

U:\Engineering\0325114 Lee Summit MO\Drawings\CDP DRAWING\0325114_CDP_PDF.dwg, 11/9/2025 8:14:03 PM, DAN MCGHEE, LAMP RYNEARSON

PMIX
OFFICE

VILLAGE FAIR

R-1
SINGLE FAMILY RESIDENTIAL

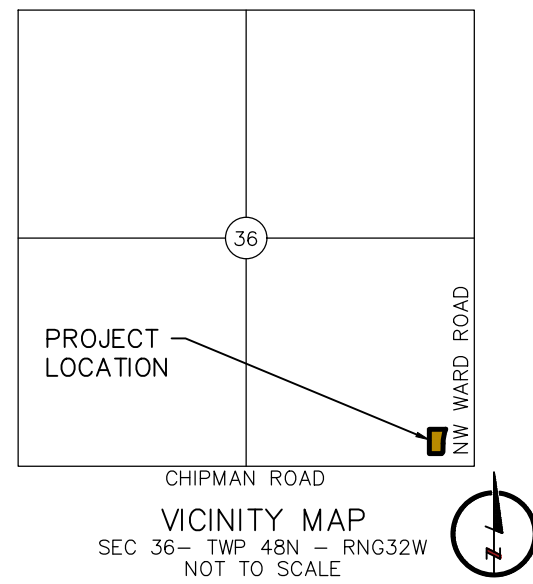
PMIX
MULTIFAMILY
RESIDENTIAL

LOT 10B
SUMMIT FAIR, LOT 10A-10C

PMIX
COMMERCIAL

LOT 4C-1
SUMMIT ORCHARD,
LOT 4C-1, 4C-2 AND 4C-3

PMIX
COMMERCIAL



LEGEND

- PROPOSED OR EXISTING FULL DEPTH ASPHALT PAVEMENT
- PROPOSED OR EXISTING CONCRETE PAVEMENT

LEGAL DESCRIPTION:

SUMMIT FAIR, LOTS 10D-10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT DATA TABLE

ZONING	PMIX
LOT 10D	55,798 S.F., 1.28 AC
LOT 10E	33,475 S.F., 0.77 AC
LOT 10F	32,309 SF, 0.74 AC
TOTAL	121,582 SF, 2.79 AC

BUILDING SUMMARY TABLE

LOT 10D	
AUTOMOTIVE TIRE STORE	8,600 S.F.
FAR	0.1541
LOT 10E	
RESTAURANT W/ DRIVE THRU	2,000 S.F.
FAR	0.0597
LOT 10F	
AUTOMOBILE SERVICE	1,500 S.F.
FAR	0.0464
APPROVED NOT SHOWN	200 S.F.
TOTAL APPROVED BUILDING S.F.	12,300 S.F.

PARKING SUMMARY

LOT 10D	
BUILDING SF - 8,600 S.F.	
USE - AUTOMOTIVE TIRE STORE	
REQUIRED PARKING - 3 SPACES PER SERVICE BAY	18
PARKING PROVIDED	50
LOT 10E	
BUILDING SF - 2,000 SF	
USE - CARRY OUT, DRIVE UP, OR DRIVE THRU ONLY	
# OF EMPLOYEES (MAX SHIFT) - 8	
REQUIRED PARKING - 2 + 1 PER EMPLOYEE (MAX SHIFT)	10 SPACES
PARKING PROVIDED	21 SPACES
LOT 10F	
BUILDING S.F. - 1,500 S.F.	
USE - AUTOMOBILE SERVICE	
REQUIRED PARKING	
2 PER 1,000 S.F. INDOOR SALES AREA	3 SPACES
1 PER 2,500 S.F. OUTDOOR DISPLAY	0 SPACES
3 PER SERVICE BAY	6 SPACES
TOTAL REQUIRED PARKING	9 SPACES
PARKING PROVIDED	13 SPACES

IMPERVIOUS AREA SUMMARY

LOT 10D	
IMPERVIOUS AREA	41,357 S.F. (74%)
OPEN SPACE	14,441 S.F. (26%)
LOT 10E	
IMPERVIOUS AREA	22,228 S.F. (66%)
OPEN SPACE	11,247 S.F. (34%)
LOT 10F	
IMPERVIOUS AREA	18,840 S.F. (58%)
OPEN SPACE	13,469 S.F. (42%)

PERMITTED USES SUMMARY

RETAIL
RESTAURANT (DINE IN, WALK UP, AND DRIVE THRU)
COMMERCIAL (INCLUDING AUTOMOTIVE ORIENTED USES)

PREPARED AND SUBMITTED BY:

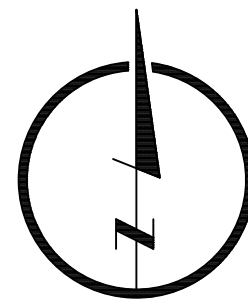
ENGINEER:

LAMP RYNEARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

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PRELIMINARY

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MO PE - 2008019568

OVERALL SITE PLAN

REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



Know what's below.
Call before you dig.

