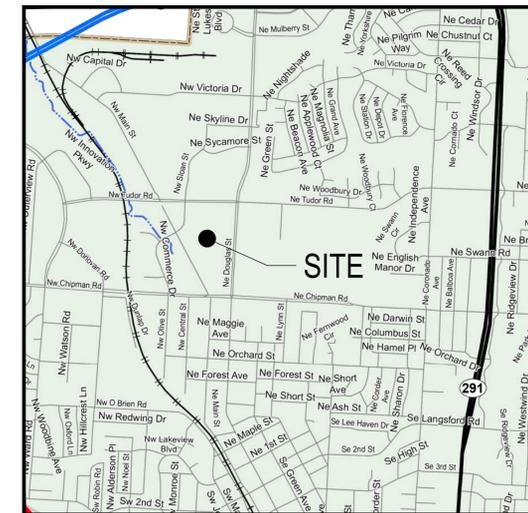


DILLONS

SUMMIT PARK, LOTS 4-6 AND 8-10 NE DOUGLAS ST. LEE'S SUMMIT, MO PFI PROJECT NO. 27480 FEBRUARY 05, 2026

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	REZONING MAP
C-002	PHASING PLAN
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-110	SITE PLAN
C-120	GRADING AND DRAINAGE PLAN
C-130	UTILITY PLAN
C-142	FINAL STABILIZATION PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
P-100	PHOTOMETRICS PLAN
	ARCHITECTURAL ELEVATIONS
	SIGNAGE PLANS



VICINITY MAP
SCALE: NTS

REVISIONS:		

PROJECT #:	27480
DATE:	FEBRUARY 05, 2026
DRAWN BY:	EJH
DESIGNER:	JPM
CHECKED BY:	MLB



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Architecture • Engineering
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Memphis, TN 38119
901.726.0810

DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO



SEAL:
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C-000

DESCRIPTION:
COVER SHEET

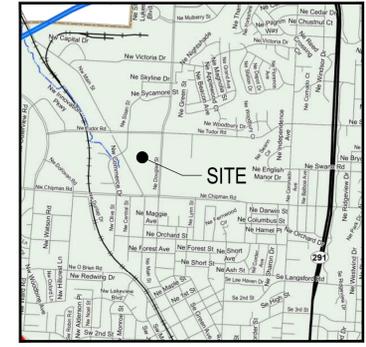
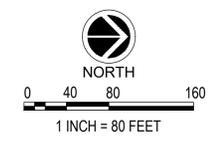
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C

B

A

REVISIONS:



PROJECT #:	27480
DATE:	FEBRUARY 05, 2026
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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 LOT 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.

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LEE'S SUMMIT, MO

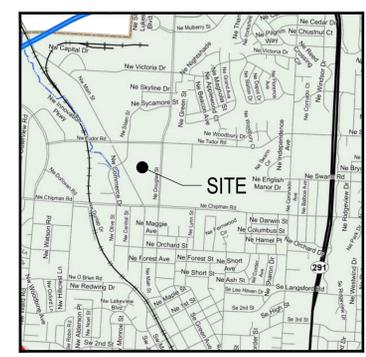
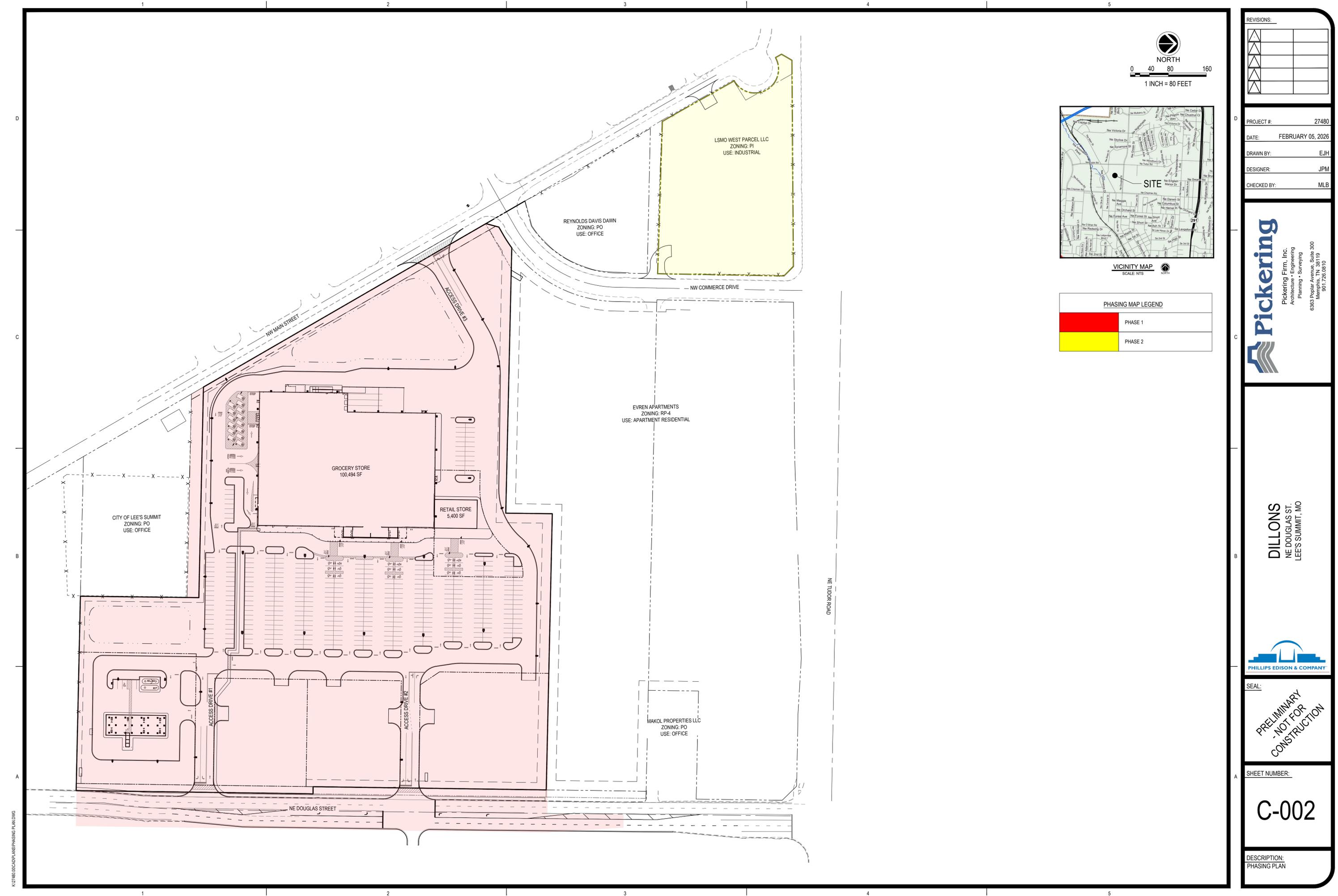


SEAL:
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CONSTRUCTION**

SHEET NUMBER:
C-001

DESCRIPTION:
REZONING MAP

K:\27480\00\CAD\PLANS\C-001 REZONING MAP.DWG



PHASING MAP LEGEND	
	PHASE 1
	PHASE 2

REVISIONS:	
▲	
▲	
▲	
▲	

PROJECT #:	27480
DATE:	FEBRUARY 05, 2026
DRAWN BY:	EJH
DESIGNER:	JPM
CHECKED BY:	MLB

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DILLONS
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 LEE'S SUMMIT, MO

