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

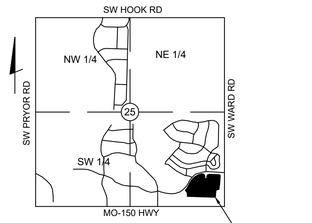
APPROXIMATE TOTAL ACREAGE: 11.46 AC
LIMITS OF DISTURBANCE: 12.67 AC

WATERSHED: MIDDLE BIG CREEK



LOCATION MAP
1" = 2000'

NORTH



LOCATION MAP
SCALE: 1"=2000'
SECTION 25
TOWNSHIP 47N RANGE 32W

PROJECT TEAM

CLIENT:
MILHAUS
CONTACT: DEVON M. COFFEY
TEL: (913)-915-2700
EMAIL: DEVON.COFFEY@MILHAUS.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
PRIMARY CONTACT: PATRICK JOYCE, P.E.
TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM
SECONDARY CONTACT: LOGAN GREEN, E.I.
TEL: (913) 309-9390
EMAIL: LOGAN.GREEN@KIMLEY-HORN.COM

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 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 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.

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

SUBMITTED BY:

4-11-25
PATRICK JOYCE, P.E. — DATE
SENIOR PROJECT MANAGER
KIMLEY-HORN AND ASSOCIATES, INC.

APPROVED BY:

DATE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #.001512.
EXPIRES: 12/31/24

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

Know what's below. Call before you dig.
Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\C0 - COVER SHEET.dwg C000 COVER SHEET Mar 24, 2025 8:11am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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, 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 or 70.00 feet. 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, a radius of 40.00 feet, an arc distance of 60.52 feet; thence Southwesterly along a curve to the right, having a radius of 10,437 02 feet, an arc distance or 215.03 feet; thence South 07 degrees 26 minutes 42 seconds West 230.61 feet; thence Southwesterly on a curve to the Right, having a radius of 10,572.00. 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 21 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. 2001I0048744. 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. 2005I0045420 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 I 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) 29095C0532G, effective January 20, 2017.

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

UTILITY NOTE:

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 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.

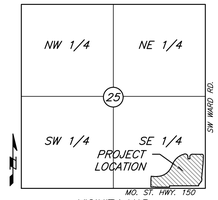
SURVEY CONTROL POINTS				
Point #	*Northing*	*Easting*	*Elevation*	*Description*
1	974540.74	2824139.37	993.44	JA–137
40	978301.91	2817160.68	977.88	SQUARE CUT IN CURB INLET
41	978327.36	2816366.85	1004.50	SQUARE CUT IN CURB INLET
50	978308.82	2817086.59	981.07	"+" CUT IN SIDEWALK
51	978327.61	2816255.51	1007.48	"+" CUT IN SIDEWALK

BENCHMARK:

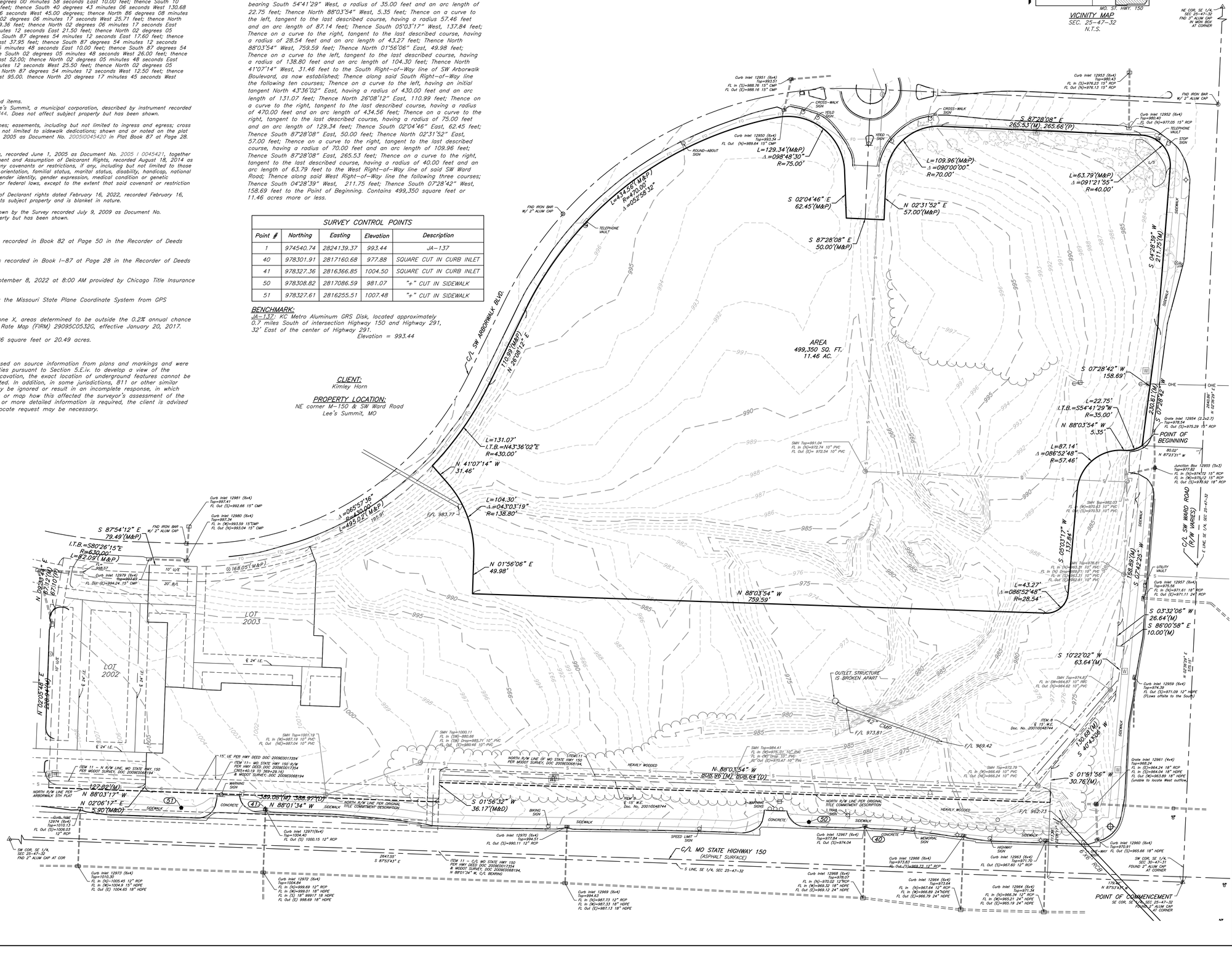
JA–137: KC Metro Aluminum GRS Disk, located approximately 0.7 miles South of intersection Highway 150 and Highway 291, 32' East of the center of Highway 291.
Elevation = 993.44

CLIENT:
Kimley Horn

PROPERTY LOCATION:
NE corner M–150 & SW Ward Road
Lee's Summit, MO



VICINITY MAP
SEC. 25–47–32
N.T.S.


