

FOR
LOT 7 & TRACT C
STREETS OF WEST PRYOR

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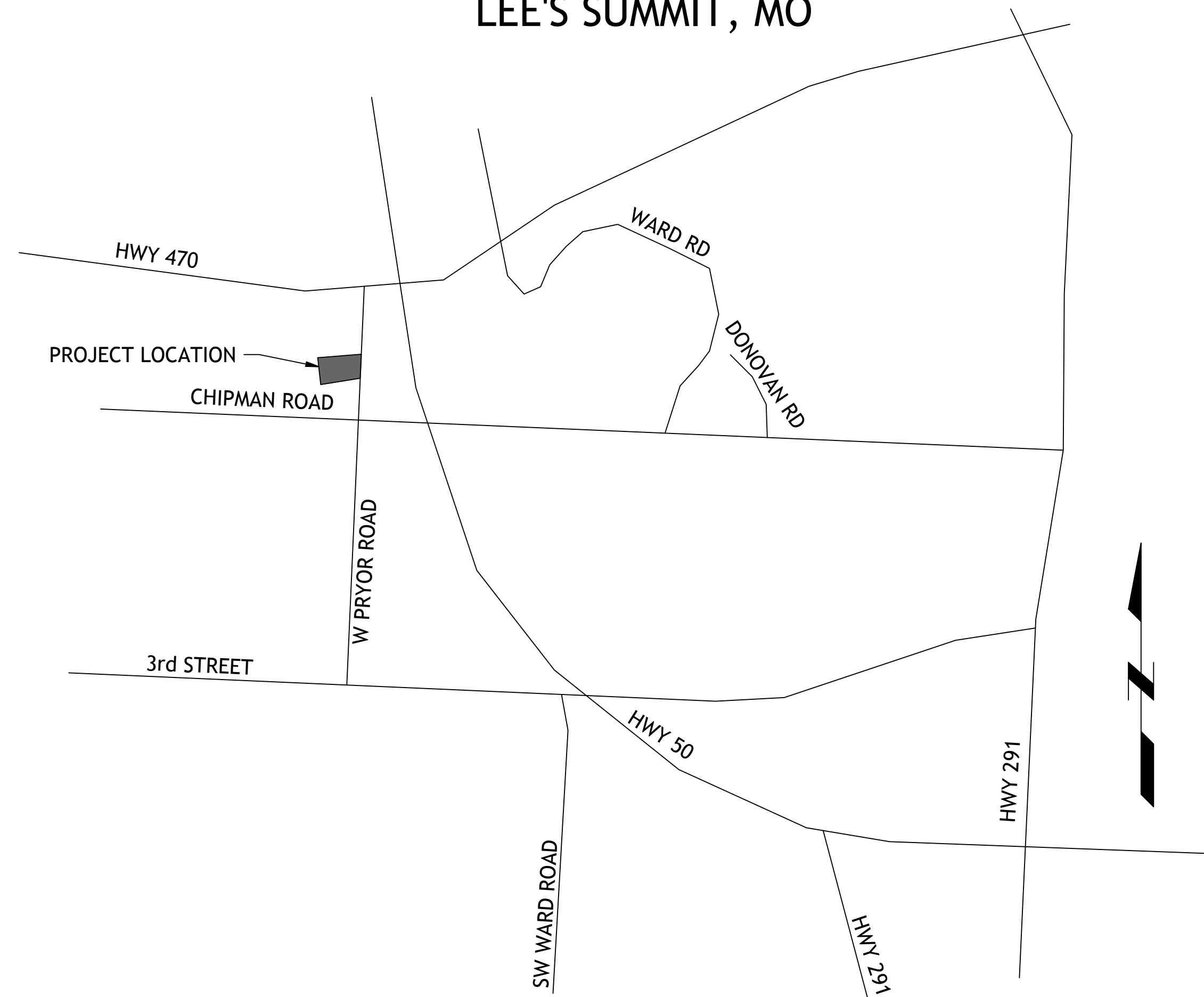
UTILITY STATEMENT:

SAFETY NOTICE TO CONTRACTOR

WARRANTY/DISCLAIMER

CAUTION- NOTICE TO CONTRACTOR

CONSTRUCTION.



LOCATION MAP

LOT 7 & TRACT C STREET OF WEST PRYOR

#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE

GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-2.1 REZONING EXHIBIT
- C-3 OVERALL SITE PLAN
- C-4 OVERALL SITE PLAN
- C-5 TRACT C LAYOUT PLAN
- C-6 TRACT C LAYOUT PLAN
- C-7 LOT 7 LAYOUT PLAN
- C-8 TRACT C GRADING PLAN
- C-9 TRACT C GRADING PLAN
- C-10 LOT 7 GRADING PLAN
- C-11 BLACK TWIG CIRCLE PLAN AND PROFILE
- C-12 SANITARY LINE A PLAN AND PROFILE
- C-13 SANITARY LINE B PLAN AND PROFILE
- C-14 SANITARY LINE C PLAN AND PROFILE
- C-15 LANDSCAPE PLAN
- C-16 LANDSCAPE PLAN
- C-17 FIRE LANES
- C-18 FIRE LANES
- C-19 UTILITY
- C-20 DETAILS
- C-21 DETAILS

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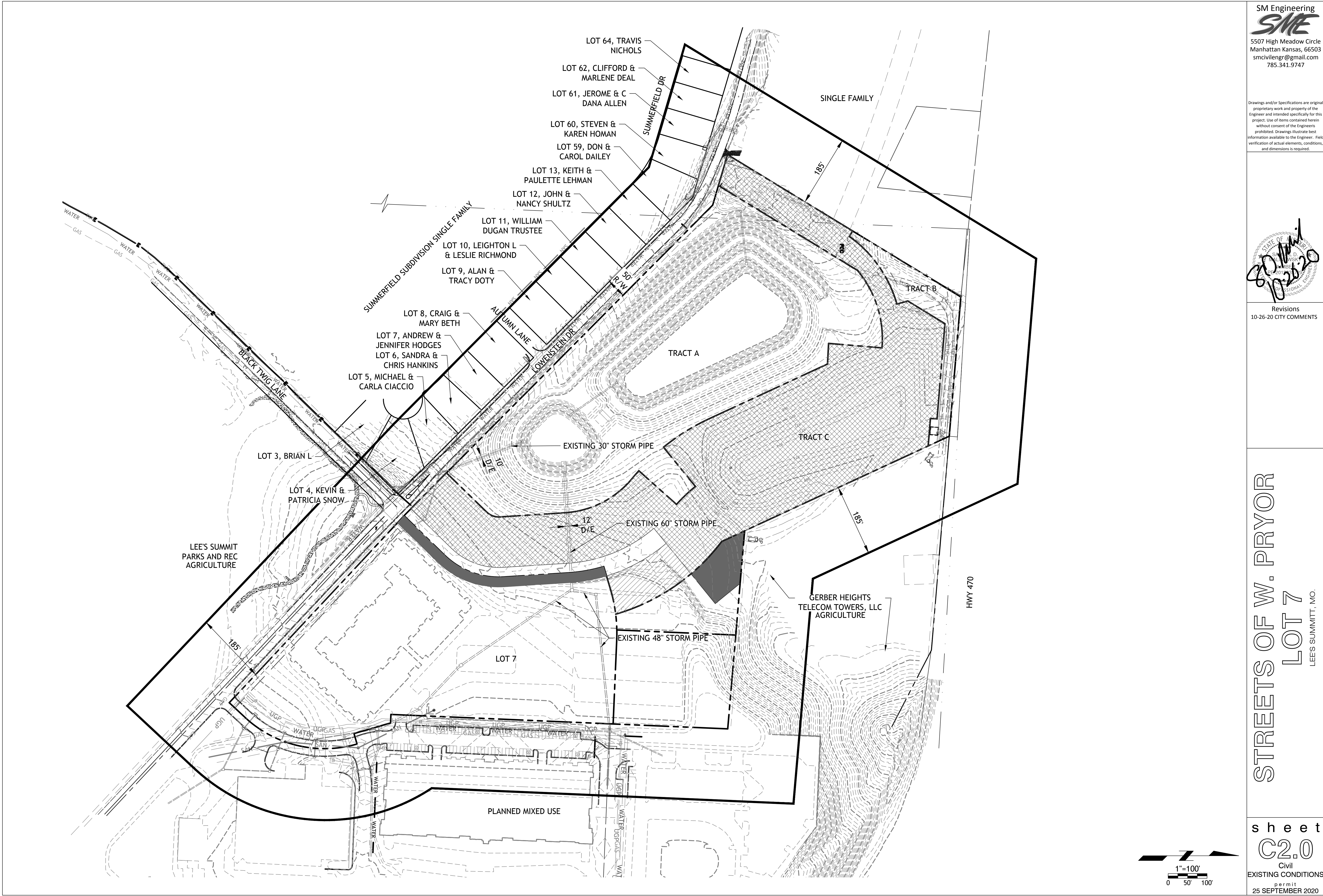


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STREETS OF W. PRYOR
LOT 7
LEE'S SUMMITT, MO.

C1.0

permit
5 SEPTEMBER 2020



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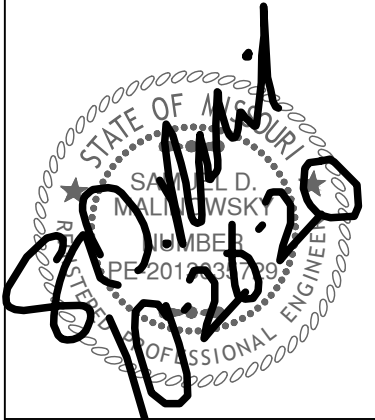
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Revisions
10-26-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7
LEE'S SUMMIT, MO.

sheet
C2.0
Civil
EXISTING CONDITIONS
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25 SEPTEMBER 2020

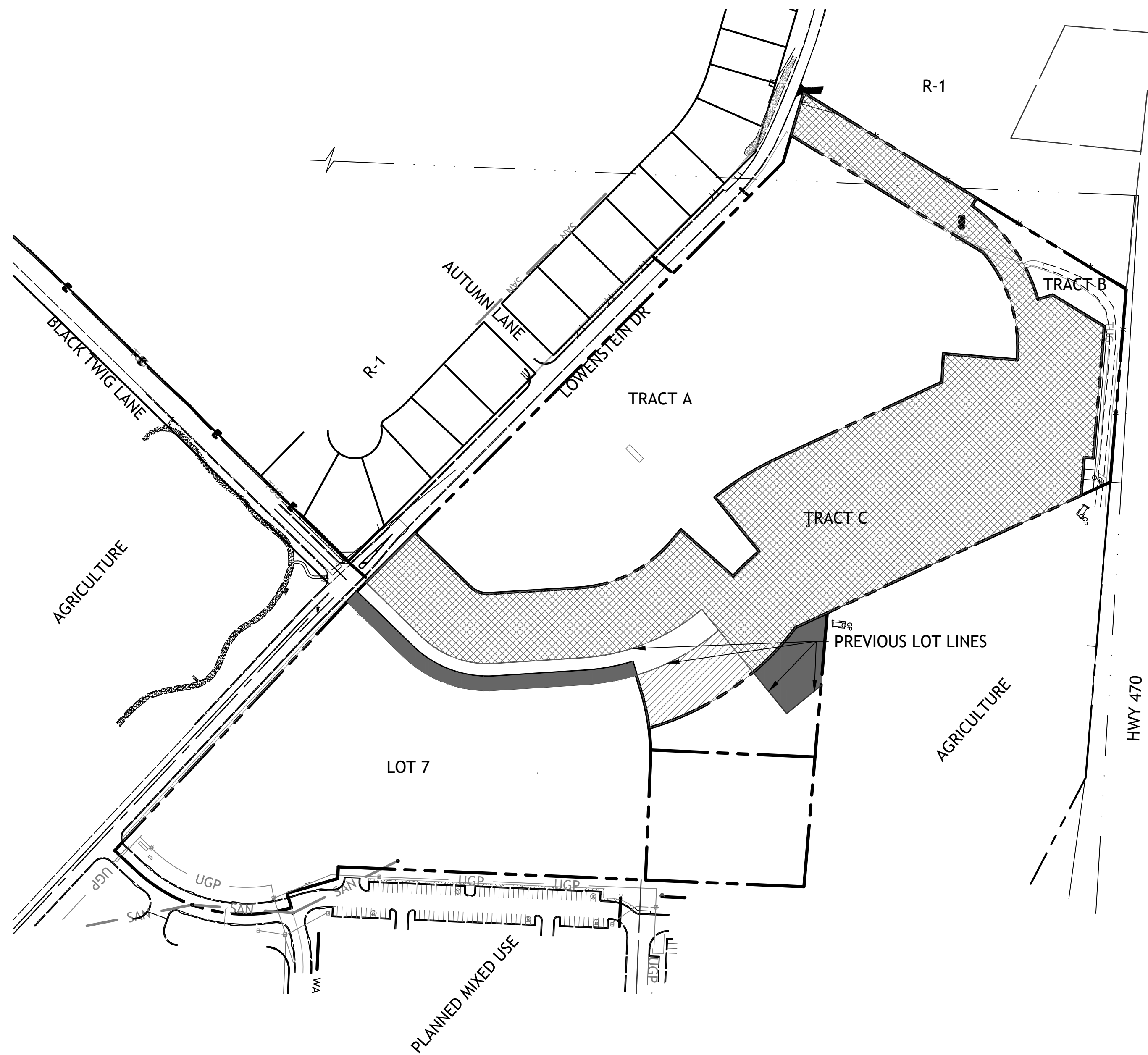
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LOT 7
LEES SUMMITT, MO.

