

ARCADE ALLEY - OUTDOOR SPACE

316 SE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

FINAL DEVELOPMENT

13 JAN. 2023

COLLINS WEBB #: 22030

NOT FOR CONSTRUCTION



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

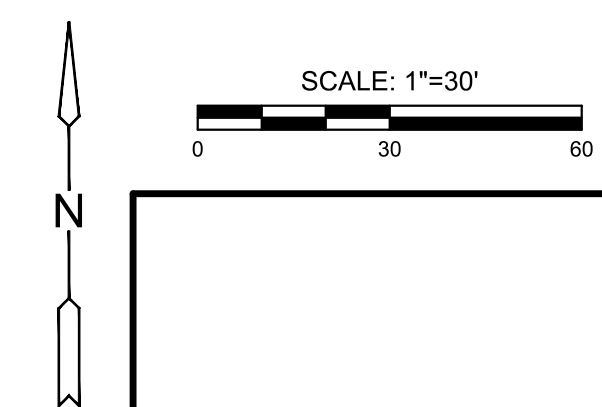
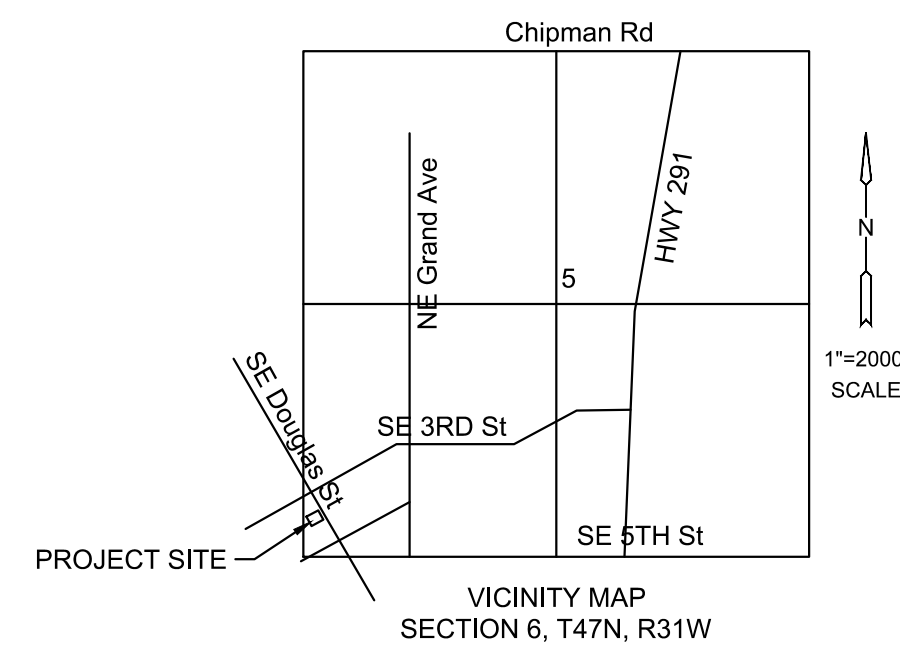
MEP

ENGINEERED BUILDING SOLUTIONS, LLC
11320 W 79TH ST.
OVERLAND PARK, KANSAS 66214
P: 913.735.5654
www.ebsolutionskc.com

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. 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'.

