

DOUGLAS COMMONS, LOTS 1-5
LEE'S SUMMIT, JACKSON COUNTY, MO
SECTION 30, T48N, R31W





8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Engineering Corporation
COA# 00062

DOUGLAS COMMONS

SEC LEE'S SUMMIT RD & DOUGLAS ST
LEE'S SUMMIT, MISSOURI

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 25KC10016

DRAWN BY: PJB

CHECK BY: JWB

ISSUED DATE: 01/27/2026

FIELD BOOK:

ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

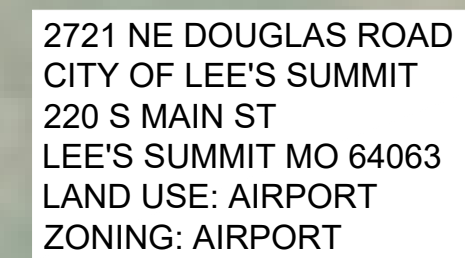
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C101

2 OF 6



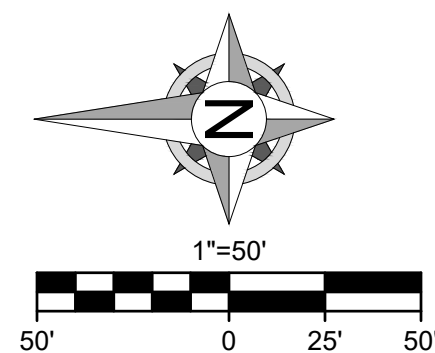
2305 NE DOUGLAS ST
PRAISE CHAPEL CHRISTIAN
FELLOWSHIP OF KC
3650 N 67TH ST
KANSAS CITY KS 66104
LAND USE: COMMERCIAL
ZONING: PLANNED INDUSTRIAL

2301 NW LEE'S SUMMIT ROAD
VAUGHN, KELLI J
2301 NW LEE'S SUMMIT ROAD
LEE'S SUMMIT MO 64064
LAND USE: RESIDENTIAL
ZONING: RESIDENTIAL

NO ADDRESS ASSIGNED
DISCOVERY PARK LEES SUMMIT LLC
4220 PHILIPS FARM RD
COLUMBIA MO 65201
LAND USE: RESIDENTIAL
ZONING: PLANNED RES. APARTMENT

LEGEND

	PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. SSWR EASEMENT
	EX. WATERMAIN EASEMENT
	EX. STORM EASEMENT
	EX. STORM SEWER
	EX. WATERLINE
	EX. SANITARY SEWER
	EX. ELECTRICAL UNDERGROUND
	EX. ELECTRICAL OVERHEAD
	EXISTING GRADE LINES





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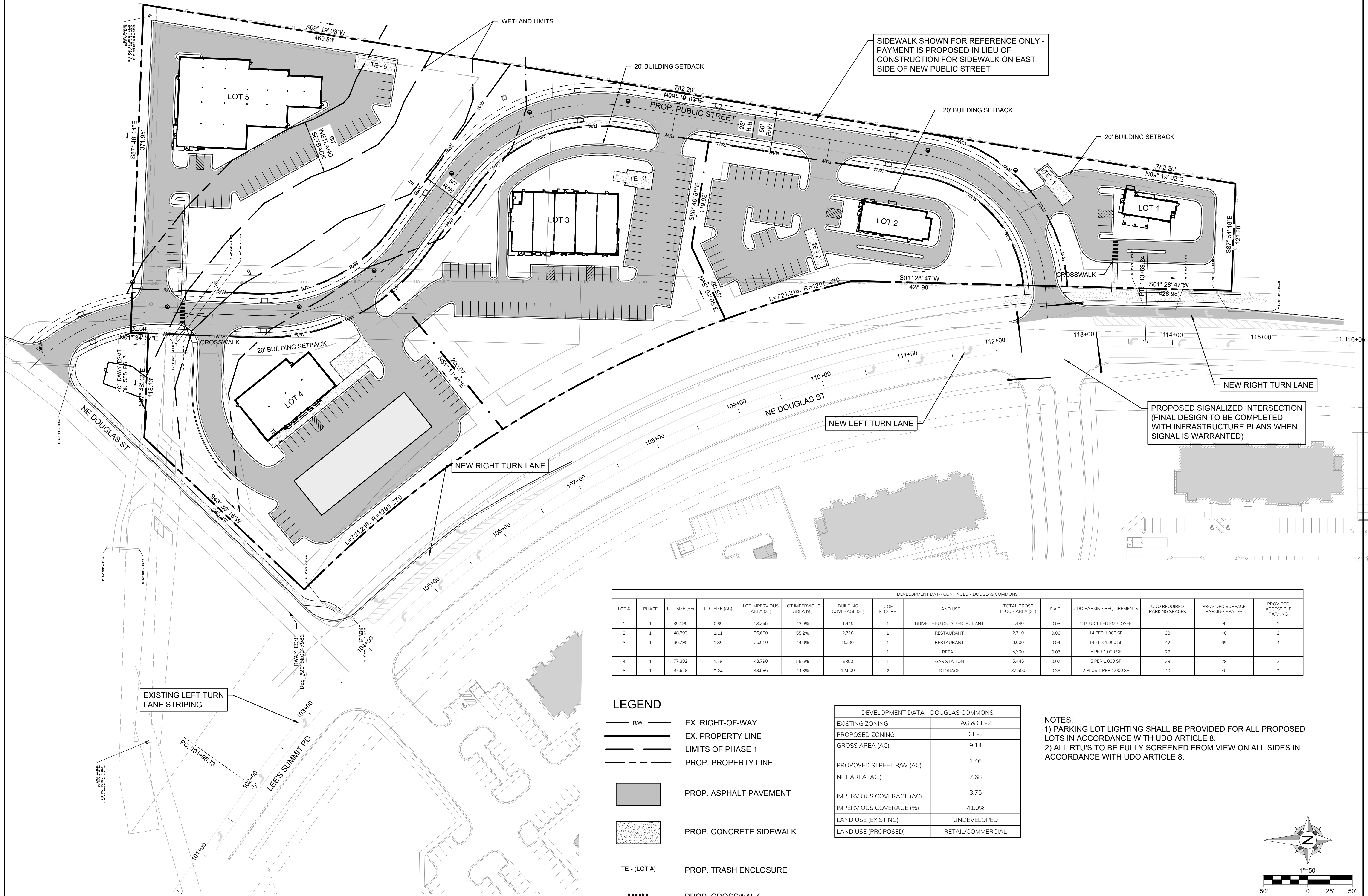
SHEET TITLE