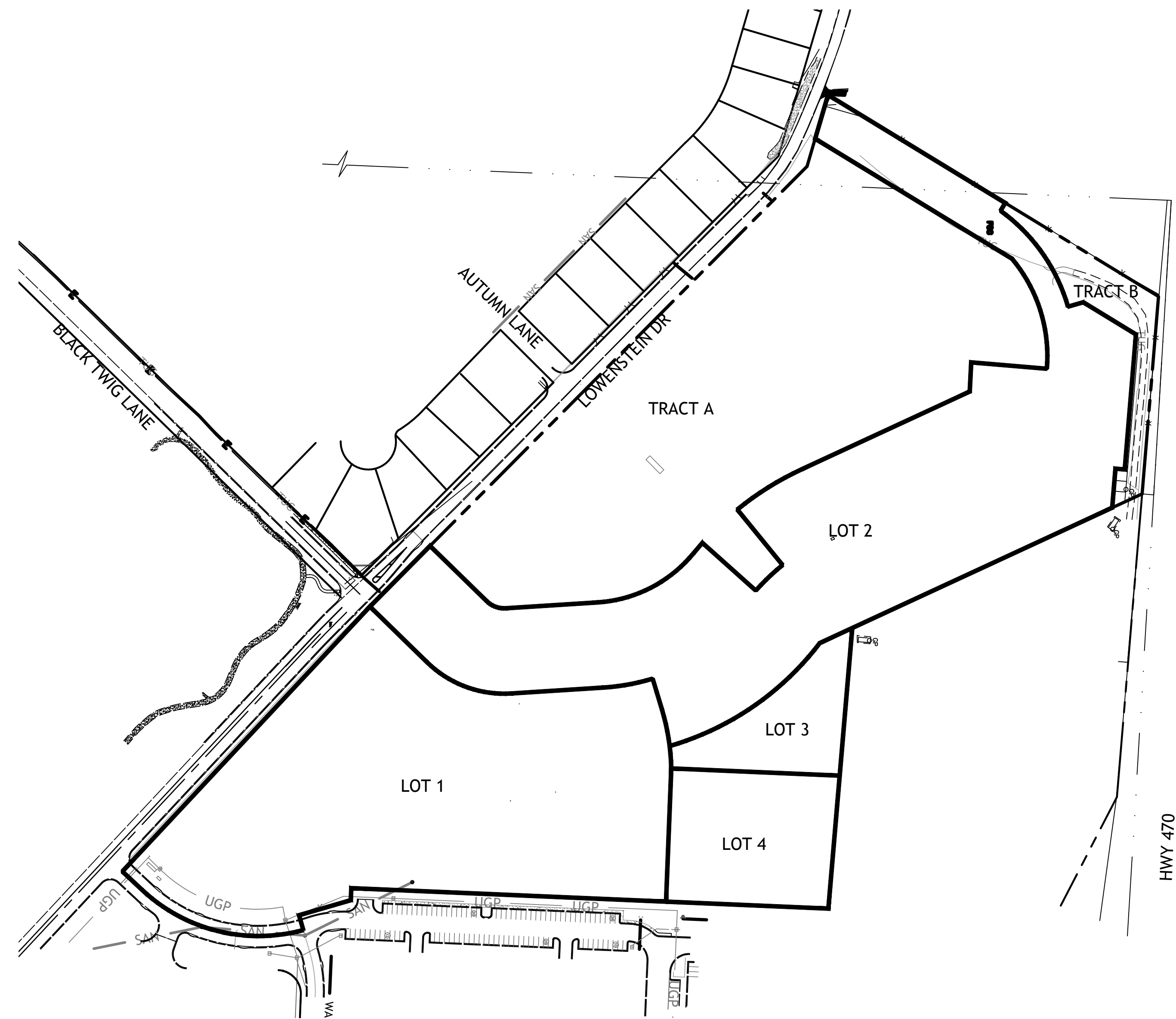
REZONE PLAN



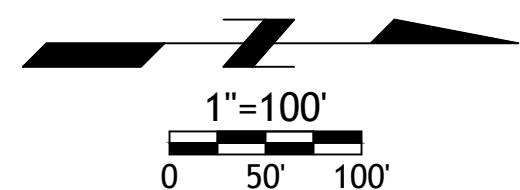
LEGEND

-  R-1 TO P-MIX
-  P-MIX TO RP-4
-  R-1 TO RP-4

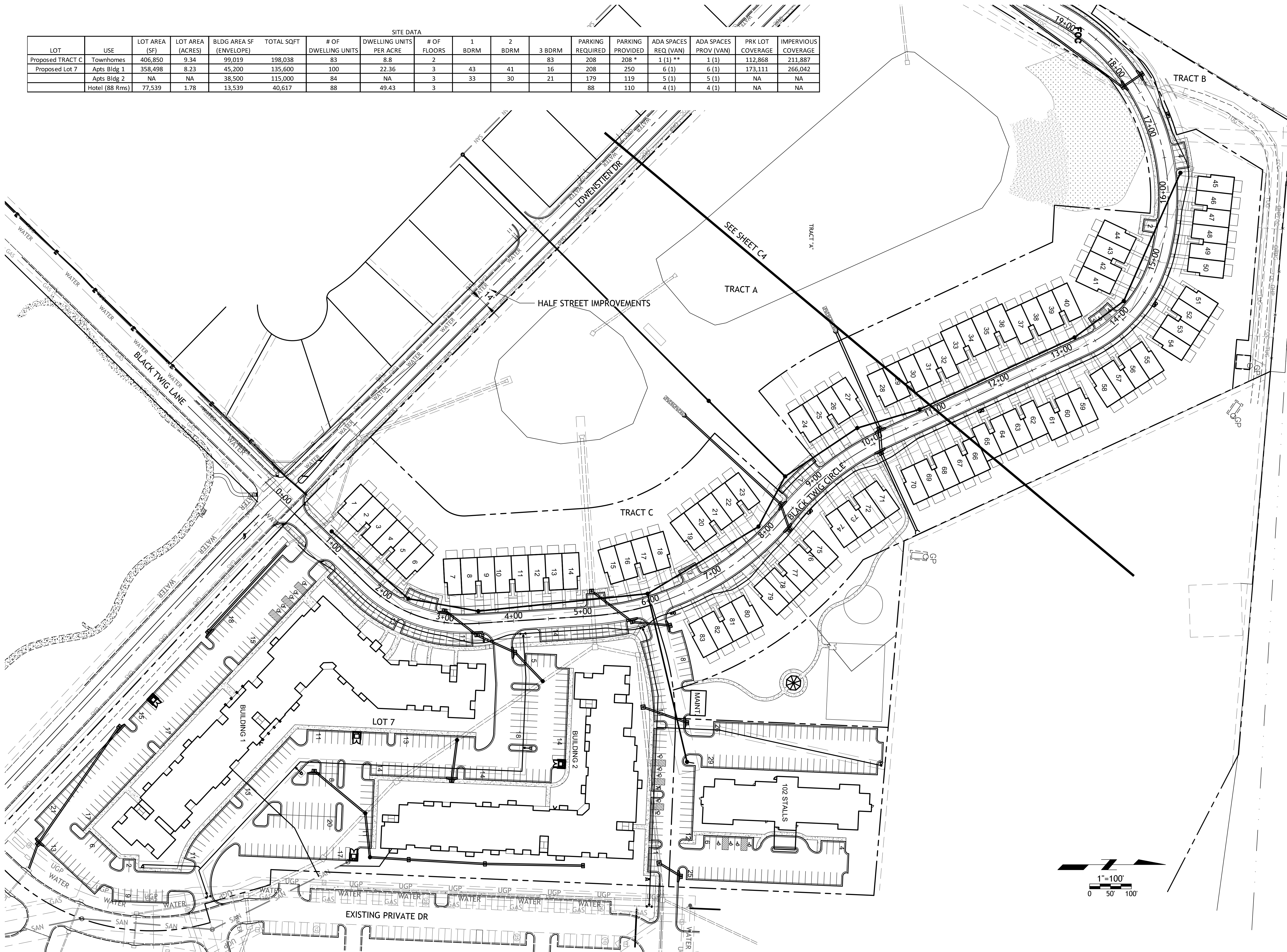
LOT NUMBERS



PROPOSED STREETS OF WEST PRYOR PHASE II



SITE DATA																	
LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	TOTAL SQFT	# OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	1 BDRM	2 BDRM	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	IMPERVIOUS COVERAGE
Proposed TRACT C	Townhomes	406,850	9.34	99,019	198,038	83	8.8	2			83	208	208 *	1 (1) **	1 (1)	112,868	211,887
Proposed Lot 7	Apts Bldg 1	358,498	8.23	45,200	135,600	100	22.36	3	43	41	16	208	250	6 (1)	6 (1)	173,111	266,042
	Apts Bldg 2	NA	NA	38,500	115,000	84	NA	3	33	30	21	179	119	5 (1)	5 (1)	NA	NA
	Hotel (88 Rms)	77,539	1.78	13,539	40,617	88	49.43	3				88	110	4 (1)	4 (1)	NA	NA



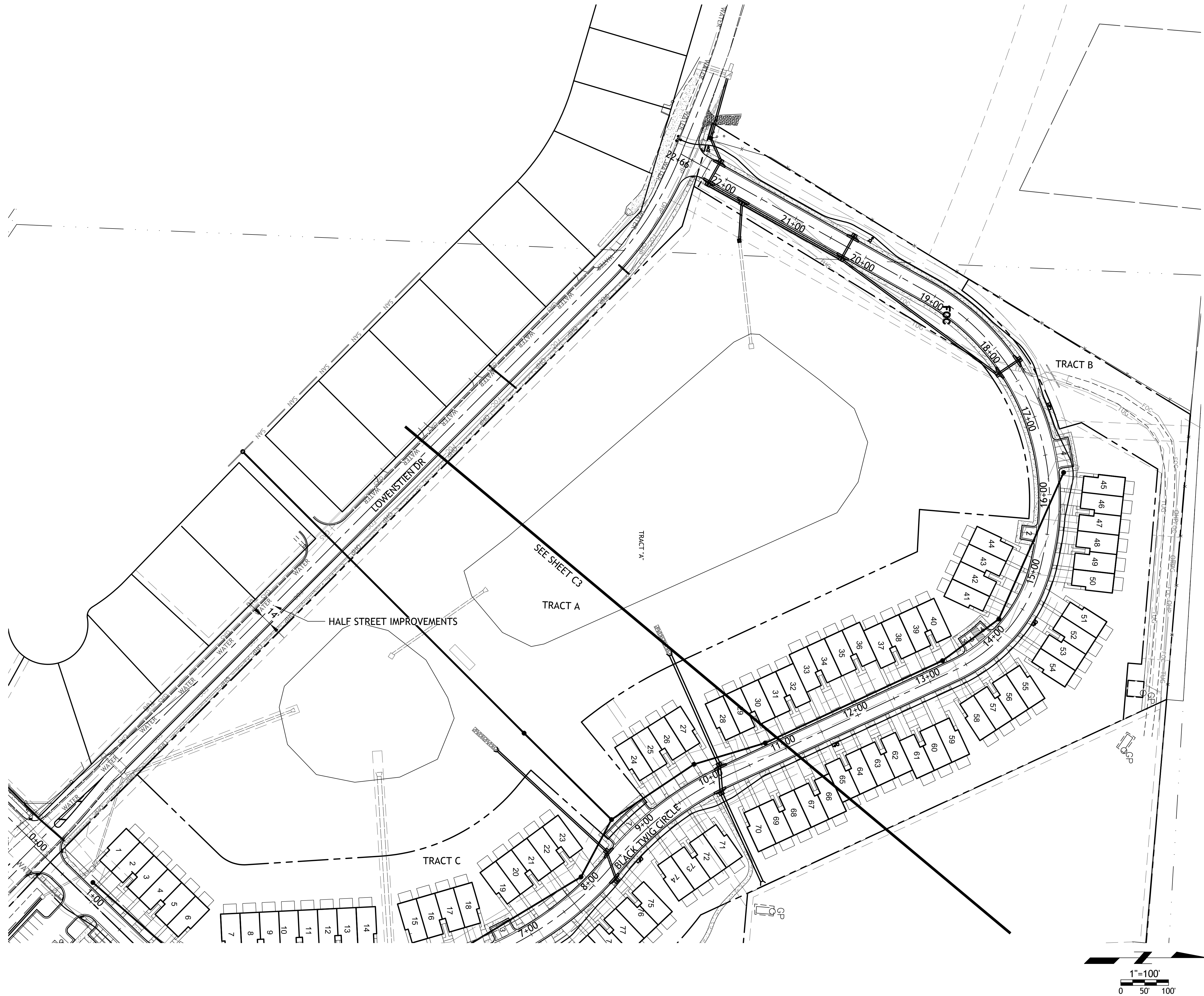
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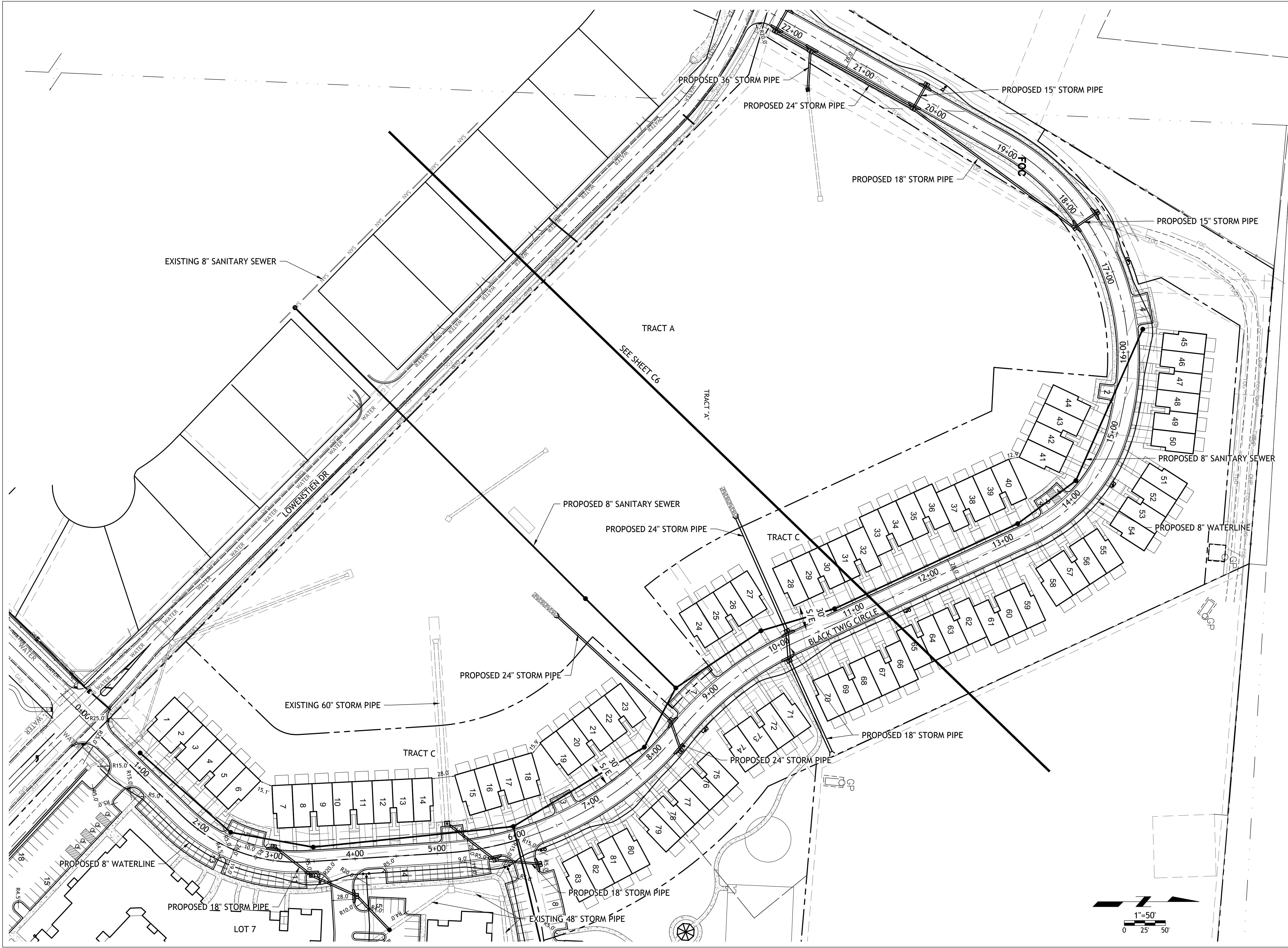
STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

