDED IN BOOK I-1154 AT PAGE 1961, SAID ORDINANCE RECORDED MARCH 11, 2024 AS DOCUMENT NO. 2024E0014842. (THE PLAT RECORDED IN BOOK 208, PAGE 26 CREATES LOT 10A, AFFECTS SUBJECT TRACT, SHOWN HEREON, THE VACATED EASEMENT DESCRIBED IN DOCUMENT NUMBER 2024E0014842 LIES SOUTH OF SUBJECT TRACT, NOT PLOTTED)
27. TERMS AND PROVISIONS OF THE SUMMIT ORCHARDS COMMUNITY IMPROVEMENT DISTRICT AND COOPERATIVE AGREEMENT, NOTICE OF WHICH IS GIVEN BY MEMORANDUM THEREOF RECORDED JULY 8, 2019 AS DOCUMENT NO. 2019E0051682. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT PLOTTED)
28. AN EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, DESCRIBED BY INSTRUMENT RECORDED MAY 9, 2024 AS DOCUMENT NO. 2024E0028742. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
29. NOT SURVEY RELATED.
30. NOT SURVEY RELATED.

TO:

TOWNSEND CAPITAL LLC, A MISSOURI LIMITED LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND ASSIGNS;

THAT I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST ON THIS 14TH DAY OF JANUARY, LAND TITLE SURVEY, AS DEFINED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 8, 11A, 11B, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2026.

ANTHONY DERBOVEN, P.L.S. 2016019005
DATE FEBRUARY 04, 2026

60 30 0 60
SCALE IN FEET

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The Rush Funplex
New Entertainment Center

Lot 10A - Summit Orchards West
Lee's Summit, MO

Revisions:

Project #: 251203-C

Preliminary Development Plan
13 March 2026

EXISTING CONDITIONS

C100

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LEGEND:

- NEW ASPHALT PAVEMENT (DRIVES) RE: --/C--
- NEW ASPHALT PAVEMENT (AISLES) RE: --/C--
- NEW PORTLAND CEMENT CONCRETE PAVEMENT RE: --/C--
- NEW TYPE CG-1 CURB & GUTTER RE: --/C--
- OPEN SPACE

LOT NOTES:

TOTAL LOT AREA = 438938 SF (10.08 AC)

LOT 1 AREA = 262105 SF (6.02 AC)
LOT 2 AREA = 89202 SF (2.05 AC)
LOT 3 AREA = 87625 SF (2.01 AC)
LOT 1 FLOOR AREA RATIO: = .29
LOT 2 FLOOR AREA RATIO: = .15
LOT 3 FLOOR AREA RATIO: = .13

THERE ARE NO ACTIVE, INACTIVE, OR CAPPED OIL NOR GAS WELLS LOCATED ON THE PROPERTY, PER MODNR GIS INFO.

ALL NEIGHBORING SITES WITHIN 185' ARE DESIGNATED PMIX ZONING AND ACTIVITY CENTER SUMMIT LAND USE PER LS GIS.

FDP WILL COMPLY WITH NOTE 14 OF CITY COMMENTS REGARDING SITE LIGHTING.

PARKING NOTES:

PARKING WILL BE DESIGNATED "SHARED" WITH CROSS USE EASEMENT(S)
REQUIRED STANDARD SPACES = 256
PROVIDED STANDARD SPACES = 306
REQUIRED ADA SPACES = 11
PROVIDED ADA SPACES = 12
TOTAL STALLS = 318

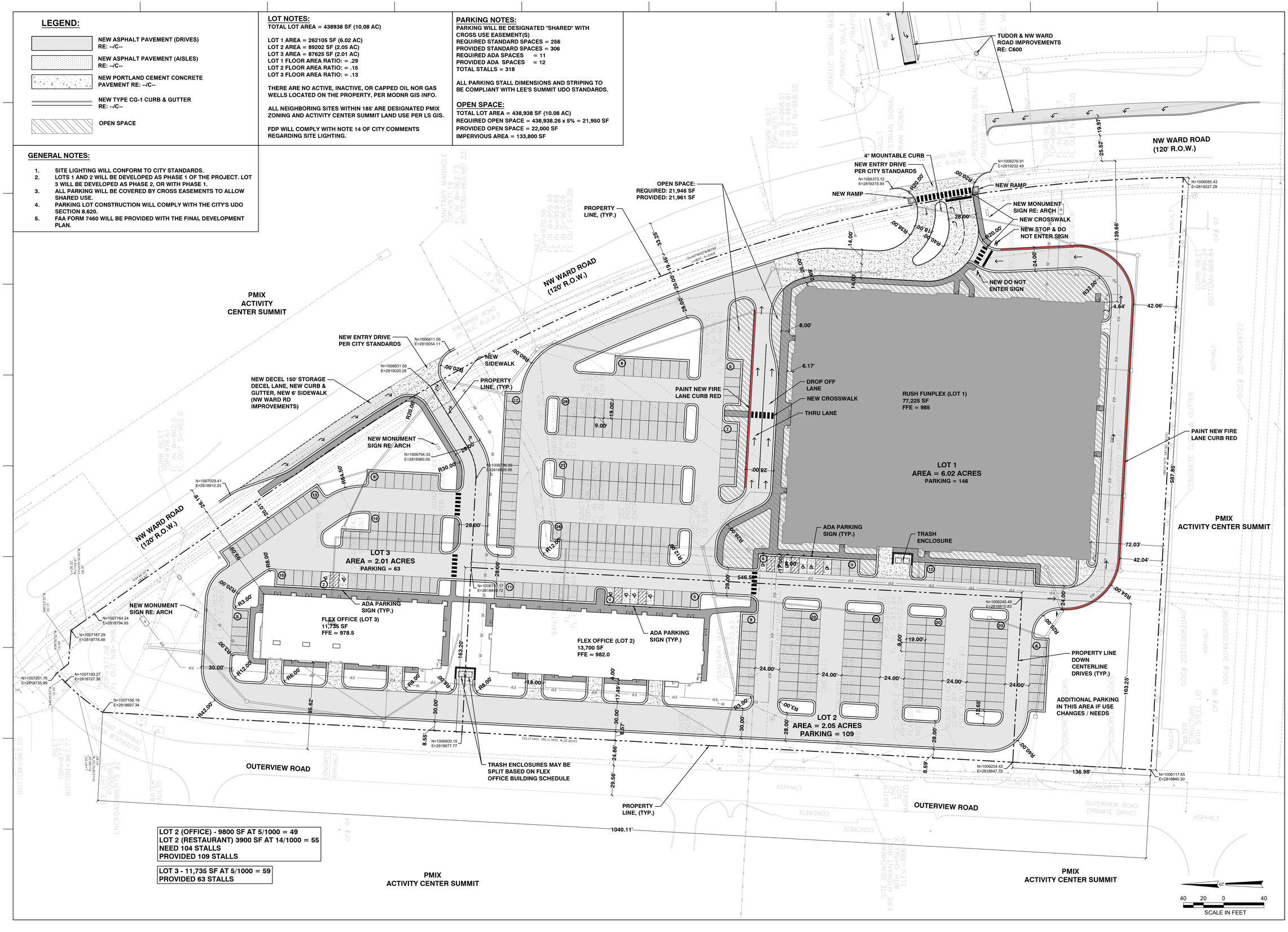
ALL PARKING STALL DIMENSIONS AND STRIPING TO BE COMPLIANT WITH LEE'S SUMMIT UDO STANDARDS.

