



NOTES:

- BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY CONSTRUCTION ENGINEERING SERVICES, INC. DATED 8/5/16 PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
- TOPOGRAPHY FROM CITY OF LEE'S SUMMIT GIS.
- THIS SITE IS CONTAINED IN ZONE X ON FEMAP MAP #20095C0313G, PANEL 313. AN EASEMENT OR LICENSE WILL BE GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEVISION, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAN AS "UTILITY EASEMENT" OR "LIE" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAN.
- BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISH AS SHOWN ON THE PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
- ALL DRIVES AND PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
- ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- ALL LIGHTS SHALL BE ARRANGED AND/OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET OR RESIDENTIAL USE.
- 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 of 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 (9.14 m), 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 509.1 - 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 509.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. A knock padlock will be provided on the gate and a knock 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.
- Where public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
- The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 15 feet.
- All lighting shall comply with the lighting standards contained within Article 7 of the UDO. All parking lot with 11 or more parking stalls shall be illuminated. Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use.

SITE DATA
 EXISTING ZONING: AG - AGRICULTURAL
 PROPOSED ZONING: RP-4 PLANNED APARTMENT RESIDENTIAL DISTRICT
 GROSS SITE AREA: 34.82 ACRES (1,516,759.20 S.F.)
 RP-4 SITE AREA: 28.06 ACRES (1,193,173.60 S.F.)
 R-1 SITE AREA: 8.76 ACRES (381,585.60 S.F.)
 PROPOSED TOTAL NUMBER OF UNITS: 372 UNITS

BUILDING DATA
 TYPE I NUMBER OF UNITS: 41 1 BED 4 2 BED 3 BED 10 UNITS TOTAL
 TYPE II NUMBER OF UNITS: 81 1 BED 2 2 BED 16 UNITS TOTAL
 TYPE III NUMBER OF UNITS: 44 1 BED 44 2 BED 5 UNITS TOTAL
 TOTAL NUMBER OF UNITS TYPE I BLDG: 17 BLDGS X 10 UNITS = 170 UNITS
 TOTAL NUMBER OF UNITS TYPE II BLDG: 6 BLDGS X 16 UNITS = 96 UNITS
 TOTAL NUMBER OF UNITS TYPE III BLDG: 1 BLDG X 88 UNITS = 88 UNITS

RP-4 SITE DATA
 PROPOSED NUMBER OF APARTMENT: 358 UNITS
 (REQUESTED DEVIATION FROM 12 UNITS / ACRE) BUILDING NO. FOOTPRINT TOTAL AREA
 DENSITY PER CODE FOR RP-4 ZONING: 12 UNITS/ACRE
 NUMBER OF UNITS PER CODE FOR RP-4 ZONING: 273 UNITS
 MINIMUM LOT SIZE PER UNIT PER CODE: 3,500 S.F.
 MINIMUM LOT SIZE PER UNIT PROPOSED: 3,206 S.F.
 OPEN SPACE REQUIRED BY CODE (10%)(1,164,289.66X.1): 116,429 S.F.
 BUILDING AREA: 274,944 S.F.
 DRIVE AND PARKING AREA: 316,495 S.F.
 TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA): 591,439 S.F.
 OPEN SPACE AREA: 572,850.66

RP-4 PARKING DATA
 PARKING REQUIRED CODE REQUIREMENT (Sec. 8.530 - Vehicle parking Table 8-1)
 1 PER STUDIO,
 1.5 PER 1 BED OR 2 BED,
 2 PER 3 BED
 PLUS .5 PER UNIT FOR VISITOR
 TYPE I BLDG PARKING REQUIRED (34-18DX1.5P+102-2 BD X1.5P+34-3BDX2P170X0.5P VISITOR): 357 SPACES(21 SPACES PER BLDG)
 TYPE II BLDG PARKING REQUIRED (48-18DX1.5P+48-2 BD X1.5P+90X0.5P VISITOR): 192 SPACES(32 SPACES PER BLDG)
 TYPE III BLDG PARKING REQUIRED (8-50X1P+21-18DX1.5P+61-2BDX1.5P+90X0.5P VISITOR): 176 SPACES
 CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6): 6 SPACES
 TOTAL APARTMENT PARKING REQUIRED: 731 SPACES

