

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

**Pickering**

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



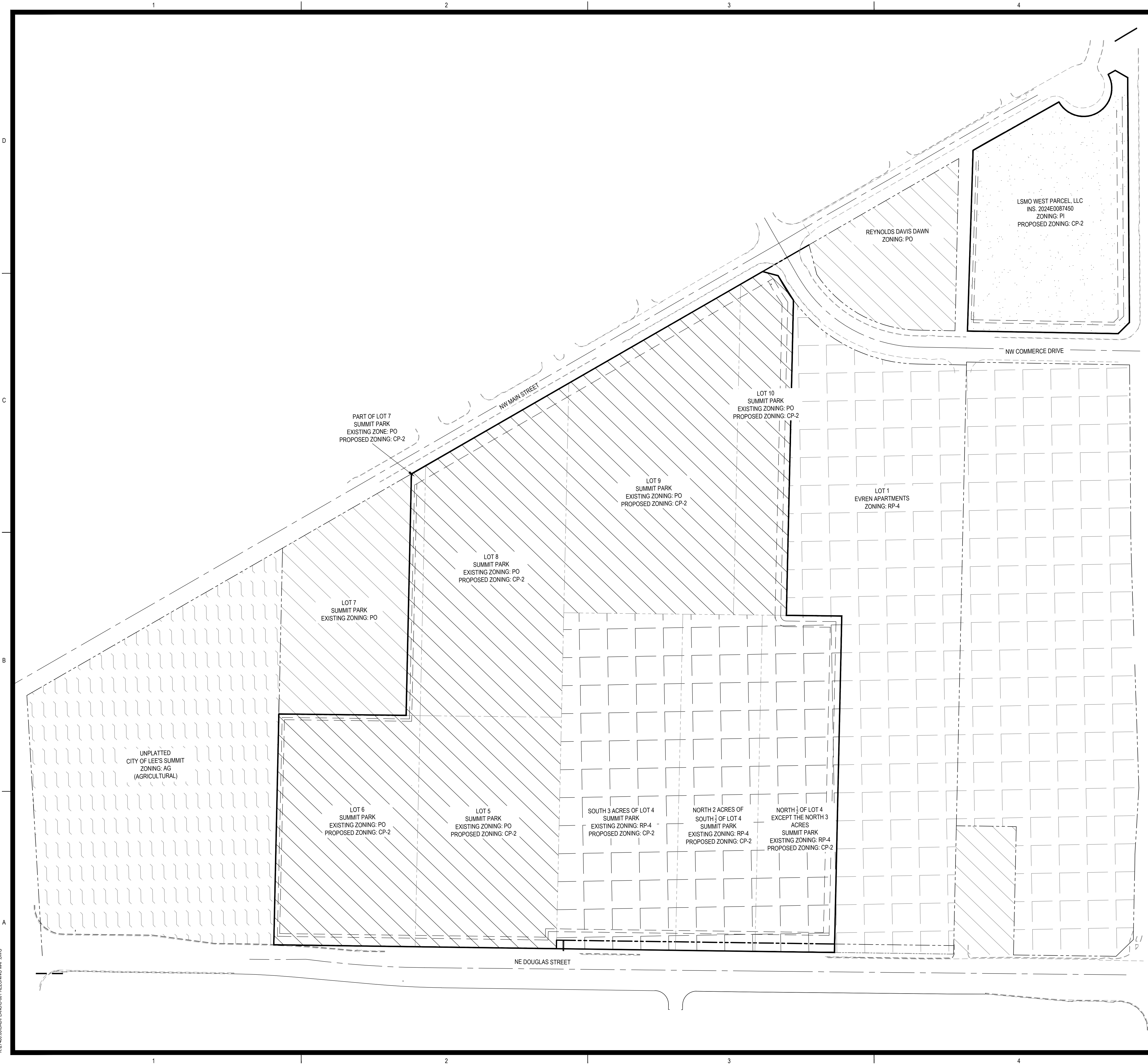
SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

C-000

DESCRIPTION:
COVER SHEET

K:\27480\2024\PLANS\C-001 REZONING MAP.DWG



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 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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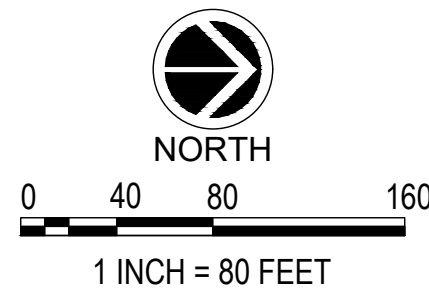
SHEET NUMBER:
C-001

DESCRIPTION:
REZONING MAP

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



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 GLS 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:		
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SEAL:
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SHEET NUMBER:
C-002

DESCRIPTION:
PHASING PLAN



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

DESCRIPTION:
EXISTING CONDITIONS AND
DEMOLITION 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:

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DESIGNER: J.P.M.
CHECKED BY: M.L.B.



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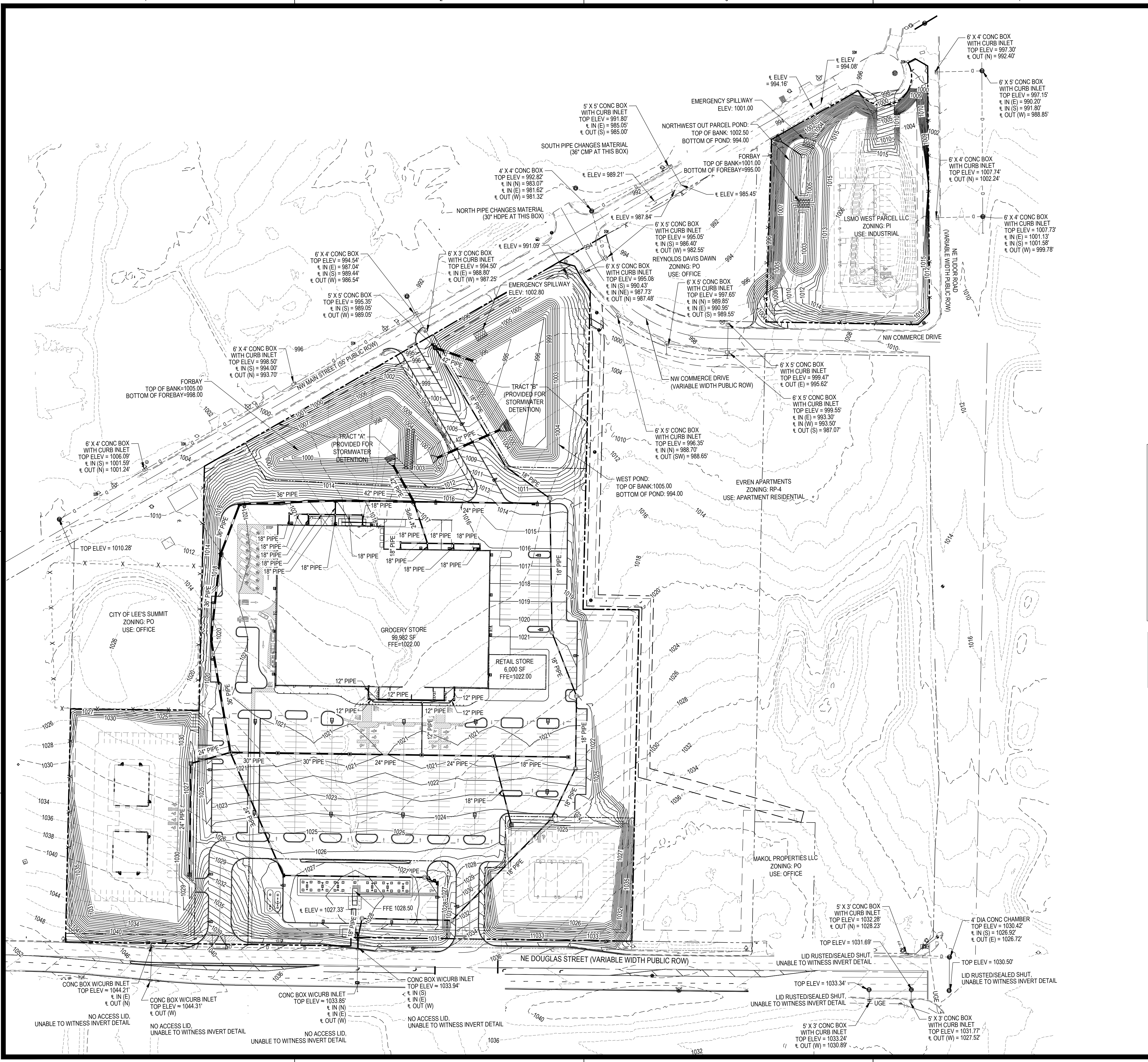
PRELIMINARY
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SHEET NUMBER:

C-110

DESCRIPTION:
SITE PLAN

K:\27480\DWG\PLANS\122 LIGHTING ELEVATION PLAN EAST.DWG



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.).

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.

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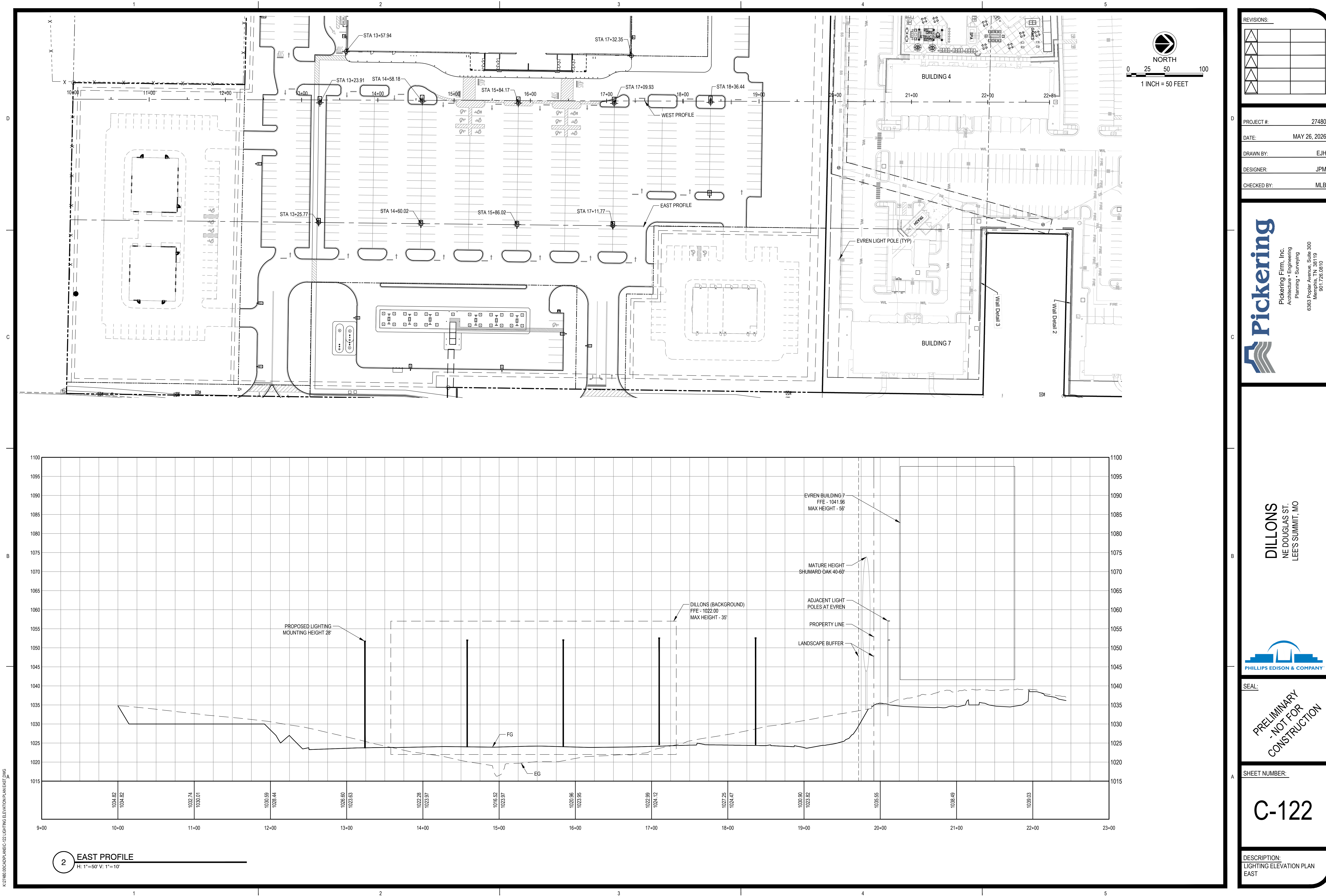
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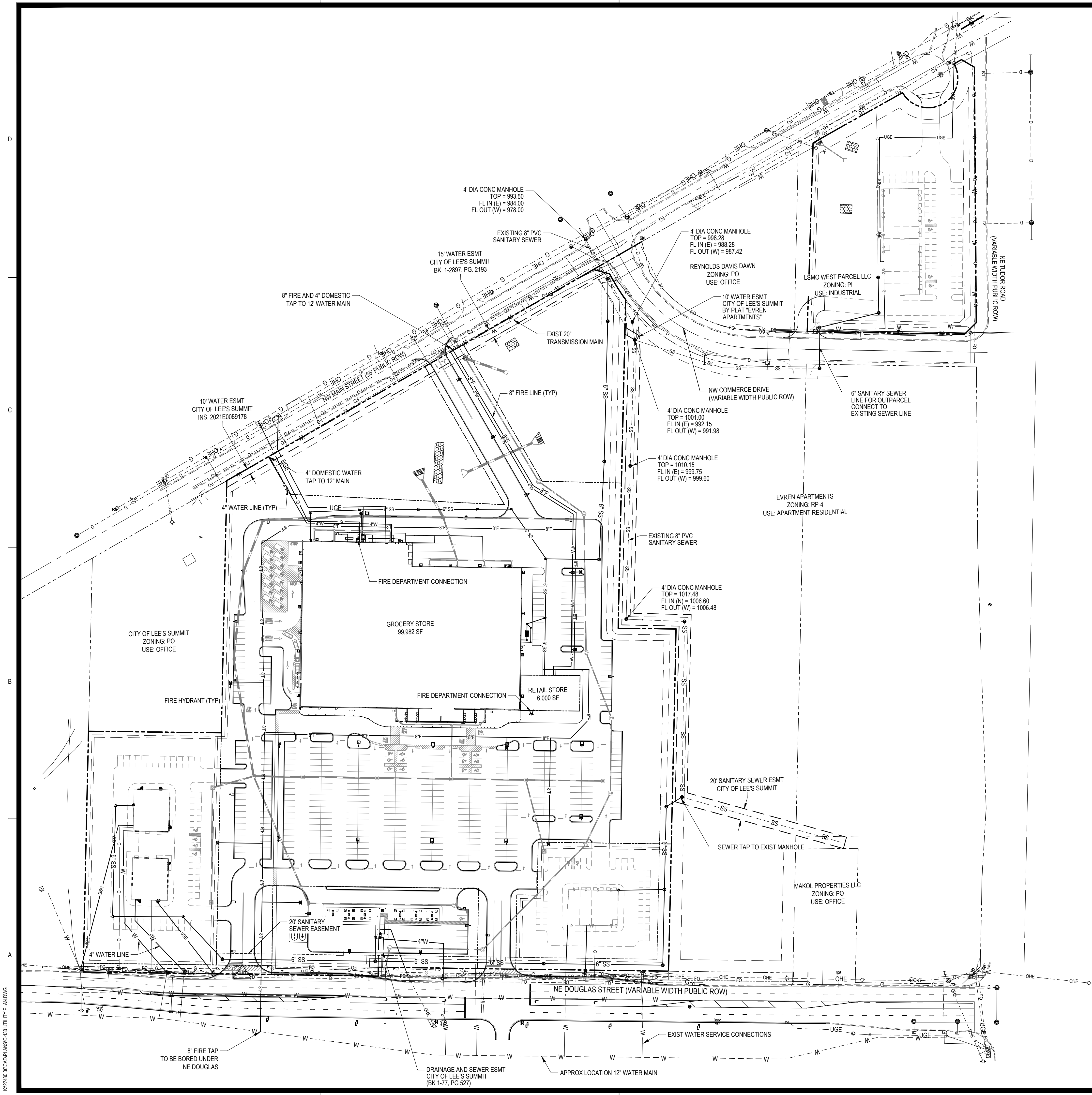
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SHEET NUMBER:

C-120

DESCRIPTION:
GRADING AND DRAINAGE PLAN





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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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LINE LEGEND

- D --- D --- D --- EXISTING STORM DRAINAGE
- T --- T --- T --- EXISTING OVERHEAD TELEPHONE LINES
- UGT --- UGT --- UGT --- EXISTING UNDERGROUND TELEPHONE LINES
- OHE --- OHE --- OHE --- EXISTING OVERHEAD ELECTRIC LINES
- UGE --- UGE --- UGE --- EXISTING UNDERGROUND ELECTRIC LINES
- G --- G --- G --- EXISTING NATURAL GAS LINE
- W --- W --- W --- EXISTING WATER LINE
- SS --- SS --- SS --- EXISTING SANITARY SEWER LINE
- X --- X --- X --- EXISTING FENCE
- S --- S --- S --- STORM DRAINAGE PIPE
- T --- T --- T --- OVERHEAD TELEPHONE LINES
- UGT --- UGT --- UGT --- UNDERGROUND TELEPHONE LINES
- OHE --- OHE --- OHE --- OVERHEAD ELECTRIC LINES
- UGE --- UGE --- UGE --- UNDERGROUND ELECTRIC LINES
- G --- G --- G --- NATURAL GAS LINE
- W --- W --- W --- WATER LINE
- F --- F --- F --- FIRE LINE
- SS --- SS --- SS --- SANITARY SEWER LINE
- X --- X --- X --- FENCE

REVISIONS:	

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NE DOUGLAS ST.
LEE'S SUMMIT, MO

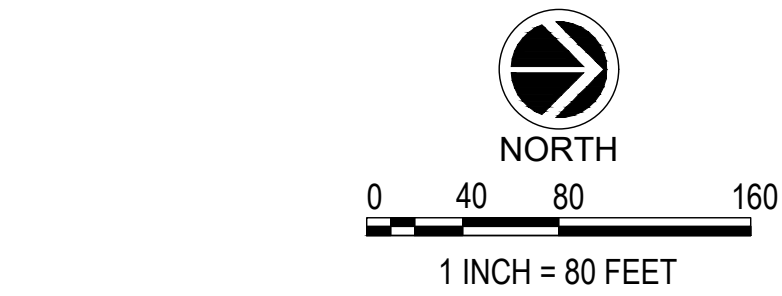
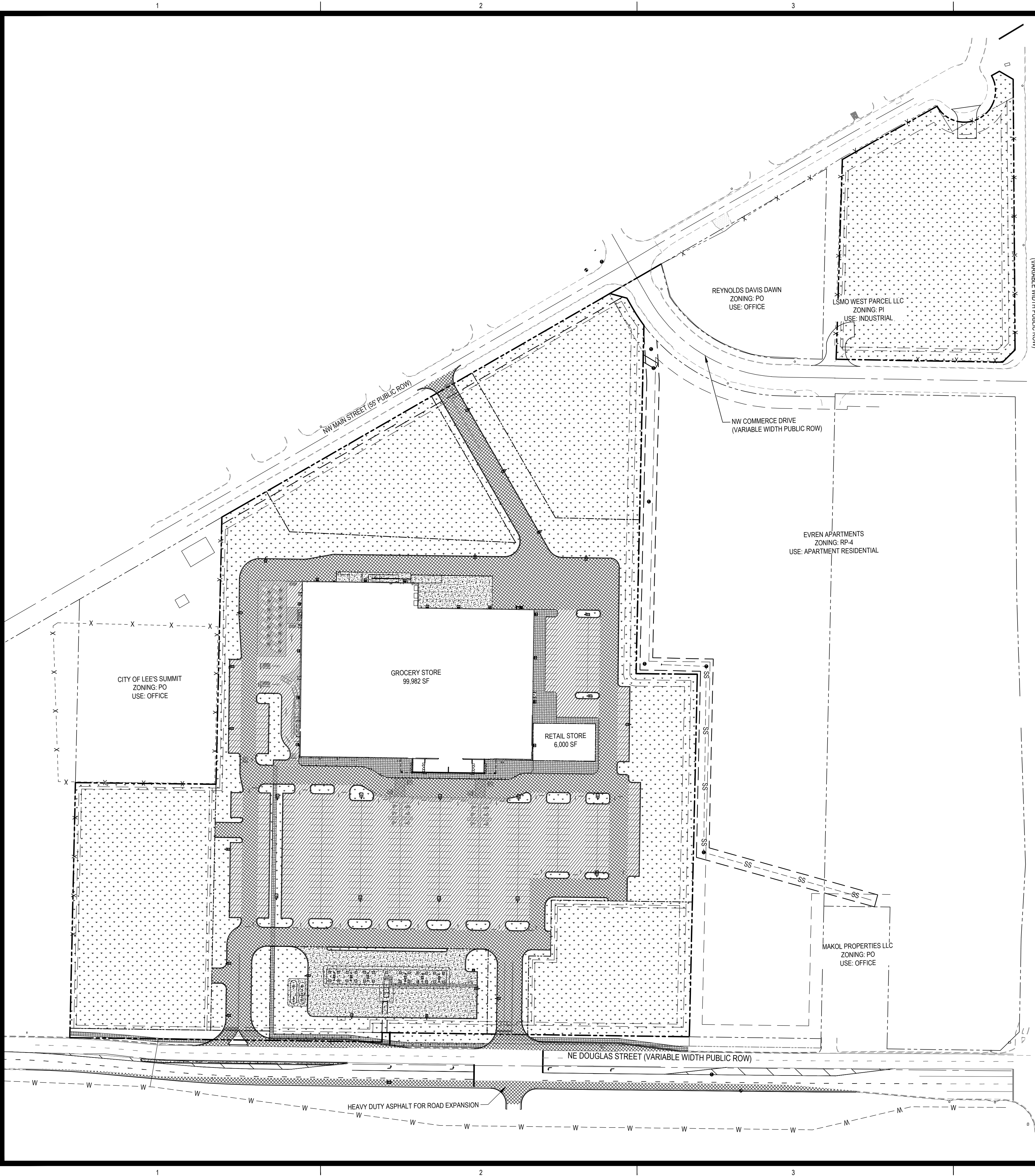


SEAL:
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C-130

DESCRIPTION:
UTILITY PLAN

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



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.).

PAVEMENT HATCH LEGEND

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

REVISIONS:

△		
△		
△		
△		

PROJECT #: 27480

DATE: MAY 26, 2026

DRAWN BY: E.JH

DESIGNER: JPM

CHECKED BY: MLB



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:

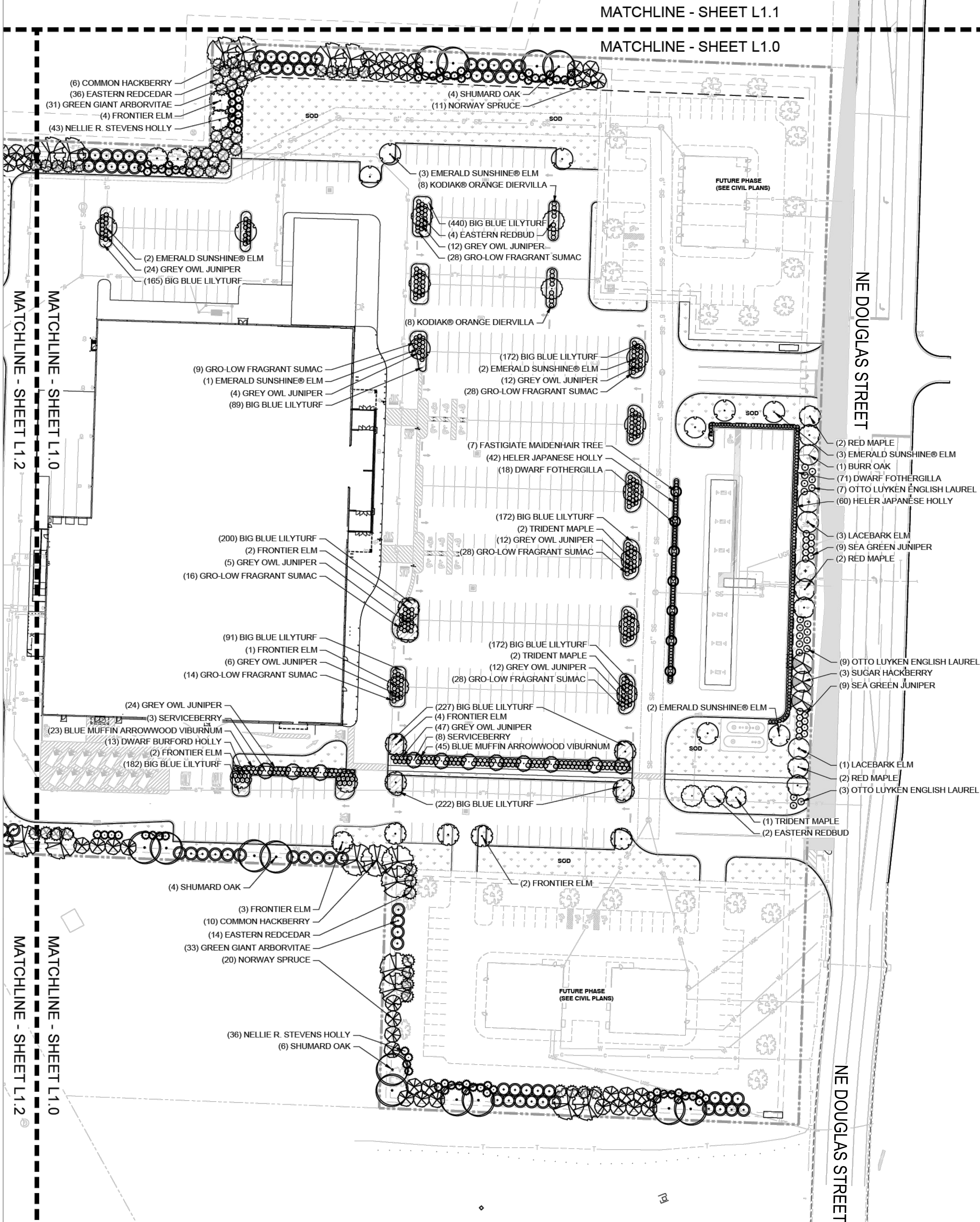
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

