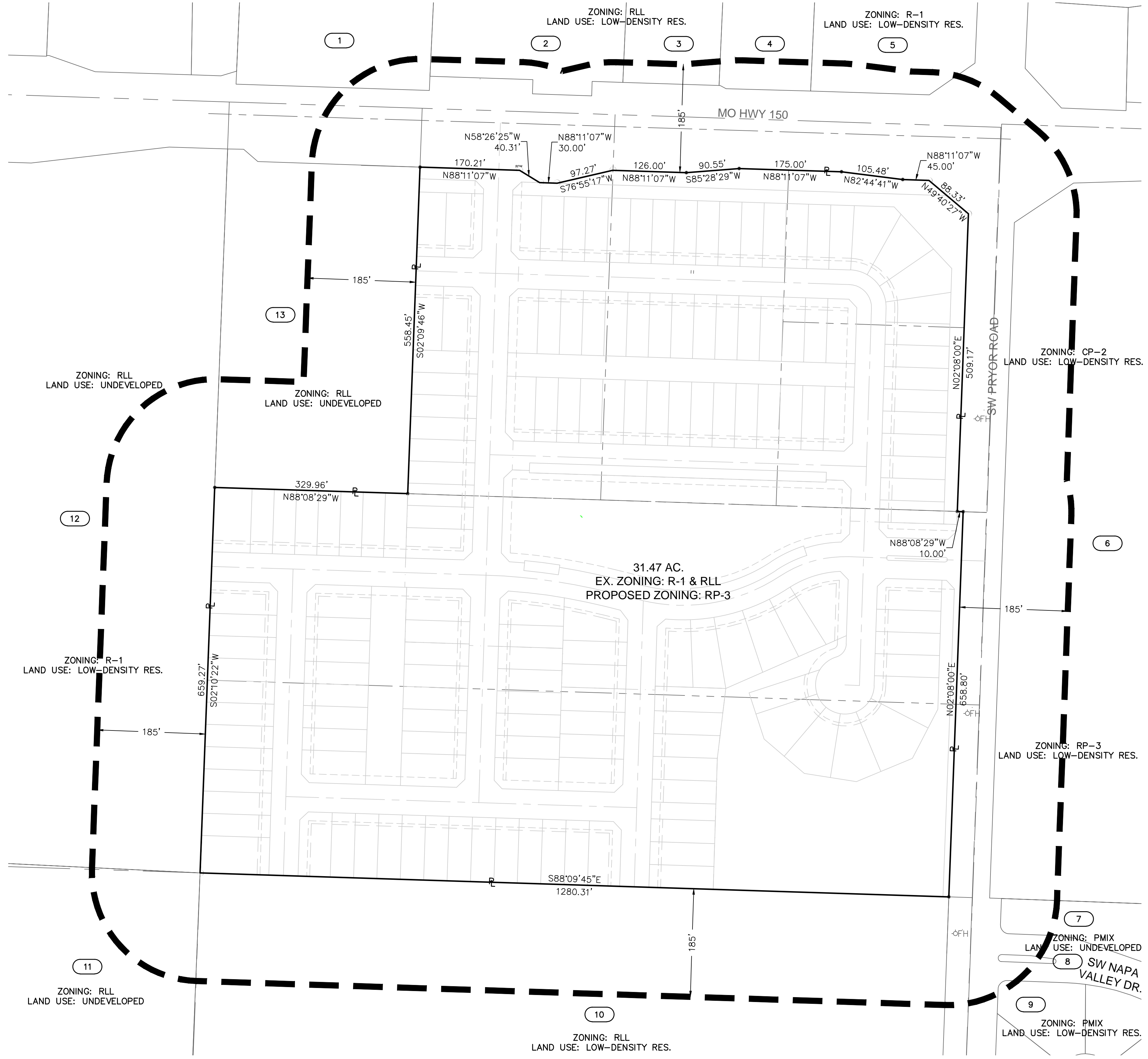




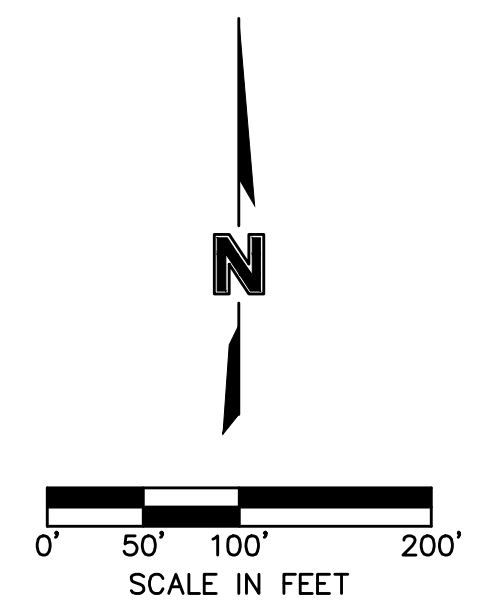


PROPERTY OWNERS WITHIN 185'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	2124 SW MO 150 HWY LEE'S SUMMIT, MO 64082	DANIELS NANCY SUE & G MARK-TR 13320 S PRATT RD LEE'S SUMMIT, MO 64086
2	2052 SW MO 150 HWY LEE'S SUMMIT, MO 64082	DALE DONALD RAY-TRUSTEE 2052 SW MO 150 HWY LEE'S SUMMIT, MO 64082
3	2040 SW MO 150 HWY LEE'S SUMMIT, MO 64082	RYAN JOHN C 2040 SW MO 150 HWY LEE'S SUMMIT, MO 64082
4	2030 SW MO 150 HWY LEE'S SUMMIT, MO 64082	HARRISON JERRY DALE & DONNA C 2030 SW MO 150 HWY LEE'S SUMMIT, MO 64063
5	3540 SW PRYOR RD LEE'S SUMMIT, MO 64082	DOANE ERIC J & JULIE A-TRUSTEES 3540 SW PRYOR RD LEE'S SUMMIT, MO 64082
6	1905 SW MO 150 HWY LEE'S SUMMIT, MO 64082	GRIFFIN RILEY INVESTMENTS LLC 120 SE 30TH ST LEE'S SUMMIT, MO 64082
7	** NO ADDRESS **	NAPA VALLEY INVESTMENTS LLC PO BOX 375 GREENWOOD, MO 64034
8	TRAFFIC MEDIAN LEE'S SUMMIT, MO 64082	NAPA VALLEY INVESTMENTS LLC PO BOX 375 GREENWOOD, MO 64034
9	1916 SW SAGE CANYON RD LEE'S SUMMIT, MO 64082	DEL FRATTE GEORGE & BETTY J TRUSTEE 1916 SW SAGE CANYON RD LEE'S SUMMIT, MO 64082
10	** NO ADDRESS **	THOMPSON GARY L & DEBORAH L 1313 SW PACIFIC DR LEE'S SUMMIT, MO 64081
11	** NO ADDRESS **	HIGHVIEW PROPERTIES LLC 2422 SW SPRINGWATER RDG LEE'S SUMMIT, MO 64081
12	2201 SW MO 150 HWY LEE'S SUMMIT, MO 64082	SOLANO CESAR E & CARLA EVANS 316 S SHORE DR LAKE WINNEBAGO, MO 64034
13	14501 SW MO 150 HWY LEE'S SUMMIT, MO 64082	SHERRARD LAWRENCE III & MARY 4603 W 122ND ST APT 715 LEAWOOD, KS 66209



**PROPERTY DESCRIPTION:**

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 35, Township 47 North, Range 32 West of the 5th Principal Meridian, including part of Lots 1, 2 and 3, SALVAGGIO'S RANCH, a subdivision of land, all in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 35; thence South 02°08'00" West, along the East line of said Northeast Quarter, 658.78 feet to the Southeast corner of the North Half of the Northeast Quarter of said Section 35; thence North 88°08'29" West, along the South line of said North Half, 50.00 feet to the Southeast Corner of said Lot 3, said point also being on the Westerly right of way line of SW Pryor Road as now established and the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, along said North Line and along said Westerly right of way line, 10.00 feet; to the Westerly right of way line of said SW Pryor Road as established by Document 19631814460, in Book 1634, at page 487, being on a line that 40.00 West of and parallel with the East line of the Northeast Quarter of said Section 35; thence South 02°08'00" West, along said Westerly right of way line and said parallel line, 658.80 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 88°09'45" West, along said South line, 1280.31 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 02°10'22" East, along the West line of the Northeast Quarter of the Northeast Quarter of said Section 35, 659.27 feet to the Southwest corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 35; thence South 88°08'29" East, along the South line of said North Half of the Northeast Quarter of the Northeast Quarter of said Section 35, 329.96 feet to the Southwest corner of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 35; thence North 02°09'46" East, along the West line of East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 35, 558.45 feet to a point on the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E0064150, being 80.00 feet right of centerline Station 316+29.79 (Station 316+29.51 Deed); thence South 88°11'07" East, along said Southerly right of way line 170.21 feet to a point that is 80.00 feet right of centerline Station 318+00.00; thence South 58°26'25" East, along said Southerly right of way line, 40.31 feet to a point that is 100.00 feet right of centerline Station 318+35.00; thence South 88°11'07" East, along said Southerly right of way line, 30.00 feet to a point that is 100.00 feet right of centerline Station 318+65.00; thence North 76°55'17" East, along said Southerly right of way line, 97.27 feet to a point on the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E006361, being 75.00 feet right of centerline Station 319+59.00; thence South 88°11'07" East, along said Southerly right of way line, 126.00 feet to a point that is 75.00 feet right of centerline Station 320+85.00; thence North 85°28'29" East, along said Southerly right of way line, 90.55 feet to a point that is 65.00 feet right of centerline Station 324+55.00; thence South 88°11'07" East, along said Southerly right of way line and along the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E006351, 175.00 feet to a point that is 65.00 feet right of centerline Station 323+50.00; thence South 82°44'41" East, along said Southerly right of way line, 105.48 feet to a point that is 75.00 feet right of centerline Station 324+55.00; thence South 88°11'07" East, along said Southerly right of way line, 45.00 feet to a point that is 75.00 feet right of centerline Station 325+00.00; thence South 49°40'27" East, along said Southerly right of way line, 88.33 feet to a point that is 130.00 feet right of centerline Station 325+69.12 (Station 325+69.30 Deed), said point also being on the East line of said Lot 2, SALVAGGIO'S RANCH and on the West right of way of said SW Pryor Road as now established; thence South 02°08'00" West, along said East lot line and said West right of way line, 509.17 feet to the Point of Beginning. Containing 1,370,951 square feet or 31.473 acres, more or less.



