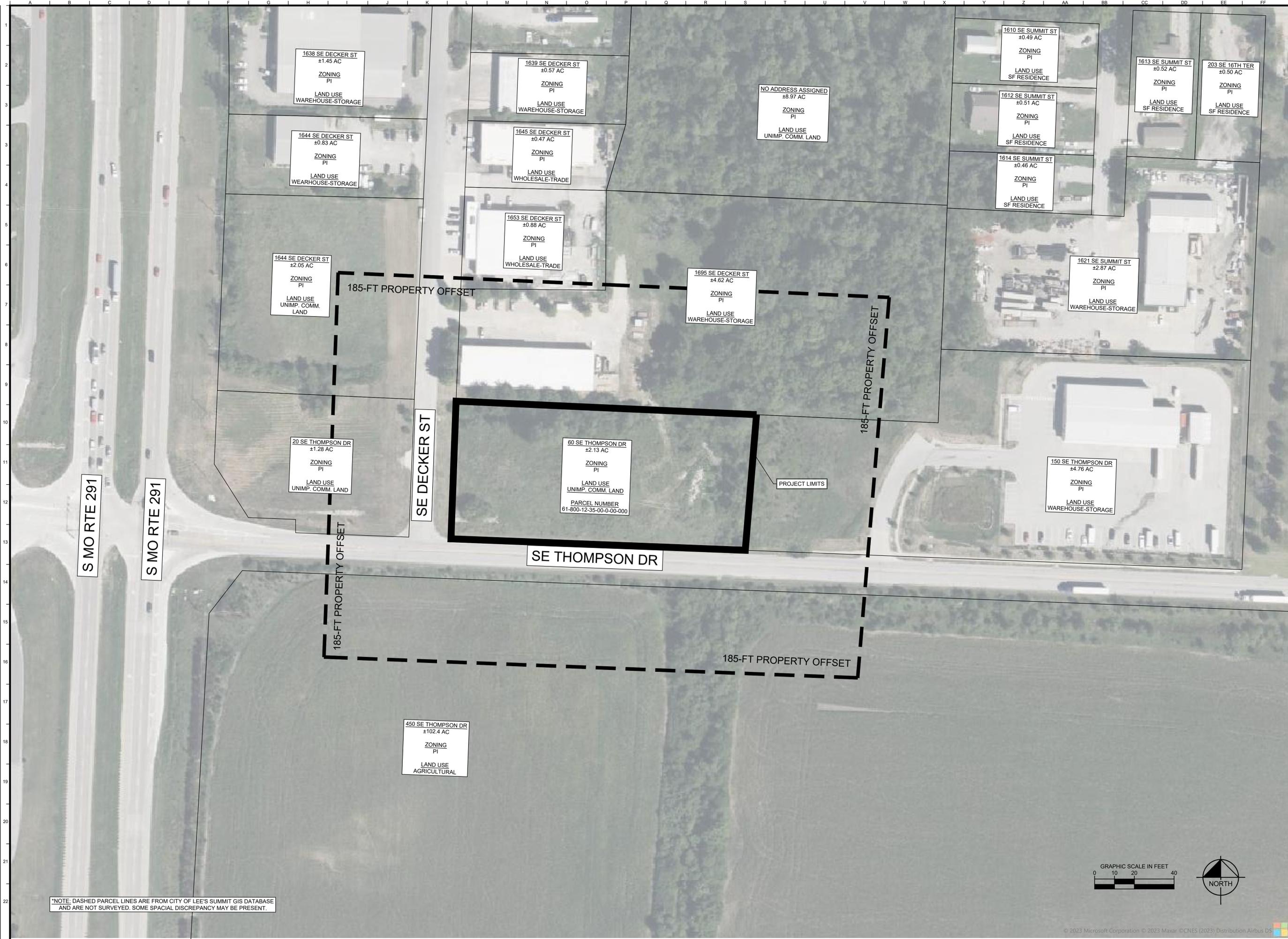
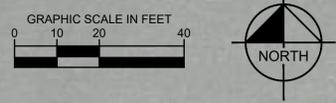


Drawing name: K:\KAC_L\2024\4000_Capital Builders Lee's Summit\2 Design\02\ParcelShells\0202 - EXISTING CONDITIONS.dwg Layout1 Sep 12, 2023 4:33pm by togan.green
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*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.