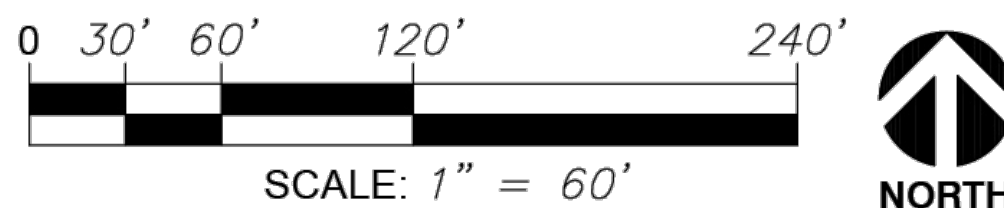
C-142

DESCRIPTION:
FINAL STABILIZATION PLAN

MUT_2024_0123_718 - PICKERING - LEE'S SUMMIT TOWN AND CONSTRUCTION DOCUMENTS L1 PLAN (LEE SUMMIT) DWG



LANDSCAPE CONCEPTUAL PLAN – SOUTH
SCALE: 1"=60'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
HIGH IMPACT BUFFER							
	22	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	EA	Well branched, full to ground
	101	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8'-10' HT	Pot	EA	6' - 8' Ht. min.
	67	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	2.5" Cal.	B&B	EA	Well branched, full to ground
	89	Thuja x 'Green Giant'	Green Giant Arborvitae	8' Ht.	Pot	EA	Well branched, full to ground
	18	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.	B&B	EA	Well branched, full to ground

INTERIOR TREES							
	5	Acer buergerianum	Trident Maple	1.5" Cal.	B&B	EA	Well branched, full to ground
	11	Amelanchier alnifolia	Serviceberry	1.5" Cal.	B&B	EA	Well branched, full to ground
	6	Cercis canadensis	Eastern Redbud	1.5" Cal.	B&B	EA	Well branched, full to ground
	7	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair Tree	1.5" Cal.	B&B	EA	Well branched, full to ground
	13	Ulmus davidiana japonica 'JFS-Bieberich'	Emerald Sunshine® Elm	1.5" Cal.	B&B	EA	Well branched, full to ground

STREET FRONTAGE							
	14	Acer rubrum	Red Maple	3.5" Cal.	B&B	EA	Uniform branching, dominant leader
	6	Carpinus caroliniana	American Hornbeam	3.5" Cal.	B&B	EA	Well branched, full to ground
	6	Celtis laevigata	Sugar Hackberry	3.5" Cal.	B&B	EA	Well branched, full to ground
	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	3.5" Cal.	B&B	EA	Well branched, full to ground
	10	Ulmus parvifolia	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							
	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							
	119,525 sf	Festuca arundinacea	Tall Fescue	sod	Fill Area	See Detail	
	2,132	Liniope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Fill Area	Weed-free and actively growing	18" o.c.

REVISIONS:

PROJECT #: 27480
DATE: APRIL 7, 2026
DRAWN BY: DT
DESIGNER: DT
CHECKED BY: DT

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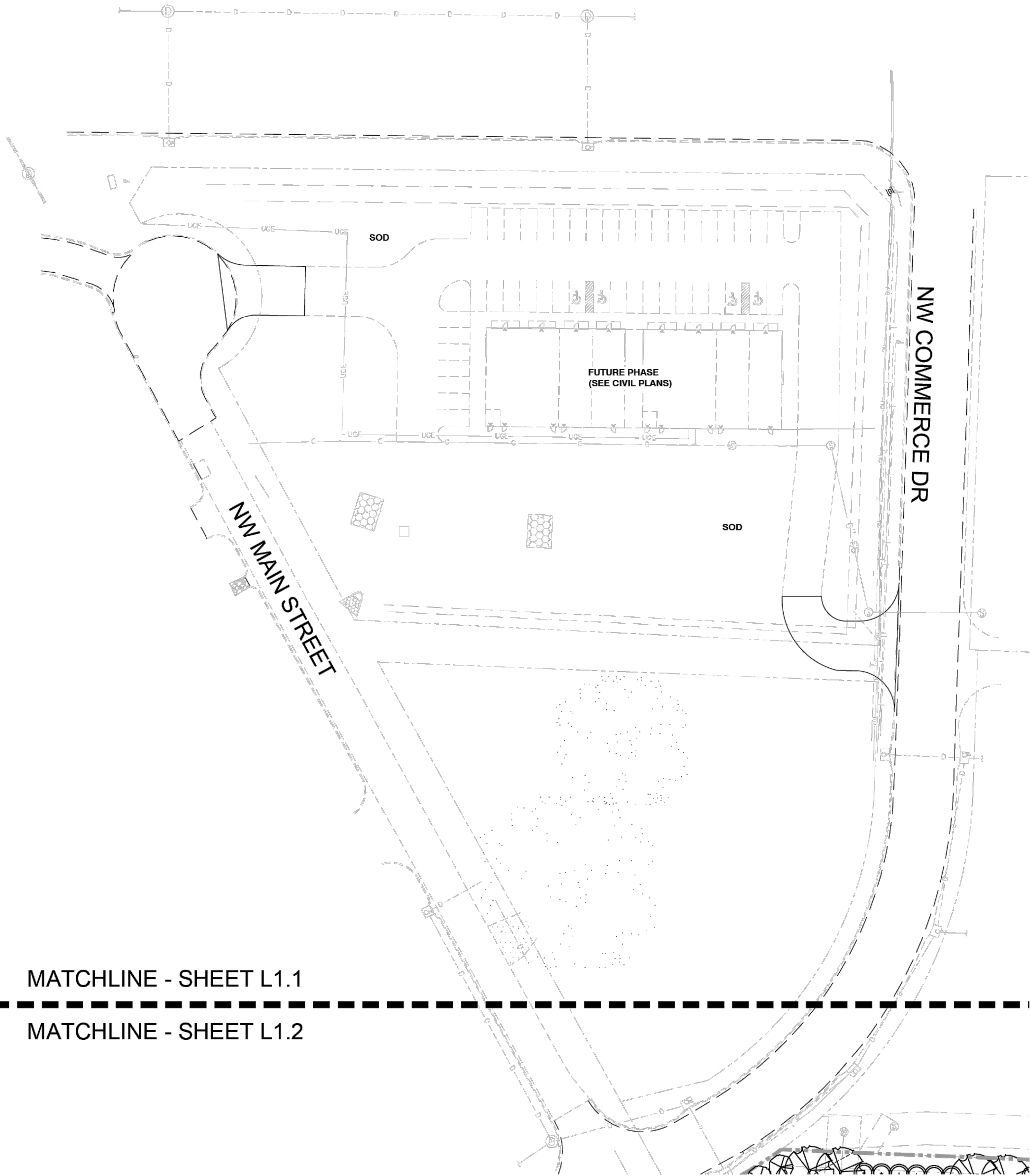
DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO

SEAL:
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

SHEET NUMBER:
L1.0

DESCRIPTION:
LANDSCAPE PLAN

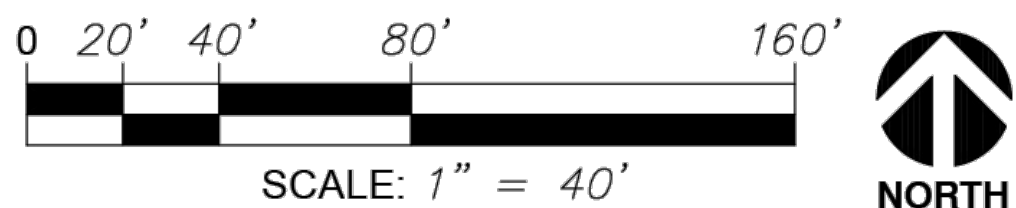
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MATCHLINE - SHEET L1.1

MATCHLINE - SHEET L1.2

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



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS	
HIGH IMPACT BUFFER								
	22	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	EA	Well branched, full to ground	
	101	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8'-10' HT	Pot	EA	6' - 8' Ht. min.	
	67	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	2.5" Cal.	B&B	EA	Well branched, full to ground	
	89	Thuja x 'Green Giant'	Green Giant Arborvitae	8' Ht.	Pot	EA	Well branched, full to ground	
	18	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.	B&B	EA	Well branched, full to ground	

INTERIOR TREES

	5	Acer buergerianum	Trident Maple	1.5" Cal.	B&B	EA	Well branched, full to ground	
	11	Amelanchier alnifolia	Serviceberry	1.5" Cal.	B&B	EA	Well branched, full to ground	
	6	Cercis canadensis	Eastern Redbud	1.5" Cal.	B&B	EA	Well branched, full to ground	
	7	Ginkgo biloba 'Fastigiata'	Fastigiata Maidenhair Tree	1.5" Cal.	B&B	EA	Well branched, full to ground	
	13	Ulmus davidiana japonica 'JFS-Bieberich'	Emerald Sunshine® Elm	1.5" Cal.	B&B	EA	Well branched, full to ground	

STREET FRONTAGE

	14	Acer rubrum	Red Maple	3.5" Cal.	B&B	EA	Uniform branching, dominant leader	
	6	Carpinus caroliniana	American Hornbeam	3.5" Cal.	B&B	EA	Well branched, full to ground	
	6	Celtis laevigata	Sugar Hackberry	3.5" Cal.	B&B	EA	Well branched, full to ground	
	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	3.5" Cal.	B&B	EA	Well branched, full to ground	
	10	Ulmus parvifolia	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								
	16	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	24" Ht.				
	89	Fothergilla gardenii	Dwarf Fothergilla	24" Ht	Pot	FA	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								
	119,525 sf	Festuca arundinacea	Tall Fescue	sod	Fill Area	See Detail		
	2,132	Linum catharticum 'Big Blue'	Big Blue Lilyturf	1 gal.	Fill Area	Weed-free and actively growing		18" o.c.

REVISIONS:		

PROJECT #:	27480
DATE:	APRIL 7, 2026
DRAWN BY:	DT
DESIGNER:	DT
CHECKED BY:	DT



Pickering Firm, Inc.

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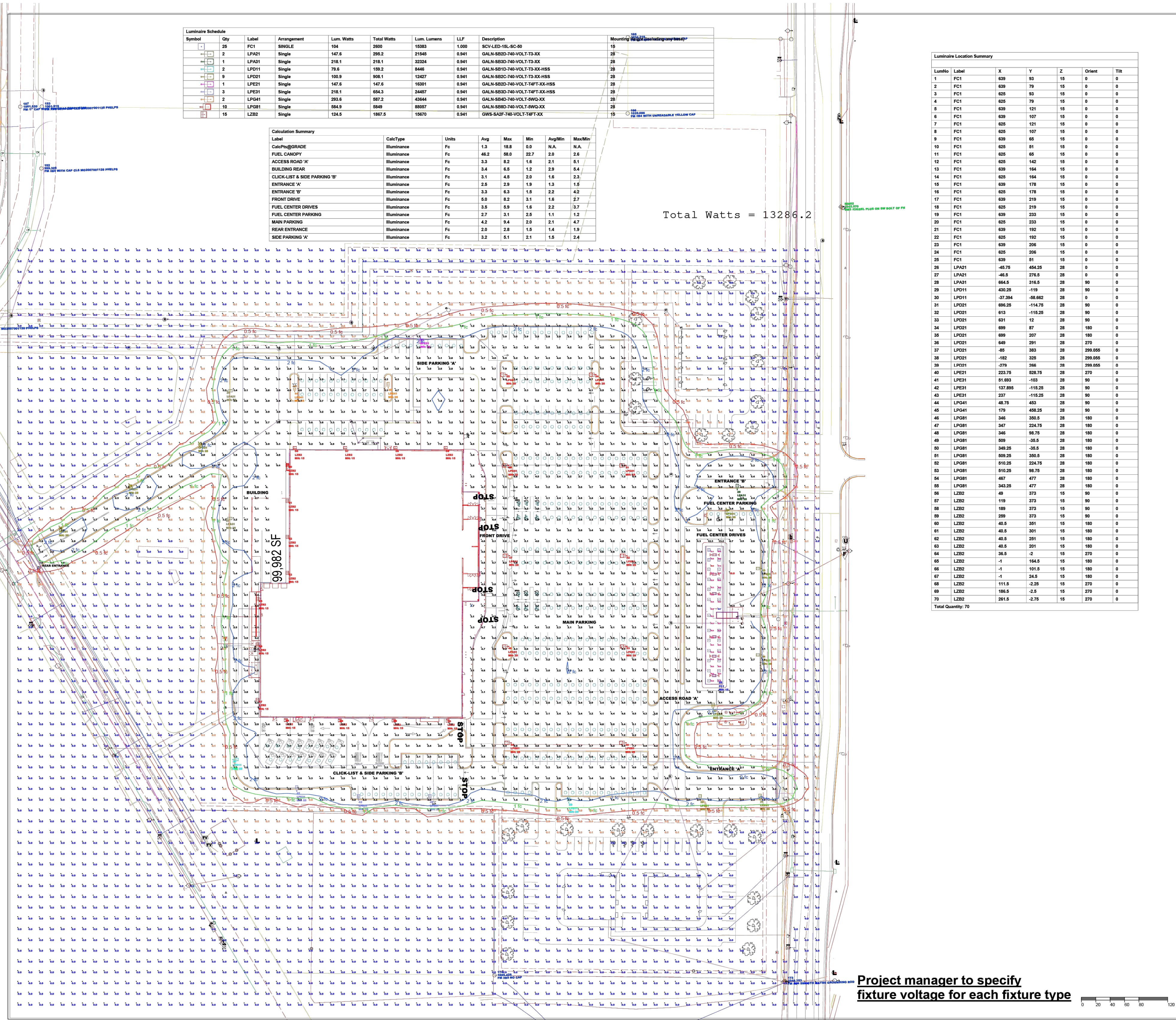
DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO

SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

L1.1

DESCRIPTION:
LANDSCAPE PLAN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description	Mounting Height (ft)
1	26	FC1	Single	154	3904	10303	1.000	LED LUM-SC-00	15
2	2	LP21	Single	147.6	295.2	21545	0.941	GALN-8500-740-VOLT-T3-XX	25
1	1	LP21	Single	218.1	218.1	32324	0.941	GALN-8500-740-VOLT-T3-XX	25
2	1	LP21	Single	79.6	159.2	8466	0.941	GALN-8500-740-VOLT-T3-XX-HSS	25
9	9	LP21	Single	108.9	980.1	13267	0.941	GALN-8500-740-VOLT-T3-XX-HSS	25
1	1	LP21	Single	147.6	147.6	16201	0.941	GALN-8500-740-VOLT-T4FT-XX-HSS	25
3	3	LP21	Single	218.1	654.3	24467	0.941	GALN-8500-740-VOLT-T4FT-XX-HSS	25
2	2	LP21	Single	218.1	436.2	43664	0.941	GALN-8500-740-VOLT-T4FT-XX	25
10	10	LP21	Single	584.9	5849	88067	0.941	GALN-8500-740-VOLT-T4FT-XX	25
15	15	L282	Single	124.5	1867.5	13670	0.941	QWS-542F-740-VOLT-T4FT-XX	15

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin		
CalcType/Grade	Illuminance	Fc	1.3	18.8	0.0	N/A	N/A		
FUEL CENTER DRIVE	Illuminance	Fc	48.2	88.0	22.7	2.0	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	6.4		
CLICK LIST & SIDE PARKING 'B'	Illuminance	Fc	3.1	4.8	2.0	1.8	5.3		
ENTRANCE 'W'	Illuminance	Fc	2.5	2.9	1.9	1.3	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 DRIVE	Illuminance	Fc	2.5	5.9	1.6	2.2	5.7		
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 'A'	Illuminance	Fc	3.2	5.1	2.1	1.5	2.4		

Total Watts = 13286.2

Luminaire Location Summary									
LumNo	Label	X	Y	Z	Orient	Tilt			
1	FC1	639	83	15	0	0			
2	FC1	639	79	15	0	0			
3	FC1	635	83	15	0	0			
4	FC1	635	79	15	0	0			
5	FC1	639	121	15	0	0			
6	FC1	639	107	15	0	0			
7	FC1	635	121	15	0	0			
8	FC1	635	107	15	0	0			
9	FC1	639	65	15	0	0			
10	FC1	635	61	15	0	0			
11	FC1	635	65	15	0	0			
12	FC1	635	142	15	0	0			
13	FC1	639	164	15	0	0			
14	FC1	635	164	15	0	0			
15	FC1	639	178	15	0	0			
16	FC1	635	178	15	0	0			
17	FC1	639	219	15	0	0			
18	FC1	635	219	15	0	0			
19	FC1	639	233	15	0	0			
20	FC1	635	233	15	0	0			
21	FC1	639	192	15	0	0			
22	FC1	635	192	15	0	0			
23	FC1	639	206	15	0	0			
24	FC1	635	206	15	0	0			
25	FC1	639	91	15	0	0			
26	LP21	-45.75	454.25	28	0	0			
27	LP21	-46.5	279.5	28	0	0			
28	LP21	564.5	216.5	28	90	0			
29	LP21	430.25	-119	28	90	0			
30	LP21	-37.384	-86.662	28	0	0			
31	LP21	496.25	-114.75	28	90	0			
32	LP21	613	-115.25	28	90	0			
33	LP21	631	12	28	90	0			
34	LP21	699	87	28	180	0			
35	LP21	699	207	28	180	0			
36	LP21	648	291	28	270	0			
37	LP21	49	283	28	299.058	0			
38	LP21	-152	328	28	299.058	0			
39	LP21	-279	368	28	299.058	0			
40	LP21	223.75	628.75	28	270	0			
41	LP21	51.893	-103	28	90	0			
42	LP21	137.895	-115.25	28	90	0			
43	LP21	227	-115.25	28	90	0			
44	LP21	48.75	453	28	90	0			
45	LP21	179	458.25	28	90	0			
46	LP21	346	350.5	28	180	0			
47	LP21	347	224.75	28	180	0			
48	LP21	345	89.75	28	180	0			
49	LP21	309	-35.5	28	180	0			
50	LP21	348.25	-35.5	28	180	0			
51	LP21	629.25	350.5	28	180	0			
52	LP21	610.25	224.75	28	180	0			
53	LP21	610.25	98.75	28	180	0			
54	LP21	497	477	28	180	0			
55	LP21	343.25	477	28	180	0			
56	L282	49	373	15	90	0			
57	L282	119	373	15	90	0			
58	L282	189	373	15	90	0			
59	L282	259	373	15	90	0			
60	L282	40.5	391	15	180	0			
61	L282	40.5	391	15	180	0			
62	L282	40.5	391	15	180	0			
63	L282	40.5	391	15	180	0			
64	L282	58.5	2	15	270	0			
65	L282	-1	194.5	15	180	0			
66	L282	-1	101.5	15	180	0			
67	L282	-1	24.5	15	180	0			
68	L282	111.5	-2.25	15	270	0			
69	L282	196.5	-2.5	15	270	0			
70	L282	251.5	-2.75	15	270	0			
Total Quantity: 70									

COOPER
Lighting Solutions
Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30089
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

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REVISIONS:		
1		
2		
3		
4		
5		

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

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
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DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO

PHILLIPS EDISON & COMPANY

SEAL:
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

P-100

DESCRIPTION:
PHOTOMETRICS PLAN

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%

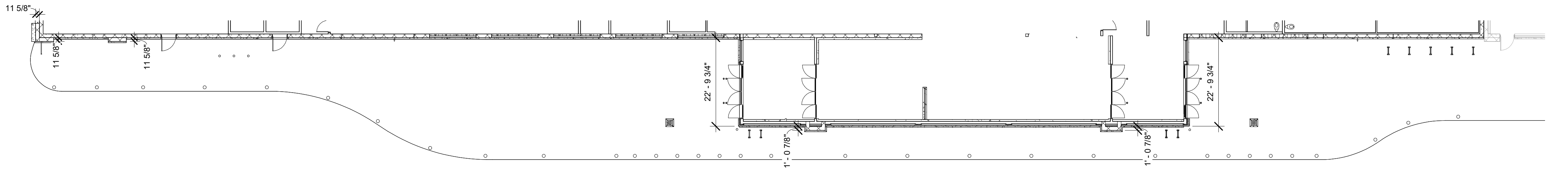
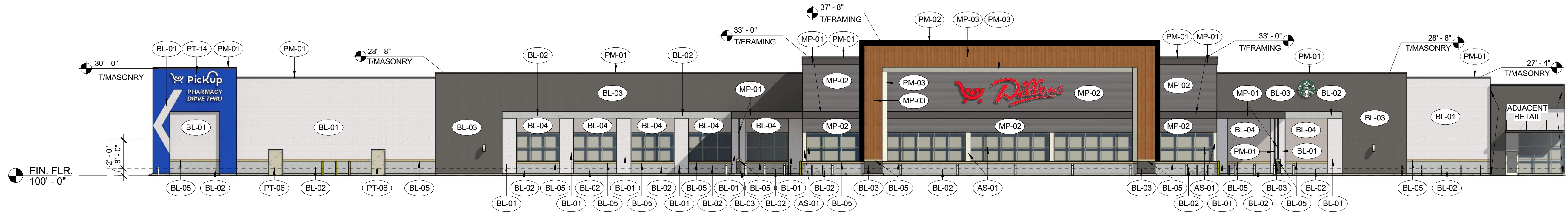
CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	189 SF	2%
• SPLIT FACE CMU (BL-02)	950 SF	8%
CLASS 4 MATERIALS:		
• METAL TRIM	513 SF	4%
• METAL TRIM (PM-01)	109 SF	1%
• METAL TRIM (PM-02)	219 SF	2%
• METAL TRIM (PM-03)	185 SF	1%
• HOLLOW METAL DOORS	57 SF	1%

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%

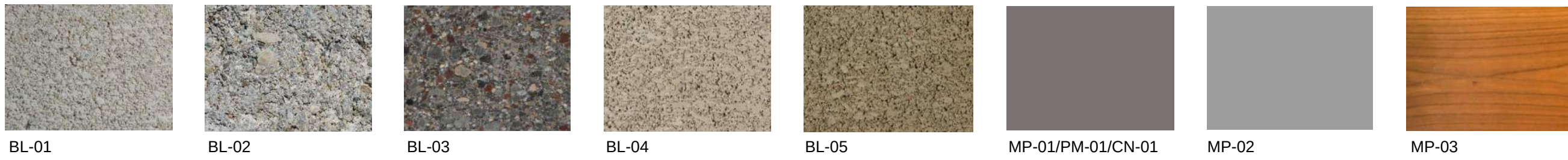
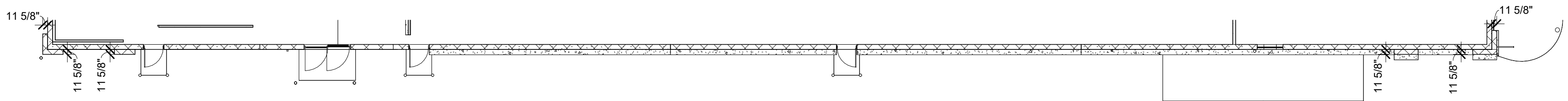
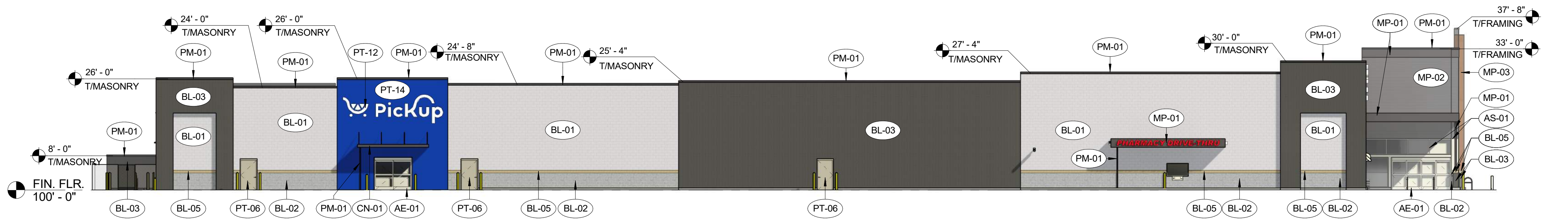
CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	99 SF	1%
• SPLIT FACE CMU (BL-02)	582 SF	7%
CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	108 SF	1%
• HOLLOW METAL DOORS	271 SF	3%

*ALL GLAZING NOTED IS TRANSPARENT.

ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



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	CERTAINTTEED	GRANITE GRAY

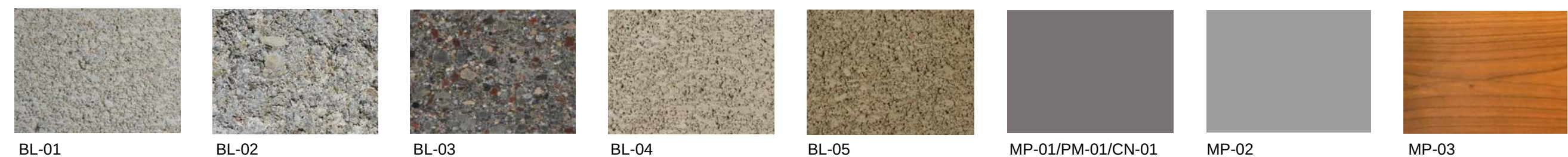
CLASS 3 MATERIALS:			
•	COMBED FACE CMU (BL-05)	74 SF	1%
•	SPLIT FACE CMU (BL-02)	443 SF	5%
CLASS 4 MATERIALS:			
•	METAL TRIM (PM-01)	105 SF	1%
•	HOLLOW METAL DOORS	99 SF	1%

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%

ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



② RIGHT (NORTH) ELEVATION
 $\frac{1}{16}'' = 1'-0''$



FRONT (EAST) ELEVATION AREA = 3,020 SF

CLASS 1/2 MATERIALS:

GLAZING

840 SF

27%

GROUND FACE CMU (BL-01)

658 SF

22%

GROUND FACE CMU (BL-03)

663 SF

22%

CLASS 1/2 TOTAL %

71%

CLASS 3 MATERIALS:

COMBED FACE CMU (BL-05)

3 SF

1%

SPLIT FACE CMU (BL-02)

16 SF

1%

CLASS 4 MATERIALS:

METAL TRIM (PM-01)

840 SF

27%

BACK (WEST) ELEVATION AREA = 2,070 SF

CLASS 1/2 MATERIALS:

GROUND FACE CMU (BL-01)

1,257 SF

61%

GROUND FACE CMU (BL-03)

366 SF

17%

CLASS 1/2 TOTAL %

78%

CLASS 3 MATERIALS:

COMBED FACE CMU (BL-05)

44 SF

2%

SPLIT FACE CMU (BL-02)

264 SF

13%

CLASS 4 MATERIALS:

METAL TRIM (PM-01)

