



PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT SENIOR COMMUNITY

S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SHEET LIST

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PROJECT TEAM

ARCHITECT
STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, SUITE 288
KANSAS CITY, MISSOURI 64112
816.531.1698

CIVIL
OLSSON
550 E. ST LOUIS ST.
SPRINGFIELD, MO 65806
417.890.8802

STRCUTURAL
BOB D. CAMPBELL & CO.
4338 BELLEVIEW
KANSAS CITY, MO 64111
816.531.4144

MECHANICAL/ELECTRICAL/ PLUMBING
HOSS & BROWN ENGINEERS
11205 W. 79TH ST
LENEXA, KS 62214
913.362.9090

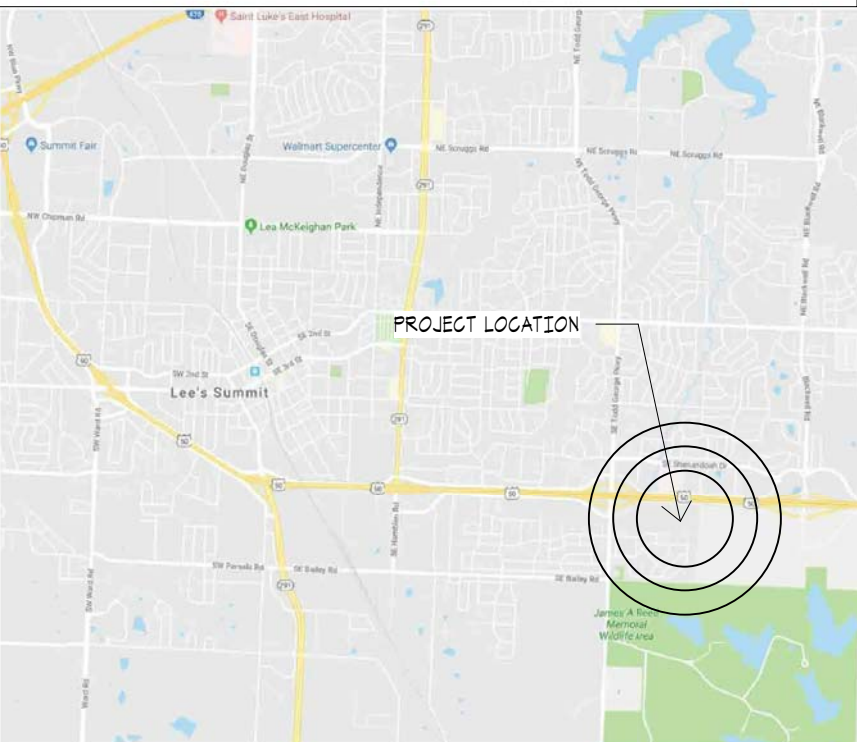
OWNER
O'REILLY DEVELOPMENT CO.
5051 S. NATIONAL AVENUE 4-100
SPRINGFIELD, MO 65810
417.893.6006

MANAGEMENT COMPANY
ARROW SENIOR LIVING
3333-9 RUE ROYALE
ST. CHARLES, MO 63301
636.724.1766

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL EX. BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS OR THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO ORDERING FABRICATION, ETC.
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS PRIOR TO BID. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. ALL WORK TO BE PERFORMED IN A FIRST CLASS, PROFESSIONAL, CODE COMPLIANT MANNER.
- F. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

ISSUE DATE:
1/18/19



LOCATION MAP



DWC: F:\2018\1001-1500\018-1450-Design\AutoCAD\Preliminary Plans\Sheets\GNCA\C_GLP_81450.dwg USER: rjungbauer
DATE: Jan 16, 2019 7:19am XREFS: V_TOPO_81450 V_XBOU_81450 C_TBLK_81450 C_PBASE_81450



VICINITY MAP
SEC. 10, TWP. 47N, RNG. 31W
NOT TO SCALE

ENGINEER:

OLSSON
CONTACT: RYAN JEPSON
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

SURVEYOR:

OLSSON
7301 W. 133rd STREET, SUITE 200
OVERLAND PARK, KS. 66213
TELE: (913) 381-1170
FAX: (913) 381-1174

OWNER/APPLICANT/DEVELOPER:

LEE'S SUMMIT SENIOR COMMUNITY, LLC.
CONTACT: DENISE K. HEINTZ
5051 S. NATIONAL AVENUE, STE 4-110
SPRINGFIELD, MISSOURI 65810
TELE: (417)893-6006

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, SAID POINT ALSO LYING ON THE CENTERLINE OF WESTBOUND U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN MODOT JOB NO. J4P1191, DATED 12/14/98; THENCE SOUTH 87 DEGREES 49 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND ALONG SAID CENTERLINE, A DISTANCE OF 1938.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 10 MINUTES 13 SECONDS WEST, DEPARTING SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 246.56 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN SAID MODOT JOB NO. J4P1191, DATED 12/14/98, THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.44 FEET TO A POINT; THENCE SOUTH 82 DEGREES 16 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 72.52 FEET TO A POINT; THENCE NORTH 79 DEGREES 54 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 94.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 162.49 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG SAID EAST LINE, A DISTANCE OF 769.10 FEET TO THE NORTHEAST CORNER OF PRINCETON HEIGHTS 3RD PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID PRINCETON HEIGHTS 3RD PLAT, AND ALONG THE NORTH LINE OF PRINCETON HEIGHTS 2ND PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 701.97 FEET TO A POINT; THENCE NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 533.062 SQUARE FEET OR 12.2374 ACRES, MORE OR LESS.

FEMA:

SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0439G, MAP REVISED JANUARY 20, 2017.

GENERAL NOTES:

1. NO FLOOD PLAIN EXISTS ON THIS SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 29095C0439G, MAP REVISED JANUARY 20, 2017.
2. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
3. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
4. ACCESSORY BUILDINGS OR STRUCTURES SHALL BE NO HIGHER THAN THE PRIMARY BUILDING.
5. FOR PROPOSED BUILDING HEIGHTS REFER TO ARCHITECTURAL PORTION OF PACKAGE.
6. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
7. THE SITE SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS EXCEPT THOSE EXCEPTIONS REQUESTED BY THE PRELIMINARY DEVELOPMENT PLAN.
8. UNDERGROUND STRUCTURES FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
9. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN HEREON.
10. NO INVESTIGATION HAS BEEN PERFORMED BY OLSSON REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
11. THIS SURVEY WAS EXECUTED WITH A TITLE COMMITMENT FROM FIDELITY TITLE AGENCY, DATED DECEMBER 6, 2018, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
12. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
13. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
14. LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
15. TRASH ENCLOSURES ARE TO BE OPAQUE TO SCREEN WASTE RECEPTACLES PER CITY REQUIREMENTS.
16. ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER CITY ORDINANCE AND SHALL BE SCREENED OR PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
17. A SITE LIGHTING PLAN WILL BE DEVELOPED DURING DEVELOPMENT OF ENGINEERING DOCUMENTS. THE LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. LIGHTING OF THE PARKING AREAS AND BUILDINGS SHALL BE SHIELDED/DIRECTED TO NOT CREATE A NUISANCE TO THE ADJACENT RESIDENTIAL AREAS.

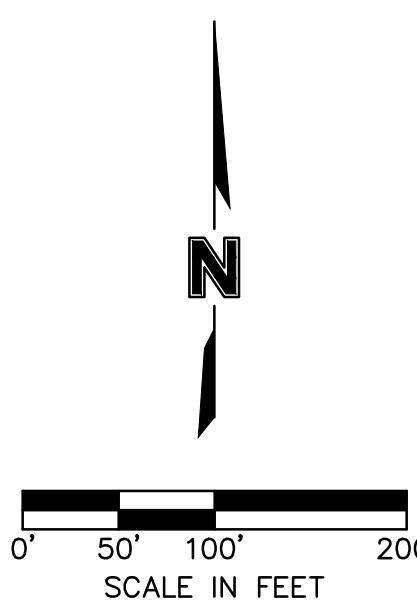
LEGEND

---	PROPERTY LINES
---	RIGHT-OF-WAY (ROW)
---	ROAD CENTERLINE
---	EASEMENT LINES
---	SETBACK LINES
---	FOUND MONUMENT
---	TEMPORARY BENCHMARK
---	EXIST. POWER POLE
---	EXIST. ELECTRIC BOX
---	EXIST. ELECTRIC VAULT
---	EXIST. ELECTRIC METER
---	EXIST. GUY WIRE
---	EXIST. TELEPHONE PEDESTAL
---	EXIST. FIRE HYDRANT
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---	PROP. SANITARY SEWER MANHOLE
---	PROP. FIRE HYDRANT
---	PROP. GATE VALVE
---	PROP. SIGN
---	PROP. FIRE DEPARTMENT CONNECTION (FDC)
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. UNDERGROUND TELEPHONE
---	EXIST. GAS LINE
---	EXIST. STORM SEWER LINE
---	EX. WOOD FENCE
---	PROP. PUBLIC SANITARY SEWER MAIN
---	PROP. SANITARY SEWER SERVICE
---	PROP. STORM SEWER LINE
---	PROP. UNDERGROUND ELECTRIC
---	PROP. PUBLIC WATER MAIN
---	PROP. PRIVATE WATER MAIN
---	PROP. IRRIGATION LINE
---	PROP. WATER SERVICE
---	PROP. FIRE PROTECTION LINE

---	PROP. FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SPILL CURB (TYPE CG-1 DRY)
---	STANDARD CURB (TYPE CG-1)
---	BACK OF CURB TO
---	BACK OF CURB

DRAWING INDEX

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Olsson Landscape Architecture MO State Cert. of Authority #2005000285
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Springfield, MO 65806 FAX 417.890.8805 www.olsson.com
Olsson Project #018-1450

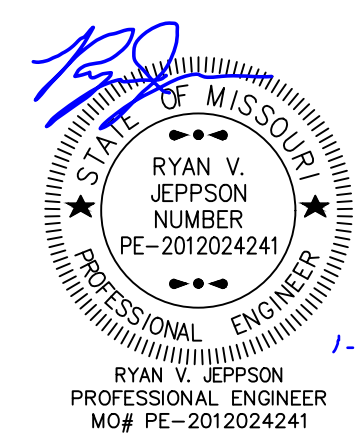
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ARCHITECTS

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ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR LIVING COMMUNITY
SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

SEAL



PRELIMINARY
DEVELOPEMENT
PLAN

ISSUE DATE:

2019 JANUARY 17

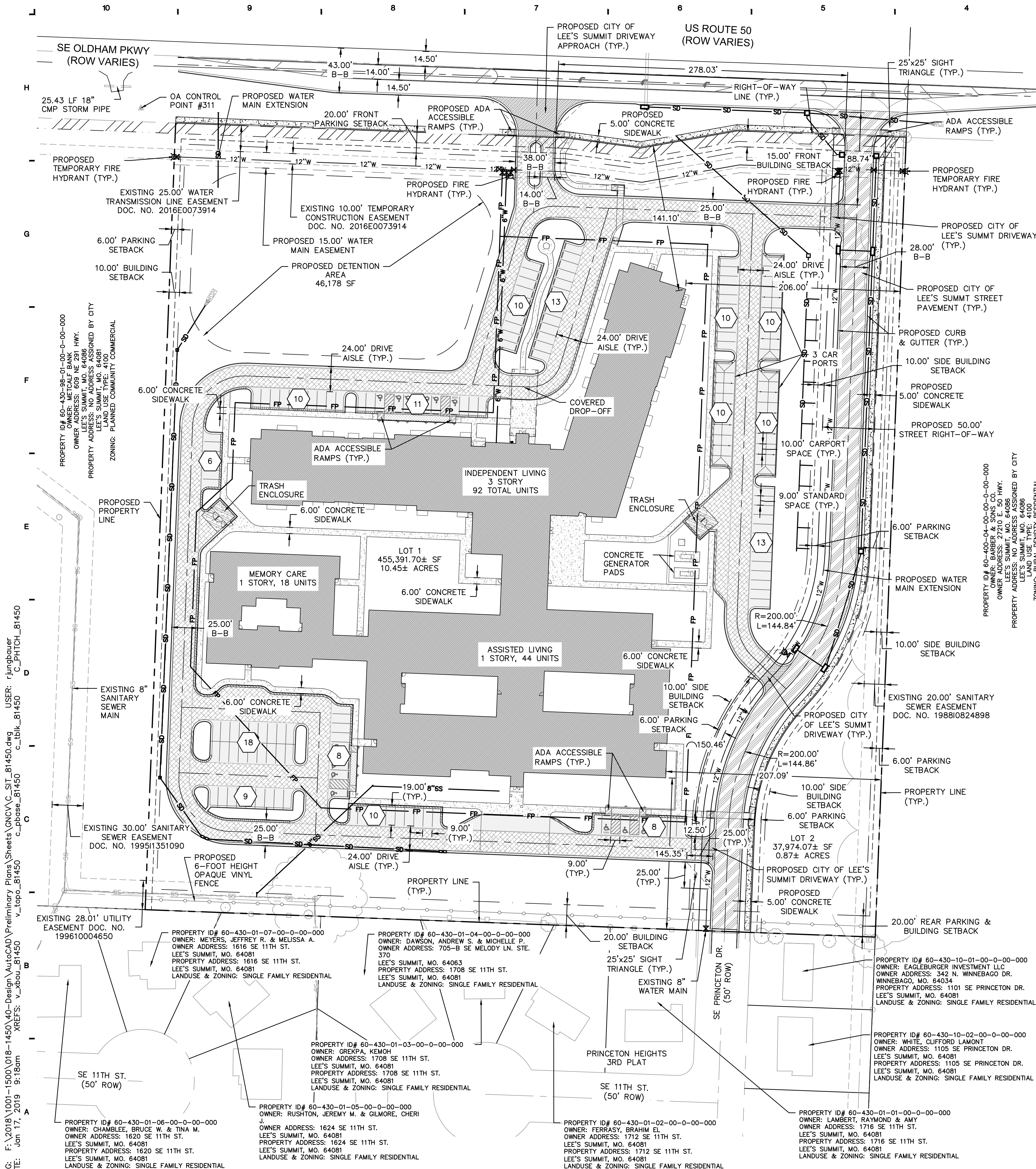
REVISIONS:

PROJECT NO.: XXXX

C1.0

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STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 F 816.531.1978



BUILDING SETBACKS:

FRONT = 15' MINIMUM
REAR = 20' MINIMUM
SIDE = 10' MINIMUM

PARKING SETBACKS:

NORTH = 20' MIN. ALONG STREET FRONTAGE
EAST = 6' MIN. FROM SIDE PROPERTY LINE; ALONG STREET FRONTAGE
SOUTH = 20' MIN. FROM RESIDENTIAL DISTRICT (LANDSCAPE BUFFER)
WEST = 6' MIN. FROM SIDE PROPERTY LINE

GREEN SPACE:

PERIMETER GREEN = 20' MINIMUM LANDSCAPE STRIP ALONG STREET FRONTAGE

INTERIOR GREEN REQUIRED = 5% OF VEHICULAR USE AREA (REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION)

ZONING:

ZONING EXISTING: CP-2 PLANNED COMMUNITY COMMERCIAL
EAST: AG - AGRICULTURE
SOUTH: R-1 SINGLE FAMILY RESIDENTIAL
WEST: CP-2 PLANNED COMMUNITY COMMERCIAL
NORTH: HIGHWAY 50 AND CP-2 PLANNED COMMUNITY COMMERCIAL

SITE AREA:

TOTAL SITE = 533,061.97 SQUARE FEET OR 12.24 ACRES±
STREET R/W TO BE DEDICATED: 0.91 ACRES
NET LAND AREA REMAINING: 11.33 ACRES
LOT 1 = 10.45 ACRES
LOT 2 = 0.87 ACRES

PRESENT USE:

UNDEVELOPED

PLANNED USE:

SENIOR LIVING COMMUNITY

BUILDING HEIGHT:

HEIGHT ABOVE GRADE:
MEMORY CARE = 21'-0"±
ASSISTED LIVING = 26'-10"±
INDEPENDENT LIVING = 50'-3"±

NUMBER OF FLOORS:

MEMORY CARE = 1 FLOOR (18 UNITS)
ASSISTED LIVING = 1 FLOOR (44 UNITS)
INDEPENDENT LIVING = 3 FLOORS (92 TOTAL UNITS)
MAX. BUILDING HEIGHT = 50'-3"± (3 STORIES)

BUILDING AREA:

GROSS FLOOR AREA RATIO (F.A.R.):
ASSISTED LIVING = 39,875 SF
INDEPENDENT LIVING FLOOR 1 = 38,915 SF
FLOOR 2 = 32,925 SF
FLOOR 3 = 33,585 SF
TOTAL BUILDING SF = 157,515 SF

MAX. FLOOR AREA RATIO (F.A.R.):
MAX. F.A.R. ALLOWED = 0.55 F.A.R. = 250,465 SF MAX.
ACTUAL F.A.R. = 0.35 F.A.R.
DWELLING UNITS PER ACRE = 14.74 DU/AC

PARKING:

REQUIRED:
MEMORY CARE: NURSING HOME/ELDERLY CARE
1 FOR EACH 2 BEDS: 18 BEDS = 9 PARKING SPACES
PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 8 EMPLOYEES = 8 PARKING SPACES

ASSISTED LIVING: NURSING HOME/ELDERLY CARE
1 FOR EACH 2 BEDS: 44 BEDS = 22 PARKING SPACES
PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 8 EMPLOYEES = 8 PARKING SPACES

INDEPENDENT LIVING: RETIREMENT COMMUNITY
1 FOR EACH DWELLING UNIT: 91 UNITS = 91 PARKING SPACES
PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 16 EMPLOYEES = 16 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 153
TOTAL PARKING SPACES PROVIDED = 156

IMPERVIOUS COVERAGE:

VEHICULAR USE AREA = 101,631.70 SF
BUILDING & SIDEWALK = 114,928.29 SF
TOTAL IMPERVIOUS = 216,559.99 SF
TOTAL SITE AREA = 455,391.70 SF (LOT 1)
% IMPERVIOUS = 47.56%

UTILITY COMPANIES:

WATER & SANITARY SEWER:
CITY OF LEE'S SUMMIT CITY UTILITIES
1200 SE HAMLEN ROAD
LEE'S SUMMIT, MISSOURI 64081
(816) 969-1900

ELECTRIC SERVICE:
KANSAS CITY POWER & LIGHT
TELE: (816) 471-5275

GAS SERVICE:
SPIRE
(800) 582-1234

FIRE DEPARTMENT:
LEE'S SUMMIT FIRE DEPARTMENT
207 SE DOUGLAS STREET
LEE'S SUMMIT, MO. 64063
(816) 969.1300

AMBULANCE SERVICE:
TELE: 911

SCHOOL DISTRICT:
LEE'S SUMMIT OFFICE OF SUPERINTENDENT
(816) 986-1000

COMMUNICATION:

AT&T
CENTURYLINK
COMCAST
GOOGLE FIBER NOC
SPRINT/ERICSSON
TIME WARNER CABLE
TW TELECOM
UNITE PRIVATE NETWORKS
VERIZON COMMUNICATIONS INC.
1-800-246-8464
1-800-246-4237
1-888-262-5101
1-866-954-1572
1-800-521-0579
1-866-967-7611
1-800-829-0420
1-866-963-4237
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LEGEND

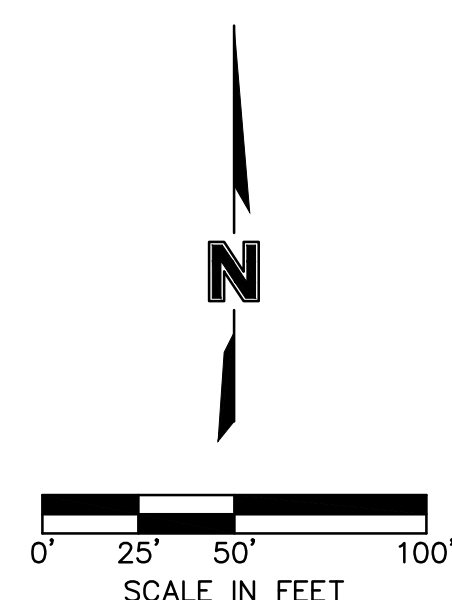
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---	BACK OF CURB TO BACK OF CURB

BENCHMARKS:

MO DNR JA-45: KC METRO ALUMINUM GRS DISK SET IN CONCRETE 3"± BELOW PAVEMENT ON THE SHOULDER OF SE RANSON ROAD STAMPED "JA-45" ELEV.=1046.26'
PUBLISHED COORDINATES (1988 ADJUSTMENT):
N: 303273.664M
E: 863685.886M
GRID=GROUND
N: 994990.3460
E: 2834265.6110
CAF: 0.99989860A

BENCHMARK #41314:
NORTHING: 995857.9570
EASTING: 2835453.8010
SET SQUARE CUT IN CENTER OF CONCRETE HEADWALL FOR REINFORCED CONCRETE BOX
ELEVATION=1007.13' (NAVD 88)

OA CONTROL POINT #310
NORTHING: 995873.4445
EASTING: 2835537.7320
FOUND 1/2" REBAR W/CAP 8" SOUTH OF PAVEMENT
EAST OF REINFORCED CONCRETE BOX
ELEVATION=1008.08' (NAVD 88)



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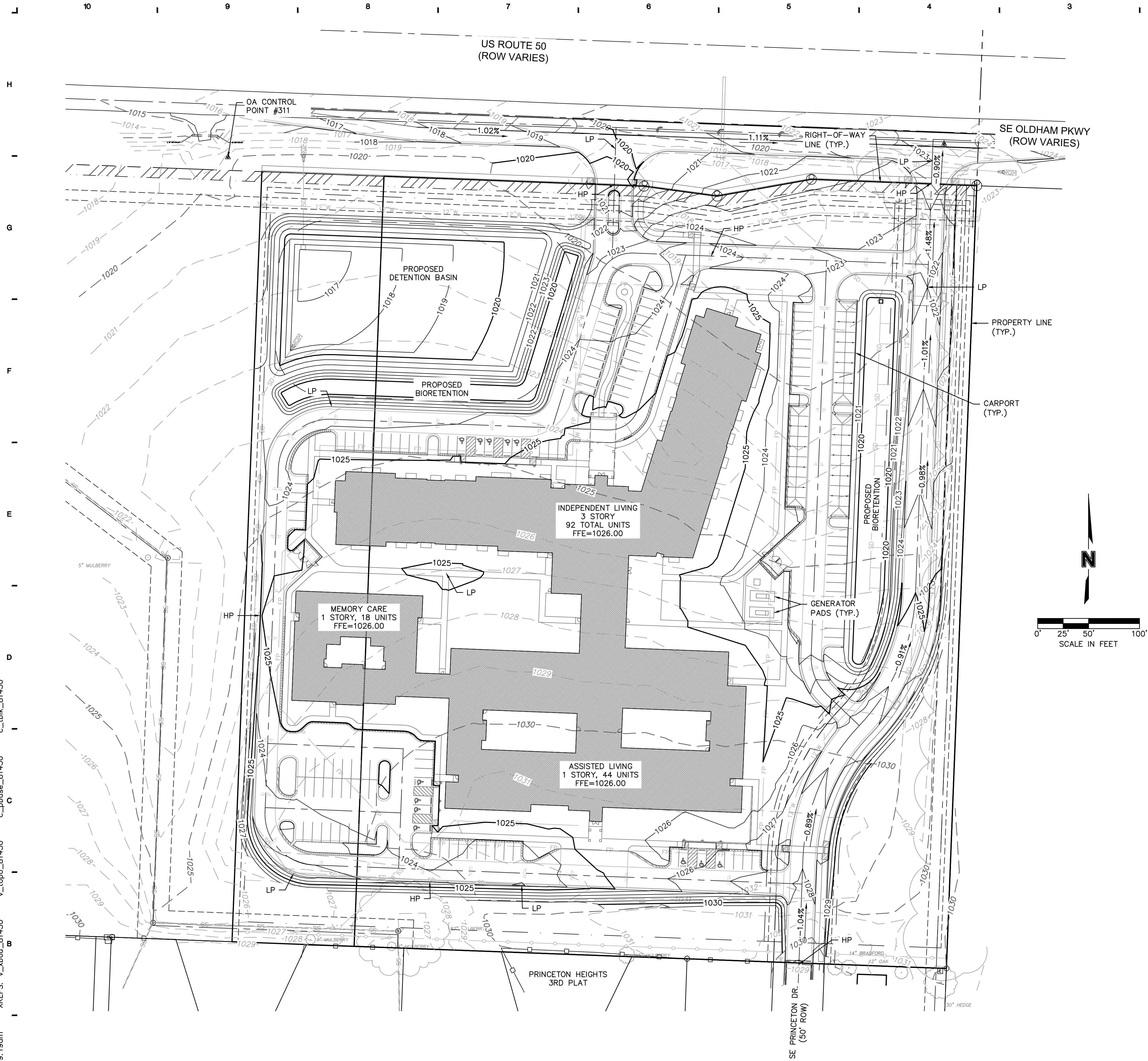


PRELIMINARY
SITE PLAN

ISSUE DATE:
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REVISIONS:

PROJECT NO.: XXXX
C2.0
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DATE: Jan 17, 2019 9:19am XREFS: v_topo_81450 v_bot_81450 c_tblk_81450 c_pbase_81450



GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET X.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF LEE'S SUMMIT REQUIREMENTS.
12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".
14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND

- | | | | |
|-------------|------|-----|-------------------------------------|
| --- | 1080 | --- | EXISTING CONTOUR |
| --- | 1080 | --- | PROPOSED CONTOUR |
| TC=1080.00 | | | TOP OF CURB |
| TW=1080.00 | | | TOP OF SIDEWALK |
| TP=1080.00 | | | TOP OF PAVEMENT |
| GR=1080.00 | | | FINISHED GROUND |
| FL=1080.00 | | | FLOW LINE |
| MH=1080.00 | | | TOP OF MANHOLE |
| TI=1080.00 | | | TOP OF INLET |
| TB=1080.00 | | | TOP OF BASIN |
| TJ=1080.00 | | | TOP OF JUNCTION BOX |
| LFG=1080.00 | | | LOW FINISHED GROUND |
| HFG=1080.00 | | | HIGH FINISHED GROUND |
| --- | | | SWALE |
| --- | | | RIDGE LINE |
| HP | | | HIGH POINT |
| LP | | | LOW POINT |
| --- | | | SPILL CURB (TYPE CG-1 DRY) |
| --- | | | STANDARD CURB (TYPE CG-1) |
| --- | | | SIDEWALK RAMP - SLOPES @ 8.33% MAX. |



