

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN - ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

OLSSON PROJECT NUMBER: A21-04643
INTRINSIC DEVELOPMENT L.L.C.
CONTACT: BRIAN MAENNER
3622 ENDEAVOR AVE. STE. 101
COLUMBIA, MISSOURI 65201
573.881.0280

OWNER:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:



3622 ENDEAVOR AVE., STE. 101
COLUMBIA, MO 65201
TEL 573.881.0280
<https://www.intrinsicdevelopment.com>

the **olsson** studio

1814 MAIN STREET
KANSAS CITY, MO 64111
TEL 816.842.8844
www.olsson.com



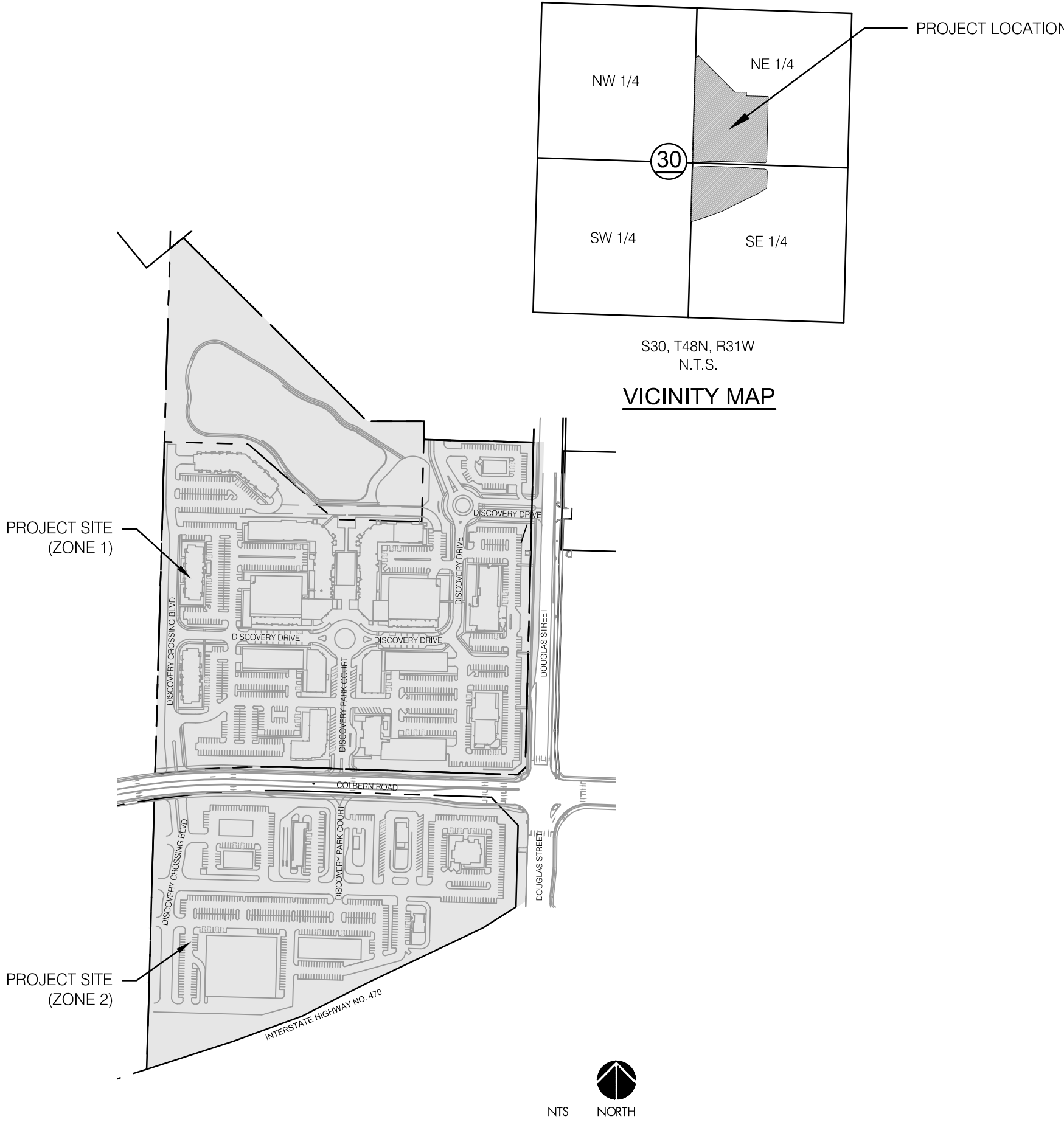
1301 BURLINGTON STREET
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

ZONE 1 - REZONING AND PRELIMINARY DEVELOPMENT PLAN:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 01°37'50" WEST, ON THE WEST LINE OF SAID QUARTER SECTION, 853.75 FEET TO A POINT ON THE SOUTHEAST LOT LINE OF LOT 1, LEE'S SUMMIT ROAD PUMP STATION, A SUBDIVISION RECORDED IN BOOK 1 51 AT PAGE 90 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 50°41'15" EAST, ON SAID SOUTHEAST LOT LINE, 59.22 FEET; THENCE LEAVING SAID LOT LINE, SOUTH 45°00'00" EAST, 889.18 FEET; THENCE NORTH 90°00'00" EAST, 195.68 FEET; THENCE SOUTH 01°27'27" WEST, 62.94 FEET; THENCE SOUTH 88°32'29" EAST, 375.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE DOUGLAS STREET AS ESTABLISHED BY DOCUMENT NUMBER 2015E0017982 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°27'31" WEST, 1,114.58 FEET; THENCE SOUTH 46°40'17" WEST, 35.22 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NE COLBURN ROAD AS ESTABLISHED BY A SURVEY PROVIDED BY HAMILTON STERRETT AND DOOLEY, PROJECT NUMBER 99021; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 88°06'56" WEST, 730.85 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°33'04" WEST WITH A RADIUS OF 2,904.93 FEET, A CENTRAL ANGLE OF 10°06'02" AND AN ARC DISTANCE OF 512.10 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE NORTH 01°37'22" EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,328.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID NORTHEAST QUARTER; THENCE CONTINUING ON THE SAID WEST LINE, NORTH 01°37'50" EAST, 473.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1,717,197 SQUARE FEET OR 39.42 ACRES, MORE OR LESS.

ZONE 2 - PRELIMINARY DEVELOPMENT PLAN:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01°36'54" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE EAST LINE OF SAID SOUTHWEST QUARTER, 1,633.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470 AS ESTABLISHED BY THE REPORT OF COMMISSIONERS, CASE 741042, RECORDED AS DOCUMENT NO. 197110086010, IN BOOK 1258 AT PAGE 1207, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 01°36'54" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, AND THE EAST LINE OF SAID SOUTHWEST QUARTER, 925.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW COLBURN ROAD AS ESTABLISHED BY DOCUMENT NO. 193010284624; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 81°50'55" EAST WITH A RADIUS OF 2,924.93 FEET, A CENTRAL ANGLE OF 10°02'09" AND AN ARC DISTANCE OF 512.33 FEET; THENCE SOUTH 88°06'56" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 642.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE DOUGLAS STREET ESTABLISHED BY SAID REPORT OF COMMISSIONERS CASE 741042, RECORDED AS DOCUMENT NO. 197110086010, IN BOOK 1258 AT PAGE 1207; THENCE SOUTH 43°46'24" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 133.40 FEET; THENCE SOUTH 01°29'58" WEST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 280.00 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470; THENCE SOUTH 57°43'10" WEST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 134.56 FEET; THENCE SOUTH 64°30'32" WEST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 434.06 FEET; THENCE SOUTH 63°04'56" WEST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 254.50 FEET; THENCE SOUTH 69°50'03" WEST, 250.20 FEET; THENCE SOUTH 72°07'30" WEST, 311.41 FEET TO THE POINT OF BEGINNING. CONTAINING 863,837 SQUARE FEET OR 19.831 ACRES MORE OR LESS.



DRAWING DATE

01/20/2023 PRELIMINARY DEVELOPMENT PLANS



Copyright 2023 - Olsson, INC DBA the Olsson Studio. All drawn and written information appearing herein shall not be duplicated, disclosed, or otherwise used without written consent.

DWG: F:\2021\04501-05000\201-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_CVR01_A2104643.dwg
DATE: Jan 22, 2023 1:25pm
XREFS: L_PTBULK_A2104643 C_XBASE_A2103436 L_PBASE_A2104643 C_FROAD_A2104643
USER: bmcbride
L_GEN NOTES_A2104643 C_FBASE_A2104643 C_PBASE_A2104643

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_CVR01_A2104643.dwg USER: bmcbride
XREFS: L_PTBLK_A2104643 C_XBASE_A2103436 L_PBASE_A2104643 C_FROAD_A2104643
DATE: Jan 22, 2023 1:25pm

CODE EDITIONS USED:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- ICC/ANSI A117.1-2009, ACCESSIBLE AND USEABLE BUILDING AND FACILITIES

NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER UTILITIES DEPARTMENT
PHONE: 816-969-1900

NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: EVERGY
PHONE: 816-471-5275

NAME: SPECTRUM (TWC)
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959

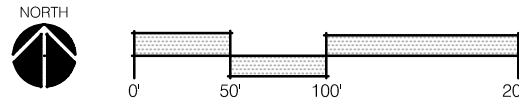
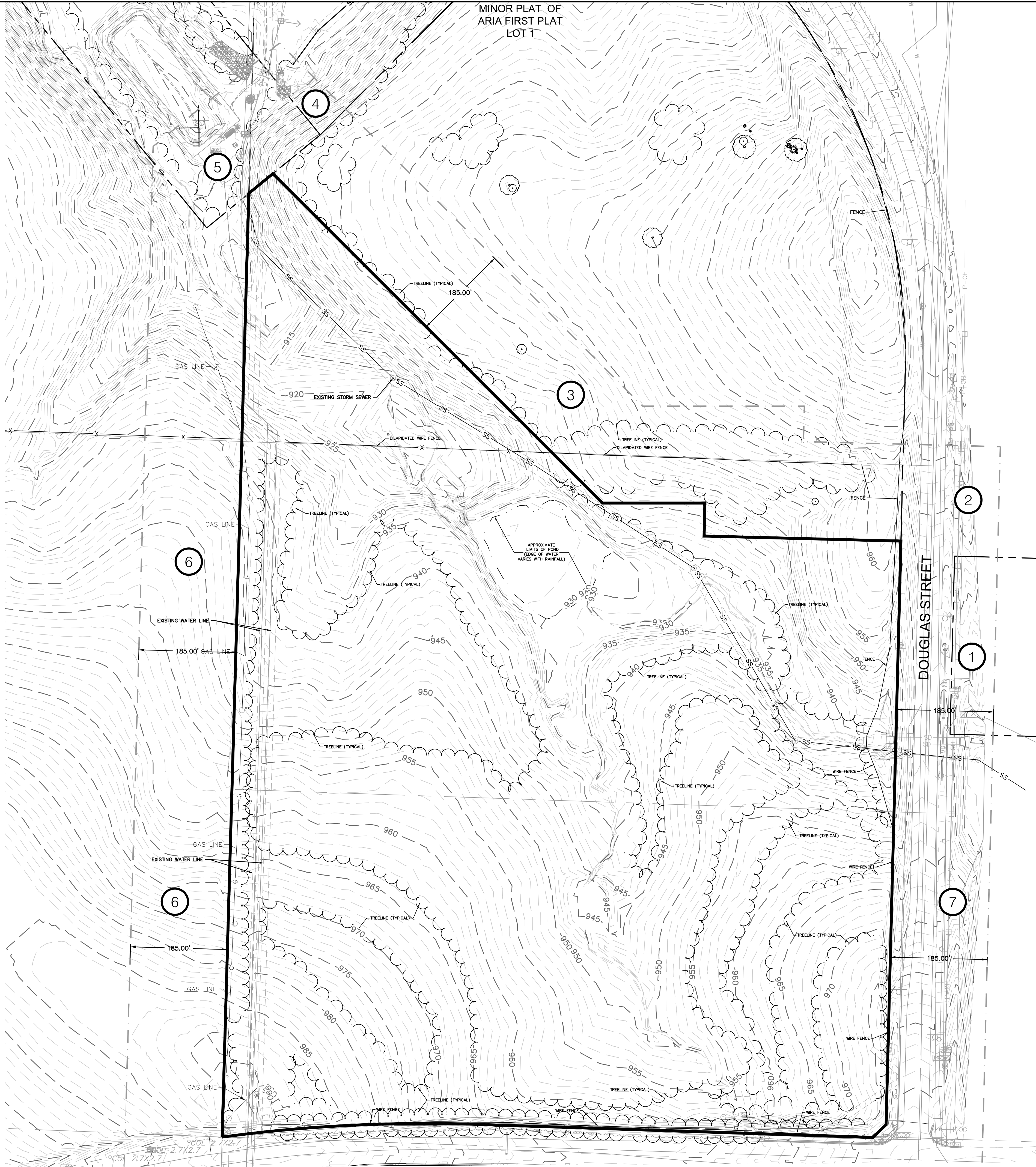
1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.
8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
10. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
11. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
12. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.
13. SITE TOPOGRAPHY TAKEN FROM FIELD WORK BY OLSSON ON THE SURVEY DATED 10-2016 AND UPDATED ON ~~THE~~ 5/1 ALONG NORTH PROPERTY LINE. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF THE CONSTRUCTION PLANS.

1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, 'AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 290174 0412G, REVISION DATE JANUARY 20, 2017

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_EXC01_A2104643.dwg USER: ewilson
DATE: Jan 20, 2023 6:02pm XREFS: C:\BASE_A2103436 LPTBLK_A2104643 L_DVR01_A2104643 C_XSURE_A2104643

1 EXISTING CONDITIONS - ZONE 1



PROPERTY OWNERS WITHIN 185'			
KEY	PROPERTY ADDRESS	OWNER / OWNER ADDRESS	LAND USE / ZONING
1	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
2	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
3	NO ADDRESS ASSIGNED BY THE CITY	DISCOVERY PARK LEE'S SUMMIT, LLC 4220 PHILIPS FARM RD COLUMBIA, MO 65201	VACANT AG LAND / AG
4	NO ADDRESS ASSIGNED BY THE CITY	UNITY SCHOOL OF CHRISTIANITY 150 E COLBERN RD UNITY VILLAGE, MO 64064	VACANT AG LAND / AG
5	2290 NW LEES SUMMIT RD LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT PO BOX 1600 LEE'S SUMMIT, MO 64063-7600	VACANT AG LAND / AG
6	150 E COLBERN RD UNITY VILLAGE, MO 64064	UNITY SCHOOL OF CHRISTIANITY 150 E COLBERN RD UNITY VILLAGE, MO 64064	AG HOMESITE / AG
7	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
8	NO ADDRESS ASSIGNED BY THE CITY	DISCOVERY PARK LEE'S SUMMIT, LLC 4220 PHILIPS FARM RD COLUMBIA, MO 65201	VACANT AG LAND / PMIX
9	201 NE COLBERN RD LEES SUMMIT, MO 64086	CITY OF LEE'S SUMMIT 207 SW MARKET LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE

the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDGE
NUMBER LA-2017009081
LANDSCAPE ARCHITECT
01-20-2023

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

EXISTING CONDITIONS - ZONE 1

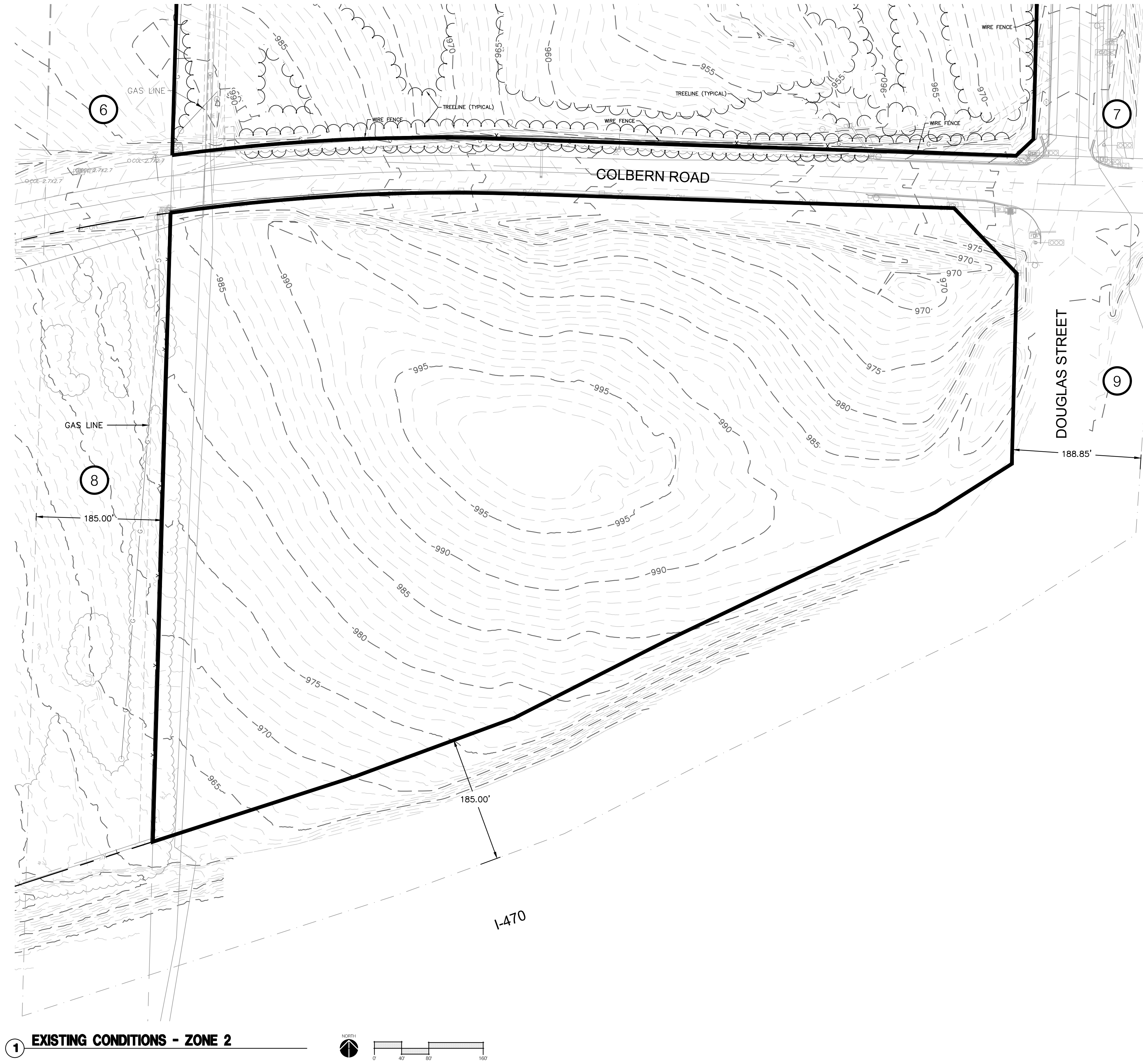
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

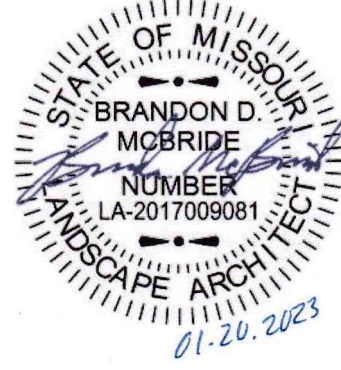
2023

drawn by: EW
checked by: CP
approved by: CP
QA/QC by: BM
project no.: A21-04643
drawing no.: L_EXC01_A2104643
date: 01.20.2023

SHEET
L100



PROPERTY OWNERS WITHIN 185'			
KEY	PROPERTY ADDRESS	OWNER / OWNER ADDRESS	LAND USE / ZONING
①	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
②	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
③	NO ADDRESS ASSIGNED BY THE CITY	DISCOVERY PARK LEE'S SUMMIT, LLC 4220 PHILLIPS FARM RD COLUMBIA, MO 65201	VACANT AG LAND / AG
④	NO ADDRESS ASSIGNED BY THE CITY	UNITY SCHOOL OF CHRISTIANITY 150 E COLBERN RD UNITY VILLAGE, MO 64064	VACANT AG LAND / AG
⑤	2290 NW LEES SUMMIT RD LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT PO BOX 1600 LEE'S SUMMIT, MO 64063-7600	VACANT AG LAND / AG
⑥	150 E COLBERN RD UNITY VILLAGE, MO 64064	UNITY SCHOOL OF CHRISTIANITY 150 E COLBERN RD UNITY VILLAGE, MO 64064	AG HOMESITE / AG
⑦	2721 NE DOUGLAS ST LEES SUMMIT, MO 64064	CITY OF LEE'S SUMMIT 220 S MAIN LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE
⑧	NO ADDRESS ASSIGNED BY THE CITY	DISCOVERY PARK LEE'S SUMMIT, LLC 4220 PHILLIPS FARM RD COLUMBIA, MO 65201	VACANT AG LAND / PMIX
⑨	201 NE COLBERN RD LEES SUMMIT, MO 64086	CITY OF LEE'S SUMMIT 207 SW MARKET LEE'S SUMMIT, MO 64063	N/A / AIRPORT ZONE

[illegible]

EXISTING CONDITIONS - ZONE 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT MISSOURI

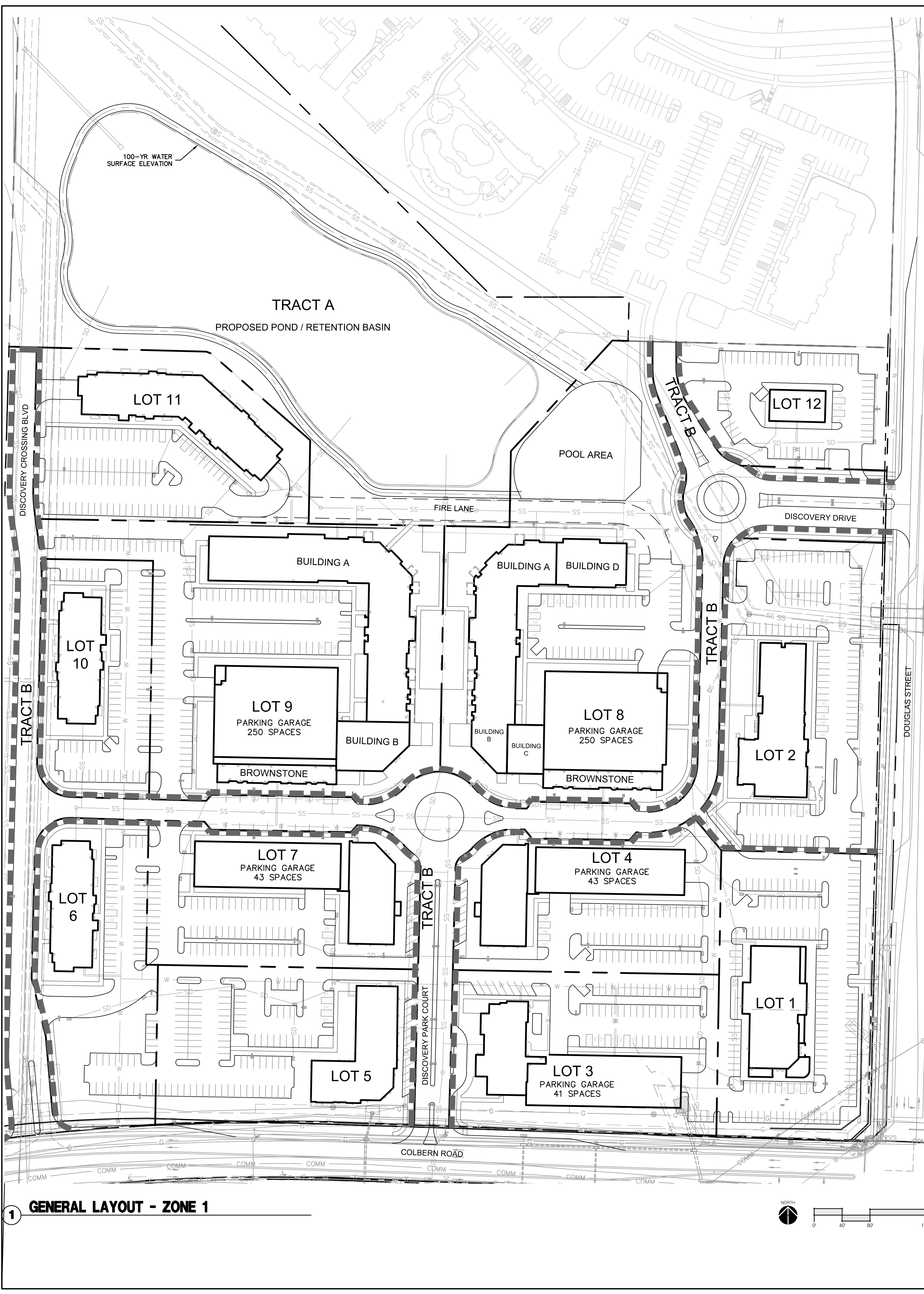
DEVICIONIC

2023

drawn by: _____ EV
checked by: _____ C
approved by: _____ C
QA/QC by: _____ B
project no.: _____ A21-0464
drawing no.: L EXC01 A210464
date: _____ 01.20.2021

