

VICINITY MAP

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SUMMIT ORCHARDS

PRELIMINARY PLAN

April 5th, 2016

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PRELIMINARY PLAN

0215-6450.01

SUMMIT ORCHARDS PRELIMINARY DEVELOPMENT PLAN UPDATE

Submitted By:
Townsend Summit, LLC

April 5, 2016

INTRODUCTION

Background

This is an update to an approved Preliminary Development Plan. Summit Technology Campus Preliminary Development Plan was approved by the Lee's Summit, Missouri City Council on May 20th 1999. The Summit Technology Campus plan calls for a mix of light-industrial, flex-tech, office and retail uses centered on the renovation of the 1.3 million square feet of buildings, and promotes amenities that drive a mix of employment and commercial activity. This updated plan is consistent with the approved plan. The update accounts for many recent developments impacting the property:

- the dedication of Right-of-way, design and construction of the Tudor Road connection to Ward Road;
- the design of Ward Roads future expansion;
- the construction of Donovan Road between Chipman Road and Ward Road;
- the development of Summit Faire through an updated plan in the west portion of the plan area, and the planning and approvals for Summit Place north of this plan; and
- the construction of an education collaboration hub coordinated with the R-7 School District, Central Missouri University known as the Missouri Innovation Campus.

This Missouri Innovation Campus is the anchor of an education, innovation and institution hub reflected in the Summit Innovation Center preliminary Development Plan approved in 2015, which contributes to the overall original vision of the Summit Technology Campus approved in 1999.

The original plan was approved as "a flexible working model to guide and control successful development generally, so that changes in location or use can occur within the framework of the Plan's standards for maintaining architectural control in terms of aesthetics as regards to light, air, open space, green grass, trees, landscaping, lighting and relationships amongst buildings." [Approved Summit Technology Campus Plan, Part 2, page 2.] This plan update executes that original intent and is consistent with all aspects of the approved plan.

Overview of Plan Update

Summit Orchards is a collaborative community of residential, commercial retail and services and office uses with future potential for expanded educational and institutional use. 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.

This revised preliminary development plan advances previously approved plans, within the range and types of development already contemplated by the City of Lee's Summit and Townsend Capital as part of the original Summit Technology Campus Plan. The anchor of this revised concept is a residential community of more than 300 multifamily units, 155,000 square feet of office space and a 100,000 square foot retail and services.

Specifically, this plan update includes new construction of Donovan Road between Chipman and Ward Roads, 5 development phases with build out of residential, office, retail and service uses that complement the range of uses in the surrounding areas.

UPDATED SUMMARY OF APPROVED DEVELOPMENT PLAN – SUMMIT ORCHARDS

Project Description

- Context.** This plan update is part of a larger approved plan that includes The entire plan include 333 acres of land bordered on the north by Interstate 470, to the east by the Missouri Pacific Railroad, to the south by Chipman Road, and the west by NW Blue Parkway. The portion immediately to the north of this plan update was recently approved for an updated PDP [Summit Innovation Center] in 2015.
- Area.** The currently approved plan is based on a series of green-space events that occur along the belt road, linking a series of villages that provide diverse settings for employment and commercial places themed under a "high-tech, sophisticated technology of contemporary office and business facilities." The landscape and street network that ties together the area is an extension of surrounding areas as well as building off of the original layout of the plan area. "Midwestern landscape" and meandering tree plantings are envisioned to be added to the existing context to drive the character of the plan, and to tie the built plan into the surrounding context.
- Site / Projects.** The site and proposed projects exist at the northeast corner of the Chipman Road and Ward Road (including its future expansion). It borders on the Missouri Pacific Railroad to the east, and the previously approved Summit Innovation Center development plan to the north.
- Project information.** This development plan envisions a mix of residential, office and retail (including general retail, restaurants and services) uses across the almost 49 acre site. Access to the development from Ward Road will be supplemented with access from a new connection of Donovan Road from the east and from an existing break in access from Chipman Road.

Site History

- April 13, 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 M-1 to PUD, and rendered a report to the City Council recommending approval of the rezoning.
- May 6, 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 rezone 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 the Missouri Pacific Railroad, to the south by Chipman Road, and the west by NW Blue Parkway.)
- July 10, 2014 – Lee's Summit City Council approved 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 4, 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.

SITE DEVELOPMENT DATA

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

Table #1: Preliminary Development Plan Comparison

Phase	Area (Ac.)	Minimum Pervious Coverage	Maximum Floor Area	Maximum FAR	Maximum Height	Allowable Land Uses
1	13.75	5%	478,000	.6	Up to 6 stories or 90 feet in height	Residential / Support
2	7.48	5%	40,000	.3	Up to 2 stories or 45 feet in height	Shopping Center
3	8.61	5%	90,000	.3	Up to 2 stories or 45 feet in height	Shopping Center
4	4	5%	65,000	.5	Up to 4 stories or 60 feet in height	Office / Educational / Retail / Elder Care
5	9.11	5%	130,000	.5	Up to 4 stories or 60 feet in height	Office / Educational / Institutional / Retail / Residential
Total PDP	46.94	5%	803,000	.44 (avg.)	4 stories / 60 feet	

- (1) Previously approved plan includes the following buildings in this vicinity (P1, P2, P3, P4, P5, P6)
- (2) Previously approved plan includes the following buildings in this vicinity (P1, P2, P3)
- (3) Previously approved plan includes the following buildings in this vicinity (P1, P2, P3)
- (4) Previously approved plan was posted at an overall rate of 3.72 acres per 1,000 sq. ft., based on a combination of generally 5.27% office, 3.1% retail, and approximately 1.47% for flex-tech.
- (5) The 90,000 sq. ft. identified in the illustrative plan as office use, could be developed as education/institution use with associated parking.

Site Development Standards

The site development concept prepared represents a development intensity less than that anticipated and approved by the previous preliminary development plan, see Table #1 for comparison. The site development concept represents an illustrative example of the potential implementation of the Lee's Summit Unified Development Ordinance development standards and the desired development uses, patterns, parking, landscaping and support elements for Summit Orchards. The site development standards included in this section are intended to provide flexibility and consistency in the future development of the overall development site and each lot, individually, within the development.

- Phases:** Summit Orchards will consist of 5 phases defined by the adoption of this preliminary development plan included and implemented by the approval of a final plan and plat for each of the development phases and projects identified herein. Each lot will be developed according to the standards provided herein, and with regard to adjacent lot development, if applicable.
- Land Uses:** To expand the future development potential of Summit Orchards a selection of appropriate uses has been identified for this development as well as each individual lot. The previously approved Preliminary Development Plan included office, retail and light industrial uses / flex-tech. The uses identified as appropriate for future development includes residential, office, shopping center (retail, restaurants, services and other commercial establishments), education, institution and elder care uses. Residential, education and institution uses represent new uses to the mix of uses in this area, as office and retail were approved within the previous development plan. The inclusion of education and institution uses are important to support the future development of the Missouri Innovation Campus to the north. Uses specific to individual lots within the Development Site are identified in Table #2.
- Development Plan Standards (Table #2):** The plan standards for land area, pervious coverage, floor area, floor-area-ratio, height and land uses are defined in Table #2. The development standards have been prepared for each individual lot within Summit Orchards.

Table #2: Development Plan Standards

PHASE	Land Area (ac.)	Minimum Pervious Coverage	Maximum Floor Area	Maximum FAR	Maximum Height	Allowable Land Uses
1	13.75	5%	478,000	.6	Up to 6 stories or 90 feet in height	Residential / Support
Tract A	3.99	N/A	N/A	N/A	N/A	Detention / Open Space
2	7.48	5%	40,000	.3	Up to 2 stories or 45 feet in height	Shopping Center
3	8.61	5%	90,000	.3	Up to 2 stories or 45 feet in height	Shopping Center
4	4	5%	65,000	.5	Up to 4 stories or 60 feet in height	Office / Educational / Retail / Elder Care
5	9.11	5%	130,000	.5	Up to 4 stories or 60 feet in height	Office / Educational / Institutional / Retail / Residential
Total PDP	46.94	5%	803,000	.44 (avg.)	4 stories / 60 feet	

- Parking (Table #3):** To ensure that parking is adequately provided for the development site and each lot within, the parking requirements defined in Table 3 will be applied to all future development within Summit Orchards. The parking calculations are based on the requirements of the Unified Development Ordinance, unique uses and anticipated use patterns of the development. To meet the UDO requirements for number of parking space for any one building, parking may be shared between lots within the Summit Orchards. If sharing does occur the minimum requirements of the UDO for each specific use will meet the requirements as outlined in Table #3: Parking Standards. ADA accessible parking spaces will meet the minimum parking code requirements for all development, individual lots and the development site.

