

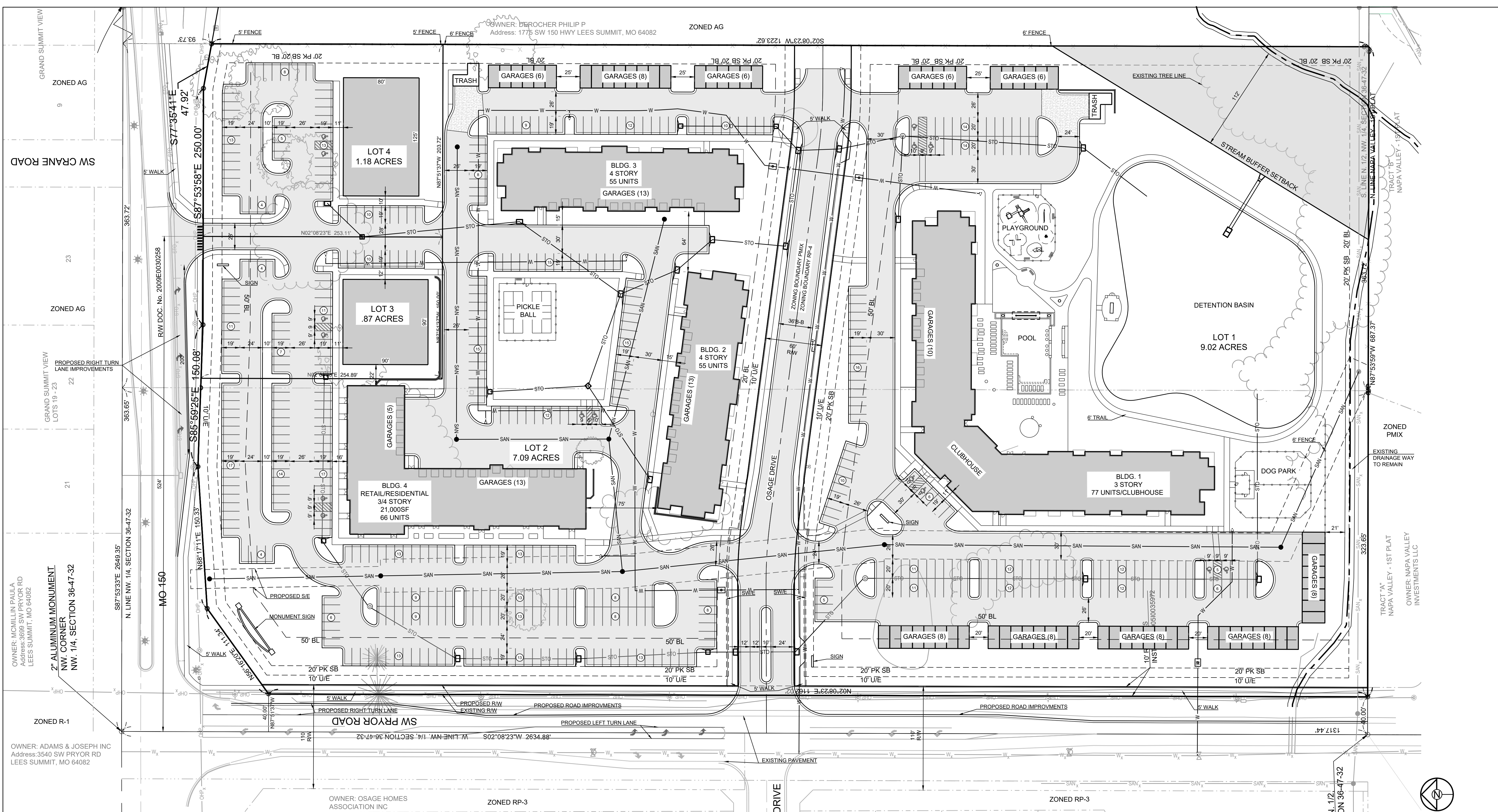
**PRYOR MIXED-USE
 PRELIMINARY DEVELOPMENT/REZONING
 PLAN**
MO-150 & PRYOR ROAD LEE'S SUMMIT, MO

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

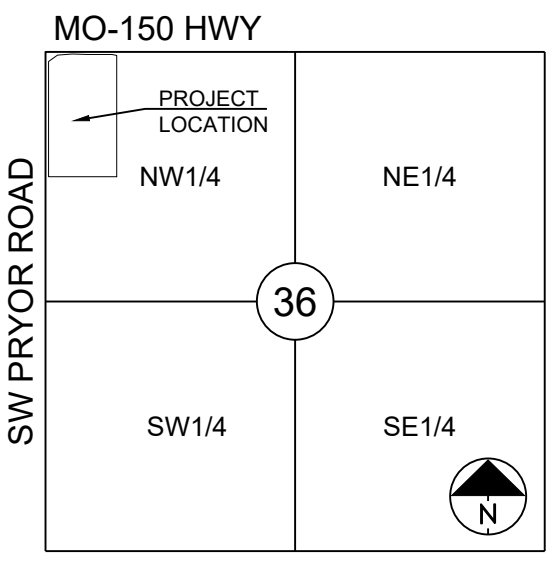
DRAWN BY: JAB	CHECKED BY: MAB	DATE PREPARED: 04-21-2023	PROJ. NUMBER: 23-01-13
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PRELIMINARY SITE PLAN

SHEET **C1.0**



OWNER: MOHILLIN PAULLA Address: 3515 SW PRYOR RD LEE'S SUMMIT, MO 64082	OWNER: ADAMS & JOSEPH INC Address: 3540 SW PRYOR RD LEE'S SUMMIT, MO 64082	OWNER: OSAGE HOMES ASSOCIATION INC	OWNER: DEROCHE PHILIP P Address: 1775 SW 150 HWY LEES SUMMIT, MO 64082
SITE DATA EXISTING ZONING OVERLAY PROPOSED ZONING GROSS SITE AREA PMIX SITE AREA RP-4 SITE AREA ROW SITE AREA NET SITE AREA	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 (791,049.6 S.F.)	PMIX SITE DATA (LOT 3) BUILDING AREA BUILDING F.A.R. (8,100/37.287 2= 21) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA	ZONED AG ZONED RP-3 ZONED RP-3 ZONED RP-3
PROJECT DATA (SEC. 6.30, TABLE 6-2) PROPOSED NUMBER OF UNITS RP-4 PROPOSED NUMBER OF UNITS TOTAL NUMBER OF UNITS RESIDENTIAL DENSITY (253/18.16=13.93)	176 UNITS 77 UNITS 253 UNITS 13.93 DU/AC	PMIX SITE DATA (LOT 4) BUILDING AREA BUILDING F.A.R. (10,000/51,400 8= 19) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA	ZONED RP-3
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	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. 26% 94,261.60 S.F. 163,608.30 S.F. 234,530.10 S.F. (58.9%)	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"	ZONED RP-3
PMIX SITE DATA (LOT 2) (EXCLUDES LOTS 3&4) 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. (203,100/208,840 4= 66) DRIVE AND PARKING AREA TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA) OPEN SPACE AREA	176 UNITS 24.82 UNITS / ACRE 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%)	DEVIATIONS REQUESTED 1. High Impact landscape buffers to include rear walls of detached garages with solid vinyl fences between 2. SW Pryor Rd, frontage will not be required to meet frontage percentage requirement established by the regional overlay district. Increased landscaping and visual architectural articulation along SW Pryor Rd to meet intentions of frontage variety. 3. Detached garages to meet 30' build line setback required for accessory structures. The 50' build line will only be required for primary structures. 4. Detached garages along SW Pryor Rd have additional architectural elements to visually reflect design intent of primary structures. Detached garages not required to meet facade window percentage of 20%.	ZONED RP-3
PARKING DATA (SEC. 8.530, TABLE 8-1): LOT 1 - MULTIFAMILY (RP-4) 1.5 STALLS/SDU PROPOSED SURFACE STALLS: ATTACHED GARAGE STALLS: DETACHED GARAGE STALLS: TOTAL STALLS REQUIRED (77x1.5+116): TOTAL STALLS PROVIDED:	8,100 S.F. 21% 16,712.17 S.F. 24,812.17 S.F. 13,085.03 S.F. (34.5%)	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: ATTACHED GARAGE STALLS: DETACHED GARAGE STALLS: PARKING REQUIRED (176x1.5+264): PARKING PROVIDED:	ZONED RP-3
LOT 1 - Unit Matrix (Building #1) Studios: 0 One Bedrooms: 39 Two Bedrooms: 32 Three Bedrooms: 6 Total 77 Total Units	50 FT. 20 FT. 10 FT. 10 FT.	LOT 3 RETAIL (PMIX) 5 STALLS PER 1000SF PARKING REQUIRED (8000/1000x5 = 40) PARKING PROVIDED	ZONED RP-3
LOT 2 - Unit Matrix (Building #2, #3 & #4) Studios: 66 One Bedrooms: 60 Two Bedrooms: 34 Three Bedrooms: 16 Total 176 Total Units	50 FT. 20 FT. 10 FT. 10 FT.	LOT 4 RETAIL (PMIX) 5 STALLS PER 1000SF PARKING REQUIRED (10,000/1000x5 = 40) PARKING PROVIDED	ZONED RP-3



