

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN - ZONE 1

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:



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

LANDSCAPE ARCHITECT:



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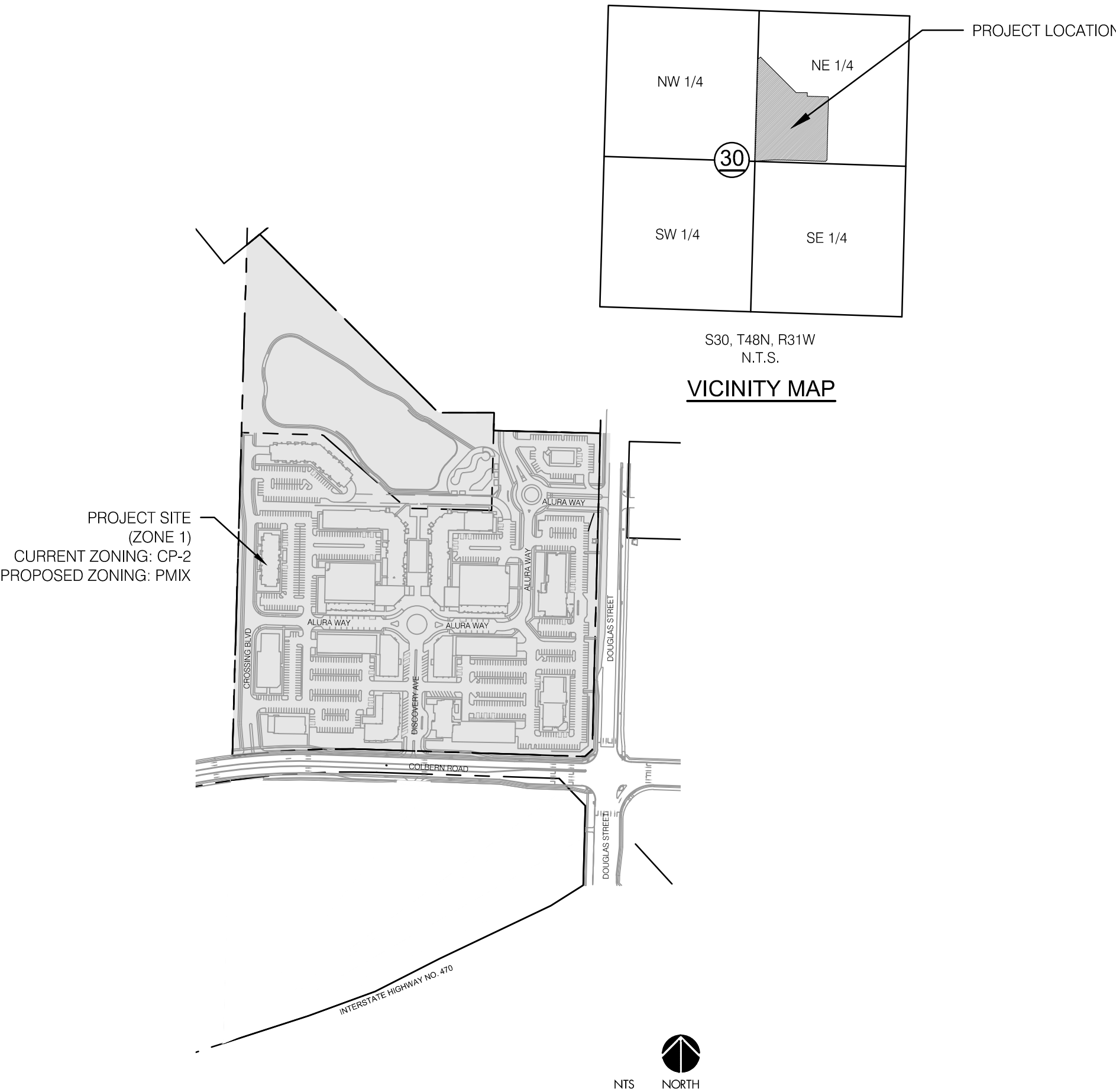
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ZONE 1 - REZONING AND PRELIMINARY DEVELOPMENT PLAN:

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
05/16/2023	PRELIMINARY DEVELOPMENT PLANS 5TH SUBMITTAL

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_CVR01_A2104643.dwg USER: cholinquist
DATE: May 16, 2023 4:26pm XREFS: L_PBLK_A2104643 C_XBASE_A2104643 C_FROAD_A2104643 L_GEN_NOTES_A2104643 C_PBASE_A2104643 C_FBASE_A2104643

SHEET INDEX

Sheet #	Sheet Description	Preliminary Development Plans 01/20/2023	Preliminary Development Plans 2nd Submittal 04/04/2023	Preliminary Development Plans 3rd Submittal 04/25/2023	Preliminary Development Plans 4th Submittal 05/04/2023	Preliminary Development Plans 5th Submittal 05/16/2023
	COVER SHEET	X	X	X	X	X
L000	PROJECT SHEET	X	X	X	X	X
L100	EXISTING CONDITIONS - ZONE 1	X	X	X	X	X
L101	EXISTING CONDITIONS - ZONE 2	X	X	X		
L102	GENERAL LAYOUT - ZONE 1	X	X	X	X	X
L103	GENERAL LAYOUT - ZONE 2	X	X	X		
L104	FIRE TRUCK ACCESS PLAN - ZONE 1	X	X	X	X	X
L105	FIRE TRUCK ACCESS PLAN - ZONE 2	X	X	X		
L200	OVERALL SITE PLAN	X	X	X		
L201	SITE PLAN - ZONE 1	X	X	X	X	X
L202	SITE PLAN - ZONE 2	X	X	X		
L300	OVERALL LANDSCAPE PLAN	X	X	X		
L301	LANDSCAPE & SCREENING REQUIREMENTS DATA	X	X	X	X	X
L302	LANDSCAPE PLAN - ZONE 1	X	X	X	X	X
L303	LANDSCAPE PLAN - ZONE 2	X	X	X		
C100	OVERALL GRADING PLAN	X	X	X		
C101	GRADING PLAN - ZONE 1	X	X	X	X	X
C102	GRADING PLAN - ZONE 2	X	X	X		
C200	OVERALL UTILITY PLAN	X	X	X		
C201	UTILITY PLAN - ZONE 1	X	X	X	X	X
C202	UTILITY PLAN - ZONE 2	X	X	X		
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET	X	X	X	X	X
MEP2	OVERALL SITE PLAN	X	X	X	X	X
MEP3	SITE LIGHTING PLAN	X	X	X	X	X
E501	ELECTRICAL DETAILS 7 SCHEDULES	X	X	X	X	X
A100	ARCHITECTURAL RENDERING - LOTS 3 & 5	X	X	X	X	X
A101	ARCHITECTURAL RENDERING - LOT 1	X	X	X	X	X
A102	ARCHITECTURAL RENDERING - LOTS 1 & 4	X	X	X	X	X
A103	ARCHITECTURAL RENDERING - LOT 2	X	X	X	X	X
A104	ARCHITECTURAL RENDERING - LOT 2	X	X	X	X	X
A105	ARCHITECTURAL RENDERING - LOT 2	X	X	X	X	X
A106	ARCHITECTURAL RENDERING - LOT 3	X	X	X	X	X
A107	ARCHITECTURAL RENDERING - LOTS 8, 9, & 10	X	X	X	X	X
A108	ARCHITECTURAL RENDERING - LOTS 9 & 10	X	X	X	X	X
A109	ARCHITECTURAL RENDERING - LOTS 8 & 10	X	X	X	X	X
A110	ARCHITECTURAL RENDERING - LOT 11	X	X	X	X	X
A111	ARCHITECTURAL RENDERING - LOT 12	X	x	x	x	x
A112	ARCHITECTURAL RENDERING - POOL AREA		x	x	x	x
A113	ARCHITECTURAL RENDERING - LOTS 6 & 7					x
A114	ARCHITECTURAL RENDERING - LOTS 6 & 7					x

PROJECT DESIGN CRITERIA:

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

UTILITY SERVICE NUMBERS:

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

GENERAL NOTES

- ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
- CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
- 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.
- ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
- ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.
- SITE TOPOGRAPHY TAKEN FROM FIELD WORK BY OLSSON ON THE SURVEY DATED 10-2016 AND UPDATED ON 10/1/2021 ALONG NORTH PROPERTY LINE. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF THE CONSTRUCTION PLANS.

FLOOD CERTIFICATION:

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.

