

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE\TENTITLEMENTS\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:

OWNER
TOWNSEND CAPITAL, LLC
CONTACT: STEVE RICH
PHONE: 303.947.2044

DEVELOPER
NORTHPOINT DEVELOPMENT
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: BRIAN BENJAMIN
PHONE: 816.888.7380
EMAIL: BBENJAMIN@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: MELISSA G DEGONIA, P.E.
PHONE: 816.888.7380
EMAIL: MDEGONIA@NORTHPOINTKC.COM

SURVEYOR
ANDERSON ENGINEERING, INC
4240 PHILIPS FARM ROAD, SUITE 101
COLUMBIA, MO 65201
CONTACT: JOHN HUSS, P.E.
PHONE: 573.397.5476

ARCHITECT
SLAGGIE ARCHITECTS
4600 MADISON AVE
KANSAS CITY, MO 64112
CONTACT: SCOTT SLAGGIE
PHONE: 816.756.1958

ARCHITECT
NSPJ ARCHITECTS
3515 W. 75TH STREET, SUITE 201
PRAIRIE VILLAGE, KS 66208
CONTACT: TIM BALDRIDGE
PHONE: 913.8311415



SCALE 1:300

LAND DESCRIPTION:

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

Sheet List Table

Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0002	NARRATIVE
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STORM SEWER GENERAL LAYOUT PLAN
C-0900	UTILITY PLAN
C-0100	LANDSCAPE PLAN
A-100	PDP BUILDING ELEVATIONS
A-101	PDP BUILDING ELEVATIONS
A-102	PDP BUILDING ELEVATIONS
A-103	PDP BUILDING ELEVATIONS
A-104	PDP BUILDING ELEVATIONS
A-105	PDP BUILDING ELEVATIONS
A-106	PDP BUILDING ELEVATIONS
A-107	PDP BUILDING ELEVATIONS
A-400	PDP BUILDING ELEVATIONS
E0.01	SITE PHOTOMETRIC PLAN
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-010 NOTES PLANNING

Summit Orchards West Preliminary Development Plan Submitted By: NorthPoint Development & Townsend Capital LLC August 26th, 2022 1	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. 2	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. 3																																															
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 <table><tr><th colspan="6">Development Plan Standards</th></tr><tr><th>Lot No.</th><th>Total Area</th><th>Minimum Pervious Coverage</th><th>Maximum Building Height</th><th>Maximum FAR</th><th>Allowable Land Use</th></tr><tr><td>10A</td><td>10.08 AC. (439,085 S.F.)</td><td>5%</td><td>60'</td><td>0.5</td><td>Office/Warehouse</td></tr><tr><td>10B</td><td>11.83 AC. (515,315 S.F.)</td><td>5%</td><td>60'</td><td>1.0</td><td>Multifamily Residential</td></tr><tr><td>10C</td><td>2.79 AC. (121,532 S.F.)</td><td>5%</td><td>45'</td><td>0.50</td><td>Retail/ Drive-Through Restaurant</td></tr></table> • 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), unique uses, and anticipated use patterns of the development. Multifamily 4	Development Plan Standards						Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR	Allowable Land Use	10A	10.08 AC. (439,085 S.F.)	5%	60'	0.5	Office/Warehouse	10B	11.83 AC. (515,315 S.F.)	5%	60'	1.0	Multifamily Residential	10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail/ Drive-Through Restaurant	parking standards were developed from an average of UDO dwelling unit requirements. ADA 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 <table><tr><th colspan="3">Parking Standards</th></tr><tr><th rowspan="2">Land Use</th><th colspan="2">Parking</th></tr><tr><th>Development Standard</th><th>UDO Requirements</th></tr><tr><td>Office/Warehouse</td><td>4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse</td><td>4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse</td></tr><tr><td>Multifamily Residential</td><td>1.7 per DU</td><td>1.5 (/bedroom unit) +.5/(unit visitors)</td></tr><tr><td>Retail/ Drive-Through Restaurant</td><td>5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant</td><td>5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant</td></tr></table> • 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. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further details in the preliminary development plan. 5	Parking Standards			Land Use	Parking		Development Standard	UDO Requirements	Office/Warehouse	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	1.7 per DU	1.5 (/bedroom unit) +.5/(unit visitors)	Retail/ Drive-Through 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	• 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. • Signage: Site signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. However, the distance between monument signs (75' per the UDO) may not be met dependent on final location and siting of individual buildings. A modification to this requirement is anticipated. • 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. 6
Development Plan Standards																																																	
Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR	Allowable Land Use																																												
10A	10.08 AC. (439,085 S.F.)	5%	60'	0.5	Office/Warehouse																																												
10B	11.83 AC. (515,315 S.F.)	5%	60'	1.0	Multifamily Residential																																												
10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail/ Drive-Through Restaurant																																												
Parking Standards																																																	
Land Use	Parking																																																
	Development Standard	UDO Requirements																																															
Office/Warehouse	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	1.7 per DU	1.5 (/bedroom unit) +.5/(unit visitors)																																															
Retail/ Drive-Through 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																																															

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

NARRATIVE

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

S:\01 PROJECTS\MULTI-FAMILY\024 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0400 GRADING.DWG



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

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
M.G.D.	2022.08.26		INITIAL CITY SUBMITTAL
DESIGNED BY:			
R.E.B.			
DRAFTED BY:			
D.A.H.			
SP PROJECT #:			
MELISSA G. DEGENIA			
P.E.			
2011000992			

GRADING PLAN

SUMMIT ORCHARDS WEST
ENTITLEMENT

PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO

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

Structure Table		Structure Table	
Structure Name	Structure Details	Structure Name	Structure Details
STR A2 (EX1ST)	Inlet (5'x5' Inside) RIM = 978.649	STR A12	Storm Manhole (4' dia. Inside) RIM = 1000.747
	PIPE A2 INV IN = 964.480		PIPE G1 INV IN = 990.460
	PIPE A1 (EX1ST) INV OUT = 964.480		PIPE A11 INV IN = 990.960 PIPE A11 INV OUT = 990.960
STR A3	Inlet (6'x4' Inside) RIM = 980.297	STR A13	Nyloplast C.I. (30"x3x2") RIM = 998.270
	PIPE A3 INV IN = 965.500		PIPE A13 INV IN = 992.245
	PIPE A2 INV OUT = 965.515		PIPE A12 INV OUT = 992.245
STR A4	Inlet (6'x4' Inside) RIM = 980.750	STR A14	Nyloplast C.I. (30"x3x2") RIM = 998.832
	PIPE A4 INV IN = 966.760		PIPE A14 INV IN = 992.790
	PIPE A3 INV OUT = 966.720		PIPE A13 INV OUT = 992.790
STR A5	Inlet (6'x4' Inside) RIM = 978.368	STR A15	Inlet (6'x4' Inside) RIM = 998.801
	PIPE A5 INV IN = 967.867		PIPE A15 INV IN = 994.145
	PIPE A4 INV OUT = 967.867		PIPE H1 INV IN = 994.650 PIPE A14 INV OUT = 994.145
STR A6	Inlet (6'x4' Inside) RIM = 984.000	STR A16	Nyloplast C.I. (30"x3x2") RIM = 1000.937
	PIPE A6 INV IN = 969.788		PIPE A16 INV IN = 994.916
	PIPE B1 INV IN = 994.760 PIPE A5 INV OUT = 969.788		PIPE A15 INV OUT = 994.920
STR A7	Storm Manhole (4' dia. Inside) RIM = 990.628	STR A17	Nyloplast C.I. (30"x3x2") RIM = 1000.616
	PIPE A7 INV IN = 982.090		PIPE A17 INV IN = 996.500
	PIPE C1 INV IN = 983.090 PIPE A6 INV OUT = 971.035		PIPE A16 INV OUT = 995.952
STR A8	Storm Manhole (4' dia. Inside) RIM = 1000.298	STR A18	Nyloplast C.I. (30"x3x2") RIM = 1000.652
	PIPE A8 INV IN = 984.350		PIPE A17 INV OUT = 997.500
	PIPE A7 INV OUT = 984.350		
STR A9	Storm Manhole (5' dia. Inside) RIM = 1000.280	STR B2	Nyloplast C.I. (30"x3x2") RIM = 989.952
	PIPE A9 INV IN = 986.330		PIPE B1 INV OUT = 985.000
	PIPE A8 INV OUT = 985.764		
STR A10	Storm Manhole (4' dia. Inside) RIM = 1000.253	STR C2	Nyloplast Drain Basin (30") RIM = 990.105
	PIPE A10 INV IN = 986.710		PIPE C2 INV IN = 985.082
	PIPE D1 INV IN = 987.210 PIPE A9 INV OUT = 986.710		PIPE C1 INV OUT = 984.542
STR A11	Storm Manhole (4' dia. Inside) RIM = 1000.680	STR C3	Nyloplast C.I. (30"x3x2") RIM = 990.410
	PIPE A11 INV IN = 990.576		PIPE C3 INV IN = 985.500
	PIPE A10 INV OUT = 990.100		PIPE C2 INV OUT = 985.505

