

NW CORNER OF SW WARD ROAD & MO-150 HIGHWAY
LEE'S SUMMIT, MISSOURI



LOCATION MAP

NOT TO SCALE

SURVEY CONTROL POINTS

WATER

LEE'S SUMMIT WATER DEPT.	816-969-1900
JACKSON COUNTY PWSO #13	816-578-2245
CASS COUNTY PWSO #3	816-331-1075

	MISSOURI GAS ENERGY	816-756-5255
ELECTRICITY		
	KANSAS CITY POWER & LIGHT	888-471-5275

KANSAS CITY POWER & LIGHT	888-471-5273

CABLE TV		
	TIME WARNER	816-358-8833
	COMCAST	816-833-3400

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C1.1	LAND USE DESIGNATIONS
C2	OVERALL SITE PLAN
C3	OVERALL GRADING & UTILITY PLAN
SUR1	SURVEY SHEET
L1	OVERALL LANDSCAPE PLAN
L2	ENLARGED LANDSCAPE PLAN
L3	ENLARGED LANDSCAPE PLAN
A1-13	BLDG TYPE A - EXTERIOR ELEVATIONS
A1-14	BLDG TYPE A - EXTERIOR ELEVATIONS
A1-23	BLDG TYPE A1 - EXTERIOR ELEVATIONS
A1-24	BLDG TYPE A1 - EXTERIOR ELEVATIONS
A1-33	BLDG TYPE B - EXTERIOR ELEVATIONS
A1-34	BLDG TYPE B - EXTERIOR ELEVATIONS
A1-43	BLDG TYPE B1 - EXTERIOR ELEVATIONS
A1-44	BLDG TYPE B1 - EXTERIOR ELEVATIONS
A1-53	BLDG TYPE C - EXTERIOR ELEVATIONS
A1-54	BLDG TYPE C - EXTERIOR ELEVATIONS
A4-00	BLDG TYPE D - EXTERIOR ELEVATIONS
A4-01	BLDG TYPE D - EXTERIOR ELEVATIONS
A4-02	BLDG TYPE D - EXTERIOR ELEVATIONS
GAR-A1-01	GARAGE TYPE #1 ELEVATIONS
GAR-A2-01	GARAGE TYPE #2 ELEVATIONS
TR-A2-01	TRASH ENCLOSURE ELEVATIONS
MN-A1-03	MAINTENANCE BUILDING ELEVATIONS
E001	PHOTOMETRIC PLANS
E002	PHOTOMETRIC SPECIFICATIONS

LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of Section 25, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter;

Thence North 02°36'29" East, along the East line of said Southeast Quarter, 575.15 feet;

Thence North 87°23'31" West, 80.02 feet to the West Right-of-Way line of SW Ward Road, as now established, said point also being the Point of Beginning;

Thence on a curve to the left having an initial tangent bearing South 54°41'29" West, a radius of 35.00 feet and an arc length of 22.75 feet;

Thence North 89°03'54" West, 5.35 feet;

Thence on a curve to the left, tangent to the last described course, having a radius 57.46 feet and an arc length of 87.14 feet;

Thence South 05°03'17" West, 137.84 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 28.54 feet and an arc length of 43.27 feet;

Thence North 88°03'54" West, 759.59 feet;

Thence North 01°56'06" East, 49.98 feet;

Thence on a curve to the left, tangent to the last described course, having a radius of 138.80 feet and an arc length of 104.30 feet;

Thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established;

Thence along said South Right-of-Way line the following ten courses;

Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet;

Thence North 26°08'12" East, 110.39 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 470.00 feet and an arc length of 434.56 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 75.00 feet and an arc length of 129.34 feet;

Thence South 02°04'46" East, 62.45 feet;

Thence South 87°28'08" East, 50.00 feet;

Thence North 02°31'52" East, 57.00 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 70.00 feet and an arc length of 109.96 feet;

Thence South 87°28'08" East, 265.53 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet and an arc length of 63.79 feet to the West Right-of-Way line of said SW Ward Road;

Thence along said West Right-of-Way line the following three courses;

Thence South 04°28'39" West, 211.75 feet;

Thence South 07°28'42" West, 158.69 feet to the Point of Beginning.

Contains 499,350 square feet or 11.46 acres more or less.

Drawing name: K:\KNC_LDEV\263277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\CO - COVER SHEET.dwg Apr 10, 2023 12:47pm by: Arin.Trieben

AS NOTED
DESIGNED BY: AT
DRAWN BY: AT
CHECKED BY: TW

PRELIMINARY
NOT FOR
CONSTRUCTION



MILHAUS®

COVER SHEET

**ARBORWALK EAST
MULTI-FAMILY
DEVELOPMENT**

ORIGINAL ISSUE:
2/9/2023

KHA PROJECT NO
268277000

SHEET NUMBER

C0

	- BENCHMARK
	- SECTION CORNER AS NOTED
	- MONUMENT FOUND AS NOTED
	- SET MONUMENT AS NOTED
	- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
	- SET 1/2" IRON BAR AT CORNER W/ J & CAP
(P)	- PLATTED DISTANCE
(M)	- MEASURED DISTANCE
(D)	- DESCRIBED DISTANCE IN MODOT R/W PLANS
I.E.	- INGRESS/EGRESS EASEMENT
W/E	- WATER EASEMENT
U/E	- UTILITY EASEMENT
	- EXISTING TREE
	- WATER METER
	- WATER VALVE
	- FIRE HYDRANT
	- SANITARY MANHOLE
	- STORM MANHOLE
	- POWER POLE
	- LIGHT POLE
	- TRAFFIC SIGNAL POLE
	- GUY WIRE
	- TELEPHONE PEDESTAL
	- SIGN AS NOTED
	- FIBER OPTIC MARKER
— S —	- SANITARY SEWER LINE
— — — — —	- STORM LINE
— OHE —	- OVERHEAD ELECTRIC
— W —	- UNDERGROUND WATER
— WS —	- WATER SERVICE
— T —	- TELEPHONE
— FO —	- FIBER OPTIC LINE
— CATV —	- CABLE
	- TREE LINE

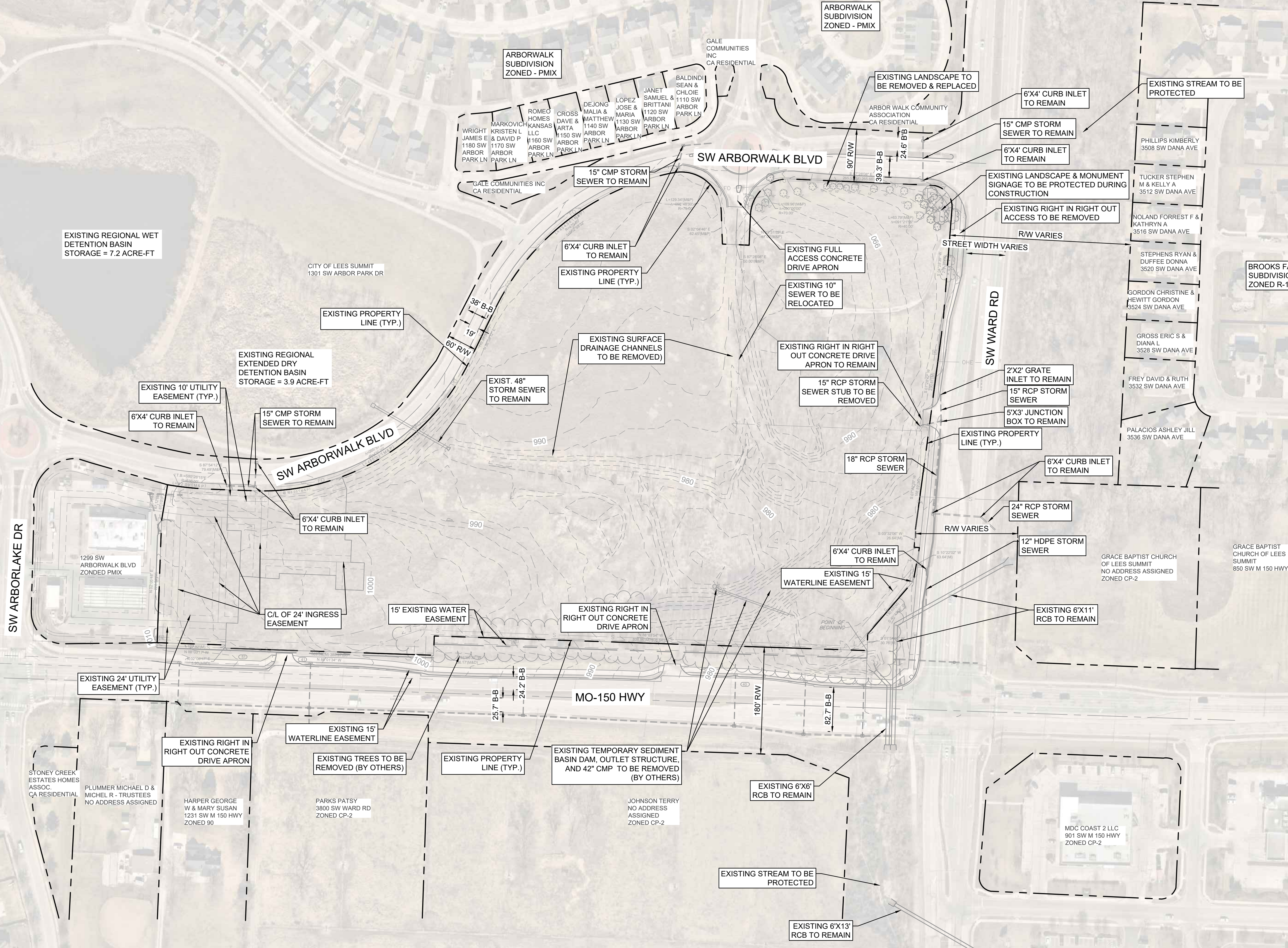
NOTE:

EXISTING CONDITIONS ARE BASED ON
TOPOGRAPHIC AND BOUNDARY SURVEY
PREPARED BY J&J SURVEY, LLC, DATED 12/14/2022

THE SUBJECT PROPERTY CONTAINS 11.46 ACRES
OF THE EXISTING 20.49 ACRES PROPERTY

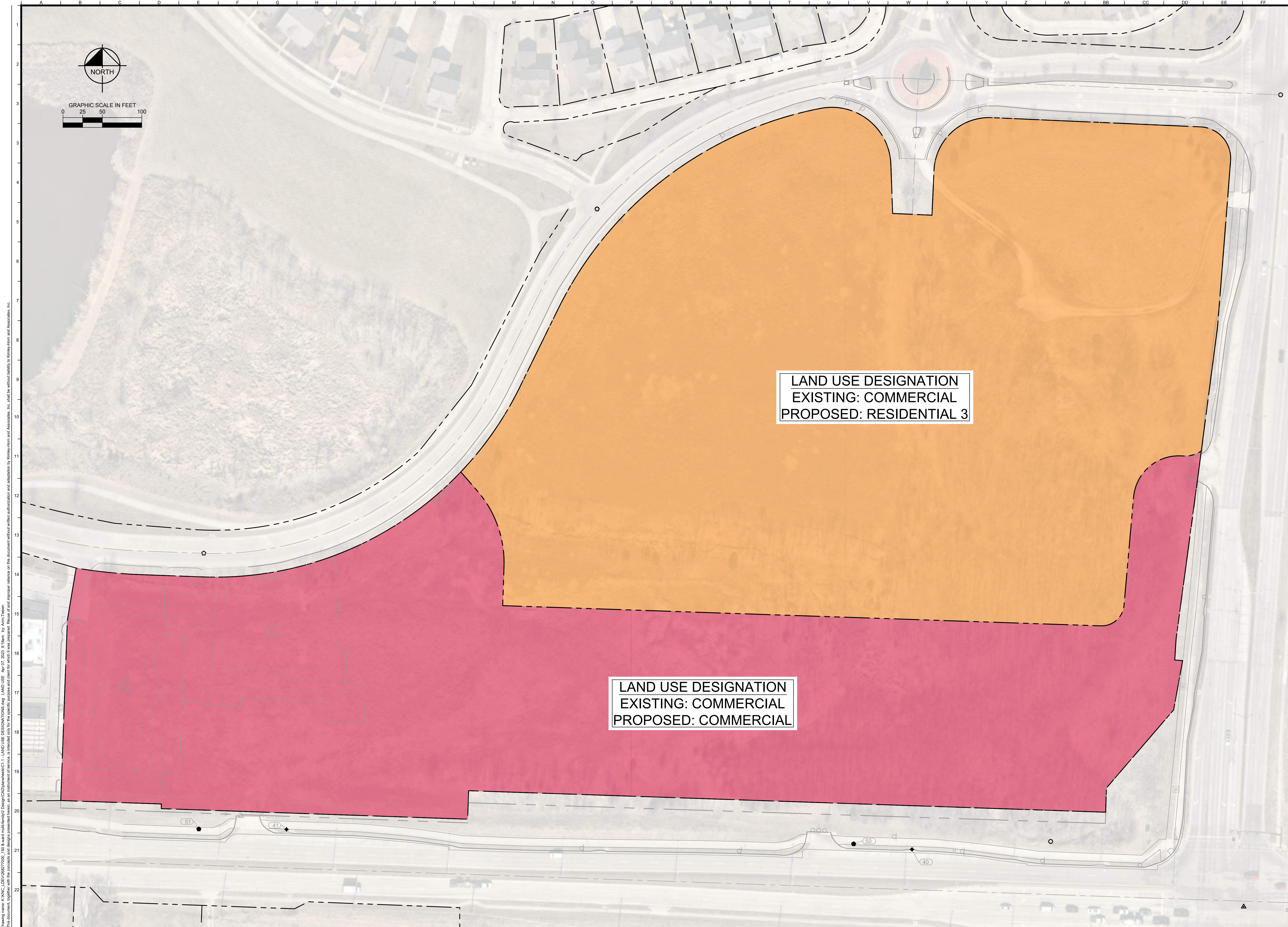
PROPERTY IS LOCATED WITHIN THE MIDDLE BIG
CREEK WATERSHED

THE SURVEY PREPARED BY J&J SURVEY, SHOWN
ON SHEET SUR1, SHOWS NO RECORD OF
ACTIVE/INACTIVE OIL OR GAS WELLS WITHIN ANY
PART OF THE SUBJECT PROPERTY.



