

FIRE DEPARTMENT NOTES:

1. 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.
2. AERIAL FIRE APPARATUS ACCESS ROADS IFC 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. 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. D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. D105.4 OBSTRUCTIONS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.
3. IFC 503.3- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
4. IFC 903.3.7- FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.

PHASING SCHEDULE

| PHASE # | LOT | START | END |
|---------|---------|--------------|---------------|
| I | 5 | JULY 2017 | JULY 2018 |
| II | 1 AND 2 | OCTOBER 2017 | DECEMBER 2018 |
| III | 3 AND 4 | MARCH 2018 | JANUARY 2019 |
| IV | 6 | JANUARY 2019 | JANUARY 2020 |

SITE DATA

| LOT # | USE | LOT SF | LOT AC | FLOOR AREA SF (ENVELOPE) | FLOOR AREA RATIO (FAR) | # OF DWELLING UNITS | DWELLING UNITS PER AC | PARKING SPACES REQUIRED (5 SPC/ 1000 BLDG SF) | PARKING SPACES PROVIDED |
|---------|-----------------------|---------|--------|--------------------------|------------------------|---------------------|-----------------------|---|-------------------------|
| TRACT A | | 67,373 | 1.3 | | | | | | |
| 1 | RESTAURANT (SIT-DOWN) | 60,581 | 1.4 | 4,864 | 0.0803 | | | 25 | 64 |
| 2 | RESTAURANT (SIT-DOWN) | 68,356 | 1.6 | 4,864 | 0.0712 | | | 25 | 77 |
| 3 | COMMERCIAL | 221,710 | 5.1 | 39,885 | 0.1799 | | | 200 | 219 |
| 4 | BUSINESS | 136,247 | 3.1 | 23,473 | 0.1644 | | | 118 | 74 |
| 5 | APARTMENTS | 480,760 | 11.0 | 104,730 | 0.2178 | 338 | 30.7 | * | 446 (77 IN GARAGES) |
| 6 | SENIOR LIVING | 242,194 | 5.6 | 51,500 | 0.2126 | 120 | 21.6 | * | 197 |
| 7 | | 827,891 | 19.0 | | | | | | |
| TOTAL | | | | 229,315 SF | | 459 | | | |

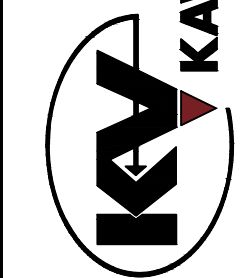
***APARTMENT DATA**

| LOT # | # OF UNITS | # OF FLOORS | STUDIO | 1 BEDROOM | 2 BEDROOM | TOTAL |
|-------|------------|-------------|--------|-----------|-----------|-------|
| 5 | | | | | | |
| 6 | | | | X | X | X |

ORDINANCE REQUIREMENTS

NOTE:
1. MAXIMUM BUILDING HEIGHT: 42.5 FEET

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PRYOR LAKES
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PROJ. NO. A14_7067
DESIGNER: SDM DRAWN BY: JT
CFN
7067EXBM_SP
SHEET REV
C-4

| REV | DATE | DESCRIPTION | DSN | DWN | CHK |
|-----|--------|----------------------|-----|-----|-----|
| 0 | 2/7/17 | Park Board Submittal | | | |