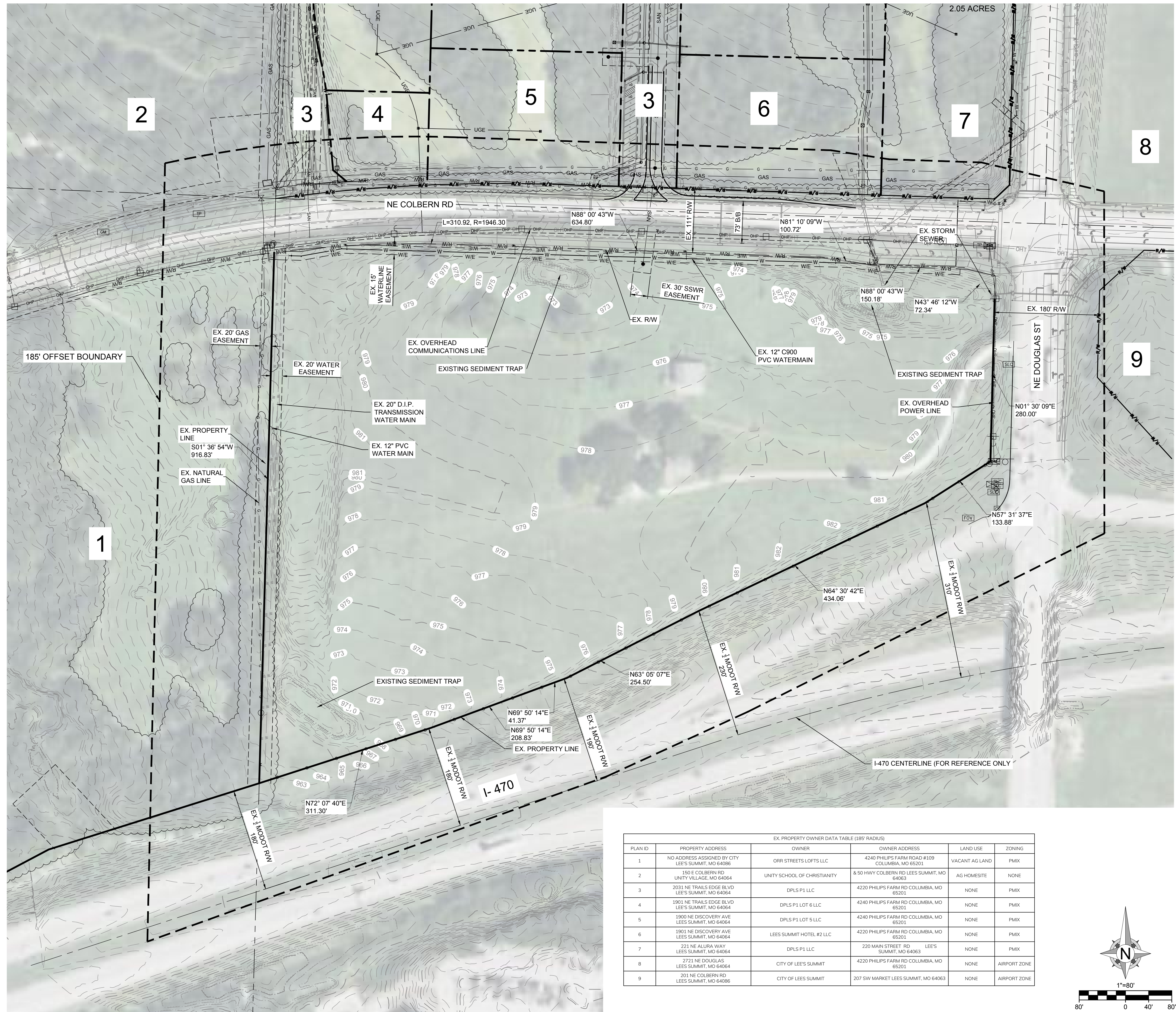


DISCOVERY CROSSING, ZONE 2, LOTS 1-9
LEE'S SUMMIT, JACKSON COUNTY, MO
SECTION 30, T48N, R31W

	PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. SSWR EASEMENT
	EX. WATERMAIN EASEMENT
	EX. STORM EASEMENT
	EX. CURB AND GUTTER
	EX. STORM SEWER
	EX. WATERLINE
	EX. SANITARY SEWER
	EX. ELECTRICAL MAIN
	EXISTING GRADE LINES

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

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITONS

C101

2 OF 10

DISCOVERY PARK CROSSING PRELIMINARY PLAT

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 63.63 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 43 degrees 00 minutes 00 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 32.18 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 of 15.00 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 22.87 feet; thence South 88 degrees 55 minutes 00 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 11.00 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 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 08 minutes 18 seconds, with an initial tangent bearing of North 73 degrees 32 minutes 08 seconds East, an arc distance of 316.15 feet to the point of beginning. The above described tract contains 780,261 square feet or 17.91 acres.

