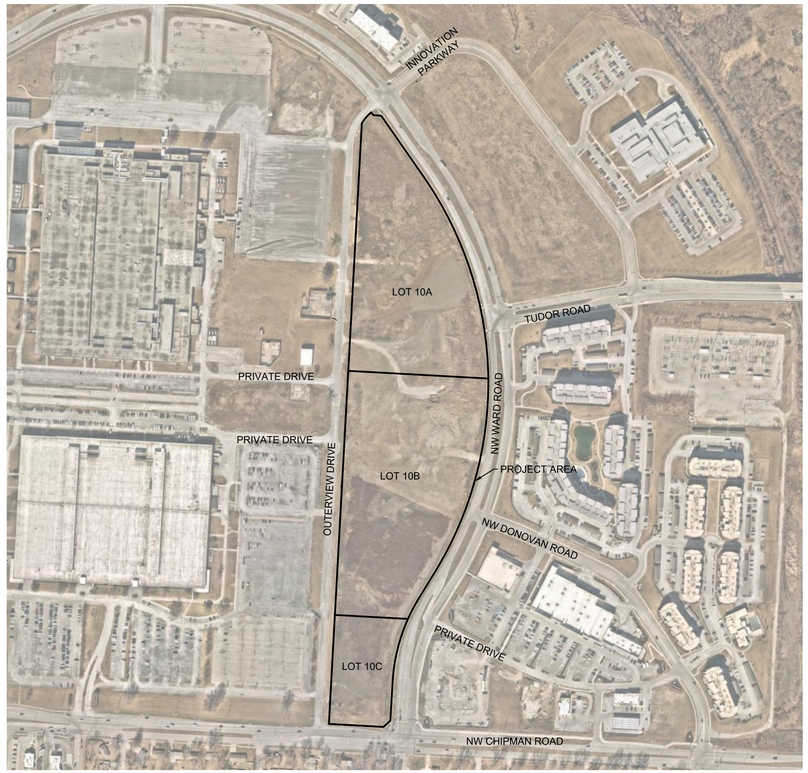
SUMMIT ORCHARDS WEST
PRELIMINARY DEVELOPMENT PLAN

IN LEE'S SUMMIT, JACKSON COUNTY, MO



LOCATION MAP
SCALE 1:1500



SCALE 1:300

LAND DESCRIPTION:

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

PROJECT TEAM:

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SAL SLAGGIE ARCHITECTS INC

TOWNSEND CAPITAL

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0002	NARRATIVE
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STORM SEWER GENERAL LAYOUT PLAN
C-0900	UTILITY PLAN
L-0100	LANDSCAPE PLAN
A-100	PDP BUILDING ELEVATIONS
A-101	PDP BUILDING ELEVATIONS
A-102	PDP BUILDING ELEVATIONS
A-103	DETACHED GARAGES
A-104	TRASH ENCLOSURES
A-400	PDP BUILDING ELEVATIONS
A-510	TRASH ENCLOSURE PLAN AND ELEVATIONS
A-511	TRASH ENCLOSURE DETAILS
E0.01	SITE PHOTOMETRIC PLAN
E0.02	DETAILS

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REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2011006892

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\4024 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0001 COVER SHEET.DWG

Summit Orchards West

Preliminary Development Plan

Submitted By:
NorthPoint Development & Townsend Capital LLC

September 27th, 2022

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.

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.

Site Development Data

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

Site Development Standards

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

TABLE 1: Development Plan Standards

Development Plan Standards					
Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR/Density	Allowable Land Use
10A	10.08 AC. (439,085 S.F.)	5%	45'	0.5	Office/Warehouse, Retail, Commercial,
10B	11.83 AC. (515.315 S.F.)	5%	65'	30 DU/acre	Multifamily Residential
10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail, Restaurant, Commercial

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

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

Parking Standards		
Land Use	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.

- *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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REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2017006892

NARRATIVE

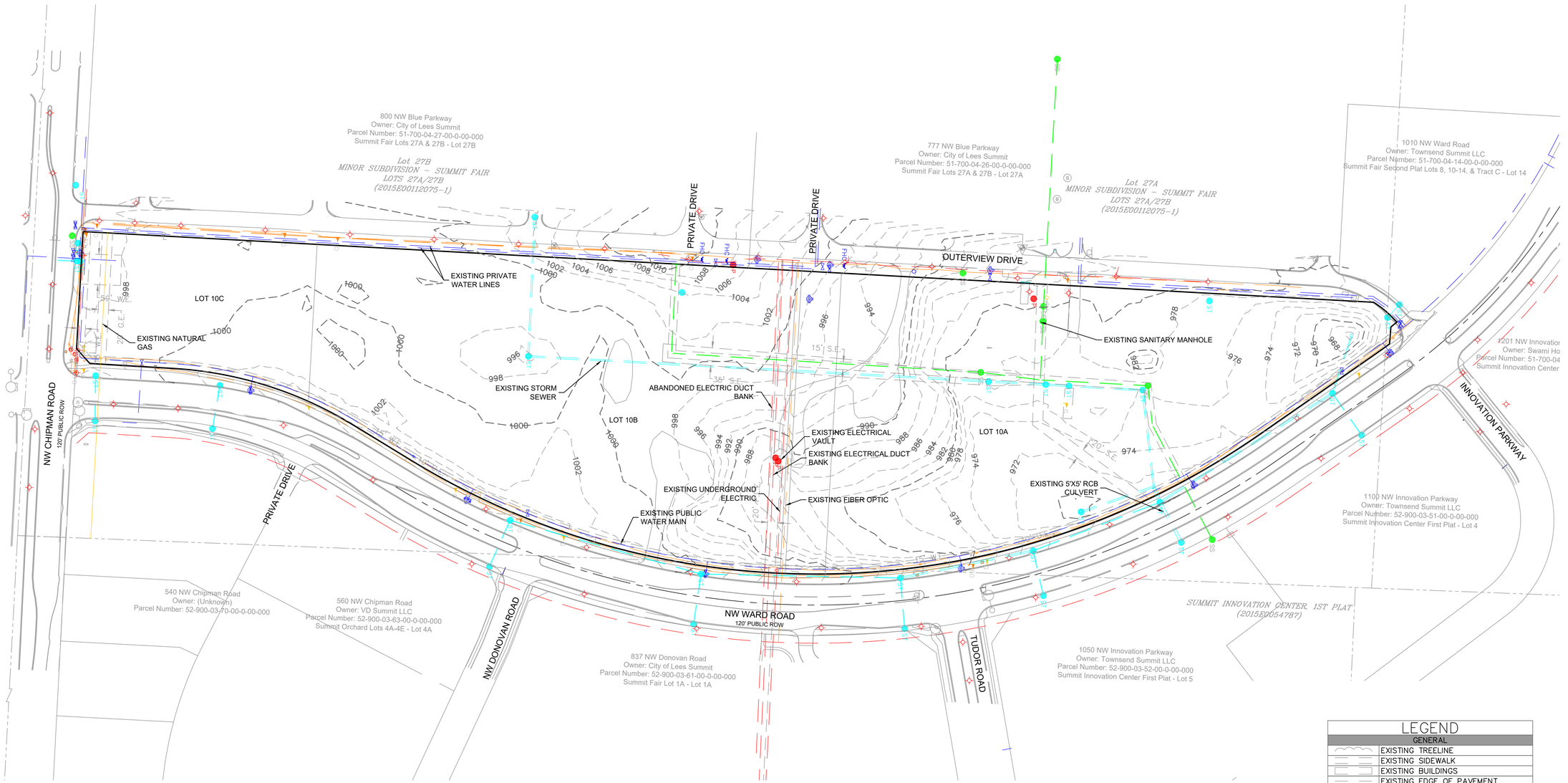
SUMMIT ORCHARDS WEST
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LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0002

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0110 NOTES PLAN.DWG



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

N

0' 50' 100' 200'
SCALE IN FEET

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	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
P.L.	EXISTING PROPERTY BOUNDARY
L.L.	EXISTING LOT LINE
R/W	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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REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2017006892

