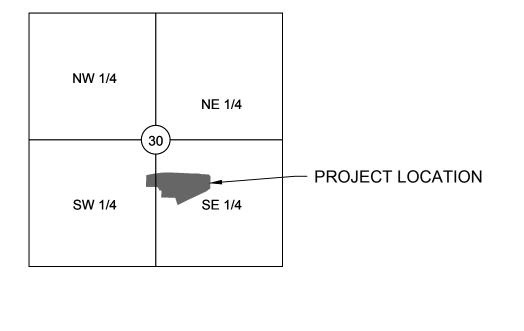
## DISCOVERY CROSSING (ZONE 2) REZONING & PRELIMINARY DEVELOPMENT PLAN

DISCOVERY CROSSING, ZONE 2, LOTS 1-9

LEE'S SUMMIT, JACKSON COUNTY, MO

**SECTION 30, T48N, R31W** 

DATE: 06/20/2024



#### **LEGAL DESCRIPTION:**

**DISCOVERY PARK CROSSING, LOTS 1-9** SEE SHEET C102 - PRELIMINARY PLAT FOR **FULL PROPERTY LEGAL DESCRIPTION** 

LOCATION MAP SECTION 30, TOWNSHIP 48N, RANGE 31W



### **UTILITY CONTACTS:**

WATER UTILITIES: 1200 SE HAMBLEN RD LEE'S SUMMIT, MO 64063 PHONE: (816) 969-1900

**PUBLIC ROADWAY:** CITY OF LEE'S SUMMIT, MO 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE: (816) 969-1800

POWER: **EVERGY** 1300 SE HAMBLEN RD LEE'S SUMMIT, MO 64081 PHONE: (816) 347-4320

STORMWATER: CITY OF LEE'S SUMMIT, MO 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE: (816) 969-1800

**NATURAL GAS: SPIRE GAS ENERGY** 3025 SW CLOVER DRIVE LEE'S SUMMIT. MO 64082 PHONE: (816) 985-8888

**TELECOMMUNICATIONS:** PHONE: 800-286-8313 SPECTRUM PHONE: 877-772-2253

**GOOGLE FIBER** 

PHONE: 877-454-6959

#### FEMA FLOOD INFORMATION:

THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANGE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

### OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS. INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TTECHNICAL RESOURCE ASEESMENT TOOL (GEOSTRAT).



WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

### **GENERAL NOTES:**

- 1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS
- 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
- 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
- 6. CROSS-ACCESS RIGHTS THROUGH THE DEVELOPMENT WILL BE CONFERRED BY FINAL PLAT, COVENANTS AND RESTRICTIONS, OR SEPARATE DOCUMENT.
- 7. PROPOSED DETENTION FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF ANY PART OF THE SUBJECT DRAINAGE AREA

**COVER SHEET EXISTING CONDTIONS** PRELIMINARY PLAT REZONING PLAN **GENERAL LAYOUT DIMENSION PLAN** FIRE ACCESS PLAN PHASE PLAN **GRADING PLAN UTILITY PLAN** 

SHEET LIST:

#### **SURVEY CONTROL:**

		<del></del>		
	POINT TABLE			
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
50	1012389.8190	2822108.7840	990.8100	CTL
51	1011606.5710	2817819.8520	933.2990	CTL
52	1009320.3430	2818811.2690	930.8920	CTL
53	1011007.3400	2823445.2840	988.4360	CTL
54	1014987.4060	2823402.9760	930.4780	CTL
55	1015699.8100	2821686.0380	935.0540	CTL

CP #50: 1/2" IB/CAP ON THE NORTH SIDE OF NW COLBERN ROAD. IT IS IN THE 1ST FIELD ENTRANCE WEST OF NE DOUGLAS STREET

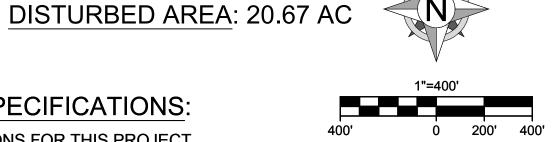
CP#51: SET 1/2" IB/CAP ON THE SW CORNER OF COLBERN ROAD AND MAIN

CP#52: SET 1/2" IB/CAP ON THE SOUTH SIDE OF MAIN STREET WHERE MAIN STREET TURNS EAST ON THE SOUTH SIDE OF I-470

CP#53: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS JUST SOUTH OF THE I-470 INTERCHANGE. IN THE NW CORNER OF THE PARKING LOT TO THE

CP#54: SET 1/2" IB/CAP ON THE SOUTH SIDE OF NE DOUGLAS ST. (OLD) WHERE IT BENDS BACK NORTH AT THE SE CORNER OF "THE CURE"

CP#55: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS AT DRIVEWAY FOR **HOUSE 2545** 



### PROJECT SPECIFICATIONS: THE SPECIFICATIONS FOR THIS PROJECT

SHALL BE THE FOLLOWING:

- 1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT, MO.
- 2. MOST CURRENT VERSION OF THE AMERICAN PUBLIC WORKS ASSOCIATION -KANSAS CITY METRO CHAPTER

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

### **CIVIL ENGINEER:**

OWN, INC. 8455 COLLEGE BLVD OVERLAND PARK, KS 66210 EMAIL: JBARTZ@WEAREOWN.COM PHONE: (816) 777-0400

### **DEVELOPER:**

INTRINSIC DEVELOPMENT 3622 ENDEAVOR AVE., STE. 101 COLUMBIA, MO 65201 **CONTACT: JOHN ODLE** PHONE: (573) 615-2252

DATE

#### PREPARED AND SUBMITTED BY:

JEFFREY W. BARTZ. P.E. MISSOURI P.E. NO. 2012022594

8455 College Boulevard Overland Park, KS 66210 weareown.com

Engineering beyond.

