SUBSTITUTE BILL NO. 22-114 ORDINANCE NO. 9433

AN ORDINANCE APPROVING A REZONING FROM DISTRICT PMIX TO DISTRICT PI AND A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 49.85 ACRES LOCATED AT THE SOUTHEAST CORNER OF M-291 HWY AND SE BAILEY RD, PROPOSED LS INDUSTRIAL, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI

WHEREAS, Application #PL2022-122 submitted by Gary O'Dell, requesting approval of a rezoning from District PMIX (Planned Mixed Use) to PI (Planned Industrial) and preliminary development plan, approximately 49.85 acres located at the southeast corner of M-291 Hwy and SE Bailey Rd, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on May 26, 2022, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 7, 2022, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning from PMIX (Planned Mixed Use) to PI (Planned Industrial) and preliminary development plan is hereby approved on the following described property:

> *A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:*
>
> *COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South 02°16' 26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the Westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 1971i0083905 in Book i252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said Westerly railroad line, a distance of 1,488.22 feet, to the intersection of said Westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North 87°32'47" West, departing said Westerly railroad*

line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDOX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'45" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDOX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet, to the Northeast corner of Lot 3, of said subdivision; thence South 02°34'12" West, departing said North line, along the East line of said Lot 3, a distance of 295.01 feet, to the Southeast corner of said Lot 3, said point also being a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, departing said East lot line, along said North Right-of-Way line, a distance of 130.00 feet, to a point at the Southwest corner of said Lot 3; thence North 02°33'49" East, departing said North Right-of-Way line, along the West line of said Lot 3, a distance of 295.37 feet, to the Northwest corner of said Lot 3, said point also being on said North line of MADDOX ACRES; thence North 87°49'40" West, departing said West Lot line, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North 26°18'22" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 26°59'32" West, continuing along said East Right-of-Way line, a distance of 256.78 feet; thence North 26°51'12" West, continuing along said East Right-of-Way line, a distance of 241.77 feet, to a point on a non-tangent curve; thence continuing along said East Right-of-Way line, along a curve to the right, having a radius of 1,707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", and an arc length of 392.24 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177; thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,524.67 square feet or 49.85 acres.

SECTION 2. That the following conditions of approval apply:

1. An updated sanitary sewer analysis will need to be submitted and approved prior to the approval of any final design / development documents.
2. The applicant shall be required to provide an offsite public sanitary sewer connection to the south at a location to be identified by City staff.
3. Development shall be in accordance with the preliminary development plan dated February 25, 2022, and building elevations with revised dates of May 16, 2022.
4. An Alternate Parking Plan shall be approved for the development as depicted on the preliminary development plan and consistent with the supporting documentation of parking for comparable industrial developments provided to staff with an upload date of May 16, 2022.
5. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements addressed in the City Traffic Engineer's TIA dated April 29, 2022. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 21st day of June, 2022.

Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 23rd day of June, 2022.

Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

PRELIMINARY DEVELOPMENT PLAN
FOR
LS INDUSTRIAL, LLC

Section 17–Township 47N–Range 31W
City of Lee's Summit
Jackson County, Missouri

LEGAL DESCRIPTION

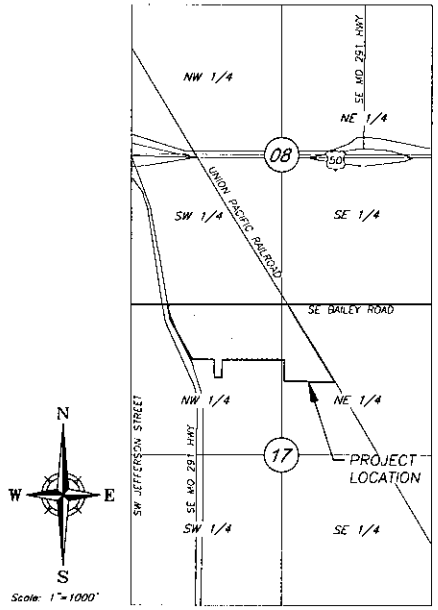
A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northwest Quarter, a distance of 42.89 feet, thence South 02°16' 26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 1971E0053905 in Book 1252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said westerly railroad line, a distance of 1,488.22 feet, to the intersection of said westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North 87°32'47" West, departing said westerly railroad line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said North Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDOX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'43" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDOX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet; thence South 02°34'12" West, departing said North line, a distance of 295.01 feet, to a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, along said North Right-of-Way line, a distance of 130.00 feet; thence North 02°33'49" East, departing said North Right-of-Way line, a distance of 295.37 feet, to the North line of said MADDOX ACRES; thence North 87°49'40" West, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established, thence North 26°18'23" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 02°59'35" West, along said East Right-of-Way line, a distance of 241.77 feet, thence continuing along said East Right-of-Way line, along a curve to the right having a radius of 1707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", an arc length of 392.74 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177, thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,545 square feet or 49.85 acres.

UTILITY CONTACTS

Sanitary Sewers	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1900 email: jeff.thorn@cityofLS.net	Gas	Mr. Donnie Richards Missouri Gas Energy 7500 E. 35th Terrace Kansas City, MO 64129 (816) 472-9464 Fax (816) 472-3488 email: donnie.richards@sug.com
	Mr. Jeff Shook Little Blue Valley Sewer District 21101 East 78 Highway Independence, MO 64057 (816) 285-1522 email: jshook@lbvsd.net	Cable Television	Mr. Greg Thomas Time Warner Cable 8221 W. 119th Street Overland Park, KS 66213 (913) 643-1950 email: greg.thomas@twcable.com
Water	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1900 email: jeff.thorn@cityofLS.net	Telephone	Ms. Glenda Charles AT&T 1425 Oak Street Kansas City, MO 64106 (816) 363-1569 Fax (816) 275-1109 email: gc6954@att.com
Electric Service	Mr. Nathan Michael Kansas City Power & Light P.O. Box 418679 Kansas City, MO 64141 (816) 220-5210 Fax (816) 245-3623 email: Nathan.Michael@kcpl.com		

Missouri One Call System 1-800-344-7483 (DIG-RITE)



VICINITY MAP
Section 17-T47N-R31W

INDEX OF SHEETS

Sht. No.	Description
C1	Cover Sheet
C2	General Layout
C3	Grading Plan
C4	Dimension Plan
C5	Utility Plan
C6	Existing Conditions Drainage Map
C7	Drainage Map
C8	Drainage Calculations
L100-L103	Landscape Plans

PREPARED FOR:
GARY O'DELL
LS INDUSTRIAL, LLC
4 EAST FRANKLIN ST.
LIBERTY, MISSOURI 64068
816-803-7633

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219-9745
CONTACT: CLINT LOUMASTER, PE
913-492-0400

PROJECT ENGINEER:

DATE: 2/25/2022

Floodplain

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0438G-PANEL 438 OF 625; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