sheet
C3.0
Civil
OVERALL LAYOUT
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25 SEPTEMBER 2020



Revisions
10-26-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7
LEAS SUMMIT, MO.





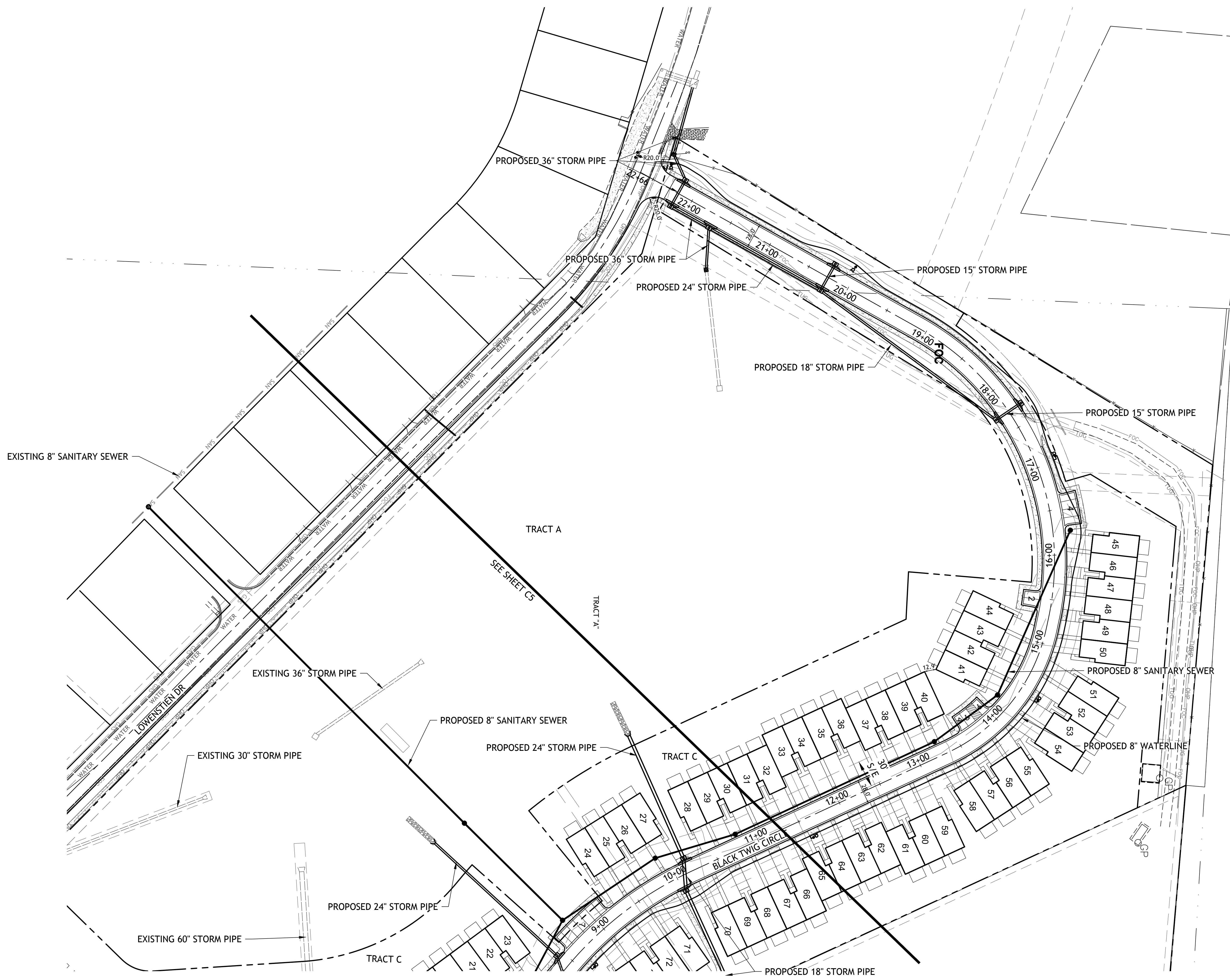
Revisions
10-26-20 CITY COMMENTS

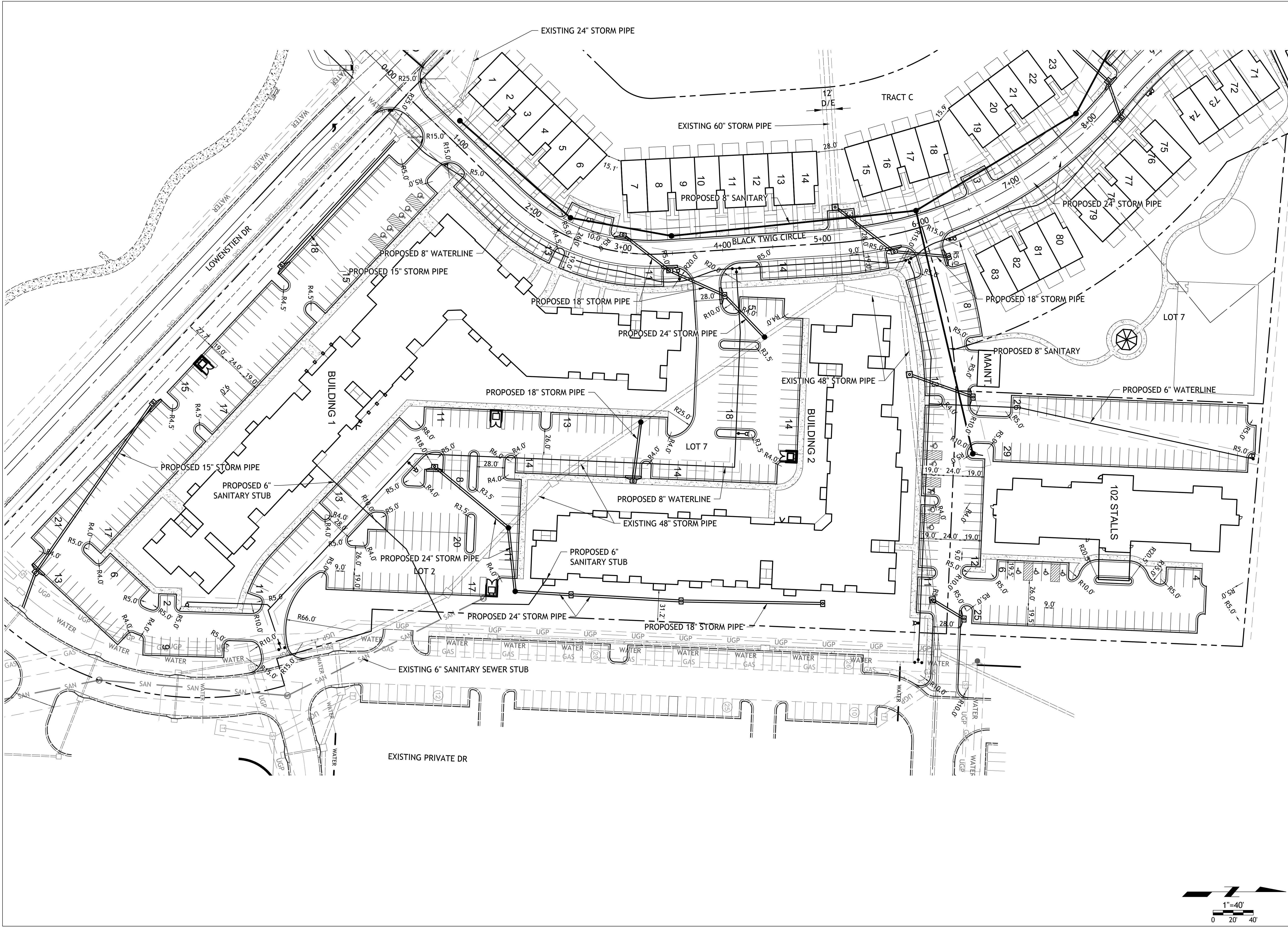
STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

s h e e t

C6.0

Civil
TRACT C LAYOUT
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25 SEPTEMBER 2020





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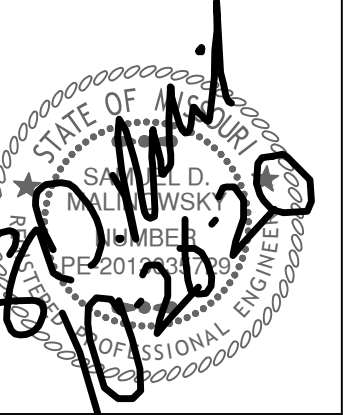
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STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

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C7.0
Civil
LOT 7 LAYOUT
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25 SEPTEMBER 2020

