

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 7A - LOT 7C

STREETS OF WEST PRYOR

LEE'S SUMMIT, MO

UTILITIES
Electric Service
Evergy
Nathan Michael
913-347-4310
Nathan.michael@evergy.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

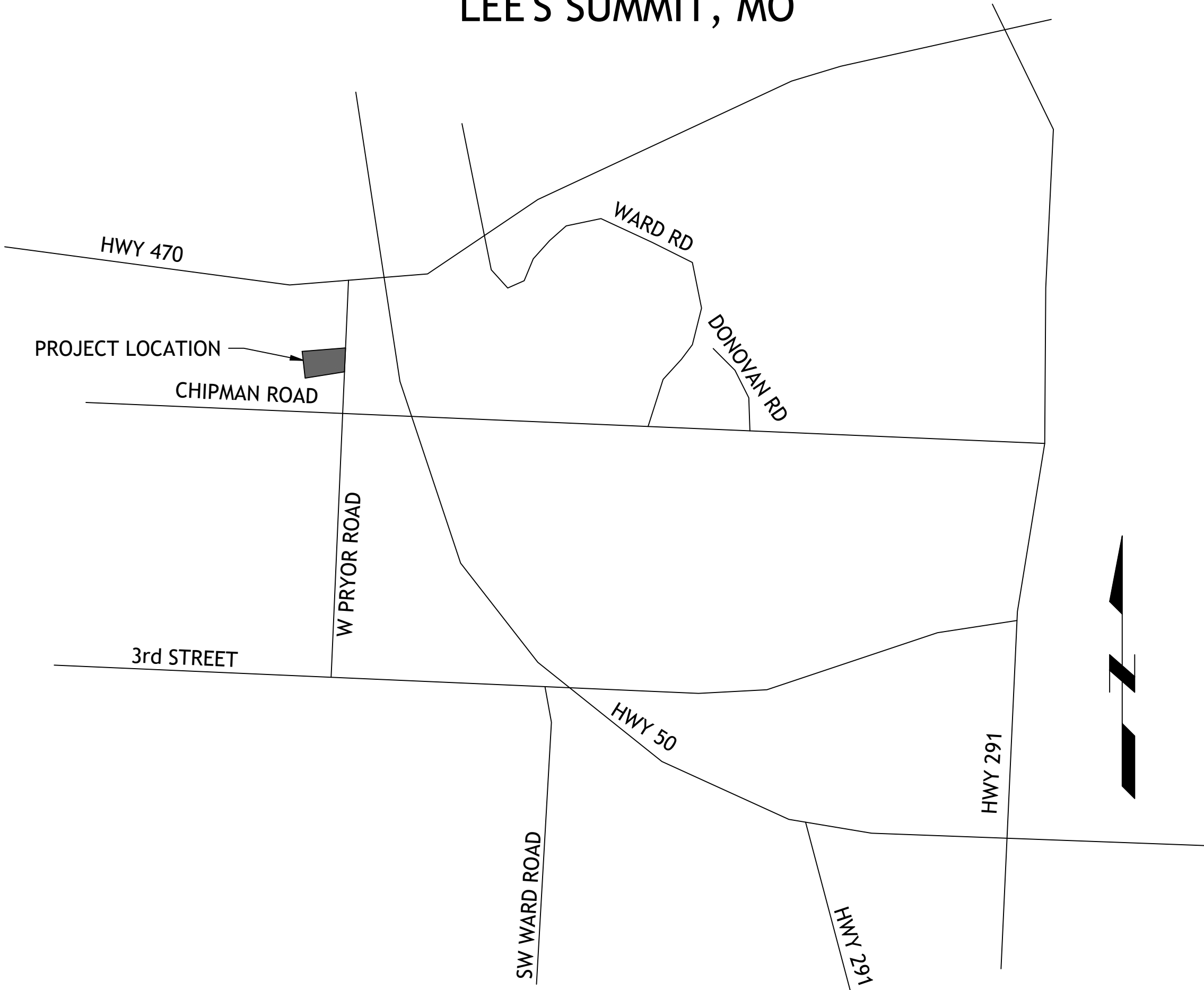
Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LOCATION MAP

LEGAL DESCRIPTION:
LOT 7 & TRACT C STREET OF WEST PRYOR
LOTS 1 THRU 14, TRACTS A, B, C, & D TO LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
ELEVATION 971.06

FLOODPLAIN NOTE:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-2.1 REZONING EXHIBIT
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- C-4 OVERALL SITE PLAN
- C-5 LOT 7B LAYOUT PLAN
- C-6 LOT 7B LAYOUT PLAN
- C-7 LOT 7A & LOT 7C LAYOUT PLAN
- C-8 LOT 7B GRADING PLAN
- C-9 LOT 7B GRADING PLAN
- C-10 LOT 7A & LOT 7C 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

DEVELOPER

SWP III, LLC
C/O DRAKE DEVELOPMENT, LLC
7200 W 132nd ST, SUITE 150
OVERLAND PARK, KS 66213
913-662-2630

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

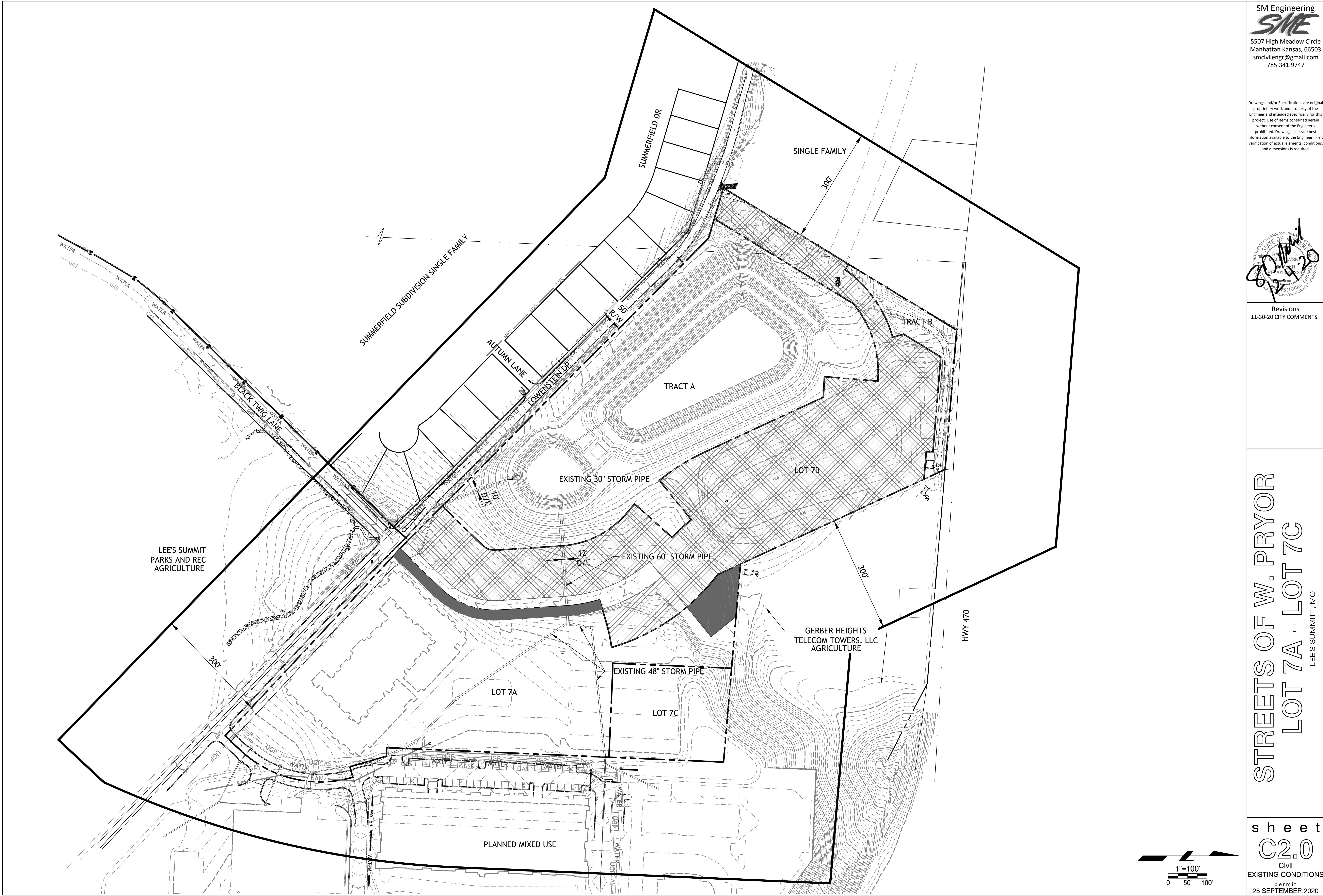
SM Engineering
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Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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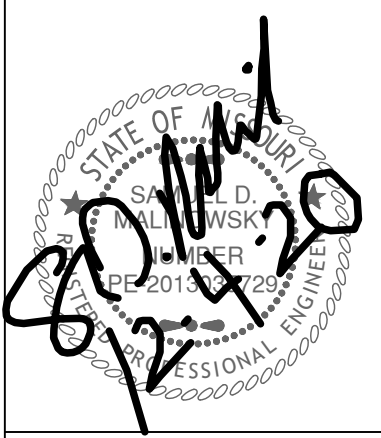
Revisions
11-30-20 CITY COMMENTS