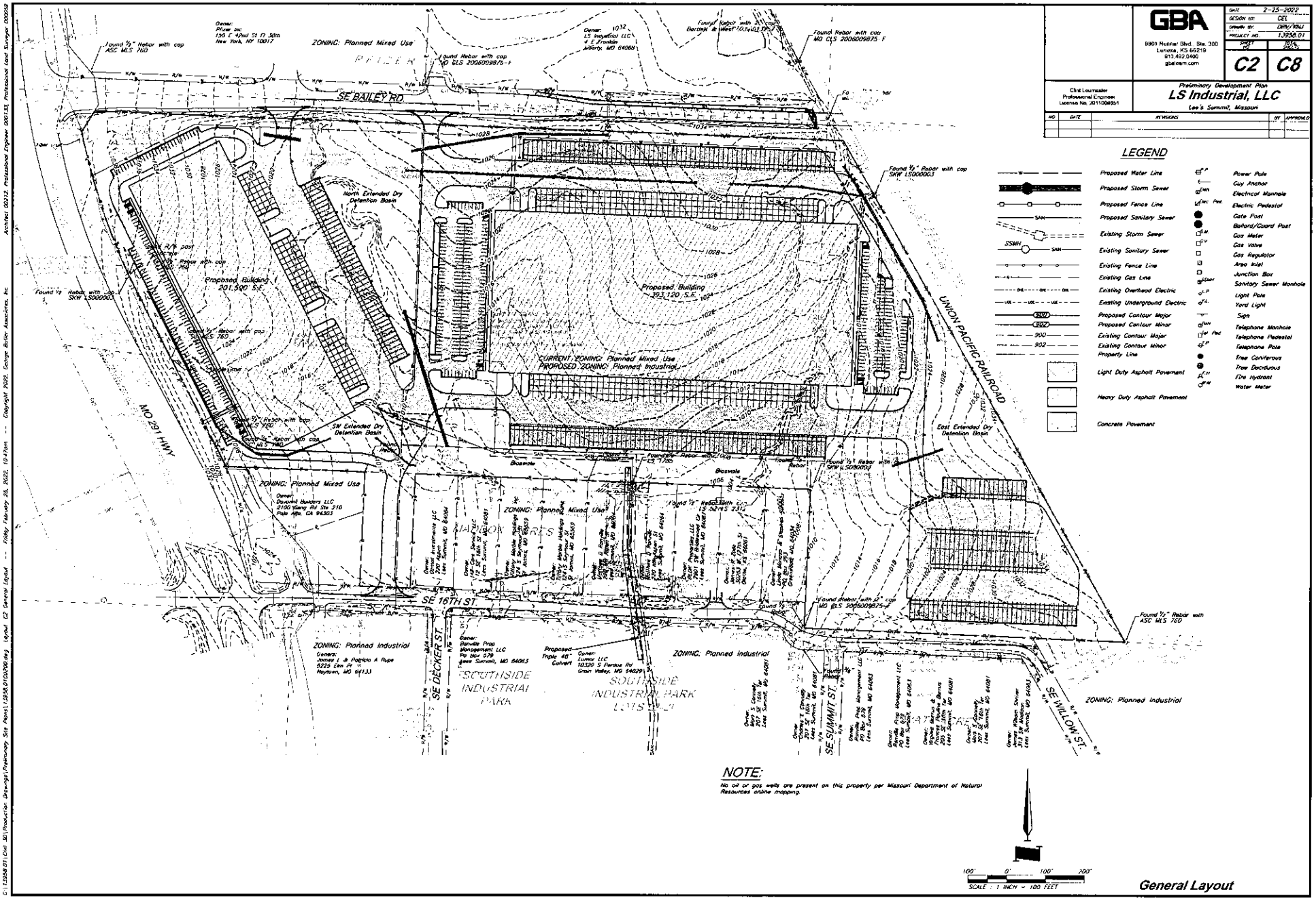
Disturbed Area

49.85 AC

GBA
architects
engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

2/25/2022

Architect 00212, Professional Engineer 000101, Professional Land Surveyor 000259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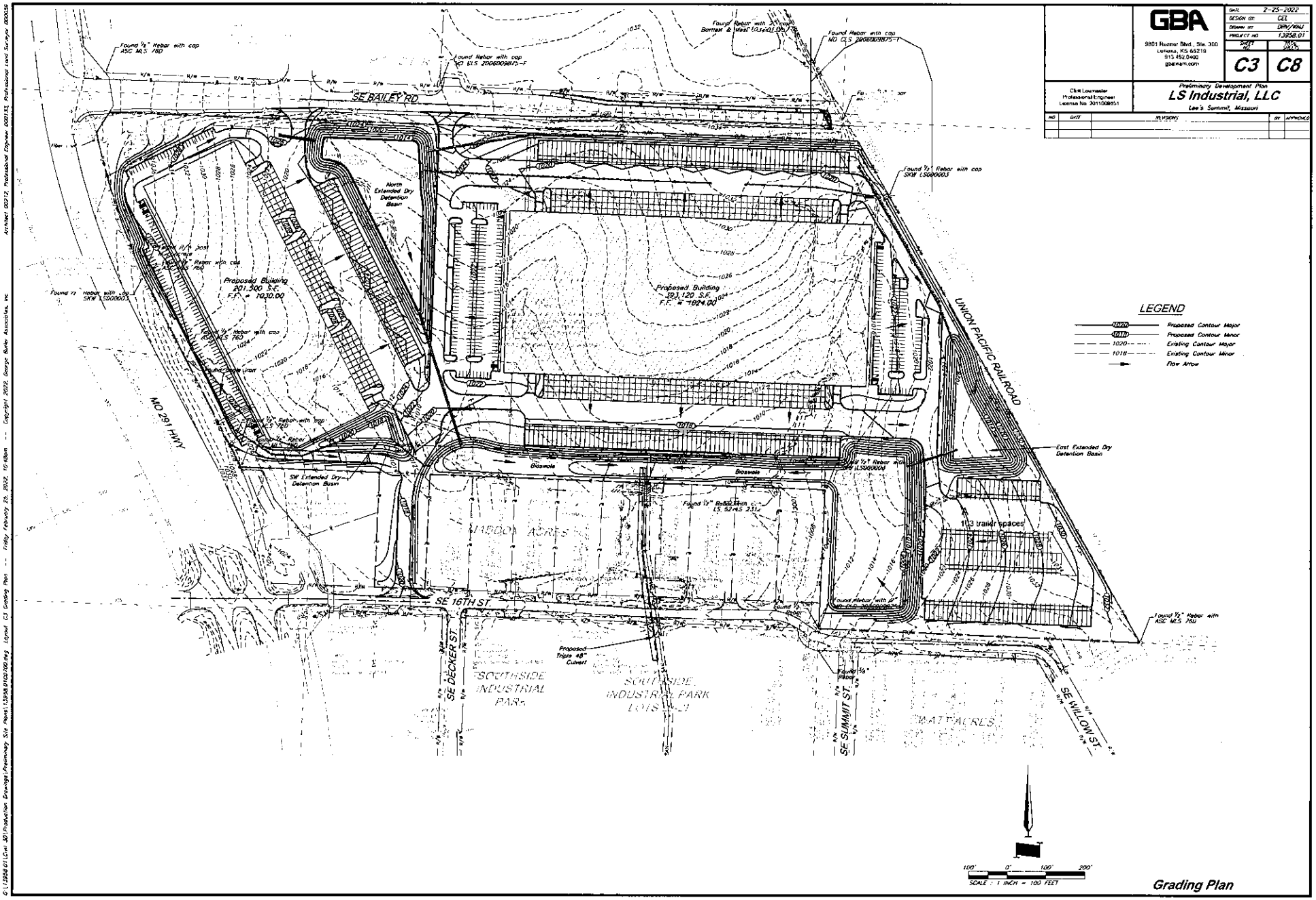
Lenexa, KS 66219
913.492.0400
gbalenx.com
DATE 2-25-2022
DESIGN BY CEL
DRAWN BY DRN/KNJ
PROJECT NO. 13958.01
SHEET NO. C2
TOTAL SHEETS C8
Clint Laumaster
Professional Engineer
License No. 2011009851
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri
NO. DATE REVISIONS BY APPROVED
LEGEND
Proposed Water Line
Proposed Storm Sewer
Proposed Fence Line
Proposed Sanitary Sewer
Existing Storm Sewer
Existing Sanitary Sewer
Existing Fence Line
Existing Gas Line
Existing Overhead Electric
Existing Underground Electric
Proposed Contour Major
Proposed Contour Minor
Existing Contour Major
Existing Contour Minor
Property Line
Light Duty Asphalt Pavement
Heavy Duty Asphalt Pavement
Concrete Pavement
Power Pole
Guy Anchor
Electrical Manhole
Electric Pedestal
Gate Post
Bollard/Guard Post
Gas Meter
Gas Valve
Gas Regulator
Area Inlet
Junction Box
Sanitary Sewer Manhole
Light Pole
Yard Light
Sign
Telephone Manhole
Telephone Pedestal
Telephone Pole
Tree Coniferous
Tree Deciduous
Fire Hydrant
Water Meter
ZONING: Planned Mixed Use
SE BAILEY RD.
Proposed Building 201,500 S.F.
Proposed Building 203,120 S.F.
CURRENT ZONING: Planned Mixed Use
PROPOSED ZONING: Planned Industrial
North Extended Dry Detention Basin
SW Extended Dry Detention Basin
East Extended Dry Detention Basin
Bioswale
UNION PACIFIC RAILROAD
MO 291 HWY
SE 16TH ST.
SE DECKER ST.
SE SUMMIT ST.
SE WILLOW ST.
ZONING: Planned Industrial
SOUTHSIDE INDUSTRIAL PARK
SOUTHSIDE INDUSTRIAL PARK LOTS 1-2
Proposed Triple 48" Culvert
NOTE:
No oil or gas wells are present on this property per Missouri Department of Natural Resources online mapping.
SCALE : 1 INCH = 100 FEET
General Layout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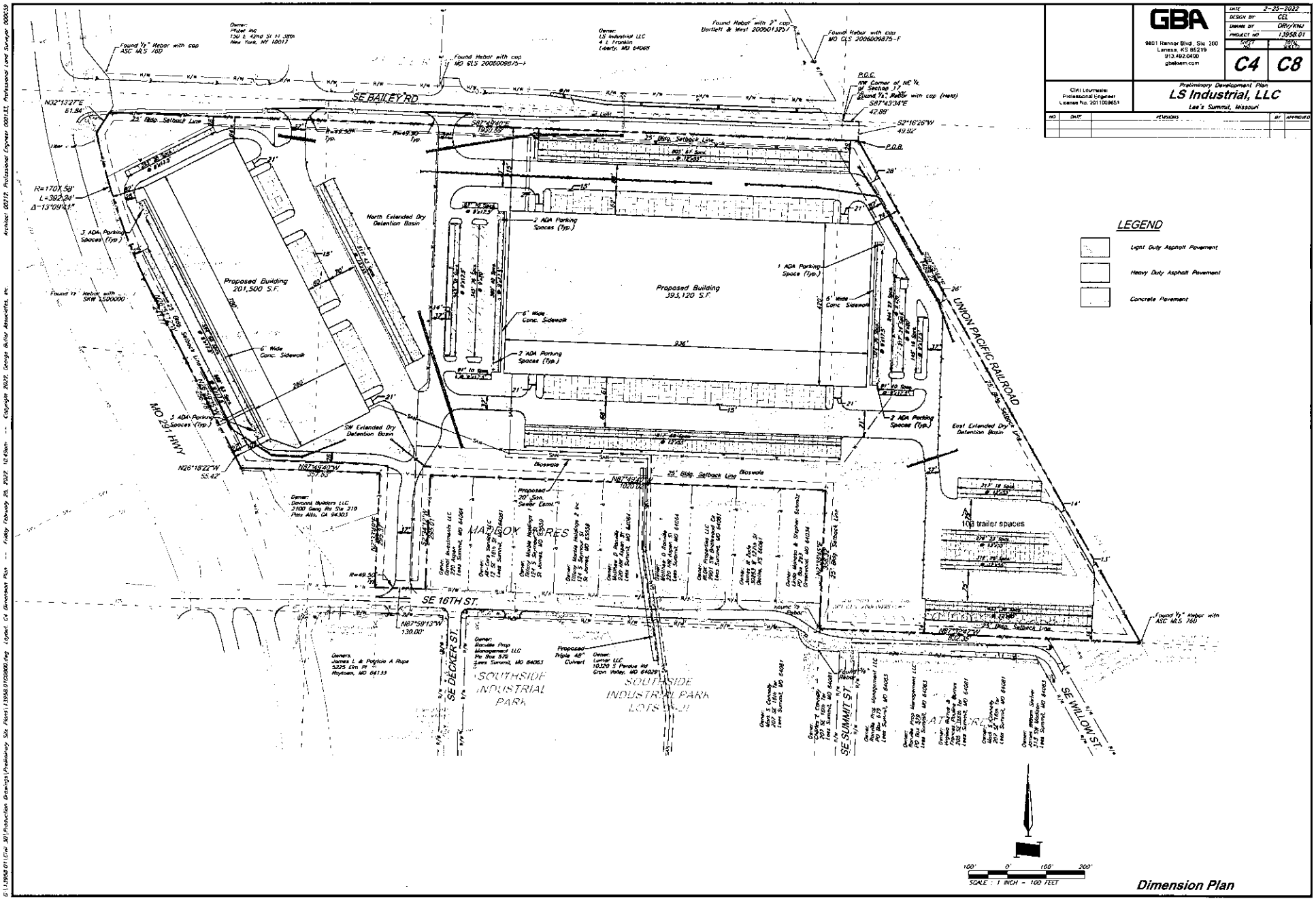
DATE 2-25-2022
DESIGN BY: CEE
DRAWN BY: DPK/KNJ
PROJECT NO 13958.01
SHEET NO C3
TOTAL SHEETS C8
Clint Lowmaster
Professional Engineer
License No. 2011008651
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri
NO DATE REVISION BY APPROVED
SE BAILEY RD
MO 291 HWY
UNION PACIFIC RAILROAD
SE 16TH ST
SE DECKER ST
SE SUMMIT ST
SE WILLOW ST
Found ½" Rebar with cap ASC MLS 760
Found Rebar with cap MO LLS 2006009875-F
Found Rebar with Bartlett & West 10.14x01.06
Found ½" Rebar with cap SKW LS000003
North Extended Dry Detention Basin
Proposed Building 201,500 S.F. F.F. = 1030.00
Proposed Building 193,120 S.F. F.F. = 1024.00
SW Extended Dry Detention Basin
East Extended Dry Detention Basin
Bioswale
Found ½" Rebar with cap LS 52 MS 231
103 trailer spaces
Found ½" Rebar with ASC MLS 750
Proposed Triple 48" Culvert
SOUTHSIDE INDUSTRIAL PARK
SOUTHSIDE INDUSTRIAL PARK LOTS 1-3
BATTACRES
LEGEND
Proposed Contour Major
Proposed Contour Minor
Existing Contour Major
Existing Contour Minor
Flow Arrow
SCALE : 1 INCH = 100 FEET
Grading Plan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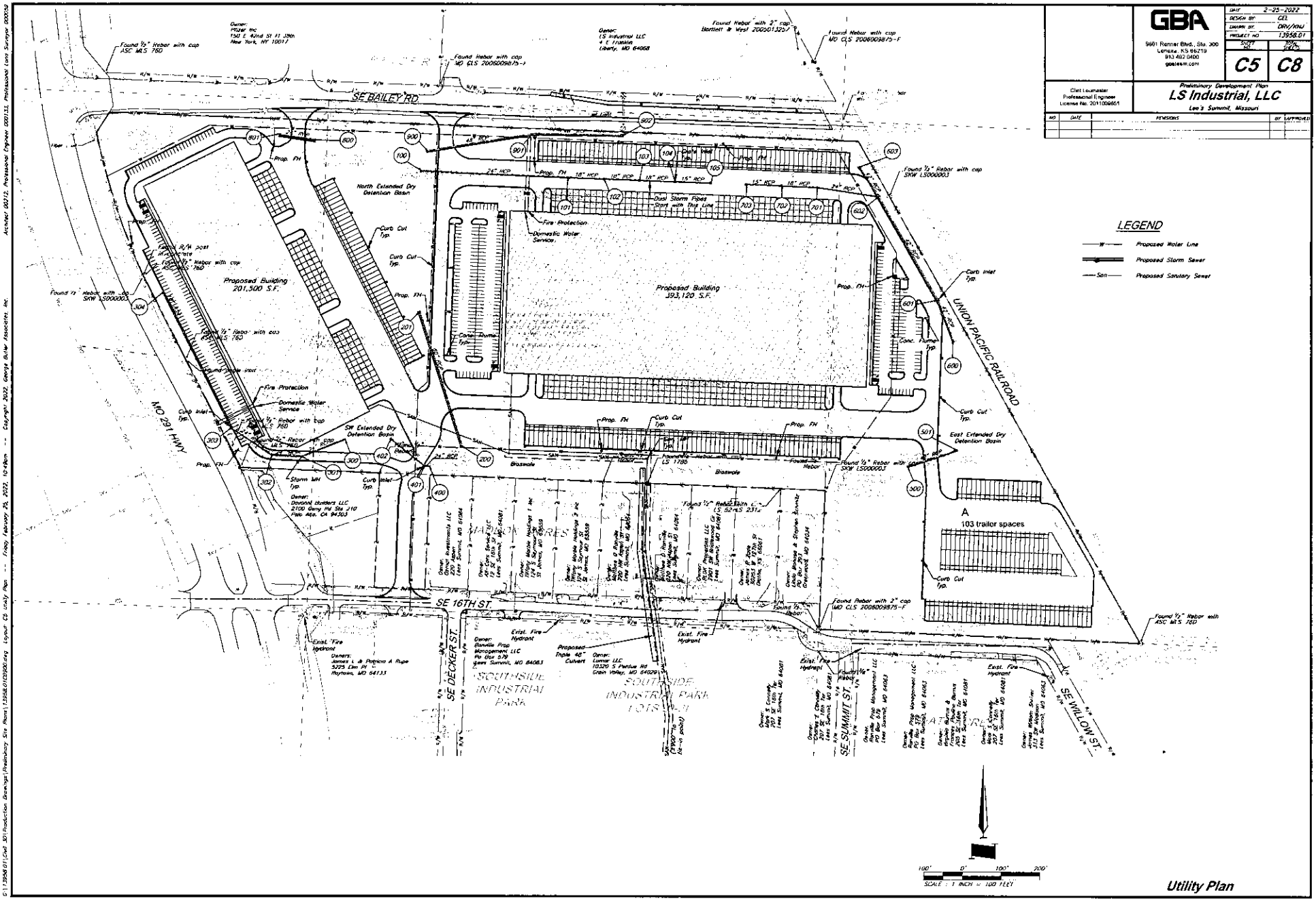
DATE 2-25-2022
DESIGN BY CEL
DRAWN BY DRH/KNJ
PROJECT NO 13958.01
SHEET NO C4
TOTAL SHEETS C8
Civil Licensee:
Professional Engineer
License No. 2011009851
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri
NO DATE REVISIONS BY APPROVED
LEGEND
Light Duty Asphalt Pavement
Heavy Duty Asphalt Pavement
Concrete Pavement
SE BAILEY RD
SE 16TH ST.
SE DEOKER ST.
SE SUMMIT ST.
SE WILLOW ST.
MO 291 HWY
UNION PACIFIC RAILROAD
Proposed Building 201,500 S.F.
Proposed Building 393,120 S.F.
North Extended Dry Detention Basin
SW Extended Dry Detention Basin
East Extended Dry Detention Basin
2 ADA Parking Spaces (Typ.)
1 ADA Parking Space (Typ.)
3 ADA Parking Spaces (Typ.)
6' Wide Conc. Sidewalk
25' Bldg. Setback Line
Bioswale
Proposed 20' San. Sewer Easm.
Proposed Triple 48" Culvert
108 trailer spaces
MEADOW PARKS
SOUTHSIDE INDUSTRIAL PARK
SOUTHSIDE INDUSTRIAL PARK LOTS 1-21
P.O.C.
P.O.B.
SCALE : 1 INCH = 100 FEET
Dimension Plan



