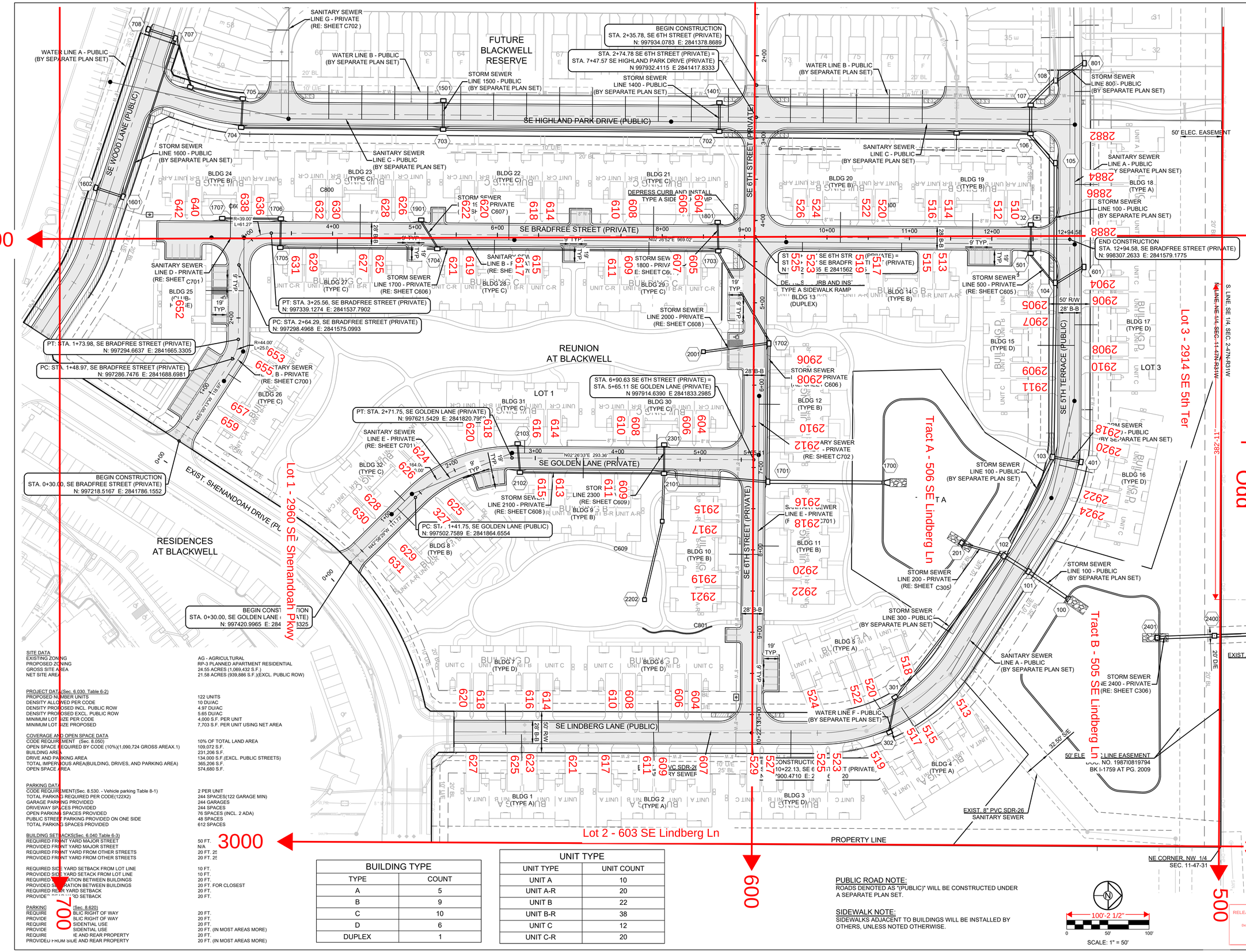

SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-3 PLANNED APARTMENT RESIDENTIAL
GROSS SITE AREA	24.55 ACRES (1,069,432 S.F.)
NET SITE AREA	21.58 ACRES (939,886 S.F.)(EXCL. PUBLIC ROW)

