

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
 TEL 573.881.0280
<https://www.intrinsicdevelopment.com>

LANDSCAPE ARCHITECT:



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

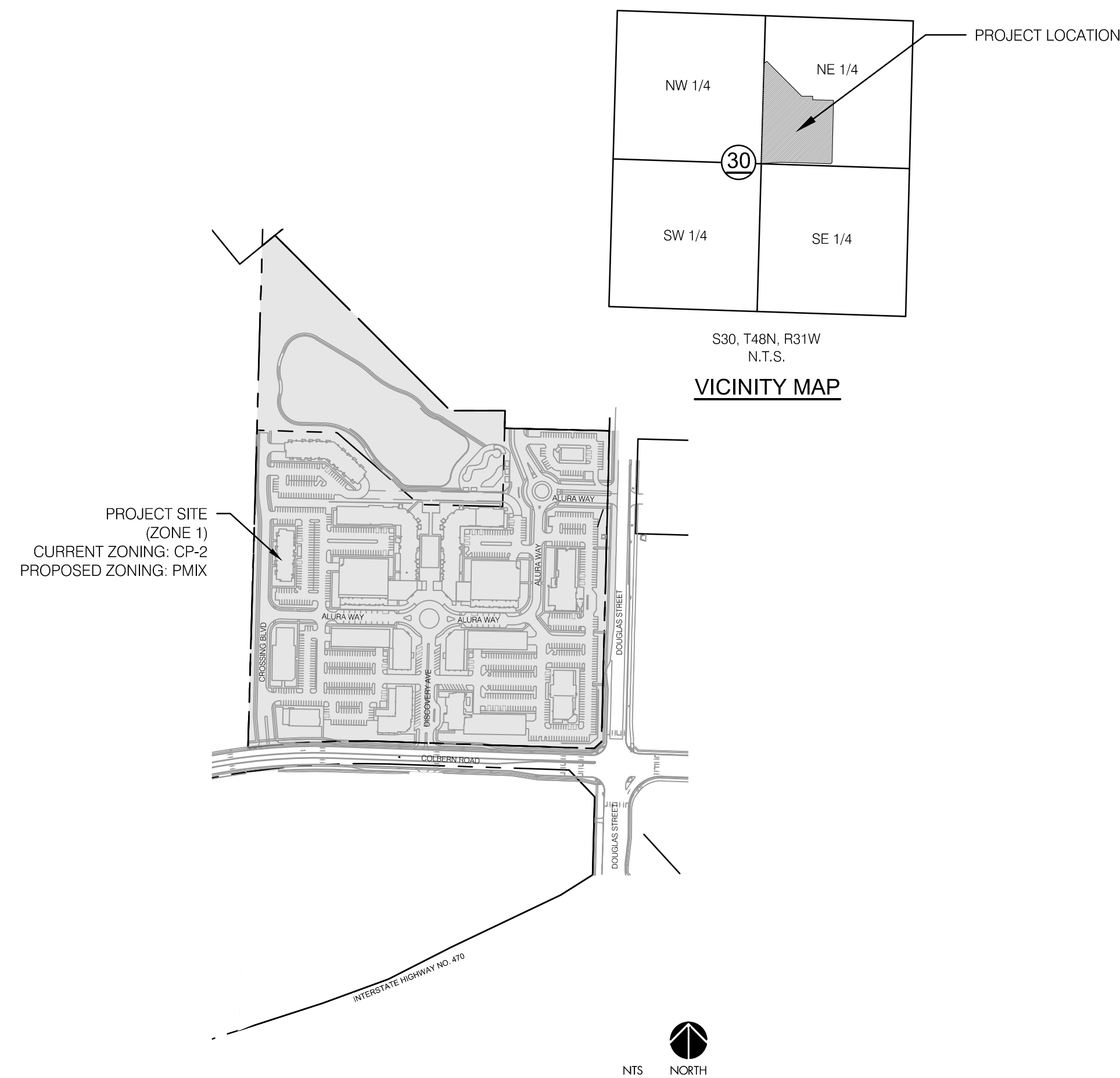
CIVIL ENGINEER:



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

ZONE 1 - REZONING AND PRELIMINARY DEVELOPMENT PLAN:

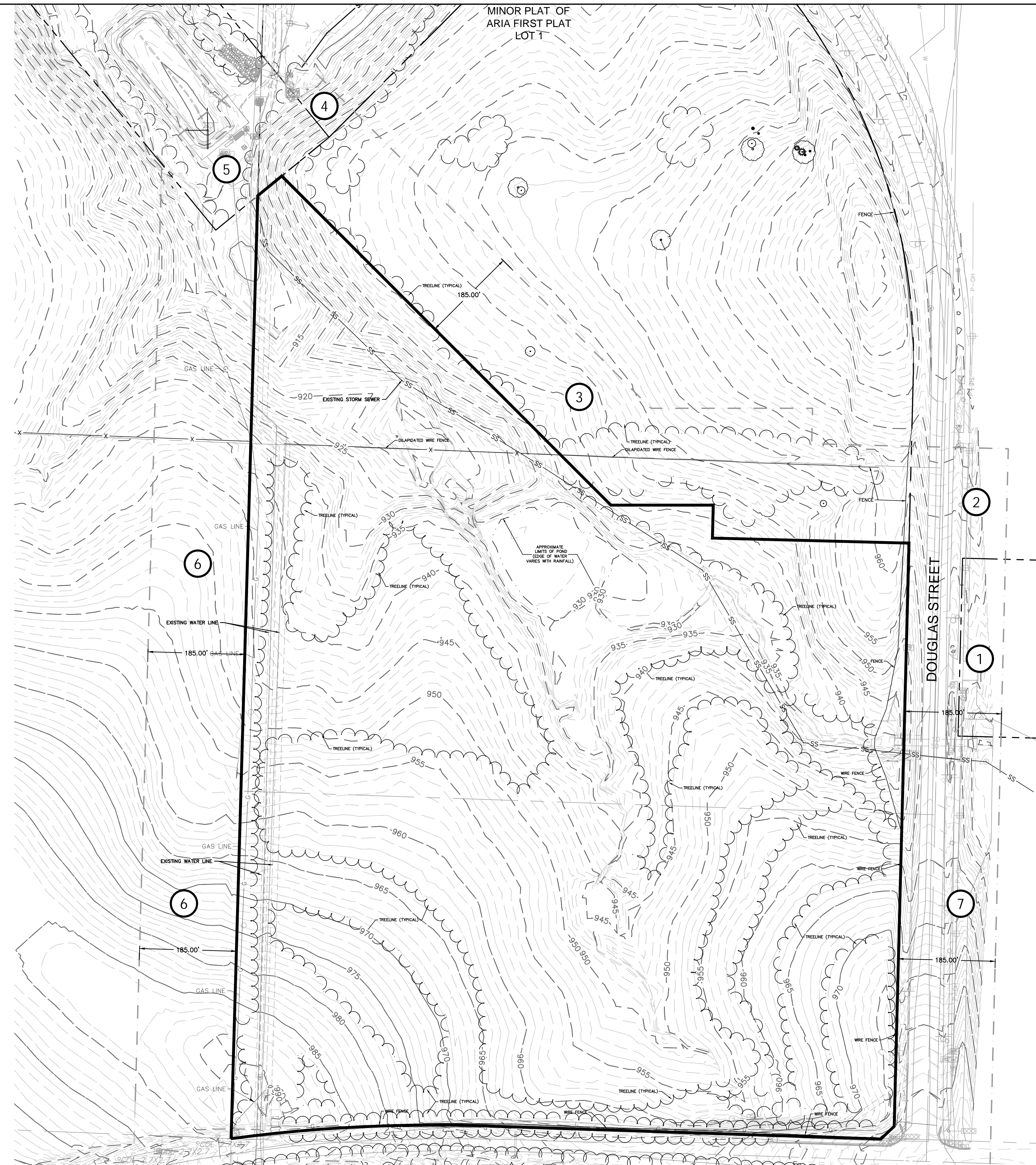
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 01°37'50" WEST, ON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



DRAWING DATE

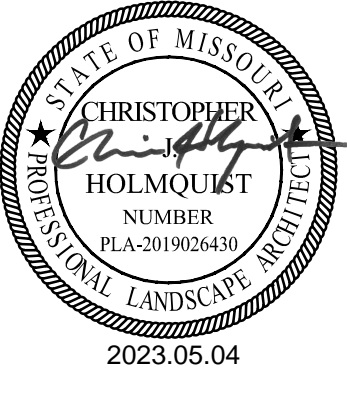
01/20/2023	PRELIMINARY DEVELOPMENT PLANS
04/04/2023	PRELIMINARY DEVELOPMENT PLANS 2ND SUBMITTAL
04/25/2023	PRELIMINARY DEVELOPMENT PLANS 3RD SUBMITTAL
05/04/2023	PRELIMINARY DEVELOPMENT PLANS 4TH SUBMITTAL
05/16/2023	PRELIMINARY DEVELOPMENT PLANS 5TH SUBMITTAL

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 DATE: May 03, 2023 5:19pm XREFS: C:\BASE_A2104643 LPTBLK_A2104643 L_DVR01_A2104643 C_XSURE_A2104643



