

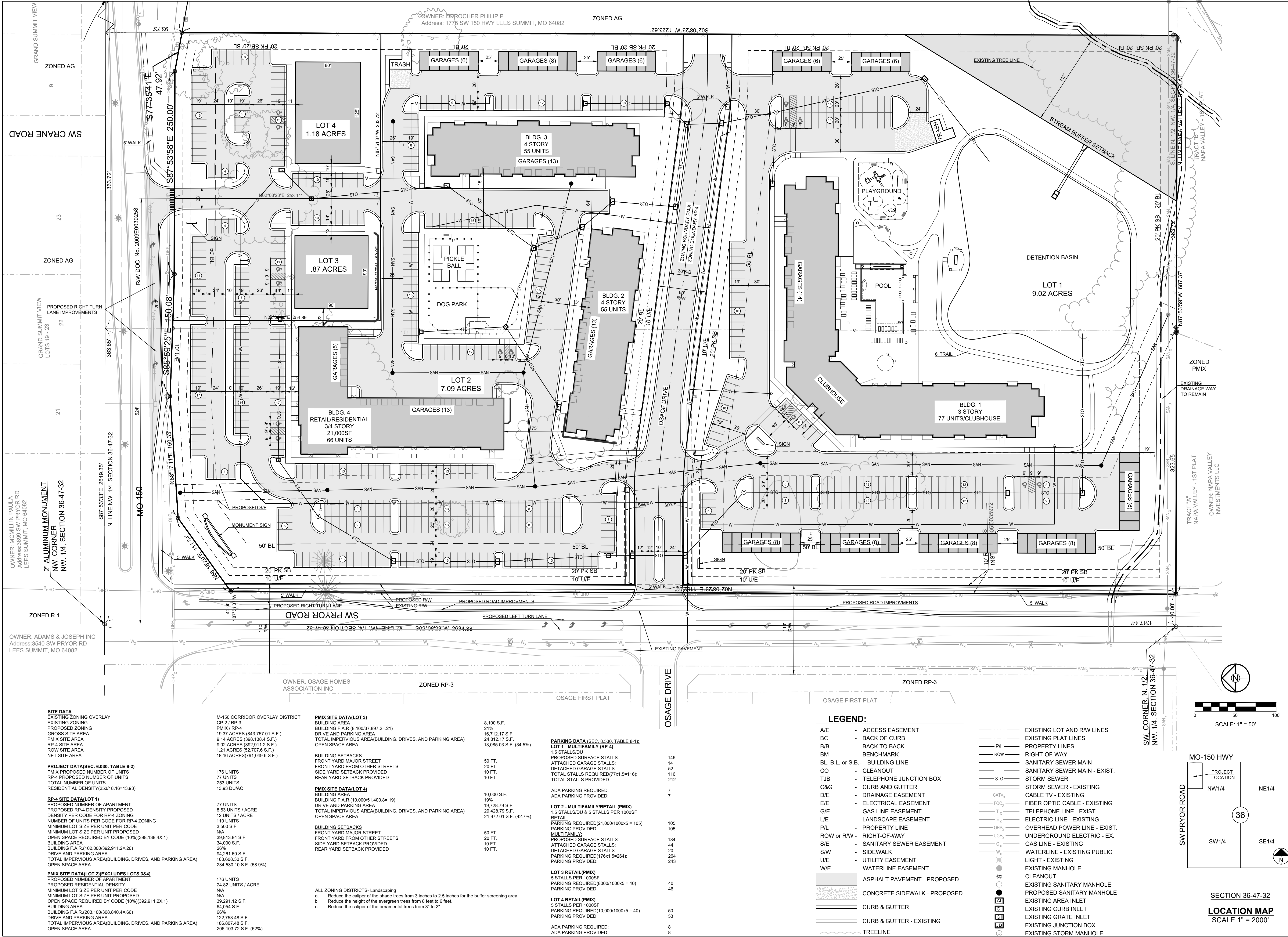
**PRYOR MIXED-USE
 PRELIMINARY DEVELOPMENT/REZONING
 PLAN**
MO-150 & PRYOR ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
04-21-2023	DATE PREPARED
23-01-13	PROJ. NUMBER

DRAWN BY: JAB	CHECKED BY: MAB	DATE PREPARED: 04-21-2023	PROJ. NUMBER: 23-01-13
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PRELIMINARY SITE PLAN

