

DILLONS

SUMMIT PARK, LOTS 4-10 NE DOUGLAS ST. LEE'S SUMMIT, MO PFI PROJECT NO. 27480 MAY 26, 2026

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VICINITY MAP
SCALE: NTS

REVISIONS:

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



DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO



SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-000

DESCRIPTION:
COVER SHEET



NORTH
0 40 80 160
1 INCH = 80 FEET



| EXISTING ZONE LEGEND | |
|----------------------|--------------------------------------|
| | PI (PLANNED INDUSTRIAL) |
| | PO (PLANNED OFFICE) |
| | RP-4 (PLANNED APARTMENT RESIDENTIAL) |
| | AG (AGRICULTURAL) |

TITLE COMMITMENT DESCRIPTIONS:

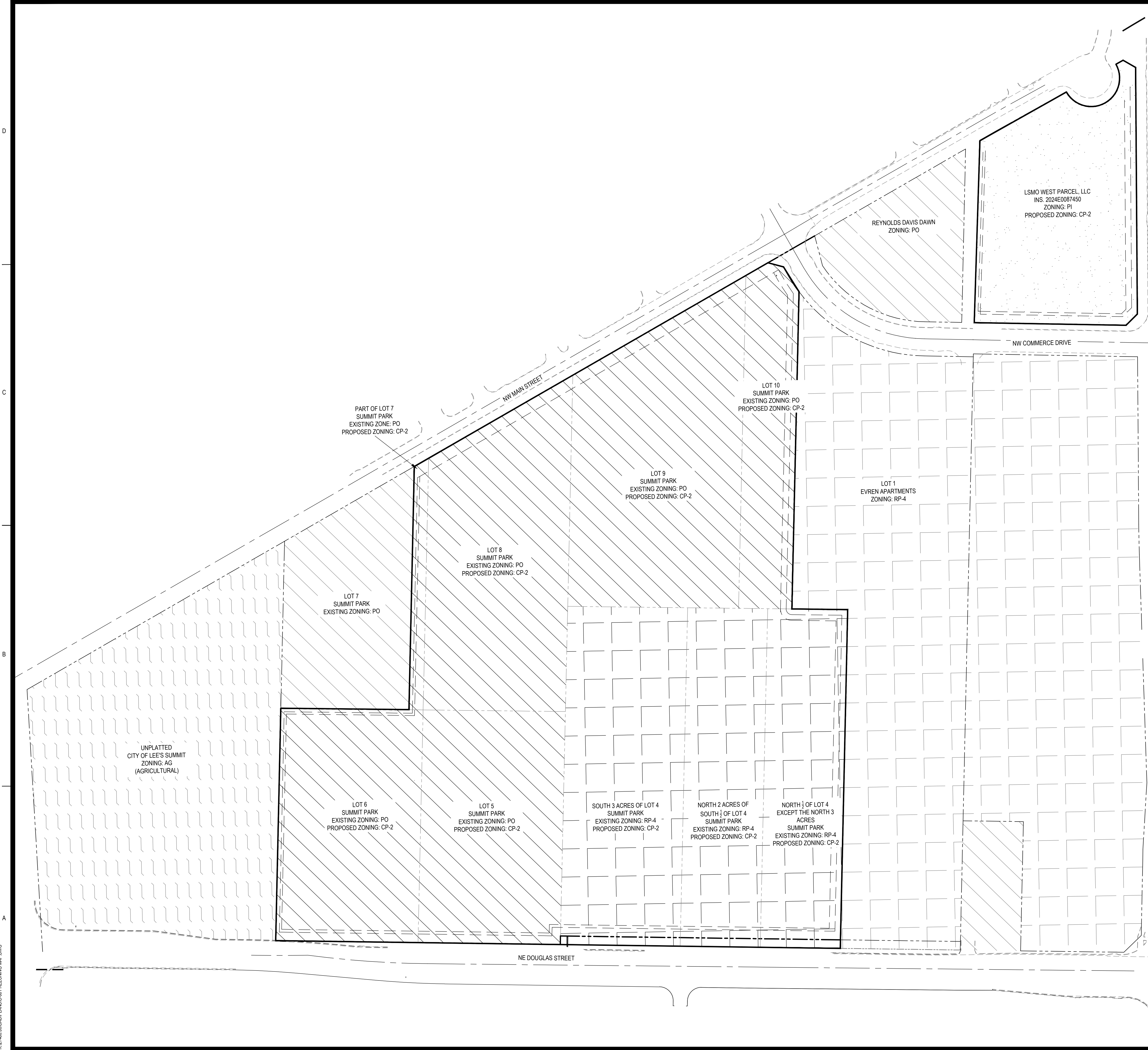
COMMITMENT NUMBER: KCC252116
 THE NORTH TWO ACRES OF THE SOUTH 1/2 OF LOT 4, SUMMIT PARK, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
 AND:
 THE NORTH 1/2 OF LOT 4, EXCEPT THE NORTH 3 ACRES THEREOF, IN SUMMIT PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

COMMITMENT NUMBER: KCC252117
 ALL OF LOTS 5, 6, 8, AND LOT 7 EXCEPT THE SOUTH 225 FEET THEREOF IN SUMMIT PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND SUBJECT TO EASEMENTS, RIGHTS OF WAY OF RECORD, AND EXCEPT THAT PART IN ROADS.

COMMITMENT NUMBER: KCC252118
 LOT 9, AND THE SOUTH 1.373 ACRES OF LOT 10, SUMMIT PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

COMMITMENT NUMBER: KCC252119
 THE SOUTH 3 ACRES OF THE SOUTH HALF OF LOT 4, SUMMIT PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE SPECIFICALLY DESCRIBED AS BEING ALL OF THE SOUTH 210.6 FEET OF LOT 4, SUMMIT PARK.

COMMITMENT NUMBER: KCC252463
 THAT PART OF THE FOLLOWING LYING SOUTH OF NE TUDOR ROAD:
 THE NORTH 25.5 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY IN SECTION 31, TOWNSHIP 48, RANGE 31, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT A TRACT DESCRIBED AS FOLLOWS:
 ALL THAT PORTION OF THE NORTH 25.5 ACRES OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4 LYING EAST OF MISSOURI-PACIFIC RAILROAD RIGHT OF WAY IN SECTION 31, TOWNSHIP 48, RANGE 31 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 914.5 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID 1/4 1/4 SECTION, 411.0 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; SAID TRUE POINT OF BEGINNING BEING IN THE WESTERLY LINE OF PUBLIC ROAD; THENCE NORTH 31 DEGREES 00 MINUTES WEST ALONG AND WITH THE WESTERLY LINE OF PUBLIC ROAD, A DISTANCE OF 267.0 FEET TO A POINT 688.79 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 SECTION; THENCE WEST PARALLEL TO SAID NORTH LINE OF 1/4 1/4 SECTION, 731.4 FEET TO A POINT IN THE EASTERLY LINE OF MISSOURI-PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY WITH SAID RAILROAD RIGHT OF WAY, ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 3175.4 FEET), A DISTANCE OF 234.0 FEET TO A POINT 914.5 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 SECTION; THENCE EAST ALONG THE SOUTH LINE OF 25.5 ACRES TRACT, 812.7 FEET TO THE TRUE POINT OF BEGINNING, AND EXCEPT THAT PART IN STREETS AND ROADS.



REVISIONS:

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 DRAWN BY: EJH
 DESIGNER: JPM
 CHECKED BY: MLB

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 Planning • Surveying
 6363 Poplar Avenue, Suite 300
 Memphis, TN 38119
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DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

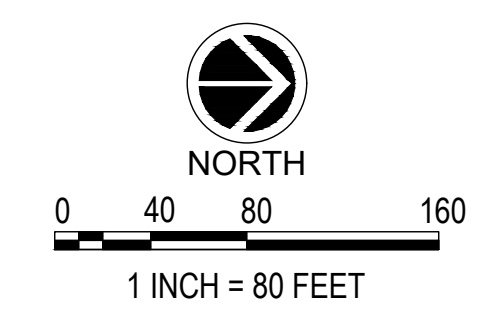


SEAL:
PRELIMINARY
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SHEET NUMBER:
C-001

DESCRIPTION:
 REZONING MAP

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.



| PHASING MAP LEGEND | |
|--------------------|---------|
| | PHASE 1 |
| | PHASE 2 |
| | PHASE 3 |

REVISIONS:

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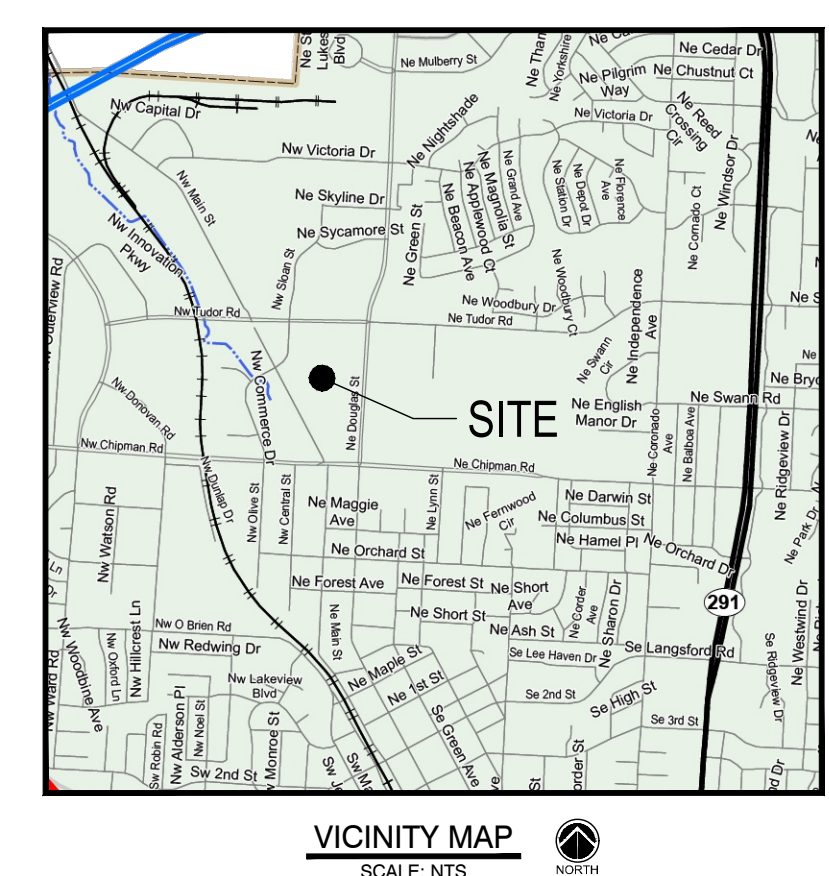
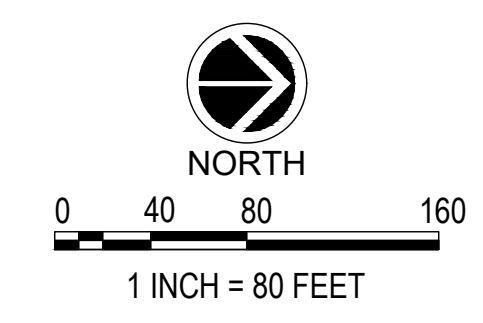
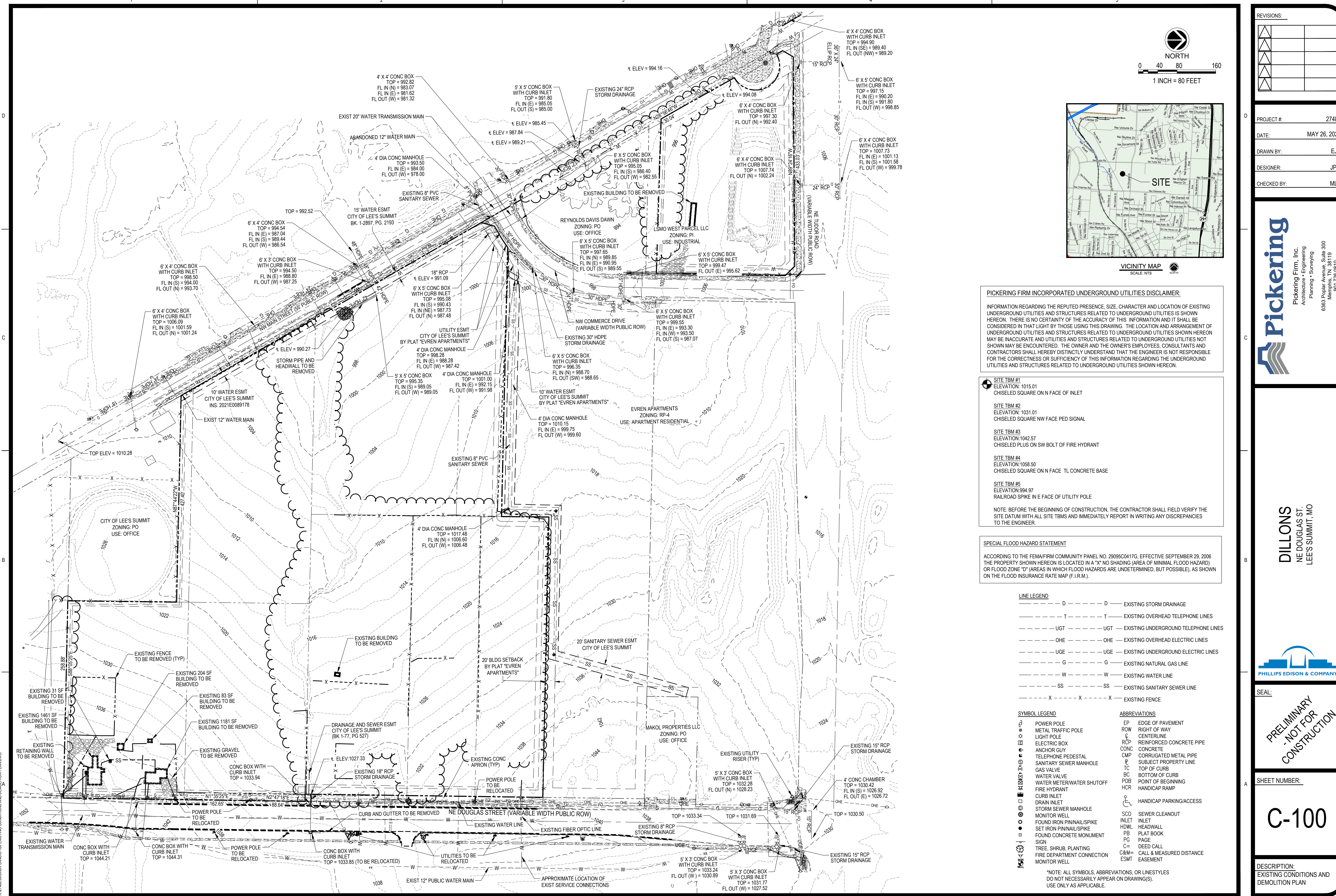
SHEET NUMBER:
C-002

DESCRIPTION:
 PHASING PLAN



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.

