

Drawing name: K:\KAC_LIE\08277000_150 & Ward Multi-Family2 Design\CAD\DrawSheets\CO - COVER SHEET.dwg 0000 COVER SHEET Feb 10, 2025 2:15pm by: jagan green
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PROJECT TEAM

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HISTORIC INFORMATION
THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

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.

FEMA INFORMATION
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 PROPOSED.

PROJECT SPECIFICATIONS
THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF LEE'S SUMMIT, MO
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

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

FIRE CODE
ALL ISSUES PERTAINING 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 87.14 feet;
Thence South 05°03'17" West, 137.84 feet;
Thence on a curve to the right, tangent to the last described course, having a radius of 28.54 feet and an arc length of 43.27 feet;
Thence North 88°03'54" West, 759.59 feet;
Thence North 01°56'06" East, 49.98 feet;
Thence on a curve to the left, tangent to the last described course, having a radius of 138.80 feet and an arc length of 104.30 feet;
Thence North 41°07'14" West, 31.46 feet to the South Right-of-Way line of SW Arborwalk Boulevard, as now established;
Thence along said South Right-of-Way line the following ten courses;
Thence on a curve to the left, having an initial tangent North 43°36'02" East, having a radius of 430.00 feet and an arc length of 131.07 feet;
Thence North 26°08'12" East, 110.99 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 of 434.56 feet;
Thence on a curve to the right, tangent to the last described course, having a radius of 75.00 feet and an arc length of 129.34 feet;
Thence South 02°04'46" East, 62.45 feet;
Thence South 87°28'08" East, 50.00 feet;
Thence North 02°31'52" East, 57.00 feet;
Thence on a curve to the right, tangent to the last described course, having a radius of 70.00 feet and an arc length of 109.96 feet;
Thence South 87°28'08" East, 265.53 feet;
Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet and an arc length of 63.79 feet to the West Right-of-Way line of said SW Ward Road;
Thence along said West Right-of-Way line the following three courses;
Thence South 04°28'39" West, 211.75 feet;
Thence South 07°28'42" West, 158.69 feet to the Point of Beginning.
Contains 499,350 square feet or 11.46 acres more or less.

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
LIMITS OF DISTURBANCE: 12.67 AC
WATERSHED: MIDDLE BIG CREEK



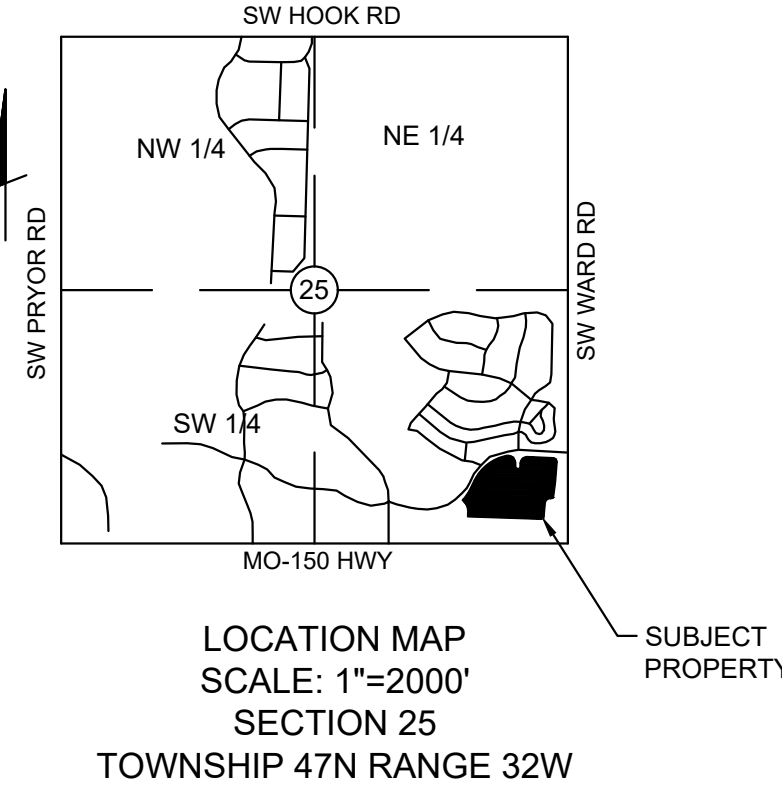
SUBMITTED BY:

Patrick Joyce
PATRICK JOYCE, P.E.
SENIOR PROJECT MANAGER
KIMLEY-HORN AND ASSOCIATES, INC.

DATE

APPROVED BY:

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 AGENCY CONTACTS		
UTILITY	AGENCY	CONTACT
WATER	LEE'S SUMMIT WATER DEPT.	816-969-1900
	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

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KANSAS CITY, MISSOURI 64111, SUITE 150
PHONE: 816-652-0350
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MO CERTIFICATE OF AUTHORITY #0010152
EXPIRES: 1/31/24

SCALE:
AS NOTED

DESIGNED BY: LLG

DRAWN BY: LLG

CHECKED BY: PUJ

PRELIMINARY
NOT FOR
CONSTRUCTION

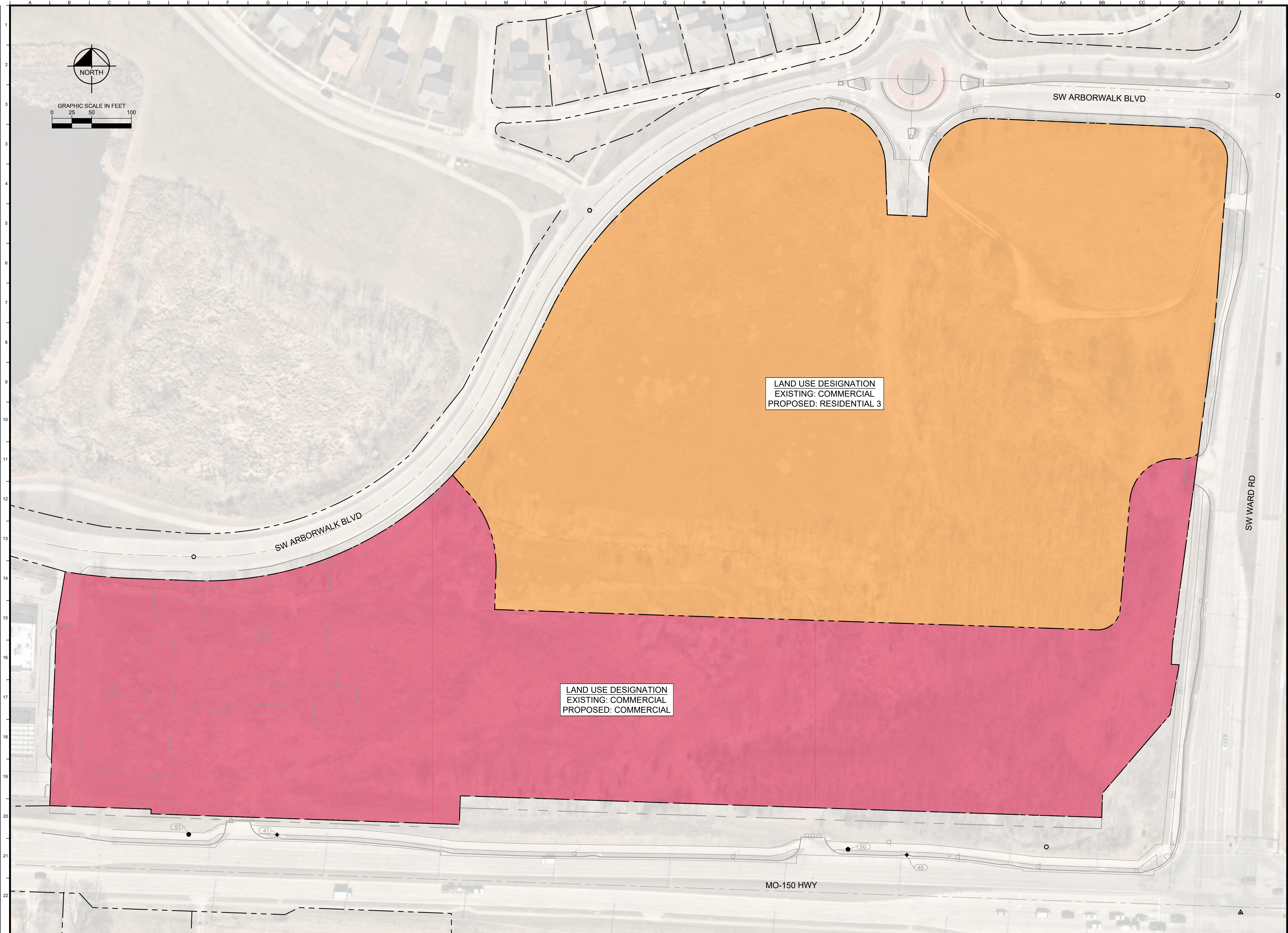
MILHAUS.

