

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°48'36" 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 00°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, 177.77 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.

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SCHEDULE

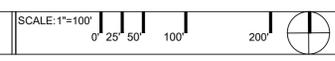
ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

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SITE OVERVIEW

CONFLUENCE PROJECT NO: 16033KC

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



SCHEDULE

ISSUE	DATE	DESCRIPTION
1	9/2/2016	PRELIMINARY DEVELOPMENT PLAN
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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

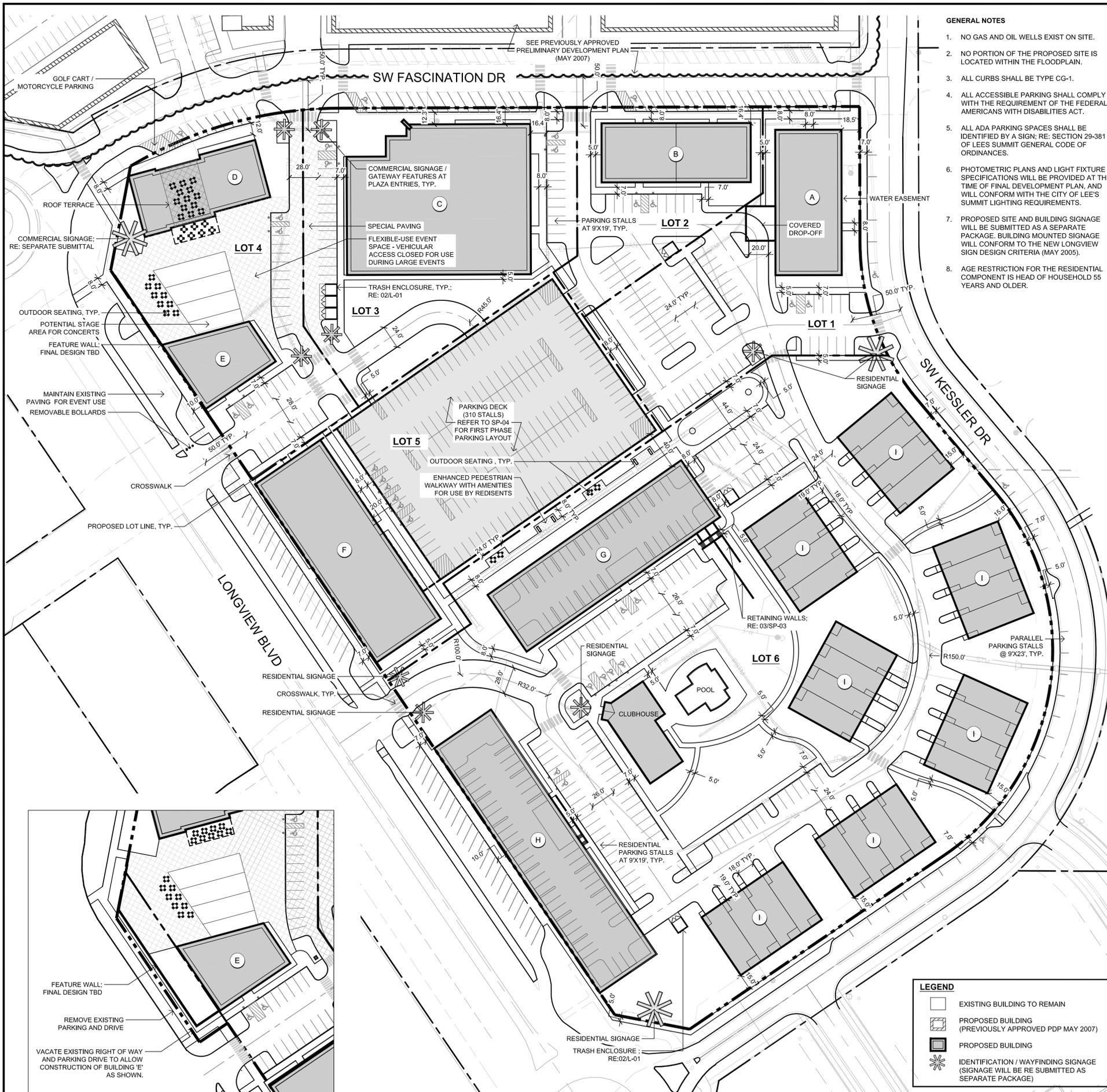
LOTS	SIZE (AC)	FLOOR AREA (AC) / DENSITY	FAR / DENSITY
COMMERCIAL:			
LOT 1	1.16	.23	0.198
LOT 2	0.68	.21	0.309
LOT 3	1.50	.64	0.427
LOT 4	1.26	.37	0.294
LOT 5	1.80	.40	0.222
MULTIFAMILY:			
LOT 6	6.76	172 U	25.44 DU / AC

OTHER SITE DATA:
 PROPOSED SITE IMPERVIOUS AREA: 167,224 SF (29%)
 OPEN SPACE: 137,900 SF PROVIDED (24%)

- GENERAL NOTES**
- NO GAS AND OIL WELLS EXIST ON SITE.
 - NO PORTION OF THE PROPOSED SITE IS LOCATED WITHIN THE FLOODPLAIN.
 - ALL CURBS SHALL BE TYPE CG-1.
 - ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENT OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
 - ALL ADA PARKING SPACES SHALL BE IDENTIFIED BY A SIGN; RE: SECTION 29-381 OF LEE'S SUMMIT GENERAL CODE OF ORDINANCES.
 - 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.
 - 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).
 - AGE RESTRICTION FOR THE RESIDENTIAL COMPONENT IS HEAD OF HOUSEHOLD 55 YEARS AND OLDER.

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)



02 ALTERNATE LAYOUT - NW CORNER

01 PRELIMINARY DEVELOPMENT PLAN

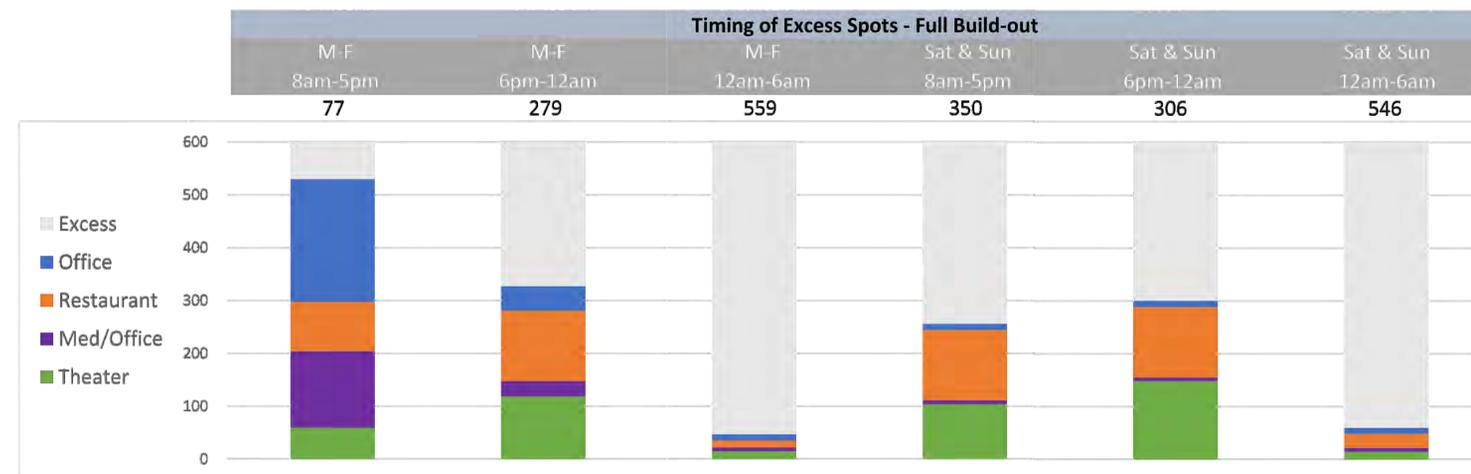
Fascination at New Longview - Shared Parking Model

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	Sat & Sun 8am-5pm	Sat & Sun 6pm-12am	Sat & Sun 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	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 (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

NLV - PHASE II
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SHARED PARKING MODEL

