MILHAUS



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THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE ACCESSED JUNE 27, 2023.

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAPS 29095C0532G: EFFECTIVE DATE JANUARY 19, 2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING

PLANS SHALL GOVERN.

OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCITON ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED DECEMBER 3, 2024.

FIRE CODE

ALL ISSUES OERTAINING TO LIFE, SAFETY, AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

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 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

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

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, 110.99 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 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;

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

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

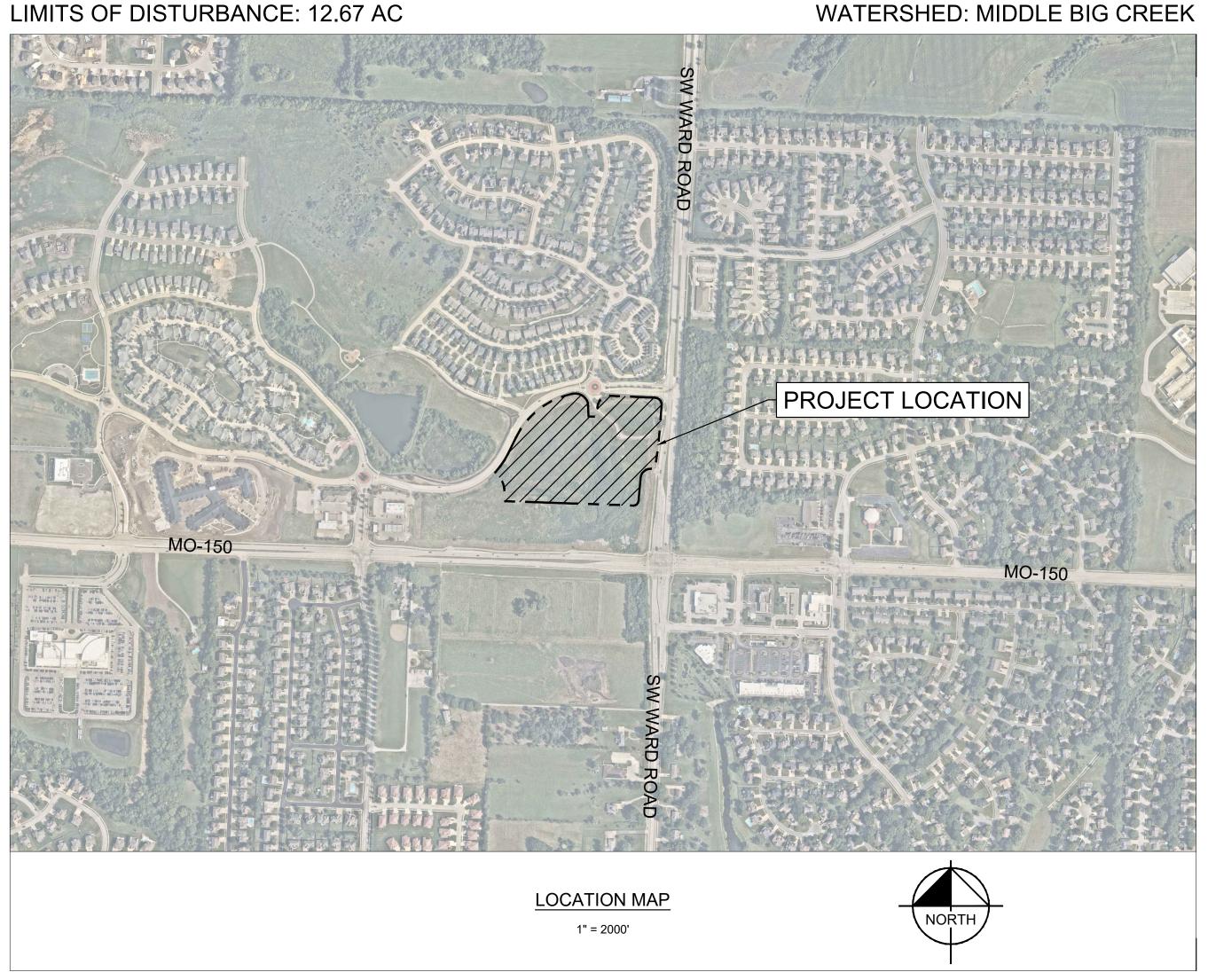
PRELIMINARY DEVELOPMENT PLANS FOR

MO 150 HWY & SW WARD RD MULTI-FAMILY DEVELOPMENT

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

APPROXIMATE TOTAL ACREAGE: 11.46 AC

WATERSHED: MIDDLE BIG CREEK

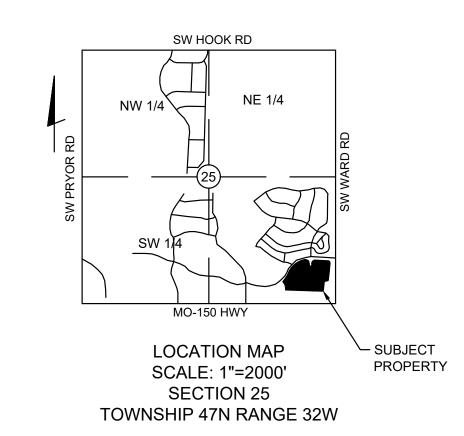


MITTED BY:	APPROVED BY

PATRICK JOYCE, P.E. SENIOR PROJECT MANAGER

KIMLEY-HORN AND ASSOCIATES, INC.

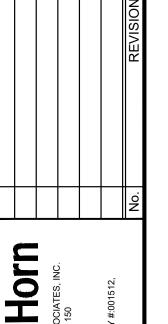
12-17-2024 DATE

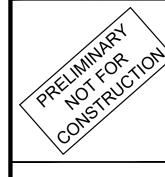


SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C100	ALTA SURVEY
C101	EXISTING CONDITIONS
C102	LAND USE DESIGNATIONS
C200	SITE PLAN
C300	GRADING AND UTILITY PLAN
L100	LANDSCAPE PLAN
PH100	PHOTOMETRIC PLAN
A1	BLDG TYPE A - EXTERIOR ELEVATIONS
A2	BLDG TYPE B - EXTERIOR ELEVATIONS
A3	BLDG TYPE C - EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	GARAGE ELEVATIONS & PERSPECTIVE
A6	ELEVATIONS & PERSPECTIVE
A7	TRASH - ELEVATIONS & PERSPECTIVE
A8	MAIL - ELEVATIONS

