

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN - ZONE 1

LEE'S SUMMIT, MISSOURI

OLSSON PROJECT NUMBER: A21-04643
INTRINSIC DEVELOPMENT L.L.C.
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OWNER:



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LANDSCAPE ARCHITECT:



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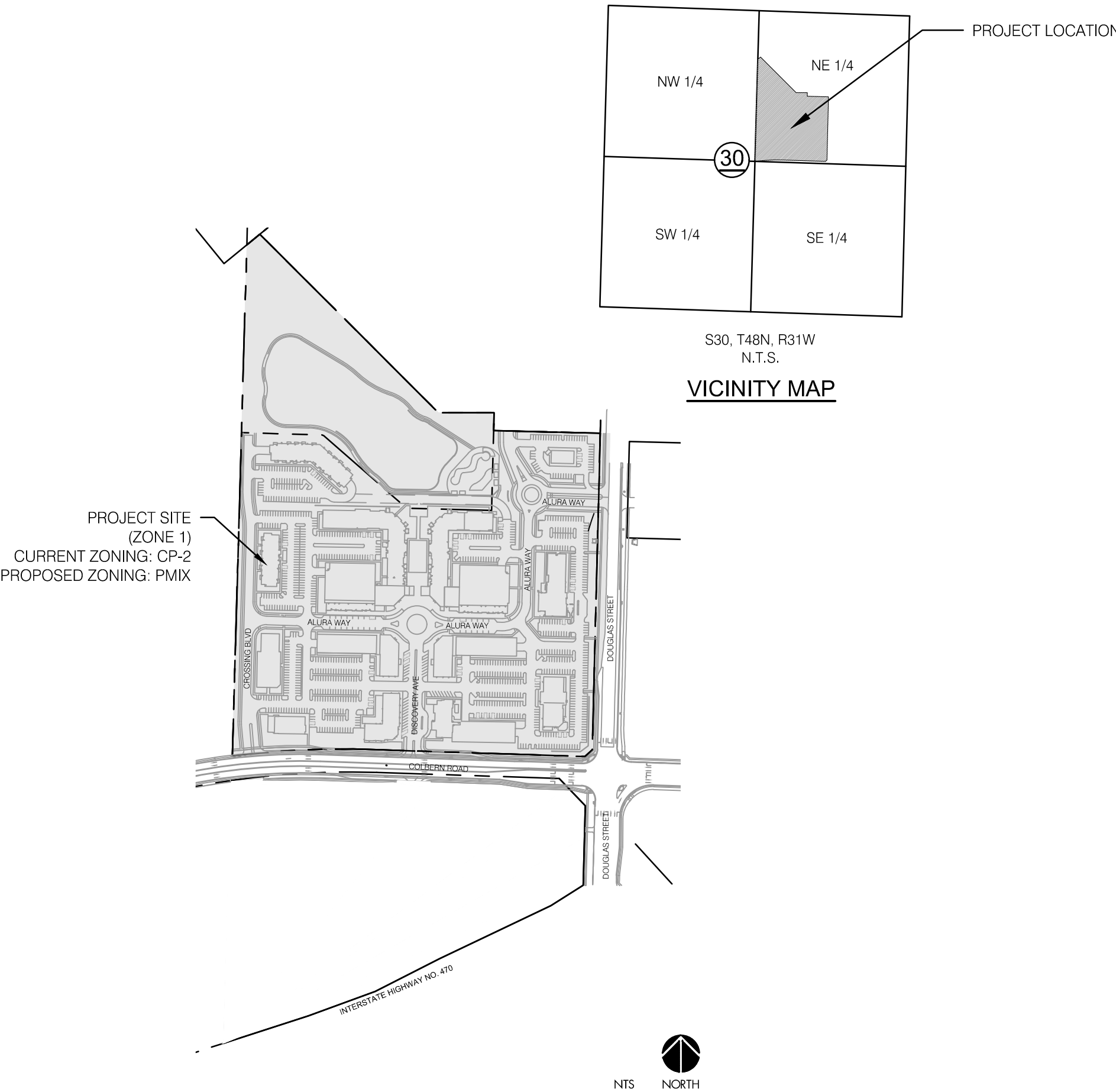
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ZONE 1 - REZONING AND PRELIMINARY DEVELOPMENT PLAN:

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 I 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. TRACT OF LAND IS CURRENTLY ZONED AS CP-2.



DRAWING DATE

01/20/2023	PRELIMINARY DEVELOPMENT PLANS
04/04/2023	PRELIMINARY DEVELOPMENT PLANS 2ND SUBMITTAL
04/25/2023	PRELIMINARY DEVELOPMENT PLANS 3RD SUBMITTAL
05/04/2023	PRELIMINARY DEVELOPMENT PLANS 4TH SUBMITTAL

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DWG: XREFS: L_PTBK_A2104643 C_XBASE_A2103436 L_PBASE_A2104643 C_FROAD_A2104643
DATE: May 03, 2023 5:12pm

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~~ ^{THE} 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

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

AIRPORT PROXIMITY:

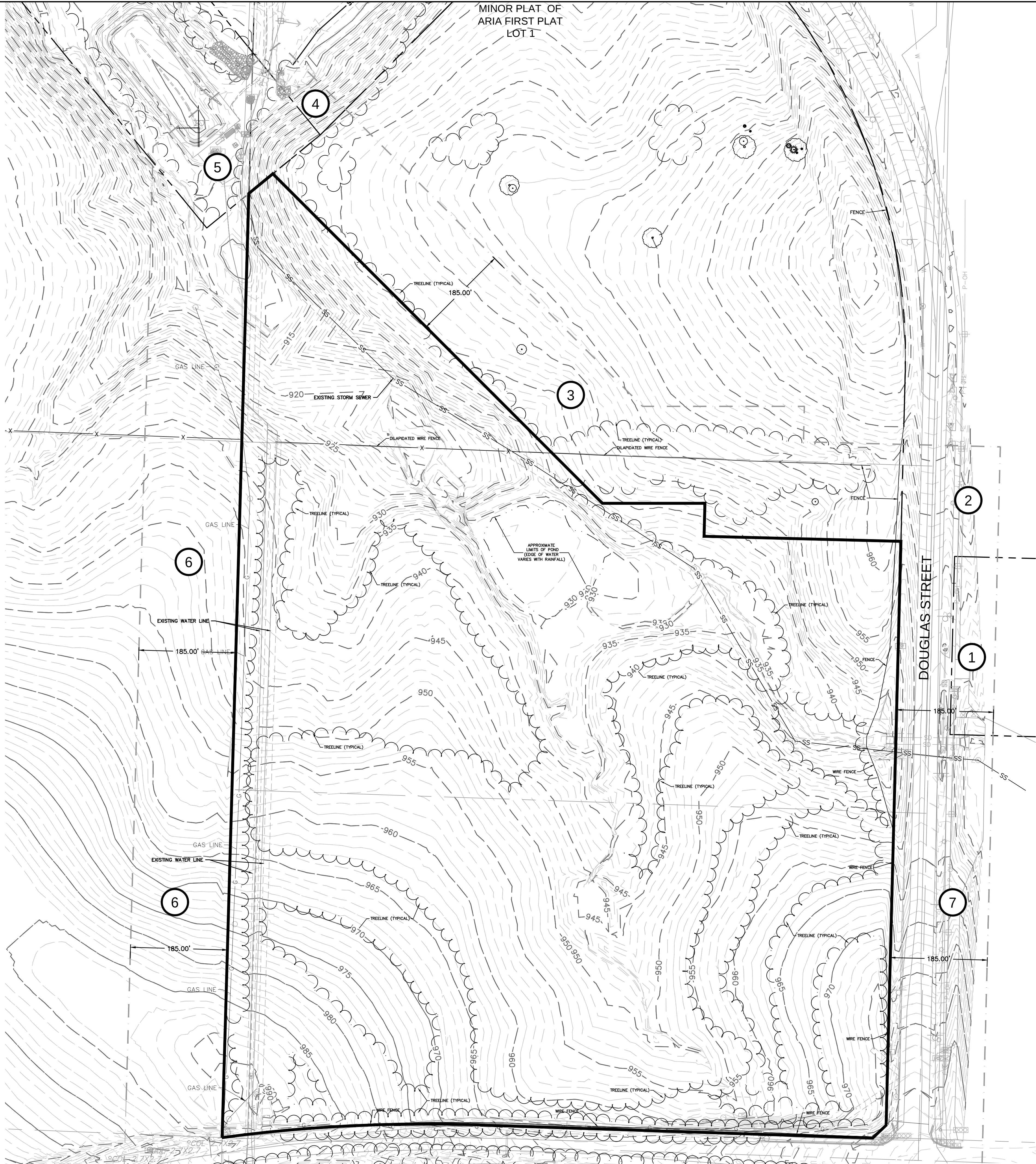
THE PROPOSED DEVELOPMENT SITE IS LOCATED ADJACENT (WITHIN 1 MILE) TO THE LEE'S SUMMIT MUNICIPAL AIRPORT AND AS SUCH IS SUBJECT TO NOISE AND VIBRATION GENERATED FROM THE AIRPORT PROPERTY ASSOCIATED WITH THE NORMAL USE OF SAID FACILITY.

