

Colbern Road Senior Site Preliminary Development Plan

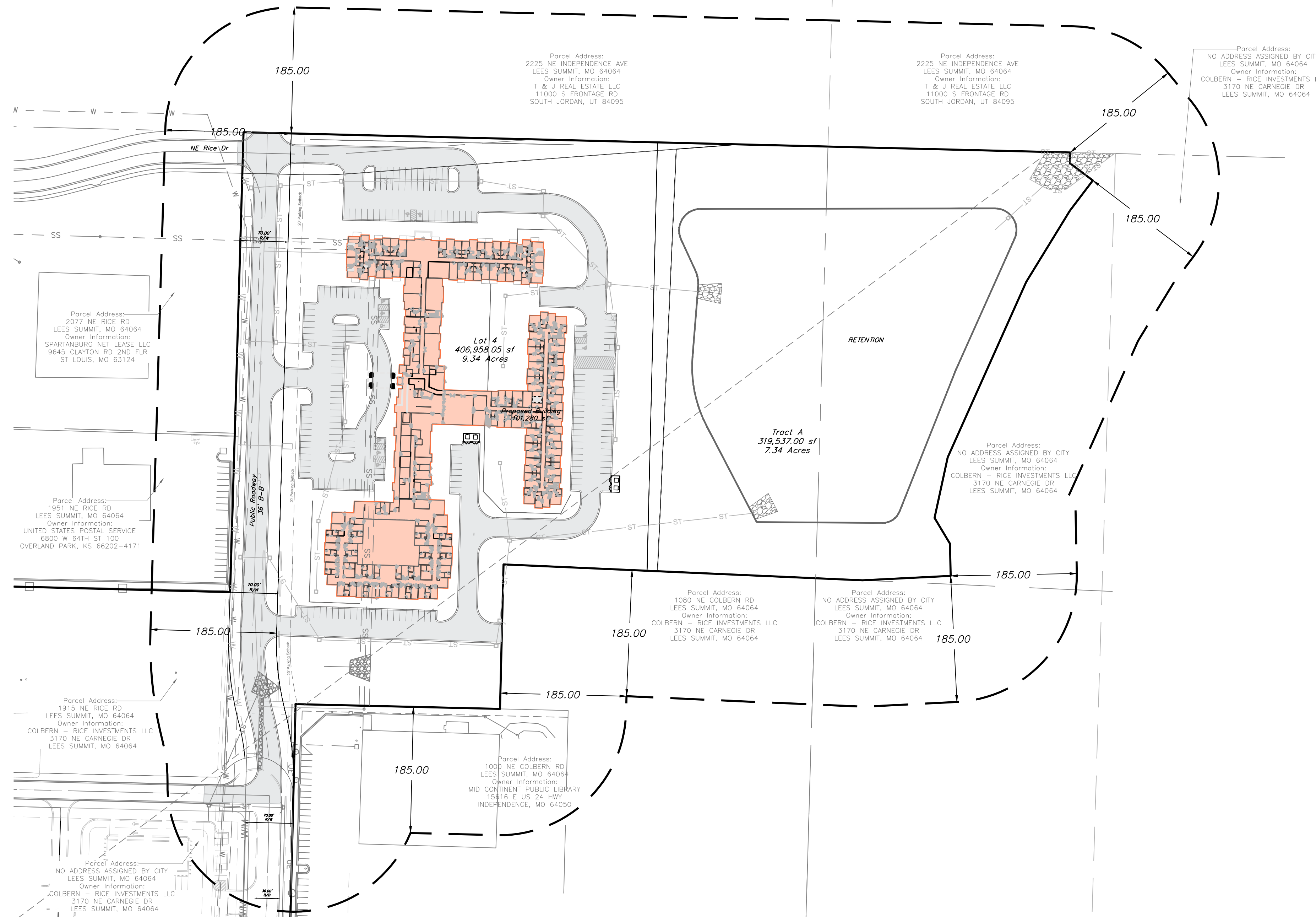
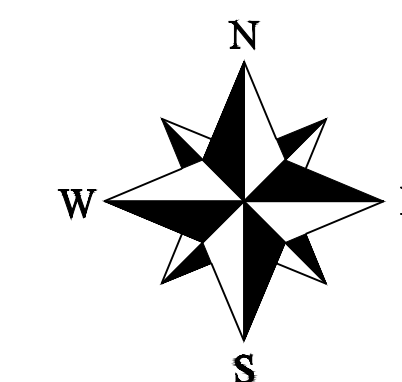
Section 29, Township 48, Range 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

INDEX OF SHEETS:
 C.100 ~ OVERALL SITE PLAN
 C.101 ~ DEVELOPMENT SITE PLAN
 C.200 ~ GRADING PLAN
 C.300 ~ UTILITY PLAN
 C.301 ~ DETENTION BASIN PLAN
 L.100 ~ LANDSCAPE PLAN
 L.101 ~ LANDSCAPE PLAN DETAILS

PROPERTY DESCRIPTION

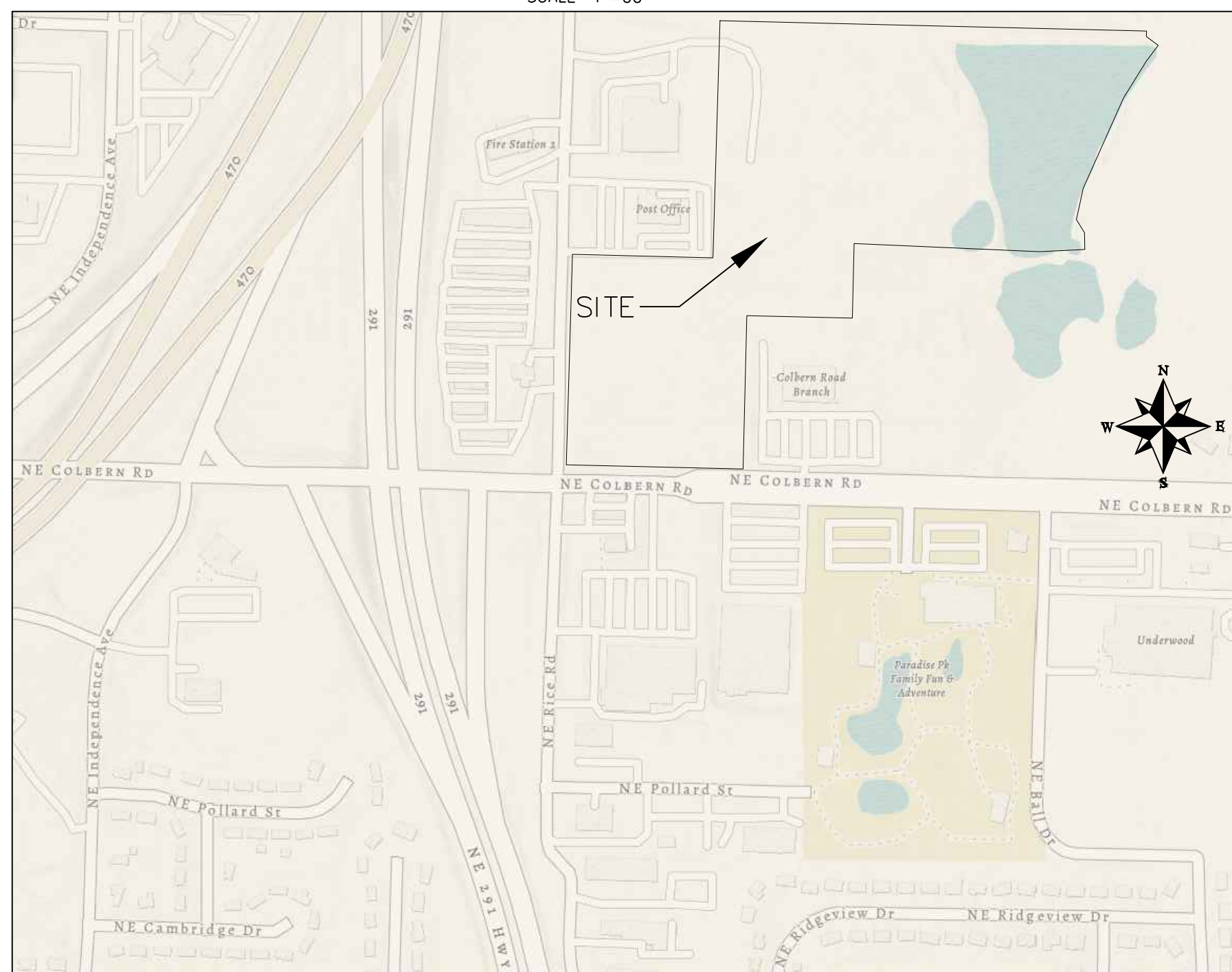
LEGEND:

Existing Underground Power	—UGP—	UGP
Existing Conc. Curb & Gutter	====	
Existing Wood Fence	—X—	X
Existing Gas Main	—GAS—	
Existing Water Main	—X-W/M—	X-W/M
Existing Storm Sewer	—X-STM—	X-STM
Existing Sanitary Sewer	—X-SAN—	X-SAN
Existing Underground Telephone	—UGT—	UGT
Existing Overhead Power	—OHE—	
Proposed Storm Sewer	—ST—	ST
Proposed Sanitary Sewer	—SS—	SS
Proposed Underground Power	—UGT—	UGT
Proposed Gas Service	—GAS—	GAS
Proposed 8" D.I.P. Water	—W—	W
Proposed Electrical Service	—UGP—	UGP



SITE LOCATION MAP

SCALE 1"=60'



Vicinity Map

Site Impervious Area

Lot 4 Area	10.62 acres (462,581.52 sq. ft.)
Tract A Area	7.01 acres (305,509.05 sq. ft.)
Total Area	17.63 acres (768,090.57 sq. ft.)

