

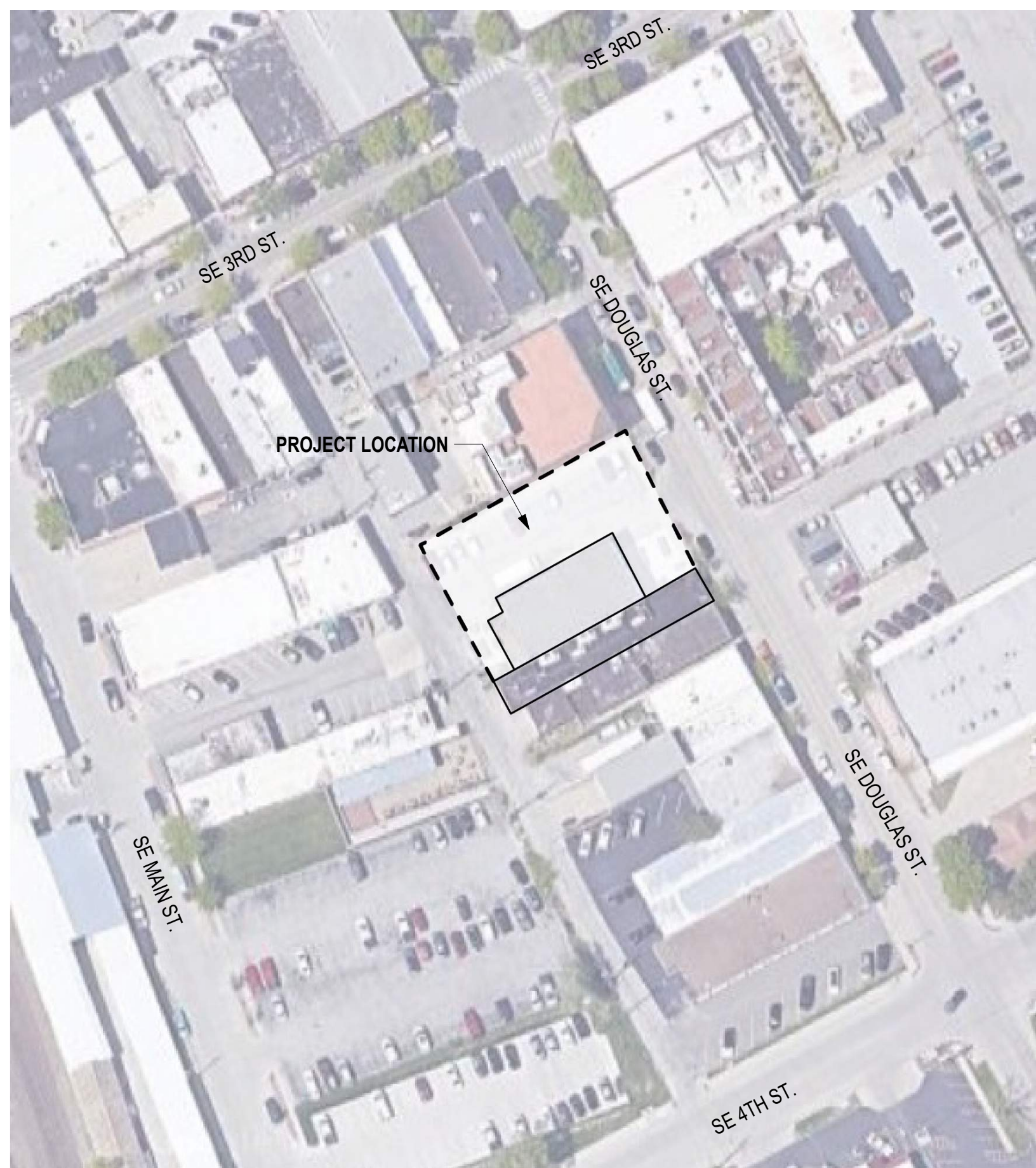
ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

17 AUGUST 2022

COLLINS WEBB #: 22030



VICINITY MAP



OWNER

316 SE DOUGLAS, LLC
611 SE DOUGLAS ST.
LEE'S SUMMIT, MISSOURI 64063

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET ST.
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

CIVIL

MKEC ENGINEERING, INC.
11827 W 112 ST #200
OVERLAND PARK, KANSAS 66210
P: 913.317.9390
www.mkec.com

STRUCTURAL

LEIGH & O'KANE
250 NE MULBERRY ST. #201
LEE'S SUMMIT, MISSOURI 64086
P: 816.444.3144
www.leok.com

MEP

ENGINEERED BUILDING SOLUTIONS, LLC
11320 W 79TH ST.
OVERLAND PARK, KANSAS 66214
P: 913.735.6654
www.ebsolutionskc.com

