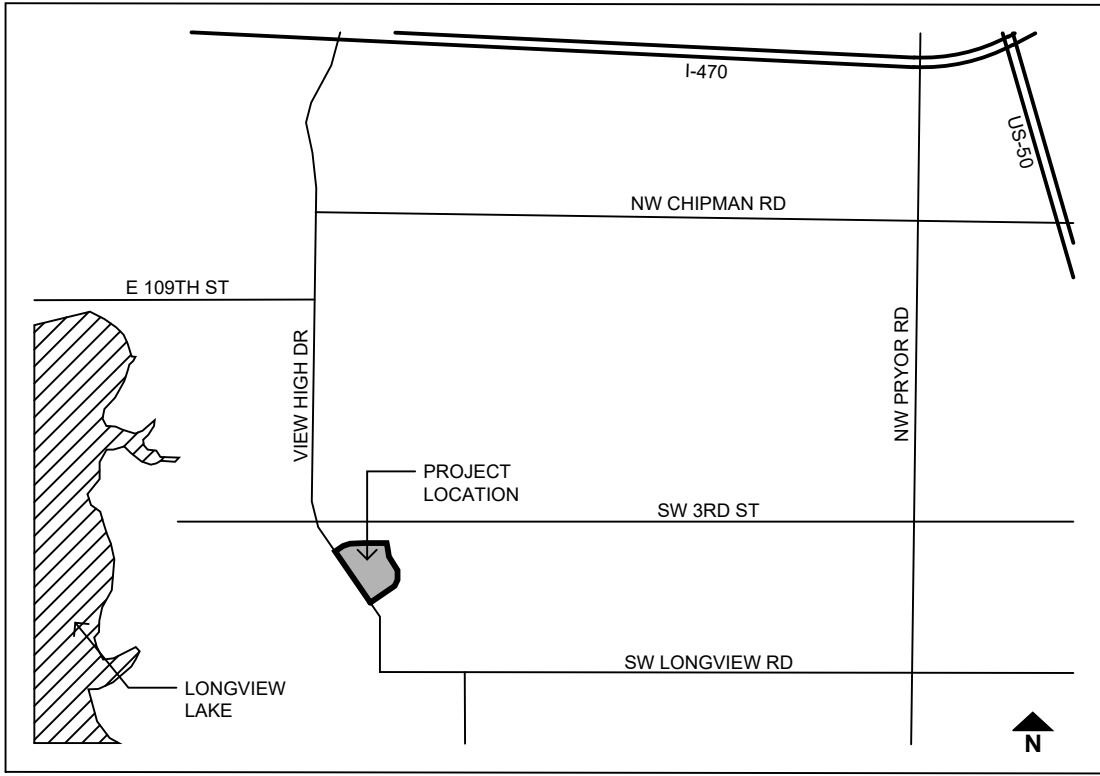
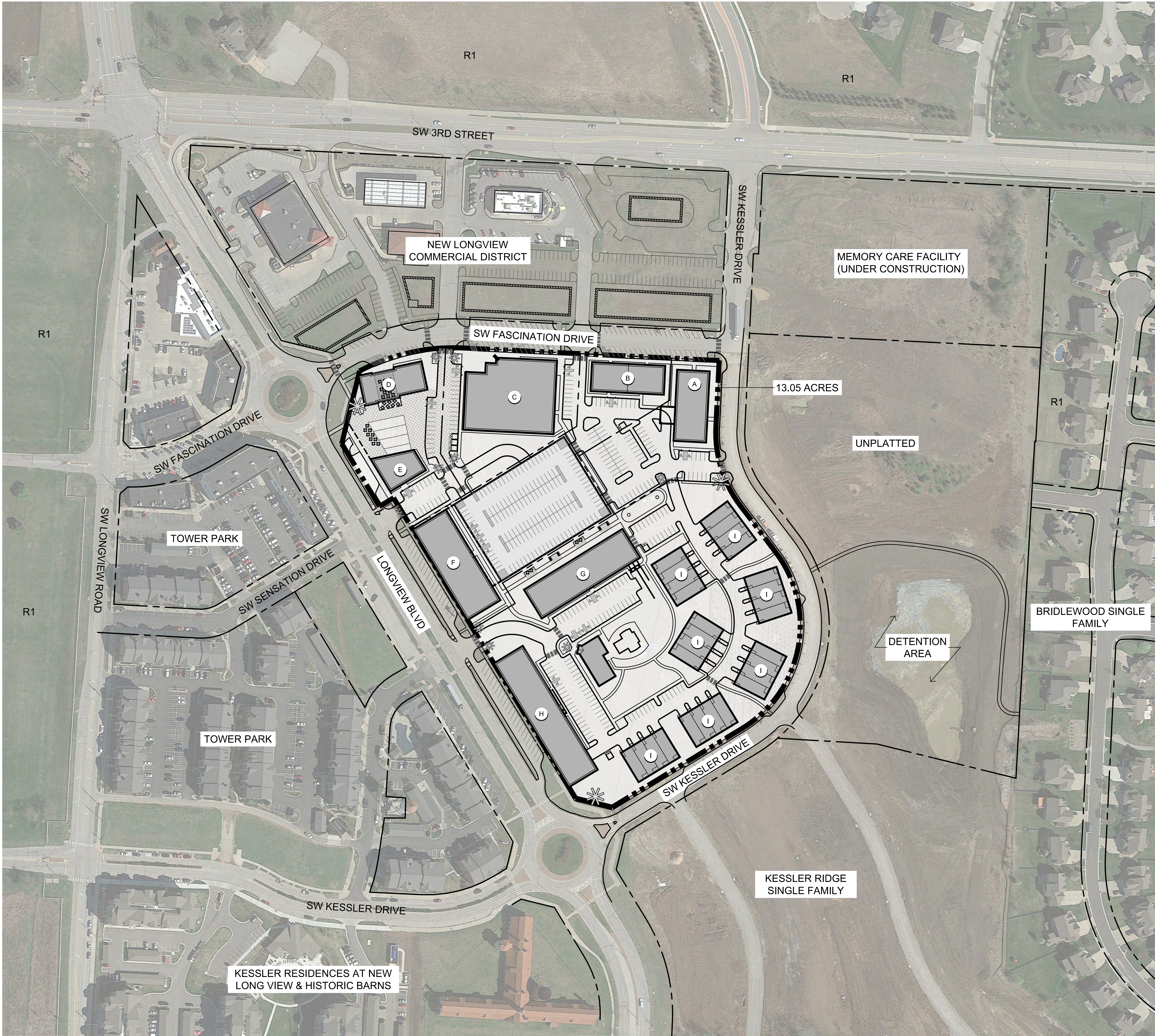


File Location: S:\1-PROJECTS\2016\16033KC - New Longview Commercial Master Plan\16033KC CAD\SP-00 SITE OVERVIEW\ Drawn by: MC Checked by: CC



NEW LONGVIEW - YARCO 13 ACRES
LUTJEN NO. 14036
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°15'11" 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°38'02" 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°38'02" 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°10'14" 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.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
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SP-02	SHARED 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-04	DETAIL SHEET
C-05	DETAIL SHEET
L-01	PRELIMINARY LANDSCAPE PLAN
A-01	ELEVATIONS
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A-06	RESIDENTIAL ELEVATIONS

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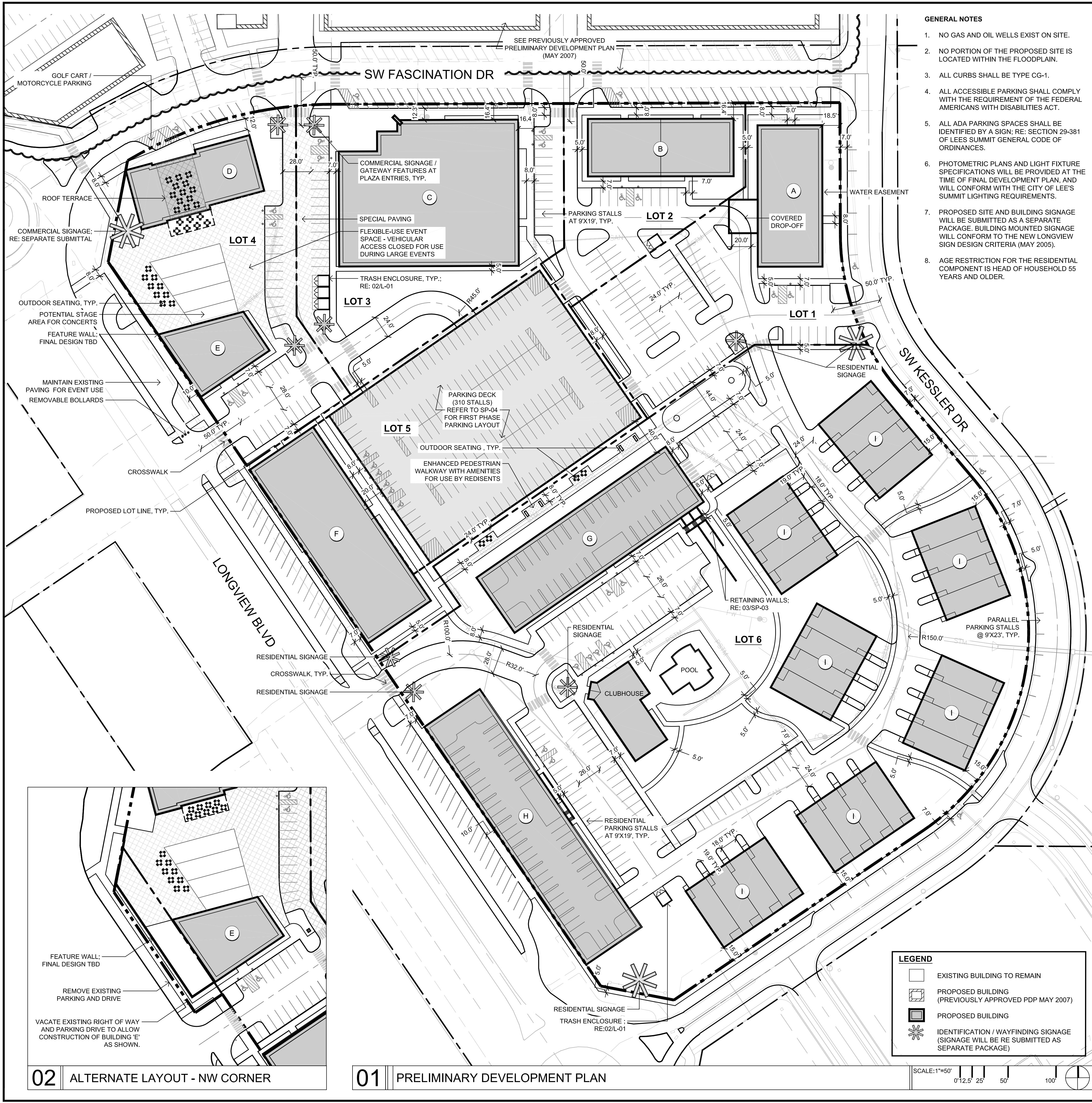
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SITE OVERVIEW

CONFLUENCE PROJECT NO: 16033KC

SP-00

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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 29-381 OF LEE'S 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 LEE'S 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 2005).
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	MED/OFFICE
BLDG B	9,000	1 STORY	MED/OFFICE
BLDG C	28,000	1 STORY	THEATER
BLDG D	8,000 (+1,500 ROOF)	1 STORY	RESTAURANT
BLDG E	5,500	1 STORY	OFFICE
BLDG F	52,500	3 STORY	OFFICE
TOTAL	124,960		

MULTIFAMILY:

BUILDING	UNITS	BUILDING HEIGHT	USE
BLDG G	64	4 STORY	APARTMENTS
BLDG H	80	4 STORY	APARTMENTS
BLDG I	4 PER BLDG (28 TOTAL)	2 STORY	TOWNHOMES
TOTAL	172	(APPROX. 25 DWELLING UNITS PER ACRE)	

PARKING DATA

NEEDS SUMMARY (SEE SP-02 FOR SHARED MODEL)	TOTAL	ADA
COMMERCIAL PARKING REQUIREMENT (W/O SHARED MODEL)	658	
COMMERCIAL PARKING REQUIREMENT (WITH SHARED MODEL)	629	
PARKING SPOTS SAVED	129 (20%)	
MULTI FAMILY PARKING REQUIREMENTS	258	
TOTAL PARKING REQUIRED:	787	
PROVIDED	TOTAL	ADA
EXISTING ALONG FASCINATION (NORTH SIDE)	43	3
EXISTING ALONG FASCINATION (SOUTH SIDE)	45	3
EXISTING ALONG LONG VIEW BOULEVARD (EAST SIDE)	40	
EXISTING ALONG KESSLER DRIVE	36	2
COMMERCIAL SURFACE PARKING	132	12 (10 VAN)
COVERED PARKING GARAGE	310	12 (4 VAN)
SUBTOTAL (COMMERCIAL)	606	28 (14 VAN)
MULTIFAMILY (SURFACE)	166	8 (4 VAN)
MULTIFAMILY (GARAGE)	137	
SUBTOTAL (MULTIFAMILY)	303	14 (8 VAN)
TOTAL PARKING PROVIDED:	909	42 (22 VAN)

PROPOSED LOT ACREAGE

LOTS	SIZE (AC)	FLOOR AREA (AC) / DENSITY	FAR / DENSITY
COMMERCIAL:			
LOT 1	1.16	.23	0.198
LOT 2	0.68	.21	0.309
LOT 3	1.50	.64	0.427
LOT 4	1.26	.37	0.294
LOT 5	1.80	.40	0.222
MULTIFAMILY:			
LOT 6	6.76	172 U	25.44 DU / AC

OTHER SITE DATA:

PROPOSED SITE IMPERVIOUS AREA: 167,224 SF (29%)

OPEN SPACE: 137,900 SF PROVIDED (24%)

LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING (PREVIOUSLY APPROVED PDP MAY 2007)
- PROPOSED BUILDING
- IDENTIFICATION / WAYFINDING SIGNAGE (SIGNAGE WILL BE RE SUBMITTED AS SEPARATE PACKAGE)

SCALE: 1"=50'



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LEE'S SUMMIT, MISSOURI



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SCHEDULE

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2	10/4/2016	CITY COMMENTS

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PRELIMINARY DEVELOPMENT PLAN

CONFLUENCE PROJECT NO: 16033KC

SP-01

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Fascination at New Longview - Shared Parking Model