1 EXISTING CONDITIONS - ZONE 1

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

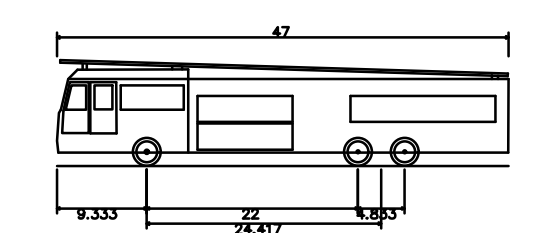
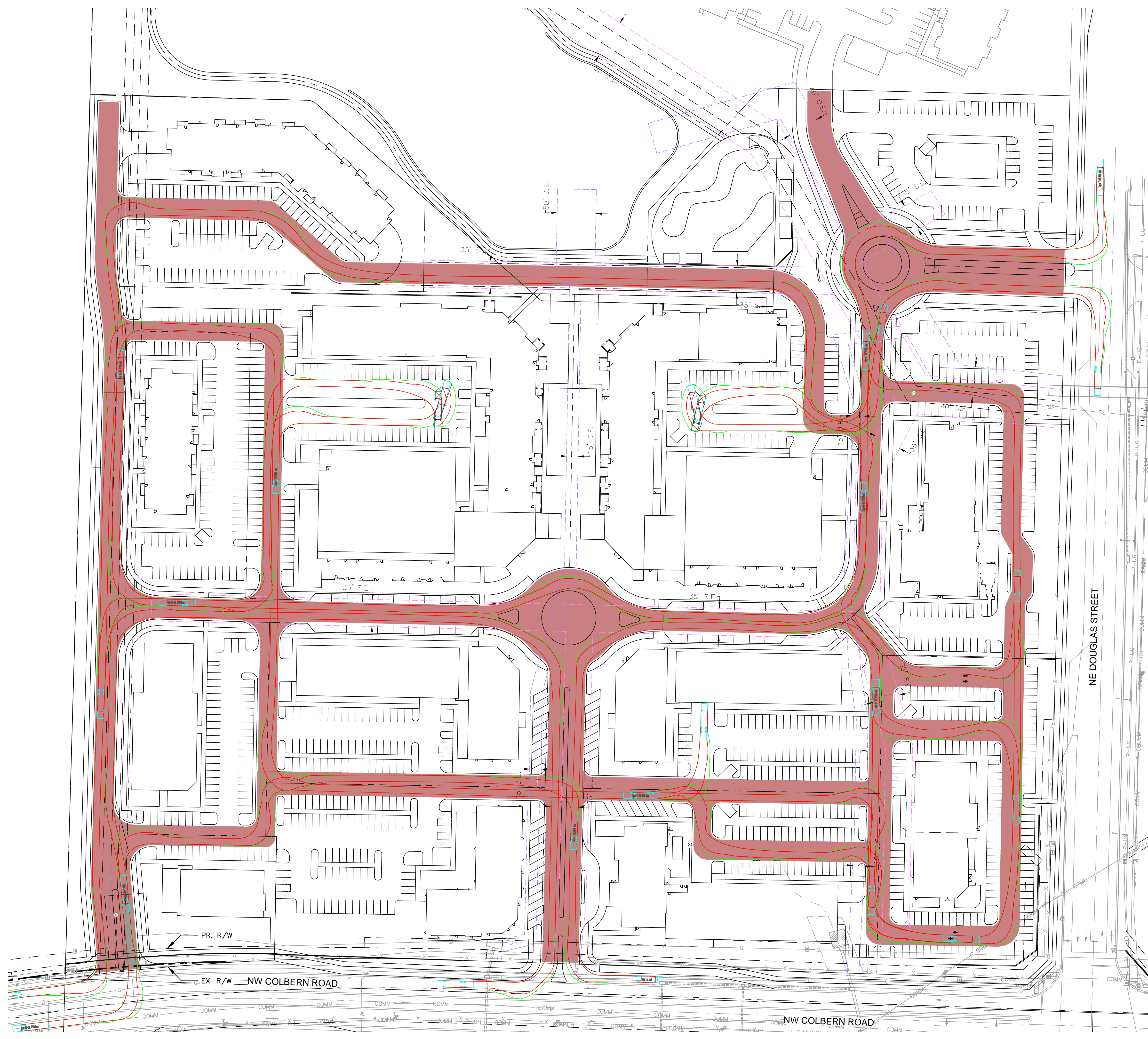


REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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

drawn by: EW
 checked by: CB
 approved by: CP
 QA/QC by: BM
 project no.: A21-04643
 drawing no.: L_EXC01_A2104643
 date: 01.29.2023

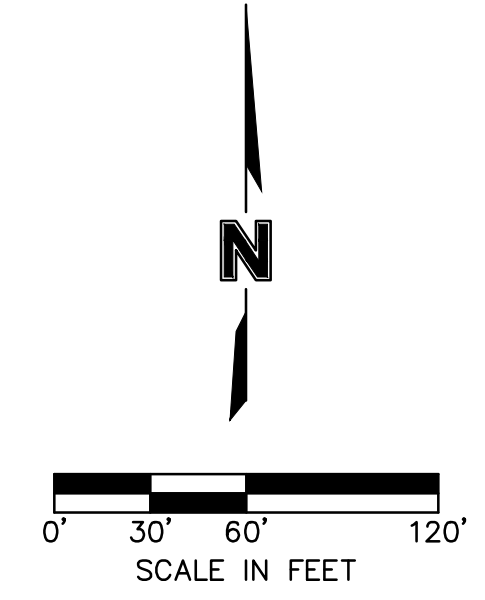
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Copy of E-ONE HPI100 Aerial
 Overall Length 47.00ft
 Overall Width 8.33ft
 Overall Body Height 11.00ft
 Min Body Ground Clearance 6.50ft
 Track Width 8.33ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00
FIRE TRUCK DIMENSIONS
 N.T.S.

- 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
 Olsson - Civil Engineering
 Missouri Certificate of Authority #001932
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsosn.com

2023.03.04

BY _____

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FIRE TRUCK ACCESS PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

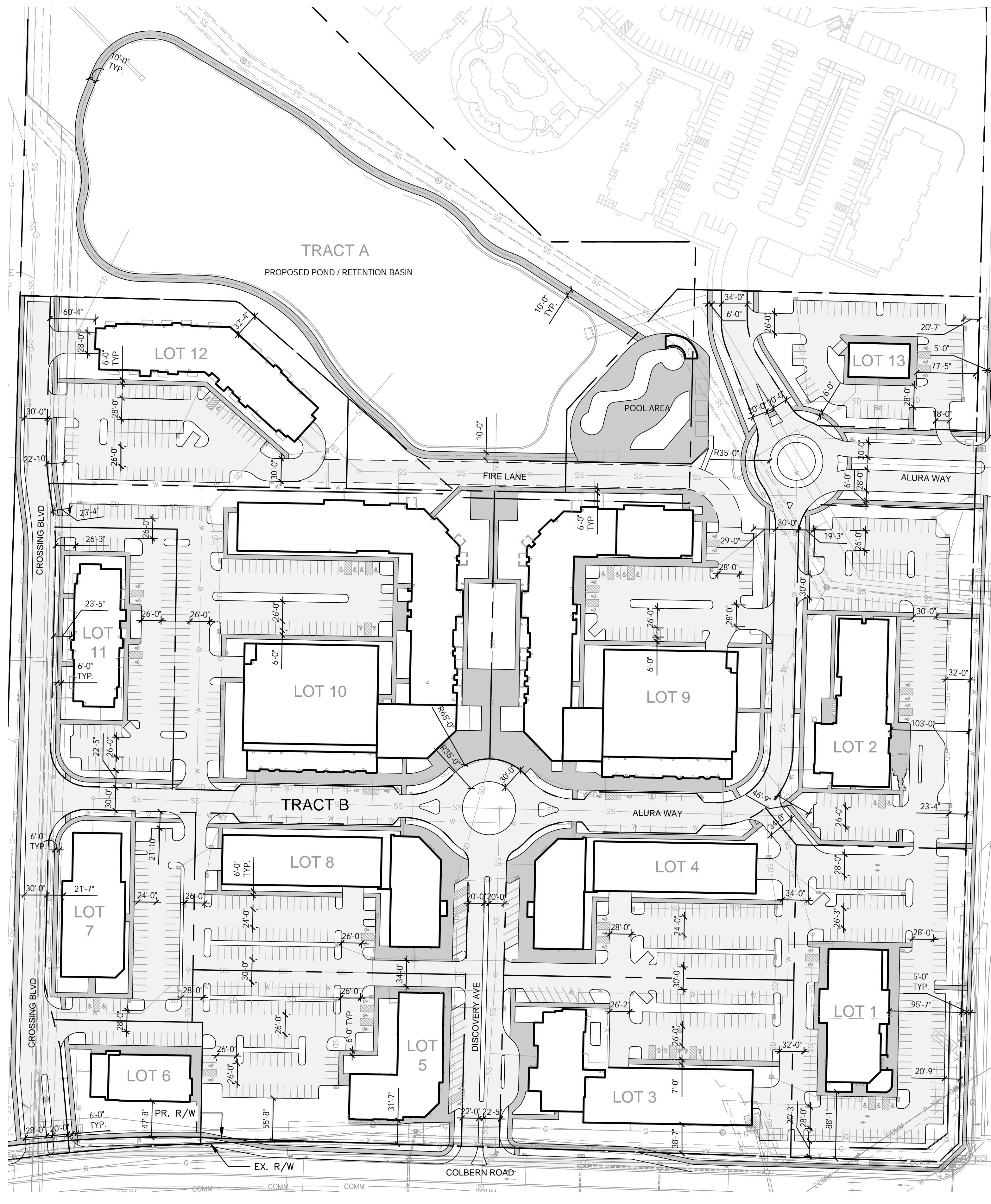
2022

drawn by: _____ BMW
 checked by: _____ BMW
 approved by: _____ NDH
 QA/QC by: _____ NDH
 project no.: A21-04643
 drawing no.: C_TRN01_A2104643
 date: 01.29.2023

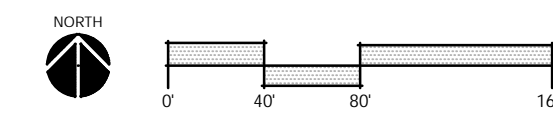
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1 SITE PLAN - ZONE 1



SITE PLAN LEGEND:

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

SITE PLAN NOTES:

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

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

drawn by: EW
 checked by: CR
 approved by: CR
 QA/QC by: BM
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SHEET
 L201