8/17/2022 10:55:09 AM



EAST PERSPECTIVE



WEST PERSPECTIVE



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LEE'S SUMMIT, MO 64063

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EXTERIOR PERSPECTIVES

316 DOUGLAS
LEE'S SUMMIT, MO 64063

REVISION DATES:

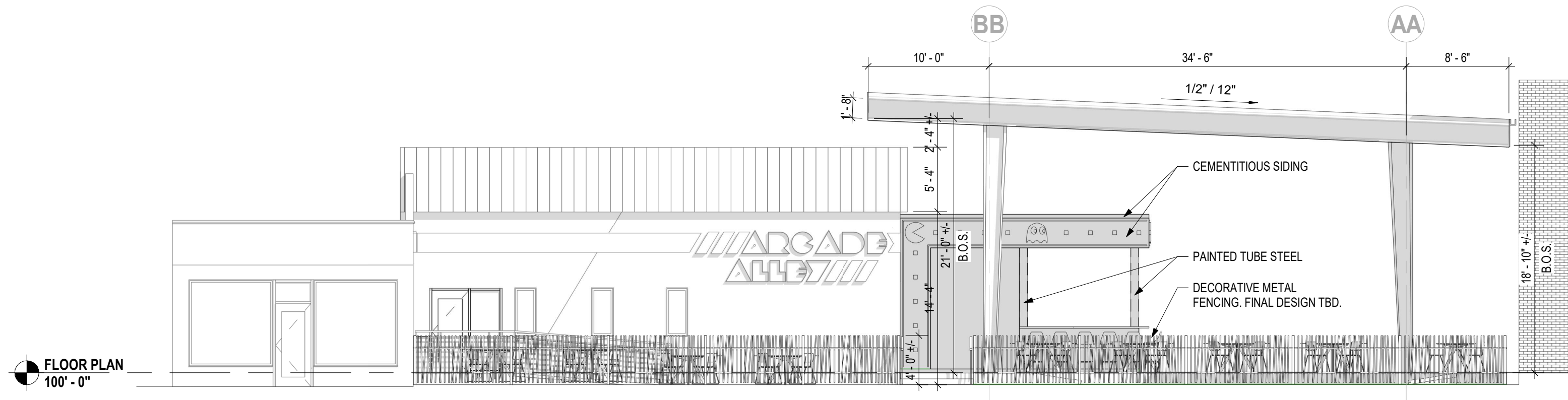
PROFESSIONAL SEAL

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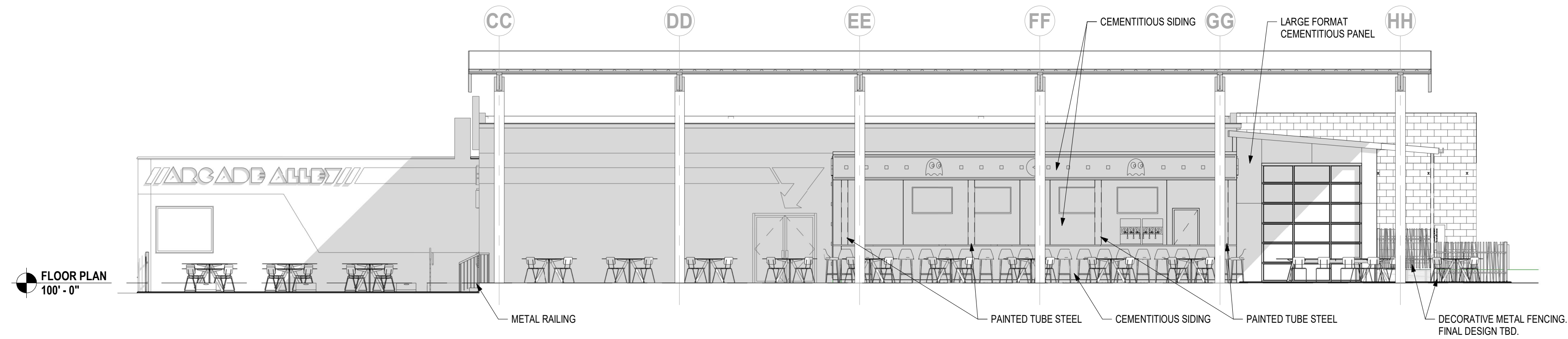
COLLINS WEBB #: 22030

B8 SD FIRST LEVEL
1/8" = 1'-0"

