

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

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

SD100

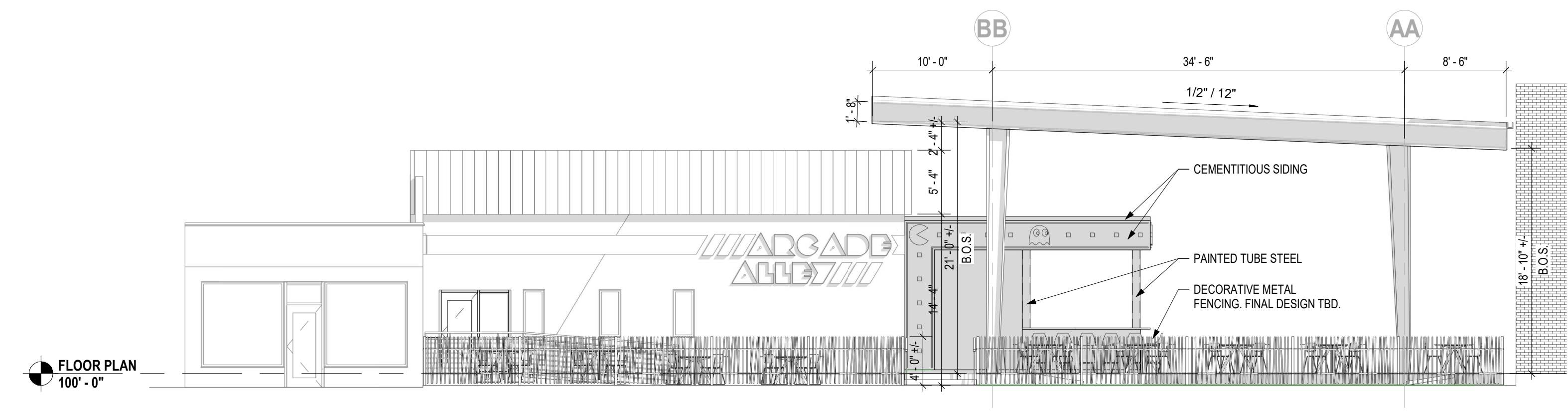
ISSUE DATE: 17 AUGUST 2022

COLLINS WEBB #: 22030