GENERAL		LEGEND		SURVEY MARKERS		
	ACU	AIR CONDITIONING UNIT			BMK	BENCHMARK
	AST	ARROW STRAIGHT			CPT	CONTROL POINT
	ATL	ARROW TURN LEFT			FND	FOUND MONUMENT
	ATR	ARROW TURN RIGHT			ROW	ROW MARKER
	BLB	BILLBOARD			SCR	SECTION CORNER
	BOV	BLOW OFF VALVE			SET	SET MONUMENT
	BSH	BUSH		BOUNDARIES		
	COL	COLUMN		---	---	SECTION LINE
	CTR	CONIFEROUS TREE		—FP—	—FP—	EXISTING PROPERTY BOUNDARY
	DRN	DRAIN GRATE		—P—	—P—	PROPOSED PROPERTY BOUNDARY
	DTR	DECIDUOUS TREE		---	---	EXISTING LOT LINE
	FLP	FLAG POLE		---	---	PROPOSED LOT LINE
	GDP	GUARD POST		—ER/W—	—ER/W—	EXISTING RIGHT-OF-WAY
	GPL	GUY POLE		—R/W—	—R/W—	PROPOSED RIGHT-OF-WAY
	GTP	GREASE TRAP		UTILITIES		
	GUY	GUY WIRE			CAB	CABLE BOX
	HCP	ACCESSABLE PARKING MARKER			CAV	CABLE VAULT
	LST	LIFT STATION			TVP	TELEVISION PEDESTAL
	MLB	MAILBOX			TVR	TELEVISION RISER
	MP	MILE POST MARKER		—ECTVOH—	—ECTVOH—	EXISTING CABLE TV, OVERHEAD
	MWL	MONITORING WELL		—ECTV—	—ECTV—	EXISTING CABLE TV, UNDERGROUND
	PIV	POST INDICATOR VALVE		—CTVOH—	—CTVOH—	PROPOSED CABLE TV, OVERHEAD
	PPT	PROPANE TANK		—CTV—	—CTV—	PROPOSED CABLE TV, UNDERGROUND
	RAT	RADIO TOWER			FOB	FIBER OPTIC BOX
	SAD	SATELLITE			FOM	FIBER OPTIC MANHOLE
	SCV	SPRINKLER CONTROL VALVE			FOP	FIBER OPTIC PEDESTAL
	SGN	SIGN			FOV	FIBER OPTIC VAULT
	SLB	STREET LIGHT BOX		—EFOOH—	—EFOOH—	EXISTING FIBER OPTIC, OVERHEAD
	SLC	STREET LIGHT CABINET		—EFO—	—EFO—	EXISTING FIBER OPTIC, UNDERGROUND
	SPB	SPRINKLER BOX		—FOOH—	—FOOH—	PROPOSED FIBER OPTIC, OVERHEAD
	SPH	SPRINKLER HEAD		—FO—	—FO—	PROPOSED FIBER OPTIC, UNDERGROUND
	STP	STUMP			FDC	FIRE DEPT. CONNECTION
	SVL	SEWER VALVE		—EFF—	—EFF—	EXISTING FIRE PROTECTION SYSTEM LINE
	TCB	TRAFFIC CONTROL BOX		—FP—	—FP—	PROPOSED FIRE PROTECTION SYSTEM LINE
	TSA	TRAFFIC SIGNAL WITH MAST ARM		—EFL—	—EFL—	EXISTING FUEL LINE
	TSC	TRAFFIC SIGNAL CABINET		—FPL—	—FPL—	PROPOSED FUEL LINE
	TSMH	TRAFFIC SIGNAL MANHOLE			GAR	GAS RISER
	TSP	TRAFFIC SIGNAL POLE			GMH	GAS MANHOLE
		EXISTING TREELINE			GMK	GAS MARKER
		PROPOSED TREELINE			GMT	GAS METER
		EXISTING SIDEWALK			GRG	GAS REGULATOR
		PROPOSED SIDEWALK			GVL	GAS VALVE

drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: A21-04643
drawing no.: L_CVR01 A2104643
date: 01.20.2023

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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

olsson studio

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

STATE OF MISSOURI
PROFESSIONAL LANDSCAPE ARCHITECT
CHRISTOPHER HOLMQUIST
NUMBER PLA-2019026439
2023.05.04

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

EXISTING CONDITIONS - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

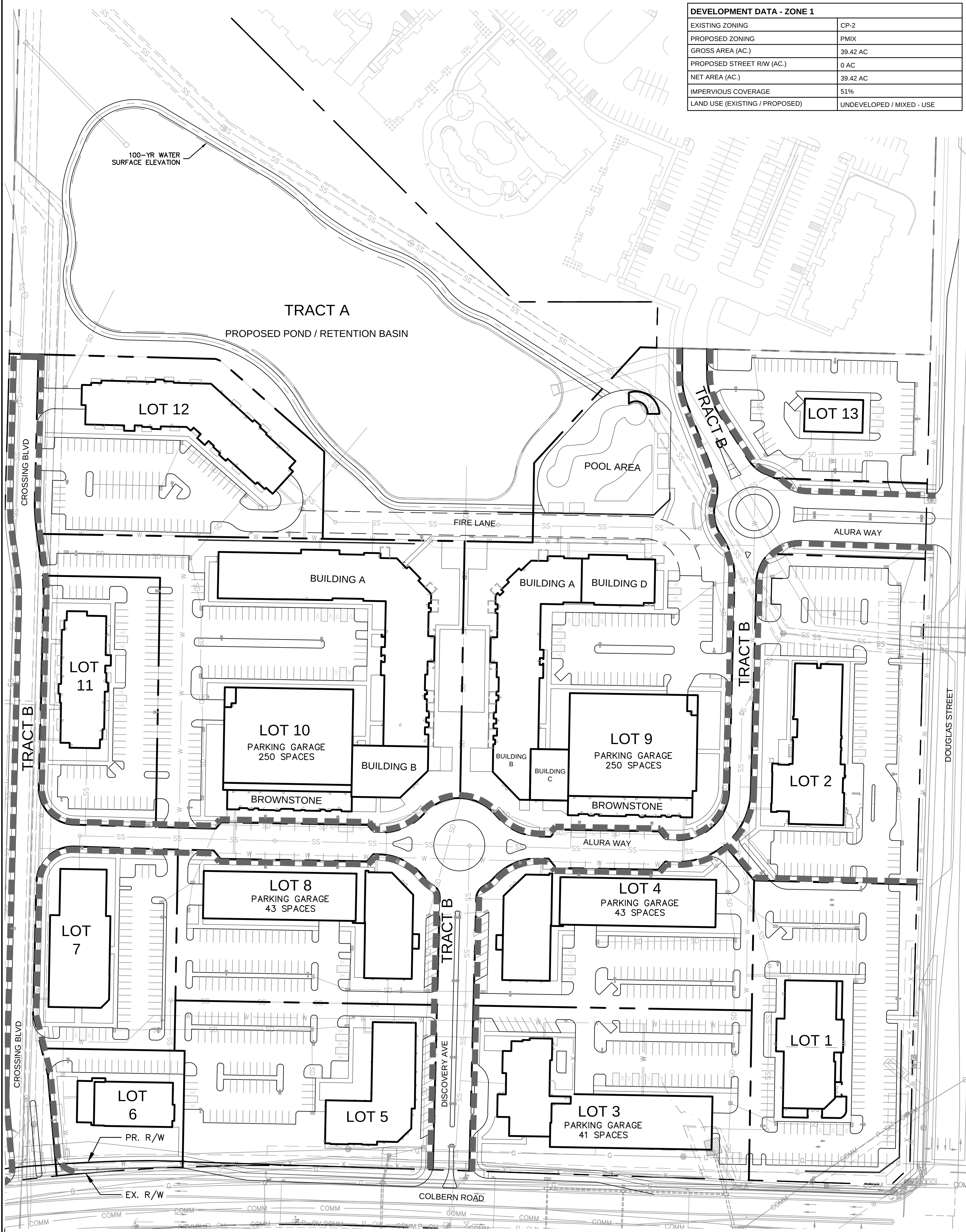
LEE'S SUMMIT, MISSOURI

drawn by: _____ EW
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approved by: _____ BM
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date: 01.20.2023

