AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT THE SOUTHEAST CORNER OF SW FASCINATION DR. AND SW LONGVIEW BLVD. IN DISTRICT PMIX, NEW LONGVIEW COMMERCIAL PHASE II, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-167 submitted by Box Real Estate Development, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at the southeast corner of SW Fascination Dr. and SW Longview Blvd. was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District PMIX, by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, effective November 1, 2001; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on November 15, 2016, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District PMIX on the following described property:

A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°15'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the East right-of-way line of SW. Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said East right-of-way line, 99.10 feet to the Southwest corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Easterly, along the South line of said Tract B, along a curve to the right, having an initial tangent bearing of North 61°30'57" East with a radius of 413.50 feet, a central angle of 22°20'27" and an arc distance of 161.23 feet to the Southeast corner of said Tract B; thence North 06°08'36" West, along the East line of said Tract B, 6.50 feet to the Northeast corner of said Tract B, said point also being on the South right-of-way line of SW. Fascination Drive, as

now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of North 83°51'24" East with a radius of 420.00 feet, a central angle of 08°57'16" and an arc distance of 65.64 feet; thence South 87°11'20" East, continuing along said South right-of-way line, 15.46 feet to the Northwest corner of Tract D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South 87°11'20" East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North 02°48'40" East, along the East line of said Tract D, 6.50 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 89.03 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South 87°11'20" East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North 02°48'40" East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 23.34 feet; thence South 02°48'40" West, 135.92 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 40°01'47" and an arc distance of 174.66 feet; thence South 37°13'07" East, 123.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 250.00 feet, a central angle of 95°59'42" and an arc distance of 418.86 feet; thence South 58°46'34" West, 315.10 feet to a point on said East right-of-way line of SW. Longview Boulevard; thence North 76°13'52" West, along said East right-of-way line, 77.77 feet; thence North 31°13'52" West, continuing along said East right-of-way line, 913.19 feet to the Point of Beginning. Containing 568,651 square feet or 13.05 acres, more or less.

SECTION 2. That development shall be in accordance with the preliminary development plan, date stamped October 4, 2016, appended hereto and made a part hereof.

SECTION 3. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 8th day of December, 2016.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this 13th day of December, 2016.

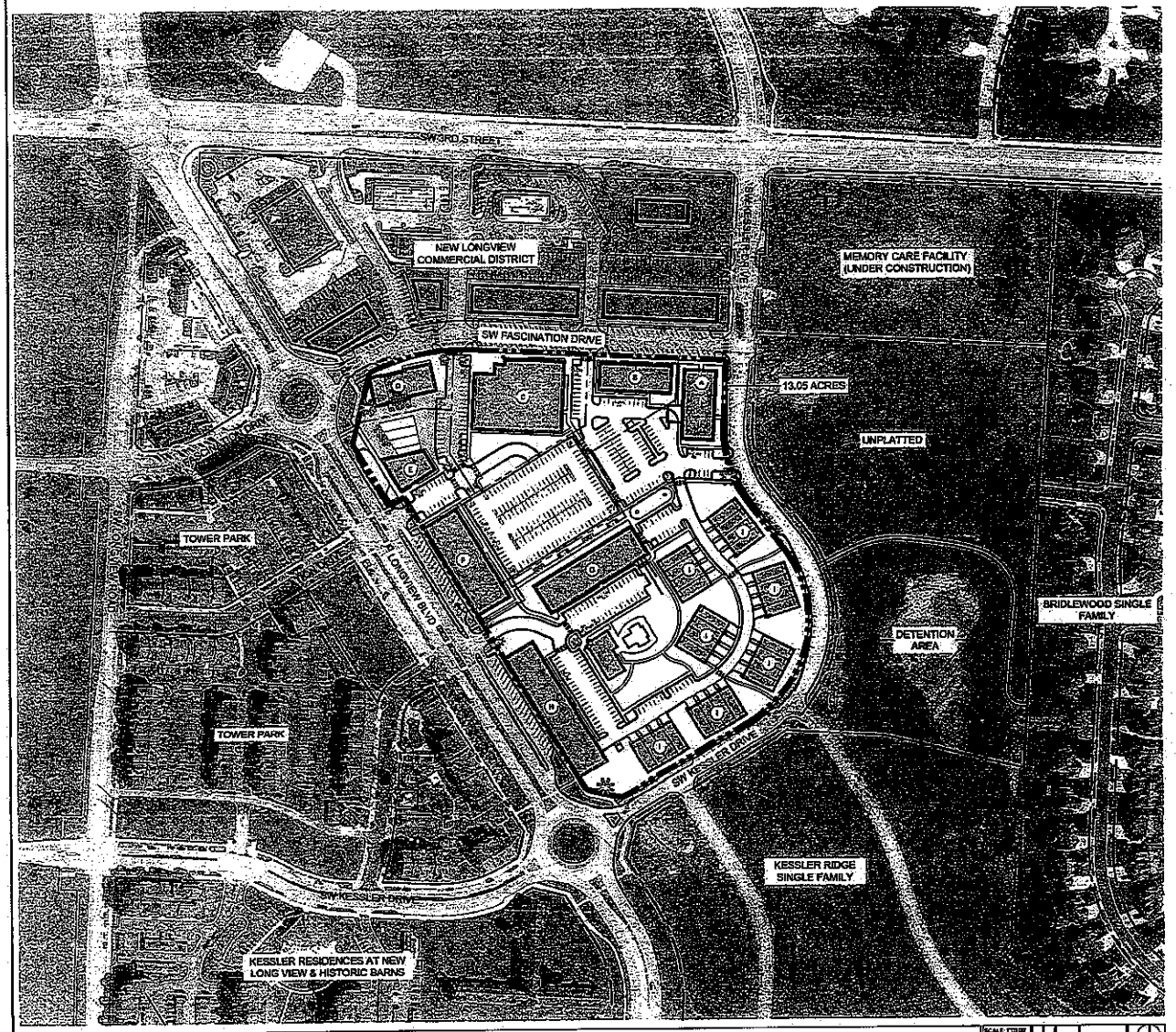
Mayor *Randall L. Rhoads*

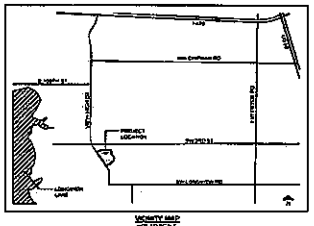
ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*





NEW LONGVIEW - VANCO 13 ACRES
LUTJEN NO. 14000
DATE: MAY 17, 2016

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 03°15'17" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,941.18 FEET; THENCE SOUTH 86°44'43" EAST, 49.53 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW LONGVIEW BOULEVARD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 13°45'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 59.10 FEET TO THE SOUTHWEST CORNER OF TRACT B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 81°20'52" EAST WITH A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 22°20'12" AND AN ARC DISTANCE OF 160.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 08°08'08" WEST, ALONG THE EAST LINE OF SAID TRACT B, 8.90 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SW FASCINATION DRIVE, AS NOW ESTABLISHED; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 82°31'24" EAST WITH A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 09°37'18" AND AN ARC DISTANCE OF 84.44 FEET; THENCE SOUTH 12°11'02" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 13.46 FEET TO THE NORTHWEST CORNER OF TRACT D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; THENCE SOUTH 27°36'02" EAST, ALONG THE WEST LINE OF SAID TRACT D, 7.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D; THENCE SOUTH 87°11'52" EAST, ALONG THE SOUTH LINE OF SAID TRACT D, 181.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 02°48'00" EAST, ALONG THE EAST LINE OF SAID TRACT D, 8.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT D, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 87°11'52" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 99.00 FEET TO THE NORTHWEST CORNER OF TRACT E OF SAID NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; THENCE SOUTH 27°36'02" EAST, ALONG THE WEST LINE OF SAID TRACT E, 7.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; THENCE SOUTH 87°11'52" EAST, ALONG THE SOUTH LINE OF SAID TRACT E, 33.17 FEET TO THE SOUTHEAST CORNER OF SAID TRACT E; THENCE NORTH 02°48'00" EAST ALONG THE EAST LINE OF SAID TRACT E, 8.58 FEET TO THE NORTHEAST CORNER OF SAID TRACT E, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 87°11'52" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 23.34 FEET; THENCE SOUTH 02°48'00" WEST, 105.00 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 42°51'47" AND AN ARC DISTANCE OF 174.86 FEET; THENCE SOUTH 37°12'57" EAST, 122.35 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 36°04'07" AND AN ARC DISTANCE OF 138.55 FEET; THENCE SOUTH 01°08'51" WEST, 216.30 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SW LONGVIEW BOULEVARD; THENCE NORTH 76°12'52" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 77.77 FEET; THENCE NORTH 31°13'52" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 912.13 FEET TO THE POINT OF BEGINNING. CONTAINING 565,824 SQUARE FEET OR 13.00 ACRES, MORE OR LESS.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
SP-00	SITE OVERVIEW
SP-01	PRELIMINARY DEVELOPMENT PLAN
SP-02	GRADED PARKING MODEL
SP-03	PRELIMINARY GRADING PLAN
SP-04	PHASE 1 LAYOUT
C-01	EXISTING CONDITIONS
C-02	UTILITY PLAN
C-03	PRELIMINARY PLAT
C-05	DETAIL SHEET
C-06	DETAIL SHEET
L-01	PRELIMINARY LANDSCAPE PLAN
A-01	ELEVATIONS
A-02	ELEVATIONS
A-03	ELEVATIONS
A-04	ELEVATIONS
A-05	ELEVATIONS
A-06	RESIDENTIAL ELEVATIONS
A-06	RESIDENTIAL ELEVATIONS

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NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

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BOX REAL ESTATE DEVELOPMENT
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LEE'S SUMMIT, MO 64081
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SCHEDULE

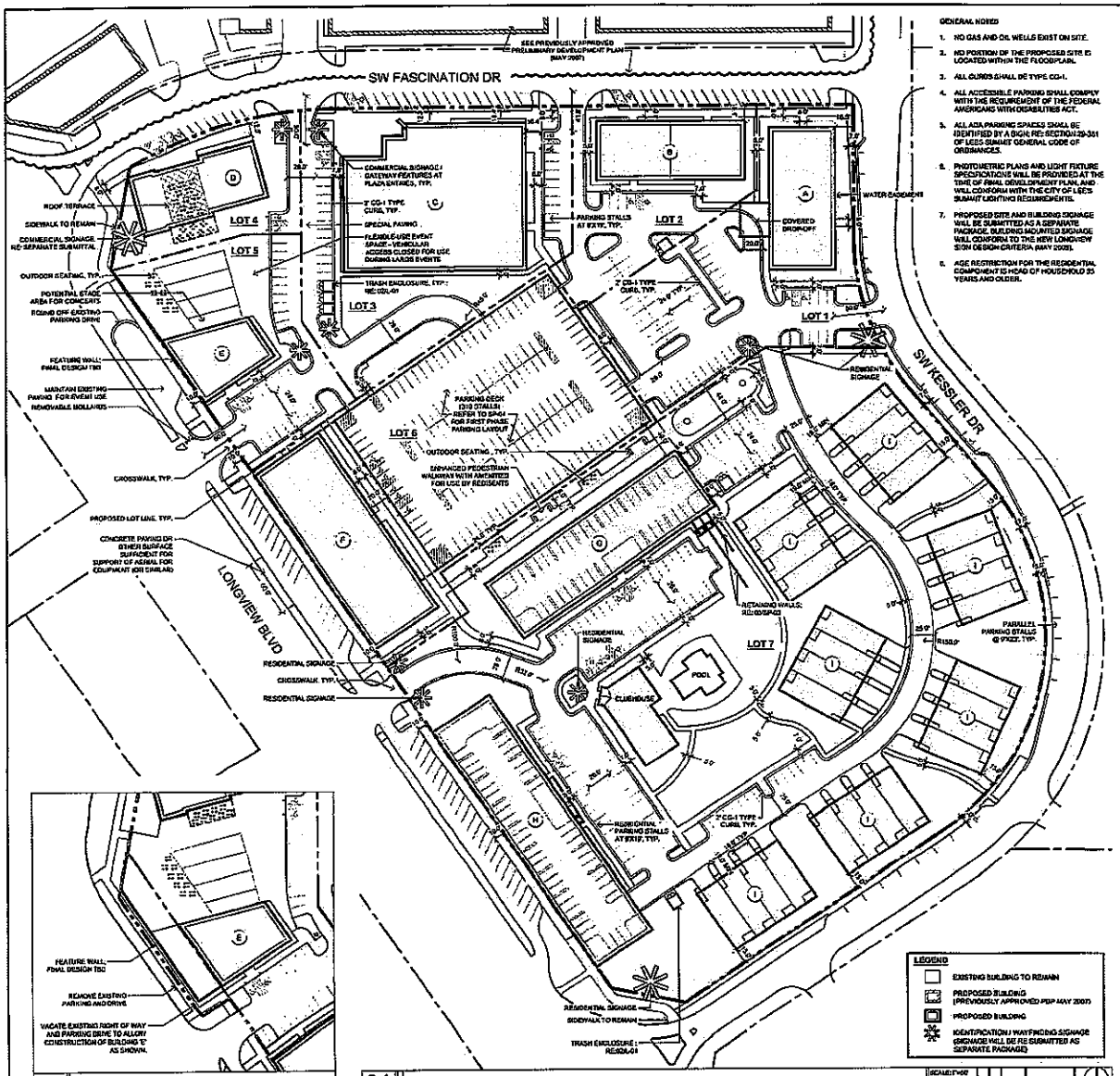
REV#	DATE	DESCRIPTION
1	10/21/16	PRELIMINARY DEVELOPMENT PLAN
2	10/28/16	CITY COMMENTS
3	11/08/16	CITY COMMENTS

ALL RIGHTS RESERVED. THE DESIGNS, DRAWINGS OR OTHER PLANS OF CONFLUENCE, INC. AND ITS AFFILIATES ARE PROPRIETARY AND CONFIDENTIAL AND ARE THE PROPERTY OF CONFLUENCE, INC. AND ITS AFFILIATES. THEY ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFIED IN WRITING BY CONFLUENCE, INC. AND ITS AFFILIATES. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CONFLUENCE, INC. AND ITS AFFILIATES.

SITE OVERVIEW

CONFLUENCE PROJECT NO. M0630HC

SP-00



02 ALTERNATE LAYOUT - NW CORNER

01 PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES

1. NO GAS AND OIL WELLS EXIST ON SITE.
2. NO PORTION OF THE PROPOSED SITE IS LOCATED WITHIN THE FLOODPLAIN.
3. ALL CURBS SHALL BE TYPE CG-1.
4. ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENT OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
5. ALL ADA PARKING SPACES SHALL BE IDENTIFIED BY A SIGN; RE: SECTION 20-351 OF LEES SUMMIT GENERAL CODE OF ORDINANCES.
6. PHOTOMETRIC PLANS AND LIGHT FIXTURE SPECIFICATIONS WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN, AND WILL CONFORM WITH THE CITY OF LEES SUMMIT LIGHTING REQUIREMENTS.
7. PROPOSED SITE AND BUILDING SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE. BUILDING MOUNTED SIGNAGE WILL CONFORM TO THE NEW LONGVIEW SIGN DESIGN CRITERIA (MAY 2006).
8. AGE RESTRICTION FOR THE RESIDENTIAL COMPONENT IS HEAD OF HOUSEHOLD 55 YEARS AND OLDER.

