

Drawing name: K:\K4C_LIEV08277000_150 & Ward Multi-Family2 Design\CAD\DrawSheets\CO - COVER SHEET.dwg 0000 COVER SHEET Mar 24, 2026 8:11am by: jagan.green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT TEAM

CLIENT:
MILHAUS
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CIVIL ENGINEER:
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PRIMARY CONTACT: PATRICK JOYCE, P.E.
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SURVEYOR:
J&J SURVEY, LLC
CONTACT: JOHN B. YOUNG
TEL: (816)-741-1017
EMAIL: JOHN@JANDJSURVEY.COM

ARCHITECT:
DAVIDSON A+E
CONTACT: JUSTIN D. BRIDGES
TEL: (913)-451-9390

LANDSCAPE:
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: ASHLEY SERR
TEL: (816)-652-0350
EMAIL: ASHLEY.SERR@KIMLEY-HORN.COM

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.

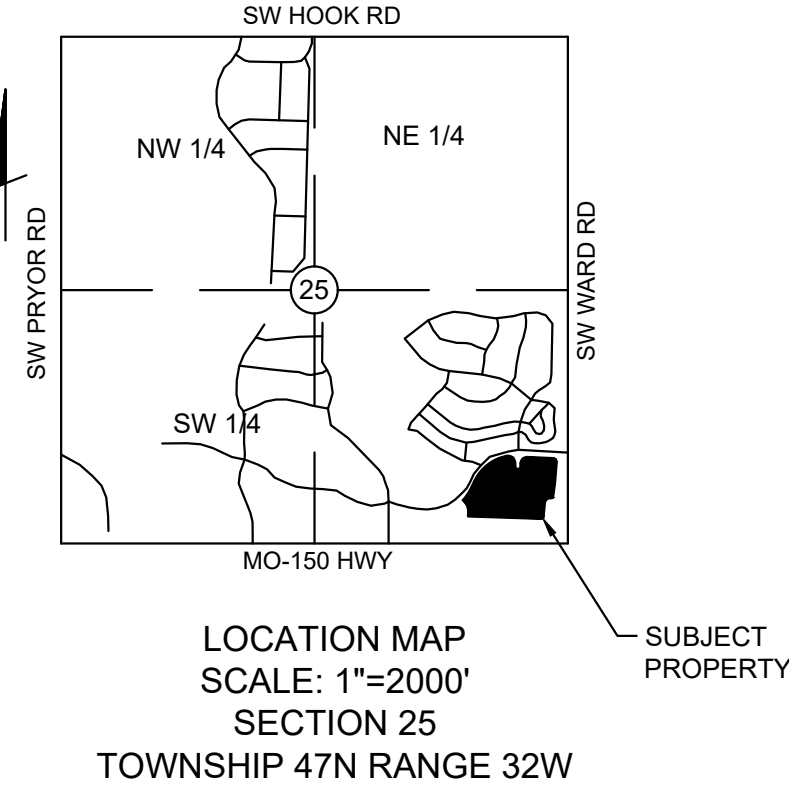


PRELIMINARY DEVELOPMENT PLANS
FOR
MO 150 HWY & SW WARD RD
MULTI-FAMILY DEVELOPMENT

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



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
L101	AMENITY SPACE ENLARGEMENT
PH100	PHOTOMETRIC PLAN
A1	BLDG TYPE A - EXTERIOR ELEVATIONS
A2	BLDG TYPE B - EXTERIOR ELEVATIONS
A3	BLDG TYPE C - EXTERIOR ELEVATIONS
A4	EXTERIOR 3D VIEWS
A4.1	SITE SECTION
A5	EXTERIOR ELEVATIONS
A6	GARAGE - ELEVATIONS & PERSPECTIVE
A7	MAINTENANCE - ELEVATIONS & PERSPECTIVE
A8	TRASH - ELEVATIONS & PERSPECTIVE
A9	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

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.	

SUBMITTED BY:

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

3-25-2025
DATE

APPROVED BY:

DATE

Kimley»Horn

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KANSAS CITY, MISSOURI
KANSAS CITY, MISSOURI
KANSAS CITY, MISSOURI
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #001012
EXPIRES: 1/31/24

SCALE:

AS NOTED

DESIGNED BY: LG

DRAWN BY: LG

CHECKED BY: PJ

PRELIMINARY

NOT FOR CONSTRUCTION

MILHAUS

COVER SHEET

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

ORIGINAL ISSUE:
03/24/2025
KHA PROJECT NO.
268277000
SHEET NUMBER
C000

TITLE DESCRIPTION:

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

Tract 2:
All that part of the Southeast 1/4 of Section 25, Township 47, Range 32, being more particularly described as follows: Beginning at the Northeast corner of Lot 2003, ARBORWALK — 5TH PLAT, LOTS 2001—2003, a subdivision in Lees Summit, Jackson County, Missouri; thence Northeasterly along a curve to the left, having a radius of 430.00 feet and an arc distance of 326.97 feet; thence North 26 degrees 08 minutes 12 seconds East 110 feet; thence Northeasterly along a curve to the right, having a radius of 470.00 feet and an arc distance of 434.56 feet; thence Southeasterly along a curve to the right, having a radius of 75.00 feet, on an arc distance of 129.34 feet; thence South 02 degrees 04 minutes 54 seconds East 62.45 feet; thence South 87 degrees 28 minutes 16 seconds East 50.00 feet; thence North 02 degrees 31 minutes 44 seconds East 57.00 feet; thence Northeasterly along a curve to the right, having a radius of 70.00 feet, on an arc distance of 109.96 feet; thence South 67 degrees 28 minutes 08 seconds East 265.66 feet; thence Southeasterly along a curve to the right, having a radius of 40.00 feet, on an arc distance of 60.52 feet; thence Southwesterly along a curve to the right, having a radius of 10,437.02 feet, on an arc distance of 215.03 feet; thence South 07 degrees 26 minutes 42 seconds West 230.61 feet; thence Southwesterly along a curve to the right, having a radius of 10,572.00, on an arc distance of 168.89 feet; thence South 04 degrees 03 minutes 55 seconds West 12.00 feet; thence South 03 degrees 06 minutes 01 seconds West 14.64 feet; thence South 66 degrees 00 minutes 58 seconds East 10.00 feet; thence South 10 degrees 22 minutes 02 seconds West 63.64 feet; thence South 40 degrees 43 minutes 06 seconds West 130.68 feet; thence South 01 degrees 51 minutes 56 seconds West 45.00 degrees; thence North 86 degrees 08 minutes 04 seconds West 808.65 feet; thence South 02 degrees 06 minutes 17 seconds West 25.71 feet; thence North 87 degrees 53 minutes 43 seconds West 369.36 feet; thence North 02 degrees 06 minutes 17 seconds East 51.07 feet; thence South 87 degrees 54 minutes 12 seconds East 21.50 feet; thence North 02 degrees 05 minutes 48 seconds East 88.00 feet; thence South 87 degrees 54 minutes 12 seconds East 17.60 feet; thence South 84 degrees 52 minutes 58 seconds East 37.95 feet; thence South 87 degrees 54 minutes 12 seconds East 18.50 feet; thence North 02 degrees 05 minutes 48 seconds East 10.00 feet; thence South 87 degrees 54 minutes 12 seconds East 106.00 feet; thence South 02 degrees 05 minutes 48 seconds West 26.00 feet; thence South 87 degrees 54 minutes 12 seconds East 52.00; thence North 02 degrees 05 minutes 48 seconds East 51.50 feet; thence North 87 degrees 54 minutes 12 seconds West 25.50 feet; thence North 02 degrees 05 minutes 48 seconds East 41.50 feet; thence North 87 degrees 54 minutes 12 seconds West 12.50 feet; thence North 02 degrees of minutes 48 seconds East 95.00, thence North 20 degrees 17 minutes 45 seconds West 24.80 feet to the point of beginning.

SCHEDULE B — PART II NOTES:

Items 1—7, 12 and 13 are non survey related items.
8. An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded June 25, 2001 as Document No. 200110048744. Does not affect subject property but has been shown.

9. Boundaries, streets, grades, set back lines, easements, including but not limited to ingress and egress; cross parking agreement; dedications, including but not limited to sidewalk dedications; shown and or noted on the plat of ARBORWALK, — 5th Plat, recorded June 1, 2005 as Document No. 200510045420 in Plat Book 87 at Page 28. Does not affect subject property.

10. Terms and provisions of the Restrictions, recorded June 1, 2005 as Document No. 2005 1 0045421, together with the terms and provisions of the Assignment and Assumption of Declarant Rights, recorded August 18, 2014 as Document No. 2014E0068343; but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Affected by the Assignment and Assumption of Declarant rights dated February 16, 2022, recorded February 16, 2022 as Document No. 2022E0015432. Affects subject property and is blanket in nature.

11. Boundaries, easements and features shown by the Survey recorded July 9, 2009 as Document No. 2009E0068194. Does not affect subject property but has been shown.

GENERAL SURVEY NOTES:

1.) The plat of ARBORWALK—1ST PLAT, is recorded in Book 82 at Page 50 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) The plat of ARBORWALK—5TH PLAT, is recorded in Book I—87 at Page 28 in the Recorder of Deeds Office in Jackson County, Missouri.

3.) Title Report # KCC222158, dated September 8, 2022 at 8:00 AM provided by Chicago Title Insurance Company, was provided by client.

4.) Basis of Bearings was established by the Missouri State Plane Coordinate System from GPS Observation.

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C05320, effective January 20, 2017.

6.) The subject property contains 892,586 square feet or 20.49 acres.

UTILITY NOTES:

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

SURVEYORS RECOMMENDED PROPERTY DESCRIPTION:

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

Commencing at the Southeast corner of said Southeast Quarter; 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 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.