COVER SHEET

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

ORIGINAL ISSUE:
02/10/2025
KHA PROJECT NO.
268277000
SHEET NUMBER
C000

REVISIONS
DATE
BY



150 & WARD MULTIFAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI, 64082		LAND USE DESIGNATIONS						Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 860 PENNSYLVANIA AVE., SUITE 150 LYNN, MA 01901 PHONE: 814-650-0389 FAX: 814-650-0399 MO. CERTIFICATE OF AUTHORITY #001912, EXPIRES: 12/31/24	
ORIGINAL ISSUE: 02/10/2025		KHA PROJECT NO. 268277000		SHEET NUMBER C102		SCALE: AS NOTED		DESIGNED BY: LLG	
						DRAWN BY: LLG		CHECKED BY: PUJ	
								No.	
								DATE	
								REVISIONS	
								BY	

Drawing name: K:\KAC_LIE\20247000_150 & Ward Multi-Family2 Design\CAD\DrawSheets\2 - SITE PLAN.dwg C200 SITE PLAN Feb 10, 2025 2:18pm by: sagan green
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SITE SUMMARY TABLE

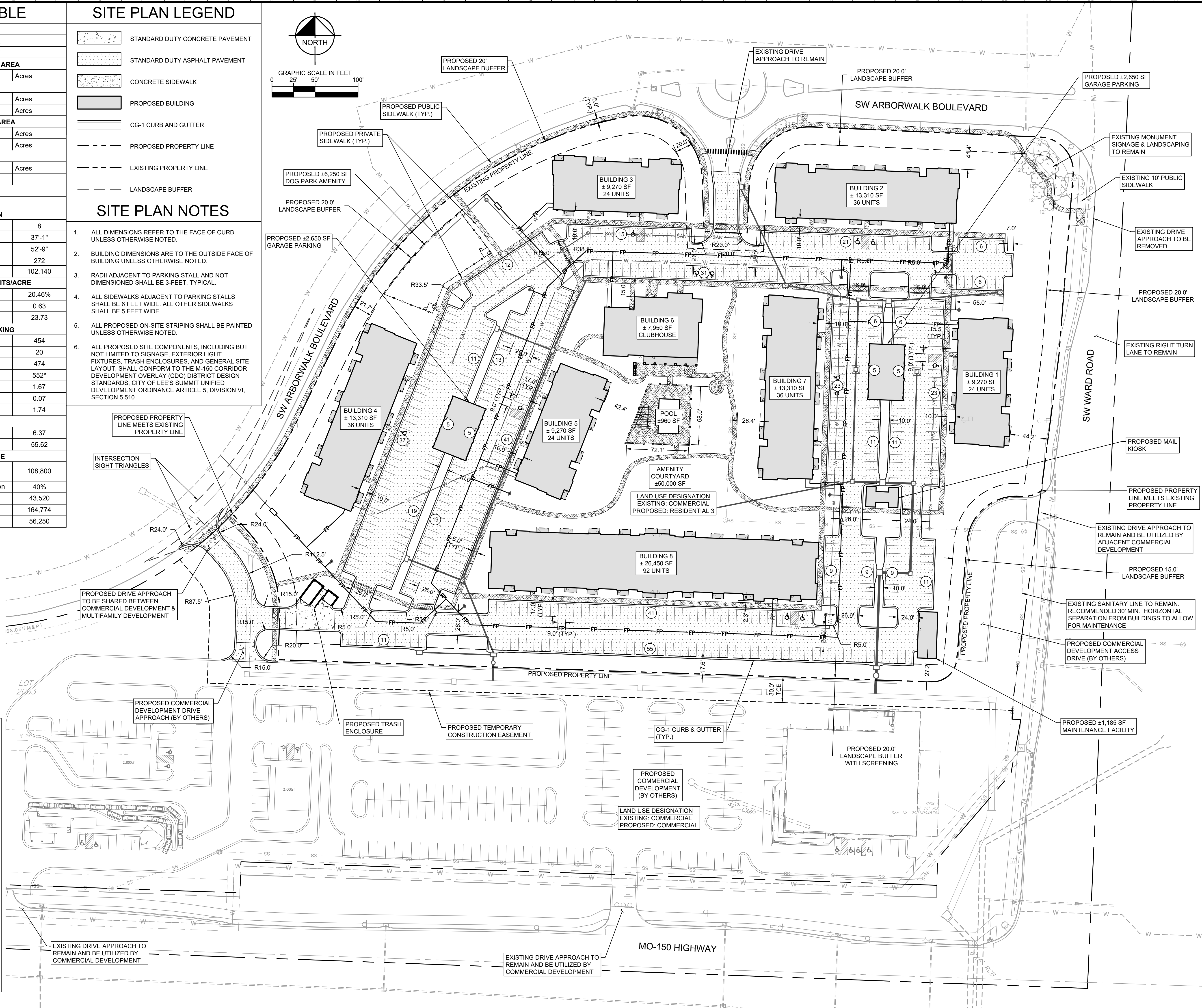
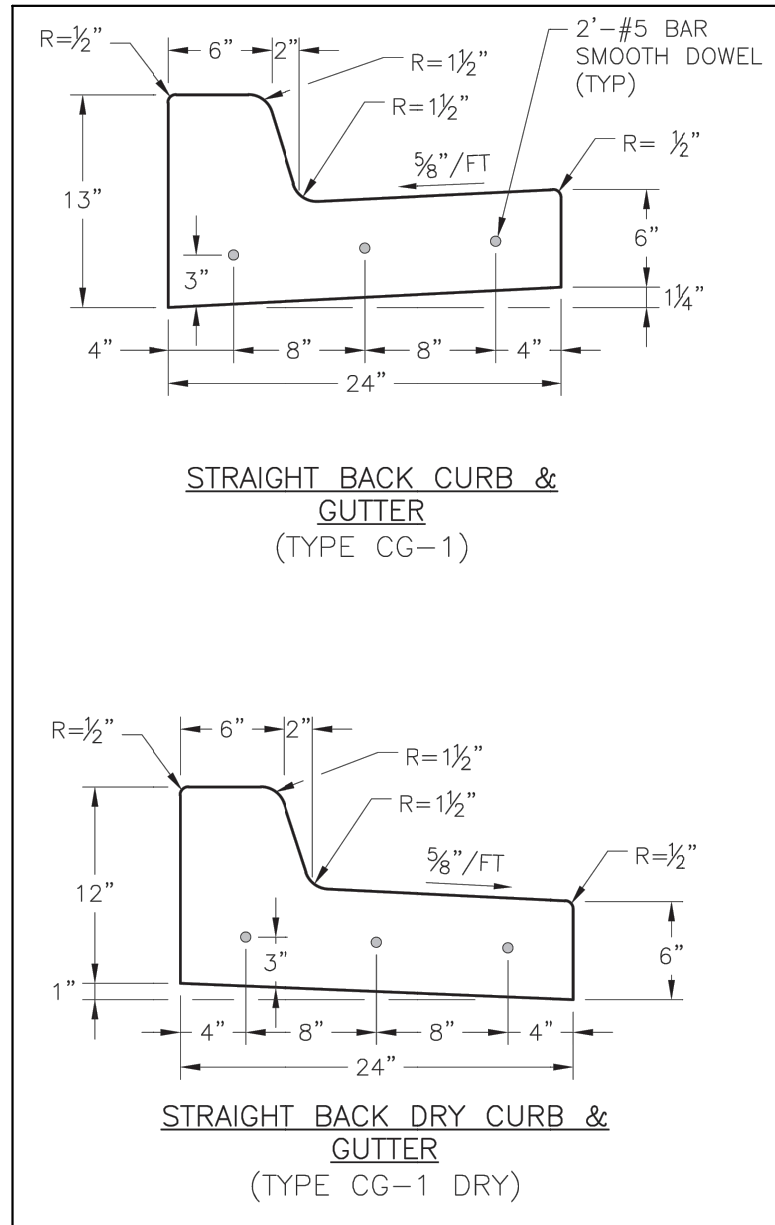
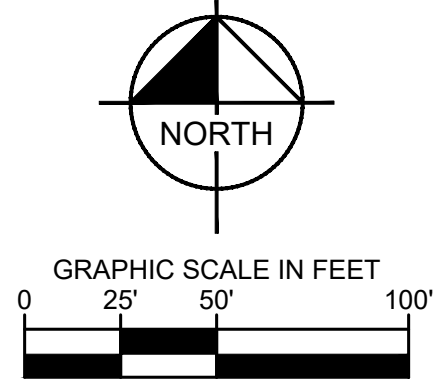
A	ZONING	
	Existing	PMIX
B	APPROXIMATE TOTAL LAND AREA	
	Existing	11.46 Acres
C	RIGHT-OF-WAY	
	Existing	0.00 Acres
D	APPROXIMATE NET LAND AREA	
	Existing	11.46 Acres
E	OPEN SPACE AREA	
	Proposed	3.78 Acres
F	PROPOSED USES	
	Multi-Family	
G	BUILDING INFORMATION	
	Number of Buildings	8
	3 Story Building Height (ft)	37'-1"
	4 Story Building Height (ft)	52'-9"
	Number of Units	272
H	BUILDING COVERAGE, FAR & UNITS/ACRE	
	Building Coverage	20.46%
	FAR	0.63
I	OFF-STREET VEHICLE PARKING	
	Surface Stalls Provided	454
J	LAND COVER RATIO	
	Total Impervious Area (Acres)	6.37
K	PRIVATE COMMON SPACE	
	Common Space Required (SF) (400 SF/UNIT)	108,800
K	% of Common Space to be Used as Recreation	
	Recreation Space Required (SF)	43,520
	Common Space Provided (SF)	164,774
	Recreation Space Provided (SF)	56,250

