

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

17 AUGUST 2022

COLLINS WEBB #: 22030



VICINITY MAP



OWNER
316 SE DOUGLAS, LLC
611 SE DOUGLAS ST.
LEE'S SUMMIT, MISSOURI 64063

ARCHITECT
COLLINS | WEBB ARCHITECTURE
307B SW MARKET ST.
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

CIVIL
MKEC ENGINEERING, INC.
11827 W 112 ST #200
OVERLAND PARK, KANSAS 66210
P: 913.317.9390
www.mkec.com

STRUCTURAL
LEIGH & O'KANE
250 NE MULBERRY ST. #201
LEE'S SUMMIT, MISSOURI 64086
P: 816.444.3144
www.leok.com

MEP
ENGINEERED BUILDING SOLUTIONS, LLC
11320 W 79TH ST.
OVERLAND PARK, KANSAS 66214
P: 913.735.5654
www.ebsolutionskc.com



EAST PERSPECTIVE



WEST PERSPECTIVE



307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

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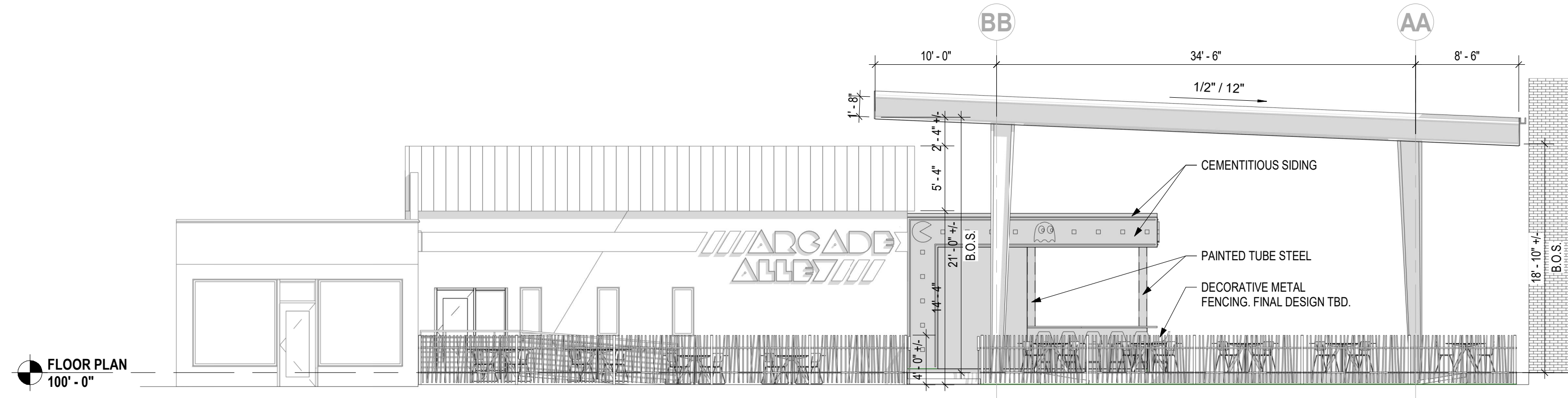
SD100

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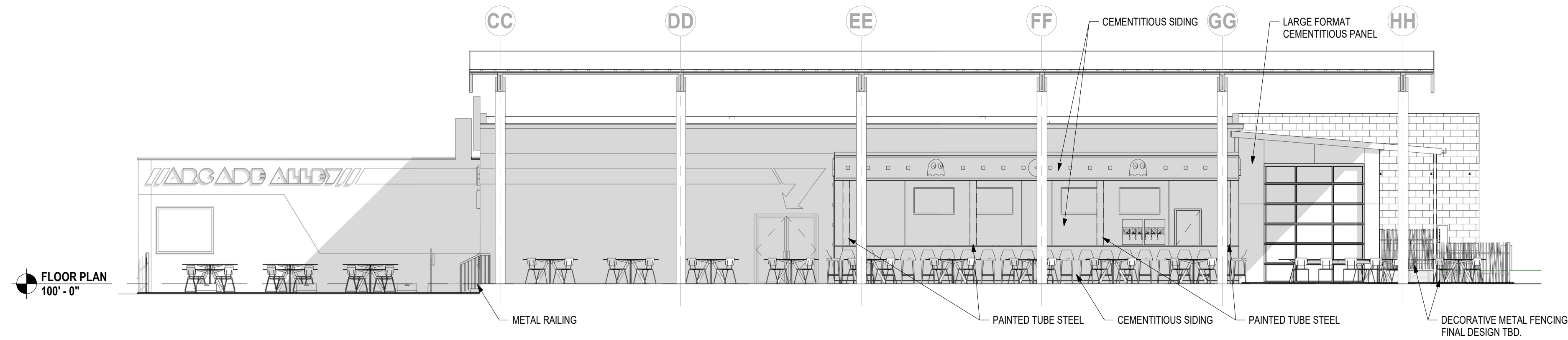
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EXTERIOR PERSPECTIVES