SURVEY CONTROL POINTS			
Point #	Northing	Easting	Elevation
1	974540.74	2824139.37	993.44
40	978301.91	2817160.68	977.88
41	978327.36	2816366.85	1004.50
50	978308.82	2817086.59	981.07
51	978327.61	2816255.51	1007.48

BENCHMARK:

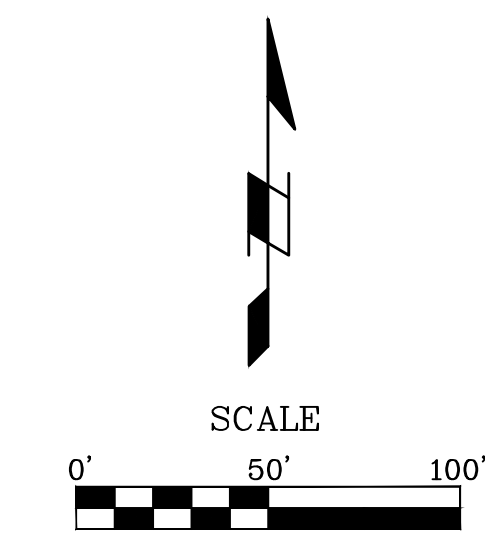
JA-132: KC Metro Aluminum GRS Disk, located approximately 0.7 miles South of intersection Highway 150 and Highway 291, 32" East of the center of Highway 291.
Elevation = 993.44

CLIENT:

Kimley Horn

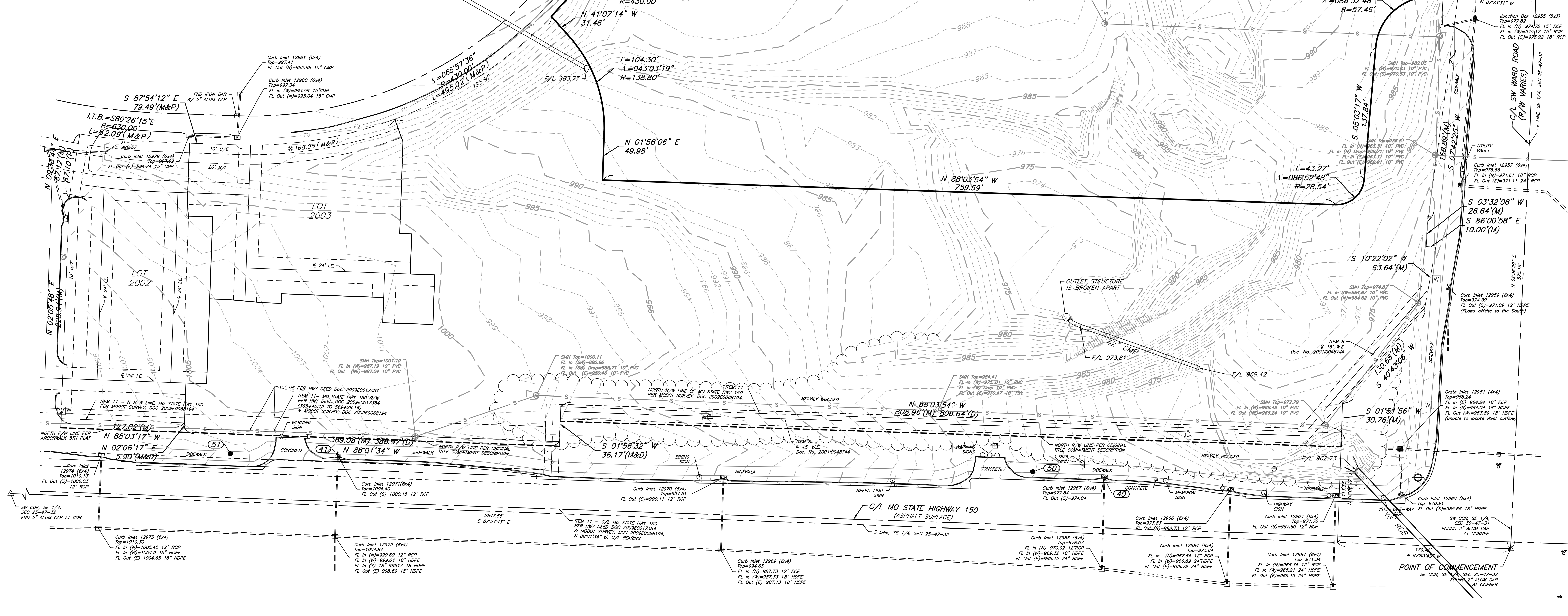
PROPERTY LOCATION:

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

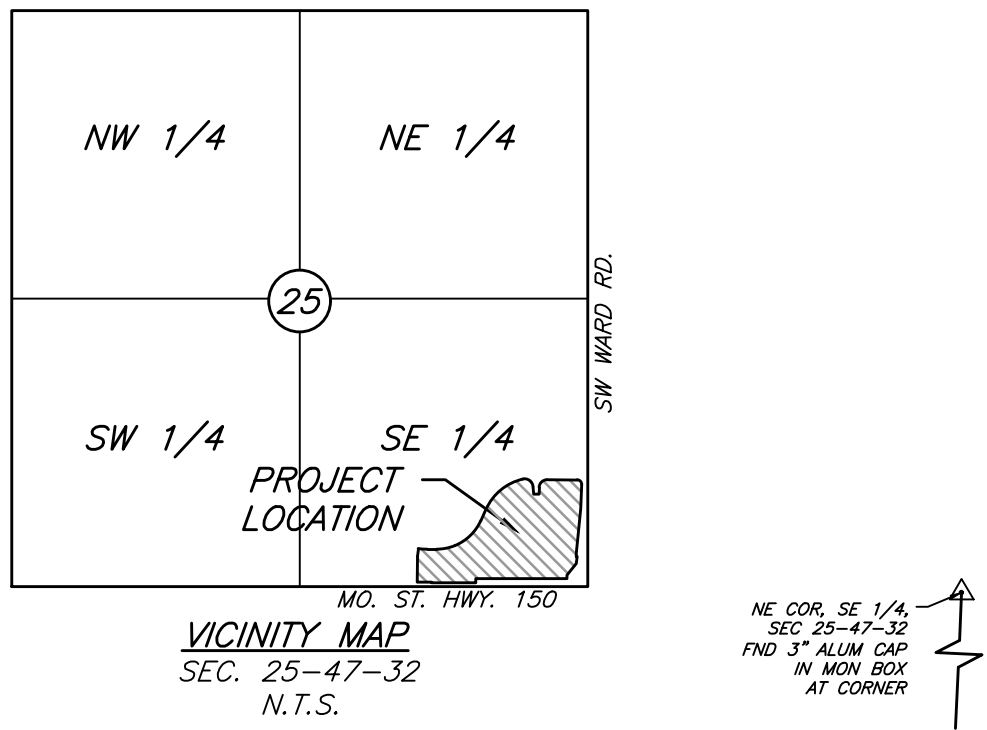


LEGEND

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



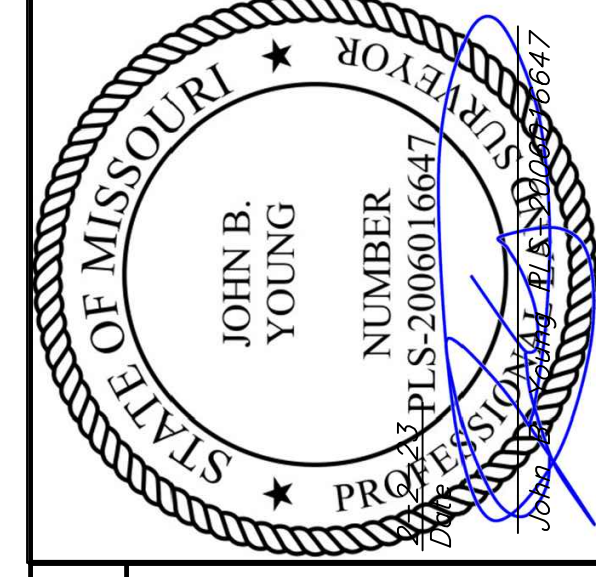
ALTA/NSPS LAND TITLE SURVEY
SE 1/4, SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



CERTIFICATION:

To Milhaus Properties LLC, an Indiana limited liability company and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 10, 12 and 13 of Table A thereof. The field work was completed on the 26th day of October, 2022.



Location: S:\22.408 — NE Corner M-150 & SW Ward Rd \DRAWINGS\2023.01.31—ALTA 22.408ALTA.dwg—Feb 02, 2023—8:33am



6600 NW TOWER DR., SUITE 102 • PLATE WOODS, MO 64151
PHONE (816) 411-1017 • FAX (816) 411-1018

	10-29-22	11-17-22	12-14-22	02-02-23
1	INITIAL SUBMITTAL			
2	ADDED CONTOURS/TOPOGRAPHY			
3	REVISED BOUNDARY			
4	REVISED BOUNDARY & DESCRIPTION			
SHEET 1 OF 1				

 - BENCHMARK
 - SECTION CORNER AS NOTED
 - MONUMENT FOUND AS NOTED
 - SET MONUMENT AS NOTED
 - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - SET 1/2" IRON BAR AT CORNER W/ J & CAP

(P) - PLATTED DISTANCE
(M) - MEASURED DISTANCE
(D) - DESCRIBED DISTANCE IN MODOT RW PLANS

I.E. - INGRESS/EGRESS EASEMENT
W/E - WATER EASEMENT
U/E - UTILITY EASEMENT
 - EXISTING TREE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - POWER POLE
 - LIGHT POLE
 - TRAFFIC SIGNAL POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SIGN AS NOTED
 - FIBER OPTIC MARKER

— S ——— - SANITARY SEWER LINE
— — — — — - STORM LINE
— OHE ——— - OVERHEAD ELECTRIC
— W ——— - UNDERGROUND WATER
— WS ——— - WATER SERVICE
— T ——— - TELEPHONE
— FO ——— - FIBER OPTIC LINE
— CATV ——— - CABLE

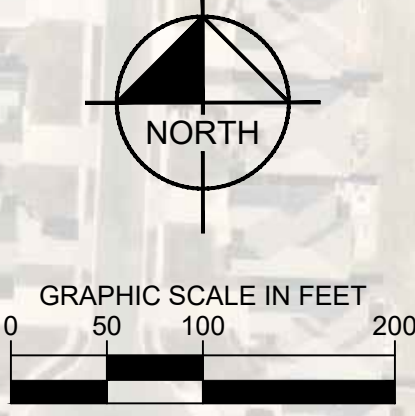
() () () () () () () () () () - TREE LINE

NOTE:

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

PROPERTY IS LOCATED WITHIN THE MIDDLE BIG CREEK WATERSHED

ADDITIONALLY, PER MODNR, THERE ARE NO OIL OR GAS WELLS LOCATED ON THE SUBJECT PROPERTY.