SHEET
L101

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTUN_GEN01_A2104643.dwg USER: ewilson
DATE: Jan 20, 2023 5:52pm XREFS: C:\BASE_A2104643 C:\PUTIL_A2104643 C:\PBLK_A2104643 C:\FBASE_A2104643 C:\FROAD_A2104643 C:\PPATL_A2104643 E_PBASE_A2104643



1 GENERAL LAYOUT - ZONE 1

DEVELOPMENT DATA - ZONE 1	
EXISTING ZONING	CP-2
PROPOSED ZONING	PMIX
GROSS AREA (AC.)	39.42 AC
PROPOSED STREET R/W (AC.)	0 AC
NET AREA (AC.)	39.42 AC
IMPERVIOUS COVERAGE	51%
LAND USE (EXISTING / PROPOSED)	UNDEVELOPED / MIXED - USE

DEVELOPMENT DATA CONTINUED - ZONE 1																
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	FLOOR SIZE (SF)	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACRE	REQUIRED PARKING SPACES	PROVIDED GARAGE PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
LOT 1	3	90,831	2.09	12,500	2	1ST FLOOR	COMMERCIAL/ OFFICE	12,500	25,000	0.28	N/A		63			
						2ND FLOOR	OFFICE	12,500					50			
SUBTOTAL:													113		131	5
LOT 2	2	103,257	2.37	15,380	4	4 STORY	HOTEL	15,380	61,500	0.60	N/A					
SUBTOTAL:													107		107	6
LOT 3	3	87,478	2.01	20,075	4	4 STORY	HOTEL	20,075	80,300	0.92	N/A					
SUBTOTAL:													112	41	64	6
LOT 4	3	72,771	1.67	23,300	3	1ST FLOOR	COMMERCIAL	8,600	69,900	0.96			43			
						2ND FLOOR	RESIDENTIAL	8,600			22		44			
						3RD FLOOR	RESIDENTIAL	8,600			22		44			
SUBTOTAL:											44	26	88	43	65	3
LOT 5	3	83,328	1.91	13,800	3	1ST FLOOR	OFFICE	13,800	41,400	0.50			69			
						2ND FLOOR	RESIDENTIAL	13,800			20		40			
						3RD FLOOR	RESIDENTIAL	13,800			20		40			
SUBTOTAL:											40	21	149		108	3
LOT 6	3	72,209	1.66	11,300	4	4 STORY	RESIDENTIAL	11,300	45,200	0.63	40		80			
SUBTOTAL:											40	24	80		59	3
LOT 7	3	76,050	1.75	23,300	4	1ST FLOOR	COMMERCIAL	8,600	69,900	0.92			43			
						2ND FLOOR	RESIDENTIAL	8,600			22		44			
						3RD FLOOR	RESIDENTIAL	8,600			22		44			
SUBTOTAL:											44	25	131	43	75	2
LOT 8	3	243,540	5.59	60,150					240,600	0.99						
						BUILDING A-4	4 STORY	RESIDENTIAL			130		260			
						BUILDING B-4	TBD	COMMERCIAL	2,800				14			
						BUILDING C-4	TBD	TBD	3,800							
						BUILDING D-1	1 STORY	COMMERCIAL	6,500							
						BROWNSTONE		RESIDENTIAL			8		16			
SUBTOTAL:											138	25	290	250	44	7
LOT 9	3	163,047	3.74	65,200					260,800	1.60						
						BUILDING A-4	4 STORY	RESIDENTIAL			138		276			
						BUILDING B-4	1ST FLOOR	COMMERCIAL	6,500							
							2ND FLOOR	RESIDENTIAL	6,500		TBD					
							3RD FLOOR	RESIDENTIAL	6,500		TBD					
							4TH FLOOR	RESIDENTIAL	6,500		TBD					
						BROWNSTONE		RESIDENTIAL			8		16			
SUBTOTAL:											146	39	292	250	109	6
LOT 10	3	54,720	1.26	11,300	4	4 STORY	RESIDENTIAL	11,300	45,200	0.83	40		80			
SUBTOTAL:											40	32	80		70	4
LOT 11	3	96,775	2.22	31,625	4	4 STORY	RESIDENTIAL	19,267	126,500	1.31	100		200			
SUBTOTAL:											100	45	200		89	2
LOT 12	3	49,127	1.13	3,600	1	1ST FLOOR	COMMERCIAL	3,600	3,600	0.07	N/A		18			
SUBTOTAL:													18		51	3
TRACT A	1	344,250	7.9	N/A	N/A	N/A	N/A	N/A	N/A		N/A				N/A	
TRACT B	3	152,987	3.51	N/A	N/A	N/A	N/A	N/A	N/A		N/A				32	
TOTAL:		1,690,370	38.81						1,069,900	0.63	592		1,660	627	1004	30

** PARKING SPACE REQUIREMENTS TO BE CALCULATED BASED ON FINAL DETERMINATION OF USE AND TO BE PROVIDED FOR FDP

ZONE 1 SHARED PARKING MODEL DATA												
	BUILDING SF	LAND USE	UDO PER 1K SF	UDO REQ.	M-F		M-F		M-F		Weekend	
					6am-6pm	6pm-12am	6pm-12am	12am-6am	6am-6pm	6pm-12am	6pm-12am	12am-6am
	26,300	Office	4	105.2	100%	106	20%	22	5%	6	5%	6
	27,500	Retail	5	137.5	100%	138	20%	28	100%	138	100%	138
	15,300	Restaurant	14	215	70%	151	100%	215	100%	215	100%	215
		Residential	per unit	1126	60%	676	100%	1126	80%	901	100%	1126
		Hotel	per room	219	80%	176	100%	219	80%	176	100%	219
TOTAL				1802.7		1247		1610		1380		1436
												1704
												1401

the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olisson.com

STATE OF MISSOURI
BRANDON D. MOBRIDGE
LANDSCAPE ARCHITECT
NUMBER LA-2017009081
01-20-2023

BY
REVISIONS DESCRIPTION
DATE
REV. NO.

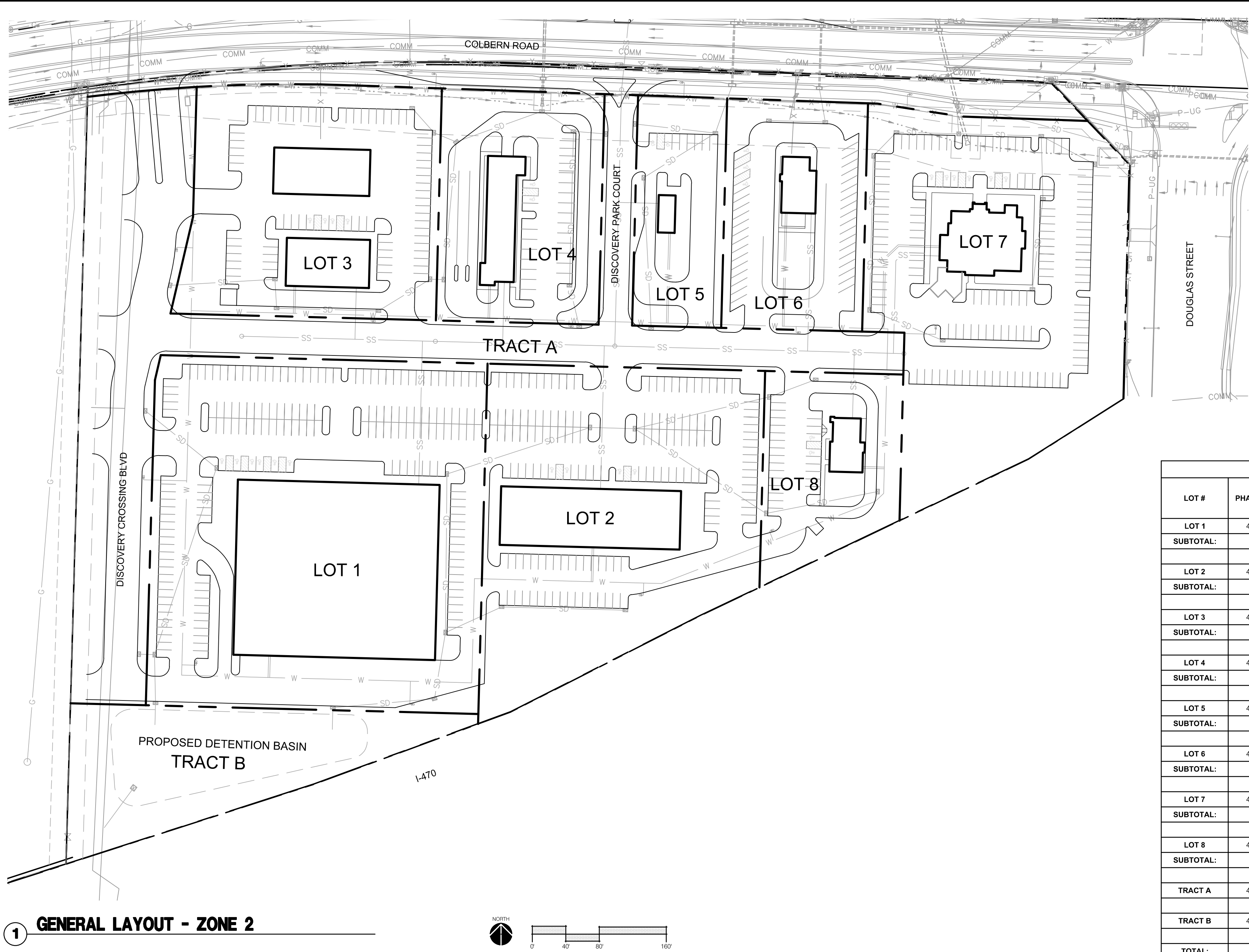
GENERAL LAYOUT - ZONE 1
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2
LEE'S SUMMIT, MISSOURI

2023

drawn by: EW
checked by: CP
approved by: CP
QA/QC by: BM
project no.: A21-04643
drawing no.: L GEN01 A2104643
date: 01.20.2023

SHEET
L102

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ OSTU\ L_GEN01_A2104643.dwg USER: ewilson
DATE: Jan 20, 2023 5:24pm XREFS: C_XBASE_A2104643 C_PUTIL_A2104643 C_PTBK_A2104643 L_PATTI_A2104643 C_FROAD_A2104643 C_PBASE_A2104643 E_PBASE_A2104643



DEVELOPMENT DATA - ZONE 2	
EXISTING ZONING	CP-2
PROPOSED ZONING	PMIX
GROSS AREA (AC.)	19.83 AC
PROPOSED STREET R/W (AC.)	0 AC
NET AREA (AC.)	19.83 AC
IMPERVIOUS COVERAGE	48%
LAND USE (EXISTING / PROPOSED)	UNDEVELOPED / MIXED - USE

DEVELOPMENT DATA CONTINUED - ZONE 2															
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	GROSS FLOOR AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACR E	REQUIRED PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
LOT 1	4	166,043	3.81	50,000	1	1ST FLOOR	COMMERCIAL	50,000	50,000	0.30	N/A	N/A			
SUBTOTAL:													125	181	6
LOT 2	4	117,216	2.69	15,000	1	1ST FLOOR	COMMERCIAL	15,000	15,000	0.13	N/A	N/A			
SUBTOTAL:													37.5	151	4
LOT 3	4	81,454	1.87	7,000	1	1ST FLOOR	COMMERCIAL	7,000	7,000	0.09	N/A	N/A			
SUBTOTAL:													14.25	76	4
LOT 4	4	53,544	1.23	6,000	1	1ST FLOOR	COMMERCIAL	6,000	6,000	0.11	N/A	N/A			
SUBTOTAL:													N/A	27	2
LOT 5	4	29,044	0.67	1,000	1	1ST FLOOR	COMMERCIAL	1,000	1,000	0.03	N/A	N/A			
SUBTOTAL:													2.25	8	2
LOT 6	4	45,864	1.05	3,000	1	1ST FLOOR	COMMERCIAL	3,000	3,000	0.07	N/A	N/A			
SUBTOTAL:													6	35	3
LOT 7	4	125,404	2.88	7,000	1	1ST FLOOR	COMMERCIAL	7,000	7,000	0.06	N/A	N/A			
SUBTOTAL:													17.5	144	6
LOT 8	4	36,135	0.83	3,000	1	1ST FLOOR	COMMERCIAL	3,000	3,000	0.08	N/A	N/A			
SUBTOTAL:													6	26	2
TRACT A	4	130,935	3.01	N/A		N/A	N/A	N/A	N/A		N/A	N/A	37.5	N/A	
TRACT B	4	50,895	1.17	N/A		N/A	N/A	N/A	N/A		N/A	N/A	37.5	N/A	
TOTAL:		836,534	19.21					92,000		0.11			283.5	648	29

GENERAL LAYOUT - ZONE 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

2023

the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olson.com

STATE OF MISSOURI

BRANDON D. MOBRIDE

NUMBER LA-2017009081

01-20-2023

drawn by: EW

checked by: CP

approved by: BM

QA/QC by: BM

project no.: A21-04643

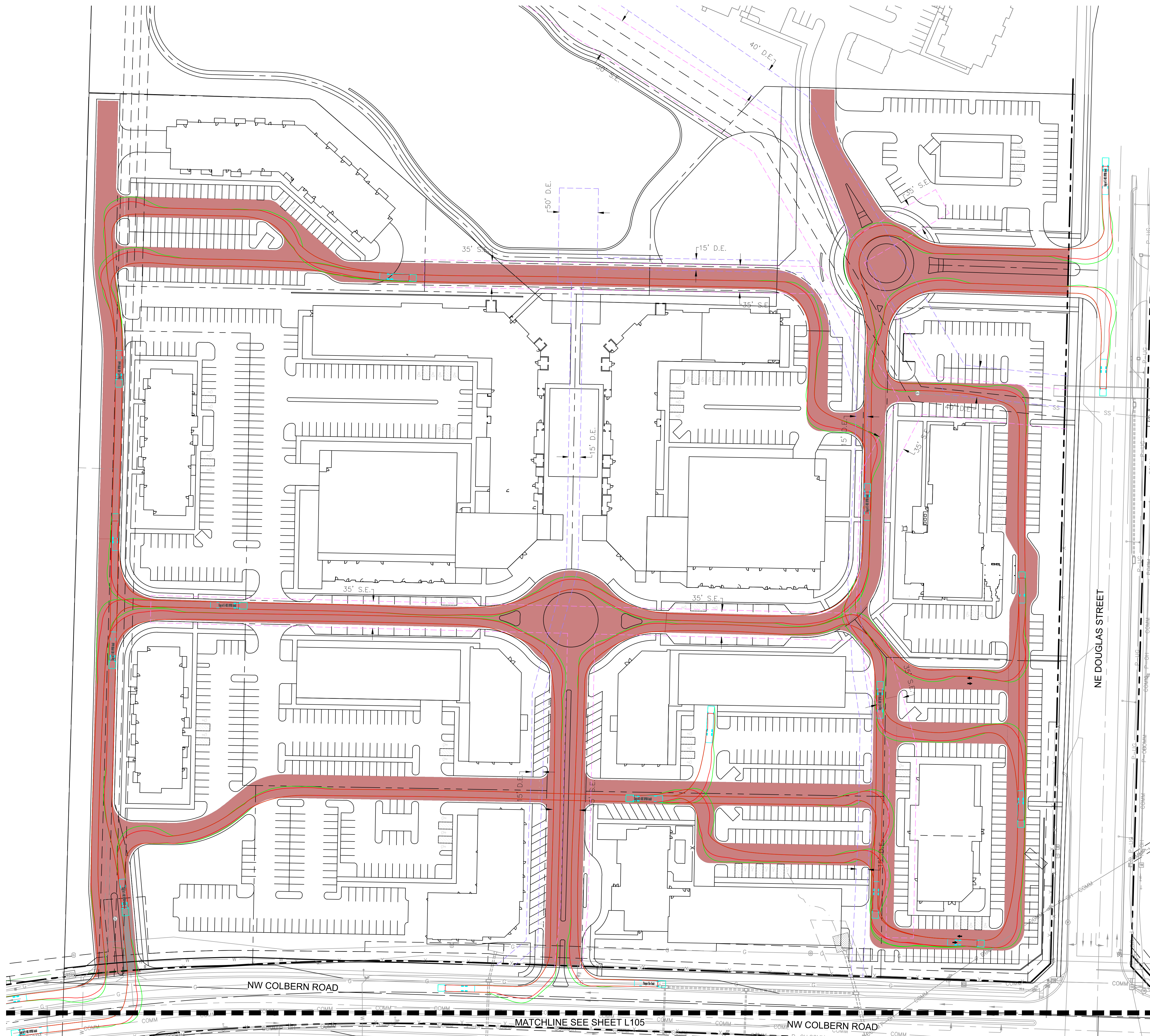
drawing no.: L_GEN01_A2104643

date: 01-20-2023

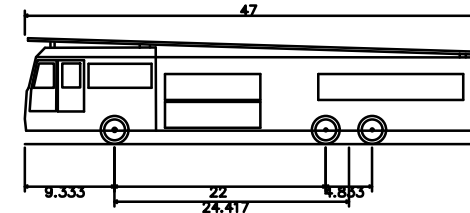
SHEET

L103

F:\2021\04-06\A-140-Sheet\AutoCAD_Preliminary_Plans\Sheets\CNCV\FDP_C_TRN01_A2104643.dwg USER: bworthley
DATE: 2021-03-29pm C_PBASE_A2104643
DWG: Jan 20, 2023 C_FBASE_A2104643
C_PUTL_A2104643
E_PBASE_A2104643



NOTES
VEHICLE TRAVEL PATH SHOWN IS FOR A FIRE TRUCK. SEE
DIMENSIONS BELOW



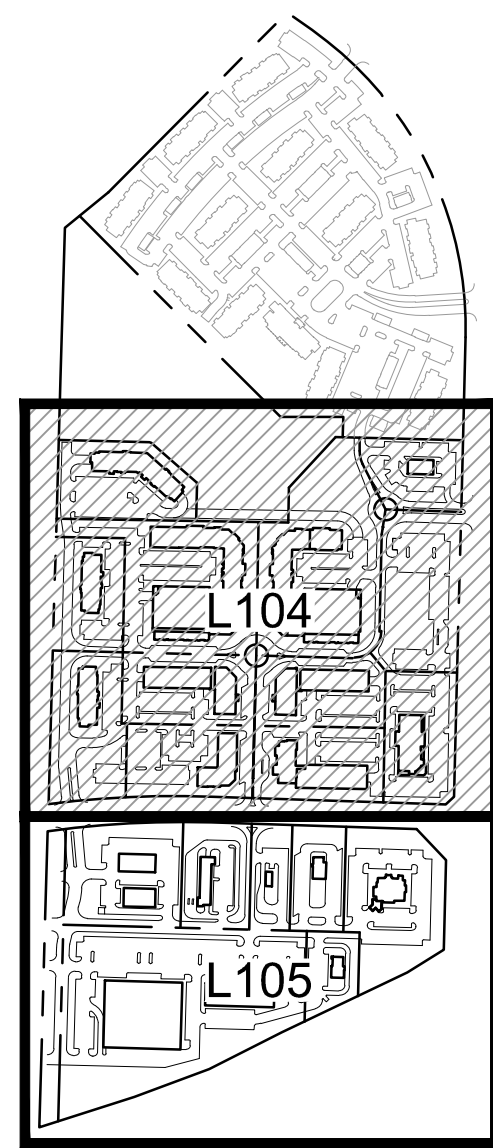
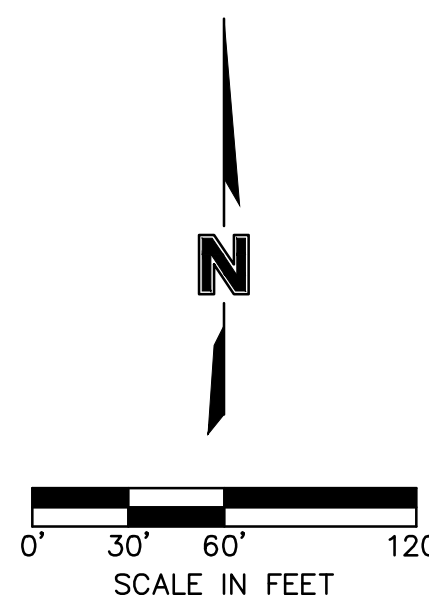
Copy of E-ONE HP100 Aerial	
Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.0°

FIRE TRUCK DIMENSIONS

N.T

LEGEND

-  PROPERTY BOUNDARIES
 LOT LINE
 EASEMENT LINE
 FIRE TRUCK BODY LIMITS
 FIRE TRUCK WHEEL LIMITS
 FIRE TRUCK ACCESSIBLE LANES



KEYMAP



Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

TEL 816.361.1177 www.olsson.com

BY

NC

3.

REV.

FIRE TRUCK ACCESS PLAN - ZONE 1

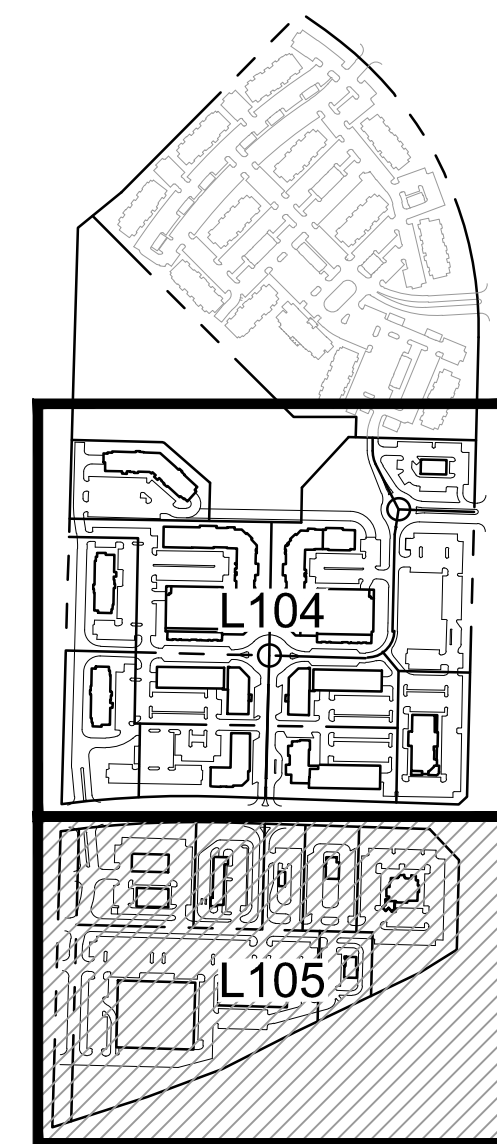
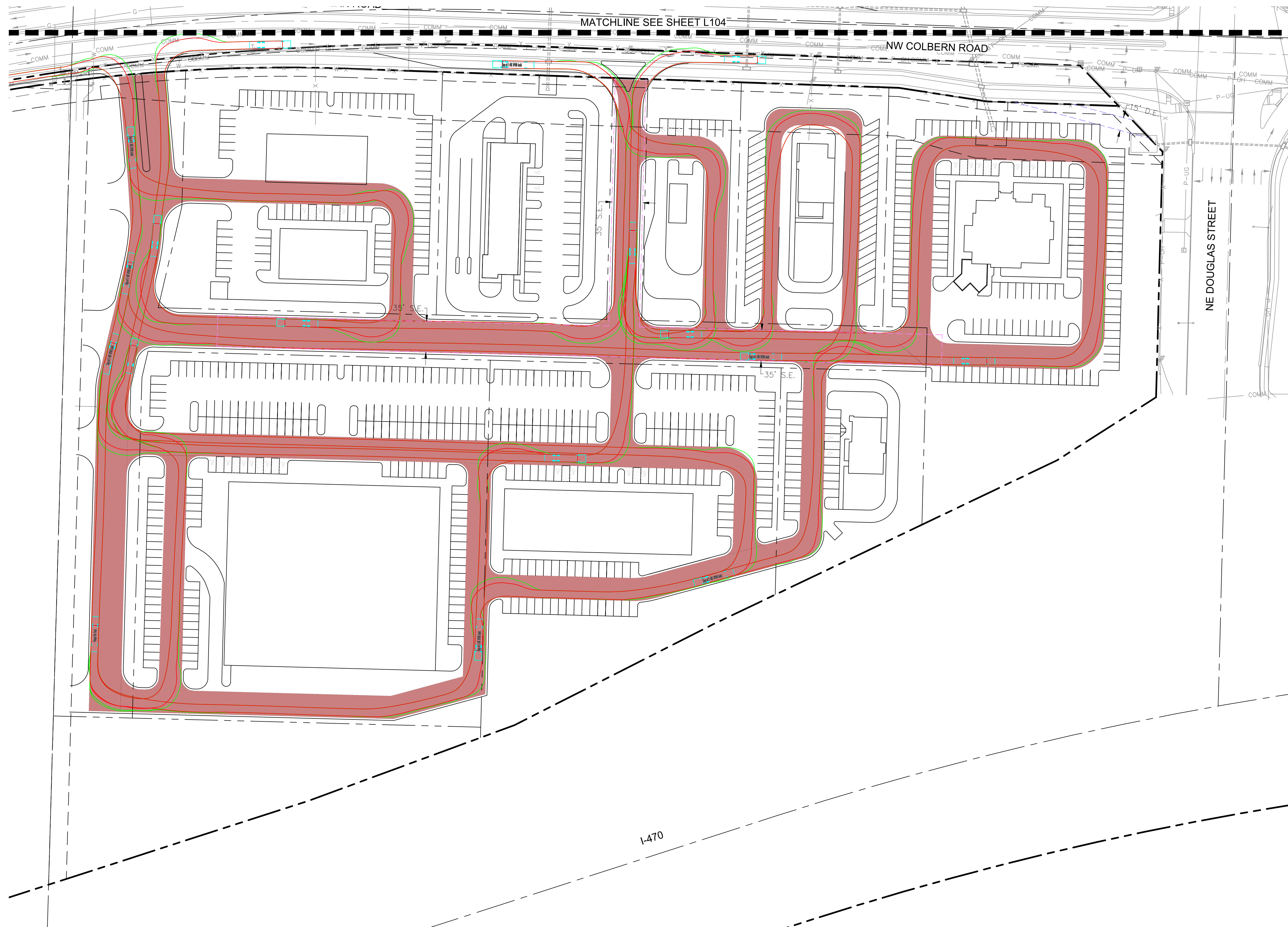
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