2023

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

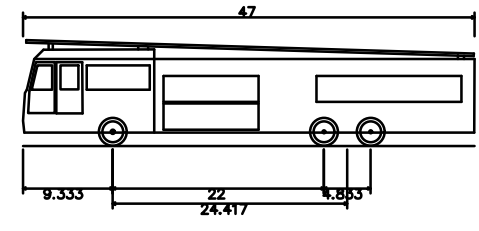
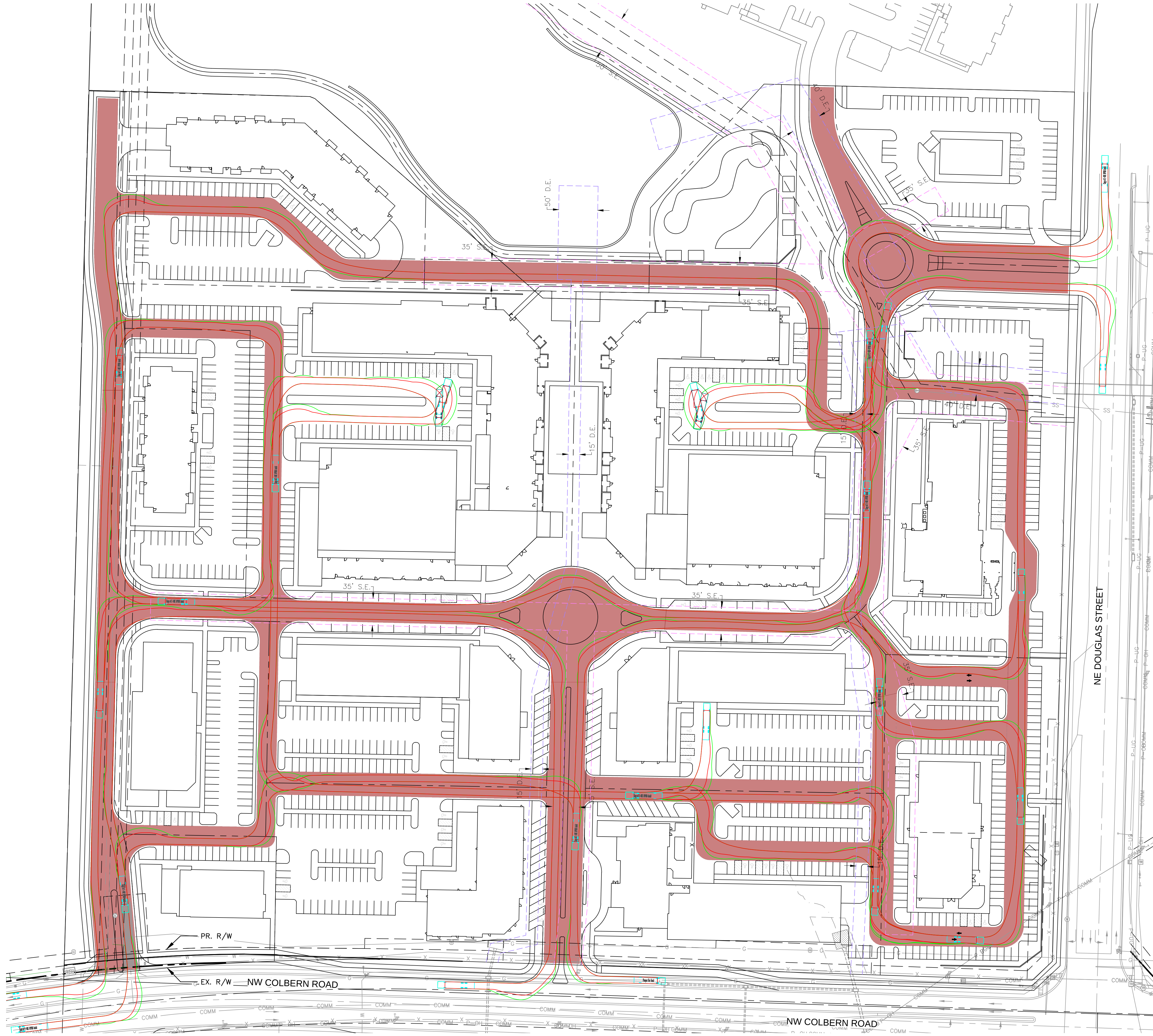
DEVELOPMENT DATA CONTINUED - ZONE 1																
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	FLOOR SIZE (SF)	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACRE	UDO REQUIRED PARKING SPACES	PROVIDED GARAGE PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
LOT 1						1ST FLOOR	RESTAURANT / RETAIL / OFFICE	12,500					63			
						2ND FLOOR	OFFICE	12,500					50			
SUBTOTAL:	3	90,831	2.09	12,500	2				25,000	0.28	N/A		113		131	5
LOT 2						4 STORY	HOTEL	15,380								
SUBTOTAL:	2	103,257	2.37	15,380	4				61,500	0.60	N/A		107		107	6
LOT 3						4 STORY	HOTEL	20,075	80,300	0.92	N/A					
SUBTOTAL:	3	87,478	2.01	20,075	4								123	41	64	6
LOT 4						1ST FLOOR	RETAIL / OFFICE	8,600								
						1ST FLOOR	PARKING GARAGE	14,700								
						2ND FLOOR	RESIDENTIAL	23,300			23		46			
						3RD FLOOR	RESIDENTIAL	23,300			23		46			
SUBTOTAL:	3	72,771	1.67	23,300	3				69,900	0.96	46	28	92	43	65	3
LOT 5						1ST FLOOR	RETAIL / OFFICE	13,800					69			
						2ND FLOOR	RESIDENTIAL	13,800			20		40			
						3RD FLOOR	RESIDENTIAL	13,800			20		40			
SUBTOTAL:	3	78,340	1.8	13,800	3				41,400	0.53	40	22	149		73	5
LOT 6						1 STORY	ANIMAL HOSPITAL	7,984					20			
SUBTOTAL:	3	30,336	0.7	7,984	1				7,984	0.26			20		17	0
LOT 7						1 STORY	PET DAY CARE	11,425					29			
SUBTOTAL:	3	52,901	1.21	11,425	1				11,425	0.22			29		48	2
LOT 8						1ST FLOOR	RETAIL / OFFICE	8,600					43			
						1ST FLOOR	PARKING GARAGE	14,700								
						2ND FLOOR	RESIDENTIAL	23,300			23		44			
						3RD FLOOR	RESIDENTIAL	23,300			23		44			
SUBTOTAL:	3	70,318	1.61	23,300	3				69,900	0.99	46	29	131	43	75	2
LOT 9																
					BUILDING A-4	4 STORY	APARTMENTS				124		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:	3	243,540	5.59	60,150					240,600	0.99	132	24	290	250	44	7
LOT 10																
					BUILDING A-4	4 STORY	APARTMENTS				138		276			
					BUILDING B-4	1ST FLOOR	RESTAURANT	6,500								
						2ND FLOOR	APARTMENTS	6,500			5					
						3RD FLOOR	APARTMENTS	6,500			5					
						4TH FLOOR	APARTMENTS	6,500			5					
					BROWNSTONE		RESIDENTIAL				8		16			
SUBTOTAL:	3	163,047	3.74	65,200					260,800	1.60	161	43	292	250	107	6
LOT 11						4 STORY	APARTMENTS	11,300			80		80			
SUBTOTAL:	3	54,720	1.26	11,300	4				45,200	0.83	80	63	80		70	4
LOT 12						4 STORY	APARTMENTS	31,625			80		80			
SUBTOTAL:	3	96,775	2.22	31,625	4				126,500	1.31	80	36	80		72	4
LOT 13						1 STORY	RESTAURANT	3,600					18			
SUBTOTAL:	3	49,127	1.13	3,600	1				3,600	0.07	N/A		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:		1,690,678	38.81	299,639					1,044,109	0.62	585		1,524	627	956	31

** PARKING SPACE REQUIREMENTS TO BE CALCULATED BASED ON FINAL DETERMINATION OF USE AND TO BE PROVIDED FOR FDP
** REFER TO ADDITIONAL TABLE FOR SHARED PARKING DATA

RESIDENTIAL UNITS PER LOT DATA			
LOT 4	APARTMENTS - STUDIO	6	29
	APARTMENTS - 1 BED	26	78
	APARTMENTS - 2 BED	14	46
	TOTAL	46	80
LOT 5	APARTMENTS - STUDIO	40	0
	APARTMENTS - 1 BED	0	40
	APARTMENTS - 2 BED	0	40
	TOTAL	40	80
LOT 8	APARTMENTS - STUDIO	6	0
	APARTMENTS - 1 BED	26	0
	APARTMENTS - 2 BED	14	0
	TOTAL	46	0
LOT 9	APARTMENTS - STUDIO	24	105
	APARTMENTS - 1 BED	67	277
	APARTMENTS - 2 BED	33	187
	TOTAL	132	585

Shared Parking Demand Summary																		
Land Use		Project Data		Peak Month: LATE DECEMBER -- Peak Period: 12 PM, WEEKEND														
				Weekday										Weekend				
				Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj
		Quantity	Unit															
Retail																		
Retail (<400 ksf)	50,000	sf GLA	2.90	100%	98%	2.83	ksf GLA	3.20	100%	97%	3.11	ksf GLA	90%	85%	108	80%	100%	156
Employee			0.70	100%	99%	0.69	ksf GLA	0.80	100%	98%	0.78	ksf GLA	100%	95%	33	100%	100%	39
Supermarkets/Grocery	3,800	sf GLA	4.00	100%	98%	3.90	ksf GLA	4.00	100%	97%	3.89	ksf GLA	85%	95%	13	100%	100%	16
Employee			0.75	100%	99%	0.74	ksf GLA	0.75	100%	98%	0.73	ksf GLA	100%	100%	3	100%	100%	3
Food and Beverage																		
Family Restaurant	12,500	sf GLA	15.25	100%	76%	11.63	ksf GLA	15.00	100%	79%	11.79	ksf GLA	100%	95%	138	100%	100%	148
Employee			2.15	100%	99%	2.12	ksf GLA	2.10	100%	98%	2.06	ksf GLA	100%	100%	27	100%	100%	26
Fast Casual/Fast Food	2,800	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	100%	95%	3	100%	96%	3
Employee			2.00	100%	99%	1.97	ksf GLA	2.00	100%	98%	1.96	ksf GLA	100%	100%	6	100%	100%	6
Entertainment and Institutions																		
Hotel and Residential																		
Hotel-Business		keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	55%	55%	-	55%	60%	-
Hotel-Leisure	230	keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	65%	100%	75	65%	50%	37
Hotel-Employees	230	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	100%	35	100%	100%	16
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.34	ksf GLA	100%	95%	-	100%	100%	-
Meeting/Bar/quet (0 to 20 sq ft/ky)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Bar/quet (20 to 50 sq ft/ky)		sf GLA	0.00	68%	62%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Bar/quet (50 to 100 sq ft/ky)		sf GLA	0.00	68%	62%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Convention (100 to 200 sq ft/ky)		sf GLA	0.00	68%	62%	0.00	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	0%	-	100%	100%	-
Convention (> 200 sq ft/ky)		sf GLA	5.50	68%	62%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	0%	-	100%	100%	-
Restaurant/Meeting Employees		sf GLA	0.00	100%	100%	0.00	ksf GLA	0.00	100%	100%	0.00	ksf GLA	100%	100%	-	0%	100%	-
Residential-Suburban																		
Studio Efficiency	105	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
1 Bedroom	277	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
2 Bedrooms	591	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
3+ Bedrooms	16	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
Reserved	117	res spaces	1.17	100%	100%	1.17	unit	1.17	100%	100%	1.17	unit	100%	100%	688	100%	100%	688
Visitor	585	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	20%	100%	12	20%	100%	18
Office																		
Additional Land Uses																		
													Customer/Visitor Employees/Resident	349	103	Customer Employees/Resident	377	
												Reserved	688	688	Reserved	688	688	
												Total	1,140	200	Total	1,157	1,157	

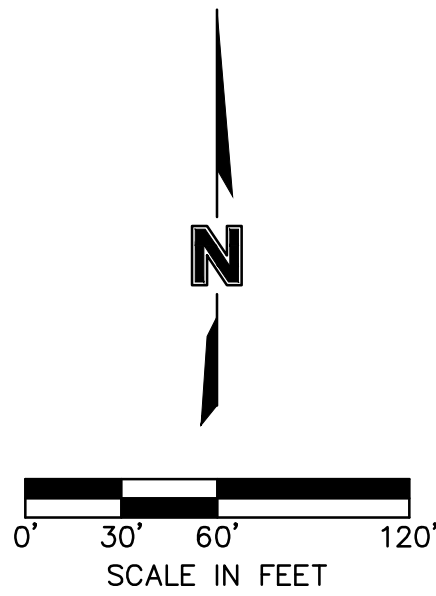
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Copy of E-ONE HP100 Aerial
Overall Length 47'00ft
Overall Width 8'33ft
Overall Body Height 11'00ft
Min Body Ground Clearance 6'33ft
Track Width 8'33ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°
FIRE TRUCK DIMENSIONS
N.T.S.

