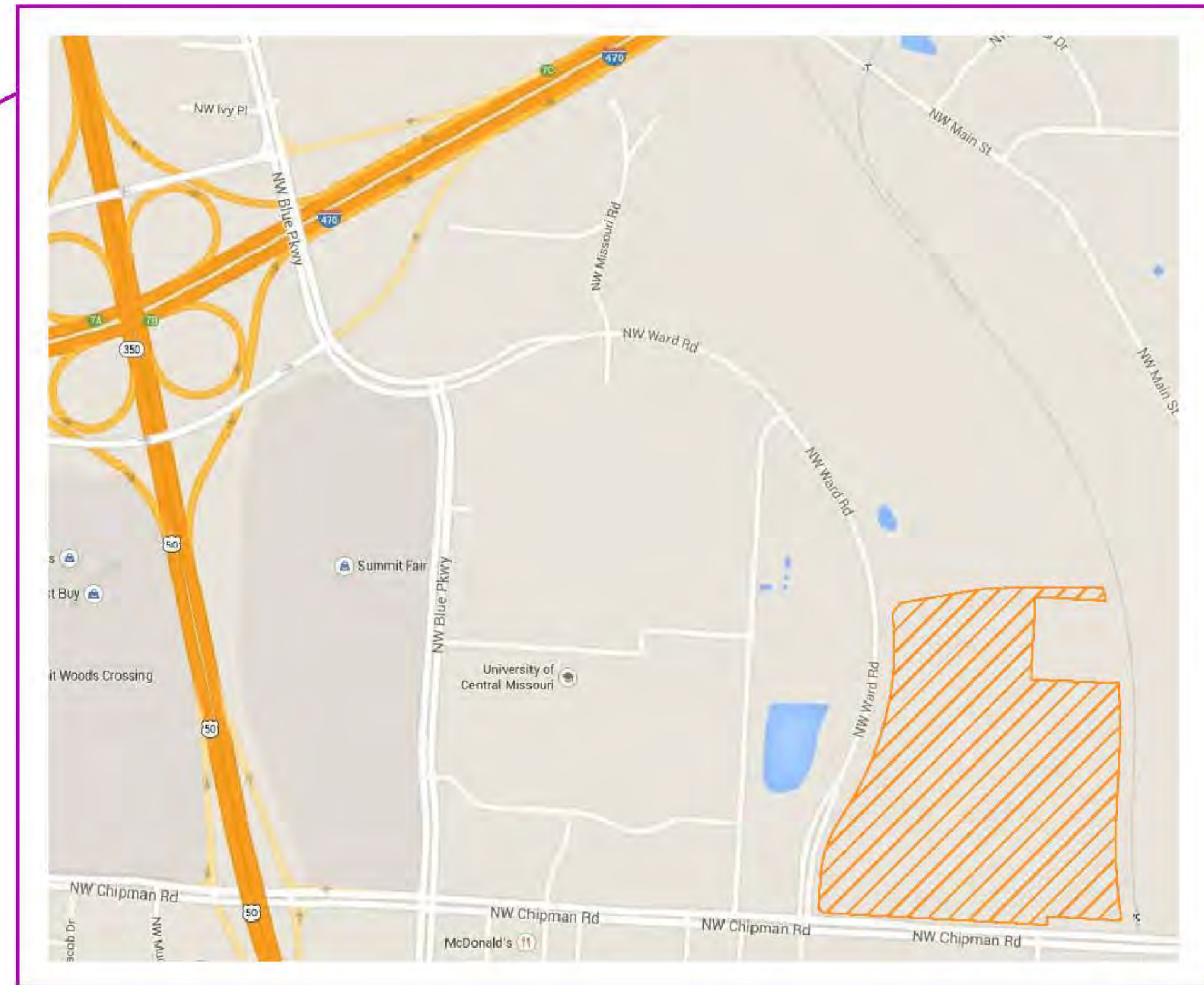
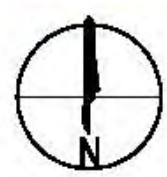
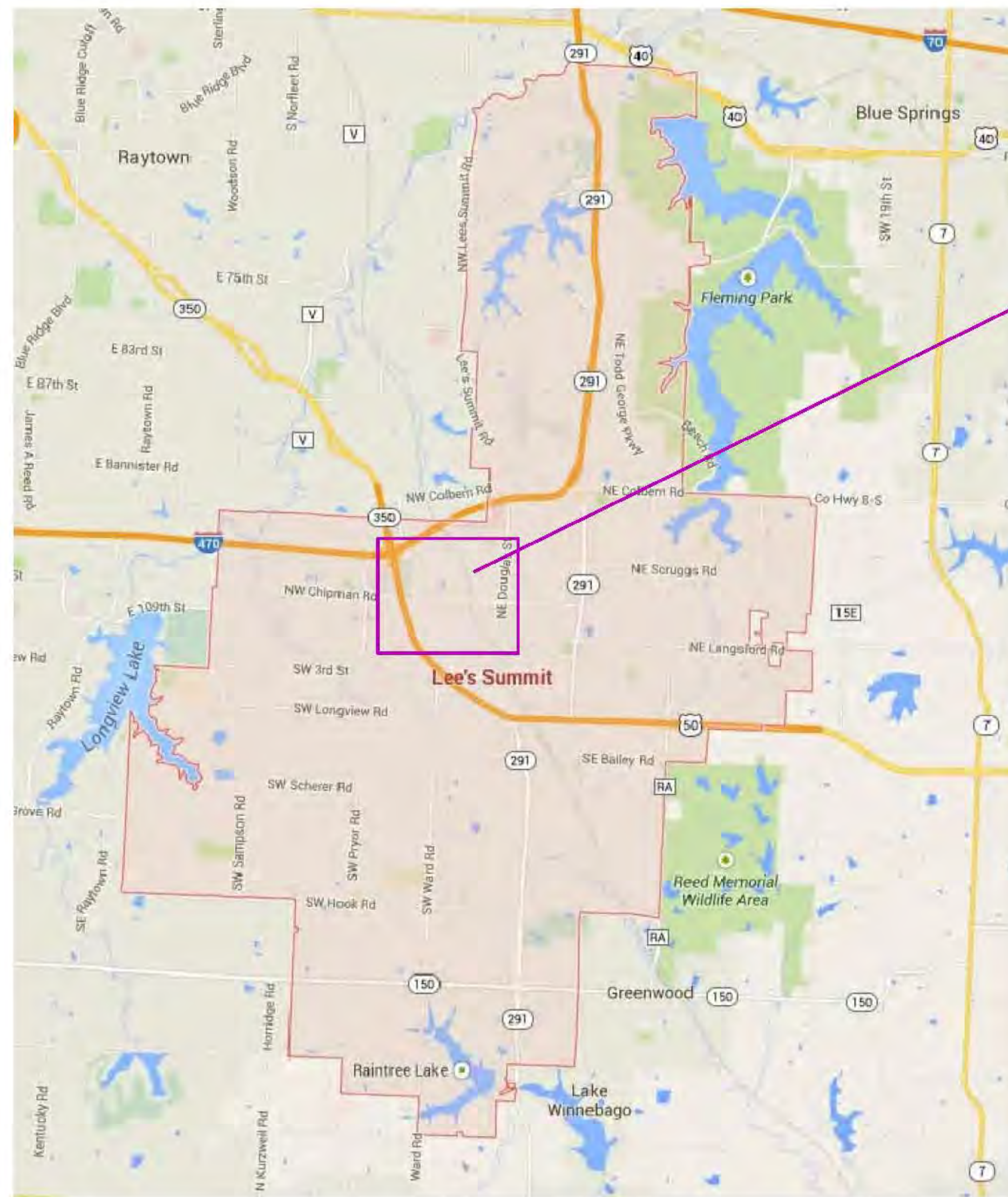


