

BILL NO. 22-235**ORDINANCE NO. 9551**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SUMMIT ORCHARDS WEST ON LAND LOCATED AT 700 NW WARD ROAD IN DISTRICT PMIX, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 33, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-311 submitted by NorthPoint Development, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at 700 NW Ward Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on October 27, 2022, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 15, 2022, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District CP-2 on the following described property:

LOT 10, SUMMIT FAIR, SECOND PLAT, LOTS 8, 10-14 AND TRACT C, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated September 27, 2022, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein.
2. The existing sanitary sewer easement that conflicts with the proposed building layout shall be vacated and recorded with the Jackson County Recorder of Deeds Office prior to the issuance of any building permit for Lot 10B or Lot 10C.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated October 12, 2022.
4. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of September 27, 2022.

SECTION 3. Development shall be in accordance with the preliminary development plan dated September 27, 2022., as conditioned above and appended hereto as Attachment A, and the Tenant Sign Criteria appended hereto as Attachment B.

BILL NO. 22-235**ORDINANCE NO. 9551**

SECTION 4. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 6th day of December, 2022.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 8th day of December, 2022.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



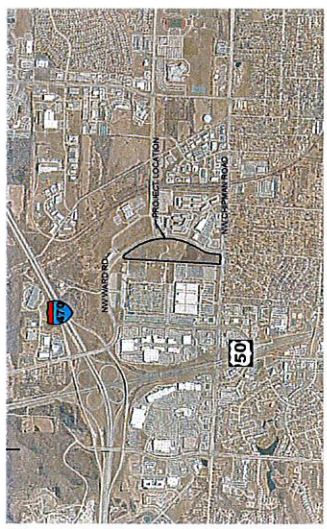
NO.	REVISIONS/APPROVALS	DATE
1	INITIAL CITY SUBMITTAL	2022.08.26
2	PDP RE-SUBMITTAL	2022.09.27
3	REVISIONS	2022.09.27
4	REVISIONS	2022.09.27
5	REVISIONS	2022.09.27
6	REVISIONS	2022.09.27
7	REVISIONS	2022.09.27
8	REVISIONS	2022.09.27
9	REVISIONS	2022.09.27
10	REVISIONS	2022.09.27

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

SHEET #
C-0001

SUMMIT ORCHARDS WEST PRELIMINARY DEVELOPMENT PLAN

IN LEE'S SUMMIT, JACKSON COUNTY, MO



LAND USER DESCRIPTION
LOT 10, SUMMIT PARK, SECOND PLAT LOT 8, 10-14 AND TRACT C

PROJECT TEAM:

- OWNER**
TOWNSEND CAPITAL, LLC
CONTACT: STEVE BUCH
PHONE: 303.847.2084
- DEVELOPER**
SITEPOINT DEVELOPMENT
3333 N. OAK TRAIL PARKWAY
SUITE 200
LEE'S SUMMIT, MO 64086
CONTACT: BRIAN BENJAMIN
PHONE: 816.888.7380
EMAIL: BRIAN.BENJAMIN@SITEPOINT.COM
- ARCHITECT**
NSP ARCHITECTS
3333 N. OAK TRAIL PARKWAY
SUITE 200
LEE'S SUMMIT, MO 64086
CONTACT: MELISSA G. DECONIA, P.E.
EMAIL: MELISSA@NSPARCHITECTS.COM
- ENGINEER**
ANGELUS ENGINEERING, INC.
1000 N. WYOMING STREET
SUITE 101
COLUMBIA, MO 65201
CONTACT: JOHN HARRIS, P.E.
PHONE: 620.266.1478
EMAIL: JOHN.HARRIS@ANGELUS-ENGINEERING.COM
- LANDSCAPE ARCHITECT**
STAGG ARCHITECTS
4400 CONCORD WAY
SUITE 100
LEE'S SUMMIT, MO 64086
CONTACT: SCOTT STAGG
PHONE: 816.758.1658
- ASBESTOS CONSULTANT**
3535 W. 75TH STREET, SUITE 201
LEE'S SUMMIT, MO 64086
CONTACT: TIM BALDWIN
PHONE: 816.831.1415



Submitted By:
NorthPoint Development & Townsend Capital LLC
September 27th, 2022

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.

- **Land Uses:** To complement 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				Allowable Land Use
Lot No.	Total Area	Minimum Premium Coverage	Minimum Maximum Height	
10A	10.08 AC. (639,095 S.F.)	5%	45'	0.5 Office/Business, Retail, Commercial.
10B	11.83 AC. (815,315 S.F.)	5%	65'	30 D.U./acre Multifamily Residential
10C	12.39 AC. (852,332 S.F.)	5%	45'	0.50 Retail, Restaurant, Entertainment

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

development codes. Please see the Summit Ordinance Web: summitparking.com. Review for justification of parking ratio. Accessible parking spaces will meet the minimum parking code requirement for all development, including within individual lots. Parking stall sizes are 9' wide x 16' deep, in accordance with the UDO exception for shorter stall length in conjunction with sidewalk or landscape strip at back of curb.

Parking Standards	
Land Use	Parking
Development Standard	4 spaces per 1,000 S.F. of
4. Office/Warehouse/Commercial	4 spaces per 1,000 S.F. of warehouse
5. Multifamily Residential	1.5 (person/unit) + 5 (person/unit)
6. Retail/Commercial	5 per 1,000 S.F. of Retail and 1 per 1,000 S.F. of

- **Previous, Surface/Landscape Design:** Development of Summit Cribland, West and East, and in many cases exceeded the previous area requirements found in Table #17. The landscape concept (Sheet L-10) 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 specifics 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 paintings that support and enhance each site.
- **Site Access and Circulation:** Foot and bike have primary access on Ward Rd. and various secondary entrances along Quinceview Drive. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further detailed in the preliminary developed plans.

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 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 success 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 architect of the proposed plan is a residential community of more than 300 multifamily units, in conjunction with 720,000 S.F. of light industrial and 12,000 S.F. of retail restaurants. With the addition of activity, the plan also recommends various traffic improvements to accommodate the increased use of New Albany Road.

Context This plan includes approximately 23 acres of land, bordered by Outview Drive on the West, NW Ward Road on the East, and Chapman 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.

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

- April 1998 – Lee's Summit Planning Commission held a public hearing with public notice in the manner proscribed 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.

- 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 Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway.)

- 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.

- 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.

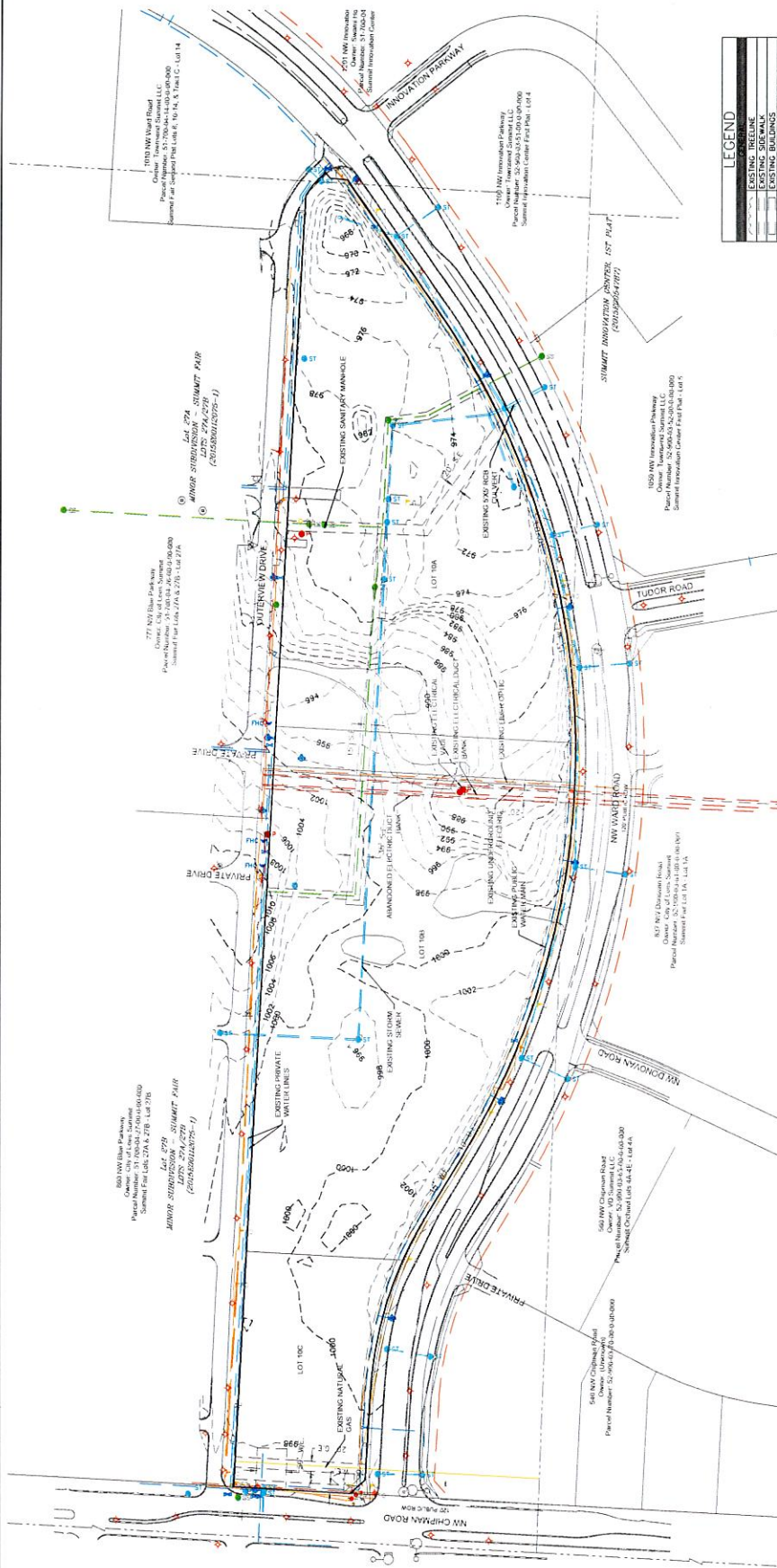
- Plan for the Property to the east (Summit Orchard), consistent with the original approved overall preliminary development plan for Summit Technology Campus.

