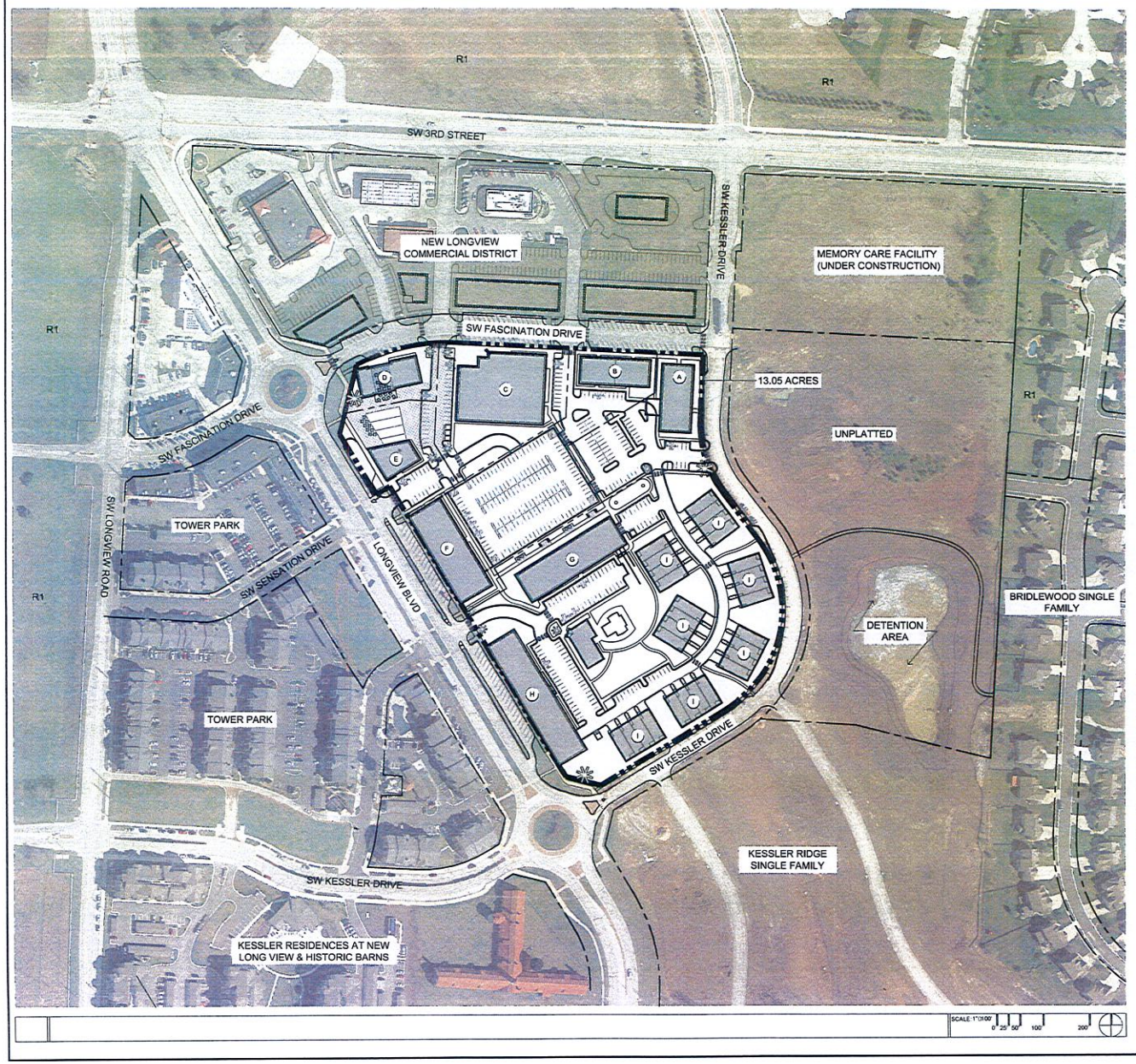

VICINITY MAP
NOT TO SCALE

NEW LONGVIEW - YARCO 13 ACRES
LUTJEN NO. 14036
DATE MAY 17, 2016

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST . UARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 03°15'11" EAST, ALONG THE WEST LINE OF SAID NORTHWEST . UARTER, 2,043.72 FEET ,THENCE SOUTH 86°44'49" EAST, 491.53 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW. LONGVIEW BOULEVARD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED,,THENCE NORTH 13°46'36" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 88.10 FEET TO THE SOUTHWEST CORNER OF TRACT B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 61°30'53" EAST WITH A RADIUS OF 413.50 FEET, A CENTRAL ANGLE OF 22°29'27" AND AN ARC DISTANCE OF 161.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 06°08'38" WEST, ALONG THE EAST LINE OF SAID TRACT B, 6.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SW. FASCINATION DRIVE, AS NOW ESTABLISHED,,THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 83°51'24" EAST WITH A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 08°57'16" AND AN ARC DISTANCE OF 65.64 FEET; THENCE SOUTH 87°11'20" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 15.46 FEET TO THE NORTHWEST CORNER OF TRACT D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; THENCE SOUTH 27°39'02" EAST, ALONG THE WEST LINE OF SAID TRACT D, 7 54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D,;THENCE SOUTH 87°11'20" EAST, ALONG THE SOUTH LINE OF SAID TRACT D, 191.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 02°48'40" EAST, ALONG THE EAST LINE OF SAID TRACT D, 6.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT D, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 87° 11'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 89.03 FEET TO THE NORTHWEST CORNER OF TRACT E OF SAID NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; THENCE SOUTH 27°39'02" EAST, ALONG THE WEST LINE OF SAID TRACT E, 7.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E, THENCE SOUTH 87°11'20" EAST, ALONG THE SOUTH LINE OF SAID TRACT E, 211.77 FEET TO THE SOUTHEAST CORNER OF SAID TRACT E, THENCE NORTH 02°48'40" EAST ALONG THE EAST LINE OF SAID TRACT E, 6.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT E, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE, THENCE SOUTH 87°11'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE 23.34 FEET, THENCE SOUTH 02°48'40" WEST, 135.92 FEET, THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°01'47" AND AN ARC DISTANCE OF 174.66 FEET; THENCE SOUTH 37°13'07" EAST, 123.26 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 95°59'42" AND AN ARC DISTANCE OF 418.86 FEET. THENCE SOUTH 58°46'34" WEST, 315.10 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SW. LONGVIEW BOULEVARD; THENCE NORTH 76°13'52" WEST. ALONG SAID EAST RIGHT-OF-WAY LINE 77.77 FEET; THENCE NORTH 31°13'52" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 913 19 FEET TO THE POINT OF BEGINNING. CONTAINING 568,651 5\ UARE FEET OR 13 05 ACRES, MORE OR LESS

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
SP-00	SITE OVERVIEW
SP-01	PRELIMINARY DEVELOPMENT PLAN
SP-02	SHARED PARKING MODEL
SP-03	PRELIMINARY GRADING PLAN
SP-04	PHASE 1 LAYOUT
C-01	EXISTING CONDITIONS
C-02	UTILITY PLAN
C-03	PRELIMINARY PLAT
C-04	DETAIL SHEET
C-05	DETAIL SHEET
L-01	PRELIMINARY LANDSCAPE PLAN
A-01	ELEVATIONS
A-02	ELEVATIONS
A-03	ELEVATIONS
A-04	ELEVATIONS
A-05	RESIDENTIAL ELEVATIONS
A-06	RESIDENTIAL ELEVATIONS

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NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH 913.735.9861

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/23/16	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS
3	11/4/2016	CITY COMMENTS

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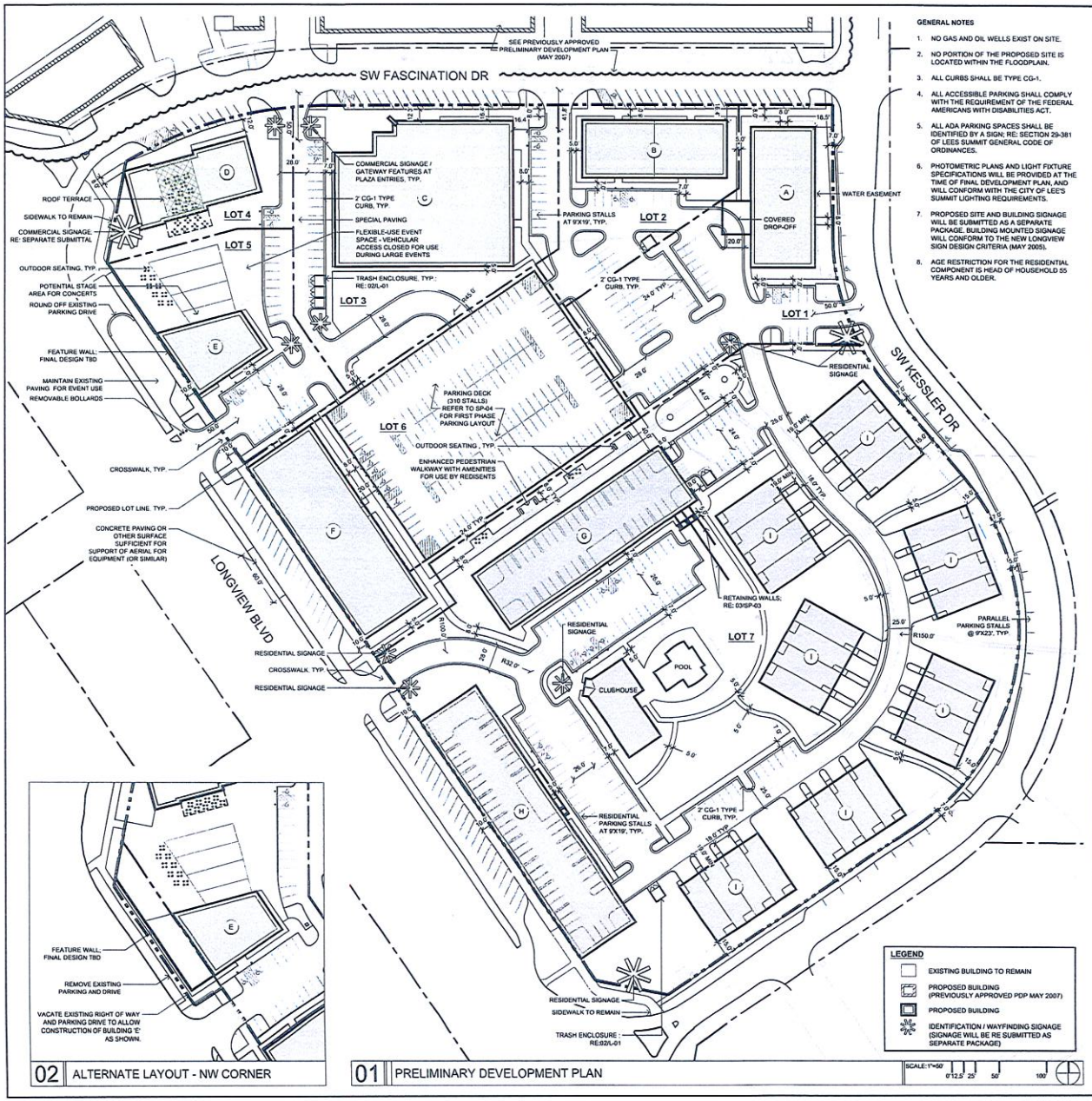
SITE OVERVIEW

CONFLUENCE PROJECT NO: 16033KC

SP-00

File Location: S:\1-PROJECTS\2016\16033KC-New Longview Commercial Mixed Pkwy\16033KC CAD\SP-00 SITE OVERVIEW.r (Drawn by: MC | Checked by: CC



GENERAL NOTES

1. NO GAS AND OIL WELLS EXIST ON SITE.
2. NO PORTION OF THE PROPOSED SITE IS LOCATED WITHIN THE FLOODPLAIN.
3. ALL CURBS SHALL BE TYPE CG-1.
4. ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENT OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
5. ALL ADA PARKING SPACES SHALL BE IDENTIFIED BY A SIGN; RE: SECTION 29-381 OF LEES SUMMIT GENERAL CODE OF ORDINANCES.
6. PHOTOMETRIC PLANS AND LIGHT FIXTURE SPECIFICATIONS WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN, AND WILL CONFORM WITH THE CITY OF LEE'S SUMMIT LIGHTING REQUIREMENTS.
7. PROPOSED SITE AND BUILDING SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE. BUILDING MOUNTED SIGNAGE WILL CONFORM TO THE NEW LONGVIEW SIGN DESIGN CRITERIA (MAY 2005).
8. AGE RESTRICTION FOR THE RESIDENTIAL COMPONENT IS HEAD OF HOUSEHOLD 55 YEARS AND OLDER.