K:\27480\00CAD\PLANS\PHASING PLAN.DWG



REVISIONS:

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 LEE'S SUMMIT, MO



SEAL:
PRELIMINARY
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SHEET NUMBER:
C-100

DESCRIPTION:
 EXISTING CONDITIONS AND
 DEMOLITION PLAN

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 BAZE

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.).

LINE LEGEND

| | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| --- | D | --- | D | --- | D | --- | D | --- | D | --- | D |
| --- | T | --- | T | --- | T | --- | T | --- | T | --- | T |
| --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT |
| --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE |
| --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE |
| --- | G | --- | G | --- | G | --- | G | --- | G | --- | G |
| --- | W | --- | W | --- | W | --- | W | --- | W | --- | W |
| --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS |
| --- | X | --- | X | --- | X | --- | X | --- | X | --- | X |

SYMBOL LEGEND

| | | | |
|---|----------------------------|---|---------------------------|
| ○ | POWER POLE | ○ | EDGE OF PAVEMENT |
| ⊕ | METAL TRAFFIC POLE | ○ | RIGHT OF WAY |
| ⊙ | LIGHT POLE | ○ | CENTERLINE |
| ⊕ | ELECTRIC GUY | ○ | REINFORCED CONCRETE PIPE |
| ⊕ | ANCHOR BOLT | ○ | CONCRETE |
| ⊕ | TELEPHONE PEDESTAL | ○ | CORRUGATED METAL PIPE |
| ⊕ | SANITARY SEWER MANHOLE | ○ | SUBJECT PROPERTY LINE |
| ⊕ | GAS VALVE | ○ | TOP OF CURB |
| ⊕ | WATER VALVE | ○ | BOTTOM OF CURB |
| ⊕ | WATER METER/WATER SHUTOFF | ○ | POINT OF BEGINNING |
| ⊕ | FIRE HYDRANT | ○ | HANDICAP RAMP |
| ⊕ | CURB INLET | ○ | HANDICAP PARKING/ACCESS |
| ⊕ | DRAIN INLET | ○ | SEWER CLEANOUT |
| ⊕ | STORM SEWER MANHOLE | ○ | INLET |
| ⊕ | MONITOR WELL | ○ | FOUND IRON PIN/NAIL SPIKE |
| ⊕ | FOUND IRON PIN/NAIL SPIKE | ○ | HDWL |
| ⊕ | SET IRON PIN/NAIL SPIKE | ○ | HEADWALL |
| ⊕ | FOUND CONCRETE MONUMENT | ○ | PLAT BOOK |
| ⊕ | SIGN | ○ | PG |
| ⊕ | TREE, SHRUB, PLANTING | ○ | PG |
| ⊕ | FIRE DEPARTMENT CONNECTION | ○ | C= |
| ⊕ | MONITOR WELL | ○ | DEED CALL |
| ⊕ | | ○ | C&M= |
| ⊕ | | ○ | CALL & MEASURED DISTANCE |
| ⊕ | | ○ | ESMT |
| ⊕ | | ○ | EASEMENT |

*NOTE: ALL SYMBOLS, ABBREVIATIONS, OR LINESYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE.

K:\27480\DWG\CADD\PLANS\C-100 EXISTING CONDITIONS AND DEMOLITION PLAN.DWG

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.



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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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SITE PLAN DATA CHART

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| 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 mrbrown@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:

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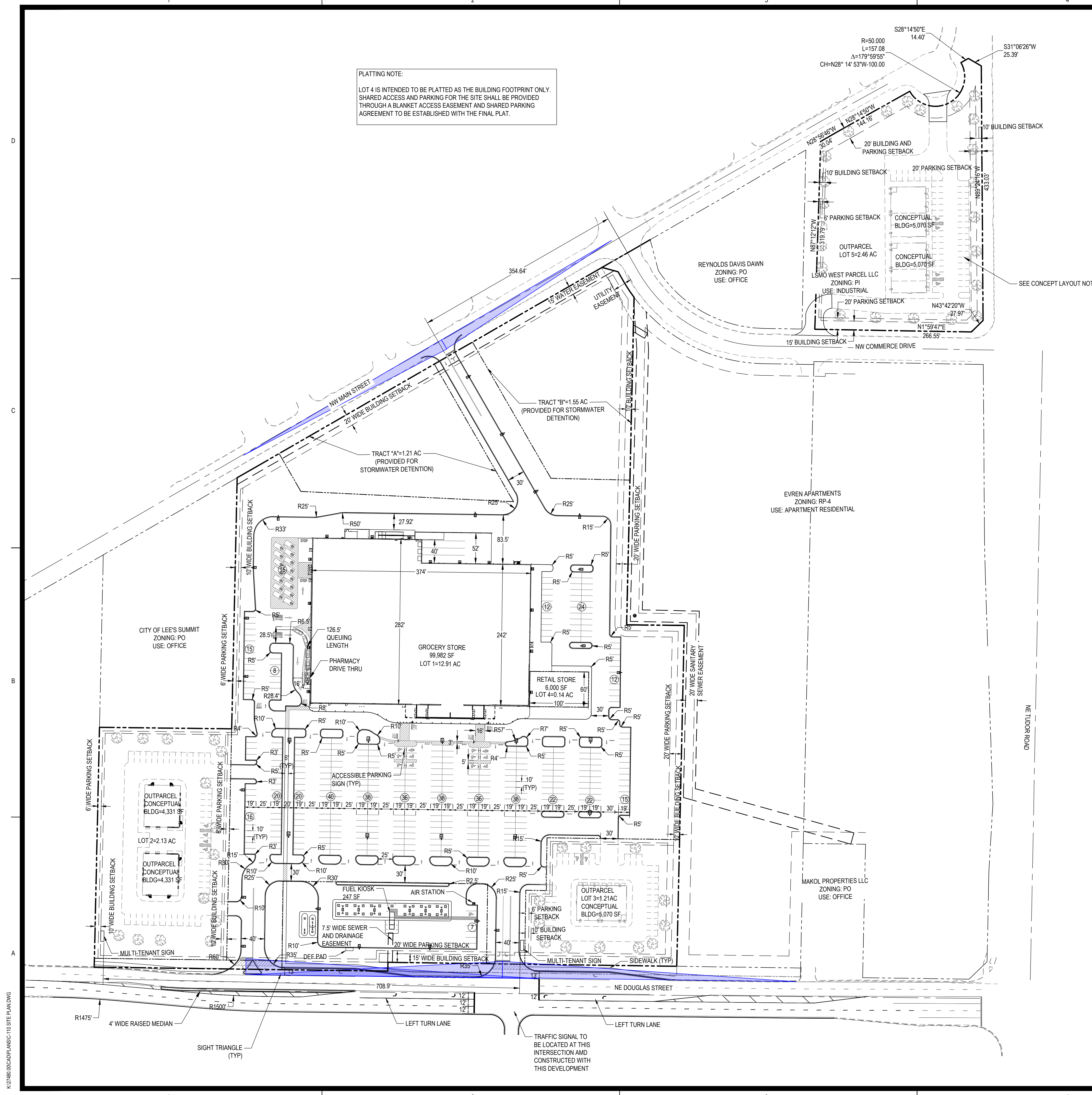


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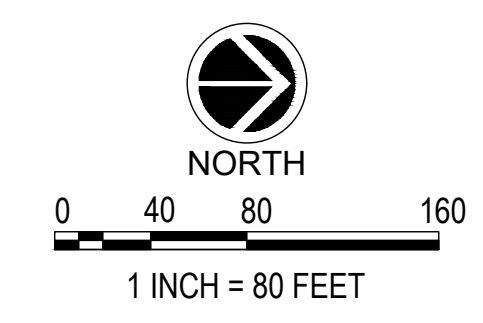
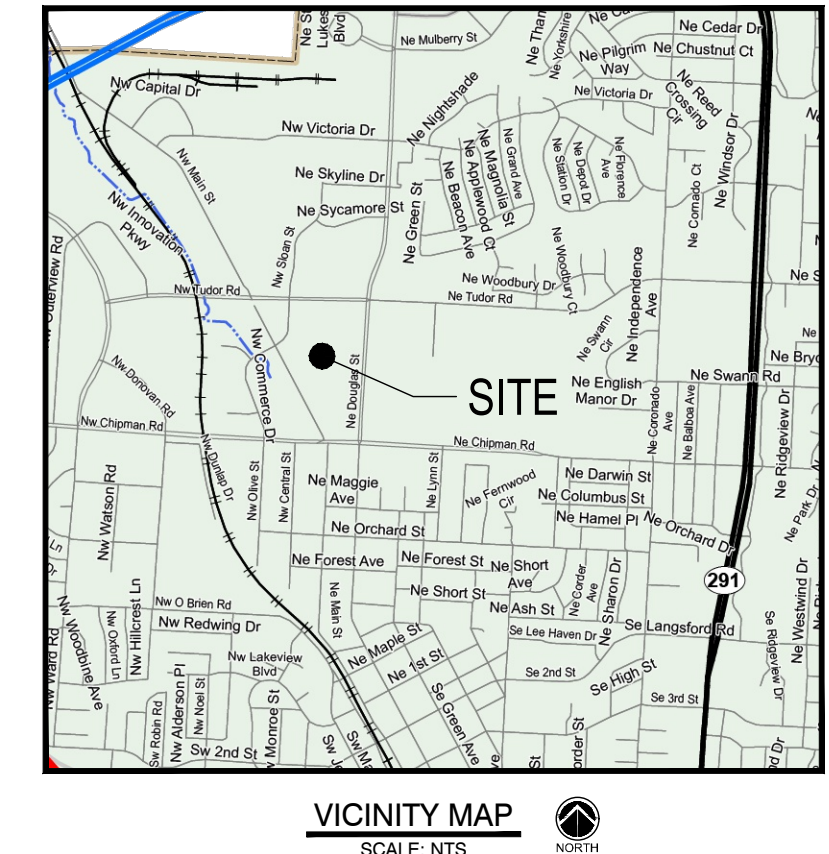
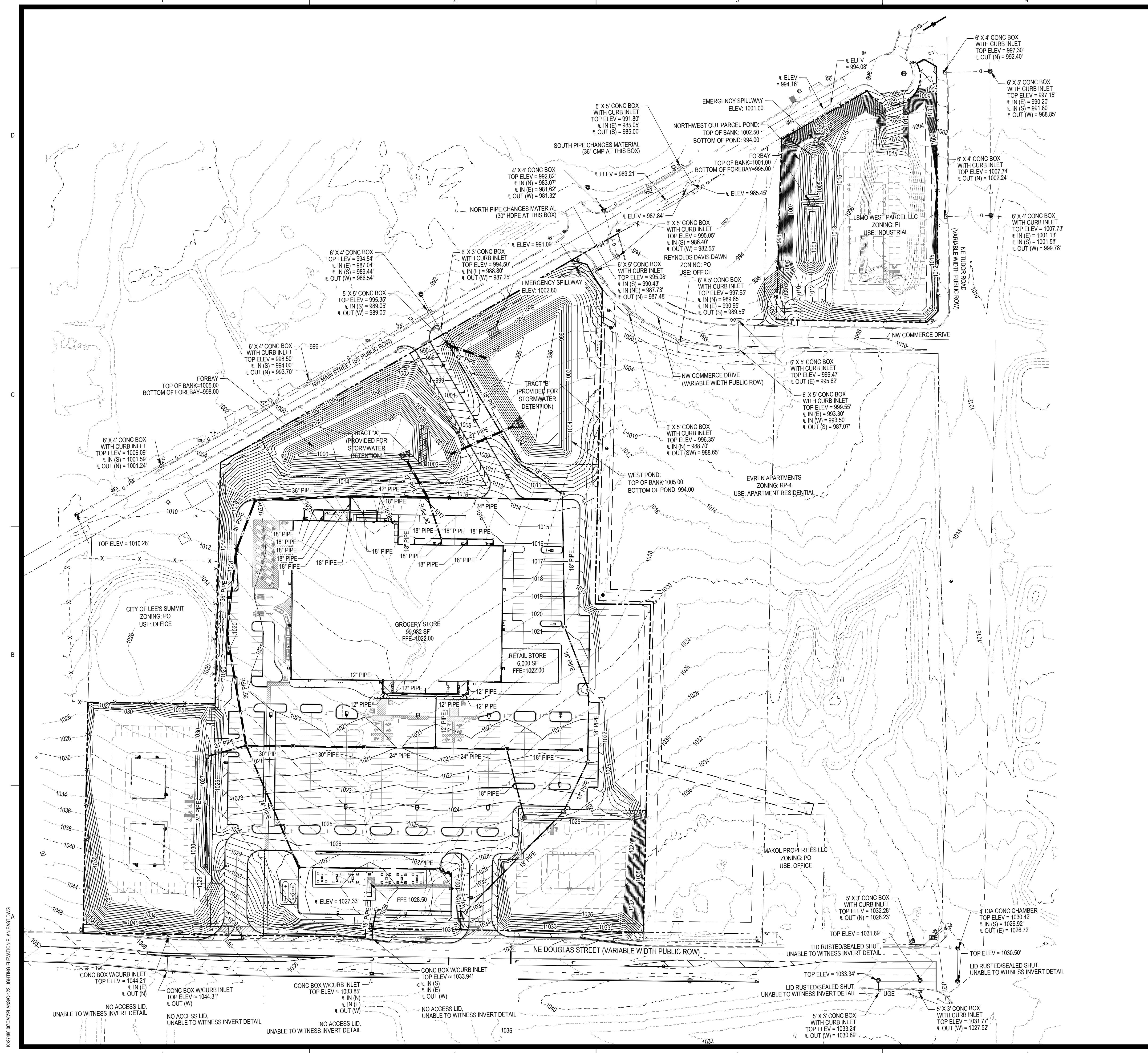
SHEET NUMBER:

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

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.).

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:

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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

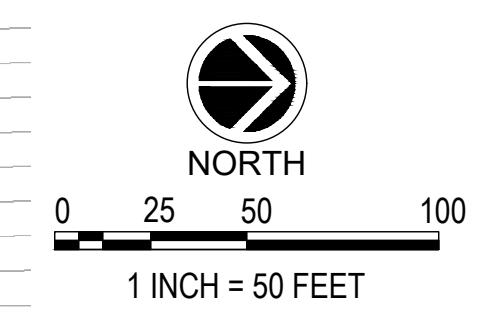
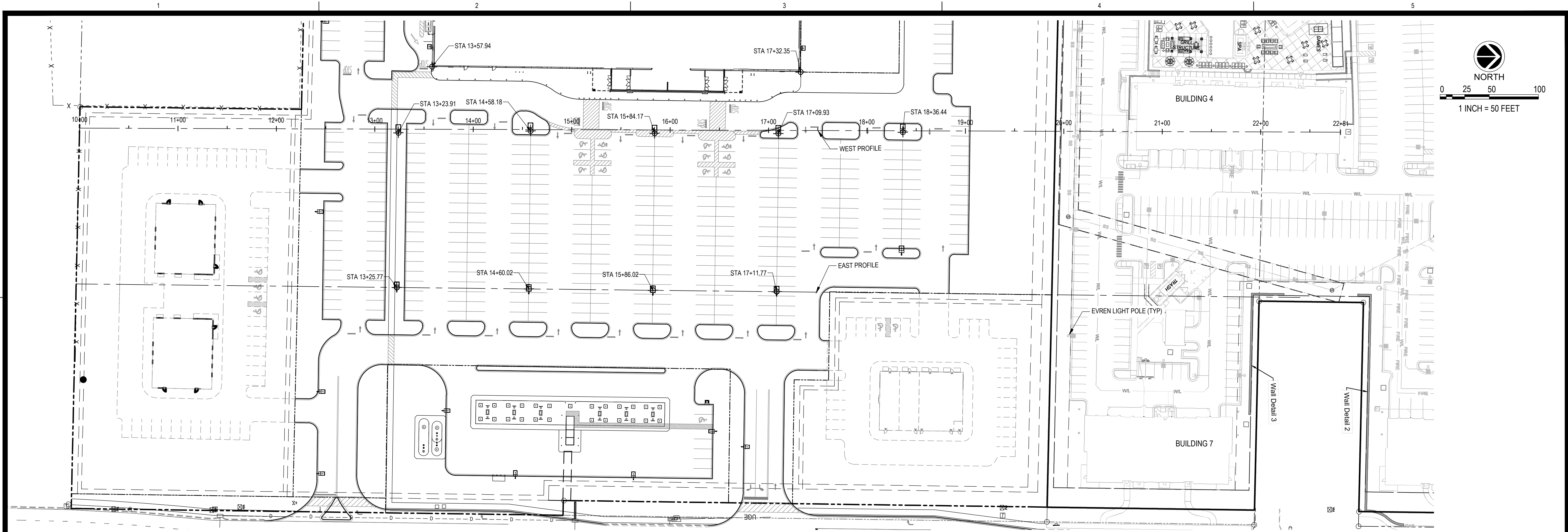


SEAL:
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-120

DESCRIPTION:
 GRADING AND DRAINAGE PLAN

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

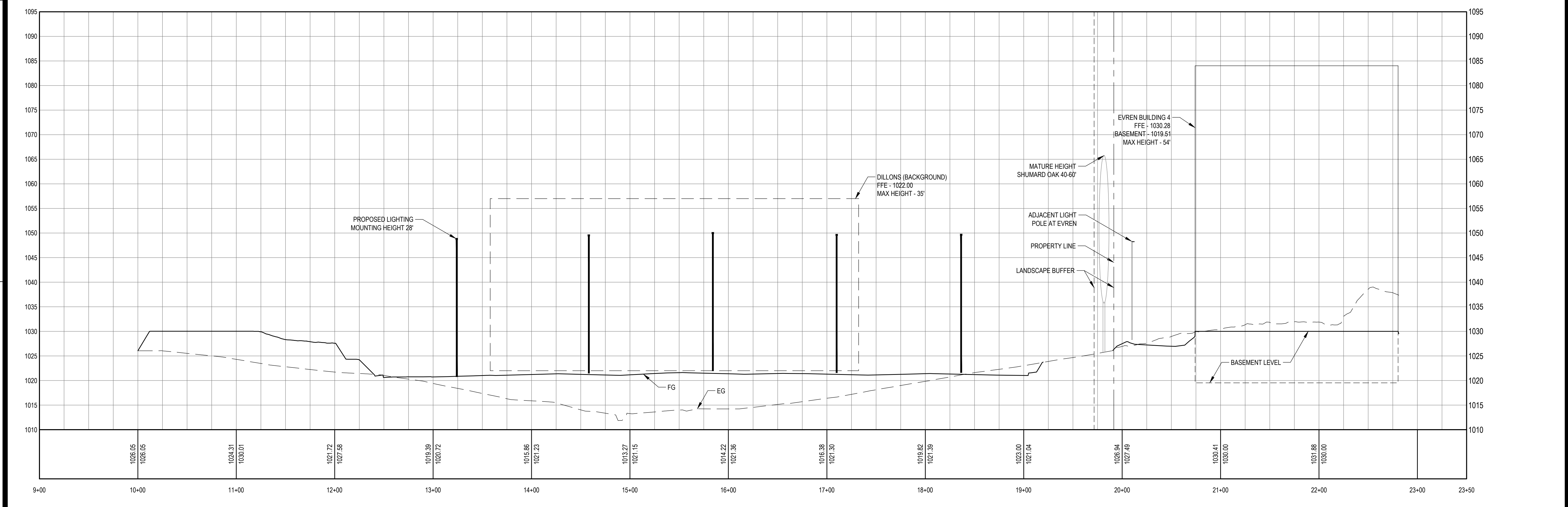


REVISIONS:

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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



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO



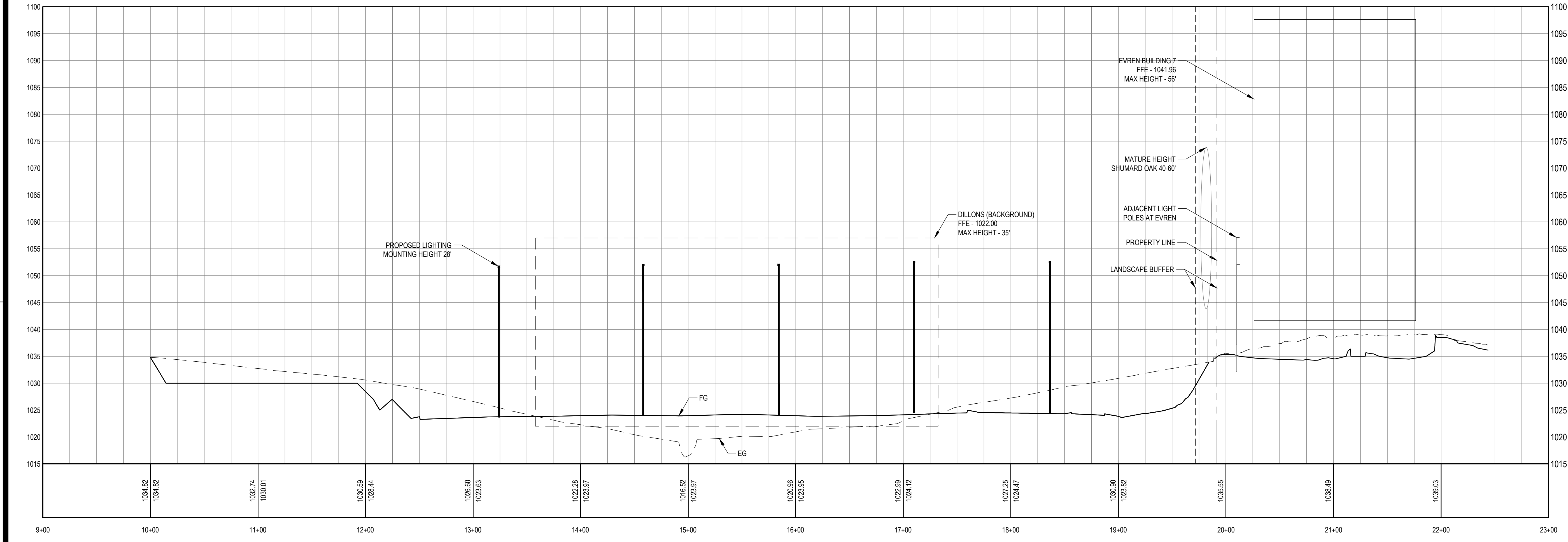
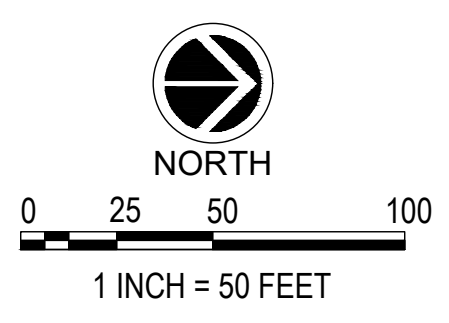
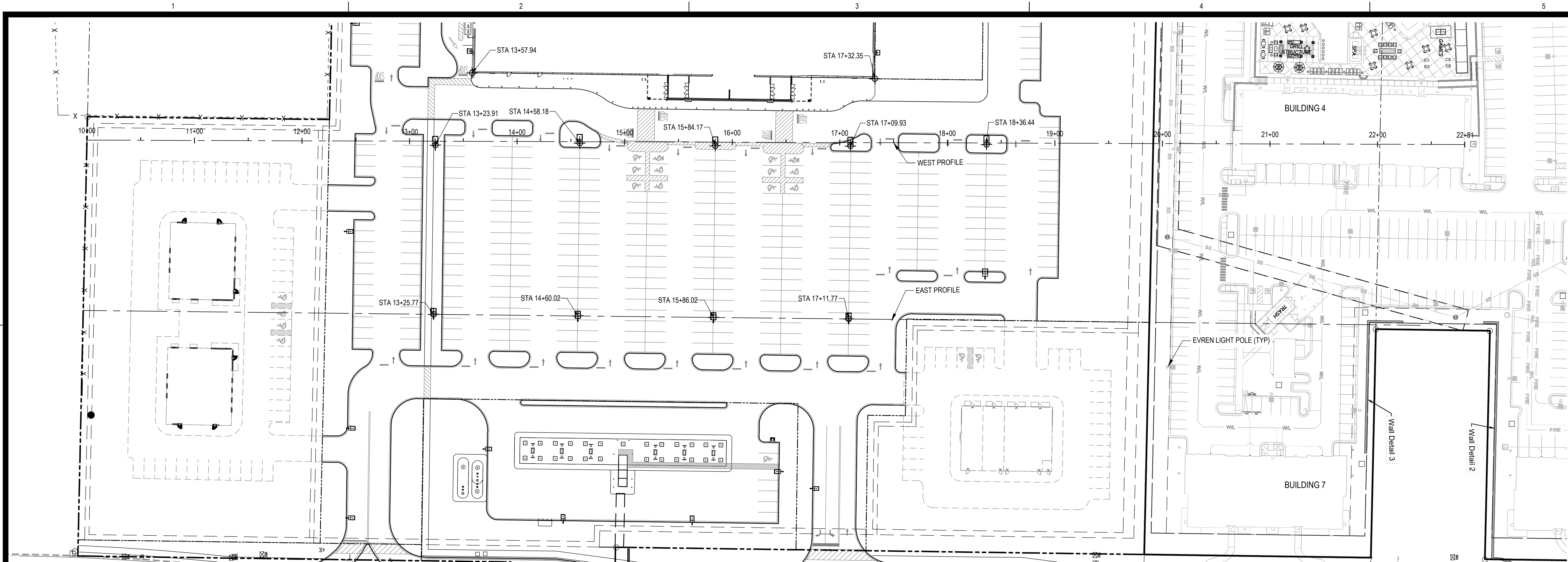
SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:
C-121