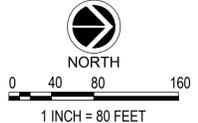
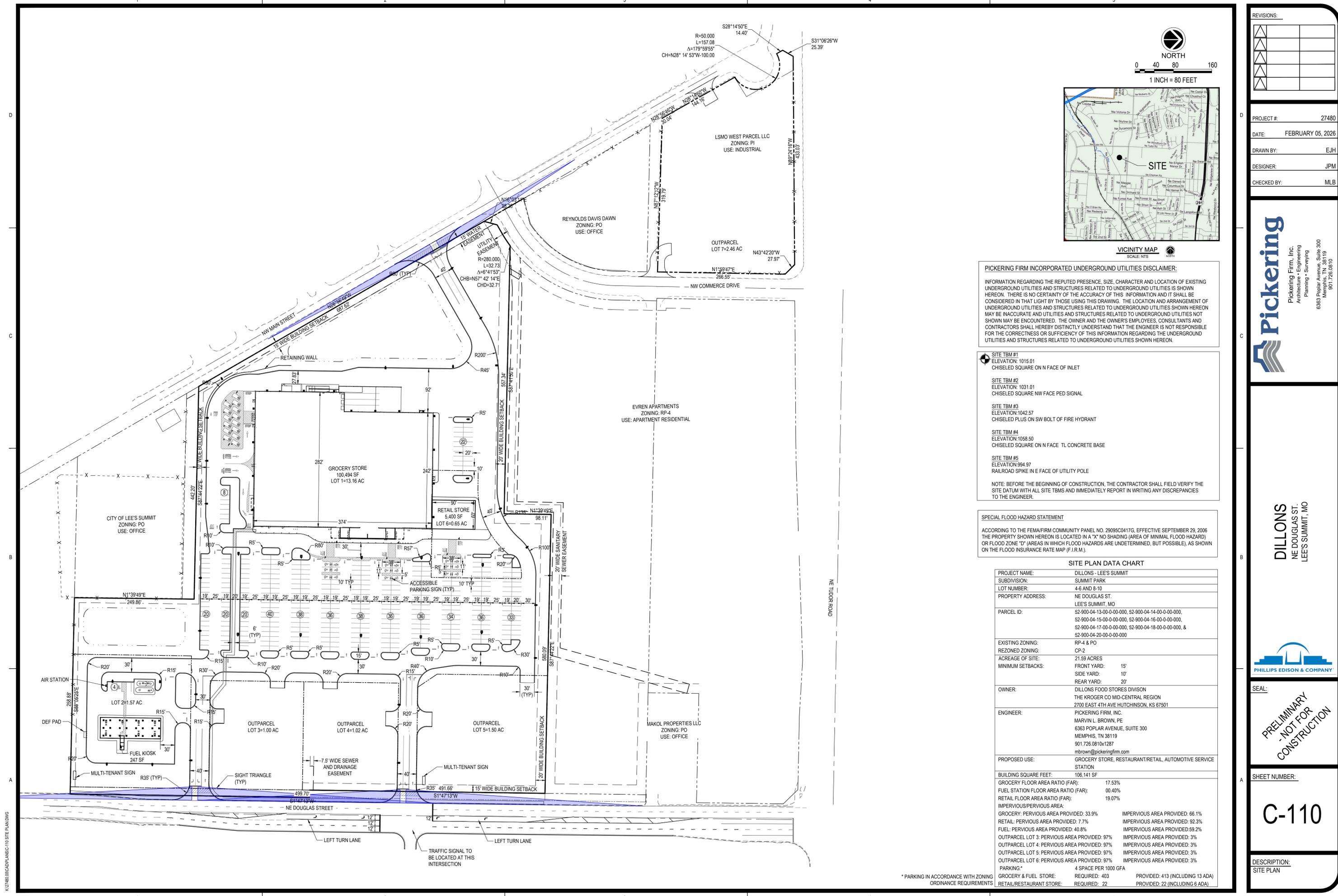


SEAL:
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 CONSTRUCTION**

SHEET NUMBER:
C-002

DESCRIPTION:
 PHASING PLAN

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REVISIONS:

PROJECT #: 27480
 DATE: FEBRUARY 05, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.



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	
LOT NUMBER:	4-6 AND 8-10	
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	
EXISTING ZONING:	RP-4 & PO	
REZONED ZONING:	CP-2	
ACREAGE OF SITE:	21.59 ACRES	
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 mlbrown@pickeringfirm.com	
PROPOSED USE:	GROCERY STORE, RESTAURANT/RETAIL, AUTOMOTIVE SERVICE STATION	
BUILDING SQUARE FEET:	106,141 SF	
GROCERY FLOOR AREA RATIO (FAR):	17.53%	
FUEL STATION FLOOR AREA RATIO (FAR):	00.40%	
RETAIL FLOOR AREA RATIO (FAR):	19.07%	
IMPERVIOUS/PERVIOUS AREA:		
GROCERY: PERVIOUS AREA PROVIDED:	33.9%	IMPERVIOUS AREA PROVIDED: 66.1%
RETAIL: PERVIOUS AREA PROVIDED:	7.7%	IMPERVIOUS AREA PROVIDED: 92.3%
FUEL: PERVIOUS AREA PROVIDED:	40.8%	IMPERVIOUS AREA PROVIDED: 59.2%
OUTPARCEL LOT 3: PERVIOUS AREA PROVIDED:	97%	IMPERVIOUS AREA PROVIDED: 3%
OUTPARCEL LOT 4: PERVIOUS AREA PROVIDED:	97%	IMPERVIOUS AREA PROVIDED: 3%
OUTPARCEL LOT 5: PERVIOUS AREA PROVIDED:	97%	IMPERVIOUS AREA PROVIDED: 3%
OUTPARCEL LOT 6: PERVIOUS AREA PROVIDED:	97%	IMPERVIOUS AREA PROVIDED: 3%
PARKING:	4 SPACE PER 1000 GFA	
GROCERY & FUEL STORE:	REQUIRED: 403	PROVIDED: 413 (INCLUDING 13 ADA)
RETAIL/RESTAURANT STORE:	REQUIRED: 22	PROVIDED: 22 (INCLUDING 6 ADA)

* PARKING IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS

DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO



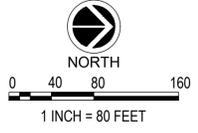
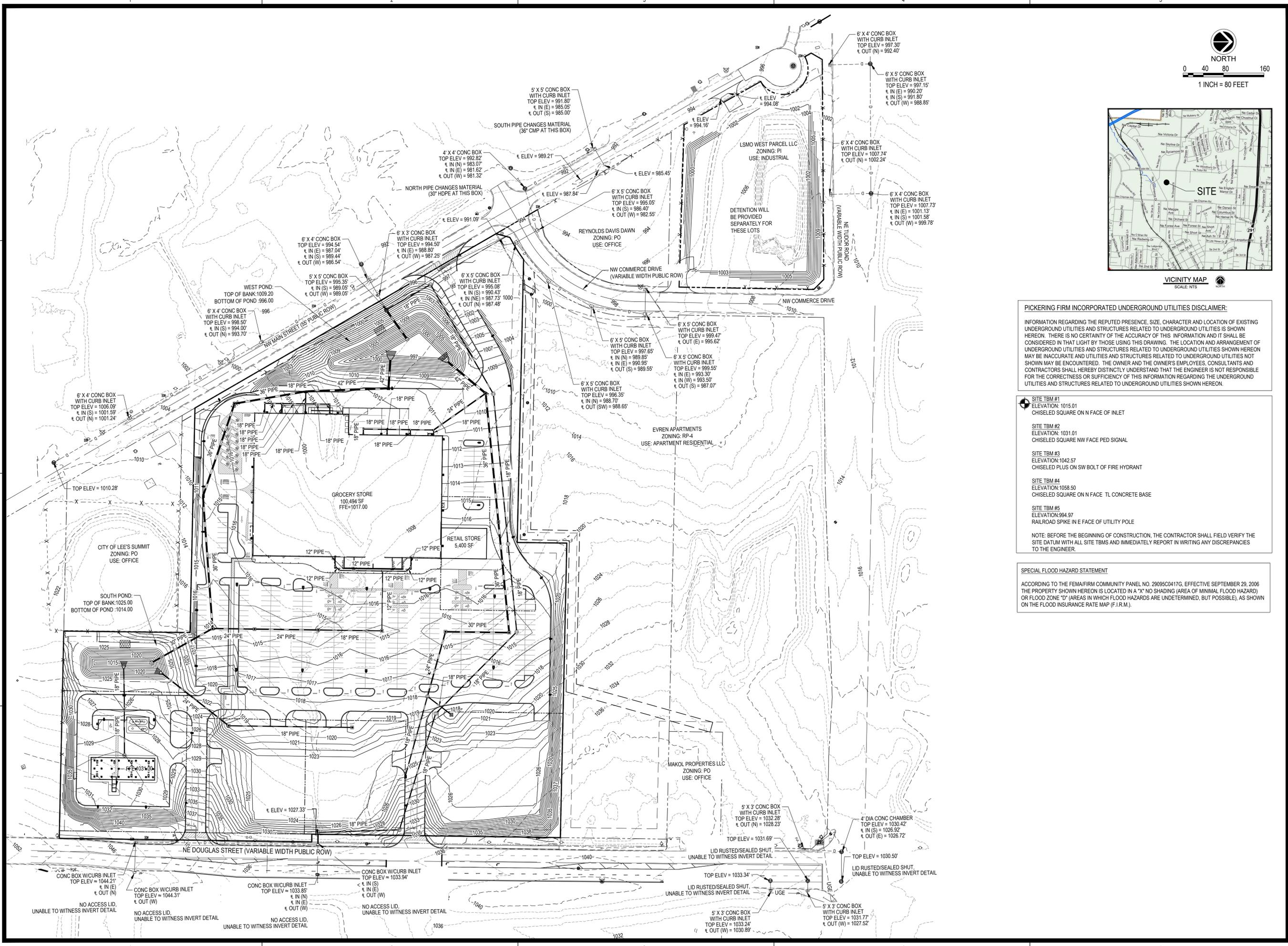
SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:

C-110

DESCRIPTION:
 SITE PLAN

K:\27480\00CAD\PLANS\C-110 SITE PLAN.DWG



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REVISIONS:

PROJECT #: 27480
 DATE: FEBRUARY 05, 2026
 DRAWN BY: E.J.H.
 DESIGNER: J.P.M.
 CHECKED BY: M.L.B.

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DILLONS
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 LEE'S SUMMIT, MO

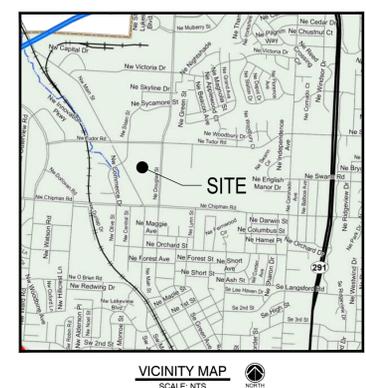
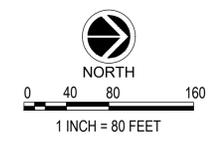
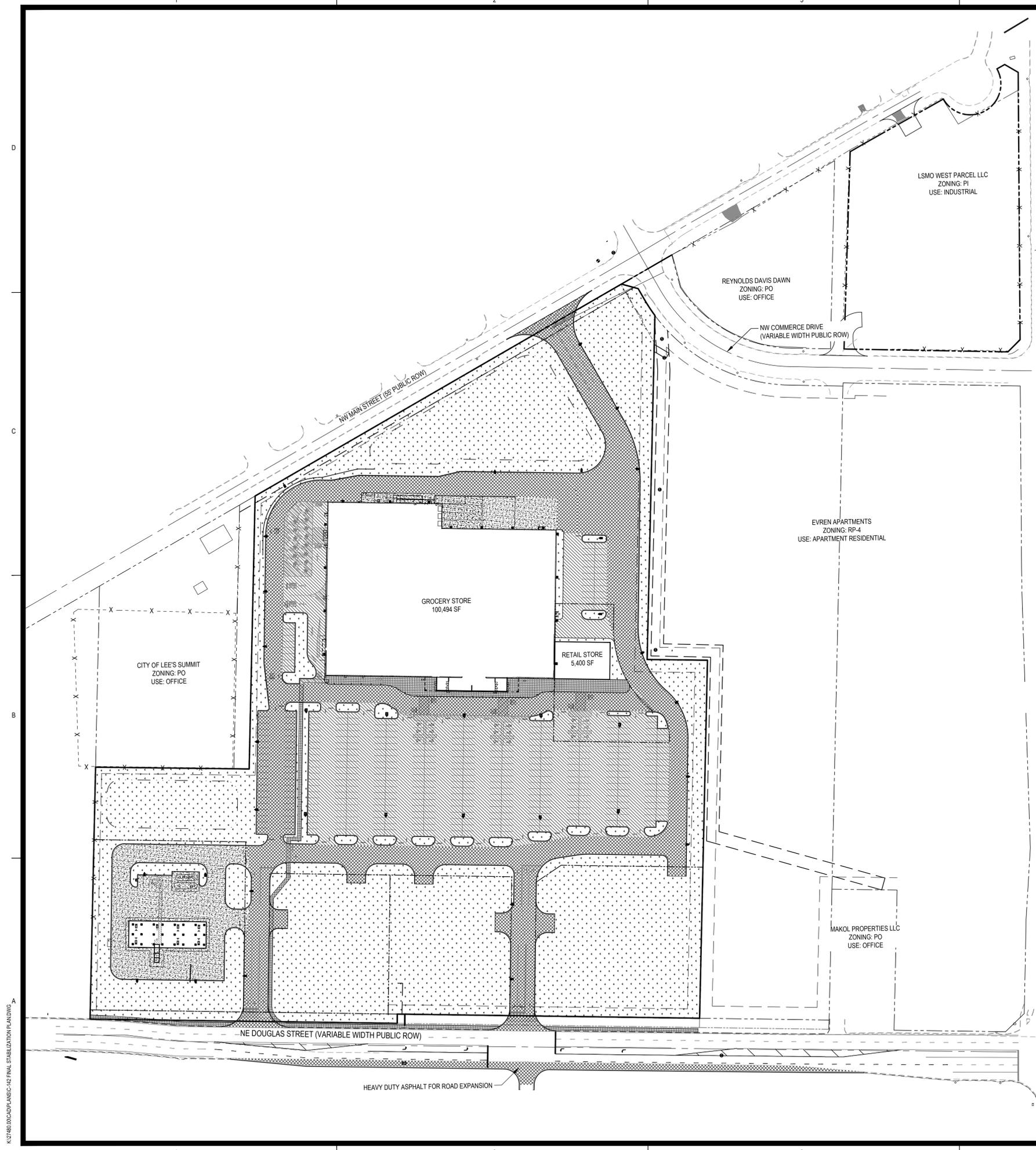


SEAL:
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:
C-120

DESCRIPTION:
 GRADING AND DRAINAGE PLAN

K:\27480\DWG\PLANS\C-120 GRADING AND DRAINAGE PLAN.DWG



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PAVEMENT HATCH LEGEND	
	LIGHT-DUTY ASPHALT PAVEMENT
	HEAVY-DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIDEWALK
	SEED
	SOD

REVISIONS:

PROJECT #: 27480
 DATE: FEBRUARY 05, 2026
 DRAWN BY: EJH
 DESIGNER: JPM
 CHECKED BY: MLB



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

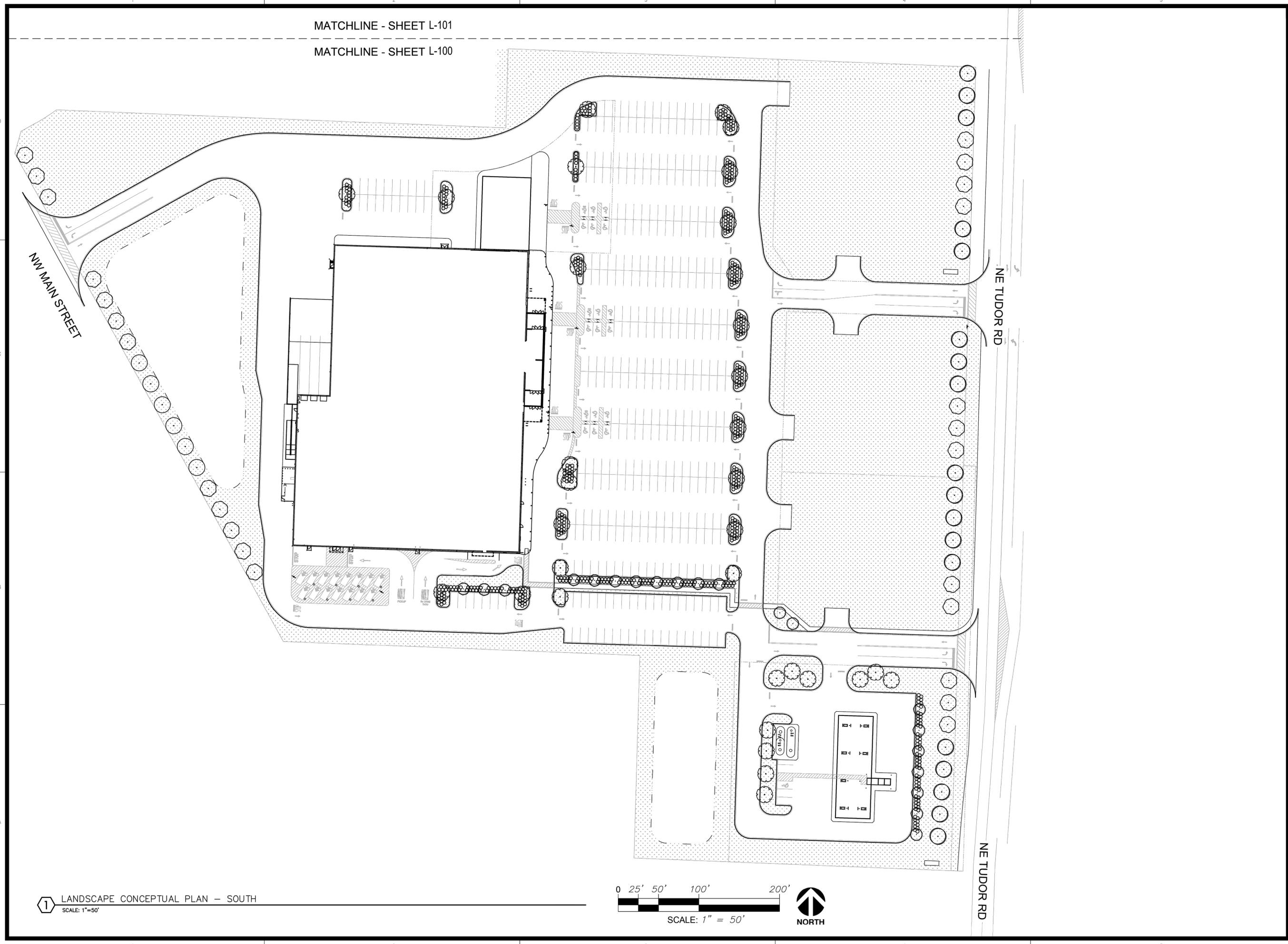


SEAL:
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C-142

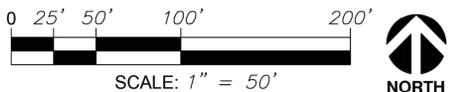
DESCRIPTION:
 FINAL STABILIZATION PLAN

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1 LANDSCAPE CONCEPTUAL PLAN - SOUTH
SCALE: 1" = 50'



REVISIONS:

PROJECT #: 27480
DATE: JANUARY 15, 2026
DRAWN BY: E.J.H.
DESIGNER: ###
CHECKED BY: M.L.B.

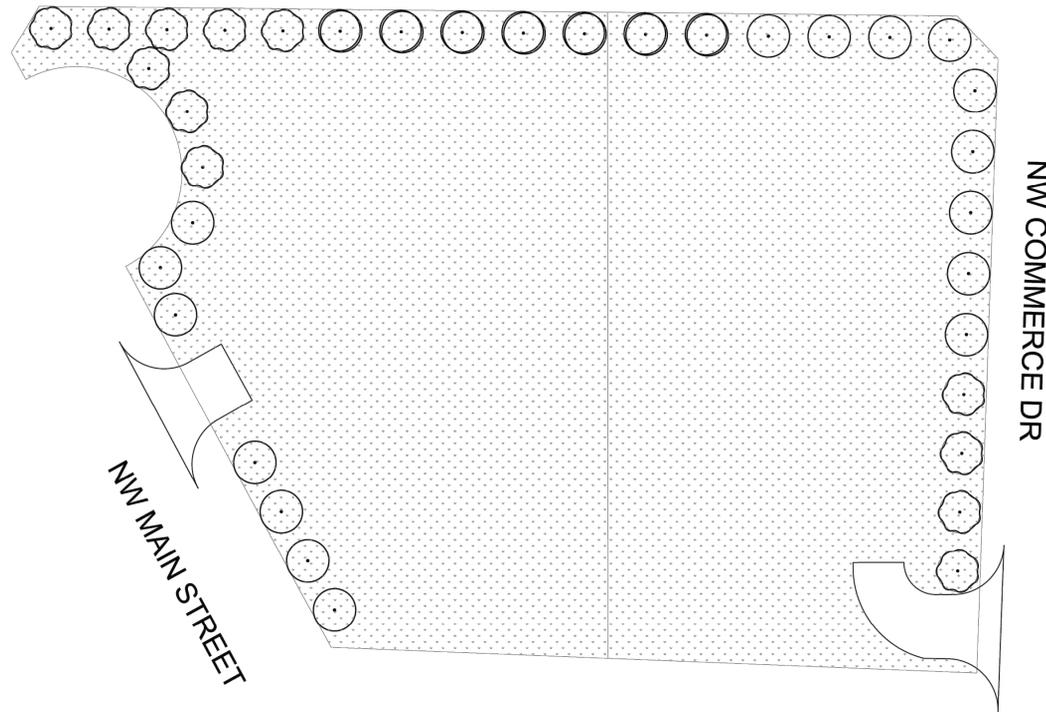
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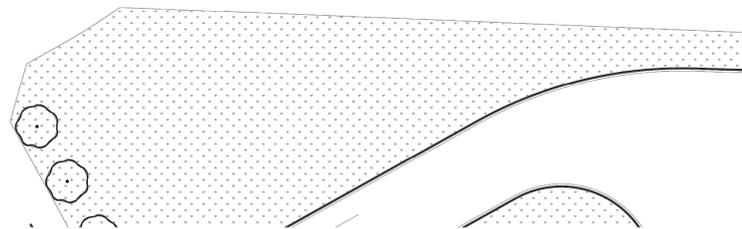
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L-100

DESCRIPTION:
LANDSCAPE PLAN

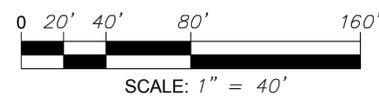


MATCHLINE - SHEET L-101

MATCHLINE - SHEET L-100



2 LANDSCAPE CONCEPTUAL PLAN - NORTHWEST
SCALE: 1" = 40'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	36	Acer truncatum	Shantung Maple	2.5" Cal.
	20	Amelanchier alnifolia	Serviceberry	1.5" Cal.
	1	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8'-10' HT
	22	Quercus phellos	Willow Oak	2.5" Cal.
	25	Quercus shumardii	Shumard Oak	2.5" Cal.
	33	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.
SHRUBS				
	19	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	24" Ht.
	178	Juniperus x 'Grey Owl'	Grey Owl Juniper	24" Ht.
	210	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.
	102	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24" Ht.
GROUND COVERS				
	403,878 sf	Groundcover	Groundcover	---

REVISIONS:

PROJECT #:	27480
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DRAWN BY:	EJH
DESIGNER:	###
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SEAL:
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SHEET NUMBER:
L-101