SITE DATA (13.05 ACRES)

BUILDING DATA

COMMERCIAL:

BUILDING	BLDG. SQUARE FOOTAGE	BUILDING HT.	USE
BLDG A	20,000	2 STORY	MED/OFFICE
BLDG B	9,000	1 STORY	MED/OFFICE
BLDG C	26,000	1 STORY	THEATER
BLDG D	8,000 (+1,500 ROOF)	1 STORY	RESTAURANT
BLDG E	5,500	1 STORY	OFFICE
BLDG F	52,500	3 STORY	OFFICE
TOTAL	124,500		

MULTIFAMILY:

BUILDING	UNITS	BUILDING HEIGHT	USE
BLDG G	64	4 STORY	APARTMENTS
BLDG H	80	4 STORY	APARTMENTS
BLDG I	4 PER BLDG (28 TOTAL)	2 STORY	TOWNHOMES
TOTAL	172	(APPROX. 25 DWELLING UNITS PER ACRE)	

PARKING DATA

NEEDS SUMMARY (SEE SP-02 FOR SHARED MODEL)	TOTAL	ADA
COMMERCIAL PARKING REQUIREMENT (W/O SHARED MODEL)	658	
COMMERCIAL PARKING REQUIREMENT (WITH SHARED MODEL)	529	
PARKING SPOTS SAVED	129 (20%)	
MULTI FAMILY PARKING REQUIREMENTS	258	
TOTAL PARKING REQUIRED:	787	
PROVIDED	TOTAL	ADA
EXISTING ALONG FASCINATION (SOUTH SIDE)	45	3
EXISTING ALONG LONG VIEW BOULEVARD (EAST SIDE)	40	
EXISTING ALONG KESSLER DRIVE	29	3
COMMERCIAL SURFACE PARKING	129	12 (10 VAN)
COVERED PARKING GARAGE	310	12 (4 VAN)
SUBTOTAL (COMMERCIAL)	553	30 (14 VAN)
MULTIFAMILY (SURFACE)	164	8 (4 VAN)
MULTIFAMILY (GARAGE)	137	
SUBTOTAL (MULTIFAMILY)	301	8 (4 VAN)
TOTAL PARKING PROVIDED:	854	46 (18 VAN)

PROPOSED LOT ACREAGE

LOTS	SIZE (AC)	FLOOR AREA (AC) / DENSITY	FAR / DENSITY
COMMERCIAL:			
LOT 1	1.16	.23	0.198
LOT 2	0.68	.21	0.309
LOT 3	1.50	.64	0.427
LOT 4	0.50	.18	0.36
LOT 5	0.76	.13	0.171
LOT 6	1.80	.40	0.222
MULTIFAMILY:			
LOT 7	5.76	172 U	29.44 DU / AC

OTHER SITE DATA:

PROPOSED SITE IMPERVIOUS AREA: 167,224 SF (29%)

OPEN SPACE: 137,900 SF PROVIDED (24%)

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NLV - PHASE II

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BOX Real Estate Development

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9.2.2016	PRELIMINARY DEVELOPMENT PLAN
2	10.14.2016	CITY COMMENTS
3	11.1.2016	CITY COMMENTS

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PRELIMINARY DEVELOPMENT PLAN

CONFLUENCE PROJECT NO: 16033KC

SP-01

File Location: S:\1-PROJECTS\2016\16033KC - New Longview Commercial Master Plan\16033KC CAD\SP-01 PDP 1.0.dwg by: MC | Checked by: CC

Fascination at New Longview - Shared Parking Model

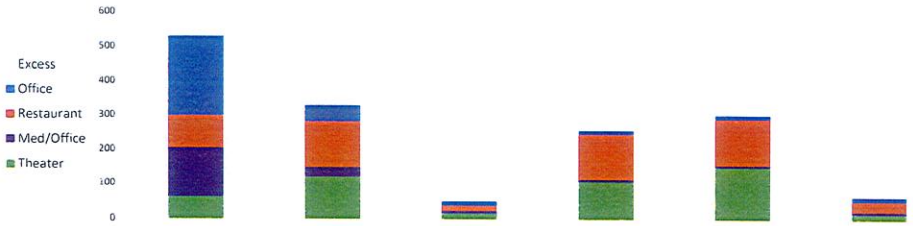
Russell G. Pearson, CCIM

Proposed Uses			Parking Needs - Full Build-out													
	SqFt /		UDO per	Peak	M-F		M-F		M-F		Sat & Sun		Sat & Sun		Sat & Sun	
Business Type	Units	Use Type	1,000 SF	Parking	8am-5pm		6pm-12am		12am-6am		8am-5pm		6pm-12am		12am-6am	
Building A - 2-Story Med/Office	20,000	Med/Office	5	100	100%	100	20%	20	5%	5	5%	5	5%	5	5%	5
Building B - 1 Story Med/Office	9,000	Med/Office	5	45	100%	45	20%	9	5%	2	5%	2	5%	2	5%	2
Building C - Luxury Theater*	28,000	Theater	5.3	148	40%	59	80%	119	10%	15	70%	104	100%	148	10%	15
Building D - Restaurant(s)	8,000	Restaurant	14	112	70%	78	100%	112	10%	11	100%	112	100%	112	20%	22
Building D - Rooftop Deck	1,500	Restaurant	14	21	70%	15	100%	21	10%	2	100%	21	100%	21	20%	4
Building E - 1-Story Office	5,500	Office	4	22	100%	22	20%	4	5%	1	5%	1	5%	1	5%	1
Building F - 3-Story HQ Office	52,500	Office	4	210	100%	210	20%	42	5%	11	5%	11	5%	11	5%	11
Totals	124,500					529		327		47		256		300		60

Parking Needs Summary	Phase I	Full Build-Out	
Parking Required (w/out Shared Model)	148	658	
Parking Required (w/Shared Parking Model)	148	529	
Parking Spots Saved	0	129	20%
Total Spots Needed:	148	529	

Spots Provided	Phase I	Full Build-Out
Existing Along Fascination (South Side)	45	45
Existing Along Longview Blvd (East Side)	40	40
Existing Kessler Drive	22	29
Commercial Surface Parking	120	129
Covered Garage Parking:	0	310
Total Spots Provided:	227	553

Timing of Excess Spots - Full Build-out					
M-F	M-F	M-F	Sat & Sun	Sat & Sun	Sat & Sun
8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am
24	226	506	297	253	493



*** Note: Theater assumes 594 seats, with UDO requirement of 1 spot per 4 seats**

Shared Parking References:
Online Transportation Demand Management Encyclopedia: http://www.vtpi.org/tdm/tdm89.htm
Mary Smith (2005), "Shared Parking", ULI / ICSC
Geoffrey Booth, et al (2002), "Ten Principles for Reinventing Suburban Business Districts", ULI

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	8/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS
3	11/1/2016	CITY COMMENTS

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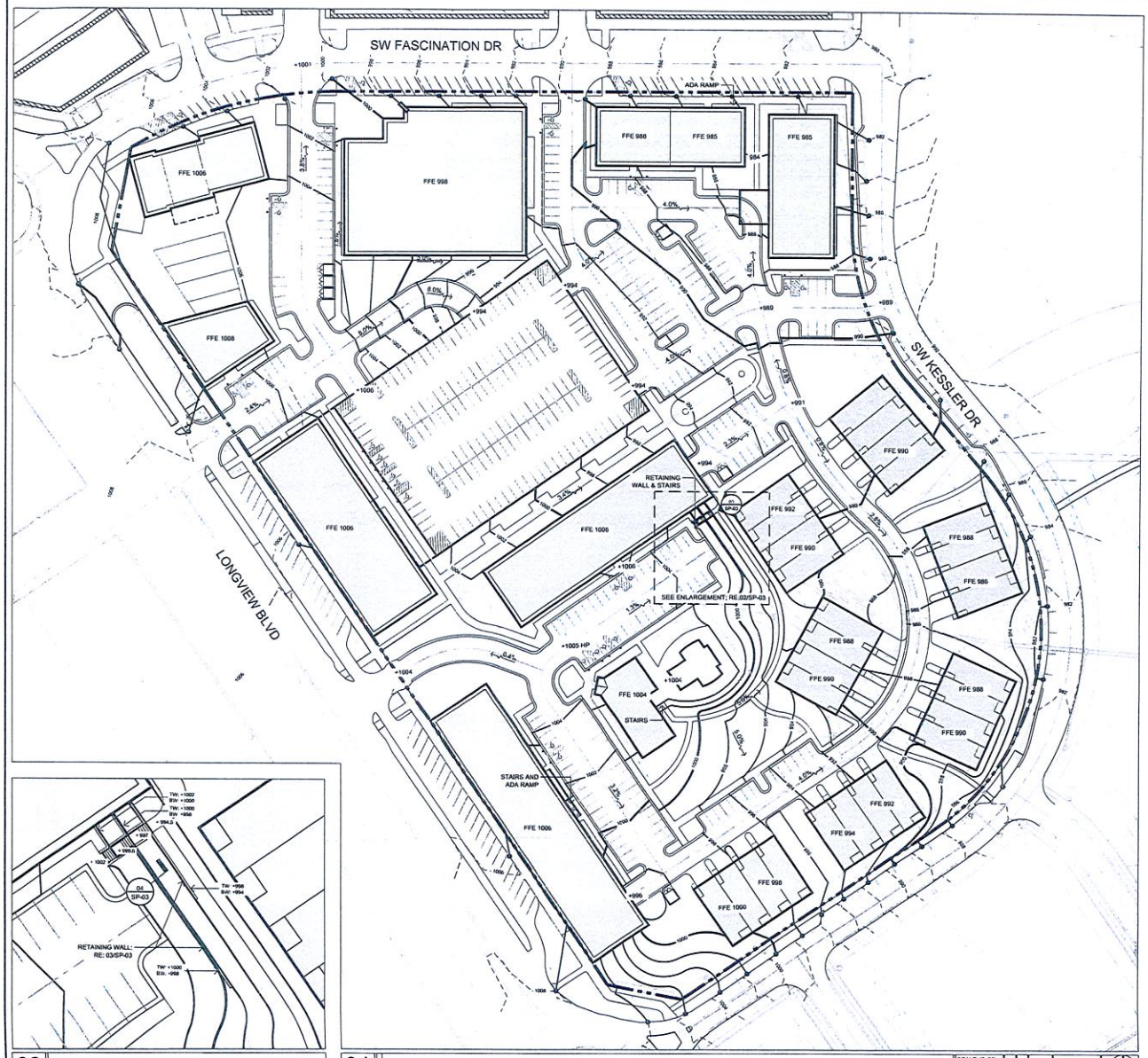
SHARED PARKING MODEL

CONFLUENCE PROJECT NO 16033KC

SP-02


SW FASCINATION DR
ADA RAMP
SW KESSLER DR
LONGVIEW BLVD
RETAINING WALL & STAIRS
SEE ENLARGEMENT; RE:02/SP-03
STAIRS
STAIRS AND ADA RAMP
FFE 1006
FFE 998
FFE 1008
FFE 1004
FFE 1000
FFE 994
FFE 992
FFE 990
FFE 988
FFE 985
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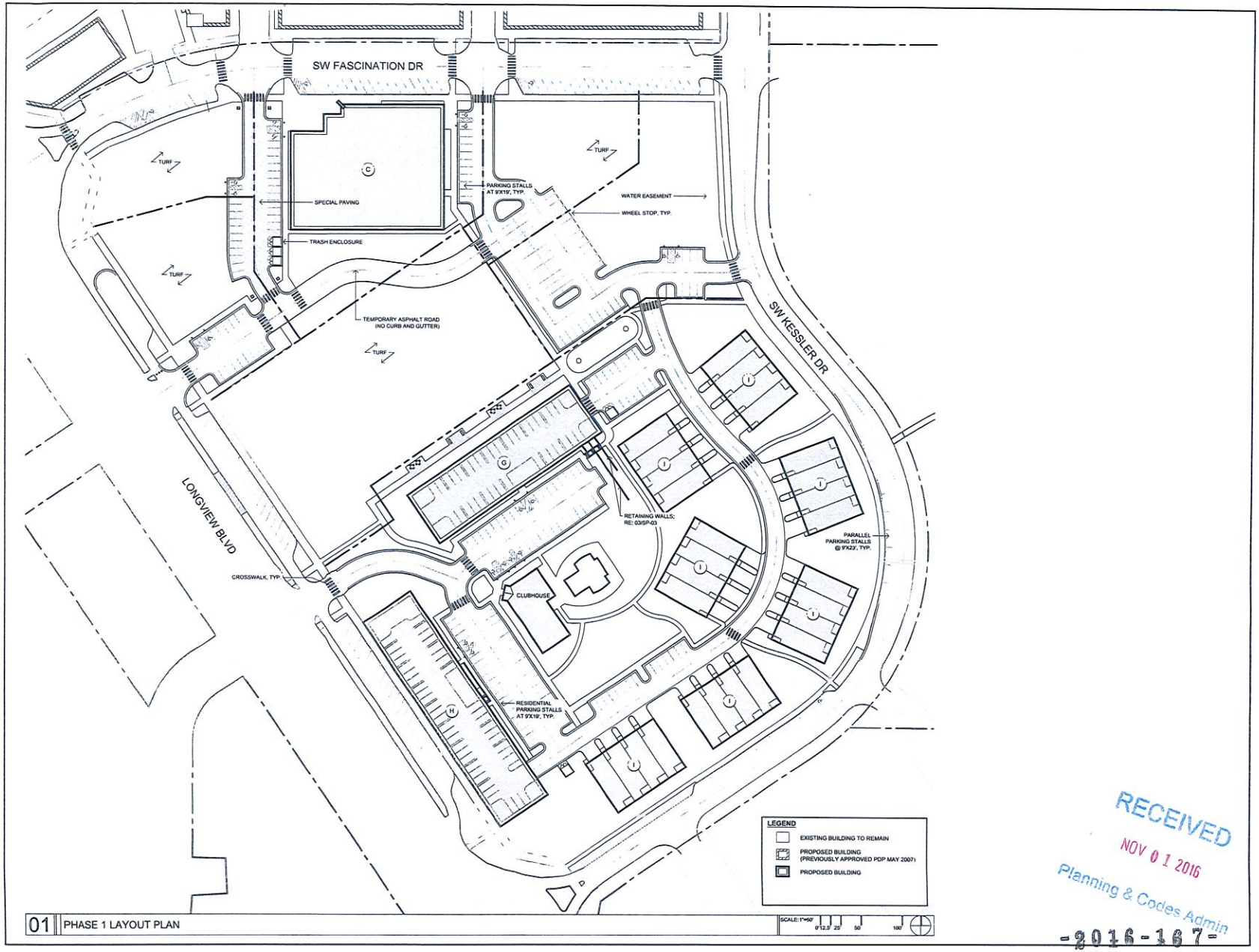