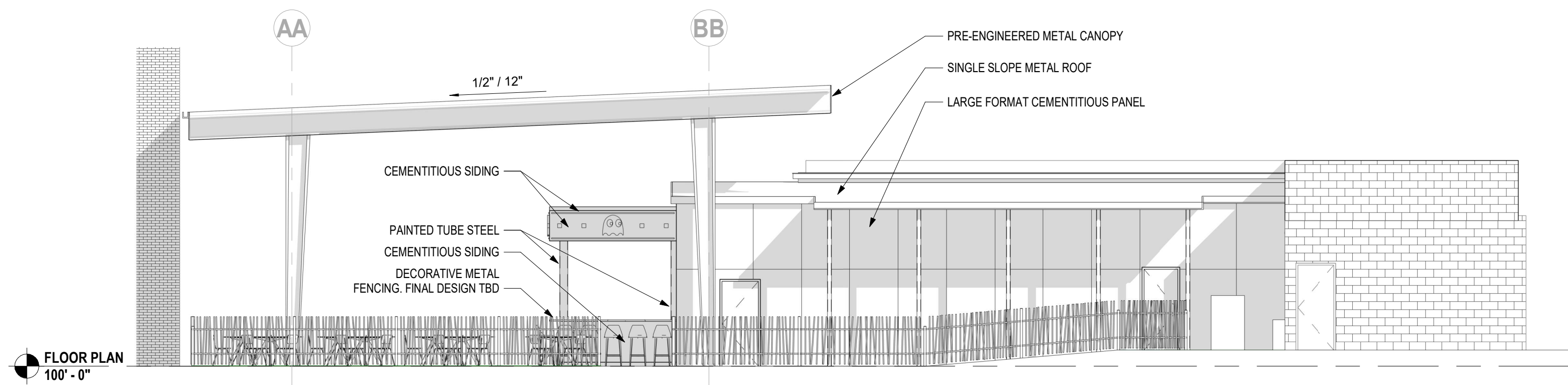
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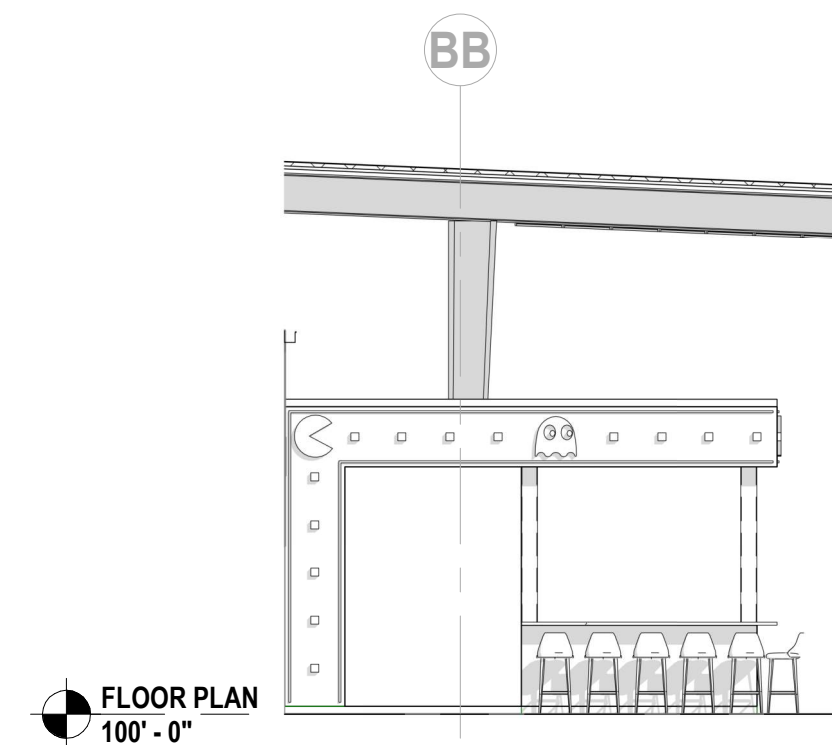
G6 SD ELEVATION - EAST
1/8" = 1'-0"