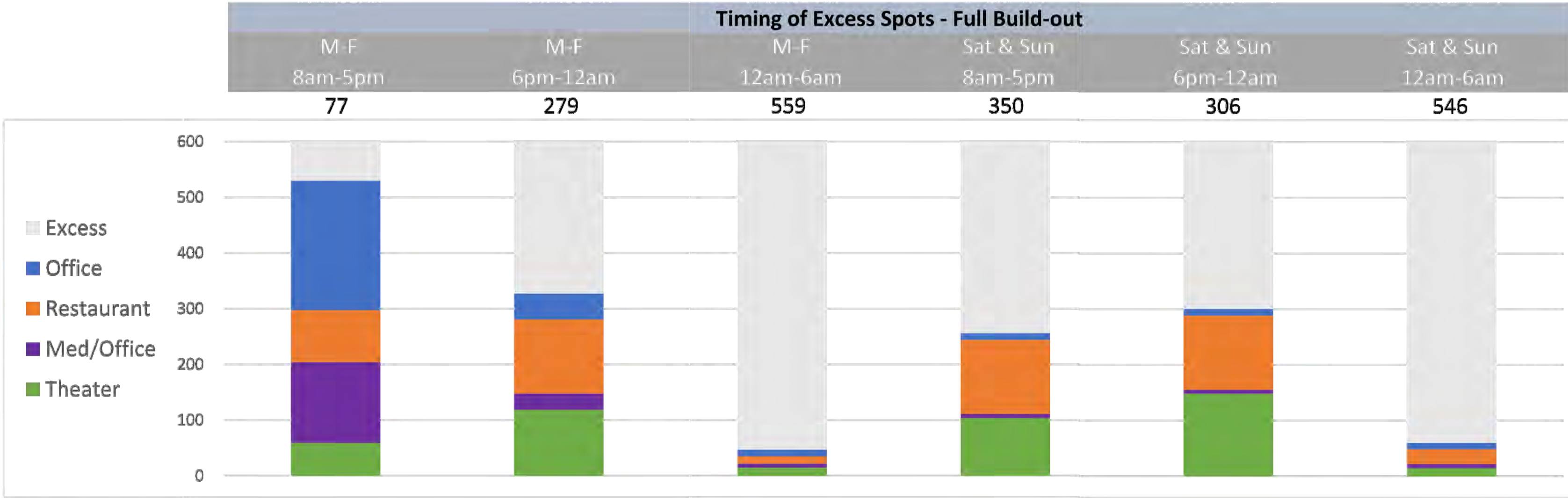
Russell G. Pearson, CCIM

Proposed Uses			Parking Needs - Full Build-out											
Business Type	SqFt / Units	Use Type	UDO per 1,000 SF	Peak Parking	M-F 8am-5pm	M-F 6pm-12am	M-F 12am-6am	Sat & Sun 8am-5pm	Sat & Sun 6pm-12am	Sat & Sun 12am-6am				
Building A - 2-Story Med/Office	20,000	Med/Office	5	100	100%	100	20%	20	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
Building C - Luxury Theater*	28,000	Theater	5.3	148	40%	59	80%	119	10%	15	70%	104	100%	148
Building D - Restaurant(s)	8,000	Restaurant	14	112	70%	78	100%	112	10%	11	100%	112	100%	112
Building D - Rooftop Deck	1,500	Restaurant	14	21	70%	15	100%	21	10%	2	100%	21	100%	21
Building E - 1-Story Office	5,500	Office	4	22	100%	22	20%	4	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
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 (North Side)	43	43
Existing Along Fascination (South Side)	45	45
Existing Along Longview Blvd (East Side)	40	40
Existing Along Kessler Drive	36	36
Commercial Surface Parking	123	132
Covered Garage Parking:	0	310
Total Spots Provided:	287	606



*** 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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SHARED PARKING MODEL

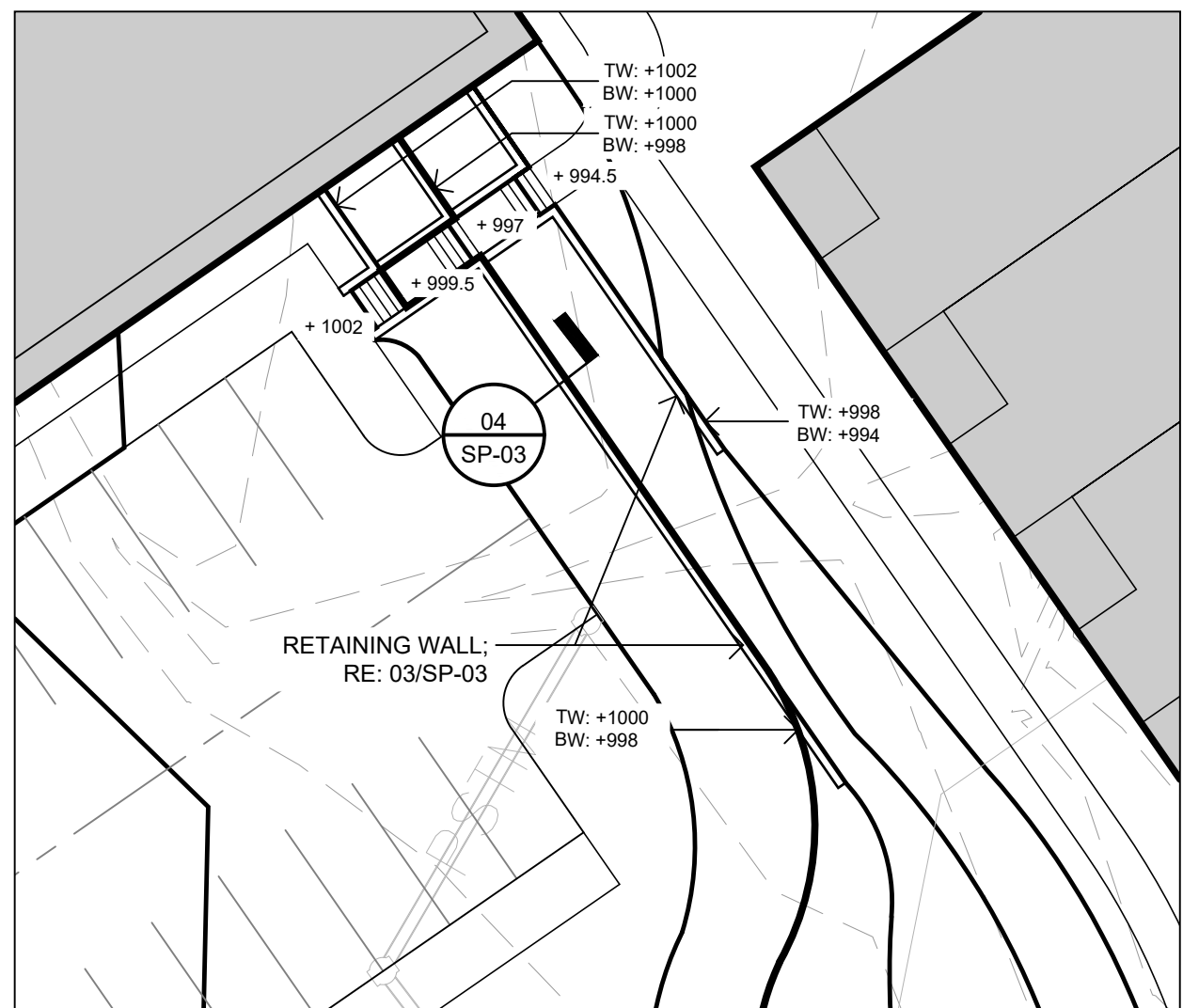
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SP-02

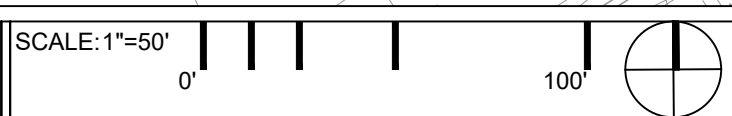
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02 STAIR AND RETAINING WALL ENLARGEMENT

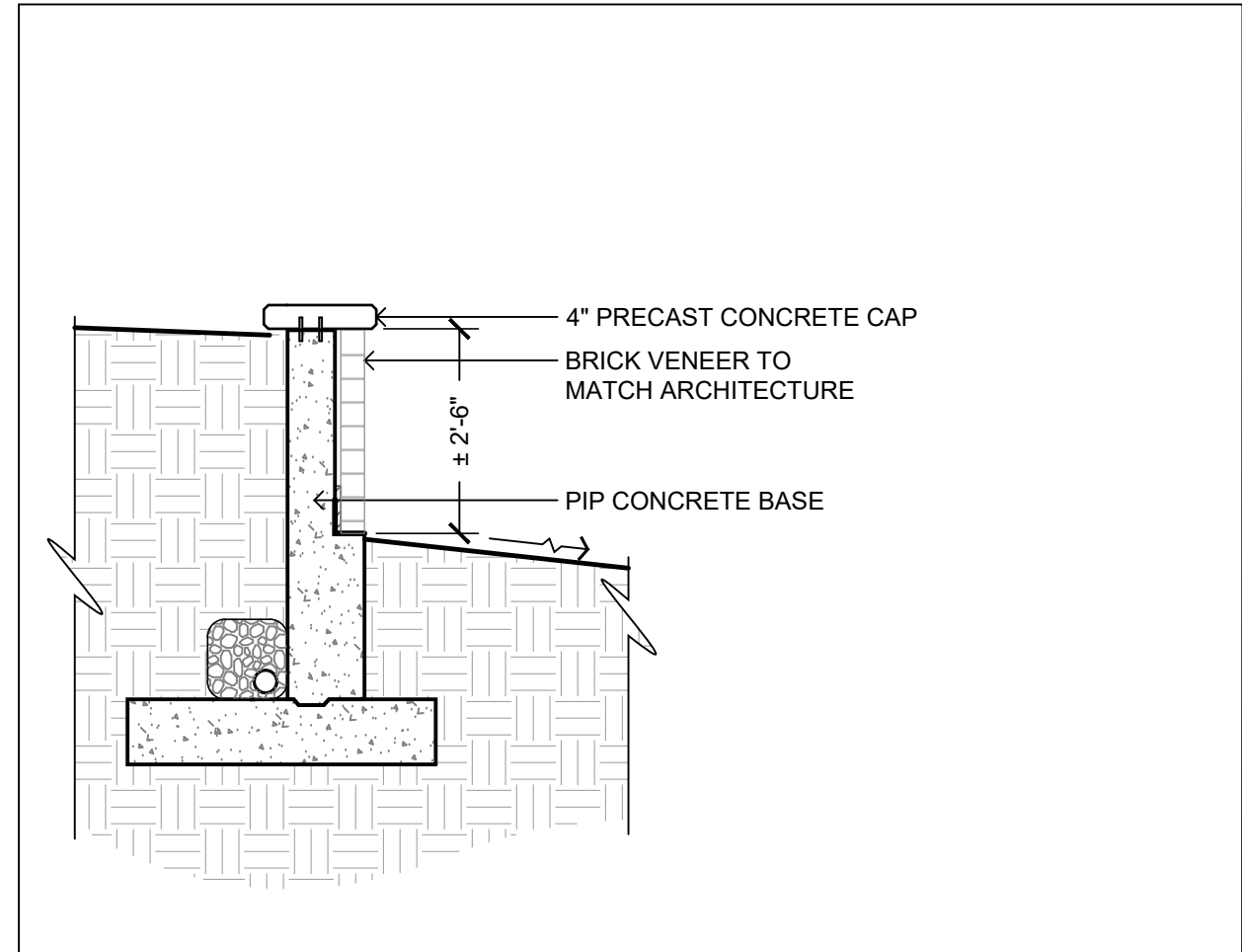


01 PRELIMINARY GRADING PLAN

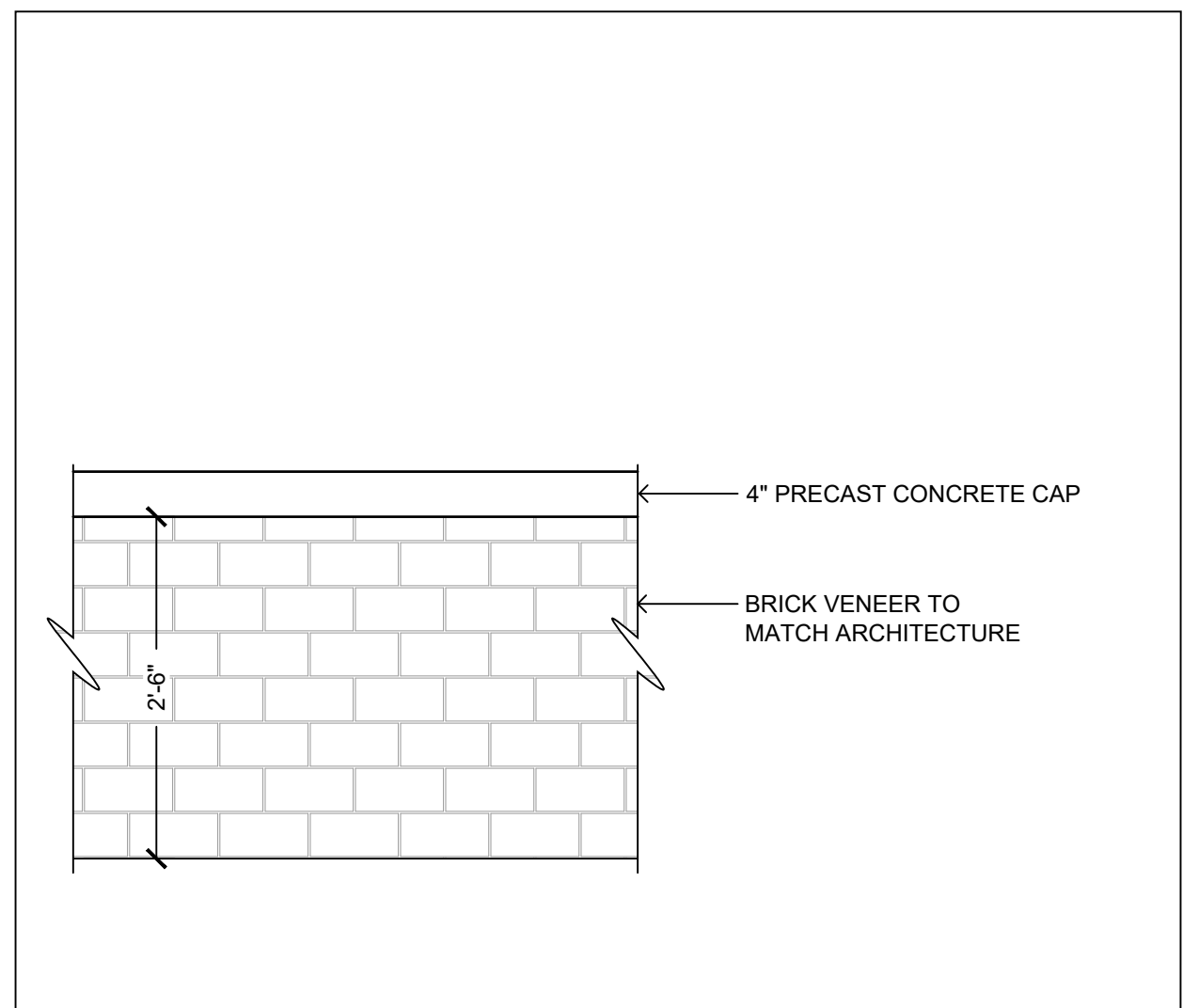


GRADING NOTES

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 SLOPED 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. PONDING 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

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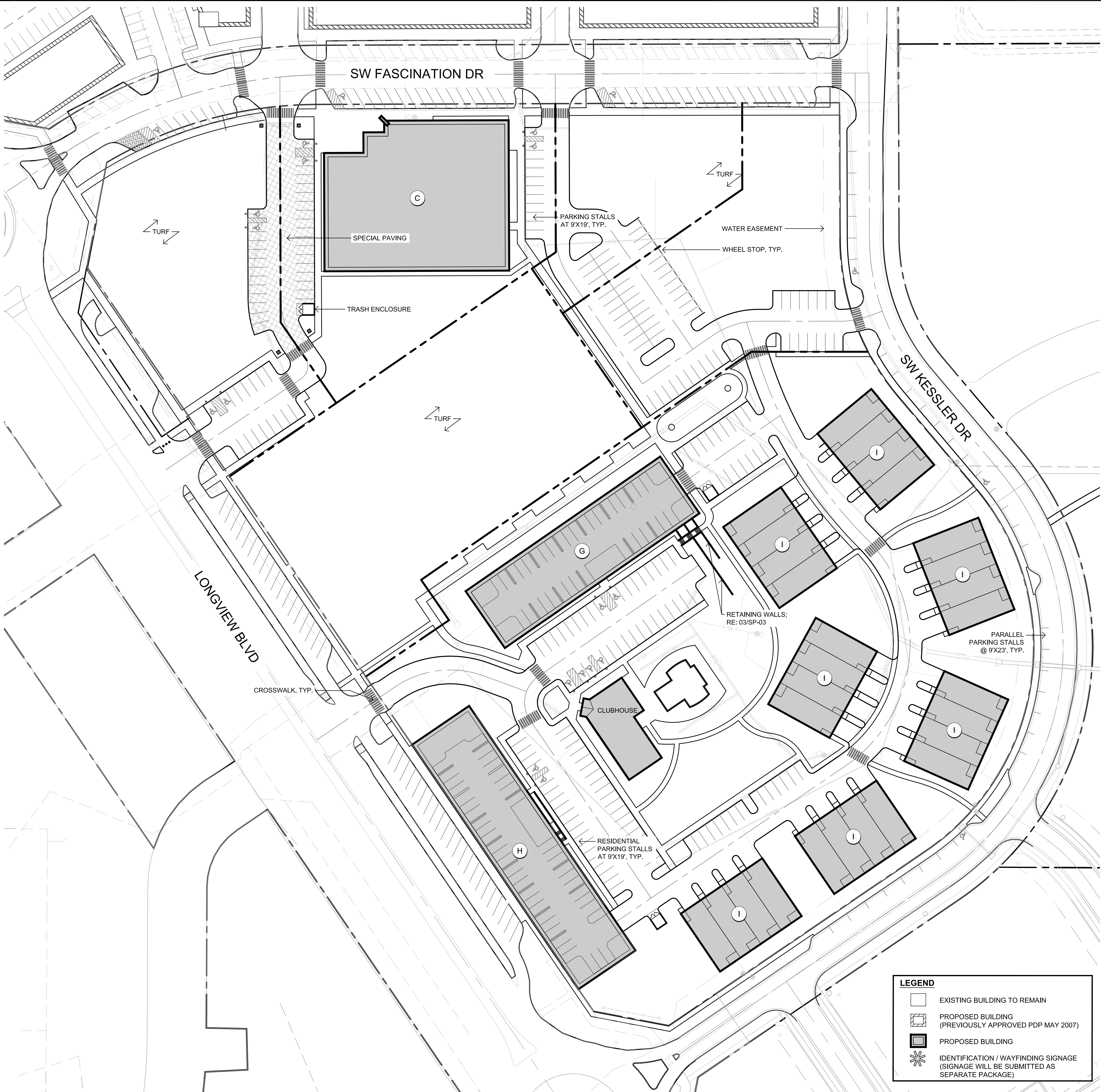
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01 PHASE 1 LAYOUT PLAN

