

# Preliminary Development Plan

# Summit Orchards North

Lots 1A & 1B

Lee's Summit, Jackson County, MO

January 23, 2024

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**OWNER**  
 TOWNSEND CAPITAL, LLC  
 STEVE RICH  
 PHONE: 303-947-2044

**DEVELOPER**  
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 7700 FRANCE AVE  
 EDINA, MN 55435  
 PHONE: 952-653-3770

**CIVIL ENGINEER**  
 OWN, INC  
 JOHN HUSS, PE  
 4240 PHILIPS FARM RD, SUITE 101  
 COLUMBIA, MO 65201  
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 AMY McCURDY, PE, PTOE  
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## Summit Orchards North Preliminary Development Plan

Submitted by *Walser Automotive, LLC & Townsend Summit, LLC*  
Revised January 23rd, 2024

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### Introduction

Summit Orchards North is another 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 uses 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 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, LLC. The components of the proposed plan are a residential community of more than 350 multi-family units, two (2) approximately 35,000 S.F. new car automotive dealerships, and 12,400 S.F. of commercial space earmarked for restaurant and retail uses. In anticipation of this 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 1999 in PDR. The mix of proposed uses within this site plan creates a strong presence along the I-470 corridor with the automotive dealerships and promotes additional commercial use along NW Ward Rd while providing additional apartment homes to support the growing employment base in the immediate area, resulting in the promotion of more pedestrian and vehicular use.

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### Project Information

The development plan envisions a mix of residential, commercial, retail offerings, 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.

### 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 rezone Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by Interstate 370, to the east by Missouri Pacific Railroad, to the South by Chipman Road, and to the west by NW Blue Parkway.)
- July 2014 – Lee's Summit City Council approved an updated Preliminary Development Plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 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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### Design Summary

Summit Orchards North is a Planned Mixed-Use destination that is part of a larger, overall development known as the Summit Technology Campus encompassing a mix of light-industrial, flex-tech, office, and retail uses promoting a diverse mix of employment and commercial activity. This planned use is primarily focused on a diverse selection of retail and restaurant offerings. As part of this overall development anchored by the Summit Innovation Center, the character of this development shall support the aesthetic and quality of the area while still having its own identifiable style and sense of place.

The marriage of materials, finishes, native landscaping, and planned vistas shall be a harmonious, welcome addition to the overall campus. Special attention and effort shall be placed on pedestrian connectivity and linkage to the surrounding/adjoining uses for both inside and outside the development. The use of both traditional and modern materials will adeptly blend the familiar with the dynamic. Simple lines shall be punctuated with vertical elements as important thresholds to create interest and convey wayfinding information for motorists along NW Blue Parkway.

This manual has been prepared to assist the City of Lee's Summit, and User's architects and engineer(s) in the preparation of drawings and specifications that will meet the Summit Orchards North design criteria. Our objective is to allow the maximum expression of a building structure's personality and character while maintaining a cohesive design theme throughout the center while meeting the City of Lee's Summit UDO-- specifically section 9.8 Site Standards.

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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 complement 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%	40'	0.5	Automotive Dealership
1A-2	9.62 acres 419,047 SF	5%	40'	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 developments, 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	1.0 per studio 1.5 per one and two-bedroom 2.0 per three or more bedroom 0.5 per unit for visitor	1.0 per studio 1.5 per one and two-bedroom 2.0 per three or more bedroom 0.5 per unit for visitor
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.

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Project #: 180902

Preliminary Development Plan

January 23, 2024

Narrative

A-001

Summit Orchards North

Lots 1A & 1B

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





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 slaggie.com • 888-756-1958 • © 2024

# Summit Orchards North

Lots 1A & 1B

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

Project #: 180902

Preliminary Development Plan  
 January 23, 2024

Narrative

# A-002

### 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 as exemplified by the built commercial and multi-family development. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, meeting the requirements of the UDO. Residential- multifamily land use will have approximately 350 dwelling units, 21.1 per acre.

### Signage

Site signage is anticipated to follow approved signage found at Summit Orchards Tenant Criteria as well as the UDO Section 9.260 Table 1. It is acknowledged that all signage applications shall be submitted through a separate permitting process for approval. It is also understood that any proposed signs that the City deems as non-conforming may be subject to Planning Commission consideration (Section 9.160) at the time of permit application (Section 9.130) should it not be able to be approved administratively.

Noting the foregoing, this application includes a representative sign exhibit of a typical Manufacturer's sign that would be proposed to be utilized for highway-oriented dealerships.

We offer the following justifications for this proposed signage:

- It has been our experience that these signs are tantamount to the approval process by the manufacturers to authorize construction of new dealerships within a jurisdiction.
- The existing highway visibility of proposed dealerships is encumbered by a significant grade change which causes visual cut-off of the building and inventory.
- Signs act as wayfinding device to notify customers of location.

In review of certain sign types (see section 9.160 table 1) size, and application for this sign type, a freestanding sign (Section 9.210) may be the closest representation of permitted permanent sign. Although it appears that the proposed signage would not be allowed, we would propose to modify to meet the spirit of UDO section 9.260 table 1 and Section 9.210. This proposed sign may include the following specifications for which we may request approval through Planning Commission:

- These signs are generally 45'-0" in height for highway applications.
- Sign shall be an internally illuminated single-tenant sign (9.210.B-1).
- Sign shall have extensive landscaping at the base of the structure (9.210.B-2)
- Sign shall be modified in width base and materials (9.210-H)
- Meeting distance between monument signs (75' per the UDO) depending on the final location of individual buildings, and visibility due significant grade issues. (9.210 B-3)
- Sign shall have a masonry based to mimic a Monument sign for aesthetic reasons Masonry base shall match materials utilized in Dealership (9.210.H)

### Lighting

The location and design of the lighting and fixtures will be determined and 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 the same quality.

TABLE 3: Phasing Plan

Phasing Plan		
Phase	Lot	Development
Phase 1	Lot 1A-1	Commercial (Automotive)
Phase 2	Lot 1A-2	Commercial (Automotive)
Phase 3	Lot 1B-1	Residential (Multifamily)
Phase 4	Lot 1B-2	Commercial (Retail/Service)
Phase 4	Lot 1B-3	Commercial (Restaurant)



IN WITNESS WHEREOF:

WALSER REAL ESTATE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11th DAY OF December 2023.

WALSER REAL ESTATE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

JOHN BRENNAN SENIOR VICE PRESIDENT - LEGAL/ACCOUNTING

STATE OF MISSOURIA COUNTY OF HENNEPIN

BE IT REMEMBERED THAT ON THIS 11th DAY OF December 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JOHN BRENNAN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS JOHN BRENNAN SENIOR VICE PRESIDENT - LEGAL/ACCOUNTING OF WALSER REAL ESTATE, LLC A MINNESOTA LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JOHN BRENNAN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-31-2025

NOTARY PUBLIC FLOODPLAIN: PEGGY FRANK PORTER NOTARY PUBLIC MINNESOTA

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0417G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS.

OIL AND GAS WELLS:

NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

PROPERTY DESCRIPTION:

LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

UTILITY EASEMENT:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 5271.88, RSMO, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

PREPARED FOR:

OWN, INC C/O JOHN V. HUSS, P.E. 4240 PHILIPS FARM ROAD, STE 101 COLUMBIA, MO 65201

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE COMPANY, LLC, FILE NO. KCC230206, EFFECTIVE JANUARY 26, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE. BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. THE RIGHT OF INGRESS-EGRESS ACROSS AND ALONG THE AREA DESIGNATED AS ACCESS EASEMENT (A.E.) ON LOTS 1A-1 AND 1A-2 IS HEREBY GRANTED AS OPEN ACCESS TO THE GENERAL PUBLIC.

Table with 4 columns: ID, RADIUS, DISTANCE, DELTA. Rows C1 through C5.