SCALE:	AS NOTED
DESIGNED BY:	LG
DRAWN BY:	LG
CHECKED BY:	PJ



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 805 PENNSYLVANIA AVE., SUITE 150
 KANSAS CITY, MO 64105
 PHONE: 816-452-0350
 FAX: 816-452-0351
 WWW.KIMLEY-HORN.COM
 NO. CERTIFICATE OF AUTHORITY #001512,
 EXPIRES: 12/31/24



EXISTING CONDITIONS

**150 & WARD
MULTIFAMILY
DEVELOPMENT**

ORIGINAL ISSUE:
03/24/2025

KHA PROJECT NO.
268277000

HEET NUMBER

C101

Drawing name: K:\KAC_LIE\208277000_150 & Ward Multi-Family2 Design\CAD\Drawings\2 - SITE PLAN.dwg C200 SITE PLAN Mar 24, 2025 8:11am by: sagan green
This document, together with the concepts and designs presented herein, 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.

SITE SUMMARY TABLE

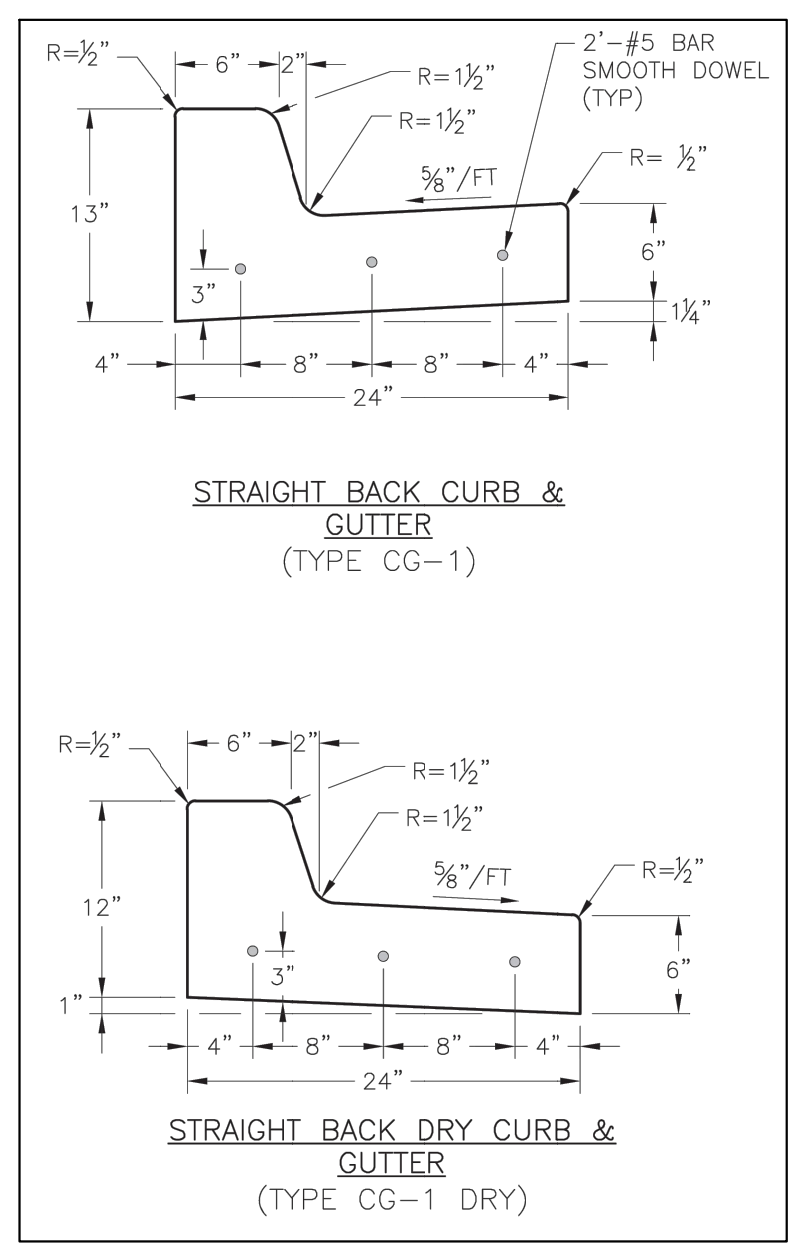
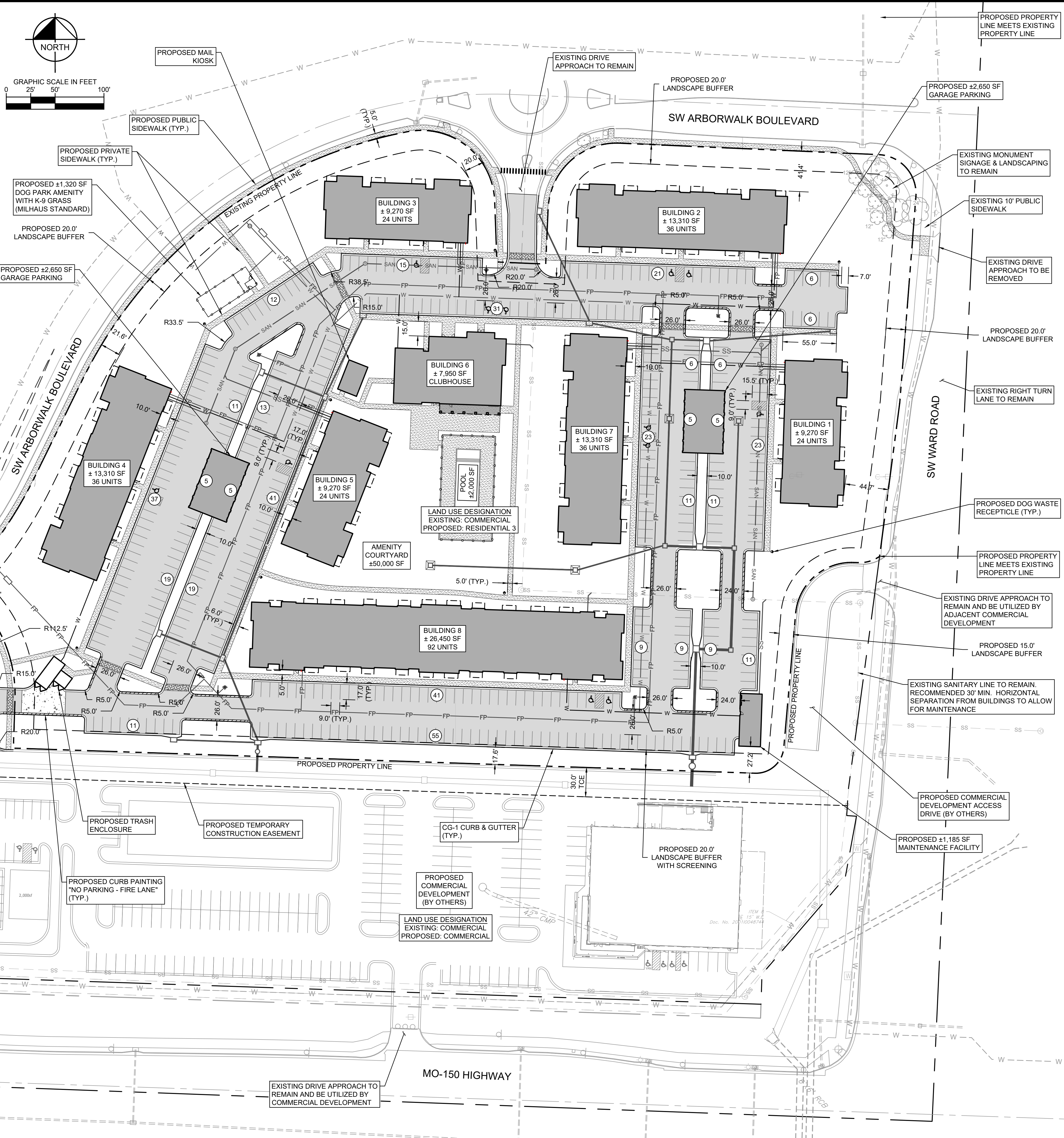
A	ZONING	
	Existing	PMIX
B	APPROXIMATE TOTAL LAND AREA	
	Existing	11.46 Acres
C	RIGHT-OF-WAY	
	Existing	0.00 Acres
D	APPROXIMATE NET LAND AREA	
	Existing	11.46 Acres
E	OPEN SPACE AREA	
	Proposed	3.78 Acres
F	PROPOSED USES	
	Multi-Family	
G	BUILDING INFORMATION	
	Number of Buildings	8
	3 Story Building 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
	Garage Stalls Provided	20
J	LAND COVER RATIO	
	Total Impervious Area (Acres)	6.37
	Total Impervious Area (Percent)	55.62
K	PRIVATE COMMON SPACE	
	Common Space Required (SF) (400 SF/UNIT)	108,800
	% of Common Space to be Used as Recreation	40%
	Recreation Space Required (SF)	43,520
	Common Space Provided (SF)	164,774
*	RECREATION SPACE PROVIDED (SF)	
	Recreation Space Provided (SF)	51,320
	AN ALTERNATE PARKING PLAN PER SECTION 8.540 OF LEE'S SUMMIT UDO WAS PROVIDED TO COMPUTE TOTAL PARKING STALLS REQUIRED FOR THE PROPOSED DEVELOPMENT.	