Commercial Office Site

Site Area	768,090.57 sq. ft.
Building	101,280 sq. ft.
Parking	99,269 sq. ft.
Impervious Area	200,548 sq. ft. (26% of Site)
Floor-Area-Ratio	13.18%

Phase 1 Unit Mix

Memory Care Facility	32 Studio Units @ 348 GSF Total of 32 Memory Care Units
Independent Living	10 Two Bedroom Units @ 1,016 GSF 20 One Bedroom Units @ 689 GSF Total of 30 Independent Living Units
Assisted Living	18 Two Bedroom Units @ 901 GSF 41 One Bedroom Units @ 637 GSF 12 Studio Units @ 342 GSF 7 Studio Units @ 467 GSF Total of 78 Assisted Living Units

PHASE 1 TOTAL BUILDING = 140 UNITS
PHASE 1 TOTAL BUILDING = 155,577 GSF

Phase 2 Unit Mix

Independent Living	16 Two Bedroom Corner Units @ 1,180 GSF 8 Two Bedroom Units @ 1,016 GSF 56 One Bedroom Units @ 689 GSF
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PHASE 2 TOTAL BUILDING OF 80 UNITS

Phase 2 GSF (to match attached diagram)
 IL = (3,767 X 3) + (21,061 X 4) = 95,545 GSF
 Garage (45 Parking Spaces) = 21,061 GSF
PHASE 2 TOTAL BUILDING = 116,606 GSF

Parking:

Excluded	214 Standard (ADA Accessible)
Required	214 Standard (ADA Accessible)

Site Improvement Notes

- Sanitary Sewer Improvements**
 -The site will utilize the existing sanitary sewer on site.
- Water Main Improvements**
 -The site will utilize the existing water on site.
- Storm Sewer**
 -Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
 -Existing pond will be modified to serve as Retention Facility

Current Zoning: CP-2, CS
 Proposed Zoning: PMIX

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
 ACCORDING TO EDWARD ALTON WELLS JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:
 THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (V). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29060C0531G EFFECTIVE DATE: JANUARY 20, 2017.

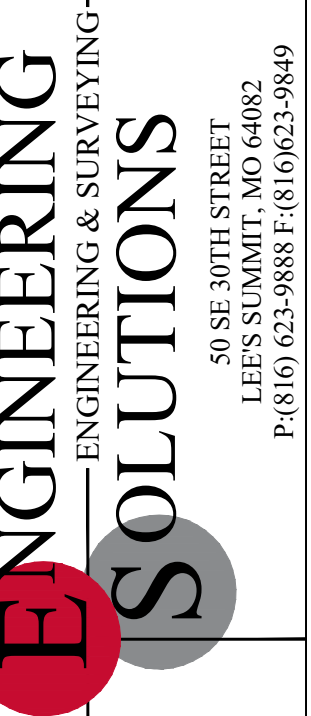
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1196
 MISSOURI GAS ENERGY - 756-5261
 SOUTHWESTERN BELL TELEPHONE - 761-5011
 COMCAST CABLE - 795-1100
 WILLIAMS PIPELINE - 422-6300
 CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
 CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
 CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
 MISSOURI ONE CALL (DIG RITE) - 1-800-344-7485

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAN.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

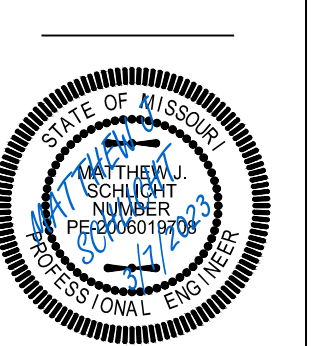


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Colbern Road Investments
 Lee's Summit, Jackson County, Missouri

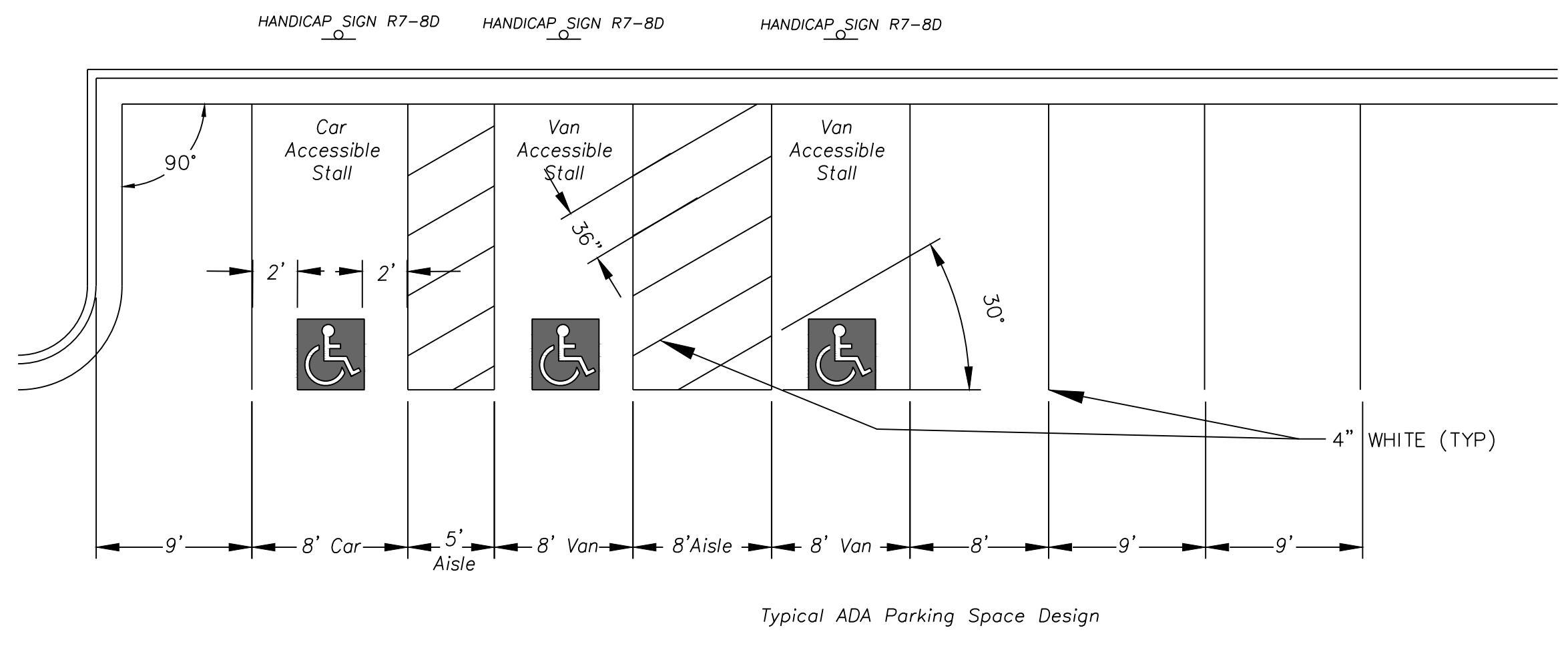
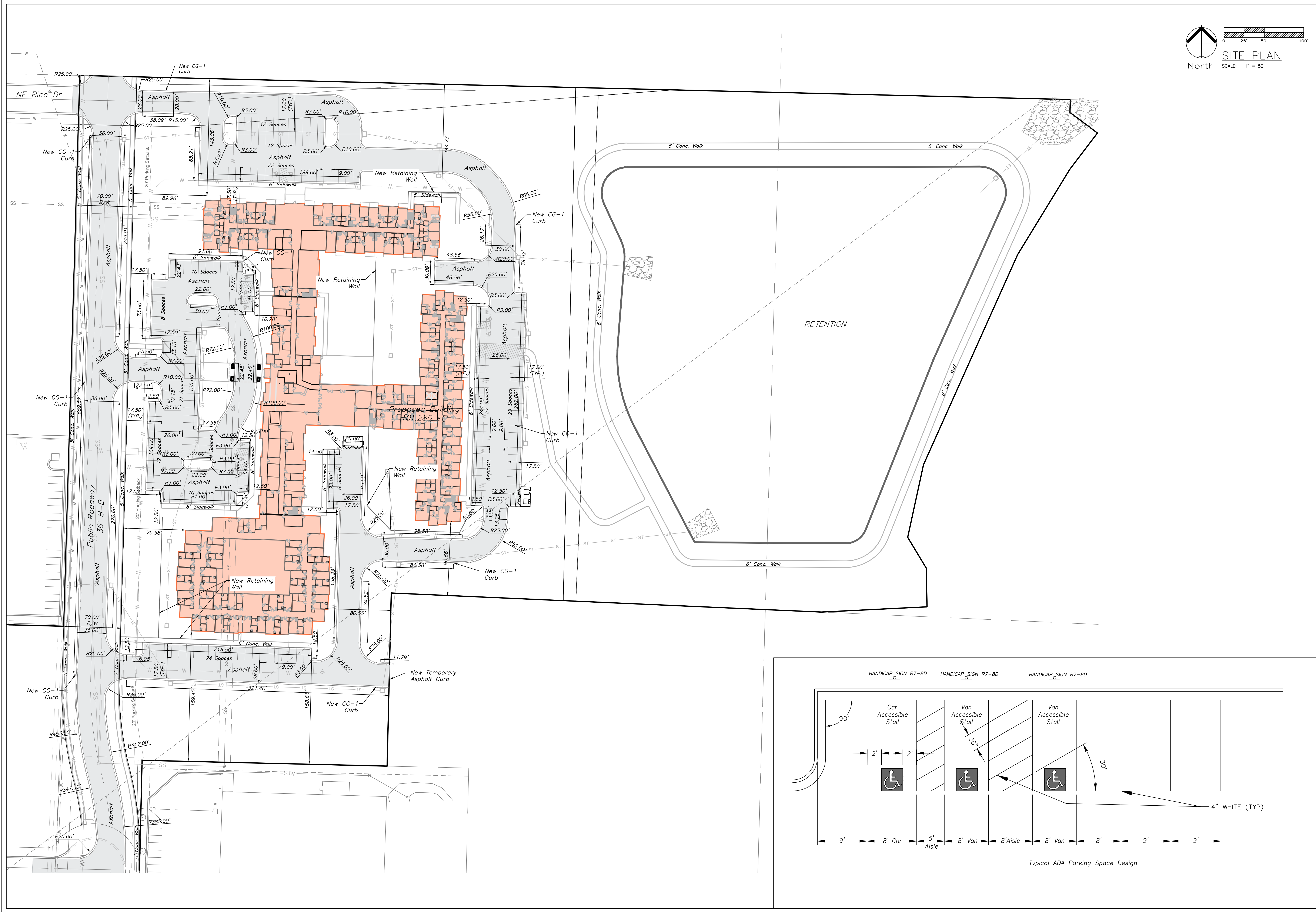
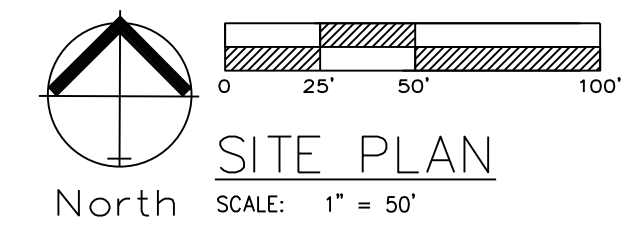
Project: COLBERN ROAD INVESTMENTS L&MO
 Issue Date: March 7, 2023

