

AN ORDINANCE APPROVING A REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO PMIX (PLANNED MIXED USE DISTRICT), PMIX (PLANNED MIXED USE DISTRICT) TO RP-4 (PLANNED APARTMENT RESIDENTIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO RP-4 (PLANNED APARTMENT RESIDENTIAL) AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 20 ACRES, PROPOSED STREETS OF WEST PRYOR, LOT 7 AND TRACT C, 900 NW BLACK TWIG LN, 2100 NW LOWENSTEIN DR, AND 2200 NW LOWENSTEIN DR, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-274 submitted by Streets of West Pryor, LLC, requesting approval of a rezoning from R-1 (Single-Family Residential) to PMIX (Planned Mixed Use District), PMIX (Planned Mixed Use District) to RP-4 (Planned Apartment Residential), and R-1 (Single-Family Residential) to RP-4 (Planned Apartment Residential) and preliminary development plan on land located at 900 NW Black Twig Ln, 2100 NW Lowenstein Dr, and 2200 NW Lowenstein Dr was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the rezoning and preliminary development plan on January 28, 2021, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 23, 2021, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning from R-1 to PMIX, PMIX to RP-4, and R-1 to RP-4 and preliminary development plan is hereby approved on the following described property:

Legal Description of Rezoning and Preliminary Development Plan

BOUNDARY DESCRIPTION R-1 to RP-4

A tract of land being located in Section 35, Township 48 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows:

Beginning at the Southwest Corner of Tract "A" of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", a subdivision in Lee's Summit, Jackson County, Missouri; thence N 73°35'29" W, a distance of 82.81 feet; thence N 31°23'08" E, a distance of 376.82 feet; thence S 58°36'52" E, a distance of 16.45 feet; thence along a curve to the right having an Initial Tangent Bearing of N 35°45'03" E and a radius of 325.00 feet, an arc distance of 216.87 feet; thence N 16°00'59" W, a distance of 28.89 feet; thence N 31°23'08" E, a distance of 112.09 feet; thence S 85°14'51" E, a

distance of 246.04 feet; thence S 4°45'09" W, a distance of 17.00 feet; thence S 85°14'51" E, a distance of 71.09 feet; thence S 24°49'45" E, a distance of 584.85 feet; thence along a curve to the right having an Initial Tangent Bearing of S 52°46'57" E and a radius of 526.00 feet, an arc distance of 115.19 feet; thence S 50°51'20" W, a distance of 101.05 feet; thence along a curve to the right having an Initial Tangent Bearing of S 40°29'34" E and a radius of 425.00 feet, an arc distance of 176.02 feet; thence S 73°14'15" W, 25.00 feet; thence along a curve to the right having an Initial Tangent Bearing of S 16°45'45" E and a radius of 400.00 feet, an arc distance of 91.52 feet; thence S 3°39'09" E, a distance of 167.38 feet; thence along a curve to the right tangent to the preceding course and having a radius of 200.00 feet, an arc distance of 167.29 feet; thence S 44°16'27" W, a distance of 145.41 feet; thence N 45°11'41" W, a distance of 155.01 feet; thence N 44°16'27" E, a distance of 143.98 feet; thence along a curve to the left tangent to the preceding course and having a radius of 45.00 feet, an arc distance of 37.64 feet; thence N 3°39'09" W, a distance of 167.38 feet; thence along a curve to the left tangent to the preceding course and having a radius of 245.00 feet, an arc distance of 201.29 feet; thence along a reverse curve having a radius of 555.00 feet, an arc distance of 24.67 feet; thence N41°49'12" E, a distance of 130.00 feet; thence along a curve to the right having an Initial Tangent Bearing of N 48°10'48" W and a radius of 425.00 feet, an arc distance of 67.19 feet; thence S 50°52'40" W, a distance of 130.00 feet; thence along a curve to the right having an Initial Tangent Bearing of N 39°07'20" W and a radius of 555.00 feet, an arc distance of 138.45 feet; thence N 24°49'45" W, a distance of 335.79 feet; thence N 87°02'19" W, a distance of 53.04 feet; thence N 4°49'07" E, a distance of 137.81 feet; thence along a curve to the left having an Initial Tangent Bearing of N 85°10'53" W and a radius of 275.00 feet, an arc distance of 214.78 feet; thence S 31°23'08" W, a distance of 418.78 feet to the Point of Beginning.

BOUNDARY DESCRIPTION PMIX to RP-4

A tract of land being located in Section 35, Township 48 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows:

Beginning at the Northwest Corner of Lot 7 of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", a subdivision in Lee's Summit, Jackson County, Missouri; thence S 24°49'43" E, a distance of 64.90 feet; thence along a curve to the right having an Initial Tangent Bearing of S 52°46'57" E and a radius of 526.00 feet, an arc distance of 115.19 feet; thence N 50°51'20" E, a distance of 98.95 feet; thence N 39°08'40" W, a distance of 82.53 feet; thence N 85°07'20" W, a distance of 135.79 feet to the Point of Beginning.

BOUNDARY DESCRIPTION R-1 to PMIX North

A tract of land being located in Section 35, Township 48 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows:

Commencing at the Northwest Corner of Lot 7 of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", a subdivision in Lee's Summit, Jackson County, Missouri; thence S 24°49'43" E, a distance of 64.90 feet; thence along a curve to the right having an Initial Tangent Bearing of S 52°46'57" E and a radius of 526.00 feet, an arc distance of 115.19 feet to the Point of Beginning; thence along a continuous curve to the right, an arc distance of 221.21 feet; thence along a curve to the left having an Initial Tangent Bearing of S 82°56'10" W and a radius of 400.00 feet, an arc distance of 67.71 feet; thence S 73°14'15" W, a distance of 33.61 feet; thence along a curve to the left having an Initial Tangent Bearing of N 16°45'45" W and a radius of 425.00 feet, an arc distance of 176.02 feet; thence N 50°51'20" E, a distance of 101.05 feet to the Point of Beginning.

BOUNDARY DESCRIPTION R-1 to PMIX South

A tract of land being located in Section 35, Township 48 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows:

Beginning at the Southwest Corner of Lot 7 of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", a subdivision in Lee's Summit, Jackson County, Missouri; thence N 46°56'08" W, a distance of 25.01 feet; thence N 44°16'27" E, a distance of 145.26 feet; thence along a curve to the left tangent to the preceding course and a radius of 200.00 feet, an arc distance of 167.29 feet; thence N 3°39'09" W, a distance of 167.38 feet; thence along a curve to the left tangent to the preceding course and having a radius of 400.00 feet, an arc distance of 91.52 feet; thence N 73°14'15" W, a distance of 25.00 feet; thence along a curve to the right having an Initial Tangent Bearing of S 16°45'45" E and a radius of 425.00 feet, an arc distance of 97.25 feet; thence S 3°39'09" E, a distance of 167.38 feet; thence along a curve to the right tangent to the preceding course and having a radius of 225.00 feet, an arc distance of 188.21 feet; thence S 44°16'27" W, a distance of 144.75 feet to the Point of Beginning.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the required high impact buffer requirement, to allow a vegetated buffer along NW Lowenstein Dr., in accordance with the medium impact buffer requirements of the UDO.
2. The Developer shall execute a mutually satisfactory development agreement (or amend the original development agreement) with the City, which addresses, at a minimum, any remaining off-site transportation improvements associated with the Streets of West Pryor Development and improvements to Lowenstein Dr. to urban standards as addressed in the City Traffic Engineer's TIA dated December 18, 2020. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.
3. No building or site development permits shall be issued until (1) the Developer has entered into a redevelopment agreement with the City to address long-term management and liability issues associated with development over the undermined areas, (2) the final mine remediation plans and specifications have been approved pursuant to the terms and conditions of the redevelopment agreement, and (3) that the remediation work has been completed as designed and certified by an independent professional geotechnical engineer.
4. Additional architectural detail shall be required for the proposed hotel to include horizontal, vertical material breaks and additional articulation for the west elevation, which will be required at the time of final development plan submittal.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

BILL NO. 21-36

ORDINANCE NO. 9090

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 9th day of March, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor *William A. Baird*

APPROVED by the Mayor of said city this 11th day of March, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



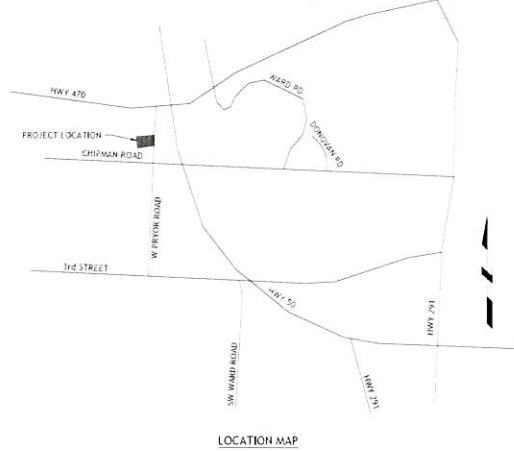
William A. Baird
Mayor *William A. Baird*

APPROVED AS TO FORM:

Brian W. Head
City Attorney *Brian W. Head*

PRELIMINARY DEVELOPMENT PLANS FOR LOT 7A - LOT 7C STREETS OF WEST PRYOR

LEE'S SUMMIT, MO



LOCATION MAP

- UTILITIES**
Electric Service
Every
Nathan Michael
913-347-4310
Nathan.michael@every.com
- Gas Service
Spre
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
816-969-1940
jeff.thorn@cityoflls.net
- Communication Service
AT&T Cable
816-703-4386
cc3527@att.com
- Time Warner Cable
Steve Baxter
913-643-1924
steve.baxter@charter.com
- Comcast
Ryan Alkire
816-795-2218
ryan.alkire@comcast.com
- Google Fiber
Becky Davis
913-725-8945
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 FLOTTING 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/DECLAIVER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SW ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SW ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINGENT 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.

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 KAN VALLEY ENGINEERING

BENCHMARKS:
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 485.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 20' 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. 26095C040G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 3% ANNUAL CHANCE FLOODPLAIN. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

INDEX OF SHEETS

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| C-3 | REZONING EXHIBIT |
| C-4 | OVERALL SITE PLAN |
| C-5 | OVERALL SITE PLAN |
| C-6 | LOT 7B LAYOUT PLAN |
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| C-11 | BLUCK TONG CIRCLE PLAN AND PROFILE |
| C-12 | SANITARY LINE A PLAN AND PROFILE |
| C-13 | SANITARY LINE B PLAN AND PROFILE |
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| 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
S&W III, LLC
C/O DRAKE DEVELOPMENT, LLC
7200 W 132nd ST, SUITE 150
OVERLAND PARK, KS 66213
913-662-2650

ENGINEER
SW ENGINEERING
SAM MALINOWSKY
3507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SAM@SWENGR.COM
785.341.9747



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

SW Engineering
S&W
1007 W. Maple Circle
Manhattan, Kansas, 66503
swengr@gmail.com
785.341.9747