01 PHASE 1 LAYOUT PLAN

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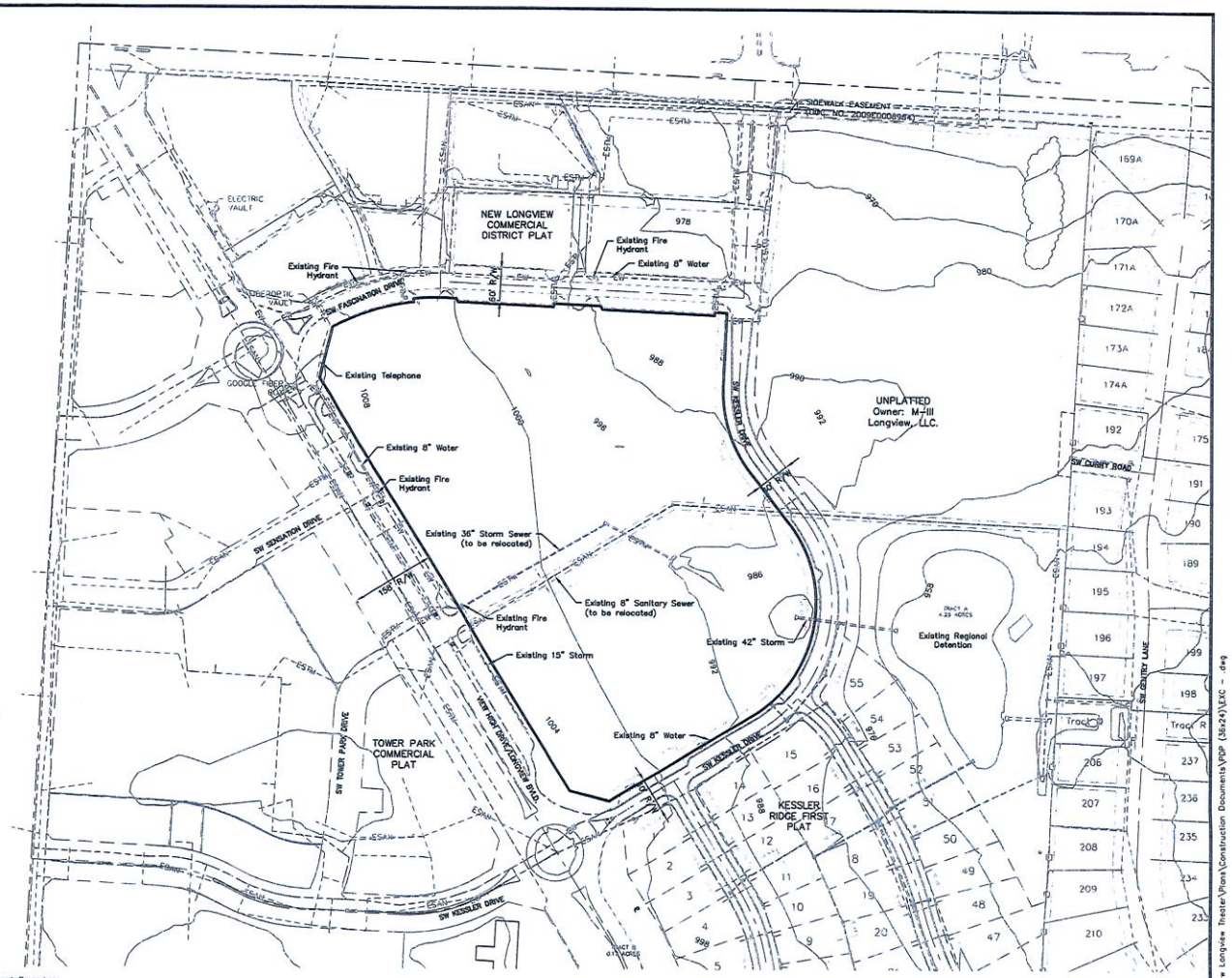
PHASE 1 LAYOUT PLAN

CONFLUENCE PROJECT NO: 16033KC

SP-04

File Location: S:\1-PROJECTS\2016\16033KC - Nlv Longview Centennial Manor Ppd\16033KC CAD\SP-04 PDP_PHASE 1 LO.dwg Date: Mon, Nov 07, 2016 - 11:09am By: MC / Checked By: CC



PLAN LEGEND:

CABLE TV
- CTVP CABLE TV PEDESTAL
- SD SATELLITE DISH

ELECTRIC
- AC AIR CONDITIONER
- EB ELECTRIC BOX
- EMT ELECTRIC METER
- EMH ELECTRIC MANHOLE
- EP ELECTRIC PEDESTAL
- EV ELECTRIC VAULT
- GA GUY ANCHOR
- GUY GUY POLE
- LP LIGHT POLE
- PP POWER POLE
- YL YARD LIGHT/FLOOD LIGHT

GAS
- GK GAS LINE MARKER
- GM GAS METER
- GR GAS REGULATOR
- GV GAS VALVE

SANITARY
- CO SANITARY CLEANOUT
- SMH SANITARY MANHOLE

STORM
- AI AREA INLET
- CI CURB INLET
- FD FLOOR DRAIN
- FI FIELD INLET
- GI GRATE INLET
- JB JUNCTION BOX
- RD ROOF DRAIN
- STMH STORM MANHOLE

TELEPHONE
- FOM FIBER OPTIC MARKER
- TMK TELEPHONE CABLE MARKER
- TLP TELEPHONE POLE
- TP TELEPHONE PEDESTAL
- TV TELEPHONE VAULT

WATER
- FH FIRE HYDRANT
- HB HOSE BIB
- MW MONITOR WELL
- PIV POST INDICATOR VALVE
- SB SPRINKLER CONTROL BOX
- SV SPRINKLER VALVE
- WM WATER METER
- WH WATER MANHOLE
- WMV WATER METER VAULT
- WV WATER VALVE

PARKING
- & HANDICAP STALL
- WLS WHEEL STOP
- DYS DOUBLE YELLOW STRIPE
- WS WHITE STRIPE
- YS YELLOW STRIPE

TRAFFIC
- SLCB STREET LIGHT BOX
- TSP TRAFFIC SIGNAL POLE
- TSC TRAFFIC SIGNAL CONTROLS
- TSV TRAFFIC SIGNAL VAULT

SIGNS
- HS HANDICAP SIGN
- SL SPEED LIMIT SIGN
- SN SIGN
- SS STOP SIGN

EASEMENTS
- A.E. ACCESS EASEMENT
- B.M.P. BEST MANAGEMENT PRACTICE
- D.E. STORM DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- M.E. MONUMENT EASEMENT
- N.B.E. NO BUILD EASEMENT
- P.E. PEDESTRIAN EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT

SETBACKS
- B.S. BUILDING SETBACK
- D.S. DECK SETBACK
- dBA SOUND SETBACK
- F.Y.S FRONT YARD SETBACK
- L.B. LANDSCAPE BUFFER
- P.S. PARKING SETBACK
- R.Y.S. REAR YARD SETBACK
- S.Y.S. SIDE YARD SETBACK

SURVEY MARKERS
- FOUND SECTION CORNER (MONUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- FOUND RIGHT-OF-WAY MARKER
- SET 5/8" IRON REBAR WITH ALUMINUM CAP
- SET 1/2" IRON BAR WITH PLASTIC CAP
- BENCHMARK

BOUNDARIES
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY

UTILITY LINES
- CABLE TV, UNDERGROUND
- ELECTRIC, OVERHEAD
- ELECTRIC, UNDERGROUND
- FIBER OPTIC, UNDERGROUND
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE, UNDERGROUND
- WATER LINE

CONTOURS
- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS

MISCELLANEOUS
- BB BASKETBALL GOAL
- BH BORE HOLE
- FENCE; CHAIN LINK, STEEL OR ALUMINUM
- FENCE; STOCKADE, WOOD, VINYL OR PLASTIC
- FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
- FP FLAG POLE
- GP GUARD POST
- GUARD RAIL
- HDRL HANDRAIL
- HSP HORSESHOE PIT
- LSCP LANDSCAPING
- MB MAILBOX
- MH UTILITY MANHOLE
- PB PARK BENCH
- PT PICNIC TABLE
- RAILROAD TRACKS
- TREE
- TREE, EVERGREEN
- TREELINE
- SIDEWALK
- BUILDINGS
- EDGE OF PAVEMENT
- ROADWAY CENTER LINE
- CURB & GUTTER

Property Description:
A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°15'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the East right-of-way line of SW. Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said East right-of-way line, 99.10 feet to the Southwest corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Easterly, along the South line of said Tract B, along a curve to the right, having an initial tangent bearing of North 61°30'57" East with a radius of 413.50 feet, a central angle of 22°20'27" and an arc distance of 161.23 feet to the Southeast corner of said Tract B; thence North 08°08'36" West, along the East line of said Tract B, 6.50 feet to the Northeast corner of said Tract B, said point also being on the South right-of-way line of SW. Fascination Drive, as now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of North 83°51'24" East with a radius of 420.00 feet, a central angle of 08°57'16" and an arc distance of 65.64 feet; thence South 87°11'20" East, continuing along said South right-of-way line, 15.46 feet to the Northwest corner of Tract O, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South 87°11'20" East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North 02°48'40" East, along the East line of said Tract D, 6.50 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 89.03 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South 87°11'20" East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North 02°48'40" East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line, thence South 87°11'20" East, along said South right-of-way line, 23.34 feet; thence South 02°48'40" West, 135.92 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 40°01'47" and an arc distance of 174.66 feet; thence South 37°13'07" East, 123.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 250.00 feet, a central angle of 95°59'42" and an arc distance of 418.86 feet; thence South 58°46'34" West, 315.10 feet to a point on said East right-of-way line of SW. Longview Boulevard; thence North 76°13'52" West, along said East right-of-way line, 77.77 feet; thence North 31°13'52" West, continuing along said East right-of-way line, 913.19 feet to the Point of Beginning. Containing 568,651 square feet or 13.05 acres, more or less.

Notes:
1. There are no oil and gas wells located within the project limits.
2. FEMA Flood Boundary and Floodway Map Community Panel Number 29095C 0287F classifies the New Longview Phase 2 property as a "Zone X" Area.