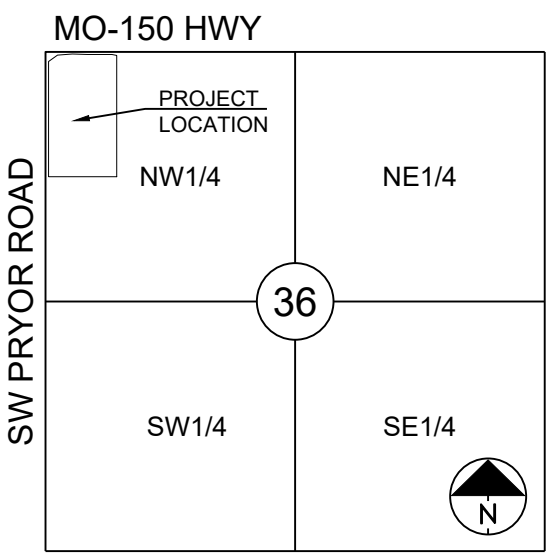
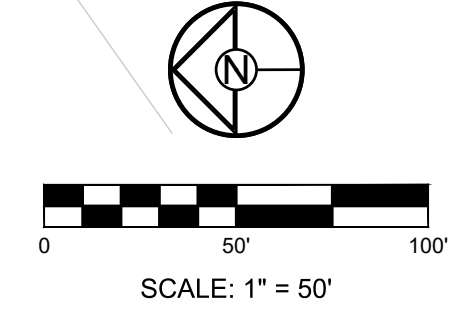
SHEET **C1.0**