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

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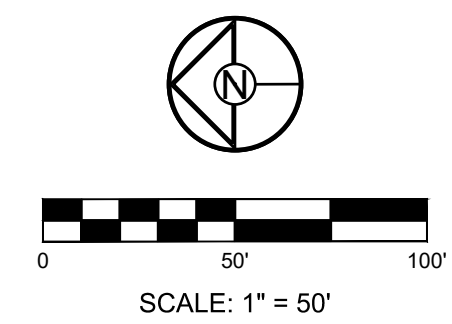
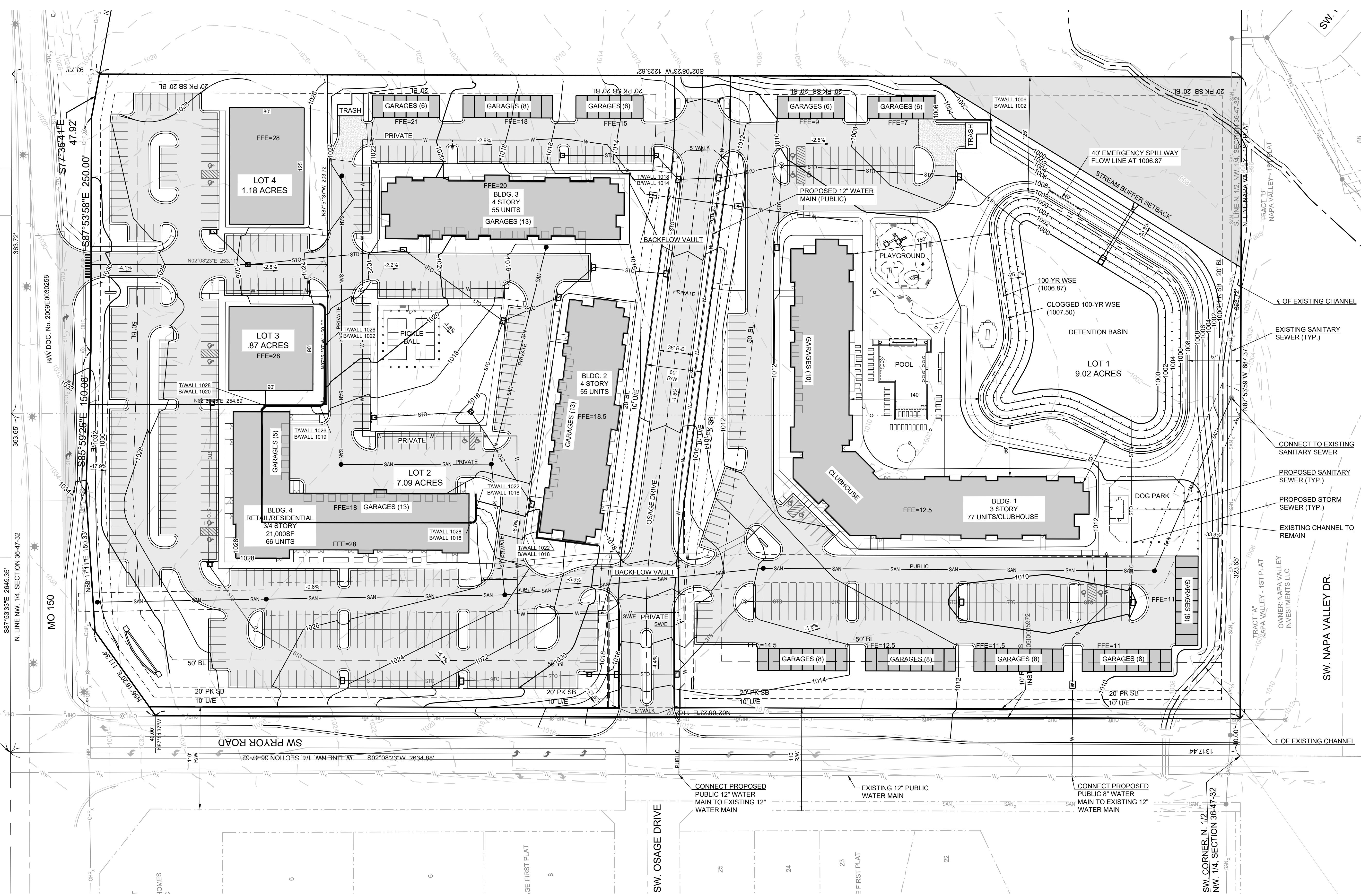
Address: 3540 SW PRYOR RD
E'S SUMMIT, MO 64082

2" ALUMINUM MONUMENT
NW CORNER
NW 1/4, SECTION 36-47-32

GRAND SUMMIT VIEW
LOTS 19 - 23

SW CRANE R

GRAND SUMMIT VIEW

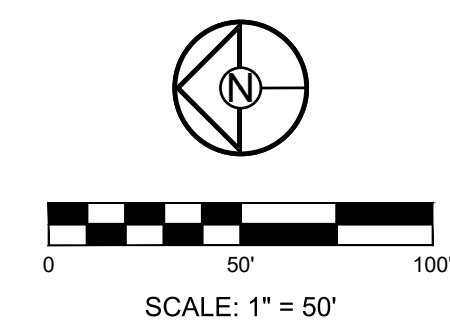
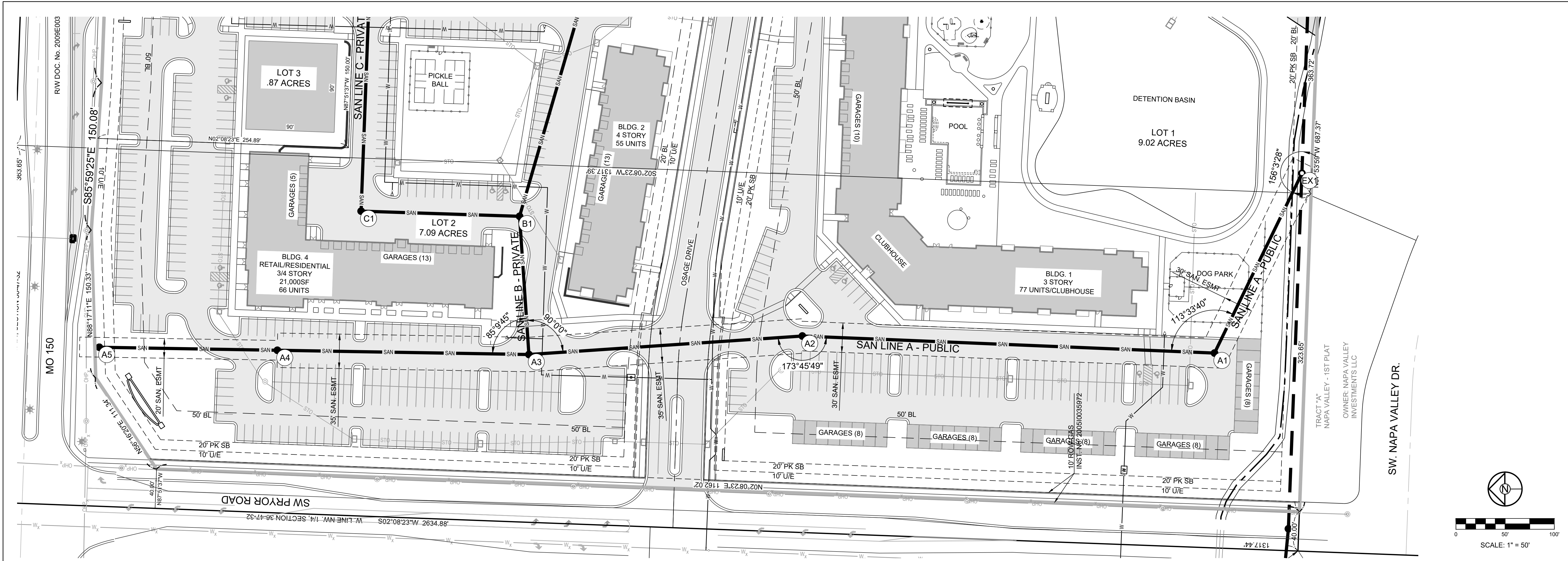


SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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 (913) 492-5158 • Fax: (913) 492-8400
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 Missouri State Certificate of Authority
 #E200200360P-F #LAC200100523-F #S200200869-F

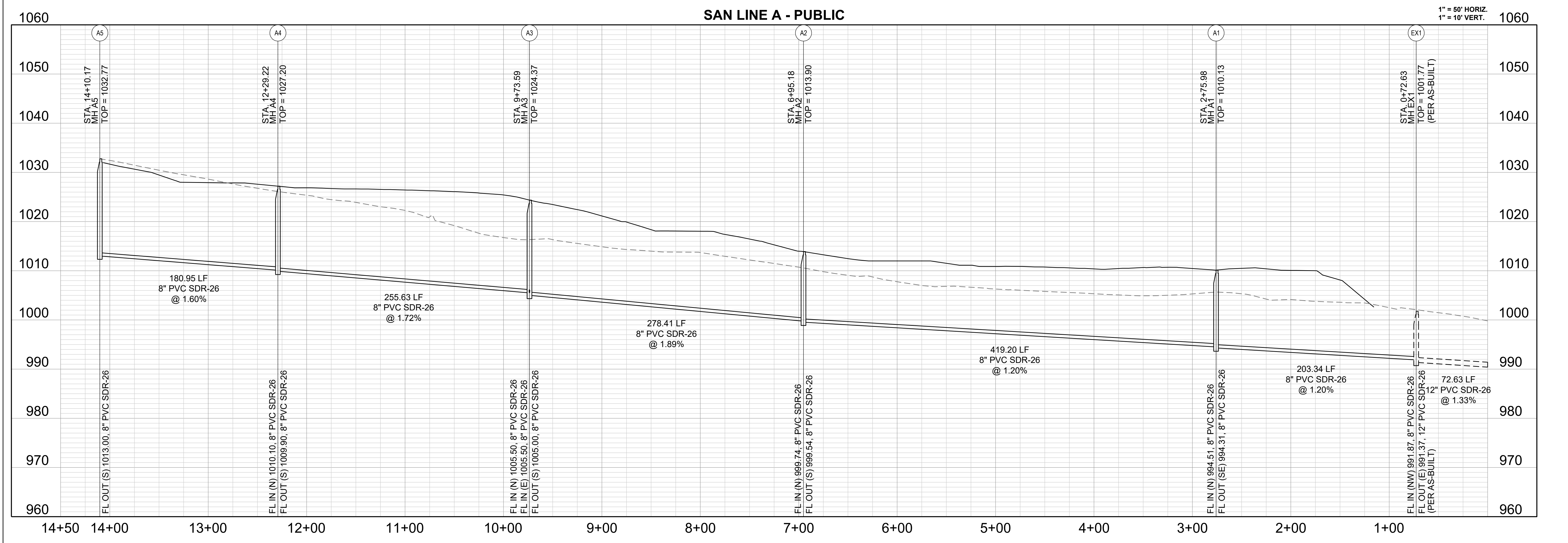
**PRYOR MIXED-USE
 PRELIMINARY DEVELOPMENT/REZONING
 PLAN
 MO-150 & PRYOR ROAD LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
04-21-2023	DATE PREPARED
23-013	PROJ. NUMBER
JRJ	DRAWN BY
MAB	CHECKED BY

PRELIMINARY GRADING & UTILITY PLAN
 SHEET
C2.0
 1



SAN LINE A - PUBLIC



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

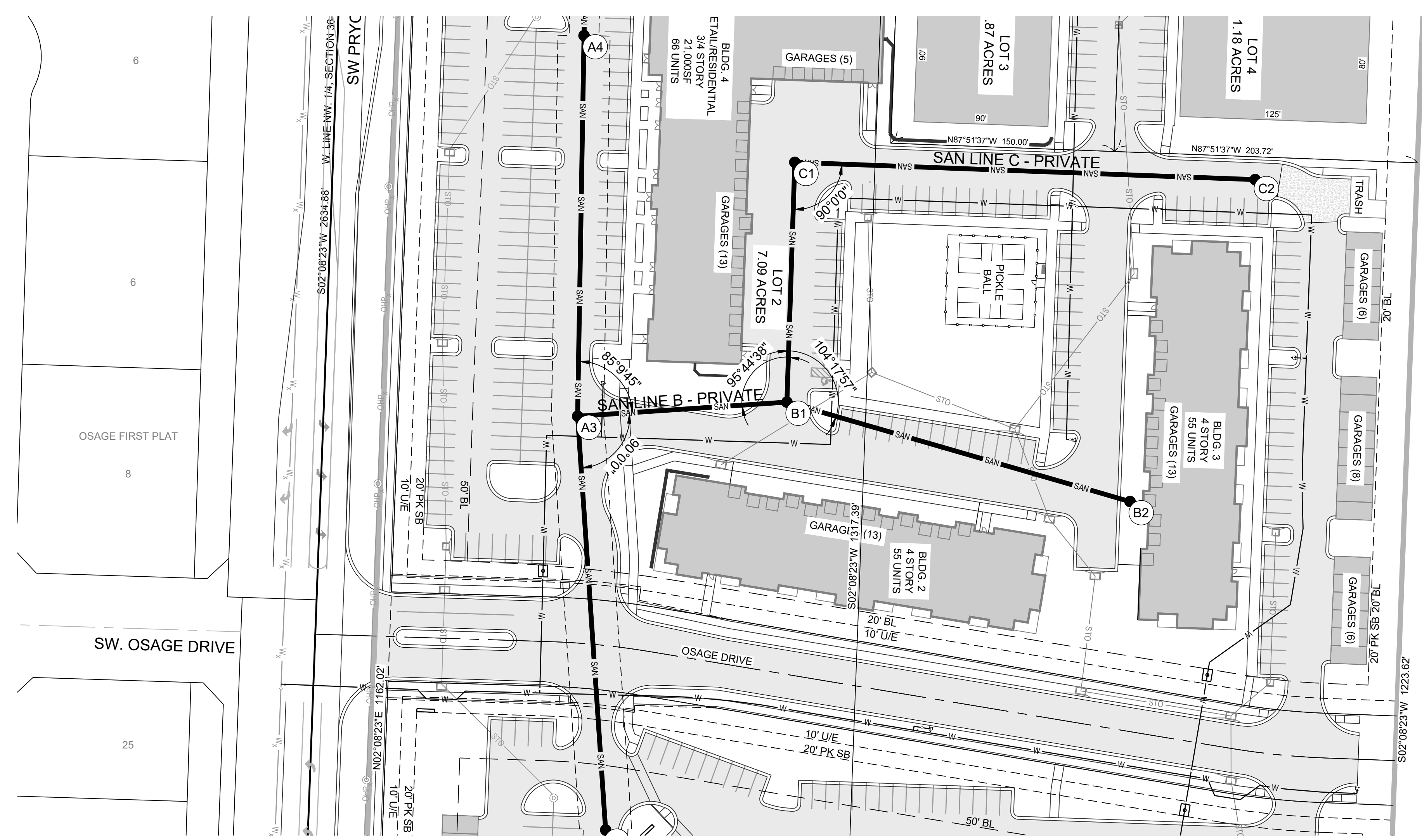
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 PROJ. NUMBER: 23-013

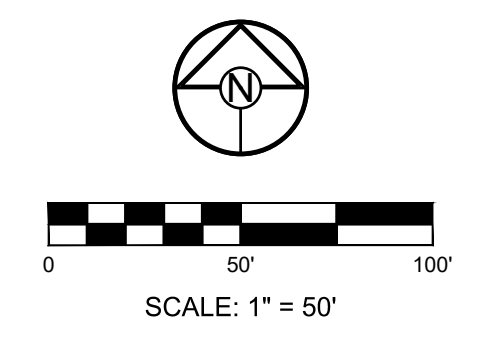
**PRELIMINARY
 SANITARY LINE A
 (PUBLIC) PLAN &
 PROFILE**

