

Preliminary Development Plan

Summit Orchards North

Lots 1A & 1B
Lee's Summit, Jackson County, MO

December 8, 2023

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LOCATION MAP



SITE MAP



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Summit Orchards North

Preliminary Development Plan

Submitted by Walsler Automotive, LLC & Townsend Summit, LLC
December 8, 2023

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Introduction

Summit Orchards North 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 automotive dealership, commercial, and residential use which will promote amenities that drive a mix of employment and commercial activity. This plan is consistent with the existing surrounding uses at the approved Summit Orchards Development, including the following built improvements:

- Construction of Tudor Road.
- Construction of Donovan Road.
- Construction of commercial development along Chipman Road.
- Construction of an education collaboration hub coordinated with the R-7 School District and Central Missouri University, known as the Missouri Innovation Campus.
- The Donovan Apartments.
- Summit Square Apartments.

The strategic location of this site within Lee's Summit and its adjacency to the Summit Innovation Center and Missouri Innovation Campus, drive its development and the interests of its stakeholders. The preliminary development plan advances the area's desired use already contemplated by the City of Lee's Summit and Townsend Summit. The components of the proposed plan are a residential community of more than 350 multifamily units, two (2) approximately 35,000 S.F. new car automotive dealerships, and 12,400 S.F. of retail and restaurants. With the addition of activity, the plan also recommends various traffic improvements to accommodate the increased use of NW Ward Rd.

Project Description

Context

This plan includes approximately 35.5 acres of land, bordered by I-470 on the North to West, NW Ward Road to the South, and NW Blue Parkway as a direct arterial to the site. 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 strong presence along the I-470 corridor with the automotive dealerships and promoting additional commercial use along NW Ward Rd while

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providing additional apartment homes to support the growing employment base in the immediate area, promoting pedestrian and vehicular commercial use.

Project Information

The development plan envisions a mix of residential, commercial, retail, and automotive dealerships across approximately 35.5 acres. Access to the development from NW Blue Parkway, and NW Ward Road will be supplemented with additional turn lanes and access from existing NW Missouri Rd.

Site History

- April 1999 – Lee's Summit Planning Commission held a public hearing with due public notice in the manner prescribed by law regarding the rezoning of Summit Technology Campus from M1 to PUD and rendered a report to the City Council recommending approval of the rezoning.
- May 1999 – Lee's Summit City Council held a public hearing with due public notice in the manner prescribed by law and rendered a decision to rezoning Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by interstate 370, to the east by Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway.)
- July 2014 – Lee's Summit City Council approve an updated Preliminary Development Plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2015 – Lee's Summit City Council unanimously approved an updated Preliminary Development Plan for the Property to the north to facilitate development of Summit innovation Center, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2016 – Lee's Summit City Council approved a Preliminary Development Plan for the Property to the east (Summit Orchard), consistent with the original approved overall preliminary development plan for Summit Technology Campus.

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Site Development Data

This development data provides specifications and requirements for development concepts illustrated in the preliminary development plan. These requirements shall control and guide future development in accordance with the proposed plan. Unless otherwise indicated in the preliminary development plan, this data, or elsewhere in the narrative, the Lee's Summit UDO will be used to guide development.

Site Development Standards

- Land Uses: To compliment the approved development at Summit Orchards, the selection of uses has been identified as appropriate for the development of Summit Orchards North. These uses include automotive dealerships, commercial, restaurant, and residential. See Table #1.
- Development Plan Standards: The plan standards for land area, pervious coverage, floor-area-ratio, building height, and land uses are defined in Table #1.

TABLE 1: Development Plan Standards

Development Plan Standards					
Lot #	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR	Allowable Land Use
1A-1	7.39 acres 321,908 SF	5%	60'	0.5	Automotive Dealership
1A-2	9.62 acres 419,047 SF	5%	60'	0.5	Automotive Dealership
1B-1	16.54 acres 720,482 SF	5%	60'	1.0	Multifamily Residential
1B-2	2.71 acres 118,048 SF	5%	45'	0.5	Retail
1B-3	1.64 acres 71,438 SF	5%	45'	0.5	Drive-Thru Restaurant

- Parking: To ensure that parking is adequately provided for the development site and each lot within, the parking requirements are defined in Table #2. The parking calculations are based on the Unified Development Ordinance (UDO), unique uses, and anticipated use patterns

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of the development. Multifamily parking standards were developed from an average of UDO dwelling unit requirements. ADA accessible parking spaces will meet the minimum parking code requirement for all development, including within individual lots. Parking stall sizes are 9' wide x 18' deep, in accordance with the UDO exception for shorter stall length in conjunction with sidewalk or landscape strip at back of curb.

TABLE 2: Parking Standards

Land Use	Parking Standards	
	Parking	
	Development Standard	UDO Requirements
Automotive Dealership	2 per 1,000 SF indoor sales + 1 per 2,500 outdoor sales + 3 per service bay	2 per 1,000 SF indoor sales + 1 per 2,500 outdoor sales + 3 per service bay
Multifamily Residential	1.7 per DU	1.5 per bedroom/unit + 0.5 per unit visitors
Retail	5 per 1,000 SF	5 per 1,000 SF
Drive-Thru Restaurant	14 per 1,000 SF	14 per 1,000 SF

- Pervious Surface/Landscape Design: Development of Summit Orchards North will meet, and in many cases exceed the pervious area requirements found in Table #1. The landscape concept (Sheet L-0100) and the UDO will guide future landscape design of the site. The landscape concept provides an illustrative example of anticipated design for the area. While it is expected that species of plan materials will adhere to those identified in the landscape concept, the location and spacing of materials on individual sites may differ to provide landscape and plantings that support and enhance each site.
- Site Access and Circulation: Each lot will have primary access on Ward Rd. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further details in the preliminary development plan.
- Building Design: Building design will complement the existing aesthetic of Summit Orchards, refer to PDP sheets for building materials and elevations. As each site continues to be designed, the palette of each building will be further refined, following the high quality of development east of Ward Road. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, meeting requirements of the UDO. Residential- multifamily land use will have approximately 350 dwelling units, 21.1 per acre.

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- Signage: Site signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. However, the distance between monument signs (75' per the UDO) may not be met dependent on final location and siting of individual buildings. A modification to this requirement is anticipated.
- Lighting: The location and design of the lighting and fixtures will be determined approved through final development plan approval. The design of the lighting across the site will be in character with the existing aesthetic of Summit Orchards and of same quality.