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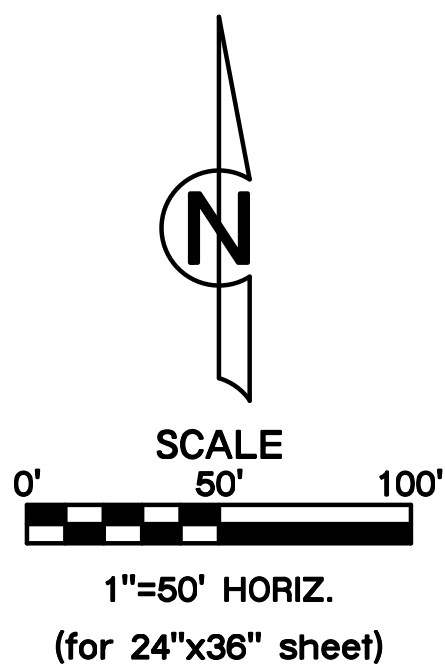
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PHASE 1 LAYOUT
PLAN

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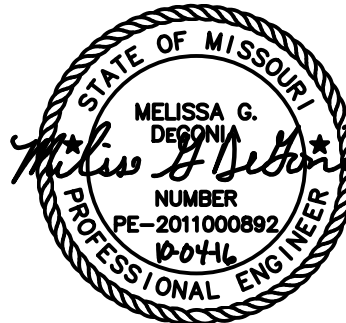
- CABLE TV**
CTVP CABLE TV PEDESTAL
SD SATELLITE DISH
- ELECTRIC**
AC AIR CONDITIONER
EB ELECTRIC BOX
EMT ELECTRIC METER
EMH ELECTRIC MANHOLE
EP ELECTRIC PEDESTAL
EV ELECTRIC VAULT
GA GUY ANCHOR
GUY GUY POLE
LP LIGHT POLE
PP POWER POLE
YL YARD LIGHT/FLOOD LIGHT
- GAS**
GK GAS LINE MARKER
GM GAS METER
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
TLP 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
WH WATER MANHOLE
WMV WATER METER VAULT
WV WATER VALVE
- PARKING**
& 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
dBA 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**
-S- SECTION LINE
-EP- EXISTING PROPERTY LINE
-P- PROPOSED PROPERTY LINE
-L- EXISTING LOT LINE
-ER/W- EXISTING RIGHT-OF-WAY
- UTILITY LINES**
-EGTV- CABLE TV, UNDERGROUND
-EEOH- ELECTRIC, OVERHEAD
-EE- ELECTRIC, UNDERGROUND
-EFO- FIBER OPTIC, UNDERGROUND
-ES- GAS LINE
-ESAN- SANITARY SEWER
-ESTM- STORM SEWER
-ETEL- TELEPHONE, UNDERGROUND
-EW- WATER LINE
- CONTOURS**
-100- EXISTING INDEX CONTOURS
-100- EXISTING INTERMEDIATE CONTOURS
- MISCELLANEOUS**
BB BASKETBALL GOAL
BH BORE HOLE
-O- FENCE; CHAIN LINK, STEEL OR ALUMINUM
-□- FENCE; STOCKADE, WOOD, VINYL OR PLASTIC
-X- FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
FP FLAG POLE
GP GUARD POST
HDRL GUARD RAIL
HSP HANDRAIL
LSCP HORSESHOE PIT
MB 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 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.



- 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 0287F classifies the New Longview Phase 2 property as a 'Zone X' Area.



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 66210.1661
PH: 913.451.8886

ARCHITECT (RESIDENTIAL)
ROSEMANN & ASSOCIATES
1526 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
920 SW OXATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9861

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

EXISTING
CONDITIONS

CONFLUENCE PROJECT NO: 16033KC

C-01

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

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



DEVELOPER
BOX REAL ESTATE
DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9861

SCHEDULE

ISSUE	DATE	DESCRIPTION
1	8/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

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UTILITY PLAN

CONFLUENCE PROJECT NO: 16033KC

C-02

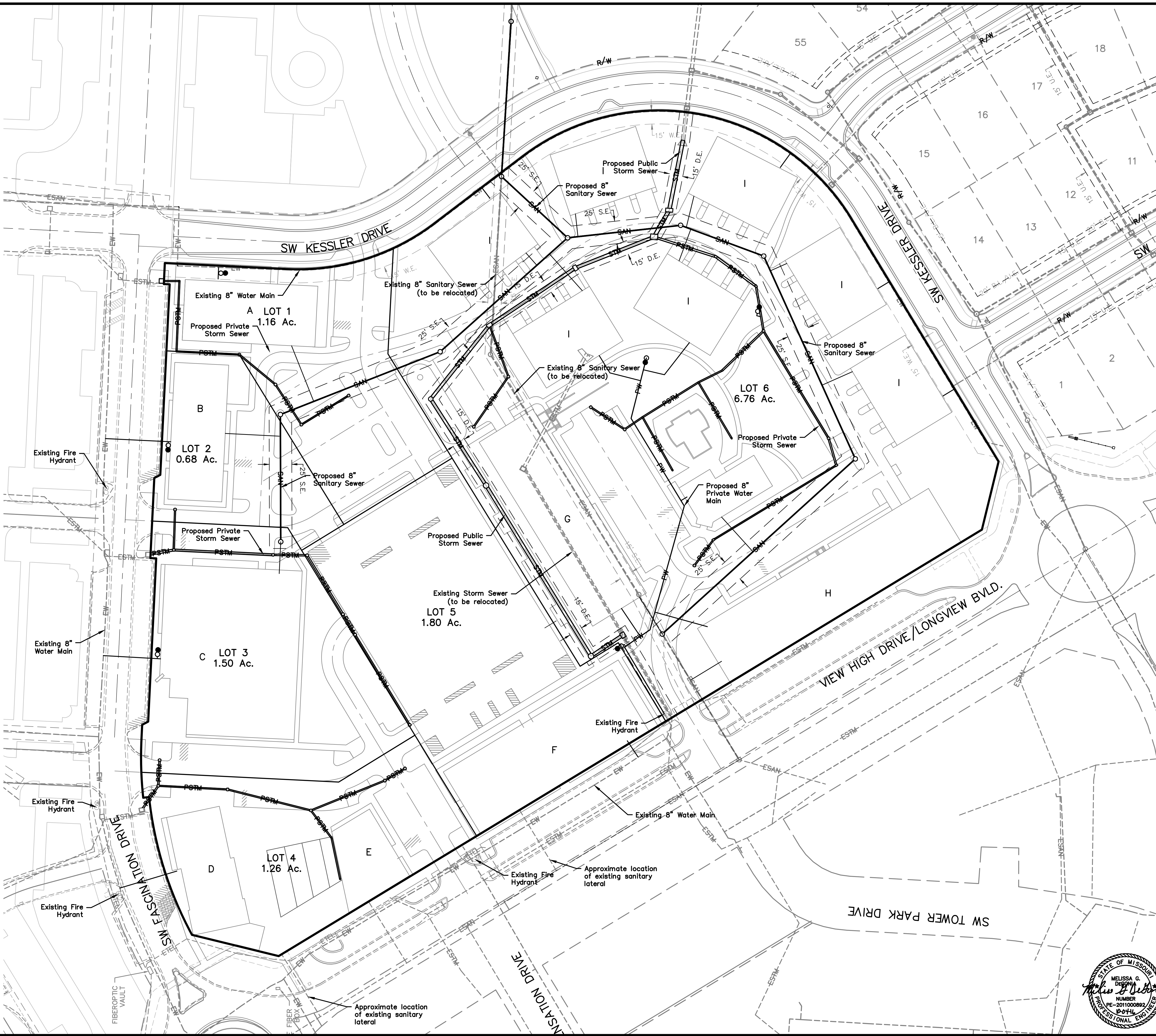


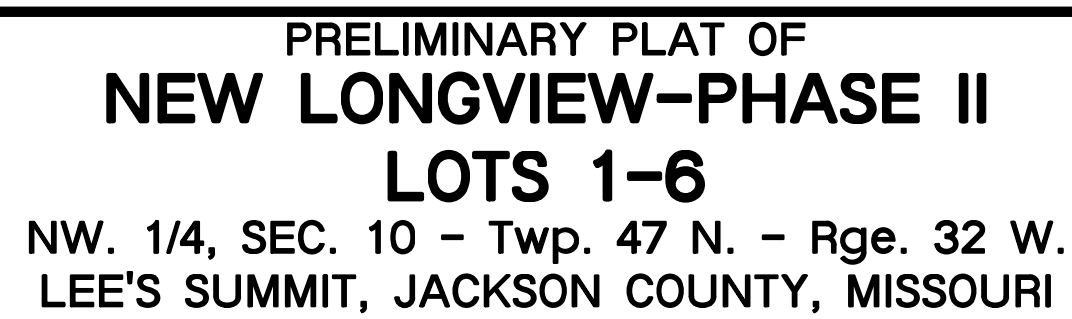
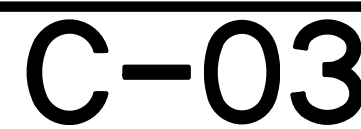
SCALE
0' 50' 100'
1"=50' HORIZ.
(for 24"x36" sheet)

PLAN LEGEND:

UTILITY LINES

- EGTV- EXISTING CABLE TV, UNDERGROUND
- CTV- PROPOSED CABLE TV, UNDERGROUND
- FCV- FUTURE CABLE TV, UNDERGROUND
- EEOH- EXISTING ELECTRIC, OVERHEAD
- EE- EXISTING ELECTRIC, UNDERGROUND
- EOH- PROPOSED ELECTRIC, OVERHEAD
- E- PROPOSED ELECTRIC, UNDERGROUND
- FEOH- FUTURE ELECTRIC, OVERHEAD
- FE- FUTURE ELECTRIC, UNDERGROUND
- EFO- EXISTING FIBER OPTIC, UNDERGROUND
- FO- PROPOSED FIBER OPTIC, UNDERGROUND
- FFO- FUTURE FIBER OPTIC, UNDERGROUND
- EG- EXISTING GAS LINE
- G- PROPOSED GAS LINE
- FG- FUTURE GAS LINE
- ESAN- EXISTING SANITARY SEWER
- PSAN- PROPOSED SANITARY SEWER, PRIVATE
- SAN- PROPOSED SANITARY SEWER, PUBLIC
- FSAN- FUTURE SANITARY SEWER
- ESTM- EXISTING STORM SEWER
- PSTM- PROPOSED STORM SEWER, PRIVATE
- STM- PROPOSED STORM SEWER, PUBLIC
- FSTM- FUTURE STORM SEWER
- ETEL- EXISTING TELEPHONE, UNDERGROUND
- TEL- PROPOSED TELEPHONE, UNDERGROUND
- FTTEL- FUTURE TELEPHONE, UNDERGROUND
- EW- EXISTING WATER LINE
- PW- PROPOSED WATER LINE, PRIVATE
- W- PROPOSED WATER LINE, PUBLIC
- FW- FUTURE WATER LINE



[illegible]

Location: L:\Projects\ Promotional Projects\000-0000 New Longview Theater\Plans\Construction Documents\ PDP (36x24)\PLT-.dwg

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



DEVELOPER
BOX REAL ESTATE
DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9861

SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

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DETAIL SHEET

CONFLUENCE PROJECT NO: 16033KC

C-04

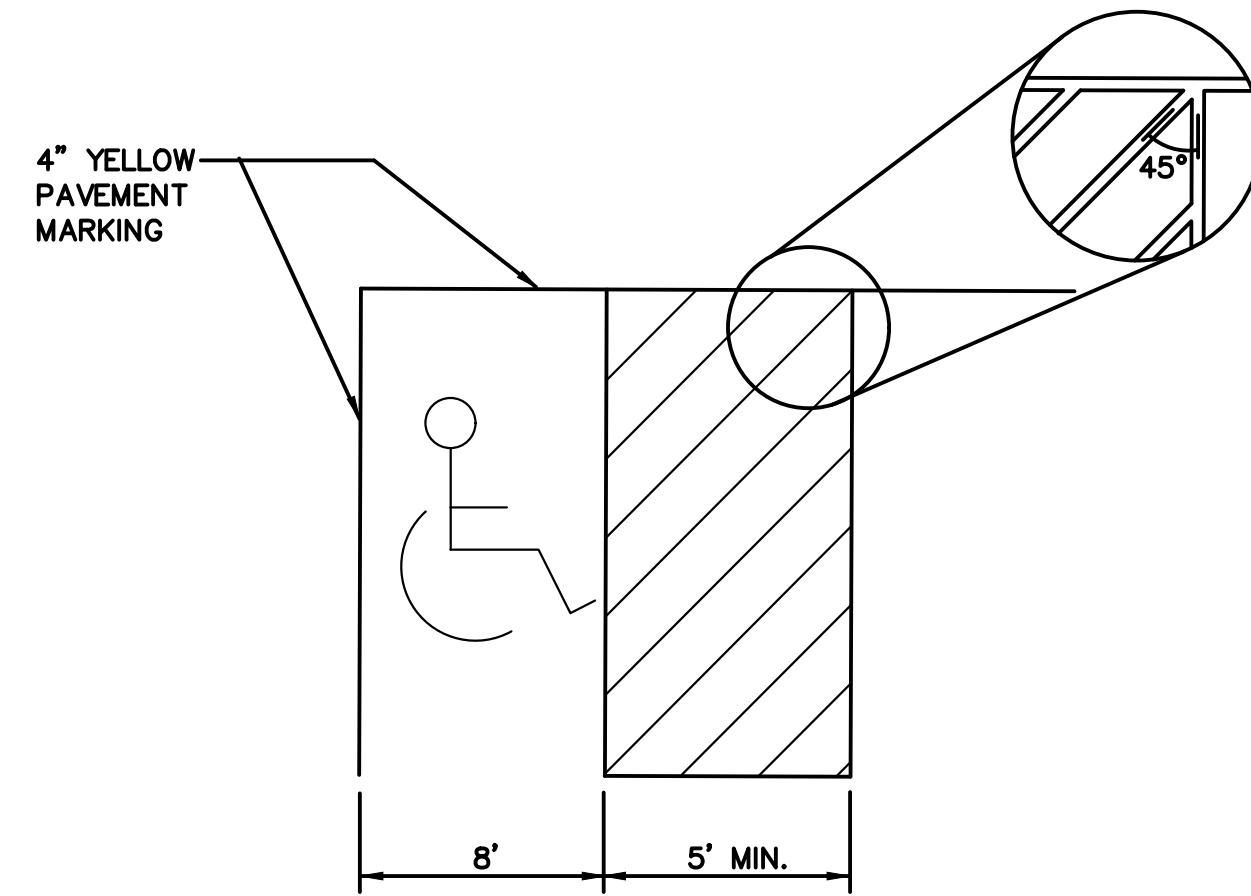


COLORS
LEGEND AND BORDER — GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND — WHITE
(R7-8)