Structure Table	
Structure Name	Structure Details
STR C4	Nyloplast C.I. (30" 3"x2") RIM = 990.405 PIPE C3 INV OUT = 986.000
STR D2	Nyloplast Drain Basin (30") RIM = 1000.723 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 = 1000.500 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 = 1000.501 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
STR E2 (EXIST)	Inlet (7"x5" Inside) RIM = 966.450 PIPE E2 (EXIST) INV IN = 958.950 PIPE L1 (EXIST) INV IN = 958.920 PIPE E1 (EXIST) INV OUT = 958.750

Structure Table	
Structure Name	Structure Details
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 = 982.616
	PIPE E4 INV IN = 966.500
	PIPE E3 INV OUT = 966.500
STR E5	Storm Manhole (4' dia. Inside) RIM = 982.000
	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 = 980.422
	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 = 993.247
	PIPE E8 INV IN = 977.590
	PIPE E7 (EXIST) INV OUT = 977.590
STR E9	Storm Manhole (4' dia. Inside) RIM = 998.800
	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
STR F1 (EXIST)	Storm Manhole (5' dia. Inside) RIM = 1004.106
	PIPE F1 (EXIST) INV OUT = 987.040

Structure Table	
Structure Name	Structure Details
STR G2	Nyloplast Drain Basin (30") RIM = 1000.746 PIPE G1 INV OUT = 997.500
STR H2	Nyloplast Drain Basin (30") RIM = 999.016 PIPE H2 INV IN = 995.000 PIPE H1 INV OUT = 995.000
STR H3	Nyloplast Drain Basin (30") RIM = 999.010 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 = 1000.152 PIPE H4 INV OUT = 997.000
STR I2	Storm Manhole (4' dia. Inside) RIM = 982.923 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

Pipe Table		
Pipe Name	Size	Length
PIPE A1 (EXIST)	36.00"	150.158
PIPE A2	36.00"	103.473
PIPE A3	36.00"	122.000
PIPE A4	36.00"	110.720
PIPE A5	36.00"	190.126
PIPE A6	36.00"	126.660
PIPE A7	36.00"	210.826
PIPE A8	36.00"	141.788
PIPE A9	30.00"	37.280
PIPE A10	30.00"	396.387

Pipe Table		
Pipe Name	Size	Length
PIPE E2 (EXIST)	???"	32.484
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 F1 (EXIST)	33.00"	141.992

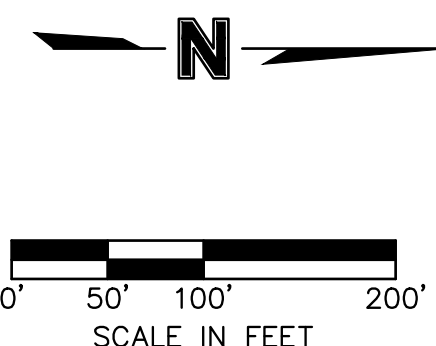
Pipe Table		
Pipe Name	Size	Length
PIPE A11	24.00"	89.844
PIPE A12	24.00"	129.465
PIPE A13	24.00"	55.567
PIPE A14	24.00"	128.684
PIPE A15	24.00"	81.598
PIPE A16	24.00"	103.529
PIPE A17	18.00"	102.934
PIPE B1	18.00"	205.030
PIPE C1	24.00"	145.196
PIPE C2	18.00"	42.323

Pipe Table		
Pipe Name	Size	Length
PIPE G1	18.00"	156.668
PIPE H1	18.00"	56.689
PIPE H2	18.00"	112.358
PIPE H3	18.00"	56.179
PIPE H4	18.00"	72.753
PIPE I1	24.00"	140.701
PIPE L1 (EXIST)	36.00"	398.198
PIPE L2 (EXIST)	24.00"	118.369

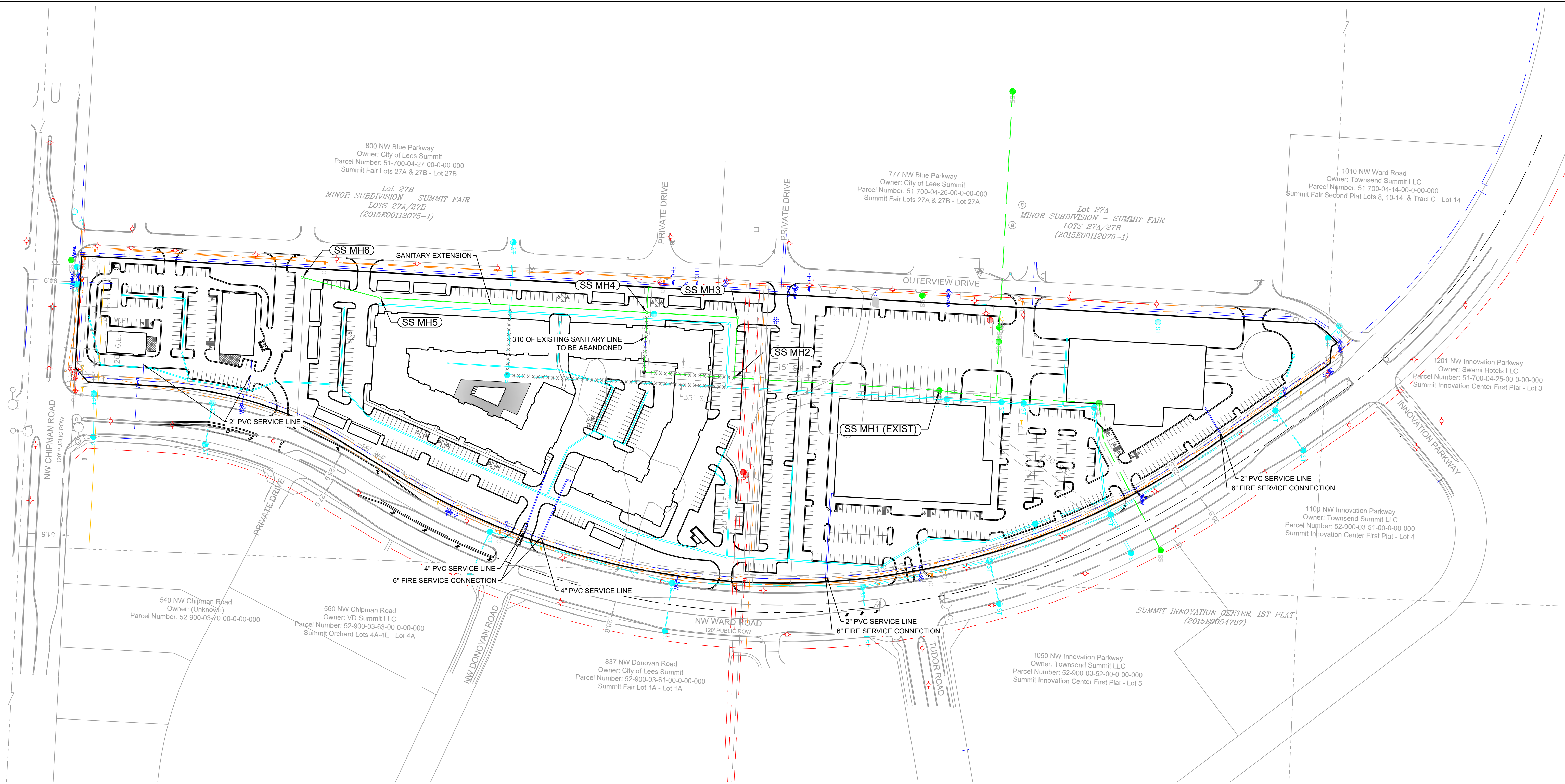
Pipe Table		
Pipe Name	Size	Length
PIPE C3	18.00"	52.573
PIPE D1	24.00"	106.000
PIPE D2	24.00"	64.551
PIPE D3	18.00"	99.000
PIPE D4	18.00"	120.112
PIPE D5	18.00"	223.527
PIPE D6	18.00"	96.632
PIPE D7	18.00"	68.000
PIPE D8	18.00"	117.256
PIPE E1 (EXIST)	???"	127.961