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Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

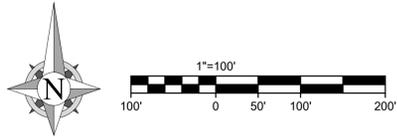
Project #: 180902

Preliminary Development Plan

December 8, 2023

Narrative

A-001



LEGAL DESCRIPTION
 Lots 1A & 1B of Summit Innovation Center, Lots 1A & 1B, as Recorded in the Records of Jackson County, Missouri, Book I212, Page 56, Instrument Number 2023E0061880

Engineering beyond.

4240 Philips Farm Road, Suite 101
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 weareown.com

FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN

1201 & 1151 NW WARD RD.
 LEE'S SUMMIT, MO

REVISIONS		
NO.	DESCRIPTION	DATE

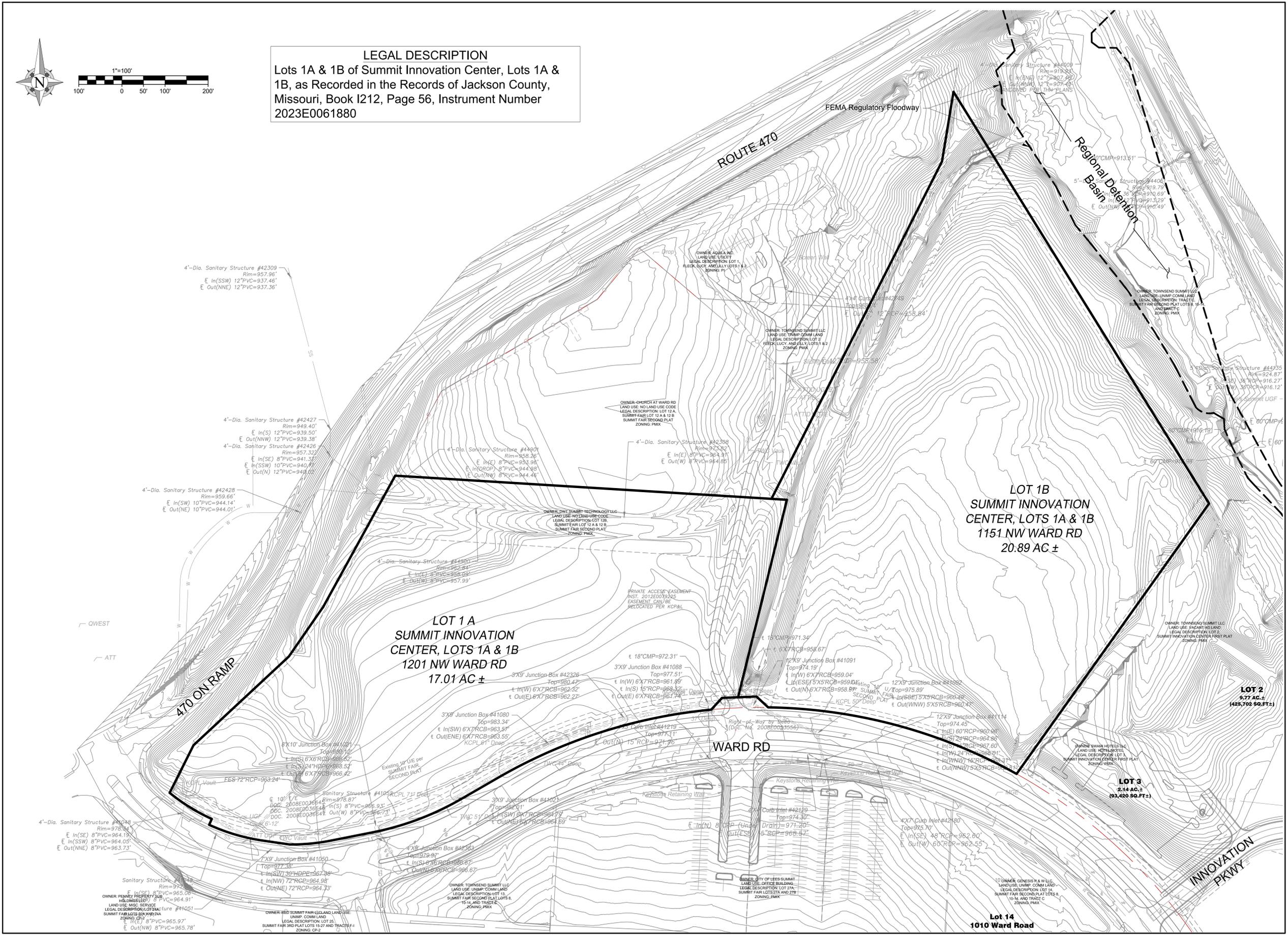
DRAWING INFORMATION	
PROJECT NO:	23CO10012
DRAWN BY:	CVM
CHECK BY:	TPW
FIELD BOOK:	XXX
ISSUED DATE:	12/05/2023
ISSUED BY:	TPW
LICENSE NO:	
A licensed Missouri Engineering Corporation COA# 00062	

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C1





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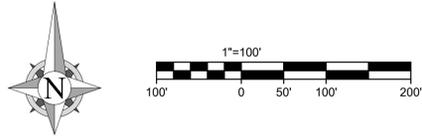
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C2





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**SUMMIT ORCHARDS
NORTH
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1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