ARBORWALK EAST MULTI-FAMILY DEVELOPMENT	EXISTING CONDITIONS		PRELIMINARY NOT FOR CONSTRUCTION	SCALE: AS NOTED	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 300 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: 303.733.8600 FAX: 303.733.8605 WWW.KIMLEY-HORN.COM			
				DESIGNED BY: AT		DRAWN BY: AT	CHECKED BY: TH	NO.
ORIGINAL ISSUE: 2/9/2023		KHA PROJECT NO. 268277000		SHEET NUMBER				
C1								

Drawing name: K:\KNC_LDEV268277000_150 & ward multi-family2 Design\CAD\plansheets\C1 - EXISTING CONDITIONS.dwg EXISTING CONDITIONS Apr 07, 2023 9:18am by: Arrin.Tieben



Drawing name: K:\KHA_LUE\268277000_150 & ward multi-family\2 Design\CA\plan\sheet\c1.1 - LAND USE DESIGNATIONS.dwg LAND USE Apr 07, 2023 9:11am by Arin Tilden
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ARBORWALK EAST MULTI-FAMILY DEVELOPMENT	LAND USE DESIGNATIONS		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1000 WEST 15TH AVENUE, SUITE 150 KANSAS CITY, MISSOURI 64105 PHONE: 816.652.0080 WWW.KIMLEY-HORN.COM MO CERTIFICATE OF AUTHORITY #0010152 EXPIRES: 12/31/23	<table><tr><td>SCALE:</td><td>AS NOTED</td></tr><tr><td>DESIGNED BY:</td><td>AT</td></tr><tr><td>DRAWN BY:</td><td>AT</td></tr><tr><td>CHECKED BY:</td><td>TW</td></tr></table>	SCALE:	AS NOTED	DESIGNED BY:	AT	DRAWN BY:	AT	CHECKED BY:	TW	<table><tr><td>PRELIMINARY NOT FOR CONSTRUCTION</td></tr></table>	PRELIMINARY NOT FOR CONSTRUCTION	<table><tr><td>No.</td><td>REVISIONS</td><td>DATE</td><td>BY</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	No.	REVISIONS	DATE	BY																				
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ORIGINAL ISSUE: 2/9/2023	KHA PROJECT NO. 268277000	SHEET NUMBER C1.1																																					

Drawing name: K:\KAC_LIE\20277000_150 & ward multi-family2 Design\CA\plan\sheet\02 - SITE PLAN.dwg OVERALL SITE PLAN Apr 07 2023 9:18am by Arin Tibben
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SITE SUMMARY TABLE

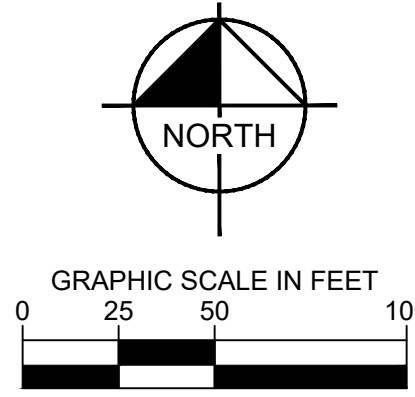
A	Zoning	
	Existing	PMIX
	Proposed	PMIX
B	Approximate Total Land Area	
	Existing	11.46 Acres
C	Right-of-way	
	Existing	0.00 Acres
	Proposed	0.00 Acres
D	Approximate Net Land Area	
	Existing	11.46 Acres
	Proposed	11.46 Acres
E	Green Space Area	
	Proposed	4.13 Acres
	% of Site	36.06%
F	Proposed Uses	
	Multi-Family	
G	Building Information	
	Number of Buildings	8
	3 Story Building Height (ft)	39'
	3 Story Building Height with Basement (ft)	44'
	Number of Units	314
H	Building Coverage, FAR & Units/Acre	
	Building Coverage	19%
	FAR	0.19
	Units/Acre	27.40
I	Off-Street Vehicle Parking	
	Surface Stalls Provided	512
	Garage Stalls Provided	70
	Total Stalls Provided	582
	Total Stall Required*	615
	Surface Parking Ratio (Stalls/Unit)	1.63
	Garage Parking Ratio (Stalls/Unit)	0.22
	Total Parking Ratio (Stalls/Unit)	1.85
J	Land Cover Ratio	
	Total Impervious Area (Acres)	7.33
	Total Impervious Area (Percent)	63.94%
K	Requested Deviations	
	1. A reduction in private open space per CDO requirement of 400 SF/Unit	
	2. Deviation to providing elevator for one out of every three buildings	
	3. Deviation to 2' FF elevation above public sidewalks	
	4. A reduction in required parking ratio from 1.92 spaces/unit to 1.85 spaces/unit. See "Parking Deviation Memo" for a comprehensive analysis. Per Lee's Summit UDO, Table 8-1 "Minimum Parking By Use", the required parking is calculated below:	
	Unit Type	Unit Quantity
	Studios	47
	1br	147
	2br	99
	3br	21
	Total Unit Count	314
	Total Parking Required	615
	**Additional Guest Parking Based on Total Units Provided	

SITE PLAN LEGEND

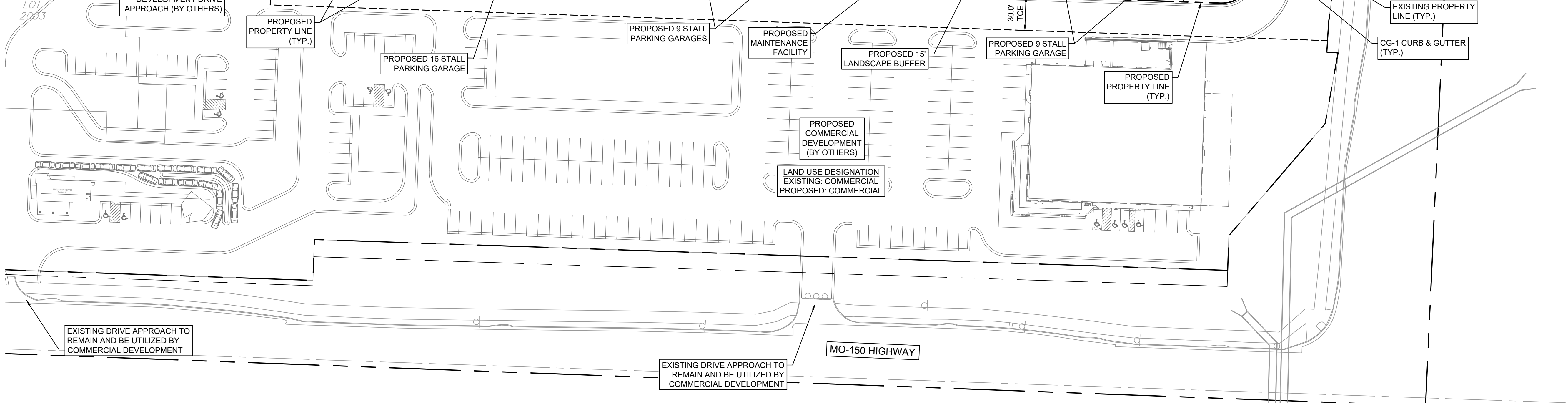
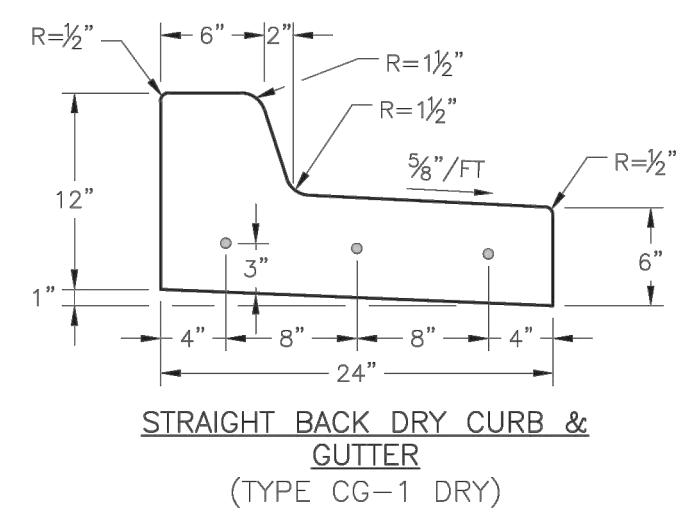
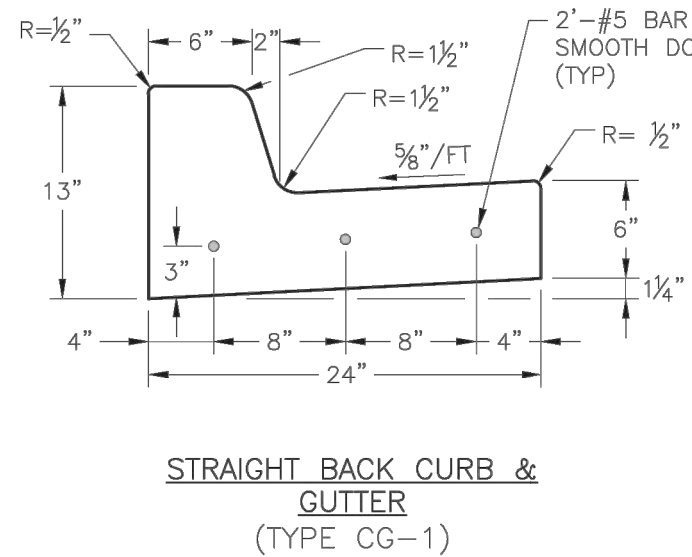
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	BUILDING
	CG-1 CURB AND GUTTER

SITE PLAN NOTES

- ALL SIGNS MUST COMPLY WITH THE SIGN REQUIREMENTS AS OUTLINE IN THE SIGN SECTION OF THE UNIFIED DEVELOPMENT ORDINANCE.
- ALL FIRE LANES SHALL BE MARKED AND POSTED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.



LOT 2003



Kimley»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MISSOURI 64111, SUITE 150 PHONE: 816.652.0080 FAX: 816.652.0081 MO: CERTIFICATE OF AUTHORITY #0010152 EXPIRES: 12/31/23	
SCALE:	AS NOTED	DESIGNED BY:	AT
		DRAWN BY:	AT
		CHECKED BY:	TW
PRELIMINARY NOT FOR CONSTRUCTION			
MILHAUS			
OVERALL SITE PLAN			
ARBORWALK EAST MULTI-FAMILY DEVELOPMENT		ORIGINAL ISSUE: 2/9/2023 KHA PROJECT NO. 268277000 SHEET NUMBER C2	
		150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64082	

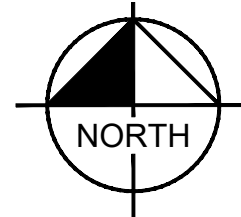
Drawing name: K:\K4C_LIE\208277000_150 & ward multi-family2 Design\CA\plan\sheet\3 - GRADING & UTILITY PLAN.dwg Overall GRADING & UTILITY PLAN Apr 07, 2023 9:38am by: Arin, Tilden
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GRADING & UTILITY PLAN LEGEND