2022

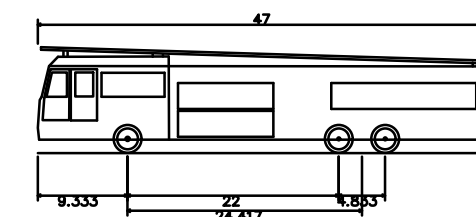
EE'S SUMMIT. MISSOURI

drawn by: BMW
checked by: BMW
approved by: NDH
QA/QC by: NDH
project no.: A21-04643
drawing no.: C TRN01 A2104643
date: 01.20.2023

SHEET
L104



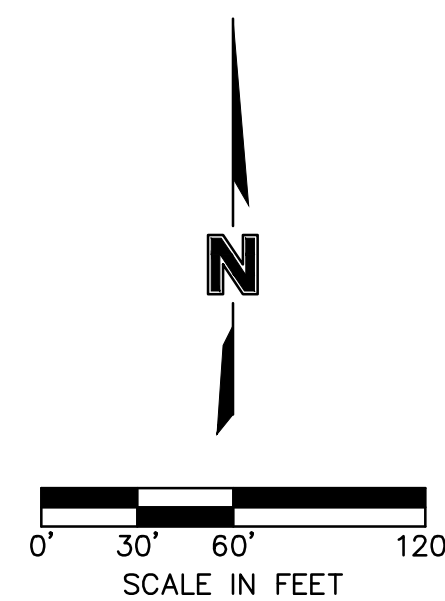
NOTES
VEHICLE TRAVEL PATH SHOWN IS FOR A FIRE TRUCK. SEE
DIMENSIONS BELOW



Copy of E-ONE HP100 Aerial	
Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIMENSIONS

- LEGEND**
- PROPERTY BOUNDARIES
 - LOT LINE
 - EASEMENT LINE
 - FIRE TRUCK BODY LIMITS
 - FIRE TRUCK WHEEL LIMITS
 - FIRE TRUCK ACCESSIBLE LANES





**SEE
SHEET
L202**

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL NOTIFY MISSOURI ONE CALL (811) BEFORE THE START OF ANY EXCAVATION WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
5. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.
10. CONTRACTOR SHALL TAKE CARE TO CREATE SMOOTH UNIFORM FINISH GRADES IN ALL AREAS.
11. SLOPES SHALL BE MADE WITH A 4 TO 1 MAXIMUM GRADE FOR MAINTENANCE PURPOSES, UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL MATCH GRADES AT EXISTING IMPROVEMENTS.
13. ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE RING COVERS, AND OTHER UTILITY APPURTENANCES TO MATCH FINISH GRADE ELEVATIONS.
15. TURF & SHRUB BED AREAS SHALL BE GRADED AS NECESSARY TO ALLOW A 2% SLOPE TO INLET LOCATIONS AND SWALES.
16. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL MEET SLOPE REQUIREMENTS PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE 2012 TIA STANDARDS FOR ACCESSIBLE DESIGN, AND INTERNATIONAL BUILDING CODE IN CURRENT USAGE. MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE FOR SIDEWALKS.
17. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL HAVE A MINIMUM OF A 1% SLOPE. LANDSCAPE BEDS AND TURF AREAS SHALL HAVE A MINIMUM OF A 2% SLOPE.
18. CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4" AND A MAXIMUM OF 1/2" ARE ALLOWED WITH A BEVELED SLOPE NOT STEEPER THAN 1:2.
19. B.L. TO ALIGN TO BUILDING SETBACK

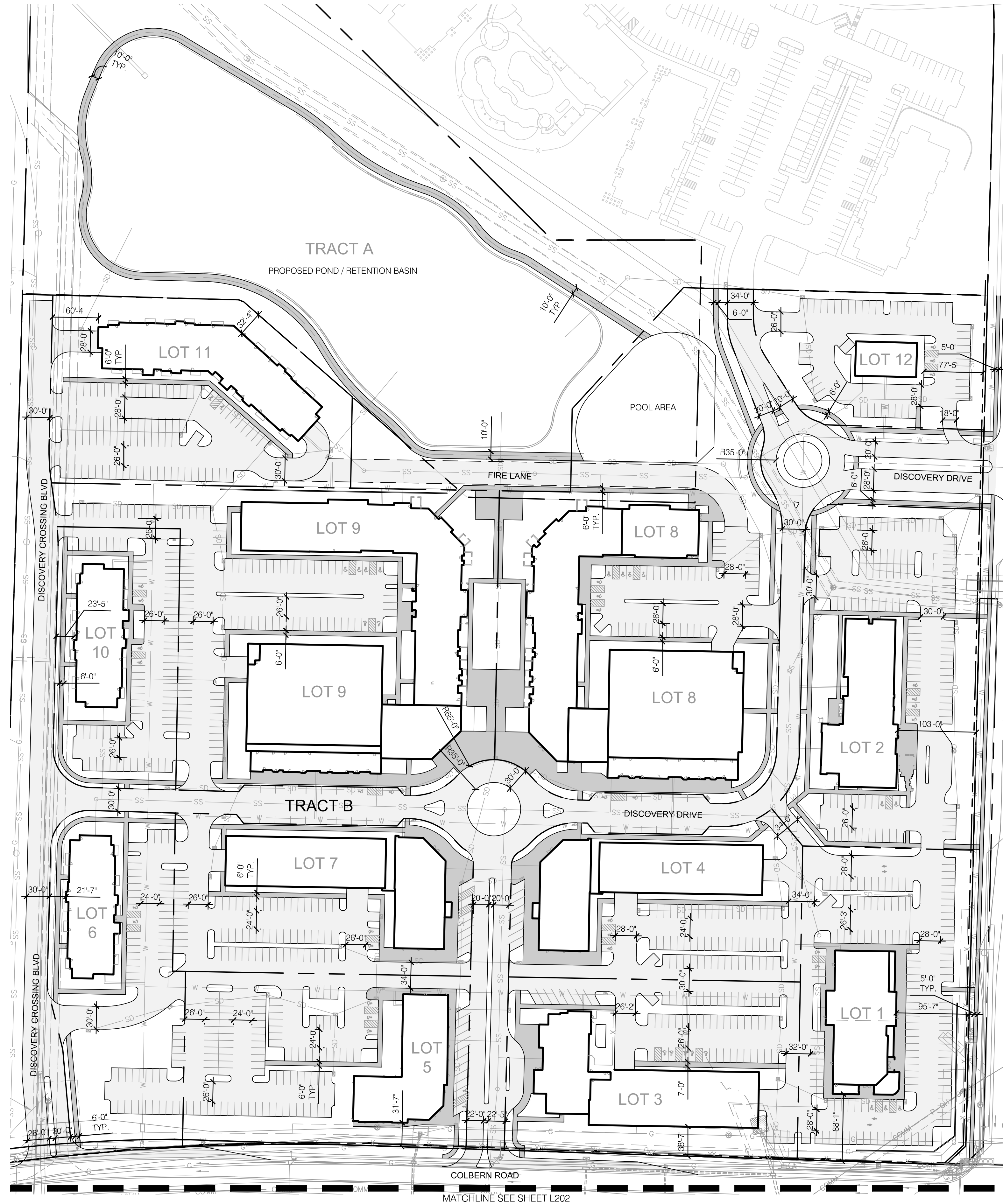
[illegible]

OVERALL SITE PLAN
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

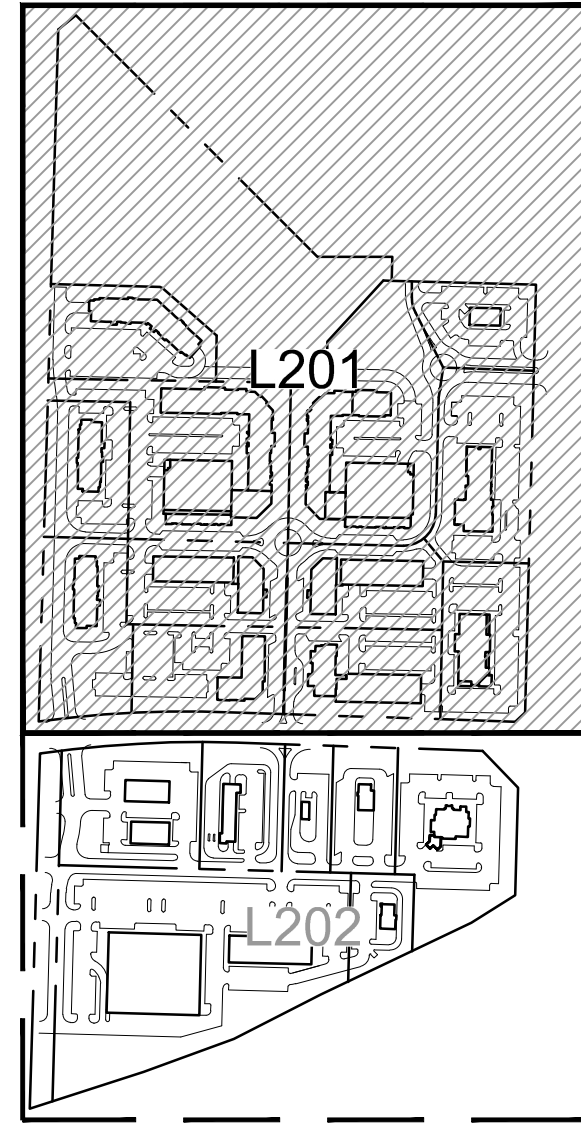
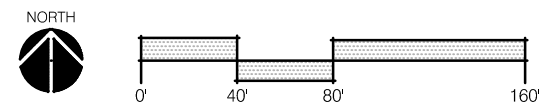
drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A21-04
drawing no.: L OVR01 A2104
date: 01.20.2

SHEET
L200





1 SITE PLAN - ZONE 1



KEYMAP

SITE PLAN LEGEND:

SITE PLAN NOTES:

1. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
2. SPECIFIC LOT TRASH ENCLOSURES SHALL MATCH MATERIALS OF ADJACENT BUILDINGS AND SHALL COMPLY WITH REQUIREMENTS PER UDO SEC. 9.790 C.



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olss

REVISIONS

LEE'S SUMMIT, MISSOURI

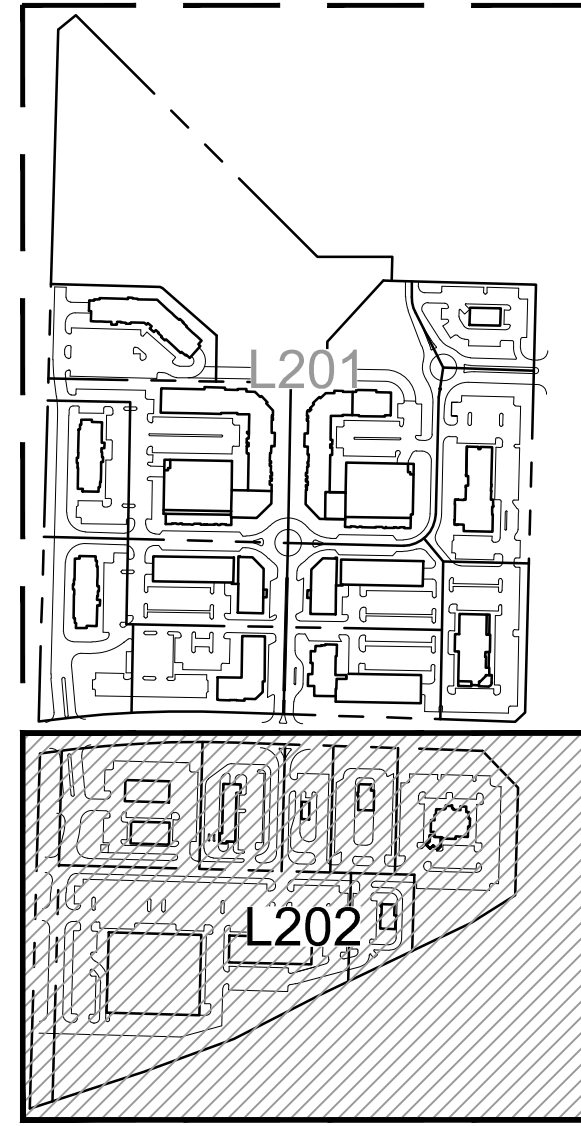
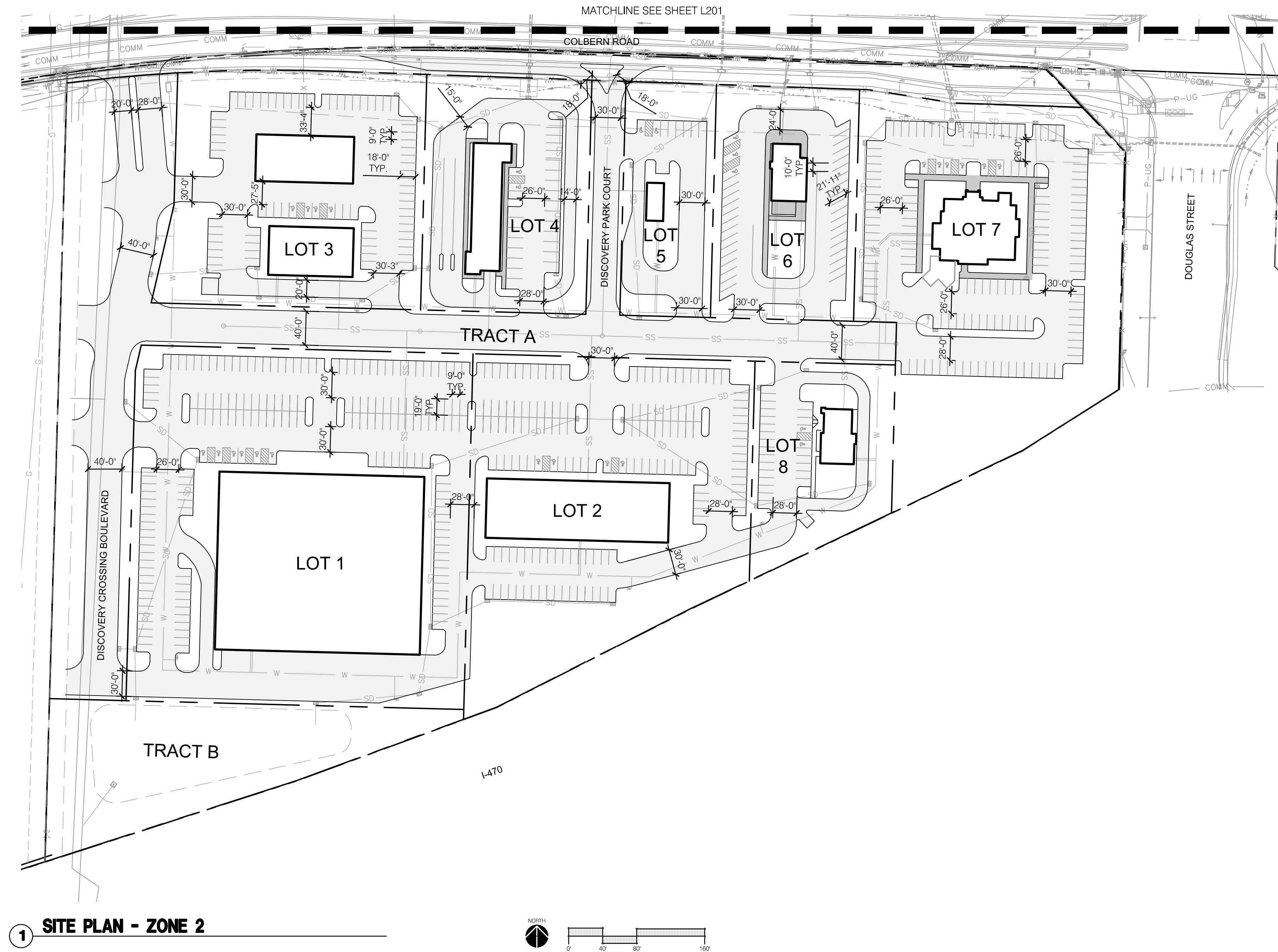
2023

SITE PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no.: L SIT01 A2104643
date: _____ 01.20.2023

SHEET
L201



KEYMAP

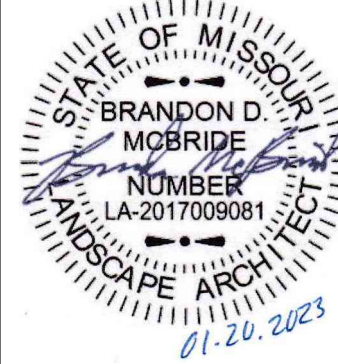
SITE PLAN LEGEND:

Legend:

- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- PROPOSED SIDEWALK & TRAIL
- PROPOSED VEHICULAR PAVEMENT

SITE PLAN NOTES:

1. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
2. SPECIFIC LOT TRASH ENCLOSURES SHALL MATCH MATERIALS OF ADJACENT BUILDINGS AND SHALL COMPLY WITH REQUIREMENTS PER UDO SEC. 9.790 C.



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson

REVISIONS

SITE PLAN - ZONE 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

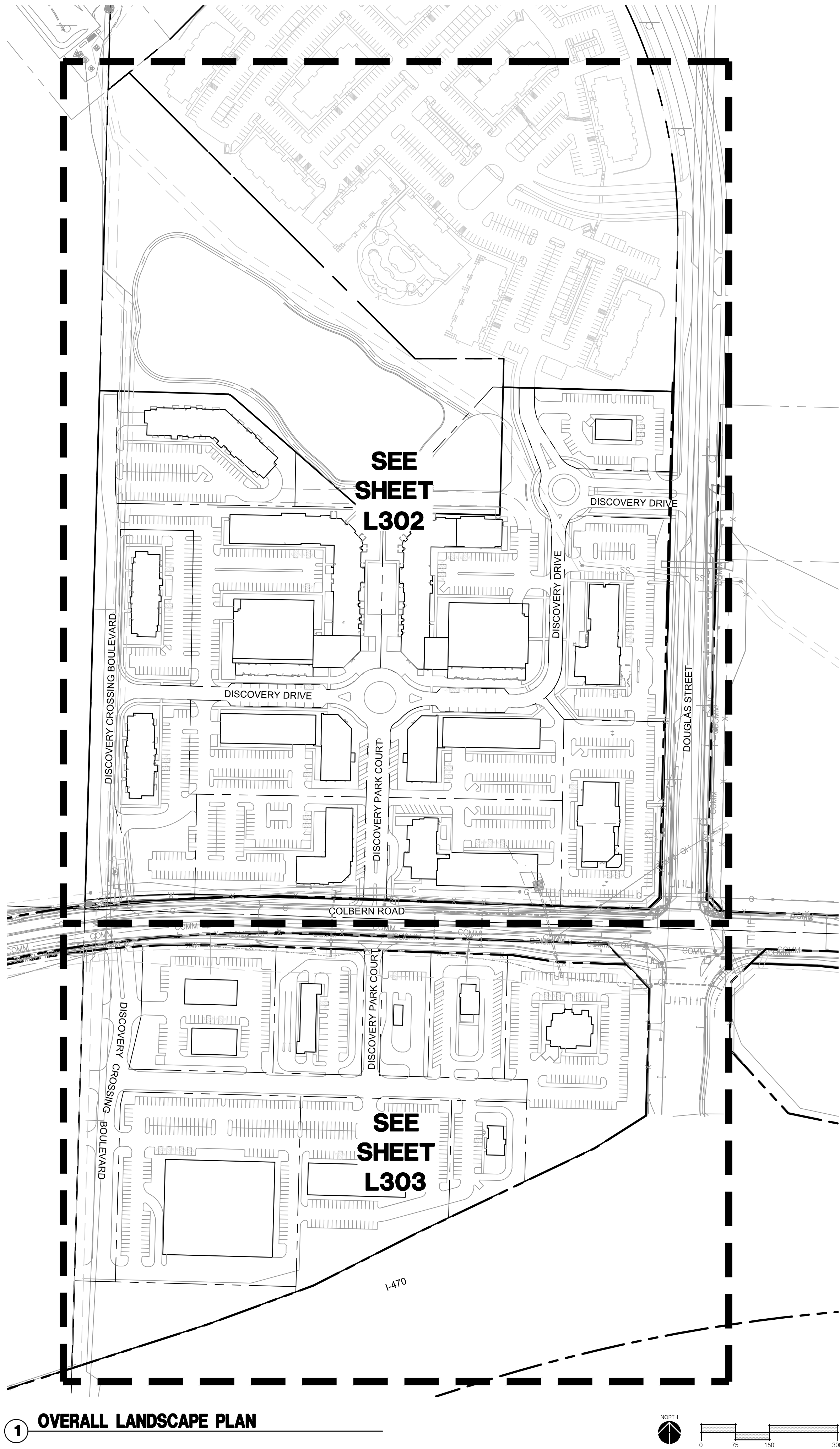
2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no.: L SIT01 A2104643
date: _____ 01.20.2023

SHEET
L202

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_OVR01_A2104643.dwg
DATE: Jan 20, 2023 5:26pm XREFS: C_XBASE_A2103436 L_PTBK_A2104643 L_LSC_GEN NOTES_A2104643 L_PTBK_A2104643 L_LSC_GEN NOTES_A2104643 C_PBASE_A2104643 C_FROAD_A2104643 L_SIT_GEN NOTES_A2104643 L_PLSCP_A2104643

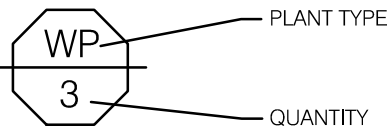
USER: ewilson
C_FBASE_A2104643



1 OVERALL LANDSCAPE PLAN

LANDSCAPE GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
- DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
- ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
- ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
- PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
- PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
- ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNERS FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
- PLANT KEY DESCRIPTION.



the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDE
LANDSCAPE ARCHITECT
NUMBER
LA-2017009081
01-20-2023

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

OVERALL LANDSCAPE PLAN

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

REVISIONS

drawn by: EW

checked by: CP

approved by: CP

QA/QC by: BM

project no.: A21-04643

drawing no.: L_OVR01_A2104643

date: 01.20.2023

SHEET

L300

LANDSCAPING AND SCREENING REQUIREMENTS - ZONE 1		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION			
SITE ZONED: CP-2, PROPOSED: PMIX			
TOTAL PROPERTY: 39.42 ACRES (1,717,196.71 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE		
	TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENTH O THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THEN 20'.		
	NE DOUGLAS STREET		
	TOTAL STREET FRONTAGE = 889 LF		
	(889/ 30 = 29.63)	30 TREES	30 TREES
	NW COLBERN ROAD		
	TOTAL STREET FRONTAGE = 1,087 LF		
	(1,087 / 30 = 36.23)	36 TREES	36 TREES
	DISCOVERY DRIVE		
	TOTAL STREET FRONTAGE = 3,857 LF		
	(3,857 / 30 = 128.57)	129 TREES	129 TREES
	DISCOVERY PARK COURT		
	TOTAL STREET FRONTAGE = 938 LF		
	(938 / 30 = 31.27)	31 TREES	31 TREES
	DISCOVERY CROSSING BOULEVARD		
	TOTAL STREET FRONTAGE = 2,244 LF		
	(2,244 / 30 = 74.80)	75 TREES	75 TREES
OPEN YARD TREES:			
SEC. 8.790	ONE TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT & HARDSCAPE AREAS		
	TOTAL LOT AREA = 1,717,197 SQ FT		
	BUILDING FOOTPRINT = 286,316 SQ FT		
	HARDSCAPE = 706,435 SQ FT		
	1,717,197 - 286,316 - 706,435 SQ FT = 724,446 SQ FT		
	724,446 / 5,000 = 144.89 TREES	145 TREES	145 TREES
	LANDSCAPE TOTALS	446	446
STREET FRONTAGE SHRUBS:			
SEC. 8.790	ONE SHRUB PER 20 FEET OF STREET FRONTAGE		
	A MINIMUM 20 FEET WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.		
	NE DOUGLAS STREET		
	TOTAL STREET FRONTAGE = 889 LF		
	(889/ 20 = 44.45)	44 SHRUBS	44 SHRUBS
	NW COLBERN ROAD		
	TOTAL STREET FRONTAGE = 1,087 LF		
	(1,087/ 20 = 54.35)	54 SHRUBS	54 SHRUBS
	DISCOVERY DRIVE		
	TOTAL STREET FRONTAGE = 1,643 LF		
	(1,643/ 20 = 82.15)	82 SHRUBS	82 SHRUBS
	DISCOVERY PARK COURT		
	TOTAL STREET FRONTAGE = 469 LF		
	(469/ 20 = 23.45)	23 SHRUBS	23 SHRUBS
	DISCOVERY CROSSING BOULEVARD		
	TOTAL STREET FRONTAGE = 1,108 LF		
	1,108/ 20 = 55.40)	55 SHRUBS	55 SHRUBS
OPEN YARD SHRUBS:			
SEC. 8.790	TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT & HARDSCAPE AREAS		
	TOTAL LOT AREA = 1,717,197 SQ FT		
	BUILDING FOOTPRINT = 286,316 SQ FT		
	HARDSCAPE = 706,435 SQ FT		
	1,717,197 - 286,316 - 706,435 SQ FT = 724,446 SQ FT		
	724,446 / 5,000 = 144.89 X 2 = 289.77 SHRUBS	290 SHRUBS	290 SHRUBS
	LANDSCAPE TOTALS	548 SHRUBS	548 SHRUBS
PARKING LOT LANDSCAPING:			
SEC. 8.810	LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREA SHALL BE AT LEAST FIVE PERCENT OF THE ENTIRE PARKING AREA		
	TOTAL PARKING LOT AREA: 396,693 SQ FT		
	TOTAL LANDSCAPE ISLAND AREA: 43,348 SQ FT		
	43,348 / 396,693 = .1093	10.93%	
	LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA & R/W	20' WIDE	
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.		