EXISTING CONDITIONS PLAN

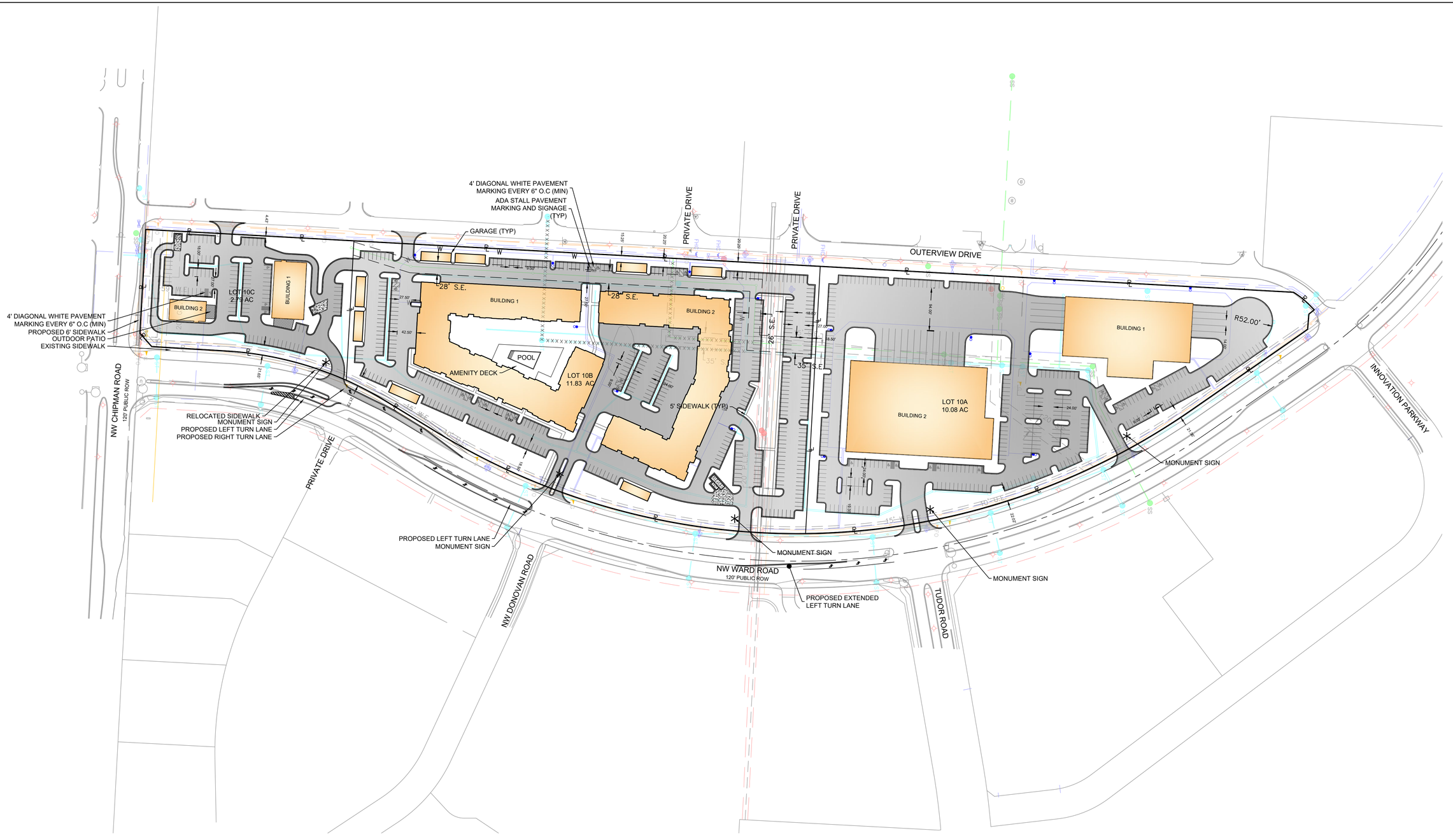
SUMMIT ORCHARDS WEST
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LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0100

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SITE DATA									
Lot No.	Total Area	Impervious Coverage	Maximum Building Height	Building Area (All stories)	Floor Area Ratio (FAR)/Density	Proposed Building Use	Parking		
							Requirement		Proposed
10A	10.08 AC. (439,085 S.F.)	304,543 S.F. (69%)	45', 2 Stories	123,000 S.F. (Building 1, 51,000 S.F. Building 2, 72,000 S.F.)	0.28	Office/Warehouse, Commercial	4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse	243	314
10B	11.83 AC. (515,315 S.F.)	351,720 S.F. (68%)	65', 4 Stories	470,000 S.F. (Building 1, 255,000 S.F. Building 2, 215,000 S.F.)	27 DU/Acre	Multifamily Residential	1.75 per DU	565	565
10C	2.79 AC. (121,532 S.F.)	73,865 S.F. (61%)	45'	12,300 S.F. (Building 1, 8,800 S.F. Building 2, 3,500 S.F.)	0.10	Retail, Restaurant, Commercial	5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant	93	104

LOT 10B - MULTIFAMILY UNIT MIX	
Unit Type	**Count**
Studio	20
1 Bedroom	157
2 Bedroom	146
Total	**323**

N

0' 50' 100' 200'
SCALE IN FEET

NOTES:
1. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION
2. TRASH ENCLOSURE PADS SHALL BE IN COMPLIANCE WITH UDO SECTION 8.620.F.1.c
3. DRIVE-THROUGH FACILITIES SHALL BE IN COMPLIANCE WITH UDO SECTION 8.570
4. PAVEMENT SPECS WILL BE PROVIDED WITH FDP SUBMITTAL

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REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2011006892

SITE PLAN

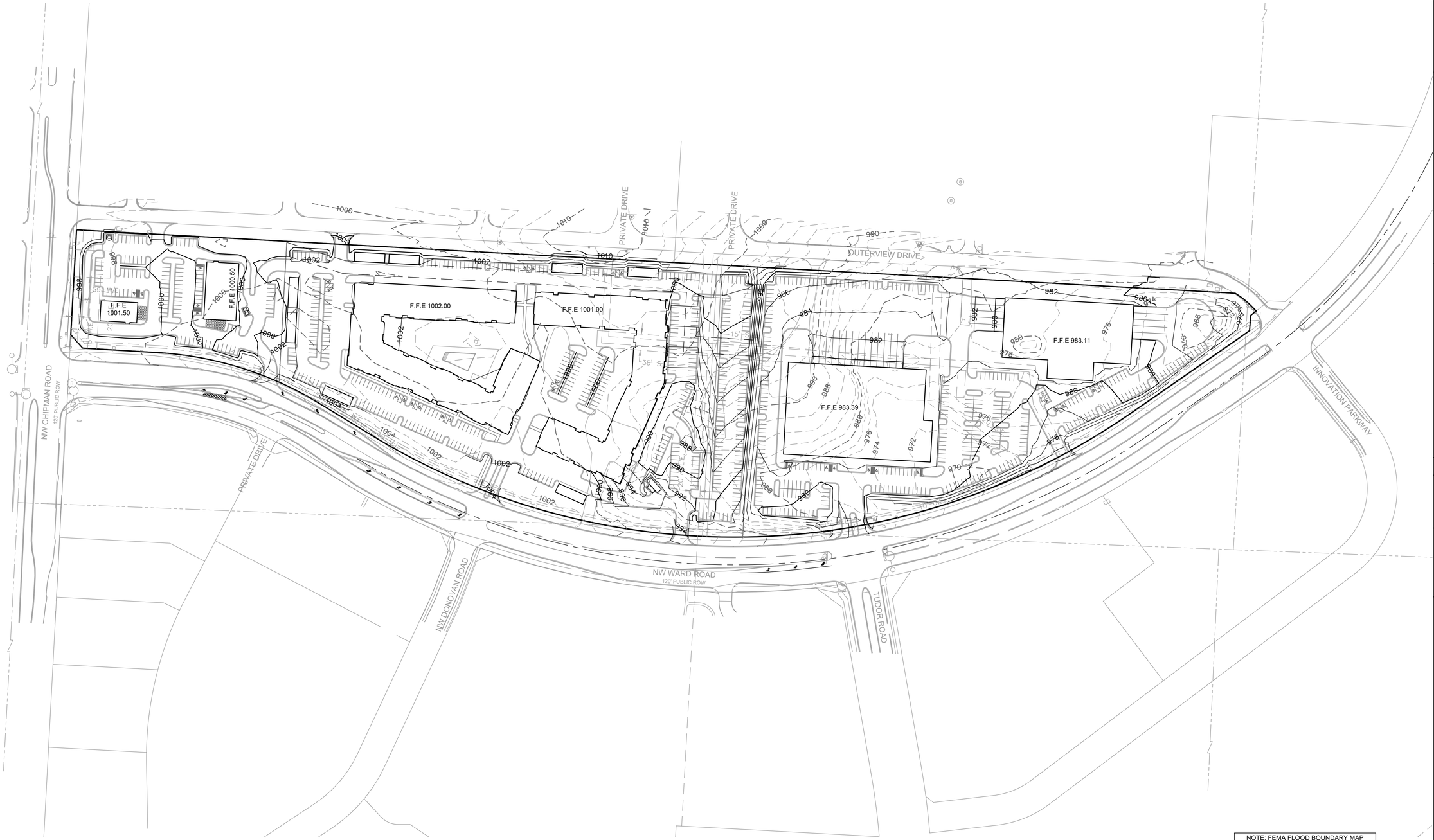
SUMMIT ORCHARDS WEST
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Certificate of Authority # MO 2020018354

SHEET #:

C-0200

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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.

