



October 9th, 2025

Dan McGhee, PE
Lamp Rynearson
9001 State Line Road, Suite 200
Kansas City, Missouri 64114

Dear Mr. McGhee,

At your request, I have prepared this letter to compare trip generation from the September 2022 Summit Orchards West Traffic Impact Study and December 2023 updated site plan with expected trip generation from the developer provided September 2025 site plan.

The Summit Orchards West site is located in Lees Summit, Missouri, on the northwest quadrant of the intersection of Chipman Road and Ward Road. The September 2022 site plan was expected to be constructed in two phases with Phase I on the south side of the development—it included two fast-food restaurants with drive-through windows (12.3k sq ft) and a residential multi-family housing complex (323 units). Phase II was planned for the north side of the development and included two warehouse buildings (123k sq ft).

The December 2023 site plan replaced the two fast-food restaurants with three restaurants—one fast-food restaurant with drive-through window and two fast-food restaurants with drive-through windows and no indoor seating. Overall, the total building square footage decreases from 12,300 sq ft to 5,298 sq ft. The multi-family housing, Phase II warehouse buildings, and access locations are unchanged from the September 2022 site plan. Site access to Lots 10-A, 10-B, and 10-C have not changed from the original PDP and traffic study. The access into Lot 10-C has been constructed from Ward Road.

The current (September 2025) site plan replaces two of the fast-food restaurants with a tire store and a quick lubrication vehicle shop. Overall, the total building square footage increased from 5,298 sq ft to 12,100 sq ft. The multi-family housing, Phase II warehouse buildings, and Ward Road access locations are unchanged from the September 2022 site plan. The southernmost access on Outerview Road remains unchanged from the original site plan; however, the next access point to the north has been removed from the revised plan.

The development is bordered on the west by Outerview Road and on the east by Ward Road. Chipman Road is located to the south of the site and provides access to US Highway 50.

Chipman Road is a four-lane east-west median divided major arterial with a posted speed limit is 45 miles per hour (mph).

Ward Road is a four-lane north-south median divided major arterial roadway with a posted speed limit of 35 mph. The intersection of Chipman Road and Ward Road is signalized with left-turn lanes on all approaches (dual lefts southbound and eastbound), a southbound right-turn lane, and a westbound right-turn lane. The intersection of Chipman Road and Ward Road is approximately 2,700 feet west of MO 50.

The southbound right-turn lane, northbound left-turn lane into the south Ward Road access, and multi-family housing have been constructed.

The September 2022 site plan, the December 2023 and most recent site plan (September 2025) are enclosed as part of this letter.

Expected Trip Generation

The expected trip generation for the development was estimated using the 11th Edition of the Trip Generation Handbook published by the Institute of Transportation Engineers. The trip generation was based on Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 AM, along with One Hour Between 4 and 6 PM. As ITE doesn't provide a weekday trip generation rate for the weekday Fast-Food Restaurant with Drive-Through Window and No Indoor Seating land use, the weekday trips were calculated using the Fast-Food Restaurant with Drive-Through Window land use. This trip generation is likely conservative as the planned land uses will not be open during the morning peak hour while the Fast-Food Restaurant with Drive-Through Window land use does have morning peak trips.

A comparison of the expected trips generated by the September 2022, December 2023, and current September 2025 site plans for Phase I of the development are provided in Table 1.

Table 1 – Trip Generation for Phase I							
ITE Land Use Code	Units	Weekday		AM		PM	
		Trips In (vpd)	Trips Out (vpd)	Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
220- Multifamily Housing (Low-Rise)	323 dwelling units	1,073	1,073	30	93	100	59
934- Fast-Food Restaurant with Drive-Through Window	12,300 sq ft	2,875	2,875	280	269	211	195
September 2022 Total		3,948	3,948	310	362	311	254
220- Multifamily Housing (Low-Rise)	323 dwelling units	1,073	1,073	30	93	100	59
934- Fast-Food Restaurant with Drive-Through Window	2,540 sq ft	1,293	1,293	57	55	43	40
935- Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	2,758 sq ft			n/a	n/a	85	82
December 2023 Total		2,312	2,312	87	148	228	181
220- Multifamily Housing (Low-Rise)	323 dwelling units	1,073	1,073	30	93	100	59
848- Tire Store	8,600 sq ft	119	119	14	8	14	18
935- Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	2,000 sq ft	468	467	n/a	n/a	61	58
941- Quick Lubrication Vehicle Shop	1,500 sq ft	52	52	7	2	5	8
September 2025 Total		1,712	1,711	51	103	180	143
Change in Trips (2025 vs 2022 site plan)		-2,236	-2,237	-259	-259	-131	-111
Change in Trips (2025 vs 2023 site plan)		-600	-601	-36	-45	-48	-38

