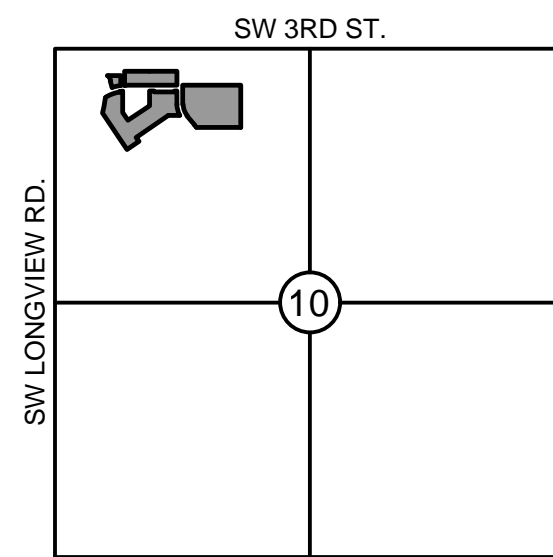


KESSLER VIEW PRELIMINARY DEVELOPMENT PLAN

SECTION 10, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



VICINITY MAP

S10, T47N, R32W
SCALE 1"=2000'

PROJECT TEAM CONTACT LIST

OWNER / DEVELOPER
M-III LONGVIEW LLC
4601 COLLEGE BLVD., SUITE 350
LEAWOOD, KS 66221
CONTACT: COREY WALKER
PHONE: 816.561.3796

ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: SHANNON BUSTER, P.E.
PHONE: 816.587.4320



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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 Northeast corner of said Northwest Quarter; thence North 87°11'20" West, along the North line of said Northwest Quarter, 740.57 feet; thence South 03°11'10" West, 382.01 feet to a point on the West line of BRIDLEWOOD - 4TH PLAT LOTS 169A-174A, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Southeast corner of Lot 1, NEW LONGVIEW COMMERCIAL DISTRICT, FOURTH PLAT, LOT 1, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Point of Beginning of the tract of land to be herein described; thence South 03°11'10" West along said West line and the West line of BRIDLEWOOD-5TH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, 439.81 feet to the Northeast corner of Tract A, KESSLER RIDGE AT NEW LONGVIEW - FIRST PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri; thence North 86°48'44" West, along the North line of said Tract A, 461.29 feet to the Northwest corner of said Tract A, said point also being on the East right-of-way line of SW Kessler Drive, as now established; thence Northwesterly, along said East right-of-way line, along a curve to the left, having an initial tangent bearing of North 31°35'13" West with a radius of 310.00 feet, a central angle of 05°37'55" and an arc distance of 30.47 feet; thence North 37°13'07" West, continuing along said East right-of-way line, 123.26 feet; thence Northerly, continuing along said East right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 190.00 feet, a central angle of 40°01'47" and an arc distance of 132.74 feet; thence North 02°48'40" East, continuing along said East right-of-way line, 195.92 feet to the Southwest corner of said Lot 1; thence South 87°11'20" East, along the South line of said Lot 1, 606.38 feet to the Point of Beginning. Containing 252,027 square feet or 5.79 acres, more or less.

Also,

All of Lots 1A, 1B, 1D, 1E, and Tract A, FASCINATION AT NEW LONGVIEW.

Also,

All of Lots 43, 53, and 54, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT.

NOTES:

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.



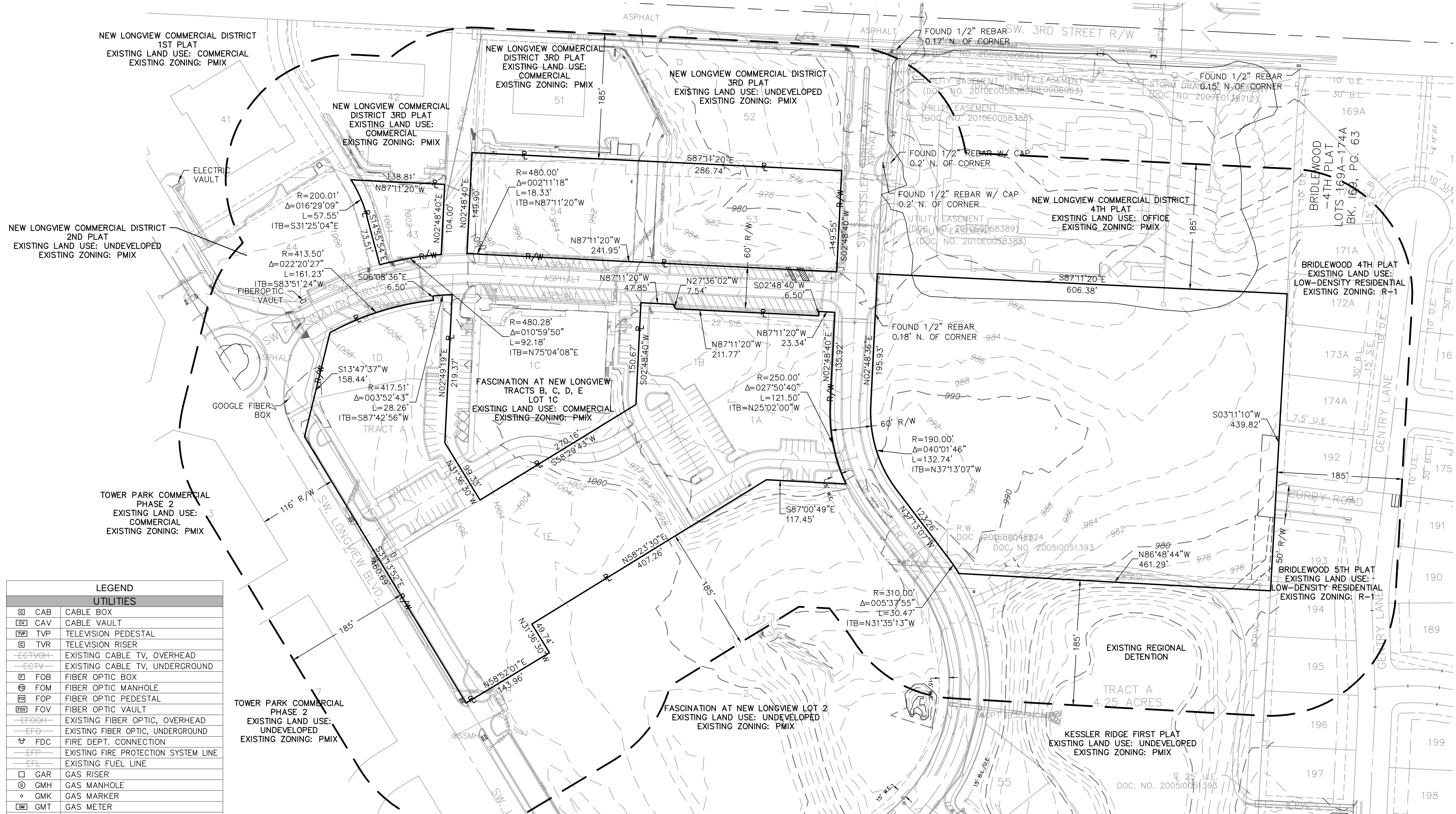
NO. REV.	DATE	REVISIONS DESCRIPTION	BY			
			CJH	CJH	CJH	CJH
1	2018.07.03	Revised per Staff comments				
2	2018.08.08	Revised to reflect accurate design information				
3	2018.09.07	Revised with new boundary				
4	2018.09.11	Revised to reflect accurate design information				

TITLE SHEET	2018
KESSLER VIEW PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MO	
drawn by: _____ CJH	
checked by: _____ JAB	
designed by: _____ NH	
QA/QC by: _____ JEF	
project no.: 017-3807	
date: 2018.05.04	
SHEET	
01	

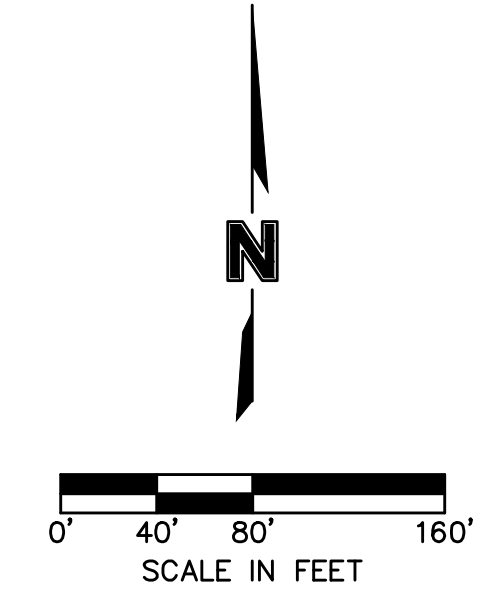
LEGEND	
GENERAL	
[Symbol]	ACU AIR CONDITIONING UNIT
[Symbol]	BOV BLOW OFF VALVE
[Symbol]	BSH BUSH
[Symbol]	COL COLUMN
[Symbol]	CTR CONIFEROUS TREE
[Symbol]	DRN DRAIN GRATE
[Symbol]	DTR DECIDUOUS TREE
[Symbol]	FLP FLAG POLE
[Symbol]	GPL GUY POLE
[Symbol]	GTP GREASE TRAP
[Symbol]	GUY GUY WIRE
[Symbol]	HCP ACCESSIBLE PARKING MARKER
[Symbol]	LST LIFT STATION
[Symbol]	MLB MAILBOX
[Symbol]	PIV POST INDICATOR VALVE
[Symbol]	SCV SPRINKLER CONTROL VALVE
[Symbol]	SGN SIGN
[Symbol]	SLB STREET LIGHT BOX
[Symbol]	SLC STREET LIGHT CABINET
[Symbol]	SPB SPRINKLER BOX
[Symbol]	SPH SPRINKLER HEAD
[Symbol]	STP STUMP
[Symbol]	SVL SEWER VALVE
[Symbol]	TCB TRAFFIC CONTROL BOX
[Symbol]	TSA TRAFFIC SIGNAL WITH MAST ARM
[Symbol]	TSC TRAFFIC SIGNAL CABINET
[Symbol]	TSMH TRAFFIC SIGNAL MANHOLE
[Symbol]	TSP TRAFFIC SIGNAL POLE
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	R RADIUS
[Symbol]	L ARC DISTANCE
[Symbol]	D DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
[Symbol]	A.E. ACCESS EASEMENT
[Symbol]	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
[Symbol]	B.L. BUILDING SETBACK
[Symbol]	C.T.V.E. CABLE TV EASEMENT
[Symbol]	F.O.E. FIBER OPTIC EASEMENT
[Symbol]	F.P.S.E. FIRE PROTECTION SYSTEM EASEMENT
[Symbol]	L.L.E. FUEL LINE EASEMENT
[Symbol]	L.S.E. LANDSCAPE EASEMENT
[Symbol]	G.E. NATURAL GAS EASEMENT
[Symbol]	T.E. TELEPHONE EASEMENT
[Symbol]	E.E. POWER/ELECTRIC EASEMENT
[Symbol]	P.S. PARKING SETBACK
[Symbol]	S.B. STREAM BUFFER
[Symbol]	S.D.E. SURFACE DRAINAGE EASEMENT
[Symbol]	SIGHT DIST. ESMT. SIGHT DISTANCE EASEMENT
[Symbol]	S.E. SANITARY SEWER EASEMENT
[Symbol]	S.L.E. STEAM LINE EASEMENT
[Symbol]	D.E. STORM DRAINAGE EASEMENT
[Symbol]	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
[Symbol]	T.C.D.S.E. TEMPORARY CUL-DE-SAC EASEMENT
[Symbol]	TEMP. ESMT. TEMPORARY EASEMENT
[Symbol]	U.E. UTILITY EASEMENT
[Symbol]	W.E. WATER EASEMENT
[Symbol]	F.Y.S. FRONT YARD SETBACK
[Symbol]	R.Y.S. REAR YARD SETBACK
[Symbol]	S.Y.S. SIDE YARD SETBACK
SURVEY MARKERS	
[Symbol]	BMK BENCHMARK
[Symbol]	CPT CONTROL POINT
[Symbol]	FND FOUND MONUMENT
[Symbol]	ROW ROW MARKER
[Symbol]	SCR SECTION CORNER
[Symbol]	SET SET MONUMENT
BOUNDARIES	
[Symbol]	SECTION LINE
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	PROPOSED PROPERTY BOUNDARY
[Symbol]	EXISTING LOT LINE
[Symbol]	EXISTING RIGHT-OF-WAY
CONTOURS	
[Symbol]	EXISTING INDEX CONTOURS
[Symbol]	EXISTING INTERMEDIATE CONTOURS