SHEET
C2.1

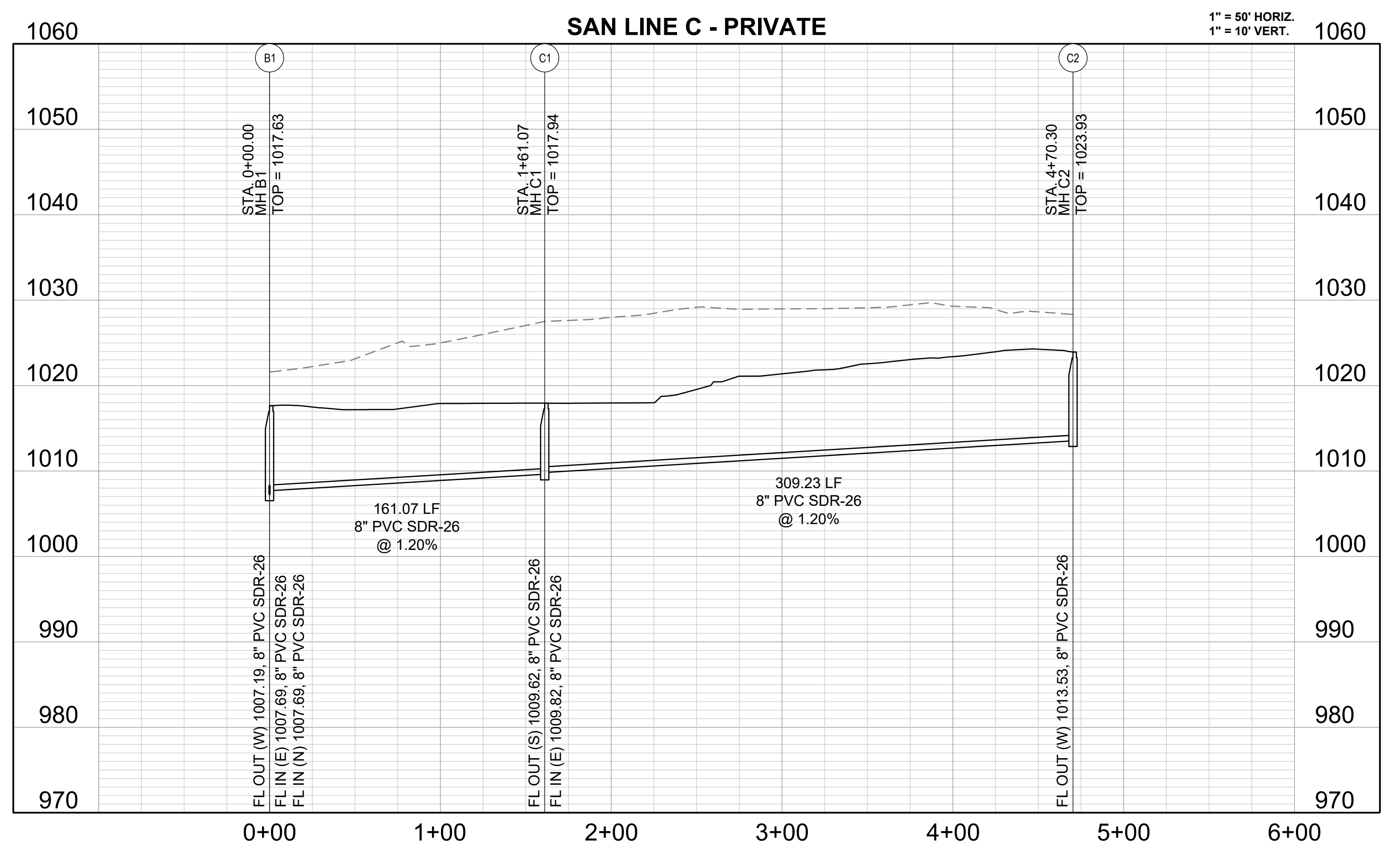
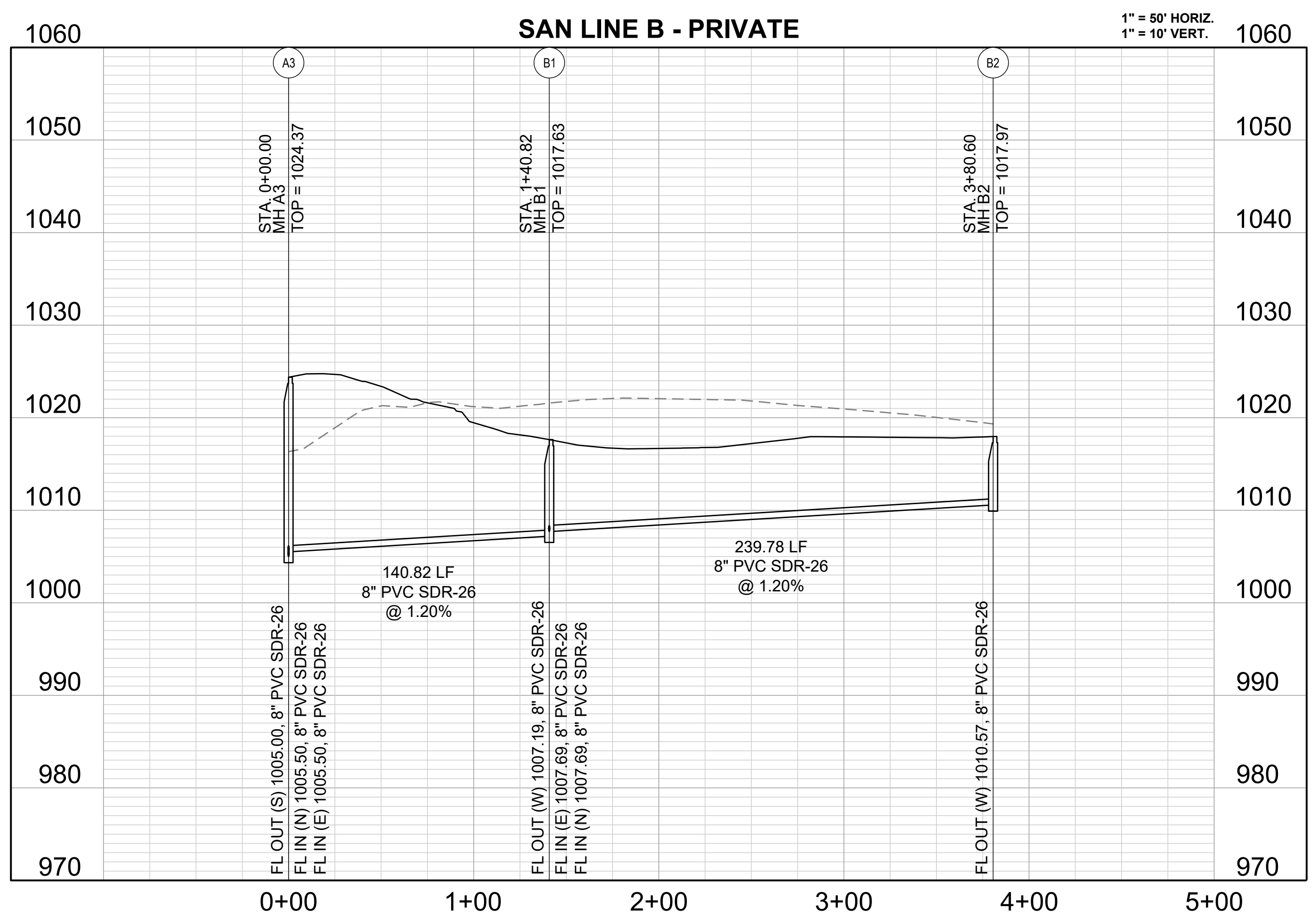
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OWNER: DEROCHE PHILIP P
Address: 1775 SW 150 HWY LEES SUMMIT, MO 64082