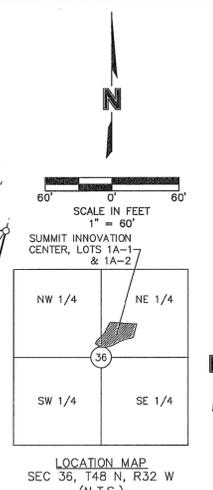
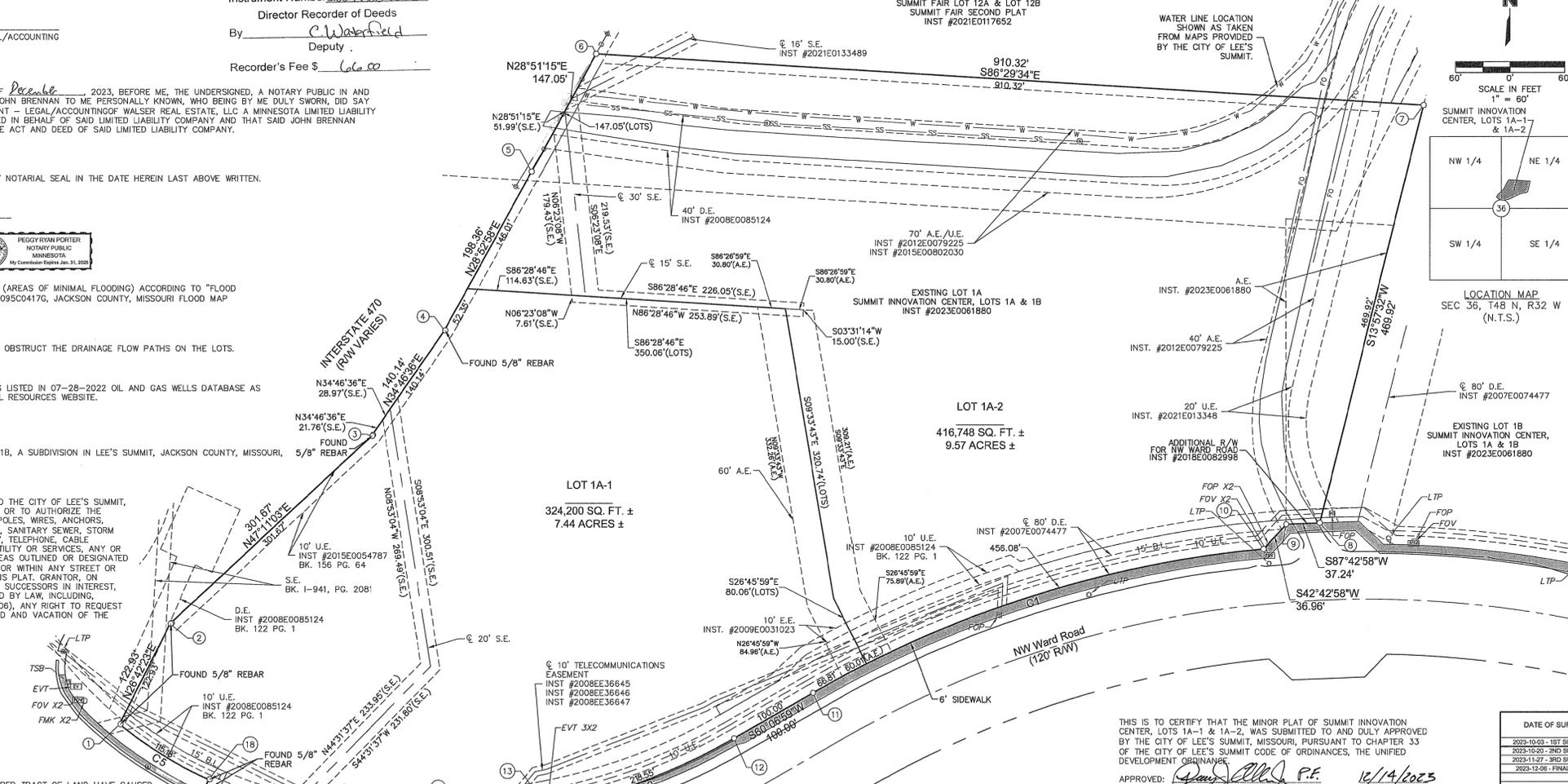
SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN LEE'S SUMMIT, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

Legend table with 2 columns: Symbol and Description. Includes symbols for FND, SET, A.E., EVT, FOP, FOV, LTP, P-OH, E.E., SSMH and their corresponding descriptions.

STATE PLANE COORDINATE TABLE with 3 columns: Point Number, Grid Northing, Grid Easting. Points 1 through 18.

MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2 REPLAT OF LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B



THIS IS TO CERTIFY THAT THE MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

APPROVED: [Signatures] DATE: 10/14/2023, 12-14-23, 12/20/2023, 12-15-23

THIS PLAT AND SURVEY OF SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2 SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 DECEMBER 08, 2023 JMEANS@OLSSON.COM

DATE OF SURVEY table with columns for survey dates and descriptions.

drawn by: [Signature] surveyed by: [Signature] checked by: [Signature] approved by: [Signature] project no.: A23-04717 file name: V\_FPT\_A23-04717.DWG

Olsson logo and contact information: Olsson, Land Surveying, MO 366, KS 114, MO Certificate #A01592, 1301 Burlington Street, TEL 816.381.1177, FAX 816.381.1885, www.olsson.com

OWN Engineering beyond. 4240 Philips Farm Road, Suite 101 Columbia, MO 65201 573.397.5476 weareown.com FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN 1201 & 1151 NW WARD RD. LEE'S SUMMIT, MO

REVISIONS table with columns: NO., DESCRIPTION, DATE.

DRAWING INFORMATION PROJECT NO: 23CO10012 DRAWN BY: CVM CHECK BY: TPW FIELD BOOK: XXX ISSUED DATE: 1/08/2024

ISSUED BY: TPW LICENSE NO: A licensed Missouri Engineering Corporation COA# 00062

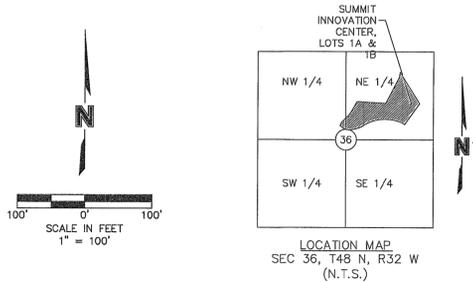
SHEET TITLE EXISTING CONDITIONS Lots 1A-1 & 1A-2 Final Plat

SHEET NUMBER C1-A

2023E0061830

MINOR PLAT OF  
SUMMIT INNOVATION CENTER, LOTS 1A & 1B  
REPLAT OF ALL OF LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT  
& ALL OF LOT 12B SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT  
N 1/2, SEC 36 - T48N. - R32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Filed for Record this day of  
August 25, 2023  
At 10 o'clock 27 Minutes AM  
Recorded in Book I 212 At Page 56  
Instrument Number 2023E0061830  
Director Recorder of Deeds  
By C. Waterfield  
Deputy  
Recorder's Fee \$ 116.00



FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C04176, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL AND GAS WELLS:

NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

SUMMIT INNOVATION CENTER, LOTS 1A & 1B

**BUILDING LINES:** BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

SURVEYORS NOTES:

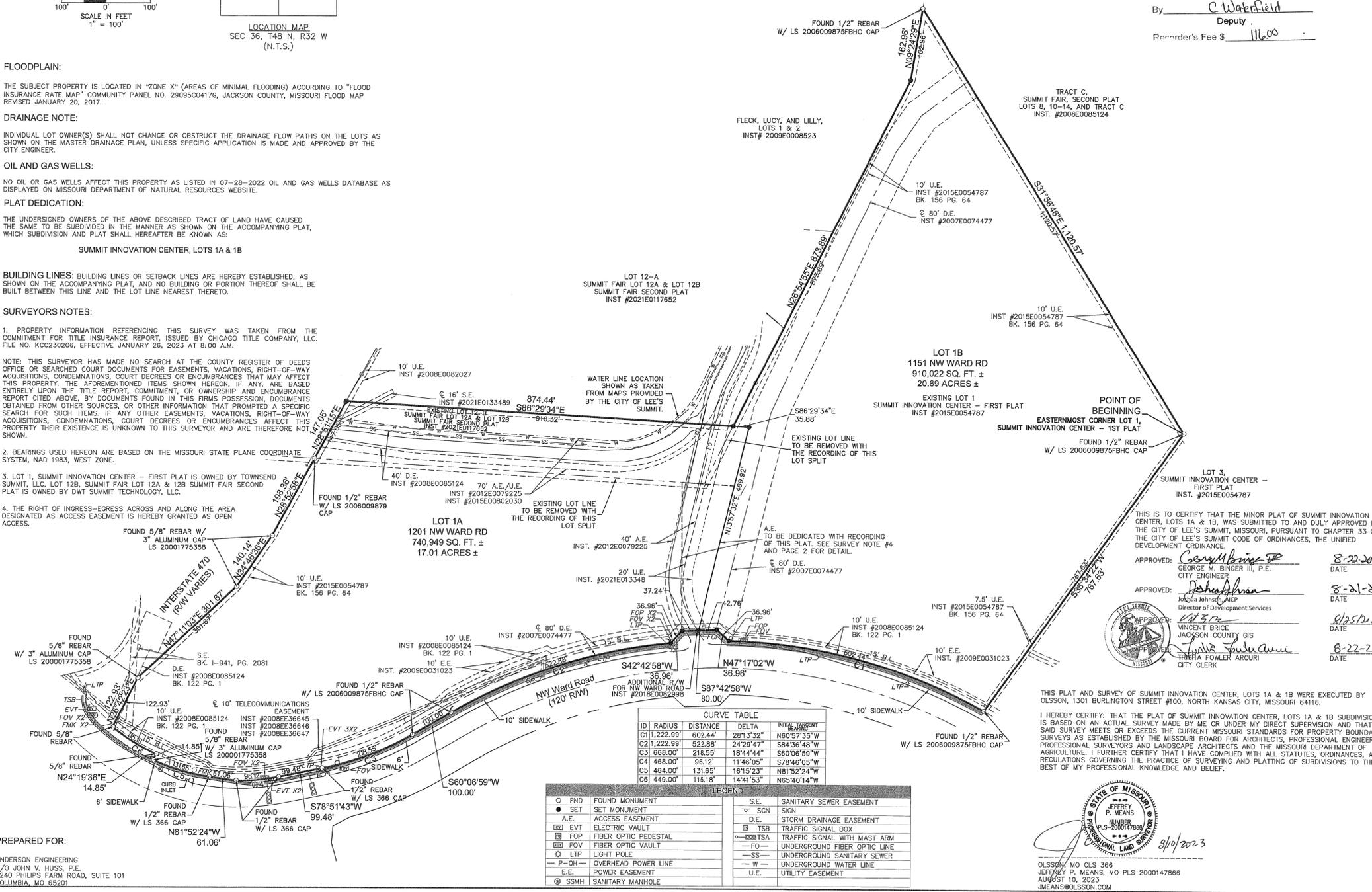
1. PROPERTY INFORMATION REFERRING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT ISSUED BY CHICAGO TITLE COMPANY, LLC. FILE NO. KCC230206, EFFECTIVE JANUARY 26, 2023 AT 8:00 AM.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT IS OWNED BY TOWNSEND SUMMIT, LLC. LOT 12B, SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT IS OWNED BY DWT SUMMIT TECHNOLOGY, LLC.