N

0' 50' 100' 200'
SCALE IN FEET

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

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SP PROJECT #: 4024
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GRADING PLAN

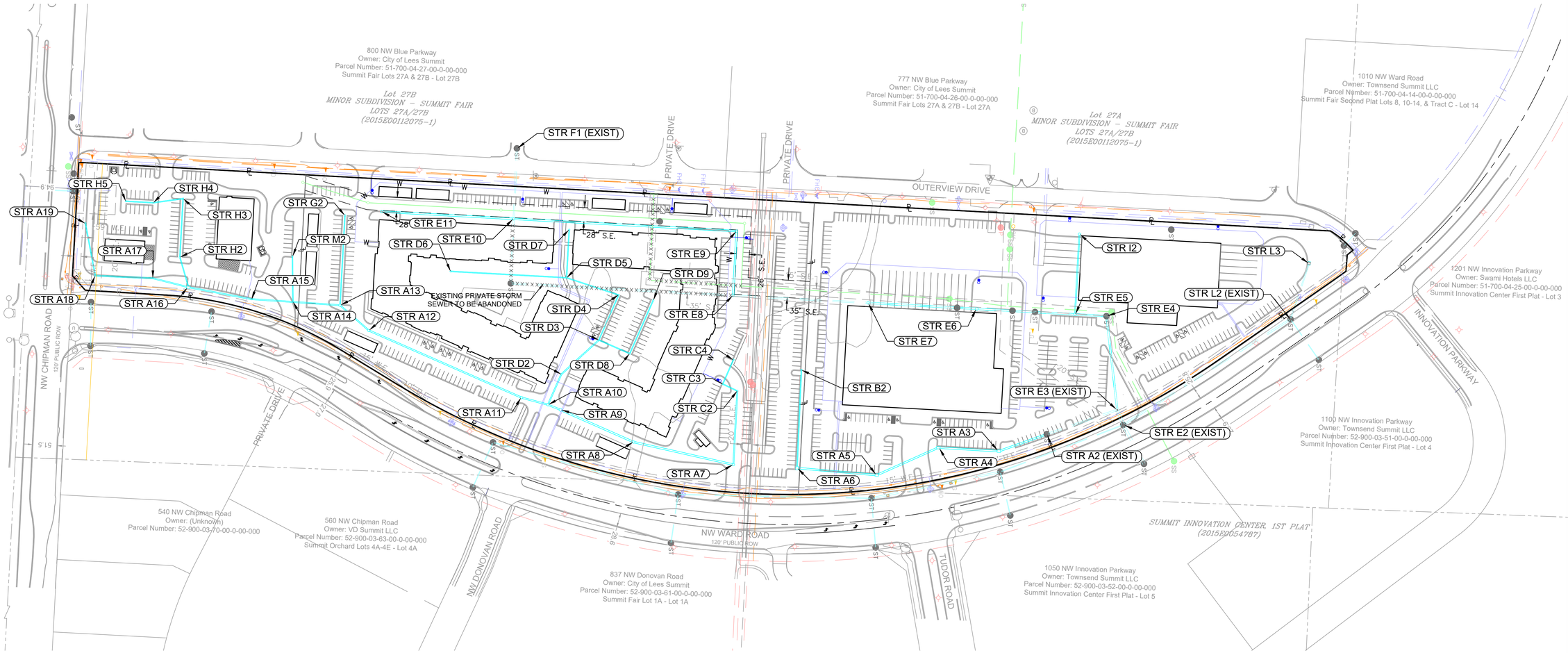
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Structure Table	
Structure Name	Structure Details
STR A2 (EXIST)	Inlet (5'x5' Inside) RIM = 979.070 PIPE A2 INV IN = 964.480 PIPE A1 (EXIST) INV OUT = 964.480
STR A3	Inlet (6'x4' Inside) RIM = 1959.690 PIPE A3 INV IN = 965.500 PIPE A2 INV OUT = 965.515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

Structure Table	
Structure Name	Structure Details
STR A12	Storm Manhole (4' dia. Inside) RIM = 1000.660 PIPE A12 INV IN = 990.576 PIPE A11 INV OUT = 990.100
STR A13	Storm Manhole (4' dia. Inside) RIM = 1000.700 PIPE G1 INV IN = 991.460 PIPE A13 INV IN = 990.960 PIPE A12 INV OUT = 990.960
STR A14	Nyloplast C.I. (30"-3'x2') RIM = 995.153 PIPE A14 INV IN = 992.245 PIPE M1 INV IN = 992.750 PIPE A13 INV OUT = 992.245
STR A15	Nyloplast C.I. (30"-3'x2') RIM = 999.051 PIPE A15 INV IN = 992.790 PIPE A14 INV OUT = 992.790
STR A16	Inlet (6'x4' Inside) RIM = 999.230 PIPE A16 INV IN = 994.145 PIPE H1 INV IN = 994.650 PIPE A15 INV OUT = 994.145
STR A17	Nyloplast C.I. (30"-3'x2') RIM = 1000.689 PIPE A17 INV IN = 994.916 PIPE A16 INV OUT = 994.920
STR A18	Nyloplast C.I. (30"-3'x2') RIM = 1000.243 PIPE A18 INV IN = 996.500 PIPE A17 INV OUT = 995.952
STR A19	Nyloplast C.I. (30"-3'x2') RIM = 1000.652 PIPE A18 INV OUT = 997.500
STR B2	Nyloplast C.I. (30"-3'x2') RIM = 987.396 PIPE B1 INV OUT = 985.000
STR C2	Nyloplast Drain Basin (30") RIM = 987.644 PIPE C2 INV IN = 985.082 PIPE C1 INV OUT = 984.542

Structure Table	
Structure Name	Structure Details
STR C3	Nyloplast C.I. (30"-3'x2') RIM = 988.954 PIPE C3 INV IN = 985.500 PIPE C2 INV OUT = 985.505
STR C4	Nyloplast C.I. (30"-3'x2') RIM = 988.990 PIPE C3 INV OUT = 986.000
STR D2	Nyloplast Drain Basin (30") RIM = 1000.500 PIPE D2 INV IN = 989.350 PIPE D1 INV OUT = 989.050
STR D3	Nyloplast Drain Basin (30") RIM = 1000.000 PIPE D3 INV IN = 990.500 PIPE D7 INV IN = 990.500 PIPE D2 INV OUT = 990.000
STR D4	Nyloplast Drain Basin (30") RIM = 999.832 PIPE D4 INV IN = 992.254 PIPE D3 INV OUT = 992.000
STR D5	Nyloplast Drain Basin (30") RIM = 996.562 PIPE D5 INV IN = 994.000 PIPE D6 INV IN = 994.000 PIPE D4 INV OUT = 993.750
STR D6	Nyloplast Drain Basin (30") RIM = 1001.000 PIPE D5 INV OUT = 997.500
STR D7	Nyloplast Drain Basin (30") RIM = 999.112 PIPE D6 INV OUT = 996.549
STR D8	Nyloplast Drain Basin (30") RIM = 1000.000 PIPE D8 INV IN = 993.000 PIPE D7 INV OUT = 992.750
STR D9	Nyloplast Drain Basin (30") RIM = 1000.000 PIPE D8 INV OUT = 997.000

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

Structure Table	
Structure Name	Structure Details
STR F1 (EXIST)	Storm Manhole (5' dia. Inside) RIM = 1004.106 PIPE F1 (EXIST) INV OUT = 987.040
STR G2	Nyloplast Drain Basin (30") RIM = 1000.700 PIPE G1 INV OUT = 997.500
STR H2	Nyloplast Drain Basin (30") RIM = 999.000 PIPE H2 INV IN = 995.000 PIPE H1 INV OUT = 995.000
STR H3	Nyloplast Drain Basin (30") RIM = 999.000 PIPE H3 INV IN = 995.750 PIPE H2 INV OUT = 995.750
STR H4	Nyloplast Drain Basin (30") RIM = 1000.000 PIPE H4 INV IN = 996.250 PIPE H3 INV OUT = 996.250
STR H5	Nyloplast Drain Basin (30") RIM = 1000.000 PIPE H4 INV OUT = 997.000
STR I2	Storm Manhole (4' dia. Inside) RIM = 983.139 PIPE I1 INV OUT = 975.000
STR L2 (EXIST)	Inlet (4'x4' Inside) RIM = 976.239 PIPE L2 (EXIST) INV IN = 961.880 PIPE L1 (EXIST) INV OUT = 961.880
STR L3	Inlet (6'x4' Inside) RIM = 975.757 PIPE L2 (EXIST) INV OUT = 962.340
STR M2	Nyloplast C.I. (24"-3'x2') RIM = 998.057 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 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 C2	18.00"	32.567
PIPE C3	18.00"	53.073
PIPE D1	24.00"	67.000
PIPE D2	24.00"	102.123
PIPE D3	18.00"	99.000
PIPE D4	18.00"	110.433
PIPE D5	18.00"	233.527
PIPE D6	18.00"	96.632
PIPE D7	18.00"	68.000
PIPE D8	18.00"	117.256

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 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