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SHEET TITLE

**SITE
DRAINAGE
PLAN**

SHEET NUMBER

C3





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SHEET TITLE

DRAINAGE TABLE

SHEET NUMBER

C4

Drain Area	Pipe Run	Drain Area (sf)	Drain Area (Ac.) A	Runoff Coeff. C	Equiv. Area CxA	Acc. Equiv. Area	Time of Conc. Tc	Rain-Fall (in/hr) i	Total Runoff (cfs) Q	Sew. Size (in)
1	1	35302	0.81	0.71	0.58	0.58	5	8.25	4.75	12
2	2	16311	0.37	0.71	0.27	0.27	5	8.25	2.19	12
3	2	21537	0.49	0.71	0.35	0.35	5	8.25	2.90	12
4	2	8489	0.19	0.71	0.14	0.14	5	8.25	1.14	15
5	2	43291	0.99	0.71	0.71	0.71	5	8.25	5.82	18
6	2	22853	0.52	0.71	0.37	0.37	5	8.25	3.07	24
7	2	23528	0.54	0.71	0.38	0.38	5	8.25	3.16	24
12	3	2045	0.05	0.71	0.03	0.03	5	8.25	0.27	12
10	3	11768	0.27	0.71	0.19	0.19	5	8.25	1.58	12
11	3	8668	0.20	0.71	0.14	0.14	5	8.25	1.17	12
9	3	4064	0.09	0.71	0.07	0.07	5	8.25	0.55	12
8	3	5784	0.13	0.71	0.09	0.09	5	8.25	0.78	12
13	4	5540	0.13	0.71	0.09	0.09	5	8.25	0.74	12
14	4	42865	0.98	0.71	0.70	0.70	5	8.25	5.76	15
15	5	68451	1.57	0.71	1.12	1.12	5	8.25	9.20	60
16	5	33433	0.77	0.71	0.54	0.54	5	8.25	4.50	60
17	6	9954	0.23	0.71	0.16	0.16	5	8.25	1.34	12
18	7	11395	0.26	0.71	0.19	0.19	5	8.25	1.53	12
19	7	16642	0.38	0.71	0.27	0.27	5	8.25	2.24	12
20	7	21325	0.49	0.71	0.35	0.35	5	8.25	2.87	15
21	7	29785	0.68	0.71	0.49	0.49	5	8.25	4.01	15
22	7	12794	0.29	0.71	0.21	0.21	5	8.25	1.72	15
23	7	9559	0.22	0.71	0.16	0.16	5	8.25	1.29	18
24	7	15648	0.36	0.71	0.26	0.26	5	8.25	2.10	18
25	7	40372	0.93	0.71	0.66	0.66	5	8.25	5.43	24
26	8	37759	0.87	0.71	0.62	0.62	5	8.25	5.08	15
27	9	25767	0.59	0.71	0.42	0.42	5	8.25	3.46	15
28	10	12715	0.29	0.71	0.21	0.21	5	8.25	1.71	12
29	11	18711	0.43	0.71	0.30	0.30	5	8.25	2.52	12
30	12	5507	0.13	0.71	0.09	0.09	5	8.25	0.74	12
31	13	11555	0.27	0.71	0.19	0.19	5	8.25	1.55	12
32	13	7083	0.16	0.71	0.12	0.12	5	8.25	0.95	12
33	13	7922	0.18	0.71	0.13	0.13	5	8.25	1.07	15
34	14	11161	0.26	0.71	0.18	0.18	5	8.25	1.50	12
35	14	19128	0.44	0.71	0.31	0.31	5	8.25	2.57	12
36	14	3664	0.08	0.71	0.06	0.06	5	8.25	0.49	15
37	14	15121	0.35	0.71	0.25	0.25	5	8.25	2.03	15
38	14	4192	0.10	0.71	0.07	0.07	5	8.25	0.56	12
39	14	7313	0.17	0.71	0.12	0.12	5	8.25	0.98	18
40	14	7638	0.18	0.71	0.12	0.12	5	8.25	1.03	18
41	14	32157	0.74	0.71	0.52	0.52	5	8.25	4.32	24
42	15	16495	0.38	0.71	0.27	0.27	5	8.25	2.22	12
43	15	47280	1.09	0.71	0.77	0.77	5	8.25	6.36	18
44	16	8006.1306	0.18	0.71	0.13	0.13	5	8.25	1.08	12
45	16	9118.6801	0.21	0.71	0.15	0.15	5	8.25	1.23	12
46	16	10693.842	0.25	0.71	0.17	0.17	5	8.25	1.44	12
47	16	3329.069	0.08	0.71	0.05	0.05	5	8.25	0.45	15
48	16	11857.005	0.27	0.71	0.19	0.19	5	8.25	1.59	12
49	16	14259.998	0.33	0.71	0.23	0.23	5	8.25	1.92	12
50	16	4235.5985	0.10	0.71	0.07	0.07	5	8.25	0.57	12
51	16	9495	0.22	0.71	0.15	0.15	5	8.25	1.28	15
52	16	17142	0.39	0.71	0.28	0.28	5	8.25	2.31	18
53	16	18178	0.42	0.71	0.30	0.30	5	8.25	2.44	18
54	17	5974	0.14	0.71	0.10	0.10	5	8.25	0.80	12
55	17	12025	0.28	0.71	0.20	0.20	5	8.25	1.62	12
56	17	17320	0.40	0.71	0.28	0.28	5	8.25	2.33	15
57	17	18835	0.43	0.71	0.31	0.31	5	8.25	2.53	15
59	18	9366	0.22	0.71	0.15	0.15	5	8.25	1.26	12
60	18	16291	0.37	0.71	0.27	0.27	5	8.25	2.19	12
61	18	33038	0.76	0.71	0.54	0.54	5	8.25	4.44	15
58	Curb Cut	5560	0.13	0.71	0.09	0.09	5	8.25	0.75	-
62	Curb Cut	10416	0.24	0.71	0.17	0.17	5	8.25	1.40	-
63	Curb Cut	9688	0.22	0.71	0.16	0.16	5	8.25	1.30	-
64	Curb Cut	13355	0.31	0.71	0.22	0.22	5	8.25	1.80	-
65	Curb Cut	37393	0.86	0.71	0.61	0.61	5	8.25	5.03	-
66	Curb Cut	28525	0.65	0.71	0.46	0.46	5	8.25	3.84	-
67	Curb Cut	23881	0.55	0.71	0.39	0.39	5	8.25	3.21	-
68	Curb Cut	10031	0.23	0.71	0.16	0.16	5	8.25	1.35	-
69	Curb Cut	24452	0.56	0.71	0.40	0.40	5	8.25	3.29	-
70	Curb Cut	14410	0.33	0.71	0.23	0.23	5	8.25	1.94	-
71	Curb Cut	19966	0.46	0.71	0.33	0.33	5	8.25	2.68	-
72	Curb Cut	4093	0.09	0.71	0.07	0.07	5	8.25	0.55	-

LANDSCAPE SUMMARY

LOT NO.	ROW LENGTH NW WARD ROAD	ROW LENGTH NW MISSOURI ROAD	REQ'D STREET TREES PROVIDED 1 PER 30 LF	REQ'D STREET SHRUBS PROVIDED 1 PER 20 LF	OPEN YARD AREA	REQ'D YARD AREA TREES PROVIDED 1 PER 5000 SF	REQ'D YARD AREA SHRUBS PROVIDED 2 PER 5000 SF	REQ'D PARKING SCREEN SHRUBS PROVIDED 12 PER 40 LF
1A-1	960 LF	0	32	48	324,161 SF	65	130	147
1A-2	495 LF	465 LF	32	48	416,748 SF	83	166	209
1B-1	0	0	0	0	720,424 SF	144	288	0
1B-2	330 LF	0	11	17	118,161 SF	24	48	9
1B-3	310 LF	0	10	16	71,438 SF	14	28	46

THE NUMBER OF SHRUBS SHALL MEET THE REQUIREMENTS. OPEN AREAS NOT COVERED WITH OTHER PLANT MATERIALS SHALL BE COVERED WITH SOD.