No.	REVISIONS	DATE	BY

Kimley»Horn
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805 PENNSYLVANIA AVENUE, SUITE 160
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ

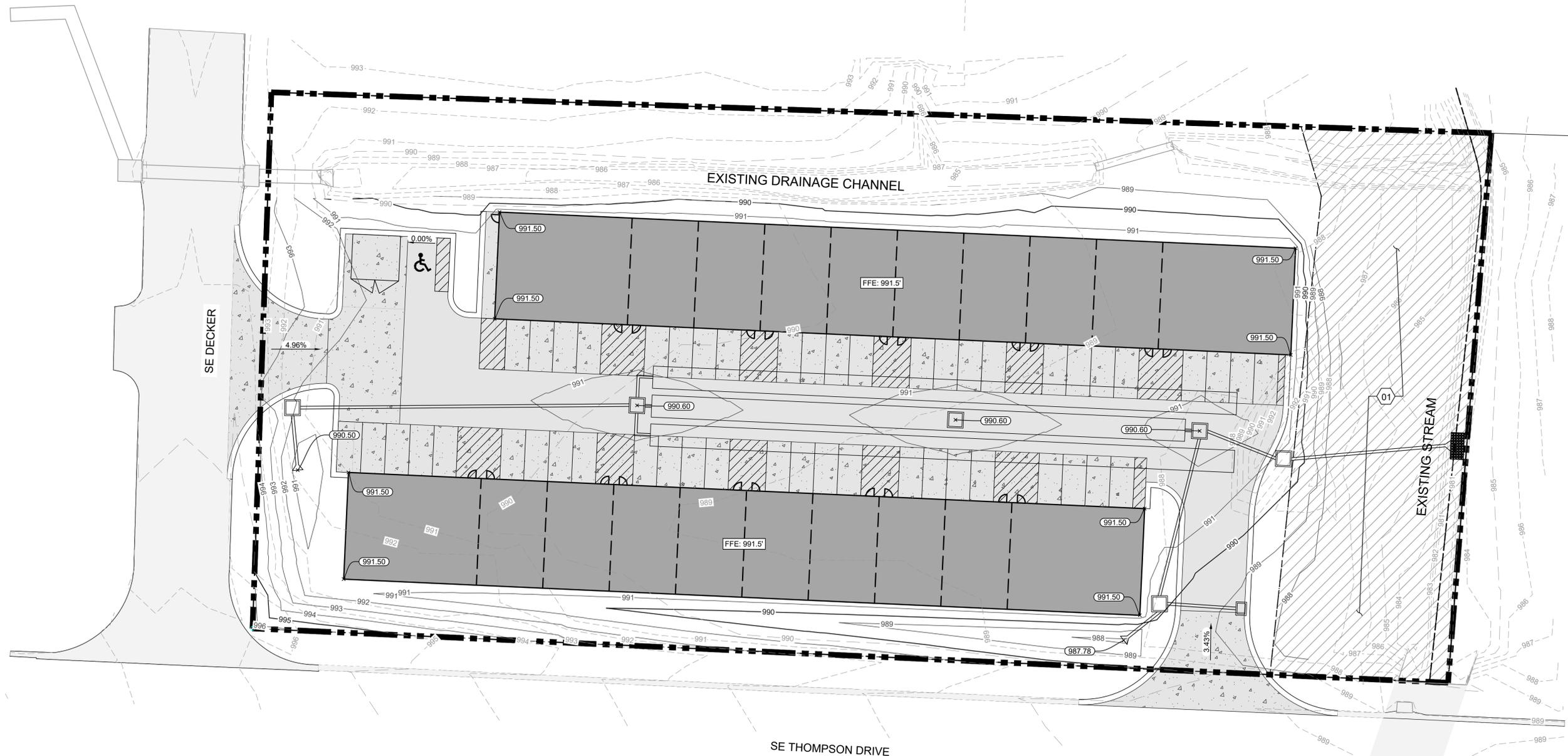
EXISTING CONDITIONS

**LEE'S SUMMIT
FLEX SPACE**
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
XXXX/2023
KHA PROJECT NO.
268442000
SHEET NUMBER