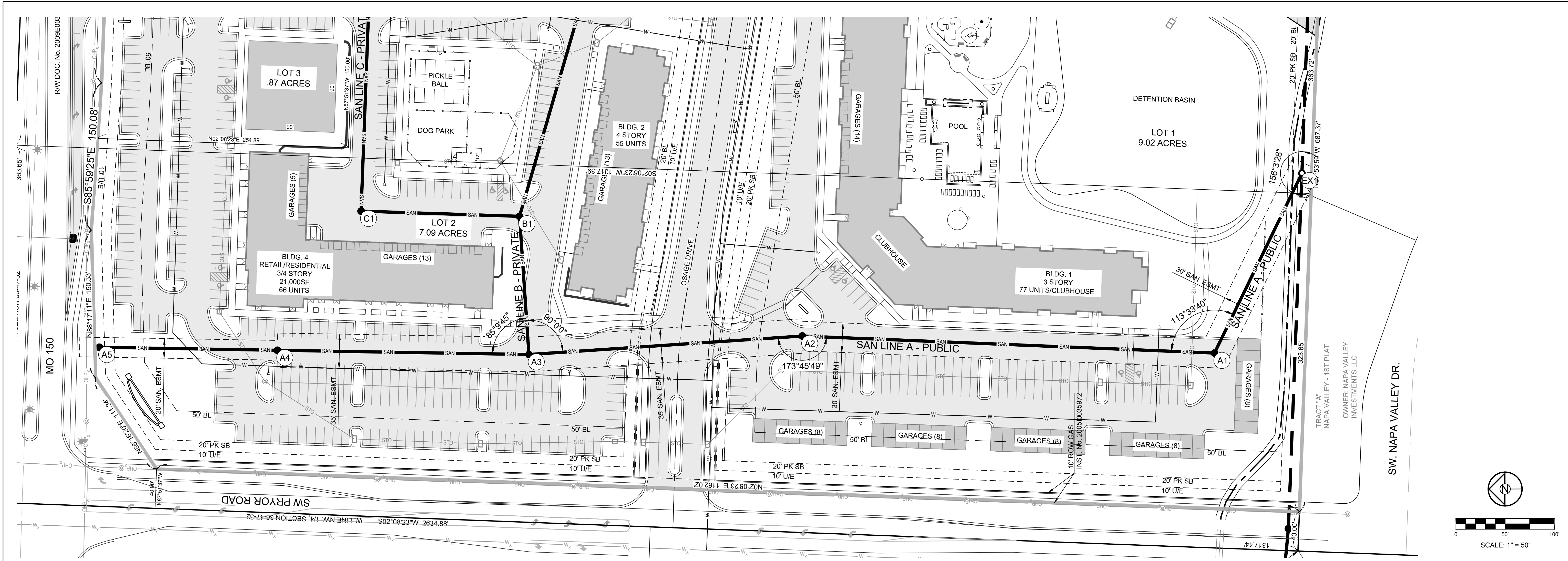
<p>SITE DATA EXISTING ZONING OVERLAY EXISTING ZONING PROPOSED ZONING GROSS SITE AREA PMIX SITE AREA RP-4 SITE AREA ROW SITE AREA NET SITE AREA</p>	<p>M-150 CORRIDOR OVERLAY DISTRICT CP-2 / RP-3 PMIX / RP-4 19.37 ACRES (843,757.01 S.F.) 9.14 ACRES (398,138.4 S.F.) 9.02 ACRES (392,911.2 S.F.) 1.21 ACRES (52,707.6 S.F.) 18.16 ACRES (791,049.8 S.F.)</p>	<p>PMIX SITE DATA (LOT 3) BUILDING AREA BUILDING F.A.R. (8,100/37.887 2= 21) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA</p>	<p>8,100 S.F. 21% 16,712.17 S.F. 24,812.17 S.F. 13,085.03 S.F. (34.5%)</p>	<p>PARKING DATA (SEC. 8.530, TABLE 8-1): LOT 1 - MULTIFAMILY (RP-4): 1.5 STALLS/SDU PROPOSED SURFACE STALLS: 146 ATTACHED GARAGE STALLS: 14 DETACHED GARAGE STALLS: 52 TOTAL STALLS REQUIRED (7x1.5+116): 116 TOTAL STALLS PROVIDED: 212 ADA PARKING REQUIRED: 7 ADA PARKING PROVIDED: 7</p>	<p>LOT 2 - MULTIFAMILY/RETAIL (PMIX) 1.5 STALLS/SDU & 5 STALLS PER 1000SF RETAIL PARKING REQUIRED (21,000/1000x5 = 105) PARKING PROVIDED MULTIFAMILY PROPOSED SURFACE STALLS: 184 ATTACHED GARAGE STALLS: 44 DETACHED GARAGE STALLS: 284 PARKING REQUIRED (178x1.5+264): 284 PARKING PROVIDED: 243</p>	<p>LOT 3 RETAIL (PMIX) 5 STALLS PER 1000SF PARKING REQUIRED (8000/1000x5 = 40) PARKING PROVIDED: 46</p>	<p>LOT 4 RETAIL (PMIX) 5 STALLS PER 1000SF PARKING REQUIRED (10,000/1000x5 = 40) PARKING PROVIDED: 53</p>	<p>ADA PARKING REQUIRED: 8 ADA PARKING PROVIDED: 8</p>