VICINITY MAP

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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,
- 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 includes approximately 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 PDF (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

Table #1: Preliminary Development Plan Comparison	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total	Phasing
Land Use Schedule	Residential	Office	Office	Office	Office	Office	Office
Phase 1	Residential	Office	Office	Office	Office	Office	Office
Phase 2	Residential	Office	Office	Office	Office	Office	Office
Phase 3	Residential	Office	Office	Office	Office	Office	Office
Phase 4	Residential	Office	Office	Office	Office	Office	Office
Phase 5	Residential	Office	Office	Office	Office	Office	Office
Total	Residential	Office	Office	Office	Office	Office	Office

- (1) Previously approved plan includes the following buildings in this vicinity (P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P109, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, P121, P122, P123, P124, P125, P126, P127, P128, P129, P130, P131, P132, P133, P134, P135, P136, P137, P138, P139, P140, P141, P142, P143, P144, P145, P146, P147, P148, P149, P150, P151, P152, P153, P154, P155, P156, P157, P158, P159, P160, P161, P162, P163, P164, P165, P166, P167, P168, P169, P170, P171, 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LAND USE SCHEDULE								Parking		
Phase No.	Land Area	Impervious Coverage	Footprint	No. of Stories	Floor Area	Floor Area Ratio (FAR)	Proposed Building Use	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 Restaurant	4.5 / 1000 sf 14 / 1000 sf	157	355
PHASE 3	8.48 Acres (369,389 SQ. FT.)	Re: Stormwater Report	Varies	1	66,650 SQ. FT.	0.18	Shopping Center Restaurant	4.5 / 1000 sf 14 / 1000 sf	345	432
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:

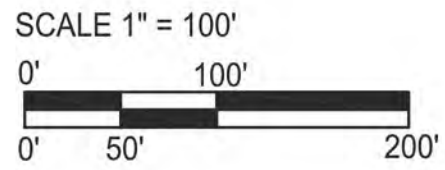
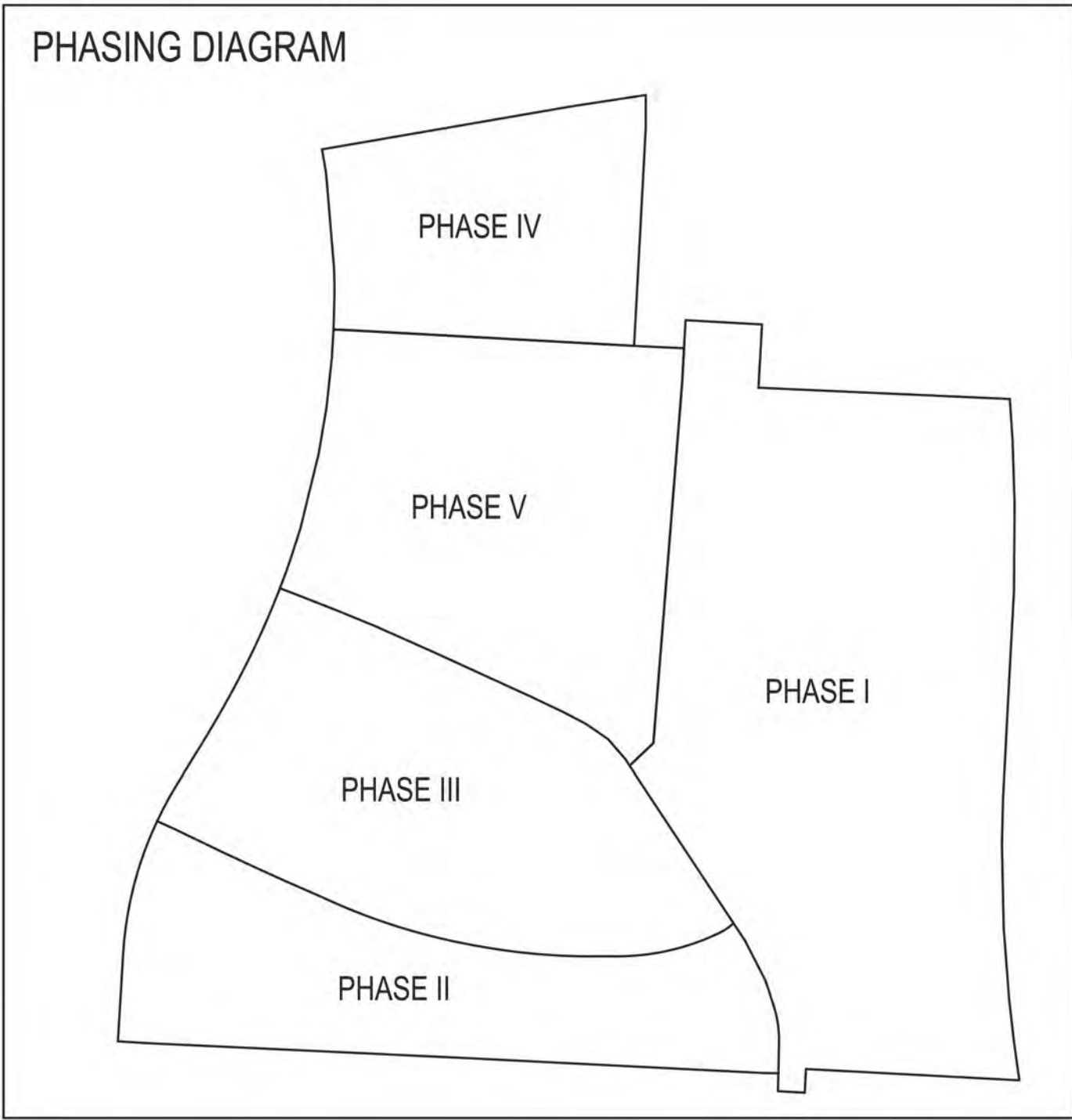
Parking for the development shall be considered in total and not on the basis of individual lots. Individual lot lines will be defined by final platting upon finalization of lot areas. All lots will contain a blanket cross parking agreement. Any pad use shown shall be allowed on any pad site regardless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