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REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.11.20	Revised per Staff comments	CJH

REZONING PLAN

ALLERA  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

drawn by: G.S.  
 checked by: C.J.H.  
 designed by: S.M.S.  
 QA/QC by: J.F.E.  
 project no.: 018-2503  
 date: 2018.10.18

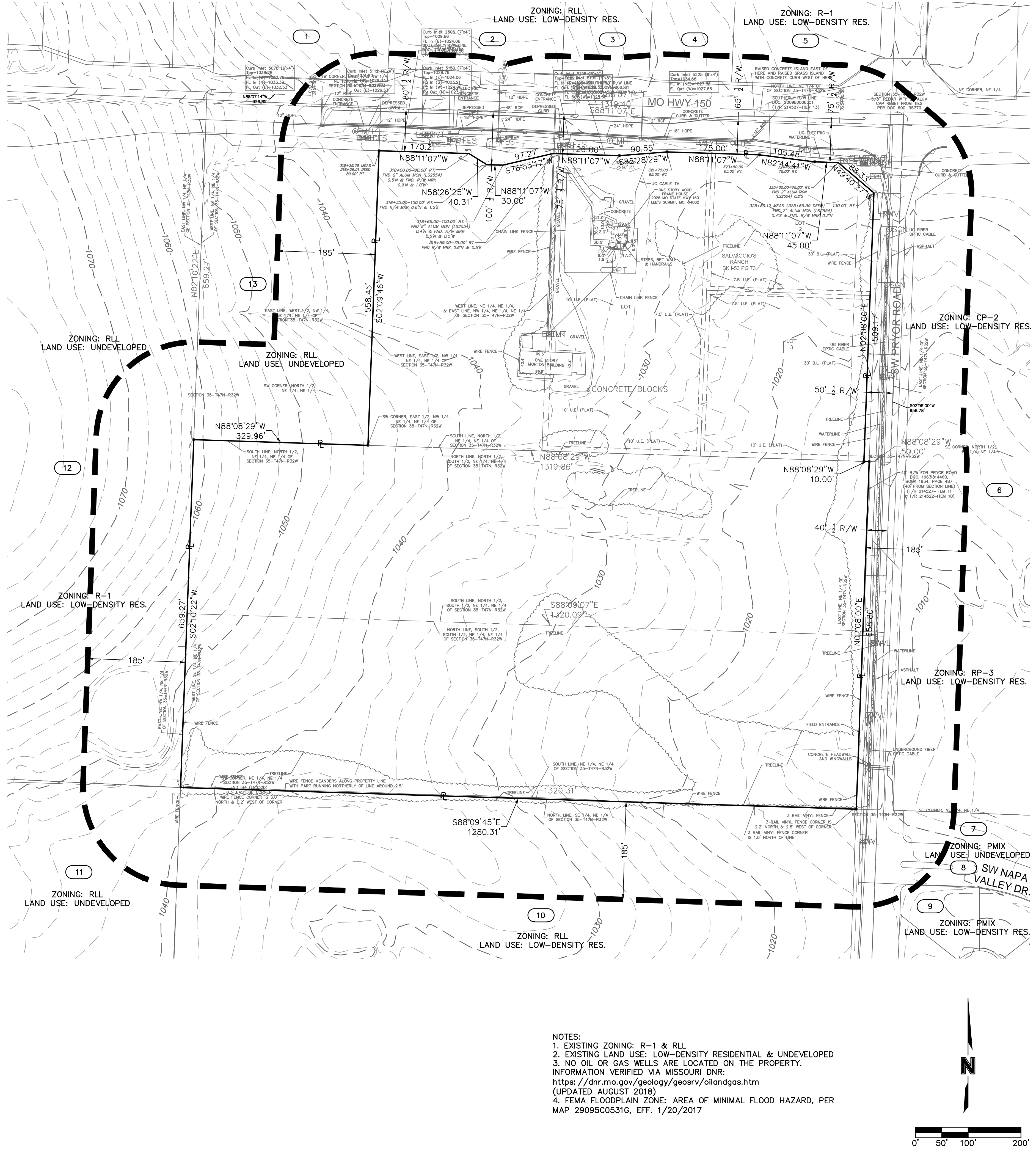
2018

SHEET  
02

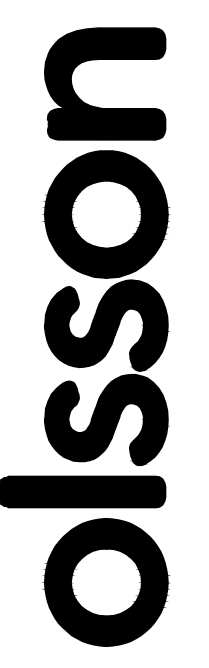


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LEGEND	
<b>GENERAL</b>	
[Symbol]	ACU AIR CONDITIONING UNIT
[Symbol]	BLB BILLBOARD
[Symbol]	BOV BLOW OFF VALVE
[Symbol]	BSH BUSH
[Symbol]	COL COLUMN
[Symbol]	CTR CONIFEROUS TREE
[Symbol]	DRN DRAIN GRATE
[Symbol]	DTR DEODIOUS TREE
[Symbol]	FLP FLAG POLE
[Symbol]	GDP GUARD POST
[Symbol]	GPL GUY POLE
[Symbol]	GTP GREASE TRAP
[Symbol]	GUY GUY WIRE
[Symbol]	HCP ACCESSIBLE PARKING MARKER
[Symbol]	LST LIFT STATION
[Symbol]	MLB MAILBOX
[Symbol]	MP MILE POST MARKER
[Symbol]	MWL MONITORING WELL
[Symbol]	PIV POST INDICATOR VALVE
[Symbol]	PPT PROPANE TANK
[Symbol]	RAT RADIO TOWER
[Symbol]	SAD SATELLITE
[Symbol]	SCV SPRINKLER CONTROL VALVE
[Symbol]	SGN SIGN
[Symbol]	SLB STREET LIGHT BOX
[Symbol]	SLC STREET LIGHT CABINET
[Symbol]	SPB SPRINKLER BOX
[Symbol]	SPH SPRINKLER HEAD
[Symbol]	STP STUMP
[Symbol]	SVL SEWER VALVE
[Symbol]	TCB TRAFFIC CONTROL BOX
[Symbol]	TSA TRAFFIC SIGNAL WITH MAST ARM
[Symbol]	TSC TRAFFIC SIGNAL CABINET
[Symbol]	TSM TRAFFIC SIGNAL MANHOLE
[Symbol]	TSP TRAFFIC SIGNAL POLE
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	EXISTING CURB & GUTTER
<b>EASEMENTS &amp; SETBACKS</b>	
[Symbol]	A.E. ACCESS EASEMENT
[Symbol]	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
[Symbol]	B.L. BUILDING SETBACK
[Symbol]	C.T.V.E. CABLE TV EASEMENT
[Symbol]	C.E. CONSERVATION EASEMENT
[Symbol]	C.G.E. CONSTRUCTION GRADING EASEMENT
[Symbol]	F.P.E. FLOOD PLAIN EASEMENT
[Symbol]	F.O.E. FIBER OPTIC EASEMENT
[Symbol]	G.E. NATURAL GAS EASEMENT
[Symbol]	T.E. TELEPHONE EASEMENT
[Symbol]	E.E. POWER/ELECTRIC EASEMENT
[Symbol]	P.S. PARKING SETBACK
[Symbol]	S.B. STREAM BUFFER
[Symbol]	S.D.E. SURFACE DRAINAGE EASEMENT
[Symbol]	SIGHT DIST. ESMIT
[Symbol]	S.E. SANITARY SEWER EASEMENT
[Symbol]	S.L.E. STEAM LINE EASEMENT
[Symbol]	D.E. STORM DRAINAGE EASEMENT
[Symbol]	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
[Symbol]	U.E. UTILITY EASEMENT
[Symbol]	W.E. WATER EASEMENT
<b>SURVEY MARKERS</b>	
[Symbol]	BMK BENCHMARK
[Symbol]	CPT CONTROL POINT
[Symbol]	FND FOUND MONUMENT
[Symbol]	ROW ROW MARKER
[Symbol]	SCR SECTION CORNER
[Symbol]	SET SET MONUMENT
<b>BOUNDARIES</b>	
[Symbol]	SECTION LINE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	EXISTING LOT LINE
<b>UTILITIES</b>	
[Symbol]	CAB CABLE BOX
[Symbol]	CAV CABLE VAULT
[Symbol]	TVP TELEVISION PEDESTAL
[Symbol]	TVR TELEVISION RISER
[Symbol]	EXISTING CABLE TV, OVERHEAD
[Symbol]	EXISTING CABLE TV, UNDERGROUND
[Symbol]	FOB FIBER OPTIC BOX
[Symbol]	FOM FIBER OPTIC MANHOLE
[Symbol]	FOP FIBER OPTIC PEDESTAL
[Symbol]	FOV FIBER OPTIC VAULT
[Symbol]	EXISTING FIBER OPTIC, OVERHEAD
[Symbol]	EXISTING FIBER OPTIC, UNDERGROUND
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	TEC TELEPHONE CABINET
[Symbol]	TTP TELEPHONE PEDESTAL
[Symbol]	TER TELEPHONE RISER
[Symbol]	TEV TELEPHONE VAULT
[Symbol]	TMH TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE LINE, OVERHEAD
[Symbol]	EXISTING TELEPHONE LINE, UNDERGROUND
[Symbol]	GLT GROUND LIGHT
[Symbol]	LTP LIGHT POLE
[Symbol]	PWP POWER POLE
[Symbol]	TRF ELECTRIC TRANSFORMER
[Symbol]	EBX ELECTRIC BOX
[Symbol]	ELC ELECTRIC CABINET
[Symbol]	ELR ELECTRIC RISER
[Symbol]	EMH ELECTRIC MANHOLE
[Symbol]	EMT ELECTRIC METER
[Symbol]	ESC ELECTRIC SECTIONALIZER
[Symbol]	EVT ELECTRIC VAULT
[Symbol]	YDL YARD LIGHT
[Symbol]	EXISTING POWER/ELECTRIC LINE, OVERHEAD
[Symbol]	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
[Symbol]	SCO SEWER CLEANOUT
[Symbol]	SSMH SANITARY MANHOLE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STEAM LINE
[Symbol]	SDMH STORM SEWER MANHOLE
[Symbol]	FES FLARED END SECTION
[Symbol]	RDN ROOF DRAIN
[Symbol]	EXISTING STORM SEWER
[Symbol]	FH FIRE HYDRANT
[Symbol]	WMH WATER MANHOLE
[Symbol]	WMK WATER MARKER
[Symbol]	WMT WATER METER
[Symbol]	WVL WATER VALVE
[Symbol]	EXISTING WATER LINE
<b>CONTOURS</b>	
[Symbol]	EXISTING INDEX CONTOURS
[Symbol]	EXISTING INTERMEDIATE CONTOURS