CONFLUENCE PROJECT NO: 16033KC

SP-02

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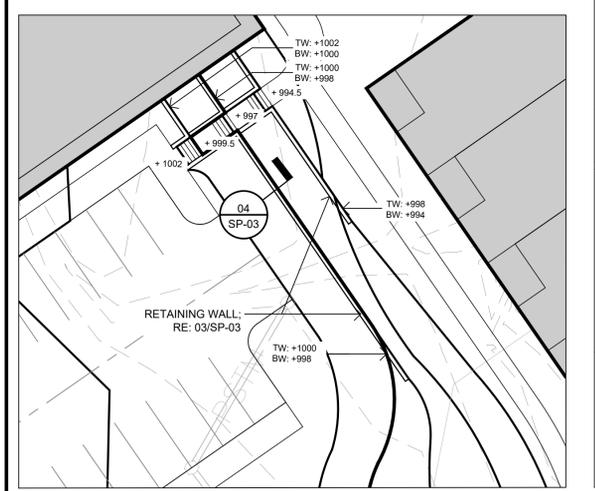
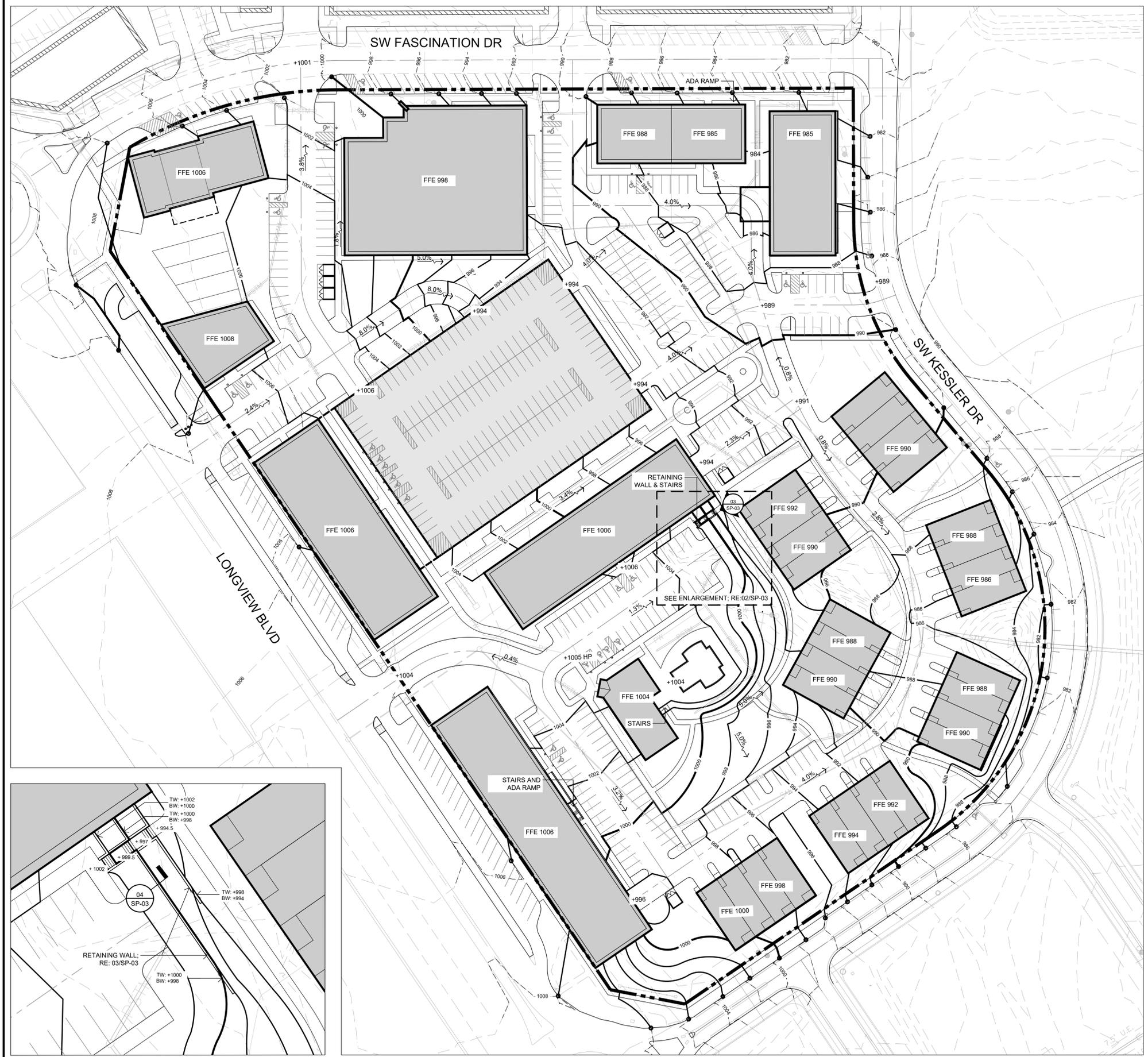
PRELIMINARY
 GRADING PLAN

CONFLUENCE PROJECT NO: 16033KC

SP-03

GRADING NOTES

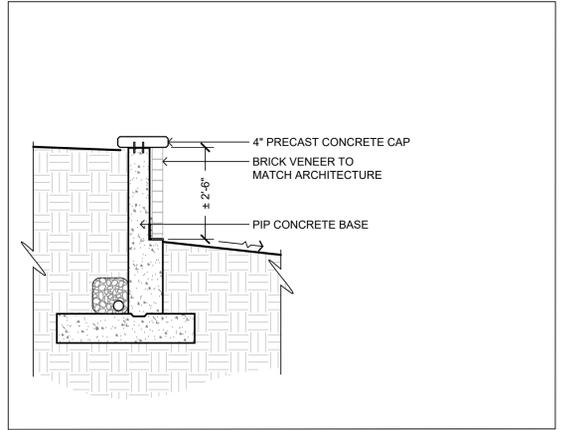
1. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
2. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, 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.



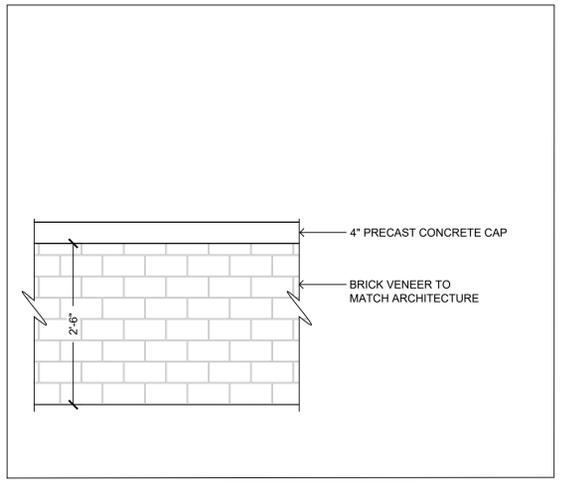
02 STAIR AND RETAINING WALL ENLARGEMENT



01 PRELIMINARY GRADING PLAN



04 SECTION: RETAINING WALL



03 ELEVATION: RETAINING WALL

File Location: S:\1-PROJECTS\2016\16033KC - New Longview Commercial Master Plan\16033KC CAD\SP-03 SITE GRADING PLAN (Drawn by MC / Checked by CC