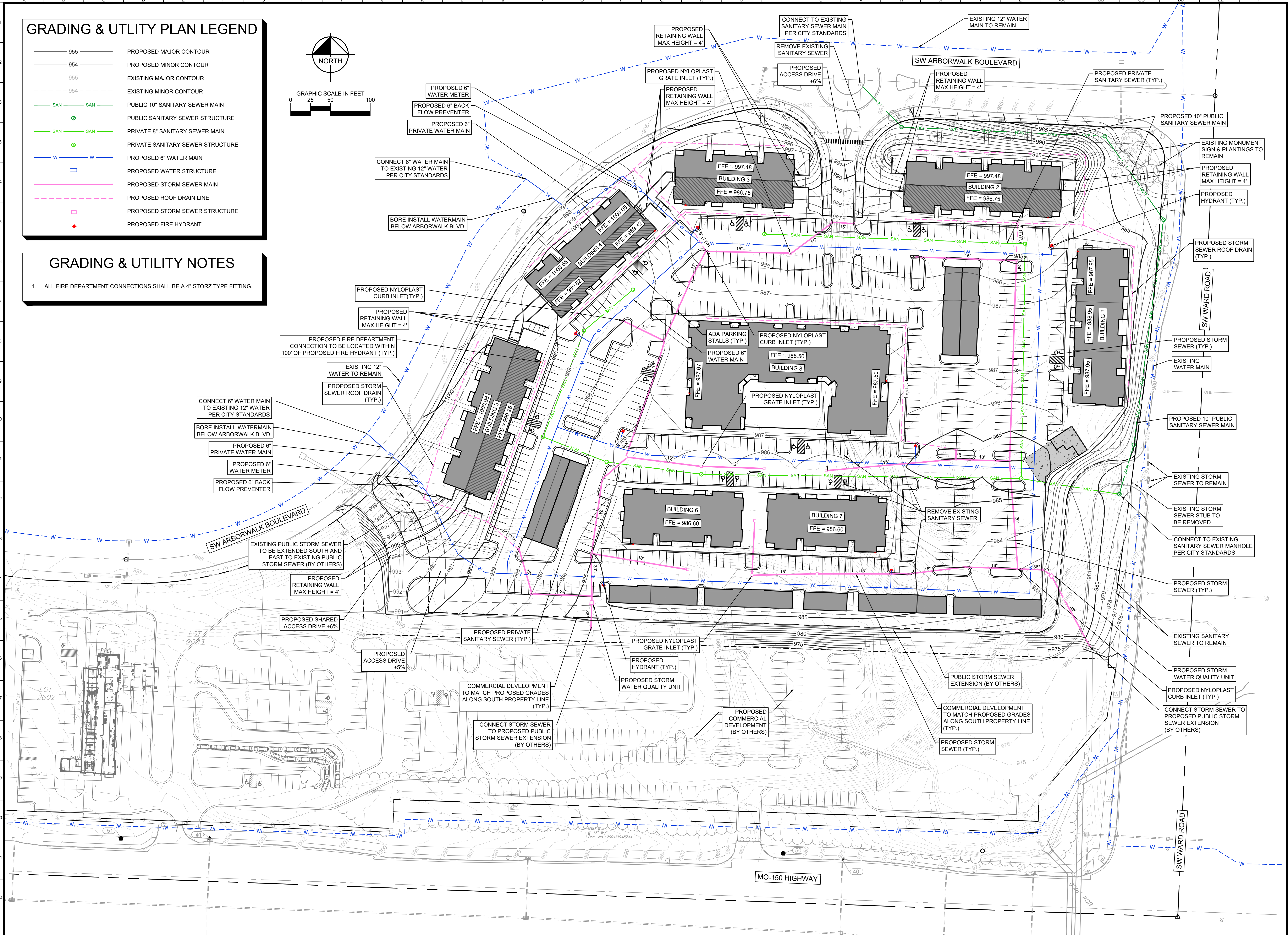
- 955 PROPOSED MAJOR CONTOUR
- 954 PROPOSED MINOR CONTOUR
- 955 EXISTING MAJOR CONTOUR
- 954 EXISTING MINOR CONTOUR
- SAN SAN PUBLIC 10" SANITARY SEWER MAIN
- PUBLIC SANITARY SEWER STRUCTURE
- SAN SAN PRIVATE 8" SANITARY SEWER MAIN
- PRIVATE SANITARY SEWER STRUCTURE
- W W PROPOSED 6" WATER MAIN
- PROPOSED WATER STRUCTURE
- PROPOSED STORM SEWER MAIN
- PROPOSED ROOF DRAIN LINE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED FIRE HYDRANT

GRADING & UTILITY NOTES

- ALL FIRE DEPARTMENT CONNECTIONS SHALL BE A 4" STORZ TYPE FITTING.



GRAPHIC SCALE IN FEET
0 25 50 100



Kimley»Horn

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2021 KIMLEY-HORN AND ASSOCIATES, INC.
KANSAS CITY, MO 64105
PHONE: 816.462.0080
FAX: 816.462.0081
MO. CERTIFICATE OF AUTHORITY #0010152
EXPIRES: 12/31/23

SCALE: AS NOTED
DESIGNED BY: AT
DRAWN BY: AT
CHECKED BY: TW

PRELIMINARY
NOT FOR
CONSTRUCTION



OVERALL
GRADING &
UTILITY PLAN

ARBORWALK EAST
MULTI-FAMILY
DEVELOPMENT

150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082

ORIGINAL ISSUE:
2/9/2023
KHA PROJECT NO.
268277000
SHEET NUMBER

C3

Drawing name: K:\KAC_LIE\208277000_150 & ward multi-family2 Design\CA\plan\sheet\sheet4 SUR1.dwg Date: Apr 07 2023 9:18am By: Armin Tsiang
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TITLE DESCRIPTION:

Tract 1:
Lot 2002 and Lot 2003, ARBORWALK – 5TH PLAT, LOTS 2001 THRU 2003, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Tract 2:
All that part of the Southeast 1/4 of Section 25, Township 47, Range 32, being more particularly described as follows: Beginning at the Northeast corner of Lot 2003, ARBORWALK – 5TH PLAT, LOTS 2001-2003, a subdivision in Lee's Summit, Jackson County, Missouri; thence Northwesterly along a curve to the left, having a radius of 430.00 feet and an arc distance of 326.97 feet; thence North 26 degrees 08 minutes 12 seconds East 110 feet; thence Northwesterly along a curve to the right, having a radius of 470.00 feet and an arc distance of 434.56 feet; thence Southwesterly along a curve to the right, having a radius of 78.00 feet and an arc distance of 132.34 feet; thence South 02 degrees 04 minutes 54 seconds East 62.45 feet; thence South 87 degrees 28 minutes 16 seconds East 50.00 feet; thence North 02 degrees 31 minutes 44 seconds East 57.00 feet; thence Northwesterly along a curve to the right, having a radius of 70.00 feet and an arc distance of 109.96 feet; thence South 67 degrees 28 minutes 08 seconds East 265.66 feet; thence Southwesterly along a curve to the right, a radius of 40.00 feet and an arc distance of 60.52 feet; thence Southwesterly along a curve to the right, having a radius of 10,437.02 feet, an arc distance of 215.03 feet; thence South 07 degrees 26 minutes 42 seconds West 230.61 feet; thence Southwesterly on a curve to the right, having a radius of 10,572.00, an arc distance of 168.89 feet; thence South 04 degrees 03 minutes 55 seconds West 15.00 feet; thence South 03 degrees 08 minutes 01 seconds West 14.64 feet; thence South 66 degrees 00 minutes 58 seconds East 10.00 feet; thence South 10 degrees 22 minutes 02 seconds West 63.64 feet; thence South 40 degrees 43 minutes 06 seconds West 130.68 feet; thence South 01 degrees 31 minutes 56 seconds West 45.00 degrees; thence North 06 degrees 08 minutes 04 seconds West 808.65 feet; thence South 02 degrees 06 minutes 17 seconds West 25.71 feet; thence North 87 degrees 43 minutes 43 seconds West 359.36 feet; thence North 02 degrees 06 minutes 17 seconds East 51.07 feet; thence South 87 degrees 54 minutes 12 seconds East 21.50 feet; thence North 02 degrees 05 minutes 48 seconds East 88.00 feet; thence South 87 degrees 54 minutes 12 seconds East 17.60 feet; thence South 84 degrees 52 minutes 58 seconds East 37.95 feet; thence South 87 degrees 54 minutes 12 seconds East 18.50 feet; thence North 02 degrees 05 minutes 48 seconds East 10.00 feet; thence South 87 degrees 54 minutes 12 seconds East 106.00 feet; thence South 02 degrees 05 minutes 48 seconds West 26.00 feet; thence South 87 degrees 54 minutes 12 seconds East 56.00; thence North 02 degrees 05 minutes 48 seconds East 51.50 feet; thence North 87 degrees 54 minutes 12 seconds West 25.50 feet; thence North 02 degrees 05 minutes 48 seconds East 41.50 feet; thence North 87 degrees 54 minutes 12 seconds West 12.50 feet; thence North 02 degrees 05 minutes 48 seconds East 95.00. thence North 20 degrees 17 minutes 45 seconds West 24.80 feet to the point of beginning.

SCHEDULE B – PART II NOTES:

- Items 1-7, 12 and 13 are non survey related items.
8. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded June 25, 2001 as Document No. 20010048744. Does not affect subject property but has been shown.
9. Boundaries; streets; grades; set back lines; easements, including but not limited to ingress and egress; cross parking agreement; dedications, including but not limited to sidewalk dedications; shown and or noted on the plat of ARBORWALK – 5th Plat, recorded June 1, 2005 as Document No. 200500045420 in Plat Book 87 at Page 28. Does not affect subject property.
10. Terms and provisions of the Restrictions, recorded June 1, 2005 as Document No. 200510045421, together with the terms and provisions of the Assignment and Assumption of Declarant Rights, recorded August 18, 2014 as Document No. 201400058343; but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
11. Boundaries, easements and features shown by the Missouri State Plane Coordinate System from GPS Observation. 2020E008194. Does not affect subject property but has been shown.

GENERAL SURVEY NOTES:

- 1.) The plat of ARBORWALK – 1ST PLAT, is recorded in Book 82 at Page 50 in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) The plat of ARBORWALK – 5TH PLAT, is recorded in Book 1-87 at Page 28 in the Recorder of Deeds Office in Jackson County, Missouri.
- 3.) Title Report # KCC222158, dated September 8, 2022 at 8:00 AM provided by Chicago Title Insurance Company, was provided by client.
- 4.) Basis of Bearings was established by the Missouri State Plane Coordinate System from GPS Observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0532G, effective January 20, 2017.
- 6.) The subject property contains 892,586 square feet or 20.49 acres.

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

SURVEYORS RECOMMENDED PROPERTY DESCRIPTION:

A tract of land being part of the Southeast Quarter of Section 25, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of said Southeast Quarter; 575.15 feet; Thence North 87°23'31" West, 80.02 feet to the West Right-of-Way line of SW Ward Road, as now established, said point also being the Point of Beginning; Thence on a curve to the right having an initial tangent bearing South 54°41'29" West, a radius of 35.00 feet and an arc length of 22.75 feet; Thence North 88°03'54" West, 5.35 feet; Thence on a curve to the left, tangent to the last described course, having a radius 57.46 feet and an arc length of 87.14 feet; Thence South 05°03'17" West, 137.84 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 28.54 feet and an arc length of 43.27 feet; Thence North 88°03'54" West, 759.59 feet; Thence North 01°56'06" East, 49.98 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 138.80 feet and an arc length of 104.30 feet; Thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established; Thence along said South Right-of-Way line the following ten courses; Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet; Thence North 26°08'12" East, 110.59 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 470.00 feet and an arc length of 434.56 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 70.00 feet and an arc length of 109.96 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet and an arc length of 60.52 feet; Thence South 02°04'46" East, 62.45 feet; Thence South 87°28'08" East, 50.00 feet; Thence North 02°31'52" East, 57.00 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 70.00 feet and an arc length of 109.96 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet and an arc length of 60.52 feet; Thence South 02°04'46" East, 62.45 feet and an arc length of 63.79 feet to the West Right-of-Way line of said SW Ward Road; Thence along said West Right-of-Way line the following three courses; Thence South 04°28'39" West, 211.75 feet; Thence North 07°28'42" West, 158.69 feet to the Point of Beginning. Contains 499,350 square feet or 11.46 acres more or less.

Point #	Northing	Easting	Elevation	Description
1	974540.74	2824139.37	993.44	JA-137
40	978301.91	2817160.68	977.88	SQUARE CUT IN CURB INLET
41	978327.36	2816366.85	1004.50	SQUARE CUT IN CURB INLET
50	978308.82	2817086.59	981.07	"* " CUT IN SIDEWALK
51	978327.61	2816255.51	1007.48	"* " CUT IN SIDEWALK

BENCHMARK:

JA-137: KC Metro Aluminum GRS Disk, located approximately 0.7 miles South of intersection Highway 150 and Highway 291, 32° East of the center of Highway 291. Elevation = 993.44

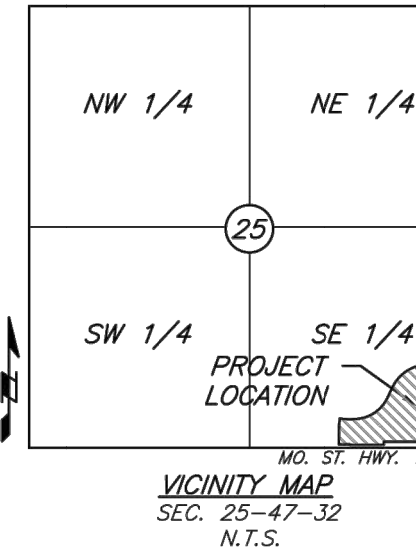
CLIENT:
Kimley Horn

PROPERTY LOCATION:
NE corner M-150 & SW Ward Road
Lee's Summit, MO

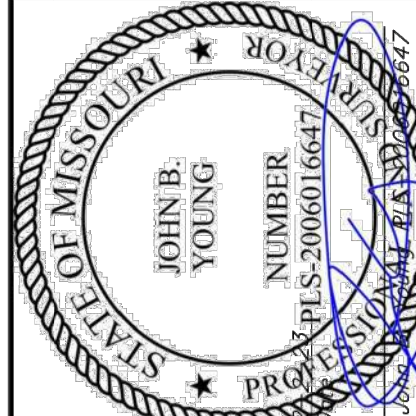
ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



CERTIFICATION:
To Milhaus Properties LLC, an Indiana limited liability company and Chicago Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and that the survey was completed on the 26th day of October, 2022.