- Summit Orchards, refer to PDP sheets for building materials and elevations. A each site continues to be designed, the palette of each building will be further refined, following the high quality of development east of Ward Road. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, meeting requirements of the UDO. Residential-

- **Signage:** Site signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. All design of signage shall follow previously set standards and guidelines provided by the town of Pleasanton.

- **Lighting:** The location and design of the lighting and fixtures will be determined approved through final development plan approval. The design of the lighting

- and of same quality.



LEGEND	
EXISTING TIELINE	A-E
EXISTING SIDEWALK	B-MP
EXISTING DRIVE	C-G
EXISTING EDGE OF PAVEMENT	D-E
EXISTING ROADWAY CENTER LINE	E-E
EXISTING CURB & GUTTER	F-E
EXISTING SIDEWALK	G-E
ACCESS EASEMENT	H-E
HEAVY TRAILER PRACTICE EASEMENT	I-E
COMMUNICATION EASEMENT	J-E
CONCRETE GRADING EASEMENT	K-E
LANDSCAPE EASEMENT	L-E
NATURAL GAS EASEMENT	M-E
POWER/ELECTRIC LINE EASEMENT	N-E
SEWER EASEMENT	O-E
STREAM BUFFER	P-E
SURFACE DRAINAGE EASEMENT	Q-E
TEMPORARY EASEMENT	R-E
UTILITY EASEMENT	S-E
FRONT YARD SETBACK	T-E
REAR YARD SETBACK	U-E
SEALED DRIVEWAY	V-E
EXISTING INTERMEDIATE CONTOURS	W-E
EXISTING PROPERTY BOUNDARY	X-E
EXISTING RIGHT-OF-WAY	Y-E
EXISTING COMMUNICATIONS LINE	Z-E
EXISTING POWER/ELECTRIC LINE	AA-E
EXISTING SANITARY SEWER	AB-E
EXISTING WATER LINE	AC-E

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



50' 100' 200'

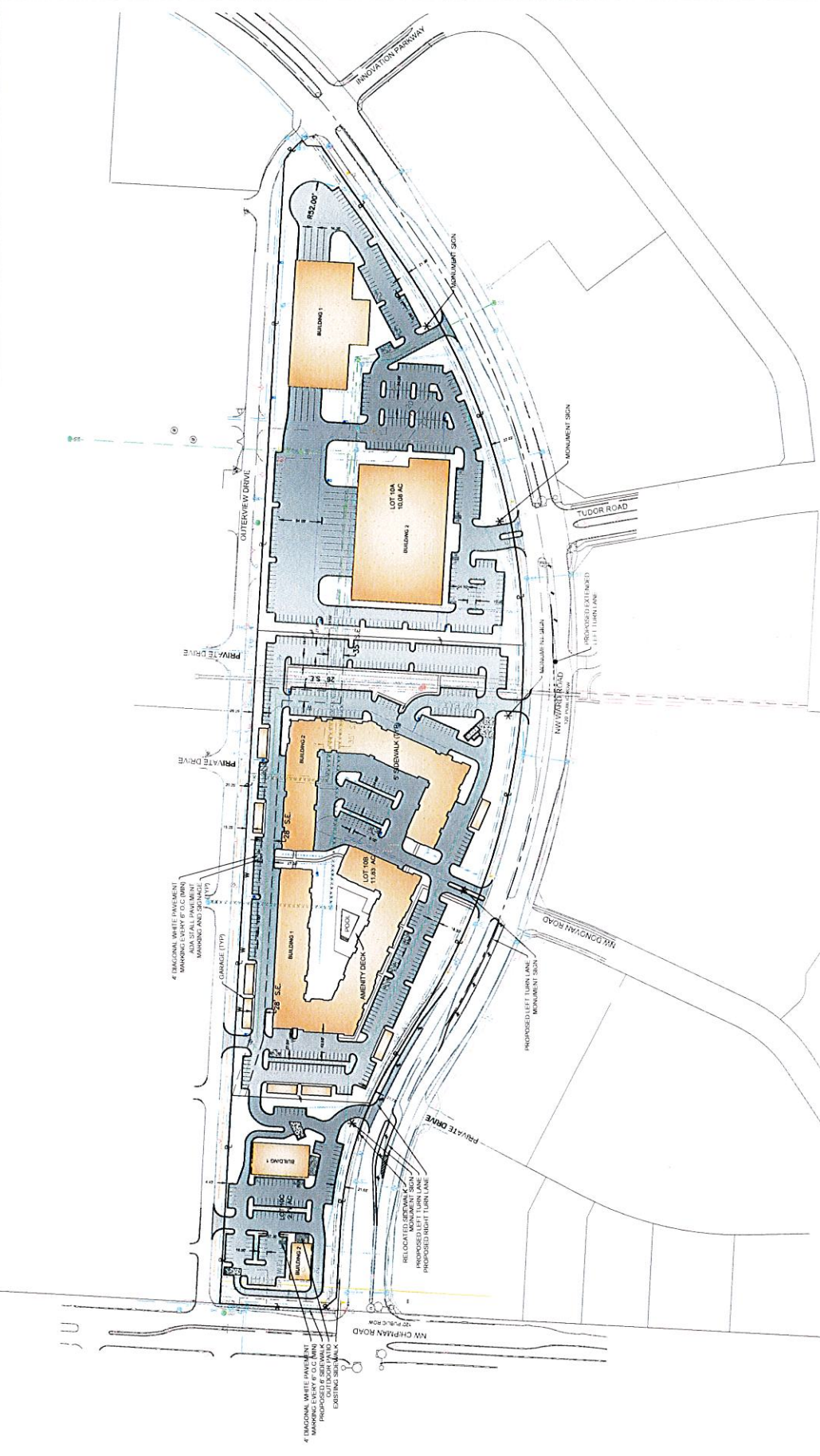
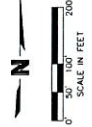
SCALE IN FEET

NO.	REVISION/DESCRIPTION	DATE	BY	CHECKED BY	APPROVED BY
1	INITIAL CITY SUBMITTAL	2022.08.26	W.B.	W.B.	W.B.
2	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
3	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
4	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
5	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
6	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
7	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
8	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
9	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.
10	FOR RESUBMITTAL	2022.09.27	W.B.	W.B.	W.B.

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

SHEET #
C-0200

- NOTES:**
1. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C.
 2. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C.
 3. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C. TRASH ENCLOSURE SHALL COMPLY WITH UDO SECTION 8.6.20 F.T.C.
 4. PAVEMENT SPECS WILL BE PROVIDED WITH FDP SUBMITTAL.