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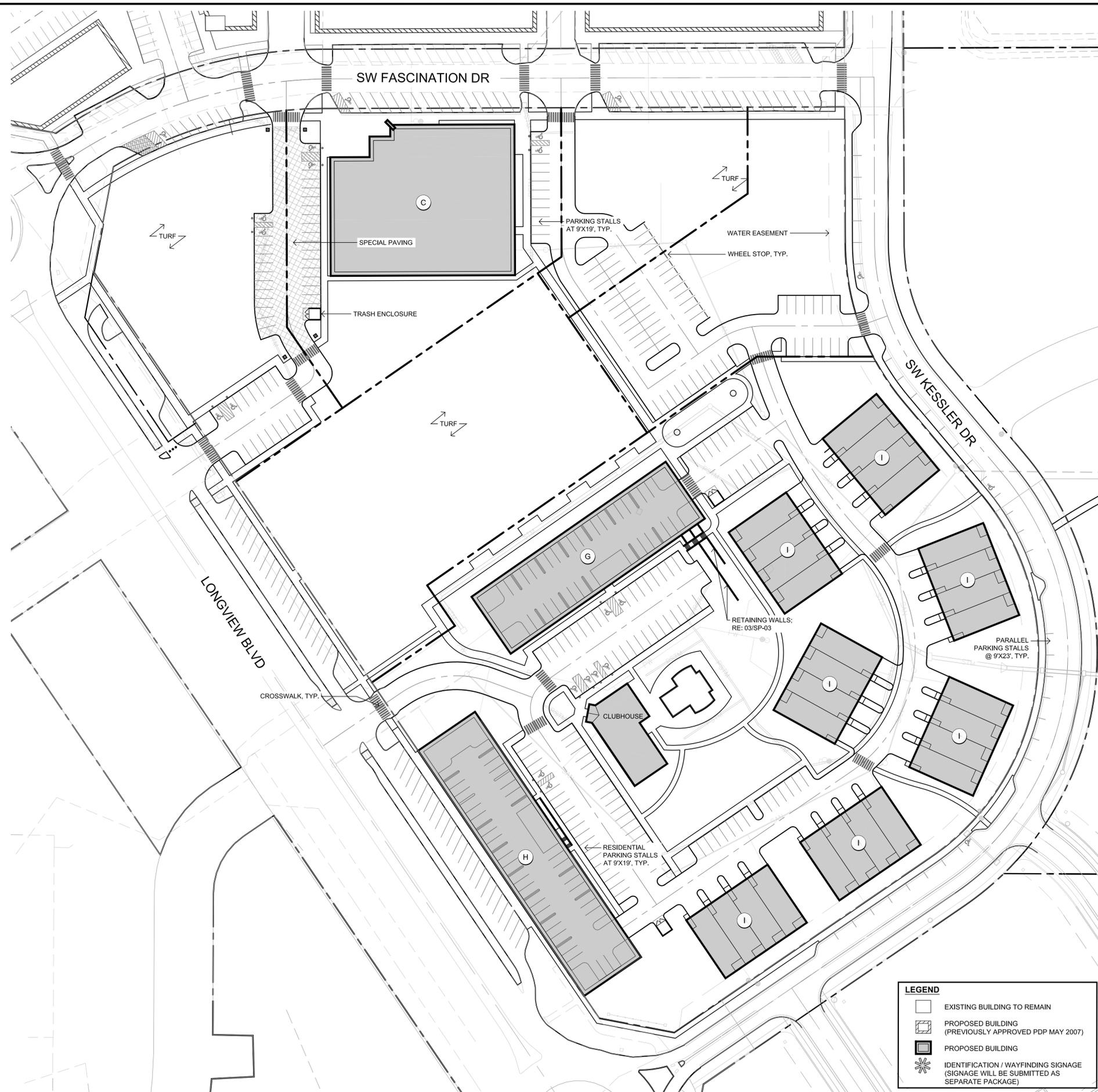
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PHASE 1 LAYOUT
 PLAN

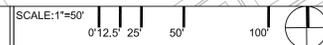
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SP-04



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- PROPOSED BUILDING
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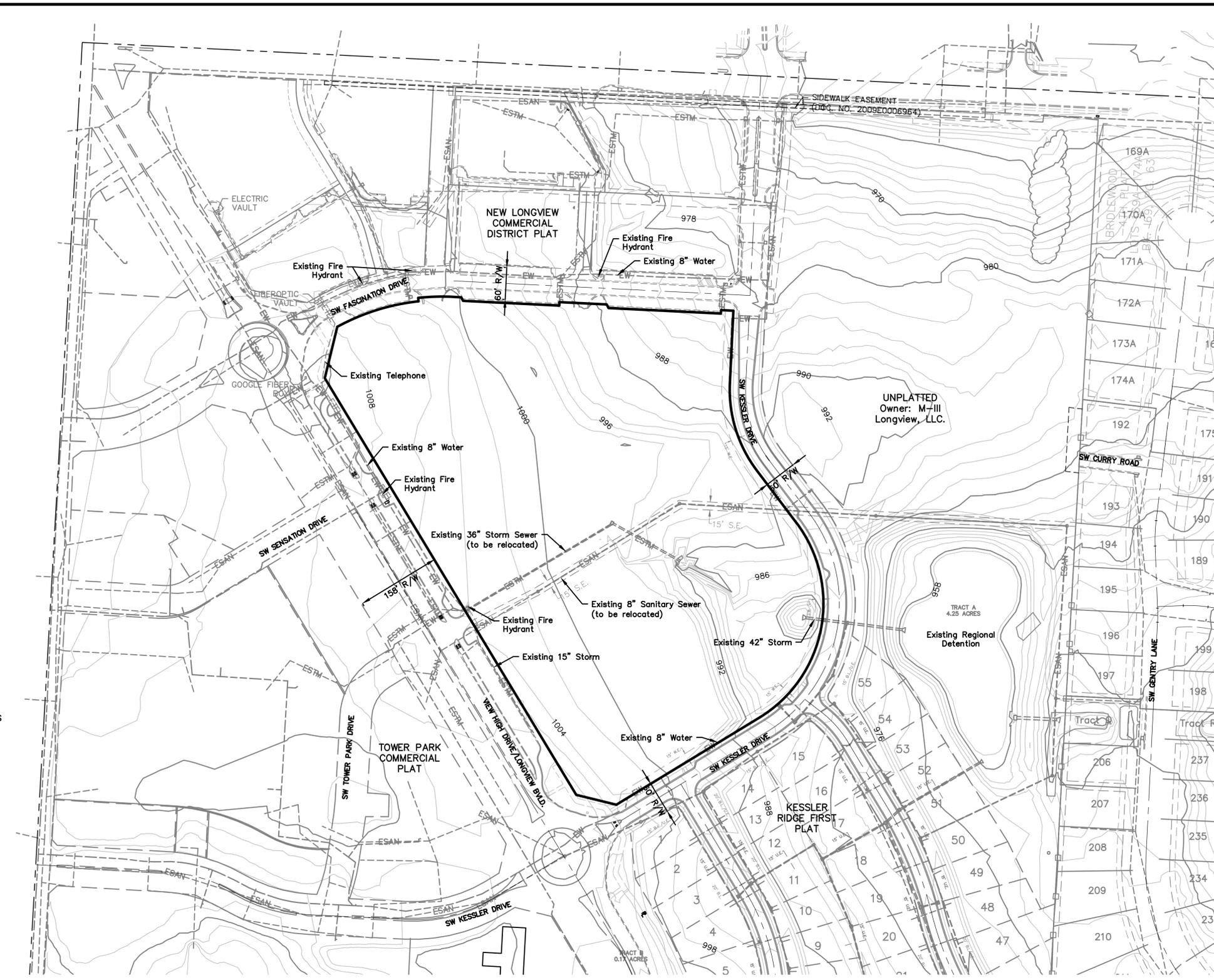
EXISTING CONDITIONS

CONFLUENCE PROJECT NO: 16033KC

C-01

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

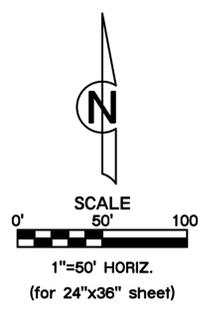
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Property Description:
 A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest 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.