- NOTES**
1. VEHICLE TRAVEL PATH SHOWN IS FOR A FIRE TRUCK. SEE DIMENSIONS ABOVE.
 2. ALL FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ALL FIRE APPARATUS DRIVE LANES SHALL BE CAPABLE OF SUPPORTING A 75,000-POUND APPARATUS.
 3. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING--FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. FIRE LANES MAY BE MARKED IN ONE OR A COMBINATION OF METHODS AS APPROVED BY THE FIRE CODE OFFICIAL. CURBS, ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15') APART. WHERE NO CURB EXISTS OR A ROLLED CURB IS INSTALLED, A 6-INCH (6") WIDE PAINTED RED STRIPE APPLIED TO THE CONCRETE OR ASPHALT WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING". SIGNS, IN AREAS WHERE FIRE LANES ARE REQUIRED, BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED TO INDICATE THE FIRE LANE. OPTION 1 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON A METAL POST SET IN CONCRETE A MINIMUM OF DEPTH OF EIGHTEEN INCHES (18") SET BACK ONE FOOT (1') IN FROM THE EDGE OF THE ROADWAY WITH THE BOTTOM OF THE SIGN BEING SEVEN FEET (7") FROM FINISHED GRADE. SIGNS SHALL FACE ONCOMING TRAFFIC. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING". OPTION 2 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON THE SIDE OF A STRUCTURE OR OTHER PERMANENT FIXTURE APPROVED BY THE FIRE CODE OFFICIAL. THE BOTTOM OF THE SIGN BEING SEVEN FEET (7") FROM FINISHED GRADE. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING"

- LEGEND**
- PROPERTY BOUNDARIES
 - LOT LINE
 - EASEMENT LINE
 - FIRE TRUCK BODY LIMITS (FORWARD)
 - FIRE TRUCK WHEEL LIMITS (FORWARD)
 - FIRE TRUCK BODY LIMITS (REVERSE)
 - FIRE TRUCK WHEEL LIMITS (REVERSE)
 - FIRE TRUCK ACCESSIBLE LANES



olsson

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CHRISTOPHER J. OLSSON
Professional Engineer
No. 001592
Exp. 12/31/2025

2023.05.04

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

FIRE TRUCK ACCESS PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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

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L104

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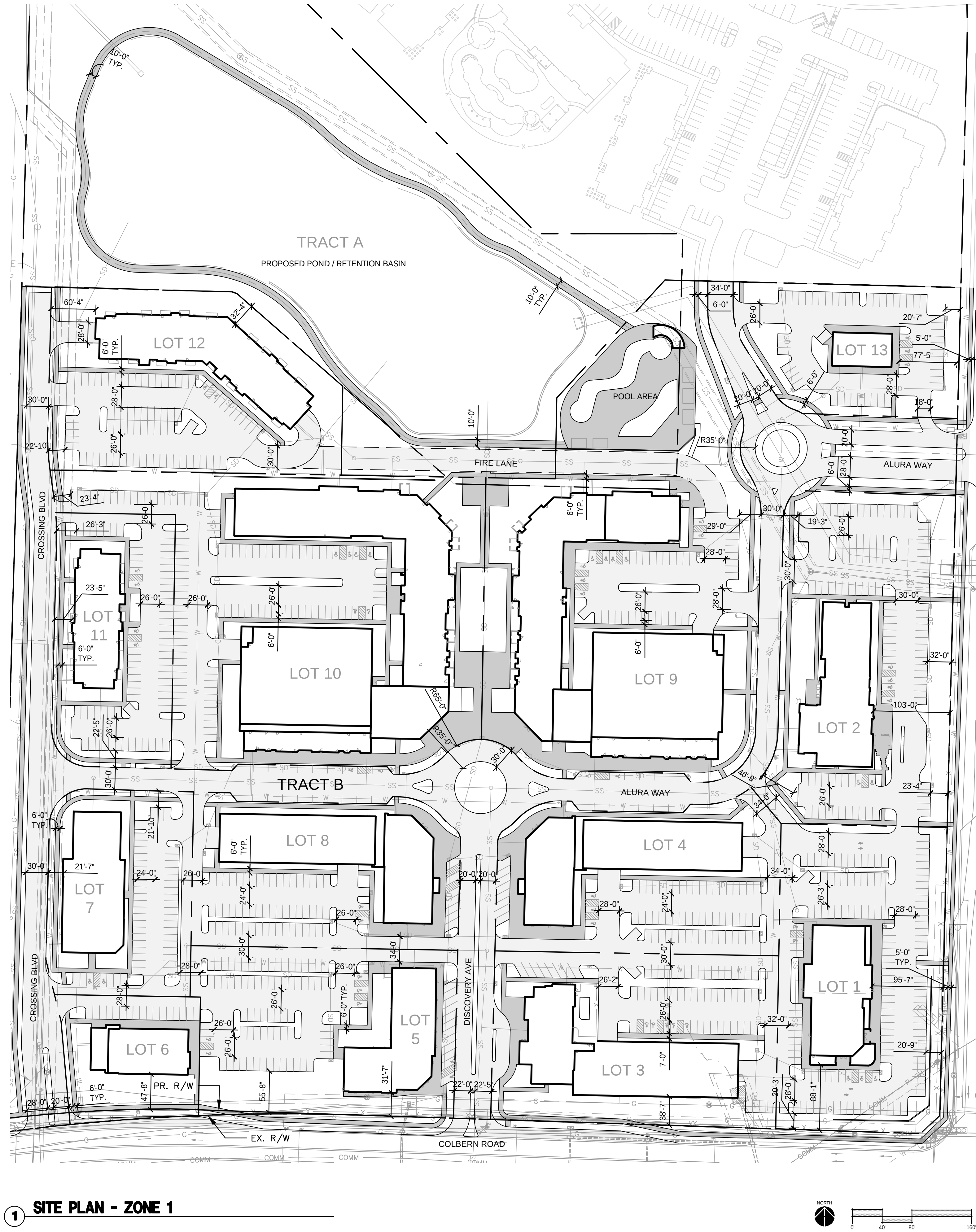
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1 SITE PLAN - ZONE 1

SITE PLAN LEGEND:

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

SITE PLAN NOTES:

- ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
- SPECIFIC LOT TRASH ENCLOSURES SHALL MATCH MATERIALS OF ADJACENT BUILDINGS AND SHALL COMPLY WITH REQUIREMENTS PER UDO SEC. 9.790 C.
- PARKING LOT PAVING SHALL MEET THE DESIGN STANDARDS UNDER UDO SECTION 8.620.

olsson studio

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

STATE OF MISSOURI
CHRISTOPHER HOLMQUIST
NUMBER PLA-2019026439
LANDSCAPE ARCHITECT
2023.05.04

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

REVISIONS

SITE 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: BM
QA/QC by: BM
project no.: A21-04643
drawing no.: L_SIT01_A2104643
date: 01.20.2023

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L_SIT_GEN NOTES_A2104643
L_PLSCP_A2104643

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 OF 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
	ALURA WAY	
	TOTAL STREET FRONTAGE = 3,857 LF	
	(3,857 / 30 = 128.57)	129 TREES 129 TREES
	DISCOVERY AVENUE	
	TOTAL STREET FRONTAGE = 938 LF	
	(938 / 30 = 31.27)	31 TREES 31 TREES
	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	
	TOTAL LOT AREA = 1,717,197 SQ FT	
	BUILDING FOOTPRINT = 299,639 SQ FT	
	1,717,197 - 299,639 SQ FT = 1,417,558 SQ FT	
	1,417,558 / 5,000 = 284 TREES	284 TREES 284 TREES
	LANDSCAPE TOTALS	585 TREES 585 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 = 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
	ALURA WAY	
	TOTAL STREET FRONTAGE = 1,643 LF	
	(1,643/ 20 = 82.15)	82 SHRUBS 82 SHRUBS
	DISCOVERY AVENUE	
	TOTAL STREET FRONTAGE = 469 LF	
	(469/ 20 = 23.45)	23 SHRUBS 23 SHRUBS
	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	
	TOTAL LOT AREA = 1,717,197 SQ FT	
	BUILDING FOOTPRINT = 299,639 SQ FT	
	1,717,197 - 299,639 SQ FT = 1,417,558 SQ FT	
	1,417,558 / 5,000 = 283.51 X 2 = 567 SHRUBS	567 SHRUBS 567 SHRUBS
	LANDSCAPE TOTALS	825 SHRUBS 825 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.	

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 MAIDENHAIR 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 LIMBER 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
CF2	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	PHYSOCARPUS OPULIFOLIUS '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 GREVCE ALUMROOT	1 GAL		
LM	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL		
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL		
RG2	RUDBECKIA FULGIDA 'SULLIVANTI' '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		

olsson studio

MISSOURI CERTIFICATE OF AUTHORITY #2005000285
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STATE OF MISSOURI
PROFESSIONAL LANDSCAPE ARCHITECT
CHRISTOPHER HOLMQUIST
NUMBER PLA-2019026439
2023.05.04