4. THE RIGHT OF INGRESS-EGRESS ACROSS AND ALONG THE AREA DESIGNATED AS ACCESS EASEMENT IS HEREBY GRANTED AS OPEN ACCESS.



CURVE TABLE

ID	RADIUS	DISTANCE	DELTA	INITIAL TANGENT
C1	1,222.99'	602.44'	281°3'32"	N60°57'35"W
C2	1,222.99'	522.88'	24°29'47"	S84°36'48"W
C3	668.00'	218.55'	18°44'44"	S60°06'59"W
C4	468.00'	96.12'	11°46'05"	S78°46'05"W
C5	484.00'	131.65'	161°5'23"	N81°52'24"W
C6	449.00'	115.18'	14°41'53"	N65°40'14"W

LEGEND

Symbol	Description
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
— A.E.	ACCESS EASEMENT
⊠ EVT	ELECTRIC VAULT
⊠ FOP	FIBER OPTIC PEDESTAL
⊠ FOV	FIBER OPTIC VAULT
⊠ LTP	LIGHT POLE
— P-OH	OVERHEAD POWER LINE
— E.E.	POWER EASEMENT
⊙ SSMH	SANITARY MANHOLE
— S.E.	SANITARY SEWER EASEMENT
— SGN	SIGN
— D.E.	STORM DRAINAGE EASEMENT
⊠ TSB	TRAFFIC SIGNAL BOX
⊠ TSA	TRAFFIC SIGNAL WITH MAST ARM
— FO	UNDERGROUND FIBER OPTIC LINE
— SS	UNDERGROUND SANITARY SEWER
— W	UNDERGROUND WATER LINE
— U.E.	UTILITY EASEMENT

THIS IS TO CERTIFY THAT THE MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

APPROVED: George M. Binger III, P.E. 8-22-2023  
CITY ENGINEER

APPROVED: Johanna Johnson, AICP 8-21-23  
Director of Development Services

APPROVED: Vincent Brice 8/25/2023  
JACKSON COUNTY GIS

APPROVED: Ribera Fowler Arcuri 8-22-23  
CITY CLERK

THIS PLAT AND SURVEY OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
JEFFREY P. MEANS, MO PLS 200047866  
AUGUST 10, 2023  
JMEANS@OLSSON.COM

DATE OF SURVEY

DATE	DESCRIPTION
2023-03-09	1ST SUBMITTAL
2023-07-27	2ND SUBMITTAL
2023-08-10	FINAL PRINTS

drawn by: JRH  
surveyed by: AH-CARCT  
checked by: JSB  
approved by: JPM  
project no.: 023-00948  
file name: V\_PPT\_023-00948.DWG

**olsson**

Sheila L. G. Olsson, MO 366, KS 114, MS 061666, P. of Authority 010922  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.961.1177  
FAX 816.961.1886  
www.olsson.com

SHEET  
1 of 2

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Columbia, MO 65201  
573.397.5476  
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: 1/08/2024

ISSUED BY: TPW  
LICENSE NO: \_\_\_\_\_

A licensed Missouri  
Engineering Corporation  
COA# 00062

**SHEET TITLE**

**EXISTING  
CONDITIONS**

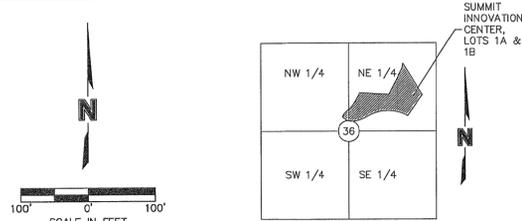
Lot 1B Final Plat  
1/2

**SHEET NUMBER**

**C1-B**

2023E0061880

MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B REPLAT OF ALL OF LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT & ALL OF LOT 12B SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT N 1/2, SEC 36 - T48N. - R32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP SEC 36, T48 N, R32 W (N.T.S.)

AS-SURVEYED PROPERTY DESCRIPTION:

PART OF LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT, A SUBDIVISION OF LAND IN SECTION 31 TOWNSHIP 48 NORTH, RANGE 31 WEST AND SECTION 36 TOWNSHIP 48 NORTH, RANGE 32 OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI RECORDED AS INSTRUMENT NUMBER 2015E0054787 IN BOOK 156 AT PAGE 64 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE...

SURVEYORS NOTES:

- 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE COMPANY, L.L.C. FILE NO. KCC230206, EFFECTIVE JANUARY 26, 2023 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.
3. LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT IS OWNED BY TOWNSEND SUMMIT, L.L.C. LOT 12B, SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT IS OWNED BY DWT SUMMIT TECHNOLOGY, L.L.C.
4. THE RIGHT OF INGRESS-EGRESS ACROSS AND ALONG THE AREA DESIGNATED AS ACCESS EASEMENT IS HEREBY GRANTED AS OPEN ACCESS.

STATE PLANE COORDINATE TABLE with columns: Point Number, Grid Northing, Grid Easting. Contains 24 points with their respective coordinates.

FLECK, LUCY, AND LILLY, INST# 2009E0008523

LOT 1B 1151 NW WARD RD 910,022 SQ. FT. ± 20.89 ACRES ±

EXISTING LOT 1 SUMMIT INNOVATION CENTER - FIRST PLAT INST #2015E0054787

IN WITNESS WHEREOF:

DWT SUMMIT TECHNOLOGY, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF August, 2023.

DWT SUMMIT TECHNOLOGY, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

STEVEN W. RICH VICE PRESIDENT

STATE OF Missouri COUNTY OF Jackson

BE IT REMEMBERED THAT ON THIS 16th DAY OF August, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME STEVEN W. RICH TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS VICE PRESIDENT OF DWT SUMMIT TECHNOLOGY, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID STEVEN W. RICH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 11/29/24 SARA BECK NOTARY PUBLIC



IN WITNESS WHEREOF:

TOWNSEND SUMMIT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF August, 2023.

TOWNSEND SUMMIT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

STEVEN W. RICH

STATE OF Missouri COUNTY OF Jackson

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APPROVED: GEORGE M. BINGER II, P.E. CITY ENGINEER

APPROVED: JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: IRISHA FOWLER ARCURI CITY CLERK

APPROVED: JEFFREY P. MEANS, P.L.S. JACKSON COUNTY ASSESSORS OFFICE

APPROVED: IRISHA FOWLER ARCURI CITY CLERK

THIS PLAT AND SURVEY OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO C.L.S. 368 JEFFREY P. MEANS, MO P.L.S. 2000147866 AUGUST 10, 2023 JMEANS@OLSSON.COM

DATE OF SURVEY table with columns: DATE, SUBMITTAL, PRINTS, DRAWN BY, CHECKED BY, APPROVED BY, FILE NAME.

Olsson logo and SHEET 2 of 2 information.

OWN Engineering beyond. 4240 Philips Farm Road, Suite 101 Columbia, MO 65201 573.397.5476 weareown.com FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN 1201 & 1151 NW WARD RD. LEE'S SUMMIT, MO

REVISIONS table with columns: NO., DESCRIPTION, DATE.

DRAWING INFORMATION PROJECT NO: 23CO10012 DRAWN BY: CVM CHECK BY: TPW FIELD BOOK: XXXX ISSUED DATE: 1/08/2024 ISSUED BY: TPW LICENSE NO:

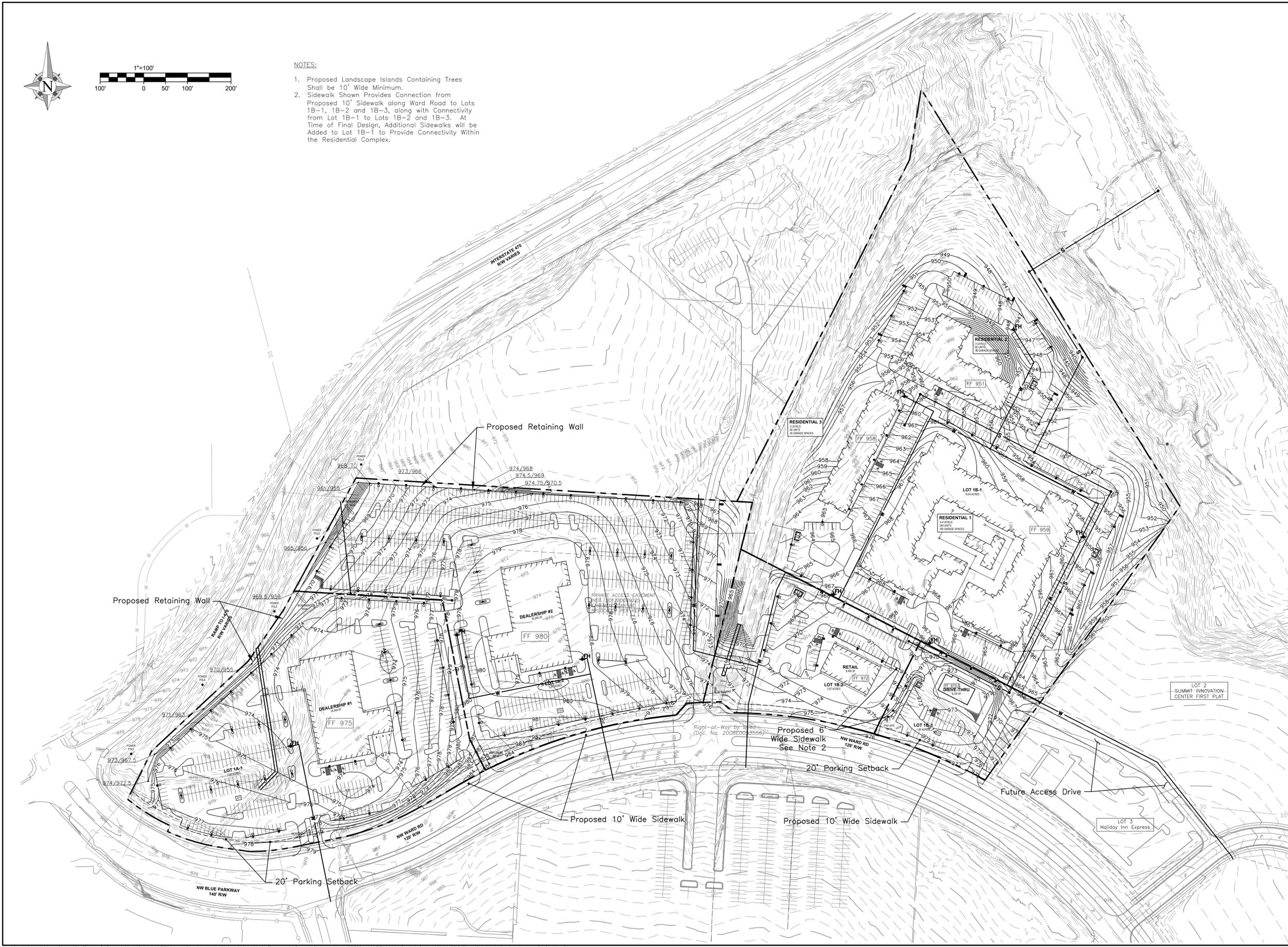
SHEET TITLE EXISTING CONDITIONS Lot 1B Final Plat 2/2