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
- 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
- EG- GAS LINE
- ESAN- SANITARY SEWER
- ESST- STORM SEWER
- ETEL- TELEPHONE, UNDERGROUND
- EW- 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
- X- FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
- FP FLAG POLE
- GP GUARD POST
- 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



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

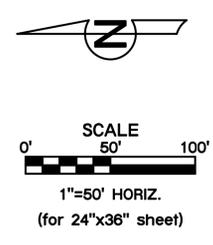
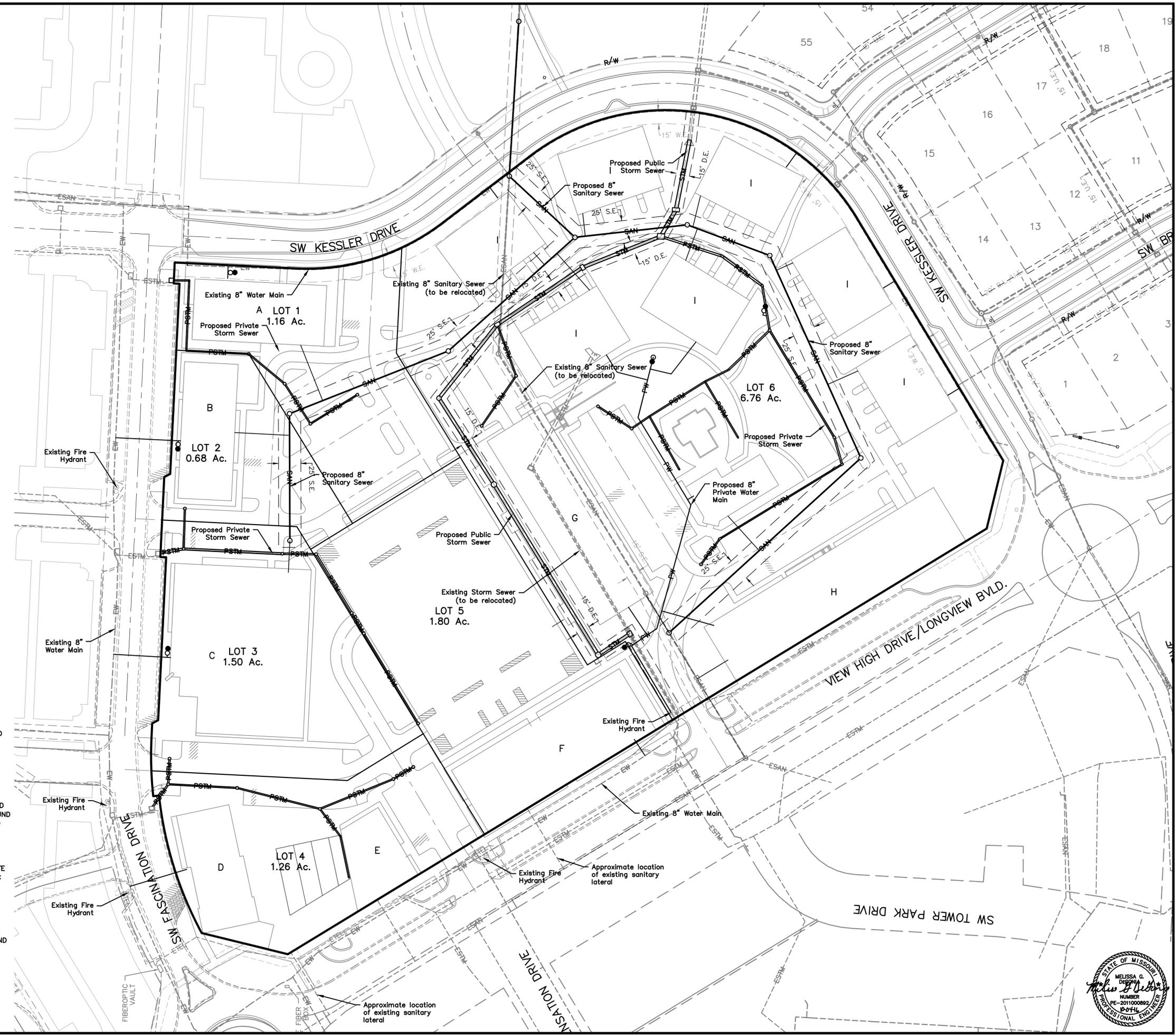
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2	10/4/2016	CITY COMMENTS

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UTILITY PLAN

CONFLUENCE PROJECT NO: 16033KC

C-02



PLAN LEGEND:

- UTILITY LINES**
- EGTV- EXISTING CABLE TV, UNDERGROUND
 - GTV- PROPOSED CABLE TV, UNDERGROUND
 - FGTV- FUTURE CABLE TV, UNDERGROUND
 - EEOH- EXISTING ELECTRIC, OVERHEAD
 - EE- EXISTING ELECTRIC, UNDERGROUND
 - EOH- PROPOSED ELECTRIC, OVERHEAD
 - E- EXISTING 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
 - ES- 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
 - ESST- EXISTING STORM SEWER
 - PSTN- PROPOSED STORM SEWER, PRIVATE
 - STN- PROPOSED STORM SEWER, PUBLIC
 - FSTN- FUTURE STORM SEWER
 - ETEL- EXISTING TELEPHONE, UNDERGROUND
 - TEL- PROPOSED TELEPHONE, UNDERGROUND
 - FTEL- FUTURE TELEPHONE, UNDERGROUND
 - EW- EXISTING WATER LINE
 - PW- PROPOSED WATER LINE, PRIVATE
 - W- PROPOSED WATER LINE, PUBLIC
 - FW- FUTURE WATER LINE

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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

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 66210.1661
 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

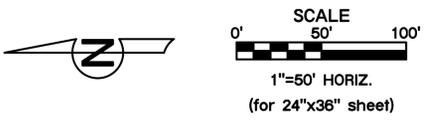
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 LONGVIEW BLVD AND FASCINATION DR
 LEE'S SUMMIT, MISSOURI

BOX Real Estate Development

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

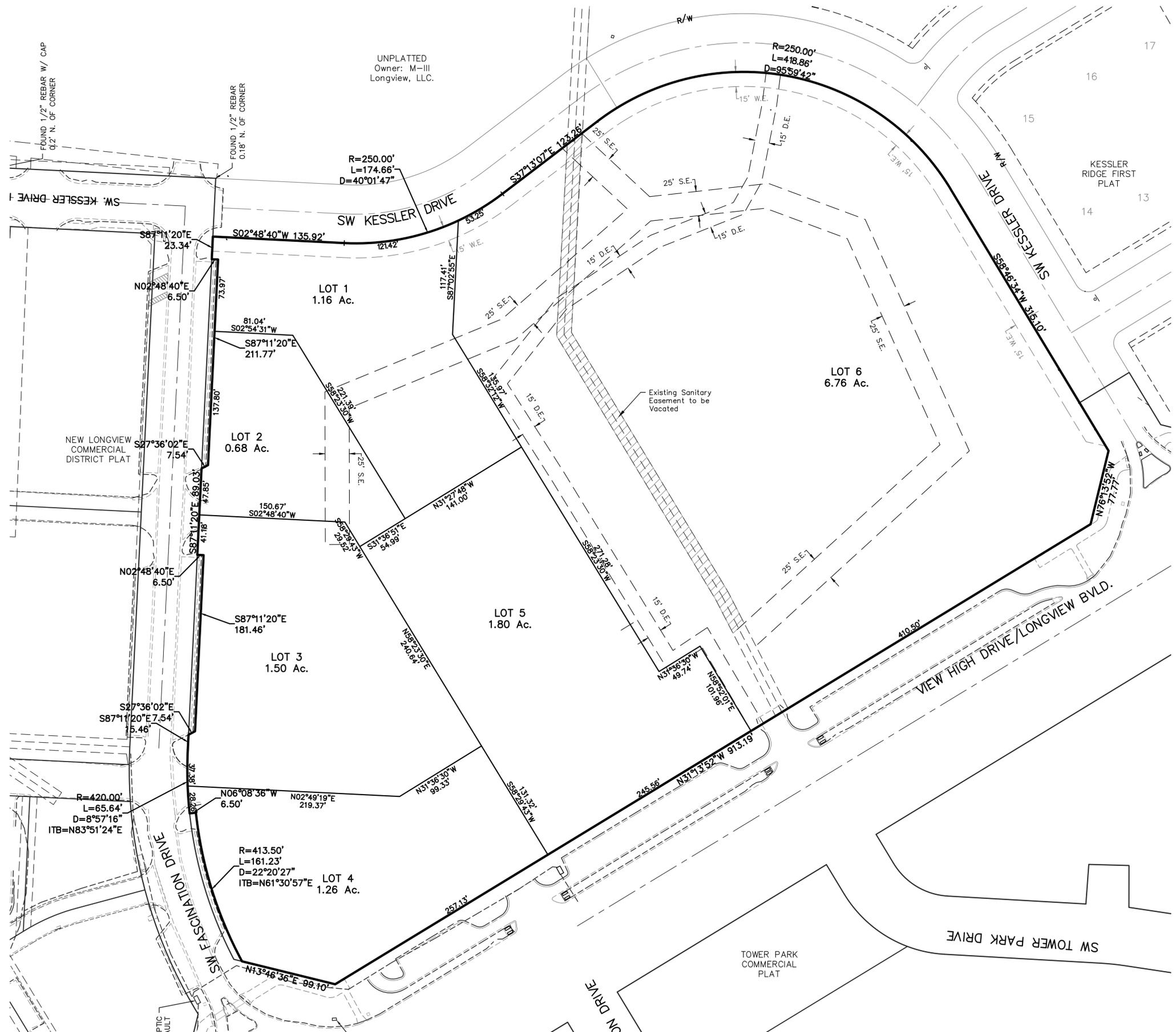
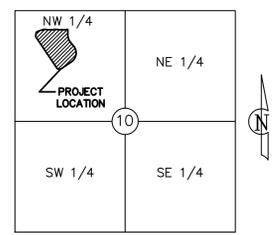
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PRELIMINARY PLAT
 CONFLUENCE PROJECT NO: 16033KC
C-03