SITE PLAN LEGEND

	STANDARD DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED BUILDING
	CG-1 CURB AND GUTTER
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LANDSCAPE BUFFER

SITE PLAN NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED SHALL BE 3-FEET, TYPICAL.
- ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 6 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- ALL PROPOSED SITE COMPONENTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, EXTERIOR LIGHT FIXTURES, TRASH ENCLOSURES, AND GENERAL SITE LAYOUT, SHALL CONFORM TO THE M-150 CORRIDOR DEVELOPMENT OVERLAY (CDO) DISTRICT DESIGN STANDARDS, CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 5, DIVISION VI, SECTION 5.510



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150 HIGWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082
PHONE: 816.650.0360
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MO CERTIFICATE OF AUTHORITY #001512
EXPIRES: 12/31/24

SCALE:

AS NOTED

DESIGNED BY: LLG

DRAWN BY: LLG

CHECKED BY: PUJ

PRELIMINARY

NOT FOR CONSTRUCTION

MILHAUS.

SITE PLAN

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

ORIGINAL ISSUE:
02/10/2025
KHA PROJECT NO.
268277000
SHEET NUMBER
C200

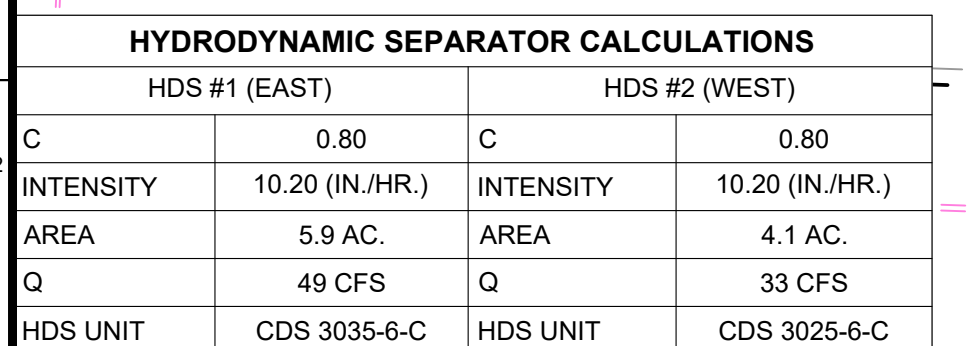
REVISIONS

DATE

BY

	PROPOSED BUILDING
	CG-1 CURB AND GUTTER
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LANDSCAPE BUFFER
	FINISH GRADE MAJOR CONTOUR
	FINISH GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED STORM STRUCTURE
	PROPOSED STORM PIPE
	EXISTING STORM STRUCTURE
	EXISTING STORM PIPE
	PROPOSED SANITARY SEWER MANHOLES
	PROPOSED PRIVATE SANITARY SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING PUBLIC SANITARY SEWER PIPE
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER STRUCTURE
	EXISTING FIRE HYDRANT
	EXISTING FIBER OPTIC VAULT
	EXISTING FIBER OPTIC LINE
	EXISTING POWER STRUCTURE

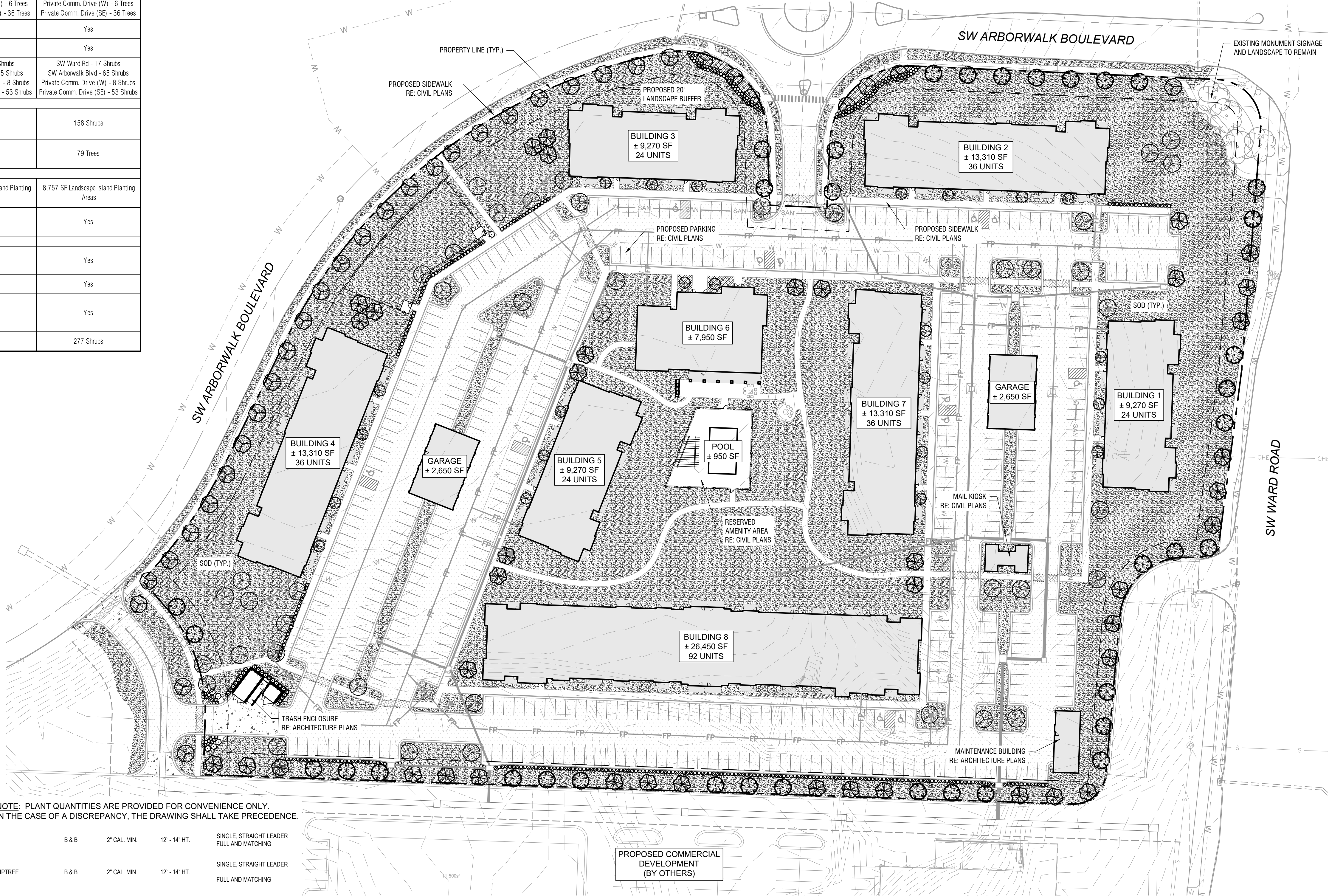
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND UTILITIES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
3. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
5. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
6. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
9. PROPOSED SANITARY SEWER MAIN SHALL BE PUBLIC
10. PROPOSED STORM SEWER SHALL BE PRIVATE
11. PROPOSED WATER MAIN SHALL BE PRIVATE