OPEN SPACE:

TOTAL LOT AREA = 438,938 SF (10.08 AC)
REQUIRED OPEN SPACE = 438,938.26 x 5% = 21,950 SF
PROVIDED OPEN SPACE = 22,000 SF
IMPERVIOUS AREA = 133,800 SF

GENERAL NOTES:

1. SITE LIGHTING WILL CONFORM TO CITY STANDARDS.
2. LOTS 1 AND 2 WILL BE DEVELOPED AS PHASE 1 OF THE PROJECT. LOT 3 WILL BE DEVELOPED AS PHASE 2, OR WITH PHASE 1.
3. ALL PARKING WILL BE COVERED BY CROSS EASEMENTS TO ALLOW SHARED USE.
4. PARKING LOT CONSTRUCTION WILL COMPLY WITH THE CITY'S UDO SECTION 8.620.
5. FAA FORM 7460 WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.



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Project #: 251203-C

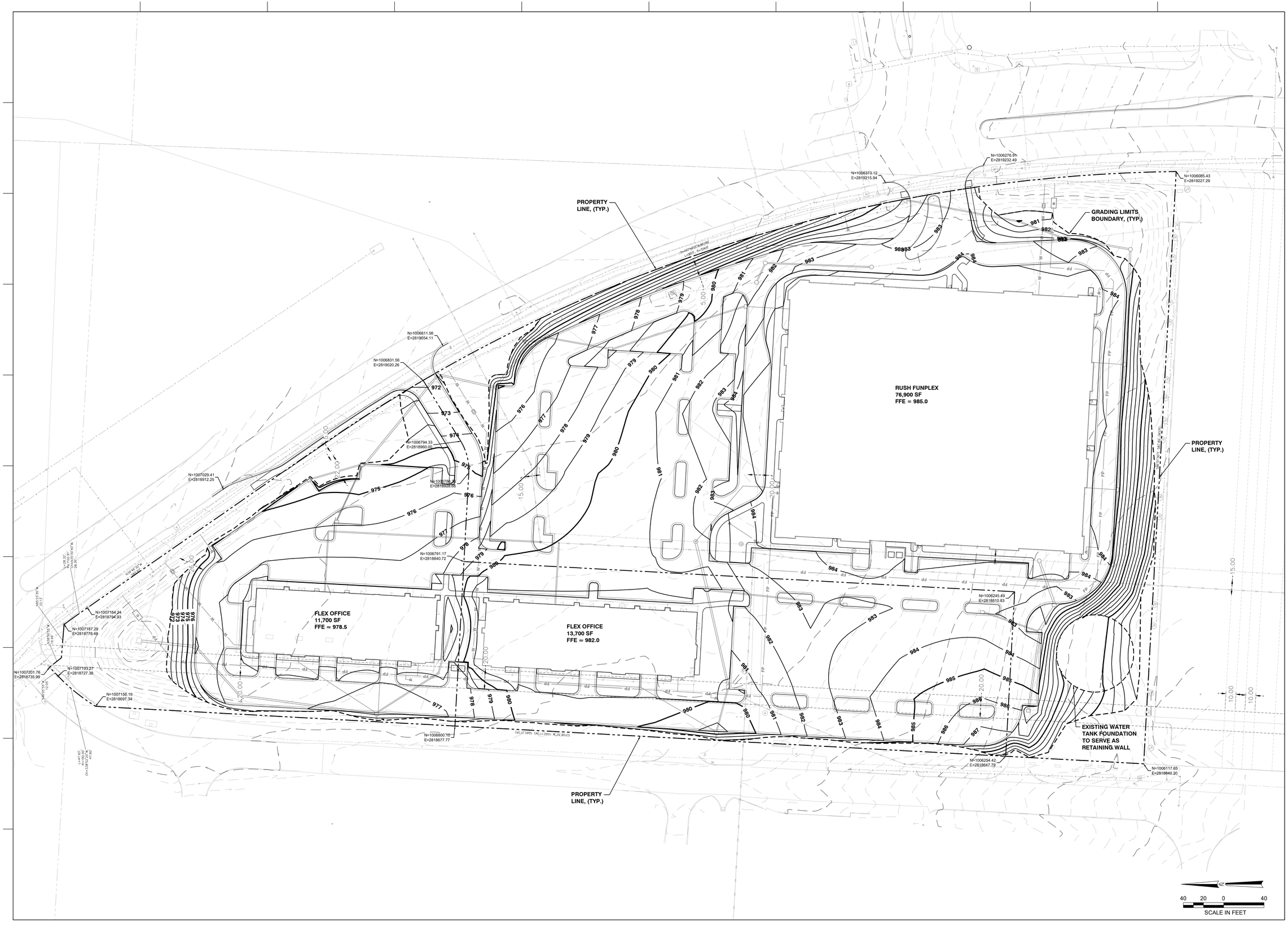
Preliminary Development Plan

13 March 2026

SITE LAYOUT PLAN

C200

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SITE GRADING PLAN

C300

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LEGEND

- W — W — PROPOSED DOMESTIC WATER LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FP — FP — PROPOSED FIRE PROTECTION LINE
- E — PROPOSED ELECTRICAL
- UD — UD — PROPOSED UNDERDRAIN

STANDARD ABBREVIATIONS:

JB	JUNCTION BOX
CI	CURB INLET
AI	AREA INLET
RD	ROOF DRAIN
EX	EXISTING STRUCTURE
MH	MANHOLE
CO	CLEANOUT
FH	FIRE HYDRANT
WM	WATER METER
BFP	BACKFLOW PREVENTER
FDC	FIRE DEPARTEMENT CONNECTION

PROPERTY LINE, (TYP.)

NW WARD ROAD (PUBLIC R.O.W.)

N=1006373.12
E=2819215.94

N=1006276.91
E=2819232.49

N=1006085.43
E=2819227.29

N=1006811.56
E=2819054.11

N=1006831.56
E=2819020.26

N=1006794.33
E=2818960.00

N=1006786.35
E=2818928.66

N=1007029.41
E=2818912.25

N=1006791.17
E=2818840.72

N=1007164.24
E=2818794.93

N=1007187.29
E=2818778.48

N=1007193.27
E=2818727.38

N=1007201.76
E=2818735.99

N=1007156.19
E=2818697.34

N=1006800.10
E=2818677.77

N=1006254.42
E=2818647.79

N=1006117.65
E=2818640.30

N=1006245.49
E=2818810.83

OUTERVIEW ROAD (PRIVATE DRIVE)

20.00' SAN EASEMENT UTIL ABANDONED

15.00' SAN EASEMENT

15.00' SAN EASEMENT

20.00' SAN EASEMENT W/ PRIVATE LINE

20.00' EASEMENT UTILITY ABANDONED

20.00' EASEMENT UTILITY ABANDONED

RUSH FUNPLEX
76,900 SF
FFE = 985.0

FLEX OFFICE
11,700 SF
FFE ≈ 978.5

FLEX OFFICE
13,700 SF
FFE ≈ 982.0

SAN WYE CONNECTION

PROP SAN MAIN

EX SAN MAIN

PROP FIRE PROTECTION LINE

EX SAN MAIN

VAR. ±13.82' STORM EASEMENT

PROPERTY LINE, (TYP.)

PROPERTY LINE, (TYP.)