Table #3: Parking Standards

Land Use	Parking Standards (1/3,000 sq. ft. of building)	UDO Parking Requirements (Article 12)
Residential	1.75 avg. (unit)	1.5 (/bedroom unit) +.5 (/unit visitors)
Office	4	4
Shopping Center (retail, restaurant, service)	4.5/1,000 retail	5
Educational / Institutional	3 (/classroom)	Mix of uses defined.
Elder Care	3 / 2 beds	

* Consistent with approvals for the Summit Innovation Center requirements previously approved.

The previously approved Preliminary Development Plan modified the parking stall size to 9' wide x 18' deep from the Unified Development Ordinance required size of 9' wide by 19' deep. This preliminary development plan preserves that modification to allow a minimum size of parking stall at 9' wide by 18' deep. The site development concept included in this submission illustrates the code required parking stall size.

- Pervious Surface / Landscape Design:** Future development of Summit Orchards will meet, and in many cases exceed the pervious surface requirement (as defined in Table #2) and landscape concept, as defined by the 1:100 Landscape Concept and those of the Lee's Summit Unified Development Code. The landscape concept provided is an illustrative example of the landscape that is anticipated with development of the site. While it is expected that the species of plant 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 the development of that site.
- Site Access and Circulation:** Primary access to development within Summit Orchards will occur from Ward Road, the new Donovan Road and Chipman Road, all public streets. Access points will meet the Lee's Summit Unified Development Ordinance requirements for driveways and access. Similarly, internal circulation, including driveways, drive aisles, radi and connectivity, within Summit Orchards, will meet code requirements unless further defined within this preliminary development plan.
- Building Design:** The Missouri Innovation Campus, the center piece of the Summit Innovation Center and the Summit Technology Park will be a regional destination. Thus, the character of development within Summit Orchards will support the aesthetic, and quality of the area. The character of the site has not yet been defined. However, we are committed to a quality development with a defining, consistent character.

Sheet A200 Exterior Aesthetics represents the palette of building materials that are anticipated for development of Summit Orchards. As the pieces of Summit Orchards are further designed, this palette will be refined for the continued development of the site. The intent is to provide a consistent character of design across the entire development site. A spirit sketch of the proposed residential has been included to illustrate the design potential of that piece of the development. While materials across the development site may vary, yet be consistent with the palette of materials shown, the character of the development will strive for consistency.

Mechanical Screening
Mechanical screening of all equipment, utility boxes/meters/lines shall be fully screened by landscaping or masonry screen and meet requirements of the UDO.

- Signs and Lighting Design:** The signage and lighting locations provided on the site development plan are illustrative in nature and the final locations will be determined by the development of the site and individual lots. Lighting will be designed and located in such a manner to meet the UDO standards.

Signage - The signage on site is anticipated to follow the Unified Development Ordinance standards including:

- 1 monument or landscape wall sign per building (72 s.f. sign face; 96 s.f. structure);
- Building signs: 3 per building or 2 per tenant; 10% of facade; 6 foot max letter height

However, the distance between monument signs (75' per the UDO) may not be met dependent on the final location and siting of individual buildings. A modification to this requirement for this sign location is anticipated.

This preliminary development plan anticipates the need for additional signs larger than those allowed by Chapter 13 of the Unified Development Ordinance, because of the unique nature multiple uses anticipated and potential support uses. Therefore, an allowance for two additional signs that may not conform to ordinance requirements for size, lighting, placement and other requirements are incorporated as part of this preliminary development plan. These signs will further the unique character of design and the uses that will be developed as part of Summit Orchards.

Lighting - The location and design of the lighting and fixtures will be determined as development occurs. The design of the lighting across the site will be in character with the design of the buildings on site and will be consistent across the site.

WAIVERS / REGULATIONS

Waivers from a few of the Unified Development Ordinance standards were adopted with the previous preliminary development plan adopted, per Section 2. 1.3.a. - d. of Ordinance No. 4793. Those waivers are included with this new preliminary development plan and will be used in the design of the development site and individual lots where appropriate.

Previously approved waivers.

- A waiver for sidewalks on only one side of the Ward road where the hike and bike trail runs parallel to the road to link the park and pond areas.

Other Regulations

- Changes to this preliminary development plan, that are not in excess of 25 % of the defined standards, are acceptable and will be approved by administrative measures when submitted to the City for approval. In particular the building size or footprint size may change up to 25% as long as the other design items as defined in this preliminary development plan are met.

PHASING

The anticipated phasing of development for Summit Orchards is described in Table #4.

Table #4: Phasing Plan

Phasing Plan	Development
Phase 1	Residential
Phase 2	Commercial (retail/service)
Phase 3	Commercial (retail/service)
Phase 4	Office
Phase 5	Office

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Project No 0215-8450.01
Date: March 4th, 2016
City Revision: April 5th, 2016

Narrative

A1

PRELIMINARY PLAN

Narrative



Phase No.	Land Area	Impervious Coverage	Footprint	No. of Stories	Floor Area	Floor Area Ratio (FAR)	Proposed Building Use	Parking	
								Required	Proposed
PHASE 1	17.74 Acres (772,754 SQ. FT.)	Re: Stormwater Report	Varies	5	382,571 SQ. FT.	0.50	Multifamily	1.75 sp. / unit	557 590
PHASE 2	7.55 Acres (328,878 SQ. FT.)	Re: Stormwater Report	Varies	1	40,900 SQ. FT.	0.12	Shopping Center	4.5 / 1000 sf	157 355
							Restaurant	14 / 1000 sf	
PHASE 3	8.48 Acres (369,389 SQ. FT.)	Re: Stormwater Report	Varies	1	66,650 SQ. FT.	0.18	Shopping Center	4.5 / 1000 sf	345 432
							Restaurant	14 / 1000 sf	
PHASE 4	4.00 Acres (174,240 SQ. FT.)	Re: Stormwater Report	50,000 SQ. FT.	3	50,000 SQ. FT.	0.29	Office	4 / 1000 sf	200 209
PHASE 5	9.11 Acres (396,831 SQ. FT.)	Re: Stormwater Report	Varies	3	105,000 SQ. FT.	0.26	Office	4 / 1000 sf	420 420
TOTAL	46.94 Acres (2,044,700 SQ. FT.)				637,896 SQ. FT.	0.27			1,679 2,011

LEGEND:

- PROPERTY LINE
- - - SETBACK LINE, (PARKING)
- △ SIGHT TRIANGLE

LEGAL DESCRIPTION:

Lot 7A in Summit Innovation Center - 2nd Plat, Lots 7A and 8, located in Section 31, Township 48 North, Range 31 West, and Section 36 Township 48 North, Range 32 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, recorded in Book 160, Pages 1-6 and filed as document number 2015E107542 of the Jackson County, Missouri Records; and containing 48.867-acres.

