

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

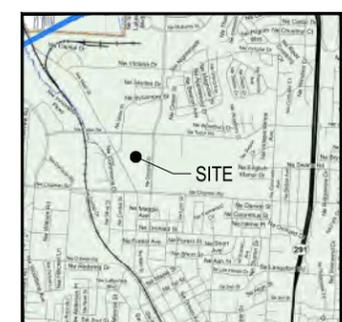
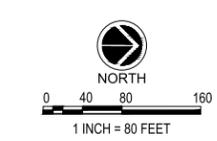
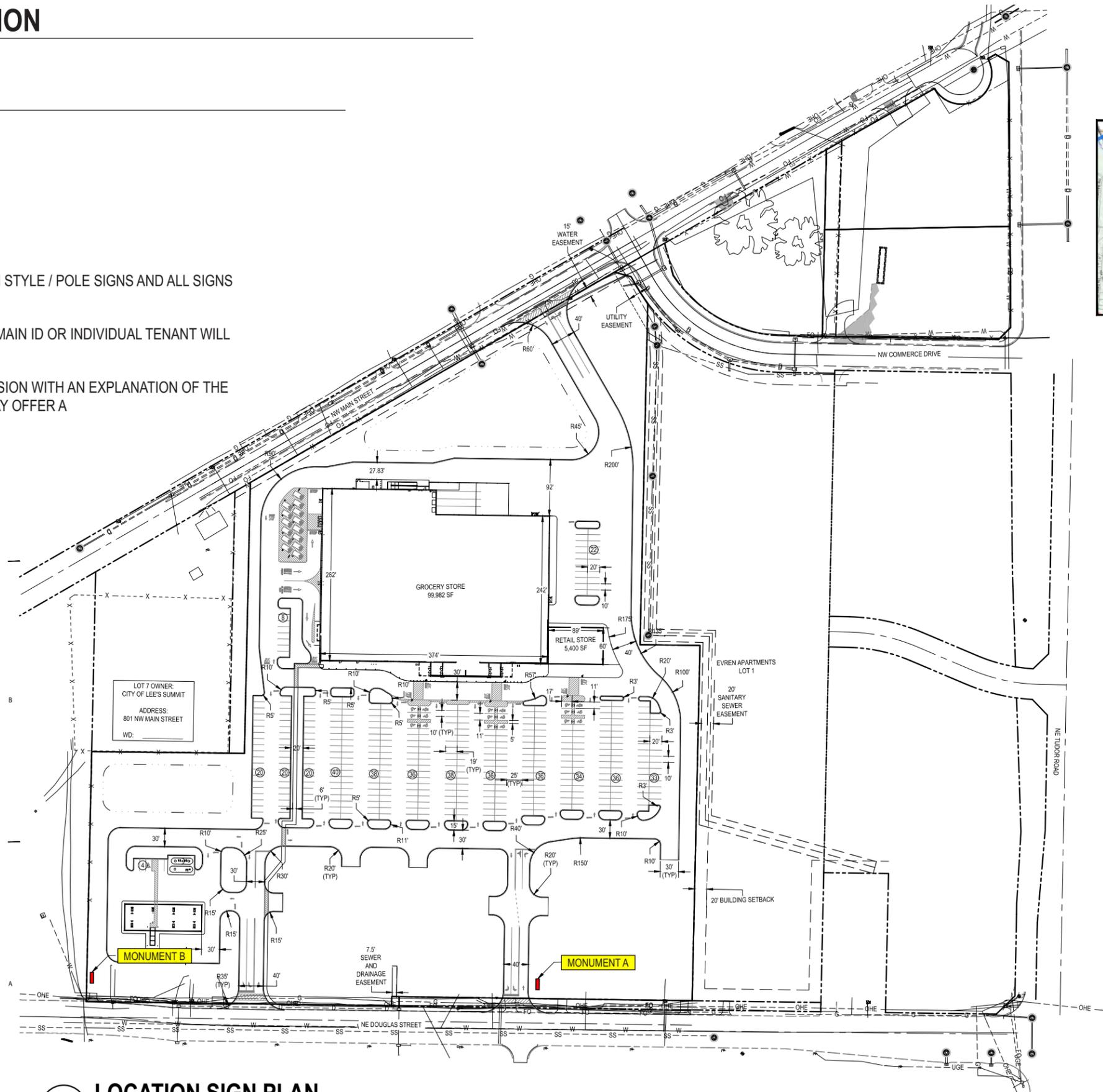
THE COUNTY NO LONGER APPROVES PYLON STYLE / POLE SIGNS AND ALL SIGNS
MUST HAVE A SOLID BASE.