[illegible]

150 & WARD MULTIFAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI, 64082		GRADING AND UTILITY PLAN				PRELIMINARY NOT FOR CONSTRUCTION		SCALE: _____ AS NOTED _____ DESIGNED BY: LLG _____ DRAWN BY: LLG _____ CHECKED BY: PJJ _____		Kimley»Horn 150 PENNSYLVANIA AVENUE, SUITE 150 ANN ARBOR, MI 48106-1505 PHONE: 810-450-0890 WWW.KIMLEY-HORN.COM MCA CERTIFICATE OF AUTHORITY #001812 EXPIRES: 12/31/24		No. _____ REVISIONS _____ DATE _____ BY _____	
ORIGINAL ISSUE: 02/10/2025 KHA PROJECT NO. 268277000 SHEET NUMBER		C300											

Drawing name: K:\K4C_L100\2027000_150 & Ward Multif-Family2 Design\CAD\Pls\Sheet\100.dwg L100 LANDSCAPE PLAN Feb 10, 2025 2:18pm by: Logan Green
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Lee Summit, Missouri - Landscape Data Table					
Site Area: 11.46 acres (499,197 SF) - Zoning PMIX					
		REQUIRED		PROVIDED	
Section 8.790 - Landscape Minimum Requirements					
A. Street Frontage					
One tree shall be planted for each 30 feet of street frontage (public or private) within the landscape setback		Yes		Yes	
SW Ward Rd.: 325 LF / 30' = 11 Trees SW Arborwalk Blvd.: 1,299 LF / 30' = 44 Trees Private Commercial Drive (W): 161 LF / 30' = 6 Trees Private Commercial Drive (SE): 1,055 LF / 30' = 36 Trees		SW Ward Rd. - 11 Trees SW Arborwalk Blvd. - 44 Trees Private Comm. Drive (W) - 6 Trees Private Comm. Drive (SE) - 36 Trees		SW Ward Rd. - 11 Trees SW Arborwalk Blvd. - 44 Trees Private Comm. Drive (W) - 6 Trees Private Comm. Drive (SE) - 36 Trees	
A minimum of 20 feet wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.		Yes		Yes	
One shrub shall be provided for every 20 feet of street frontage within the landscape setback abutting street frontage.		Yes		Yes	
SW Ward Rd.: 325 LF / 20' = 17 Shrubs SW Arborwalk Blvd.: 1,299 LF / 20' = 65 Shrubs Private Commercial Drive (W): 161 LF / 20' = 8 Shrubs Private Commercial Drive (SE): 1,055 LF / 20' = 53 Shrubs		SW Ward Rd. - 17 Shrubs SW Arborwalk Blvd. - 65 Shrubs Private Comm. Drive (W) - 8 Shrubs Private Comm. Drive (SE) - 53 Shrubs		SW Ward Rd. - 17 Shrubs SW Arborwalk Blvd. - 65 Shrubs Private Comm. Drive (W) - 8 Shrubs Private Comm. Drive (SE) - 53 Shrubs	
B. Open Yard Areas					
The minimum open yard area landscaping requirements shall be two shrubs per 5,000 SF of total lot area (excluding building footprint area).		158 Shrubs		158 Shrubs	
499,197 SF Lot Area - 106,129 SF Building Footprint = 393,068 SF / 5,000 = 79 * 2 = 158 Shrubs					
In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by buildings/structures.		79 Trees		79 Trees	
499,197 SF Lot Area - 117,767 SF Building Footprint = 381,430 SF / 5,000 = 79 Trees					
Section 8.810 - Parking Lot Landscaping and Trees					
Landscape islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways.		8,757 SF Landscape Island Planting Areas		8,757 SF Landscape Island Planting Areas	
175,138 SF Area Devoted to Park * 5% = 8,757 SF Landscape Island Planting Areas					
A landscape island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine feet wide for at least one-half the length of the adjacent parking space.		Yes		Yes	
Section 8.820 - Screening, Parking Lot					
For any parking lot designed or intended to accommodate five cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as required below.		Yes		Yes	
Screening to a height of two and one-half feet must be provided along the edge of parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening.		Yes		Yes	
Planted only screening: a hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.		Yes		Yes	
325 LF Northeast Parking frontage / 40' * 12 = 98 Shrubs 595 LF South Parking frontage / 40' * 12 = 179 Shrubs		277 Shrubs		277 Shrubs	

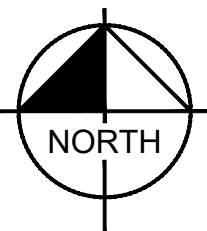
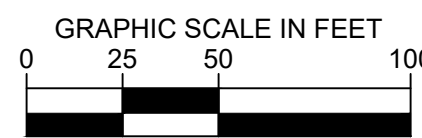


NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SHADE TREES							
	CI	42	CARYA ILLINOENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	36	LIRIODENDRON TULIPIFERA 'AURORE-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MA	41	MAGNOLIA ACUMINATA / CUCUMBERTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MG	23	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / BRACKEN'S SOUTHERN BOGUE MAGNOLIA	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QL	34	QUERCUS LYRATA / OVERCUP OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
	BG	140	BUXUS * 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	CONT.	3' HT. MIN.	42" O.C.	FULL AND MATCHING
	HQ	140	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	CONT.	3' HT. MIN.	42" O.C.	FULL AND MATCHING
	IG	132	ILEX GLABRA 'DENSEA' / DENSE INKBERRY HOLLY	CONT.	3' HT. MIN.	42" O.C.	FULL AND MATCHING
	JS	22	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	CONT.	4' HT. MIN.	48" O.C.	FULL AND MATCHING
	MR	7	MAGNOLIA * 'ROSE MARIE' / ROSE MARIE MAGNOLIA	CONT.	3' HT. MIN.	48" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	LS	1,168	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	8" HT. X 10" W.	15' O.C.	FULL AND MATCHING
SOD							
	SOD	211,299 SF	TALL FESCUE / FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT SAND-FILLED JOINTS; ROLLED SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

PLANTING NOTES:

- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED PRE-CONSTRUCTION SUBMITTALS.
- CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- FERTILIZER: FERTILIZE SEEDBED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.