DESCRIPTION:
LANDSCAPE PLAN

W:\01 JOB FILES\26718 - PICKERING - GROCERY - LEE'S SUMMIT\MOVA\CONSTRUCTION DOCUMENTS\PLANS\DWG

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description	Mounting Height (including any base)
FC1	24	FC1	SINGLE	104	2496	15383	1.000	SCV-LED-15L-SC-50	15
LPA21	3	LPA21	Single	147.6	442.8	21545	0.941	GALN-SB2D-740-VOLT-T3-XX	28
LPA31	5	LPA31	Single	218.1	1090.5	32324	0.941	GALN-SB3D-740-VOLT-T3-XX	28
LPB21	1	LPB21	Single	147.6	147.6	21280	0.941	GALN-SB2D-740-VOLT-T4FT-XX	28
LPD11	1	LPD11	Single	79.6	79.6	8446	0.941	GALN-SB1D-740-VOLT-T3-XX-HSS	28
LPE21	7	LPE21	Single	147.6	1033.2	16391	0.941	GALN-SB2D-740-VOLT-T4FT-XX-HSS	28
LPE31	3	LPE31	Single	216.1	648.3	24487	0.941	GALN-SB3D-740-VOLT-T4FT-XX-HSS	28
LPG41	6	LPG41	Single	293.6	1468	43644	0.941	GALN-SB4D-740-VOLT-8WQ-XX	28
LPG81	10	LPG81	Single	584.9	5849	88057	0.941	GALN-SB8D-740-VOLT-8WQ-XX	28
LZB2	15	LZB2	Single	124.5	1867.5	15670	0.941	QWS-SAZF-740-VOLT-T4FT-XX	15

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
CalcPis@GRADE	Illuminance	Fc	1.4	9.7	0.0	N.A.	N.A.
FUEL CANOPY	Illuminance	Fc	45.6	54.8	36.9	1.2	1.5
ACCESS ROAD 'A'	Illuminance	Fc	2.6	4.6	1.6	1.6	2.9
ACCESS ROAD 'B'	Illuminance	Fc	2.5	4.3	1.2	2.1	3.6
BUILDING REAR	Illuminance	Fc	3.3	6.6	1.1	3.0	6.9
CLICK-LIST & SIDE PARKING 'B'	Illuminance	Fc	3.5	4.8	2.4	1.5	2.0
ENTRANCE 'A'	Illuminance	Fc	3.3	6.2	1.6	2.0	3.9
ENTRANCE 'B'	Illuminance	Fc	3.8	6.2	1.6	2.4	3.9
ENTRANCE 'C'	Illuminance	Fc	3.9	6.4	1.5	2.6	4.3
FRONT DRIVE	Illuminance	Fc	5.0	8.1	3.5	1.4	2.3
FUEL CENTER DRIVES	Illuminance	Fc	3.6	7.4	1.7	2.1	4.4
MAIN PARKING	Illuminance	Fc	4.3	9.6	2.0	2.2	4.8
SIDE PARKING 'A'	Illuminance	Fc	3.5	6.1	2.4	1.5	2.1

Total Watts = 15128.51

LumNo	Label	X	Y	Z	Orient	Tilt
1	FC1	687	-195	15	0	0
2	FC1	703	-195	15	0	0
3	FC1	719	-195	15	0	0
4	FC1	687	-209	15	0	0
5	FC1	703	-209	15	0	0
6	FC1	719	-209	15	0	0
7	FC1	687	-229	15	0	0
8	FC1	703	-229	15	0	0
9	FC1	719	-229	15	0	0
10	FC1	687	-243	15	0	0
11	FC1	703	-243	15	0	0
12	FC1	719	-243	15	0	0
13	FC1	687	-263	15	0	0
14	FC1	703	-263	15	0	0
15	FC1	719	-263	15	0	0
16	FC1	687	-277	15	0	0
17	FC1	703	-277	15	0	0
18	FC1	719	-277	15	0	0
19	FC1	687	-297	15	0	0
20	FC1	703	-297	15	0	0
21	FC1	719	-297	15	0	0
22	FC1	687	-311	15	0	0
23	FC1	703	-311	15	0	0
24	FC1	719	-311	15	0	0
25	LPA21	-53.5	271.5	28	0	0
26	LPA21	781	-208.5	28	180	0
27	LPA21	781	-303.5	28	180	0
28	LPA31	-157.5	472	28	308.157	0
29	LPA31	-260.5	411	28	306.87	0
30	LPA31	648.5	303	28	90	0
31	LPA31	770.5	303	28	90	0
32	LPA31	769	-131	28	90	0
33	LPB21	-57.5	412.5	28	0	0
34	LPD11	-27.644	-71.662	28	30	0
35	LPE21	440	692.5	28	270	0
36	LPE21	550	692.5	28	270	0
37	LPE21	318	572.5	28	310	0
38	LPE21	239	572.5	28	293	0
39	LPE21	-57.5	506.5	28	270	0
40	LPE21	389.5	-114.5	28	90	0
41	LPE21	499.5	-114.5	28	90	0
42	LPE31	56.693	-103	28	90	0
43	LPE31	145.895	-103	28	90	0
44	LPE31	235	-103	28	90	0
45	LPG41	55	442	28	90	0
46	LPG41	178	442	28	90	0
47	LPG41	631.5	-121.5	28	90	0
48	LPG41	603	-194	28	0	0
49	LPG41	603	-293	28	0	0
50	LPG81	360	478	28	180	0
51	LPG81	500	477	28	180	0
52	LPG81	346	350	28	180	0
53	LPG81	511	350	28	180	0
54	LPG81	347	225	28	180	0
55	LPG81	509	225	28	180	0
56	LPG81	346	99	28	180	0
57	LPG81	509	99	28	180	0
58	LPG81	341	-32	28	180	0
59	LPG81	509	-32	28	180	0
60	LZB2	49	373	15	90	0
61	LZB2	119	373	15	90	0
62	LZB2	189	373	15	90	0
63	LZB2	259	373	15	90	0
64	LZB2	40.5	351	15	180	0
65	LZB2	40.5	301	15	180	0
66	LZB2	40.5	251	15	180	0
67	LZB2	40.5	201	15	180	0
68	LZB2	0	164.5	15	180	0
69	LZB2	0	101.5	15	180	0
70	LZB2	0	24.5	15	180	0
71	LZB2	36.5	-2	15	270	0
72	LZB2	106.5	-2	15	270	0
73	LZB2	176.5	-2	15	270	0
74	LZB2	246.5	-2	15	270	0

Total Quantity: 74

COOPER
Lighting Solutions
Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30289
tel no: 770-486-45xx
fax no: 770-486-4599
e-mail: mck-lightingapplications@cooperlighting.com

COOPER
Lighting Solutions

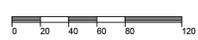
We make no representation as to the completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be extremely accurate, however, the apparent accuracy is an effect of the techniques used to generate it, and is in no way intended to imply manual or with the use of a computer. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the calculated values. Calculations are based on a mathematical model that can be affected by many factors, including but not limited to, fixture output, light fixture manufacturing tolerances and application variances. The presence of objects will decrease light levels and may cause some shadowing. Lighting application drawings are being provided to the recipient of this document.

Project Name:
KROGER 615 DIL #152
Lees Summit, MO

Client:
The Kroger Co.
Bill Selkirk

Drawn By:
AA
Date:
1/21/2026
Scale:
1" = 60'
Project No:
2600051.AGI

**Project manager to specify
fixture voltage for each fixture type**



REVISIONS:

PROJECT #: 27480
DATE: FEBRUARY 05, 2026
DRAWN BY: E.J.H.
DESIGNER: J.P.M.
CHECKED BY: M.L.B.