PARKING DESCRIPTION:

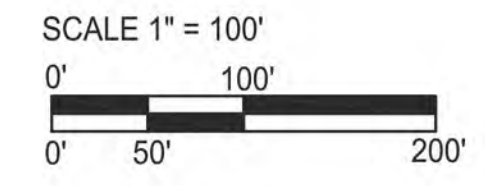
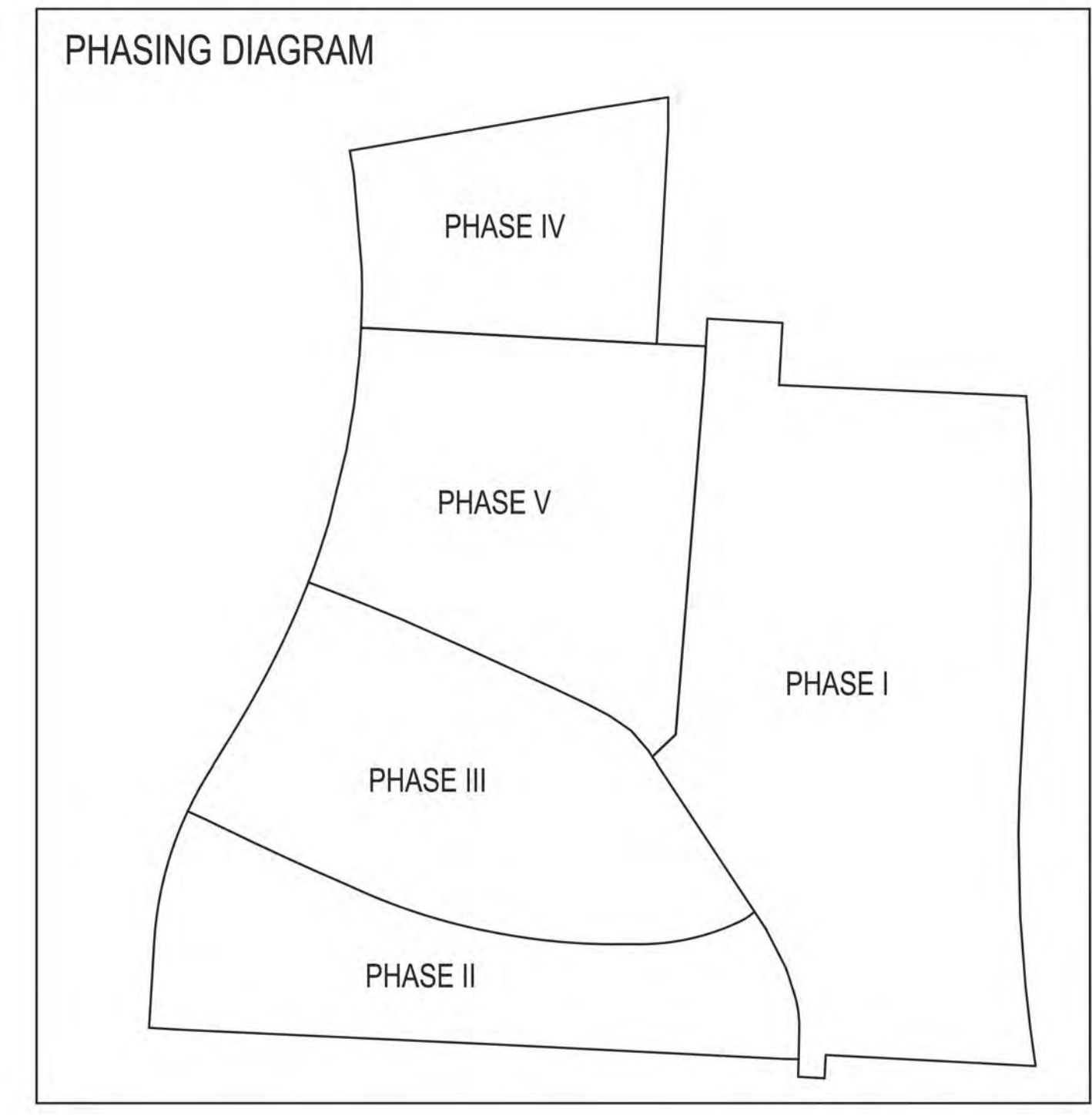
Parking for the development shall be considered in total and not on the basis of individual lots. Individual lot lines will be defined by final platting upon finalization of lot areas. All lots will contain a blanket cross parking agreement. Any pad use shown shall be allowed on any pad site regardless of use currently shown. All parking lot aisle widths shall comply with Section 12.120 of the UDO. All pavement and curbing shall comply with Section 12.120 of the UDO.

SHOPPING CENTER DESIGN:

Design Criteria established for the Shopping Center that will set the boundaries for tenant specific items, including signage. The signage criteria will closely resemble if not match the same criteria that is already established at Summit Fair.

MECHANICAL:

All mechanical units shall be screened in compliance with Section 7.180 of the UDO.



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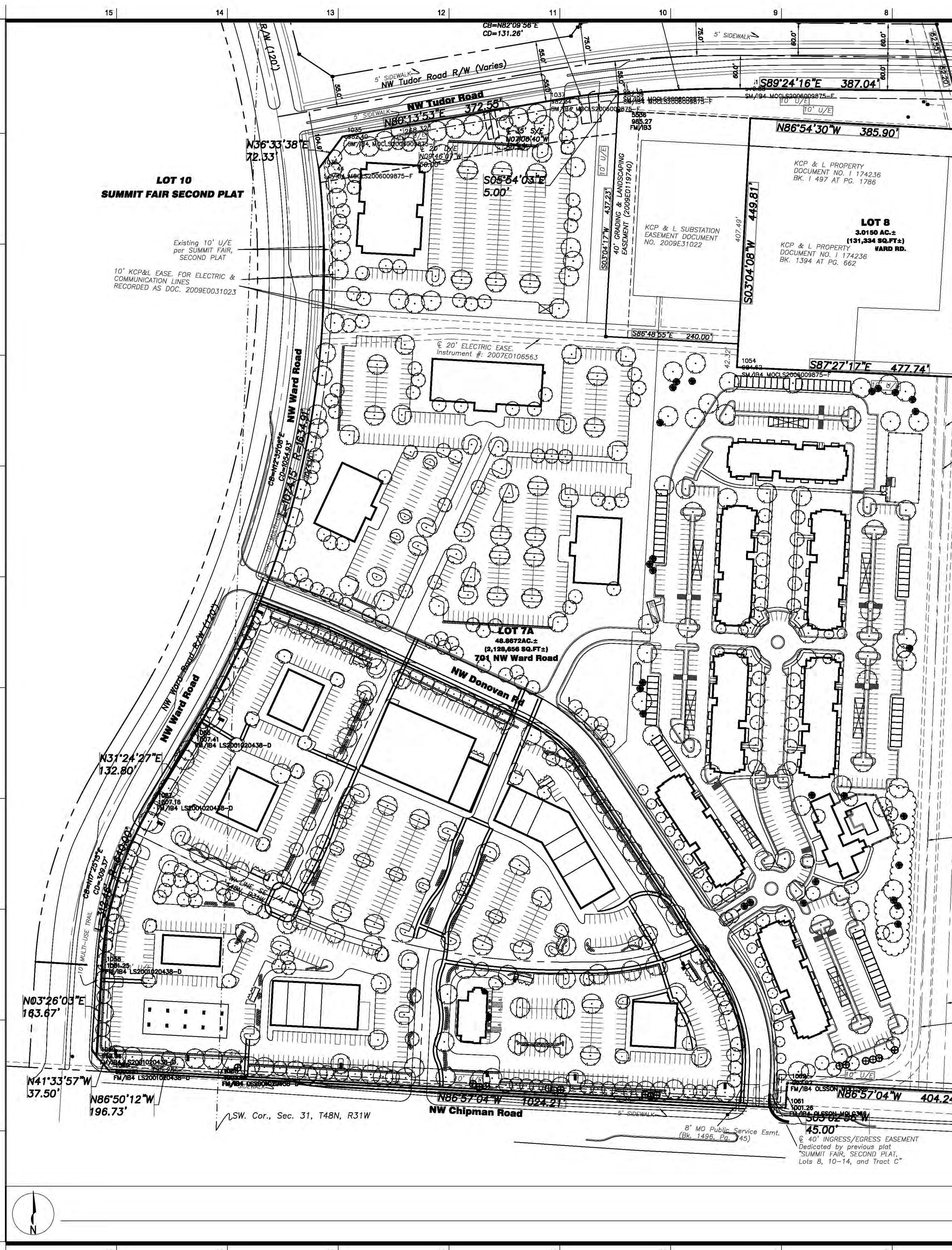
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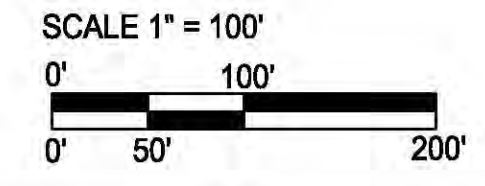
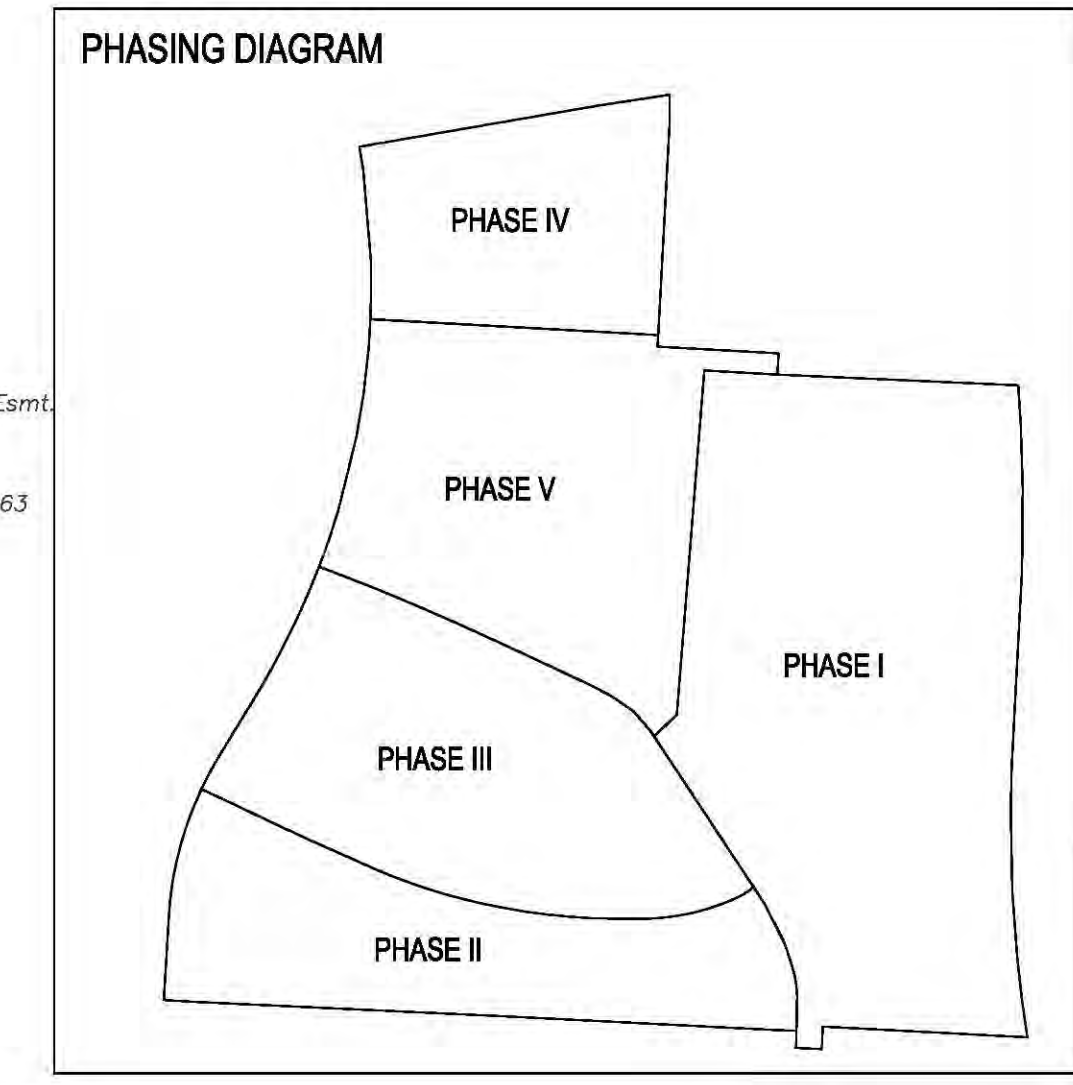
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Project No 0215-6450.01
 Date: March 4th, 2016
 City Revision: April 5th, 2016



