

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

SUMMIT ORCHARDS WEST PRELIMINARY DEVELOPMENT PLAN

IN LEE'S SUMMIT, JACKSON COUNTY, MO



LOCATION MAP
SCALE 1:1500

PROJECT TEAM:

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SCALE 1:300

LAND DESCRIPTION:

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

Sheet List Table

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C-0001	COVER SHEET
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E0.02	DETAILS

COVER SHEET

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

Certificate of Authority #MO 2020018354

SHEET #:

C-0001

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

Summit Orchards West Preliminary Development Plan

Submitted By:
NorthPoint Development & Townsend Capital LLC

September 27th, 2022

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Site Development Data

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

Site Development Standards

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

TABLE 1: Development Plan Standards

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

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

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Introduction

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

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

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

Project Description

Context

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

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

TABLE 2: Parking Standards

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

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

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Project Information

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

Site History

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

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

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REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:
INITIAL CITY SUBMITTAL		2022.08.26	M.G.D
PDP RESUBMITTAL		2022.09.27	DESIGNED BY: R.E.B
			DRAFTED BY: D.A.H
			SP PROJECT #: MELISSA GREGG
			LEGONIA P.E. 201100092

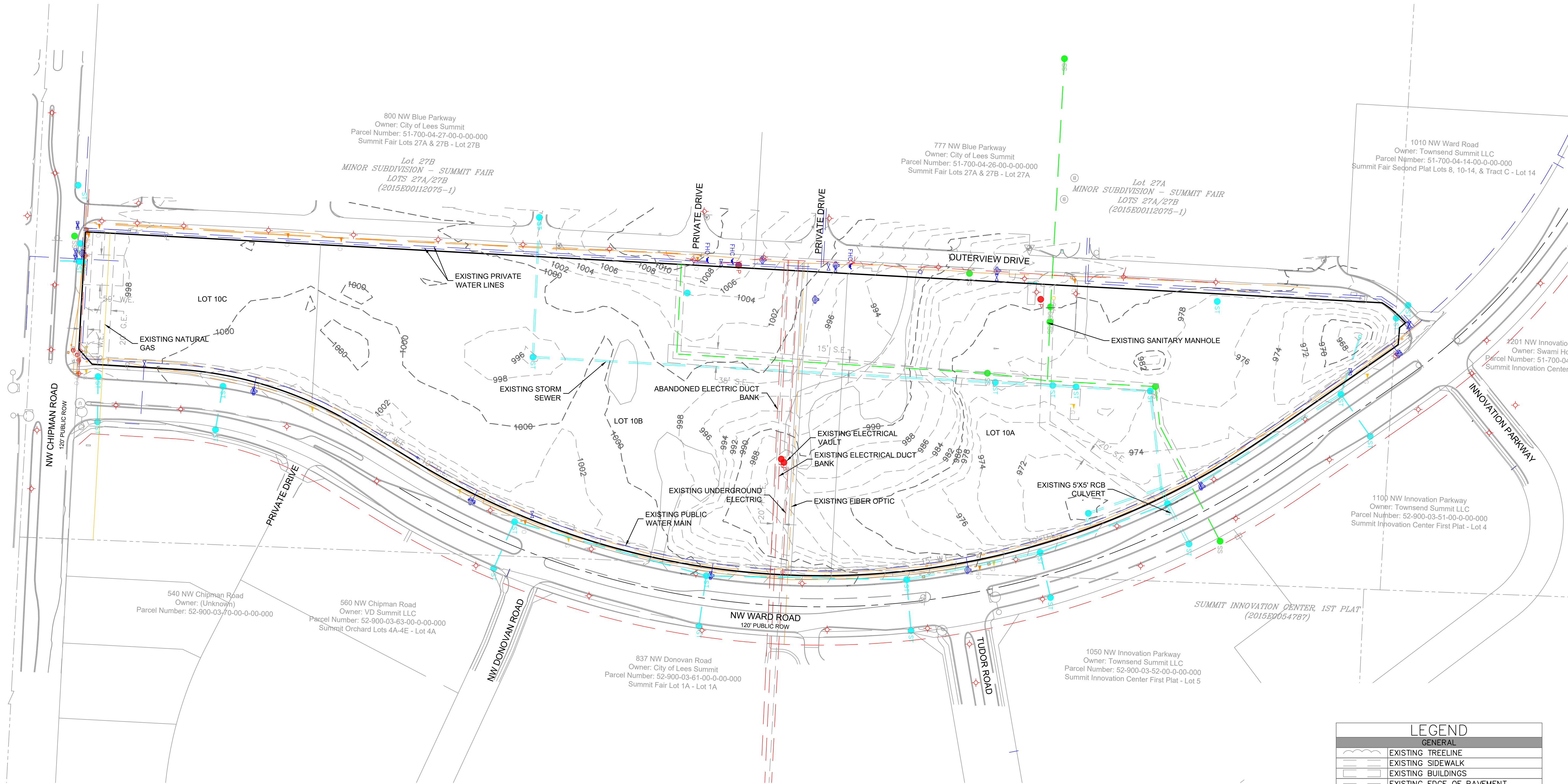
NARRATIVE
SUMMIT ORCHARDS WEST
ENTITLEMENT
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

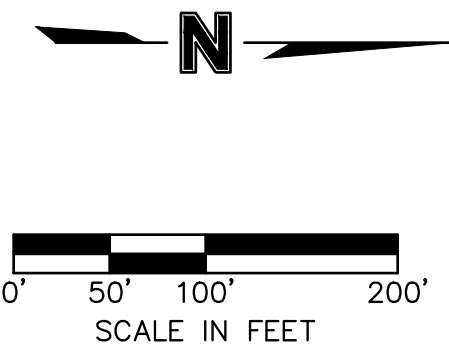
C-0002

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\01TILEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0100 EXISTING CONDITIONS PLANNING



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

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



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

REVISIONS/APPROVALS:

NO.:

DATE:

INITIAL CITY SUBMITTAL

2022.08.26

M.G.D.

PDP RESUBMITTAL

2022.09.27

R.E.B.

D.A.H.

SP PROJECT #:

MELISSA G. DECONA

P.E.

201100992

EXISTING CONDITIONS PLAN

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

Certificate of Authority #MO 2020018354

SHEET #:

C-0100

SITEPOINT

A Division of NorthPoint Development

3315 N Oak Trafficway

Kansas City, MO 64116

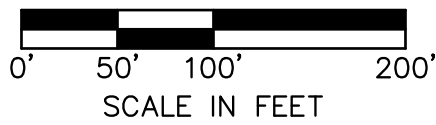
816.888.7380

sitepoint@northpointkc.com

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0400 GRADING.DWG



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



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

GRADING PLAN

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

SHEET #:

C-0400

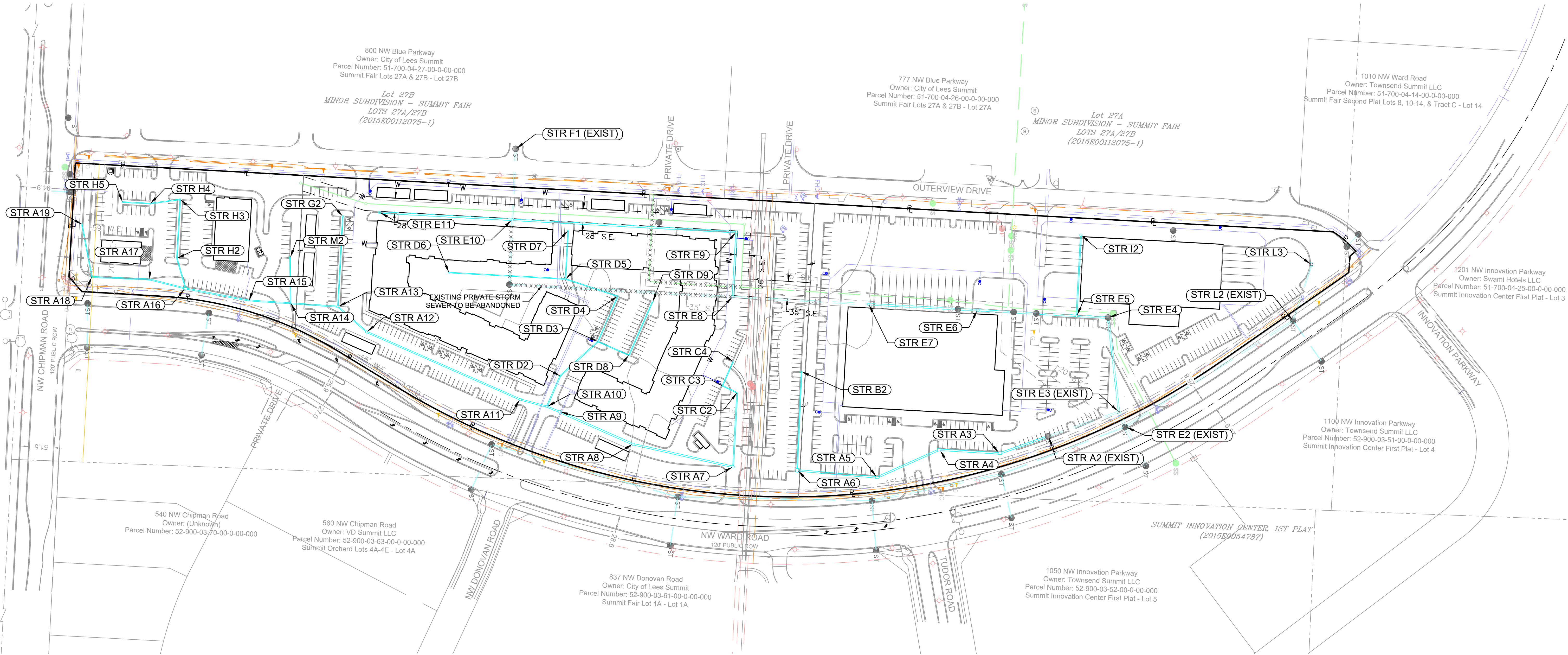
Certificate of Authority #MO 2020018354

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
M.G.D.	2022.08.26		INITIAL CITY SUBMITTAL
D.E.B.	2022.09.27		PDP RESUBMITTAL
D.A.H.			
SP PROJECT #:			
MELISSA G. DEGENIA, P.E.			
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S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\UTILITIES\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0500 DRAINAGE PLANNING



Structure Table	
Structure Name	Structure Details
STR A2 (EXIST)	Inlet (5'x5' Inside) 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 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 A19 INV IN = 997.500
STR B2	Nyloplast C.I. (30"-3'x2") RIM = 987.596 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 = 970.126 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

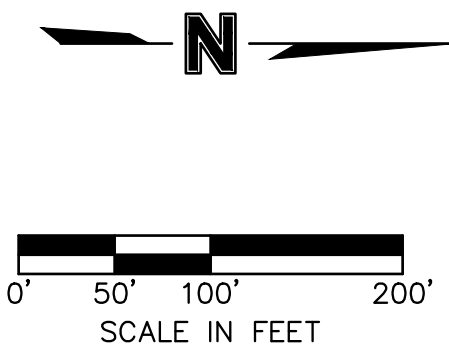
Structure Table	
Structure Name	Structure Details
STR F1 (EXIST)	Storm Manhole (5' dia. Inside) RIM = 1004.106 PIPE F1 (EXIST) INV OUT = 987.040
STR G2	Nyloplast Drain Basin (30") RIM = 1000.700 PIPE G1 INV OUT = 997.500
STR H2	Nyloplast Drain Basin (30") RIM = 999.000 PIPE H2 INV IN = 995.000 PIPE H1 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 E3	36.00"	189.874
PIPE E4	36.00"	63.403
PIPE E5	36.00"	198.068
PIPE E6	36.00"	219.001
PIPE E7 (EXIST)	33.00"	272.020
PIPE E8	36.00"	129.818
PIPE E9	36.00"	449.780
PIPE E10	36.00"	265.887

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

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

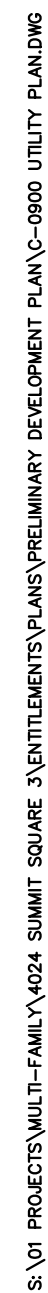


STORM SEWER GENERAL LAYOUT PLAN
SUMMIT ORCHARDS WEST
ENTITLEMENT
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

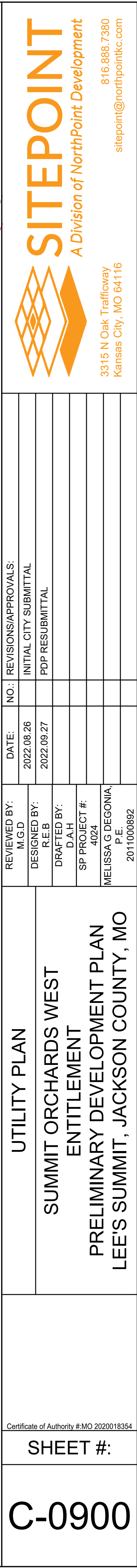
Certificate of Authority #MO 2020018354
SHEET #:

C-0500

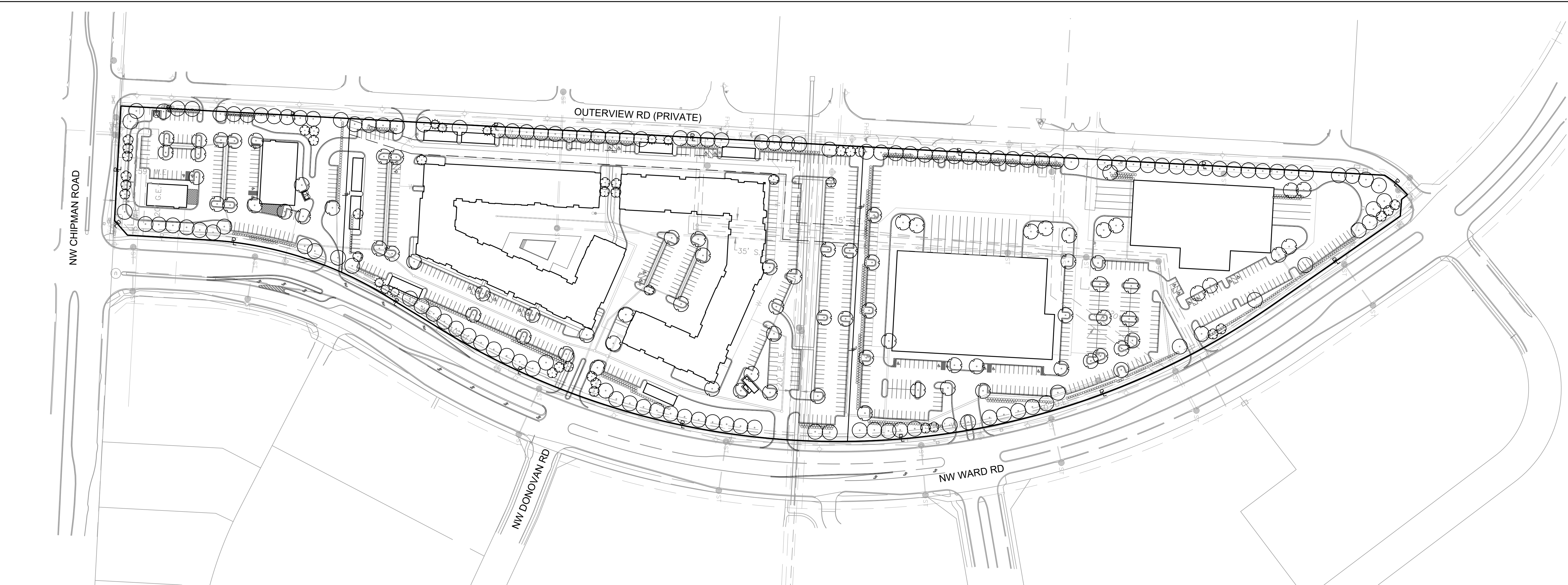
REVISIONS/APPROVALS:		NO.		DATE:	
INITIAL CITY SUBMITTAL				2022.08.26	
PDP RESUBMITTAL				2022.09.27	
DESIGNED BY:		M.G.D.			
DRAFTED BY:		R.E.B.			
SP PROJECT #:		DA.H.			
MELISSA GREGG		P.E.			
201100992					



Structure Table	
Structure Name	Structure Details
SS MH1 (EXIST, PUBLIC)	SANITARY MANHOLE (4' DIA. INSIDE) 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



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



PRELIMINARY PLANT SCHEDULE

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

LOT 10A LANDSCAPE DATA					
	Right of Way Length (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					