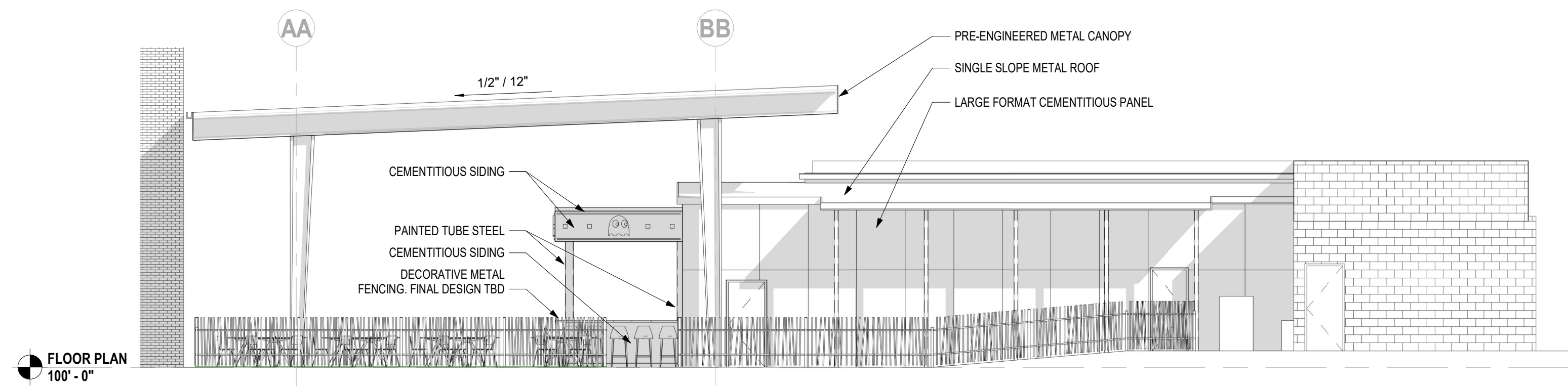
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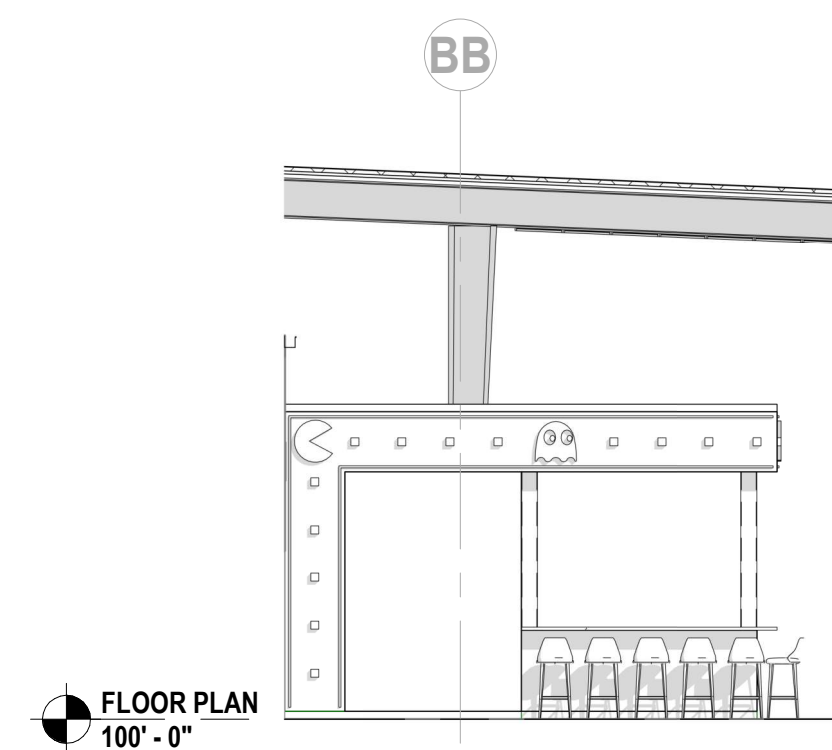
G6 SD ELEVATION - EAST
1/8" = 1'-0"