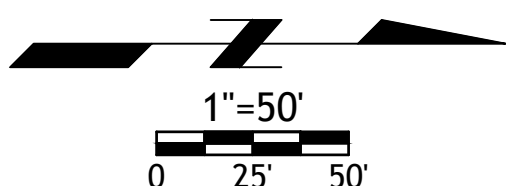
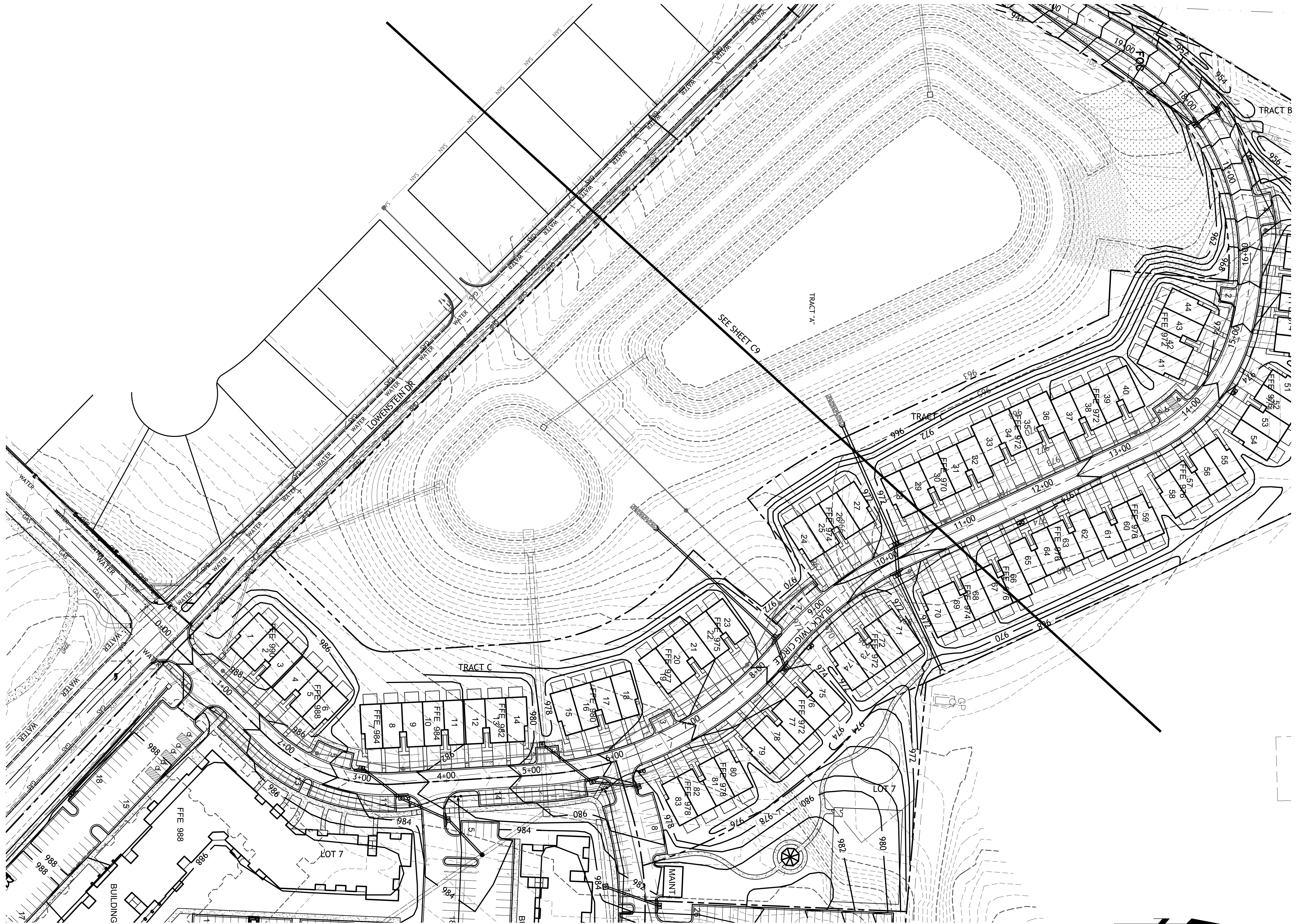
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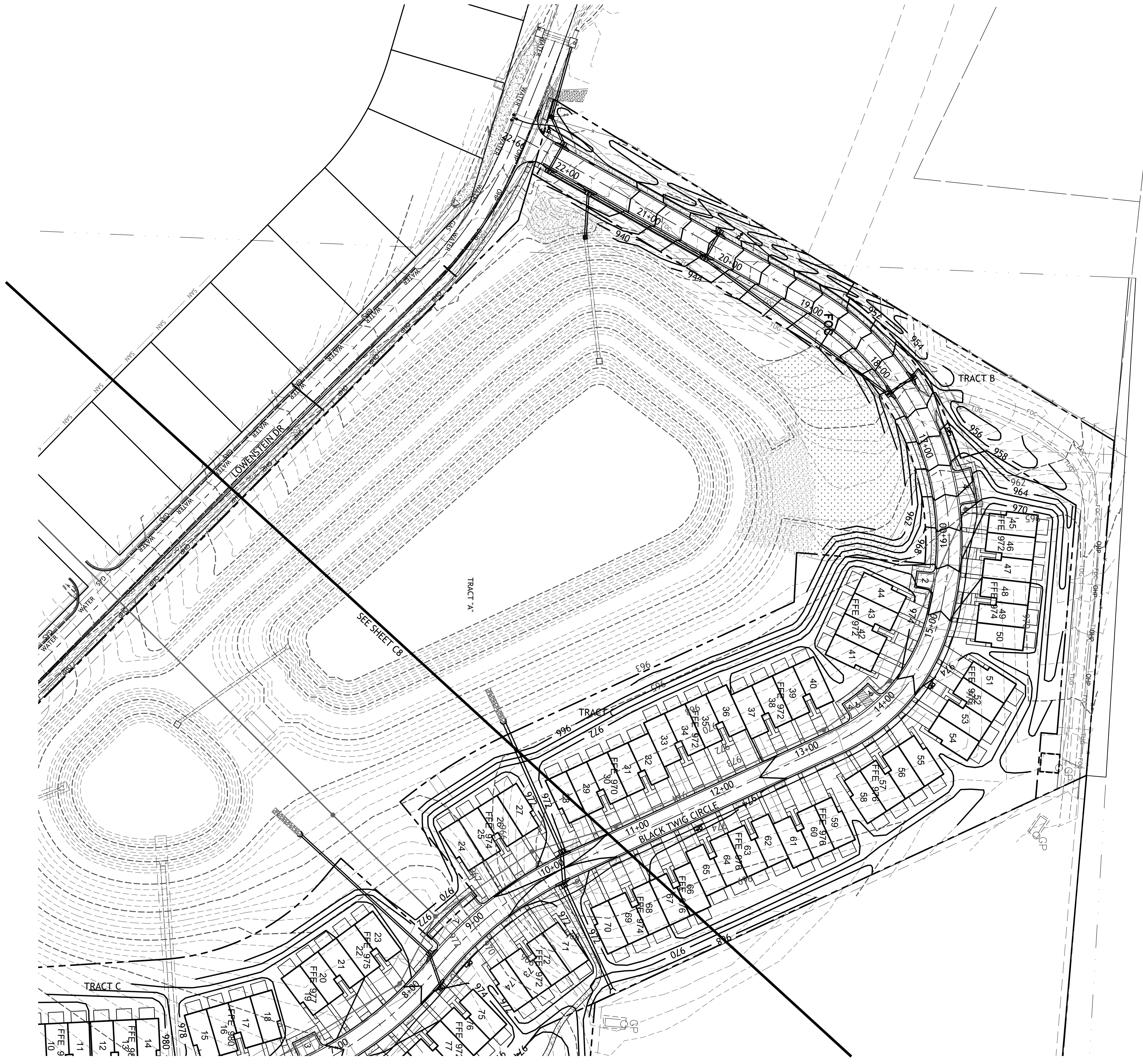


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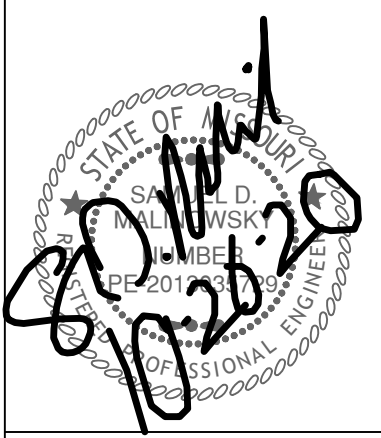
STREETSW. PRYOR
LOT 7
LEE'S SUMMIT, MO.

Civil
TRACT C GRADING
permit
5 SEPTEMBER 2020



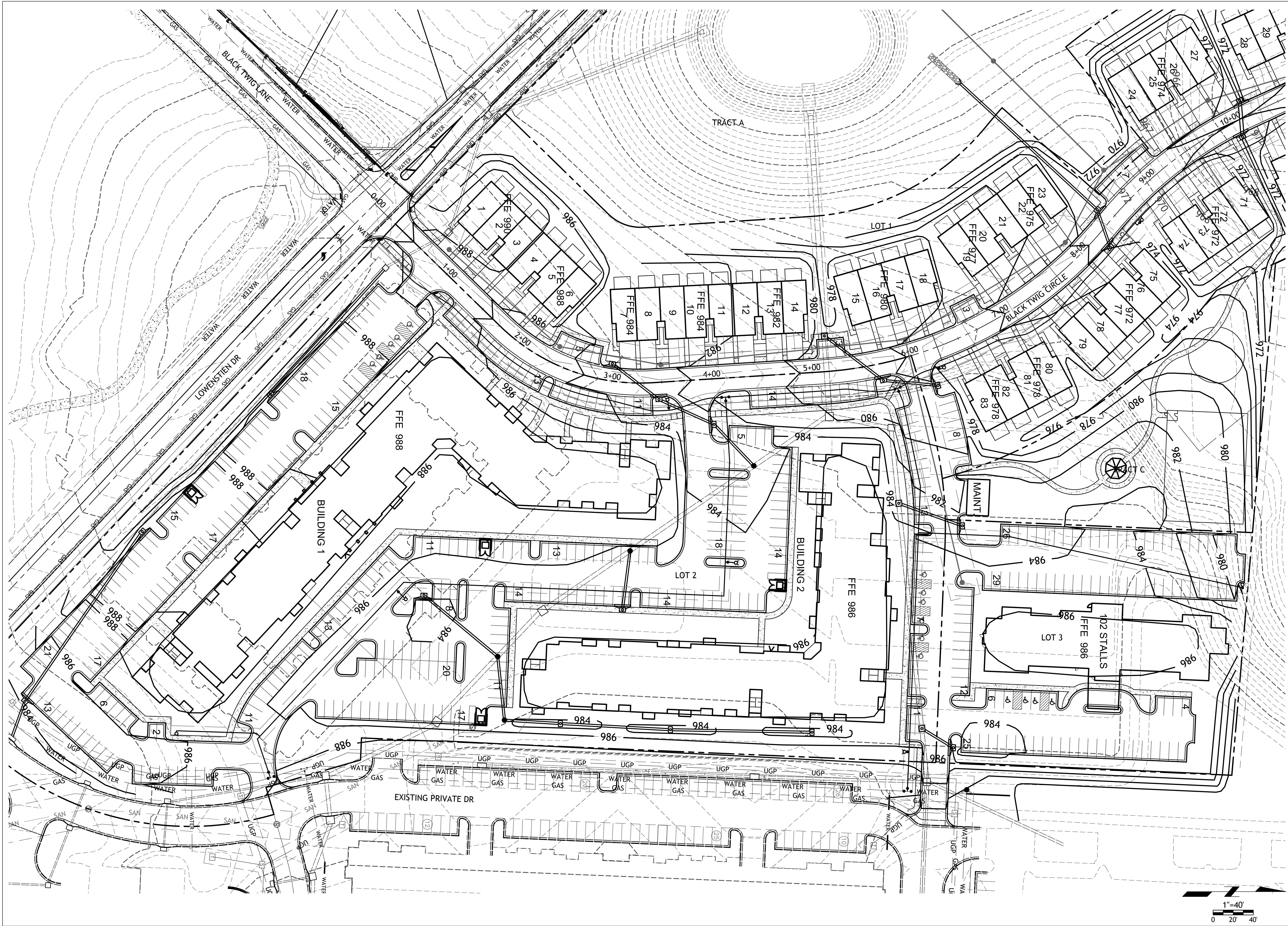


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STREETS OF W. PRYOR LOT 7 LEES SUMMITT, MO.



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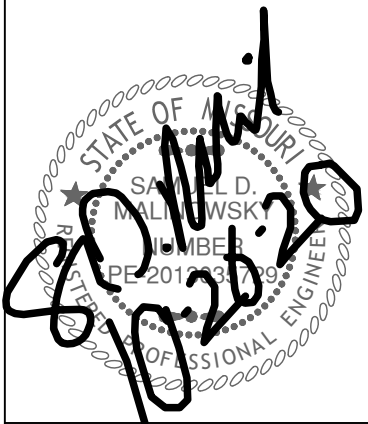
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LEES SUMMITT, MO.