LANDSCAPE SCHEDULE										
Phase No.	R.O.W. Length (NW Ward Road)	R.O.W. Length (NW Chipman Rd)	R.O.W. Length (NW Tudor Road)	R.O.W. Length (NW Donovan Rd)	Req'd Street Trees (provided) 1 per 30 L.F.	Req'd Street Shrubs (provided) 1 per 20 L.F.	Open Yard Area	Req'd Yard Area Trees (provided) 1 per 5000 S.F.	Req'd Yard Area Shrubs (provided) 2 per 5000 S.F.	Req'd Parking Screen Shrubs (provided) 12 per 40 L.F.
PH I	0	429 L.F.	0	615 L.F.	35	53	117,269 S.F.	131	232	313
PH II	417 L.F.	1625 L.F.	0	316 L.F.	79	118	294,429 S.F.	59	118	707
PH III	475 L.F.	0	0	1043 L.F.	51	76	306,127 S.F.	61	122	455
PH IV	310 L.F.	0	553 L.F.	0	28	43	157,573 S.F.	32	64	253
PH V	492 L.F.	0	0	744 L.F.	41	62	361,832 S.F.	72	144	371
TOTAL	1694 L.F.	2054 L.F.	553 L.F.	2718 L.F.	234	352	1,237,250 S.F.	355	710	2099

MASTER PLANT LIST										
SYM	BOTANICAL NAME	COMMON NAME	SIZE	POT/BA	SPACING	REMARKS				
Deciduous Trees										
AS	<i>Acer saccharum</i> 'Cedro Autumn Spendor'	Autumn Spendor Cedar Sugar Maple	7' Caliper	8/8		Single Straight Leader; Well Branched				
AN	<i>Acer x truncatum</i> 'Nimbus'	Norwegian Sunset Maple	7' Caliper	8/8		Single Straight Leader; Well Branched				
GO	<i>Gymnocladia dioica</i> 'Empress'	Sweetish Kentucky Cofee-tree	7' Caliper	8/8		Single Straight Leader; Well Branched				
MG	<i>Meliospontia glyptostroboides</i>	Dawn Redwood	7' Caliper	8/8		Single Straight Leader; Well Branched				
NS	<i>Nyssa sylvatica</i>	Blackgum	7' Caliper	8/8		Single Straight Leader; Well Branched				
PO	<i>Platanus x aurata</i> 'Stamander'	Excelsior Platanus	7' Caliper	8/8		Single Straight Leader; Well Branched				
QS	<i>Quercus alba</i>	Swamp White Oak	7' Caliper	8/8		Single Straight Leader; Well Branched				
SM	<i>Quercus macrocarpa</i>	Big Oak	7' Caliper	8/8		Single Straight Leader; Well Branched				
GS	<i>Quercus alba</i>	Swamp White Oak	7' Caliper	8/8		Single Straight Leader; Well Branched				
UF	<i>Ulmus x 'Frontier'</i>	Frontier Elm	7' Caliper	8/8		Single Straight Leader; Well Branched				
ZS	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	7' Caliper	8/8		Single Straight Leader; Well Branched				
Evergreen Trees										
TP	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	8' Ht.	8/8		Full, dense & matching				
JV	<i>Juniperus virginiana</i>	Native Eastern Red Cedar	8' Ht.	8/8		Full, dense & matching				
PN	<i>Pinus edulis</i>	Norway Spruce	8' Ht.	8/8		Full, dense & matching				
Shrubs										
RF	<i>Rhamnus fraxinea</i> 'Rapidol'	Cutter Buckhorn	4' Ht.	8/8	40' o.c.	MATCHING				
RT	<i>Rosa rugosa</i>	Shugon Rose	3-4' Ht.	8/8	40' o.c.	5-5 stems, no base				
TR	<i>Taxus x media</i> 'Dorchester'	Dorset Yew	24" Ht.	8/8	30' o.c.	MATCHING				
JB	<i>Juniperus 'TAM'</i>	TAM Juniper	24" Ht.	8/8	30' o.c.	MATCHING				
IV	<i>Ilex verticillata</i> 'Red Spirit'	Witchherry	24" Ht.	8/8	30' o.c.	MATCHING				
FG	<i>Fothergilla gardenii</i> 'Blue Shadow'	Blue Shadow Fothergilla	24" Ht.	8/8	42" o.c.	MATCHING				
SM	<i>Syringa meyeri</i> 'Palibari'	Dwarf Korean Lilac	24" Ht.	8/8	42" o.c.	MATCHING				
VC	<i>Viburnum cedatum</i>	Dwarf Korean Viburnum	24" Ht.	8/8	42" o.c.	MATCHING				
Ornamental Grasses / Perennials										
NW	<i>Najas 'Walker's Low'</i>	Walker's Low Carpet	1 GAL.	#1	24" o.c.	MATCHING				
HO	<i>Hosta</i>	Purple Hosta	1 GAL.	#1	24" o.c.	MATCHING				
BH	<i>Blechnum filix-foemina</i> 'Goldstern'	Black-eyed Susan	1 GAL.	#1	24" o.c.	MATCHING				
AJ	<i>Aster 'Autumn Pine'</i>	Autumn Pine Aster	1 GAL.	#1	24" o.c.	MATCHING				
PA	<i>Phlox paniculata</i> 'Tussock'	Dwarf Fountain Grass	1 GAL.	#1	24" o.c.	MATCHING				
SH	<i>Sporobolus holcus</i>	Phlox Draped Grass	1 GAL.	#1	24" o.c.	MATCHING				