LEGEND	
UTILITIES	
[Symbol]	CAB CABLE BOX
[Symbol]	CAV CABLE VAULT
[Symbol]	TVP TELEVISION PEDESTAL
[Symbol]	TVR TELEVISION RISER
[Symbol]	EXISTING CABLE TV, OVERHEAD
[Symbol]	EXISTING CABLE TV, UNDERGROUND
[Symbol]	FOB FIBER OPTIC BOX
[Symbol]	FOM FIBER OPTIC MANHOLE
[Symbol]	FOP FIBER OPTIC PEDESTAL
[Symbol]	FOV FIBER OPTIC VAULT
[Symbol]	EXISTING FIBER OPTIC, OVERHEAD
[Symbol]	EXISTING FIBER OPTIC, UNDERGROUND
[Symbol]	FDC FIRE DEPT. CONNECTION
[Symbol]	FFP EXISTING FIRE PROTECTION SYSTEM LINE
[Symbol]	EFL EXISTING FUEL LINE
[Symbol]	GAR GAS RISER
[Symbol]	GMH GAS MANHOLE
[Symbol]	GMK GAS MARKER
[Symbol]	GMT GAS METER
[Symbol]	GRG GAS REGULATOR
[Symbol]	GVL GAS VALVE
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	TEC TELEPHONE CABINET
[Symbol]	TEP TELEPHONE PEDESTAL
[Symbol]	TER TELEPHONE RISER
[Symbol]	TEV TELEPHONE VAULT
[Symbol]	TMH TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE LINE, OVERHEAD
[Symbol]	EXISTING TELEPHONE LINE, UNDERGROUND
[Symbol]	GLT GROUND LIGHT
[Symbol]	LTP LIGHT POLE
[Symbol]	PWP POWER POLE
[Symbol]	TRF ELECTRIC TRANSFORMER
[Symbol]	EBX ELECTRIC BOX
[Symbol]	ELC ELECTRIC CABINET
[Symbol]	ELR ELECTRIC RISER
[Symbol]	EMH ELECTRIC MANHOLE
[Symbol]	EMT ELECTRIC METER
[Symbol]	ESC ELECTRIC SECTIONALIZER
[Symbol]	EVT ELECTRIC VAULT
[Symbol]	YDL YARD LIGHT
[Symbol]	EXISTING POWER/ELECTRIC LINE, OVERHEAD
[Symbol]	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
[Symbol]	SCO SEWER CLEANOUT
[Symbol]	SSMH SANITARY MANHOLE
[Symbol]	ESSS EXISTING SANITARY SEWER
[Symbol]	ESL EXISTING STEAM LINE
[Symbol]	SDMH STORM SEWER MANHOLE
[Symbol]	FES FLARED END SECTION
[Symbol]	RDN ROOF DRAIN
[Symbol]	ESTF EXISTING STORM SEWER
[Symbol]	FH FIRE HYDRANT
[Symbol]	WMH WATER MANHOLE
[Symbol]	WMK WATER MARKER
[Symbol]	WMT WATER METER
[Symbol]	WVL WATER VALVE
[Symbol]	EW EXISTING WATER LINE

NOTES:
 1. EXISTING ZONING: PMIX; EXISTING LAND USE: UNDEVELOPED
 2. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dnr.mo.gov/geology/geosrv/oilandgas.htm> (UPDATED FEBRUARY 2018)
 3. FEMA FLOODPLAIN DESIGNATION: AREA OF MINIMAL FLOOD HAZARD



185' ADJACENT PROPERTY OWNERS		
PROPERTY	OWNER	MAILING ADDRESS
FASCINATION AT NEW LONGVIEW - LOT 1C	M-III LONGVIEW LLC	4601 COLLEGE BLVD. STE. 300, LEAWOOD, KS 66211
FASCINATION AT NEW LONGVIEW - TRACTS B, C, D, E	M-III LONGVIEW LLC	4601 COLLEGE BLVD. STE. 300, LEAWOOD, KS 66211
FASCINATION AT NEW LONGVIEW - LOT 2	YARCO-DEVCO LLC	7920 WARD PARKWAY, KANSAS CITY, MO 64114
TOWER PARK COMMERCIAL - LOT 3	GALE COMMUNITIES INC	400 SW LONGVIEW BLVD. STE. 105, LEE'S SUMMIT, MO 64081
TOWER PARK COMMERCIAL - LOT 7	M-III LONGVIEW LLC	4601 COLLEGE BLVD. STE. 300, LEAWOOD, KS 66211
TOWER PARK COMMERCIAL - LOT 6	JVM NEW LONGVIEW LLC	PO BOX 06494, CHICAGO, IL 60606-6494
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 41	W PHARMACY I DIST	1 CVS DR., WOODSOCKET, RI 02895
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 42	ALLIANCE PETROLEUM LLC	4251 LINDELL BLVD., ST. LOUIS, MO 63108
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 44	M-III LONGVIEW LLC	4601 COLLEGE BLVD. STE. 300, LEAWOOD, KS 66211
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 51	MCDONALDS REAL ESTATE CO	11 SOUTHEAST 2ND ST., LEE'S SUMMIT, MO 64063
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 52	M-III LONGVIEW LLC	4601 COLLEGE BLVD. STE. 300, LEAWOOD, KS 66211
NEW LONGVIEW COMMERCIAL DISTRICT - LOT 1	LEE'S SUMMIT MEMORY CARE LLC	545 E JOHN CARPENTER FWY. STE. 500, IRVING, TX 75062
BRIDLEWOOD - LOT 170A	HATAWAY JOEL E & SUSAN E - TRUSTEES	3053 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 171A	WINSLOW DAVID L & SHAYLA R	3049 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 172A	NICHOLS ROBERT D & AMY R	3045 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 173A	FRAZIER SHARI L	3041 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 174A	BOAZ DAVID B & JENNIFER L	3039 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 175	BURD MICHAEL I	3036 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 189	ROATH DAMON E & SHAWNA E	409 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 190	PHILLIPS JAMES D & PATRICIA M TRUSTEES	405 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 191	VERSER C DWAYNE & CAROL L	401 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 192	BOMAR JARVIS & CINDY	3035 SW GENTRY CT., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 193	SALADINO MARION A	400 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 194	ALLEN GREGORY ALLEN & TIWANA	404 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 195	FLEMING MATTHEW C & VEIT TAMARA A	408 SW GENTRY LN., LEE'S SUMMIT, MO 64081
BRIDLEWOOD - LOT 196	LINDSEY BRIAN K & TAMRA K	412 SW GENTRY LN., LEE'S SUMMIT, MO 64081
KESSLER RIDGE - TRACT A	INSPIRED HOMES LLC	1301 BURLINGTON ST., STE. 150, NORTH KANSAS CITY, MO 64116



150 S. Gentry of Independence #101-102
 300 E. BURLINGTON SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL: 816.587.4300
 FAX: 816.587.1393
www.ohlssonassociates.com

NO. REV.	DATE	REVISIONS DESCRIPTION	BY			
			CH	CH	CH	CH
1	2018.07.03	Revised per Staff comments				
2	2018.08.08	Revised to reflect accurate design information				
3	2018.09.07	Revised with new boundary				
4	2018.09.11	Revised to reflect accurate design information				