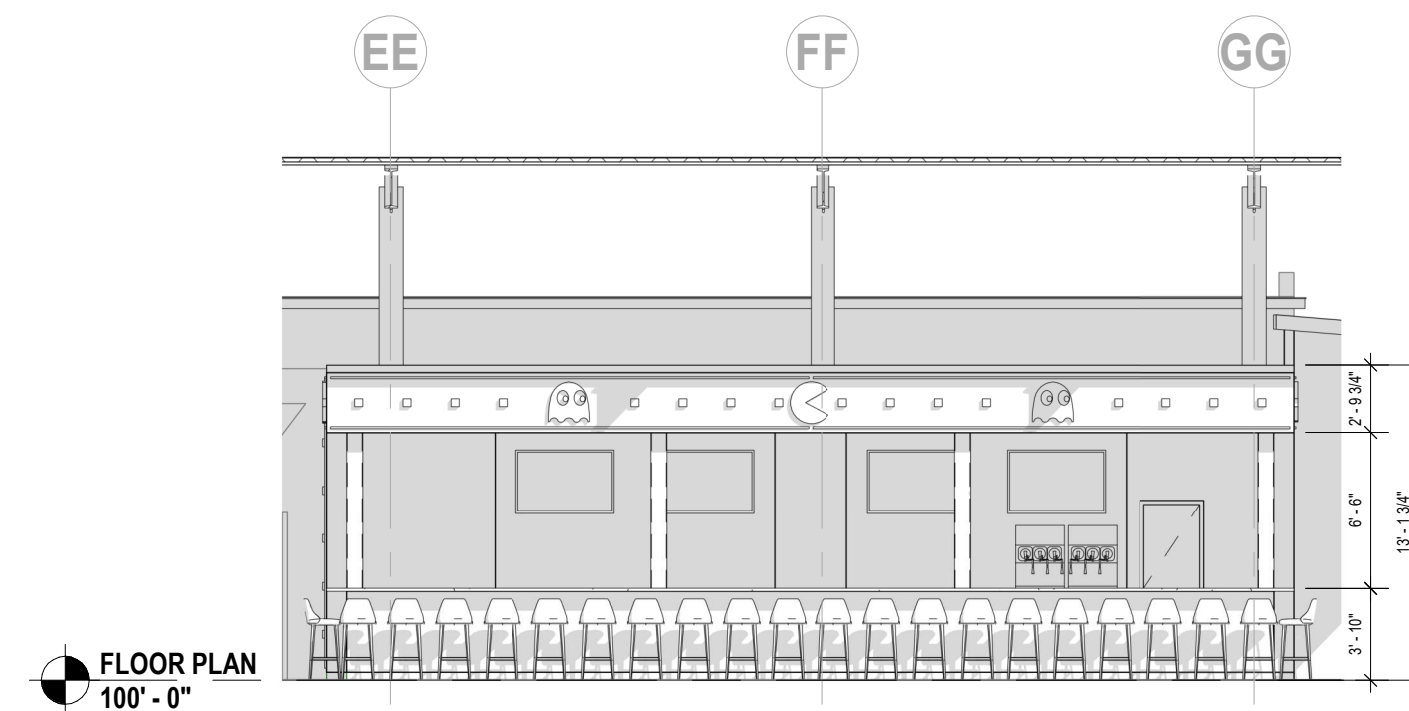
E7 SD ELEVATION - SOUTH
1/8" = 1'-0"



