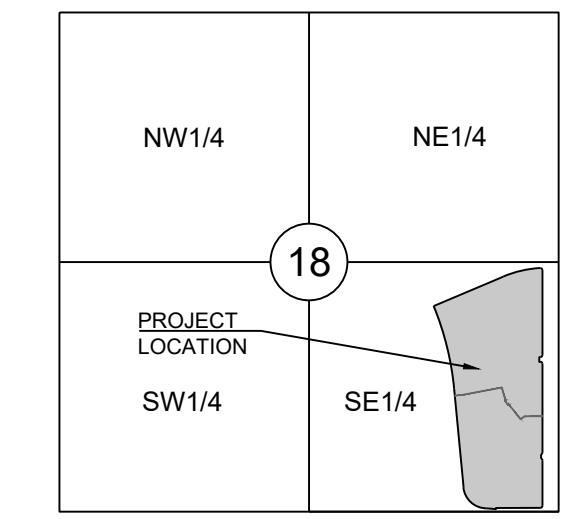


- LEGEND:**
- BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - CURB & GUTTER
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RW LINES
 - FENCE - ROD IRON
 - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - AREA INLET
 - CURB INLET
 - GRATE INLET
 - STORM JUNCTION BOX
 - DECIDUOUS TREE W/ SIZE
 - EXISTING MANHOLE
 - SANITARY MANHOLE
 - GAS METER (OPT. # - NUMBER OF METERS)
 - LIGHT OVERHEAD
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE



SECTION 18-46-32
LOCATION MAP
 SCALE 1" = 2000'

BASIS OF BEARINGS:
 MISSOURI COORDINATE SYSTEM 1983,
 WEST ZONE

OWNER/DEVELOPER:
 OWNER:
 Hunt Midwest Real Estate Dev INC
 8300 Underground Dr ste 100
 Kansas City, MO 64161

DEVELOPER:
 Clayton Properties Group Inc. DBA Summit Homes
 Bradley Kempf
 130 SE 30th Street
 Lee's Summit, MO 64082
 p (816) 246-6300
 bradley@summithomeskc.com

ENGINEER:
 Jim Long, P.E.
 Schlager & Associates, P.A.
 (913) 492-5158
 jl@schlagelassociates.com

LANDSCAPE ARCHITECT:
 Dan Foster, PLA
 Schlager & Associates, P.A.
 (913) 492-5158
 d@schlagelassociates.com

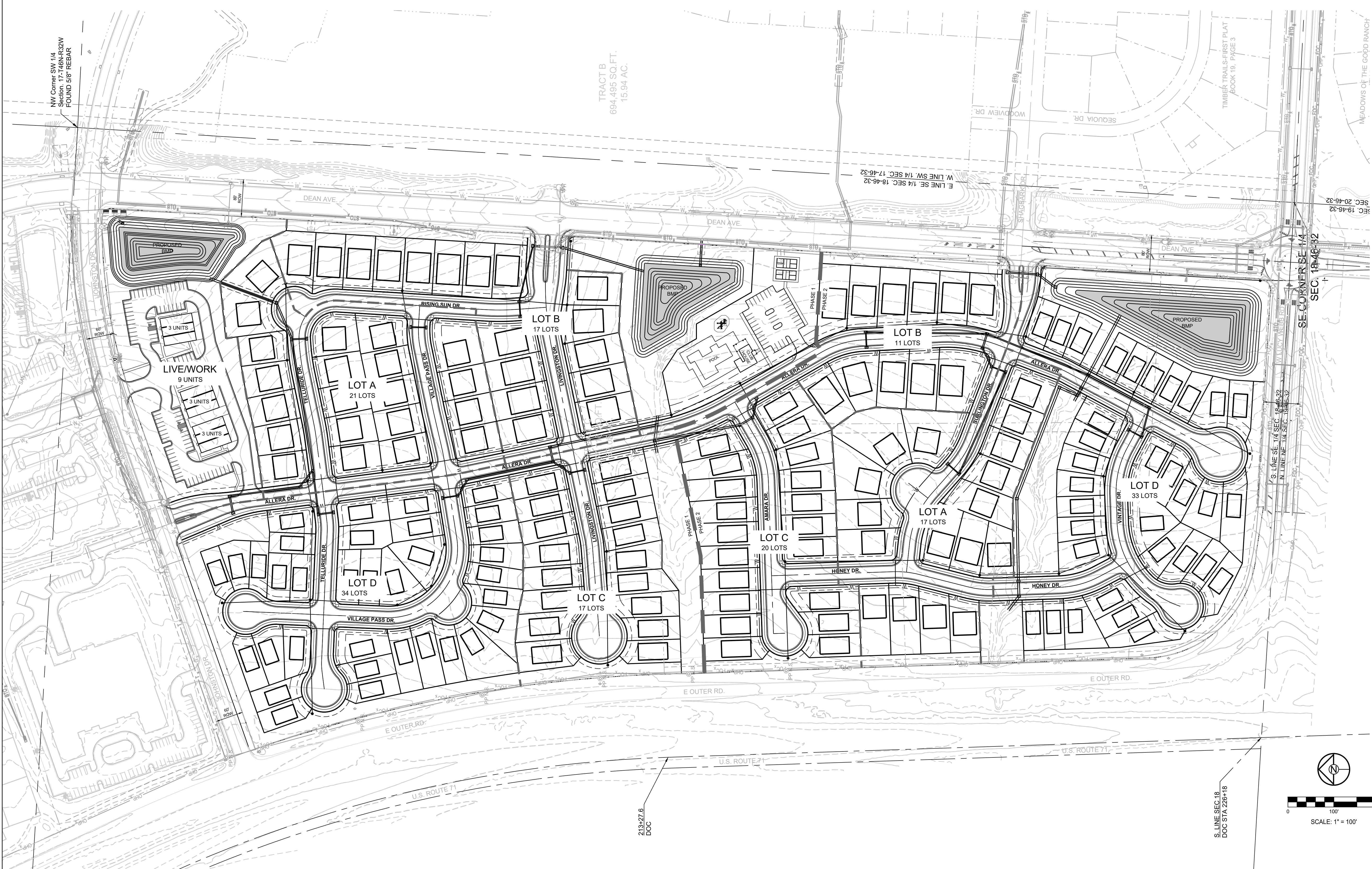
SURVEYOR:
 Aaron Reuter, P.S.
 Schlager & Associates, P.A.
 (913) 492-5158
 ar@schlagelassociates.com