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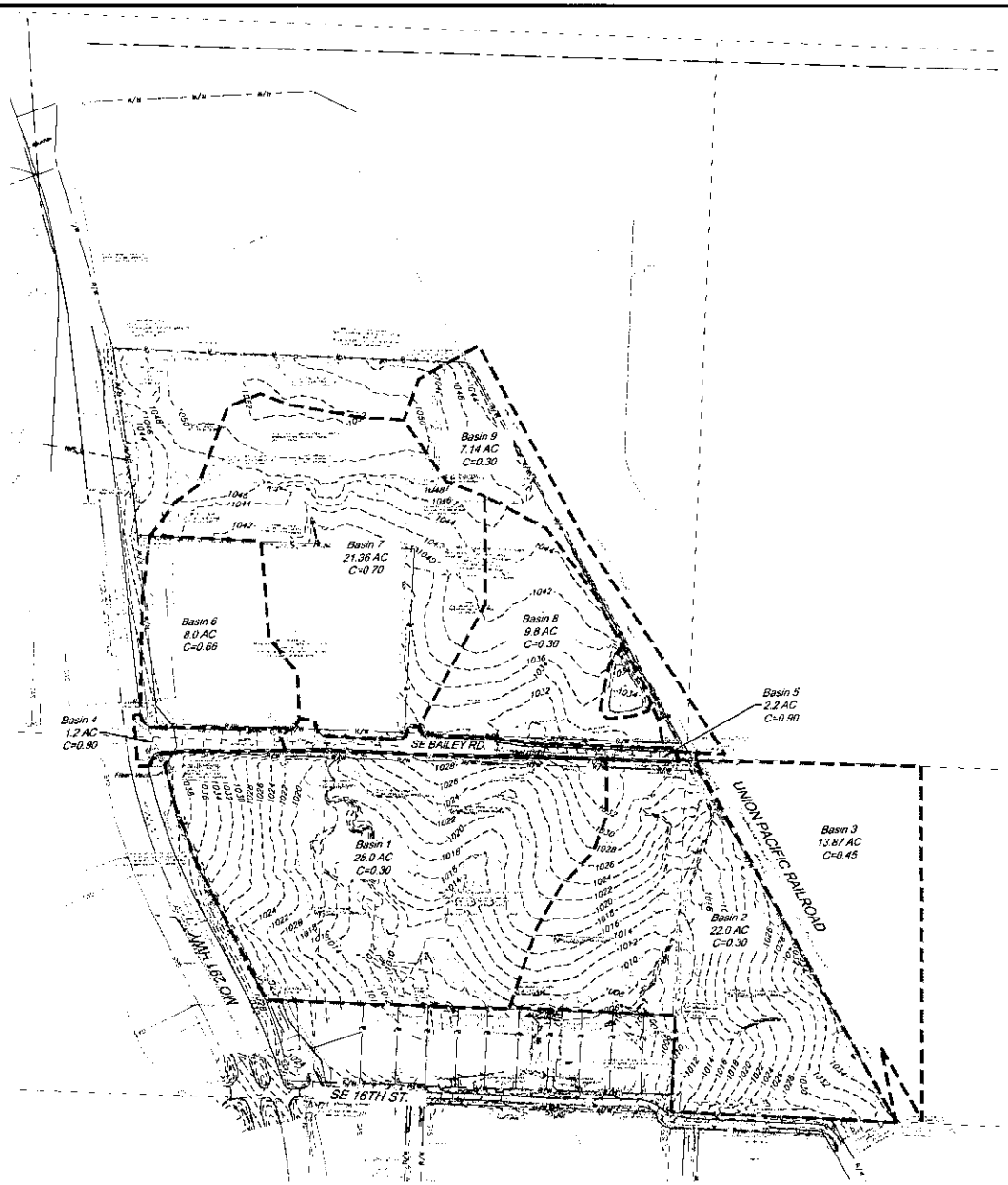
Architect 00312, Professional Engineer 000133, Professional Land Surveyor 000330