SITE PLAN LEGEND

	STANDARD DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED BUILDING
	CG-1 CURB AND GUTTER
	PROPOSED FIRE LANE CURB PAINT
	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.
- RADI 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



Kimley»Horn

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150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082
PHONE: 816.602.0080
FAX: 816.602.0081
MO CERTIFICATE OF AUTHORITY #001512
EXPIRES: 12/31/24

SCALE:

DESIGNED BY: LG

DRAWN BY: LG

CHECKED BY: PJ

AS NOTED

NOT FOR CONSTRUCTION

MILHAUS

MILHAUS

SITE PLAN

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

ORIGINAL ISSUE:
03/24/2025

KHA PROJECT NO.
268277000

SHEET NUMBER
C200

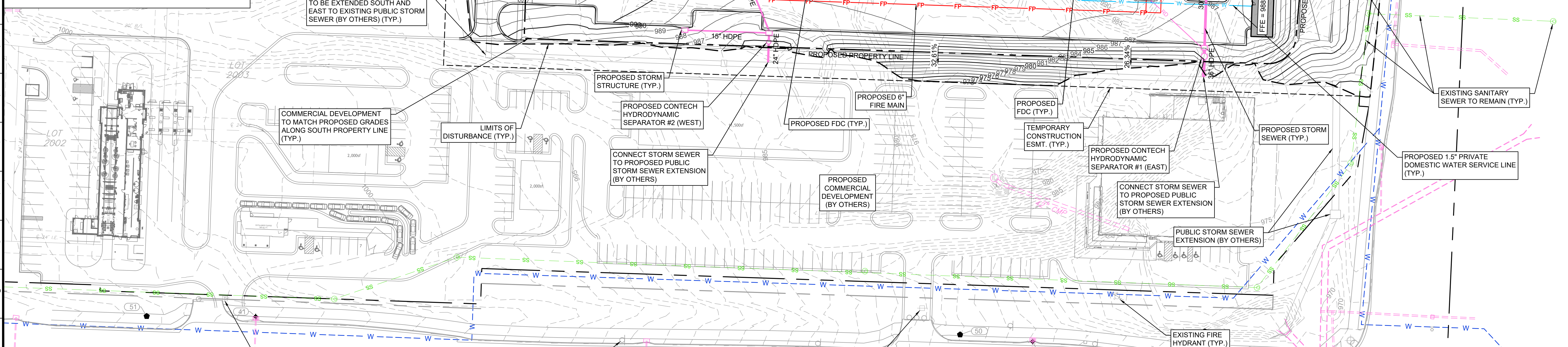
REVISIONS

DATE

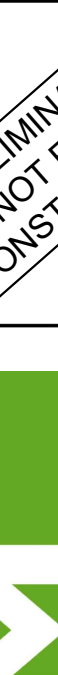
BY

	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 MAIN
	PROPOSED SANITARY SEWER SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING PUBLIC SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE 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

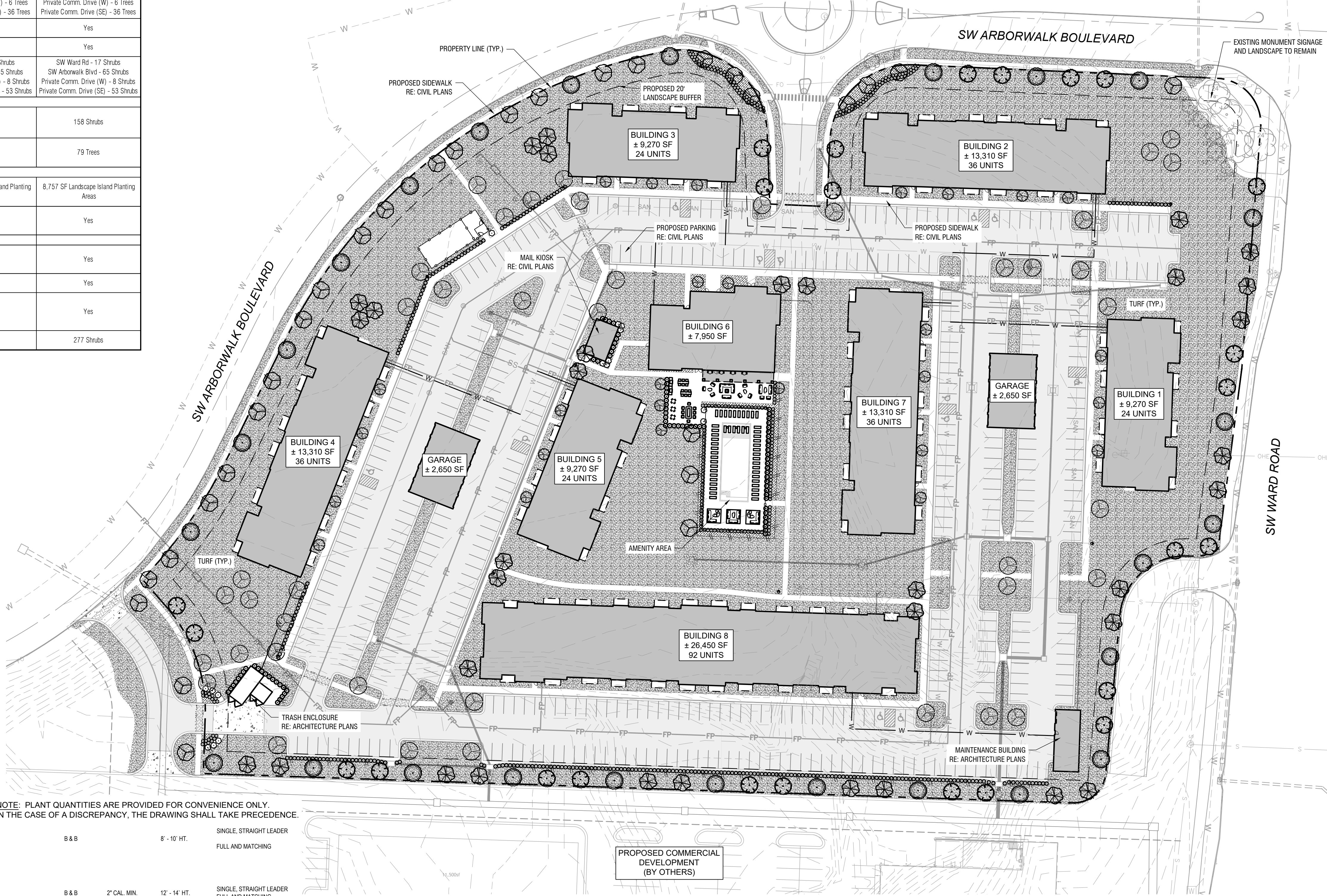


HYDRODYNAMIC SEPARATOR CALCULATIONS			
HDS #1 (EAST)		HDS #2 (WEST)	
C	0.80	C	0.80
INTENSITY	10.20 (IN./HR.)	INTENSITY	10.20 (IN./HR.)
AREA	5.9 AC.	AREA	4.1 AC.
Q	49 CFS	Q	33 CFS
HDS UNIT	CDS 3035-6-C	HDS UNIT	CDS 3025-6-C

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	Kimley»Horn 800 PENNSYLVANIA AVE., SUITE 150 WASHINGTON, DC 20004-1105 PHONE: 814-450-0890 FAX: 814-450-0899 WWW.KIMLEY-HORN.COM MCA CERTIFICATE OF AUTHORITY #001812 EXPIRES: 12/31/24	No. DATE BY
				DESIGNED BY: LG DRAWN BY: LG CHECKED BY: PJ		REVISIONS No. DATE BY

Drawing name: K:\K4C_L100\2027000_150 & Ward Multif-Family2 Design\CAD\Plots\Sheet\100.dwg L100 LANDSCAPE PLAN Mar 24, 2025 8:11am by: Logan Green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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.

CONIFEROUS TREES

	TG	26	THUJA STANDISHII * PULICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		8' - 10' HT.	SINGLE, STRAIGHT LEADER
							FULL AND MATCHING

SHADE TREES

	CI	42	CARYA ILLINOENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER
							FULL AND MATCHING
	LT	25	LIRIODENDRON TULIPIFERA 'AUROE-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER
							FULL AND MATCHING
	MA	34	MAGNOLIA ACUMINATA / CUCUMBERTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER
							FULL AND MATCHING
	MG	27	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	29	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	143	BUXUS * 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	CONT.	3" HT. MIN.	42" O.C.	FULL AND MATCHING
	HQ	204	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	CONT.	3" HT. MIN.	42" O.C.	FULL AND MATCHING
	IG	186	ILEX GLABRA 'DENSE' / DENSE INKBERRY HOLLY	CONT.	3" HT. MIN.	42" O.C.	FULL AND MATCHING
	JS	83	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	CONT.	4" HT. MIN.	48" O.C.	FULL AND MATCHING
	MR	15	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	1,937	LIRIOPE SPICATA / CREEPING LILY TURF	CONT.	8" HT. X 10" W.	15" O.C.	FULL AND MATCHING

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 SEEDDED 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
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082
PHONE: 816.652.0380
FAX: 816.652.0381
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 & SW WARD ROAD
LEE'S SUMMIT, MISSOURI 64082