Location: S 22.408' – NE Corner M-150 & SW Ward Rd DRAWINGS: 2023.01.31 – ALTA 22.408ALTA.dwg – Feb. 02, 2023 – 8:13am



Kimley»Horn
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KANSAS CITY, MO 64116
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MO CERTIFICATE OF AUTHORITY #001512
EXPIRES: 12/31/2023

SCALE: AS NOTED
DESIGNED BY: AT
DRAWN BY: AT
CHECKED BY: TW

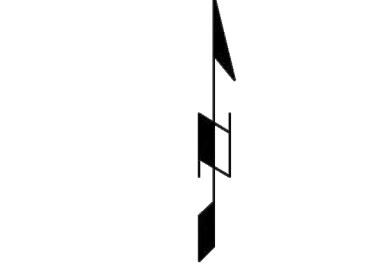
PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY SHEET

ARBORWALK EAST MULTI-FAMILY DEVELOPMENT
150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082

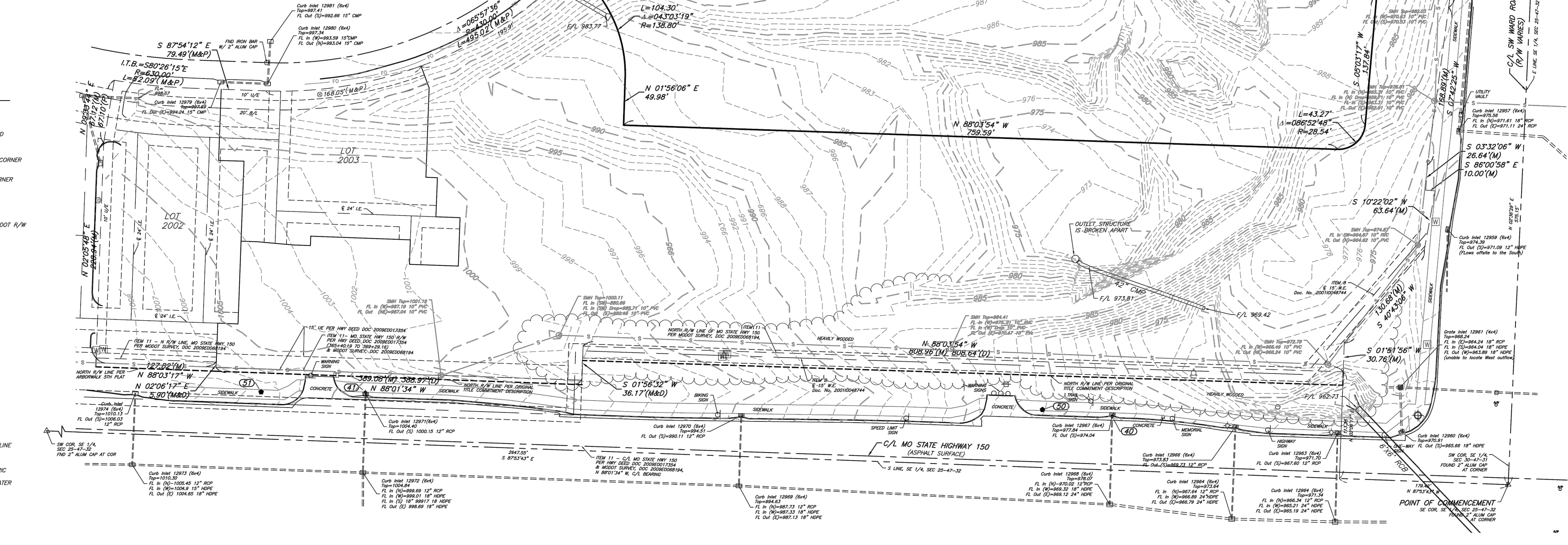
ORIGINAL ISSUE: 2/9/2023
KHA PROJECT NO: 268277000
SHEET NUMBER

SUR1



LEGEND

- ▲ – BENCHMARK
- ◆ – SECTION CORNER AS NOTED
- – MONUMENT FOUND AS NOTED
- – SET MONUMENT AS NOTED
- – FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- – SET 1/2" IRON BAR AT CORNER
- W-1 & J-1 CH – MONUMENT FOUND AS NOTED
- (P) – PLATTED DISTANCE
- (M) – MEASURED DISTANCE
- (D) – DESCRIBED DISTANCE IN MONOT R/W PLANS
- I.E. – INGRESS/EGRESS EASEMENT
- W/E – WATER EASEMENT
- U/E – UTILITY EASEMENT
- – EXISTING TREE
- WM – WATER METER
- WV – WATER VALVE
- △ – FIRE HYDRANT
- SMH – SANITARY MANHOLE
- STMH – STORM MANHOLE
- PP – POWER POLE
- – LIGHT POLE
- – TRAFFIC SIGNAL POLE
- – GUY WIRE
- – TELEPHONE PEDESTAL
- – SIGN AS NOTED
- – FIBER OPTIC MARKER
- S – SANITARY SEWER LINE
- – STORM LINE
- OHE – OVERHEAD ELECTRIC
- W – UNDERGROUND WATER
- WS – WATER SERVICE
- T – TELEPHONE
- FO – FIBER OPTIC LINE
- – CABLE
- – TREE LINE

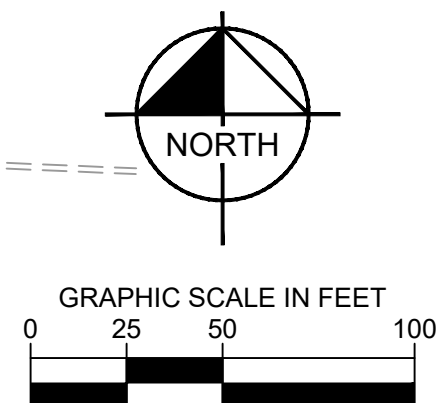


SHEET 1 OF 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	UA	41	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	ZG	16	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE, JAPANESE ZELKOVA	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	AO	30	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	QA	42	QUERCUS ACUTISSIMA / SAWTOOTH OAK	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	TD	13	TAXODIUM DISTICHUM 'MICKELSON' TM / SHAWNEE BRAVE BALD CYPRESS	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	TT	26	TILIA TOMENTOSA / SILVER LEAF LINDEN	B & B	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
ORNAMENTAL TREES							
	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	CF	7	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	CONT.	3" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
SHRUBS							
	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	PO	166	PHYSCARPUS OPULIFOLIUS 'MONLO' TM / DIABLO NINEBARK	2 GAL	3' HT. MIN.	36" O.C.	FULL & MATCHING.
	BG2	74	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL	3' HT. MIN.	36" O.C.	FULL & MATCHING.
	CL	101	COTINUS COGYGRIA 'LILLA' / LILLA DWARF SMOKE TREE	2 GAL	3' HT. MIN.	36" O.C.	FULL & MATCHING.
	CC	36	COTINUS COGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	5 GAL	4' HT. MIN.	72" O.C.	FULL & MATCHING.
GROUND COVERS							
	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LM	1,067	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	CONT.	8" HT. X 12" W.	16" O.C.	FULL & MATCHING.
SOD							
	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	136,413 SF	TALL FESCUE / FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS. ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

Lee Summit, Missouri – Landscape Data Table		REQUIRED	PROVIDED
Site Area: 11.46 acres (499,197 SF) – Zoning PMX			
Section 8.790 – Landscape Minimum Requirements			
A. Street Frontage			
One tree to be planted for each 50 feet of street frontage (public or private) within the landscape setback		Yes	Yes
SW Ward: 325 LF / 30' – 11 Trees SW Akinward: 1,299 LF / 30' – 41 Trees Private Commercial Drive (W): 161 LF / 30' – 6 Trees Private Commercial Drive (S): 1,055 LF / 20' – 36 Trees	SW Ward: 11 Trees SW Akinward: 44 Trees Private Comm. Drive (W): 6 Trees Private Comm. Drive (S): 36 Trees	SW Ward: 11 Trees SW Akinward: 44 Trees Private Comm. Drive (W): 6 Trees Private Comm. Drive (S): 36 Trees	SW Ward: 11 Trees SW Akinward: 44 Trees Private Comm. Drive (W): 6 Trees Private Comm. Drive (S): 36 Trees
A minimum of 20' wide landscape setback to be provided against the full length of any street frontage, except where the building setback is less than 20 feet.	Yes	Yes	Yes
One shrub to be provided for every 20 feet of street frontage within the landscape setback adjoining street frontage.	Yes	Yes	Yes
SW Ward: 325 LF / 20' – 11 Shrubs SW Akinward: 1,299 LF / 20' – 65 Shrubs Private Commercial Drive (W): 161 LF / 20' – 8 Shrubs Private Commercial Drive (S): 1,055 LF / 20' – 33 Shrubs	SW Ward: 11 Shrubs SW Akinward: 65 Shrubs Private Comm. Drive (W): 8 Shrubs Private Comm. Drive (S): 33 Shrubs	SW Ward: 11 Shrubs SW Akinward: 65 Shrubs Private Comm. Drive (W): 8 Shrubs Private Comm. Drive (S): 33 Shrubs	SW Ward: 11 Shrubs SW Akinward: 65 Shrubs Private Comm. Drive (W): 8 Shrubs Private Comm. Drive (S): 33 Shrubs
B. Open Yard Areas			
The minimum open yarda landscaping requirement shall be two shrubs per 5,000 SF of total lot area (excluding building footprint area).	152 Shrubs		152 Shrubs
499,197 SF of Area / 11,767 SF Building Footprint = 381,430 SF / 5,000' = 76.28 = 152 Shrubs In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by street frontage.	76 Trees		76 Trees
499,197 SF of Area / 11,767 SF Building Footprint = 381,430 SF / 5,000' = 76 Trees			
Section 8.810 – Parking Lot Landscaping and Trees			
Landscape Islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways.	14,052 SF Landscape Island Planting Areas		> 14,052 SF Landscape Island Planting Areas
281,033 SF Open Driveway / 20' x 14' = 19,360 SF Landscape Island Planting Area A landscape island shall be located at the ends of every parking bay between the last parking space on an adjacent travel aisle or driveway. The island shall be no less than nine feet wide and at least one-half the length of the adjacent parking space.	Yes	Yes	Yes
Section 8.820 – Screening, Parking Lot			
For any parking lot designed or intended to accommodate five cars or more and any area used as either for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as appropriate.	Yes	Yes	Yes
Screening to a height of two and one-half feet must be provided along the edge of a parking lot or loading area adjacent to the street. A driveway to the parking lot or loading area may exempt the screening.	Yes	Yes	Yes
Planting any screening a species consisting of at least 12 shrubs per 400 feet that will appear to be a continuous visual screen with low growing species. Shrubs must be at least 12 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.	Yes	Yes	Yes
99.1 Feet Screening (average) 40' x 12' = 30 Shrubs 14.5 Feet Screening (average) 40' x 12' = 34 Shrubs	99.1 Feet Screening (average) = 30 Shrubs 14.5 Feet Screening (average) = 34 Shrubs	99.1 Feet Screening (average) = 30 Shrubs 14.5 Feet Screening (average) = 34 Shrubs	99.1 Feet Screening (average) = 30 Shrubs 14.5 Feet Screening (average) = 34 Shrubs

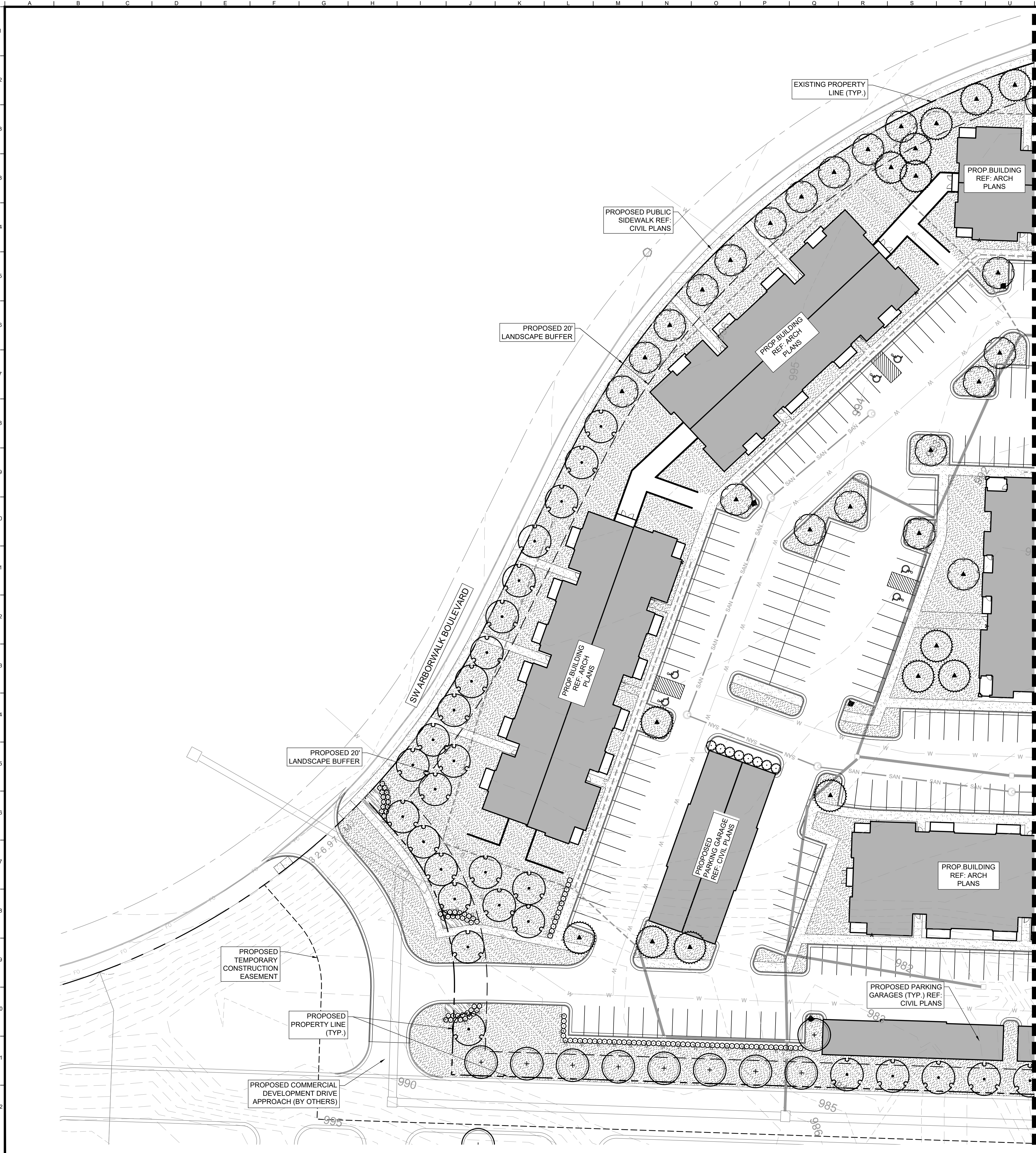
1. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
4. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
9. LAY LATT FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OR EXISTING DRIVE AND SIDEWALKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
12. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHER PER PLANTING DETAIL (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSESSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.