C002

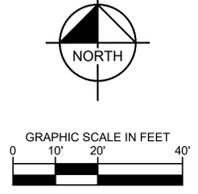
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GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	SLOPE ARROW

- SITE PLAN KEY NOTES
- 01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE

LIMITS OF DISTURBANCE: 1.57 AC



NO.	REVISIONS	DATE	BY

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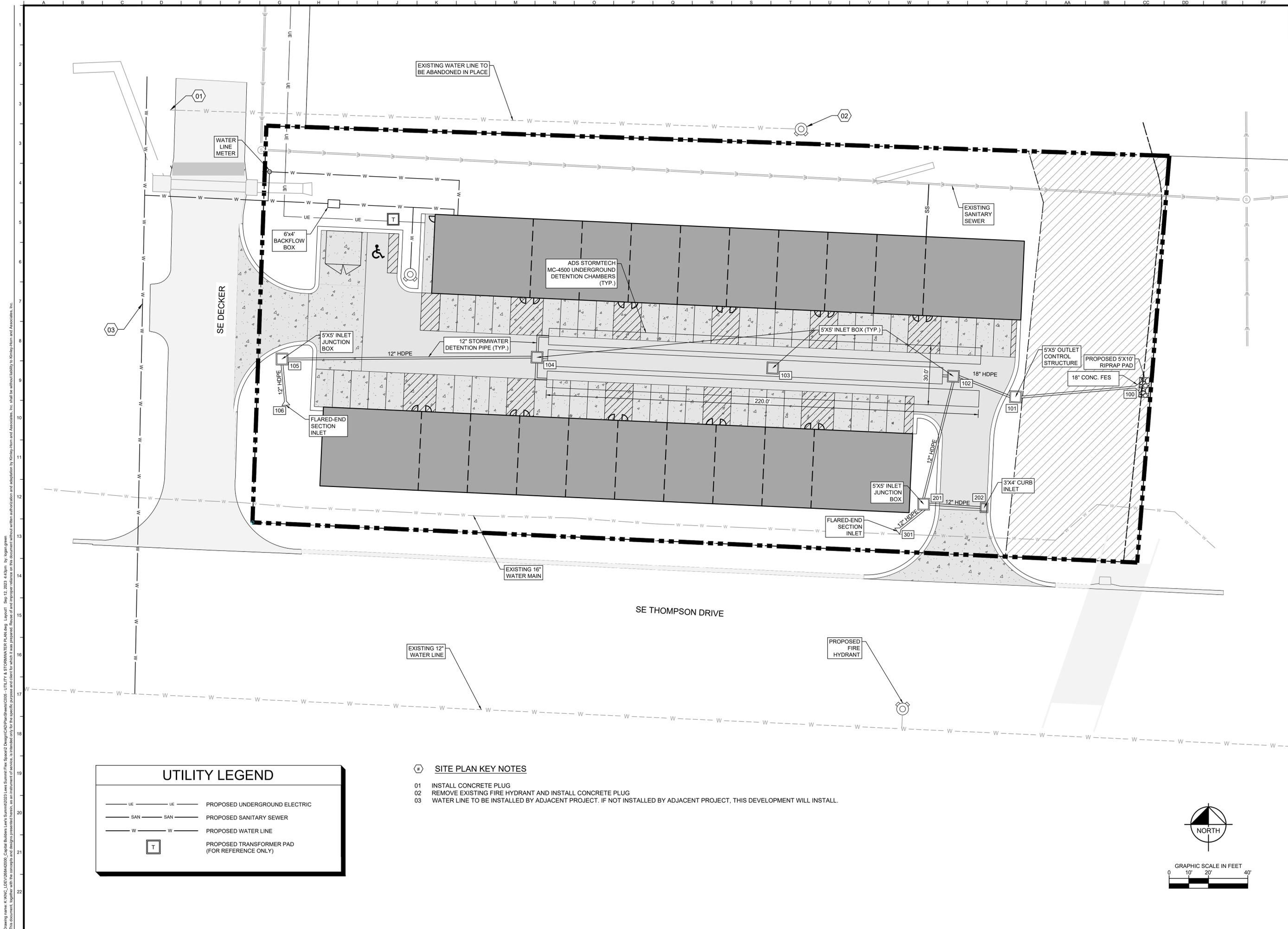
SCALE: AS NOTED
 DESIGNED BY: LLG
 DRAWN BY: LLG
 CHECKED BY: PUJ