UTILITY AND	GOVERNING AGENC	CY CONTACTS
UTILITY	AGENCY	CONTACT
	LEE'S SUMMIT WATER DEPT.	816-969-1900
WATER	JACKSON COUNTY PWSD #13	816-578-2249
	CASS COUNTY PWSD #3	816-331-1071
NATURAL GAS	MISSOURI GAS ENERGY	816-756-5252
ELECTRICITY	KANSAS CITY POWER & LIGHT	888-471-5275
TELEPHONE	AT&T	800-464-7928
CABLE TV	TIME WARNER	816-358-8833
	COMCAST	816-833-3400

	SURVEY CONTROL POINTS			
POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	974540.7400	2824139.3700	993.4400	JA-137
40	978301.9100	2817160.6800	977.8800	SQUARE CUT IN CURB INLET
41	978327.3600	2816366.8500	1004.5000	SQUARE CUT IN CURB INLET
50	978308.8200	2817086.5900	981.0700	"+" CUT IN SIDEWALK
51	978327.6100	2816255.5100	1007.4800	"+" CUT IN SIDEWALK

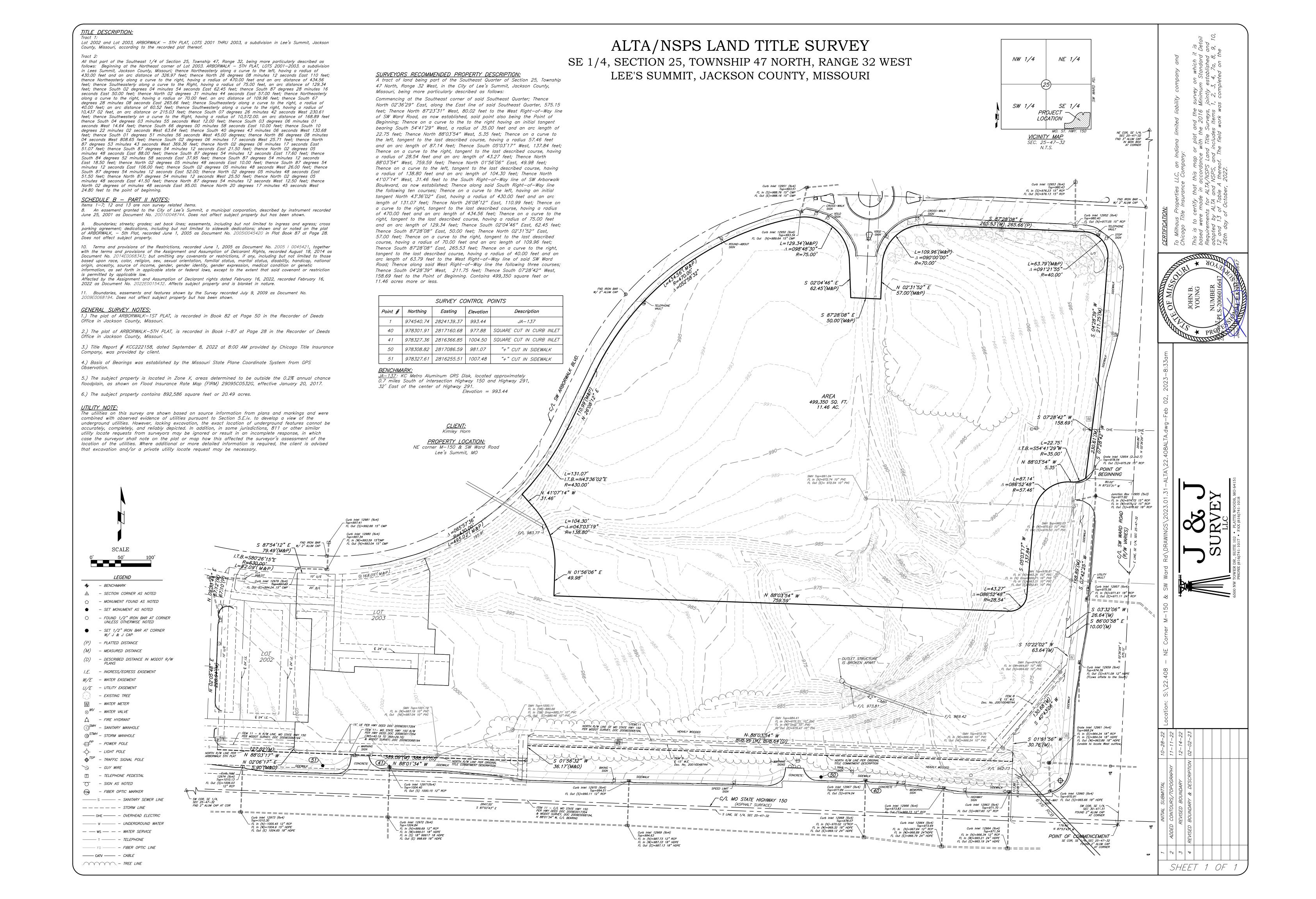


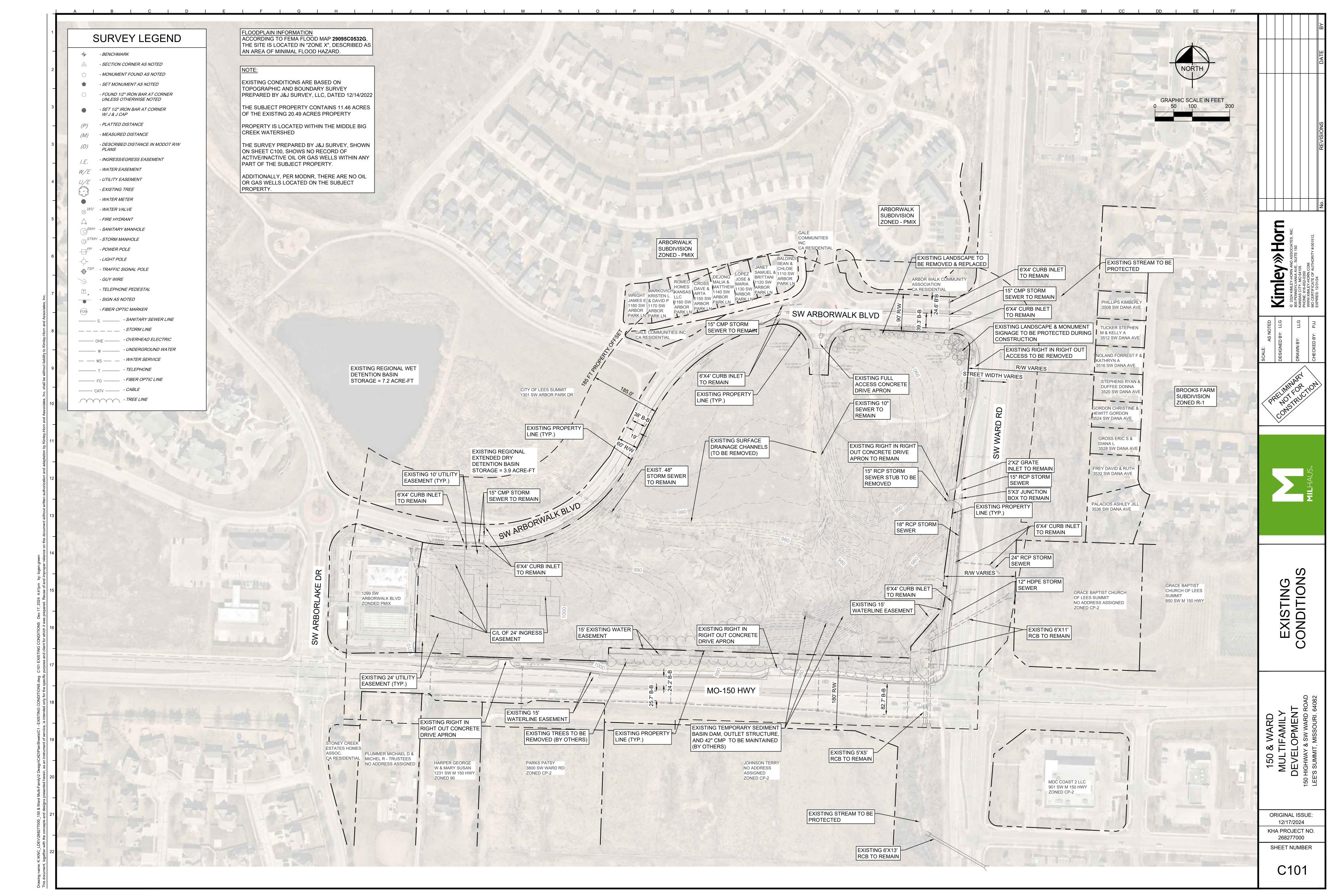


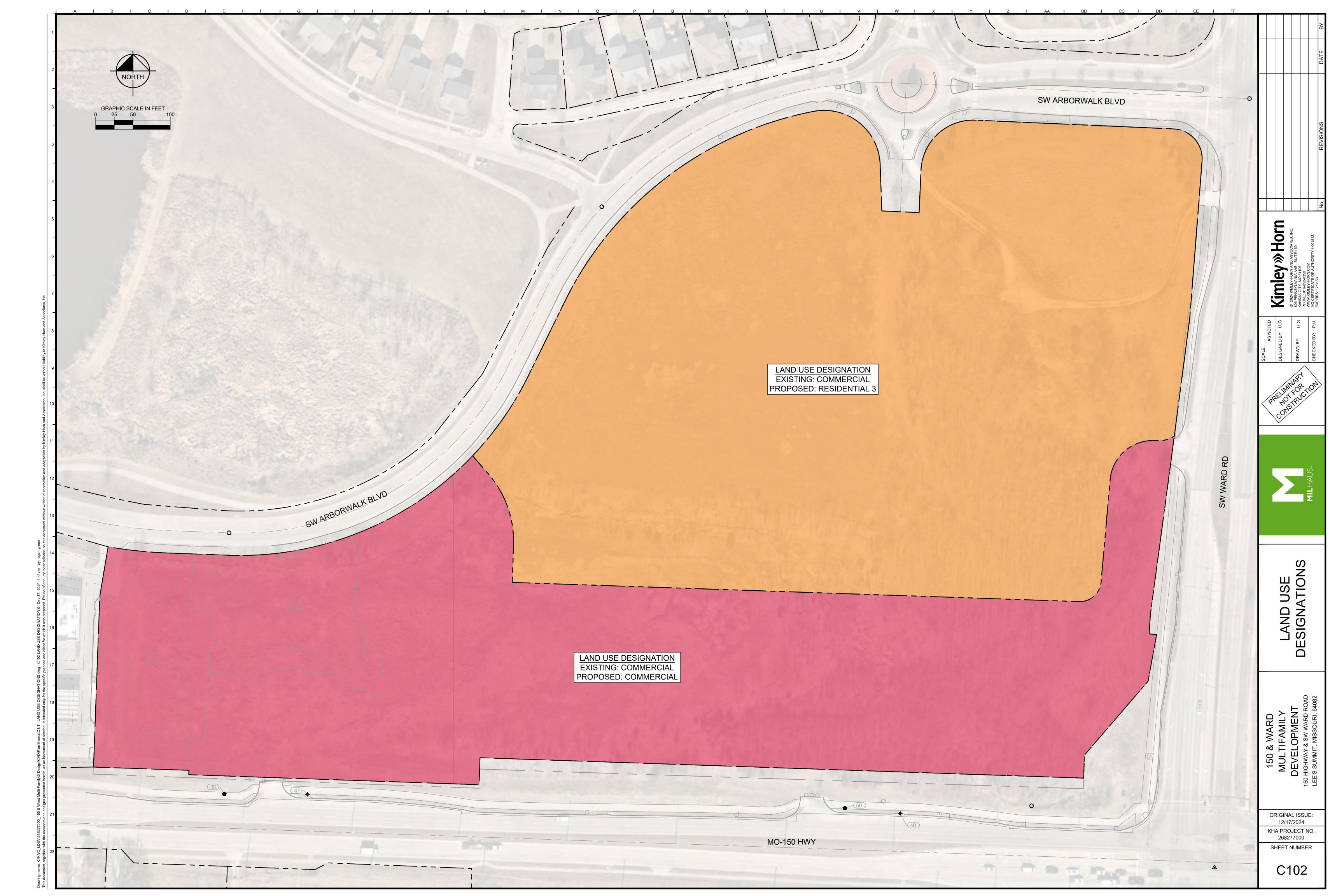


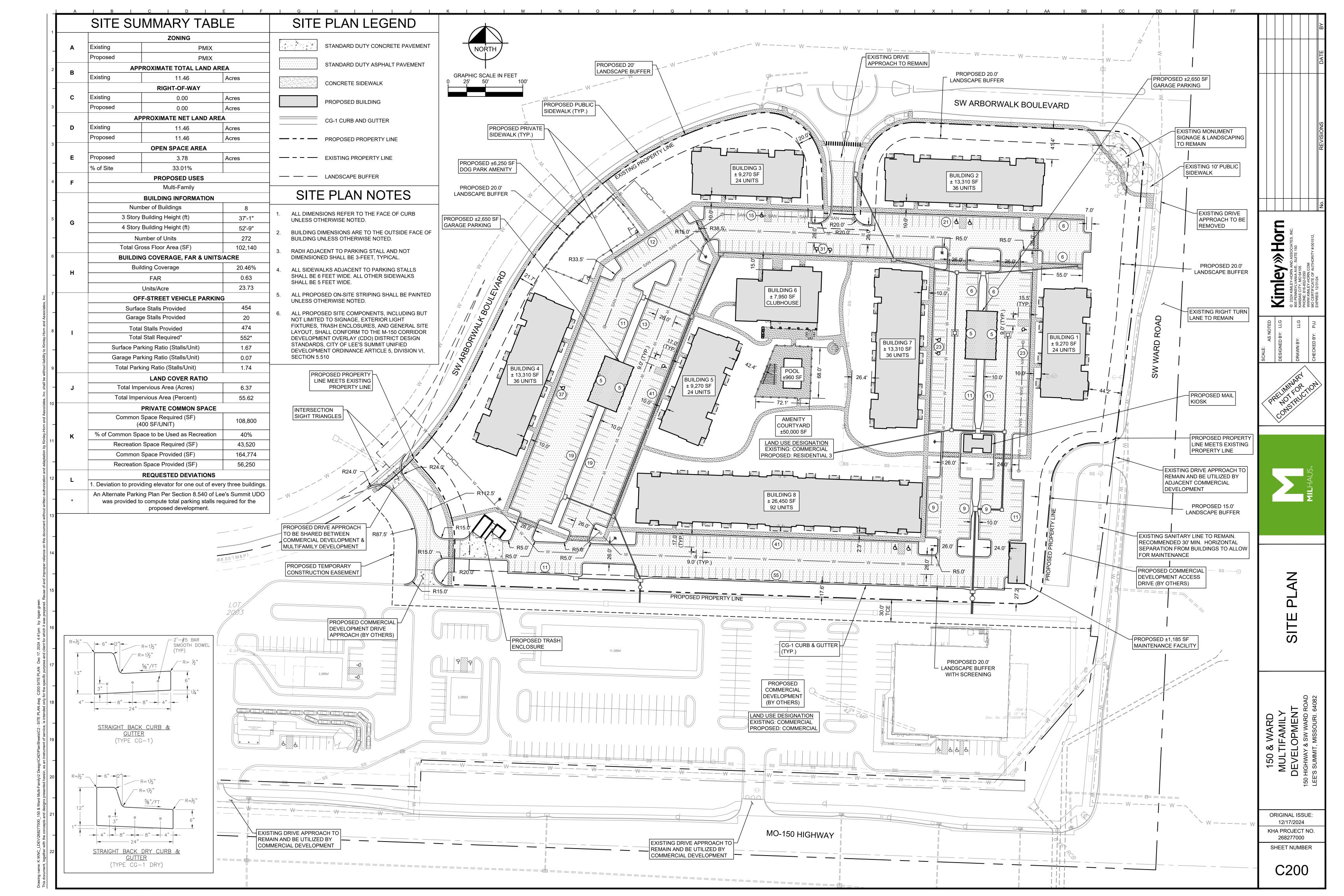
ORIGINAL ISSUE: 12/17/2024 KHA PROJECT NO. 268277000