SITE DATA (13.05 ACRES)

BUILDING DATA

COMMERCIAL:

BUILDING	BLDG. SQUARE FOOTAGE	BUILDING HT.	USE
BLDG A	20,000	2 STORY	MEDICOFFICE
BLDG B	9,000	1 STORY	MEDICOFFICE
BLDG C	28,000	1 STORY	THEATER
BLDG D	6,000 (+1,000 ROOF)	1 STORY	RESTAURANT
BLDG E	5,500	1 STORY	OFFICE
BLDG F	52,500	3 STORY	OFFICE
TOTAL	124,500		

MULTI FAMILY:

BUILDING	UNITS	BUILDING HEIGHT	USE
BLDG G	44	4 STORY	APARTMENTS
BLDG H	88	4 STORY	APARTMENTS
BLDG I	4 PER BLDG (20 TOTAL)	2 STORY	TOWNHOMES
TOTAL	132	(APPROX. 25 DWELLING UNITS PER ACRE)	

PARKING DATA

NEEDS SUMMARY (SEE SP-02 FOR SHARED MODEL)	TOTAL	ADA
COMMERCIAL PARKING REQUIREMENT (NO SHARED MODEL)	630	
COMMERCIAL PARKING REQUIREMENT (WITH SHARED MODEL)	529	
PARKING SPOTS SAVED	129 (20%)	
MULTI FAMILY PARKING REQUIREMENTS	238	
TOTAL PARKING REQUIRED:	767	
PROVIDED	**TOTAL**	**ADA**
EXISTING ALONG FASCINATION (SOUTH SIDE)	48	3
EXISTING ALONG LONG VIEW BOULEVARD (EAST SIDE)	48	
EXISTING ALONG KESSLER DRIVE	28	3
COMMERCIAL SURFACE PARKING	129	12 (10 VAN)
COVERED PARKING GARAGE	310	12 (4 VAN)
SUBTOTAL (COMMERCIAL)	553	30 (14 VAN)
MULTI FAMILY (SURFACE)	164	8 (4 VAN)
MULTI FAMILY (GARAGE)	137	
SUBTOTAL (MULTI FAMILY)	301	8 (4 VAN)
TOTAL PARKING PROVIDED:	854	46 (18 VAN)

PROPOSED LOT ACREAGE

LOTS	SIZE (AC)	FLOOR AREA (AC) / DENSITY	FAR / DENSITY
COMMERCIAL:			
LOT 1	1.16	.23	0.198
LOT 2	0.88	.21	0.239
LOT 3	1.50	.64	0.427
LOT 4	0.50	.18	0.36
LOT 5	0.78	.13	0.171
LOT 6	1.80	.40	0.222
MULTI FAMILY:			
LOT 7	5.76	172 U	29.4 DU / AC

OTHER SITE DATA:

PROPOSED SITE IMPERVIOUS AREA: 557,224 SF (97%)

OPEN SPACE: 137,990 SF PROVIDED (24%)

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NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

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PH: 913.730.2600

SCHEDULE

Sheet	Date	Description
1	10.28.16	PRELIMINARY DEVELOPMENT PLAN
2	Nov 2016	SP1 REVISIONS
3	10.31.2016	SP1 REVISIONS

THE INDIVIDUAL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND PROPRIETARY INFORMATION OF CONFLUENCE. THEY ARE INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION OR USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PRELIMINARY DEVELOPMENT PLAN

CONFLUENCE PROJECT NO: 16033AKC

SP-01

Fascination at New Longview - Shared Parking Model

Russell G. Pearson, CCIM

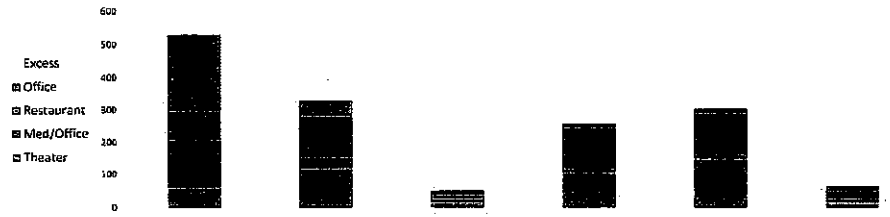
Proposed Uses			Parking Needs - Full Build-out													
	Unit	Use	Unit	Spots	Occ.	Spots	Shared	Spots	Shared	Spots	Shared	Spots	Shared	Spots	Shared	Spots
Building A - 2-Story Med/Office	20,000	Med/Office	5	100	100%	100	20%	20	5%	5	5%	5	5%	5	5%	5
Building B - 1 Story Med/Office	9,000	Med/Office	5	45	100%	45	20%	9	5%	2	5%	2	5%	2	5%	2
Building C - Luxury Theater*	28,000	Theater	5.3	148	40%	59	80%	119	10%	15	70%	104	100%	148	10%	15
Building D - Restaurant(s)	8,000	Restaurant	14	112	70%	78	100%	112	10%	11	100%	112	100%	112	20%	22
Building D - Rooftop Deck	1,500	Restaurant	14	21	70%	15	100%	21	10%	2	100%	21	100%	21	20%	4
Building E - 1-Story Office	5,500	Office	4	22	100%	22	20%	4	5%	1	5%	1	5%	1	5%	1
Building F - 3-Story HQ Office	52,500	Office	4	210	100%	210	20%	42	5%	11	5%	11	5%	11	5%	11
Totals	124,500					529		327		47		256		300		60

Parking Needs Summary:	Phase I	Full Build-Out	
Parking Required (w/out Shared Model)	148	658	
Parking Required (w/Shared Parking Model)	148	529	
Parking Spots Saved	0	129	20%
Total Spots Needed:	148	529	

Spots Provided:	Phase I	Full Build-Out
Existing Along Fascination (South Side)	45	45
Existing Along Longview Blvd (East Side)	40	40
Existing Along Kessler Drive	22	29
Commercial Surface Parking	120	129
Covered Garage Parking:	0	310
Total Spots Provided:	227	553

Timing of Excess Spots - Full Build-out

Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
24	226	506	297	253	493



* Note: Theater assumes 594 seats, with UDO requirement of 1 spot per 4 seats

Shared Parking References:
- Online Transportation Demand Management Encyclopedia: http://www.vtpi.org/tdm/tdm89.htm
- Mary Smith (2005), "Shared Parking", ULI / ICSC
- Geoffrey Booth, et al (2002), "Ten Principles for Reinventing Suburban Business Districts", ULI

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PH 913 725 9651

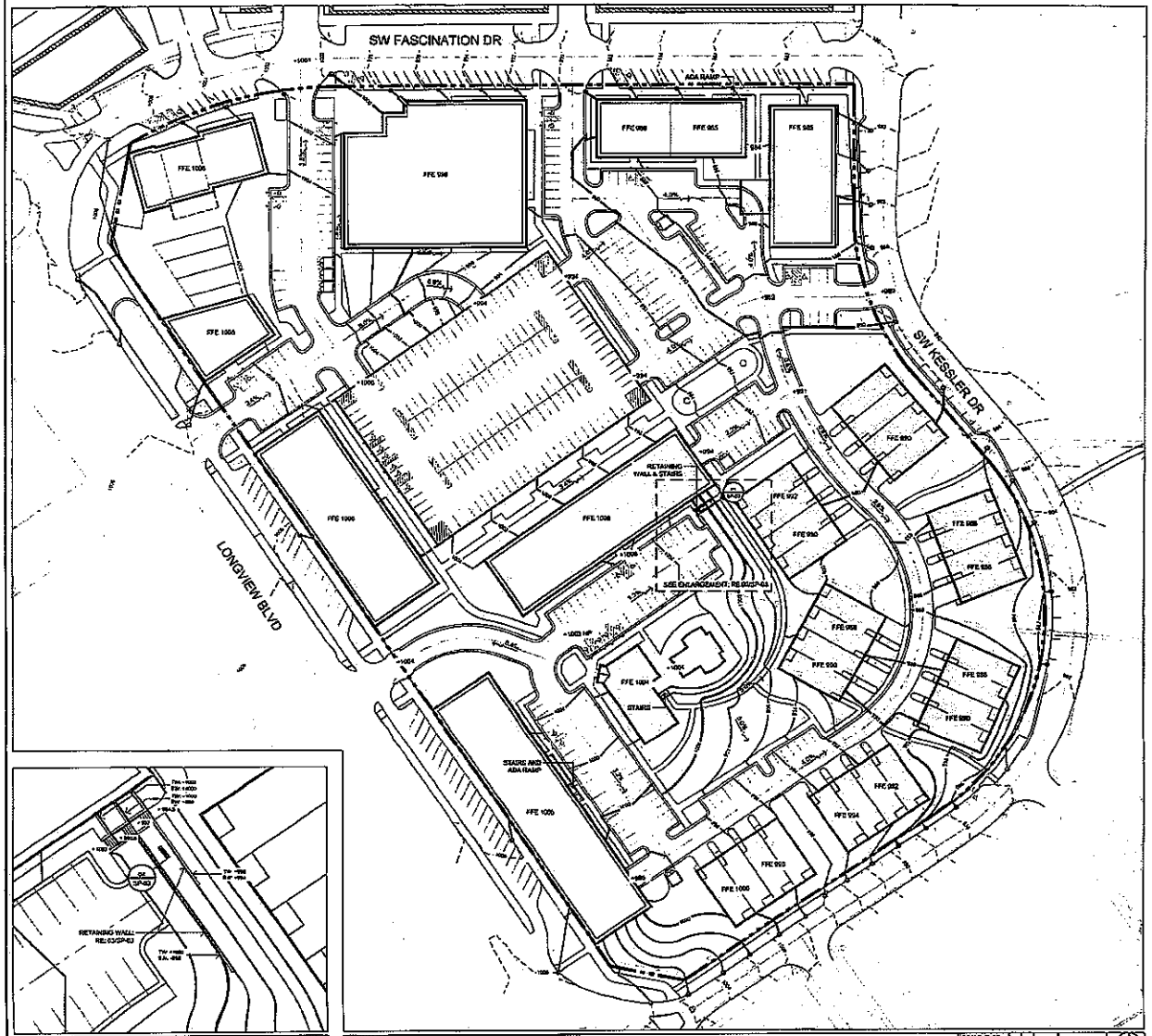
SCHEDULE

NUMBER	DATE	DESCRIPTION
1	[illegible]	PRELIMINARY DEVELOPMENT PLAN
2	[illegible]	CITY SUBMITTAL
3	[illegible]	CITY SUBMITTAL

SHARED PARKING MODEL

CONFLUENCE PROJECT NO 160330C

SP-02

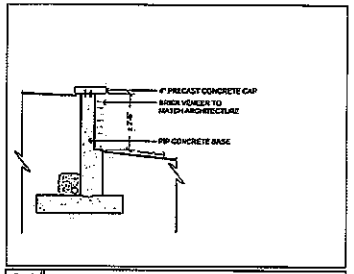


01 PRELIMINARY GRADING PLAN

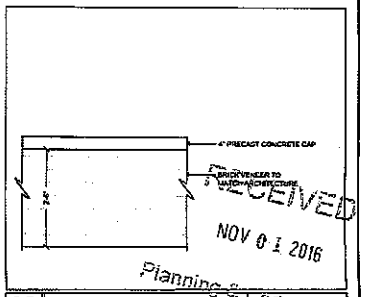
02 STAIR AND RETAINING WALL ENLARGEMENT

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
2. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
3. BACK FILL TO TOP OF CURB
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPES IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
5. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. POWERED AT JOINTS WILL NOT BE ACCEPTED.
6. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
7. CONTRACTOR RESPONSIBLE FOR ALL PRIVATE LOCATES NOT COVERED BY THE MISSOURI ONE CALL SYSTEM.
8. ALL ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON A SURFACE WITH A SLOP NOT EXCEEDING 1 VERTICAL FOOT IN 50 HORIZONTAL FEET.



04 SECTION: RETAINING WALL



03 ELEVATION: RETAINING WALL

RECEIVED
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-2016-167-

CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.333.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8205 W 108TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1661
PH: 913.451.8005

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1320 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816.472.1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4230

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
808 SW FASCINATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.5051

SCHEDULE

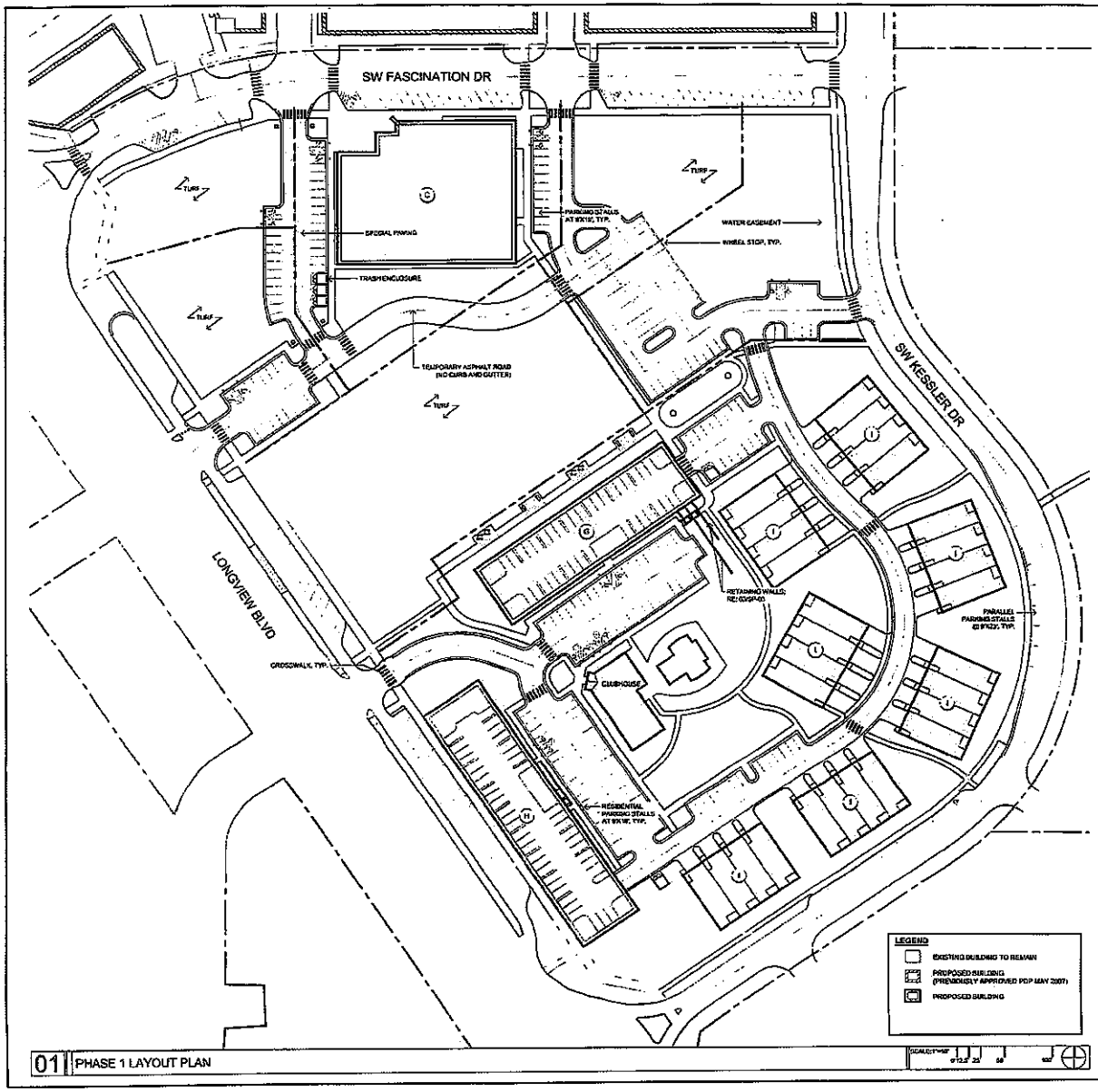
NUMBER	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]