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STATE OF MISSOURI
MELISSA C. HARRIS-LACHANCE
NUMBER PE-2011000882
11-01-16
PROFESSIONAL ENGINEER

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NLV - PHASE II
LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9661

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS
3	11/01/2016	CITY COMMENTS

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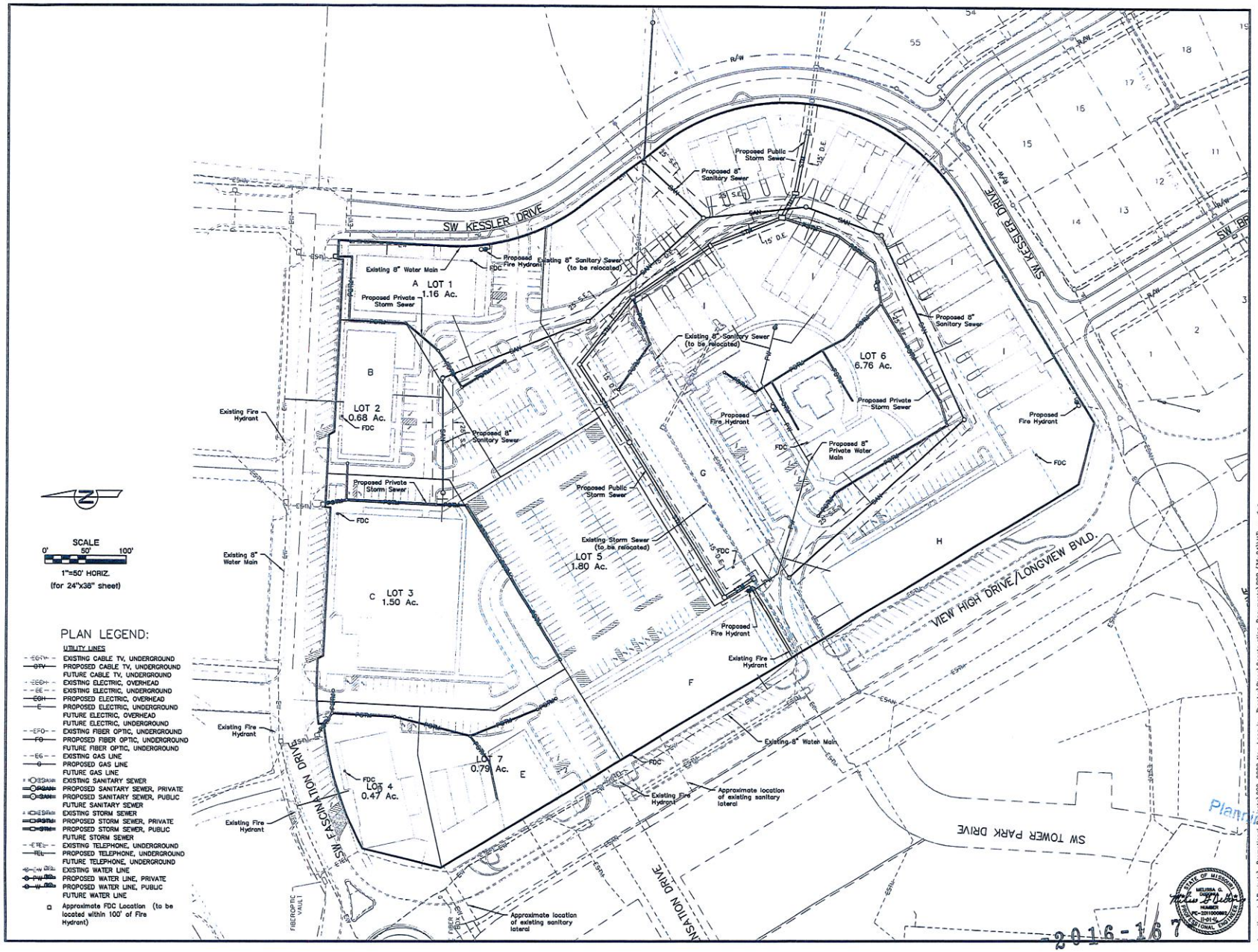
EXISTING CONDITIONS

CONFLUENCE PROJECT NO: 16033KC

C-01

Location: L:\Projects_Promotional Projects\000-0000 New Longview Theater\Plans\Construction Documents\PDP (36x24)\EXC - dwg



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NLV - PHASE II

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	11/2016	PRELIMINARY DEVELOPMENT PLAN
2	11/14/2016	CITY COMMENTS
3	11/28/2016	CITY COMMENTS

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UTILITY PLAN

CONFLUENCE PROJECT NO: 16033KC

C-02

2016-167

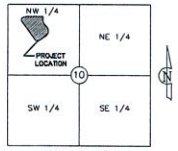
Location: L:\Projects\Promotional Projects\000-0000 New Longview Theater\Plans\Construction Documents\PDP (36x24)\UTL - dwg

PRELIMINARY PLAT OF
NEW LONGVIEW-PHASE II
LOTS 1-6
NW. 1/4, SEC. 10 - Twp. 47 N. - Rge. 32 W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

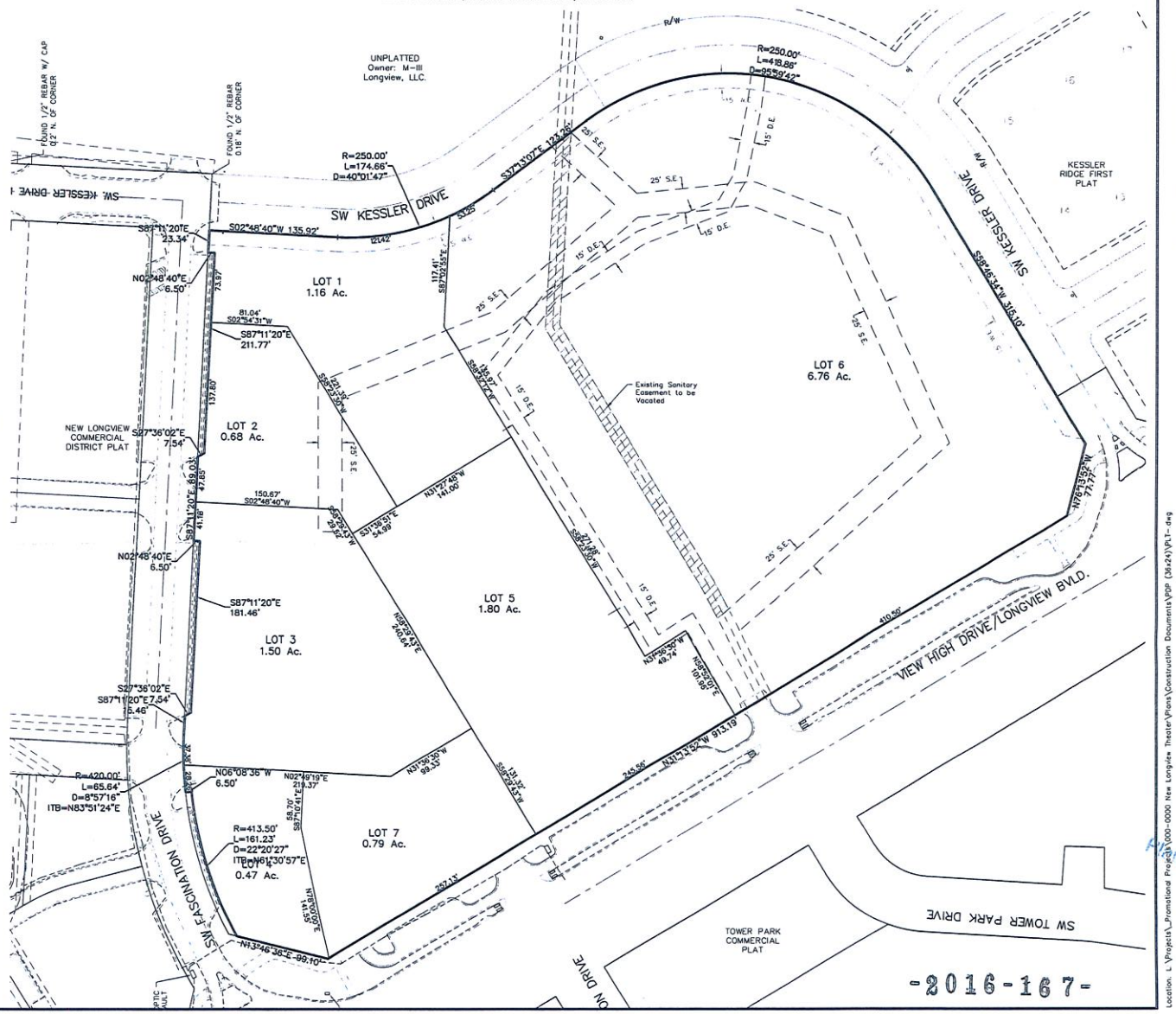
SCALE
0' 50' 100'
1"=50' HORIZ.
(for 24"x36" sheet)

Property Description:
A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°19'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the East right-of-way line of SW. Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said East right-of-way line, 99.10 feet to the Southwest corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT. SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Easterly, along the South line of said Tract B, along a curve to the right, having an initial tangent bearing of North 61°30'57" East with a radius of 413.50 feet, a central angle of 22°20'27" and an arc distance of 161.23 feet to the Southeast corner of said Tract B; thence North 09°08'36" West, along the East line of said Tract B, 6.50 feet to the Northeast corner of said Tract B, said point also being on the South right-of-way line of SW. Fascination Drive, as now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of North 83°51'24" East with a radius of 420.00 feet, a central angle of 08°57'16" and an arc distance of 65.64 feet; thence South 87°11'20" East, continuing along said South right-of-way line, 15.46 feet to the Northwest corner of Tract D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South 87°11'20" East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North 02°48'40" East, along the East line of said Tract D, 6.50 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 89.03 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South 87°11'20" East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North 02°48'40" East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 23.34 feet; thence South 02°48'40" West, 135.92 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 40°01'47" and an arc distance of 174.66 feet; thence South 37°13'07" East, 123.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 250.00 feet, a central angle of 95°39'42" and an arc distance of 418.86 feet; thence South 58°46'34" West, 315.10 feet to a point on said East right-of-way line of SW. Longview Boulevard; thence North 76°13'52" West, along said East right-of-way line, 77.77 feet; thence North 31°13'52" West, continuing along said East right-of-way line, 913.19 feet to the Point of Beginning. Containing 568,651 square feet or 13.05 acres, more or less.

Notes:
1. **There are no oil and gas wells located within the project limits.**
2. **FEMA Flood Boundary and Floodway Map Community Panel Number 29095C 0287F classifies the New Longview Phase 2 property as a "Zone X" Area.**
3. **An easement to provide vehicular access to and from Lots 1 thru 6 is hereby established for the mutual benefit of the present and future owners of the Lots, their mortgagees, tenants, and business invitees.**



LOCATION MAP
Sec. 10, Twp. 47 N., Rge. 32 W.
(N.T.S.)



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NLV - PHASE II
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LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

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920 SW OVATION DRIVE
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PH: 913.735.9661

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	10/07/16	PRELIMINARY DEVELOPMENT PLAN
2	10/27/16	CITY COMMENTS
3	10/27/2016	CITY COMMENTS

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PRELIMINARY PLAT

CONFLUENCE PROJECT NO: 16033KC

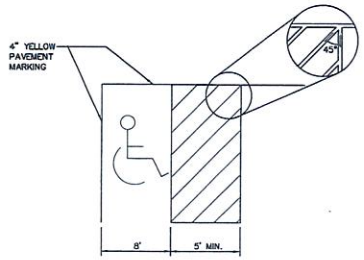
C-03

Location: L:\Projects_Promotional Projects\0000-0000 New Longview Theater\Plans\Construction Documents\PDP (36x24)\PLT-.dwg

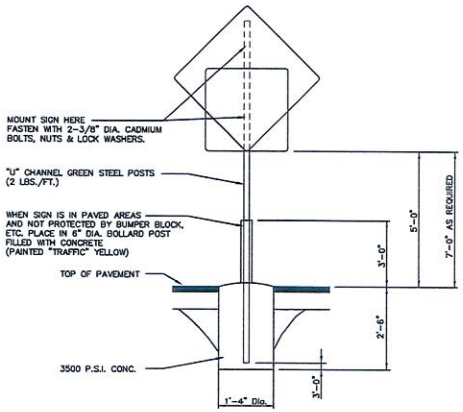
6"x12"

COLORS
LEGEND AND BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE
(R7-8)

N.T.S.
1 ACCESSIBLE SIGN DETAIL

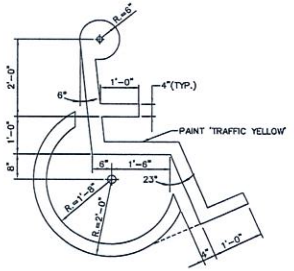


N.T.S.
2 ACCESSIBLE STRIPING DETAIL



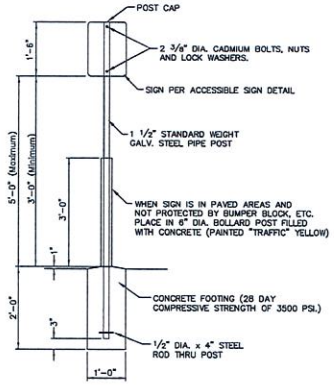
1. ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION'S "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. IF ANY SIGN PROTRUDES MORE THAN 1'-0" PAST THE CENTER LINE OF THE POST IT IS MOUNTED TO THE BOTTOM OF THE SIGN SHALL BE SET AT 7'-0" INSTEAD OF 5'-0".
3. ALL SIGNS MAY NOT BE APPLICABLE TO THIS PROJECT. USE SIGNS SPECIFIED ON PLOT PLAN.
4. SIGNS SHALL BE LOCATED 2'-6" BEHIND CURB WHERE THERE IS CURB & GUTTER.