SHEET NUMBER C1-C



**NOTES:**

1. Proposed Landscape Islands Containing Trees Shall be 10' Wide Minimum.
2. Sidewalk Shown Provides Connection from Proposed 10' Sidewalk along Ward Road to Lots 1B-1, 1B-2 and 1B-3, along with Connectivity from Lot 1B-1 to Lots 1B-2 and 1B-3. At Time of Final Design, Additional Sidewalks will be Added to Lot 1B-1 to Provide Connectivity Within the Residential Complex.



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

REVISIONS		
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ISSUED BY: \_\_\_\_\_  
LICENSE NO: \_\_\_\_\_

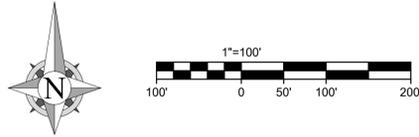
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COA# 00062

**SHEET TITLE**

**GRADING  
PLAN**

**SHEET NUMBER**

**C2**



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**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: 01/23/2024

ISSUED BY:  
LICENSE NO: \_\_\_\_\_

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**SHEET TITLE**

**SITE  
DRAINAGE  
PLAN**

**SHEET NUMBER**

**C3**





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### SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN

1201 & 1161 NW WARD RD.  
LEE'S SUMMIT, MO

#### REVISIONS

NO.	DESCRIPTION	DATE

#### DRAWING INFORMATION

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FIELD BOOK: XXX  
ISSUED DATE: 01/23/2024

ISSUED BY:  
LICENSE NO:

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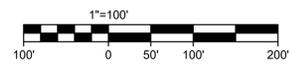
#### SHEET TITLE

## 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	-

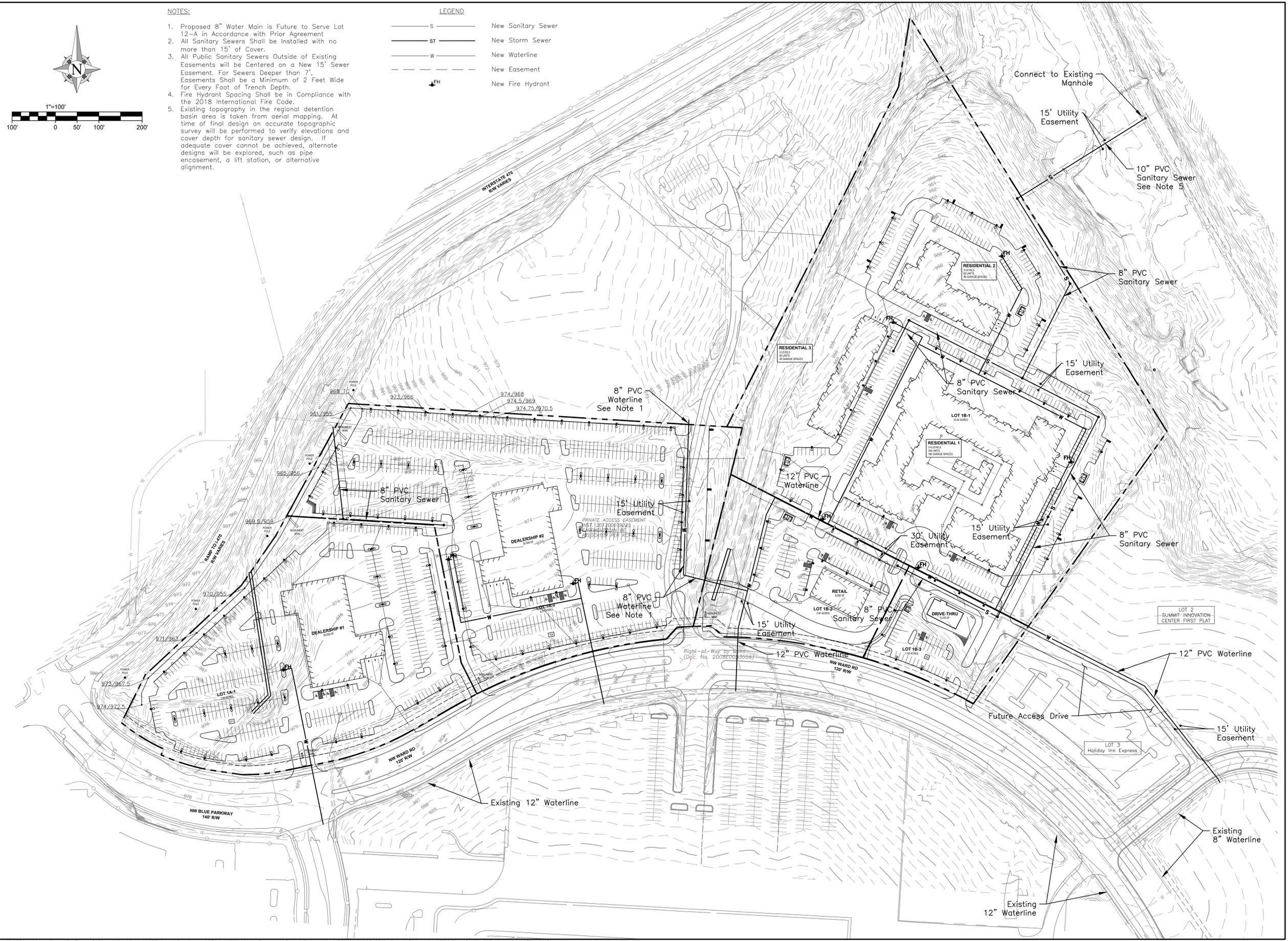


**NOTES:**

1. Proposed 8" Water Main is Future to Serve Lot 12-A in Accordance with Prior Agreement
2. All Sanitary Sewers Shall be Installed with no more than 15' of Cover.
3. All Public Sanitary Sewers Outside of Existing Easements will be Centered on a New 15' Sewer Easement. For Sewers Deeper than 7', Easements Shall be a Minimum of 2 Feet Wide for Every Foot of Trench Depth.
4. Fire Hydrant Spacing Shall be in Compliance with the 2018 International Fire Code.
5. Existing topography in the regional detention basin area is taken from aerial mapping. At time of final design an accurate topographic survey will be performed to verify elevations and cover depth for sanitary sewer design. If adequate cover cannot be achieved, alternate designs will be explored, such as pipe encasement, a lift station, or alternative alignment.

**LEGEND**

- s — New Sanitary Sewer
- ST — New Storm Sewer
- w — New Waterline
- - - - - New Easement
- FH — New Fire Hydrant




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**REVISIONS**

NO.	DESCRIPTION	DATE

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A licensed Missouri  
Engineering Corporation  
COA# 00062

**SHEET TITLE**

**SITE UTILITY PLAN**

**SHEET NUMBER**

**C5**

LANDSCAPE SUMMARY

LOT NO.	ROW LENGTH NW WARD ROAD	ROW LENGTH I-470	STREET TREES REQ'D 1 PER 30 LF	STREET TREES PROVIDED	STREET SHRUBS REQ'D 1 PER 20 LF	STREET SHRUBS PROVIDED	OPEN YARD AREA	YARD AREA TREES REQ'D 1 PER 5000 SF	YARD AREA TREES PROVIDED	YARD AREA SHRUBS REQ'D 2 PER 5000 SF	YARD AREA SHRUBS PROVIDED	PARKING SCREEN SHRUBS REQ'D 12 PER 40 LF	PARKING SCREEN SHRUBS PROVIDED
1A-1	960 LF	600 LF	52	52	78	78	324,161 SF	65	65	130	130	468	468
1A-2	495 LF	285 LF	26	26	39	39	416,748 SF	83	83	166	166	234	234
1B-1	0	0	0	0	0	0	720,424 SF	144	144	288	288	0	0
1B-2	360 LF	0	12	12	18	18	125,391 SF	25	25	50	50	9	9
1B-3	280 LF	0	10	10	14	14	64,375 SF	13	13	26	26	46	46