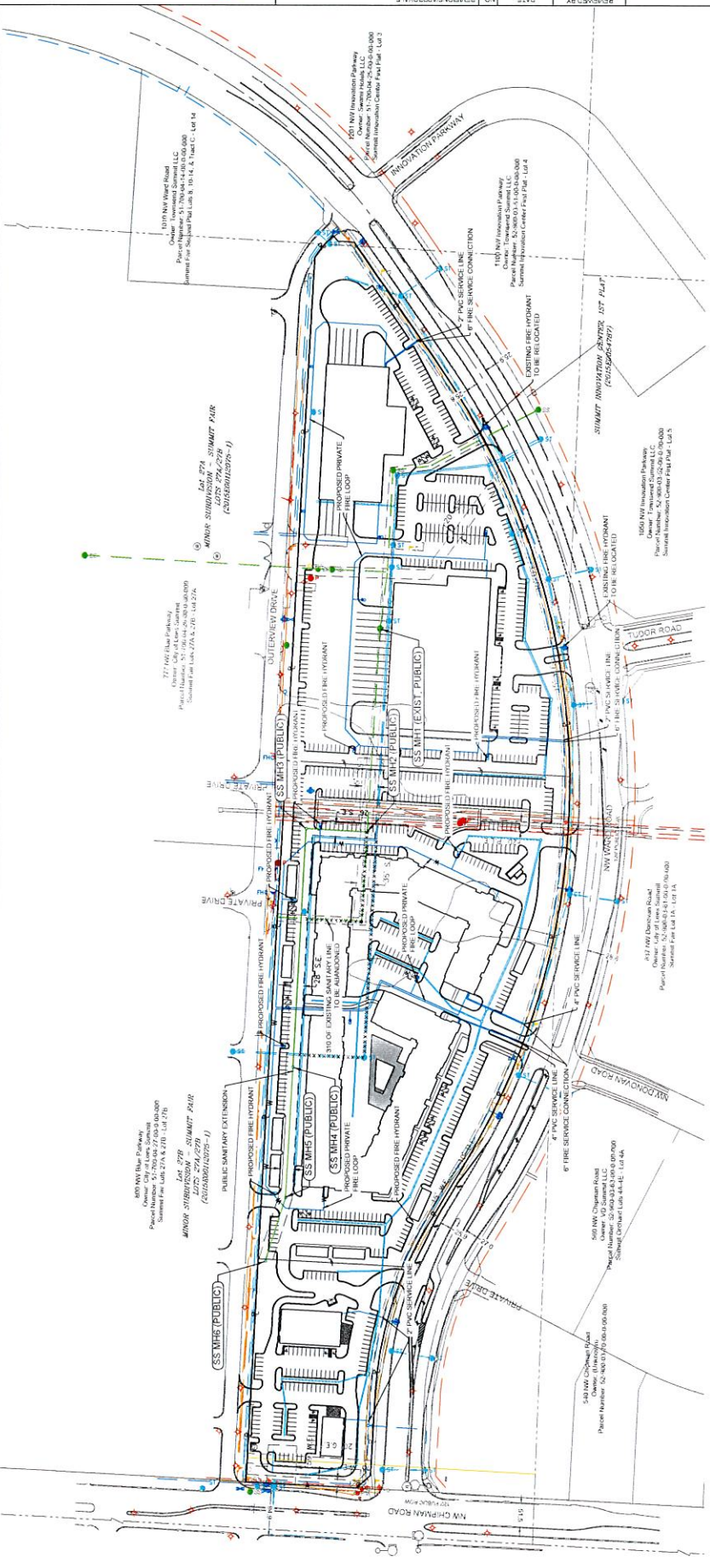
LOT 100 - MULTIFAMILY UNIT MIX

Unit Type	Count
Studio	201
1-Bed	157
2-Bed	125
Total	483

SITE DATA

Lot No.	Total Area (sq. ft.)	Impervious Coverage (sq. ft.)	Maximum Building Height (ft.)	Building Area (sq. ft.)	Floor Area Ratio (FAR) Density	Proposed Building Use	Parking	
							Required	Proposed
100A	10,000 AC. (430,000 S.F.)	300,000 S.F. (69%)	45' 2' Stories	125,000 S.F. (Building 1) 125,000 S.F. (Building 2)	0.28	Office/Professional Commercial	4 per 1,000 S.F. of Office and 1 per 1,000 S.F. of Commercial	243
100B	11,800 AC. (515,200 S.F.)	355,720 S.F. (69%)	45' 4' Stories	125,000 S.F. (Building 1) 125,000 S.F. (Building 2)	0.24	Multi-family Residential	1.75 per 500	565
100C	7,700 AC. (333,200 S.F.)	230,000 S.F. (69%)	45'	125,000 S.F. (Building 1) 125,000 S.F. (Building 2)	0.33	Office/Professional Commercial	4 per 1,000 S.F. of Office and 1 per 1,000 S.F. of Commercial	49

[illegible]



Structure Table

Structure Name	Structure Details
SS MH1 (EXIST. PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH2 (EXIST. PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH3 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH4 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH5 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH6 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH7 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH8 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH9 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH10 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH11 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH12 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH13 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH14 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH15 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH16 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH17 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH18 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH19 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH20 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH21 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH22 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH23 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH24 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH25 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH26 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH27 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH28 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH29 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH30 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH31 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH32 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH33 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH34 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH35 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH36 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH37 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH38 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH39 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH40 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH41 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH42 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH43 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH44 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH45 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH46 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH47 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH48 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH49 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH50 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH51 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH52 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH53 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH54 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH55 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH56 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH57 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH58 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH59 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH60 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH61 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH62 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH63 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH64 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH65 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH66 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH67 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH68 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH69 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH70 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH71 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH72 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH73 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH74 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH75 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH76 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH77 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH78 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH79 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH80 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH81 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH82 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH83 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH84 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH85 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH86 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH87 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH88 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH89 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH90 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH91 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH92 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH93 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH94 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH95 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH96 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH97 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH98 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH99 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)
SS MH100 (PUBLIC)	SANITARY MANHOLE (6 DIA. INSD)

Valve Table

Valve Name	Size	Length
SS V1 (EXIST. PUBLIC)	10.00'	418.88'
SS V2 (EXIST. PUBLIC)	10.00'	176.24'
SS V3 (EXIST. PUBLIC)	10.00'	480.66'
SS V4 (EXIST. PUBLIC)	8.00'	208.10'
SS V5 (EXIST. PUBLIC)	10.00'	144.20'
SS V6 (EXIST. PUBLIC)	8.00'	131.73'

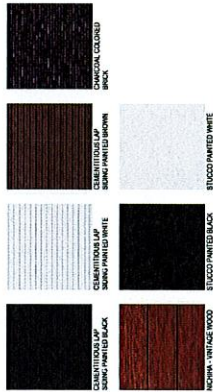
LEGEND

- EXISTING COMMUNICATIONS LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING WATER, GAS, ETC. LINE
- PROPOSED WATER, GAS, ETC. 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

SCALE: 1" = 50'

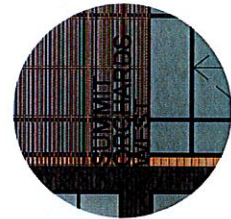


MATERIAL LEGEND



COMMENTS

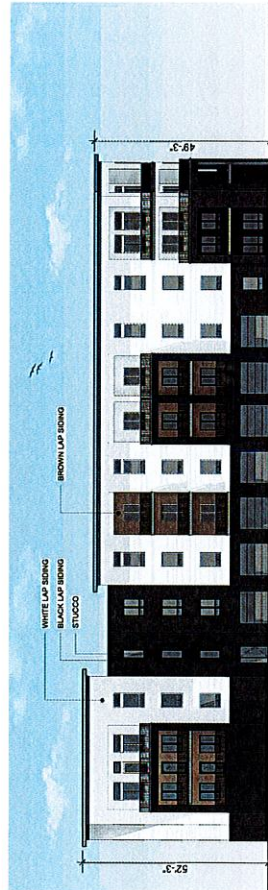
1. SW BLACK VINYL WINDOWS - LOCATED AT DARK COLORED BALCONIES
2. SWA WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED BALCONIES
3. SWA WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED EXTERIOR WALLS (WHITE LAP SIDING AND WHITE STUCCO)
4. BLACK ALUMINUM RAILINGS
5. WHITE STUCCO RECESSES AT ALL PORCHES AND ENTRY
6. MOCHA SONG LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY DOORWAYS
7. GREY PAINTED FENCE TRIM
8. GREY PAINTED GARAGE DOORS