SITE PLAN

SHEET NUMBER

C200

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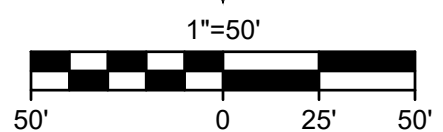
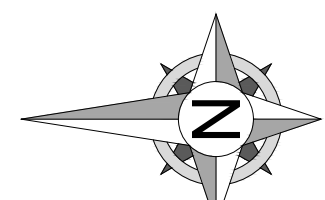
SHEET TITLE

DIMENSION PLAN

SHEET NUMBER

C201

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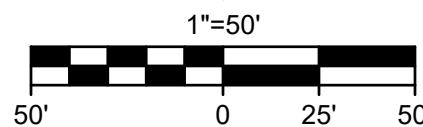
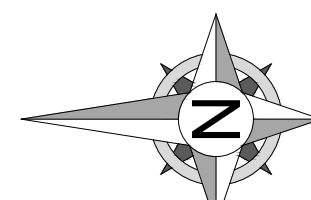
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C300

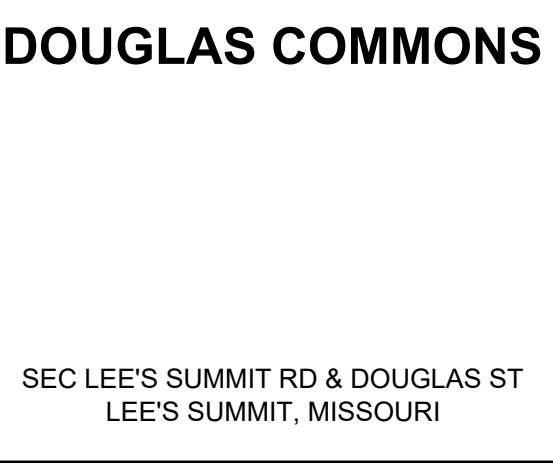
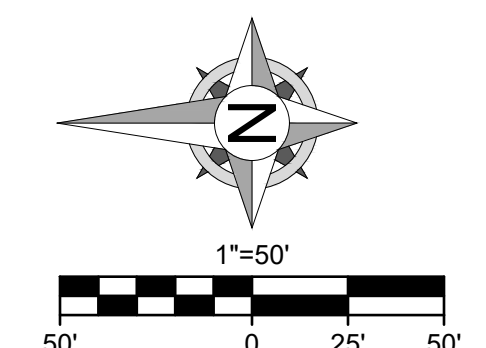
5 OF 6



——— W ———	EX. WATERMAIN	2) F
——— SAN ———	EX. SSWR MAIN	FITT
=====	EX. STORM SEWER	3) NO
		TRAN
——— W ———	PROP. WATERMAIN	
——— WS ———	PROP. DOM. WATER SERVICE	
——— FP ———	PROP. FIRE SERVICE	
——— SAN ———	PROP. SSWR MAIN	
——— SS ———	PROP. SSWR SERVICE	
——— STM ———	PROP. PRIVATE STORM SEWER	
——— W/E ———	PROP. 15' WATERLINE EASEMENT	
-----	PROP. 15' SSWR EASEMENT	

The site plan illustrates the proposed water and sewer infrastructure for five lots (LOT 1, LOT 2, LOT 3, LOT 4, and LOT 5). Key features include:

- Proposed Infrastructure:**
 - Storm Sewer (SSWR):** Various sizes of HDPE storm pipes (e.g., PROP. 18" HDPE STORM, PROP. 15" HDPE STORM) and PVC SSWR (e.g., PROP. 8" PVC SSWR).
 - Water Main:** Proposed 8" PVC water mains and an existing 20" transmission water main.
 - Easements:** Existing SSWR and Waterline easements, and proposed 15' SSWR and Waterline easements.
- Lot Details:**
 - LOT 1:** Located at the top right, featuring a parking area and building footprint.
 - LOT 2:** Adjacent to LOT 1, containing a large rectangular building footprint.
 - LOT 3:** Centrally located, consisting of several smaller rectangular units.
 - LOT 4:** Situated below LOT 3, featuring a large rectangular building footprint.
 - LOT 5:** Located at the top left, containing a large irregularly shaped building footprint.
- Stationing and Roadway:**
 - Main roadway stationing runs horizontally across the bottom, ranging from 104+00 to 115+00.
 - A vertical roadway intersection is shown near station 113+69/24.
 - Right-of-Way (RWY) and Easement (ESMT) boundaries are clearly delineated.
- Orientation and Scale:**
 - A North Arrow points towards the upper right.
 - A graphic scale bar indicates 1" = 50'.

[illegible]

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C400

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