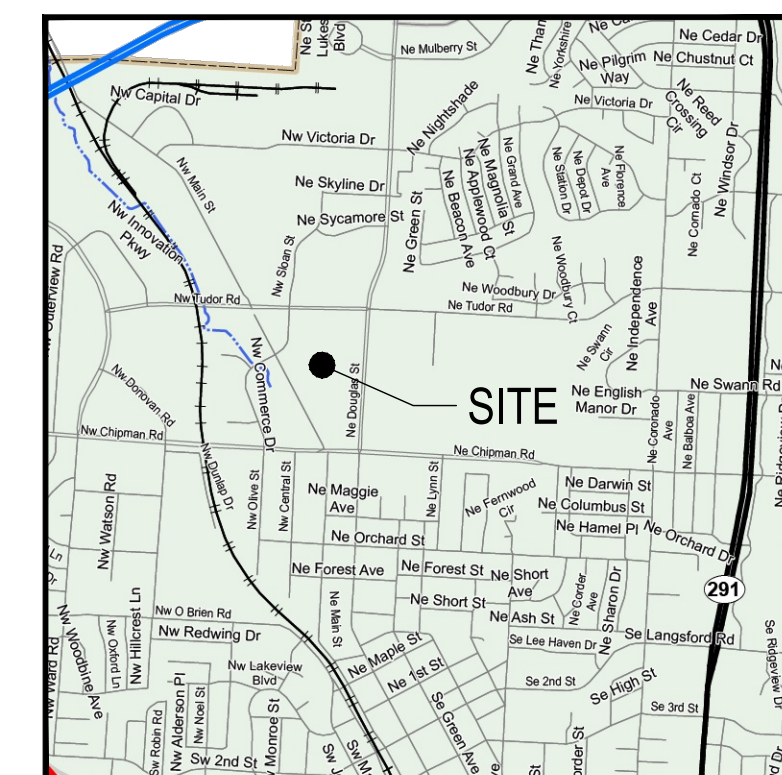
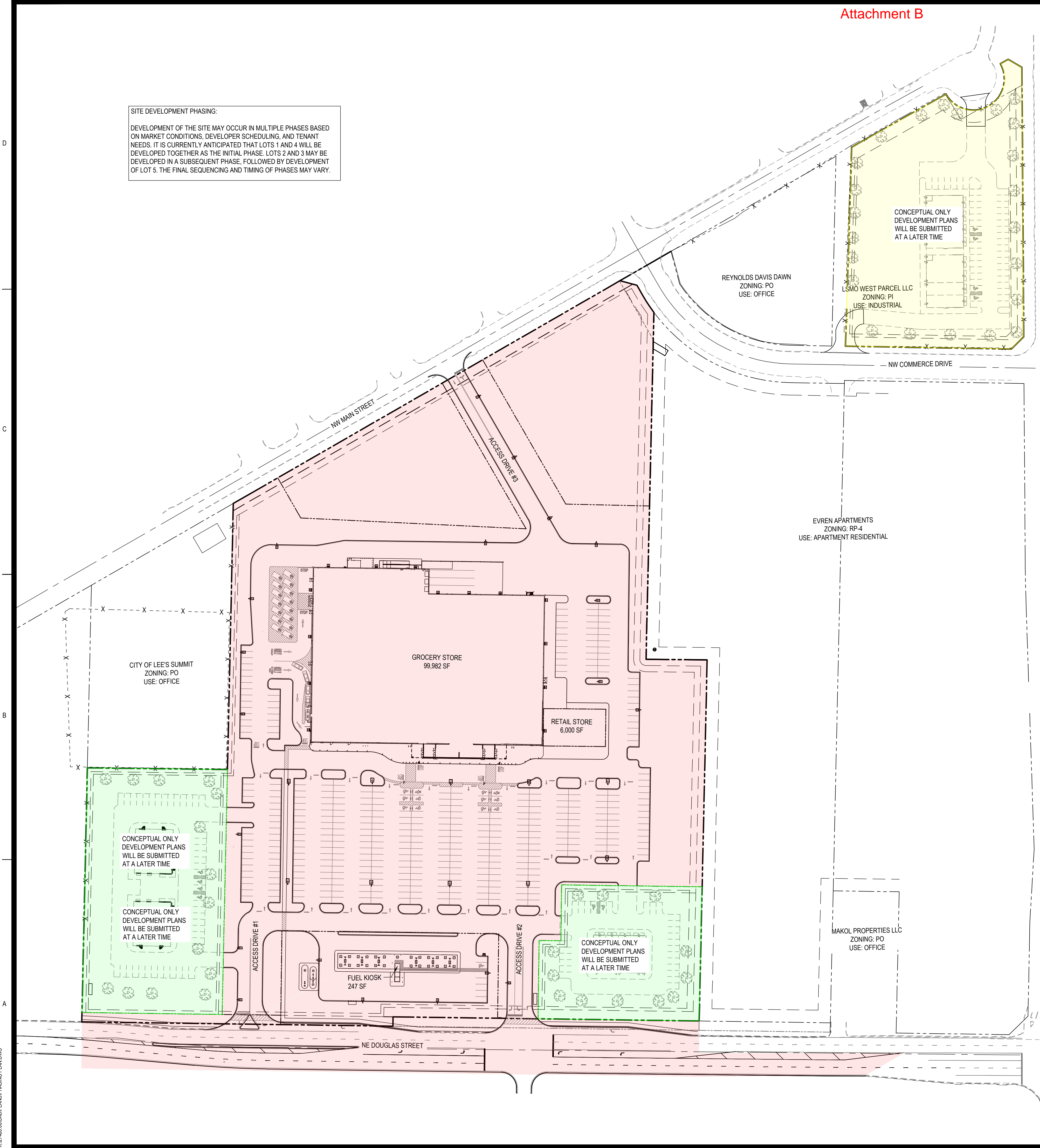


SITE DEVELOPMENT PHASING:
 DEVELOPMENT OF THE SITE MAY OCCUR IN MULTIPLE PHASES BASED ON MARKET CONDITIONS, DEVELOPER SCHEDULING, AND TENANT NEEDS. IT IS CURRENTLY ANTICIPATED THAT LOTS 1 AND 4 WILL BE DEVELOPED TOGETHER AS THE INITIAL PHASE. LOTS 2 AND 3 MAY BE DEVELOPED IN A SUBSEQUENT PHASE, FOLLOWED BY DEVELOPMENT OF LOT 5. THE FINAL SEQUENCING AND TIMING OF PHASES MAY VARY.



VICINITY MAP
 SCALE: NTS

PHASING MAP LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3



LEGAL DESCRIPTION: A TRACT OF LAND BEING PART OF LOTS 4, 5, 6, 7, 8, 9 AND 10 SUMMIT PARK, A SUBDIVISION RECORDED JUNE 23RD, 1914 AS INSTRUMENT NUMBER 19140096399 IN BOOK 6, PAGE 38, LYING AND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, SAID TRACT AS SURVEYED BY BRENT E. THOMPSON, PLS - 2006000161, WITH BHC, MO CLS 2006009875-F, BEING MORE PARTICULARLY DESCRIBED ON THIS 14TH DAY OF JANUARY, 2026 BY METES AND BOUNDS AS FOLLOWS:
 (NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED WEST LINE OF LOT 6, SUMMIT PARK HAVING A BEARING OF NORTH 01° 39' 49" EAST, REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.)
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, SUMMIT PARK, MONUMENTED BY A 5/8" REINFORCING ROD;
 THENCE NORTH 01° 39' 49" EAST, 225.00 FEET, ON THE WEST LINE OF SAID LOT 6, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE NORTH 87° 44' 22" WEST, 427.40 FEET, DEPARTING SAID WEST LINE, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET AS NOW ESTABLISHED, DESCRIBED BY ROADWAY PLAN SET FROM WALTER P MOORE & ASSOCIATES, INC. FOR CITY PROJECT NUMBER 714, DATED SEPTEMBER 24, 2021;
 THENCE NORTH 28° 56' 49" WEST, 716.68 FEET, ON SAID EASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE AS ESTABLISHED BY RIGHT-OF-WAY DEED, RECORDED AS INSTRUMENT NUMBER 2018E0020780, DATED MARCH 14, 2018;
 THENCE NORTH 16° 03' 11" EAST, 28.28 FEET, ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;
 THENCE NORTH 61° 03' 11" EAST, 18.63 FEET, CONTINUING ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
 THENCE NORTHEASTERLY, CONTINUING ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 32.73 FEET, WITH A CHORD BEARING OF NORTH 57° 42' 14" EAST AND A CHORD DISTANCE OF 32.71 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 1, EVREN APARTMENTS, A SUBDIVISION RECORDED SEPTEMBER 5TH, 2025 AND FILED AS INSTRUMENT NUMBER 2025E0065852, IN BOOK 1225, PAGE 85;
 THENCE SOUTH 87° 41' 50" EAST, 557.34 FEET, ON THE SOUTH LINE OF SAID LOT 1;
 THENCE NORTH 01° 39' 49" EAST, 98.11 FEET, CONTINUING ON SAID SOUTH LINE;
 THENCE SOUTH 87° 44' 22" EAST, 364.47 FEET, CONTINUING ON SAID SOUTH LINE;
 THENCE SOUTH 01° 47' 13" WEST, 225.65 FEET;
 THENCE SOUTH 88° 12' 47" EAST, 89.76 FEET;
 THENCE SOUTH 01° 47' 13" WEST, 34.94 FEET;
 THENCE SOUTH 88° 12' 47" EAST, 125.85 FEET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET AS ESTABLISHED BY CONVEYANCE OF RIGHT-OF-WAY, RECORDED IN BOOK 555, PAGE 20, DATED OCTOBER 26, 1929;
 THENCE SOUTH 01° 47' 13" WEST, 232.85 FEET, ON SAID WEST RIGHT-OF-WAY LINE, TO THE NORTH LINE OF LOT 5;
 THENCE SOUTH 01° 47' 13" WEST, 274.71 FEET, PARALLEL WITH AND 15 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE;
 THENCE NORTH 87° 44' 22" WEST, 393.62 FEET, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID TRACT CONTAINING 684,383 SQUARE FEET OR 15.7113 ACRES MORE OR LESS.

REVISIONS:

PROJECT # 27480
 DATE: MAY 26, 2026
 DRAWN BY: EJH
 DESIGNER: JPM
 CHECKED BY: MLB

Pickering
 Pickering Firm, Inc.
 Architecture • Engineering
 Planning • Surveying
 6363 Poplar Avenue, Suite 300
 Memphis, TN 38119
 901.726.0810

DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

PHILLIPS EDISON & COMPANY

SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:
C-002

DESCRIPTION:
 PHASING PLAN

PLATTING NOTE:
 LOT 4 IS INTENDED TO BE PLATTED AS THE BUILDING FOOTPRINT ONLY. SHARED ACCESS AND PARKING FOR THE SITE SHALL BE PROVIDED THROUGH A BLANKET ACCESS EASEMENT AND SHARED PARKING AGREEMENT TO BE ESTABLISHED WITH THE FINAL PLAT.

BUILDING AREA CHART

LOT 1 GROCERY STORE BUILDING:	99,982 SF
FUEL KIOSK:	247 SF
LOT 2 CONCEPTUAL BUILDINGS:	8,662 SF
LOT 3 CONCEPTUAL BUILDING:	5,070 SF
LOT 4 RETAIL STORE:	6,000 SF
LOT 5 CONCEPTUAL BUILDINGS:	10,140 SF

CONCEPT LAYOUT NOTE:
 LOTS 2, 3, AND 5 ARE SHOWN AS CONCEPT PLANS FOR FUTURE DEVELOPMENT. THOSE PARCELS ARE TO INDEPENDENTLY CONTAIN THE REQUIRED PARKING AND LANDSCAPING FOR THE BUILDINGS PROPOSED THEREIN. ARCHITECTURAL ELEVATIONS OF BUILDINGS ON CONSTRUCTED ON THE SUBJECT LOTS WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE SECTION 8.080. USES TO BE CONSTRUCTED ON THE SUBJECT LOTS ARE TO COMPLY WITH THE USES ALLOWED IN DISTRICT CP-2 AS REFLECTED IN ARTICLE 6 OF THE UNIFIED DEVELOPMENT ORDINANCE.



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER AND THE OWNER'S EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

- SITE TBM #1**
 ELEVATION: 1015.01
 CHISELED SQUARE ON N FACE OF INLET
 - SITE TBM #2**
 ELEVATION: 1031.01
 CHISELED SQUARE NW FACE PED SIGNAL
 - SITE TBM #3**
 ELEVATION: 1042.57
 CHISELED PLUS ON SW BOLT OF FIRE HYDRANT
 - SITE TBM #4**
 ELEVATION: 1058.50
 CHISELED SQUARE ON N FACE TL CONCRETE BASE
 - SITE TBM #5**
 ELEVATION: 994.97
 RAILROAD SPIKE IN E FACE OF UTILITY POLE
- NOTE: BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE SITE DATUM WITH ALL SITE TBMS AND IMMEDIATELY REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

SPECIAL FLOOD HAZARD STATEMENT
 ACCORDING TO THE FEMA/FIRM COMMUNITY PANEL NO. 29095C0417G, EFFECTIVE SEPTEMBER 29, 2006 THE PROPERTY SHOWN HEREON IS LOCATED IN A "X" NO SHADING (AREA OF MINIMAL FLOOD HAZARD) OR FLOOD ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.).