Concept Development Plan

A1

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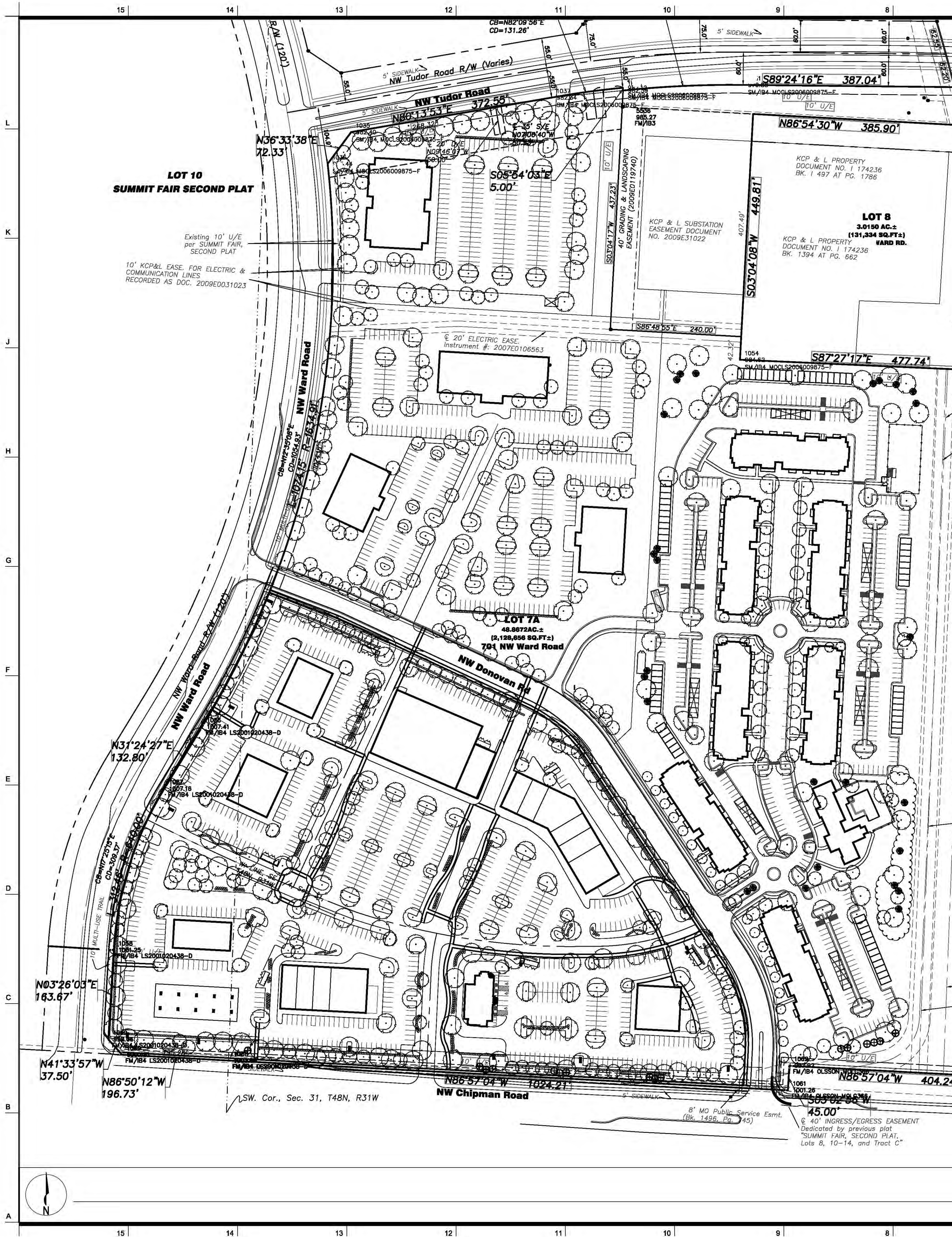
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City Revision: April 5th, 2016

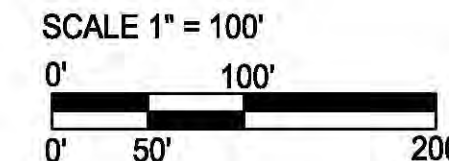
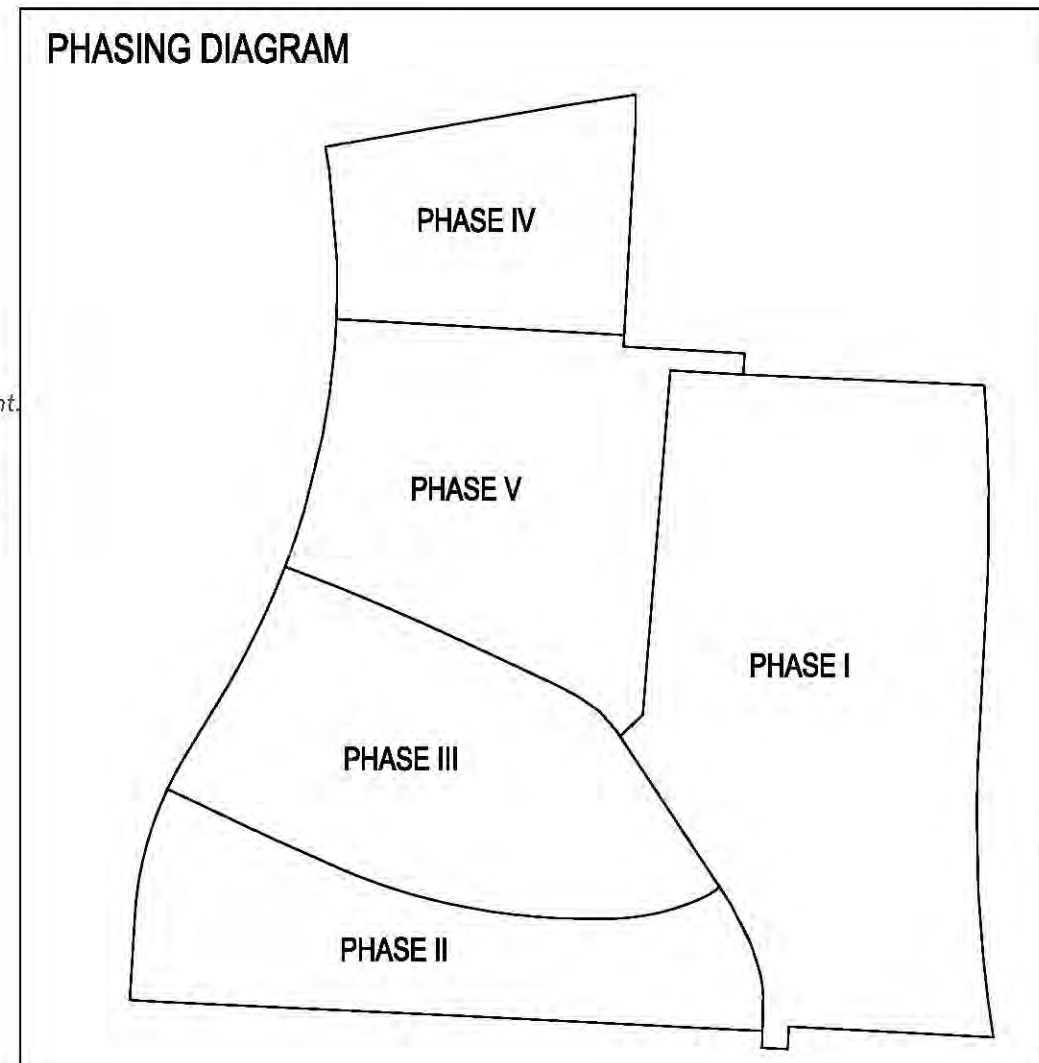
Concept Development Plan
AS100
PRELIMINARY PLAN