Pipe Table		
Pipe Name	Size	Length
PIPE E2 (EXIST)	???"	32.484
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 F1 (EXIST)	33.00"	141.992

Pipe Table		
Pipe Name	Size	Length
PIPE G1	18.00"	156.668
PIPE H1	18.00"	56.689
PIPE H2	18.00"	112.358
PIPE H3	18.00"	56.179
PIPE H4	18.00"	72.753
PIPE I1	24.00"	140.701
PIPE L1 (EXIST)	36.00"	398.198
PIPE L2 (EXIST)	24.00"	118.369

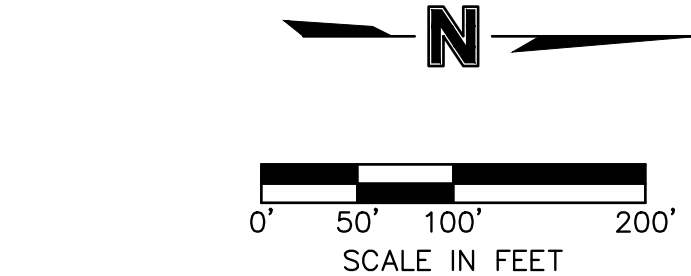


S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN-C-0900 UTILITY PLAN.DWG



Pipe Table		
Pipe Name	Size	Length
SS PIPE 1 (EXIST)	10.00"	419.856
SS PIPE 2	10.00"	123.441
SS PIPE 3	10.00"	185.074
SS PIPE 4	10.00"	545.611
SS PIPE 4A (EXIST)	10.00"	52.073
SS PIPE 5	10.00"	164.701

Structure Table	
Structure Name	Structure Details
SS MH1 (EXIST)	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 978.318 SS PIPE 1 (EXIST) INV IN = 973.669
SS MH2	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 994.386 SS PIPE 2 INV IN = 981.261 SS PIPE 1 (EXIST) INV OUT = 981.161
SS MH3	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 999.061 SS PIPE 3 INV IN = 984.500 SS PIPE 2 INV OUT = 984.228
SS MH4	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 1000.441 SS PIPE 4 INV IN = 986.900 SS PIPE 4A (EXIST) INV OUT = 987.900 SS PIPE 3 INV OUT = 986.650
SS MH5	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 1001.695 SS PIPE 5 INV IN = 994.000 SS PIPE 4 INV OUT = 993.456
SS MH6	SANITARY MANHOLE (4' DIA. INSIDE) RIM = 999.759 SS PIPE 5 INV OUT = 995.647



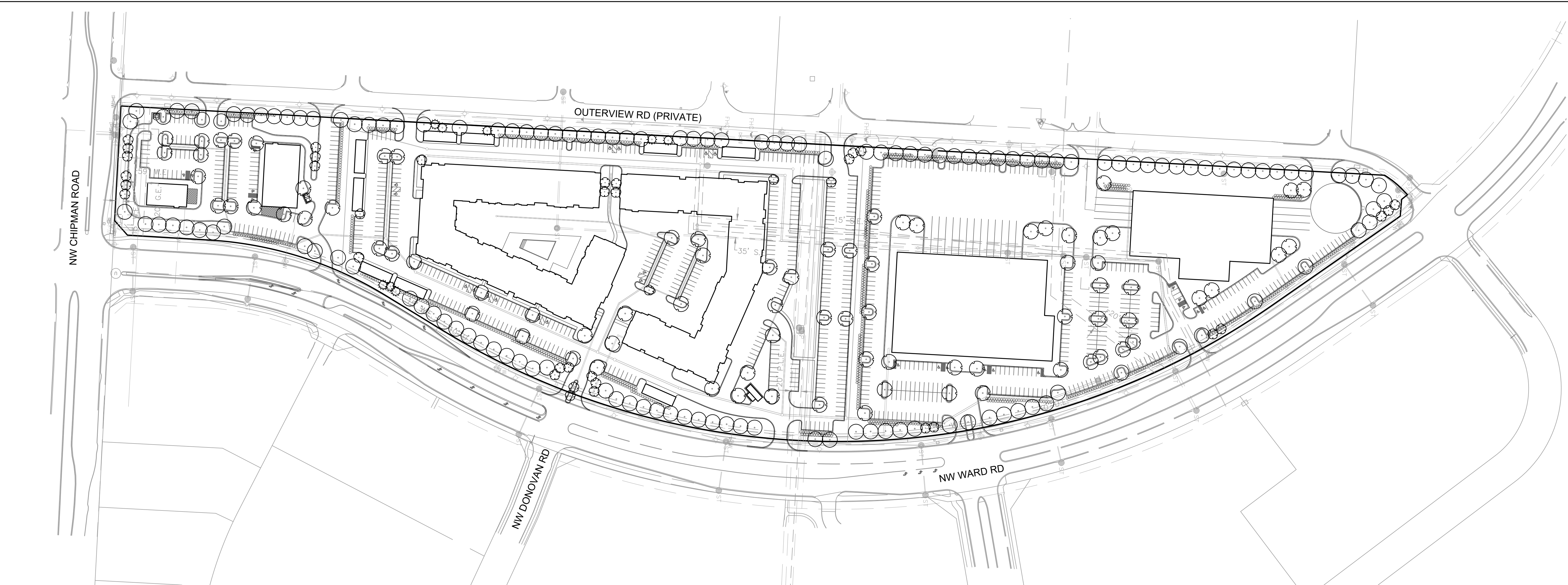
LEGEND	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	EXISTING POWER/ELECTRIC LINE
	PROPOSED POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER LINE
	PROPOSED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

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

UTILITY PLAN

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

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3\UTILITIES\LANDSCAPE PRELIMINARY DEVELOPMENT PLAN\0100 LANDSCAPE PLAN - OVERVIEWING



PRELIMINARY PLANT SCHEDULE

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

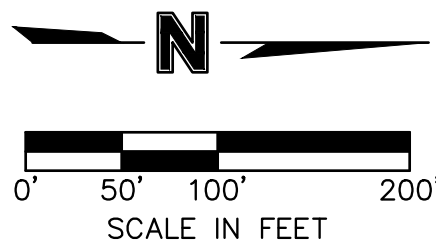
LOT 10A LANDSCAPE DATA					
	Right of Way Length (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area	Parking Area	Parking Lot Screening
Street Frontage Trees (1 tree per 30 L.F.)	1,100 L.F.	1,214 L.F.			
Required	37	40			
Provided	34**	28**			
Street Frontage Shrubs* (1 shrub per 20 L.F.)					
Required	55	61			
Provided	55*	61*			
Open Yard Trees (1 tree per 5,000 S.F.)			116,812 S.F.		
Required			23		
Provided			38**		
Open Yard Shrubs* (2 shrubs per 5,000 S.F.)					
Required			47		
Provided			47*		
Parking Lot Landscape Islands (5% of entire area)				224,116 S.F.	
Required				11,206	
Provided				17,052	
Screening Planting (12 shrubs per 40 L.F.)					1,789 L.F.
Required					536
Provided					536
*Right of Way and Open Yard shrub requirements to be shown on final development submittal					
**Open Yard Trees to accommodate for Street Trees at areas of utility conflict					