N.T.S.
4 SIGN BASE



NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

N.T.S.
3 ACCESSIBLE PARKING SYMBOL



N.T.S.
5 ACCESSIBLE SIGNAGE DETAIL

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NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	7/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS
3	10/25/2016	CITY COMMENTS

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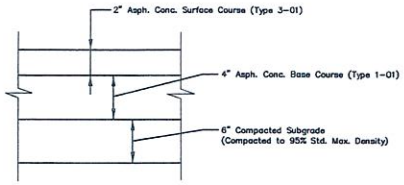
Location: L:\Projects_Promotional Projects\000-0000 New Longvie Theater\Plans\Construction Documents\PDF (36x24)\D12 - .dwg

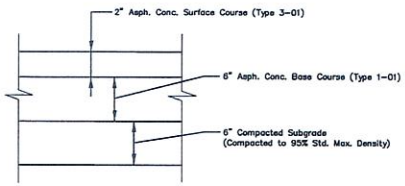
DETAIL SHEET

CONFLUENCE PROJECT NO: 16033KC

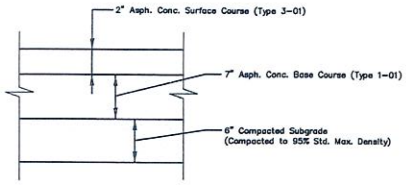
C-04



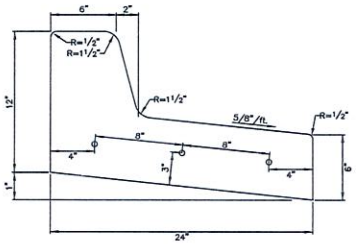
N.T.S.
1 LIGHT DUTY ASPHALT PAVEMENT SECTION



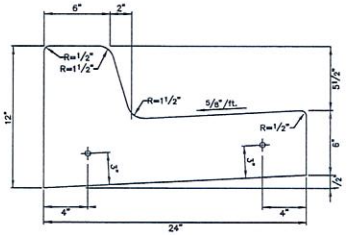
N.T.S.
3 STANDARD DUTY ASPHALT PAVEMENT SECTION



N.T.S.
5 HEAVY DUTY ASPHALT PAVEMENT SECTION



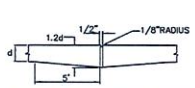
MODIFIED STRAIGHT BACK CURB & GUTTER
(TYPE MODIFIED CG-1)
N.T.S.



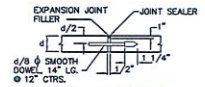
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)
N.T.S.

CURB & GUTTER NOTES:
1. 3/4" EXPANSION JOINTS WITH 2' DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.
4. CONCRETE SHALL CONFORM TO MOB MIX NO. WA 610-1-4 UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL, FOR CBD OF K.C.M.O. SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
5. DEPTH OF CURB SHALL BE MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.

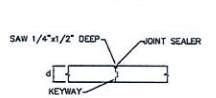
N.T.S.
2 CURB & GUTTER



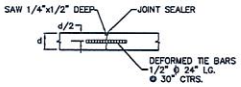
TYPE A – EXPANSION JOINT



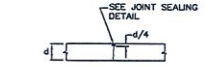
TYPE A – ALTERNATE EXPANSION JOINT



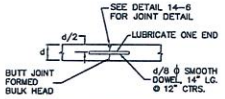
TYPE B – LONGITUDINAL CONSTRUCTION JOINT



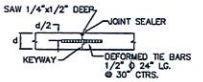
TYPE C – TIED BUTT LONGITUDINAL CONSTRUCTION JOINT



TYPE D – SAWED LONGITUDINAL OR TRANSVERSE



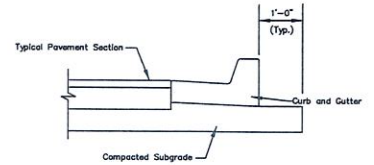
TYPE E – PLANNED TRANSVERSE CONSTRUCTION JOINT (USED AT NORMAL JOINT SPACING)



TYPE F – EMERGENCY TIED TRANSVERSE CONSTRUCTION JOINT (USED AT MIDDLE THIRD NORMAL JOINT SPACING)

KEYWAYS FOR TYPE B AND F CONSTRUCTION JOINT

N.T.S.
4 CONCRETE PAVEMENT JOINTING DETAILS



N.T.S.
6 PAVING DETAIL

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	7/2/2015	PRELIMINARY DEVELOPMENT PLAN
2	10/1/2015	CITY COMMENTS
3	10/23/2016	CITY COMMENTS

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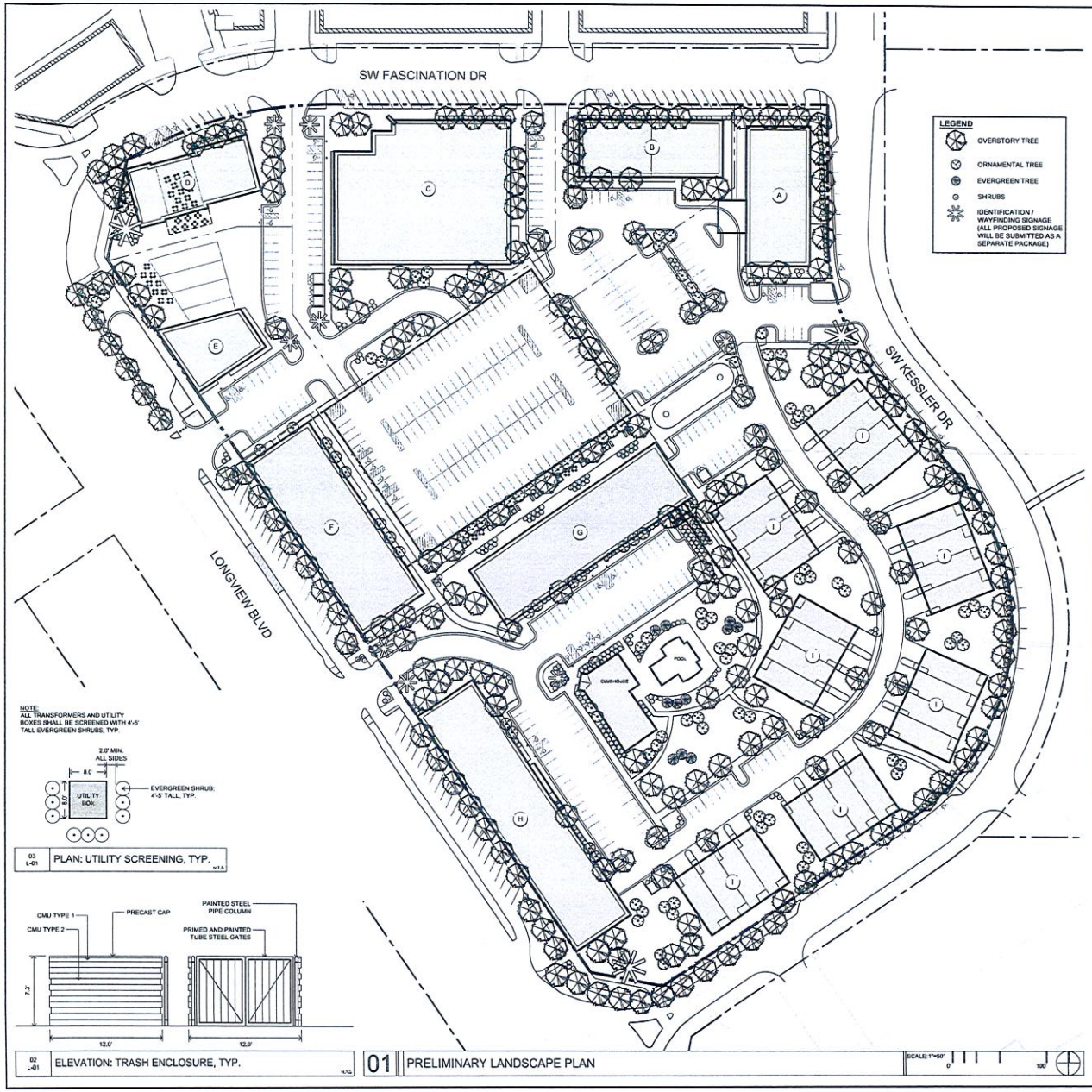
DETAIL SHEET

CONFLUENCE PROJECT NO: 16033KC

C-05



LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IDENTIFICATION / WAYFINDING SIGNAGE (ALL PROPOSED SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE)

NOTE:
ALL TRANSFORMERS AND UTILITY BOXES SHALL BE SCREENED WITH 4'-5' TALL EVERGREEN SHRUBS, TYP.

03 L-01 PLAN: UTILITY SCREENING, TYP. N.T.S.

02 L-01 ELEVATION: TRASH ENCLOSURE, TYP. N.T.S.

01 PRELIMINARY LANDSCAPE PLAN SCALE: 1"=50' 0 100

LANDSCAPE REQUIREMENTS

STREET PLANTINGS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- **SW FASCINATION DRIVE (810 LF)**
  *REQUIRED TREES (1 PER 30 LF): SHADE TREES / 3" CAL. - 27
  REQUIRED SHRUBS (1 PER 20LF): SHRUBS / 2 GAL. - 41
  PROVIDED TREES: SHADE TREES / 3" CAL. - 27
  PROVIDED SHRUBS: SHRUBS / 2 GAL. - 63
- **SW KESSLER DRIVE (1,194 LF)**
  *REQUIRED TREES (1 PER 30 LF): SHADE TREES / 3" CAL. - 40
  REQUIRED SHRUBS (1 PER 20LF): SHRUBS / 2 GAL. - 60
  PROVIDED TREES: SHADE TREES / 3" CAL. - 40
  PROVIDED SHRUBS: SHRUBS / 2 GAL. - 80
- **LONGVIEW BLVD (894 LF)**
  *REQUIRED TREES (1 PER 30 LF): SHADE TREES / 3" CAL. - 30
  REQUIRED SHRUBS (1 PER 20LF): SHRUBS / 2 GAL. - 45
  PROVIDED TREES: SHADE TREES / 3" CAL. - 33
  PROVIDED SHRUBS: SHRUBS / 2 GAL. - 63

LANDSCAPED OPEN SPACE

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- **1 TREE PER 5,000SF NOT COVERED BY BUILDINGS / STRUCTURES**
  *REQUIRED TREES (355,690 SF): SHADE TREES / 3" CAL. - 71
  PROVIDED TREES: SHADE TREES / 3" CAL. - 100
- **2 SHRUBS PER 5,000SF NOT COVERED BY BUILDINGS / STRUCTURES**
  *REQUIRED SHRUBS (355,690): SHADE SHRUBS / 2 GAL. - 142
  PROVIDED SHRUBS: SHADE SHRUBS / 2 GAL. - 196

PARKING LOT ISLANDS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- **5% OF TOTAL PARKING AREA (145,219 SQ FT) TO BE LANDSCAPED ISLANDS**
  *REQUIRED SQ FT OF LANDSCAPE PARKING LOT ISLANDS: 7,260 SQ FT
  *PROVIDED SQ FT OF LANDSCAPE PARKING LOT ISLANDS: 19,767 SQ FT

PLANTING NOTES:

1. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK. ANSI 260-1992, OR MOST RECENT EDITION.
4. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
5. SPADE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS
6. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED. IRRIGATION SHALL BE DESIGN-BUILD (TO MEET CITY REQUIREMENTS).

MASTER PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
OVERSTORY TREES			
Acer platanoides 'Emerald Queen'	EMERALD QUEEN MAPLE	3" CAL	B&B
Acer saccharum 'Autumn Blaze'	AUTUMN BLAZE MAPLE	3" CAL	B&B
Carpinus betulus 'Columnaris'	COLUMNAR EUROPEAN HORNBEAM	3" CAL	B&B
Gleditsia triacanthos	HONEYLOCUST	3" CAL	B&B
Gymnocladus dioicus 'Espresso'	KENTUCKY COFFEETREE	3" CAL	B&B
Quercus phellos	WILLOW OAK	3" CAL	B&B
Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	3" CAL	B&B
Ulmus parvifolia 'Dynasty'	DYNASTY CHINESE ELM	3" CAL	B&B
Zelkowa serrata	ZELKOVA	3" CAL	B&B
ORNAMENTAL TREES			
Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B
Acer tataricum 'GarAnn'	HOT WINGS MAPLE	8' HT.	B&B
Crataegus crata-galli 'Inermis'	THORNLESS HAWTHORNE	8' HT.	B&B
Malus 'Spring Snow'	SPRING SNOW FLOWERING CRABAPPLE	8' HT.	B&B
EVERGREEN TREES			
Juniperus chinensis 'sealarri'	KETELEER JUNIPER	8' HT.	B&B
Juniperus virginiana	EASTERN RED CEDAR	8' HT.	B&B
Picea abies	NORWAY SPRUCE	8' HT.	B&B
Pinus bungeana	LACEBARK PINE	8' HT.	B&B
Pinus ayacahuite	MEXICAN WHITE PINE	8' HT.	B&B
DECIDUOUS SHRUBS			
Cornus sizicinlaea	RED OSIER DOGWOOD	#5	CONT.
Rhus aromatica 'Gro-Low'	GRO LOW FRAGRANT SUMAC	#5	CONT.
Ribes albinum 'Green Mound'	GREEN MOUND ALPINE CURRANT	#5	CONT.
Viburnum x burkwoodii 'American Spice'	AMERICAN SPICE VIBURNUM	#5	CONT.
EVERGREEN SHRUBS			
Ilex crenata 'Bennett's Compacta'	BENNETS COMPACT HOLLY	#5	CONT.
Pinus mugo 'Compact'	COMPACT MUGO PINE	#5	CONT.
Pinus mugo 'Slowmound'	SLOWMOUND MUGO PINE	#5	CONT.