LEGEND	
GENERAL	SURVEY MARKERS
ACU	BMK BENCHMARK
AST	CPT CONTROL POINT
ATL	FND FOUND MONUMENT
ATR	ROW ROW MARKER
BLB	SCR SECTION CORNER
BOV	SET SET MONUMENT
BSH	BOUNDARIES
COL	SECTION LINE
CTR	EXISTING PROPERTY BOUNDARY
DRN	PROPOSED PROPERTY BOUNDARY
DTR	EXISTING LOT LINE
FLP	PROPOSED LOT LINE
GDP	EXISTING RIGHT-OF-WAY
GPL	PROPOSED RIGHT-OF-WAY
GTP	UTILITIES
GUY	CAB CABLE BOX
HCP	CAV CABLE VAULT
LST	TVP TELEVISION PEDESTAL
MLB	TVR TELEVISION RISER
MP	EXISTING CABLE TV, OVERHEAD
MWL	EXISTING CABLE TV, UNDERGROUND
PIV	PROPOSED CABLE TV, OVERHEAD
PPT	PROPOSED CABLE TV, UNDERGROUND
RAT	FOB FIBER OPTIC BOX
SAD	FOM FIBER OPTIC MANHOLE
SCV	FOP FIBER OPTIC PEDESTAL
SGN	FOV FIBER OPTIC VAULT
SLB	EXISTING FIBER OPTIC, OVERHEAD
SLC	EXISTING FIBER OPTIC, UNDERGROUND
SPB	PROPOSED FIBER OPTIC, OVERHEAD
SPH	PROPOSED FIBER OPTIC, UNDERGROUND
STP	FDC FIRE DEPT. CONNECTION
SVL	EFF EXISTING FIRE PROTECTION SYSTEM LINE
TCB	FPP PROPOSED FIRE PROTECTION SYSTEM LINE
TSA	EFL EXISTING FUEL LINE
TSC	FPL PROPOSED FUEL LINE
TSMH	GAR GAS RISER
TSP	GMH GAS MANHOLE
	GMK GAS MARKER
	GMT GAS METER
	GRG GAS REGULATOR
	GVL GAS VALVE
	EG EXISTING NATURAL GAS LINE
	EN PROPOSED NATURAL GAS LINE
	TEC TELEPHONE CABINET
	TEP TELEPHONE PEDESTAL
	TER TELEPHONE RISER
	TEV TELEPHONE VAULT
	TMH TELEPHONE MANHOLE
	TELH EXISTING TELEPHONE LINE, OVERHEAD
	ETEL EXISTING TELEPHONE LINE, UNDERGROUND
	TELOH PROPOSED TELEPHONE LINE, OVERHEAD
	TEL PROPOSED TELEPHONE LINE, UNDERGROUND
	GLT GROUND LIGHT
	LTP LIGHT POLE
	PWP POWER POLE
	TRF ELECTRIC TRANSFORMER
	EBX ELECTRIC BOX
EASEMENTS & SETBACKS	
	A.E. ACCESS EASEMENT
	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
	B.L. BUILDING SETBACK
	C.T.V.E. CABLE TV EASEEMNT
	C.E. CONSERVATION EASEMENT
	C.G.E. CONSTRUCTION GRADING EASEMENT
	F.P.E. FLOOD PLAIN EASEMENT
	F.O.E. FIBER OPTIC EASEMENT
	F.P.S.E. FIRE PROTECTION SYSTEM EASEMENT
	F.L.E. FUEL LINE EASEMENT
	L.S.E. LANDSCAPE EASEMENT
	G.E. NATURAL GAS EASEMENT
	T.E. TELEPHONE EASEMENT
	E.E. POWER/ELECTRIC EASEMENT
	P.S. PARKING SETBACK
	S.B. STREAM BUFFER
	S.D.E. SURFACE DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	S.E. SANITARY SEWER EASEMENT
	S.L.E. STEAM LINE EASEMENT
	D.E. STORM DRAINAGE EASEMENT
	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
	T.C.D.S.E. TEMPORARY CUL-DE-SAC EASEMENT
	TEMP. ESMT. TEMPORARY EASEMENT
	TRAIL/PATH EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	F.Y.S. FRONT YARD SETBACK
	R.Y.S. REAR YARD SETBACK
	S.Y.S. SIDE YARD SETBACK
CONTOURS	
	100 EXISTING INDEX CONTOURS
	100 EXISTING INTERMEDIATE CONTOURS
	100 PROPOSED INDEX CONTOURS
	100 PROPOSED INTERMEDIATE CONTOURS

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TEL 816.842.8844
www.olsson.com

2023.05.16

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2023

PROJECT SHEET

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

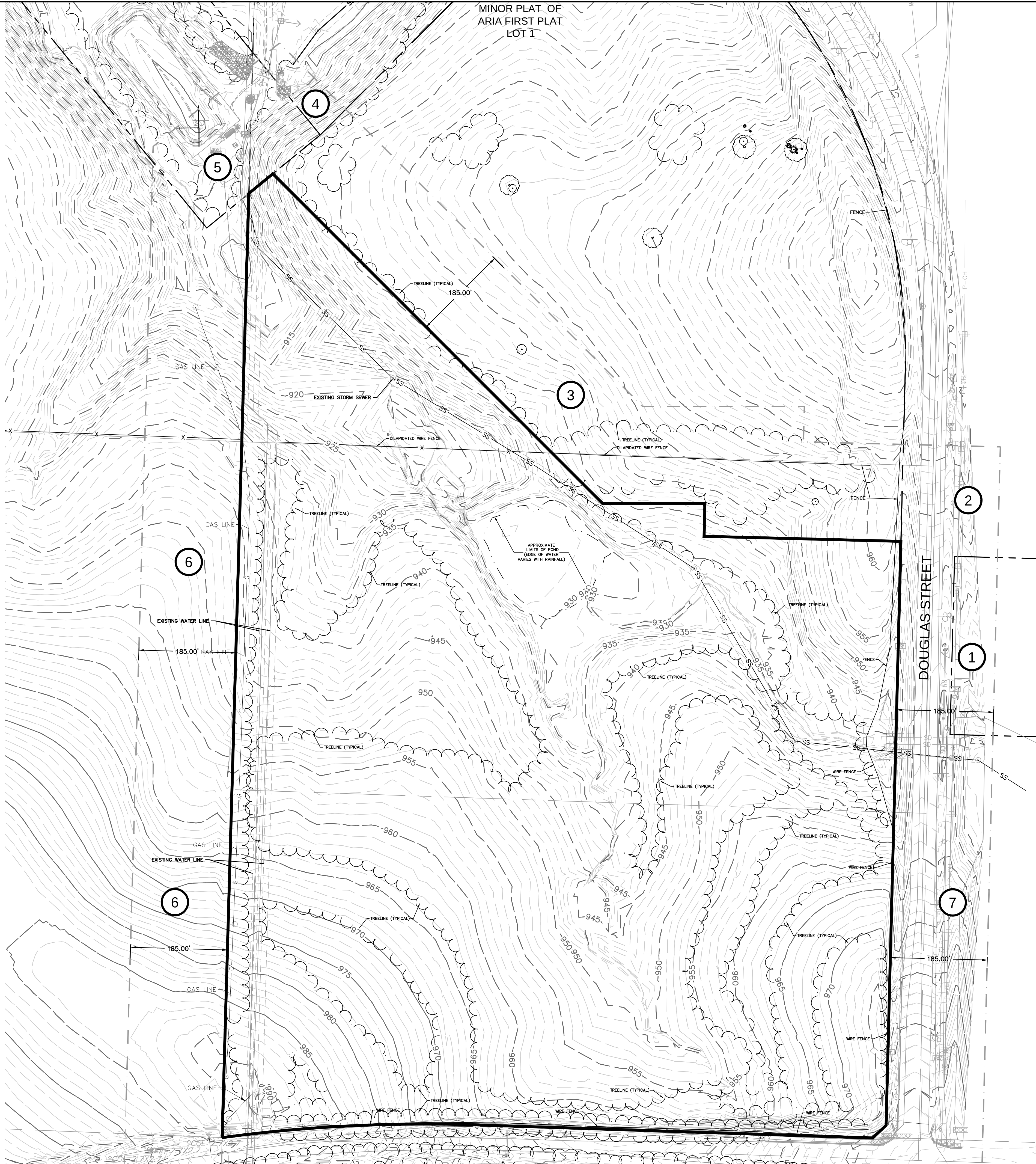
drawing no.: L_CVR01_A2104643

date: 01.20.2023

SHEET

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DATE: May 03, 2023 5:19pm XREFS: C:\BASE_A2103436 LPTBLK_A2104643 LDIR01_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

olsson studio

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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