REVISIONS

11/07/25 - PER CITY COMMENTS
11/10/25 - PER CITY COMMENTS

DESIGNER / DRAFTER

DATE
OCTOBER 2025
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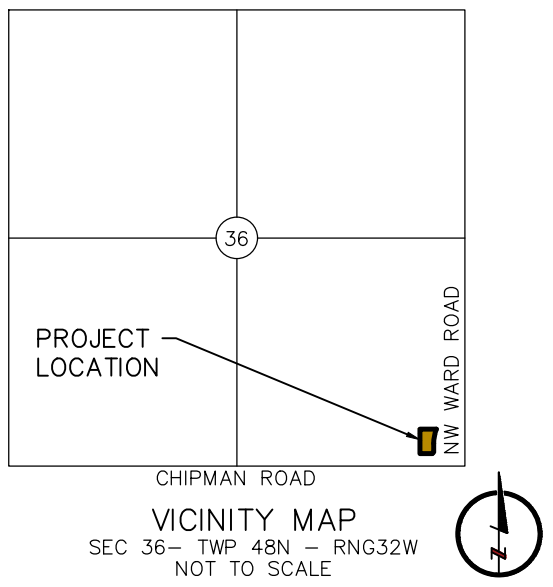
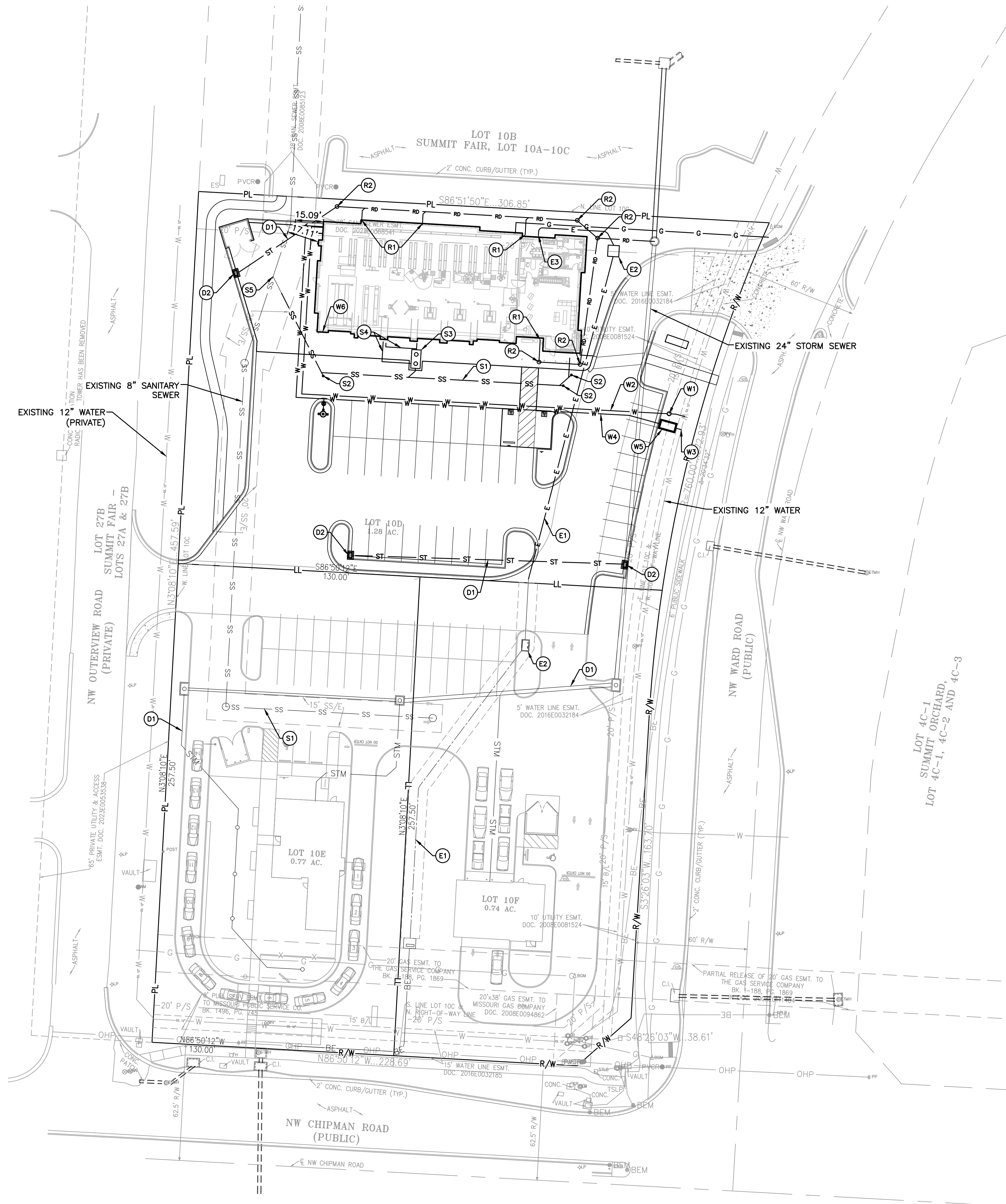
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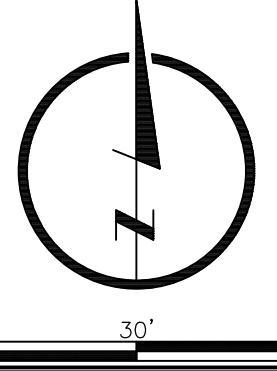
- LEGEND**
- PL ——— PROPERTY LINE
 - LL ——— LOT LINE
 - SECTION LINE
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY
 - SS ——— SANITARY SEWER
 - ST ——— STORM SEWER
 - RD ——— ROOF DRAIN
 - E ——— E ——— ELECTRIC LINE
 - G ——— G ——— GAS LINE
 - W ——— W ——— WATER LINE

- SITE UTILITY NOTES:**
1. ALL UTILITIES SHALL MEET THE DESIGN AND CONSTRUCTION STANDARDS FOR THE CITY OF LEE'S SUMMIT.
 2. PROPOSED BUILDINGS SHALL BE AT LEAST 15-FT FROM SANITARY SEWER MAINS.
 3. WATER AND SEWER LINES SHALL MAINTAIN AT LEAST 10-FT OF CLEAR HORIZONTAL SEPARATION AND 18" OF CLEAR VERTICAL SEPARATION AT CROSSINGS.

- UTILITY KEY NOTES:**
- ⑤1 SANITARY SEWER SERVICE
 - ⑤2 SANITARY SEWER CLEANOUT
 - ⑤3 OIL/GREASE SEPARATOR
 - ⑤4 OIL/GREASE SEPARATOR VENT(S)
 - ⑤5 CONNECT SANITARY SEWER SERVICE TO EXISTING MAIN W/CUT IN WYE OR TEE
 - W1 1-1/2" WATER METER
 - W2 2" WATER SERVICE
 - W3 CONNECT TO EXISTING WATER
 - W4 8" PVC C900 FIRE LINE
 - W5 FIRE LINE VAULT W/ DOUBLE CHECK BACKFLOW PREVENTER
 - W6 FDC CONNECTION
 - E1 UNDERGROUND ELECTRIC SERVICE
 - E2 CONCRETE TRANSFORMER PAD
 - E3 ELECTRIC ENTRY INTO BUILDING
 - G1 GAS ENTRY INTO BUILDING WITH METER
 - R1 ROOF DRAIN
 - R2 ROOF DRAIN CLEANOUT
 - D1 STORM SEWER
 - D2 STORM SEWER CURB INLET