N

0' 50' 100' 200'
SCALE IN FEET

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

NO.	REVISIONS/APPROVALS:	DATE:
	INITIAL CITY SUBMITTAL	2022.08.26
	PDP RESUBMITTAL	2022.09.27

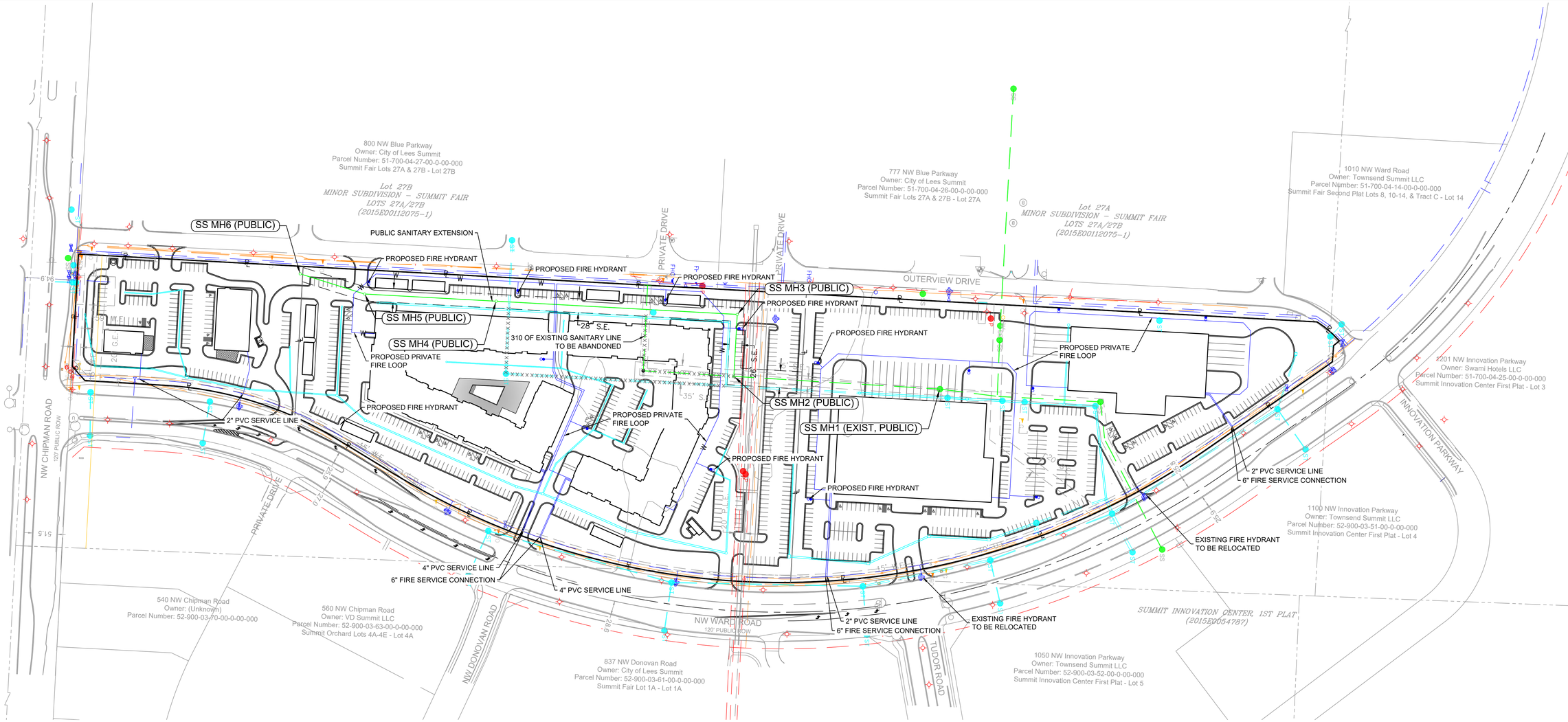
REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2017008892

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

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0500 DRAINAGE PLAN.DWG



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

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

N

0' 50' 100' 200'
SCALE IN FEET

LEGEND

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

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Kansas City, MO 64116

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REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E.
2017008092

UTILITY PLAN

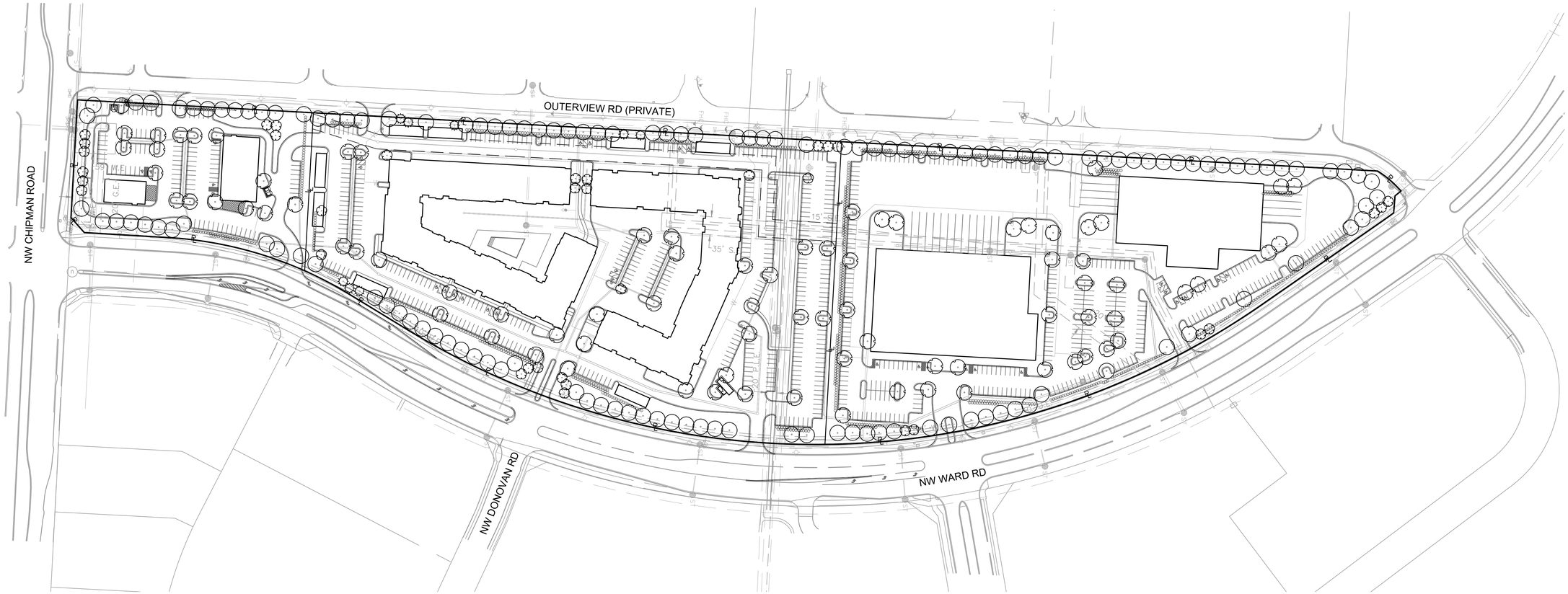
SUMMIT ORCHARDS WEST
ENTITLEMENT
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0900

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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 'Hameln' / Hameln Fountain Grass	3 gal.	Container

LOT 10A LANDSCAPE DATA

	Right of Way Length (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area	Parking Area	Parking Lot Screening
Street Frontage Trees (1 tree per 30 L.F.)	1,100 L.F.	1,214 L.F.			
Required	37	40			
Provided	34**	28**			
Street Frontage Shrubs* (1 shrub per 20 L.F.)					
Required	55	61			
Provided	55*	61*			
Open Yard Trees (1 tree per 5,000 S.F.)			116,812 S.F.		
Required			23		
Provided			38**		
Open Yard Shrubs* (2 shrubs per 5,000 S.F.)					
Required			47		
Provided			47*		
Parking Lot Landscape Islands (5% of entire area)				224,116 S.F.	
Required				11,206	
Provided				17,052	
Screening Planting (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 (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area	Parking Area	Parking Lot Screening
Street Frontage Trees (1 tree per 30 L.F.)	1,025 L.F.	1,079 L.F.			
Required	34	36			
Provided	34	36			
Street Frontage Shrubs (1 shrub per 20 L.F.)	1,025 L.F.	1,079 L.F.			
Required	52	54			
*Provided**	52*	54*			
Open Yard Trees (1 tree per 5,000 S.F.)			140,295 S.F.		
Required			28		
Provided			30		
Open Yard Shrubs (2 shrubs per 5,000 S.F.)			140,295 S.F.		
Required			56		
*Provided**			56*		
Parking Lot Landscape Islands (5% of entire area)				212,846 S.F.	
Required				10,642 S.F.	
Provided				32,025 S.F.	
Screening Planting (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 (Outerview Dr)	Right of Way Length (NW Ward Rd)	Right of Way Length (NW Chipman Rd)	Open Yard Area	Parking Area	Parking Lot Screening
Street Frontage Trees (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* (1 shrub per 20 L.F.)						
Required	23	24	14			
Provided	23*	24*	14*			
Open Yard Trees (1 tree per 5,000 S.F.)				45,488 S.F.		
Required				9		
Provided				18**		
Open Yard Shrubs* (2 shrubs per 5,000 S.F.)				45,488		
Required				18		
Provided				18*		
Parking Lot Landscape Islands (5% of entire area)					73,954 S.F.	
Required					3,678	
Provided					5,319	
Screening Planting (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

N

0' 50' 100' 200'
SCALE IN FEET

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

NO:	REVISIONS/APPROVALS:	DATE:
	INITIAL CITY SUBMITTAL	2022.08.26
	PDP RESUBMITTAL	2022.09.27

REVIEWED BY: M.G.D
DESIGNED BY: R.E.B
DRAFTED BY: D.A.H
SP PROJECT #: 4024
MELISSA G DEGONIA, P.E. 2017006892

LANDSCAPE PLAN

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

Certificate of Authority # MO 2020018354

SHEET #:

L-0100

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

ARCH D 24" x 36"

MATERIAL LEGEND


CEMENTITIOUS LAP SIDING PAINTED BLACK


CEMENTITIOUS LAP SIDING PAINTED WHITE


CEMENTITIOUS LAP SIDING PAINTED BROWN


CHARCOAL COLORED BRICK


NICHIHA - VINTAGE WOOD


STUCCO PAINTED BLACK

STUCCO PAINTED WHITE

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





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



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



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

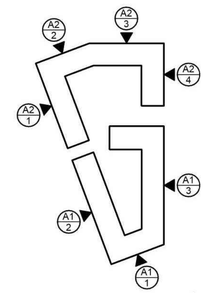
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ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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F. 913.831.1563
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- 08.26.2022 - PLAN REVIEW

△ REVISIONS:



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ARCH D 24" x 36"



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



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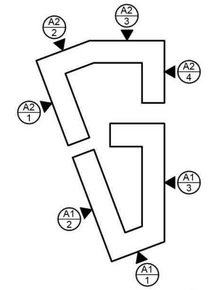
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ARCH D 24" x 36"