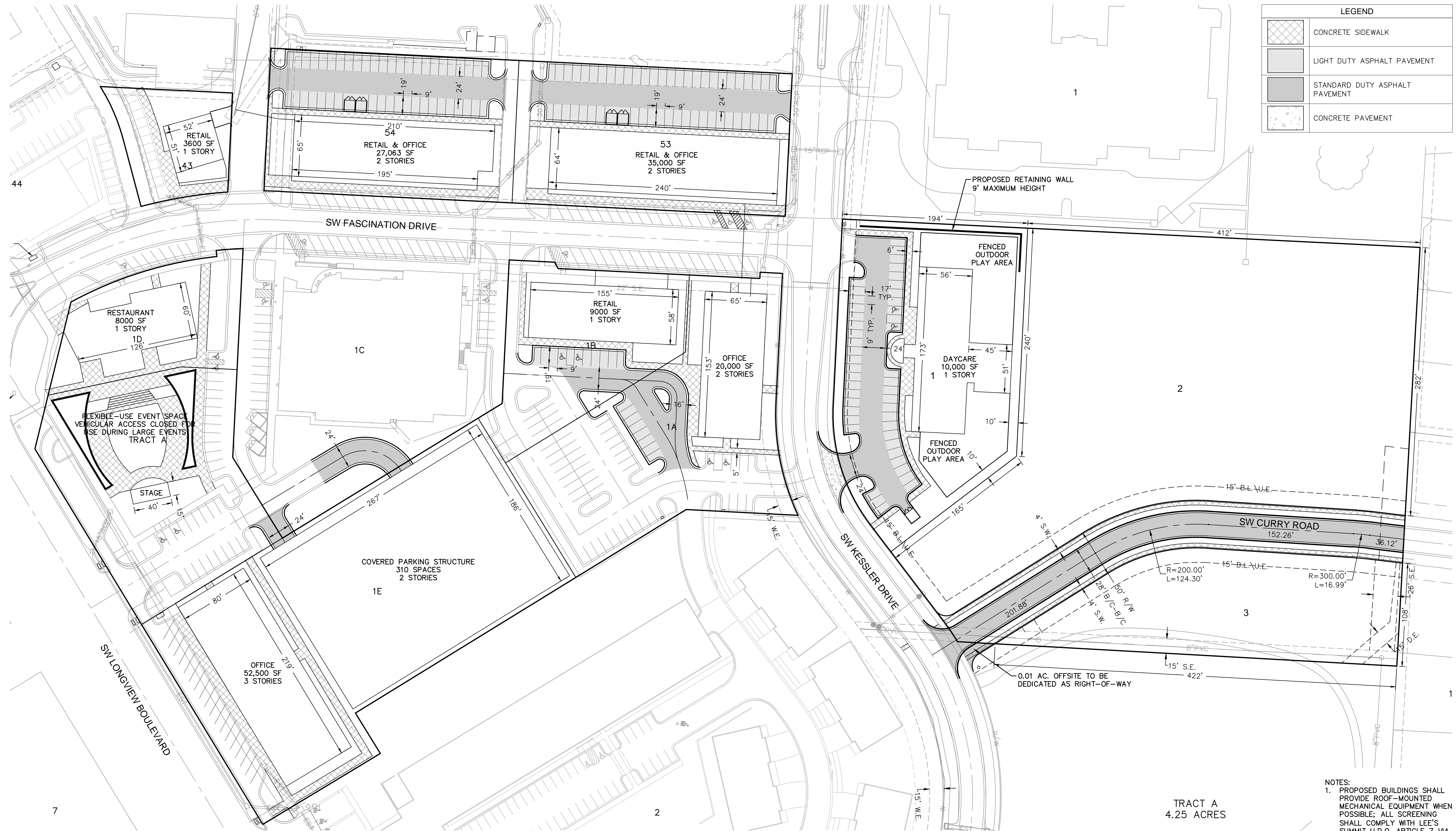
EXISTING CONDITIONS

KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN

2018
 LEE'S SUMMIT, MO

drawn by: _____ C.H.
 checked by: _____ J.A.B.
 designed by: _____ N.H.
 QA/QC by: _____ J.E.E.
 project no.: 017-3807
 date: 2018.05.04

SHEET 02



LEGEND	
[Cross-hatch pattern]	CONCRETE SIDEWALK
[Light gray fill]	LIGHT DUTY ASPHALT PAVEMENT
[Medium gray fill]	STANDARD DUTY ASPHALT PAVEMENT
[Dark gray fill]	CONCRETE PAVEMENT

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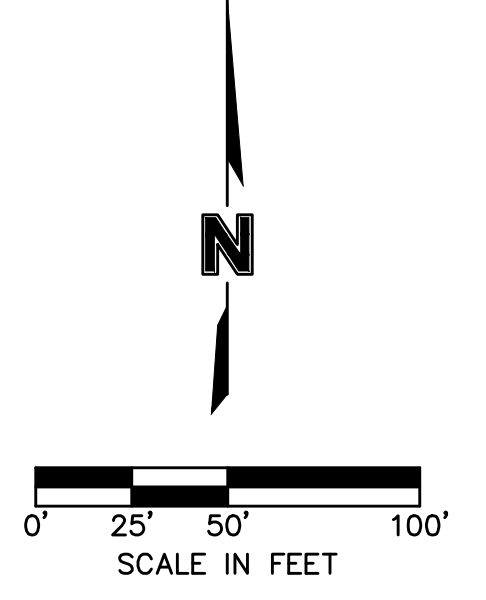
LOT	BUILDING SF	LAND USE	UDO PER 1K SF	UDO REQ.	SHARED PARKING MODEL																					
					M-F 8am-5pm		M-F 6pm-12am		M-F 12am-6am		Weekend 8am-5pm		Weekend 6pm-12am		Weekend 12am-6am		PROVIDED (TOTAL)	PROVIDED (EXISTING)	PROVIDED (PROPOSED)							
					8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am										
1A	20,000	Office	4	80	100%	80	20%	16	5%	4	5%	4	5%	100%	45	5%	3	100%	45	100%	45	5%	3	37	27	10
1B	9,000	Retail	5	45	100%	45	20%	9	5%	3	100%	45	100%	45	5%	3	100%	45	100%	45	5%	3	37	27	10	
1C	27,835	Theater	5.3	148	40%	60	80%	119	10%	15	70%	104	100%	148	10%	15	37	37	37	0	0	0	0	0	0	0
1D	8,000	Restaurant	14	102	70%	72	100%	102	10%	11	100%	102	100%	102	20%	21	11	11	11	0	0	0	29	29	0	0
1E	52,500	Office	4	210	100%	210	20%	42	5%	11	5%	11	0%	0	0	0	328	18	310	0	0	0	29	29	0	
TRACT A		Event Space		0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	0	0	0	29	29	0	0	0
2	252,813	Residential	per unit	275	60%	165	100%	275	100%	275	80%	220	100%	275	100%	275	275	0	275	0	0	0	275	0	275	0
SUBTOTAL	370,148			860		632		563		319		486		574		318		771		168		603				
41	12,950	Retail	5	65	100%	65	20%	13	5%	4	100%	65	100%	65	5%	4	71	71	0	0	0	71	71	0	0	0
43	3,600	Retail	5	18	100%	18	20%	4	5%	1	100%	18	100%	18	5%	1	11	11	0	0	0	11	11	0	0	0
44	2,672	Retail	5	14	100%	14	20%	3	5%	1	100%	14	100%	14	5%	1	56	56	0	0	0	56	56	0	0	0
	4,500	Restaurant	14	63	70%	45	100%	63	10%	7	100%	63	100%	63	20%	14	56	56	0	0	0	56	56	0	0	0
52	4,000	Restaurant	14	56	70%	39	100%	56	10%	6	100%	56	100%	56	20%	12	56	0	56	0	56	56	0	56	0	56
	15,000	Retail	5	75	100%	75	20%	15	5%	4	100%	75	100%	75	5%	4	69	18	41	0	0	69	18	41	0	0
53	20,000	Office	4	80	100%	80	20%	16	5%	4	5%	4	0%	0	0%	0	69	18	41	0	0	69	18	41	0	0
	12,000	Retail	5	60	100%	60	20%	12	5%	3	100%	60	100%	60	5%	3	60	15	45	0	0	60	15	45	0	0
54	15,063	Office	4	61	100%	61	20%	13	5%	4	5%	4	0%	0	0%	0	60	15	45	0	0	60	15	45	0	0
SUBTOTAL	89,785			492		457		195		34		359		351		39		323		171		142				
TOTAL	459,933			1,352		1,089		758		353		845		925		357		1,094		339		745				

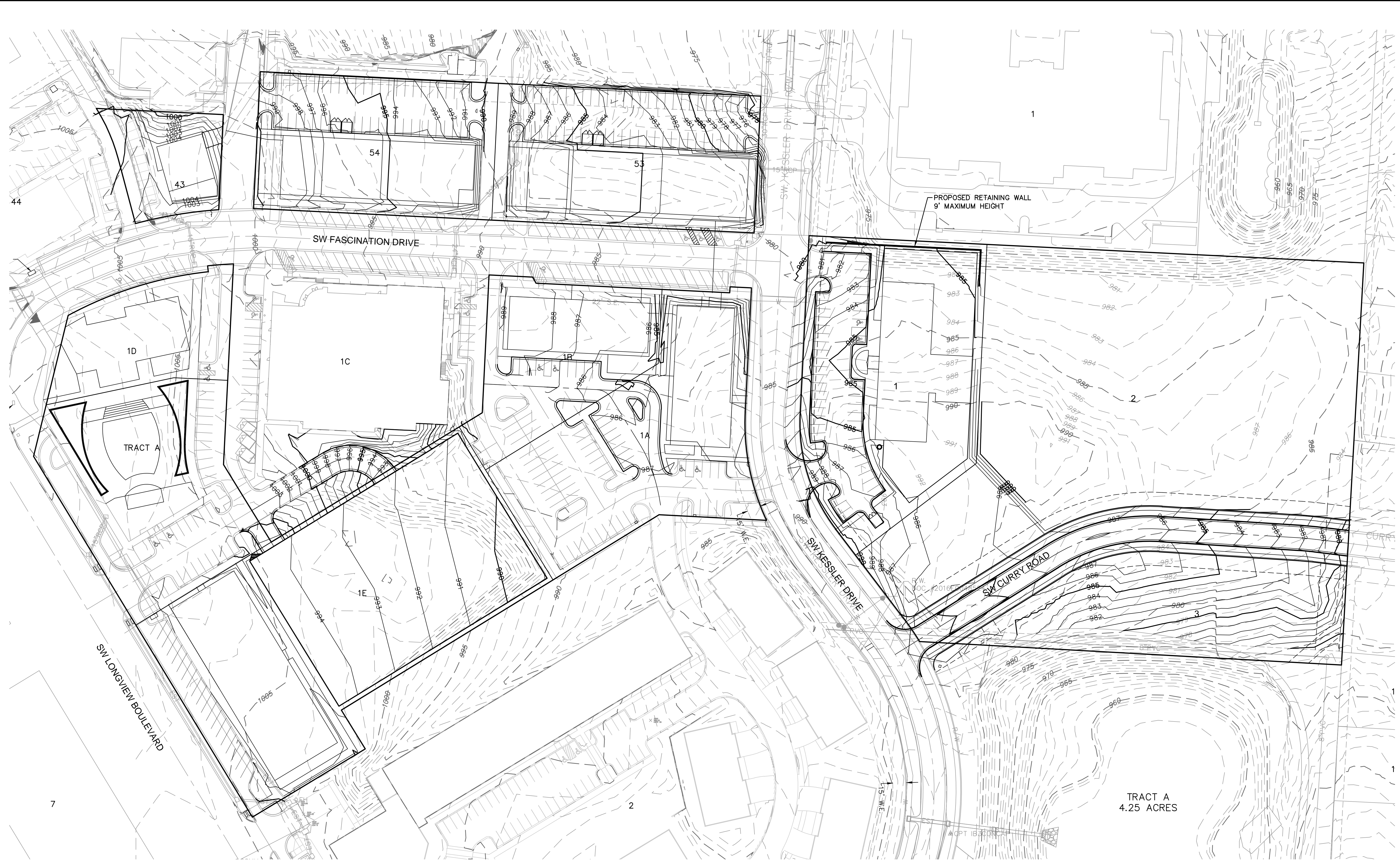
SITE DEVELOPMENT DATA										
LOTS	LAND USE	BUILDING COVERAGE (SF)	NUMBER OF FLOORS	FLOOR AREA (SF)	LAND AREA (Ac.)	F.A.R.	DWELLING UNITS	D.U./AC.	IMPERVIOUS COVERAGE	
1A	Office	10,000	2	20,000	1.19	0.25			81%	
1B	Retail	9,000	1	9,000	0.75	0.50			83%	
1D	Restaurant	8,000	1	8,000	0.47	0.39			71%	
1E	Office	17,500	3	52,500	2.03	0.59			91%	
TRACT A	Event Space	5,275	1	5,275	0.99	0.12			74%	
43	Retail	3,600	1	3,600	0.29	0.28			75%	
53	Retail & Office	17,500	2	35,000	0.98	0.82			91%	
54	Retail & Office	13,532	2	27,063	0.89	0.70			91%	
SUBTOTAL		84,407		160,438	7.59	0.48	0	0	88%	
1	Daycare	10,000	1	10,000	1.31	0.18			55%	
2	Undeveloped				3.03				0%	
3	Undeveloped				0.85				0%	
R/W	Right-of-Way				0.59				72%	
SUBTOTAL		10,000		10,000	5.78	0.22	0	0	20%	
TOTAL		94,407		170,438	13.45		0	0	58%	