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, 211.77 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.
 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: L:\Projects\Promotional Projects\000-0000 New Longview Theater\Plans\Construction Documents\PDF (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

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DETAIL SHEET

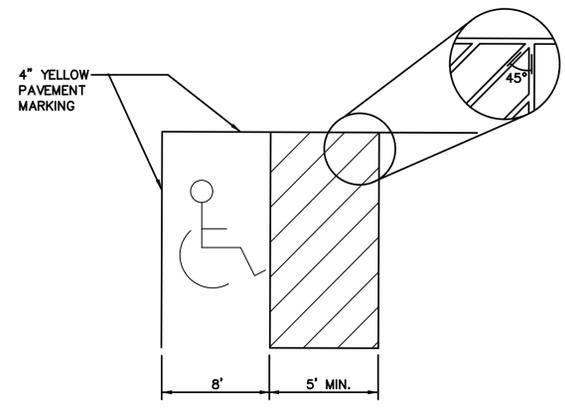
CONFLUENCE PROJECT NO: 16033KC

C-04

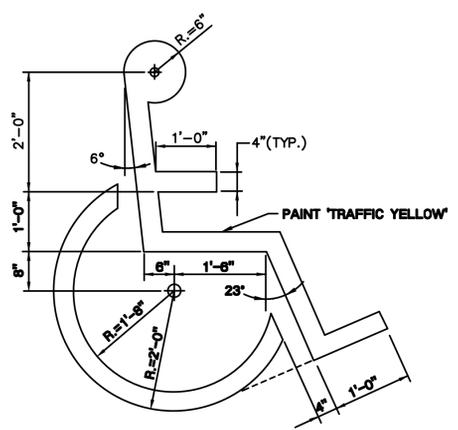


COLORS
 LEGEND AND BORDER - GREEN
 WHITE SYMBOL ON BLUE BACKGROUND
 BACKGROUND - WHITE
 (R7-8)

N.T.S.
 1 ACCESSIBLE SIGN DETAIL

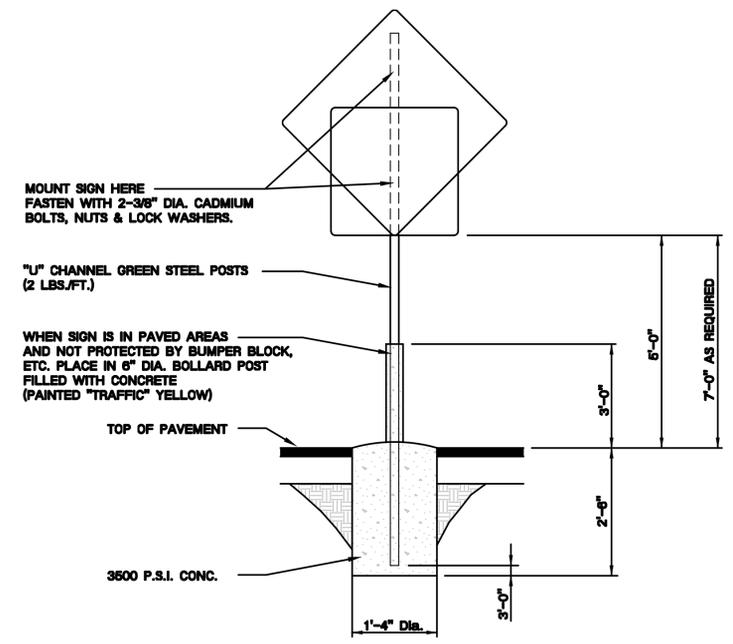


N.T.S.
 2 ACCESSIBLE STRIPING DETAIL



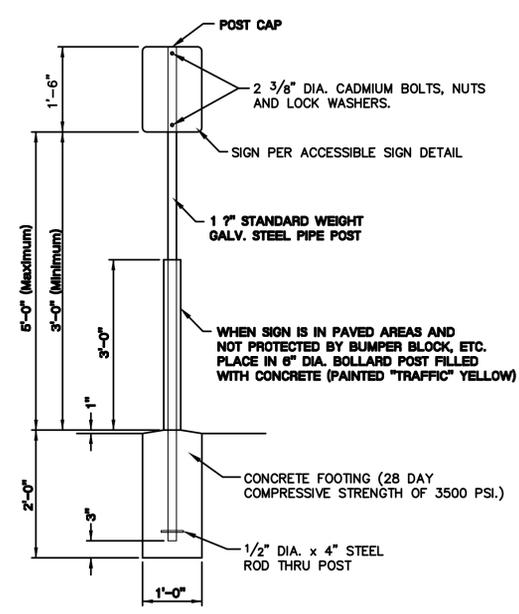
NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

N.T.S.
 3 ACCESSIBLE PARKING SYMBOL



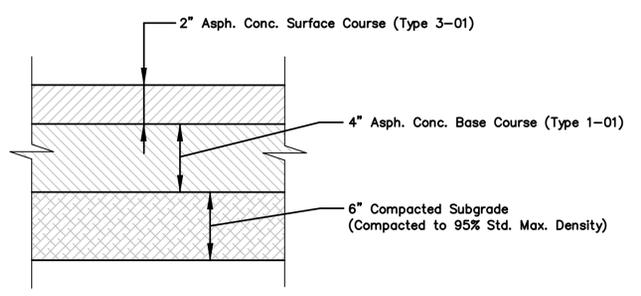
1. ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION'S "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. IF ANY SIGN PROTRUDES MORE THAN 1'-0" PAST THE CENTER LINE OF THE POST IT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

N.T.S.
 4 SIGN BASE

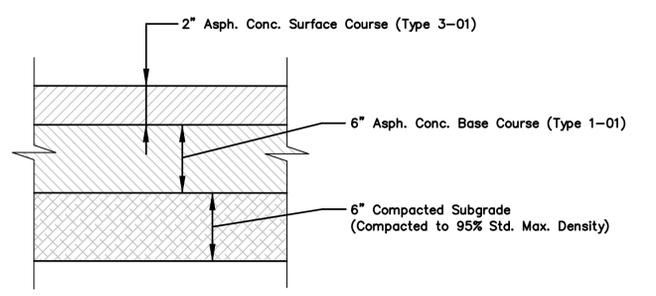


N.T.S.
 5 ACCESSIBLE SIGNAGE DETAIL

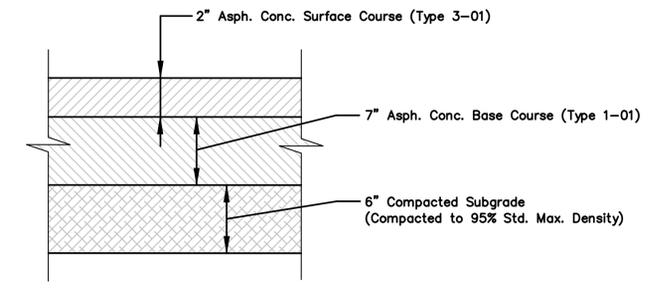
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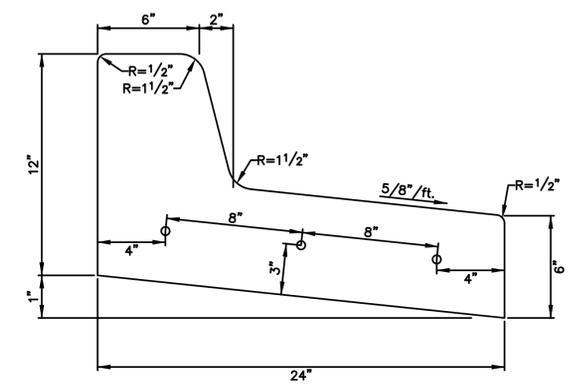
N.T.S.
 1 LIGHT DUTY ASPHALT PAVEMENT SECTION