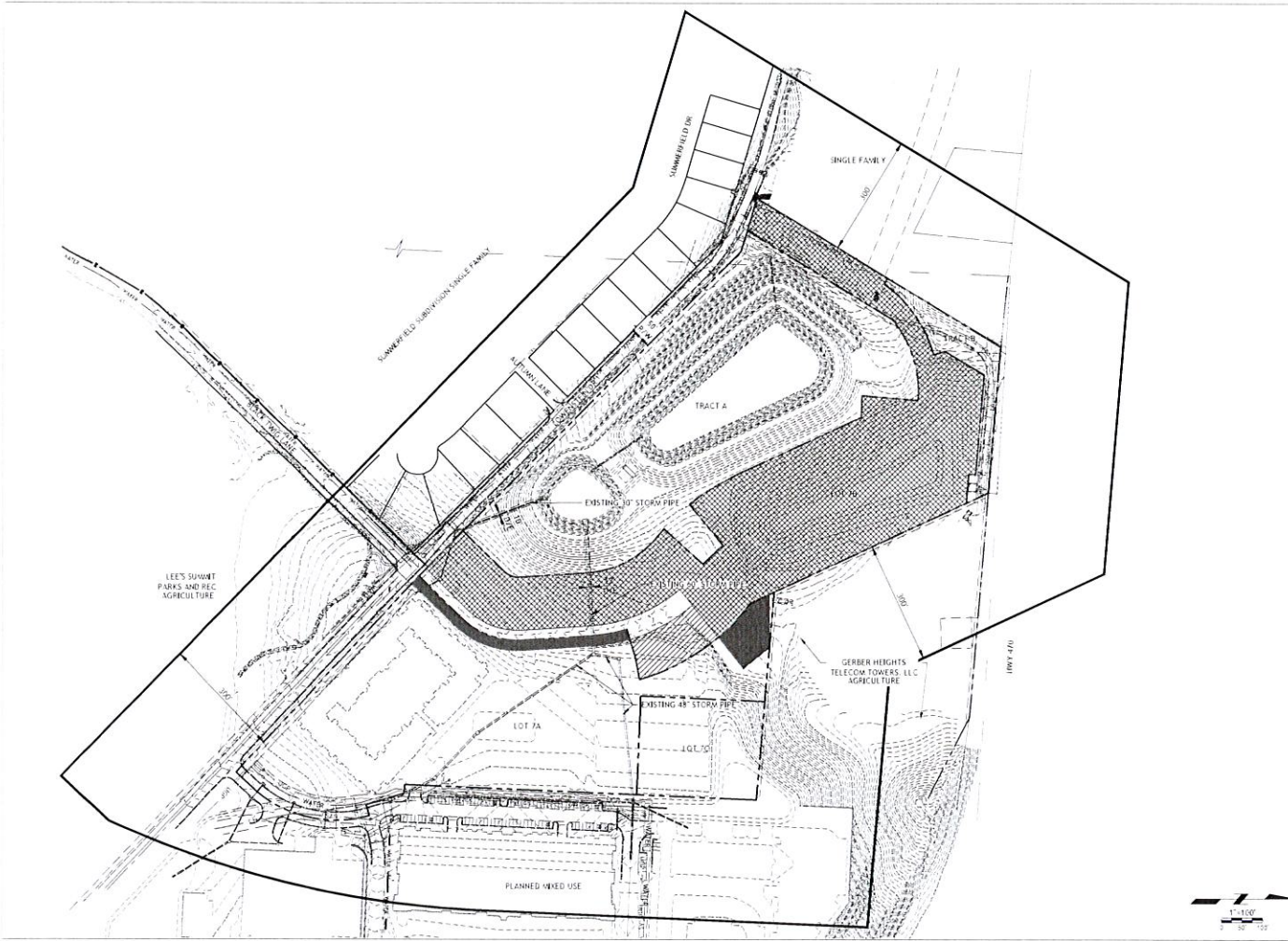
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Revisions
11/10/2017 COMMENTS

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

sheet
G1-0

SW Improvement Plan
11/10/2017
28 SEP 2018 10:20:20



STA Engineering
SNE
 3007 W. Franklin Circle
 Manassas, VA 20108
 info@sneeng.com
 703.361.3115

This drawing is based on a survey of the site and is not a representation of the actual site conditions. It is the responsibility of the client to verify the accuracy of the information provided. STA Engineering is not responsible for any errors or omissions in this drawing.



DATE: 08/14/2020
 1:10 TO 1:15 COMMENTS

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

sheet
C2-0
 CIVIL
 EXISTING CONDITIONS
 28 SEPTEMBER 2020

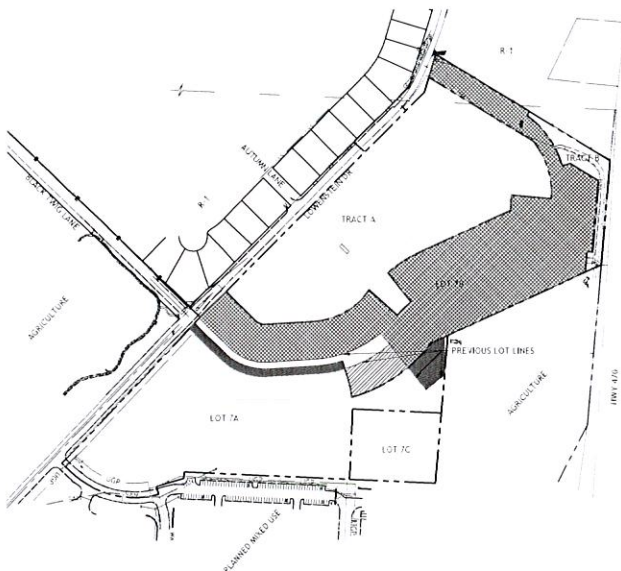


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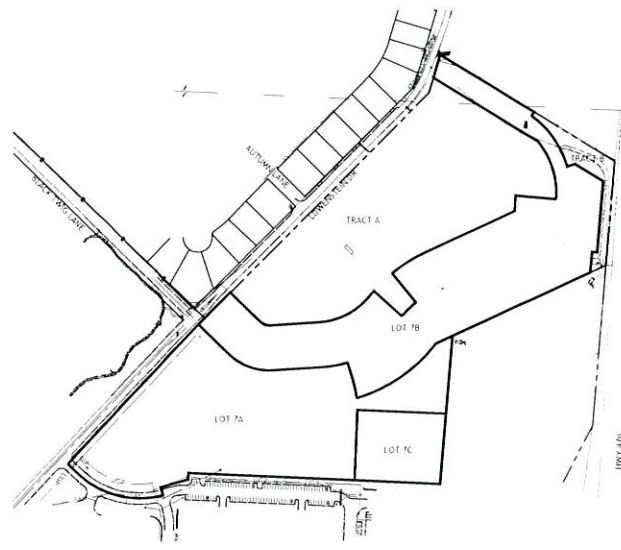


David S. Smith
 11353 License No. 11353

REZONE PLAN



LOT NUMBERS



LEGEND

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



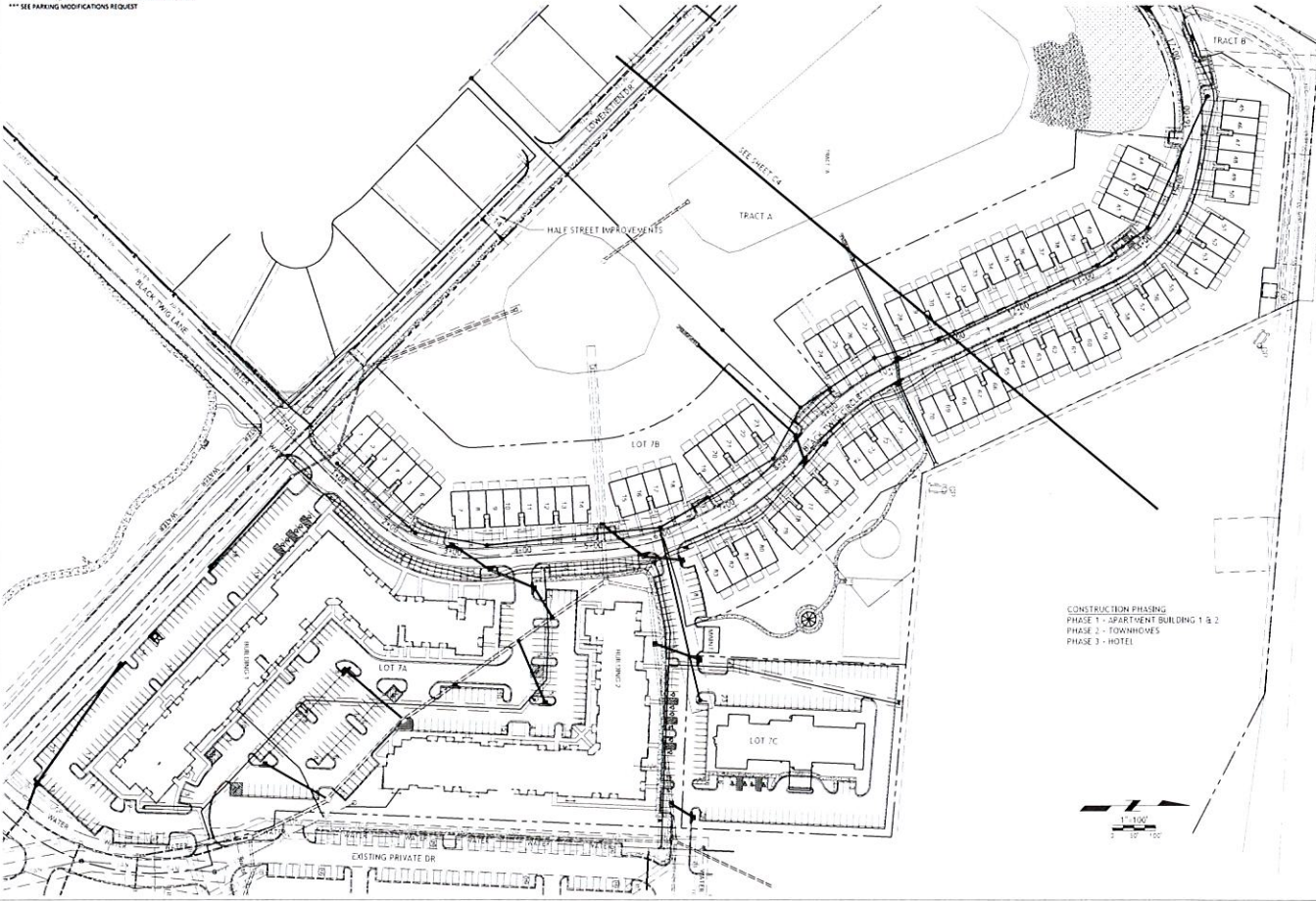
PROPOSED STREETS OF WEST PRYOR LOTS 7A-7C

STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 PETS SUMMER 1, MD



| LOT | USE | LOT AREA (SQ. FT.) | LOT AREA (ACRES) | BLDG AREA SF (FOOTPRINT) | TOTAL SQFT | # OF DWELLING UNITS | SITE DATA | | | | | | | | | | | | |
|-----------------|---------------|--------------------|------------------|--------------------------|------------|---------------------|---------------|-------------|--------|--------|--------|------------------|------------------|---------------------|---------------------|------------------|-------------------|------------|---------|
| | | | | | | | # OF PER ACRE | # OF FLOORS | 1 BDRM | 2 BDRM | 3 BDRM | PARKING REQUIRED | PARKING PROVIDED | ADA SPACES REQUIRED | ADA SPACES PROVIDED | PRE LOT COVERAGE | POST LOT COVERAGE | OPEN SPACE | |
| Proposed LOT 75 | Townhomes | 406,850 | 9.21 | 99,219 | 156,238 | 83 | 8.9 | 2 | | | | 83 | 187 | 208 | 1 (1) ** | 1 (1) | 112,866 | 211,887 | 195,037 |
| Proposed LOT 76 | Apdx Bldg 1 | 421,418 | 9.54 | 49,200 | 155,500 | 100 | 10.83 | 2 | 41 | 11 | 16 | 189 | 176 | 1 (1) | 4 (1) | 124,700 | 158,450 | 158,450 | 158,450 |
| Proposed LOT 77 | Apdx Bldg 2 | N/A | N/A | 38,500 | 11,500 | 84 | N/A | 1 | 13 | 10 | 21 | 116 | 116 | 1 (1) | 1 (1) | N/A | N/A | N/A | N/A |
| PROPOSED LOT 7C | Hotel (88 Rm) | 72,840 | 1.67 | 13,539 | 40,817 | 88 | 52.64 | 3 | | | | 88 | 99 | 2 (1) | 4 (1) | 39,657 | 51,205 | 20,935 | |