NE COR, SE 1/4, SEC 25–47–32
FND 3" ALUM CAP IN WDN BOX AT CORNER
FND IRON BAR W/ 2" ALUM CAP
S 87°28'08" E 265.53'(M); 265.66'(P)
L=109.96'(M&P)
Δ =090°00'00"
R=70.00'
L=63.79'(M&P)
Δ =091°21'55"
R=40.00'
S 02°04'46" E 62.45'(M&P)
N 02°31'52" E 57.00'(M&P)
S 87°28'08" E 50.00'(M&P)
L=129.34'(M&P)
Δ =098°48'30"
R=75.00'
S 04°28'39" W 211.75'(M)
S 07°28'42" W 158.69'
L=22.75'
I.T.B.=S54°41'29"W
R=35.00'
N 88°03'54" W 5.35'
POINT OF BEGINNING
L=87.14'
Δ =086°52'48"
R=57.46'
L=43.27'
Δ =086°52'48"
R=28.54'
S 05°03'17" W 137.84'
S 07°42'25" W 188.88'(M)
C/L SW WARD ROAD (R/W VARIES)
E LINE, SE 1/4, SEC 25–47–32
N 88°03'54" W 759.59'
L=104.30'
Δ =043°03'19"
R=138.80'
N 41°07'14" W 31.46'
L=131.07'
I.T.B.=N43°36'02"E
R=430.00'
N 01°56'06" E 49.98'
L=495.02'(M&P)
Δ =065°57'36"
R=430.00'
L=326.97'(M&P)
Δ =043°26'12"
R=430.00'
N 26°08'12" E 110.99'(M&P)
L=434.56'(M&P)
Δ =052°59'32"
R=470.00'
S 87°54'12" E 79.49'(M&P)
I.T.B.=S80°26'15"E
R=630.00'
L=22.09'(M&P)
N 02°05'48" E 326.34'(M)
N 02°06'17" E 5.90'(M&D)
N 88°03'17" W 127.82'(M)
S 01°56'32" W 36.17'(M&D)
N 88°01'34" W 389.08'(M) 388.97'(D)
N 88°03'54" W 808.96'(M) 808.64'(D)
S 01°56'32" W 30.76'(M)
S 10°22'02" W 63.64'(M)
S 03°32'06" W 26.64'(M)
S 86°00'58" E 10.00'(M)
S 40°43'06" W 130.68'(M)
AREA 499,350 SQ. FT. 11.46 AC.
LOT 2003
LOT 2002
168.05'(M&P)
L=168.89'(M)
R=10,572.00'
L=195.91'
R=430.00'
L=168.89'(M)
R=10,572.00'
L=215.03'
R=10,437.02'
L=60.52'
R=40.00'
L=326.97'(M)
R=430.00'
L=110'
R=430.00'
L=434.56'
R=470.00'
L=129.34'
R=75.00'
L=109.96'
R=70.00'
L=63.79'
R=40.00'
L=104.30'
R=138.80'
L=131.07'
R=430.00'
L=87.14'
R=57.46'
L=43.27'
R=28.54'
L=22.75'
R=35.00'
L=326.97'(M)
R=430.00'
L=215.03'
R=10,437.02'
L=168.89'(M)
R=10,572.00'
L=60.52'
R=40

SURVEY 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
- WV - WATER VALVE
- FIRE HYDRANT
- SMH - SANITARY MANHOLE
- STMH - STORM MANHOLE
- PP - POWER POLE
- LIGHT POLE
- TSP - TRAFFIC SIGNAL POLE
- GUY WIRE
- T - TELEPHONE PEDESTAL
- SIGN AS NOTED
- FOM - 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

FLOODPLAIN INFORMATION
ACCORDING TO FEMA FLOOD MAP **29095C0532G**, THE SITE IS LOCATED IN "ZONE X", DESCRIBED AS AN AREA OF MINIMAL FLOOD HAZARD.

NOTE:

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

THE SUBJECT PROPERTY CONTAINS 11.46 ACRES OF THE EXISTING 20.49 ACRES PROPERTY

PROPERTY IS LOCATED WITHIN THE MIDDLE BIG CREEK WATERSHED

THE SURVEY PREPARED BY J&J SURVEY, SHOWN ON SHEET C100, SHOWS NO RECORD OF ACTIVE/INACTIVE OIL OR GAS WELLS WITHIN ANY PART OF THE SUBJECT PROPERTY.

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

ARBORWALK SUBDIVISION ZONED - PMIX

ARBORWALK SUBDIVISION ZONED - PMIX

GALE COMMUNITIES INC CA RESIDENTIAL

BALDINDI SEAN & CHLOE 1110 SW ARBOR PARK LN

JANET SAMUEL & BRITTANI 1120 SW ARBOR PARK LN

LOPEZ JOSE & MARIA 1130 SW ARBOR PARK LN

DEJONG MALIA & MATTHEW 1140 SW ARBOR PARK LN

CROSS DAVE & ARTA 1150 SW ARBOR PARK LN

ROMEO HOMES KANSAS LLC 1160 SW ARBOR PARK LN

MARKOVICH KRISTEN L & DAVID P 1170 SW ARBOR PARK LN

WRIGHT JAMES E 1180 SW ARBOR PARK LN

GALE COMMUNITIES INC CA RESIDENTIAL

ARBOR WALK COMMUNITY ASSOCIATION CA RESIDENTIAL

EXISTING LANDSCAPE TO BE REMOVED & REPLACED

6'X4' CURB INLET TO REMAIN

15" CMP STORM SEWER TO REMAIN

6'X4' CURB INLET TO REMAIN

EXISTING STREAM TO BE PROTECTED

SW ARBORWALK BLVD

90' R/W

24.6' B-B

39.3' B-B

15" CMP STORM SEWER TO REMAIN

EXISTING LANDSCAPE & MONUMENT SIGNAGE TO BE PROTECTED DURING CONSTRUCTION

EXISTING RIGHT IN RIGHT OUT ACCESS TO BE REMOVED

PHILLIPS KIMBERLY 3508 SW DANA AVE

TUCKER STEPHEN M & KELLY A 3512 SW DANA AVE

NOLAND FORREST F & KATHRYN A 3516 SW DANA AVE

R/W VARIES

STREET WIDTH VARIES

STEPHENS RYAN & DUFFEE DONNA 3520 SW DANA AVE

BROOKS FARM SUBDIVISION ZONED R-1

GORDON CHRISTINE & HEWITT GORDON 3524 SW DANA AVE

GROSS ERIC S & DIANA L 3528 SW DANA AVE

FREY DAVID & RUTH 3532 SW DANA AVE

PALACIOS ASHLEY JILL 3536 SW DANA AVE

EXISTING REGIONAL WET DETENTION BASIN STORAGE = 7.2 ACRE-FT

CITY OF LEES SUMMIT 1301 SW ARBOR PARK DR

185 FT PROPERTY OFFSET

185.0'

38' B-B

19'

60' R/W

EXISTING PROPERTY LINE (TYP.)

6'X4' CURB INLET TO REMAIN

EXISTING PROPERTY LINE (TYP.)

EXISTING 10" SEWER TO REMAIN

EXISTING FULL ACCESS CONCRETE DRIVE APRON

EXISTING SURFACE DRAINAGE CHANNELS (TO BE REMOVED)

EXISTING RIGHT IN RIGHT OUT CONCRETE DRIVE APRON TO REMAIN

SW WARD RD

2'X2' GRATE INLET TO REMAIN

15" RCP STORM SEWER

5'X3' JUNCTION BOX TO REMAIN

EXISTING PROPERTY LINE (TYP.)

15" RCP STORM SEWER STUB TO BE REMOVED

EXISTING REGIONAL EXTENDED DRY DETENTION BASIN STORAGE = 3.9 ACRE-FT

EXISTING 10' UTILITY EASEMENT (TYP.)