[illegible]

PRELIMINARY GRADING PLAN

CONFLUENCE PROJECT NO: 16020KC

SP-03



01 PHASE 1 LAYOUT PLAN

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-2016-167-

CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8205 W 105TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1661
PH: 913.451.8866

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1330 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816.472.1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4200

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
[illegible]
LEE'S SUMMIT, MO 64081
PH: 913.706.0001

SCHEDULE

[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]
4	[illegible]	[illegible]
1	[illegible]	[illegible]

[illegible]

PHASE 1 LAYOUT PLAN

CONFLUENCE PROJECT NO: 1503360

SP-04

SCALE
0' 50' 100'
1"=50' HORIZ.
(for 24"x36" sheet)

PLAN LEGEND:

CABLE TV
- CTVP CABLE TV PEDESTAL
- SD SATELLITE DISH

ELECTRIC
- AC AIR CONDITIONER
- EB ELECTRIC BOX
- EMT ELECTRIC METER
- EMH ELECTRIC MANHOLE
- EP ELECTRIC PEDESTAL
- EV ELECTRIC VAULT
- GA GUY ANCHOR
- GUY GUY POLE
- LP LIGHT POLE
- PP POWER POLE
- YL YARD LIGHT/FLOOD LIGHT

GAS
- GK GAS LINE MARKER
- GM GAS METER
- GR GAS REGULATOR
- GV GAS VALVE

SANITARY
- CO SANITARY CLEANOUT
- SMH SANITARY MANHOLE

STORM
- AI AREA INLET
- CI CURB INLET
- FD FLOOR DRAIN
- FI FIELD INLET
- GI GRATE INLET
- JB JUNCTION BOX
- RD ROOF DRAIN
- STMH STORM MANHOLE

TELEPHONE
- FOM FIBER OPTIC MARKER
- TMK TELEPHONE CABLE MARKER
- TP TELEPHONE POLE
- TP TELEPHONE PEDESTAL
- TV TELEPHONE VAULT

WATER
- FH FIRE HYDRANT
- HB HOSE BIB
- MW MONITOR WELL
- PIV POST INDICATOR VALVE
- SB SPRINKLER CONTROL BOX
- SV SPRINKLER VALVE
- WM WATER METER
- WM WATER MANHOLE
- WMV WATER METER VAULT
- WV WATER VALVE

PARKING
- HC HANDICAP STALL
- WLS WHEEL STOP
- DYS DOUBLE YELLOW STRIPE
- WS WHITE STRIPE
- YS YELLOW STRIPE

TRAFFIC
- SLCB STREET LIGHT BOX
- TSP TRAFFIC SIGNAL POLE
- TSC TRAFFIC SIGNAL CONTROLS
- TSV TRAFFIC SIGNAL VAULT

SIGNS
- HS HANDICAP SIGN
- SL SPEED LIMIT SIGN
- SN SIGN
- SS STOP SIGN

EASEMENTS
- A.E. ACCESS EASEMENT
- B.M.P. BEST MANAGEMENT PRACTICE
- D.E. STORM DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- M.E. MONUMENT EASEMENT
- N.B.E. NO BUILD EASEMENT
- P.E. PEDESTRIAN EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT

SETBACKS
- B.S. BUILDING SETBACK
- D.S. DECK SETBACK
- S.B. SOUND SETBACK
- F.Y.S. FRONT YARD SETBACK
- L.B. LANDSCAPE BUFFER
- P.S. PARKING SETBACK
- R.Y.S. REAR YARD SETBACK
- S.Y.S. SIDE YARD SETBACK

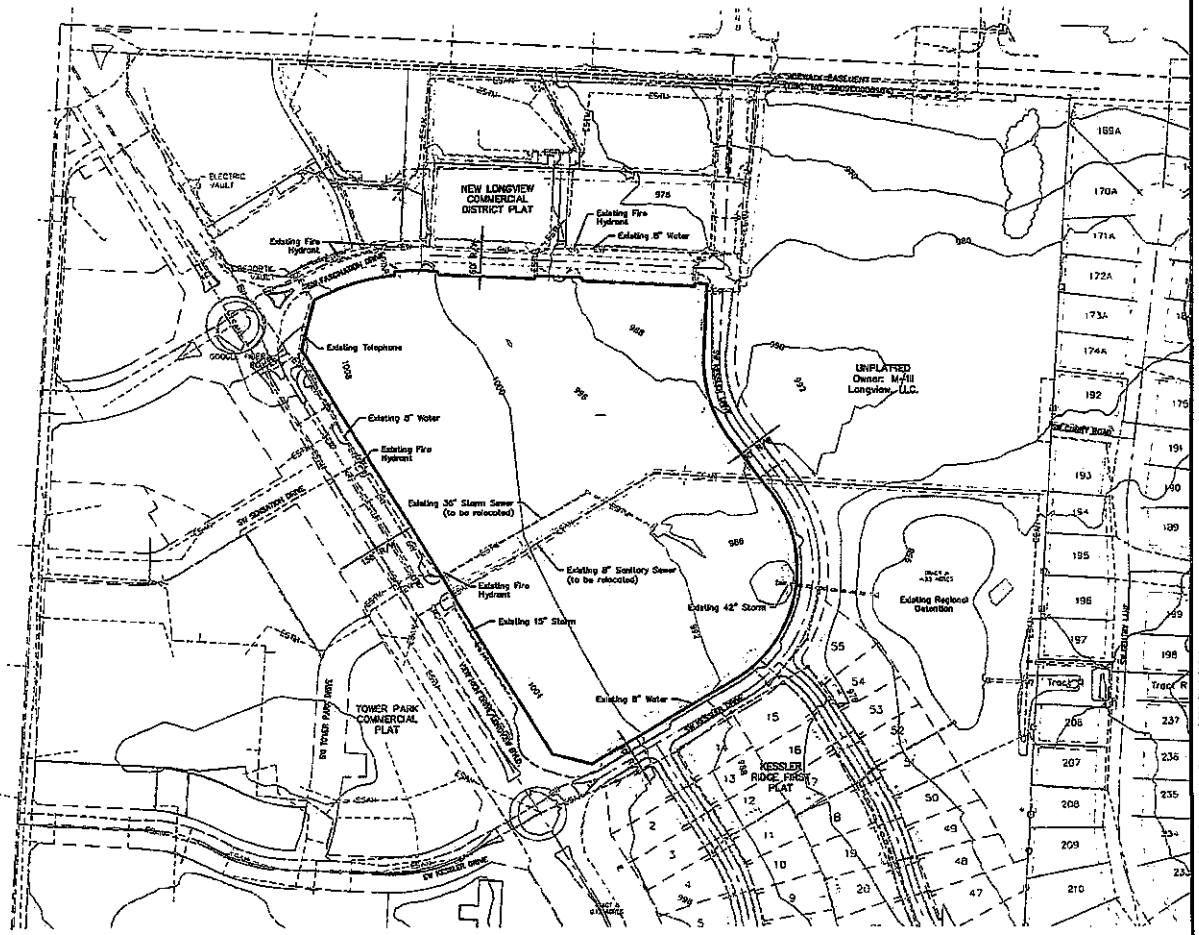
SURVEY MARKERS
- FOUND SECTION CORNER (MONUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- FOUND RIGHT-OF-WAY MARKER
- SET 5/8" IRON REBAR WITH ALUMINUM CAP
- SET 1/2" IRON BAR WITH PLASTIC CAP
- BENCHMARK

BOUNDARIES
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY

UTILITY LINES
- CABLE TV, UNDERGROUND
- ELECTRIC, OVERHEAD
- ELECTRIC, UNDERGROUND
- FIBER OPTIC, UNDERGROUND
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE, UNDERGROUND
- WATER LINE

CONTOURS
- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS

MISCELLANEOUS
- BB BASKETBALL, GOAL
- BH BORE HOLE
- FENCE, CHAIN LINK, STEEL OR ALUMINUM
- FENCE, STOCKADE, WOOD, VINYL OR PLASTIC
- FENCE, BARBED WIRE OR WOVEN WIRE TOPPED
- FP FLAG POLE
- GP GUARD POST
- GR GUARD RAIL
- HDRL HANDRAIL
- HSP HORSESHOE PIT
- LSCP LANDSCAPING
- MB MAILBOX
- MH UTILITY MANHOLE
- PB PARK BENCH
- PT PICNIC TABLE
- RAILROAD TRACKS
- TREE
- TREE, EVERGREEN
- TREELINE
- SIDEWALK
- BUILDINGS
- EDGE OF PAVEMENT
- ROADWAY CENTER LINE
- CURB & GUTTER



Property Description:
A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lees Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 02°13'11" East, along the West line of said Northwest Quarter, 2,643.72 feet; thence South 86°44'49" East, 451.33 feet to a point on the East right-of-way line of SW Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 13°45'30" East, along said East right-of-way line, 99.10 feet to the Southwest corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lees Summit, Jackson County, Missouri; thence Easterly, along the Southline of said Tract B, along a curve to the right, having an initial tangent bearing of North 81°30'57" East with a radius of 413.50 feet, a central angle of 23°30'27" and an arc distance of 151.33 feet to the Southeast corner of said Tract B; thence North 09°00'30" West, along the East line of said Tract B, 5.50 feet to the Northwest corner of said Tract D, said point also being on the South right-of-way line of SW Fascination Drive, as now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of North 63°31'24" East with a radius of 420.00 feet, a central angle of 08°37'49" and an arc distance of 63.64 feet; thence South 37°11'07" East, continuing along said South right-of-way line, 13.40 feet to the Northwest corner of Tract D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South 87°11'20" East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North 02°48'40" East, along the East line of said Tract D, 6.20 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 89.03 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South 87°11'20" East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North 02°48'40" East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 23.34 feet; thence South 02°48'40" West, 135.00 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 230.00 feet, a central angle of 40°51'47" and an arc distance of 174.56 feet; thence South 37°13'07" East, 123.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 262.00 feet, a central angle of 65°58'42" and an arc distance of 301.81 feet; thence South 32°45'24" West, 315.10 feet to a point on said East right-of-way line of SW Longview Boulevard; thence North 78°13'32" West, along said East right-of-way line, 77.77 feet; thence North 31°13'32" West, continuing along said East right-of-way line, 913.10 feet to the Point of Beginning. Containing 569,831 square feet or 13.08 acres, more or less.

Notes:
1. There are no oil and gas wells located within the project limits.
2. FEMA Flood Boundary and Floodway Map Community Panel Number 29095C 0257F classifies the New Longview Phase 2 property as a "Zone X" Area.

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CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8365 W 108TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1661
PH: 913.451.8888

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1520 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1494
PH: 816.472.1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4320

NLV - PHASE II
LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
300 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.703.8551

SCHEDULE

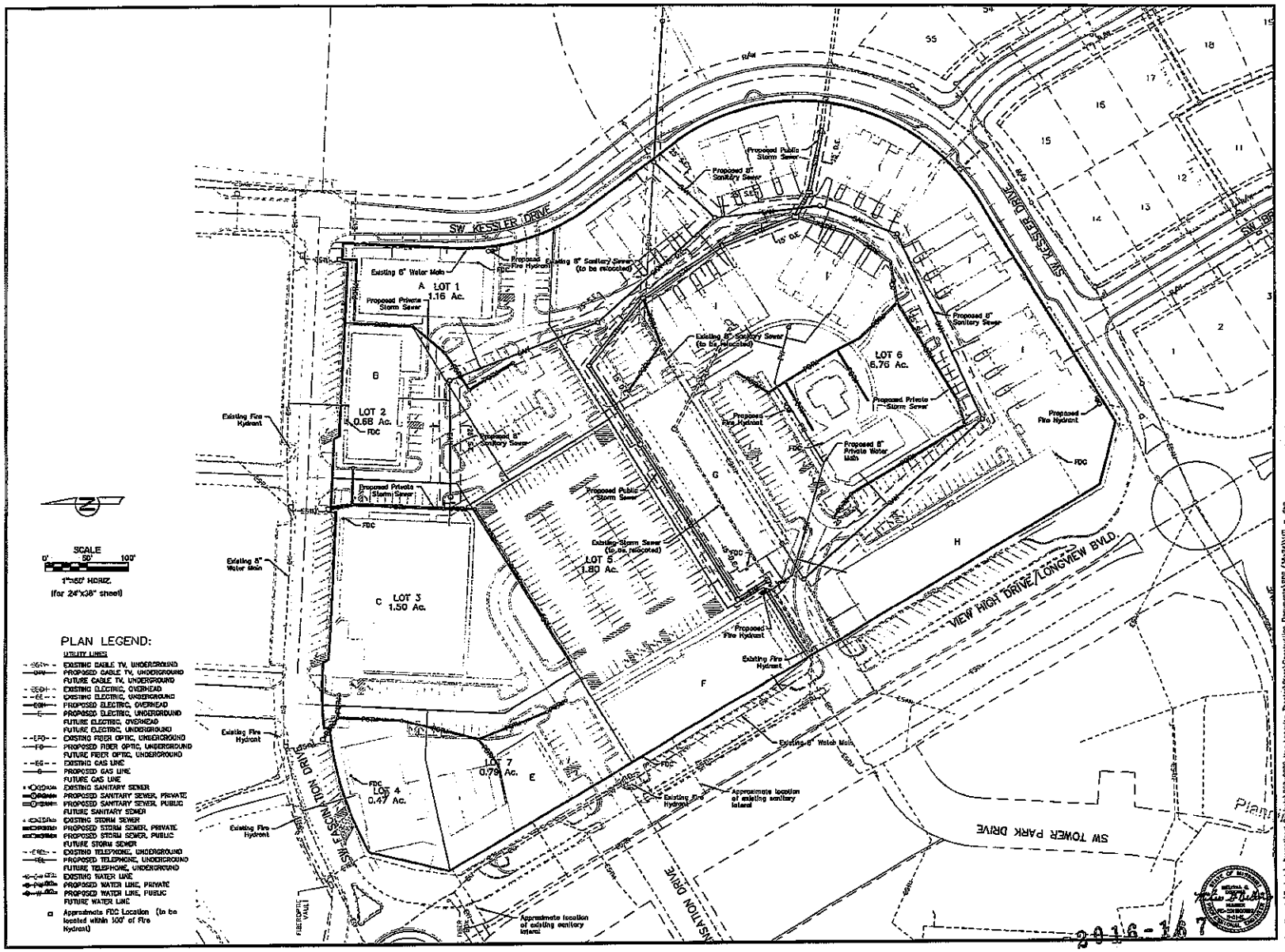
Mark	Date	Description
1	10/20/16	Preliminary SDP/Preliminary Plat
2	10/27/16	CITY COMMENTS
3	11/01/16	CITY COMMENTS

Location: L:\Projects_Promotional Projects\000-10000 New Longview Tract\Plan\Construction Documents\PDP (36x24)\EXC - dwg

EXISTING CONDITIONS

CONFLUENCE PROJECT NO: 15033KC

C-01



CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8335 W 105TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210, 1661
PH: 913.451.8555

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1529 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816.472.1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.361.1033

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
500 SW CHATTEN DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.725.0661

SCHEDULE

1	10-24-2016	PRELIMINARY DEVELOPMENT PLAN
2	11-01-2016	UTILITY PLAN
3		

NOV 01 2016

Plan 29

UTILITY PLAN

CONFLUENCE PROJECT NO: 15033INC

C-02

Location: L:\Projects_Promotional Projects\900-0000 New Longview Theater\Plans\Construction Documents\PDP (36x24)\UTL - .dwg

PRELIMINARY PLAT OF

NEW LONGVIEW-PHASE II

LOTS 1-6

NW. 1/4, SEC. 10 – Twp. 47 N. – Rge. 32 W.