PRELIMINARY DEVELOPMENT PLAN
 Construction Plans for:
 Colbern Road Senior Site
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 000019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

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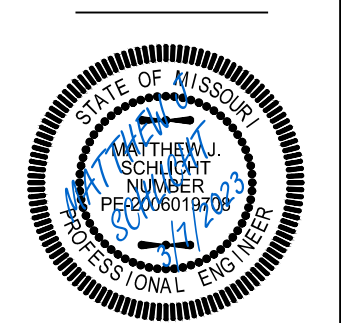
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

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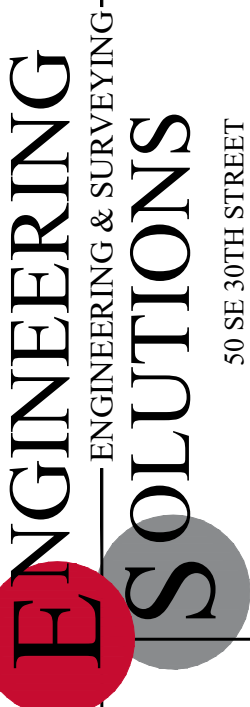
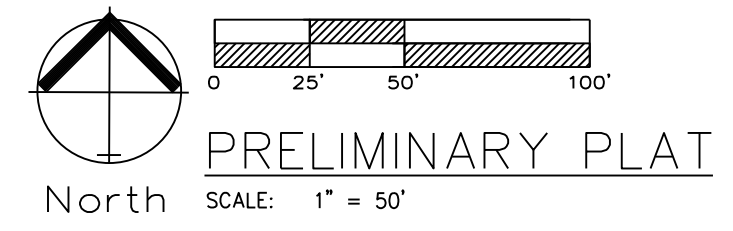
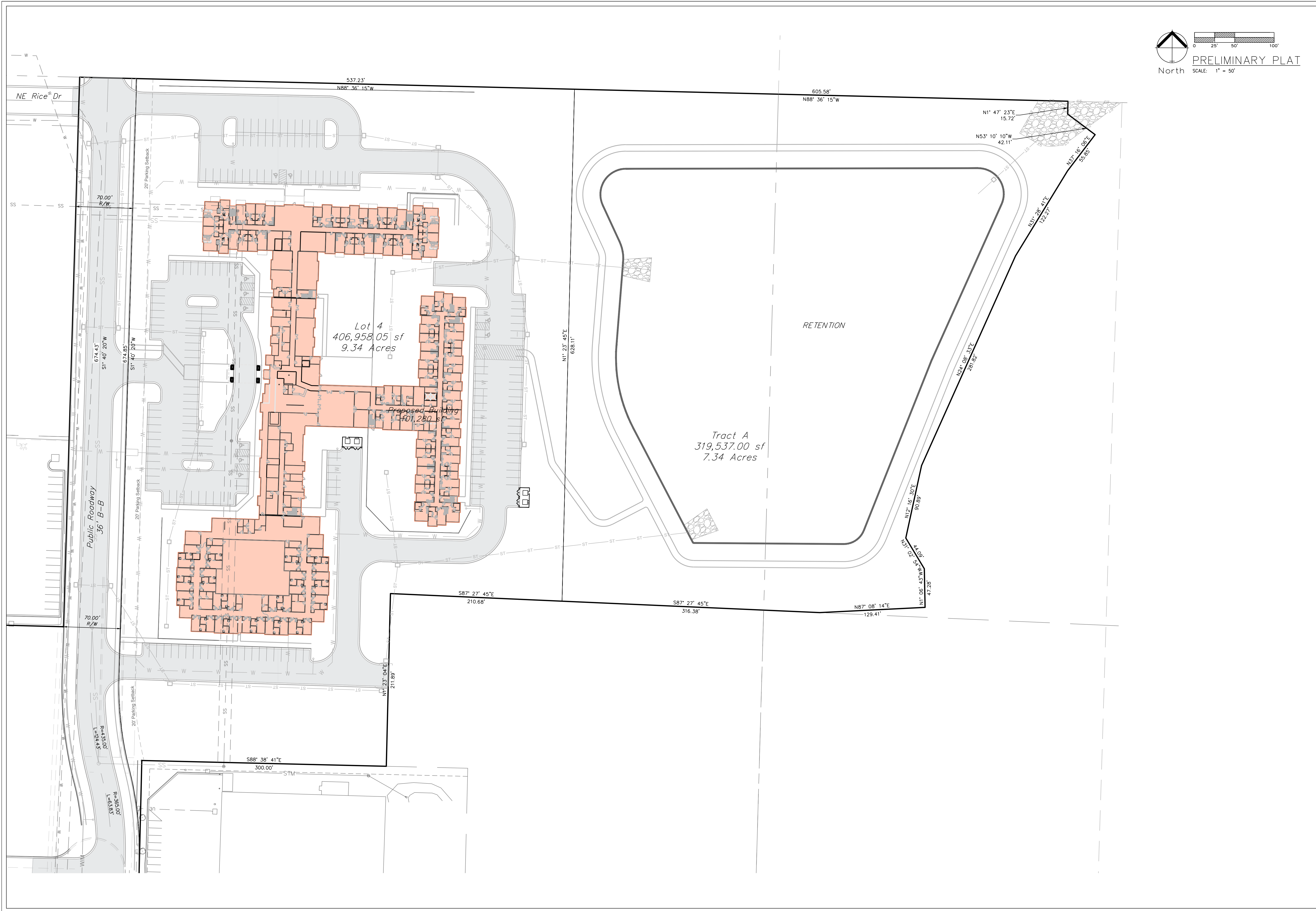
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Site Plan
 Construction Plans for:
 Colbern Road Senior Site
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335



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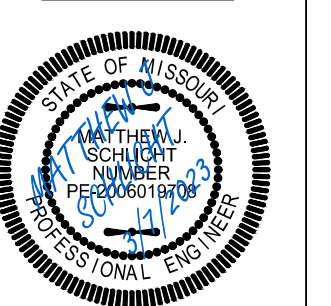


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 Lee's Summit, Jackson County, Missouri