Landscape Concept Plan **L1**
1" = 100'-0"

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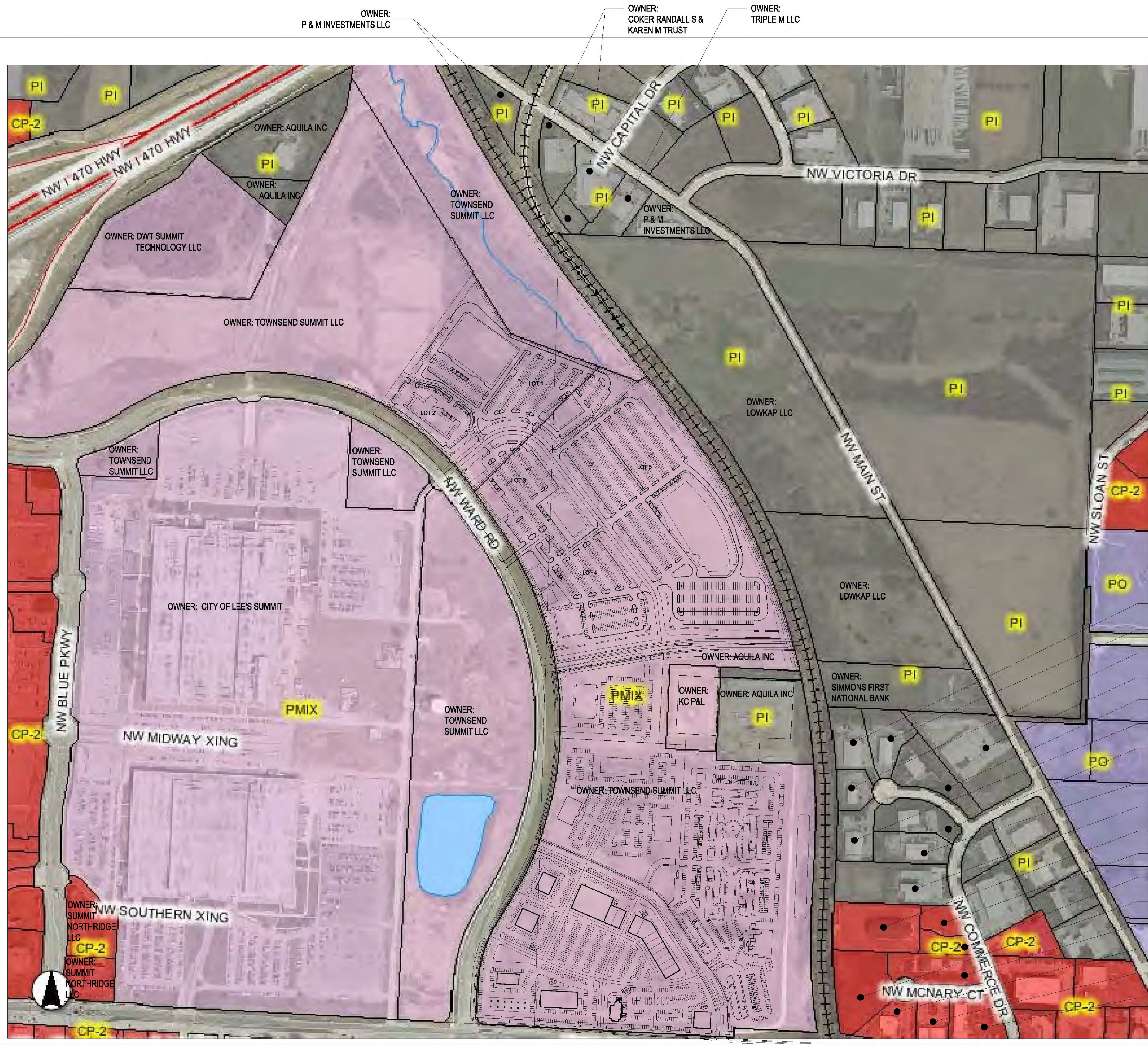
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Missouri License No. 000901
John L. Doe Date: MM/DD/YYYY
Architect License No. A-000000

Project No 0215-6450.01
Date: March 4th, 2016
City Revision: April 5th, 2016

Site Development Concept
L100
PRELIMINARY PLAN

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- OWNER: J MARTIN PROPERTIES LLC
- OWNER: JMS ASSETS LLC
- OWNER: MARTIN DARIN DEAN TRUSTEE
- OWNER: SPELLERBERG DAVID & PAMELA
- OWNER: SAB CONSTRUCTION LLC
- OWNER: JVC PROPERTIES LLC
- OWNER: MCCAMBRIDGE BROTHERS CONST. CO INC.
- OWNER: TRIPPLE M LLC
- OWNER: LIN JIL LLC
- OWNER: NEW GENERATION CHRISTIAN CENTER
- OWNER: NEW GENERATION CHRISTIAN CENTER
- OWNER: NEW GENERATION CHRISTIAN CENTER
- OWNER: LMCZ ENTERPRISES LLC
- OWNER: CECMEGMITSHSQ LLC
- OWNER: J2 HOLDINGS LLC
- OWNER: BROWN HSQUARED LLC
- OWNER: SOLANO CESAR

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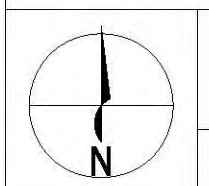
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L		STUCCO / SYNTHETIC STUCCO
K		CULTURED STONE
J		CEMENTITIOUS PANEL
H		METAL PANEL
G		MASONRY
F		GLAZING
E		CONCRETE
D		WOOD
C		
B		
A	Material Palette	A10

		MONUMENT SIGN	H7		MONUMENT SIGN	H5		TRASH ENCLOSURE ELEVS.	H1

		Residential Building Intent Rendering	A1

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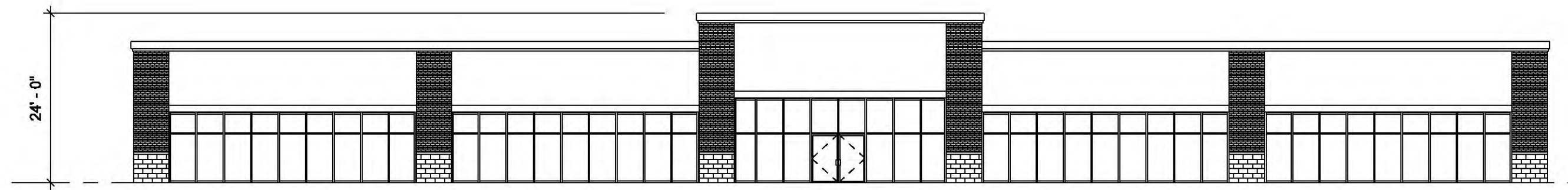
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 John L. Doe Date: MMDDYYYY
 Architect License No. A-0000000