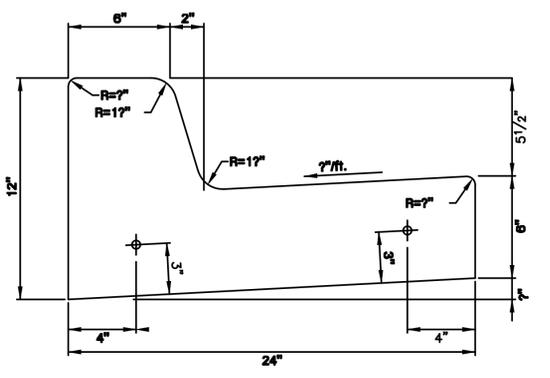
N.T.S.
 3 STANDARD DUTY ASPHALT PAVEMENT SECTION



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



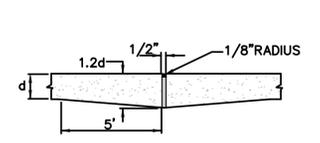
MODIFIED STRAIGHT BACK CURB & GUTTER
 (TYPE MODIFIED CG-1)
 N.T.S.



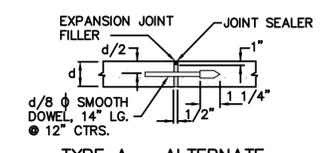
STRAIGHT BACK CURB & GUTTER
 (TYPE CG-1)
 N.T.S.

- 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.

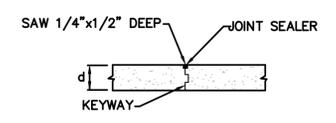
N.T.S.
 2 CURB & GUTTER



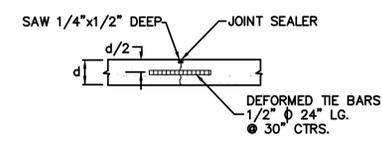
TYPE A - EXPANSION JOINT



TYPE A - ALTERNATE EXPANSION JOINT

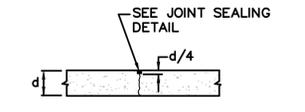


TYPE B - LONGITUDINAL CONSTRUCTION JOINT

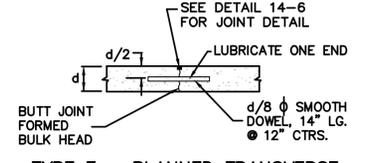


TYPE C - TIED BUTT LONGITUDINAL CONSTRUCTION JOINT

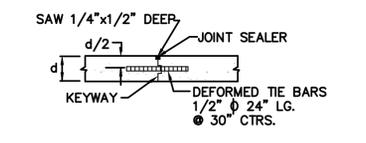
N.T.S.
 4 CONCRETE PAVEMENT JOINTING DETAILS



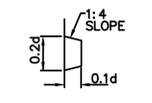
TYPE D - SAWED LONGITUDINAL OR TRANSVERSE



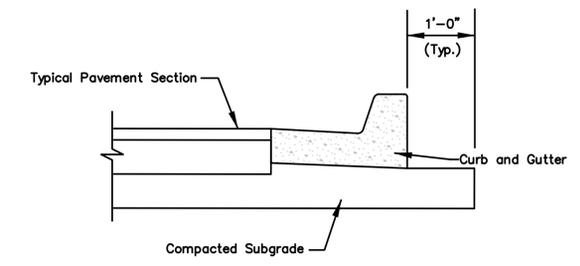
TYPE E - PLANNED TRANSVERSE CONSTRUCTION JOINT (USED AT NORMAL JOINT SPACING)



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

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

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PRELIMINARY LANDSCAPE PLAN

CONFLUENCE PROJECT NO: 16033KC

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**
 *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:

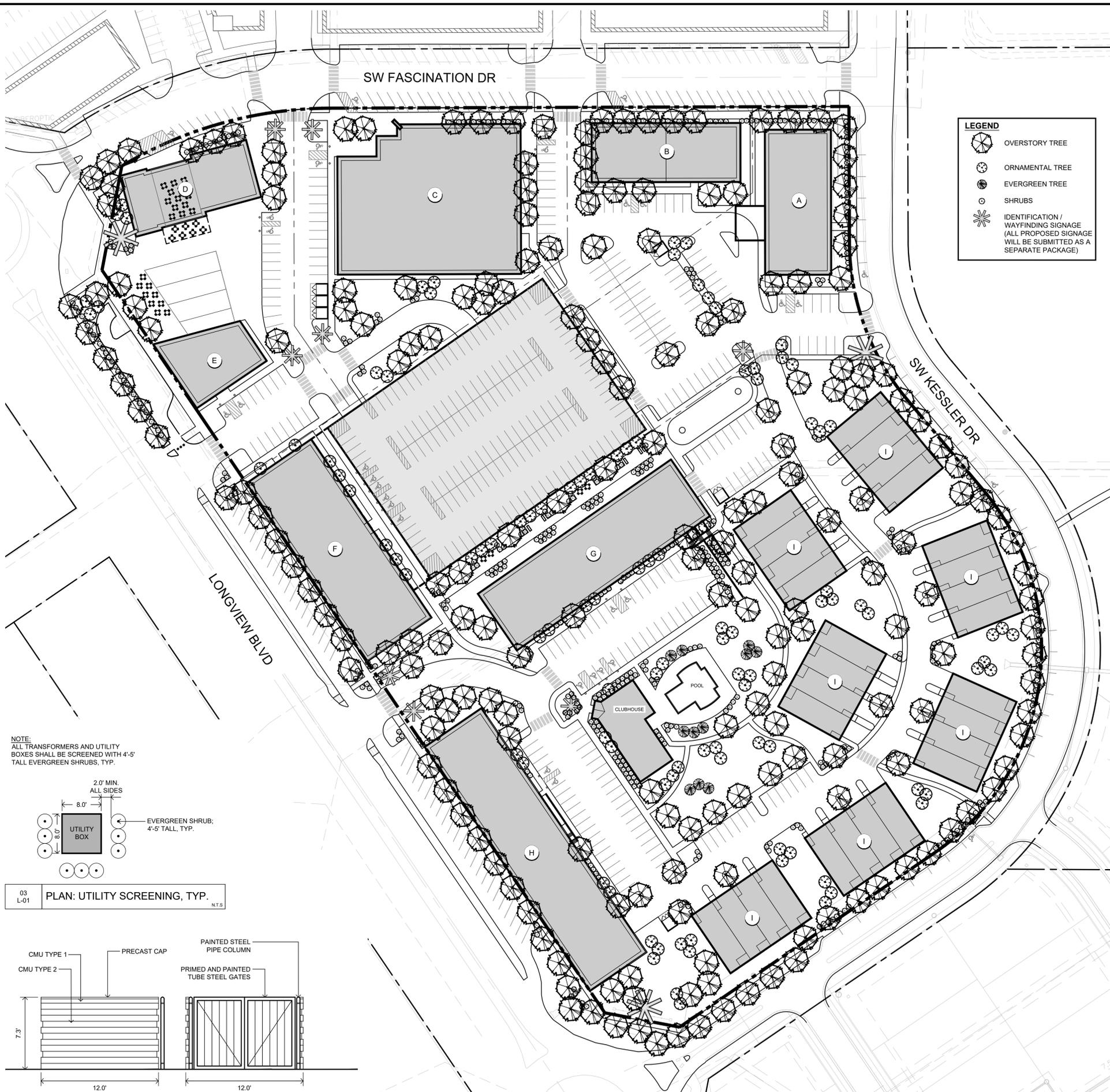
- SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR 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 GOVERNING 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