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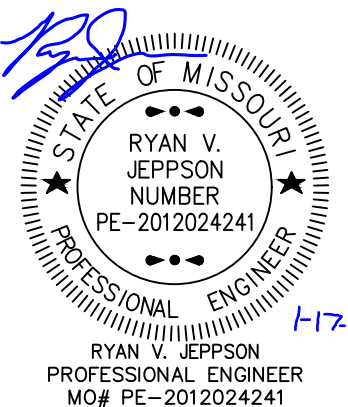
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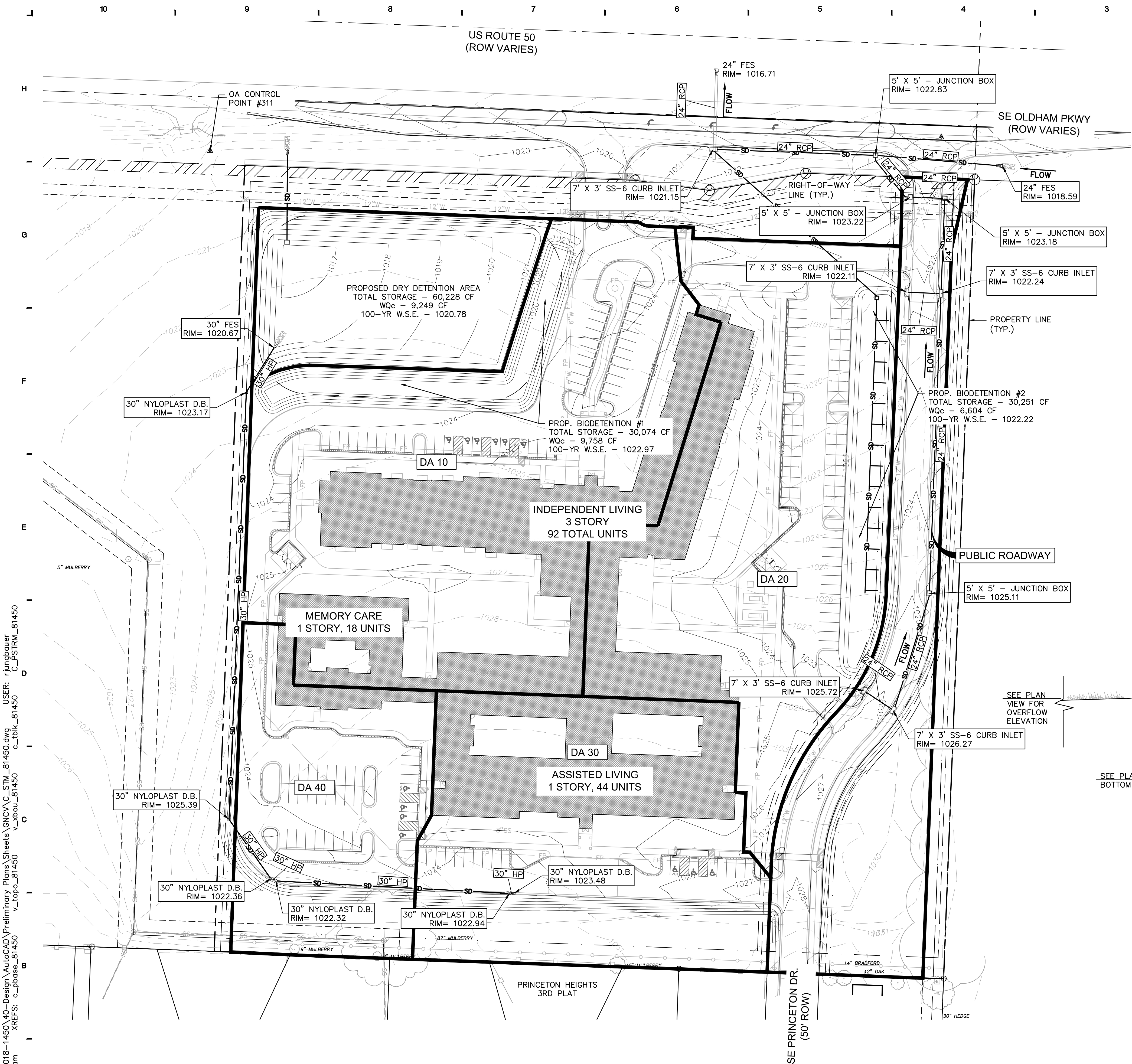
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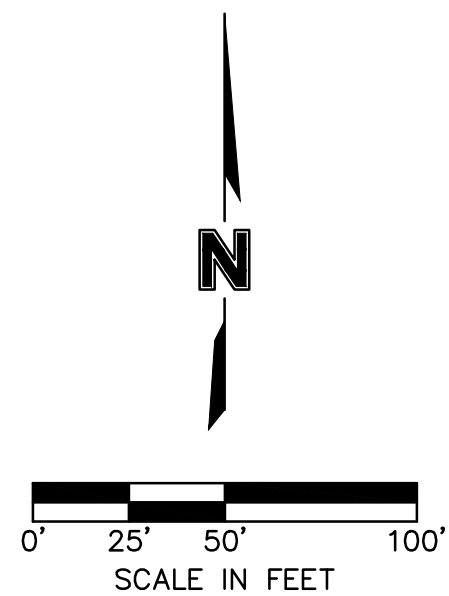
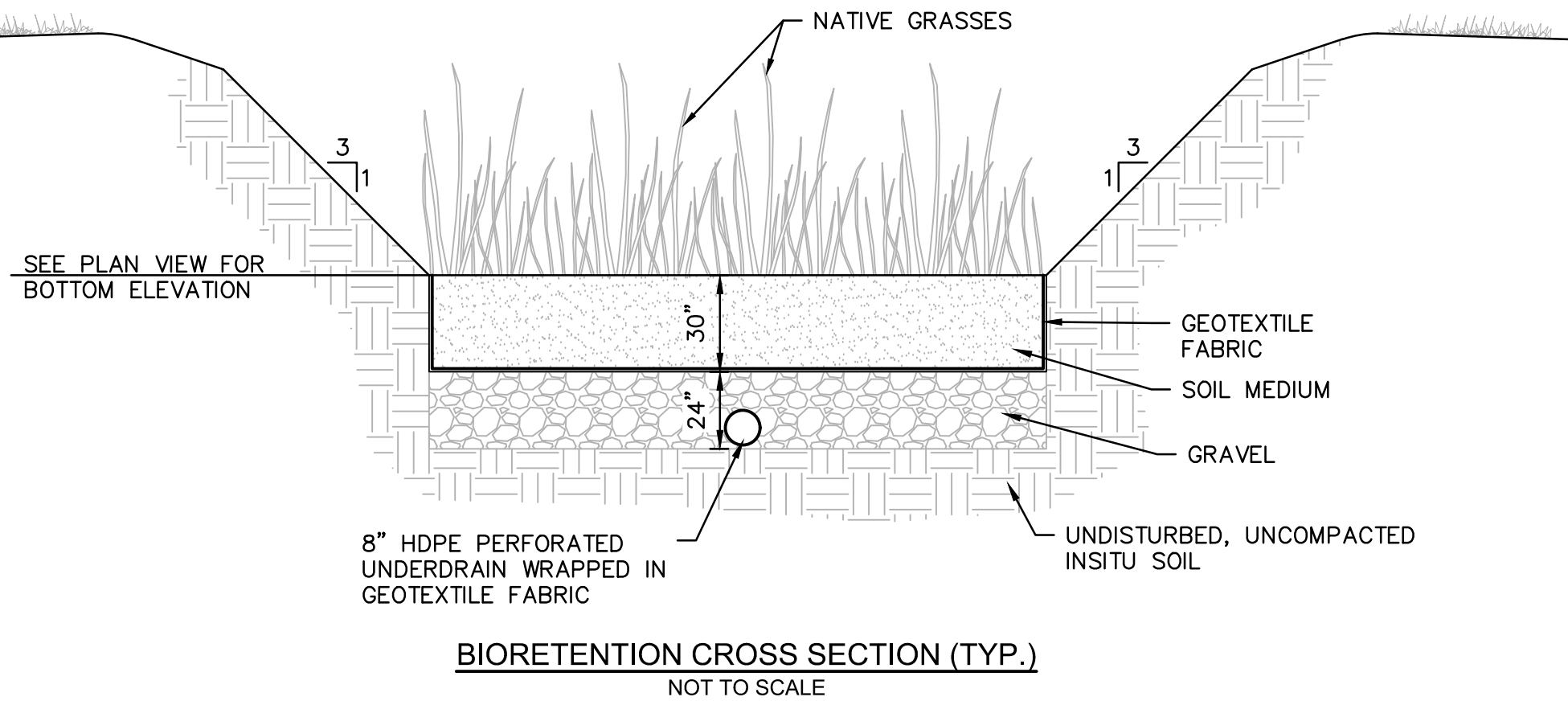
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DRAINAGE AREAS RATIONAL METHOD CALCULATIONS													
AREA	DRAINAGE AREA (AC)	Pavement Area (AC) C=0.95	Open Space Area (AC) C=0.25	RUNOFF COEFFICIENT "C2"	RUNOFF COEFFICIENT "C25"	RUNOFF COEFFICIENT "C100"	Time of Concentration "Tc" (min)	24-HOUR 2-YEAR INTENSITY	24-HOUR 10-YEAR INTENSITY	24-HOUR 100-YEAR INTENSITY	Q2year (CFS)	Q10year (CFS)	Q100year (CFS)
DA 10	3.99	2.02	1.97	0.60	0.66	0.76	5.00	5.81	8.35	12.6	14.01	22.15	37.98
DA 20	2.52	1.34	1.18	0.62	0.68	0.78	5.00	5.81	8.35	12.6	9.11	14.40	24.70
DA 30	1.87	1.14	0.73	0.68	0.74	0.85	5.00	5.81	8.35	12.6	7.35	11.62	19.93
DA 40	1.15	0.71	0.44	0.68	0.75	0.85	5.00	5.81	8.35	12.6	4.56	7.21	12.36
PUBLIC ROADWAY	1.44	0.63	0.81	0.56	0.61	0.70	5.00	5.81	8.35	12.6	4.65	7.36	12.62

LEGEND	
	PROPERTY LINES
	RIGHT-OF-WAY (ROW)
	ROAD CENTERLINE
	EASEMENT LINES
	SETBACK LINES
	FOUND MONUMENT
	TEMPORARY BENCHMARK
	EXIST. POWER POLE
	EXIST. ELECTRIC BOX
	EXIST. ELECTRIC VAULT
	EXIST. ELECTRIC METER
	EXIST. GUY WIRE
	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. GAS MARKER
	EXIST. CABLE VAULT
	EXIST. SANITARY MANHOLE
	EXIST. FLARED END SECTION
	EXIST. DECIDUOUS TREE
	EXIST. SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	PROP. GATE VALVE
	PROP. SIGN
	PROP. FIRE DEPARTMENT CONNECTION (FDC)
	EXIST. OVERHEAD ELECTRIC
	EXIST. UNDERGROUND TELEPHONE
	EXIST. GAS LINE
	EXIST. STORM SEWER LINE
	EX. WOOD FENCE
	PROP. PUBLIC SANITARY SEWER MAIN
	PROP. SANITARY SEWER SERVICE
	PROP. STORM SEWER LINE
	PROP. UNDERGROUND ELECTRIC
	PROP. PUBLIC WATER MAIN
	PROP. PRIVATE WATER MAIN
	PROP. IRRIGATION LINE
	PROP. WATER SERVICE
	PROP. FIRE PROTECTION LINE
	PROP. FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPILL CURB
	ON-SITE STD. CURB
	BACK OF CURB TO BACK OF CURB