LANDSCAPING AND SCREENING REQUIREMENTS - ZONE 2		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION			
SITE ZONED: PMIX			
TOTAL PROPERTY: 19.83 ACRES (863,837 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE		
	TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENTH O THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THEN 20'.		
	NE DOUGLAS STREET		
	TOTAL STREET FRONTAGE = 336 LF		
	(336/ 30 = 11.2)	11 TREES	11 TREES
	NW COLBERN ROAD		
	TOTAL STREET FRONTAGE = 1,031 LF		
	(1,031/ 30 = 34.37)	34 TREES	34 TREES
	DISCOVERY PARK COURT		
	TOTAL STREET FRONTAGE = 534 LF		
	(534/ 30 = 17.8)	18 TREES	18 TREES
	DISCOVERY CROSSING BOULEVARD		
	TOTAL STREET FRONTAGE = 1,139 LF		
	(1,139/ 30 = 37.97)	38 TREES	38 TREES
OPEN YARD TREES:			
SEC. 8.790	ONE TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT & HARDSCAPE AREAS		
	TOTAL LOT AREA = 863,837 SQ FT		
	BUILDING FOOTPRINT = 94,373 SQ FT		
	HARDSCAPE = 421,391 SQ FT		
	863,837 - 94,373 - 421,391 SQ FT = 348,073 SQ FT		
	348,073 / 5,000 = 69.61 TREES	70 TREES	70 TREES
	LANDSCAPE TOTALS	171 TREES	171 TREES
STREET FRONTAGE SHRUBS:			
SEC. 8.790	ONE SHRUB PER 20 FEET OF STREET FRONTAGE		
	A MINIMUM 20 FEET WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.		
	NE DOUGLAS STREET		
	TOTAL STREET FRONTAGE = 336 LF		
	(336/ 20 = 16.8)	17 SHRUBS	17 SHRUBS
	NW COLBERN ROAD		
	TOTAL STREET FRONTAGE = 1,031 LF		
	(1,031/ 20 = 51.55)	52 SHRUBS	52 SHRUBS
	DISCOVERY PARK COURT		
	TOTAL STREET FRONTAGE = 534 LF		
	(534/ 20 = 26.7)	27 SHRUBS	27 SHRUBS
	DISCOVERY CROSSING BOULEVARD		
	TOTAL STREET FRONTAGE = 1,139 LF		
	(1,139/ 20 = 56.95)	57 SHRUBS	57 SHRUBS
OPEN YARD SHRUBS:			
SEC. 8.790	TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT & HARDSCAPE AREAS		
	TOTAL LOT AREA = 863,837 SQ FT		
	BUILDING FOOTPRINT = 94,373 SQ FT		
	HARDSCAPE = 421,391 SQ FT		
	863,837 - 94,373 - 421,391 SQ FT = 348,073 SQ FT		
	348,073 / 5,000 = 69.61 X 2 = 139.22 SHRUBS	139 SHRUBS	139 SHRUBS
	LANDSCAPE TOTALS	292 SHRUBS	292 SHRUBS
PARKING LOT LANDSCAPING:			
SEC. 8.810	LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREA SHALL BE AT LEAST FIVE PERCENT OF THE ENTIRE PARKING AREA		
	TOTAL PARKING LOT AREA: 319,583 SQ FT		
	TOTAL LANDSCAPE ISLAND AREA: 21,033 SQ FT		
	21,033 / 319,583 = .0658	6.58%	
	LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA & R/W	20' WIDE	
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.		

MASTER PLANT SCHEDULE					
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AM	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	3" CAL	B&B	
AT	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM'	NORWEGIAN SUNSET® MAPLE	3" CAL	B&B	
CF	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	3" CAL	B&B	
GA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MADENHAIR TREE	3" CAL	B&B	
GI	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	3" CAL	B&B	
GD	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	3" CAL	B&B	
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL	B&B	
PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	3" CAL	B&B	
QA	QUERCUS ALBA	WHITE OAK	2" CAL		
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" CAL	B&B	
TM	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	3" CAL	B&B	
UN	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY AMERICAN ELM	3" CAL	B&B	
ZV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	3" CAL	B&B	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	8" HT.	B&B	
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LEMBER PINE	8" HT.	B&B	
PS	PINUS STROBUS	WHITE PINE	8" HT.	B&B	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AB	ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL	B&B	
AG	ACER GRISEUM	PAPERBARK MAPLE	3" CAL	B&B	
AC	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	3" CAL	B&B	
CO	CERCIS CANADENSIS 'TEXENSIS' 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	3" CAL	B&B	
MX	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL	B&B	
MP	MALLUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3" CAL	B&B	
MC	MALLUS X 'SARGENTII'	SARGENT CRABAPPLE	3" CAL	B&B	
MS	MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3" CAL	B&B	
SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL	B&B	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CP2	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	1 GAL		48" o.c.
EC	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	1 GAL		48" o.c.
FK	FORSYTHIA X 'INTERMEDIA' 'KOLGOLD'	MAGICAL® GOLD FORSYTHIA	1 GAL		48" o.c.
HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	1 GAL		48" o.c.
IR	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1 GAL		48" o.c.
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	1 GAL		48" o.c.
NB	NANDINA DOMESTICA 'AKA'	BLUSH PINK™ HEAVENLY BAMBOO	1 GAL		48" o.c.
PD2	PHYSCARPUS OPULOFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	1 GAL		48" o.c.
RE	RHODODENDRON X 'P.J.M.'	PJM RHODODENDRON	1 GAL		48" o.c.
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL		48" o.c.
SE	SAMBUCUS NIGRA 'EVA'	BLACK LACE® ELDERBERRY	1 GAL		48" o.c.
VM	VIBURNUM CARLESII 'SMVCB'	SPICE BABY™ KOREANSPICE VIBURNUM	1 GAL		48" o.c.
VS	VIBURNUM DENTATUM 'SMVDE'	SPARKLER® ARROWWOOD VIBURNUM	1 GAL		48" o.c.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
BG	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	1 GAL		48" o.c.
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL		48" o.c.
JW	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	1 GAL		48" o.c.
TE	TAXUS X 'MEDIA' 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	1 GAL		48" o.c.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL		
LB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL		
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL		
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL		
SS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
BS	BOLTONIA ASTEROIDES 'SNOWBANK'	SNOWBANK FALSE ASTER	1 GAL		
CM	COREOPSIS X 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL		
DW	DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	FIREWITCH CHEDDAR PINK	1 GAL		
EK	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL		
ES	ECHINACEA X 'SUNSET'	SUNSET CONEFLOWER	1 GAL		
GW	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES GAURA	1 GAL		
HP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CREVICE ALUMROOT	1 GAL		
LM	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL		
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL		
RG2	RUDBECKIA FULGIDA 'SULLIVANTII' 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL		
SM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	PLUG		
SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL		

the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDE
LANDSCAPE ARCHITECT
NUMBER LA-2017009081
01-20-2023

BY

REV. NO.

REVISIONS DESCRIPTION

DATE

2023

LANDSCAPE & SCREENING REQUIREMENTS DATA

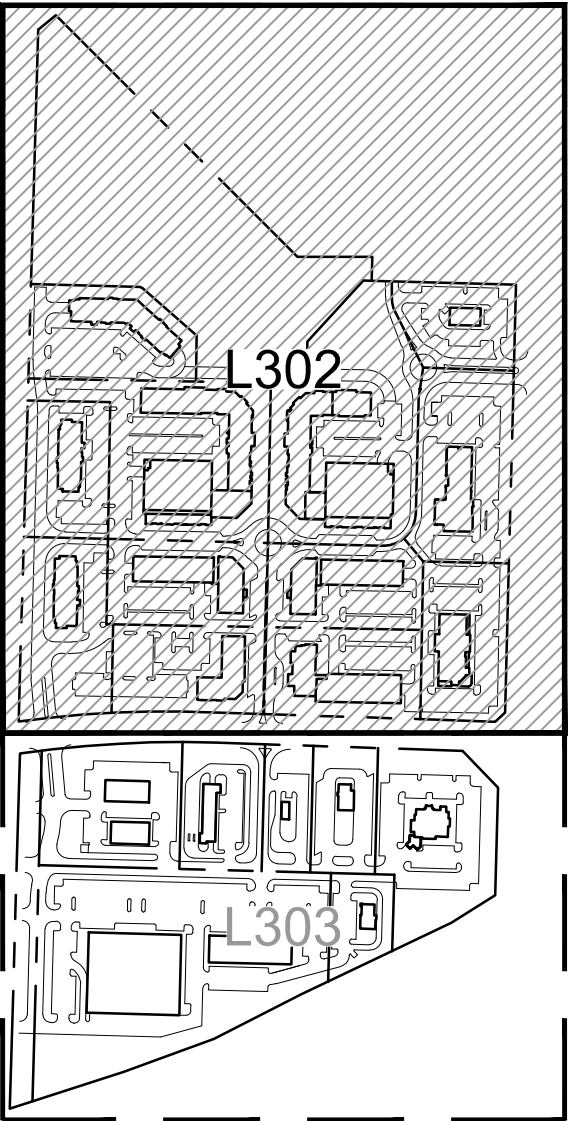
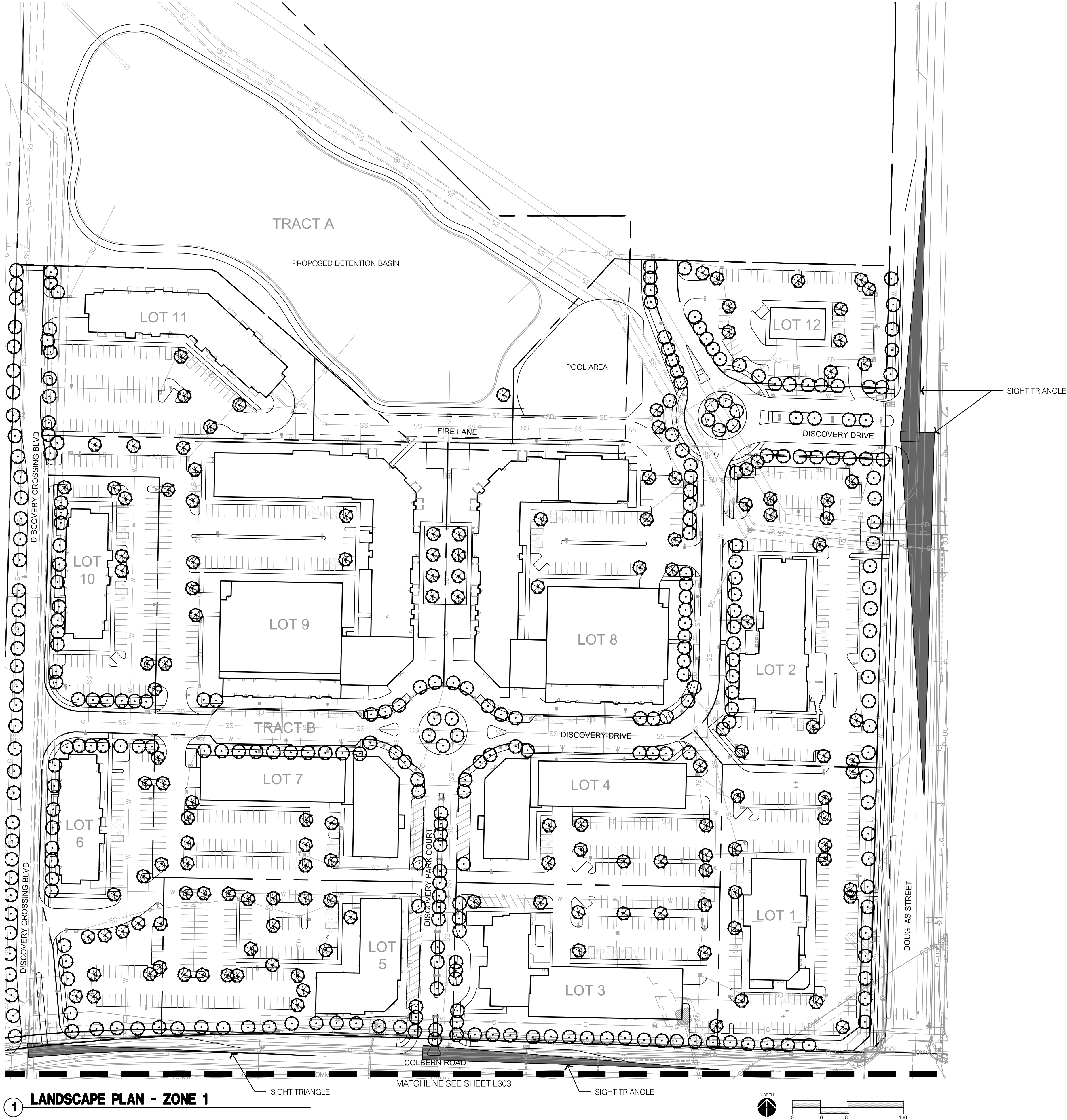
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: A21-04643
drawing no.: L_OVR01_A2104643
date: 01.20.2023

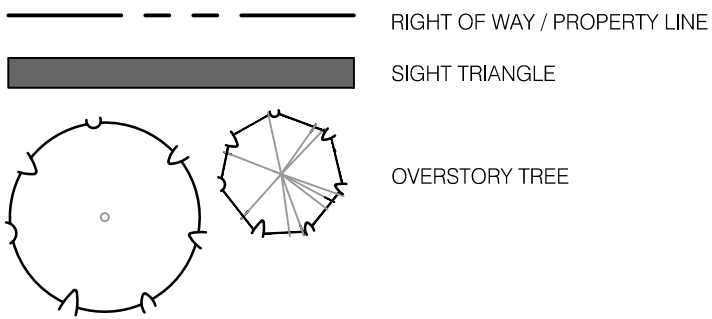
SHEET
L301

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_LSC01_A2104643.dwg
DATE: Jan 20, 2023 5:27pm
XREFS: C:\BASE_A2104643 C:\PUTIL_A2104643 C:\BASE_A2104643 C:\PUTIL_A2104643
USER: ewilson
PTBLK_A2104643 L_KEY MAP_A2104643 L_LSC_LEG_OVR_A2104643 L_OVR01_A2104643 C_PBASE_A2104643 C_FROAD_A2104643

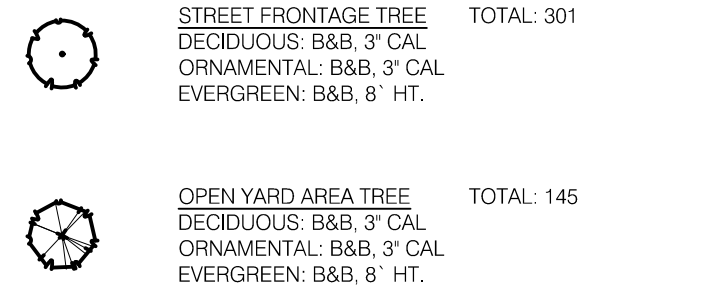


KEYMAP

LANDSCAPE LEGEND:



PRELIMINARY PLANT SCHEDULE



1 LANDSCAPE PLAN - ZONE 1

the **ols**son studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDE
NUMBER
LA-2017009081
LANDSCAPE ARCHITECT
01-20-2023

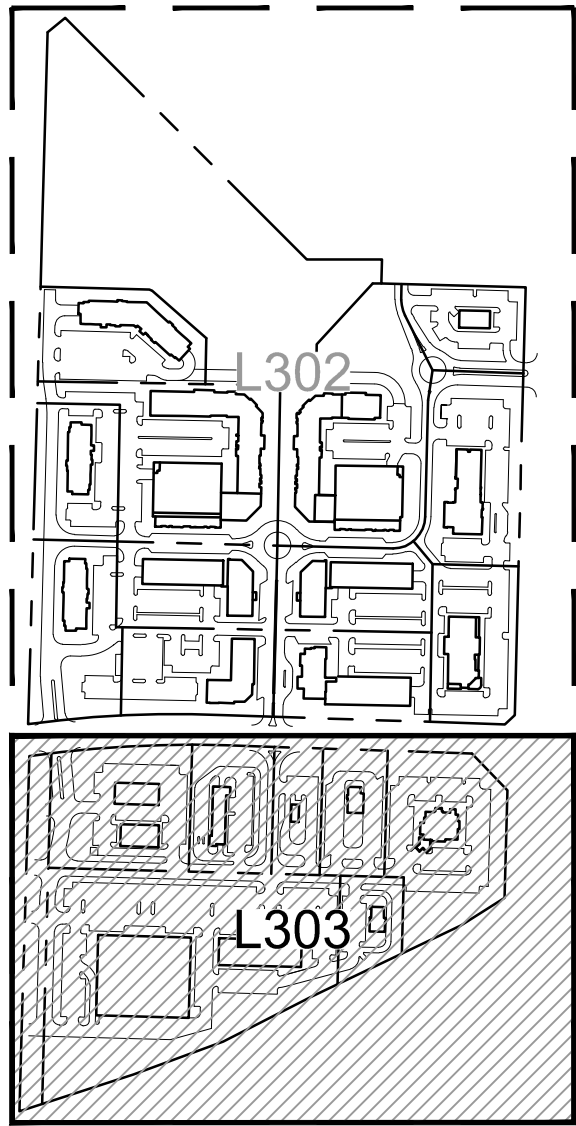
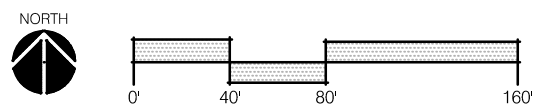
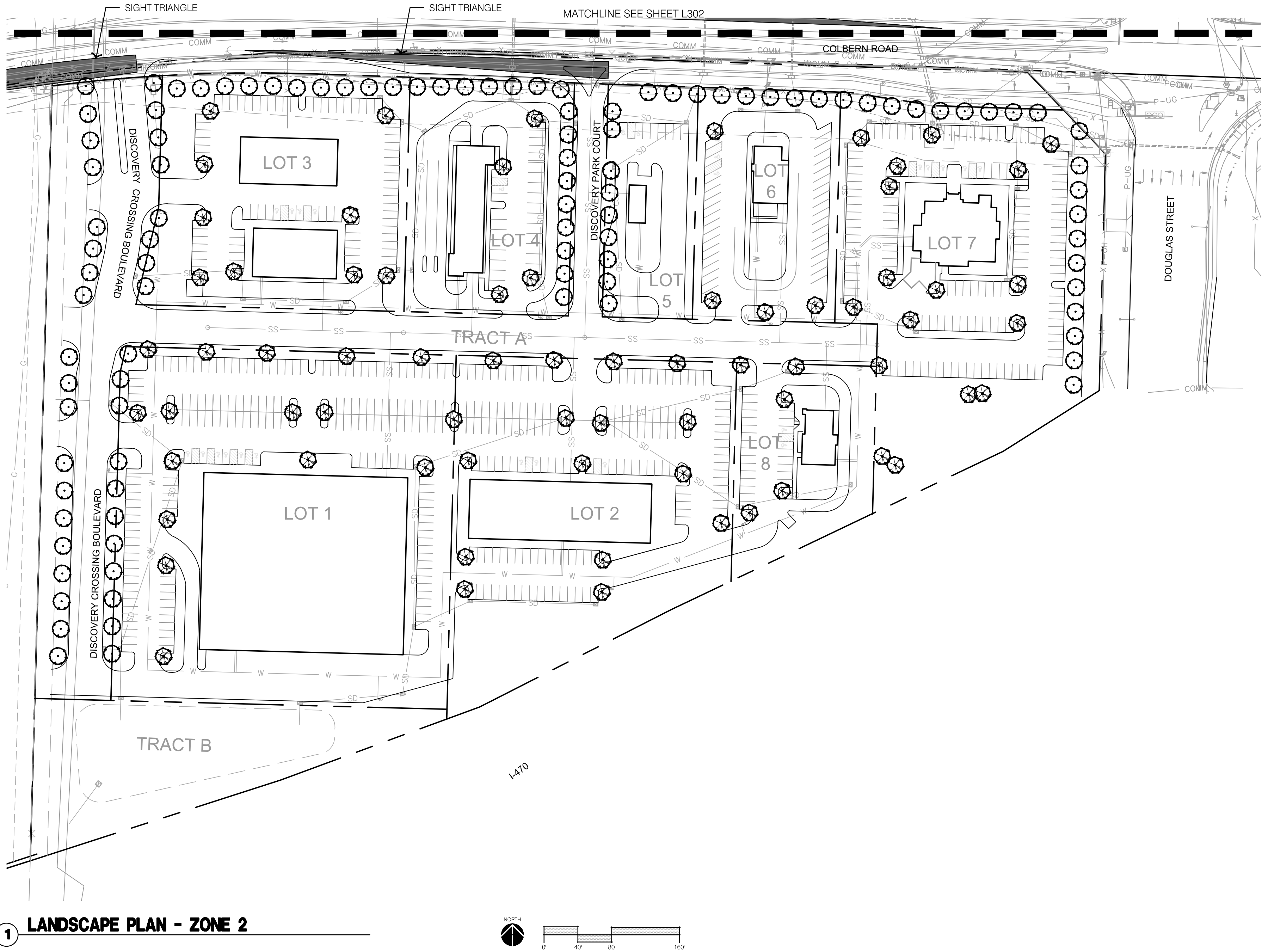
BY
REV. NO.
DATE
REVISIONS DESCRIPTION
REVISIONS

LANDSCAPE PLAN - ZONE 1
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2
LEE'S SUMMIT, MISSOURI
2023

drawn by: EW
checked by: CP
approved by: CP
QA/QC by: BM
project no.: A21-04643
drawing no.: L_LSC01_A2104643
date: 01.20.2023

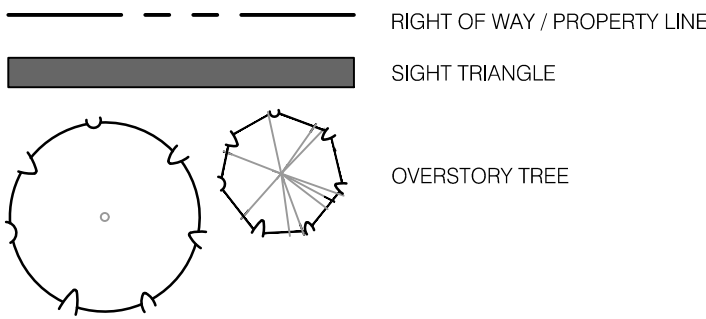
SHEET
L302

1 LANDSCAPE PLAN - ZONE 2



KEYMAP

LANDSCAPE LEGEND:



PRELIMINARY PLANT SCHEDULE

	STREET FRONTAGE TREE DECIDUOUS: B&B, 3" CAL ORNAMENTAL: B&B, 3" CAL EVERGREEN: B&B, 9" HT.	TOTAL: 101
	OPEN YARD AREA TREE DECIDUOUS: B&B, 3" CAL ORNAMENTAL: B&B, 3" CAL EVERGREEN: B&B, 9" HT.	TOTAL: 70

drawn by: EW
checked by: CP
approved by: CP
QA/QC by: BM
project no.: A21-04643
drawing no.: L_LSC01_A2104643
date: 01.20.2023

SHEET
L303

LANDSCAPE PLAN - ZONE 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

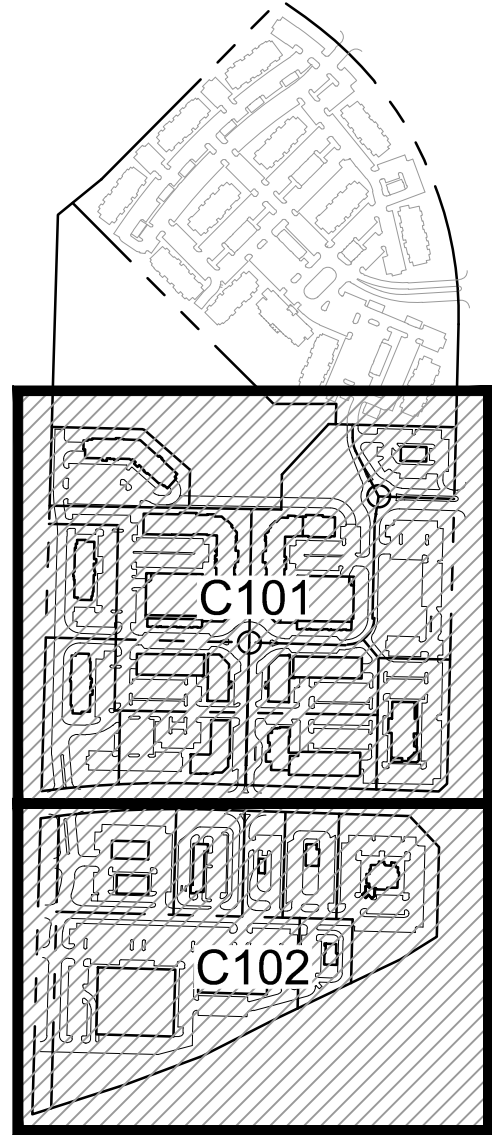
REVISIONS

the olsson studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olisson.com

STATE OF MISSOURI
BRANDON D. MOBRIDE
NUMBER
LA-2017009081
LANDSCAPE ARCHITECT
01-20-2023

DWG: F:\2021\04501-05000\021-04843-A\40-Design\AutoCAD\Preliminary\Plans\Sheets\GNCA\POP\C_GRD01_A2104643.dwg
DATE: Jan 20, 2023 12:52pm
XREFS: C_PBASE_A2104643 C_PUTIL_A2104643 C_KWAP_A2104643 C_PENDY_A2104643 E_PBASE_A2104643



- LEGEND**
- PROPERTY BOUNDARIES
 - LOT LINE
 - EASEMENT LINE
 - ## S.E. SANITARY SEWER EASEMENT
 - ## D.E. STORM DRAINAGE EASEMENT
 - FO EXISTING FIBER OPTIC LINE
 - G EXISTING GAS LINE
 - T EXISTING TELEPHONE LINE
 - P-UG EXISTING UNDERGROUND POWER LINE
 - EX EXISTING STORM SEWER
 - SS EXISTING SANITARY SEWER
 - W EXISTING WATER LINE
 - 999- EXISTING MAJOR CONTOUR (10' INTERVAL)
 - 999- EXISTING MINOR CONTOUR (2' INTERVAL)
 - 999- PROPOSED MAJOR CONTOUR (10' INTERVAL)
 - 999- PROPOSED MINOR CONTOUR (2' INTERVAL)
 - 999- FUTURE MAJOR CONTOUR (10' INTERVAL)
 - 999- FUTURE MINOR CONTOUR (2' INTERVAL)

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

STATE OF MISSOURI
BROCK M. WORTHLEY
LICENSED PROFESSIONAL ENGINEER
PE-2019000237
12/2025

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

OVERALL GRADING PLAN

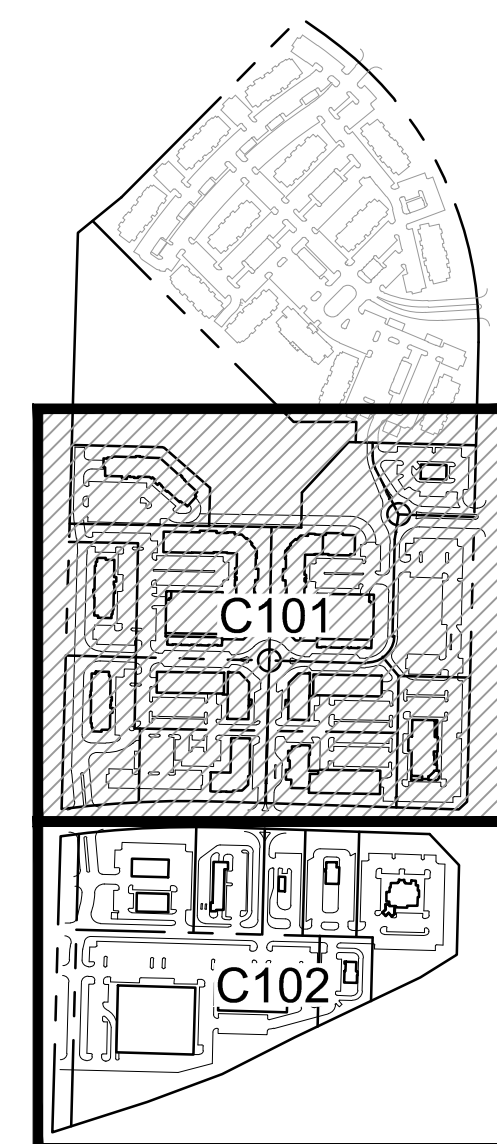
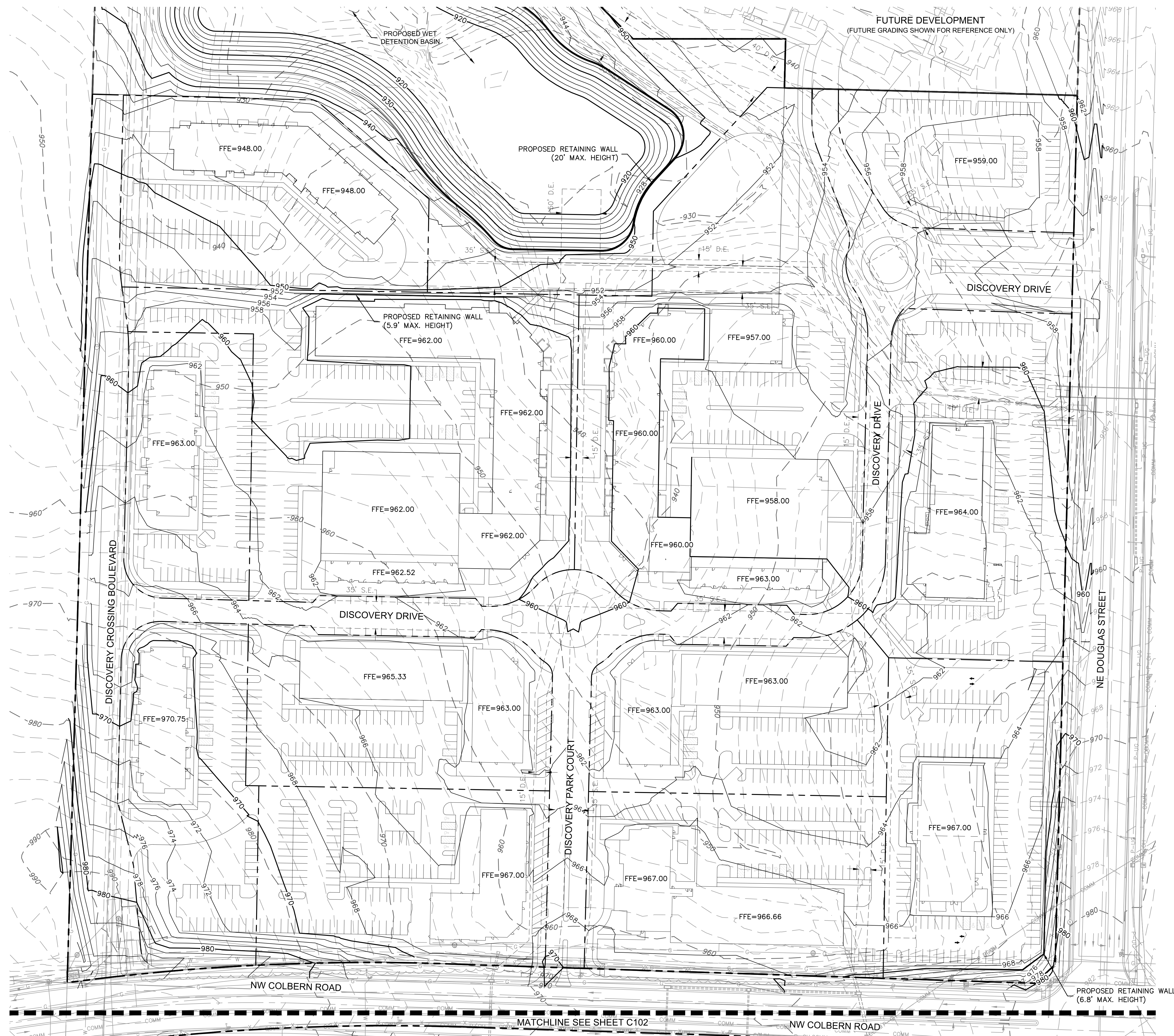
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

drawn by: BMW
checked by: BMW
approved by: NDH
QA/QC by: NDH
project no.: A21-04843
drawing no.: C_GRD01_A2104843
date: 01/20/2023

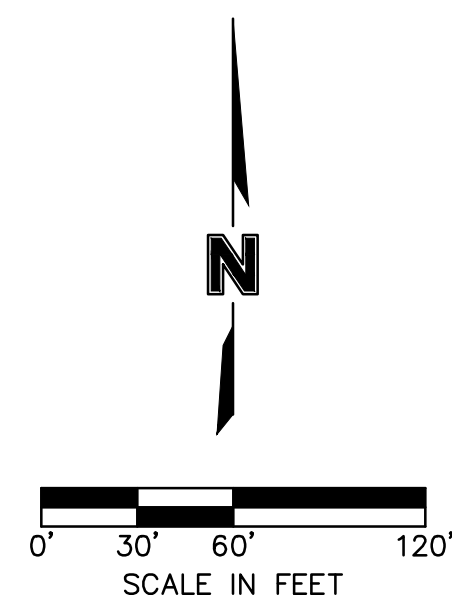
2022

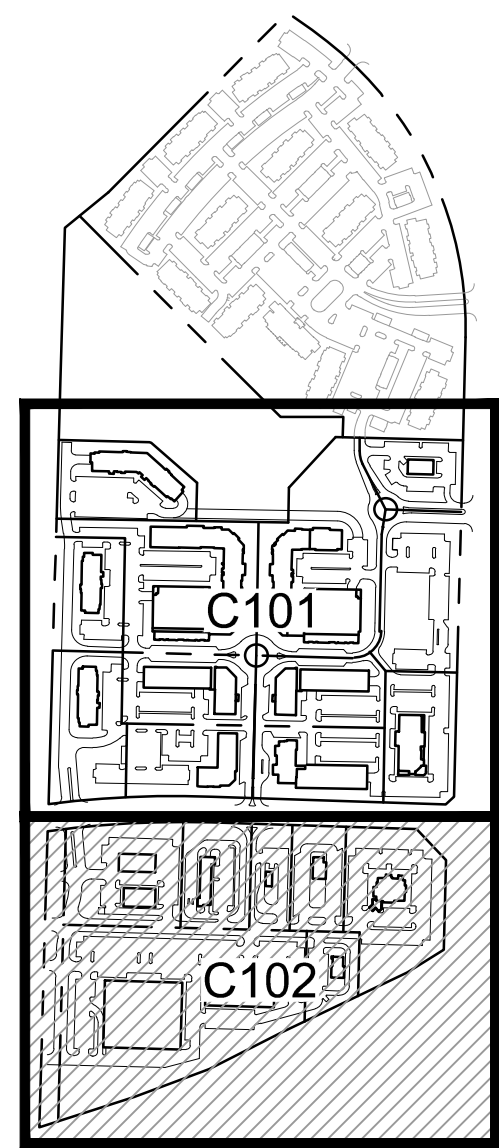
SHEET
C100



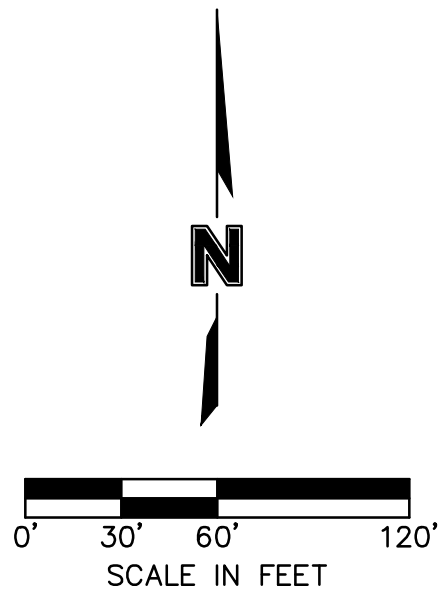
KEYMAP

- ### LEGEND
- | | |
|---|---------------------------------------|
| — — — — — | PROPERTY BOUNDARIES |
| — — — — — | LOT LINE |
| — — — — — | EASEMENT LINE |
| ## S.E. | SANITARY SEWER EASEMENT |
| ## D.E. | STORM DRAINAGE EASEMENT |
| FO ——— | EXISTING FIBER OPTIC LINE |
| G ——— | EXISTING GAS LINE |
| T ——— | EXISTING TELEPHONE LINE |
| P-UG ——— | EXISTING UNDERGROUND POWER LINE |
|  ——— | EXISTING STORM SEWER |
| SS ——— | EXISTING SANITARY SEWER |
| W ——— | EXISTING WATER LINE |
| 999 ——— | EXISTING MAJOR CONTOUR (10' INTERVAL) |
| 999 ——— | EXISTING MINOR CONTOUR (2' INTERVAL) |
| 999 ——— | PROPOSED MAJOR CONTOUR (10' INTERVAL) |
| 999 ——— | PROPOSED MINOR CONTOUR (2' INTERVAL) |
| 999 ——— | FUTURE MAJOR CONTOUR (10' INTERVAL) |
| 999 ——— | FUTURE MINOR CONTOUR (2' INTERVAL) |

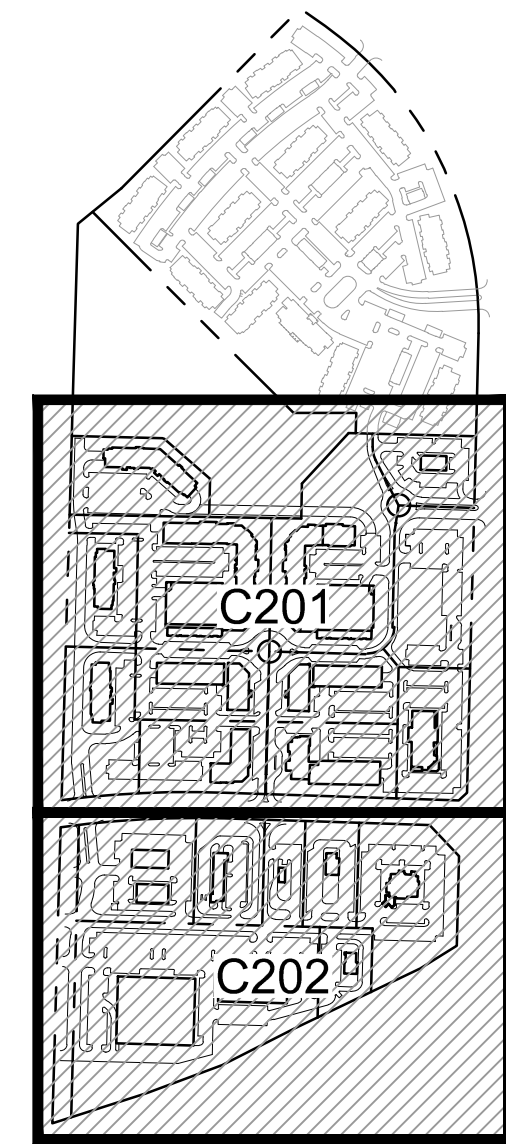
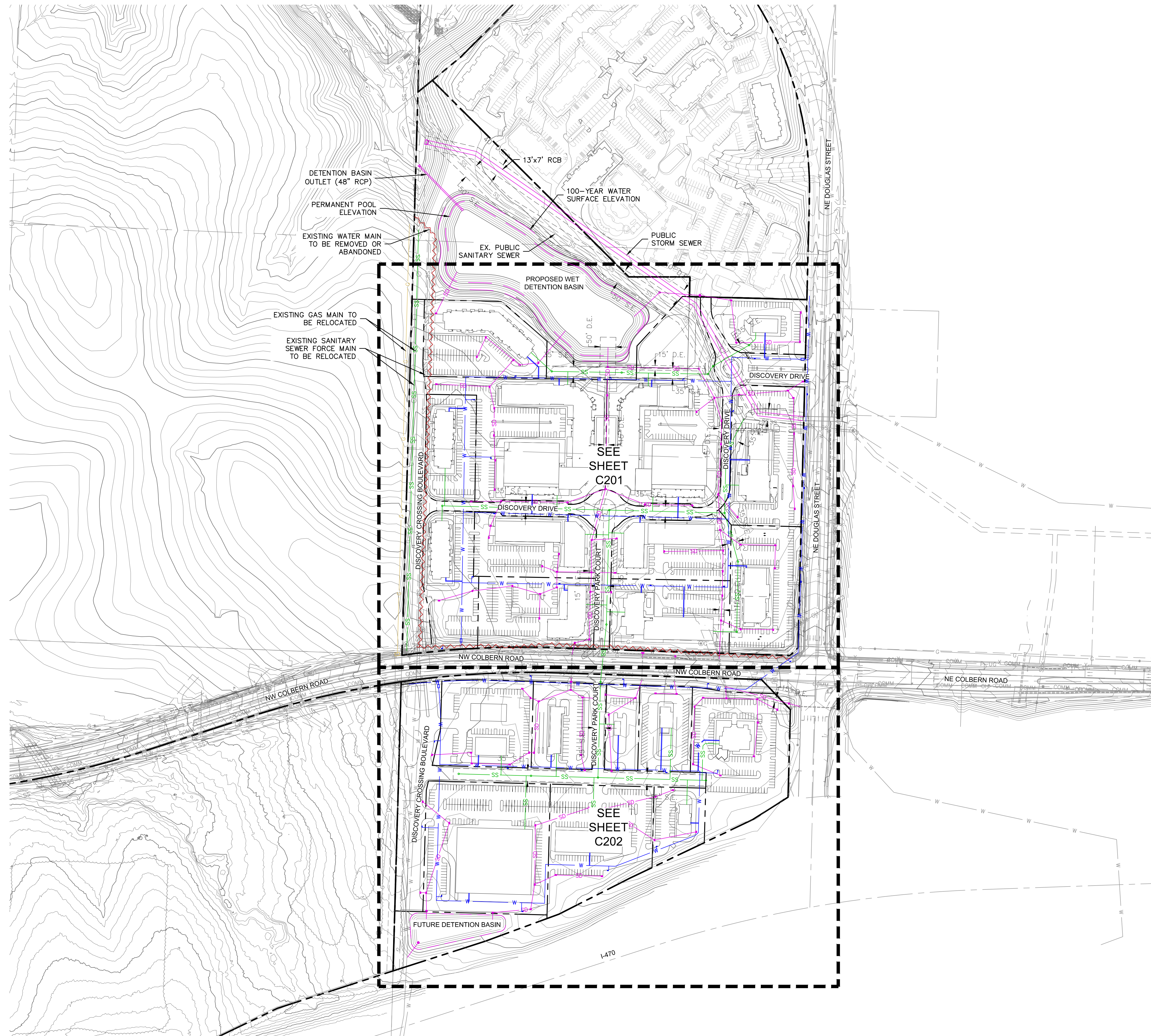




KEYMAP



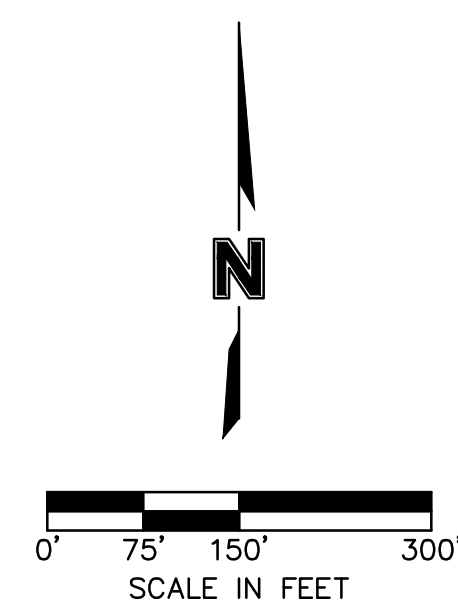
- ## LEGEND
- | | |
|------------------|---------------------------------------|
| ————— | PROPERTY BOUNDARIES |
| - - - - - | LOT LINE |
| ————— | EASEMENT LINE |
| ##' S.E. | SANITARY SEWER EASEMENT |
| ##' D.E. | STORM DRAINAGE EASEMENT |
| ————— FO ————— | EXISTING FIBER OPTIC LINE |
| ————— G ————— | EXISTING GAS LINE |
| ————— T ————— | EXISTING TELEPHONE LINE |
| ————— P-UG ————— | EXISTING UNDERGROUND POWER LINE |
| ————— [] ————— | EXISTING STORM SEWER |
| ————— SS ————— | EXISTING SANITARY SEWER |
| ————— W ————— | EXISTING WATER LINE |
| ————— 999 ————— | EXISTING MAJOR CONTOUR (10' INTERVAL) |
| ————— 999 ————— | EXISTING MINOR CONTOUR (2' INTERVAL) |
| ————— 999 ————— | PROPOSED MAJOR CONTOUR (10' INTERVAL) |
| ————— 999 ————— | PROPOSED MINOR CONTOUR (2' INTERVAL) |
| ————— 999 ————— | FUTURE MAJOR CONTOUR (10' INTERVAL) |
| ————— 999 ————— | FUTURE MINOR CONTOUR (2' INTERVAL) |