PLANT LEGEND

SYMBOL	CATEGORY
	STREET TREE
	ORNAMENTAL TREE
	OPEN AREA TREE
	SCREENING SHRUB

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						



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
M.C.D.	2022.08.26		INITIAL CITY SUBMITTAL
DESIGNED BY:			
RE.B.			
DRAFTED BY:			
D.A.H.			
SP PROJECT #:			
MELISSA GREGG			
P.E.			
201100992			

ARCH D 24" x 36"

NSPJ ARCHITECTS ©
8/24/2022 11:07:25 AM
C:\Users\Bhall\Documents\7059_S33_R22_brennanhall.rvt

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"



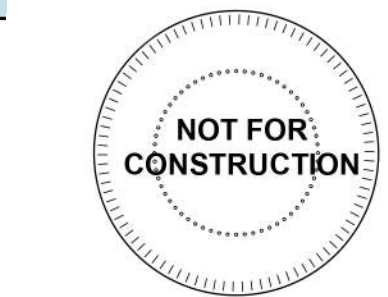
1 BUILDING 1 - SOUTH
1/16" = 1'-0"

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ
ARCHITECTSSM

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2023

3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

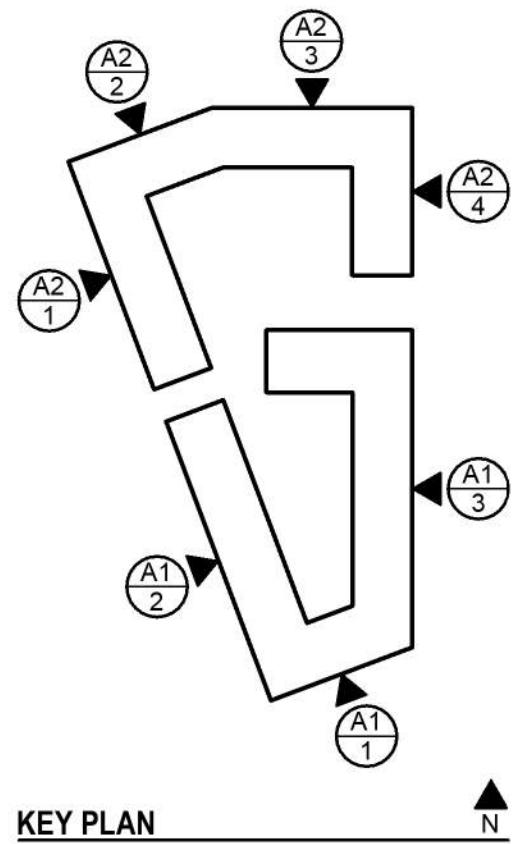


A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB No.
705922
DRAWN BY:
BHALL
SHEET NO.



PRELIMINARY DEVELOPMENT PLAN

A-100

ARCH D 24" x 36"
NSPJ ARCHITECTS ©
8/24/2022 11:07:48 AM
C:\Users\Bhall\Documents\7059_S33_R22_brennanhall.rvt



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



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



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



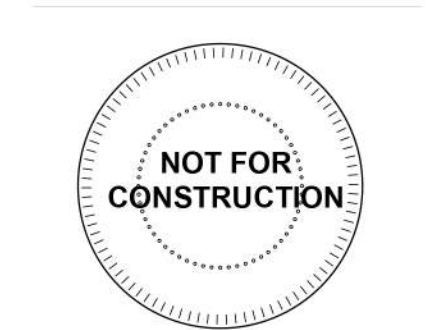
1 BUILDING 2 - WEST
1/16" = 1'-0"

MATERIAL LEGEND



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
- NICHIIHA SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY SOFFITS
- GREY PAINTED FASCIA TRIM
- GREY PAINTED GARAGE DOORS

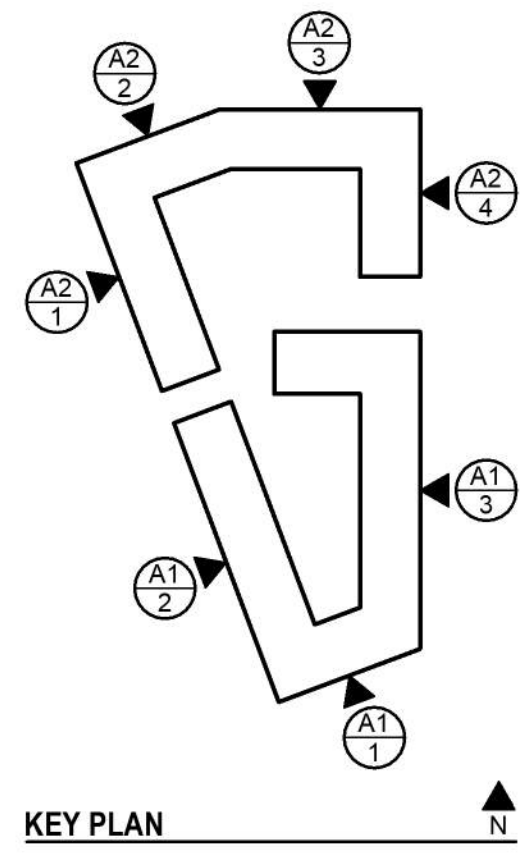


A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB No.
705922
DRAWN BY:
BHALL
SHEET NO.



KEY PLAN

PRELIMINARY DEVELOPMENT PLAN

A-101

ARCH D 24" x 36"

9/24/2022 11:07:56 AM

C:\Users\Bhall\Documents\7059_S33_R22_brennahall.rvt

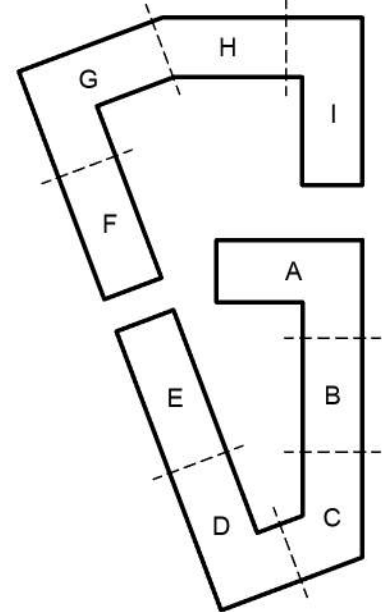
NSPJ ARCHITECTS ©



1 SEGMENT A - EAST
1/8" = 1'-0"



2 SEGMENT B - EAST
1/8" = 1'-0"



KEY PLAN - BUILDING SEGMENTS

PRELIMINARY DEVELOPMENT PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ

ARCHITECTSSM
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2023

3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

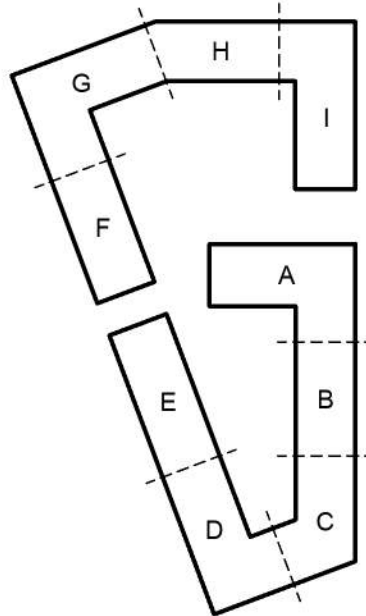
A-102



1 SEGMENT C - SOUTH
1/8" = 1'-0"



2 SEGMENT C - EAST
1/8" = 1'-0"



KEY PLAN - BUILDING SEGMENTS



PRELIMINARY DEVELOPMENT PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2023
ARCHITECTSSM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