EXIST. 48" STORM SEWER TO REMAIN

6'X4' CURB INLET TO REMAIN

15" CMP STORM SEWER TO REMAIN

SW ARBORLAKE DR

SW ARBORWALK BLVD

6'X4' CURB INLET TO REMAIN

18" RCP STORM SEWER

6'X4' CURB INLET TO REMAIN

24" RCP STORM SEWER

R/W VARIES

12" HDPE STORM SEWER

1299 SW ARBORWALK BLVD ZONDED PMIX

6'X4' CURB INLET TO REMAIN

EXISTING 15' WATERLINE EASEMENT

GRACE BAPTIST CHURCH OF LEES SUMMIT NO ADDRESS ASSIGNED ZONED CP-2

GRACE BAPTIST CHURCH OF LEES SUMMIT 850 SW M 150 HWY

C/L OF 24' INGRESS EASEMENT

15' EXISTING WATER EASEMENT

EXISTING RIGHT IN RIGHT OUT CONCRETE DRIVE APRON

EXISTING 6'X11' RCB TO REMAIN

POINT OF BEGINNING

EXISTING 24' UTILITY EASEMENT (TYP.)

MO-150 HWY

25.7' B-B

24.2' B-B

180' R/W

82.7' B-B

EXISTING 15' WATERLINE EASEMENT

EXISTING RIGHT IN RIGHT OUT CONCRETE DRIVE APRON

EXISTING TREES TO BE REMOVED (BY OTHERS)

EXISTING PROPERTY LINE (TYP.)

EXISTING TEMPORARY SEDIMENT BASIN DAM, OUTLET STRUCTURE, AND 42" CMP TO BE MAINTAINED (BY OTHERS)

EXISTING 5'X5' RCB TO REMAIN

STONEY CREEK ESTATES HOMES ASSOC. CA RESIDENTIAL

PLUMMER MICHAEL D & MICHEL R - TRUSTEES NO ADDRESS ASSIGNED

HARPER GEORGE W & MARY SUSAN 1231 SW M 150 HWY ZONED 90

PARKS PATSY 3800 SW WARD RD ZONED CP-2

JOHNSON TERRY NO ADDRESS ASSIGNED ZONED CP-2

MDC COAST 2 LLC 901 SW M 150 HWY ZONED CP-2

EXISTING STREAM TO BE PROTECTED

EXISTING 6'X13' RCB TO REMAIN

No.	REVISIONS	DATE	BY

Kimley»Horn

805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
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MO CERTIFICATE OF AUTHORITY #.001512.
EXPIRES: 12/31/24

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

PRELIMINARY NOT FOR CONSTRUCTION

MILHAUS

EXISTING CONDITIONS

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
C101

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Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\C1 - EXISTING CONDITIONS.dwg C101 EXISTING CONDITIONS Mar 24, 2025 8:11am by logan.green

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SW ARBORWALK BLVD

LAND USE DESIGNATION
EXISTING: COMMERCIAL
PROPOSED: RESIDENTIAL 3

LAND USE DESIGNATION
EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL

SW WARD RD

MO-150 HWY

No.	REVISIONS	DATE	BY

Kimley»Horn

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CHECKED BY: PJ

PRELIMINARY
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CONSTRUCTION

MILHAUS.

LAND USE DESIGNATIONS

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
C102

Drawing name: K:\KKC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\C1.1 - LAND USE DESIGNATIONS.dwg C102 LAND USE DESIGNATIONS Mar 24, 2025 8:11am by logan.green
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SITE SUMMARY TABLE

A	**ZONING**		
	Existing	PMIX	
	Proposed	PMIX	
B	**APPROXIMATE TOTAL LAND AREA**		
	Existing	11.46	Acres
C	**RIGHT-OF-WAY**		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	**APPROXIMATE NET LAND AREA**		
	Existing	11.46	Acres
	Proposed	11.46	Acres
E	**OPEN SPACE AREA**		
	Proposed	3.78	Acres
	% of Site	33.01%	
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
	Total Gross Floor Area (SF)		102,140
H	**BUILDING COVERAGE, FAR & UNITS/ACRE**		
	Building Coverage		20.46%
	FAR		0.63
	Units/Acre		23.73
I	**OFF-STREET VEHICLE PARKING**		
	Surface Stalls Provided		454
	Garage Stalls Provided		20
	Total Stalls Provided		474
	Total Stall Required*		552*
	Surface Parking Ratio (Stalls/Unit)		1.67
	Garage Parking Ratio (Stalls/Unit)		0.07
	Total Parking Ratio (Stalls/Unit)		1.74
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)		51,320

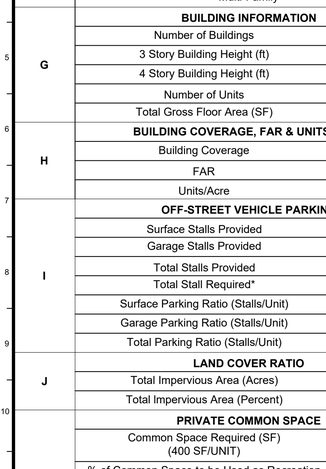
* An Alternate Parking Plan Per Section 8.540 of Lee's Summit UDO was provided to compute total parking stalls required for the proposed development.

SITE PLAN LEGEND

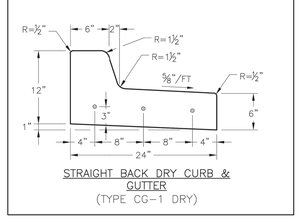
- STANDARD DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- CG-1 CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LANDSCAPE BUFFER

SITE PLAN NOTES

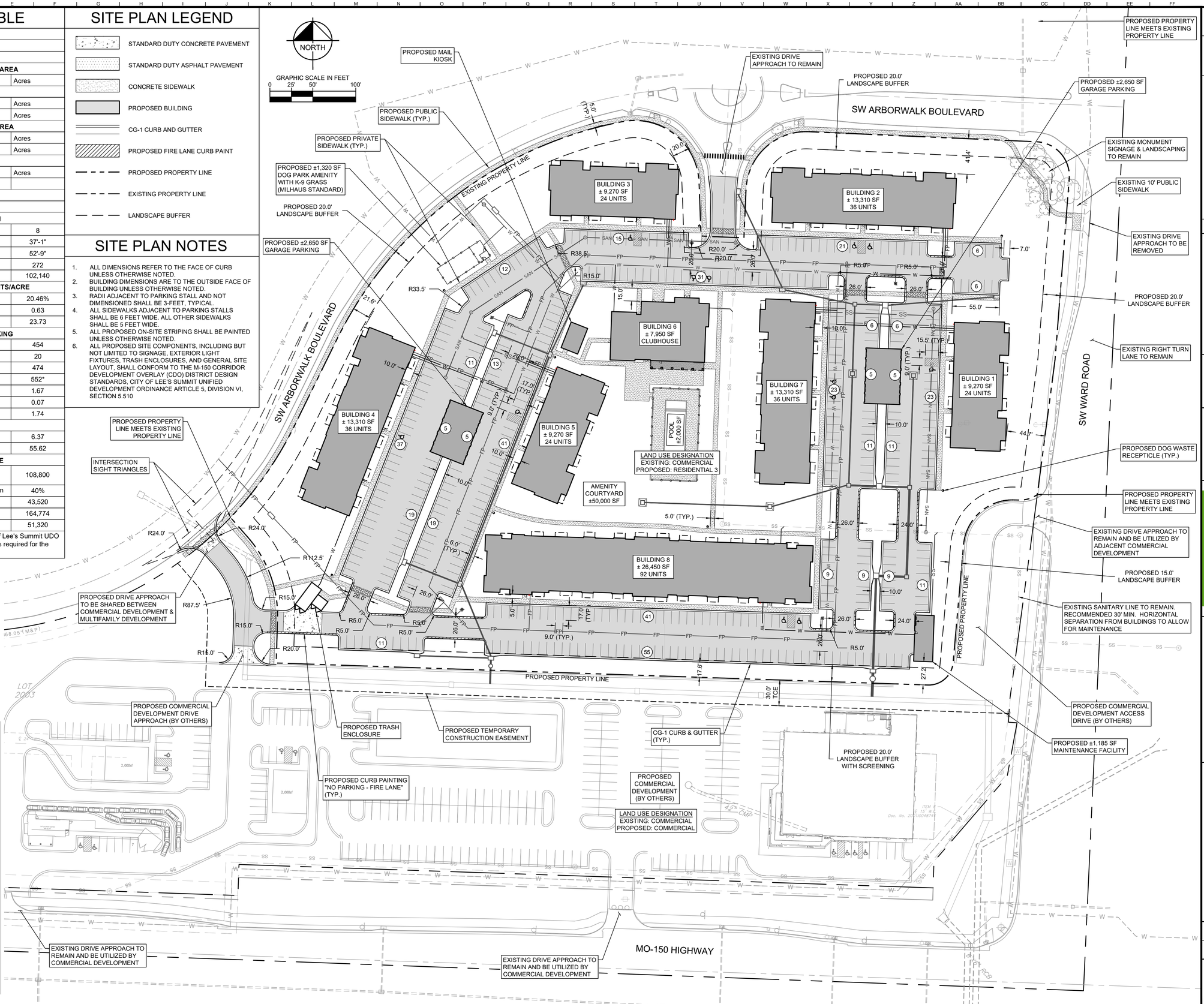
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED SHALL BE 3-FEET, TYPICAL.
4. ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 6 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
6. 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