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

DESCRIPTION: as provided by Kansas City Title an agent for Old Republic National Title Insurance Company.
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBINSH, P.L.S., 20020402, AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, THENCE SOUTH 03°31'38" WEST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 84.80 FEET; THENCE NORTH 86°28'22" WEST, 173.07 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED SAID POINT ALSO BEING A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF DEAN AVENUE AS NOW LOCATED; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING 11 CALLS, SOUTH 03°30'19" WEST, 905.45 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 03°29'39" WEST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 86°29'41" WEST, 13.34 FEET THENCE SOUTH 03°30'19" WEST, 50.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°29'42" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 23.36 FEET; THENCE SOUTH 03°30'19" WEST, 50.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°29'42" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 23.36 FEET; THENCE SOUTH 03°30'19" WEST, 498.25 FEET THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 39.37 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST LUCY WEBB ROAD; THENCE ON SAID NORTHERN RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS, NORTH 86°29'30" WEST, 470.41 FEET; THENCE SOUTH 03°29'59" WEST, 13.35 FEET; THENCE NORTH 86°27'34" WEST, 96.82 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°54'01" WEST WITH A RADIUS OF 246.48 FEET, A CENTRAL ANGLE OF 85°00'00" AND AN ARC DISTANCE OF 365.66 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49; THENCE ON SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING 2 CALLS, NORTH 01°54'00" WEST, 1,090.10 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE WITH A RADIUS OF 3,209.79 FEET, A CENTRAL ANGLE OF 165°7'17" AND AN ARC DISTANCE OF 908.30 FEET TO THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF JOHNSON DRIVE AS NOW LOCATED THENCE NORTH 80°58'08" EAST ON SAID SOUTHERN RIGHT-OF-WAY LINE, 523.51 FEET; THENCE CONTINUING ON THE PROPOSED SOUTHERN RIGHT-OF-WAY LINE OF JOHNSON AVENUE THE FOLLOWING 3 CALLS, NORTH 76°24'00" EAST, 139.33 FEET; THENCE NORTH 70°34'56" EAST, 139.37 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE WITH A RADIUS OF 1,700.00 FEET, A CENTRAL ANGLE OF 19°56'03" AND AN ARC DISTANCE OF 407.86 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF SAID DEAN AVENUE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°59'19" AND AN ARC DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING.



