BILL NO. 19-65 **ORDINANCE NO. 8613**

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SE RANSON ROAD AND SE OLDHAM PARKWAY IN DISTRICT CP-2, PROPOSED LEE'S SUMMIT SENIOR LIVING FACILITY ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, OF THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-018 submitted by O'Reilly Development Co., requesting a special use permit for an assisted living facility in District CP-2 (Planned Community Commercial District) on land located generally at the southeast corner of SE Ranson Rd and SE Oldham Pkwy was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit 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 a public hearing for the consideration of the special use permit on March 14, 2019, and rendered a report to the City Council recommending that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 2, 2019, and approved a motion for a second ordinance reading to approve the special use permit for said property.

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

SECTION 1. That the application pursuant to Section 6.830 of the Unified Development Ordinance to allow for an assisted living facility in District CP-2 with a special use permit is hereby granted for a period of 40 years, with respect to the following described property:

> *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 756.57 feet to the POINT OF BEGINNING, containing 533,062 Square Feet or 12.2374 Acres, more or less.

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of 40 years.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped February 19, 2019, appended hereto and made a part hereof.

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. 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.

SECTION 6. 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 April, 2019.

Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 11th day of April, 2019.

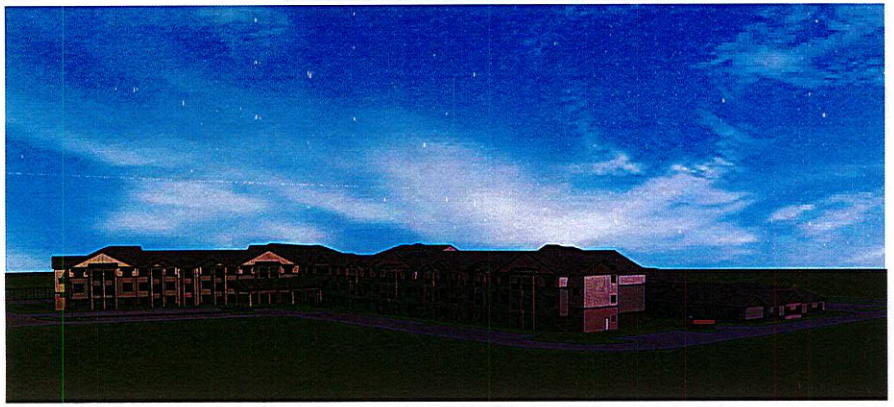
Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*



PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT SENIOR COMMUNITY

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

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SWD ARCHITECTS

EST 1935

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

SHEET LIST

G1.0	PRELIMINARY DEVELOPMENT PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY STORMWATER PLAN
C5.0	PRELIMINARY LANDSCAPE PLAN
C6.0	DETAILS
A2.1	BUILDING ELEVATIONS INDEPENDENT LIVING
A2.2	BUILDING ELEVATIONS MCAL
A2.3	COURTYARD ELEVATIONS
PH1.1	SITE PLAN PHOTOMETRICS

PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD. SUITE 228
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

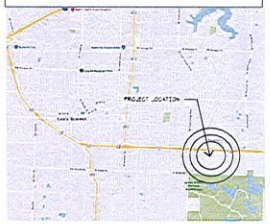
MANAGEMENT COMPANY

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

GENERAL PROJECT NOTES

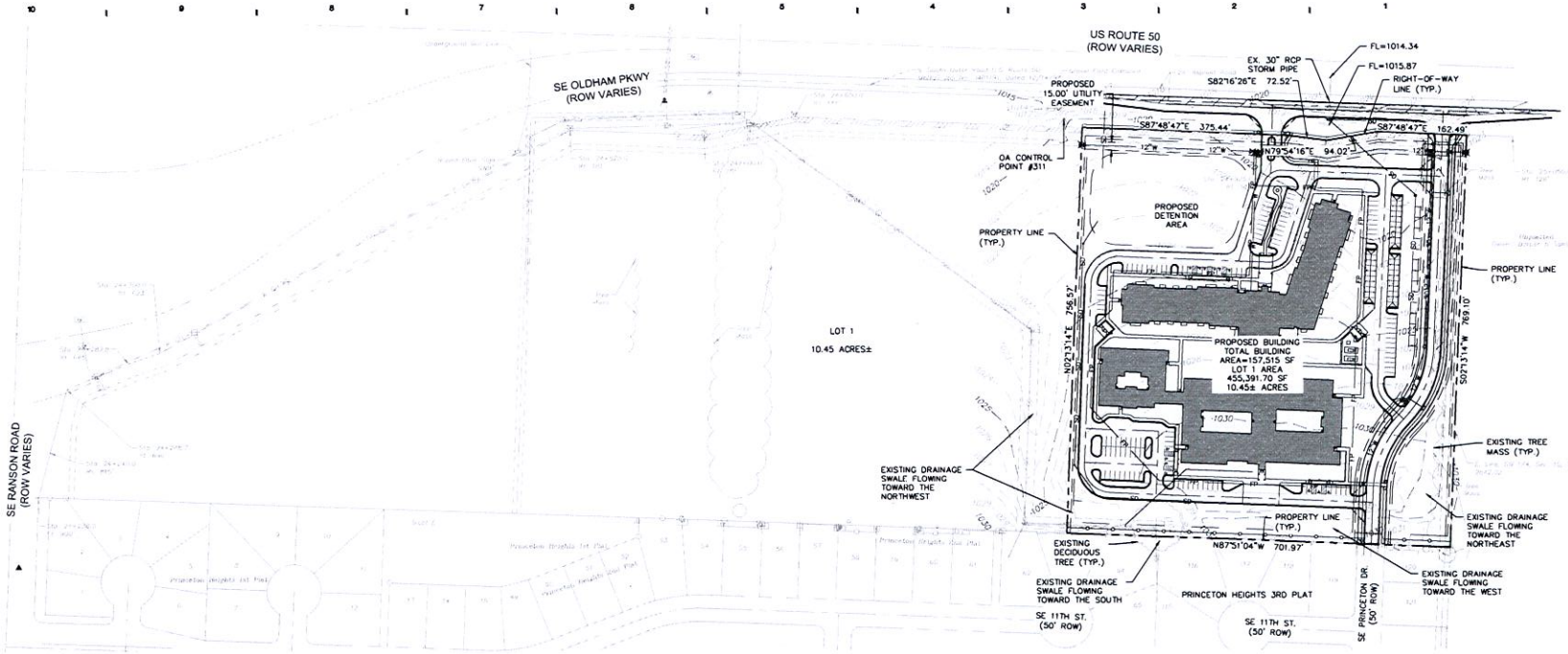
A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL EX. BUILDING SPECIFIC REQUIREMENTS & EXTENT'S OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT SHALL BE CONSIDERED FOR INFORMATION OBTAINABLE FROM THE EX. CONDITIONS OR THE DRAWINGS.
C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO UNDERGOING 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

NORTH



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

ENGINEER:
OLSSON
CONTACT: RYAN JEPPSON
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 756.57 FEET TO THE POINT OF BEGINNING, CONTAINING 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
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. GAS MARKER
	EXIST. CABLE VAULT
	EXIST. SANITARY MANHOLE
	EXIST. FLARED END SECTION
	EXIST. DECIDIOUS 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
8"SS	PROP. PUBLIC SANITARY SEWER MAIN
SS	PROP. SANITARY SEWER SERVICE
SD	PROP. STORM SEWER LINE
E	PROP. UNDERGROUND ELECTRIC
12"W	PROP. PUBLIC WATER MAIN
W	PROP. PRIVATE WATER MAIN
IRR	PROP. IRRIGATION LINE
2.5"W	PROP. WATER SERVICE
FP	PROP. FIRE PROTECTION LINE
	PROP. FENCE
	EXISTING CONTOUR
910	PROPOSED CONTOUR
	SPILL CURB (TYPE CG-1 DRY)
	STANDARD CURB (TYPE CG-1)
B-B	BACK OF CURB TO BACK OF CURB