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<p>PROJECT DATA (SEC. 6.630, TABLE 6-2) PMIX PROPOSED NUMBER OF UNITS RP-4 PROPOSED NUMBER OF UNITS TOTAL NUMBER OF UNITS RESIDENTIAL DENSITY (253/18.16=13.93)</p>	<p>176 UNITS 77 UNITS 253 UNITS 13.93 DU/AC</p>	<p>RP-4 SITE DATA (LOT 1) PROPOSED NUMBER OF APARTMENT PROPOSED RP-4 DENSITY PROPOSED DENSITY PER CODE FOR RP-4 ZONING NUMBER OF UNITS PER CODE FOR RP-4 ZONING MINIMUM LOT SIZE PER UNIT PROPOSED MINIMUM LOT SIZE PER UNIT PROPOSED OPEN SPACE REQUIRED BY CODE (10%)(398,138.4x.1) BUILDING AREA BUILDING F.A.R. (102,000/392,911.2=26) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA</p>	<p>77 UNITS 8.53 UNITS / ACRE 12 UNITS / ACRE 110 UNITS 3,500 S.F. N/A 39,813.84 S.F. 34,000 S.F. 28% 94,261.60 S.F. 163,608.30 S.F. 234,530.10 S.F. (58.9%)</p>	<p>PMIX SITE DATA (LOT 2) (EXCLUDES LOTS 3&4) PROPOSED NUMBER OF APARTMENT PROPOSED RESIDENTIAL DENSITY MINIMUM LOT SIZE PER UNIT PER CODE MINIMUM LOT SIZE PER UNIT PROPOSED OPEN SPACE REQUIRED BY CODE (10%)(392,911.2x.1) BUILDING AREA BUILDING F.A.R. (203,100/308,840.4=66) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA</p>	<p>176 UNITS 24.82 UNITS / ACRE N/A N/A 39,291.12 S.F. 64,054 S.F. 66% 122,753.48 S.F. 186,807.48 S.F. 206,103.72 S.F. (52%)</p>
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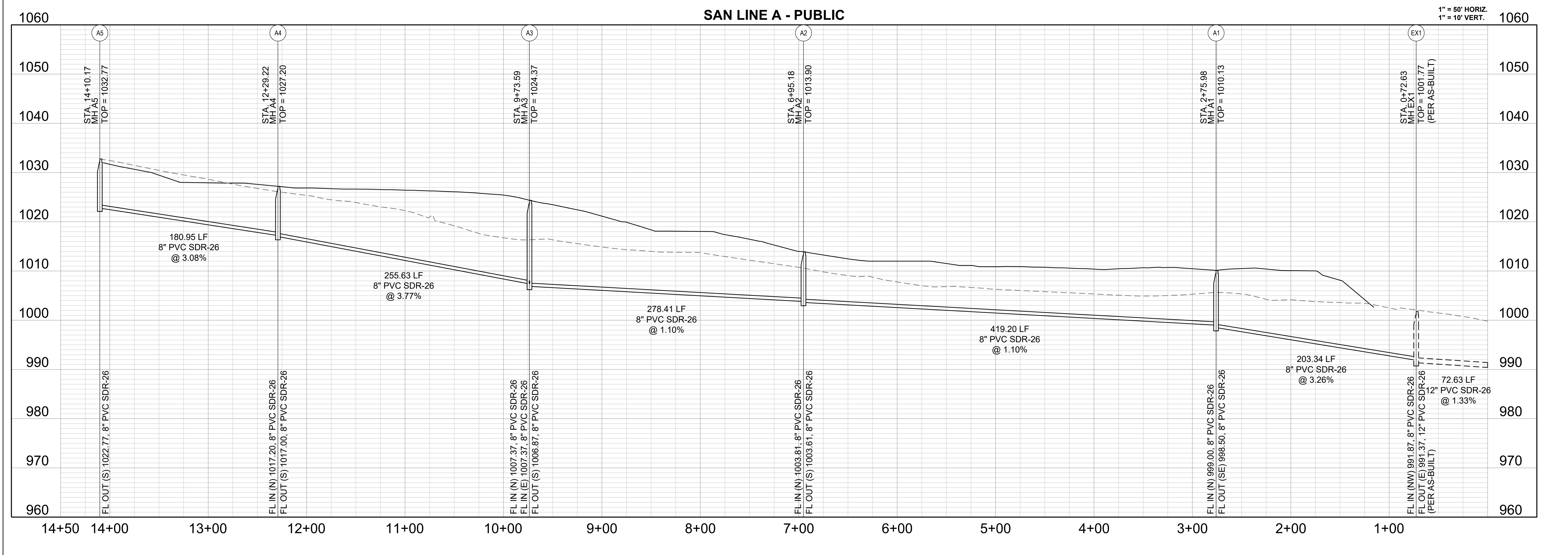
ALL ZONING DISTRICTS - Landscaping
 a. Reduce the caliper of the shade trees from 3 inches to 2.5 inches for the buffer screening area.
 b. Reduce the height of the evergreen trees from 8 feet to 6 feet.
 c. Reduce the caliper of the ornamental trees from 3" to 2"