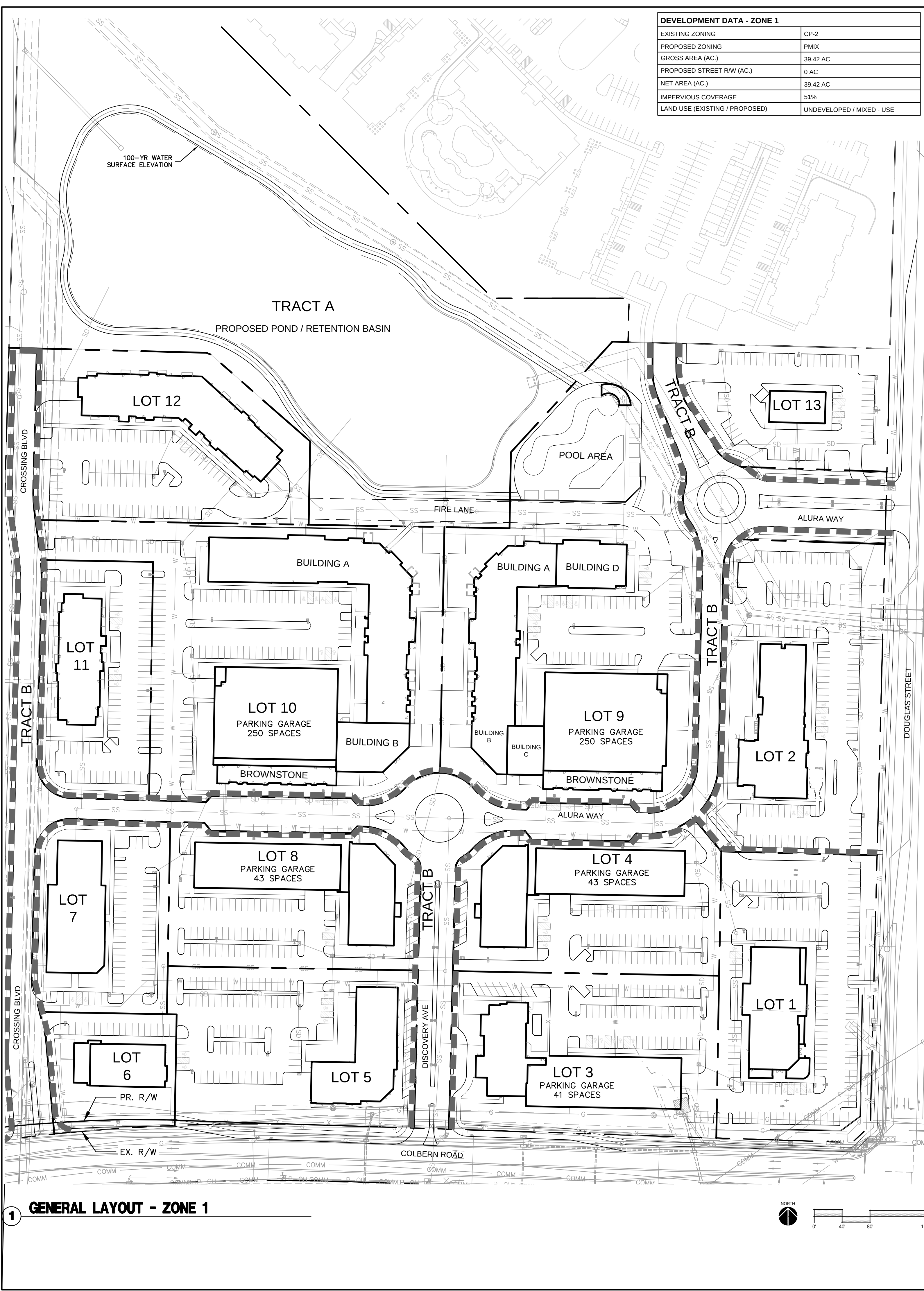
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

drawn by: EW
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date: 01.20.2023

2023

SHEET
L100



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

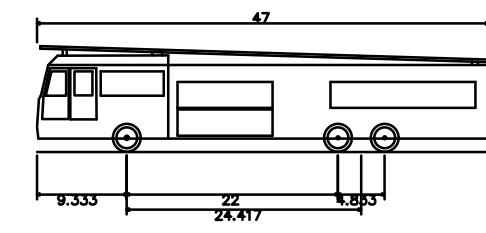
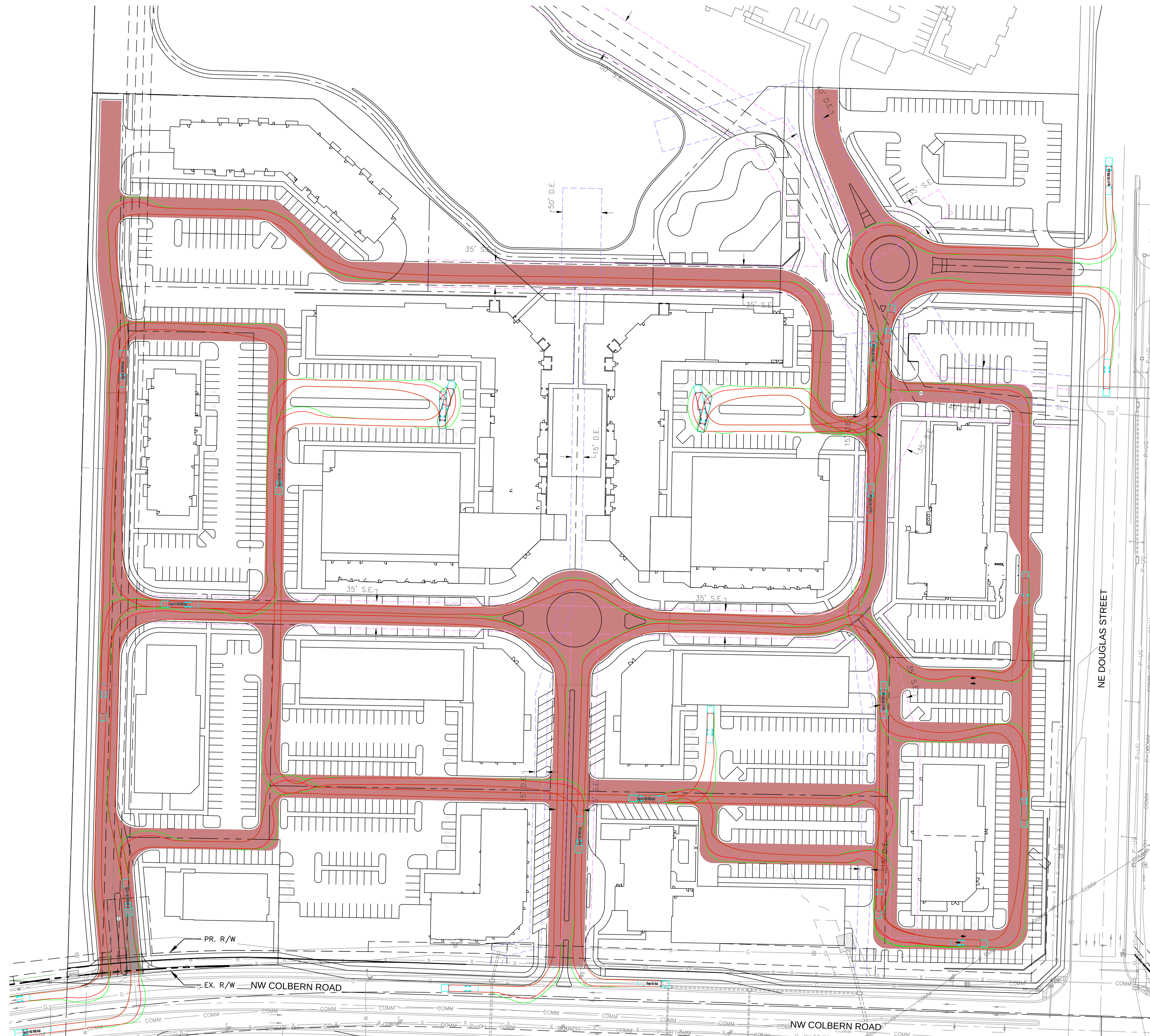
DEVELOPMENT DATA CONTINUED - ZONE 1																	
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	FLOOR SIZE (SF)	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACRE	UDO REQUIRED PARKING SPACES	PROVIDED GARAGE PARKING SPACES	PROVIDED SURFACE 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		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 FDF
 ** REFER TO ADDITIONAL TABLE FOR SHARED PARKING DATA

RESIDENTIAL UNITS PER LOT DATA			
LOT 4		LOT 10	
APARTMENTS - STUDIO	6	APARTMENTS - STUDIO	29
APARTMENTS - 1 BED	26	APARTMENTS - 1 BED	78
APARTMENTS - 2 BED	14	APARTMENTS - 2 BED	46
TOTAL	46	BROWNSTONES	8
		TOTAL	161
LOT 5			
APARTMENTS - STUDIO	40	LOT 11	
APARTMENTS - 1 BED	0	APARTMENTS - STUDIO	0
APARTMENTS - 2 BED	0	APARTMENTS - 1 BED	40
TOTAL	40	APARTMENTS - 2 BED	40
		TOTAL	80
LOT 8			
APARTMENTS - STUDIO	6	LOT 12	
APARTMENTS - 1 BED	26	APARTMENTS - STUDIO	0
APARTMENTS - 2 BED	14	APARTMENTS - 1 BED	40
TOTAL	46	APARTMENTS - 2 BED	40
		TOTAL	80
LOT 9			
APARTMENTS - STUDIO	24	OVERALL TOTAL	
APARTMENTS - 1 BED	67	APARTMENTS - STUDIO	105
APARTMENTS - 2 BED	33	APARTMENTS - 1 BED	277
BROWNSTONES	8	APARTMENTS - 2 BED	187
TOTAL	132	BROWNSTONES	16
		TOTAL	585

Shared Parking Demand Summary																			
Land Use		Peak Month: LATE DECEMBER										Peak Period: 12 PM WEEKEND							
		Weekday					Weekend					Weekday				Weekend			
		Project Data		Base Rate	Driving Adj	Non-Captive Ratio	Project Ratio	Unit/Ft Ratio	Base Rate	Driving Adj	Non-Captive Ratio	Project Ratio	Unit/Ft Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
Quantity		Unit											12 PM	Jan Decemb		12 PM	Decemb		
Retail																			
Retail (<400 sq ft)		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		0.80	100%	98%	0.78		100%	95%	33	100%	100%	39
Supermarket/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
				0.75	100%	99%	0.74		0.75	100%	98%	0.73		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
				2.15	100%	99%	2.12		2.10	100%	98%	2.08		100%	95%	17	100%	100%	17
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		2.00	100%	98%	1.96		100%	100%	6	100%	100%	6
Entertainment and Institutions																			
Hotel and Residential																			
Hotel-Business		230	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	50%	100%	37
Hotel-Employees			keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	100%	35	100%	100%	17
Restaurant/Lounge			sf GLA	6.47	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	100%	95%	100%	100%	100%	100%
Meeting/Banquet (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/Banquet (20 to 50 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/Banquet (50 to 100 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%	-
Convention (100 to 200 sq ft/ky)			sf GLA	0.00	68%	60%	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%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	0%	-	100%	100%	-
Restaurant/Meeting/Events			sf GLA	0.00	100%	100%	0.00	ksf GLA	0.00	100%	100%	0.00	ksf GLA	100%	100%	0%	-	100%	-
Residential, Scholan			units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
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		387	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		000	res/paces	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		303	Customer		377
														Employees/Resident		103	Employees/Resident		82
														Reserved		688			688
														Total		1,140			1,157