GRADING PLAN

LEE'S SUMMIT FLEX SPACE
 60 SE THOMPSON DR
 LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
 XXXX/2023
 KHA PROJECT NO.
 268442000

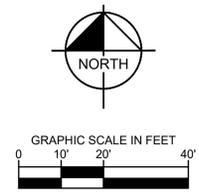
SHEET NUMBER
C004



Drawing name: K:\KAC_LIEV\26842000_Capitol Builders Lee's Summit\2 Design\DWG\Plan\Sheet\005 - UTILITY & STORMWATER PLAN.dwg Layout1 Sep 12, 2023 4:43pm by logan.green
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UTILITY LEGEND	
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

- Ⓜ SITE PLAN KEY NOTES**
- 01 INSTALL CONCRETE PLUG
 - 02 REMOVE EXISTING FIRE HYDRANT AND INSTALL CONCRETE PLUG
 - 03 WATER LINE TO BE INSTALLED BY ADJACENT PROJECT. IF NOT INSTALLED BY ADJACENT PROJECT, THIS DEVELOPMENT WILL INSTALL.



Lee's Summit Flex Space 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	UTILITY & STORMWATER PLAN
ORIGINAL ISSUE: XXXX/2023 KHA PROJECT NO. 26842000 SHEET NUMBER: C005	<p style="font-size: small;"> © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 100 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM </p>
SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PUJ	REVISIONS No. DATE BY