ARCHITECTURE
collins | webb

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FINAL DEVELOPMENT

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PROFESSIONAL SEAL

C100

SUE DATE: 13 JAN. 2023

DOLLINS WEBB #: 22020

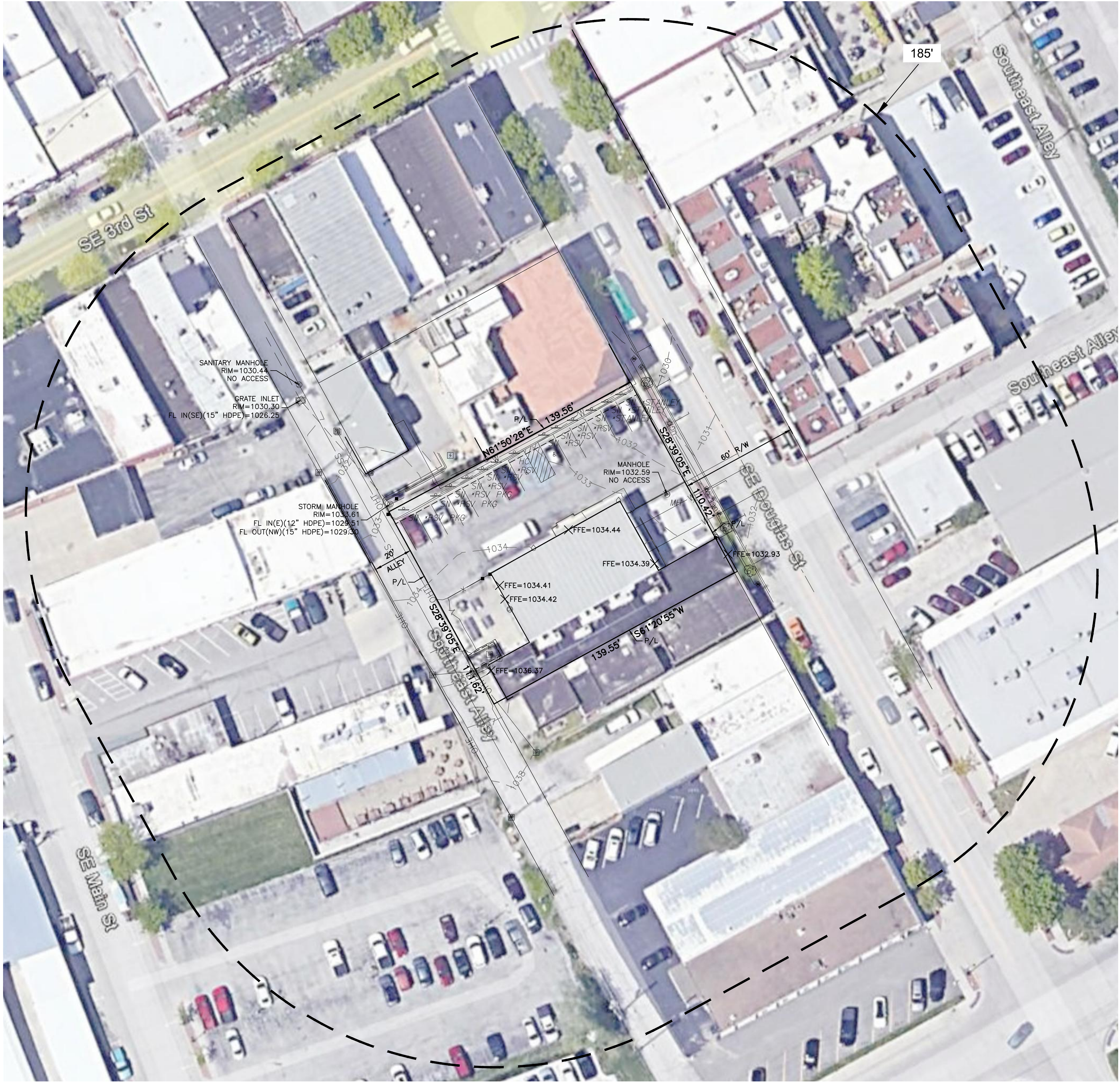
ZONING MAP

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- | | |
|--|-------------------------------|
| | 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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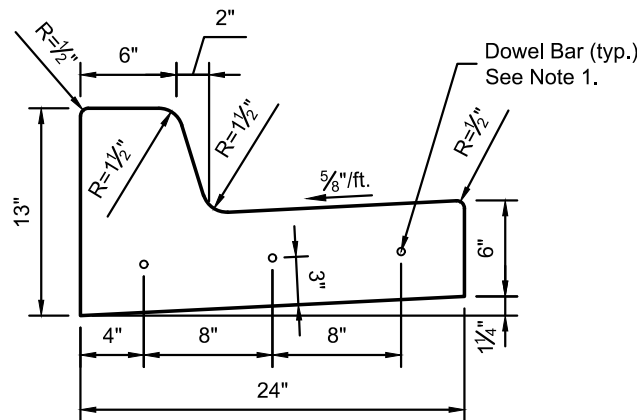