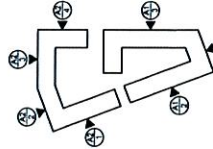
1 BUILDING 1 - EAST
1/16" = 1'-0"



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



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



KEY PLAN

PDP RESUBMITTAL

A-100

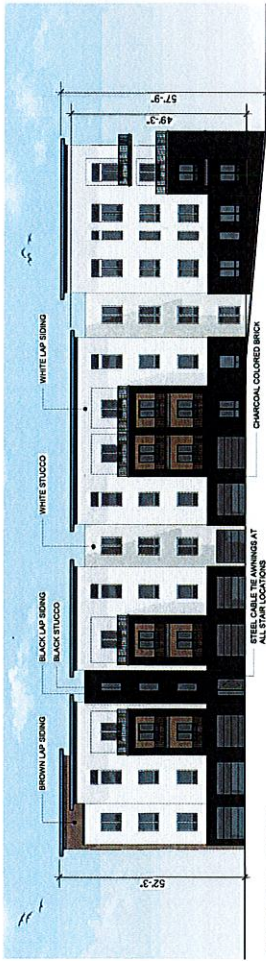
DATE: 08.27.2022
JOB NO: 705622
PROJECT: TRILGY
SHEET NO: A-100

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

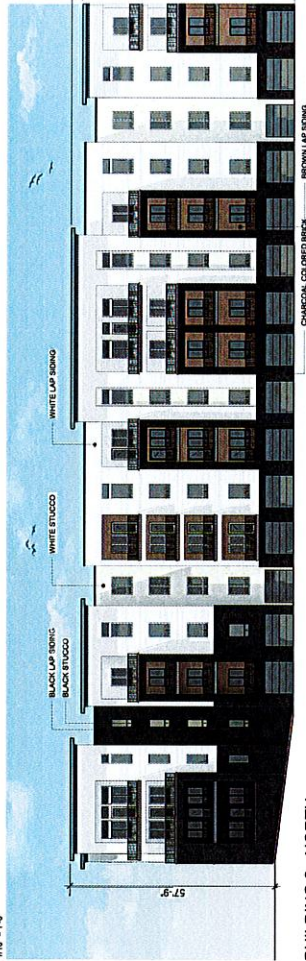


ARCHITECTS
NSPJ
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P: 913.831.1415
F: 913.831.1563
NSPJARCH.COM
LANDSCAPE
DESIGN SERVICES

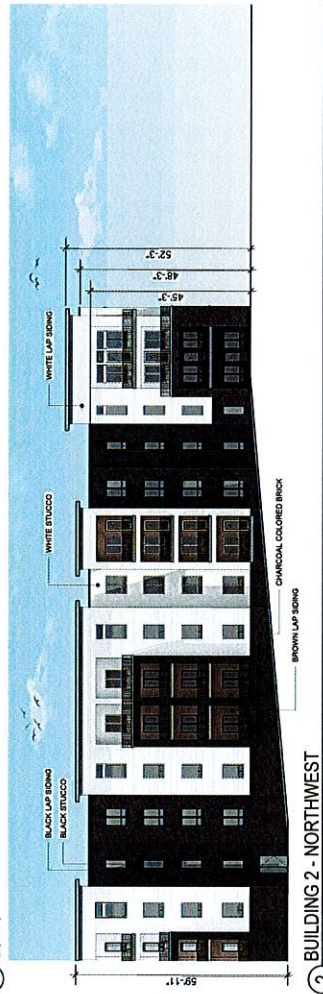
DRAWING: A-100
1/16" = 1'-0"



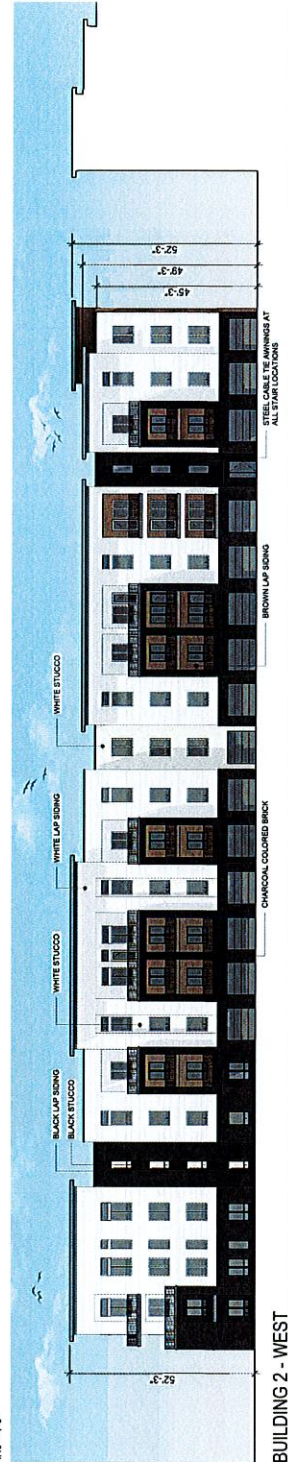
④ BUILDING 2 - EAST
1/18" = 1'-0"



③ BUILDING 2 - NORTH
1/18" = 1'-0"



② BUILDING 2 - NORTHWEST
1/18" = 1'-0"



① BUILDING 2 - WEST
1/18" = 1'-0"

MATERIAL LEGEND



COMMENTS

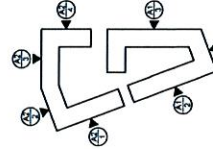
1. 5X5 BLACK VINYL WINDOWS - LOCATED AT DARK COLORED EXTERIOR WALLS (BRICK, STUCCO, LAP SIDING).
2. 6X6 WHITE VINYL WINDOWS - LOCATED AT ALL LIGHT COLORED EXTERIOR WALLS (WHITE LAP SIDING AND WHITE STUCCO).
3. BLACK ALUMINUM RAILINGS.
4. HANDICAP COMPLIANT TOILETS LOCATED AT ALL TRANSITION WINDOWS.
5. HANDICAP COMPLIANT TOILETS LOCATED AT ALL TRANSITION WINDOWS.
6. HANDICAP COMPLIANT TOILETS LOCATED AT ALL TRANSITION WINDOWS.
7. GREY PAINTED GARAGE DOORS.

ARCHITECTS
NSPJ
3515 W. 25TH ST. SUITE 201
PRAIRIE VILLAGE, KS 66204
P: 913.831.1415
F: 913.831.1563
NSPJARCH.COM
L.A.D. & A.S.
L.A.D. & A.S.
L.A.D. & A.S.
L.A.D. & A.S.



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

DRAWING SCALE LOG
1/8" = 1'-0" (PLAN)
1/8" = 1'-0" (SECTION)



KEY PLAN
PDP RESUBMITTAL
SHEET NO.

A-101

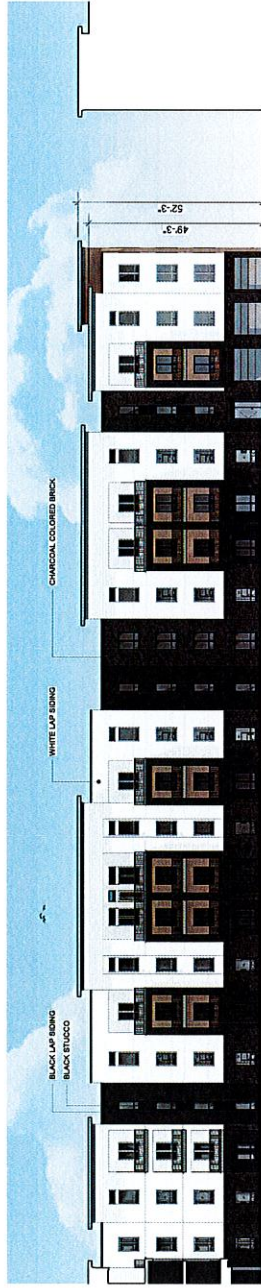
DATE: 09/27/2022
JOB NO: 705622
DRAWN BY: BHALL
SHEET NO.