22 SF

1%

HOLLOW METAL DOORS

117 SF

6%

RIGHT (NORTH) ELEVATION AREA = 1,445 SF

CLASS 1/2 MATERIALS:

GLAZING

216 SF

15%

GROUND FACE CMU (BL-01)

714 SF

50%

GROUND FACE CMU (BL-03)

323 SF

22%

CLASS 1/2 TOTAL %

97%

CLASS 3 MATERIALS:

COMBED FACE CMU (BL-05)

23 SF

1%

SPLIT FACE CMU (BL-02)

142 SF

1%

CLASS 4 MATERIALS:

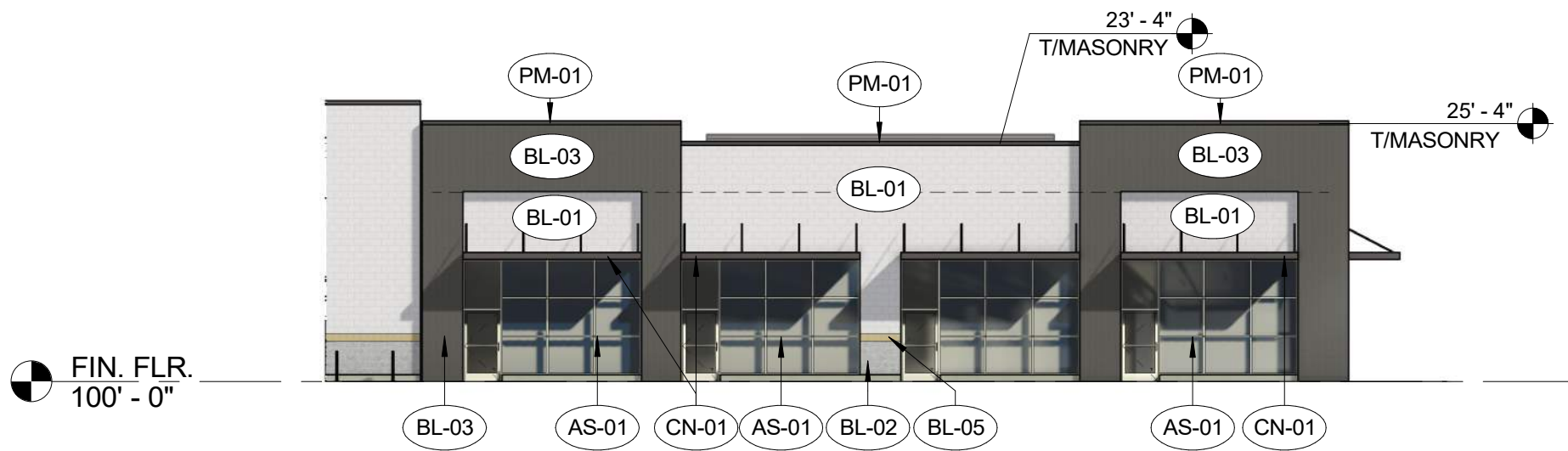
METAL TRIM (PM-01)

27 SF

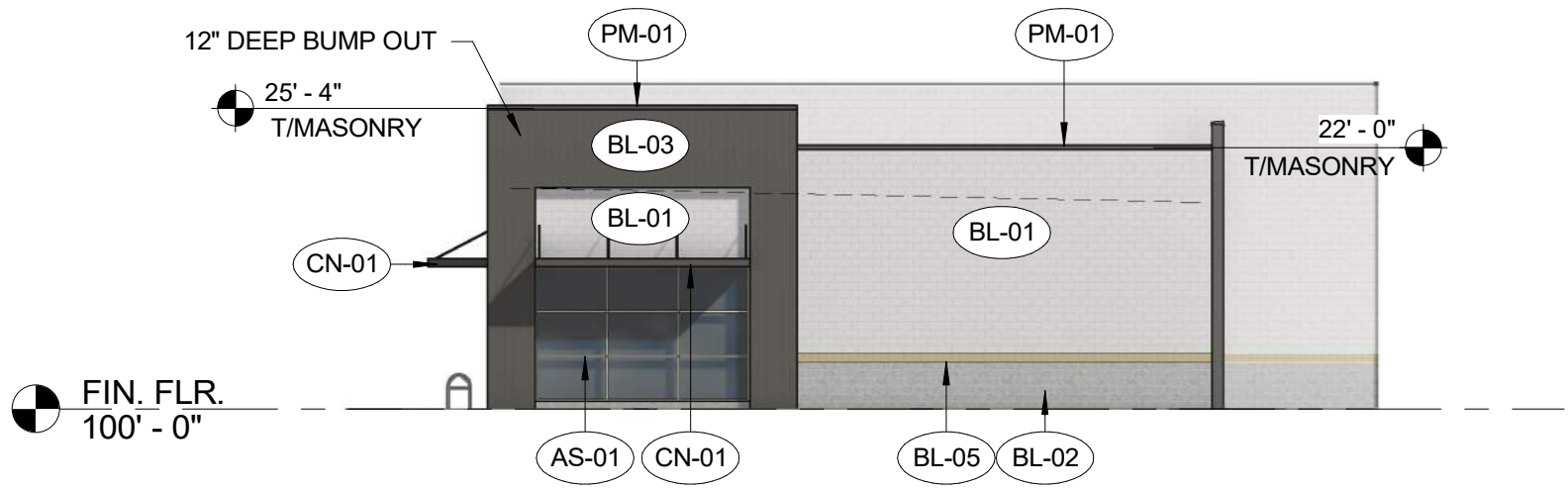
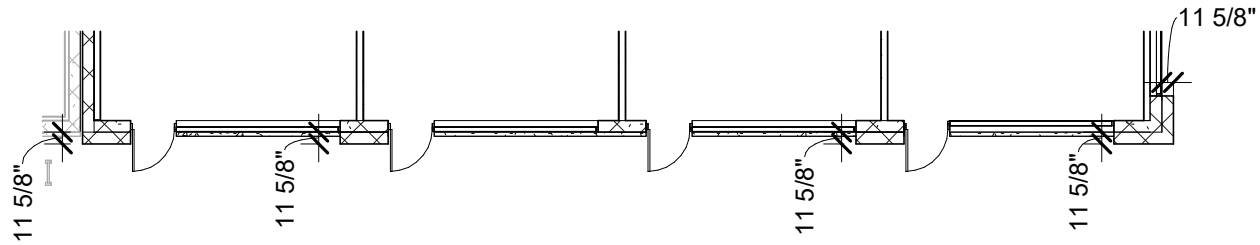
1%

*ALL GLAZING NOTED IS TRANSPARENT.

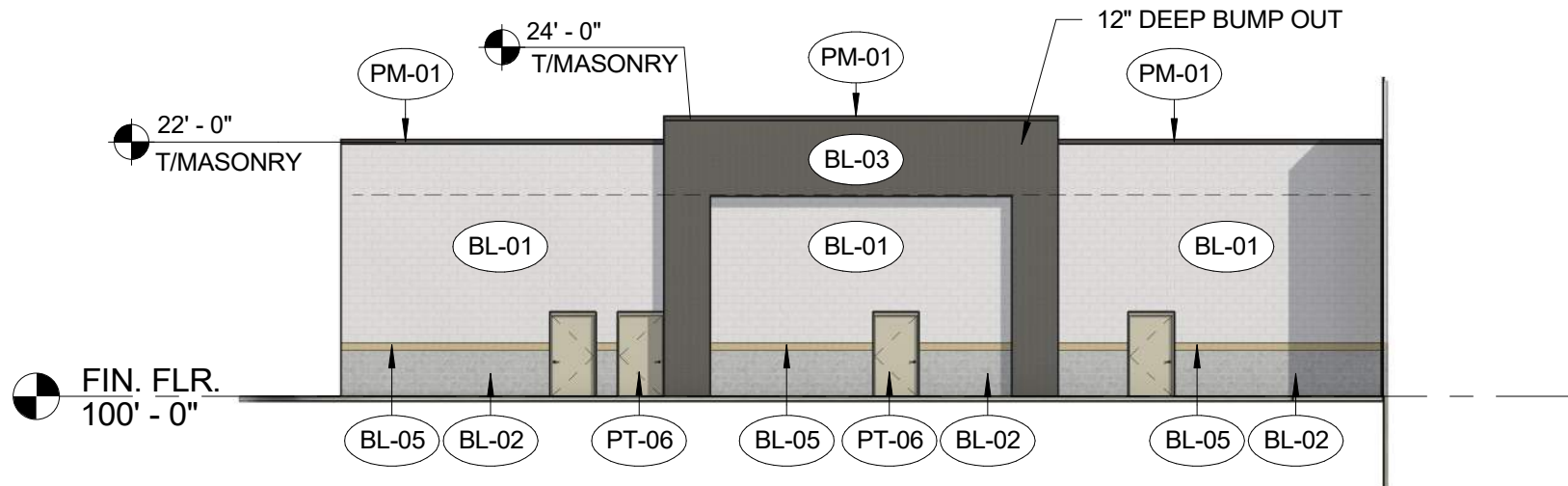
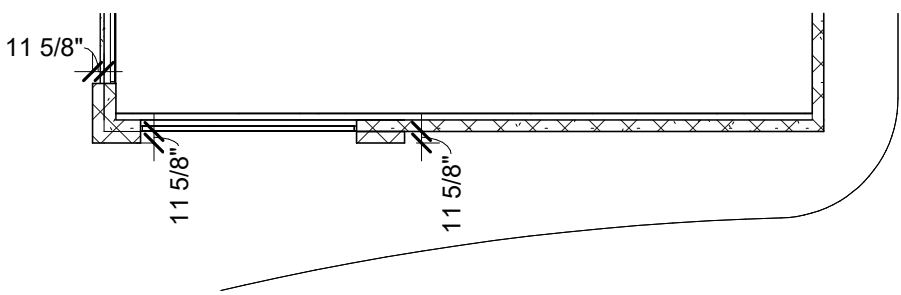
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



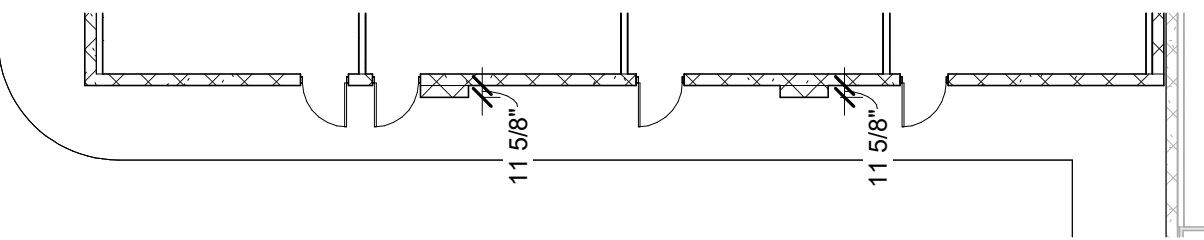
1 FRONT (EAST) RETAIL ELEVATION
1/16" = 1'-0"



2 RIGHT (NORTH) RETAIL ELEVATION
1/16" = 1'-0"



3 BACK (WEST) RETAIL ELEVATION
1/16" = 1'-0"



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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-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