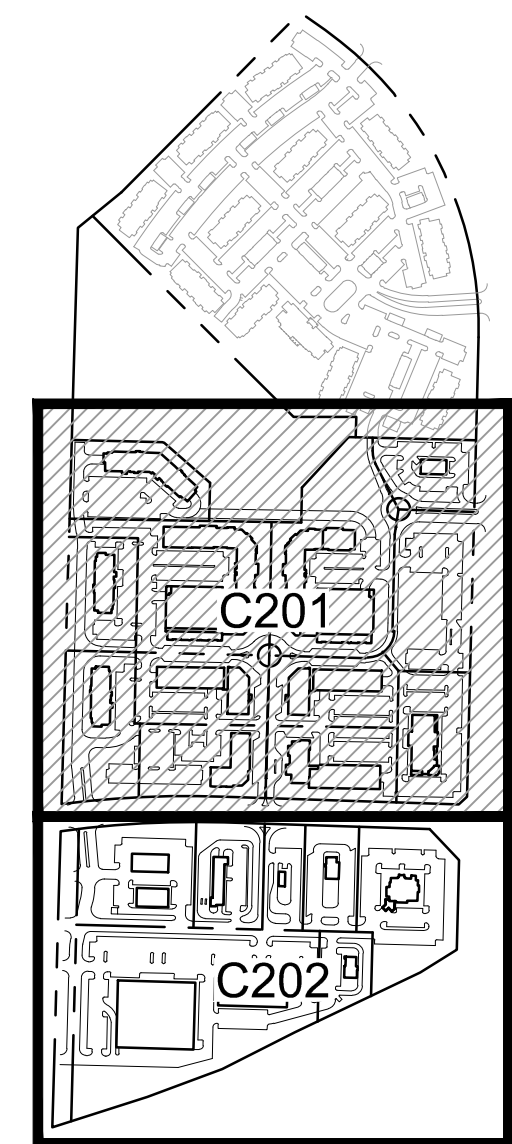
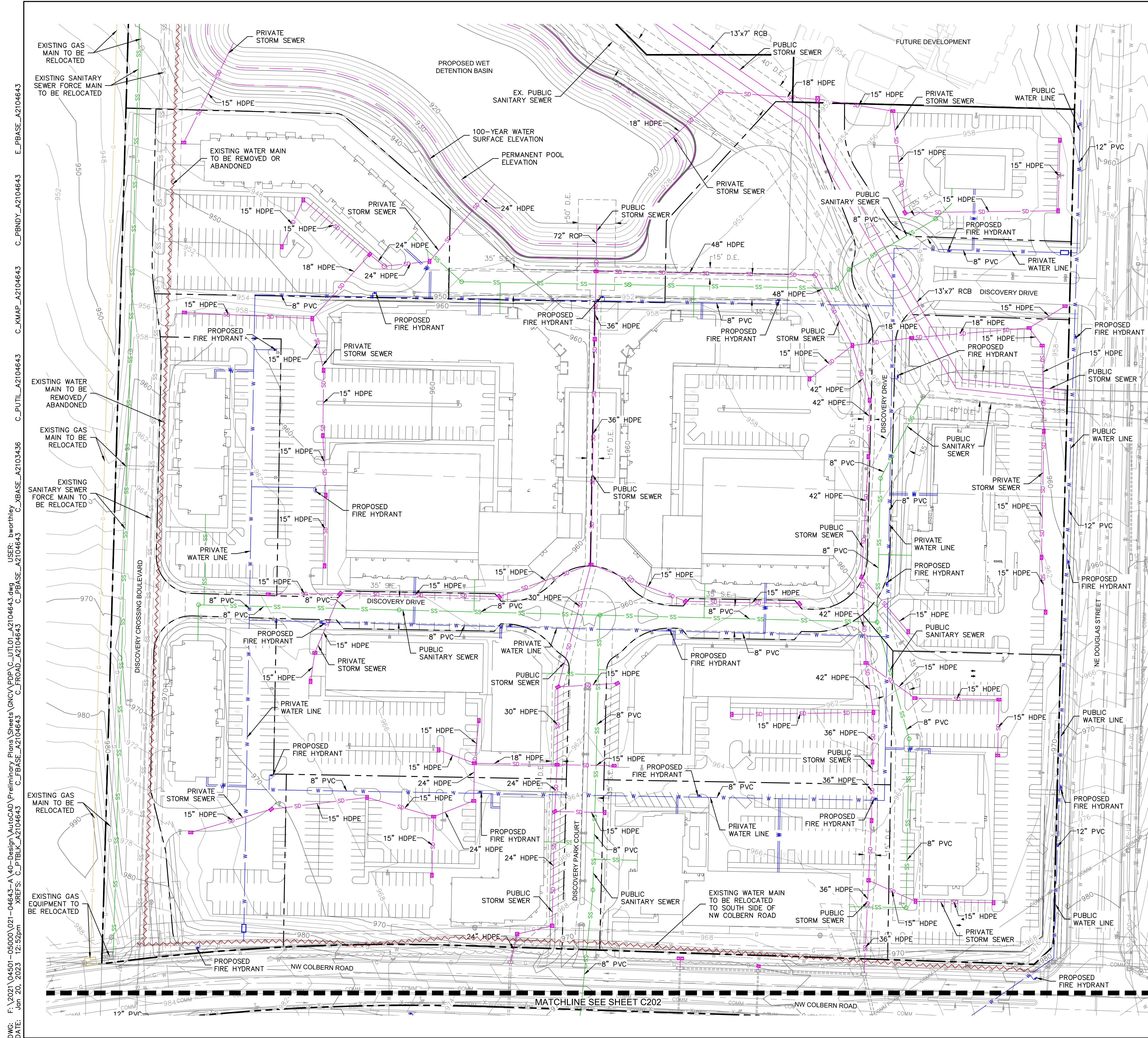


KEYMAP

LEGEND

- | | |
|--|---------------------------------------|
| | PROPERTY BOUNDARIES |
| | LOT LINE |
| | EASEMENT LINE |
| | SANITARY SEWER EASEMENT |
| | STORM DRAINAGE EASEMENT |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE |
| | EXISTING UNDERGROUND POWER LINE |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER LINE |
| | PROPOSED GAS LINE |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | PROPOSED LIGHT POLE |
| | EXISTING PIPE REMOVAL/ABANDONMENT |
| | FINISHED MAJOR CONTOUR (10' INTERVAL) |
| | FINISHED MINOR CONTOUR (2' INTERVAL) |





KEYMAP

[illegible]

UTILITY PLAN - ZONE 1	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MISSOURI	2022

SHEET
C201

drawn by: _____ BMW
checked by: _____ BMW
approved by: _____ NDH
QA/QC by: _____ NDH
project no.: _____ A21-04643
drawing no.: C UTL01 A2104643
date: _____ 01.20.2023

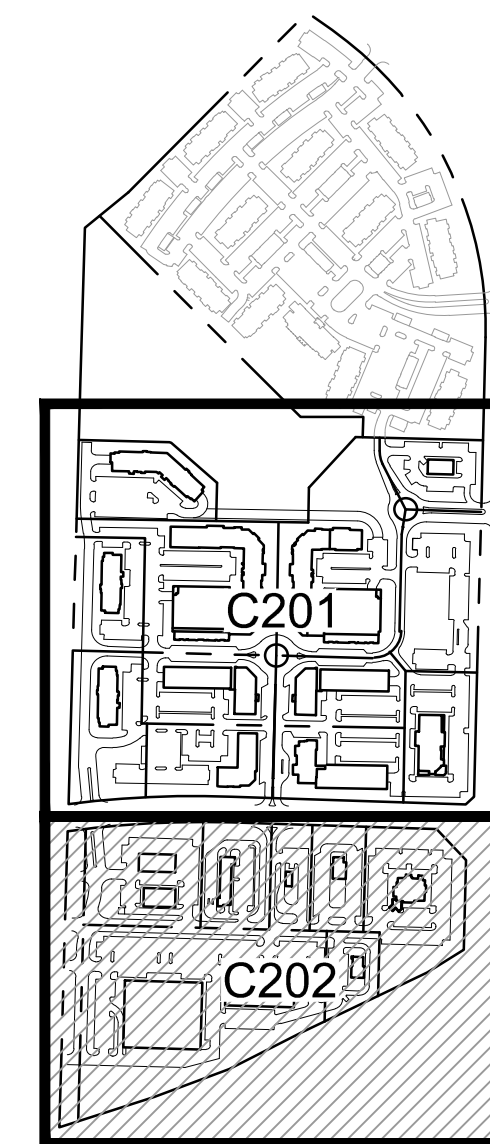
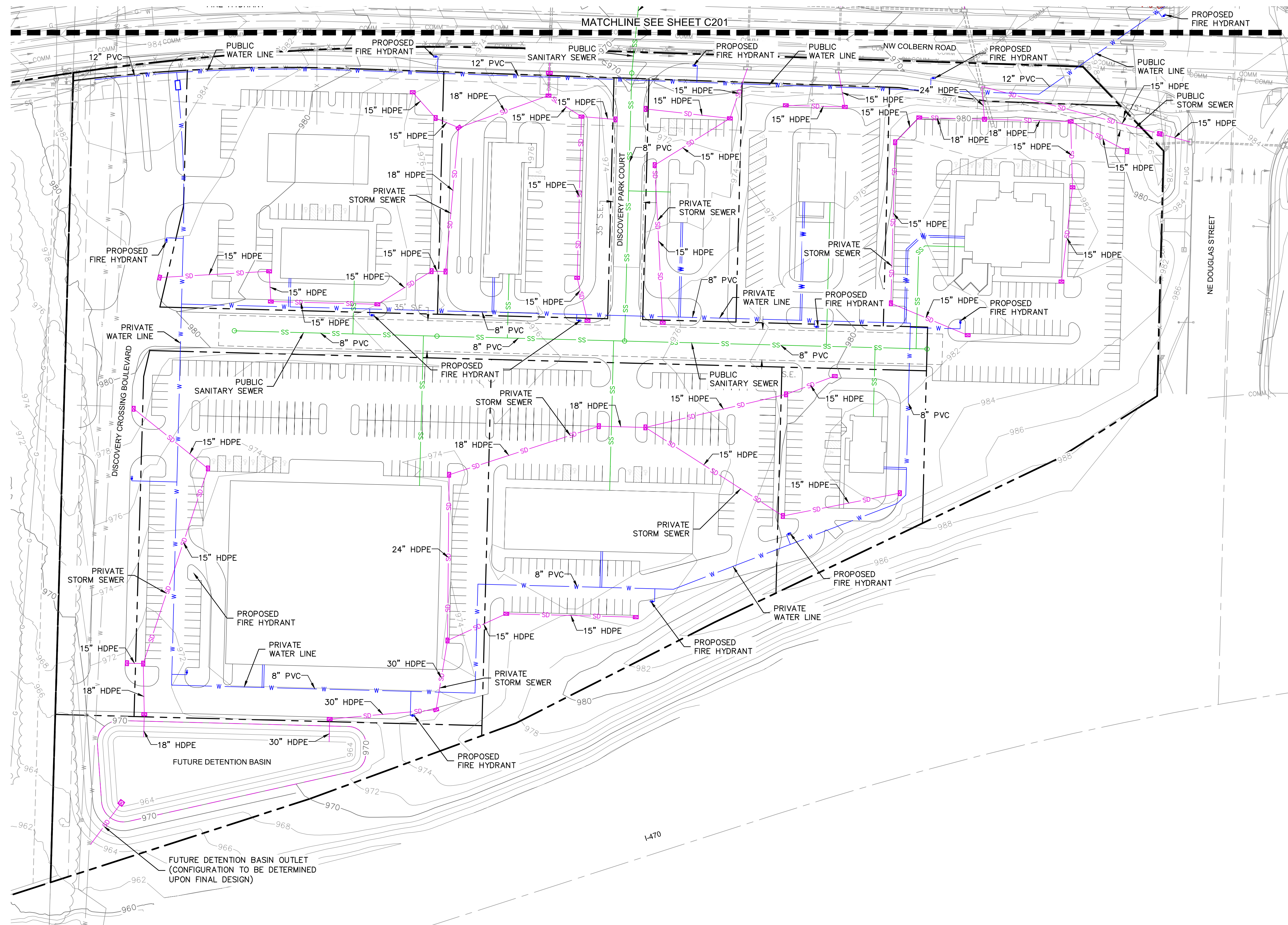
UTILITY PLAN - ZONE 1

REVISIONS DESCRIPTION

BY

olsson

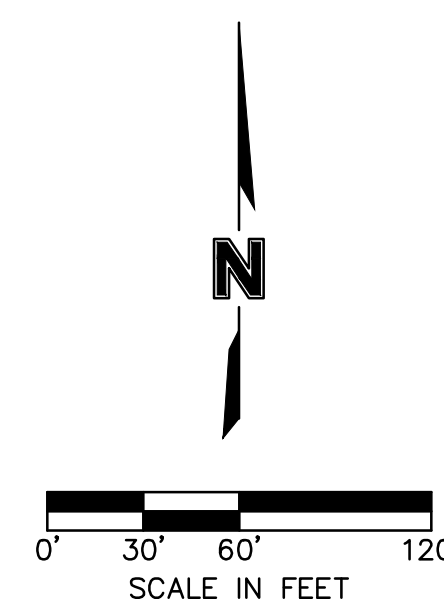
Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com



KEYMAP

LEGEND

- | | |
|--|---------------------------------------|
| | PROPERTY BOUNDARIES |
| | LOT LINE |
| | EASEMENT LINE |
| | SANITARY SEWER EASEMENT |
| | STORM DRAINAGE EASEMENT |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE |
| | EXISTING UNDERGROUND POWER LINE |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER LINE |
| | PROPOSED GAS LINE |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | PROPOSED LIGHT POLE |
| | EXISTING PIPE REMOVAL/ABANDONMENT |
| | FINISHED MAJOR CONTOUR (10' INTERVAL) |
| | FINISHED MINOR CONTOUR (2' INTERVAL) |



Mechanical - Electrical - Plumbing Design Drawings for

Discovery Park - Zone 1

NE Douglas Street & NW Colbern Road
Lee's Summit, Jackson County, MO 64139

GENERAL MEP SPECIFICATIONS

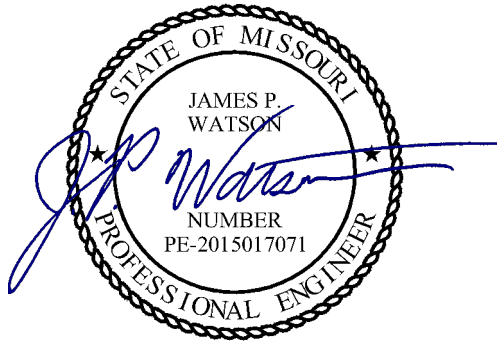
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS IN THE CONTRACT DOCUMENTS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH HIS TRADE REGARDLESS OF WHERE THE WORK IS DEPICTED IN THE DRAWINGS OR SPECIFICATIONS.
- THE LAYOUT OF SYSTEMS SHOWN ON PLANS ARE APPROXIMATE AND WILL NEED TO BE COORDINATED IN FIELD. THE CONTRACTOR SHALL INCLUDE THIS COORDINATION IN HIS SCOPE AND INCLUDE ALL COSTS OF MODIFYING THE LAYOUT AS REQUIRED IN HIS BID.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABOR TO PRODUCE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS STATED OTHERWISE ON PLANS.
- ALL MATERIALS TO BE NEW, FIRST CLASS, AND INSTALLED PER MANUFACTURE'S PUBLISHED INSTRUCTIONS.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING EQUIPMENT LOCATIONS AND SYSTEM ROUTING WITH OTHER TRADES PRIOR TO INSTALLATION.
- CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE PROJECT IS TURN OVER TO THE OWNER, UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO INCLUDE IN THEIR SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METERING, AND TAPS ASSOCIATED WITH THEIR WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE THEIR WORK, UNLESS NOTED OTHERWISE.
- THESE PLANS ARE NOT TO BE SCALED. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE THERE IS A CONFLICT BETWEEN ARCHITECTURAL DIMENSIONS AND MEP DIMENSION, ARCHITECTURAL SHALL GOVERN.
- SEE DISCIPLINE SHEETS FOR ADDITIONAL DISCIPLINE SPECIFIC SPECIFICATIONS.

REFERENCED CODES IN EFFECT

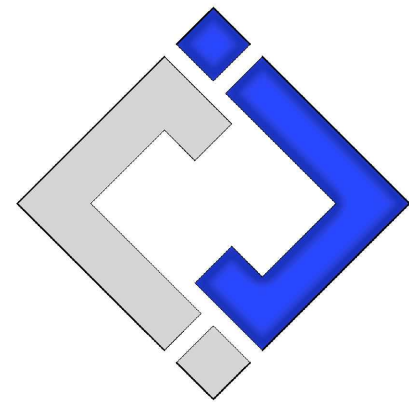
- 2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE

SHEET INDEX

SHEET #	SHEET NAME
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET
MEP2	OVERALL SITE PLAN
MEP3	SITE LIGHTING PLAN
E501	ELECTRICAL DETAILS & SCHEDULES



James Watson, P.E. January 20th, 2023
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No: J20904

J2 DESIGN: JAP

ISSUE TITLE	DATE
-------------	------

Mechanical - Electrical - Plumbing Design Drawings for

Discovery Park - Zone 1

NE Douglas Street & NW Colbern Road
Lee's Summit, Jackson County, MO 64139

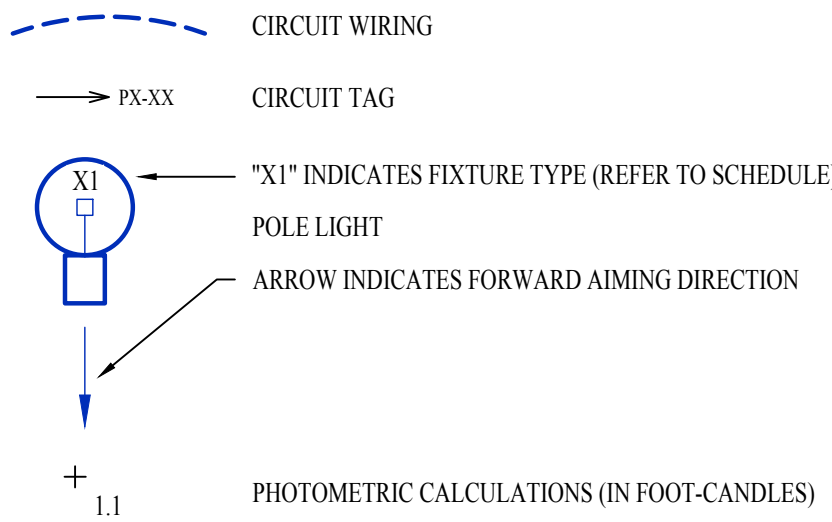
SHEET TITLE

MECHANICAL
ELECTRICAL
PLUMBING
COVER SHEET

SHEET NUMBER

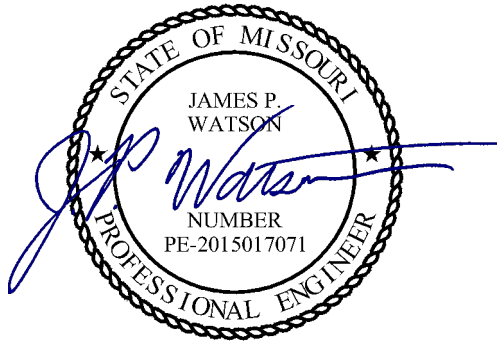
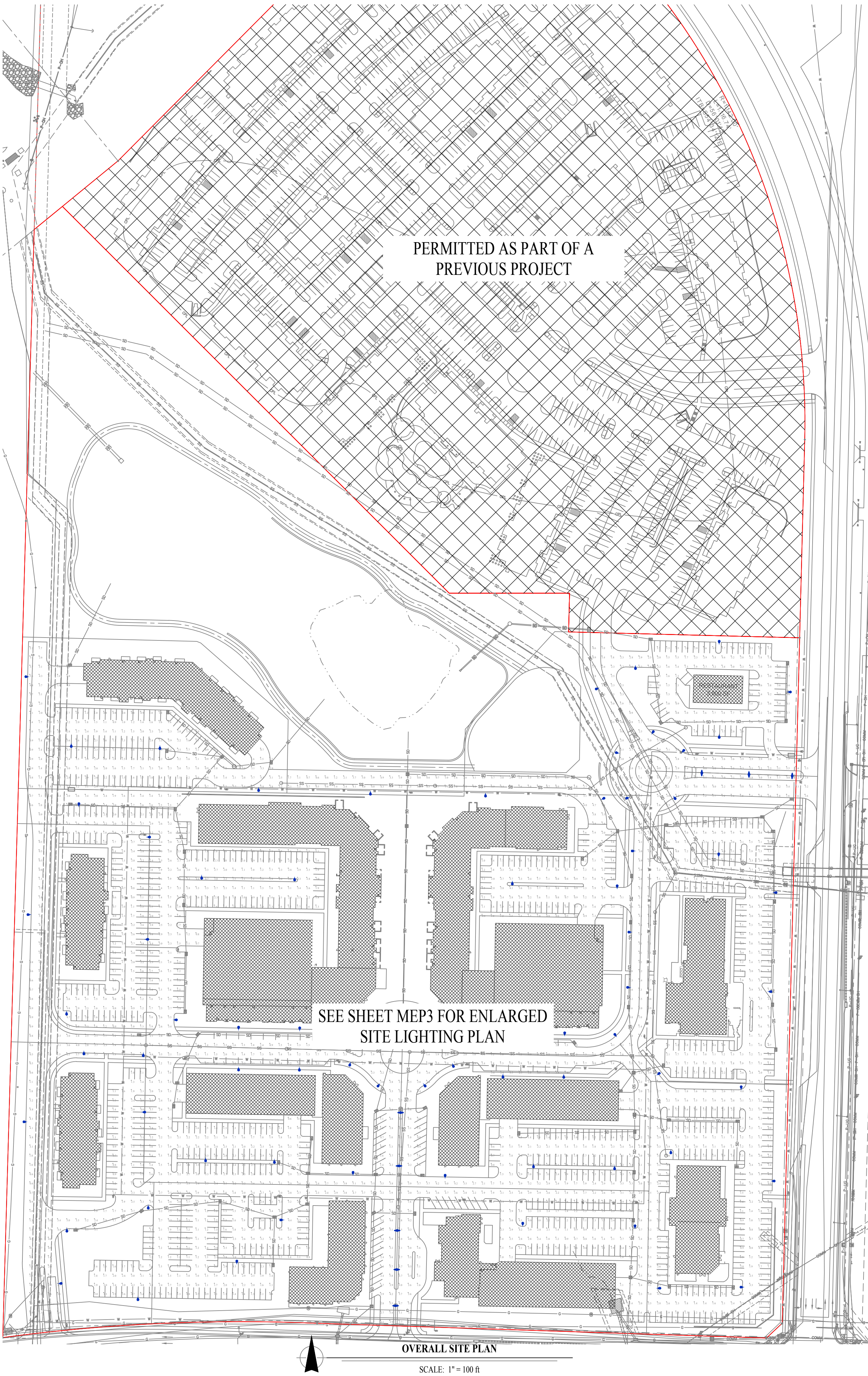
MEP1

SITE LIGHTING PLAN SYMBOL LEGEND

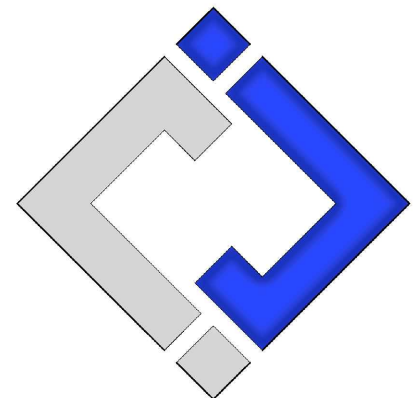


LIGHTING PLAN GENERAL NOTES:

1. SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
2. SEE SHEET E501 FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.



James Watson, P.E. January 20th, 2023
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No: J20904

J2 DESIGN: JAP

ISSUE TITLE DATE

Mechanical - Electrical - Plumbing Design Drawings for

Discovery Park - Zone 1

NE Douglas Street & NW Colbern Road
Lee's Summit, Jackson County, MO 64139

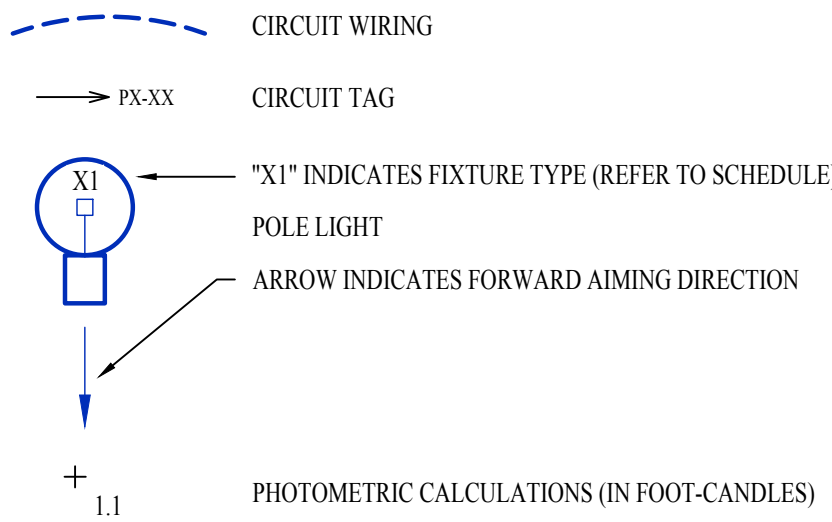
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

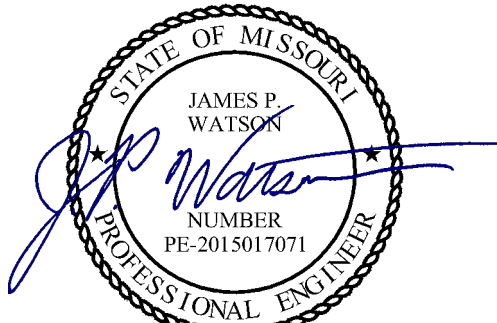
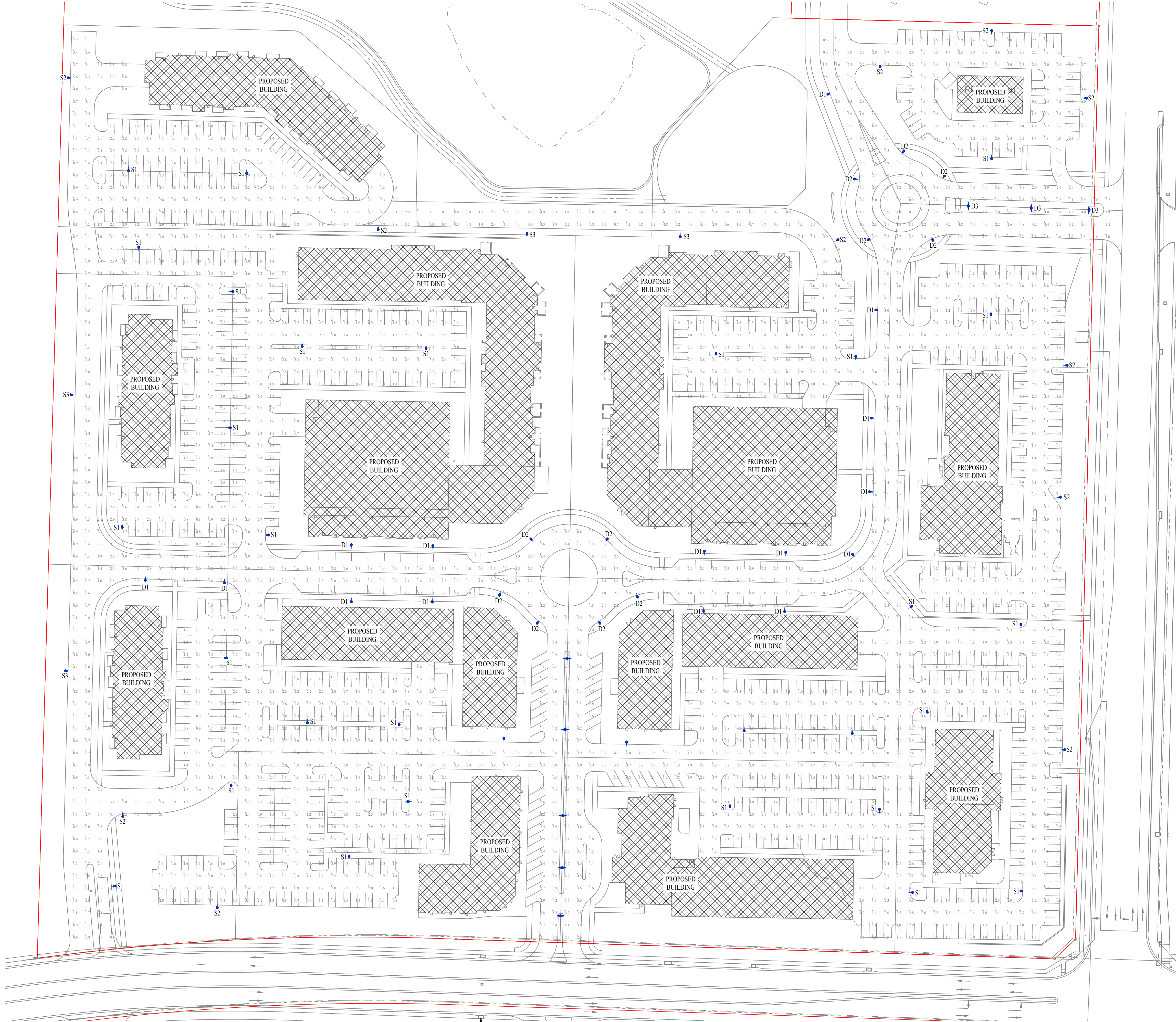
MEP2

SITE LIGHTING PLAN SYMBOL LEGEND

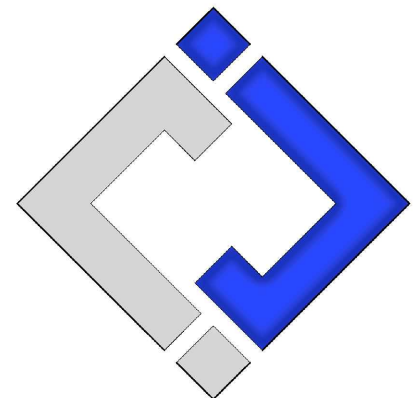


LIGHTING PLAN GENERAL NOTES:

1. SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
2. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW POLE LIGHT FIXTURE(S) SHOWN.
3. SEE SHEET E501 FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.