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6363 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

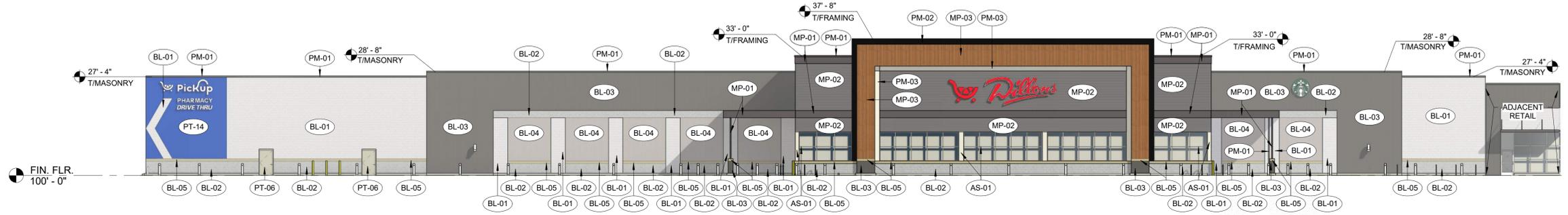
DILLONS
NE DOUGLAS ST.
LEES SUMMIT, MO

PHILLIPS EDISON & COMPANY

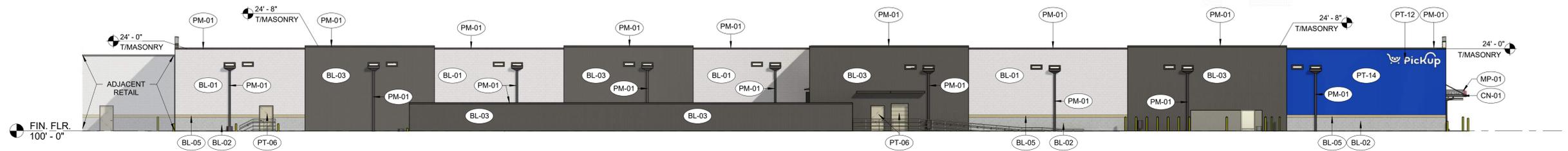
SEAL:
**PRELIMINARY
-NOT FOR
CONSTRUCTION**

SHEET NUMBER:
P-100

DESCRIPTION:
PHOTOMETRICS PLAN

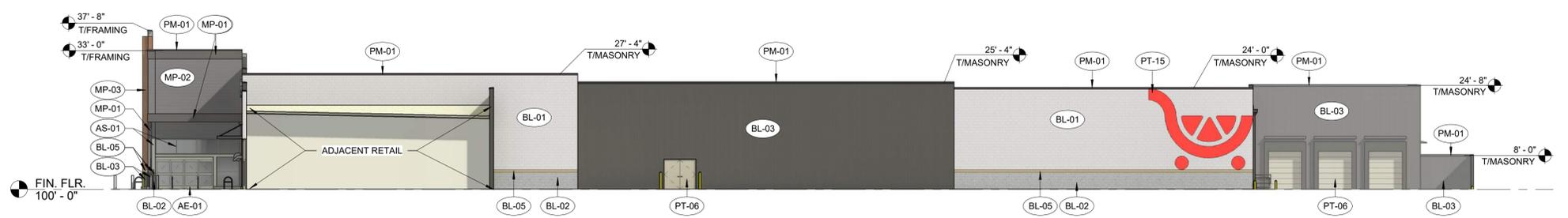


1 FRONT (EAST) ELEVATION
1/16" = 1'-0"

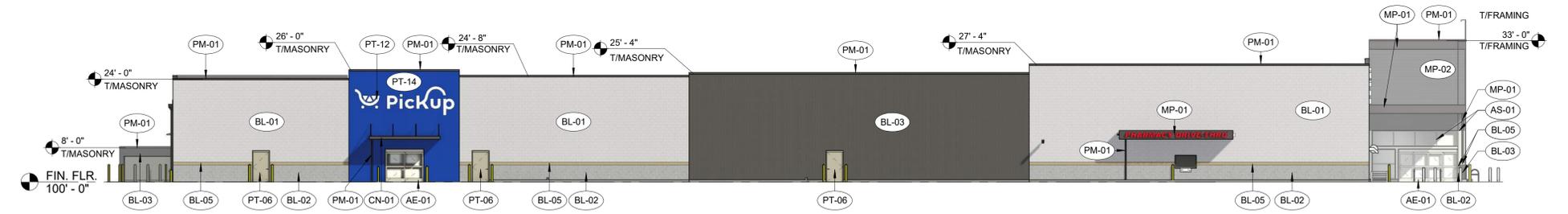


2 BACK (WEST) ELEVATION
1/16" = 1'-0"

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.



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

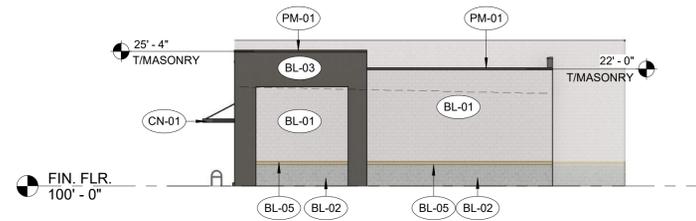


4 LEFT (SOUTH) ELEVATION
1/16" = 1'-0"

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 - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	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
PT-15	PAINT	SHERWIN WILLIAMS	DILLONS RED
SO-01	VINYL SOFFIT PANEL	CERTAINTTEED	GRANITE GRAY



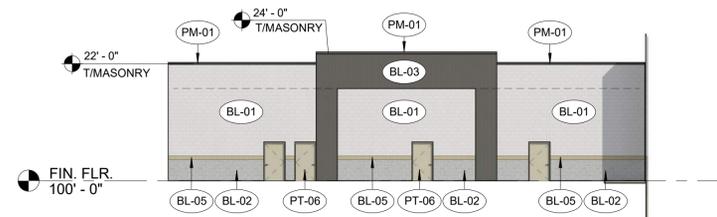
① FRONT (EAST) RETAIL ELEVATION
1/16" = 1'-0"



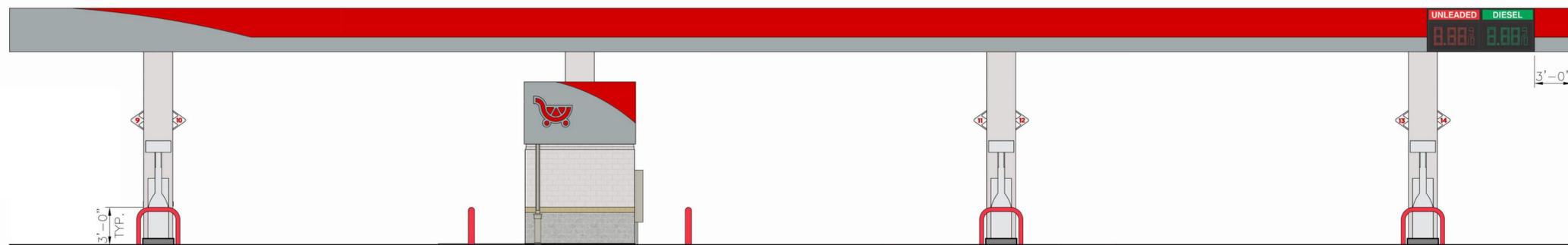
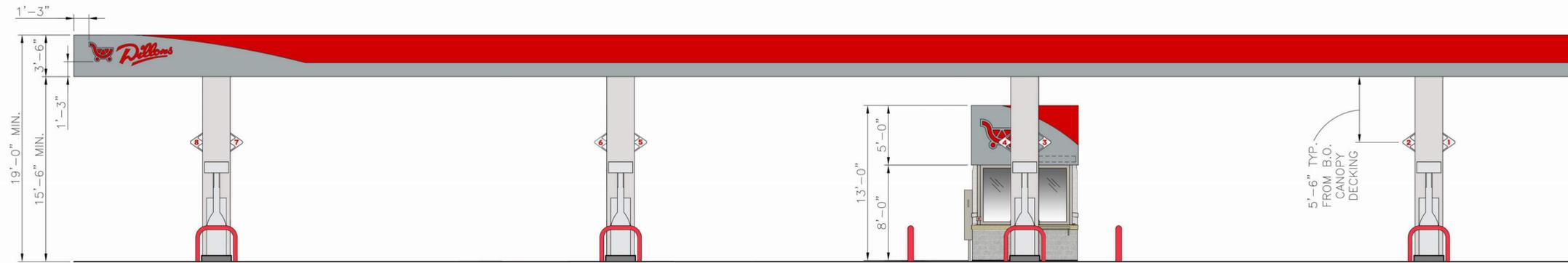
② RIGHT (NORTH) RETAIL ELEVATION
1/16" = 1'-0"

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
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BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	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	SHERWIN WILLIAMS	SLATE GRAY
PT-06	PAINTED METAL		MINDFUL GRAY SW7016



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





PHILLIPS EDISON & COMPANY

DILLONS-NE Douglas Street
Lee's Summit, MO.