NOTES:  
 1. EXISTING ZONING: R-1 & RLL  
 2. EXISTING LAND USE: LOW-DENSITY RESIDENTIAL & UNDEVELOPED  
 3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY.  
 INFORMATION VERIFIED VIA MISSOURI DNR:  
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>  
 (UPDATED AUGUST 2018)  
 4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER  
 MAP 29095C0531G, EFF. 1/20/2017



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NO. REV.	DATE	REVISIONS DESCRIPTION	BY	
			CHK	APP
1	2018.11.20	Revised per Staff comments		

EXISTING CONDITIONS

ALLERA

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2018

drawn by: \_\_\_\_\_ G.S.  
 checked by: \_\_\_\_\_ C.J.H.  
 designed by: \_\_\_\_\_ S.M.S.  
 QA/QC by: \_\_\_\_\_ J.F.F.  
 project no.: 018-2503  
 date: 2018.10.18

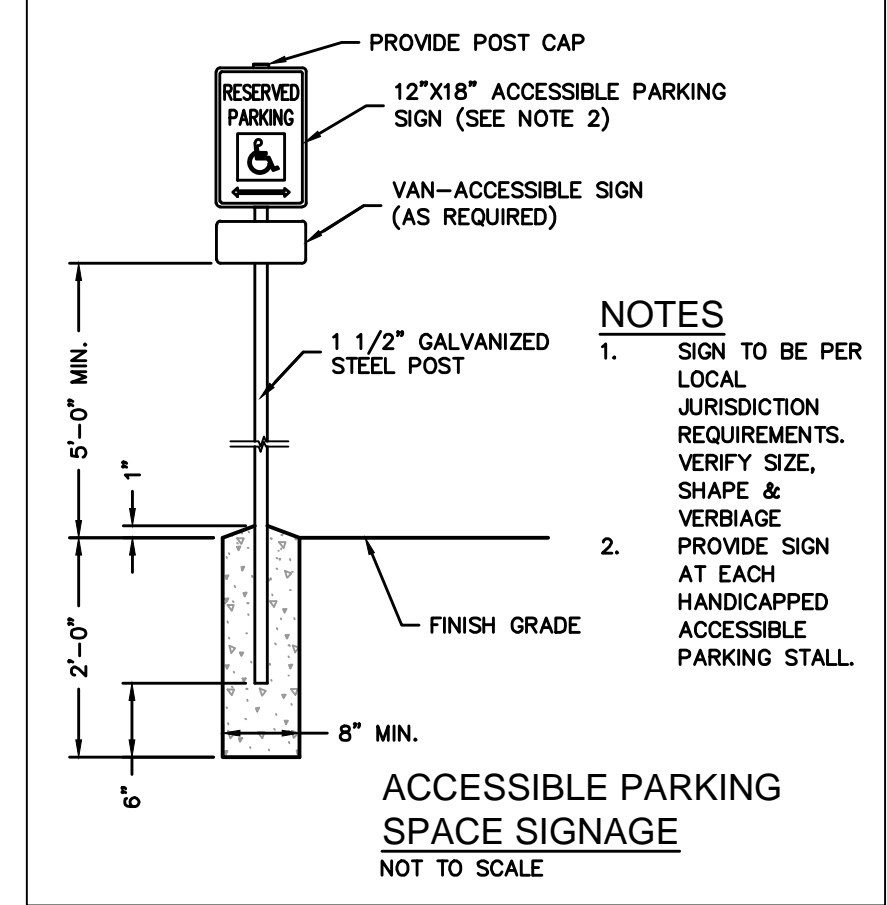
SHEET  
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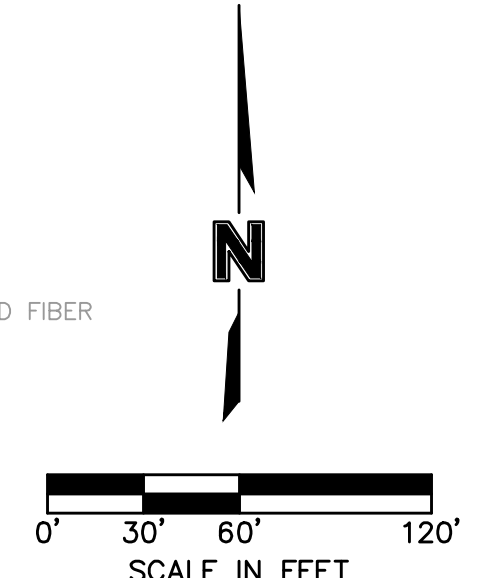
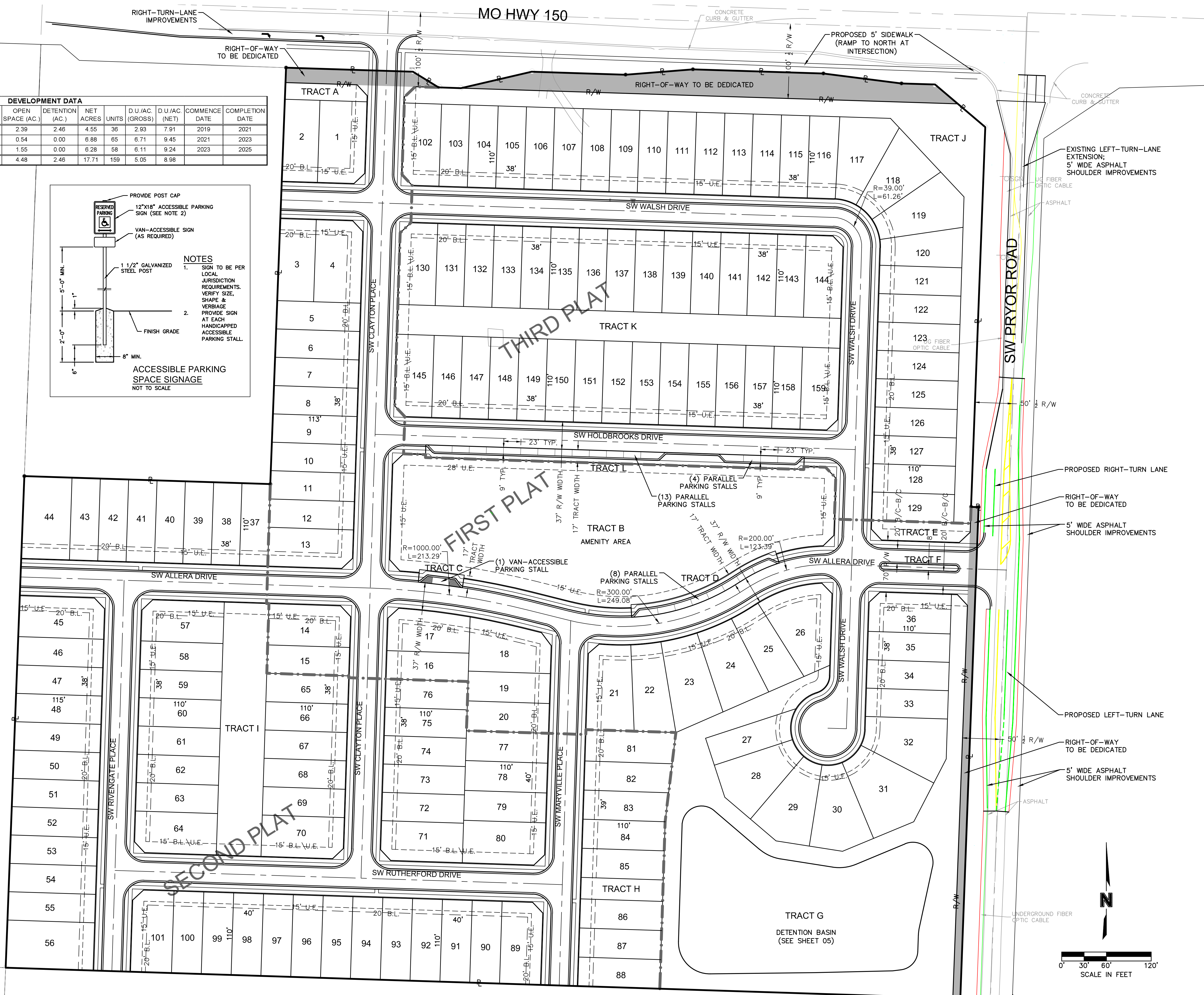
DEVELOPMENT DATA													
PHASE	EX ZONING	PR ZONING	LAND USE	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	DETENTION (AC.)	NET ACRES	UNITS	D.U./AC. (GROSS)	D.U./AC. (NET)	COMMENCE DATE	COMPLETION DATE
1	R-1 & RLL	RP-3	S.F. RES.	12.29	2.89	2.39	2.46	4.55	36	2.93	7.91	2019	2021
2	R-1 & RLL	RP-3	S.F. RES.	9.69	2.27	0.54	0.00	6.88	65	6.71	9.45	2021	2023
3	R-1 & RLL	RP-3	S.F. RES.	9.49	1.66	1.55	0.00	6.28	58	6.11	9.24	2023	2025
TOTAL				31.47	6.82	4.48	2.46	17.71	159	5.05	8.98		

TRACTS		
TRACT	AREA (AC.)	USE
A	0.05	OPEN SPACE
B	2.15	OPEN SPACE (AMENITY)
C	0.02	OPEN SPACE (PARKING)
D	0.08	OPEN SPACE (PARKING)
E	0.07	OPEN SPACE
F	0.02	OPEN SPACE (MEDIAN)
G	2.48	DETENTION
H	0.07	OPEN SPACE
I	0.47	OPEN SPACE
J	0.80	OPEN SPACE
K	0.55	OPEN SPACE
L	0.20	OPEN SPACE (PARKING)

- NOTES:
- RIGHT-OF-WAY WIDTH SHALL BE 50', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC R/W SHALL BE A 50' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC.
  - STREET WIDTHS AS MEASURED BETWEEN BACKS OF CURBS SHALL BE 28', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC PAVEMENT SHALL BE A 39' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC TO BACK OF CURB.
  - 5' SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL PROPOSED STREETS.
  - TRACTS A, C, & J SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING REAR LOT LINES AND RIGHT-OF-WAY.
  - PARALLEL PARKING STALLS SHALL BE 9' WIDE AND 23' LONG.
  - LOT DIMENSIONS AND SETBACKS:
    - MINIMUM DEPTH: 110'
    - MINIMUM WIDTH: 38'
    - MINIMUM AREA: 4180 SF
    - FRONT SETBACK: 20'
    - SIDE YARD SETBACK: 5' MIN.
    - REAR YARD SETBACK: 15' MIN.
    - CORNER LOTS: 15' MIN.