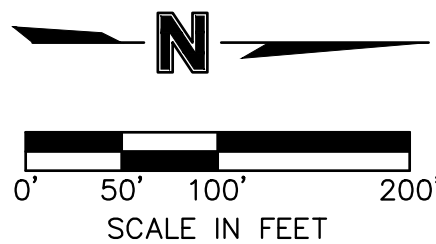
LOT 10B LANDSCAPE DATA					
	Right of Way Length (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area	Parking Area	Parking Lot Screening
Street Frontage Trees (1 tree per 30 L.F.)	1,025 L.F.	1,079 L.F.			
Required	34	36			
Provided	34	36			
Street Frontage Shrubs (1 shrub per 20 L.F.)	1,025 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



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

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

Certificate of Authority #MO 2020018354
SHEET #:

L-0100

ARCHD 24" x 36" 9/26/2022 11:09:26 AM C:\Users\shall\Documents\7059_S33_R32_brennerhall.rvt NSPJ ARCHITECTS © 2022

MATERIAL LEGEND



COMMENTS

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



3 BUILDING 1 - EAST

1/16" = 1'-0"



2 BUILDING 1 - WEST

1/16" = 1'-0"



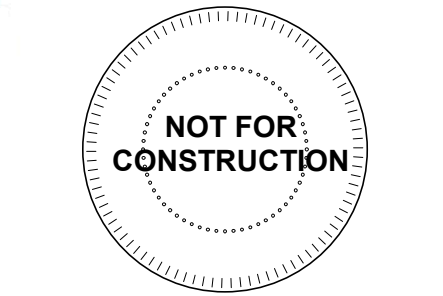
1 BUILDING 1 - SOUTH

1/16" = 1'-0"

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ENERGY SERVICES

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A NEW RESIDENTIAL COMMUNITY AT:

TRILOGY

NW WARD RD. | LEE'S SUMMIT, MO

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• 08.26.2022 - PLAN REVIEW

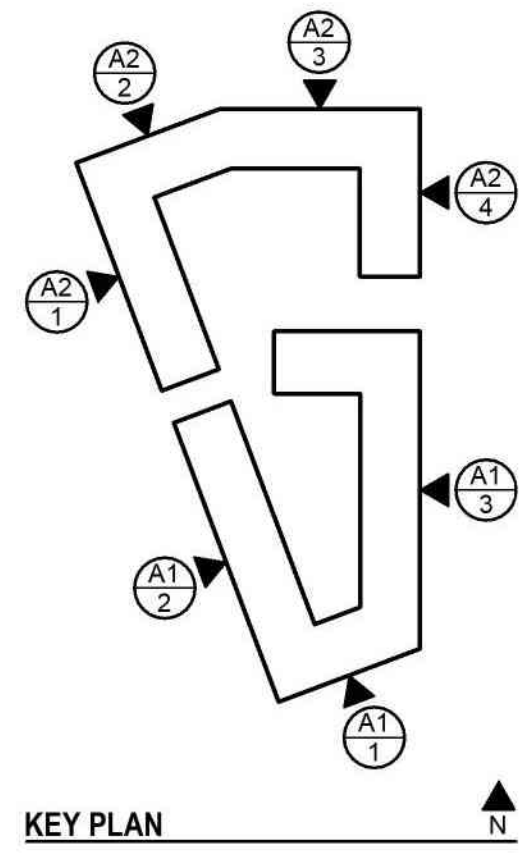
REVISIONS:

DATE:
09.27.2022

JOB NO.
705922

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BHALL

SHEET NO.



PDP RESUBMITTAL

A-100

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



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



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



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

MATERIAL LEGEND



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ARCHITECTURE
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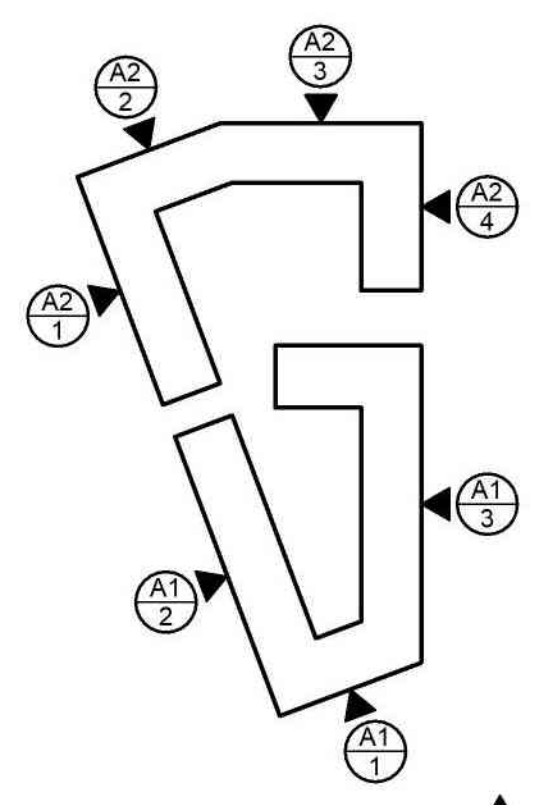
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08.26.2022 - PLAN REVIEW

REVISIONS:



KEY PLAN
N

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09.27.2022
JOB NO.
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SHEET NO.

A-101

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MATERIAL LEGEND



COMMENTS

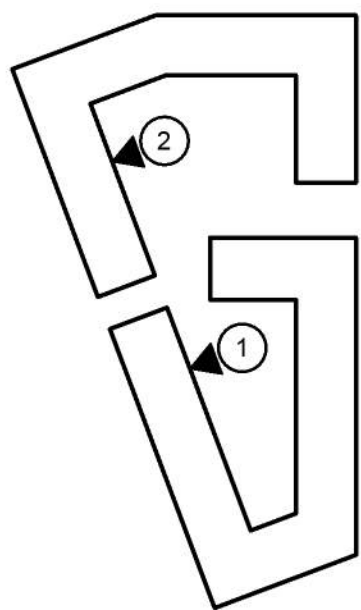
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- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS
- DETACHED GARAGES AND TRASH ENCLOSURE MATERIALS TO MATCH APARTMENT BUILDINGS



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



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

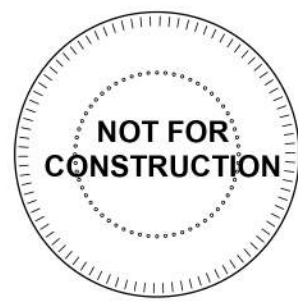


KEY PLAN

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SHEET NO.