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

s h e e t
C1.0
Civil
Site Improvement Plan
permit
25 SEPTEMBER 2020



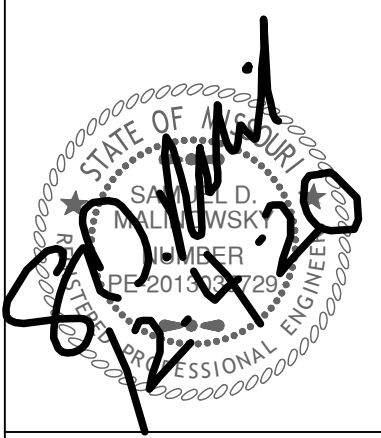
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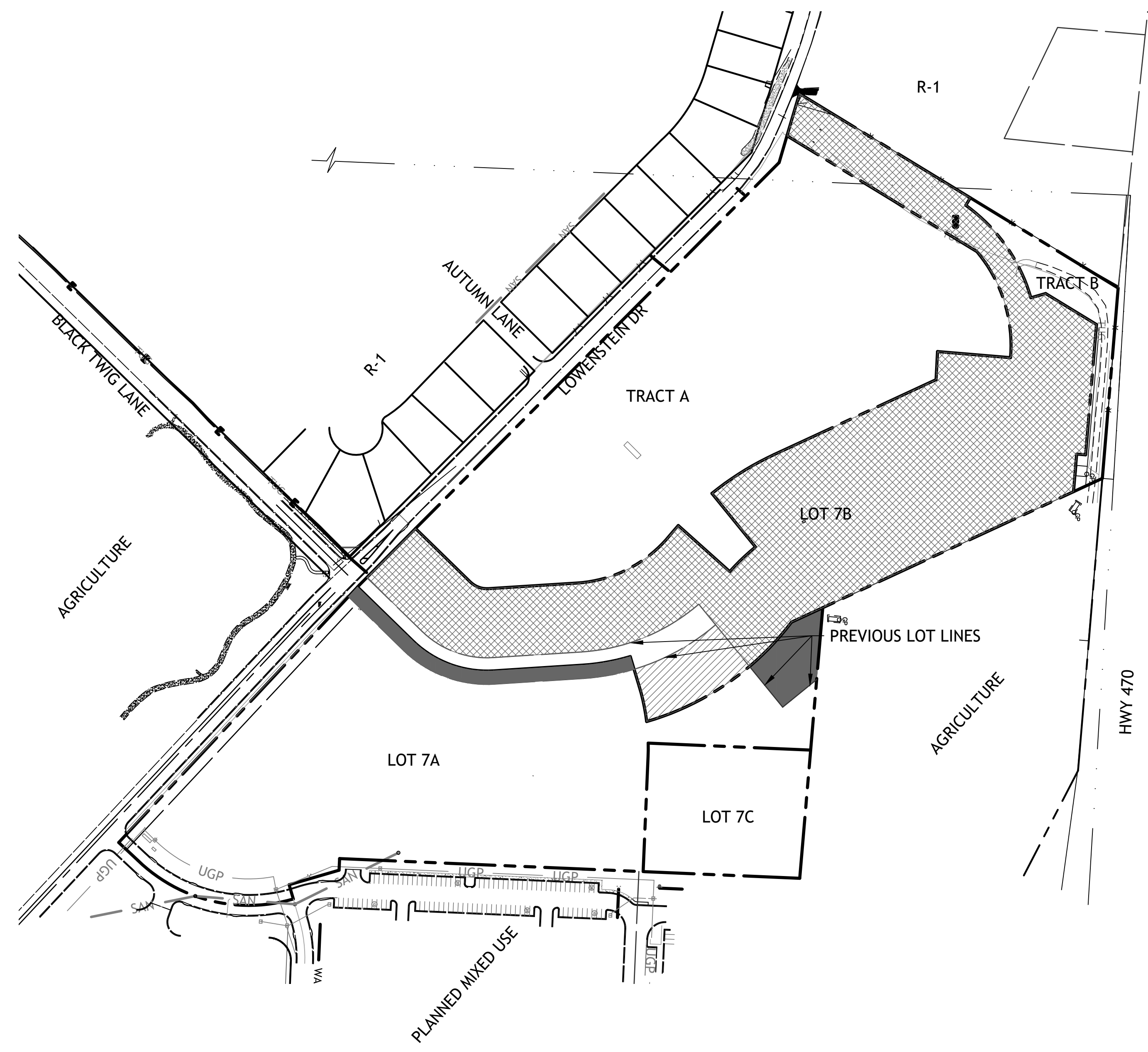
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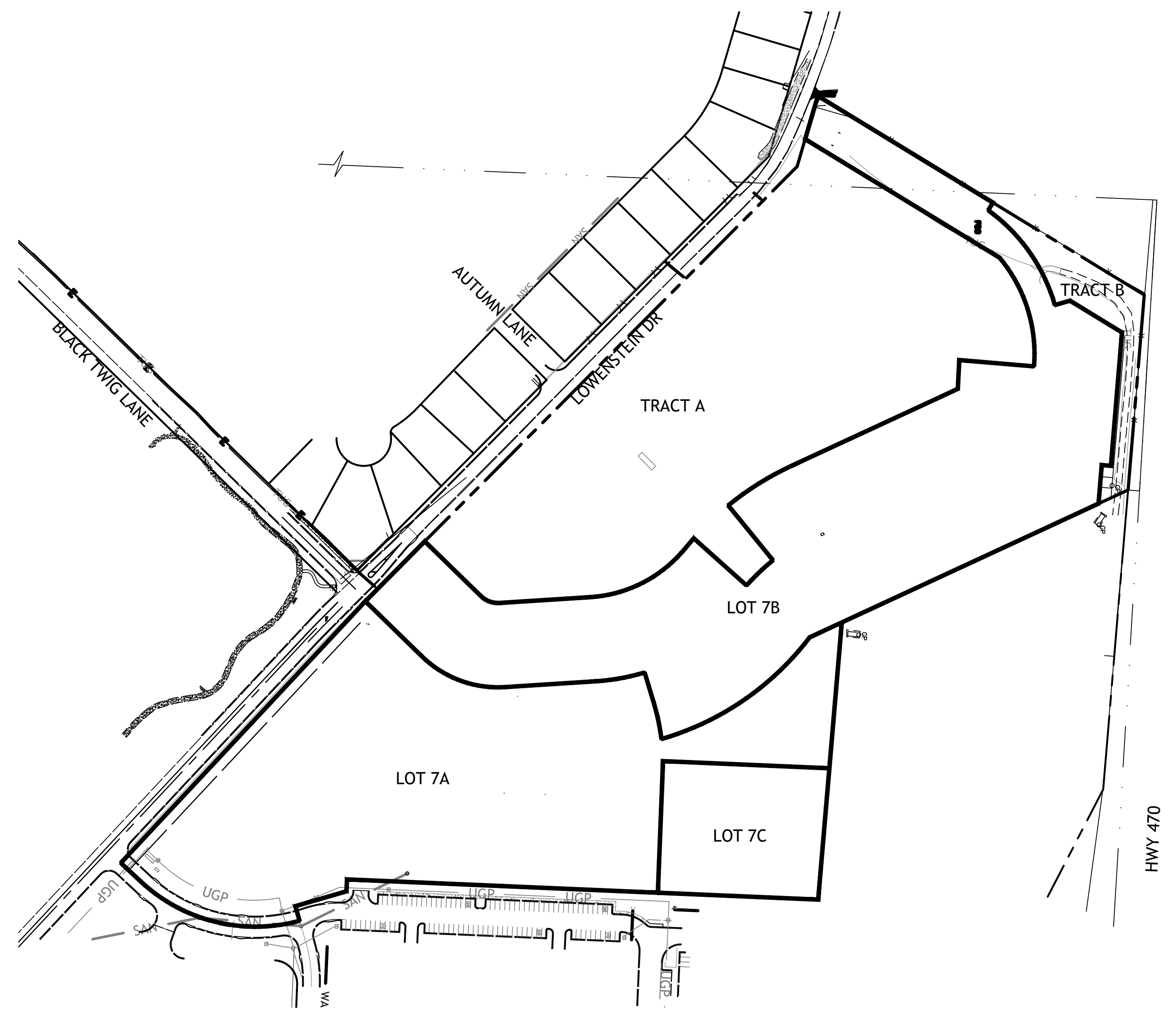
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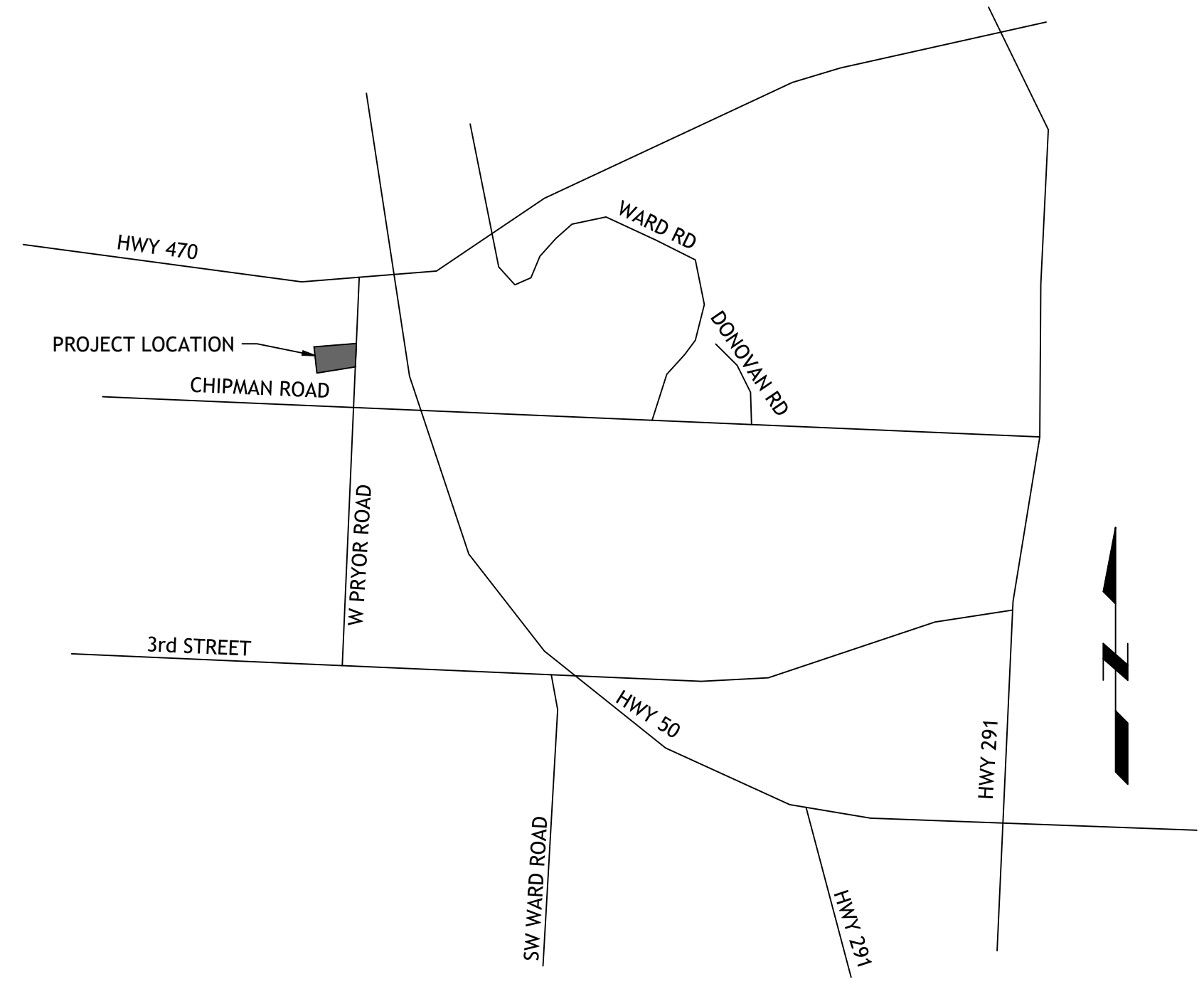
REZONE PLAN