Kimley»Horn

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MO CERTIFICATE OF AUTHORITY #0010152
EXPIRES: 12/31/24

SCALE: AS NOTED

DESIGNED BY: CMS

DRAWN BY: CMS

CHECKED BY: AMS

PRELIMINARY
NOT FOR
CONSTRUCTION

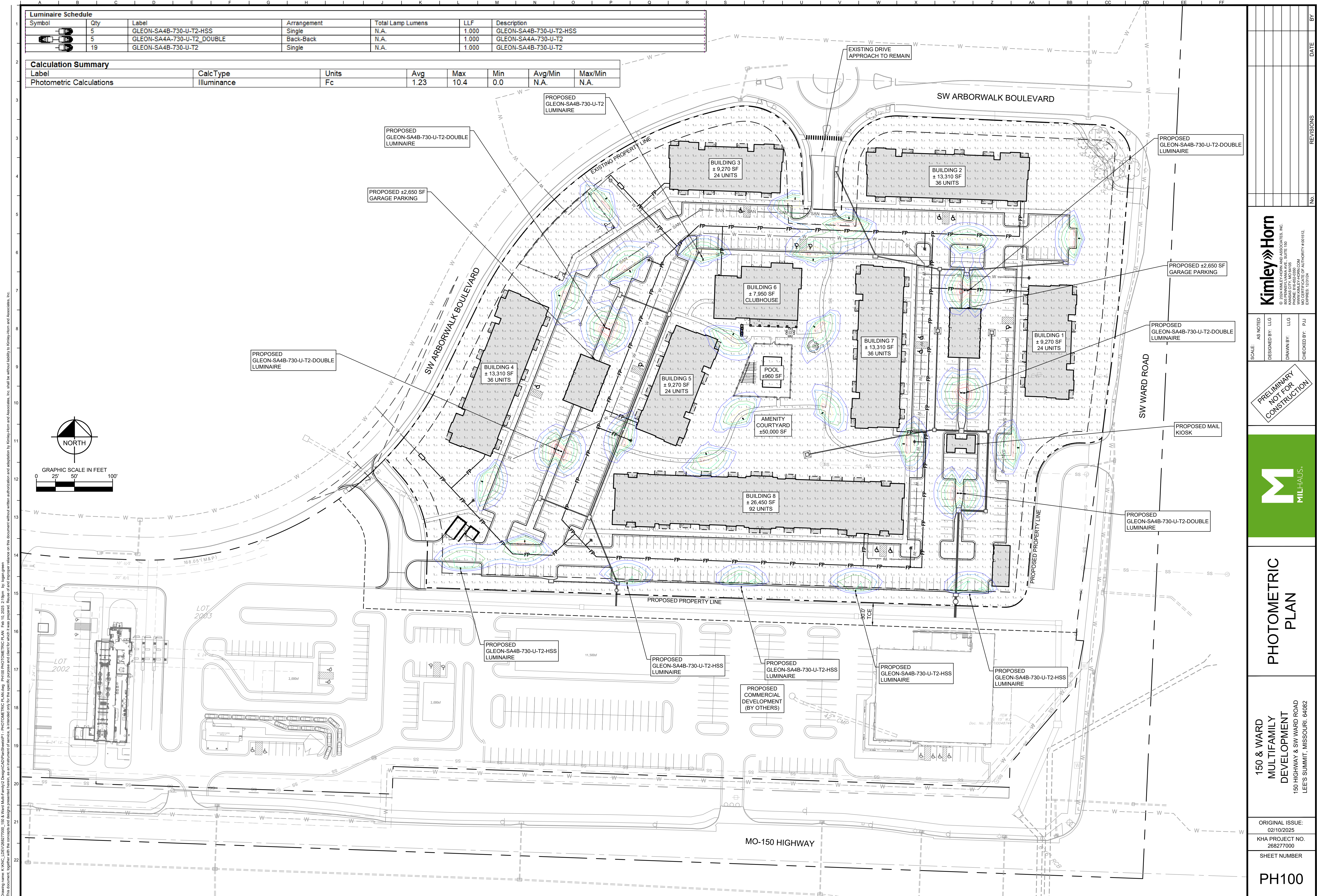
MILHAUS.

LANDSCAPE
PLAN

150 & WARD
MULTIFAMILY
DEVELOPMENT
150 HIGHWAY 7 & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082

ORIGINAL ISSUE:
2/10/2025
KHA PROJECT NO:
268277000
SHEET NUMBER
L100

No. REVISIONS DATE BY



Drawing name: K:\K4C_LIE\208277000_150 & Ward Multi-Family\2 Design\CAD\DrawSheets\PH100 PHOTOMETRIC PLAN.dwg PH100 PHOTOMETRIC PLAN Feb 10, 2025 2:10pm By: logan green
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.		DATE		BY	
REVISIONS					
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 150 & WARD MULTI-FAMILY DEVELOPMENT, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816.602.0060 FAX: 816.602.0061 MO CERTIFICATE OF AUTHORITY #0010152 EXPIRES: 12/31/24					
SCALE:	AS NOTED	DESIGNED BY:	LLG	DRAWN BY:	LLG
		CHECKED BY:	PJJ		
PRELIMINARY NOT FOR CONSTRUCTION					
PHOTOMETRIC PLAN					
150 & WARD MULTIFAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64082					
ORIGINAL ISSUE: 02/10/2025 KHA PROJECT NO. 268277000 SHEET NUMBER PH100					



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



date
02-07-2025
drawn by
TJM
checked by
TJM
revisions

sheet number
PDP - A1
Bldg Type A - Exterior Elevations

drawing type
preliminary
project number
22239



1 BLDG B-Front Elevation

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



2 BLDG B-Rear Elevation

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

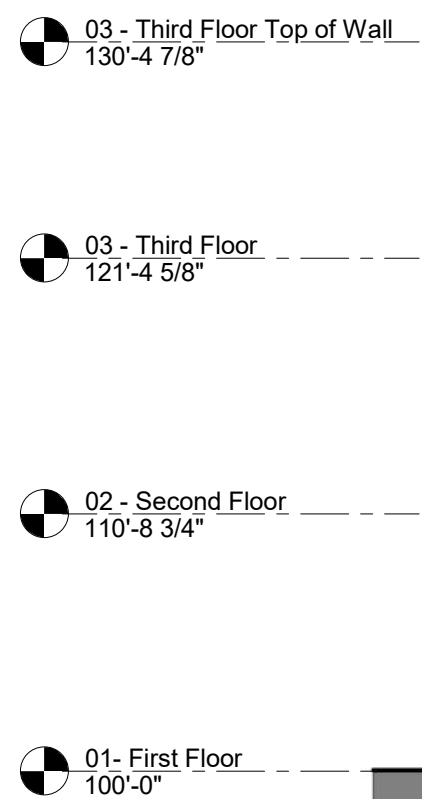
Exterior Material Finish Legend

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

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

Window / Door Area %

Building B	
Front	28%
Rear	26%
Left	18%
Right	17%



3 BLDG B-Right Elevation

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



4 BLDG B-Left Elevation

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

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

date
02-07-2025
drawn by
TJM
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TJM
revisions

sheet number
PDP - A2

Bldg Type B - Exterior Elevations

drawing type
preliminary
project number
22239



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



2 BLDG C-Rear Elevation
scale: 1/16" = 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	9	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
1a	Rowlock Sill - Same as 01	10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Black
2	Fiber Cement Siding - 8" Horizontal Lap Siding Color: Urbane Bronze Texture: Smooth / Matte	11	Pre Engineered Treated Wood Post / Painted Dimensions: 12"x12" nominal (11"x11" actual) Color: Black
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte	12	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Infill Color: Black Magic Texture: Smooth / Matte
4	Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Smooth / Matte	W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
5	Fiber Cement Panel Siding / Horizontal lap Siding Color: Taupe Tone Texture: Smooth / Matte	S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: To Match Siding Texture: Smooth	D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
7	Pre-finished Metal Coping Color: Match Trim	D2	Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
8	Pre-finished Aluminum Railings Color: Black	D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
		D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
		D5	Double Door 3'-0" x 6'-8" Exterior HM Door & Frame Color: Door & Frames painted Black
		R1	Architectural Shingles Color: Black