James Watson, P.E. January 20th, 2023
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No: J20904

J2 DESIGN: JAP

ISSUE TITLE DATE

Mechanical - Electrical - Plumbing Design Drawings for

Discovery Park - Zone 1

NE Douglas Street & NW Colbern Road
Lee's Summit, Jackson County, MO 64139

SHEET TITLE

SITE LIGHTING PLAN

SHEET NUMBER

MEP3

ELECTRICAL SPECIFICATIONS

1. GENERAL
- 1.1. THE ENTIRE ELECTRICAL SYSTEM SHALL BE CONTINUOUSLY GROUNDED. EVERY BRANCH CONDUIT SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED PER NEC.
- 1.2. ARC-FAULT CIRCUITS SHALL BE RUN WITH A DEDICATED NEUTRAL AS REQUIRED BY MANUFACTURER.
- 1.3. PROVIDE PERMANENT ARC-FLASH LABEL AFFIXED TO EVERY DISCONNECT AND PANEL.
- 1.4. PROVIDE TYPE WRITTEN PANEL SCHEDULE FOR EACH PANEL.
2. MATERIALS
- 2.1. CONDUIT & CONDUCTORS
- 2.1.1. ALL CONDUCTORS SIZES INDICATED ON PLANS ARE COPPER UNLESS NOTED OTHERWISE.
- 2.1.2. ABOVE GRADE CONDUCTORS SHALL BE THIN COPPER. BELOW GRADE CONDUCTORS SHALL BE XHHW-2.
- 2.1.3. MINIMUM CONDUCTOR SIZE SHALL BE #12 UNLESS NOTED OTHERWISE. 120V, 20 AMP CIRCUITS WITH CONDUCTOR LENGTH GREATER THAN 100' SHALL BE MINIMUM #10. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MEASURING ACTUAL CONDUCTOR LENGTH AND INCREASING CONDUCTOR SIZE TO COMPENSATE FOR VOLTAGE DROP AS REQUIRED BY NEC.
- 2.1.4. RIGID GALVANIZED OR SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR SERVICE WIRING, BELOW GRADE INSTALLATIONS, OR WHERE EXPOSED TO WEATHER.
- 2.1.5. IN APPLICATIONS OTHER THAN THOSE LISTED IN 2.1.4, EMT OR MC CABLE IS ACCEPTABLE. WHERE CONDUCTORS ARE PROTECTED FROM DAMAGE, ENCLOSED IN BUILDING MATERIALS, AND CONSTRUCTION IS OF A PERMITTED TYPE, NM CABLE MAY BE USED.
- 2.2. DEVICES
- 2.2.1. CONTRACTOR TO PROVIDE I-BOXES, COVER PLATES, AND ANY ACCESSORIES REQUIRED TO PROVIDE A COMPLETE SYSTEM. SEE ARCHITECTURAL PLANS FOR DEVICE COLORS.
- 2.2.1. DUPLEX RECEPTACLES SHALL BE TAMPER RESISTANT, 20 AMP, EQUAL TO LEVITON CR20.
- 2.2.2. TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CS120-2.
- 2.2.3. DIMMER SWITCHES SHALL BE TESTED WITH FIXTURES AND LAMPS FOR COMPATIBILITY.
3. EMERGENCY LIGHTING
- 3.1. THE BRANCH CIRCUIT FEEDING THE EMERGENCY FIXTURE SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

SOLID STATE AREA LIGHTING

COLONIAL SERIES-LED

FEATURES

Luminaire
Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

V-LED Optical Module
Low copper A356 alloy (<0.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module, one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-Sq distributions. The entire V-LED Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

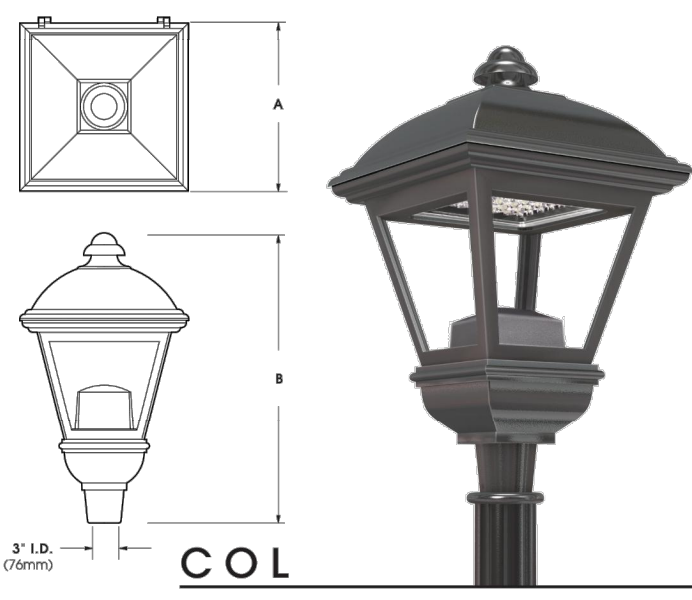
LED Emitters
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver
III and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME:

FIXTURE TYPE:



FIXTURE	A	B
COL21-LED	51 1/8" 50mm	36 1/8" 36mm
COL18-LED	18" 45mm	31" 79mm
COL12-LED	12" 30mm	22" 56mm



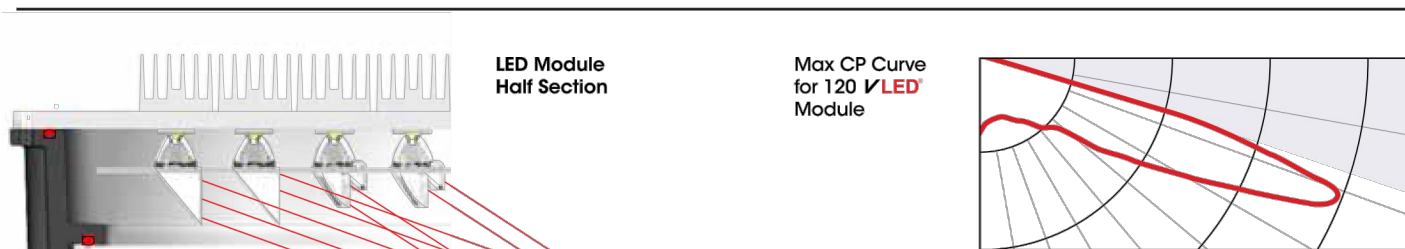
FIXTURE	A	B
COL21-PM-LED	51 1/8" 50mm	36 1/8" 36mm
COL18-PM-LED	18" 45mm	32 1/2" 83mm
COL12-PM-LED	12" 30mm	24" 61mm

V-LED Optics

Patent Pending See V-LED Catalog for a complete presentation on the V-LED System.



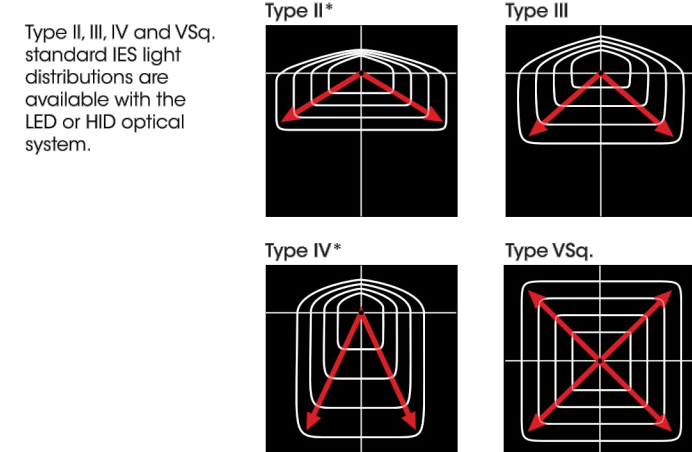
Sun Valley Lighting's V-LED system is innovative and unique. It is a self contained module that is completely sealed from the elements to an IP67 rating. The module consists of a precision cast aluminum machined housing with integrated heat sinks that protect the internal components such as the LED's and the V-LED Reflector Prisms. A tempered glass lens allows light to pass while keeping contaminants from depreciating the optical components' performance.



The V-LED system uses a three stage optical train for precise control and distribution of the raw LED light. Capture 100% of the raw LED light; Collimate all of the light downward; and Vector the light outward to the area to be illuminated.



The V-LED optical system satisfies dark sky requirements. Uniformity of illumination is superior with the V-LED system due to its precise optics.



*Available in COL21 and COL18 only.

11 SUN VALLEY LTG.

www.usallg.com

LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTS	WATTS	NOTES
D1	SUN VALLEY LTG	COL18-VLED-III-64LED-525mA-NW	4-SIDED LED COACH LANTERN	15' ROUND POLE	5,612	4000	70	120 - 277	103	
D2	SUN VALLEY LTG	COL18-VLED-IV-64LED-525mA-4NW	4-SIDED LED COACH LANTERN	15' ROUND POLE	5,612	4000	70	120 - 277	103	
D3	SUN VALLEY LTG	COL18-VLED-VSQ-64LED-525mA-NW-2-180	4-SIDED LED COACH LANTERN - DUAL	15' ROUND POLE	11,224	4000	70	120 - 277	206	
S1	LUMARK	PRV-XL-PA-4B-740-U-5WQ	LED SITE LUMINARIE	22' SQUARE POLE	40,868	4000	70	120 - 277	303	
S2	LUMARK	PRV-XL-PA-4B-740-U-T-4W-HSS	LED SITE LUMINARIE	22' SQUARE POLE	39,057	4000	70	120 - 277	303	
S3	LUMARK	PRV-XL-PA-4B-740-U-T3-HSS	LED SITE LUMINARIE	22' SQUARE POLE	39,532	4000	70	120 - 277	303	

NOTES:
1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION

Project	Catalog #	Type
Prepared by	Notes	Date



Lumark
Prevail / Prevail XL Discrete LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

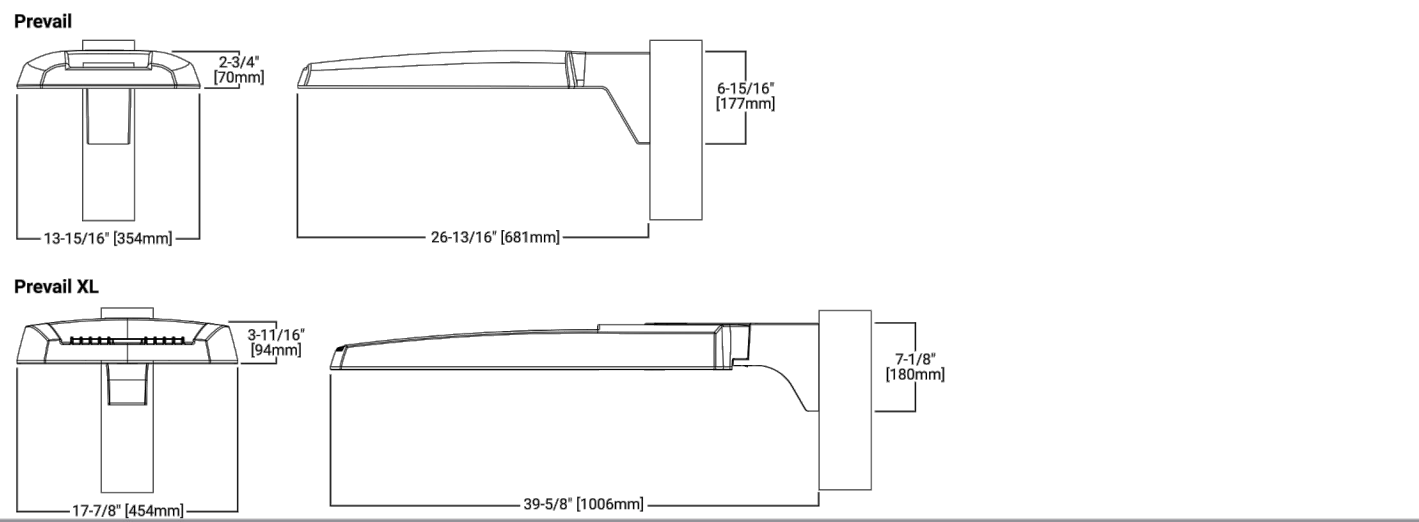


FIXTURE IS DARK SKY APPROVED

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 7,500 - 41,000 nominal lumens (50W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

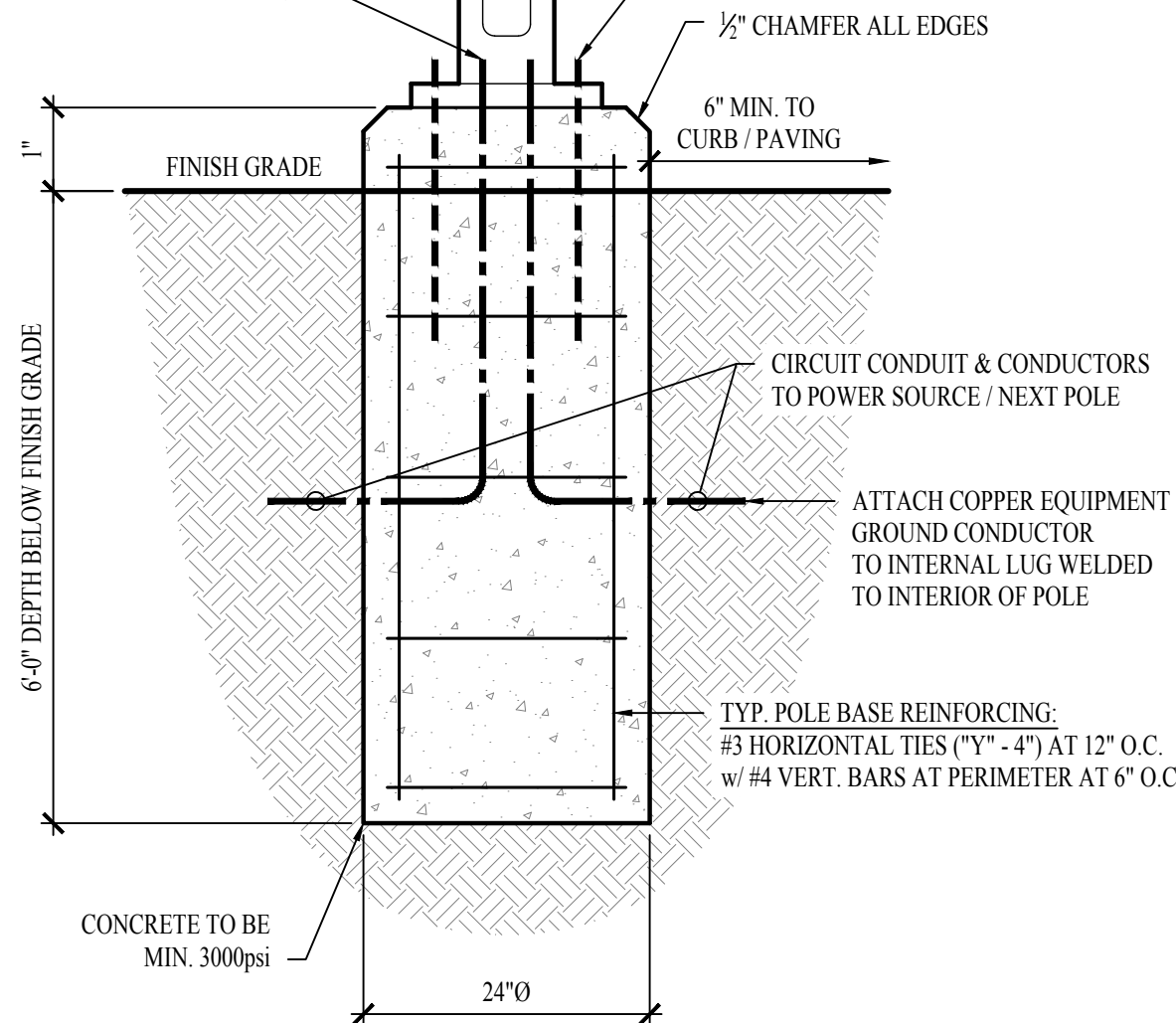
Dimensional Details



PS00000001N page 1
April 12, 2007 9:43 PM

POLE MUST MEET EPA RATING FOR 80MPH WIND (ASCE 7-93) WITH SPECIFIED HEAD CONFIGURATION

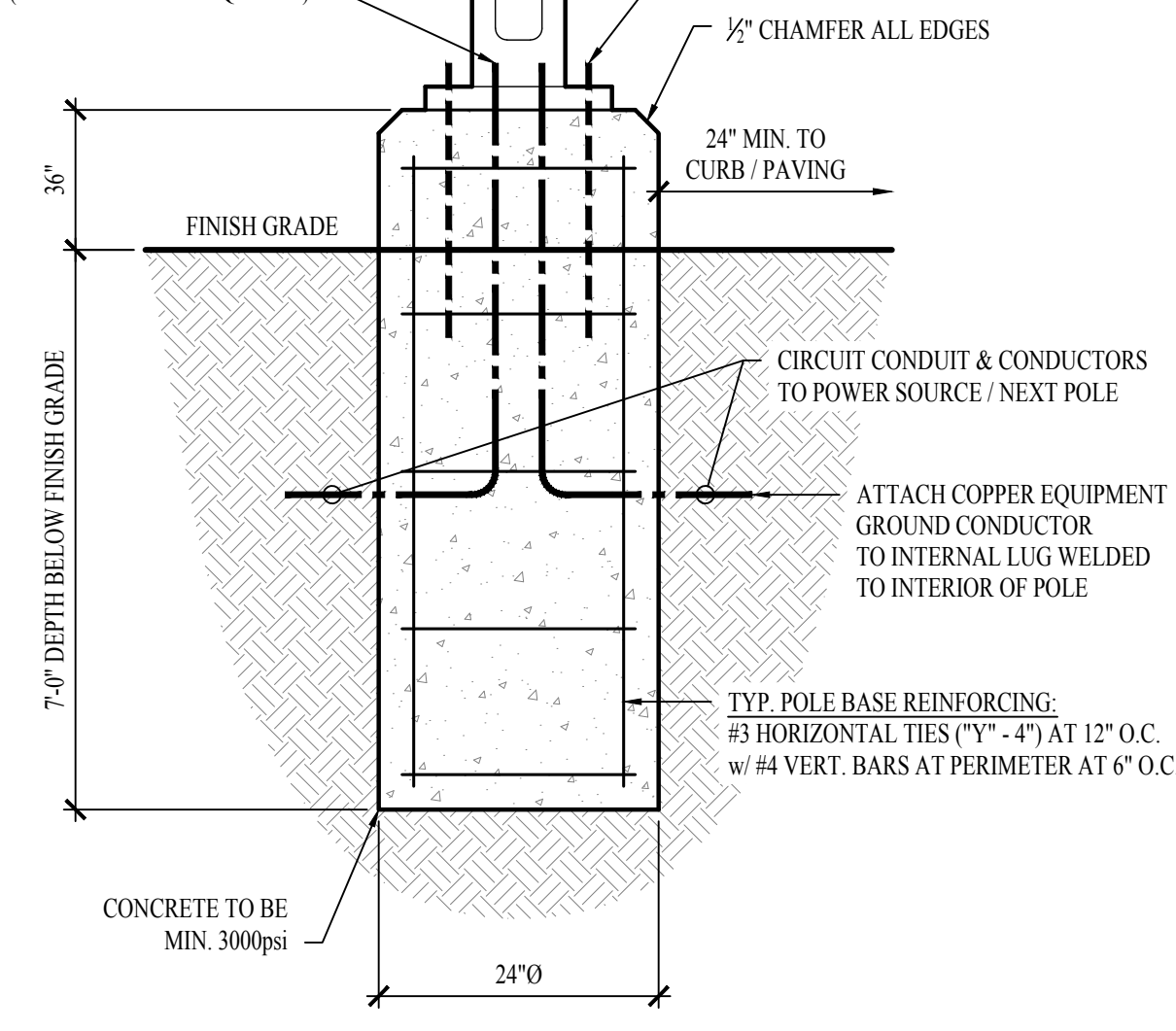
PVC CONDUIT STUBBED UP ADJACENT TO HANDHOLE (NUMBER & SIZE REQUIRED)



TYPICAL LIGHT POLE DETAIL (15' POLE)

POLE MUST MEET EPA RATING FOR 80MPH WIND (ASCE 7-93) WITH SPECIFIED HEAD CONFIGURATION

PVC CONDUIT STUBBED UP ADJACENT TO HANDHOLE (NUMBER & SIZE REQUIRED)



TYPICAL LIGHT POLE DETAIL (25' POLE)

U.S. Pole Co Inc.