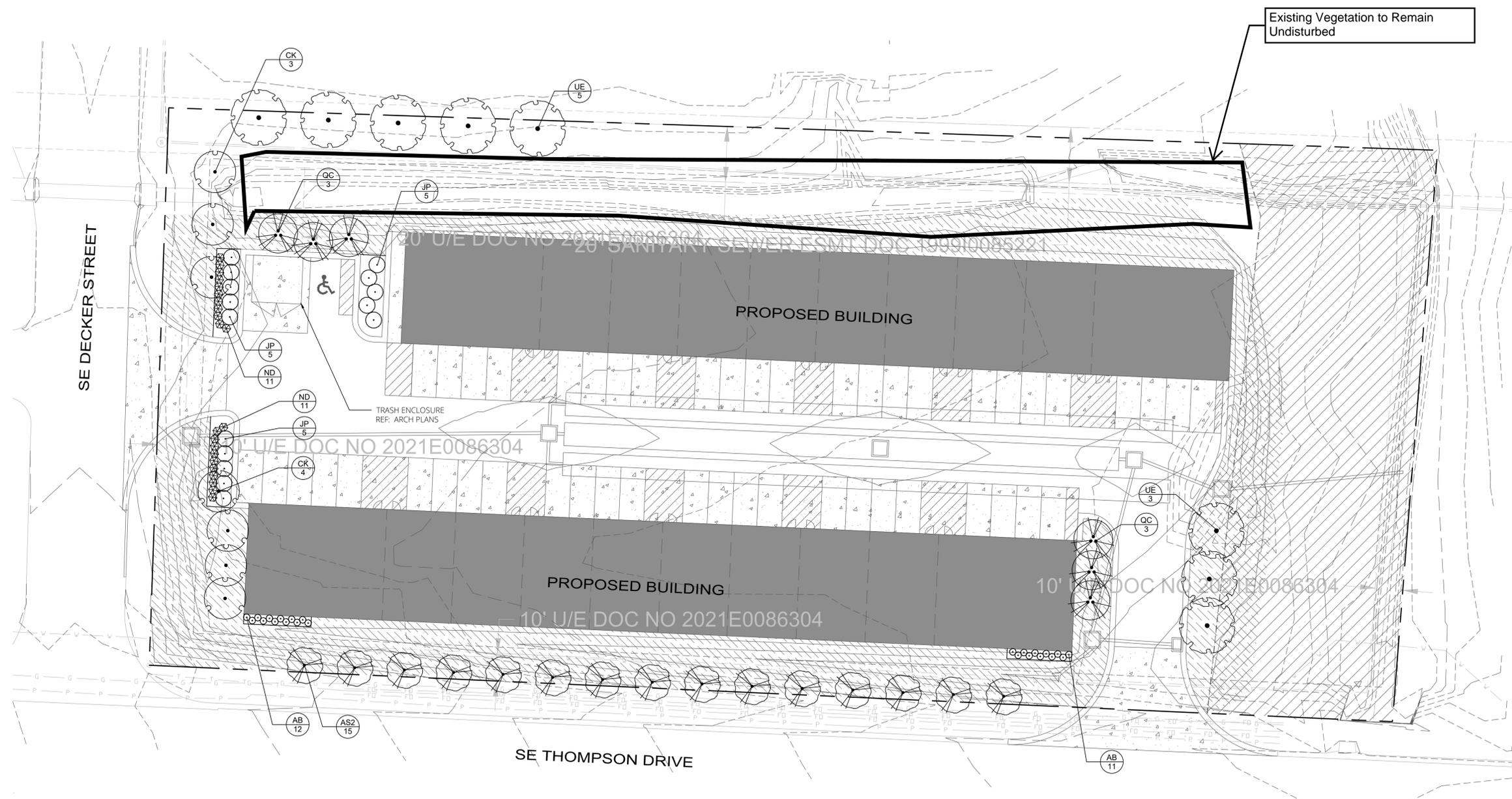
LANDSCAPE SUMMARY

STREET FRONTAGE
 REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.
 THOMPSON DRIVE 452 FEET / 30 = 15 TREES AND 23 SHRUBS
 DECKER STREET 200 FEET / 30 = 7 TREES AND 10 SHRUBS
 PROVIDED:
 THOMPSON DRIVE 15 TREES AND 23 SHRUBS
 DECKER STREET 7 TREES AND 10 SHRUBS

OPEN YARD AREAS
 REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA
 92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS
 PROVIDED: 14 TREES AND 27 SHRUBS

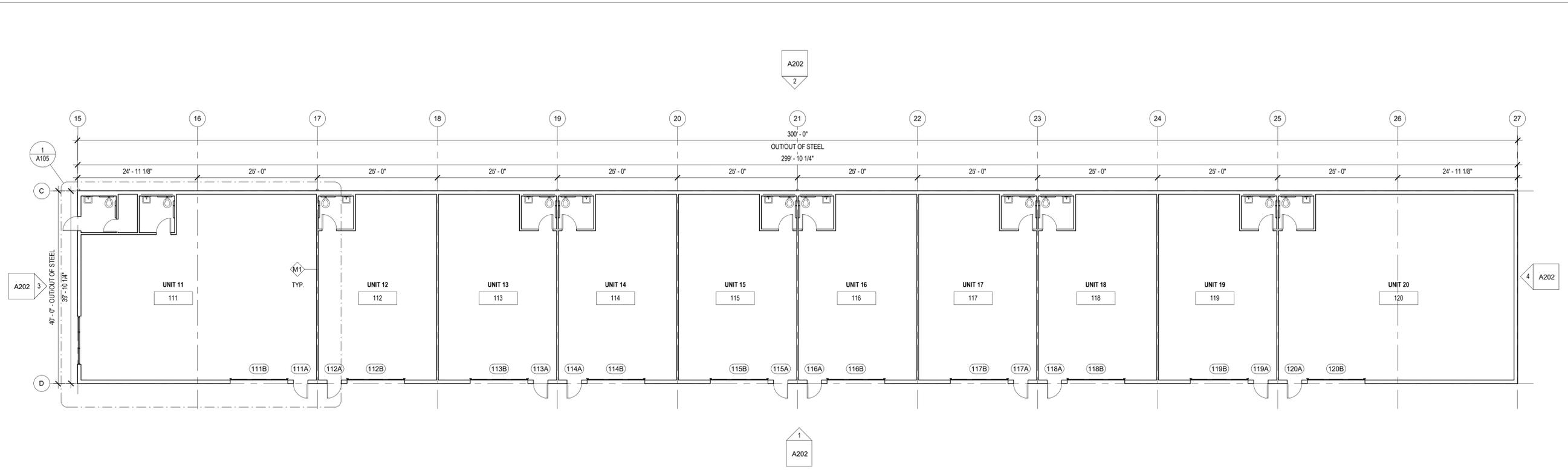
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AS2	15	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	3" CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B	3" CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II'™	B & B	3" CAL
ORNAMENTAL TREE	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	2 GAL	
	ND	22	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
EVERGREEN SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	JP	15	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	TTF	18,486 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	