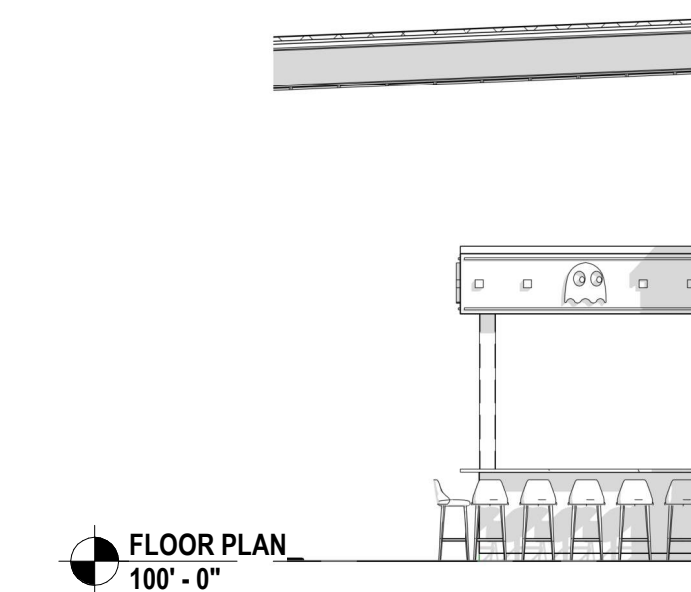
C6 SD ELEVATION - WEST
1/8" = 1'-0"



A7 SD ELEVATION - EAST BAR
1/8" = 1'-0"



A5 SD ELEVATION - SOUTH BAR
1/8" = 1'-0"



A2 SD ELEVATION - WEST BAR
1/8" = 1'-0"



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EXTERIOR ELEVATIONS

PROPERTY DESCRIPTION

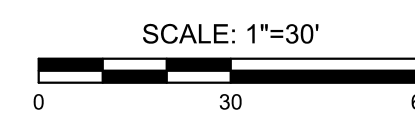
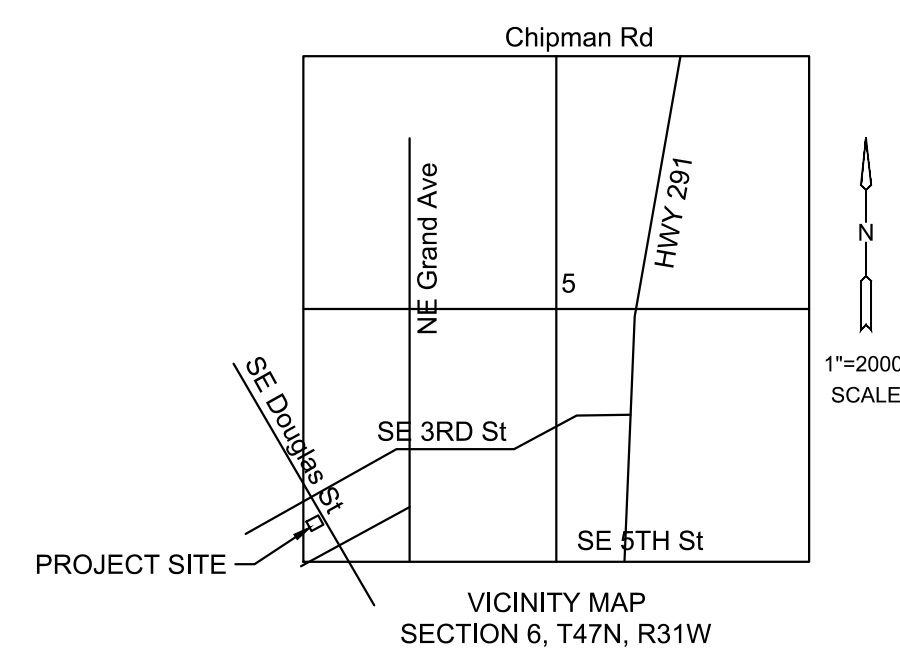
Lot 3, GANO ADDITION, a subdivision in Lees Summit, Jackson County, Missouri