** INCLUDES 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

SM Engineering
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 1007 W. Parkside Dr.
 Van Nuys, CA 91411
 (818) 708-1111
 www.smeng.com



W. Pryor
 REGISTERED PROFESSIONAL ENGINEER
 No. 60874

STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 11/15/2020

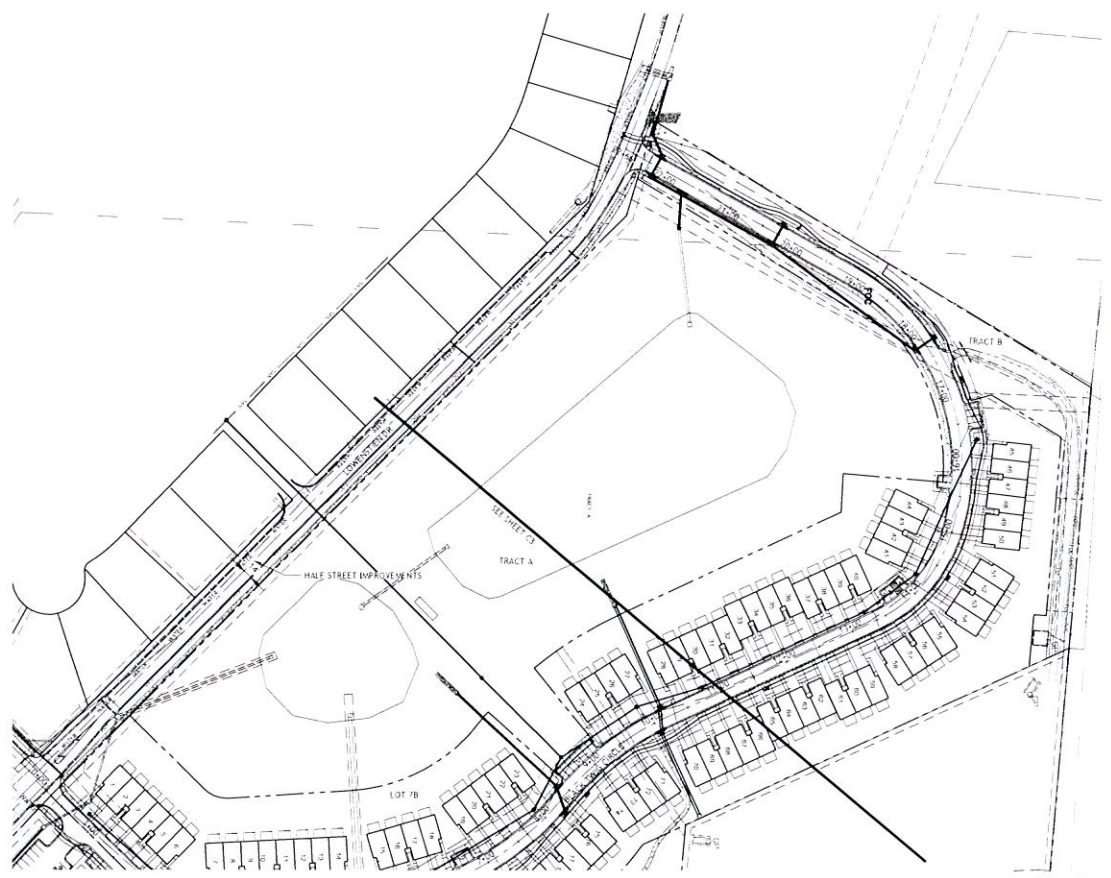
sheet
C3.0
 OVERALL LAYOUT
 15 SEP 2020

STM Engineering
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stmeng.com

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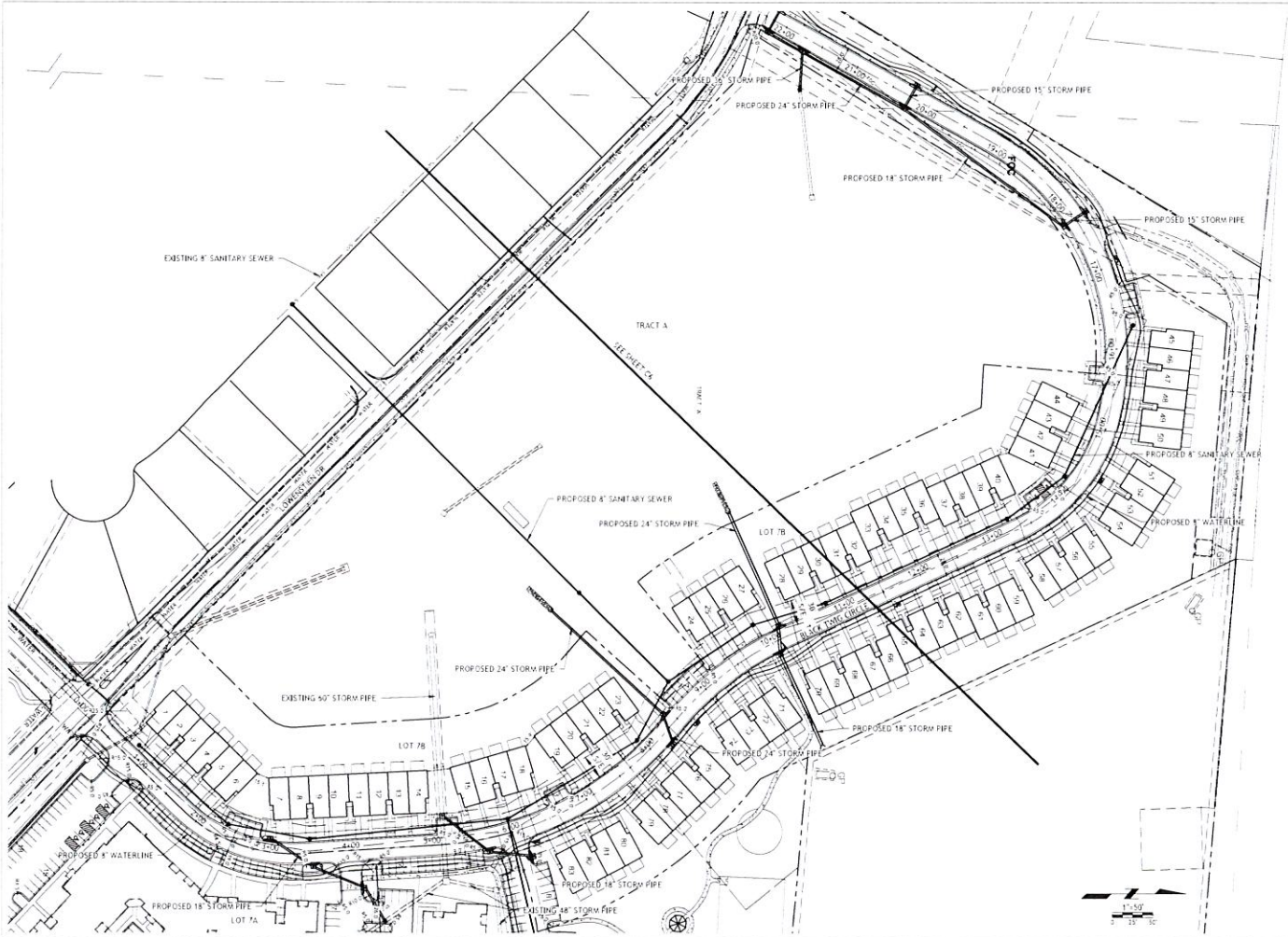
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10:30 AM (7:00 PM)



**STREETS OF W. PRYOR
LOT 7A - LOT 7C**
11.15.20 SUBMIT 1.00

sheet
C4.0
CIVIL
OVERALL LAYOUT
11.15.20
28 SEP 2020 10:30 AM





SM Engineering
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 Meriden, CT 06450
 smeng@smeng.com
 860.462.3111

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REV 019
 12.02.2020 COMMENTS

STREETS OF W. PRYOR
LOT 7A & LOT 7C
 FEED SUMMARY

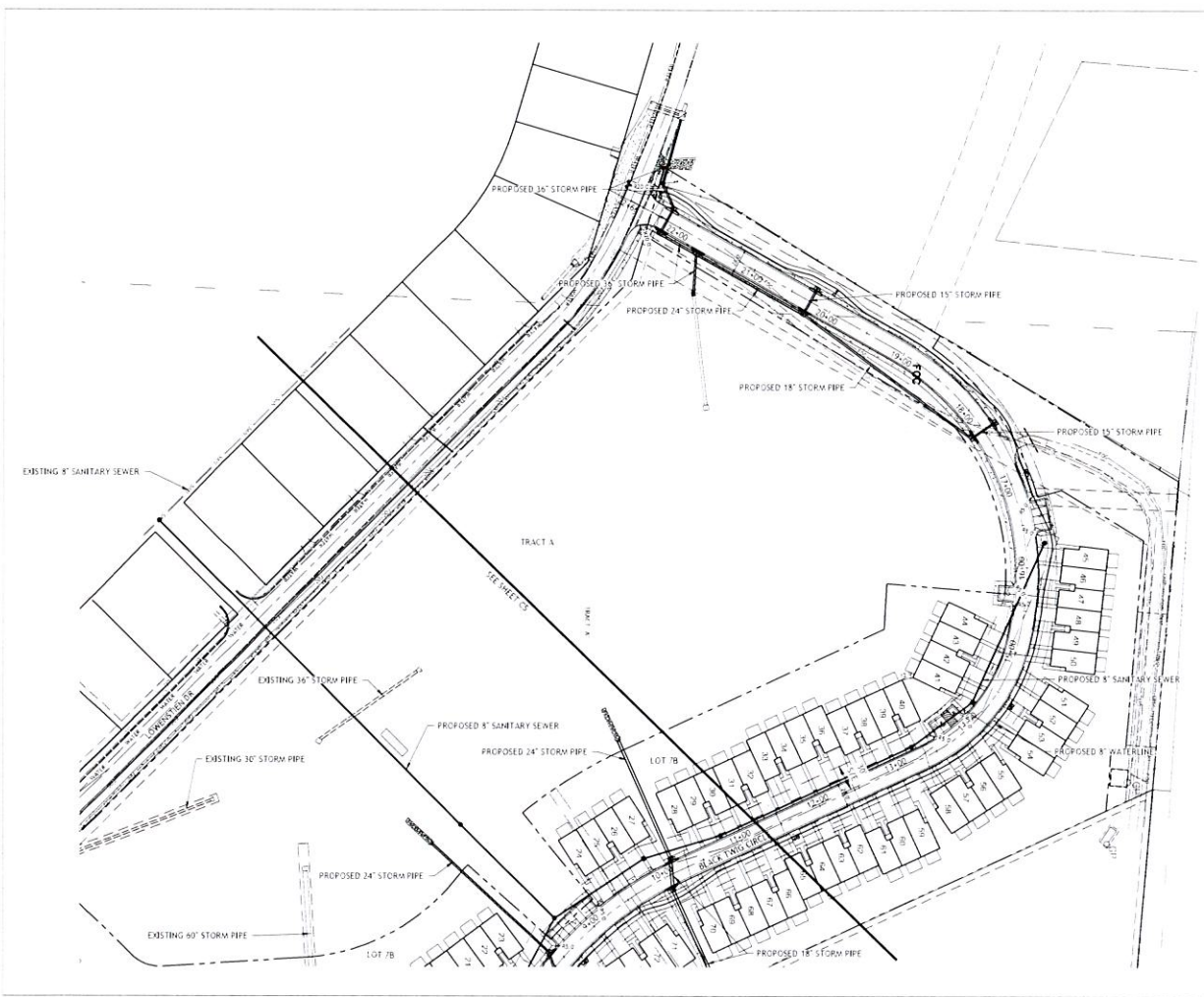
sheet
SM
 ENGINEERING
 LOT 7B LAYOUT
 25 SEP 2020

This plan shows the proposed location of all utility lines and structures. It is intended to show the general location of the lines and structures and is not intended to show the exact location of the lines and structures. The location of the lines and structures is subject to change without notice.