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



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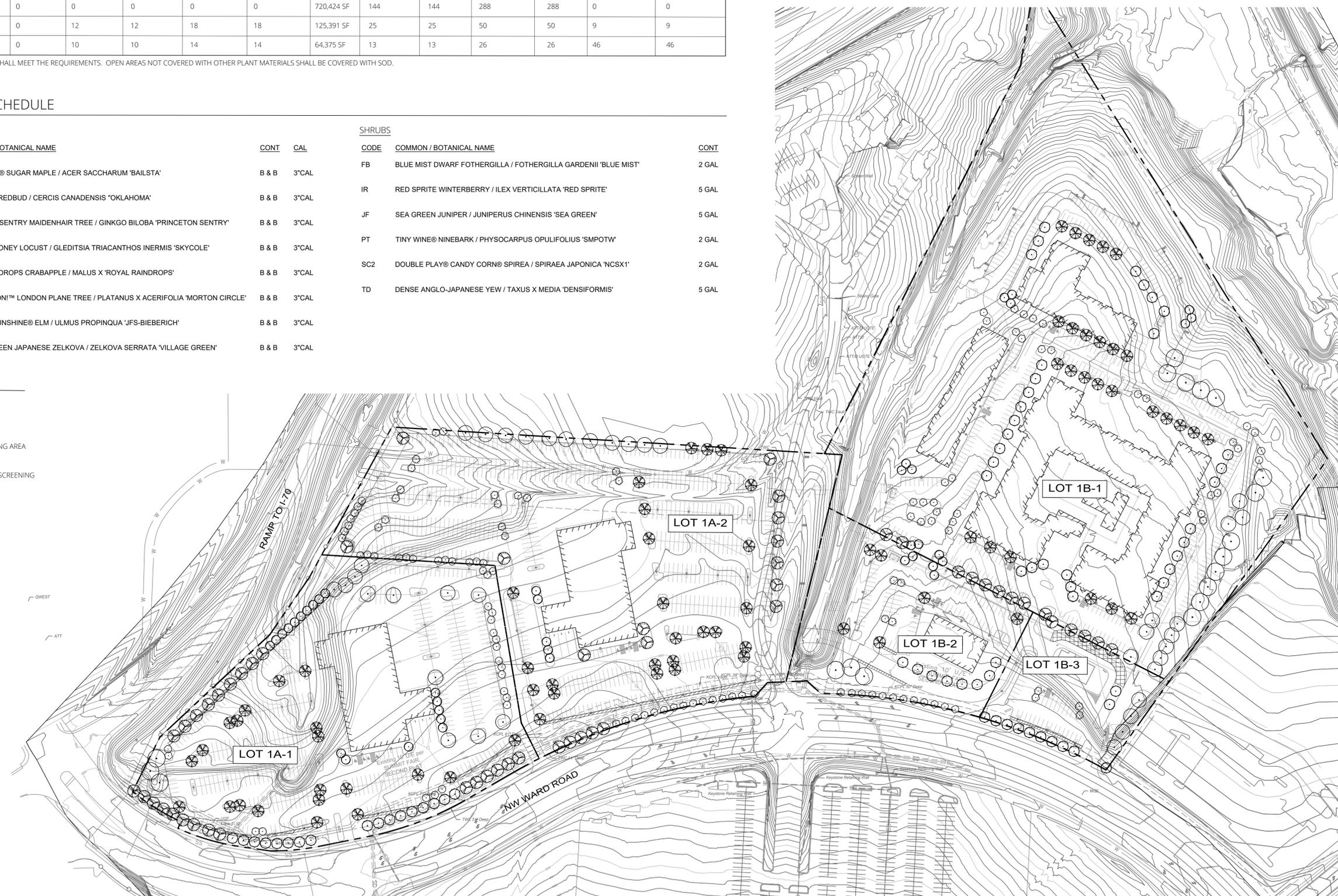
FORMERLY ANDERSON ENGINEERING

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 OPUULIFOLIUS 'SPOTW'	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 ANGLo-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				

LEGEND

- TREE
- SHRUB MASSING AREA
- HIGH IMPACT SCREENING



1 LANDSCAPE PLAN  
SCALE = 1" = 1'-100"



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:	01/22/2024
ISSUED BY:	
LICENSE NO:	
A licensed Missouri Engineering Corporation COA# 00062	

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
L100

**Summit Orchards North**

Lots 1A & 1B

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

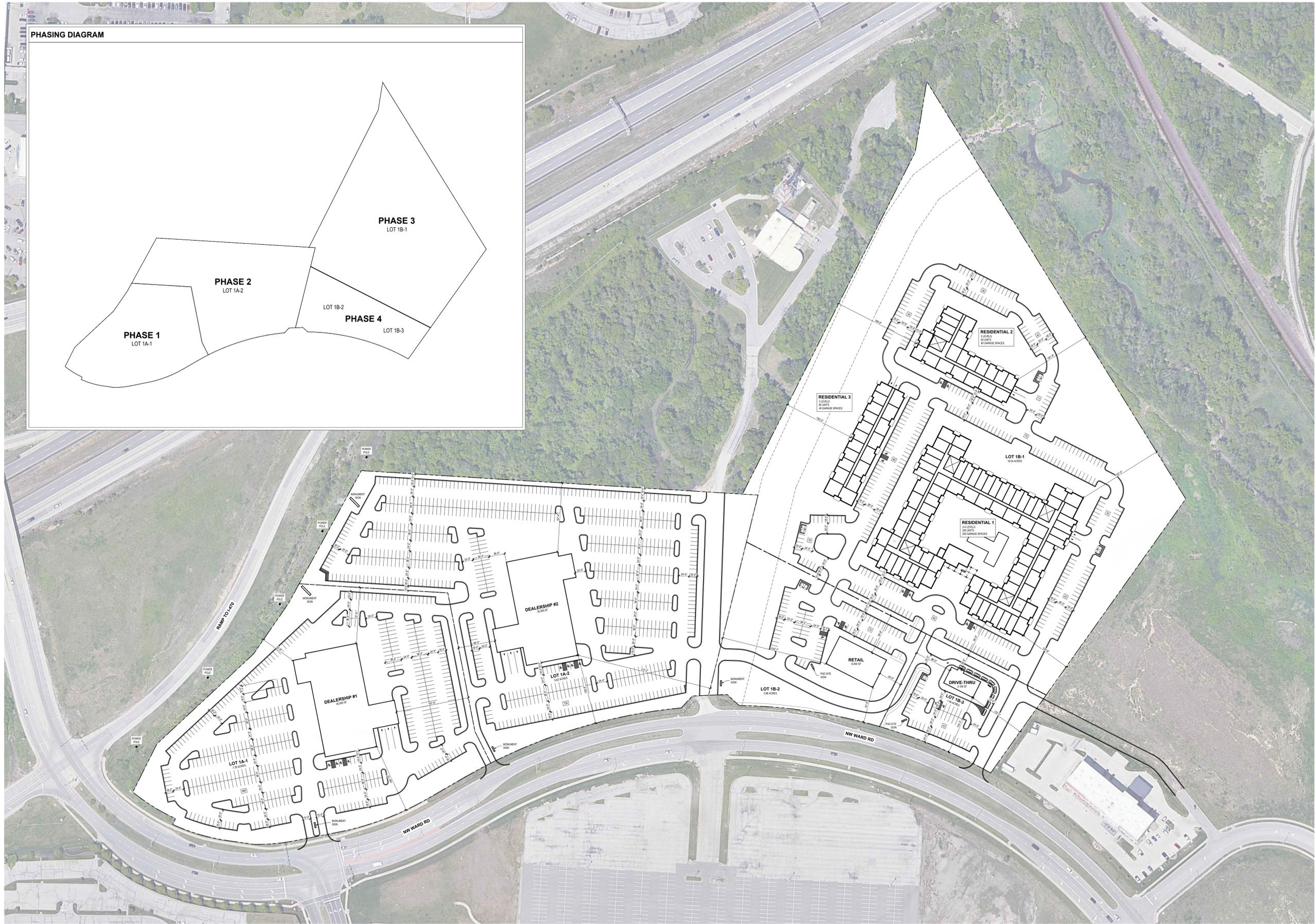
Project #: 180902

Preliminary Development Plan

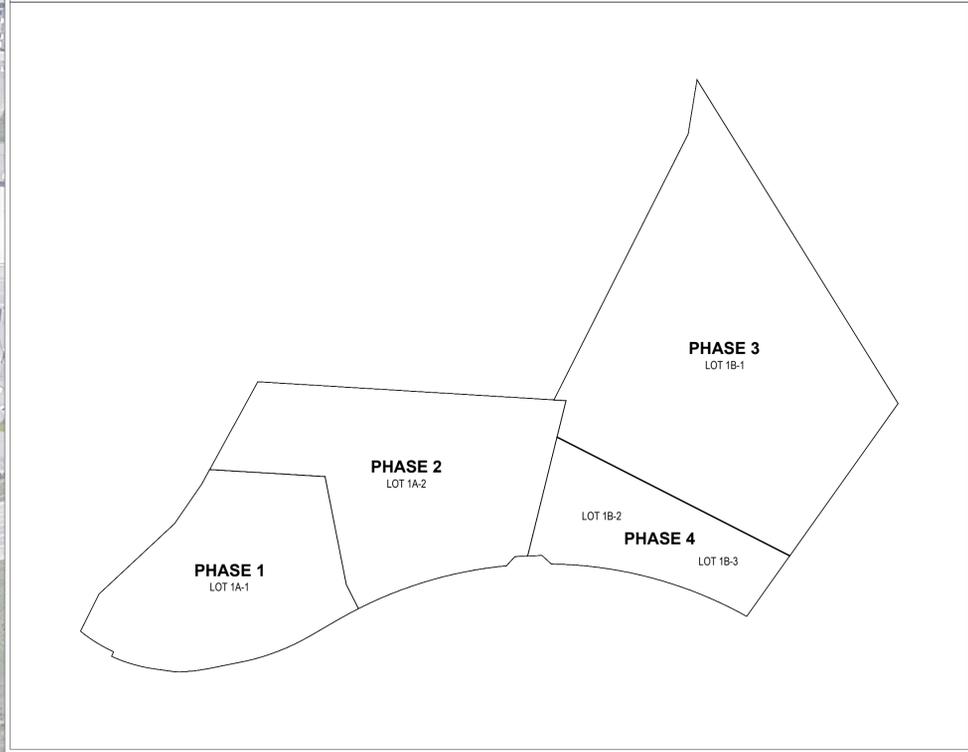
January 23, 2024

Site Plan

**A-101**



PHASING DIAGRAM

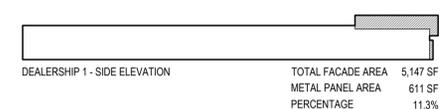
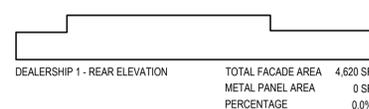
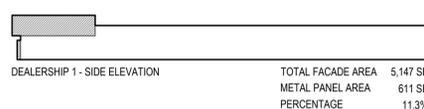
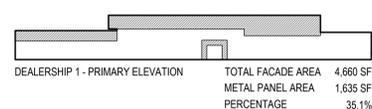