DESCRIPTION:
 LIGHTING ELEVATION PLAN
 WEST

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

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



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

REVISIONS:

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| | |
| | |
| | |
| | |

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

DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

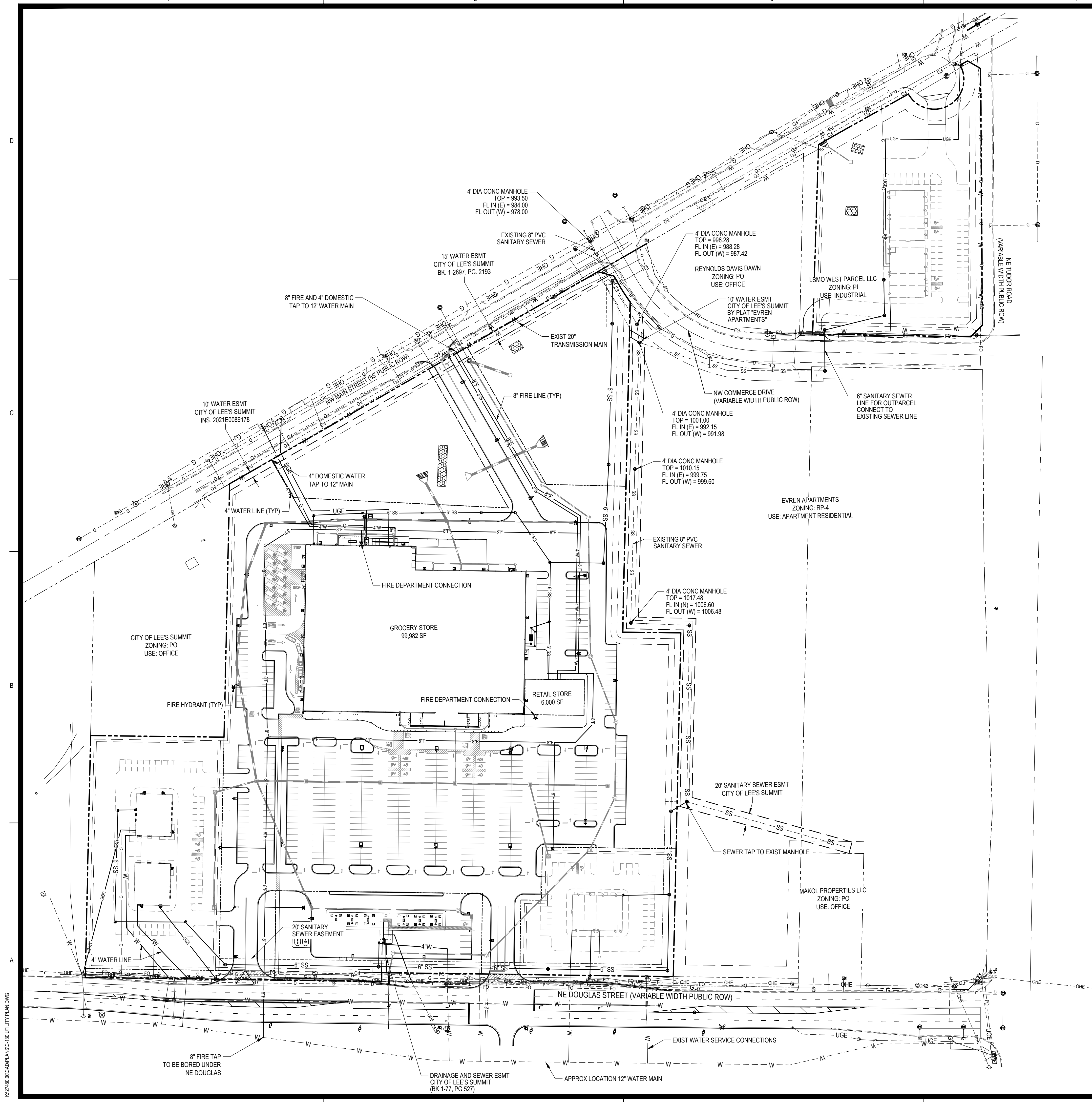


SEAL:
**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

SHEET NUMBER:
C-122

DESCRIPTION:
 LIGHTING ELEVATION PLAN
 EAST

K:\27480\00\CAD\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
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.).

| | | | | | | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D | --- | D |
| --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T |
| --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT |
| --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE |
| --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE |
| --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G |
| --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W |
| --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS |
| --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X |
| --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S | --- | S |
| --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T | --- | T |
| --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT | --- | UGT |
| --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE | --- | OHE |
| --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE | --- | UGE |
| --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G | --- | G |
| --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W | --- | W |
| --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F | --- | F |
| --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS | --- | SS |
| --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X | --- | X |

REVISIONS:

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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

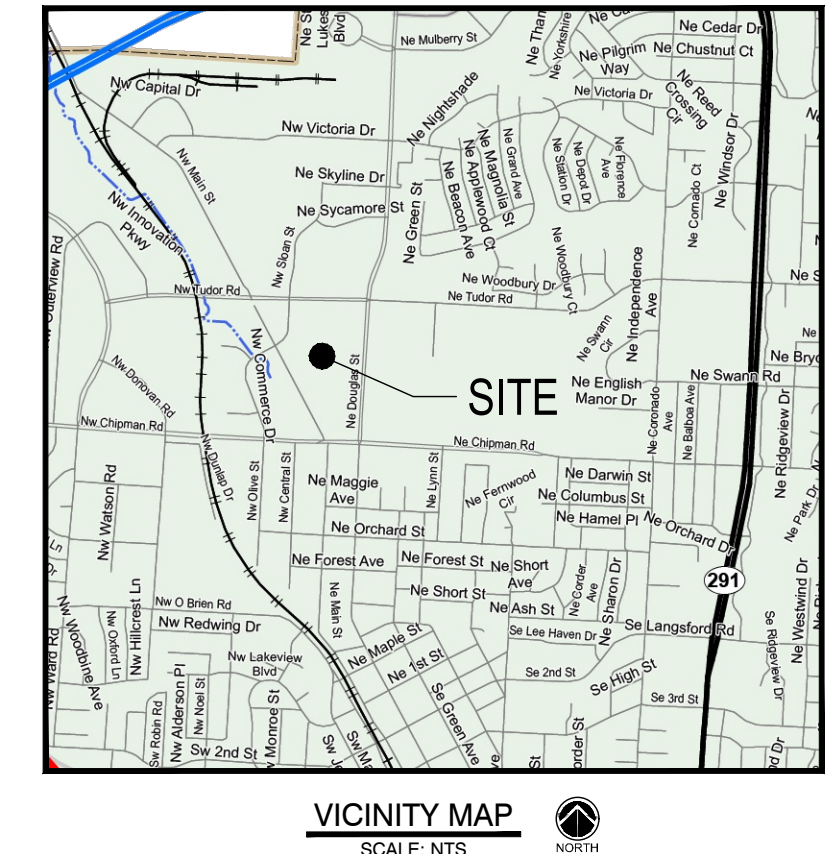
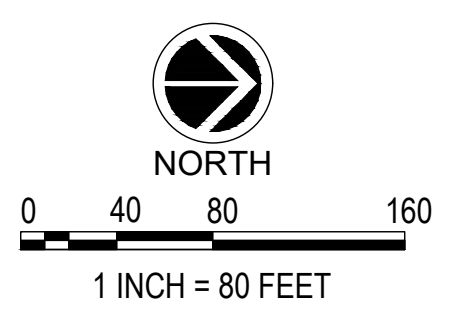
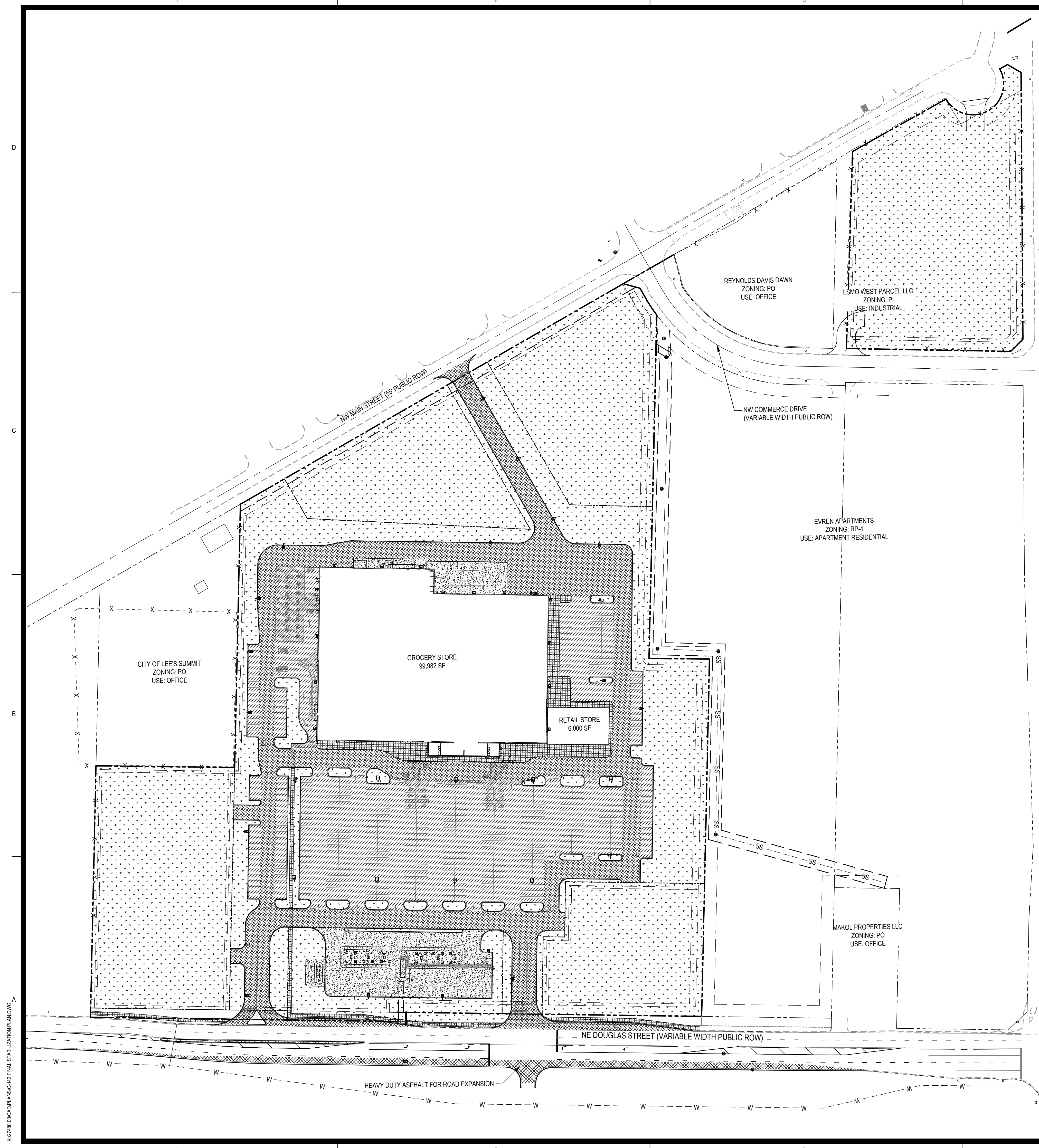
DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO

PHILLIPS EDISON & COMPANY

SEAL:
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C-130

DESCRIPTION:
UTILITY PLAN



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

REVISIONS:

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



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

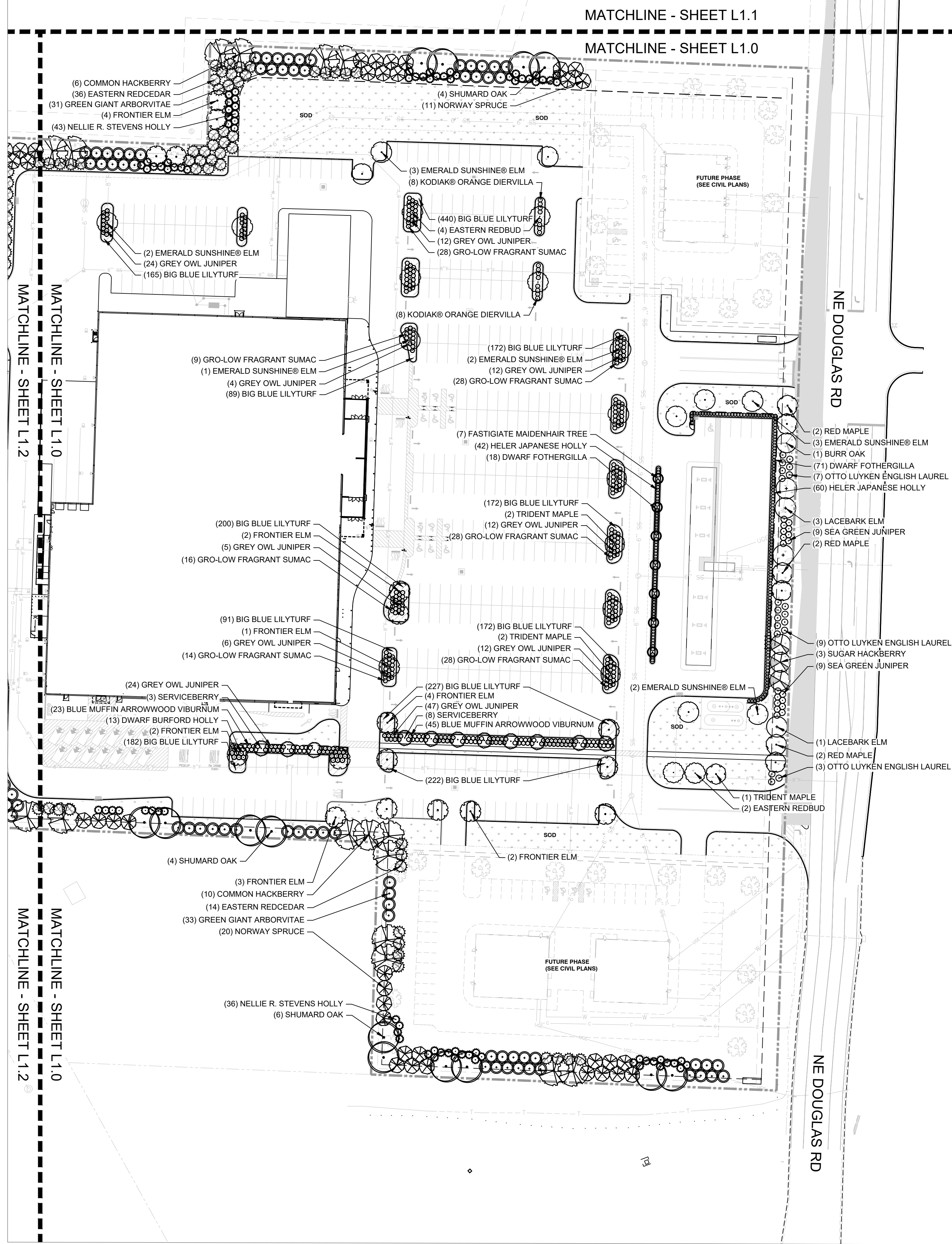


SEAL:
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-142

DESCRIPTION:
 FINAL STABILIZATION PLAN

K:\27480\00\CADD\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:

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



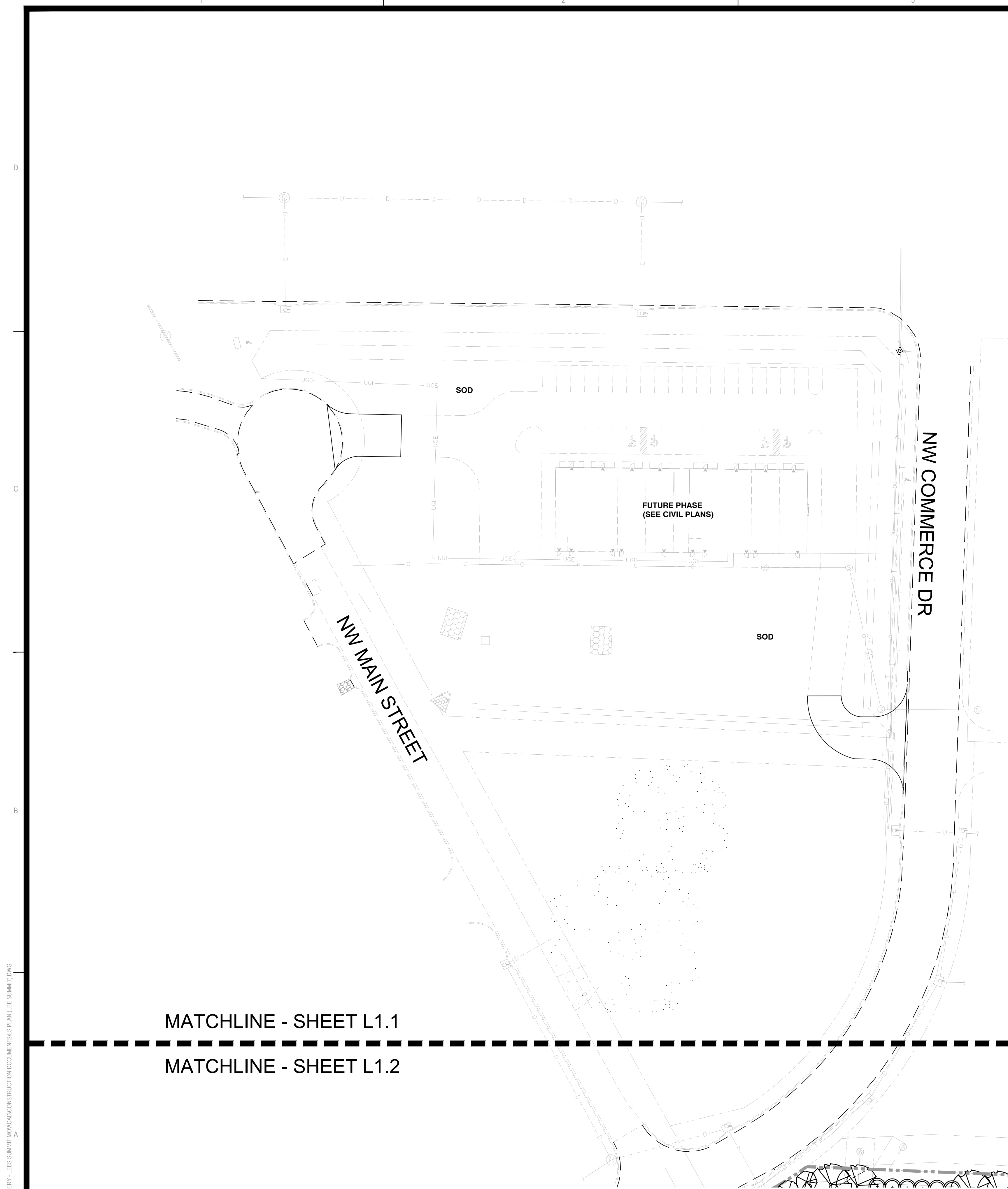
DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

SEAL:
 PRELIMINARY
 -NOT FOR
 CONSTRUCTION

SHEET NUMBER:
L1.0

DESCRIPTION:

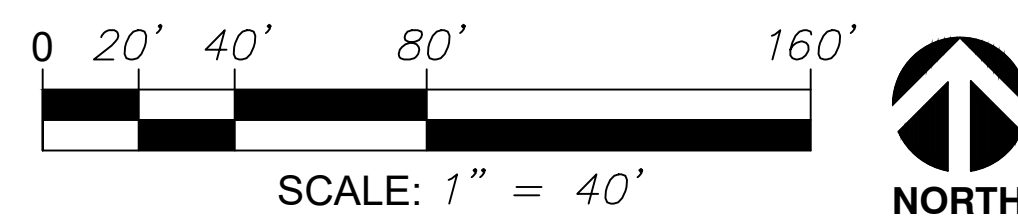
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MATCHLINE - SHEET L1.1

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:

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| | | |
| | | |
| | | |

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

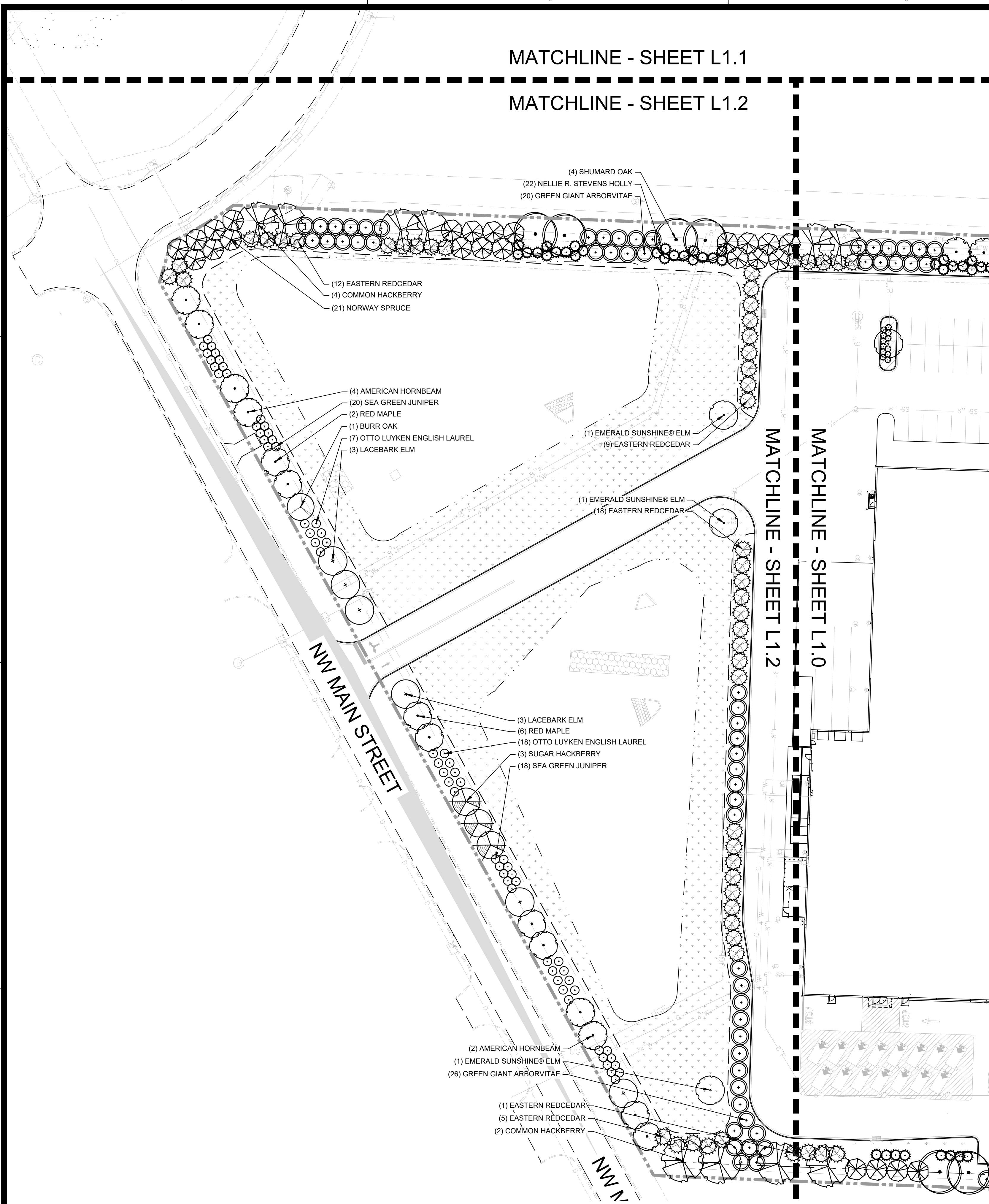
Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6383 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

DILLONS
NE DOUGLAS ST.
LEE'S 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 |
| 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' | 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