MATERIAL LEGEND

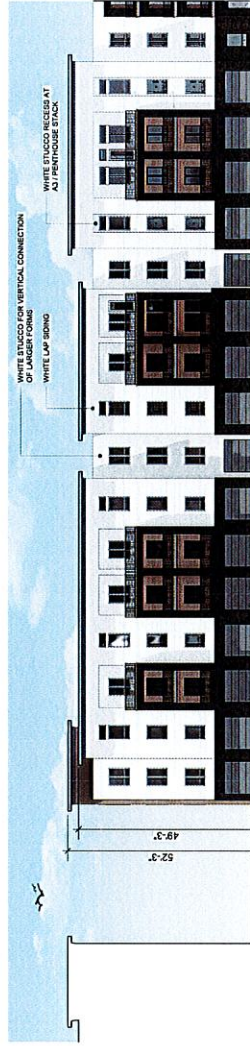


COMMENTS

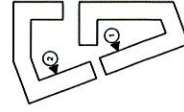
1. 20% BLACK VINYL MATERIAL - LOCATED AT DARK COLORED EXTERIOR MATERIALS (CHARCOAL, BRICK, BLACK LAP SIDING, AND RECESSED BROWN LAP SIDING AT BALCONIES)
2. 60% WHITE VINYL MATERIAL - LOCATED AT ALL LIGHT COLORED EXTERIOR MATERIALS (WHITE LAP SIDING AND WHITE STUCCO)
3. BLACK ALUMINUM RAILINGS
4. HARDE BOARD TRIM LOCATED AT ALL TRANSOM WINDOWS PAINTED WHITE / BLACK
5. NICHOW SIDING LOCATED PRIMARILY AT CLUBHOUSE ENTRY AND 4TH FLOOR BALCONY 50FFITS
6. GREY PANTED PASCIA TRIM
7. GREY PANTED GARAGE DOORS
8. DETACHED GARAGES AND TRIM ENCLOSED MATERIALS TO MATCH EXISTING BUILDINGS



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



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



KEY PLAN

PDP RESUBMITTAL

SHEET NO.
A-102

DATE: 09.27.2022
JOB NO. 705922
DRAWN BY: BHALL
SHEET NO.

✓

DRAWING RELEASE LOG

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

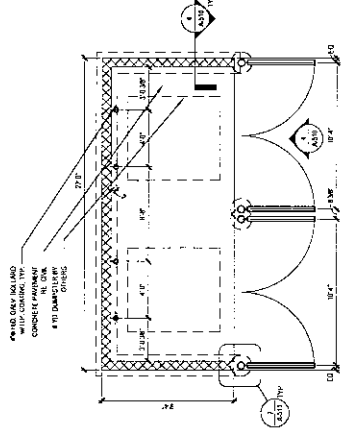


rdsN

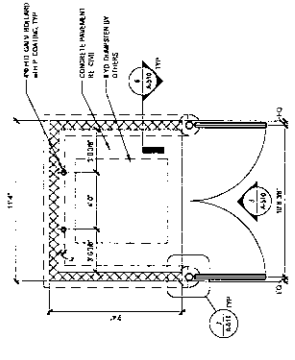
NSPJ ARCHITECTS

NSPJ ARCHITECTS
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1563
F. 913.831.1415
ENERGY SERVICES
ARCHITECTURE
LANDSCAPE
ARCHITECTURE

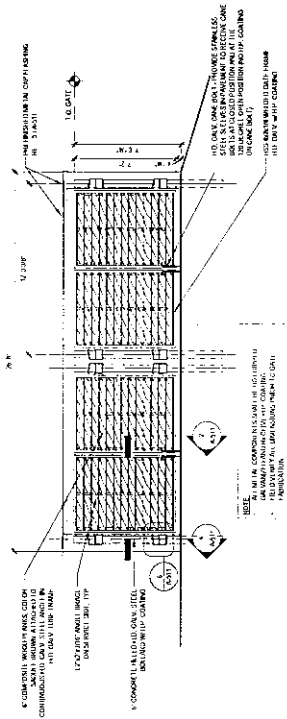




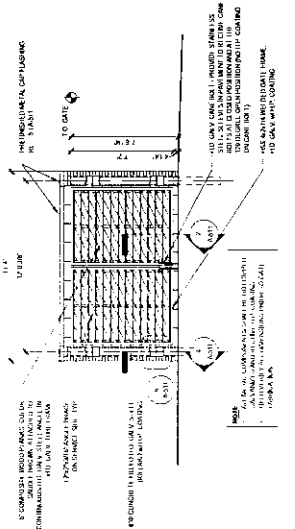
Dumpster Enclosure - Plan - Two Dumpsters
 11'-0" x 11'-0"



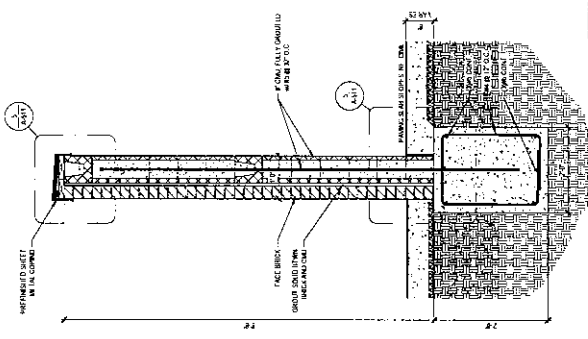
Dumpster Enclosure - Plan - Single Dumpster
 11'-0" x 11'-0"



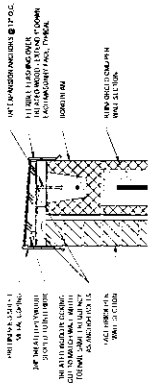
Elevation at Dumpster Enclosure
 11'-0" x 11'-0"



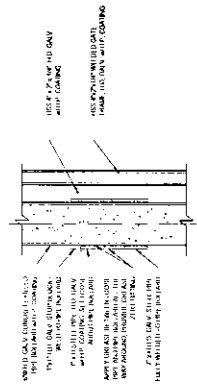
Elevation at Dumpster Enclosure
 11'-0" x 11'-0"



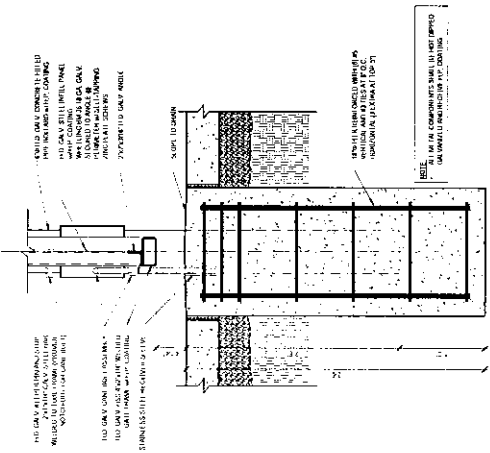
Section at Dumpster Enclosure
 11'-0" x 11'-0"



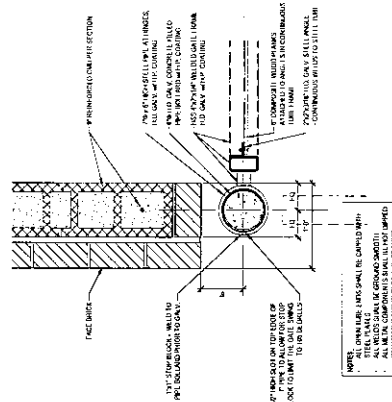
Section Detail at Wall Cap 5
1/8" = 1'-0"



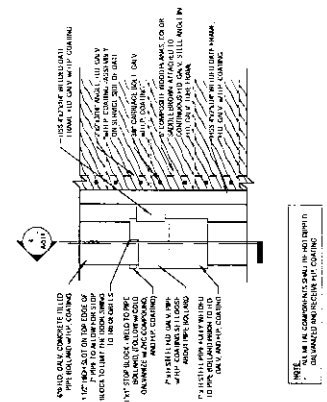
Section Detail at Hinge and Bollard 4
1/8" = 1'-0"



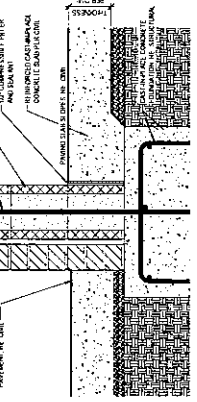
Section Detail at Gate w/ Metal Panel 3
1/8" = 1'-0"