LEGEND



102 S. Cherry St. Olathe, KS 66061
Phone: 913-780-6707 www.landworksstudio.com

LANDSCAPE SCHEDULE

TREES				SHRUBS		
CODE	COMMON / BOTANICAL NAME	CONT	CAL	CODE	COMMON / BOTANICAL NAME	CONT
AB	FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	B & B	3" CAL	FB	BLUE MIST DWARF FOTHERGILLA / FOTHERGILLA GARDENII 'BLUE MIST'	2 GAL
CC	OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA'	B & B	3" CAL	IR	RED SPRITE WINTERBERRY / ILEX VERTICILLATA 'RED SPRITE'	5 GAL
GP	PRINCETON SENTRY MAIDENHAIR TREE / GINKGO BILOBA 'PRINCETON SENTRY'	B & B	3" CAL	JF	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
GI	SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	3" CAL	PT	TINY WINE® NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	2 GAL
MR	ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS'	B & B	3" CAL	SC2	DOUBLE PLAY® CANDY CORN® SPIREA / SPIRAEA JAPONICA 'NCSX1'	2 GAL
PM	EXCLAMATION!™ LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B & B	3" CAL	TD	DENSE ANGL0-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	5 GAL
UE	EMERALD SUNSHINE® ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	B & B	3" CAL			
ZV	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	3" CAL			



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FORMERLY ANDERSON ENGINEERING

**SUMMIT ORCHARDS
NORTH
PRELIMINARY
DEVELOPMENT PLAN**

1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23CO10012
DRAWN BY: LWS
CHECK BY: LWS
FIELD BOOK: XXX
ISSUED DATE: MM/DD/YYYY

ISSUED BY:
LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

SHEET TITLE
**LANDSCAPE
PLAN**

SHEET NUMBER
L100

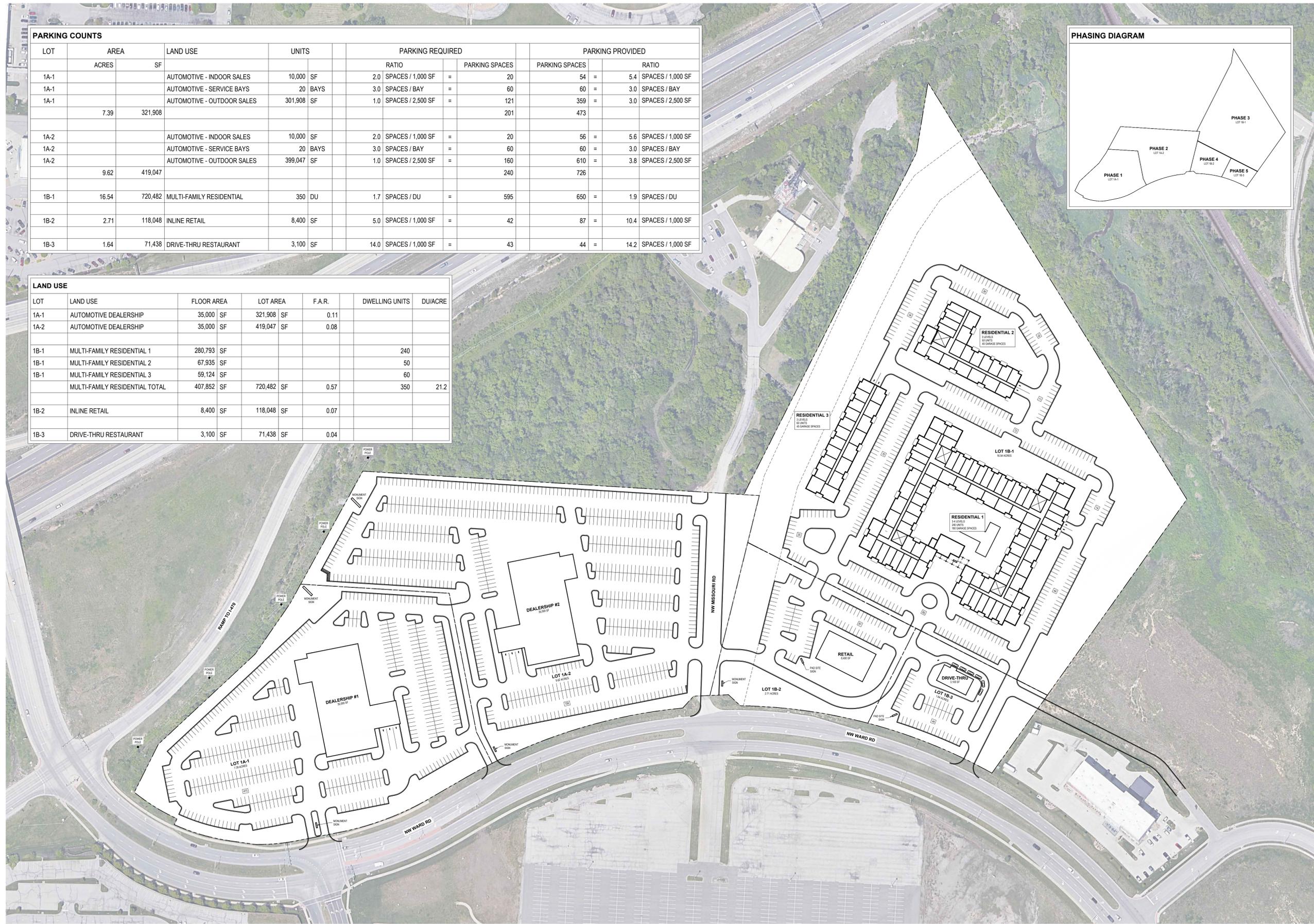
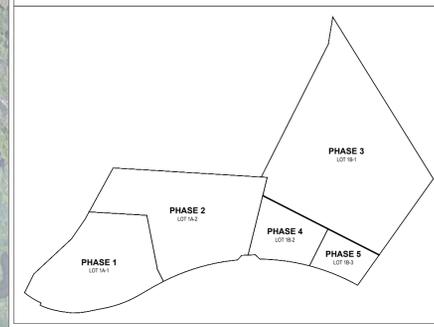
PARKING COUNTS