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SCALE

0' 50' 100'

1"=50' HORIZ.

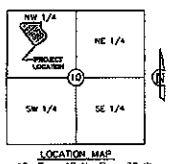
(for 24"x36" sheet)

Property Description:

A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lees Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°32'11" East, along the West line of said Northwest Quarter, 2,643.72 feet; thence South 60°44'49" East, 491.53 feet to a point on the East right-of-way line of SW. Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 13°48'56" East, along said East right-of-way line, 99.10 feet to the South-west corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Easterly, along the South line of said Tract B, along a curve to the right, having an initial tangent bearing of north 01°39'53" East with a radius of 413.50 feet, a central angle of 23°20'27" and an arc distance of 168.23 feet to the Southeast corner of said Tract B; thence North 00°20'30" West, along the East line of said Tract B, 6.50 feet to the Northeast corner of said Tract B, said point also being on the South right-of-way line of SW. Fascination Drive, as now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of north 03°51'24" East with a radius of 420.00 feet, a central angle of 08°37'16" and an arc distance of 63.64 feet; thence South 87°11'20" East, continuing along said South right-of-way line, 15.46 feet to the Northwest corner of Tract D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South 87°11'20" East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North 02°48'40" East, along the East line of said Tract D, 6.50 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 89.83 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South 27°36'02" East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South 87°11'20" East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North 02°48'40" East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line; thence South 87°11'20" East, along said South right-of-way line, 23.34 feet; thence South 02°48'40" West, 133.92 feet; thence Southerly, along a curve to the left, having tangents to the last described course with a radius of 250.00 feet, a central angle of 40°01'42" and an arc distance of 174.66 feet; thence South 37°13'01" East, 122.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 250.00 feet, a central angle of 63°56'42" and an arc distance of 415.66 feet; thence South 53°43'41" West, 315.10 feet to a point on said East right-of-way line of SW. Longview Boulevard; thence North 72°13'52" West, along said East right-of-way line, 77.77 feet; thence North 31°13'52" West, continuing along said East right-of-way line, 913.19 feet to the Point of Beginning. Containing 550,551 square feet or 12.65 acres, more or less.

Notes:

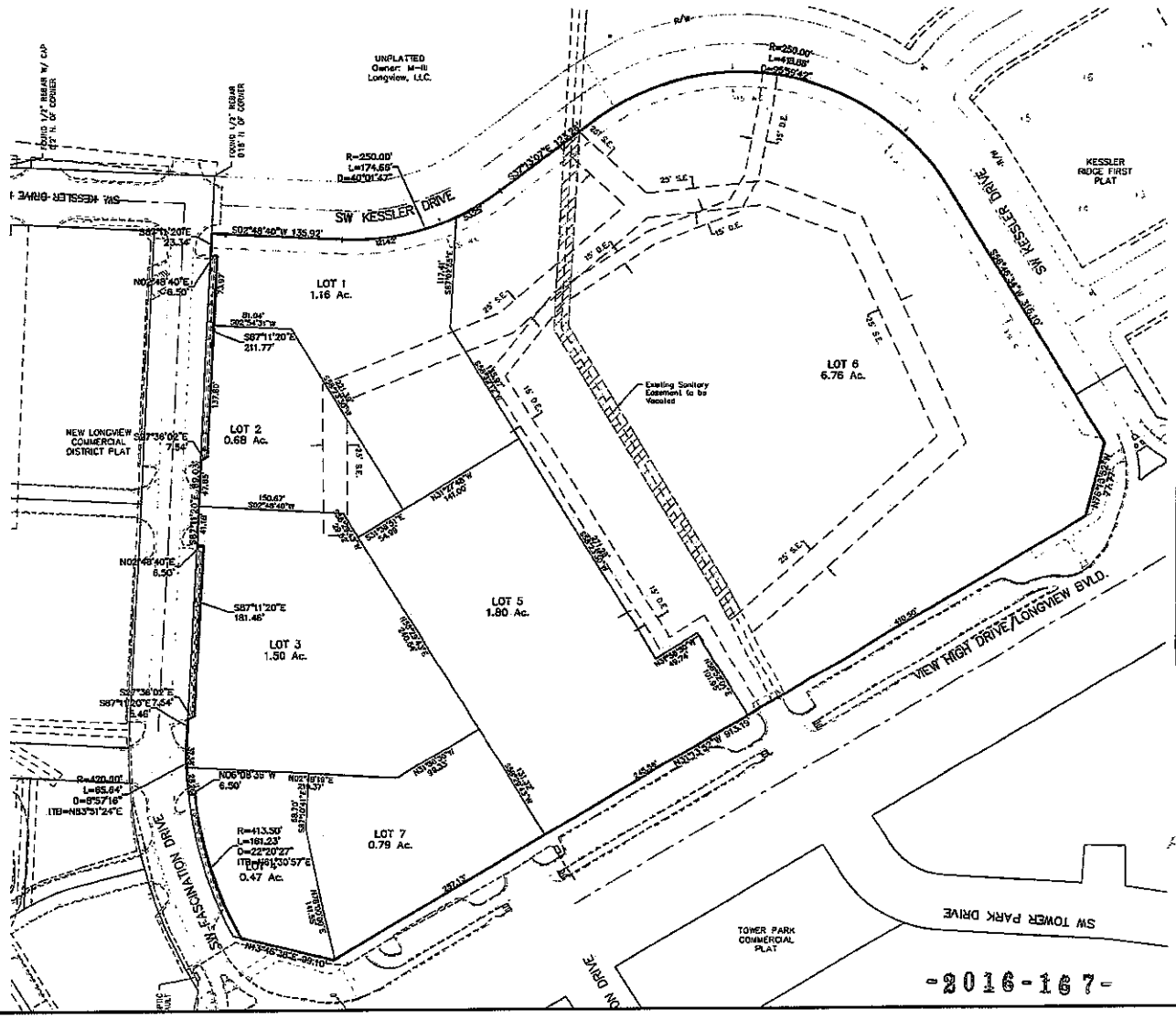
1. There are no oil and gas wells located within the project limits.
2. FEMA Flood Boundary and Floodway Map Community Panel Number 2200390 0287F classifies the New Longview Phase 2 property as a "Zone X" Area.
3. An easement to provide vehicular access to and from Lots 1 thru 6 is hereby established for the mutual benefit of the present and future owners of the Lots, their mortgagees, tenants, and business invitees.



LOCATION MAP

Sec. 10, Twp. 47 N., Rge. 32 W.

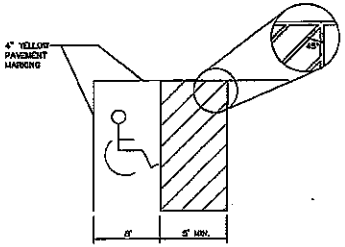
(N.T.S.)


UNPLATTED
Owner: M-III
Longview, LLC.
SW KESSLER DRIVE
KESSLER RIDGE FIRST PLAT
LOT 1
1.16 Ac.
LOT 2
0.68 Ac.
LOT 3
1.50 Ac.
LOT 5
1.80 Ac.
LOT 6
6.76 Ac.
LOT 7
0.79 Ac.
LOT 4
0.47 Ac.
NEW LONGVIEW COMMERCIAL DISTRICT PLAT
Existing Sanitary Easement to be Vacated
VIEW HIGH DRIVE/LONGVIEW BLVD.
SW FASCINATION DRIVE
SW TOWER PARK DRIVE
TOWER PARK COMMERCIAL PLAT
R=250.00'
L=174.66'
D=40°01'42"
R=420.00'
L=63.64'
D=8°37'16"
R=413.50'
L=161.23'
D=23°20'27"
S87°11'20"E
211.77'
N02°48'40"E
6.50'
S87°11'20"E
181.46'
S27°36'02"E
7.54'
N06°08'39"W
6.50'
N02°48'40"E
219.37'
S87°11'20"E
23.34'
S02°48'40"W 135.92'
S37°13'01"E
122.26'
S53°43'41"W
315.10'
N72°13'52"W
77.77'
N31°13'52"W
913.19'
N13°48'56"E 99.10'
N13°51'24"E
S61°30'57"E
N13°48'56"E
N72°13'52"W
N31°13'52"W
N13°48'56"E

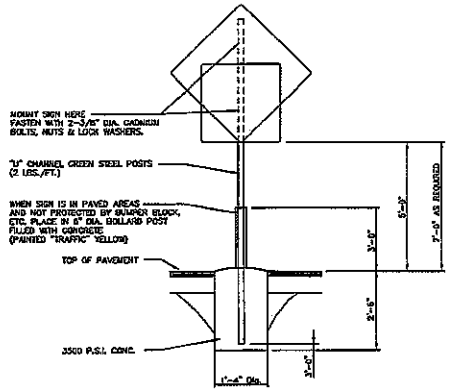
6"x12"

COLORS
LEGEND AND BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE
(R7-8)

N.T.S.
1 ACCESSIBLE SIGN DETAIL

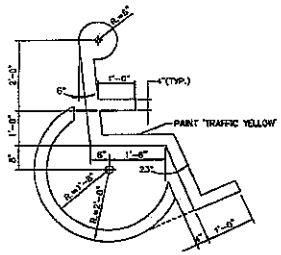


N.T.S.
2 ACCESSIBLE STRIPING DETAIL



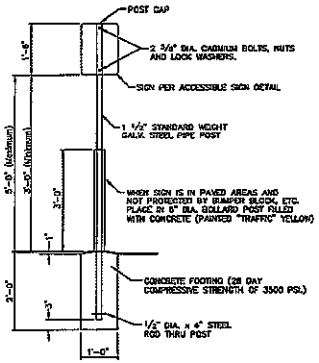
1. ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION'S "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. IF ANY SIGN PROTRUDES MORE THAN 1'-0" PAST THE CENTER LINE OF THE POST IT IS MOUNTED TO THE BOTTOM OF THE SIGN SHALL BE SET AT 7'-0" INSTEAD OF 5'-0".
3. ALL SIGNS MAY NOT BE APPLICABLE TO THIS PROJECT. USE SIGNS SPECIFIED ON PLOT PLAN.
4. SIGNS SHALL BE LOCATED 2'-6" BEHIND CURB WHERE THERE IS CURB & GUTTER.

N.T.S.
4 SIGN BASE



NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

N.T.S.
3 ACCESSIBLE PARKING SYMBOL



N.T.S.
5 ACCESSIBLE SIGNAGE DETAIL

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-2016-167-

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DEVELOPER
BOX REAL ESTATE
DEVELOPMENT
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SCHEDULE

REVISION	DATE	DESCRIPTION
1	10.28.16	PRELIMINARY SITE/LANDSCAPE PLAN
2	11.01.16	CITY CO-MENTS
3	11.10.16	CITY CO-MENTS

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DETAIL SHEET

CONFLUENCE PROJECT NO. 160210C

C-04

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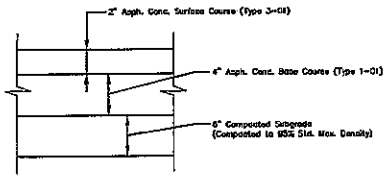

N.T.S.
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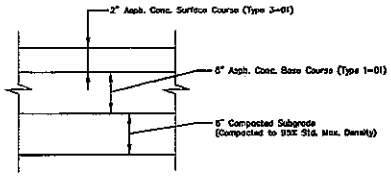

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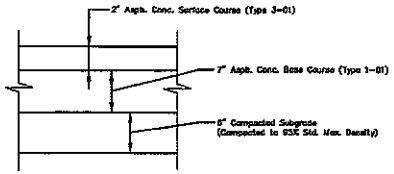

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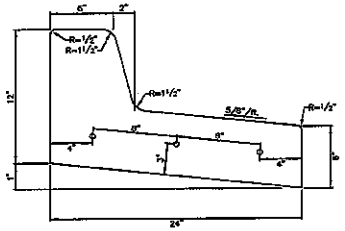

MODIFIED STRAIGHT BACK CURB & GUTTER
(TYPE MODIFIED CG-1)
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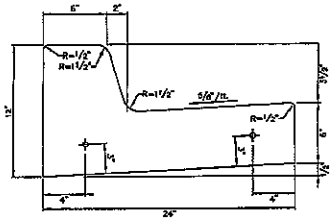
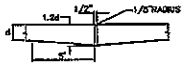


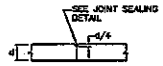
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)
N.T.S.

CURB & GUTTER NOTES:
1. 3/4" EXPANSION JOINTS WITH 2' DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.
4. CONCRETE SHALL CONFORM TO MDOT MIX NO. WA 610-1-4, UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL. FOR CSD OF K.C.M.O. SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
5. DEPTH OF CURB SHALL BE MINIMUM OF 6" THROUGH THE HANDICAP ACCESS RAMP.