DRAWING INDEX

C1.0	PRELIMINARY DEVELOPEMENT PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY STORMWATER PLAN
C5.0	PRELIMINARY LANDSCAPE PLAN
C6.0	DETAILS

N

0' 50' 100' 200'
SCALE IN FEET

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olsson

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Olsson Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com
Olsson Project #018-1450

SWD ARCHITECTS
EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

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

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

SEAL

STATE OF MISSOURI
RYAN V. JEPPSON
NUMBER
PE-2012024241
PROFESSIONAL ENGINEER
1-31-19
RYAN V. JEPPSON
PROFESSIONAL ENGINEER
MO# PE-2012024241

PRELIMINARY
DEVELOPEMENT
PLAN

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX

C1.0

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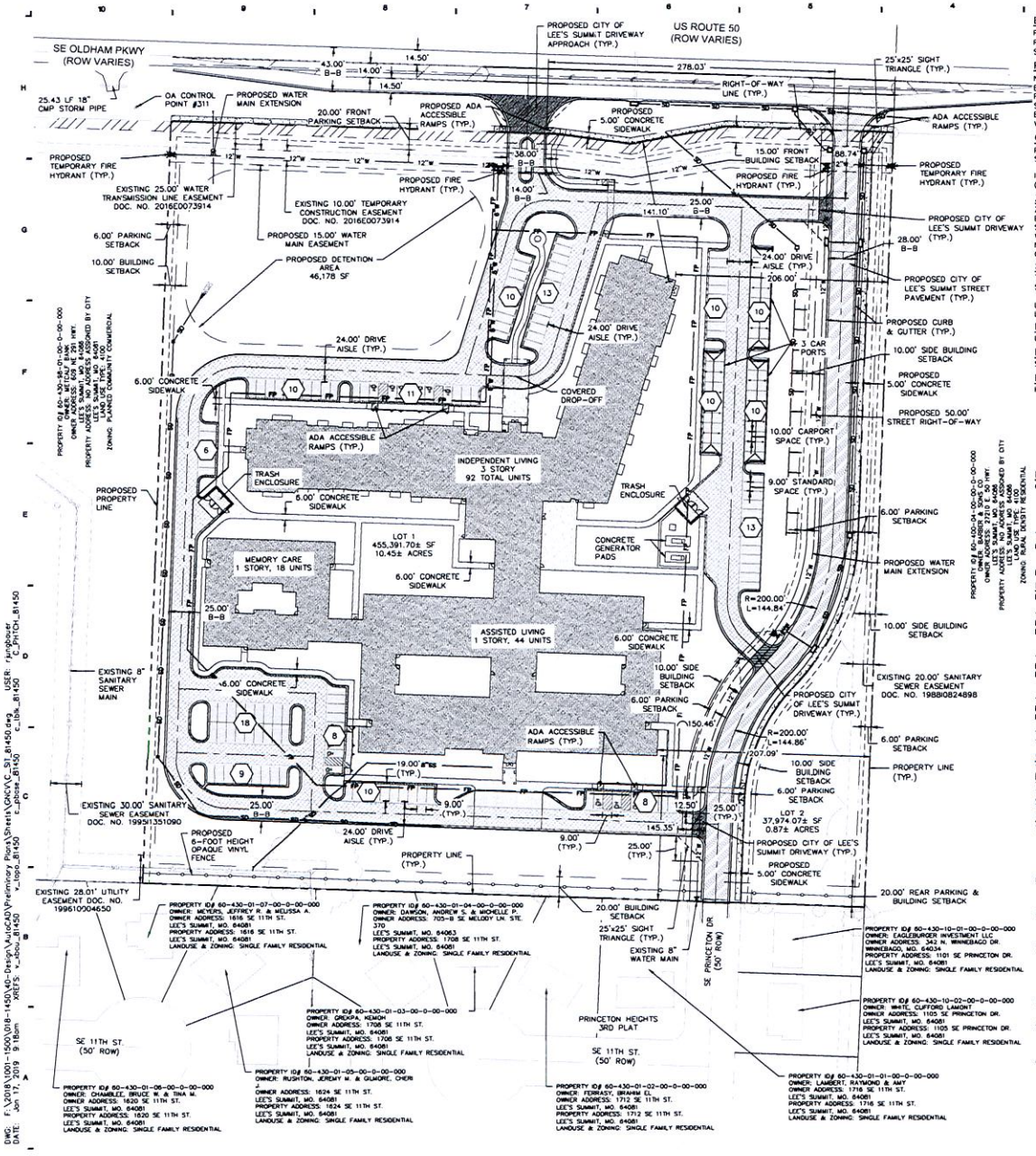
DWG: F:\2018\1001-1500\018-1450\Ab-Design\Autocad\Preliminary Plans\Sheets\CKD\CK-CLP B1450.dwg USER: rjenpbauer
DATE: Jan 16, 2019 - 7:19am REFS: XC_TOPO_B1450 XC_BLK_B1450 XC_BASE_B1450 XC_XREF_B1450



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
MEMORY CARE		= 12,215 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 COMMUNTY
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 HAMBLEN 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	1-800-246-8464
CENTURYLINK	1-800-246-4237
COMCAST	1-888-262-5101
GOOGLE FIBER NOC	1-866-954-1572
SPRINT/ERICSSON	1-800-521-0579
TIME WARNER CABLE	1-866-967-7611
TW TELECOM	1-800-829-0420
UNITE PRIVATE NETWORKS	1-866-963-4237
VERIZON COMMUNICATIONS INC.	1-800-624-9675

LEGEND

PROPERTY LINES
RIGHT-OF-WAY (ROW)
ROAD CENTERLINE
EASEMENT LINES
PARKING SETBACK LINES
BUILDING 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
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PROP. PUBLIC SANITARY SEWER MAIN
PROP. SANITARY SEWER SERVICE
PROP. STORM SEWER LINE
PROP. UNDERGROUND ELECTRIC
PROP. PUBLIC WATER MAIN
PROP. IRRIGATION LINE
PROP. WATER SERVICE
PROP. FIRE PROTECTION LINE
PROP. FENCE
EXISTING CONTOUR
910 PROPOSED CONTOUR
SPILL CURB (TYPE CG-1 DRY)
STANDARD CURB (TYPE CG-1)
B-B 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: 303273.6644
E: 863885.886
GRID=GROUND
N: 994990.3460
E: 2834285.6110
CAF: 0.999989860A

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

N

0 25' 50' 100'
SCALE IN FEET

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SEAL

STATE OF MISSOURI
RYAN V. JEPPSON
NUMBER
PE - 2012024241
PROFESSIONAL ENGINEER
RYAN V. JEPPSON
PROFESSIONAL ENGINEER
MO# PE-2012024241