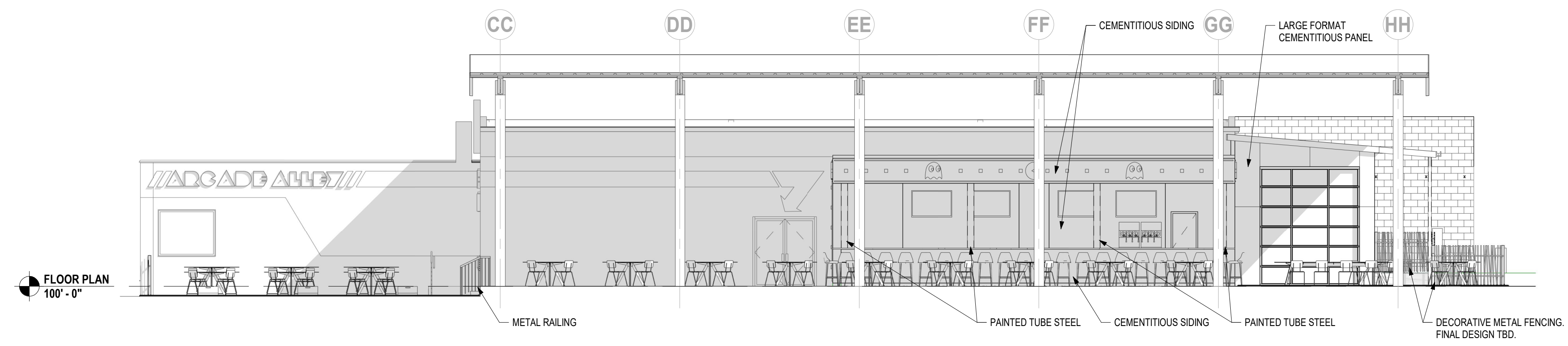
EXTERIOR PERSPECTIVES

8/17/2022 10:55:09 AM

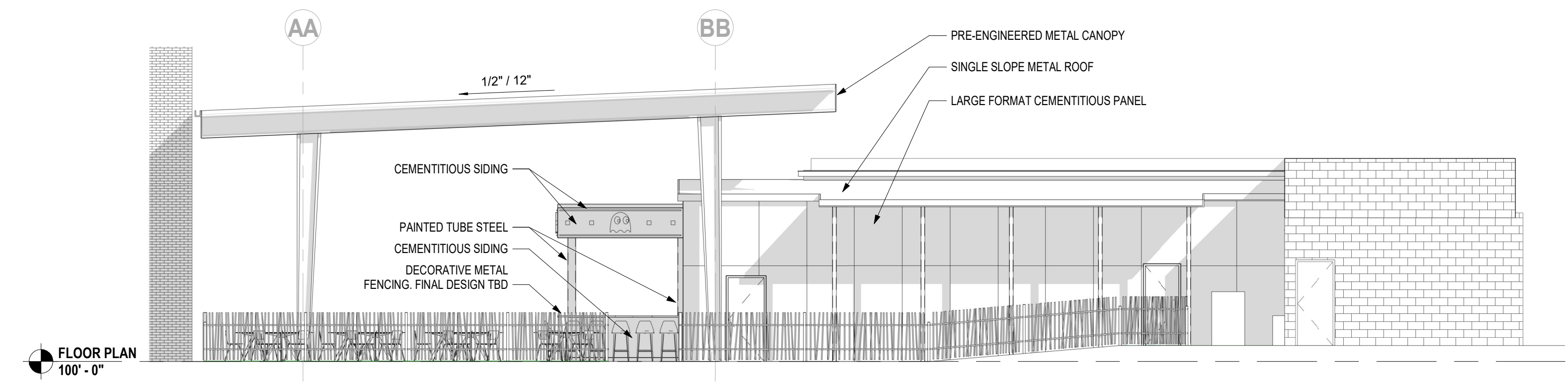
8/17/2022 10:56:56 AM



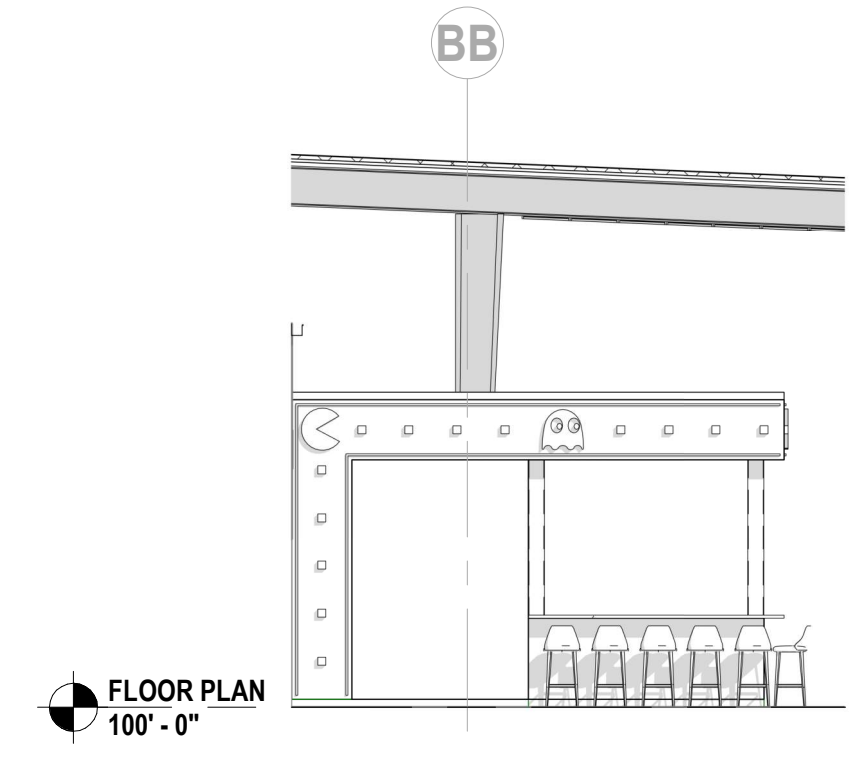
G6 SD ELEVATION - EAST
1/8" = 1'-0"