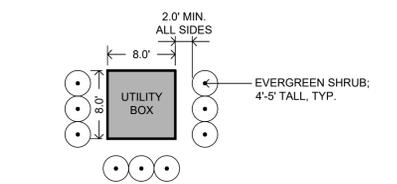
BOTANICAL NAME	COMMON NAME	SIZE	ROOT
OVERSTORY TREES			
<i>Acer platanoides</i> 'Emerald Queen'	EMERALD QUEEN MAPLE	3" CAL.	B&B
<i>Acer saccharum</i> 'Autumn Blaze'	AUTUMN BLAZE MAPLE	3" CAL.	B&B
<i>Carpinus betulus</i> 'Columnaris'	COLUMNAR EUROPEAN HORNBEAM	3" CAL.	B&B
<i>Gleditsia triacanthos</i>	HONEYLOCUST	3" CAL.	B&B
<i>Gymnocladus dioica</i> 'Espresso'	KENTUCKY COFFEETREE	3" CAL.	B&B
<i>Quercus phellos</i>	WILLOW OAK	3" CAL.	B&B
<i>Tilia cordata</i> 'Greenspire'	GREENSPIRE LINDEN	3" CAL.	B&B
<i>Ulmus parvifolia</i> 'Dynasty'	DYNASTY CHINESE ELM	3" CAL.	B&B
<i>Zelkova serrata</i>	ZELKOVA	3" CAL.	B&B
ORNAMENTAL TREES			
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B
<i>Acer tataricum</i> 'GarAnn'	HOT WINGS MAPLE	8' HT.	B&B
<i>Crataegus crus-galli</i> 'Inermis'	THORNLESS HAWTHORNE	8' HT.	B&B
<i>Malus</i> 'Spring Snow'	SPRING SNOW FLOWERING CRABAPPLE	8' HT.	B&B
EVERGREEN TREES			
<i>Juniperus chinensis</i> 'Keteleeri'	KETELEER JUNIPER	8' HT.	B&B
<i>Juniperus virginiana</i>	EASTERN RED CEDAR	8' HT.	B&B
<i>Picea abies</i>	NORWAY SPRUCE	8' HT.	B&B
<i>Pinus bungeana</i>	LACEBARK PINE	8' HT.	B&B
<i>Pinus ayacahuite</i>	MEXICAN WHITE PINE	8' HT.	B&B
DECIDUOUS SHRUBS			
<i>Cornus stolonifera</i>	RED OSIER DOGWOOD	#5	CONT.
<i>Rhus aromatica</i> 'Gro-Low'	GRO LOW FRAGRANT SUMAC	#5	CONT.
<i>Ribes albinum</i> 'Green Mound'	GREEN MOUND ALPINE CURRANT	#5	CONT.
<i>Viburnum x burkwoodii</i> 'American Spice'	AMERICAN SPICK VIBURNUM	#5	CONT.
EVERGREEN SHRUBS			
<i>Ilex crenata</i> 'Bennett's Compacta'	BENNETTS COMPACT HOLLY	#5	CONT.
<i>Pinus mugo</i> 'Compact'	COMPACT MUGO PINE	#5	CONT.
<i>Pinus mugo</i> 'Slowmound'	SLOWMOUND MUGO PINE	#5	CONT.

LEGEND

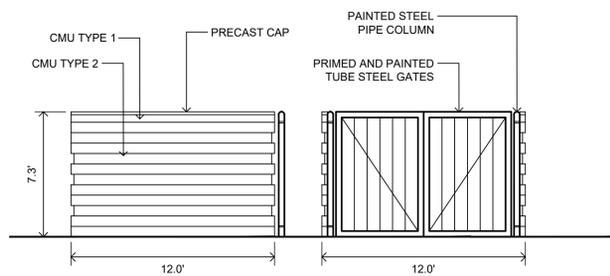
- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- IDENTIFICATION / WAYFINDING SIGNAGE (ALL PROPOSED SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE)



NOTE:
 ALL TRANSFORMERS AND UTILITY BOXES SHALL BE SCREENED WITH 4'-5" TALL EVERGREEN SHRUBS, TYP.

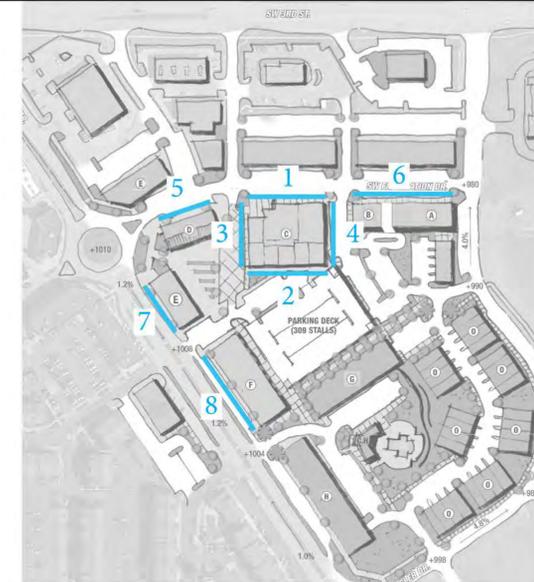


03 L-01 PLAN: UTILITY SCREENING, TYP. N.T.S.

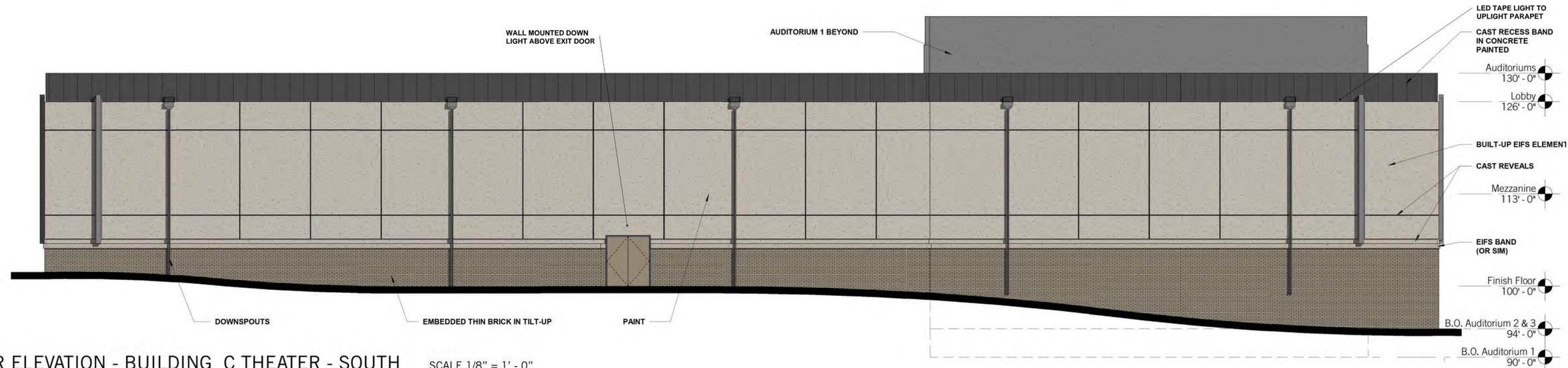


02 L-01 ELEVATION: TRASH ENCLOSURE, TYP. N.T.S.

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



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



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

NLV - PHASE II
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163-10025-Box Real Estate Development Finaling

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

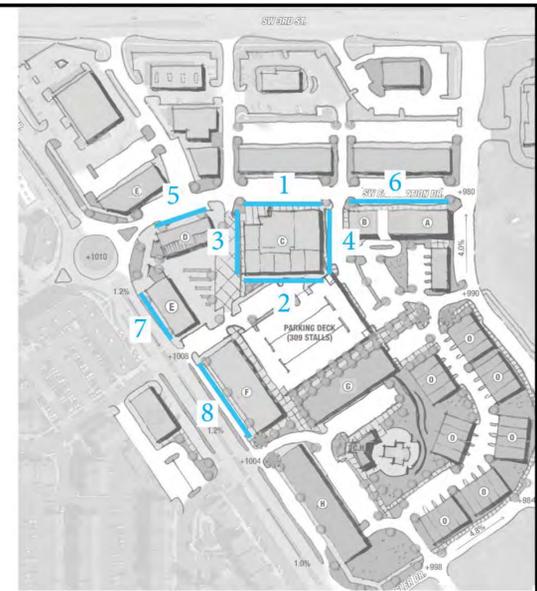
SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	9/22/16	PRELIMINARY DEVELOPMENT PLAN
2	10/4/2016	CITY COMMENTS