** SHARED PARKING DATA WAS BASED ON THE ULI SHARED PARKING 3RD EDITION BOOK.



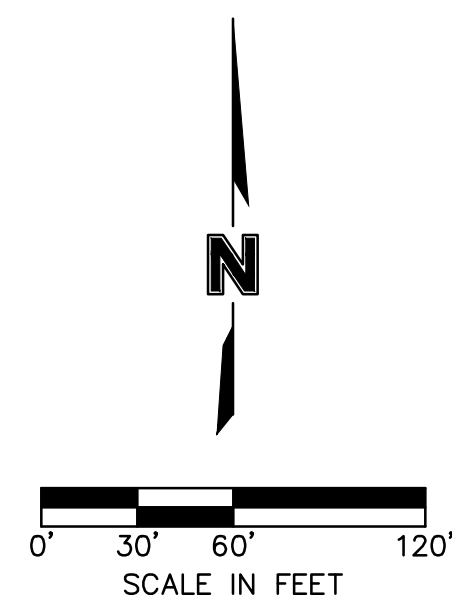
Copy of E-ONE HP100 Aerial	
Overall Length	47,000ft
Overall Width	8,333ft
Overall Body Height	11,000ft
Min Body Ground Clearance	1,393ft
Track Width	8,333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIMENSIONS

- ### 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 LANCES 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 SUCH ROADS ARE DESIGNATED SHALL BE MAINTAINED IN THE LEAST AND EASIEST 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 A METAL POST OR STRUCTURE OR OTHER PERMANENT STRUCTURE 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



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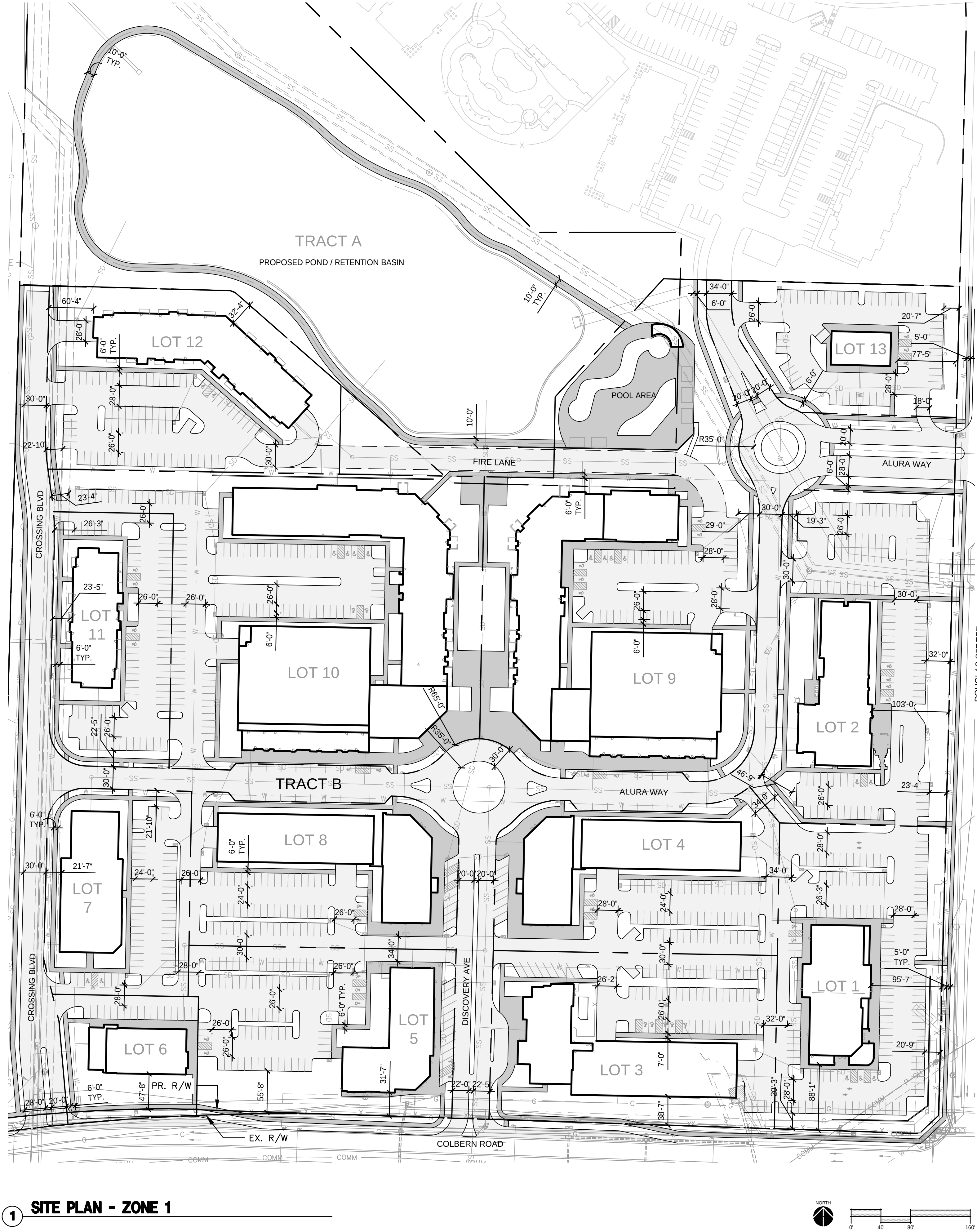
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1 SITE PLAN - ZONE 1

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

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

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

SITE PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

drawn by: EW
checked by: CP
approved by: BM
QA/QC by: BM
project no.: A21-04643
drawing no.: SIT01_A2104643
date: 01.20.2023

2023

SHEET
L201

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	GLEDTISIA 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 'HADELN'	HADELN 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 GREVICE 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

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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

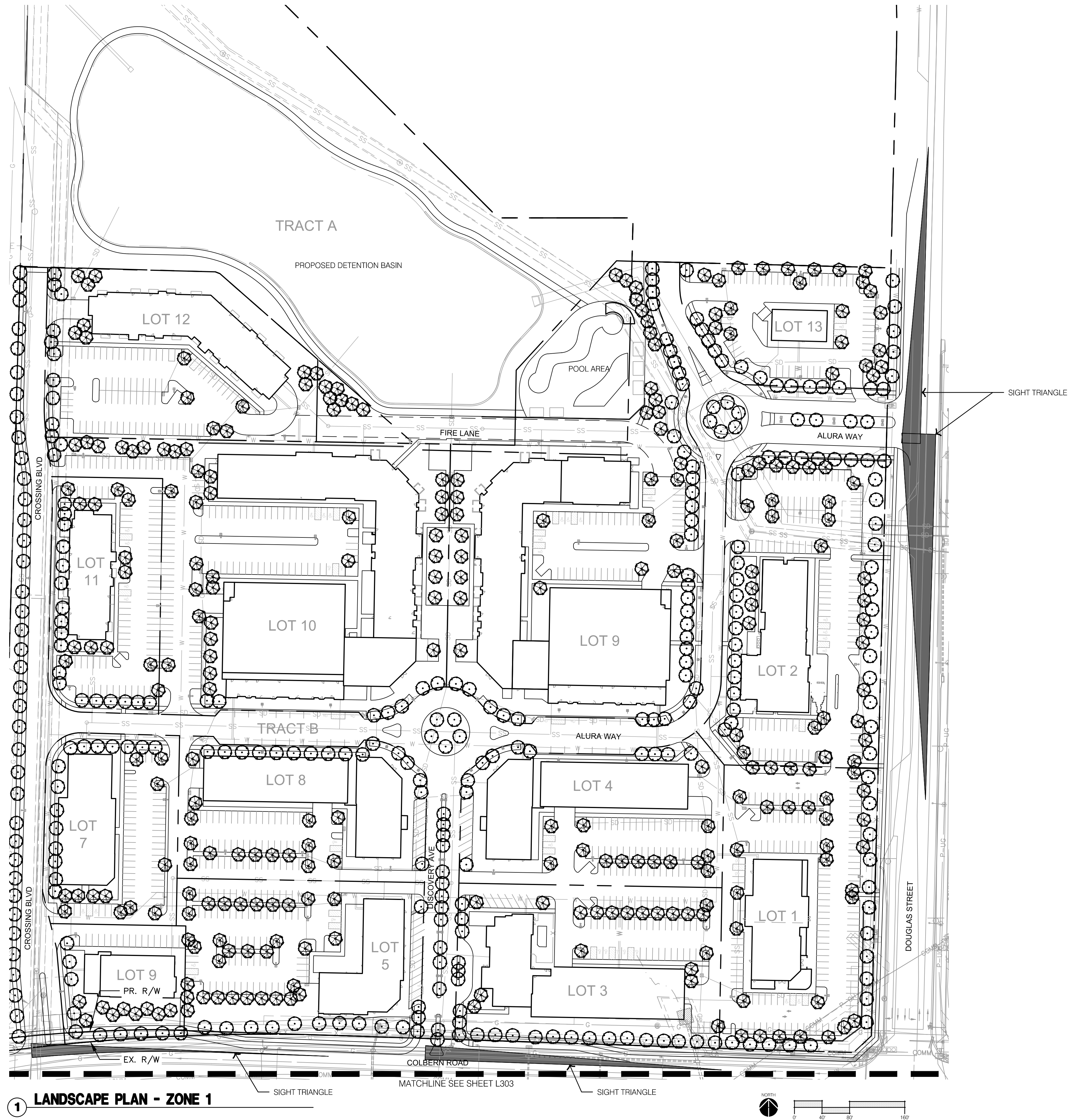
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