PRELIMINARY SITE PLAN

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX

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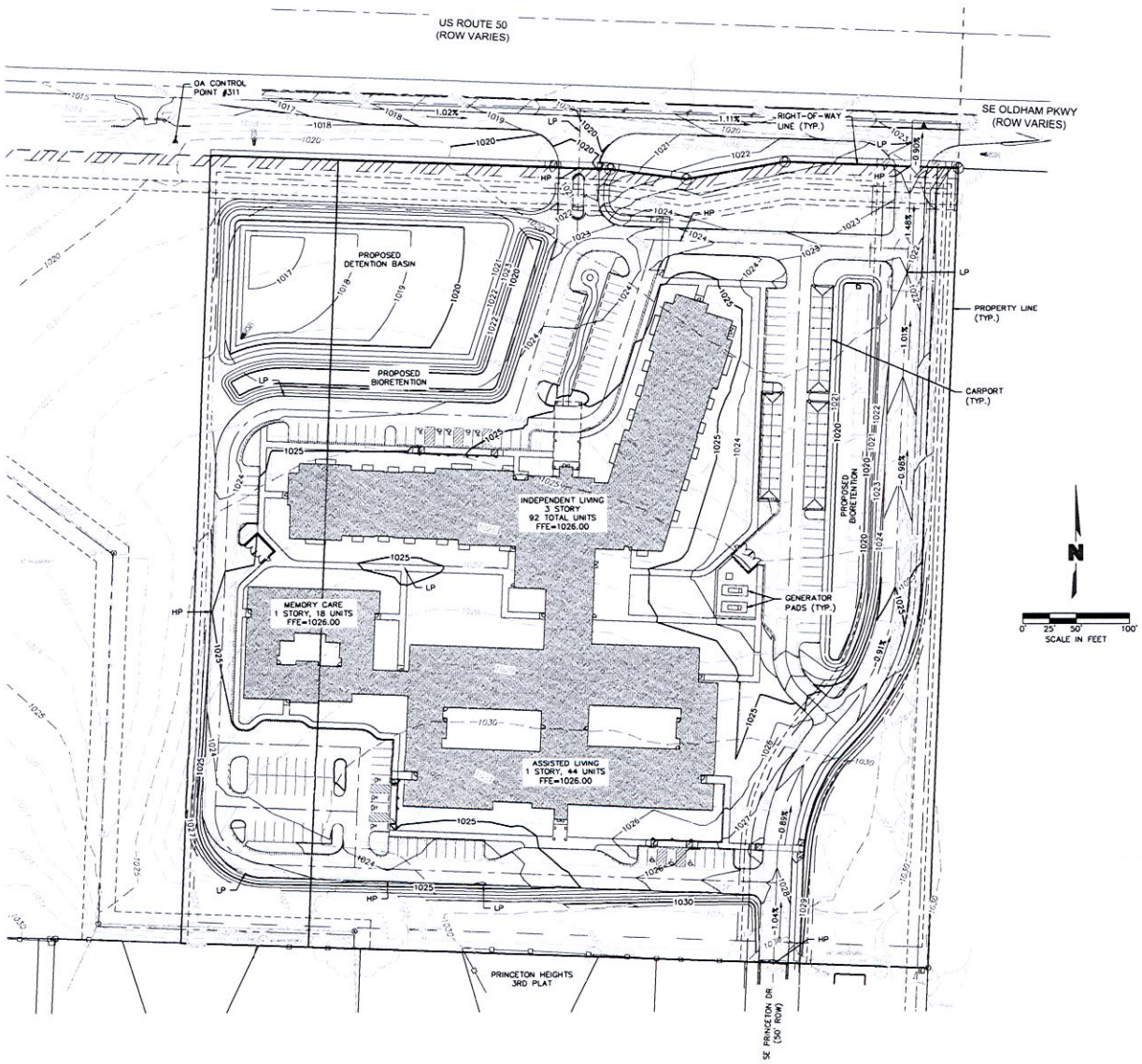

GRADING NOTES:

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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SEAL

STATE OF MISSOURI
RYAN V. JEPPSON
NUMBER
PE-2012024241
PROFESSIONAL ENGINEER
RYAN V. JEPPSON
PROFESSIONAL ENGINEER
MO# PE-2012024241
1-17-19

PRELIMINARY
GRADING PLAN

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX

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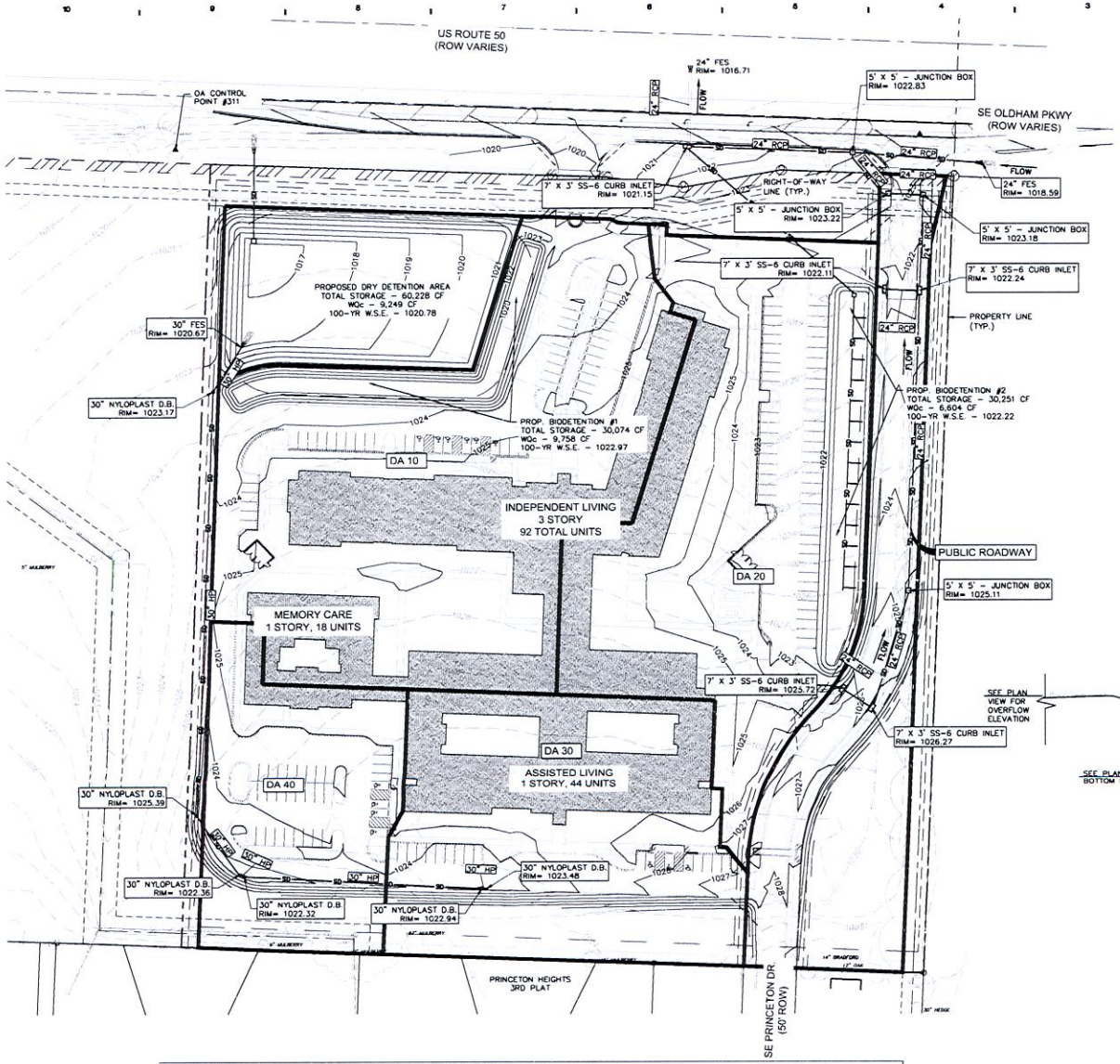

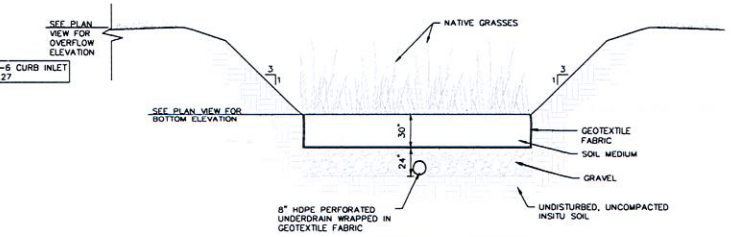

BIORETENTION CROSS SECTION (TYP.)
NOT TO SCALE

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. DECIDIOUS 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
- SD — SD — 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
- 910 EXISTING CONTOUR
- PROPOSED CONTOUR
- SPILL CURB
- ON-SITE STD. CURB
- B-B BACK OF CURB TO BACK OF CURB

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 COEFFICENT "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

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SEAL
STATE OF MISSOURI
RYAN V. JEMPSON
NUMBER PE-2010024241
PROFESSIONAL ENGINEER
RYAN V. JEMPSON
PROFESSIONAL ENGINEER
MO# PE-2010024241