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	117,289 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
AS	<i>Aster spicatus</i> 'Caddis	Autumn Splendor	2" Caliper	BA8		Single Straight Leader; Well Branched
AN	<i>Aster x truncatum</i> 'Karlström'	Norwegian Sunset Maple	2" Caliper	BA8		Single Straight Leader; Well Branched
GO	<i>Gymnocladia dioica</i> 'Empress'	Sassaparilla Kentucky Cucumber	2" Caliper	BA8		Single Straight Leader; Well Branched
MS	<i>Melospiza phaeocephala</i>	Dawn Redwood	2" Caliper	BA8		Single Straight Leader; Well Branched
NS	<i>Nyssa sylvatica</i>	Blackgum	2" Caliper	BA8		Single Straight Leader; Well Branched
PO	<i>Palmetto x exaltata</i> 'Stamens'	Excelsior Palmetto	2" Caliper	BA8		Single Straight Leader; Well Branched
QS	<i>Quercus alba</i>	Swamp White Oak	2" Caliper	BA8		Single Straight Leader; Well Branched
SM	<i>Quercus macrocarpa</i>	Star Oak	2" Caliper	BA8		Single Straight Leader; Well Branched
QS	<i>Quercus alba</i>	Swamp White Oak	2" Caliper	BA8		Single Straight Leader; Well Branched
UF	<i>Ulmus x 'Frontier'</i>	Frontier Elm	2" Caliper	BA8		Single Straight Leader; Well Branched
ZS	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	2" Caliper	BA8		Single Straight Leader; Well Branched
Evergreen Trees						
TP	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	8" HT.	BA8		Full, dense & matching
JV	<i>Juniperus virginiana</i>	Native Eastern Red Cedar	8" HT.	BA8		Full, dense & matching
PN	<i>Pinus edulis</i>	Norway Spruce	8" HT.	BA8		Full, dense & matching
Shrubs						
RF	<i>Rhamnus frangula</i> 'Rapidus'	Cutler Buckthorn	4" HT.	#5 Pot	48" o.c.	MATCHING
RT	<i>Rosa glauca</i>	Shagbark Rose	3-4" HT.	#5 Pot, BA8	48" o.c.	3-5 Stems, no base
TM	<i>Taxus x media</i> 'Densiformis'	Dense Yew	24" HT.	#5 Pot	36" o.c.	MATCHING
JB	<i>Juniperus 'TAM'</i>	TAM Juniper	24" HT.	#5 Pot	36" o.c.	MATCHING
IV	<i>Ilex verticillata</i> 'Red Spire'	Witchberry	24" HT.	#5 Pot	36" o.c.	MATCHING
FG	<i>Fothergilla gardenii</i> 'Blue Shadow'	Blue Shadow Fothergilla	24" HT.	#5 Pot	42" o.c.	MATCHING
SM	<i>Syringa meyeri</i> 'Palibari'	Dwarf Korean Lilac	24" HT.	#5 Pot	42" o.c.	MATCHING
VC	<i>Viburnum cedatum</i>	Dwarf Korean Viburnum	24" HT.	#5 Pot	42" o.c.	MATCHING
Ornamental Grasses / Perennials						
NW	<i>Nepeta 'Walker's Low'</i>	Walker's Low Catmint	1 GAL.	#1	24" o.c.	MATCHING
HO	<i>Salvia</i>	Purple Salvia	1 GAL.	#1	24" o.c.	MATCHING
SH	<i>Rudbeckia hirta</i> 'Goldstrum'	Black-eyed Susan	1 GAL.	#1	24" o.c.	MATCHING
AJ	<i>Asclepias 'Autumn Pine'</i>	Autumn Pine Asclepias	1 GAL.	#1	24" o.c.	MATCHING
PA	<i>Phlox paniculata</i> 'Mantel'	Dwarf Phlox	1 GAL.	#1	24" o.c.	MATCHING
SH	<i>Sporobolus heterostachys</i>	Phlox Draped Grass	1 GAL.	#1	24" o.c.	MATCHING



Landscape Concept Plan

L1

1" = 100'-0"

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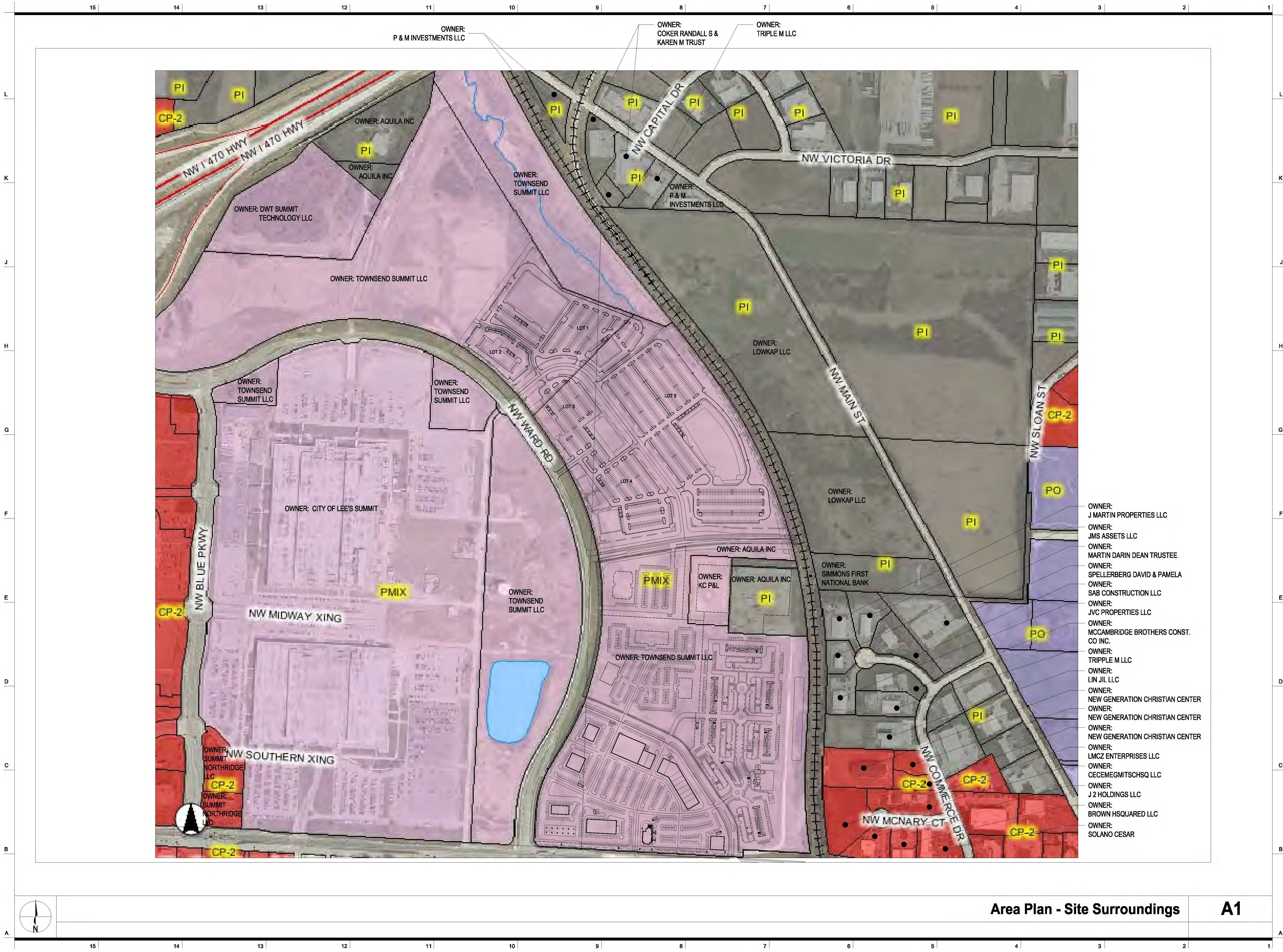
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Site Development Concept