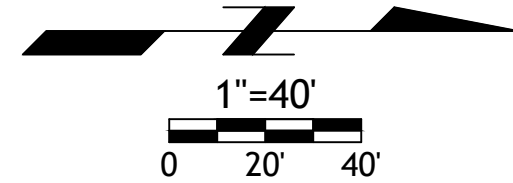
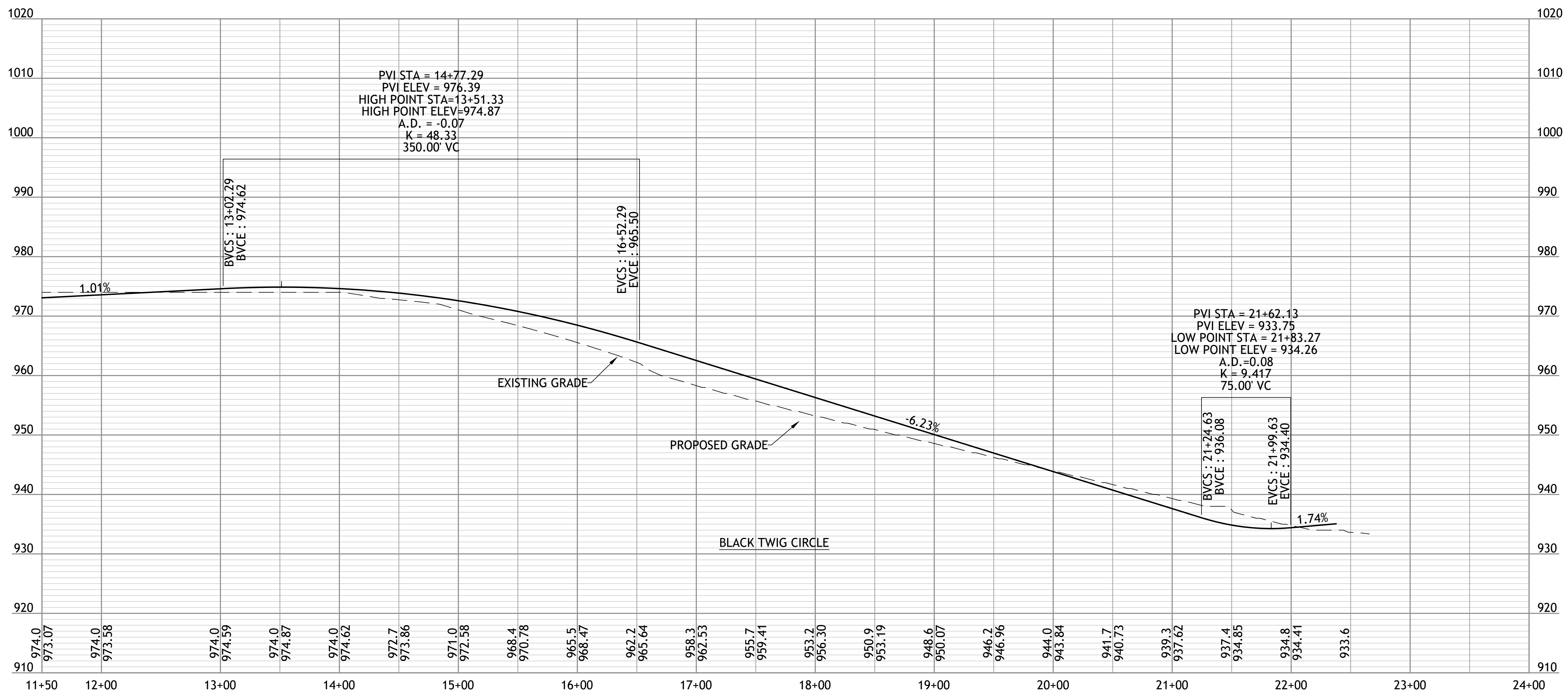
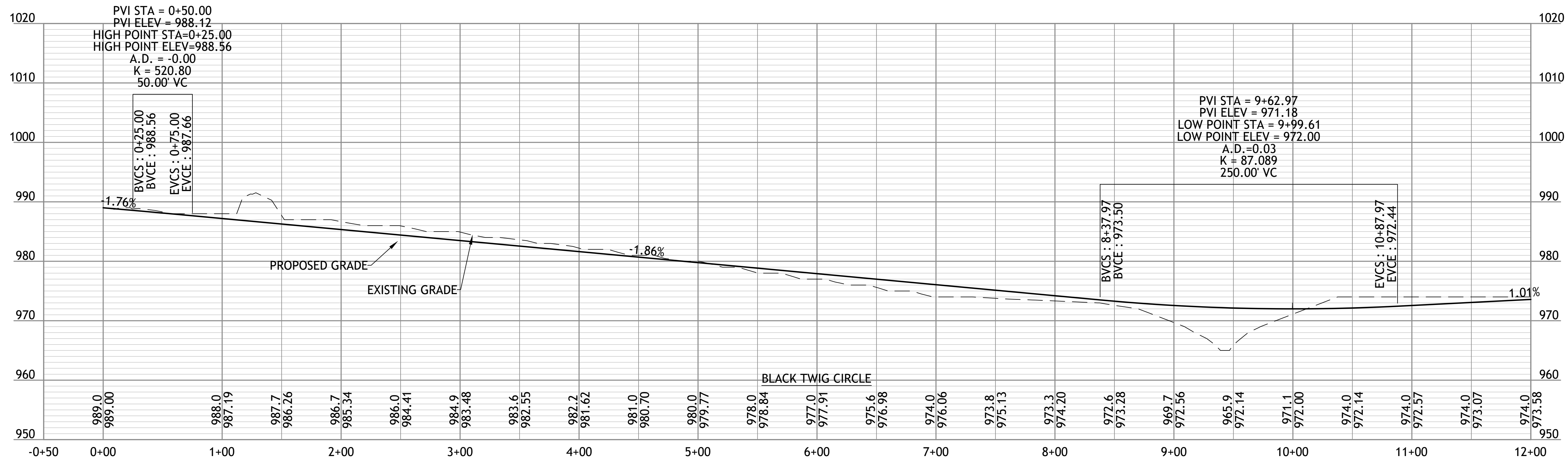
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Civil
LOT 7 GRADING
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25 SEPTEMBER 2020

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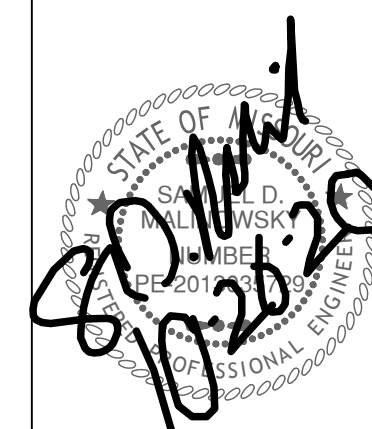


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10-26-20 CITY COMMENTS

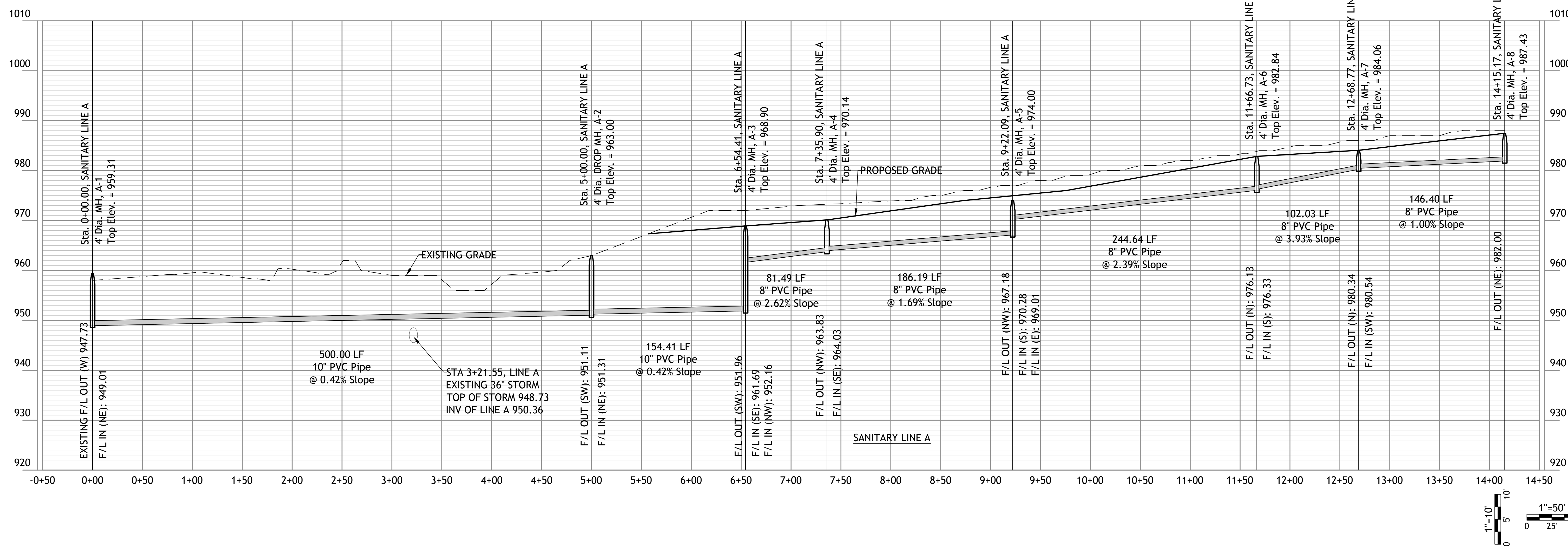
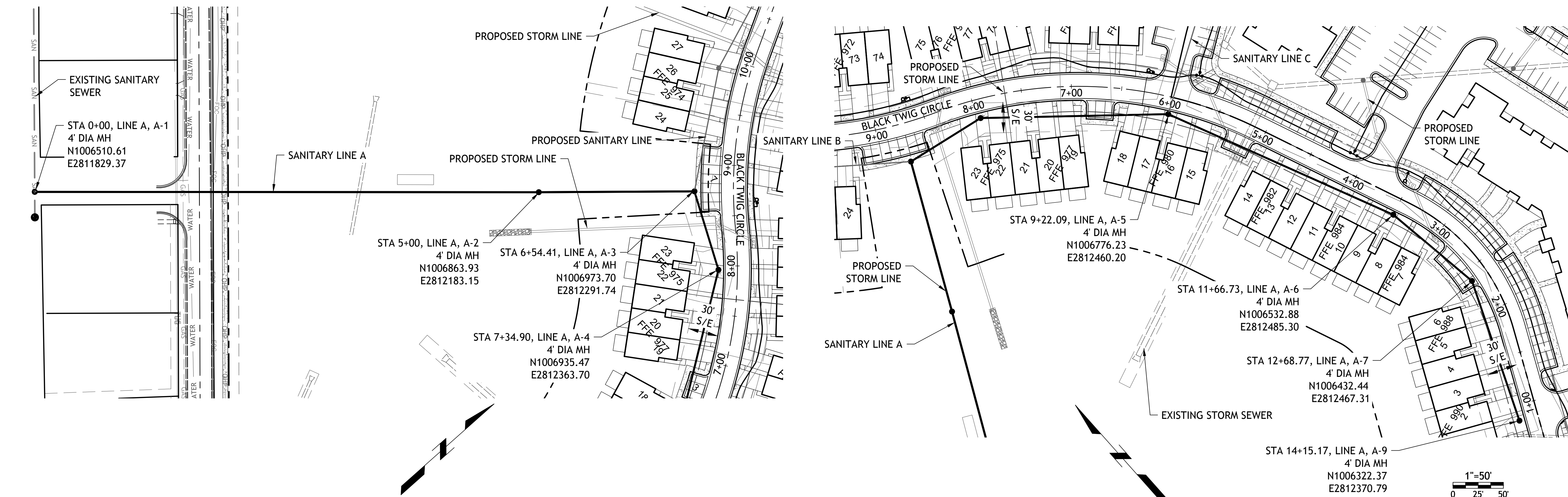
STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.