LOT	AREA		LAND USE	UNITS	PARKING REQUIRED			PARKING PROVIDED		
	ACRES	SF			RATIO	PARKING SPACES	PARKING SPACES	RATIO		
1A-1			AUTOMOTIVE - INDOOR SALES	10,000 SF	2.0 SPACES / 1,000 SF	= 20	54	=	5.4 SPACES / 1,000 SF	
1A-1			AUTOMOTIVE - SERVICE BAYS	20 BAYS	3.0 SPACES / BAY	= 60	60	=	3.0 SPACES / BAY	
1A-1			AUTOMOTIVE - OUTDOOR SALES	301,908 SF	1.0 SPACES / 2,500 SF	= 121	359	=	3.0 SPACES / 2,500 SF	
	7.39	321,908				201	473			
1A-2			AUTOMOTIVE - INDOOR SALES	10,000 SF	2.0 SPACES / 1,000 SF	= 20	56	=	5.6 SPACES / 1,000 SF	
1A-2			AUTOMOTIVE - SERVICE BAYS	20 BAYS	3.0 SPACES / BAY	= 60	60	=	3.0 SPACES / BAY	
1A-2			AUTOMOTIVE - OUTDOOR SALES	399,047 SF	1.0 SPACES / 2,500 SF	= 160	610	=	3.8 SPACES / 2,500 SF	
	9.62	419,047				240	726			
1B-1	16.54	720,482	MULTI-FAMILY RESIDENTIAL	350 DU	1.7 SPACES / DU	= 595	650	=	1.9 SPACES / DU	
1B-2	2.71	118,048	INLINE RETAIL	8,400 SF	5.0 SPACES / 1,000 SF	= 42	87	=	10.4 SPACES / 1,000 SF	
1B-3	1.64	71,438	DRIVE-THRU RESTAURANT	3,100 SF	14.0 SPACES / 1,000 SF	= 43	44	=	14.2 SPACES / 1,000 SF	

LAND USE

LOT	LAND USE	FLOOR AREA	LOT AREA	F.A.R.	DWELLING UNITS	DU/ACRE
1A-1	AUTOMOTIVE DEALERSHIP	35,000 SF	321,908 SF	0.11		
1A-2	AUTOMOTIVE DEALERSHIP	35,000 SF	419,047 SF	0.08		
1B-1	MULTI-FAMILY RESIDENTIAL 1	280,793 SF			240	
1B-1	MULTI-FAMILY RESIDENTIAL 2	67,935 SF			50	
1B-1	MULTI-FAMILY RESIDENTIAL 3	59,124 SF			60	
	MULTI-FAMILY RESIDENTIAL TOTAL	407,852 SF	720,482 SF	0.57	350	21.2
1B-2	INLINE RETAIL	8,400 SF	118,048 SF	0.07		
1B-3	DRIVE-THRU RESTAURANT	3,100 SF	71,438 SF	0.04		

PHASING DIAGRAM



Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

Project #: 180902
Preliminary Development Plan
December 8, 2023

Site Plan



Rear Elevation 3
1/16" = 1'-0"



Side Elevation 2
1/16" = 1'-0"



Primary Elevation 1
1/16" = 1'-0"

MATERIAL KEYNOTES

- 1. CAST STONE VENEER
- 2. COMPOSITE WOOD PANEL SYSTEM
- 3. FACE BRICK
- 4. GALVANIZED METAL RAILING SYSTEM
- 5. PAINTED CONCRETE PANEL SIDING
- 6. OPERABLE RESIDENTIAL WINDOW SYSTEM
- 7. OVERHEAD ALUMINUM GARAGE DOOR
- 8. ALUMINUM STOREFRONT SYSTEM
- 9. PAINTED STEEL TRELLIS
- 10. STANDING SEAM METAL ROOF
- 11. COMPOSITE METAL PANEL SYSTEM



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Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