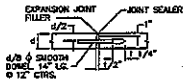
N.T.S.
2 CURB & GUTTER



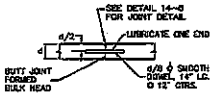
TYPE A – EXPANSION JOINT



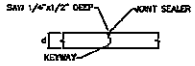
TYPE D – SAWED LONGITUDINAL OR TRANSVERSE



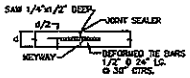
TYPE A – ALTERNATE EXPANSION JOINT



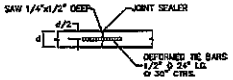
TYPE E – PLANNED TRANSVERSE CONSTRUCTION JOINT (USED AT NORMAL JOINT SPACING)



TYPE B – LONGITUDINAL CONSTRUCTION JOINT



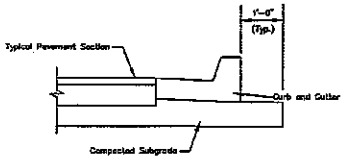
TYPE F – EMERGENCY TIED TRANSVERSE CONSTRUCTION JOINT (USED AT MIDDLE THIRD NORMAL JOINT SPACING)



TYPE C – TIED BUTT LONGITUDINAL CONSTRUCTION JOINT

KEYWAYS FOR TYPE B AND F CONSTRUCTION JOINT

N.T.S.
4 CONCRETE PAVEMENT JOINTING DETAILS



N.T.S.
6 PAVING DETAIL

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SCHEDULE

SUBMIT	DATE	DESCRIPTION
1	10.28.2016	PRELIMINARY DEVELOPMENT PLAN
2	10.31.2016	CITY COMMENTS
3	11.01.2016	CITY COMMENTS

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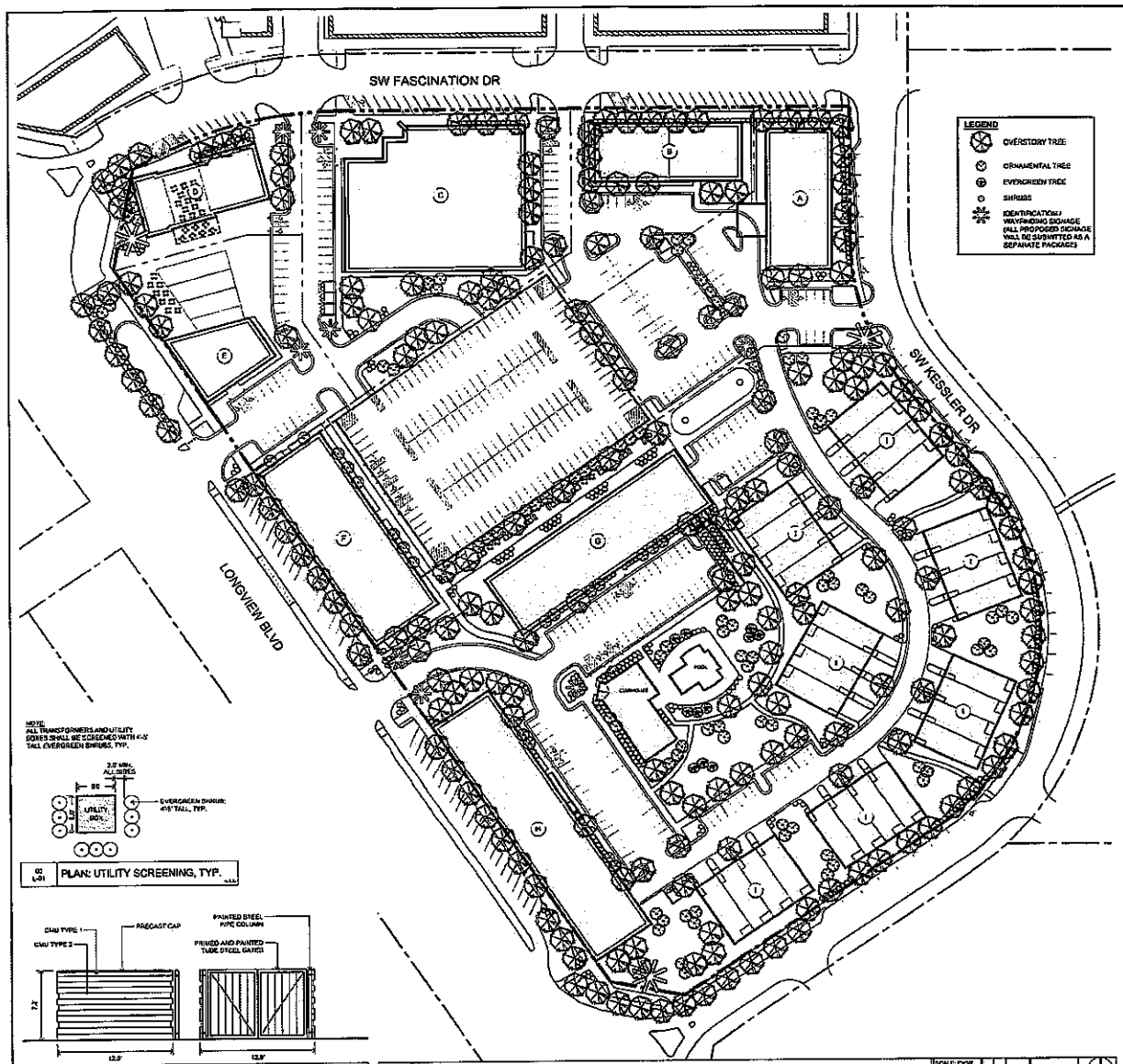
DETAIL SHEET

CONFLUENCE PROJECT NO: 16033.00

C-05

Location: L:\Projects_Promotional Projects\000-0000 New Longview Theater\Plans\Construction Documents\PDF (36x24)\D11 - .dwg



LANDSCAPE REQUIREMENTS

STREET PLANTINGS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- SW FASCINATION DRIVE (910 LF)
  - *REQUIRED TREES: (1 PER 30 LF): SHADE TREES / 2" CAL. = 37
  - REQUIRED SHRUBS (1 PER 20 LF): SHRUBS / 2 GAL. = 61
  - PROVIDED TREES: SHADE TREES / 2" CAL. = 37
  - PROVIDED SHRUBS: SHRUBS / 2 GAL. = 63
- SW KESSLER DRIVE (1,194 LF)
  - *REQUIRED TREES: (1 PER 30 LF): SHADE TREES / 2" CAL. = 40
  - REQUIRED SHRUBS (1 PER 20 LF): SHRUBS / 2 GAL. = 60
  - PROVIDED TREES: SHADE TREES / 2" CAL. = 40
  - PROVIDED SHRUBS: SHRUBS / 2 GAL. = 88
- LONGVIEW BLVD (994 LF)
  - *REQUIRED TREES: (1 PER 30 LF): SHADE TREES / 2" CAL. = 33
  - REQUIRED SHRUBS (1 PER 20 LF): SHRUBS / 2 GAL. = 50
  - PROVIDED TREES: SHADE TREES / 2" CAL. = 33
  - PROVIDED SHRUBS: SHRUBS / 2 GAL. = 63

LANDSCAPED OPEN SPACE

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- 1 TREE PER 5,000 SF NOT COVERED BY BUILDINGS / STRUCTURES
  - *REQUIRED TREES: (355,880 SF): SHADE TREES / 2" CAL. = 71
  - PROVIDED TREES: SHADE TREES / 2" CAL. = 100
- 2 SHRUBS PER 3,000 SF NOT COVERED BY BUILDINGS / STRUCTURES
  - *REQUIRED SHRUBS: (355,880): SHADE SHRUBS / 2 GAL. = 142
  - PROVIDED SHRUBS: SHADE SHRUBS / 2 GAL. = 165

PARKING LOT ISLANDS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- 5% OF TOTAL PARKING AREA (163,219 SQ FT) TO BE LANDSCAPED ISLANDS
  - *REQUIRED SQ FT OF LANDSCAPED PARKING LOT ISLANDS: 7,300 SQ FT
  - *PROVIDED SQ FT OF LANDSCAPED PARKING LOT ISLANDS: 10,767 SQ FT

PLANTING NOTES:

1. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1990, OR MOST RECENT EDITION.
4. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
5. SPADE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS
6. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED. IRRIGATION SHALL BE DESIGN-BUILD (TO MEET CITY REQUIREMENTS)

MASTER PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
OVERSTORY TREES			
Acer saccharum 'Green Mountain'	EMERALD ONE MAPLE	3" CAL.	B&B
Acer platanoides 'Autumn Blaze'	AUTUMN BLAZE MAPLE	3" CAL.	B&B
Carpinus betulus 'Columnaris'	COLUMNAR EUROPEAN HORNBEAM	3" CAL.	B&B
Gleditsia triacanthos	HONEYLOCUST	3" CAL.	B&B
Gymnocladus dioicus 'Expansa'	KENTUCKY COFFEETREE	3" CAL.	B&B
Quercus alba	WHITE OAK	3" CAL.	B&B
Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	3" CAL.	B&B
Ulmus parvifolia 'Sympony'	SYMPHONY CHINESE ELM	3" CAL.	B&B
Zelkova serrata	ZELKOVA	3" CAL.	B&B
ORNAMENTAL TREES			
Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B
Acer rubrum 'Gerlach'	RED SUNSET MAPLE	6' HT.	B&B
Crataegus viridis 'Winter King'	WINTER KING HAWTHORNE	6' HT.	B&B
Malus 'Spring Snow'	SPRING SNOW FLOWERING CRABAPPLE	6' HT.	B&B
EVERGREEN TREES			
Juniperus chinensis 'Iseadwarf'	ISEDWARF JUNIPER	6' HT.	B&B
Juniperus virginiana	EASTERN RED CEDAR	6' HT.	B&B
Picea pungens	NORWAY SPRUCE	6' HT.	B&B
Pinus nigra	AUSTRIAN PINE	6' HT.	B&B
Pinus nigra	BLACK PINE	6' HT.	B&B
Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B
DECIDUOUS SHRUBS			
Cornus sericea	RED OSIER DOGWOOD	#5	CONT.
Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.
Ribes alpinum 'Green Mound'	GREEN MOUND ALPINE CURRANT	#5	CONT.
Viburnum x burkwoodii 'Mariesii'	MARIESII EARLY VIBURNUM	#5	CONT.
EVERGREEN SHRUBS			
Ilex crenata 'Compacta'	JAPANESE COMPACT HOLLY	#5	CONT.
Pinus mugo 'Compacta'	COMPACT MUGO PINE	#5	CONT.
Pinus mugo 'Mops'	MOP UPRIGHT MUGO PINE	#5	CONT.

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NLV - PHASE II

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PH: 816.753.8881

SCHEDULE

REV	DATE	DESCRIPTION
1	10/2/14	PRELIMINARY DEVELOPMENT PLAN
2	10/1/15	CITY COMMENTS
3	11/1/15	CITY COMMENTS

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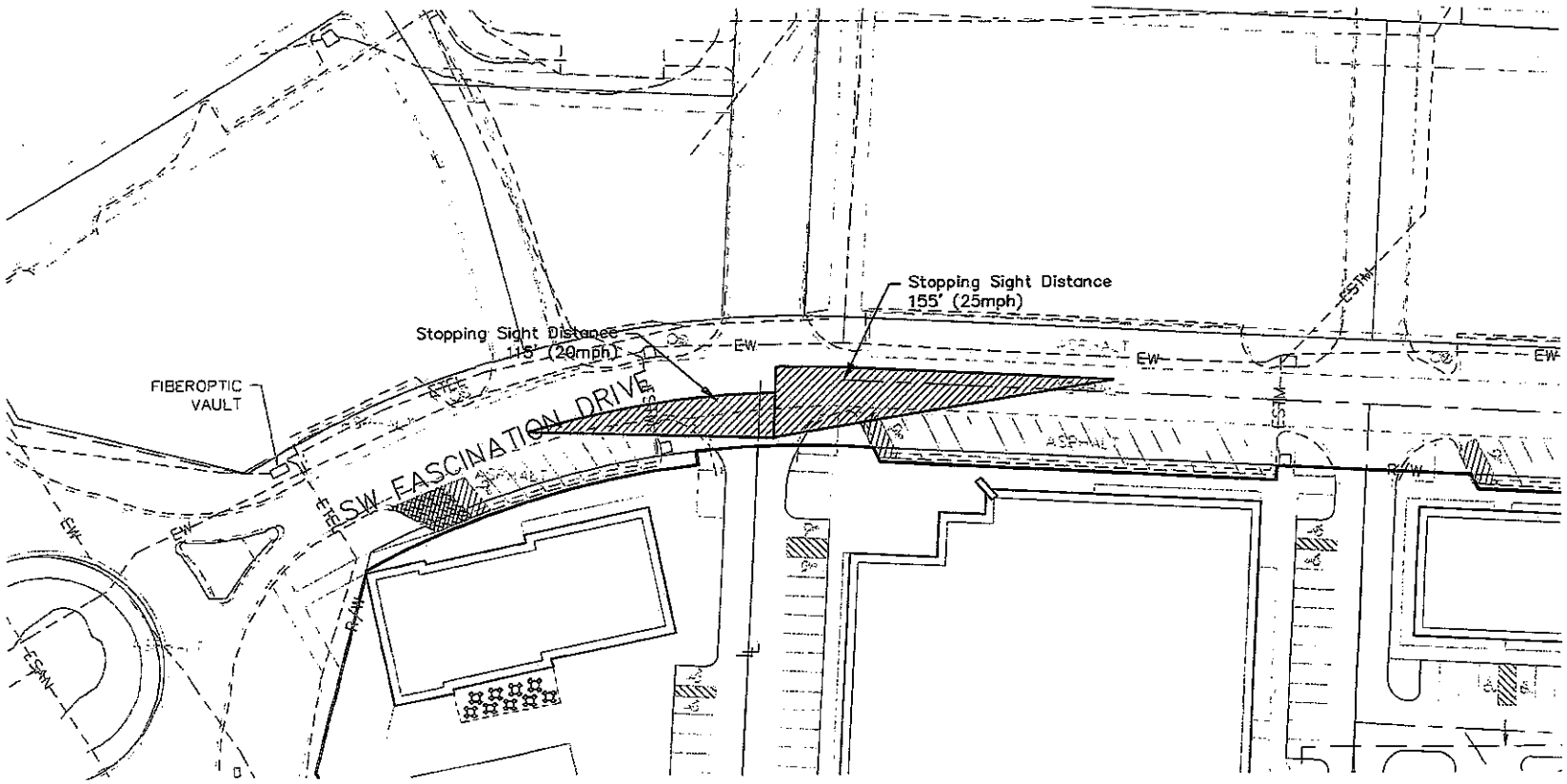
PRELIMINARY LANDSCAPE PLAN

CONFLUENCE PROJECT NO: 16003KC

L-01



SIGHT TRIANGLE: STOPPING SIGHT

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SCALE
0' 50'
1"=50' HORIZ.
(for 11"x17" sheet)