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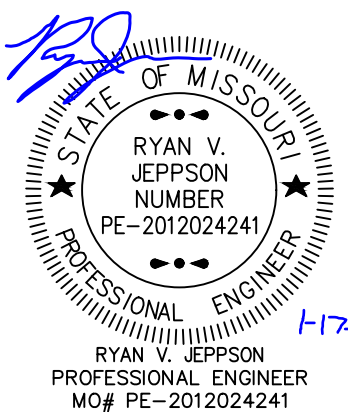
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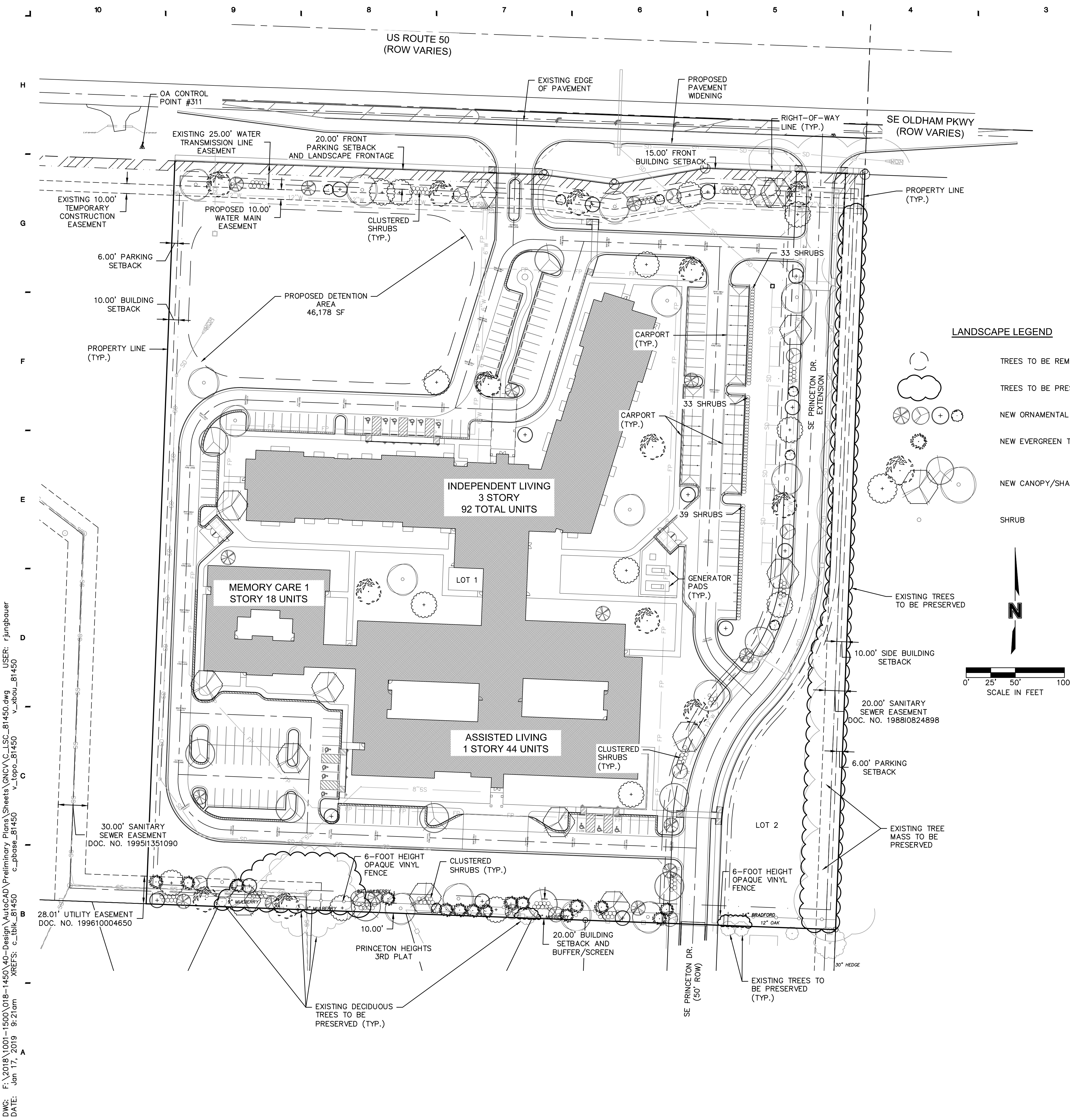
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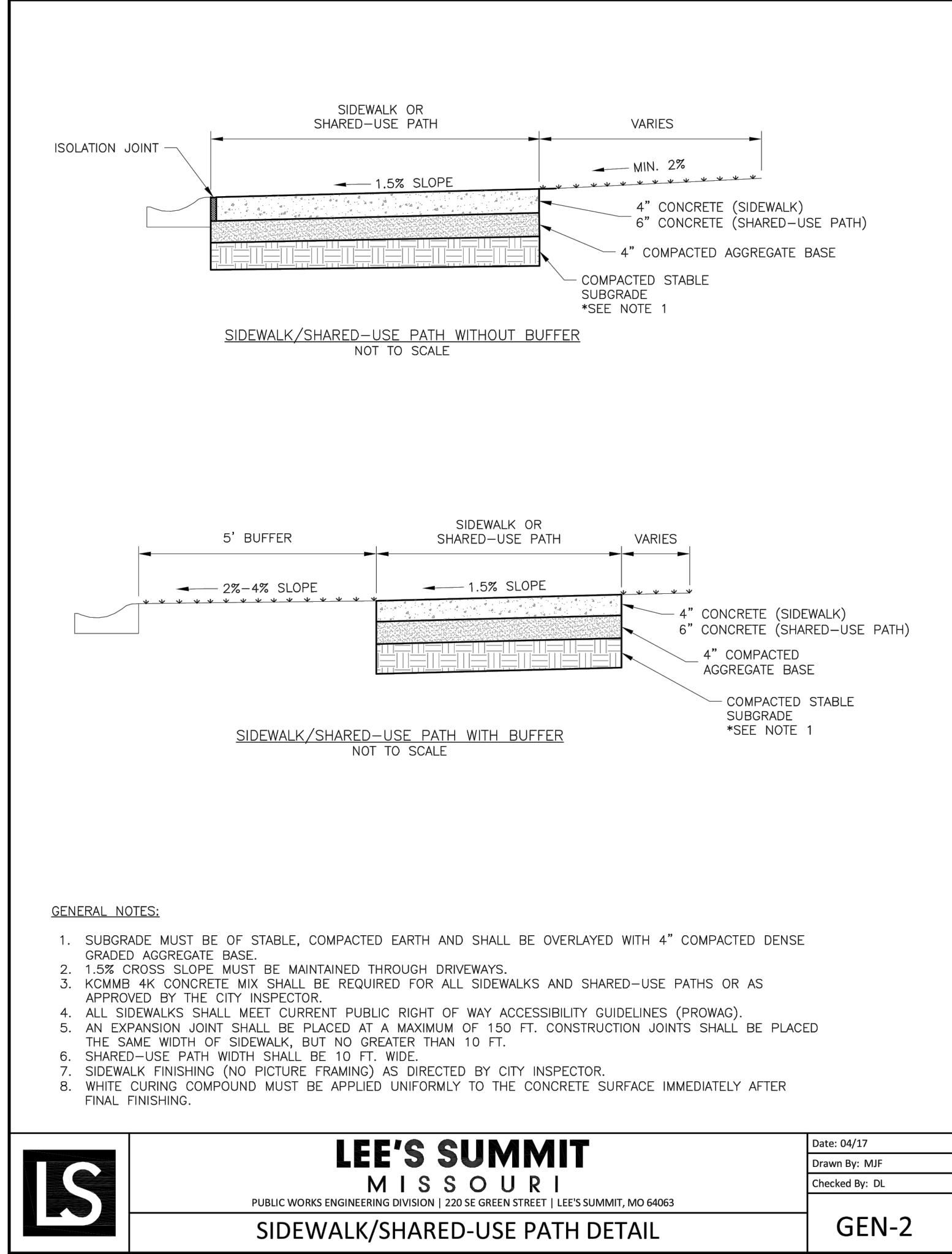
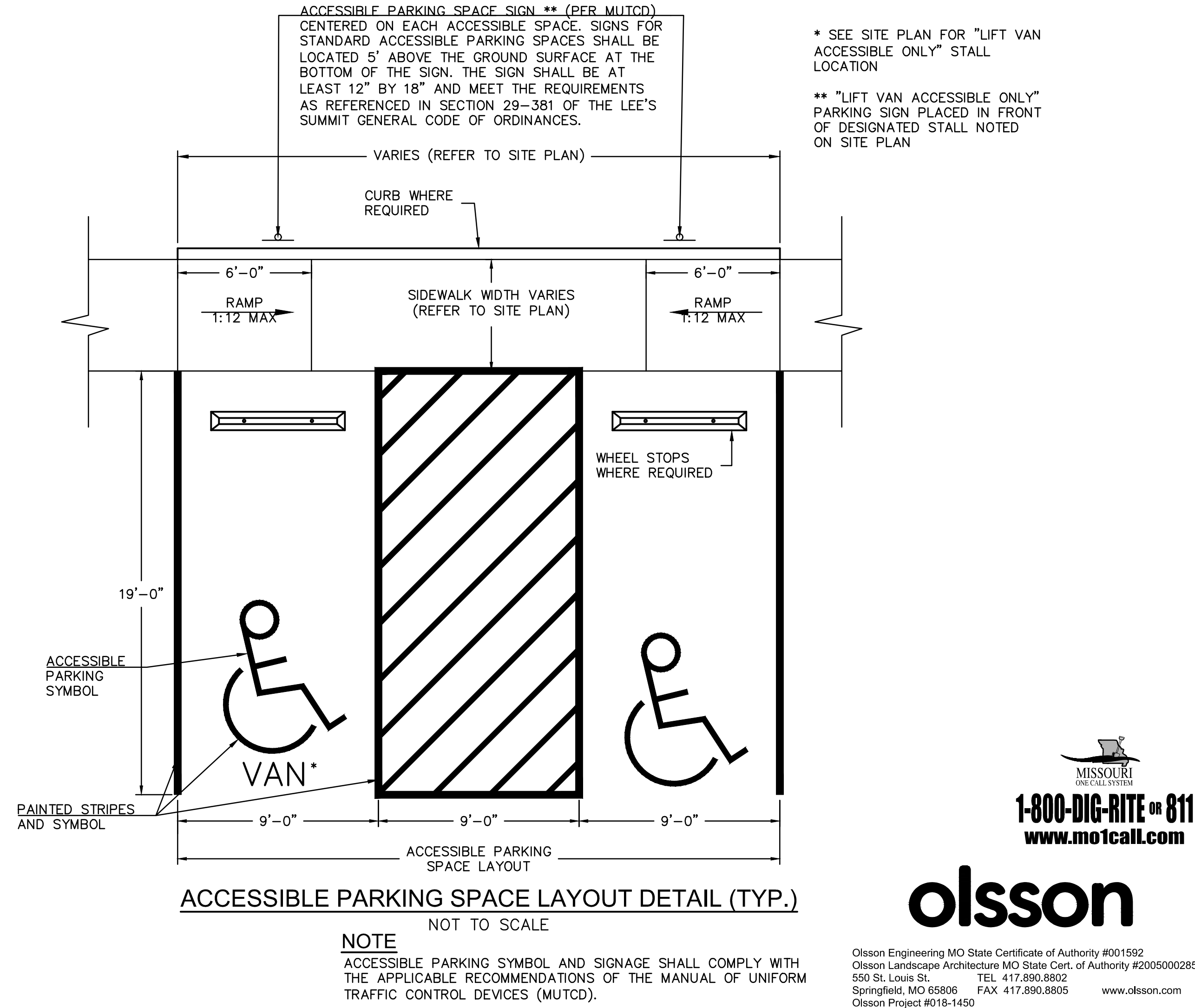
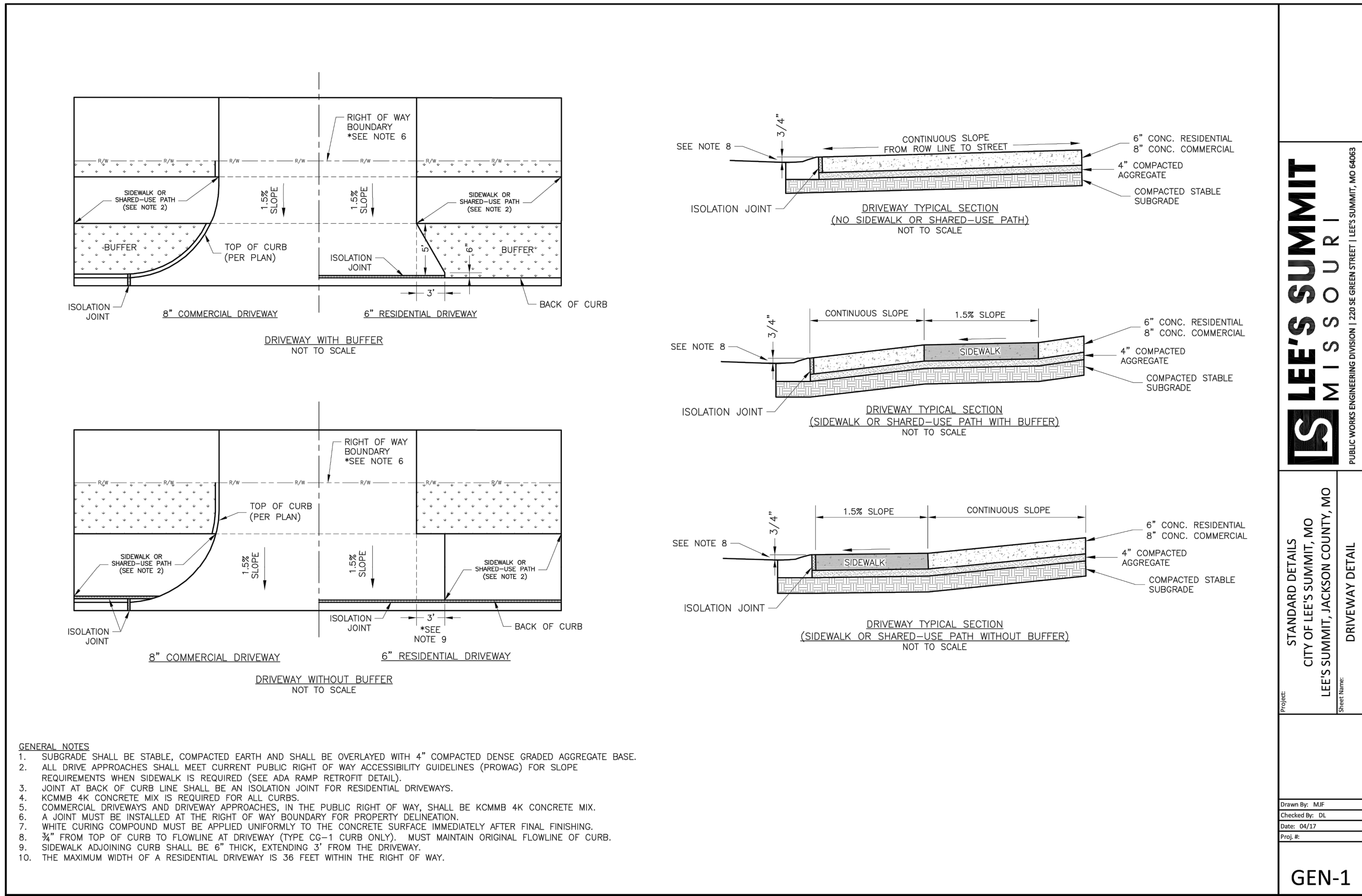
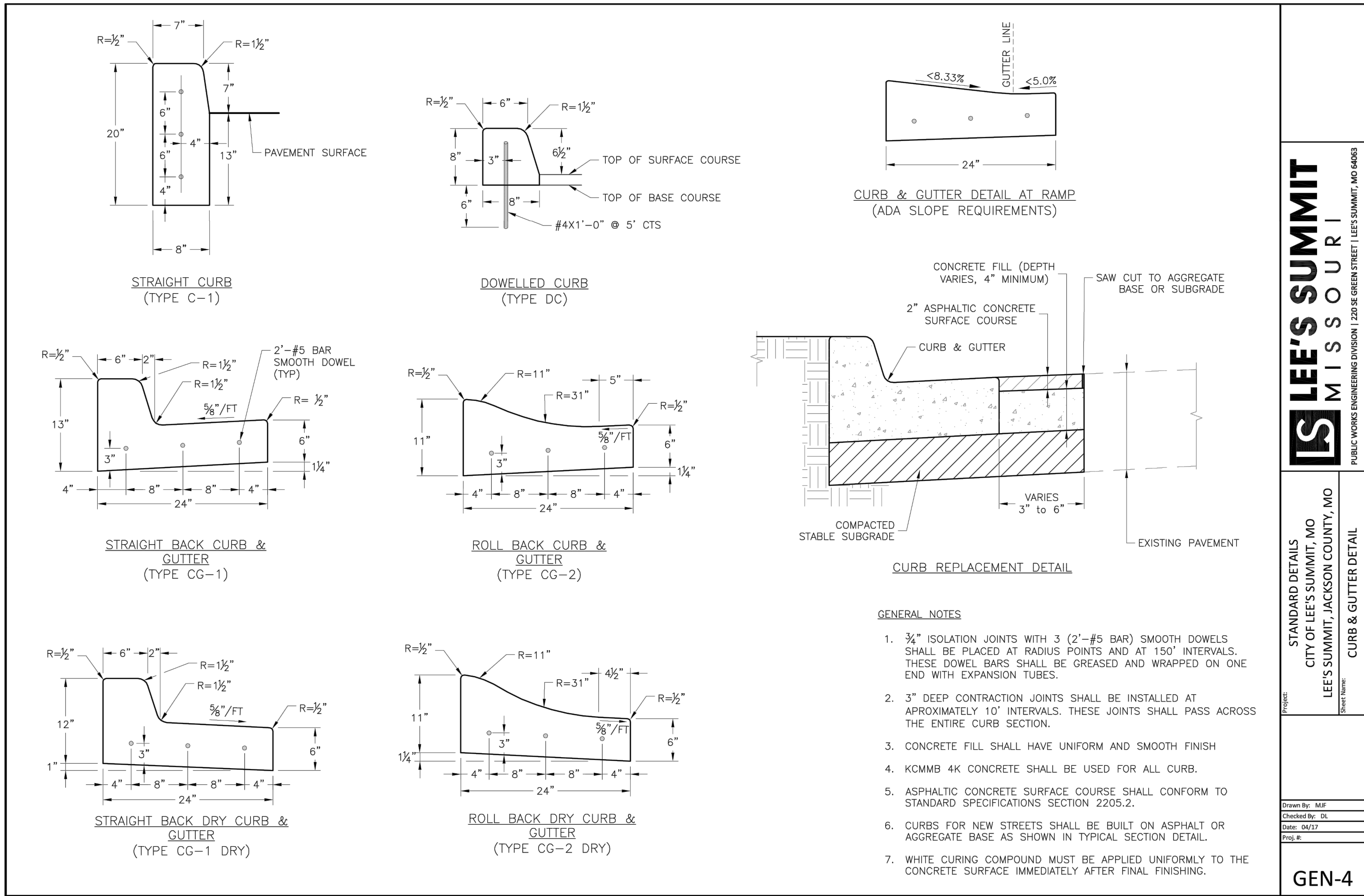
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RYAN V. JEFFSON