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

LANDSCAPE & SCREENING REQUIREMENTS DATA

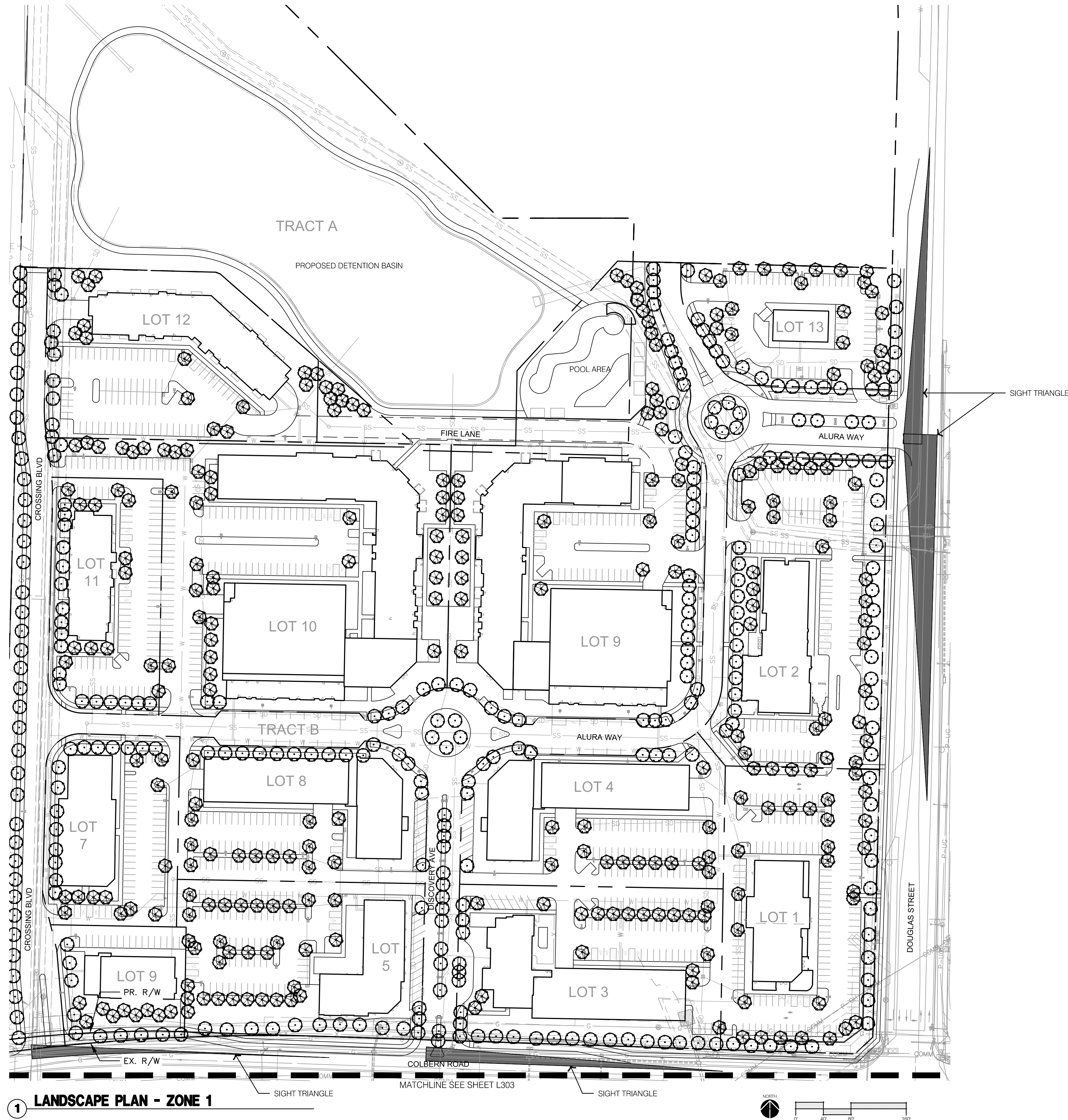
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

2023

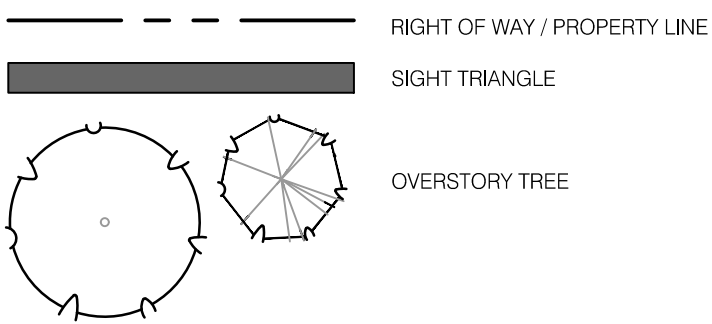
LEE'S SUMMIT, MISSOURI

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

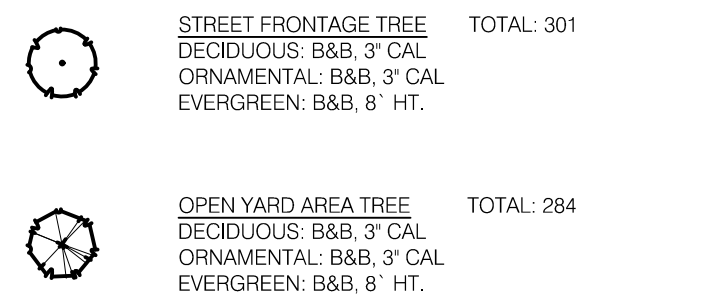
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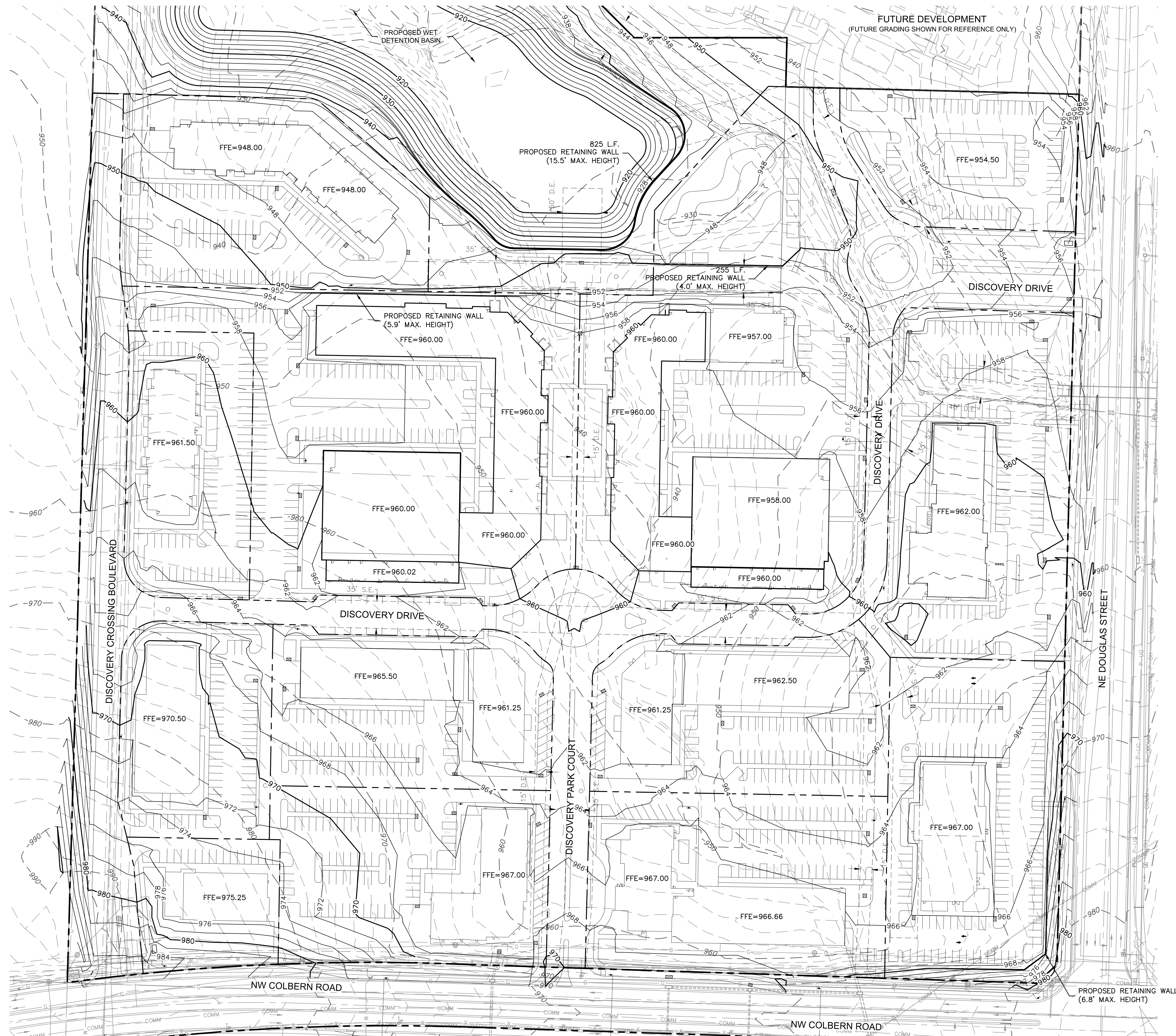
LANDSCAPE LEGEND:



PRELIMINARY PLANT SCHEDULE

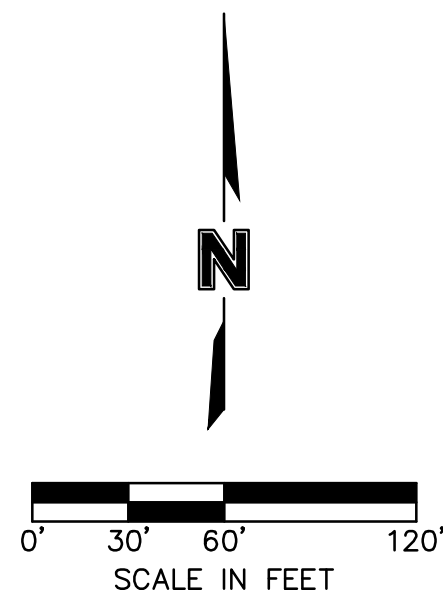


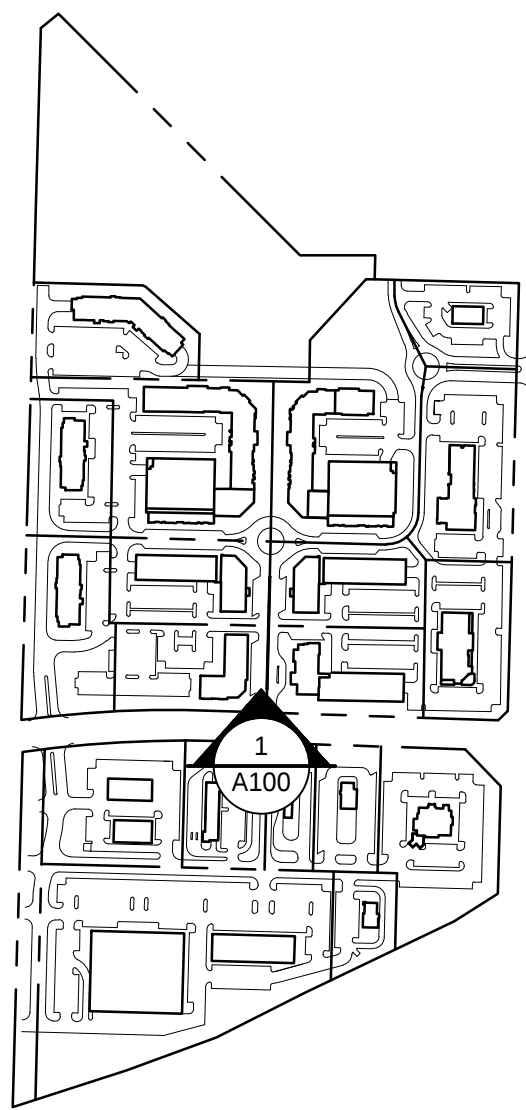
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DATE: May 03, 2023 6:07pm