GBA
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE	2-25-2022
DESIGN BY:	CEL
DRAWN BY:	DPV/KNJ
PROJECT NO	13958.01
SHEET NO	C6
TOTAL SHEETS	C8

Clint Lourmaster
Professional Engineer
License No. 2011008651

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED

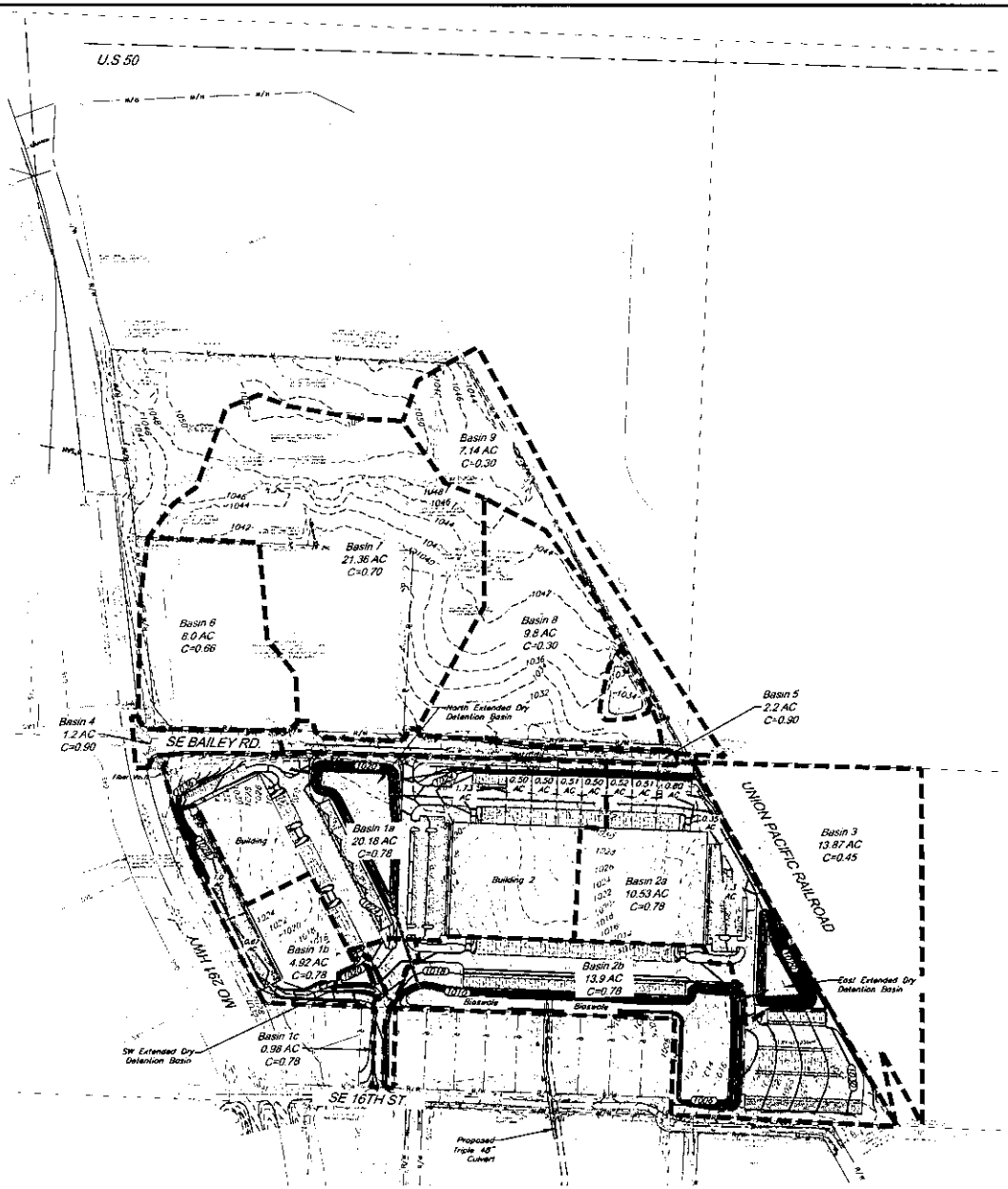
LEGEND

- Existing Drainage Boundary
- 900 Existing Contour Major
- 902 Existing Contour Minor

200' 0' 200' 400'
SCALE : 1 INCH = 200 FEET

Existing Conditions Drainage Map

C:\13958.01\Civil 3D\Production Drawings\Preliminary Site Plans\13958.01C3D00.dwg Layout: C6 Existing Conditions Drainage Map -- Friday, February 25, 2022, 10:30am -- Copyright 2022, George Butler Associates, Inc.Architect 00117, Professional Engineer 000133, Professional Land Surveyor 000133



GBA
5801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.5400
gbakansas.com

DATE	2-25-2022
DESIGN BY:	CEL
DRAWN BY:	DMJ/MKJ
PROJECT NO.	13958.01
SHEET NO.	C7
TOTAL SHEETS	C8

Clint Loumeister
Professional Engineer
License No. 2011006851

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED

LEGEND

- Proposed Drainage Boundary
- Proposed Sub-Basin Drainage Boundary
- 1040 Proposed Contour Major
- 1042 Proposed Contour Minor
- 900 Existing Contour Major
- 902 Existing Contour Minor

200' 0' 200' 400'
SCALE : 1 INCH = 200 FEET

Drainage Map

G:\13958.01\Civil_3D\Production Drawings\Preliminary Site Plans\13958.01C700.dwg layout: C7 Drainage Map -- Friday, February 25, 2022, 10:56am -- Copyright 2020, George Butler Associates, Inc. Architect 00212, Professional Engineer 000131, Professional Land Surveyor 000039

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Lenexa, KS 66219
913.492.0400
gbainc.com

DATE: 2-25-2022
DESIGN BY: CEL
DRAWN BY: DRV/KHJ
PROJECT NO: 13958.01
SHEET NO: C8
TOTAL SHEETS: C8

Clint Lourmaster
Professional Engineer
License No. 2011008951

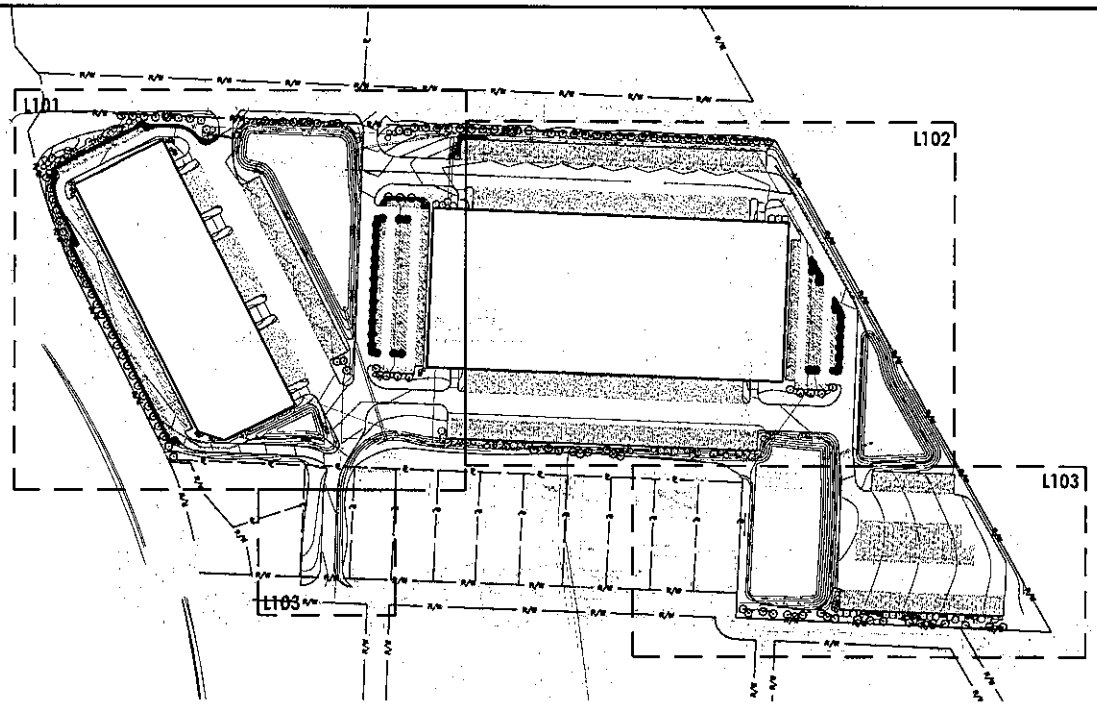
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO.	DATE	REVISION	BY	APPROVED