PRELIMINARY STORMWATER PLAN

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

N
0 25' 50' 100'
SCALE IN FEET

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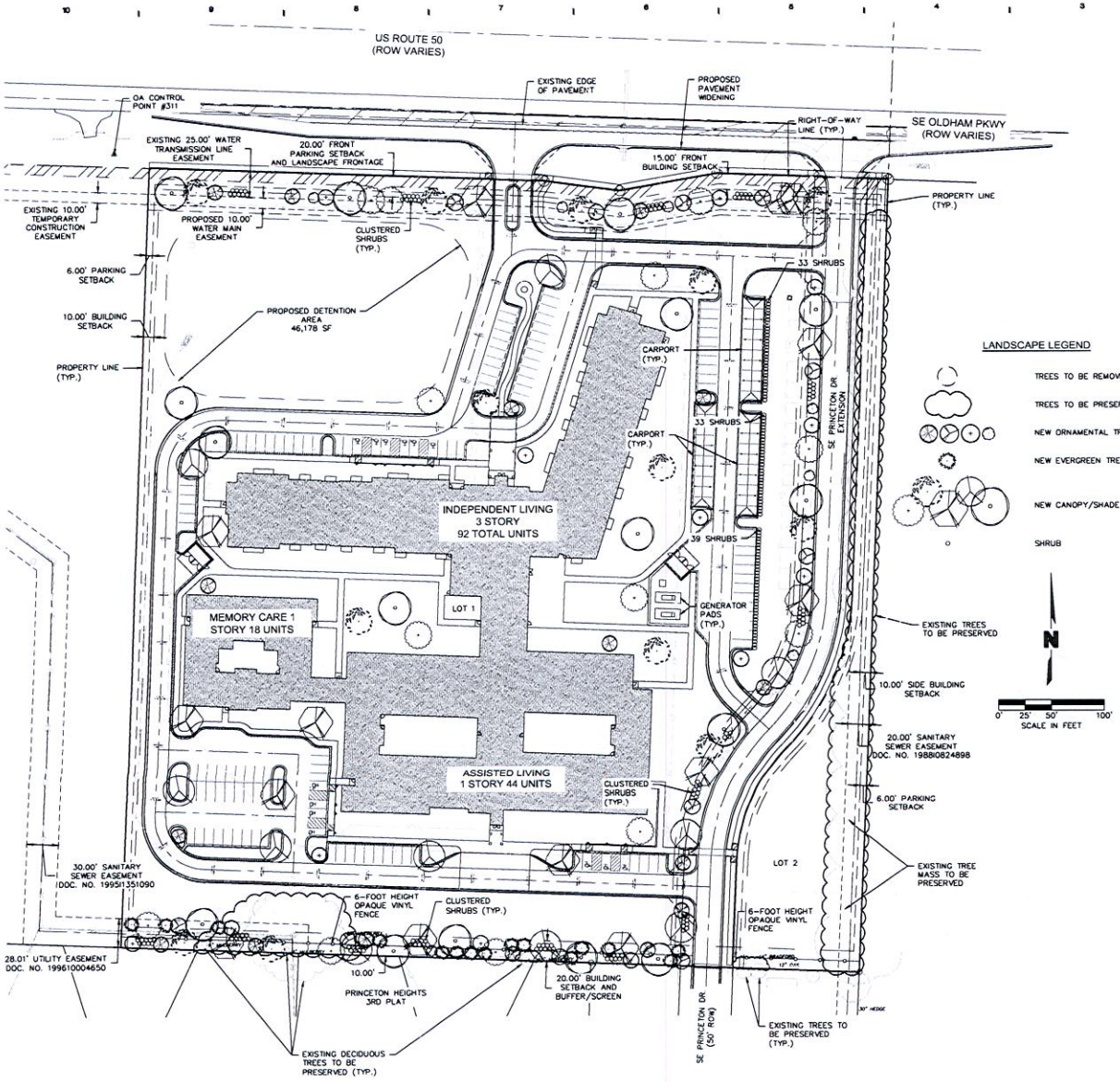


LANDSCAPING-MINIMUM REQUIREMENTS.

A. STREET FRONTAGE – LOT 1

1. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. A MINIMUM 20' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.

   SE OLDHAM PARKWAY – 704 LF FRONTAGE
   24 TREES REQUIRED
   24 TREES PROVIDED

   SE PRINCETON DRIVE – 798 LF FRONTAGE
   27 TREES REQUIRED
   27 TREES PROVIDED

2. IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)

3. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

   SE OLDHAM PARKWAY – 704 LF FRONTAGE
   36 SHRUBS REQUIRED
   36 SHRUBS PROVIDED

   SE PRINCETON DRIVE – 798 LF FRONTAGE
   40 SHRUBS REQUIRED
   40 SHRUBS PROVIDED

B. OPEN YARD AREAS – LOT 1

1. THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA.

   TOTAL AREA LOT 1 = 455,391 SF
   REQUIRED = 92 SHRUBS
   PROVIDED = 105 SHRUBS (ALONG CARPORT/PARKING)

2. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.

3. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDING/STRUCTURES.

C. TRASH STORAGE CONTAINERS

1. A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLAN.

   PROVIDED = REFER TO ARCHITECTURAL SHEETS

D. PARKING LOT LANDSCAPING – LOT 1

1. LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES OR DRIVEWAYS.

   101,632 SF TOTAL PARKING AREA
   5,082 SF LANDSCAPE ISLAND AREA REQUIRED
   8,941 SF LANDSCAPE ISLAND AREA PROVIDED

2. SCREENING TO A HEIGHT OF 2.5 FEET MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET.

   NO PROPOSED PARKING ALONG THE FRONTAGE OF SE OLDHAM PARKWAY.

   SCREENING IS PROVIDED ALONG PARKING FACING SE PRINCETON DRIVE.

E. BUFFER/SCREEN – LOT 1

1. BUFFER/SCREEN BETWEEN DEVELOPMENT OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 14.1.

   WESTERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

   NORTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

   EASTERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

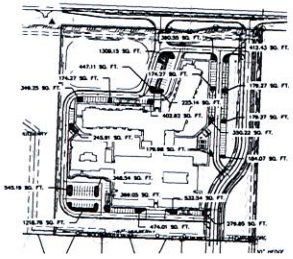
   SOUTHERN BOUNDARY – BUFFER ALONG RESIDENTIAL DEVELOPMENT

   REQUIRED = H, HIGH IMPACT SCREENING – USE SIX-FOOT HIGH OPAQUE VINYL FENCE, AND LOW IMPACT SCREENING ON BOTH SIDES OF FENCE.

   532.10 LF BY 20' DEPTH = 10,642 SF LOW IMPACT SCREENING "C" (SHADE TREE 1/750 SF, ORNAMENTAL TREES 1/750 SF, EVERGREEN TREES 1/750 SF, SHRUBS 1/200 SF).