SITE PLAN DATA CHART

PROJECT NAME:	DILLONS - LEE'S SUMMIT	
SUBDIVISION:	SUMMIT PARK STATION	
LOT NUMBER:	1-5	
PROPERTY ADDRESS:	NE DOUGLAS ST. LEE'S SUMMIT, MO	
PARCEL ID:	52-900-04-13-00-0-00-000, 52-900-04-14-00-0-00-000, 52-900-04-15-00-0-00-000, 52-900-04-16-00-0-00-000, 52-900-04-17-00-0-00-000, 52-900-04-18-00-0-00-000, 52-900-04-20-00-0-00-000, & 52-900-04-25-00-0-00-000	
EXISTING ZONING:	RP-4 & PO	
PROPOSED ZONING:	CP-2	
ACREAGE OF SITE:	21.41 ACRES (EXCLUDING ROW DEDICATION)	
MINIMUM SETBACKS:	FRONT YARD: 15' SIDE YARD: 10' REAR YARD: 20'	
OWNER:	DILLONS FOOD STORES DIVISION THE KROGER CO MID-CENTRAL REGION 2700 EAST 4TH AVE HUTCHINSON, KS 67501	
ENGINEER:	PICKERING FIRM, INC. MARVIN L. BROWN, PE 6363 POPLAR AVENUE, SUITE 300 MEMPHIS, TN 38119 901.726.0810x1287 mbrown@pickeringfirm.com	
PROPOSED USE:	GROCERY STORE, RESTAURANT/RETAIL, AUTOMOTIVE SERVICE STATION	
BUILDING SQUARE FEET:	99,982 SF	
GROCERY FLOOR AREA RATIO (FAR):	17.78%	
FUEL STATION FLOOR AREA RATIO (FAR):	0.05%	
RETAIL FLOOR AREA RATIO (FAR):	100%	
PERVIOUS/IMPERVIOUS AREA:	GROCERY/FUEL: PERVIOUS AREA PROVIDED: 25.9% IMPERVIOUS AREA PROVIDED: 74.1% RETAIL (LOT 4): PERVIOUS AREA PROVIDED: 0% IMPERVIOUS AREA PROVIDED: 100% OUTPARCEL LOT 2: PERVIOUS AREA (CONCEPTUAL): 45% IMPERVIOUS AREA (CONCEPTUAL): 55% OUTPARCEL LOT 3: PERVIOUS AREA (CONCEPTUAL): 45% IMPERVIOUS AREA (CONCEPTUAL): 55% OUTPARCEL LOT 5: PERVIOUS AREA (CONCEPTUAL): 56% IMPERVIOUS AREA (CONCEPTUAL): 44% TRACT "A": PERVIOUS AREA: 100% IMPERVIOUS AREA: 0% TRACT "B": PERVIOUS AREA: 100% IMPERVIOUS AREA: 0% PARKING: 4 SPACES PER 1000 GFA GROCERY, FUEL, & RETAIL SHOP: REQUIRED: 423 PROVIDED: 434 (INCLUDING 13 ADA)	

* PARKING IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS

REVISIONS:

PROJECT #: 27480
 DATE: MAY 26, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

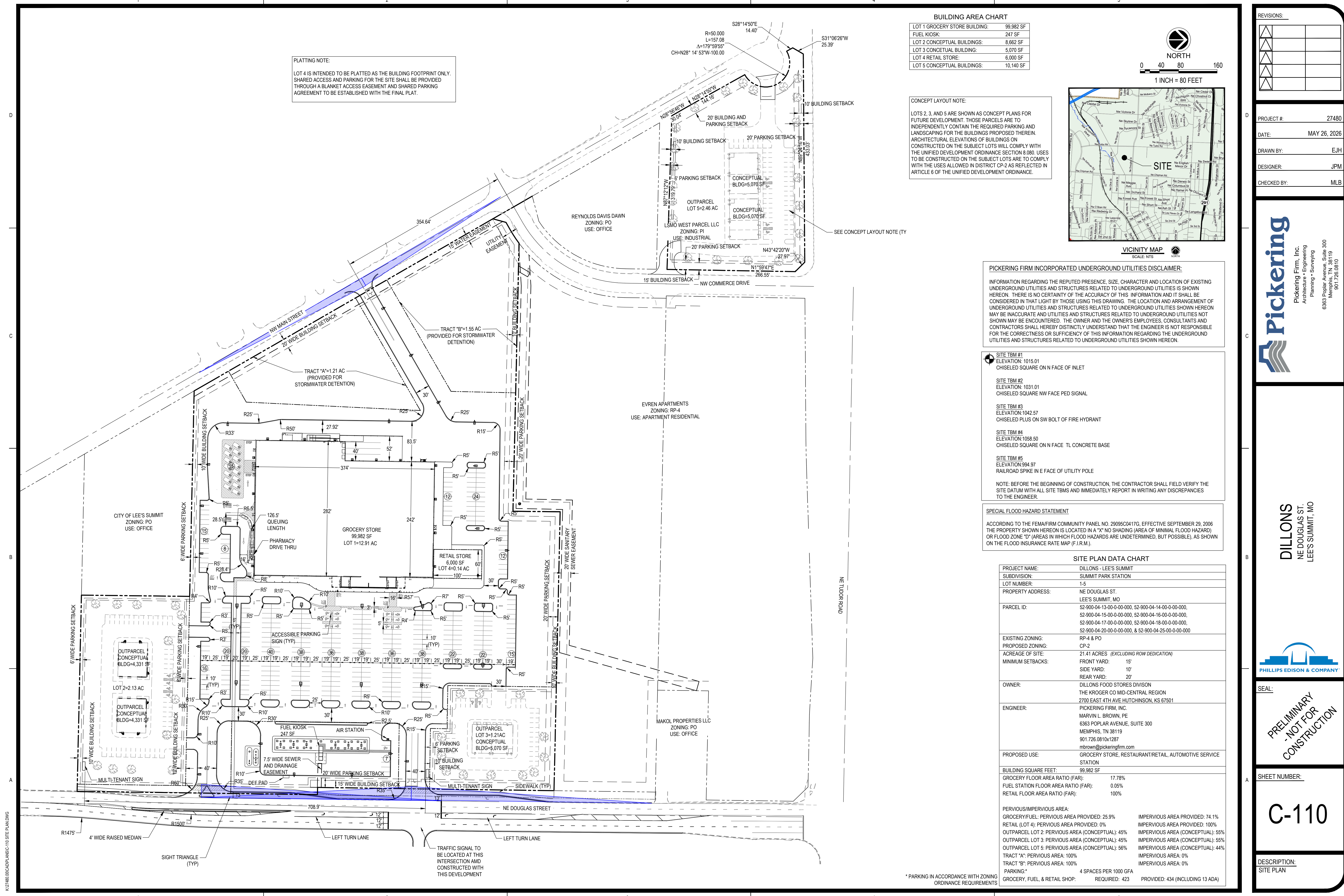


SEAL:
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-NOT FOR
CONSTRUCTION

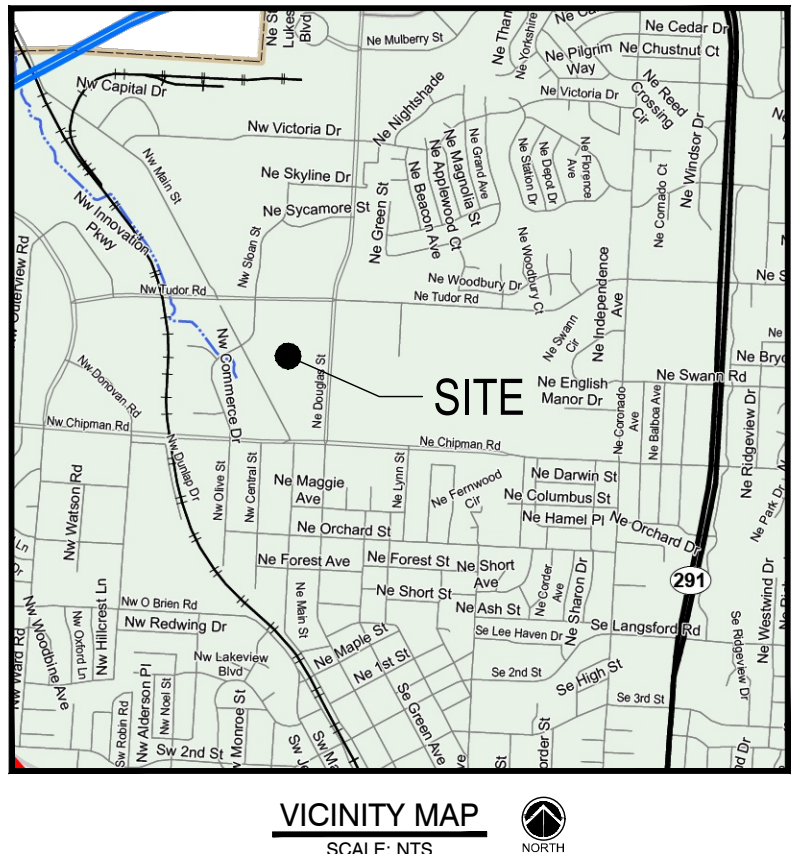
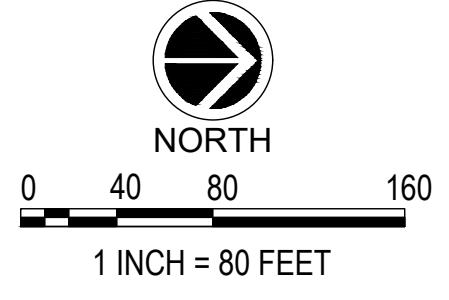
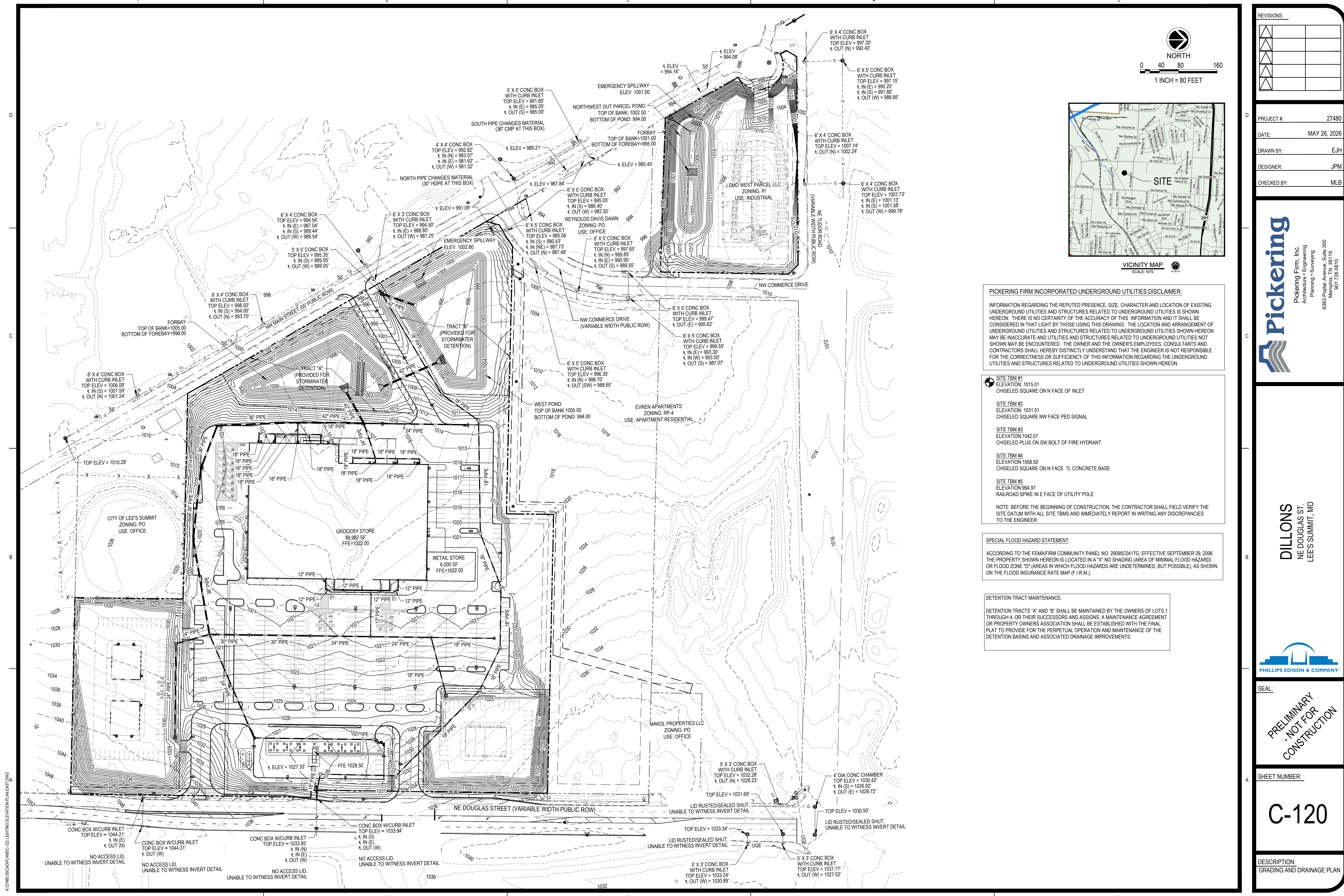
SHEET NUMBER:

C-110

DESCRIPTION:
 SITE PLAN



K:\27480\00\CAD\PLANS\C-110 SITE PLAN.DWG



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:

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- SITE TBM #1**
 ELEVATION: 1015.01
 CHISELED SQUARE ON N FACE OF INLET
 - SITE TBM #2**
 ELEVATION: 1031.01
 CHISELED SQUARE NW FACE PED SIGNAL
 - SITE TBM #3**
 ELEVATION: 1042.57
 CHISELED PLUS ON SW BOLT OF FIRE HYDRANT
 - SITE TBM #4**
 ELEVATION: 1058.50
 CHISELED SQUARE ON N FACE TL CONCRETE BASE
 - SITE TBM #5**
 ELEVATION: 994.97
 RAILROAD SPIKE IN E FACE OF UTILITY POLE
- NOTE: BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE SITE DATUM WITH ALL SITE TBMS AND IMMEDIATELY REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

SPECIAL FLOOD HAZARD STATEMENT

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DETENTION TRACT MAINTENANCE:

DETENTION TRACTS "A" AND "B" SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 4, OR THEIR SUCCESSORS AND ASSIGNS. A MAINTENANCE AGREEMENT OR PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH THE FINAL PLAT TO PROVIDE FOR THE PERPETUAL OPERATION AND MAINTENANCE OF THE DETENTION BASINS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

REVISIONS:

PROJECT #: 27480
 DATE: MAY 26, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

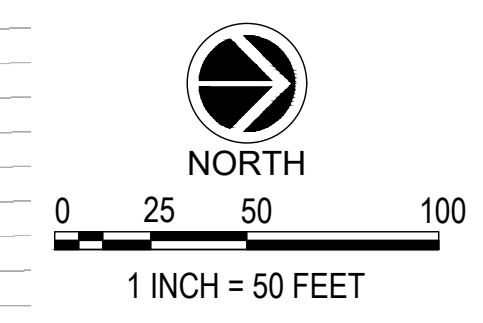
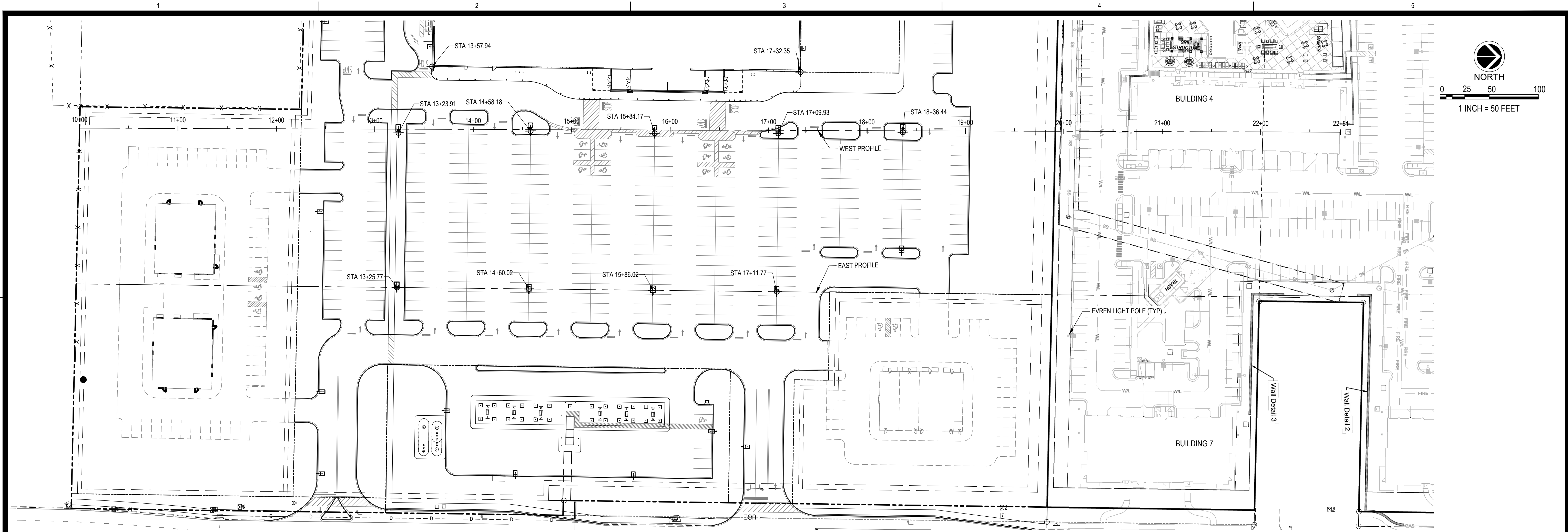