Project No 0215-6450.01
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- SYNTHETIC STUCCO
- STOREFRONT ALUMINUM GLAZING
- BRICK MASONRY
- SYNTHETIC STUCCO
- STOREFRONT ALUMINUM GLAZING
- CULTURED STONE
- SYNTHETIC STUCCO
- METAL PANEL CANOPY
- STOREFRONT ALUMINUM GLAZING

Shopping Center Building Use Concept Images E9



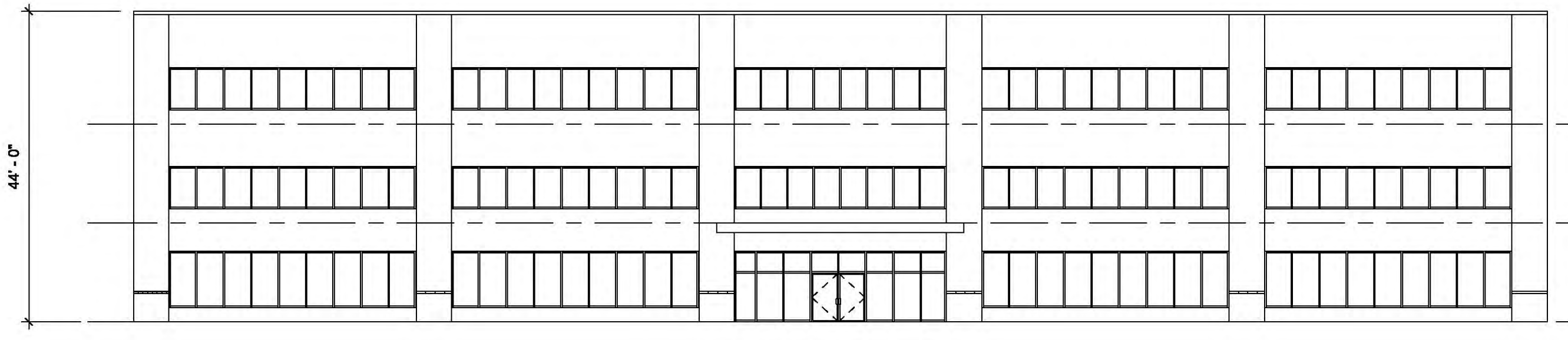
Shopping Center Building Use Concept Elevation E1

1/16" = 1'-0"



- METAL PANEL
- ALUMINUM STOREFRONT GLAZING
- SYNTHETIC STUCCO
- ALUMINUM GLAZING
- BRICK MASONRY
- SYNTHETIC STUCCO
- BRICK MASONRY
- CULTURED STONE
- ALUMINUM STOREFRONT GLAZING

Office Building Use Concept Images A9



Office Building Use Concept Elevation A1

1/16" = 1'-0"

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Project No 0215-6450.01
 Date: March 4th, 2016
 City Revision: April 5th, 2016

Exterior Aesthetics

A201

PRELIMINARY PLAN

LEGAL DESCRIPTION

All of Lot 7, of the recorded plot of SUMMIT INNOVATION CENTER - 1st PLAT, Lots 1-7, a subdivision in Section 31, Township 48 North, Range 31 West, and Section 36, Township 48 North, Range 32 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, recorded June 25, 2015 and filed as Document Number 2015E0054787 in Book 1 138, Page 1, and all of Lot 11B of the recorded plot of SUMMIT FAIR, LOT 11A & LOT 11B, a minor subdivision in Section 31, Township 48 North, Range 31 West, and Section 36, Township 48 North, Range 32 West, of the Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, recorded July 29, 2011 and filed as Document Number 2011E0069800 in Book 138, Page 1.

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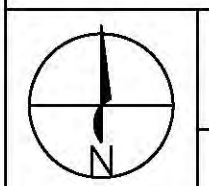
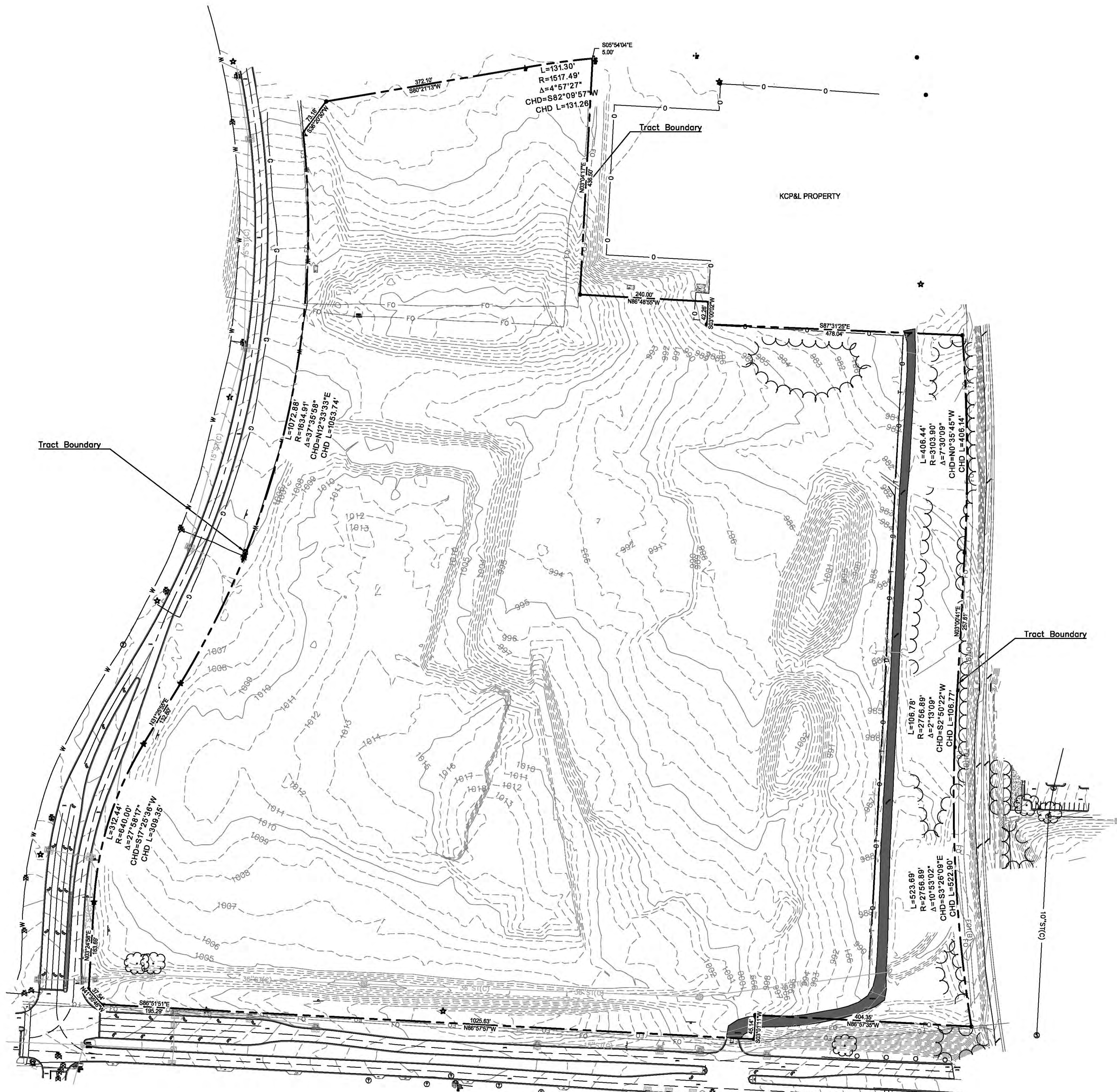
SCALE 1" = 100'
0' 100' 200'