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS
3	11/1/2016	CITY COMMENTS

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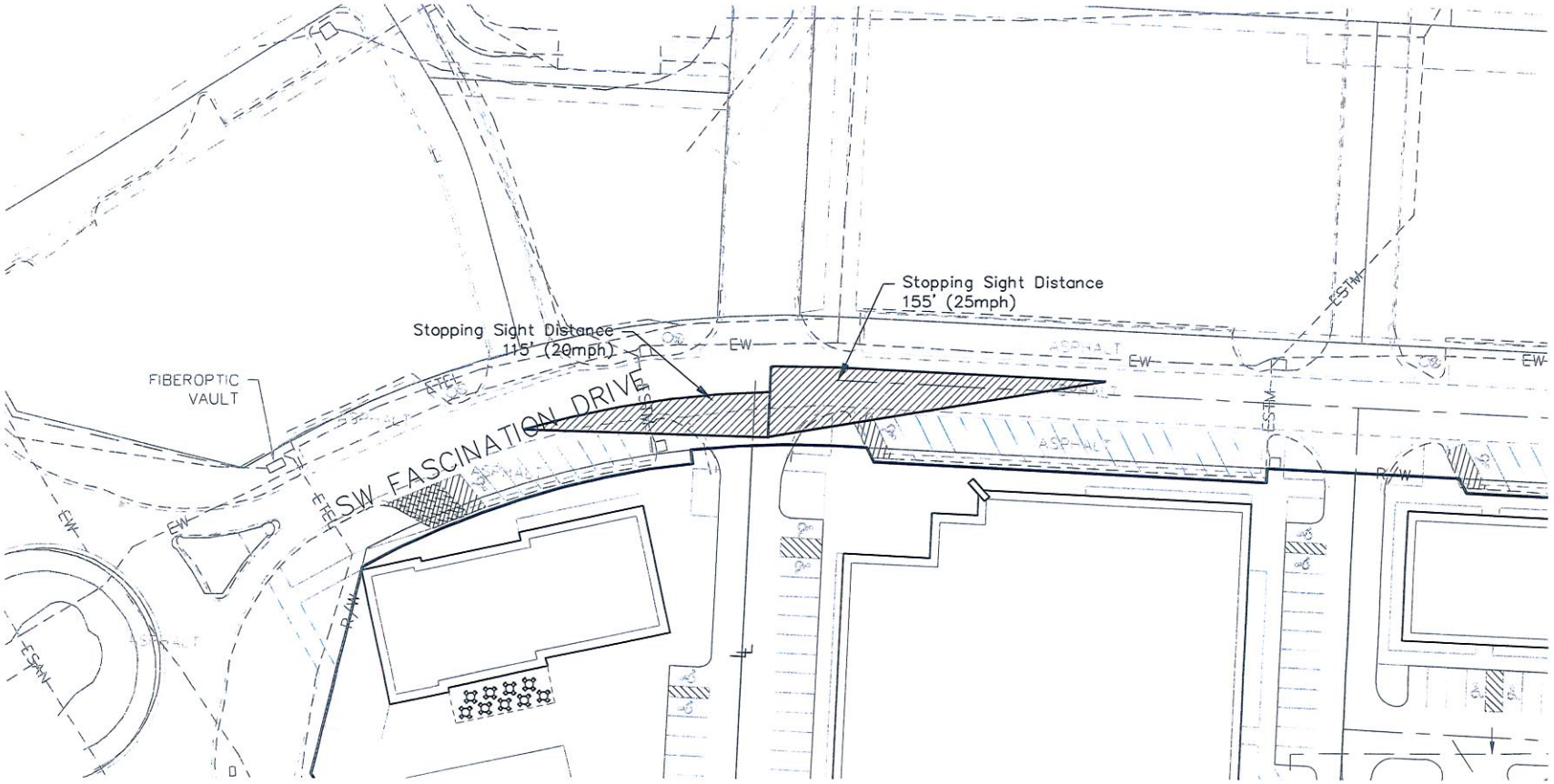
PRELIMINARY LANDSCAPE PLAN

CONFLUENCE PROJECT NO: 16033KC

L-01

File Location: S:\1-PROJECTS\2016\16033KC - New Longview Commercial Master Plan\16033KC CADs_01\LANDSCAPE PLAN\ (Drawn by: MC / Checked by: CC



SIGHT TRIANGLE: STOPPING SIGHT

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SCALE
0' 50'
1"=50' HORIZ.
(for 11"x17" sheet)

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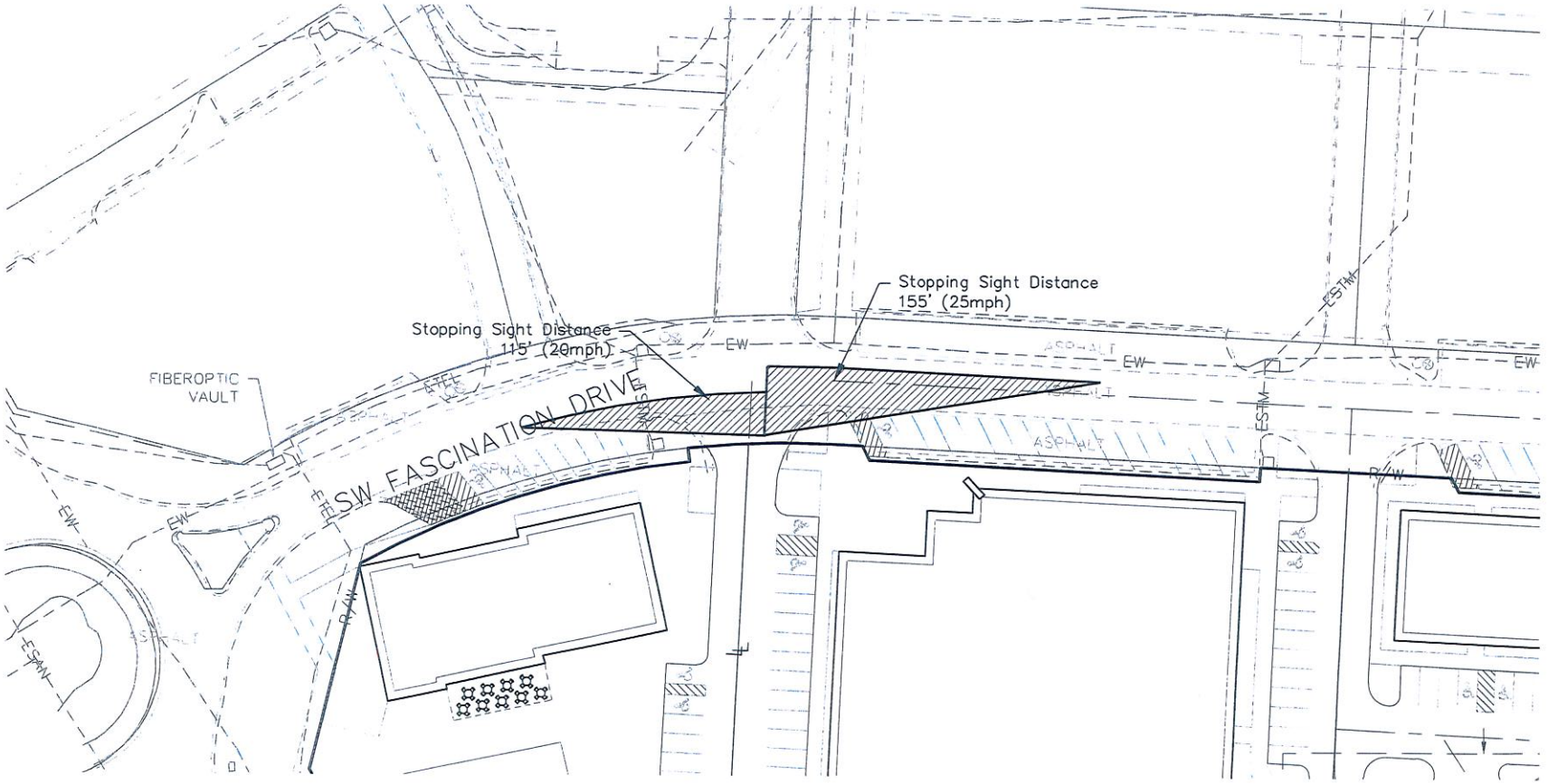
SIGHT DISTANCE EXHIBIT 1

NEW LONGVIEW PHASE 2
10/21/16

OLSSON ASSOCIATES
LUTJEN

Location: L:\Projects_Promotional Projects\000-0000 New Longview Theater\Plans\Exhibits\2016.10.21.Sight Distance\2016.10.31.Sight Distance.dwg



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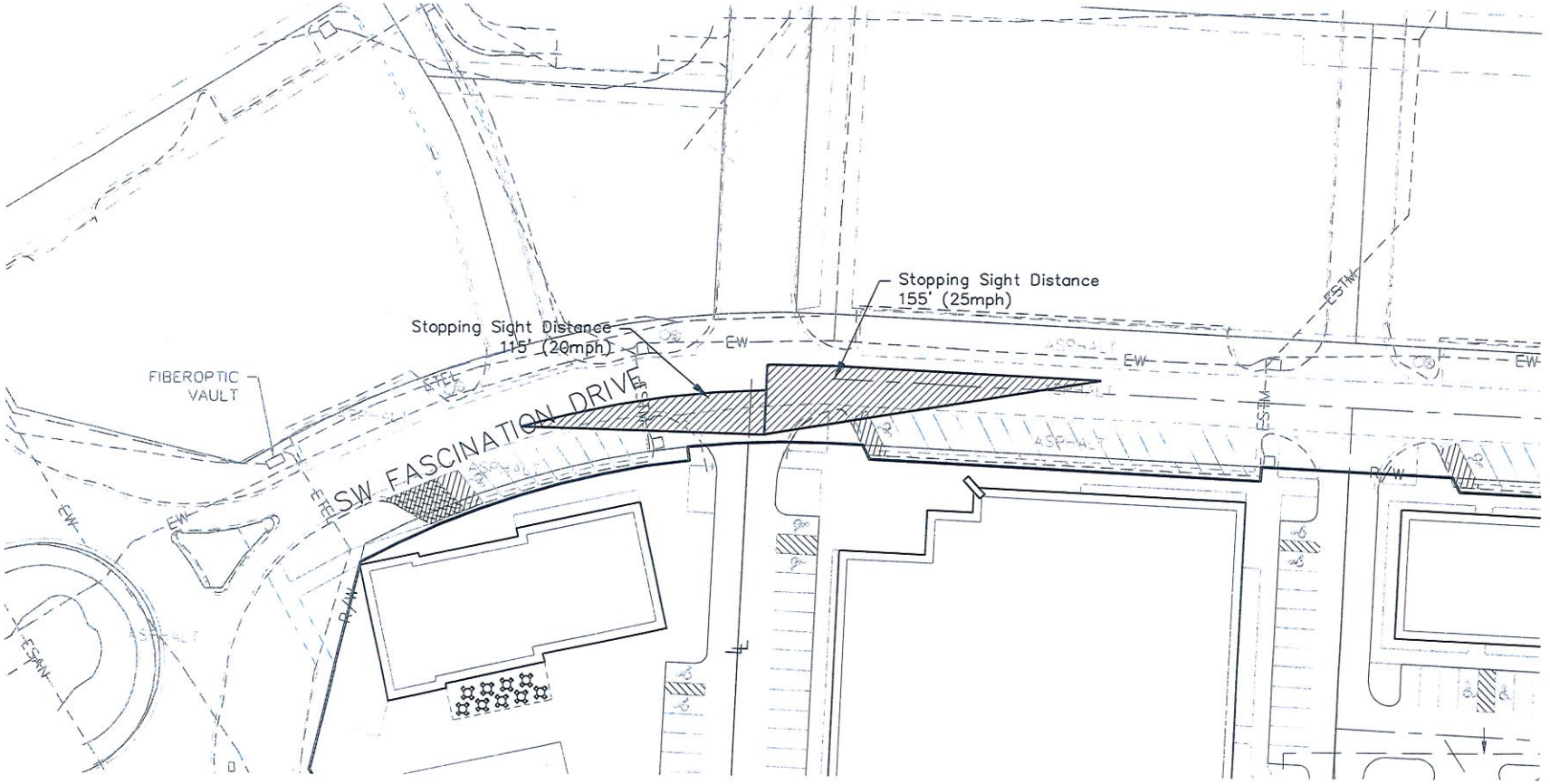