2023

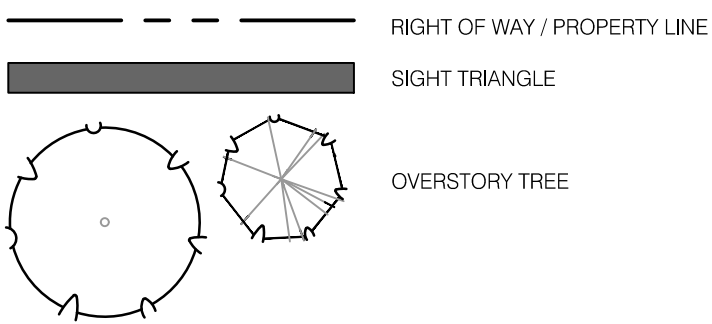
LEE'S SUMMIT, MISSOURI

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

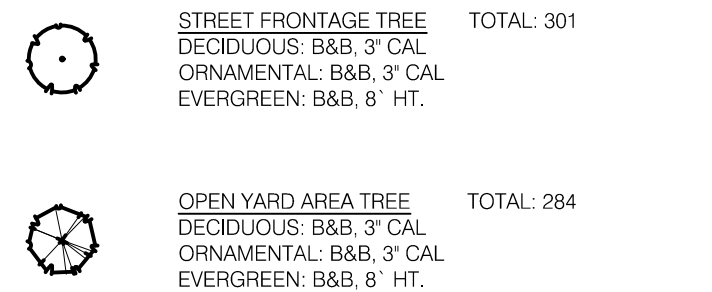
SHEET
L301



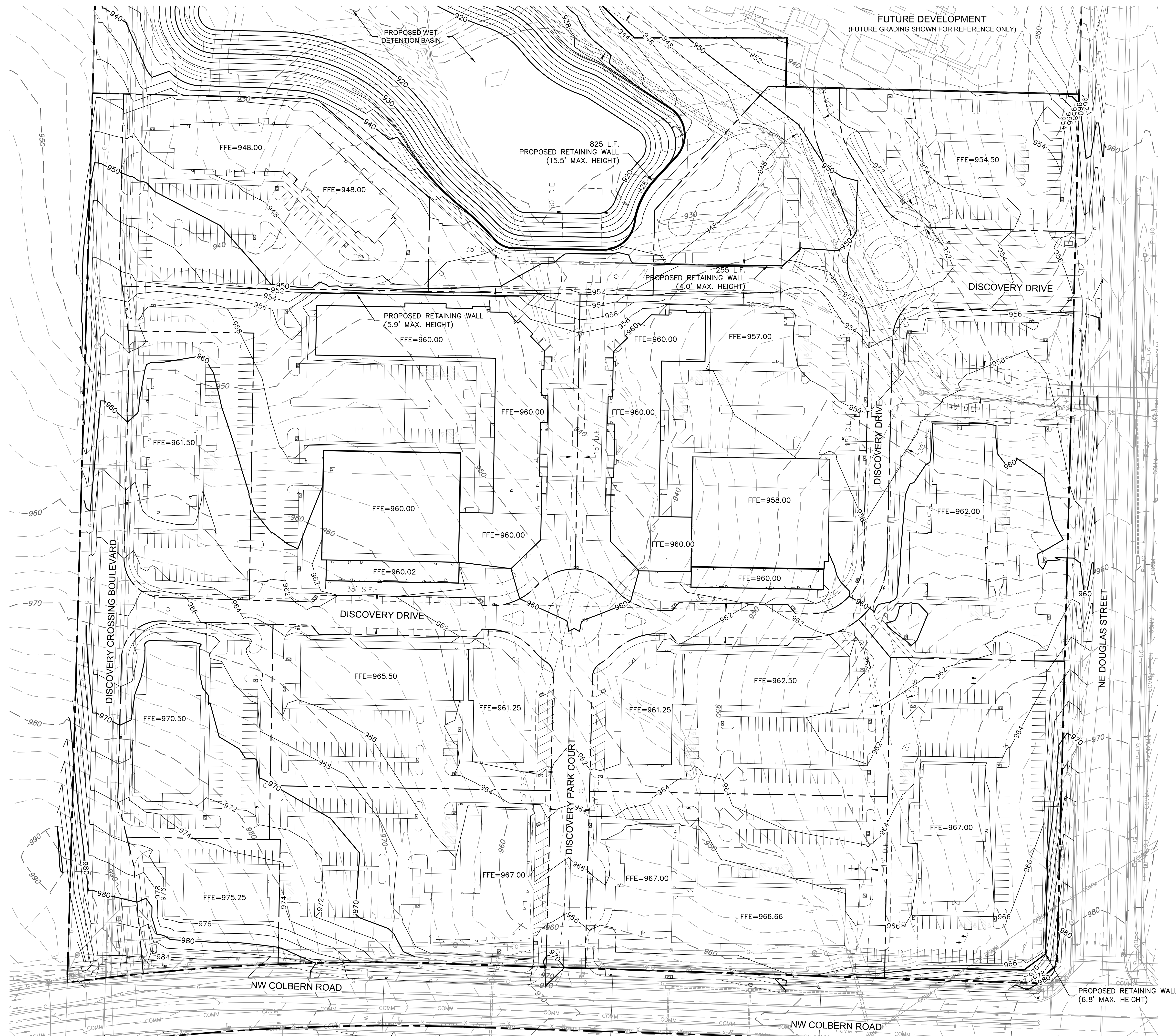
LANDSCAPE LEGEND:



PRELIMINARY PLANT SCHEDULE

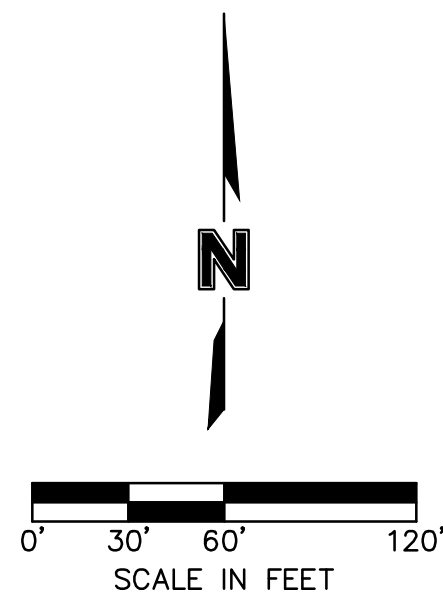
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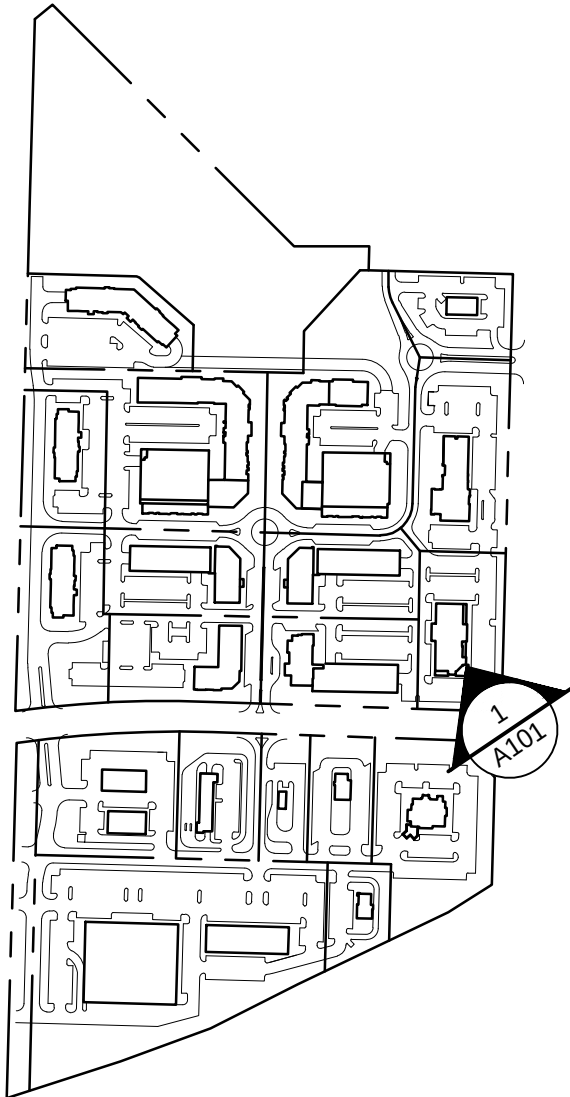


LEGEND

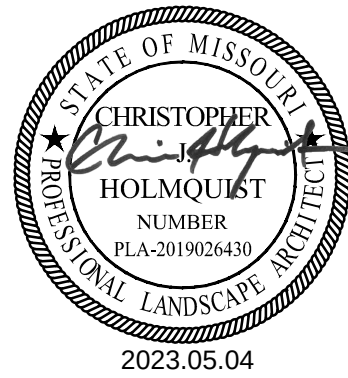
— — — — —	PROPERTY BOUNDARIES
— — — — —	LOT LINE
— — — — —	EASEMENT LINE
##' S.E.	SANITARY SEWER EASEMENT
##' D.E.	STORM DRAINAGE EASEMENT
— FO —	EXISTING FIBER OPTIC LINE
— G —	EXISTING GAS LINE
— T —	EXISTING TELEPHONE LINE
P-UG	EXISTING UNDERGROUND POWER LINE
— [] —	EXISTING STORM SEWER
— SS —	EXISTING 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)



F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
DWG: L_PTBLK_A2104643 L_KEY_MAP_A2104643
DATE: May 03, 2023 5:31pm XREFS:



KEYMAP



BY

REVISIONS DESCRIPTION

ATE

REV.