Existing Conditions C001

Existing Conditions

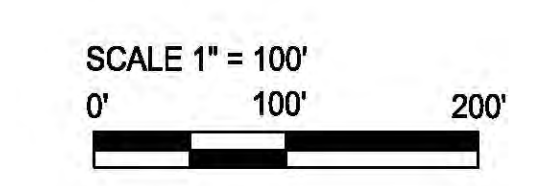
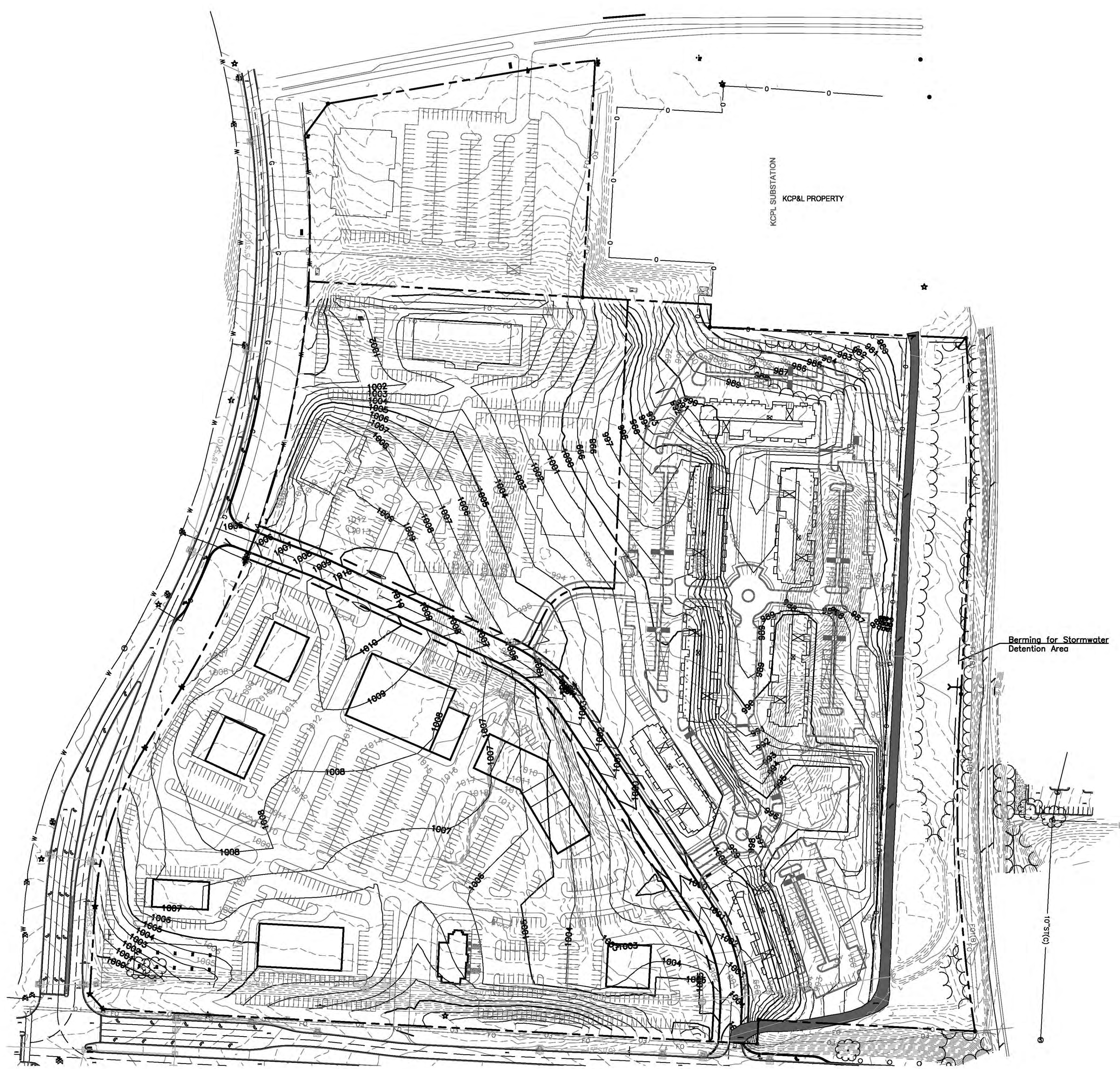
C001

PRELIMINARY PLAN



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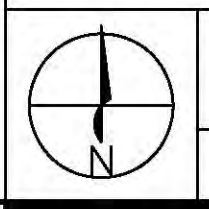
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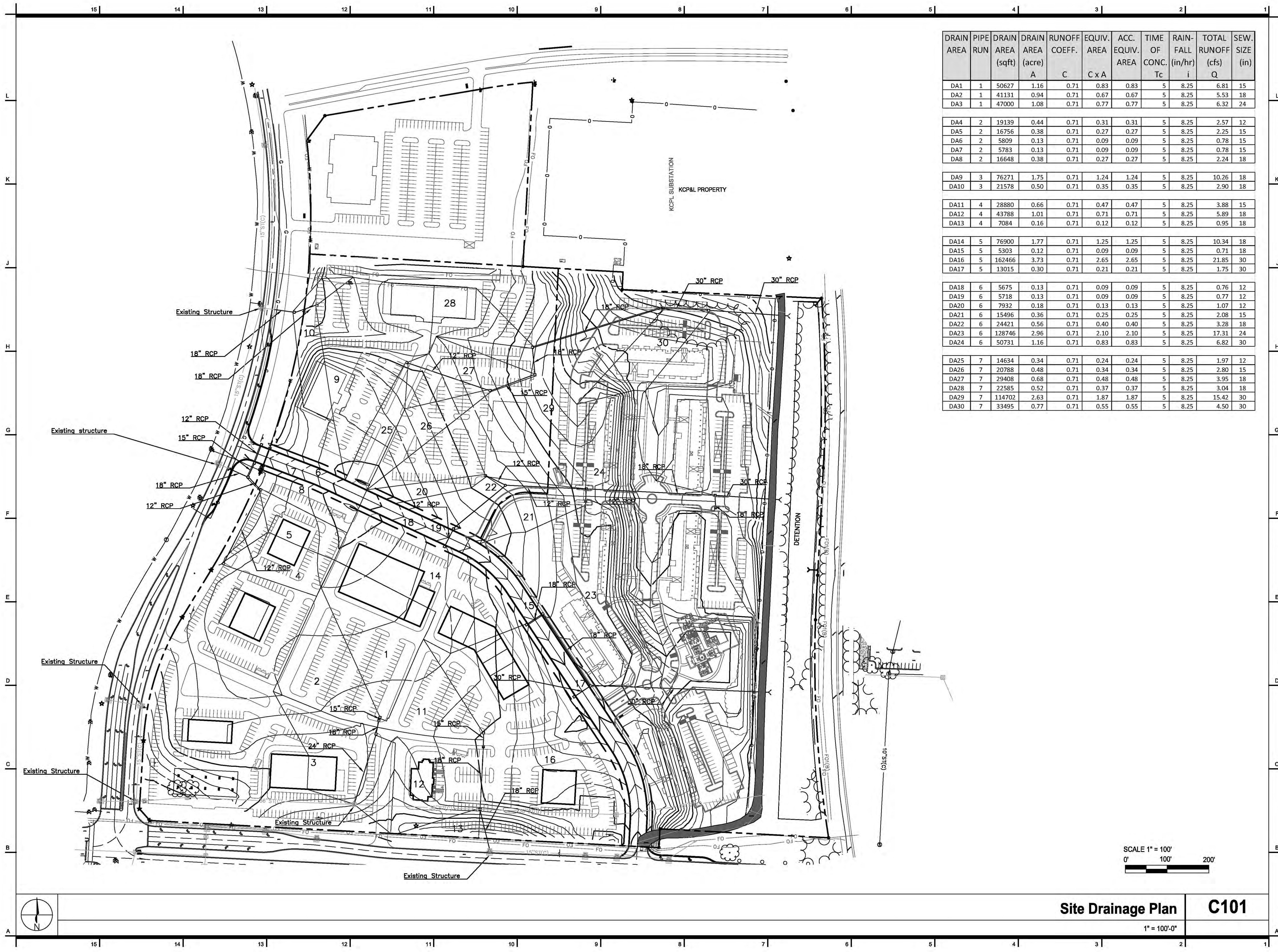
Site Grading Plan
C100
 PRELIMINARY PLAN

Site Grading Plan C100

1" = 100'-0"