MATERIAL LEGEND


CEMENTITIOUS LAP SIDING PAINTED BLACK


CEMENTITIOUS LAP SIDING PAINTED WHITE


CEMENTITIOUS LAP SIDING PAINTED BROWN


CHARCOAL COLORED BRICK


NICHIHA - VINTAGE WOOD


STUCCO PAINTED BLACK

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6. GREY PAINTED FASCIA TRIM
7. GREY PAINTED GARAGE DOORS
8. 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"

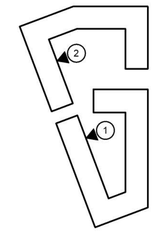
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KEY PLAN N

△REVISIONS:

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DATE: 09.27.2022
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SHEET NO. A-102

ARCH D 24" x 36"

MATERIAL LEGEND


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CEMENTITIOUS LAP SIDING PAINTED WHITE


CEMENTITIOUS LAP SIDING PAINTED BROWN


CHARCOAL COLORED BRICK

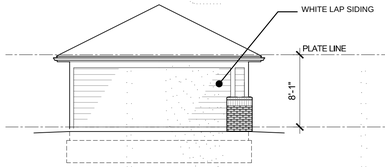

NICHIHA - VINTAGE WOOD

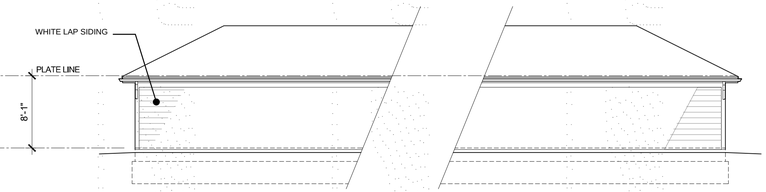

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STUCCO PAINTED WHITE

COMMENTS

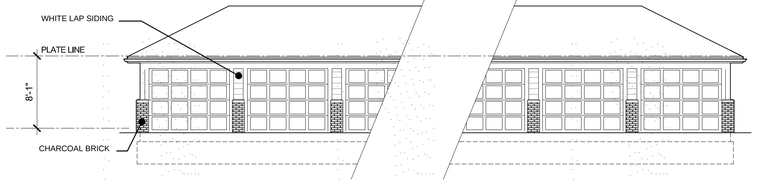
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7. GREY PAINTED GARAGE DOORS
8. DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS





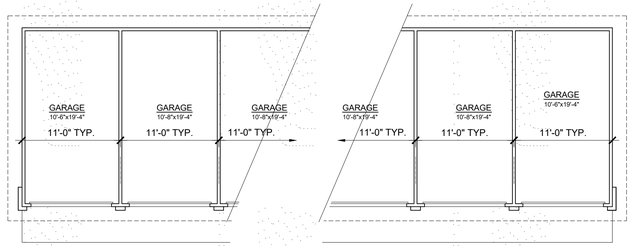
DETACHED GARAGE REAR ELEVATION

4, 8 & 10 CAR GARAGES SIMILAR

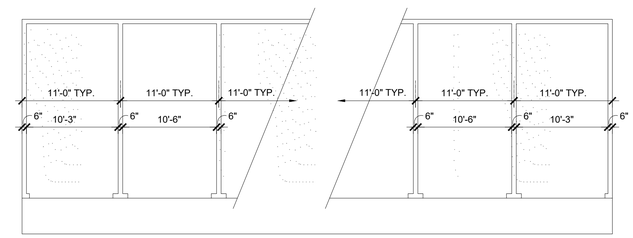


6 CAR DETACHED GARAGE FRONT ELEVATION

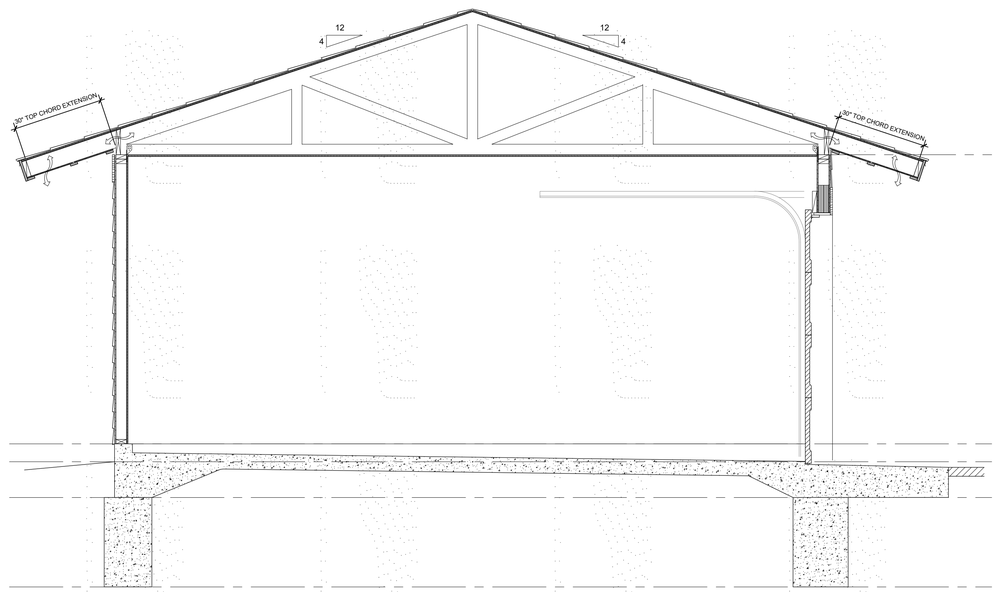
4, 8 & 10 CAR GARAGES SIMILAR



DETACHED GARAGE PLAN



DETACHED GARAGE SLAB PLAN



DETACHED GARAGE SECTION A

1/2" = 1'-0"

TYPICAL DETACHED GARAGE

1/8" = 1'-0"

PDP RESUBMITTAL

NSPJ ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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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
DRAWN BY:
BHALL
SHEET NO.
A-103

C:\Users\bhall\Documents\7059_S53_R22_brennerhall.rvt
9/26/2022 11:12:13 AM
NSPJ ARCHITECTS ©

ARCH D 24" x 36"

MATERIAL LEGEND


CEMENTITIOUS LAP SIDING PAINTED BLACK


CEMENTITIOUS LAP SIDING PAINTED WHITE


CEMENTITIOUS LAP SIDING PAINTED BROWN


CHARCOAL COLORED BRICK

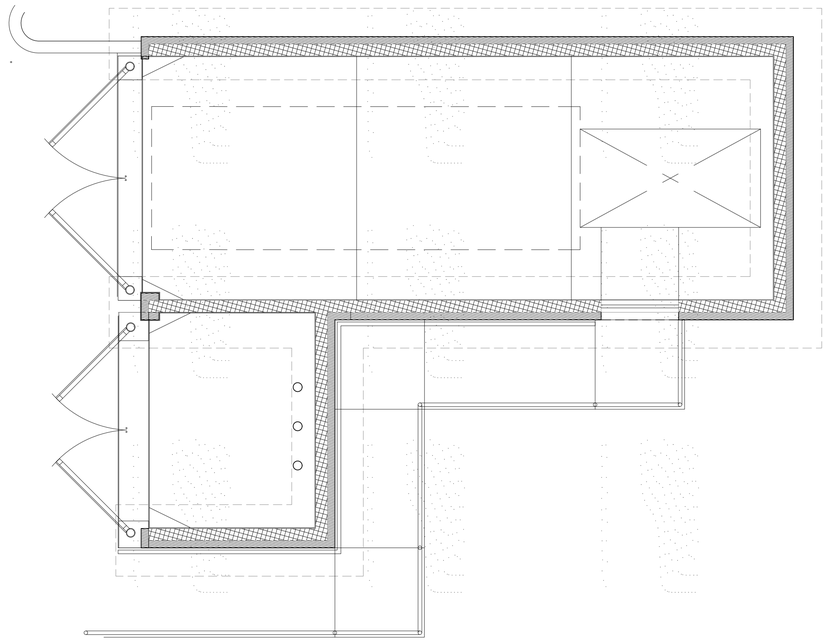

NICHIHA - VINTAGE WOOD


STUCCO PAINTED BLACK

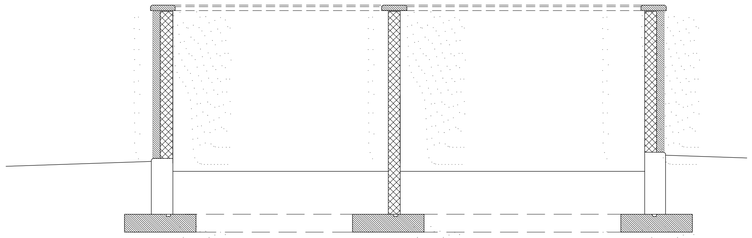
STUCCO PAINTED WHITE

COMMENTS

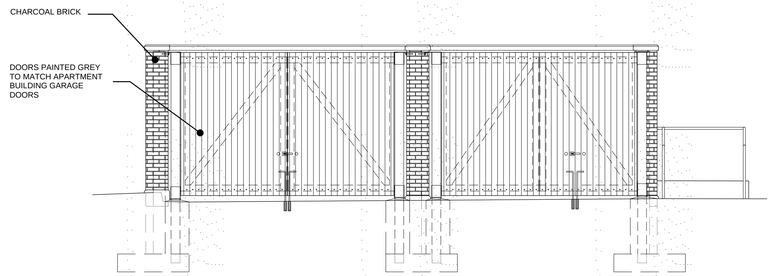
1. 35% BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
2. 65% WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED EXTERIOR MATERIALS (WHITE LAP SIDING AND WHITE STUCCO)
3. BLACK ALUMINUM RAILINGS
4. HARDIE 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