PROFESSIONAL ENGINEER

MO# PE-2012024241

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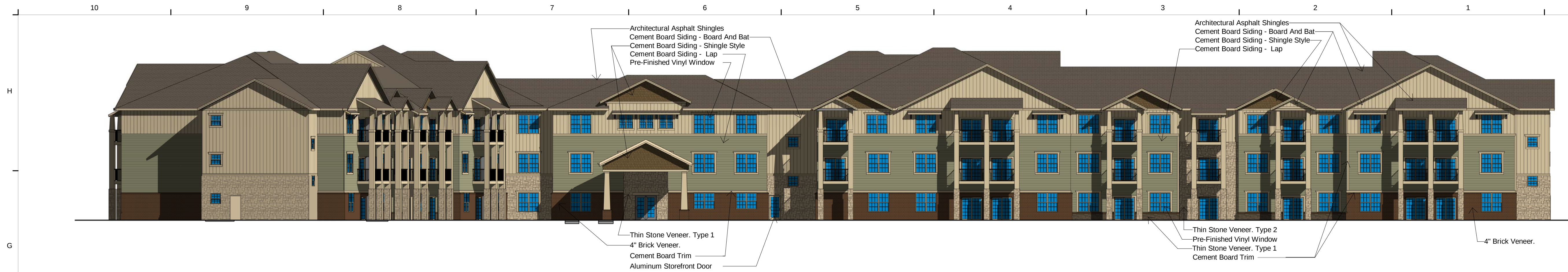
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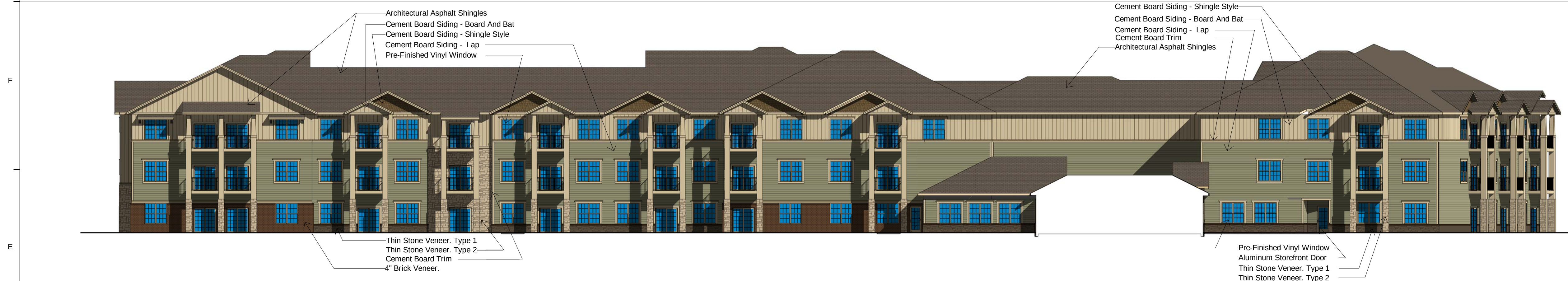
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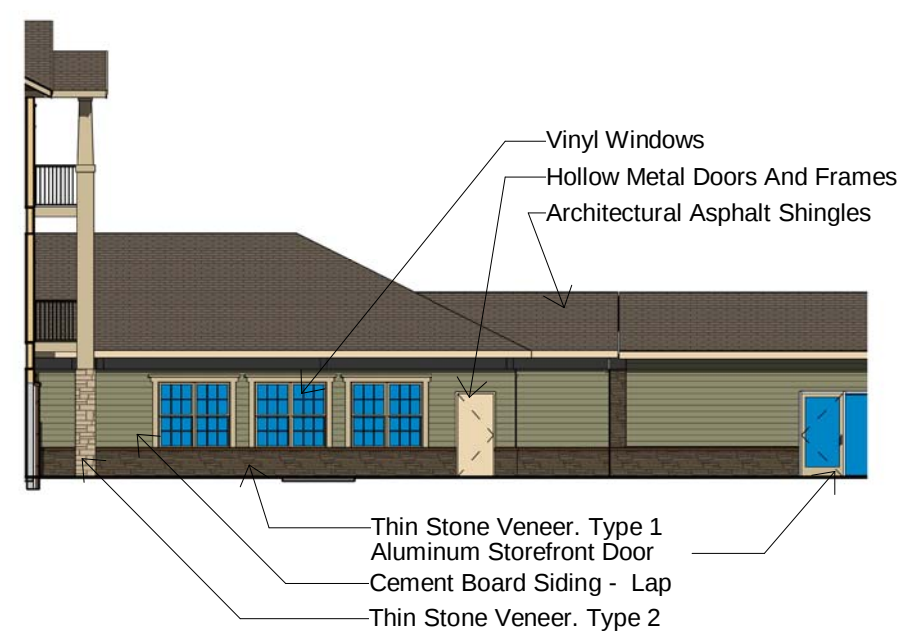
G10 NORTH ELEVATION IL
1/16" = 1'-0"



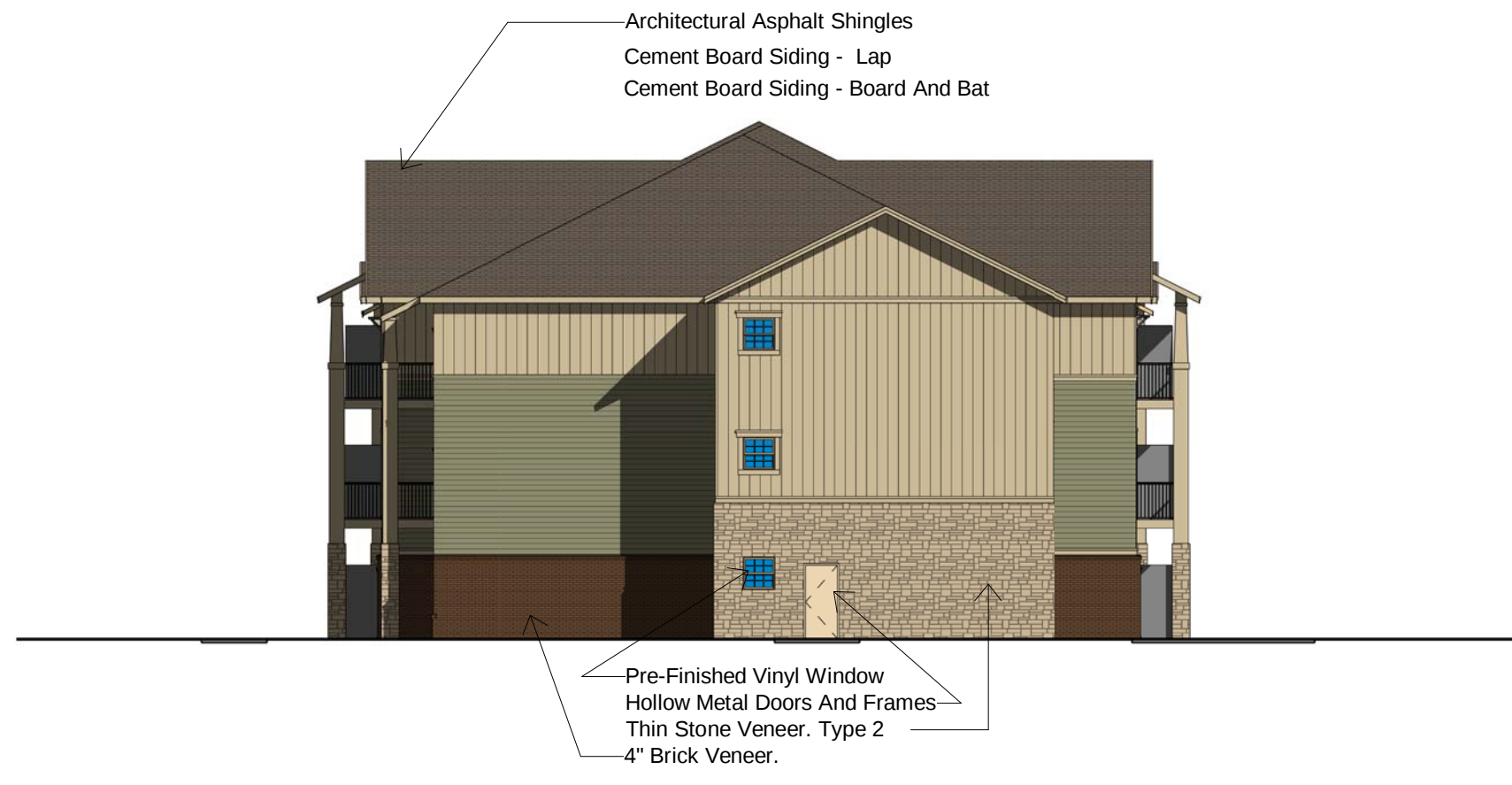
E10 SOUTH ELEVATION IL
1/16" = 1'-0"



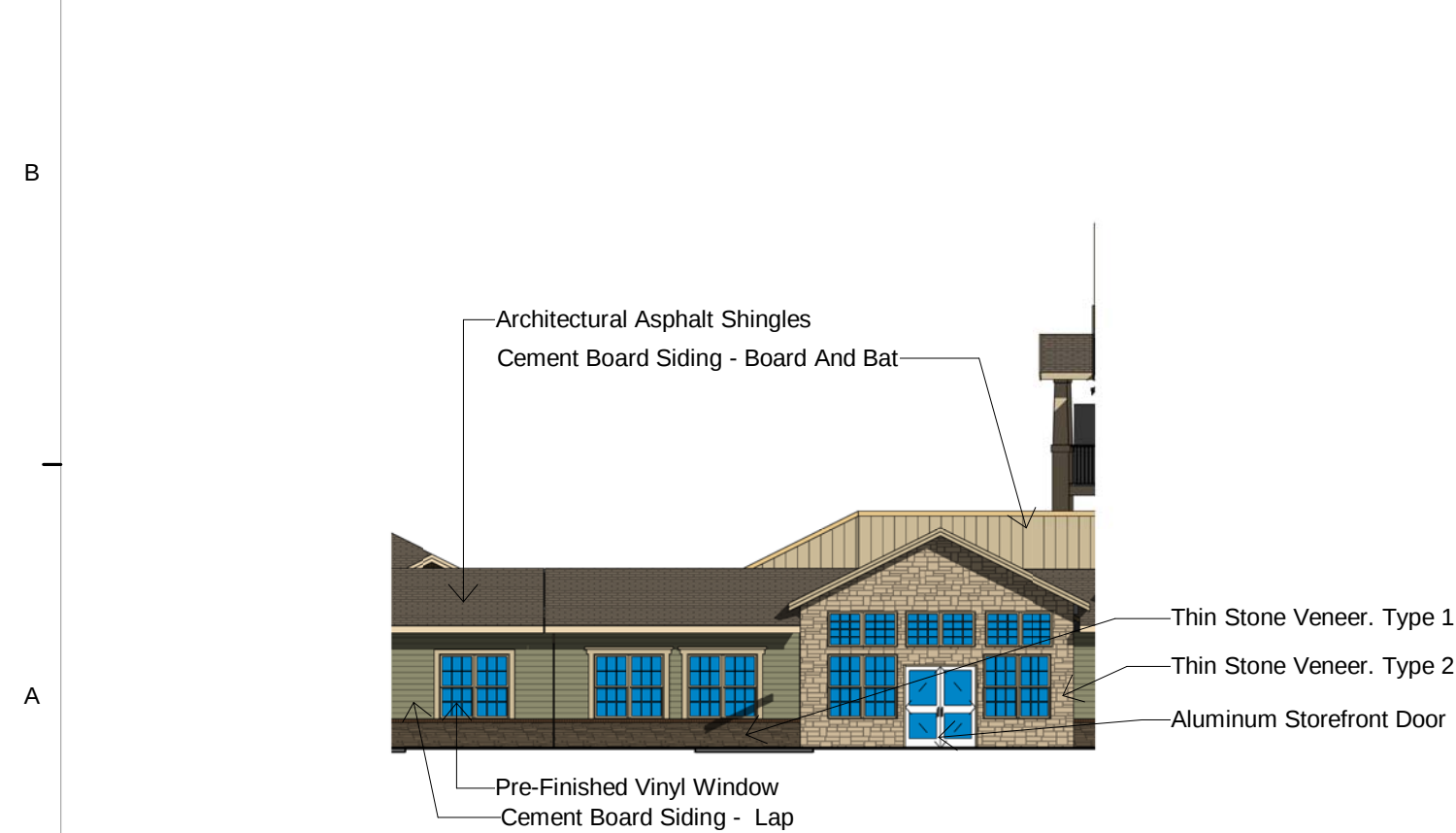
C10 PARTIAL WEST ELEVATION - IL NORTH
1/16" = 1'-0"



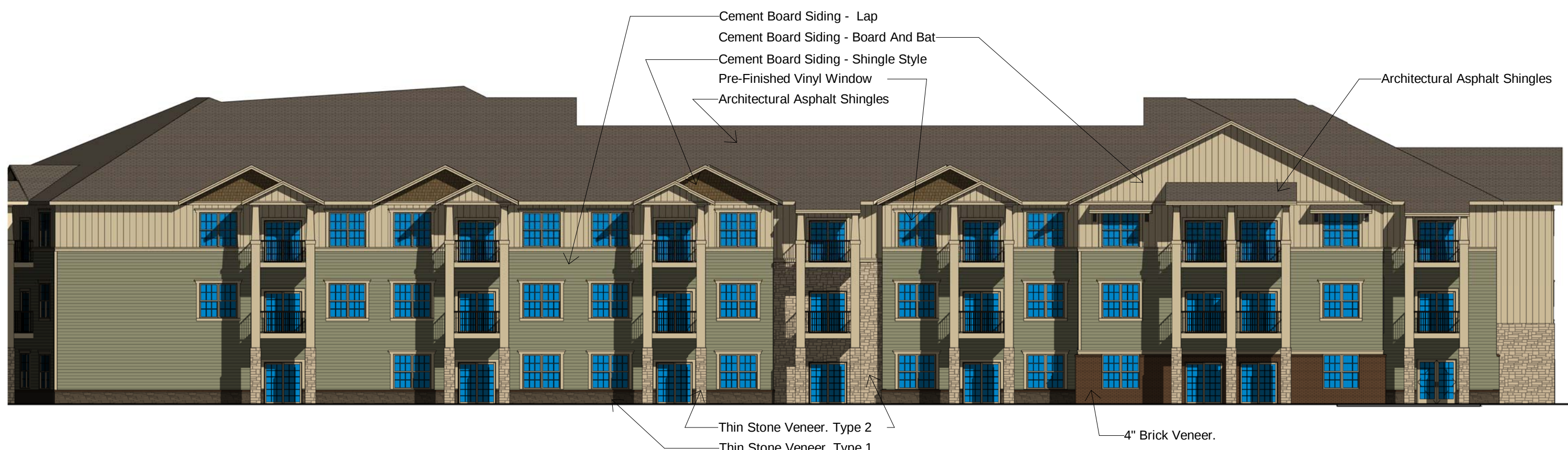
C5 PARTIAL WEST ELEVATION - IL SOUTH
1/16" = 1'-0"