REVISIONS
 11-15-2017 COMMENTS

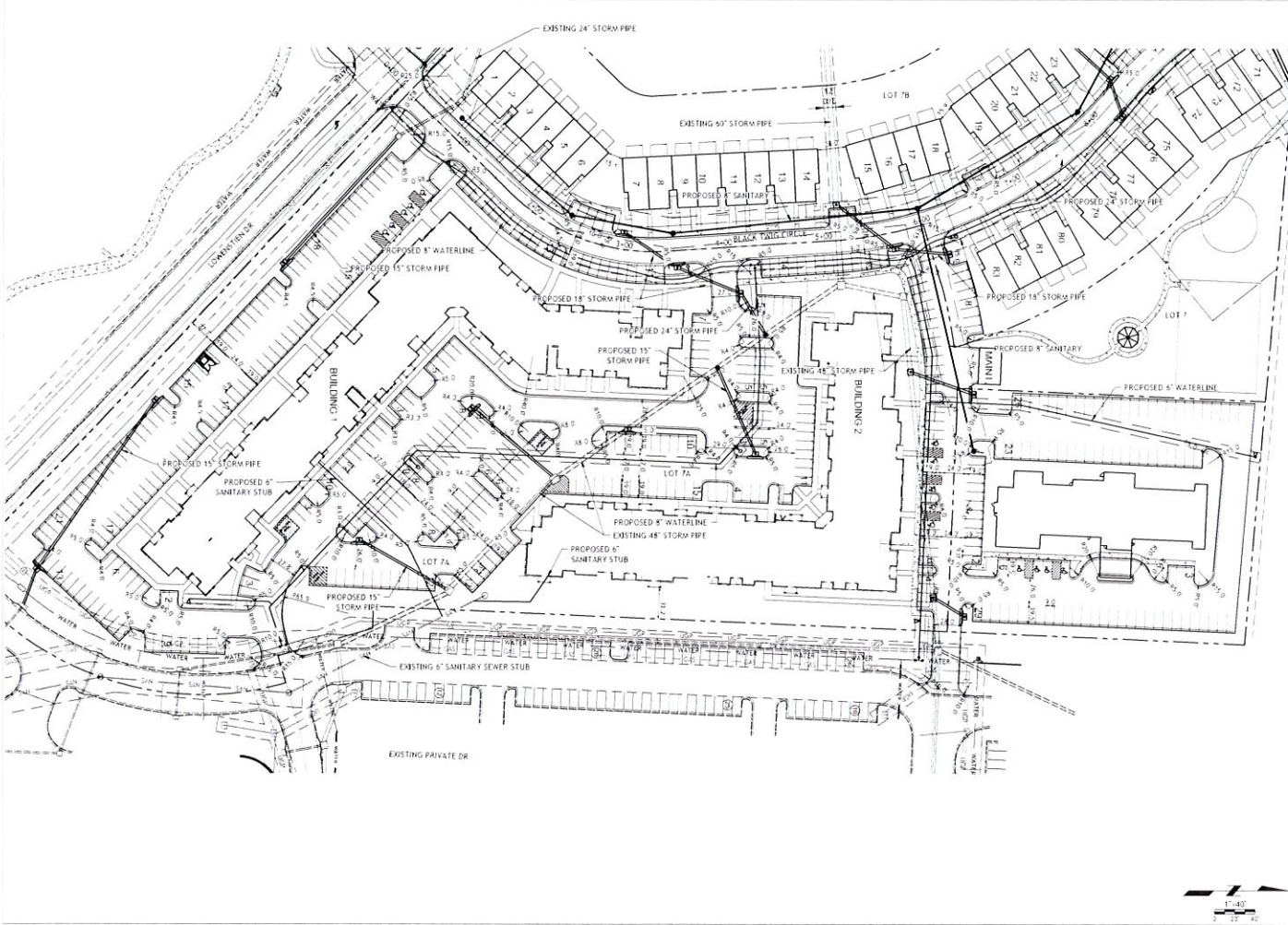
**STREETS OF W. PRYOR
 LOT 7A - LOT 7C**
 ELLS, SHANNON L. AND



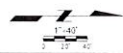
This plan shall be used only as a guide and not a contract. The engineer is not responsible for any errors or omissions in this plan. The contractor shall verify all dimensions and conditions before construction.

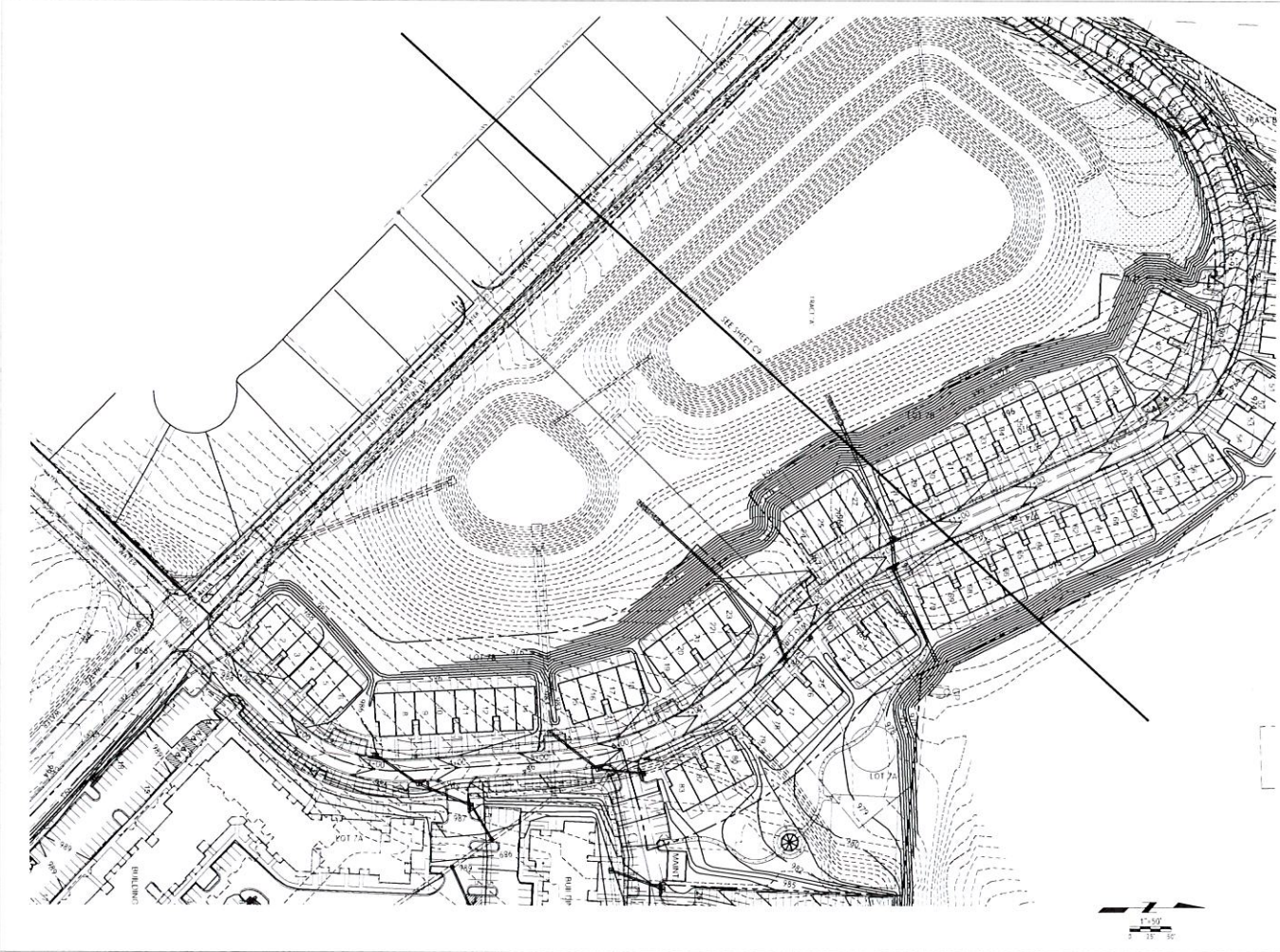


REVISIONS
 11.10.2017 COMMENT



**STREETS OF W. PRYOR
 LOT 7A & LOT 7C**
 (E.E.S. SUMMERS, MD)





SM Engineering
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 Wichita, Kansas 67202
 smengr@gmail.com
 781.302.8141

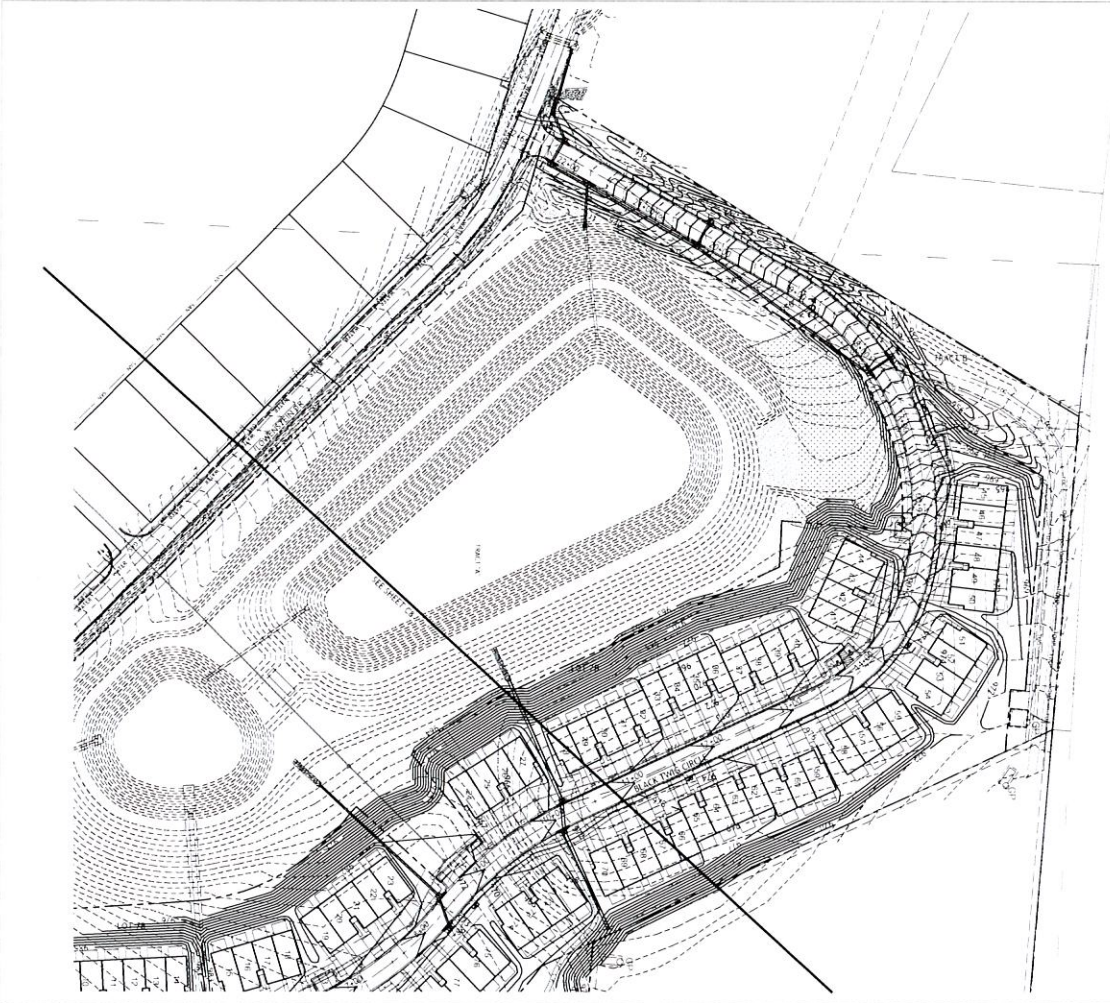
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NO. 0076
 12-20-2020 (REVISED)