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.

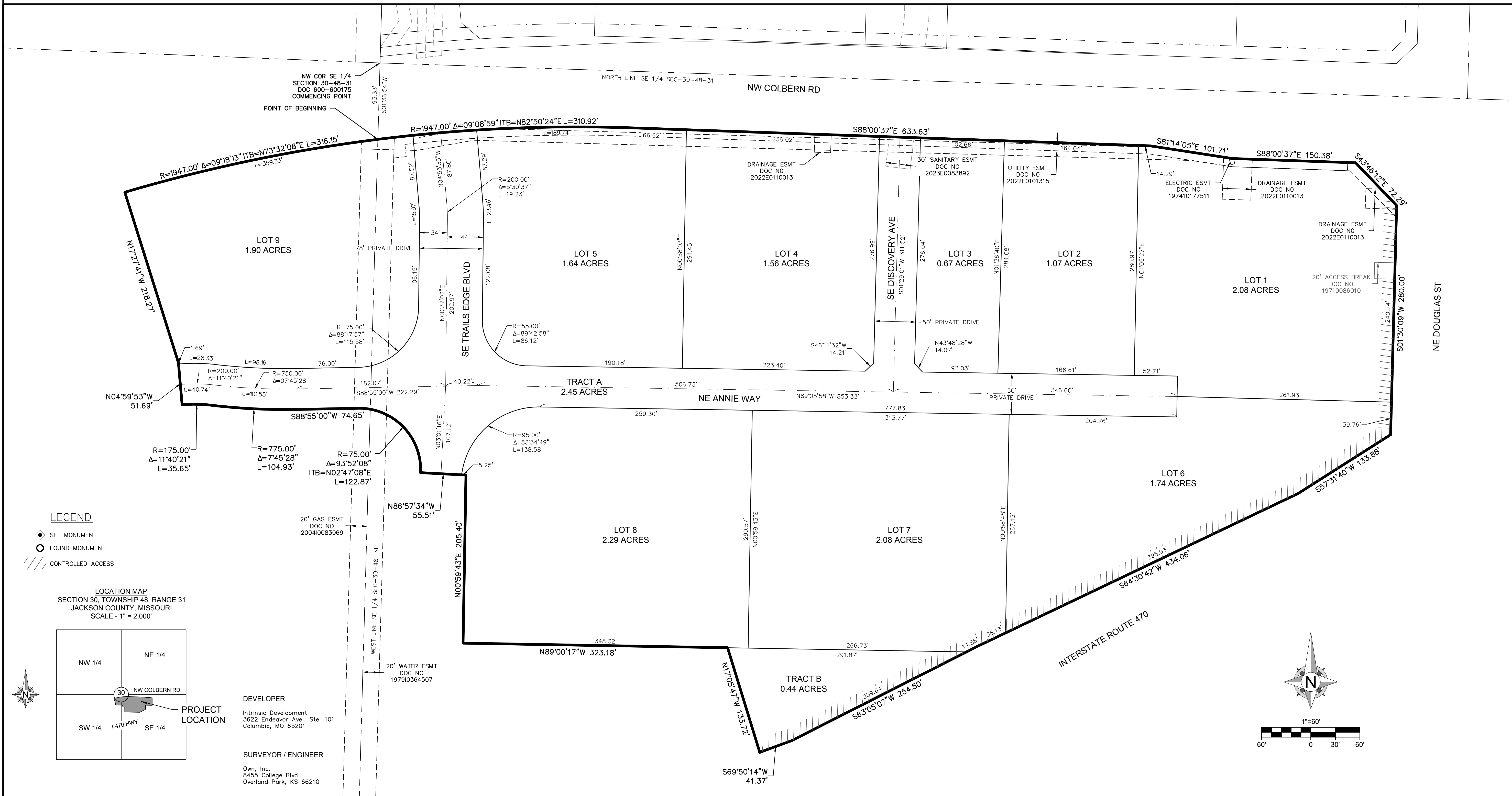
No abandoned oil or gas well are identified on this drawing. locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 29, 2020.

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.



