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City of Lee's Summit  
Development Center

**LEGEND**

□	SQUARE FEET	□	GRASS
▨	CONCRETE SURFACE	▨	POST & RAIL FENCE
▩	NO PARKING AREA	▩	GRASS
▧	PARKING SPACES	▧	WATER VALVE
▦	MANHOLES	▦	SANITARY MANHOLE
▥	WATER METER	▥	UTILITY MANHOLE
▤	ELECTRICAL RISER	▤	SEWER
▣	CENTRAL ANGLE	▣	SEWER
▢	WATER	▢	OVERHEAD UTILITY LINE
□	SEWER	□	WATER LINE
■	CHORD LUTHER	■	
▤	ELECTRICAL LINE		



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Development Services

2017-093

CONCEPT PLANT SCHEDULE

DECIDUOUS TREES  
7" CAL. @ 4" P.A.S. @ 6' ON GROUND  
DB4

EXISTING TREES AND SHRUBS  
EXISTING

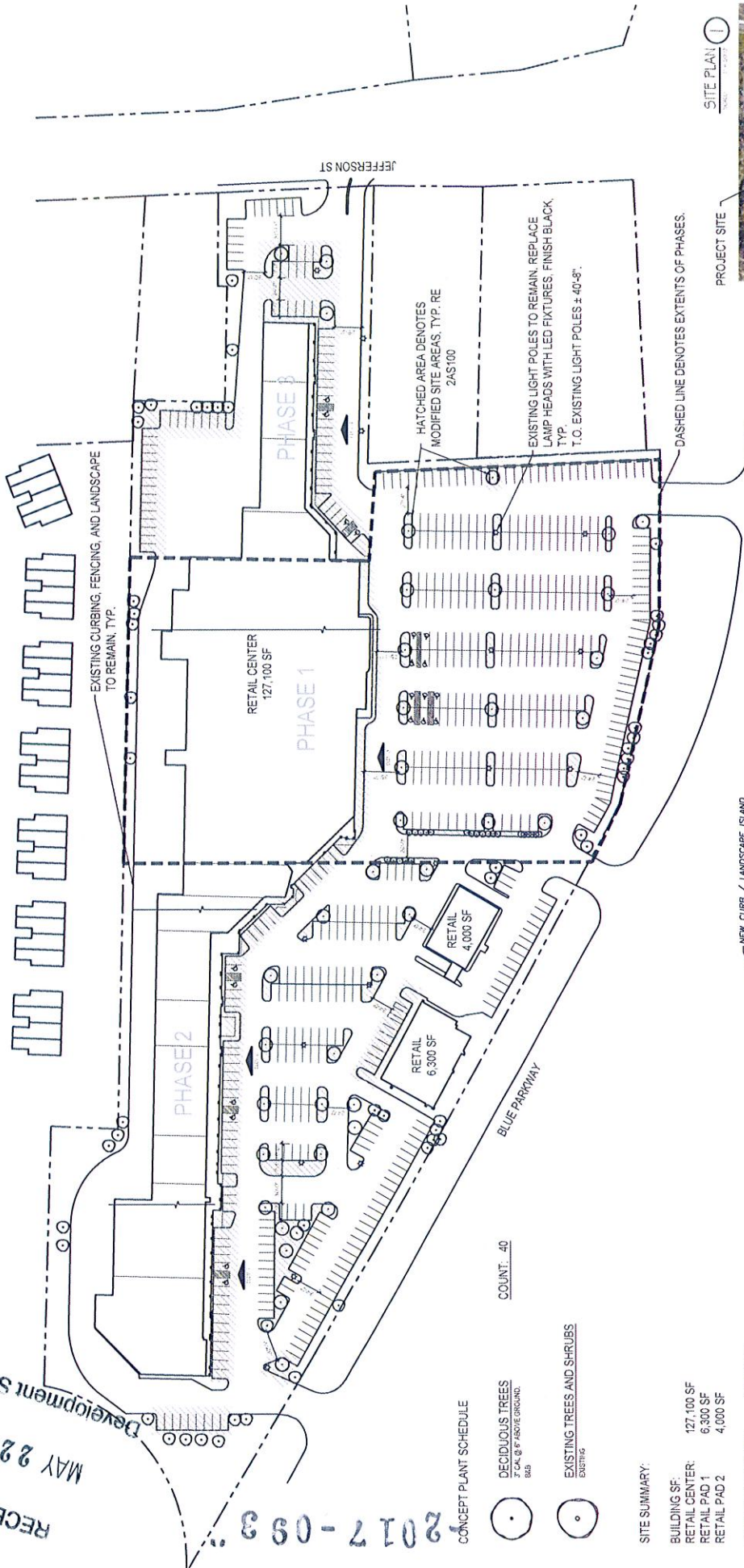
COUNT: 40

SITE SUMMARY:

BUILDING SF: 127,100 SF  
RETAIL CENTER: 127,100 SF  
RETAIL PAD 1: 6,300 SF  
RETAIL PAD 2: 4,000 SF  
TOTAL EXISTING GLA: 137,400 SF

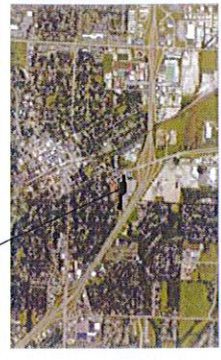
PARKING:  
CURRENT PARKING LAYOUT: 616 STALLS  
PROPOSED PARKING LAYOUT: 606 STALLS  
CURRENT PARKING LAYOUT: 4.48 CARS / 1000 SF  
PROPOSED PARKING LAYOUT: 4.41 CARS / 1000 SF

EXISTING PERVIOUS COVERAGE: 12.6%  
PROPOSED PERVIOUS COVERAGE: 16%



SITE PLAN  
SCALE: 1" = 40'-0"

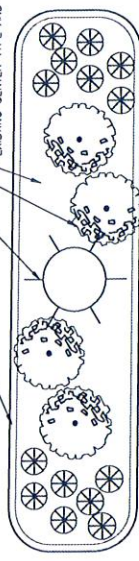
PROJECT SITE



VICINITY MAP - NOT TO SCALE

NEW CURB TYPICAL DETAIL (2)  
SCALE: 1" = 4'-0"

NEW CURB / LANDSCAPE ISLAND  
EXISTING LIGHT POLE TO REMAIN. REPLACE LAMP HEADS WITH LED FIXTURES. FINISH BLACK. TYP.  
EXISTING LIGHT POLES TO REMAIN. REPLACE LAMP HEADS WITH LED FIXTURES. FINISH BLACK. TYP.  
NEW LANDSCAPE PER CITY STANDARD REQ.  
MULCH LANDSCAPE ISLAND. MULCH TO MATCH EXISTING CENTER TYPE AND COLOR.



AS100 - SITE PLAN  
SCALE: 1" = 4'-0"



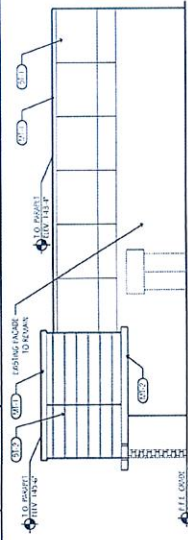
Kover architects  
1400 HERITAGE INVESTMENTS  
MAY 23, 2017

RESUBMITTAL 05.22.17

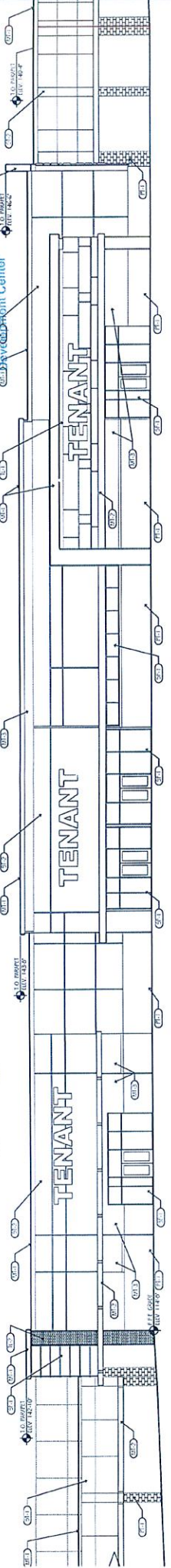
DDP



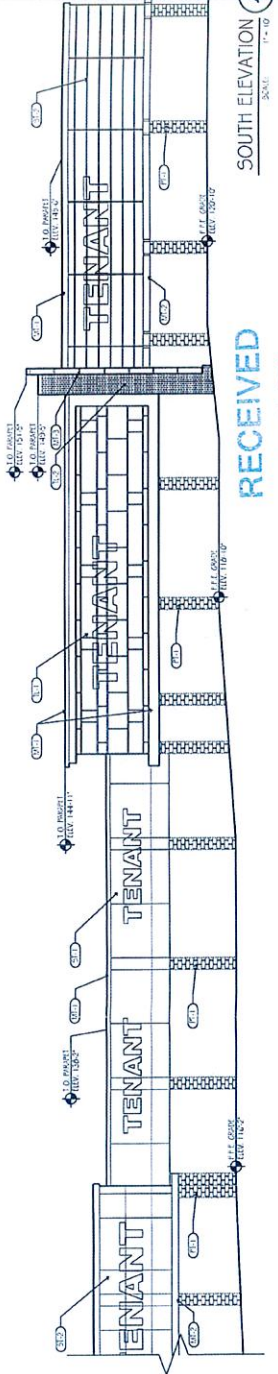
FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
TL-1	TELEVISION	TRD	TAN
TL-2	TELEVISION	TRD	TAN
PF-1	FRONT PANELING	TRD	CLEAR ANODIZED
PF-2	FRONT PANELING	TRD	DARK BROWN
PF-3	FRONT PANELING	TRD	WOOD GRAIN
SH-1	SHOULDER	TRD	DARK GRAY
SH-2	SHOULDER	TRD	GREEN