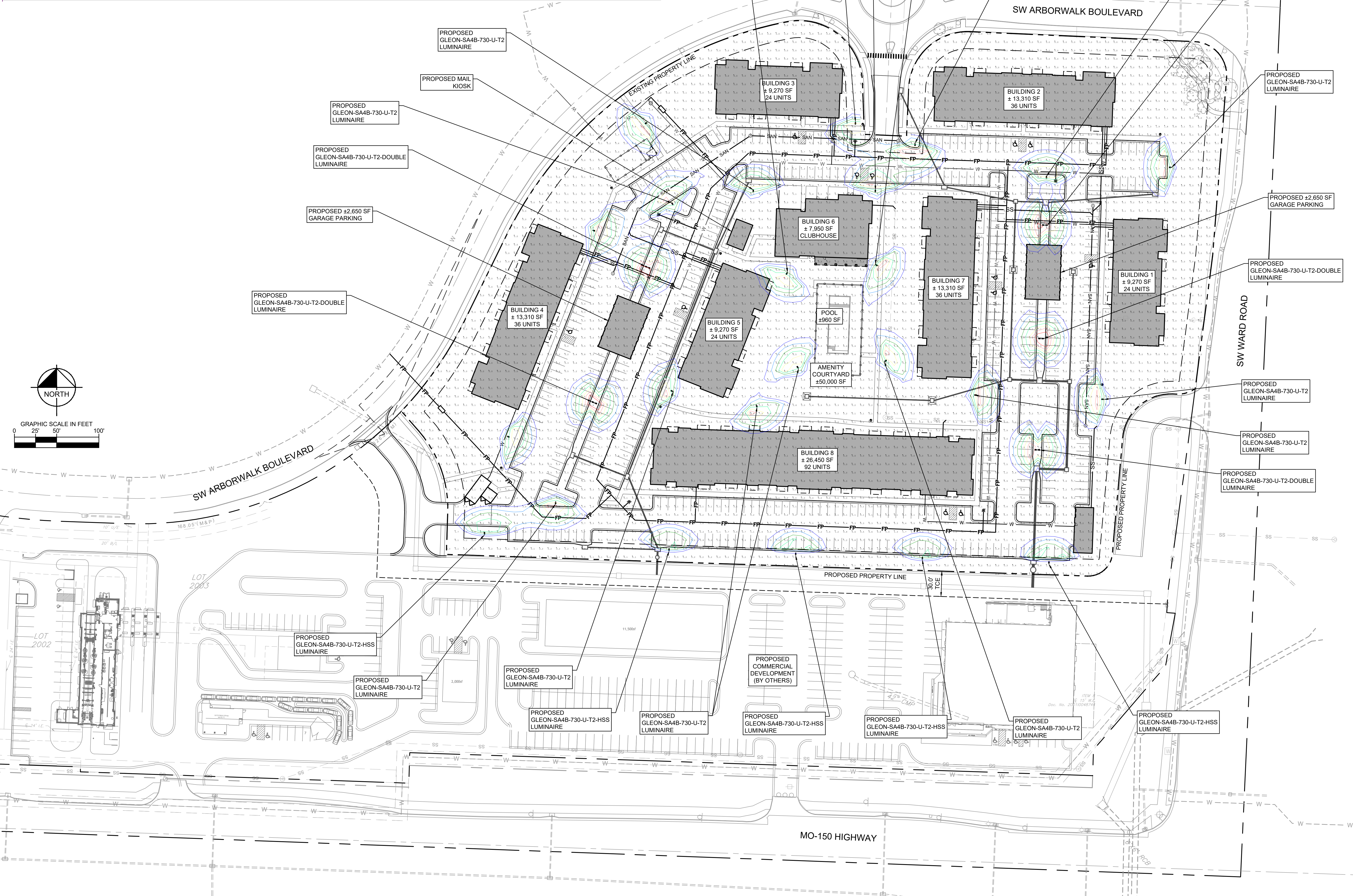
ORIGINAL ISSUE:
3/11/2025
KHA PROJECT NO.
268277000
SHEET NUMBER

L100

Drawing name: K:\KAC_LIE\208277000_150 & Ward Multi-Family\2 Design\CAD\PH100 PHOTOMETRIC PLAN.dwg PH100 PHOTOMETRIC PLAN Mar 25, 2025 3:36pm by: logan green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	GLEON-SA4B-730-U-T2-HSS	Single	N.A.	1.000	GLEON-SA4B-730-U-T2-HSS
	5	GLEON-SA4A-730-U-T2-DOUBLE	Back-Back	N.A.	1.000	GLEON-SA4A-730-U-T2
	19	GLEON-SA4B-730-U-T2	Single	N.A.	1.000	GLEON-SA4B-730-U-T2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Photometric Calculations	Illuminance	Fc	1.23	10.4	0.0	N.A.



150 & WARD MULTIFAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64082		PHOTOMETRIC PLAN		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64110 PHONE: 816.603.0580 FAX: 816.603.0581 MO. CERTIFICATE OF AUTHORITY #001912 EXPIRES: 12/31/24		No. _____ DATE _____ REVISIONS _____	
ORIGINAL ISSUE: 03/24/2025		KHA PROJECT NO. 268277000		SHEET NUMBER PH100		BY _____	
DESIGNED BY: LG		DRAWN BY: LG		CHECKED BY: PJ		SCALE: AS NOTED	
PRELIMINARY NOT FOR CONSTRUCTION		MILHAUS					



1 BLDG A-Front Elevation-C
scale: 1/8" = 1'-0"



2 BLDG A- Rear Elevation-C
scale: 1/8" = 1'-0"

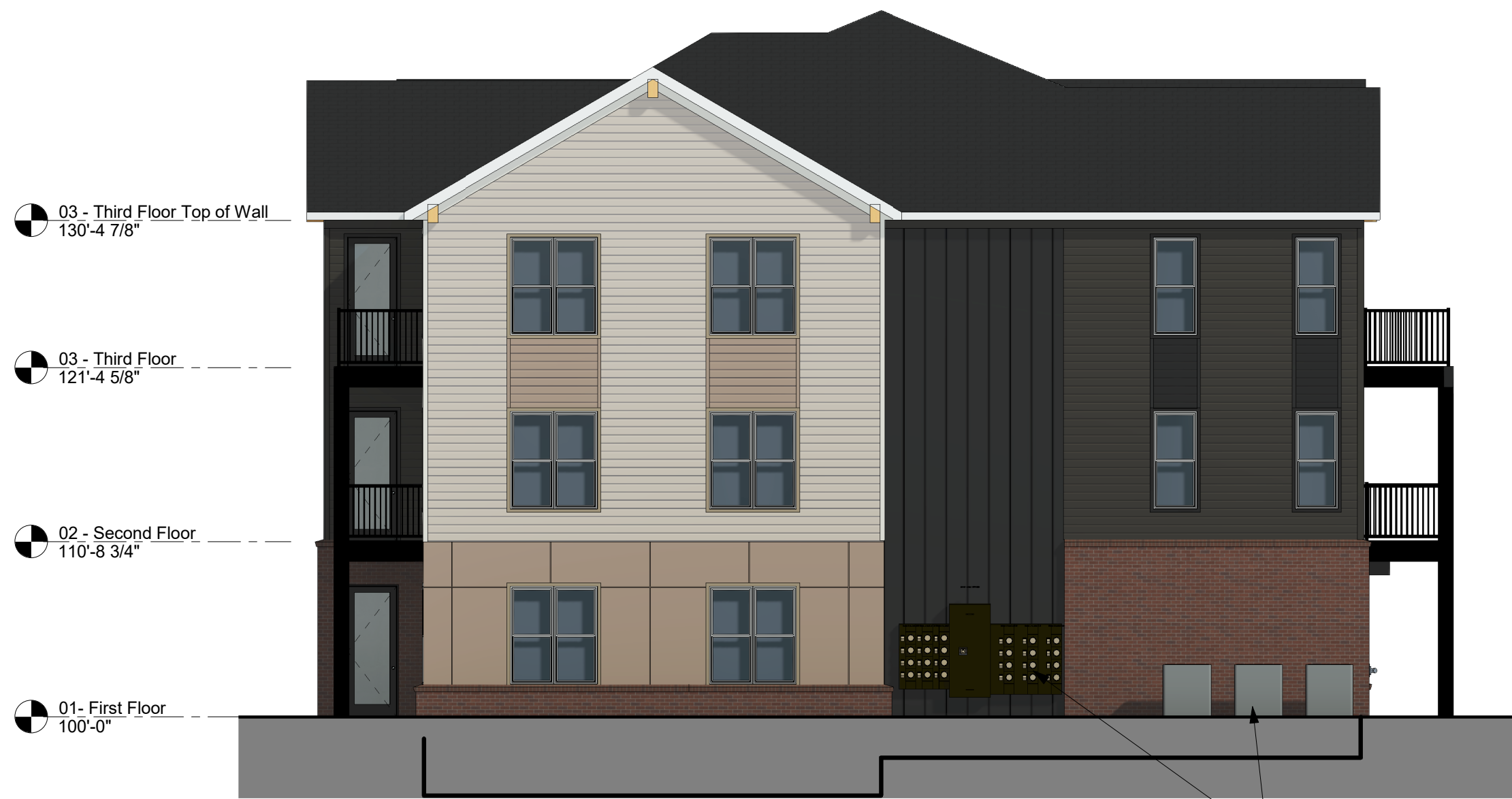
Window / Door Area %

Building A	
Front	29%
Rear	25%
Left	17%
Right	17%

Exterior Material Finish Legend

1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray	9	Canopies Framed in Canopy with Cement Panel Finish 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: White 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.



3 BLDG A-Right Elevation-C
scale: 1/8" = 1'-0"



4 BLDG A-Left Elevation-C
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
03-10-2025
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"