* totals adjusted due to rounding

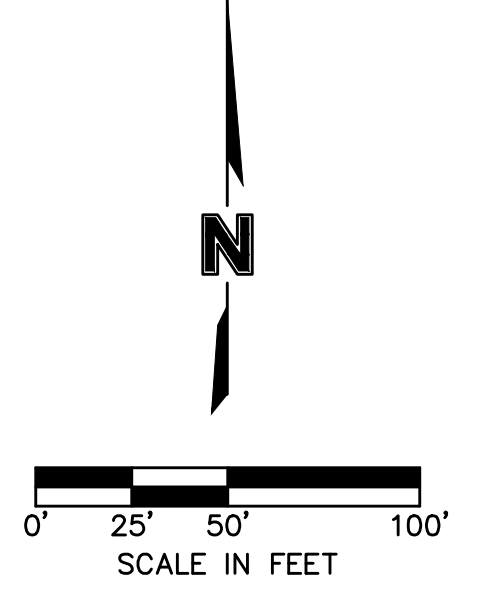
NOTES:
 1. PROPOSED BUILDINGS SHALL PROVIDE ROOF-MOUNTED MECHANICAL EQUIPMENT WHEN POSSIBLE; ALL SCREENING SHALL COMPLY WITH LEE'S SUMMIT U.D.O. ARTICLE 7 VIA FENCING OR LANDSCAPING.
 2. ROOF LINES, PORCHES, AND OTHER BUILDING PROJECTIONS MAY EXTEND UP TO 5' BEYOND THE BUILDING LINE.

* 15,000 SF Retail, 20,000 SF Office
 * 12,000 SF Retail, 15,063 SF Office





LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.07.03	Revised per Staff comments	CJH
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PRELIMINARY GRADING PLAN

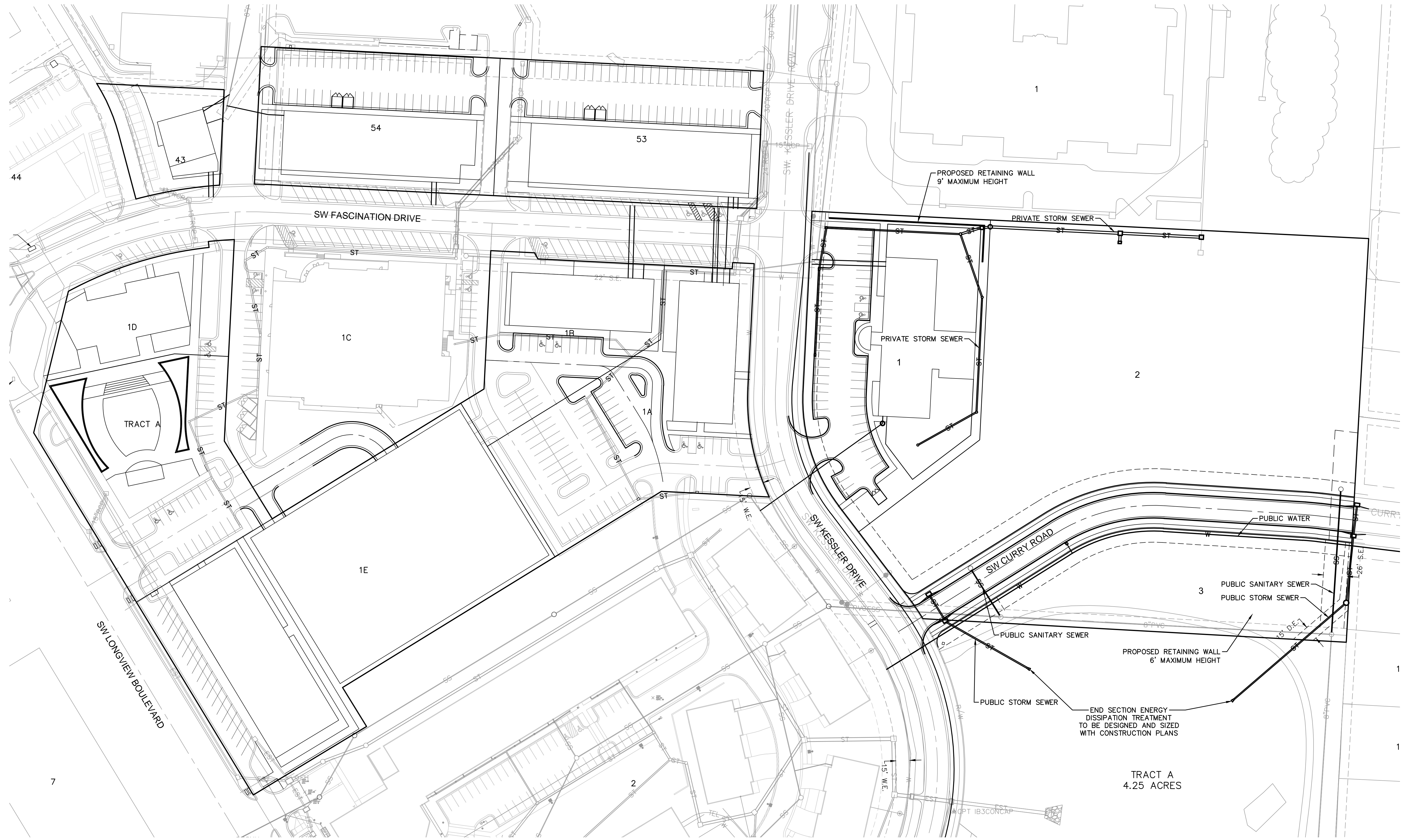
KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO 2018

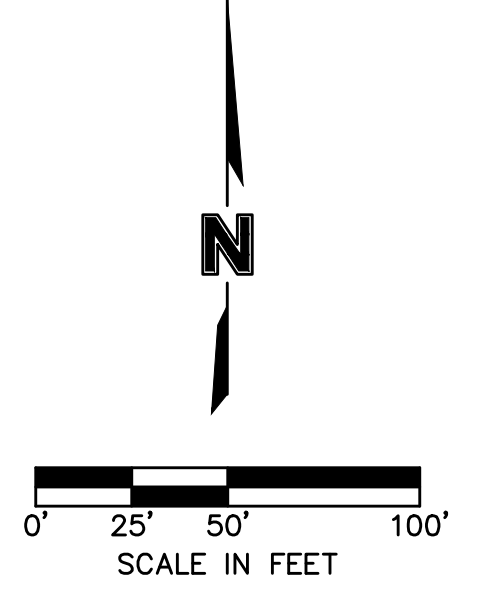
drawn by: CJH
 checked by: JAB
 designed by: NH
 QA/QC by: JEF
 project no.: 017-3807
 date: 2018.05.04

OLSSON ASSOCIATES

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 North Kansas City, MO 64116
 TEL: 816.587.4300
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 www.olssonassociates.com



