

DWG: F:\2021\04001-04500\021-04054-a\40-design\AutoCAD\final\plans\Sheets\GNV\A21-04054.dwg
DATE: Aug 31, 2023 9:36am
USER: cm9vjs
C:\PTBLK_A2104054 C:\PPATT_A2104054 C:\PBNDY_A2104054
XREFS: C:\PBASE_A2104054 C:\PBLDG_A2104054 C:\XBASE_A2104054

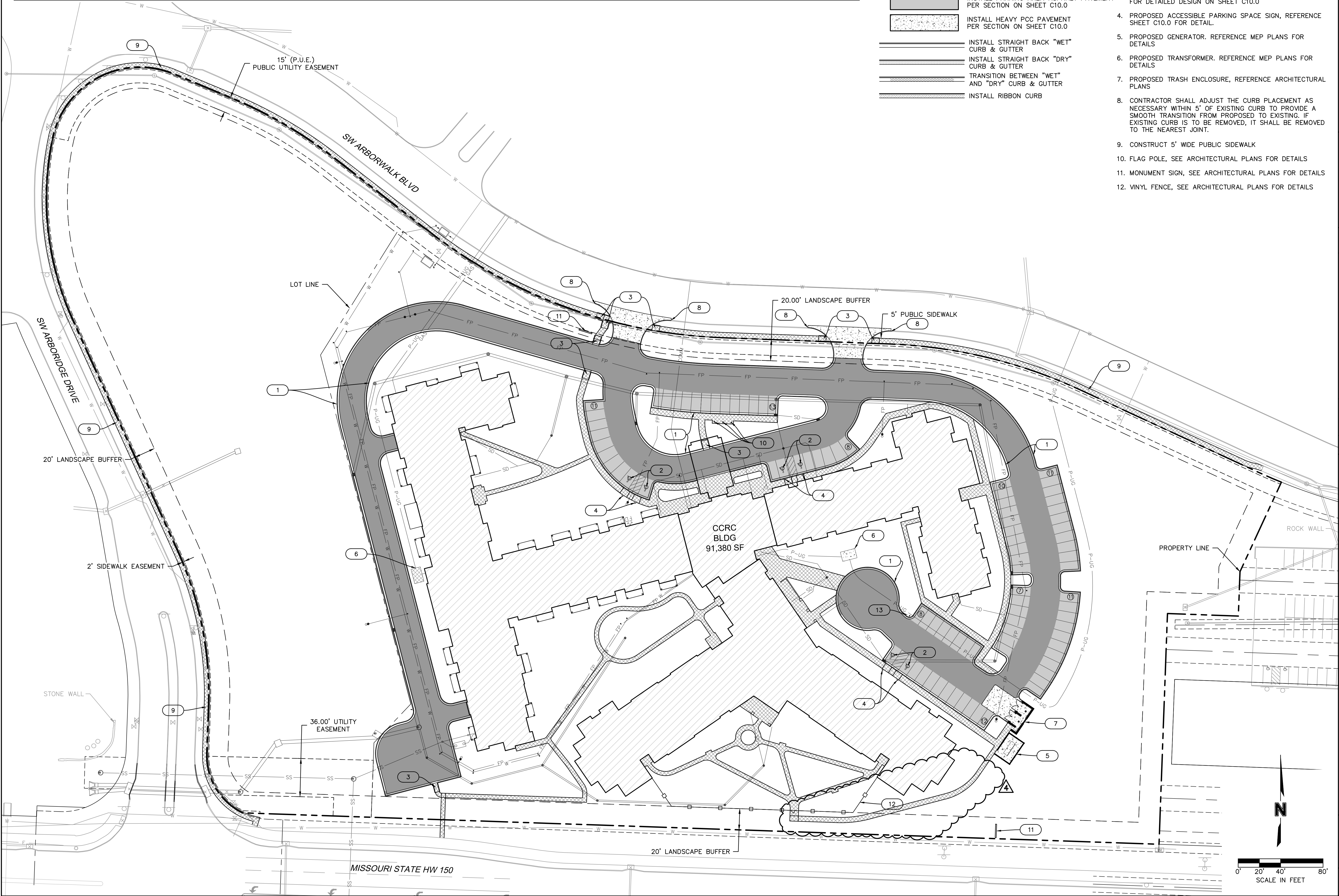
SITE DEVELOPMENT DATA																		
PHASE	Number of Floors	GROSS AREA (AC.)	NET AREA (AC.)	LAND USE	GROSS FLOOR AREA PARKING GARAGE (SF)	GROSS FLOOR AREA 1ST FLOOR (SF)	GROSS FLOOR AREA 2ND FLOOR (SF)	BUILDING COVERAGE (SF)	F.A.R.	# OF Dwelling Units	# OF BEDS	MAX # EMPLOYEES	PARKING STALLS REQUIRED			OPEN SPACE (SF / %)	IMPERVIOUS COVERAGE (SF / %)	
													RATIO	REQUIRED*	PROVIDED			
Main Campus (ALU, ILU, SNF Wings)	2	11.86	11.86	Skilled Nursing	23,471	85,707	52,124	161,302	0.31	126	138	62	1 Space for 2 beds (138/2) + 1 Space (plus 1) employee on max shift (62+1)	131	Surface Garage	91 46	338,012.57 SF 65.4%	178,609.03 SF 34.6%
*PARKING CALCULATIONS BASED ON NUMBER OF BEDS OF RESIDENTS ALLOWED TO OWN AND OPERATE VEHCIALS															TOTAL	137		