BL-01



BL-02



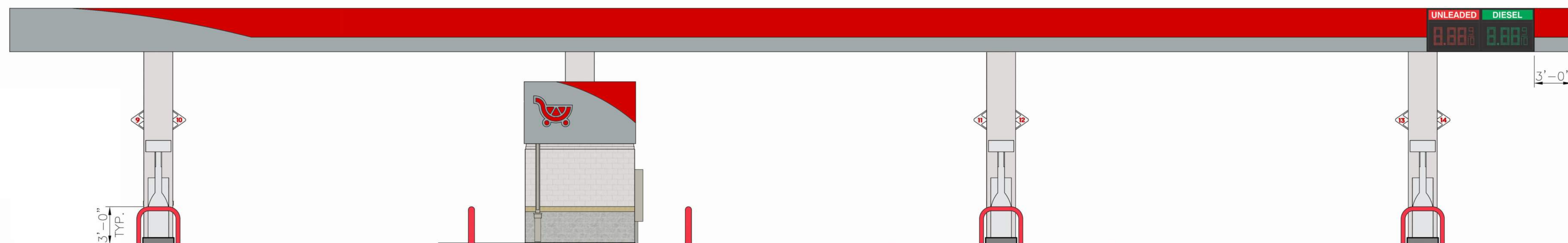
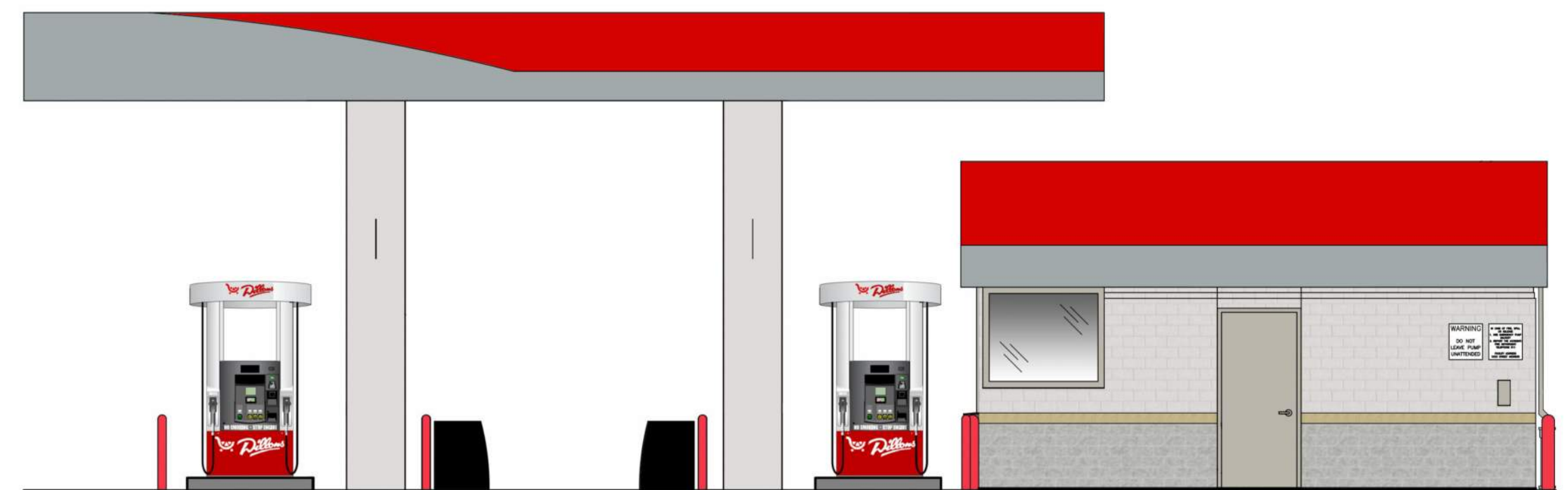
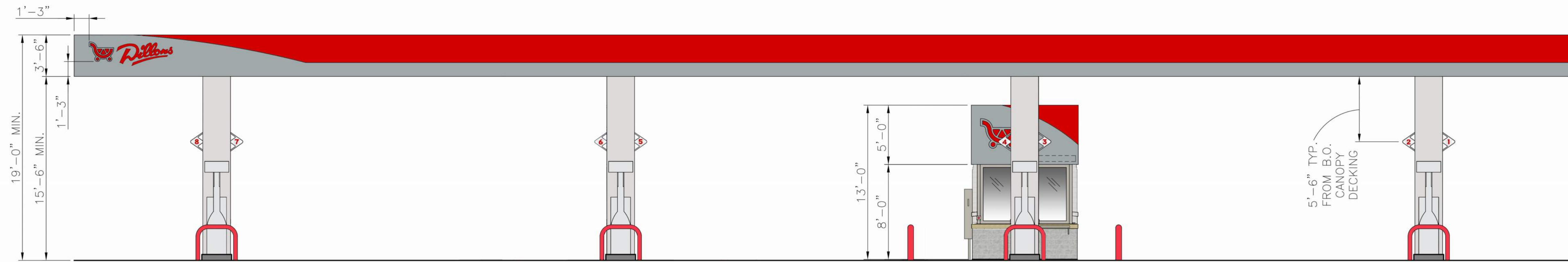
BL-03



BL-05



PM-01/CN-01



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DILLON'S #152

NE DOUGLAS ST
LEE'S SUMMIT, MO

JOB #: 2026002 DATE: 03/27/2026

SCALE:
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THESE DOCUMENTS ARE FOR REVIEW ONLY. DOCUMENTS MUST BE APPROVED BY THE JURISDICTION AND THE DEVELOPER. DIMENSIONS AND AREAS ARE APPROXIMATE.

FRONT ELEVATION AREA = 1,825 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	464 SF	25%	
• GROUND FACE CMU (BL-01)	601 SF	33%	
• GROUND FACE CMU (BL-03)	629 SF	35%	
CLASS 1/2 TOTAL %		93%	
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	12 SF	1%	
• SPLIT FACE CMU (BL-02)	75 SF	4%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	44 SF	2%	
BACK ELEVATION AREA = 1,666 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	144 SF	9%	
• GROUND FACE CMU (BL-01)	850 SF	51%	
• GROUND FACE CMU (BL-03)	406 SF	24%	
CLASS 1/2 TOTAL %		84%	
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	35 SF	2%	
• SPLIT FACE CMU (BL-02)	205 SF	12%	
CLASS 4 MATERIALS:			
• METAL TRIM	26 SF	2%	
RIGHT ELEVATION AREA = 1,368 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	368 SF	27%	
• GROUND FACE CMU (BL-01)	538 SF	39%	
• GROUND FACE CMU (BL-03)	323 SF	24%	
CLASS 1/2 TOTAL %		90%	
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	15 SF	1%	
• SPLIT FACE CMU (BL-02)	88 SF	6%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	36 SF	3%	
LEFT ELEVATION AREA = 1,458 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	165 SF	11%	
• GROUND FACE CMU (BL-01)	759 SF	52%	
• GROUND FACE CMU (BL-03)	323 SF	22%	
CLASS 1/2 TOTAL %		85%	
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	27 SF	2%	
• SPLIT FACE CMU (BL-02)	159 SF	11%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	25 SF	2%	

*ALL GLAZING NOTED IS TRANSPARENT.

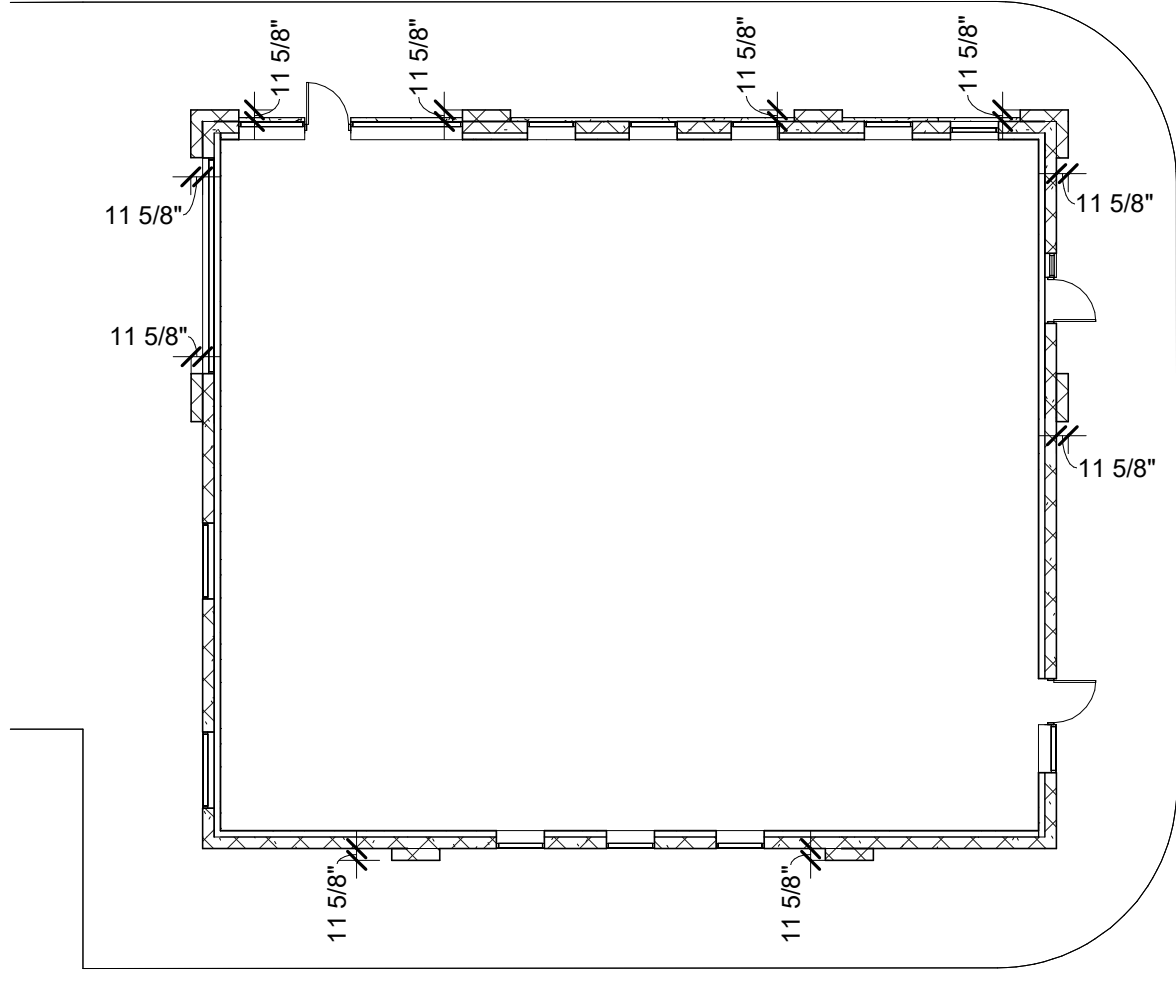
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



1 FRONT PERSPECTIVE



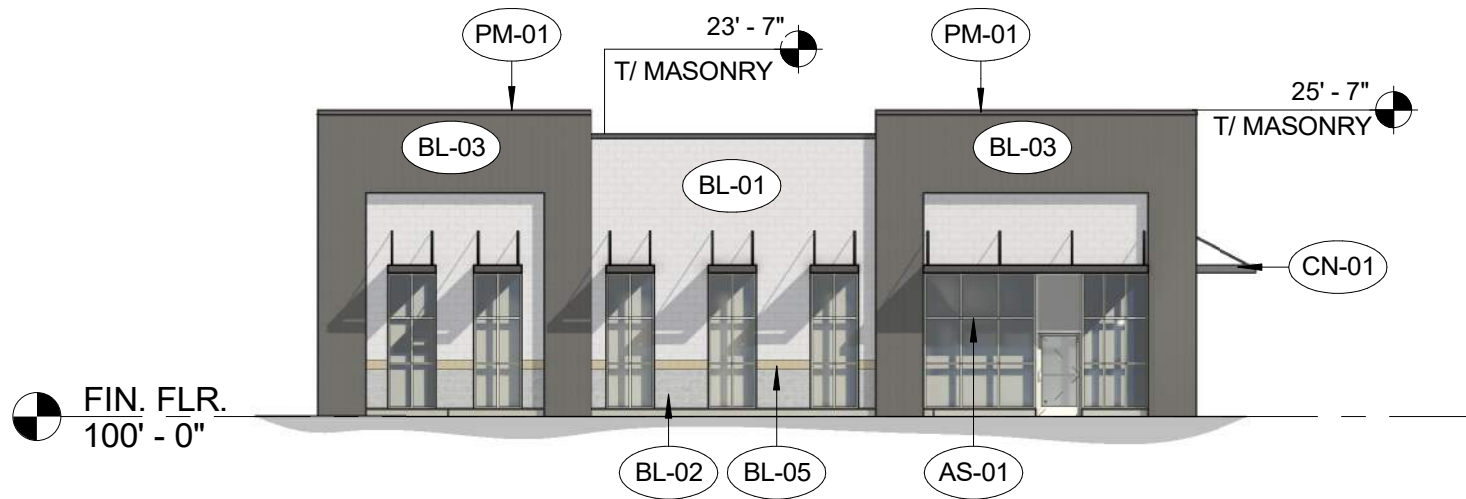
2 BACK PERSPECTIVE



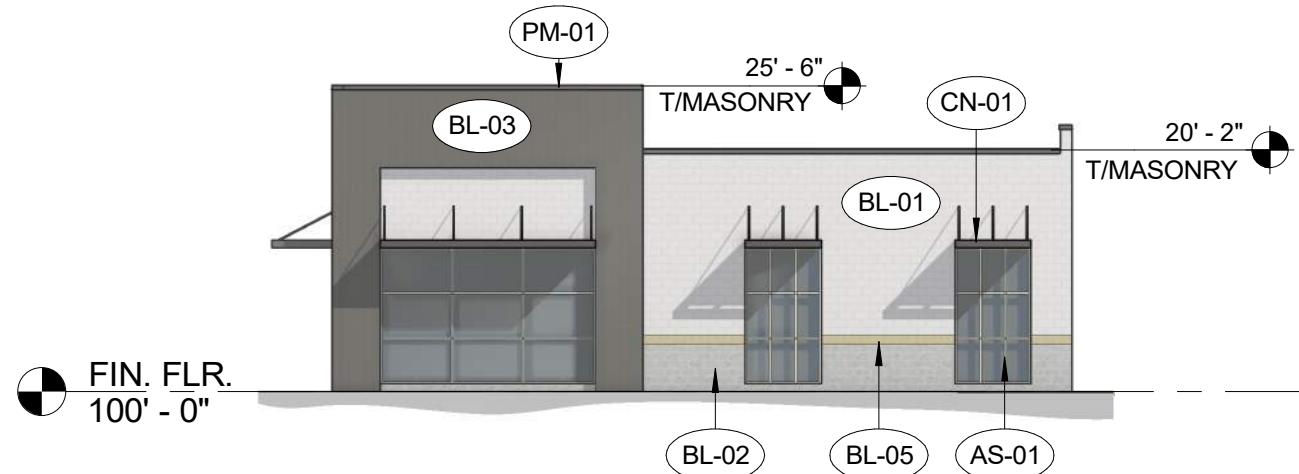
3 LOTS 3 & 4 TYPICAL FLOOR PLAN
1/16" = 1'-0"

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.