SECTION 36-47-32
 LOCATION MAP
 SCALE 1" = 2000'



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 PRELIMINARY DEVELOPMENT/REZONING
 PLAN
 MO-150 & PRYOR ROAD LEE'S SUMMIT, MO



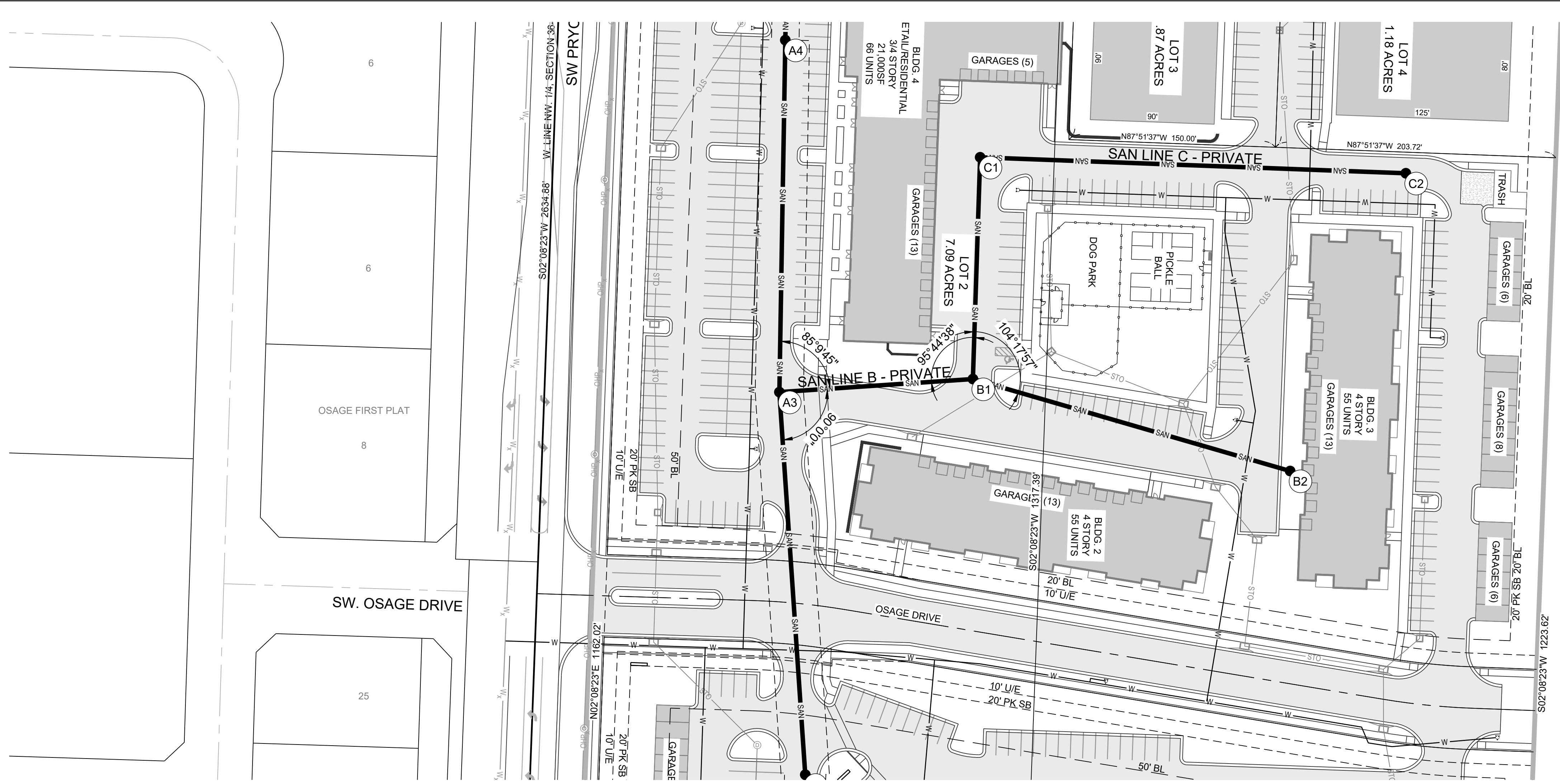