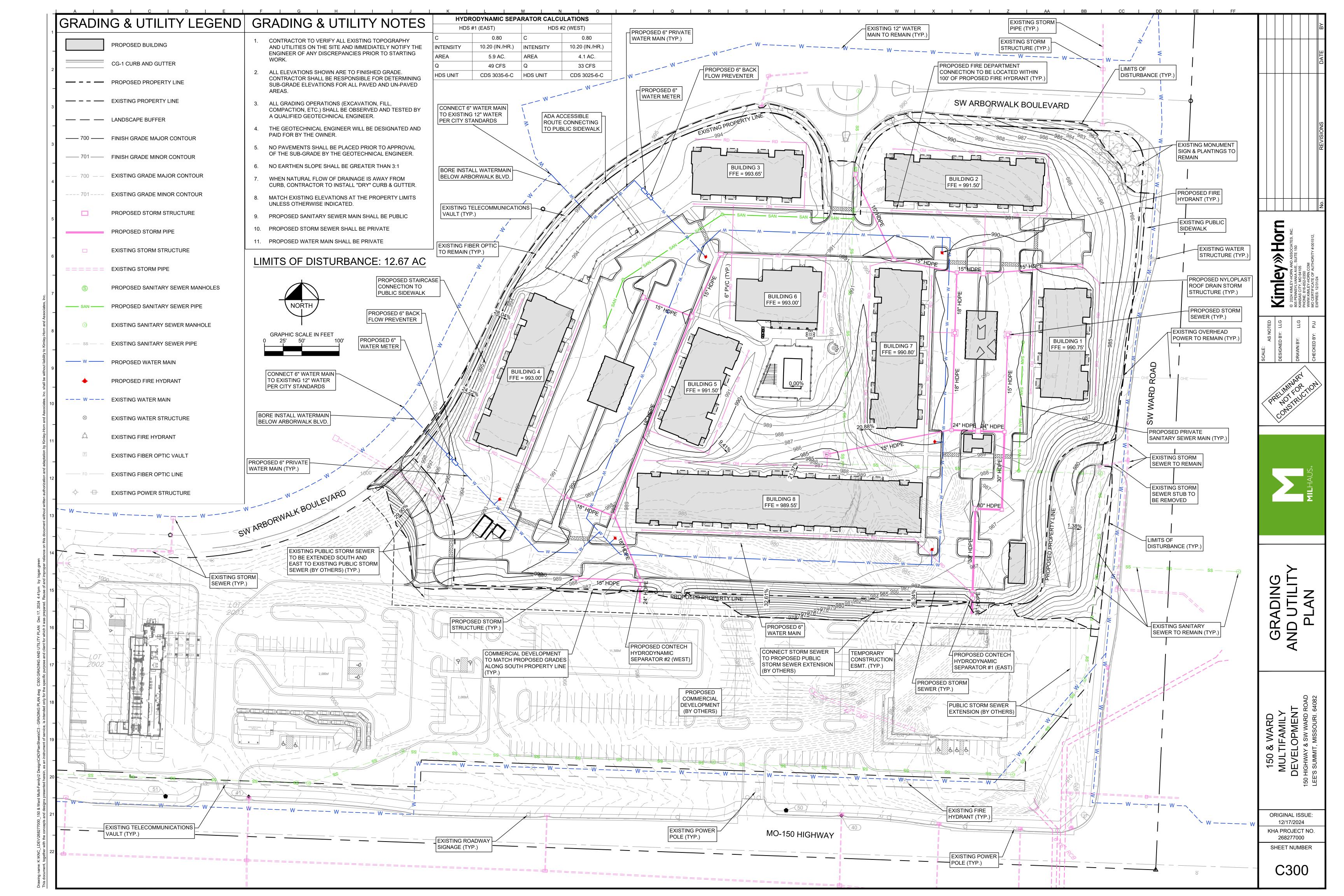
SHEET NUMBER

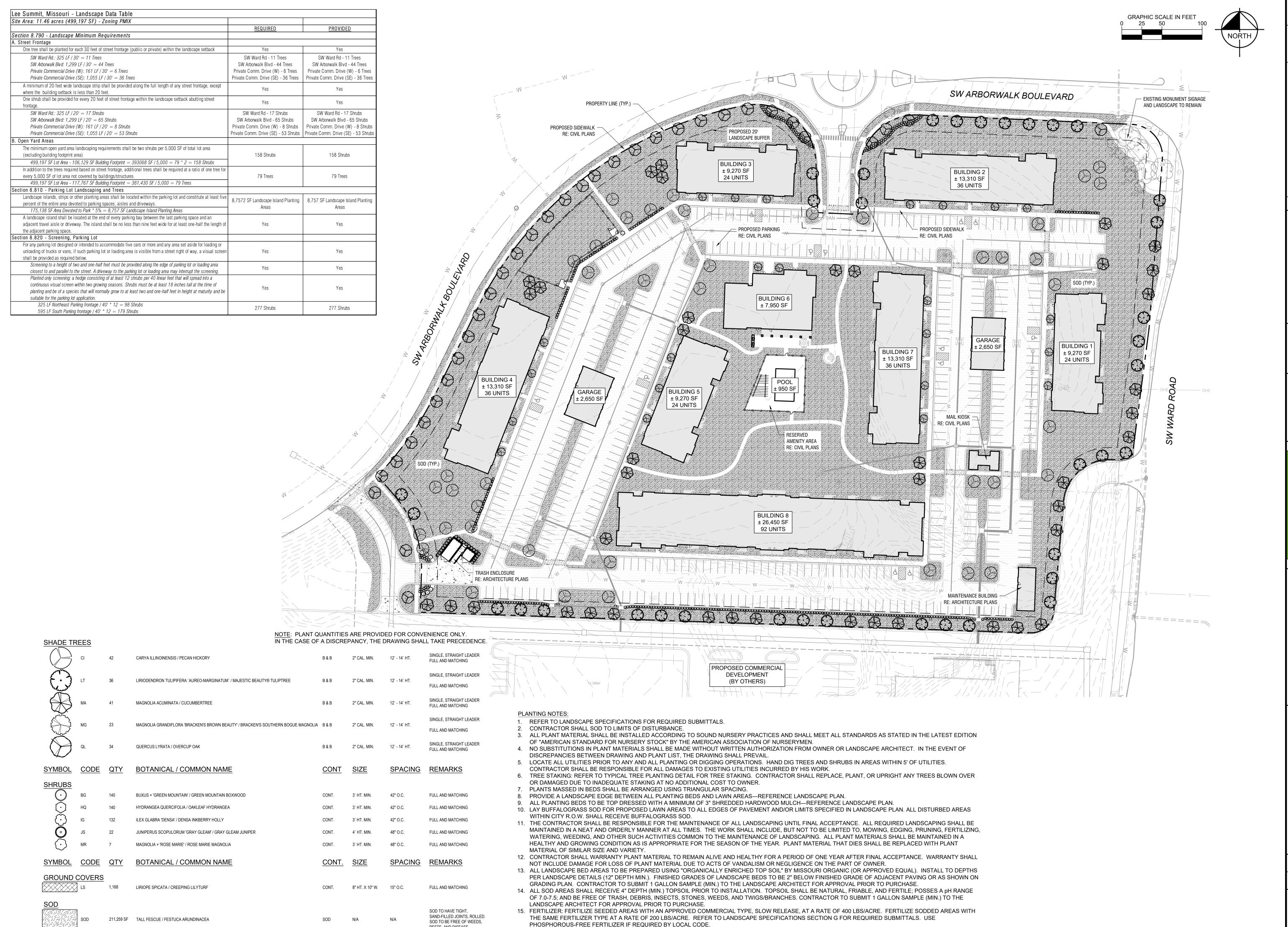












PESTS, AND DISEASE.