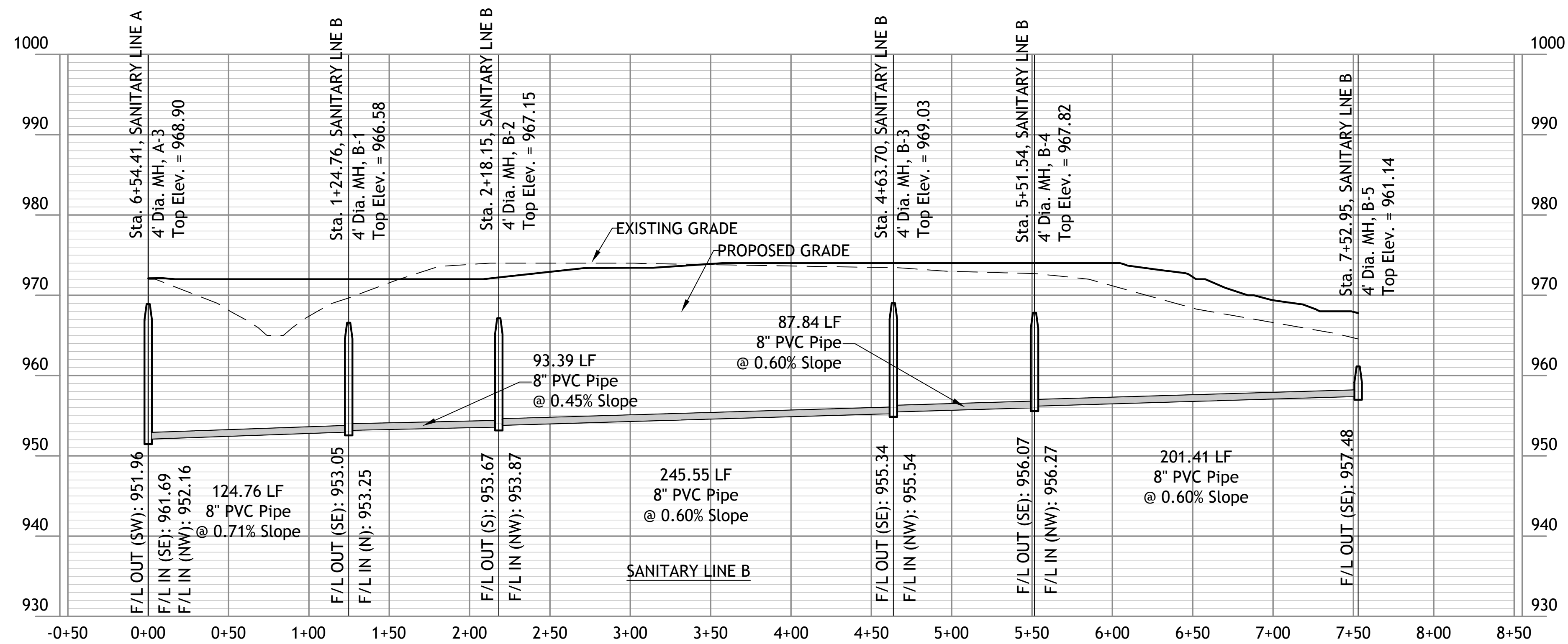
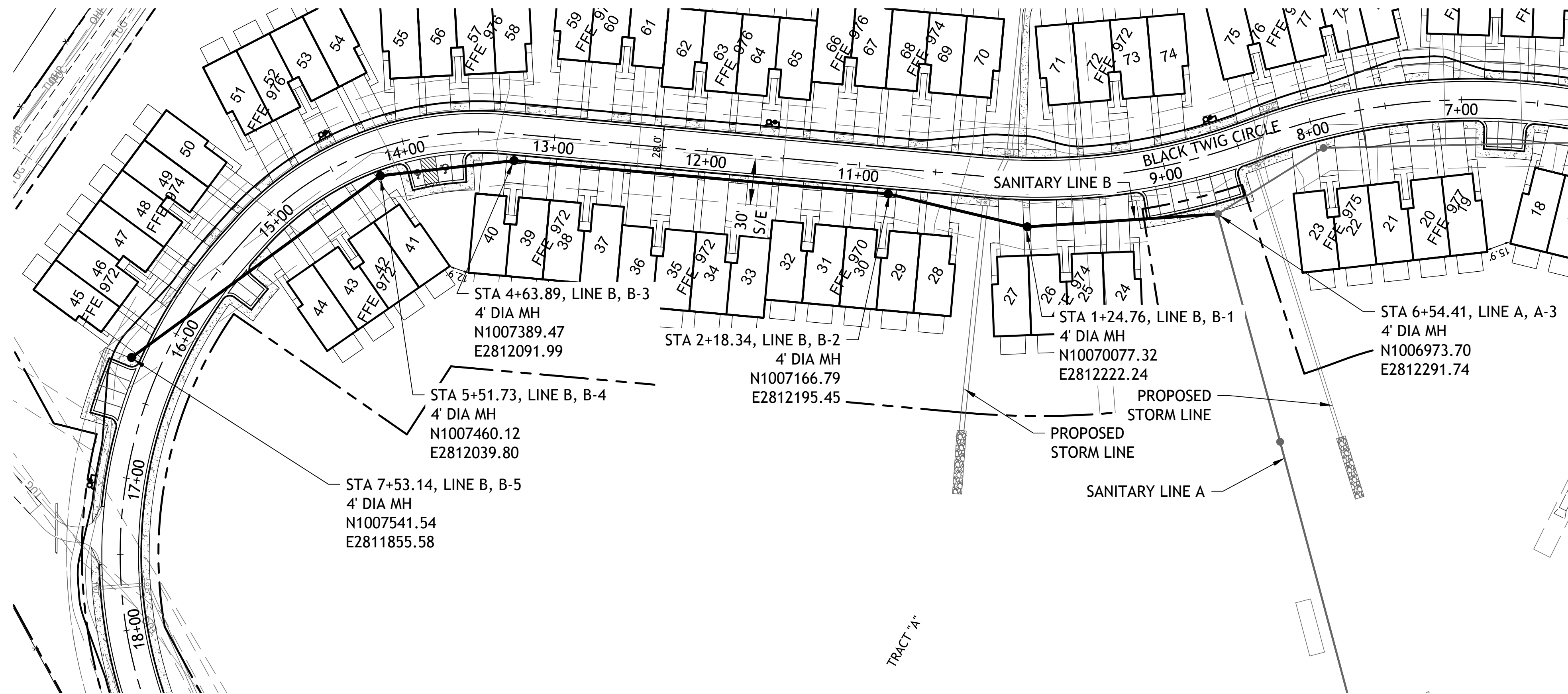
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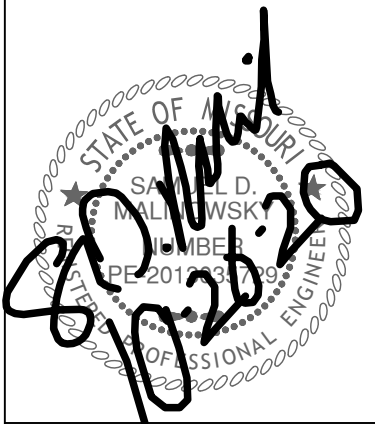


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LOT 7
LEES SUMMITT, MO.

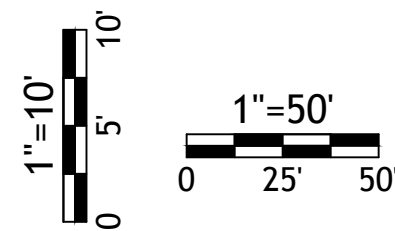
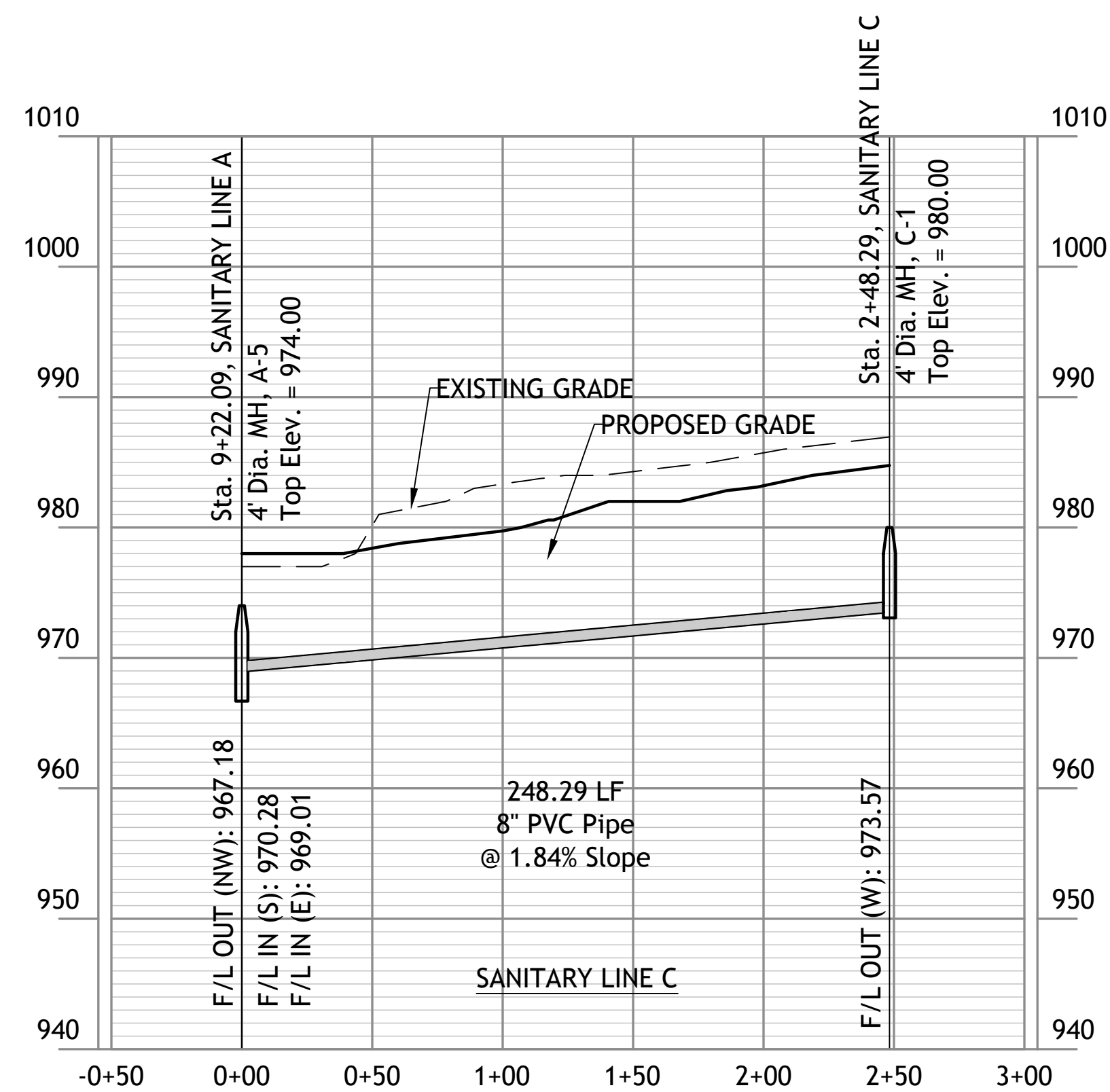
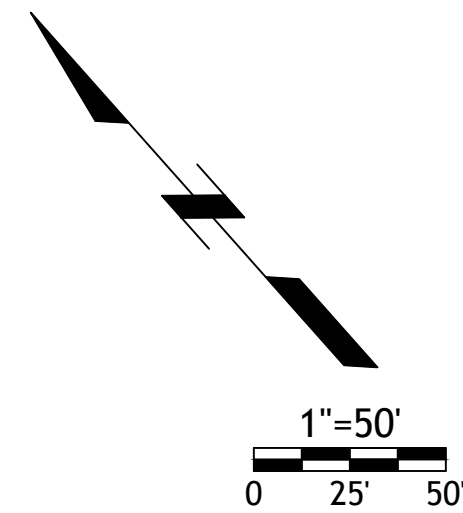
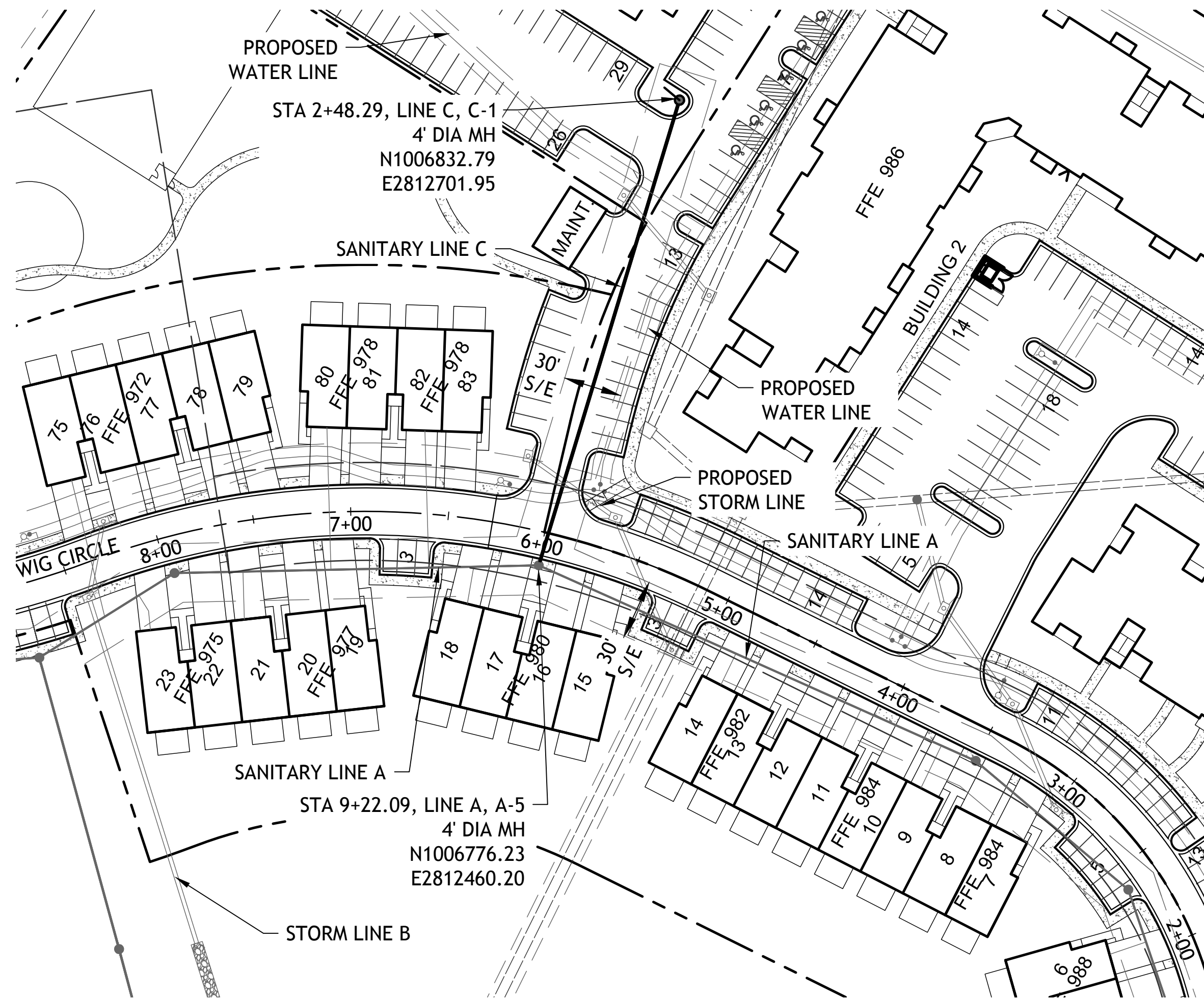




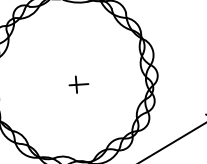
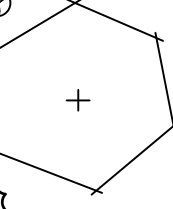
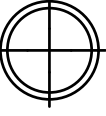
Revisions
10-26-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

sheet
C14.0
Civil
SANITARY LINE C
PLAN AND PROFILE
25 SEPTEMBER 2020



Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	211	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	210	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	150	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	76	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	80	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	36	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	30	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

TRACT C SITE DATA:
LOWENSTEIN
REQUIRED:
HIGH IMPACT BUFFER
20'X1,178' = 23,560sf
1 SHADE / 500sf = 47
1 ORNAMENTAL / 750sf = 31
1 EVERGREEN/ 300sf = 79
1 SHRUB / 200sf = 118