PARKING COUNTS											
LOT	AREA		LAND USE	UNITS		PARKING REQUIRED			PARKING PROVIDED		
	ACRES	SF				RATIO	PARKING SPACES	PARKING SPACES	RATIO		
1A-1			AUTOMOTIVE - INDOOR SALES	10,000	SF	2.0 SPACES / 1,000 SF	=	20	54	=	5.4 SPACES / 1,000 SF
1A-1			AUTOMOTIVE - SERVICE BAYS	20	BAYS	3.0 SPACES / BAY	=	60	60	=	3.0 SPACES / BAY
1A-1			AUTOMOTIVE - OUTDOOR SALES	301,908	SF	1.0 SPACES / 2,500 SF	=	121	356	=	2.9 SPACES / 2,500 SF
	7.39	321,908						201	470		
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	2.88	125,453	INLINE RETAIL	8,400	SF	5.0 SPACES / 1,000 SF	=	42	74	=	8.8 SPACES / 1,000 SF
1B-3	1.48	64,469	DRIVE-THRU RESTAURANT	3,100	SF	14.0 SPACES / 1,000 SF	=	43	43	=	14.0 SPACES / 1,000 SF

LAND USE										
LOT	LAND USE	LOT AREA	FLOOR AREA	F.A.R.	IMPERVIOUS COVERAGE	DWELLING UNITS	DU/ACRE			
1A-1	AUTOMOTIVE DEALERSHIP	321,908 SF	35,000 SF	0.11	243,500 SF = 76%					
1A-2	AUTOMOTIVE DEALERSHIP	419,047 SF	35,000 SF	0.08	337,590 SF = 81%					
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	720,482 SF	407,852 SF	0.57	277,042 SF = 38%	350	21.2			
1B-2	INLINE RETAIL	125,453 SF	8,400 SF	0.07	56,192 SF = 45%					
1B-3	DRIVE-THRU RESTAURANT	64,469 SF	3,100 SF	0.05	33,541 SF = 52%					

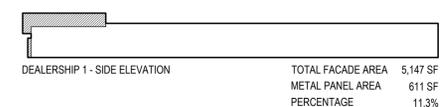
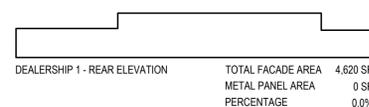
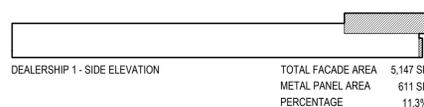
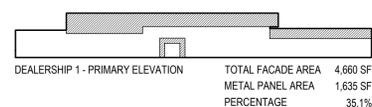
MULTIFAMILY UNIT MIX & PARKING SUMMARY								
UNIT TYPES	UNIT TYPE & PARKING SUMMARY				PARKING REQUIRED			
	BUILDING 1	BUILDING 2	BUILDING 3	UNIT TYPE TOTAL	PARKING RATIO	VISITOR RATIO	PARKING REQUIRED	
STUDIO	38	0	3	41	1	0.5	62	
1-BEDROOM	102	20	27	149	1.5	0.5	298	
2-BEDROOM	88	25	30	143	1.5	0.5	286	
3-BEDROOM	12	5	0	17	2	0.5	43	
BUILDING TOTALS	240	50	60	350			688	
PARKING PROVIDED								
SURFACE	230	97	50	377				
GARAGE	225	50	45	320				
PARKING TOTALS	455	147	95	697				



Dealership #2 - Material Calculations

1" = 50'

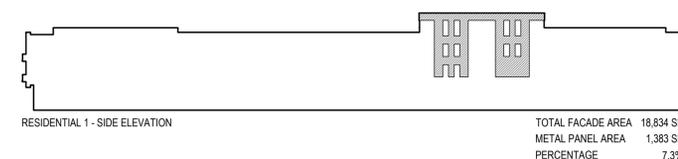
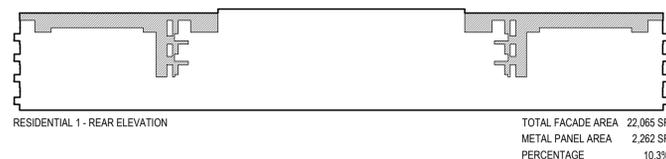
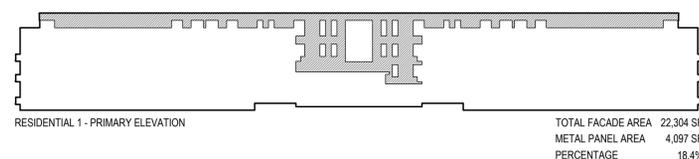
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Dealership #1 - Material Calculations

1" = 50'

1



Residential #1 - Material Calculations

1" = 50'

1

# Summit Orchards North

Lots 1A & 1B

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

Project #: 180902

Preliminary Development Plan

January 23, 2024

Site Calculations

# A-103



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**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

NOTE: METAL USED ONLY IN AN INCIDENTAL ROLE, I.E. TRIM, ARCHITECTURAL FEATURES, STANDING SEAM METAL ROOFING OR OTHER ARCHITECTURAL METAL SIDING OR ROOFING AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.



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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  
January 23, 2024

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  
 January 23, 2024

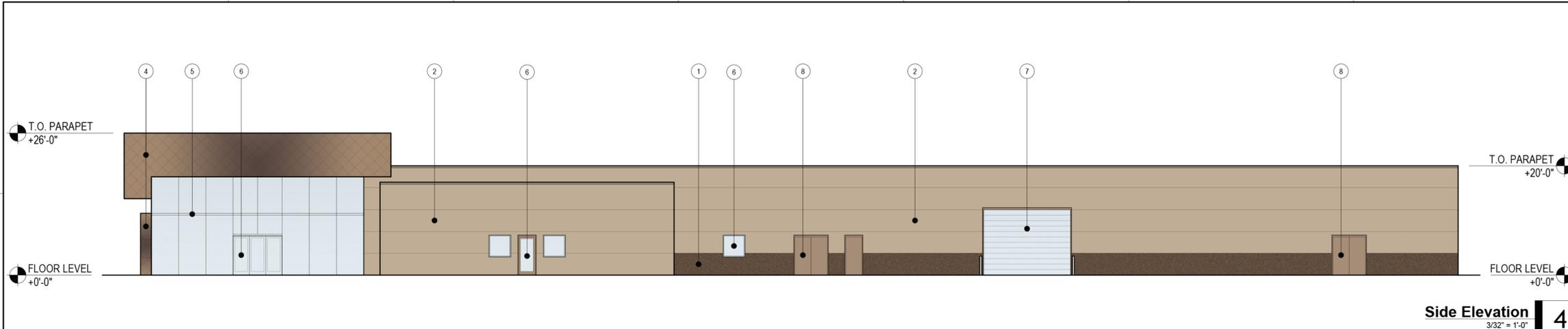
Building Elevations

**A-202**

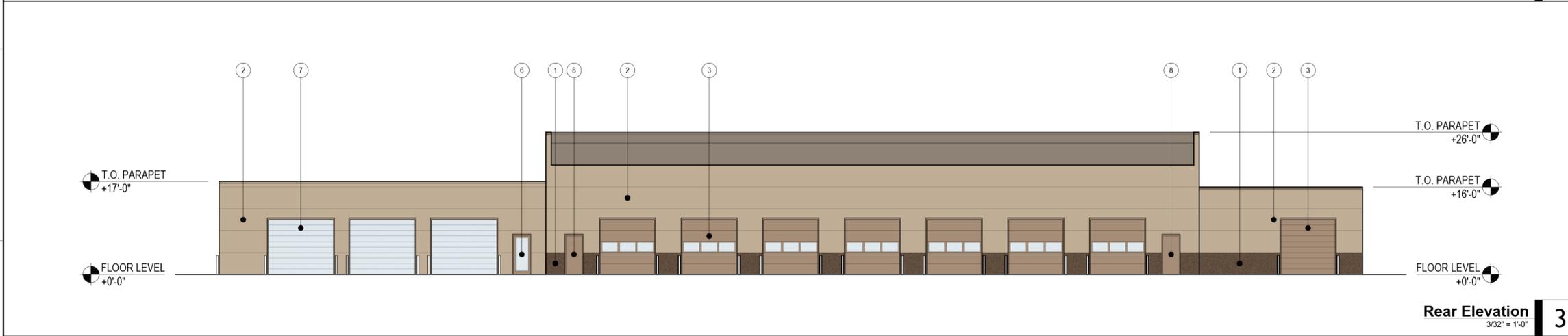
**# MATERIAL KEYNOTES**

- 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.