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DRAIN AREA	PIPE RUN	DRAIN AREA (sqft)	DRAIN AREA (acre)	RUNOFF COEFF. C	EQUIV. AREA C x A	ACC. EQUIV. AREA	TIME OF CONC. Tc	RAIN-FALL (in/hr) i	TOTAL RUNOFF (cfs) Q	SEW. SIZE (in)
DA1	1	50627	1.16	0.71	0.83	0.83	5	8.25	6.81	15
DA2	1	41131	0.94	0.71	0.67	0.67	5	8.25	5.53	18
DA3	1	47000	1.08	0.71	0.77	0.77	5	8.25	6.32	24
DA4	2	19139	0.44	0.71	0.31	0.31	5	8.25	2.57	12
DA5	2	16756	0.38	0.71	0.27	0.27	5	8.25	2.25	15
DA6	2	5809	0.13	0.71	0.09	0.09	5	8.25	0.78	15
DA7	2	5783	0.13	0.71	0.09	0.09	5	8.25	0.78	15
DA8	2	16648	0.38	0.71	0.27	0.27	5	8.25	2.24	18
DA9	3	76271	1.75	0.71	1.24	1.24	5	8.25	10.26	18
DA10	3	21578	0.50	0.71	0.35	0.35	5	8.25	2.90	18
DA11	4	28880	0.66	0.71	0.47	0.47	5	8.25	3.88	15
DA12	4	43788	1.01	0.71	0.71	0.71	5	8.25	5.89	18
DA13	4	7084	0.16	0.71	0.12	0.12	5	8.25	0.95	18
DA14	5	76900	1.77	0.71	1.25	1.25	5	8.25	10.34	18
DA15	5	5303	0.12	0.71	0.09	0.09	5	8.25	0.71	18
DA16	5	162466	3.73	0.71	2.65	2.65	5	8.25	21.85	30
DA17	5	13015	0.30	0.71	0.21	0.21	5	8.25	1.75	30
DA18	6	5675	0.13	0.71	0.09	0.09	5	8.25	0.76	12
DA19	6	5718	0.13	0.71	0.09	0.09	5	8.25	0.77	12
DA20	6	7932	0.18	0.71	0.13	0.13	5	8.25	1.07	12
DA21	6	15496	0.36	0.71	0.25	0.25	5	8.25	2.08	15
DA22	6	24421	0.56	0.71	0.40	0.40	5	8.25	3.28	18
DA23	6	128746	2.96	0.71	2.10	2.10	5	8.25	17.31	24
DA24	6	50731	1.16	0.71	0.83	0.83	5	8.25	6.82	30
DA25	7	14634	0.34	0.71	0.24	0.24	5	8.25	1.97	12
DA26	7	20788	0.48	0.71	0.34	0.34	5	8.25	2.80	15
DA27	7	29408	0.68	0.71	0.48	0.48	5	8.25	3.95	18
DA28	7	22585	0.52	0.71	0.37	0.37	5	8.25	3.04	18
DA29	7	114702	2.63	0.71	1.87	1.87	5	8.25	15.42	30
DA30	7	33495	0.77	0.71	0.55	0.55	5	8.25	4.50	30

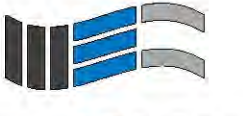
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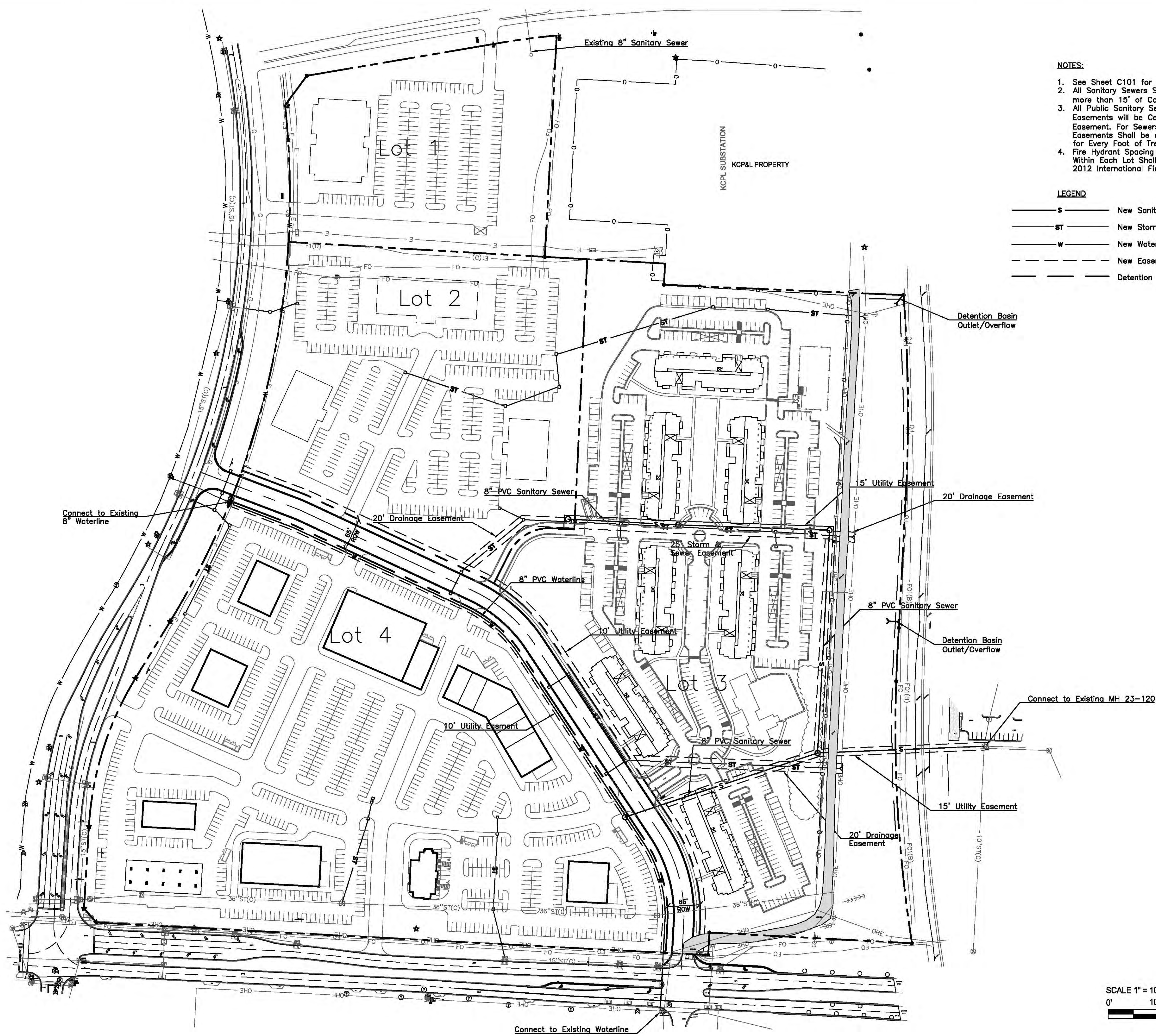
SCALE 1" = 100'
 0' 100' 200'

Site Drainage Plan C101

Site Drainage Plan
C101
 PRELIMINARY PLAN

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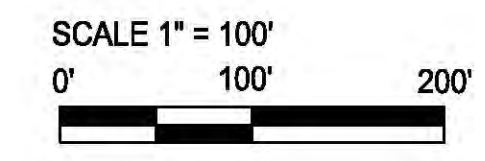
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- NOTES:**
1. See Sheet C101 for storm pipe sizes.
 2. All Sanitary Sewers Shall be installed with no more than 15' of Cover.
 3. All Public Sanitary Sewers Outside of Existing Easements will be Centered on a New 15' Sewer Easement. For Sewers Deeper than 7', Easements Shall be a Minimum of 2 Feet Wide for Every Foot of Trench Depth.
 4. Fire Hydrant Spacing Along Donovan Road and Within Each Lot Shall be in Compliance with the 2012 International Fire Code.

LEGEND

—S—	New Sanitary Sewer
—ST—	New Storm Sewer
—W—	New Waterline
- - - -	New Easement
—	Detention Basin Berm



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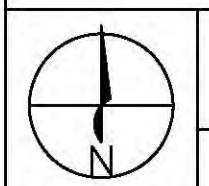
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Site Utility Layout
C102
 PRELIMINARY PLAN



Site Utility Layout **C102**

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