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



REVISION DATE	DESCRIPTION

PRELIMINARY
SANITARY LINES
B&C (PRIVATE)
PLAN & PROFILE

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

REVISION DATE	DESCRIPTION

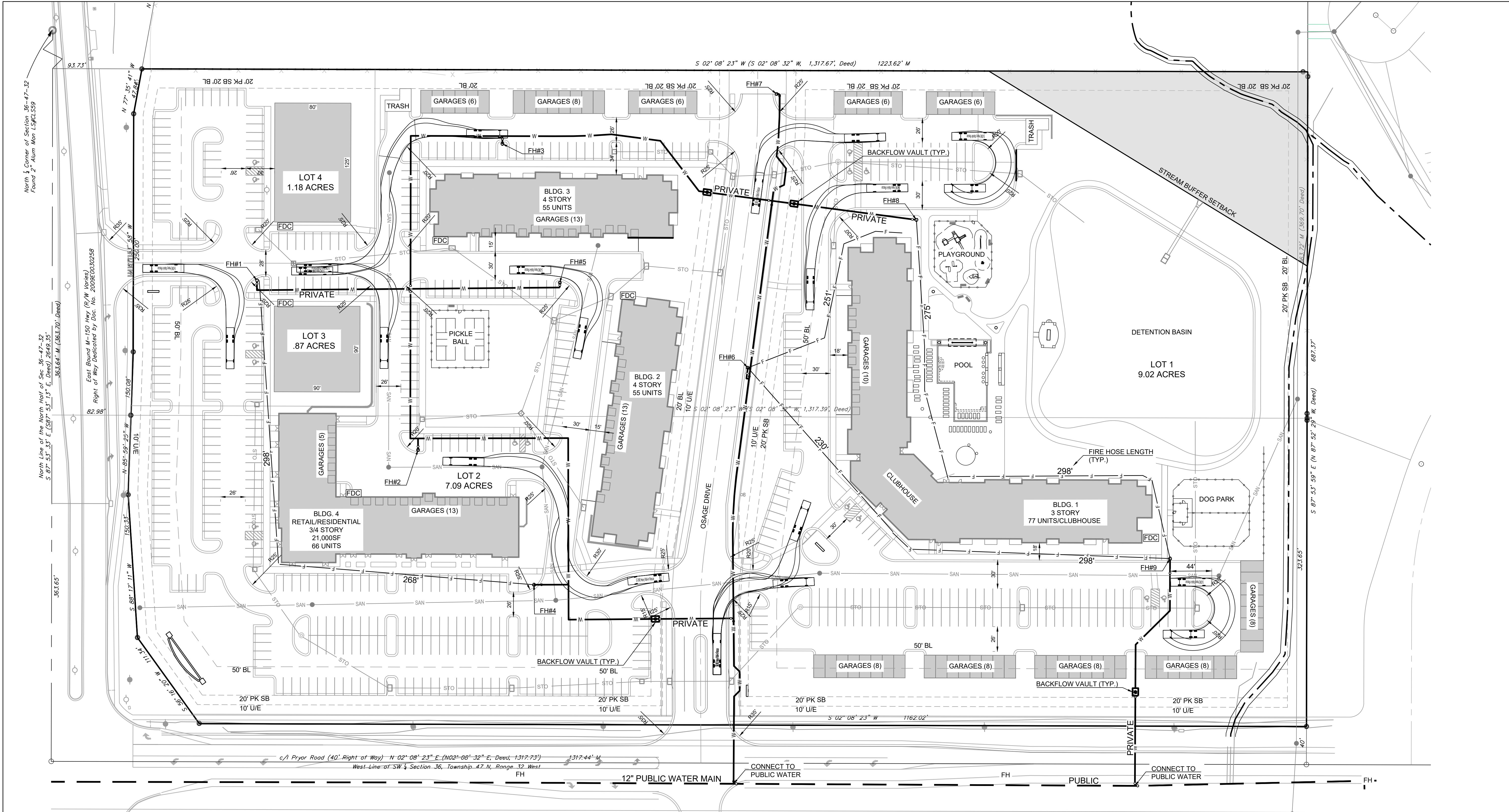
DRAWN BY:	JRJ
CHECKED BY:	MAB
DATE PREPARED:	04-21-2023
PROJ. NUMBER:	23-013

FIRE ACCESS AND HYDRANT PLAN

SHEET

F1.0

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NOTES:

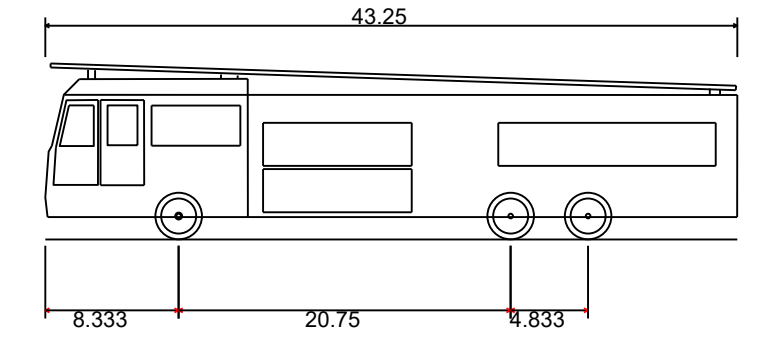
- ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
- 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 CODE OFFICIAL.
- IFC 507.5.1 - 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.
- D105.1 WHERE REQUIRED, WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE 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 PARAPET WALLS, WHICHEVER IS GREATER.
- IFC 503.2.1 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
- IFC 503.2.3 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- D105.2 WIDTH, AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
- IFC 506.1 - WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. 506.1.1 LOCKS AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. A KNOX PADLOCK WILL BE PROVIDED ON THE GATE AND A KNOX BOX ON THE BUILDING.
- IFC 507.5.1 - 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.

NOTES:

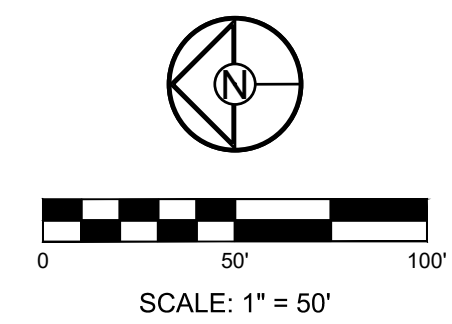
- ALL FIRE APPARATUS ACCESS ROADS HAVE BEEN DESIGNED FOR A WIDTH OF 26 FEET (SEE SITE PLAN).
- TURNING RADIUS SHOWN ON THE PLAN IS BASED ON A FIRE ENGINE 44 FOOT STRAIGHT TRUCK TEMPLATE.
- PARKING LOTS HAVE BEEN DESIGNED TO MEET CITY CODE REQUIREMENTS.
- FIRE HYDRANTS AND FDC LOCATIONS WILL MEET CITY CODES.
- ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING A 75,000 LB VEHICLE AS REQUIRED BY CODE.

LEGEND:

- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT



E-ONE Heavy Walk-In Rescue
 Overall Length 43.25ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