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



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

PRELIMINARY NOT FOR CONSTRUCTION

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

Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\C2 - SITE PLAN .dwg C200 SITE PLAN Mar 24, 2025 8:11am by logan.green
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GRADING & UTILITY LEGEND

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

GRADING & UTILITY NOTES

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

LIMITS OF DISTURBANCE: 12.67 AC

NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'

ADA ACCESSIBLE ROUTE CONNECTING TO PUBLIC SIDEWALK
PROPOSED 3" PRIVATE WATER METER (TYP.)
PROPOSED 6" BACK FLOW PREVENTER
PROPOSED 3" PRIVATE DOMESTIC WATER MAIN (TYP.)
EXISTING 12" WATER MAIN TO REMAIN (TYP.)
EXISTING 10" PUBLIC SANITARY SEWER MAIN TO REMAIN (TYP.)
EXISTING STORM PIPE (TYP.)
EXISTING STORM STRUCTURE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
PROPOSED FDC (TYP.)
EXISTING MONUMENT SIGN & PLANTINGS TO REMAIN
PROPOSED FIRE HYDRANT (TYP.)
PROPOSED 3" PRIVATE WATER MAIN (TYP.)
PROPOSED PRIVATE SANITARY SEWER MAIN (TYP.)
CONNECT 6" WATER MAIN TO EXISTING 12" WATER PER CITY STANDARDS
BORE INSTALL WATERMAIN BELOW ARBORWALK BLVD.
EXISTING TELECOMMUNICATIONS VAULT (TYP.)
EXISTING FIBER OPTIC TO REMAIN (TYP.)
PROPOSED FDC (TYP.)
PROPOSED FIRE PROTECTION LINE (TYP.)
PROPOSED WATER SERVICE LINE (TYP.)
PROPOSED SANITARY SEWER SERVICE LINE (TYP.)
PROPOSED FDC (TYP.)
EXISTING WATER STRUCTURE (TYP.)
EXISTING PUBLIC SIDEWALK
PROPOSED STORM SEWER (TYP.)
EXISTING OVERHEAD POWER TO REMAIN (TYP.)
PROPOSED NYLOPLAST ROOF DRAIN STORM STRUCTURE (TYP.)
PROPOSED STAIRCASE CONNECTION TO PUBLIC SIDEWALK
PROPOSED 6" BACK FLOW PREVENTER
CONNECT 6" WATER MAIN TO EXISTING 12" WATER PER CITY STANDARDS
BORE INSTALL WATERMAIN BELOW ARBORWALK BLVD.
PROPOSED 6" PRIVATE FIRE PROTECTION LINE (TYP.)
EXISTING PUBLIC STORM SEWER TO BE EXTENDED SOUTH AND EAST TO EXISTING PUBLIC STORM SEWER (BY OTHERS) (TYP.)
COMMERCIAL DEVELOPMENT TO MATCH PROPOSED GRADES ALONG SOUTH PROPERTY LINE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
PROPOSED STORM STRUCTURE (TYP.)
PROPOSED CONTECH HYDRODYNAMIC SEPARATOR #2 (WEST)
CONNECT STORM SEWER TO PROPOSED PUBLIC STORM SEWER EXTENSION (BY OTHERS)
PROPOSED 6" FIRE MAIN
PROPOSED FDC (TYP.)
PROPOSED COMMERCIAL DEVELOPMENT (BY OTHERS)
TEMPORARY CONSTRUCTION ESMT. (TYP.)
PROPOSED CONTECH HYDRODYNAMIC SEPARATOR #1 (EAST)
CONNECT STORM SEWER TO PROPOSED PUBLIC STORM SEWER EXTENSION (BY OTHERS)
PROPOSED STORM SEWER (TYP.)
PUBLIC STORM SEWER EXTENSION (BY OTHERS)
PROPOSED 1.5" PRIVATE DOMESTIC WATER SERVICE LINE (TYP.)
EXISTING STORM SEWER TO REMAIN
EXISTING STORM SEWER STUB TO BE REMOVED
PROPOSED SANITARY SEWER SERVICE LINE (TYP.)
EXISTING SANITARY SEWER TO REMAIN (TYP.)
EXISTING FIRE HYDRANT (TYP.)
EXISTING POWER POLE (TYP.)
EXISTING TELECOMMUNICATIONS VAULT (TYP.)
EXISTING ROADWAY SIGNAGE (TYP.)
EXISTING POWER POLE (TYP.)

BUILDING 1 FFE = 990.75'
BUILDING 2 FFE = 991.50'
BUILDING 3 FFE = 993.65'
BUILDING 4 FFE = 993.00'
BUILDING 5 FFE = 991.50'
BUILDING 6 FFE = 993.00'
BUILDING 7 FFE = 990.80'
BUILDING 8 FFE = 989.55'
FFE = 991.50'
FFE = 991.70'
FFE = 990.00'
FFE = 988.50'

SW ARBORWALK BOULEVARD
SW WARD ROAD
MO-150 HIGHWAY
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
LOT 2003
LOT 2002