- NOTES:
- SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE.
  - PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.



NO. REV.	DATE	REVISIONS DESCRIPTION	BY	CHK
1	2018.11.20	Revised per Staff comments		

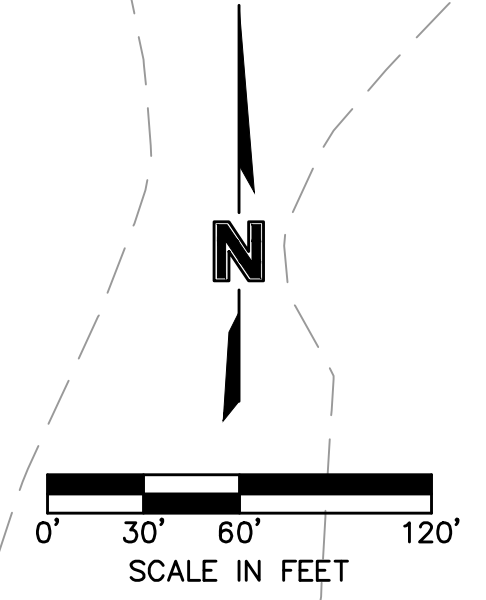
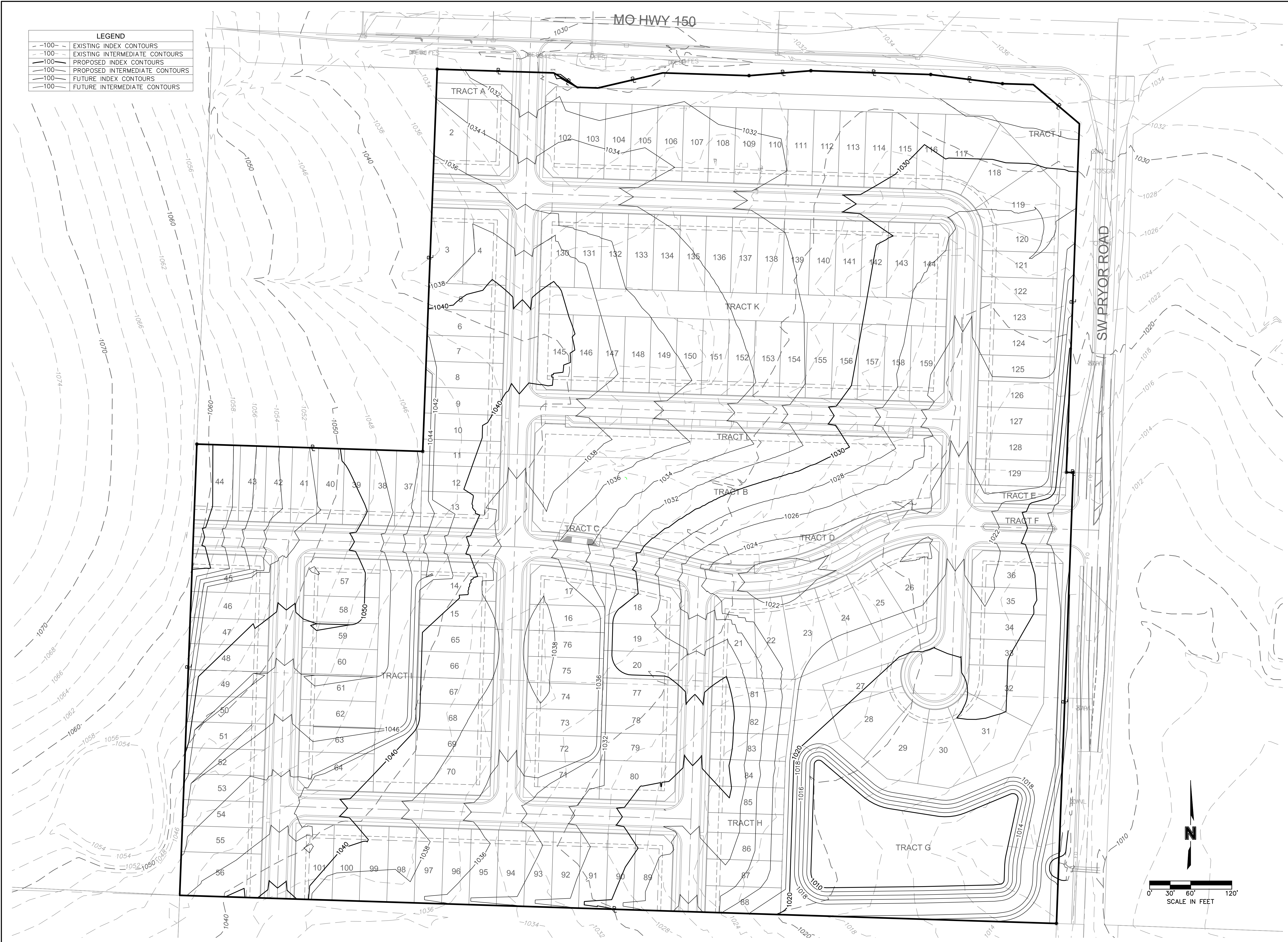
SITE PLAN  
 ALLERA  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MISSOURI  
 2018

drawn by: \_\_\_\_\_ G.S.  
 checked by: \_\_\_\_\_ C.J.H.  
 designed by: \_\_\_\_\_ S.M.S.  
 QA/QC by: \_\_\_\_\_ J.F.F.  
 project no.: 018-2503  
 date: 2018.10.18



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 DATE: Nov 20, 2018 10:20am USER: chaimquist

LEGEND	
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-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



NO.	REV.	DATE	REVISIONS DESCRIPTION	BY	CHK
1		2018.11.20	Revised per Staff comments		

GRADING PLAN  
 ALLERA  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MISSOURI  
 2018

SHEET 05

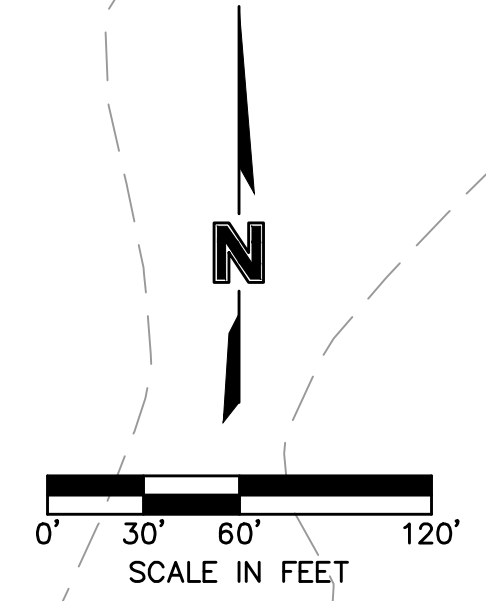
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 project no.: 018-2503  
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LEGEND	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FCTVOH	FUTURE CABLE TV, OVERHEAD
FCTV	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FFOOH	FUTURE FIBER OPTIC, OVERHEAD
FFO	FUTURE FIBER OPTIC, UNDERGROUND
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
FFP	FUTURE FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
FFL	FUTURE FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
FG	FUTURE NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FTELOH	FUTURE TELEPHONE LINE, OVERHEAD
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND
EEOH	EXISTING POWER/ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
FEOH	FUTURE POWER/ELECTRIC LINE, OVERHEAD
FE	FUTURE POWER/ELECTRIC LINE, UNDERGROUND
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
FSL	FUTURE STEAM LINE
EST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



OFFSITE SANITARY CONNECTION  
(SEE NEXT SHEET)

NO. REV.	DATE	REVISIONS DESCRIPTION	BY
1	2018.11.20	Revised per Staff comments	CH

UTILITY PLAN

ALLERA  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MISSOURI

2018

drawn by: G.S.  
 checked by: C.J.H.  
 designed by: S.M.S.  
 QA/QC by: J.F.F.  
 project no.: 018-2603  
 date: ###

SHEET  
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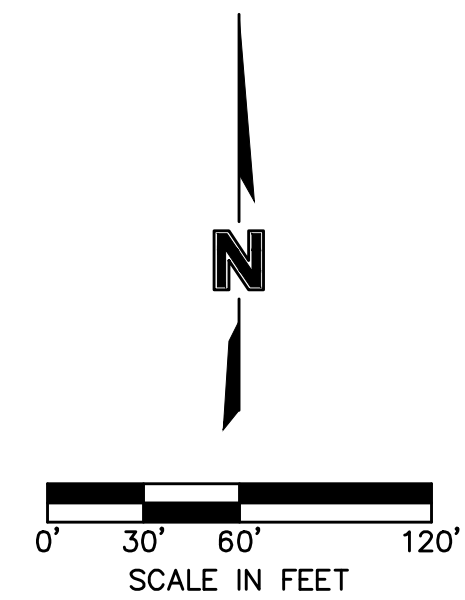
**olsson**

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 North Kansas City, MO 64116  
 TEL 816.361.1177  
 FAX 816.361.1888  
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LEGEND	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
ECTVOH	FUTURE CABLE TV, OVERHEAD
ECTV	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FFOOH	FUTURE FIBER OPTIC, OVERHEAD
FFO	FUTURE FIBER OPTIC, UNDERGROUND
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
FFP	FUTURE FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
FFL	FUTURE FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
FG	FUTURE NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FTELOH	FUTURE TELEPHONE LINE, OVERHEAD
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND
EEOH	EXISTING POWER/ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
FEOH	FUTURE POWER/ELECTRIC LINE, OVERHEAD
FE	FUTURE POWER/ELECTRIC LINE, UNDERGROUND
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
FSL	FUTURE STEAM LINE
EST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



REVISIONS	
NO. REV.	DATE
1	2018.11.20
	Revised per Staff comments

UTILITY PLAN (CONT'D)	
ALLERA	REZONING & PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, MISSOURI	2018

drawn by: _____ G.S.
checked by: _____ C.J.H.
designed by: _____ S.M.S.
QA/QC by: _____ J.F.F.
project no.: 018-2503
date: 2018.10.18