V.1

SIGN CODE INFORMATION

LEE SUMMIT COMMERCIAL ZONE CP-2

MAXIMUM SIGN HEIGHT = 12'-0"

MAXIMUM SIGN OVERALL SQUARE
FOOTAGE = 96 SQUARE FEET

OVERALL VISUAL SIGNAGE SQUARE
FOOTAGE = +72 SQUARE FEET

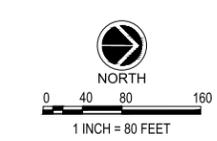
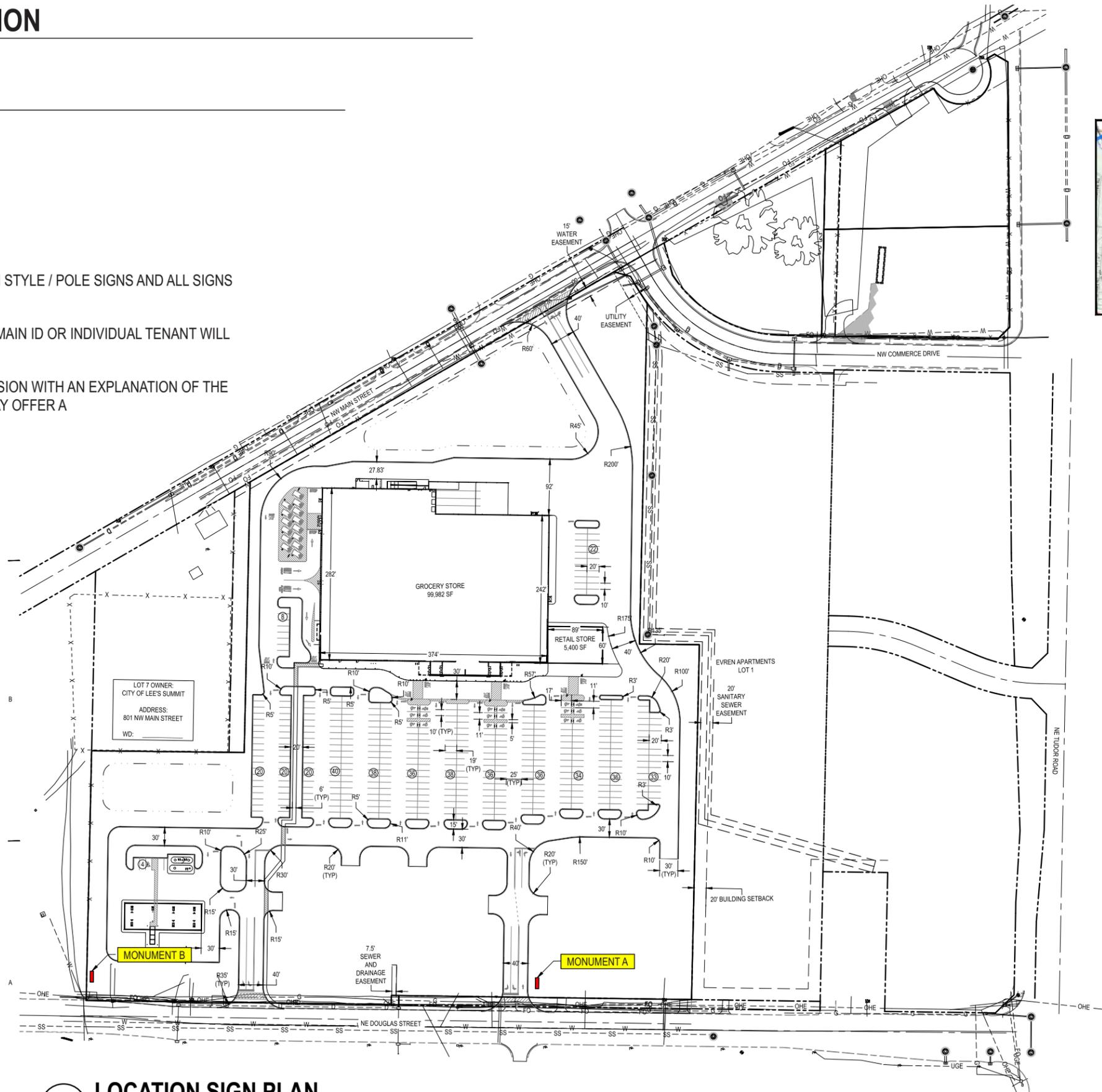
THE COUNTY NO LONGER APPROVES PYLON STYLE / POLE SIGNS AND ALL SIGNS
MUST HAVE A SOLID BASE.

ALL SIGNS ON PROPERTY REGARDLESS OF MAIN ID OR INDIVIDUAL TENANT WILL
REMAIN IN THE SIZE CONSTRAINT.

AN APPLICATION TO THE PLANNING COMMISSION WITH AN EXPLANATION OF THE
HARDSHIPS AND VISIBILITY CHALLENGES MAY OFFER A
LARGER / TALLER SIGN CONSIDERATION.

NOTE:

THE SUBJECT PROPERTY IS UNIQUELY
CONSTRAINED BY ITS SURROUNDING
CONDITIONS, BEING SITUATED
BETWEEN A NEWLY CONSTRUCTED
RESIDENTIAL DEVELOPMENT AND A
LARGE MUNICIPAL WATER TOWER,
LOCATED DIRECTLY ACROSS FROM A
SCHOOL, AND FURTHER BORDERED
BY AN INDUSTRIAL PARK TO THE
REAR. THESE CUMULATIVE SITE
CHARACTERISTICS CREATE
SIGNIFICANT AND ATYPICAL VISIBILITY
LIMITATIONS FOR THE PROPERTY. AS A
RESULT OF THESE EXCEPTIONAL
CONDITIONS, STRICT COMPLIANCE
WITH THE STANDARD SIGNAGE
REQUIREMENTS SET FORTH IN THE
APPLICABLE CODE WOULD IMPOSE A
PRACTICAL HARDSHIP BY
PREVENTING ADEQUATE
IDENTIFICATION OF THE SITE.
ACCORDINGLY, A LARGER AND MORE
PROMINENT SIGN IS NECESSARY TO
ENSURE REASONABLE VISIBILITY AND
PROPER IDENTIFICATION OF THE
PROPERTY.



VICINITY MAP
SCALE: NTS

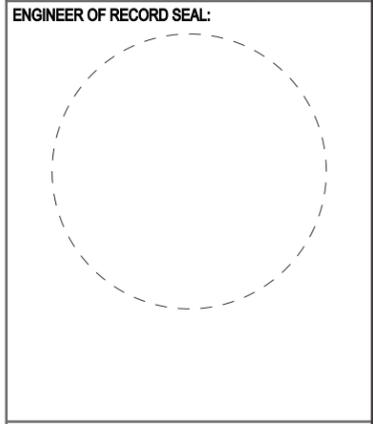
1 LOCATION SIGN PLAN
SCALE: NTS



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: PHILLIPS EDISON - NE DOUGLAS ST.		
ORDER TITLE: PHILLIPS EDISON - NE DOUGLAS ST.		
CITY	COUNTY LEE'S SUMMIT	
STATE MO.	CODE ZIP	
DRAWING DATE 02/03/2026	GABLE REP DAVID C	PROJECT MGR.



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY		
DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
LOCATION SIGN PLAN

DRAWING TYPE:
CONCEPT DESIGN

PROJECT NO.	TASK NO.	QTY.
DWG. NO.	SHEET	
15020SR	2 OF 3	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
PHILLIPS EDISON - NE DOUGLAS ST.

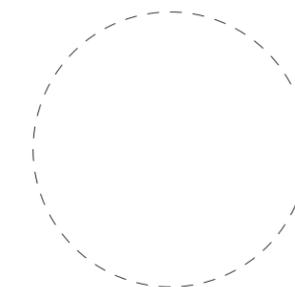
ORDER TITLE:
PHILLIPS EDISON - NE DOUGLAS ST.

CITY COUNTY
LEE'S SUMMIT

STATE CODE ZIP
MO.