A-103

ARCH D 24" x 36"

8/24/2022 11:08:12 AM

NSPJ ARCHITECTS ©

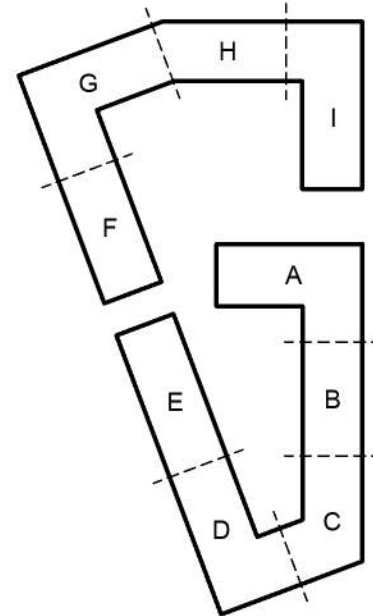
C:\Users\Bhall\Documents\7059_S33_R22_brennahall.rvt



1 SEGMENT D - SOUTH
1/8" = 1'-0"



2 SEGMENT D - WEST
1/8" = 1'-0"



KEY PLAN - BUILDING SEGMENTS



PRELIMINARY DEVELOPMENT PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ

ARCHITECTSSM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2022



A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

A-104



1 SEGMENT E - WEST
1/8" = 1'-0"



2 SEGMENT F - WEST
1/8" = 1'-0"

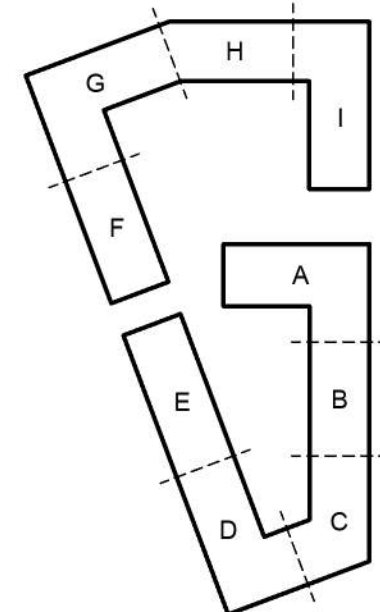


A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO



DRAWING RELEASE LOG
• 08.26.2022 - PLAN REVIEW

REVISIONS:



KEY PLAN - BUILDING SEGMENTS

DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

PRELIMINARY DEVELOPMENT PLAN



2 SEGMENT G - WEST
1/8" = 1'-0"



1 SEGMENT G - NORTHWEST
1/8" = 1'-0"

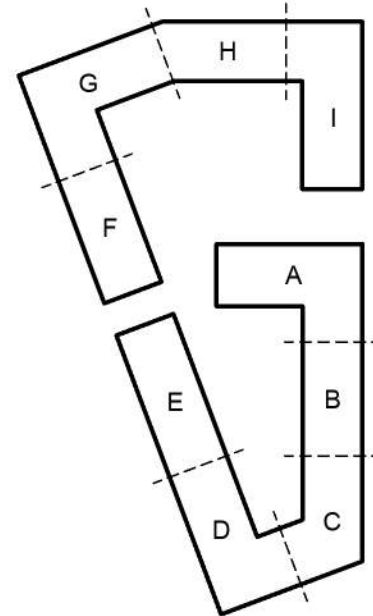


A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO



DRAWING RELEASE LOG
• 08.26.2022 - PLAN REVIEW

△ REVISIONS:



KEY PLAN - BUILDING SEGMENTS



DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

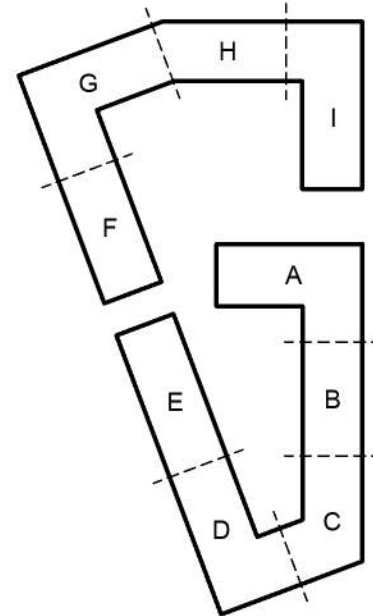
ARCH D 24" x 36" 8/24/2022 11:08:35 AM C:\Users\Bhall\Documents\7059_S33_R22_BrennanHall.rvt NSPJ ARCHITECTS © 08.26.2022 - PLAN REVIEW



1 SEGMENT H - NORTH
1/8" = 1'-0"



2 SEGMENT I - NORTH
1/8" = 1'-0"



KEY PLAN - BUILDING SEGMENTS



PRELIMINARY DEVELOPMENT PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2023
NSPJ
ARCHITECTSSM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