Project #: 180902

Preliminary Development Plan
December 8, 2023

Building Elevations

A-201

Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
 Lee's Summit, MO 64086

Project #: 180902

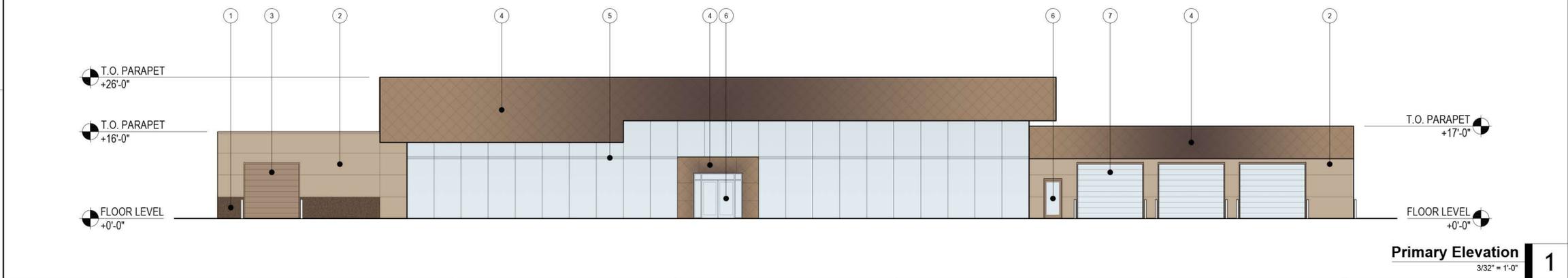
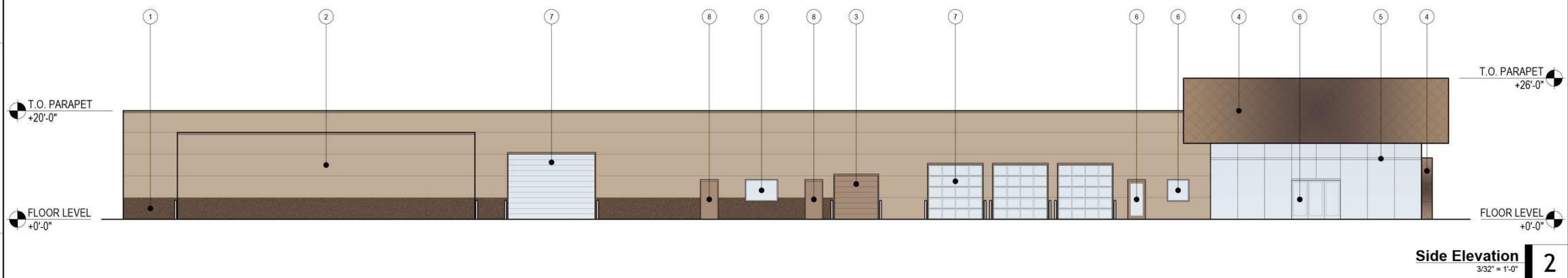
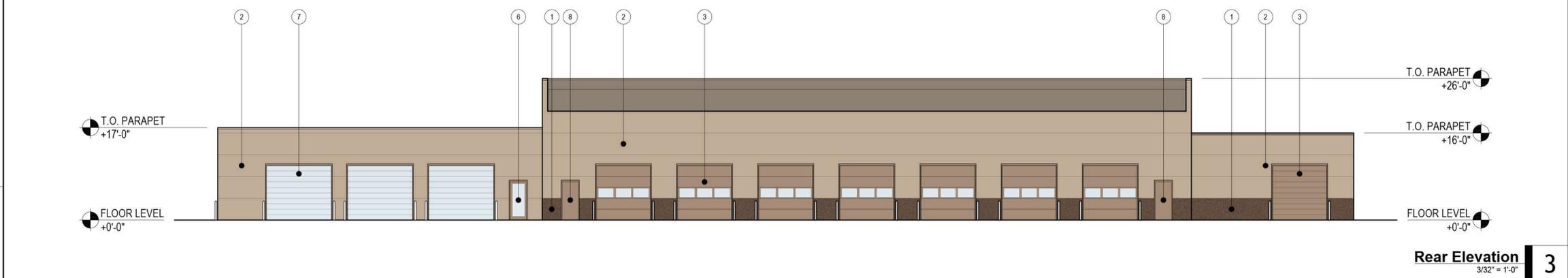
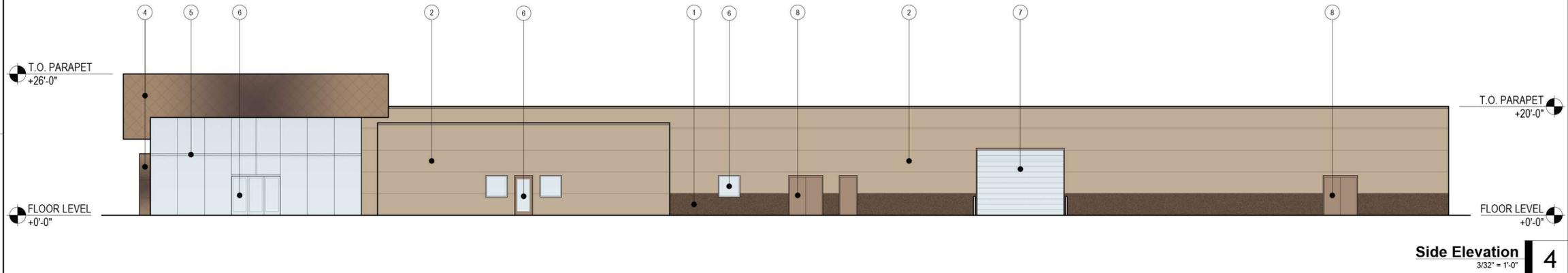
Preliminary Development Plan
 December 8, 2023

Building Elevations

A-202

MATERIAL KEYNOTES

- 1. CONCRETE CMU / EIFS WALL FINISH WAINSCOT, DARK PAINT.
- 2. EIFS WALL FINISH, LIGHT PAINT.
- 3. ALUMINUM OVERHEAD DOOR. PAINT TO MATCH LIGHT EIFS.
- 4. ACM PANELS.
- 5. STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM.
- 6. STOREFRONT DOOR & WINDOWS WITH CLEAR ANODIZED ALUMINUM.
- 7. GLAZED OVERHEAD DOOR WITH CLEAR ANODIZED ALUMINUM.
- 8. HOLLOW METAL DOOR. PAINT TO MATCH LIGHT EIFS.



Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
 Lee's Summit, MO 64086

Project #: 180902

Preliminary Development Plan

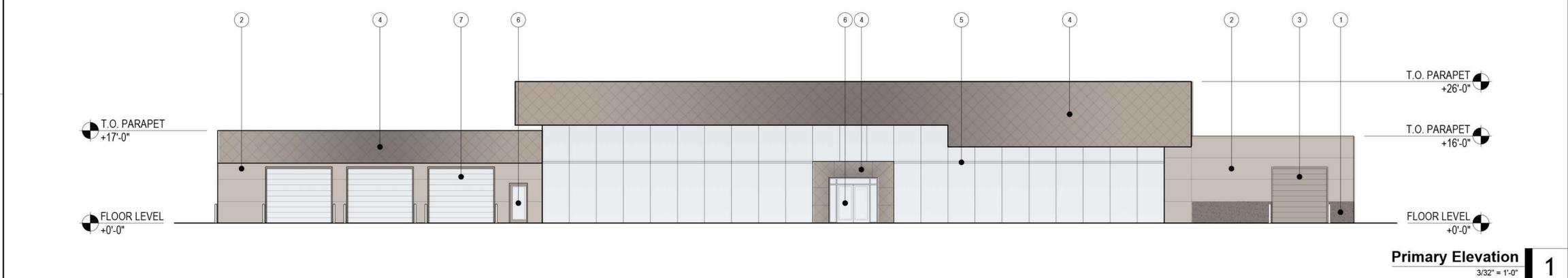
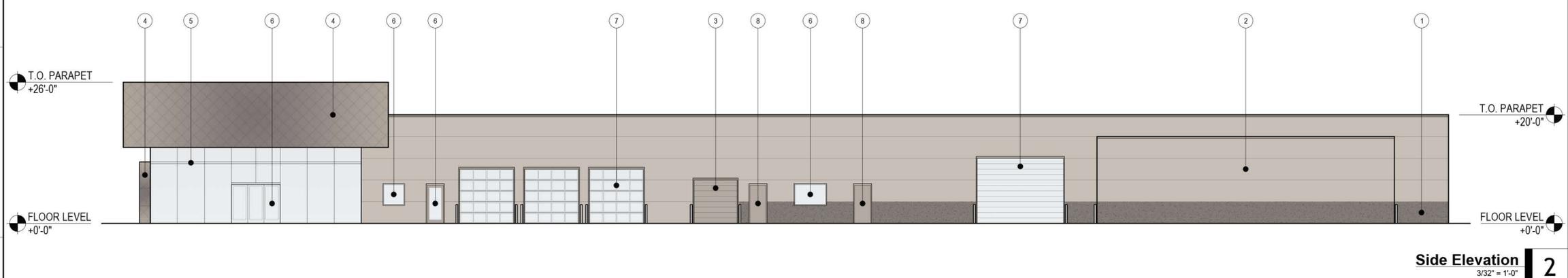
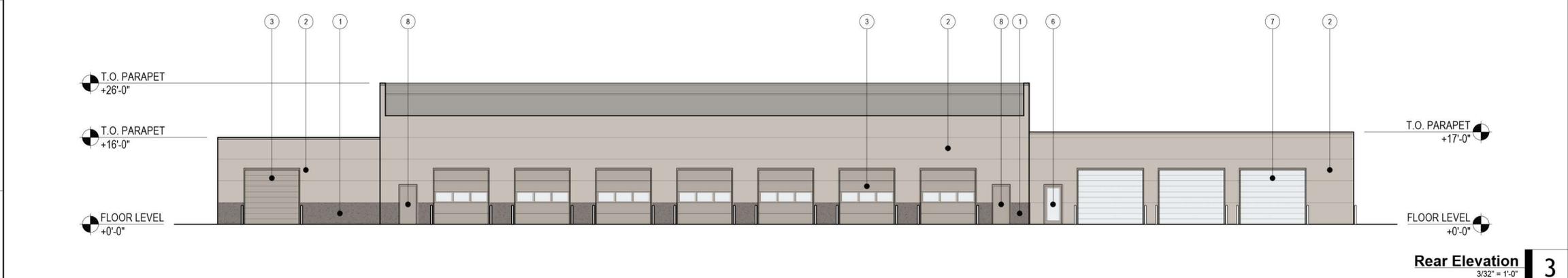
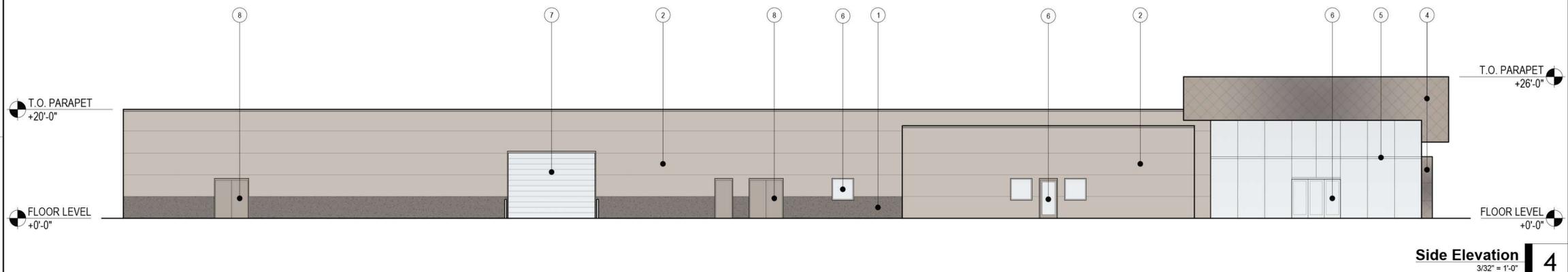
December 8, 2023

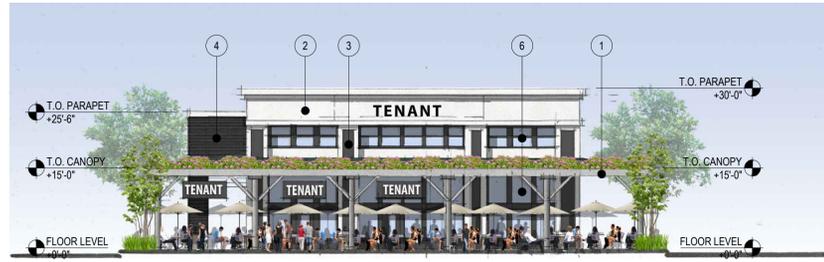
Building Elevations

A-203

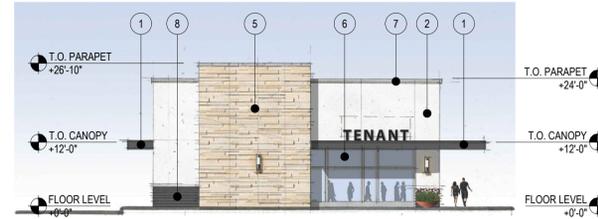
MATERIAL KEYNOTES

- 1. CONCRETE CMU / EIFS WALL FINISH WAINSCOT, DARK PAINT.
- 2. EIFS WALL FINISH, LIGHT PAINT.
- 3. ALUMINUM OVERHEAD DOOR. PAINT TO MATCH LIGHT EIFS.
- 4. ACM PANELS.
- 5. STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM.
- 6. STOREFRONT DOOR & WINDOWS WITH CLEAR ANODIZED ALUMINUM.
- 7. GLAZED OVERHEAD DOOR WITH CLEAR ANODIZED ALUMINUM.
- 8. HOLLOW METAL DOOR. PAINT TO MATCH LIGHT EIFS.