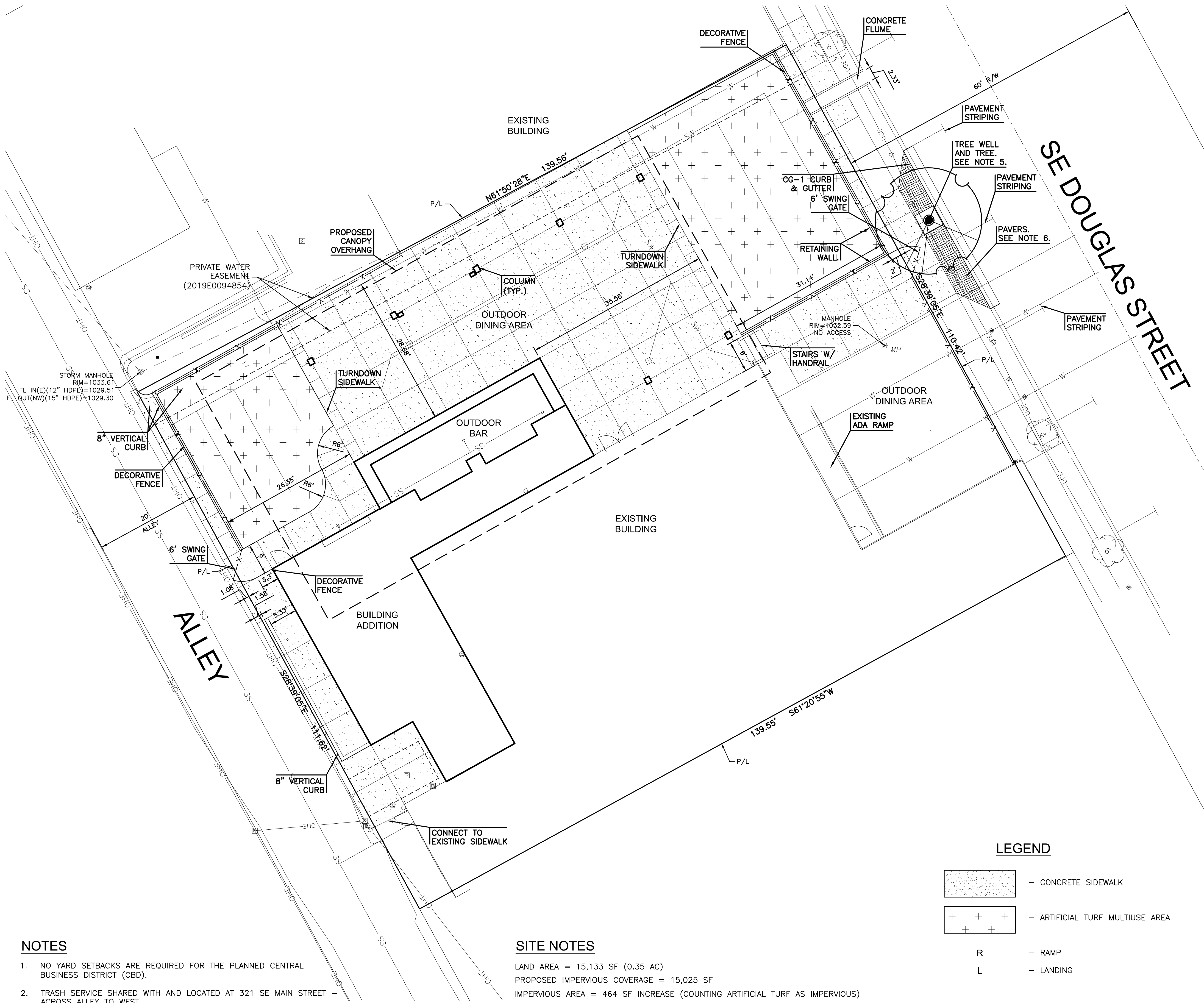
FINAL DEVELOPMENT



307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 |
www.collinswebb.com

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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.
7. SITE IS SHOWN ON FEMA FIRM PANEL 29095C0417G, JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, EFFECTIVE JANUARY 20, 2017. SITE IS IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 1% ANNUAL CHANCE FLOODING.