L100

PRELIMINARY PLAN



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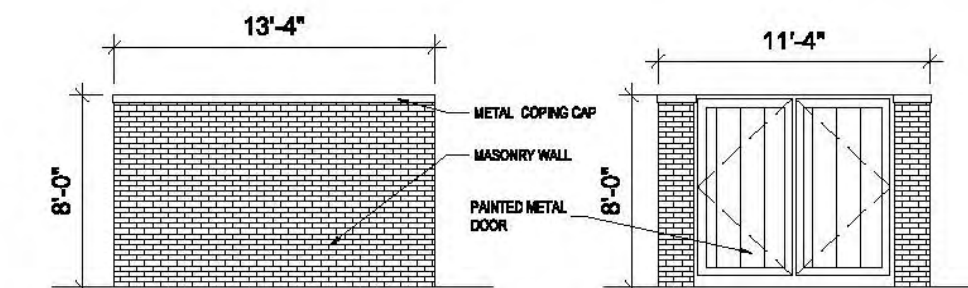
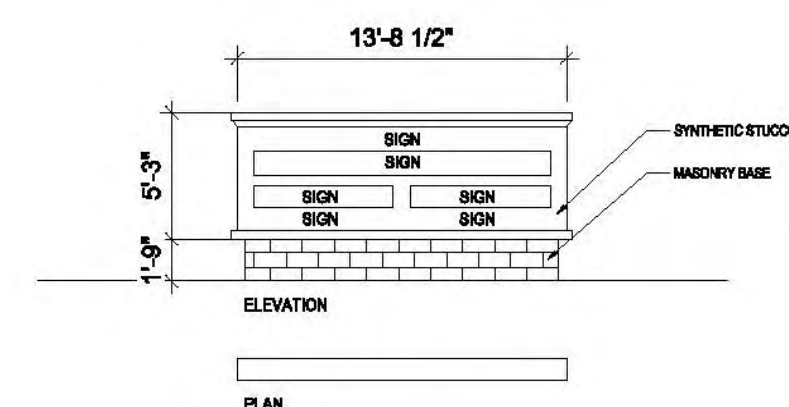
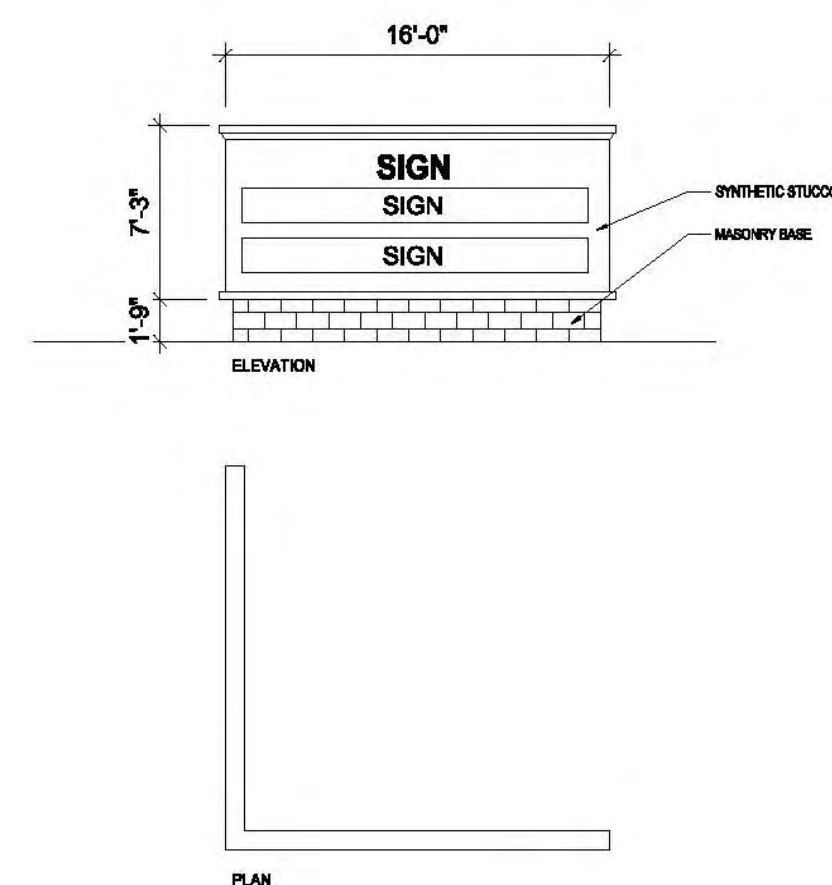
Area Plan

AP100

PRELIMINARY PLAN

Area Plan - Site Surroundings

A1



MONUMENT SIGN

H7

MONUMENT SIGN

H5

TRASH ENCLOSURE ELEVS.