SEE LIST OF POSSIBLE ENCROACHMENTS #1

SEE LIST OF POSSIBLE ENCROACHMENTS #2

SITE BENCHMARKS
FIRE HYDRANT BOLT WITH CHISEL X
ELEV.=888.40

40 20 0 40
SCALE IN FEET

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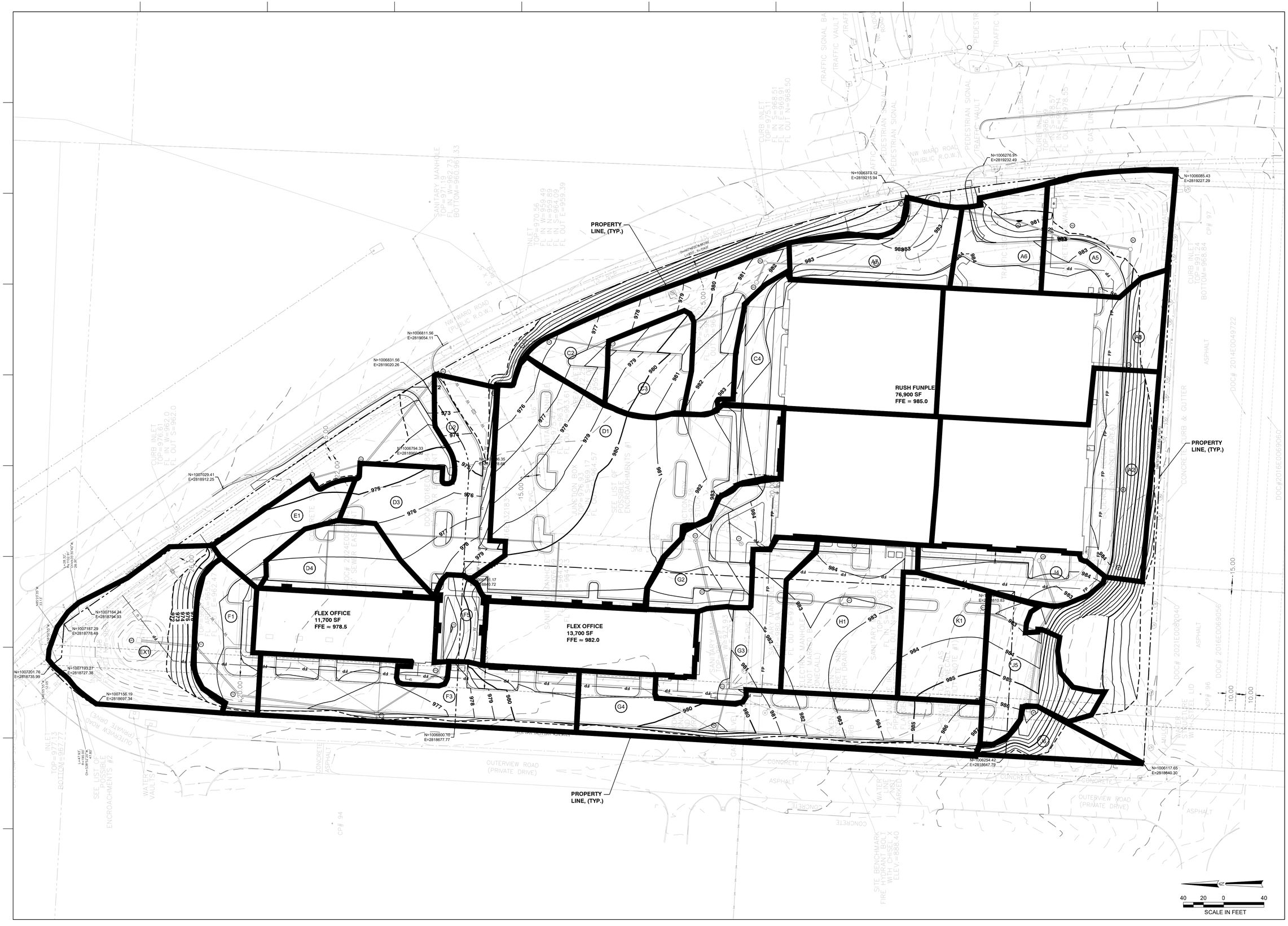
Preliminary Development Plan

13 March 2026

SITE UTILITY PLAN

C400

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13 March 2026

DRAINAGE AREA MAP

C500

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Sub Area	Total Sub Area (sf)	Total Sub Area (ac)
A7	9620.54	0.22
A6	8222.20	0.19
A5	14314.90	0.33
A3	25108.86	0.58
A2	31959.24	0.73
C4	25271.71	0.58
C3	7260.16	0.17
C2	14379.04	0.33
D4	8542.82	0.20
D3	12497.85	0.29
D2	5401.47	0.12
D1	46531.93	1.07
E1	5931.57	0.14
EX1	18289.11	0.42
F5	3855.33	0.09
F3	18416.62	0.42
F1	7943.32	0.18
G4	20497.95	0.47
G3	11522.62	0.26
G2	30379.50	0.70
H1	17374.76	0.40
J6	4170.60	0.10
J5	9399.39	0.22
J4	7605.44	0.17
K1	10049.32	0.23

Line	Cumulative Area (acres)	Time in Line	Length of Line	Cumulative C	Tc Cumulative (min)	I -10 (in/hr)	Q -10 (cfs)	Pipe Dia (inches)	Pipe n	Grade %	Capacity (cfs)
A7-A6	0.22	0.00	1.00	0.81	5.0	7.35	1.32	12	0.013	1.00	3.57
A6-A5	0.41	0.00	1.00	0.81	5.0	7.35	2.44	12	0.013	1.00	3.57
A5-A4	0.74	0.00	1.00	0.81	5.0	7.35	4.40	15	0.013	1.00	6.48
A4-A3	1.31	0.00	1.00	0.81	5.0	7.35	7.83	18	0.013	1.00	10.53
A3-A2	0.73	0.00	1.00	0.81	5.0	7.35	4.37	18	0.013	1.00	10.53
A2-A1	0.73	0.00	1.00	0.81	5.0	7.35	4.37	18	0.013	1.00	10.53
B3-B2	0.00	0.00	1.00	0.81	5.0	7.35	0.00	12	0.013	1.00	3.57
B2-B1	0.00	0.00	1.00	0.81	5.0	7.35	0.00	36	0.013	1.00	66.88
C4-C3	0.58	0.00	1.00	0.81	5.0	7.35	3.46	36	0.013	1.00	66.88
C3-C2	0.75	0.00	1.00	0.81	5.0	7.35	4.45	18	0.013	1.00	10.53
C2-C1	1.08	0.00	1.00	0.81	5.0	7.35	6.41	18	0.013	1.00	10.53
D4-D3	0.20	0.00	1.00	0.81	5.0	7.35	1.17	12	0.013	1.00	3.57
D3-D2	0.48	0.00	1.00	0.81	5.0	7.35	2.88	12	0.013	1.00	3.57
D2-D1	0.61	0.00	1.00	0.81	5.0	7.35	3.62	15	0.013	1.00	6.48
D1-C1	1.68	0.00	1.00	0.81	5.0	7.35	9.98	18	0.013	1.00	10.53
F5-F4	0.09	0.00	1.00	0.81	5.0	7.35	0.53	18	0.013	1.00	10.53
F4-F3	0.09	0.00	1.00	0.81	5.0	7.35	0.53	18	0.013	1.00	10.53
F3-F2	0.51	0.00	1.00	0.81	5.0	7.35	3.05	18	0.013	1.00	10.53
F2-F1	0.69	0.00	1.00	0.81	5.0	7.35	4.13	18	0.013	1.00	10.53
F1-EX1	1.11	0.00	1.00	0.81	5.0	7.35	6.63	18	0.013	1.00	10.53
G4-G3	0.47	0.00	1.00	0.81	5.0	7.35	2.80	12	0.013	1.00	3.57
G3-G2	0.74	0.00	1.00	0.81	5.0	7.35	4.38	15	0.013	1.00	6.48
G2-G1	1.43	0.00	1.00	0.81	5.0	7.35	8.53	18	0.013	1.00	10.53
J6-J5	0.10	0.00	1.00	0.81	5.0	7.35	0.57	12	0.013	1.00	3.57
K1-J5	0.23	0.00	1.00	0.81	5.0	7.35	1.37	12	0.013	1.00	3.57
J5-J4	0.54	0.00	1.00	0.81	5.0	7.35	3.23	12	0.013	1.00	3.57
J4-J3	0.72	0.00	1.00	0.81	5.0	7.35	4.27	15	0.013	1.00	6.48
A1-J3	0.73	0.00	1.00	0.81	5.0	7.35	4.37	15	0.013	1.00	6.48
J3-J2	0.73	0.00	1.00	0.81	5.0	7.35	4.37	15	0.013	1.00	6.48
J2-J1	0.73	0.00	1.00	0.81	5.0	7.35	4.37	15	0.013	1.00	6.48
J1-G1	0.73	0.00	1.00	0.81	5.0	7.35	4.37	15	0.013	1.59	8.17