C2 PARTIAL NORTH ELEVATION - IL
1/16" = 1'-0"



A10 PARTIAL EAST ELEVATION - IL SOUTH
1/16" = 1'-0"



A8 PARTIAL EAST ELEVATION - IL NORTH
1/16" = 1'-0"

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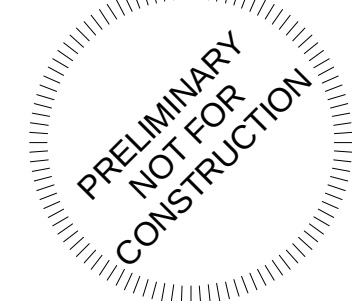
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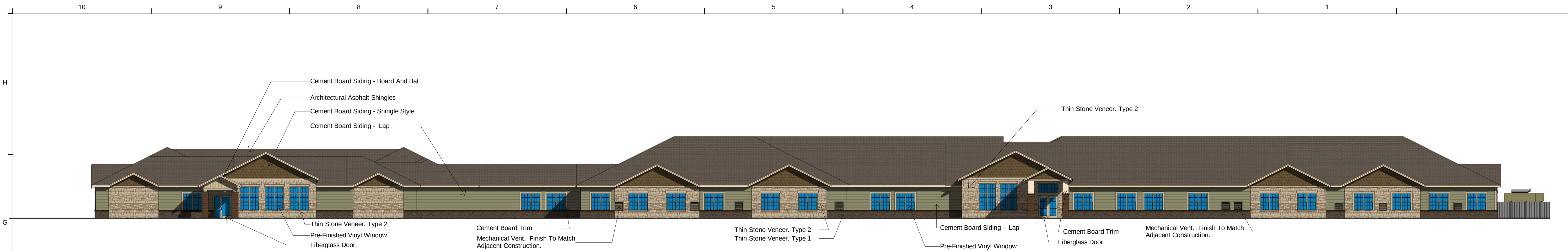
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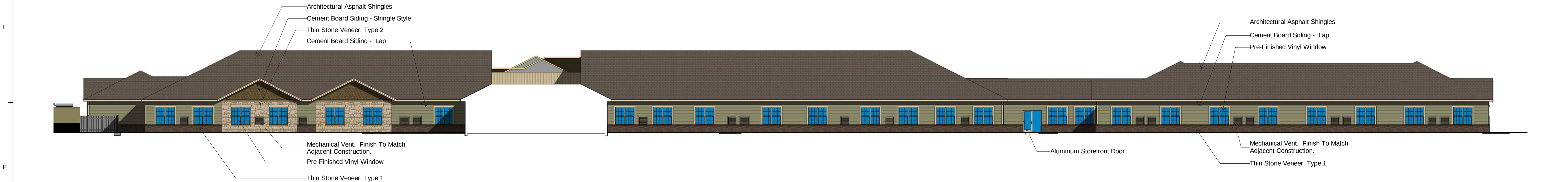
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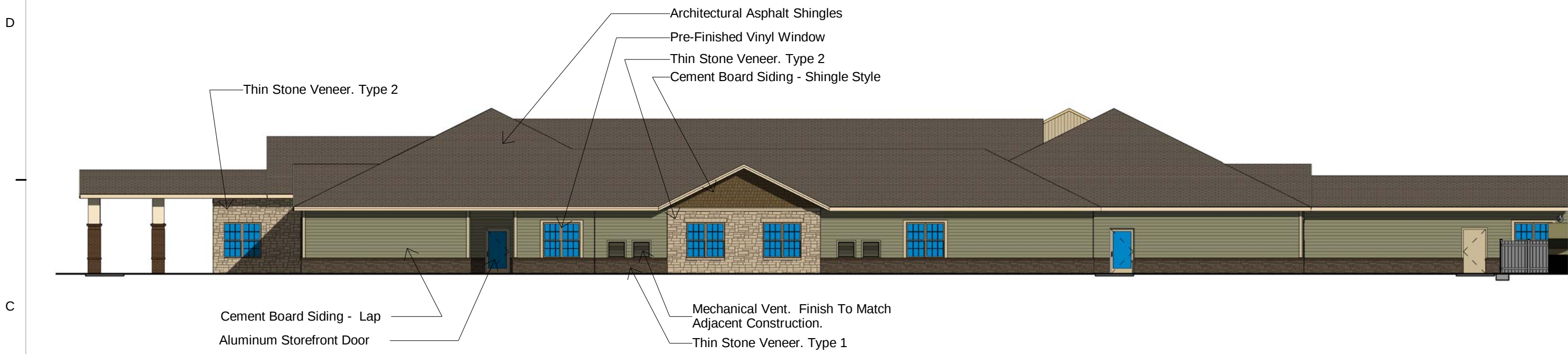
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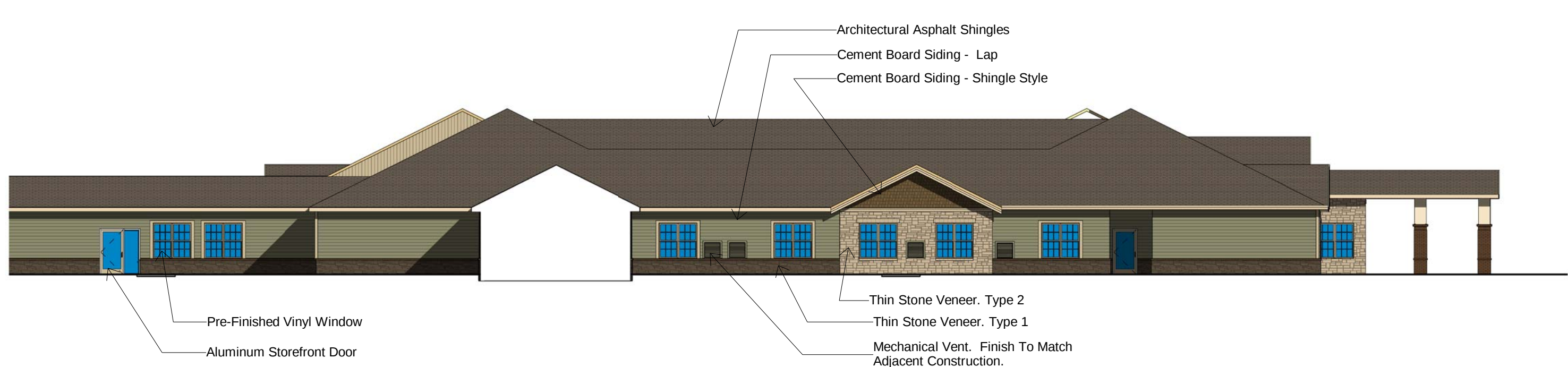
G10 MCAL SOUTH ELEVATION
1/16" = 1'-0"



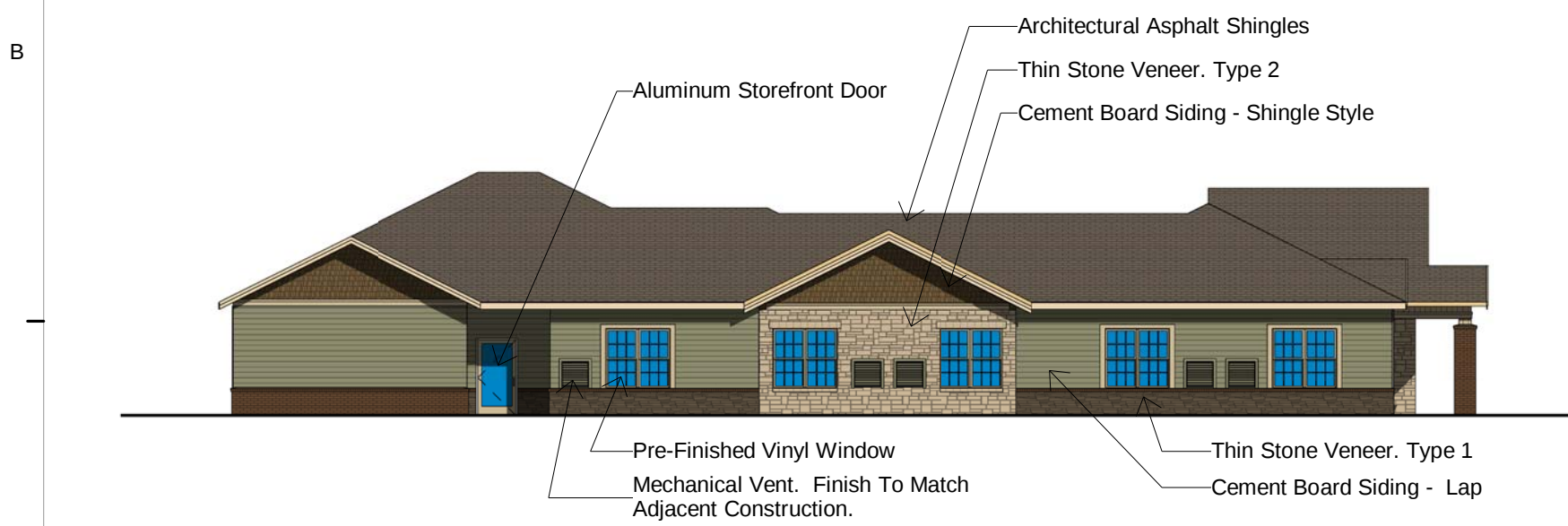
E10 MCAL NORTH ELEVATION
1/16" = 1'-0"



C10 AL EAST ELEVATION
1/16" = 1'-0"



C5 AL WEST ELEVATION
1/16" = 1'-0"



A10 MC WEST ELEVATION
1/16" = 1'-0"