H1



Material Palette

A10

Residential Building Intent Rendering

A1

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Exterior Aesthetics

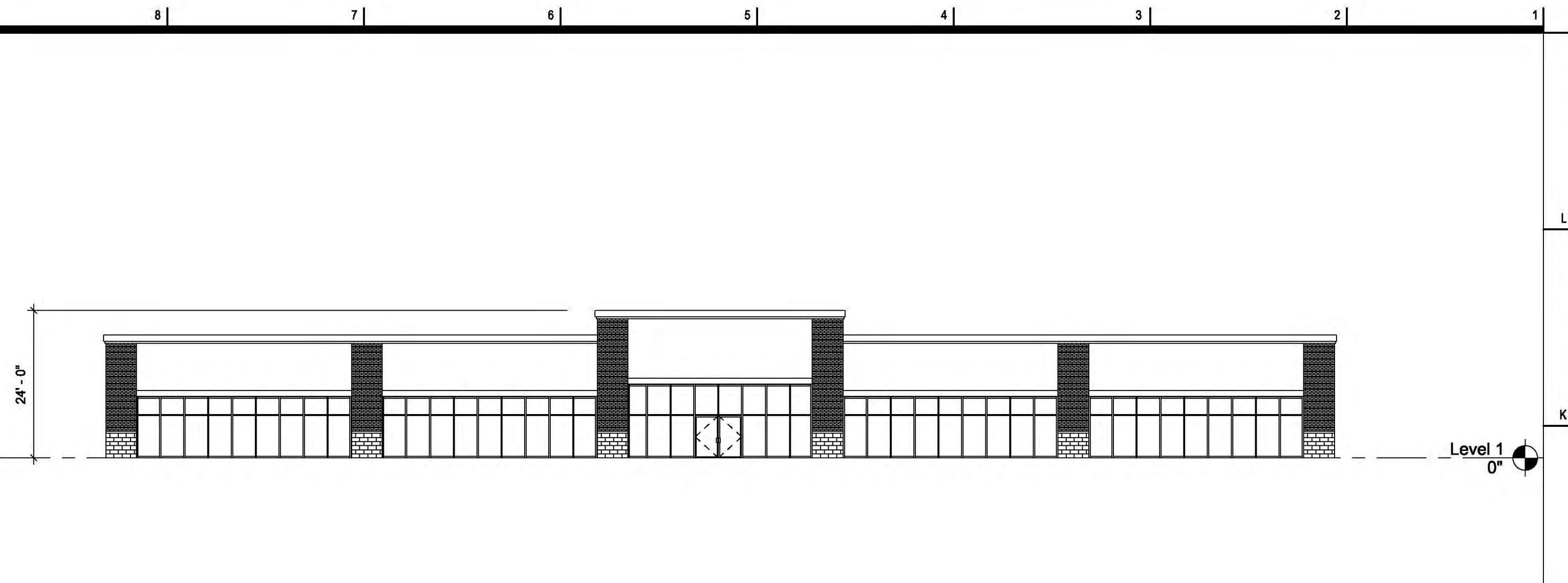
A200

PRELIMINARY PLAN



Shopping Center Building Use Concept Images

E9



Shopping Center Building Use Concept Elevation

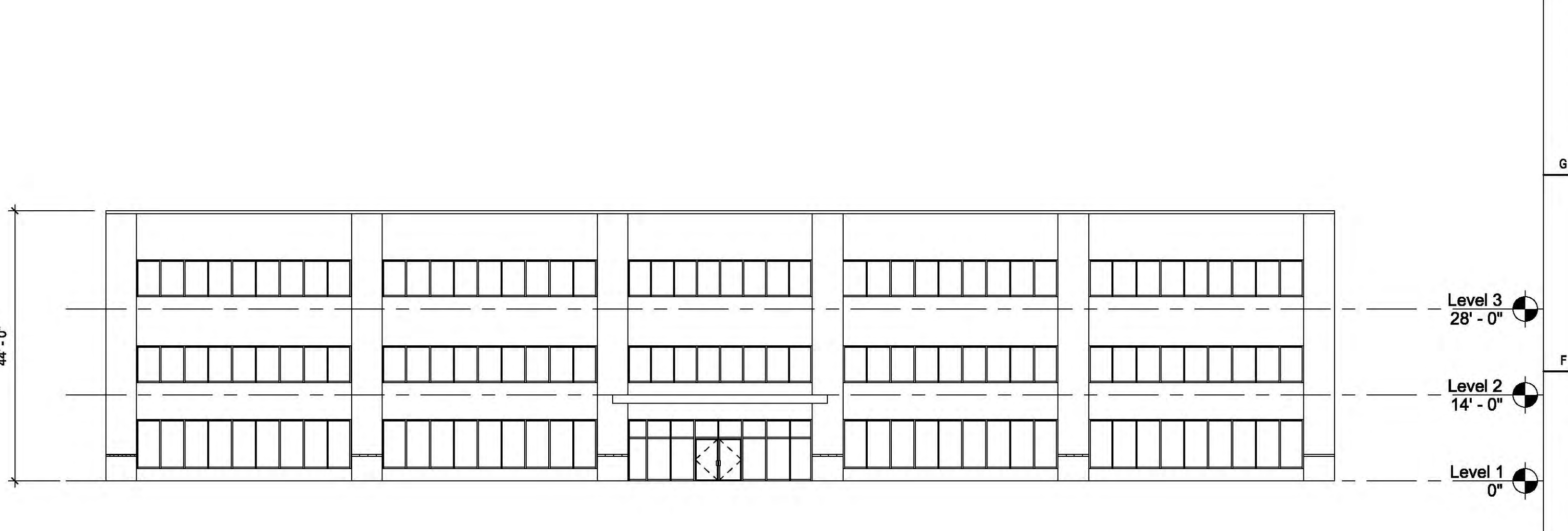
E1

1/16" = 1'-0"



Office Building Use Concept Images

A9



Office Building Use Concept Elevation

A1

1/16" = 1'-0"

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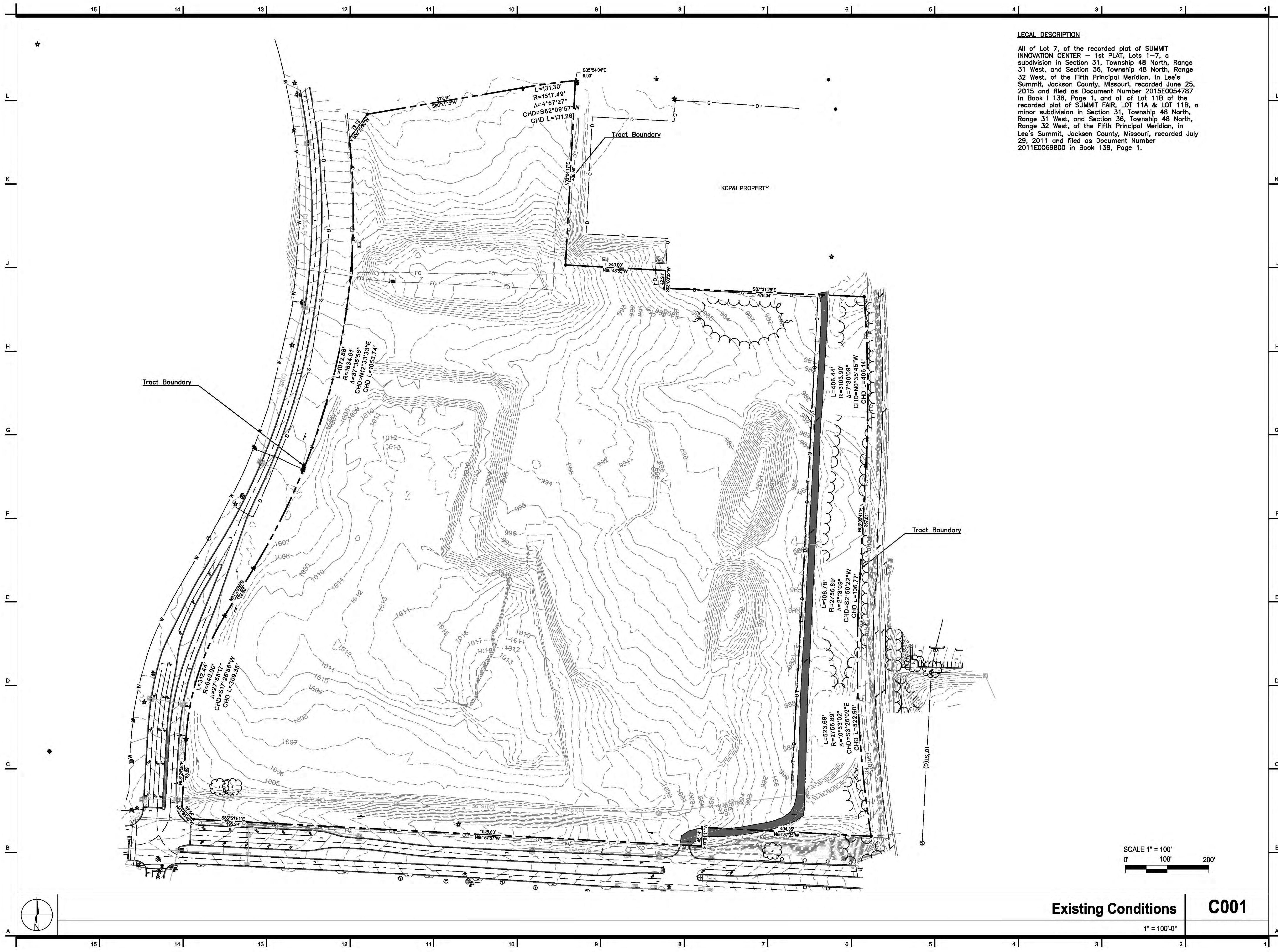
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Exterior Aesthetics