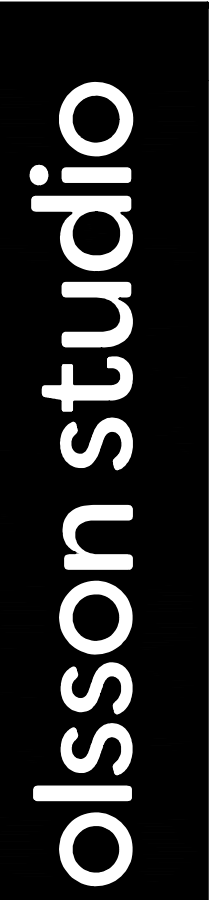
REVISIONS

2023

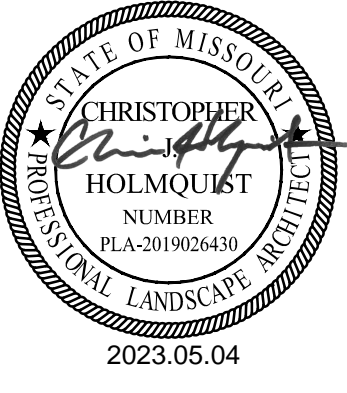
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USER: chalmers
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LANDSCAPING AND SCREENING REQUIREMENTS - ZONE 1		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION			
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 LENGTH OF THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 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™ MYABE MAPLE	3" CAL	B&B	
AT	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM'	NORWEGIAN SUNSET® MAPLE	3" CAL	B&B	
CF	CARPINUS BETULOSA 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 COFFEE TREE	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 'MCKELSON'	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 SWEETSPICE	1 GAL		48" o.c.
NB	NANDINA DOMESTICA 'AKA'	BLUSH PINK™ HEAVENLY BAMBOO	1 GAL		48" o.c.
PD2	PHYSCARPUS OPUFULIUS 'DONNA MAY'	LITTLE DEW™ 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 'WILTONII'	BLUE RUG JUNIPER	1 GAL		48" o.c.
TE	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	1 GAL		48" o.c.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL		
LB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL		
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL		
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL		
SS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
BS	BOLTONIA ASTEROIDES 'SNOWBANK'	SNOWBANK FALSE ASTER	1 GAL		
CM	COREOPSIS X 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL		
DW	DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	FIREWITCH CHEDDAR PINK	1 GAL		
EK	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL		
ES	ECHINACEA X 'SUNSET'	SUNSET CONEFLOWER	1 GAL		
GW	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES GAURA	1 GAL		
HP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CREVICE ALUMROOT	1 GAL		
LM	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL		
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL		
RG2	RUBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL		
SM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	PLUG		
SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL		



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REV. NO.	DATE	REVISIONS DESCRIPTION

BY _____

REVISIONS

LANDSCAPE & SCREENING REQUIREMENTS DATA

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

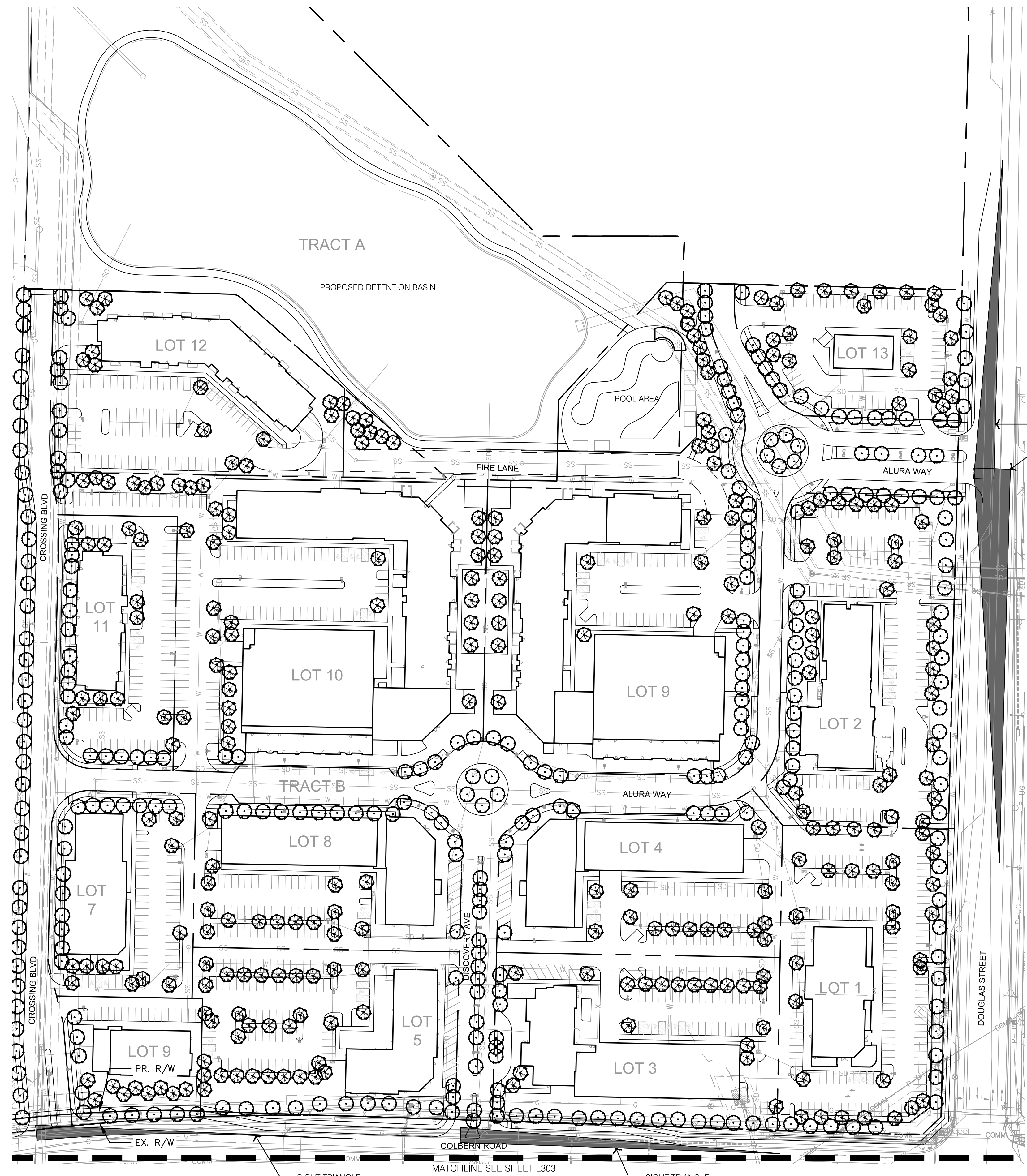
LEE'S SUMMIT, MISSOURI

2023

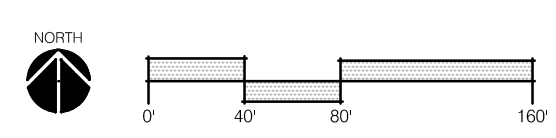
drawn by: EW
checked by: CP
approved by: BM
QA/QC by: BM
project no.: A21-04643
drawing no.: L_OVR01_A2104643
date: 01.29.2023

SHEET
L301

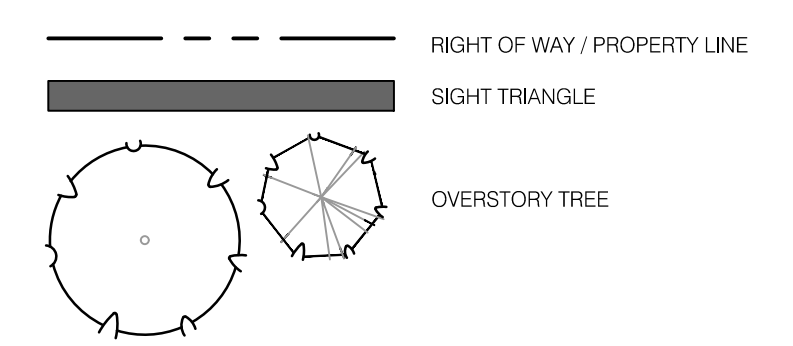
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1 LANDSCAPE PLAN - ZONE 1



LANDSCAPE LEGEND:



PRELIMINARY PLANT SCHEDULE

	STREET FRONTAGE TREE DECIDUOUS: B&B, 3' CAL ORNAMENTAL: B&E, 3' CAL EVERGREEN: B&B, 8' HT.	TOTAL: 301
	OPEN YARD AREA TREE DECIDUOUS: B&B, 3' CAL ORNAMENTAL: B&E, 3' CAL EVERGREEN: B&B, 8' HT.	TOTAL: 284

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LANDSCAPE PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
ZONES 1 & 2

LEE'S SUMMIT, MISSOURI

2023

drawn by: _____ EW

checked by: _____ CR

approved by: _____ CP

QA/QC by: _____ BM

project no.: A21-04643

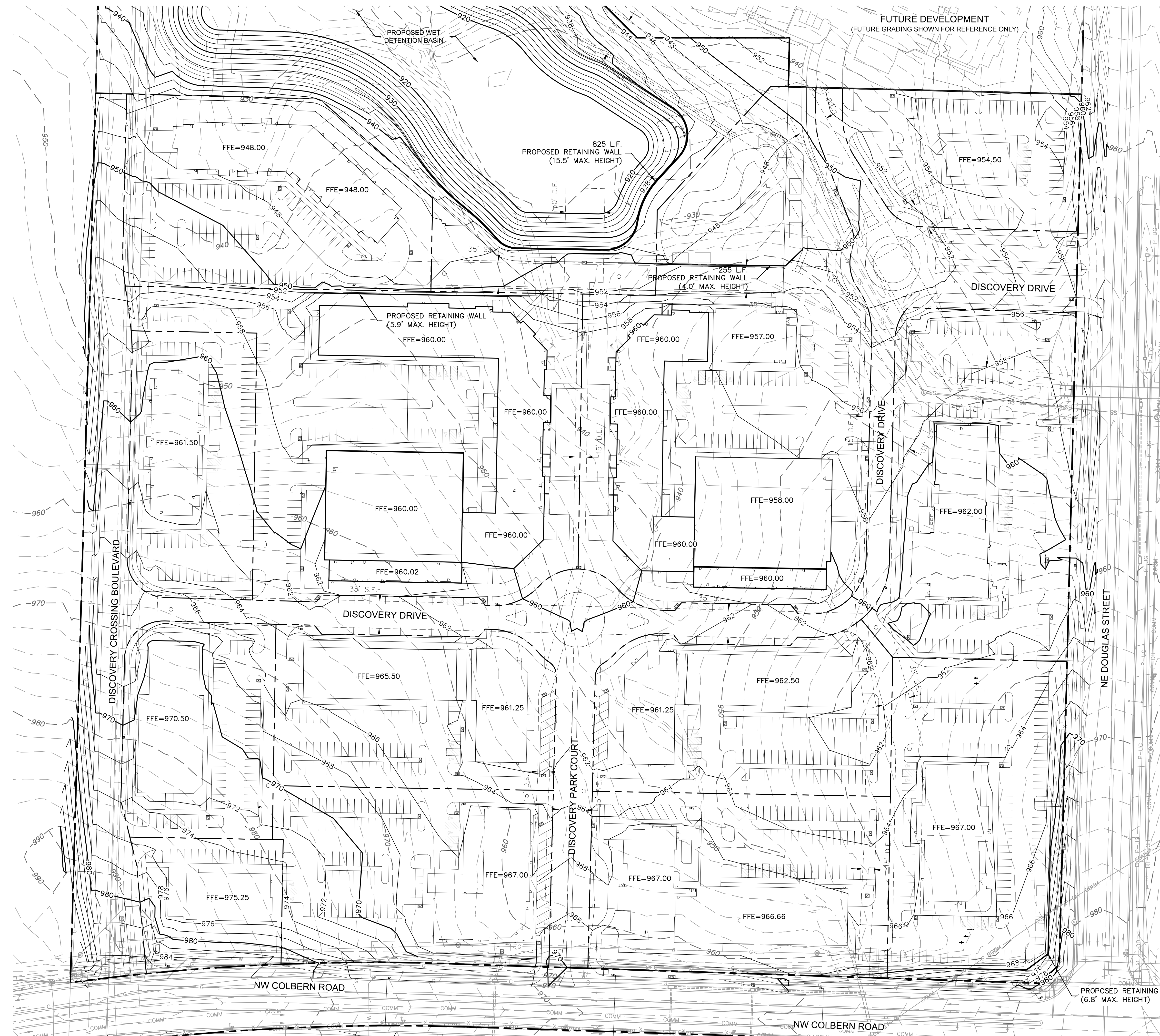
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date: 01.29.2023