Overall, it is expected that during both the weekday and peak hours, the trips will decrease from the September 2022 and December 2023 site plan to the proposed September 2025 site plan.

Capacity - Existing Plus Phase I Site Conditions

The capacity of the nearby Chipman Road and Ward Road intersection for the September 2022 site plan was expected to operate at a Level of Service (LOS) D or better for both the morning and afternoon peak periods with sufficient capacity for queueing vehicles. As the trips are expected to decrease, there is no expected significant change in the operations of this intersection from the September 2022 and December 2023 site plans.

Conclusions

Based on the trip generation of the proposed development site and review of the site plan with regard to City requirements, traffic from the September 2025 site plan is expected to operate comparably or better compared to the September 2022 and December 2023 site plans. The recommendations from the September 2022 traffic impact study remain unchanged.

Sincerely,

Amy L. McCurdy

Amy L. McCurdy, P.E., PTOE
President/Owner

Enclosure: Site Plan



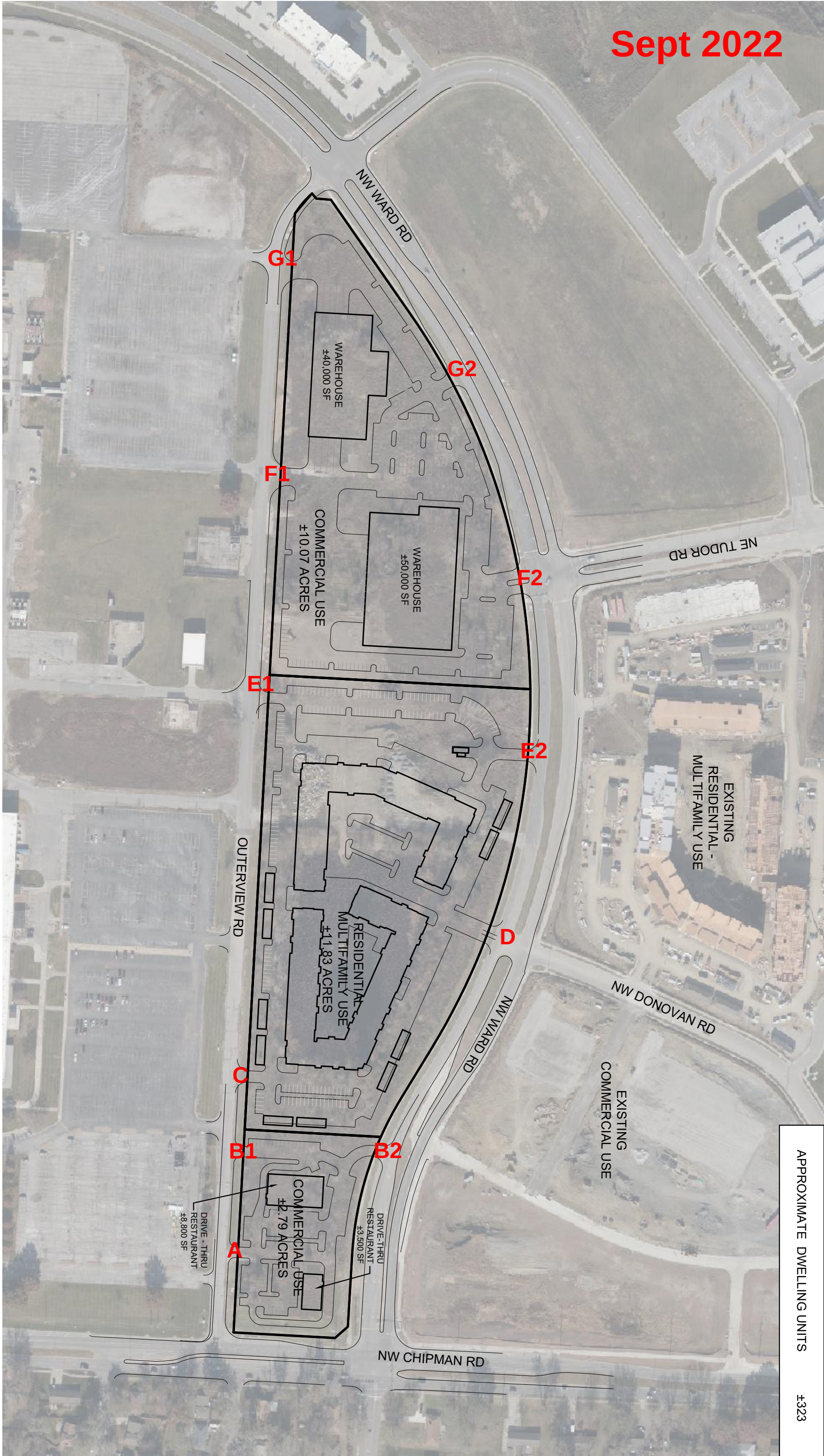
SUMMIT SQUARE III (LEE'S SUMMIT, MO)