**Landscape Schedule**

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	85	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust	3"	6'	min. clear., ground to canopy	
	98	Platanus x acerifolia	London Plane Tree	3"	6'	min. clear., ground to canopy	
	112	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	3"	6'	min. clear., ground to canopy	
	51	Quercus bicolor	Swamp White Oak	3"	6'	min. clear., ground to canopy	
	71	Acer griseum	Paperbark Maple	3"	6'	min. clear., ground to canopy	
	23	Ulmus parvifolia	Loebark Elm	3"	6'	min. clear., ground to canopy	
<b>EVERGREEN TREES</b>							
	66	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	8'	ht.	symmetrical pyramidal form	
	44	Picea abies	Norway Spruce	8'	ht.	symmetrical pyramidal form	
	37	Picea pungens	Colorado Blue Spruce	6'	ht.	symmetrical pyramidal form	
<b>ORNAMENTAL TREES</b>							
	16	Cercis canadensis	Eastern Redbud		1.5"		
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	101	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.		Plant @ 18" O.C.	
	80	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.		Plant @ 18" O.C.	
	13	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal. 16" ht. min.		Plant @ 4' O.C.	
	138	Equisetum hyemale	Horsetail Reed	1 gal.		Plant @ 18" O.C.	
<b>EVERGREEN SHRUBS</b>							
	51	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.	Symmetrical pyramidal form	

**Landscape Calculations/Requirements**

**Street Frontage:** (For all Districts) One (1) tree shall be planted for each thirty (30) feet of street frontage, within 20' setback. REQUIREMENTS MET

**Planting Notes**

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - Creeping groundcover shall be a minimum of 6" from paving edge.
  - All trees shall be a minimum of 3' from paving edge.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

**Materials:**  
 1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.  
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

**Installation:**  
 1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.  
 2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.  
 3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.  
 4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.  
 6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

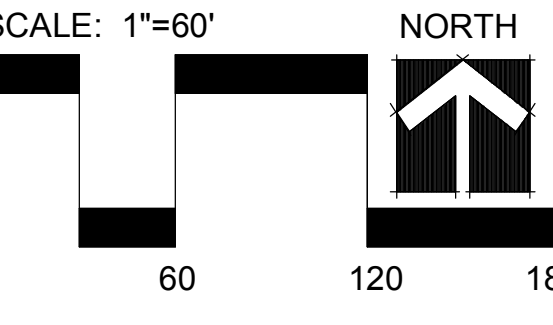


**1 OVERALL STREET TREE/BUFFER PLAN**  
 SCALE: 1"=60'-0"



**CLIENT**  
 Allera- Summit  
 Highway 150 and  
 Pryor Road  
 Lee's Summit, MO

**PROJECT**  
 Allera- Summit  
 Highway 150 and  
 Pryor Road  
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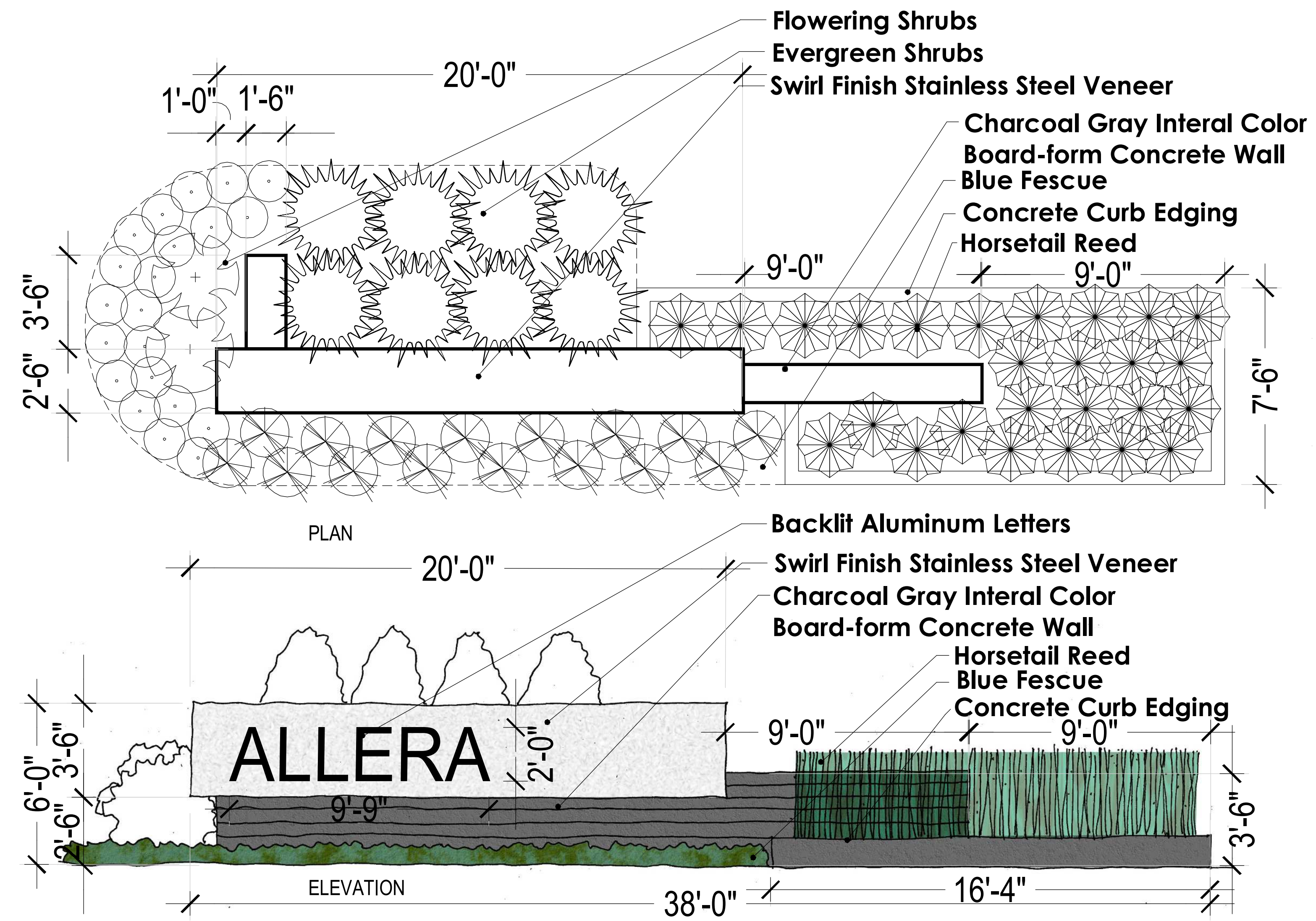
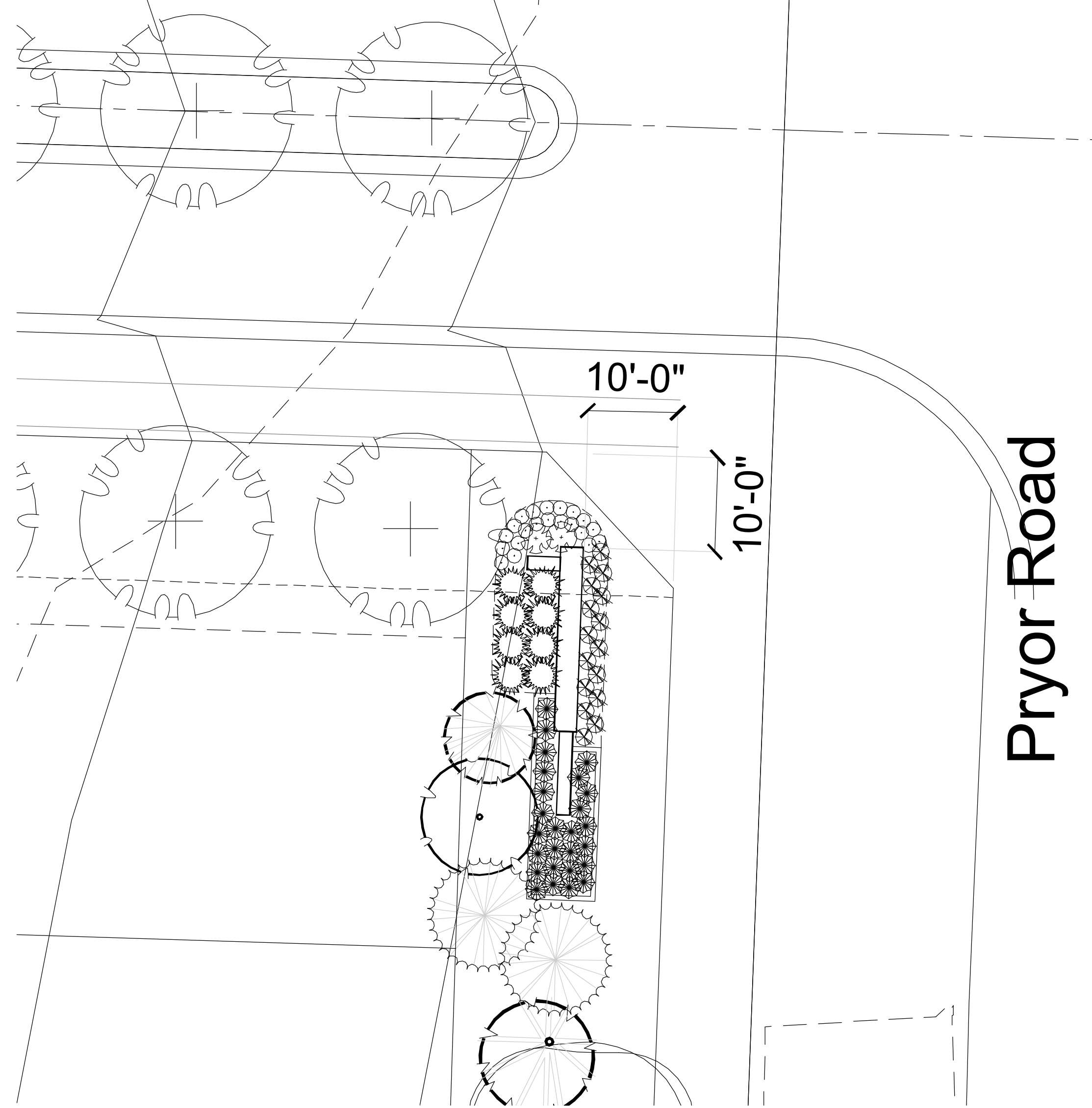
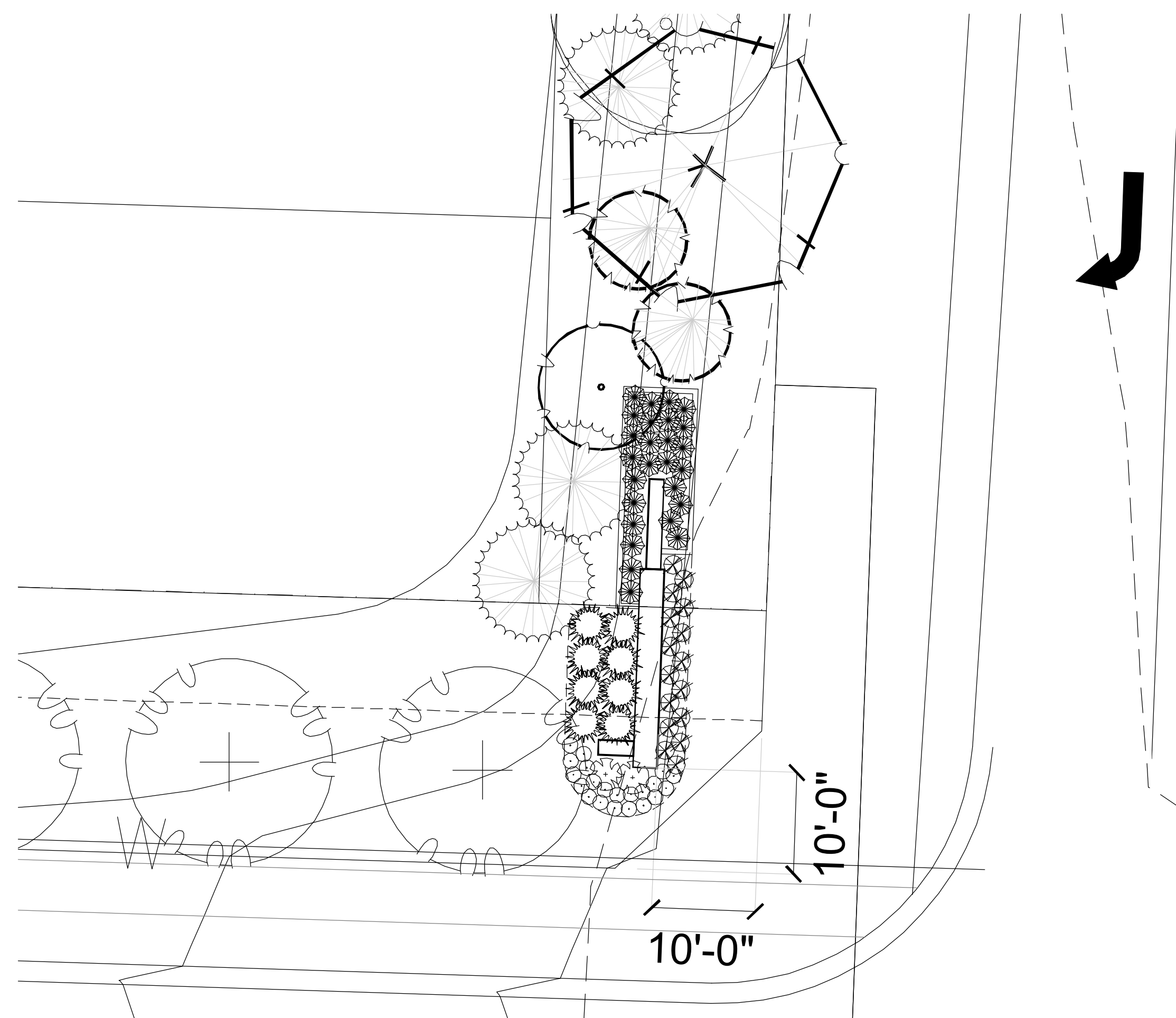
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 Overall Plan