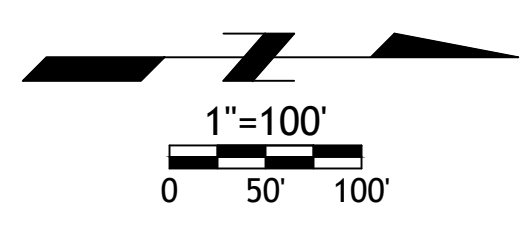
LOT NUMBERS



PROPOSED STREETS OF WEST PRYOR LOTS 7A-7C

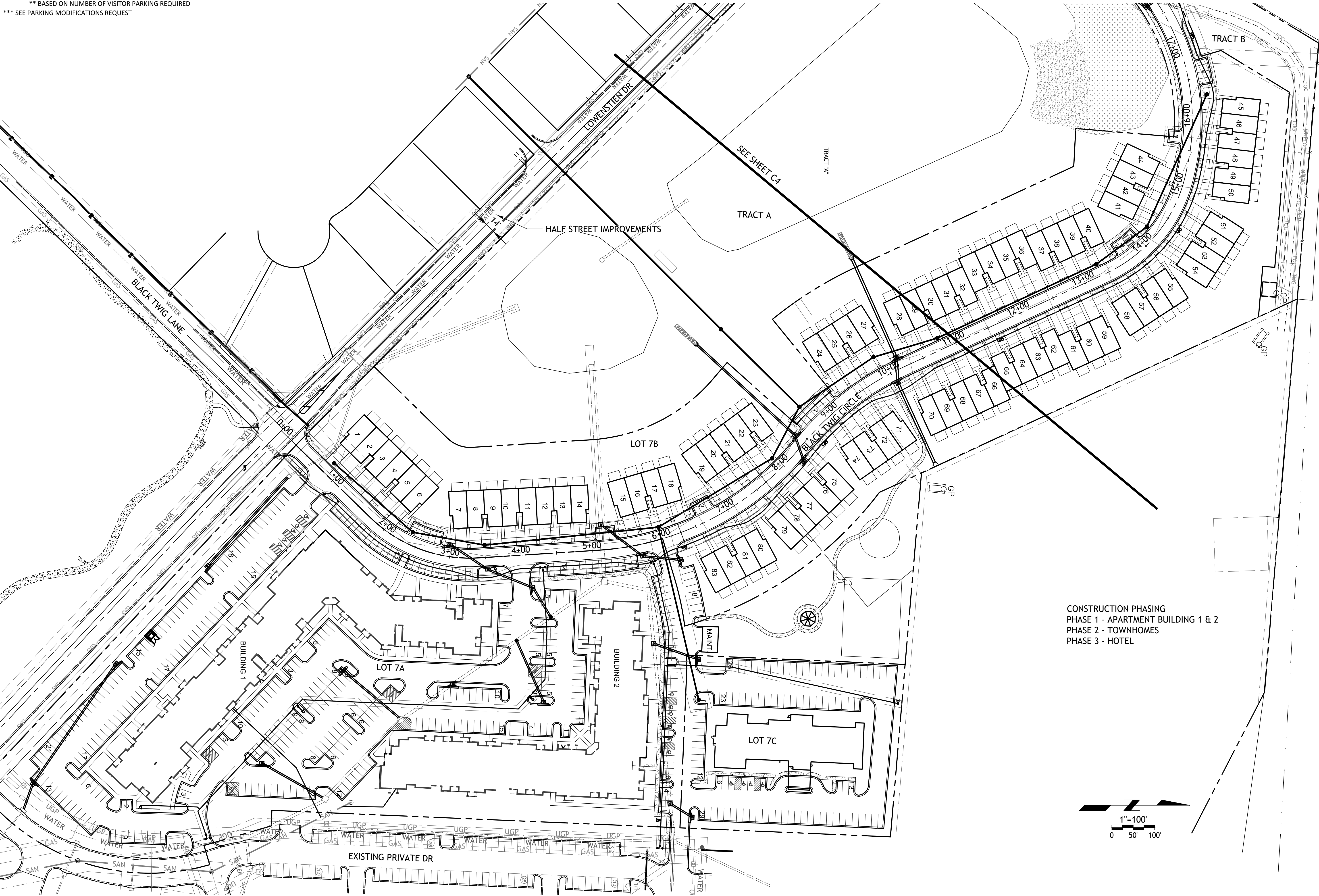


LOCATION MAP

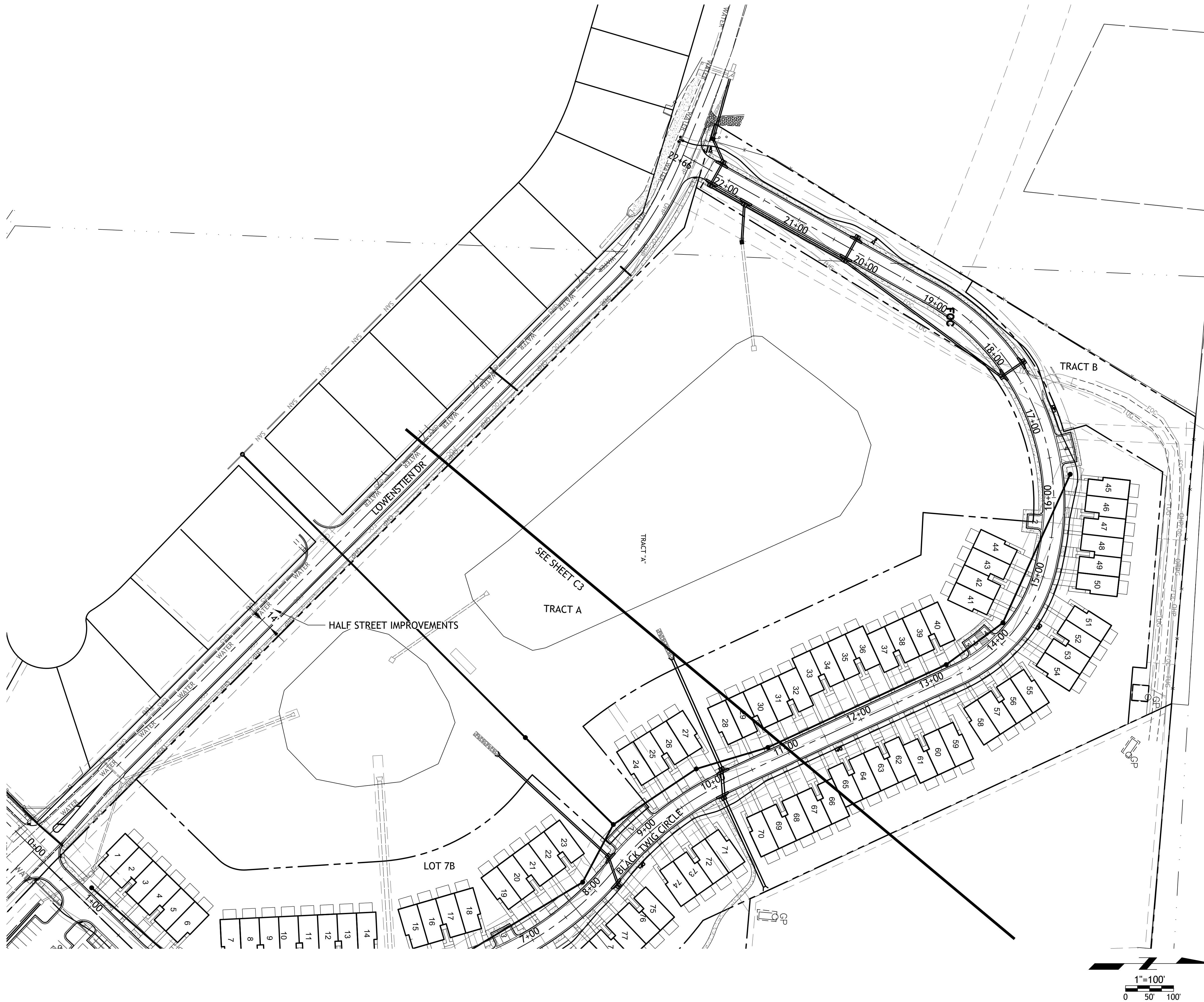


SITE DATA																		
LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	TOTAL SQFT	# OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	1 BDRM	2 BDRM	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	IMPERVIOUS COVERAGE	OPEN SPACE
Proposed TRACT C	Townhomes	406,850	9.24	99,019	198,038	83	8.9	2				187	208 *	1 (1) **	1 (1)	112,868	211,887	195,017
Proposed Lot 7	Apts Bldg 1	402,422	9.24	45,200	135,600	100	10.82	3	43	41	16	183	376	6 (1)	6 (1)	154,700	238,400	164,022
	Apts Bldg 2	NA	NA	38,500	11,500	84	NA	3	33	30	21	***158	N/A	5 (1)	5 (1)	NA	NA	NA
PROPOSED LOT 7C	Hotel (88 Rms)	72,640	1.67	13,539	40,617	88	52.64	3				88	99	4 (1)	4 (1)	39,657	51,705	20,935

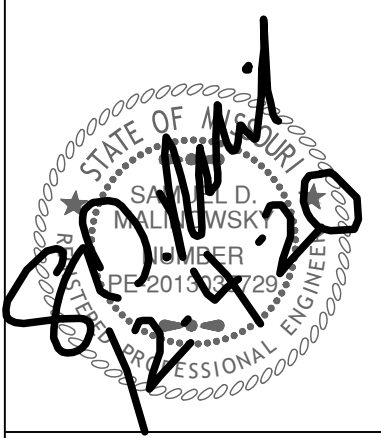
* INCLUDES 2 CAR GARAGE FOR EACH UNIT
** BASED ON NUMBER OF VISITOR PARKING REQUIRED
*** SEE PARKING MODIFICATIONS REQUEST



CONSTRUCTION PHASING
PHASE 1 - APARTMENT BUILDING 1 & 2
PHASE 2 - TOWNHOMES
PHASE 3 - HOTEL

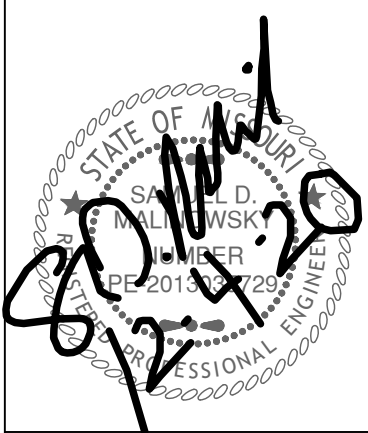


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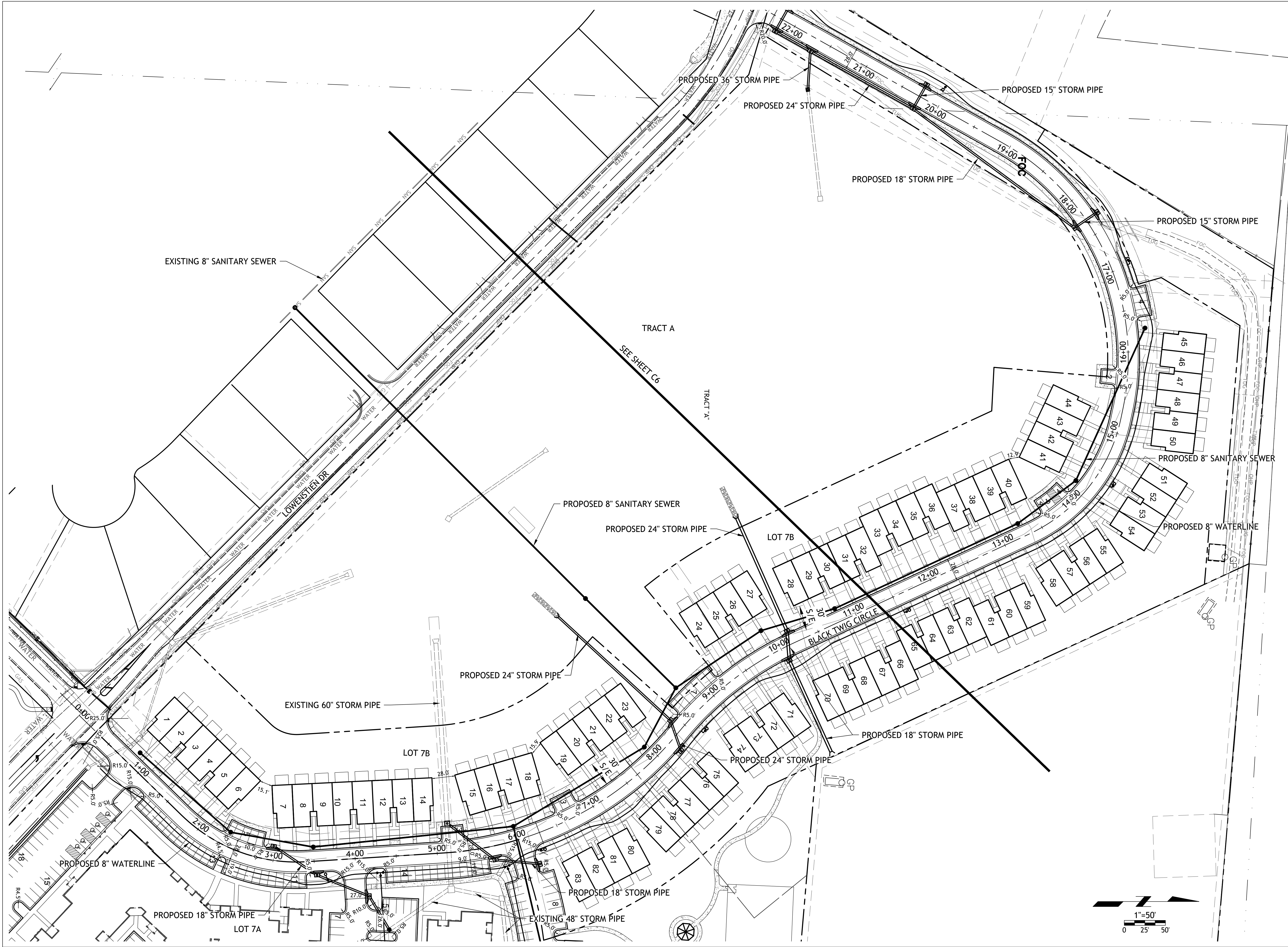
STREETS OF W. PRYOR LOT 7A - LOT 7C LEES SUMMIT, MO.

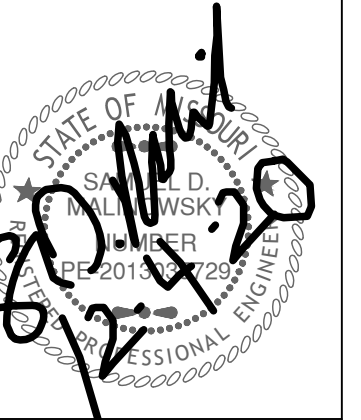


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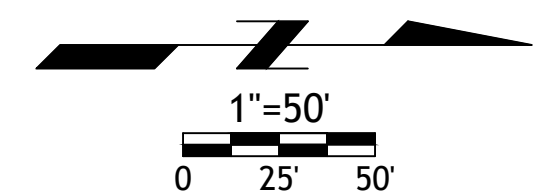
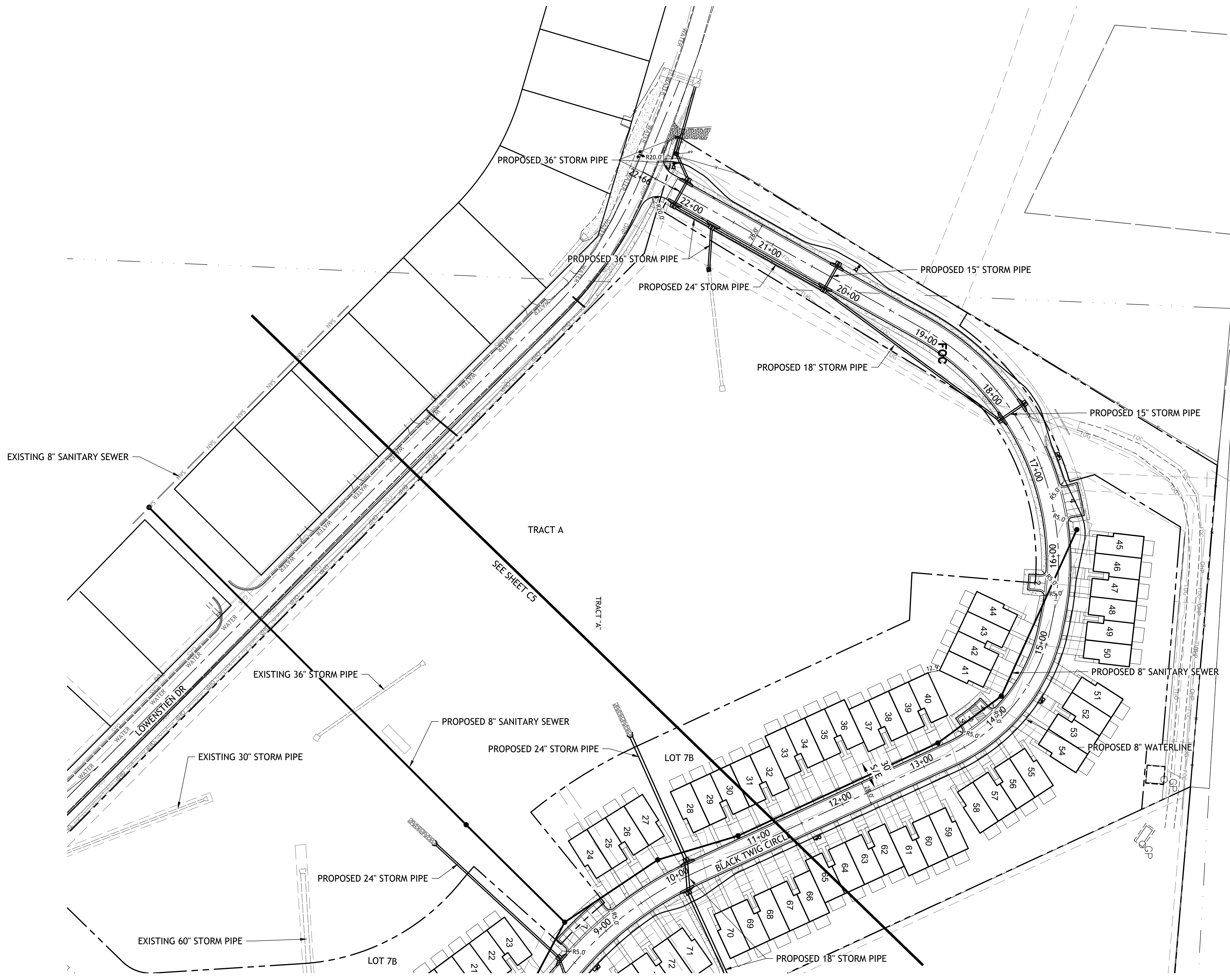
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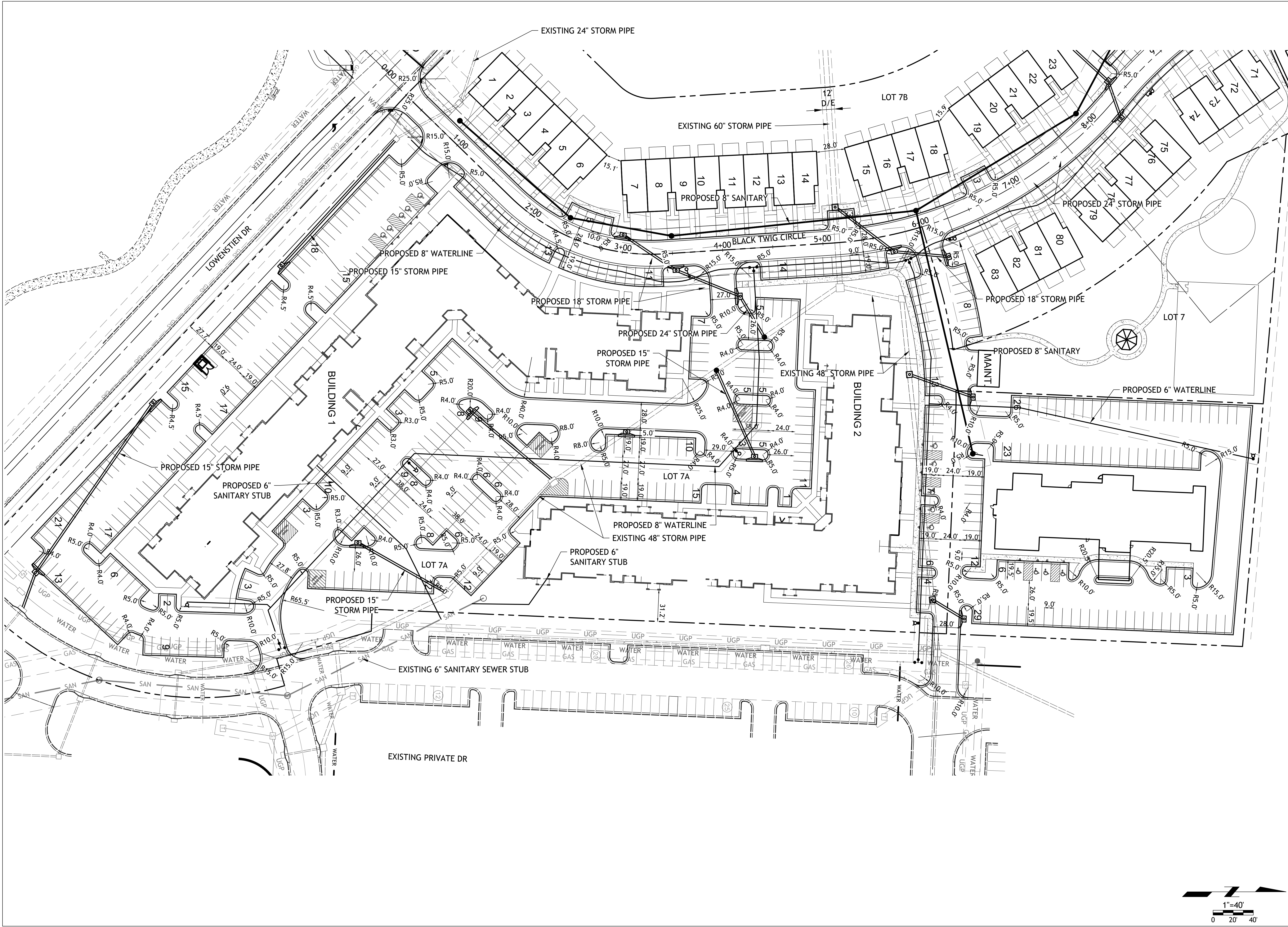
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C5.0
Civil
LOT 7B LAYOUT
permit
25 SEPTEMBER 2020