SUB Area	Total Sub Area sf	Total Sub Area acres	Pervious Area sf	Impervious Area sf	Pervious Area acres	Impervious Area acres	Impervious %	Pervious %	Composite C	Composite CN
EXISTING	443271	10.18	443271	0	10.18	0.00	0.00	100.00	0.30	74.0
PROPOSED	443271	10.18	163399	279872	3.75	6.42	63.14	36.86	0.68	89.2

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New Entertainment Center
Lot 10A - Summit Orchards West
Lee's Summit, MO

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Project #: 251203-C

Preliminary Development Plan

13 March 2026

DRAINAGE CALCULATIONS

C501

U:\2025\25-194\01-DWGs\C500-DRAINAGE AREA MAP.dwg Plotted: Apr 10, 2026 - 9:04am by chammon

LEGEND:

- NEW ASPHALT PAVEMENT (DRIVES) RE: --/C--
- NEW ASPHALT PAVEMENT (AISLES) RE: --/C--
- NEW PORTLAND CEMENT CONCRETE PAVEMENT RE: --/C--
- NEW TYPE CG-1 CURB & GUTTER RE: --/C--

GENERAL NOTES:

1. TRAFFIC SIGNAL DESIGN SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS.
2. SCOPE SHALL CONFORM TO THE APPROVED TRAFFIC IMPACT STUDY AND INCLUDES NEW SIGNAL POLE (SE CORNER), NEW SIGNAL HEAD (WESTBOUND TUDOR), REVISED STRIPING INCLUDING NEW CROSSWALK (WEST SIDE), AND PEDESTRIAN SIGNALS / CONTROLS FOR THE ADDED INTERSECTION LEG.

RELOCATE EXISTING STREET LIGHT TO CENTER OF REDUCED MEDIAN

TUDOR ROAD (110' R.O.W.)

250.00'

RELOCATE EXISTING STREET LIGHT TO CENTER OF REDUCED MEDIAN

PAVE REMAINING MEDIAN PER CITY STANDARDS

RELOCATE EXISTING STREET LIGHT TO CENTER OF REDUCED MEDIAN

CONSTRUCT TRAFFIC SIGNAL POLE FOR NEW EASTBOUND TRAFFIC MOVEMENT

PAINT EXISTING "U" PAVEMENT MARKINGS BLACK. PAINT NEW LEFT TURN ARROWS PER LS STANDARDS.

14.00'

INCREASE LANE STORAGE FROM 100' TO 200' WITH NEW TAPER

13.00'

NW WARD ROAD (120' R.O.W.)

ADJUST TRAFFIC SIGNAL HEADS AS NEEDED. ADD LEFT-TURN SIGNAL HEAD ON EXISTING MAST ARM. ADD PEDESTRIAN SIGNAL EQUIPMENT FOR NEW PEDESTRIAN CROSSING.

PROPERTY LINE, (TYP.)

NW WARD ROAD (120' R.O.W.)

30 15 0 30
SCALE IN FEET

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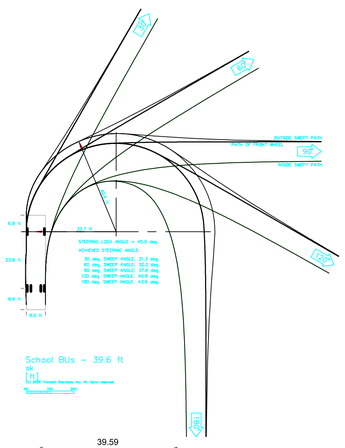
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13 March 2026

NW WARD & TUDOR PUBLIC IMPROVEMENTS

C600

U:\2025\25-194\01-DWGs\C600 - NW WARD & TUDOR PUB.dwg Plotted: Apr 10, 2026 - 9:04am by chamman



School BUs - 39.6 ft

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

PROPERTY LINE, (TYP.)

NW WARD ROAD (120' R.O.W.)

NW WARD ROAD (120' R.O.W.)

N=1006276.91
E=2819232.49

N=1006085.43
E=2819227.29

N=1006811.56
E=2819054.11

N=1006831.56
E=2819020.26

N=1006794.33
E=2818960.00

N=1006786.35
E=2818926.66

N=1006791.37
E=2818840.70

N=1006245.49
E=2818810.83

R20.00'

R25.00'

R35.00'

R40.00'

R12.00'

R26.00'

28.00'

14.00'

NEW ENTRY DRIVE
PER CITY STANDARDS

4" MOUNTABLE CURB

RUSH FUNPLEX (LOT 1)
76,900 SF
FFE = 985

LOT 1
AREA = 6.02 ACRES
PARKING = 147

FLEX OFFICE (LOT 3)
SF
978.5

FLEX OFFICE (LOT 2)
13,685 SF
FFE ≈ 982.0

S86°51'30"E, 587.85' (M/R)

30 15 0 30
SCALE IN FEET

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BUS TURN STUDY

C700

U:\2025\25-194\01-DWGs\C700 - BUS TURN STUDY.dwg Plotted: Apr 10, 2026 - 9:04am by chammon

LEE'S SUMMIT LANDSCAPE REQUIREMENTS

STREET FRONTAGE LANDSCAPING

CODE REQUIREMENT	
	PER SEC. 8.790-A(1-3) 1 TREE SHALL BE PLANTED FOR EACH 30 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPED SETBACK ABUTTING SAID STREET FRONTAGE. 1 SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPED SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
1,100 LF OUTERVIEW RD FRONTAGE	1,100 / 30 = 37 1,100 / 20 = 55	37 TREES & 55 SHRUBS	37 TREES & 56 SHRUBS
1,213 LF NW WARD RD FRONTAGE	1,213 / 30 = 41 1,213 / 20 = 61	41 TREES & 61 SHRUBS	32 TREES & 113 SHRUBS (TREE PLACEMENT ALONG NW WARD RD LIMITED DUE TO PRESENSE OF UNDERGROUND UTILITIES & UTILITY EASEMENTS. ADDITIONAL TREES PROVIDED WITHIN OPEN YARD AREAS.

OPEN YARD AREAS

CODE REQUIREMENT	
	PER SEC. 8.790-B(1-3) PROVIDE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA- EXCLUDING BUILDING FOOTPRINT AREA. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF 1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
333,612 SF TOTAL LOT AREA (NOT INCLUDING BUILDING)	333,612 / 5,000 = 67 67 x 2 = 134 SHRUBS	67 TREES + 134 SHRUBS	86 TREES + 423 SHRUBS

INTERIOR PARKING LOT LANDSCAPING

CODE REQUIREMENT	
	PER SEC. 8.810 (A-C) LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS. EVERY FOUR ROWS OF PARKING SHALL INCLUDE A LANDSCAPE ISLAND OF AT LEAST TEN FEET IN WIDTH,THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS, OR GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
163,659 SF INTERIOR PARKING LOT AREA	163,659 X .05 = 8,183	163,659 X .05 = 8,183 SF PARKING LOT ISLANDS	12,268 SF PARKING LOT ISLANDS

PARKING LOT SCREENING

CODE REQUIREMENT	
	PER SEC. 8.820 (A-C) PROVIDE A HEDGE BETWEEN THE EDGE OF THE PARKING LOT PARALLEL TO A STREET CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN 2 GROWING SEASONS. SHRUBS MUST BE AT LEAST 18" TALL AT THE TIME OF PLANTING AND BE OF A SPECIES THAT WILL NORMALLY GROW TO AT LEAST 2.5' IN HT AT MATURITY AND BE SUITABLE FOR THE PARKING LOT APPLICATION. THE STREET-SIDE SCREENING TREATMENT MAY BE LOCATED WITHIN THE LANDSCAPE STRIP REQUIRED UNDER THIS DIVISION ALONG THE FRONT YARD OF THE PROPERTY.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
867 LF NW WARD RD PARKING LOT FRONTAGE	867 / 40 = 21.67 21.67 x 12 = 260	260 PARKING LOT SCREENING SHRUBS REQUIRED ALONG NW WARD RD	260 PARKING LOT SCREENING SHRUBS REQUIRED ALONG NW WARD RD

LANDSCAPE BUFFERS

CODE REQUIREMENT	
	PER SEC. 8.870 PROVIDE A LANDSCAPE BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES ABUTTING OR SEPARATED BY A RIGHT OF WAY FROM RESIDENTIAL DISTRICTS. LANDSCAPE BUFFER SHALL BE CONSISTENT WITH THE APPROVED PLAN.