DESCRIPTION	REVISION DATE	DATE	BY	DESCRIPTION
DESCRIPTION 1				

REVISION DATE	DATE	BY	DESCRIPTION

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DESCRIPTION	REVISION DATE	DATE	BY	DESCRIPTION
DESCRIPTION 1				

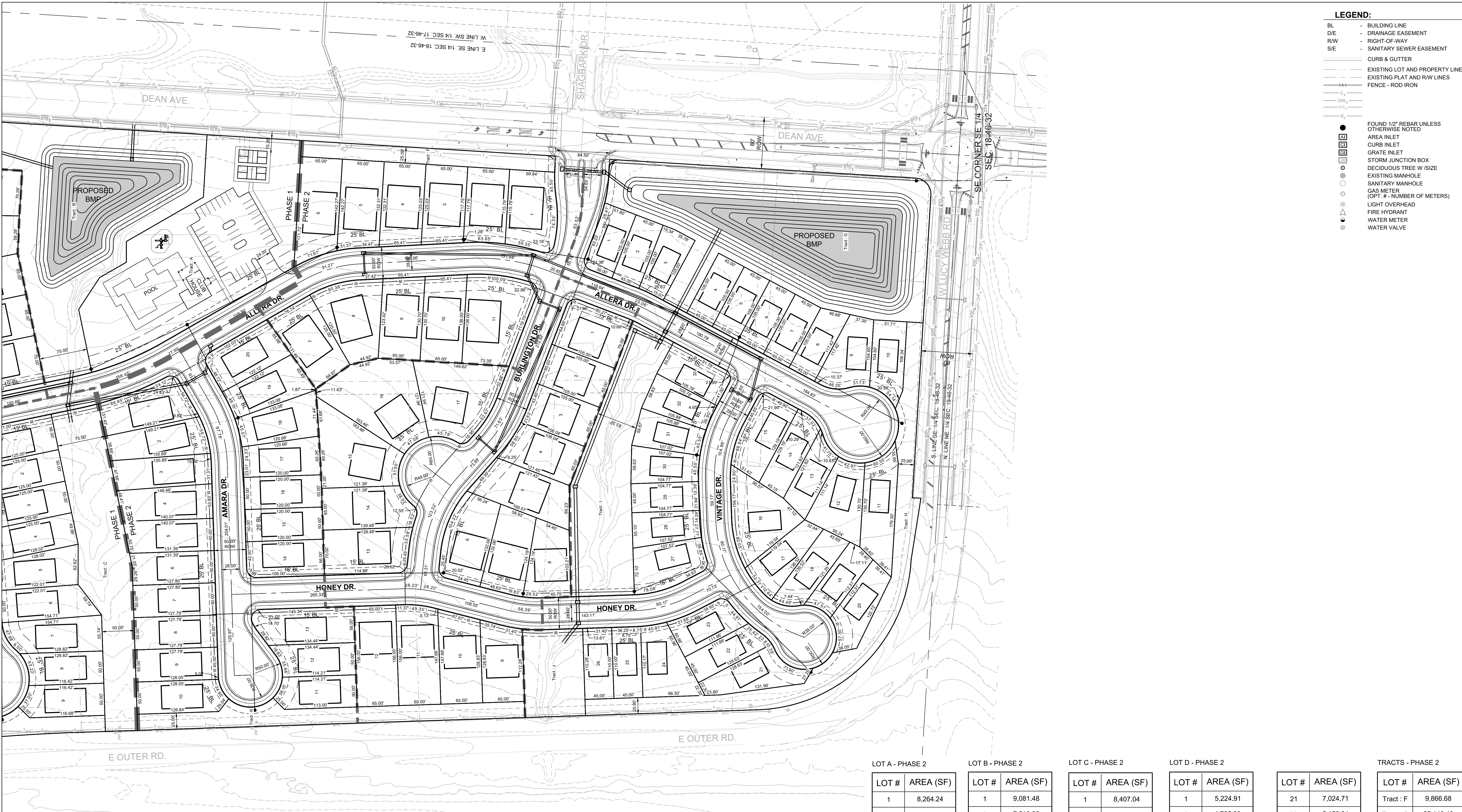
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DESCRIPTION 1				

DESCRIPTION	REVISION DATE	DATE	BY	DESCRIPTION
DESCRIPTION 1				

ALLERA
 PRELIMINARY DEVELOPMENT PLAN
 LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI

OVERALL SITE PLAN

SHEET
C1.0



LEGEND:

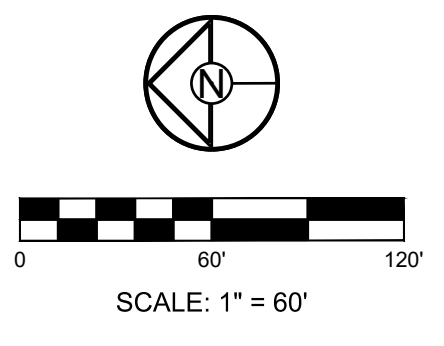
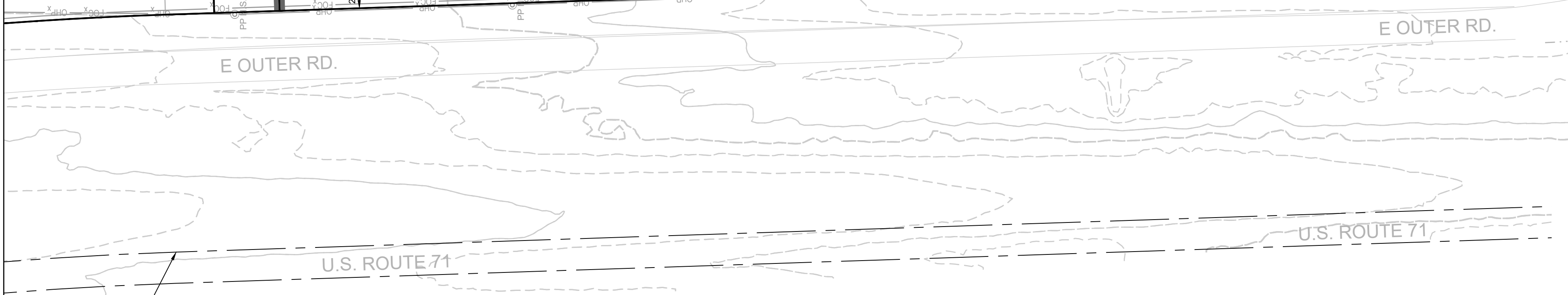
- BL - BUILDING LINE
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- C&G - CURB & GUTTER
-
- - - - - EXISTING LOT AND PROPERTY LINES
-
-
-
-
-
-
-
-

● FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 ◻ AREA INLET
 ◻ CURB INLET
 □ GRATE INLET
 □ STORM JUNCTION BOX
 ◻ DECIDUOUS TREE W / SIZE
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 ◻ GAS METER (OPT. # - NUMBER OF METERS)
 ○ LIGHT OVERHEAD
 ○ FIRE HYDRANT
 ○ WATER METER
 ○ WATER VALVE

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PREPARED BY:
 SCHLAGEL & ASSOCIATES, P.A.