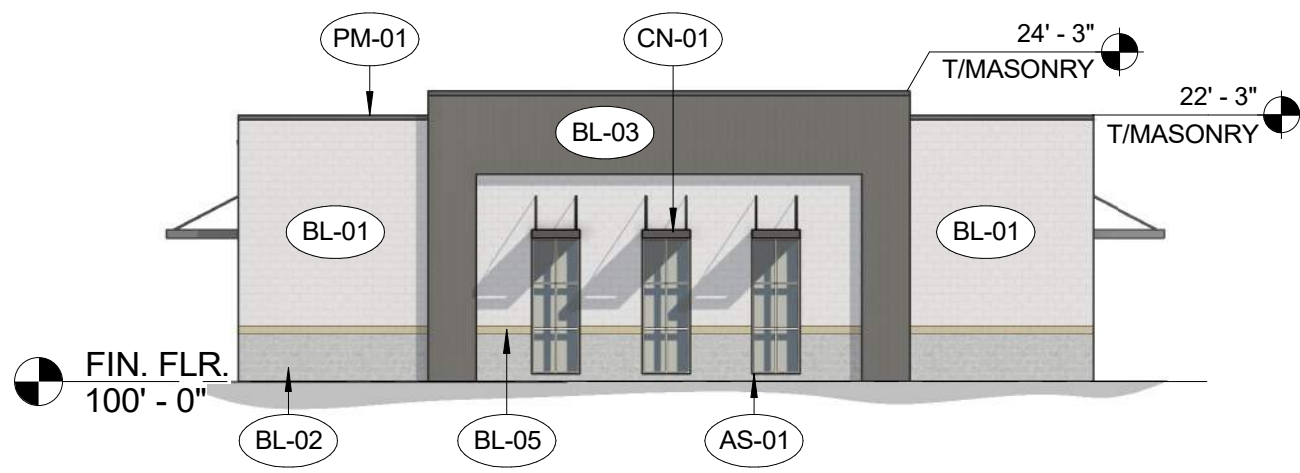
EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	807WR
BL-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



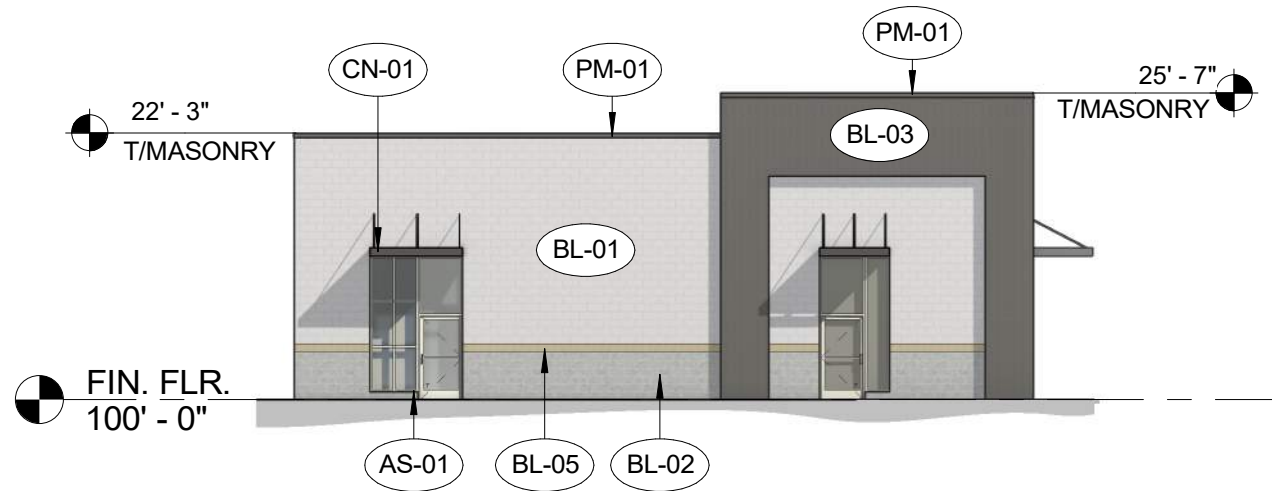
4 FRONT ELEVATION
1/16" = 1'-0"



5 SIDE ELEVATION
1/16" = 1'-0"



6 BACK ELEVATION
1/16" = 1'-0"



7 SIDE ELEVATION
1/16" = 1'-0"



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DILLON'S #152

NE DOUGLAS ST
LEE'S SUMMIT, MO

JOB #: 2026002 DATE: 03/27/2026

SCALE: 1/16" = 1'-0"

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FRONT ELEVATION AREA = 2,131 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	746 SF	35%	
• GROUND FACE CMU (BL-01)	670 SF	31%	
• GROUND FACE CMU (BL-03)	613 SF	29%	
CLASS 1/2 TOTAL %		95%	

CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	6 SF	1%	
• SPLIT FACE CMU (BL-02)	33 SF	1%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	63 SF	3%	

BACK ELEVATION AREA = 1,959 SF			
CLASS 1/2 MATERIALS:			
• GROUND FACE CMU (BL-01)	1,121 SF	57%	
• GROUND FACE CMU (BL-03)	406 SF	21%	
CLASS 1/2 TOTAL %		78%	

CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	38 SF	2%	
• SPLIT FACE CMU (BL-02)	226 SF	11%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	21 SF	1%	
• HOLLOW METAL DOORS	147 SF	8%	

RIGHT ELEVATION AREA = 1,443 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	216 SF	15%	
• GROUND FACE CMU (BL-01)	713 SF	49%	
• GROUND FACE CMU (BL-03)	323 SF	22%	
CLASS 1/2 TOTAL %		86%	

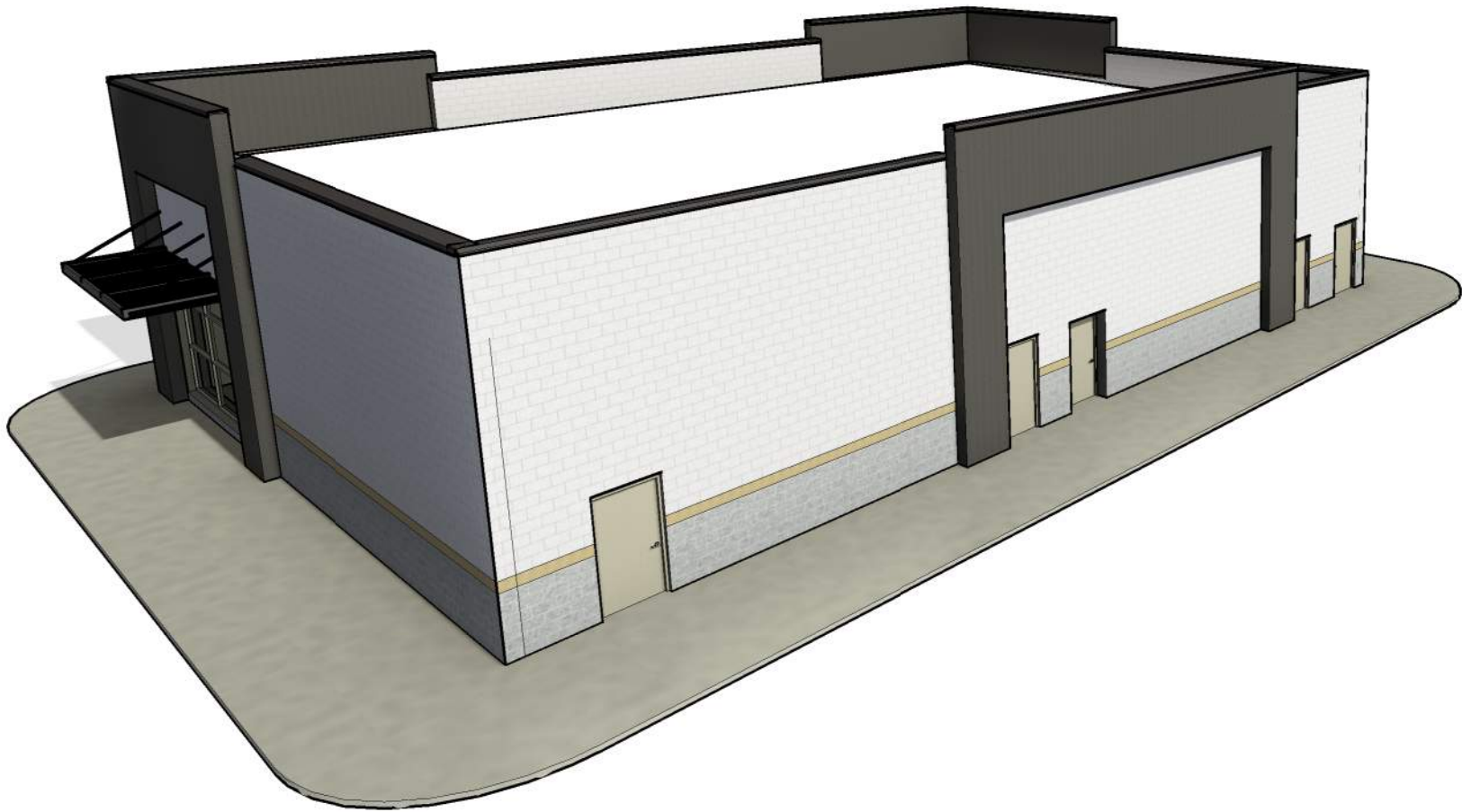
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	24 SF	2%	
• SPLIT FACE CMU (BL-02)	140 SF	10%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	27 SF	2%	

LEFT ELEVATION AREA = 1,443 SF			
CLASS 1/2 MATERIALS:			
• GLAZING	216 SF	15%	
• GROUND FACE CMU (BL-01)	713 SF	49%	
• GROUND FACE CMU (BL-03)	323 SF	22%	
CLASS 1/2 TOTAL %		86%	

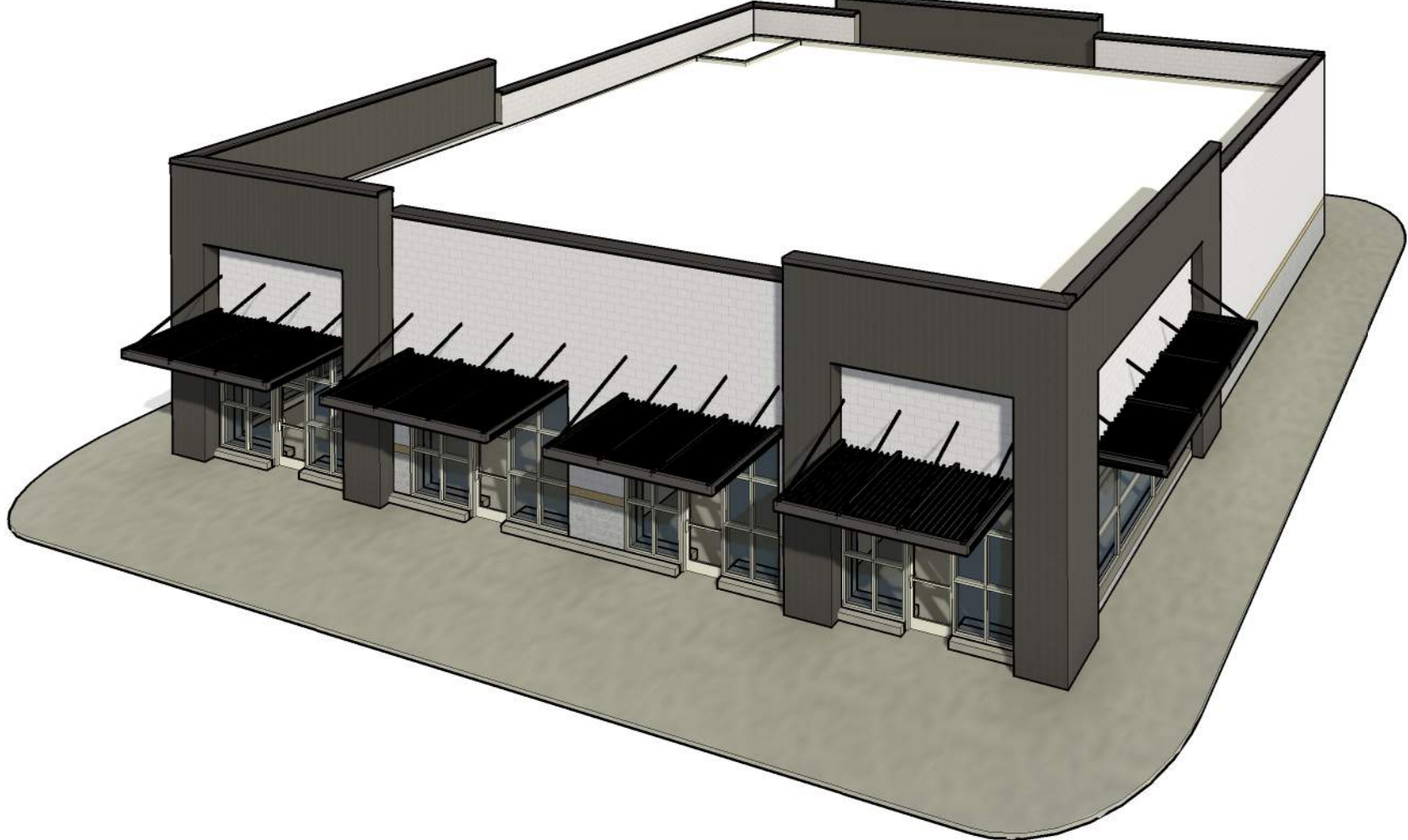
CLASS 3 MATERIALS:			
• COMBED FACE CMU (BL-05)	24 SF	2%	
• SPLIT FACE CMU (BL-02)	140 SF	10%	
CLASS 4 MATERIALS:			
• METAL TRIM (PM-01)	27 SF	2%	

*ALL GLAZING NOTED IS TRANSPARENT.