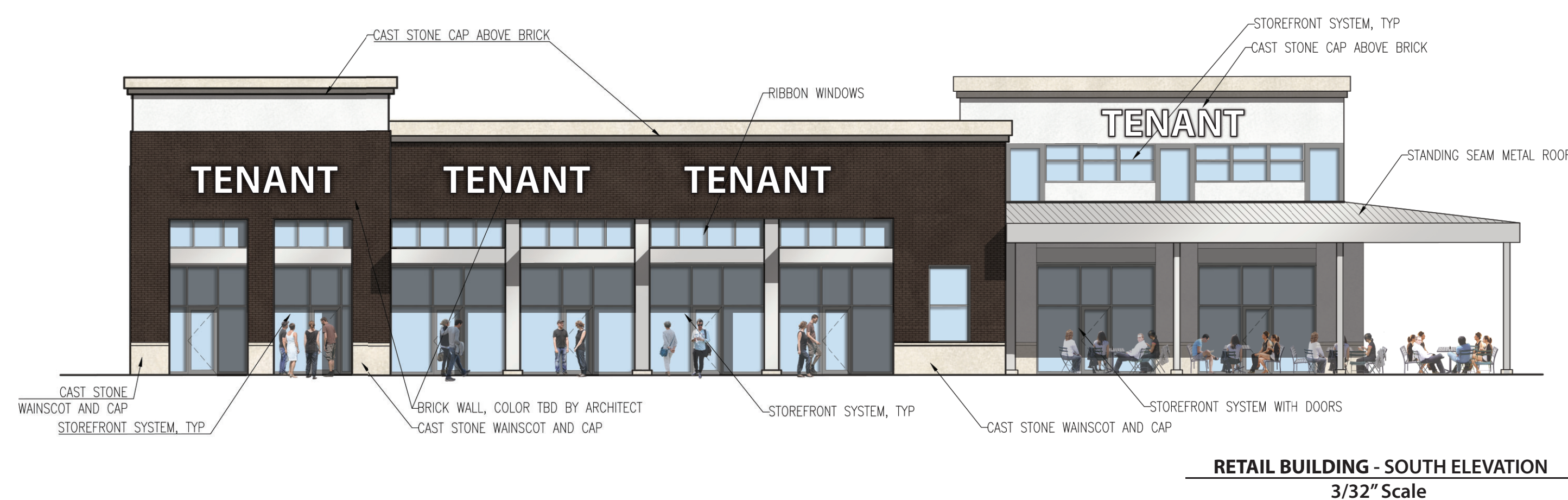
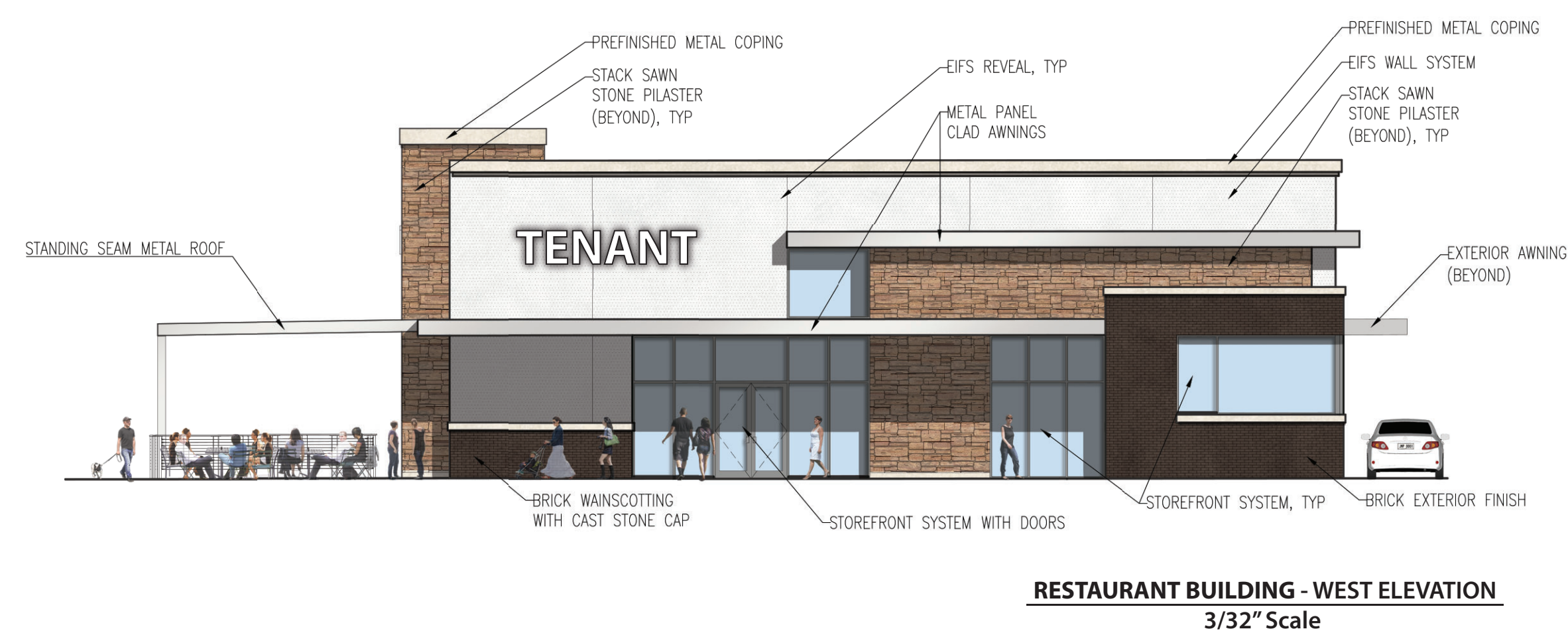
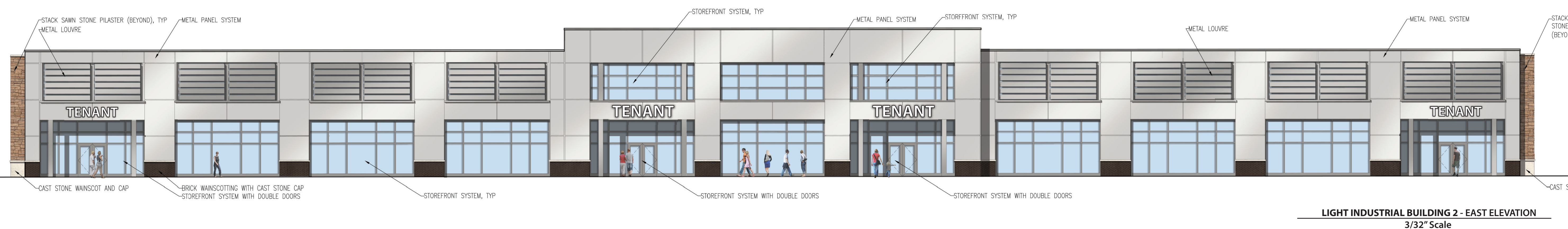
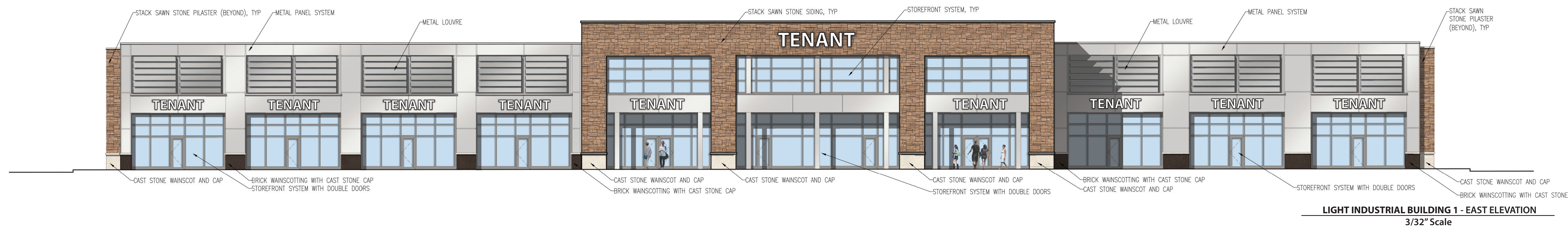
A NEW RESIDENTIAL COMMUNITY AT:
SUMMIT ORCHARDS WEST
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
08.26.2022 - PLAN REVIEW

REVISIONS:

DATE:
08.26.2022
JOB NO.
705922
DRAWN BY:
BHALL
SHEET NO.

A-107



Summit Orchards West
PDP Building Elevations

#

Revisions:

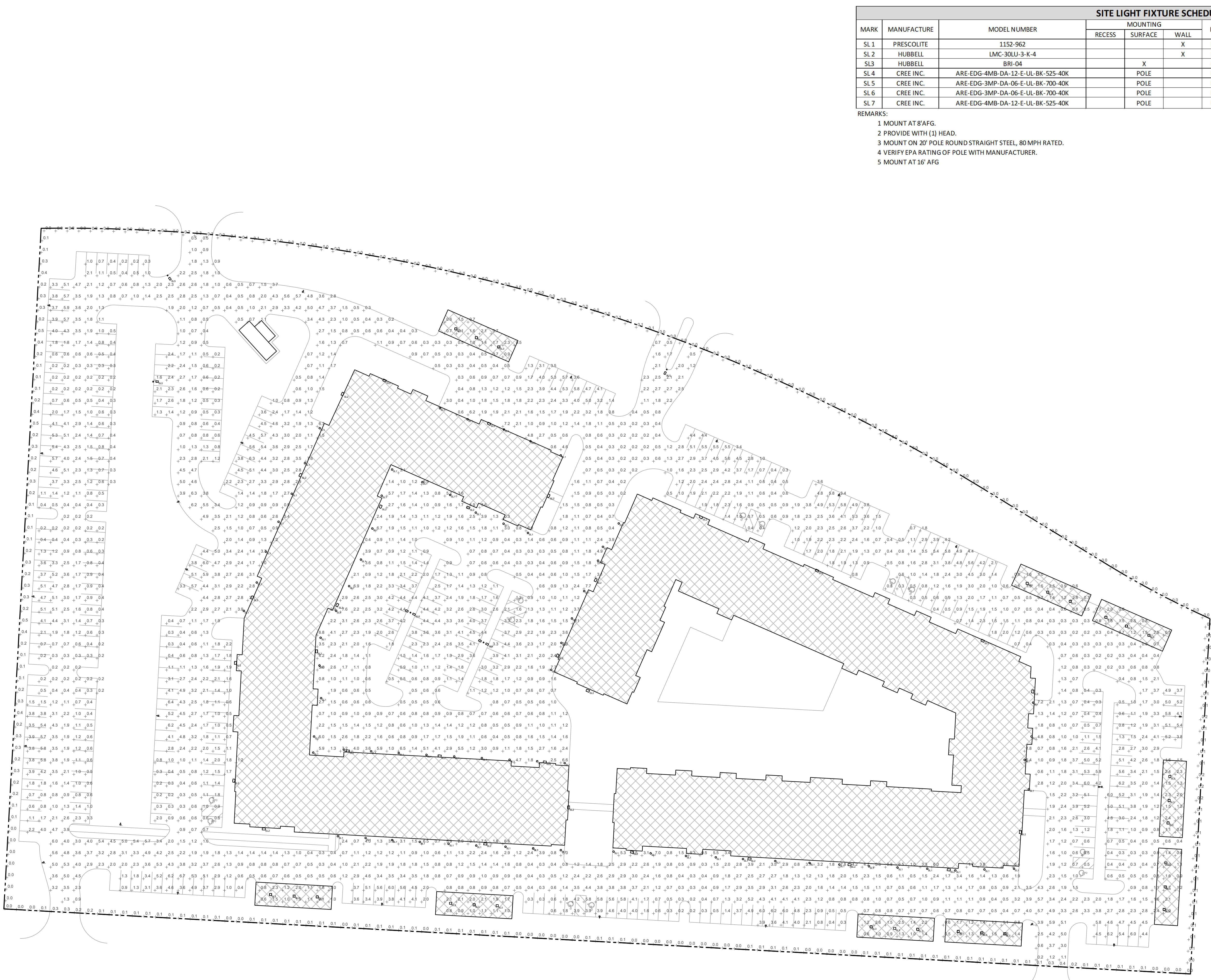
Project #: 999999

Preliminary Development

11 August 2022

Building Elevations

A400



SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL 1	PRESCOLITE	1152-962			X	BLACK	X			8W PAR 30 LED	1	1
SL 2	HUBBELL	LMC-30LU-3-K-4			X	BLACK	X				1	5
SL3	HUBBELL	BRI-04		X		BLACK	X				1	1
SL 4	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	2, 3, 4
SL 5	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	3, 4
SL 6	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	2, 3, 4
SL 7	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	3, 4

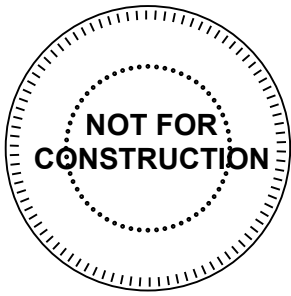
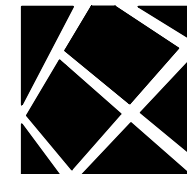
- REMARKS:
- 1 MOUNT AT 8' AFG.
 - 2 PROVIDE WITH (1) HEAD.
 - 3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
 - 4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
 - 5 MOUNT AT 16' AFG

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Drive Area	1.9 fc	7.8 fc	0.2 fc	39.0:1	9.5:1	0.24:1
Property Line	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	N/A

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

P. 913.831.1415
F. 913.831.1563
NSARCH.COM

ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW GATEHOUSE FOR:

Summit Square III

Titleblock Placeholder

DRAWING RELEASE LOG

● 08.25.2022 - X

LS&A
Latimer Sommers
& Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3074
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3552
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204

REVISIONS

DATE
MM/DD/YYYY
JOB NO.

DRAWN BY:
CAD, RRB
SHEET NO.

NOT FOR CONSTRUCTION

E0.01

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

NORTH



5" Direct Wall Mount
Cylinder
1152
One 75W BR30 or PAR30 Lamp
120V

DATE: TYPE: "SL1"
FIRM NAME:
PROJECT:
LifeForms
For conversion to millimeters,
multiply inches by 25.4
Not to Scale

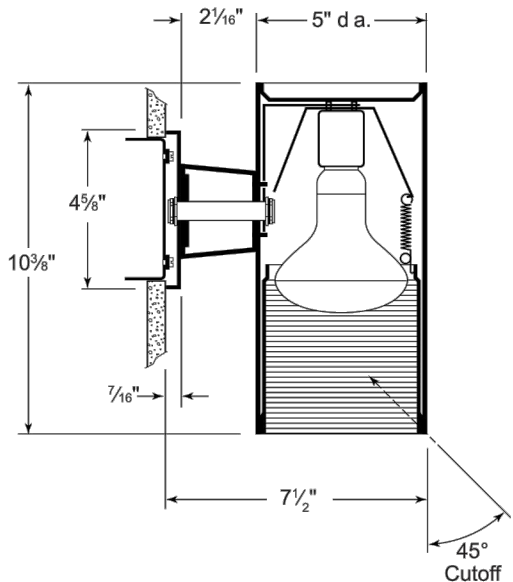
APPLICATIONS:
The 1152 is a small-scale wall mount cylinder used to achieve direct illumination patterns on vertical walls or columns. The 1152 is suitable for a wide variety of commercial, retail and institutional applications.

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

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

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

SOCKET:
Porcelain socket with nickel plated screw shell.
INSTALLATION:
Easy installation onto standard J-box.
LABELS:
UL, CSA listed for wet locations



CATALOG NUMBER: EXAMPLE: 1152-962BZ

HOUSINGS	FINISH OPTIONS	Special Reflector Finishes:
☐ 1152 5" Direct wall mount cylinder with painted black interior. One 75W PAR30 or BR30	☐ BA Brushed aluminum	☐ BL Matte black
☐ 1152-910 5" Direct wall mount cylinder with black milligroove baffle. One 75W PAR30 or BR30	☐ BZ Bronze	☐ WH Matte White
☐ 1152-960 5" Direct wall mount cylinder with black cone. One 75W PAR30 or BR30	☐ Z "Zel" metallic silver	
☐ 1152-962 5" Direct wall mount cylinder with clear Alask reflector. One 75W PAR30 or BR30		



A Divs on of Hubbe Lghting, Inc.

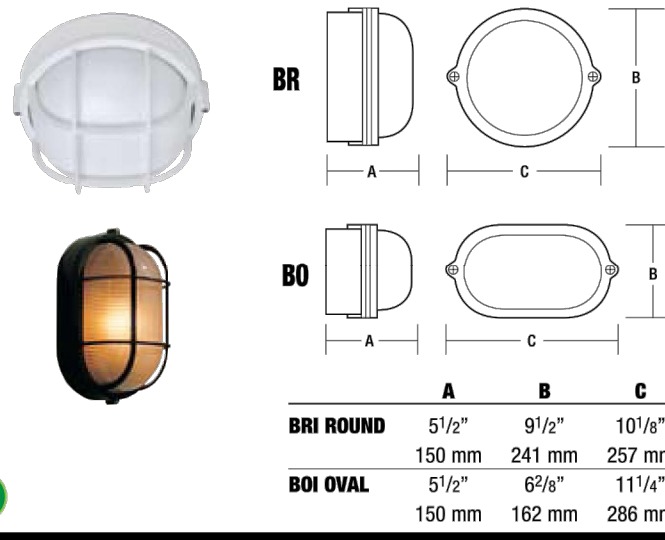
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: www.prescolite.com • Tech Support: (888) 777-4632

LFO-INC-005

WALL OR
CEILING MOUNT
EUROLUX® SERIES

Cat. # Job Type "SL3" Approvals
HUBBELL Outdoor Lighting

- Intended Use**
- Several colors and accessories, including guards and shields, are available for both interior and exterior applications, such as entry, perimeter, walls, stairwells, corridors, etc.
- Construction**
- Borosilicate glass lens sealed to housing by silicone gasket and stainless steel Phillips head screws; Ribbed lens uniformly spreads light for a symmetrical, soft distribution
 - Die cast aluminum housing and face trims
 - Two point lag or hickey mount to recessed junction box
 - Dark bronze, Black and White finishes are offered
- Electrical**
- Available in 50w HPS, 28w fluorescent and 100w max. incandescent, 120V
 - BRLLJ LED has 6 LED in 15w, 120-277V, 830 lumens, 5000K, 700mA
 - Lamp included on 50w HPS, 28w fluorescent and 15w LED
- Listings**
- Listed to UL1598 for use in wet locations