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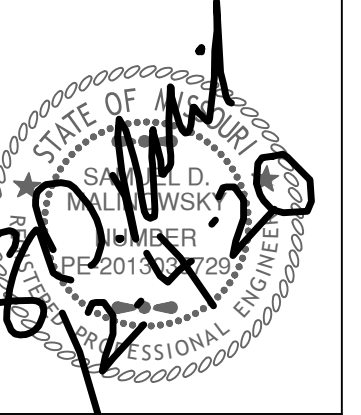
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sheet
C7.0
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1"=40'
0 20' 40'



Revisions

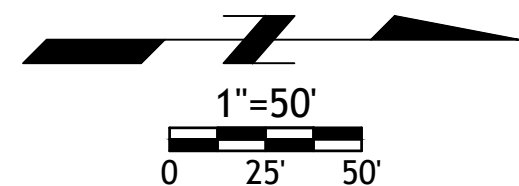
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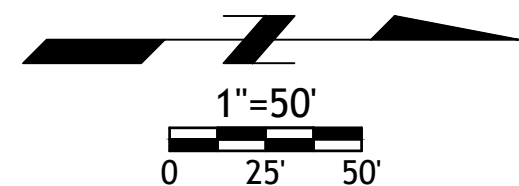
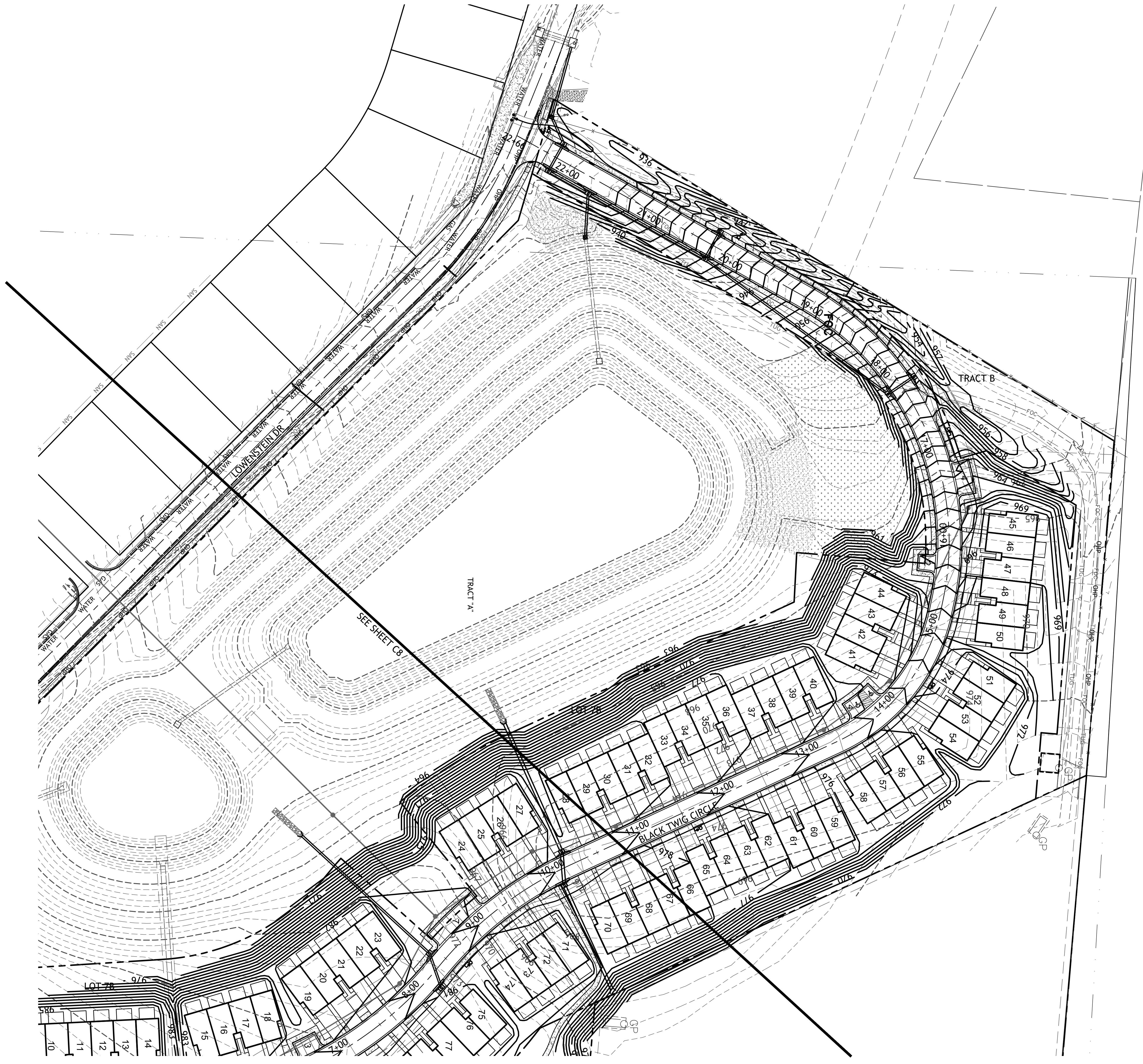
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C8.0