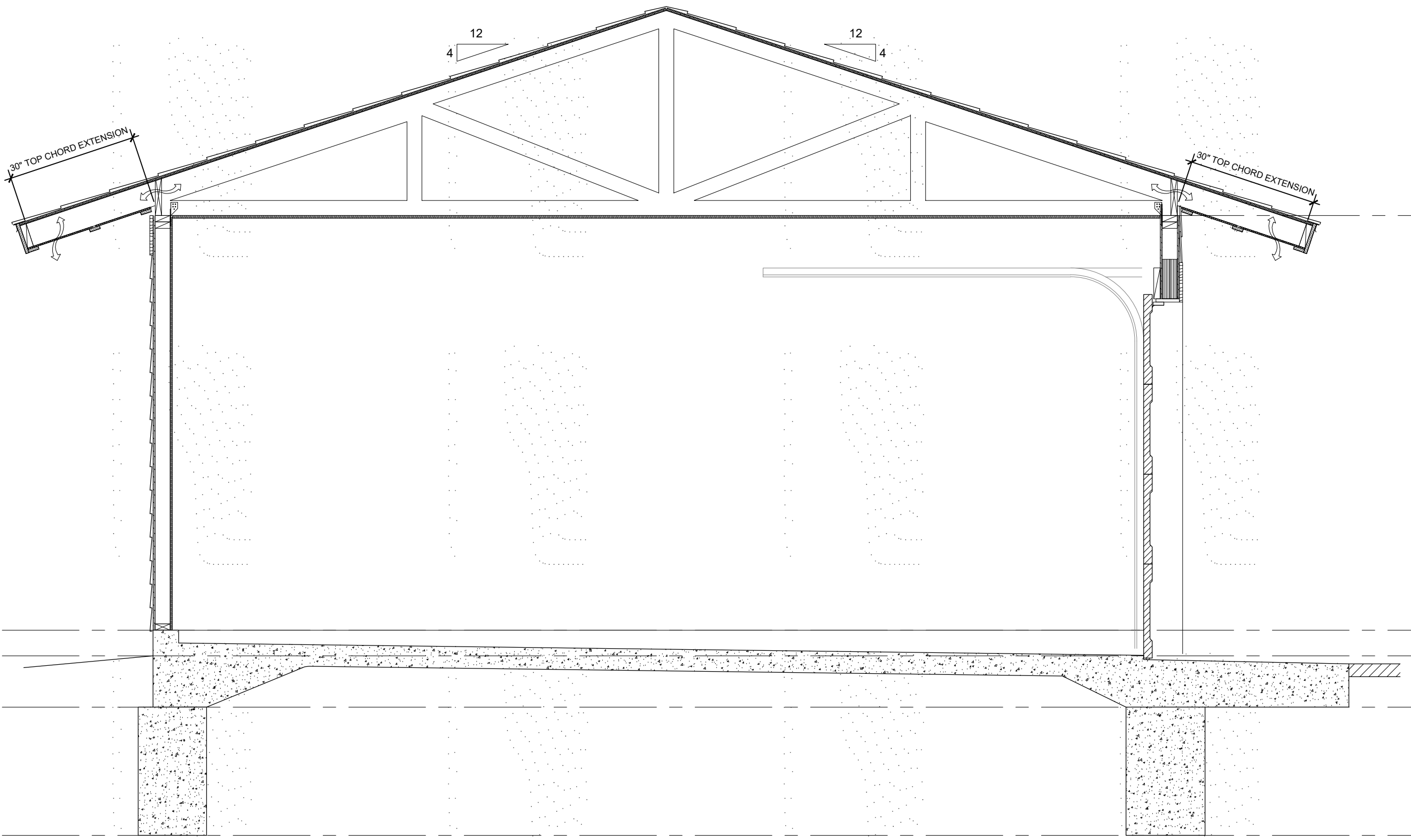
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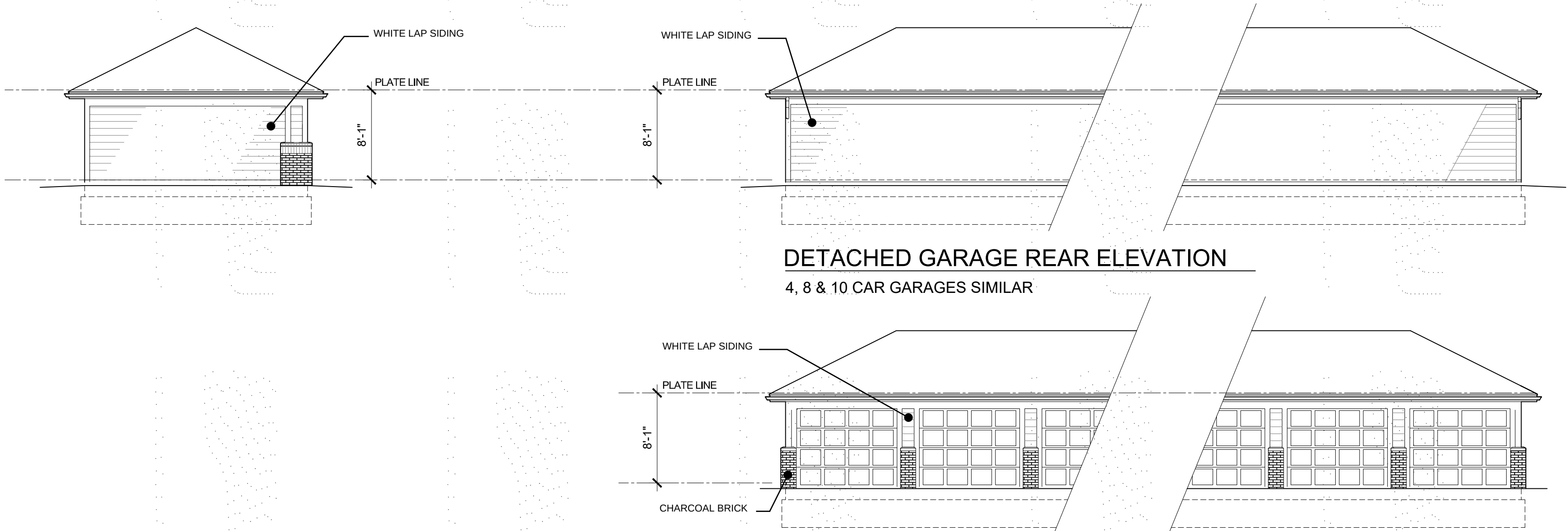


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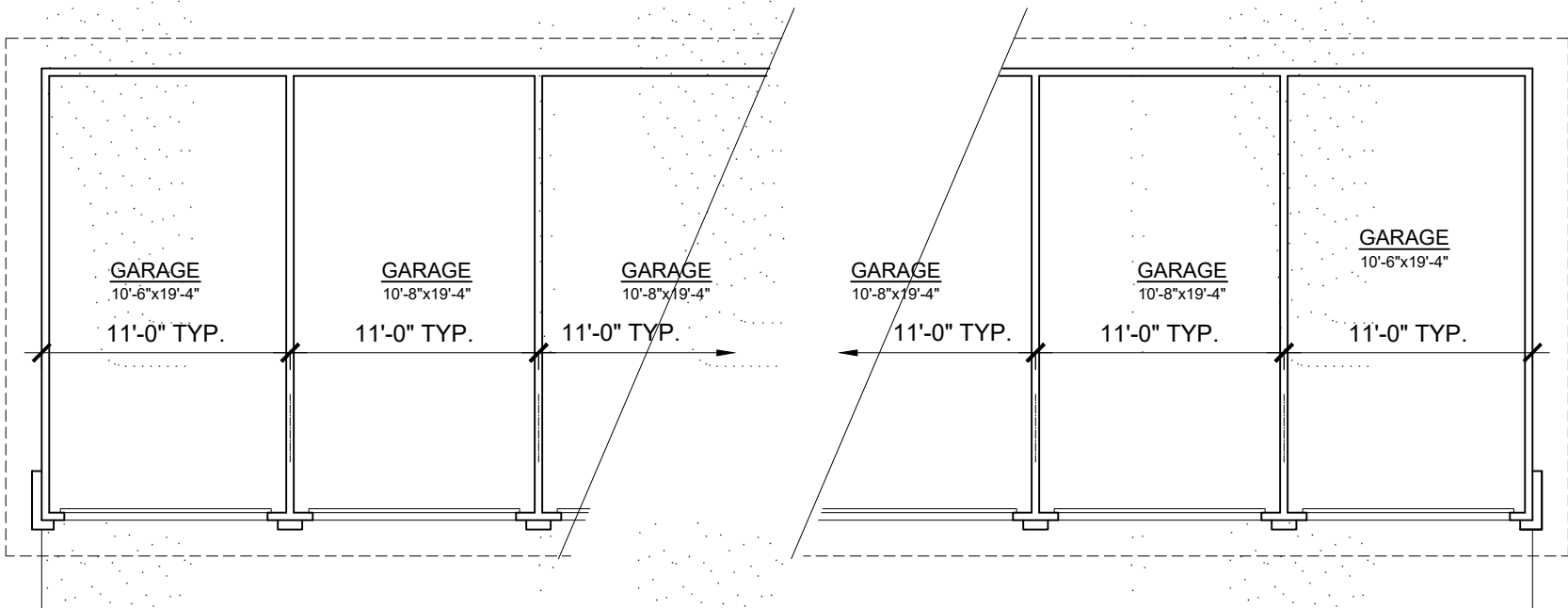


DETACHED GARAGE SECTION A
1/2" = 1'-0"