PARKING PROVIDED
 TYPE I BLDG GARAGE PROVIDED (17 BLDGS X14): 238 SPACES
 TYPE II BLDG GARAGE PROVIDED (17 BLDGS X7): 119 SPACES
 TYPE III BLDG GARAGE PROVIDED (1 BLDG X14): 14 SPACES
 TYPE II BLDG LOWER LEVEL PARKING PROVIDED (6X16): 96 SPACES
 TYPE II BLDG OPEN PARKING PROVIDED (6 BLDGS X14): 84 SPACES
 TYPE III BLDG OPEN PARKING PROVIDED: 176 SPACES
 CLUBHOUSE PARKING PROVIDED: 12 SPACES
 TOTAL APARTMENT PARKING PROVIDED: 947 SPACES

ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 396X.2): 8 SPACES
ACCESSIBLE SPACES PROVIDED REQUIRED (7 PER 8 ACCESSIBLE SPACES): 18 SPACES

RP-4 BUILDING SETBACKS
 REQUIRED FRONT YARD MAJOR STREET (BOWLIN ROAD): 50 FT.
 PROVIDED FRONT YARD MAJOR STREET (BOWLIN ROAD): 60 FT.
 REQUIRED FRONT YARD FROM OTHER STREETS: 20 FT.
 PROVIDED FRONT YARD FROM OTHER STREETS: N/A
 REQUIRED SIDE YARD SETBACK FROM LOT LINE: 10 FT.
 PROVIDED SIDE YARD SETBACK FROM LOT LINE: 30 FT.
 REQUIRED SEPARATION BETWEEN BUILDINGS: 30 FT.
 PROVIDED SEPARATION BETWEEN BUILDINGS: 30 FT. FOR CLOSEST
 REQUIRED REAR YARD SETBACK: 20 FT.
 PROVIDED REAR YARD SETBACK: 30 FT.

PARKING SETBACKS
 REQUIRED FROM PUBLIC RIGHT OF WAY: 20 FT.
 REQUIRED FROM PUBLIC RIGHT OF WAY: 20 FT.
 PROVIDED FROM PUBLIC RIGHT OF WAY: 20 FT.
 REQUIRED FROM RESIDENTIAL USE: 20 FT.
 PROVIDED FROM RESIDENTIAL USE: 20 FT. (IN MOST AREAS MORE)
 REQUIRED FROM SIDE AND REAR PROPERTY: 20 FT. (IN MOST AREAS MORE)
 PROVIDED FROM SIDE AND REAR PROPERTY: 20 FT. (IN MOST AREAS MORE)

R-1 LOT DATA
 PROPOSED NUMBER OF SINGLE FAMILY UNITS: 16 LOTS
 REQUIRED MIN. LOT WIDTH: 70 FT.
 PROVIDED MIN. LOT WIDTH: 70 FT.
 REQUIRED MIN. LOT SIZE PER UNIT: 8,400 S.F.
 PROVIDED MIN. LOT SIZE PER UNIT: 8,400 S.F.
 ALLOWED DENSITY: 4.0 UNITS PER ACRE
 PROPOSED DENSITY: 2.94 DU/AC

R-1 BUILDING SETBACKS
 REQUIRED FRONT YARD MAJOR STREET (BOWLIN ROAD & JAMESTOWN ROAD): N/A
 PROVIDED FRONT YARD MAJOR STREET (BOWLIN ROAD & JAMESTOWN ROAD): N/A
 REQUIRED FRONT YARD FROM OTHER STREETS: 30 FT.
 PROVIDED FRONT YARD FROM OTHER STREETS: 30 FT.
 REQUIRED SIDE YARD SETBACK FROM LOT LINE: 7.5 FT.
 PROVIDED SIDE YARD SETBACK FROM LOT LINE: 7.5 FT.
 REQUIRED REAR YARD SETBACK: 30 FT.
 PROVIDED REAR YARD SETBACK: 30 FT.