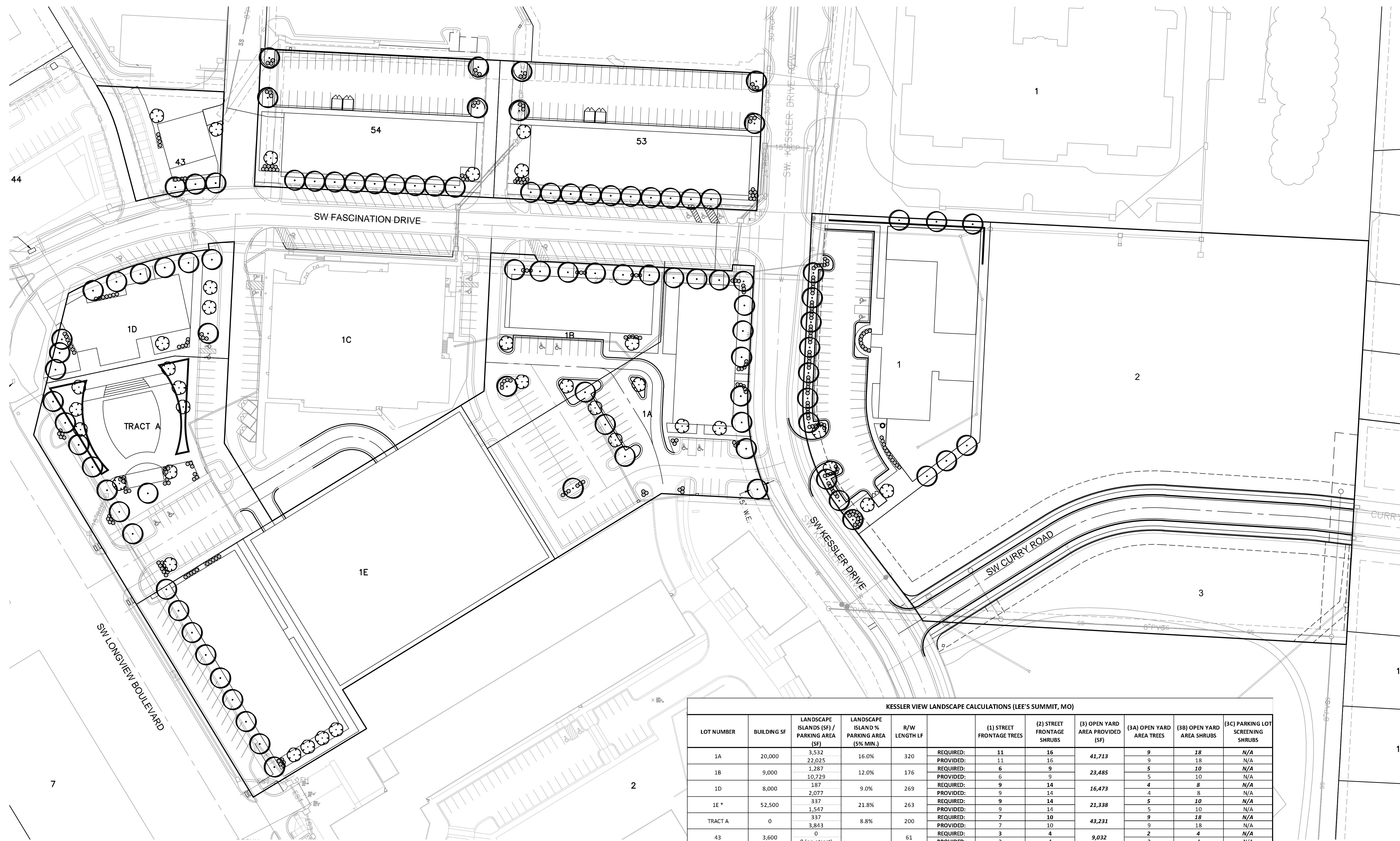
LEGEND	
—EG—	EXISTING NATURAL GAS LINE
—ETELOH—	EXISTING TELEPHONE LINE, OVERHEAD
—ETEL—	EXISTING TELEPHONE LINE, UNDERGROUND
—EEOH—	EXISTING POWER/ELECTRIC LINE, OVERHEAD
—EE—	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
—ESS—	EXISTING SANITARY SEWER
—SS—	PROPOSED SANITARY SEWER
—EST—	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER
—EW—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE



NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.07.03	Revised per Staff comments	CJH
2	2018.08.08	Revised to reflect accurate design information	CJH
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PRELIMINARY UTILITY PLAN
 KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO
 2018

drawn by: CJH
 checked by: JAB
 designed by: NH
 QA/QC by: JEE
 project no.: 017-3807
 date: 2018.05.04



PLANT SCHEDULE

TREES	QTY	SIZE
	95	DECIDUOUS 3" CALIPER
	35	ORNAMENTAL 3" CALIPER
SHRUBS	QTY	SIZE
	286	SHRUB 24"-30" HT. OR 5-GAL. CONT.

NOTES:
 1. FINAL PLACEMENT OF LANDSCAPE MATERIAL SHALL BE DETERMINED AT TIME OF FINAL SITE PLANS AND SHALL COMPLY TO APPROPRIATE SPACING AND DISTANCE REQUIREMENTS.

KESSLER VIEW LANDSCAPE CALCULATIONS (LEE'S SUMMIT, MO)

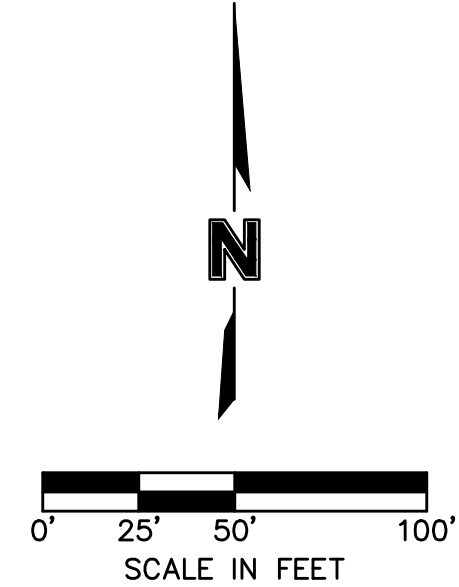
LOT NUMBER	BUILDING SF	LANDSCAPE ISLANDS (SF) / PARKING AREA (SF)	LANDSCAPE ISLAND % PARKING AREA (5% MIN.)	R/W LENGTH LF	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(3C) PARKING LOT SCREENING SHRUBS
1A	20,000	3,532 / 22,025	16.0%	320	REQUIRED: 11 PROVIDED: 11	16	41,713	9	18	N/A
1B	9,000	1,287 / 10,729	12.0%	176	REQUIRED: 6 PROVIDED: 6	9	23,485	5	10	N/A
1D	8,000	187 / 2,077	9.0%	269	REQUIRED: 9 PROVIDED: 9	14	16,473	4	8	N/A
1E *	52,500	337 / 1,547	21.8%	263	REQUIRED: 9 PROVIDED: 9	14	21,338	5	10	N/A
TRACT A	0	337 / 3,843	8.8%	200	REQUIRED: 7 PROVIDED: 7	10	43,231	9	18	N/A
43	3,600	0 (on-street)		61	REQUIRED: 3 PROVIDED: 3	4	9,032	2	4	N/A
53	35,000	991 / 15,240	6.5%	299	REQUIRED: 10 PROVIDED: 10	15	25,189	6	12	N/A
54	27,063	1,087 / 13,437	8.1%	260	REQUIRED: 9 PROVIDED: 9	13	25,236	6	12	N/A
1	10,000	1,163 / 14,779	7.9%	282	REQUIRED: 10 PROVIDED: 10	15	47,064	10	20	64
TOTALS	165,163	2130			PROVIDED: 74	110	252,761	56	112	64

* Open Yard Area calculations for Lot 1E exclude the proposed Parking Structure (49,611 SF)

LANDSCAPE REQUIREMENTS DESCRIPTIONS

- (1) STREET FRONTAGE SHALL BE PLANTED WITH ONE (1) TREE PER 30 LF OF STREET FRONTAGE
- (2) STREET FRONTAGE SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.
- (3A) IN ADDITION TO STREET FRONTAGE TREES, 1 TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA.
- (3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.
- (3C) 12 SHRUBS PER EVERY 40 LF SHALL BE PROVIDED ALONG PARKING AREA ADJACENT STREET R/W. THIS MUST BE 18" MIN. HEIGHT AT TIME OF PLANTING & SPREAD INTO A CONTINUOUS VISUAL SCREEN.

- NOTES:
 (1) Open areas not covered with other materials shall be covered with sod, per Section 14.090.B.2 Groundcover.
 (2) All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.
 (3) All ground-mounted mechanical units shall be totally screened from view in accordance with Article 7 of UDO.
 (4) Any parking lot designed or intended to accommodate five (5) 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, per Section 14.120 of UDO.