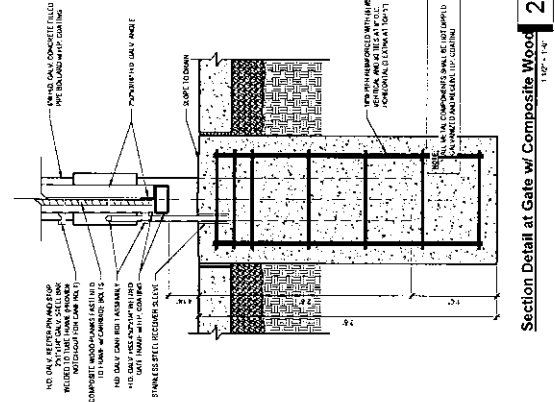
Plan Detail at Dumpster Enclosure 7
1/8" = 1'-0"



Elevation Detail at Hinge 6
1/8" = 1'-0"



Section Detail at Footing 1
1/8" = 1'-0"



Section Detail at Gate w/ Composite Wood 2
1/8" = 1'-0"



CUTSHEETS
SUMMIT ORCHARDS WEST
PRELIMINARY DEVELOPMENT PLAN
LEES SUMMIT, JACKSON COUNTY, MO

REVIEWED BY
DESIGNED BY
CHECKED BY
DATE
2011-09-09

LifeForms
1152

5" Direct Wall Mount Cylinder
One 75W R80D or R80D lamp
120V

APPLICATIONS:
The 1152 is a cylindrical wall mount fixture with a 5" diameter and 11.5" height. It is designed for use in a variety of applications, including outdoor lighting, accent lighting, and general lighting.

INSTALLATION:
The 1152 is designed for use with a standard 5" diameter hole in the wall. It is designed for use with a standard 5" diameter hole in the wall.

FEATURES:
The 1152 is designed for use with a standard 5" diameter hole in the wall. It is designed for use with a standard 5" diameter hole in the wall.

WARNING:
The 1152 is designed for use with a standard 5" diameter hole in the wall. It is designed for use with a standard 5" diameter hole in the wall.

ITEM # 1152-001
DESCRIPTION 5" Direct Wall Mount Cylinder
PRICE \$12.50
QTY 1
TOTAL \$12.50

LAREDO SERIES
LMC-3010S

5" L

DESCRIPTION:
The LAREDO SERIES LMC-3010S is a 5" L lamp. It is designed for use in a variety of applications, including outdoor lighting, accent lighting, and general lighting.

INSTALLATION:
The LAREDO SERIES LMC-3010S is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

FEATURES:
The LAREDO SERIES LMC-3010S is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

WARNING:
The LAREDO SERIES LMC-3010S is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

ITEM # LMC-3010S
DESCRIPTION 5" L
PRICE \$12.50
QTY 1
TOTAL \$12.50

Cree Edge™ Series
LED and CFL Luminaires

5" L

DESCRIPTION:
The Cree Edge™ Series LED and CFL luminaires are designed for use in a variety of applications, including outdoor lighting, accent lighting, and general lighting.

INSTALLATION:
The Cree Edge™ Series LED and CFL luminaires are designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

FEATURES:
The Cree Edge™ Series LED and CFL luminaires are designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

WARNING:
The Cree Edge™ Series LED and CFL luminaires are designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

ITEM # Cree Edge™ Series
DESCRIPTION LED and CFL Luminaires
PRICE \$12.50
QTY 1
TOTAL \$12.50

CREE

5" L

DESCRIPTION:
The Cree logo is a stylized 'C' with a mountain peak inside. It is designed for use in a variety of applications, including outdoor lighting, accent lighting, and general lighting.

INSTALLATION:
The Cree logo is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

FEATURES:
The Cree logo is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

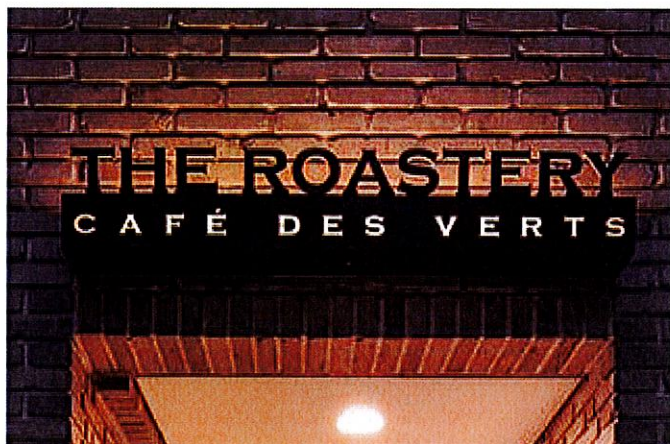
WARNING:
The Cree logo is designed for use with a standard 5" L hole in the wall. It is designed for use with a standard 5" L hole in the wall.

ITEM # Cree logo
DESCRIPTION Cree logo
PRICE \$12.50
QTY 1
TOTAL \$12.50



TENANT SIGN CRITERIA

SIGNAGE CRITERIA OVERVIEW



Signage is an integral design feature of the Tenant's storefront. Tenant signage shall be designed to complement the specific tenant's storefront and general building design and support the master plan for Summit Orchards.

The purpose of this section is to define and specify all exterior signage criteria for Summit Orchards. Each Tenant shall provide a signage package for its space.

All sign packages shall be submitted in electronic format to Landlord or its Architect for approval prior to fabrication and installation. If the plans are disapproved by Landlord, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Landlord or its Architect until such plans are finally approved by Landlord.

The cost of the fabrication, permitting, and installation shall be the responsibility of each individual Tenant/User. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations, and criteria contained in this manual. In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail. Upon written notice from Landlord, Tenant agrees to take such actions as may be necessary to comply at Tenant's expense, with applicable requirements.

The Landlord must approve all Tenant signage intended to be visible from outside of the Tenant Premises. Any exterior sign or sign panel that extends above any roof line constitutes a variance. The Landlord must specifically approve any deviation from the Signage Criteria in writing.

Tenant signage shall be limited to the Tenant's approved Trade Name as stated in the Lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Landlord. Tag lines or identification of specific products or services are not permitted.

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other required mechanisms must be concealed from view. Light leaks are not permitted and sign company labels and stamps must be concealed from view, unless Code requires labels to be visible from below. The Tenant's electrical contractor must be licensed and must perform all electrical connections for Tenant signs.

Municipal Signage Requirements

All signs shall comply with applicable codes regarding materials, electrical connections, overall size, and general signage construction. Any permits that may be required by the Jurisdictional Authority shall be the responsibility of the Tenant.

Signage Size and Quantity

Tenants larger than 5,000SF shall be allowed one primary sign per each distinct store elevation; maximum of two signs. Primary sign is to be located so as to accent the main entry of the store, not be larger than 10% of building facade and 6'-0" maximum letter height. Any additional, subordinate signs shall be clearly proportioned so as not to compete with the primary signage. Projecting signs over and under canopy are limited to 6 SF. A second sign is permitted on the back or side of building. This sign

shall not have letters taller than 3'-0" and not be larger than 10% of the leased area wall.

Tenants smaller than 5,000SF are allowed one sign per facade to a maximum of three attached signs with 4'-0" maximum letter height and/or 10% of building facade for awning, canopy, or wall. Projecting signs over or under canopy are limited to 6 SF.

The Tenant's storefront signage shall be proportional to the overall storefront and building facade design. Landlord will closely review all signage to confirm the proper relationship between signage and facade.

Signage Location

Since the Landlord approved location for Tenant signage will depend on specific design conditions and varying base building facade details, the approved signage location shall be determined based on consultation with the Landlord's Architect.

The location of the signage shall specifically coordinate with the Tenant's storefront entry location, awnings, canopies, the character of the base building facade, and other contextual design features.

The Tenant shall locate the main sign on the Tenant's storefront construction or immediately above the Tenant's storefront on the base building facade in accordance with Landlord's approved location. Tenant signage shall not be placed on top of, or over, base building design elements (i.e., second level windows).

Secondary Signage

Decorative secondary signage, such as blade signs, signage on awnings, decorative icons, and small repetitive window signage, is encouraged provided such signage compliments the overall Tenant facade design and the base building district design theme without violating any municipal ordinances.

Landlord's Approval

Tenant shall provide design information for all signage on all preliminary and working drawings submitted to Landlord for review.

Signage Shop Drawings

Signage shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design and appearance. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the signage shop drawings is secured. Submitted signage shop drawings shall provide the following information:

- Type and size of all signage and lettering.
- Scaled and dimensioned elevation of the store illustrating each sign location.
- Section or sections through the sign.
- Identify the materials, color scheme, fabrication techniques, illumination, and mounting system.
- Photographs of similar wherever possible.