Horn

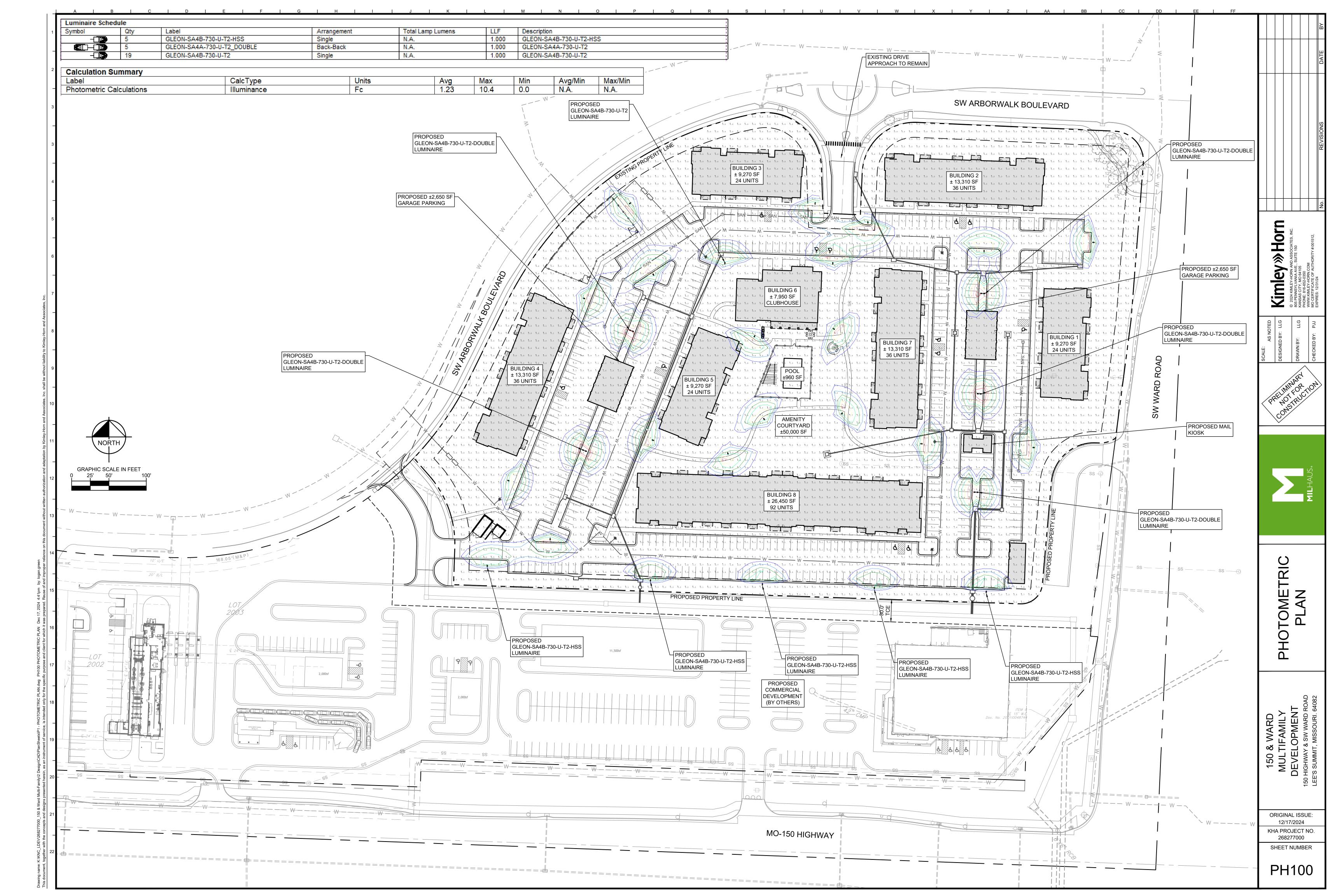
Kimley



ORIGINAL ISSUE: 12/17/2024 KHA PROJECT NO

268277000

SHEET NUMBER





4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 f a x: 913.451.9391 www.davidsonae.com

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Mu developm a sed & 12-16-2024

drawn by

revisions

checked by

sheet number PDP - A1

Bldg Type A - Exterior Elevations

drawing type preliminary project number

project number



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SSW Misso

Highway & ss Summit,

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MU

'ard

development for:



BLDG C-Front Elevation scale: 1/16" = 1'-0"



2 BLDG C-Rear Elevation scale: 1/16" = 1'-0"

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick	9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
	Texture: Matte Mortar Color: Standard Gray	10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Off-White
1a	Rowlock Sill - Same as 01	11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Off-White
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Dark Gray Texture: Cedar Mill	W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: Light Gray Texture: Smooth / Matte	W2	Vinyl Windows - Single Hung - Type 02 Exterior Color: Midnight Black Interior Color: White Glazing Tint: Clear Insulated Low-E
4	Fiber Cement Panel w/ Reveal or Batten System Color: Blue Texture:Stucco	S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
5	Fiber Cement Panel w/ Reveal or Batten System	D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
	Color: Light Gray Texture:Stucco	D2	Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
6	Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White	D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
	Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp	D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
7	Pre-finished Metal Coping Color: Match Trim	D5	Double Door 3'-0" x 6'-8" Exterior HM Door & Fran Color: Door & Frames painted Black
8	Pre-finished Aluminum Railings Color: Black	R1	Architectural Shingles Color: Black

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





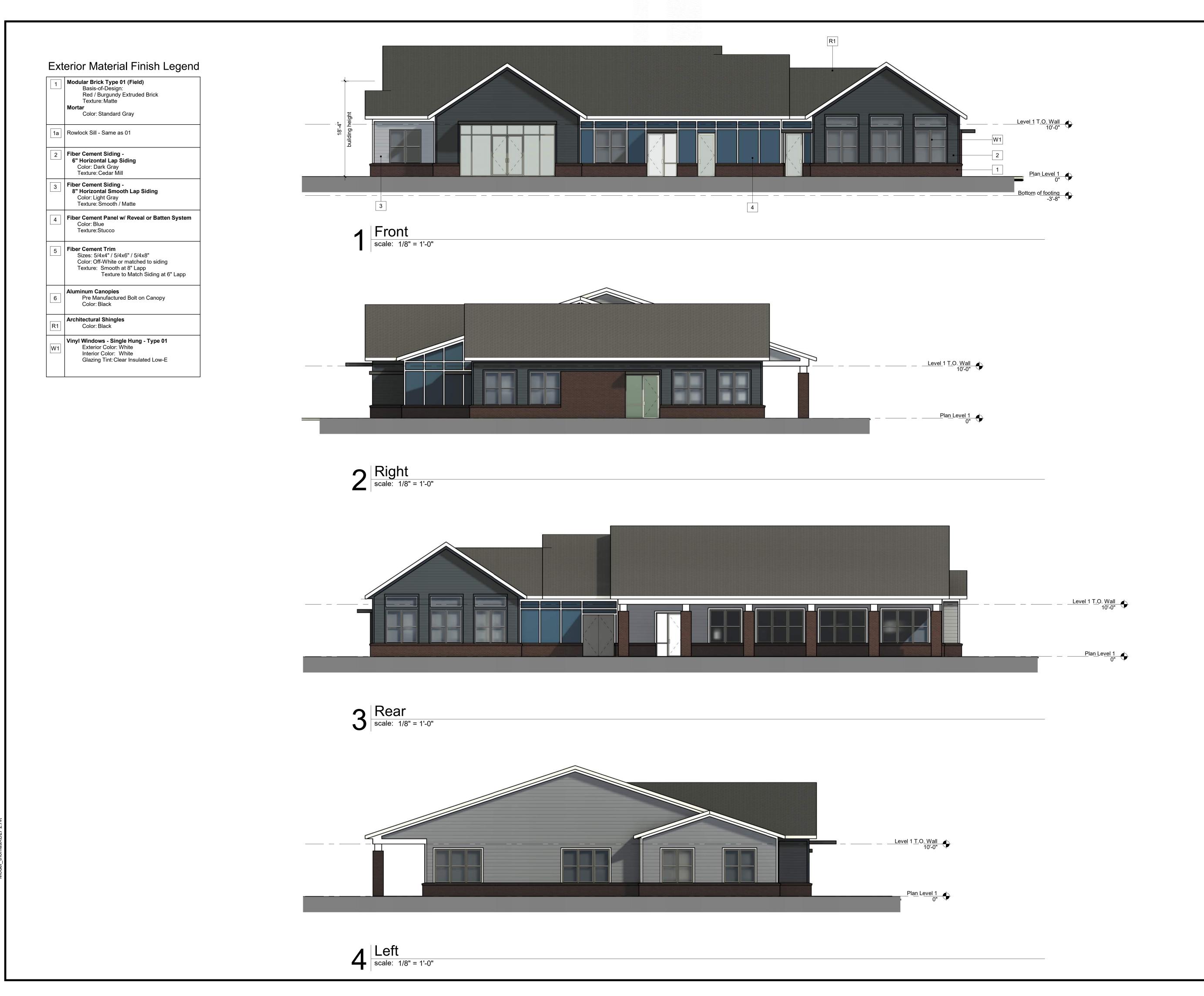
–All mech. equip. for building type C will be on roof. Roof