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UTILITY PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN
SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO

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SHEET
3

PLANT SCHEDULE

EVERGREEN TREES

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>
---------------	-------------	------------

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

SP HE 139 SPOROBOLUS HETEROLEPISLANDSCAPE SCHEDULE

LOT 27B
SUMMIT FAIR -
LOTS 27A & 27B

62.5' R/W

CONCEPT PLANT SCHEDULE (OTHER PAD SITES)

11

MEDIUM SHADE TREES
SKYLINE HONELOCUST, HEDGE MAPLE,
CADDO SUGAR MAPLE, WILLOW OAK, PRAIRIE
GOLD ASPEN

ORNAMENTAL TREE
AUTUMN BRILLIANCE SERVICEBERRY,
OKLAHOMA REDBUD, WHITE FRINGETREE,
PRAIRIE FIRE CRABAPPLE, SPRINGSNOW
CRABAPPLE

EVERGREEN TREES
HILLSPRE JUNIPER, WHITE PINE

SPREADER EVERGREEN SHRUB
SEAGREEN JUNIPER, GREYOWL JUNIPER,
DENSE YEW, BOXWOOD

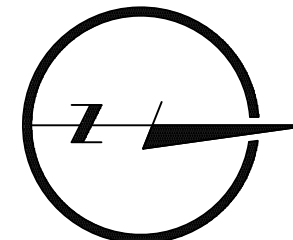
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A horizontal number line with arrows at both ends. It has tick marks at 0, 20, and 40. The number 0 is at the left end, 20 is in the middle, and 40 is at the right end.

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PRELIMINARY LANDSCAPE PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



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PROPOSED LES SCHWAB TIRE CENTER LOT 10D

LANDSCAPE CODE REVIEW - P-MIX DEVELOPMENT ZONING			
	REQUIRED	PROVIDED	NOTES & CALCULATIONS
A. STREET FRONTAGE (SEC. 8.790.A)			
MINIMUM DEPTH	NW WARD ROAD: 20' NW OUTERVIEW ROAD: 20'	NW WARD ROAD: 35.59' NW OUTERVIEW ROAD: 20.62'	
- REQUIRED TREES	NW WARD ROAD: 7 TREES NW OUTERVIEW ROAD: 7 TREES	NW WARD ROAD: 7 TREES NW OUTERVIEW ROAD: 7 TREES	1 PER 30 LF OF STREET FRONTAGE NW WARD ROAD 198 LF / 30 = 6.6 TREES NW OUTERVIEW ROAD 205.5/30 = 6.8 TREES
- REQUIRED SHRUBS	NW WARD ROAD: 10 SHRUBS NW OUTERVIEW ROAD: 10 SHRUBS	NW WARD ROAD: 10 SHRUBS NW OUTERVIEW ROAD: 10 SHRUBS	1 PER 20 LF OF STREET FRONTAGE NW WARD ROAD 198 LF/30 = 9.9 SHRUBS NW OUTERVIEW ROAD 205.5 LF/20 = 10 SHRUBS
B. PARKING LOT LANDSCAPING (SEC. 8.810)			
LANDSCAPE ISLANDS	5%	5.9%	1414.06 SF / 23,988 SF OF PAVEMENT = 5.9%
C. SCREENING (SEC. 8.420)			
PERIMETER LANDSCAPE	SOUTH: 2.5' HEIGHT EAST: 2.5' HEIGHT	SOUTH: 2.5' HEIGHT LANDSCAPING EAST: 2.5' HEIGHT LANDSCAPING	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH
<u>DECIDUOUS TREES</u>								
	AC BA	1	ACER X FREEMANII 'BAILSTON'	MATADOR™ FREEMAN MAPLE	2.5" CAL	B & B	40–50'	30–40'
	GL SK	2	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2.5" CAL	B & B	30–40'	30–40'
	GY DE	2	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2.5" CAL	B & B	40–60'	30–50'
	QU AL	3	QUERCUS ALBA	WHITE OAK	2.5" CAL	B & B	40–50'	50–75'
	QU RU	2	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL	B & B	40–60'	45–65'
<u>EVERGREEN TREES</u>								
	PI GD	4	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	8' HT	B & B	30–40'	10–15'
	PS ME	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT	B & B	40–50'	15–25'
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	NOTES
<u>DECIDUOUS SHRUBS</u>								
	CO AL	26	CORNUS ALBA 'CRMIZAM'	CREME DE MINT™ TATARIAN DOGWOOD	5 GAL	3–5' HT	3–5' W	
	FO BS	7	FOTHERGILLA MAJOR 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	3 GAL	3–5' HT	3–5' W	
	SP TO	28	SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	5 GAL	1–3' HT	1–3' W	
	VI CA	6	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL	3–5' HT	3–5' W	
<u>EVERGREEN SHRUBS</u>								
	BU GV	14	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3–5' HT	3–5' W	
	JU SG	14	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	6' + HT	6' + W	
	TA TA	4	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO–JAPANESE YEW	5 GAL	3–5' HT	3–5' W	
<u>ORNAMENTAL GRASSES</u>								
	SP HE	139	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	3–5' HT	3–5' W	

LANDSCAPE SCHEDULE

SYMBOL	CODE	DETAIL	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR/FINISH	SIZE	NOTES
	L-1		RIVER ROCK	RIVER ROCK	THE ROCK PLACE LLC.	WWW.THEROCKPLACE.LLC.COM	RIVER ROCK	(85%) 2"–3", (15%) 4"–6"	INSTALL TO A MINIMUM DEPTH OF 4". INSTALL GEOTEXTILE UNDERLAYMENT. SUBMIT STONE SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO ORDERING
	L-2		TURF SOD	TALL FESCUE TURF TYPE FESCUE	AUSTIN FARMS	WWW.AUSTINFARM.COM	N/A	N/A	INSTALL PER SUPPLIER'S SPECIFICATIONS. PRIOR TO INSTALLATION.