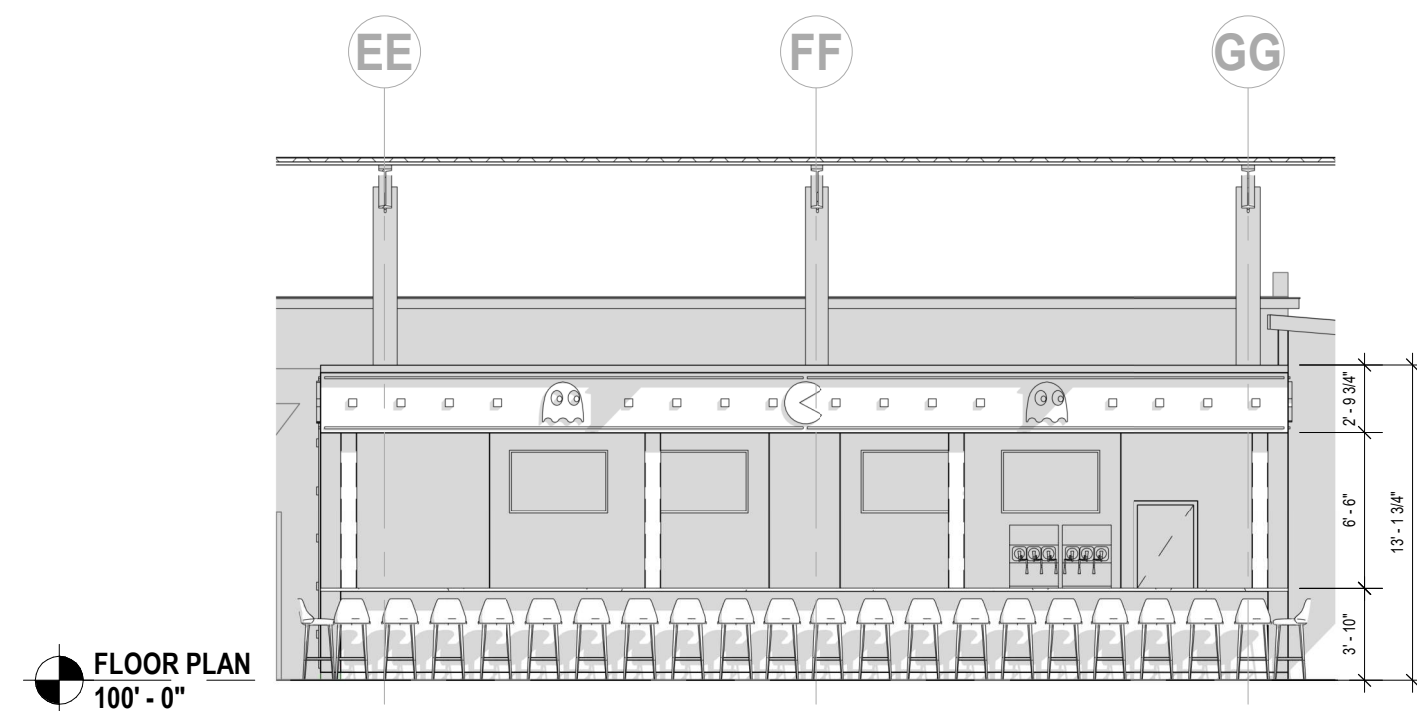
E7 SD ELEVATION - SOUTH
1/8" = 1'-0"



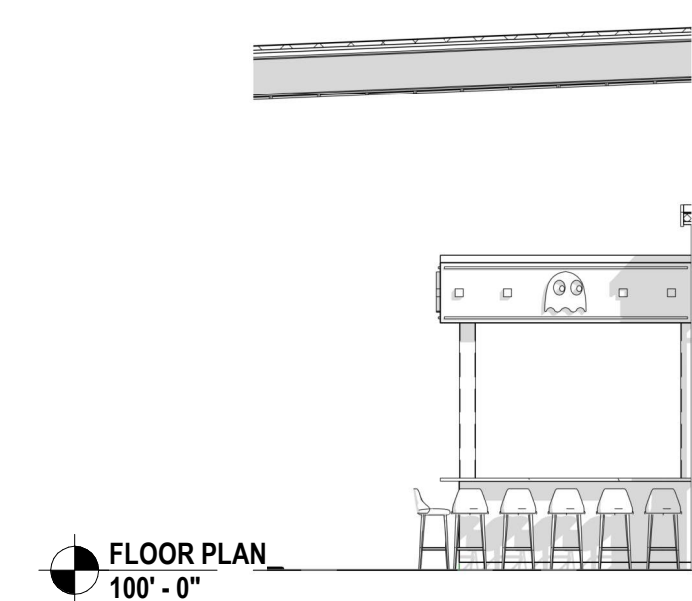
C6 SD ELEVATION - WEST
1/8" = 1'-0"



A7 SD ELEVATION - EAST BAR
1/8" = 1'-0"



A5 SD ELEVATION - SOUTH BAR
1/8" = 1'-0"