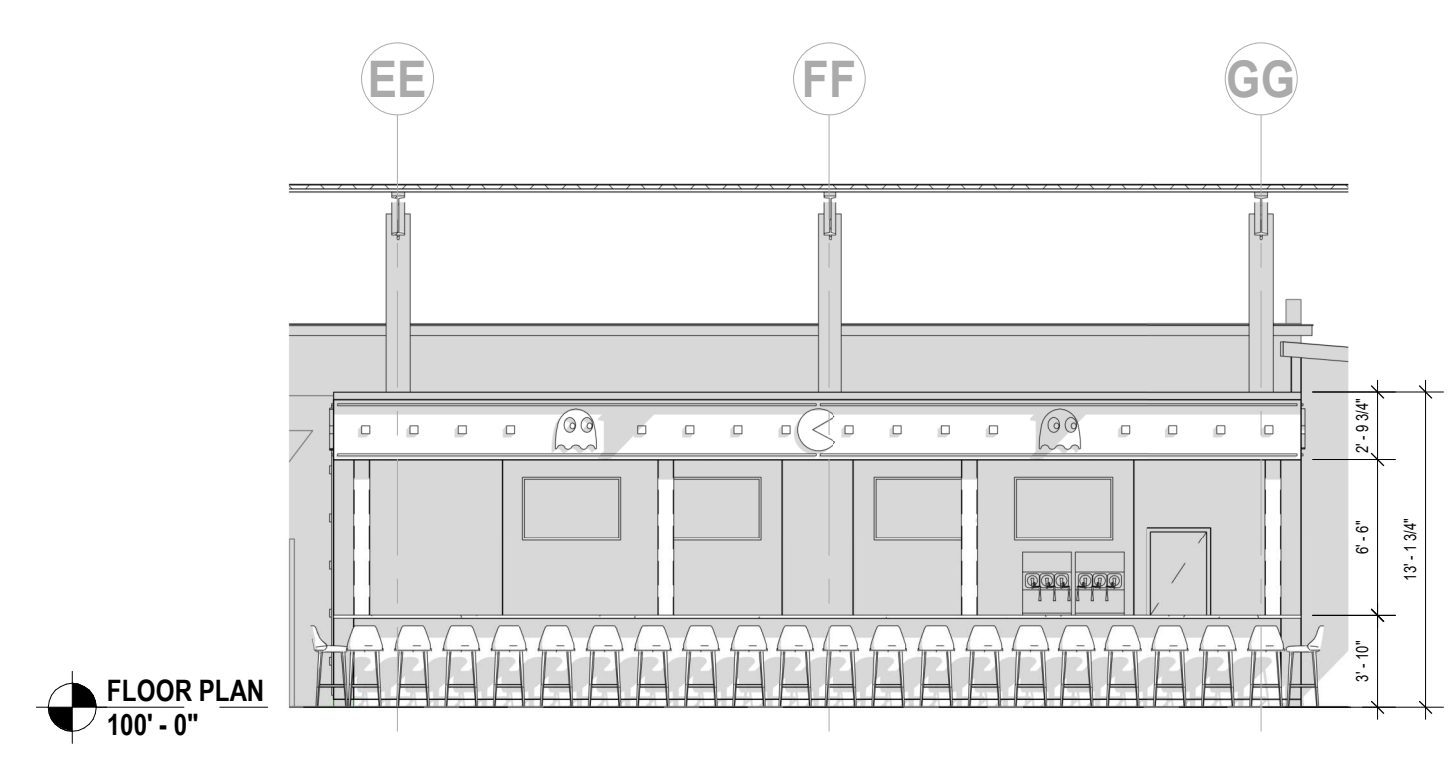
E7 SD ELEVATION - SOUTH
1/8" = 1'-0"



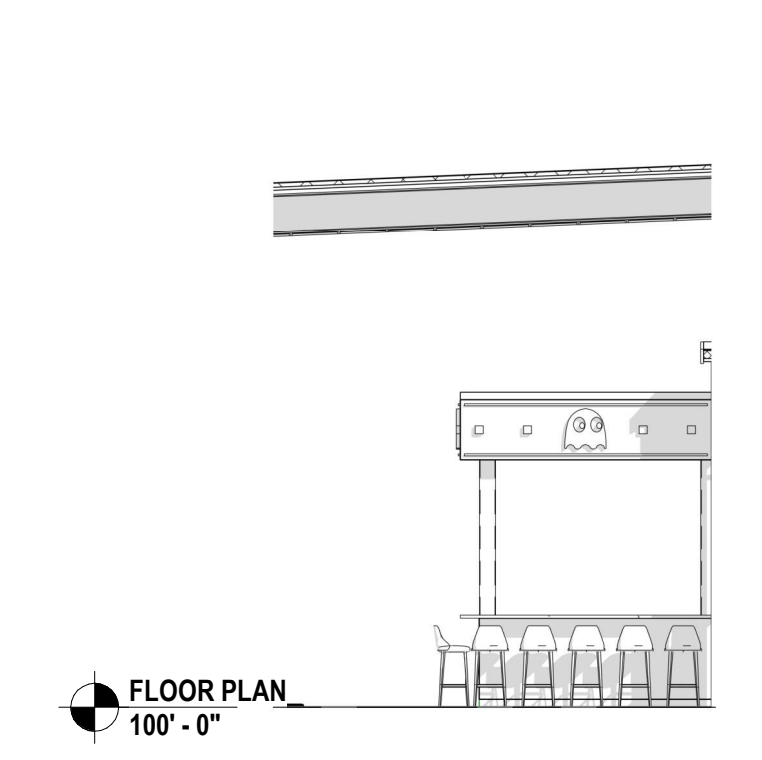
C6 SD ELEVATION - WEST
1/8" = 1'-0"



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"

EXTERIOR ELEVATIONS



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

**ARCADE ALLEY -
OUTDOOR SPACE**
316 DOUGLAS
LEE'S SUMMIT, MO 64063
PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC
REVISION DATES:

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL
SD201
ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB #: 22030