   SHADE TREES REQUIRED = 15 (COMBINED BOTH SIDES OF FENCE)
   ORNAMENTAL TREES REQUIRED = 15 (COMBINED BOTH SIDES OF FENCE)
   EVERGREEN TREES REQUIRED = 15 (COMBINED BOTH SIDES OF FENCE)
   SHRUBS REQUIRED = 54 (COMBINED BOTH SIDES OF FENCE)

   PROVIDED = SIX FOOT HIGH OPAQUE VINYL FENCE, AND LOW IMPACT SCREENING "C"
   SHADE TREES: 15
   ORNAMENTAL TREES: 15
   EVERGREEN TREES: 15
   SHRUBS: 54



INTERIOR GREEN EXHIBIT
SCALE:1"=200'

HATCH LEGEND

INTERIOR GREEN SPACE

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SEAL

STATE OF MISSOURI
JANE K. DONEY CARNHART
NUMBER LA-00013
LANDSCAPE ARCHITECT
17.2019

JANE K. DONEY CARNHART
LANDSCAPE ARCHITECT
MO# LA-00013

Jane Carnhart

PRELIMINARY
LANDSCAPE PLAN

ISSUE DATE:
2019 JANUARY 17

REVISIONS:

PROJECT NO.: XXXX

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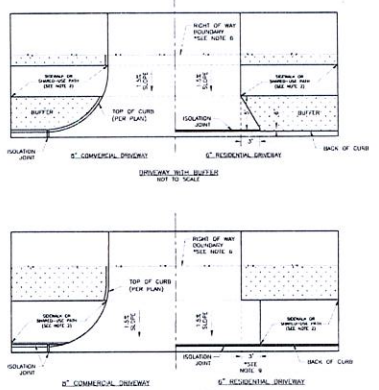
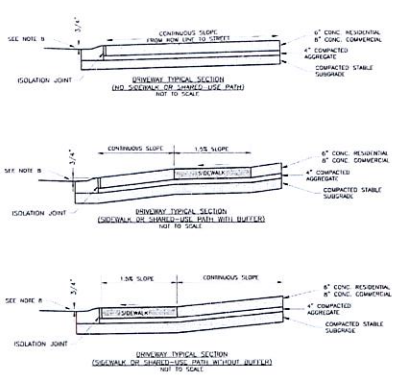
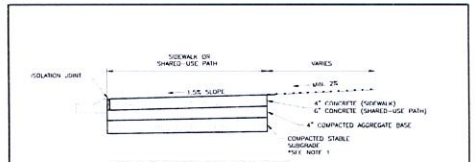




GENERAL NOTES:

1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. 1/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3" FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 26 FEET WITHIN THE RIGHT OF WAY.

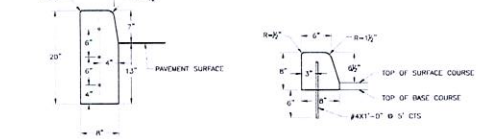
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL
Drawn By: MJF
Checked By: JK
Date: 04/17
Scale: N/A
GEN-1

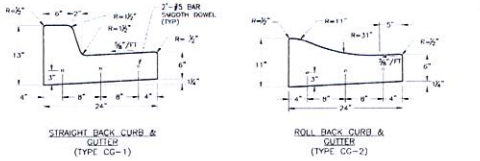


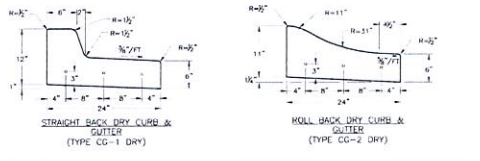
GENERAL NOTES:

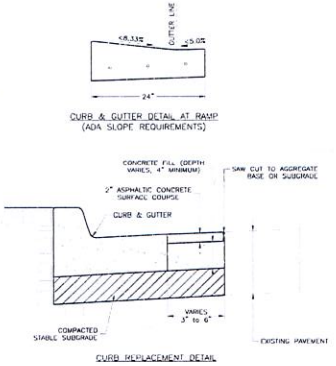
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SIDEWALK/SHARED-USE PATH DETAIL
Date: 04/17
Drawn By: MJF
Checked By: JK
GEN-2









GENERAL NOTES

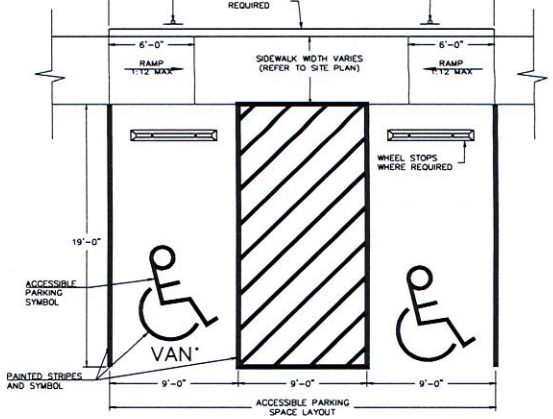
1. 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
Drawn By: MJF
Checked By: JK
Date: 04/17
Scale: N/A
GEN-4

ACCESSIBLE PARKING SPACE SIGN ** (PER MUTCD)
CENTERED ON EACH ACCESSIBLE SPACE. SIGNS FOR STANDARD ACCESSIBLE PARKING SPACES SHALL BE LOCATED 5' ABOVE THE GROUND SURFACE AT THE BOTTOM OF THE SIGN. THE SIGN SHALL BE AT LEAST 12" BY 18" AND MEET THE REQUIREMENTS AS REFERENCED IN SECTION 29-381 OF THE LEE'S SUMMIT GENERAL CODE OF ORDINANCES.

* SEE SITE PLAN FOR "LIFT VAN ACCESSIBLE ONLY" STALL LOCATION

** "LIFT VAN ACCESSIBLE ONLY" PARKING SIGN PLACED IN FRONT OF DESIGNATED STALL NOTED ON SITE PLAN



ACCESSIBLE PARKING SPACE LAYOUT DETAIL (TYP.)
NOT TO SCALE

NOTE
ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

1-800-DIG-RITE or 811
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olsson
Olsson Engineering MO State Certificate of Authority #001592
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550 St. Louis St. TEL 417.862.8962
Springfield, MO 65806 FAX 417.862.8805 www.olsson.com
Olsson Project #018-1450

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OF AUTHORITY NO. 000073

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

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

SEAL
STATE OF MISSOURI
RYAN V. JOPPSON
NUMBER
PE-2012024241
PROFESSIONAL ENGINEER
RYAN V. JOPPSON
PROFESSIONAL ENGINEER
MO# PE-2012024241
1-17-19

DETAILS

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX
C6.0

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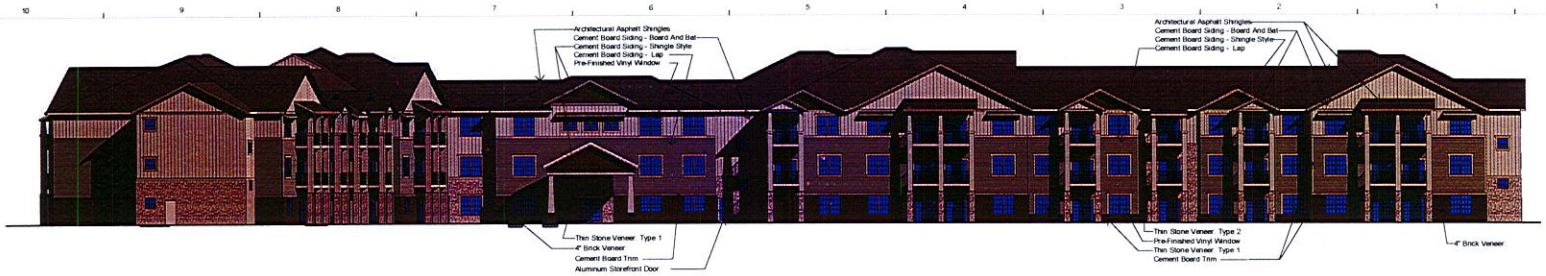
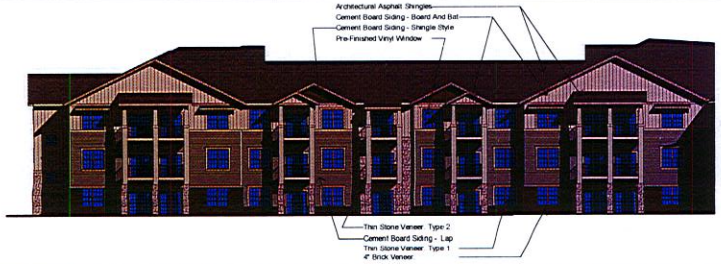
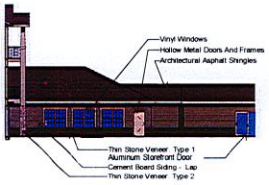


G10 NORTH ELEVATION IL
1/16" = 1'-0"