Permitted Signage Types

- Individual metal channel letters with illuminated Plexiglas faces.
- Halo type illuminated signs (reverse channel letters) with LED illumination. LED colors and suppliers must be reviewed by the Landlord – particularly white since the brightness levels can be highly variable.
- Non-internally illuminated panel sign or individual pin mounted dimensional letters with accent lighting where required (letters or panel shall be minimum 3" thick).

- Decorative blade signs – such signs are required to be dimensional. Flat panels with only painted or vinyl graphics are not allowed.
- Lettering on awnings or decorative canopies.
- Small, adhesive or painted lettering on storefront glazing.

Signage Not Permitted

- Exposed or surface mounted box or cabinet type signs, or any signage with an exposed raceway or electrical connections. However, in certain circumstances this may be acceptable in a limited basis for logos or branding purposes.
- Suspended internally illuminated panel signs behind storefront glass.
- Exposed neon tube signs, either in front of or behind the Tenant storefront, where the bare neon tube is fully exposed and not an integrated part of a more intricate, thematic sign are not permitted. Specifically, single line neon lettered signs such as “open” signs are not permitted.
- Freestanding, moving, rotating, flashing, noise making or odor producing signs.
- Roof-mounted signs.
- Signs that are not professional in appearance.
- Cloth, paper, cardboard and other large stickers, decals, or other temporary looking signs on or around the storefront surfaces.
- Temporary signage or banners and associated eye bolt anchors.

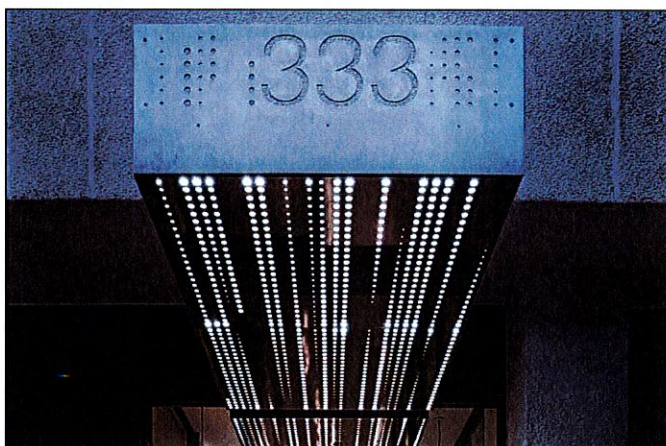
SPECIFIC SIGN TYPE CRITERIA

Internally Illuminated Channel Letters Signs

- The background surface of the sign is to be opaque and not reflect the illumination or image of lamps behind letters.
- The color of the channel returns must match the color of the letter faces.
- All LED must be fully concealed within the letter so it is not visible to the public.
- The rear and sides of the letter shall be opaque.
- Flanges/brackets shall be mounted concealed from public view.
- Halo-type signs used in outdoor locations shall have closure backing on the rear of the letters to prevent birds nesting in the letters.

Non-Internally Illuminated Panels or Individual Letter Signs

- Included types are dimensional panels with a textured design, such as a carved wood sign OR dimensional letters or graphics pin mounted to the face of the storefront area or base building façade with external, indirect illumination.



- Non-dimensional letters or graphics less than 3" thick are generally not permitted. Non-dimensional techniques, which include painting, silk-screening, pressure sensitive vinyl, metal appliqué or glass etching are generally not permitted. Exceptions to this requirement may be allowed if such signage compliments the overall store façade design.
- Signs shall not be placed on a background material that detracts from the appearance of the sign.
- Supplemental lighting must be provided for appropriate signage visibility. The supplemental lighting must be incorporated into the façade design either as a concealed feature or as a design element (i.e. decorative accent fixtures or concealed fixtures mounted on a Tenant canopy that lights back towards the wall mounted signage). Such supplemental lighting shall be compatible with the existing base building façade lighting and is subject to Landlord's approval.
- Dimensional letter signs or panels applied directly to transparent storefront glass must have matching dimensional letters on each side of the glass to create a finished appearance from both sides of the storefront glazing.

Internally Illuminated, Fully Integrated Cabinet Signs

- Signs shall be fully integrated into the storefront design concept. Cabinet sign if landlord approved, shall be recessed so that the face of the cabinet sign is flush with the surrounding storefront material, or otherwise incorporated into the design.
- The size of the sign cabinet and the design of the face materials are to be integrally designed into the appearance of the store façade.
- Only letters shall be translucent on the sign face. The background must be opaque. Plastic faced sign panels will not be allowed.
- Signs must be of the highest quality design and construction. Seams are not permitted in the face of the sign cabinet.
- Light leaks are not permitted.
- Cabinet signs with the face panel routed out with Plexiglas laminated behind are not permitted. Push-through dimensional translucent Plexiglas letters that extend through the routed opaque sign face must be provided. Illumination is to be provided by LED, or fluorescent lighting.
- The face panel is to be hinged to provide access for maintenance, or an access panel is to be located in an alternate concealed location. Where rear access is possible, a rear access hatch is preferred to reduce visibility.

Face Illuminated Channel Letters

Face illuminated channel letters shall only be allowed for signage facing a public right-of-way, or parking areas where such signage is specifically controlled by the Municipal Signage Requirements.

All such letters shall be evenly illuminated and directly mounted to the building façade in the required location.

Signage on Required Exterior Awnings and Canopies

Tenant installed awnings or canopies shall be appropriately designed to resist deterioration due to weathering and shall be in compliance with the criteria.

Tenants are encouraged to apply signage or graphics to the apron of their canvas awnings as part of a comprehensive signage design for the Tenant façade. The Tenant must balance the proportions of the various signs permitted so that only one sign is considered the primary sign and

other opportunities are clearly secondary and used only to reinforce Tenant identity and branding.

The Tenant may, in lieu of one large building mounted sign, choose to repeat their approved Trade Name on each of a series of awnings or canopies above their storefront openings as long as the size of the lettering is not cumulatively larger than the area for a standard primary sign as measured by local jurisdiction.

Where Landlord has provided structural canopies over the Tenant storefront, the opportunity exists to position the Tenant sign either mounted over, suspended under, or face-mounted, to the front edge of the canopy. This approach supports the thematic goals of Summit Orchards and is encouraged, but must be specifically approved in writing by the Landlord.

Blade Signs

Store façade blade signs are allowed where such signage adds to the design environment of the public walkway area and to the building facades overall. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Tenant's storefront image. The blade sign size and location must comply with the maximum projection requirements stated below and must be generally proportional to the Tenant façade.

- Minimum height to bottom: 10'-0" of the projecting element, and 8'-0" for under canopy.
- Horizontal projection requirements: Maximum Projection 4'-0", Minimum Projection 1'-0".

Horizontal projection requirements are measured from the Lease Line. No projection will be permitted to impede the flow of emergency vehicles.

The Tenant blade sign may be an iconic representation of the products and services offered. For instance, a bakery

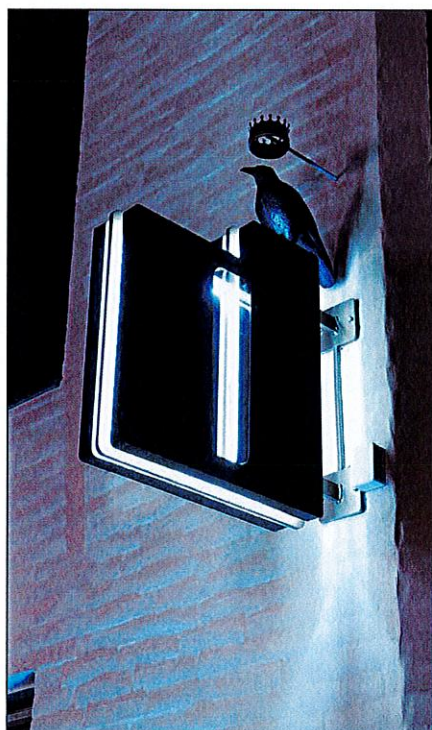
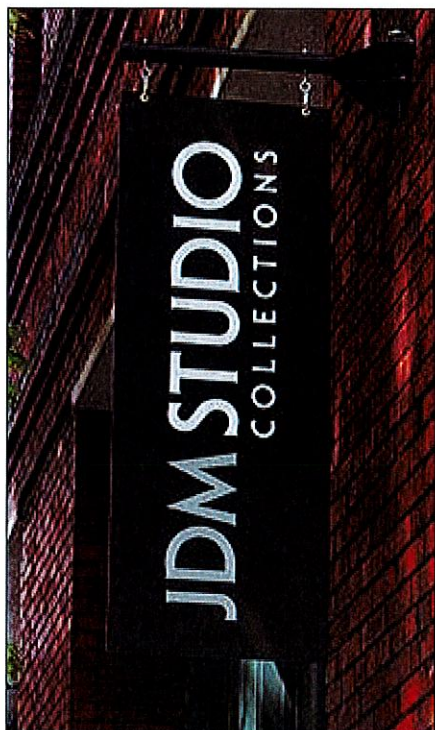
might have a large pastry as an iconic blade sign, provided that the design is approved by the Landlord in writing.