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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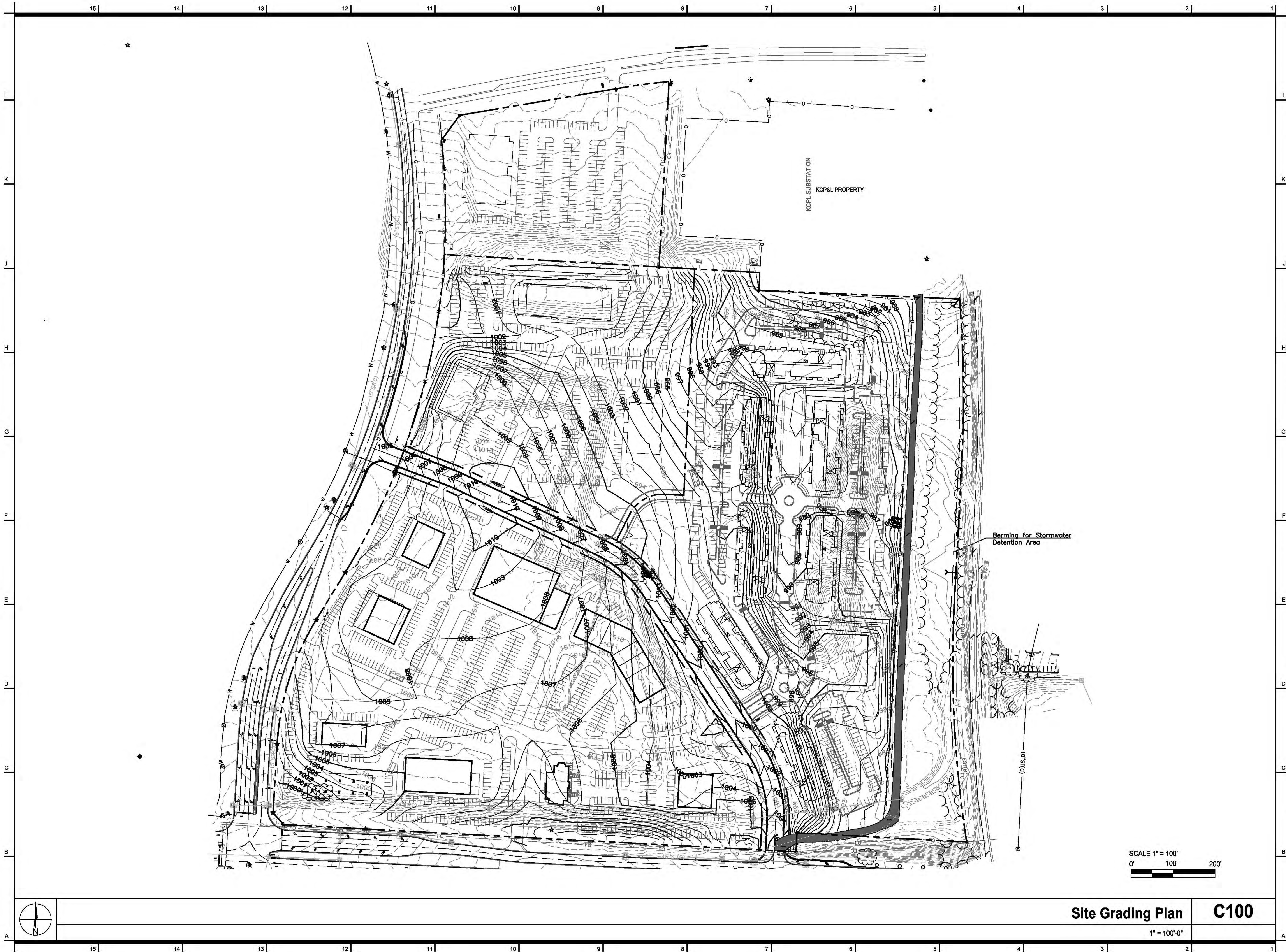
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Existing Conditions

C001

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MISSOURI CERTIFICATE OF AUTHORITY
NO. E-2006023253
EXPIRES: DECEMBER 31, 2016

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Project No	0215-6450.01
Date:	April 5th, 2016
Sheet:	