ARCHITECTURAL RENDERING - LOT 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

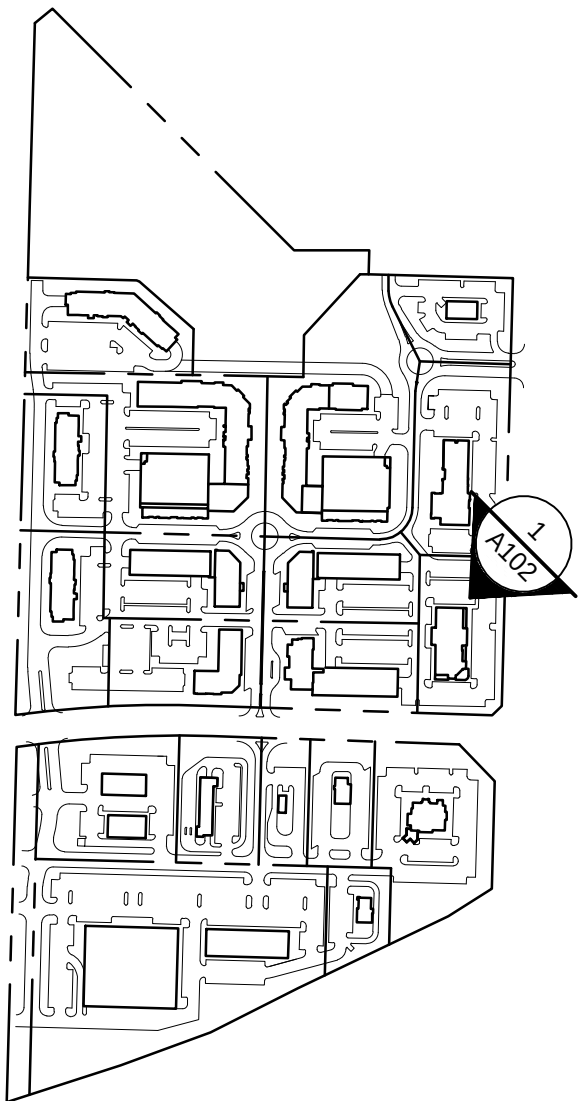
LEE'S SUMMIT, MISSOURI

2023

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

SHEE
A101

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.



KEYMAP

[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

olsson studio

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

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.



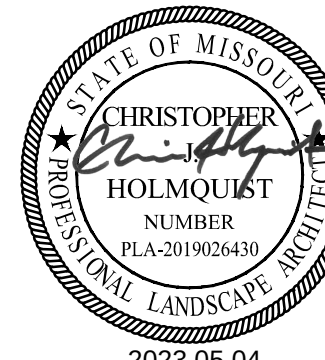
1 ARCHITECTURAL RENDERING - LOT 2



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MISSOURI CERTIFICATE OF AUTHORITY #2005000285
814 Main St.

TEL 816.842.8844

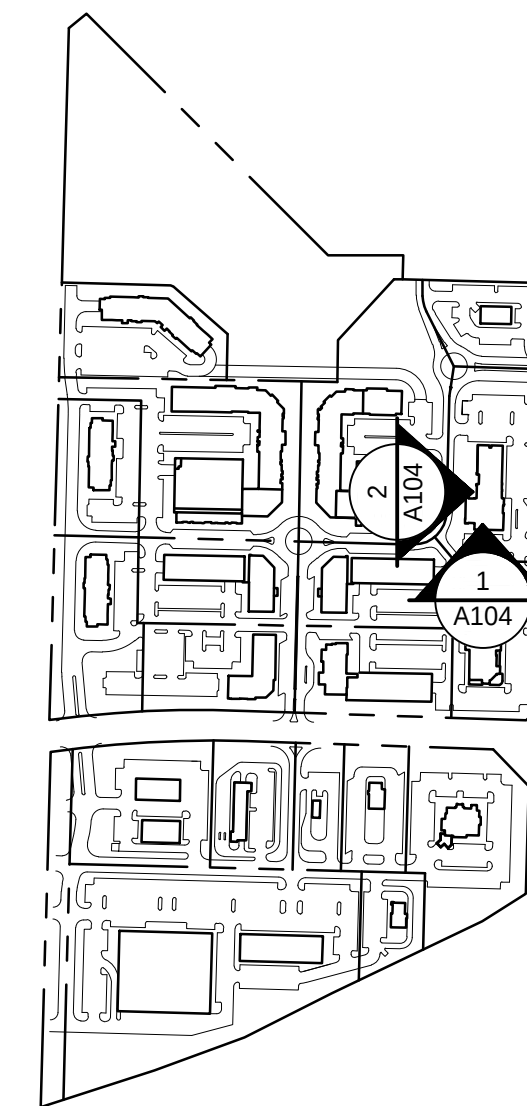
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ARCHITECTURAL RENDERING - LOT 2	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	

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

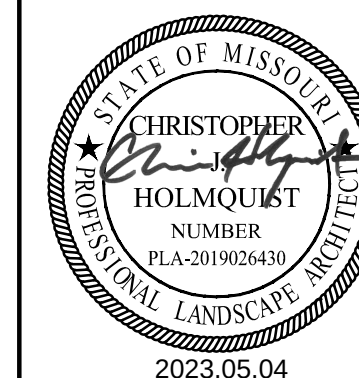
SHEET
A103

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT



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Kansas City, MO 64108 TEL 816 842 8844 www.dissco.com

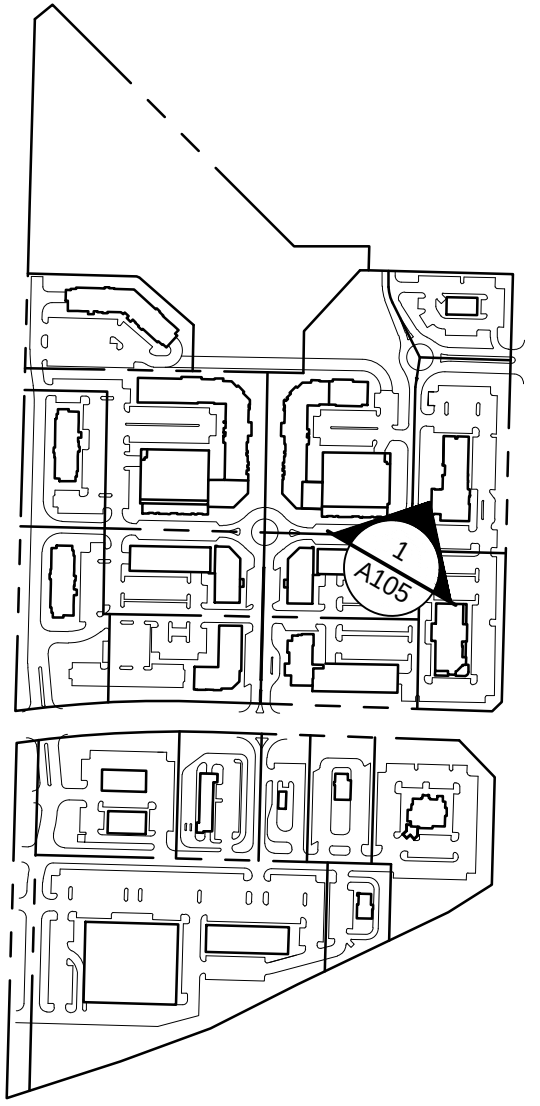
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ARCHITECTURAL RENDERING - LOT 2	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

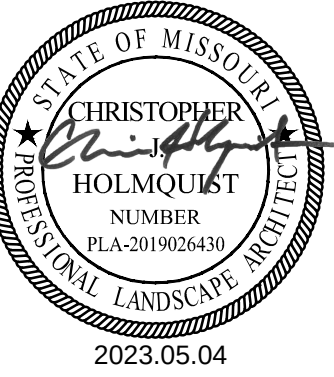
drawn by: _____ EW
checked by: _____ CP
approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A104

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.