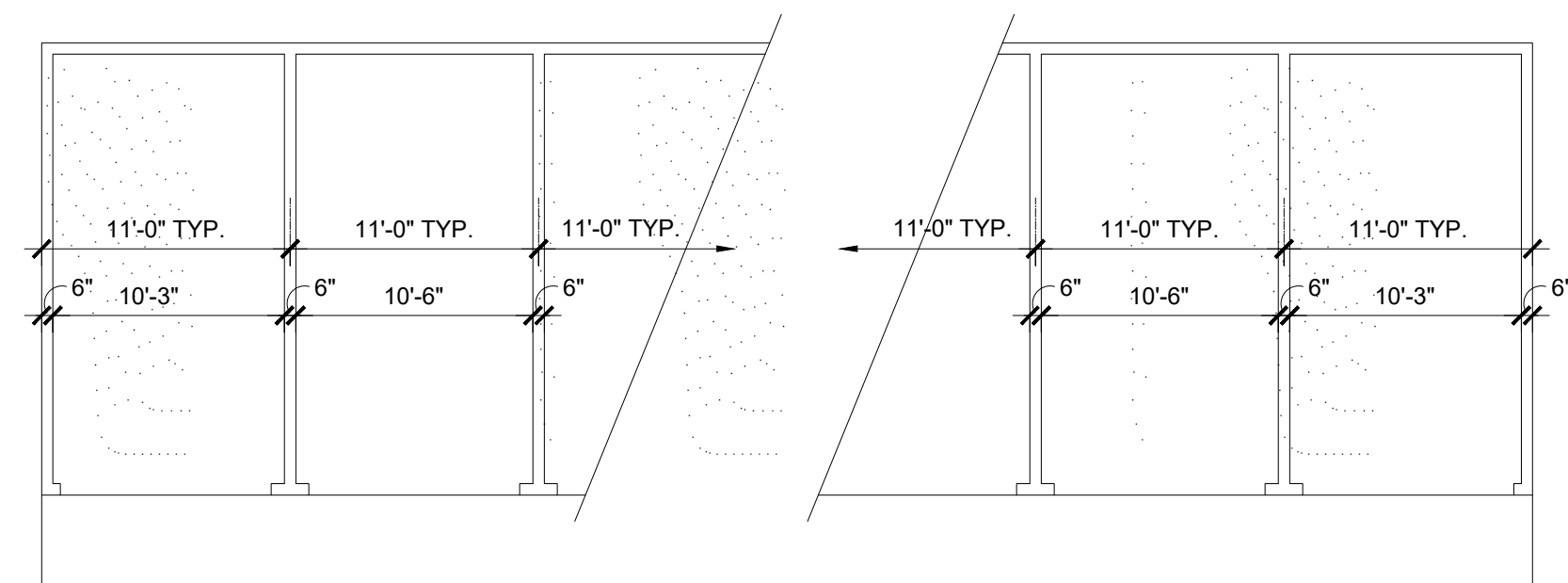


DETACHED GARAGE REAR ELEVATION
4, 8 & 10 CAR GARAGES SIMILAR

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



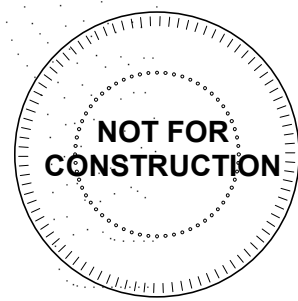
DETACHED GARAGE PLAN



DETACHED GARAGE SLAB PLAN

TYPICAL DETACHED GARAGE

1/8" = 1'-0"



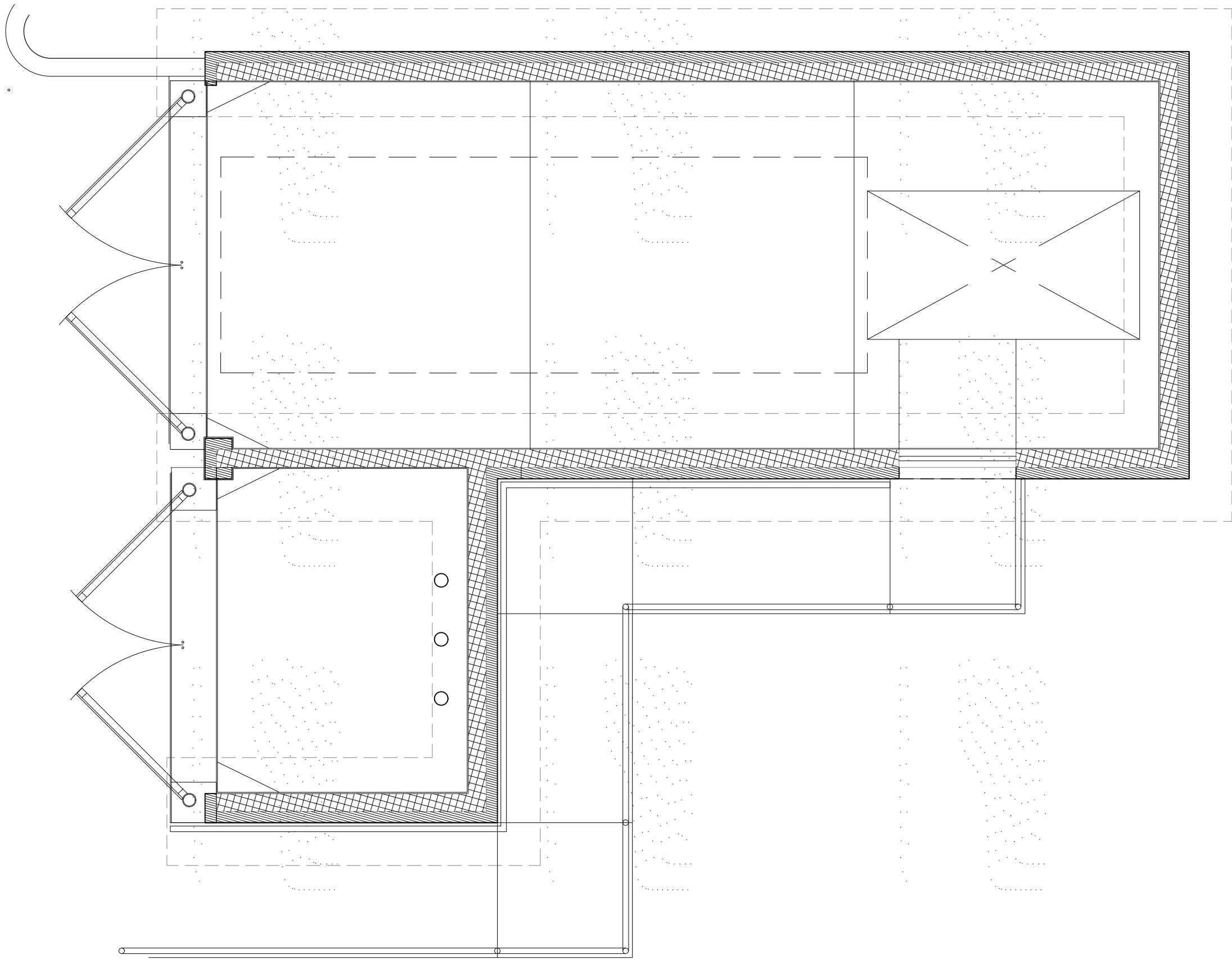
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MATERIAL LEGEND