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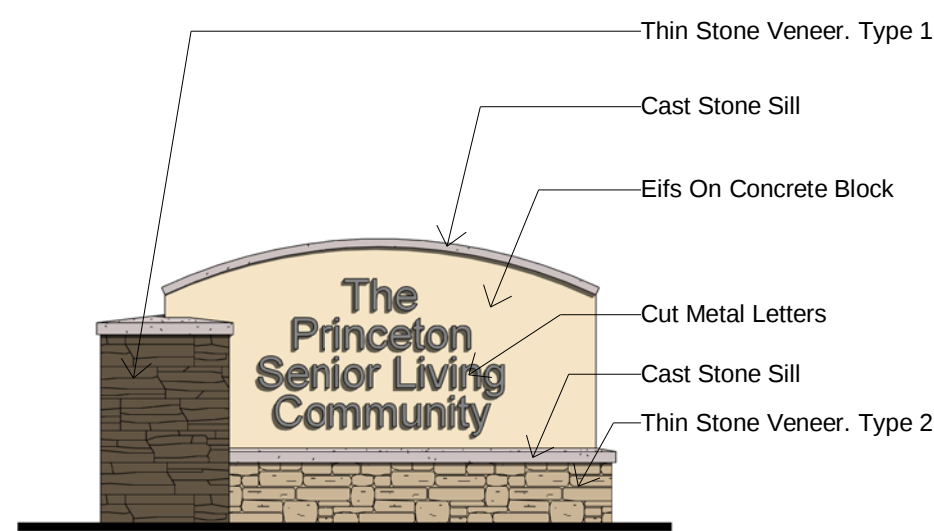
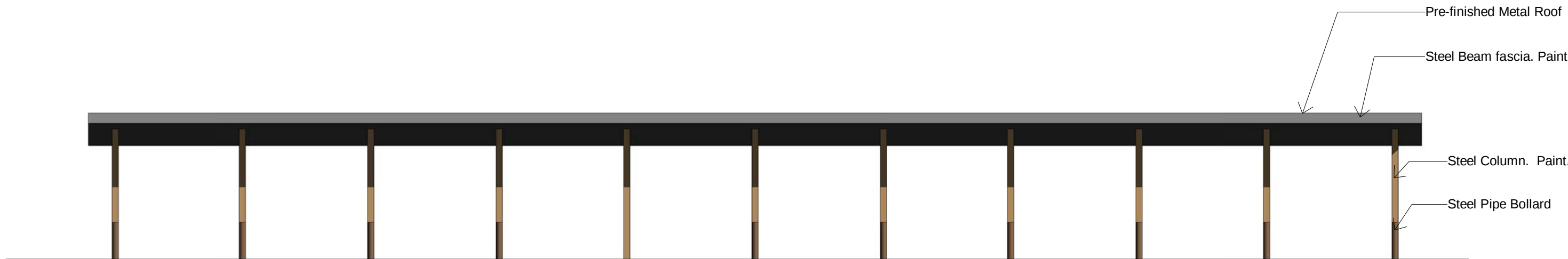
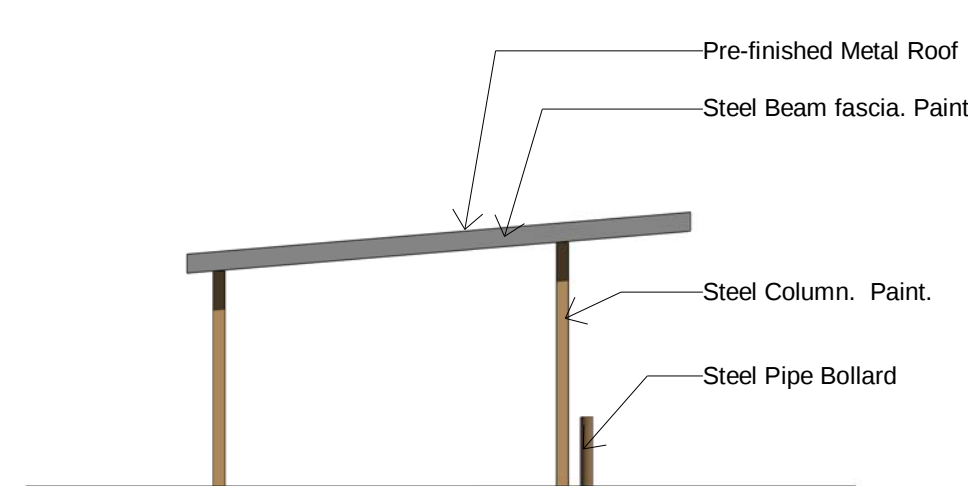
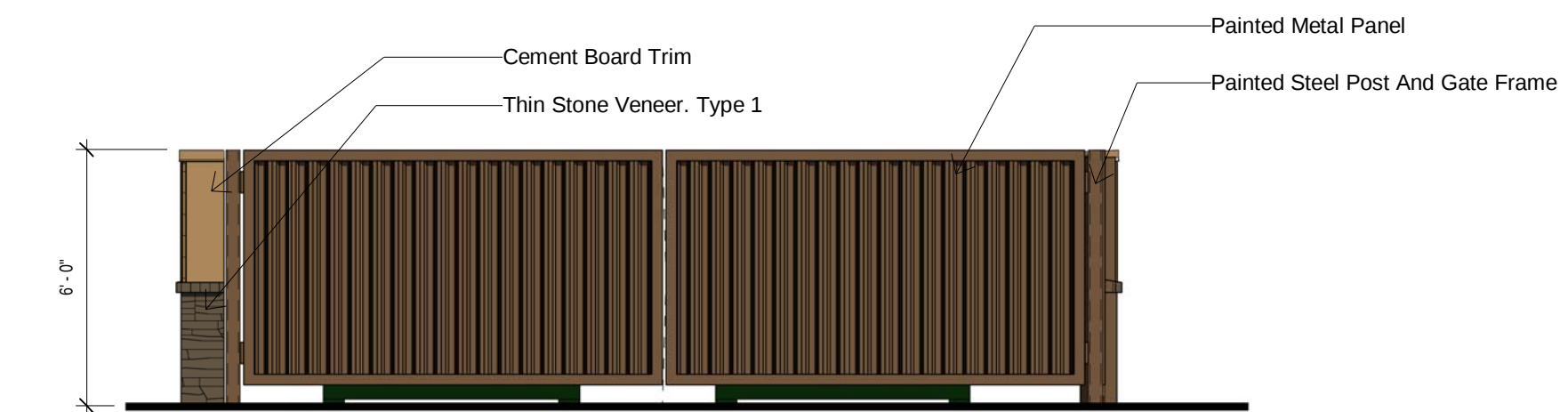
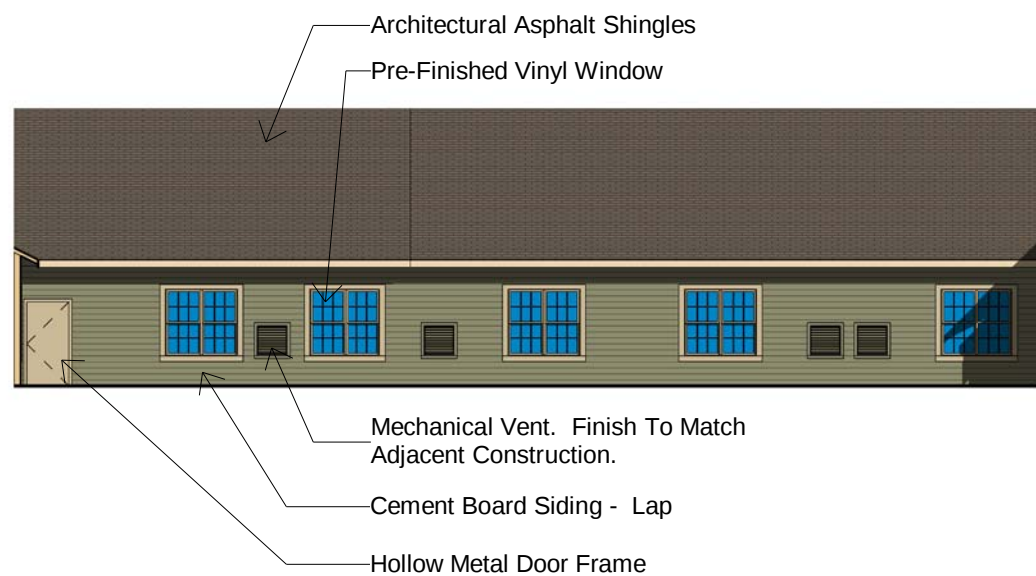
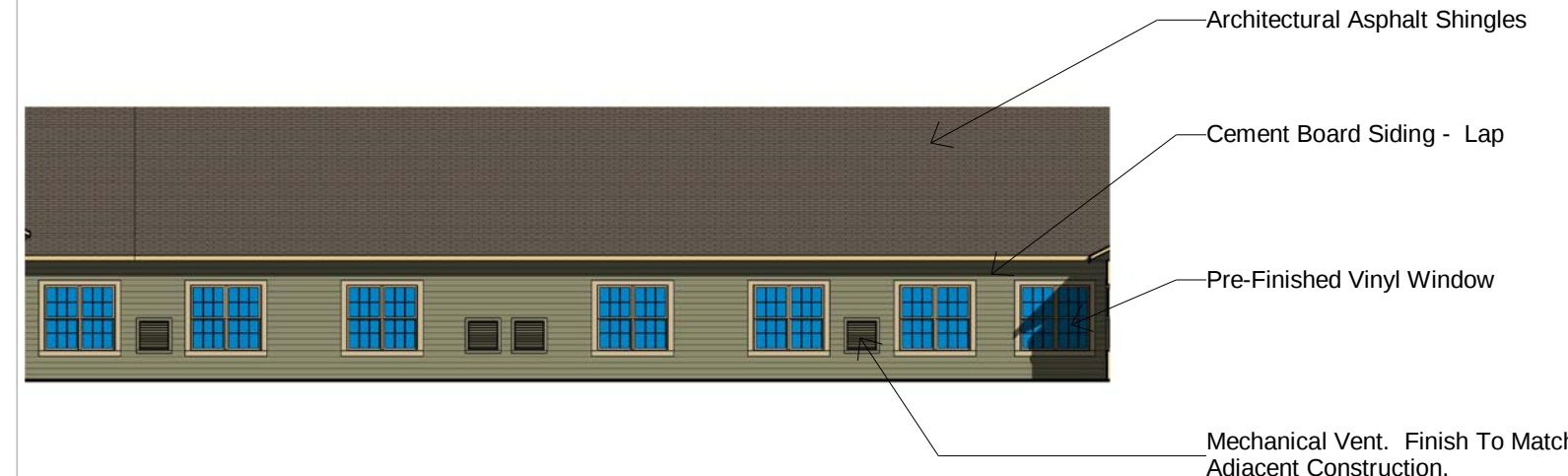
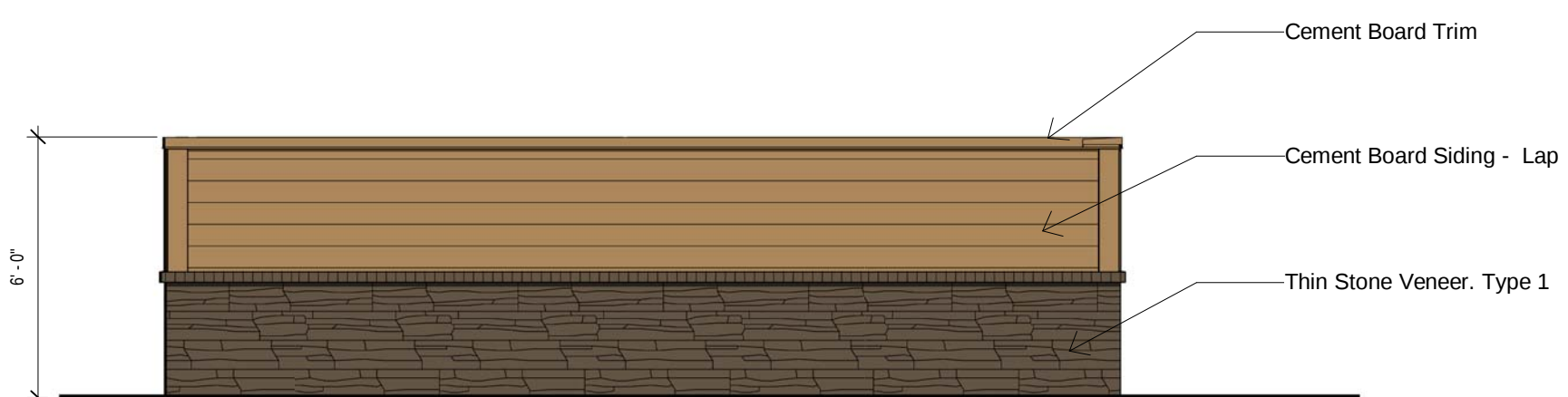
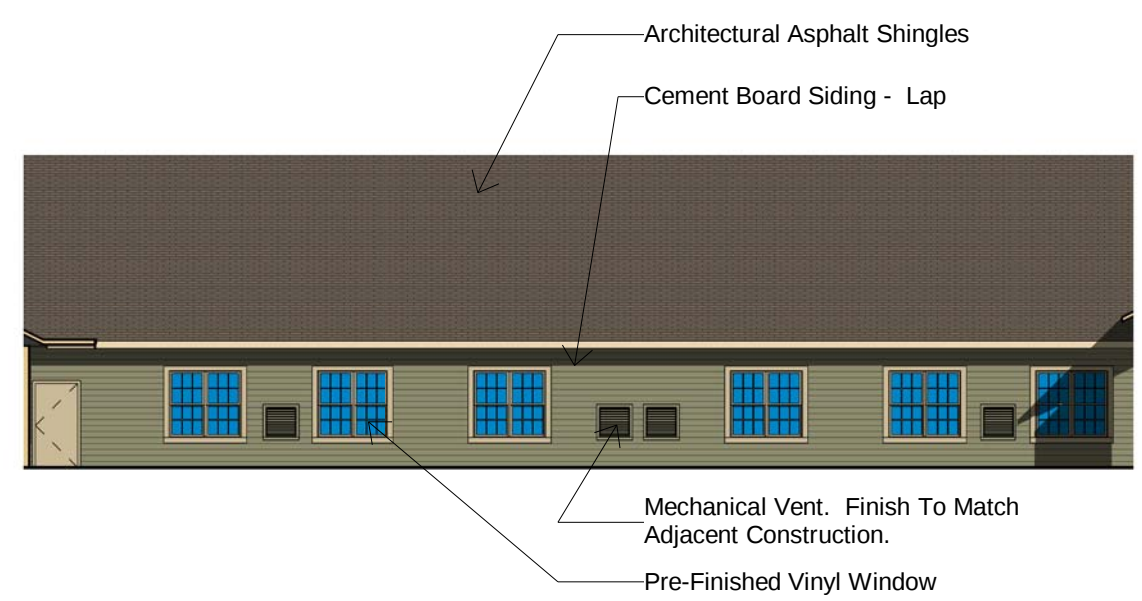
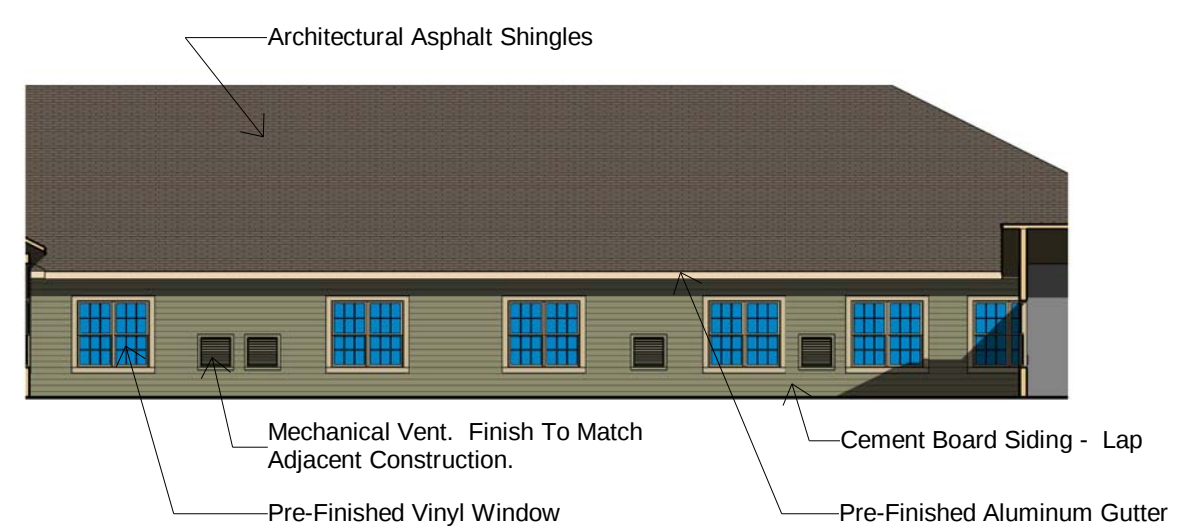
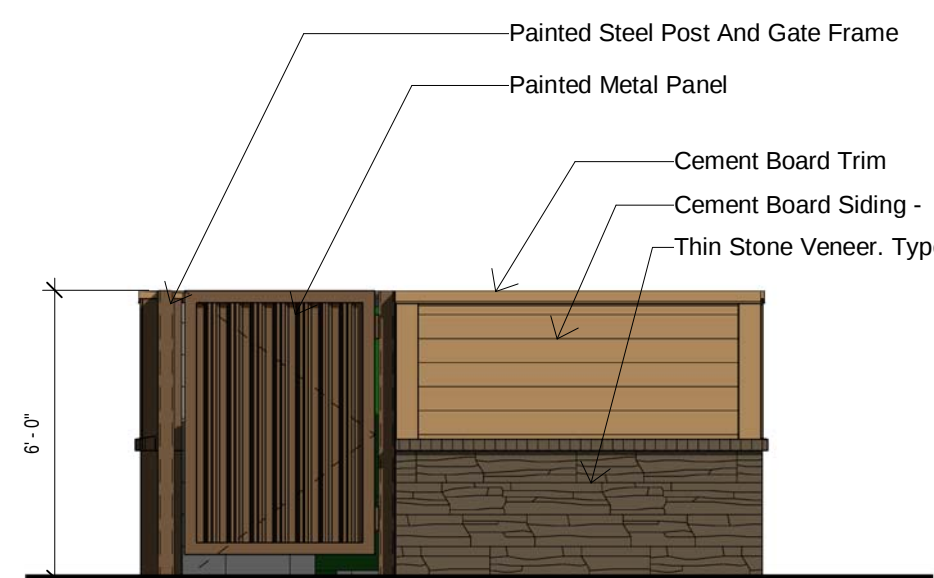
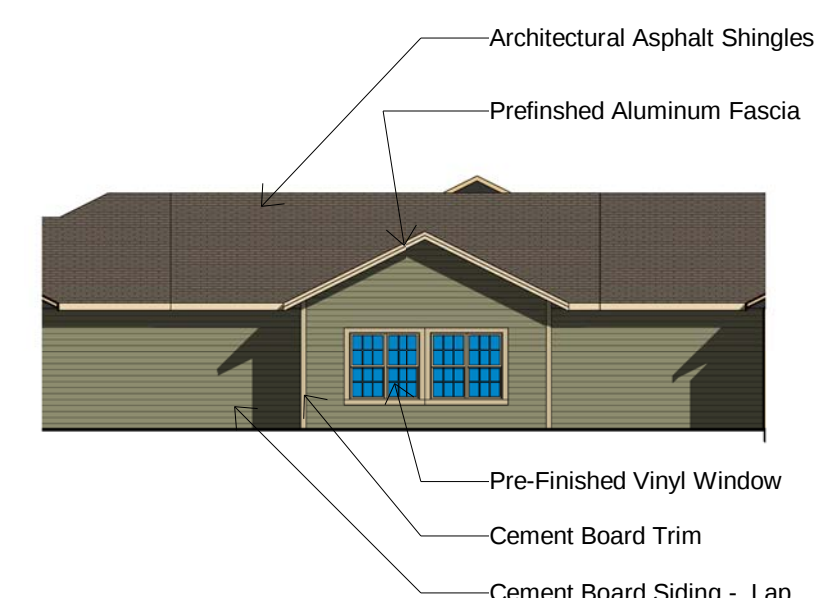
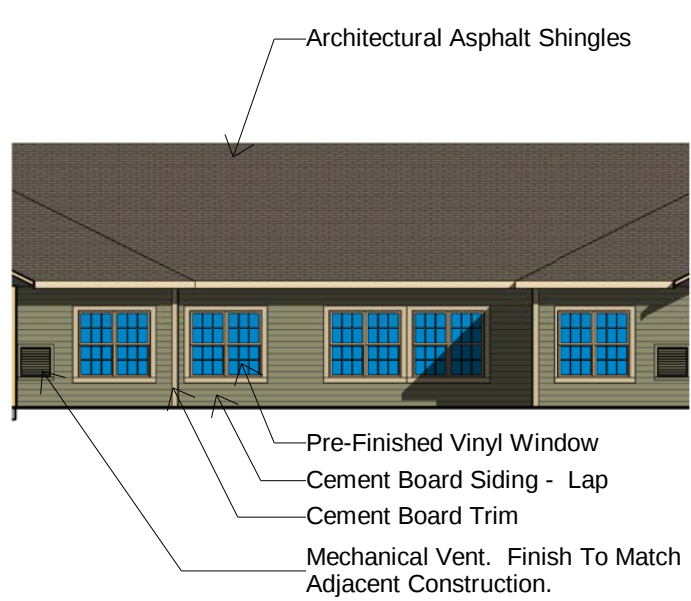
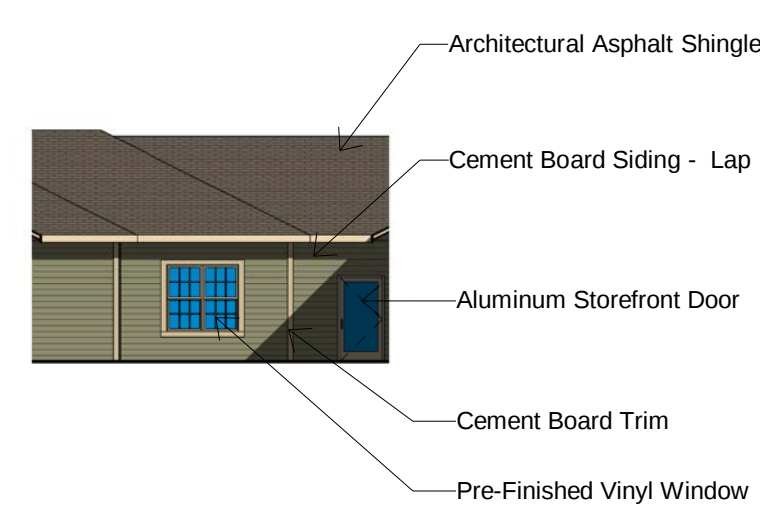
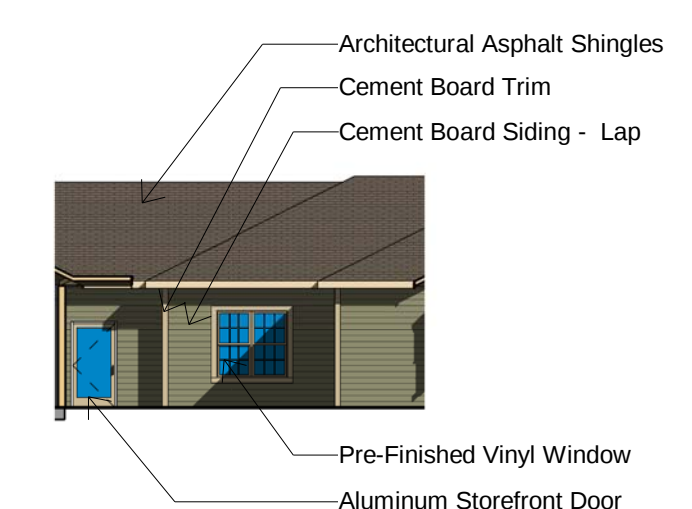
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 G10 MONUMENT SIGN ELEVATION 1/4" = 1'-0"		 G8 CARPORT ELEVATION - FRONT 1/8" = 1'-0"					 G2 CARPORT ELEVATION - SIDE 1/8" = 1'-0"
 E10 ELEVATION AT TRASH ENCLOSURE 1/4" = 1'-0"		 E6 AL COURTYARD 2 - NORTH ELEVATION 1/16" = 1'-0"		 E3 AL COURTYARD 1- NORTH ELEVATION 1/16" = 1'-0"			
 C10 TRASH ENCLOSURE - BACK 1/4" = 1'-0"		 C6 AL COURTYARD 1- SOUTH ELEVATION 1/16" = 1'-0"		 C3 AL COURTYARD 2- SOUTH ELEVATION 1/16" = 1'-0"			
 A10 TRASH ENCLOSURE -SIDE 1/4" = 1'-0"	 A8 NORTH ELEV. - MC COURT 1/16" = 1'-0"	 A6 SOUTH ELEV- MC COURT 1/16" = 1'-0"	 A4 WEST ELEV - MC COURT 1/16" = 1'-0"	 A2 EAST ELEV - MC COURT 1/16" = 1'-0"			