A2 SD ELEVATION - WEST BAR
1/8" = 1'-0"



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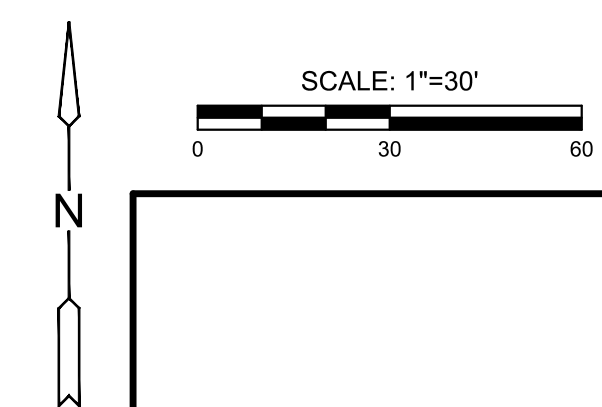
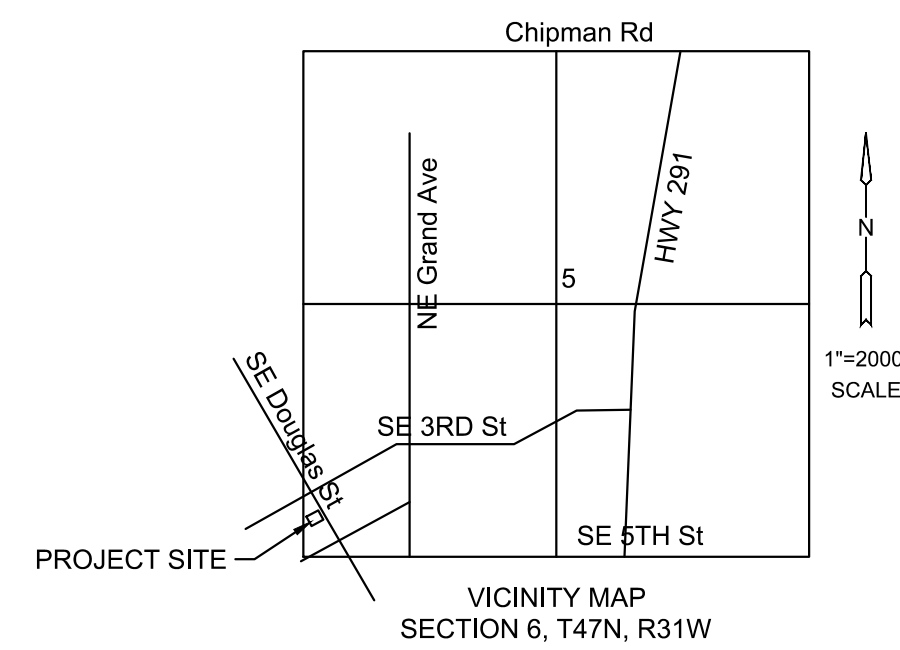
COLLINS WEBB #: 22030

EXTERIOR ELEVATIONS

Lot 3, GANO ADDITION, a subdivision in Lees Summit, Jackson County,
Missouri

FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

EXISTING LOT ZONING = CBD
PROPOSED ZONE = CBD

The logo for Collins & Webb Architecture features a large, stylized 'C' and 'W' in a dark grey color. The 'C' is on the left and the 'W' is on the right, both rendered in a bold, sans-serif font. In the center, the word 'ARCHITECTURE' is written in a smaller, red, sans-serif font. Below this, the text 'collins | webb' is written in a grey, sans-serif font, with a vertical line separating the two names. To the right of the logo, the address '307B SW Market St., Lee's Summit, Missouri 64063' is listed, followed by the phone number '816.249.2270' and the website 'www.collinsandwebb.com'.

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collins | webb

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ARCADE ALLEY -
OUTDOOR SPACE