TRAFFIC EXHIBIT

2022.07.25
SCALE 1:200



APPROXIMATE DWELLING UNITS ±323



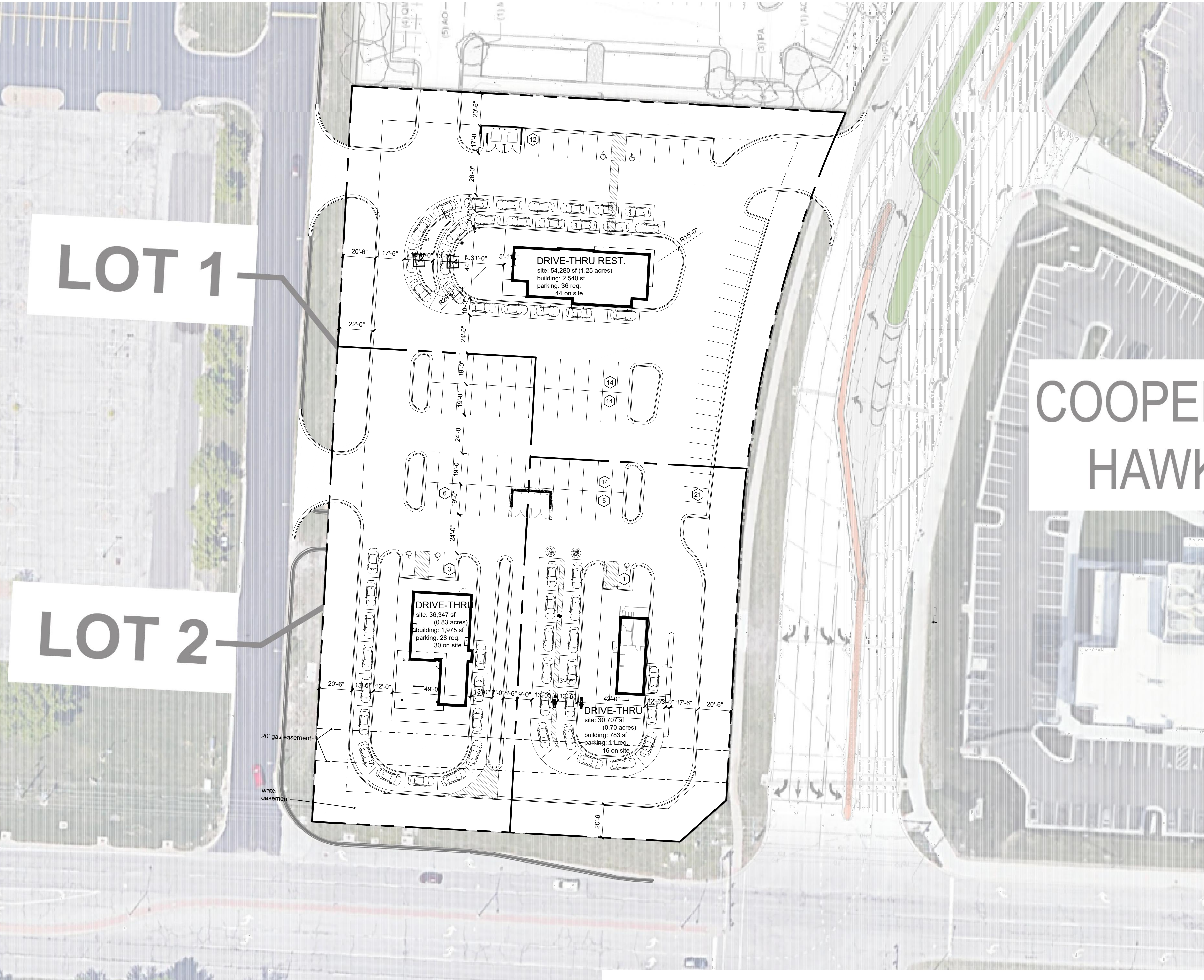
LOT A
438,941.4
515,315.8
121,581.2
1,075,838