> proposed 50 8 *¬ ¬* 12-16-2024 drawn by TJM checked by TJM revisions

sheet number **PDP - A3**

drawing type preliminary project number

Bldg Type C - Exterior Elevations



architecture & engineering

4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 f a x: 913.451.9391 www.davidsonae.com

12-16-2024 drawn by checked by

sheet number

PDP-A4 Exterior Elevations

drawing type preliminary project number

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> Ward Road Souri 64082

nent for: Milhaus

Multi-Family

a proposed development for: 150 & Ward Mul

date
12-16-2024
drawn by
DAE
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TJM
revisions

to. wall 108'-1 1/8"

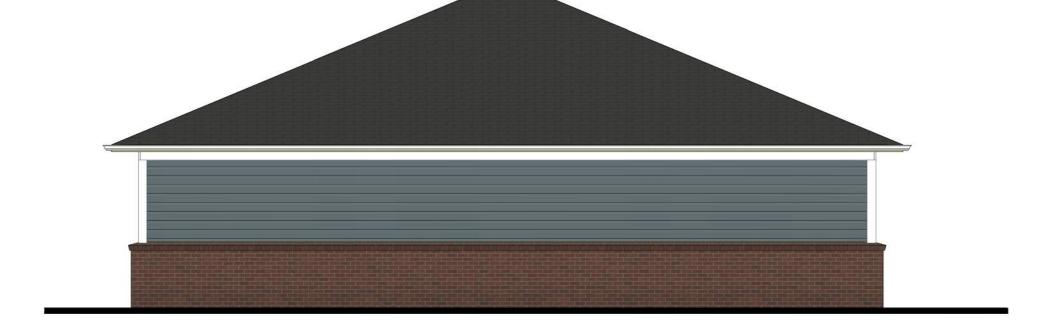
top of high curb 100'-0"

2 Front Elevation
scale: 3/16" = 1'-0"

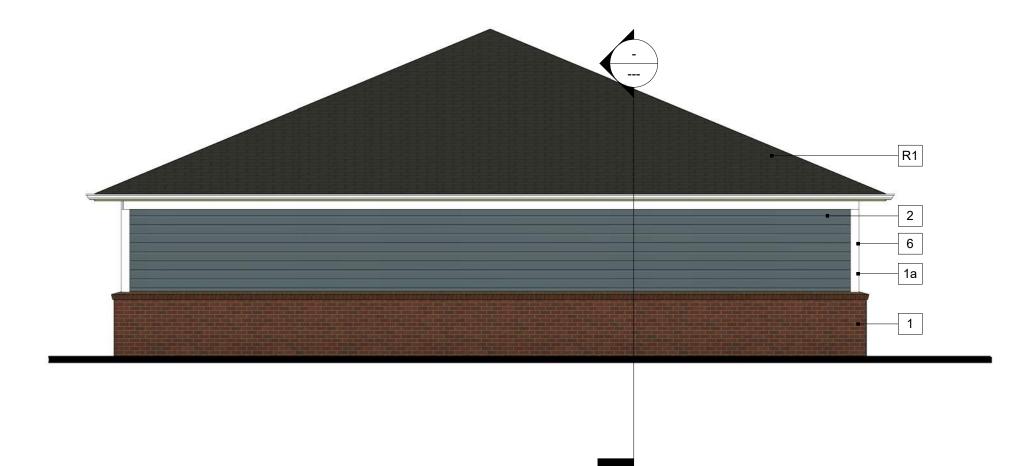


Rear Elevation
| scale: 3/16" = 1'-0"

5 Perspective scale: NTS



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



Right Elevation
| scale: 3/16" = 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	
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.

Garage Buildings #1 & 2

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Garage - Elevations and Perspective

sheet number

PDP-A5

drawing type
Preliminary
project number



Scale: 1/4" = 1'-0"



3 West Elevation 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	
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.



North Elevation

| scale: 1/4" = 1'-0"