N

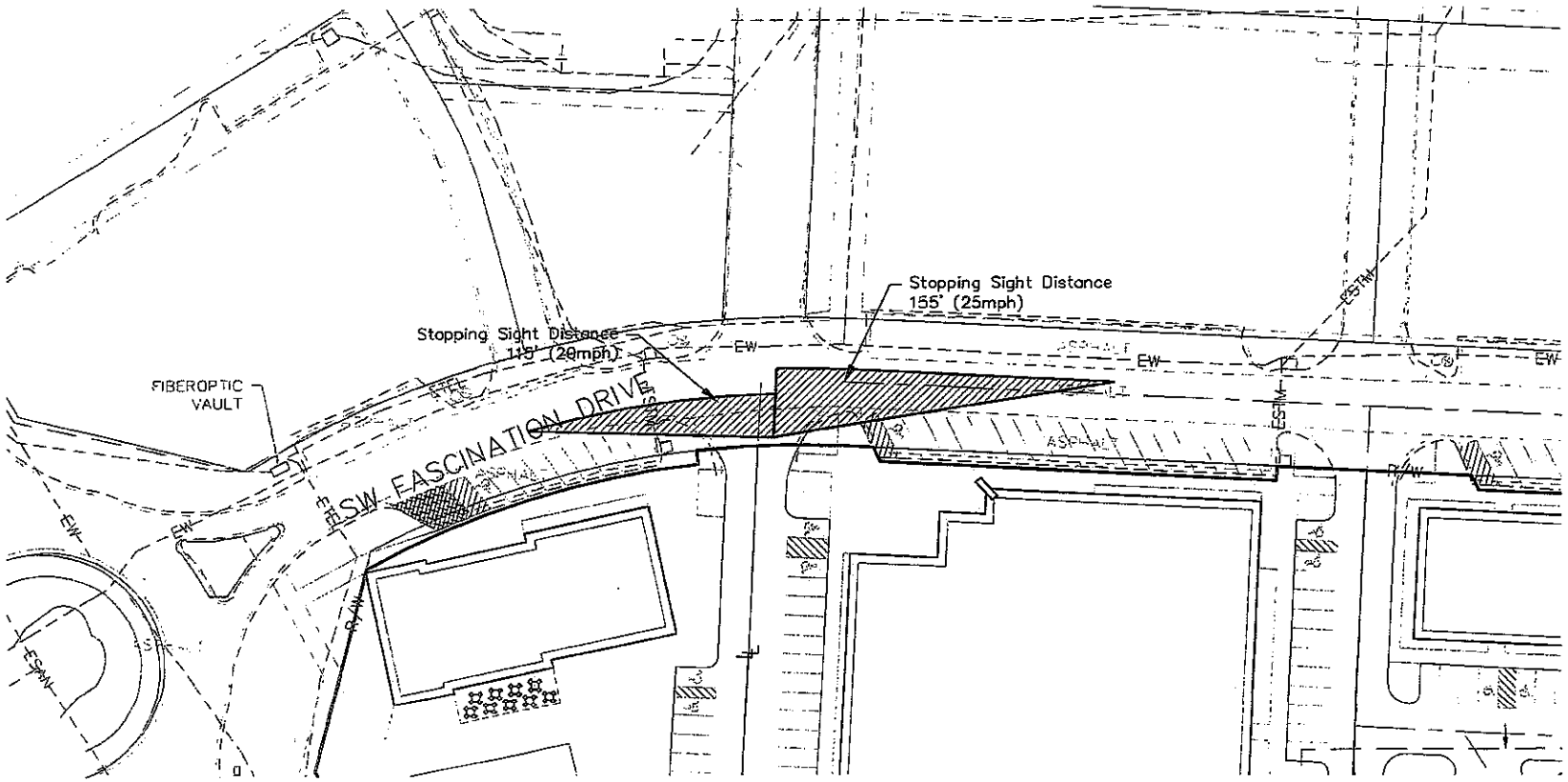
-2016-167-

SIGHT DISTANCE EXHIBIT 1

NEW LONGVIEW PHASE 2
10/21/16

OLSSON ASSOCIATES

LUTJEN



SIGHT TRIANGLE: STOPPING SIGHT

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SCALE

0' 50'

1"=50' HORIZ.

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SIGHT DISTANCE EXHIBIT 1

NEW LONGVIEW PHASE 2

10/21/16

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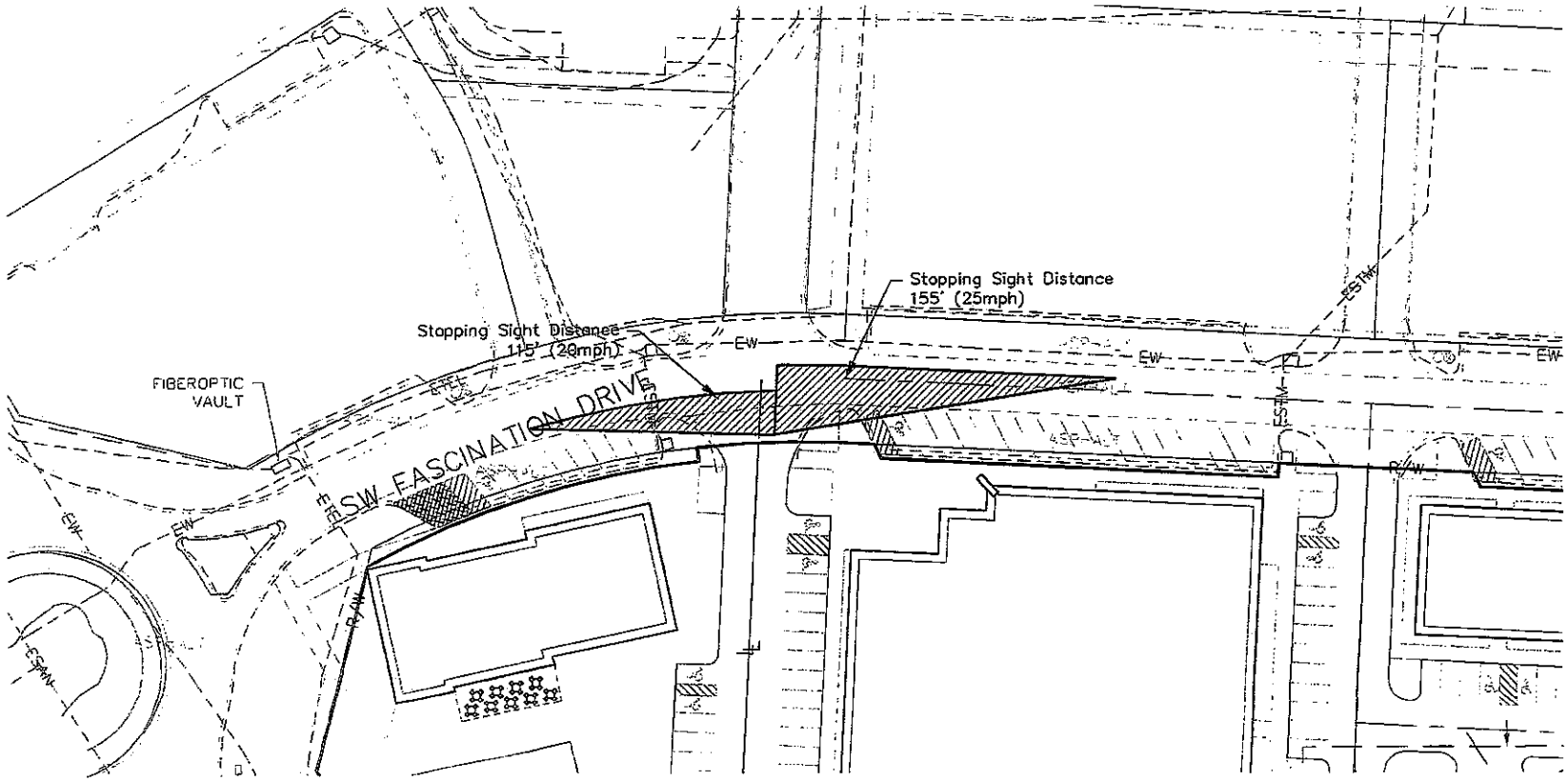
LUTJEN



SIGHT TRIANGLE: STOPPING SIGHT

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1"=50' HORIZ.
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SIGHT DISTANCE EXHIBIT 1

NEW LONGVIEW PHASE 2
10/21/16

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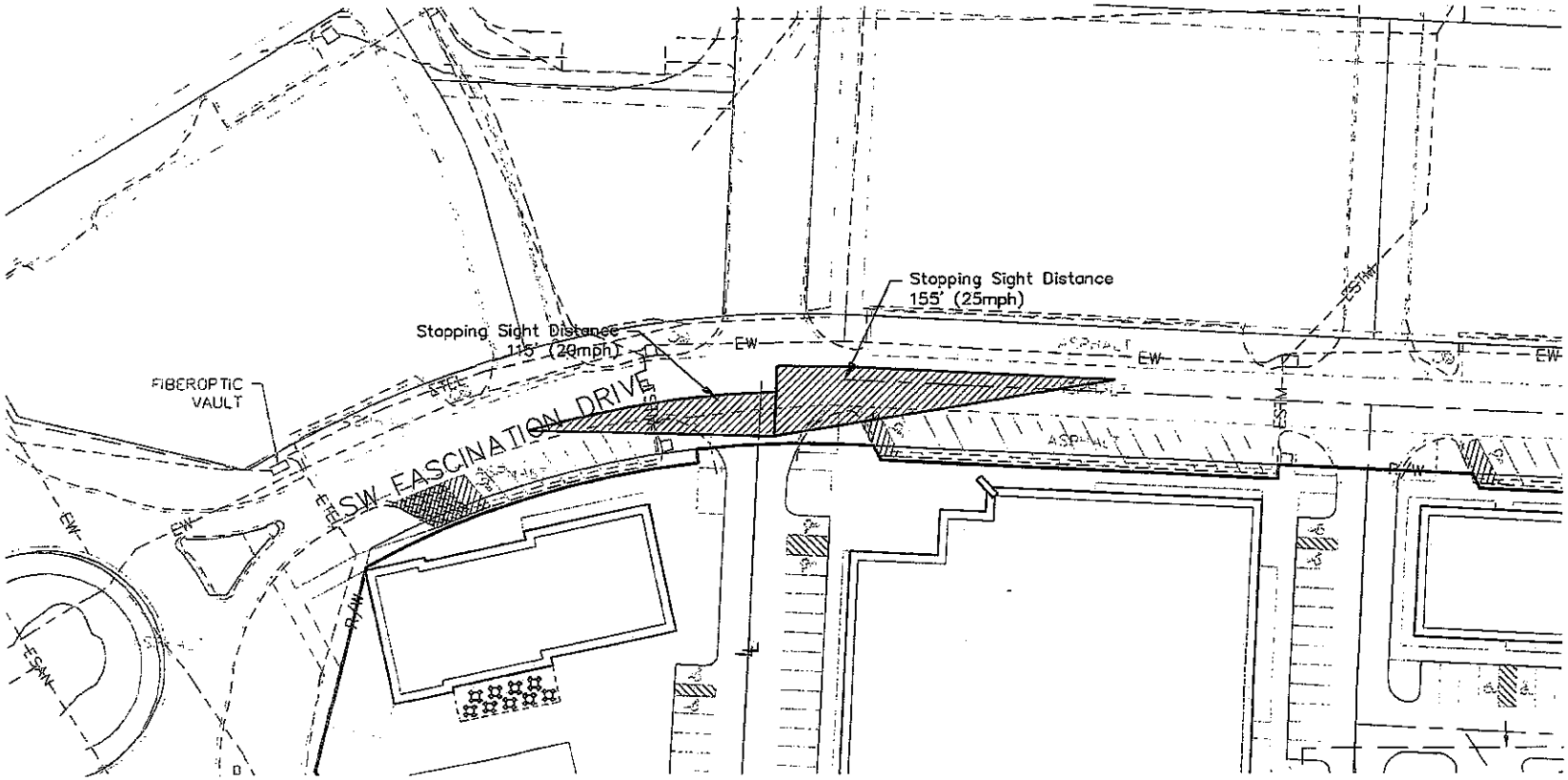

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SIGHT DISTANCE EXHIBIT 1

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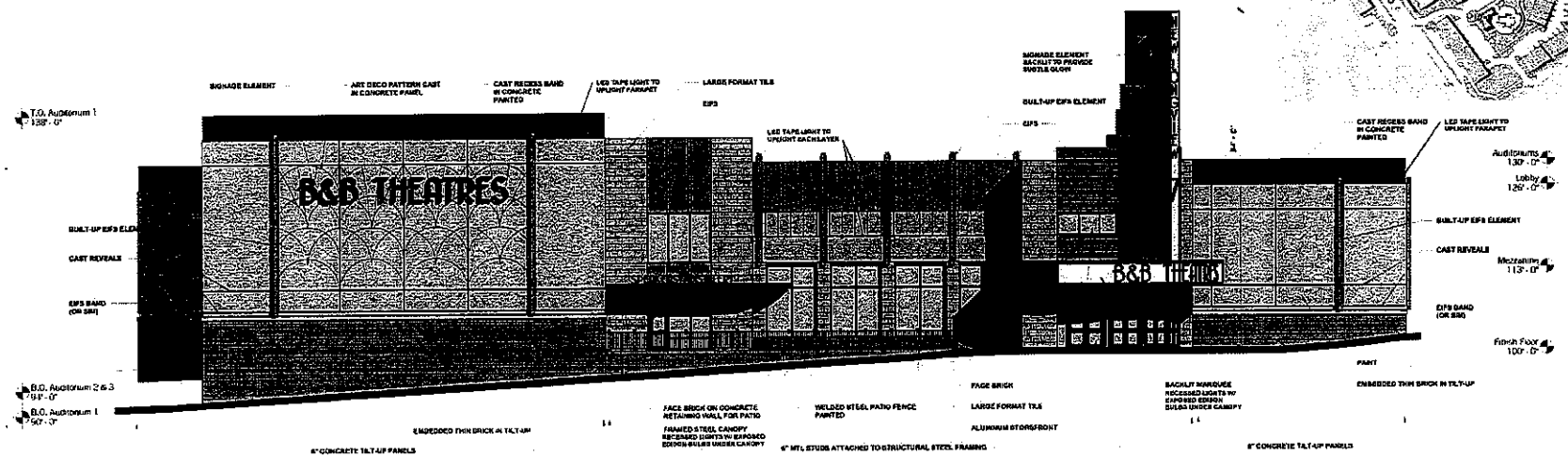
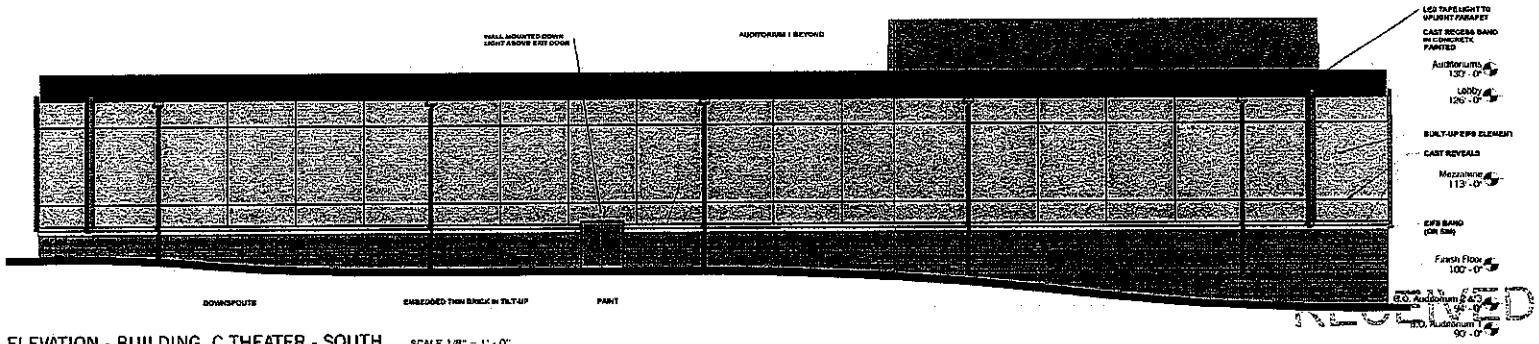