OTHER PAD SITES

CONCEPT PLANT SCHEDULE

	<u>LARGE SHADE TREES</u> REDPOINTE MAPLE, SUMMERSHADE MAPLE, OCTOBER GLORY MAPLE, HERITAGE RIVER BIRCH, SWAMP WHITE OAK, SHUMARD RED OAK, VILLAGE GREEN ZELKOVA, BALD CYPRESS	11
	<u>MEDIUM SHADE TREES</u> SKYLINE HONELOCUST, HEDGE MAPLE, CADDO SUGAR MAPLE, WILLOW OAK, PRAIRIE GOLD ASPEN	9
	<u>ORNAMENTAL TREE</u> AUTUMN BRILLIANCE SERVUCEBERRY, OKLAHOMA REDBUD, WHITE FRINGETREE, PRAIRIE FIRE CRABAPPLE, SPRINGSNOW CRABAPPLE	6
	<u>EVERGREEN TREES</u> HILLSPRE JUNIPER, WHITE PINE	8
	<u>SPREADER EVERGREEN SHRUB</u> SEAGREEN JUNIPER, GREYOWL JUNIPER, DENSE YEW, BOXWOOD	20

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PRELIMINARY LANDSCAPE SCHEDULES
REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D–10F
LEE'S SUMMIT, JACKSON COUNTY, MO



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DESIGNER / DRAFTER

SAM. HOWLAND

DATE

OCTOBER, 2025

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MISSOURI AUTHORIZATION NUMBER

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2

BUILDING PERSPECTIVE



1

BUILDING PERSPECTIVE



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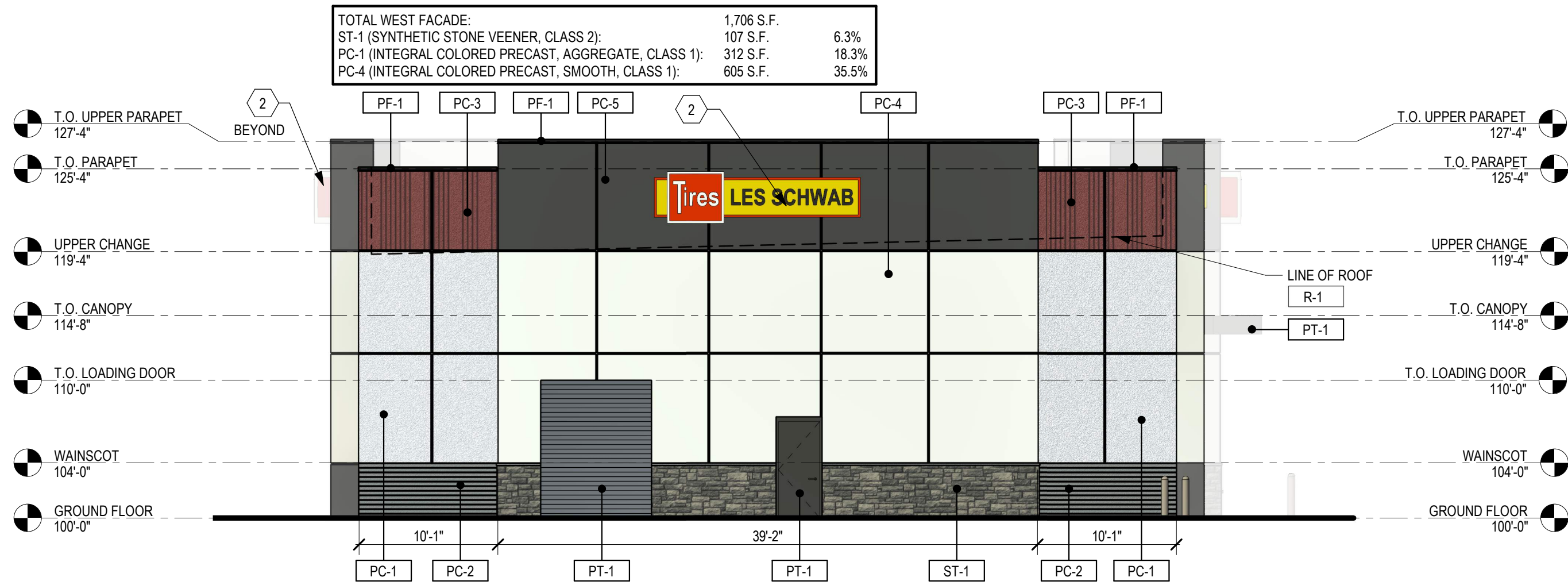
740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
**LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO**

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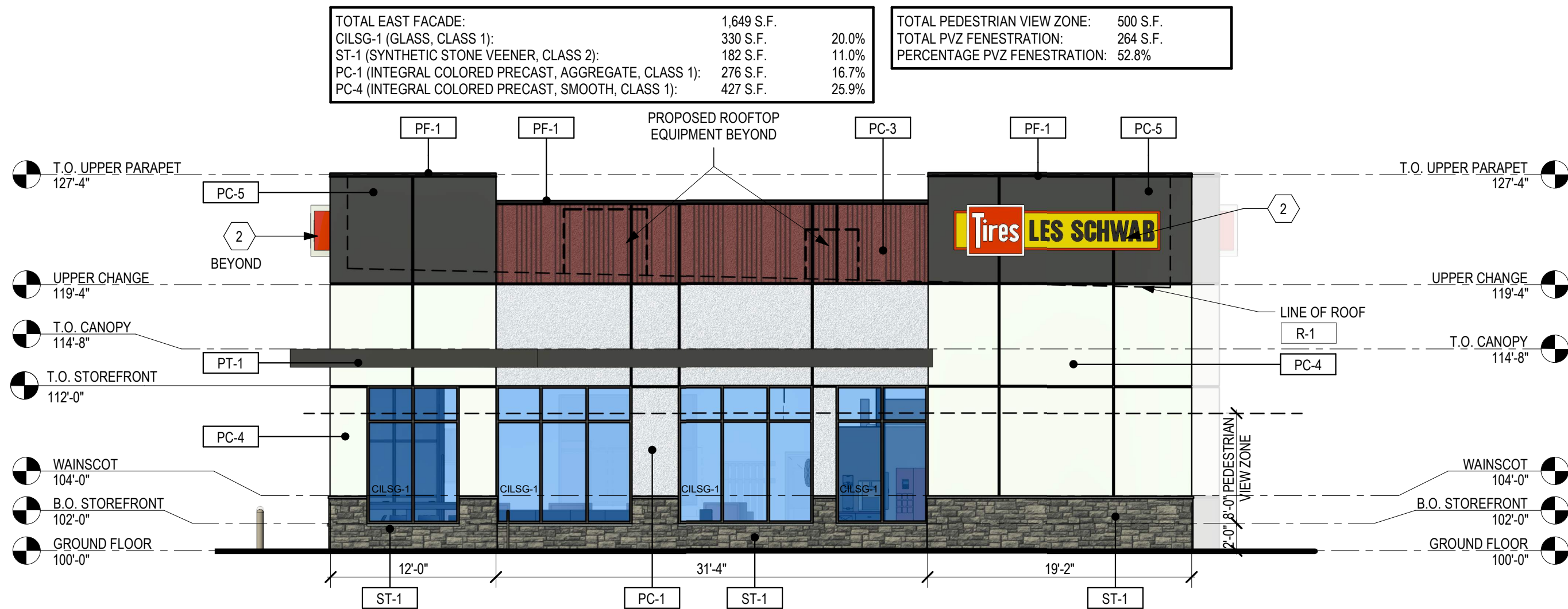
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DRAWN BY | LLC
CHECKED BY |
REVISIONS