Site Grading Plan

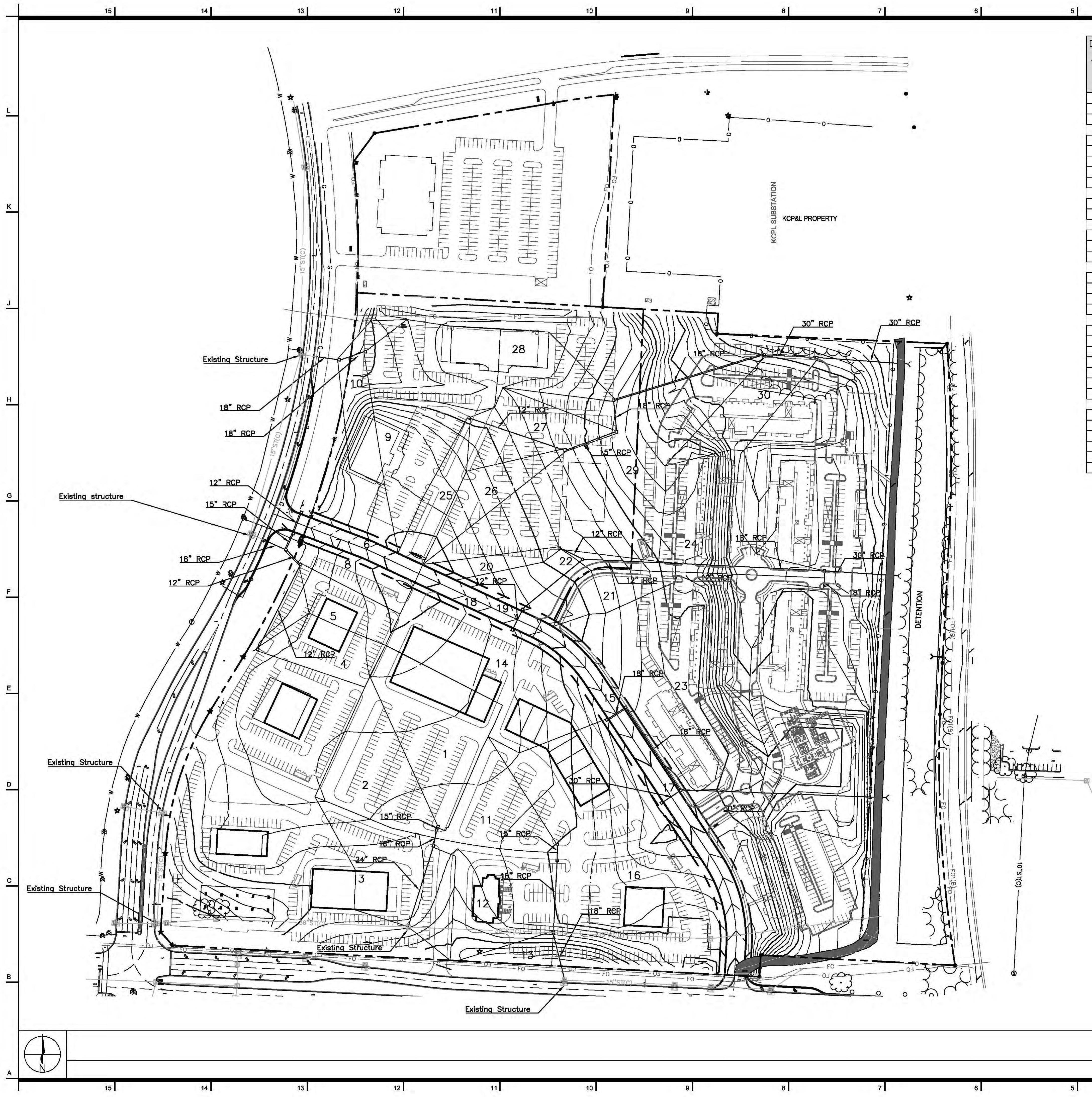
C100

PRELIMINARY PLAN

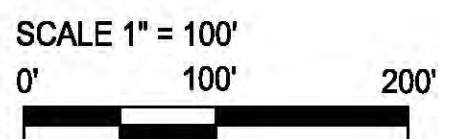
Site Grading Plan

C100

1" = 100'-0"



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



Site Drainage Plan C101

1" = 100'-0"

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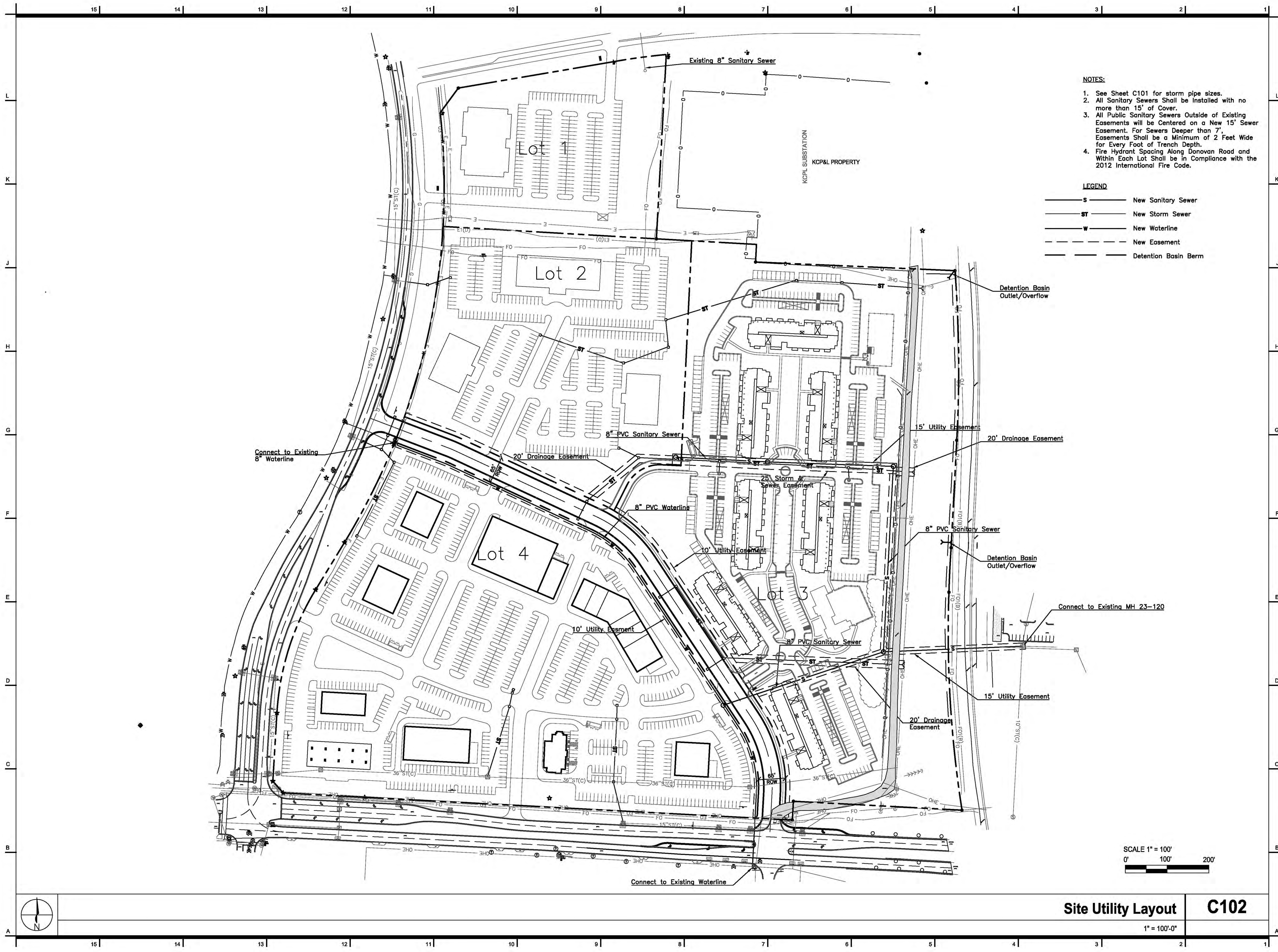
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Site Drainage Plan
C101
PRELIMINARY PLAN



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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Site Utility Layout

C102

PRELIMINARY PLAN

Site Utility Layout

C102

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

1" = 100'-0"