ALLERA
 PRELIMINARY DEVELOPMENT PLAN
 LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI



LOT A - PHASE 2

LOT #	AREA (SF)
1	8,264.24
2	6,825.00
3	6,832.47
4	7,286.22
5	9,458.37
6	9,371.17
7	8,141.69
8	7,265.10
9	7,785.45
10	8,985.93
11	9,991.12
12	10,140.00
13	9,236.08
14	8,878.24
15	12,141.11
16	15,818.63
17	13,221.25

LOT B - PHASE 2

LOT #	AREA (SF)
1	9,081.48
2	7,519.98
3	7,890.37
4	8,363.50
5	8,866.37
6	10,068.96
7	9,066.74
8	10,197.78
9	8,258.97
10	8,732.77
11	12,937.32

LOT C - PHASE 2

LOT #	AREA (SF)
1	8,407.04
2	7,521.73
3	7,190.30
4	7,332.84
5	6,786.61
6	6,427.14
7	6,389.82
8	6,389.63
9	6,390.60
10	6,693.51
11	6,017.15
12	6,021.79
13	8,429.74
14	6,677.94
15	6,000.00
16	6,000.00
17	6,440.03
18	7,244.09
19	7,121.81
20	7,598.09

LOT D - PHASE 2

LOT #	AREA (SF)
1	5,224.91
2	4,725.00
3	5,099.55
4	4,725.00
5	4,725.00
6	4,725.00
7	4,725.00
8	5,004.39
9	6,948.07
10	6,011.86
11	8,562.56
12	7,890.40
13	5,088.98
14	5,773.74
15	7,780.16
16	9,864.30
17	6,166.35
18	5,965.18
19	5,157.30
20	6,461.24

TRACTS - PHASE 2

TRACT #	AREA (SF)
21	7,024.71
22	5,459.81
23	5,790.55
24	7,758.99
25	4,950.53
26	4,951.29
27	7,400.60
28	5,112.44
29	4,714.78
30	5,252.47
31	5,284.49
32	5,262.70
33	5,775.95

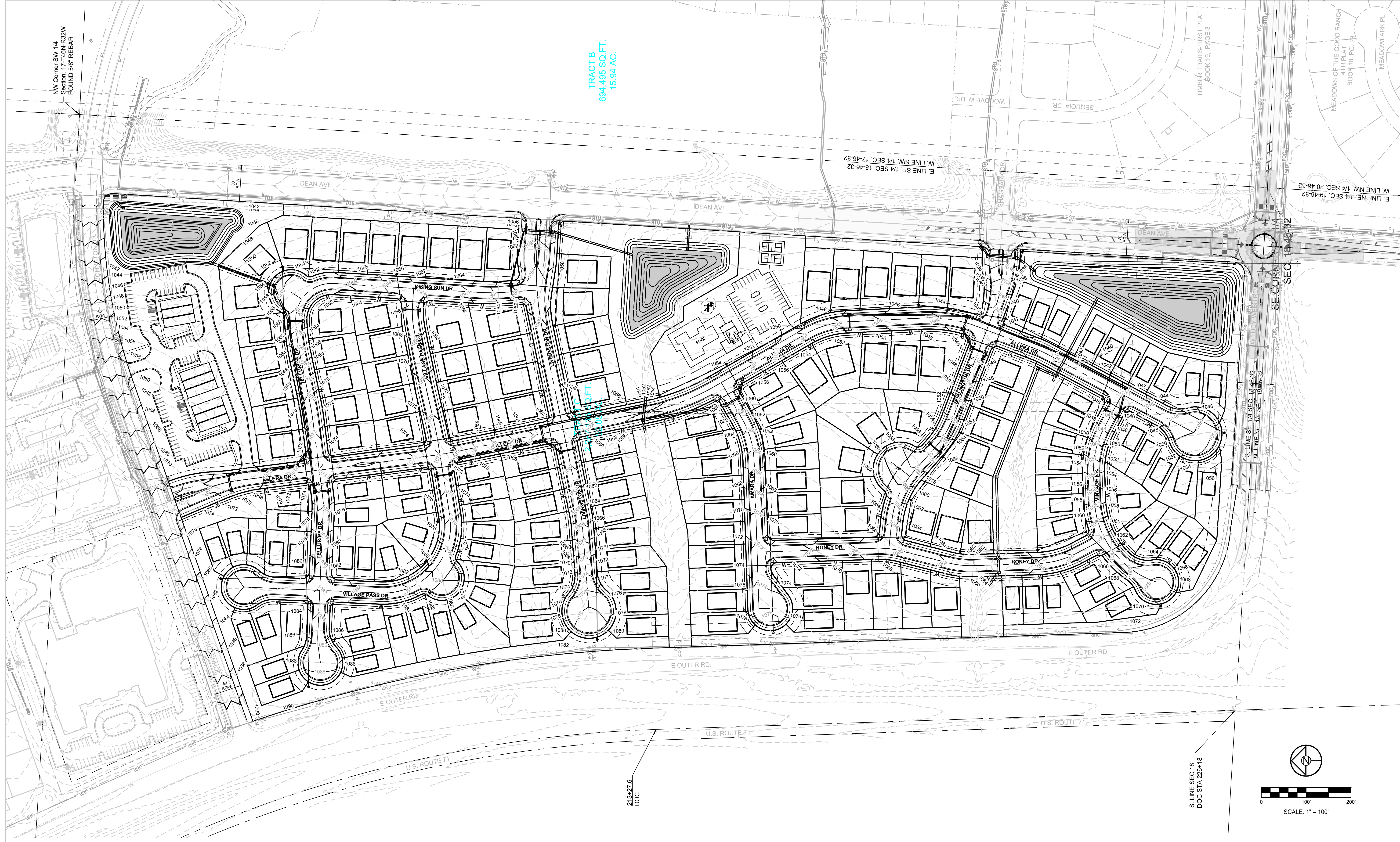
TRACT #	AREA (SF)
Tract : F	9,866.68
Tract : G	85,140.49
Tract : H	28,710.19
Tract : I	34,085.86
Tract : J	12,694.75
Tract : K	15,995.45