SHEET

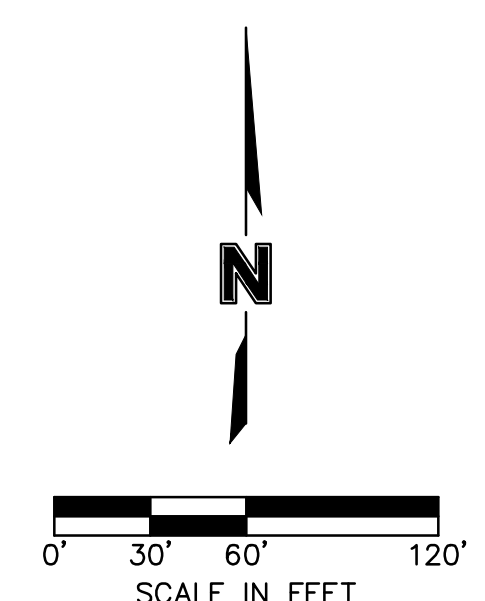
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 USER: eholmequist
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LEGEND

---	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)



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1301 Burlington Street
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TEL 816.361.1177
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STATE OF MISSOURI
BROCK M. WORTHLEY
LICENSE NUMBER
PE-2019000237
5/1/2023
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN - ZONE 1

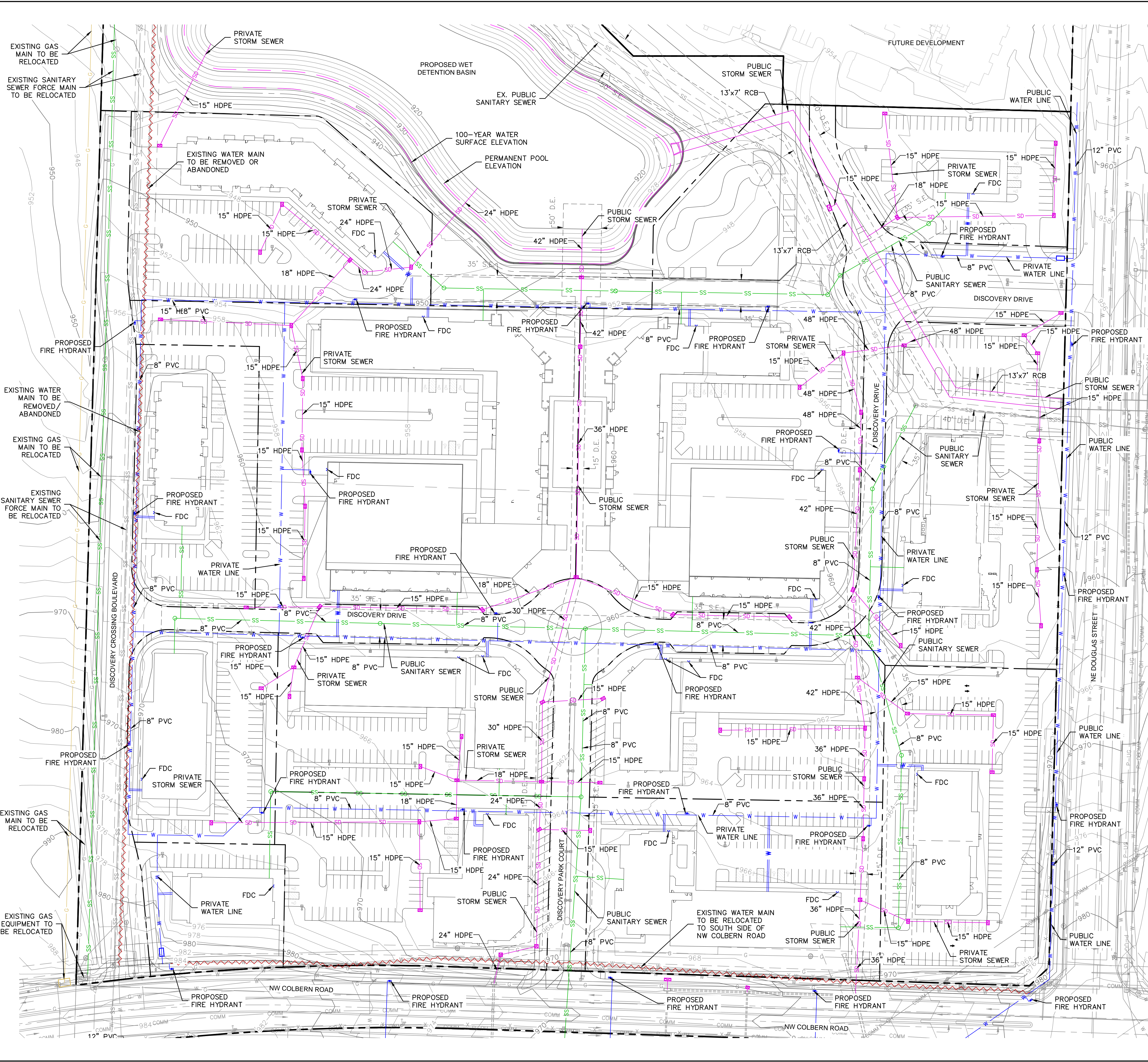
DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

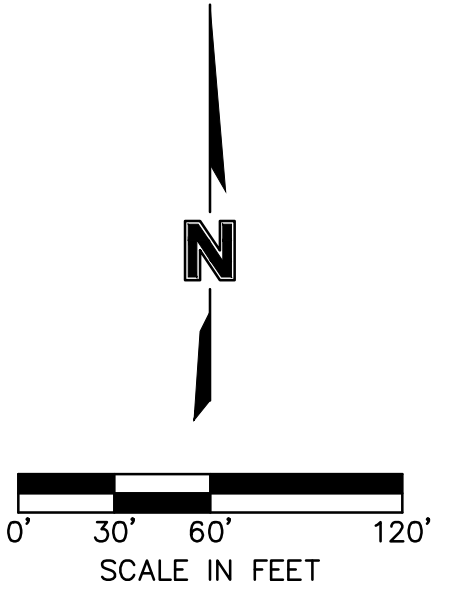
SHEET
C101

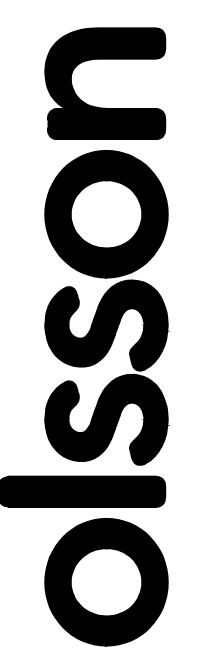
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 DATE: May 03, 2023 5:29pm
 USER: chalmers
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LEGEND

---	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
SS	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
SD	PROPOSED STORM SEWER
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
-o-	PROPOSED LIGHT POLE
---	EXISTING PIPE REMOVAL/ABANDONMENT
1000	FINISHED MAJOR CONTOUR (10' INTERVAL)
998	FINISHED MINOR CONTOUR (2' INTERVAL)





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 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsosn.com

BY		REVISIONS DESCRIPTION			
DATE		REV. NO.		2022	

UTILITY PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

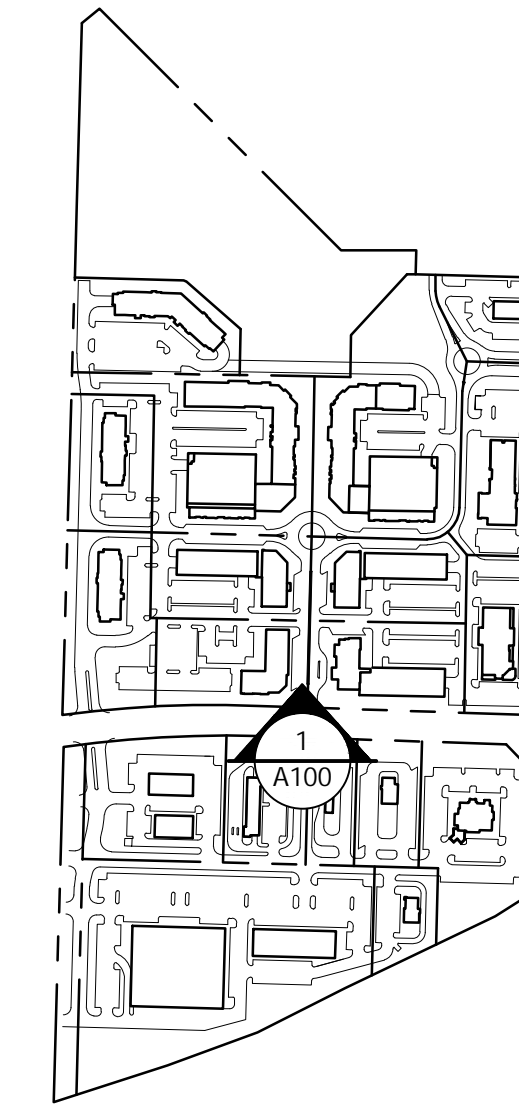
LEE'S SUMMIT, MISSOURI

drawn by: <u>BMW</u> checked by: <u>BMW</u> approved by: <u>NDH</u> QA/QC by: <u>NDH</u> project no.: <u>A21-04643</u> drawing no.: <u>C_UTL01_A2104643</u> date: <u>01.29.2023</u>	SHEET C201
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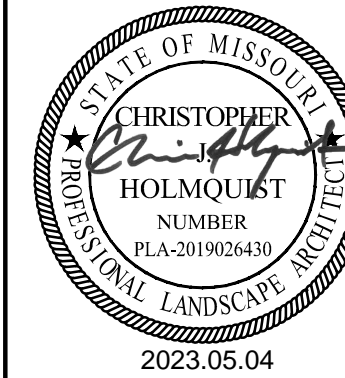