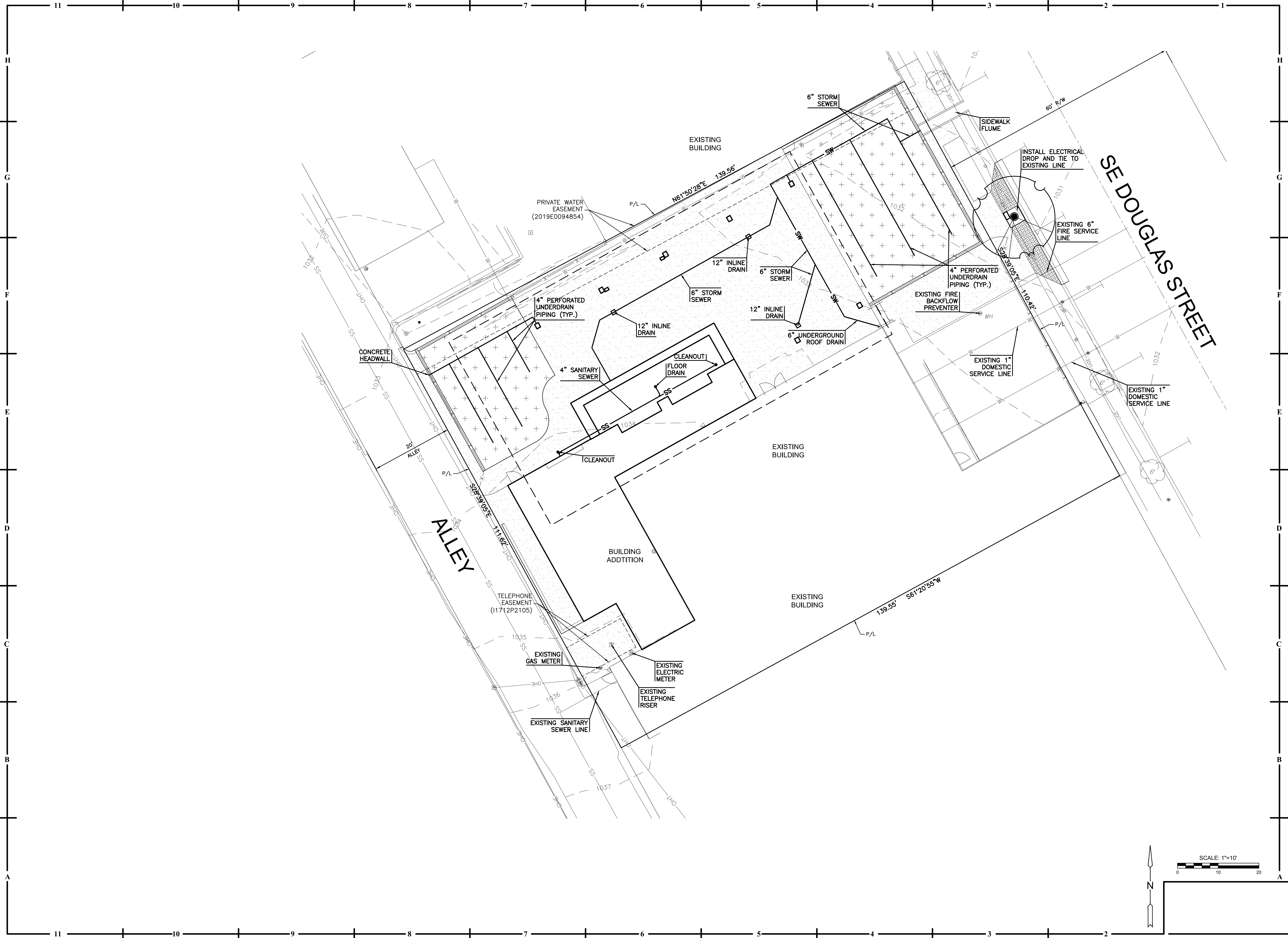
SITE NOTES

LAND AREA = 15,133 SF (0.35 AC)
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 = 7,557 SF
FLOOR AREA RATIO = 0.50