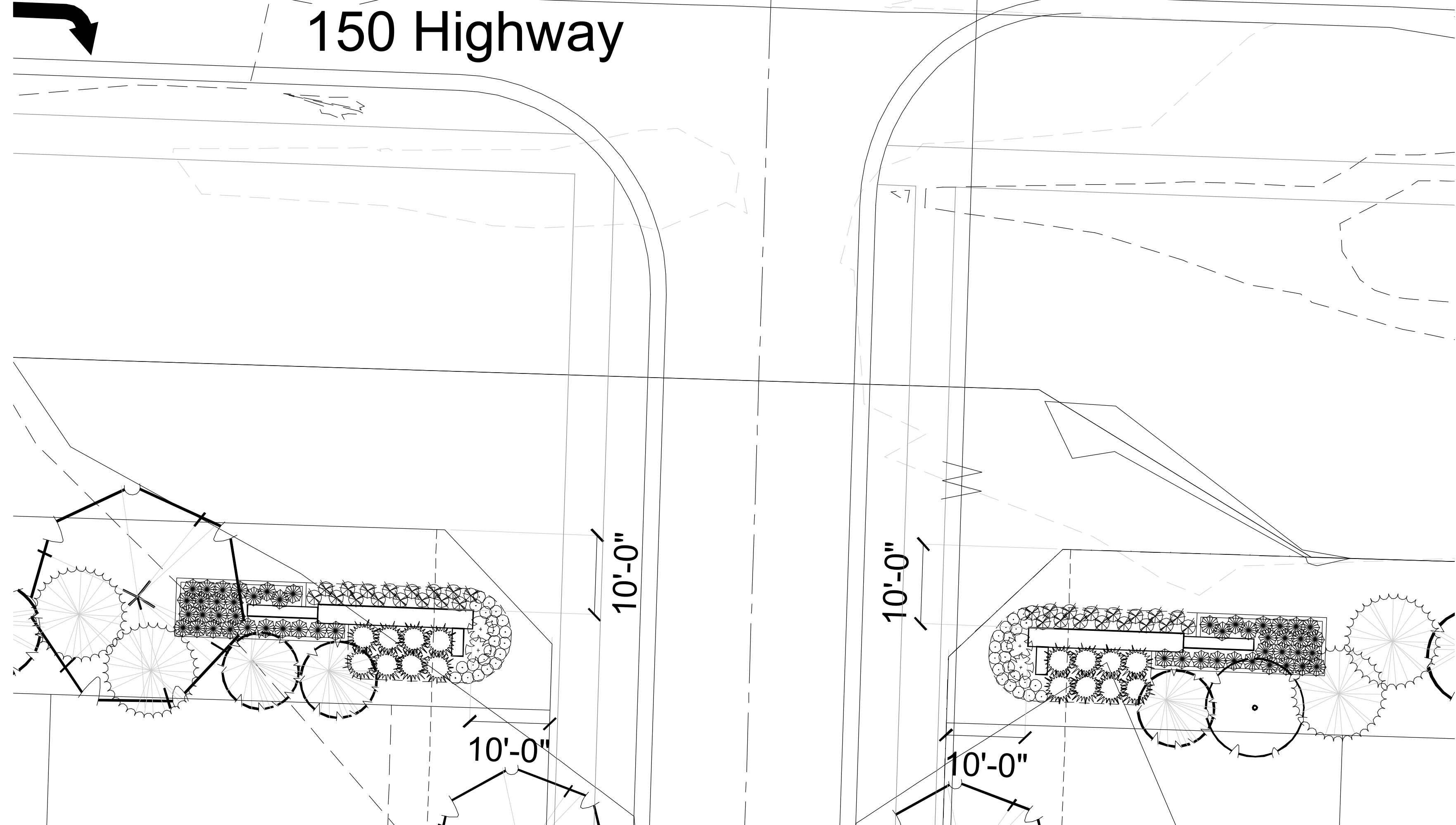


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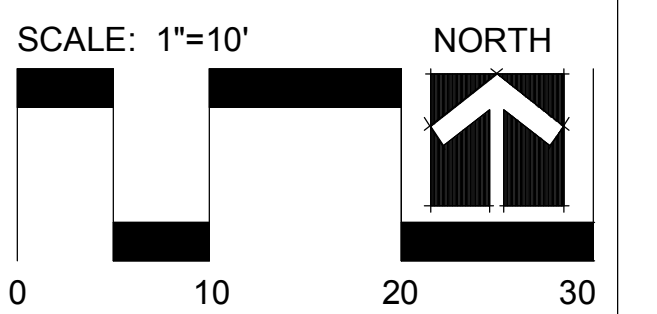