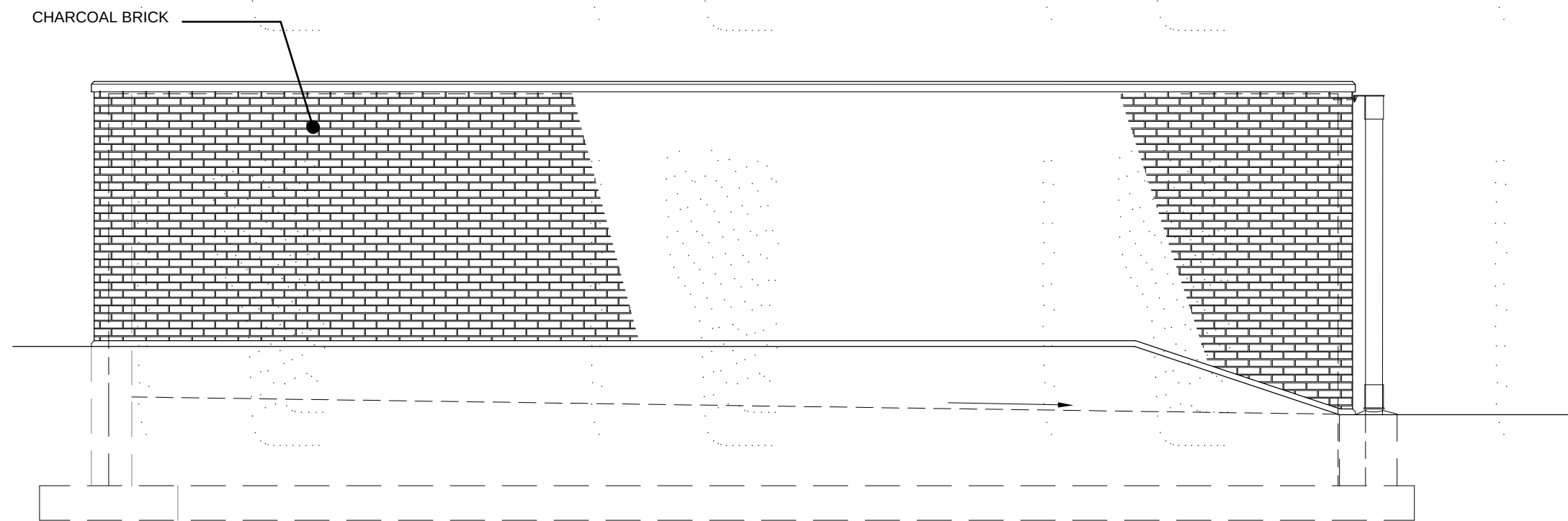


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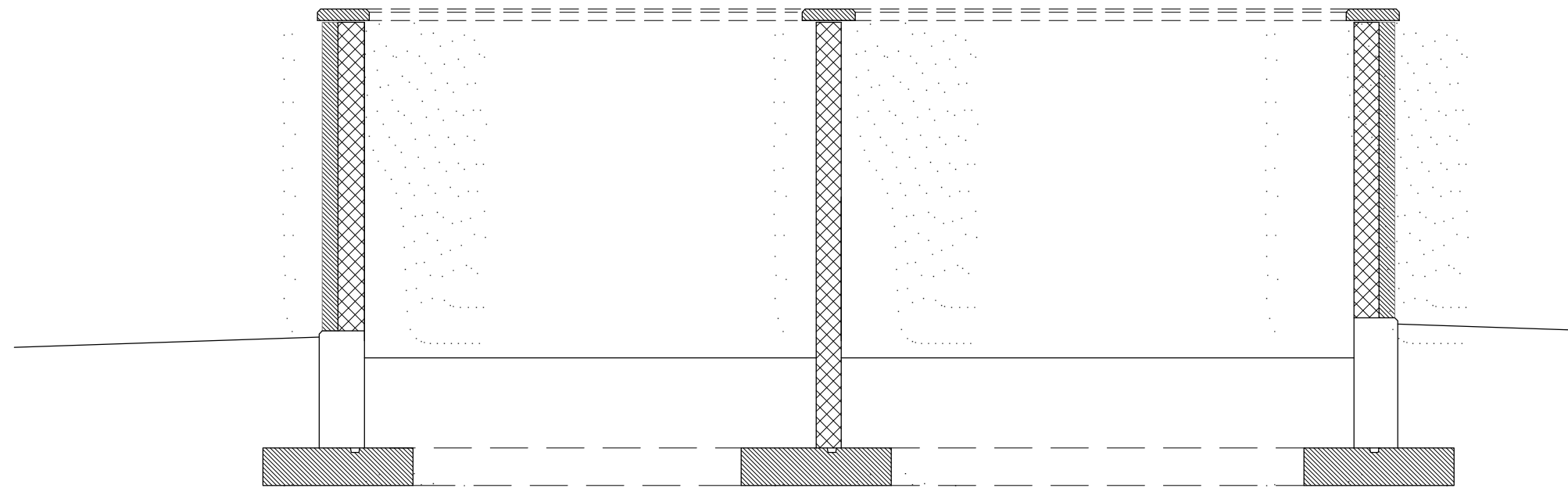


PLAN

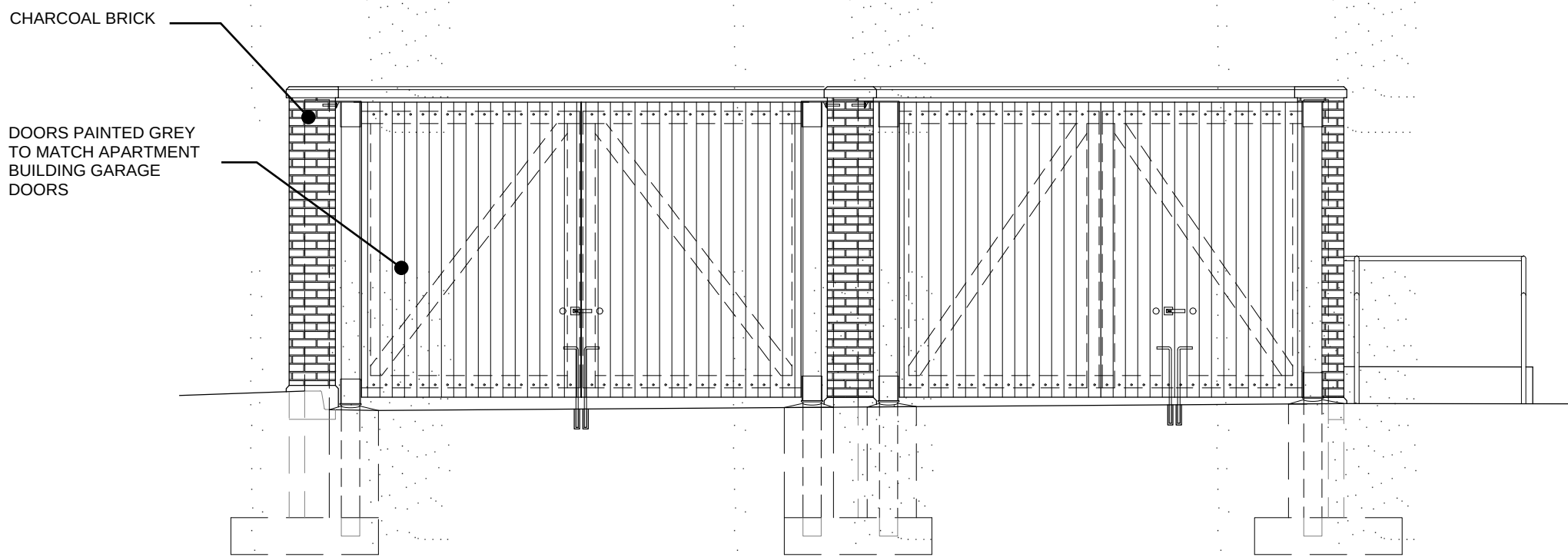


LEFT ELEVATION

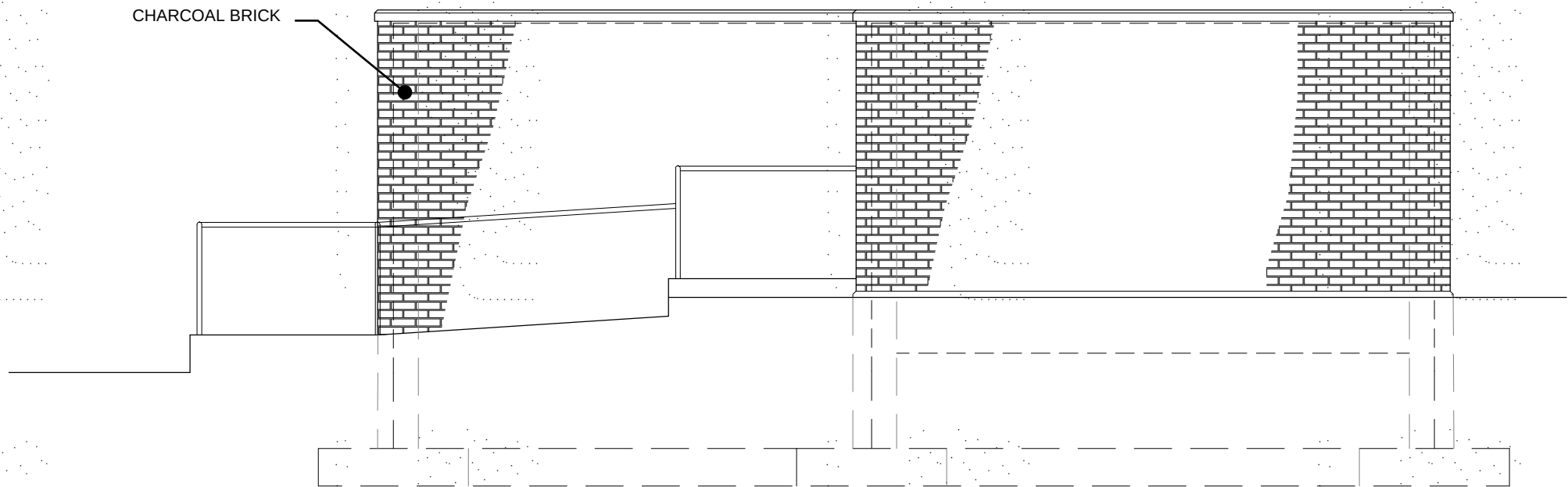
1 TRASH ENCLOSURE
1/4" = 1'-0"