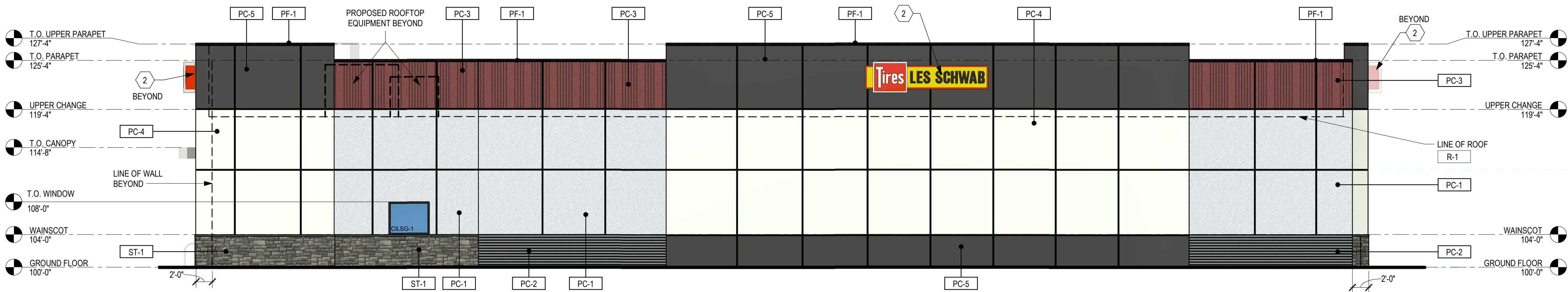
PERSPECTIVE VIEWS



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

- NOT USED
- SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
- ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

PC-1	FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH) (CLASS 1)
PC-2	FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY) (CLASS 3)
PC-3	FABCON PRECAST CONCRETE, RAKED VERTICALLY, (STAIN SHERWIN WILLIAMS, COLOR: 6261-7797 - LS COLONIAL RED 2020) (CLASS 3)
PC-4	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH) (CLASS 1)
PC-5	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 6247 - KRYPTON) (CLASS 3)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING) (CLASS 2)

STOREFRONT LEGEND:

CLSG-1	CLEAR INSULATED LAMINATED SAFETY GLASS (CLASS 1)
CLSG-1	CLEAR LAMINATED SAFETY GLASS (CLASS 1)

ROOFING LEGEND:

R-1	PVC MEMBRANE ROOFING SYSTEM (NOT VISIBLE) (CLASS 3)
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6 BAY RH MWP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO

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PROJECT# | LS_PROTO2024
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DRAWN BY | LLC
CHECKED BY |
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EXTERIOR
ELEVATIONS

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2 MATERIAL TRANSITION EXAMPLE



1 MATERIAL TRANSITION EXAMPLE

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PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

