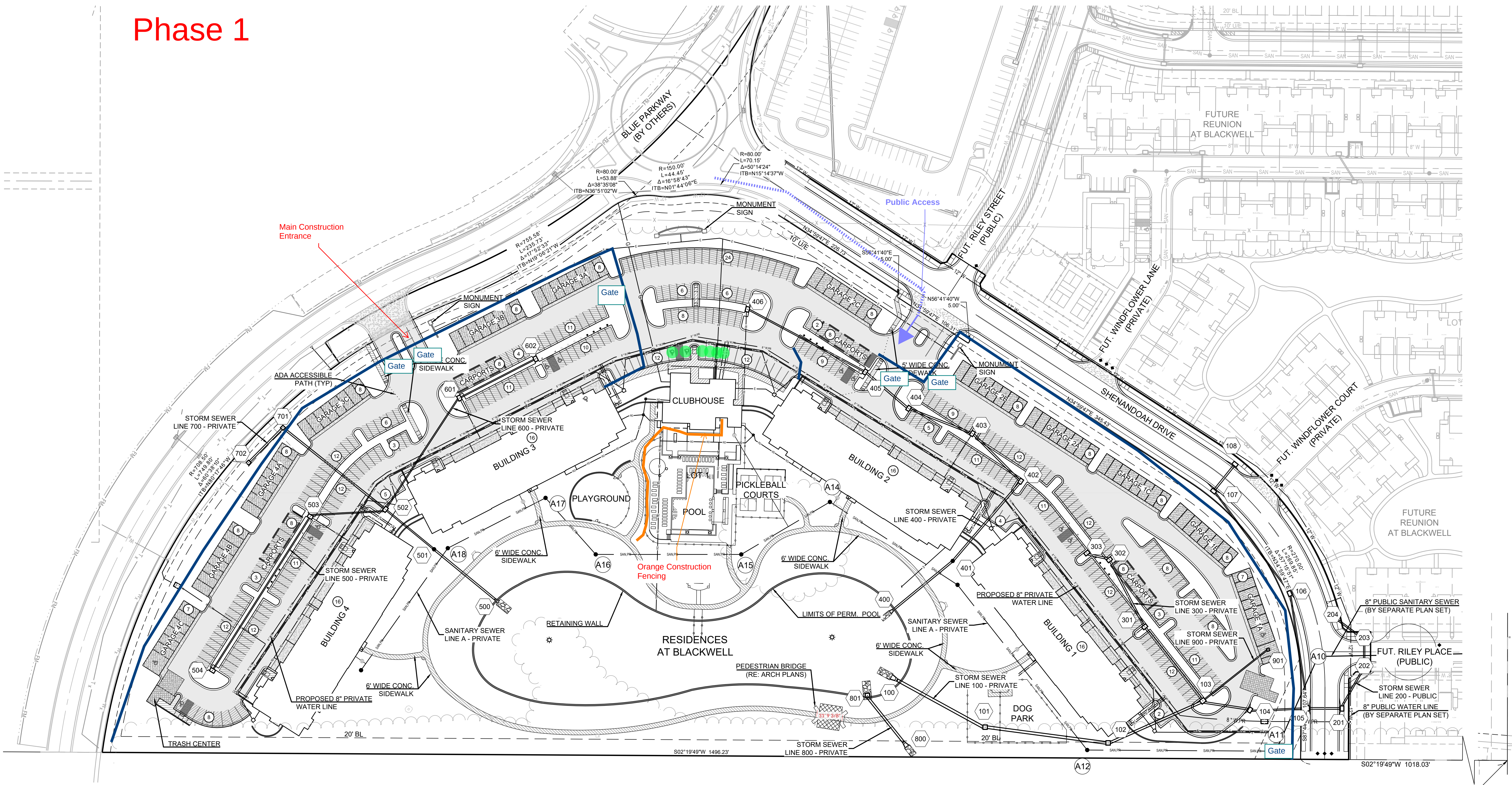


Phase 1



RP-4 PARKING DATA	
PARKING REQUIRED CODE REQUIREMENT (Sec. 8.530 - Vehicle parking Table 8-1)	
TYPE I BLDG PARKING REQUIRED 36(STD)X1P + 120(1BD)X1.5P + 88(2 BD)X1.5P + 24(3BD)X2P = 378 + 0.5PX 268	530 SPACES(132.5 SPACES PER BLDG)
CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6)	6 SPACES
TOTAL APARTMENT PARKING REQUIRED	536 SPACES
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 317X.02)	7 SPACES
PARKING PROVIDED	
TYPE I BLDG DETACHED GARAGE PARKING PROVIDED (10 BLDGS X8, 2 BLDGS X7)	94 SPACES
TYPE I BLDG CARPORT PARKING PROVIDED (4 CARPORTS X8)	32 SPACES
TYPE I BLDG OPEN PARKING PROVIDED	317 SPACES
TYPE I BLDG ATTACHED GARAGE PARKING PROVIDED (4 BLDGS X16)	64 SPACES
TOTAL APARTMENT PARKING PROVIDED	507 SPACES
OPEN ACCESSIBLE SPACES PROVIDED	
DETACHED GARAGE ACCESSIBLE SPACES PROVIDED	10 SPACES
ATTACHED GARAGE ACCESSIBLE SPACES PROVIDED	2 SPACE
CARPORT ACCESSIBLE SPACES PROVIDED	1 SPACE
TOTAL ACCESSIBLE PARKING PROVIDED	14 SPACES

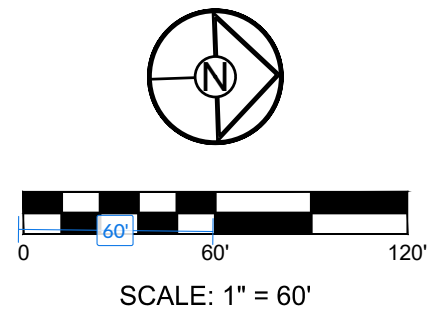
SITE DATA	
TOTAL LAND AREA:	16.9 AC
IMPERVIOUS AREA:	14.7 AC (87%)
APARTMENT DATA	
DWELLING UNITS:	268
FLOOR AREA:	4
CLUBHOUSE DATA	
STORIES:	1
FLOOR AREA:	

PAVEMENT LEGEND	