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

Window / Door Area %

Building C	
Front	24%
Rear	25%
Left	9%
Right	9%



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



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

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

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TJM
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sheet number
PDP - A3
Bldg Type C - Exterior Elevations

drawing type
preliminary
project number
22239

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Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray
1a	Rowlock Sill - Same as 01
2	Fiber Cement Siding - 6" Horizontal Lap Siding Color: Urbane Bronze Texture: Cedar Mill
3	Fiber Cement Siding - 6" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte
4	Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Stucco
5	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: Off-White or matched to siding Texture: Smooth at 8" Lapp Texture to Match Siding at 6" Lapp
6	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
7	Fiber Cement Panel w/ Batten System Color: Taupe Tone Texture: Stucco
8	Aluminum Canopies Pre Manufactured Bolt on Canopy Color: Black
R1	Architectural Shingles Color: Black
W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E



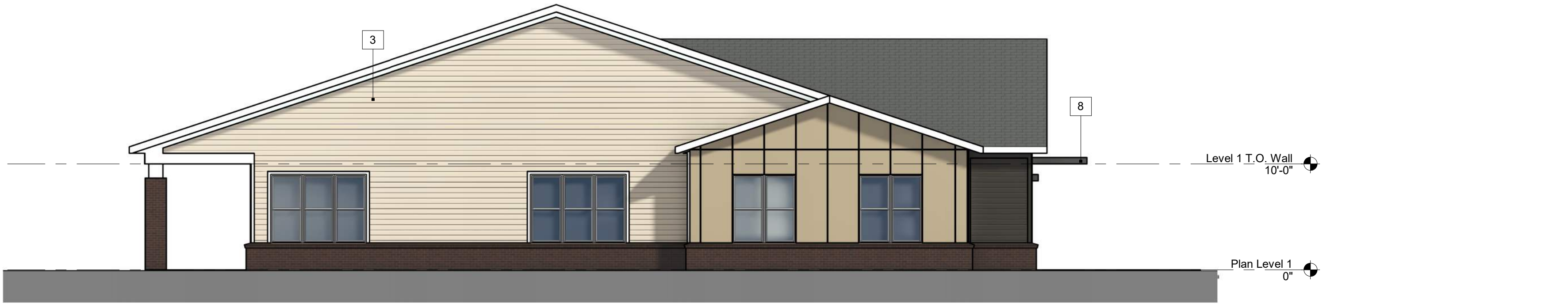
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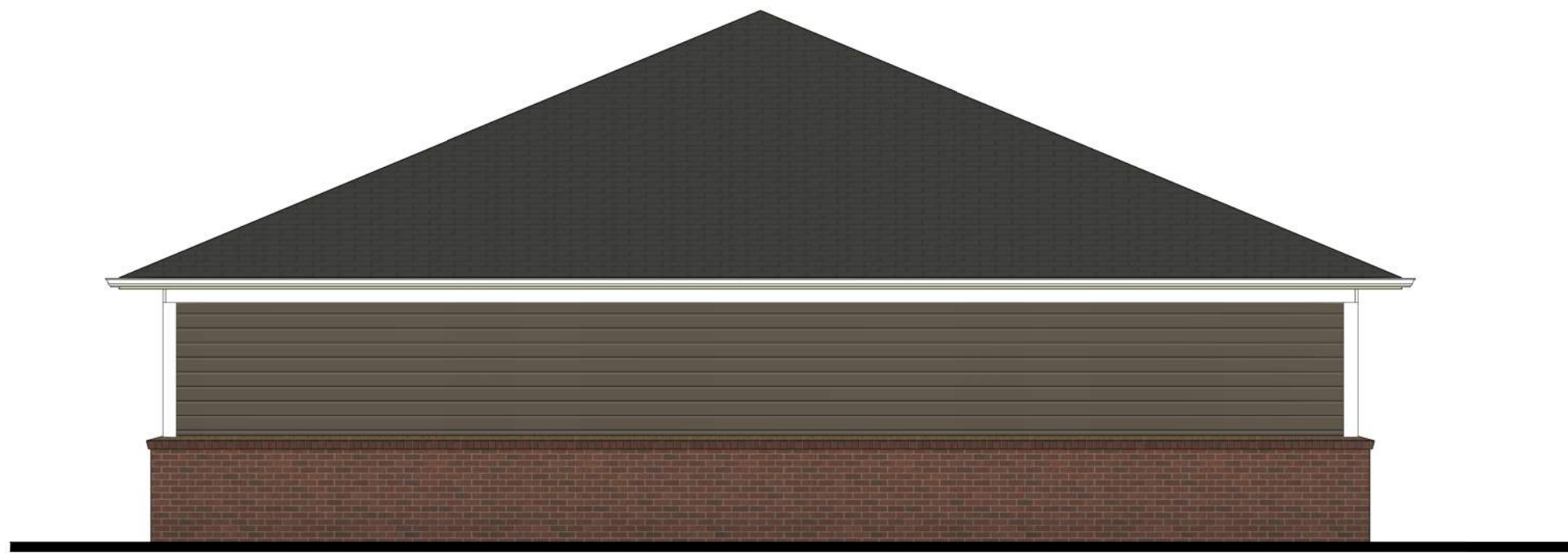
2 Right
scale: 1/8" = 1'-0"



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



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



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



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



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



4 Rear 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: Urbane Bronze 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.



5 Perspective
scale: NTS

Garage Buildings #1 & 2

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

date
02-07-2025
drawn by
DAE
checked by
TJM
revisions

sheet number
PDP-A5
Garage - Elevations and
Perspective
drawing type
Preliminary
project number
22239



1

East Elevation

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: Urbane Bronze 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.



2

North Elevation

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



4

South Elevation

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



5

Perspective

scale: NTS

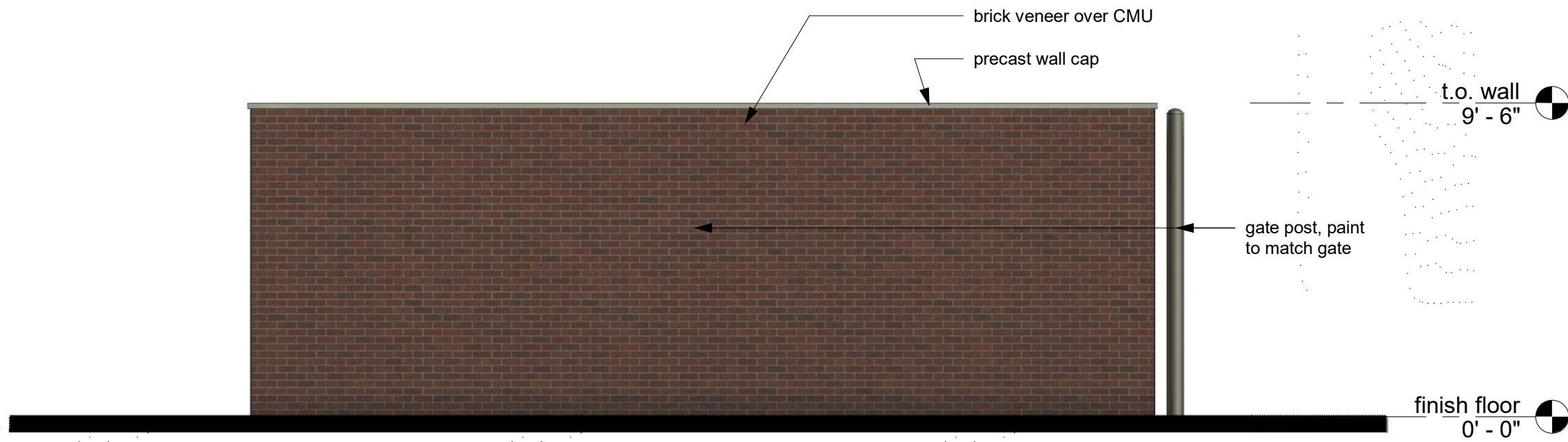
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