LANDUSE

FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

SITE ZONING

EXISTING LOT ZONING = CBD
PROPOSED ZONE = CBD



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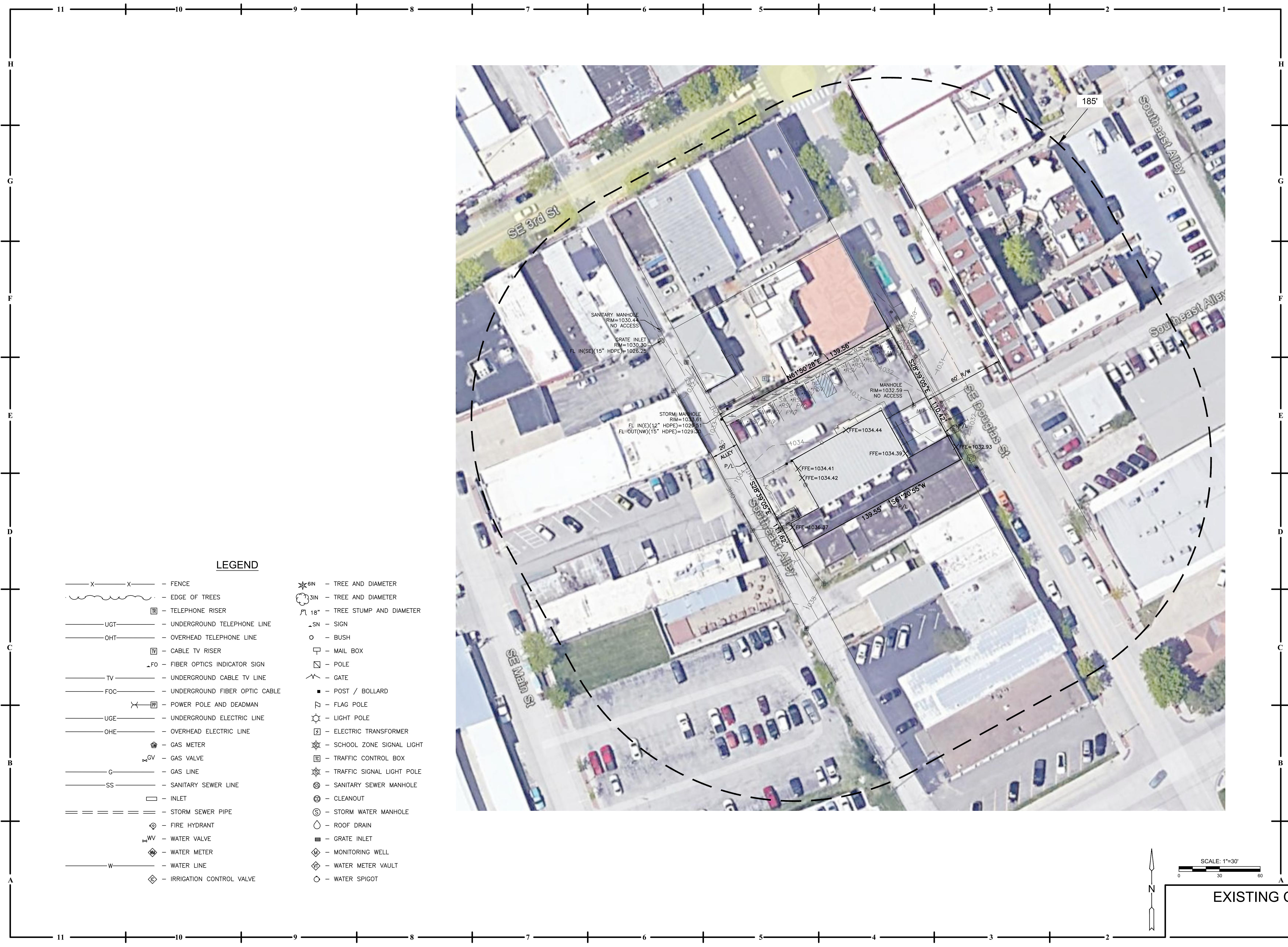
ZONING MAP

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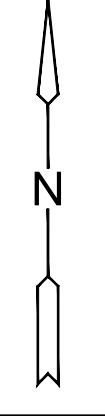
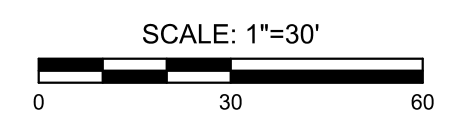
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LEGEND