EAST ELEVATION (6)  
SCALE: 1/4" = 1'-0"

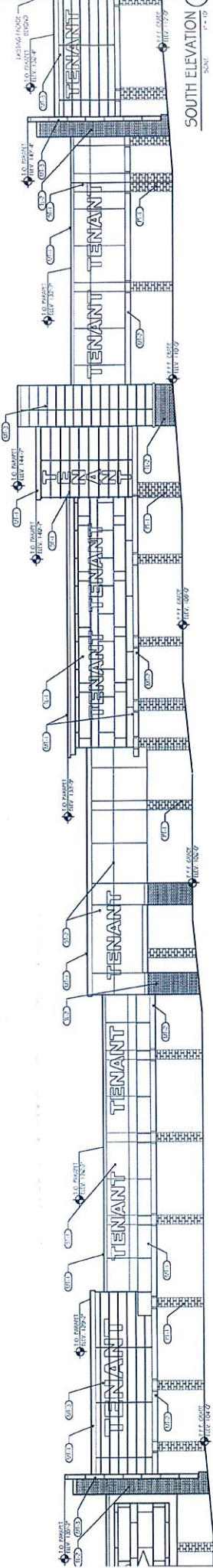


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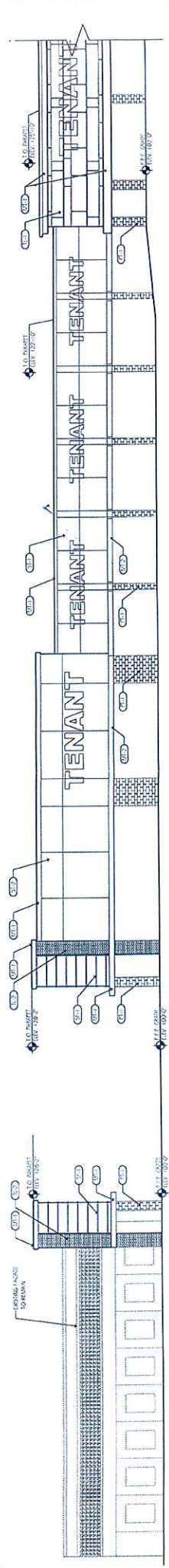


SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"





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LEE'S SUMMIT, MO

21 APRIL 2017

# FORMER GROCER FACADE RENOVATION

NORHTERN STATES INVESTMENTS

W. BLUE PARKWAY

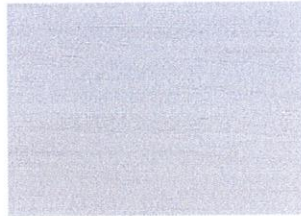
PINE TREE PLAZA



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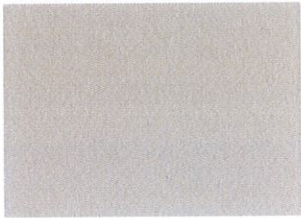
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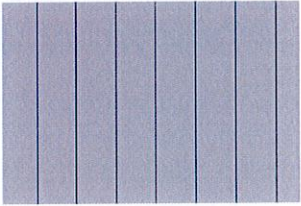
TL-1: PORCELAIN PANELS  
CROSSVILLE - LAMINAM  
3- OSSIDIANA VENA CHIARA - L31Z1



TL-2: EL DORADO STONE  
ROUGH CUT  
CASA BLANCA



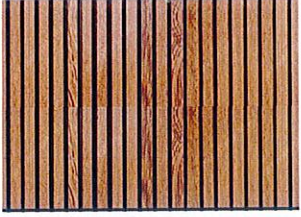
PT-1: FINE FINISH  
BENJAMIN MOORE  
CC-270 BAFFIN ISLAND