PROPERTY DESCRIPTION

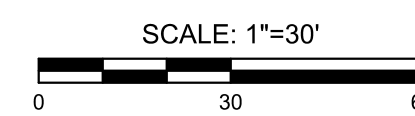
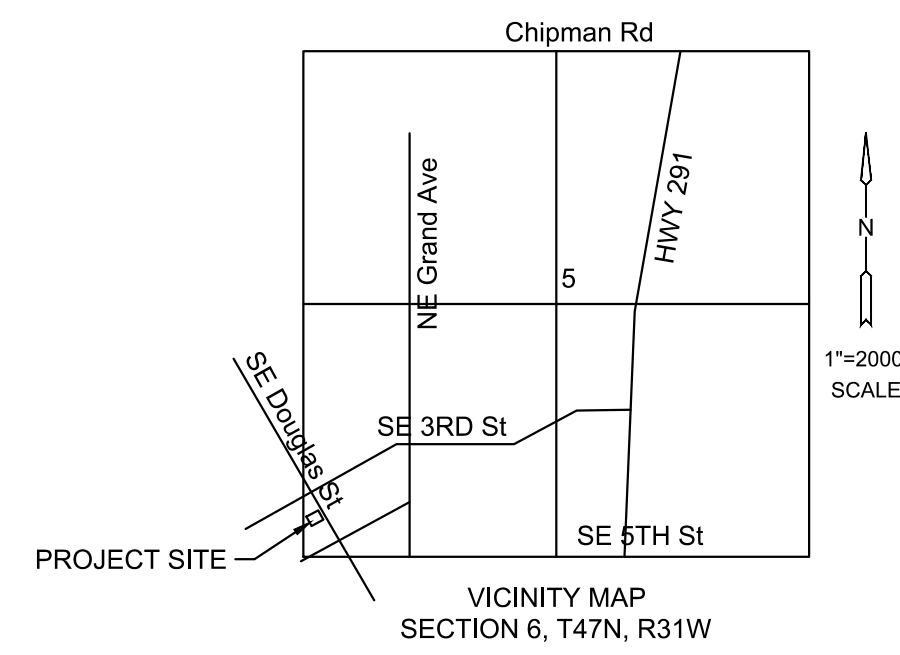
Lot 3, GANO ADDITION, a subdivision in Lees Summit, Jackson County, Missouri