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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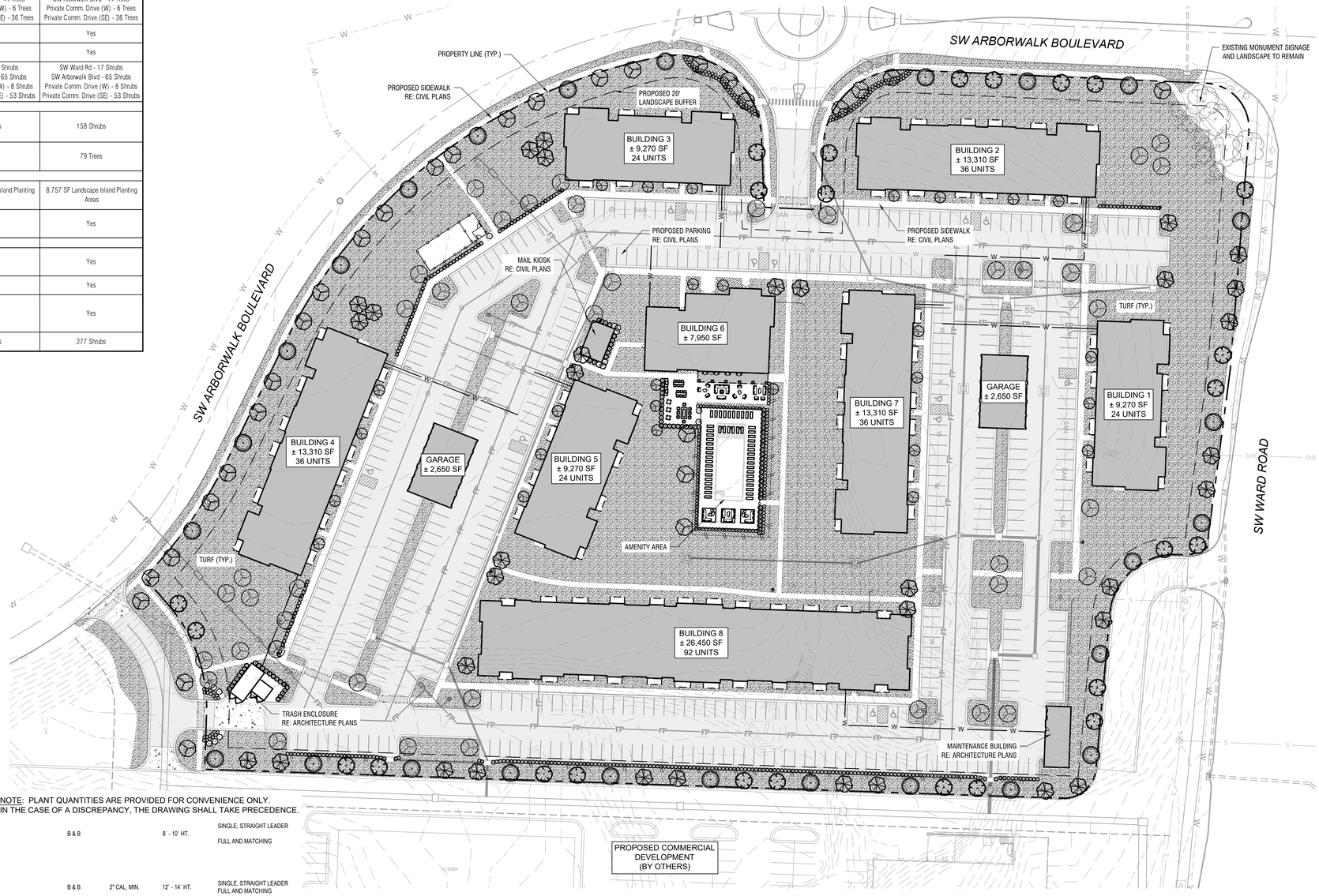
GRADING AND UTILITY PLAN

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 C300

Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\C3 - GRADING PLAN.dwg C300 GRADING AND UTILITY PLAN Mar 24, 2025, 8:11am 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 = 393068 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.	8,7572 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.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
CONIFEROUS TREES							
	TG	26	THUJA STANDISHII × PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	8' - 10' HT.		SINGLE, STRAIGHT LEADER FULL AND MATCHING
SHADE TREES							
	CI	42	CARYA ILLINOINENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	25	LIRIODENDRON TULIPIFERA 'AUREO-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 'DENSA' / DENSA 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 LILYTURF	CONT.	8" HT. X 10" W.	15" O.C.	FULL AND MATCHING

PLANTING NOTES:

1. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED PRE-CONSTRUCTION SUBMITTALS.
2. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
3. 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.
4. 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.
5. 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.
6. 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.
7. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
9. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. FERTILIZER: FERTILIZE SEEDED 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.

No.	REVISIONS	DATE	BY

Kimley»Horn

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EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: CMS
DRAWN BY: CMS
CHECKED BY: AMS

PRELIMINARY NOT FOR CONSTRUCTION

MILHAUS

LANDSCAPE PLAN

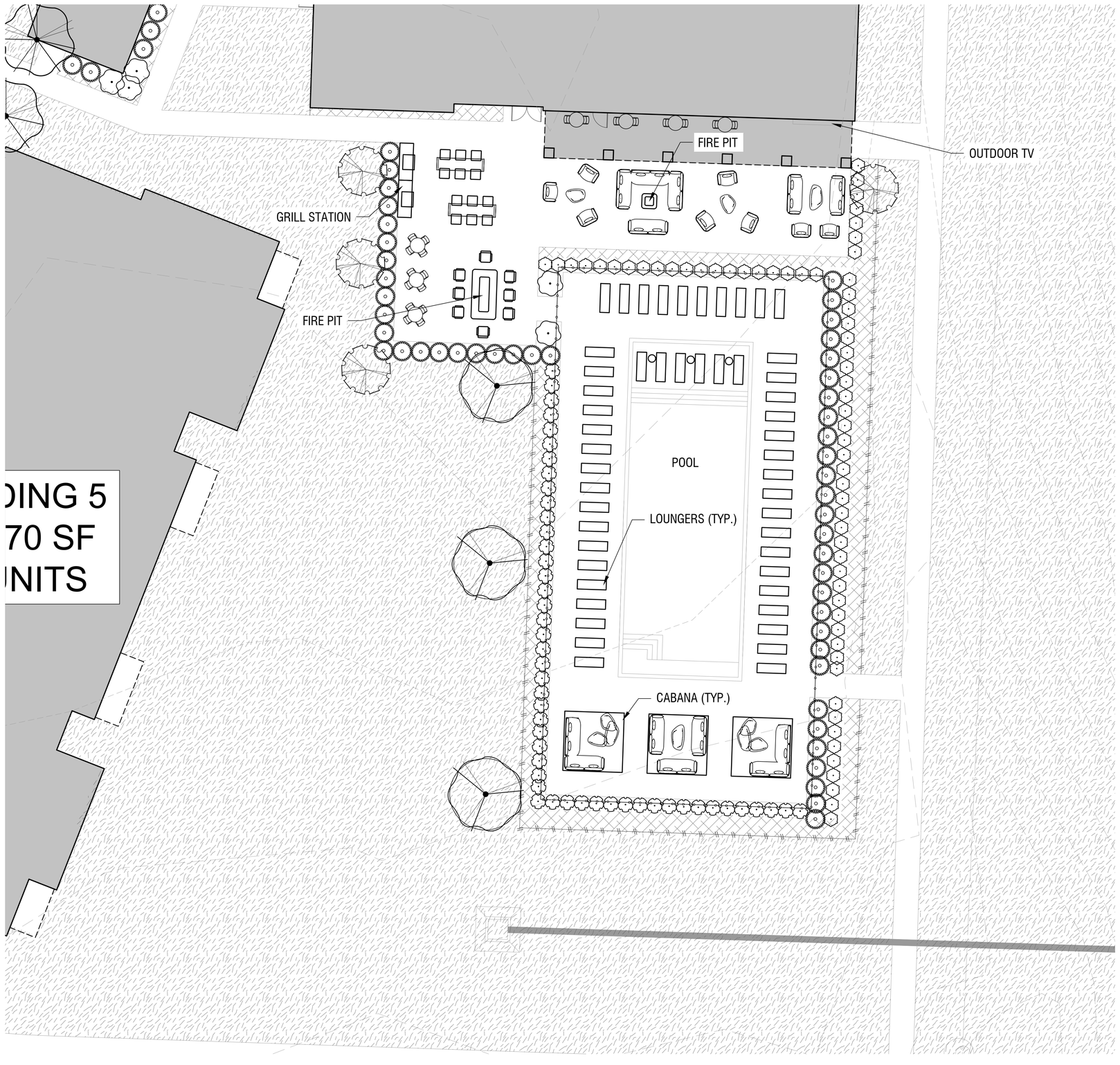
150 & WARD MULTIFAMILY DEVELOPMENT
150 HIGHWAY & SW WARD ROAD
LEE'S SUMMIT, MISSOURI, 64082