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

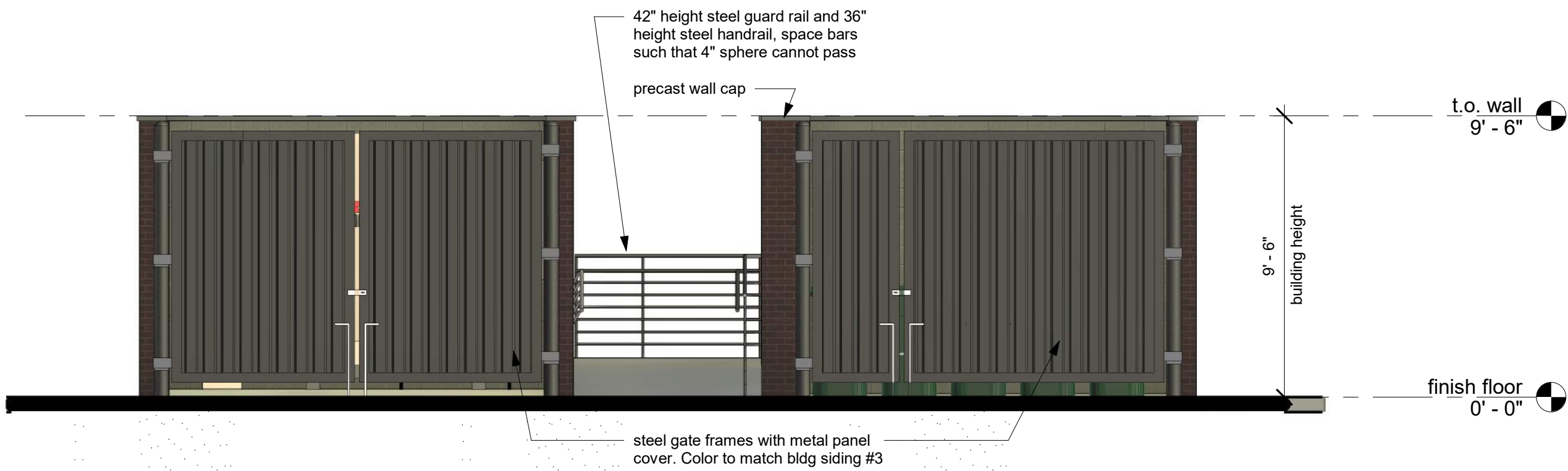
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sheet number
PDP-A6
Elevations and Perspective

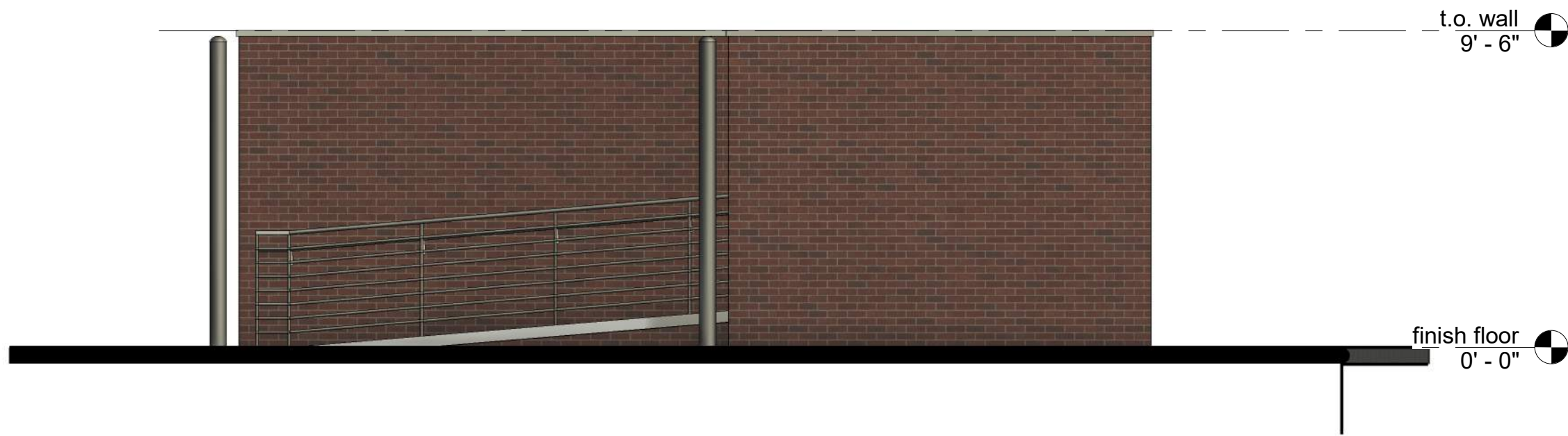
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project number
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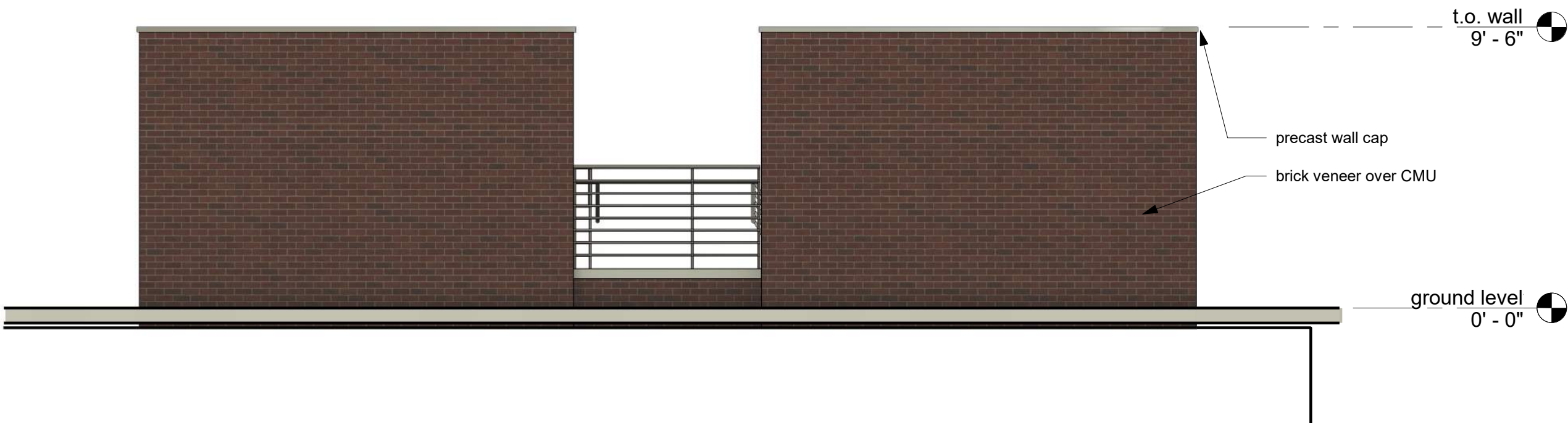
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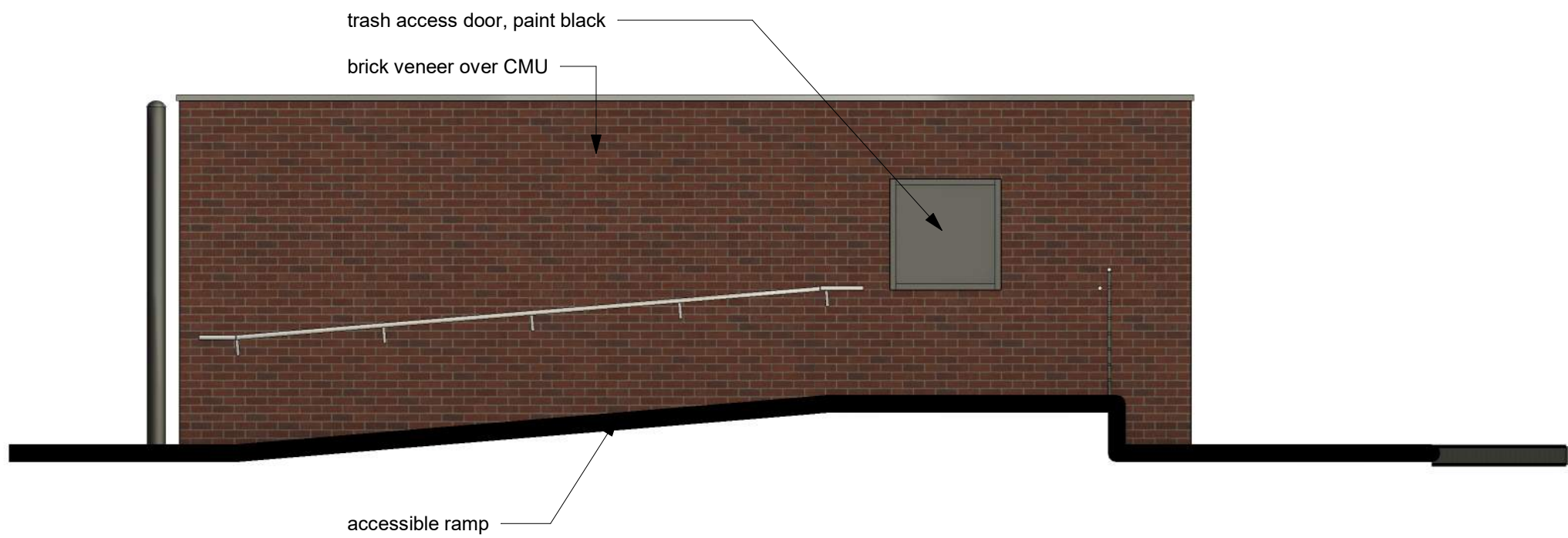
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3 Plan East
scale: 1/4" = 1'-0"