REVISION DATE	DESCRIPTION

DRAWN BY: JAB	CHECKED BY: MAB	DATE PREPARED: 04-21-2023	PROJ. NUMBER: 23-013
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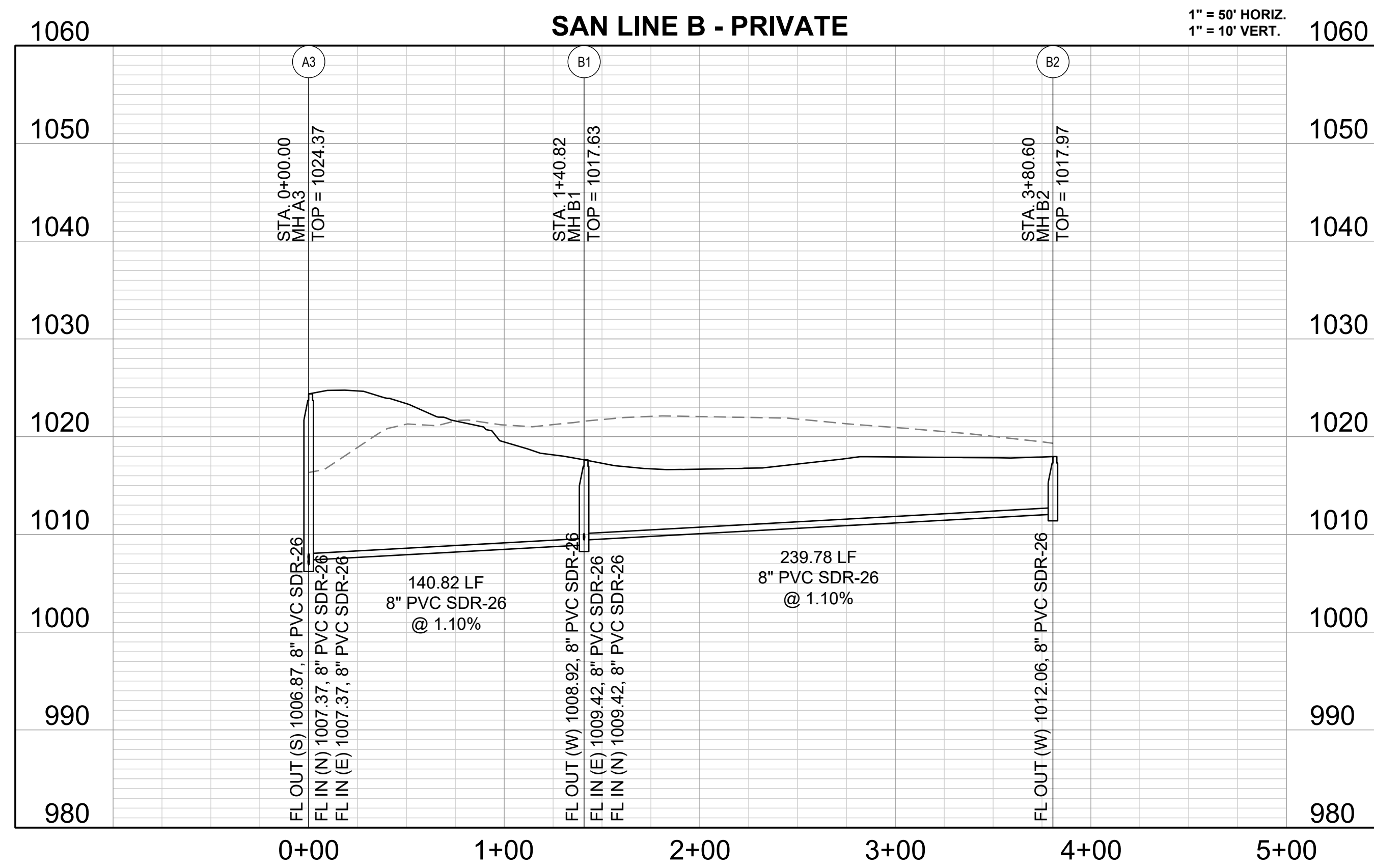
PRELIMINARY
 SANITARY LINE A
 (PUBLIC) PLAN &
 PROFILE