LANDUSE

FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

SITE ZONING

EXISTING LOT ZONING = CBD
 PROPOSED ZONE = CBD



**ARCADE ALLEY -
OUTDOOR SPACE**

PRELIMINARY DEVELOPMENT

316 DOUGLAS
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

C100

ISSUE DATE: 17 AUGUST 2022
 COLLINS WEBB #: 22020

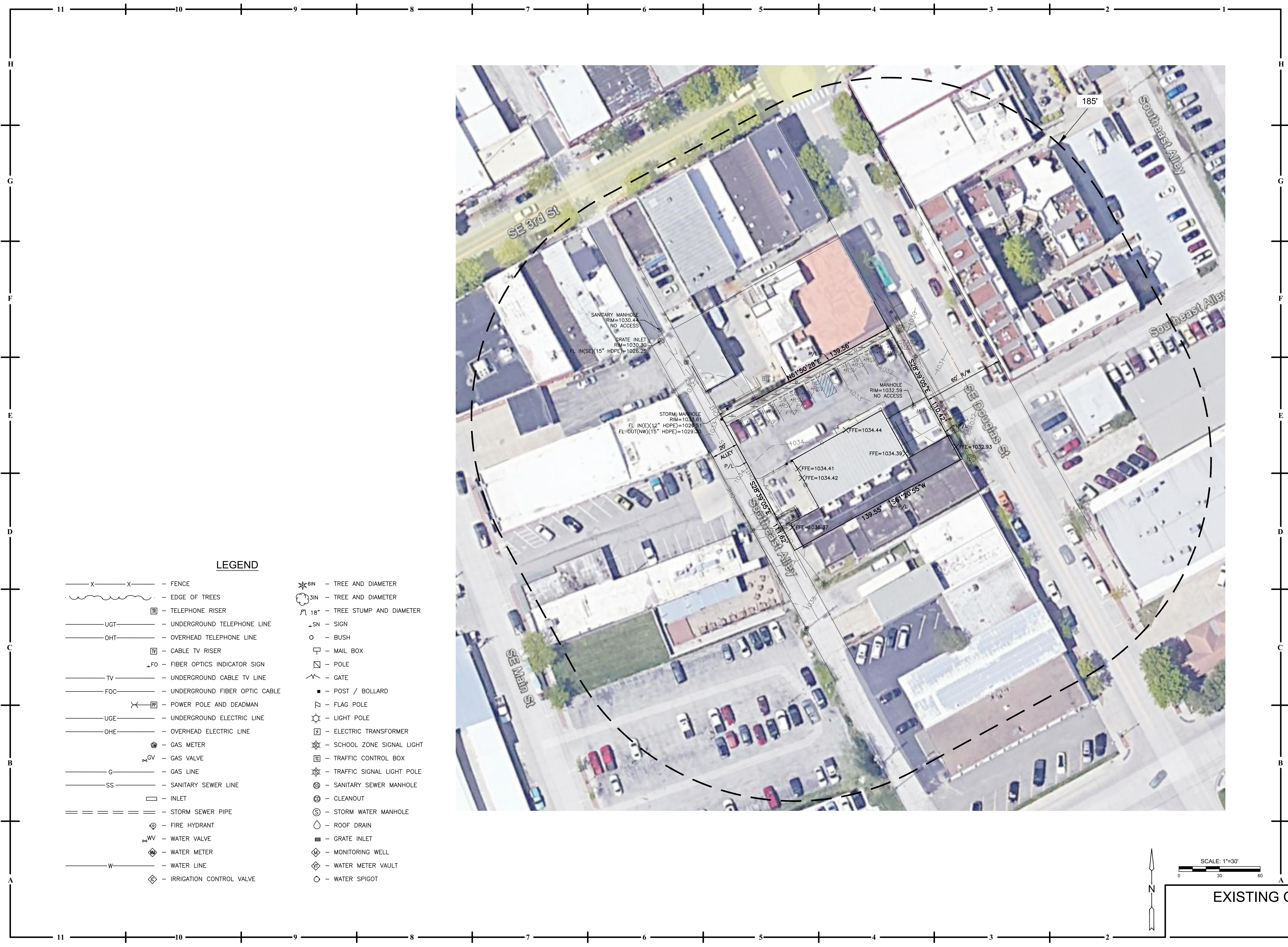
ZONING MAP

P:\PROJECTS\2022\2202010333_Main Slice_Arcade Alley\00 220333 CAD\SHOTS\05 Civil\DPs\220333-05-06-10-PDP.dwg

8/19/2022 2:37 PM

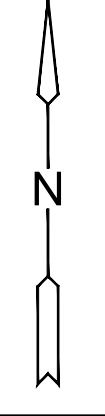
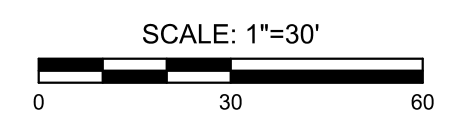
P:\PROJECTS\2022\202010333_Main Slice_Arcade Alley\00 220333 CAD\SHS\05 Civil\DWG\220333-05-0600-PDP.dwg

8/19/2022 2:37 PM



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 |
| — [] — | OVERHEAD TELEPHONE LINE | ○ | BUSH |
| — [] — | CABLE TV RISER | □ | MAIL BOX |
| — [] — | FIBER OPTICS INDICATOR SIGN | □ | POLE |
| — [] — | UNDERGROUND CABLE TV LINE | — G — | GATE |
| — [] — | UNDERGROUND FIBER OPTIC CABLE | ■ | POST / BOLLARD |
| — [] — | POWER POLE AND DEADMAN | ▵ | FLAG POLE |
| — [] — | UNDERGROUND ELECTRIC LINE | ⊙ | LIGHT POLE |
| — [] — | OVERHEAD ELECTRIC LINE | ⊠ | 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 |
| ⊙ | WATER VALVE | ■ | GRATE INLET |
| ⊙ | WATER METER | ⊙ | MONITORING WELL |
| — W — | WATER LINE | ⊙ | WATER METER VAULT |
| ⊙ | IRRIGATION CONTROL VALVE | ○ | WATER SPIGOT |