MTL-1: PREFINISHED  
CLEAR ANODIZED



MTL-2: PREFINISHED  
DARK BRONZE



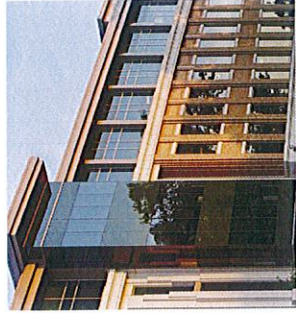
MTL-3: WOOD PLANKS  
FIBERON COMPOSITE HORIZON  
TUDOR BROWN



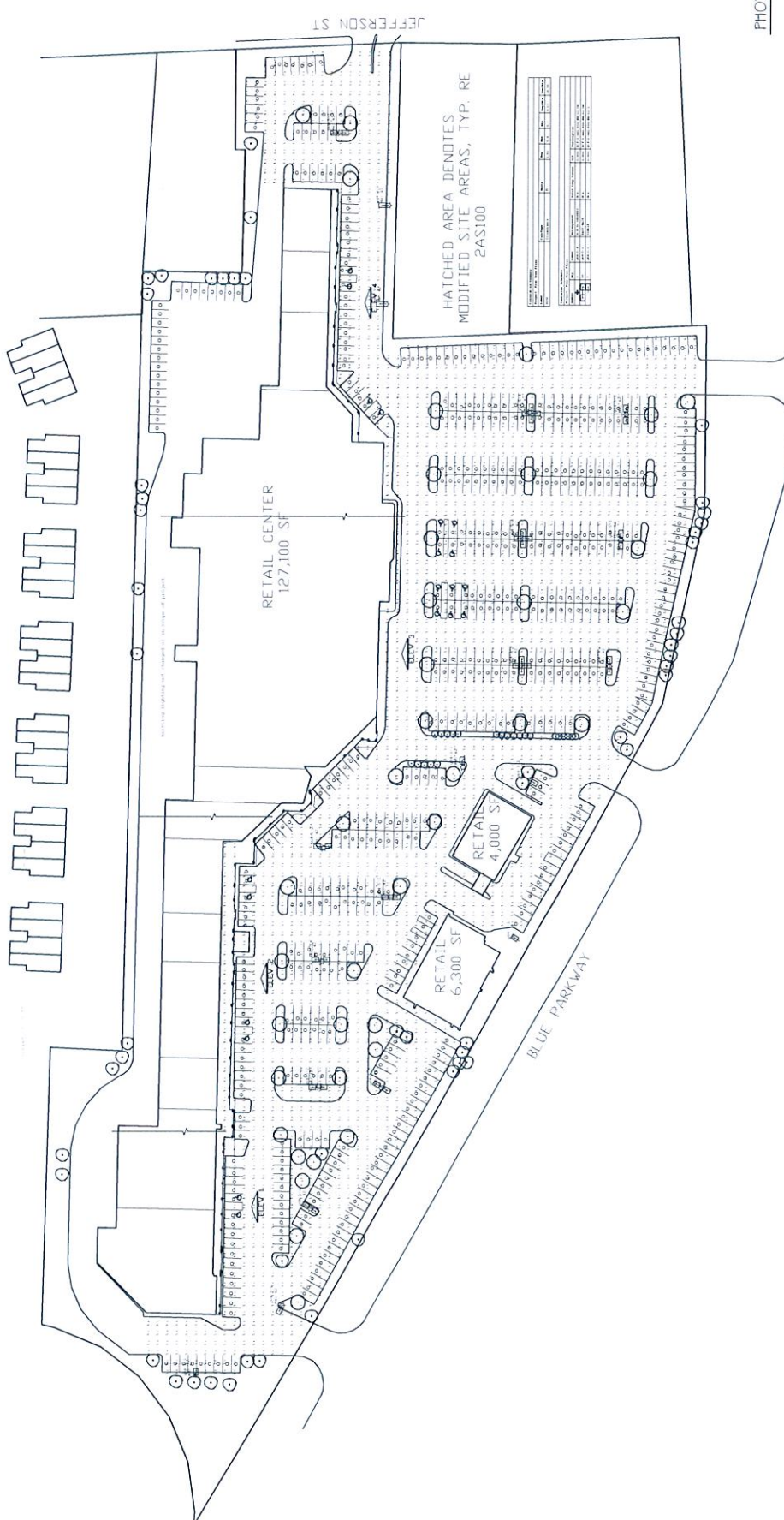
SF-1: FINE FINISH  
BENJAMIN MOORE  
HC-82 BENNINGTON GREY



SF-2: FINE FINISH  
BENJAMIN MOORE  
1476 SQUIRREL TAIL



SF-1: GREEN STOREFRONT GLAZING  
CLEAR ANODIZED STOREFRONT  
(COLOR REFERENCE ONLY)



PHOTOMETRIC PLAN ①

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