HEAVY DUTY ASPHALT 2" ACC SURFACE COURSE 6" ACC BASE COURSE 9" CHEMICALLY STABILIZED SUBGRADE OR 2" ACC SURFACE COURSE 4" ACC BASE COURSE 6" AGGREGATE BASE (MODOT TYPE 5 OR SIMILAR) 9" CHEMICALLY STABILIZED SUBGRADE	HEAVY DUTY CONCRETE 6" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)
LIGHT DUTY ASPHALT 2" ACC SURFACE COURSE 4" ACC BASE COURSE 9" CHEMICALLY STABILIZED SUBGRADE OR 2" ACC SURFACE COURSE 2" ACC BASE COURSE 6" AGGREGATE BASE (MODOT TYPE 5 OR SIMILAR) 9" CHEMICALLY STABILIZED SUBGRADE	LIGHT DUTY CONCRETE 5" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)
	TRASH CONTAINER PAD 7" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)
	SIDEWALK/TRASH PAD/BENCH PAD 4" PCC 4" COMPACTED AGGREGATE BASE ON COMPACTED STABLE EARTH SUBGRADE

NOTE:
PAVEMENT SECTIONS BASED ON GEOTECHNICAL REPORT PROVIDED BY TERRACON CONSULTANTS, INC.
(RE: MIXED USE DEVELOPMENT LEE'S SUMMIT, MISSOURI GEOTECHNICAL REPORT DATED JULY 26, 2022.

LEGEND	
TYPE CG-1 CURB AND GUTTER	
TYPE CG-1 DRY CURB AND GUTTER	
TYPE E RIBBON CURB	
ADA ACCESSIBLE PATH	
STORM STRUCTURE ID	100
SANITARY STRUCTURE ID	A1

- NOTES:
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



RESIDENCES AT BLACKWELL
FINAL DEVELOPMENT PLAN
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
2/9/2023	DATE PREPARED
22-102	PROJ. NUMBER
GENERAL LAYOUT - OVERALL	
SHEET C101	