LOT 1

LOT 2

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L ENGINEER
SURVEY. I
THE
AND BELIEF

2654.7



a new development for
Summit Orchard West
700 NW Ward Road
Lee's Summit, Missouri

date
11.09.2023
drawn by
DAE
checked by
DAE
revisions

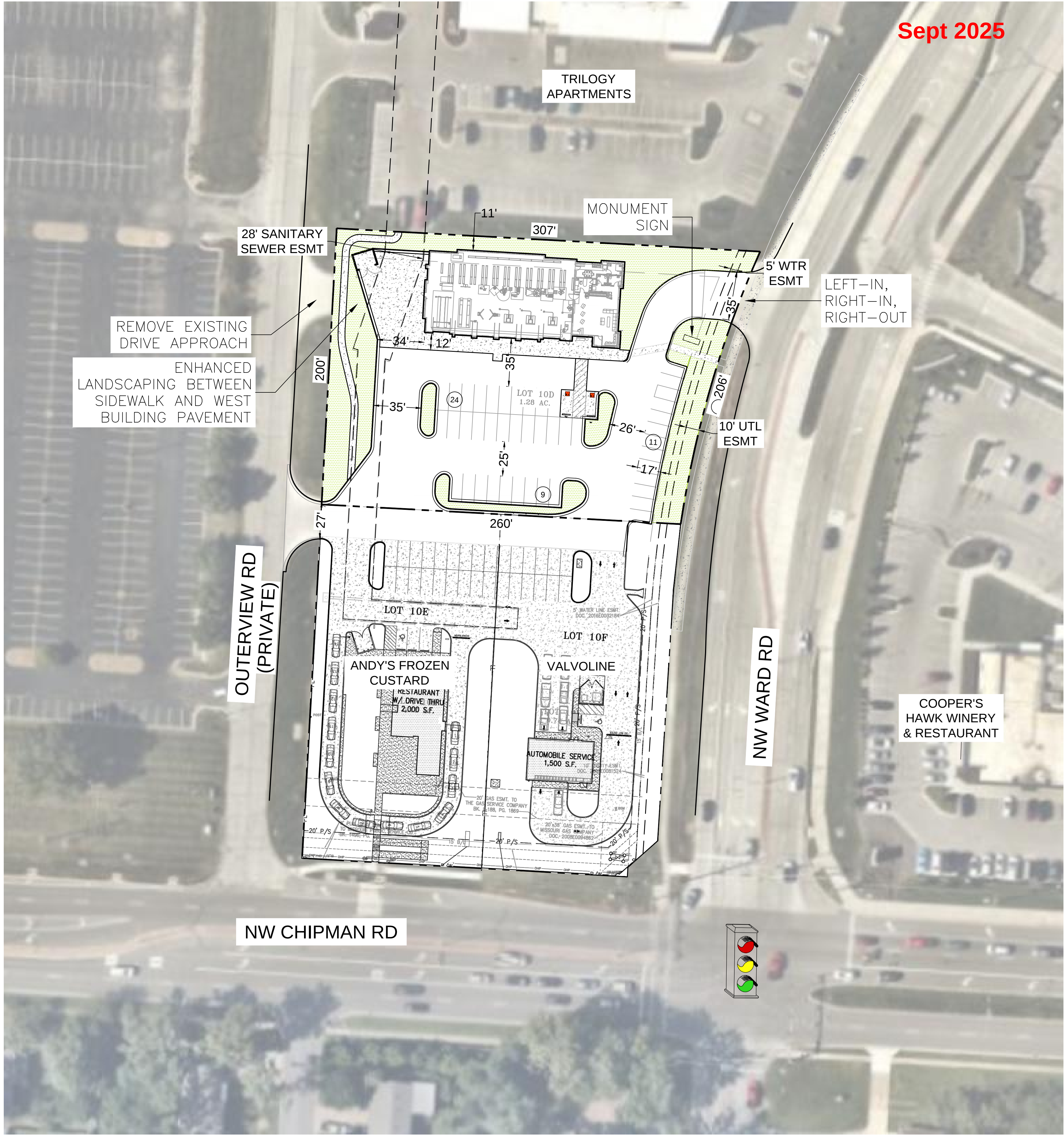
sheet number

A1.11

1 | site plan
scale: 1" = 30'-0"



drawing type
preliminary
project number
23189



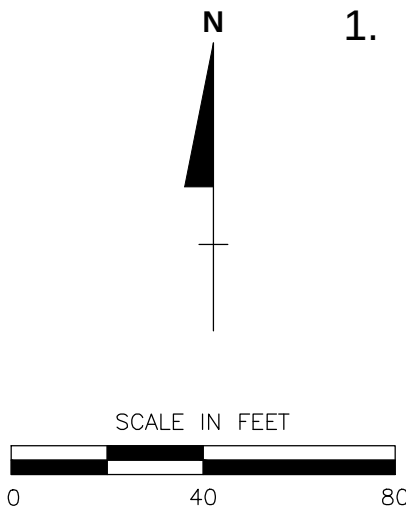
VICINITY MAP

SITE DATA BLOCK

PROPERTY AREA	1.28 ACRES (55,798 SF)		
IMPERVIOUS AREA	0.95 ACRES (41,316 SF)		
PROTOTYPE	6-BAY RETAIL MVP		
BULLPEN	NONE		
BUILDING AREA	8,557 SF		
ADDRESS	740 NW WARD RD		
ZONING	PMIX (PLANNED MIXED USE)		
USE AS "AUTOMOTIVE TIRE STORE"			
REQUIRES PRELIMINARY DEVELOPMENT PLAN APPROVAL			
PARKING	REQUIRED	PROVIDED	
	18	50*	
(3) SPACES PER SERVICE BAY (BAYS COUNT AS A SPACE)			
* INCLUDES SERVICE BAYS; PROVIDES CROSS ACCESS PARKING			
SETBACKS	FRONT	SIDE	REAR
PER GC	TBD	TBD	TBD
MAX COVERAGE	TBD		
BUILDING REQUIREMENTS			
MAX HEIGHT = TBD			
SIGN ALLOWANCE: PERMITTED (1) FREESTANDING SIGN PER BUILDING, MAX HEIGHT = 12', MAX AREA = 72 SF SIGN FACE AND 96 SF STRUCTURE AREA			
PYLON - NOT ALLOWED			
MONUMENT - ALLOWED			

PROJECT NOTES

1. SITE REQUIREMENTS ESTABLISHED AS PART OF ZONING APPROVAL FOR PLANNED DEVELOPMENT.



LAMP
RYNEARSON

LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CA0130
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 225-0542
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
MO PE - 2008019568

CONCEPT SITE PLAN

TEST FIT PLAN

LES SCHWAB TIRES - STORE NO. 00271
740 NW WARD RD, LEES SUMMIT, JACKSON COUNTY, MO 64086



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE SUBMITTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER

DATE
OCTOBER 2025
PROJECT NUMBER
0325114
BOOK AND PAGE

SHEET

SP11