

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

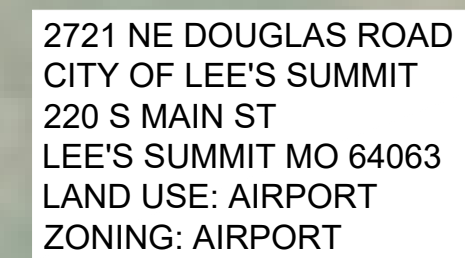
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C101

2 OF 6



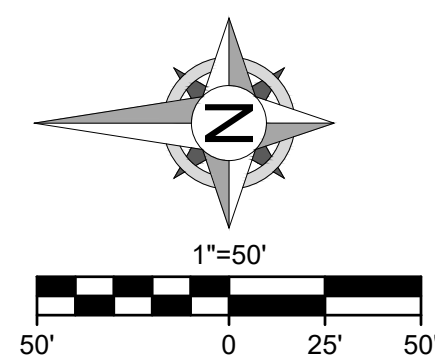
2305 NE DOUGLAS ST
PRAISE CHAPEL CHRISTIAN
FELLOWSHIP OF KC
3650 N 67TH ST
KANSAS CITY KS 66104
LAND USE: COMMERCIAL
ZONING: PLANNED INDUSTRIAL

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

SHEET NUMBER

3 OF 6

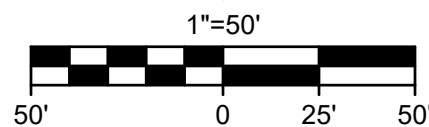


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PROP. CROSSWALK

NOTES:

- 1) PARKING LOT LIGHTING SHALL BE PROVIDED FOR ALL PROPOSED LOTS IN ACCORDANCE WITH UDO ARTICLE 8.
- 2) ALL RTU'S TO BE FULLY SCREENED FROM VIEW ON ALL SIDES IN ACCORDANCE WITH UDO ARTICLE 8.





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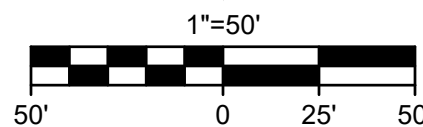
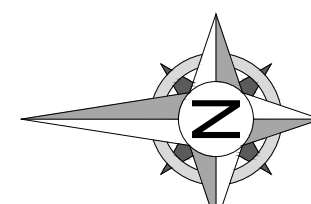
SHEET TITLE

DIMENSION PLAN

SHEET NUMBER

C201

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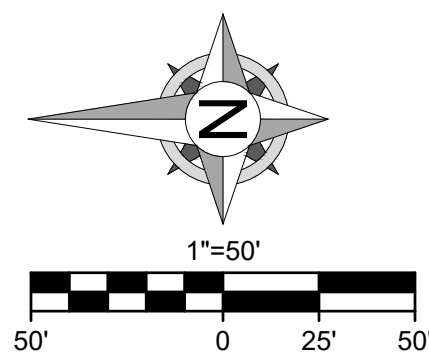
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C300

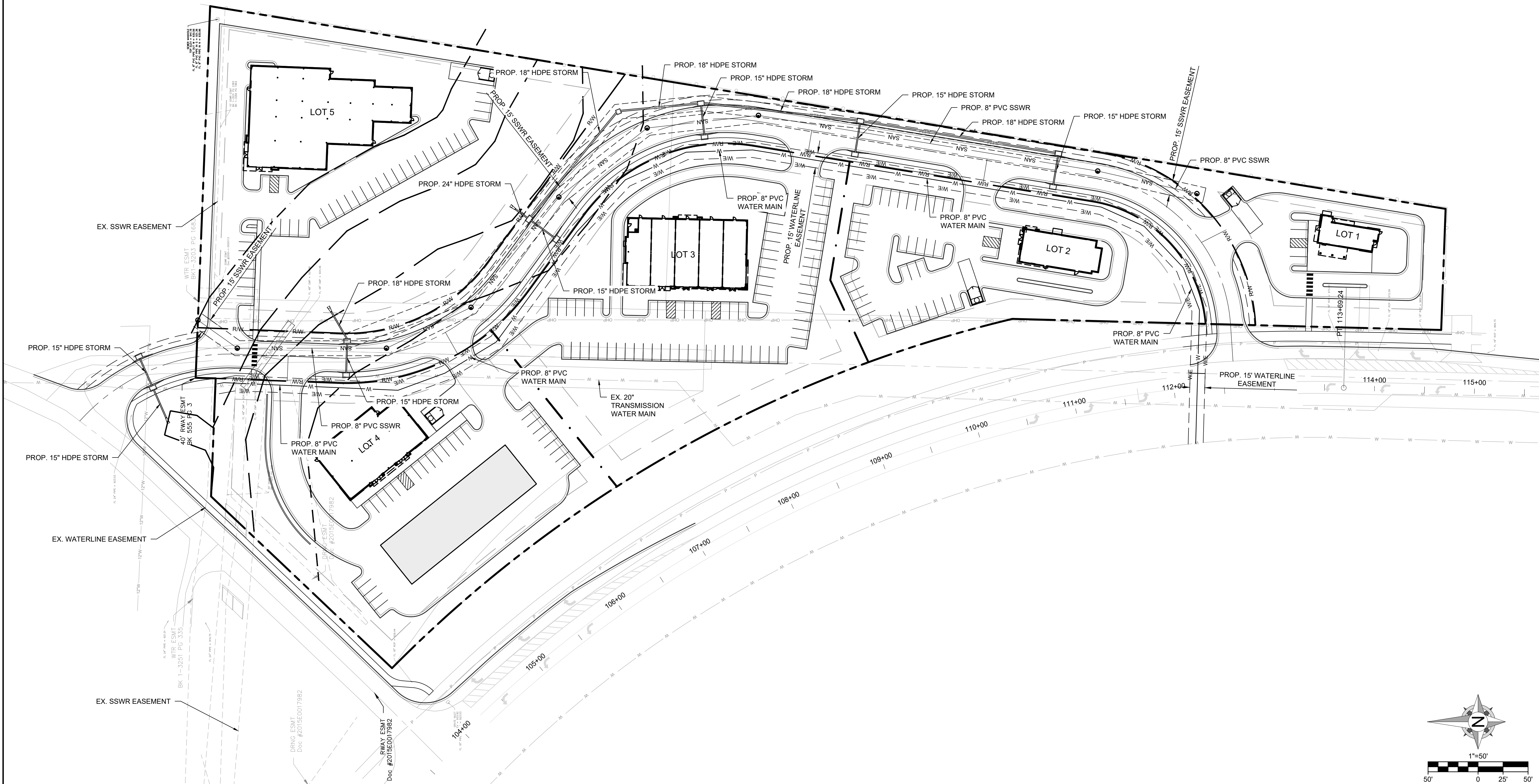
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LEGEND

- W EX. WATERMAIN
- SAN EX. SSWR MAIN
- 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

NOTES:
1) FINAL DOMESTIC WATER AND FIRE SERVICE LINE SIZING TO BE COMPLETED BY MEP ENGINEER DURING FINAL DEVELOPMENT PLANNING PROCESS.
2) FIRE DEPARTMENT CONNECTION SHALL BE A 4 INCH STORZ TYPE FITTING LOCATED WITHIN 100 FT OF A FIRE HYDRANT.
3) NO CONNECTION WILL BE ALLOWED TO THE EXISTING 20 INCH TRANSMISSION WATER MAIN.





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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C400

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