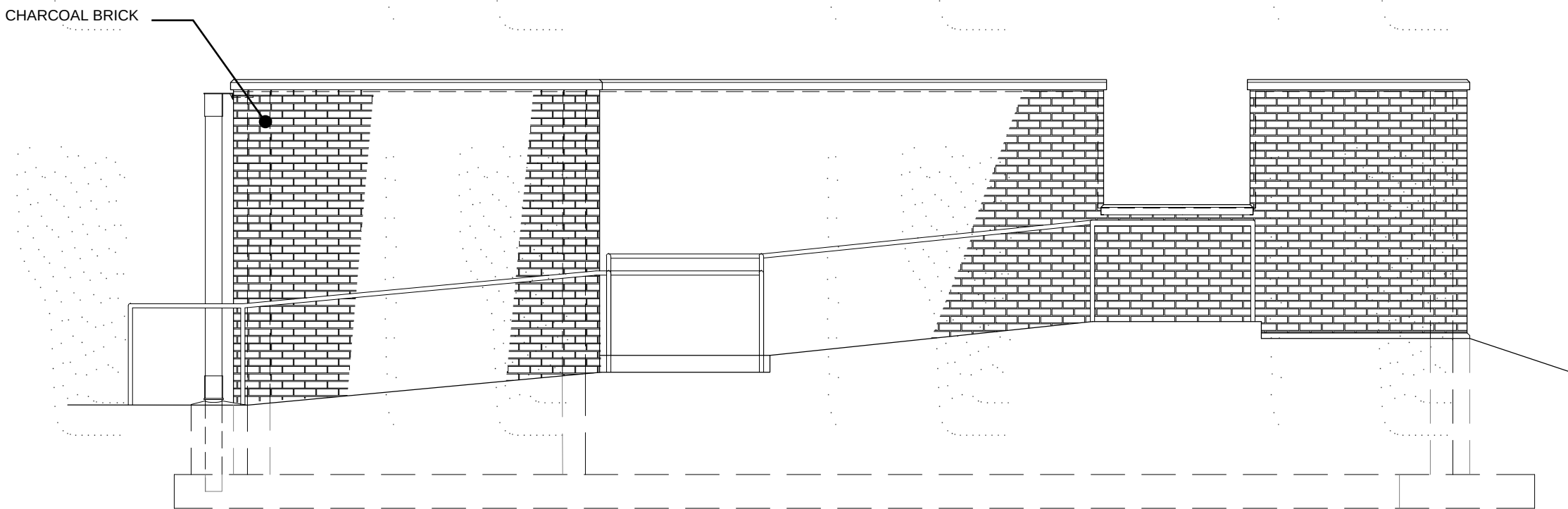
SECTION A



FRONT ELEVATION

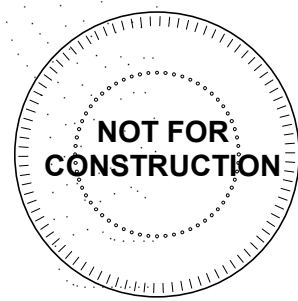


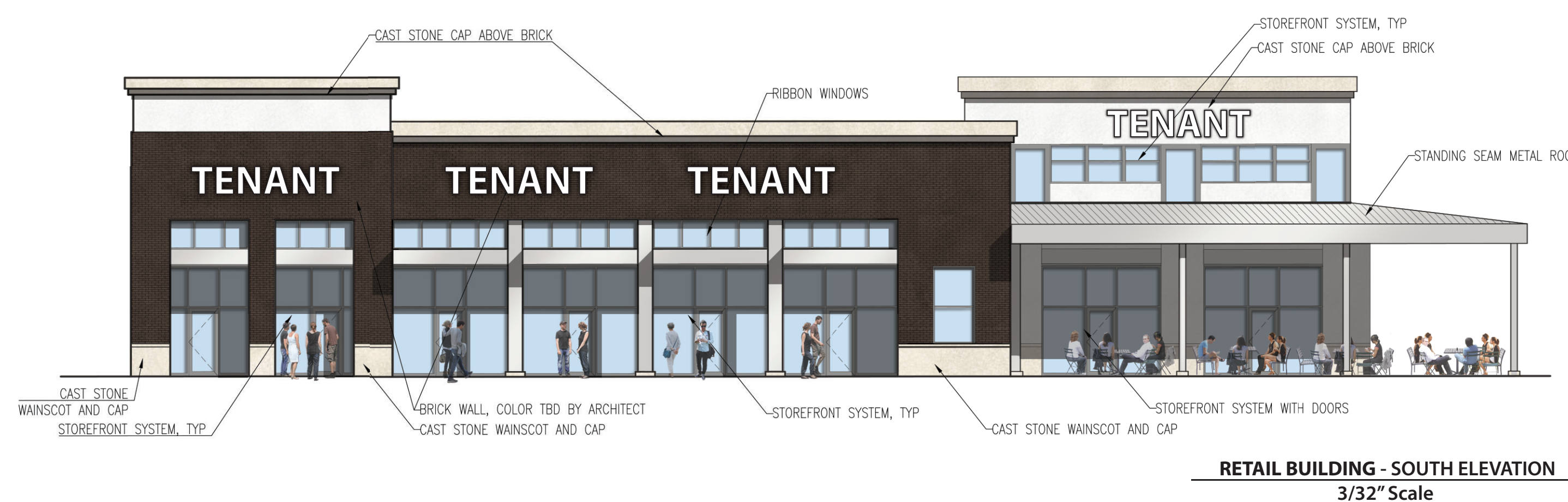
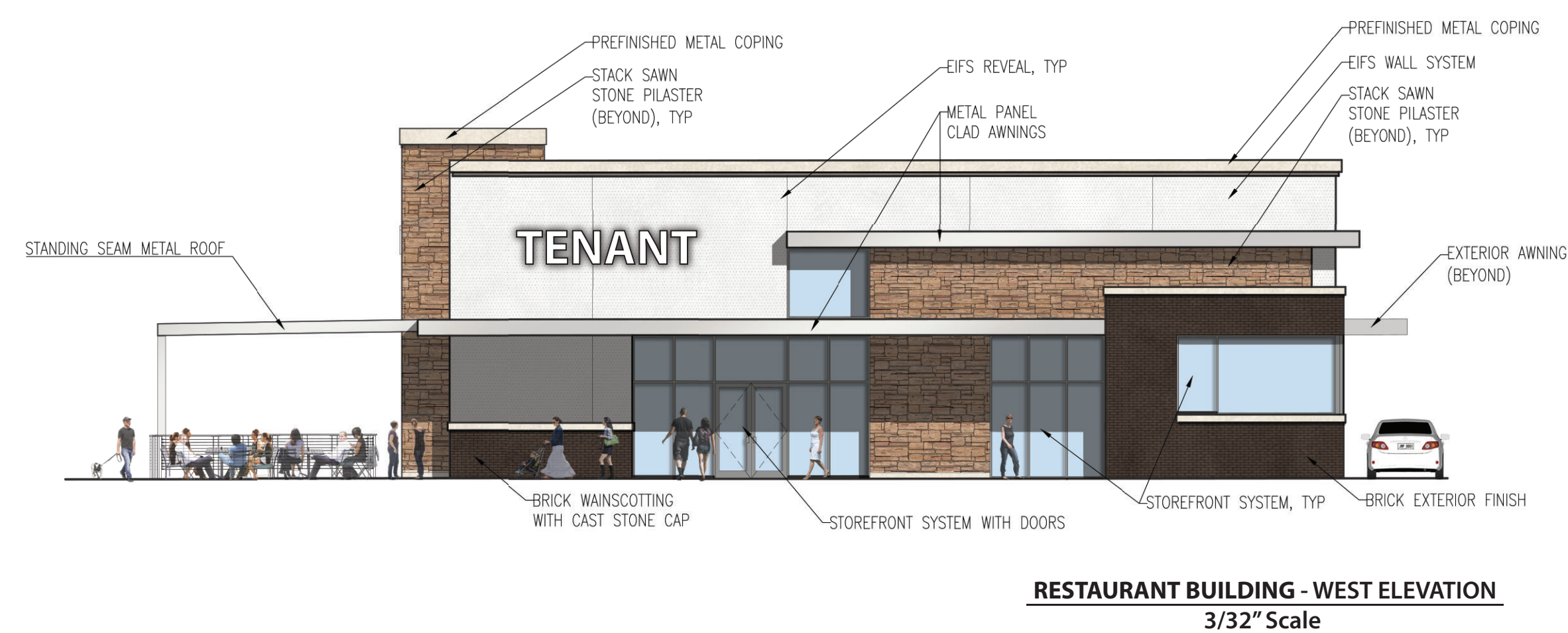
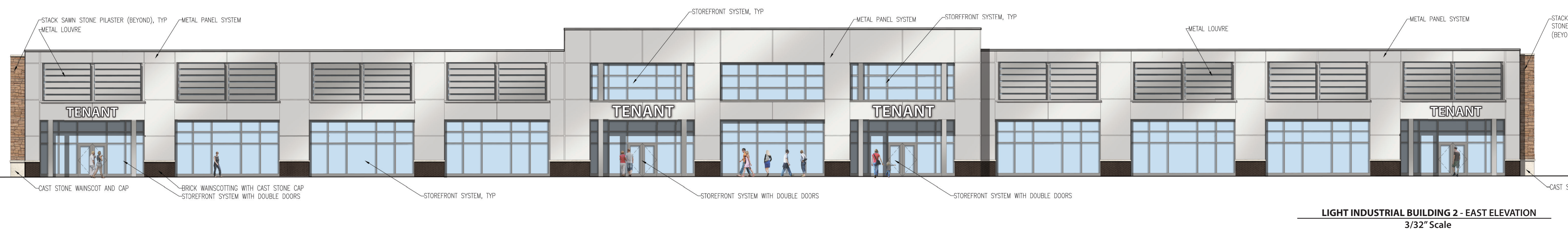
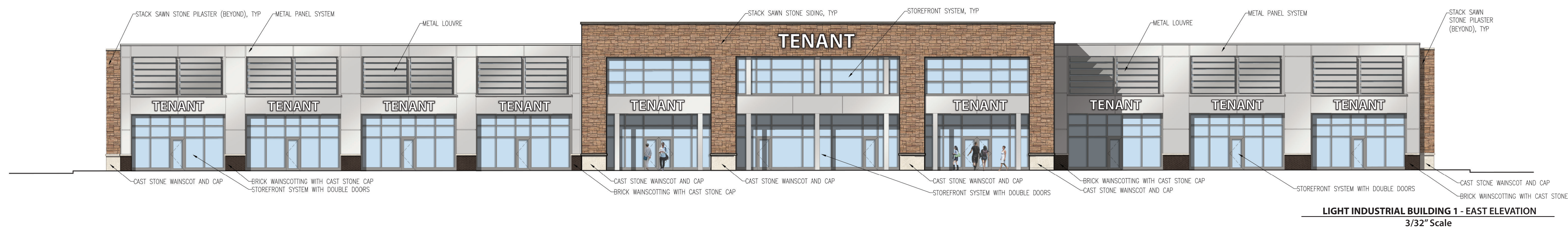
BACK ELEVATION