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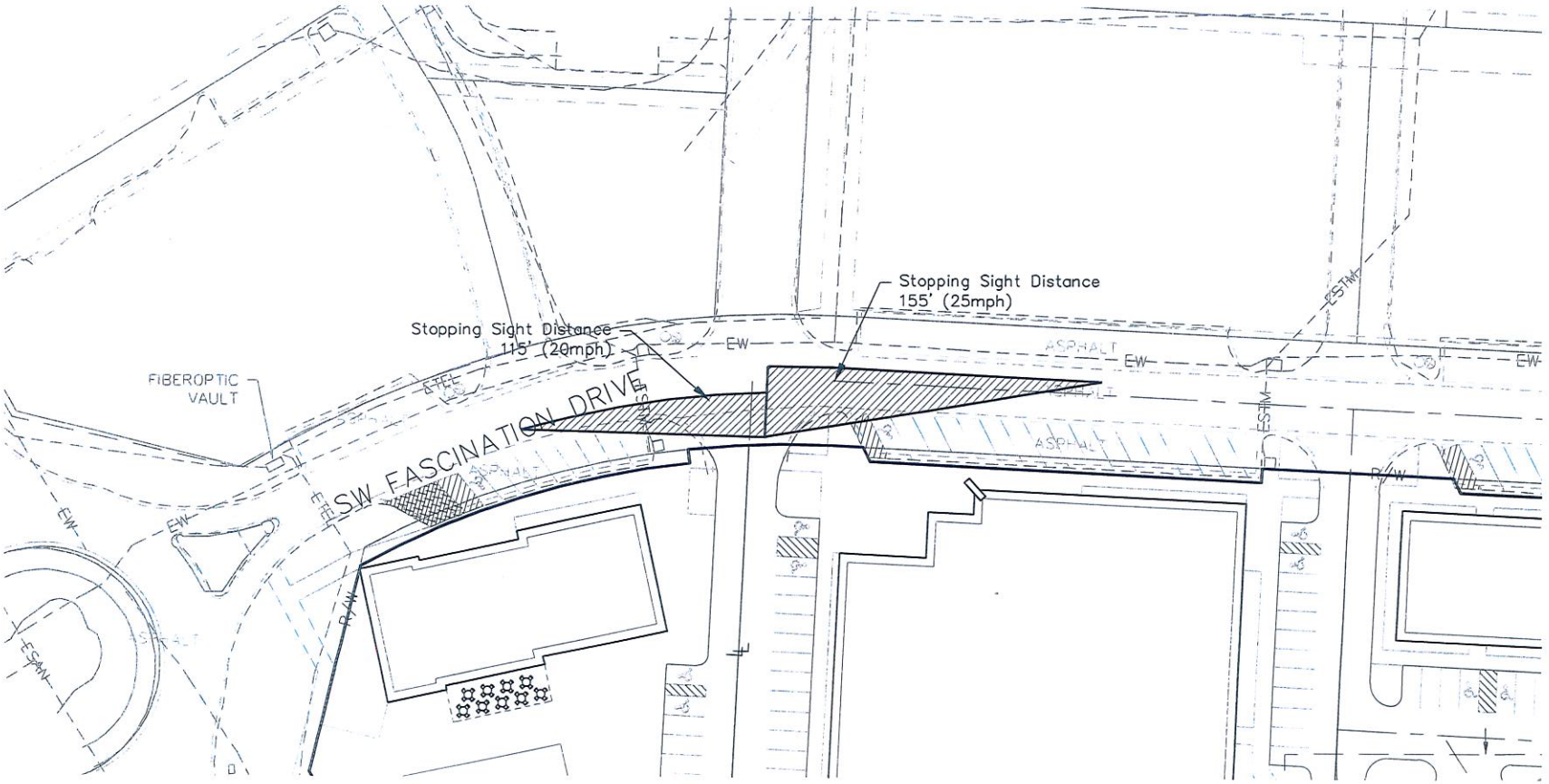

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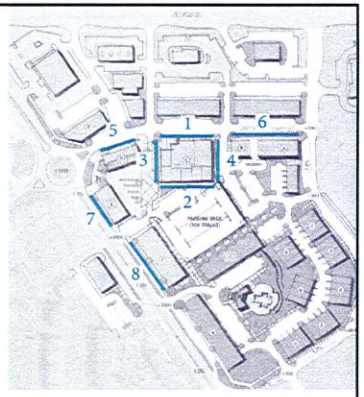
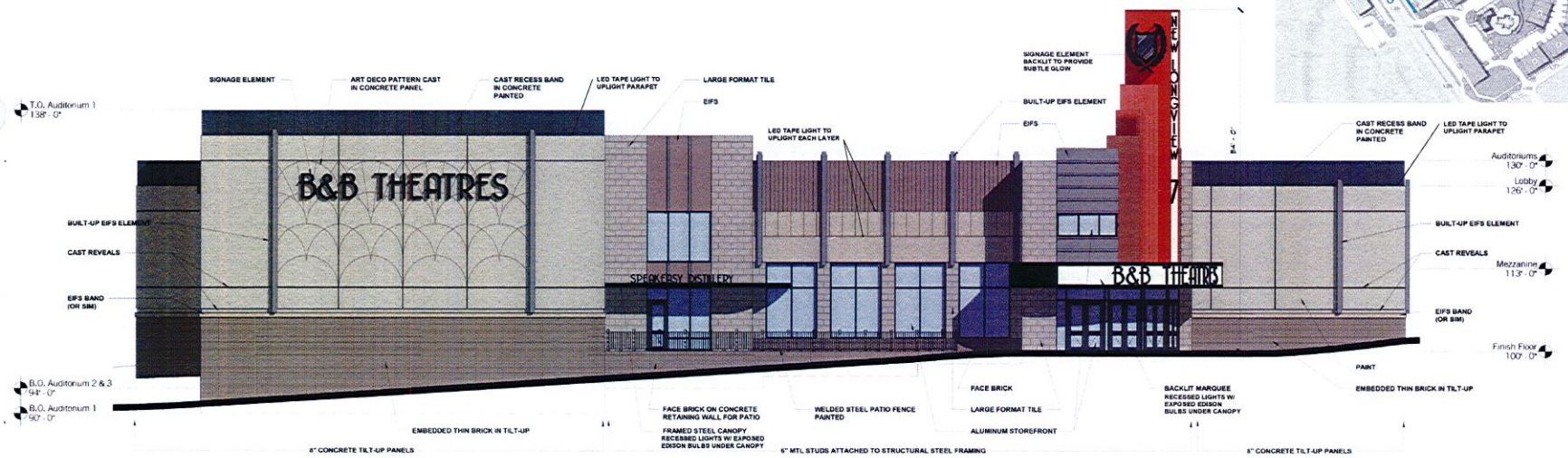
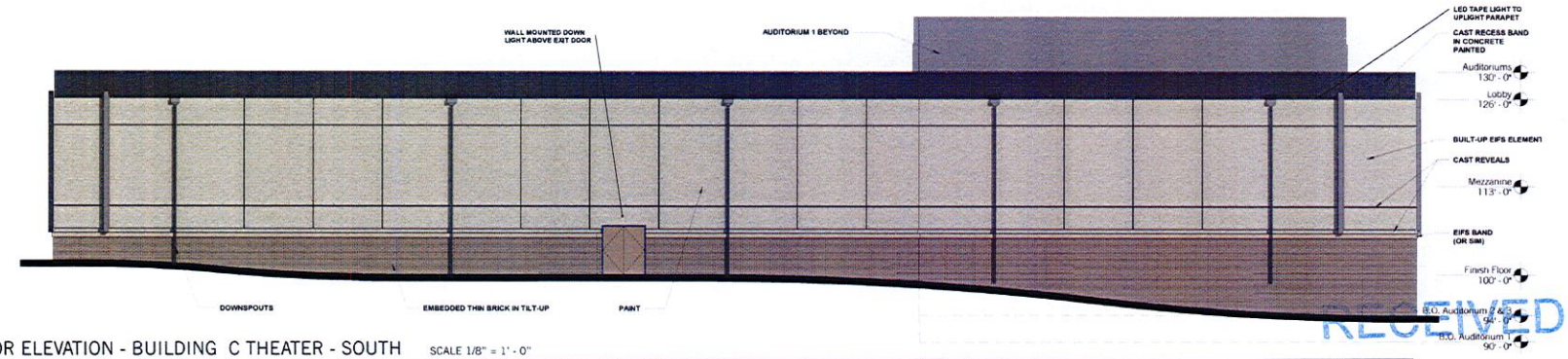




1. EXTERIOR ELEVATION - BUILDING C THEATER - NORTH SCALE 1/8" = 1' - 0"



2. EXTERIOR ELEVATION - BUILDING C THEATER - SOUTH SCALE 1/8" = 1' - 0"

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	RE-SUBMITTAL

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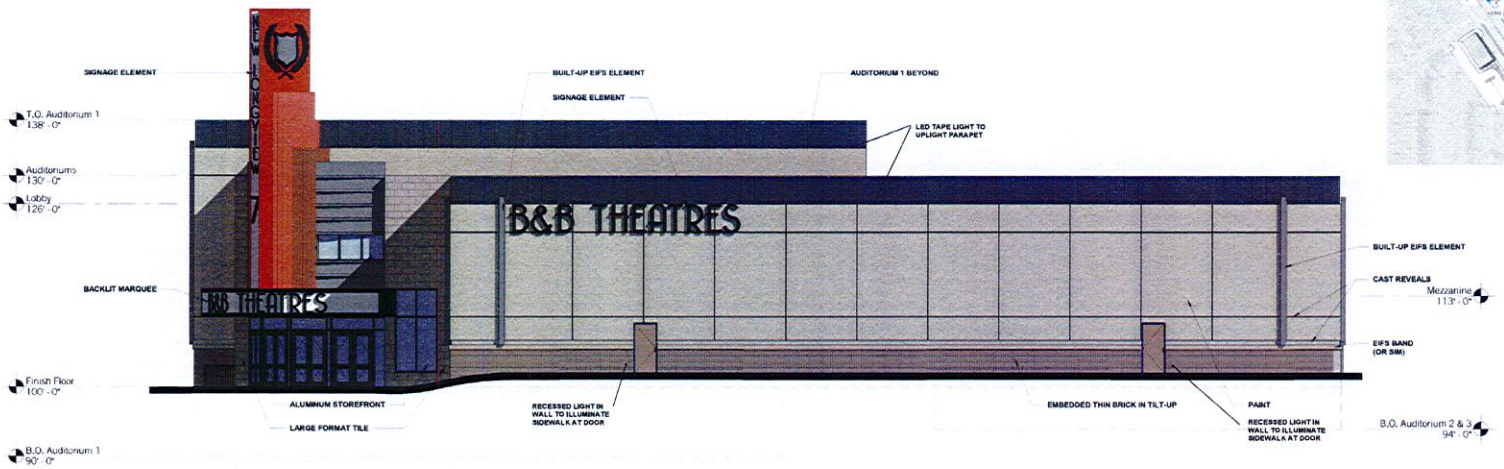
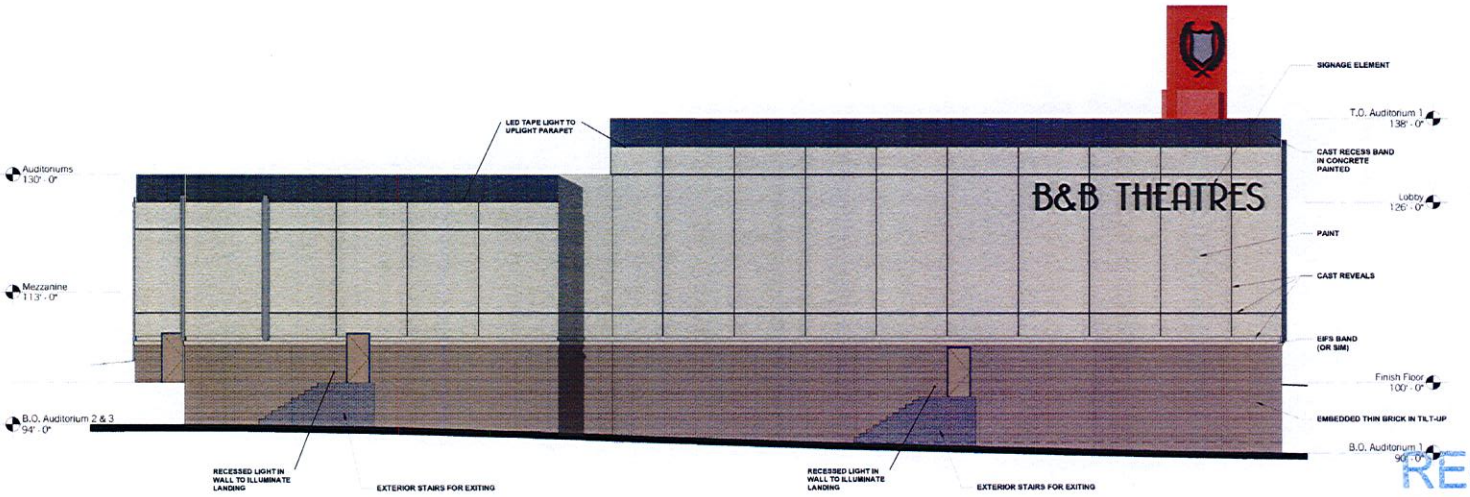
ELEVATIONS