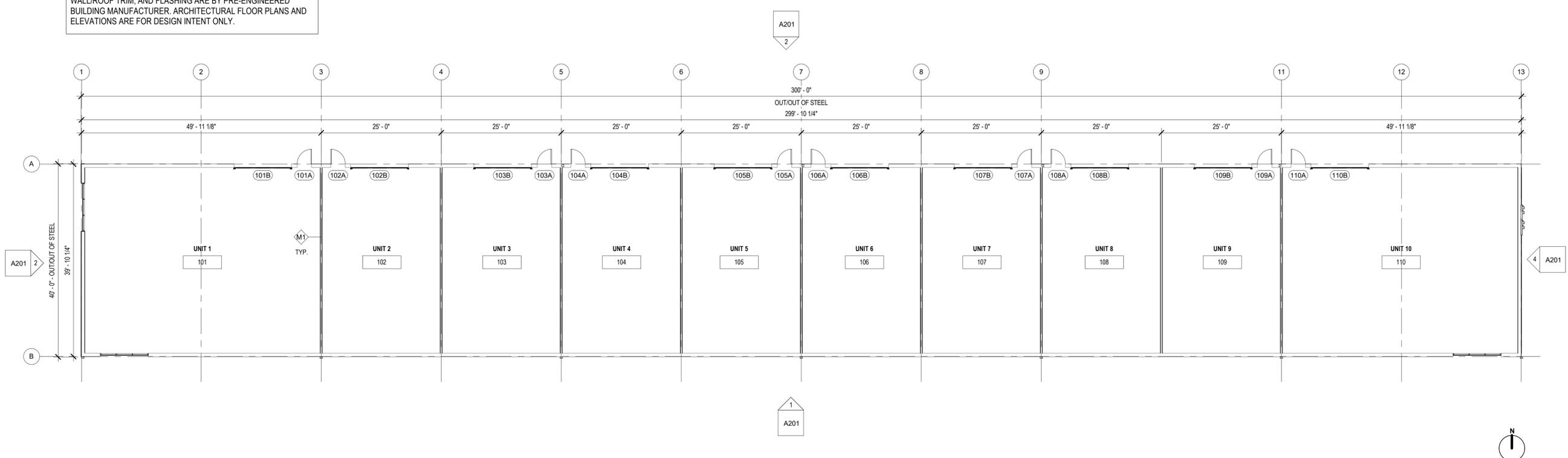
current submittal
Special Use Permit Plan
 issued: 08/15/2023
 revisions
 Date No.
 professional seal

PLOTTED ON: Tuesday, August 15, 2023 11:10:23 AM
 FILE NAME: 23-054_L001_LSCP_CURRENT.DWG
 PLOTTED BY: ERICA FLAD
 FILE PATH: p:\23-054 flex spaces - lee's summit.moi\3-054 cad\current\23-054_L001_lsp_current.dwg



2 FLOOR PLAN - BUILDING B
3/32" = 1'-0"

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



1 FLOOR PLAN - BUILDING A
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

Client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

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twenty
one

SixTwentyOne
1705 SUMMIT ST.
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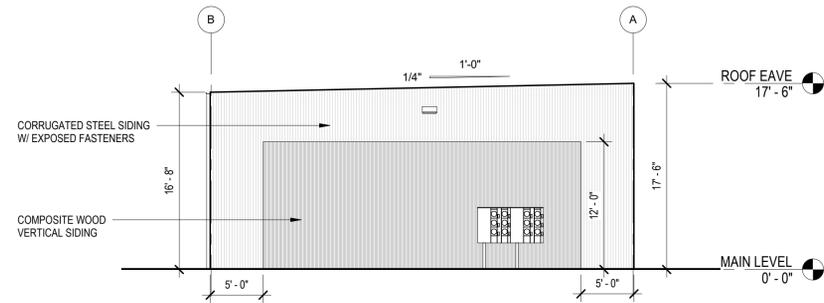
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FLOOR PLANS

Sheet: Revision no.