LEGEND

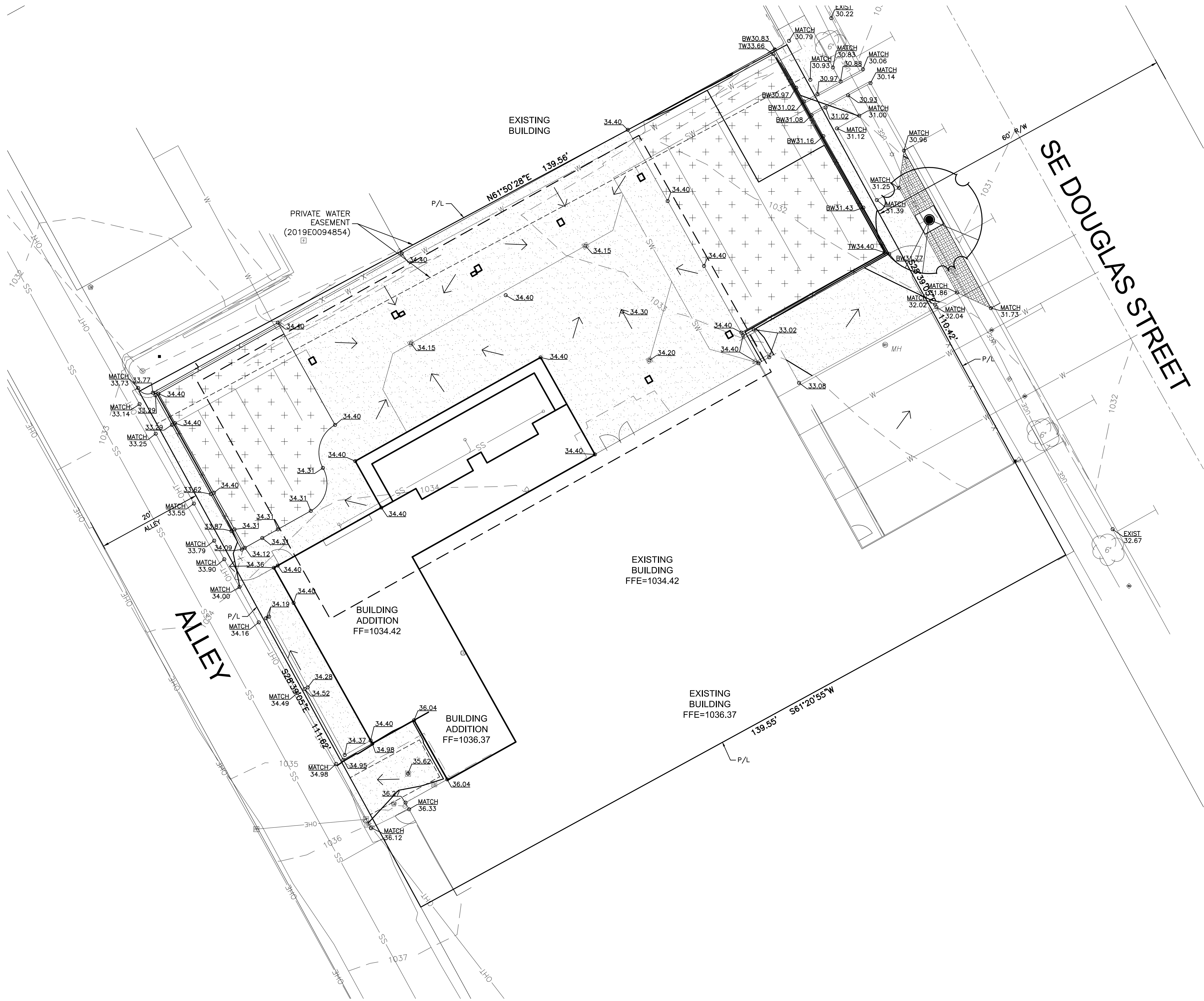
- | | |
|---|---------------------------------|
| | - CONCRETE SIDEWALK |
| | - ARTIFICIAL TURF MULTIUSE AREA |
| R | - RAMP |
| L | - LANDING |