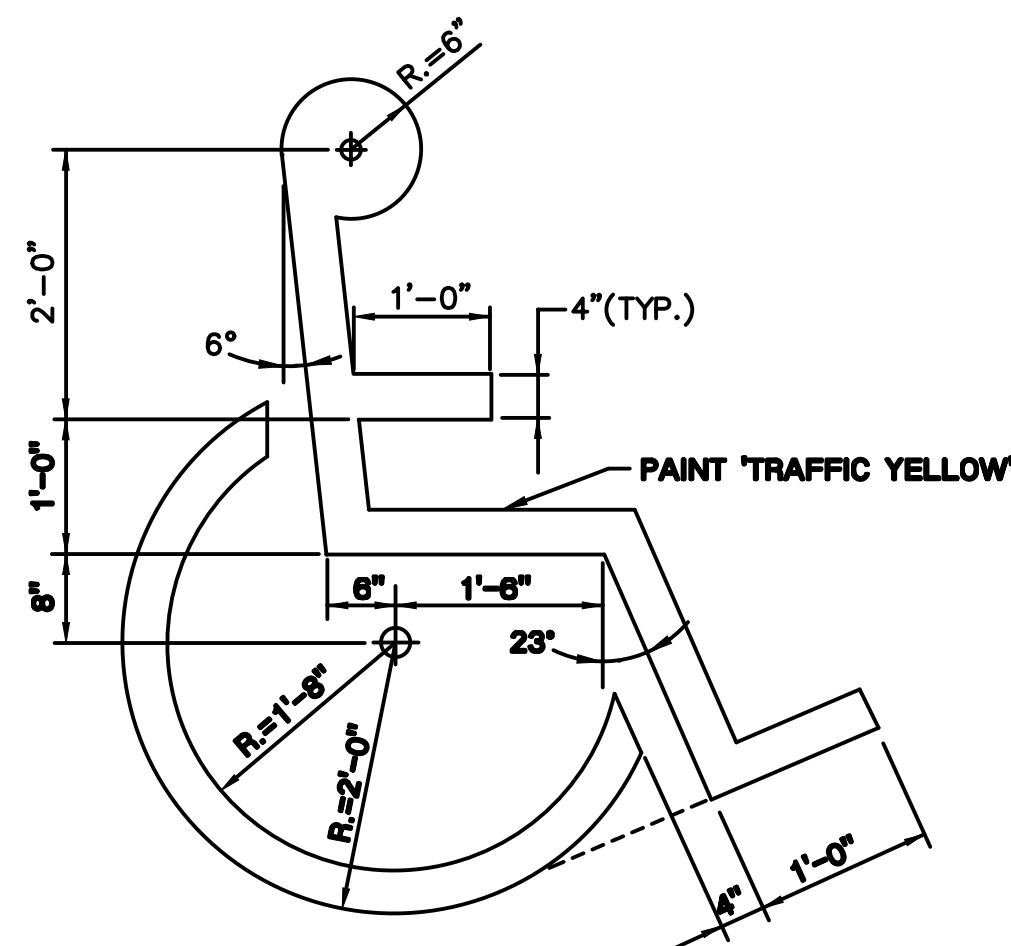


6"x12"

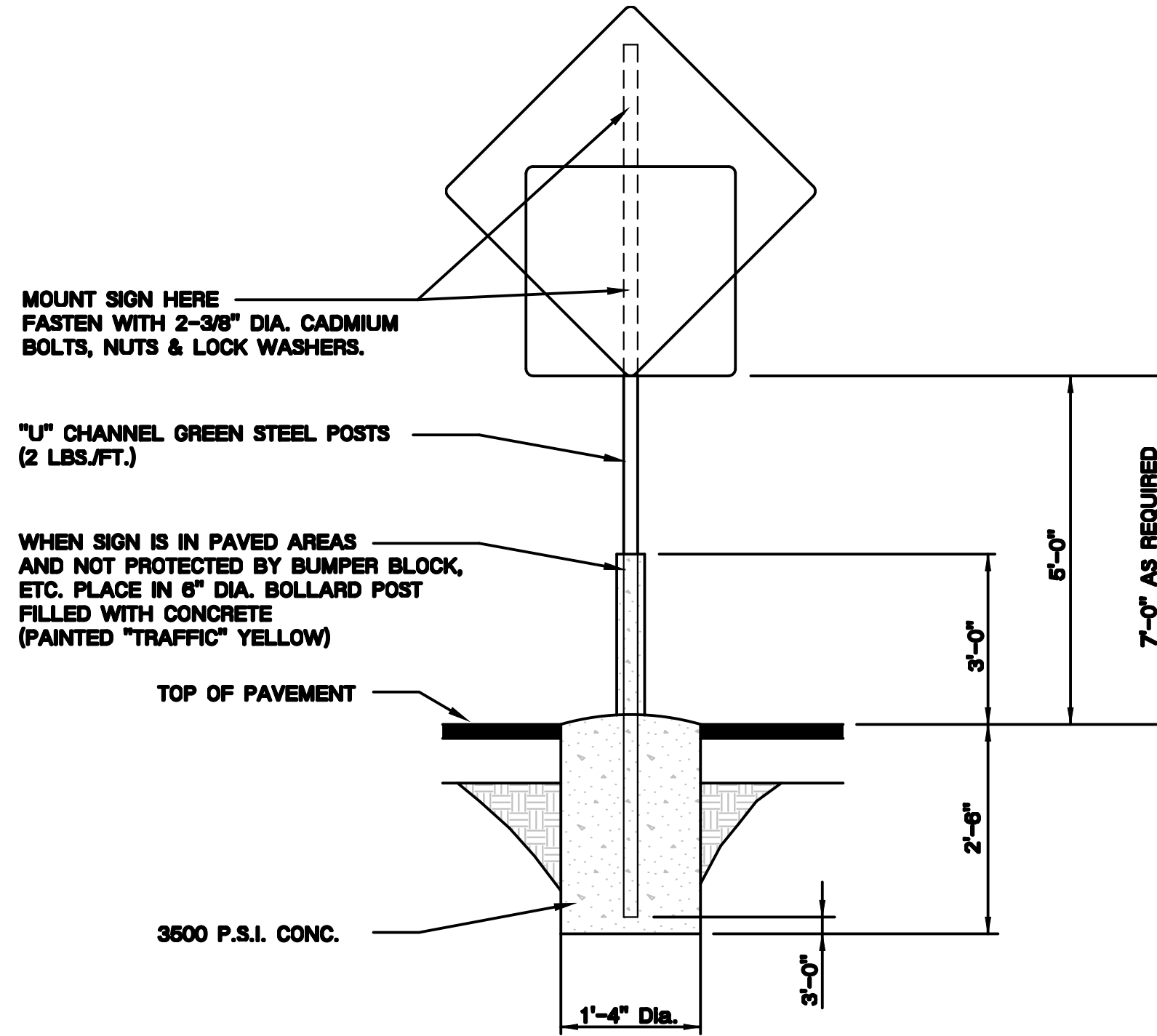
1 ACCESSIBLE SIGN DETAIL



2 ACCESSIBLE STRIPING DETAIL

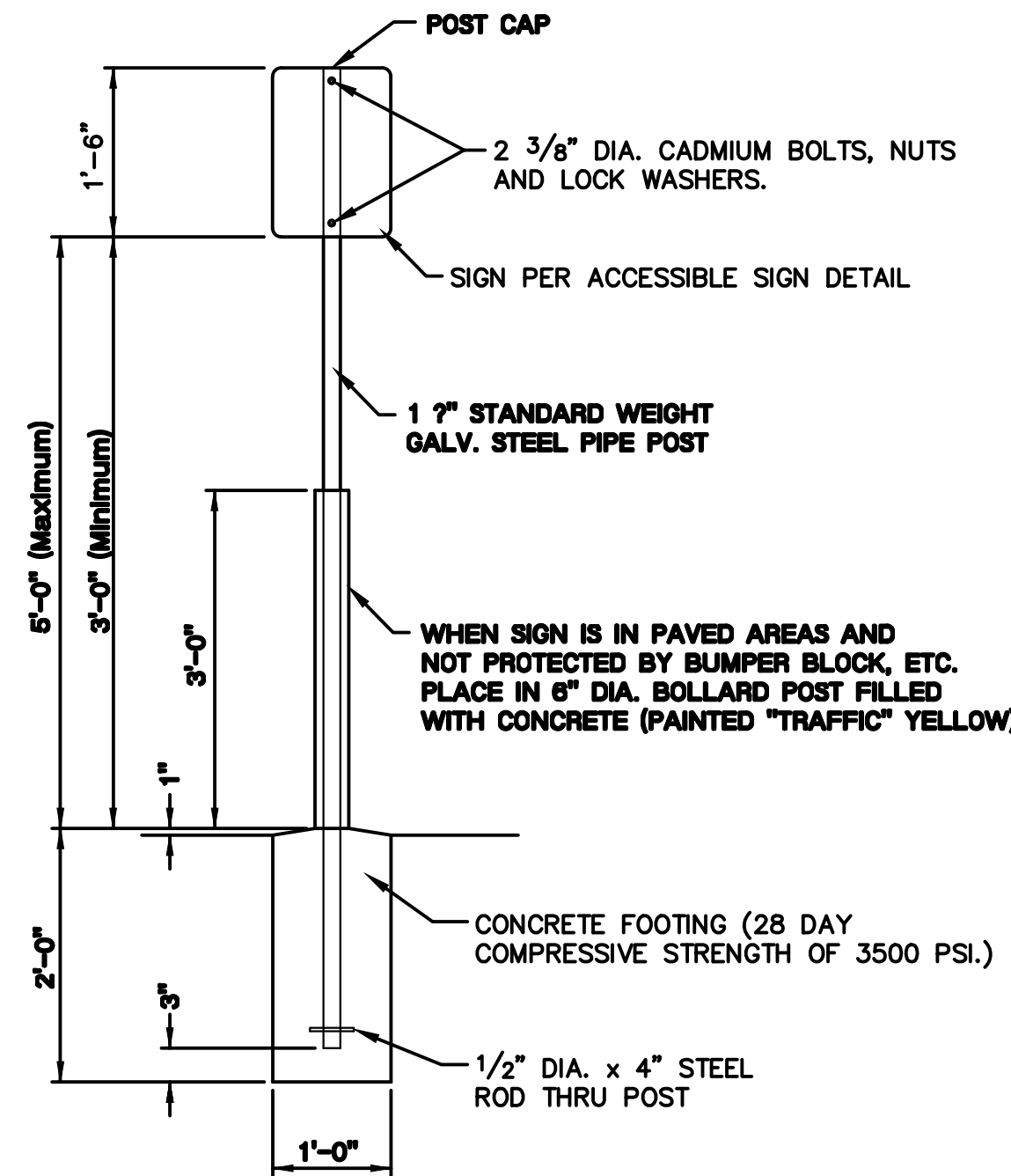


3 ACCESSIBLE PARKING SYMBOL



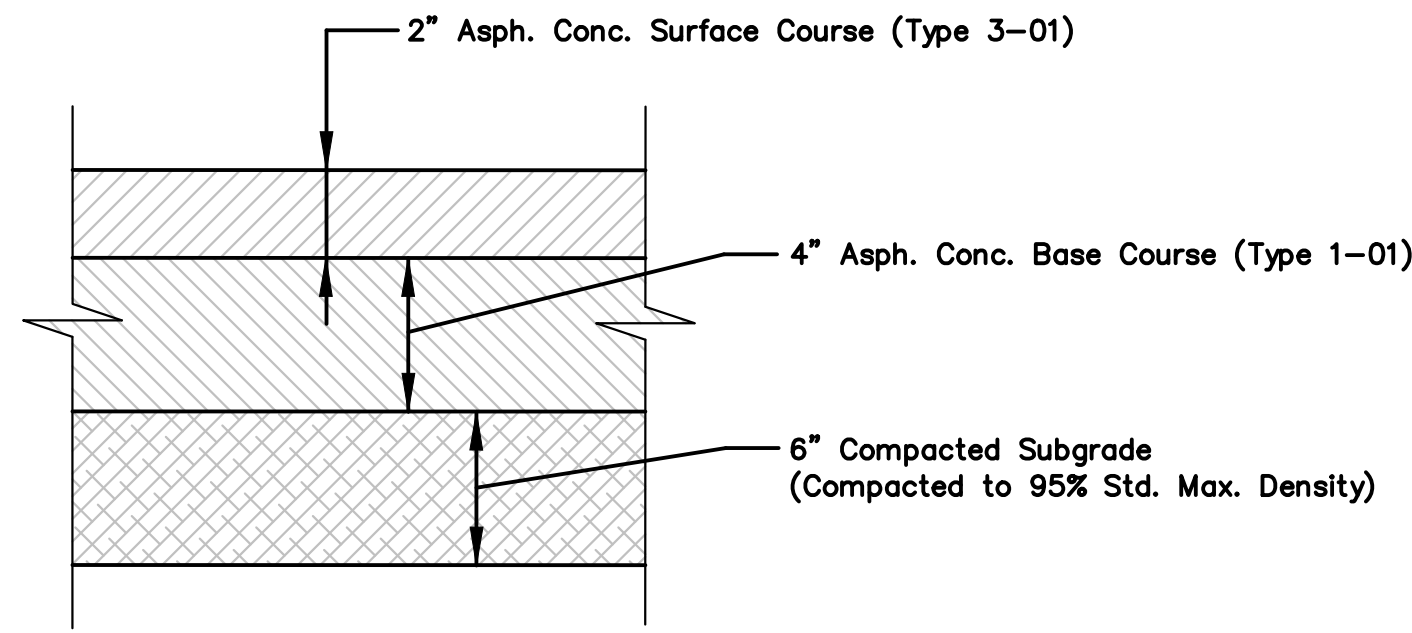
1. ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION'S "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. IF ANY SIGN PROTRUDES MORE THAN 1'-0" PAST THE CENTER LINE OF THE POST IT 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.