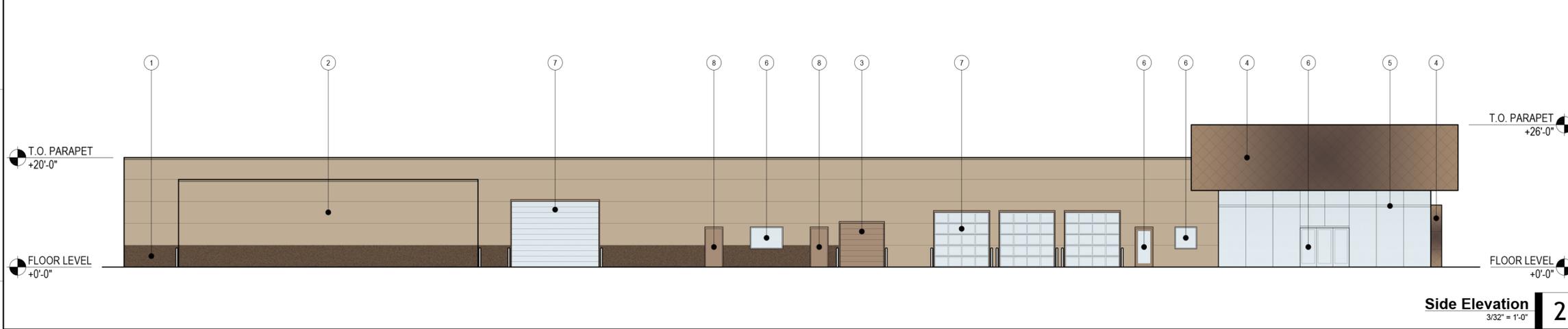
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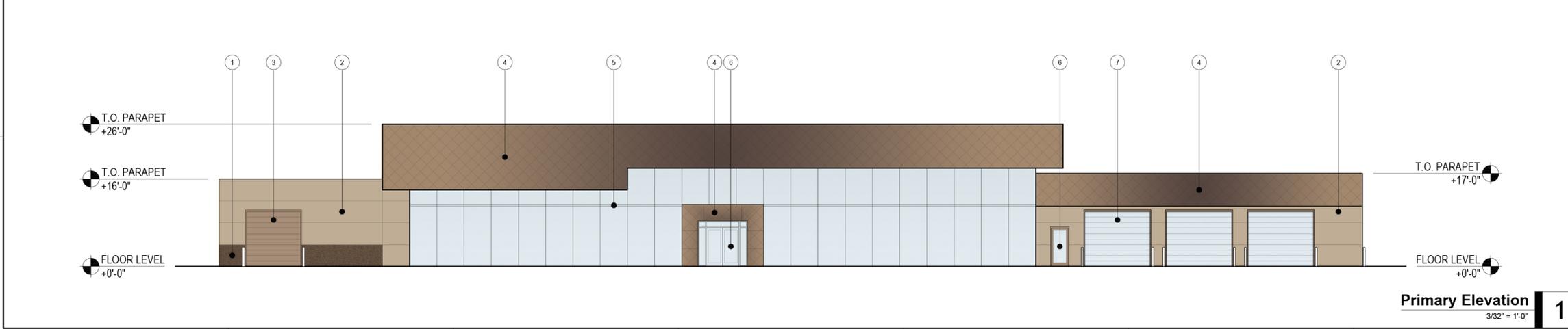
**Side Elevation 4**  
 3/32" = 1'-0"



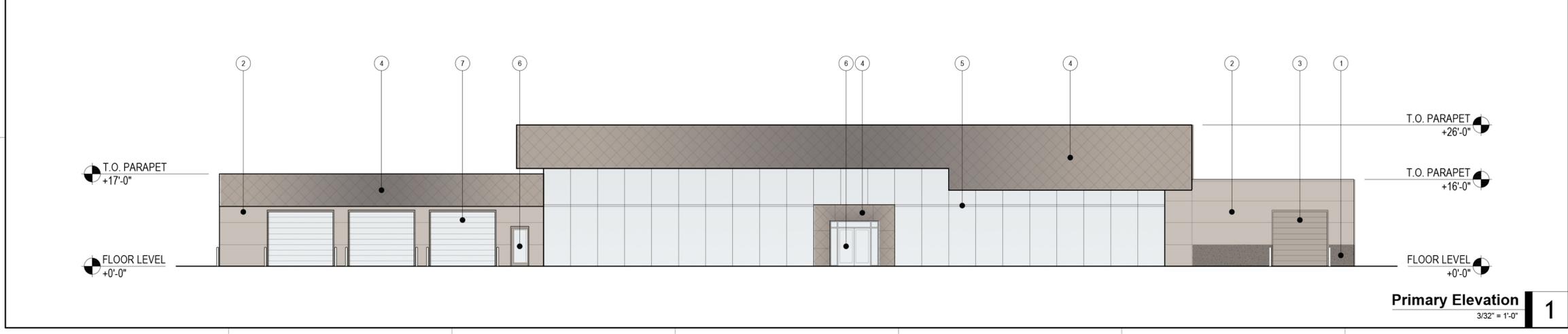
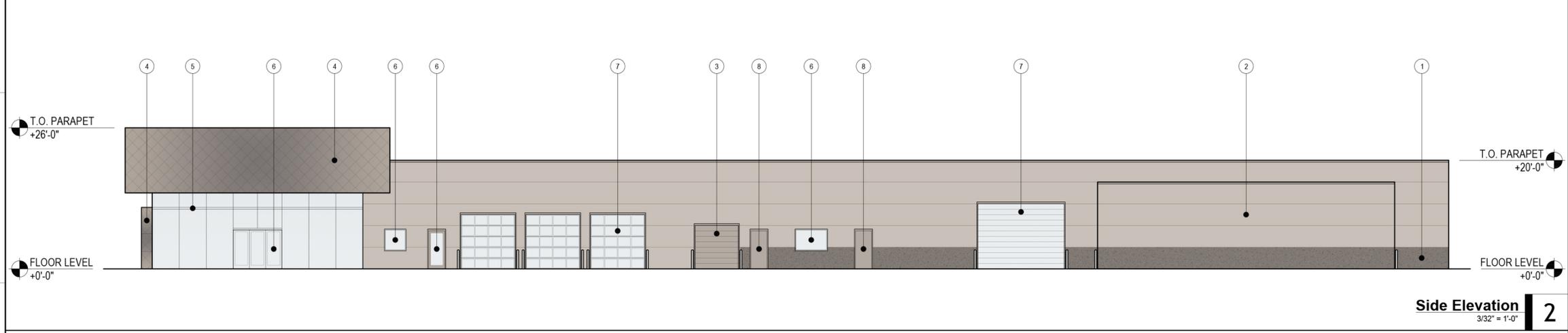
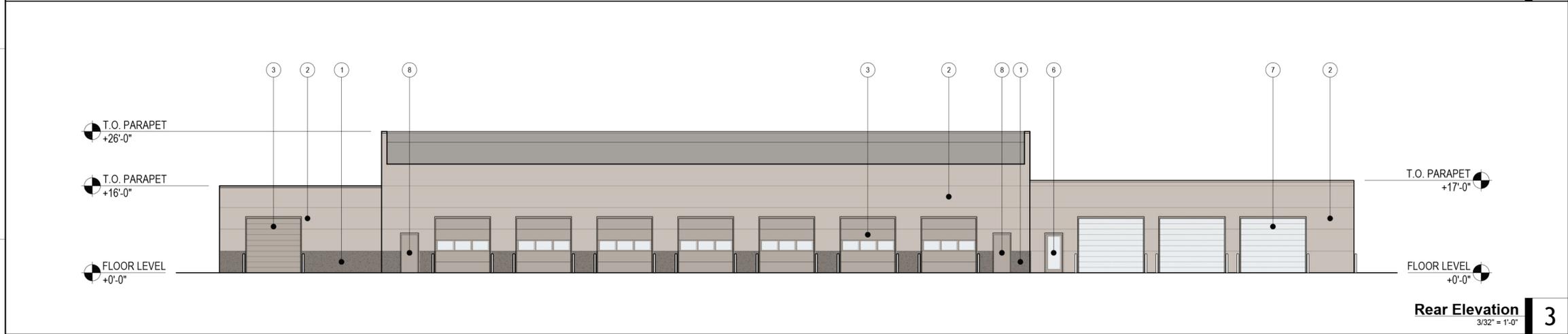
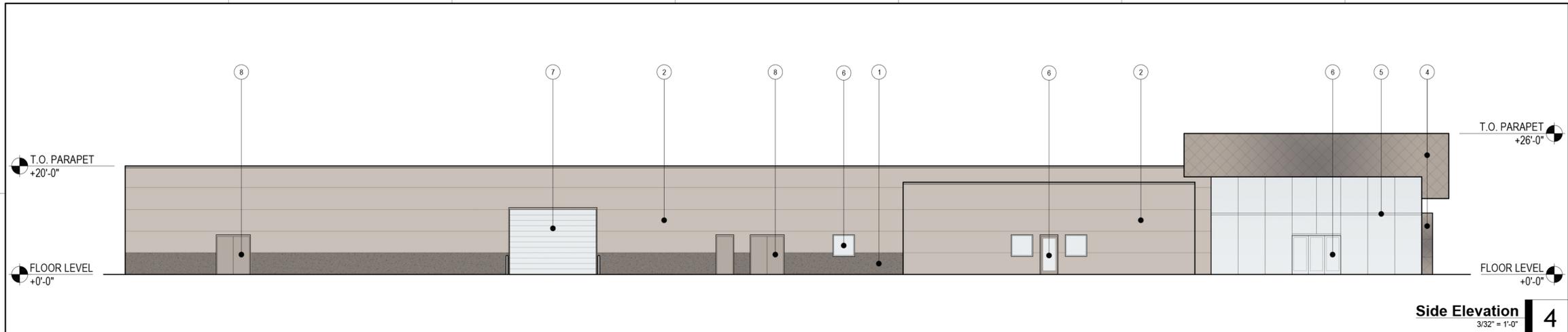
**Rear Elevation 3**  
 3/32" = 1'-0"



**Side Elevation 2**  
 3/32" = 1'-0"



**Primary Elevation 1**  
 3/32" = 1'-0"



**# 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.

NOTE: METAL USED ONLY IN AN INCIDENTAL ROLE, I.E. TRIM, ARCHITECTURAL FEATURES, STANDING SEAM METAL ROOFING OR OTHER ARCHITECTURAL METAL SIDING OR ROOFING AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.