Civil
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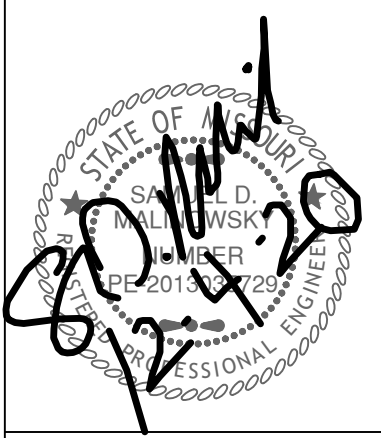
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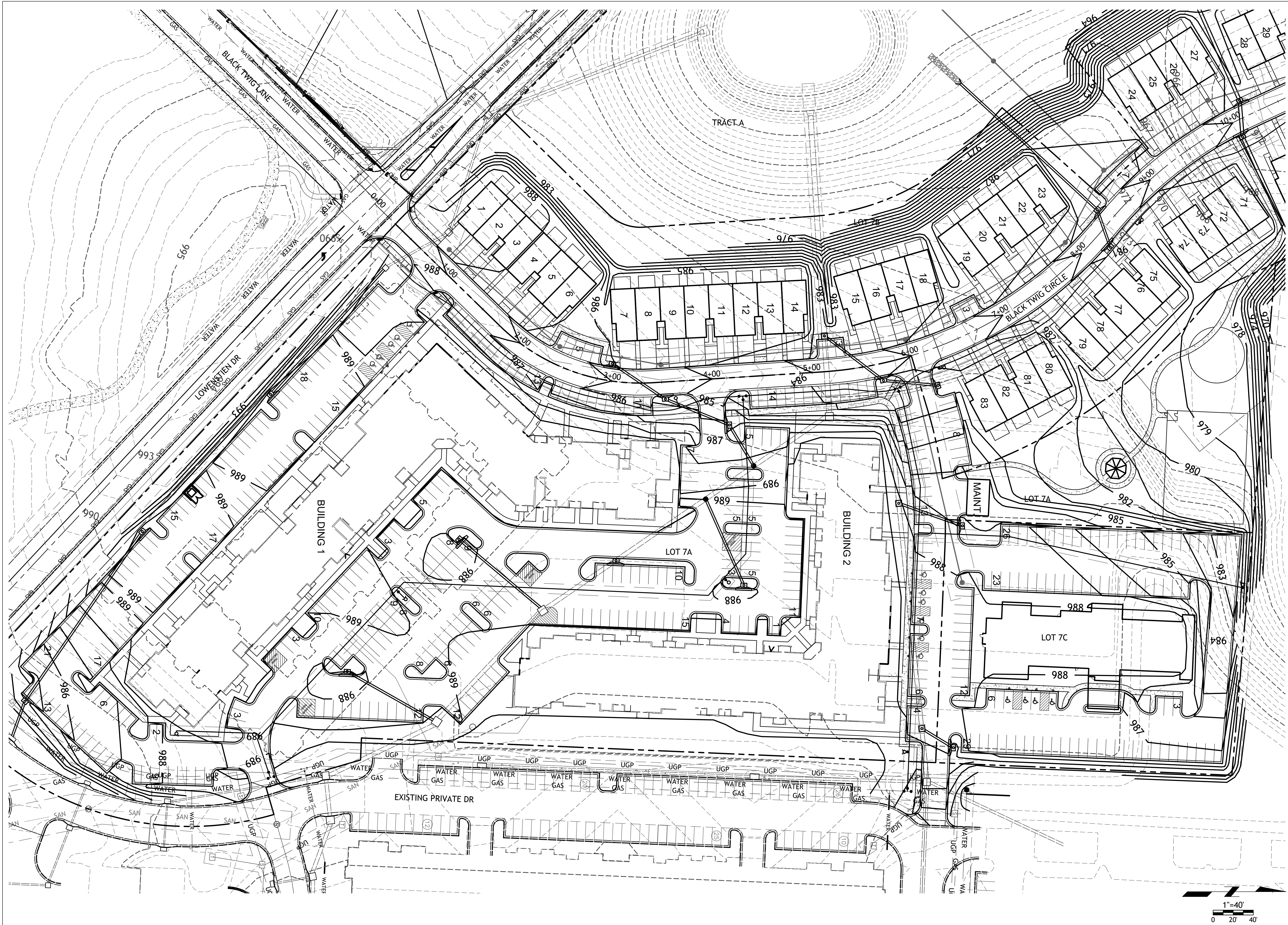
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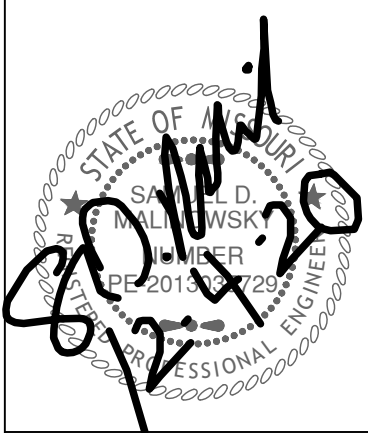
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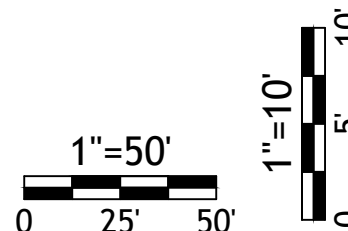
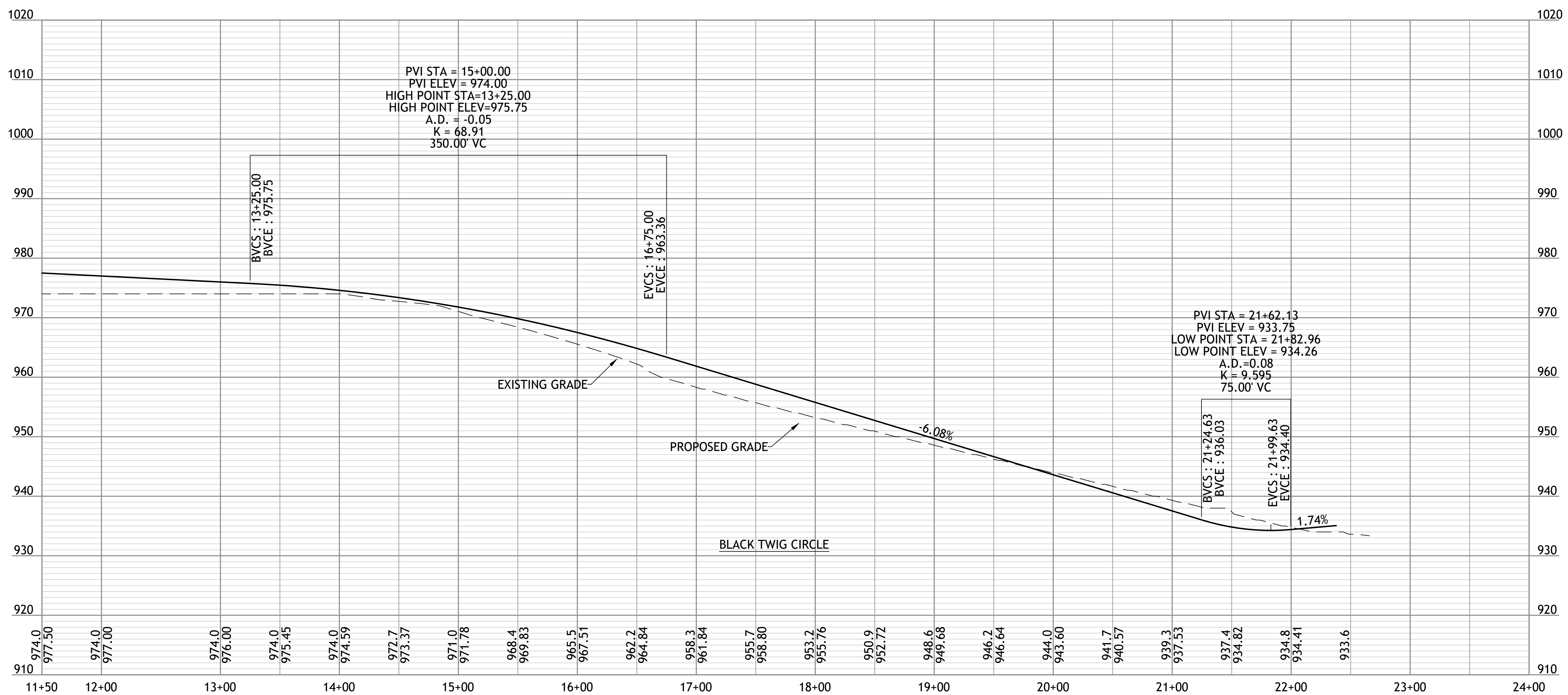
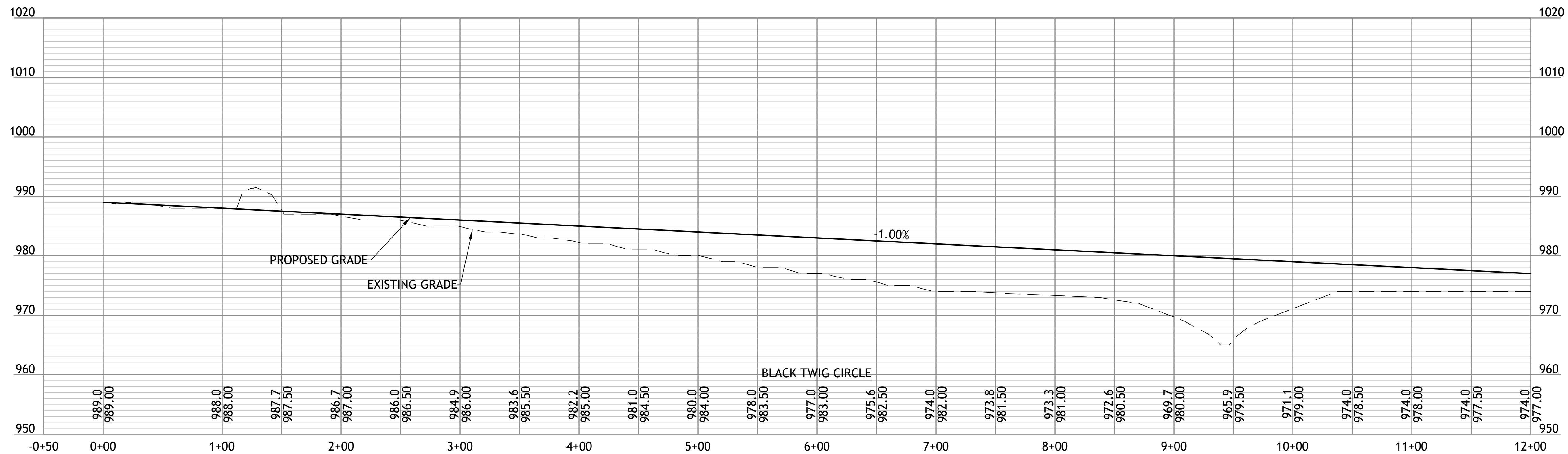
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LOT 7A & 7C GRADING
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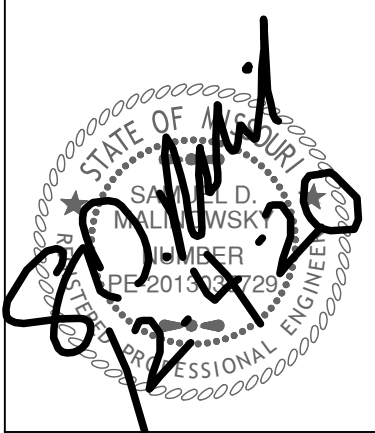