DRMERLY ANDERSON ENGINEERII

**Engineering Corporation** 

### **DISCOVERY PARK** THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

REVISIONS			
NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	06/20/2024	
1	PER CITY COMMENT	07/26/2024	

#### DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

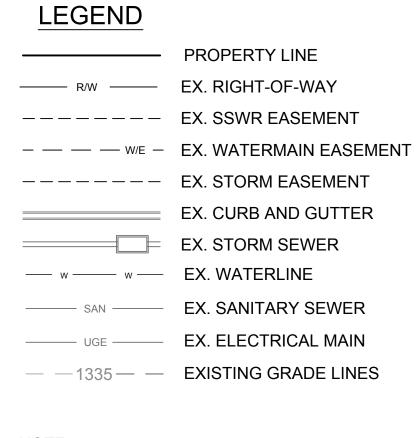
ISSUED BY: LICENSE NO:

SHEET TITLE

**COVER SHEET** 

**SHEET NUMBER** 

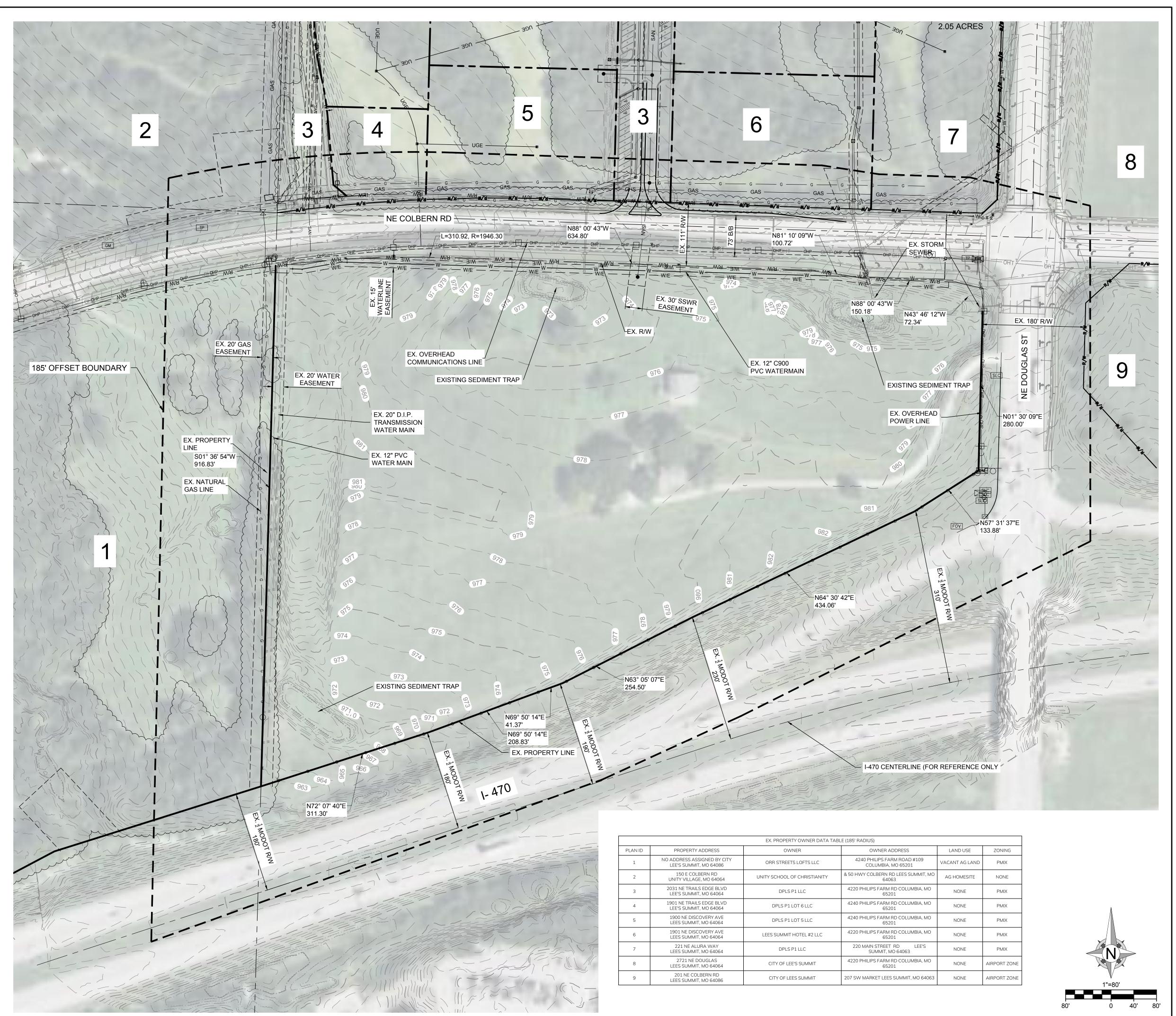
C100



### NOTE

REFERENCE THE FOLLOWING APPROVED CONSTRUCTION PLANS FOR MORE INFROMATION ON THE EXISTING INFRASTRUCTURE SHOWN:

1) PRSUBD20232726 (PL2023143)
THE VILLAGE AT DISCOVERY PARK COLBERN ROAD AND DOUGLAS STREET PUBLIC ROAD IMPROVEMENTS





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### DISCOVERY PARK THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

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DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024

PRINTED BOOK:

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PRINTED BOOK:

ISSUED BY:

SHEET TITLE

**EXISTING CONDTIONS** 

SHEET NUMBER

C101

## DISCOVERY PARK CROSSING PRELIMINARY PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

#### LAND DESCRIPTION

All that part of Southeast Quarter and all that part of the Southwest Quarter all in Section 30, Township 48 North, Range 31 West, in the city of Lee's Summit, Jackson County, Missouri being more particularly described as follows: commencing at the northwest corner of the Southeast Quarter of said Section 30, thence South 01 degree 36 minutes 54 seconds West, with the west line of the Southeast Quarter of said Section 30, a distance of 93.33 feet to a point on the southerly right-of-way line of NE Colbern Road, said point also being the point of beginning; thence with the southerly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 1947.00 feet, a central angle of 09 degrees 08 minutes 59 seconds, with an initial tangent bearing of North 82 degrees 50 minutes 24 seconds East, an arc distance of 310.92 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 633.63 feet; thence South 81 degrees 14 minutes 05 seconds East continuing with the southerly right-of-way line of NE Colbern Road, a distance of 101.71 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right—of—way line of NE Colbern Road, a distance of 150.38 feet to a point on the west right—of—way line of NE Douglas Street; thence South 43 degrees 46 minutes 12 seconds East with the west right—of—way line NE Douglas Street, a distance of 72.29 feet; thence South 01 degree 30 minutes 09 seconds West, with the west right—of—way line of NE Douglas Street, a distance of 280.00 feet to a point on the northerly right-of-way line of Interstate Route 470; thence South 57 degrees 31 minutes 40 seconds West, with the northerly right-of-way line of Interstate Route 470, a distance of 133.88 feet; thence South 64 degrees 30 minutes 42 seconds West, continuing with the northerly right-of-way line of Interstate Route 470, a distance of 434.06 feet; thence South 63 degrees 05 minutes 07 seconds West, continuing with the northwesterly right—of—way line of Interstate Route 470, a distance of 254.50 feet; thence South 69 degrees 50 minutes 14 seconds West, continuing with the northwesterly right—of—way line of Interstate Route 470, a distance of 41.37 feet; thence North 17 degrees 05 minutes 47 seconds West, and no longer with the northwesterly right—of—way line of Interstate Route 470, a distance of 133.72 feet; thence North 89 degrees 00 minutes 17 seconds West, a distance of 323.18 feet; thence North 00 degrees 59 minutes 43 seconds East, a distance of 205.40 feet; thence North 86 degrees 57 minutes 34 seconds West, a distance of 55.51 feet; thence on a curve to the left, having a radius on 75.00 feet, a central angle of 93 degrees 52 minutes 08 seconds, an initial tangent bearing of North 02 degrees 47 minutes 08 seconds East, an arc distance of 122.87 feet; thence South 88 degrees 55 minutes 00 seconds West, a distance of 74.65 feet to a point of curvature; thence on a curve to the right, having a radius of 775.00 feet, a central angle of 07 degrees 45 minutes 28 seconds, an arc distance of 104.93 feet to a point of reverse curvature; thence on a curve to the left, having a radius of 175.00 feet; a central angle of 11 degrees 40 minutes 21 seconds, an arc distance of 35.65 feet; thence North 04 degrees 59 minutes 53 seconds West, a distance of 51.69 feet; thence North 17 degrees 27 minutes 41 seconds West, a distance of 218.27 feet to a point on the southerly right-of-way line of NE Colbern Road; thence with the southerly right-of-way line of NW Colbern Road on a curve to the right, said curve having a radius of 1947.00 feet, a central angle of 09 degrees 18 minutes 13 seconds, with an initial tangent bearing of North 73 degrees 32 minutes 08 seconds East, an arc distance of 316.15 feet to

#### SURVEYOR'S GENERAL NOTES

The basis of bearings & coordinates shown are based Missouri State Plane, West Zone, NAD 83.

Plat boundary corners will be monumented with 5/8" x 24" rebar permanent monuments and caps LC-62, interior lot corners will be monumented with a 1/2" x 24" rebar with cap stamped LC-62.

No abandoned oil or gas well are identified on this drawing. locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 29, 2020.

The subject property lies in Zone X, Other Areas, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C0409G, dated January 20, 2017

The subject property is zoned Planned Mix Use and R-1, Single Family Residential, as shown on the City of Lee's Summit Zoning Map.

The date this plat was prepared — June 20th, 2024.

The precision for this survey is 1 part in 483,283' and the error of closure is 0.008 feet.



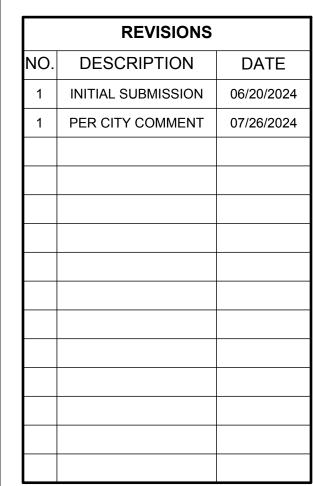
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A licensed Missouri Surveying Corporation COA# 00062

### DISCOVERY PARK - THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO



### DRAWING INFORMATION

PROJECT NO: 24KC10015 DRAWN BY: AS

CHECK BY: SD

ISSUED DATE: 7/26/2024

FIELD BOOK:

ISSUED BY: Samuel J. DePriest
LICENSE NO: PLS No. #2013000041

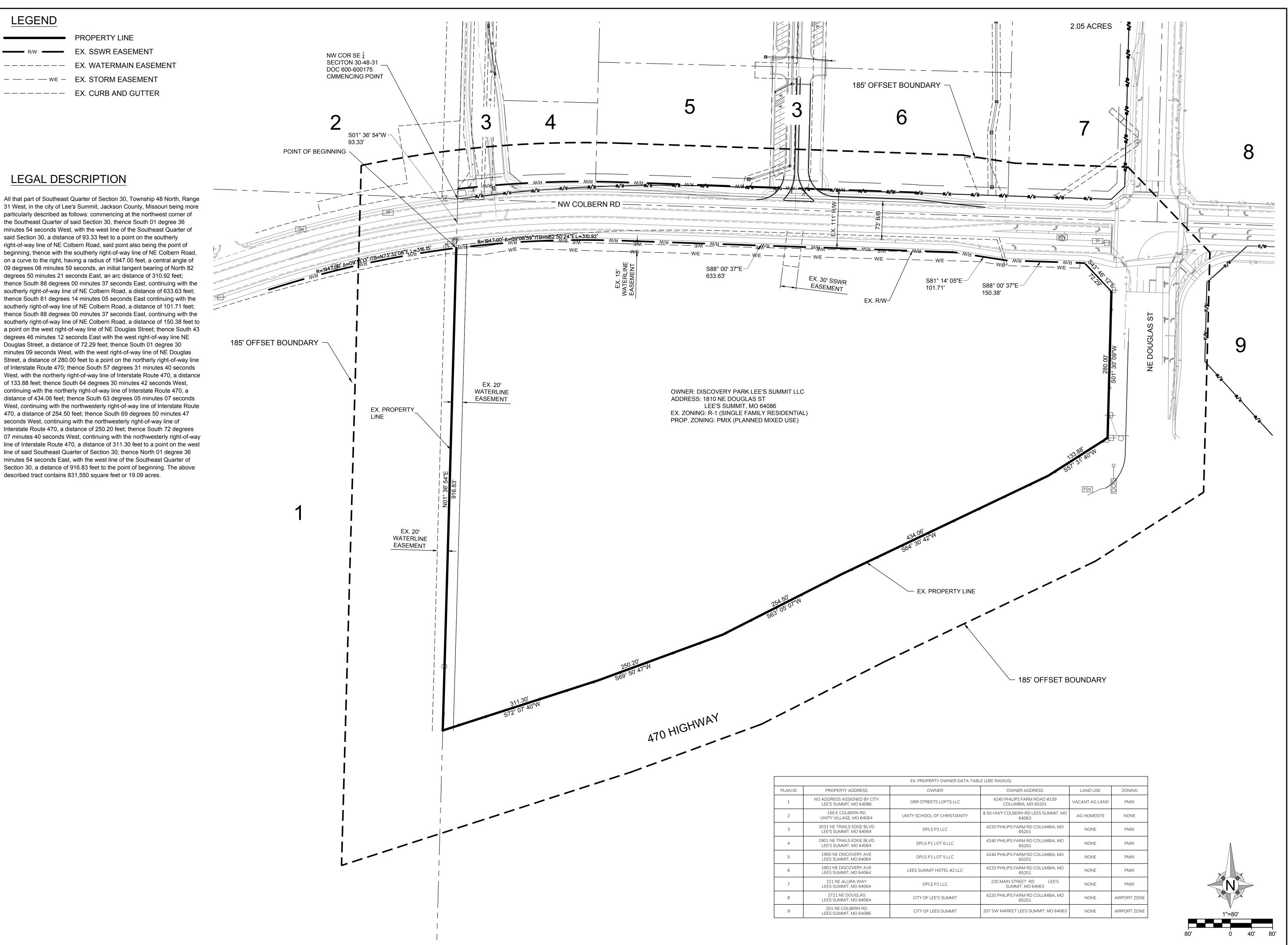
SHEET TITLE

### PRELIMINARY PLAT

SHEET NUMBER

C102







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### DISCOVERY PARK - THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

REVISIONS			
NO.	DESCRIPTION	DATE	
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#### DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024 FIELD BOOK:

ISSUED BY

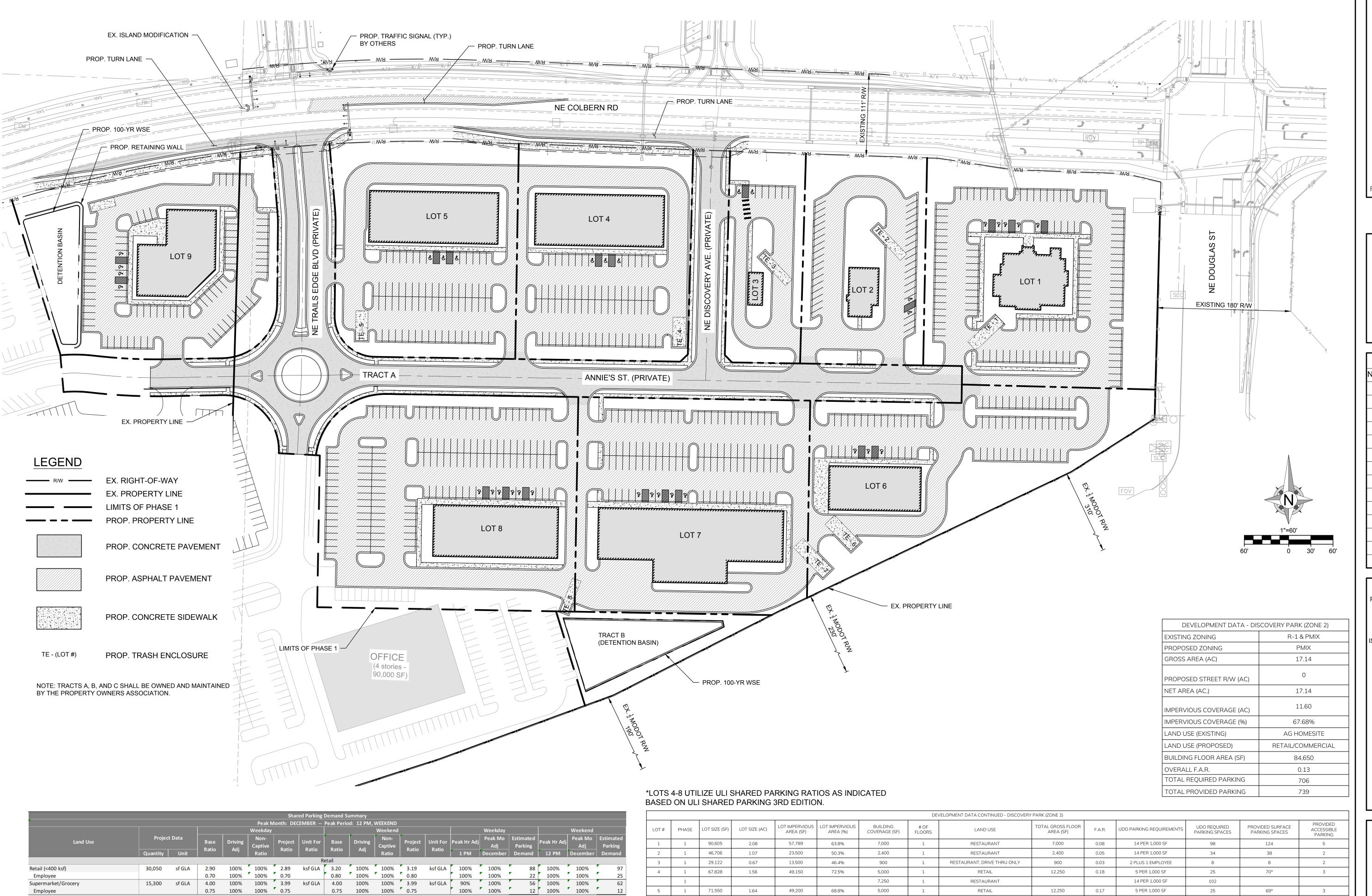
LICENSE NO:

SHEET TITLE

REZONING PLAN

SHEET NUMBER

C103



71,550

75,794

90,672

99,675

82,792

1.74

2.08

2.29

52,302

75,150

72,000

43,100

6 1

1

7,250

5,000

7,250

3,000

4,500

15,300

5200

6,000

4,000

11.850

1

1

68.8%

69.0%

82.9%

72.2%

52.1%

RESTAURANT

RETAIL

RESTAURANT

RETAIL

RESTAURANT

GROCER

RETAIL

RETAIL

RESTAURANT

RETAIL

RESTAURANT

12,250

7,500

20,500

11,850

10,000

0.17

0.10

0.23

0.12

0.12

14 PER 1,000 SF

5 PER 1,000 SF

14 PER 1,000 SF

5 PER 1,000 SF

14 PER 1,000 SF

4 PER 1,000 SF

5 PER 1,000 SF

5 PER 1,000 SF

14 PER 1,000 SF

5 PER 1,000 SF

14 PER 1,000 SF

102

15

62

26

69\*

71\*

99\*

142\*

85

3

5

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### **DISCOVERY PARK** -THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

,			
REVISIONS			
DESCRIPTION	DATE		
INITIAL SUBMISSION	06/20/2024		
PER CITY COMMENT	07/26/2024		
	DESCRIPTION INITIAL SUBMISSION		

### DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

ISSUED BY:

LICENSE NO:

SHEET TITLE

**GENERAL LAYOUT** 

**SHEET NUMBER** 

5 OF 10

C200

Employee/Resident

Reserved

72 Employee/Resident

Total

- Reserved

75

•

Entertainment and Institutions

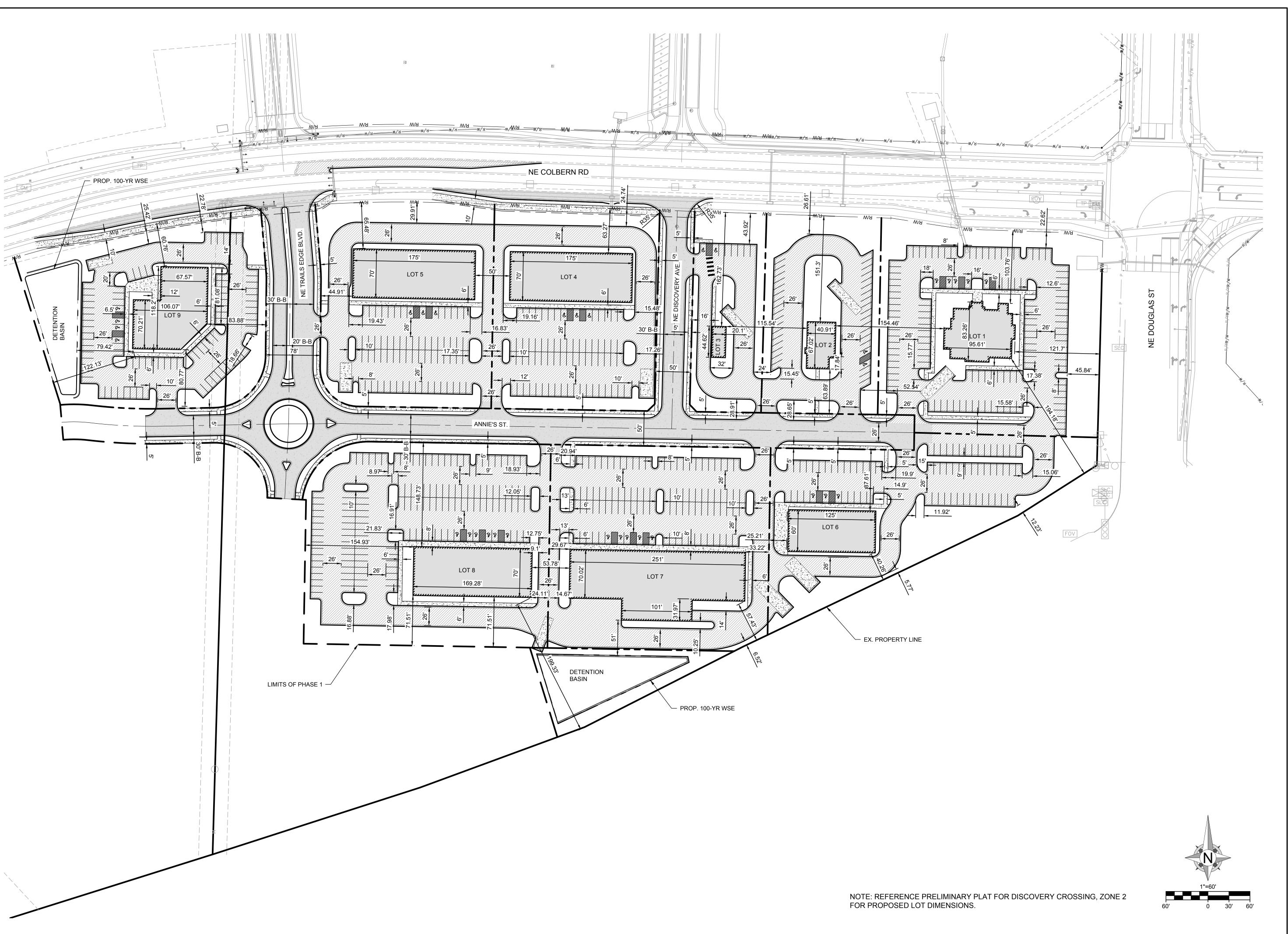
Hotel and Residential

Office

Additional Land Uses

Supermarket/Grocery

Fast Casual/Fast Food



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### DISCOVERY PARK THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