PROVIDED
SHADE = 47
ORNAMENTAL = 36
EVERGREEN = 79
SHRUB = 135

BLACK TWIG LANE 2,266'
REQUIRED:
STREET TREES 1/30' = 76
PARKING SHRUBS 12/40' = 680

PROVIDED:
SHADE TREES = 81
SHRUBS = 380

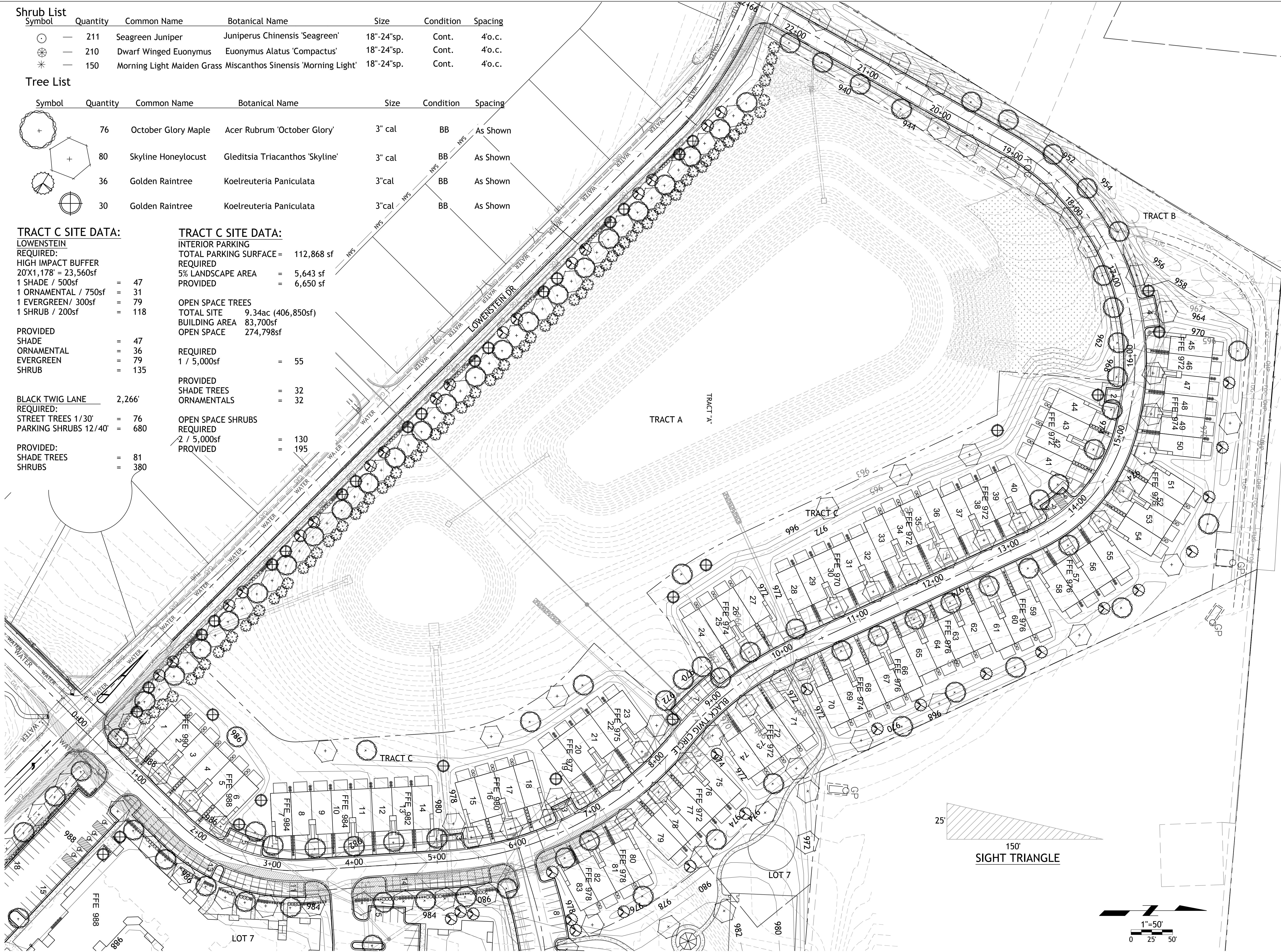
TRACT C SITE DATA:
INTERIOR PARKING
TOTAL PARKING SURFACE = 112,868 sf
REQUIRED
5% LANDSCAPE AREA = 5,643 sf
PROVIDED = 6,650 sf

OPEN SPACE TREES
TOTAL SITE 9.34ac (406,850sf)
BUILDING AREA 83,700sf
OPEN SPACE 274,798sf

REQUIRED
1 / 5,000sf = 55

PROVIDED
SHADE TREES = 32
ORNAMENTALS = 32

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 130
PROVIDED = 195



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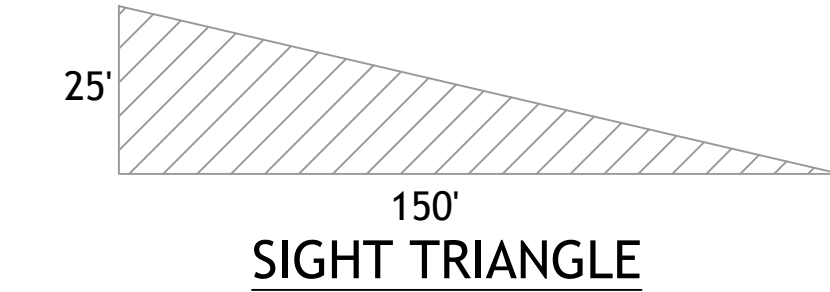


Revisions
10-26-20 CITY COMMENTS

STREETS OF W. PRYOR

LOT 7

LEES SUMMITT, MO.



Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	195	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	220	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	210	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	13	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	19	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	13	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	13	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	0	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' ht	BB	As Shown

LOT 7 SITE DATA:

LOWENSTEIN 658'
REQUIRED:
STREET TREES 1/30' = 22
PARKING LOT SHRUBS 12/40' = 197

PROVIDED:
SHADE TREES = 22
SHRUBS = 170

PRIVATE DR EAST 1,327'
REQUIRED:
STREET TREES 1/30' = 44
PARKING LOT SHRUBS 12/40' = 197

PROVIDED:
SHADE TREES = 44
SHRUBS = 225

BLACK TWIG LANE 571'
REQUIRED:
STREET TREES 1/30' = 19
PARKING LOT SHRUBS 12/40' = 171

PROVIDED:
SHADE TREES = 19
SHRUBS = 120

INTERIOR PARKING
TOTAL PARKING SURFACE = 173,111 sf
REQUIRED
5% LANDSCAPE AREA = 8,655 sf
PROVIDED = 9,832 sf

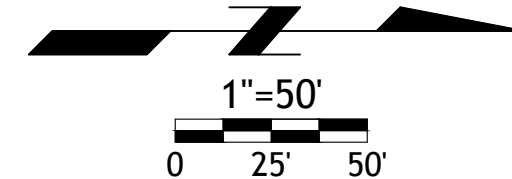
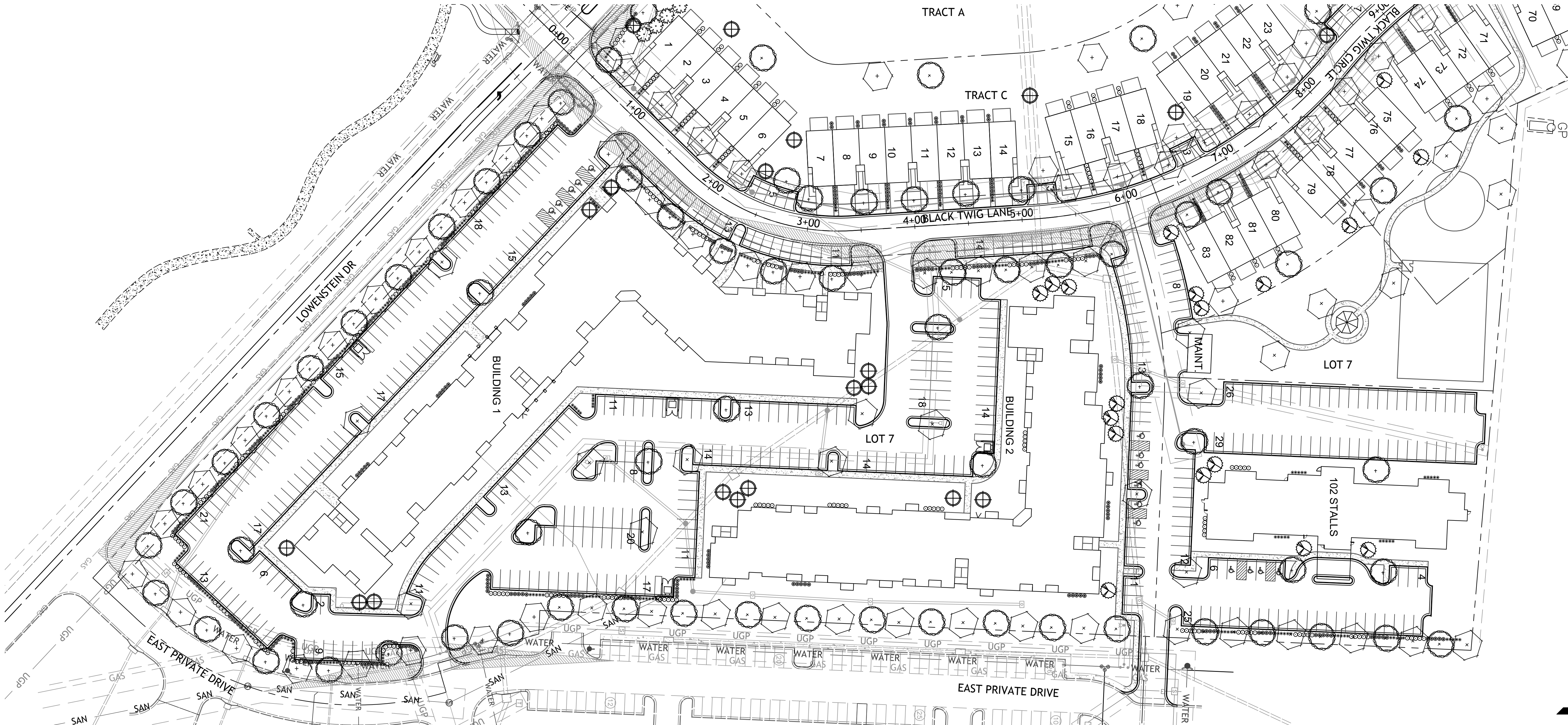
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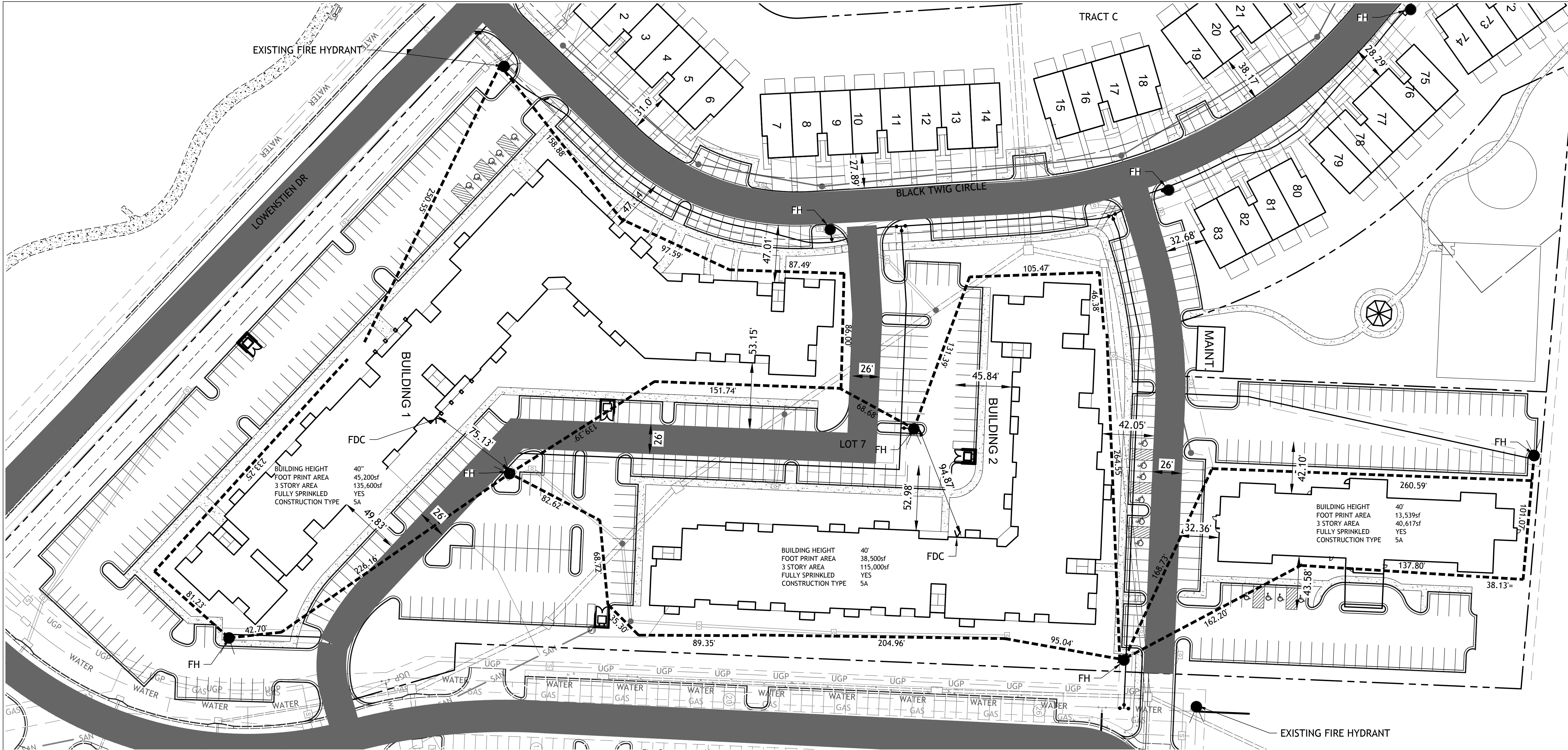
OPEN SPACE TREES
TOTAL SITE 8.23ac (358,498sf)
BUILDING AREA 92,931sf
OPEN SPACE 265,567sf