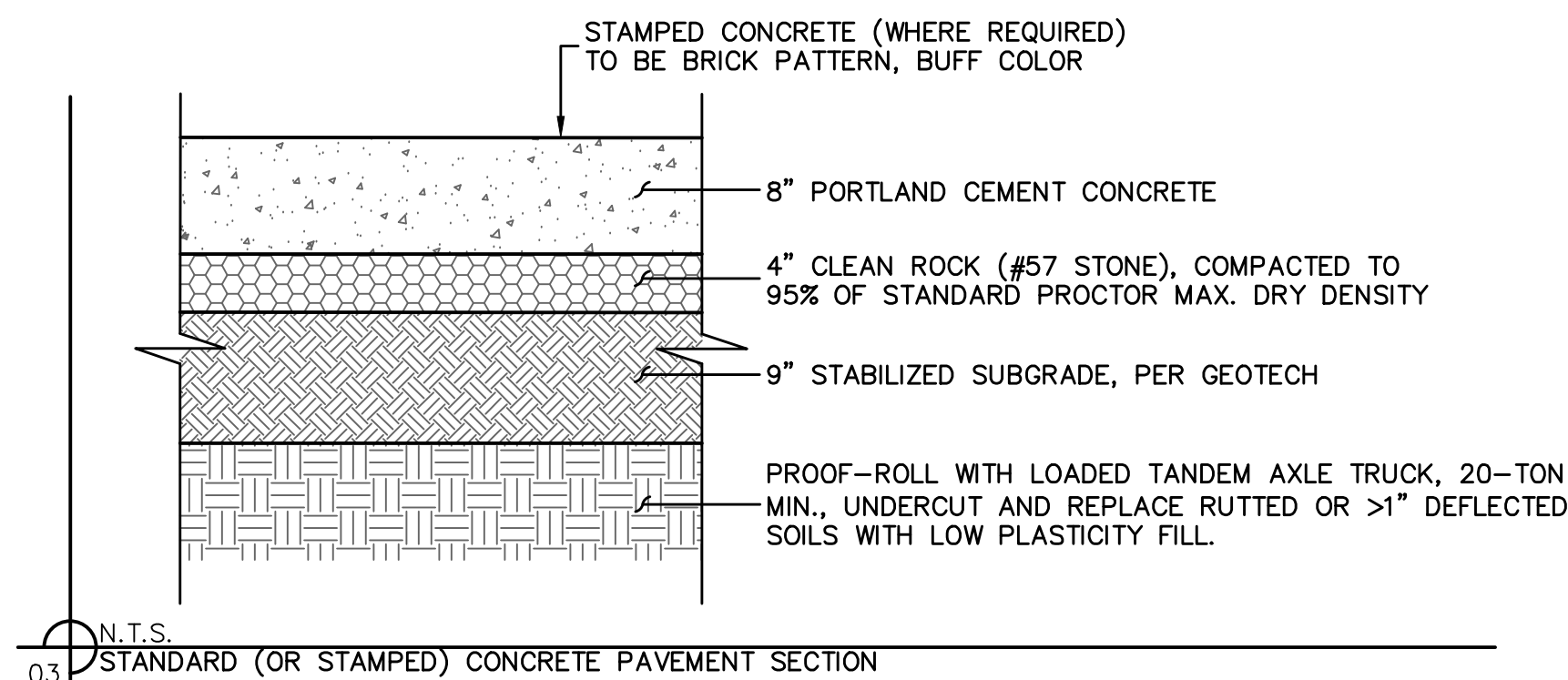
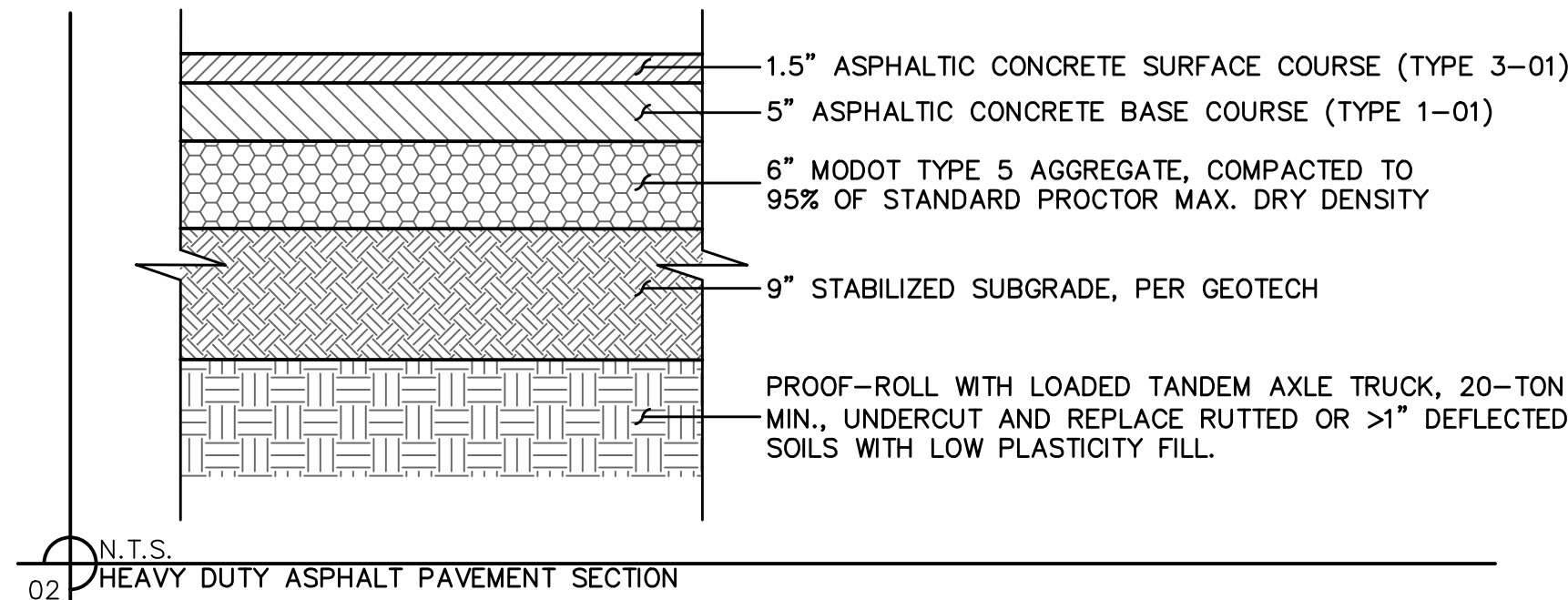
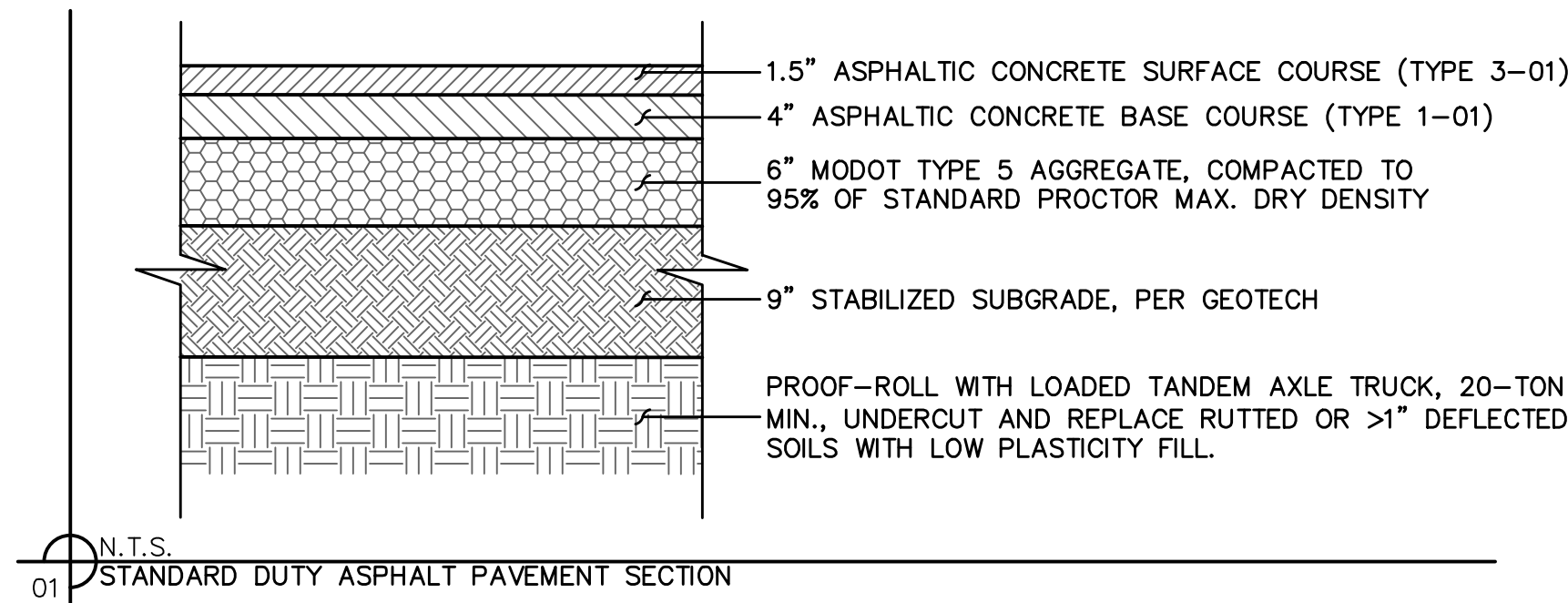