1 ARCHITECTURAL RENDERING - LOTS 3 & 5



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ARCHITECTURAL RENDERING - LOTS 3 & 5
 DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
 ZONES 1 & 2
 LEE'S SUMMIT, MISSOURI
 2023

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

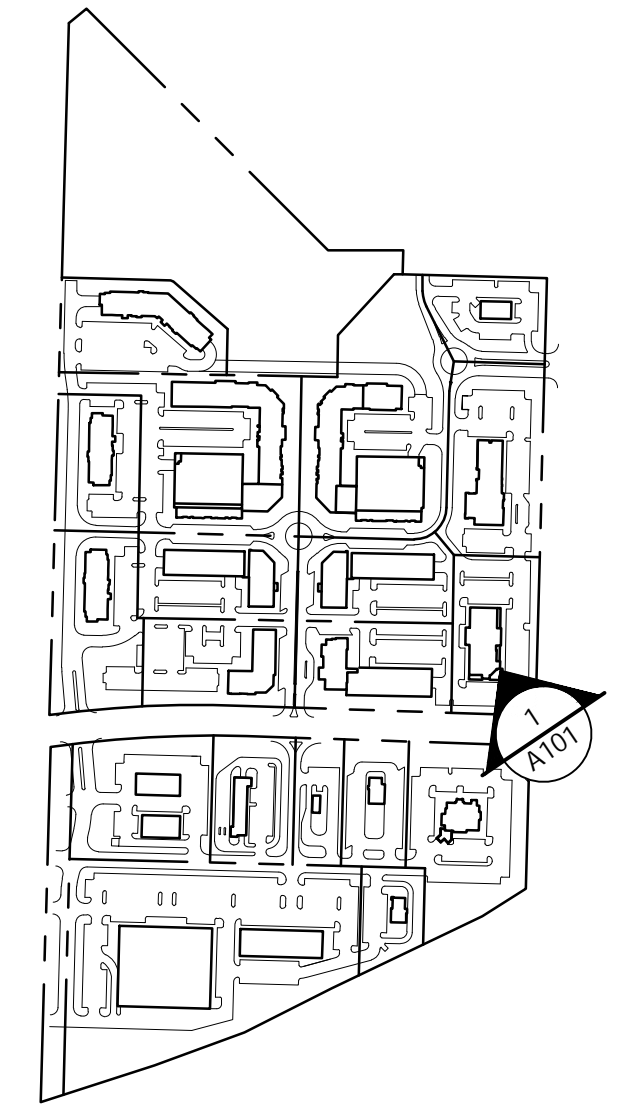
SHEET
 A100

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 03, 2023 5:31pm XREFS: L_PTBK_2104643 L_KEY_MAP_2104643 USER: chholmquist



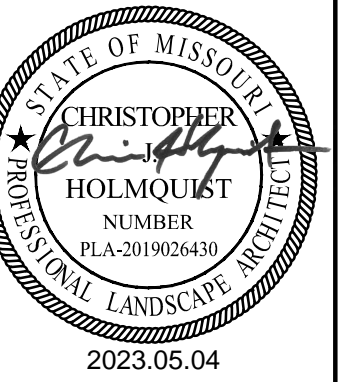
1 ARCHITECTURAL RENDERING - LOT 1



KEYMAP

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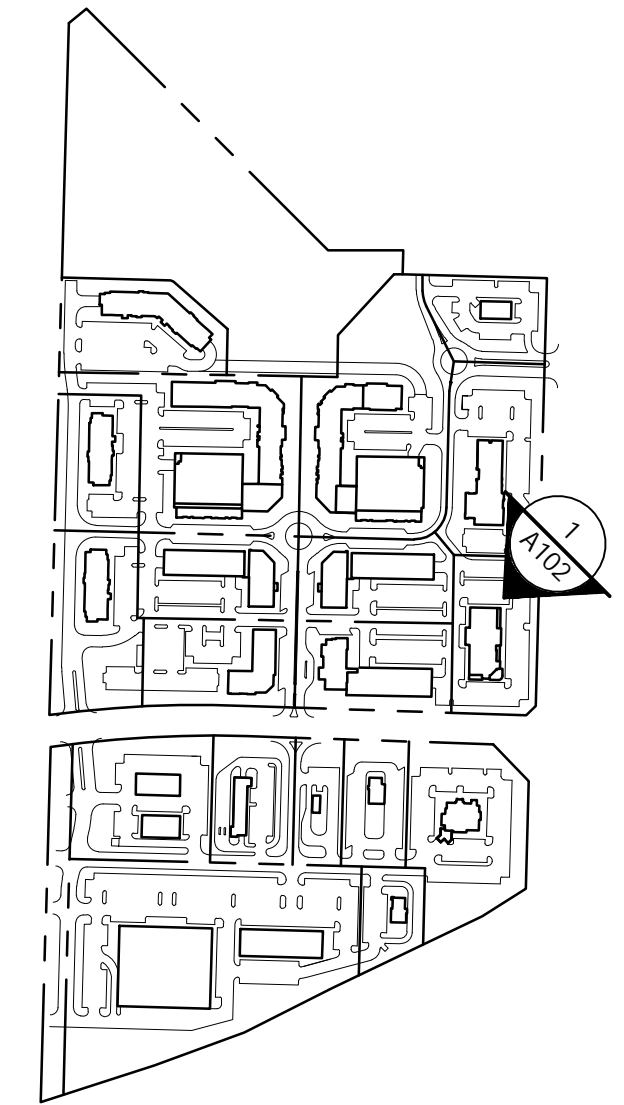
ARCHITECTURAL RENDERING - LOT 1
 DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
 ZONES 1 & 2
 LEE'S SUMMIT, MISSOURI
 2023

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
 A101

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

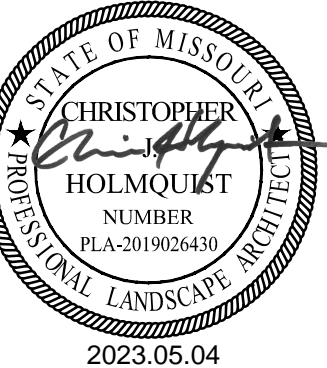
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KEYMAP

1 ARCHITECTURAL RENDERING - LOTS 1 & 4

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ARCHITECTURAL RENDERING - LOTS 1 & 4
 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. A_ARCH01_A2104643
 date: 01.29.2023

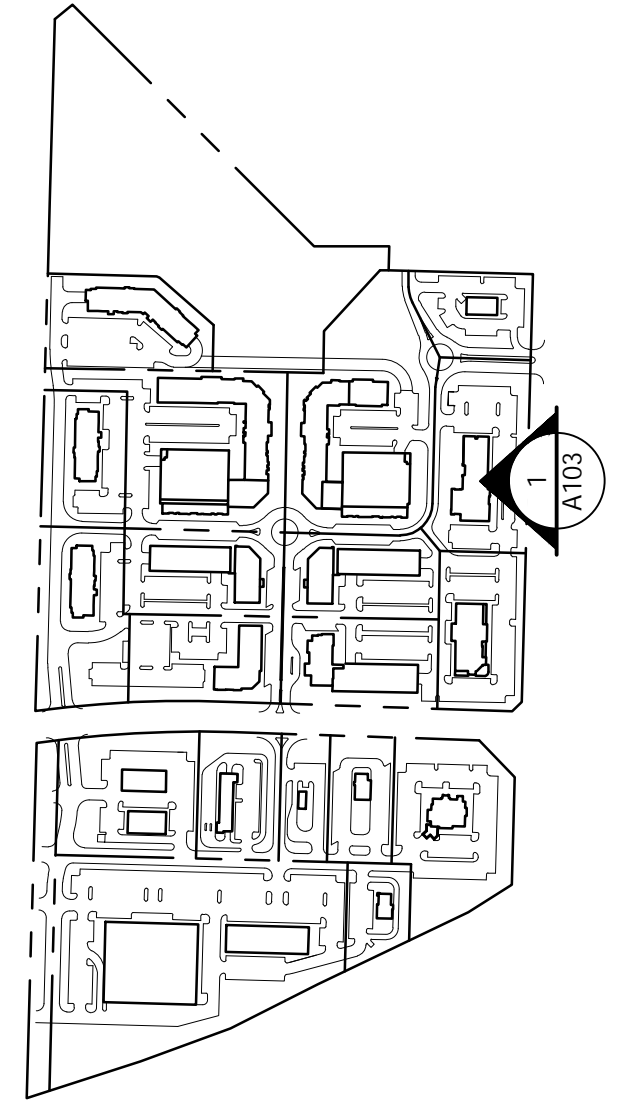
SHEET
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 DATE: May 03, 2023 5:31pm XREFS: L_TBLK_2104643 L_KEY_MAP_2104643 USER: chholmquist