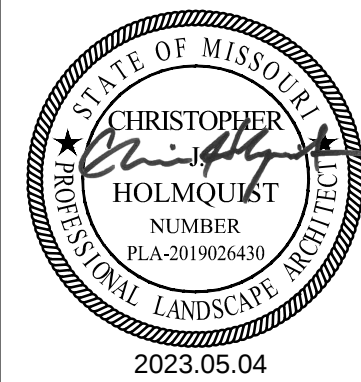
LEGEND

— — — — —	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



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TEL 816.842.8844

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[illegible]

ARCHITECTURAL RENDERING - LOTS 3 & 5

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

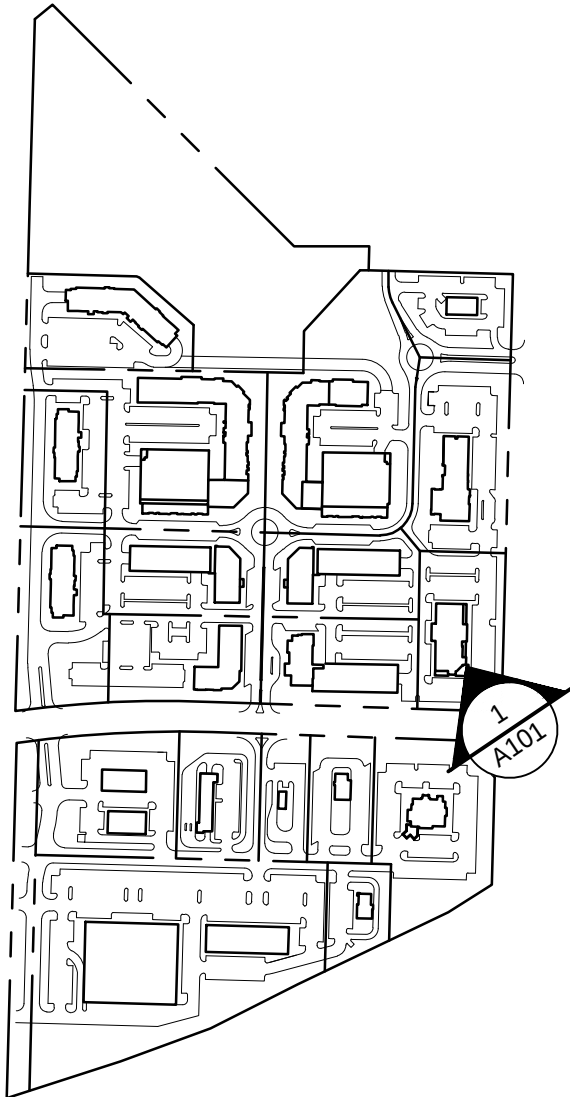
2023

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

[illegible]

ARCHITECTURAL RENDERING - LOT 1	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
KEE'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

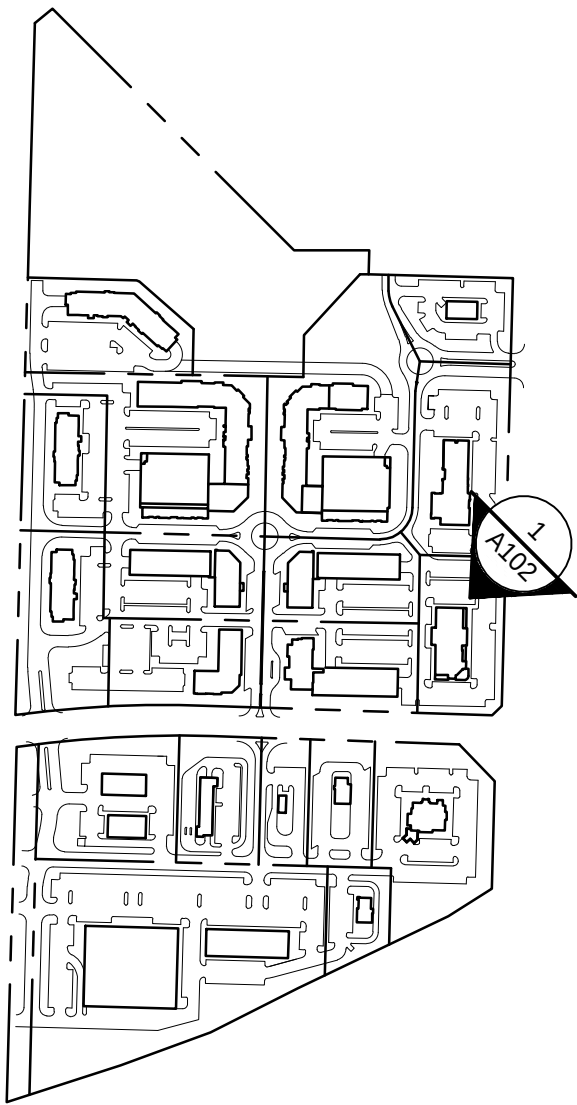
SHEET
A101

olsson studio

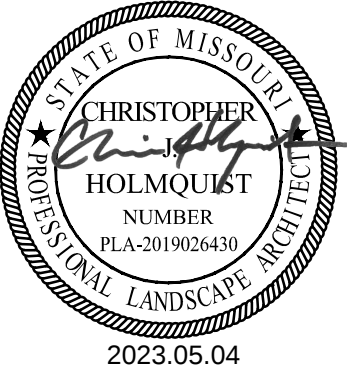
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.

TEL 816.842.8844

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KEYMAP



ARCHITECTURAL RENDERING - LOTS 1 & 4

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

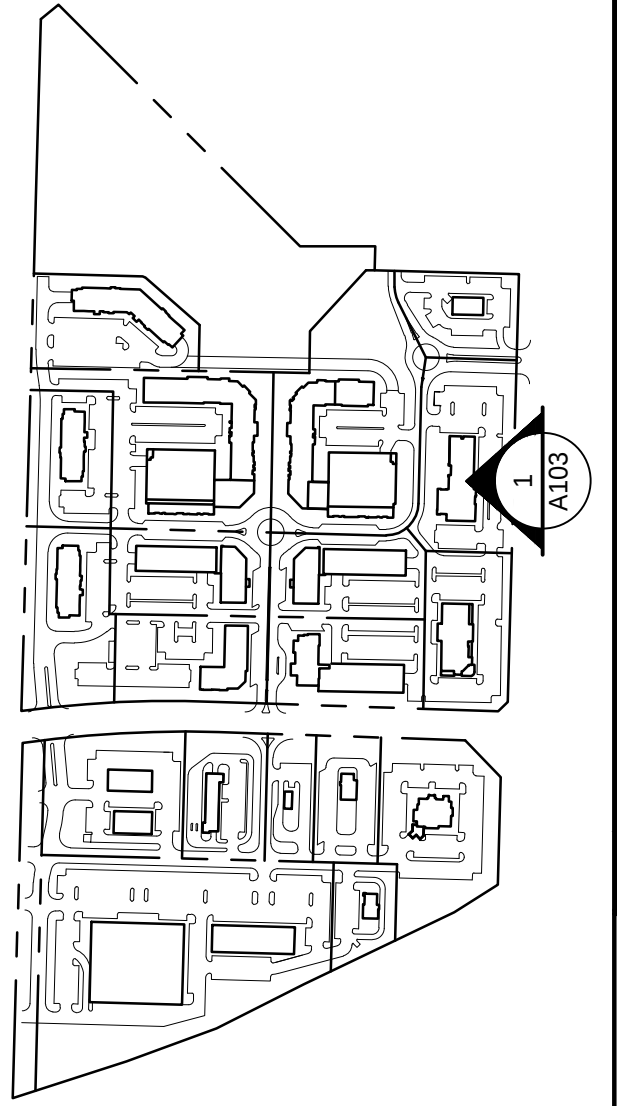
2023

drawn by: _____ EW
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drawing no. A_ARCH01_A2104643
date: _____ 01.20.2023

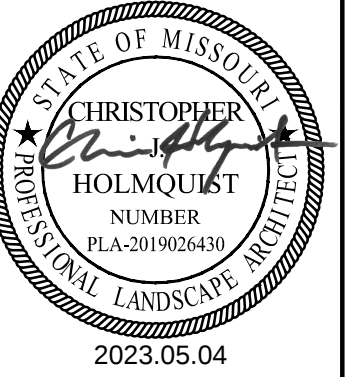
SHEET
A102



1 ARCHITECTURAL RENDERING - LOT 2



KEYMAP



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[illegible]

ARCHITECTURAL RENDERING - LOT 2

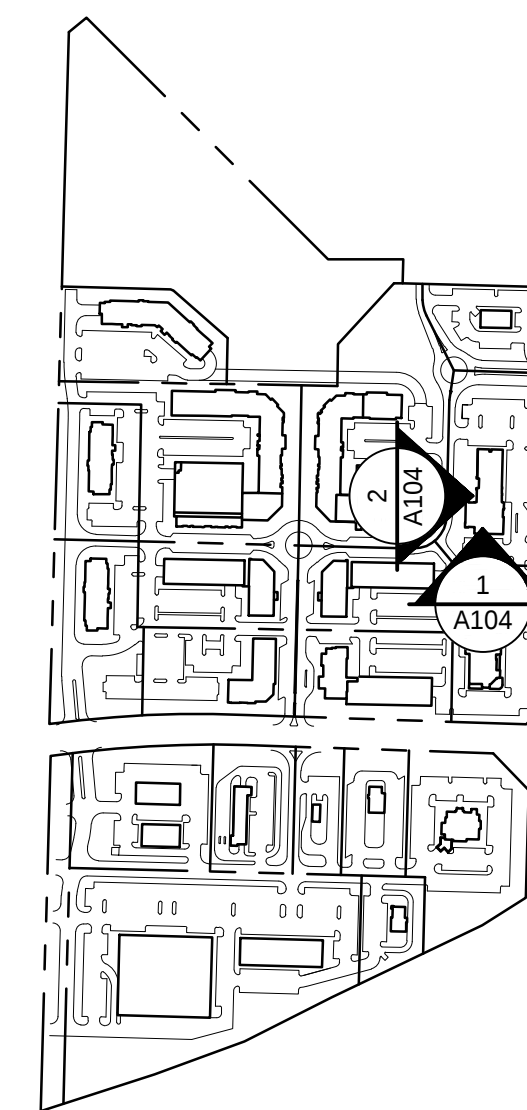
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