ORIGINAL ISSUE: 2/9/2023
KHA PROJECT NO. 268277000
SHEET NUMBER

Drawing name: K:\KAC_LIE\208277000_150 & ward multi-family2 Design\CA\plan\sheet\1 - LANDSCAPE PLAN.dwg ENLARGED LANDSCAPE PLAN - 1 Apr 07 2023 9:18am by: Ann Tibben

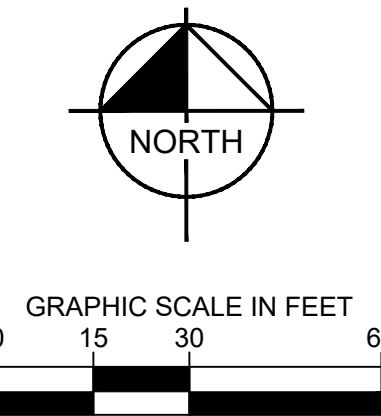
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PLANT SCHEDULE

TREES		
	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM
	ZG	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA
	AO	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
	QA	QUERCUS ACUTISSIMA SAWTOOTH OAK
	TD	TAXODIUM DISTICHUM 'MICKELSON'™ SHAWNEE BRAVE BALD CYPRESS
	TT	TILIA TOMENTOSA SILVER LEAF LINDEN
ORNAMENTAL TREES		
	CODE	BOTANICAL / COMMON NAME
	CF	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAN
SHRUBS		
	CODE	BOTANICAL / COMMON NAME
	PO	PHYSOCARPUS OPULIFOLIUS 'MONLO'™ DIABOLO NINEBARK
	BG2	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD
	CL	COTINUS COGGYGRIA 'LILLA' LILLA DWARF SMOKE TREE
	CC	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE
GROUND COVERS		
	CODE	BOTANICAL / COMMON NAME
	LM	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF
SOD		
	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.



ARBORWALK EAST
MULTI-FAMILY
DEVELOPMENT

150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082

ENLARGED
LANDSCAPE
PLAN

ORIGINAL ISSUE:
2/9/2023

KHA PROJECT NO.
268277000

SHEET NUMBER
L2

Kimley»Horn

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MO CERTIFICATE OF AUTHORITY # 001012,
EXPIRES: 12/31/23

SCALE:
AS NOTED

DESIGNED BY: AS

DRAWN BY: AS

CHECKED BY: JK

PRELIMINARY
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CONSTRUCTION

REVISIONS

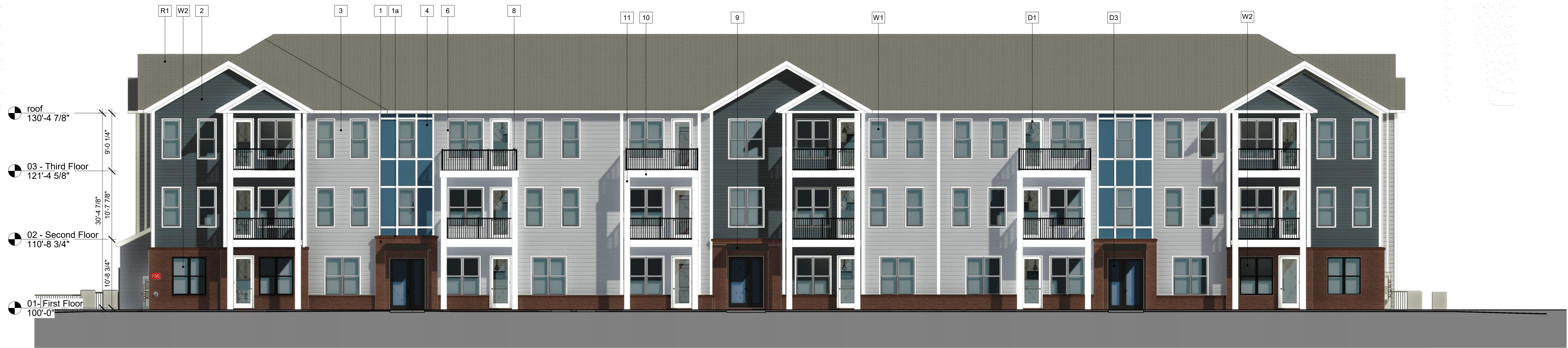
DATE

BY

Drawing name: K:\KAC_LIE\208277000_150 & ward multi-family2 Design\CA\p\landscapel1 - LANDSCAPE PLAN.dwg ENLARGED LANDSCAPE PLAN - 2 Apr 07 2023 9:18am by: Ann Tibben
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MATCH LINE SHEET L2





Building #2 (Building #5 - Similar)
2 Building Type A -Exterior Elevation - South
scale: 1/8" = 1'-0"



Building #2 (Building #5 - Similar)
1 Building Type A - Exterior Elevation - North
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
02-08-2023
drawn by
BC/BCO
checked by
TJM
revisions

sheet number
A1-13
Bldg Type A - Exterior Elevations

drawing type
preliminary
project number
22239

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #2 (Building #5 - Similar)

2 Building Type A- Exterior Elevation - West

scale: 1/8" = 1'-0"



Building #2 (Building #5 - Similar)

1 Building Type A - Exterior Elevation - East

scale: 1/8" = 1'-0"



2 Building #1
Building Type A1 - Exterior Elevation - East
scale: 1/8" = 1'-0"



1 Building #1
Building Type A1 - Exterior Elevation - West
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
2-08-2023
drawn by
BC/BCO
checked by
TJM
revisions

sheet number
A1-23
Bldg Type A1 - Exterior Elevations

drawing type
preliminary
project number
22239

Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
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D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #1
2 Building Type A1 - Exterior Elevation - South
scale: 1/8" = 1'-0"



Building #1
1 Building Type A1 - Exterior Elevation - North
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
2-08-2023
drawn by
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checked by
TJM
revisions

sheet number
A1-24
Bldg Type A1 - Exterior Elevations

drawing type
preliminary
project number
22239

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
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7	Pre-finished Metal Coping Color: Match Trim
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W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #3
Building Type B - Exterior Elevation - South
scale: 1/8" = 1'-0"



Building #3
Building Type B - Exterior Elevation - North
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lap Texture to Match Siding at 6" Lap
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #3
2 Building Type B - Exterior Elevation - West
scale: 1/8" = 1'-0"



Building #3
1 Building Type B - Exterior Elevation - East
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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revisions

sheet number
A1-34
Bldg Type B - Exterior Elevations

drawing type
preliminary
project number
22239

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #6 & Building #7
Building Type B1 - Exterior Elevation - South
scale: 1/8" = 1'-0"



Building #6 & Building #7
Building Type B1 - Exterior Elevation - North
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimensons: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #6 & Building #7
2 Building Type B1 - Exterior Elevation - West
scale: 1/8" = 1'-0"



Building #6 & Building #7
1 Building Type B1 - Exterior Elevation - East
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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revisions

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A1-44
Bldg Type B1 - Exterior Elevations

drawing type
preliminary
project number
22239

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #4
1 Building Type C - Exterior Elevation - North
scale: 1/8" = 1'-0"



Building #4
2 Building Type C - Exterior Elevation - South
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.



Building #4

2 Building Type C - Exterior Elevation - East
scale: 1/8" = 1'-0"



Building #4

4 Building Type C - Exterior Elevation - West
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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TJM
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TJM
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sheet number
A1-54
Bldg Type C - Exterior Elevations

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schematic
project number
22239

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lap Texture to Match Siding at 6" Lap
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding

Note: All brick lintels shall be galvanized; do not paint.

A10 Building Type D - West Elevation
scale: 1/8" = 1'-0"



A1 Building Type D - North Elevation
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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02-08-2023
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DAE
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DAE
revisions

sheet number
A4-00
Building Type D - Exterior Elevations
drawing type
schematic
project number
22239

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick. Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 6" Lapp Texture to Match Siding at 6" Lapp
7	Pre-finished Metal Coping Color: Match Trim
8	Pre-finished Aluminum Railings Color: Black
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Off-White
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding

Note: All brick lintels shall be galvanized; do not paint.

J10 Building Type D - East Elevation
scale: 1/8" = 1'-0"



A1 Building Type D - South Elevation
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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A4-01

Building Type D - Exterior
Elevations

drawing type
schematic
project number
22239

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

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Exterior Material Finish Legend													
1	Modular Brick Type 01 (Field) Base-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray												
1a	Rowlock Sill - Same as 01												
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill												
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte												
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture: Stucco												
5	Fiber Cement Panel w/ Reveal or Batten System Color: Light Gray Texture: Stucco												
6	Fiber Cement Trim Size: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 8" Lapp												
7	Pre-finished Metal Coping Color: Match Trim												
8	Pre-finished Aluminum Railings Color: Black												
9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black												
10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White												
11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Off-White												
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E												
W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E												
S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E												
D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White												
D2	Double Doors (2) 3'-0" x 8'-0" Clear Glass / Painted One Fixed Leaf Color: Off-White												
D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black												
D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding												

Note: All brick lintels shall be galvanized; do not paint.

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J15 Building Type D - Courtyard East Elevation
scale: 1/8" = 1'-0"



A15 Building Type D - Courtyard West Elevation
scale: 1/8" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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02-08-2023
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DM
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Building Type D - Exterior Elevations

drawing type

schematic

project number

22239

Exterior Material Finish Legend	
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lap Texture to Match Siding at 6" Lap
R1	Architectural Shingles Color: Black

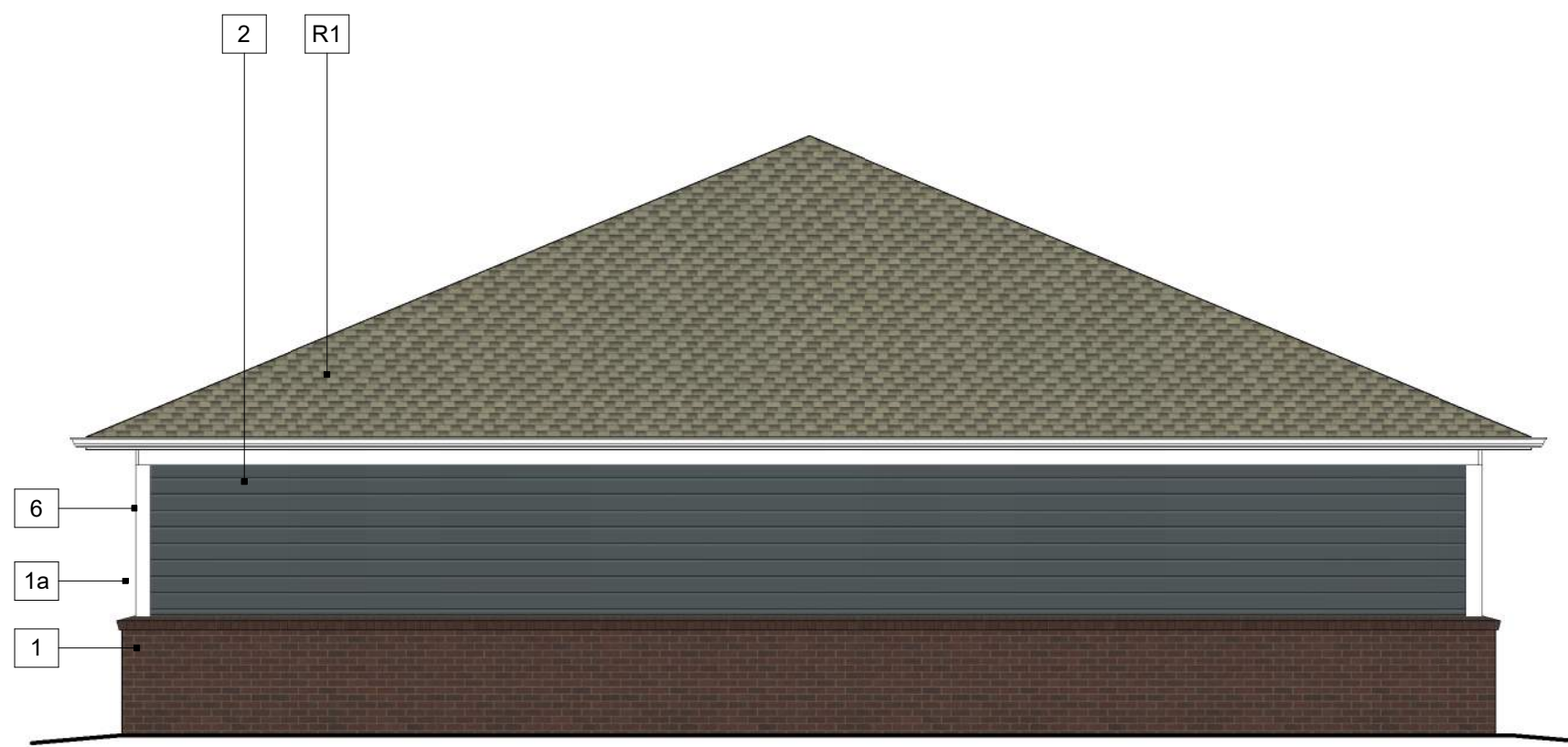
Note: All brick lintels shall be galvanized; do not paint.