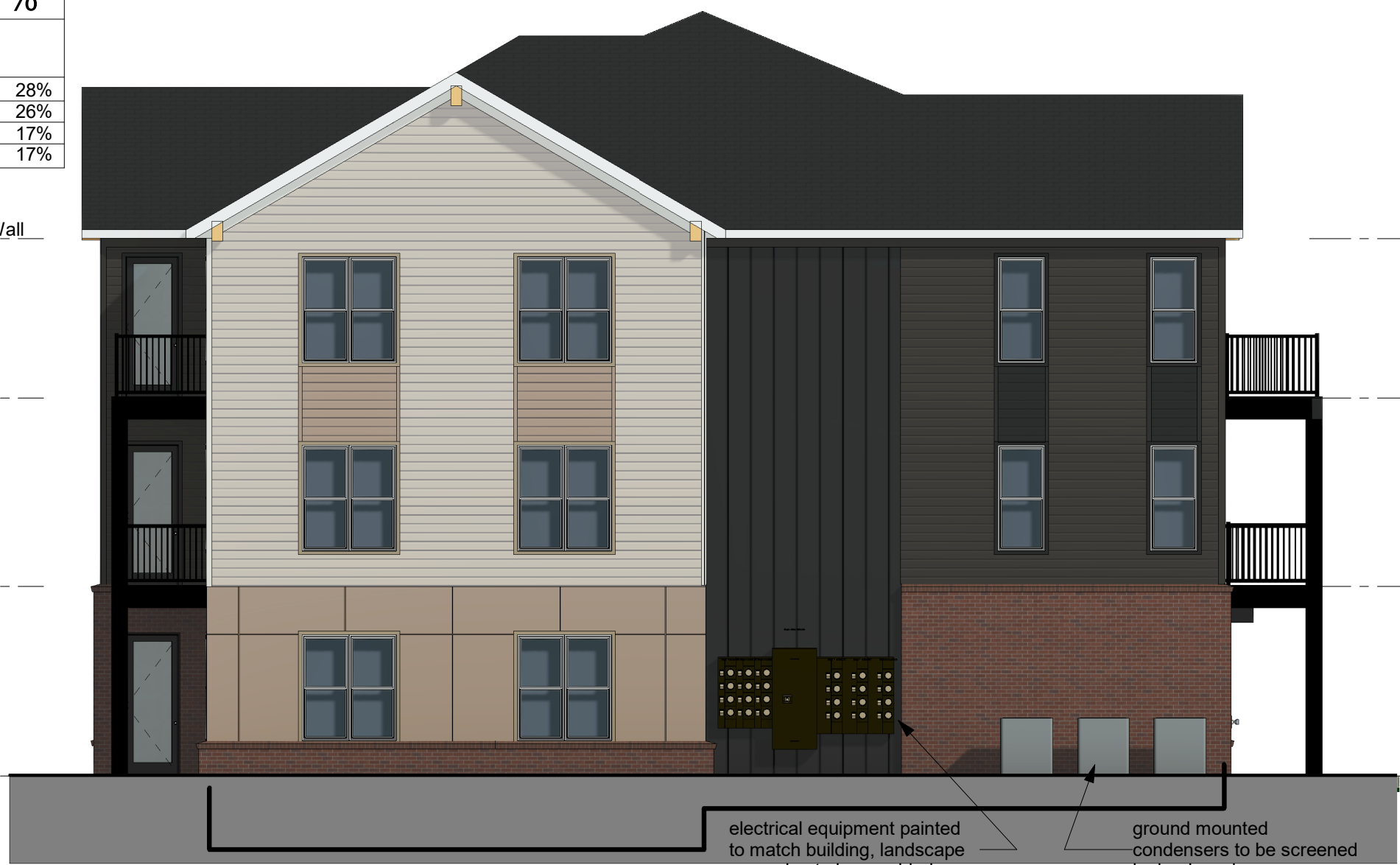
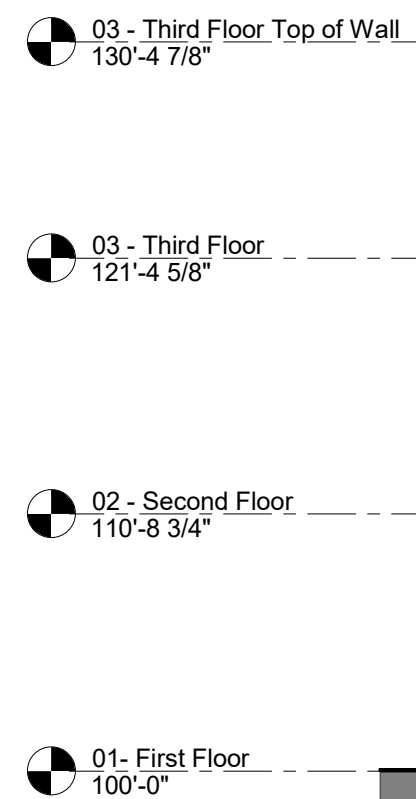


2 BLDG B-Rear Elevation
scale: 1/8" = 1'-0"

Exterior Material Finish Legend	
1 Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray	9 Canopies Framed in Canopy with Cement Panel Finish 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	17%
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
03-10-2025
drawn by
TJM
checked by
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	Canopies Framed in Canopy with Cement Panel Finish 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	26%
Rear	26%
Left	11%
Right	11%



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

date
03-10-2025
drawn by
TJM
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TJM
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sheet number
PDP - A3
Bldg Type C - Exterior Elevations

drawing type
preliminary
project number
22239



2 3D Building B
scale:



1 3D Building A
scale:



3 3D Building C
scale:

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sheet number

PDP - A4

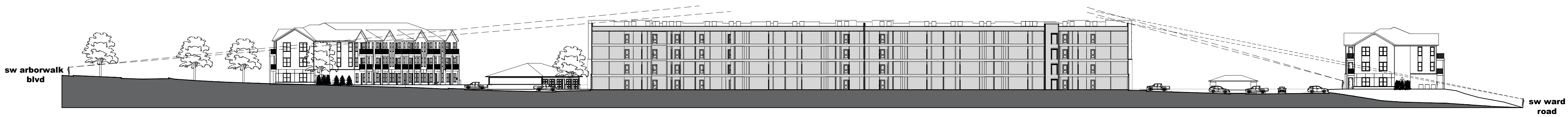
Exterior 3d Views

drawing type

preliminary

project number

22239



1 | Site SECTION
scale: 1" = 40'-0"



2 | Site SECTION 2
scale: 1" = 40'-0"

a proposed development for: Milhaus

Arborwalk Multi-Family

150 Highway & SW Ward Road

Lee's Summit, Missouri 64082

date
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Site Section

drawing type
Preliminary

project number
22239

© 2/7/2025 3:45:53 PM C:\Users\joseph\Documents\22239 - 150 Ward-Clubhouse - Central Model_Joseph\PSW3S.rvt

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



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



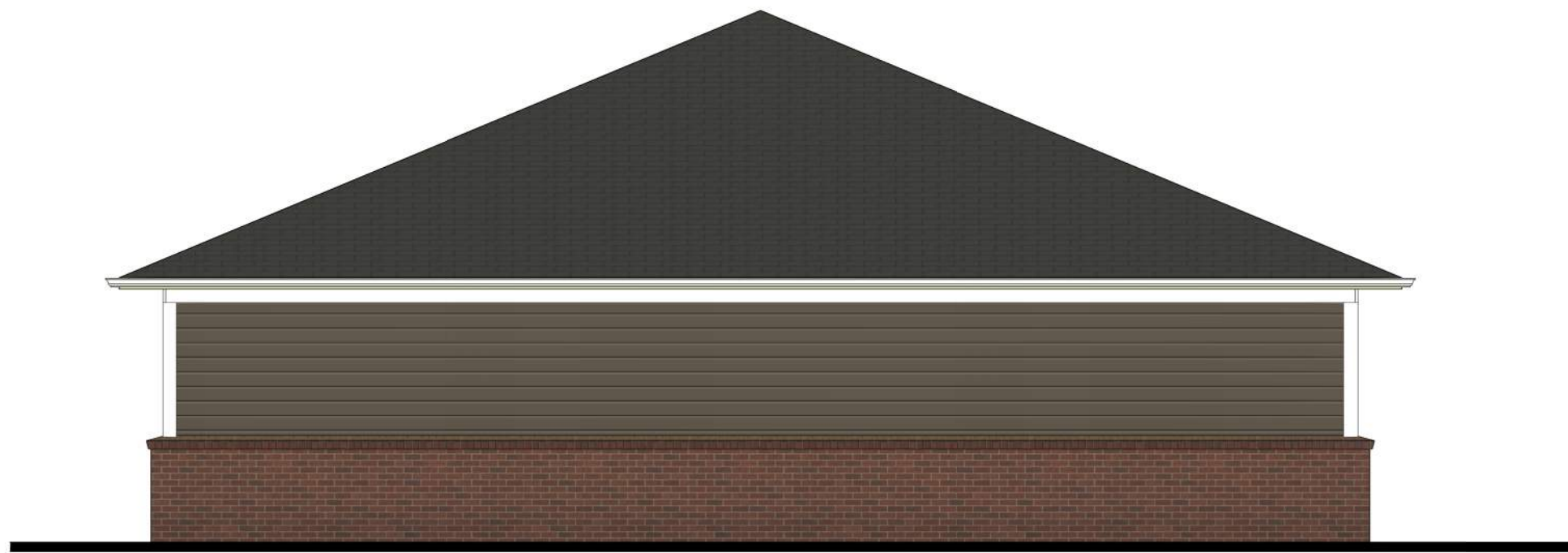
2 Right
scale: 1/8" = 1'-0"



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
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sheet number
PDP-A6
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

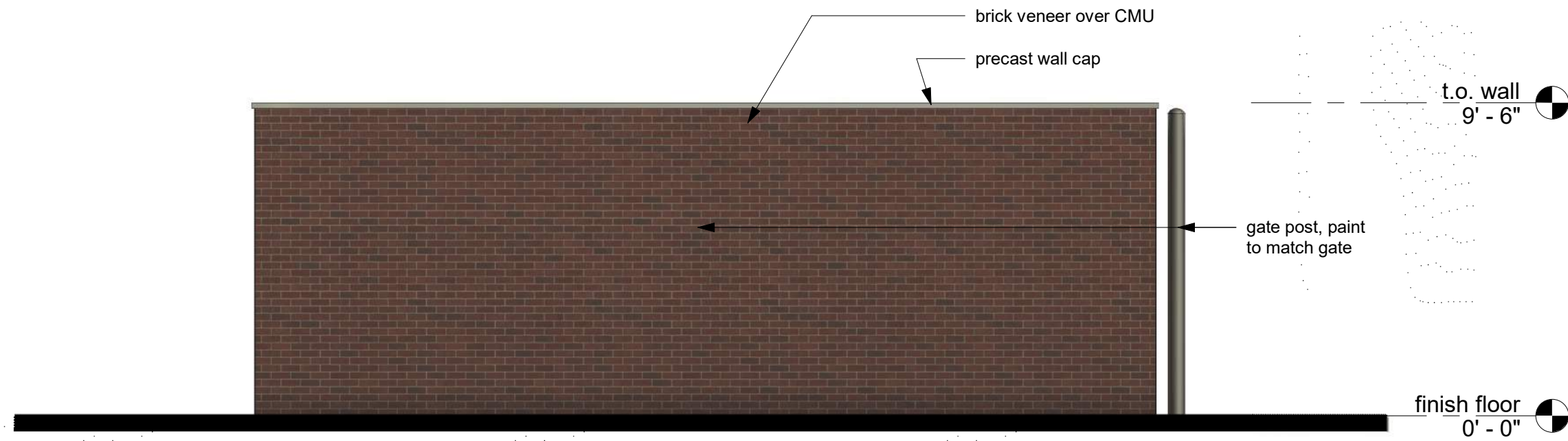
4301 Indian Creek Parkway
Overland Park, KS 66207
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fax: 913.451.9391
www.davidsonae.com