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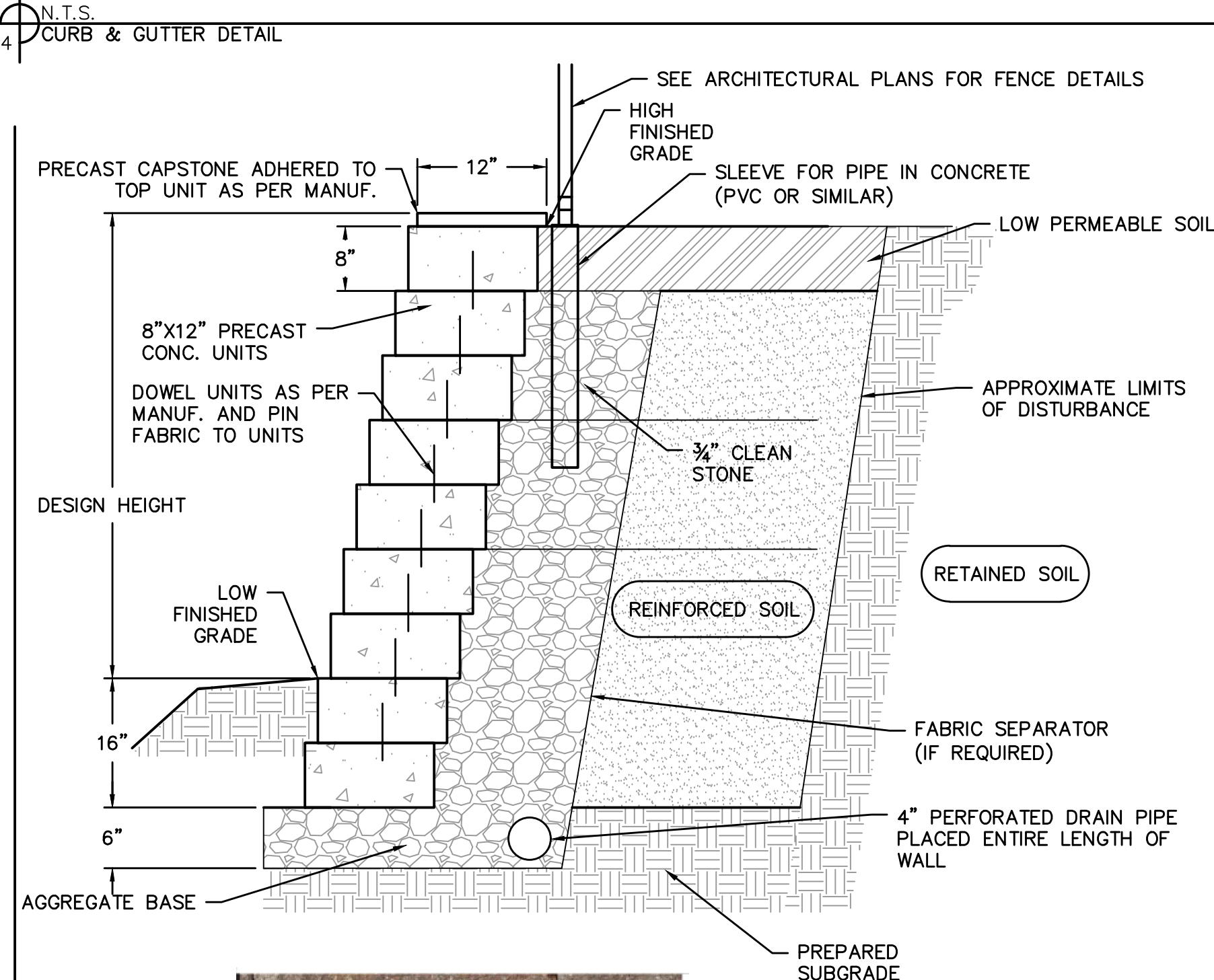
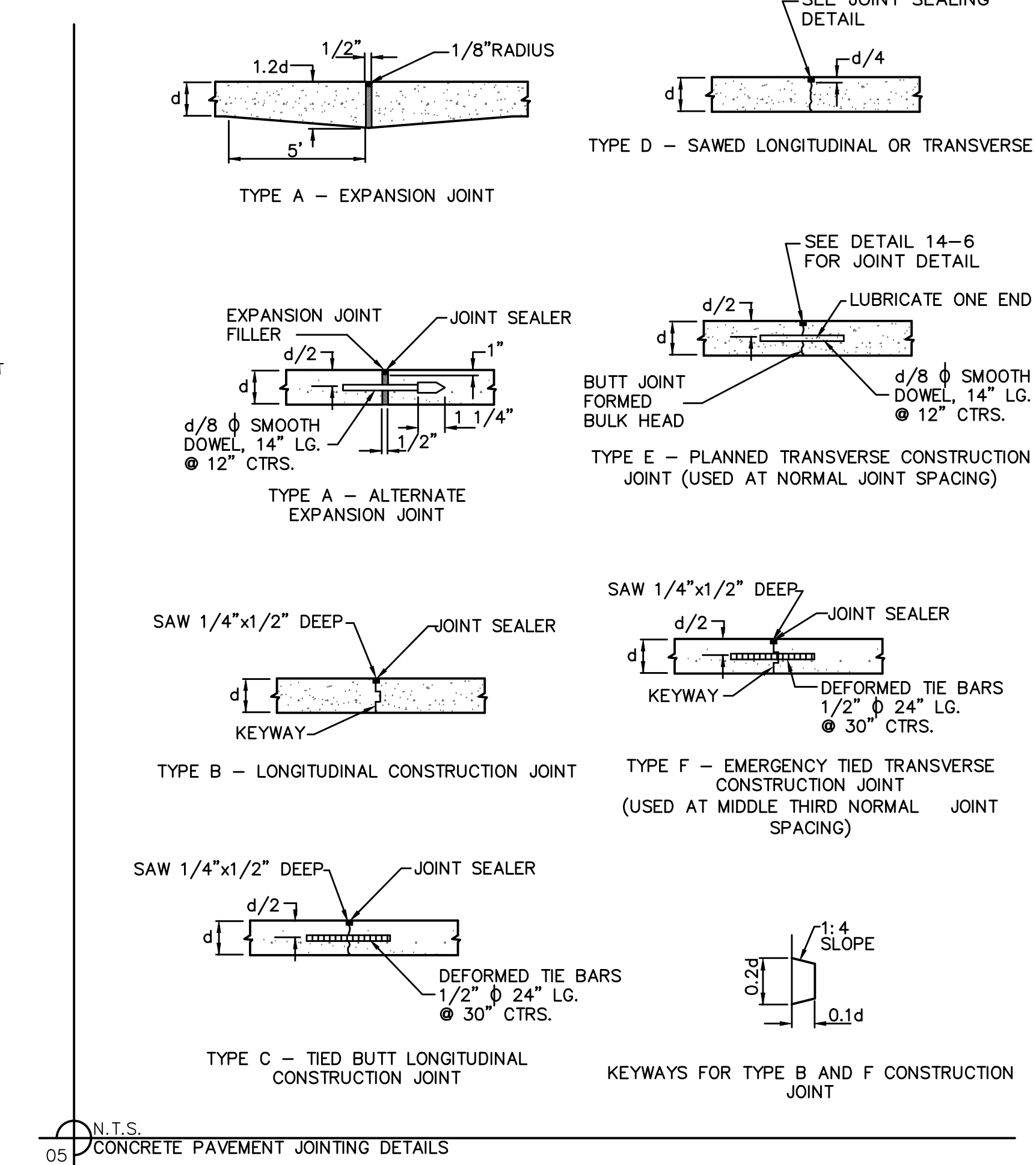
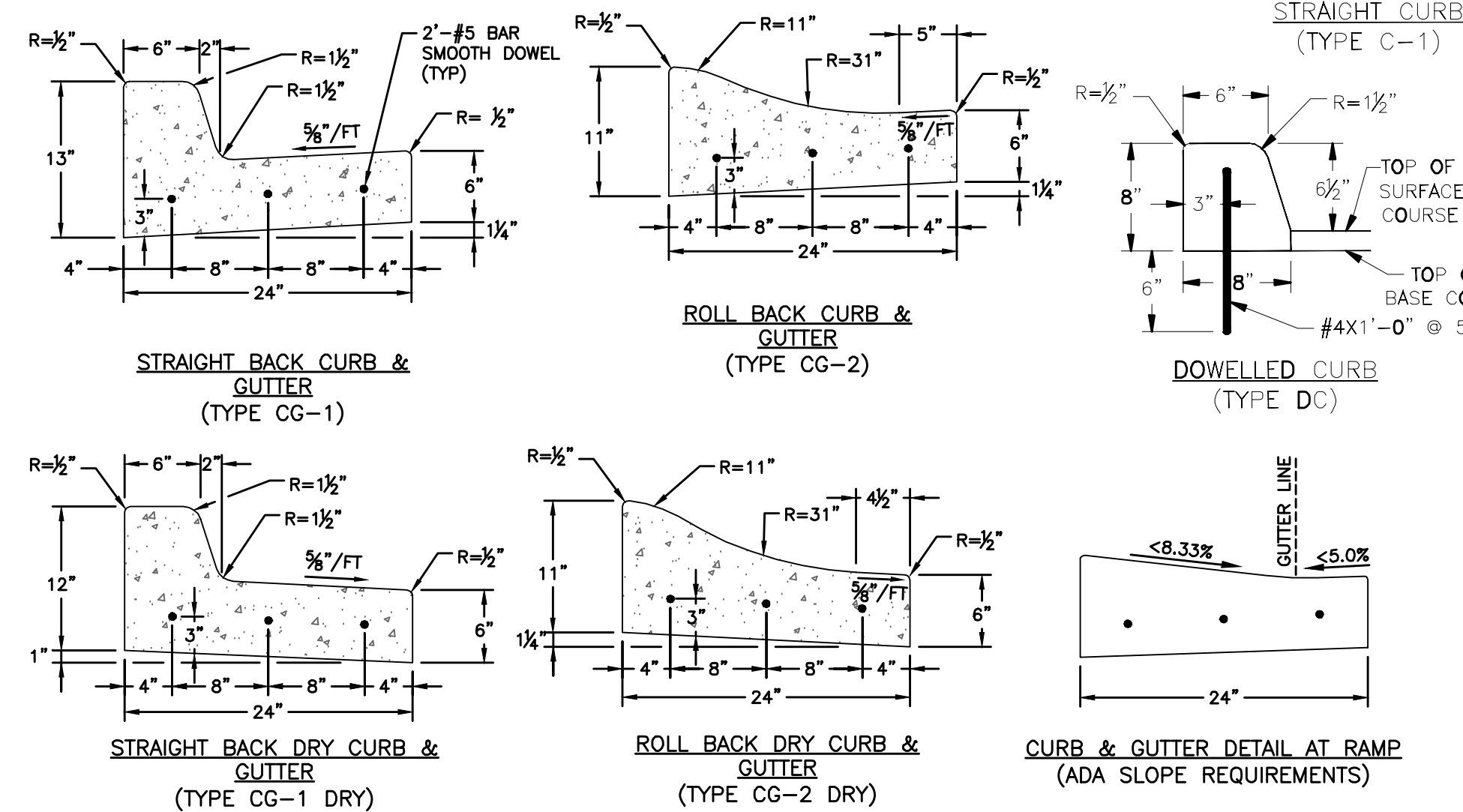
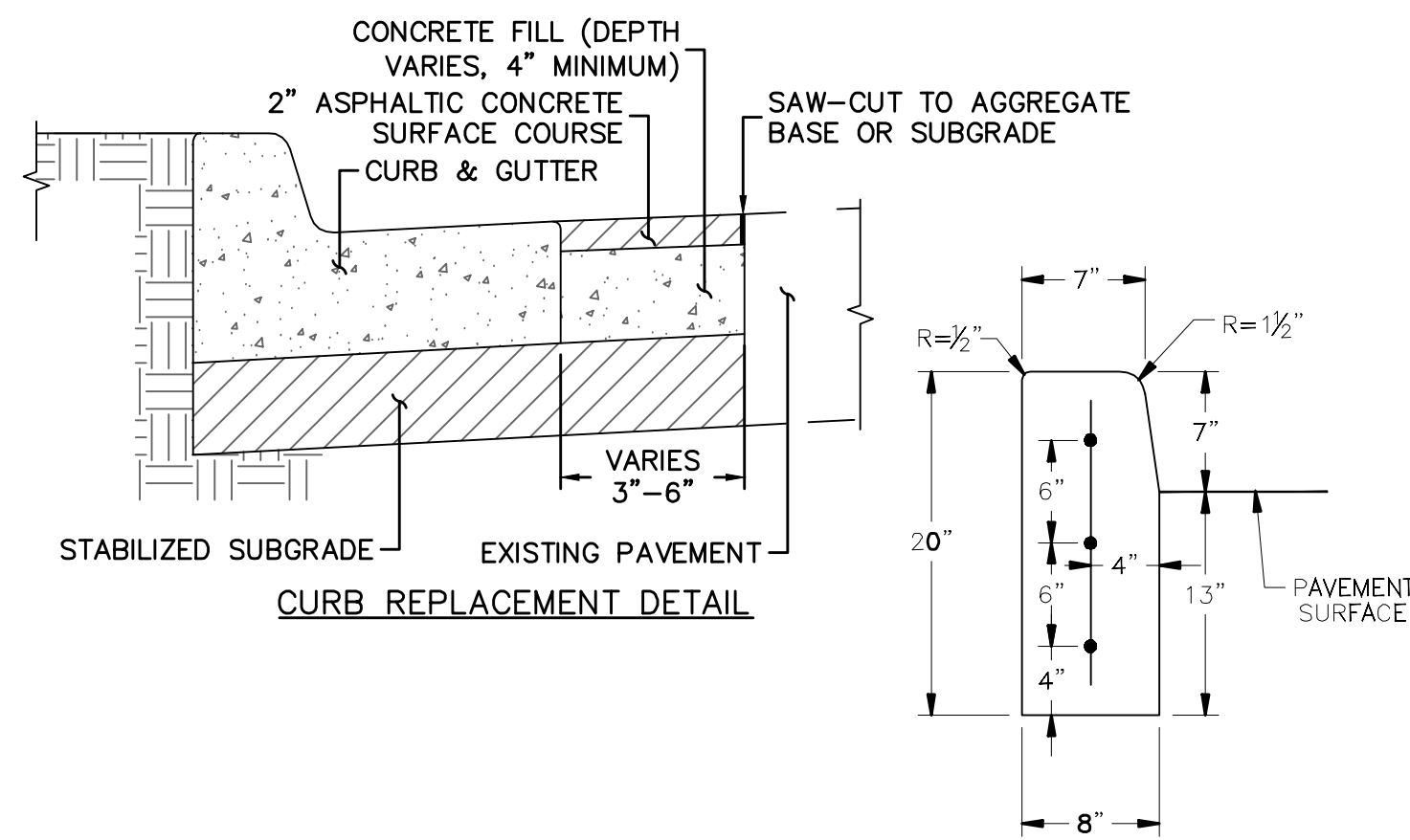
PRELIMINARY LANDSCAPE PLAN
 KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

drawn by: C.H.
 checked by: JAB
 designed by: NH
 QA/QC by: JEF
 project no.: 017-3807
 date: 2018.05.04