DRAWING DATE GABLE REP PROJECT MGR.
02/03/2026 DAVID C

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

DATE	PREV DRWG	DESCRIPTION

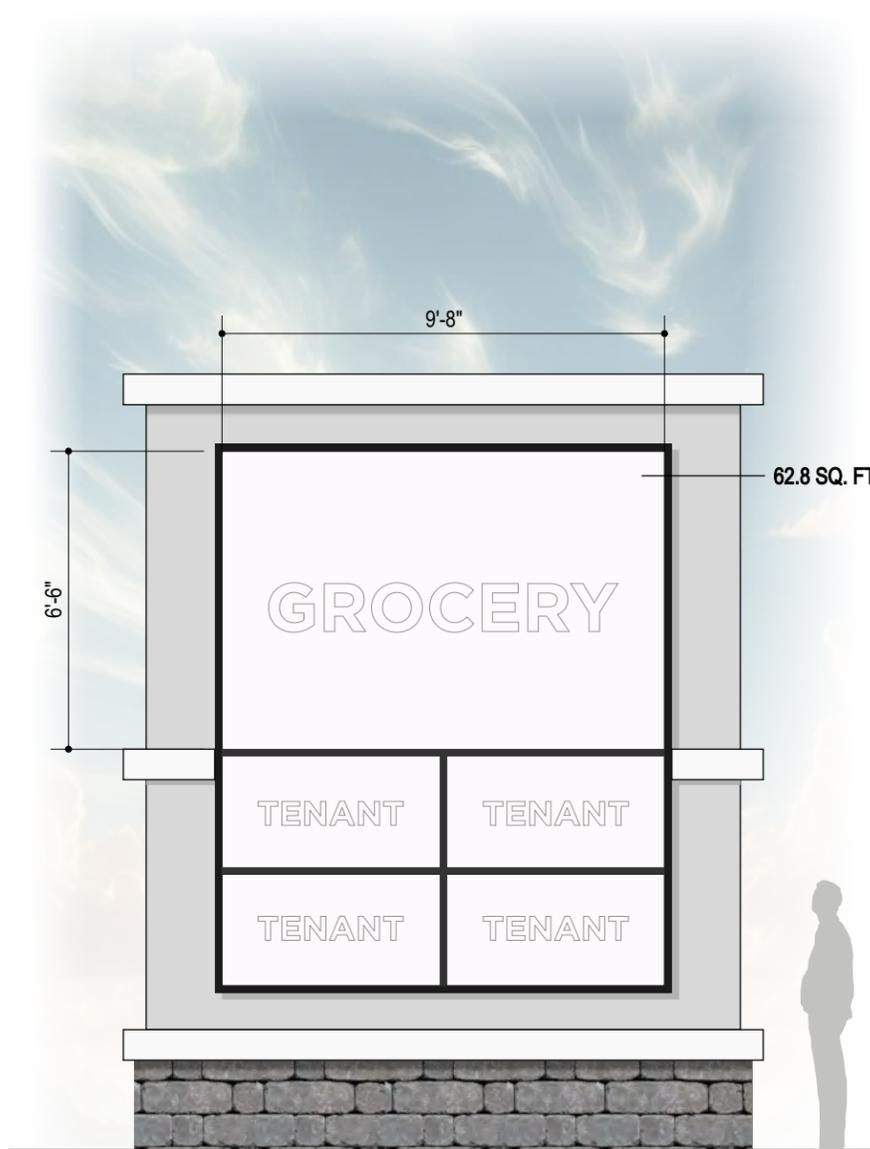
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PRODUCT TYPE:
PROPOSED
D/F MONUMENT I.D.s

DRAWING TYPE:
CONCEPT DESIGN

PROJECT NO.	TASK NO.	QTY.

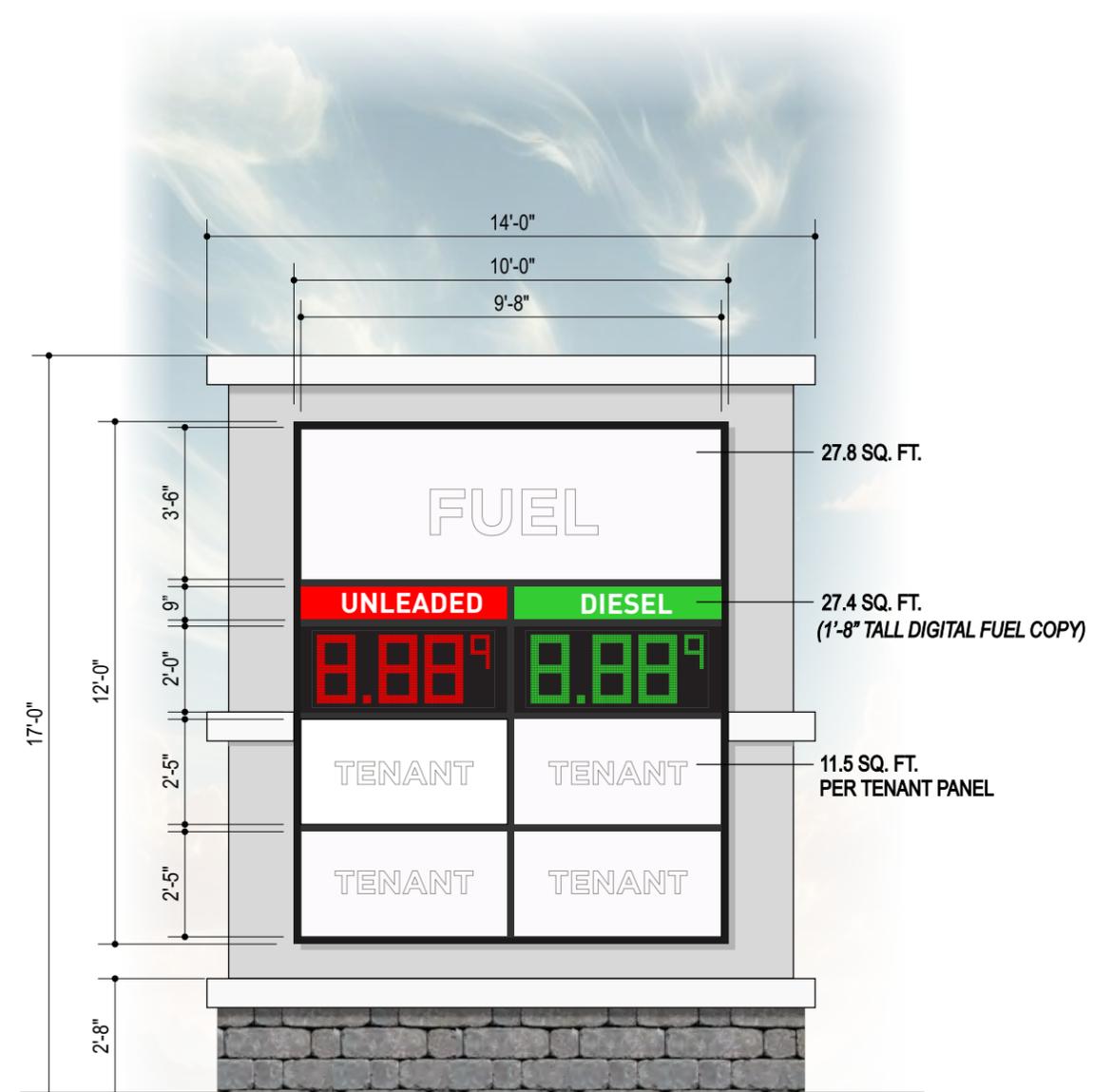
DWG. NO.	SHEET
15020SR	3 OF 3



1 D/F MONUMENT A - PROPOSED
SCALE: 1/4" = 1'-0"

MAXIMUM SIGN OVERALL SQUARE FOOTAGE = 238 SQUARE FEET

OVERALL VISUAL SIGNAGE SQUARE FOOTAGE = 109 SQUARE FEET



2 D/F MONUMENT B - PROPOSED
SCALE: 1/4" = 1'-0"

MAXIMUM SIGN OVERALL SQUARE FOOTAGE = 238 SQUARE FEET

OVERALL VISUAL SIGNAGE SQUARE FOOTAGE = 101 SQUARE FEET