ORIGINAL ISSUE: 3/11/2025
KHA PROJECT NO. 268277000
SHEET NUMBER L100

Drawing name: K:\KNC_LDE\268277000_150 & Ward Multi-Family\2 Design\CAD\PlanSheets\L100.dwg, L100 LANDSCAPE PLAN Mar 24, 2025, 8:11am by rogan.green
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GRAPHIC SCALE IN FEET
0 5 10 20

NORTH



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CONIFEROUS TREES		
	TG	THUJA STANDISHII × PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE
SHADE TREES		
	CI	CARYA ILLINOINENSIS / PECAN HICKORY
	LT	LIRIODENDRON TULIPIFERA `AUREO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	MG	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / BRACKEN'S SOUTHERN BOGUE MAGNOLIA
	QL	QUERCUS LYRATA / OVERCUP OAK
SHRUBS		
	BG	BUXUS × 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD
	HQ	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
	IG	ILEX GLABRA 'DENSA' / DENSA INKBERRY HOLLY
	JS	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER
	MR	MAGNOLIA × 'ROSE MARIE' / ROSE MARIE MAGNOLIA
GROUND COVERS		
	LS	LIRIOPE SPICATA / CREEPING LILYTURF
TURF		
	TURF	TALL FESCUE / FESTUCA ARUNDINACEA

No.	REVISIONS	DATE	BY

Kimley»Horn

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EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: CMS
DRAWN BY: CMS
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AMENITY SPACE ENLARGEMENT

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
L101

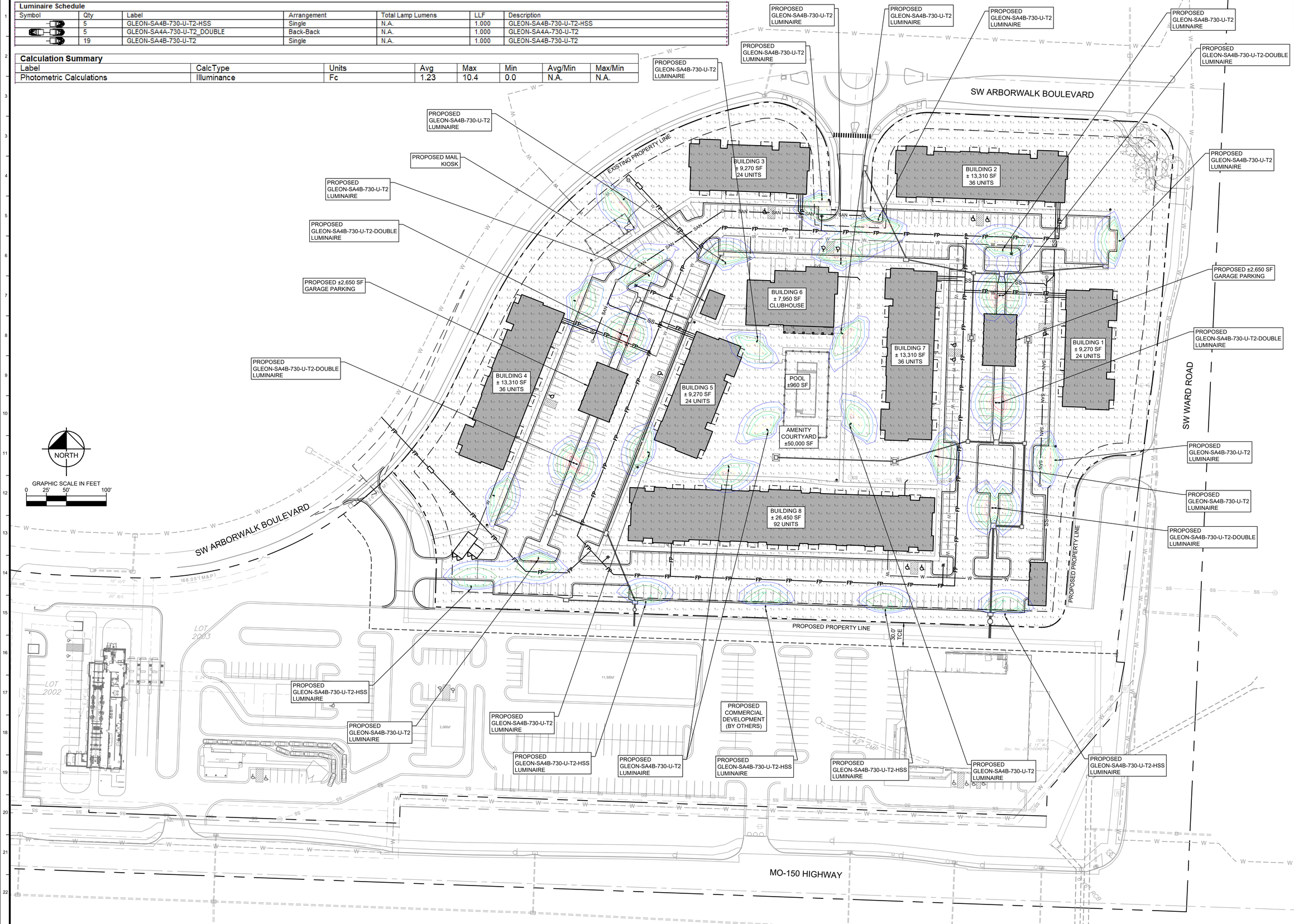
Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\3 Design\CAD\PlanSheets\L100.dwg LANDSCAPE ENLARGEMENT Mar 24, 2025 8:11am by logan.green
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Luminaire Schedule

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	Max/Min
Photometric Calculations	Illuminance	Fc	1.23	10.4	0.0	N.A.	N.A.



No.	REVISIONS	DATE	BY

Kimley»Horn

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

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MILHAUS.