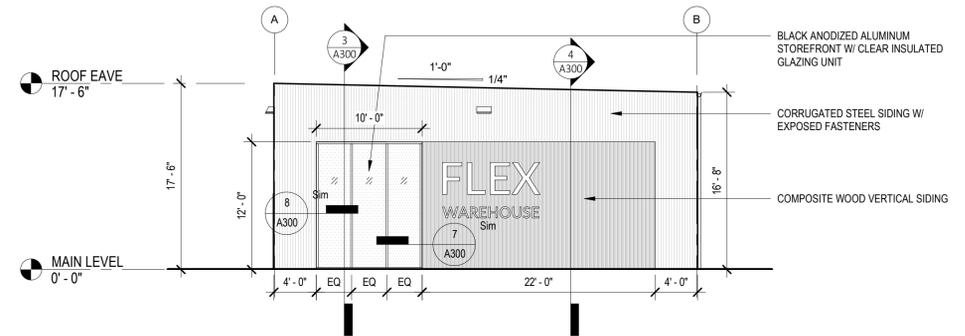
A101

-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM

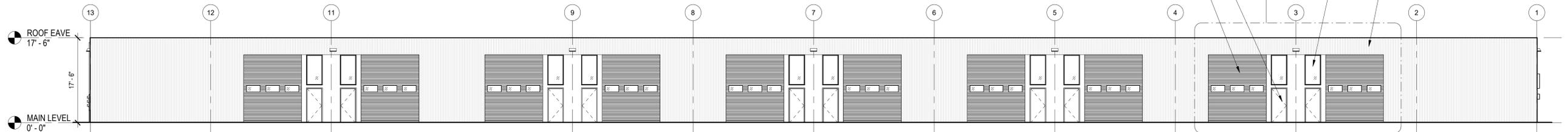


4 ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"

- TOTAL WALL AREA: 683 SF
-  CORRUGATED STEEL SIDING 299 SF (44%)
-  COMPOSITE WOOD SIDING 264 SF (39%)
- STOREFRONT GLASS 120 SF (17%)

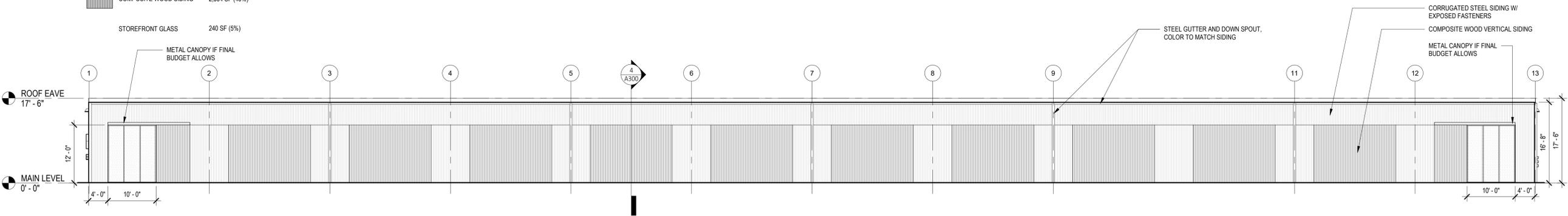


3 ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



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

- TOTAL WALL AREA: 5,044 SF
-  CORRUGATED STEEL SIDING 2,500 SF (49%)
-  COMPOSITE WOOD SIDING 2,304 SF (46%)
- STOREFRONT GLASS 240 SF (5%)



1 ELEVATION - BUILDING A (SOUTH)
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client: Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect: SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

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twenty
one

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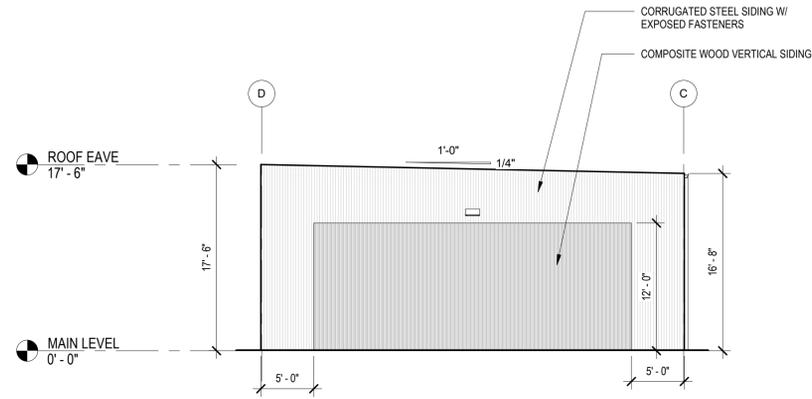
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ELEVATIONS - BUILDING A

Sheet Revision no.