CONFLUENCE PROJECT NO. 16033KC

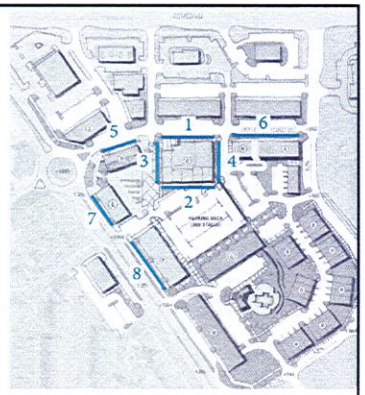
A-01



3. EXTERIOR ELEVATION - BUILDING C THEATER - WEST SCALE 1/8" = 1' - 0"



4. EXTERIOR ELEVATION - BUILDING C THEATER - EAST SCALE 1/8" = 1' - 0"



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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	10/03/16	PRELIMINARY DEVELOPMENT PLAN
2	10/04/16	CITY COMMENTS

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ELEVATIONS

CONFLUENCE PROJECT NO: 16033KC

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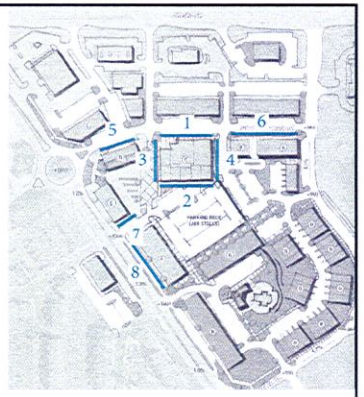
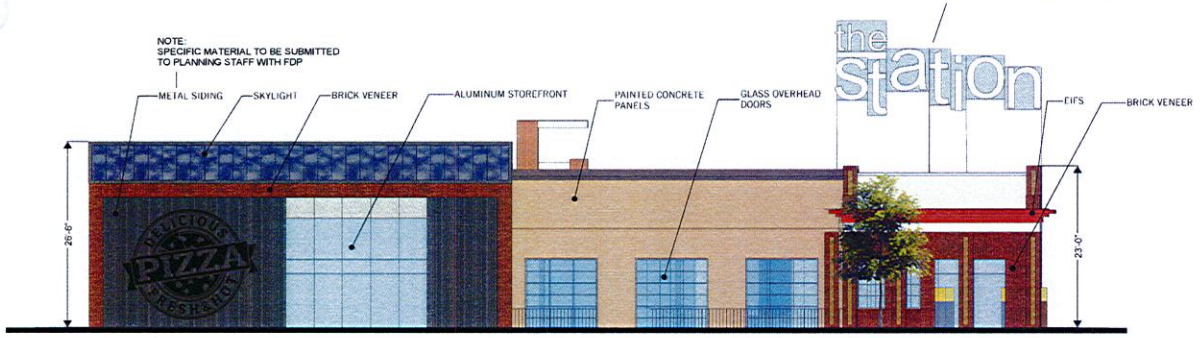


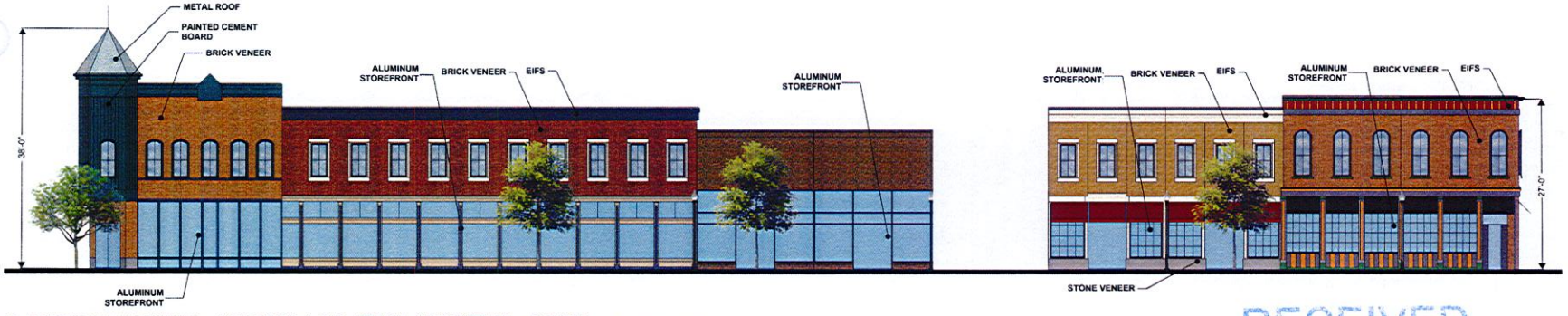
NOTE:
LARGE ROOFTOP SIGNAGE SHOWN AS A PLACEHOLDER FOR CONCEPT ONLY.
FINAL SIGNAGE PLANS WILL BE SUBMITTED WITH FDP FOR ANY SIGNAGE THAT DOES NOT ADHERE TO THE PREVIOUSLY APPROVED 2005 SIGNAGE CRITERIA BOOKLET.

NOTE:
SPECIFIC MATERIAL TO BE SUBMITTED TO PLANNING STAFF WITH FDP



5. EXTERIOR ELEVATION - BUILDING D RESTAURANTS - NORTH SCALE 1/8" = 1' - 0"

NOTE:
ELEVATIONS SHOWN ARE FOR THE OVERALL CONCEPT AND 'FEEL' OF THE STREETSCAPE ONLY.
SPECIFIC BUILDING DESIGN WILL BE SUBMITTED WITH FDP. SIDE AND REAR ELEVATIONS TO USE SIMILAR MATERIALS AS EXISTING COMMERCIAL BUILINGS.



6. EXTERIOR ELEVATION - BUILDING A & B RETAIL AND OFFICE - NORTH SCALE 1/8" = 1' - 0"

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NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9861

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

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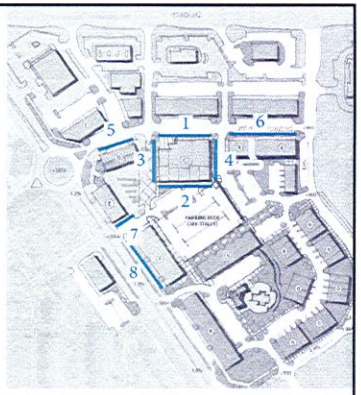
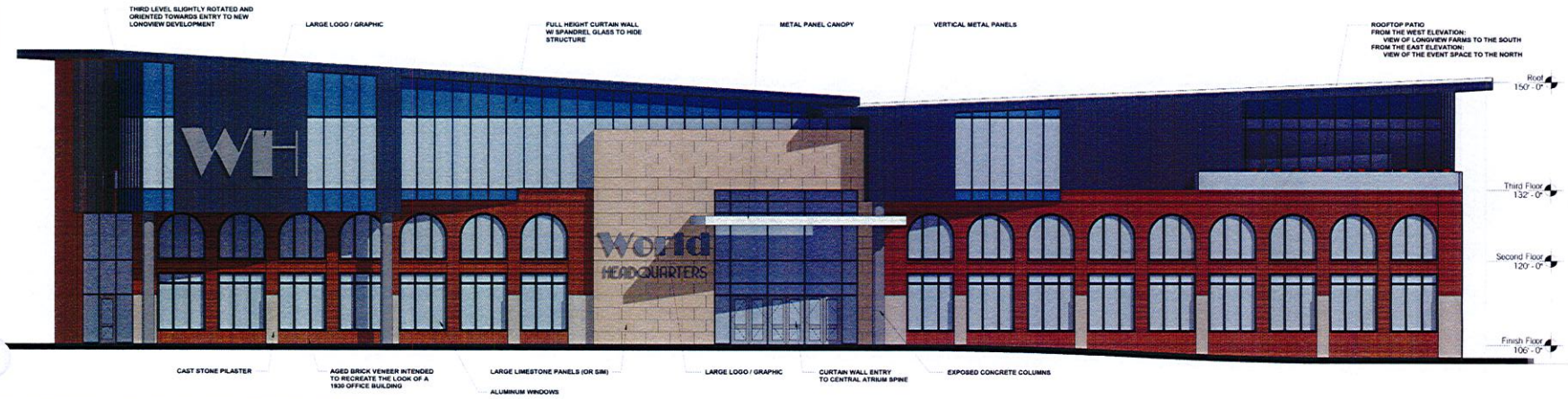
ELEVATIONS

CONFLUENCE PROJECT NO: 16033KC

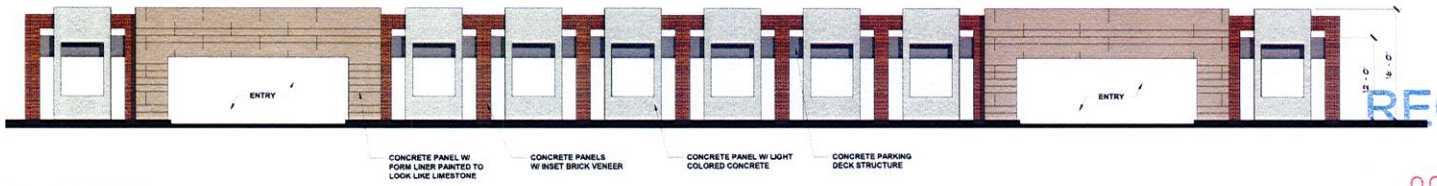
A-03

7. EXTERIOR ELEVATION - BUILDING E - SOUTH SCALE 1/8" = 1' - 0"





8. EXTERIOR ELEVATION - BUILDING F - WEST SCALE 1/8" = 1' - 0"



EXTERIOR ELEVATION - SCALE 1/8" = 1' - 0"

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-2016-167-

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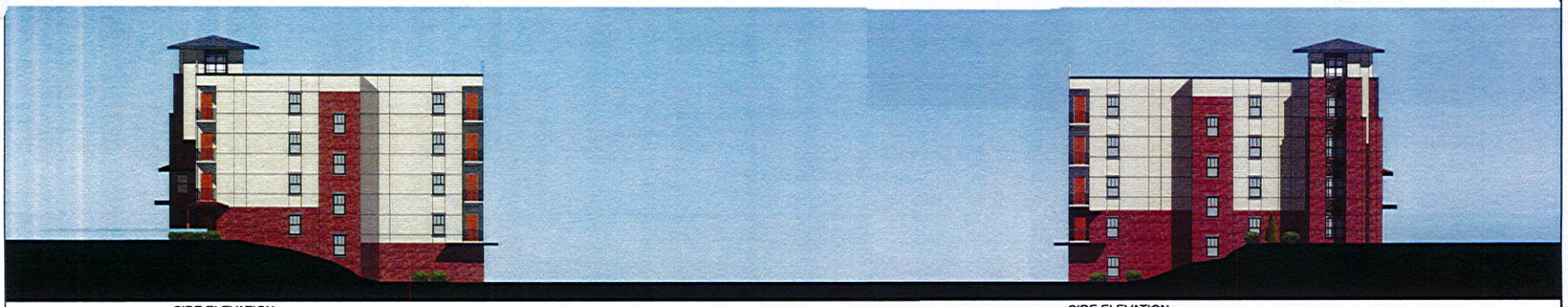
ELEVATIONS

CONFLUENCE PROJECT NO: 16033KC

A-04

LONGVIEW BLVD. ELEVATION

BACK ELEVATION



SIDE ELEVATION

SIDE ELEVATION

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NLV - PHASE II

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SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/23/16	PRELIMINARY DEVELOPMENT PLAN
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RESIDENTIAL ELEVATIONS

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CONFLUENCE PROJECT NO: 16033KC

A-05

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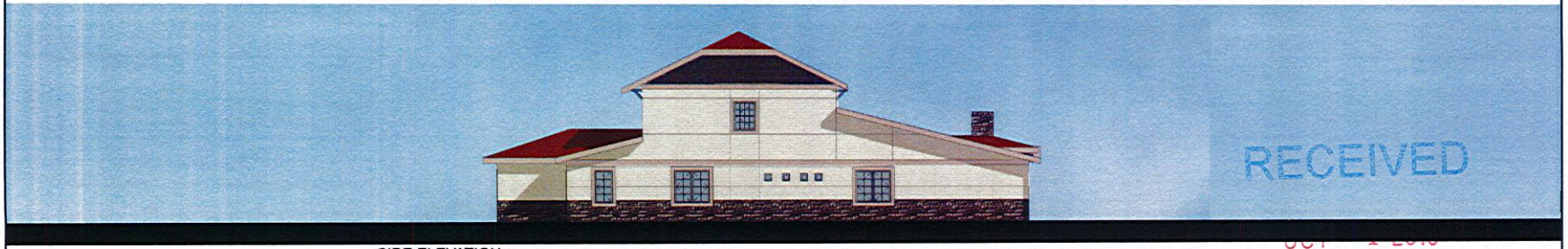
SW KESSLER DRIVE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

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SCHEDULE

ISSUE	DATE	DESCRIPTION
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2	10/28/16	CITY COMMENTS

RESIDENTIAL ELEVATIONS

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A-06