4 SIGN BASE

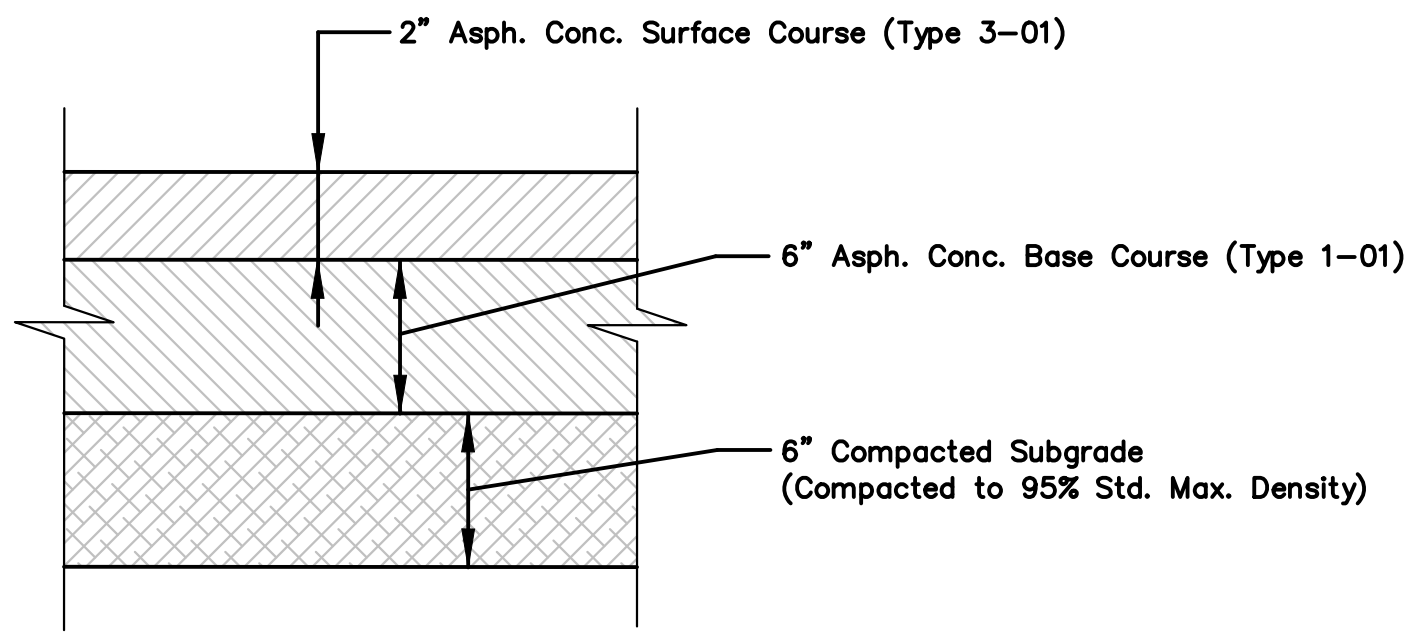


5 ACCESSIBLE SIGNAGE DETAIL

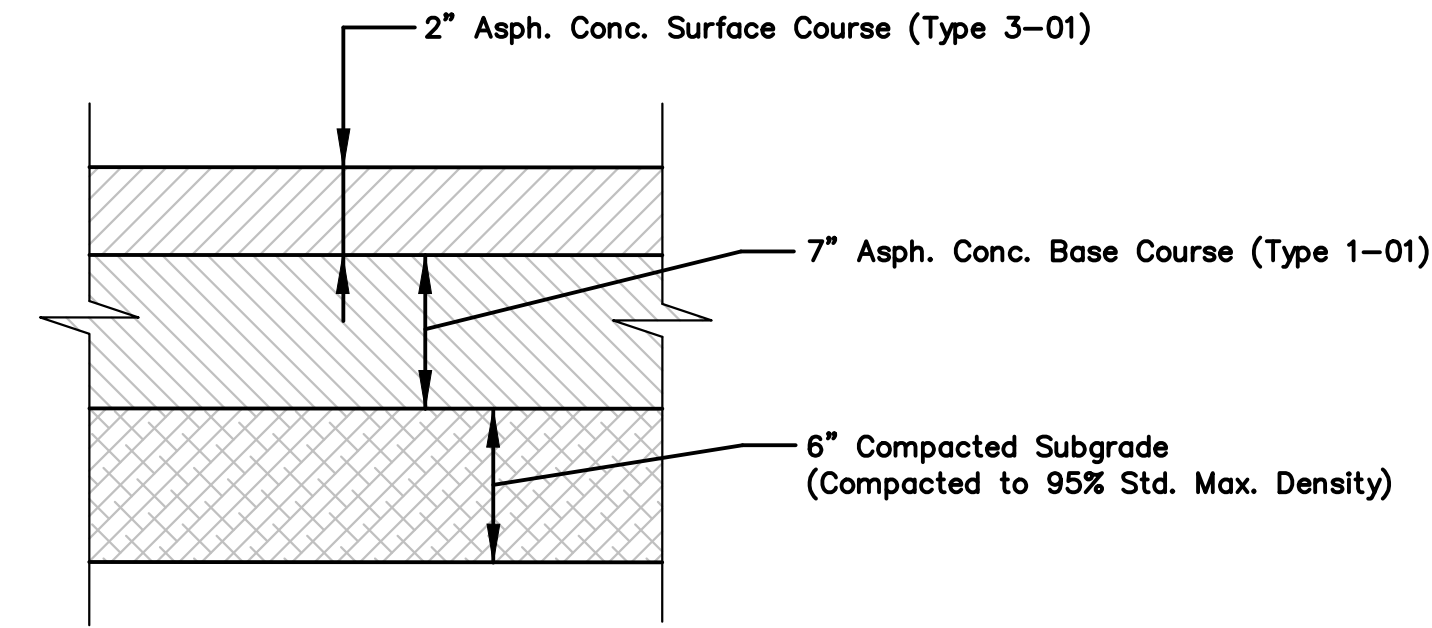
SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS



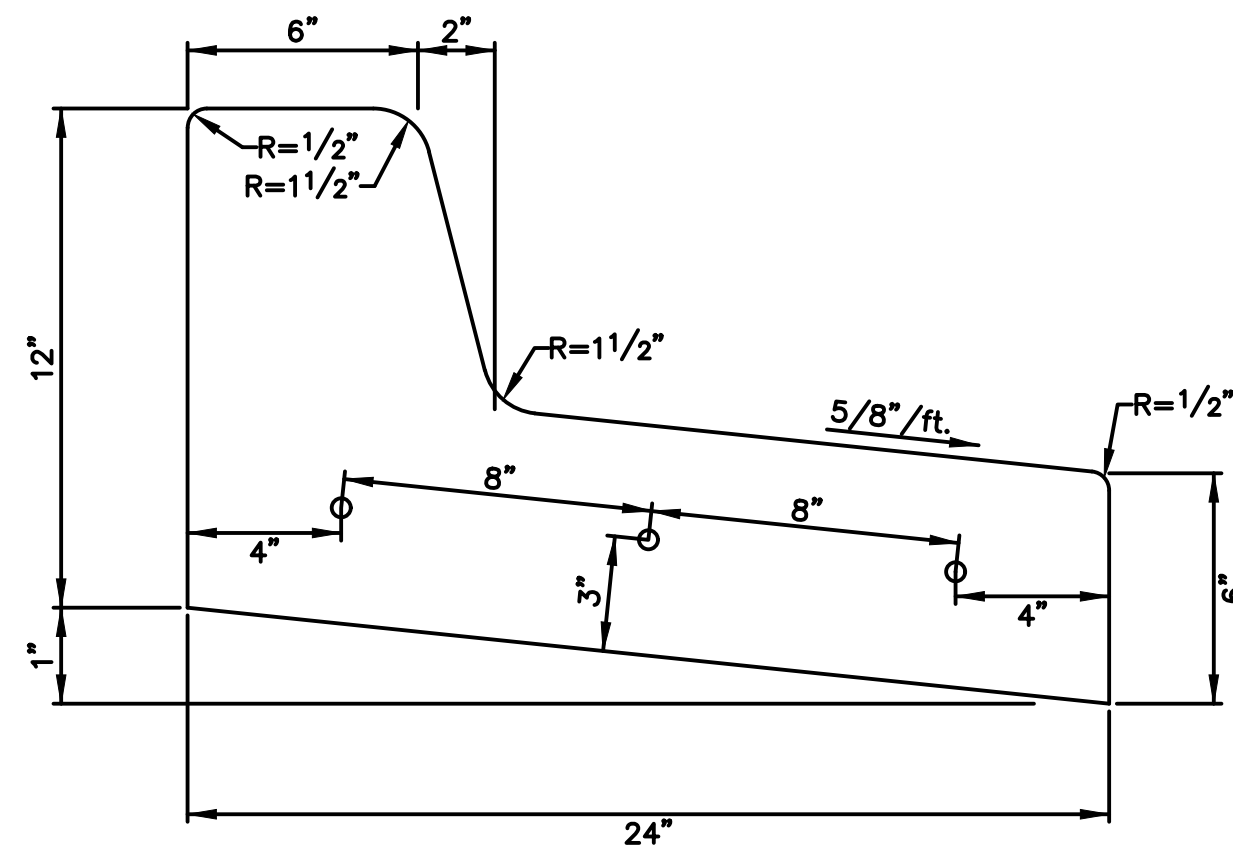
N.T.S.
1 LIGHT DUTY ASPHALT PAVEMENT SECTION



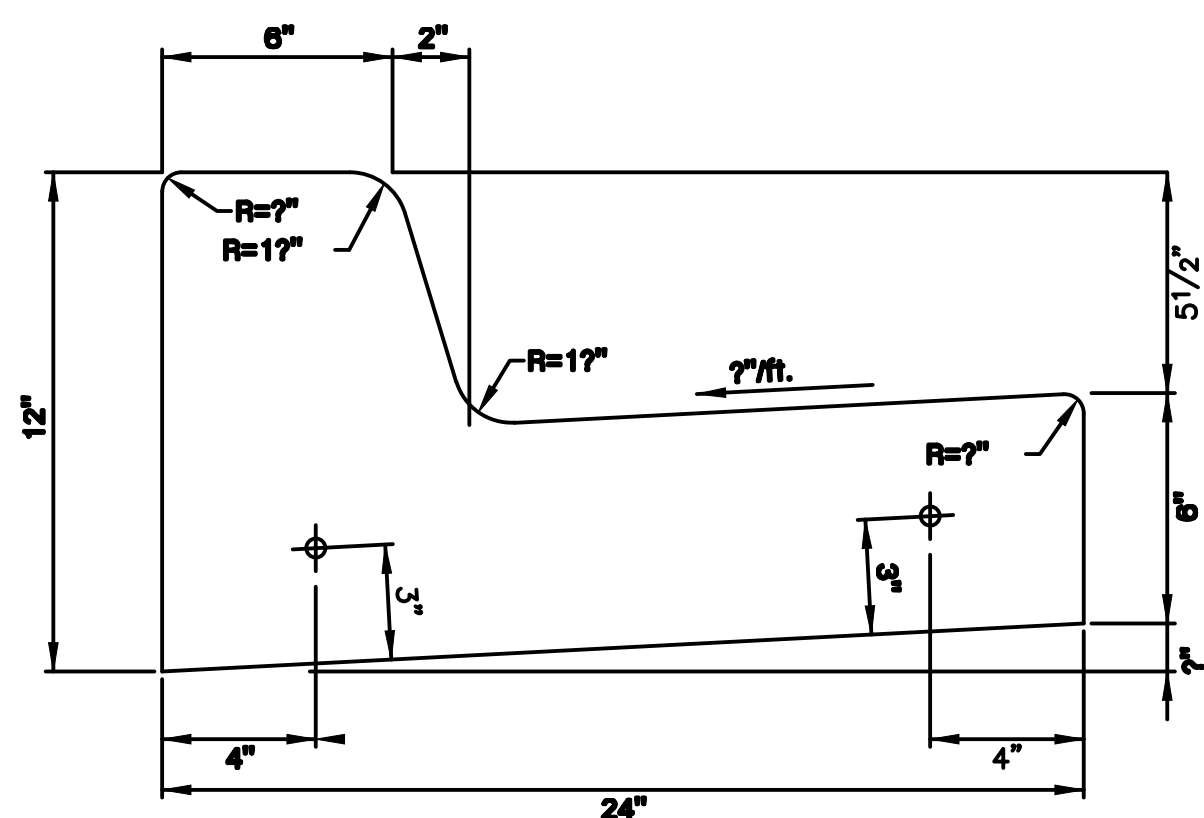
N.T.S.
3 STANDARD DUTY ASPHALT PAVEMENT SECTION



N.T.S.
5 HEAVY DUTY ASPHALT PAVEMENT SECTION



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

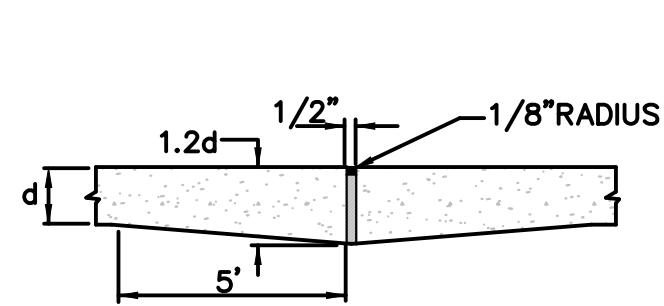


STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)
N.T.S.

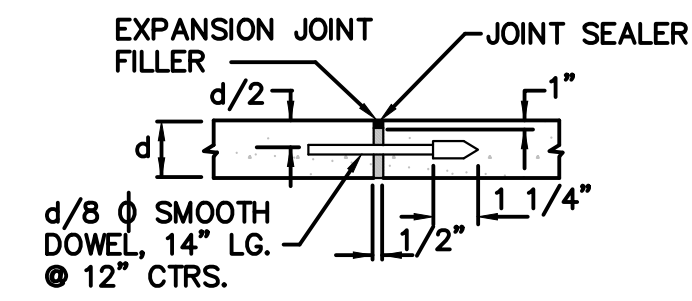
CURB & GUTTER NOTES:

- 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" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- FIX DOWELS WITH BAR CHAIRS OR EQUAL.
- CONCRETE SHALL CONFORM TO MCIB MIX NO. WA 610-1-4 UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL. FOR CBD OF K.C.M.O. SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
- DEPTH OF CURB SHALL BE MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.

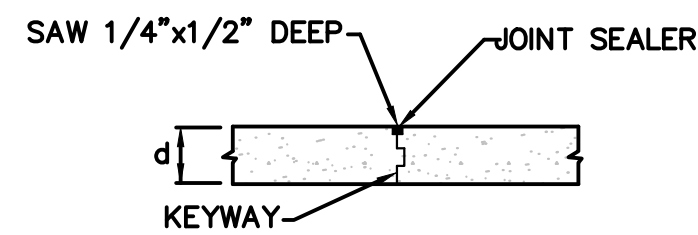
N.T.S.
2 CURB & GUTTER



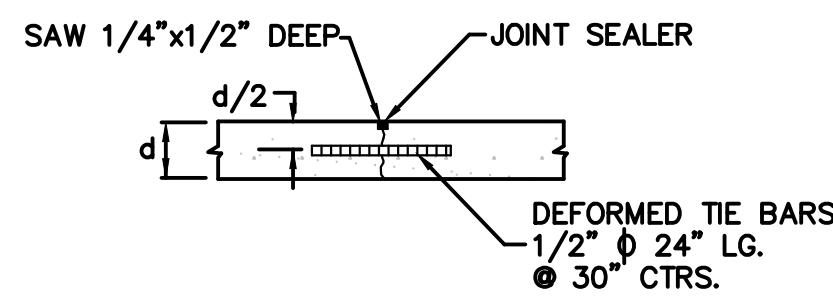
TYPE A - EXPANSION JOINT



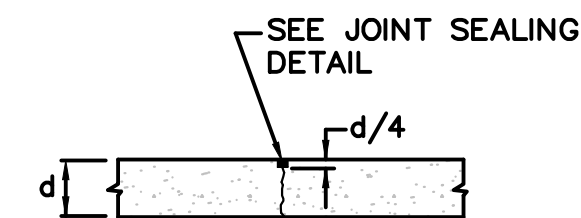
TYPE A - ALTERNATE
EXPANSION JOINT



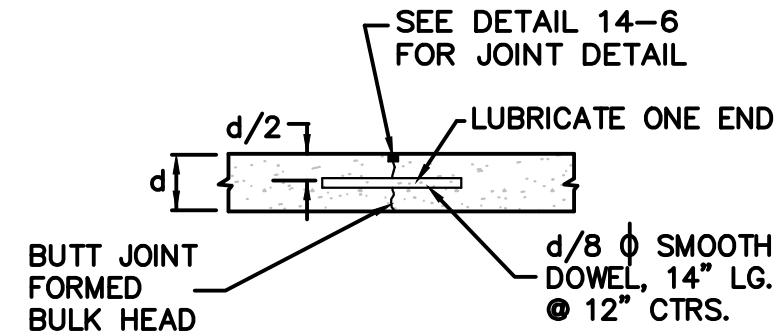
TYPE B - LONGITUDINAL
CONSTRUCTION JOINT