**2** COMMUNITY ENTRY MONUMENT PLAN VIEW, AND ELEVATION VIEW  
 SCALE: SCALE: 1"=3'



**3** 150 HIGHWAY ENTRY MONUMENT LANDSCAPE PLAN  
 SCALE: 1"=20'-0"

**1** PRYOR ROAD ENTRY MONUMENT LANDSCAPE PLAN  
 SCALE: 1"=10'-0"



Date: 11.20.18

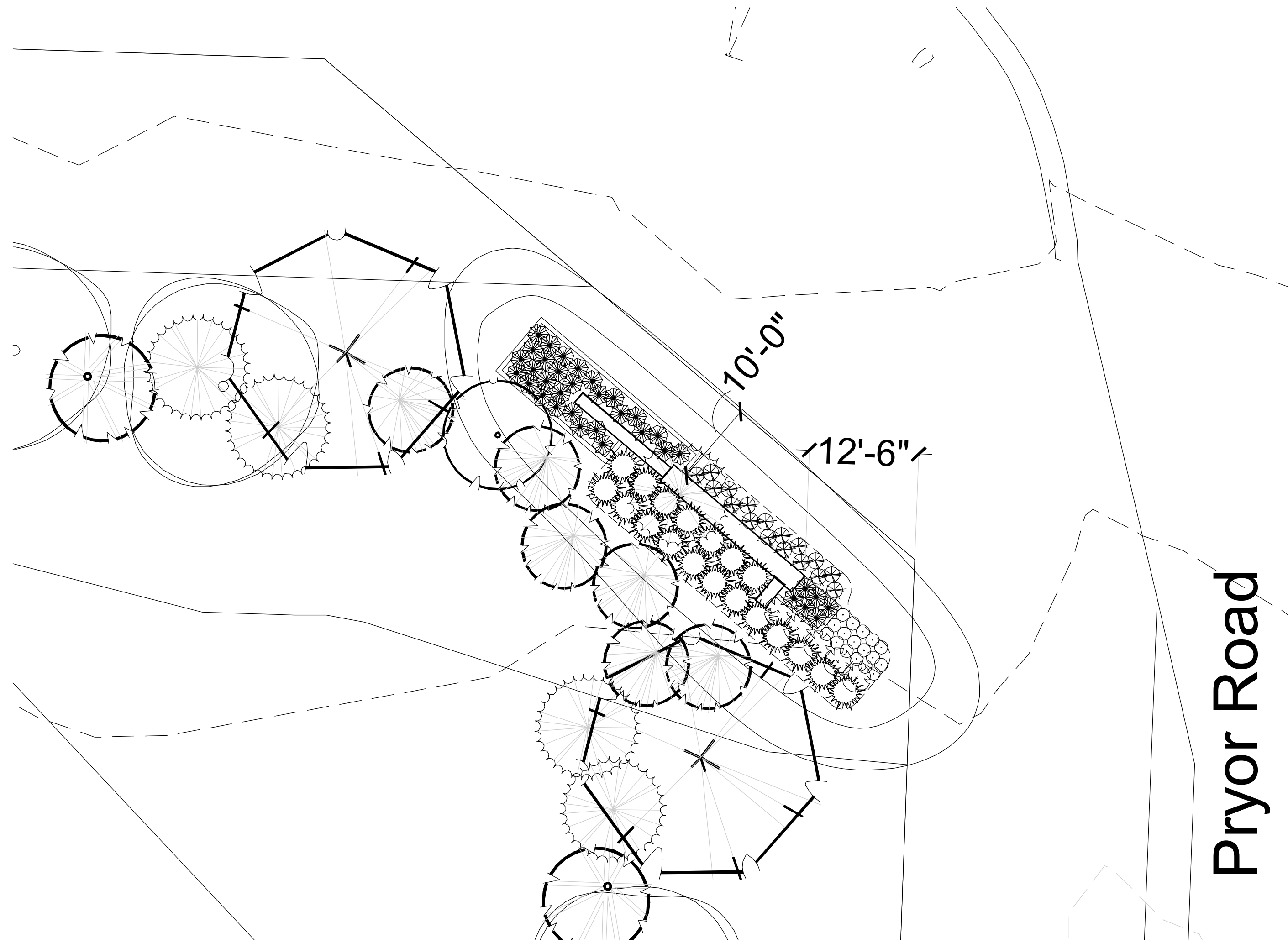
Entry Monuments





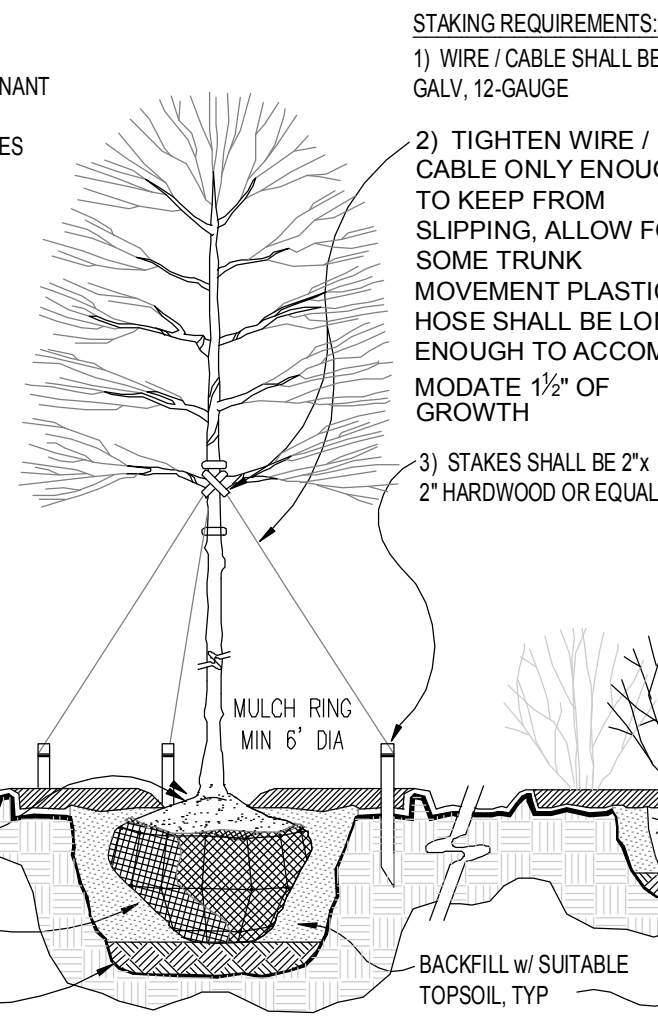
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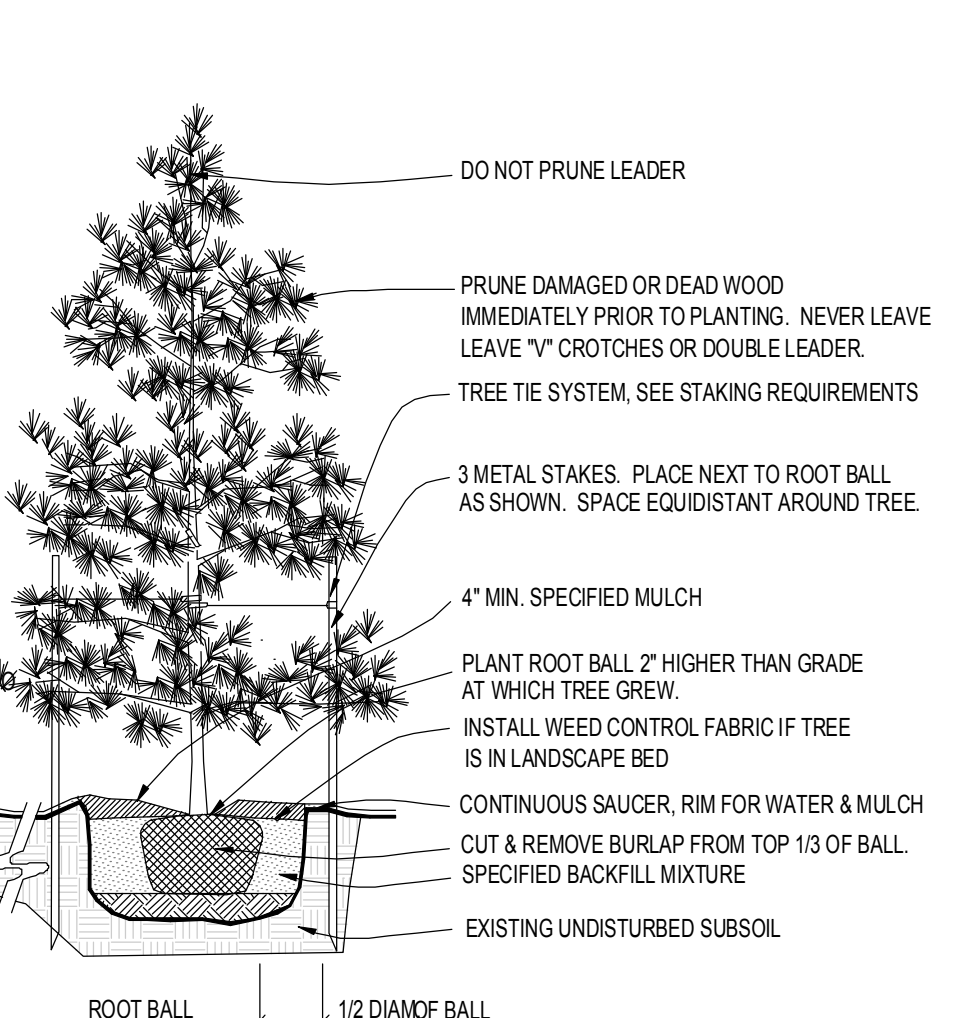


**1 CORNER ENTRY MONUMENT LANDSCAPE PLAN**  
SCALE: 1"=10'-0"

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
  - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
  - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
  - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
  - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
  - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
  - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP



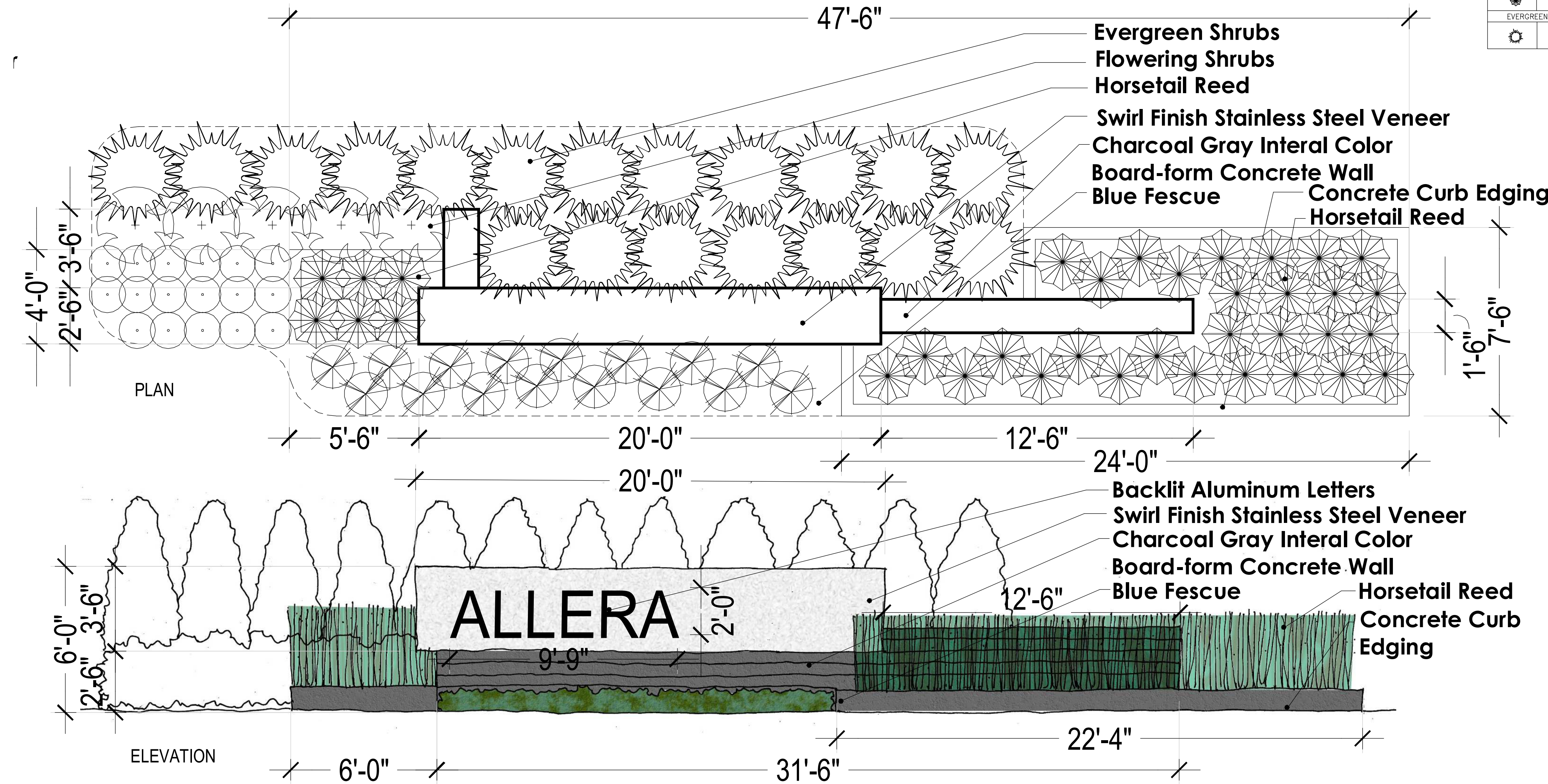
- PERENNIAL PLANTING NOTES:**
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
  - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
  - BREAK UP EXISTING SOIL TO A DEPTH OF 2"
  - PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
  - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE
- INITIAL WATERING:**
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