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

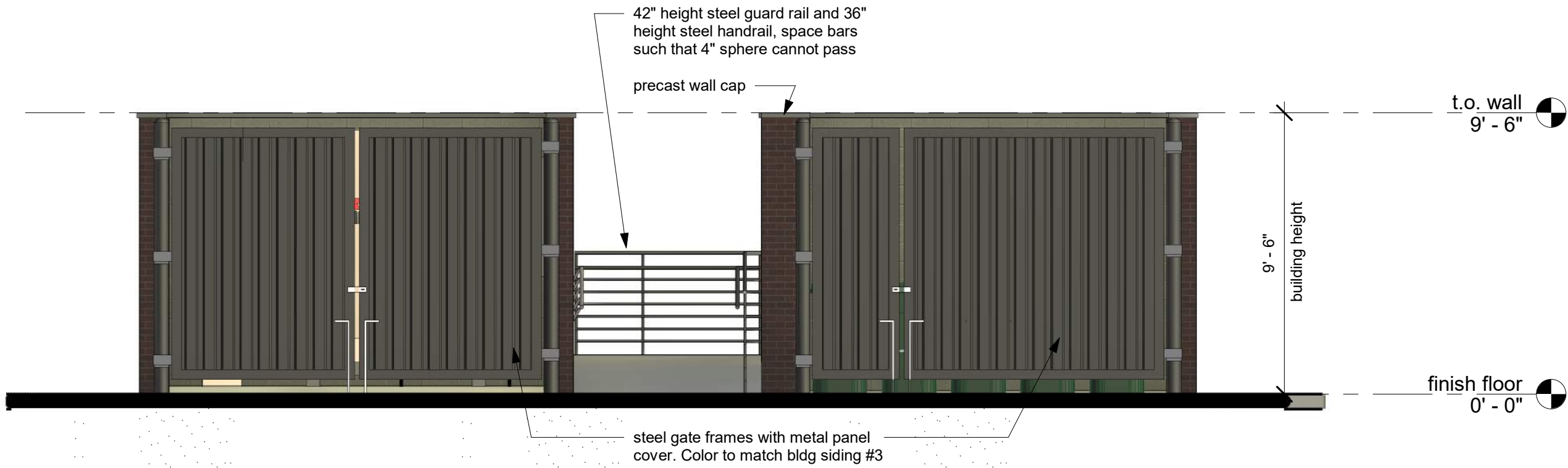
date
03-10-2025
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sheet number
PDP-A7
Elevations and Perspective

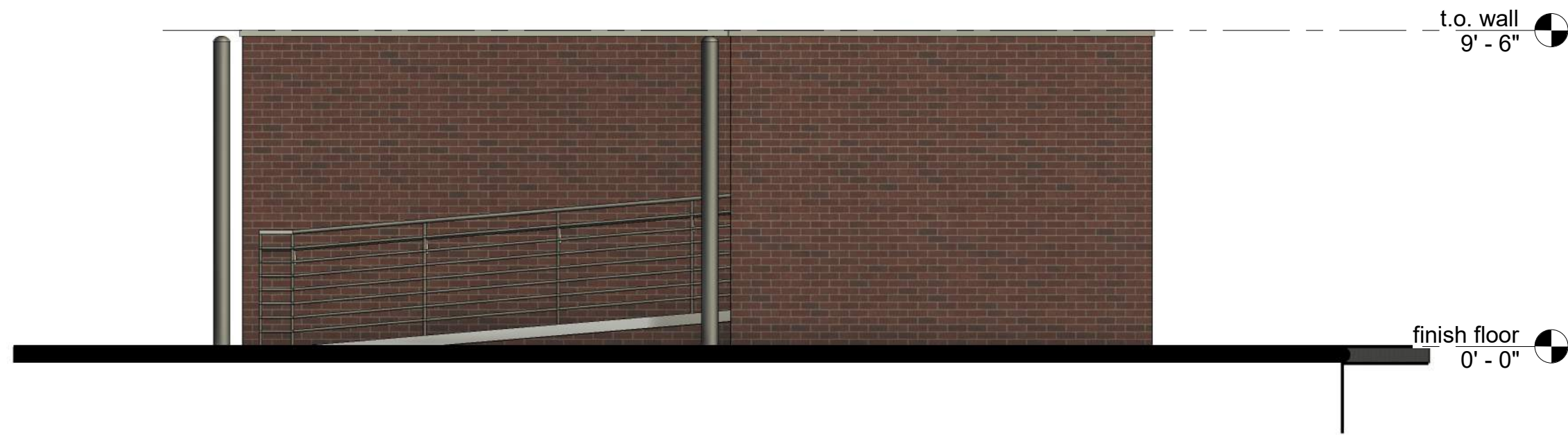
drawing type
Preliminary
project number
22239



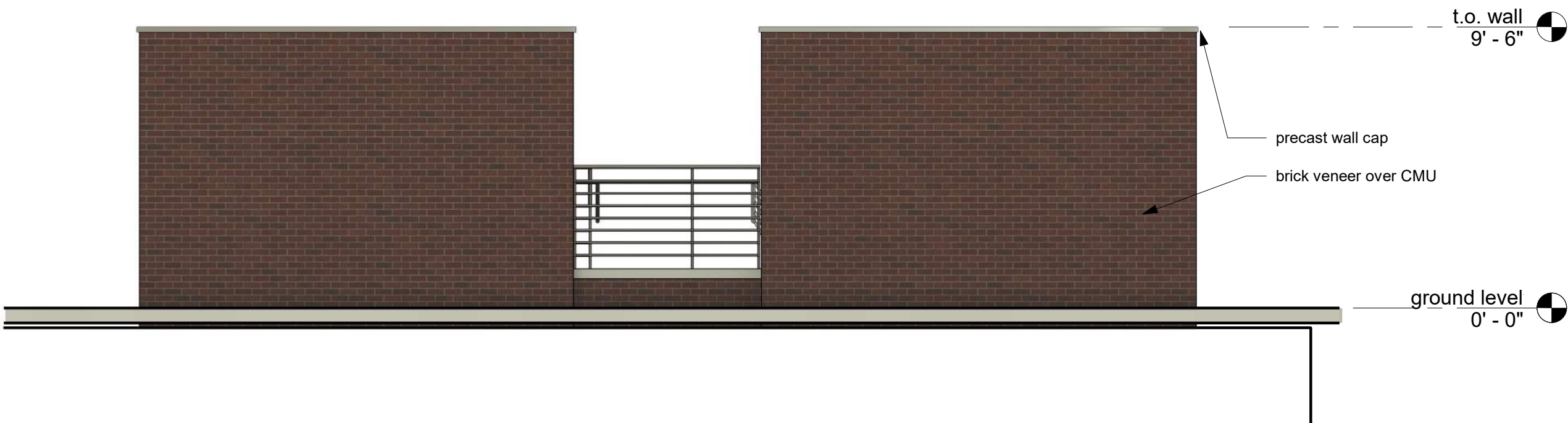
1 Plan West
scale: 1/4" = 1'-0"



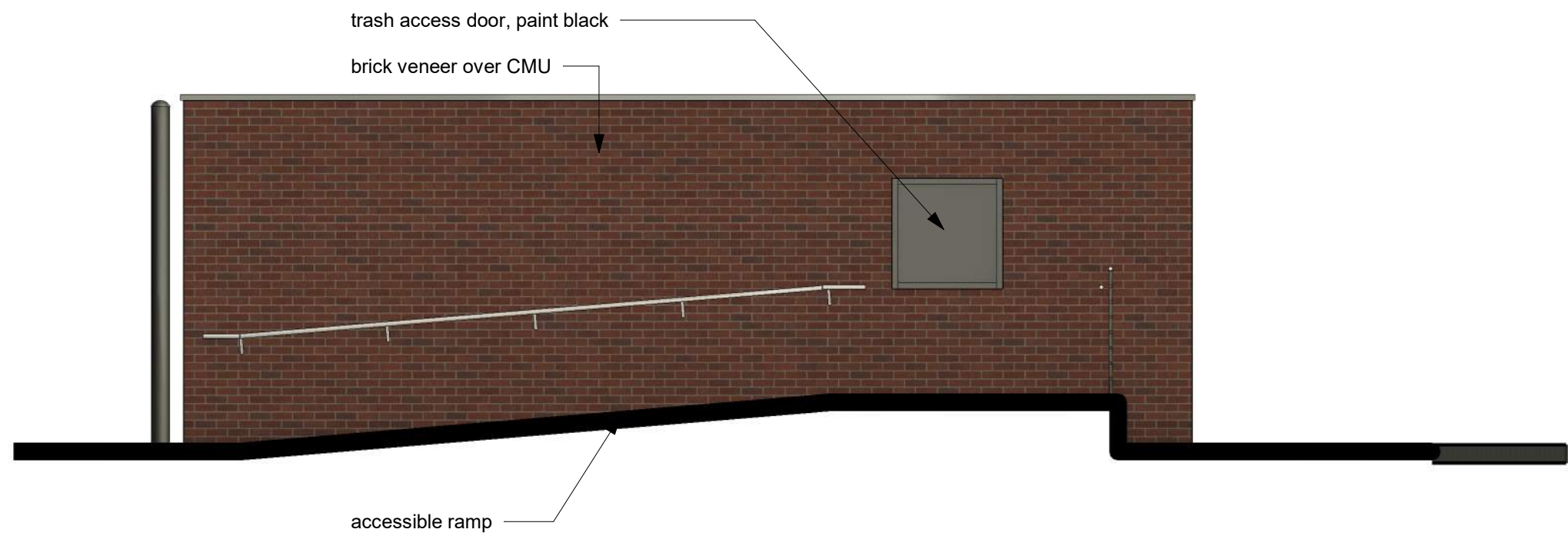
2 Plan South
scale: 1/4" = 1'-0"