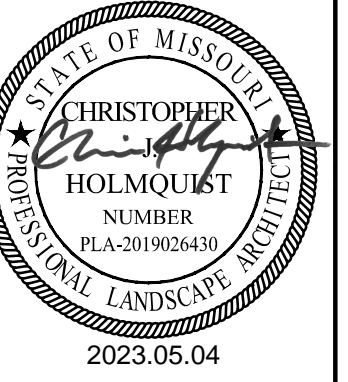
1 ARCHITECTURAL RENDERING - LOT 2



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
 A103

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

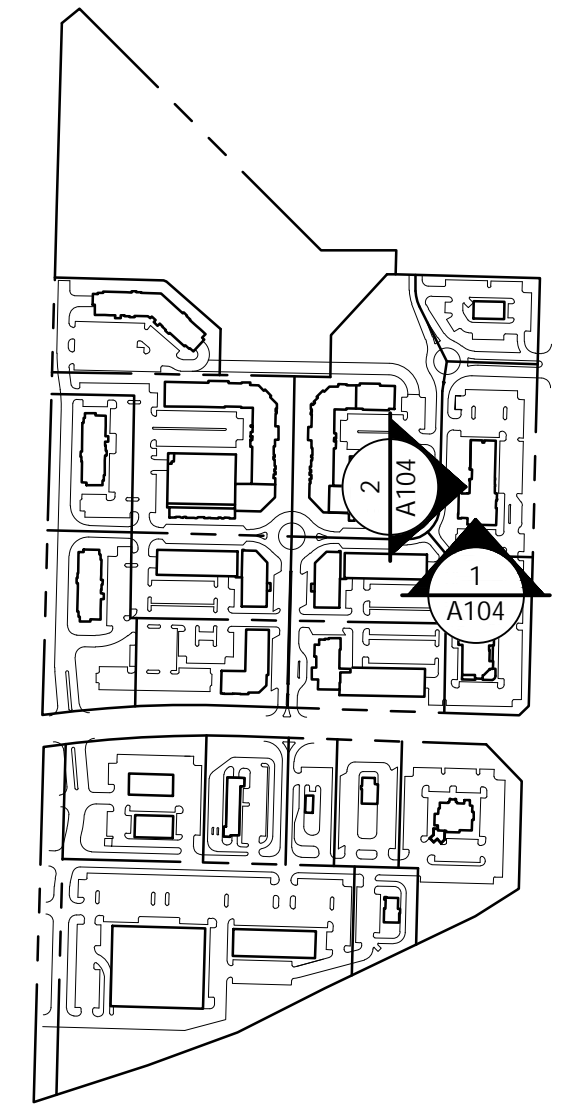
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1 ARCHITECTURAL RENDERING - LOT 2



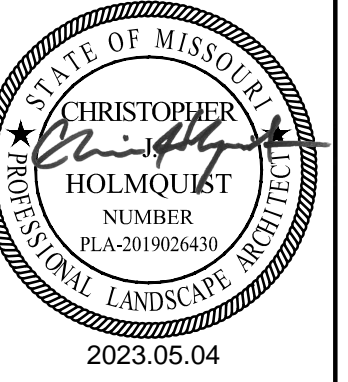
2 ARCHITECTURAL RENDERING - LOT 2



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

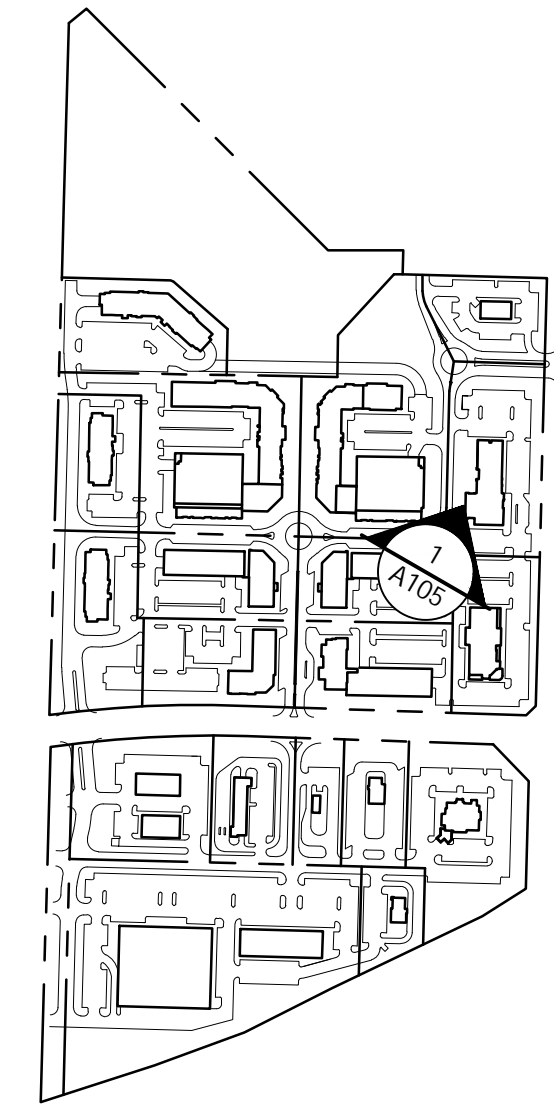
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NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.

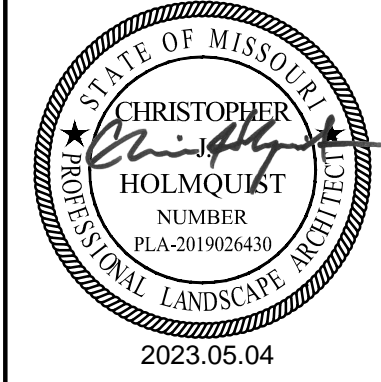
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1 ARCHITECTURAL RENDERING - LOT 2



KEYMAP



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

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

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
 A105

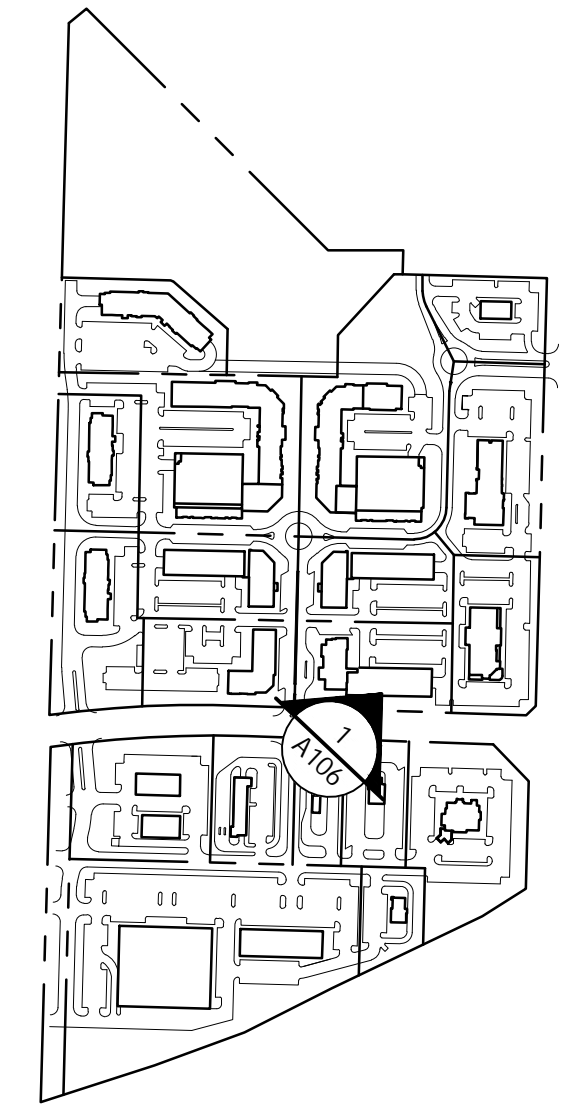
NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.

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DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg USER: chholmquist
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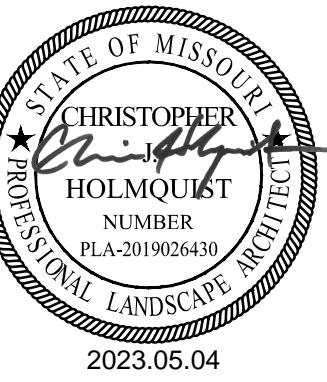
1 ARCHITECTURAL RENDERING - LOT 3



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

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

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
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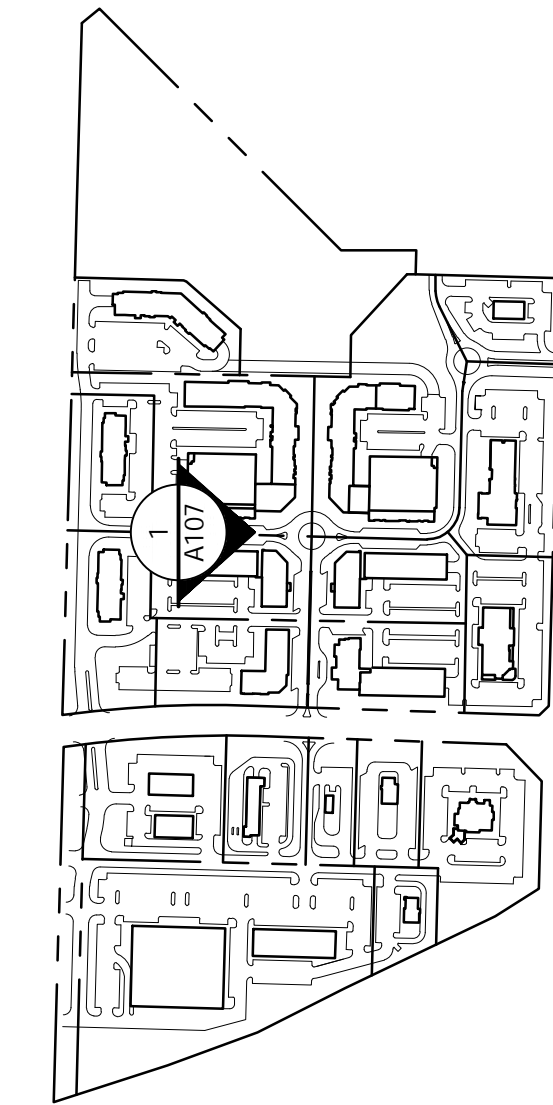
SHEET
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NOTE: ARCHITECTURAL CHARACTER FOR BUILDINGS NOT EXPLICITLY SHOWN IN THIS SET SHALL MATCH THE CHARACTER OF THE REST OF THE DEVELOPMENT.