1. EXTERIOR ELEVATION - BUILDING C THEATER - NORTH SCALE 1/8" = 1' - 0"



2. EXTERIOR ELEVATION - BUILDING C THEATER - SOUTH SCALE 1/8" = 1' - 0"

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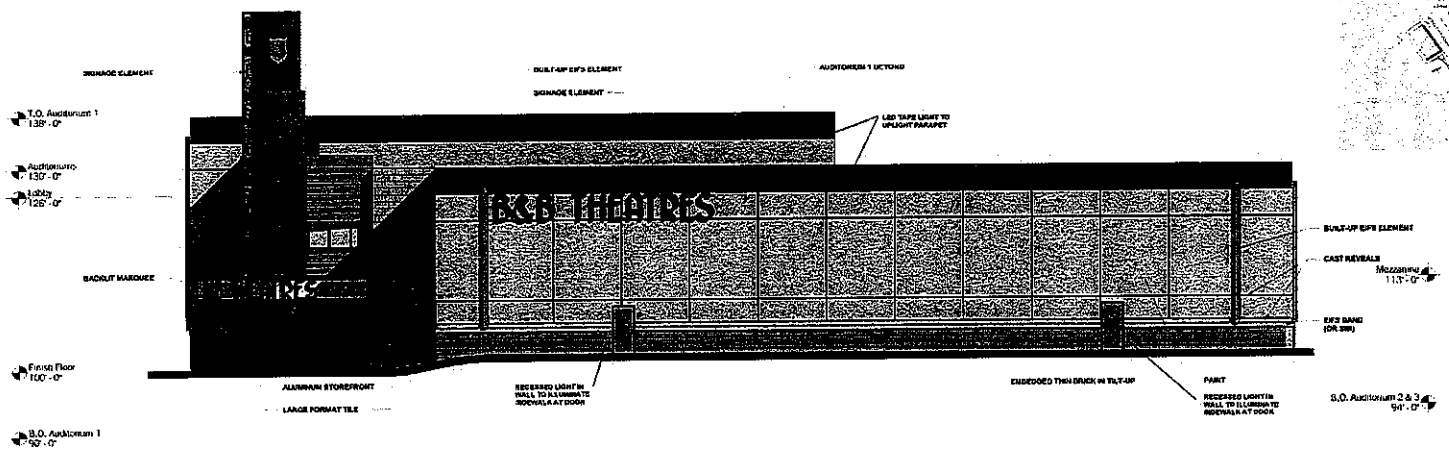
SCHEDULE

Revision	Date	Description
2	[illegible]	[illegible]
1	[illegible]	[illegible]

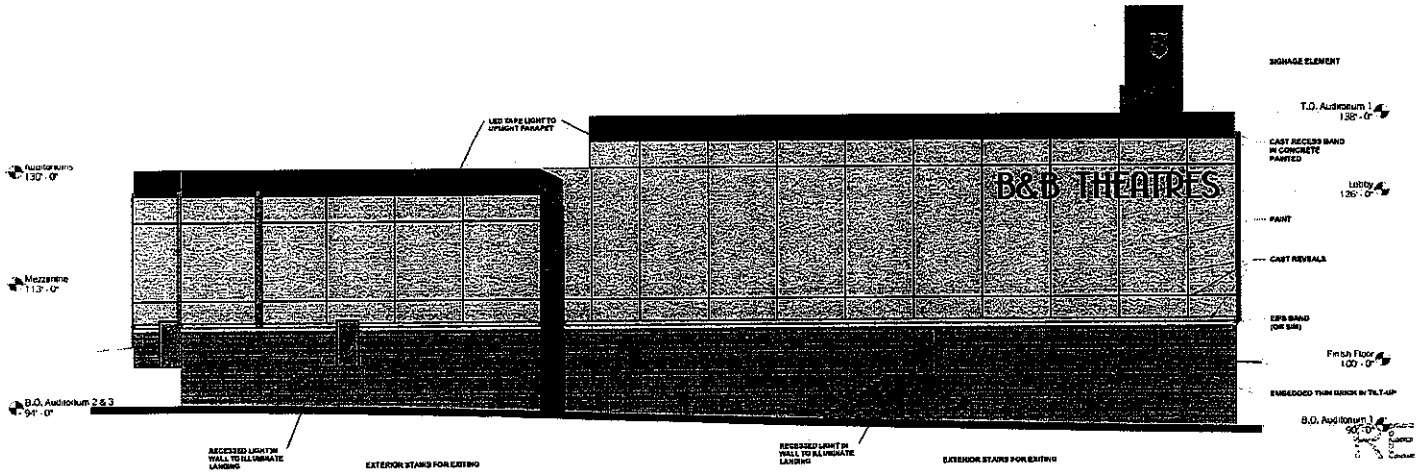
ELEVATIONS

CONFLUENCE PROJECT NO 16033KC

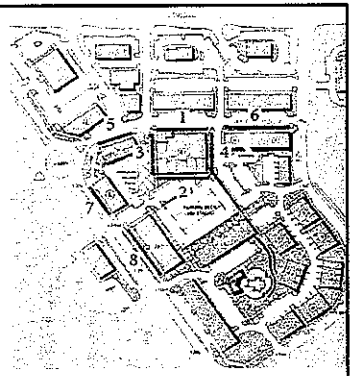
A-01



3. EXTERIOR ELEVATION - BUILDING C THEATER - WEST SCALE 1/8" = 1' - 0"



4. EXTERIOR ELEVATION - BUILDING C THEATER - EAST SCALE 1/8" = 1' - 0"



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CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8205 W 108TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1561
PH: 913.451.2086

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1026 GRAND BLVD
KANSAS CITY, MISSOURI 64106-1494
PH: 816.472.1440

CIVIL ENGINEER
OLSSON ASSOCIATES
1001 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4320

NLV - PHASE II
LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

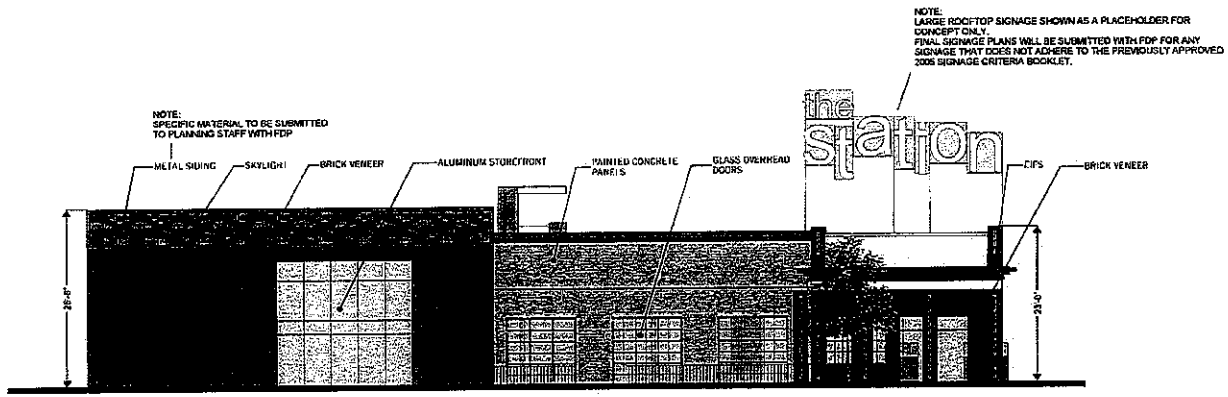
DEVELOPER
BOX REAL ESTATE DEVELOPMENT
500 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.733.9901

SCHEDULE

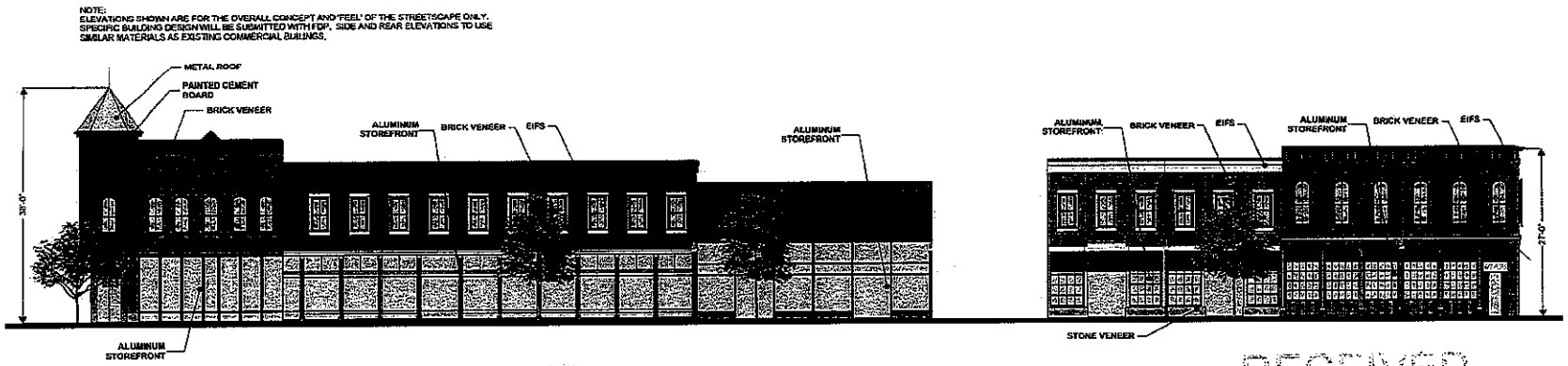
ELEVATIONS

CONFLUENCE PROJECT NO: 160336C

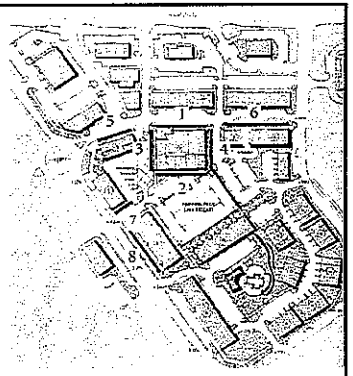
A-02



5. EXTERIOR ELEVATION - BUILDING D RESTAURANTS - NORTH SCALE 1/8" = 1' - 0"



6. EXTERIOR ELEVATION - BUILDING A & B RETAIL AND OFFICE - NORTH SCALE 1/8" = 1' - 0"



CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH 816 531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8290 W 108TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1651
PH 913.451.6886

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1508 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH 816.472.1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH 816 587 4320

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
500 SW DYATH DRIVE
LEE'S SUMMIT, MO 64081
PH 913.733.3661

SCHEDULE

ELEVATIONS

CONFLUENCE PROJECT NO: 16003AC

A-03

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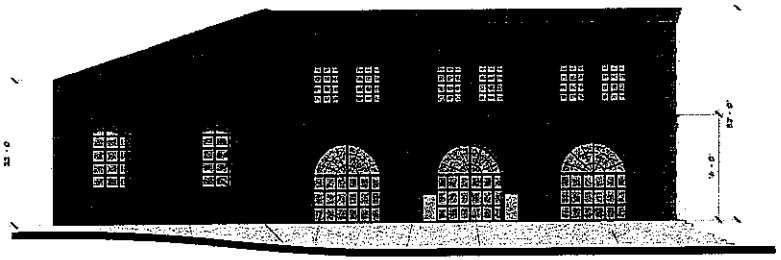
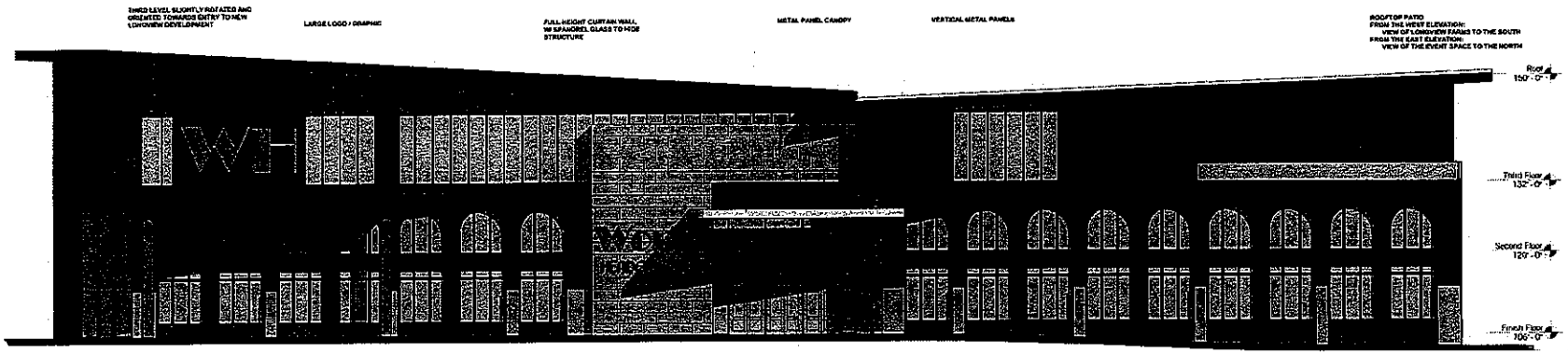
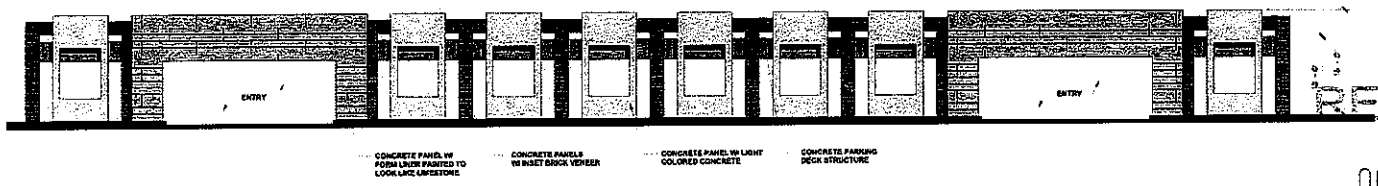


7. EXTERIOR ELEVATION - BUILDING E - SOUTH SCALE 1/8" = 1' - 0"



8. EXTERIOR ELEVATION - BUILDING F - WEST SCALE 1/8" = 1' - 0"



EXTERIOR ELEVATION - SCALE 1/8" = 1' - 0"

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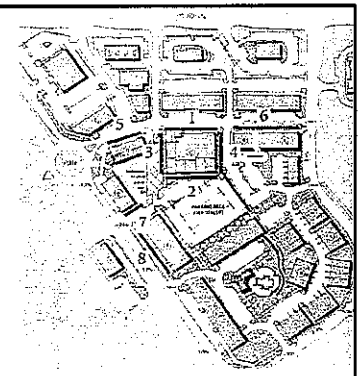


CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.221.7727

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
9205 W 108TH TERR, SUITE 200
OVERLAND PARK, KANSAS 66210-1561
PH: 913 451 8866

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1626 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816 472 1448

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4320

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
820 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913 705 9861

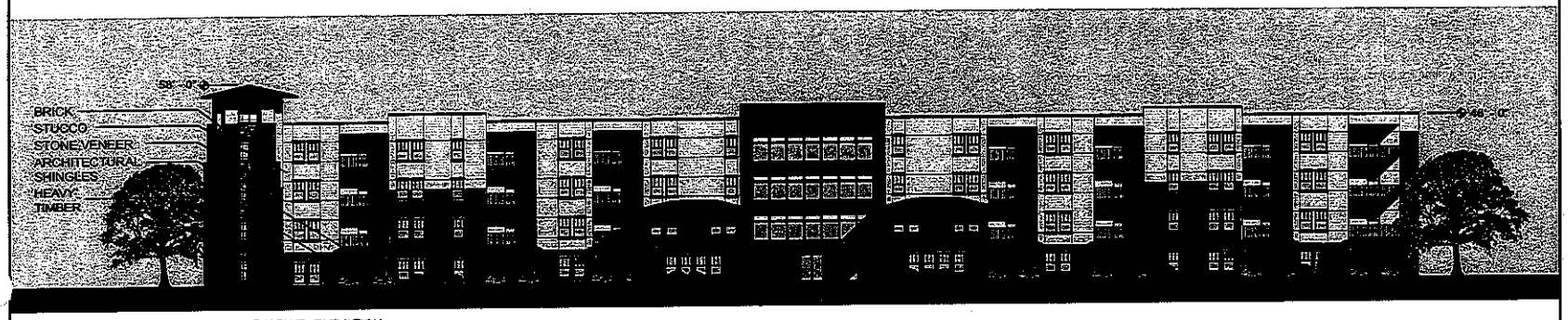
SCHEDULE

ISSUE	DATE	DESCRIPTION
1	04.04.16	PRELIMINARY DEVELOPMENT PLAN
2	09.01.16	1st PC SUBMITTAL

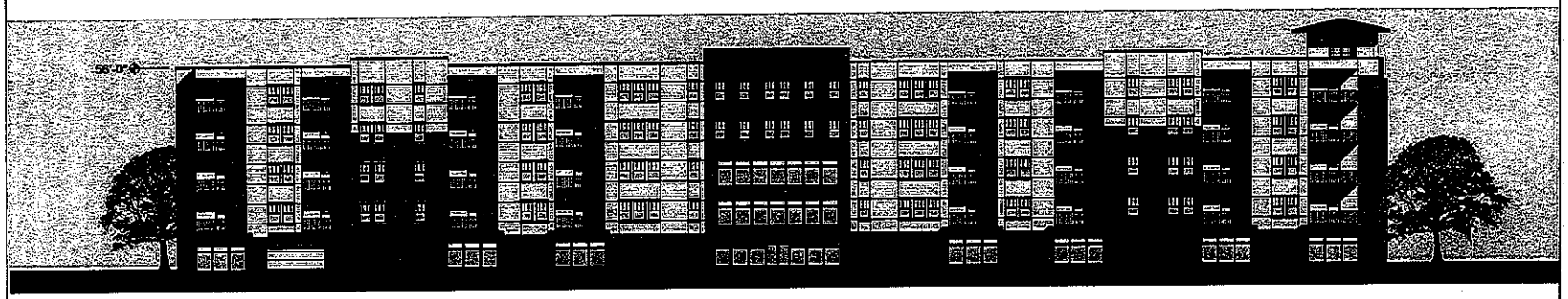
ELEVATIONS

CONFLUENCE PROJECT NO: 16003MO

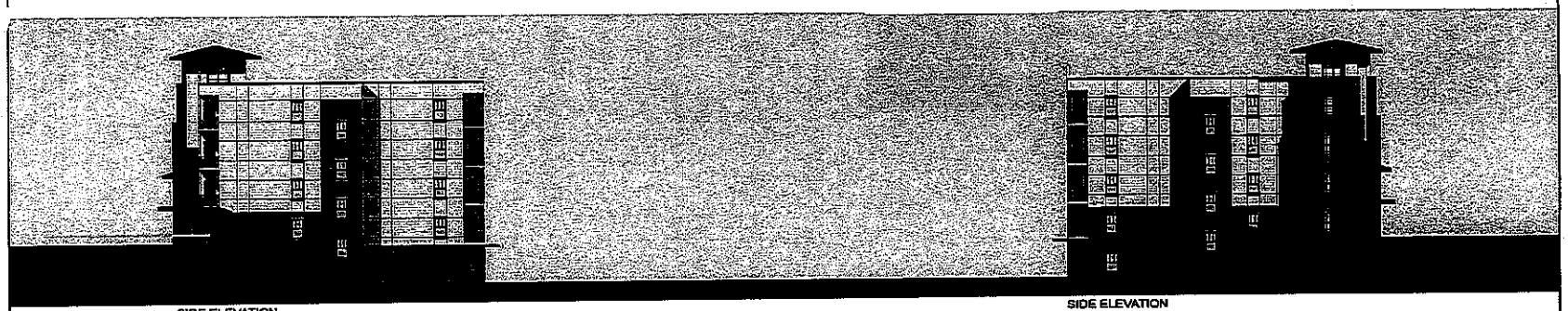
A-04



LONGVIEW BLVD. ELEVATION



BACK ELEVATION



SIDE ELEVATION

SIDE ELEVATION

CONFLUENCE

LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
8205 W 95TH TERR SUITE 202
OVERLAND PARK, KANSAS 66212-1651
PH: 913.451.0800

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1529 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816.472.1440

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.587.4320

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
500 SW OVERTON DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9961

SCHEDULE

RESIDENTIAL ELEVATIONS

CONFLUENCE PROJECT NO: 16033MC

A-05

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-2016-167-

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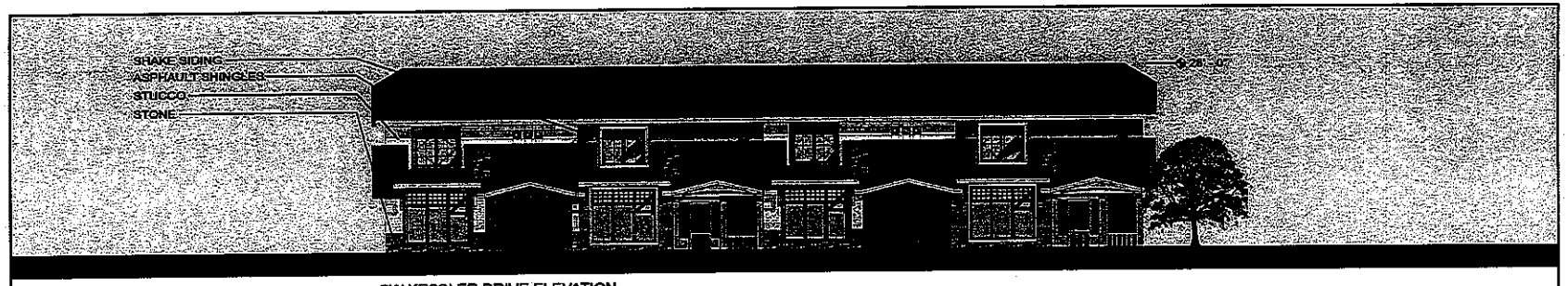
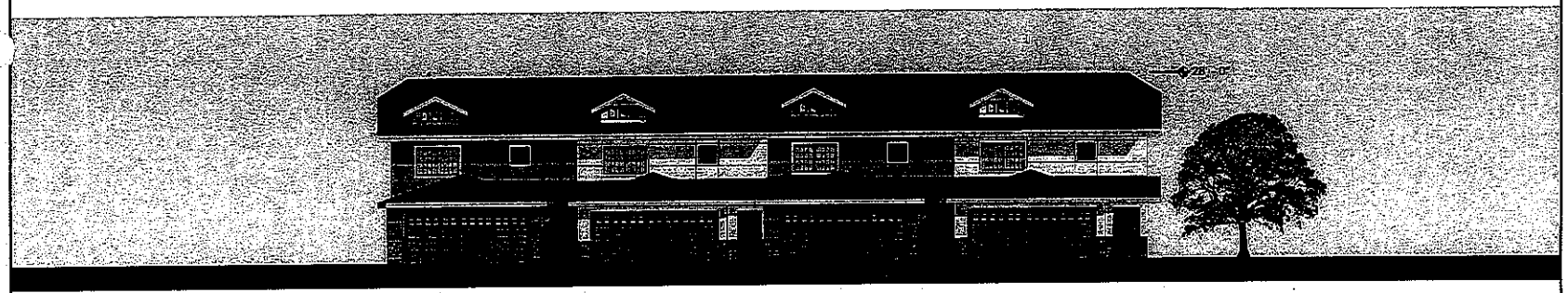
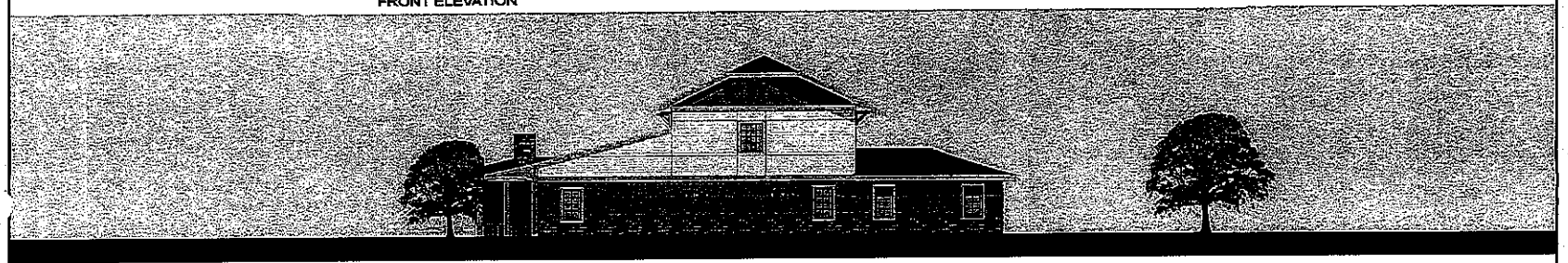


SW KESSLER DRIVE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

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LANDSCAPE ARCHITECT / PLANNER
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

ARCHITECT (COMMERCIAL)
HOLLIS+MILLER ARCHITECTS
6205 W 159TH TERR SUITE 200
OVERLAND PARK, KANSAS 66210-1651
PH: 913.451.5555

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1529 GRAND BLVD
KANSAS CITY, MISSOURI 64108-1404
PH: 816.472.1446

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
PH: 816.361.4320

NLV - PHASE II

LONGVIEW BLVD AND FASCINATION DR
LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

DEVELOPER
BOX REAL ESTATE DEVELOPMENT
600 SW CHATEAU DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.722.9661

SCHEDULE

1	5/20/16	INITIAL PRELIMINARY DEVELOPMENT PLAN
2	10/13/16	CITY COMMENTS

RESIDENTIAL ELEVATIONS

CONFLUENCE PROJECT NO: 16003NC

A-06

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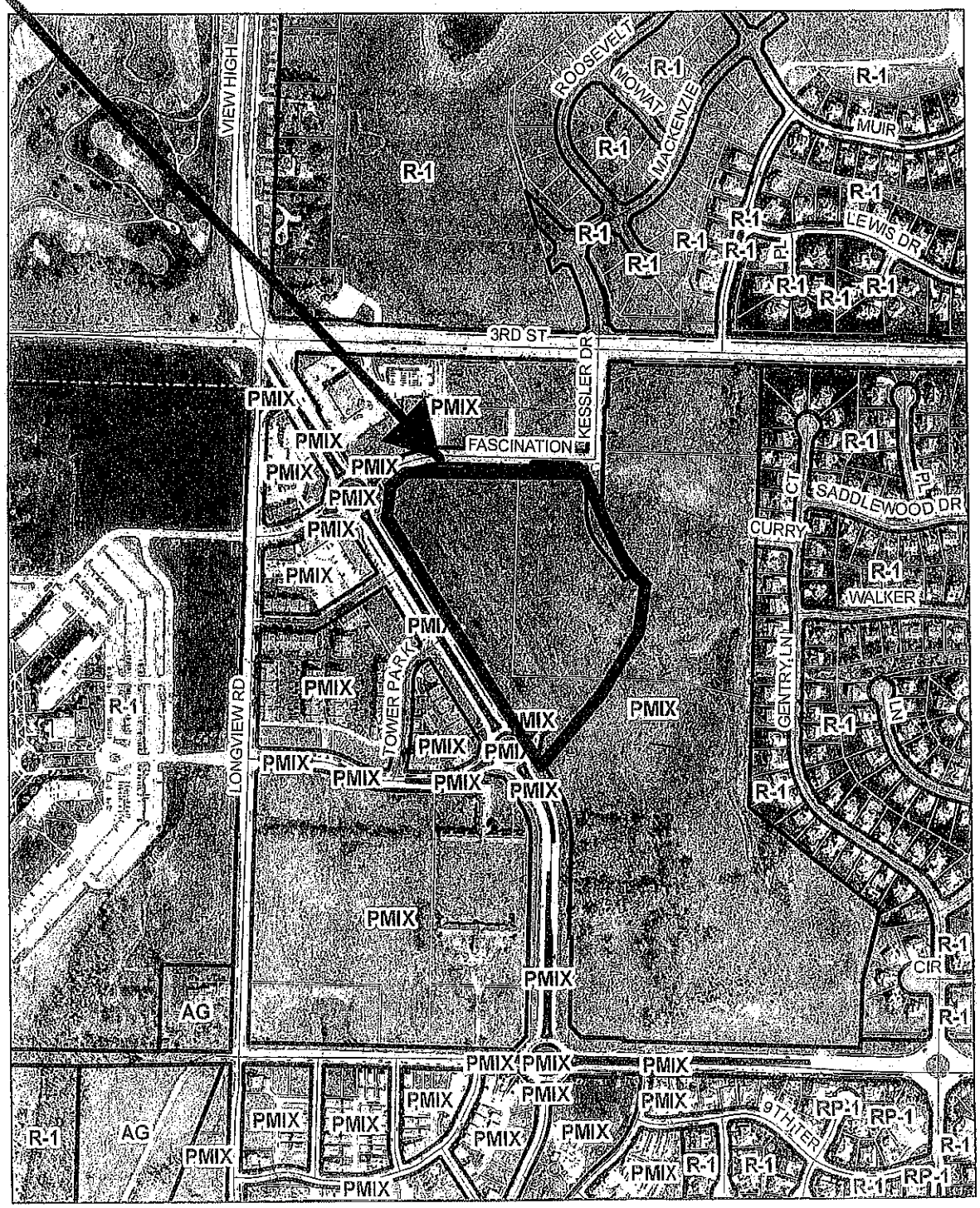
P2016-167

PL#2016-167 PRELIMINARY DEVELOPMENT PLAN
NEW LONGVIEW COMMERCIAL PHASE II
BOX REAL ESTATE DEVELOPMENT, APPLICANT



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