SEAL:
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-120

DESCRIPTION:
 GRADING AND DRAINAGE PLAN

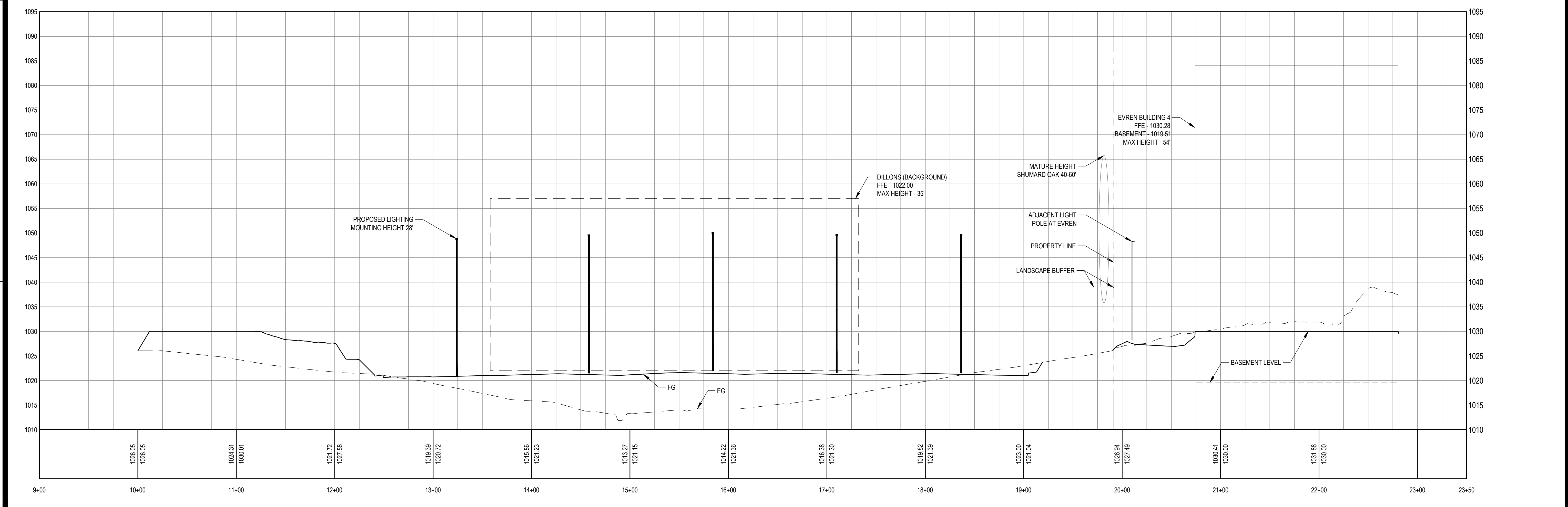
K:\27480\00\CAD\PLANS\C-122 LIGHTING ELEVATION PLAN EAST.DWG



REVISIONS:

PROJECT # 27480
 DATE: MAY 26, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.

Pickering Firm, Inc.
 Architecture • Engineering
 Planning • Surveying
 6363 Poplar Avenue, Suite 300
 Memphis, TN 38119
 901.726.0610



1 WEST PROFILE
 H: 1"=50' V: 1"=10'

DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

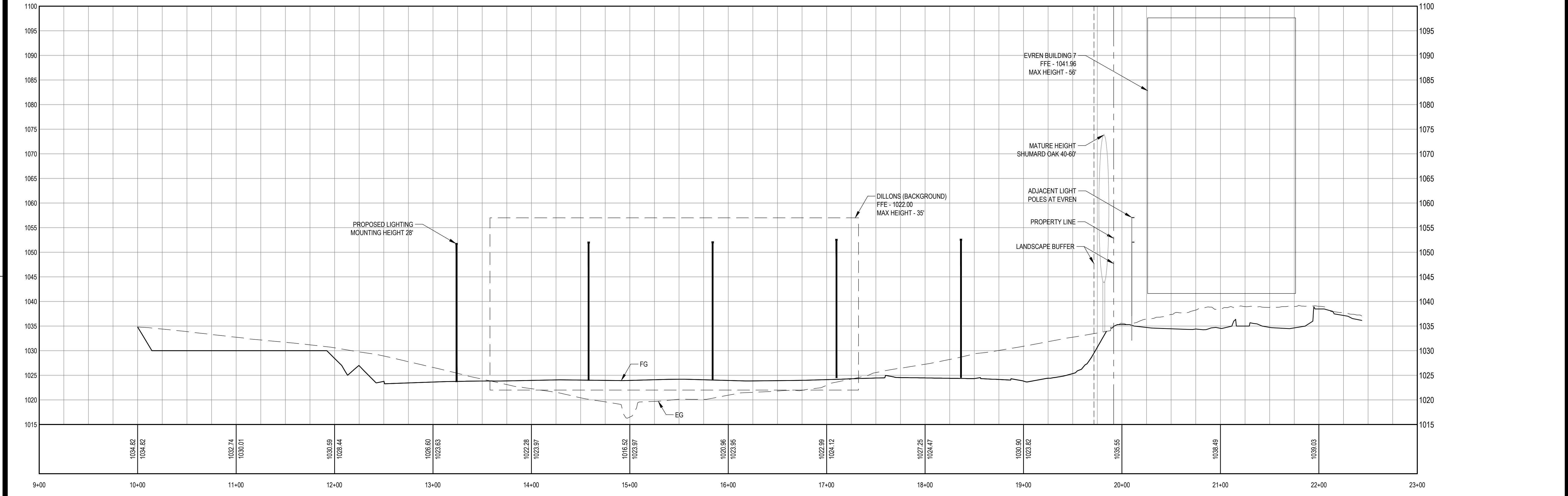
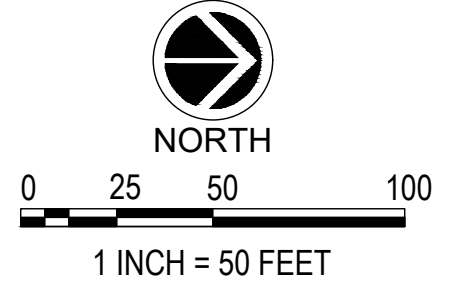
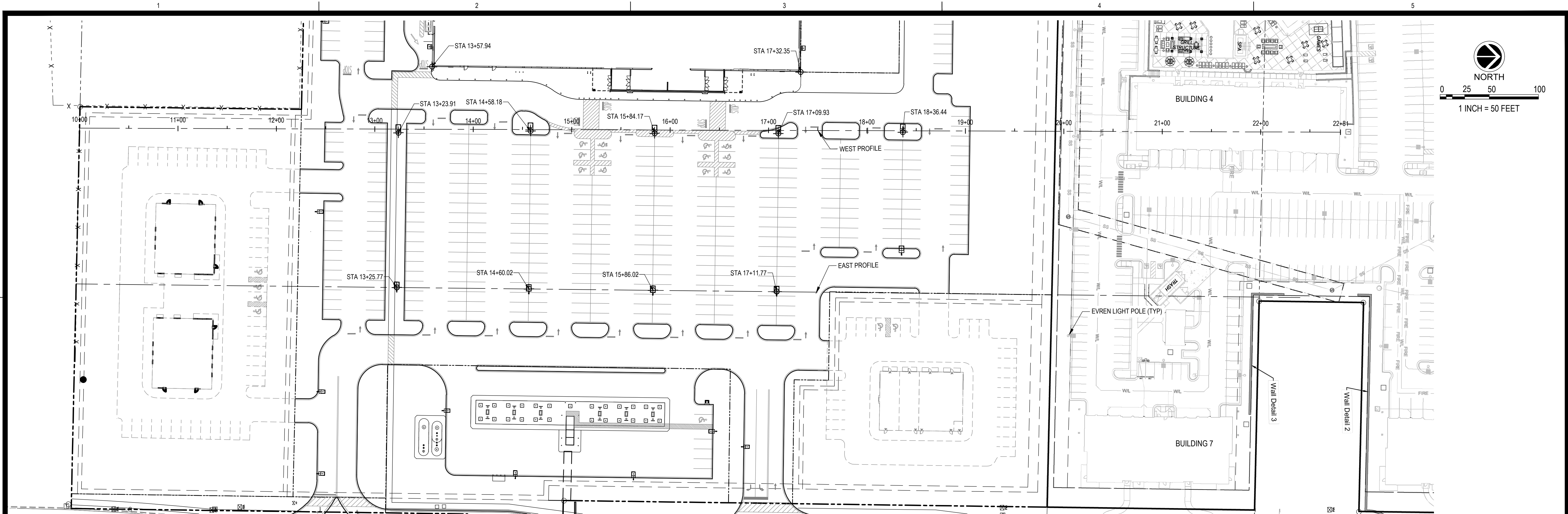


SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:
C-121

DESCRIPTION:
 LIGHTING ELEVATION PLAN
 WEST

K:\27480\00\CADD\PLANS\C-122 LIGHTING ELEVATION PLAN EAST.DWG



2 EAST PROFILE
H: 1"=50' V: 1"=10'

REVISIONS:

PROJECT # 27480
 DATE: MAY 26, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.

Pickering
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DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

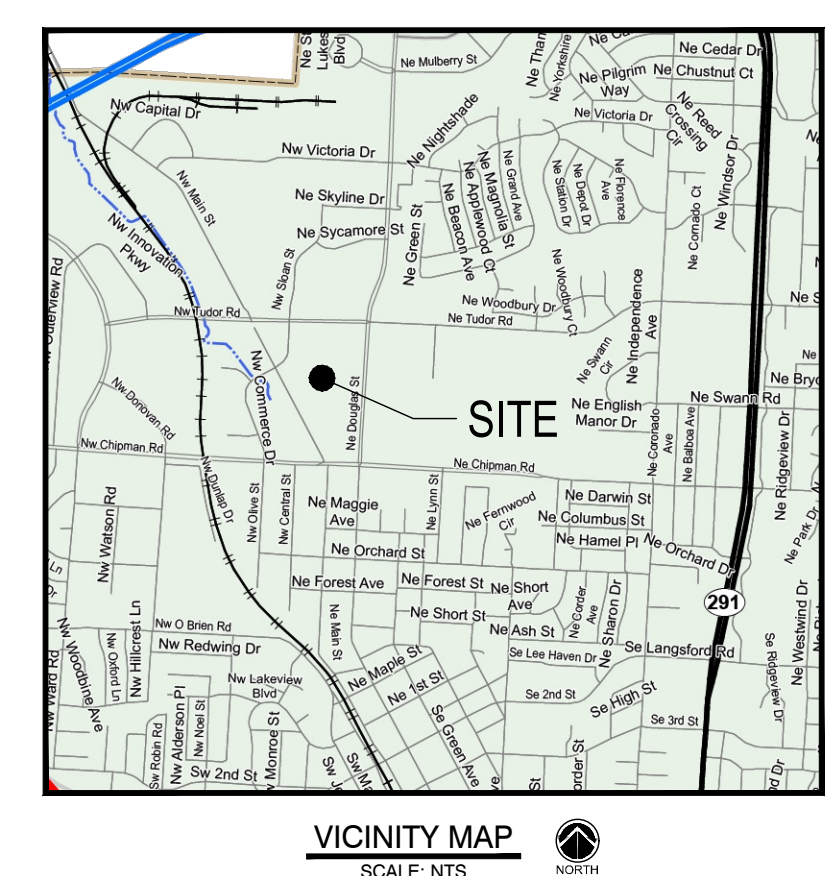
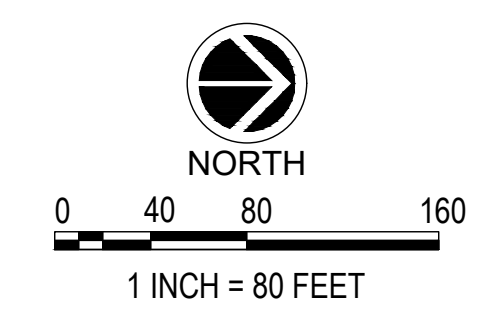
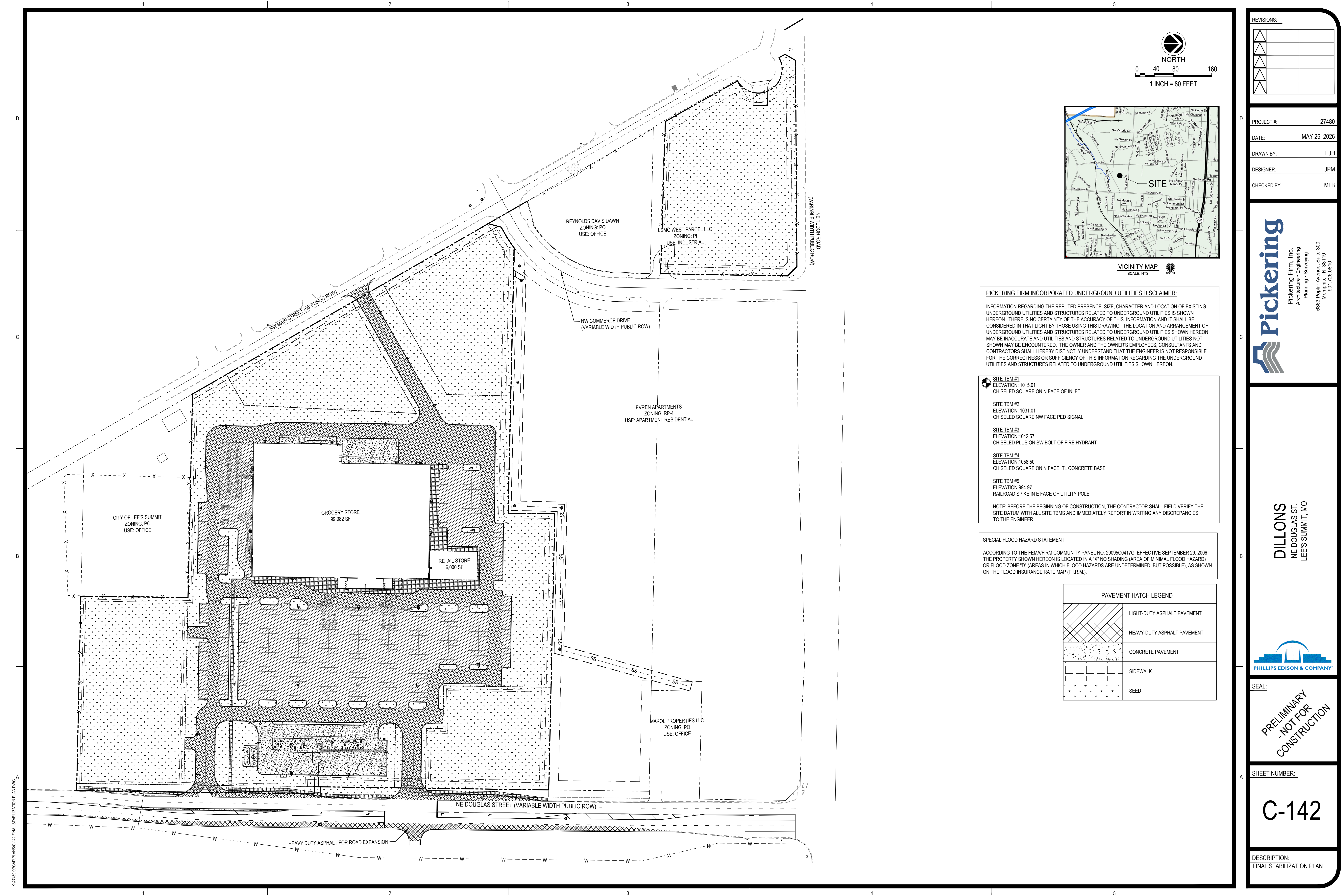


SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-122

DESCRIPTION:
 LIGHTING ELEVATION PLAN
 EAST

K:\27480\00\CADD\PLANS\C-122 LIGHTING ELEVATION PLAN EAST.DWG



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:

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- SITE TBM #1**
 ELEVATION: 1015.01
 CHISELED SQUARE ON N FACE OF INLET
 - SITE TBM #2**
 ELEVATION: 1031.01
 CHISELED SQUARE NW FACE PED SIGNAL
 - SITE TBM #3**
 ELEVATION: 1042.57
 CHISELED PLUS ON SW BOLT OF FIRE HYDRANT
 - SITE TBM #4**
 ELEVATION: 1058.50
 CHISELED SQUARE ON N FACE TL CONCRETE BASE
 - SITE TBM #5**
 ELEVATION: 994.97
 RAILROAD SPIKE IN E FACE OF UTILITY POLE
- NOTE: BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE SITE DATUM WITH ALL SITE TBMS AND IMMEDIATELY REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

SPECIAL FLOOD HAZARD STATEMENT

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PAVEMENT HATCH LEGEND	
	LIGHT-DUTY ASPHALT PAVEMENT
	HEAVY-DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIDEWALK
	SEED

REVISIONS:

PROJECT #: 27480
 DATE: MAY 26, 2026
 DRAWN BY: EJH
 DESIGNER: JPM
 CHECKED BY: MLB

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DILLONS
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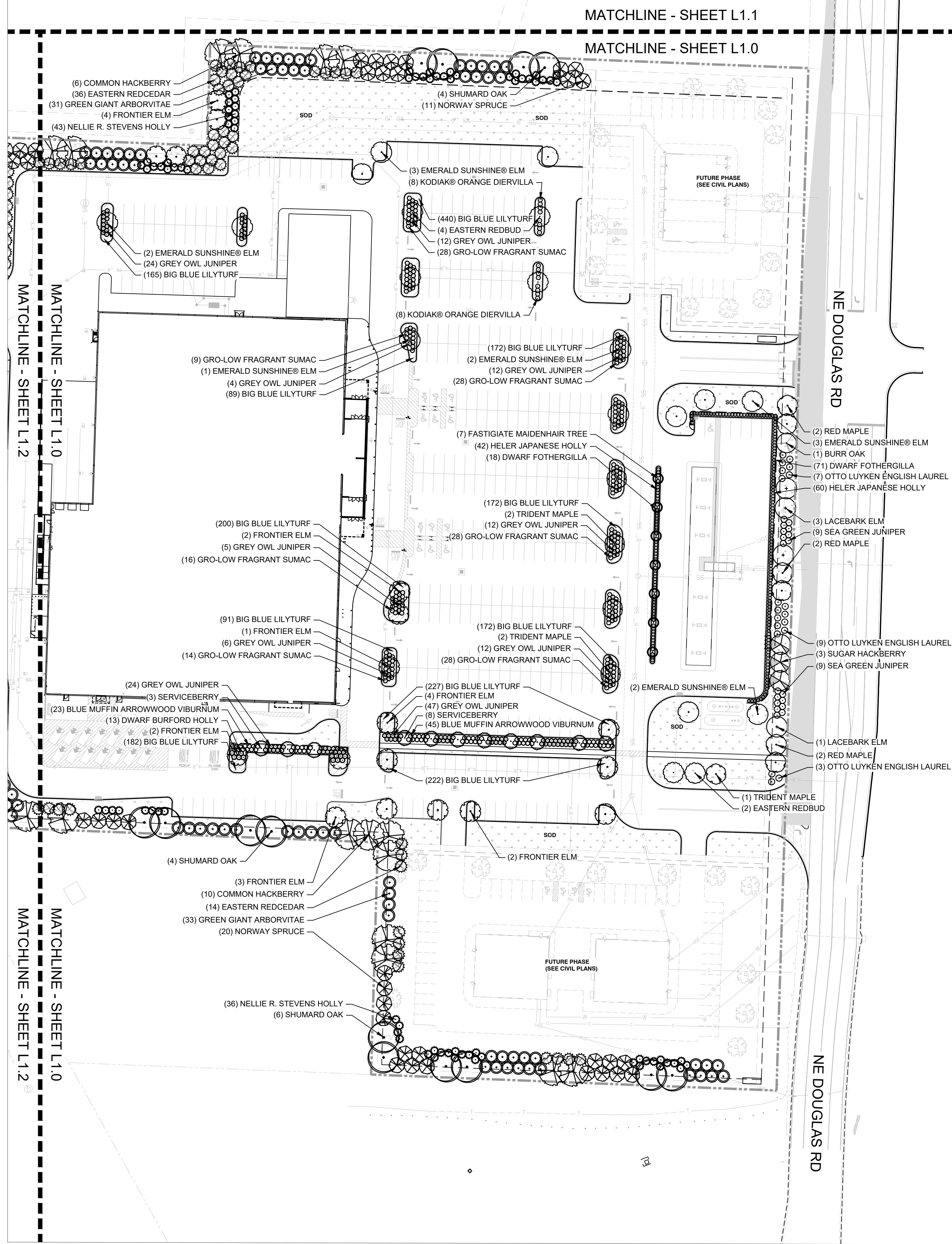


SEAL:
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-142

DESCRIPTION:
 FINAL STABILIZATION PLAN

K:\27480\00\CAD\PLANS\C-142 FINAL STABILIZATION PLAN.DWG



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
HIGH IMPACT BUFFER							
[Symbol]	22	<i>Celtis occidentalis</i>	Common Hackberry	2.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	101	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	8'-10' HT	Pot	EA	6' - 8' Ht. min.
[Symbol]	67	<i>Juniperus virginiana</i>	Eastern Redcedar	8' Ht.	Pot	EA	Well branched, full to ground
[Symbol]	52	<i>Picea abies</i>	Norway Spruce	8' Ht.	Pot	EA	Well branched, full to ground
[Symbol]	18	<i>Quercus shumardii</i>	Shumard Oak	2.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	89	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	8' Ht.	Pot	EA	Well branched, full to ground
[Symbol]	18	<i>Ulmus x 'Frontier'</i>	Frontier Elm	2.5" Cal.	B&B	EA	Well branched, full to ground
INTERIOR TREES							
[Symbol]	5	<i>Acer buergerianum</i>	Trident Maple	1.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	11	<i>Amelanchier alnifolia</i>	Serviceberry	1.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	6	<i>Cercis canadensis</i>	Eastern Redbud	1.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	7	<i>Ginkgo biloba 'Fastigiata'</i>	Fastigate Maidenhair Tree	1.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	13	<i>Ulmus davidiana japonica 'JFS-Bieberich'</i>	Emerald Sunshine® Elm	1.5" Cal.	B&B	EA	Well branched, full to ground
STREET FRONTAGE							
[Symbol]	14	<i>Acer rubrum</i>	Red Maple	3.5" Cal.	B&B	EA	Uniform branching, dominant leader
[Symbol]	6	<i>Carpinus caroliniana</i>	American Hornbeam	3.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	6	<i>Celtis laevigata</i>	Sugar Hackberry	3.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	56	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	3' Ht.	Pot	EA	
[Symbol]	44	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken English Laurel	3' Ht.	Pot	EA	
[Symbol]	2	<i>Quercus macrocarpa</i>	Burr Oak	3.5" Cal.	B&B	EA	Well branched, full to ground
[Symbol]	10	<i>Ulmus parvifolia</i>	Lacebark Elm	3.5" Cal.	B&B	EA	Well branched, full to ground
SYMBOL QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER UNIT COMMENTS							
INTERIOR SHRUBS							
[Symbol]	16	<i>Diervilla x 'G2X88544'</i>	Kodiak® Orange Diervilla	24" Ht.			
[Symbol]	89	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" Ht.	Pot	EA	Full plant, free of weeds
[Symbol]	13	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	24" Ht.	Pot	EA	Full plant, free of weeds
[Symbol]	102	<i>Ilex crenata 'Helleri'</i>	Heler Japanese Holly	24" Ht.	Pot	EA	Full plant, free of weeds
[Symbol]	158	<i>Juniperus x 'Grey Owl'</i>	Grey Owl Juniper	24" Ht.	Pot	EA	Full plant, free of weeds
[Symbol]	151	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	24" Ht.	Pot	EA	Full plant, free of weeds
[Symbol]	68	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Arrowwood Viburnum	24" Ht.			
SYMBOL QTY BOTANICAL NAME COMMON NAME SIZE UNIT COMMENTS SPACING							
GROUND COVERS							
[Symbol]	119,525 sf	<i>Festuca arundinacea</i>	Tall Fescue	sod	Fill Area	See Detail	
[Symbol]	2,132	<i>Liriope muscari 'Big Blue'</i>	Big Blue Lilyturf	1 gal.	Fill Area	Weed-free and actively growing	18" o.c.

REVISIONS:

PROJECT # 27480
 DATE: JUNE 22, 2026
 DRAWN BY: DT
 DESIGNER: DT
 CHECKED BY: DT



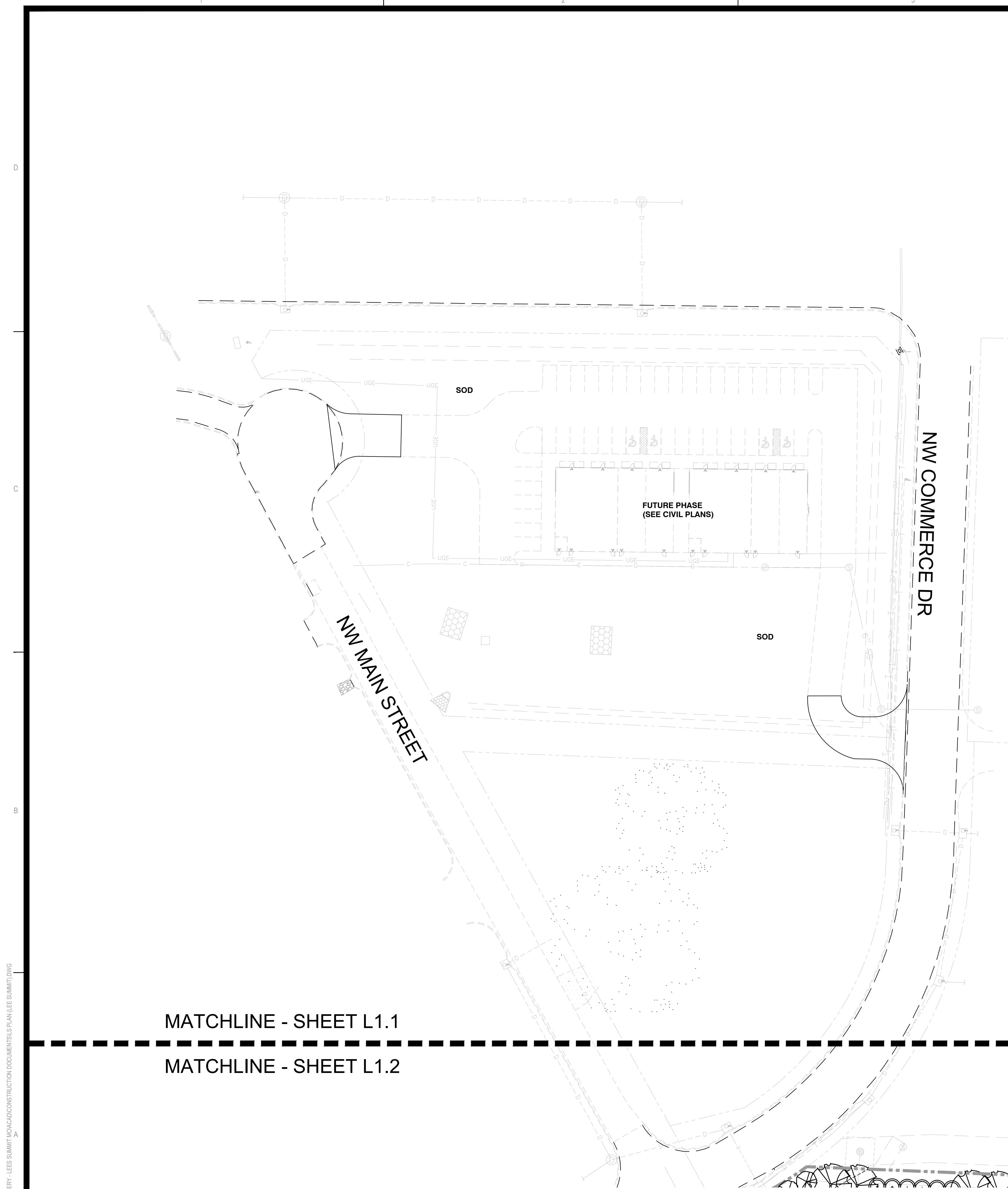
DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

SEAL:
 PRELIMINARY
 -NOT FOR
 CONSTRUCTION

SHEET NUMBER:
L1.0

DESCRIPTION:

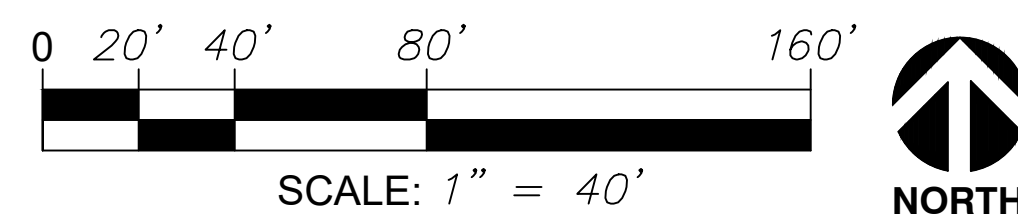
MOT-JOB-FILES-718-PICKERING-GROCERY-LEES-SUMMIT-MO-KO-CO-CONSTRUCTION-DOCUMENTS-PLAN-LEE-SUMMIT-DWG