VICINITY MAP SCALE 1" = 2000'

SECTION 4 & 5 4-8-31

TYPE I APARTMENT UNIT SUMMARY (17 BLDGS)

	1 BED	2 BED	3 BED	TOTALS
LEVEL 1	0	4	0	4
LEVEL 2	2	2	2	6
TOTAL UNITS	2	6	2	10
PRKNG PER UNIT REQ.	2	2	2.5	2
PRKNG PER BLDG REQ.	4	12	5	21

TYPE II APARTMENT UNIT SUMMARY (6 BLDGS)

	1 BED	2 BED	TOTALS
LEVEL 1	4	4	8
LEVEL 2	4	4	8
TOTAL UNITS	8	8	16
PRKNG PER UNIT REQ.	2	2	2
PRKNG PER BLDG REQ.	16	32	32

TYPE III APARTMENT UNIT SUMMARY (1 BLDG)

	STUDIO	1 BED	2 BED	TOTALS
LEVEL 1	2	6	14	22
LEVEL 2	2	2	15	22
LEVEL 3	2	5	16	23
LEVEL 4	2	5	16	23
TOTAL UNITS	8	21	61	90
PRKNG PER UNIT REQ.	1.5	2	2	2
BLDG PRKNG REQ.	12	42	122	176

FLOOD NOTE:
 According to the Flood Insurance Rate Map of FEMA panel 313 for map number 29095C0313G dated January 20, 2017 the project lies within Zone X, Area of Minimal Flood Hazard.

LEGEND:

- BL, B.L. or S.B. - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- G/E - GAS LINE EASEMENT
- P/L - PROPERTY LINE
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT
- - CURB & GUTTER
- - CURB & GUTTER - EXISTING
- - EXISTING LOT AND R/W LINES
- - EXISTING PLAT LINES
- - PROPERTY LINES
- - RIGHT-OF-WAY
- - SANITARY SEWER MAIN - EXIST.
- - SANITARY SEWER MAIN PUBLIC
- - SANITARY SEWER MAIN PRIVATE
- - STORM SEWER
- - STORM SEWER - EXISTING
- - CABLE TV - EXISTING
- - FIBER OPTIC CABLE - EXISTING
- - TELEPHONE LINE - EXIST.
- - ELECTRIC LINE - EXISTING
- - OVERHEAD POWER LINE - EXIST.
- - UNDERGROUND ELECTRIC - EX.
- - GAS LINE - EXISTING
- - WATERLINE - EXISTING PUBLIC
- - WATERLINE PRIVATE
- - EXISTING MANHOLE
- - CLEANOUT
- - EXISTING SANITARY MANHOLE
- - PROPOSED SANITARY MANHOLE
- - EXISTING AREA INLET
- - EXISTING CURB INLET
- - EXISTING GRATE INLET
- - EXISTING JUNCTION BOX
- - EXISTING STORM MANHOLE

SCALE: 1" = 60'

APPLICANT:
 STAG COMMERCIAL, LLC
 MISSION, KANSAS 66202

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STAG'S FIELD PRELIMINARY DEVELOPMENT PLAN
 2345 NE BOWLIN ROAD
 LEE'S SUMMIT, MISSOURI

RP-4 PRELIMINARY DEVELOPMENT PLAN
 SHEET **C2.0**

REVISION DATE	DESCRIPTION
8-12-2020	CITY COMMENTS
8-24-2020	CITY COMMENTS
8-24-2020	CITY COMMENTS
7-24-2020	DATE PREPARED
20-107	PROJ. NUMBER