REVISIONS		
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CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

PRELIMINARY

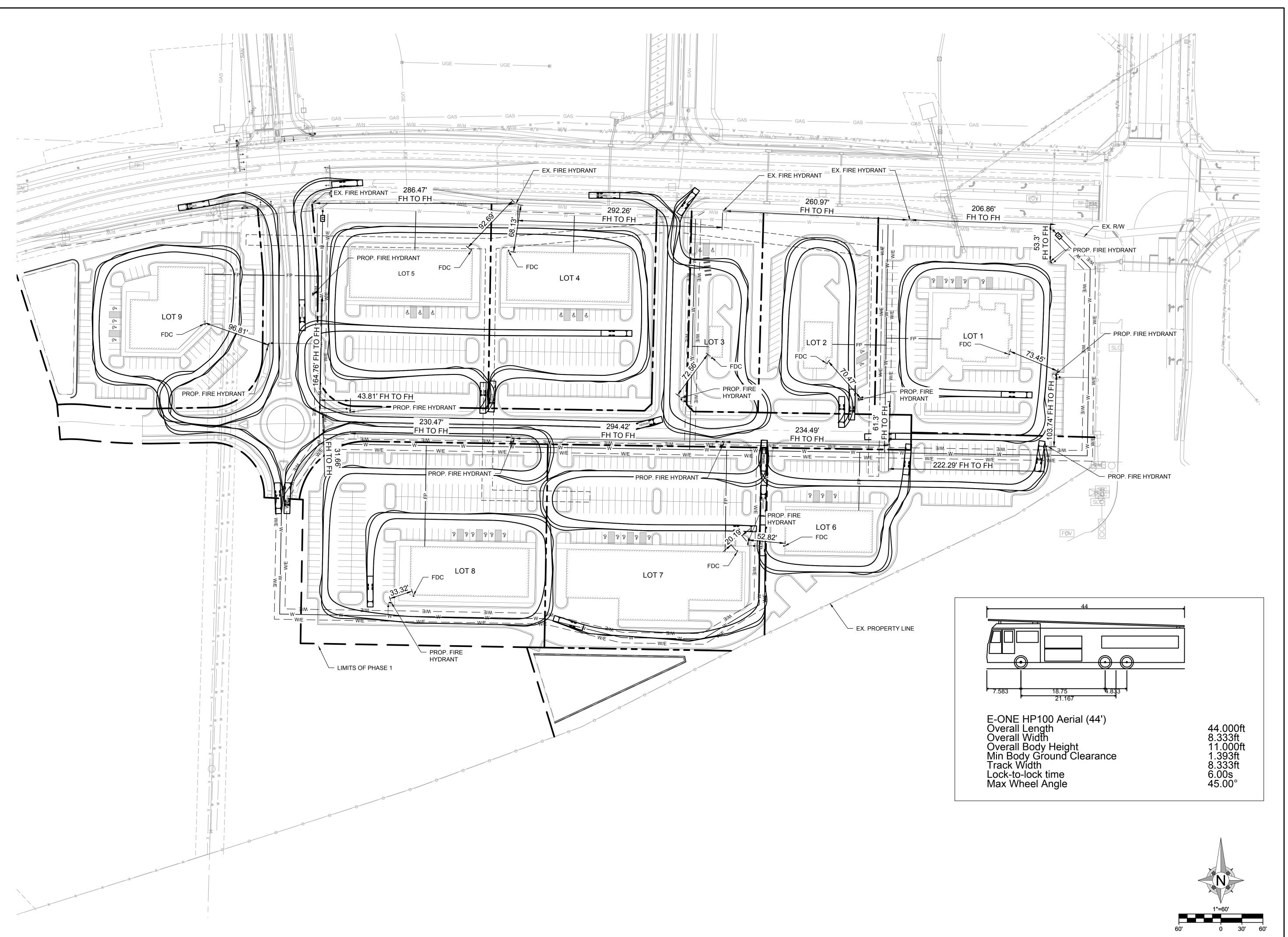
ISSUED BY: LICENSE NO:

SHEET TITLE

DIMENSION PLAN

SHEET NUMBER

C201



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# DRAWING INFORMATION PROJECT NO: 24KC10015 DRAWN BY: JGD CHECK BY: JWB