KEYMAP



ARCHITECTURAL RENDERING - LOT 2

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

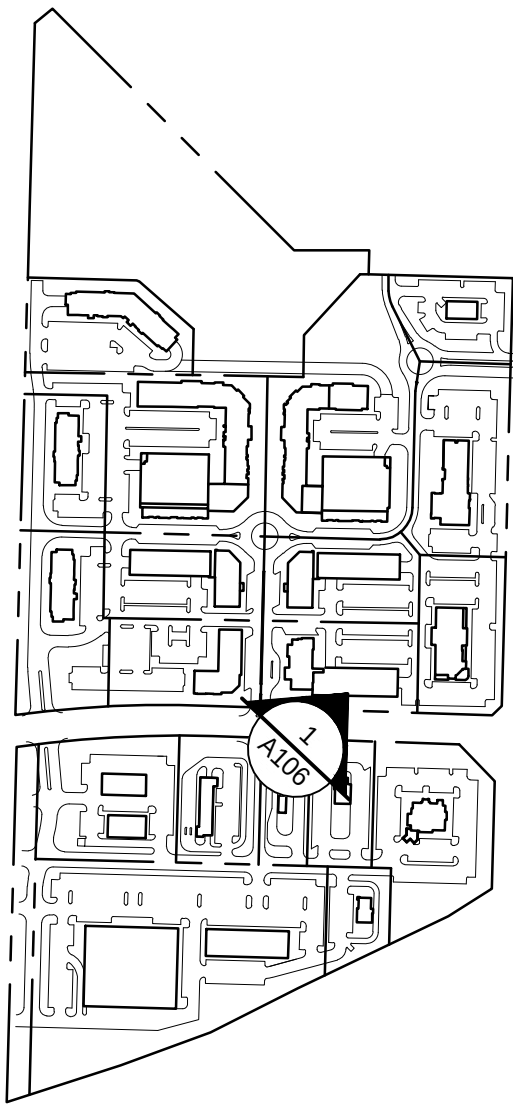
Drawn by: _____ EW
 Checked by: _____ CP
 Approved by: _____ CP
 A/QC by: _____ BM
 Project no.: _____ A21-04643
 Drawing no. A_ARCH01 A2104643
 Date: _____ 01.20.2023

SHEET
A105

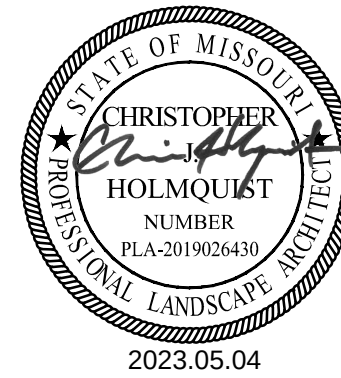
olsson studio

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1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.



KEYMAP



BY

REVISIONS DESCRIPTION

DATE _____

REV.

ARCHITECTURAL RENDERING - LOT 3

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2

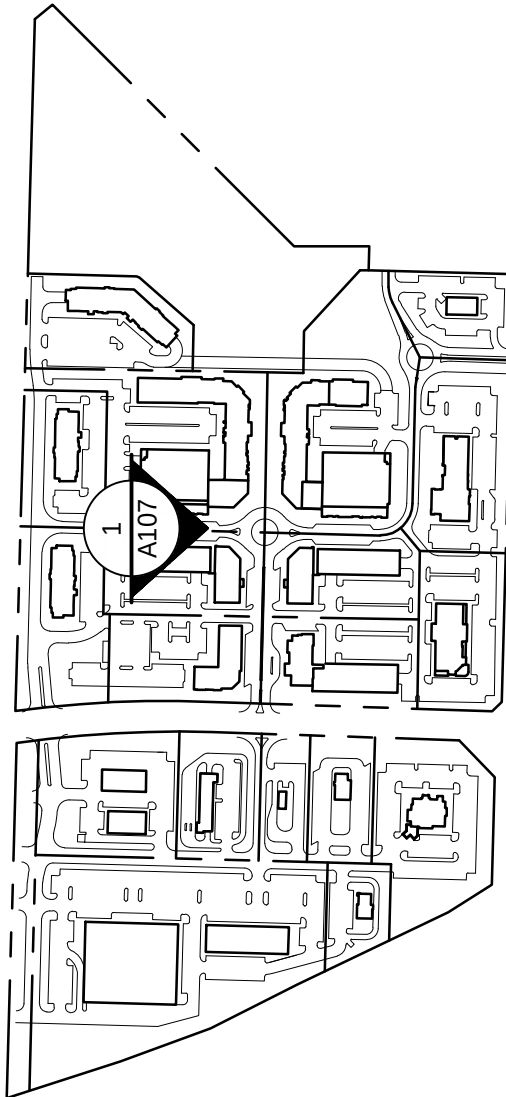
LEE'S SUMMIT, MISSOURI

2023

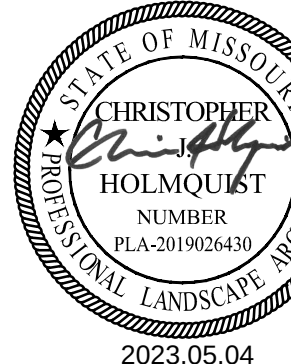
drawn by: _____ EW
checked by: _____ CF
approved by: _____ CF
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A106

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.

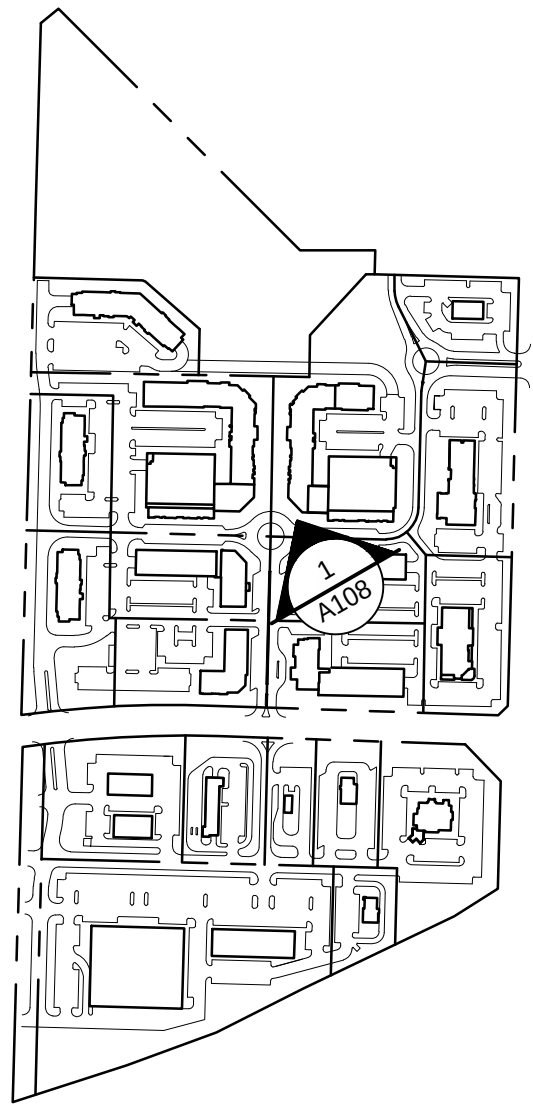


KEYMAP

[illegible]

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

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



KEYMAP

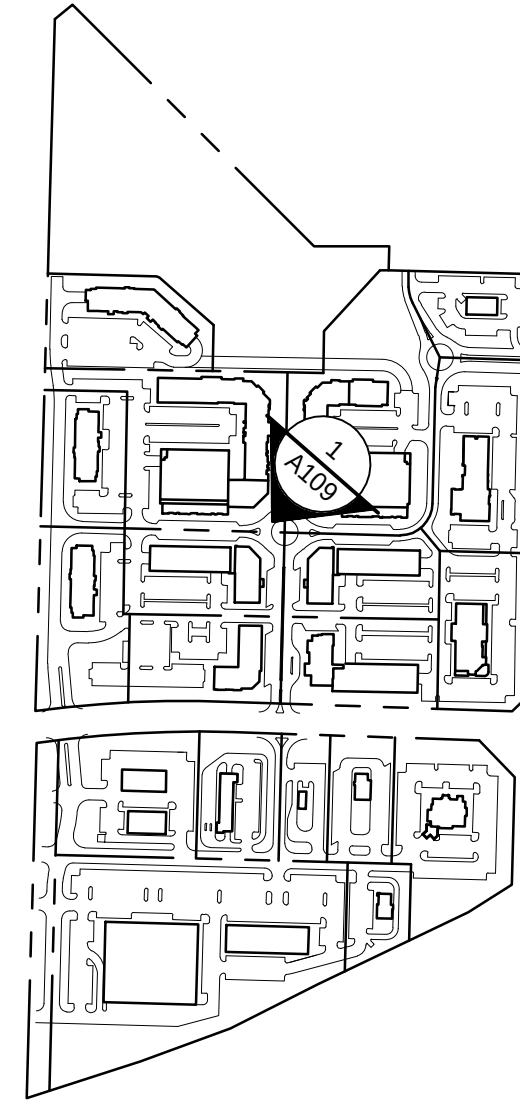
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ARCHITECTURAL RENDERING - LOTS 9 & 10	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

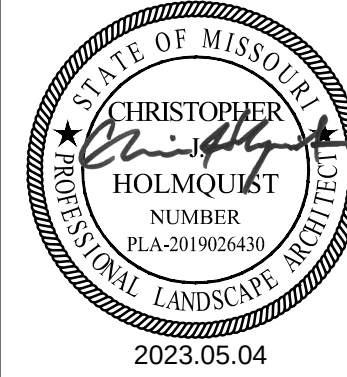
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approved by: _____ CP
QA/QC by: _____ BM
project no.: _____ A21-04643
drawing no. A_ARCH01 A2104643
date: _____ 01.20.2023