PHOTOMETRIC PLAN

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

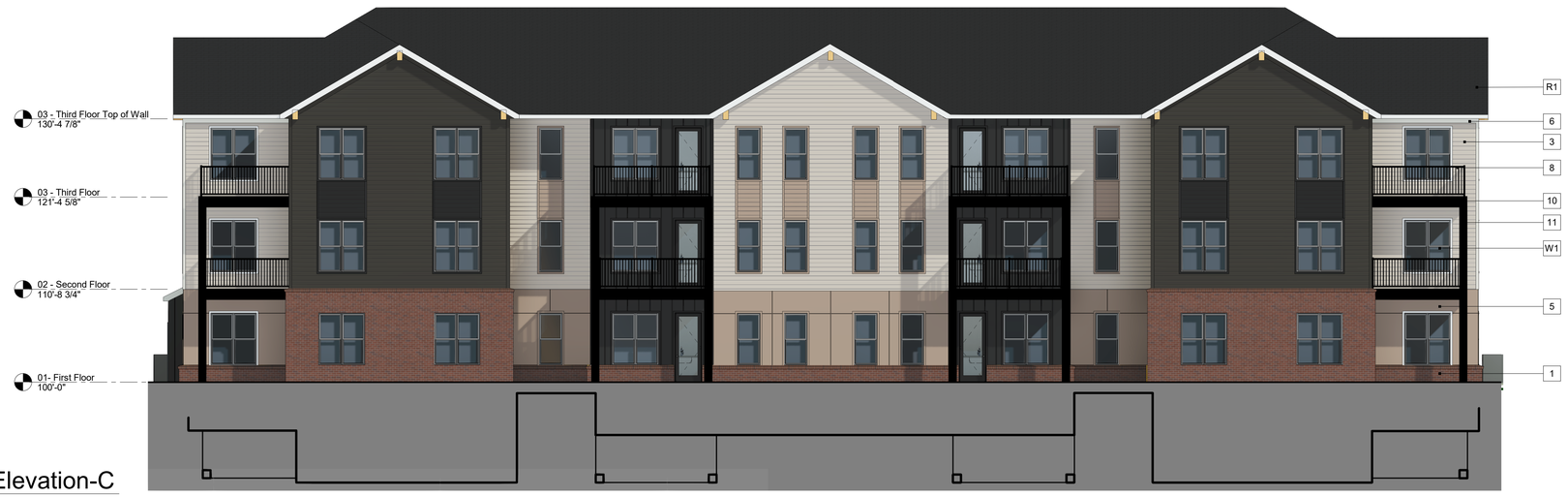
ORIGINAL ISSUE: 03/24/2025
KHA PROJECT NO. 268277000
SHEET NUMBER
PH100

Drawing name: K:\KNC_LDEV\268277000_150 & Ward Multi-Family\2 Design\CAD\Plan\Sheets\P1 - PHOTOMETRIC PLAN.dwg PH100 PHOTOMETRIC PLAN Mar 25, 2025 3:36pm by logan.green
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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** Dimesions: 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.



3 BLDG A-Right Elevation-C

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

4 BLDG A-Left Elevation-C

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

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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

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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** Dimesions: 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

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Bldg Type B - Exterior Elevations

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project number
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1 BLDG C-Front Elevation-C

scale: 1/16" = 1'-0"



2 BLDG C-Rear Elevation-C

scale: 1/16" = 1'-0"

Exterior Material Finish Legend

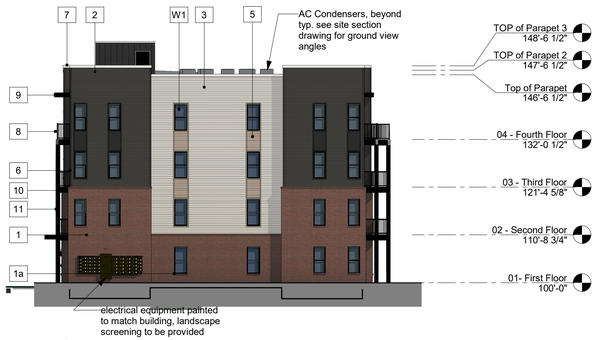
1	**Modular Brick Type 01 (Field)** Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte **Mortar** Color: Standard Gray	9	**Canopies** Framed in Canopy with Cement Panel Finish Color: Black
1a	Rowlock Sill - Same as 01	10	**Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted** Color: Black
2	**Fiber Cement Siding -** **8" Horizontal Lap Siding** Color: Urbane Bronze Texture: Smooth / Matte	11	**Pre Engineered Treated Wood Post / Painted** Dimesions: 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-C

scale: 1/16" = 1'-0"



3 BLDG C-Right Elevation-C

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
04-10-2025
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checked by
TJM
revisions

sheet number
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Bldg Type C - Exterior Elevations

drawing type
preliminary
project number
22239

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2 3D Building B
scale:



1 3D Building A
scale:



3 3D Building C
scale:

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

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PDP - A4
Exterior 3d Views

drawing type
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project number
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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

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3-21-2025
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DAE
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DAE
revisions

sheet number
PDP-A4.1
Site Section

drawing type
Preliminary
project number
22239

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



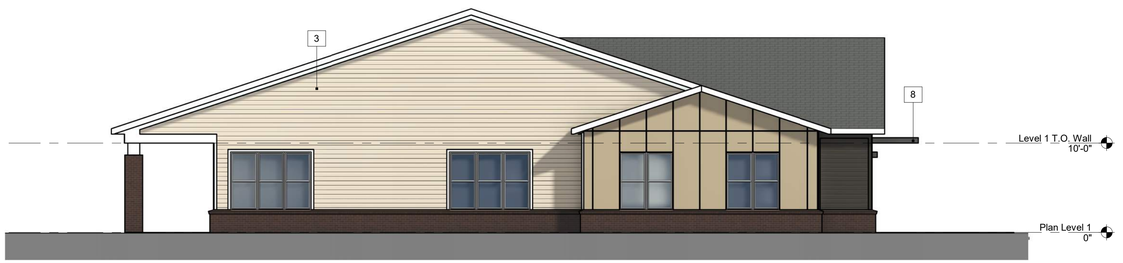
1 Front
scale: 1/8" = 1'-0"



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



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



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

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a new development for: Milhaus

150 & Ward Multi-Family

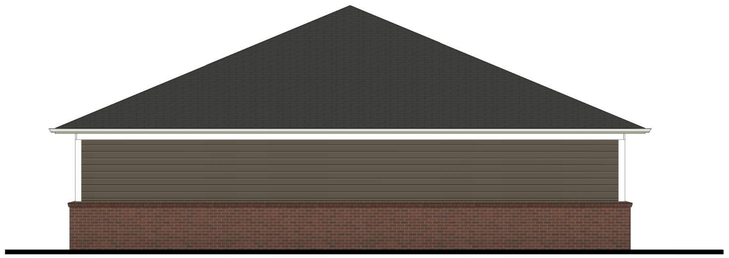
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
03-10-2025
drawn by
DAE
checked by
DAE
revisions