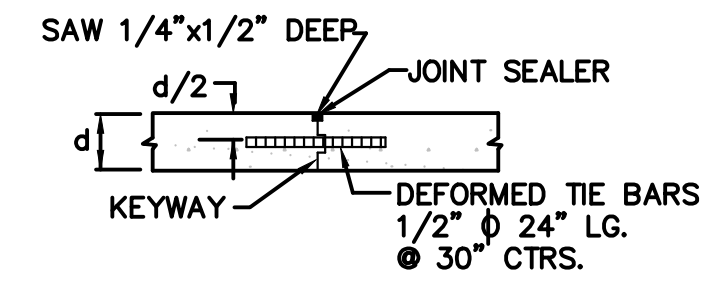
TYPE C - TIED BUTT LONGITUDINAL
CONSTRUCTION JOINT



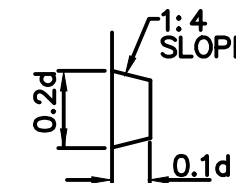
TYPE D - SAWED LONGITUDINAL OR
TRANSVERSE



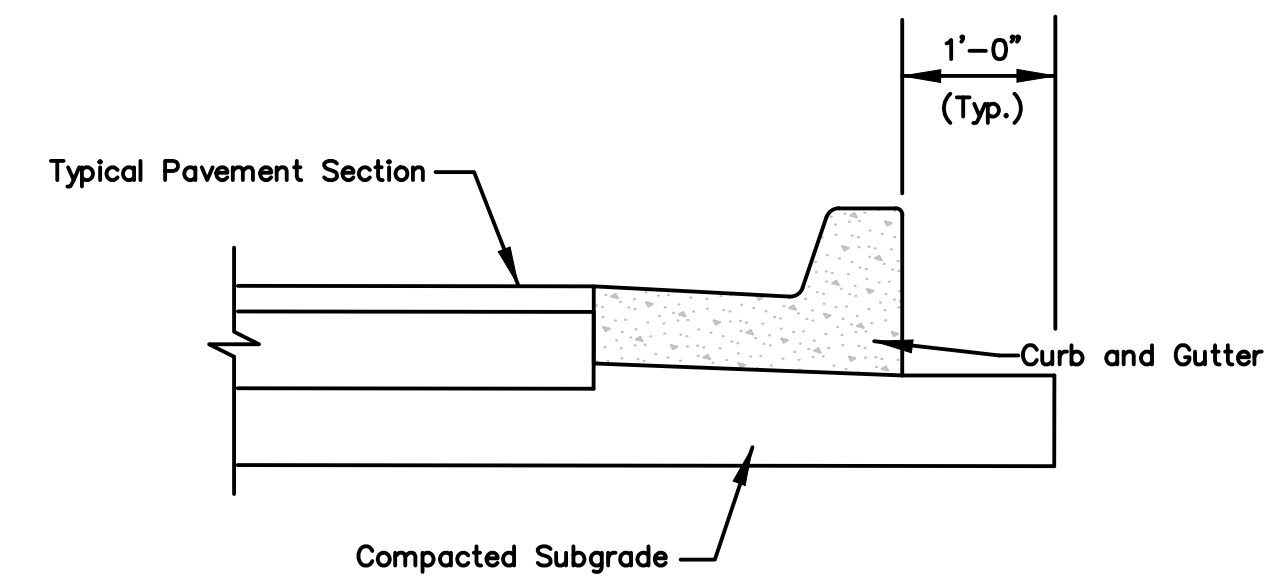
TYPE E - PLANNED TRANSVERSE
CONSTRUCTION JOINT (USED AT
NORMAL JOINT SPACING)



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

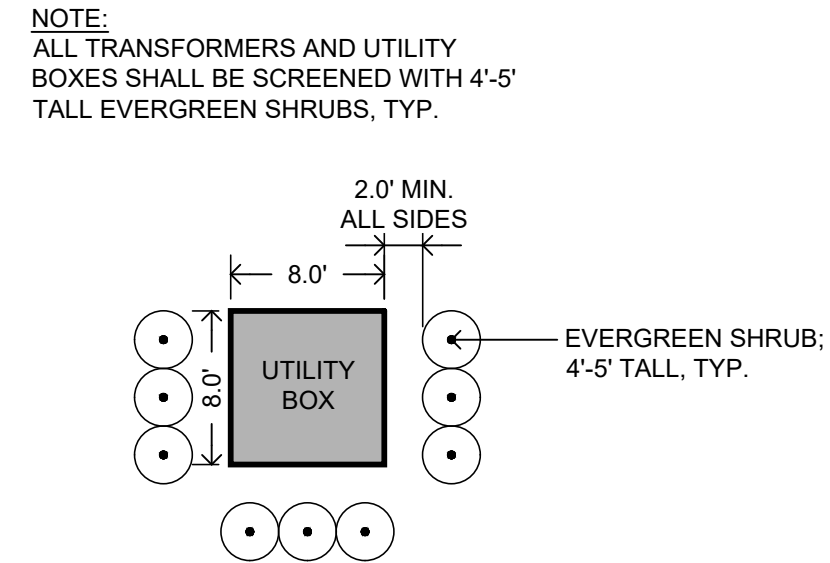


KEYWAYS FOR TYPE B AND F
CONSTRUCTION JOINT

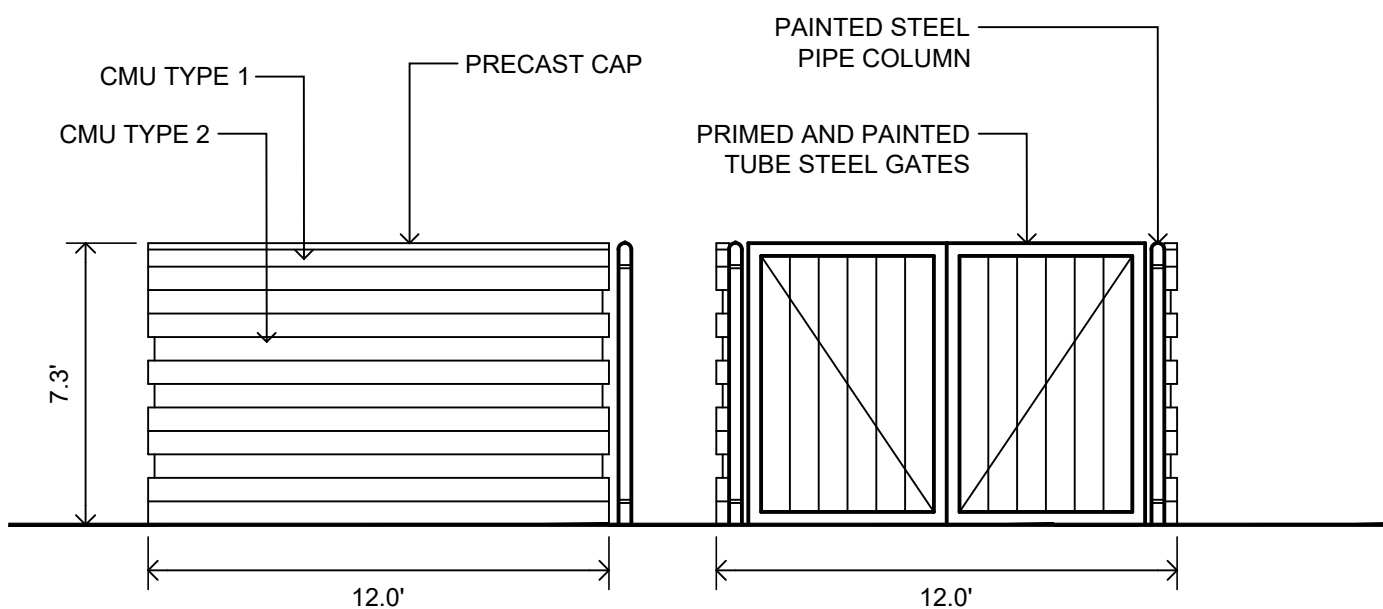


N.T.S.
6 PAVING DETAIL

File Location: S:\1-PROJECTS\2016\16033KC - New Longview Commercial Master Plan\16033KC CAD\01 LANDSCAPE PLAN Drawn by: MC, Checked by: CC



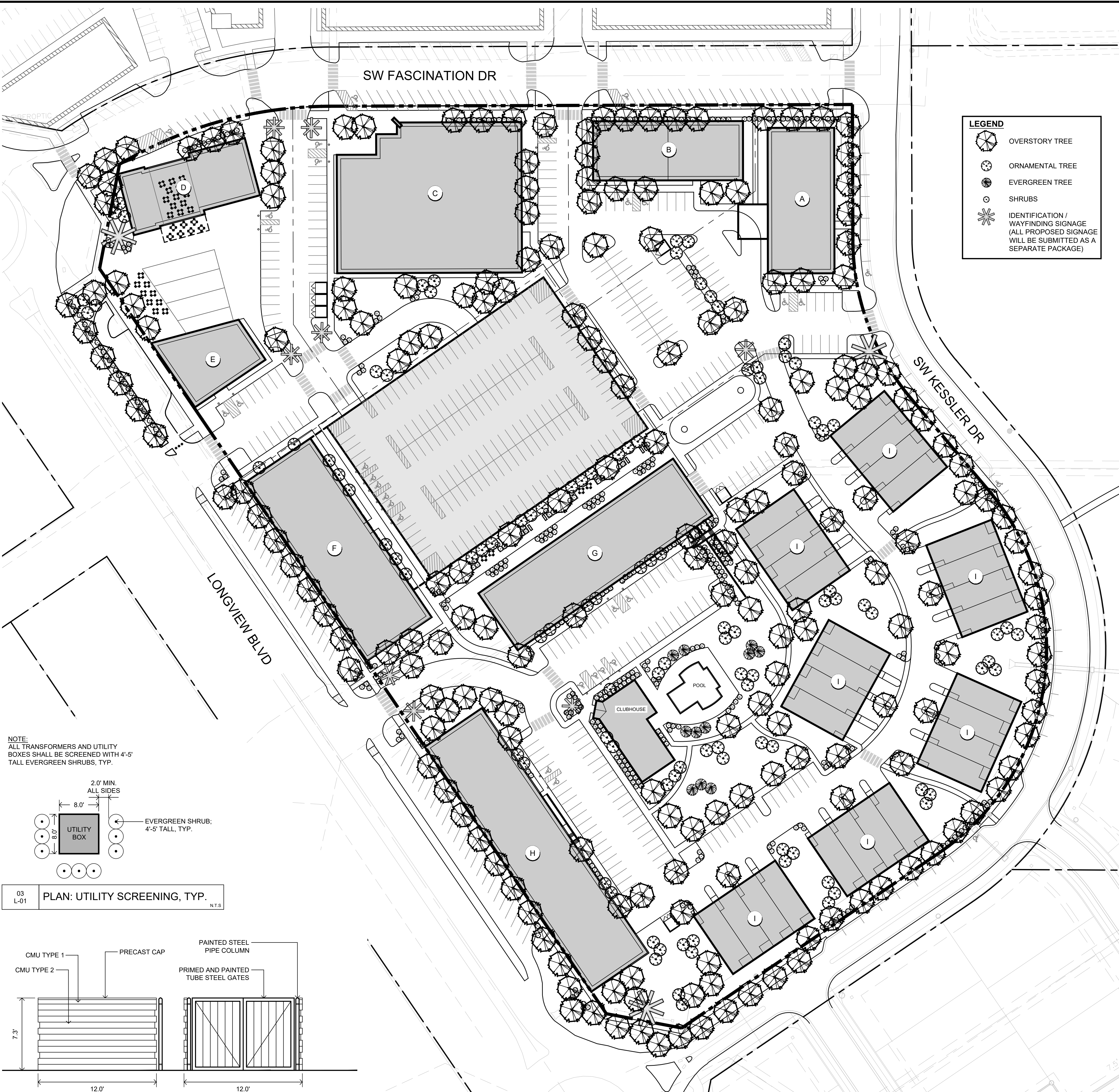
03
L-01 PLAN: UTILITY SCREENING, TYP.
N.T.S.



02
L-01 ELEVATION: TRASH ENCLOSURE, TYP.
N.T.S.

01 PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=50'
0' 100'



LANDSCAPE REQUIREMENTS

STREET PLANTINGS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- SW FASCINATION DRIVE (810 LF)**
*REQUIRED TREES (1 PER 30 LF):
SHADE TREES / 3" CAL. - 27
REQUIRED SHRUBS (1 PER 20LF):
SHRUBS / 2 GAL. - 41
PROVIDED TREES:
SHADE TREES / 3" CAL. - 27
PROVIDED SHRUBS:
SHRUBS / 2 GAL. - 63
- SW KESSLER DRIVE (1,194 LF)**
*REQUIRED TREES (1 PER 30 LF):
SHADE TREES / 3" CAL. - 40
REQUIRED SHRUBS (1 PER 20LF):
SHRUBS / 2 GAL. - 60
PROVIDED TREES:
SHADE TREES / 3" CAL. - 40
PROVIDED SHRUBS:
SHRUBS / 2 GAL. - 83
- LONGVIEW BLVD (894 LF)**
*REQUIRED TREES (1 PER 30 LF):
SHADE TREES / 3" CAL. - 30
REQUIRED SHRUBS (1 PER 20LF):
SHRUBS / 2 GAL. - 45
PROVIDED TREES:
SHADE TREES / 3" CAL. - 33
PROVIDED SHRUBS:
SHRUBS / 2 GAL. - 63

LANDSCAPED OPEN SPACE

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- 1 TREE PER 5,000SF NOT COVERED BY BUILDINGS / STRUCTURES**
*REQUIRED TREES (355,690 SF):
SHADE TREES / 3" CAL. - 71
PROVIDED TREES:
SHADE TREES / 3" CAL. - 100
- 2 SHRUBS PER 5,000SF NOT COVERED BY BUILDINGS / STRUCTURES** (355,690):
*REQUIRED SHRUBS (355,690):
SHADE SHRUBS / 2 GAL. - 142
PROVIDED SHRUBS:
SHADE SHRUBS / 2 GAL. - 196

PARKING LOT ISLANDS

(PER LEE'S SUMMIT UDO-ARTICLE 14)

- 5% OF TOTAL PARKING AREA (145,219 SQ FT) TO BE LANDSCAPED ISLANDS**
*REQUIRED SQ FT OF LANDSCAPE
PARKING LOT ISLANDS: 7,260 SQ FT
*PROVIDED SQ FT OF LANDSCAPE
PARKING LOT ISLANDS: 19,767 SQ FT

PLANTING NOTES:

- SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL COVERING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- SPADE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS
- 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 platanoides 'Emerald Queen'	EMERALD QUEEN MAPLE	3" CAL.	B&B
Acer saccharum '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 dioica 'Espresso'	KENTUCKY COFFEETREE	3" CAL.	B&B
Quercus phellos	WILLOW OAK	3" CAL.	B&B
Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	3" CAL.	B&B
Ulmus parvifolia 'Dynasty'	DYNASTY CHINESE ELM	3" CAL.	B&B
Zelkova serrata	ZELKOVA	3" CAL.	B&B
ORNAMENTAL TREES			
Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B
Acer tataricum 'GarAnn'	HOT WINGS MAPLE	8' HT.	B&B
Crataegus crus-galli 'Inermis'	THORNTLESS HAWTHORNE	8' HT.	B&B
Malus 'Spring Snow'	SPRING SNOW FLOWERING CRABAPPLE	8' HT.	B&B
EVERGREEN TREES			
Juniperus chinensis 'keteleeri'	KETELEER JUNIPER	8' HT.	B&B
Juniperus virginiana	EASTERN RED CEDAR	8' HT.	B&B
Picea abies	NORWAY SPRUCE	8' HT.	B&B
Pinus bungeana	LACEBARK PINE	8' HT.	B&B
Pinus ayacahuite	MEXICAN WHITE PINE	8' HT.	B&B
DECIDUOUS SHRUBS			
Cornus stolonifera	RED OSIER DOGWOOD	#5	CONT.
Rhus aromatica 'Gro-Low'	GRO LOW FRAGRANT SUMAC	#5	CONT.
Ribes albinum 'Green Mound'	GREEN MOUND ALPINE CURRANT	#5	CONT.
Viburnum x burkwoodii 'American Spice'	AMERICAN SPICK VIBURNUM	#5	CONT.
EVERGREEN SHRUBS			
Ilex crenata 'Bennett's Compacta'	BENNETTS COMPACT HOLLY	#5	CONT.
Pinus mugo 'Compact'	COMPACT MUGO PINE	#5	CONT.
Pinus mugo 'Slowmound'	SLOWMOUND MUGO PINE	#5	CONT.