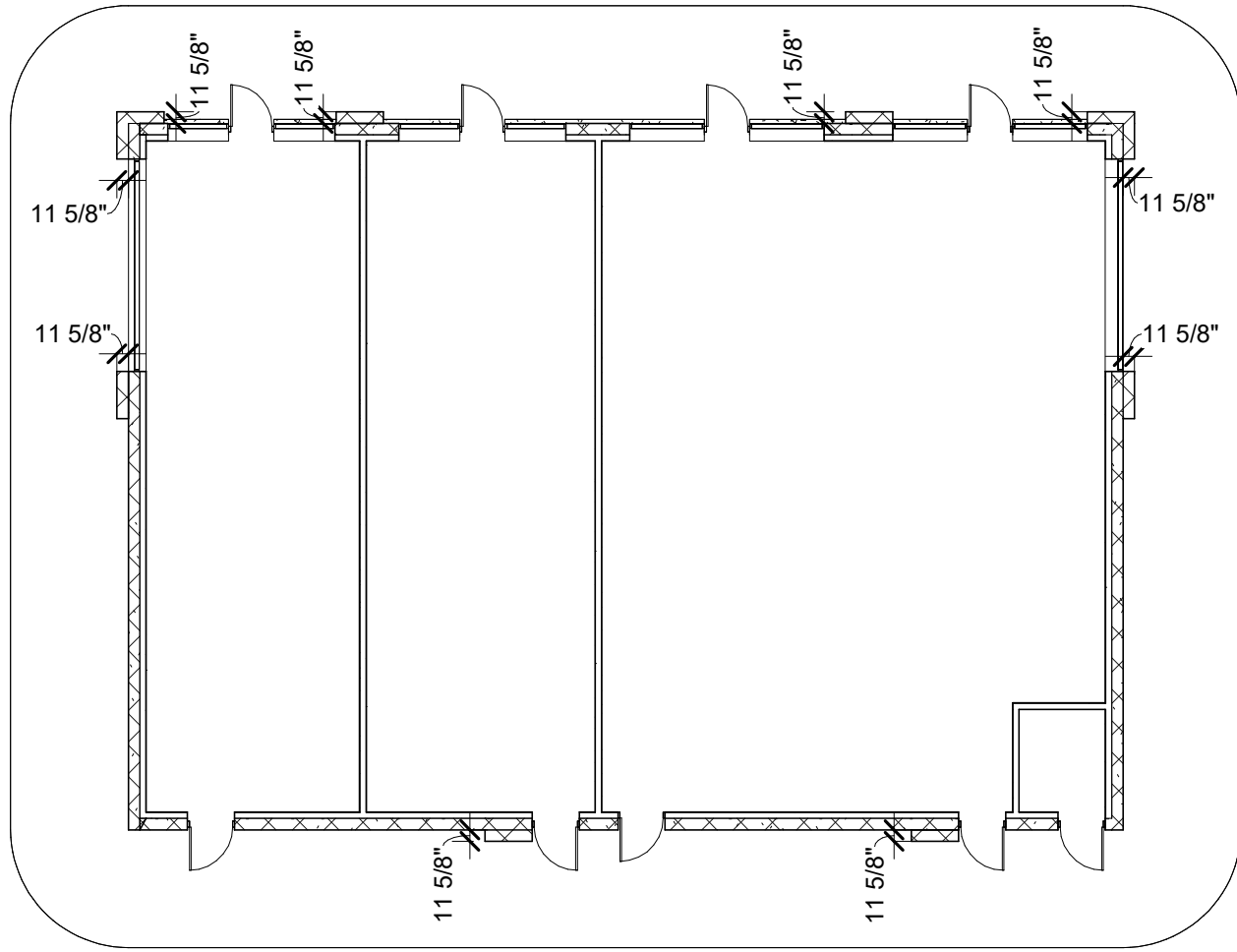
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



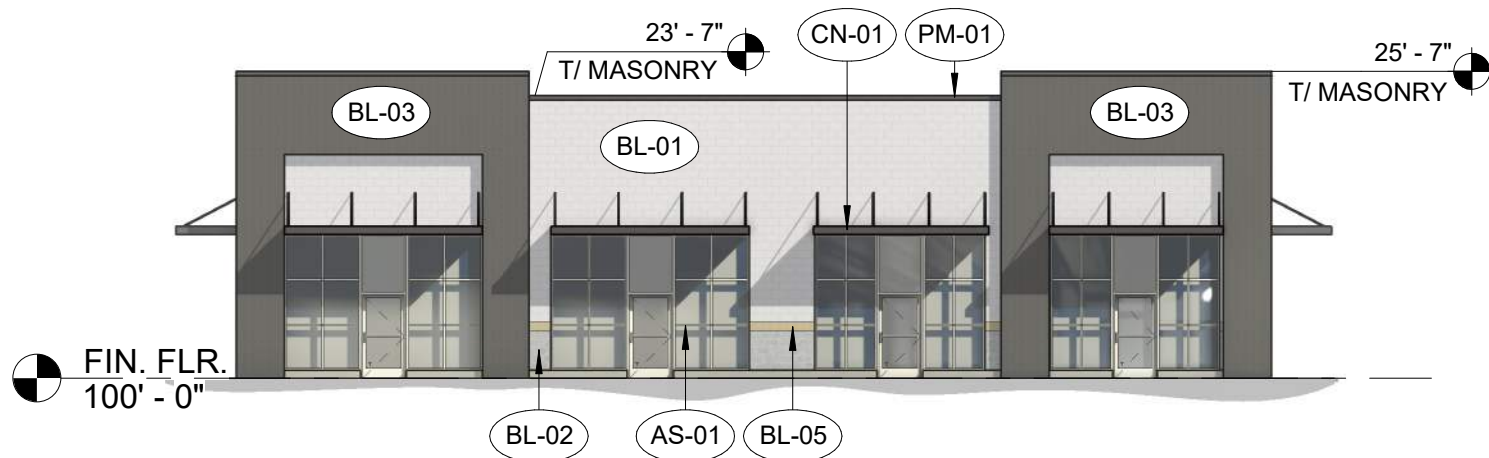
1 BACK PERSPECTIVE



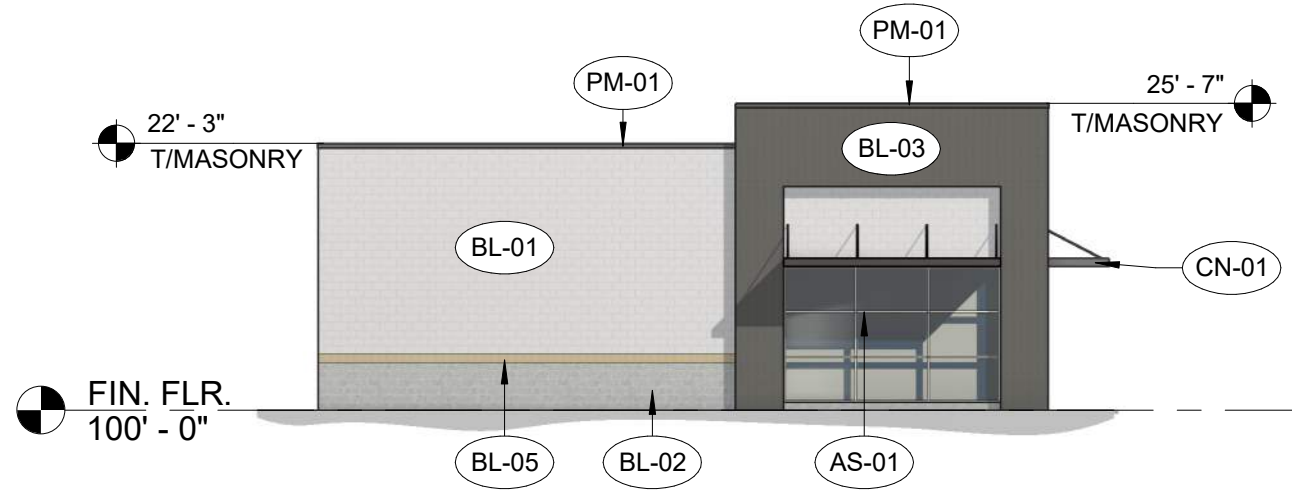
2 FRONT PERSPECTIVE



3 LOT 5 FLOOR PLAN
1/16" = 1'-0"



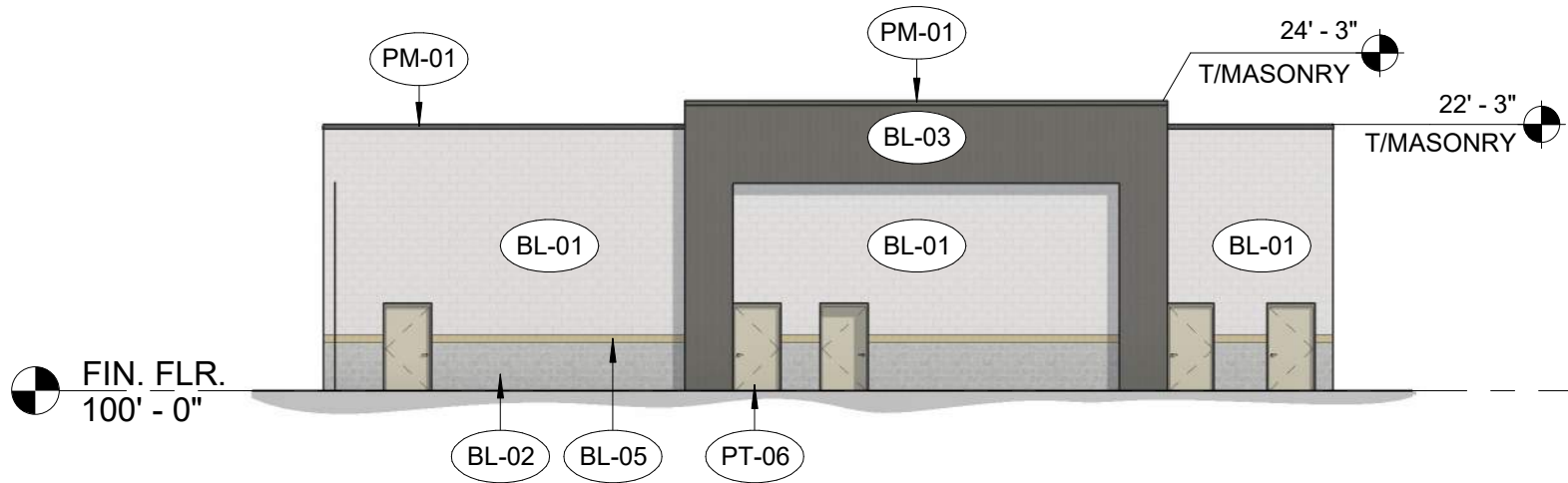
4 FRONT ELEVATION
1/16" = 1'-0"



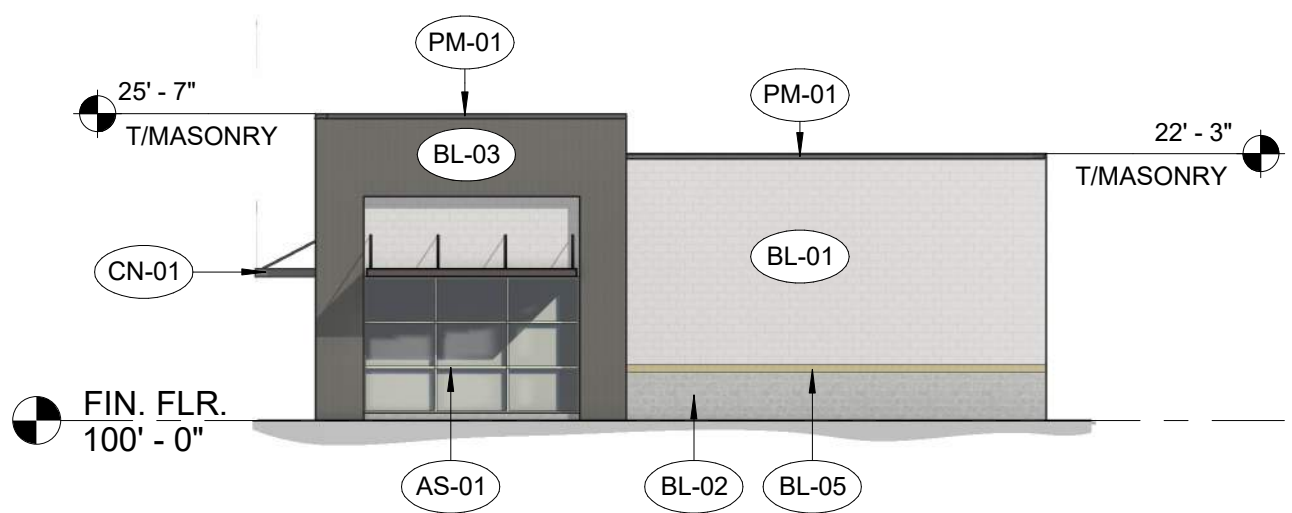
5 SIDE ELEVATION
1/16" = 1'-0"

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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-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



6 BACK ELEVATION
1/16" = 1'-0"



7 SIDE ELEVATION
1/16" = 1'-0"



BL-01



BL-02



BL-03



BL-05



PM-01/CN-01



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SCALE: 1/16" = 1'-0"

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