ISSUED DATE: 7/26/2024



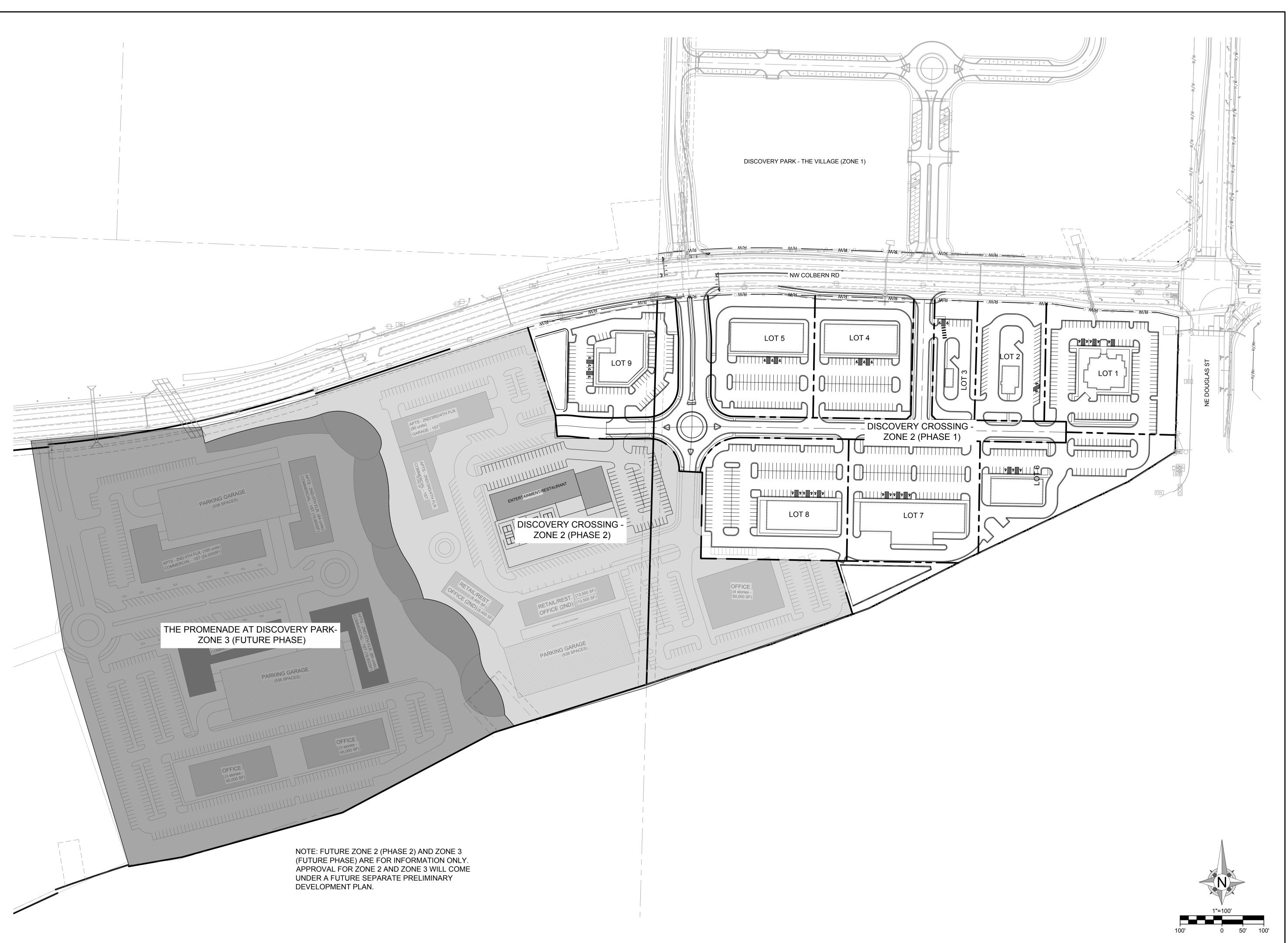
LICENSE NO:

SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C202



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### DISCOVERY PARK -THE CROSSING

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DRAWN BY: JGD
CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

PRELIMINARY

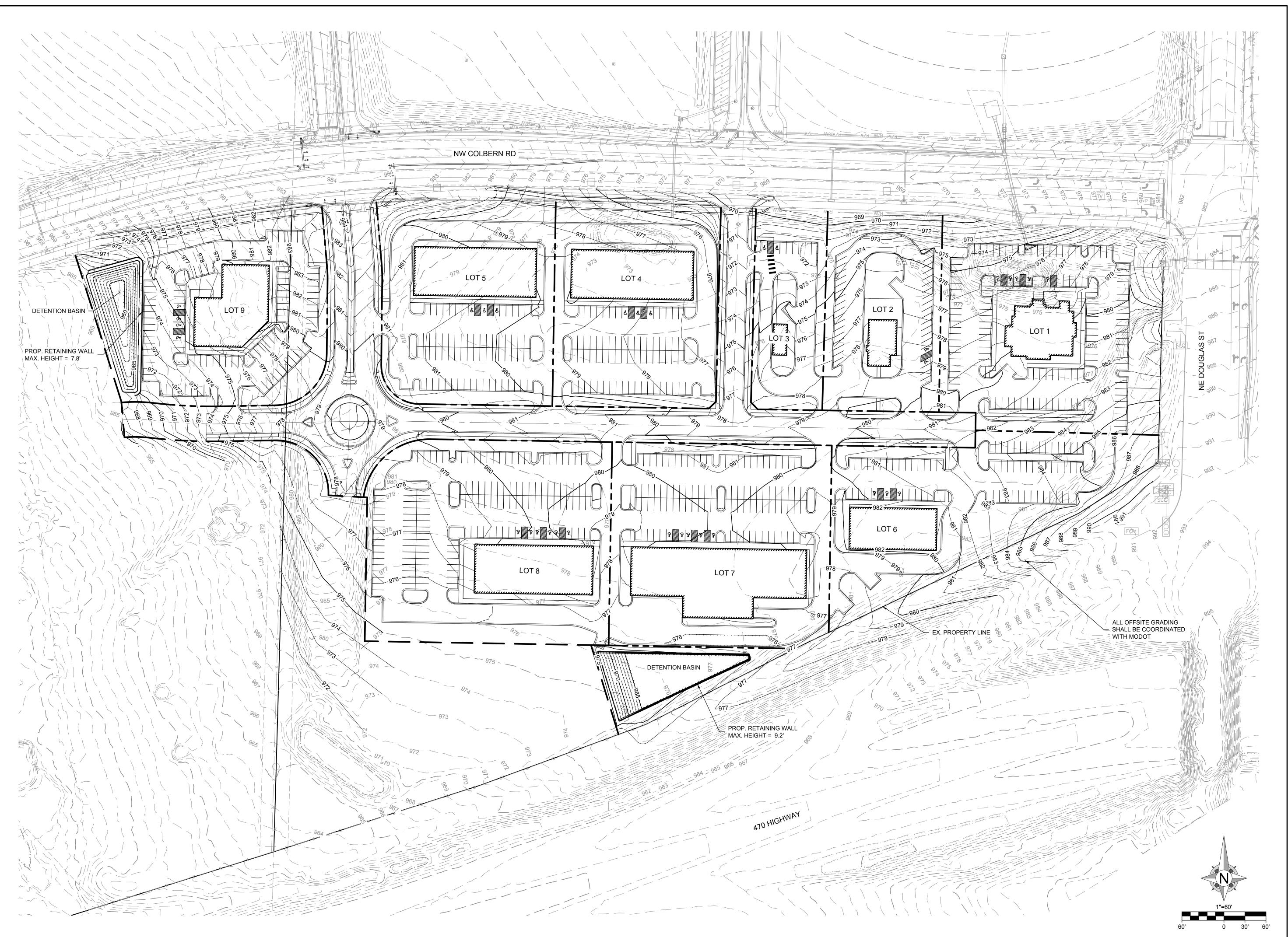
ISSUED BY: LICENSE NO:

SHEET TITLE

**PHASE PLAN** 

SHEET NUMBER

C203



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### DISCOVERY PARK THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

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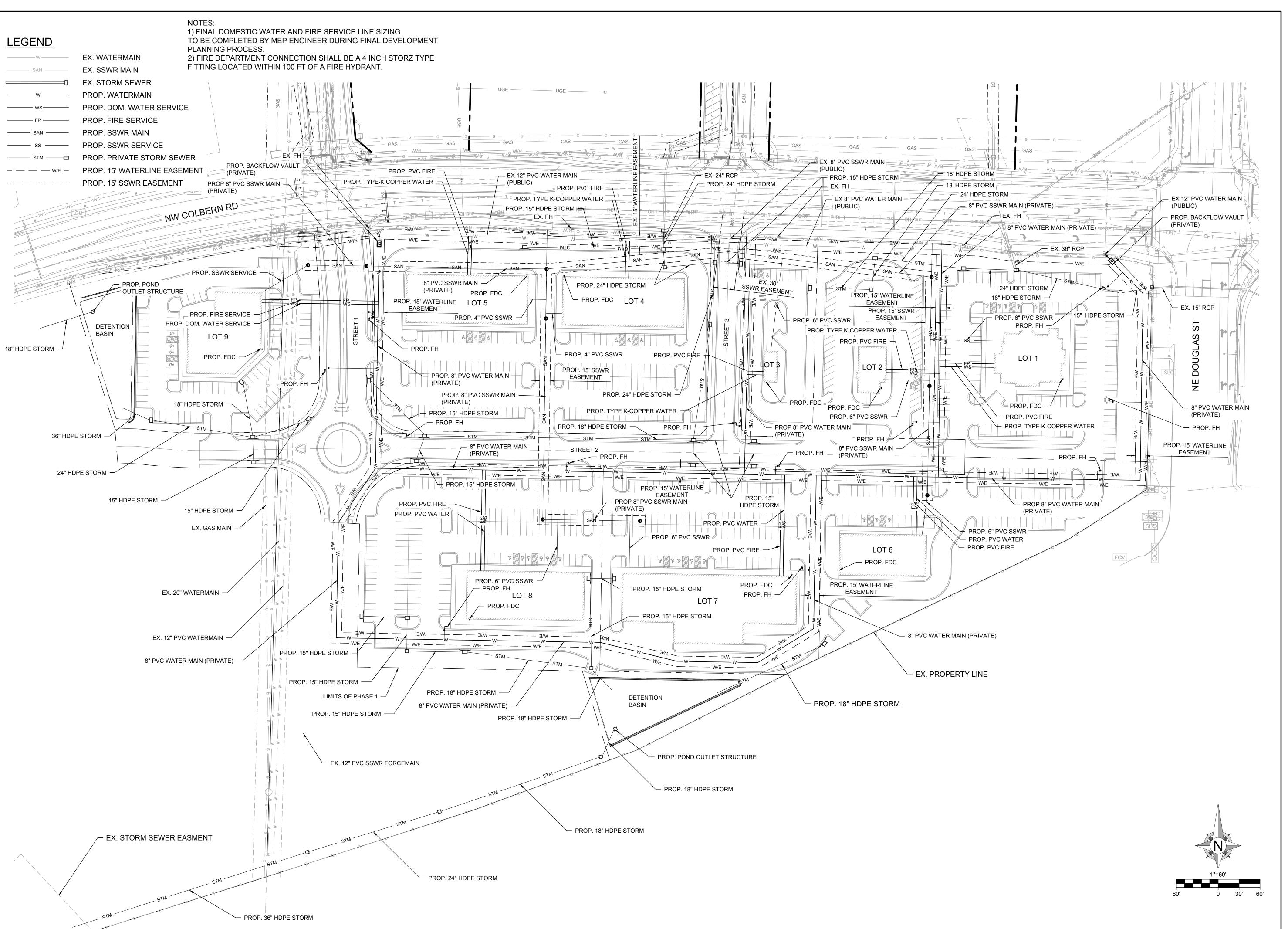
ISSUED BY: LICENSE NO:

SHEET TITLE

**GRADING PLAN** 

SHEET NUMBER

C300





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### DISCOVERY PARK - THE CROSSING

SW OF THE INTERSECTION OF NW COLBERN RD & NE DOGLAS RD LEE'S SUMMIT, MO

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DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024 FIELD BOOK:

PRELIMINARY ON THE PROPERTY OF THE PROPERTY OF

ISSUED BY: LICENSE NO:

SHEET TITLE

**UTILITY PLAN** 

SHEET NUMBER

C400