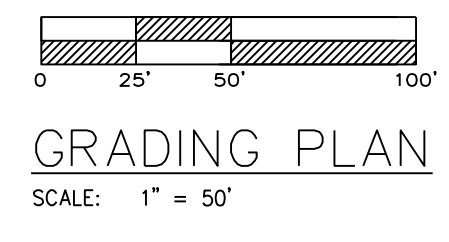
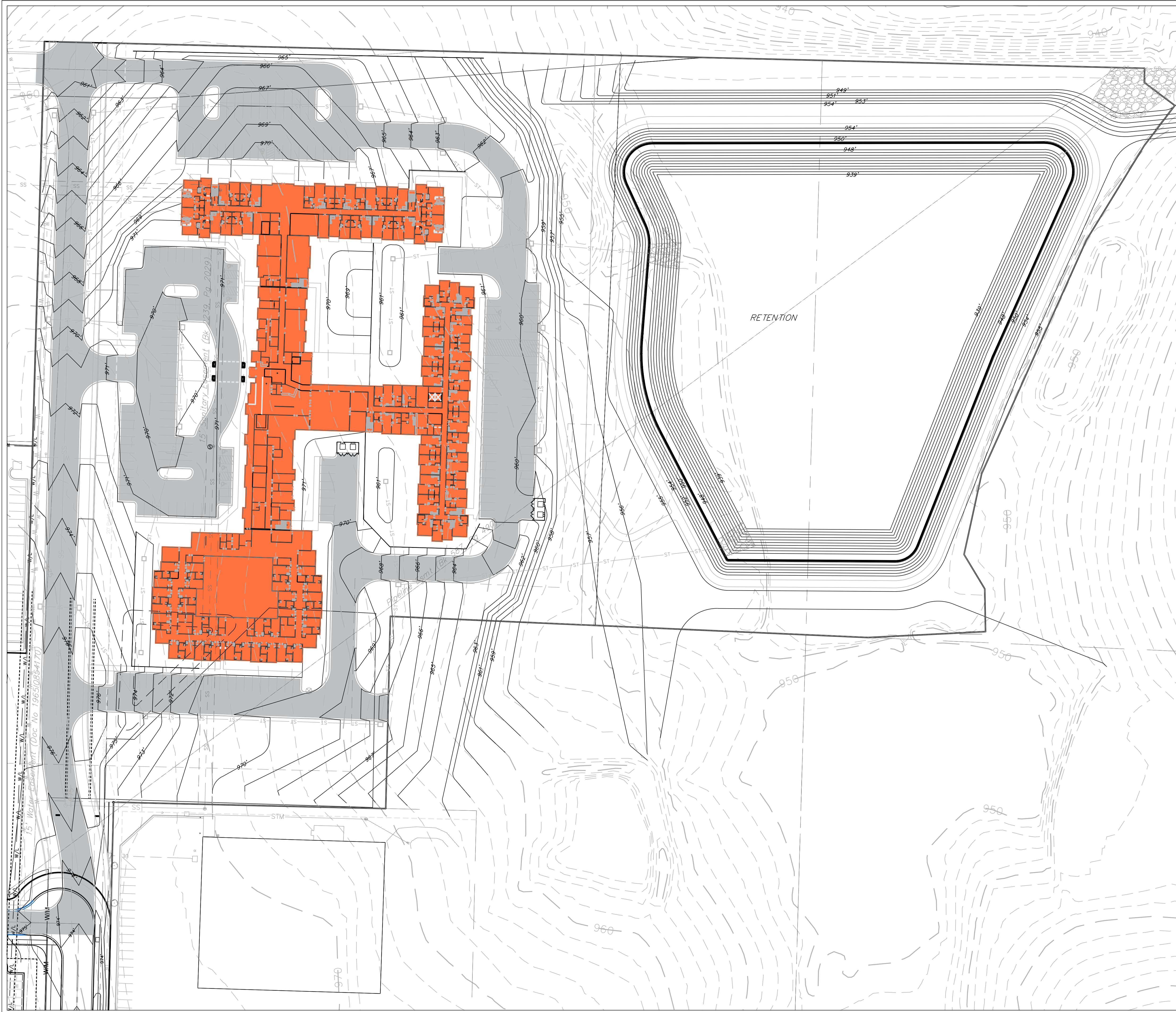
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Preliminary Plat
 Construction Plans for:
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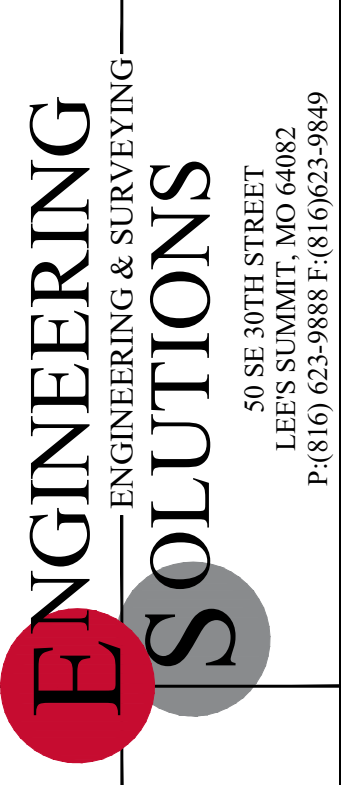
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 MO PE 2006019708
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 NE PE E-14335

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Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



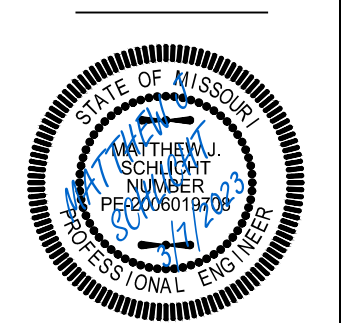
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Grading Plan
 Construction Plans for:
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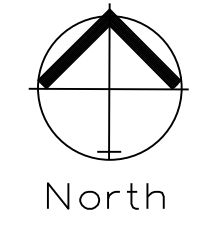
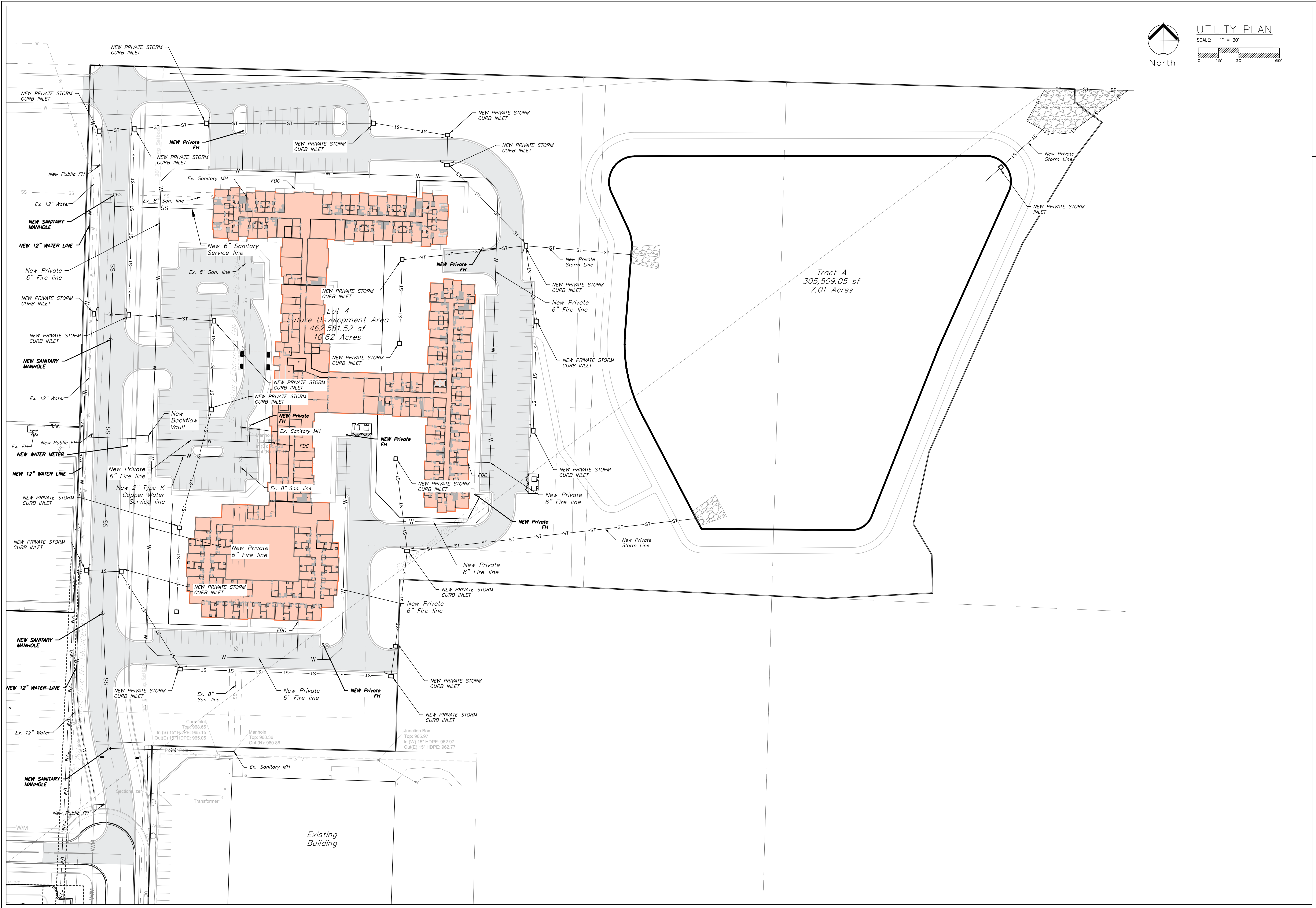
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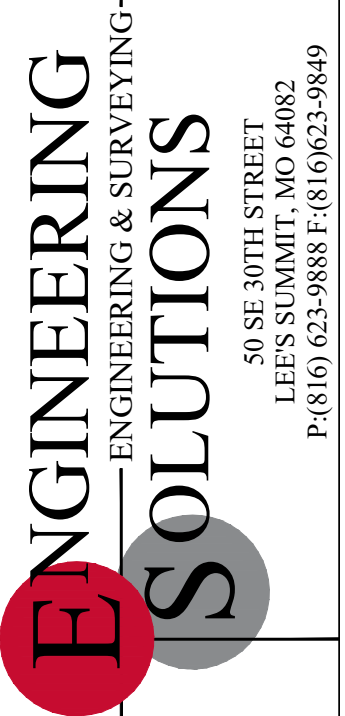