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



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



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

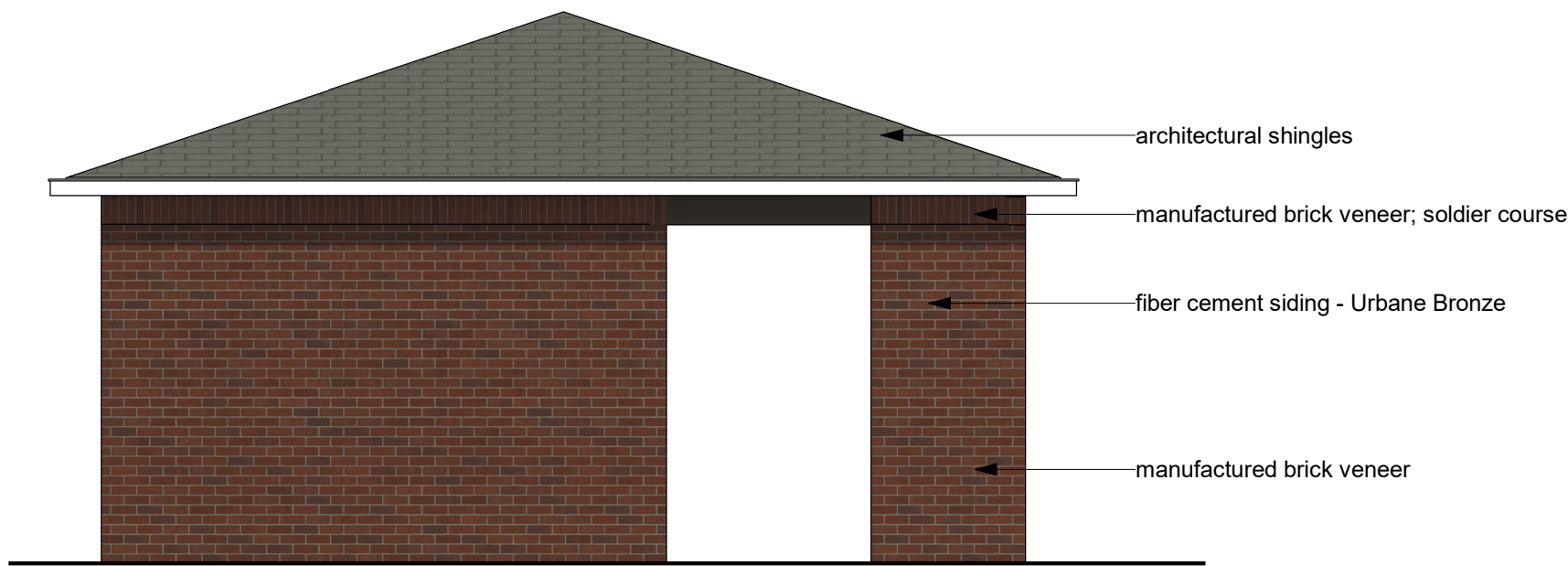


6 Perspective
scale: NTS

a proposed development for: Milhaus
150 & Ward Multi-Family
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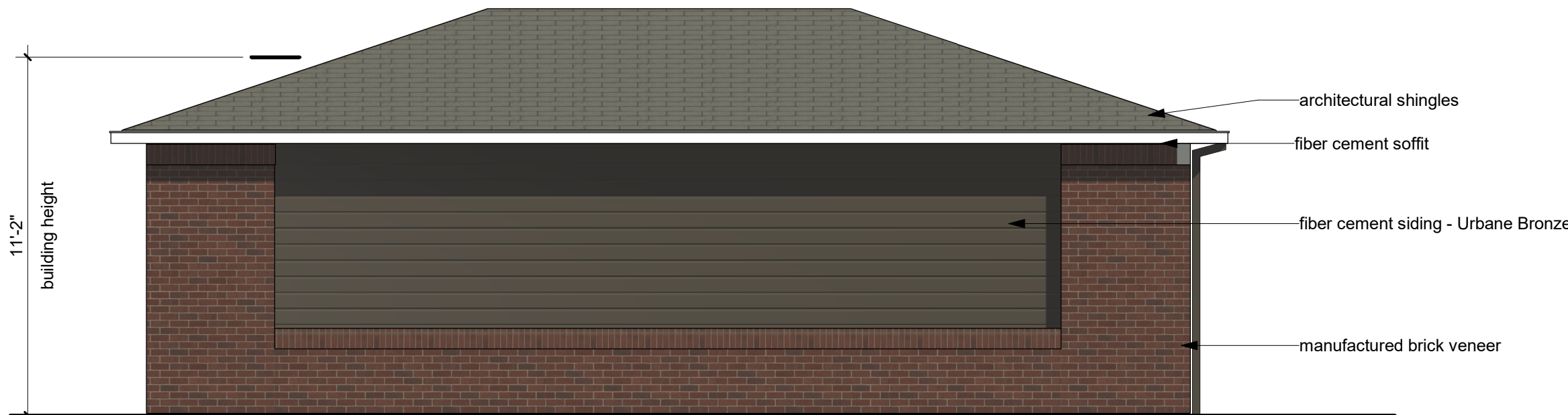
sheet number
PDP-A8
Trash - Elevations and
Perspective
drawing type
Preliminary
project number
22239



2

Right Elevation

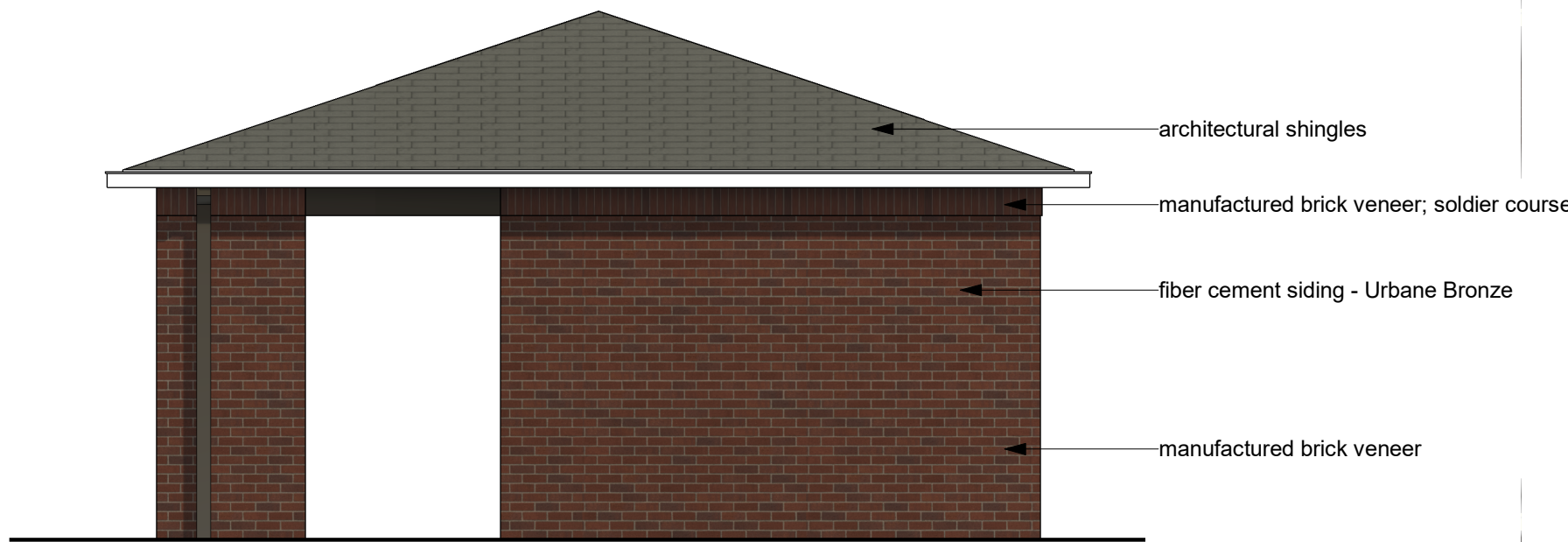
scale: 1/4" = 1'-0"



1

Front Elevation

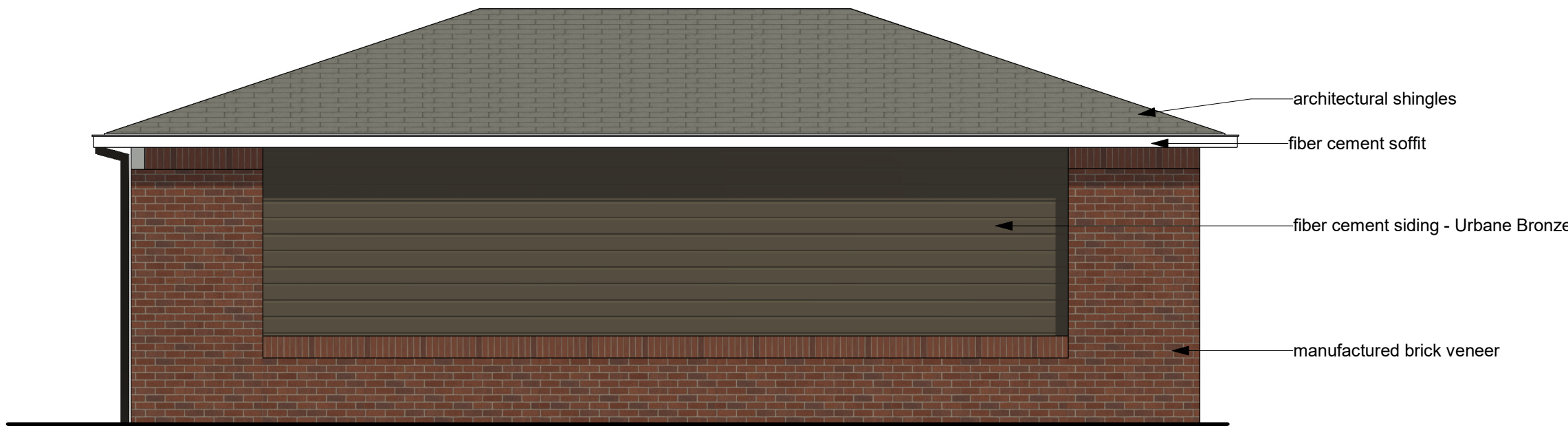
scale: 1/4" = 1'-0"



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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PDP-A9

Mail - Elevations

drawing type

preliminary

project number

22239