Decorative elements such as iron brackets or three dimensional sculptural panels are encouraged unless otherwise standardized. Flat panels with painted or vinyl graphics are not allowed. The Tenant's blade sign can be internally illuminated. All criteria that apply to other internally illuminated sign types apply in this case. The mounting height of the blade sign can extend higher than the Tenant's leased premises storefront, provided that the base building elevation can accommodate the location and there is no interference with base building architectural features or glazing.

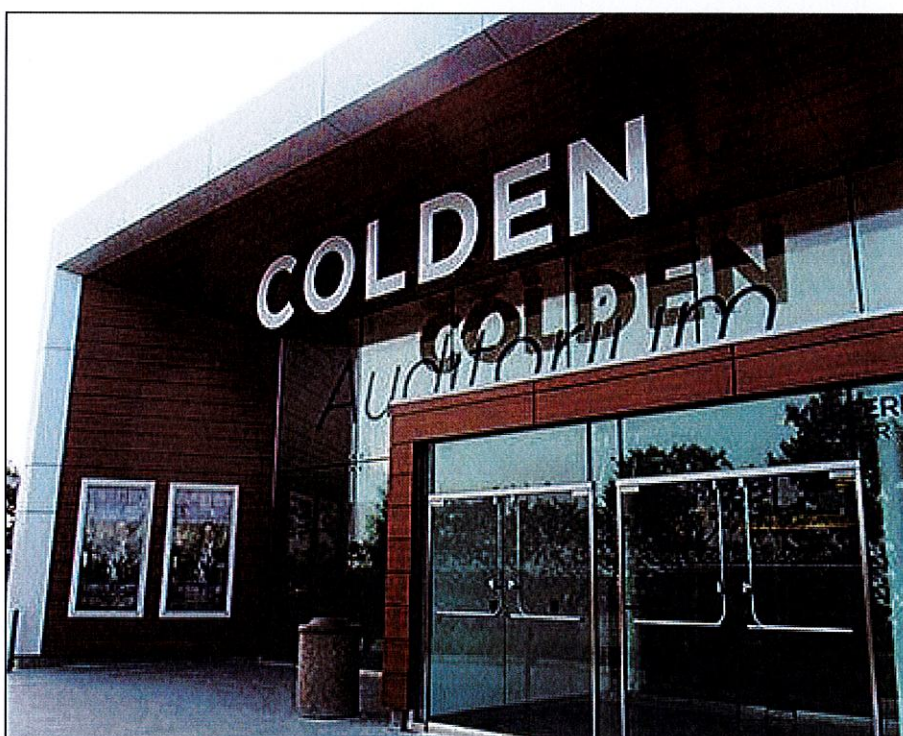
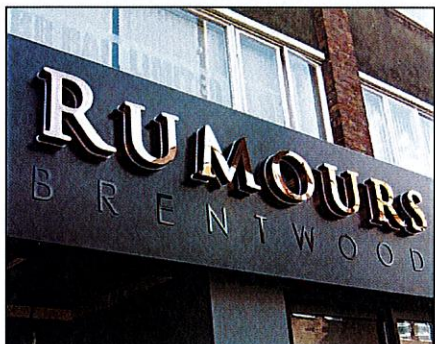
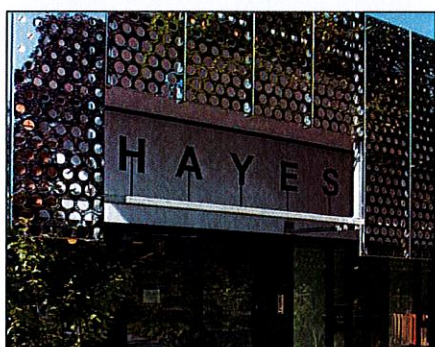
Storefront Address Signs

In addition to Show Window graphics, a standardized address sign may be required by the Jurisdictional Authorities and/or the Landlord to provide a means of identifying store addresses for emergency purposes. Tenants are not permitted to place an address sign that does not meet this standard in material, type, size, and location.

ACCEPTABLE SIGNAGE EXAMPLES – BLADE TYPE



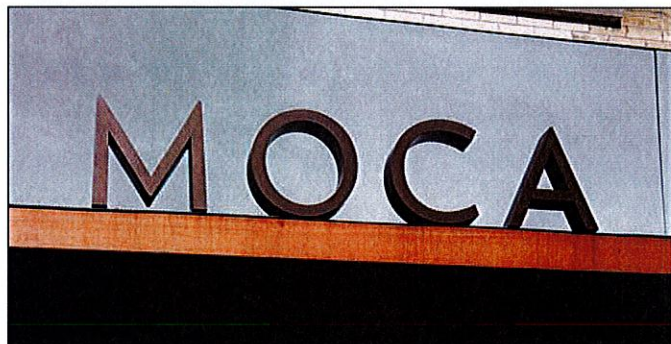
ACCEPTABLE SIGNAGE EXAMPLES – FACADE TYPE



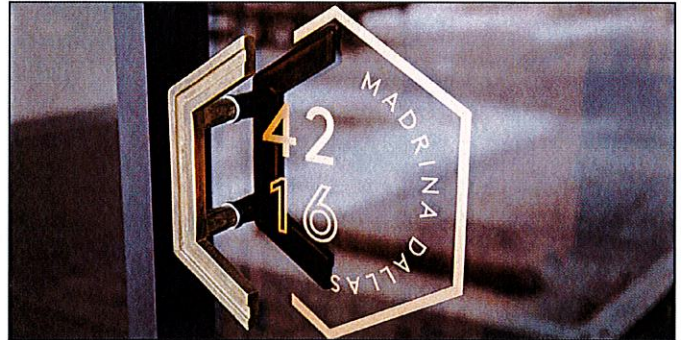
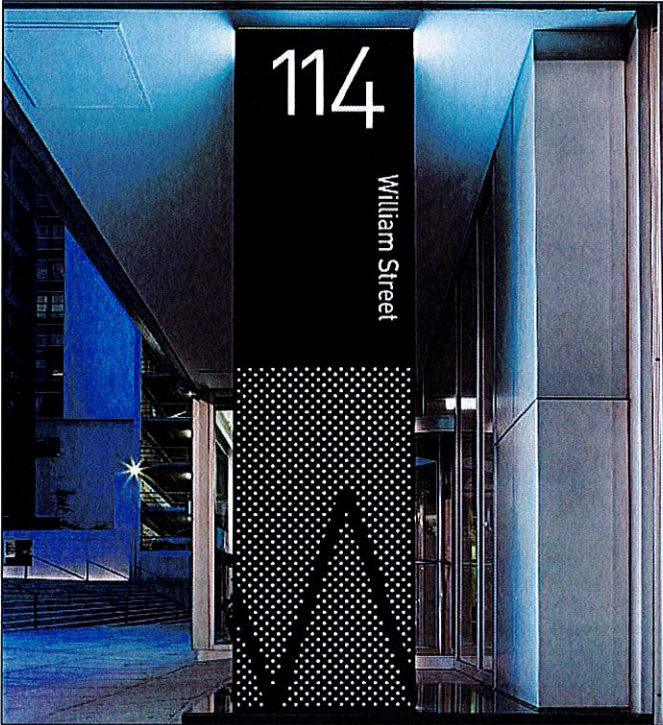
ACCEPTABLE SIGNAGE EXAMPLES – BACK-LIT TYPE



ACCEPTABLE SIGNAGE EXAMPLES – CANOPY TYPE



ACCEPTABLE SIGNAGE EXAMPLES – ADDRESS



NON-ACCEPTABLE SIGNAGE EXAMPLES