10 Year Storm

	Structures		Runoff Calculations									Pipe Design																Design Checks							
	From	To	Direct Area (acre)	Line in (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Description	Pipe length (lin ft)	Pipe Slope Slope, %	Pipe dia (in)	Manning's n Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps	Perf'D	outlet head, ft	HW, Inlet Control, (ft)	HW, Outlet Control, (ft)	Inlet Top Elevation	Upstream flowline	Downstream flowline	Inlet Drop (ft)	Downstream Water Elevation	Hydraulic Grade Elev. (Calculated)	Hydraulic Grade (Allowable)	Comments
Line 100	105		0.56			0.90	1.00	5.00		7.35	3.3	End Section													1018.50					1016.31	1019.00	
		104			0.50	0.90	1.00	5.00	0.31	7.35	3.3	RCP	92.00	0.50	15	0.013	4.58	1.23	3.73	5.00	0.9	0.57	1017.67	1018.31		1016.54	1016.06		1017.64	1017.64	1019.00	
	104		0.61			0.90	1.00	5.00		7.35	3.4	Grate Inlet													1019.50			0.2		1017.38	1019.00	
		103			1.01	0.90	1.00	5.31	0.31	7.26	6.3	RCP	92.00	0.50	18	0.013	7.45	1.77	4.21	5.00	0.8	0.27	1017.03	1017.84		1015.88	1015.42		1017.38			Dual 18" RCP. Calculation Shown for One Pipe
	103		0.50			0.90	1.00	5.00		7.35	1.7	Grate Inlet													1019.50			0.2		1017.38	1019.00	
		102			1.51	0.90	1.00	5.81	0.31	7.17	4.9	RCP	92.00	0.50	18	0.013	7.45	1.77	4.21	5.00	0.9	0.58	1016.53	1017.38		1016.22	1014.76		1019.00			Dual 18" RCP. Calculation Shown for One Pipe
	102		0.55			0.90	1.00	5.00		7.35	1.7	Grate Inlet													1019.50			0.2		1016.89	1019.00	
		101			2.01	0.90	1.00	5.92	0.31	7.08	6.4	RCP	92.00	0.50	18	0.013	7.45	1.77	4.21	5.00	1.0	1.00	1015.09	1016.53		1014.56	1014.10		1015.60			Dual 18" RCP. Calculation Shown for One Pipe
	101		1.73			0.90	1.00	5.00		7.35	5.7	Grate Inlet													1019.50			0.2		1015.60	1019.00	
		100			3.74	0.90	1.00	6.23	1.27	6.99	11.8	RCP	360.34	0.50	24	0.013	18.04	3.14	5.11	5.00	0.9	2.55	1013.60	1015.53		1013.60	1012.00		1013.00			Dual 24" RCP. Calculation Shown for One Pipe
																														1013.00		
Line 300	305		1.00			0.90	1.00	5.00		7.35	6.6	Area inlet									1.0	3.85	1024.75	1026.49	1027.00			0.2		1026.49	1026.50	
		304			1.00	0.90	1.00	5.00	1.31	7.35	6.6	RCP	391.73	0.50	18	0.013	7.45	1.77	4.21	5.00	1.0	3.85	1024.75	1026.49		1023.17	1021.21		1022.79			
	304		0.67			0.90	1.00	5.00		7.35	4.4	Area inlet													1026.00			0.2		1022.79	1026.50	
		303			1.67	0.90	1.00	6.31	0.41	6.97	10.5	RCP	124.38	0.50	24	0.013	18.04	3.14	5.11	5.00	0.9	0.90	1022.79	1022.75		1021.01	1020.38		1021.95			
	303		0.00			0.90	1.00	5.00		7.35	0.0	Area inlet													1027.00			0.2		1021.95	1026.50	
		301			1.67	0.90	1.00	6.72	0.26	6.88	10.3	RCP	77.35	0.50	24	0.013	18.04	3.14	5.11	5.00	0.9	0.58	1021.95	1021.92		1020.19	1019.66		1021.36			
	301		0.00			0.90	1.00	5.00		7.35	0.0	Area inlet													1025.50			0.2		1021.36	1025.00	
		300			1.67	0.90	1.00	6.98	0.40	6.78	10.2	RCP	120.35	0.50	24	0.013	18.04	3.14	5.11	5.00	0.9	0.74	1021.36	1020.74		1019.60	1019.00		1020.00			
																														1020.00		
Line 400	403		4.82			0.78	1.00	16.00		5.01	19.2	Curb inlet													1020.00					1016.19	1019.50	
		401			4.92	0.78	1.00	16.00	0.37	5.01	19.2	RCP	119.71	1.00	24	0.013	22.68	3.14	7.22	5.00	1.4	2.47	1015.22	1016.10		1013.38	1012.28		1015.64			
	401		0.68			0.90	1.00	5.00		7.35	5.5	Curb inlet													1018.00			0.2		1015.64	1017.50	
		400			5.90	0.80	1.00	16.37	0.05	4.97	23.6	RCP	15.13	0.00	24	0.013	18.04	3.14	5.11	5.00	1.6	1.40	1015.64	1014.40		1012.06	1012.06		1013.00			
																														1013.00		
Line 600	603		7.14			0.30	1.00	26.67		4.01	8.6	Area inlet													1019.75			0.2		1015.56	1019.25	
		602			7.14	0.30	1.00	26.67	0.33	4.01	8.6	RCP	100.34	0.50	36	0.013	47.29	7.07	6.69	5.00	0.7	0.06	1015.56	1014.93		1013.46	1012.97		1014.88			
	602		0.35	13.67		0.60	1.00	5.00		7.35	2.3	Area inlet													1019.75			0.2		1014.88	1019.25	
		601			21.36	0.12	1.00	27.00	1.00	3.98	9.9	RCP	209.25	0.50	36	0.013	47.29	7.07	6.69	5.00	0.7	0.16	1014.88	1013.43		1012.77	1011.28		1013.25			
	601		1.35			0.90	1.00	5.00		7.35	8.8	Area inlet													1020.00			0.2		1013.25	1019.50	
		600			22.86	0.16	1.00	28.00	0.39	3.91	14.2	RCP	118.66	0.50	36	0.013	47.29	7.07	6.69	5.00	0.7	0.19	1013.25	1012.19		1011.06	1010.50		1012.00			
																														1012.00		
Line 700	705		0.52			0.90	1.00	5.00		7.35	3.4	Area inlet													1019.75			0.2		1015.39	1019.25	
		702			0.52	0.90	1.00	5.00	0.31	7.35	3.4	RCP	92.00	0.75	15	0.013	5.61	1.23	4.57	5.00	0.9	0.72	1017.59	1018.39		1016.44	1015.75		1017.67			
	702		0.51			0.90	1.00	5.00		7.35	3.4	Area inlet													1019.75			0.2		1017.67	1019.25	
		701			1.03	0.60	1.00	5.31	0.31	7.26	6.7	RCP	92.00	0.75	18	0.013	9.12	1.77	5.16	5.00	1.1	1.16	1017.13	1017.67		1015.55	1014.86		1016.58			
	701		0.86			0.90	1.00	5.00		7.35	5.3	Area inlet													1019.75			0.2		1016.58	1019.25	
		700			1.93	0.90	1.00	5.61	0.56	7.17	11.8	RCP	169.06	1.00	24	0.013	22.68	3.14	7.22	5.00	1.0	1.28	1016.58	1015.28		1014.08	1013.00		1014.00			
																														1014.00		
Line 900	902		9.80			0.90	1.00	16.76		4.71	41.5	Area inlet													1028.00					1024.15	1027.50	
		901			9.80	0.90	1.00	16.76	0.77	4.71	41.5	RCP	232.46	0.50	48	0.013	101.64	12.57	8.10	5.00	0.8	0.63	1024.15	1023.10		1021.03	1019.87		1022.47			
	901		0.00			0.90	1.00	5.00		7.35	0.0	Manhole													1027.00			0.5		1022.47	1026.50	
		900			9.80	0.90	1.00	19.56	0.91	4.63	40.5	RCP	274.32	0.50	48	0.013	101.64	12.57	8.10	5.00	0.8	0.69	1022.47	1020.69		1019.37	1018.00		1020.00			
																														1020.00		

Drainage Map



1 **KEY PLAN**
Scale 1:150

SCALE: 1:150

LAND3 STUDIO

GBA
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE:	2-25-2022
DESIGN BY:	
DRAWN BY:	
PROJECT NO:	
SHEET NO:	L100
TOTAL SHEETS:	L103