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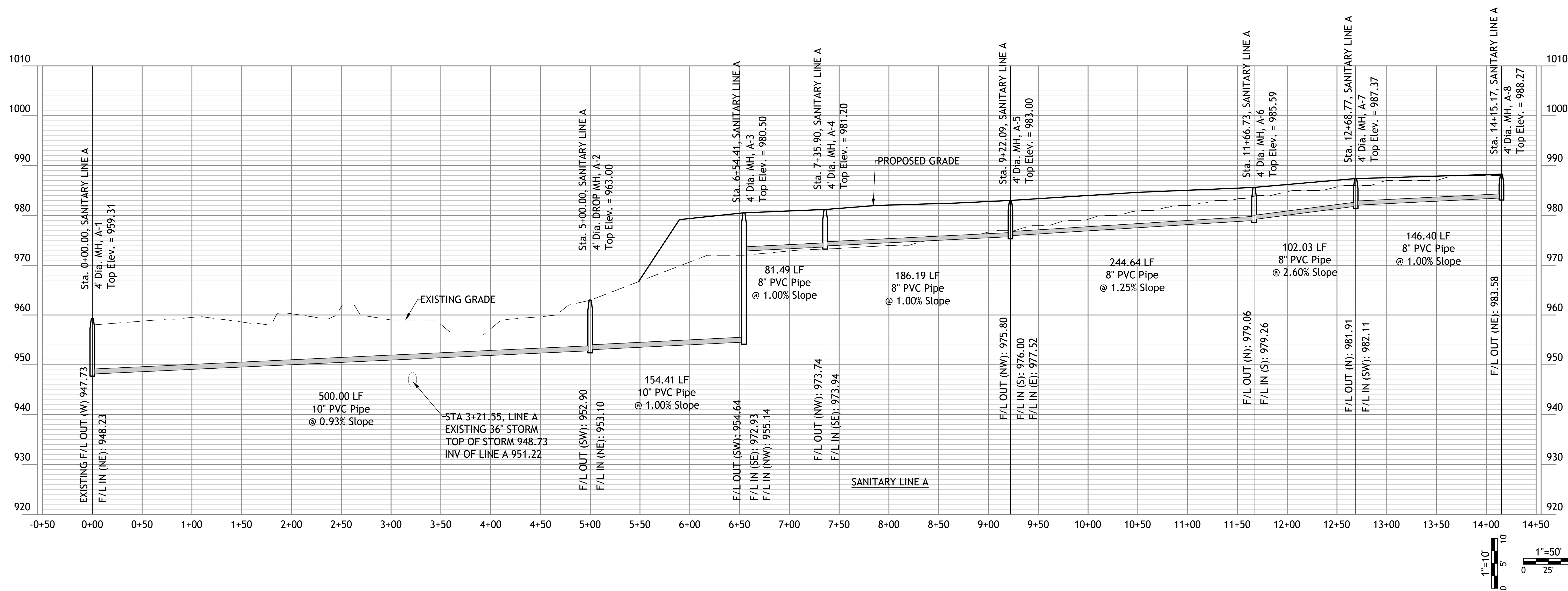
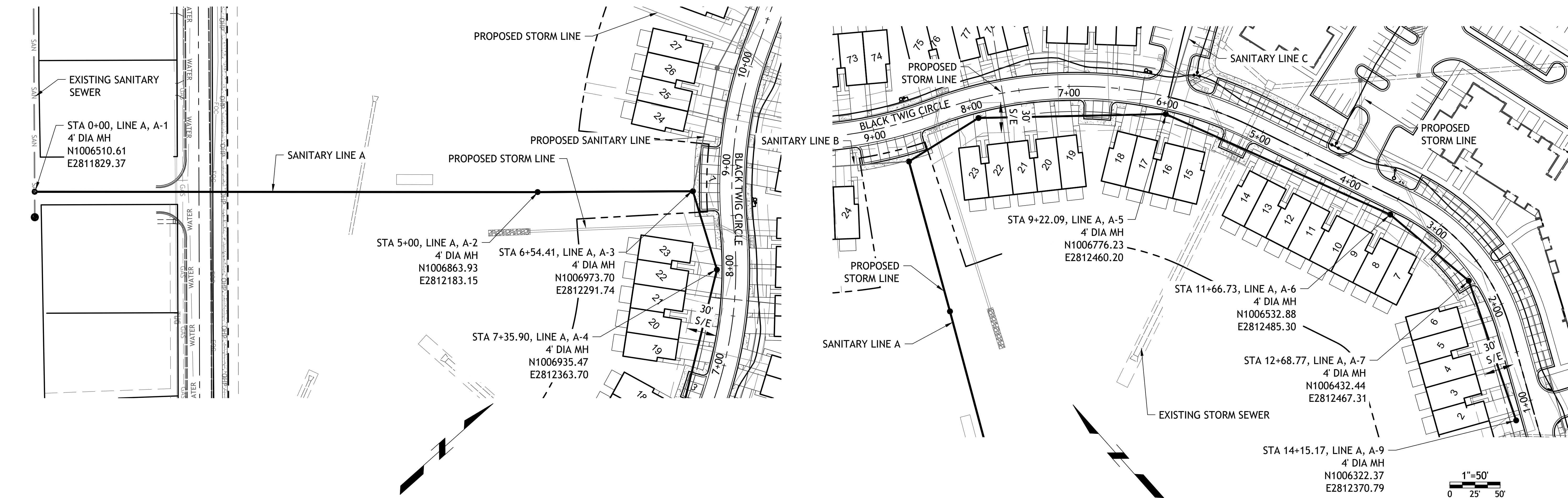
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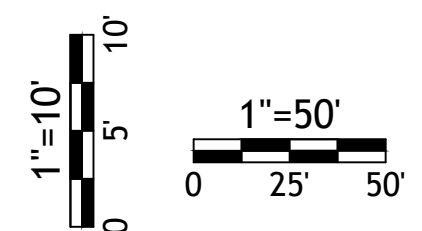
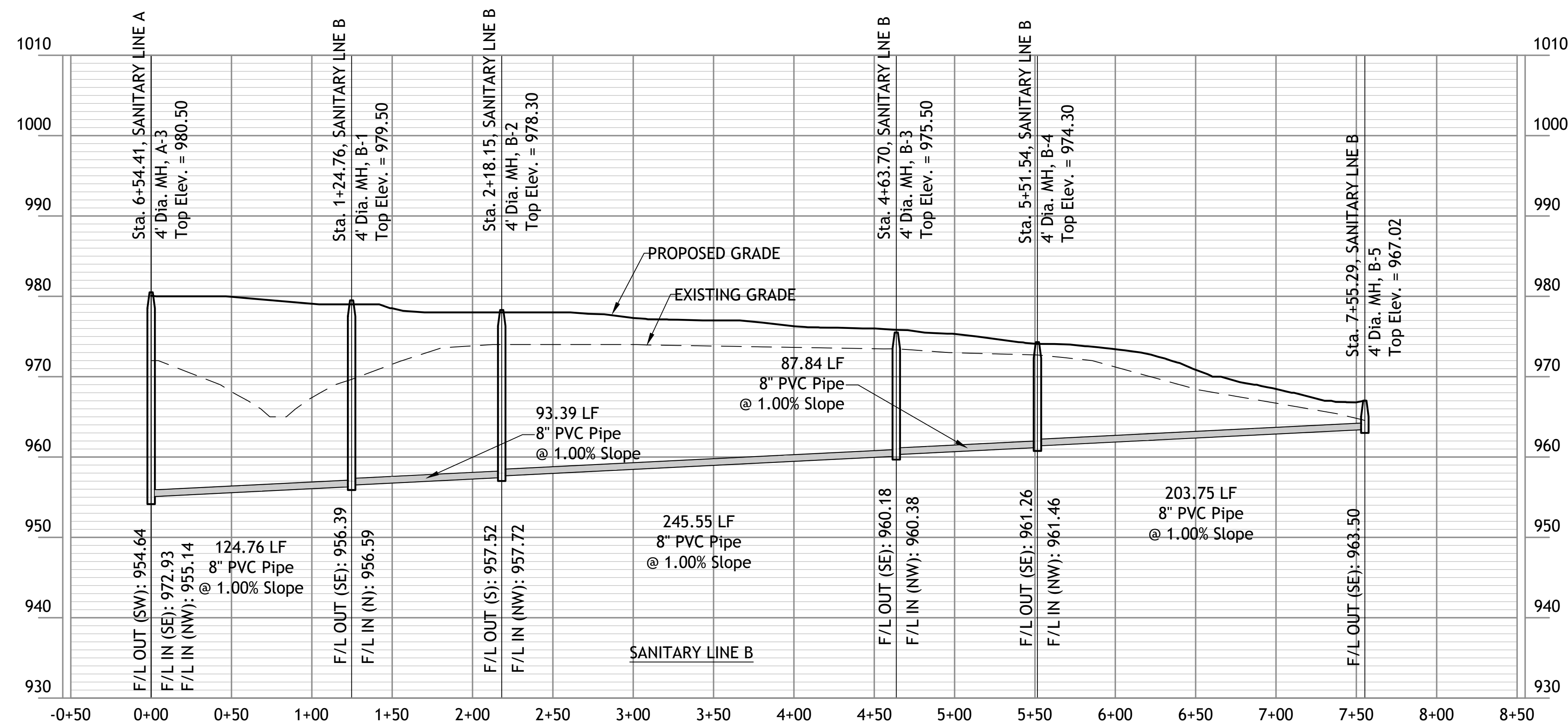
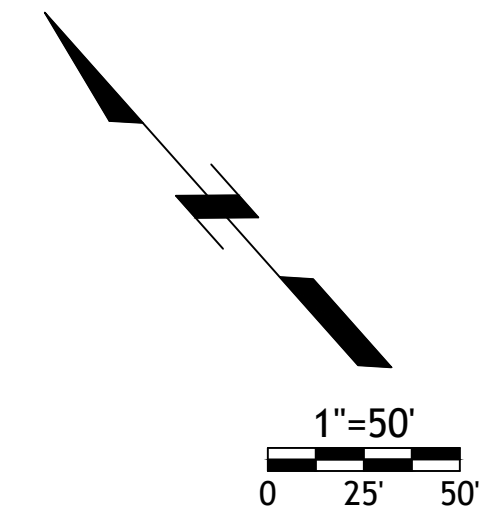
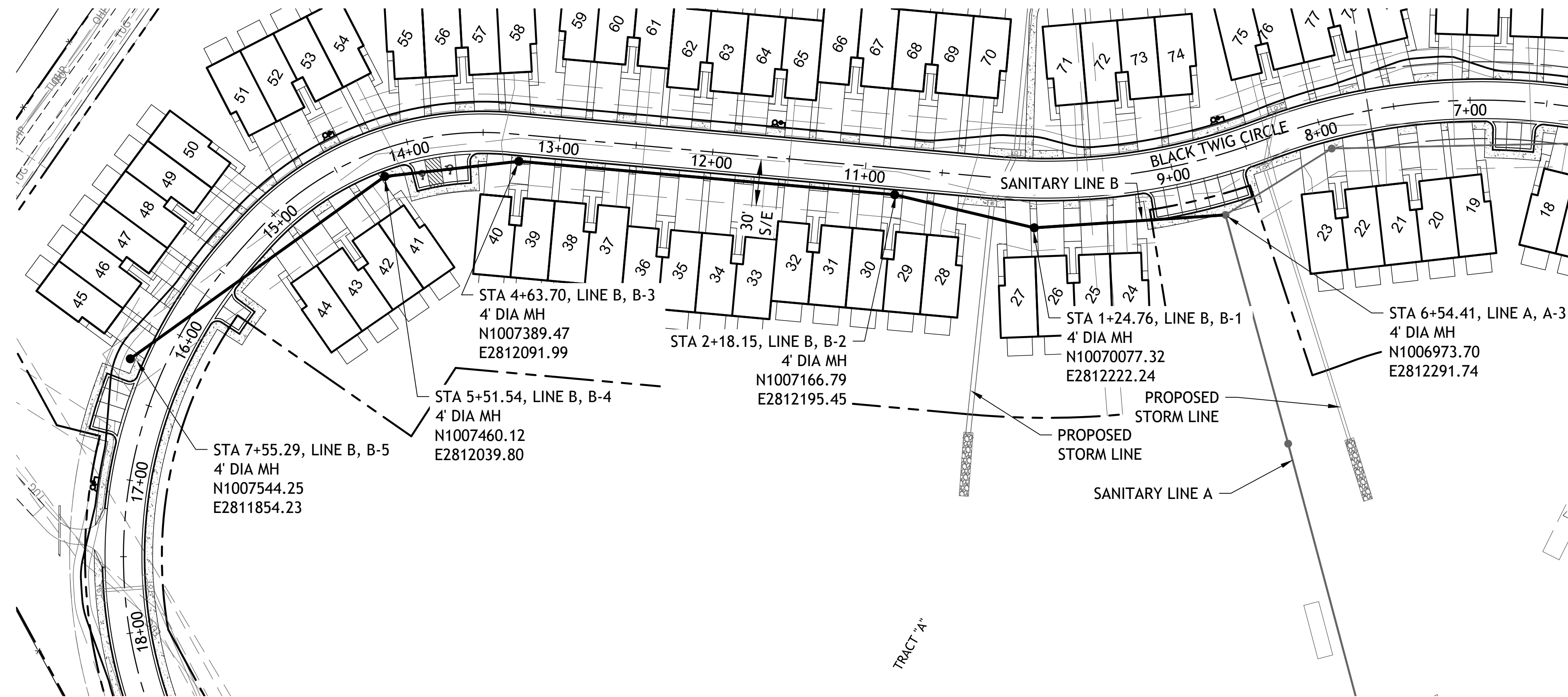
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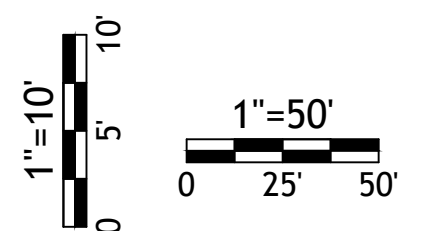
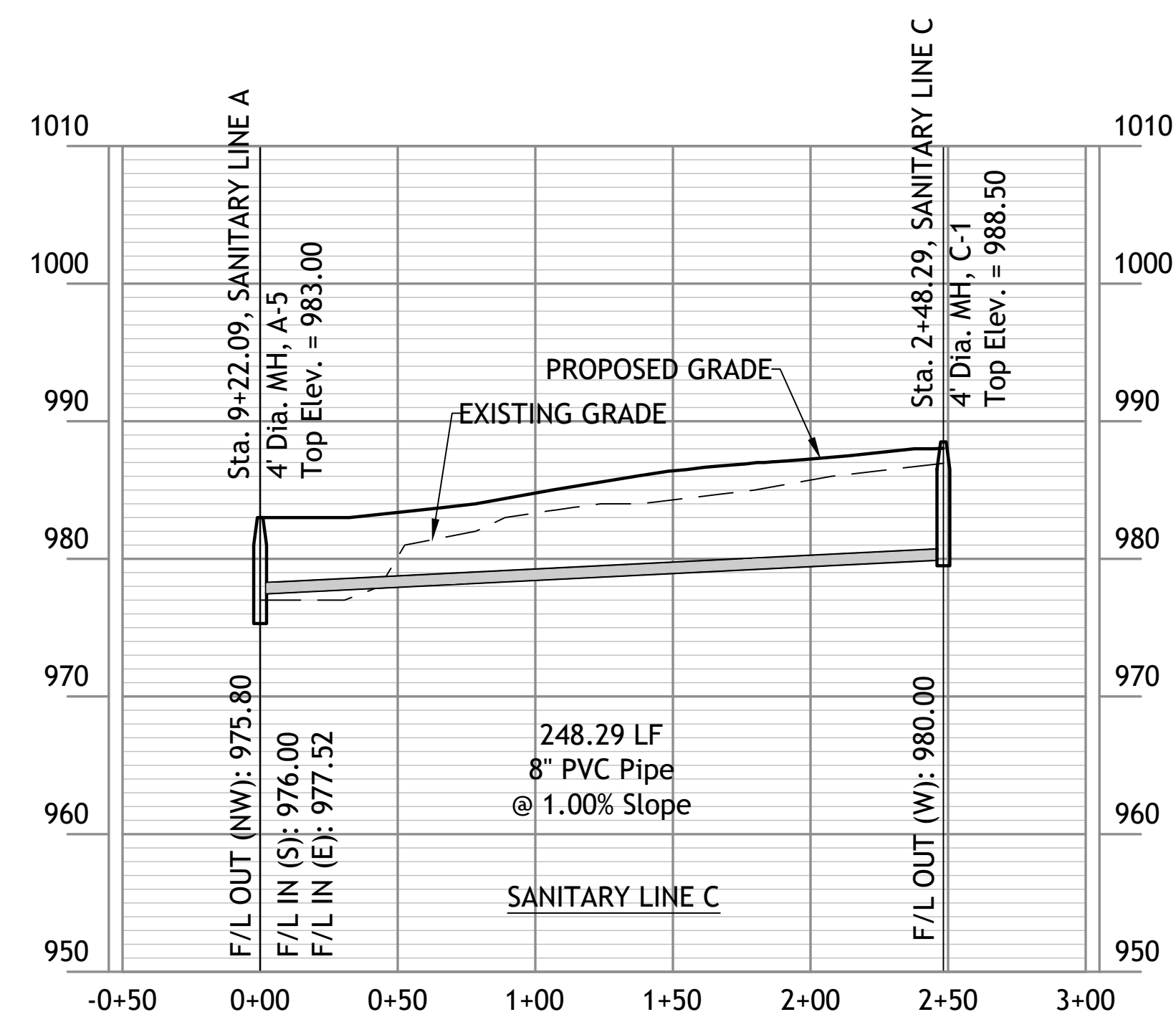
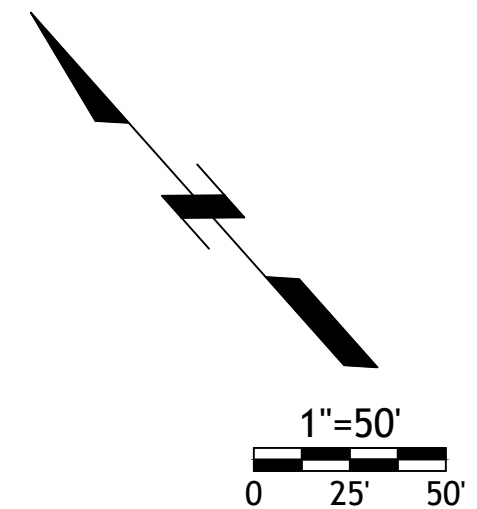
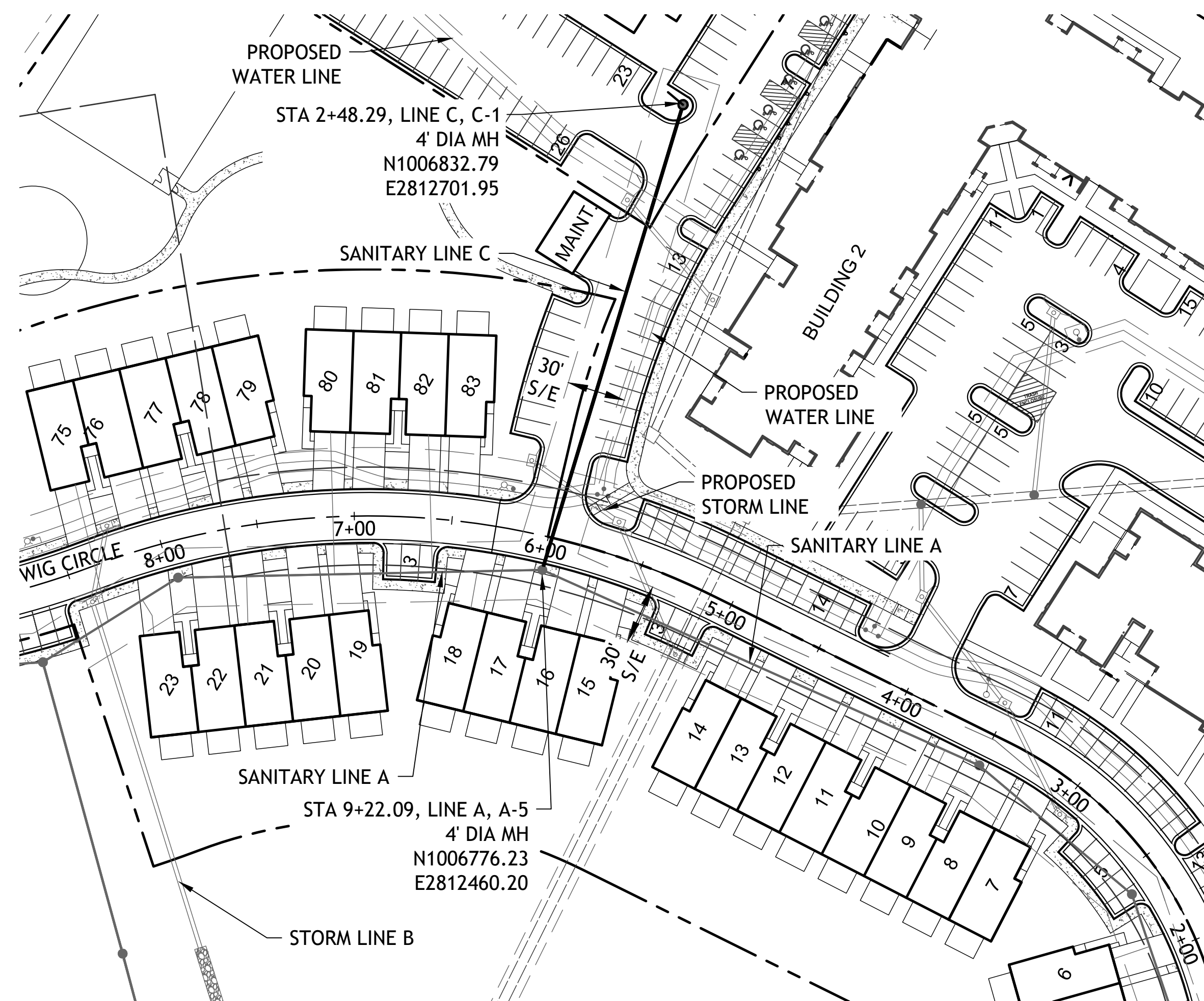