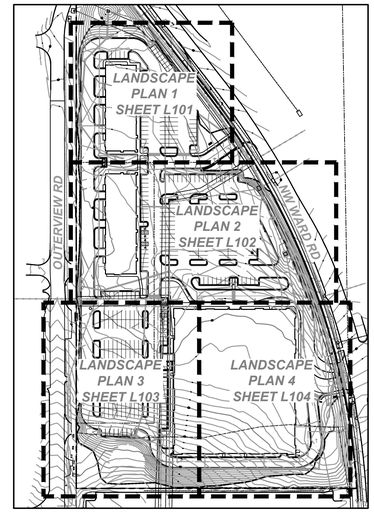
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
PROVIDE LANDSCAPE BUFFER ALONG 588 LF SOUTH PROPERTY LINE AND SOUTHERN-MOST 216 LF OF EAST PROPERTY LINE.	N/A	LANDSCAPE BUFFER SHALL BE CONSISTENT WITH APPROVED SUMMIT ORCHARDS PLAN	20 SHADE TREES, 16 ORNAMENTAL TREES, 50 EVERGREEN TREES, 52 SHRUBS

PLANTING REQUIREMENTS

PLANT SIZE (PER LEE'S SUMMIT)	SIZE REQUIREMENT (AT TIME OF PLANTING)
TREES	
LARGE DECIDUOUS TREES	MINIMUM 2.5" CALIPER MEASURED AT 6" ABOVE THE GROUND OR TOP OF THE ROOT BALL
ORNAMENTAL TREES	MINIMUM 1.5" CALIPER MEASURED AT 6" ABOVE THE GROUND OR TOP OF THE ROOT BALL
EVERGREEN TREES	MINIMUM 8' HT.
SHRUBS	
MEDIUM SHRUBS	18- TO 24-INCH BALLED AND BURLAPPED OR TWO-GALLON CONTAINER
LARGE SHRUBS	24- TO 30-INCH BALLED AND BURLAPPED OR 5-GALLON CONTAINER
GROUNDCOVER	
GROUND COVER (ALL TYPES)	TWO AND ONE-HALF-INCH PEAT POT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES					
	JC	Juniperus virginiana 'Canaerti'	Canaerti Juniper	8' Ht.	B&B
	JT	Juniperus virginiana 'Taylor'	Taylor Juniper	6'-8' ht.	B&B
	TA	Thuja occidentalis 'Wintergreen'	Wintergreen Arborvitae	6'-8' ht.	B&B
ORNAMENTAL TREES					
	CO	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	MS	Malus x 'Sutyzam'	Sugar Tyme® Crabapple	2" Cal.	B&B
SHADE TREES					
	AB	Acer saccharum 'Ballsta'	Fall Fiesta® Sugar Maple	2.5" Cal.	B&B
	PM	Platanus x acerifolia 'Morton Circle'	Exclamation!± London Plane Tree	2" Cal.	B&B
	QS	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
	QM	Quercus x 'Scarlet Letter'	Scarlet Letter Oak	2.5" Cal.	B&B
	TS	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
	UC	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.	B&B
DECIDUOUS SHRUBS					
	DK	Diervilla x Kodiak Orange	Kodiak Orange Bush Honeysuckle	---	5 gal.
	FB	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	---	5 gal.
	HE	Hydrangea macrophylla 'Ballmer'	Endless Summer® The Original Hydrangea	---	5 gal.
	PL	Physocarpus opulifolius 'Little Devil'	Little Devil± Dwarf Ninebark	---	3 gal.
	PM2	Physocarpus opulifolius 'Mindia'	Coppertina® Ninebark	---	5 gal.
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	---	3 gal.
	RR	Rosa x 'Red Drift'	Red Drift Rose	---	3 gal.
	SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	---	3 gal.
	VM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	---	3 gal.
	VD	Viburnum plicatum tomentosum 'Mariesii'	Marie Doubletile Viburnum	---	5 gal.
EVERGREEN SHRUBS					
	IS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	---	5 gal.
	JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	---	5 gal.
	JG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	---	5 gal.
	TH	Taxus x media 'Hicksii'	Hicks Yew	48" ht. min.	
ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	---	1 gal.
	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	---	1 gal.
	ST	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	---	1 gal.
PERENNIALS					
	LB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	---	1 gal.
	NW	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	---	2 gal.



KEY PLAN

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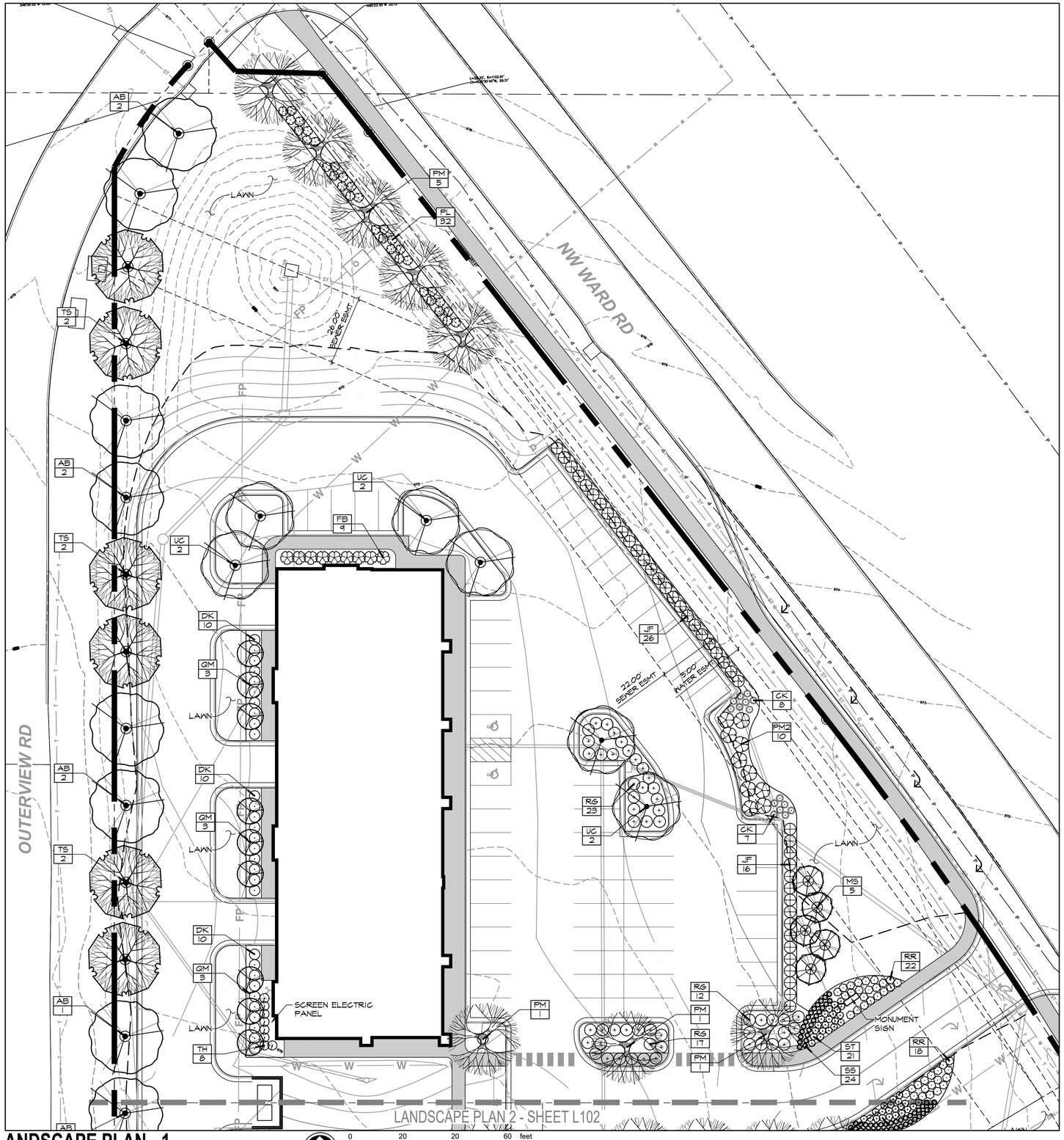
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Preliminary Development Plan