MATCHLINE - SHEET L1.1

MATCHLINE - SHEET L1.2

LANDSCAPE CONCEPTUAL PLAN - NORTHWEST
SCALE: 1" = 40'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
TREES							
	11	Amelanchier alnifolia	Serviceberry	1.5" Cal.			
BUFFER TREES							
	101	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	5' Ht.	Pot	EA	Well branched, full to ground
HIGH IMPACT BUFFER							
	22	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	EA	Uniform branching, dominant leader
	95	Juniperus virginiana	Eastern Redcedar	8' Ht.	Pot	EA	Well branched, full to ground
	52	Picea abies	Norway Spruce	8' Ht.	Pot	EA	Well branched, full to ground
	18	Quercus shumardii	Shumard Oak	2" Cal.	B&B	EA	Uniform branching, dominant leader
	110	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	Pot	EA	Well branched, full to ground
	18	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B	EA	Well branched, full to ground
INTERIOR TREES							
	5	Acer buergerianum	Trident Maple	2" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Cercis canadensis	Eastern Redbud	2" Cal.	B&B	EA	Uniform branching, dominant leader
	7	Ginkgo biloba 'Fastigiata'	Fastigiata Maidenhair Tree	2" Cal.	B&B	EA	Uniform branching, dominant leader
	16	Ulmus davidiana japonica 'JFS-Bieberich'	Emerald Sunshine® Elm	2" Cal.	B&B	EA	Uniform branching, dominant leader
STREET FRONTAGE							
	14	Acer rubrum	Red Maple	3.5" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Celtis laevigata	Sugar Hackberry	2" Cal.	B&B	EA	Uniform branching, dominant leader
	56	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3' Ht.	Pot	EA	
	44	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3' Ht.	Pot	EA	
	2	Quercus macrocarpa	Burr Oak	2" Cal.	B&B	EA	Uniform branching, dominant leader
	10	Ulmus parvifolia	Lacebark Elm	2" Cal.	B&B	EA	Uniform branching, dominant leader
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	UNIT	COMMENTS
INTERIOR SHRUBS							
	16	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	24" Ht.			
	89	Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	Pot	EA	Full plant, free of weeds
	13	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" Ht.	Pot	EA	Full plant, free of weeds
	102	Ilex crenata 'Helleri'	Heller Japanese Holly	24" Ht.	Pot	EA	Full plant, free of weeds
	158	Juniperus x 'Grey Owl'	Grey Owl Juniper	24" Ht.	Pot	EA	Full plant, free of weeds
	151	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	Pot	EA	Full plant, free of weeds
	68	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24" Ht.			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	COMMENTS	SPACING
GROUND COVERS							
	108,183 sf	Festuca arundinacea	Tall Fescue	sod	Fill Area	Weed-free and actively growing	
	2,132	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pot	Fill Area	Weed-free and actively growing	18" o.c.

REVISIONS:

PROJECT #: 27480
DATE: JUNE 22, 2026
DRAWN BY: DT
DESIGNER: DT
CHECKED BY: DT

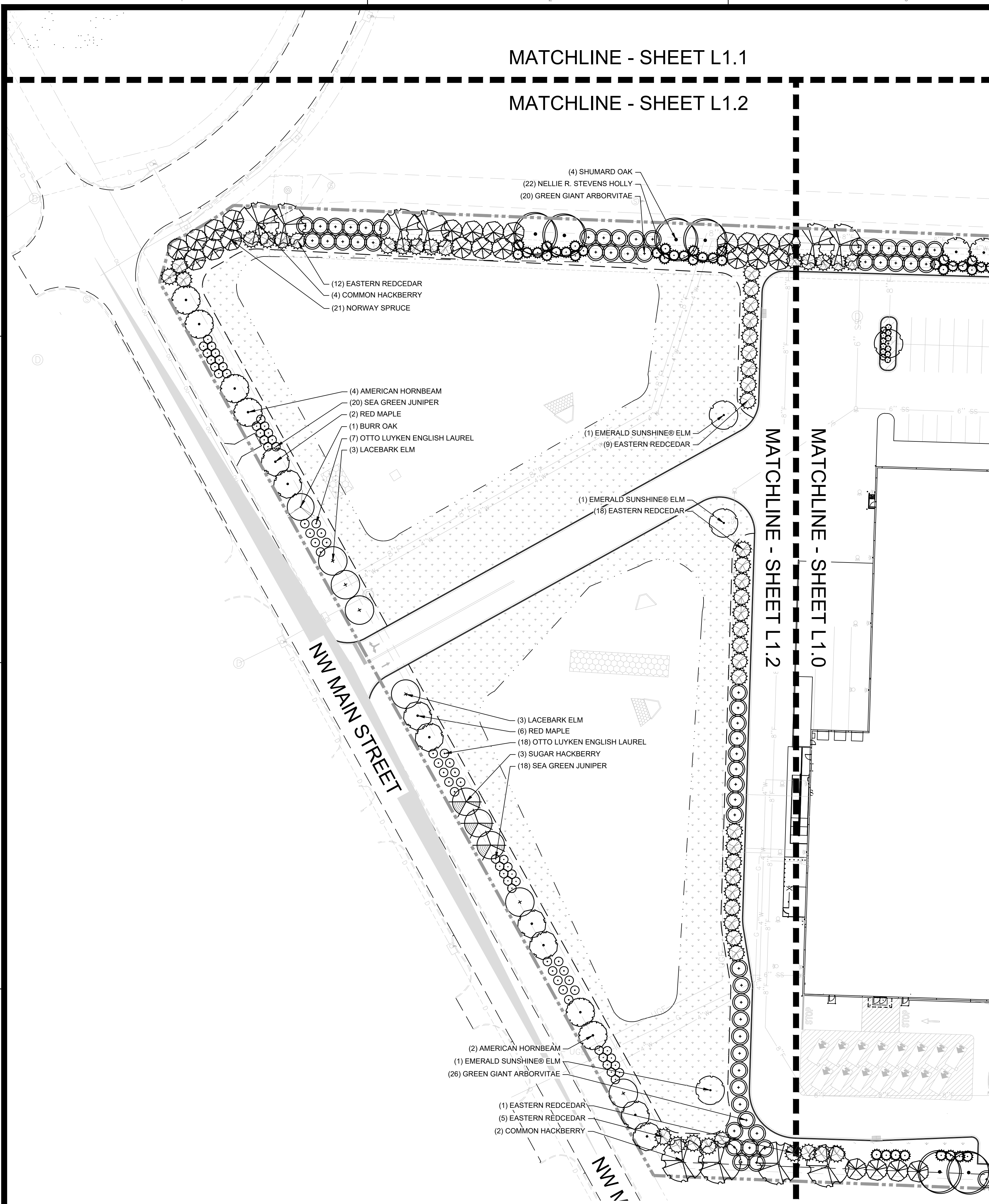
Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6383 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

DILLONS
NE DOUGLAS ST.
LEES SUMMIT, MO

SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:
L1.1

DESCRIPTION:



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
TREES							
	11	Amelanchier alnifolia	Serviceberry	1.5" Cal.			
BUFFER TREES							
	101	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	5' Ht.	Pot	EA	Well branched, full to ground
HIGH IMPACT BUFFER							
	22	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	EA	Uniform branching, dominant leader
	95	Juniperus virginiana	Eastern Redcedar	8' Ht.	Pot	EA	Well branched, full to ground
	52	Picea abies	Norway Spruce	6' Ht.	Pot	EA	Well branched, full to ground
	18	Quercus shumardii	Shumard Oak	2" Cal.	B&B	EA	Uniform branching, dominant leader
	110	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	Pot	EA	Well branched, full to ground
	18	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B	EA	Well branched, full to ground
INTERIOR TREES							
	5	Acer buergerianum	Trident Maple	2" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Cercis canadensis	Eastern Redbud	2" Cal.	B&B	EA	Uniform branching, dominant leader
	7	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair Tree	2" Cal.	B&B	EA	Uniform branching, dominant leader
	16	Ulmus davidiana japonica 'JFS-Bieberich'	Emerald Sunshine® Elm	2" Cal.	B&B	EA	Uniform branching, dominant leader
STREET FRONTAGE							
	14	Acer rubrum	Red Maple	3.5" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Celtis laevigata	Sugar Hackberry	2" Cal.	B&B	EA	Uniform branching, dominant leader
	56	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3' Ht.	Pot	EA	
	44	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3' Ht.	Pot	EA	
	2	Quercus macrocarpa	Burr Oak	2" Cal.	B&B	EA	Uniform branching, dominant leader
	10	Ulmus parvifolia	Lacebark Elm	2" Cal.	B&B	EA	Uniform branching, dominant leader
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	UNIT	COMMENTS
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	89	Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	Pot	EA	Full plant, free of weeds
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	102	Ilex crenata 'Helleri'	Heler Japanese Holly	24" Ht.	Pot	EA	Full plant, free of weeds
	158	Juniperus x 'Grey Owl'	Grey Owl Juniper	24" Ht.	Pot	EA	Full plant, free of weeds
	151	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	Pot	EA	Full plant, free of weeds
	68	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24" Ht.			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	COMMENTS	SPACING
GROUND COVERS							
	108,183 sf	Festuca arundinacea	Tall Fescue	sod	Fill Area	Weed-free and actively growing	
	2,132	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pot	Fill Area	Weed-free and actively growing	18" o.c.

REVISIONS:

PROJECT # 27480
 DATE: JUNE 22, 2026
 DRAWN BY: DT
 DESIGNER: DT
 CHECKED BY: DT



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

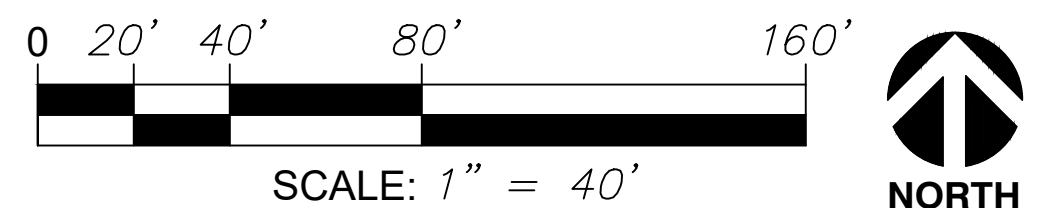
SEAL:
 PRELIMINARY
 -NOT FOR
 CONSTRUCTION

SHEET NUMBER:

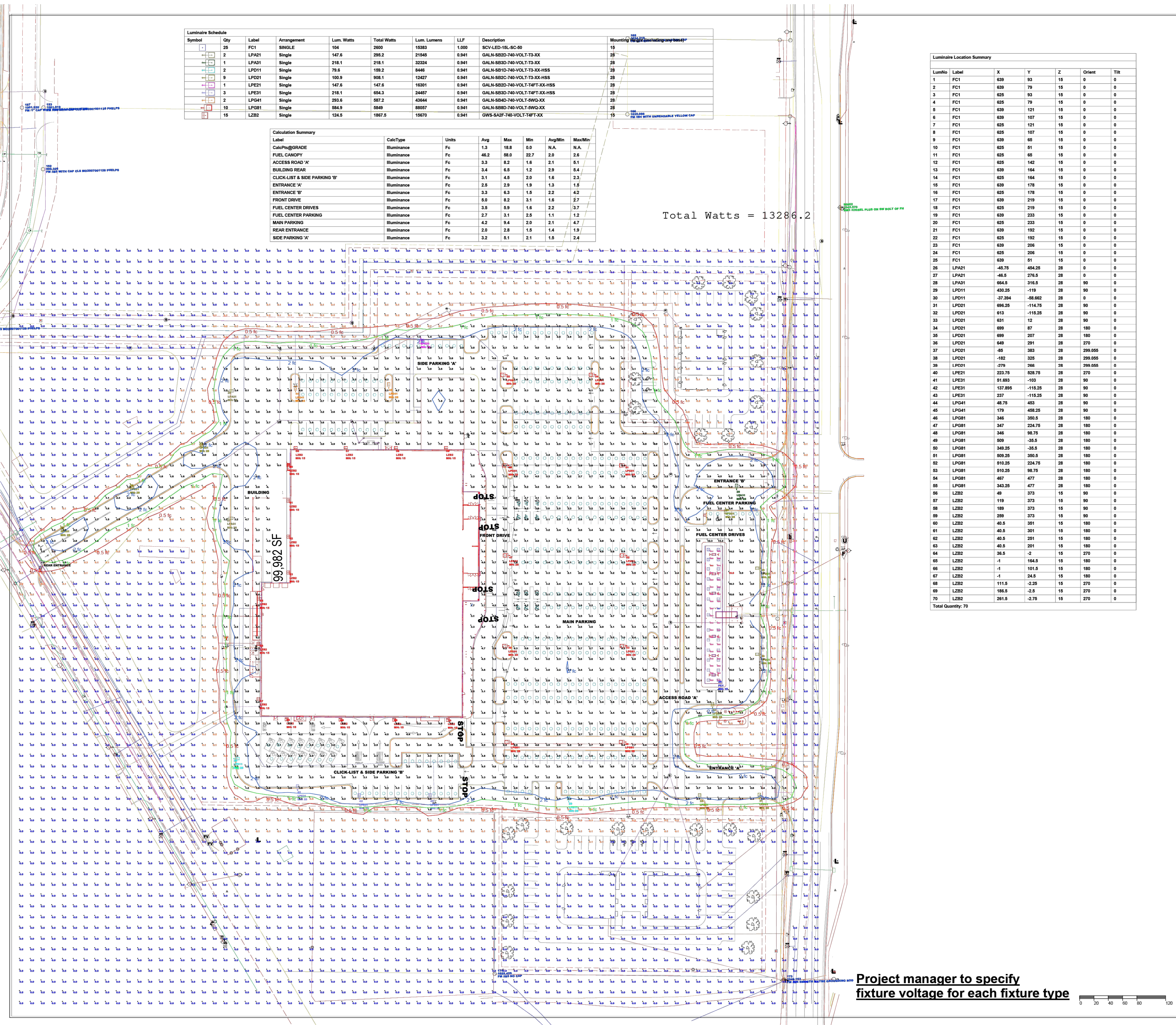
L1.2

DESCRIPTION:

LANDSCAPE CONCEPTUAL PLAN – SOUTHWEST
 SCALE: 1"=40'



M:\JOB FILES\27480-18-PICKERING-GROCERY-LEE'S SUMMIT\MO\CONSTRUCTION DOCUMENTS\PLAN\LEE SUMMIT.DWG



Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description	Mounting Height (feet)
[Symbol]	28	FC1	Single	154	2090	15383	1.000	QWS-4AF-740-VOL-TX-XX	15
[Symbol]	2	LPA21	Single	147.6	295.2	21540	0.941	GALN-8SD-740-VOL-TX-XX	25
[Symbol]	1	LPA31	Single	218.1	218.1	32324	0.941	GALN-8SD-740-VOL-TX-XX	25
[Symbol]	2	LPE21	Single	78.6	157.2	8486	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	9	LPE31	Single	108.9	981.1	13247	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	1	LPE21	Single	147.6	147.6	16301	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	3	LPE31	Single	218.1	654.3	24407	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	2	LPE41	Single	236.5	473.0	43644	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	10	LPE51	Single	584.9	584.9	88067	0.941	GALN-8SD-740-VOL-TX-XX-HSS	25
[Symbol]	15	LZ82	Single	124.5	1867.5	13679	0.941	QWS-4AF-740-VOL-TX-XX	15