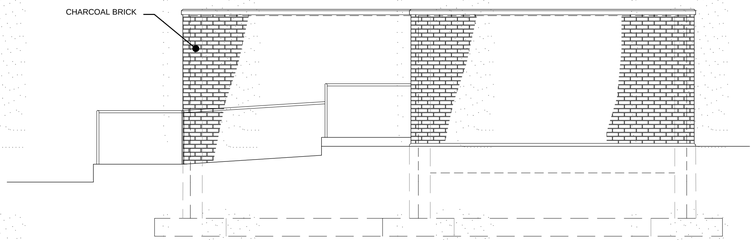
PLAN



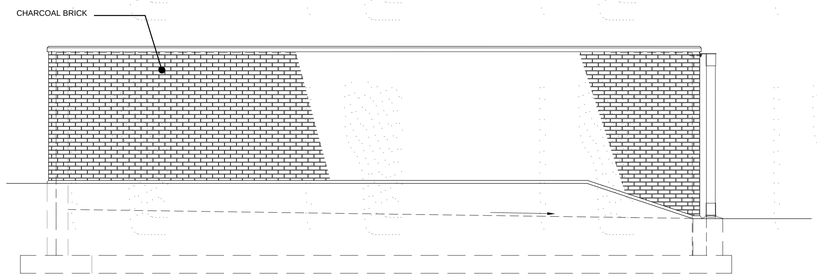
SECTION A



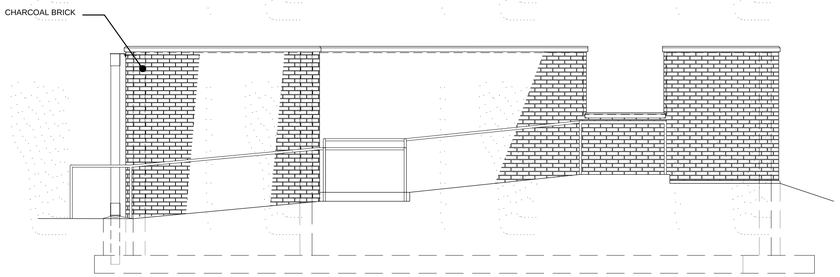
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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

PDP RESUBMITTAL

NSPJ ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
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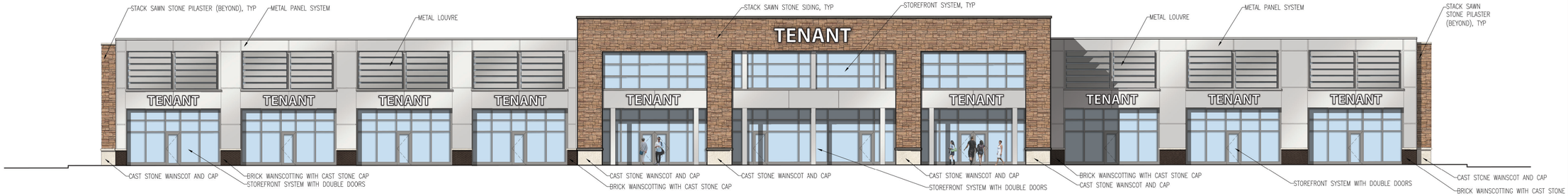
A NEW RESIDENTIAL COMMUNITY AT:
TRILOGY
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 08.26.2022 - PLAN REVIEW

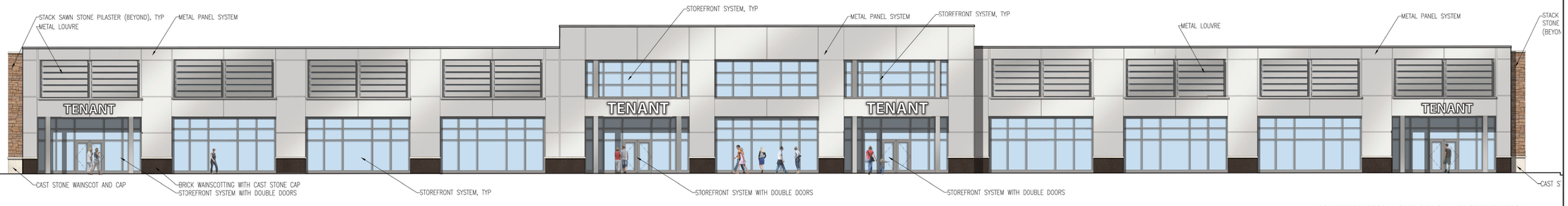
△ REVISIONS:

DATE:
09.27.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.
A-104

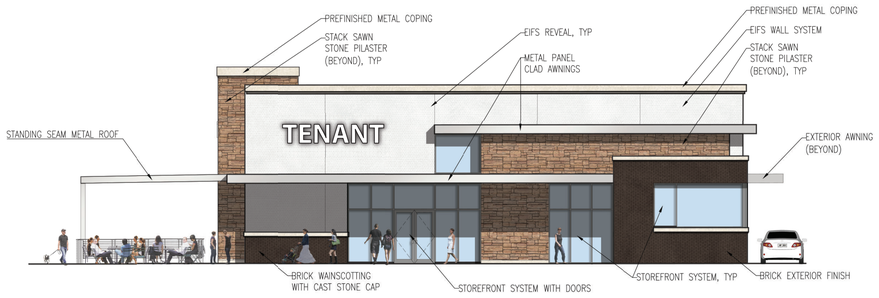
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C:\Users\bhall\Documents\7059_SS3_R22_bramerhall.rvt



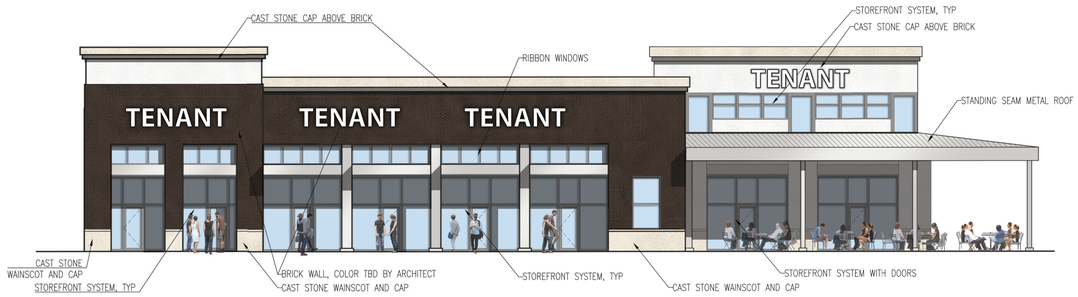
LIGHT INDUSTRIAL BUILDING 1 - EAST ELEVATION
3/32" Scale



LIGHT INDUSTRIAL BUILDING 2 - EAST ELEVATION
3/32" Scale



RESTAURANT BUILDING - WEST ELEVATION
3/32" Scale



RETAIL BUILDING - SOUTH ELEVATION
3/32" Scale

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888-756-1958
slaggie.com

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Summit Orchards West

PDP Building Elevations

Client Name

Project Address

Revisions:

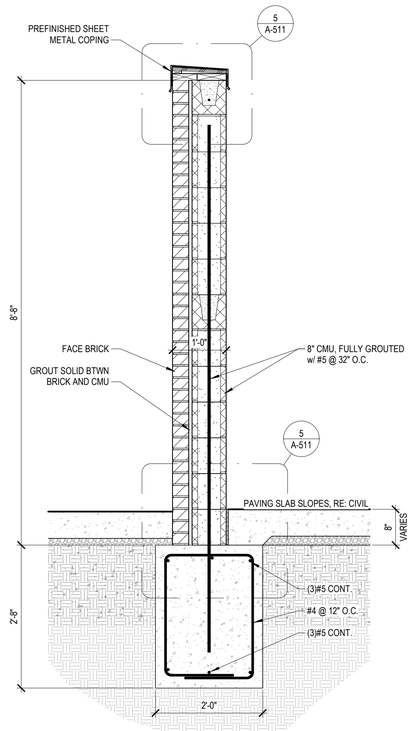
Project #: 999999

Prelimary Devlopment

11 August 2022

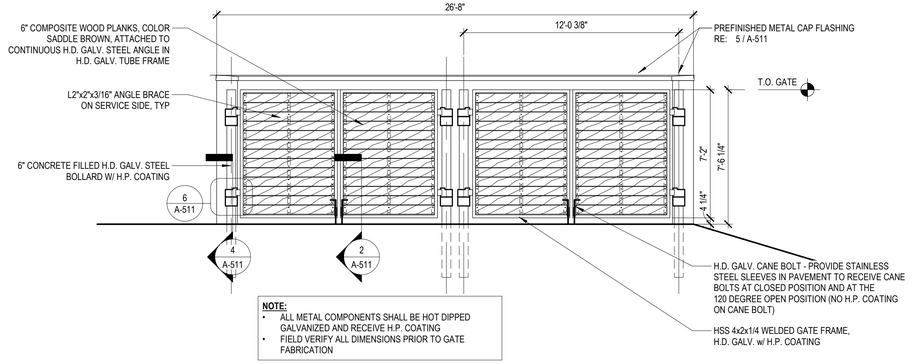
Building Elevations

A400



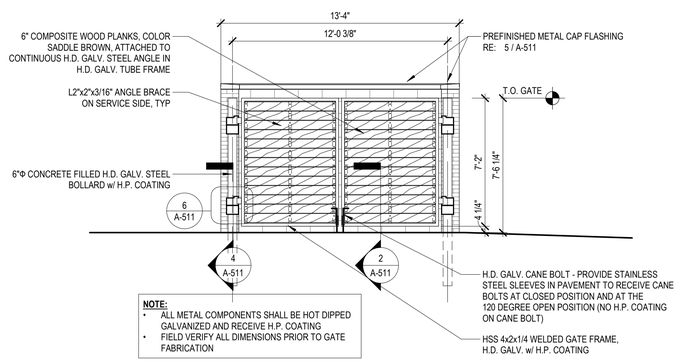
Section at Dumpster Enclosure 6

3/4" = 1'-0"