DWG: F:\2017\1001-4000\017-3807\40-Design\AutoCAD\Preliminary Plans\Sheets\GNV\01_Development Plans_3624\C_C-DT01_73807.dwg
 DATE: Sep 11, 2018 5:21pm
 USER: chalmquist



- GENERAL NOTES:**
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
 - KCMB 4K CONCRETE SHALL BE USED FOR ALL CURBS.
 - ASPHALTIC CONCRETE SURFACE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



RETAINING WALL NOTES

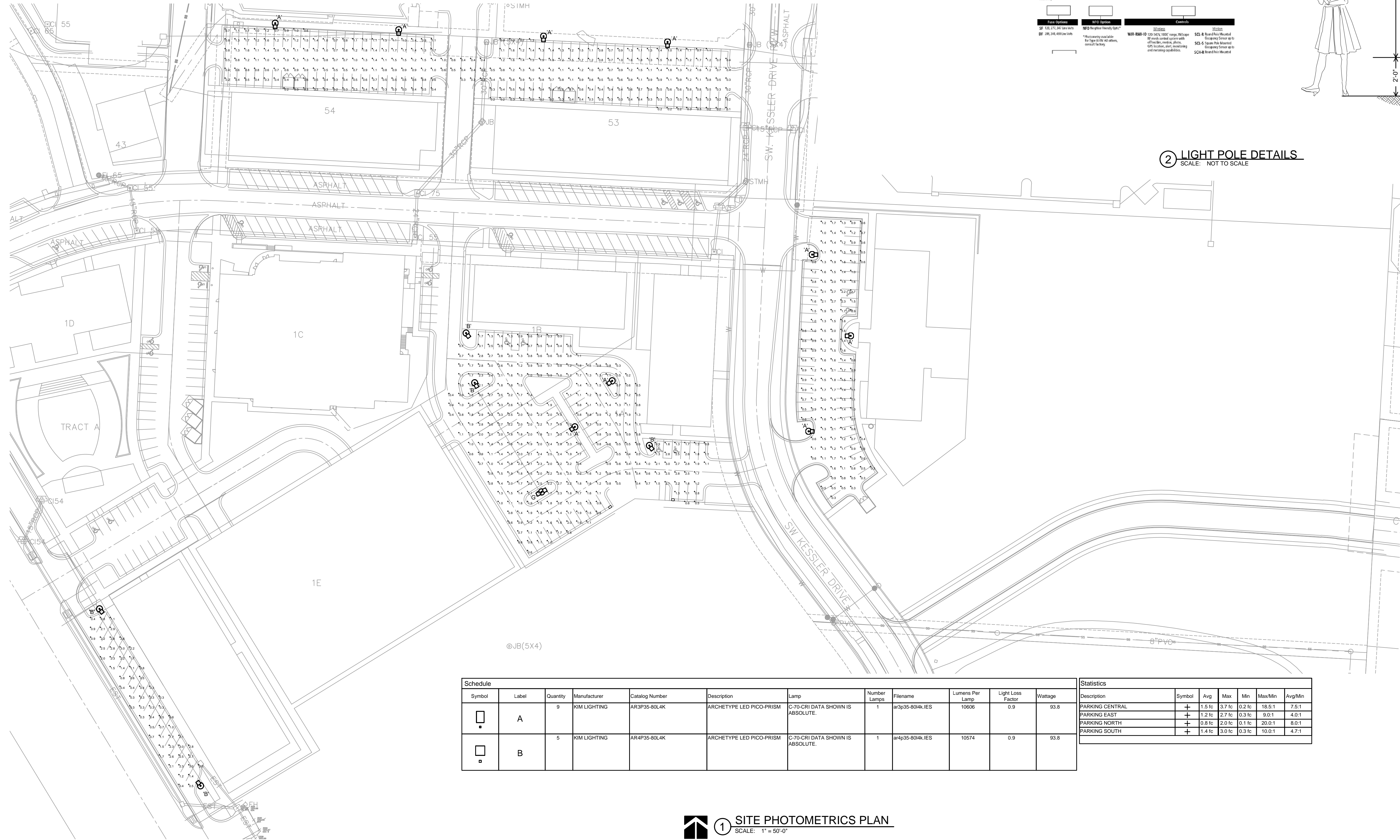
- THE DETAILS PROVIDED HERE ARE FOR GENERAL GUIDANCE ONLY. THE WALL SHALL BE "DESIGN-BUILD" PROVIDED COMPLETE IN-PLACE BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT PRODUCT DATA INCLUDING BLOCK TYPE, COLOR, AND FINISH FOR APPROVAL BY OWNER AND ARCHITECT.
- THE RETAINING WALL SHALL BE A VERSA-LOK MOSAIC RETAINING WALL (WEATHERED) AND THE COLOR SHALL BE SANDSTONE BLEND.
- THE WALL SHALL BE DESIGNED BY THE INSTALLER ACCORDING TO THE WALL UNIT MANUFACTURER'S DESIGN CRITERIA. THE DESIGN SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AS A SHOP DRAWING FOR REVIEW. ALL DESIGN CALCULATIONS AND DESIGN CRITERIA, (ANGLE OF FRICTION, SOIL WEIGHT, ETC.), SHALL BE SUBMITTED WITH THE SHOP DRAWING. ALL DESIGN MUST BE SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.
- FACTORS OF SAFETY SHALL BE AS FOLLOWS:
 1.5 AGAINST REINFORCEMENT GRID PULLOUT OR RUPTURE
 1.5 AGAINST EXTERNAL SLIDING FAILURE
 2.0 AGAINST OVERTURNING
- THE DESIGN, DIMENSIONS, AND MATERIAL SHOWN IN THIS DETAIL ARE GENERAL IN NATURE. THE AGGREGATE MATERIALS, GEOGRID SYSTEM, AND INSTALLATION SHALL BE AS WALL UNIT MANUFACTURER'S REQUIREMENTS.
- SEE SPECIFICATIONS FOR MATERIAL SELECTION AND OTHER REQUIREMENTS.
- WALL DESIGN SHALL INCLUDE GLOBAL STABILITY.
- RETAINING WALL SHALL PROVIDE POSITIVE INTERLOCKING BETWEEN BLOCKS AND GRID.
- WALL TO MEET ALL DESIGN AND INSPECTION REQUIREMENTS OF LEE'S SUMMIT, MISSOURI.
- GLOBAL STABILITY ANALYSIS SHOULD BE PERFORMED BY THE WALL DESIGNER, TAKING INTO ACCOUNT EXTERNAL LOADS, SLOPES ABOVE AND BELOW THE WALL AND HYDROSTATIC PRESSURE, WHEN APPLICABLE.
- RETAINING WALLS 4' AND GREATER IN HEIGHT SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- HANDRAIL OR FENCING IS REQUIRED AT THE TOP OF WALL FOR ANY DROP IN HEIGHT OF 30" OR MORE.

06 RETAINING WALL DETAILS

NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.07.03	Revised per Staff comments	CJH
2	2018.08.08	Revised to reflect accurate design information	CJH
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DETAIL SHEET
 KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO
 2018

NOTES
 1. DETAILS FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION.



KIM LIGHTING The A

JOB: _____ TYPE: _____

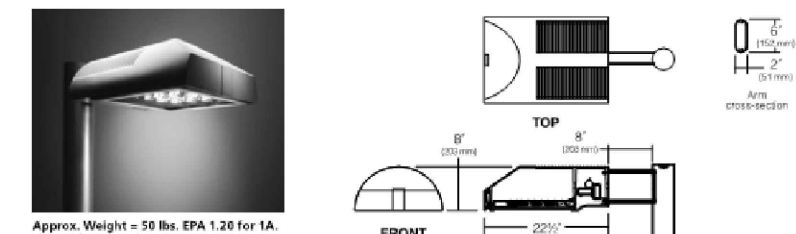
NOTES: _____ APPROVALS: _____

FEATURES

- Photometric technology
- Full adjustability
- Available in 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, 6, 7, standard distributions
- 0-100 dimming drivers standard
- IP66 certified

CERTIFICATION

UL LISTED



ORDERING CODE

Configuration	Fixture	Mounting	Height	Beam Spread	Light Output
1A	1.5m (5ft) Hx 1.2m (4ft) W	Standard	8.5m (28ft)	120°	120,000lm
2A	2.0m (6.5ft) Hx 1.5m (5ft) W	Standard	11.5m (38ft)	120°	180,000lm
3A	2.5m (8.2ft) Hx 1.8m (6ft) W	Standard	14.5m (48ft)	120°	240,000lm
4A	3.0m (9.8ft) Hx 2.1m (7ft) W	Standard	17.5m (58ft)	120°	300,000lm
5A	3.5m (11.5ft) Hx 2.4m (8ft) W	Standard	20.5m (68ft)	120°	360,000lm
6A	4.0m (13.1ft) Hx 2.7m (9ft) W	Standard	23.5m (78ft)	120°	420,000lm
7A	4.5m (14.8ft) Hx 3.0m (10ft) W	Standard	26.5m (88ft)	120°	480,000lm

Notes:

- Fixtures are available in 3000K, 4000K, and 5000K CCT.
- Fixtures are available in 0-10V dimming and DALI dimming.
- Fixtures are available in 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.

② LIGHT POLE DETAILS
 SCALE: NOT TO SCALE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	9	KIM LIGHTING	AR3P35-80L4K	ARCHETYPE LED PICO-PRISM	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	ar3p35-80L4K.IES	10606	0.9	93.8
□	B	5	KIM LIGHTING	AR4P35-80L4K	ARCHETYPE LED PICO-PRISM	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	ar4p35-80L4K.IES	10574	0.9	93.8

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING CENTRAL	+	1.5 fc	3.7 fc	0.2 fc	18.5:1	7.5:1
PARKING EAST	+	1.2 fc	2.7 fc	0.3 fc	9.0:1	4.0:1
PARKING NORTH	+	0.8 fc	2.0 fc	0.1 fc	20.0:1	8.0:1
PARKING SOUTH	+	1.4 fc	3.0 fc	0.3 fc	10.0:1	4.7:1

① SITE PHOTOMETRICS PLAN
 SCALE: 1" = 50'-0"

OLSSON ASSOCIATES

MD Certificate of Authority #001692
 TEL 410.887.4330
 NORTH KANSAS CITY, MO 64116
 FAX 410.887.1393
 www.olssonassociates.com

BY: C.H.

REVISIONS DESCRIPTION

NO.	REV.	DATE	DESCRIPTION
1		2018.07.03	Revised per Staff comments

SITE PHOTOMETRICS PLAN

KESSLER VIEW
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO 2018

REVISIONS

drawn by: _____
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 QA/QC by: _____
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SHEET E1