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
CalcTypeGRADE	Illuminance	Fc	1.3	18.8	0.0	N/A	N/A
FUEL CANOPY	Illuminance	Fc	48.2	88.0	22.7	2.9	2.6
ACCESS ROAD 'A'	Illuminance	Fc	3.3	5.2	1.6	2.1	5.1
BUILDING REAR	Illuminance	Fc	3.4	6.5	1.2	2.9	5.4
CLICK-LIST & SIDE PARKING 'B'	Illuminance	Fc	3.1	4.5	2.0	1.8	2.3
ENTRANCE 'W'	Illuminance	Fc	2.5	2.9	1.9	1.9	1.5
ENTRANCE 'E'	Illuminance	Fc	3.3	6.3	1.5	2.2	4.2
FRONT DRIVE	Illuminance	Fc	5.0	6.2	3.1	1.6	2.7
FUEL CENTER DRIVES	Illuminance	Fc	2.5	5.9	1.6	2.2	3.7
FUEL CENTER PARKING	Illuminance	Fc	2.7	3.1	2.5	1.1	1.2
MAIN PARKING	Illuminance	Fc	4.2	9.4	2.0	2.1	4.7
REAR ENTRANCE	Illuminance	Fc	2.0	2.8	1.5	1.4	1.9
SIDE PARKING 'C'	Illuminance	Fc	3.2	5.1	2.1	1.5	2.4

Luminaire	Label	X	Y	Z	Orientation	Tilt
1	FC1	639	80	15	0	0
2	FC1	639	79	15	0	0
3	FC1	625	83	15	0	0
4	FC1	625	79	15	0	0
5	FC1	639	121	15	0	0
6	FC1	639	107	15	0	0
7	FC1	625	121	15	0	0
8	FC1	625	107	15	0	0
9	FC1	639	65	15	0	0
10	FC1	625	61	15	0	0
11	FC1	625	66	15	0	0
12	FC1	625	142	15	0	0
13	FC1	639	164	15	0	0
14	FC1	625	164	15	0	0
15	FC1	639	178	15	0	0
16	FC1	625	178	15	0	0
17	FC1	639	219	15	0	0
18	FC1	625	219	15	0	0
19	FC1	639	233	15	0	0
20	FC1	625	233	15	0	0
21	FC1	639	192	15	0	0
22	FC1	625	192	15	0	0
23	FC1	639	206	15	0	0
24	FC1	625	206	15	0	0
25	FC1	639	81	15	0	0
26	LPA21	-45.75	454.25	28	0	0
27	LPA21	-46.5	276.5	28	0	0
28	LPA21	564.5	276.5	28	90	0
29	LPE11	420.25	-119	28	90	0
30	LPE11	-37.254	-85.602	28	0	0
31	LPE21	595.25	-114.75	28	90	0
32	LPE21	613	-115.25	28	90	0
33	LPE21	631	12	28	90	0
34	LPE21	699	87	28	180	0
35	LPE21	699	207	28	180	0
36	LPE21	649	291	28	270	0
37	LPE21	-49	283	28	299.055	0
38	LPE21	-152	325	28	299.055	0
39	LPE21	-279	268	28	299.055	0
40	LPE21	223.75	229.75	28	270	0
41	LPE31	51.893	-103	28	90	0
42	LPE31	137.895	-115.25	28	90	0
43	LPE31	227	-115.25	28	90	0
44	LPE41	48.75	453	28	90	0
45	LPE41	179	408.25	28	90	0
46	LPE81	346	350.5	28	180	0
47	LPE81	347	224.75	28	180	0
48	LPE81	345	98.75	28	180	0
49	LPE81	309	-35.5	28	180	0
50	LPE81	348.25	-35.5	28	180	0
51	LPE81	505.25	350.5	28	180	0
52	LPE81	510.25	224.75	28	180	0
53	LPE81	510.25	98.75	28	180	0
54	LPE81	497	477	28	180	0
55	LPE81	343.25	477	28	180	0
56	LZ82	49	373	15	90	0
57	LZ82	119	373	15	90	0
58	LZ82	189	373	15	90	0
59	LZ82	259	373	15	90	0
60	LZ82	40.5	291	15	180	0
61	LZ82	40.5	291	15	180	0
62	LZ82	40.5	291	15	180	0
63	LZ82	40.5	291	15	180	0
64	LZ82	34.5	2	15	270	0
65	LZ82	-1	164.5	15	180	0
66	LZ82	-1	101.5	15	180	0
67	LZ82	-1	24.5	15	180	0
68	LZ82	111.5	-2.5	15	270	0
69	LZ82	186.5	-2.5	15	270	0
70	LZ82	251.5	-2.5	15	270	0

COOPER
Lighting Solutions
Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30269
Tel no. 770-486-4500
Fax no. 770-486-4599
mkt-lighting@cooperlighting.com
cooperlighting.com

COOPER
Lighting Solutions

Project Name:
KROGER 615 DIL #152
Lees Summit, MO
Client:
The Kroger Co.
Bill Selkirk
Drawn By:
AA
Date:
4/3/2026
Scale:
1" = 40'
Project No:
26000051 r2.AGI

REVISIONS:

PROJECT # 27480
DATE: MAY 26, 2026
DRAWN BY: E.J.H.
DESIGNER: J.P.M.
CHECKED BY: M.L.B.

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6363 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

DILLONS
NE DOUGLAS ST.
LEES SUMMIT, MO

PHILLIPS EDISON & COMPANY

SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:
P-100

DESCRIPTION:
PHOTOMETRICS PLAN



NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





UNDER
CONSTRUCTION

CONCEPTUAL DOCUMENTS AND IDEAS SHOWN ARE OWNED BY PHILLIPS EDISON & COMPANY AND SHALL NOT BE USED OR REPRODUCED BY OTHERS WITHOUT WRITTEN PERMISSION BY OWNER.



LEE'S SUMMIT - BIRD'S EYE RENDERING
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026



2



N DOUGLAS STREET
ELEV: 1036.00'

ELEV: 1028.50'

ELEV: 1022.00'

NW MAIN STREET
ELEV: 995.00'

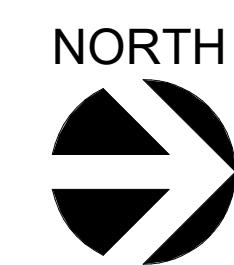
1 SITE SECTION
1" = 80'-0"

CONCEPTUAL DOCUMENTS AND IDEAS SHOWN ARE OWNED BY PHILLIPS EDISON & COMPANY AND SHALL NOT BE USED OR REPRODUCED BY OTHERS WITHOUT WRITTEN PERMISSION BY OWNER.



LEE'S SUMMIT - SITE PLAN
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026



FRONT (EAST) ELEVATION AREA = 11,375 SF

CLASS 1/2 MATERIALS:		
GLAZING	1,245 SF	11%
GROUND FACE CMU (BL-01)	2,933 SF	26%
GROUND FACE CMU (BL-03)	2,328 SF	20%
GROUND FACE CMU (BL-04)	528 SF	5%
METAL PANEL (MP-01)	342 SF	3%
METAL PANEL (MP-02)	1,546 SF	14%
METAL PANEL (MP-03)	744 SF	6%
CLASS 1/2 TOTAL %		85%

CLASS 3 MATERIALS:		
COMBED FACE CMU (BL-05)	189 SF	2%
SPLIT FACE CMU (BL-02)	950 SF	8%

CLASS 4 MATERIALS:		
METAL TRIM	513 SF	4%
METAL TRIM (PM-01)	109 SF	1%
METAL TRIM (PM-02)	219 SF	2%
METAL TRIM (PM-03)	185 SF	1%
HOLLOW METAL DOORS	57 SF	1%

LEFT (SOUTH) ELEVATION AREA = 8,204 SF

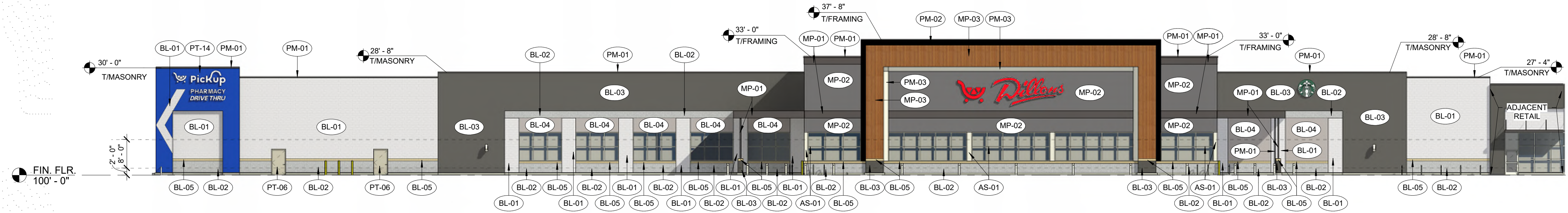
CLASS 1/2 MATERIALS:		
GLAZING	251 SF	3%
GROUND FACE CMU (BL-01)	3,720 SF	46%
GROUND FACE CMU (BL-03)	2,654 SF	32%
GROUND FACE CMU (BL-04)	0 SF	0%
METAL PANEL (MP-01)	91 SF	1%
METAL PANEL (MP-02)	384 SF	5%
METAL PANEL (MP-03)	44 SF	1%
CLASS 1/2 TOTAL %		88%

CLASS 3 MATERIALS:		
COMBED FACE CMU (BL-05)	99 SF	1%
SPLIT FACE CMU (BL-02)	582 SF	7%

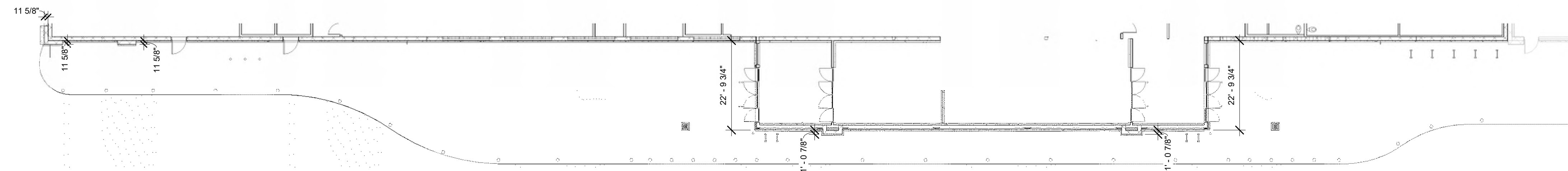
CLASS 4 MATERIALS:		
METAL TRIM (PM-01)	108 SF	1%
HOLLOW METAL DOORS	271 SF	3%

*ALL GLAZING NOTED IS TRANSPARENT.

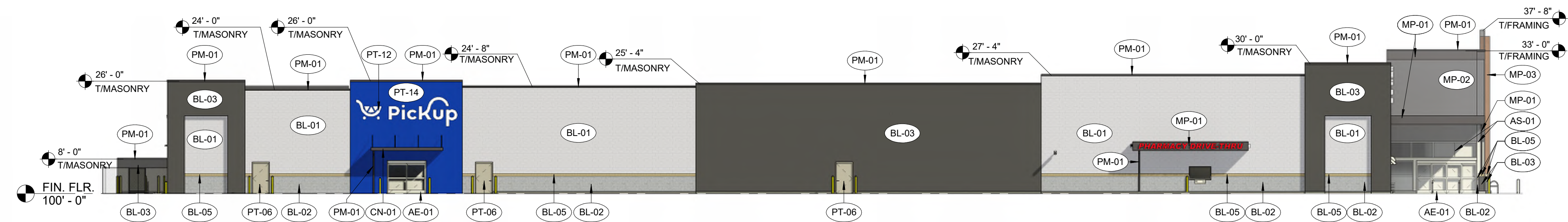
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



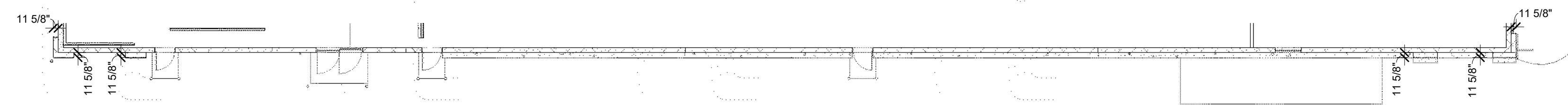
1 FRONT (EAST) ELEVATION
1/16" = 1'-0"



SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.



4 LEFT (SOUTH) ELEVATION
1/16" = 1'-0"



EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	900WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
MP-01	METAL PANEL - SMOOTH	ATAS INT.	SLATE GRAY
MP-02	METAL PANEL - CORRUGATED	ATAS INT.	SILVERSMITH
MP-03	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
SO-01	VINYL SOFFIT PANEL	CERTAINTED	GRANITE GRAY

CONCEPTUAL DOCUMENTS AND IDEAS SHOWN ARE OWNED BY PHILLIPS EDISON & COMPANY AND SHALL NOT BE USED OR REPRODUCED BY OTHERS WITHOUT WRITTEN PERMISSION BY OWNER.