LAND3 Studio - Landscape Architect
MO LA Corp# 2006001000

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

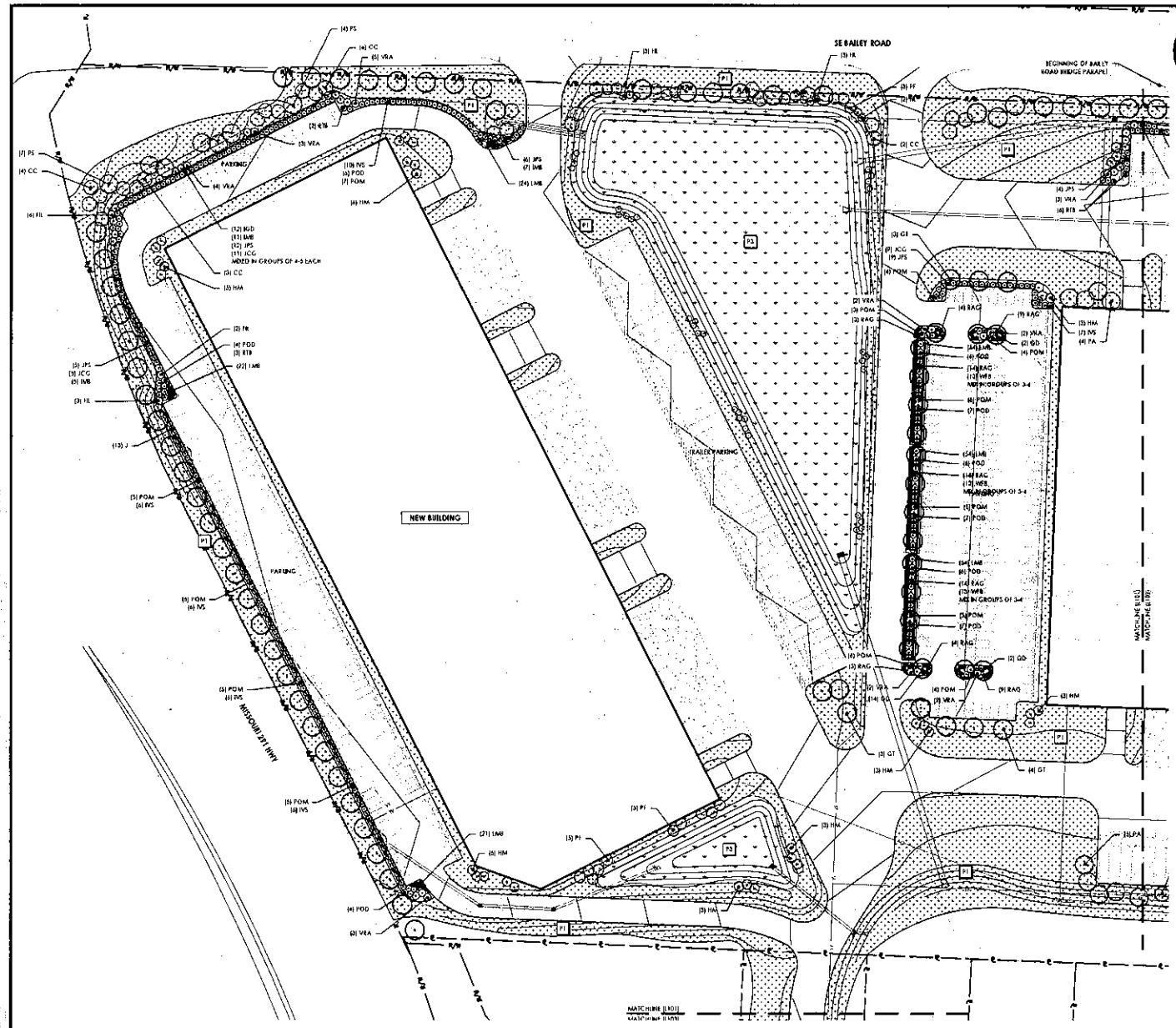
NO	DATE	REVISIONS	BY	APPROVED

LANDSCAPE REQUIREMENTS - The Grove - Preliminary Development Plan
CITY: LEE'S SUMMIT, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided	Additional Notes
8.290.A.1 Street Frontage Trees	One (1) tree shall be planted for each 30ft of street frontage	SE Bailey Road	1930 LF	64 Trees	64	
		MO 291 Hwy	965 LF	32 Trees	62	
		SE 16th Street	592 LF	20 Trees	20	
8.290.A.2 Street Frontage Green Strip	Any parking or loading visible from a street shall be separated with a 20 ft wide landscape strip	SE Bailey Road, MO-291 Hwy, & SE 16th Street		20 FT	20 FT	Refer to site plan
8.290.A.3 Street Frontage Shrubs	One (1) shrub shall be provided for each 30ft of street frontage	SE Bailey Road	1930 LF	64 Shrubs	64	
		MO 291 Hwy	965 LF	32 Shrubs	32	
		SE 16th Street	592 LF	20 Shrubs	20	
8.290.B.1 Open Yard Areas	Provide two (2) shrubs per 5,000 square feet of total lot area excluding building footprint area	Property Limits	1,877,664 SF	631 Shrubs	631	2,172,284 SF of lot area 594,620 SF building footprint
8.290.B.2 Open Yard Areas	All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod.	Property Limits	N/A			Refer to site landscape plan.
8.290.B.3 Open Yard Areas	In addition to trees required based upon street frontage, provide one (1) tree for every 5,000 square feet of lot area not covered by buildings/structures	Property Limits	1,877,664 SF	316 Trees	316	2,172,284 SF of lot area 594,620 SF building footprint
8.310.A Parking Lot Landscaping & Trees	Landscape islands, strips or other planting areas shall constitute 5% of the entire area devoted to parking spaces, aisles and driveways.	Parking Lots	N/A			Industrial zoned properties, PI and CS, shall be exempt from this requirement.
8.310.B Parking Lot Landscaping & Trees	Landscape island shall be located at the end of every parking bay. The island shall be planted in trees, shrubs, grass, or ground cover.	Parking Lots	N/A			Refer to site landscape plan.
8.310.C Parking Lot Landscaping & Trees	Tree planting areas shall be no less than ten (10) feet in width. No tree shall be located less than four (4) feet from the back of curb.	Parking lots	N/A			Refer to site landscape plan.
8.330.A-E Screening, Parking lot	Screening to a height of 2.5ft must be provided along the edge of the parking lot or loading area closest to and parallel to the street.	SE Bailey Road, MO-291 Hwy, & SE 16th Street	N/A		1. Planting beds provided	Screening may be provided in the following ways: 1. Planted only; 2. Earthen berm; 3. Wall; 4. Combination.
8.370 Buffer/Screen; Where required	Buffer/screen between development of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.390.	North Property Line	PI - PMIX		Parking screen	Property being rezoned to PI
		South & East Property line	PI - PI	None Required		
		West Property line	PI - PI/CP-2		Parking screen	

L100

LANDSCAPE KEY PLAN



1 LANDSCAPE SITE PLAN
Scale 1:50

LAND3 Studio - Landscape Architect
MO LA Corporate 2006001860

GBA
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbakansas.com

DATE: 2-25-2022
DESIGN BY:
DRAWN BY:
PROJECT NO:
SHEET NO: L101
TOTAL SHEETS: L103

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO	DATE	REVISIONS	BY	APPROVED