REVISION DATE DESCRIPTION
 # # # DATE DESCRIPTION 1
 # # # DATE DESCRIPTION 2
 # # # DATE DESCRIPTION 3
 # # # DATE DESCRIPTION 4
 # # # DATE DESCRIPTION 5

DRAWN BY: # # # DATE
 CHECKED BY: # # # DATE
 DATE PREPARED: # # # DATE
 PROJ. NUMBER: # # # PROJ. NUMBER: # # #

SITE PLAN
 DETAIL

SHEET
C1.2

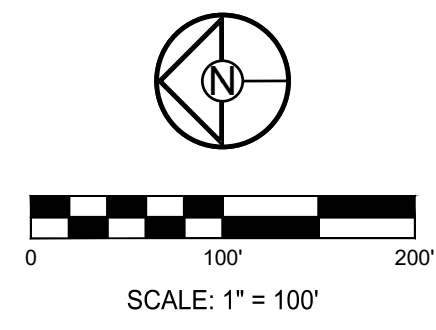


NW Corner SW 1/4 Section 17-46-32W FOUND 3/6 REBAR

TRACT B
894,485 SQ. FT.
15.94 AC.

235+27.6
DOC

S. LINE SEC. 18
DOC STA. 288+18



REVISION DATE	DESCRIPTION

OVERALL GRADING PLAN

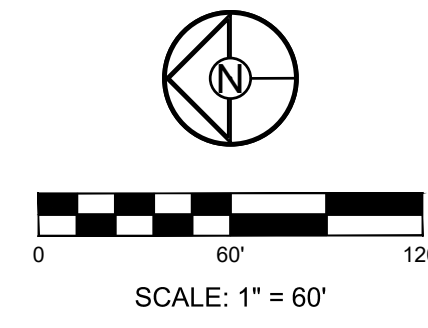
SHEET
C2.0

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PRELIMINARY DEVELOPMENT PLAN
LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI



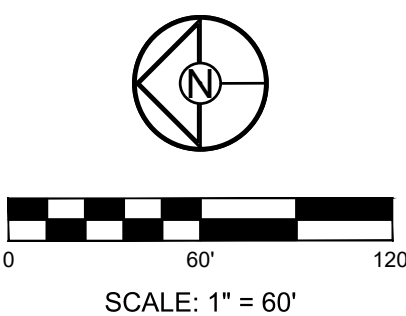
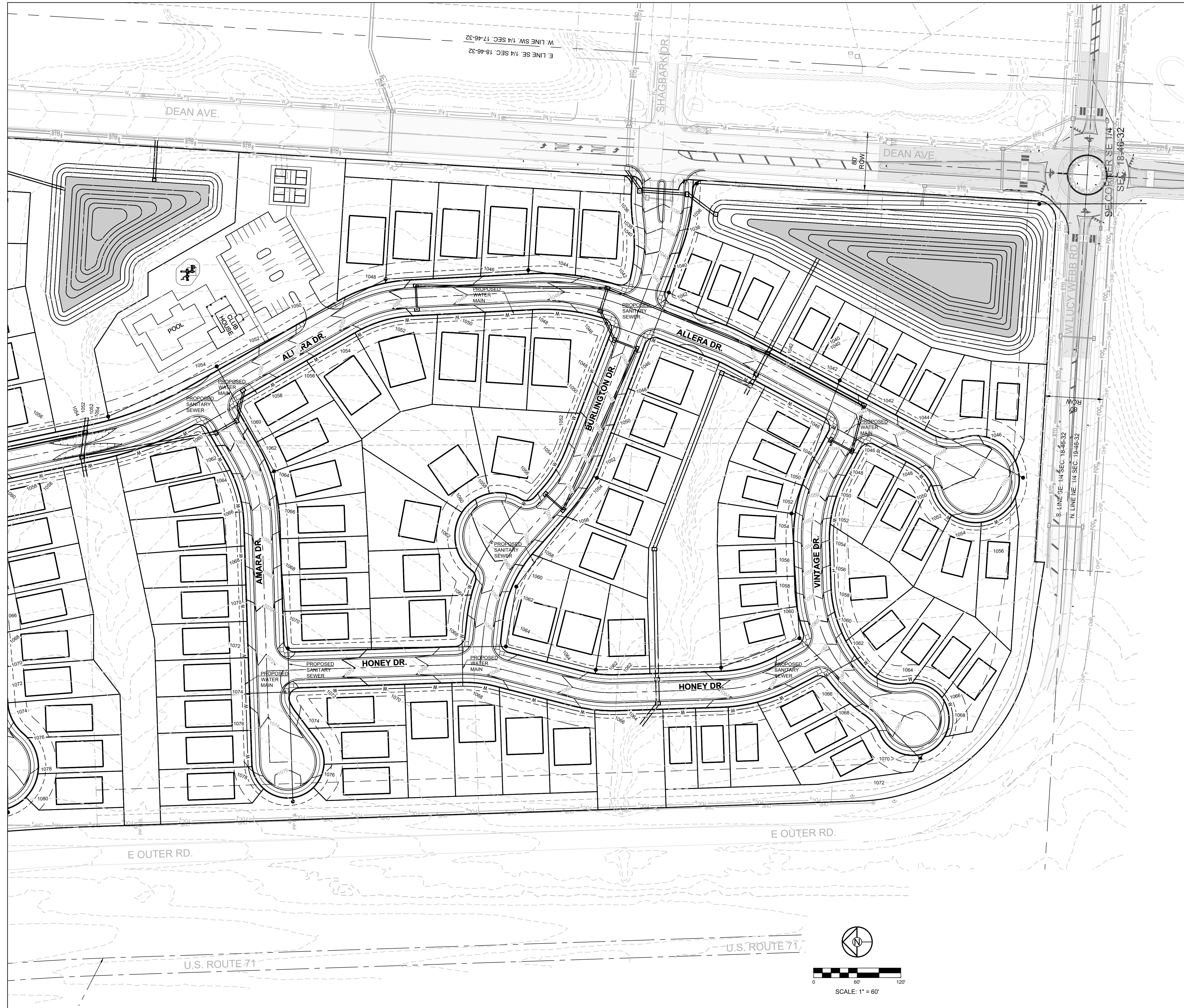
**ALLERA
 PRELIMINARY DEVELOPMENT PLAN**

LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI

REVISION DATE	DESCRIPTION

NORTH GRADING PLAN

SHEET
C2.1



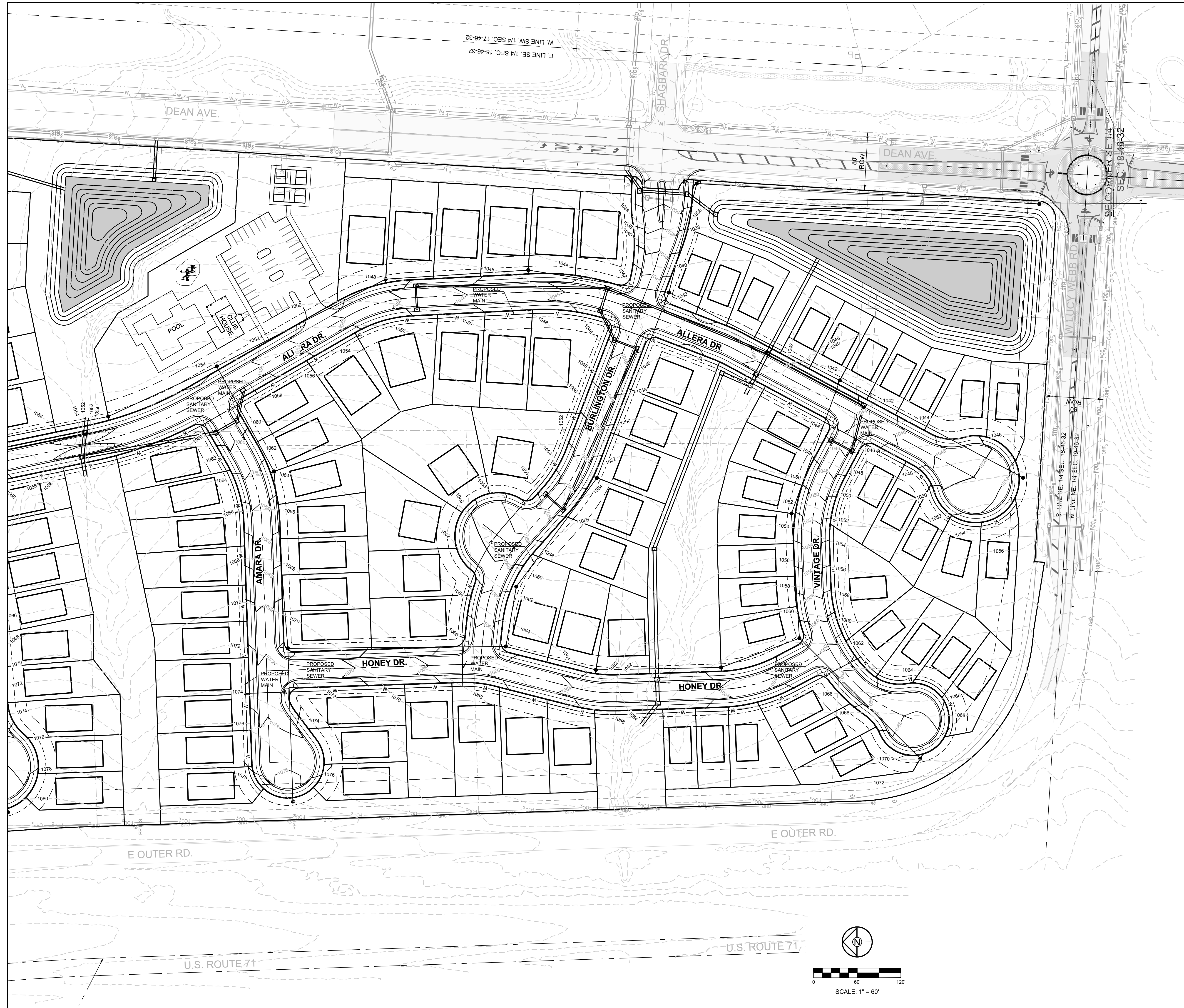
ALLERA
 PRELIMINARY DEVELOPMENT PLAN

LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI

REVISION DATE	DESCRIPTION

SOUTH GRADING
 PLAN

SHEET
C2.2



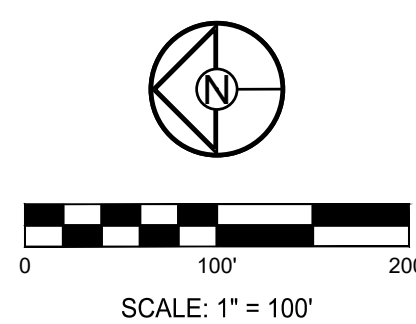
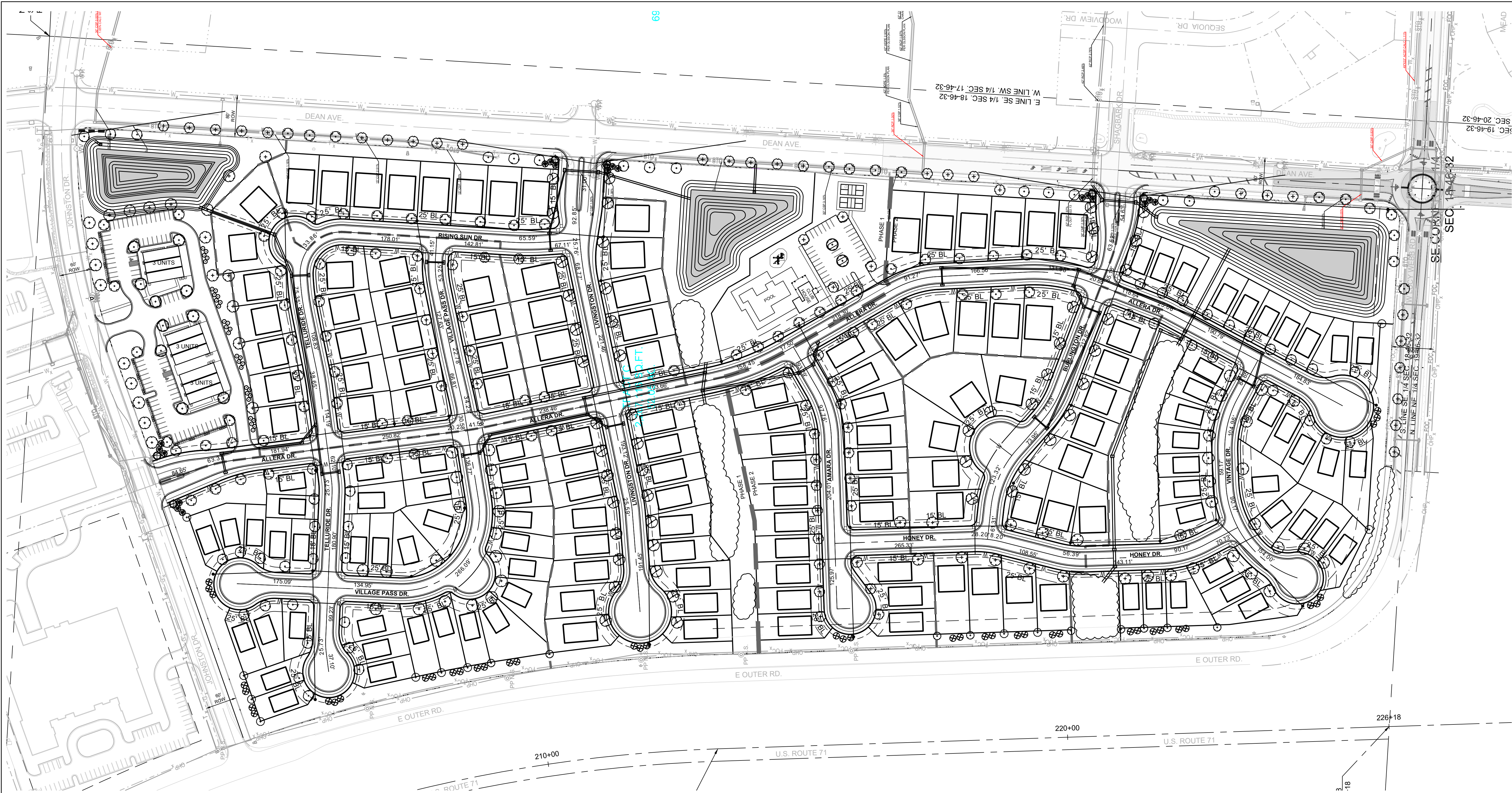
ALLERA
 PRELIMINARY DEVELOPMENT PLAN