LEE'S SUMMIT - EXTERIOR ELEVATIONS
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026



BACK (WEST) ELEVATION AREA = 9,272 SF

CLASS 1/2 MATERIALS:

GLAZING	0 SF	0%
GROUND FACE CMU (BL-01)	3,255 SF	35%
GROUND FACE CMU (BL-03)	5,296 SF	57%
GROUND FACE CMU (BL-04)	0 SF	0%
METAL PANEL (MP-01)	0 SF	0%
METAL PANEL (MP-02)	0 SF	0%
METAL PANEL (MP-03)	0 SF	0%
CLASS 1/2 TOTAL %		92%

CLASS 3 MATERIALS:

COMBED FACE CMU (BL-05)	74 SF	1%
SPLIT FACE CMU (BL-02)	443 SF	5%

CLASS 4 MATERIALS:

METAL TRIM (PM-01)	105 SF	1%
HOLLOW METAL DOORS	99 SF	1%

RIGHT (NORTH) ELEVATION AREA = 8,126 SF

CLASS 1/2 MATERIALS:

GLAZING	326 SF	4%
GROUND FACE CMU (BL-01)	2,985 SF	37%
GROUND FACE CMU (BL-03)	3,362 SF	42%
GROUND FACE CMU (BL-04)	0 SF	0%
METAL PANEL (MP-01)	142 SF	2%
METAL PANEL (MP-02)	368 SF	4%
METAL PANEL (MP-03)	44 SF	1%
CLASS 1/2 TOTAL %		90%

CLASS 3 MATERIALS:

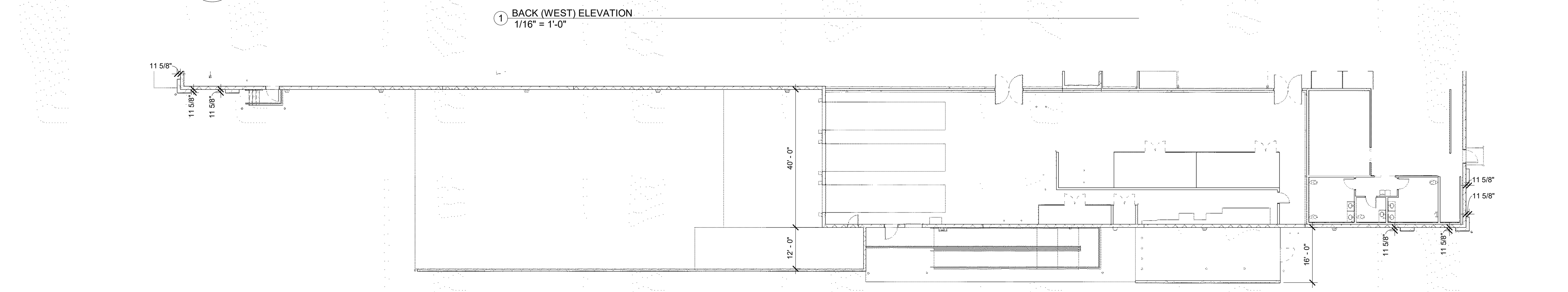
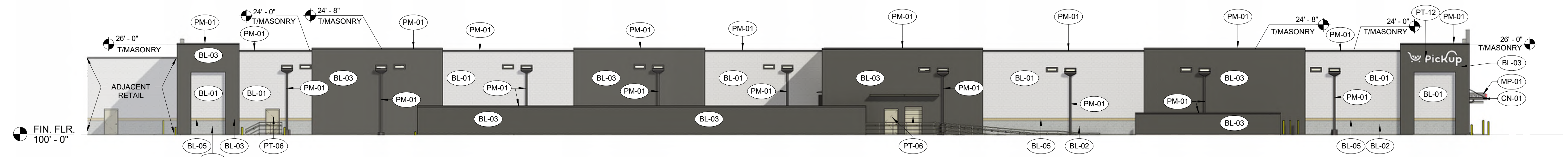
COMBED FACE CMU (BL-05)	101 SF	1%
SPLIT FACE CMU (BL-02)	607 SF	7%

CLASS 4 MATERIALS:

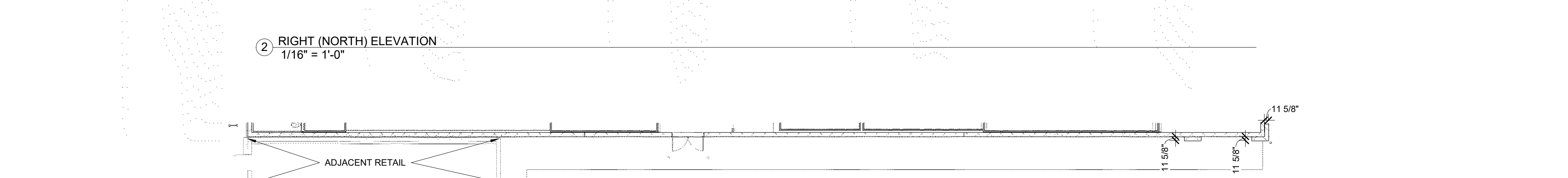
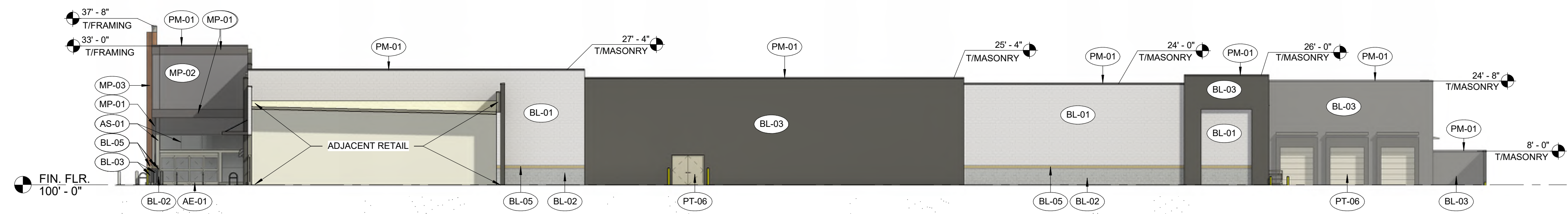
METAL TRIM (PM-01)	103 SF	1%
HOLLOW METAL DOORS	88 SF	1%

*ALL GLAZING NOTED IS TRANSPARENT.

ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.



EXTERIOR FINISHES

MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	900WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
MP-01	METAL PANEL - SMOOTH	ATAS INT.	SLATE GRAY
MP-02	METAL PANEL - CORRUGATED	ATAS INT.	SILVERSMITH
MP-03	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
SO-01	VINYL SOFFIT PANEL	CERTAINTeed	GRANITE GRAY

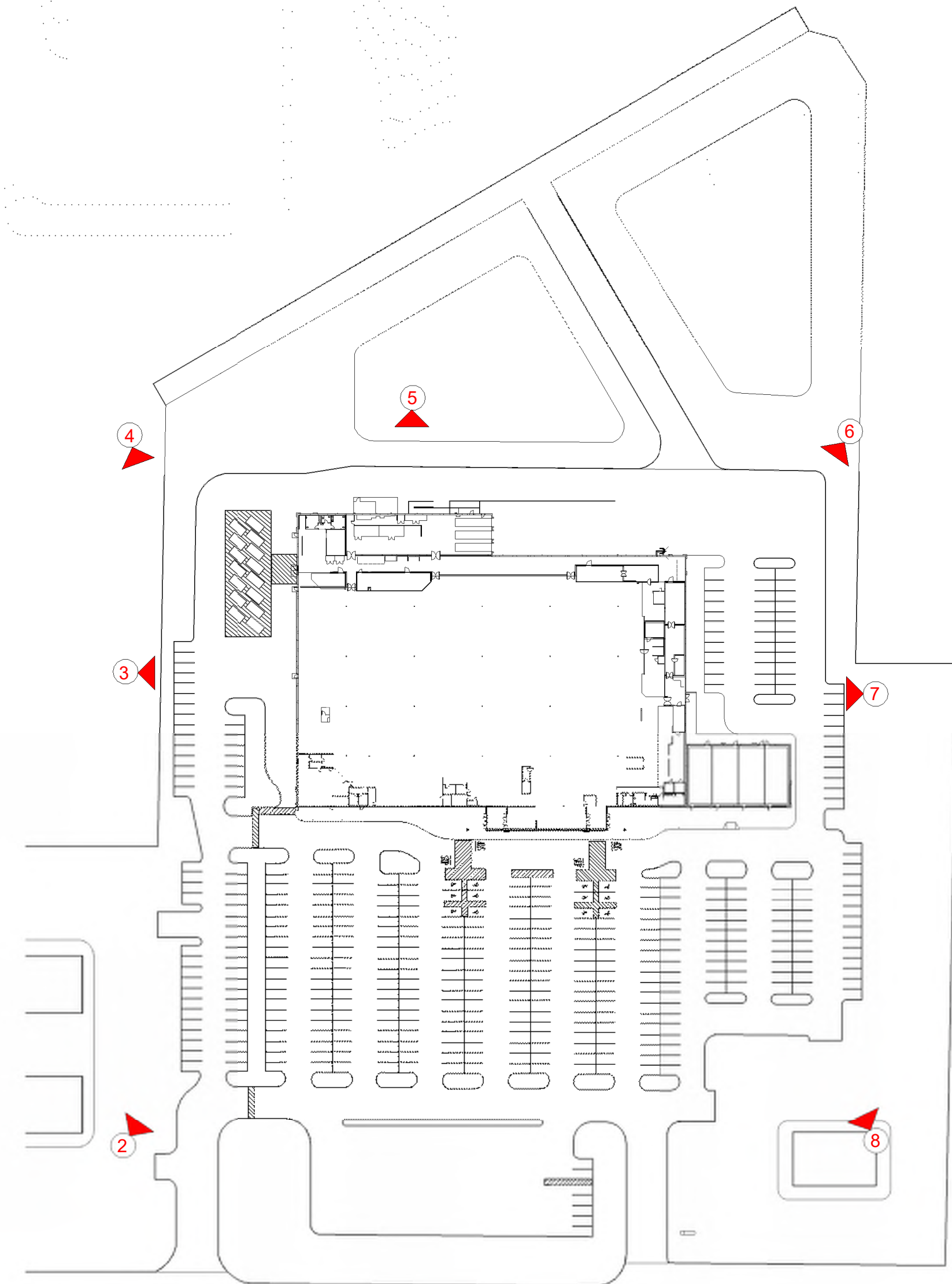
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LEE'S SUMMIT - EXTERIOR ELEVATIONS
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026

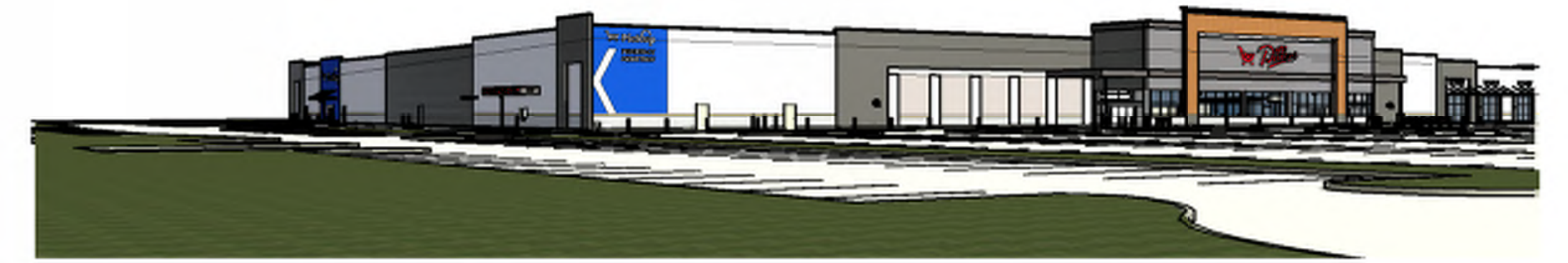




11 SIGHT LINE STUDY PLAN



① EAST SIDE - ELEV. 1,036'



② SOUTHEAST CORNER - ELEV. 1,025'



③ SOUTH SIDE - ELEV. 1,020'



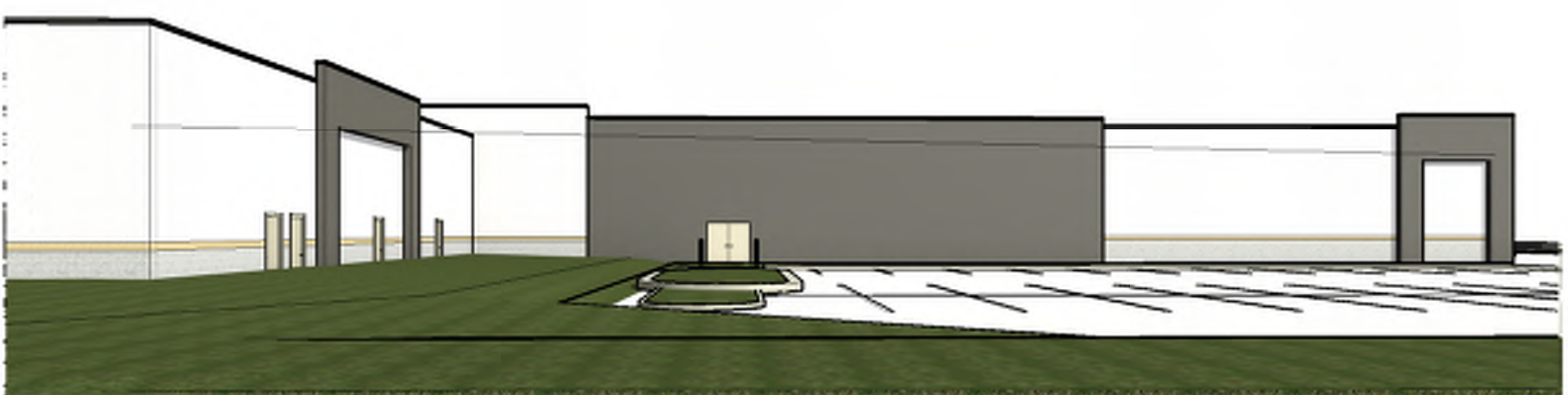
④ SOUTHWEST CORNER - ELEV. 1,018'



⑤ WEST SIDE - ELEV. 1,018'



⑥ NORTHWEST CORNER - ELEV. 1,014'



⑦ NORTH SIDE - ELEV. 1,019'



⑧ NORTHEAST CORNER - ELEV. 1,025'

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LEE'S SUMMIT - FRONT RENDERING
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





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LEE'S SUMMIT - REAR RENDERING
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





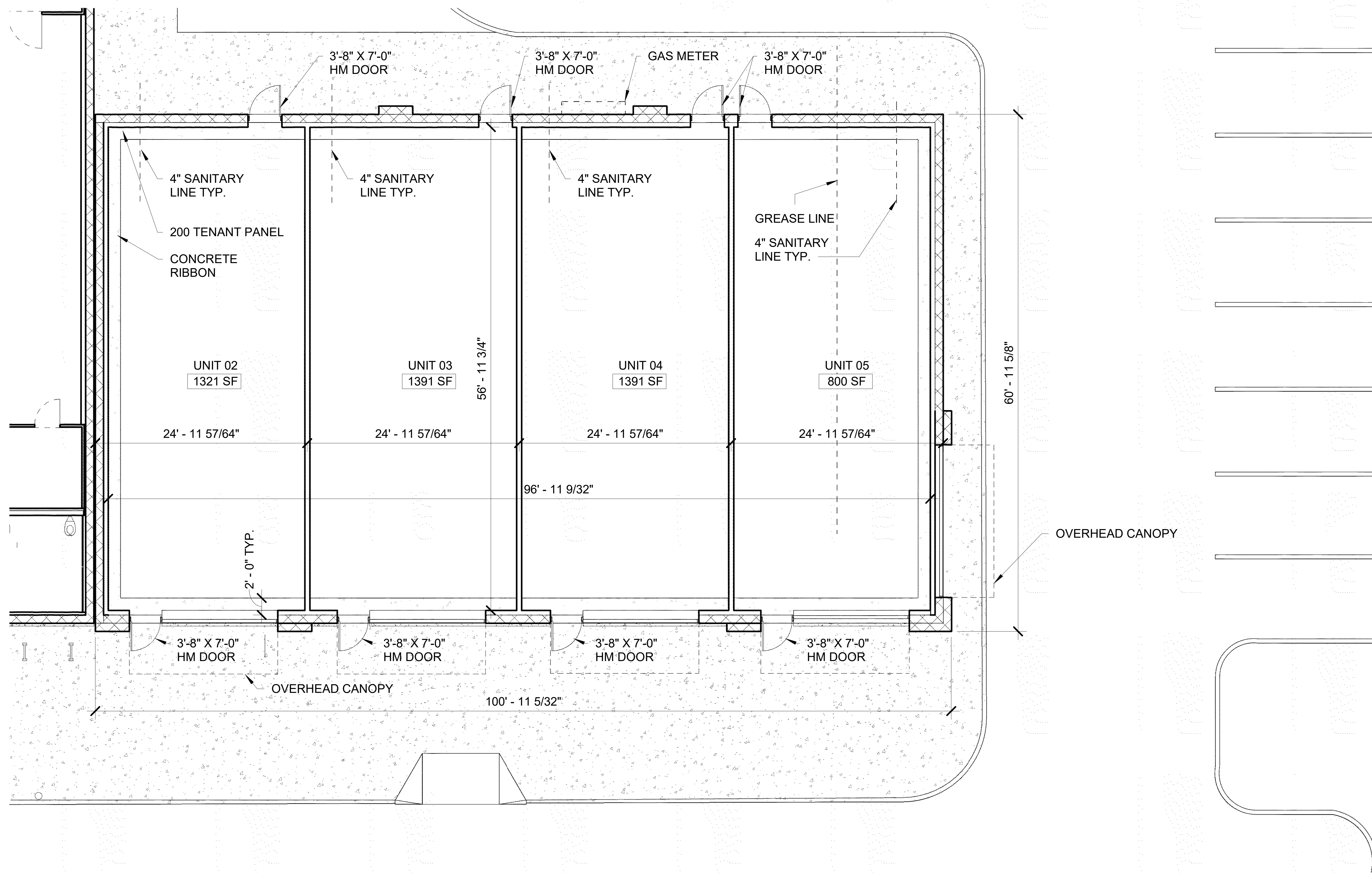
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LEE'S SUMMIT - REAR STREET RENDERING
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026