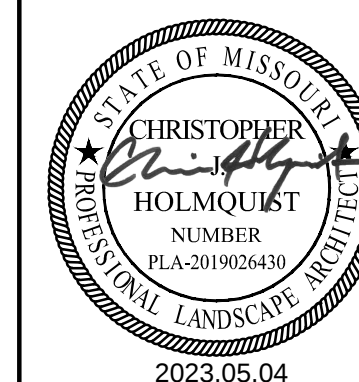
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 A/QC by: _____ BM
 Project no.: _____ A21-04643
 Drawing no. A_ARCH01 A2104643
 Date: _____ 01.20.2023

SHEET
A103



olsson studio

MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL: 816.842.8844 www.djssco.com

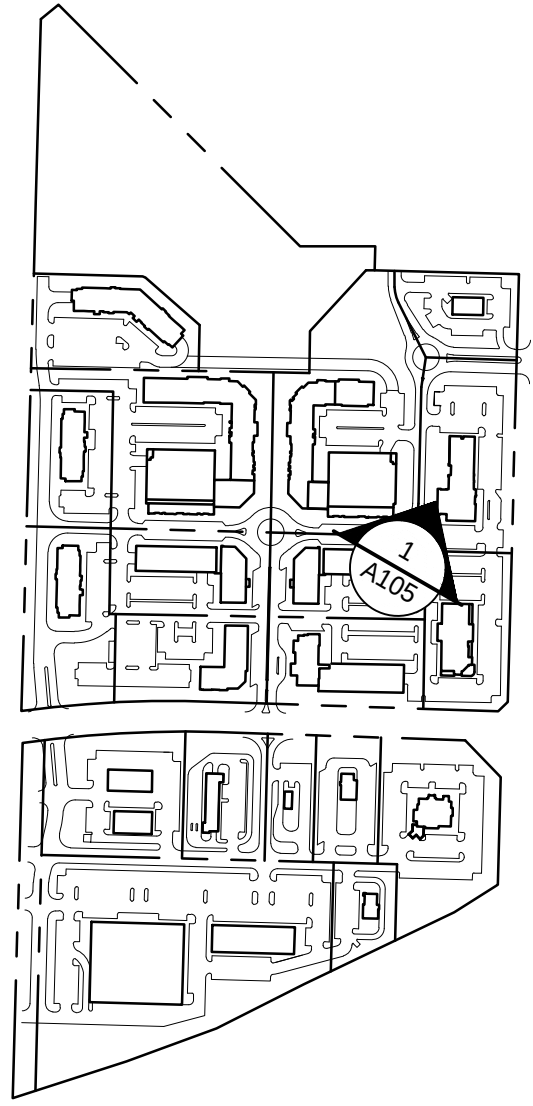
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ARCHITECTURAL RENDERING - LOT 2	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

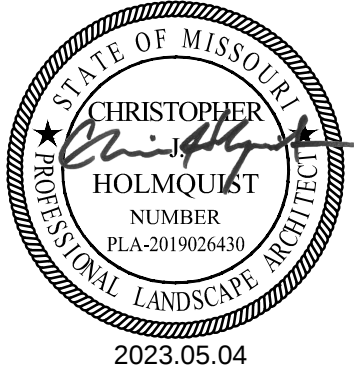
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date: _____ 01.20.2023

SHEET
A104

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KEYMAP



BY

REVISIONS DESCRIPTION

DATE _____

REV. 11/01

ARCHITECTURAL RENDERING - LOT 2

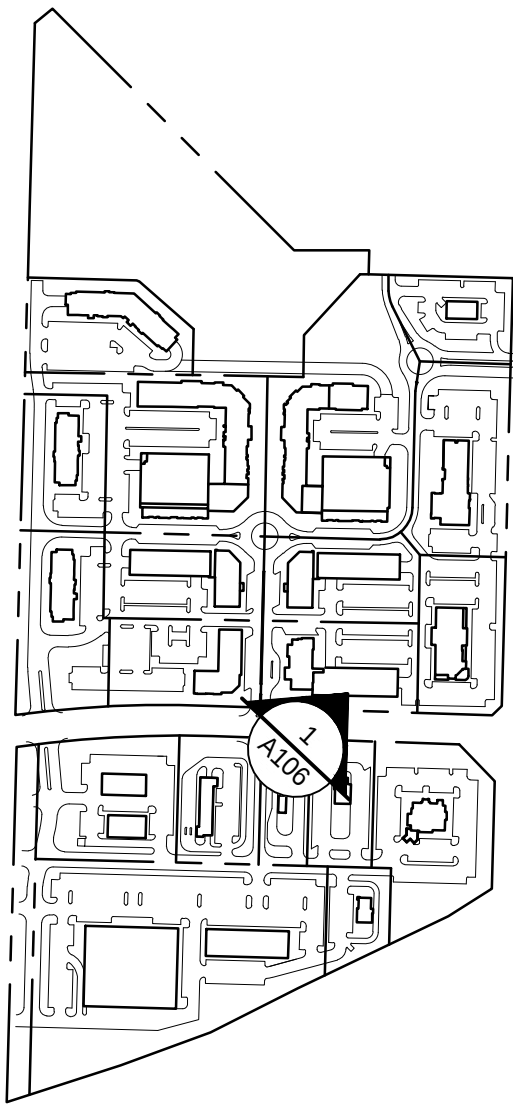
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LEE'S SUMMIT, MISSOURI

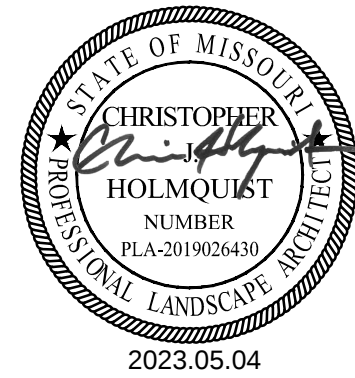
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QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A105



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOT 3	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

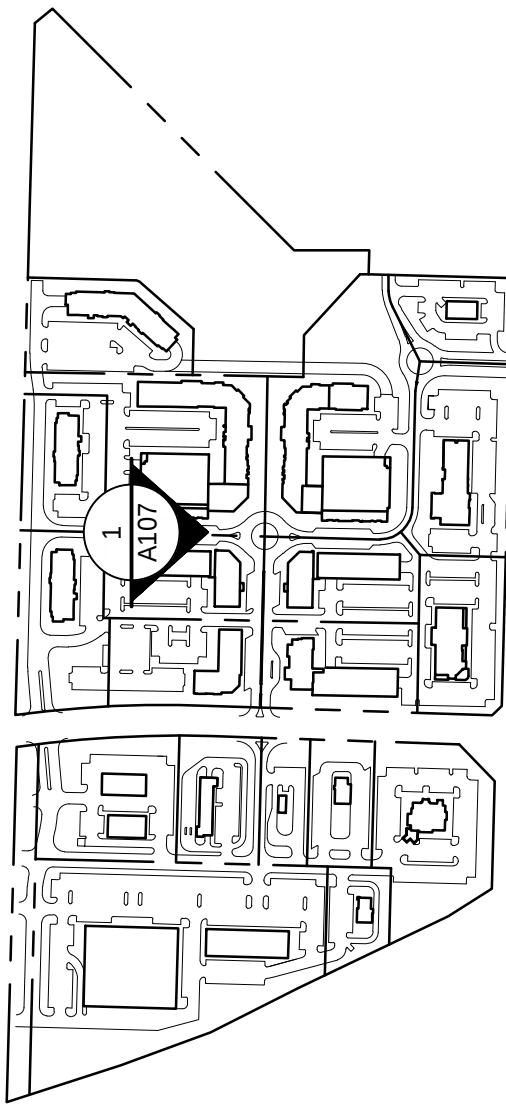
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SHEET
A106

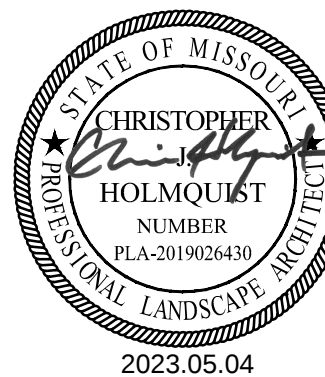
olsson studio

MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1914 Main St

1014 Main St.
Kansas City, MO 64108
TEL 816.842.8844 www.olss.com

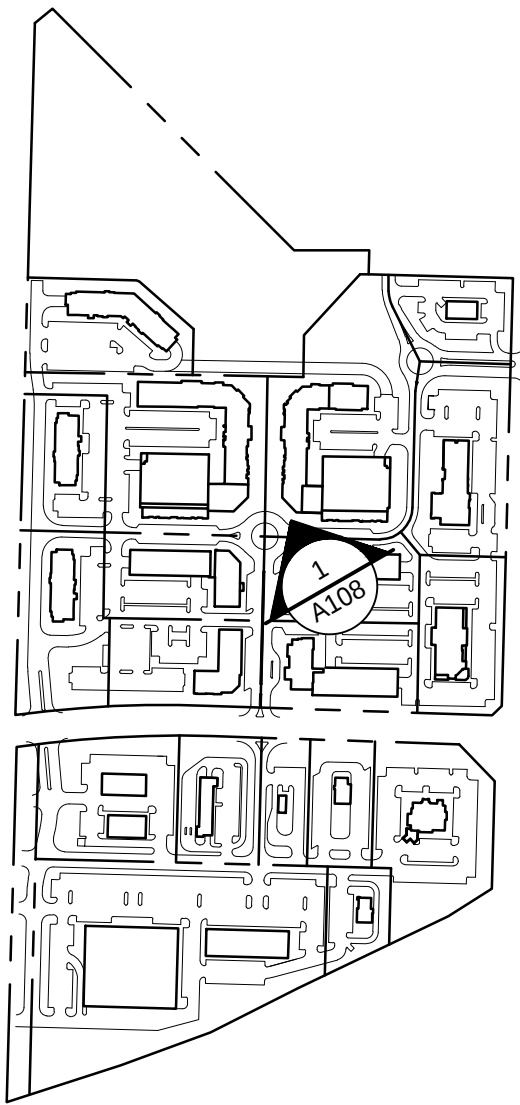


KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOTS 8, 9, & 10
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A21-046
drawing no. A_ARCH01 A21046
date: 01.20.20



KEYMAP

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BY

REVISIONS DESCRIPTION

DATE _____

REV.