**STREETS OF W. PRYOR
 LOT 7A - LOT 7C**

sheet
 C8.C
 LOT 7A GRADING
 25 SEPTEMBER 2020



SEA Engineering
SEA
 1007 W. Main Street
 Worcester, MA 01093
 508.853.8177
 www.seaeng.com

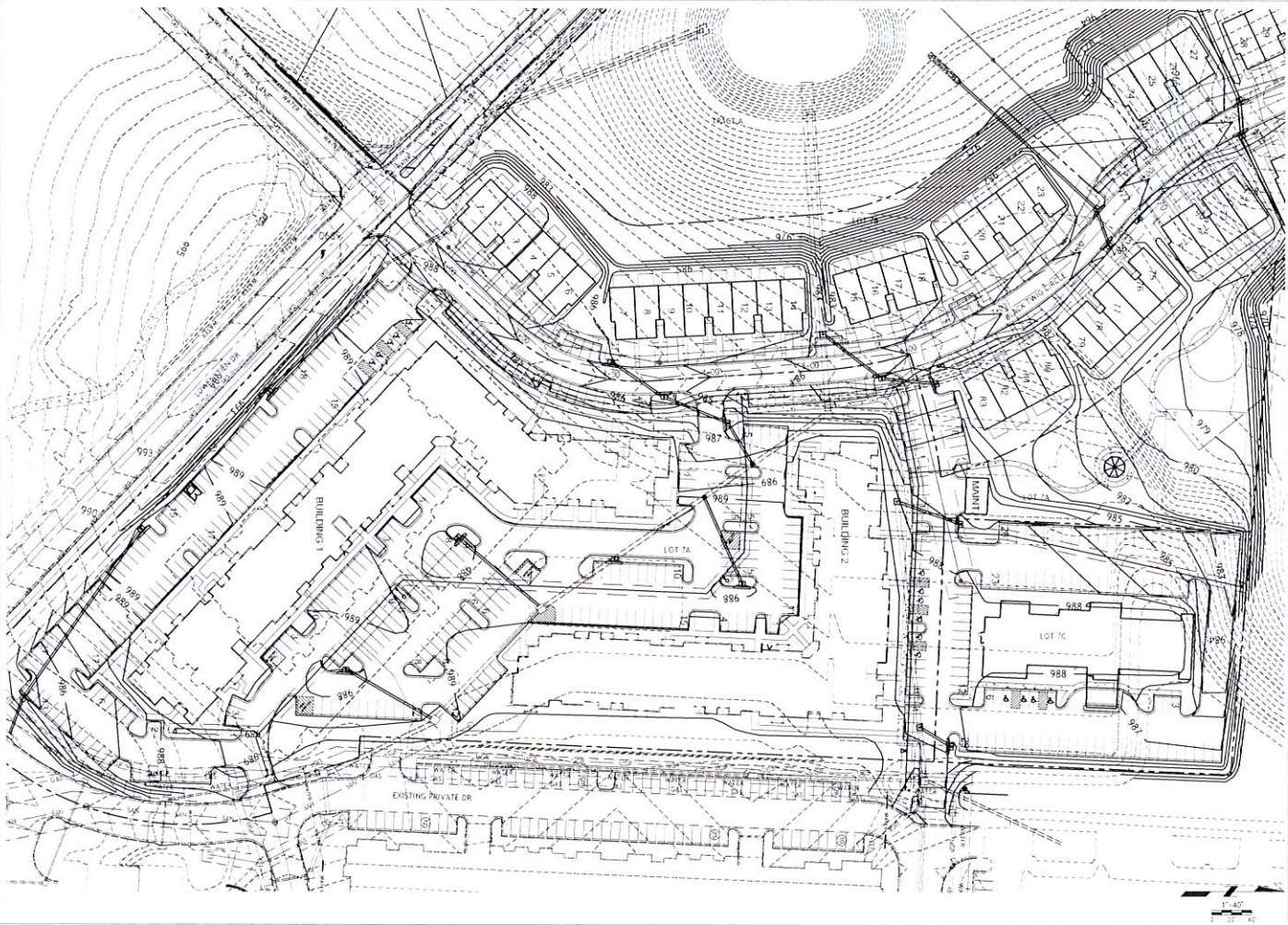
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1007 W. Main Street
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STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 111 W. SHANNON ST. MD

sheet
SEA
 LOT 7B GRADING
 111 W. SHANNON ST. MD
 25 SEPTEMBER 2020



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 503.281.9100

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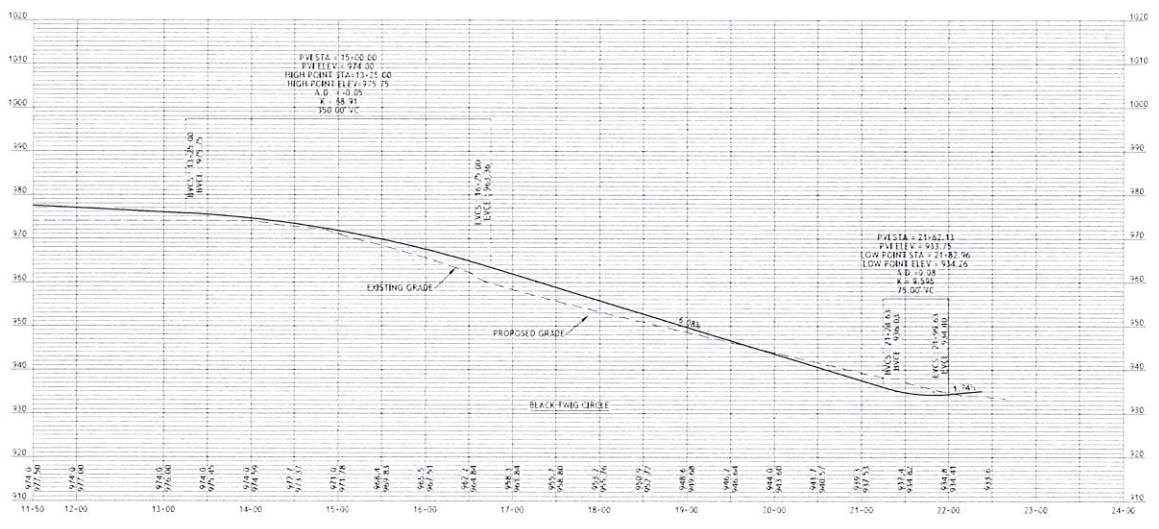
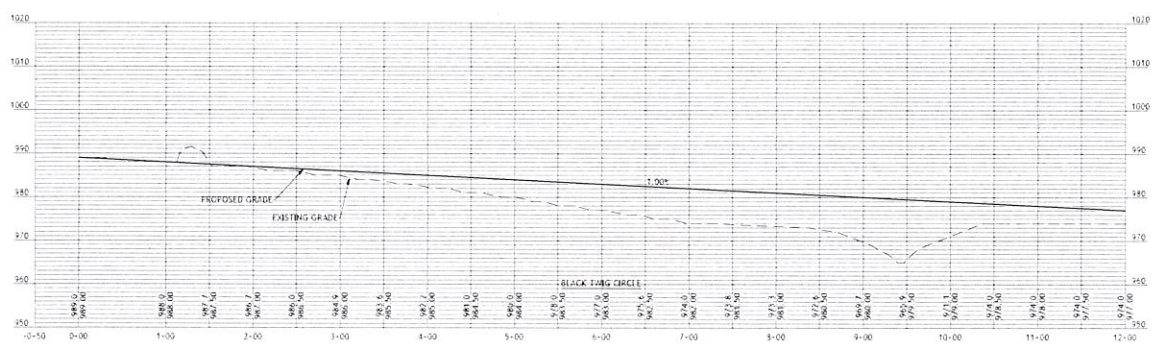
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**STREETS OF W. PRYOR
 LOT 7A - LOT 7C**
 11.25.2023 (09:11 AM)

sheet
 2 of 2
 LOT 7A & 7C GRADING
 15 SEPTEMBER 2023



CIVIL ENGINE
 11/02/2017 COMMENTS

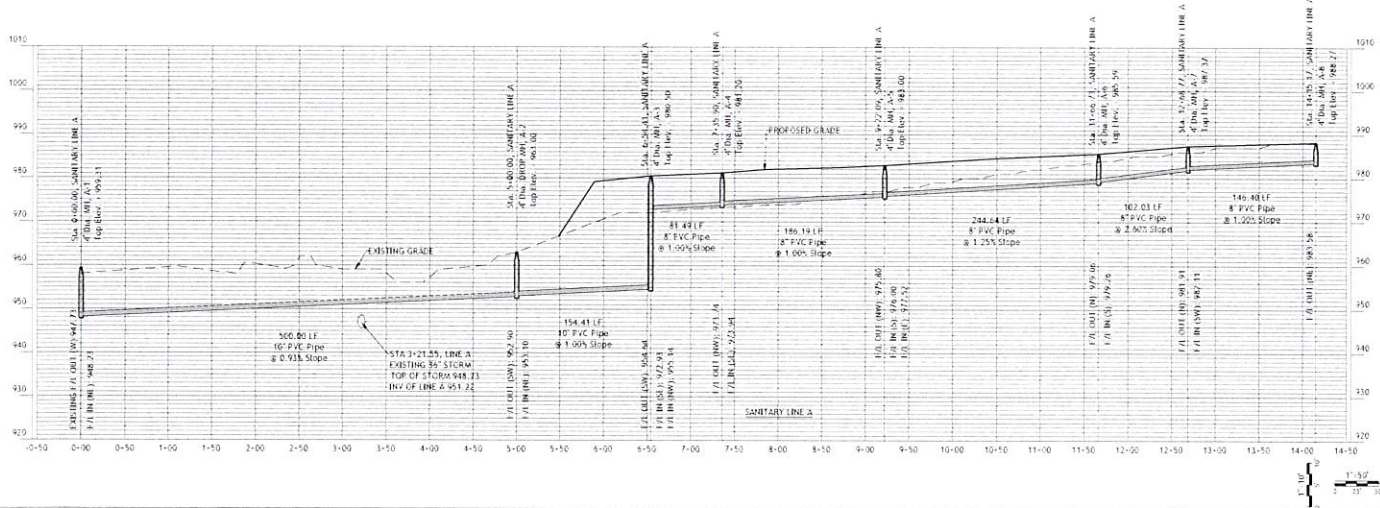
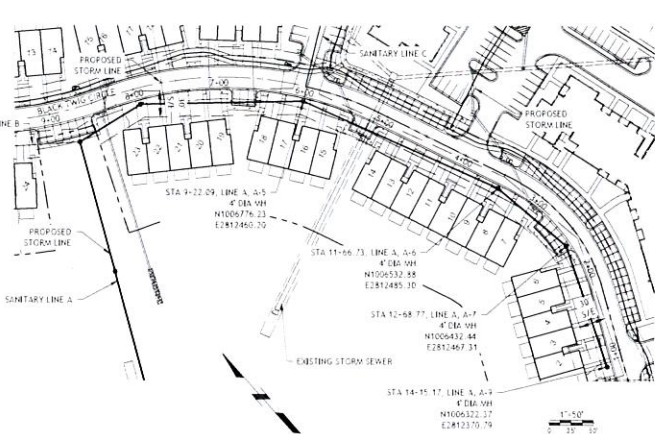
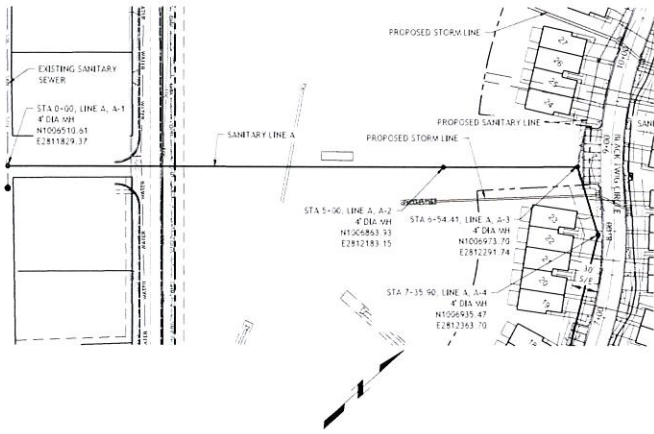


STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 (SEE SUBMIT 1, 2)

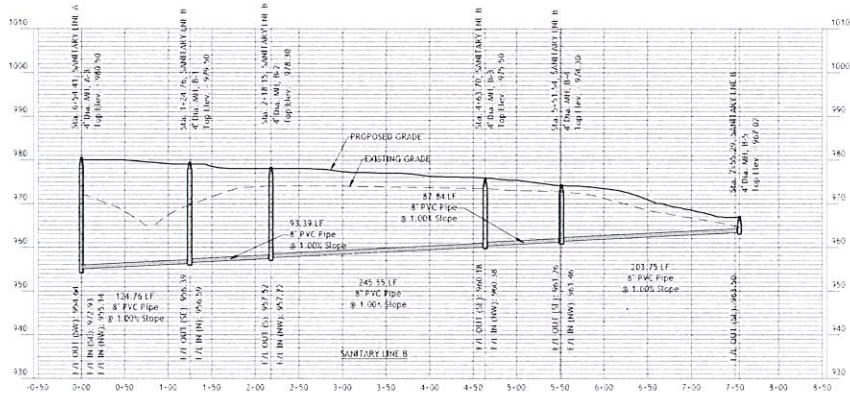
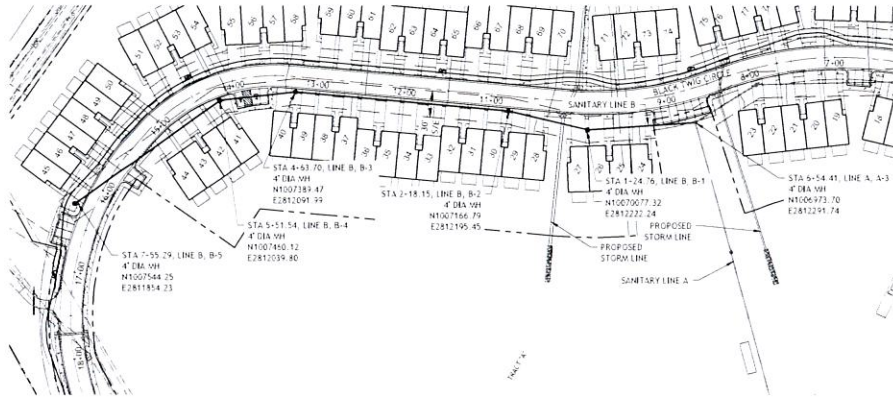
sheet
 1 of 2



DATE: 11/20/2019
 DRAWN BY: JMW



STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 111 S. SUNDRIE T. ROAD



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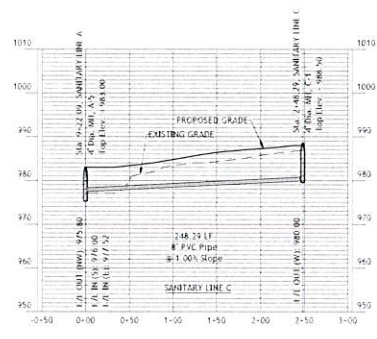
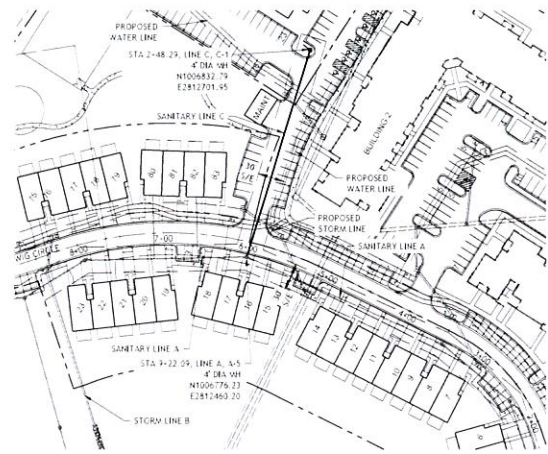
David A. Pryor
 121021027 COMMENTS

**STREETS OF W. PRYOR
 LOT 7A LOT 7C**
 11175 SHAWNEE L. RD.

This drawing shall be reviewed by the engineer responsible for the design and shall be stamped and signed by the engineer responsible for the design. The engineer shall be responsible for the design and shall be stamped and signed by the engineer responsible for the design. The engineer shall be responsible for the design and shall be stamped and signed by the engineer responsible for the design.



DATE: 01/15/2020
 (15) 1000000000



STREETS OF W. PRYOR
LOT 7A - LOT 7C
11.15.2000000000

| Symbol | Quantity | Common Name | Botanical Name | Size | Condition | Spacing |
|--------|----------|----------------------------|-------------------------------------|--------------|-----------|---------|
| ○ | 150 | Seagreen Juniper | Juniperus Chinensis 'Seagreen' | 18" x 24" tp | Cont. | 4' x c. |
| ⊗ | 140 | Dwarf Winged Euonymus | Euonymus alatus 'Compactus' | 18" x 24" tp | Cont. | 4' x c. |
| ⊕ | 90 | Morning Light Warden Grass | Miscanthus Sinensis 'Morning Light' | 18" x 24" tp | Cont. | 4' x c. |

| Symbol | Quantity | Common Name | Botanical Name | Size | Condition | Spacing |
|--------|----------|---------------------|----------------------------------|--------|-----------|----------|
| ○ | 75 | 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:

LOWENS IEN
 REQUIRED
 HIGH IMPACT BUFFER
 20' x 1.75' = 23,500sf
 1 SHADE / 100sf = 47
 1 ORNAMENTAL / 750sf = 31
 1 EVERGREEN / 300sf = 79
 1 SHRUB / 200sf = 118

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

BLACK EMB. CIRCLE 2,266'

REQUIRED
 STREET TREES 1/30' = 76
 SHRUBS 2/20' = 113

PROVIDED
 SHADE TREES = 81
 SHRUBS = 115

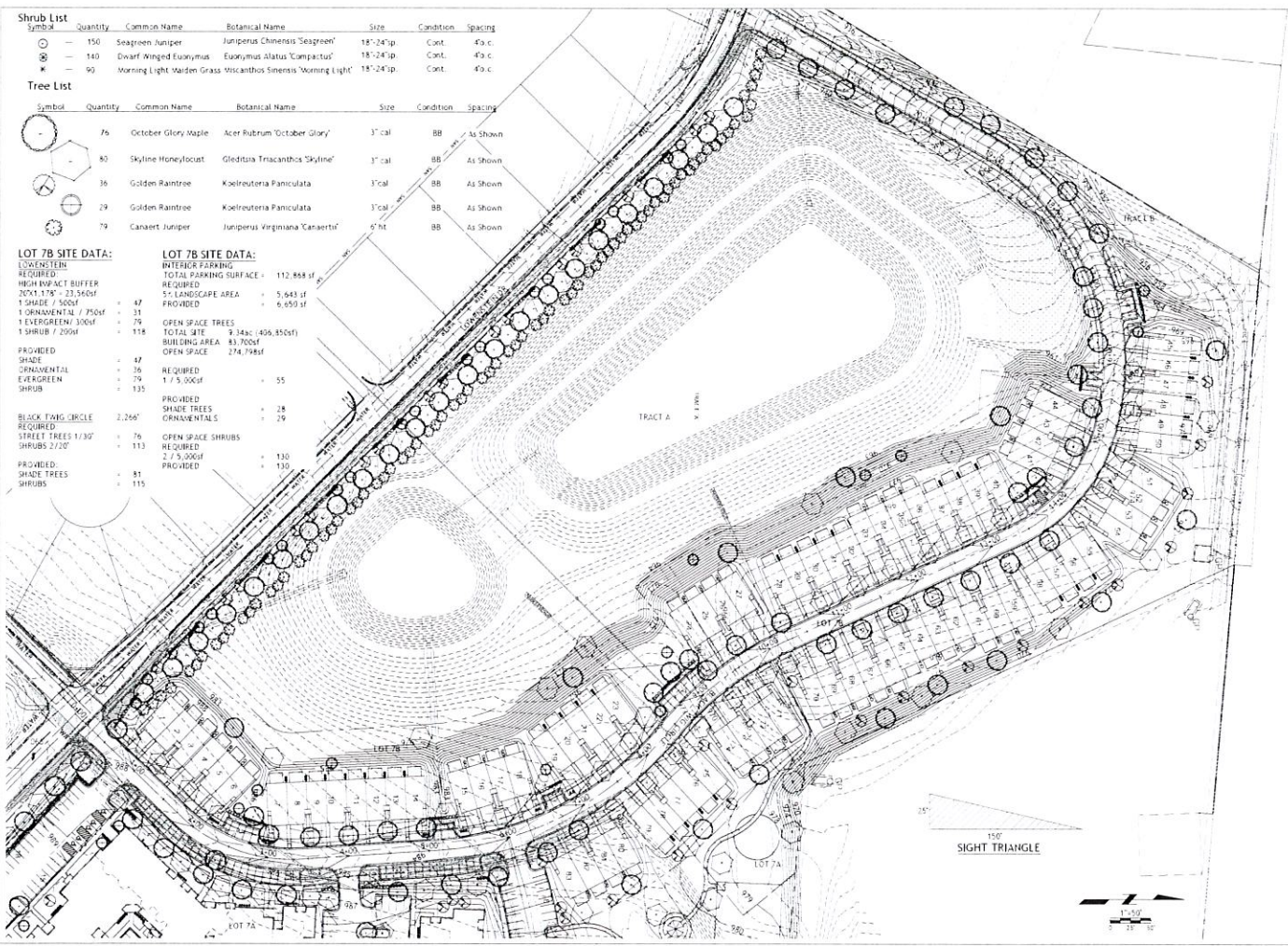
LOT 7B SITE DATA:

INTERIOR PARKING
 TOTAL PARKING SURFACE = 112,868 sf
 REQUIRED
 5% LANDSCAPE AREA = 5,643 sf
 PROVIDED = 6,959 sf

OPEN SPACE TREES
 TOTAL SITE 9,143 (406,850sf)
 BUILDING AREA 83,700sf
 OPEN SPACE 274,798sf

PROVIDED
 SHADE TREES = 28
 ORNAMENTALS = 29

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



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 88.347.3121

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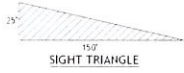
Revisions
 1. 10.10.2017 COMMENTS