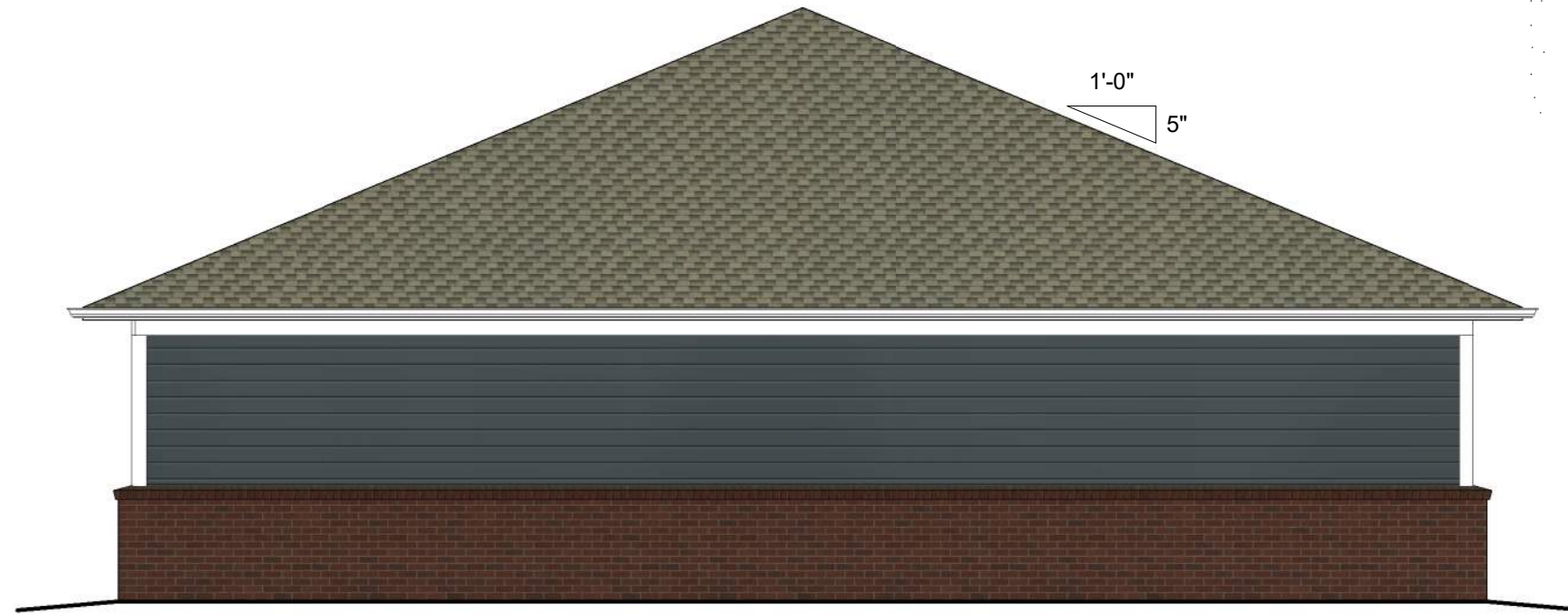
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scale: 3/16" = 1'-0"



2 Typ. Garage Type 1 South Elevation
scale: 3/16" = 1'-0"



3 Typ. Garage Type 1 East Elevation
scale: 3/16" = 1'-0"



4 Typ. Garage Type 1 West Elevation
scale: 3/16" = 1'-0"

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

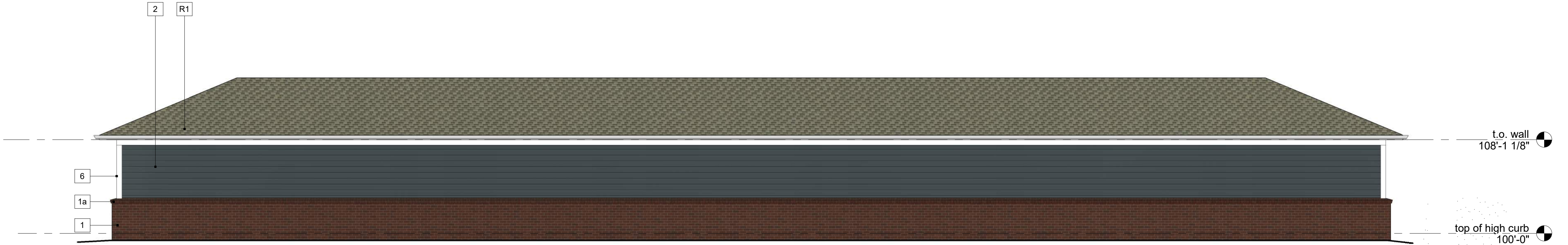
date
04/10/2023
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DAE
checked by
TJM
revisions

sheet number
GAR-A1-01
Garage Type 1 - Elevations

drawing type
Preliminary
project number
22239

Exterior Material Finish Legend	
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lap Texture to Match Siding at 6" Lap
R1	Architectural Shingles Color: Black

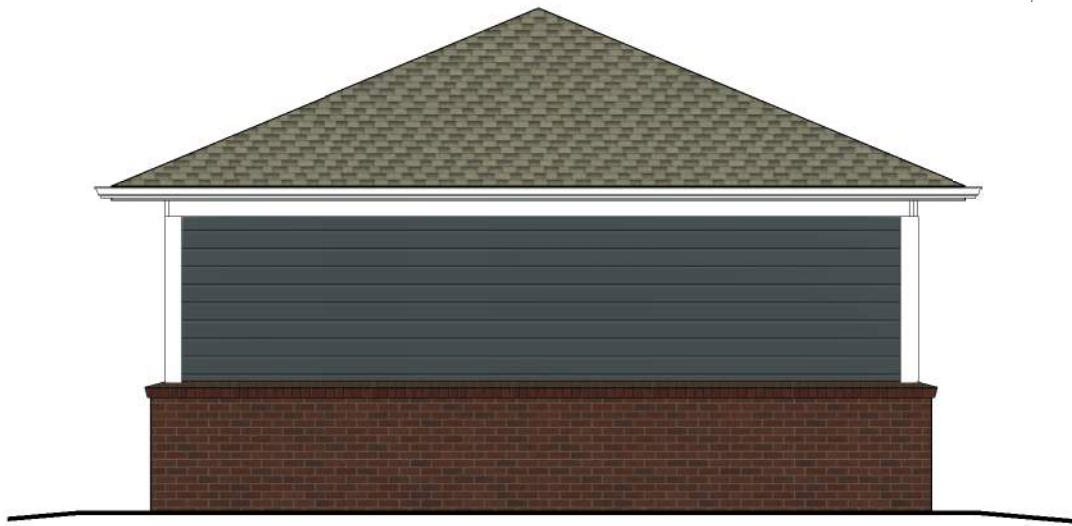
Note: All brick lintels shall be galvanized; do not paint.



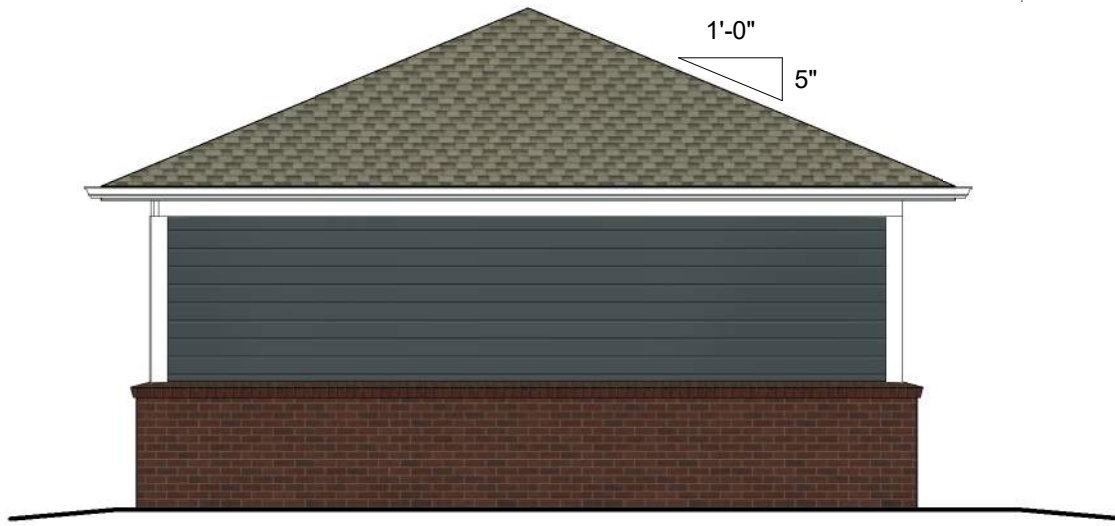
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scale: 3/16" = 1'-0"