**2 PLANTING INSTALLATION DETAILS**  
SCALE: NTS

**Landscape Schedule**

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	85	<i>Cedrela trichanthes</i> "Skyline"	Shademaster Honeylocust	3"	6' min. clear, ground to canopy		
	98	<i>Platanus x acerifolia</i>	London Plane Tree	3"	6' min. clear, ground to canopy		
	112	<i>Acer x truncatum</i> "Warrenred"	Pacific Sunset Maple	3"	6' min. clear, ground to canopy		
	51	<i>Quercus bicolor</i>	Swamp White Oak	3"	6' min. clear, ground to canopy		
	71	<i>Acer griseum</i>	Paperbark Maple	3"	6' min. clear, ground to canopy		
	23	<i>Ulmus parvifolia</i>	Lacebark Elm	3"	6' min. clear, ground to canopy		
<b>EVERGREEN TREES</b>							
	66	<i>Juniperus chinensis</i> "Keteleeri"	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	44	<i>Picea abies</i>	Norway Spruce		8' ht.		symmetrical pyramidal form
	37	<i>Picea pungens</i>	Colorado Blue Spruce		6' ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	16	<i>Cercis canadensis</i>	Eastern Redbud			1.5"	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	101	<i>Liriope spicata</i> "Silver Dragon"	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
	80	<i>Festuca ovina glauca</i>	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	13	<i>Abelia x grandiflora</i> Kaleidoscope	Kaleidoscope Abelia	3 gal.	18" ht. min.		Plant @ 4' O.C.
	138	<i>Equisetum hyemale</i>	Horsetail Reed	1 gal.			Plant @ 18" O.C.
<b>EVERGREEN SHRUBS</b>							
	51	<i>Juniperus chinensis</i> "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form



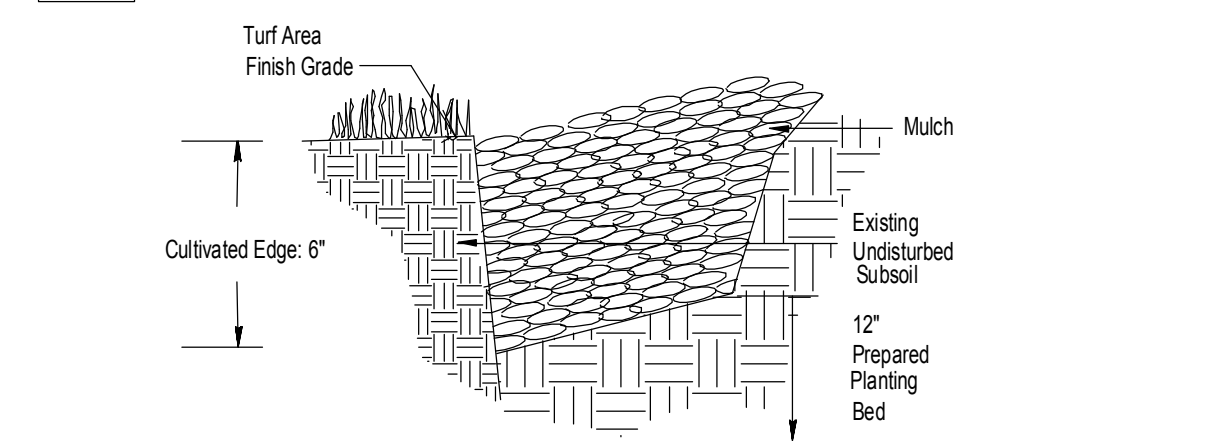
**3 NEIGHBORHOOD ENTRY MONUMENT**  
SCALE: 1"=3'

Inches Between Plants

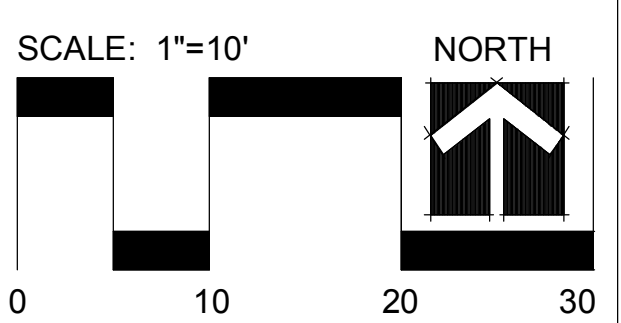
Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

- NOTES:**
- SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
  - TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

**4 GROUNDCOVER/SHRUB DETAIL**  
SCALE: NTS



**5 CULTIVATED EDGE DETAIL**  
SCALE: NTS



Date: 11.20.18  
Entry Monuments





Landscape Schedule (Amenity area only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
⊙	5	Gleditsia tricanthos "Skyline"	Shademaster Honeylocust		3"	6" min. clear., ground to canopy	
⊙	8	Platanus x acerifolia	London Plane Tree		3"	6" min. clear., ground to canopy	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
⊙	9	Liriodendron muscari "Variegated"	Variegated Liriodendron	1 gal.			Plant @ 18" O.C.
⊙	16	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal. 18" ht. min.			Plant @ 3' O.C.
⊙	16	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal. 18" ht. min.			Plant @ 4' O.C.
<b>EVERGREEN SHRUBS</b>							
⊙	76	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal. 18" ht. min.			Plant @ 4' O.C.
⊙	00	Juniperus chinensis Spartan	Spartan Juniper		5" ht.		Symmetrical pyramidal form

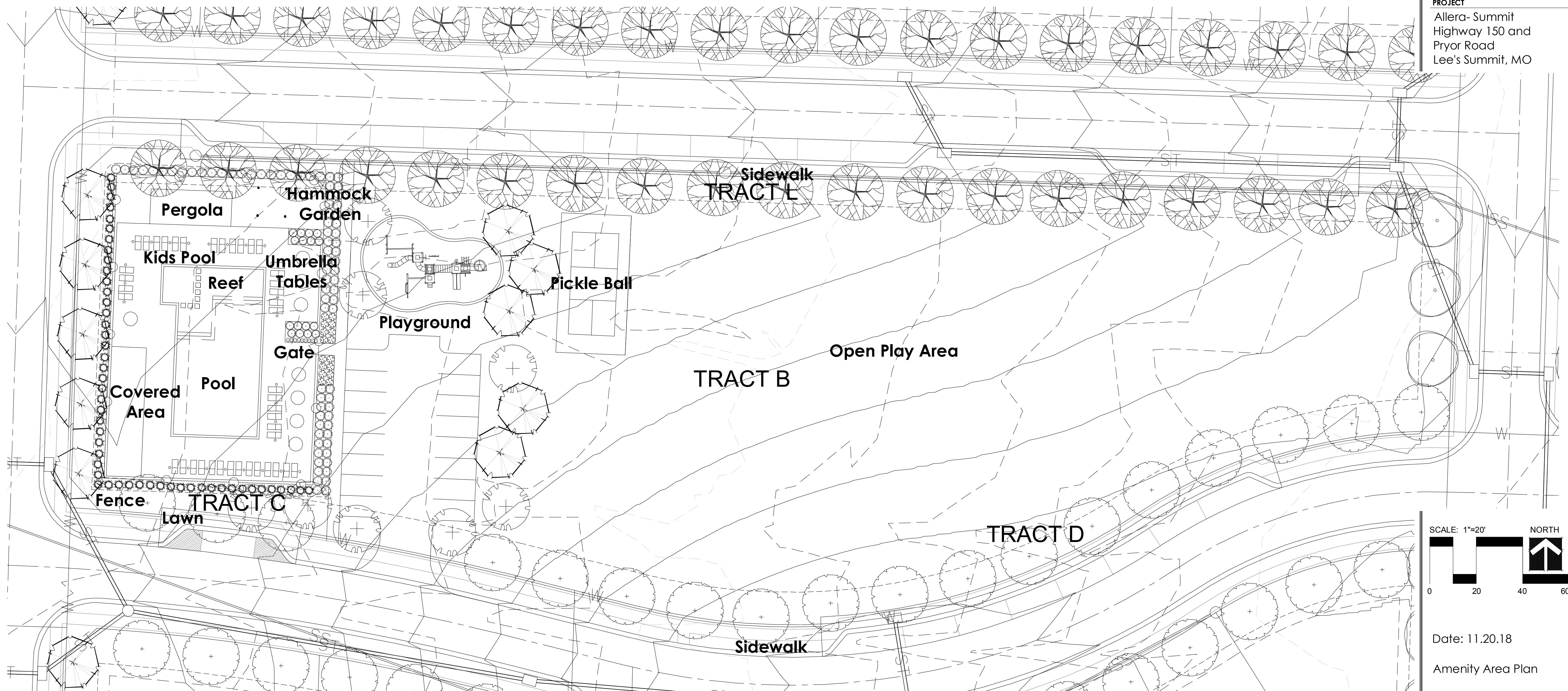
**MEIER**  
 LANDSCAPE  
 ARCHITECTURE  
 15245 Metcalf Ave.  
 Overland Park, KS 66223  
 913.787.2817



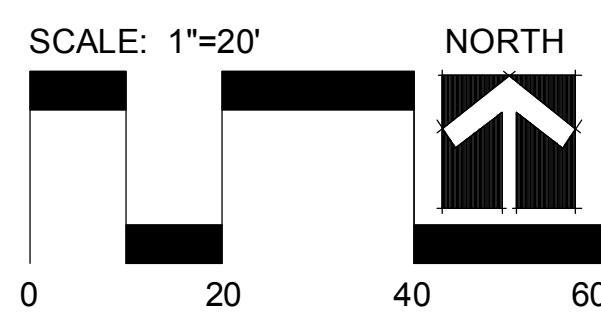
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1 CHARACTER IMAGES  
 SCALE: NTS



2 AMENITY AREA ENLARGEMENT PLAN  
 SCALE: 1"=20'



Date: 11.20.18  
 Amenity Area Plan

**L4**