STREETS OF W. PRYOR
 LOT 7A - LOT 7C
 LOTS SUPPORTING 240

sheet
 CIVIL
 TRACT C
 LANDSCAPE PLAN
 26 SEPTEMBER 2020

| Shrub List | | | | | | |
|------------|----------|----------------------------|-------------------------------------|------------|-----------|---------|
| Symbol | Quantity | Common Name | Botanical Name | Size | Condition | Spacing |
| ○ | 150 | Seagreen Juniper | Juniperus Chinesis 'Seagreen' | 18"-24" tp | Cont. | 40' c. |
| ⊗ | 160 | Dwarf Winged Euonymus | Euonymus Alatus 'Compactus' | 18"-24" tp | Cont. | 40' c. |
| * | 155 | Morning Light Warden Grass | Miscanthos Sinensis 'Morning Light' | 18"-24" tp | Cont. | 40' 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 55'
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 57"
REQUIRED
STREET TREES 1/30' + 19
SHRUBS 2/20' + 29

PROVIDED
SHADE TREES + 19
SHRUBS + 30

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

LOT 7A SITE DATA:

OPEN SPACE TREES
TOTAL SITE 9.34ac (406,425sf)
BUILDING AREA 83,700sf
OPEN SPACE 322,725sf

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 2.29'
REQUIRED
STREET TREES 1/30' + 10
SHRUBS 2/20' + 15

PROVIDED
SHADE TREES + 11
SHRUBS + 15

OPEN SPACE TREES
TOTAL SITE 1.97ac (72,745sf)
BUILDING AREA 12,045sf
OPEN SPACE 60,697sf

REQUIRED
1 / 5,000sf + 12

PROVIDED
SHADE TREES + 7
ORNAMENTALS + 5

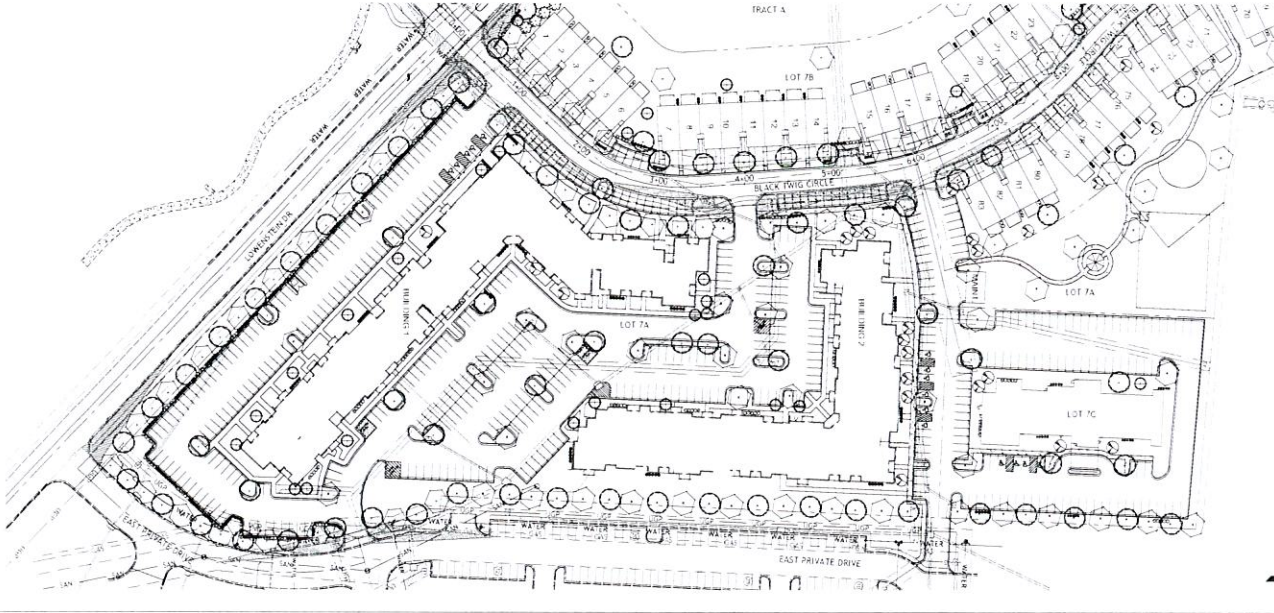
OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf + 24
PROVIDED + 30

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THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

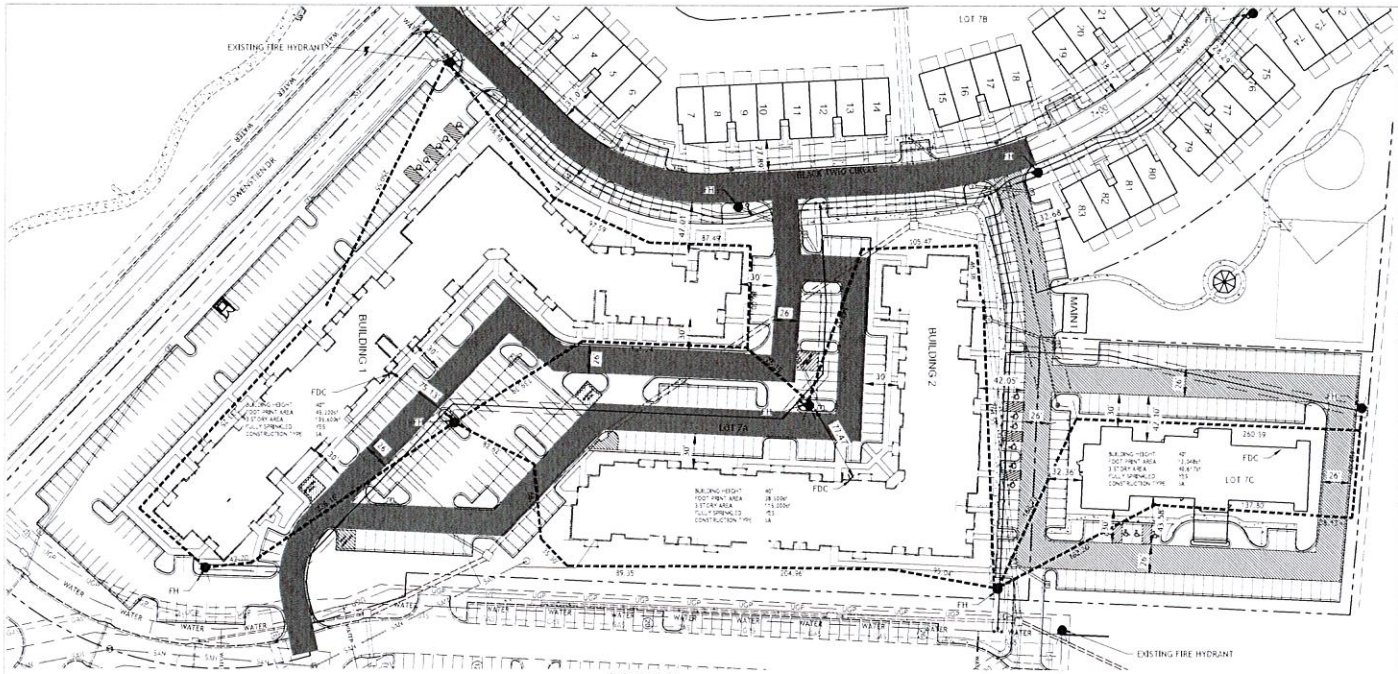


Rev. 0
11/10/2017 COMMENTS



STREETS OF W. PRYOR
LOT 7A - LOT 7C
11155 SHARBILL ROAD
SHEET
3/1
JANUARY 17, 2018
28 SEPTEMBER 2020

1"=50'
1"=10'



EXISTING FIRE HYDRANT

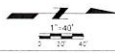
EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

LEGEND

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

1. FDC 101 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
2. FDC 102 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
3. FDC 103 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
4. FDC 104 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
5. FDC 105 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
6. FDC 106 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
7. FDC 107 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
8. FDC 108 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
9. FDC 109 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.
10. FDC 110 - Where a portion of the facility or building is under construction or under repair, the construction or repair shall be completed within a fire department access road, as measured by an approved truck, within the radius of the fire department access road. The radius shall be measured from the center of the fire department access road.



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FILE NO. 2015-0070 COMMENTS

STREETS OF W. PRYOR
LOT 7A - LOT 7C
LETTS SUBMITTAL NO.

sheet
C-7.0
D. V. JAMES
26 SEP 2016 9:20 AM



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 913.342.3117

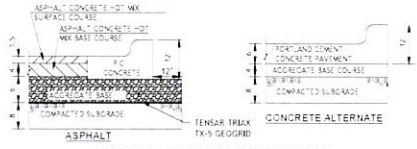
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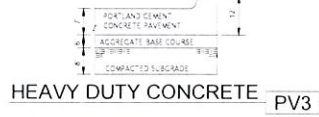
REVISED
 11/20/2017 COMMENTS

**STREETS OF W. PRYOR
 LOT 7A - LOT 7C**

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 06
 03
 25 SEP 2017 10:34 AM 2017

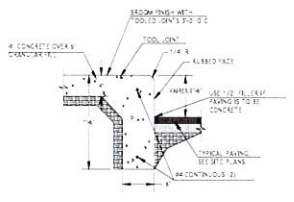


REGULAR DUTY PAVING PV1

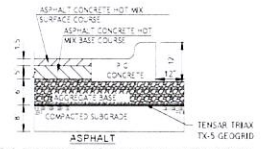


HEAVY DUTY CONCRETE PV3

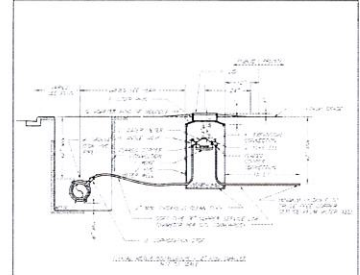
1. FLEEBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 - ASPHALT SURFACE COURSE - ASPHA TYPE 3-0"
 - ASPHALT BASE COURSE - ASPHA TYPE 3-0"
 - AGGREGATE BASE COURSE - M30 3" OR EQUIVALENT
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AT -45 EN-RANGE AIR 4% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



CURB WALK/CURB (AT BUILDING) CW1



HEAVY DUTY ASPHALT PAVING PV2



LS LEE'S SUMMIT MISSOURI

SERVICE CONNECTION/WATER WELL

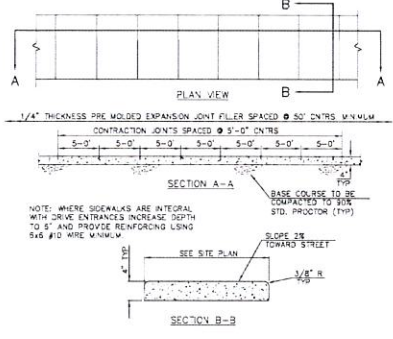
| | |
|-------------|--|
| DATE | |
| DESCRIPTION | |
| BY | |
| CHECKED | |
| APPROVED | |

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Warrenton, OR 97146
503.862.9121

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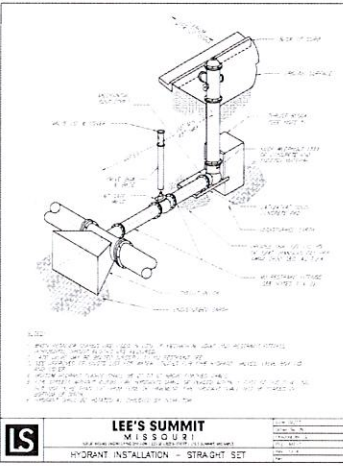


Lee's Summit
10000 COUNTY COMMENTS



CONCRETE SIDEWALK CW2

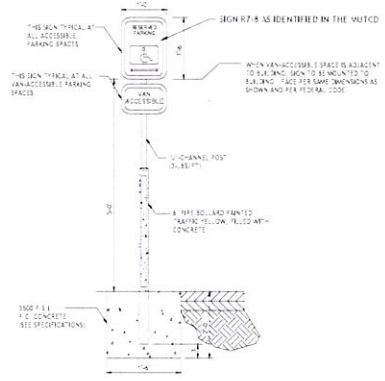
NOTE: CONCRETE SHALL BE CLASS A WITH $f_c = 3000$ PSI.