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LEE'S SUMMIT, MO 64063

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C100

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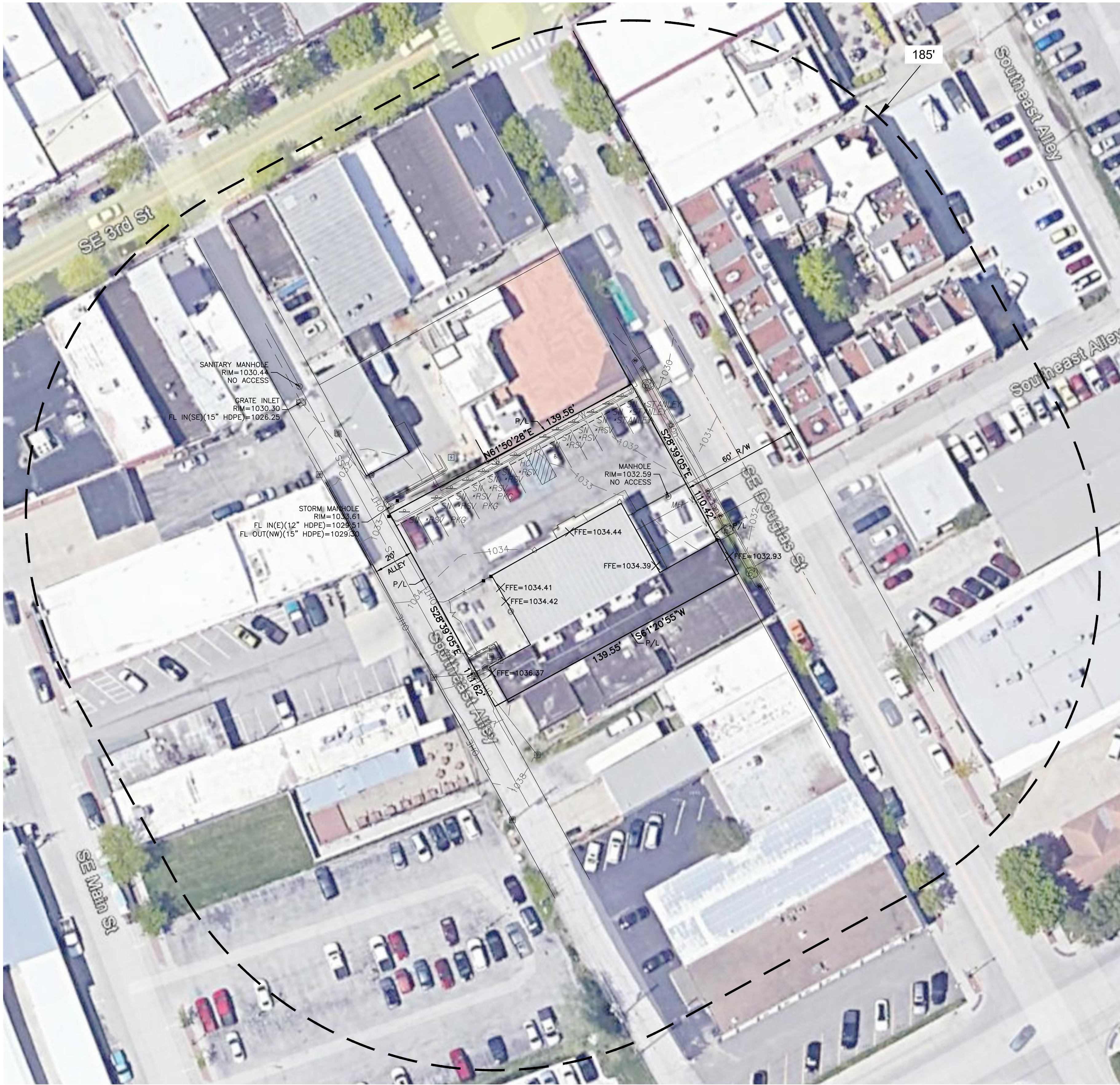
COLLINS WEBB #: 22020

ZONING MAP

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- | | |
|-----------|---------------------------------|
| — X — X — | — FENCE |
| — ~ ~ ~ — | — EDGE OF TREES |
| — [] — | — TELEPHONE RISER |
| — [] — | — UNDERGROUND TELEPHONE LINE |
| — [] — | — OVERHEAD TELEPHONE LINE |
| — [] — | — CABLE TV RISER |
| — [] — | — FIBER OPTICS INDICATOR SIGN |
| — [] — | — UNDERGROUND CABLE TV LINE |
| — [] — | — UNDERGROUND FIBER OPTIC CABLE |
| — [] — | — POWER POLE AND DEADMAN |
| — [] — | — UNDERGROUND ELECTRIC LINE |
| — [] — | — OVERHEAD ELECTRIC LINE |
| — [] — | — GAS METER |
| — [] — | — GAS VALVE |
| — [] — | — GAS LINE |
| — [] — | — SANITARY SEWER LINE |
| — [] — | — INLET |
| — [] — | — STORM SEWER PIPE |
| — [] — | — FIRE HYDRANT |
| — [] — | — WATER VALVE |
| — [] — | — WATER METER |
| — [] — | — WATER LINE |
| — [] — | — IRRIGATION CONTROL VALVE |