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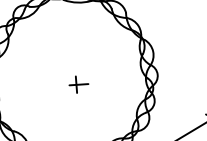
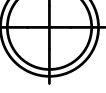




Revisions



Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	150	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	140	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	90	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
	29	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	79	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' ht	BB	As Shown

LOT 7B 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 CIRCLE
REQUIRED:
STREET TREES 1/30' = 76
SHRUBS 2/20' = 113

PROVIDED:
SHADE TREES = 81
SHRUBS = 115

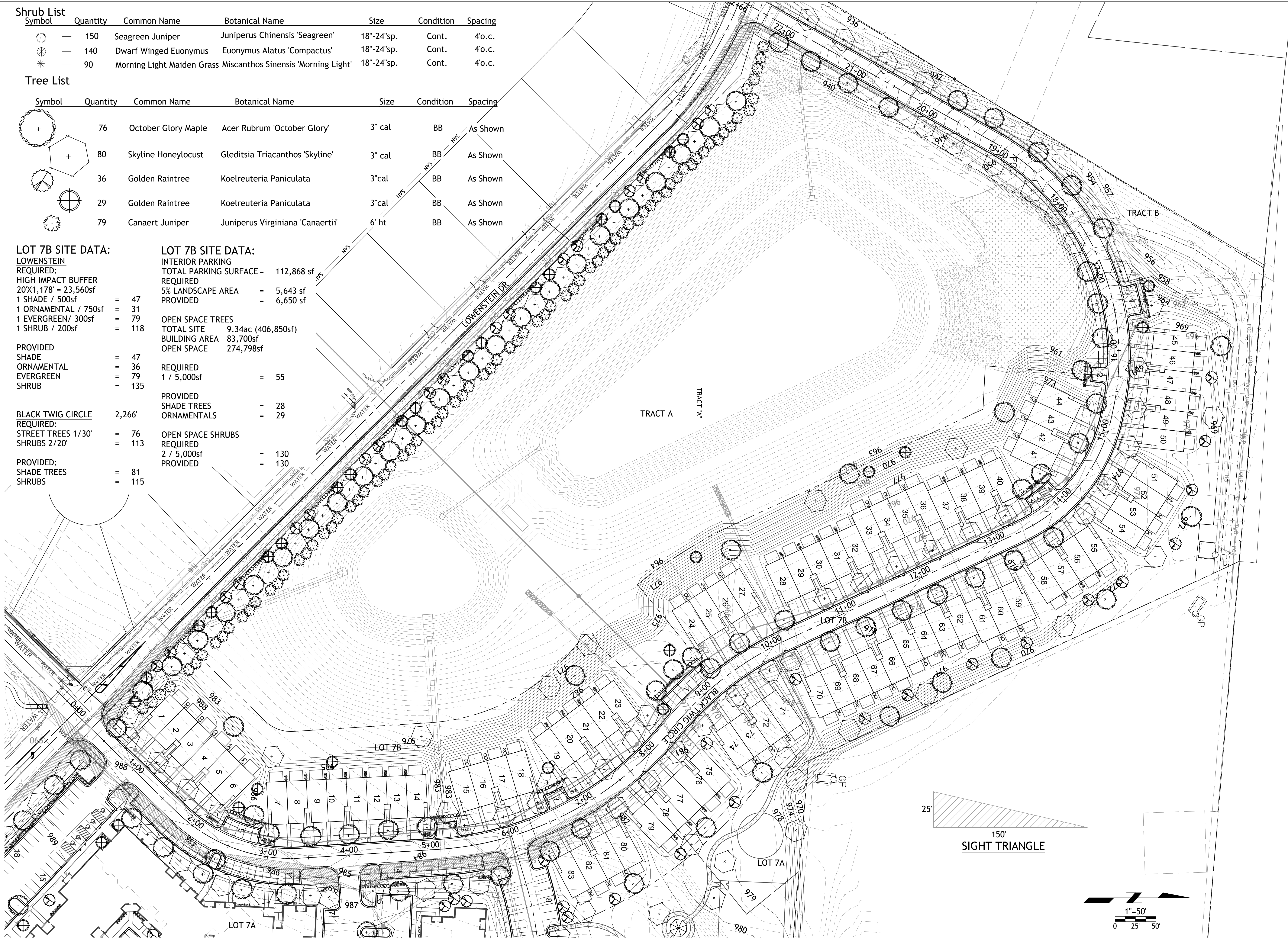
LOT 7B SITE DATA:
INTERIOR PARKING
TOTAL PARKING SURFACE = 112,868 sf
REQUIRED
5% LANDSCAPE AREA = 5,643 sf
PROVIDED = 6,650 sf

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

REQUIRED
1 / 5,000sf = 55

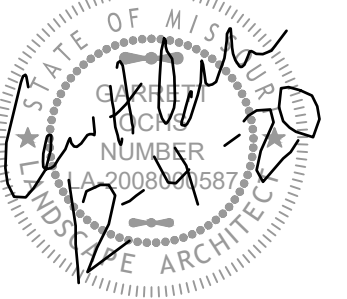
PROVIDED
SHADE TREES = 28
ORNAMENTALS = 29

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



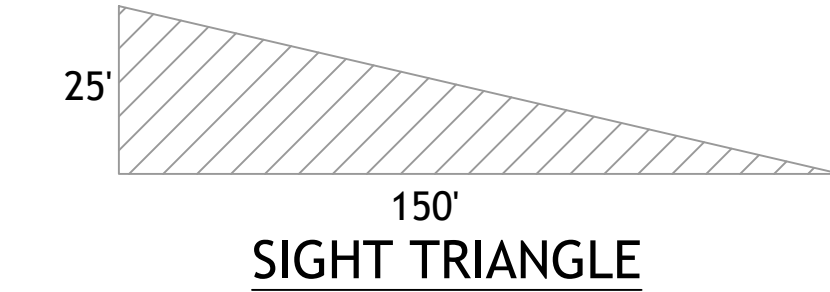
SM Engineering
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Revisions
11-30-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7A - LOT 7C
LEES SUMMITT, MO.

sheet
C15.0
Civil
TRACT C
LANDSCAPE PLAN
25 SEPTEMBER 2020



Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	150	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	160	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	155	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
	61	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	68	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	16	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	20	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

LOT 7A SITE DATA:

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

PROVIDED:
SHADE TREES = 22
SHRUBS = 200

PRIVATE DR EAST 1,032'
REQUIRED:
STREET TREES 1/30' = 34
SHRUBS 2/20' = 52

PROVIDED:
SHADE TREES = 34
SHRUBS = 55

BLACK TWIG CIRCLE 571'
REQUIRED:
STREET TREES 1/30' = 19
SHRUBS 2/20' = 29

PROVIDED:
SHADE TREES = 19
SHRUBS = 30

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

LOT 7A SITE DATA:

OPEN SPACE TREES
TOTAL SITE 9.34ac (406,422sf)
BUILDING AREA 83,700sf
OPEN SPACE 322,722sf

REQUIRED
1 / 5,000sf = 65

PROVIDED
SHADE TREES = 35
ORNAMENTALS = 31

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

LOT 7C SITE DATA:

PRIVATE DR EAST 295'
REQUIRED:
STREET TREES 1/30' = 10
SHRUBS 2/20' = 15

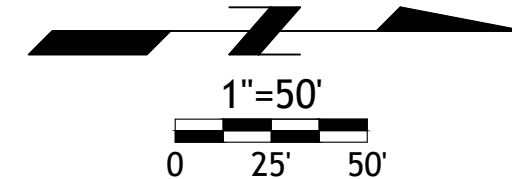
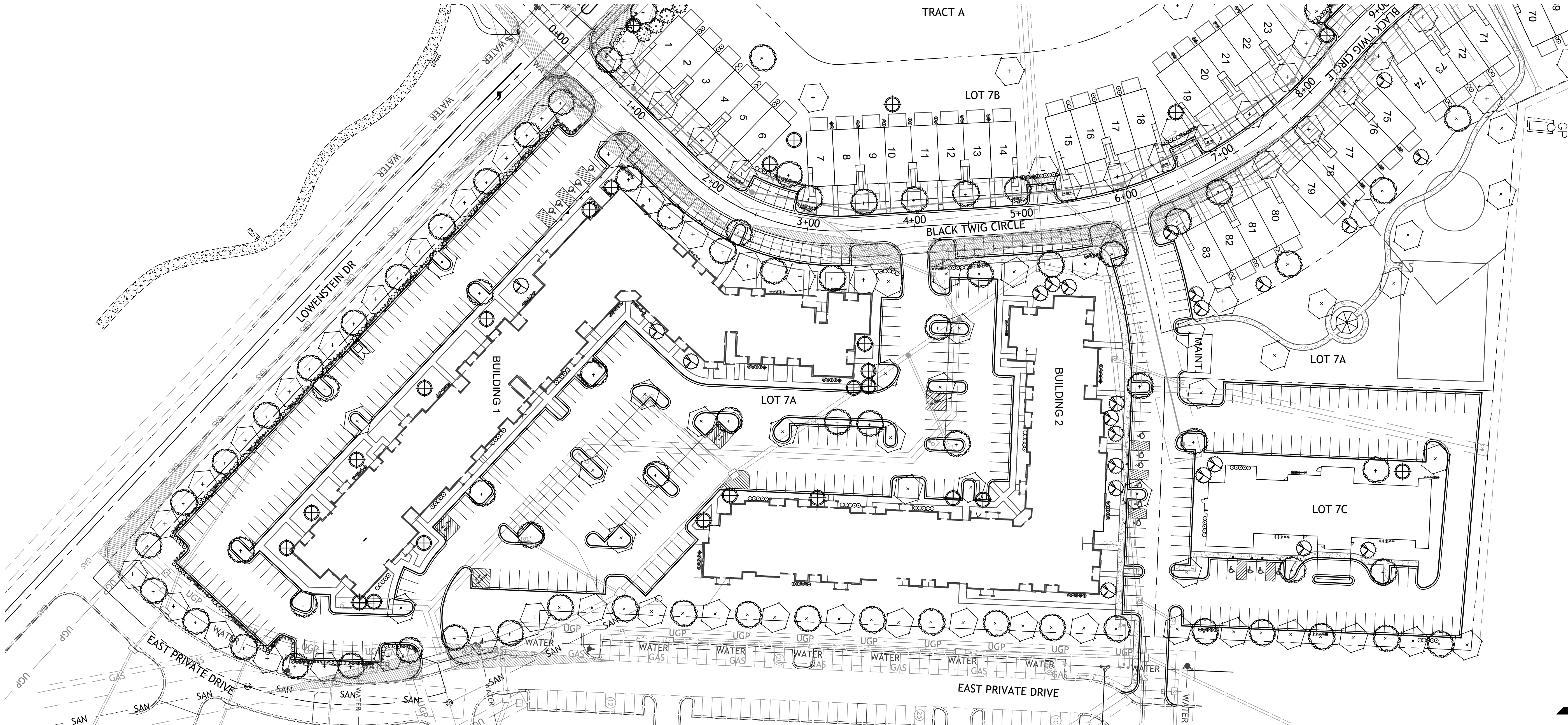
PROVIDED:
SHADE TREES = 11
SHRUBS = 15