SHEET
C2.1

I:\PROJECTS\2023\23-013\3.0 design\3.0 DWG Plans\2.0 PDP\23-013 PDP - PRELIM SAN.dwg, SAN LINE A - PUBLIC PP, 6/13/2023 4:25:14 PM, 1:1



OWNER: DEROCHE PHILIP P
Address: 1775 SW 150 HWY LEES SUMMIT, MO 64082



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRYOR MIXED-USE
PRELIMINARY DEVELOPMENT/REZONING
PLAN
MO-150 & PRYOR ROAD LEE'S SUMMIT, MO

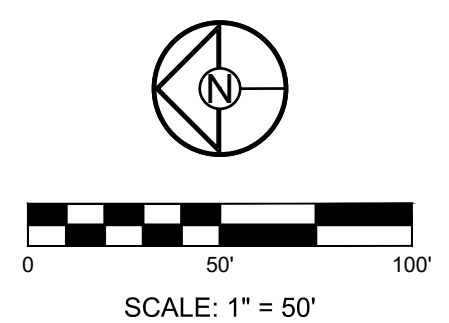
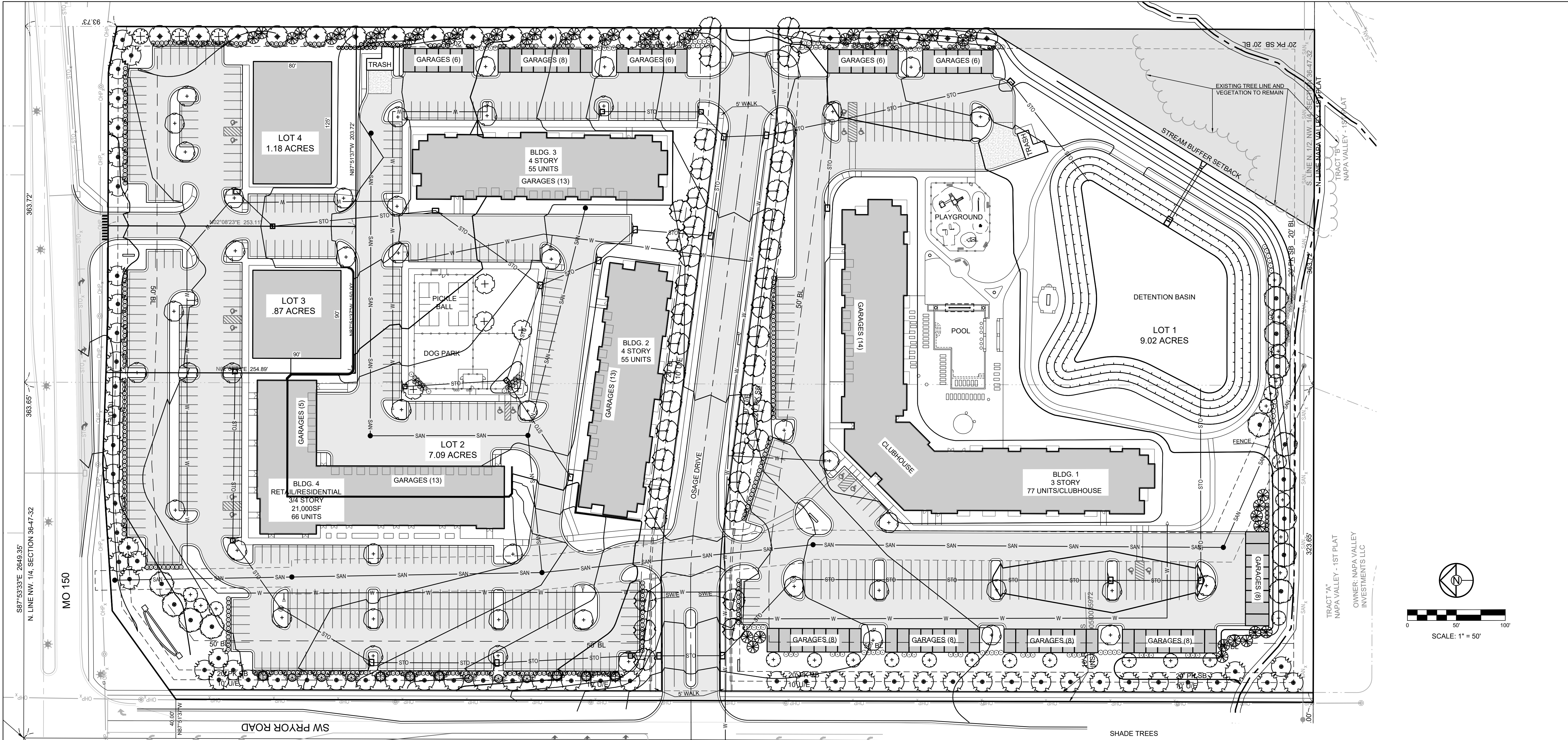
REVISION DATE	DESCRIPTION

PRELIMINARY
SANITARY LINE B
(PRIVATE) PLAN
& PROFILE

SHEET
C2.2

**PRYOR MIXED-USE
 PRELIMINARY DEVELOPMENT/REZONING
 PLAN**

MO-150 & PRYOR ROAD LEE'S SUMMIT, MO



- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNATION LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM AND FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
 - NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
 - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
 - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
 - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
 - ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
 - ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
 - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
 - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
 - THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOVING, EDGING, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURE PRACTICES.
 - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 15 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING LOTS AND PERIMETERS.
 - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
 - AN IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED ON A REGULAR BASIS FOR ALL LANDSCAPE AREAS.
 - IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS AND METERS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING JUNIPERS EVENLY SPACED AROUND THE PERIMETER AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.
 - FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
 - ALL EXISTING LANDSCAPING, EXCEPT THE SHRUBS ALONG THE WEST WALL OF THE EXISTING BUILDING, SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS AND REPLACED IF DAMAGED.
 - ALL PLANTING SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
 - THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY.
 - THE DEVELOPER, ITS SUCCESSORS AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
 - PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
 - ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNER.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE (Sec. 8.790.A)
 HWY MO-150 TREES REQUIRED (1 PER 30') (623.62/30')
 COLLECTOR PUBLIC TREES PROVIDED
 HWY MO-150 STREET SHRUBS REQUIRED (1 PER 20') (623.62/20')
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED

PRYOR RD TREES REQUIRED (1 PER 30') (1158.68/30')
 COLLECTOR PUBLIC TREES PROVIDED
 PRYOR RD STREET SHRUBS REQUIRED (1 PER 20') (1158.68/20')
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED

OSAGE DRIVE TREES REQUIRED (1 PER 30') (615.32/30')
 COLLECTOR PUBLIC TREES PROVIDED
 OSAGE DRIVE SHRUBS REQUIRED (1 PER 20') (615.32/20')
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED

OPEN YARD/SITE LANDSCAPE REQUIRED (Sec. 8.790.B)

LOT AREA
 TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (639,348/5000)
 TREES PROVIDED
 SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (639,348/5000X2)
 SHRUBS PROVIDED

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA) (220,901X.05)
 LANDSCAPE AREA PROVIDED

TREES REQUIRED
 1 PER ISLAND
 1 PER ISLAND
 (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
 SCREENING PROVIDED

SCREENING ACHIEVED USING METHOD 4 "COMBINATION".