- | | |
|---------|-----------------------------|
| — [] — | — TREE AND DIAMETER |
| — [] — | — TREE AND DIAMETER |
| — [] — | — TREE STUMP AND DIAMETER |
| — [] — | — SIGN |
| — [] — | — BUSH |
| — [] — | — MAIL BOX |
| — [] — | — POLE |
| — [] — | — GATE |
| — [] — | — POST / BOLLARD |
| — [] — | — FLAG POLE |
| — [] — | — LIGHT POLE |
| — [] — | — ELECTRIC TRANSFORMER |
| — [] — | — SCHOOL ZONE SIGNAL LIGHT |
| — [] — | — TRAFFIC CONTROL BOX |
| — [] — | — TRAFFIC SIGNAL LIGHT POLE |
| — [] — | — SANITARY SEWER MANHOLE |
| — [] — | — CLEANOUT |
| — [] — | — STORM WATER MANHOLE |
| — [] — | — ROOF DRAIN |
| — [] — | — GRATE INLET |
| — [] — | — MONITORING WELL |
| — [] — | — WATER METER VAULT |
| — [] — | — WATER SPIGOT |



SCALE: 1"=30'

EXISTING CONDITIONS PLAN

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C101

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ARCADE ALLEY -
OUTDOOR SPACE

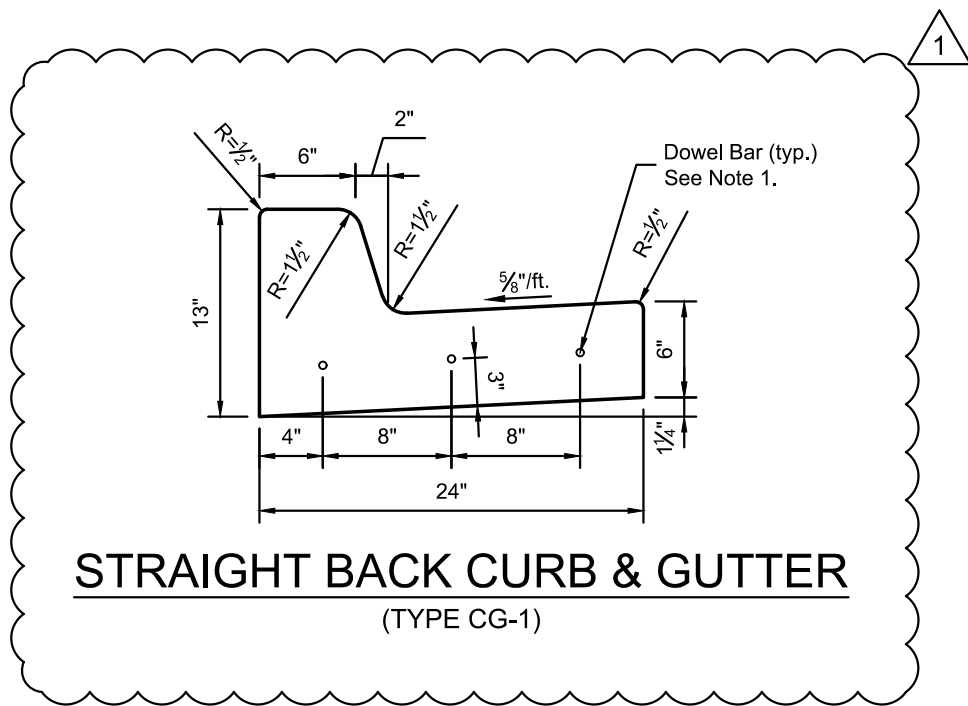
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STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)

NOTES

1. NO YARD SETBACKS ARE REQUIRED FOR THE PLANNED CENTRAL BUSINESS DISTRICT (CBD).
2. TRASH SERVICE SHARED WITH AND LOCATED AT 321 SE MAIN STREET - ACROSS ALLEY TO WEST.
3. NO KNOWN OIL OR GAS ARE IN THE VICINITY OF THIS PROJECT.
4. PARKING AVAILABLE ON THE STREET OR IN PUBLIC PARKING LOTS.
5. INSTALL (1) ONE GLENDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE" HONEYLOCUST TREE IN A 4' X 4' TREE WELL WITH GRATE TO MATCH EXISTING STREET TREE WELLS.
6. INSTALL PAVERS IN SIMILAR PATTERN TO EXISTING STREETSCAPE.