**PRYOR MIXED-USE
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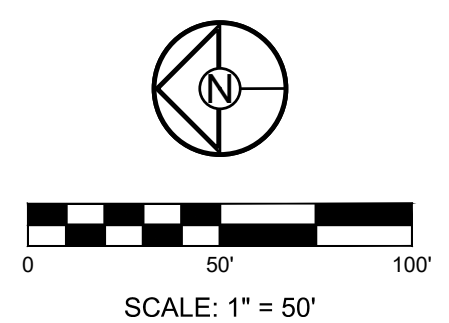
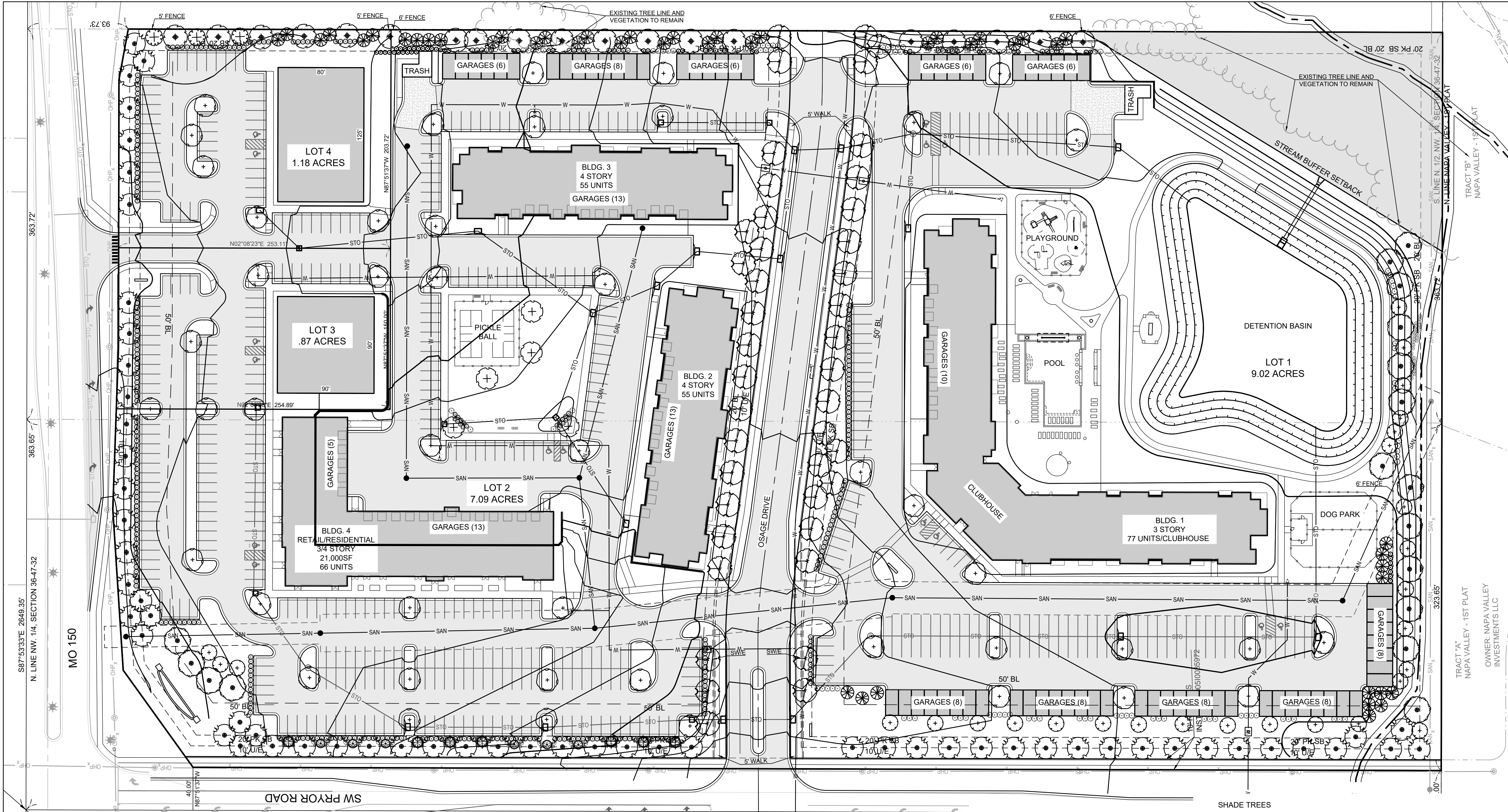
MO-150 & PRYOR ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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23-013	

PRELIMINARY LANDSCAPE PLAN

SHEET

L1.0



- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNED 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 LANDS 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)	PRYOR RD TREES REQUIRED (1 PER 30') (1158.68/30)	OSAGE DRIVE TREES REQUIRED (1 PER 30') (615.32/30)	LOT AREA	LANDSCAPE AREA REQUIRED (5% OF PARKING AREA) (220,901 X .05)	TREES REQUIRED
HWY MO-150 TREES PROVIDED (1 PER 30') (623.62/30)	39 TREES	21 TREES	791,049 S.F.	110,450 S.F.	1 PER ISLAND
COLLECTOR PUBLIC TREES PROVIDED	00 SHRUBS	21 TREES	128 TREES	110,450 S.F.	1 PER ISLAND
PRYOR RD STREET SHRUBS PROVIDED (1 PER 20') (623.62/20)	00 SHRUBS	31 SHRUBS	TREES PROVIDED		(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
COLLECTOR PUBLIC STREET SHRUBS PROVIDED	00 SHRUBS	00 SHRUBS	SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (639,348/5000X2)		(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
			SHRUBS PROVIDED		
			PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)		
			LANDSCAPE AREA PROVIDED		
			TREES REQUIRED		
			TREES PROVIDED		
			SCREENING REQUIRED		
			SCREENING PROVIDED		

BUFFER SCREENING & LANDSCAPE (Sec. 8.890 & Sec. 8.900)

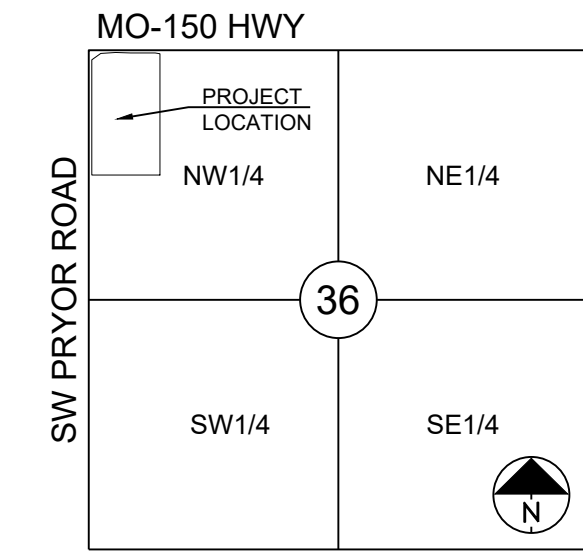
SOUTH BUFFER - HIGH IMPACT SCREEN TYPE C:	EAST BUFFER - HIGH IMPACT SCREEN TYPE C:	MODIFICATIONS REQUESTED
483x20=9,660S.F.	829x20=16,580S.F.	All zoning districts - Landscaping
SHADE TREES REQUIRED (1 PER 750S.F.) (9,660/750=13)	SHADE TREES REQUIRED (1 PER 750S.F.) (16,580/750=22)	a. Reduce the caliper of the shade trees from 3 inches to 2.5 inches for the buffer screening area.
SHRUBS PROVIDED	SHRUBS PROVIDED	b. Reduce the height of the evergreen trees from 8 feet to 6 feet.
ORNMANTAL TREES REQUIRED (1 PER 750S.F.) (9,660/750=13)	ORNMANTAL TREES REQUIRED (1 PER 750S.F.) (16,580/750=22)	c. Reduce the caliper of the ornamental trees from 3" to 2"
EVERGREEN TREES PROVIDED	EVERGREEN TREES PROVIDED	
SHRUBS PROVIDED	SHRUBS PROVIDED	
SHRUBS REQUIRED (1 PER 200S.F.) (9,660/200=48)	SHRUBS REQUIRED (1 PER 200S.F.) (16,580/200=83)	
SHRUBS PROVIDED	SHRUBS PROVIDED	

DEVIATIONS REQUESTED

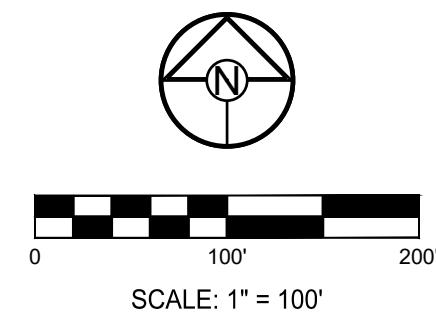
- High Impact landscape buffers to include rear walls of detached garages with solid vinyl fences between.
- SW Pryor Rd. frontage will not be required to meet frontage percentage requirement established by the regional overlay district. Increased landscaping and visual architectural articulation along SW Pryor Rd to meet intentions of frontage variety.
- Detached garages to meet 30' build line setback required for accessory structures. The 50' build line will only be required for primary structures.
- Detached garages along SW Pryor Rd have additional architectural elements to visually reflect design intent of primary structures. Detached garages not required to meet facade window percentage of 20%.

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 'Warrend'	Pacific Sunset Maple
NSW	Nyssa sylvatica 'Wildfire'	Shadmaster Honeylocust
GPC	Ginkgo biloba 'Princeton Sentry'	Princeton 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
AGF	Acer ginnala 'Flame'	Flame Amur Maple
AC	Ameiianchris canadensis	Shadblow 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



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



DESCRIPTION:

A Part of the North one half of the Northwest One-Quarter of Section 36, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri, being described as follows:
Commencing at the Northwest corner of the Northwest One-Quarter of said Section 36; thence along the West line of said Northwest One-Quarter South 02 degrees 08 minutes 23 seconds West a distance of 155.40 feet; thence South 87 degrees 51 minutes 37 seconds East a distance of 40.00 feet to a point on the existing East right of way line of SW Pryor Road as now established and the existing South right of way line of Missouri Highway 150 as now established, said point being the Point of Beginning; thence along said South right of way line of Missouri Highway 150 the following five courses, North 56 degrees 16 minutes 20 seconds East a distance of 111.34 feet; thence North 88 degrees 17 minutes 11 seconds East a distance of 150.33 feet; thence South 85 degrees 59 minutes 25 seconds East a distance of 150.08 feet; thence South 87 degrees 53 minutes 58 seconds East a distance of 250.00 feet; thence South 77 degrees 35 minutes 41 seconds East a distance of 47.92 feet; thence South 02 degrees 08 minutes 23 seconds West a distance of 1223.62 feet to a point on the South line of the said North one half of the Northwest One-Quarter and the North line of NAPA VALLEY-FIRST PLAT, a subdivision in the City of Lee's Summit; thence along the said South line of the North one half of the Northwest One-Quarter and the North line of NAPA VALLEY-FIRST PLAT, North 87 degrees 53 minutes 59 seconds West a distance of 687.37 feet to a point on the said East right of way line of SW Pryor Road; thence along said East right of way line, North 02 degrees 08 minutes 23 seconds East a distance of 1162.02 feet to the Point of Beginning and containing 19.37 acres more or less.