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

**ARCADE ALLEY -
OUTDOOR SPACE**

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

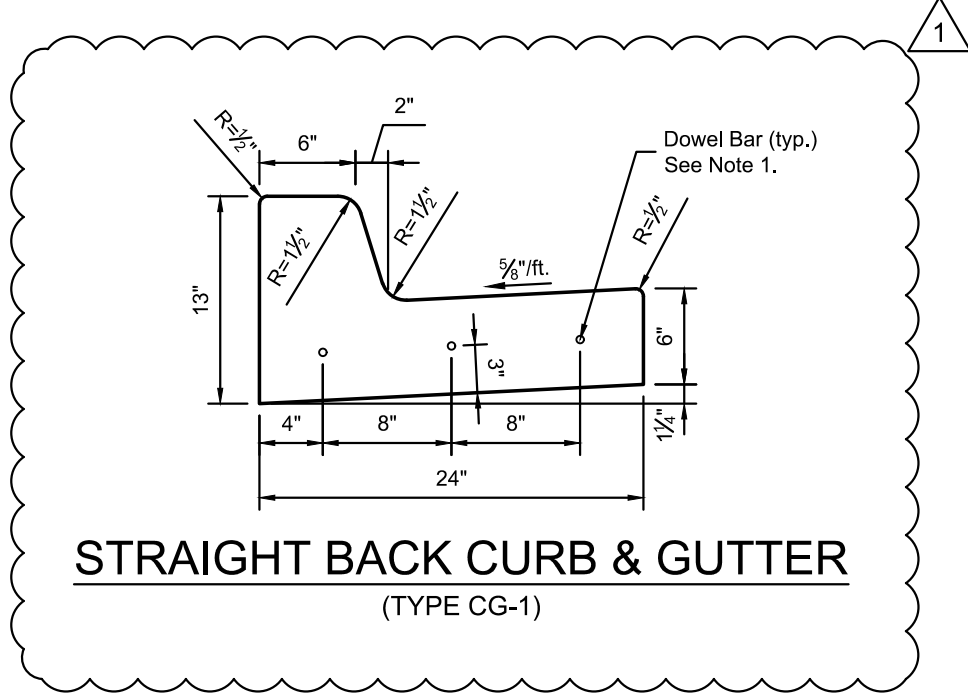
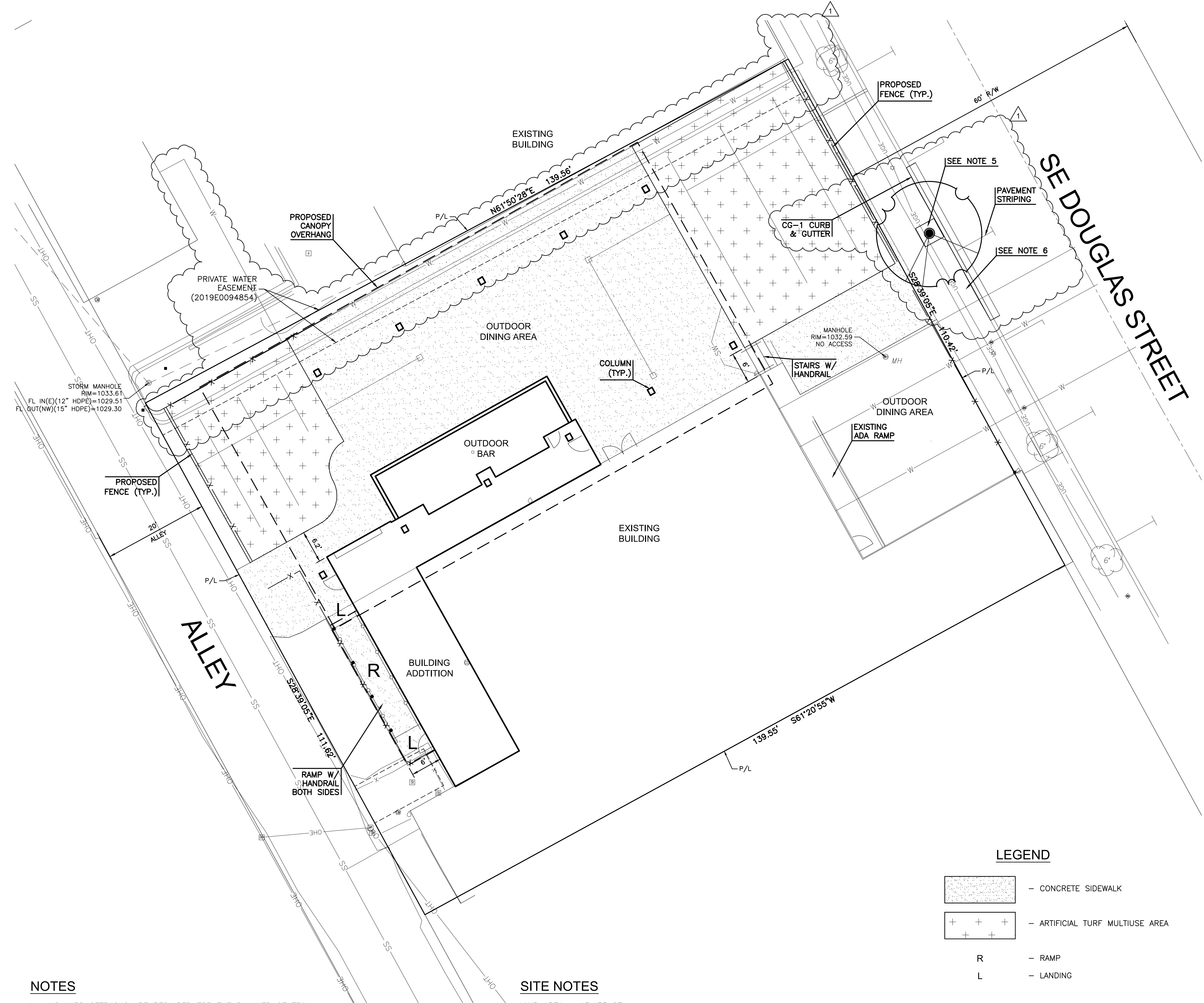
C101

ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB #: 22020

EXISTING CONDITIONS PLAN

P:\PROJECTS\2022\202010333_Main Slice_Arcade Alley\00 220333 CAD\SHS\05 Civil\DWG\220333-05-5200-PDP.dwg

8/19/2022 2:37 PM



- 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



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

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:
1 City Comments 07/12/2022

PROFESSIONAL SEAL

NOT FOR
CONSTRUCTION

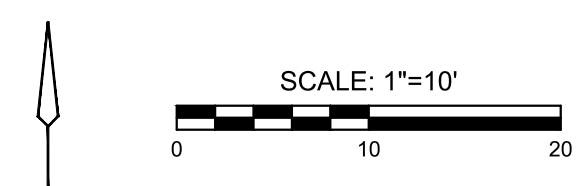
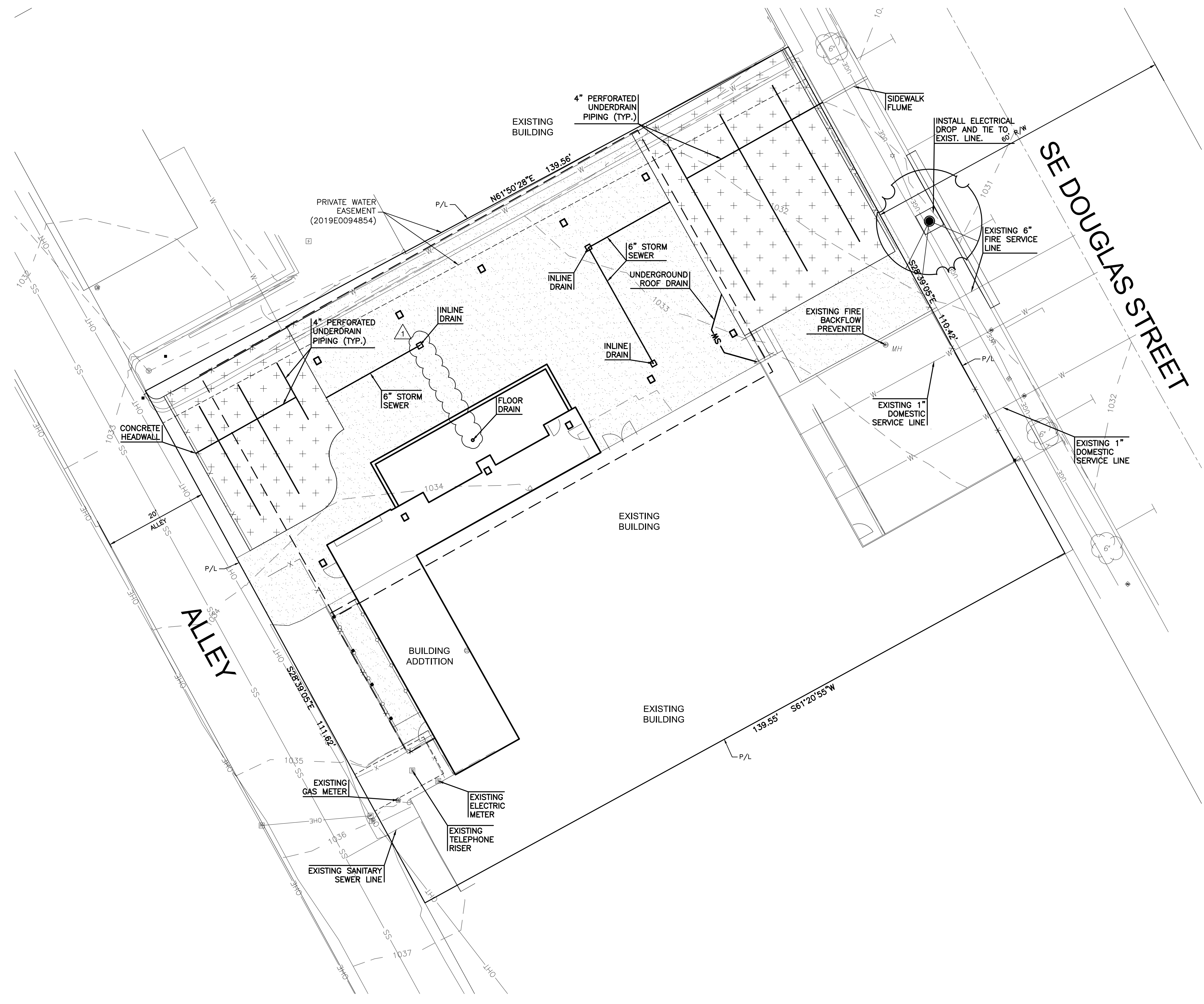
C102

ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB #: 22020

SITE PLAN

P:\PROJECTS\2022\2202010333_Main Slice_Arcaide Alley\00 220333 CAD\SHS\05 Civil\DWG\220333-05-2200-PDP.dwg

8/19/2022 2:38 PM



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

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:
1 City Comments 07/12/2022

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

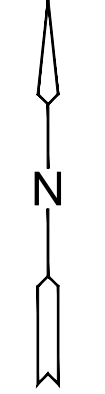
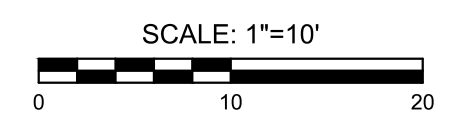
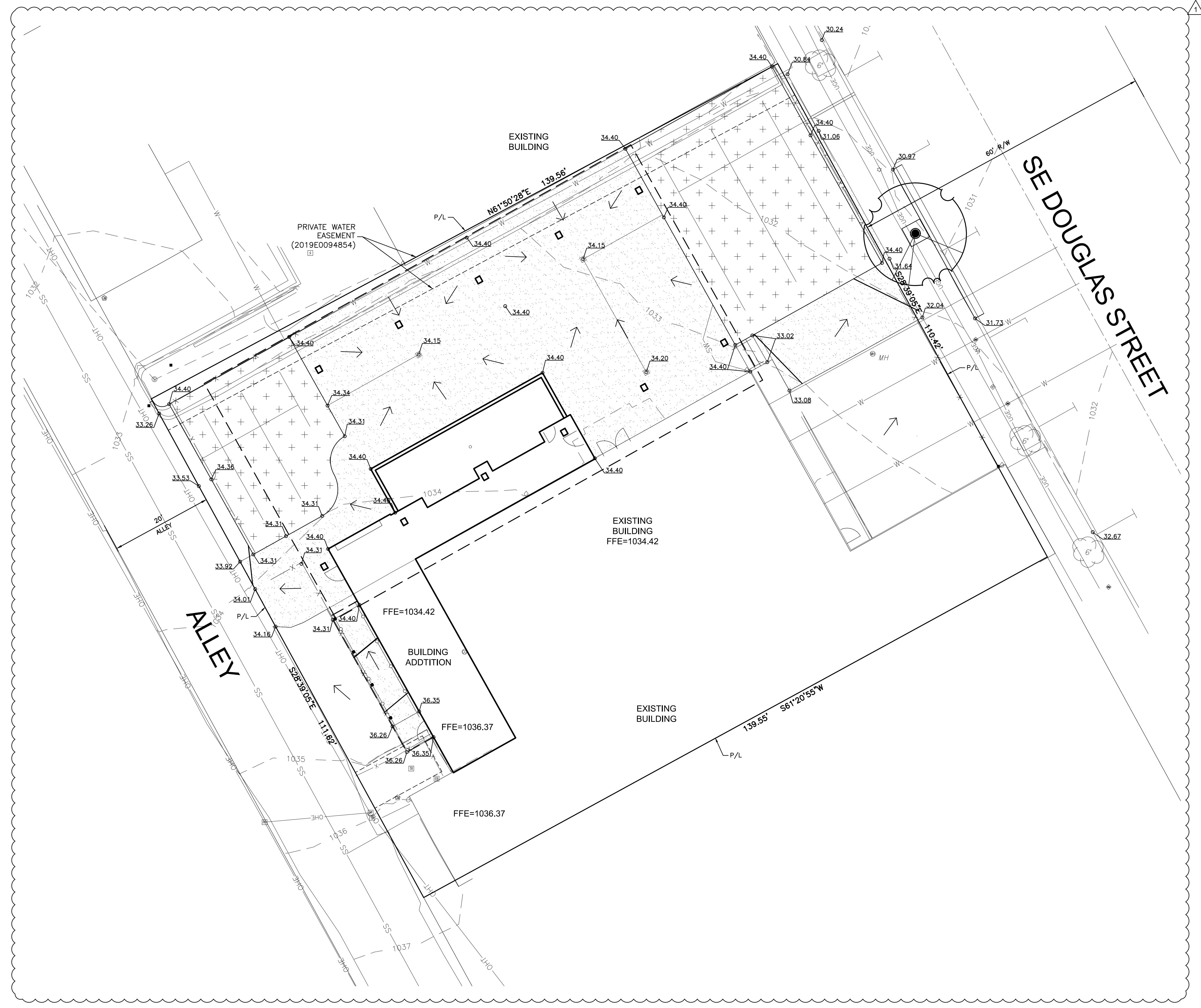
C103

ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB #: 22020

UTILITY PLAN

P:\PROJECTS\2022\202010333_Main Slice_Arcade Alley\00 220333 CAD\SHS\05 Civil\DWG\220333-05-1200-PDP.dwg

8/19/2022 2:38 PM



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

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:
1 City Comments 07/12/2022

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

C104

ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB #: 22020

GRADING PLAN