sheet number
PDP-A5
Exterior Elevations

drawing type
preliminary
project number
22239

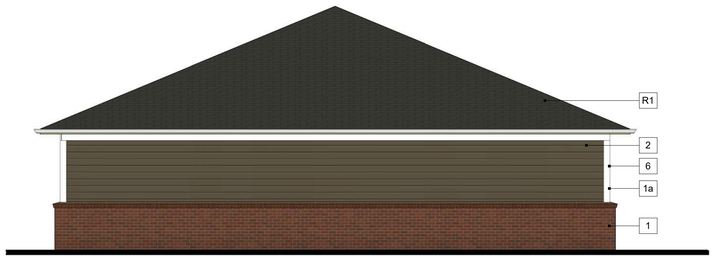
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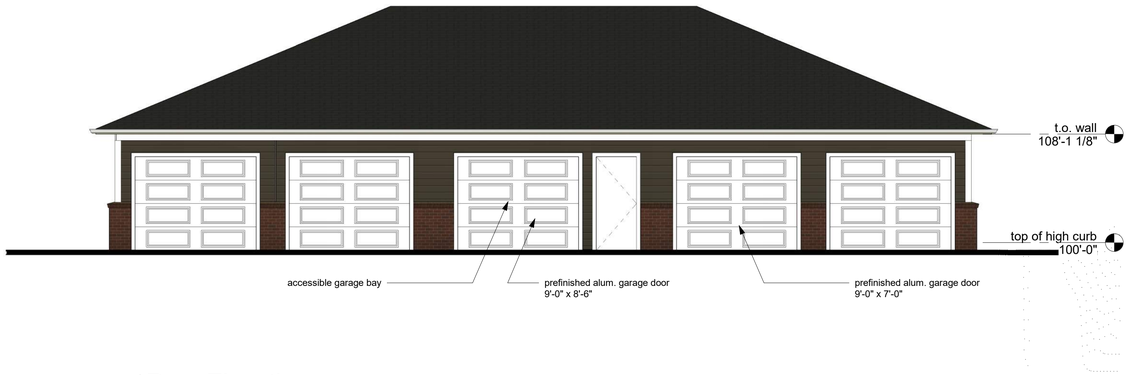
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scale: 3/16" = 1'-0"



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



3 Right 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

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03-10-2025
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PDP-A6
Garage - Elevations and Perspective

drawing type
Preliminary
project number
22239

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



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



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



4 South 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.



5 Perspective
scale: NTS

a proposed development for: Milhaus

150 & Ward Multi-Family

150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

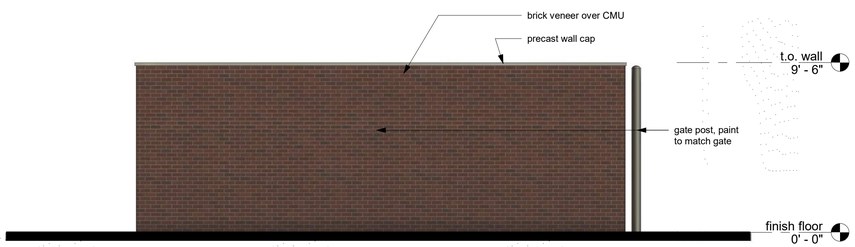
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sheet number
PDP-A7
Elevations and Perspective

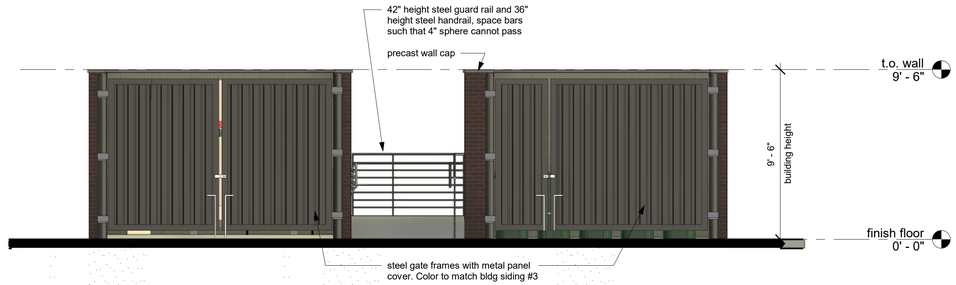
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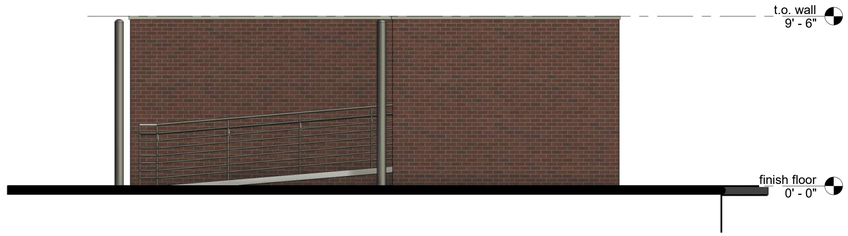
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1 Plan West
scale: 1/4" = 1'-0"



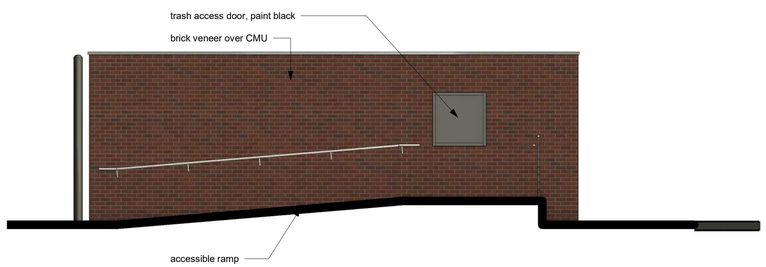
2 Plan South
scale: 1/4" = 1'-0"



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

150 Highway & SW Ward Road
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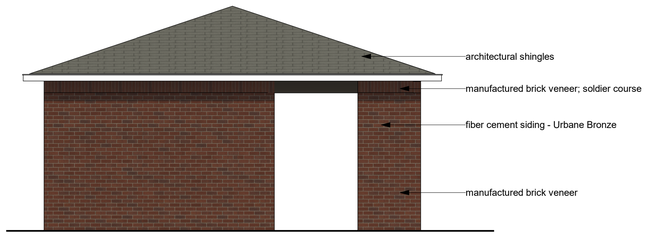
sheet number
PDP-A8
Trash - Elevations and Perspective

drawing type
Preliminary
project number
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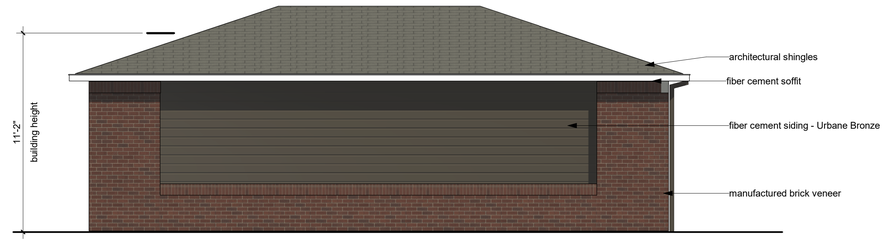
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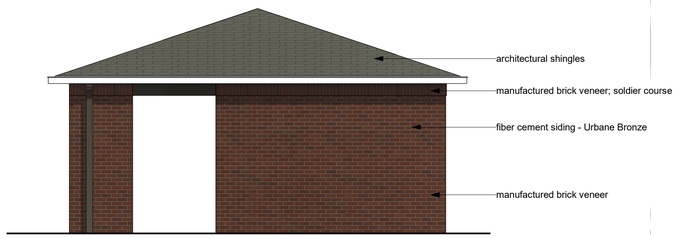
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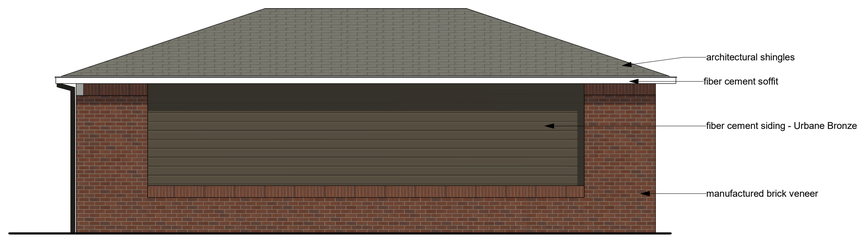
2 Right Elevation
scale: 1/4" = 1'-0"



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
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Mail - Elevations

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project number
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