SHEET
A108

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOTS 8 & 10	
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
A109

olsson studio

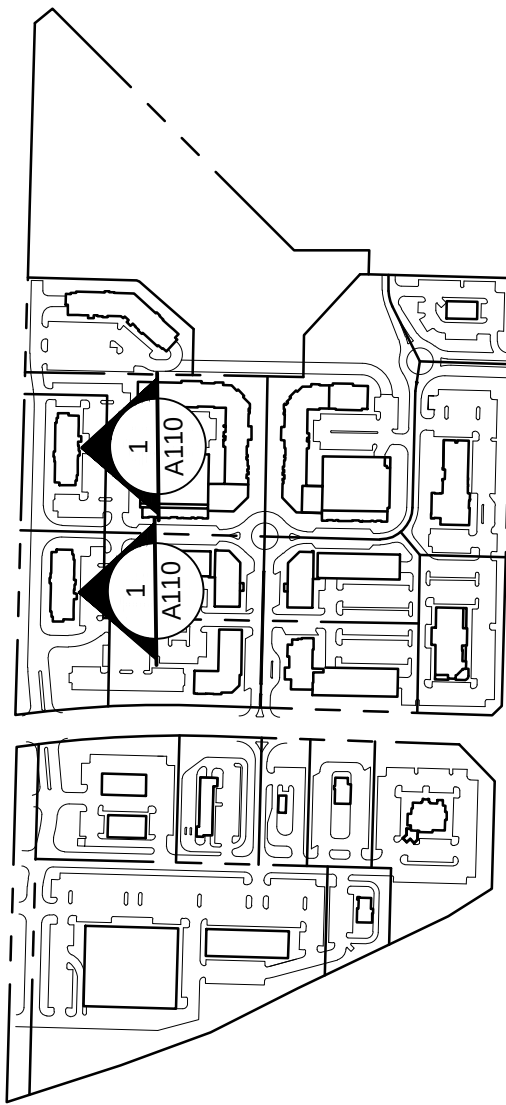
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.ollson.com

1 ARCHITECTURAL RENDERING - LOTS 8 & 10

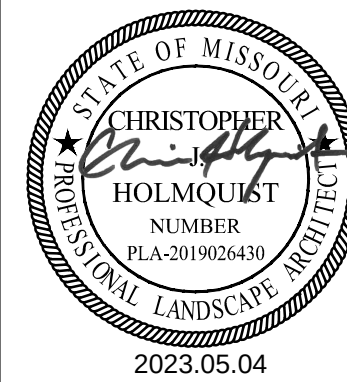
NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.



1 ARCHITECTURAL RENDERING - LOT 11



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOT 11	0000
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	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

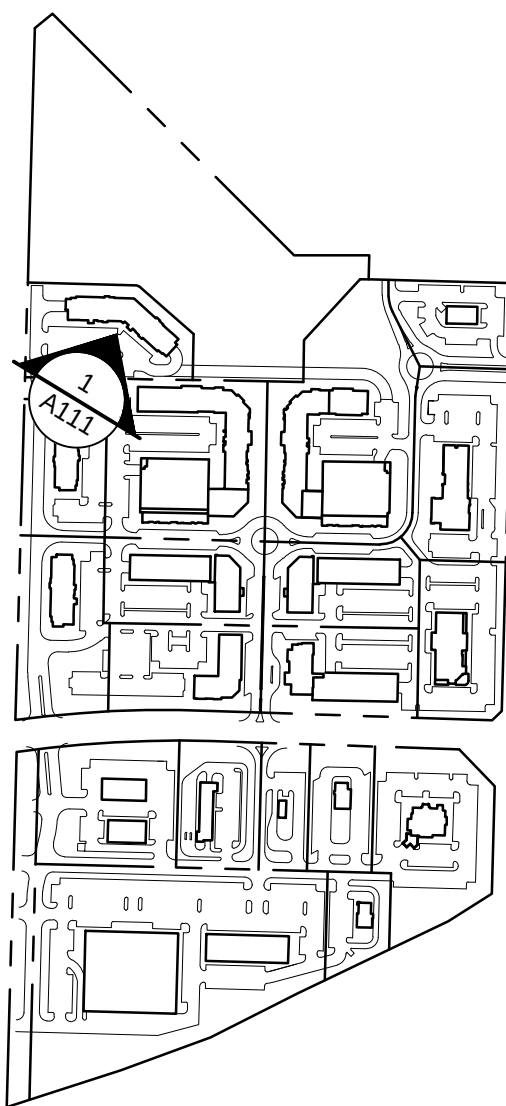
SHEET
A110

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1814 Main St.
ST. LOUIS, MO 63103

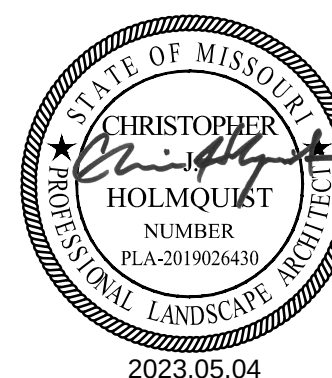
NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT



1 ARCHITECTURAL RENDERING - LOT 12



KEYMAP

[illegible]

ARCHITECTURAL RENDERING - LOT 12	0000
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	0000

drawn by: _____ EV
checked by: _____ C
approved by: _____ C
QA/QC by: _____ B
project no.: _____ A21-0464
drawing no. A_ARCH01 A210464
date: _____ 01.20.2022

SHEET
A111

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NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT



An aerial perspective rendering of a large-scale commercial development. The complex features several interconnected multi-story buildings with a mix of brick and light-colored siding, numerous windows, and flat roofs. A vast asphalt parking lot with yellow-painted stalls is situated in the foreground and middle ground, populated with various cars. To the left, a smaller, single-story building with a sign that reads "DISCOVERY" is visible. The entire development is bordered by a dense line of green trees, and the background shows a clear sky and distant horizon.

the
VILLAGE
at discovery park

[illegible]

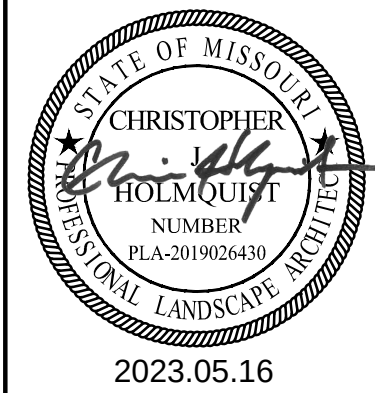
ARCHITECTURAL RENDERING - LOTS 6 & 7	
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN ZONES 1 & 2	
LEE'S SUMMIT, MISSOURI	2023

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
A113

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DATE: May 16, 2023 4:28pm XREFS: L_PTBK_A2104643 L_KEY_MAP_A2104643 USER: choinquist

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.

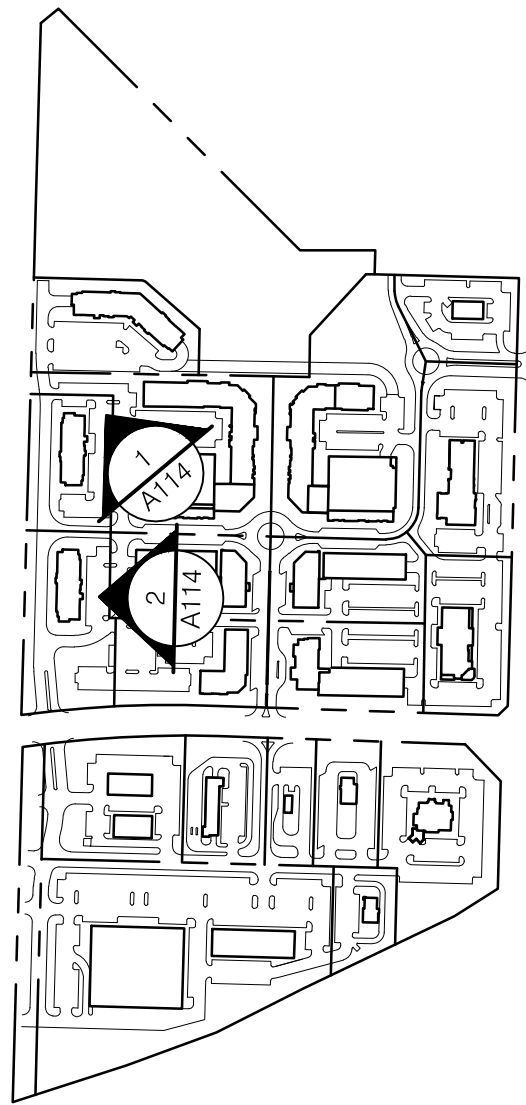
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DATE: May 16, 2023 4:28pm XREFS: L_PTBK_2104643 L_KEY_MAP_2104643 USER: chholmquist



1 ARCHITECTURAL RENDERING - LOT 7



2 ARCHITECTURAL RENDERING - LOT 6



KEYMAP

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STATE OF MISSOURI
CHRISTOPHER HOLMQUIST
NUMBER
PLA-2019002640
LANDSCAPE ARCHITECT
2023.05.16

BY
REVISIONS DESCRIPTION
DATE
REV. NO.

REVISIONS

ARCHITECTURAL RENDERING - LOTS 6 & 7
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
A114

NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.