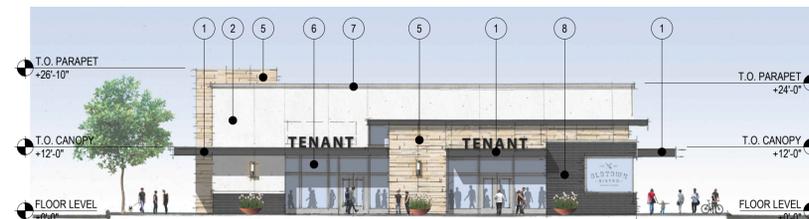
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1/16" = 1'-0" 8



Side Elevation, Drive-Thru
1/16" = 1'-0" 4



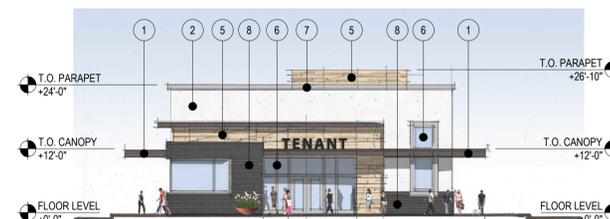
Rear Elevation, Inline Retail
1/16" = 1'-0" 7



Rear Elevation, Drive-Thru
1/16" = 1'-0" 3



Side Elevation, Inline Retail
1/16" = 1'-0" 6



Side Elevation, Drive-Thru
1/16" = 1'-0" 2



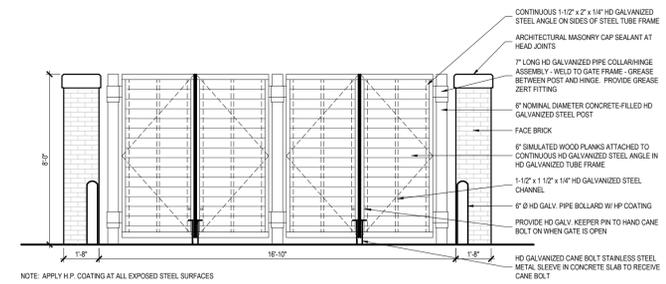
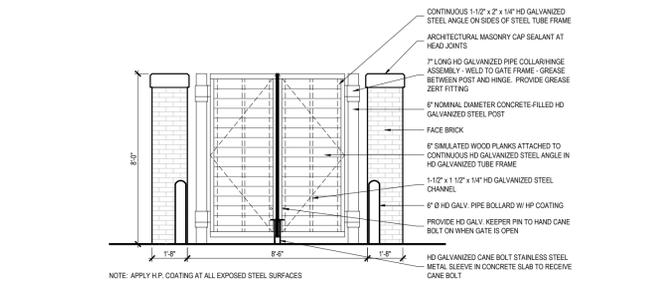
Primary Elevation, Inline Retail
1/16" = 1'-0" 5



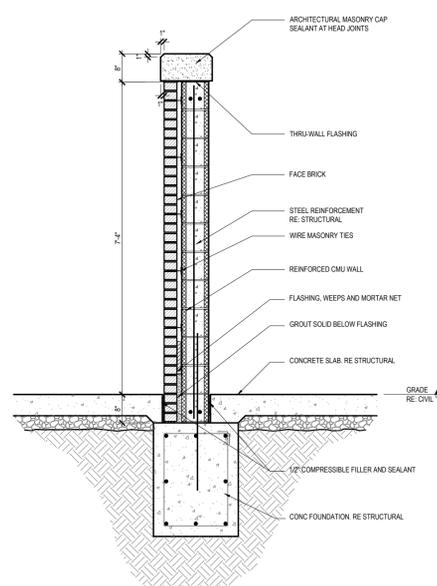
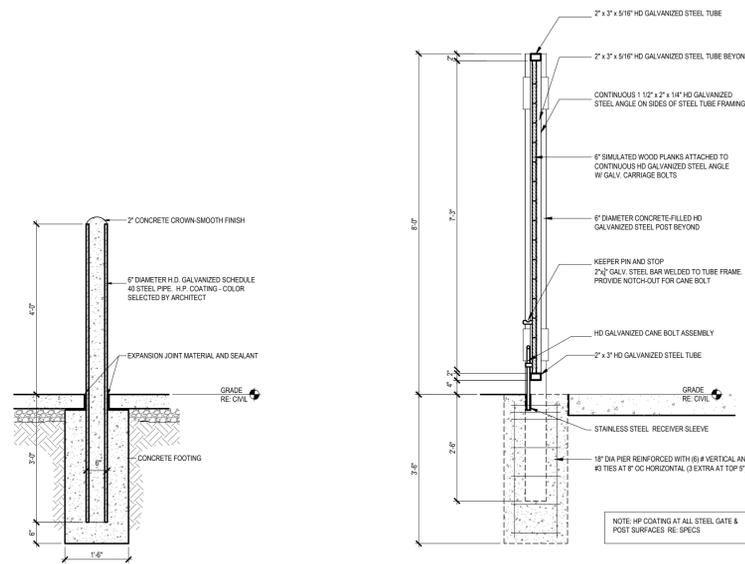
Primary Elevation, Drive-Thru
1/16" = 1'-0" 1

MATERIAL KEYNOTES

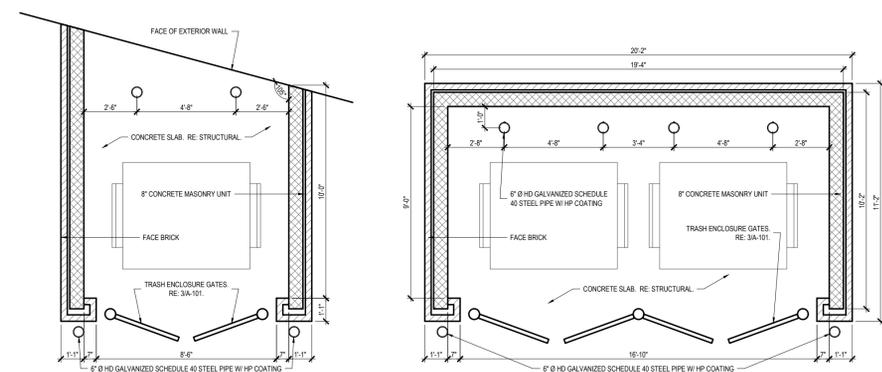
- 1. PAINTED STEEL CANOPY.
- 2. EIFS WALL FINISH, LIGHT PAINT.
- 3. EIFS WALL FINISH, DARK PAINT.
- 4. FACE BRICK, DARK IRONSPOT.
- 5. CAST STONE VENEER.
- 6. ALUMINUM STOREFRONT SYSTEM.
- 7. METAL COPING.
- 8. FIBER CEMENT BOARD SIDING.



Trash Enclosure Elevations 2
 1/4" = 1'-0"



Trash Enclosure Details 3
 1/2" = 1'-0"



Trash Enclosure Plans 1
 1/4" = 1'-0"