DESCRIPTION PROVIDED IN TITLE COMMITMENT

TRACT I: A part of the North half of the Northwest Quarter of Section 36, Township 47, Range 32, in Lee's Summit, Jackson County, Missouri, being herein described as beginning at the Northwest corner of said North half; thence South 87 degrees 53 minutes 13 seconds East of 363.65 feet along the North line of said North half; thence South 2 degrees 08 minutes 32 seconds West and parallel to the West line of said North half of Northwest Quarter for 1317.70 feet to the South line of said North half; thence North 87 degrees 52 minutes 29 seconds West along said South line for 363.65 feet to the Southwest corner of said North half of Northwest Quarter; thence North 2 degrees 08 minutes 32 seconds East along the West line of said Northwest Quarter for 1317.73 feet to the point of beginning except that part in Pryor Road and within the Right of Way of Missouri Highway 150.

TRACT II: A part of the North half of the Northwest Quarter of Section 36, Township 47, Range 32, in Lee's Summit, Jackson County, Missouri, being herein described as beginning at a point 363.65 feet East of the Northwest corner of said Northwest Quarter; said point being on the North line of said Northwest Quarter; thence South 87 degrees 53 minutes 13 seconds East along said North line for a distance of 363.70 feet; thence South 2 degrees 09 minutes 32 seconds West and parallel to the West line of said Northwest Quarter for a distance of 1,317.67 feet to the South line of said Northwest Quarter; thence North 87 degrees 53 minutes 29 seconds West along said South line for a distance of 369.70 feet; thence North 2 degrees 08 minutes 32 seconds East a distance of 1,317.70 feet to the Point of Beginning.

Except that portion identified in the Partial Release of Deed filed with the Recorder of Deeds of Jackson County, Missouri on April 1, 2009 as Document No. 2009E0030258.

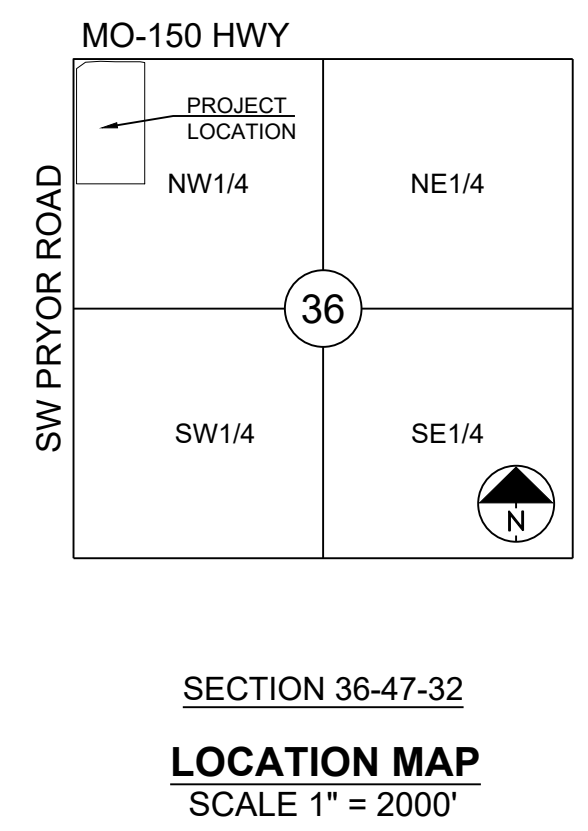
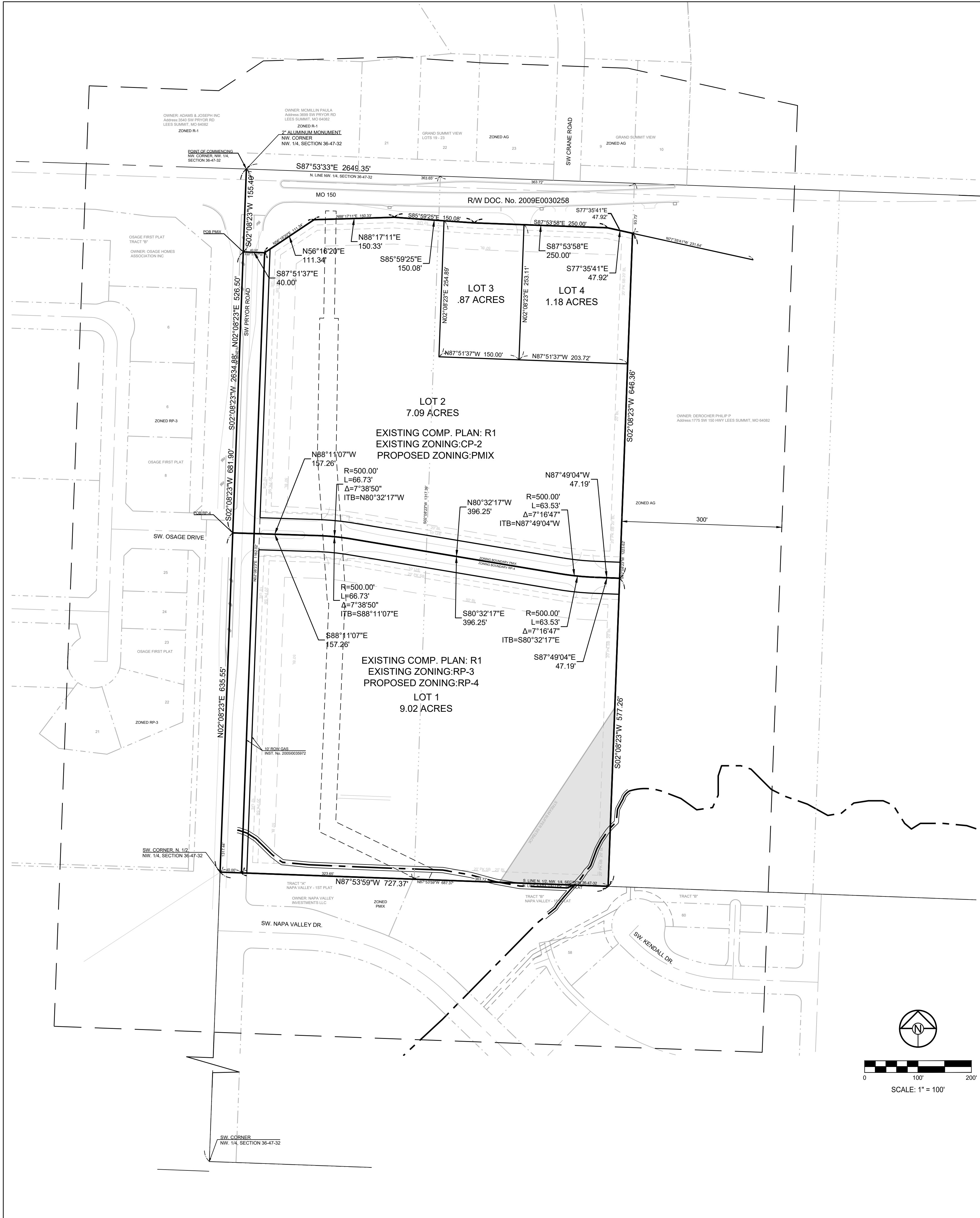
**PRYOR MIXED-USE
PRELIMINARY DEVELOPMENT/REZONING
PLAN
MO-150 & PRYOR ROAD LEE'S SUMMIT, MO**