ARCHITECTURAL RENDERING - LOTS 9 & 10

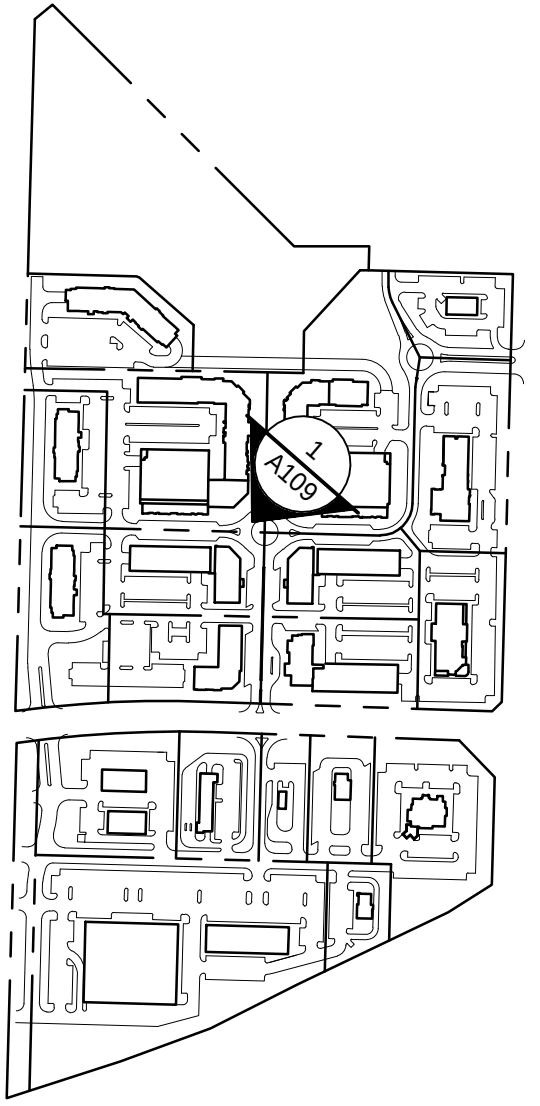
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

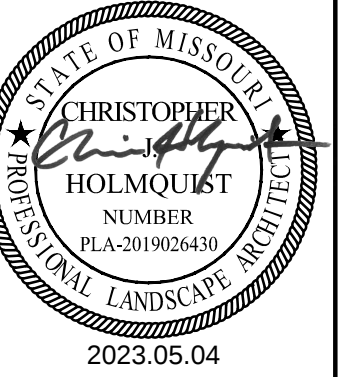
2023

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



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19

REVISIONS DESCRIPTION

DATE _____

No.

ARCHITECTURAL RENDERING - LOTS 8 & 10

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

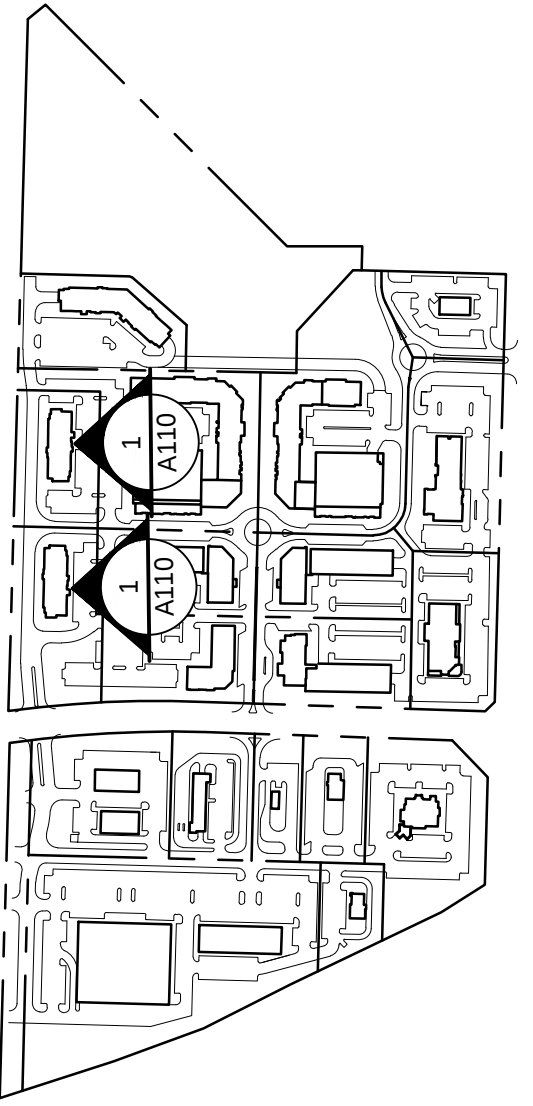
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 Checked by: _____ CP
 Approved by: _____ CP
 WQC by: _____ BM
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 Drawing no. A_ARCH01 A2104643
 Date: _____ 01.20.2023

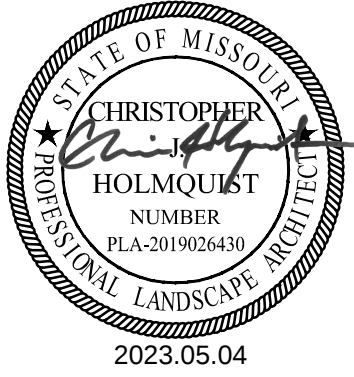
SHEET
A109



1 ARCHITECTURAL RENDERING - LOT 11



KEYMAP

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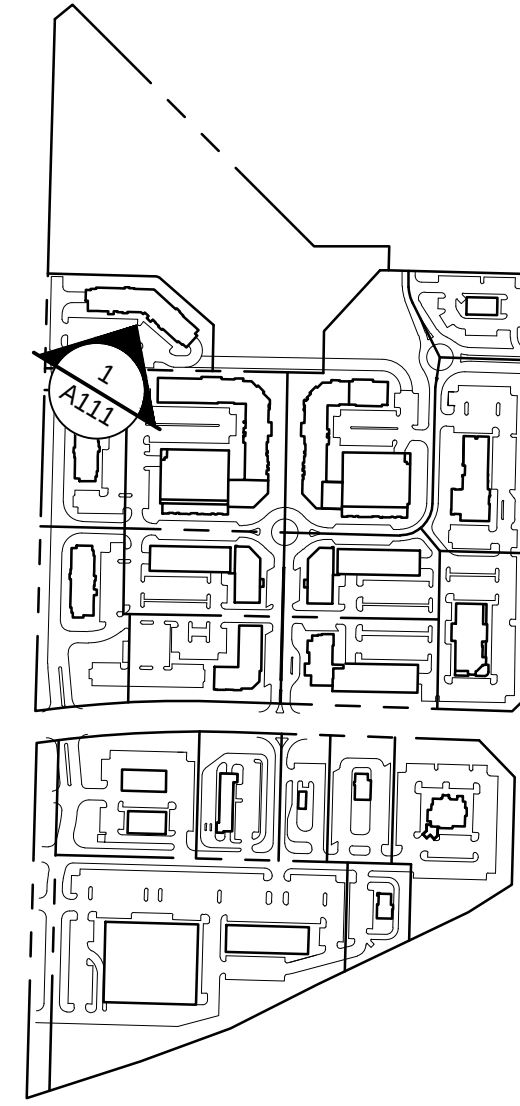
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DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

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

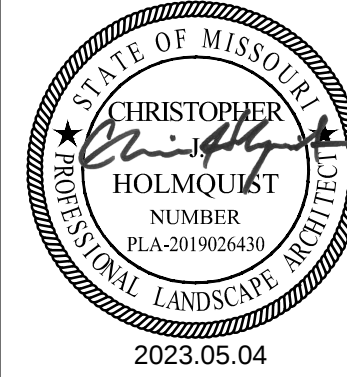
SHEET
A110



1 ARCHITECTURAL RENDERING - LOT 12



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOT 12	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

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

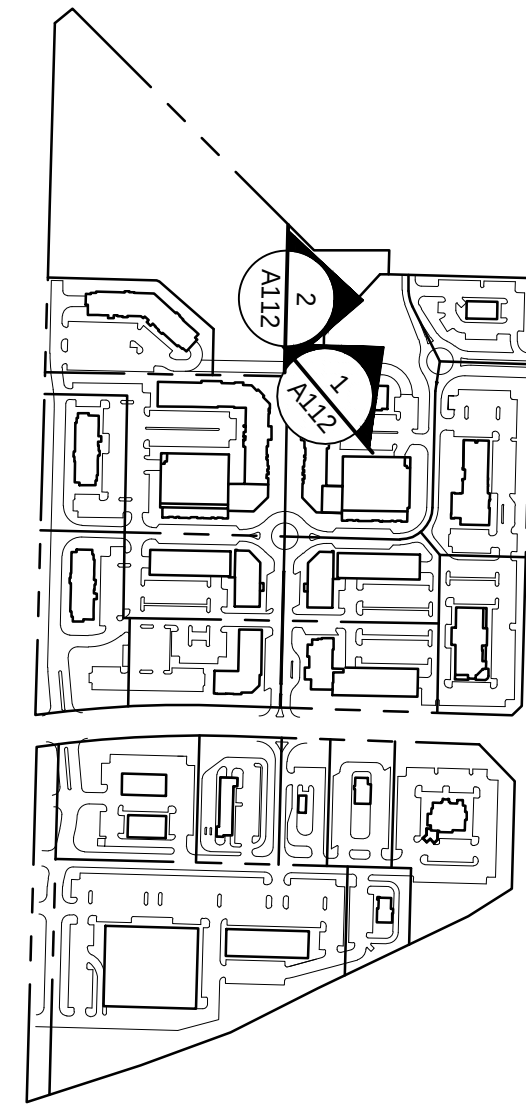
SHEET
A111



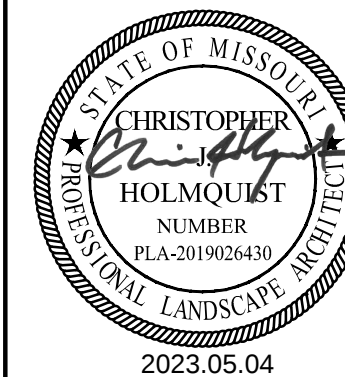
1 ARCHITECTURAL RENDERING - POOL AREA



2 ARCHITECTURAL RENDERING - POOL AREA



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - POOL AREA	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
FIELD CONSULTANT: AECOM	0000

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
A112

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