2
Typ. Garage Type 2 South Elevation
scale: 3/16" = 1'-0"



3
Garage Type 2 East Elevation
scale: 3/16" = 1'-0"



4
Typ. Garage Type 2 West Elevation
scale: 3/16" = 1'-0"

a proposed development for: Milhaus

Arborwalk Multi-Family

150 Highway & SW Ward Road

Lee's Summit, Missouri 64082

date

04/10/2023

drawn by

DAE

checked by

TJM

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sheet number

GAR-A2-01

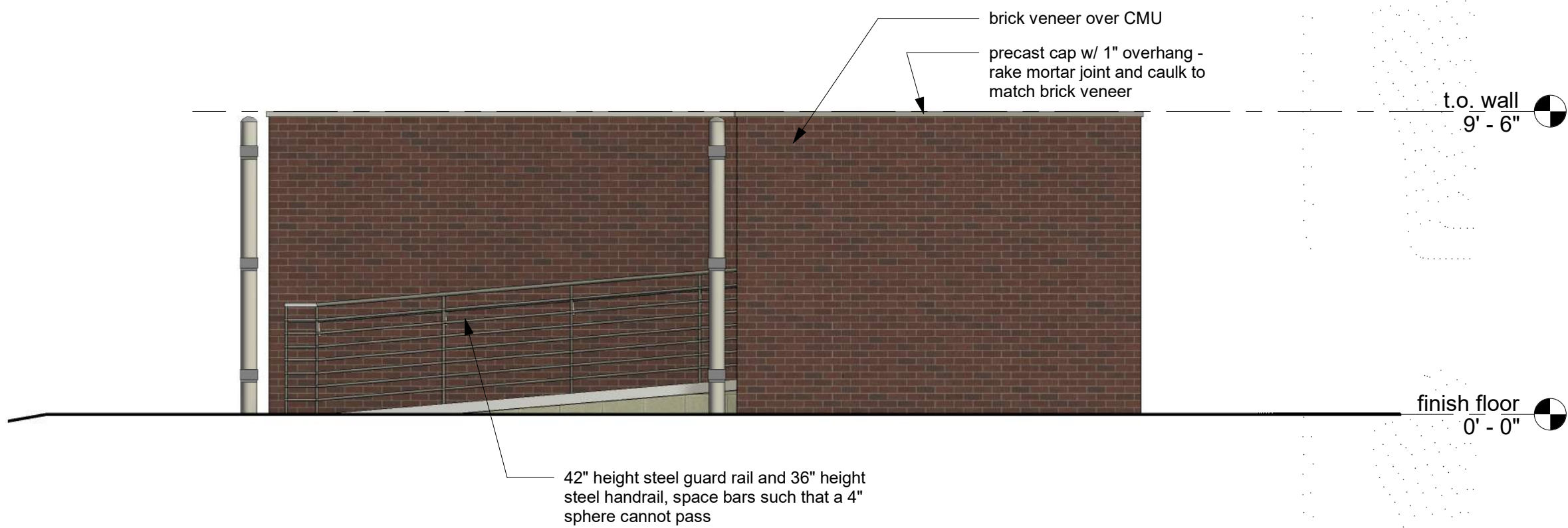
Garage Type 2 - Elevations

drawing type

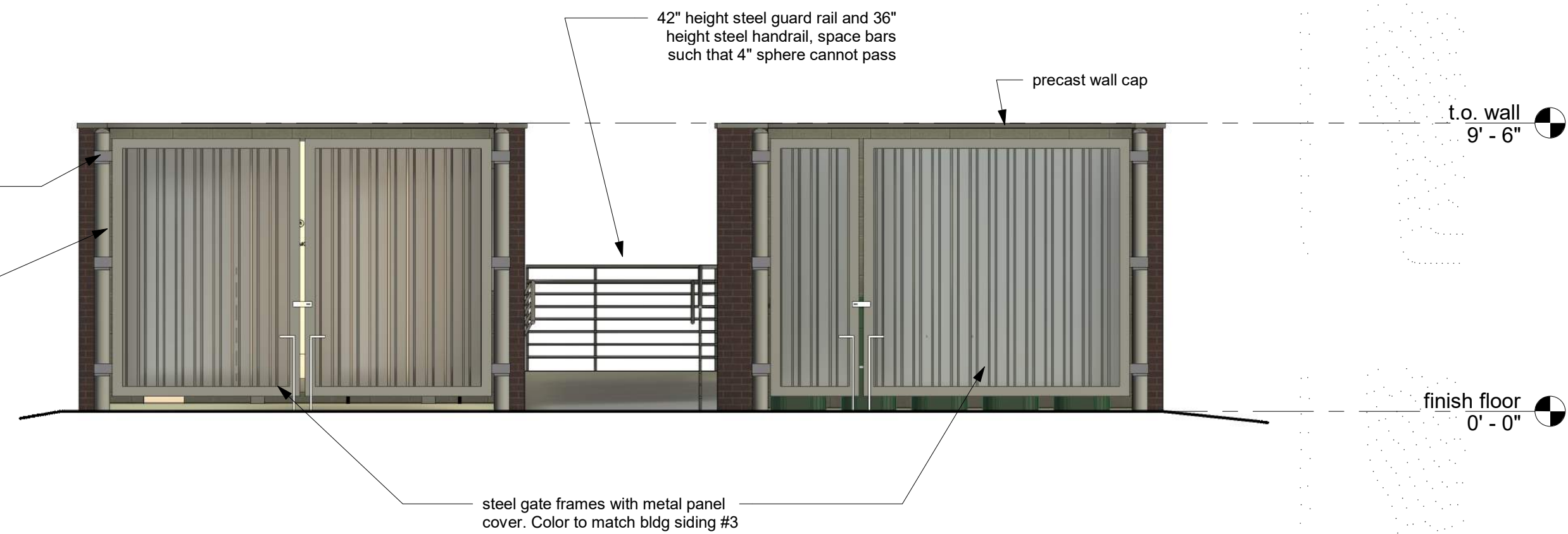
Preliminary

project number

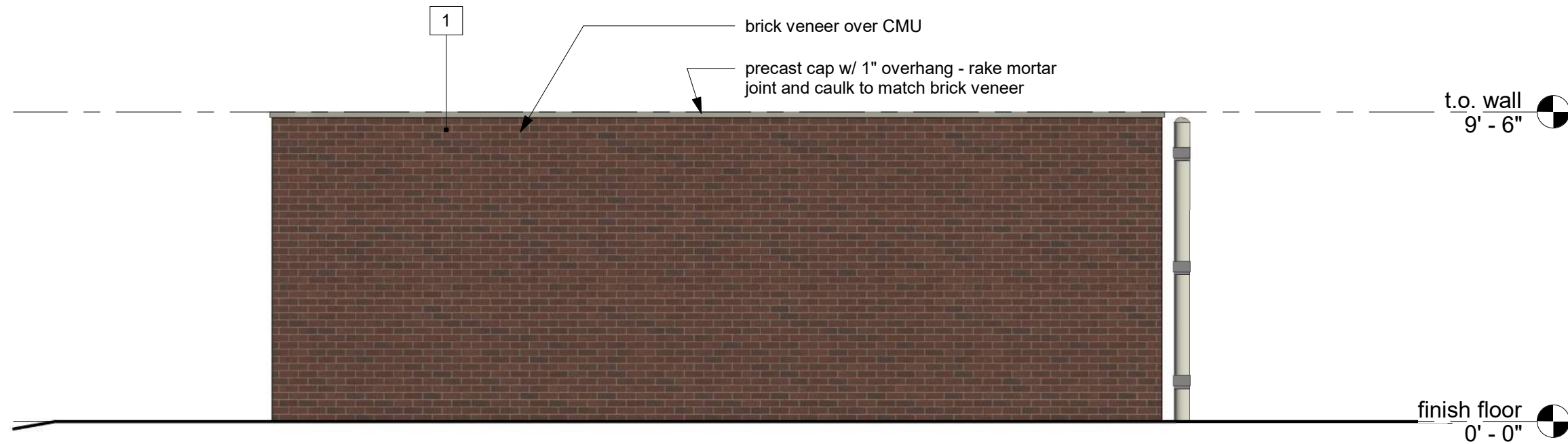
22239



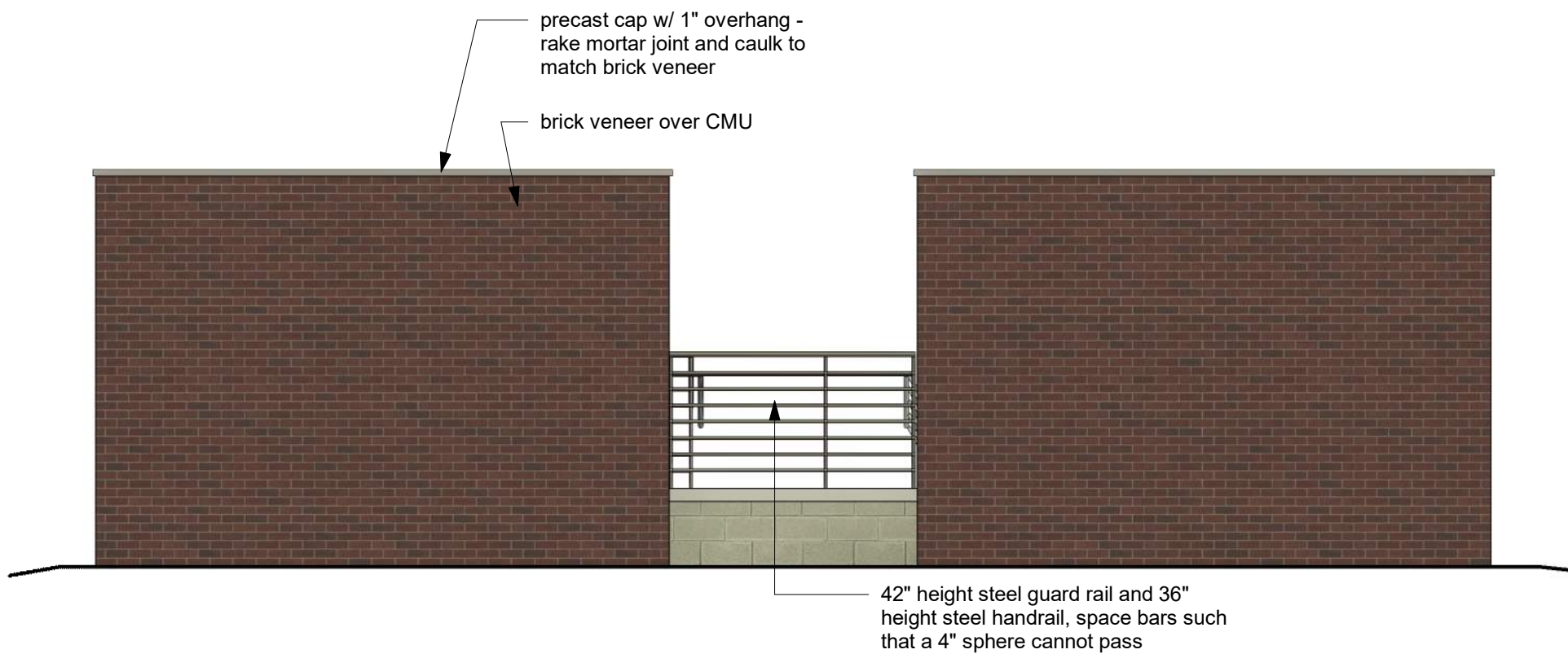
1 South East
scale: 1/4" = 1'-0"



2 South West
scale: 1/4" = 1'-0"



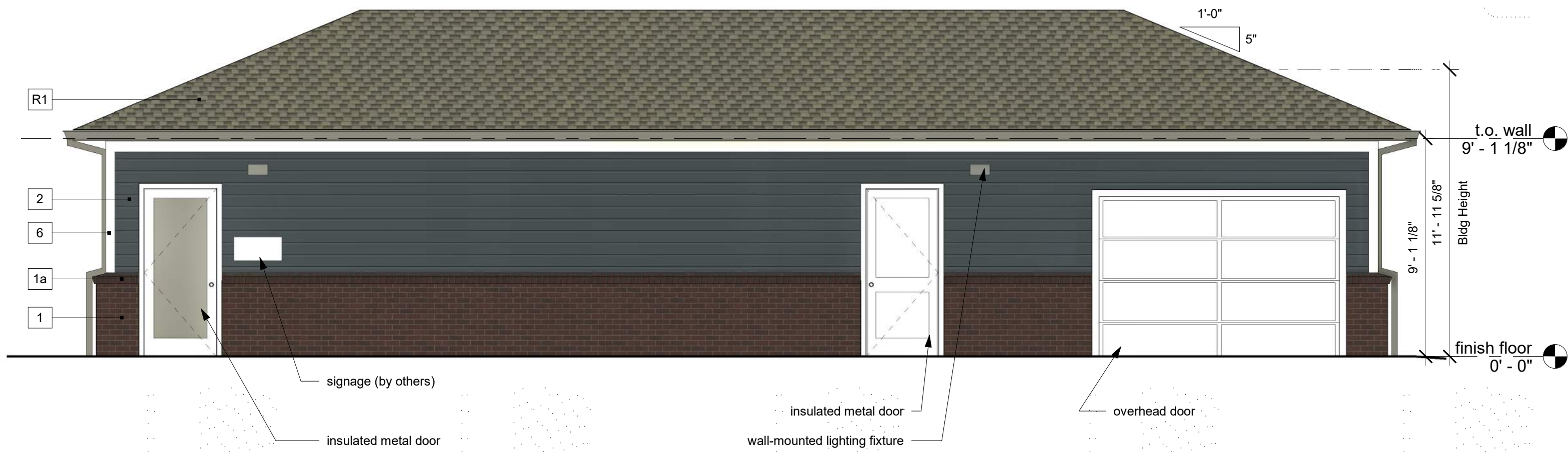
3 North West
scale: 1/4" = 1'-0"



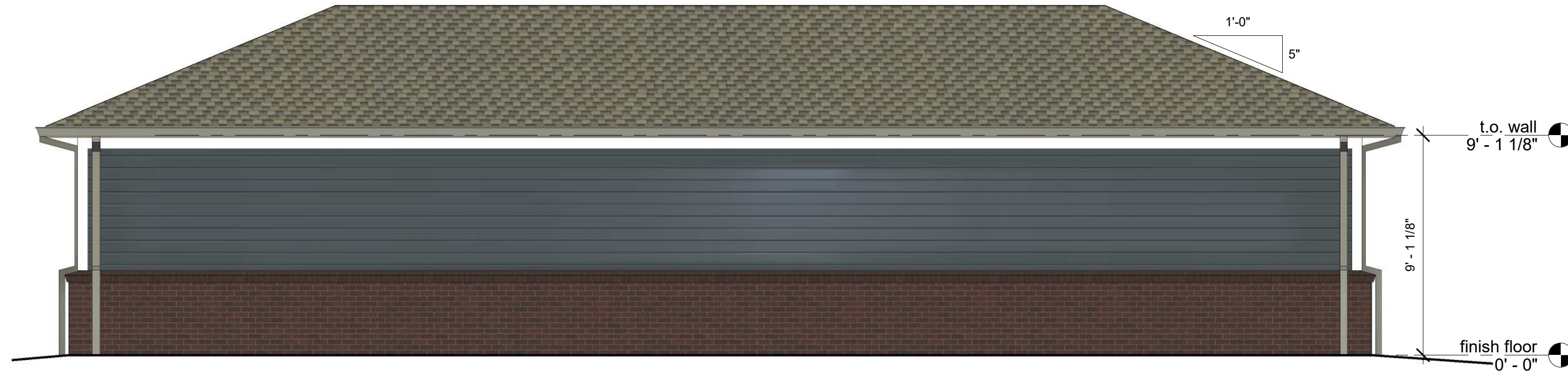
4 North East
scale: 1/4" = 1'-0"

Exterior Material Finish Legend

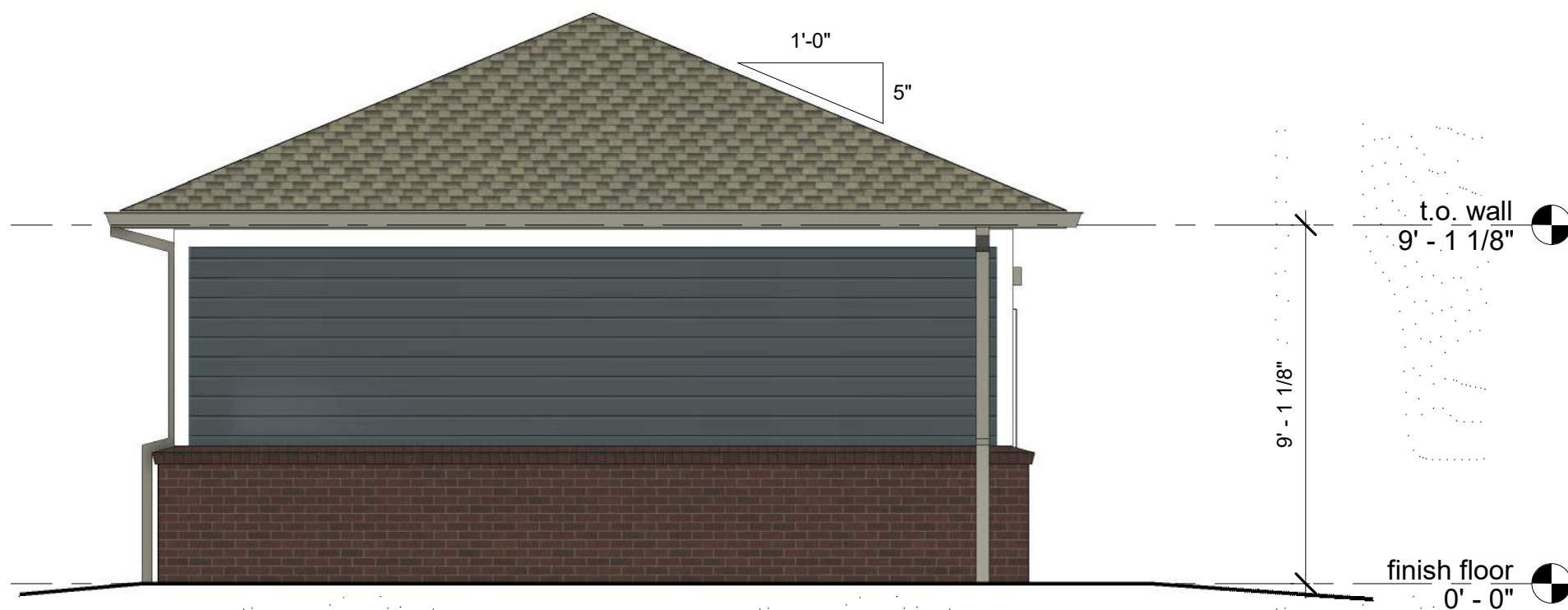
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte



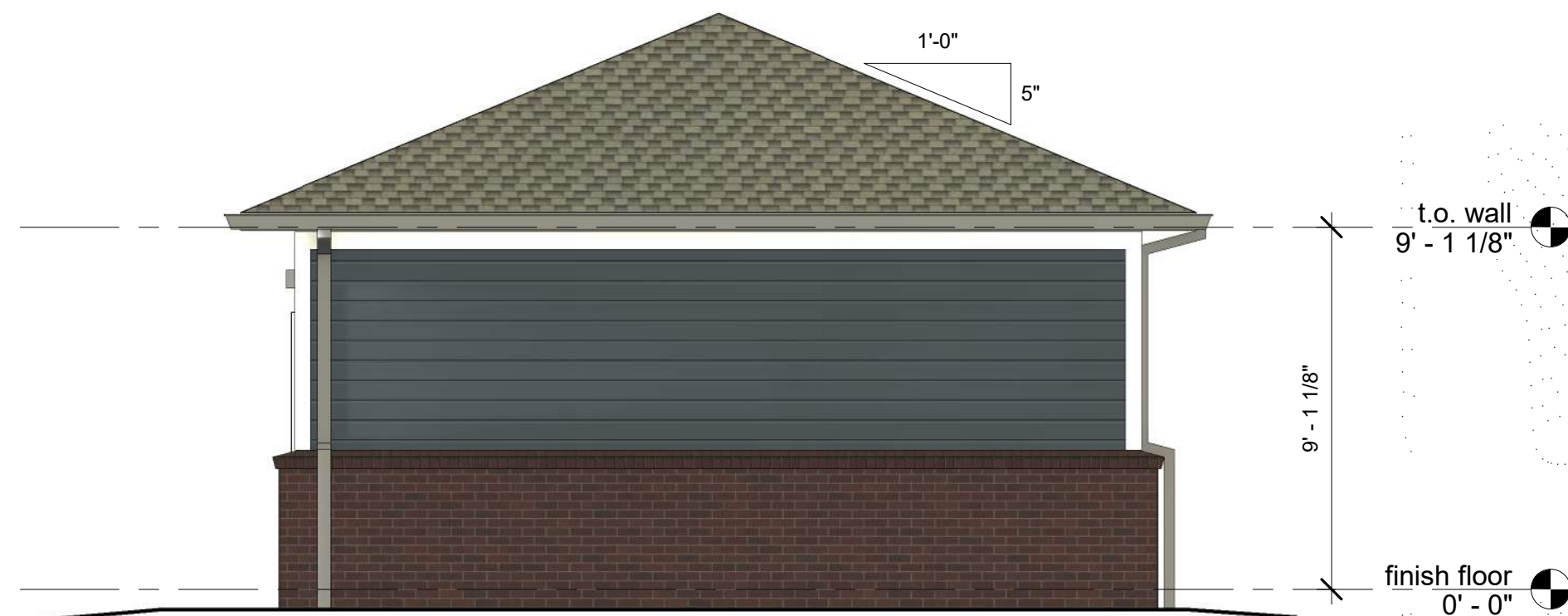
1 North Elevation
scale: 1/4" = 1'-0"



2 South Elevation
scale: 1/4" = 1'-0"



4 East Elevation
scale: 1/4" = 1'-0"



3 West Elevation
scale: 1/4" = 1'-0"

Material Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
R1	Architectural Shingles Color: Black

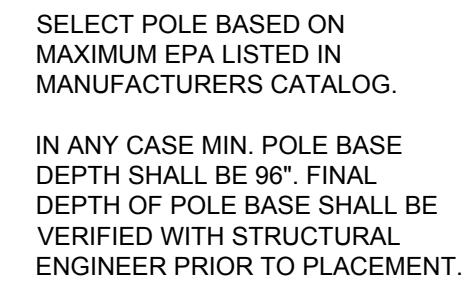
Note: All brick lintels shall be galvanized; do not paint.

a proposed development for: Milhaus
Arborwalk Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
04/10/2023
drawn by
DAE
checked by
TJM
revisions

sheet number
MN-A1-03
Maintenance - Exterior Elevations

drawing type
Preliminary
project number
22239





Luminaire Definition(s)

GLEON-SA3C-735-U-T4W-HSS

S4W

Filename	GLEON-SA3C-735-U-T4W-HSS.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	14579
Luminaire Lumens	14579
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	166
Arrangement	SINGLE
Arm Length	0
Offset	0
Road Classification	Type IV, Short, N.A. (deprecated)
Upward Waste Light Ratio	0.00

Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	885.8	N.A.	6.1
LCS-FM	5360.9	N.A.	36.8
LCS-FH	6689.6	N.A.	45.9
LCS-FVH	146.2	N.A.	1.0
LCS-BL	394.3	N.A.	2.7
LCS-BM	749.8	N.A.	5.1
LCS-BH	350.8	N.A.	2.4
LCS-BVH	1.2	N.A.	0.0
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14578.6	N.A.	100.0
BUG Rating	B1-U0-G3		
Indoor Classification	Direct		
LER	88		
Max UGR	41.3		

GLEON-SA3C-735-U-5MQ

S5M

Filename	GLEON-SA3C-735-U-5MQ.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	21131
Luminaire Lumens	21131
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	166

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Results derived from content of manufacturers photometric file.

1



Luminaire Definition(s) - Cont.

LCS-BVH	14.6	N.A.	0.1
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14911.3	N.A.	100.0
BUG Rating	B2-U0-G3		
Indoor Classification	Direct		
LER	90		
Max UGR	42.4		

GLEON-SA3C-735-U-T2-HSS

S2

Filename	GLEON-SA3C-735-U-T2-HSS.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	14311
Luminaire Lumens	14311
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	166
Arrangement	SINGLE
Arm Length	0
Offset	0
Road Classification	Type II, Medium, N.A. (deprecated)
Upward Waste Light Ratio	0.00

Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	1154.7	N.A.	8.1
LCS-FM	7007.1	N.A.	49.0
LCS-FH	5175.0	N.A.	36.2
LCS-FVH	115.2	N.A.	0.8
LCS-BL	287.1	N.A.	2.0
LCS-BM	342.3	N.A.	2.4
LCS-BH	226.2	N.A.	1.6
LCS-BVH	2.9	N.A.	0.0
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14310.5	N.A.	100.0
BUG Rating	B1-U0-G3		
Indoor Classification	Direct		
LER	86		
Max UGR	42.1		

GLEON-SA3C-735-U-T4FT-HSS

S4F2

Filename	GLEON-SA3C-735-U-T4FT-HSS.ies
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3



Luminaire Definition(s) - Cont.

Upward Waste Light Ratio	0.00		
Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	835.9	N.A.	5.9
LCS-FM	5190.4	N.A.	36.3
LCS-FH	6651.7	N.A.	46.6
LCS-FVH	304.5	N.A.	2.1
LCS-BL	473.5	N.A.	3.3
LCS-BM	670.2	N.A.	4.7
LCS-BH	155.8	N.A.	1.1
LCS-BVH	2.6	N.A.	0.0
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14284.4	N.A.	100.0
BUG Rating	B1-U0-G3		
Indoor Classification	Direct		
LER	86		
Max UGR	45.3		

GLEON-SA3C-735-U-T4W-HSS_1

S4W2

Filename	GLEON-SA3C-735-U-T4W-HSS.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	29158
Luminaire Lumens	14579
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	332
Arrangement	BACK-BACK
Arm Length	0
Offset	0
Road Classification	Type IV, Short, N.A. (deprecated)
Upward Waste Light Ratio	0.00

Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	885.8	N.A.	6.1
LCS-FM	5360.9	N.A.	36.8
LCS-FH	6689.6	N.A.	45.9
LCS-FVH	146.2	N.A.	1.0
LCS-BL	394.3	N.A.	2.7
LCS-BM	749.8	N.A.	5.1
LCS-BH	350.8	N.A.	2.4
LCS-BVH	1.2	N.A.	0.0
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14578.6	N.A.	100.0

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5



Luminaire Definition(s) - Cont.

Arrangement	SINGLE		
Arm Length	0		
Offset	0		
Road Classification	Type VS, Short, N.A. (deprecated)		
Upward Waste Light Ratio	0.00		
Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	976.3	N.A.	4.6
LCS-FM	4600.1	N.A.	21.8
LCS-FH	4920.8	N.A.	23.3
LCS-FVH	68.3	N.A.	0.3
LCS-BL	976.3	N.A.	4.6
LCS-BM	4600.1	N.A.	21.8
LCS-BH	4920.8	N.A.	23.3
LCS-BVH	68.3	N.A.	0.3
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	21131.0	N.A.	100.0
BUG Rating	B4-U0-G2		
Indoor Classification	Direct		
LER	127		
Max UGR	38.5		

GLEON-SA3C-735-U-SLR-HSS

SR

Filename	GLEON-SA3C-735-U-SLR-HSS.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	14911
Luminaire Lumens	14911
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	166
Arrangement	SINGLE
Arm Length	0
Offset	0
Road Classification	Type IV, Very Short, N.A. (deprecated)
Upward Waste Light Ratio	0.00

Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	1635.5	N.A.	11.0
LCS-FM	6134.7	N.A.	41.1
LCS-FH	5111.1	N.A.	34.3
LCS-FVH	225.2	N.A.	1.5
LCS-BL	533.1	N.A.	3.6
LCS-BM	817.2	N.A.	5.5
LCS-BH	439.9	N.A.	2.9

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2



Luminaire Definition(s) - Cont.

Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	28568
Luminaire Lumens	14284
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	332
Arrangement	BACK-BACK
Arm Length	0
Offset	0
Road Classification	Type IV, Short, N.A. (deprecated)
Upward Waste Light Ratio	0.00

Luminaire Classification System (LCS)	Lumens	% Lamp	% Luminaire
LCS-FL	835.7	N.A.	5.9
LCS-FM	5190.4	N.A.	36.3
LCS-FH	6651.7	N.A.	46.6
LCS-FVH	304.5	N.A.	2.1
LCS-BL	473.5	N.A.	3.3
LCS-BM	670.2	N.A.	4.7
LCS-BH	155.8	N.A.	1.1
LCS-BVH	2.6	N.A.	0.0
LCS-UL	0.0	N.A.	0.0
LCS-UH	0.0	N.A.	0.0
Total	14284.4	N.A.	100.0
BUG Rating	B1-U0-G3		
Indoor Classification	Direct		
LER	86		
Max UGR	45.3		

GLEON-SA3C-735-U-T4FT-HSS

S4F

Filename	GLEON-SA3C-735-U-T4FT-HSS.ies
Lumens Per Lamp	N.A.
Number of Lamps	48
Total Lamp Lumens	N.A.
Arrangement Lamp Lumens	N.A.
Arrangement Luminaire Lumens	14284
Luminaire Lumens	14284
Luminaire Efficiency (%)	N.A.
Total Light Loss Factor	0.900
Luminaire Watts	166
Arrangement Watts	166
Arrangement	SINGLE
Arm Length	0
Offset	0
Road Classification	Type IV, Short, N.A. (deprecated)

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4



Luminaire Definition(s) - Cont.

BUG Rating	B1-U0-G3
Indoor Classification	Direct
LER	88
Max UGR	41.3

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6

TYPES: S2, SR, S4F, S4F2, S4W, S4W2, S5M AND 24" TALL OVERALL POLE HEIGHT (INCLUSIVE OF POLE BASE).

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinx
- Enlighted

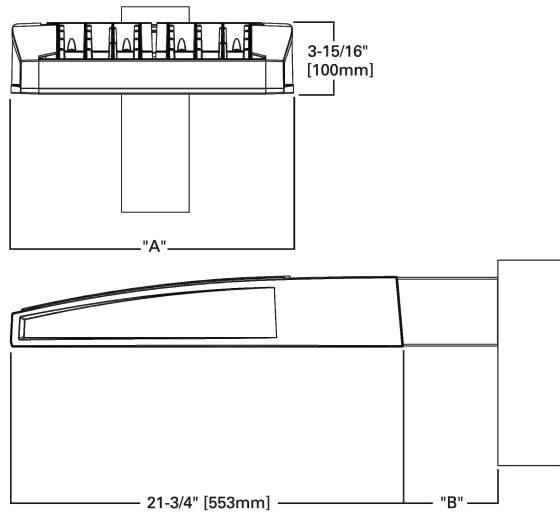
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

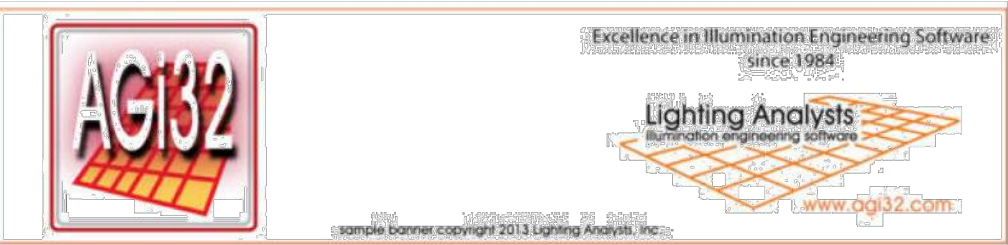
Dimensional Details



NOTES:
1. Verify size (see photograph) against IES to confirm qualification. Not all product variations are DLC qualified.
2. IES Certified for 3000K CCT and warmer only.

COOPER
Lighting Solutions

PS50002026 page 1
November 28, 2022 5:04 PM



Calculation Summary

Parking Lot

Project: Project_1
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	1.72
Maximum	7.1
Minimum	0.4
Avg/Min	4.30
Max/Min	17.75

Property Line

Project: Project_1
Points along a line
Coordinates in Feet

Point Spacing	10
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.06
Maximum	0.6
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Lankford + associates
1730 Walnut Street Kansas City, Missouri 64108
1915 Frederick Avenue, St. Joseph, Missouri 64501
Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD FENDER & ASSOCIATES CONSULTING ENGINEERS, INC.
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CDA No. 2006001168

PHOTOMETRIC
SPECIFICATIONS

MILHAUS AT
ARBORWALK
1318 SW Manor Lake Dr.
Lees Summit, MO 64082

ORIGINAL ISSUE:

####

KHA PROJECT NO.

####

SHEET NUMBER

E002

Kimley»Horn

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KIMLEY HORN AND ASSOCIATES, INC.
KANSAS CITY, MO 64108
PHONE: 816.655.0300
FAX: 816.655.0304
MOI CERTIFICATE OF AUTHORITY #001012
EXPIRES: 12/31/23

SCALE:
AS NOTED

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE

BY

REVISIONS