LUCY WEBB ROAD AND DEAN AVENUE RAYMORE, MISSOURI

REVISION DATE	DESCRIPTION

SOUTH UTILITY PLAN

SHEET
C3.2



SHADE TREES

AMM	50 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2" Cal.	B&B
ATS	22 EA.	Acer truncatum	Shantung Maple	2" Cal.	B&B
GPC	44 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B&B
QA	15 EA.	Quercus acutissima	Sawtooth Oak	2" Cal.	B&B
QS	13 EA.	Quercus shumardii	Shumard Oak	2" Cal.	B&B
TAB	55 EA.	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
UMG	65 EA.	Ulmus 'Morton Glossy'	Triumph Elm	2" Cal.	B&B
ZSG	12 EA.	Zelkova serrata 'Green Vase'	Japanese Zelkova	2" Cal.	B&B

ORNAMENTAL TREES

AC	9 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
CC	11 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
MRR	6 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JCK	32 EA.	Juniperus chinensis 'Keteleerii'	Keteleer Juniper	6' ht.	B&B
PA	18 EA.	Picea abies	Norway Spruce	6' ht.	B&B
PS	44 EA.	Pinus strobus	White Pine	6' ht.	B&B

STREET TREES(Section 430.070)
 CODE REQUIREMENT(ON STREET DESIGNATED AS GREENWAY)
 LUCY WEBB STREET TREES REQUIRED
 LUCY WEBB STREET TREES PROVIDED
 DEAN AVENUE STREET TREES REQUIRED
 DEAN AVENUE STREET TREES PROVIDED

1 TREE PER 50'
 9 TREES
 9 TREES
 48 TREES
 48 TREES

SINGLE FAMILY
 SITE TREES(Section 430.060)
 CODE REQUIREMENT INTERIOR LOT
 SITE TREES PROVIDED FOR INTERIOR LOT
 CODE REQUIREMENT CORNER LOT
 SITE TREES PROVIDED FOR CORNER LOT

1 TREE PER LOT IN FRONT B.L.
 1 TREE PER LOT IN FRONT B.L.
 1 TREE PER STREET FRONTAGE (2 TREES PER LOT)
 1 TREE PER STREET FRONTAGE (2 TREES PER LOT)

LIVE/WORK
 LANDSCAPE AREAS(430.020.A&B)
 CODE REQUIREMENT
 LANDSCAPE AREAS PROVIDED

6' WIDE ALONG STREET AND PERIMETER LOT LINES
 6' WIDE ALONG STREET AND PERIMETER LOT LINES

FOUNDATION LANDSCAPE(430.020.C)
 CODE REQUIREMENT

5' MIN ALONG FOUNDATION, EXCL. BUILDING ENTRANCE,
 LOADING AREAS, AND ACCESS WALKS

PARKING AREAS LANDSCAPE
 CODE REQUIREMENT PARKING LOT INTERIOR(Section 430.030.A)
 PARKING LOT INTERIOR LANDSCAPE PROVIDED
 CODE REQUIREMENT PARKING LOT ADJ. TO ROW(Section 430.030.B.3)
 PARKING LOT PERIMETER LANDSCAPE PROVIDED

1 PARKING LOT ISLAND PER 10 SPACES WITH TREE
 1 TREE PER ISLAND
 1 TREE PER 40' + SHRUBS FOR 100% SCREENING
 1 TREE PER 40' + SHRUBS FOR 100% SCREENING

SCREENING
 CODE REQUIREMENT
 SCREENING TYPE PROPOSED ADJ TO SINGLE FAMILY IN SAME PROJECT
 CODE REQUIREMENT FOR TYPE C SCREEN(Section 430.080.C.3)

PUD AS DETERMINED BY APPROVED PLAN
 TYPE C (PUD AND SINGLE FAMILY PART OF SAME PROJECT)
 1 SM TREE PER 30' OR 1 LG TREE PER 40'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

ALLERA
 PRELIMINARY DEVELOPMENT PLAN
 LUCY WEBB ROAD AND DEAN AVENUE
 RAYMORE, MISSOURI

REVISION DATE	DATE	DESCRIPTION
1		DESCRIPTION 1

OVERALL LANDSCAPE PLAN

SHEET
L1.0