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

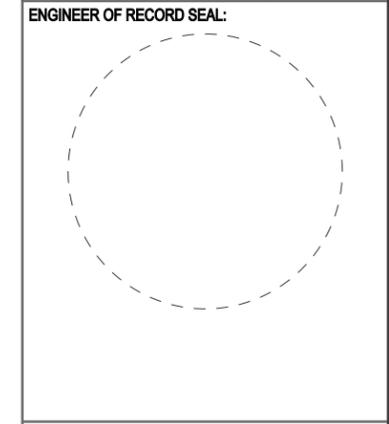
1 LOCATION SIGN PLAN
SCALE: NTS



**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	



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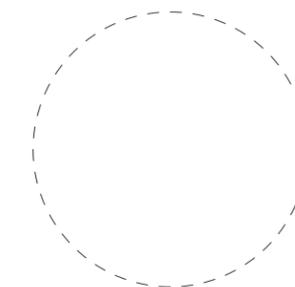
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CITY COUNTY
LEE'S SUMMIT

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

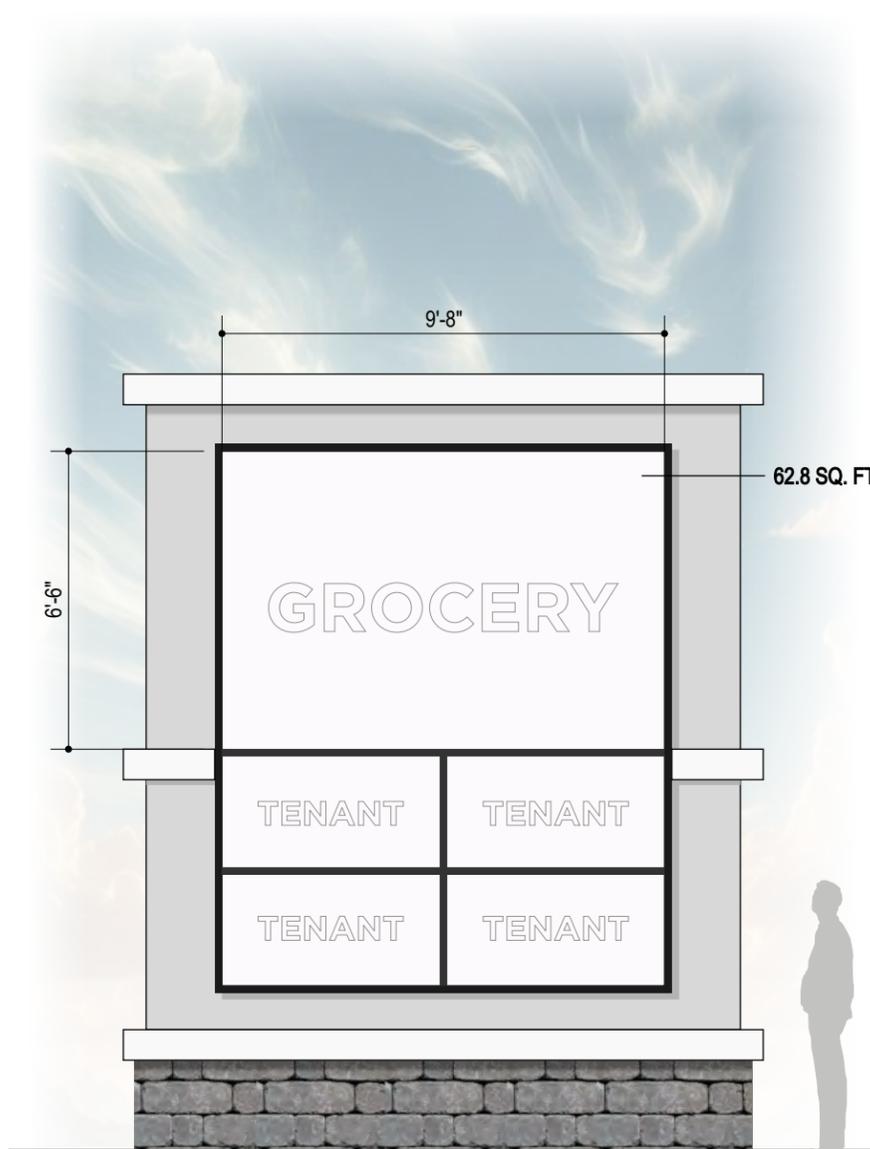
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PRODUCT TYPE:
PROPOSED
D/F MONUMENT I.D.s

DRAWING TYPE:
CONCEPT DESIGN

PROJECT NO.	TASK NO.	QTY.