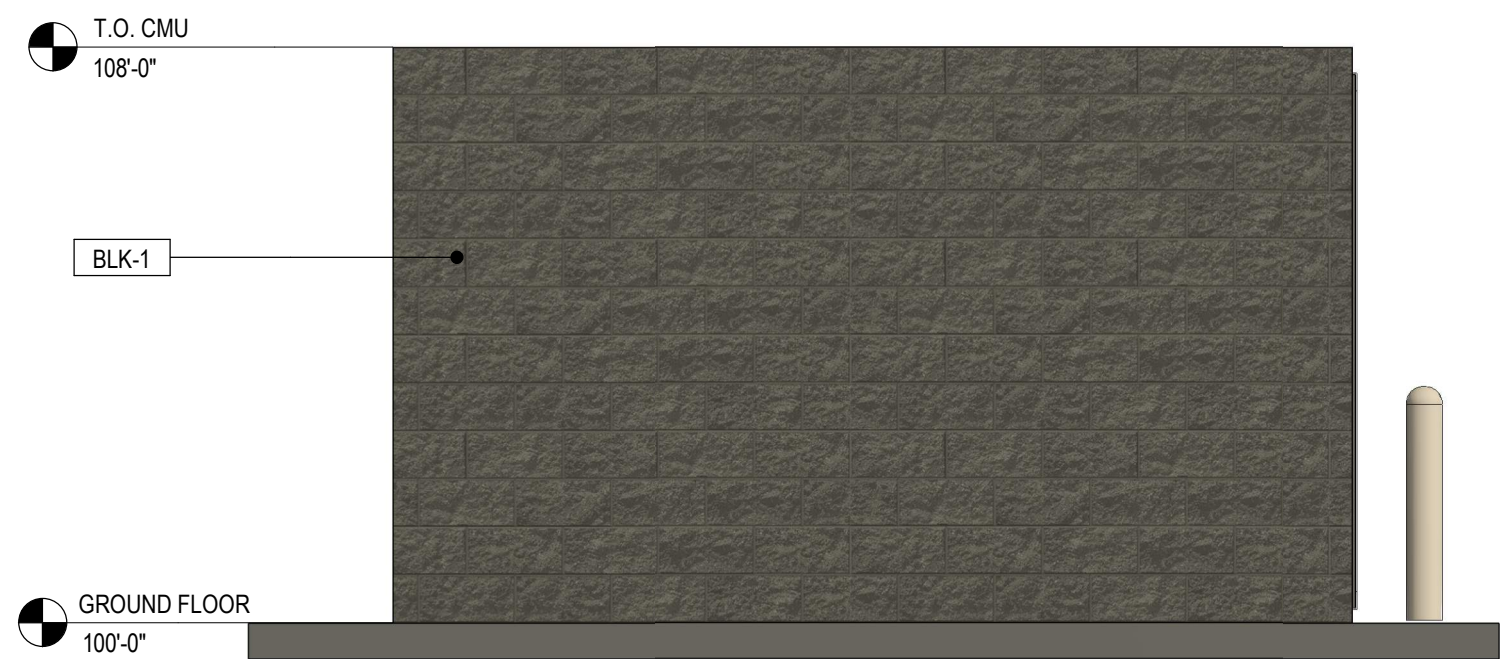
MATERIAL EXAMPLE
PHOTOS

MATERIAL LEGEND:

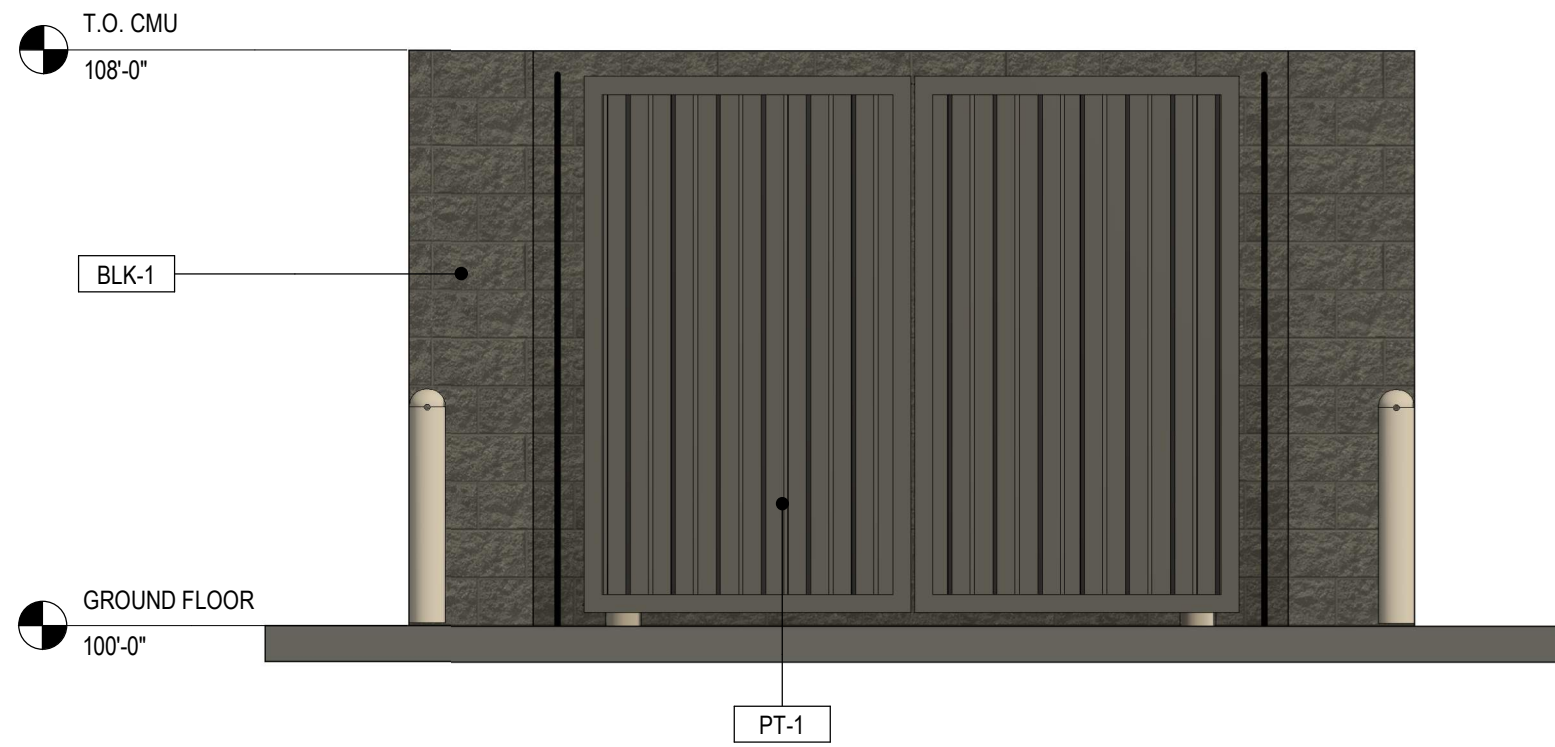
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)