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 XREFS: L\FBLK_A2104643 L_KEY_MAP_A2104643

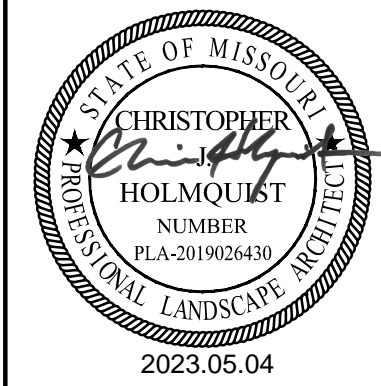


1 ARCHITECTURAL RENDERING - LOTS 8, 9, & 10



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

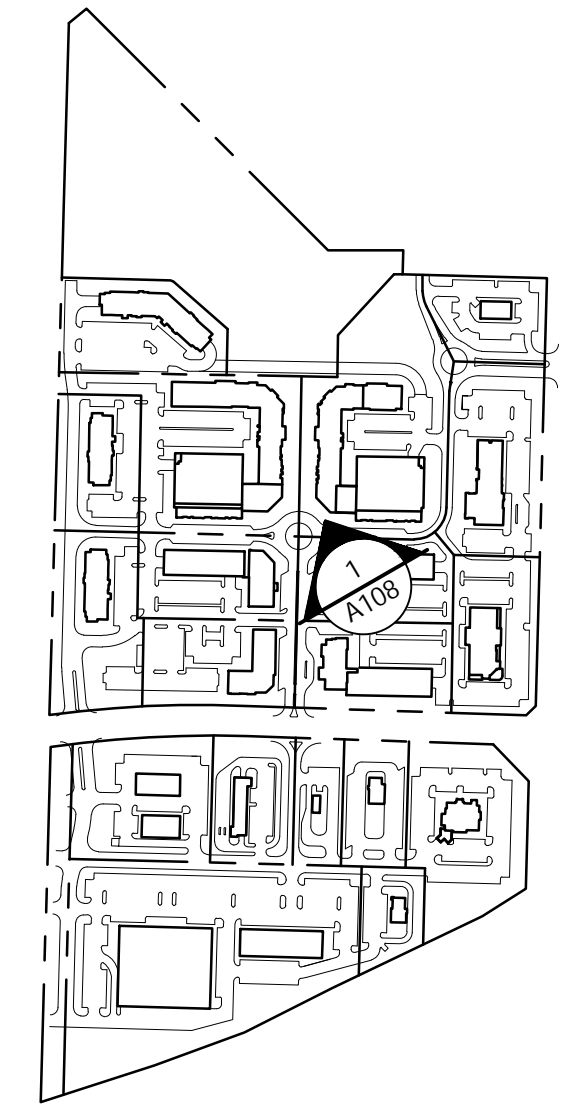
ARCHITECTURAL RENDERING - LOTS 8, 9, & 10
 DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
 ZONES 1 & 2
 LEE'S SUMMIT, MISSOURI
 2023

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
 A107

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

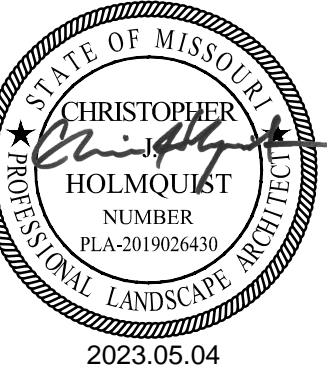
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KEYMAP

1 ARCHITECTURAL RENDERING - LOTS 9 & 10

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

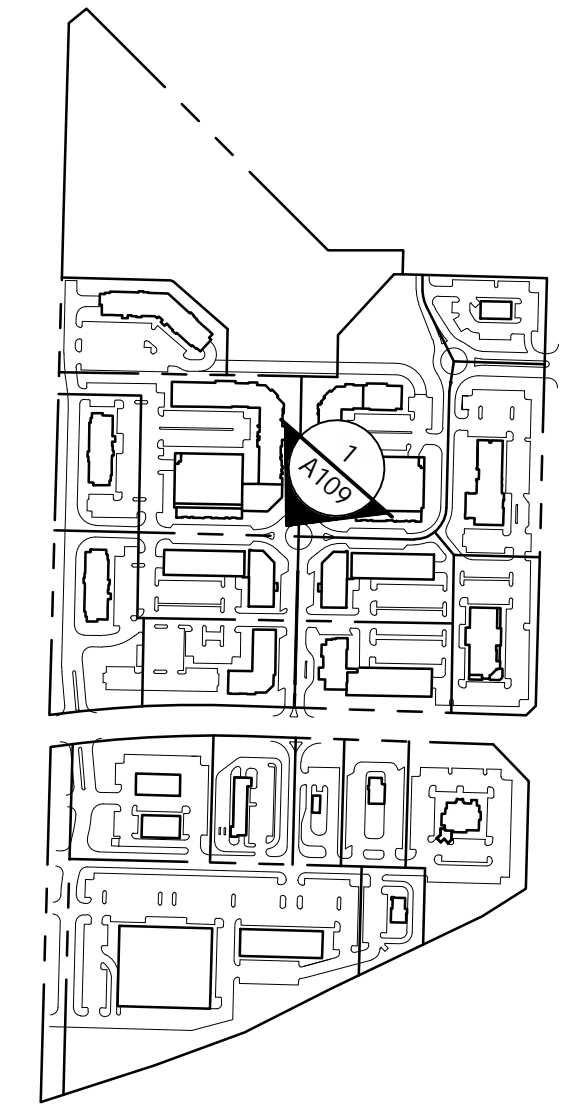
ARCHITECTURAL RENDERING - LOTS 9 & 10
 DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN
 ZONES 1 & 2
 LEE'S SUMMIT, MISSOURI
 2023

drawn by: EW
 checked by: CP
 approved by: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no.: ARCH01_A2104643
 date: 01.29.2023

SHEET
 A108

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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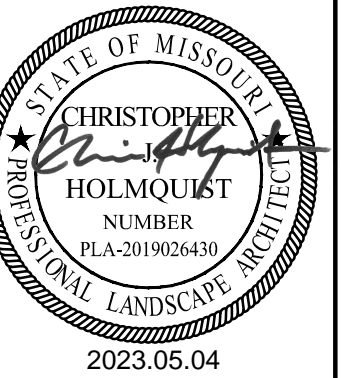


KEYMAP

1 ARCHITECTURAL RENDERING - LOTS 8 & 10

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 Kansas City, MO 64108 TEL: 816.842.8844 www.olisson.com



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ARCHITECTURAL RENDERING - LOTS 8 & 10	2023
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:	
project no.:	A21-04643
drawing no.:	ARCH01_A2104643
date:	01.29.2023

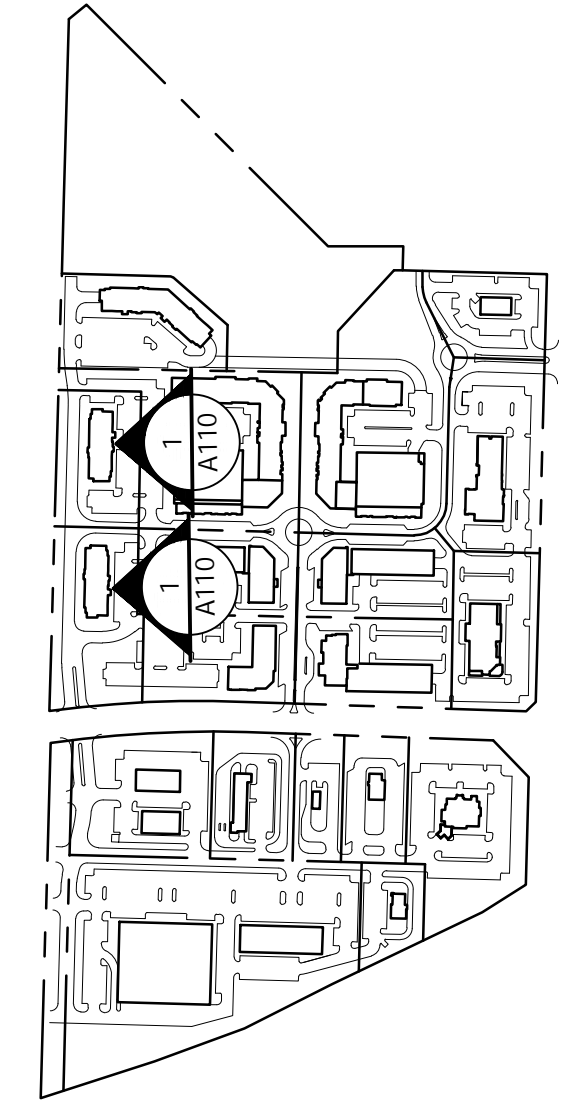
**SHEET
A109**

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

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
 DATE: May 03, 2023 5:33pm
 USER: chholmquist
 XREFS: L_KEY_MAP_A2104643 L_KEY_MAP_A2104643

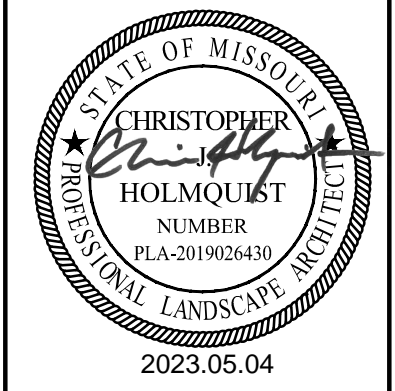


1 ARCHITECTURAL RENDERING - LOT 11



KEYMAP

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



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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

drawn by:	EW
checked by:	CP
approved by:	
QA/QC by:	BM
project no.:	A21-04643
drawing no.:	ARCH01_A2104643
date:	01.29.2023

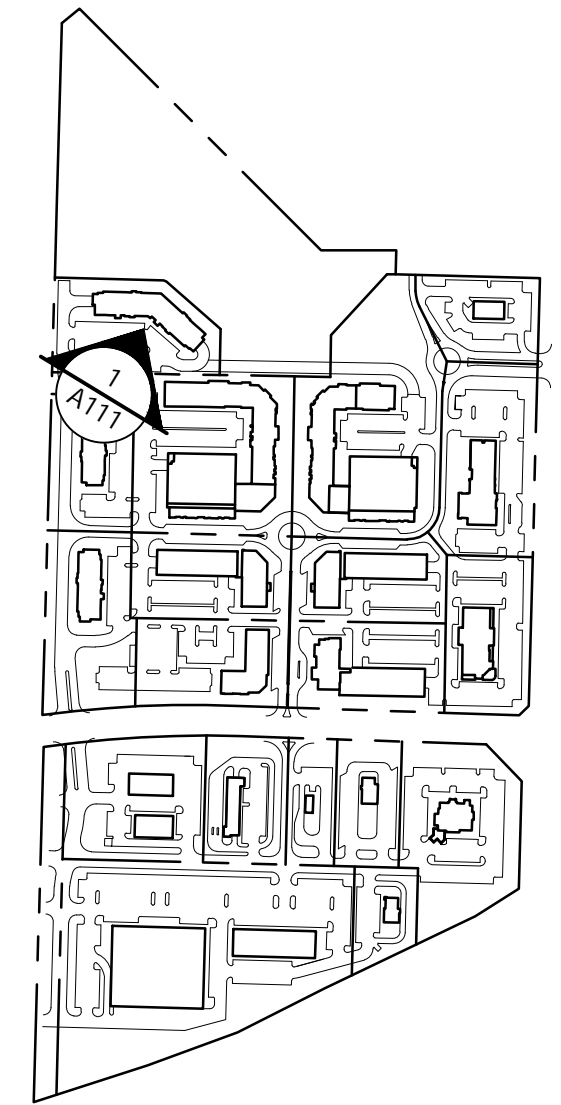
SHEET
A110

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

DWG: F:\2021\04501-05000\021-04643-A\40-Design\AutoCAD\Preliminary\Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
 DATE: May 03, 2023 5:33pm XREFS: L\FBLK_A2104643 L_KEY_MAP_A2104643 USER: chholmquist