REQUIRED
1 / 5,000sf = 53

PROVIDED
SHADE TREES = 31
ORNAMENTALS = 24

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 102
PROVIDED = 110





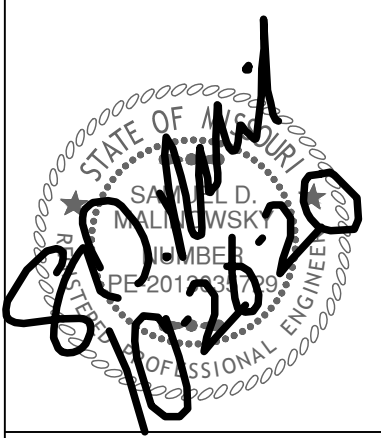
- Fire Department Notes:
1. IFC 507.51 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more that 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 2. Aerial fire apparatus access roads.
 - a. IFC D105.1 where required. Where the vertical distance between the grade plane and the highest roof exceeds 30 feet, approved aerial fire apparatus access roads shall be provided for purposes of this section, the highest roof shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. IFC D105.2 width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. IFC D105.3, proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4, obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus access road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official
 3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words No Parking - Fire Lane shall be provided for fire apparatus access roads to identify such roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
 4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch storz type fitting and located within 100 feet of a fire hydrant or as approved by the fire code official.
 5. All required fire lanes shall support 75,000 pounds

LEGEND

- FIRE LINE HOSE LENGTH (MAX. 300')
- 26' WIDE AERIAL FIRE APPARATUS ACCESS ROAD
- PROPOSED FIRE HYDRANT
- ▽ FIRE DEPARTMENT CONNECTION

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785.341.9747

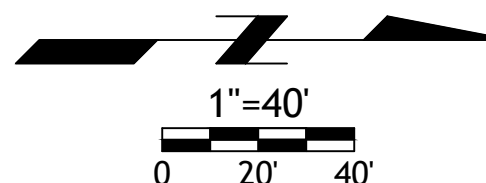
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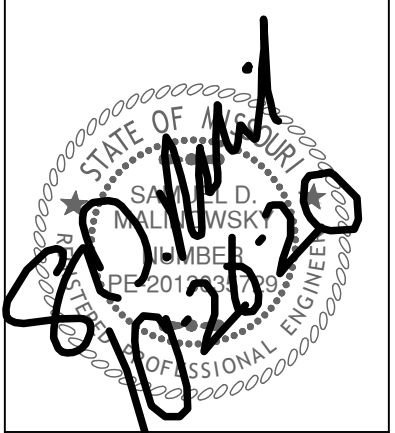


Revisions
10-26-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

sheet
C17.0
Civil
FIRE LANES
permit
25 SEPTEMBER 2020





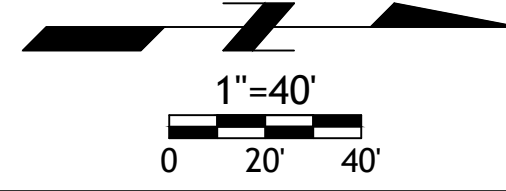
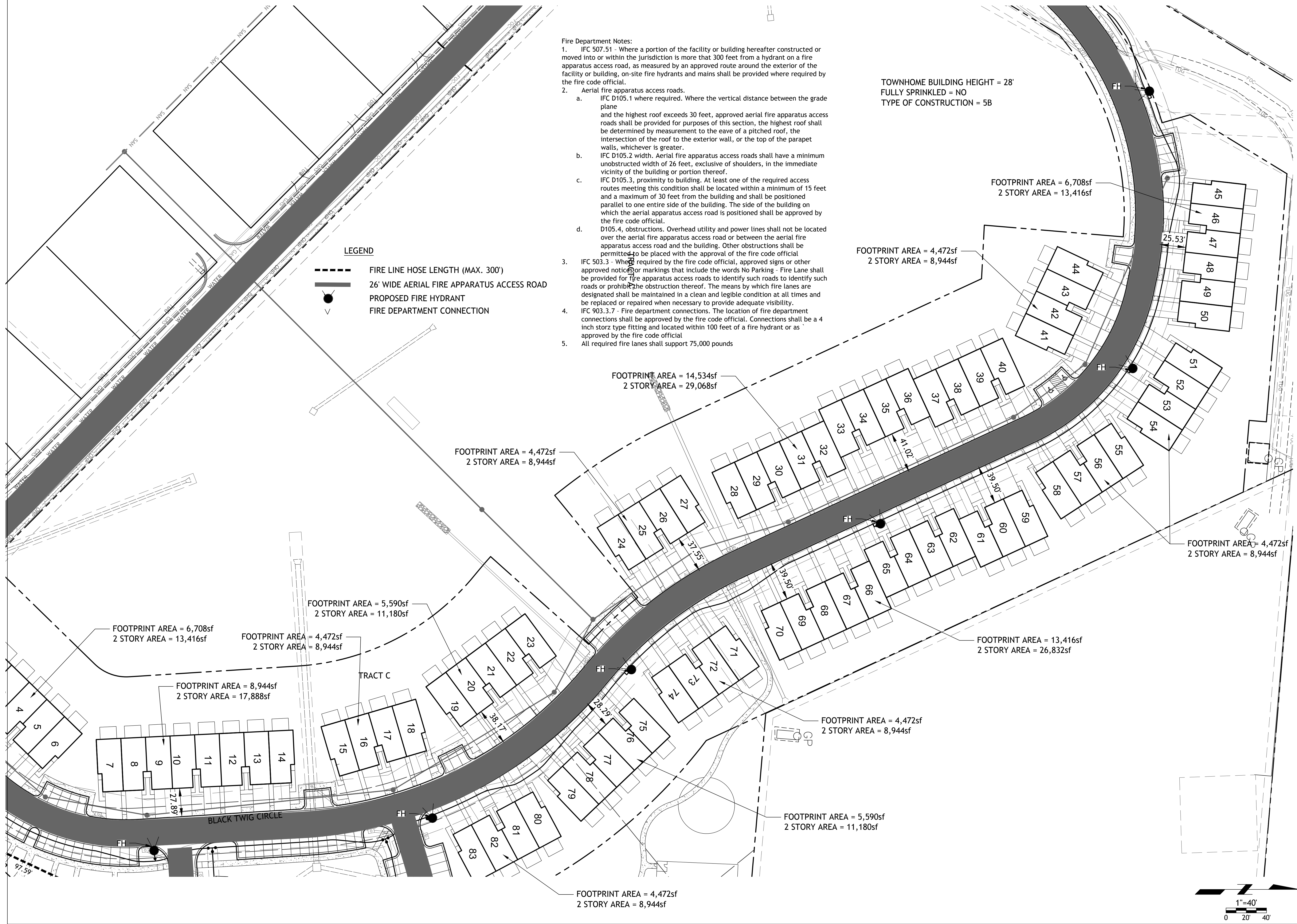
Fire Department Notes:

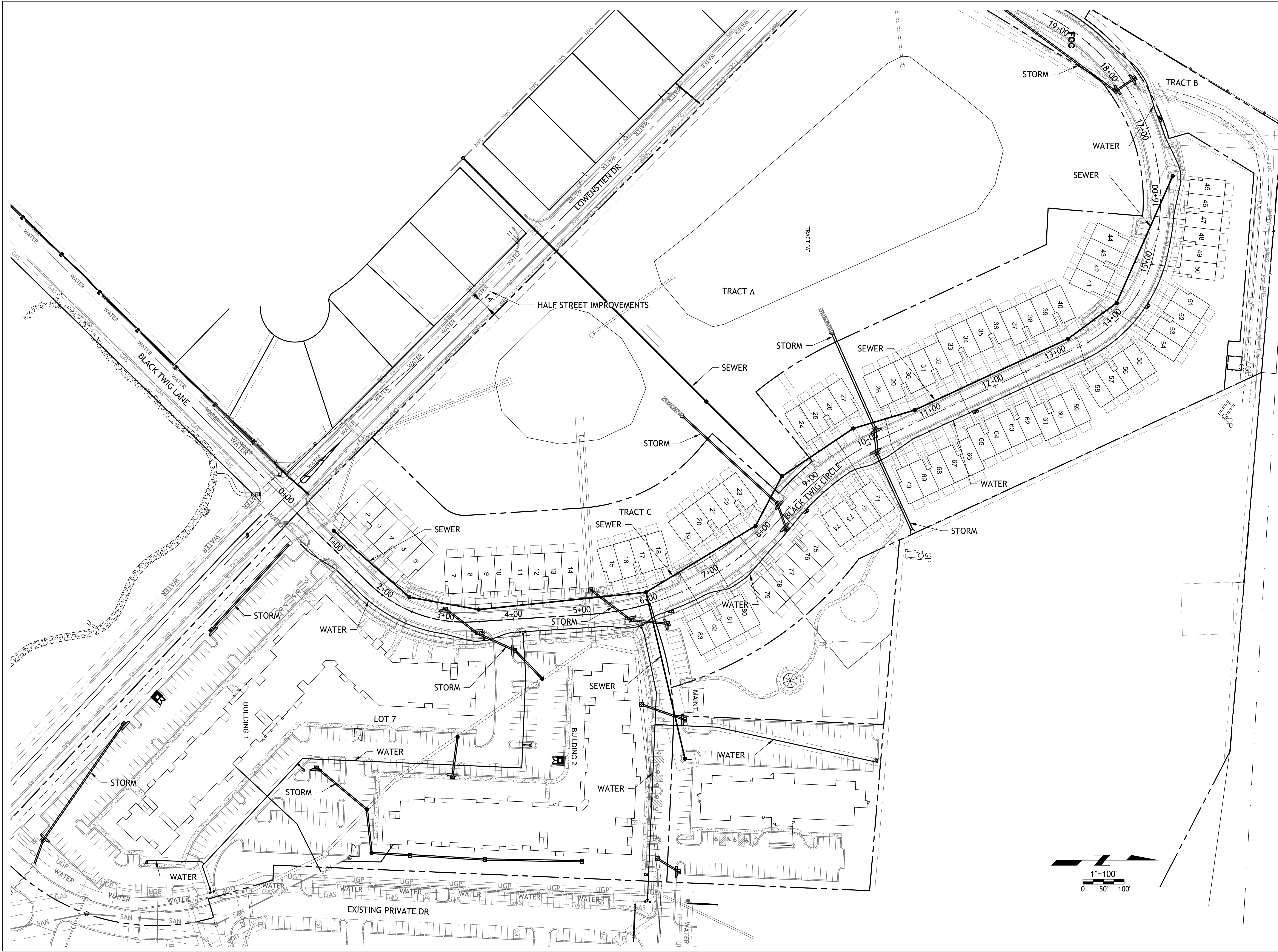
1. IFC 507.51 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
2. Aerial fire apparatus access roads.
 - a. IFC D105.1 where required. Where the vertical distance between the grade plane and the highest roof exceeds 30 feet, approved aerial fire apparatus access roads shall be provided for purposes of this section, the highest roof shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. IFC D105.2 width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. IFC D105.3, proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4, obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus access road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words No Parking - Fire Lane shall be provided for fire apparatus access roads to identify such roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch storz type fitting and located within 100 feet of a fire hydrant or as approved by the fire code official.
5. All required fire lanes shall support 75,000 pounds

TOWNHOME BUILDING HEIGHT = 28'
FULLY SPRINKLED = NO
TYPE OF CONSTRUCTION = 5B

LEGEND

- FIRE LINE HOSE LENGTH (MAX. 300')
- 26' WIDE AERIAL FIRE APPARATUS ACCESS ROAD
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION

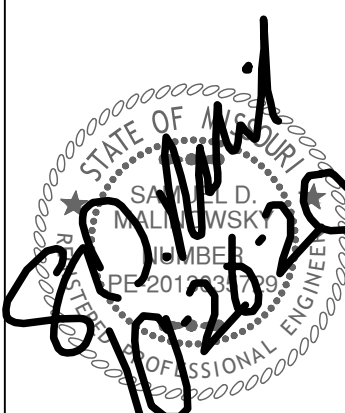




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Revisions
 10-26-20 CITY COMMENTS

STREETS OF W. PRYOR
 LOT 7
 LEES SUMMITT, MO.

sheet
C19.0
 Civil
 UTILITY
 permit
 25 SEPTEMBER 2020



- CURB WALK/CURB (AT BUILDING) CW1