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NO.	DATE	REVISIONS



UTILITY PLAN
 SCALE: 1" = 30'
 0 15' 30' 60'



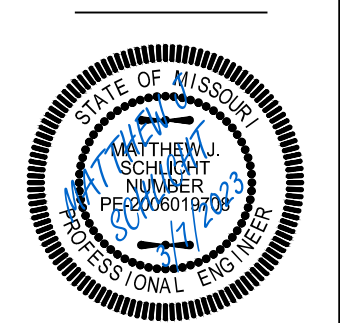
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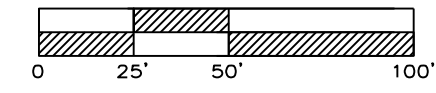
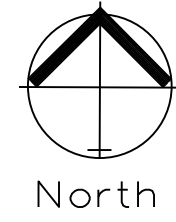
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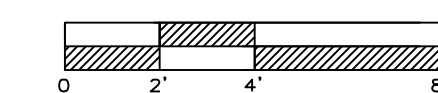
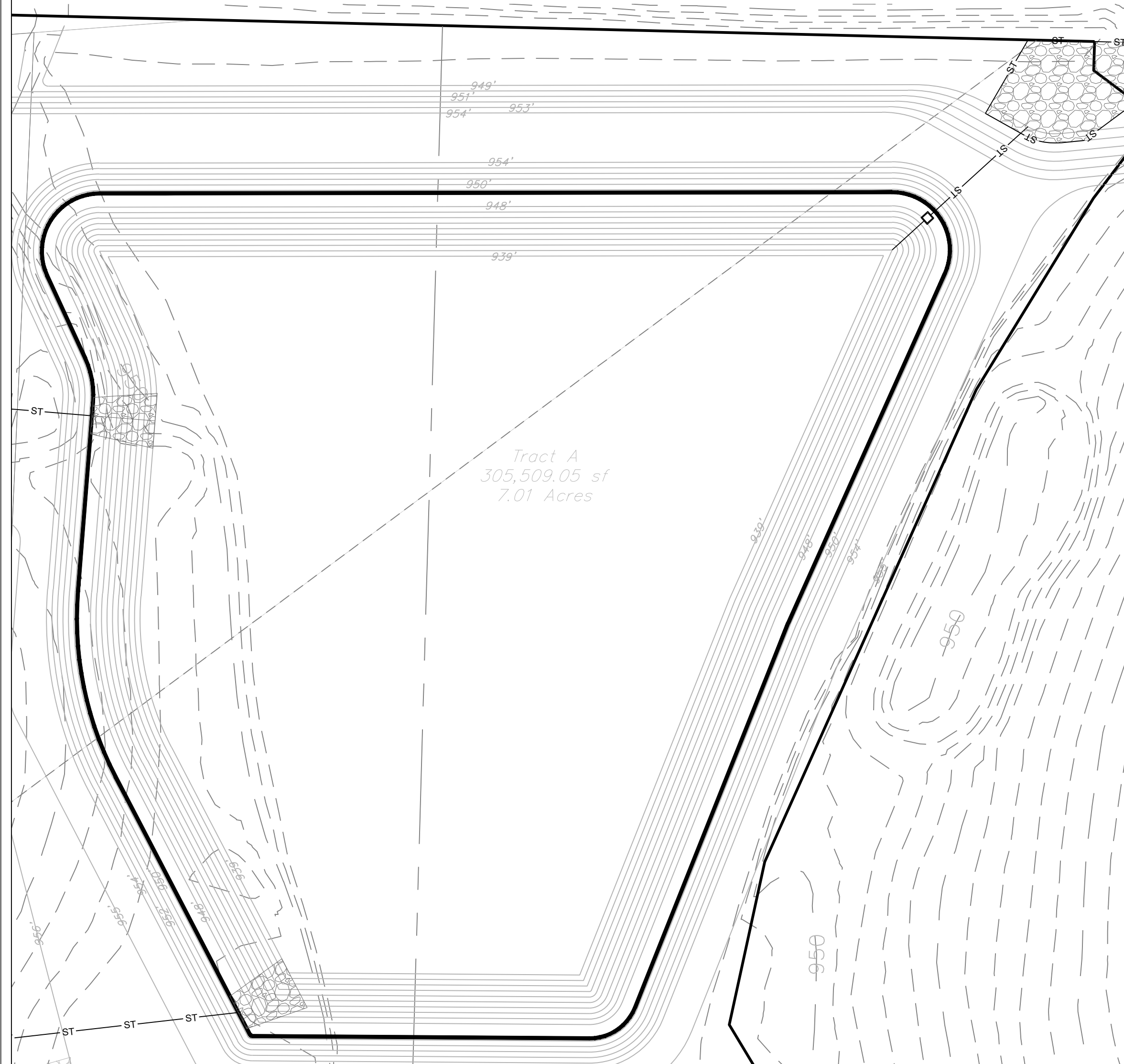


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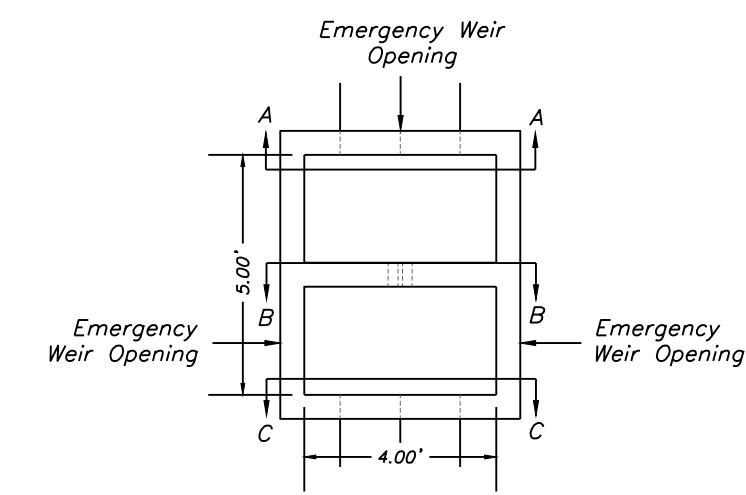
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DETECTION BASIN PLAN
SCALE: 1" = 50'



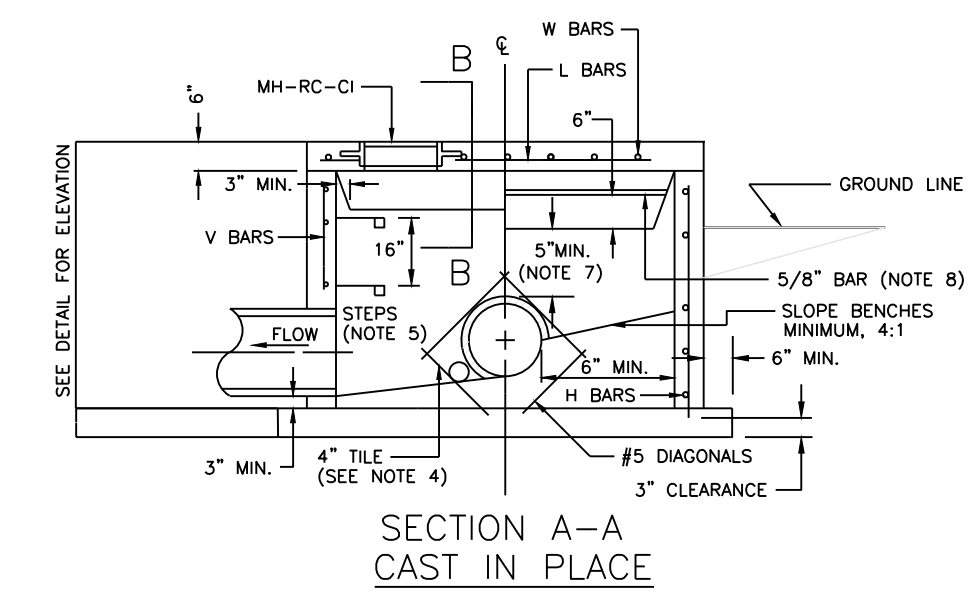
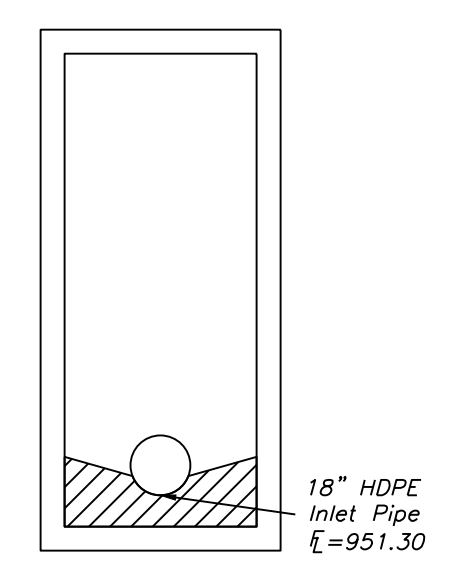
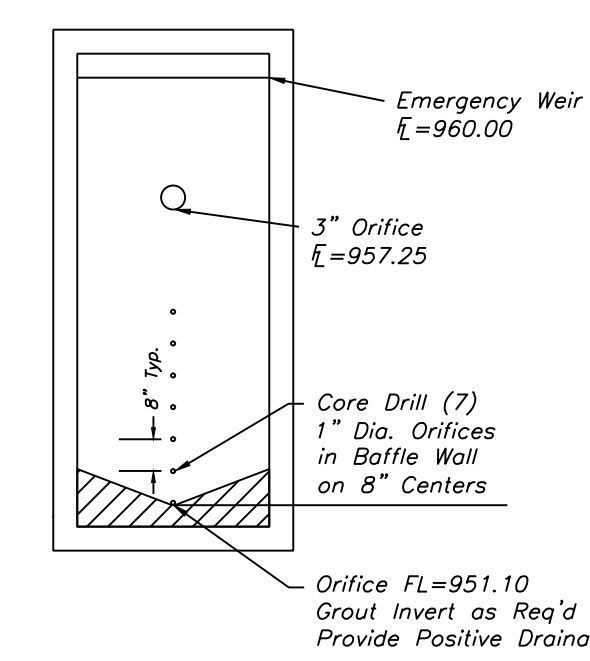
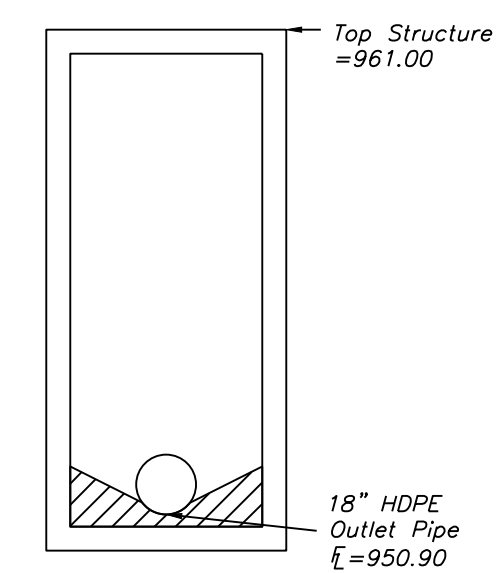
DETECTION OUTLET STRUCTURE
SCALE: 1" = 4'