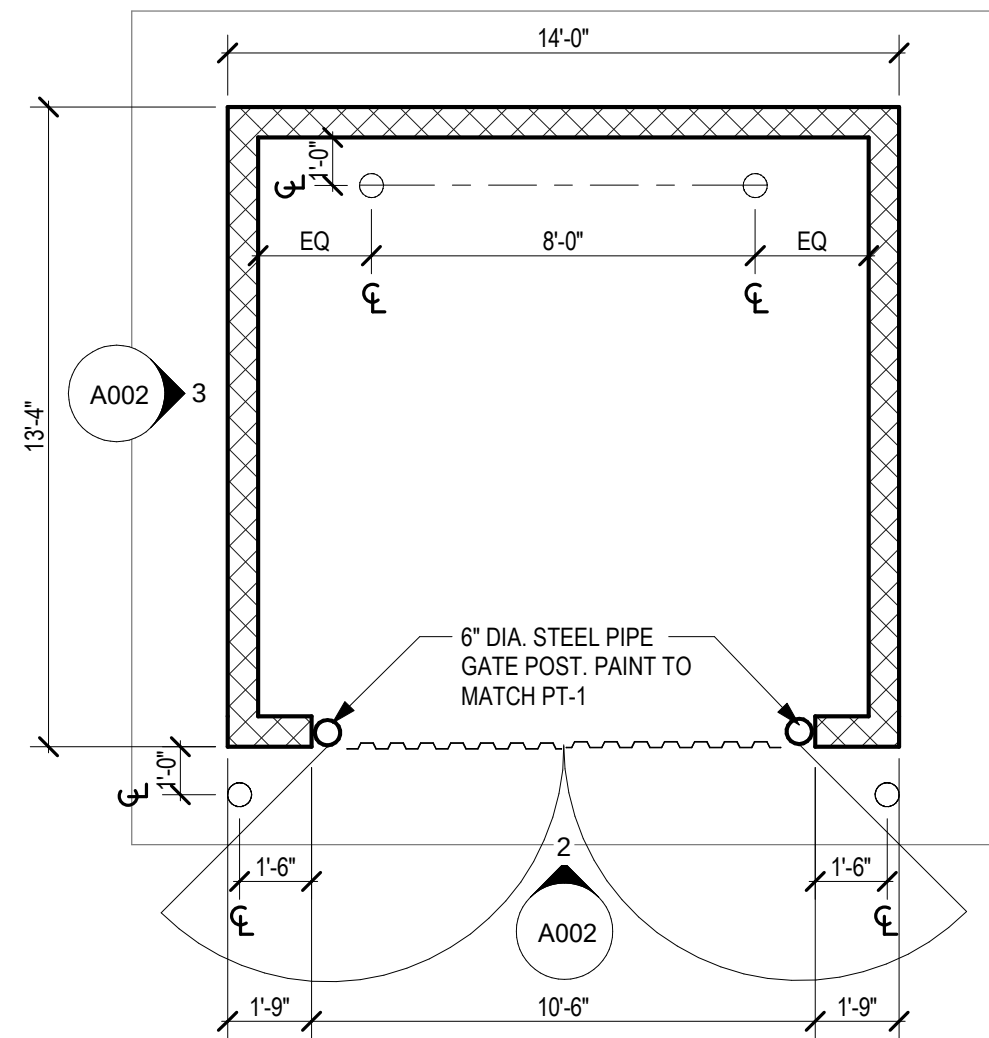
4 TRASH ENCLOSURE PERSPECTIVE



3 TRASH ENCLOSURE SIDE
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE - FRONT
SCALE: 3/8" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



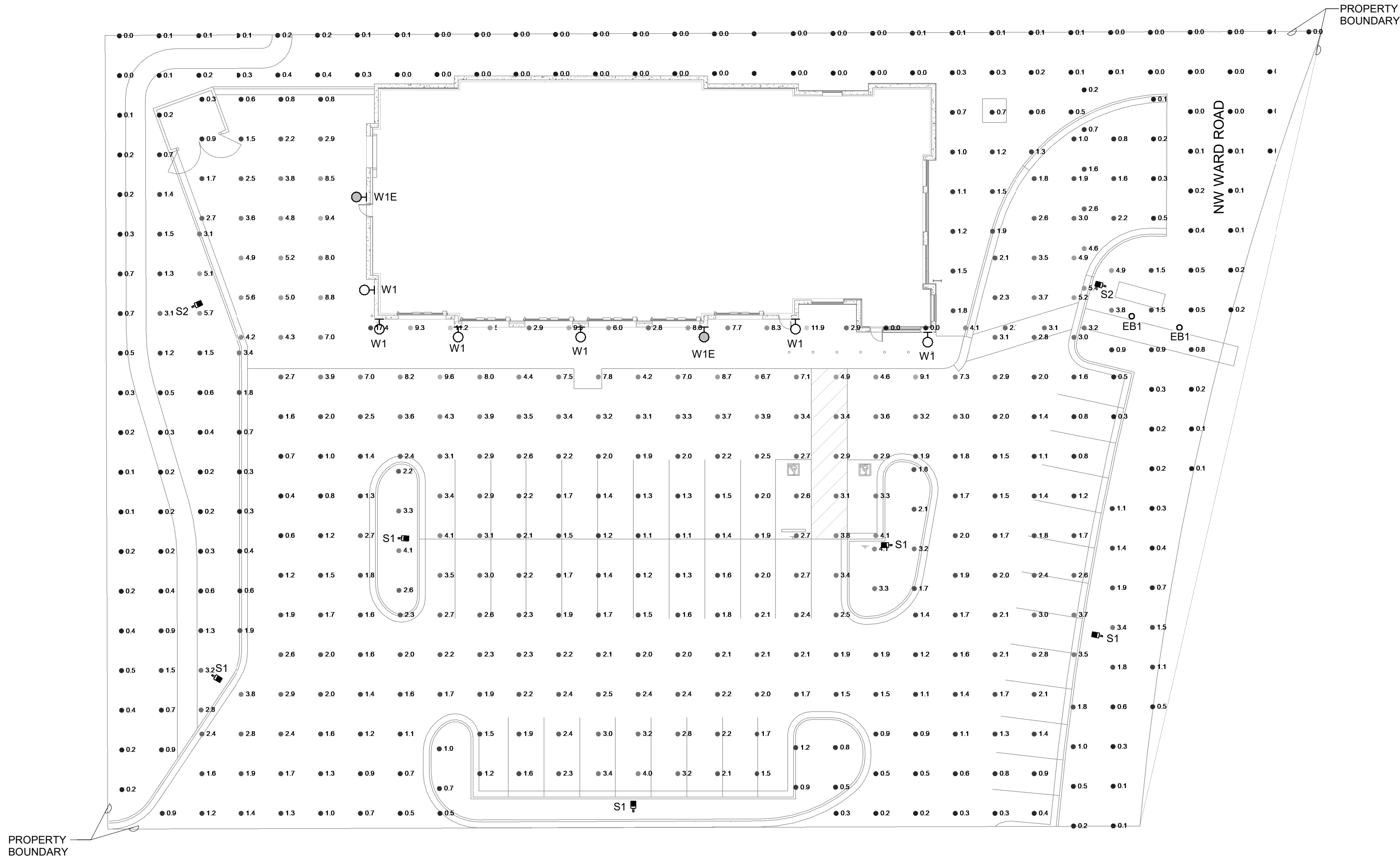
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