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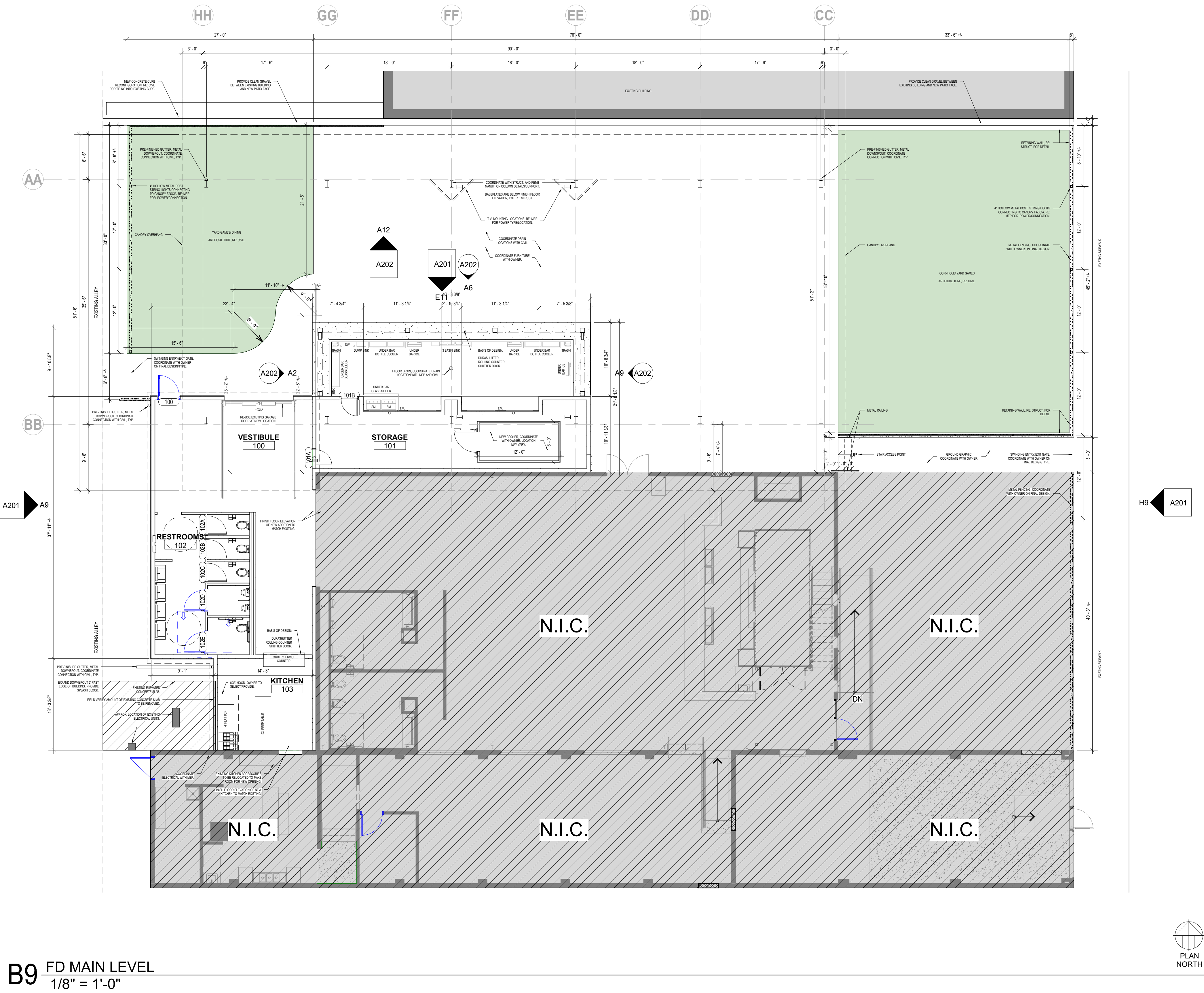
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ISSUE DATE: 13 JAN. 2023
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GRADING PLAN



B9 FD MAIN LEVEL
1/8" = 1'-0"

FLOOR PLAN - OVERALL

GREYED OUT AREAS ON ELEVATIONS
REPRESENT EXISTING CONDITIONS.