8455 College Boulevard
Overland Park, KS 66210
816.777.0400
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COA# 00062

DISCOVERY PARK - THE CROSSING

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

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: AS

CHECK BY: SD

ISSUED DATE: 7/26/2024

ELD BOOK:

ISSUED BY: Samuel J. DePriest

LICENSE NO: PLS No. #2013000041

SHEET TITLE

PRELIMINARY PLAT

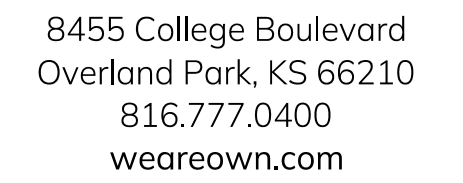
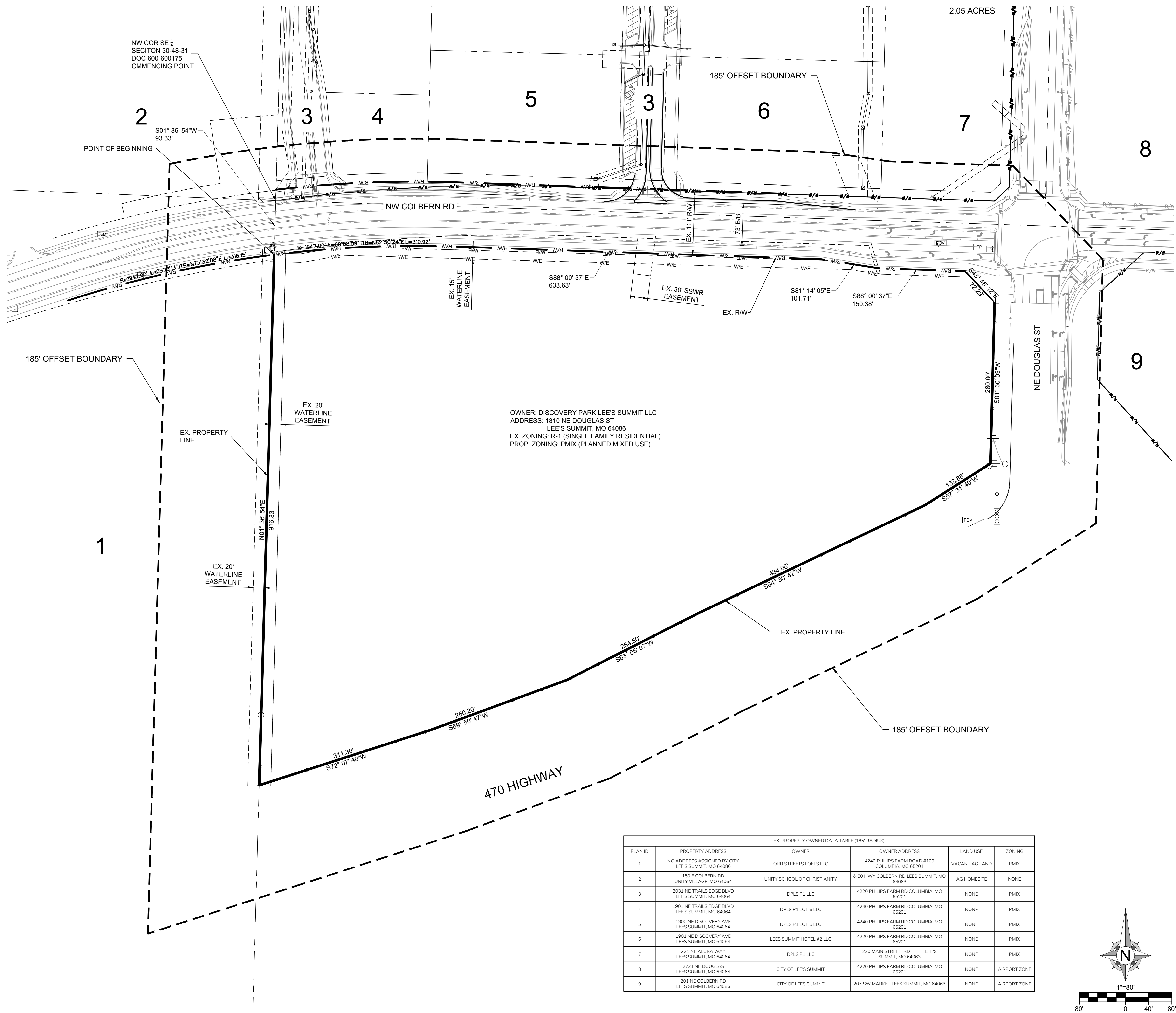
SHEET NUMBER