ORDERING INFORMATION

ORDERING EXAMPLE: B01-01

Series Shape Source Finish

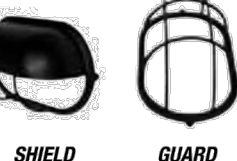
Catalog Number	Shape	Finish	Wattage	Weight	lbs.	kg
LED*						
BRLL-01	Round	Bronze	15 max.	6.0	2.7	
BRLL-04	Round	White	15 max.	6.0	2.7	
INCANDESCENT*						
BR-01	Round	Bronze	100 max.	4.0	1.8	
BR-02	Round	Black	100 max.	4.0	1.8	
BR-04	Round	White	100 max.	4.0	1.8	
B01-01	Oval	Bronze	100 max.	3.5	1.6	
B01-02	Oval	Black	100 max.	3.5	1.6	
B01-04	Oval	White	100 max.	3.5	1.6	
HIGH PRESSURE SODIUM (lamp included)†						
BR-01	Round	Bronze	50	7.5	3.4	
BR-02	Round	Black	50	7.5	3.4	
BR-04	Round	White	50	7.5	3.4	
B0S-01	Oval	Bronze	50	7.0	3.2	
B0S-02	Oval	Black	50	7.0	3.2	
B0S-04	Oval	White	50	7.0	3.2	
FLUORESCENT (lamp included)‡						
BRF-01	Round	Bronze	28	6.0	2.7	
BRF-02	Round	Black	28	6.0	2.7	
BRF-04	Round	White	28	6.0	2.7	
B0F-01	Oval	Bronze	28	5.5	2.5	
B0F-02	Oval	Black	28	5.5	2.5	
B0F-04	Oval	White	28	5.5	2.5	

1 Fluorescent CSA certified for outdoor applications only, not available in 277V
2 Fluorescent medium base socket
3 Two-pin fluorescent socket - PL28, 28, 2700K, -20° starting
4 LED into fixture 5 year limited warranty

ACCESSORIES

Catalog Number	Description	(order as separate part #)
B0-GX	Cast aluminum guard for oval fixture	
BR-GX	Cast aluminum guard for round fixture	
B0-SX	Cast aluminum shield for oval fixture	
BR-SX	Cast aluminum shield for round fixture	

1 Finish must be specified, bronze and white are stock, substitute X for: 1-Bronze, 2-Black, 4-White



PHOTOMETRIC REPORTS

Catalog Number	Report #
BR-0X	HP05330.JES
BR-0X/BR-SX	HP05331.JES
BR-SX	RL06033.JES
BRLL-0X	RL001.JES

HUBBELL OUTDOOR LIGHTING

SHEET# EUROLUX-SPEC3/11

LAREDO SERIES LMC - 30LEDS

Cat.# Job Type "SL2" Approvals

SPECIFICATIONS

Intended Use:
Full cut-off ICA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 80%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

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

Optics/Electrical LED:
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3480 lumens at 350mA. Variety of distributions - Types II, III and IV (forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

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

Lenses:
Full cut-off distribution - Individual acrylic LED optics provides IES Type II and Type IV distributions.

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

Listings:
• Listed to UL1598 for wet locations
• UL certified for thru-wiring
• 25° C ambient environments
• U.S. Patent No. D563,387
• DesignLights Consortium (DLC) qualified. Consult DLC website for more details: <http://www.designlights.org/DLC>

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

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

PRODUCT IMAGE(S)

LMC-30LU
LMC-30LU BOC/BBU

DIMENSIONS

A 16.0" (406 mm)
B 12.125" (308 mm)
C 9.0" (229 mm)

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Cut-off	30LU 30 LEDES, 71w input, Universal voltage 120-277V 30LF 30 LEDES, 71w input, 347V	3K 3000K nominal 4K 4200K nominal 5K 5100K nominal	2 Type II 3 Type III 4 Type IV (Forward throw)	BLANK STD 700MA 03S 350MA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) Button photocontrol, replace X with voltage, specify 1-120V, 2-200V, 3-240V, 4-277V F(X) Fusing (specify voltage per footcandle) WH In future wireless control module, 1120V & 277V only order separately, consult factory
ORDERING INFORMATION EGRESS LMC-30LU ORDERING EXAMPLE: LMC-30LU-SK-3-03S-1-BBU277						
LMC Laredo Cut-off	30LU 30 LEDES, 43w input, Universal voltage 120-277V 30LF 30 LEDES, 43w input, 347V	4K 4200K nominal 5K 5100K nominal	3* Type II	03S 350MA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	BBU277 Integral battery for 120-277V rated for -20° C ambient BOC277 Integral battery for 120-277V rated for 0° C ambient PC(X) Button photocontrol, replace X with voltage, specify 1-120V, 2-200V, 3-240V, 4-277V

1 120V and 120V/240V with 1-120V, 2-200V, 3-240V, 4-277V
2 Specify recess only Type II
Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2014 SPAULDING LIGHTING, All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA LMC-SPEC 014

Cree Edge™ Series
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices. Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

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

Accessories

Field-Installed: Bird Spikes, Hard-Held Remote, Backlight Control Shields, Unpainted stainless steel

Ordering Information

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

"SL4" THRU "SL7"

DA Mount

27.1" (688mm)
18.1" (460mm)
9.0" (229mm)
2.1" (53mm)
3.9" (99mm)

NEMA® Photocell: Receptacle location (ordered as an option)

Convenient, Interlocking Mounting Method

LED Count (x10) Dim. "A" Weight

02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (561mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

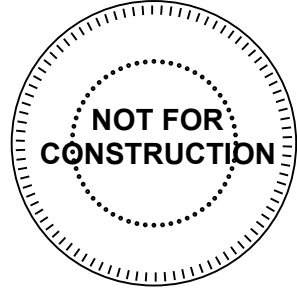
AA/DL/SA Mount - see page 22 for weight & dimensions

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	02 02	UL Black	350 350mA	DIM 0-10V Dimming - Control by others - Refer to [Dimming spec sheet] for details - Can't exceed specified drive current
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	04 04	UL Black	350 350mA	PHL Programmable Multi-Level, 20-40° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	06 06	UL Black	350 350mA	PHL2 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	08 08	UL Black	350 350mA	PHL3 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	10 10	UL Black	350 350mA	PHL4 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	12 12	UL Black	350 350mA	PHL5 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	14 14	UL Black	350 350mA	PHL6 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	16 16	UL Black	350 350mA	PHL7 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	18 18	UL Black	350 350mA	PHL8 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	2MB Type II	3MB Type III	4MP Type IV	AA Adjustable Arm	20 20	UL Black	350 350mA	PHL9 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
FLD-EDG	25 25° Flood	70 70° Flood	NE NEMA®	AA Adjustable Arm	02 02	UL Black	350 350mA	PHL10 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt
	40 40° Flood	120 120° Flood	NE NEMA®	AA Adjustable Arm	04 04	UL Black	350 350mA	PHL11 Programmable Multi-Level, 10-30° Mounting Height - Refer to [Dimming spec sheet] for details - Intended for daylight applications at 0° tilt

* Reference ETV and pole configuration suitability data beginning on page 17
NOTE: Price order may apply depending on configuration
US: lighting.cree.com T (800) 234-4800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507
Rev. Date: V6 12/07/2017



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPIARCH.COM
© COPYRIGHT 2014



A NEW GATEHOUSE FOR:
Summit Square III
Titleblock Placeholder

DRAWING RELEASE LOG
● 08.25.2022 - X

REVISIONS

DATE
MM/DD/YYYY
JOB NO.

DRAWN BY:
CAD, RRB
SHEET NO.



NOT FOR CONSTRUCTION

E0.02