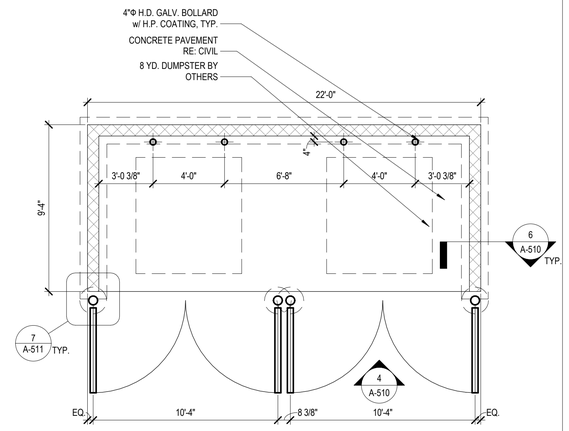
Elevation at Dumpster Enclosure 4

1/4" = 1'-0"



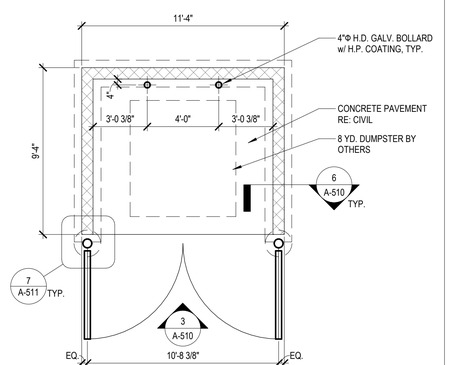
Elevation at Dumpster Enclosure 3

1/4" = 1'-0"



Dumpster Enclosure - Plan - Two Dumpsters 2

1/4" = 1'-0"



Dumpster Enclosure - Plan - Single Dumpster 1

1/4" = 1'-0"

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NOT FOR CONSTRUCTION

Summit Orchards West

Lot 10A and 10C

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

#	Revisions:

Project #: 999999

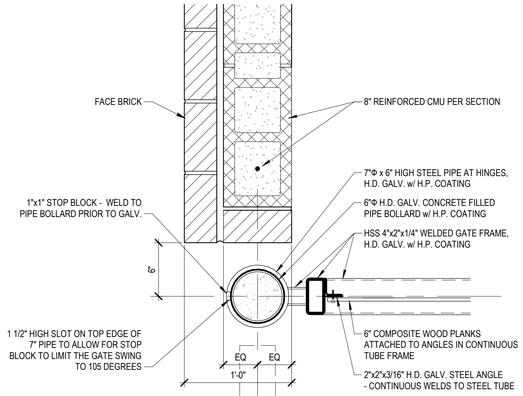
Preliminary Design

September 27, 2022

Trash Enclosure Plan and Elevations

A-510

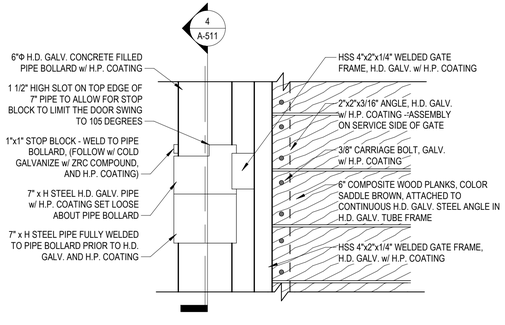
9/27/2022 12:19:39 PM



NOTES:
- ALL OPEN TUBE ENDS SHALL BE CAPPED WITH STEEL PLATES
- ALL WELDS SHALL BE GROUND SMOOTH
- ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND RECEIVE H.P. COATING

Plan Detail at Dumpster Enclosure 7

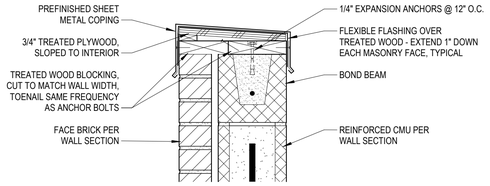
1 1/2" = 1'-0"



NOTE:
- ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND RECEIVE H.P. COATING

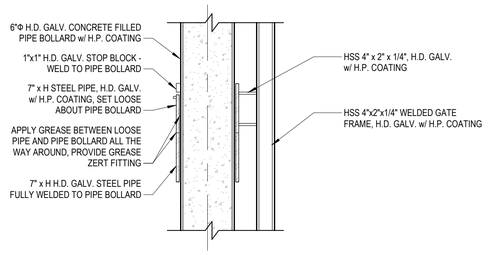
Elevation Detail at Hinge 6

1 1/2" = 1'-0"



Section Detail at Wall Cap 5

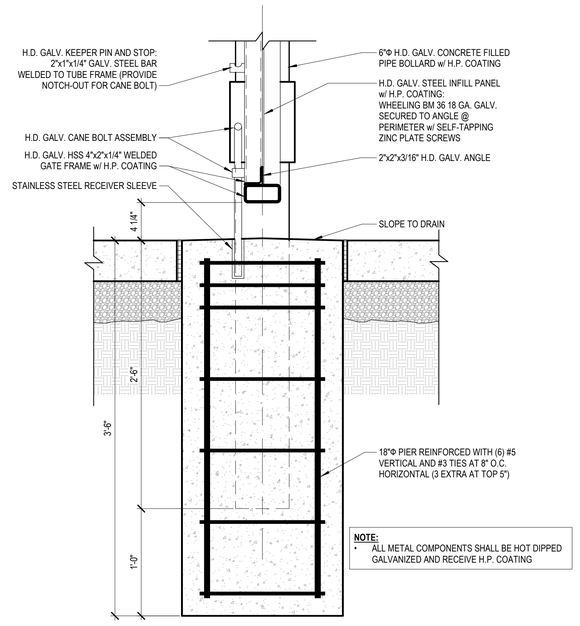
1 1/2" = 1'-0"



NOTE:
- ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND RECEIVE H.P. COATING

Section Detail at Hinge and Bollard 4

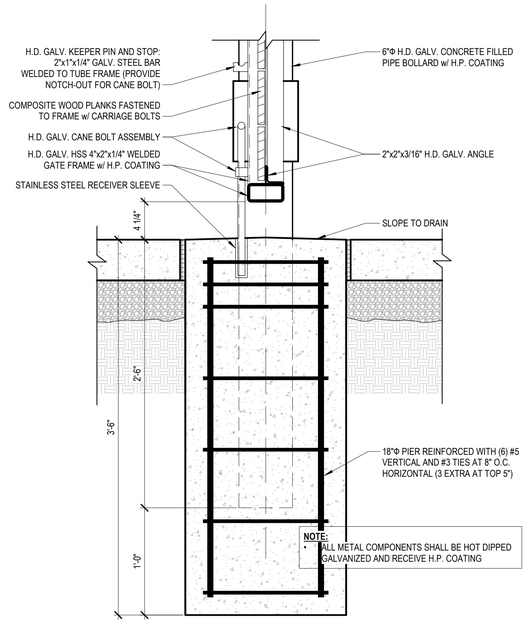
1 1/2" = 1'-0"



NOTE:
- ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND RECEIVE H.P. COATING

Section Detail at Gate w/ Metal Panel 3

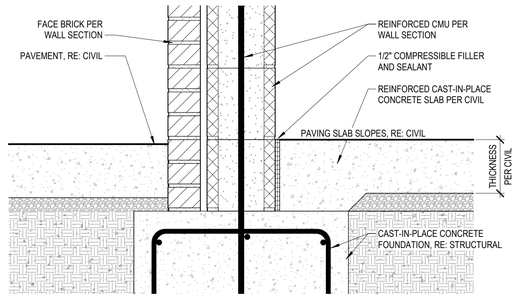
1 1/2" = 1'-0"



NOTE:
- ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND RECEIVE H.P. COATING

Section Detail at Gate w/ Composite Wood 2

1 1/2" = 1'-0"



Section Detail at Footing 1

1 1/2" = 1'-0"