C102

3 OF 10

	PROPERTY LINE
	EX. SSWR EASEMENT
	EX. WATERMAIN EASEMENT
	EX. STORM EASEMENT
	EX. CURB AND GUTTER

All that part of Southeast Quarter of 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 Colborn Road, said point also being the point of beginning; thence with the southerly right-of-way line of NE Colborn Road, on a curve to the right, having a radius of 194.07 feet, a central angle of 09 degrees 08 minutes 59 seconds, an initial tangent bearing of North 82 degrees 50 minutes 21 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 Colborn 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 Colborn 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 Colborn 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 of NE Douglas Street, a distance of 22.29 feet; thence South 43 degrees 46 minutes 12 seconds East, continuing 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 Road 470; thence South 57 degrees 31 minutes 40 seconds West, with the northerly right-of-way line of Interstate Road 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 Road 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 Road 470, a distance of 254.50 feet; thence South 69 degrees 50 minutes 47 seconds West, continuing with the northwesterly right-of-way line of Interstate Road 470, a distance of 250.20 feet; thence South 72 degrees 07 minutes 40 seconds West, continuing with the northwesterly right-of-way line of Interstate Road 470, a distance of 311.30 feet to a point on the west line of said Southeast Quarter of Section 30; thence North 01 degree 36 minutes 54 seconds East, with the west line of the Southeast Quarter of Section 30, a distance of 916.83 feet to the point of beginning. The above described tract contains 381,550 square feet or 19.09 acres.



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COA# 00062

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

[illegible]

PROJECT NO: 24KC10015
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 7/26/2024
FIELD BOOK:

LICENSE NO:

REZONING PLAN

4 OF 10



FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK - THE CROSSING

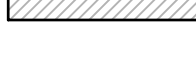
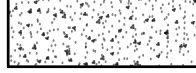
[illegible]

LICENSE NO:

GENERAL LAYOUT

5 OF 10



	EX. RIGHT-OF-WAY
	EX. PROPERTY LINE
	LIMITS OF PHASE 1
	PROP. PROPERTY LINE
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE SIDEWALK
	PROP. TRASH ENCLOSURE

NOTE: TRACTS A, B, AND C SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

Shared Parking Demand Summary																				
Land Use		Project Data		Peak Month: DECEMBER – Peak Period: 12 PM, WEEKEND																
				Weekday						Weekend						Weekday			Weekend	
		Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand			
																		1 PM	December	12 PM
Retail				2.90	100%	100%	2.89	k/sf GLA	3.20	100%	100%	3.19	k/sf GLA	100%	100%	88	100%	100%	97	
Retail (<400 ksf) Employee	30,050	sf GLA	0.70	100%	100%	0.70	k/sf GLA	0.80	100%	100%	0.80	k/sf GLA	100%	100%	22	100%	100%	25		
Supermarket/Grocery Employee	15,300	sf GLA	4.00	100%	100%	3.99	k/sf GLA	4.00	100%	100%	3.99	k/sf GLA	90%	100%	56	100%	100%	62		
			0.75	100%	100%	0.75	k/sf GLA	0.75	100%	100%	0.75	k/sf GLA	100%	100%	12	100%	100%	12		
Food and Beverage				12.40	100%	92%	11.37	k/sf GLA	12.70	100%	91%	11.61	k/sf GLA	100%	96%	208	100%	96%	213	
Fast Casual/Fast Food Employee	19,000	sf GLA	2.00	100%	100%	2.00	k/sf GLA	2.00	100%	100%	2.00	k/sf GLA	100%	100%	38	100%	100%	38		
Entertainment and Institutions																				
Hotel and Residential Office																				
Additional Land Uses																				
													Customer/Visitor Employee/Resident Reserved	351	72	Customer Employee/Resident Reserved	371	75		
													Total	423		Total	446			

*LOTS 4-8 UTILIZE ULI SHARED PARKING RATIOS AS INDICATED
BASED ON ULI SHARED PARKING 3RD EDITION.