14 April 2026

LANDSCAPE SCHEDULES

L-100



LANDSCAPE PLAN 2 - SHEET L102

LANDSCAPE PLAN - 1

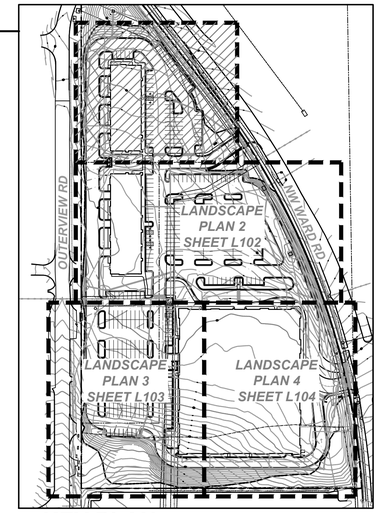
SCALE:1"=20'

0 20 20 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	JC	Juniperus virginiana 'Canaertii' Canaerti Juniper
	JT	Juniperus virginiana 'Taylor' Taylor Juniper
	TA	Thuja occidentalis 'Wintergreen' Wintergreen Arborvitae
ORNAMENTAL TREES		
	CO	Cercis canadensis Eastern Redbud
	MS	Malus x 'Sutyzam' Sugar Tyme® Crabapple
SHADE TREES		
	AB	Acer saccharum 'Ballsta' Fall Fiesta® Sugar Maple
	PM	Platanus x acerifolia 'Morton Circle' Exclamation!± London Plane Tree
	QS	Quercus shumardii Shumard Oak
	QM	Quercus x 'Scarlet Letter' Scarlet Letter Oak
	TS	Tilia tomentosa 'Sterling' Sterling Silver Linden
	UC	Ulmus x 'Frontier' Frontier Elm
DECIDUOUS SHRUBS		
	DK	Diervilla x Kodiak Orange Kodiak Orange Bush Honeysuckle
	FB	Fothergilla x intermedia 'Blue Shadow' Blue Shadow Fothergilla
	HE	Hydrangea macrophylla 'Ballmer' Endless Summer® The Original Hydrangea
	PL	Physocarpus opulifolius 'Little Devil' Little Devil± Dwarf Ninebark
	PM2	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	RR	Rosa x 'Red Drift' Red Drift Rose
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum
	VD	Viburnum plicatum tomentosum 'Mariesii' Marie Doublefile Viburnum
EVERGREEN SHRUBS		
	IS	Ilex glabra 'Shamrock' Shamrock Inkberry Holly
	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JG	Juniperus virginiana 'Grey Owl' Grey Owl Juniper
	TH	Taxus x media 'Hicksii' Hicks Yew
ORNAMENTAL GRASSES		
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	SS	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem
	ST	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed
PERENNIALS		
	LB	Liriope muscari 'Big Blue' Big Blue Lilyturf



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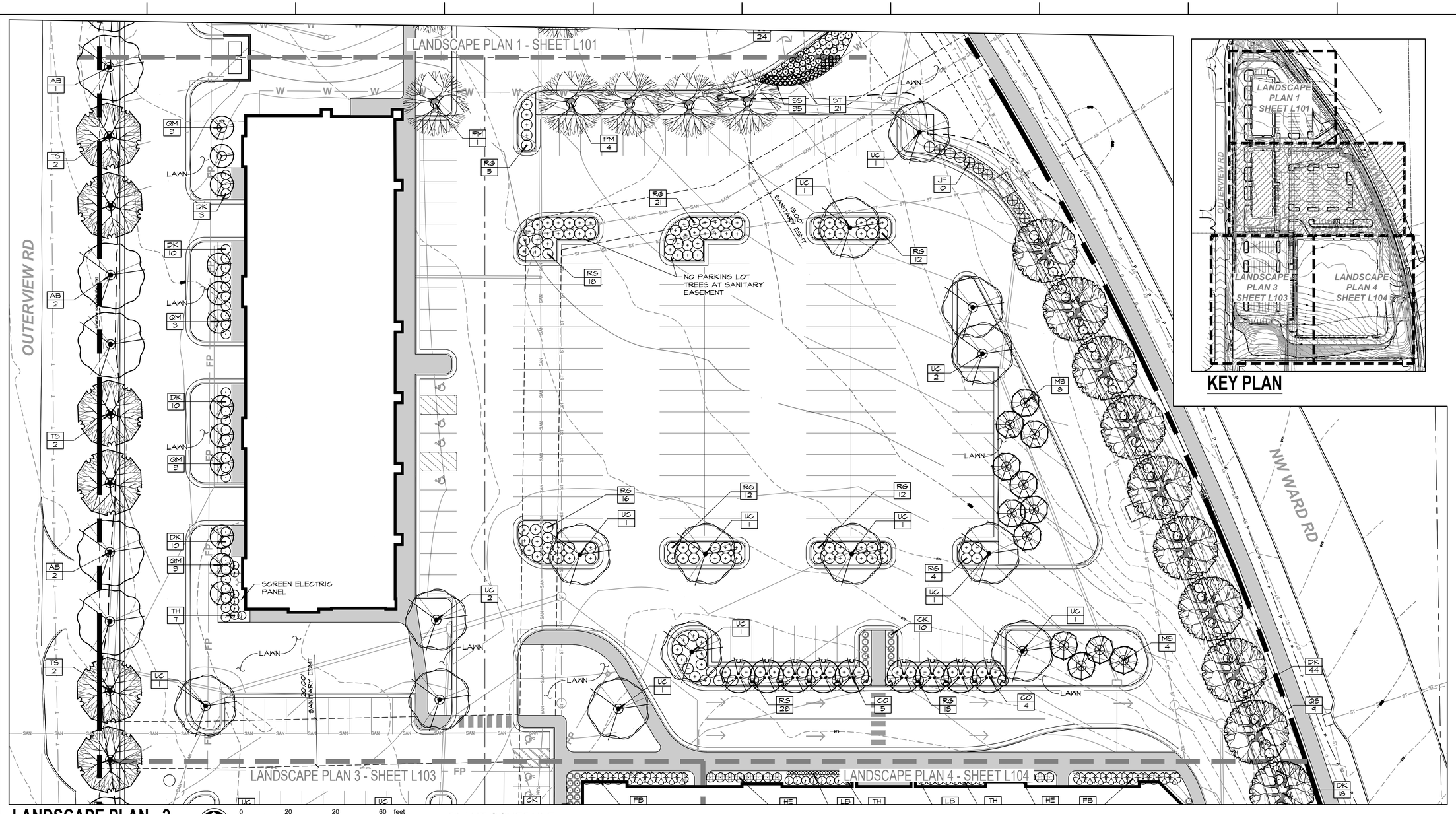
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Preliminary Development Plan
14 April 2026