SECTION C-C

SECTION B-B

SECTION A-A

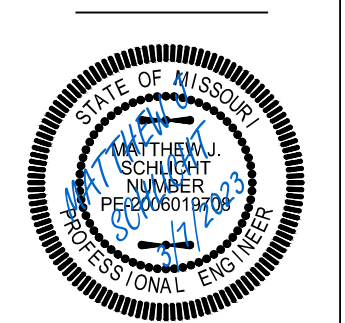
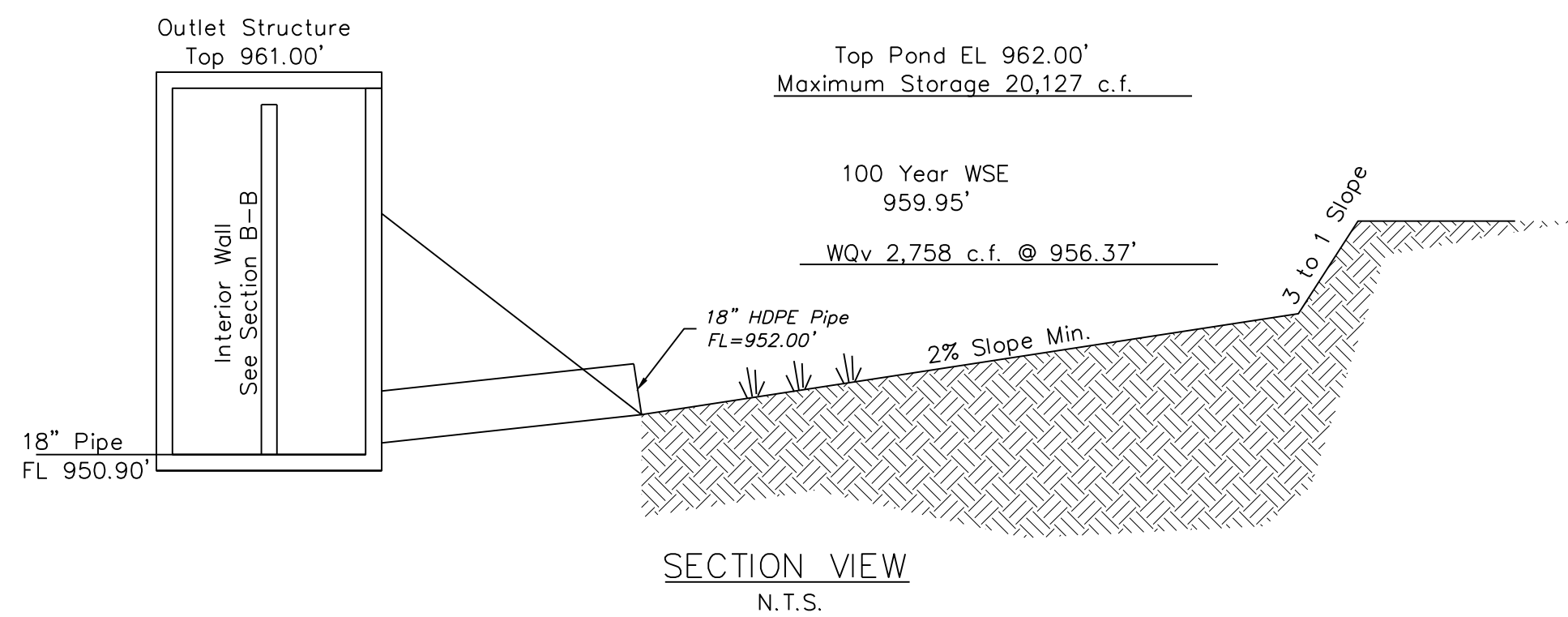
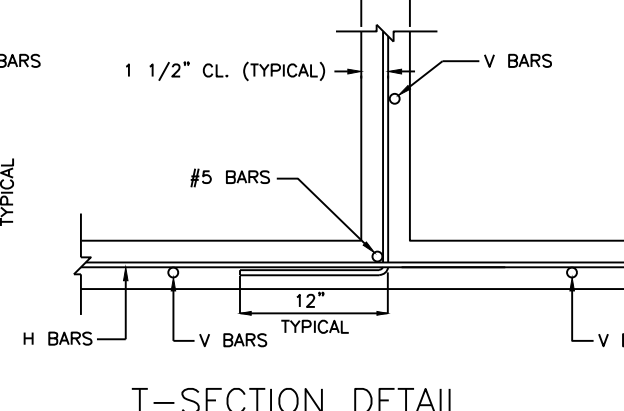
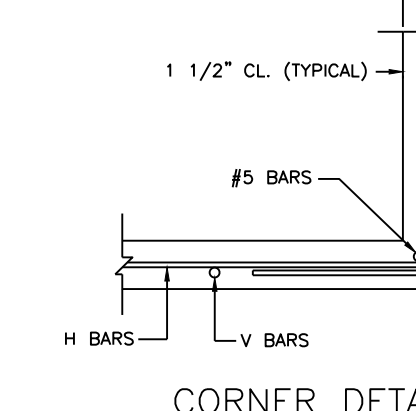
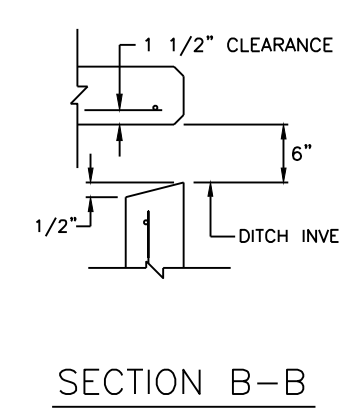
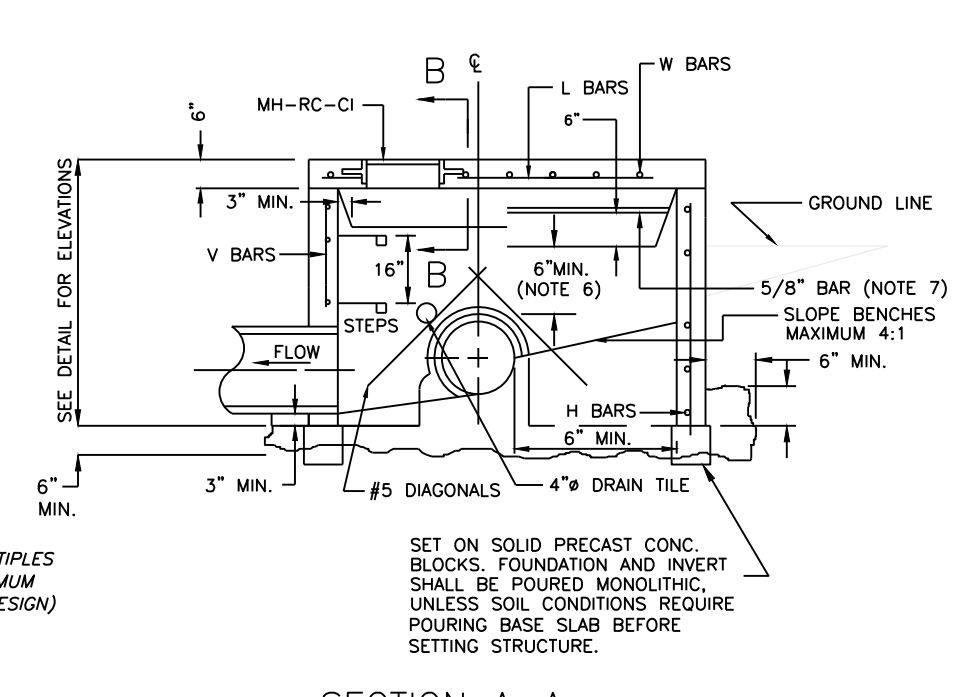
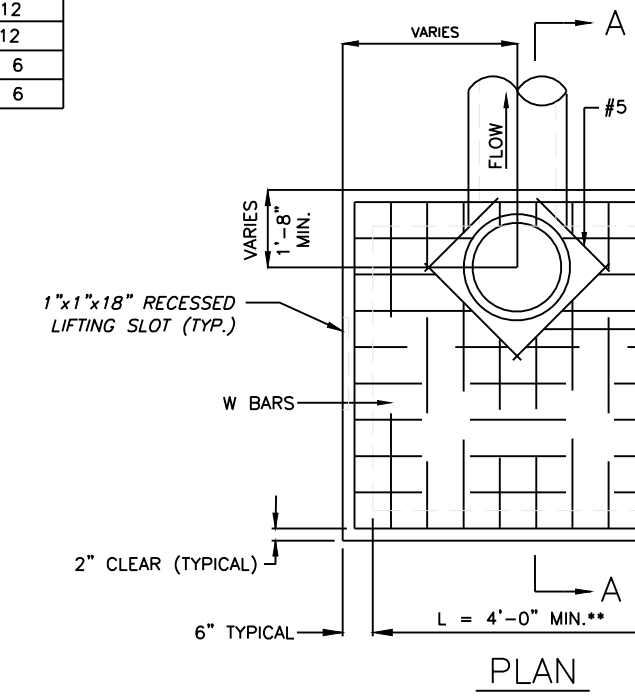