DEVELOPMENT DATA CONTINUED - DISCOVERY PARK (ZONE 2)														
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	LOT IMPERVIOUS AREA (SF)	LOT IMPERVIOUS AREA (%)	BUILDING COVERAGE (SF)	# OF FLOORS	LAND USE	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	UDO PARKING REQUIREMENTS	UDO REQUIRED PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
1	1	90,605	2.08	57,789	63.8%	7,000	1	RESTAURANT	7,000	0.08	14 PER 1,000 SF	98	124	5
2	1	46,706	1.07	23,500	50.3%	2,400	1	RESTAURANT	2,400	0.05	14 PER 1,000 SF	34	38	2
3	1	29,122	0.67	13,500	46.4%	900	1	RESTAURANT, DRIVE THRU ONLY	900	0.03	2 PLUS 1 EMPLOYEE	8	8	2
4	1	67,828	1.56	49,150	72.5%	5,000	1	RETAIL	12,250	0.18	5 PER 1,000 SF	25	70*	3
	1					7,250	1	RESTAURANT			14 PER 1,000 SF	102		
5	1	71,550	1.64	49,200	68.8%	5,000	1	RETAIL	12,250	0.17	5 PER 1,000 SF	25	69*	3
	1					7,250	1	RESTAURANT			14 PER 1,000 SF	102		
6	1	75,794	1.74	52,302	69.0%	3,000	1	RETAIL	7,500	0.10	5 PER 1,000 SF	15	71*	3
	1					4,500		RESTAURANT			14 PER 1,000 SF	63		
7	1	90,672	2.08	75,150	82.9%	15,300	1	GROCER	20,500	0.23	4 PER 1,000 SF	62	99*	5
	1					5,200	1	RETAIL			5 PER 1,000 SF	26		
8	1	99,675	2.29	72,000	72.2%	11,850	1	RETAIL	11,850	0.12	5 PER 1,000 SF	60	142*	6
	1					0	1	RESTAURANT			14 PER 1,000 SF	0		
9	1	82,792	1.90	43,100	52.1%	6,000	1	RETAIL	10,000	0.12	5 PER 1,000 SF	30	85	4
	1					4,000	1	RESTAURANT			14 PER 1,000 SF	56		



FORMERLY ANDERSON ENGINEERING

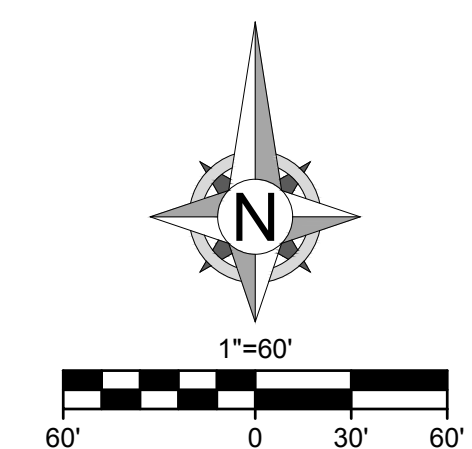
DISCOVERY PARK - THE CROSSING

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO:

6 OF 10



NOTE: REFERENCE PRELIMINARY PLAT FOR DISCOVERY CROSSING, ZONE 2
FOR PROPOSED LOT DIMENSIONS.