RIGHT ELEVATION

PDP RESUBMITTAL





Summit Orchards West
PDP Building Elevations
Client Name
Project Address

[illegible]

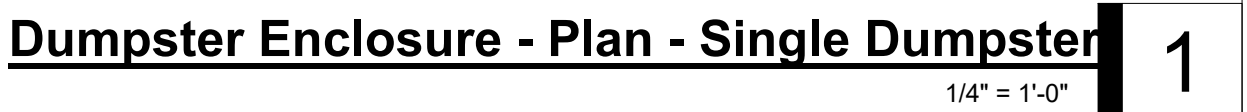
Project #: 999999

Preliminary Development

11 August 2022

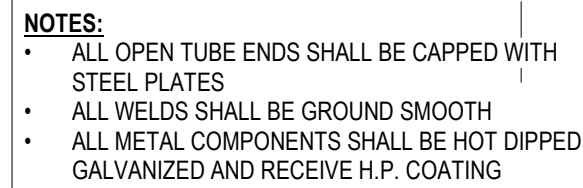
Building Elevations

A400

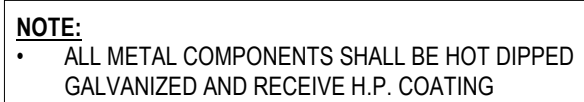
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NW Chipman Rd & NW Ward Rd
Lee Summit, MO 64086

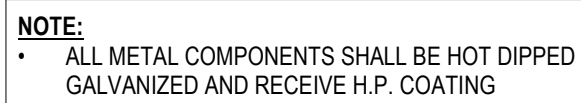
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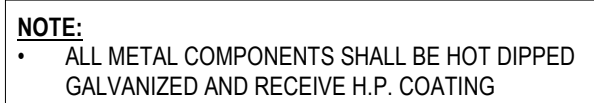
Plan Detail at Dumpster Enclosure



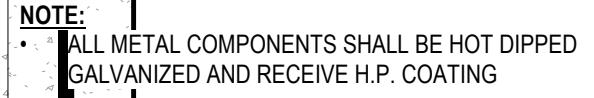
Elevation Detail at Hinge



Section Detail at Hinge and Bollard



Section Detail at Gate w/ Metal Panel **3**



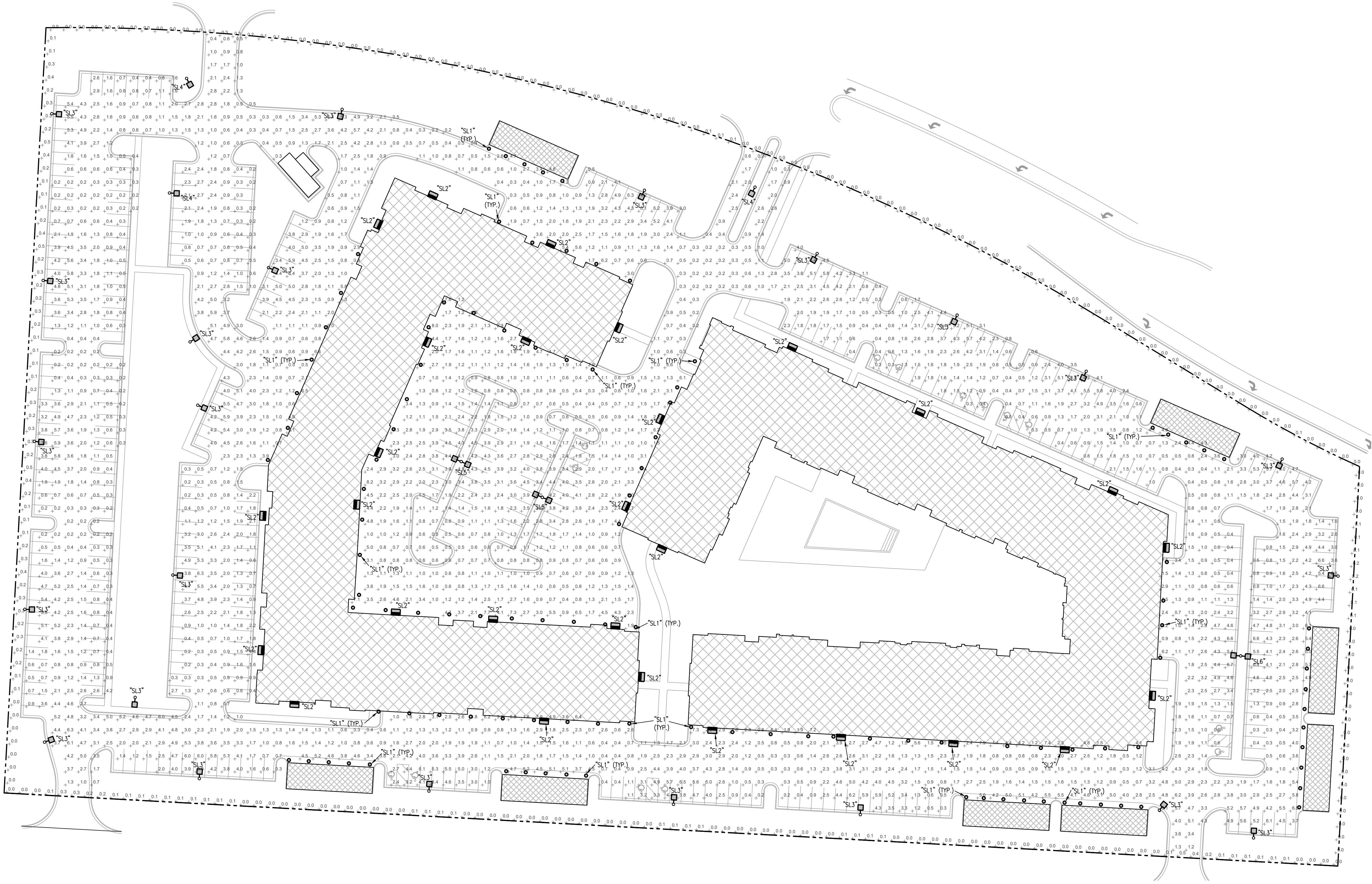
Section Detail at Gate w/ Composite Wood 2



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

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

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



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

LS&A
Latimer Sommers
& Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
6625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-9232
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LSA PROJECT NO. 2204061

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

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

E0.01