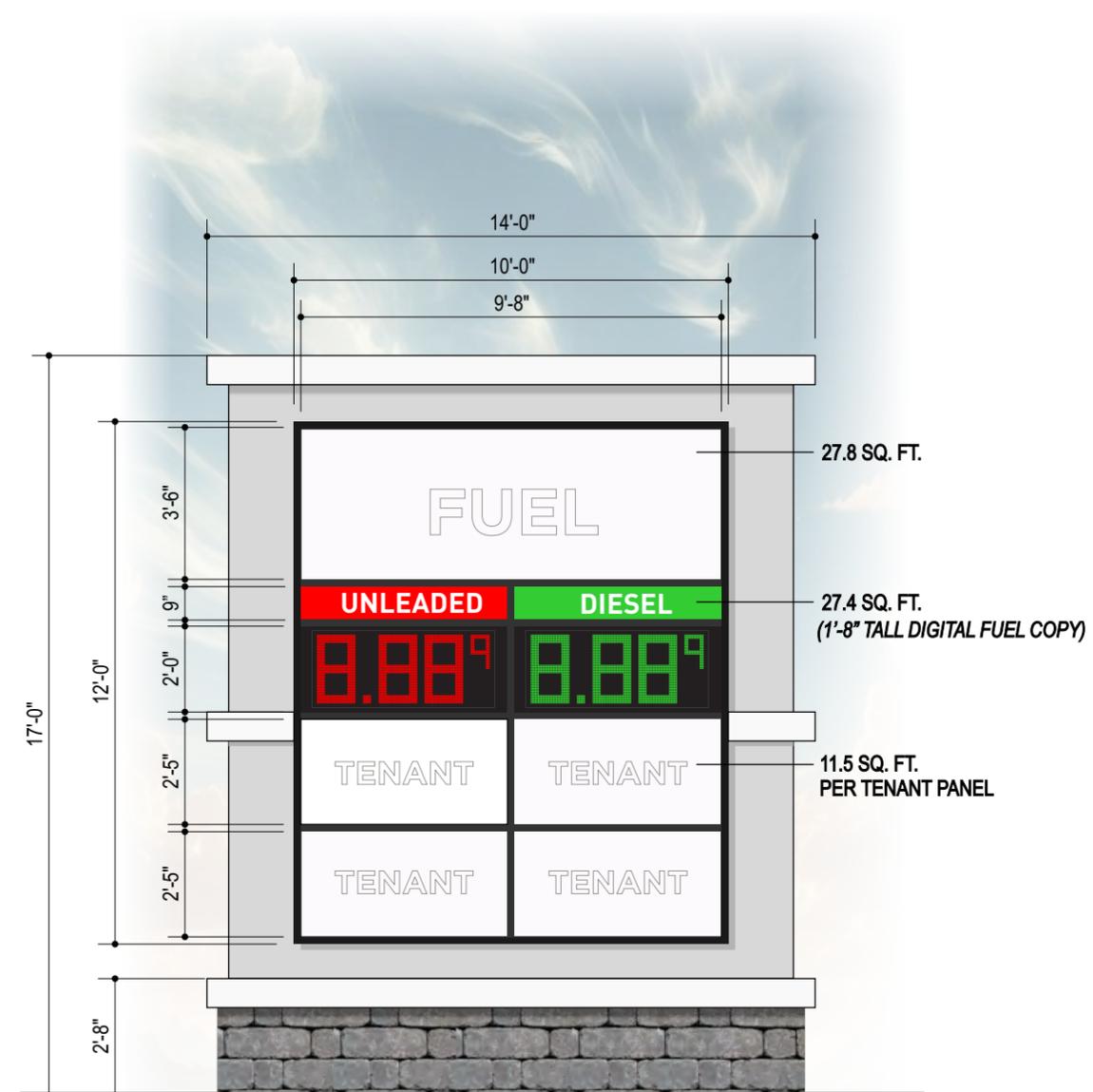
DWG. NO.	SHEET
15020SR	3 OF 3



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