LEGEND

- INSTALL SIDEWALK
PER SECTION ON SHEET C10.0
- INSTALL DRIVE AREA ASPHALT PAVEMENT
PER SECTION ON SHEET C10.0
- INSTALL PARKING AREA ASPHALT PAVEMENT
PER SECTION ON SHEET C10.0
- INSTALL HEAVY PCC PAVEMENT
PER SECTION ON SHEET C10.0
- INSTALL STRAIGHT BACK "WET"
CURB & GUTTER
- INSTALL STRAIGHT BACK "DRY"
CURB & GUTTER
- TRANSITION BETWEEN "WET"
AND "DRY" CURB & GUTTER
- INSTALL RIBBON CURB

KEYNOTES (X)

1. CONSTRUCT CONCRETE CURB & GUTTER, SEE LEGEND.
2. ACCESSIBLE PARKING AND RELATED CURB RAMP. SEE
SPOT ELEVATION DETAILS FOR DETAILED DESIGN ON SHEET
C4.5-C4.6.
3. ACCESSIBLE CURB RAMP. SEE SPOT ELEVATION DETAILS
FOR DETAILED DESIGN ON SHEET C10.0
4. PROPOSED ACCESSIBLE PARKING SPACE SIGN, REFERENCE
SHEET C10.0 FOR DETAIL.
5. PROPOSED GENERATOR. REFERENCE MEP PLANS FOR
DETAILS
6. PROPOSED TRANSFORMER. REFERENCE MEP PLANS FOR
DETAILS
7. PROPOSED TRASH ENCLOSURE, REFERENCE ARCHITECTURAL
PLANS
8. CONTRACTOR SHALL ADJUST THE CURB PLACEMENT AS
NECESSARY WITHIN 5' OF EXISTING CURB TO PROVIDE A
SMOOTH TRANSITION FROM PROPOSED TO EXISTING. IF
EXISTING CURB IS TO BE REMOVED, IT SHALL BE REMOVED
TO THE NEAREST JOINT.
9. CONSTRUCT 5' WIDE PUBLIC SIDEWALK
10. FLAG POLE, SEE ARCHITECTURAL PLANS FOR DETAILS
11. MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS
12. VINYL FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS



olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
8/31/23
PROFESSIONAL ENGINEER

BY CSM

REV. NO. DATE REVISIONS DESCRIPTION

1 10.10.2022 CITY COMMENTS

2 01.20.2023 CITY COMMENTS

3 03.03.2023 CITY COMMENTS

4 08.31.2023 SIDEWALK RELOCATION

2023

SITE PLAN
RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN
LEE'S SUMMIT, MO

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C SIT01_A2104054
date: 08.10.2022

SHEET
C3.0