SCHEDULE

ISSUE	DATE	DESCRIPTION
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2	10/4/2016	CITY COMMENTS

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

\\03-L0025\Box Real Estate Development Final.dwg

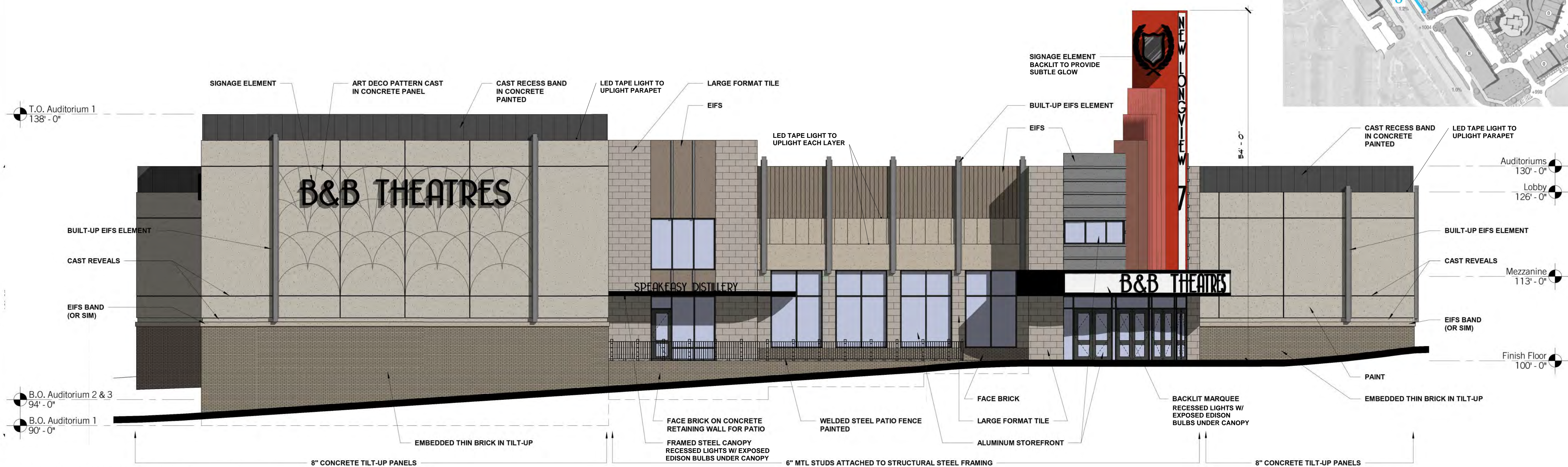
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BOX REAL ESTATE
DEVELOPMENT
920 SW OVATION DRIVE
LEE'S SUMMIT, MO 64081
PH: 913.735.9861

SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

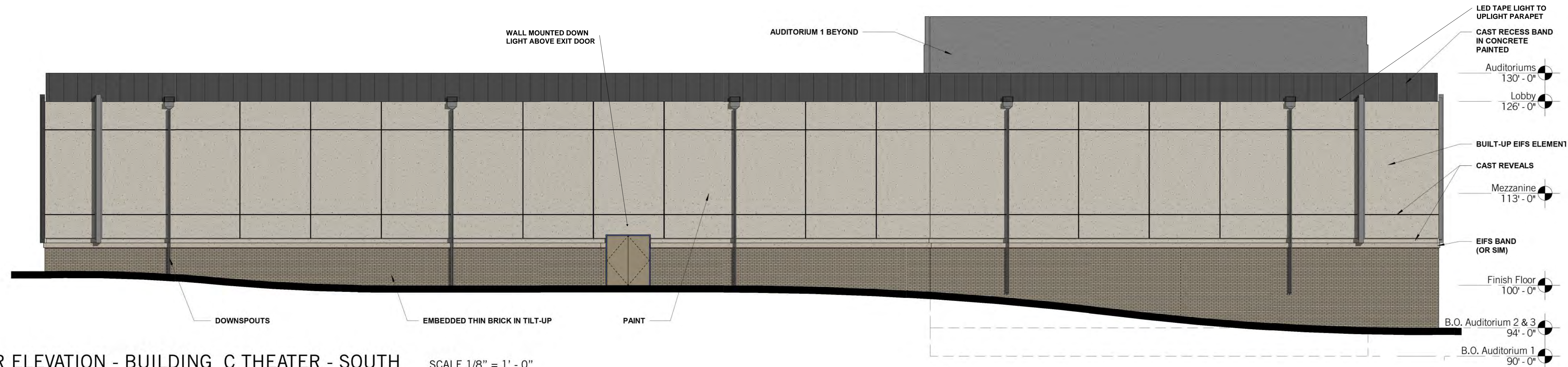
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ELEVATIONS

CONFLUENCE PROJECT NO: 16033KC



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



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

File Location: \\HMG-NAS\SL\mcs-projects\160016036-00 - NLV B&B Theater\Summit Set\Preliminary Development Plan\XR-TITLEBLOCK.dwg Drawn by: MC / Checked by: CC

NLV - PHASE II
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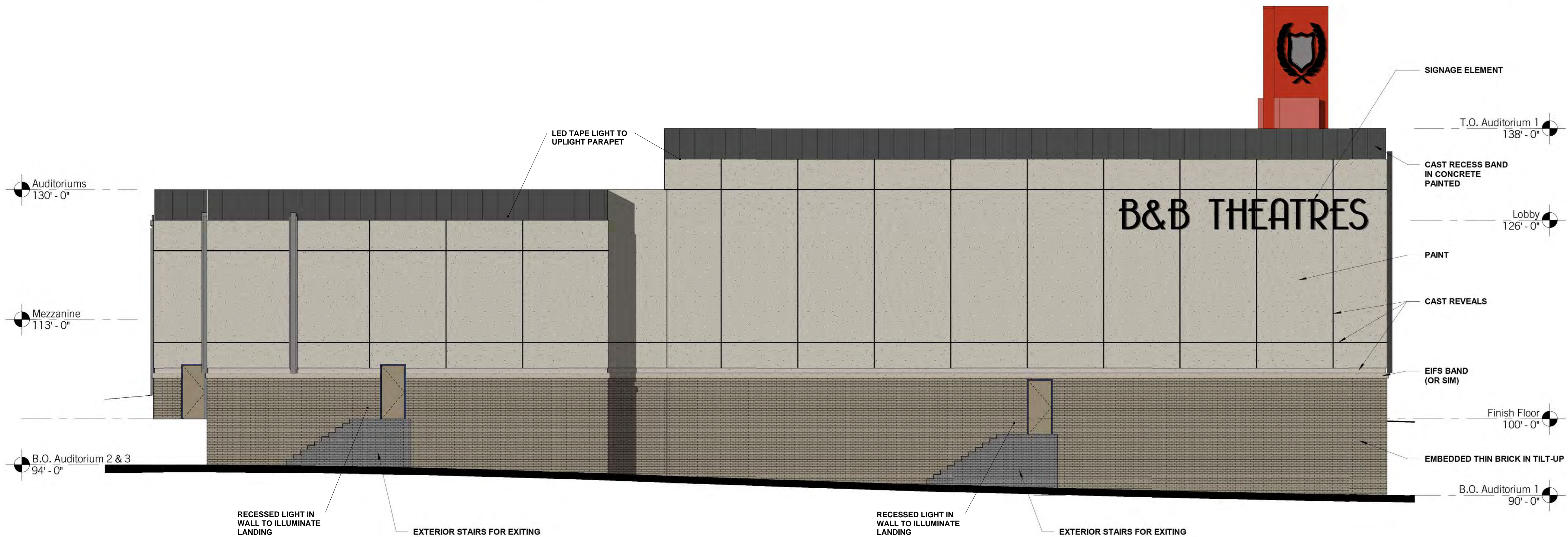
ELEVATIONS

CONFLUENCE PROJECT NO: 16033KC

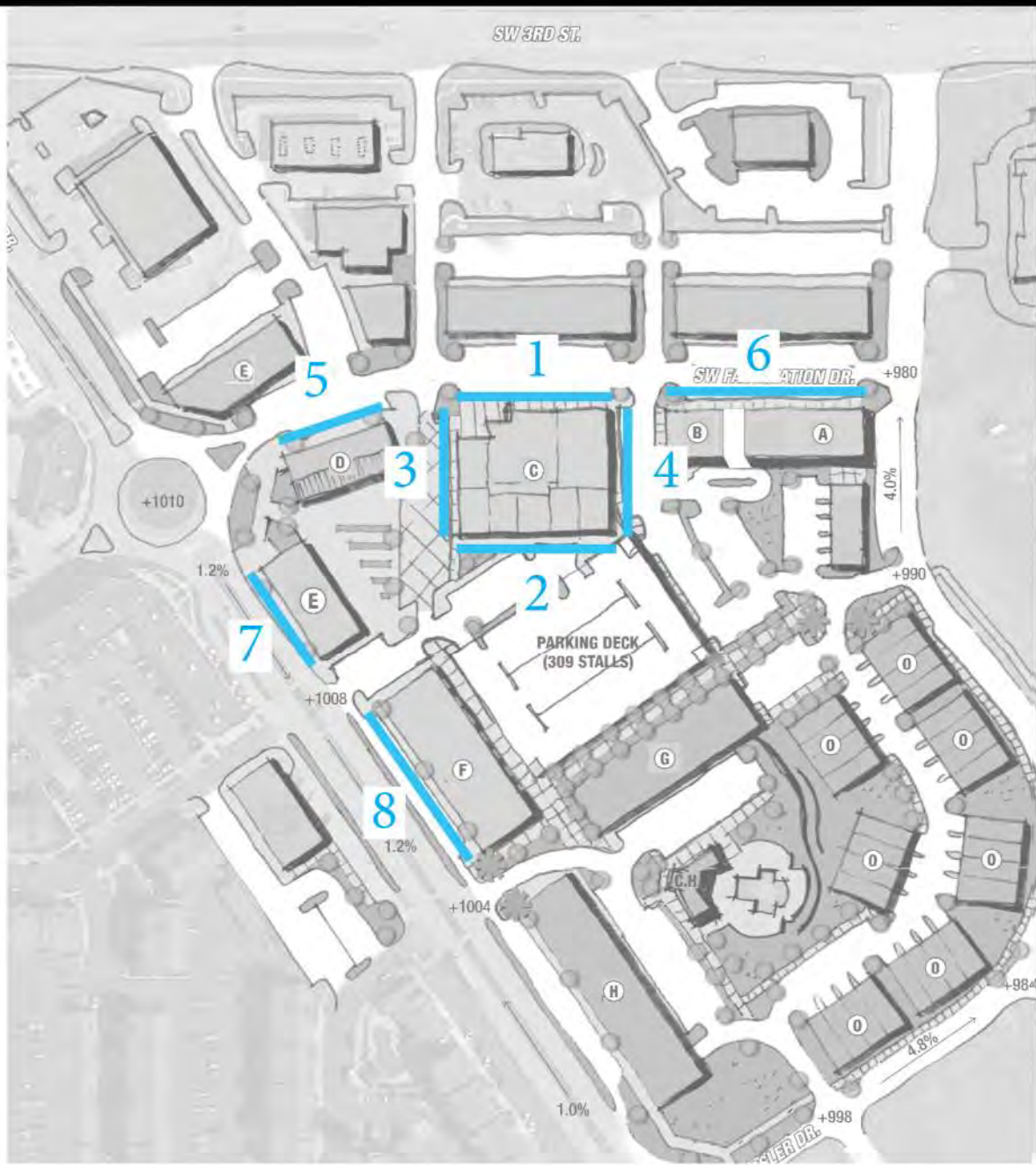
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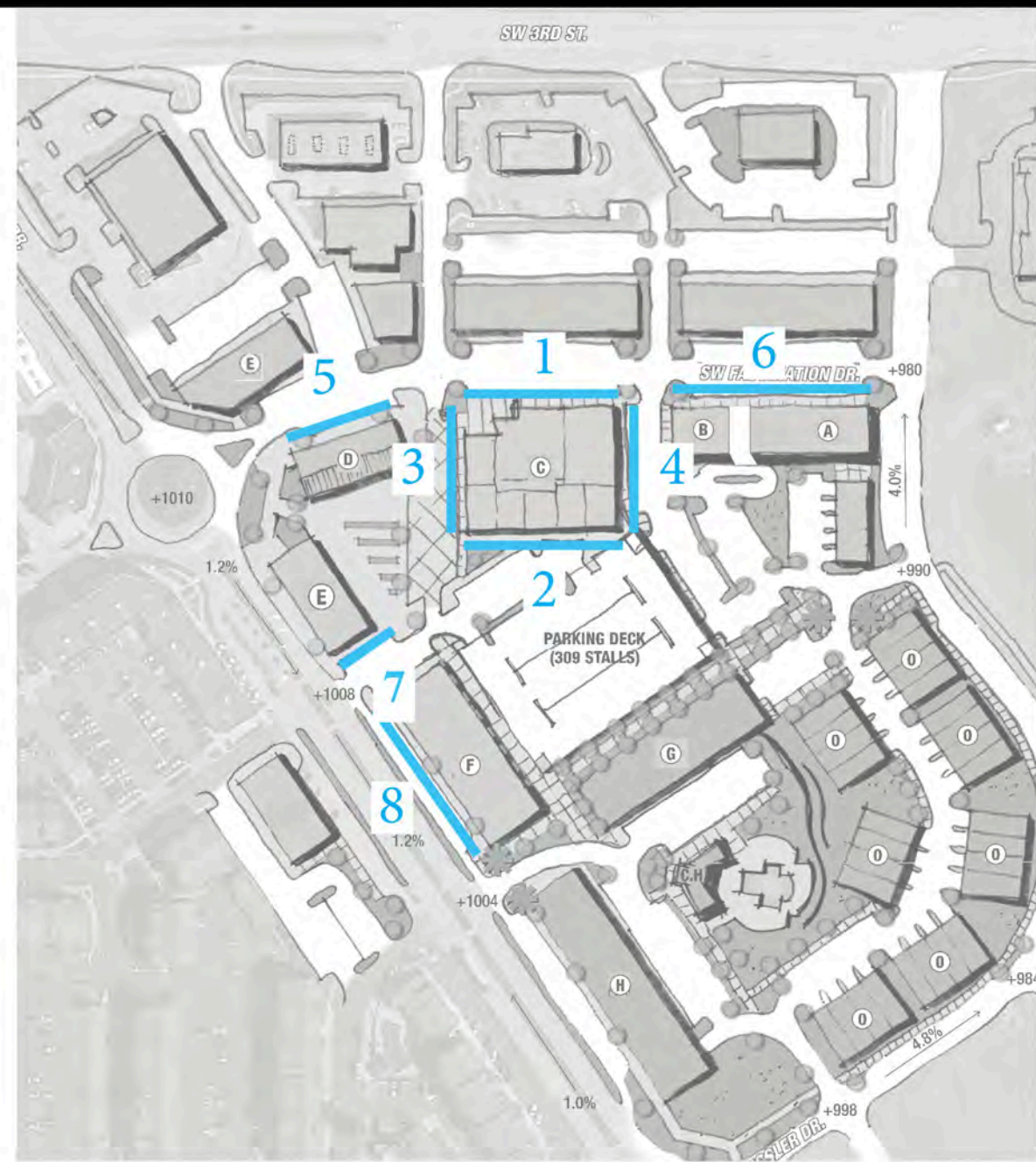