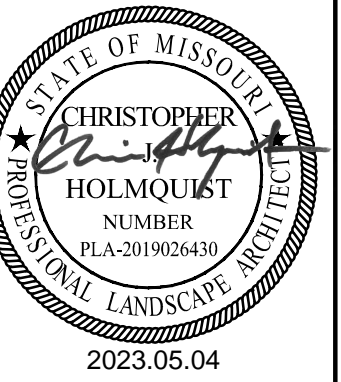
1 ARCHITECTURAL RENDERING - LOT 12



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ARCHITECTURAL RENDERING - LOT 12	2023
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. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
A111

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

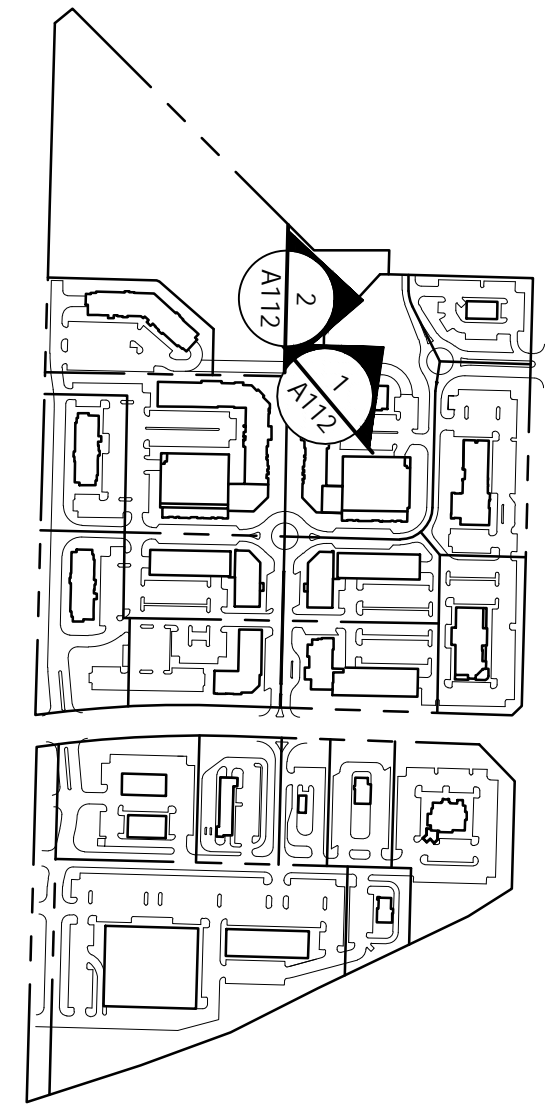
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1 ARCHITECTURAL RENDERING - POOL AREA



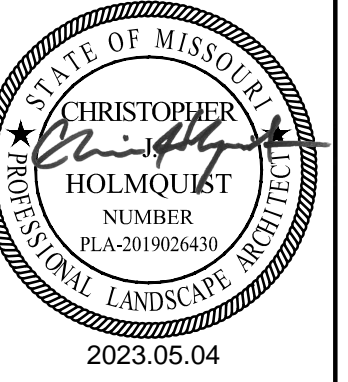
2 ARCHITECTURAL RENDERING - POOL AREA



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ARCHITECTURAL RENDERING - POOL AREA	2023
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. A_ARCH01_A2104643
 date: 01.29.2023

SHEET
A112

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

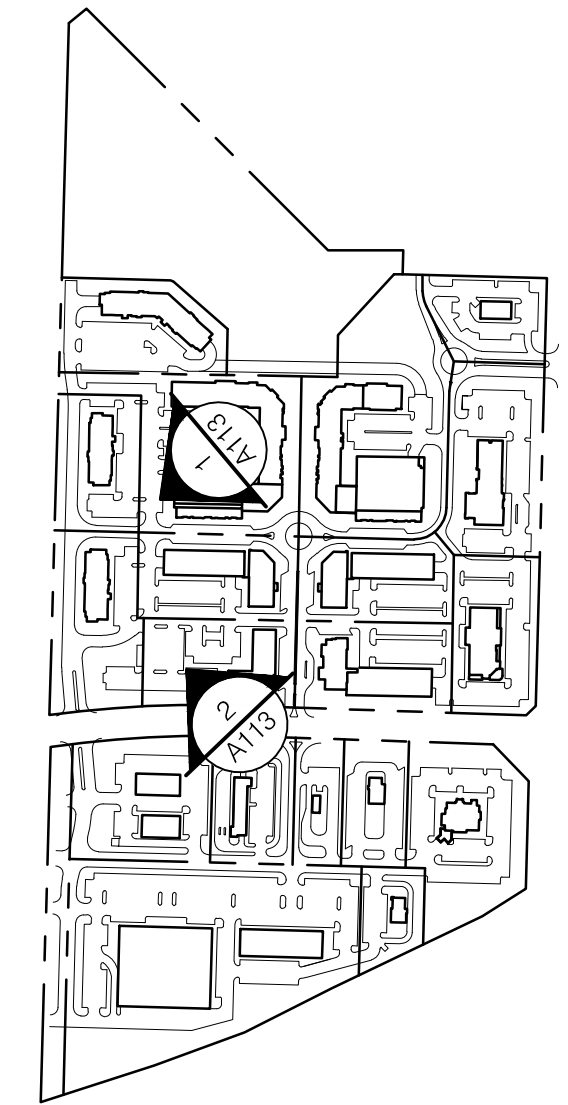
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 XREFS: L_TBLK_2104643 L_KEY_MAP_2104643
 USER: cholmquist



1 ARCHITECTURAL RENDERING - LOTS 6 & 7

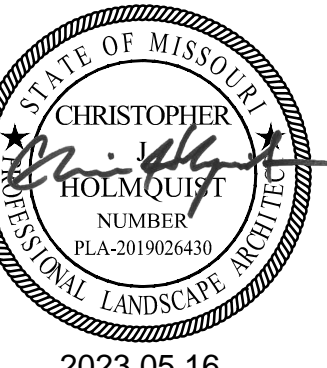


2 ARCHITECTURAL RENDERING - LOTS 6 & 7



KEYMAP

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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. ARCH01_A2104643
 date: 01.29.2023

SHEET A113

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

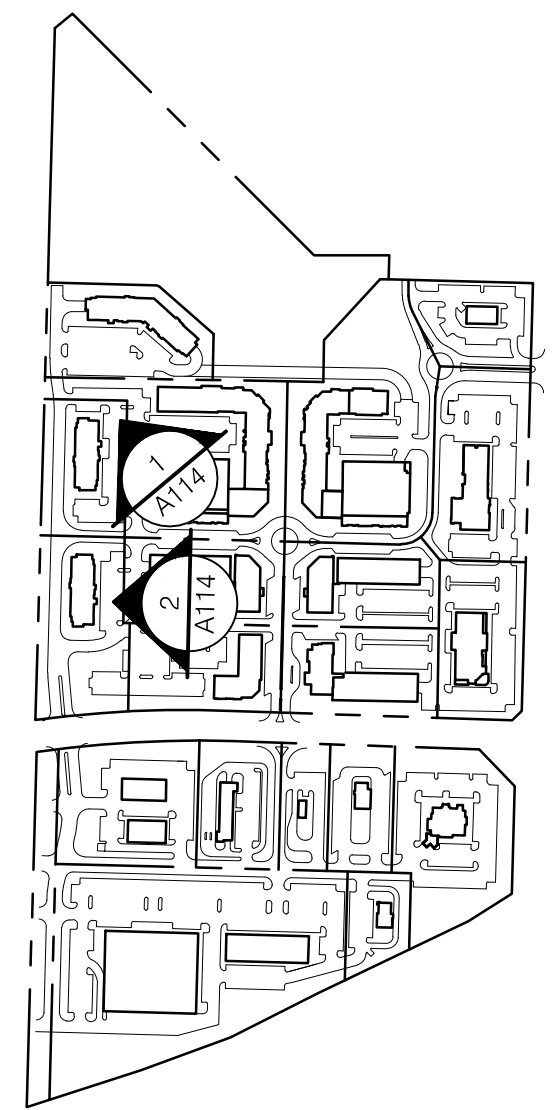
F:\2021\04501-05000\021-04643-A\4D-Design\AutoCAD\Preliminary\Plans\Sheets\OSTU\A_ARCH01_A2104643.dwg
 DATE: May 16, 2023 4:28pm
 USER: chholmquist
 XREFS: L_TBLK_2104643 L_KEY_MAP_2104643



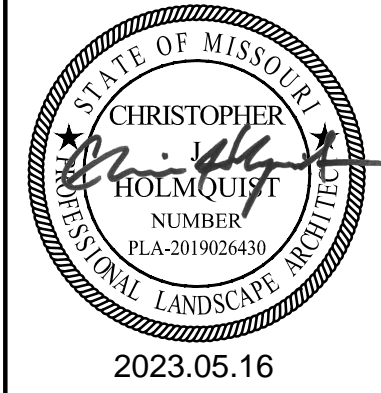
1 ARCHITECTURAL RENDERING - LOT 7



2 ARCHITECTURAL RENDERING - LOT 6



KEYMAP



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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: BM
 QA/QC by: BM
 project no.: A21-04643
 drawing no.: ARCH01_A2104643
 date: 01.29.2023

SHEET
 A114

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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