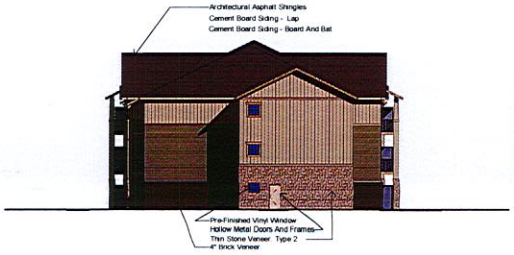
E10 SOUTH ELEVATION IL
1/16" = 1'-0"



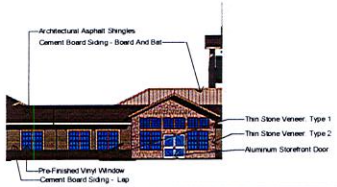
C10 PARTIAL WEST ELEVATION - IL NORTH
1/16" = 1'-0"



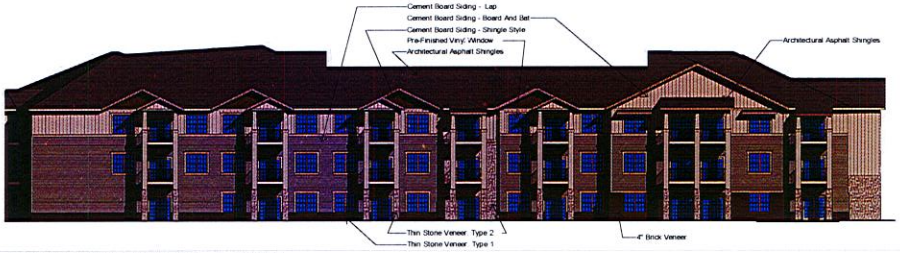
C5 PARTIAL WEST ELEVATION - IL SOUTH
1/16" = 1'-0"



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"

SWD ARCHITECTS
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ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY
SE. OLDHAM PARKWAY & SE. 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 1668 F 816 532 1978

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NO.	DESCRIPTION	DATE

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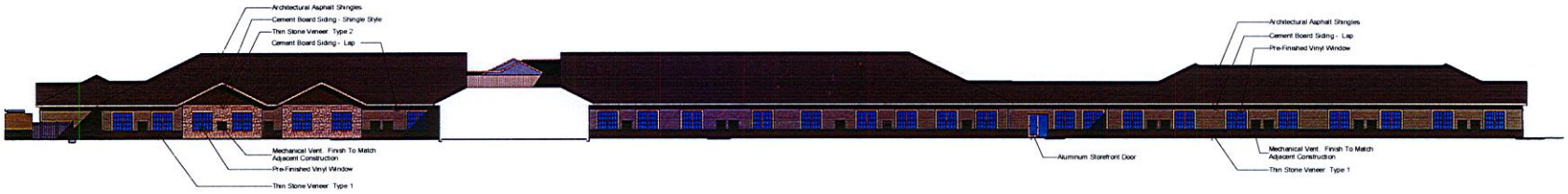
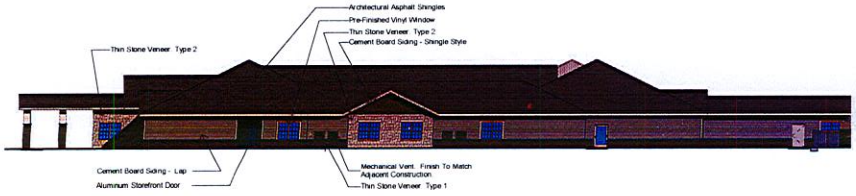
1/17/2019 9:00:36 AM

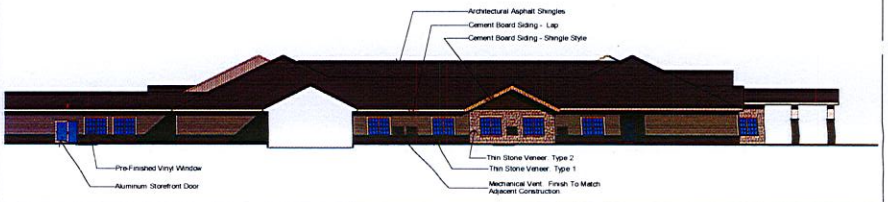
G10 MCAL SOUTH ELEVATION
1/16" = 1'-0"



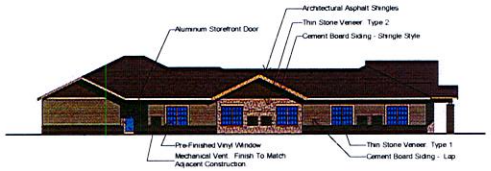
E10 MCAL NORTH ELEVATION
1/16" = 1'-0"



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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LEE'S SUMMIT SENIOR COMMUNITY

SE. OLDHAM PARKWAY & SE. 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

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BUILDING ELEVATIONS MCAL

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REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 1811

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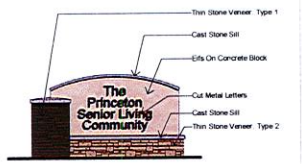
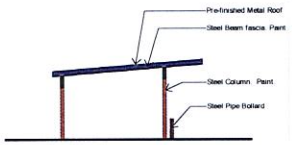
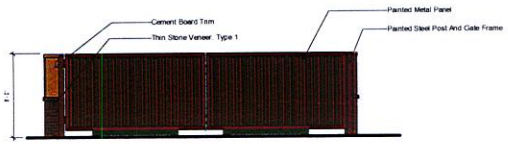


G10 MONUMENT SIGN ELEVATION
1/4" = 1'-0"

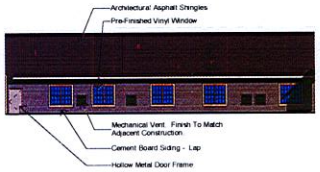
G8 CARPORT ELEVATION - FRONT
1/8" = 1'-0"



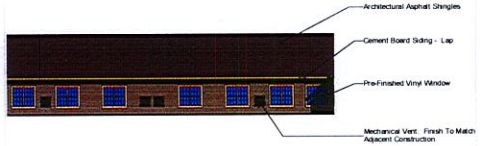
G2 CARPORT ELEVATION - SIDE
1/8" = 1'-0"



E10 ELEVATION AT TRASH ENCLOSURE
1/4" = 1'-0"

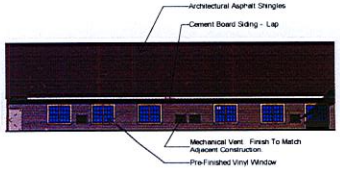


E6 AL COURTYARD 2 - NORTH ELEVATION
1/16" = 1'-0"

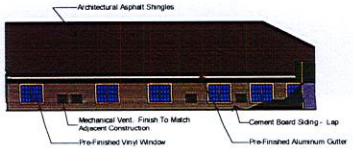


E3 AL COURTYARD 1- NORTH ELEVATION
1/16" = 1'-0"

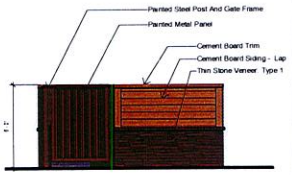
C10 TRASH ENCLOSURE - BACK
1/4" = 1'-0"



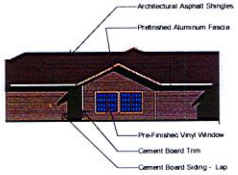
C6 AL COURTYARD 1- SOUTH ELEVATION
1/16" = 1'-0"



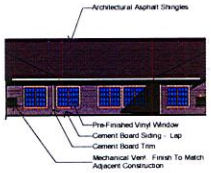
C3 AL COURTYARD 2- SOUTH ELEVATION
1/16" = 1'-0"



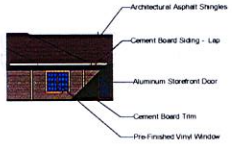
A10 TRASH ENCLOSURE -SIDE
1/4" = 1'-0"



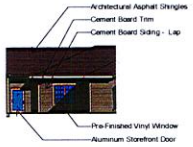
A8 NORTH ELEV. - MC COURT
1/16" = 1'-0"