- | | | | |
|-----------|----------------------------|-------|---------------------------|
| — X — X — | FENCE | ⊗ 6IN | TREE AND DIAMETER |
| ~~~~~ | EDGE OF TREES | ⊗ 3IN | TREE AND DIAMETER |
| — [] — | TELEPHONE RISER | ⊗ 18" | TREE STUMP AND DIAMETER |
| — [] — | UNDERGROUND TELEPHONE LINE | — SN | SIGN |
| — [] — | OHT | ○ | BUSH |
| — [] — | CABLE TV RISER | □ | MAIL BOX |
| — [] — | FO | □ | POLE |
| — [] — | TV | — | GATE |
| — [] — | FOC | ■ | POST / BOLLARD |
| — [] — | PPAD | ▵ | FLAG POLE |
| — [] — | UGE | ⊙ | LIGHT POLE |
| — [] — | OHE | ⊠ | ELECTRIC TRANSFORMER |
| ⊙ | GAS METER | ⊙ | SCHOOL ZONE SIGNAL LIGHT |
| ⊙ | GAS VALVE | ⊠ | TRAFFIC CONTROL BOX |
| — G — | GAS LINE | ⊙ | TRAFFIC SIGNAL LIGHT POLE |
| — SS — | SANITARY SEWER LINE | ⊙ | SANITARY SEWER MANHOLE |
| □ | INLET | ⊙ | CLEANOUT |
| ==== | STORM SEWER PIPE | ⊙ | STORM WATER MANHOLE |
| ⊙ | FIRE HYDRANT | ○ | ROOF DRAIN |
| ⊙ | WV | ■ | GRATE INLET |
| ⊙ | WATER VALVE | ⊙ | MONITORING WELL |
| ⊙ | WATER METER | ⊙ | WATER METER VAULT |
| — W — | WATER LINE | ○ | WATER SPIGOT |
| ⊙ | IRRIGATION CONTROL VALVE | | |



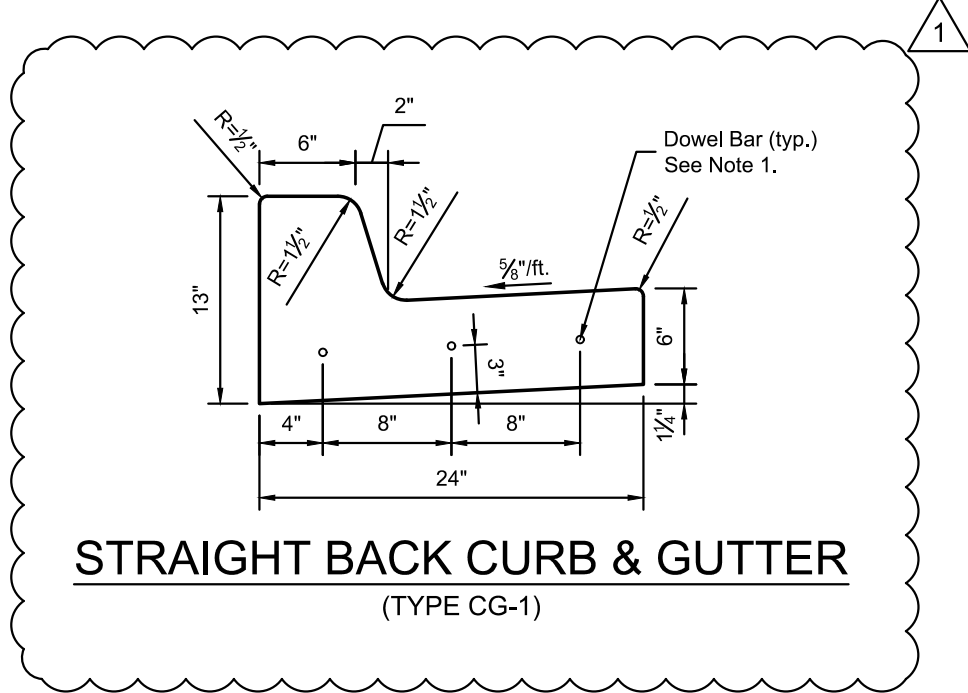
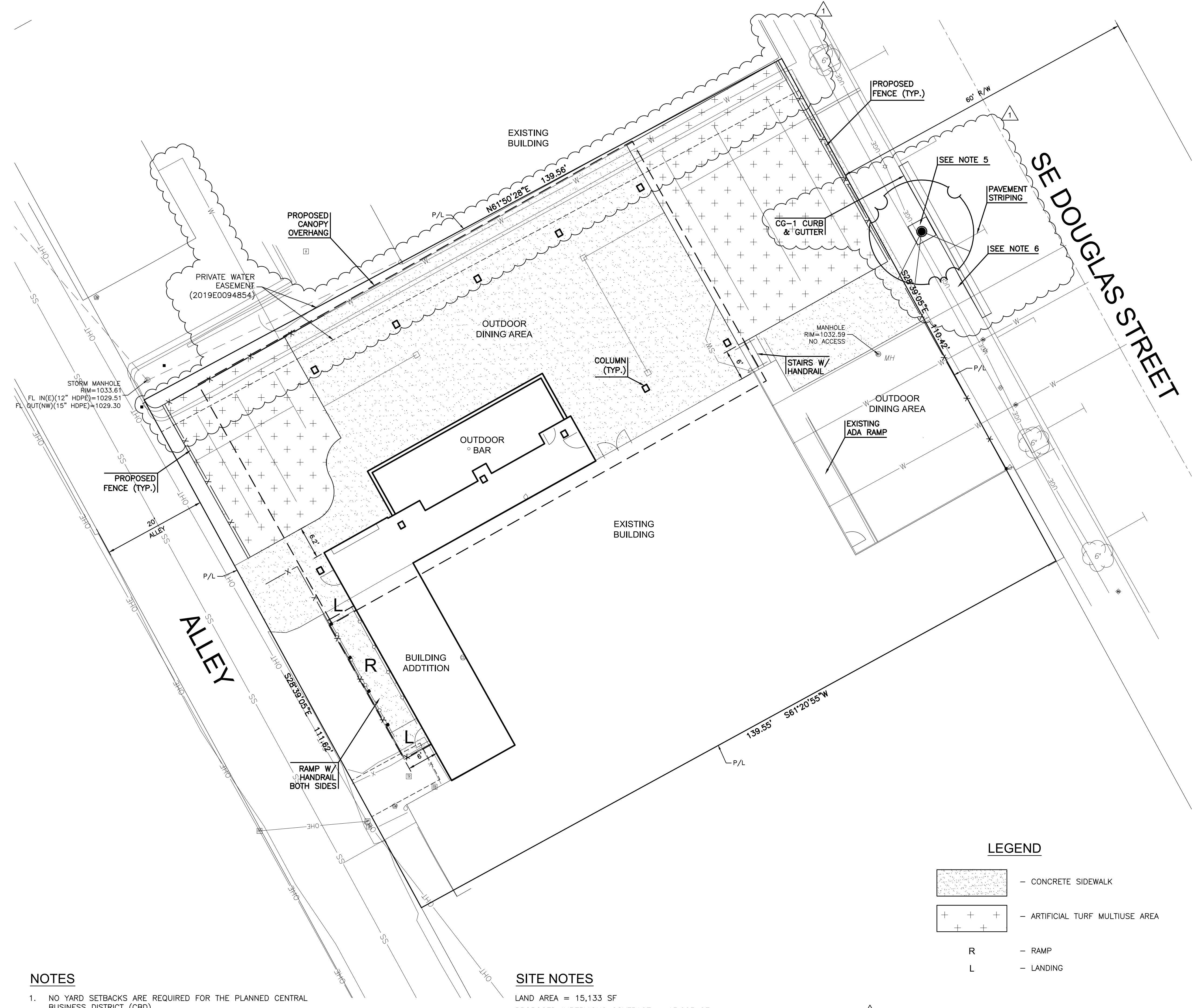
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PRELIMINARY DEVELOPMENT
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EXISTING CONDITIONS PLAN