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COA# 00062

DISCOVERY PARK - THE CROSSING

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

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

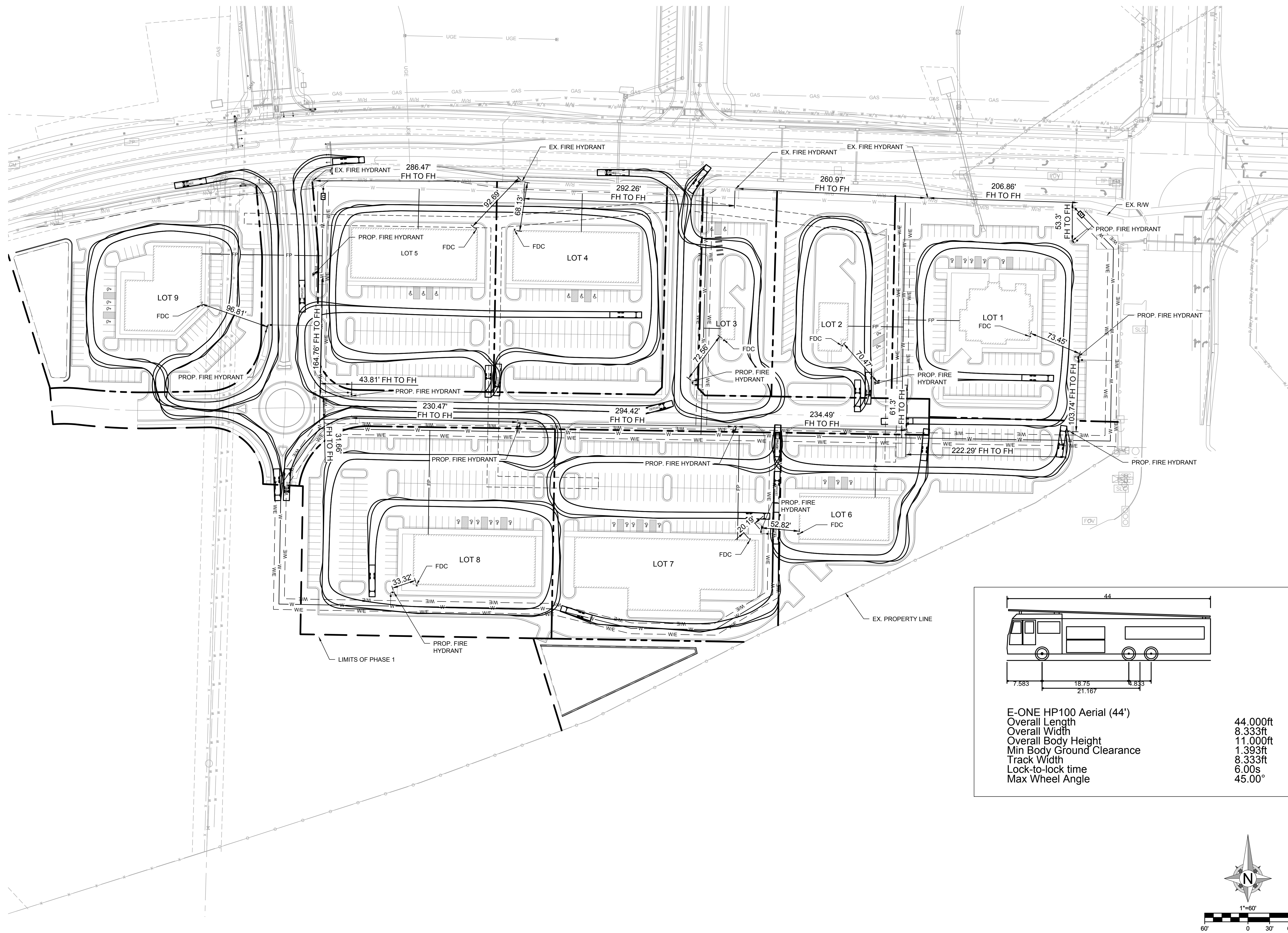
SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C202

7 OF 10





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Overland Park, KS 66210
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Engineering Corporation
COA# 00062