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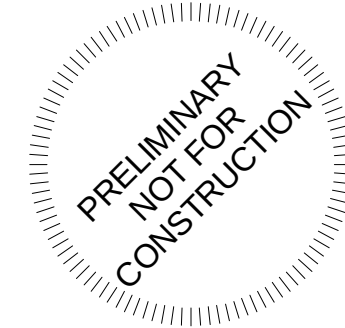
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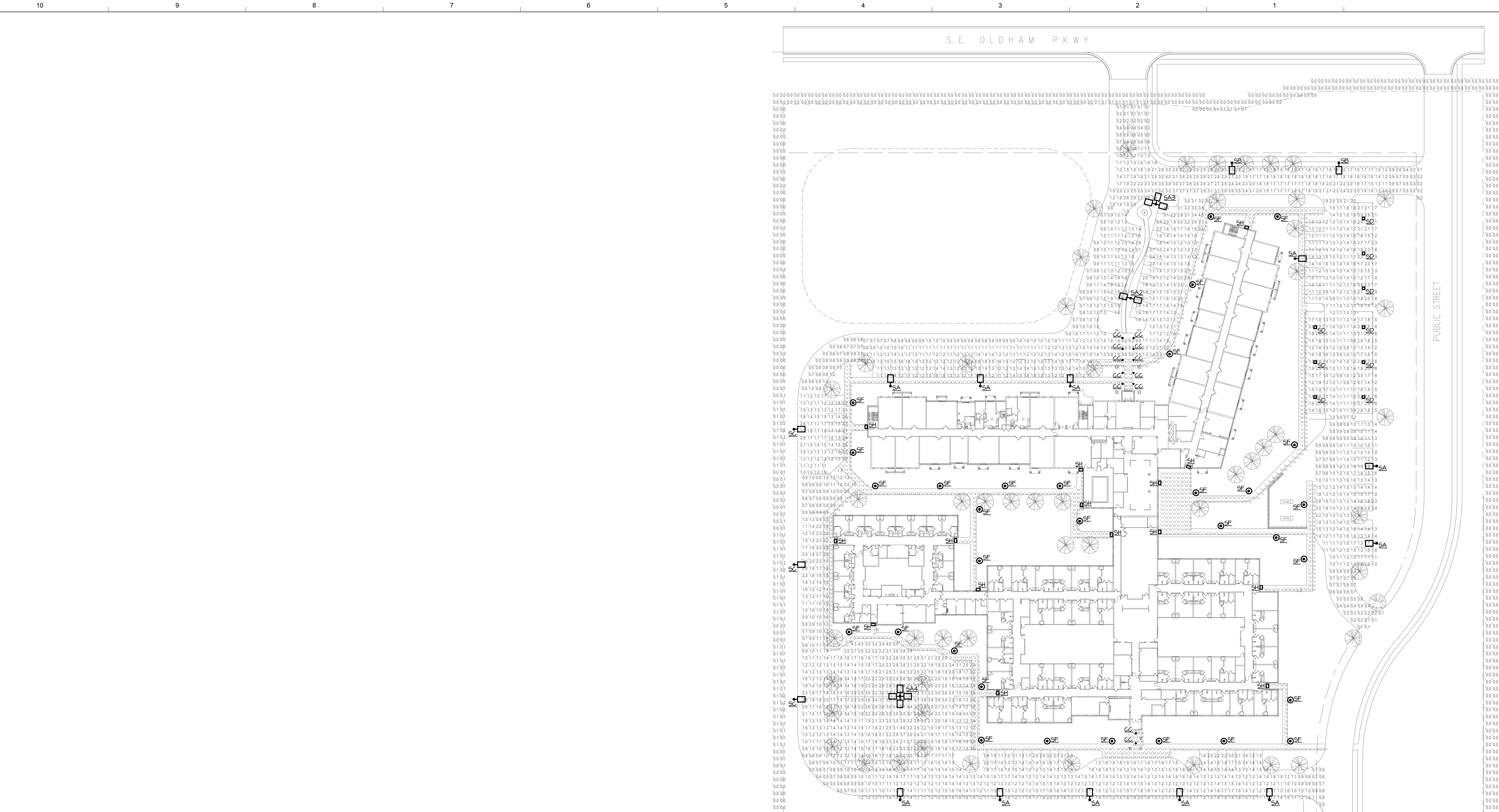
DESCRIPTION

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LIGHT FIXTURE SCHEDULE - SITE LIGHTING									
MARK	MANUFACTURER	MODEL	LAMP DATA		BALLAST TYPE	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION
			TYPE						
SA	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE
SA2	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	214	LED LOW PROFILE PARKING LOT FIXTURE
SA3	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	321	LED LOW PROFILE PARKING LOT FIXTURE
SA4	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	429	LED LOW PROFILE PARKING LOT FIXTURE
SB	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE
SC	MCGRAW-EDISON	GLEON-AE-02-LED-EI-SL3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE
SD	MCGRAW-EDISON	CNC-E01-LED-EI-MQ	4000K	30912 LUMEN LED	DRIVER	UNV	SURFACE	25	LED LOW PROFILE PARKING LOT FIXTURE
SE	STERBERG	A950SRLED-2ARC45T2-MDL03	4500K	3050 LUMEN LED	DRIVER	UNV	POLE TOP	33	LED POLE TOP ACORN STYLE FIXTURE
SG	LSI	XFLM-NF-LED-44-HO-NK-UE-P5	4000K	6298 LUMEN LED	DRIVER	UNV	KNUCKLE	64	EXTERIOR FLOODLIGHT FIXTURE
SH	MCGRAW-EDISON	IST-B02-LED-EI-6ZN-AP	4000K	4244 LUMEN LED	-	UNV	WALL	42	LED EXTERIOR WALL MOUNT
CC	NORA	NFBIC-6LI2AT-I / NRM-61I-LI2-30	3000K	1250 LUMEN LED	-	120	RECESSED	16	DAMP LOCATION DOWNLIGHT/2-HOUR FIRE RATED

NOTES:

1. PROVIDE 10FT 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
2. PROVIDE 25FT SQUARE STRAIGHT STEEL POLE FINISH TO BE SELECTED BY ARCHITECT. STREETWORKS 555 SERIES.
3. MOUNT AT BOTTOM OF SIGN 3FT FROM FACADE.
4. PROVIDE WITH VANDAL GUARD ACCESSORY.
5. FINISH TO BE SELECTED BY ARCHITECT
6. PROVIDE HANDHOLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
7. DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
8. THREE-HEAD FIXTURE ON A SINGLE POLE.
9. FOUR-HEAD FIXTURE ON A SINGLE POLE.
10. PROVIDE A 12" DIAMETER, 6' TALL CONCRETE BASE WITH 45 DEGREE CHAMFERED EDGE.

GENERAL NOTES:

- A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- B. CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
- C. NOT ALL FIXTURES MAY APPEAR ON THE PLAN.

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LEE'S SUMMIT SENIOR COMMUNITY
S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 - F 816.532.1978

SEAL
PE - CASEY JOHN STEINER
LICENSE NO. 2009035182



PHOTOMETRICS
SITE PLAN

ISSUE DATE:

11/11/19

REVISIONS:

NO. DESCRIPTION DATE

H&B
HOSS & BROWN
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H&B Project Number: 1820588
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PROJECT NO.: 1111

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