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- NOTES**
- NO YARD SETBACKS ARE REQUIRED FOR THE PLANNED CENTRAL BUSINESS DISTRICT (CBD).
 - TRASH SERVICE SHARED WITH AND LOCATED AT 321 SE MAIN STREET - ACROSS ALLEY TO WEST.
 - NO KNOWN OIL OR GAS ARE IN THE VICINITY OF THIS PROJECT.
 - PARKING AVAILABLE ON THE STREET OR IN PUBLIC PARKING LOTS.
 - INSTALL (1) ONE GLENDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE" HONEYLOCUST TREE IN A 4' X 4' TREE WELL WITH GRATE TO MATCH EXISTING STREET TREE WELLS.
 - INSTALL PAVERS IN SIMILAR PATTERN TO EXISTING STREETSCAPE.

SITE NOTES

LAND AREA = 15,133 SF
 PROPOSED IMPERVIOUS COVERAGE = 15,025 SF
 IMPERVIOUS AREA = 464 SF INCREASE (COUNTING ARTIFICIAL TURF AS IMPERVIOUS)
 1,843 SF DECREASE (COUNTING ARTIFICIAL TURF AS PERVIOUS)
 TOTAL FLOOR AREA: EXISTING = 5,714 SF
 PROPOSED = 7,231 SF
 FLOOR AREA RATIO = 0.48

LEGEND

	- CONCRETE SIDEWALK
	- ARTIFICIAL TURF MULTIUSE AREA
	- RAMP
	- LANDING



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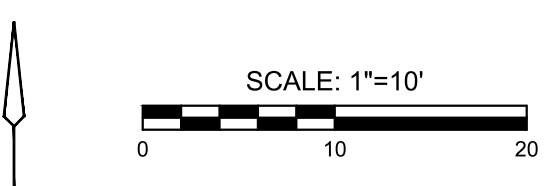
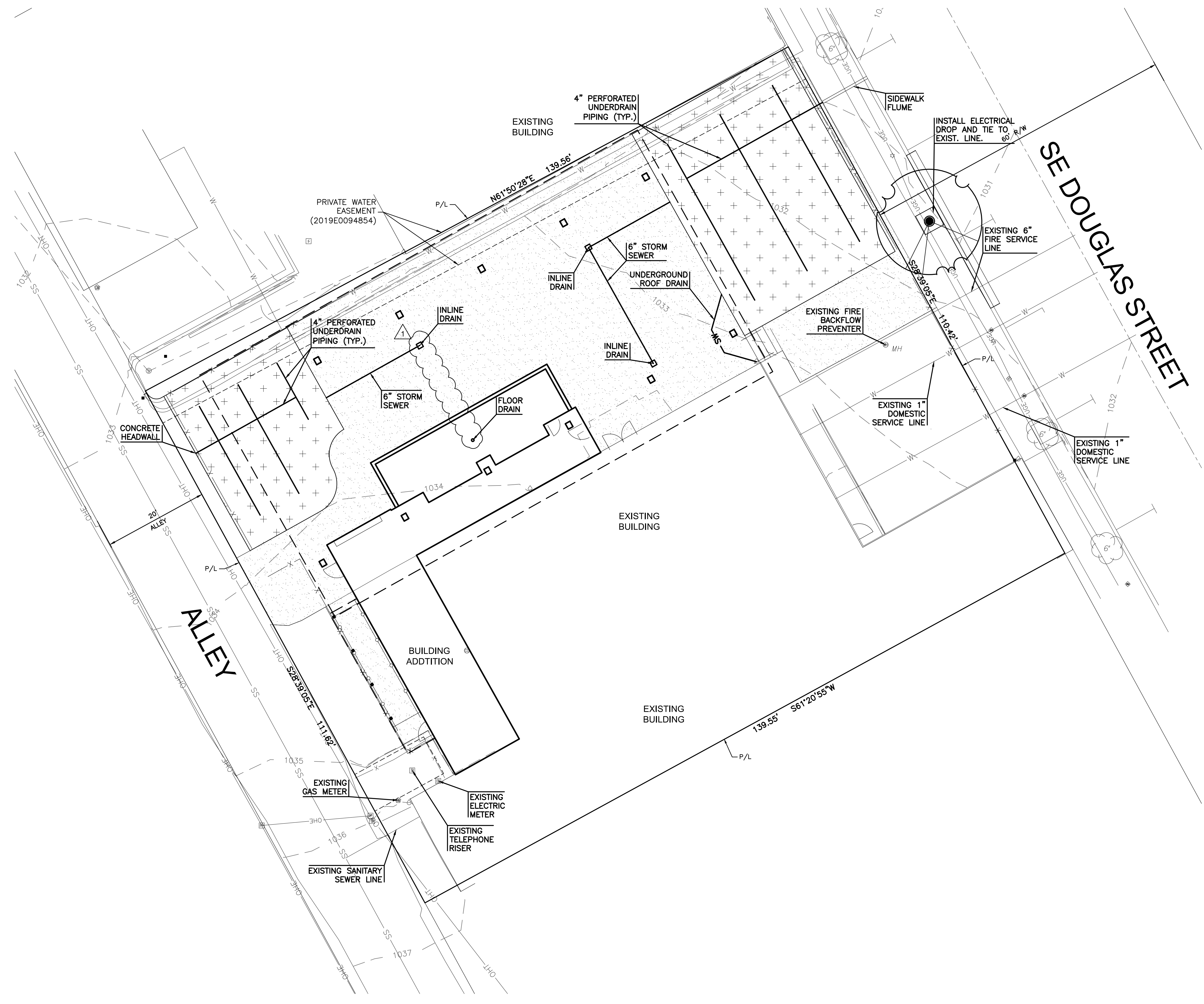
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SITE PLAN

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UTILITY PLAN