PLANTING SCHEDULE

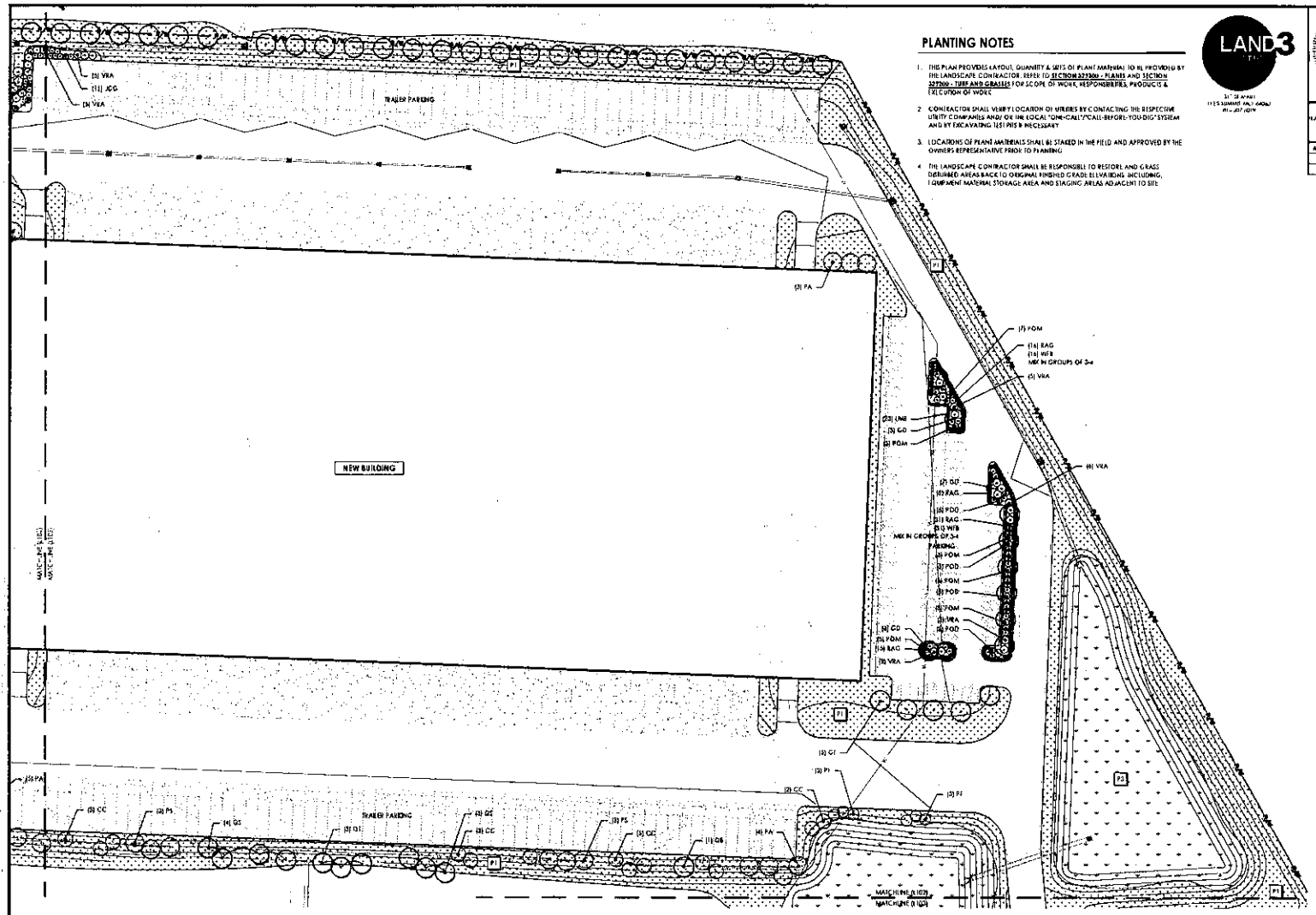
SYM.	KEY	COMMON NAME / BOTANICAL NAME	SIZE & REMARKS
		SHADE/STREET TREES	
	GD	Espresso Kentucky Coffeetree / Gymnocladus dioicus 'Espresso'	2.5" cal.
	NS	Black Gum / Nyssa sylvatica	2.5" cal.
	QB	Swamp-white Oak / Quercus bicolor	2.5" cal
	QI	Shingle Oak / Quercus imbricaria	2.5" cal.
	QS	Shumard Oak / Quercus shumardii	2.5" cal.
	UP	Frontier Elm / Ulmus x 'Frontier'	2.5" cal.
		ORNAMENTAL TREE	
	CC	White Bud / Cercis canadensis f. alba 'Royal White'	6-7' ht
	HM	Seven Son Tree / Heptacodium miconioides	6-7' ht
		EVERGREEN TREE	
	PA	Norway Spruce / Picea abies	6-7' ht
	PY	Vanderwolf Pine / Pinus flexilis 'Vanderwolf's Pyramid'	6-7' ht
	PS	Eastern White Pine / Pinus strobus	6-7' ht
		EVERGREEN SHRUB	
	IGD	Dense Inkberry Holly / Ilex glabra 'Densa'	#3 cont
	IMB	Blue Princess Holly / Ilex x meserveae 'Blue Princess'	18" ht B&B
	JCG	Gold Lace Juniper / Juniperus scherenia 'Gold Lace'	#3 cont
	JPS	Sea Green Juniper / Juniperus x pfitzeriana 'Sea Green'	#3 cont
	JVC	Grey Owl Juniper / Juniperus virginiana 'Grey Owl'	#3 cont
		DECIDUOUS SHRUBS & PERENNIALS	
	FE	Lynwood Gold Forsythia / Forsythia x intermedia 'Lynwood Var'	24-36"ht B&B
	IVS	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet'	#3 cont
	LMB	Big Blue Liriope / Liriope muscari 'Big Blue'	#1 cont
	POD	Little Devil Ninebark / Physocarpus opulifolius 'Donna Kim'	#3 cont
	POM	Coppertina Ninebark / Physocarpus opulifolius 'Mindor'	#3 cont
	RAG	Gro-Low Sumac / Rhus aromatica 'Gro-Low'	#3 cont
	RTB	Tiger-Eye Sumac / Rhus typhina 'Bailiger'	#3 cont
	VRA	Allegheny Viburnum / Viburnum rhytidophyllum 'Allegheny'	24-36"ht B&B
	WFB	Fine Wine Weigela / Weigela florida 'Bramwell'	#3 cont.
		SEED / GROUNDCOVER	
	P1	Turf type tall fescue blend sod (RE: Specifications)	
	P2	Hydromulched turf type tall fescue seed (RE: Specifications)	
	P3	Hydromulched native seed mix (RE: Specifications)	

PLANTING NOTES

1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 329300 - PLANTS AND SECTION 329200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/OR THE LOCAL "ONE-CALL/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

L101

LANDSCAPE SITE PLAN



1 LANDSCAPE SITE PLAN
Scale 1:50

PLANTING NOTES

1. THE PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 32 9300 - PLANTS AND SECTION 32 7200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

LAND3 STUDIO
1151 SUMMIT (N.) AVENUE
LEE'S SUMMIT, MO 64086
816.207.1019

LANDSCAPE ARCHITECT
MISSOURI
LICENSED
LANDSCAPE ARCHITECT
NUMBER
2006007
07-29-2022

GBA
8801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE:	2-25-2022
DESIGN BY:	
DRAWN BY:	
PROJECT NO.:	
SHEET NO.	L102
TOTAL SHEETS	L103

LAND3 Studio - Landscape Architect
MO LA Corp# 2006001980

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED

PLANTING SCHEDULE

SYM	KEY	COMMON NAME / BOTANICAL NAME	SIZE & REMARKS
		SHADE/STREET TREES	
	CD	Espresso Kentucky Coffeetree / Gymnocladus dioicus 'Espresso'	2.5" cal.
	NS	Black Gum / Nyssa sylvatica	2.5" cal
	QB	Swamp White Oak / Quercus bicolor	2.5" cal.
	QM	Shingle Oak / Quercus imbricaria	2.5" cal
	QS	Shumard Oak / Quercus shumardii	2.5" cal.
	UF	Frontier Elm / Ulmus x Frontier	2.5" cal.
		ORNAMENTAL TREE	
	CC	White Bud / Cercis canadensis f. alba 'Royal White'	6-7' ht
	HM	Seven Son Tree / Heptacodium miconioides	6-7' ht
		EVERGREEN TREE	
	PA	Norway Spruce / Picea abies	6-7' ht
	PI	Vanderwolf Pine / Pinus flexilis 'Vanderwolf's Pyramid'	6-7' ht
	PS	Eastern White Pine / Pinus strobus	6-7' ht
		EVERGREEN SHRUB	
	IGD	Dense Inkberry Holly / Ilex glabra 'Densa'	#5 cont
	IMB	Blue Princess Holly / Ilex x meserveae 'Blue Princess'	18" ht B&B
	JCG	Gold Lace Juniper / Juniperus chinensis 'Gold Lace'	#5 cont
	JPS	Sea Green Juniper / Juniperus x pfitzeriana 'Sea Green'	#5 cont
	JVG	Grey Owl Juniper / Juniperus virginiana 'Grey Owl'	#5 cont
		DECIDUOUS SHRUBS & PERENNIALS	
	FL	Lynwood Gold Forsythia / Forsythia x intermedia 'Lynwood Gold'	24-36ht. B&B
	HG	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet'	#3 cont
	LMB	Big Blue Liriope / Liriope muscari 'Big Blue'	#1 cont
	POD	Little Devil Ninebark / Physocarpus opulifolius 'Donna May'	#3 cont
	POM	Coppertina Ninebark / Physocarpus opulifolius 'Mindia'	#5 cont.
	RAG	Gro-Low Sumac / Rhus aromatica 'Gro-Low'	#3 cont.
	RTB	Tiger-Eye Sumac / Rhus typhina 'Bailiger'	#5 cont.
	VRA	Allegheny Viburnum / Viburnum rhytidophyllum 'Allegheny'	24-36ht B&B
	WFB	Fine Wine Weigela / Weigela florida 'Bramwell'	#3 cont
		SEED / GROUNDCOVER	
	P1	Turf type tall fescue blend sod (RE: Specifications)	
	P2	Hydromulched turf type tall fescue seed (RE: Specifications)	
	P3	Hydromulched native seed mix (RE: Specifications)	