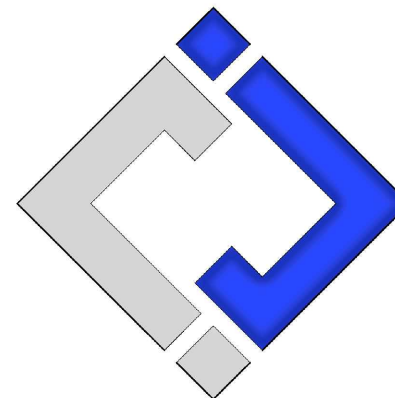
400 West Avenue C, Pomona, CA 92661
Phone (951) 233-2000 Fax (951) 233-0021
www.uspole.com



20211126



James Watson, P.E. January 20th, 2023
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No: J20904

J2 DESIGN: JAP

ISSUE TITLE DATE

Mechanical - Electrical - Plumbing Design Drawings for

Discovery Park - Zone 1

NE Douglas Street & NW Colbern Road
Lee's Summit, Jackson County, MO 64139

SHEET TITLE

ELECTRICAL DETAILS
& SCHEDULES

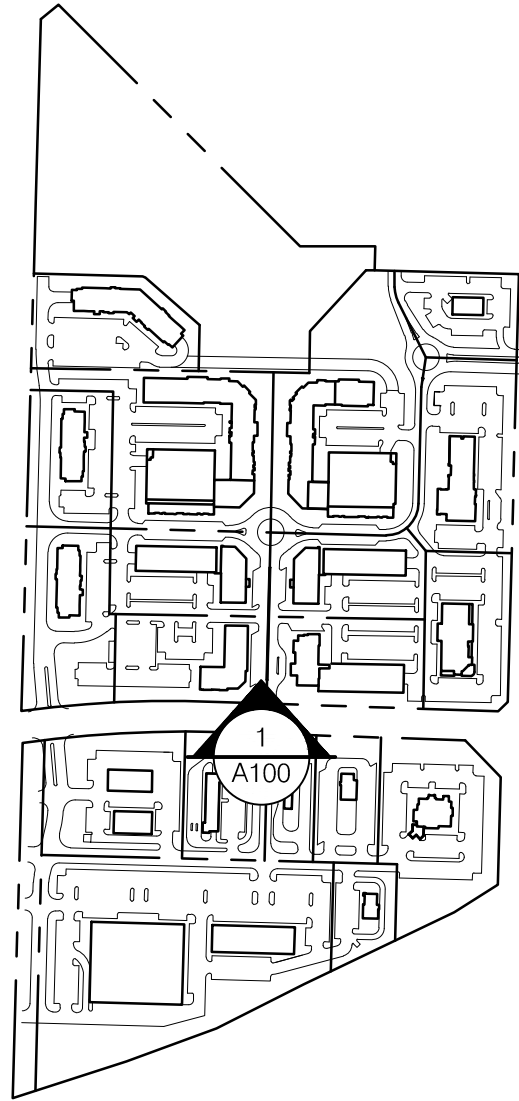
SHEET NUMBER

E501

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary\Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
DATE: Jan 20, 2023 5:27pm XREFS: L_PTBULK_A2104643 L_KEY_MAP_A2104643 USER: ewilson



1 ARCHITECTURAL RENDERING - LOTS 3 & 5



KEYMAP

the **ols**son studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDE
NUMBER
LA-2017009081
LANDSCAPE ARCHITECT
01-20-2023

REV. NO. DATE REVISIONS DESCRIPTION BY

REVISIONS

ARCHITECTURAL RENDERING - LOTS 3 & 5
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2
LEE'S SUMMIT, MISSOURI

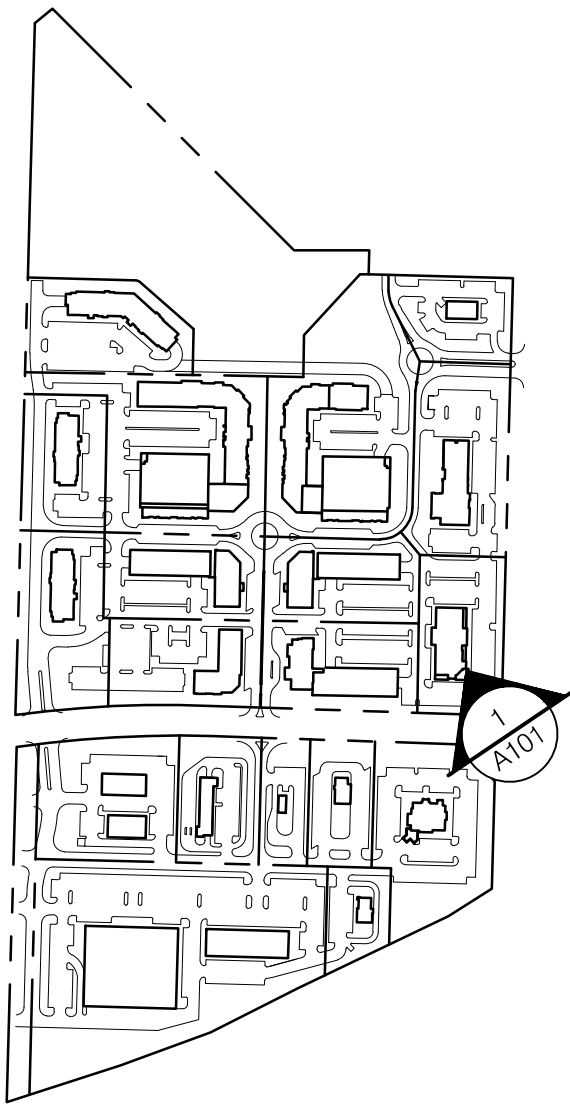
2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01_A2104643
date: _____ 01.20.2023

SHEET
A100



1 ARCHITECTURAL RENDERING - LOT 1



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olss

Kansas City, MO 64108 TEL 816.842.8844 www.olss.com

[illegible]

REVISIONS

ARCHITECTURAL RENDERING - LOT 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

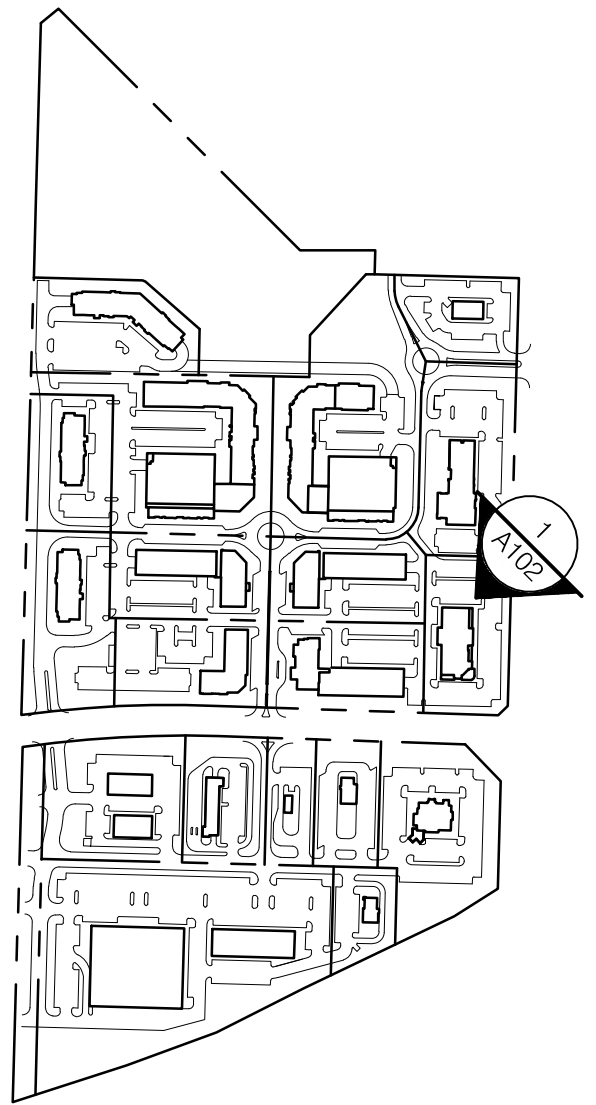
2023

drawn by: _____ EV
checked by: _____ C
approved by: _____ C
QA/QC by: _____ B
project no.: _____ A21-0464
drawing no. A_ARCH01 A210464
date: _____ 01.20.2021

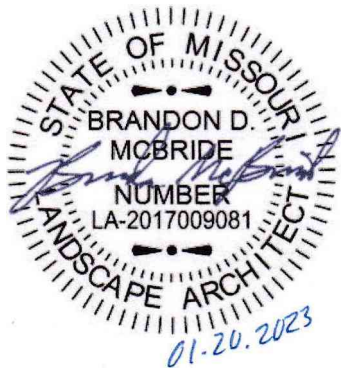
SHEET
A101



1 ARCHITECTURAL RENDERING - LOTS 1 & 4



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

[illegible]

ARCHITECTURAL RENDERING - LOTS 1 & 4	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT - MISSOURI	2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01_A2104643
date: _____ 01.20.2023

SHEET
A102



1 ARCHITECTURAL RENDERING - LOT 2



the **olsson** studio

OLSSON • LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844
www.olsson.com

[illegible]

ARCHITECTURAL RENDERING - LOT 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A103

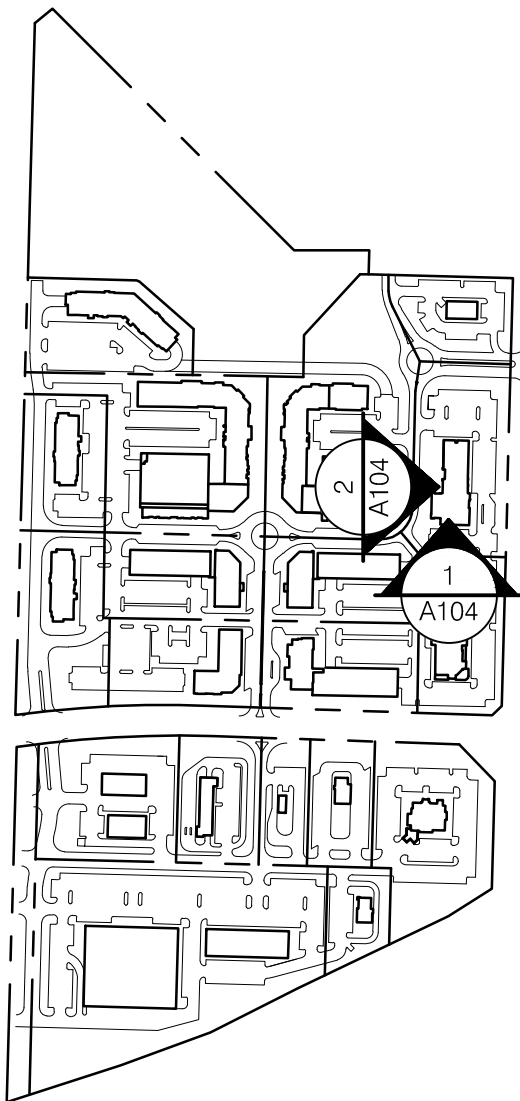
DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary\Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
DATE: Jan 20, 2023 5:28pm XREFS: LPTBLK_2104643 LKEY MAP_A2104643 USER: ewilson



1 ARCHITECTURAL RENDERING - LOT 2



2 ARCHITECTURAL RENDERING - LOT 2



KEYMAP

the **ols**son studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MOBRIDGE
NUMBER
LA-2017009081
LANDSCAPE ARCHITECT
01-20-2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ARCHITECTURAL RENDERING - LOT 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

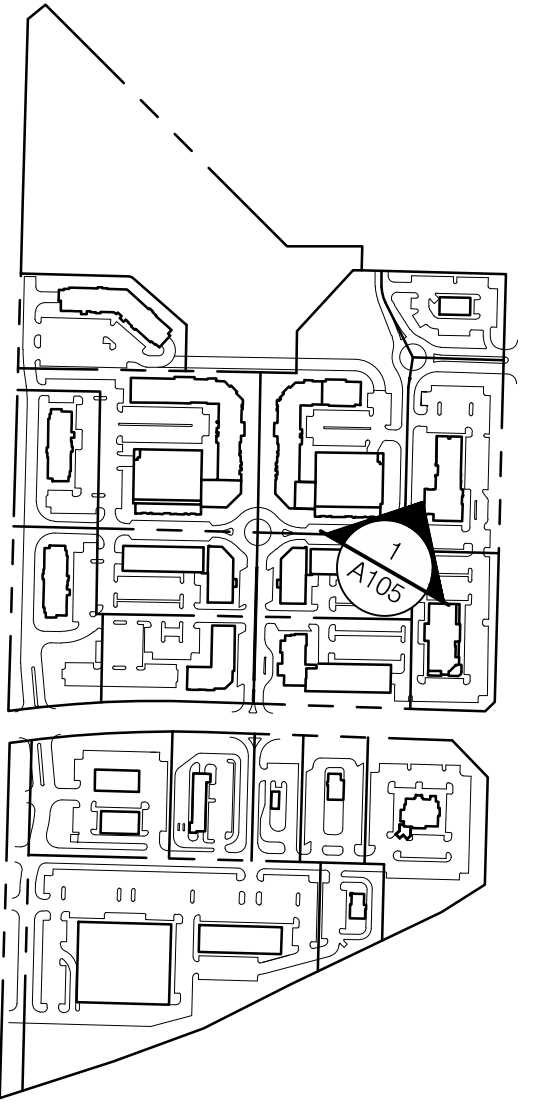
2023

drawn by: EW
checked by: CP
approved by: BM
QA/QC by: BM
project no.: A21-04643
drawing no.: A_ARCH01_A2104643
date: 01.20.2023

SHEET
A104



1 ARCHITECTURAL RENDERING - LOT 2



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

www.olsson.com

BY

REVISIONS DESCRIPTION

DATA

REV. AIC

ARCHITECTURAL RENDERING - LOT 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

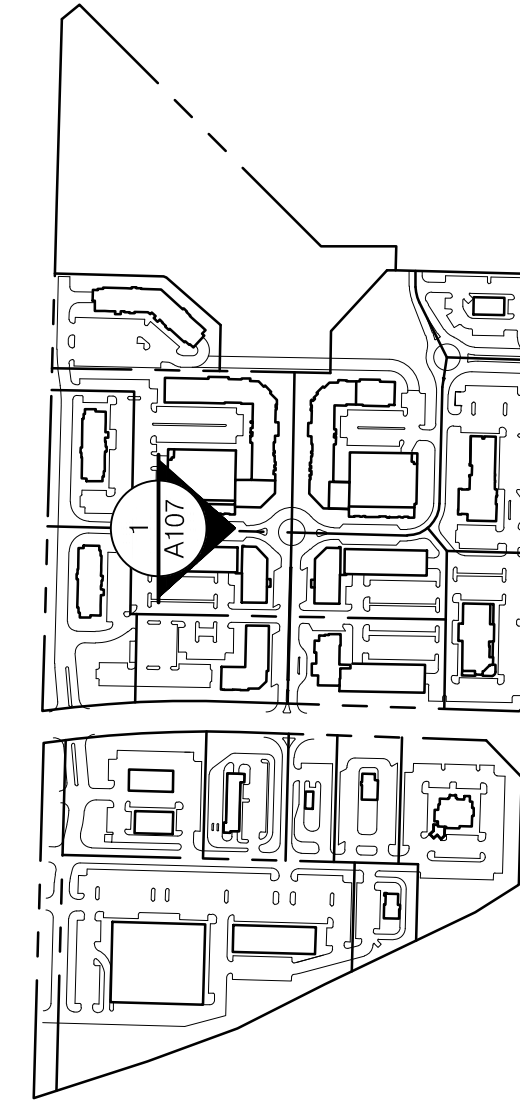
2023

Drawn by: _____ EW
 Checked by: _____ CP
 Approved by: _____ CP
 QA/QC by: _____ BM
 Project no.: _____ A21-04643
 Drawing no. A_ARCH01 A2104643
 Date: _____ 01.20.2023

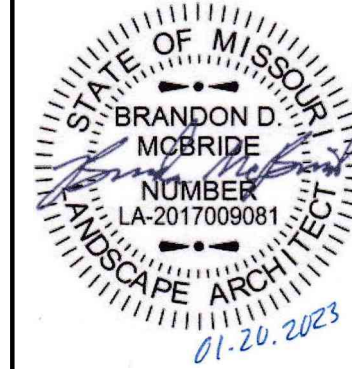
SHEET
A105



1 ARCHITECTURAL RENDERING - LOTS 7, 8, & 9



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.

[illegible]

ARCHITECTURAL RENDERING - LOTS 7, 8, & 9

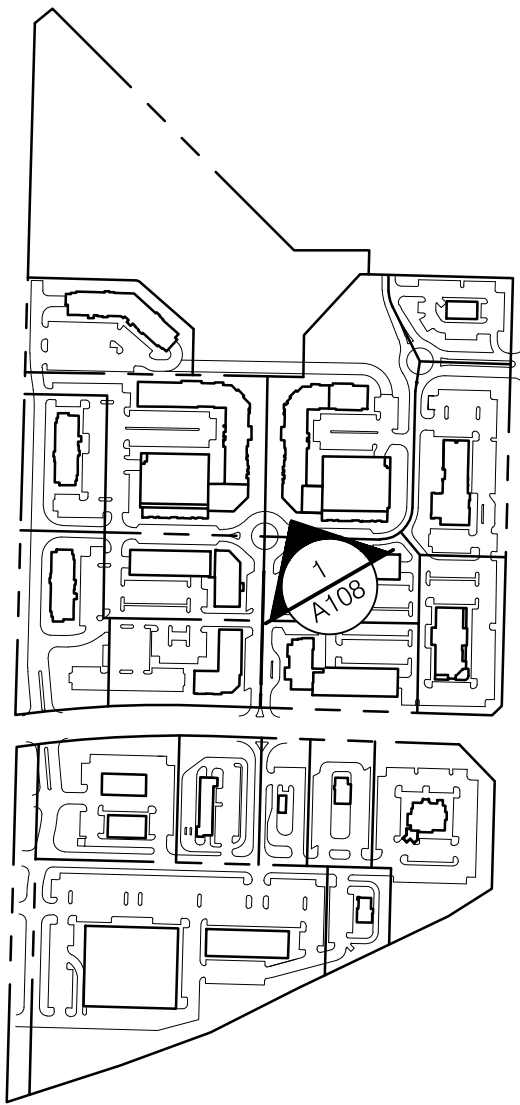
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

drawn by: _____ EV
checked by: _____ C
approved by: _____ C
QA/QC by: _____ B
project no.: _____ A21-0464
drawing no. A_ARCH01 A210464
date: _____ 01.20.202

SHEET
A107



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson

[illegible]

ARCHITECTURAL RENDERING - LOTS 8 & 9

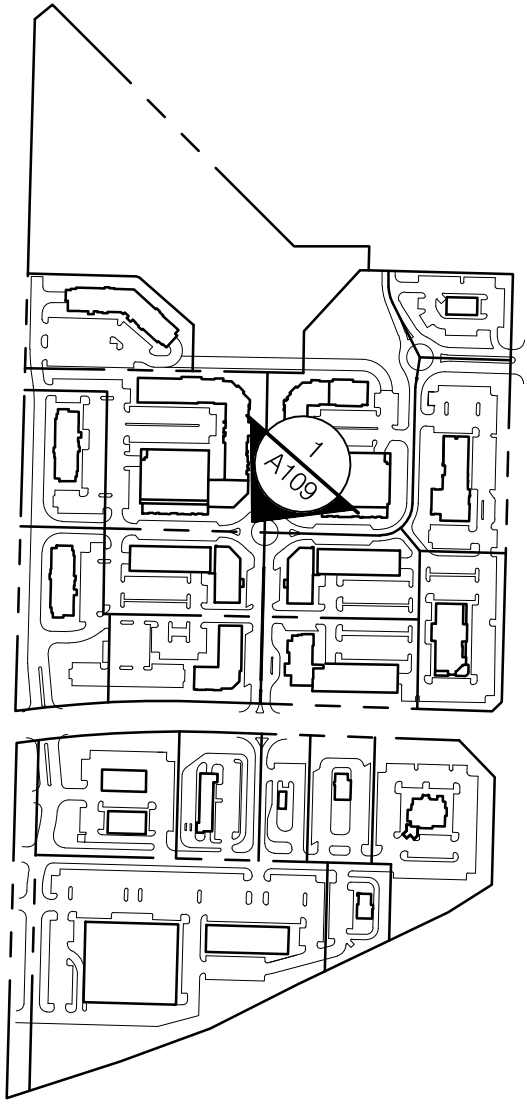
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

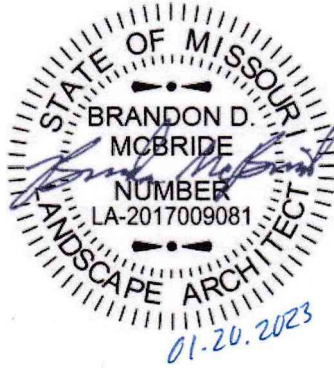
2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A108



KEYMAP



the **olsson** studio

OLSSON - LANDSCAPE ARCHITECT
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.

TEL 816.842.8844

www.olsson.com

[illegible]

ARCHITECTURAL RENDERING - LOTS 7 & 9

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

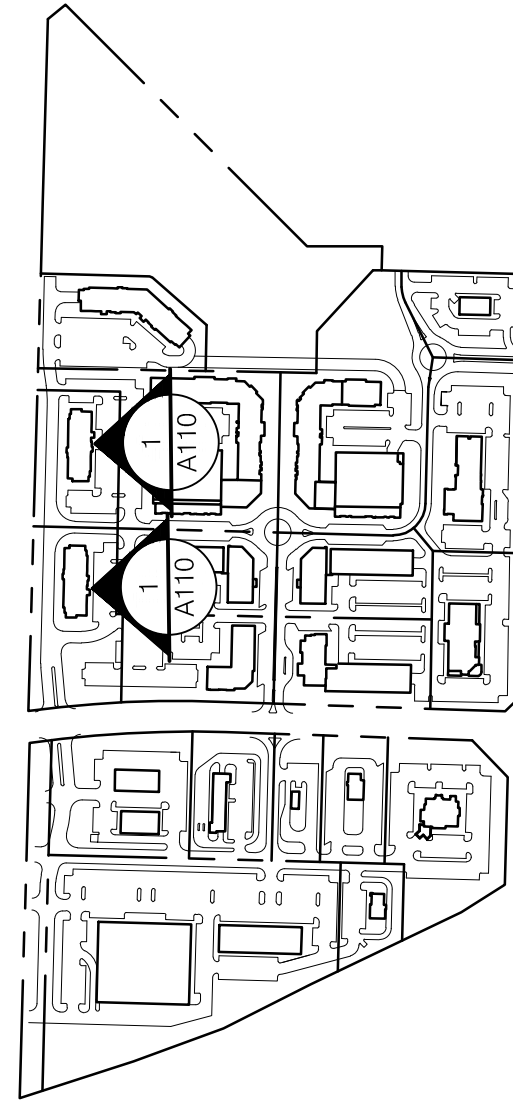
2023

drawn by: _____ EW
checked by: _____ CF
approved by: _____ CF
QA/QC by: _____ BM
project no.: _____ A21-0464
drawing no. A_ARCH01 A210464
date: _____ 01.20.2023

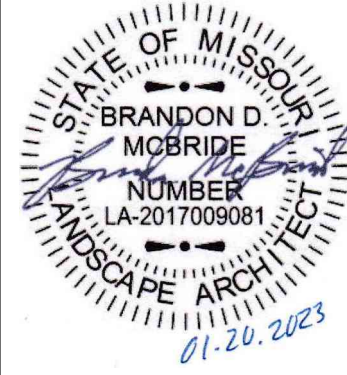
SHEET
A109



1 ARCHITECTURAL RENDERING - LOTS 6 & 10



KEYMAP



BY

REVISIONS DESCRIPTION

DATE _____

REV. 11/01

ARCHITECTURAL RENDERING - LOTS 6 & 10

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

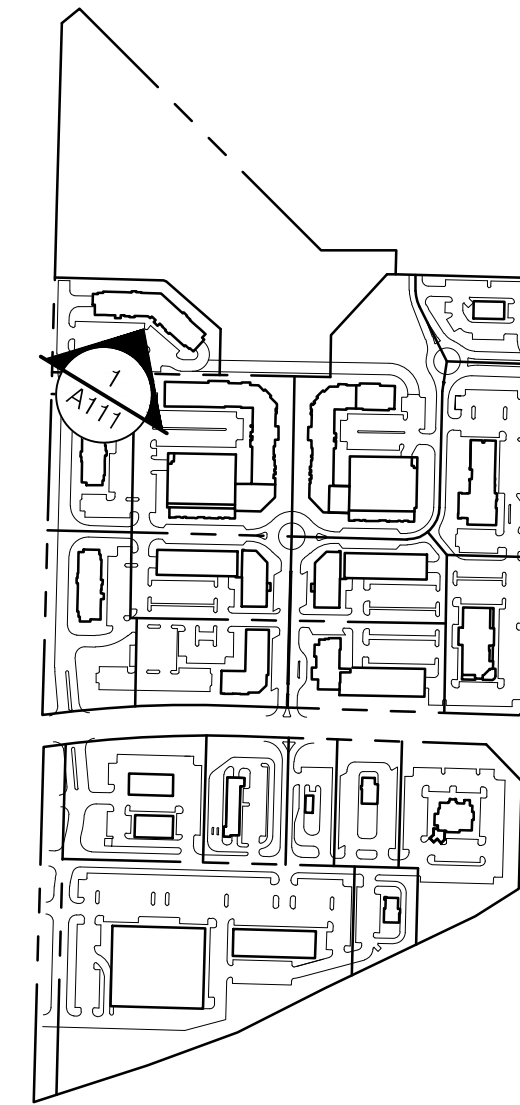
REVISIONS

drawn by: _____ EW
checked by: _____ CF
approved by: _____ CF
QA/QC by: _____ BM
project no.: _____ A21-0464
drawing no. A_ARCH01 A210464
date: _____ 01.20.2023

SHEET
A110



1 ARCHITECTURAL RENDERING - LOT 11



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOT 11	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01_A2104643
date: _____ 01.20.2023

SHEET
A111