PROJECT DATA (Sec. 6.030, Table 6-2)	
PROPOSED NUMBER UNITS	122 UNITS
DENSITY ALLOWED PER CODE	10 DU/AC
DENSITY PROPOSED INCL. PUBLIC ROW	4.97 DU/AC
DENSITY PROPOSED EXCL. PUBLIC ROW	5.65 DU/AC
MINIMUM LOT SIZE PER CODE	4,000 S.F. PER UNIT
MINIMUM LOT SIZE PROPOSED	7,703 S.F. PER UNIT USING NET AREA

COVERAGE AND OPEN SPACE DATA	
CODE REQUIREMENT (Sec. 8.050)	10% OF TOTAL LAND AREA
OPEN SPACE REQUIRED BY CODE (10%)(1,090,724 GROSS AREAX.1)	109,072 S.F.
BUILDING AREA	231,206 S.F.
DRIVE AND PARKING AREA	134,000 S.F.(EXCL. PUBLIC STREETS)
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	365,206 S.F.
OPEN SPACE AREA	574,680 S.F.

PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	2 PER UNIT
TOTAL PARKING REQUIRED PER CODE(122X2)	244 SPACES(122 GARAGE MIN)
GARAGE PARKING PROVIDED	244 GARAGES
DRIVEWAY SPACES PROVIDED	244 SPACES
OPEN PARKING SPACES PROVIDED	76 SPACES (INCL. 2 ADA)
PUBLIC STREET PARKING PROVIDED ON ONE SIDE	48 SPACES
TOTAL PARKING SPACES PROVIDED	612 SPACES

BUILDING SETBACKS (Sec. 6.040 Table 6-3)	
REQUIRED FRONT YARD MAJOR STREET	50 FT.
PROVIDED FRONT YARD MAJOR STREET	N/A
REQUIRED FRONT YARD FROM OTHER STREETS	20 FT. 25
PROVIDED FRONT YARD FROM OTHER STREETS	20 FT. 25
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
PROVIDED SIDE YARD SETACK FROM LOT LINE	10 FT.
REQUIRED SEPARATION BETWEEN BUILDINGS	20 FT.
PROVIDED SEPARATION BETWEEN BUILDINGS	20 FT. FOR CLOSEST
REQUIRED REAR YARD SETBACK	20 FT.
PROVIDED REQUIRED SETBACK	20 FT.

PARKING (Sec. 8.620)	
REQUIRE BLIC RIGHT OF WAY	20 FT.
PROVIDE BLIC RIGHT OF WAY	20 FT.
REQUIRE SIDENTIAL USE	20 FT.
PROVIDE SIDENTIAL USE	20 FT. (IN MOST AREAS MORE)
REQUIRE E AND REAR PROPERTY	20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY	20 FT. (IN MOST AREAS MORE)

BUILDING TYPE	
TYPE	COUNT
A	5
B	9
C	10
D	6
DUPLEX	1

UNIT TYPE	
UNIT TYPE	UNIT COUNT
UNIT A	10
UNIT A-R	20
UNIT B	22
UNIT B-R	38
UNIT C	12
UNIT C-R	20

PUBLIC ROAD NOTE:
ROADS DENOTED AS "(PUBLIC)" WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

SIDEWALK NOTE:
SIDEWALKS ADJACENT TO BUILDINGS WILL BE INSTALLED BY OTHERS, UNLESS NOTED OTHERWISE.

SCALE: 1" = 50'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/16/2024

SCHLAGEL
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PREPARED BY:

STATE OF MISSOURI
MARK ALLEN BREUER
NUMBER PE-2005007268
PROFESSIONAL ENGINEER
10.05.2023

SCHLAGEL & ASSOCIATES, P.A.

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/06/23	PER CITY COMMENTS

DRAWN BY: TRC
CHECKED BY: MAB
DATE PREPARED: 03/03/2023
PROJ. NUMBER: 22-007

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

GENERAL LAYOUT

SHEET
C101