DISCOVERY PARK - THE CROSSING

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

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

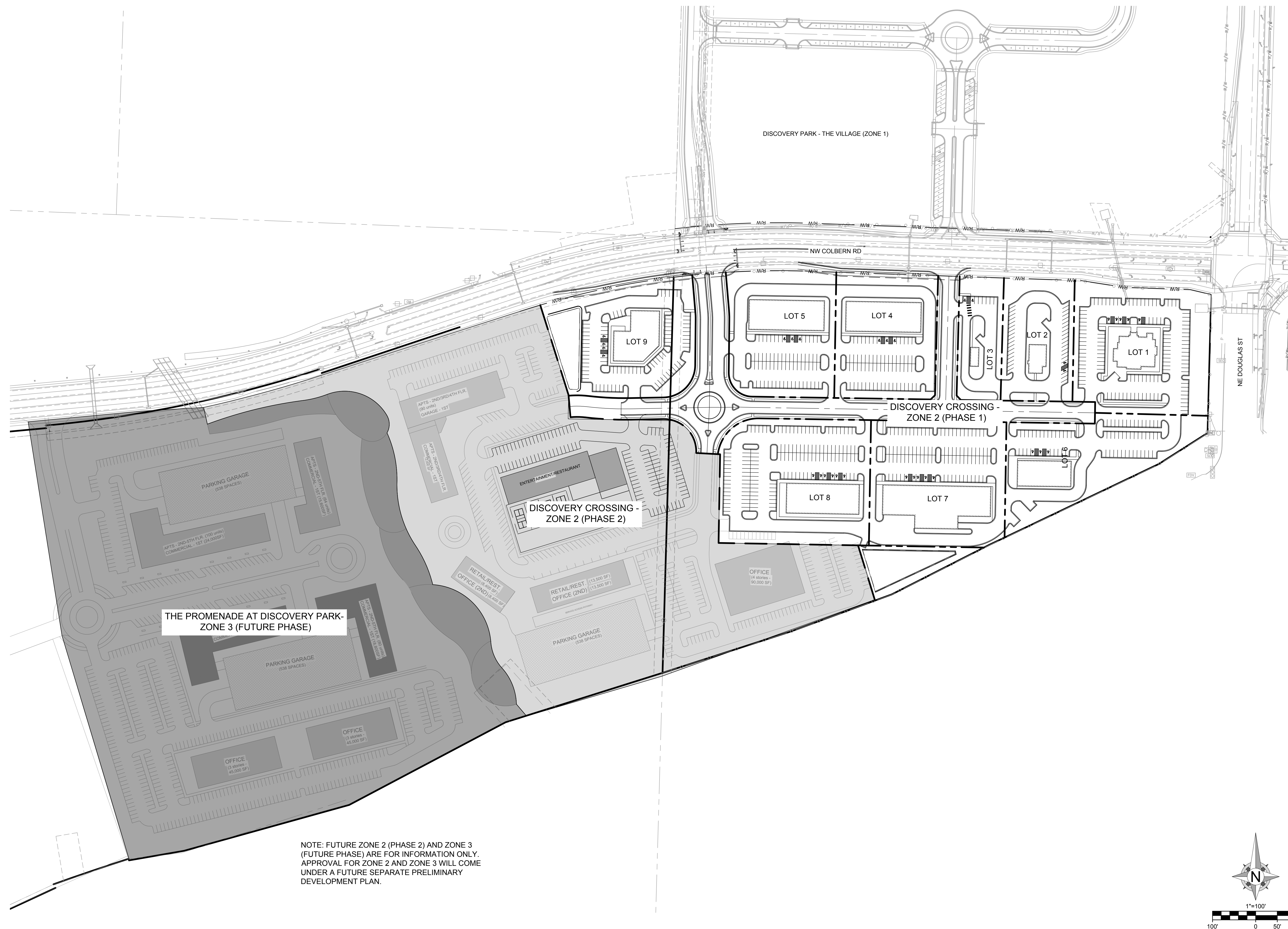
SHEET TITLE

PHASE PLAN

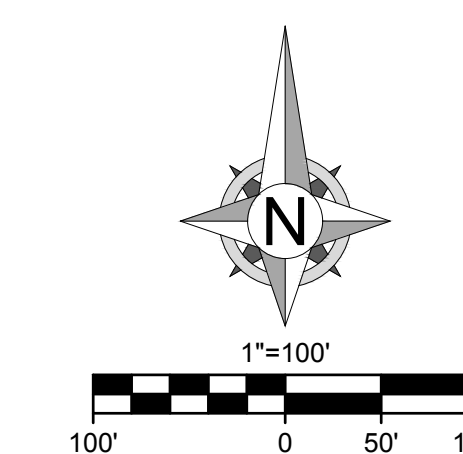
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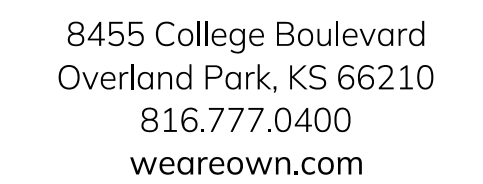
C203

8 OF 10



NOTE: FUTURE ZONE 2 (PHASE 2) AND ZONE 3 (FUTURE PHASE) ARE FOR INFORMATION ONLY. APPROVAL FOR ZONE 2 AND ZONE 3 WILL COME UNDER A FUTURE SEPARATE PRELIMINARY DEVELOPMENT PLAN.





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COA# 00062

DISCOVERY PARK - THE CROSSING

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

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10015
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 7/26/2024
FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:
LICENSE NO:

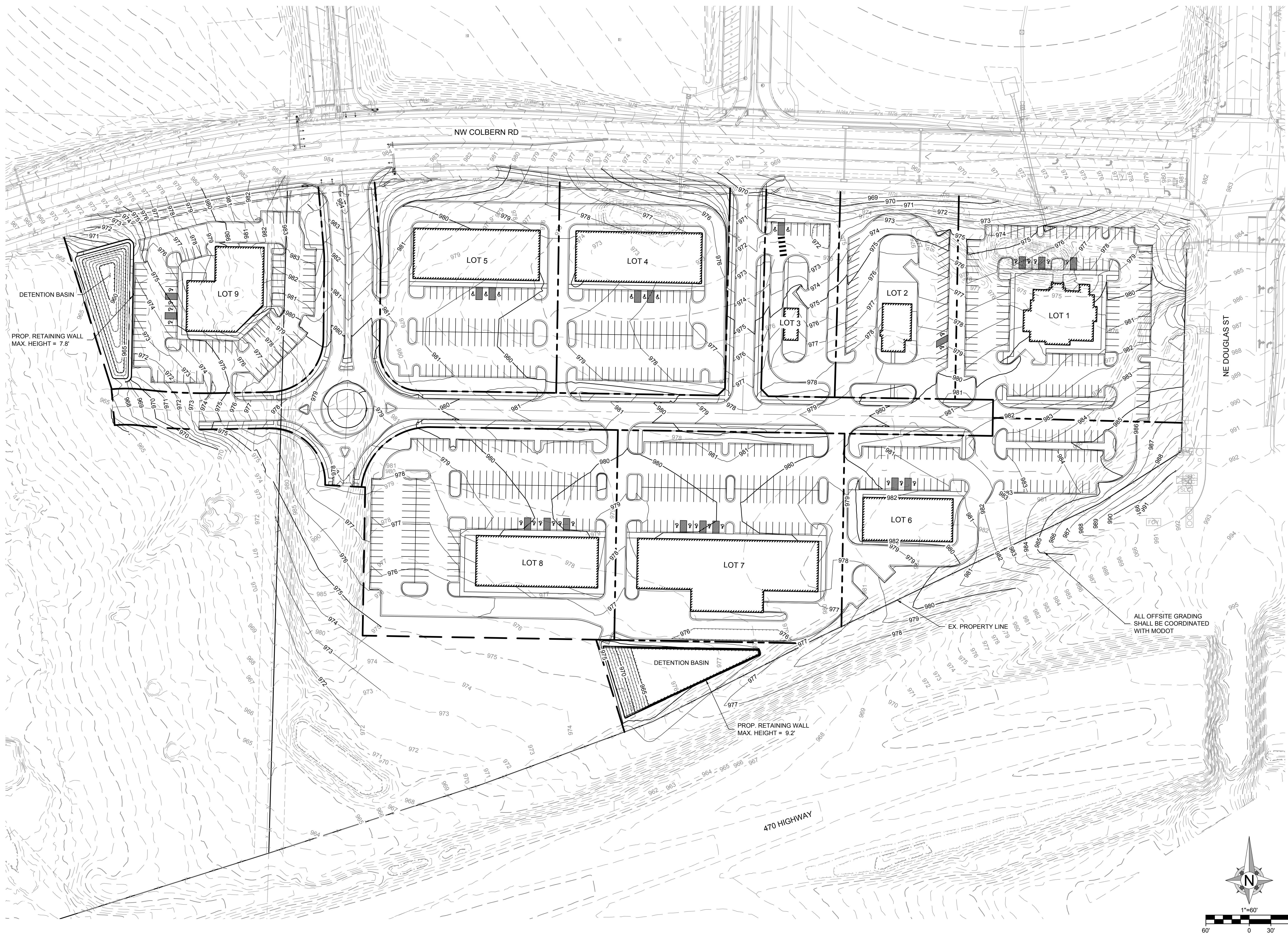
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C300

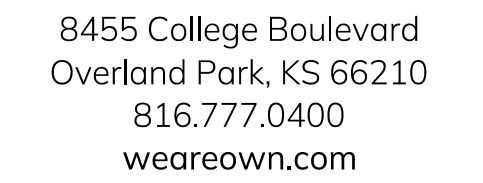
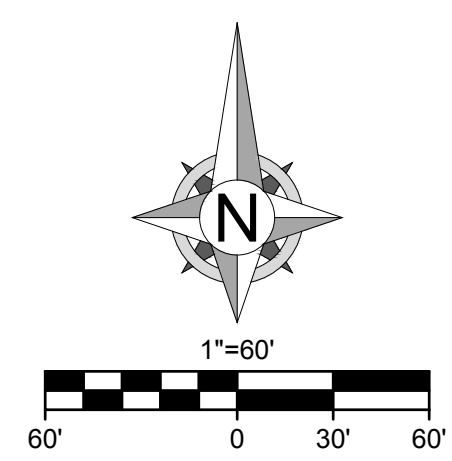
9 OF 10



	W	EX. WATERMAIN	2) F
	SAN	EX. SSWR MAIN	FITT
		EX. STORM SEWER	
	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	

PROP. BACKFLOW
(PRIVATE)

PROP 8" PVC SSWR M.
(PRIVATE)



A licensed Missouri
Engineering Corporation
COA# 00062

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

DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 7/26/2024

FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO: _____

SHEET NUMBER

C400

10 OF 10