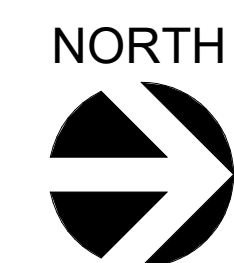


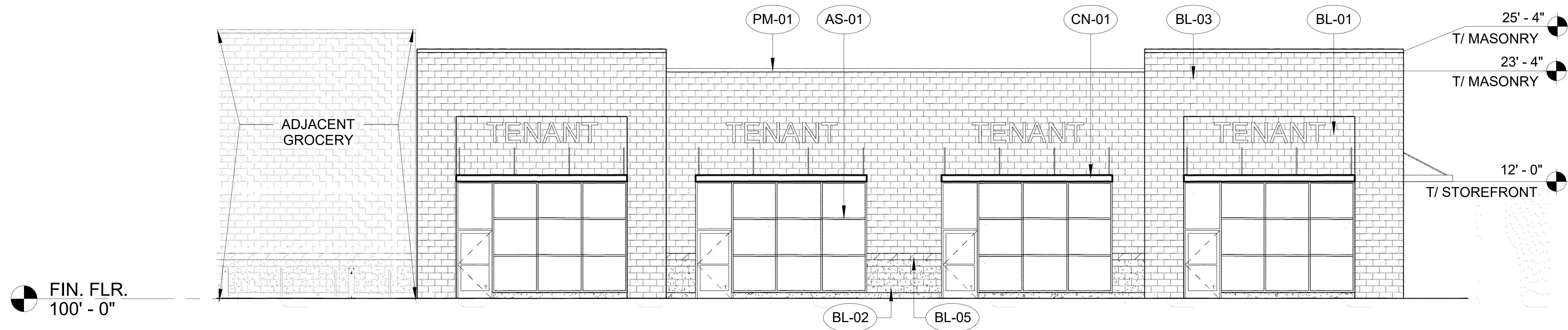
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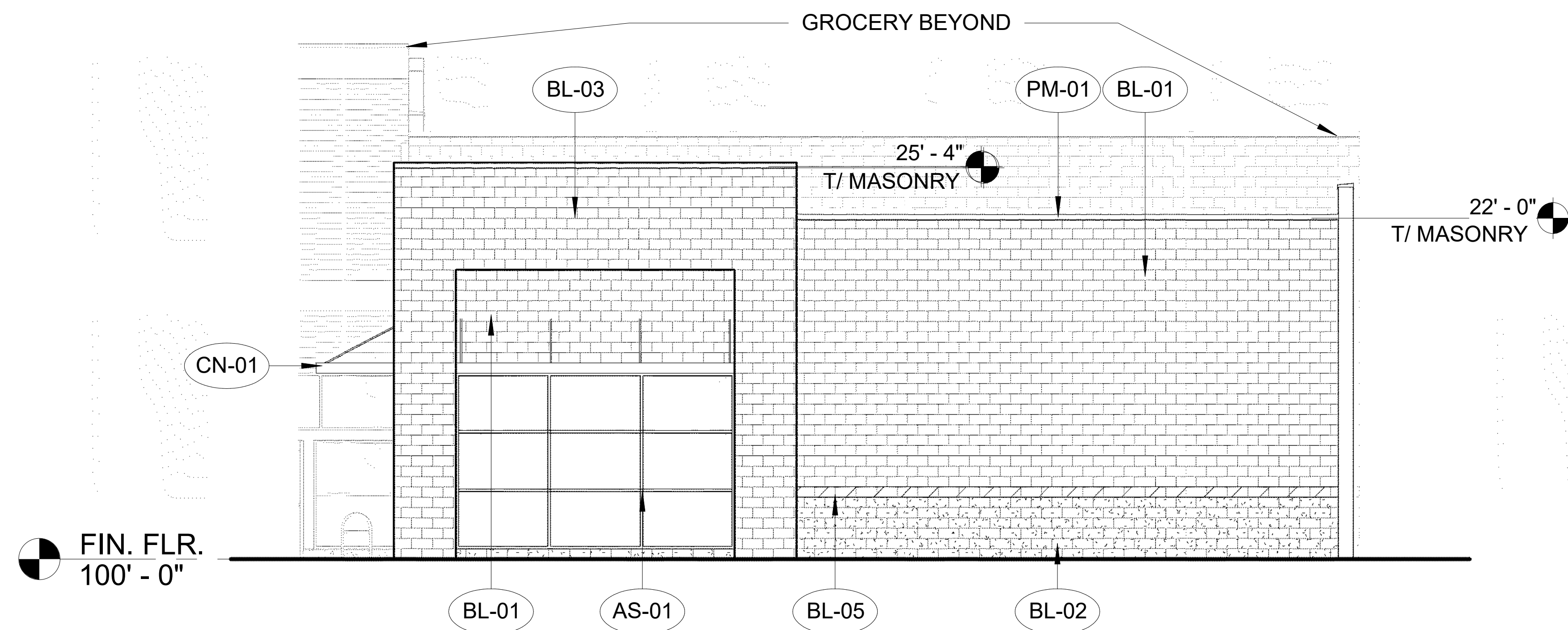
LEE'S SUMMIT - SHOPS OVERALL PLAN
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





1 FRONT (EAST) ELEVATION
3/32" = 1'-0"



2 RIGHT (NORTH) ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
PM-01	PREFINISHED METAL		SLATE GRAY
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016

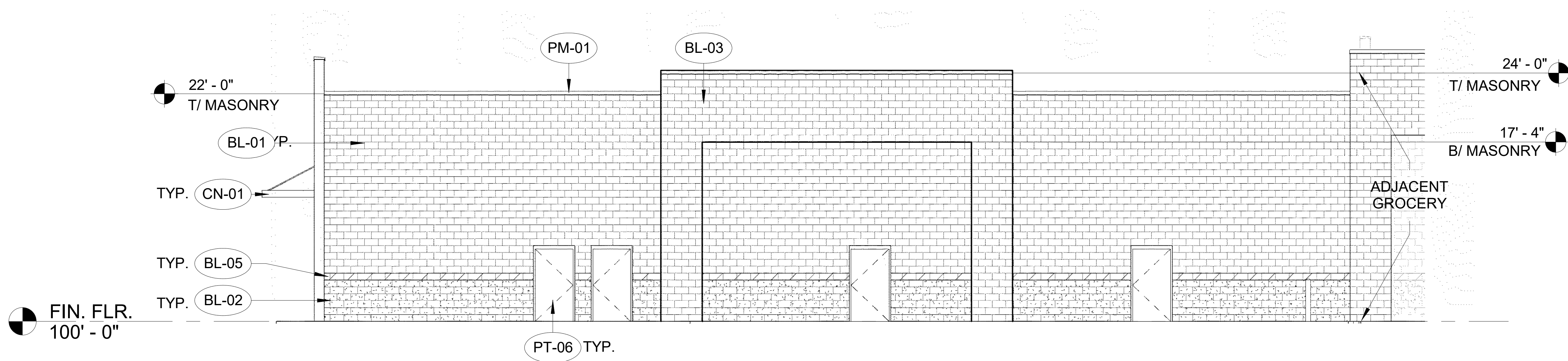
SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

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EXTERIOR FINISHES

MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
PM-01	PREFINISHED METAL	SHERWIN WILLIAMS	SLATE GRAY
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016

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1 BACK (WEST) ELEVATION
3/32" = 1'-0"

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LEE'S SUMMIT - EXTERIOR ELEVATIONS
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





FRONT (EAST) ELEVATION



RIGHT (NORTH) ELEVATION

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BACK (WEST) ELEVATION

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LEE'S SUMMIT - PERSPECTIVES
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





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LEE'S SUMMIT - PERSPECTIVES
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





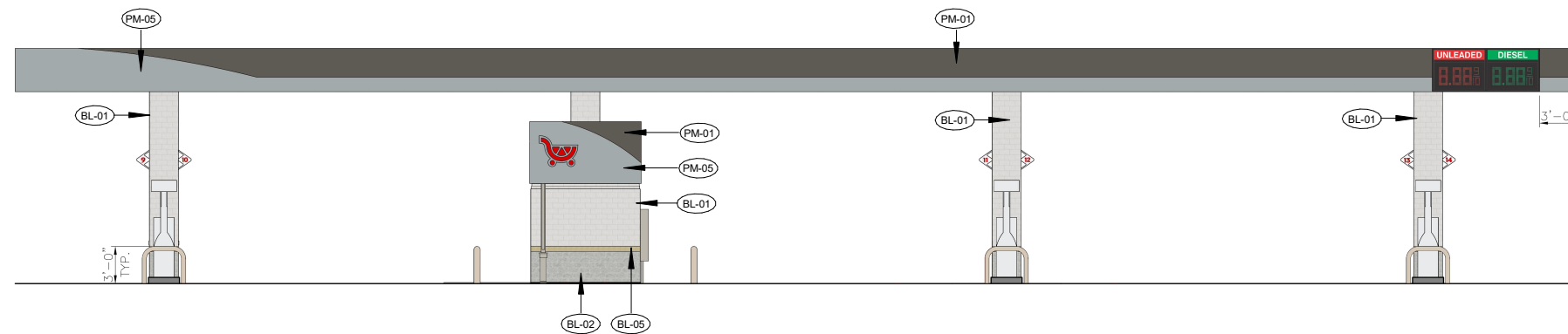
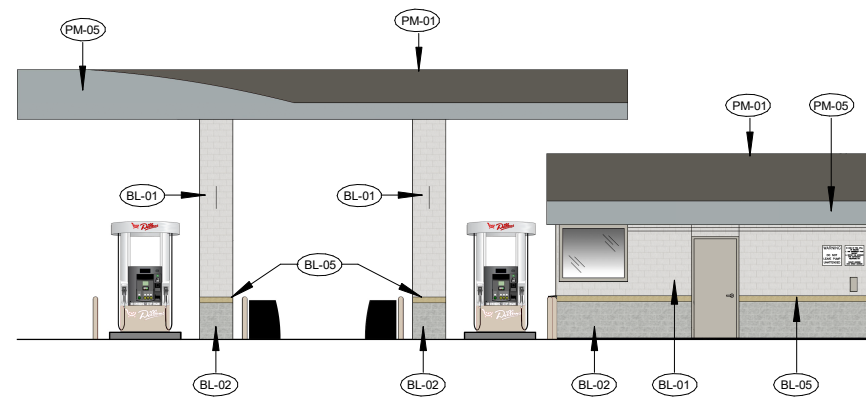
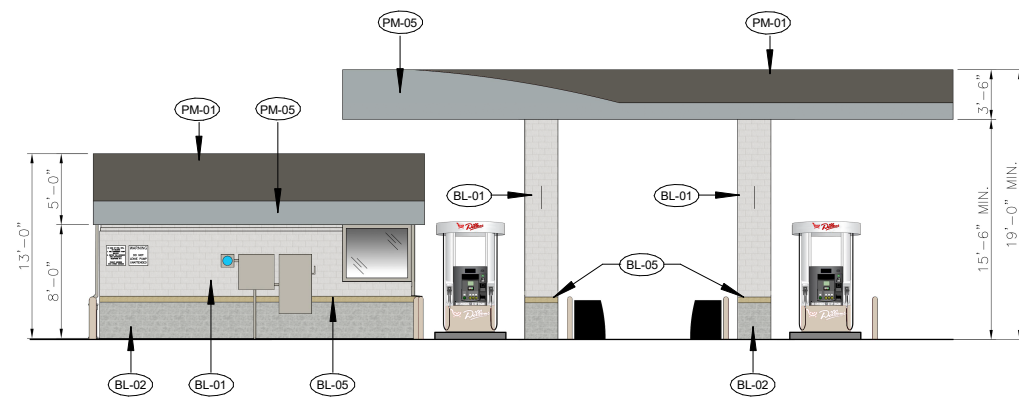
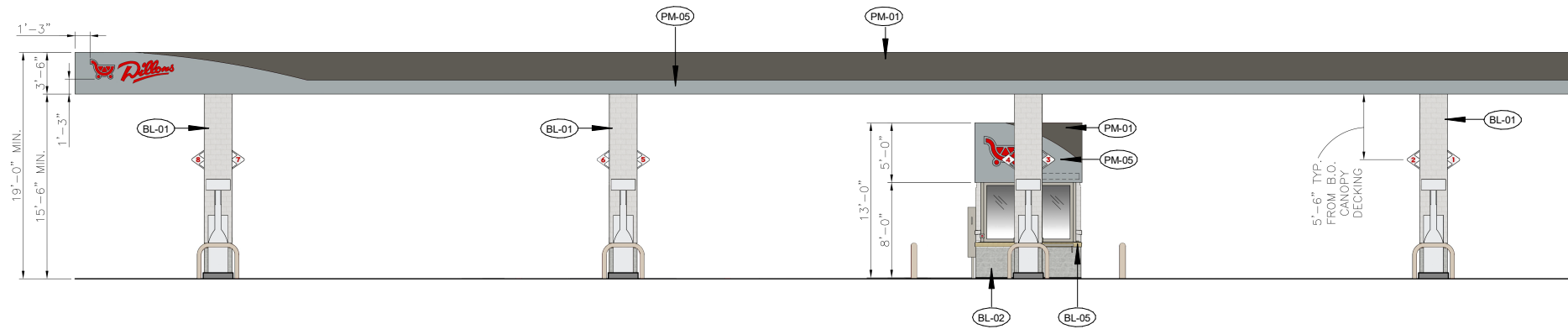
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LEE'S SUMMIT - PERSPECTIVES
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
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BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-05	PREFINISHED METAL		LIGHT GRAY
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016

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