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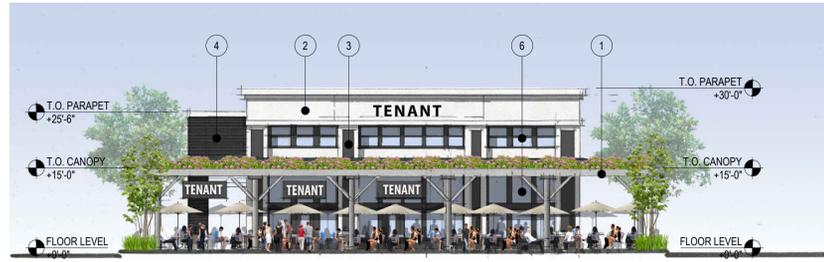
# Summit Orchards North

Lots 1A & 1B

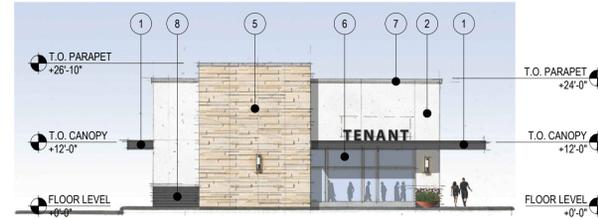
NW Ward Rd & NW Missouri Rd  
Lee's Summit, MO 64086

Project #: 180902  
Preliminary Development Plan  
January 23, 2024

Building Elevations  
**A-203**



Side Elevation, Inline Retail  
1/16" = 1'-0" 8



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



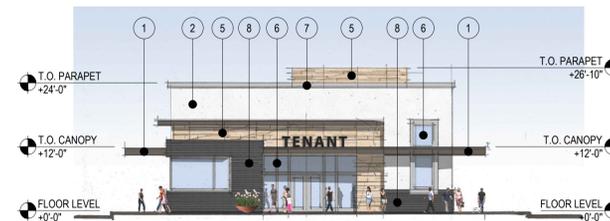
Rear Elevation, Inline Retail  
1/16" = 1'-0" 7



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.

NOTE: METAL USED ONLY IN AN INCIDENTAL ROLE, I.E. TRIM, ARCHITECTURAL FEATURES, STANDING SEAM METAL ROOFING OR OTHER ARCHITECTURAL METAL SIDING OR ROOFING AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.



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Summit Orchards North

Lots 1A & 1B

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

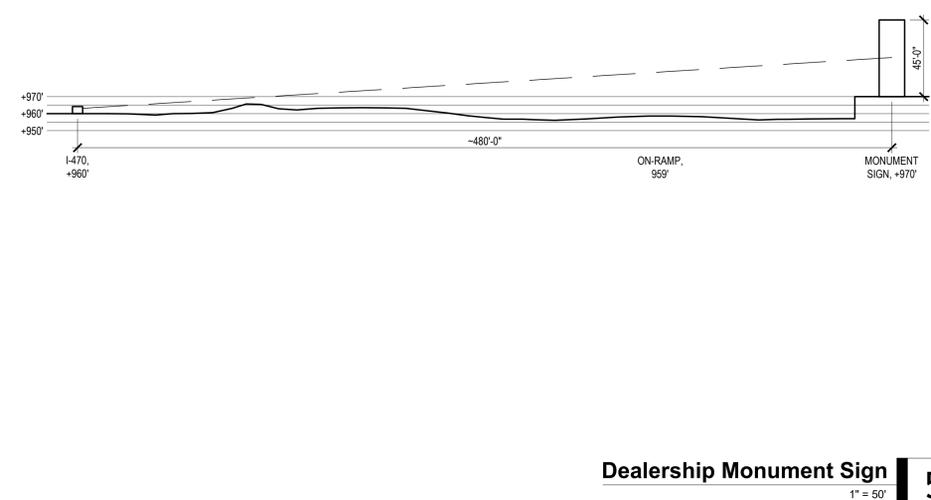
Project #: 180902

Preliminary Development Plan

January 23, 2024

Building Elevations

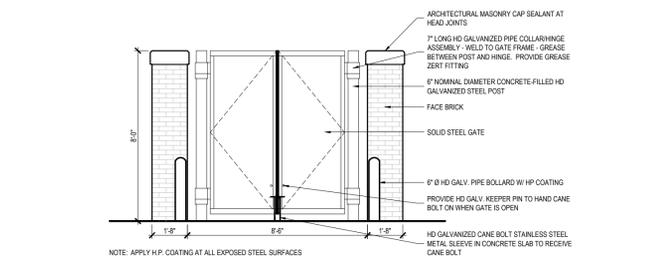
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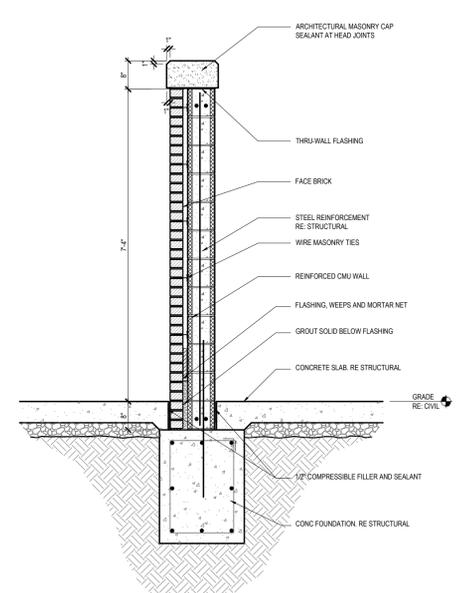
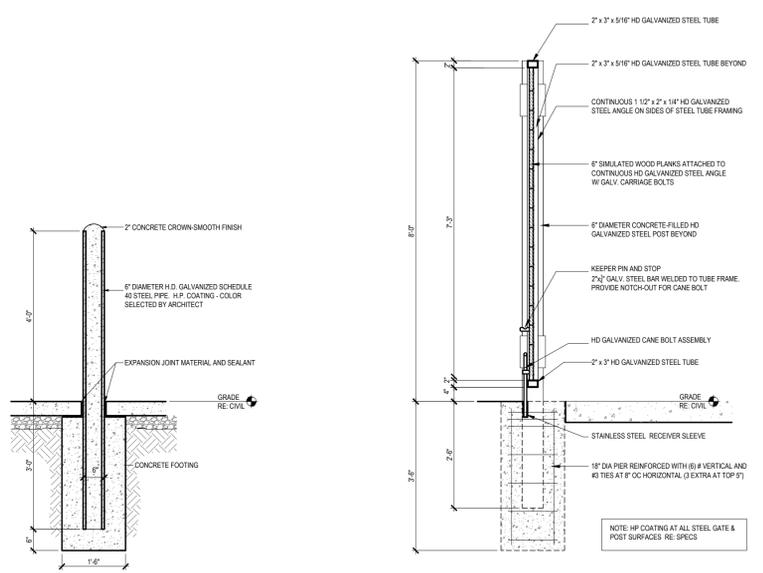
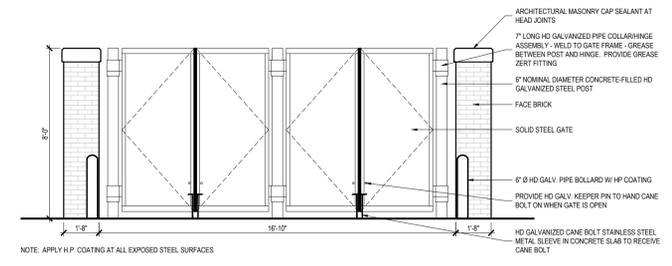
**Dealership Monument Sign** 5  
 1" = 50'



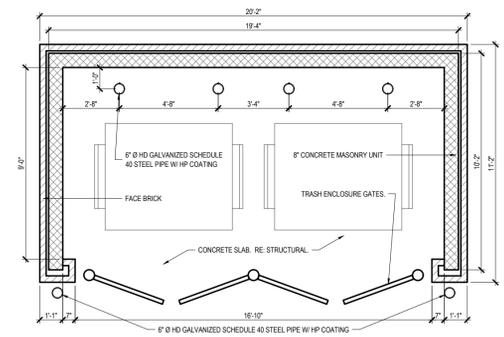
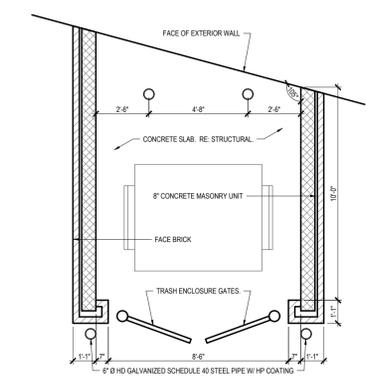
**Dealership Monument Sign** 4  
 1/8" = 1'-0"



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



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



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

**Summit Orchards North**

Lots 1A & 1B

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