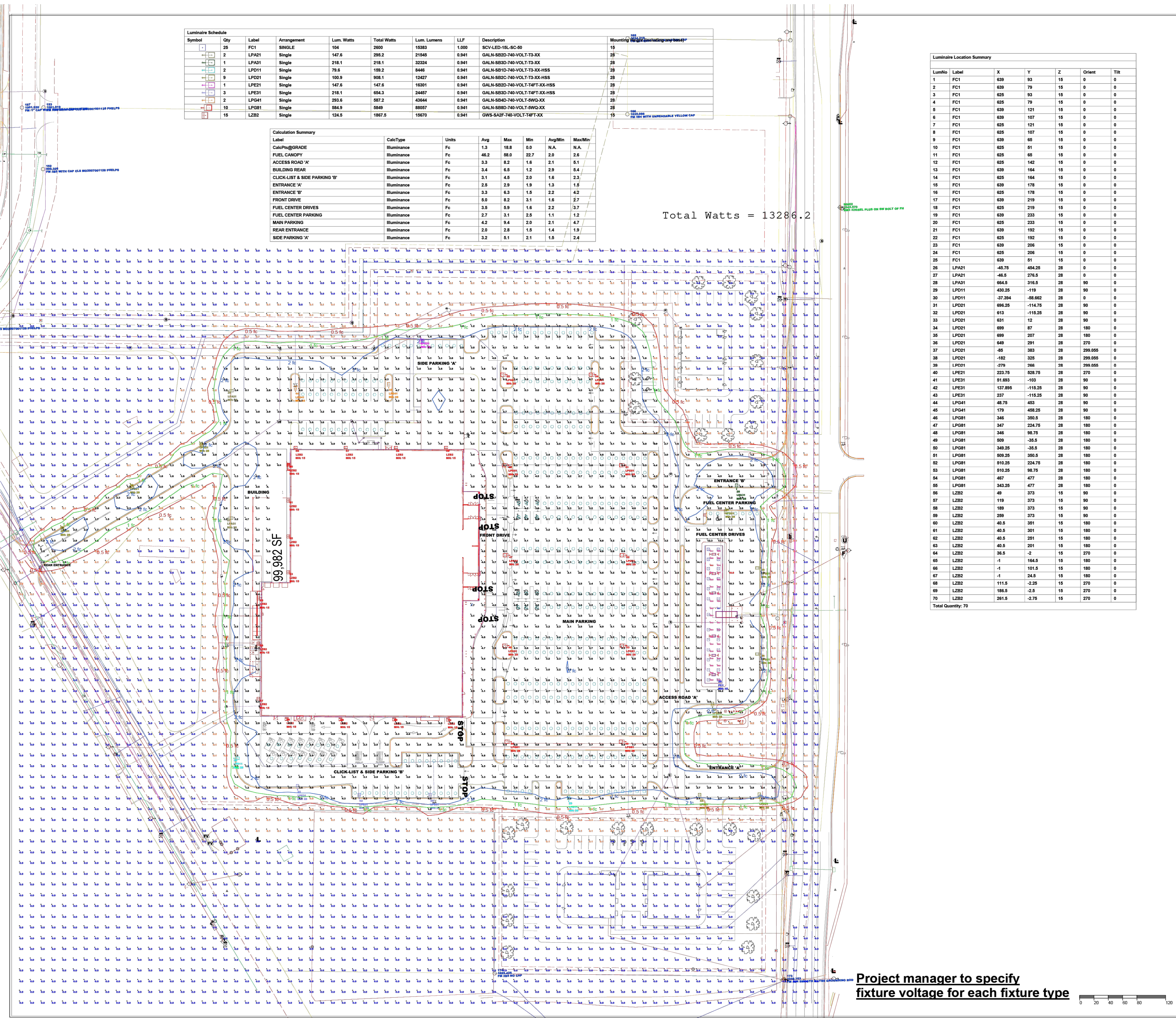
SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

L1.2

DESCRIPTION:

MOT-JOB-FILES-718-PICKERING-GROCERY-LEES-SUMMIT-MOVAC-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-LF2-740-VOL-15-XX | 25' |
| [Symbol] | 2 | LPA21 | Single | 147.6 | 295.2 | 21460 | 0.941 | QALN-850D-740-VOL-15-XX | 25' |
| [Symbol] | 1 | LPA31 | Single | 218.1 | 218.1 | 32324 | 0.941 | QALN-850D-740-VOL-15-XX | 25' |
| [Symbol] | 2 | LPO11 | Single | 79.8 | 159.6 | 8486 | 0.941 | QALN-850D-740-VOL-15-XX-HSS | 25' |
| [Symbol] | 9 | LPO21 | Single | 108.9 | 980.1 | 15247 | 0.941 | QALN-850D-740-VOL-15-XX-HSS | 25' |
| [Symbol] | 1 | LPE21 | Single | 147.6 | 147.6 | 16301 | 0.941 | QALN-850D-740-VOL-14FT-XX-HSS | 25' |
| [Symbol] | 3 | LPE31 | Single | 218.1 | 654.3 | 24407 | 0.941 | QALN-850D-740-VOL-14FT-XX-HSS | 25' |
| [Symbol] | 2 | LPO41 | Single | 236.5 | 473.0 | 45644 | 0.941 | QALN-850D-740-VOL-15-XX | 25' |
| [Symbol] | 10 | LPO81 | Single | 564.0 | 5640 | 88067 | 0.941 | QALN-850D-740-VOL-15-XX | 25' |
| [Symbol] | 15 | LZ82 | Single | 124.5 | 1867.5 | 19879 | 0.941 | QWS-SAF-740-VOL-14FT-XX | 15' |

| Label | CalcType | Units | Avg | Max | Min | AvgMin | MaxMin |
|-------------------------------|-------------|-------|------|------|------|--------|--------|
| CalcType/Grade | 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 | 6.2 | 1.6 | 2.1 | 6.1 |
| BUILDING REAR | Illuminance | Fc | 3.4 | 6.5 | 1.2 | 2.9 | 8.4 |
| CLICK-LIST & SIDE PARKING 'B' | Illuminance | Fc | 3.1 | 4.9 | 2.0 | 1.8 | 2.3 |
| ENTRANCE 'W' | Illuminance | Fc | 2.5 | 2.9 | 1.9 | 1.9 | 1.9 |
| ENTRANCE 'E' | Illuminance | Fc | 3.3 | 6.3 | 1.8 | 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 | 1.9 | 2.4 |

Total Watts = 13286.2

| Luminaire Label | X | Y | Z | Orientation | Tilt |
|-----------------|---------|---------|----|-------------|------|
| 1 FC1 | 639 | 83 | 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 | 65 | 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 | 216.5 | 28 | 90 | 0 |
| 29 LPO11 | 420.25 | -119 | 28 | 90 | 0 |
| 30 LPO11 | -37.284 | -85.602 | 28 | 0 | 0 |
| 31 LPO21 | 595.25 | -114.75 | 28 | 90 | 0 |
| 32 LPO21 | 613 | -115.25 | 28 | 90 | 0 |
| 33 LPO21 | 631 | 12 | 28 | 90 | 0 |
| 34 LPO21 | 699 | 87 | 28 | 180 | 0 |
| 35 LPO21 | 699 | 207 | 28 | 180 | 0 |
| 36 LPO21 | 649 | 291 | 28 | 270 | 0 |
| 37 LPO21 | -49 | 283 | 28 | 299.055 | 0 |
| 38 LPO21 | -152 | 325 | 28 | 299.055 | 0 |
| 39 LPO21 | -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 LPO41 | 48.75 | 453 | 28 | 90 | 0 |
| 45 LPO41 | 179 | 408.25 | 28 | 90 | 0 |
| 46 LPO81 | 346 | 350.5 | 28 | 180 | 0 |
| 47 LPO81 | 347 | 224.75 | 28 | 180 | 0 |
| 48 LPO81 | 345 | 98.75 | 28 | 180 | 0 |
| 49 LPO81 | 309 | -35.5 | 28 | 180 | 0 |
| 50 LPO81 | 348.25 | -35.5 | 28 | 180 | 0 |
| 51 LPO81 | 505.25 | 350.5 | 28 | 180 | 0 |
| 52 LPO81 | 510.25 | 224.75 | 28 | 180 | 0 |
| 53 LPO81 | 510.25 | 98.75 | 28 | 180 | 0 |
| 54 LPO81 | 497 | 477 | 28 | 180 | 0 |
| 55 LPO81 | 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 30089
Tel no. 770-486-4500
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COOPER
Lighting Solutions
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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:
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.
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





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

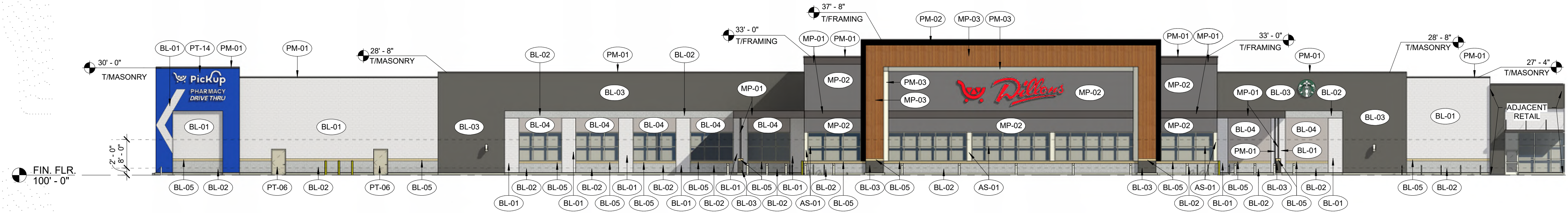
| CLASS 1/2 MATERIALS: | | |
|--------------------------|----------|------------|
| GLAZING | 251 SF | 3% |
| GROUND FACE CMU (BL-01) | 3,720 SF | 46% |
| GROUND FACE CMU (BL-03) | 2,654 SF | 32% |
| GROUND FACE CMU (BL-04) | 0 SF | 0% |
| METAL PANEL (MP-01) | 91 SF | 1% |
| METAL PANEL (MP-02) | 384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

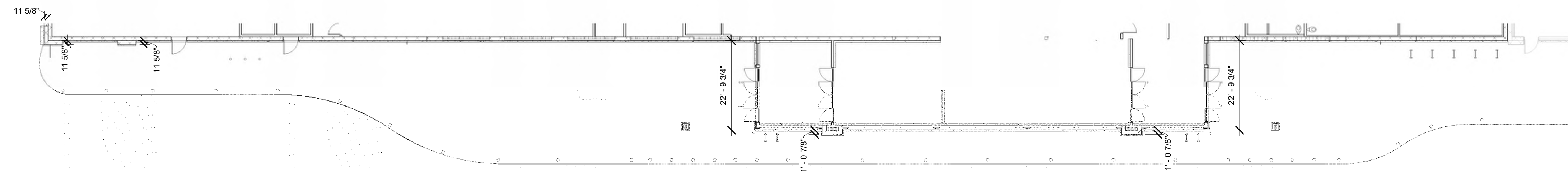
| CLASS 4 MATERIALS: | | |
|--------------------|--------|----|
| METAL TRIM (PM-01) | 108 SF | 1% |
| HOLLOW METAL DOORS | 271 SF | 3% |

*ALL GLAZING NOTED IS TRANSPARENT.

ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



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



4 LEFT (SOUTH) 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.

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 |

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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:

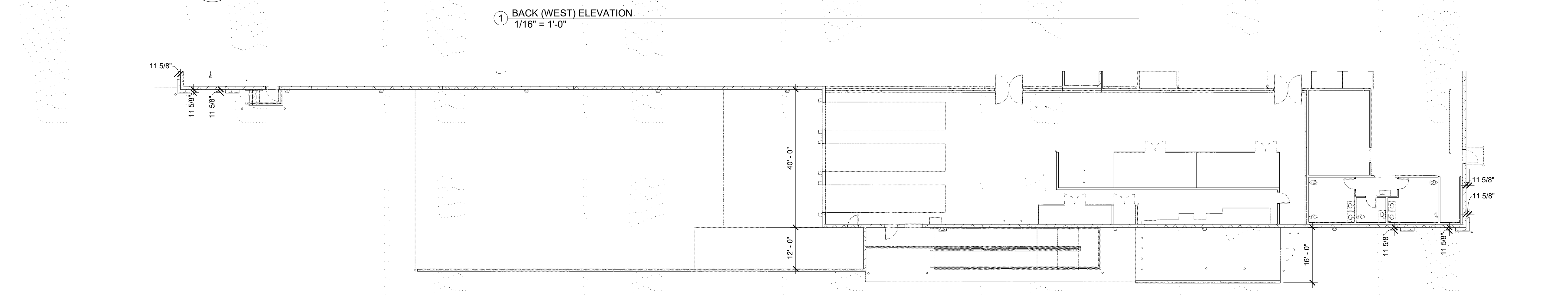
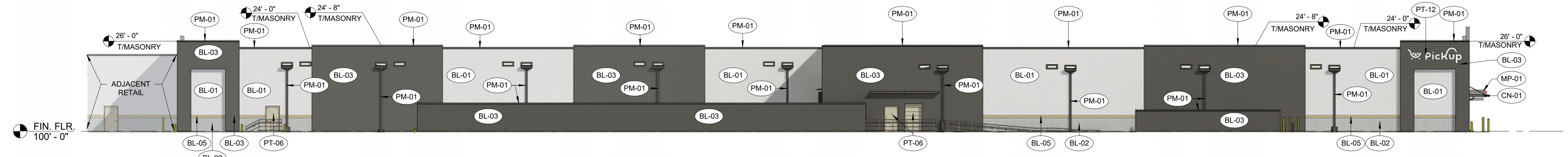
| | | |
|-------------------------|--------|----|
| COMBED FACE CMU (BL-05) | 101 SF | 1% |
| SPLIT FACE CMU (BL-02) | 607 SF | 7% |

CLASS 4 MATERIALS:

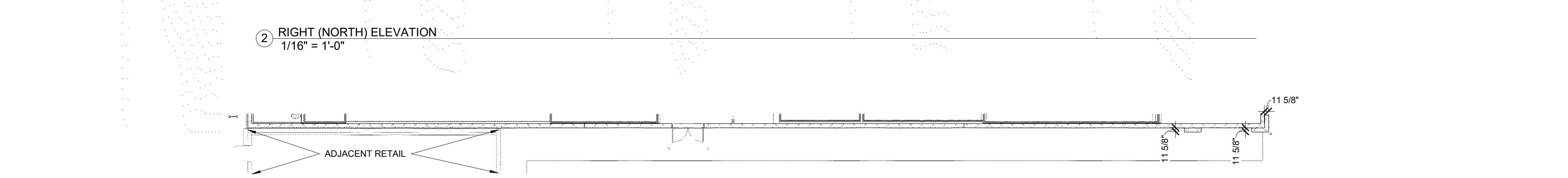
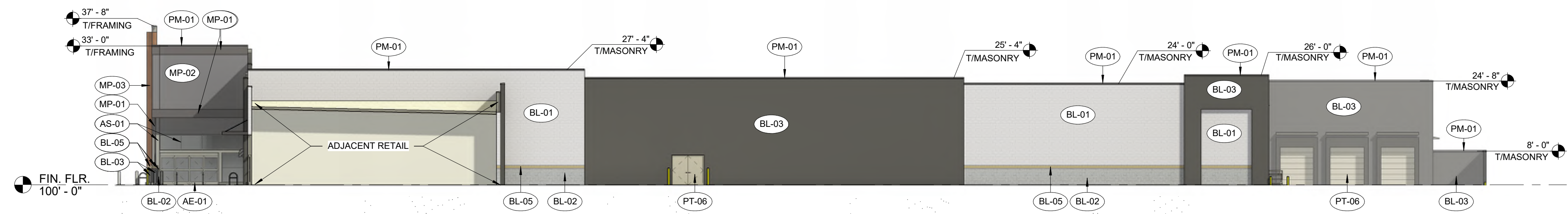
| | | |
|--------------------|--------|----|
| METAL TRIM (PM-01) | 103 SF | 1% |
| HOLLOW METAL DOORS | 88 SF | 1% |

*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 |

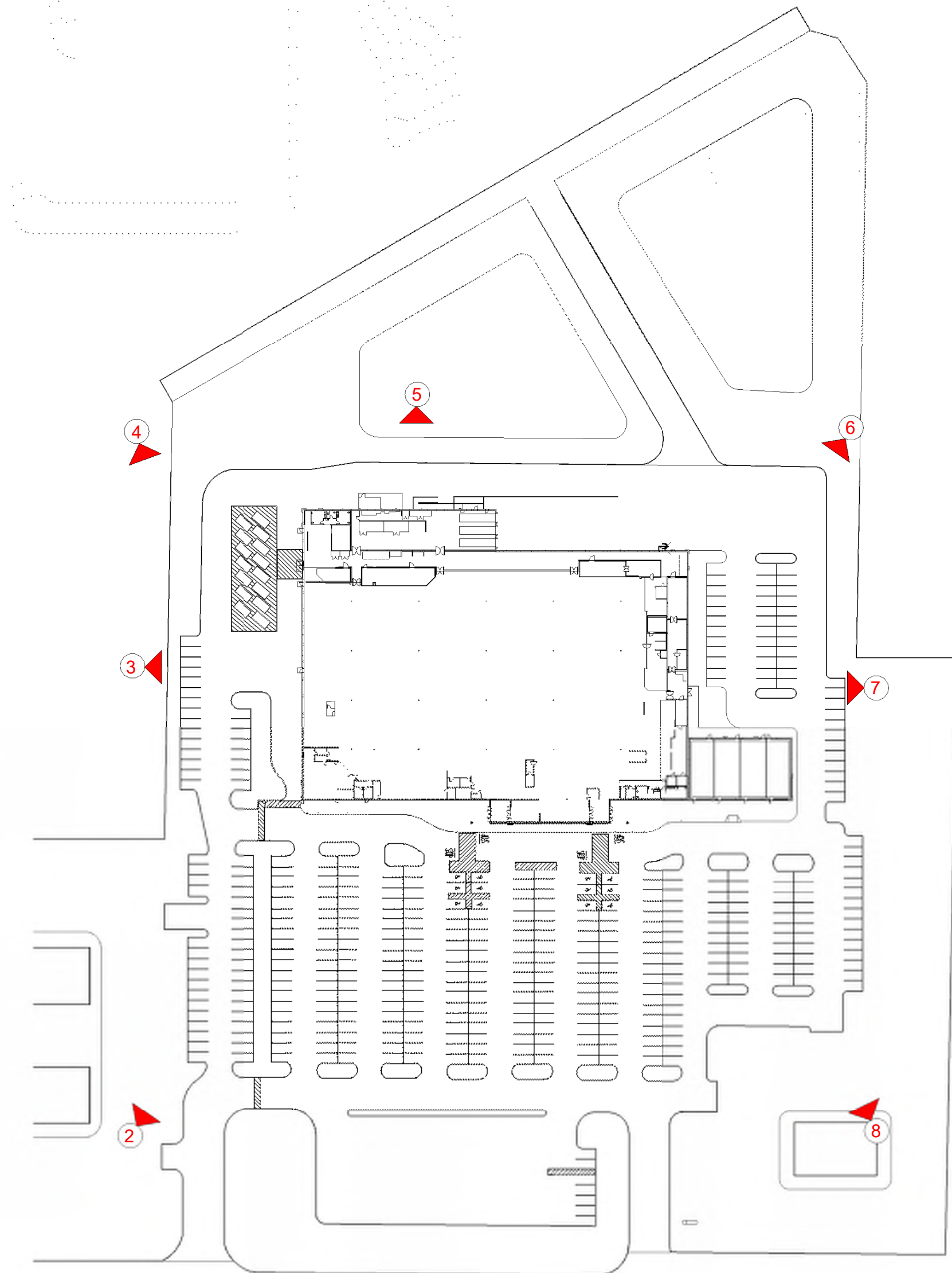
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LEE'S SUMMIT - EXTERIOR ELEVATIONS
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026

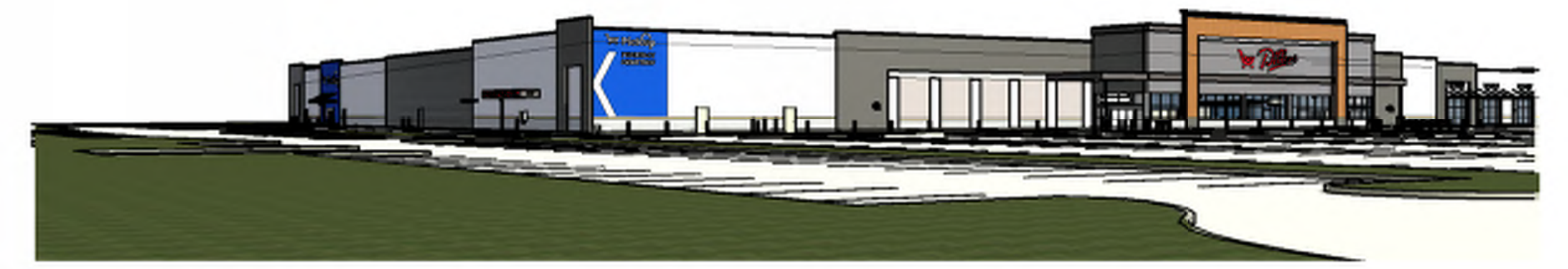




11 SIGHT LINE STUDY PLAN



① EAST SIDE - ELEV. 1,036'



② SOUTHEAST CORNER - ELEV. 1,025'



③ SOUTH SIDE - ELEV. 1,020'



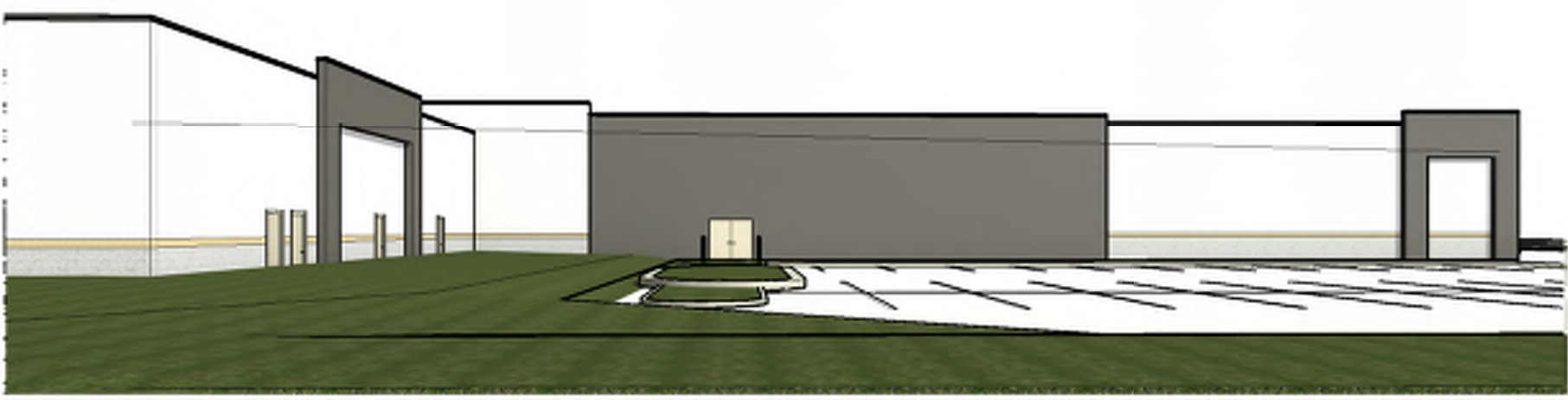
④ SOUTHWEST CORNER - ELEV. 1,018'



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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NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





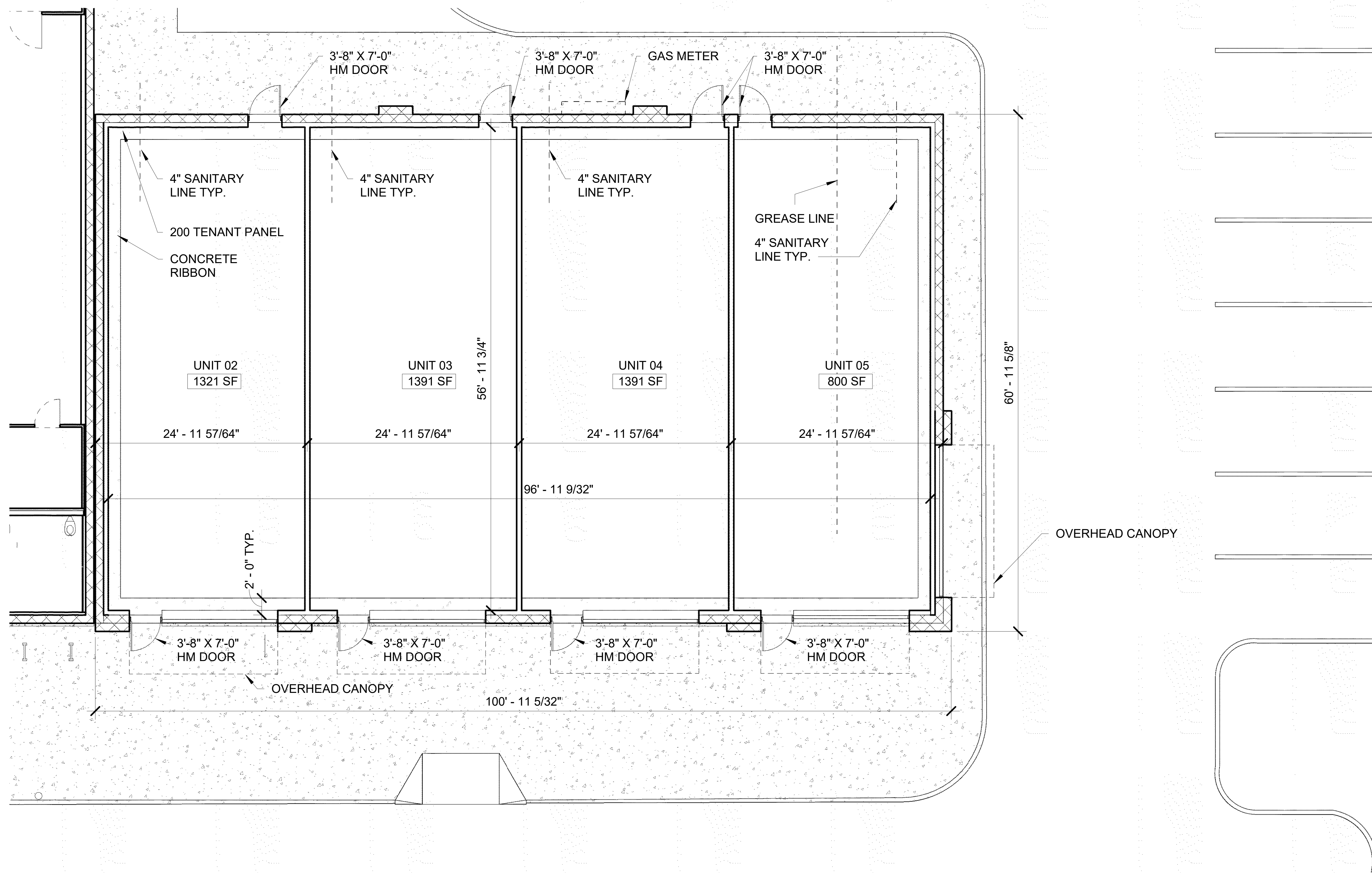
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LEE'S SUMMIT - REAR STREET RENDERING
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026