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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OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY
SE. OLDHAM PARKWAY & SE. 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

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COURTYARD ELEVATIONS

ISSUE DATE:
1/18/19

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 1811

A2.3

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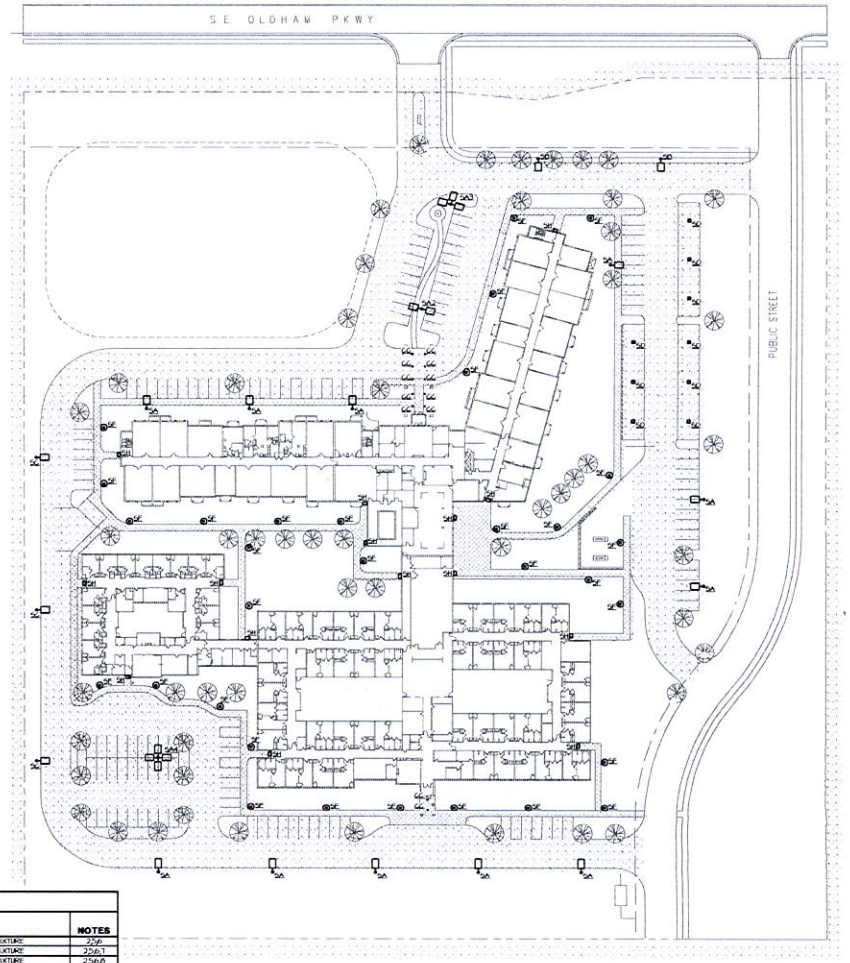

01 PHOTOMETRICS SITE PLAN
SCALE 1" = 50'-0"

NORTH

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

MARK	MANUFACTURER	MODEL	LAMP DATA TYPE	LAMP DATA	BALLAST TYPE	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
5A	MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4M	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	2,6
5A2	MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4M	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	214	LED LOW PROFILE PARKING LOT FIXTURE	2,6,3
5A3	MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4M	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	321	LED LOW PROFILE PARKING LOT FIXTURE	2,5,6,8
5A4	MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4M	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	428	LED LOW PROFILE PARKING LOT FIXTURE	2,5,6,9
5B	MCGRAW-EDISON	GLEON-AE-02-LED-E1-T3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	2,5,6
5C	MCGRAW-EDISON	GLEON-AE-02-LED-E1-4L3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	2,5,6
5D	MCGRAW-EDISON	GAL-E01-LED-E1-WQ	4000K	3012 LUMEN LED	DRIVER	UNV	SURFACE	25	LED LOW PROFILE PARKING LOT FIXTURE	5
5F	STERNBERG	A850X8LED-2ARE-4ST2-HDL03	4500K	3050 LUMEN LED	DRIVER	UNV	POLE TOP	33	LED POLE TOP ACORN STYLE FIXTURE	1,5,6
5G	LSI	XEUH-NF-LED-4R-W2-NR-UE-P5	4000K	6248 LUMEN LED	DRIVER	UNV	KINGALE	64	EXTERIOR FLOODLIGHT FIXTURE	4,10
5H	MCGRAW-EDISON	FST-B02-LED-E1-G2N-AP	4000K	4244 LUMEN LED	-	UNV	WALL	42	LED EXTERIOR WALL MOUNT	
GG	NORA	NTBC-6L12AT-1 / NRH-6R-L12-30	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 16OR 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.

H&B ENGINEERING
HOSS & BROWN
11245 W 95th Street
Lenexa, Kansas 66214
(913) 362-9090 phone
mail@hbe.com
Hoss & Brown Project Number: 1820700
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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 816.531.1696 F 816.531.1978

SEAL
PE - CASEY JOHN STERNER
LICENSE NO. 2009035172

STATE OF MISSOURI
CASEY JOHN STERNER
NUMBER PE-2009035172
PROFESSIONAL ENGINEER

10/02/19

PHOTOMETRICS SITE PLAN

ISSUE DATE:
10/02/19

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: [redacted]

PH1.1

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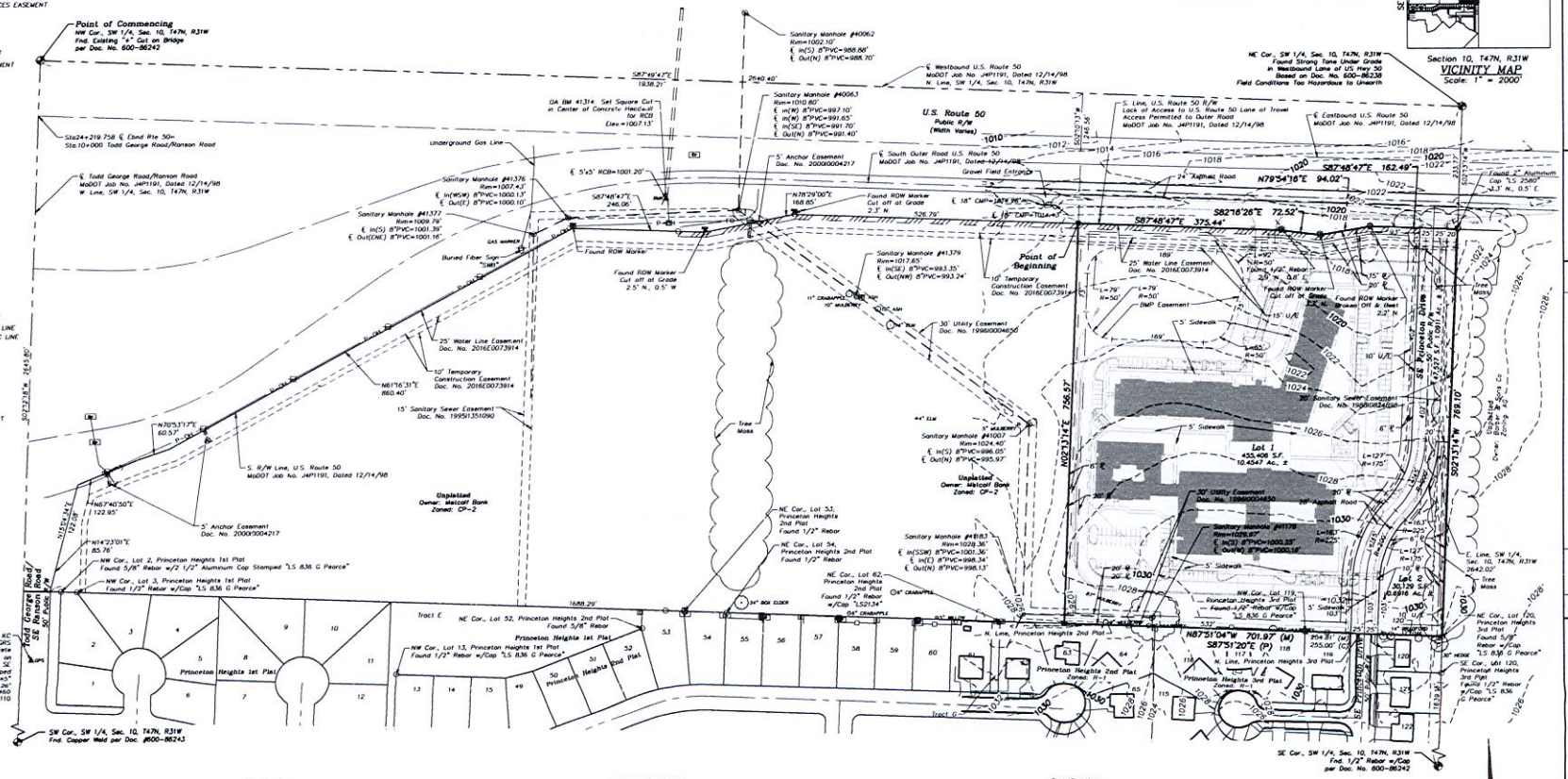
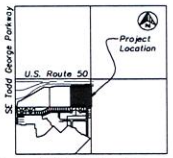
Preliminary Plat
Princeton, Lots 1 and 2
An unplatted tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