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



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



6 Perspective
scale: NTS

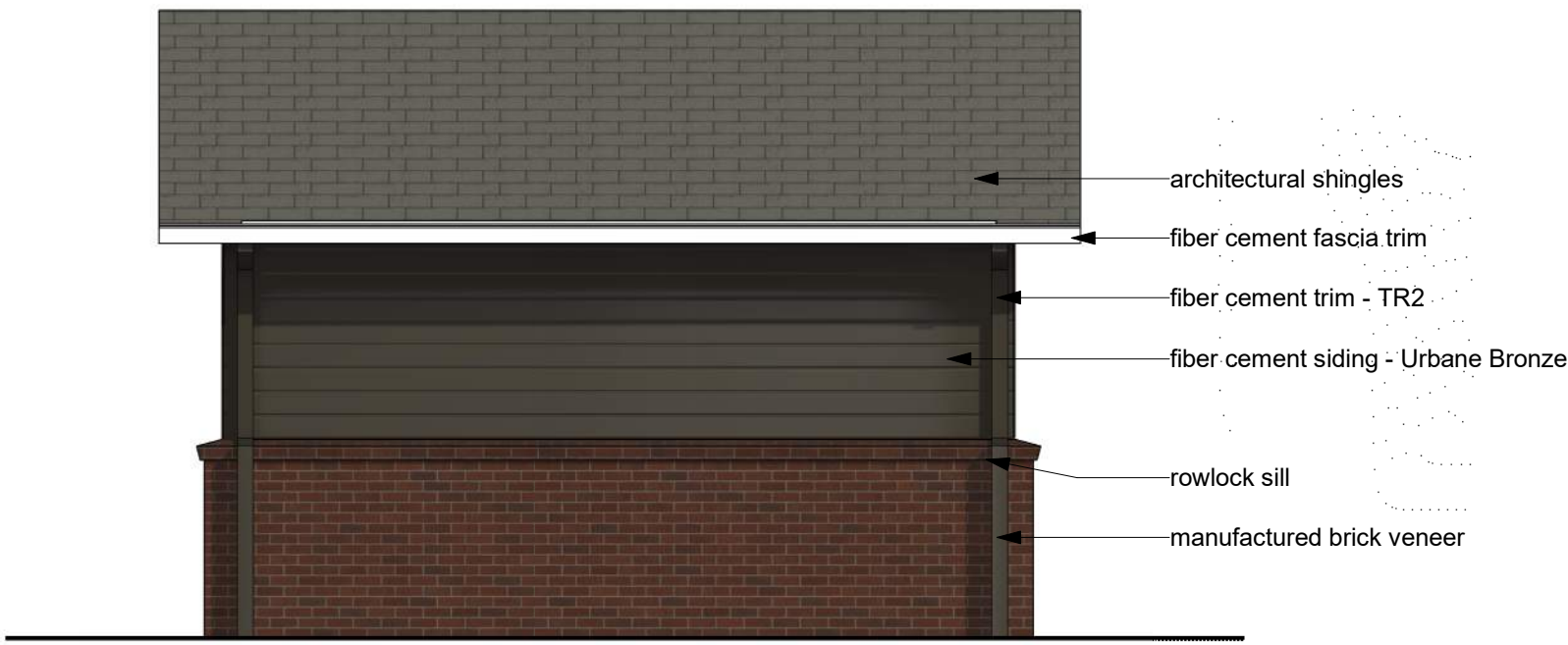
a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

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02-07-2025
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DAE
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TJM
revisions

sheet number
PDP-A7

Trash - Elevations and
Perspective

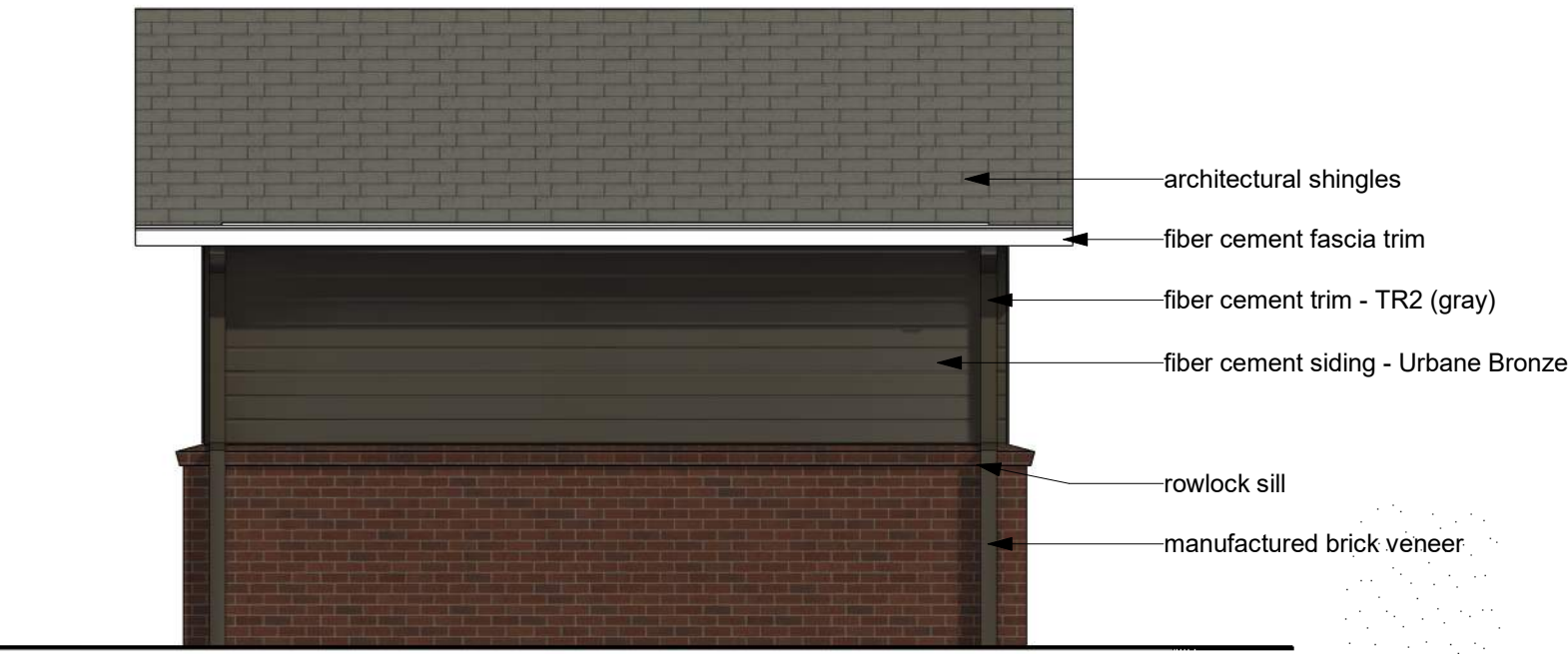
drawing type
Preliminary
project number
22239



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



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



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



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

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

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revisions

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Mail - Elevations

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project number
22239