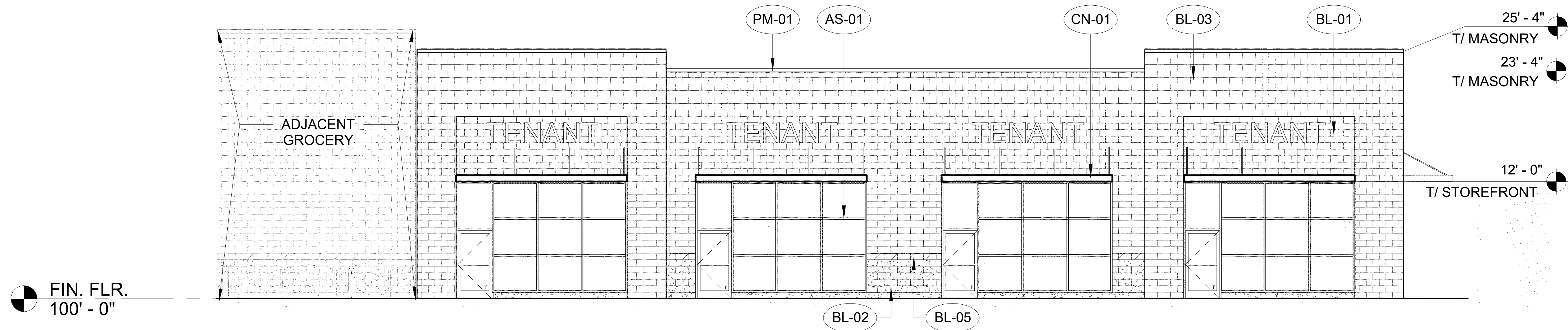
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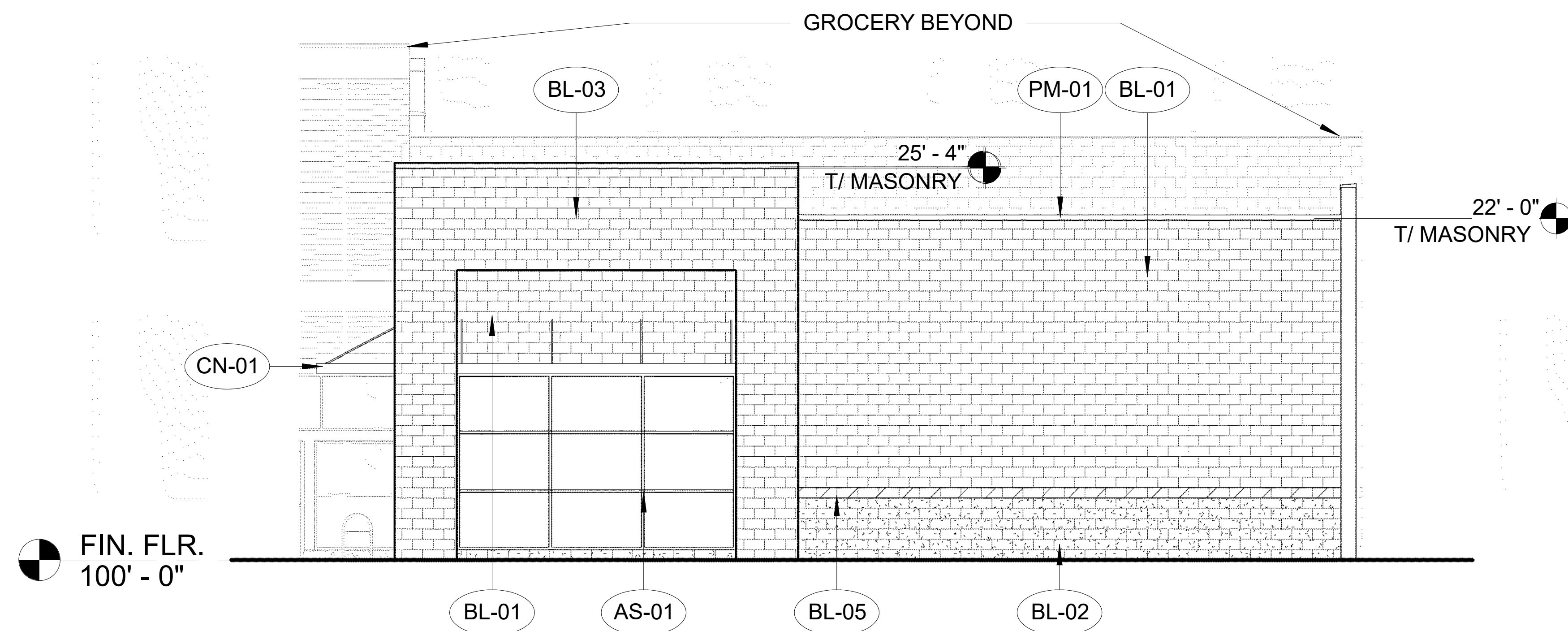
LEE'S SUMMIT - SHOPS OVERALL PLAN
NE DOUGLAS - LEE'S SUMMIT, MO

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 | PREFABRICATED CANOPY | ARCHITECTURAL FABRICATIONS INC. | SLATE GRAY |
| PM-01 | PREFINISHED METAL | | SLATE GRAY |
| PT-06 | PAINTED METAL | SHERWIN WILLIAMS | MINDFUL GRAY SW7016 |

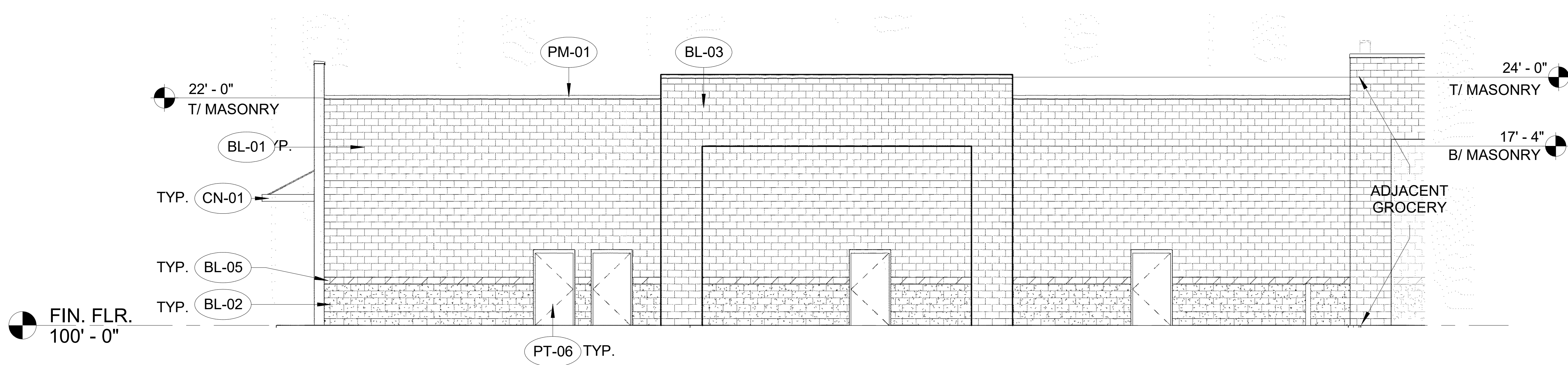
SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

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.

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 |

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.



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

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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
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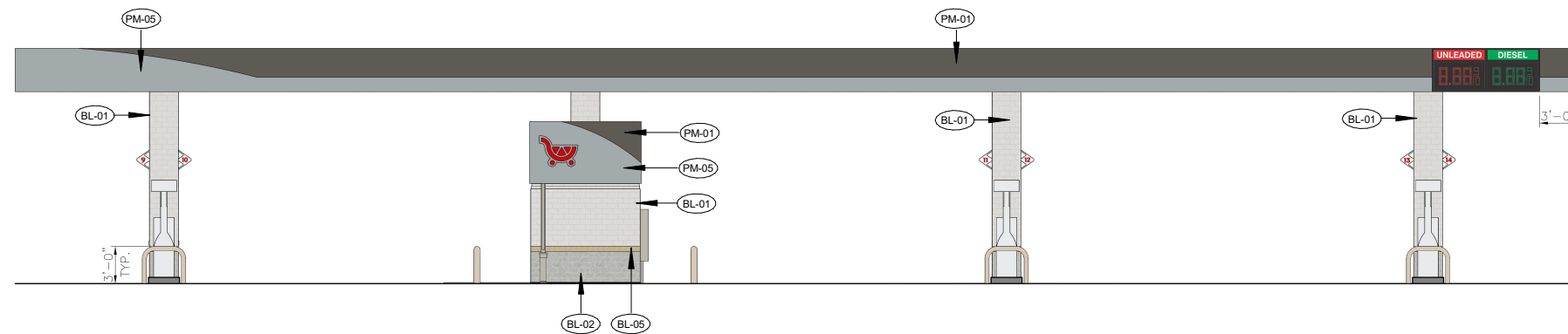
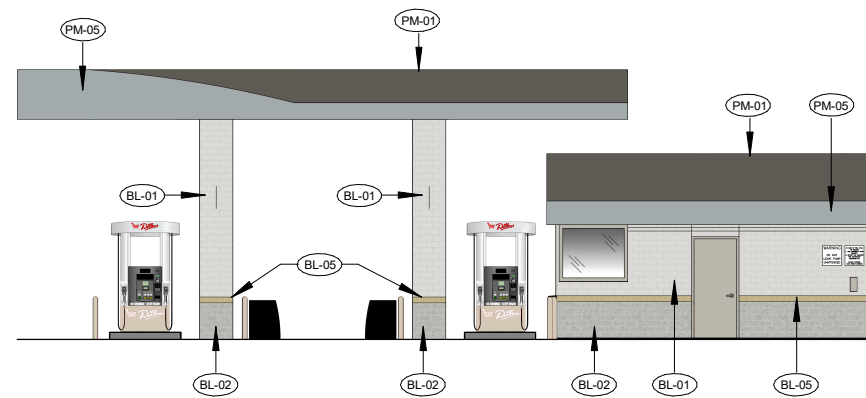
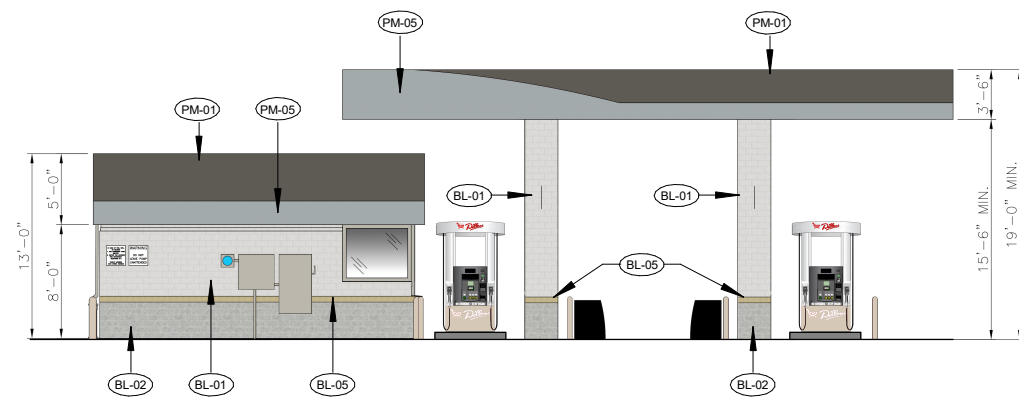
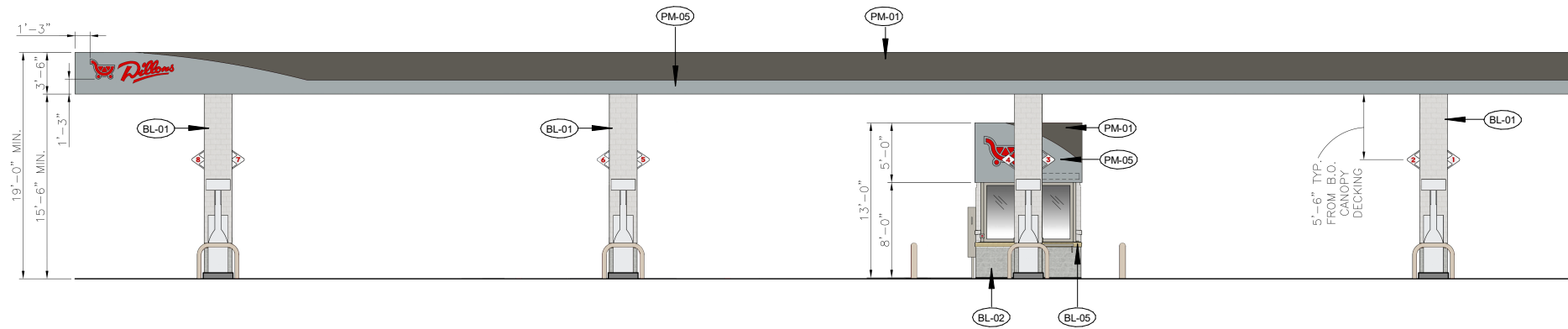


LEE'S SUMMIT - PERSPECTIVES
NE DOUGLAS - LEE'S SUMMIT, MO

JUNE 18, 2026



17



EXTERIOR FINISHES

| MATERIAL | DESCRIPTION | MANUFACTURER | FINISH |
|----------|------------------------------------------------------------|---------------------------------|---------------------|
| AS-01 | PREFINISHED ALUMINUM STOREFRONT | | CLEAR ANODIZED |
| BL-01 | DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION | BASALITE | 720WR |
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| 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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