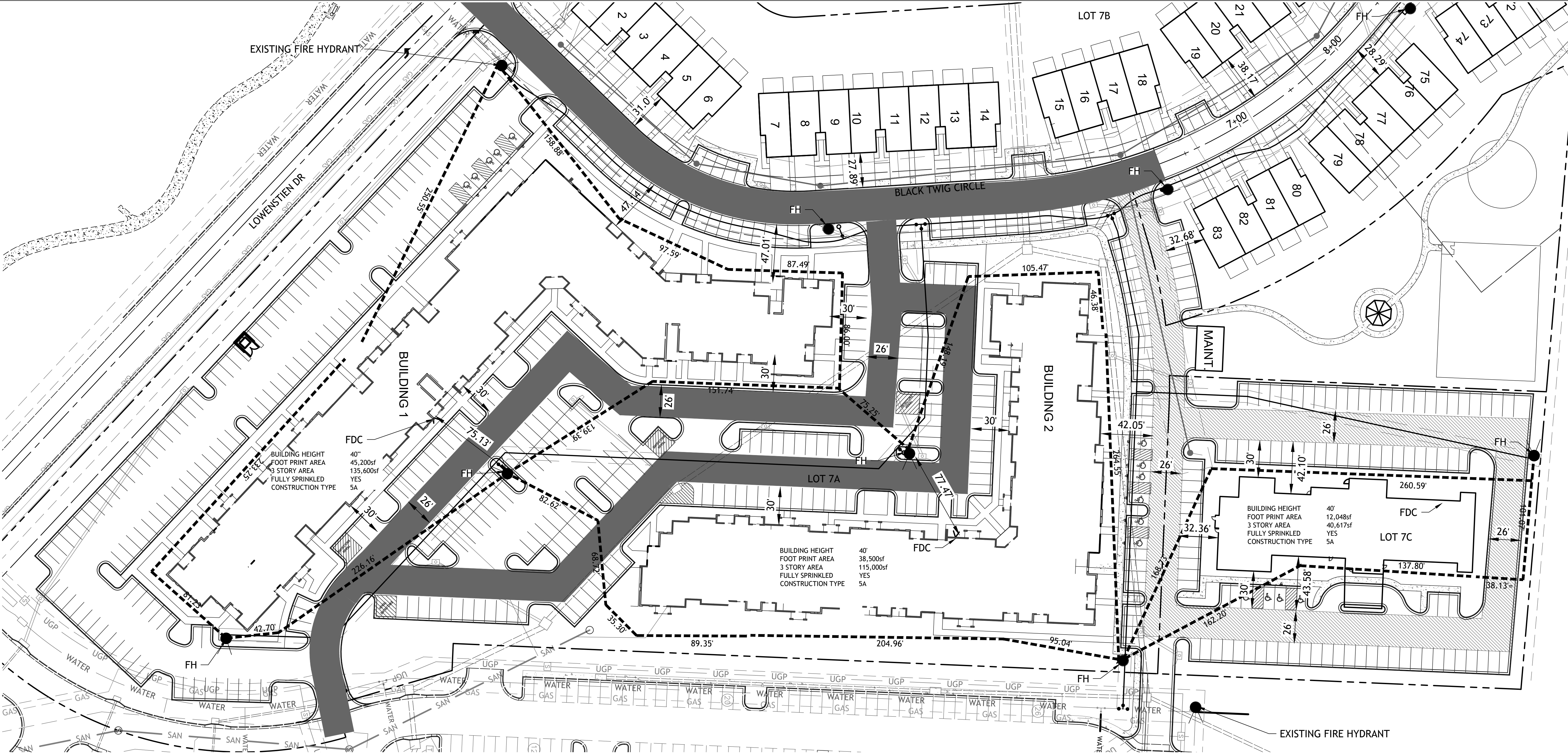
OPEN SPACE TREES
TOTAL SITE 1.67ac (72,745sf)
BUILDING AREA 12,048sf
OPEN SPACE 60,697sf

REQUIRED
1 / 5,000sf = 12

PROVIDED
SHADE TREES = 7
ORNAMENTALS = 5

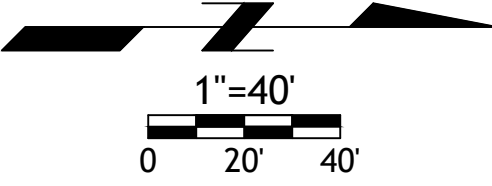
OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 24
PROVIDED = 30





- 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 be all weather surfaced and design to support 75,000 pounds.
 6. All designated fire access roads shall be marked by fire officials requirements

- LEGEND
- FIRE LINE HOSE LENGTH (MAX. 300')
 - 26' WIDE AERIAL FIRE APPARATUS ACCESS ROAD FOR LOT 7A
 - 26' WIDE AERIAL FIRE APPARATUS ACCESS ROAD FOR LOT 7C
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION



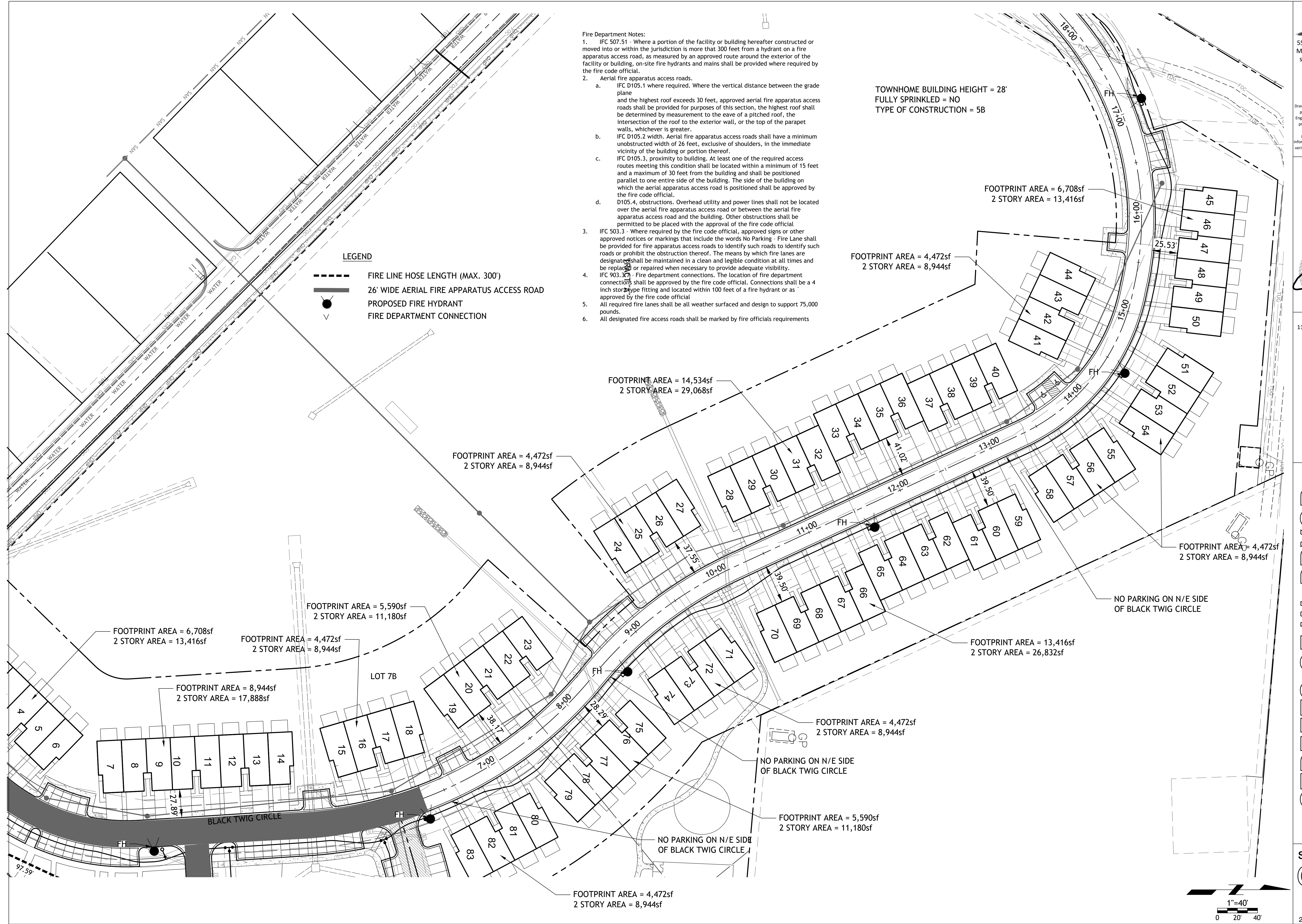
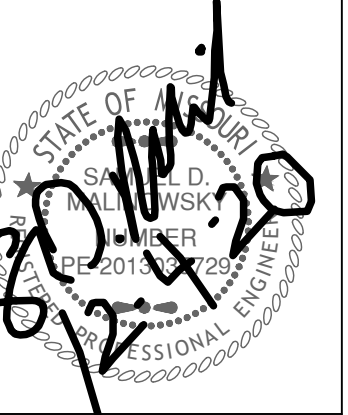
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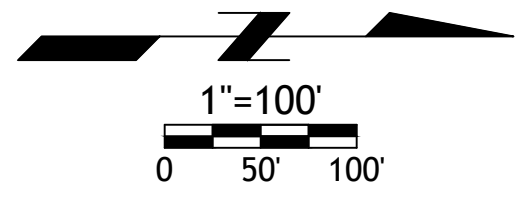
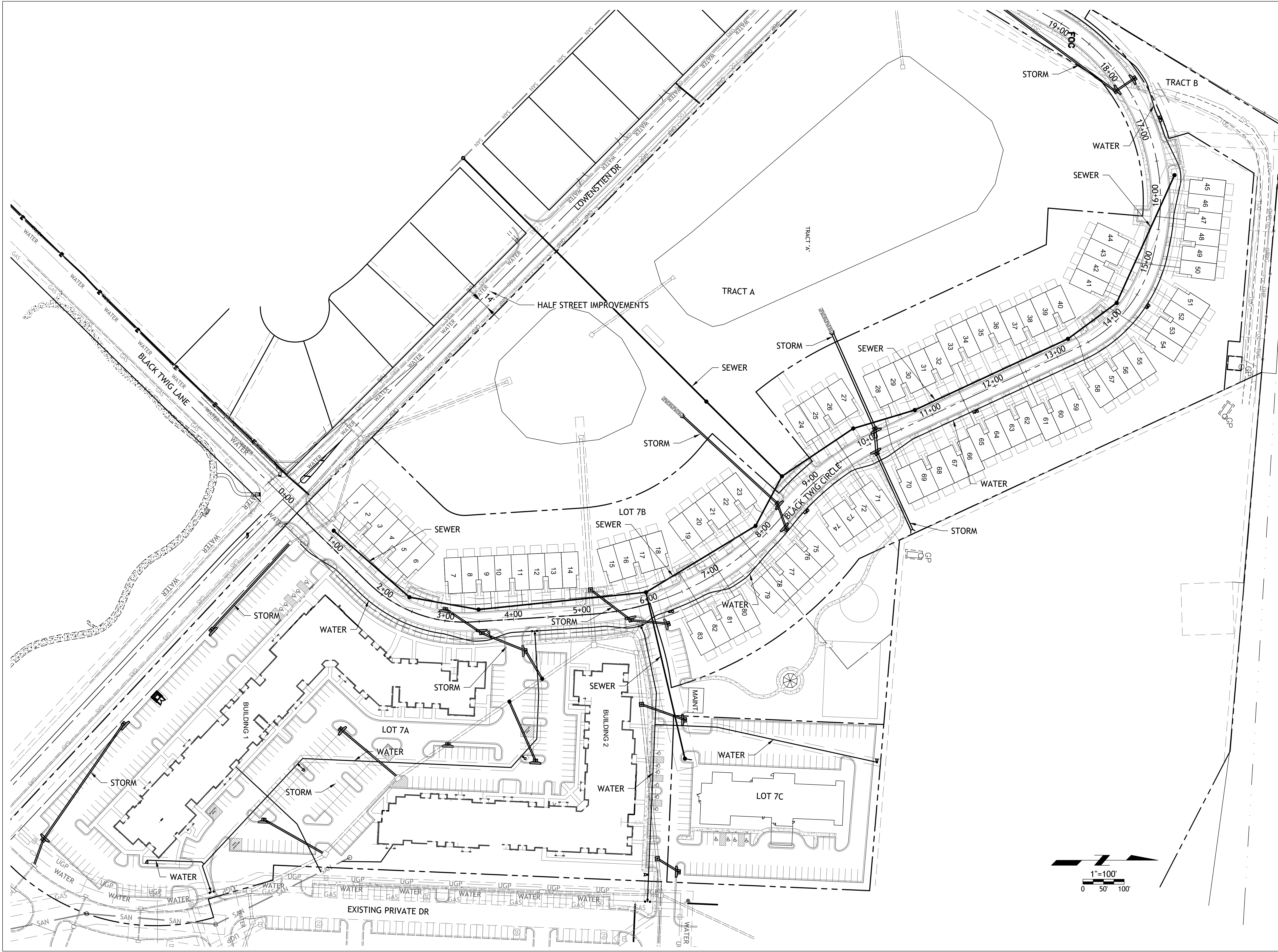
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Revisions
11-30-20 CITY COMMENTS

STREETS OF W. PRYOR
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LEES SUMMITT, MO.

sheet
C17.0
Civil
FIRE LANES
permit
25 SEPTEMBER 2020





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SAH
12/31/2024
Professional Engineer

Revisions
11-30-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7A - LOT 7C
LEES SUMMITT, MO.

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permit
25 SEPTEMBER 2020



- CURB WALK/CURB (AT BUILDING) CW1