EXTERIOR LIGHTING FIXTURE SCHEDULE

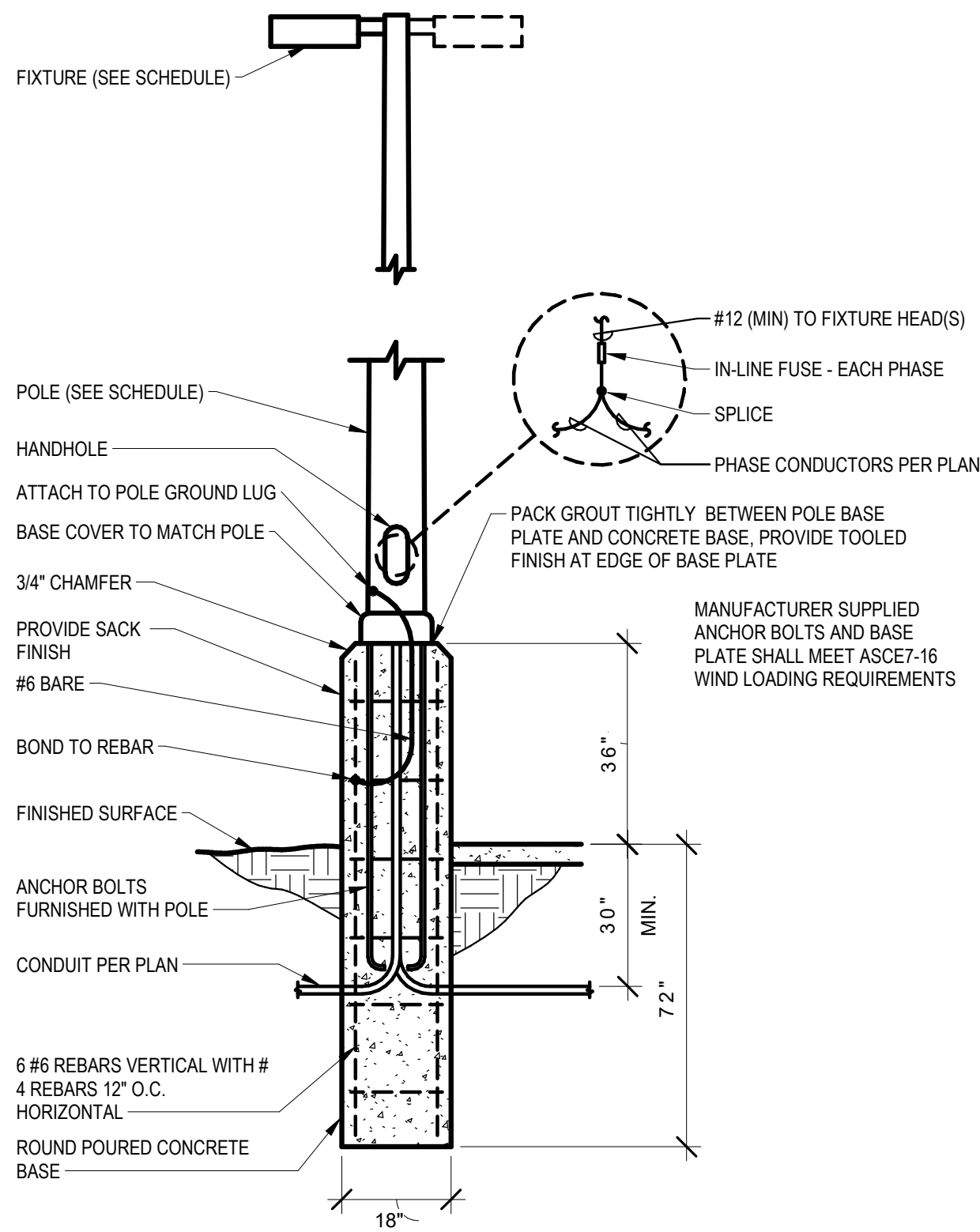
NOTES:
1) COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2) INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
3) COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE MOUNTING HEIGHT AS SCHEDULED WITH 36" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

POLES: ROUND TAPERED STEEL POLE, DARK BRONZE, 15' MOUNTING HEIGHT. LITHONIA SSS-15-4G-DM19AS-VD-DBDX (NOTE 3).

TYPE	FIXTURE							LIGHT SOURCE		NOTES
	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING		VOLTAGE	VA	LAMP TYPE		
				TYPE	HEIGHT					
EB1	ROUND LED PEDESTAL LUMINAIRE	MCGRAW-EDISON	BRT6-A2-740-2-T3-42-BZ-FF-BPC-BRT6ANCHOR	BOLLARD	42"	208 V	9.00	LED, 4000K	2	
S1	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE TFTM DISTRIBUTION, MOTION SENSOR CONTROLLED DIMMING	LITHONIA	DSX1 LED-P2-40K-70-TFTM-MVOLT-SPA-PIR-DBDX	POLE	18'	208 V	55.00	LED, 4000K	1,2 & 3	
S2	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE TFTM DISTRIBUTION, MOTION SENSOR CONTROLLED DIMMING	LITHONIA	DSX1 LED-P2-40K-70-TFTM-MVOLT-SPA-PIR-DBDX	POLE	15'	208 V	55.00	LED, 4000K	1,2 & 3	
W1	WALL PACK, EFFICACY 104.1 LUMENS/WATT	LUMARK	XTOR6B-W	SURFACE	14"	120 V	58.00	LED FURN W FIXTURE, 4000K	2	
W1E	WALL PACK WITH BATTERY BACKUP, EFFICACY 104.1 LUMENS/WATT	LUMARK	XTOR6B-W-CBP	SURFACE	14"	120 V	58.00	LED FURN W FIXTURE, 4000K	2	



PHOTOMETRIC STATISTICS				
AREA	AVERAGE (FC)	MAX (FC)	MIN (FC)	LLF
PARKING LOT	1.6	6.0	0.1	0.9
BUILDING ENTRY	7.1	14.1	0.9	0.9
LANDSCAPING	0.6	13.1	0.0	0.9





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ELECTRICAL SITE
LIGHTING CUTSHEETS

E004