L102

LANDSCAPE SITE PLAN

LAND3 STUDIO

SITE SCALE: 1 IN = 50 FT
REFER TO GRAPHIC TO SCALE
FILE: L103 LP.DWG

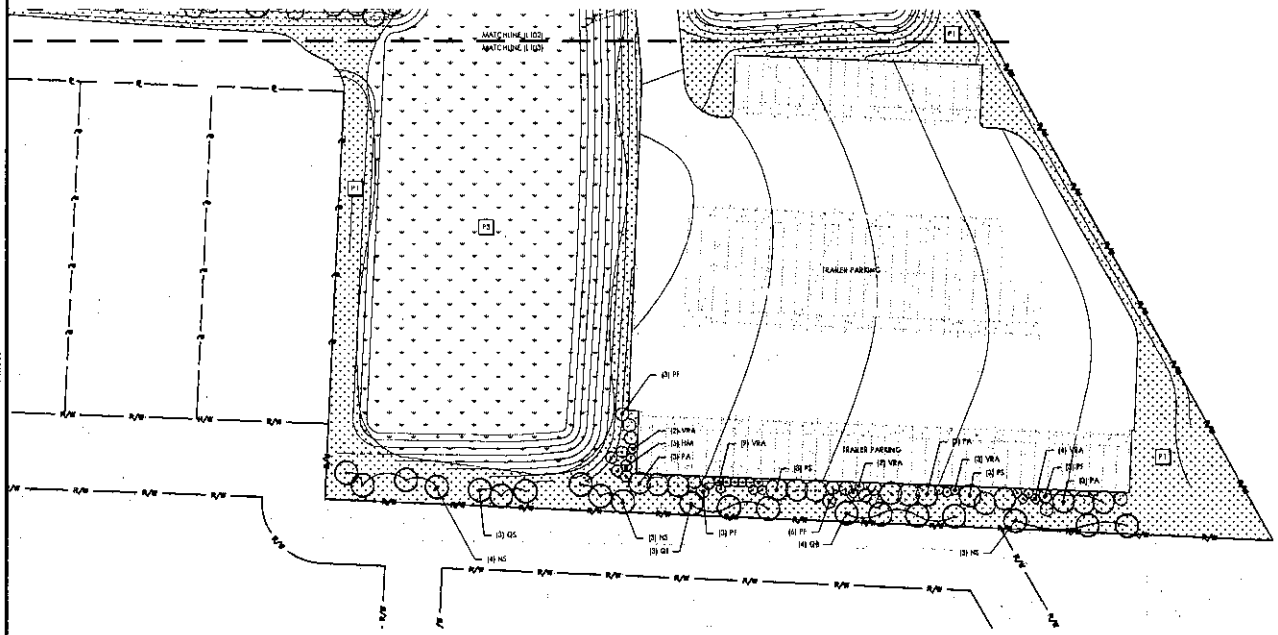
DATE:	2-25-2022
DESIGN BY:	
DRAWN BY:	
PROJECT NO:	
SHEET NO:	L103
TOTAL SHEETS:	L103

GBA
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbalaw.com

LANDO Studio - Landscape Architect
MO LA Corp# 2009001860

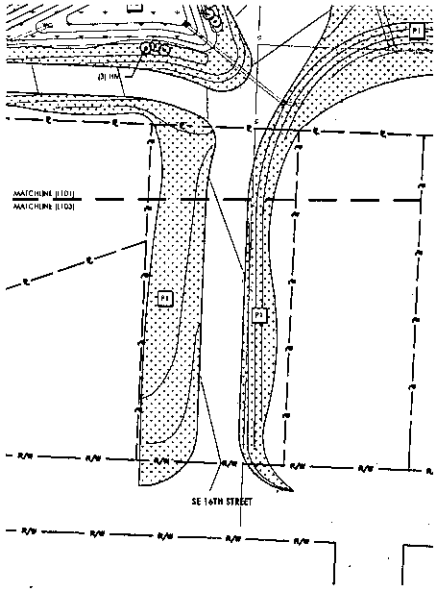
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

NO	DATE	REVISIONS	BY	APPROVED



1 **LANDSCAPE SITE PLAN**
Scale 1:50

SCALE: 1:50



2 **LANDSCAPE SITE PLAN**
Scale 1:50

PLANTING SCHEDULE

SYM	KEY	COMMON NAME / BOTANICAL NAME	SIZE & REMARKS
		SHADE/STREET TREES	
	GD	Espresso Kentucky Coffeetree / Gymnocladus dioicus 'Espresso'	2.5" cal
	NS	Black Gum / Nyssa sylvatica	2.5" cal
	QB	Swamp White Oak / Quercus bicolor	2.5" cal
	QI	Shingle Oak / Quercus imbricaria	2.5" cal
	QS	Shumard Oak / Quercus shumardii	2.5" cal
	UF	Frontier Elm / Ulmus x 'Frontier'	2.5" cal
		ORNAMENTAL TREE	
	CC	White Bud / Cercis canadensis f. alba 'Royal White'	6-7' ht
	HM	Seven Son Tree / Heptacodium miconioides	6-7' ht

		EVERGREEN TREE	
	PA	Norway Spruce / Picea abies	6-7' ht.
	PP	Vanderwolf Pine / Pinus flexilis 'Vanderwolf's Pyramid'	6-7' ht.
	PS	Eastern White Pine / Pinus strobus	6-7' ht
		EVERGREEN SHRUB	
	IGD	Dwarf Inkberry Holly / Ilex glabra 'Densa'	#5 cont
	IME	Blue Princess Holly / Ilex x meserveae 'Blue Princess'	18"ht B&B
	JCG	Gold Lace Juniper / Juniperus chinensis 'Gold Lace'	#5 cont
	JPS	Sea Green Juniper / Juniperus x pfitzeriana 'Sea Green'	#5 cont
	JVG	Grey Owl Juniper / Juniperus virginiana 'Grey Owl'	#5 cont

		DECIDUOUS SHRUBS & PERENNIALS	
	FIL	Lynwood Gold Forsythia / Forsythia x intermedia 'Lynwood Var'	24-30"ht. B&B
	HVS	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet'	#3 cont
	LMB	Big Blue Liriope / Liriope muscari 'Big Blue'	#1 cont
	POD	Little Devil Ninebark / Physocarpus opulifolius 'Donna May'	#3 cont
	POM	Copperlind Ninebark / Physocarpus opulifolius 'Mindy'	#3 cont.
	RAG	Gro-Low Sumac / Rhus aromatica 'Gro-Low'	#3 cont
	RTB	Tiger-Eye Sumac / Rhus typhina 'Bottger'	#3 cont
	VRA	Allegheny Viburnum / Viburnum rhytidophyllum 'Allegheny'	24-30"ht B&B
	WEB	Fine Wine Weigela / Weigela florida 'Bramwell'	#3 cont
		SEED / GROUNDCOVER	
P1		Turf type tall fescue blend sod (RE: Specifications)	
P2		Hydromulched turf type tall fescue seed (RE: Specifications)	
P3		Hydromulched native seed mix (RE: Specifications)	

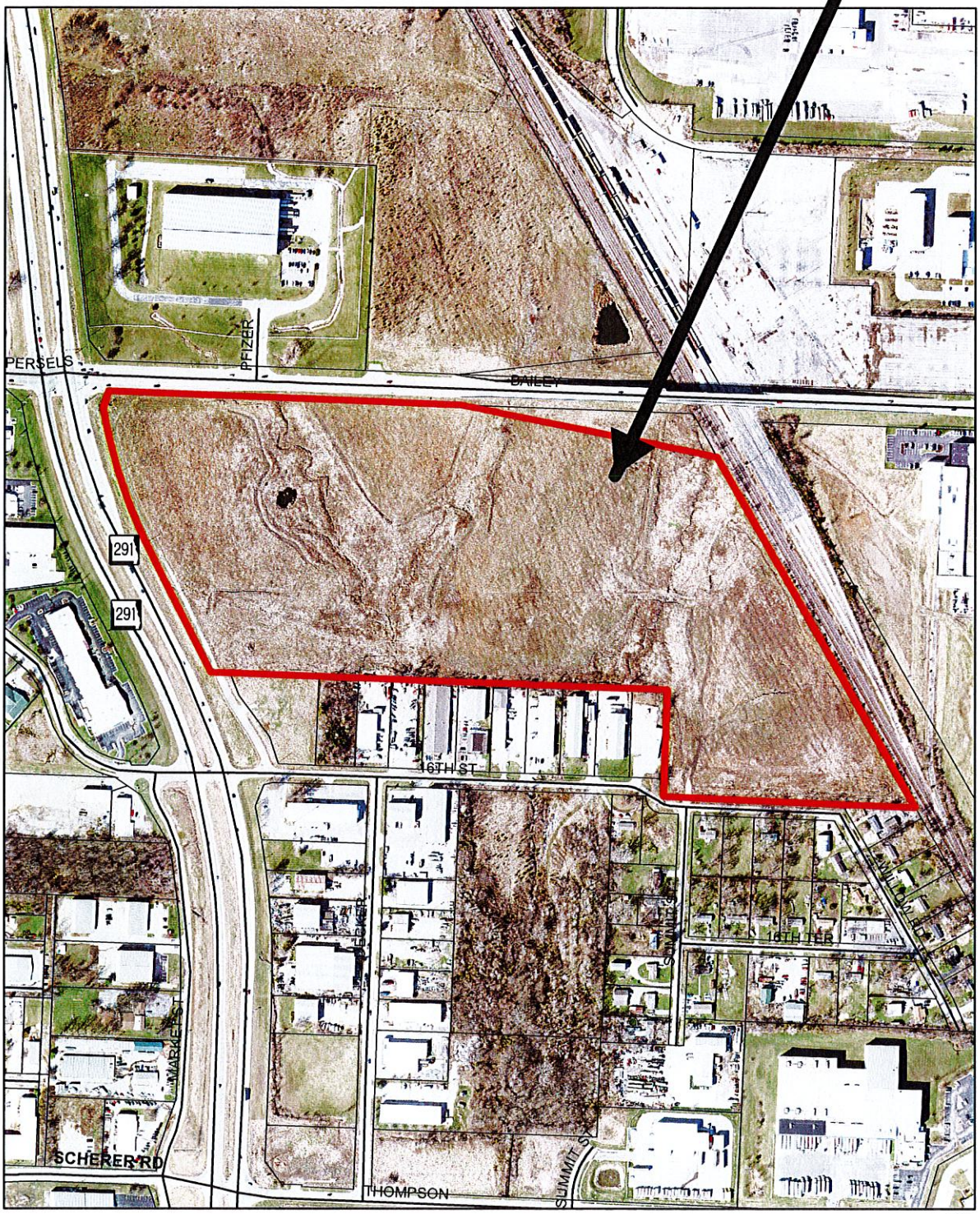
PLANTING NOTES

1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 329300 - PLANTS AND SECTION 329200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

L103

LANDSCAPE SITE PLAN

Appl. #PL2022-122 REZ PDP
LS Industrial



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