Lot Summary Table		
Lot 1	450,406 S.F.	10.4547 Ac.
Lot 2	30,129 S.F.	0.6916 Ac.
SE Princeton Drive R/W	47,527 S.F.	1.0911 Ac.
Total	533,062 S.F.	12.2374 Ac.





Section 10, T47N, R31W
VICINITY MAP
Scale: 1" = 2000'

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 756.57 feet to the POINT OF BEGINNING.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Princeton, Lots 1 and 2".

Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Surveyor's Notes

1. Basis Of Bearings: The West line of the Southwest Quarter of Section 10, Township 47 North, Range 31 West being: S02°12'18"W, Missouri Coordinate System 1983, West Zone.
2. 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.
3. Subject Property contains 533,062 Square Feet or 12.2374 Acres, more or less.
4. Access to U.S. Route 50 is prohibited.
5. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
6. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
7. Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 – Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
8. Subject Property is a portion of the Parent Tracts contained in Instrument Numbers 2010E0048281 and 2010E0048282.

Certification

I hereby certify that the within Preliminary Plat of "Princeton, Lots 1 and 2" subdivision is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
TIMOTHY BLAIR WISWELL
NUMBER LS-2009000067
PROFESSIONAL LAND SURVEYOR

Date: _____

By: _____
Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson Associates LC-366

Prepared By:
Olsson Associates
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Property Owner:
Central Bank of the Midwest,
Formerly Known as Metcalf Bank
609 NE 291 Hwy
Lee's Summit, Missouri 64086
Telephone: (816) 525-5300

Prepared For:
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5051 S. National Avenue, Ste 4-110
Springfield, Missouri 65810
Telephone: (417) 893-6006

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Overland Park, KS 66213-4750
TEL 913.381.1170
FAX 913.381.1174
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.02.14	Revised Lot 2 and Street R/W Areas. Revised Setbacks. Added U.S. Route 50	MJB

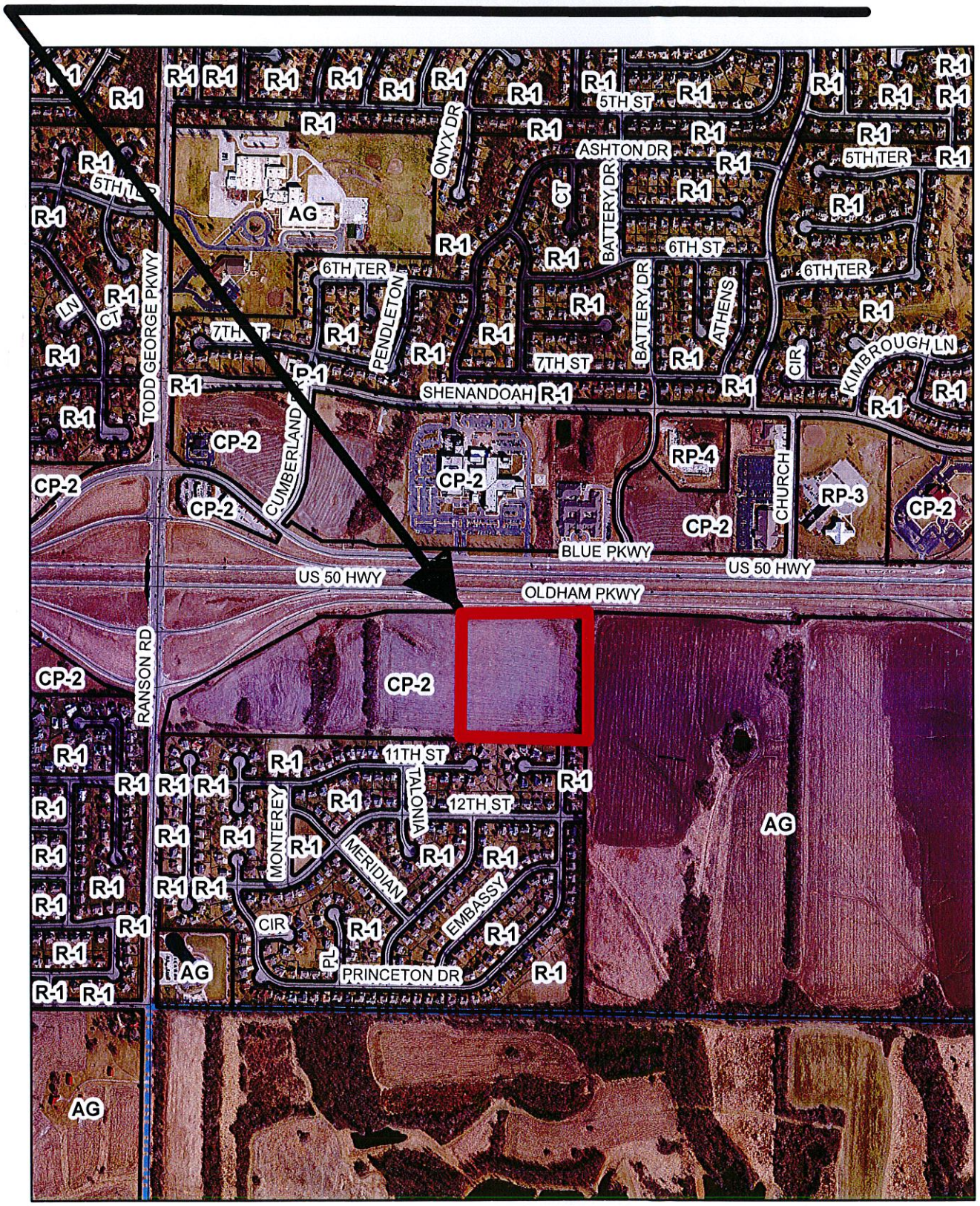
Preliminary Plat
Princeton, Lots 1 and 2
An unplatted tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri
2019

drawn by:	MJB
checked by:	TBW
approved by:	TBW
QA/QC by:	TBW
project no.	016-1450
drawing no.	V_PP_81450
date	2019.02.15

SHEET 1 of 1

DWG: F:\2016\001-1500\016-1450\40-Design\Survey\SKVY\Sheets\V_PP_81450.dwg USER: mbogina
DATE: Feb 15, 2019 7:40am XREFS: C_PBASE_81450

PL#2019-017- PRELIMINARY DEVELOPMENT PLAN & PL#2019-018 - SPECIAL USE PERMIT LEE'S SUMMIT SENIOR LIVING COMMUNITY O'REILLY DEVELOPMENT COMPANY, APPL.



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