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NOT FOR CONSTRUCTION

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

#	Revisions:

Project #: 999999

Preliminary Design

September 27, 2022

Trash Enclosure Details

A-511

9/27/2022 12:19:46 PM

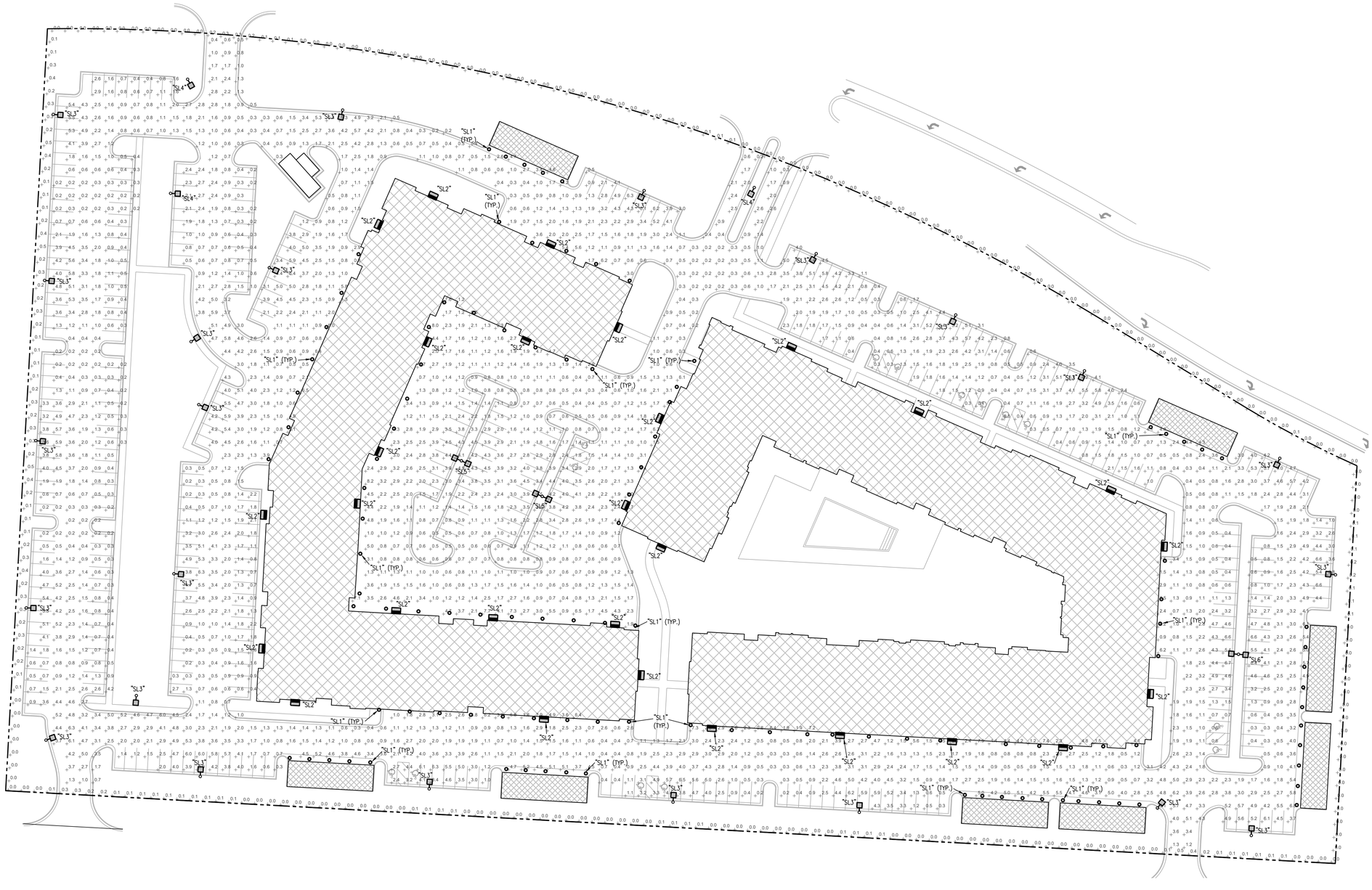
STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Drive Area	2.1 fc	8.2 fc	0.2 fc	40.0:1	10.5:1	0.26:1
Property Line	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	N/A

SITE LIGHT FIXTURE SCHEDULE

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

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"

NORTH

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

REVIEWED BY:	KRW/RRB
DESIGNED BY:	KRW/RRB
DRAFTED BY:	CAD
SP PROJECT #:	4042
	MELISSA G DEGONIA, P.E. 2011000892

SITE PHOTOMETRIC PLAN

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

STATE OF MISSOURI
RICHARD R. BEARMORE
NUMBER 2011000892
PROFESSIONAL ENGINEER
8-24-22
Certificate of Authority #:MO 2020018354

SHEET #:

E0.01

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3252
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061



5" Direct Wall Mount Cylinder

1152

One 75W BR30 or PAR30 Lamp
120V

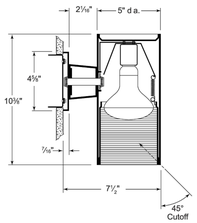
DATE: TYPE: "SL1"

FIRM NAME:

PROJECT:

LiteForms

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



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

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

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

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

SOCKET:
Porcelain socket with nickel plated screw shell.

INSTALLATION:
Easy installation onto standard J-box.

LABELS:
UL, CSA listed for wet locations

CATALOG NUMBER: EXAMPLE: 1152-962BZ

HOUSINGS	FINISH OPTIONS
❑ **1152** 5" Direct wall mount cylinder with painted black interior. One 75W PAR30 or BR30	❑ **BA** Brushed aluminum ❑ **BL** Matte black ❑ **BZ** Bronze ❑ **WH** Matte White ❑ **Z** "Zet" metallic silver
❑ **1152-910** 5" Direct wall mount cylinder with black milligroove baffle. One 75W PAR30 or BR30	**Special Reflector Finishes:** Refer to specification sheet LFO-INC-037 for reflector capabilities
❑ **1152-960** 5" Direct wall mount cylinder with black cone. One 75W PAR30 or BR30	
❑ **1152-962** 5" Direct wall mount cylinder with clear Alzak reflector. One 75W PAR30 or BR30	

prescolite
A Divison of Hubbell Lighting, Inc.

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

LFO-INC-005

LAREDO SERIES

LMC - 30LEDs

Cat.#

Job

Type "SL2"

SPAULDING LIGHTING

Approvals

SPECIFICATIONS

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

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

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

- CCT- 5100K/ 67 CRI, 4200K/ 70 CRI, 3000K/ 80 CRI
- Electronic driver 71w system, 0.4 AMPS max, or 35w, 0.3 amps max, 120-277V, 50/60Hz.
- 10 KVA surge protector

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type III and Type IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes – fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40°C/ -40°F.

Listings:
- Listed to UL1598 for wet locations
- UL certified for thru-wiring.
- 25° C ambient environments.
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified. Consult DLC website for more details: http://www.designlights.org/QPL

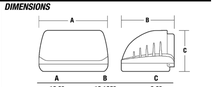
LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. 44w - 350mA drives 30LEDs at 3500 lumens at full power/ 2046 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button, quick mount, wet location listed. (Note: must use Type III)

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)



DIMENSIONS



ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC	-		-		-		-		-		-	
SERIES	**NUMBER OF LEDS/SOURCE/VOLTAGE**		**CCT**		**IES DISTRIBUTION**		**DRIVE CURRENT**		**FINISH**		**OPTIONS**	
LMC Laredo Medium Cut-off	**30LU** 30 LEDs, 71w input, Universal voltage 120-277V **30LF** 30 LEDs, 71w input, 347V		**3K** 3000K nominal **4K** 4200K nominal **5K** 5100K nominal		**2** Type II **3** Type III **4** Type IV (Forward throw)		**BLANK** STD 700MA **035** 350MA		**1** Bronze **2** Black **3** Gray **4** White **5** Platinum		**PC(X)**[1] Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V **F(X)**[1] Fusing (specify voltage per footnote) **WH** In fixture wireless control module, (120V & 277V only) order separately, consult factory	

ORDERING INFORMATION EGRESS LMC-30LU

ORDERING EXAMPLE: LMC-30LU-5K-3-035-1-BBU277

LMC	-		-		-	3	-	035	-		-	
SERIES	**NUMBER OF LEDS/SOURCE/VOLTAGE**		**CCT**		**IES DISTRIBUTION**		**DRIVE CURRENT**		**FINISH**		**OPTIONS**	
LMC Laredo Medium Cut-off	**30LU** 30 LEDs, 43w input, Universal voltage 120-277V **30LF** 30 LEDs, 43w input, 347V		**4K** 4200K nominal **5K** 5100K nominal		**3**[2] Type III		**035** 350MA		**1** Bronze **2** Black **3** Gray **4** White **5** Platinum		**BBU277** Integral battery for 120-277V rated for -20° C ambient **BOC277** Integral battery for 120-277V rated for 0° C ambient **PC(X)** Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V	

1 PC(X) and F Replace X with 1-120V, 2-208V, 3-240V, 4-277V
2 Egress versions only Type B

SPAULDING LIGHTING

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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HUBBELL Lighting

Cree Edge™ Series

LED Area/Flood Luminaire

"SL3" THRU "SL6"

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatherlight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 21. Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

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

Accessories

Field-Installed

Bird Spikes
XA-BIRDSPK
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-2BBLS-4
- Four-pack
- Unpainted stainless steel

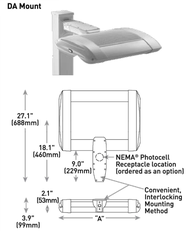
Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic			Mounting*	LED Count [x10]	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications **P Photocell** - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML-L Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**2S** 25° Flood **4S** 40° Flood	**7G** 70° Flood **5N** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

DA Mount



LED Count [x10]	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Rev. Date: V6 12/07/2017

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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