SOUTH BUFFER - LOW IMPACT SCREEN TYPE C:
 483X20-9-860S F
 SHADE TREES REQUIRED (1 PER 750S.F.) (9,660/750=13)
 SHADE TREES PROVIDED
 ORNAMENTAL TREES PROVIDED
 ORNAMENTAL TREES REQUIRED (1 PER 750S.F.) (9,660/750=13)
 ORNAMENTAL TREES PROVIDED
 EVERGREEN TREES REQUIRED (1 PER 750S.F.) (9,660/750=13)
 EVERGREEN TREES PROVIDED
 SHRUBS REQUIRED (1 PER 200S.F.) (9,660/200=48)
 SHRUBS PROVIDED
 LOW IMPACT SCREEN PLUS FENCE EQUALS HIGH IMPACT SCREEN

21 TREES
 21 TREES
 00 SHRUBS
 39 TREES
 39 TREES
 58 SHRUBS
 SHRUBS PROVIDED
 21 TREES
 21 TREES
 31 SHRUBS
 SHRUBS PROVIDED
 791,049 S.F.
 128 TREES
 TREES PROVIDED
 SHRUBS PROVIDED
 110,450 S.F.
 110,450 S.F.
 1 PER ISLAND
 1 PER ISLAND
 (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
 SCREENING ACHIEVED USING METHOD 4 "COMBINATION".
 13 TREES
 9 TREES
 13 TREES
 11 TREES
 13 TREES
 13 TREES
 48 SHRUBS
 48 SHRUBS

EAST BUFFER - MED. IMPACT SCREEN TYPE C:
 829X20-16-580S F
 SHADE TREES REQUIRED (1 PER 750S.F.) (16,580/750=22)
 SHADE TREES PROVIDED
 EVERGREEN TREES REQUIRED (1 PER 200S.F.) (16,580/200=83)
 EVERGREEN TREES PROVIDED
 SHRUBS REQUIRED (1 PER 200S.F.) (16,580/200=83)
 SHRUBS PROVIDED

***DETACHED GARAGES LINE THE PERIMETER & ARE DESIGNED W/ THE SAME ARCHITECTURAL AESTHETIC AS THE BUILDINGS (C.3 "WALL"), & THE LANDSCAPING PROVIDED UNDER SEC. 8.870.A.3 FOR STREET FRONTAGE PROVIDED WILL BE CONSOLIDATED AT THE GAPS TO MEET THE DENSITY OF C.1 "PLANTED".**

MODIFICATIONS REQUESTED
 All zoning districts- Landscaping
 a. Reduce the caliper of the shade trees from 3 inches to 2.5 inches for the buffer screening area.
 b. Reduce the height of the evergreen trees from 8 feet to 6 feet.
 c. Reduce the caliper of the ornamental trees from 3" to 2"

22 TREES
 22 TREES
 83 TREES
 83 TREES
 83 SHRUBS
 83 SHRUBS

SHADE TREES

AMM	Acer miyabei 'Morton'	State Street Miyabe Maple
AFM	Acer x freemanii 'Marmo'	Marmo Maple
AG	Acer griseum	Paperbark Maple
ASC	Acer saccharum 'Autumn Splendor'	Marmo Maple
ATW	Acer truncatum 'Warreni'	Pacific Sunset Maple
NSW	Nyssa sylvatica 'Wildfire'	Shadmaster Honeylocust
GPC	Ginkgo biloba 'Pinceton Sentry'	Pinceton Sentry Ginkgo
QPG	Quercus palustris 'Green Pillar'	Green Pillar Oak
QB	Quercus bicolor	Swamp White Oak
QR	Quercus rubra	Red Oak
QS	Quercus shumardii	Shumard Oak
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UXF	Ulmus x Frontier	Frontier Elm
UP	Ulmus parvifolia	Lacebark Elm
ZSM	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova

ORNAMENTAL TREES

AGF	Acer ginnala 'Flame'	Flame Amur Maple
AC	Ameiachier canadensis	Shadbolt Serviceberry
BN	Betula nigra	River Birch
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac
CCB	Cercis canadensis 'Burgandy Hart'	Burgandy Hart Redbud
JCK	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper
JVC	Juniperus virginiana 'Canaertii'	Canaertii Juniper