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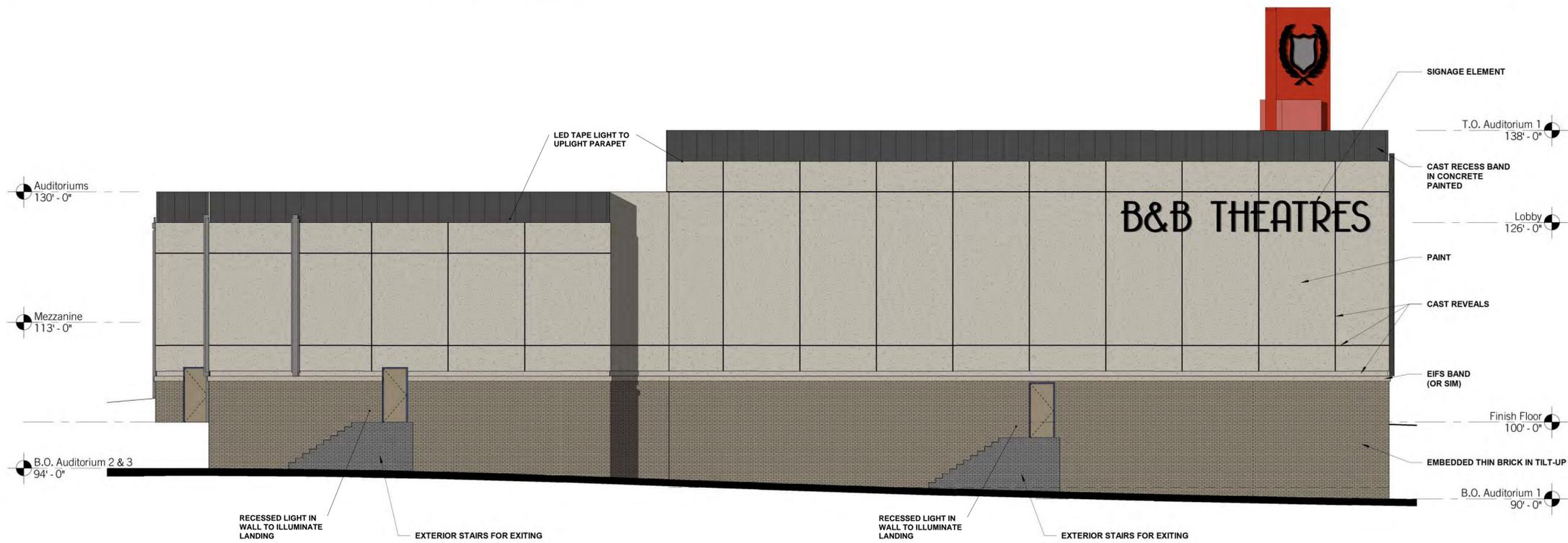
ELEVATIONS

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"

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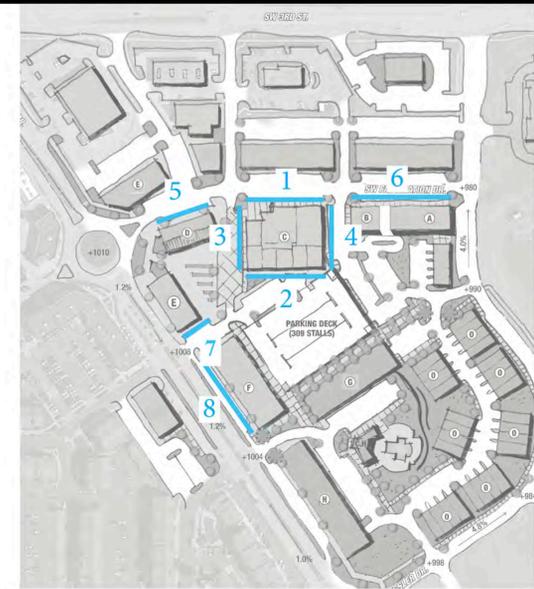
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NOTE:
 LARGE ROOFTOP SIGNAGE SHOWN AS A PLACEHOLDER FOR CONCEPT ONLY.
 FINAL SIGNAGE PLANS WILL BE SUBMITTED WITH FDP FOR ANY SIGNAGE THAT DOES NOT ADHERE TO THE PREVIOUSLY APPROVED 2005 SIGNAGE CRITERIA BOOKLET.



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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.03-L0003\Box Real Estate Development Final.png

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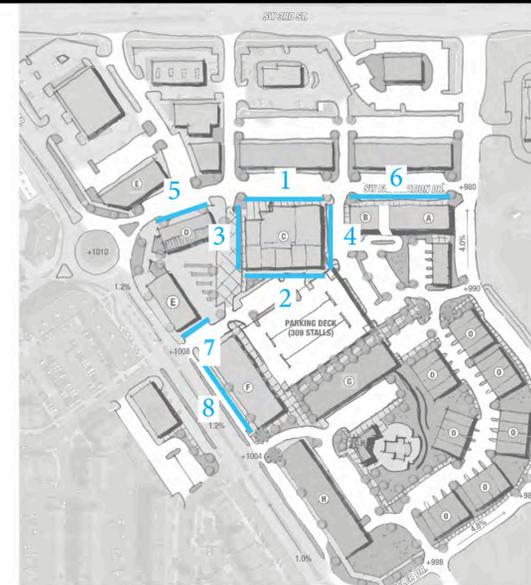
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CONFLUENCE PROJECT NO: 16033KC

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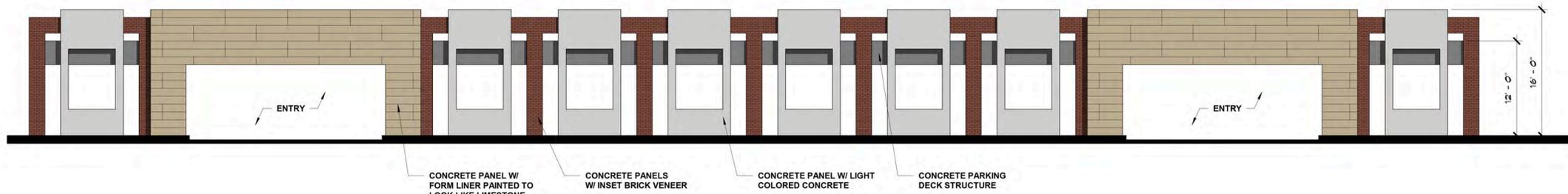
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7. EXTERIOR ELEVATION - BUILDING E - SOUTH SCALE 1/8" = 1' - 0"



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



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

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LONGVIEW BLVD. ELEVATION



BACK ELEVATION



SIDE ELEVATION

SIDE ELEVATION

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RESIDENTIAL ELEVATIONS

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RESIDENTIAL ELEVATIONS

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SHAKE SIDING
 ASPHALT SHINGLES
 STUCCO
 STONE

28' - 0"



SW KESSLER DRIVE ELEVATION

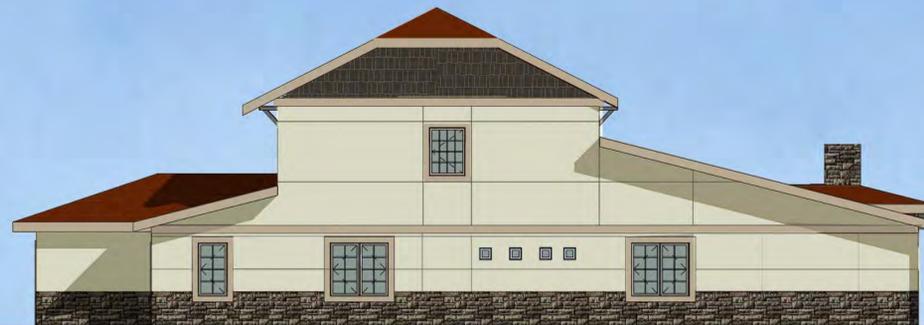
28' - 0"



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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