DRAWN BY:	REVISION DATE	DESCRIPTION
JAB		
MAB		
DATE PREPARED:	04-21-2023	PROJ. NUMBER: 23-013

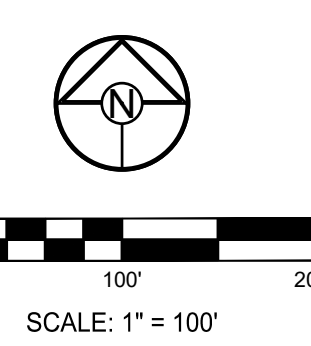
PRELIMINARY
PLAT

SHEET

PP1.0



NAME	ADDRESS	CITY	STATE	ZIP
STUART STEPHEN GRANT	3811 SW WALSH DR	LEES SUMMIT	MO	64082
CAHOW KENT & RACHEL	3824 SW WALSH DR	LEES SUMMIT	MO	64082
GREENMAN ASHLEIGH MARIE	3705 SW WALSH DR	LEES SUMMIT	MO	64082
EVANS JOCELYN D	3825 SW WALSH DR	LEES SUMMIT	MO	64082
THACKER CHRISTOPHER & CABESAS TANIA	3723 SW WALSH DR			
KIRN TIANNA I	3725 SW WALSH DR	LEES SUMMIT	MO	64082
RICHARDSON SHANNON D & BRUCE M	3713 SW WALSH DR	LEES SUMMIT	MO	64082
STEPHANCHICK DAVID & SHALINA	3721 SW WALSH DR	LEES SUMMIT	MO	64082
REED DELANE	3717 SW WALSH DR	LEES SUMMIT	MO	64082
BARR ADDYSON T	3819 SW WALSH DR	LEES SUMMIT	MO	64082
CORDER MICHAEL S & VIRGINIA J	3817 SW WALSH DR	LEES SUMMIT	MO	64082
BURCH JUSTIN K & MEGHAN A	1824 SW NAPA VALLEY DR	LEES SUMMIT	MO	64082
CLAYTON PROPERTIES GROUP INC	120 SE 30TH ST	LEES SUMMIT	MO	64082
COX COLIN G & JESSICA S	1912 SW SAGE CANYON RD	LEES SUMMIT	MO	64082
DAVIS KIMBERLY & MOFLE ROBERT LYLE	3635 SW CRANE RD	LEES SUMMIT	MO	64082
DEDIEMAR WINSTON & LORI	3900 SW STONEY BROOK DR	LEES SUMMIT	MO	64082
DEROCHER PHILIP P	1775 SW 150 HWY	LEES SUMMIT	MO	64082
DIOECE OF KANSAS CITY - ST JOSEPH	20 W 9TH ST	KANSAS CITY	MO	64105
ERISMAN JUSTIN J & RACHEL M	1813 SW KENDALL DR	LEES SUMMIT	MO	64082
FLORES DAVID A & JENNY A	1820 SW KENDALL DR	LEES SUMMIT	MO	64082
FRIESE RICK A & GLENDA L	1824 SW KENDALL DR	LEES SUMMIT	MO	64082
GRIFFIN FELIX & ASHLEY	1821 SW KENDALL DR	LEES SUMMIT	MO	64082
GRIFFIN RILEY INVESTMENTS LLC	21 SE 29TH TER	LEES SUMMIT	MO	64082
HOOKS DANIEL H & GREEN ALYSON E	1844 SW NAPA VALLEY DR	LEES SUMMIT	MO	64082
KELLY DONALD A SR & LINDA S	1917 SW SAGE CANYON RD	LEES SUMMIT	MO	64082
KINCANON KEVIN DALE & MEGAN LYNN	3904 SW STONEY BROOK DR	LEES SUMMIT	MO	64082
LAPP CASSIE & CHRISTOPHER	1809 SW KENDALL DR	LEES SUMMIT	MO	64082
MCMILLIN PAULA	3699 SW PRYOR RD	LEES SUMMIT	MO	64082
MOORE JOSEPH MURRAY & CORA LUCKMANN	1817 SW KENDALL DR	LEES SUMMIT	MO	64082
MUSALLET REAL ESTATE CO	4621 SW GULL POINT DR	LEES SUMMIT	MO	64082
NAPA VALLEY INVEST	9714 SE KEYSTONE DR	LEES SUMMIT	MO	64086
NAPA VALLEY INVESTMENTS LLC	PO BOX 375 GREENWOOD MO	64034		
NAPA VALLEY PROPERTY ASSOC INC	PO BOX 375 GREENWOOD MO	64034		
OSAGE HOMES ASSOCIATION INC	120 SE 30TH ST	LEES SUMMIT	MO	64082
RAYMOND WILLIAM E	825 NW DONOVAN RD APT 6301	LEES SUMMIT	MO	64086
ROWE TYLER J	1836 SW NAPA VALLEY	LEES SUMMIT	MO	64082
SMITH RYAN & WENDY	1832 SW NAPA VALLEY DR	LEES SUMMIT	MO	64082
STRICKLAND CYNTHIA S	1916 SW SAGE CANYON RD	LEES SUMMIT	MO	64082
TATE MICHAEL	1912 SW M 150 HWY	LEES SUMMIT	MO	64082
THOMPSON GARY L & DEBORAH L	1313 SW PACIFIC DR	LEES SUMMIT	MO	64081
TRAN LUU V & NGUYEN VAN THI THU	3900 SW BENZINGER DR	LEES SUMMIT	MO	64082



DESCRIPTION: PMIX

A Part of the North one half of the Northwest One-Quarter of Section 36, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri, being described as follows:
 Commencing at the Northwest corner of the Northwest One-Quarter of said Section 36; thence along the West line of said Northwest One-Quarter South 02 degrees 08 minutes 23 seconds West a distance of 155.40 feet to the Point of Beginning; thence South 87 degrees 51 minutes 37 seconds East a distance of 40.00 feet to a point on the South right of way line of Missouri Highway 150 as now established; thence along said South right of way line the following five courses, North 56 degrees 16 minutes 20 seconds East a distance of 111.34 feet; thence North 88 degrees 17 minutes 11 seconds East a distance of 150.33 feet; thence South 85 degrees 59 minutes 25 seconds East a distance of 150.08 feet; thence South 87 degrees 53 minutes 58 seconds East a distance of 250.00 feet; thence South 77 degrees 35 minutes 41 seconds East a distance of 47.92 feet; thence South 02 degrees 08 minutes 23 seconds West a distance of 646.36 feet; thence North 87 degrees 49 minutes 04 seconds West a distance of 47.19 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 07 degrees 16 minutes 47 seconds and an arc length of 63.53 feet; thence North 80 degrees 32 minutes 17 seconds West a distance of 396.25 feet to a point of curvature; thence Westerly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 07 degrees 16 minutes 47 seconds and an arc length of 63.53 feet; thence North 88 degrees 11 minutes 07 seconds East a distance of 157.26 feet to a point on the said West line of the Northwest One-Quarter; thence along said West line North 02 degrees 08 minutes 23 seconds East a distance of 526.50 feet to the Point of Beginning and containing 10.23 acres more or less

DESCRIPTION: RP-4

A Part of the North one half of the Northwest One-Quarter of Section 36, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri, being described as follows:
 Commencing at the Northwest corner of the Northwest One-Quarter of said Section 36; thence along the West line of said Northwest One-Quarter South 02 degrees 08 minutes 23 seconds West a distance of 681.90 feet to the Point of Beginning; thence South 88 degrees 11 minutes 07 seconds East a distance of 157.26 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 07 degrees 38 minutes 50 seconds and an arc length of 66.73 feet; thence South 80 degrees 32 minutes 17 seconds East a distance of 396.25 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 07 degrees 16 minutes 47 seconds and an arc length of 63.53 feet; thence South 87 degrees 49 minutes 04 seconds East a distance of 47.19 feet; thence South 02 degrees 08 minutes 23 seconds West a distance of 577.26 feet to a point on the South line of the said North one half of the Northwest One-Quarter and the North line of NAPA VALLEY-FIRST PLAT, a subdivision in the City of Lee's Summit; thence along the said North line, North 87 degrees 53 minutes 59 seconds West a distance of 727.37 feet to the Southwest corner of the said North one half of the Northwest One-Quarter of Section 36; thence along the said West line of said Northwest One-Quarter, North 02 degrees 08 minutes 23 seconds East a distance of 635.55 feet to the Point of Beginning and containing 10.20 acres more or less.

REVISION DATE	DESCRIPTION

DRAWN BY: JAB	CHECKED BY: MAB	DATE PREPARED: 04-21-2023	PROJ. NUMBER: 23-013
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ZONING EXHIBIT

SHEET

Z1.0

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