SITE NOTES

LAND AREA = 15,133 SF
PROPOSED IMPERVIOUS COVERAGE = 15,025 SF
IMPERVIOUS AREA = 464 SF INCREASE (COUNTING ARTIFICIAL TURF AS IMPERVIOUS)
1,843 SF DECREASE (COUNTING ARTIFICIAL TURF AS PERVIOUS)
TOTAL FLOOR AREA: EXISTING = 5,714 SF
PROPOSED = 7,231 SF
FLOOR AREA RATIO = 0.48

LEGEND

- | | |
|---|---------------------------------|
| | - CONCRETE SIDEWALK |
| | - ARTIFICIAL TURF MULTIUSE AREA |
| R | - RAMP |
| L | - LANDING |

SCALE: 1"=10'



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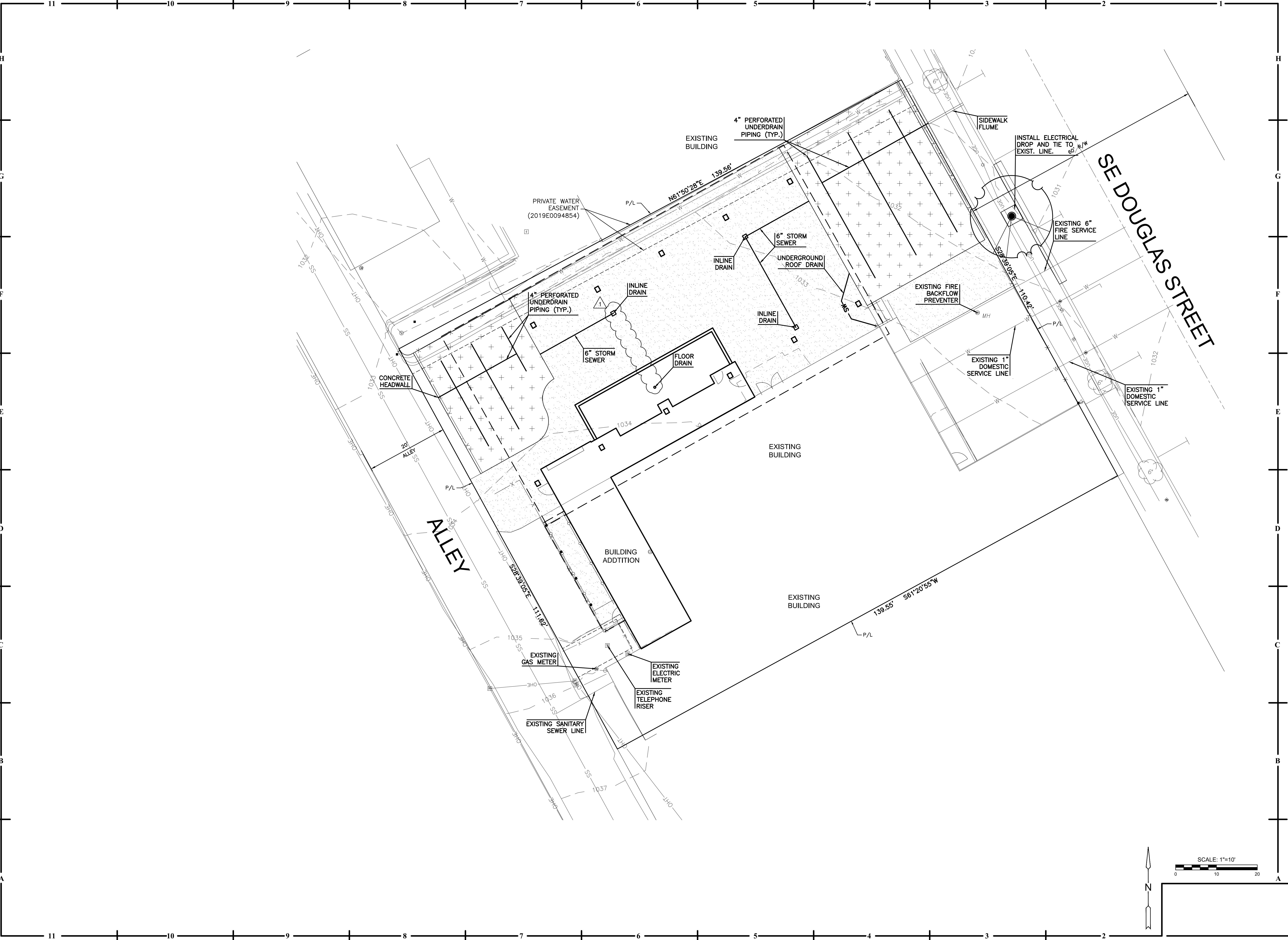
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SITE PLAN



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UTILITY PLAN

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

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1	City Comments
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GRADING PLAN