3. EXTERIOR ELEVATION - BUILDING C THEATER - WEST SCALE 1/8" = 1' - 0"



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



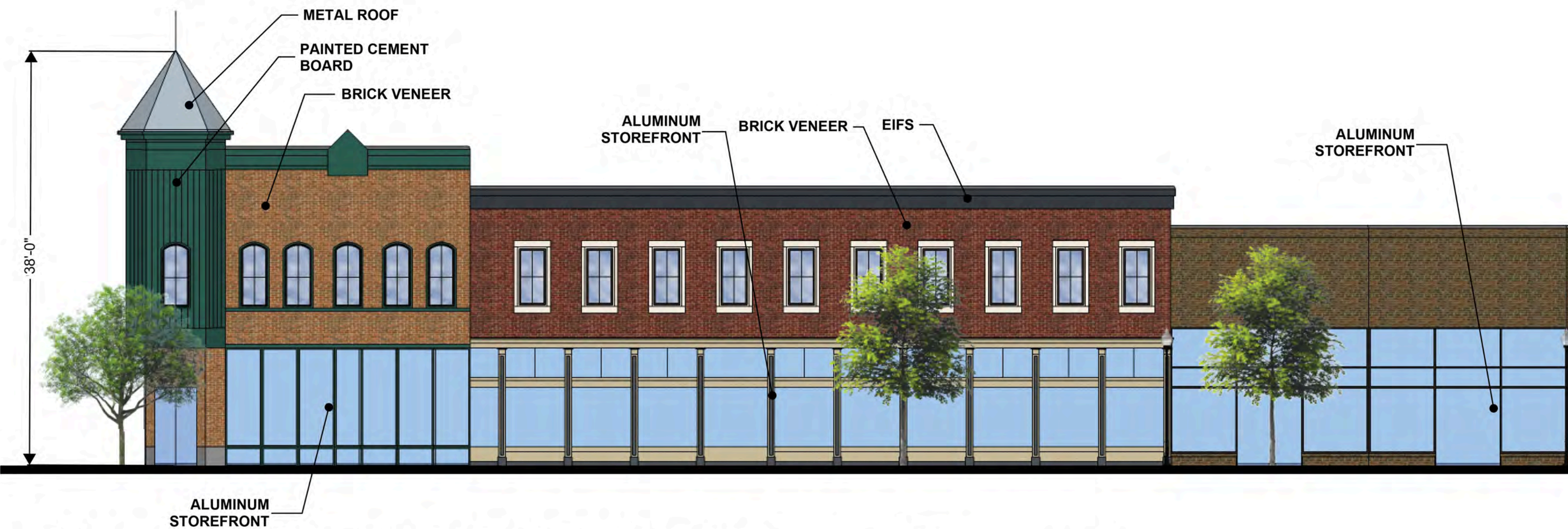


NOTE:
LARGE ROOFTOP SIGNAGE SHOWN AS A PLACEHOLDER FOR
CONCEPT ONLY.
FINAL SIGNAGE PLANS WILL BE SUBMITTED WITH FDP FOR ANY
SIGNAGE THAT DOES NOT ADHERE TO THE PREVIOUSLY APPROVED
2005 SIGNAGE CRITERIA BOOKLET.



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

NOTE:
ELEVATIONS SHOWN ARE FOR THE OVERALL CONCEPT AND 'FEEL' OF THE STREETScape ONLY.
SPECIFIC BUILDING DESIGN WILL BE SUBMITTED WITH FDP. SIDE AND REAR ELEVATIONS TO USE
SIMILAR MATERIALS AS EXISTING COMMERCIAL BUILDINGS.



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

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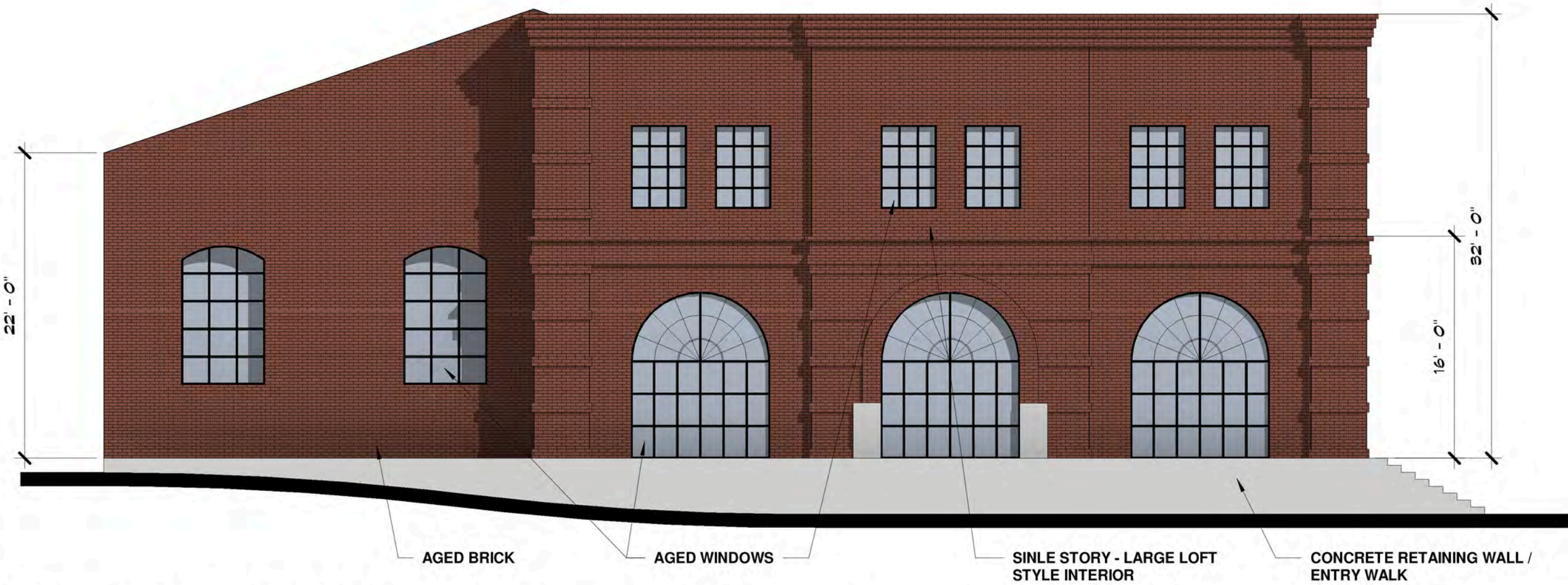
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ELEVATIONS

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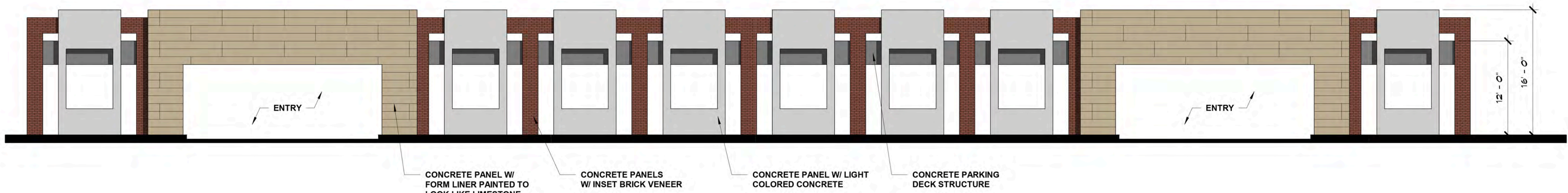
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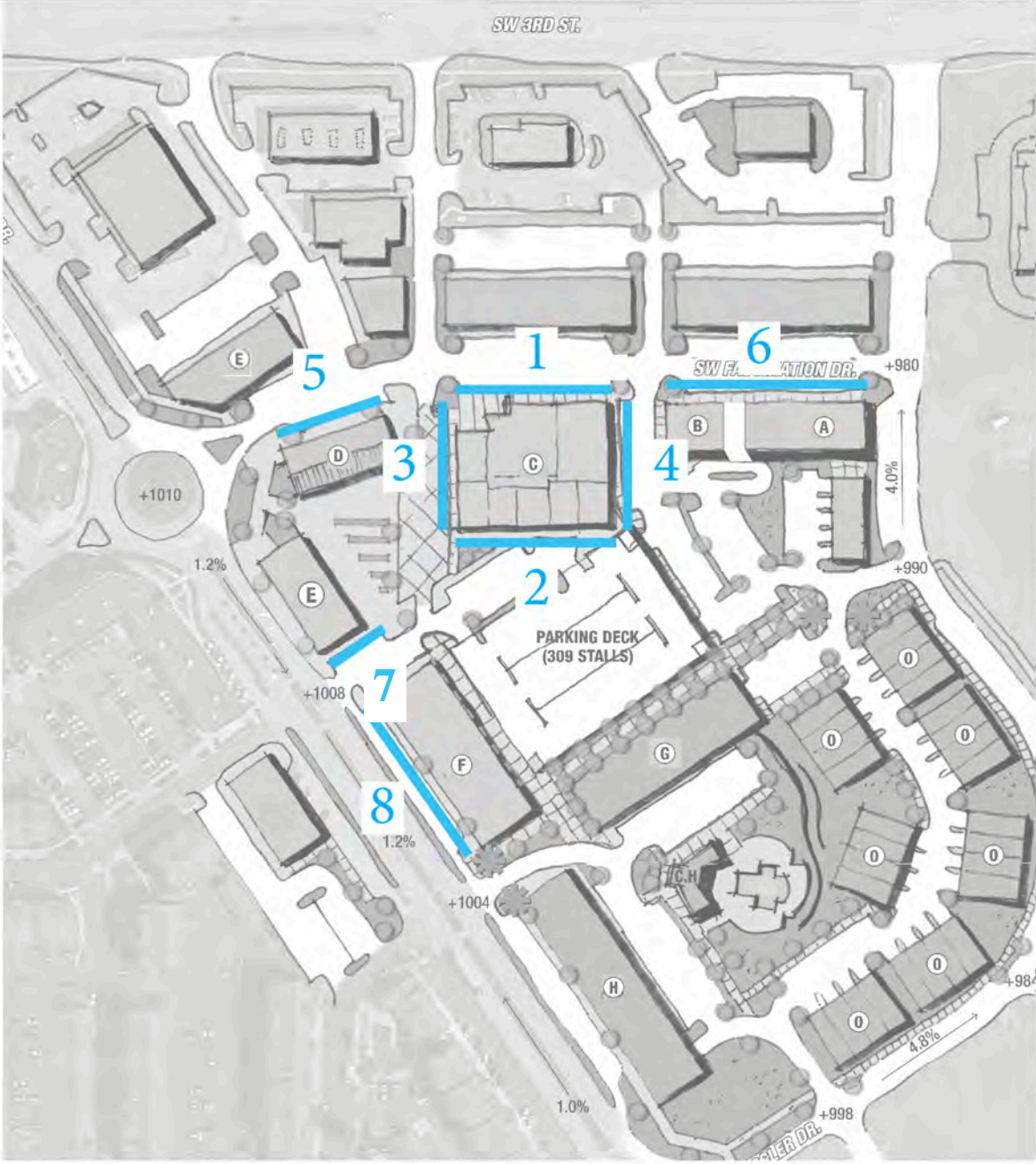
7. EXTERIOR ELEVATION - BUILDING E - SOUTH SCALE 1/8" = 1' - 0"



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



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



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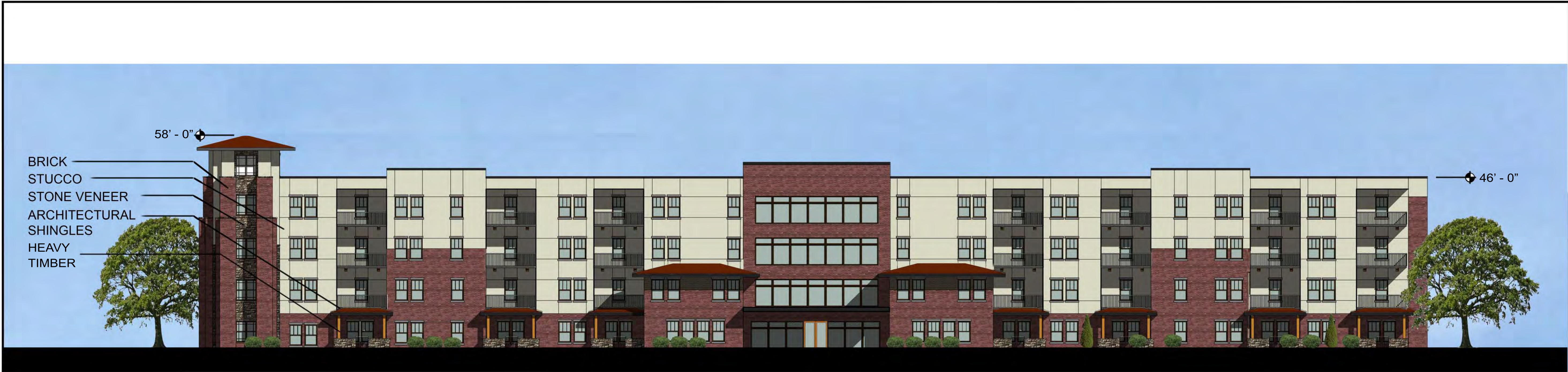
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ELEVATIONS

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A-04



LONGVIEW BLVD. ELEVATION



BACK ELEVATION



SIDE ELEVATION

SIDE ELEVATION

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SHAKE SIDING
ASPHALT SHINGLES
STUCCO
STONE

28' - 0"

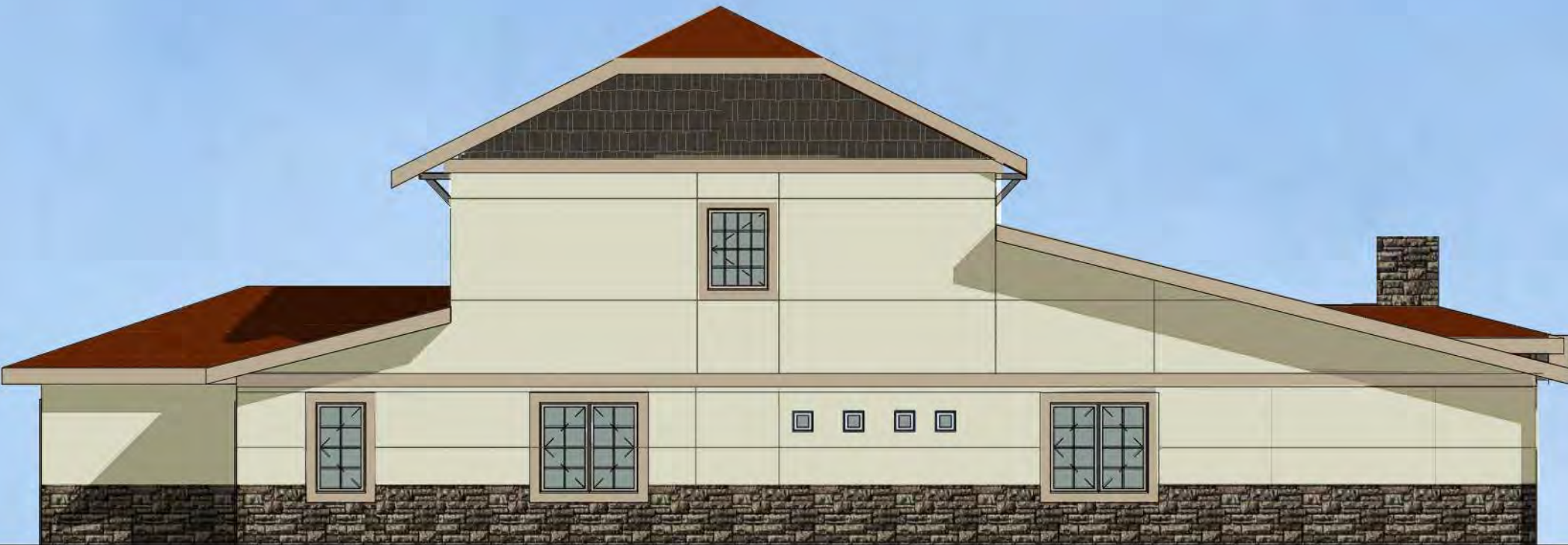
SW KESSLER DRIVE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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