REINFORCING

BARS	SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

GENERAL NOTES:

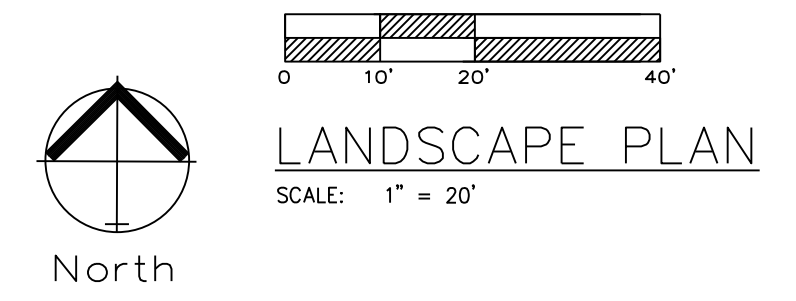
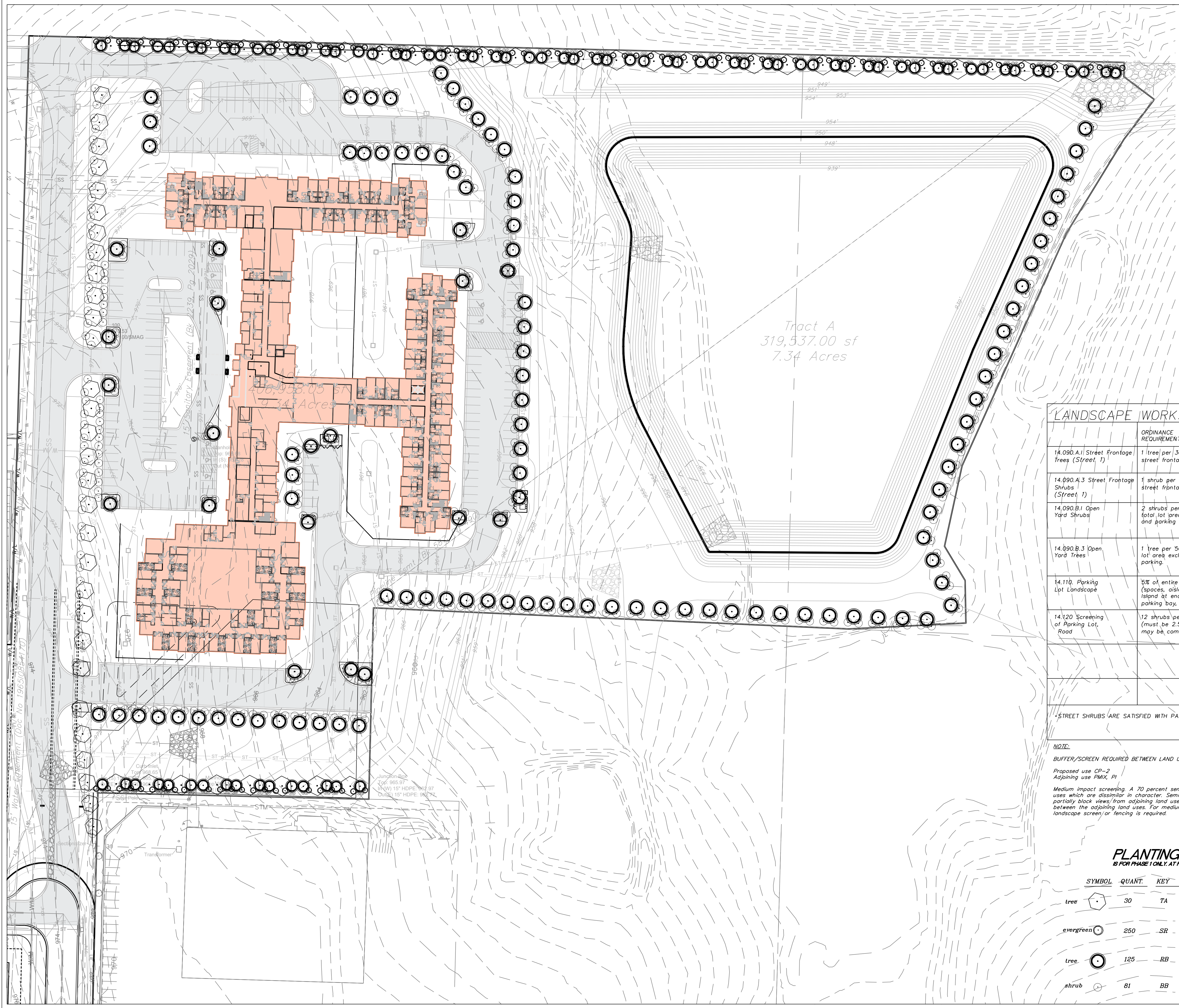
1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Sect. 2600.
3. Use 3/4" chamfer strip on all exposed concrete corners.
4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
5. Boxouts will not be allowed to project through the corners of the structure.
6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
8. Show field inlet orientation on plans plus number and size of opening.
9. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
10. O.R. = one half outside pipe diameter (O.D.).
11. 4" field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
12. Location of the Manhole shall be located along the Northeast side of the structure.



Matthew J. Schlicht
MO PE 200601708
KS PE 19071
OK PE 25226
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NO.	DATE	DESCRIPTION



Tract A
319,537.00 sf
7.34 Acres

Tract B
206,038.03 sf
4.74 Acres

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Street 1)	1 tree per 30 feet of street frontage	898 ft. of street frontage /30= 30 trees required	30 Trees Provided
14.090.A.3 Street Frontage (Street 1) Shrubs	1 shrub per 20 feet of street frontage	998 ft. of street frontage /20= 45 shrubs required	60 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	768,090 sq. ft. of total lot area minus 123,818 sq. ft. of bldg. & parking= 584,272 sq. ft. /5,000 x 2 = 234 shrubs	250 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	768,090 sq. ft. of total lot area minus 123,818 sq. ft. of bldg. & parking= 584,272 sq. ft. /5,000 = 117 trees	125 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	99,268 sq. ft. of parking area x .05 = 4,963 sq. ft. of landscape parking lot islands required	5,447 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	270 linear feet/40 x 12 81 shrubs required.	81 shrubs provided

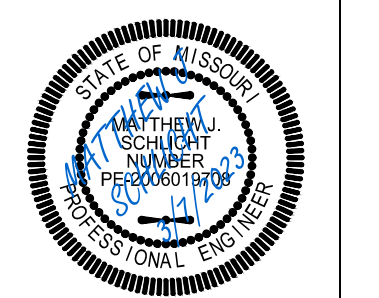
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

NOTE:
 BUFFER/SCREEN REQUIRED BETWEEN LAND USES
 Proposed use CP-2
 Adjoining use PMIX, P1
 Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

PLANTING SCHEDULE:

IS FOR PHASE I ONLY; AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	30	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	250	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULDRUM "SKYROCKET"	8' HL
tree	125	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	81	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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**GENERAL LANDSCAPE NOTES:
PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z601-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUND FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WILDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%
8. ALL AREAS DISTURBED SHALL BE SODDED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM ASTM D5558.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