LS LEE'S SUMMIT MISSOURI

HYDRANT INSTALLATION - STRAIGHT SET

| | |
|-------------|--|
| DATE | |
| DESCRIPTION | |
| BY | |
| CHECKED | |
| APPROVED | |

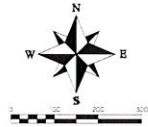


ACCESSIBLE PARKING SIGN PK2

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

sheet
C20.0
S&M
DETAILS
15 SEPTEMBER 2020

REZONING EXHIBIT
STREETS OF WEST PRYOR LOTS 7A-7D
 A Replat of Streets of West Pryor Lots 1 thru 14,
 Tracts "A", "B", "C", & "D"
 Section 35, Township 48 North, Range 32 West
 Lee's Summit, Jackson County, Missouri



REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |

Section 35
 Township 48 North, Range 32 West
 Lee's Summit, Jackson County, Missouri

REZONING EXHIBIT

| | | | | | |
|------|----|---------|------|----|---------|
| DATE | BY | CHECKED | DATE | BY | CHECKED |
| | | | | | |
| | | | | | |
| | | | | | |

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 1000 S. 10th Street, Suite 100
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 www.ESolutions.com



BUILDING PERSPECTIVE

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ARCHITECTS
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St. Louis, Missouri 63119
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TOWNHOMES
SUMMIT at WEST PRYOR - PHASE III

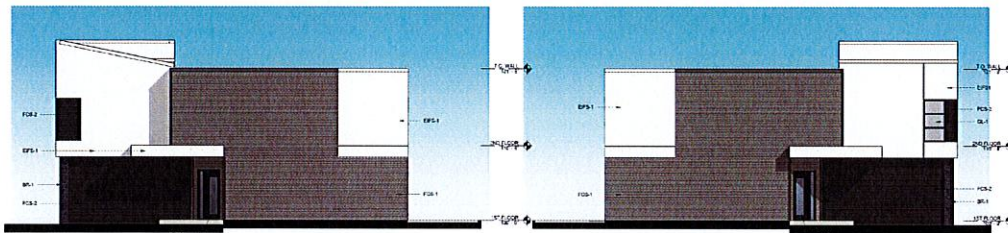
LEE'S SUMMIT,
20-001

MISSOURI
09-23-2020





SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EXTERIOR MATERIAL LEGEND

| | | |
|-------|----------|---------------------------------------|
| EPS1 | BRICK | RESIDENTIAL BRICK WITH CLEAR GLASS |
| EPS2 | CONCRETE | RESIDENTIAL CONCRETE WITH CLEAR GLASS |
| EPS3 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS4 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS5 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS6 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS7 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS8 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS9 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| EPS10 | WOOD | RESIDENTIAL WOOD WITH CLEAR GLASS |
| DL1 | GLASS | RESIDENTIAL WINDOW WITH CLEAR GLASS |
| DL2 | GLASS | GARAGE DOOR WITH FRAGMENTED GLASS |



NORTH ELEVATION



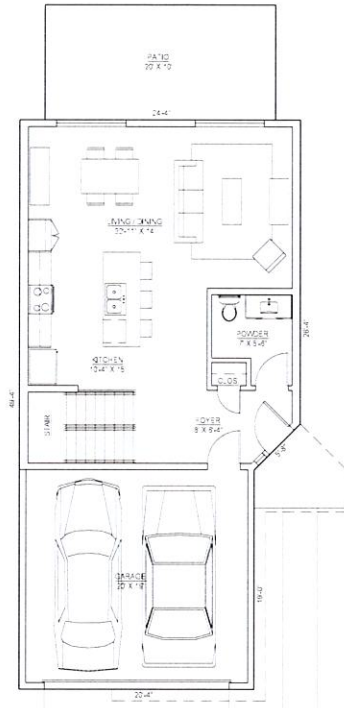
TOWNHOMES
SUMMIT at WEST PRYOR - PHASE III

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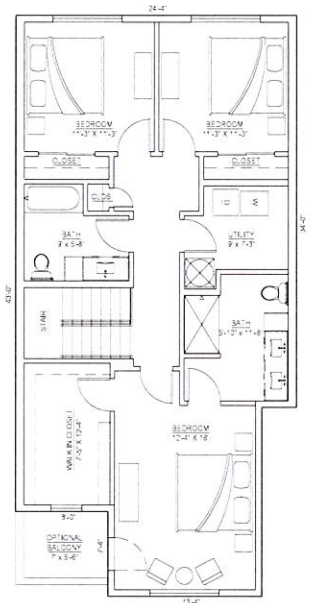
LEE'S SUMMIT,
20-001

MISSOURI
09-24-2020





1st FLOOR



2nd FLOOR

TOWNHOUSE
SCALE 1/8" = 1'-0"

| AREA SUMMARY | |
|--------------|----------|
| 2nd FLOOR | 1,120 SF |
| 1st FLOOR | 740 SF |
| TOTAL | 1,960 SF |



EXTERIOR INSULATION FINISH SYSTEM: EIFS-1



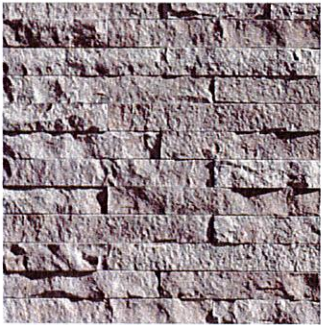
ALUMINUM SIDING: AS-1



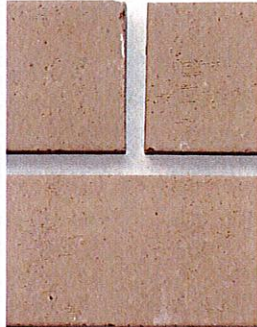
FIBER CEMENT SIDING: FCS-1



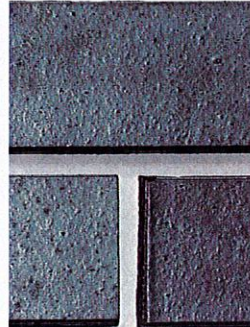
FIBER CEMENT SIDING: FCS-2



CULTURED STONE: CST-1



BRICK: BR - 1



BRICK: BR - 2



BRICK: BR - 3



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SUMMIT at WEST PRYOR - PHASE II and III

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10-27-2020





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BUILDING 1
SUMMIT at WEST PRYOR - PHASE II

LEE'S SUMMIT,
20-001

MISSOURI
10-27-2020





1 SOUTH ELEVATION

EXTERIOR MATERIAL LEGEND

| Symbol | Material Name | Description |
|--------|----------------|----------------|
| EP-1 | EPSON | EPSON |
| CS-1 | CONCRETE | CONCRETE |
| AS-1 | ASBESTOS | ASBESTOS |
| PS-1 | PLYWOOD | PLYWOOD |
| MS-1 | METAL | METAL |
| WS-1 | WOOD | WOOD |
| NS-1 | NETS | NETS |
| ES-1 | EXTERIOR STONE | EXTERIOR STONE |
| IS-1 | INTERIOR STONE | INTERIOR STONE |
| OS-1 | OUTER STONE | OUTER STONE |
| IS-2 | INTERIOR STONE | INTERIOR STONE |
| OS-2 | OUTER STONE | OUTER STONE |



2 PARTIAL EAST ELEVATION (S)



3 NORTH ELEVATION



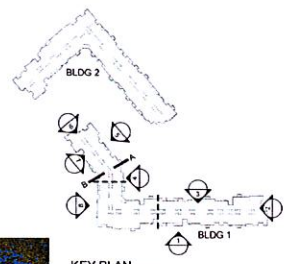
4 PARTIAL EAST ELEVATION (N)



5 NORTHEAST ELEVATION



6 NORTHWEST ELEVATION



KEY PLAN



7 SOUTHWEST ELEVATION



8 WEST ELEVATION



BUILDING PERSPECTIVE

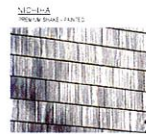
BUILDING 1
SUMMIT at WEST PRYOR - PHASE II

TRI ARCHITECTS
9812 Manchester Road
St. Louis, Missouri 63119
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LEE'S SUMMIT,
20-001

MISSOURI
11-30-2020





2 MATERIAL SELECTIONS
 SCALE: 1/4" = 1'-0"



1 PERSPECTIVE VIEW
 SCALE: 1/4" = 1'-0"

stewart design group
 ARCHITECTURE INTERIOR DESIGN
 1000 N. UNIVERSITY AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60607
 TEL: 312.329.2000
 WWW.STEWARTDESIGNGROUP.COM

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE: 03/06/20

**STREETS OF WEST PRYOR
 HOTEL**
 LEE'S SUMMIT, MO

| | |
|-------------|----------------------|
| DESIGNED BY | STEWART DESIGN GROUP |
| DRAWN BY | STEWART DESIGN GROUP |
| CHECKED BY | STEWART DESIGN GROUP |
| DATE | 03/06/20 |
| PROJECT NO. | 171057 |
| SHEET NO. | A-607 |

DATE PLOTTED: 3/12/2020 10:00:00 AM
 PLOTTER: HP DesignJet T1100e
 FILE: C:\Users\jstewart\Desktop\Streets of West Pryor Hotel\A-607.dwg
 USER: jstewart



Hotel
Streets of West Pryor
North Elevation



Hotel
Streets of West Pryor
West Elevation



Hotel
Streets of West Pryor
East Elevation



Hotel
Streets of West Pryor
South Elevation

**HOTEL BUILDING
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI**

DRAKE

schwerdt design group

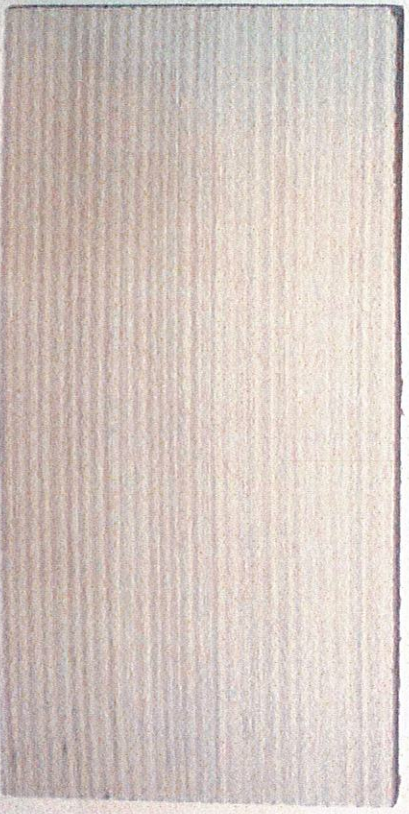


PANT - ERS FACADE
BENJAMIN MOORE
SADOLF TAN 1124

PANT - ERS BAND
BENJAMIN MOORE
GLENWOOD BROWN 1101



PAINT - NICHIA WOOD
BENJAMIN MOORE
SPRING TAW 1508



PAINT - NICHIA SHAPE
BENJAMIN MOORE
SPANISH OLIVE 1509



PAINT - NICHIA SHAPE
BENJAMIN MOORE
MORNING BEAR 1124

Appl. #PL2020-274 REZ and PRELIM DEV PLAN Streets of West Pryor, Lot 7 and Tract C