A201

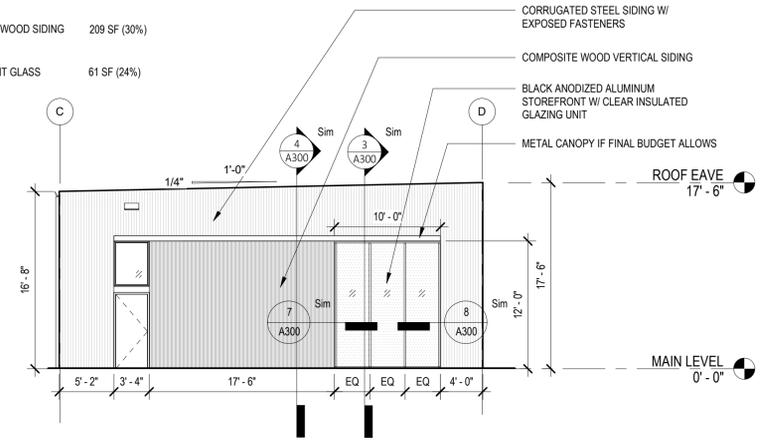
-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM



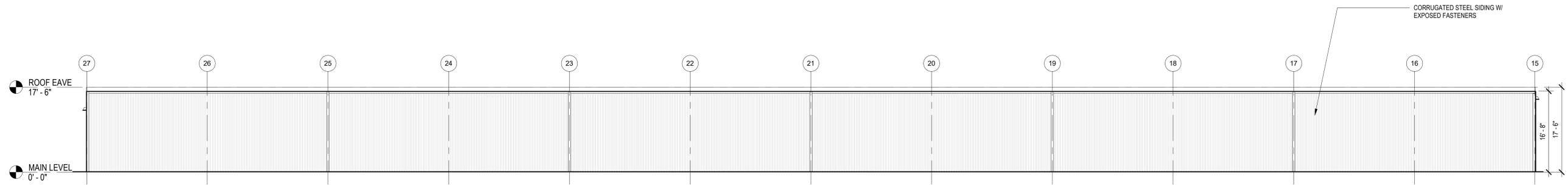
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

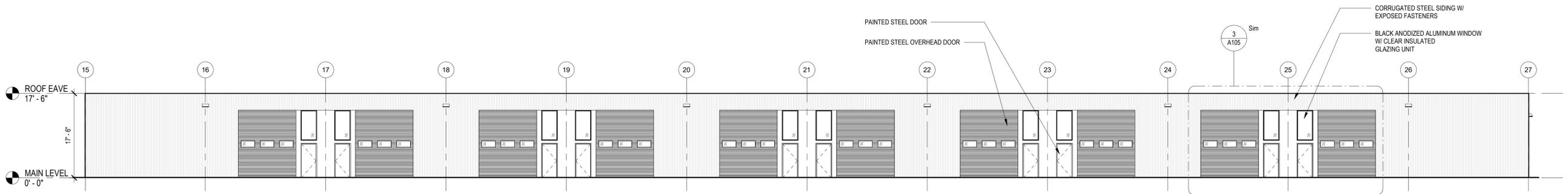
-  CORRUGATED STEEL SIDING 314 SF (46%)
-  COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



3 ELEVATION - BUILDING B (WEST)
1/8" = 1'-0"



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



1 ELEVATION - BUILDING B (SOUTH)
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

**six
twenty
one**

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KANAS CITY, MO 64108
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ELEVATIONS - BUILDING B

Sheet

Revision no.

A202



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

ARCHITECT:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

**six
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RENDERINGS

Sheet	Revision no.

A203