LANDSCAPE PLAN

L-101



KEY PLAN

LANDSCAPE PLAN - 2

SCALE: 1"=20'

0 20 20 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	JC	Juniperus virginiana 'Canaerti' Canaerti Juniper
	JT	Juniperus virginiana 'Taylor' Taylor Juniper
	TA	Thuja occidentalis 'Wintergreen' Wintergreen Arborvitae
ORNAMENTAL TREES		
	CO	Cercis canadensis Eastern Redbud
	MS	Malus x 'Sutyzam' Sugar Tyme® Crabapple
SHADE TREES		
	AB	Acer saccharum 'Ballsta' Fall Fiesta® Sugar Maple
	PM	Platanus x acerifolia 'Morton Circle' Exclamation!® London Plane Tree
	QS	Quercus shumardii Shumard Oak
	QM	Quercus x 'Scarlet Letter' Scarlet Letter Oak
	TS	Tilia tomentosa 'Sterling' Sterling Silver Linden
	UC	Ulmus x 'Frontier' Frontier Elm
DECIDUOUS SHRUBS		
	DK	Diervilla x Kodiak Orange Kodiak Orange Bush Honeysuckle
	FB	Fothergilla x intermedia 'Blue Shadow' Blue Shadow Fothergilla
	HE	Hydrangea macrophylla 'Ballmer' Endless Summer® The Original Hydrangea
	PL	Physocarpus opulifolius 'Little Devil' Little Devil® Dwarf Ninebark
	PM2	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	RR	Rosa x 'Red Drift' Red Drift Rose
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum
	VD	Viburnum plicatum tomentosum 'Mariesii' Marie Doublefile Viburnum
EVERGREEN SHRUBS		
	IS	Ilex glabra 'Shamrock' Shamrock Inkberry Holly
	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JG	Juniperus virginiana 'Grey Owl' Grey Owl Juniper
	TH	Taxus x media 'Hicksii' Hicks Yew
ORNAMENTAL GRASSES		
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	SS	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem
	ST	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed
PERENNIALS		
	LB	Liriope muscari 'Big Blue' Big Blue Lilyturf

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New Entertainment Center

Lot 10A - Summit Orchards West
Lee's Summit, MO

#	Revisions:

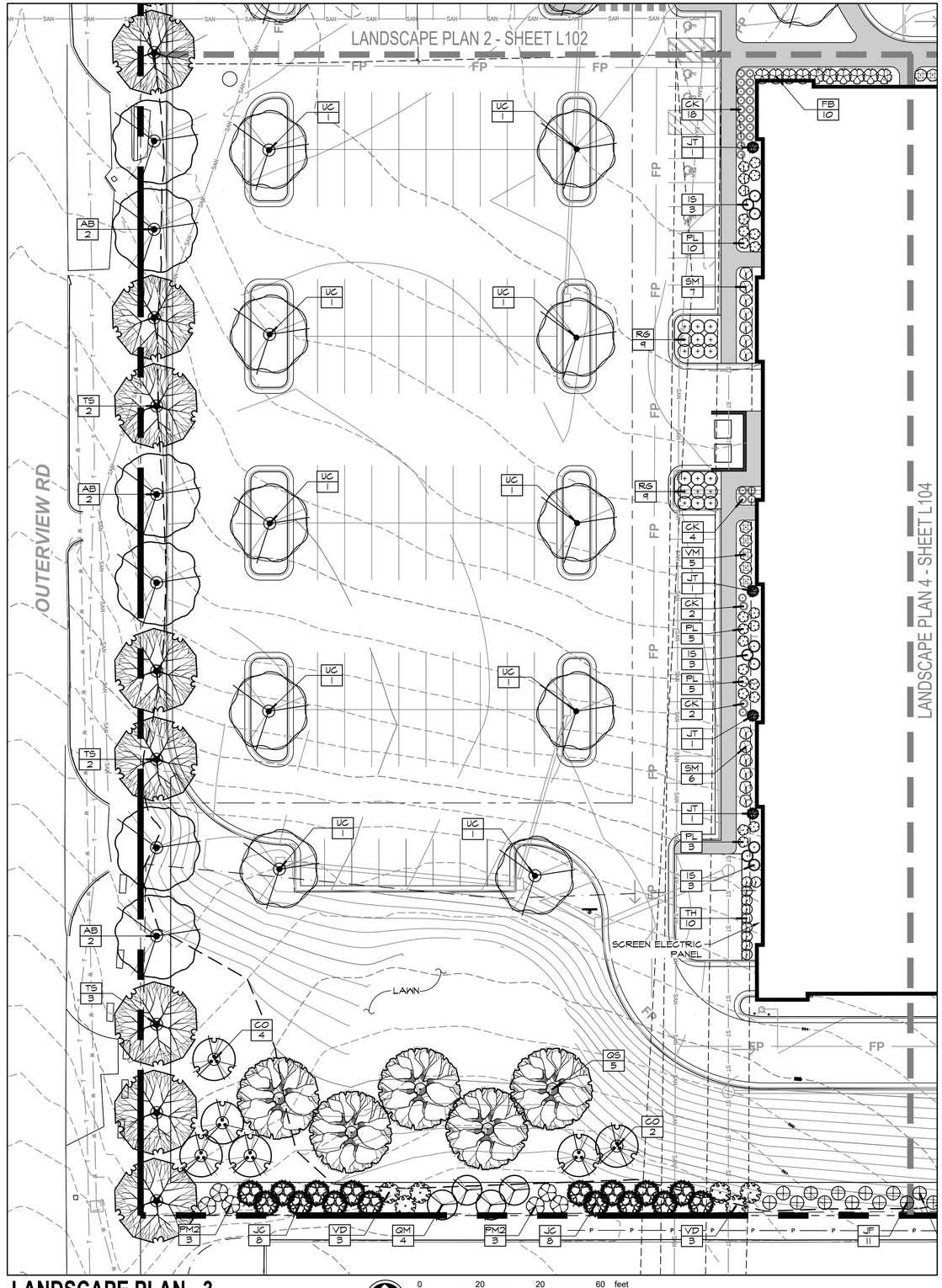
Project #: 251203-C

Preliminary Development Plan

14 April 2026

LANDSCAPE PLAN

L-102



LANDSCAPE PLAN - 3

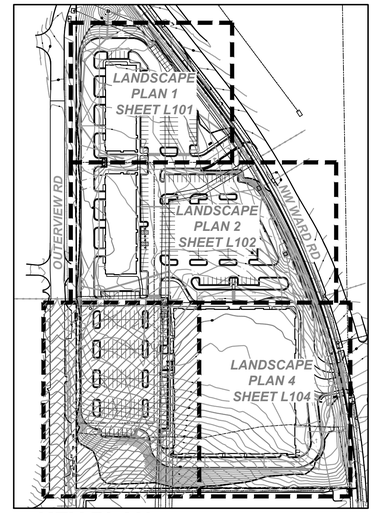
SCALE: 1"=20'