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



5 Perspective scale: NTS

sheet number PDP-A6

Elevations and Perspective

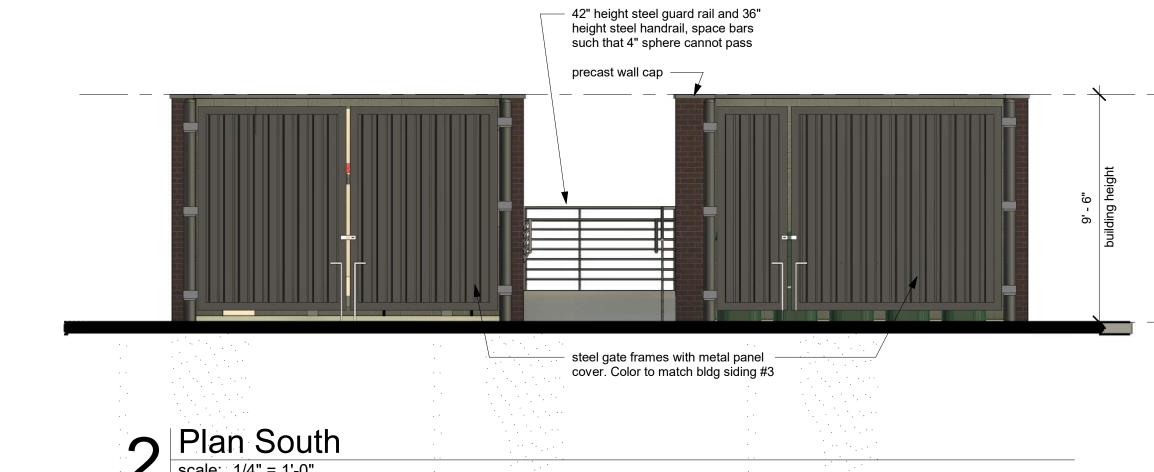
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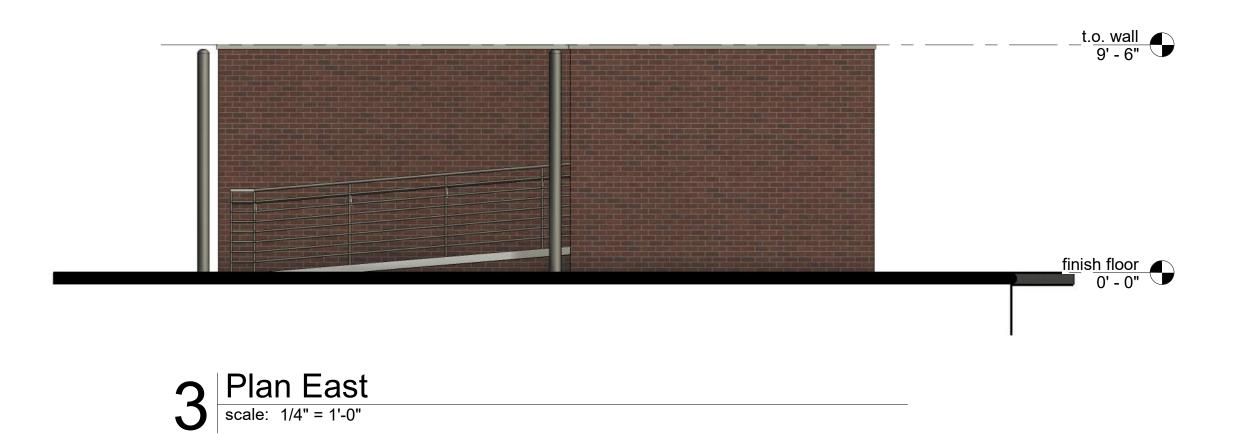
drawing type Preliminary project number







t.o. wall 9' - 6" finish floor 0' - 0" Plan South
| scale: 1/4" = 1'-0"



brick veneer over CMU

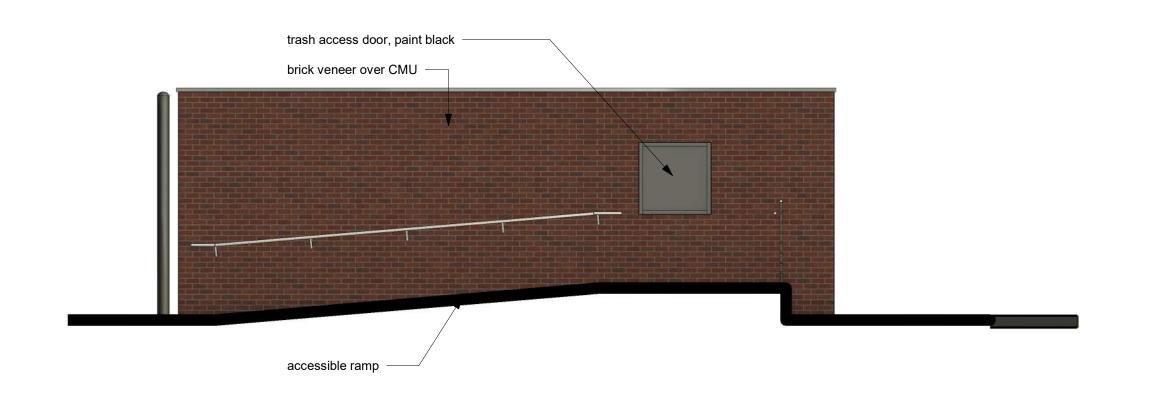
t.o. wall 9' - 6"

finish floor 0' - 0"

gate post, paint to match gate

precast wall cap





5 | Section 1 | scale: 1/4" = 1'-0"



6 Perspective scale: NTS

sheet number PDP-A7

date
12-16-2024
drawn by
DAE
checked by
TJM

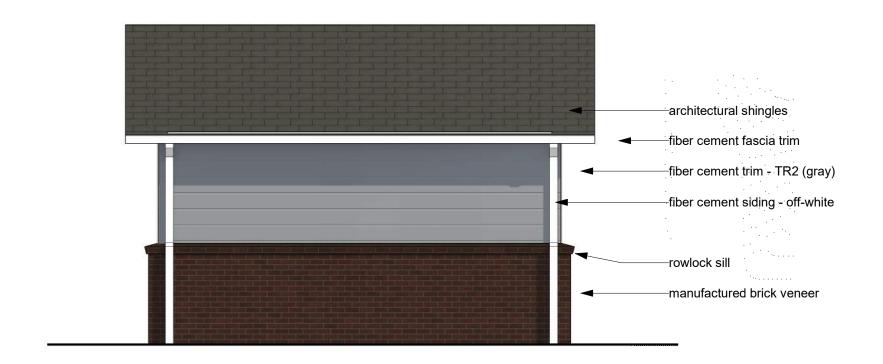
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Trash - Elevations and Perspective

drawing type Preliminary project number



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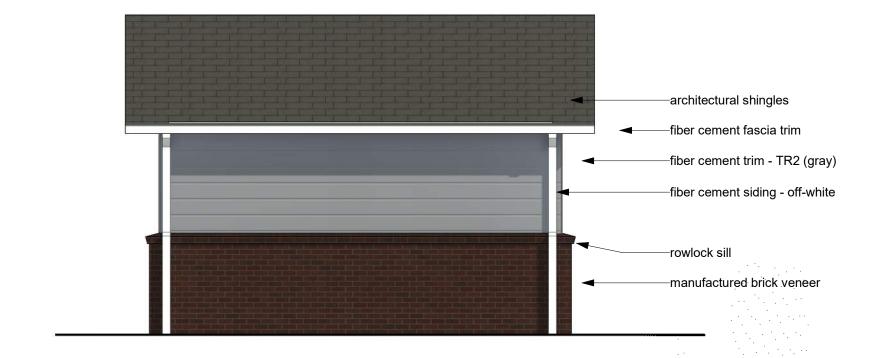


2 Right Elevation
scale: 1/4" = 1'-0"



Front Elevation

| scale: 1/4" = 1'-0"



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



Rear Elevation
| scale: 1/4" = 1'-0"

development for:

Ward Mult 12-16-2024 drawn by DAE checked by TJM

revisions

MU

sheet number PDP-A8

Mail - Elevations

drawing type preliminary project number