0 20 20 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	JC	Juniperus virginiana 'Canaertil' Canaerti Juniper
	JT	Juniperus virginiana 'Taylor' Taylor Juniper
	TA	Thuja occidentalis 'Wintergreen' Wintergreen Arborvitae
ORNAMENTAL TREES		
	CO	Cercis canadensis Eastern Redbud
	MS	Malus x 'Sutyzam' Sugar Tyme® Crabapple
SHADE TREES		
	AB	Acer saccharum 'Ballsta' Fall Fiesta® Sugar Maple
	PM	Platanus x acerifolia 'Morton Circle' Exclamation!‡ London Plane Tree
	QS	Quercus shumardii Shumard Oak
	QM	Quercus x 'Scarlet Letter' Scarlet Letter Oak
	TS	Tilia tomentosa 'Sterling' Sterling Silver Linden
	UC	Ulmus x 'Frontier' Frontier Elm
DECIDUOUS SHRUBS		
	DK	Diervilla x Kodiak Orange Kodiak Orange Bush Honeysuckle
	FB	Fothergilla x intermedia 'Blue Shadow' Blue Shadow Fothergilla
	HE	Hydrangea macrophylla 'Ballmer' Endless Summer® The Original Hydrangea
	PL	Physocarpus opulifolius 'Little Devil' Little Devil® Dwarf Ninebark
	PM2	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	RR	Rosa x 'Red Drift' Red Drift Rose
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum
	VD	Viburnum plicatum tomentosum 'Mariesii' Mariesii Doublefile Viburnum
EVERGREEN SHRUBS		
	IS	Ilex glabra 'Shamrock' Shamrock Inkberry Holly
	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JG	Juniperus virginiana 'Grey Owl' Grey Owl Juniper
	TH	Taxus x media 'Hicksii' Hicks Yew
ORNAMENTAL GRASSES		
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	SS	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem
	ST	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed
PERENNIALS		
	LB	Liriope muscari 'Big Blue' Big Blue Lilyturf



KEY PLAN

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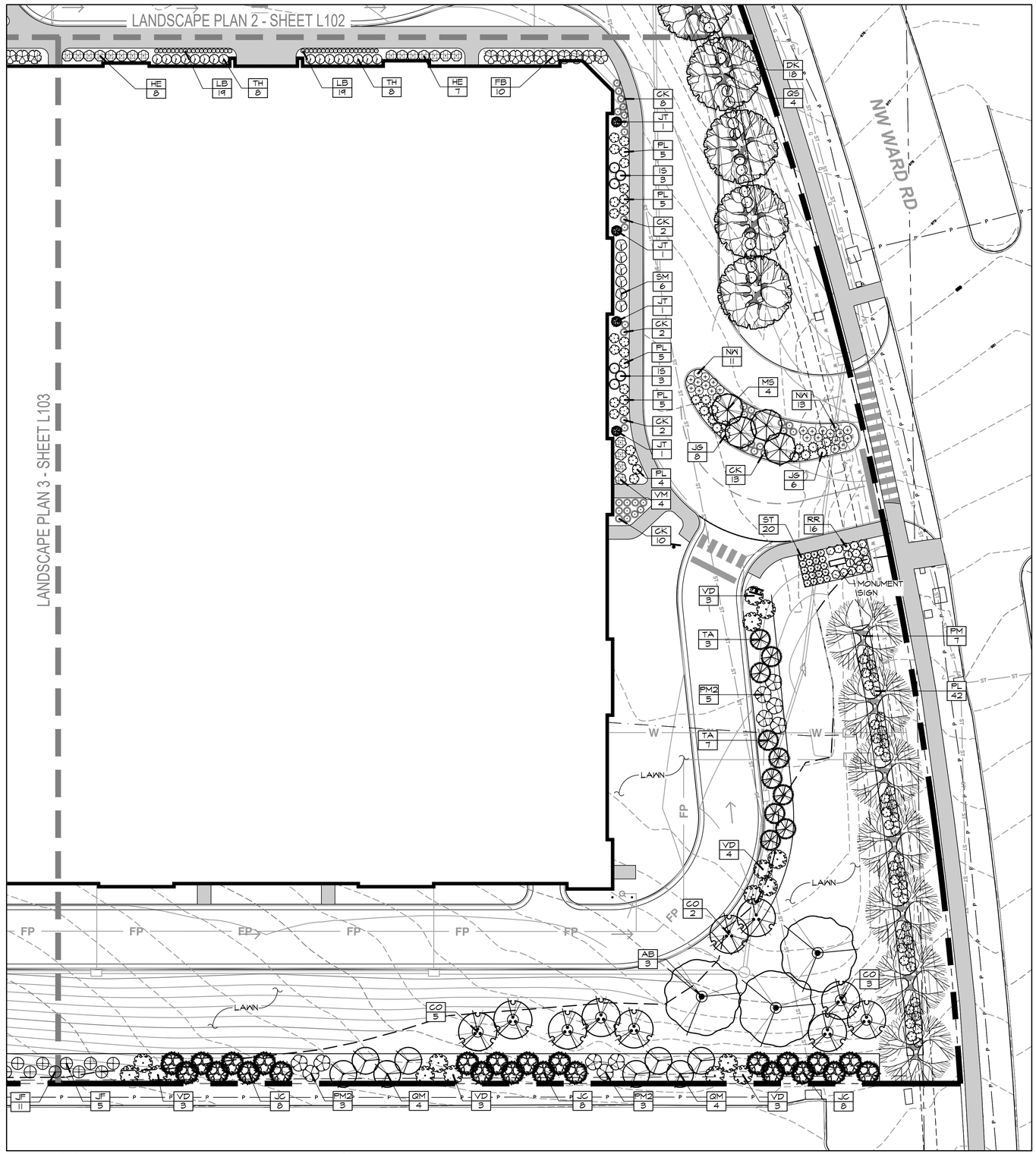
Project #: 251203-C

Preliminary Development Plan

14 April 2026

LANDSCAPE PLAN

L-103



LANDSCAPE PLAN - 4

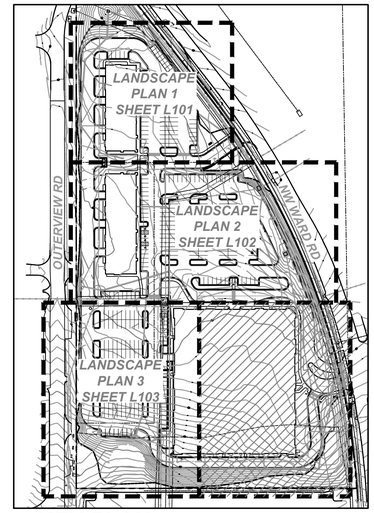
SCALE:1"=20'

0 20 20 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
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	JT	Juniperus virginiana 'Taylor' Taylor Juniper
	TA	Thuja occidentalis 'Wintergreen' Wintergreen Arborvitae
ORNAMENTAL TREES		
	CO	Cercis canadensis Eastern Redbud
	MS	Malus x 'Sutyzam' Sugar Tyme® Crabapple
SHADE TREES		
	AB	Acer saccharum 'Ballsta' Fall Fiesta® Sugar Maple
	PM	Platanus x acerifolia 'Morton Circle' Exclamation!± London Plane Tree
	QS	Quercus shumardii Shumard Oak
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DECIDUOUS SHRUBS		
	DK	Diervilla x Kodiak Orange Kodiak Orange Bush Honeysuckle
	FB	Fothergilla x intermedia 'Blue Shadow' Blue Shadow Fothergilla
	HE	Hydrangea macrophylla 'Ballmer' Endless Summer® The Original Hydrangea
	PL	Physocarpus opulifolius 'Little Devil' Little Devil± Dwarf Ninebark
	PM2	Physocarpus opulifolius 'Mindia' Coppertina® Ninebark
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
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	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper
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	ST	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed
PERENNIALS		
	LB	Liriope muscari 'Big Blue' Big Blue Lilyturf



KEY PLAN

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Preliminary Development Plan

14 April 2026

LANDSCAPE PLAN

L-104