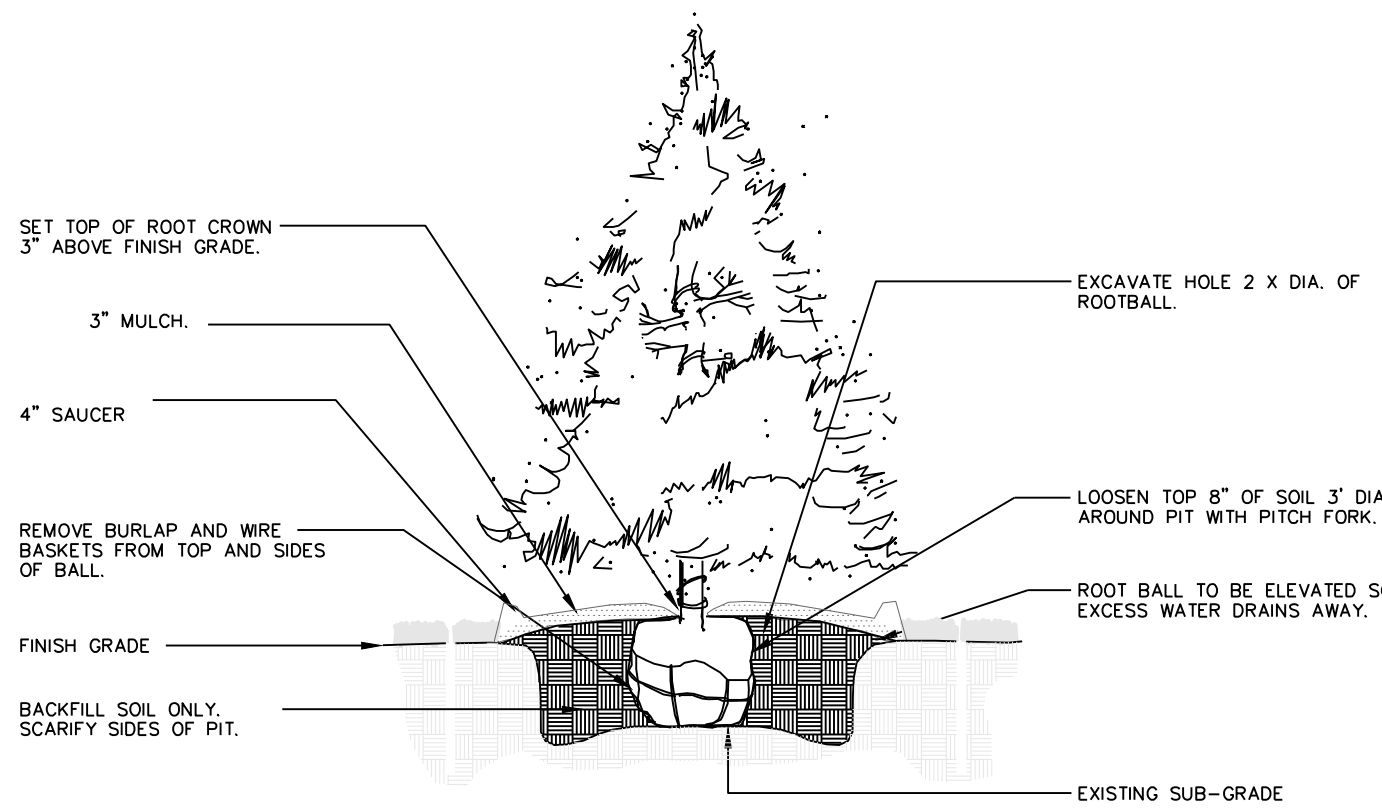
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

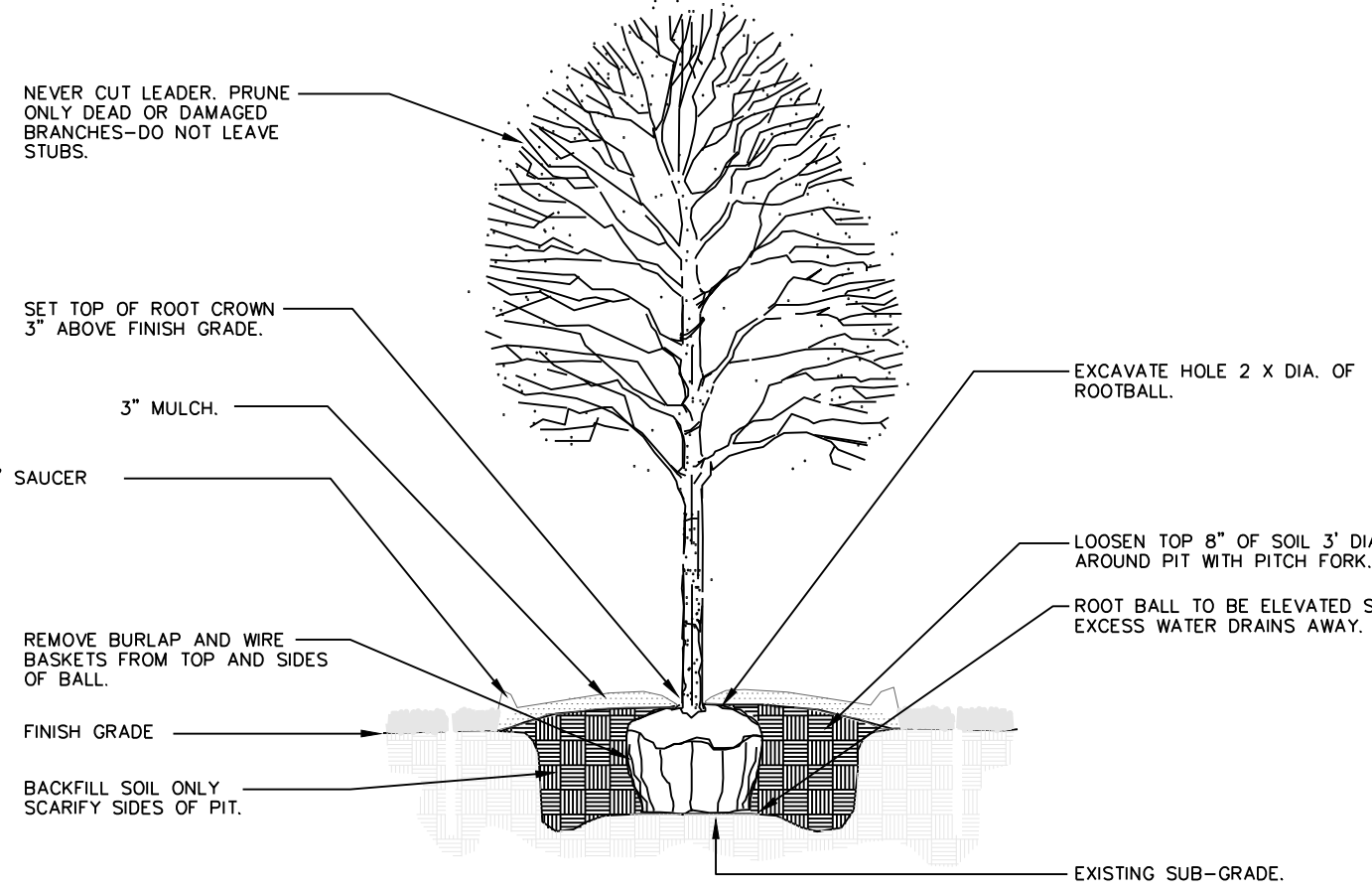
1. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYP, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALE DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - e. CIRCUIT IDENTIFICATION SYSTEM
 - f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.)



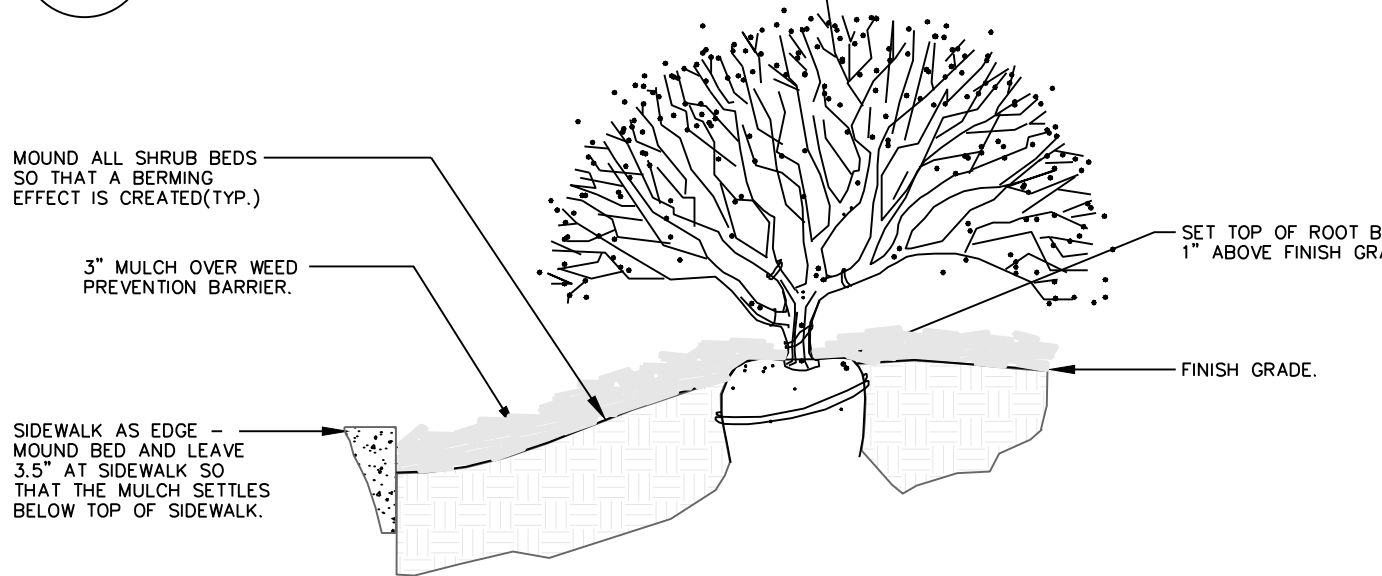
1 EVERGREEN TREE PLANTING

NTS



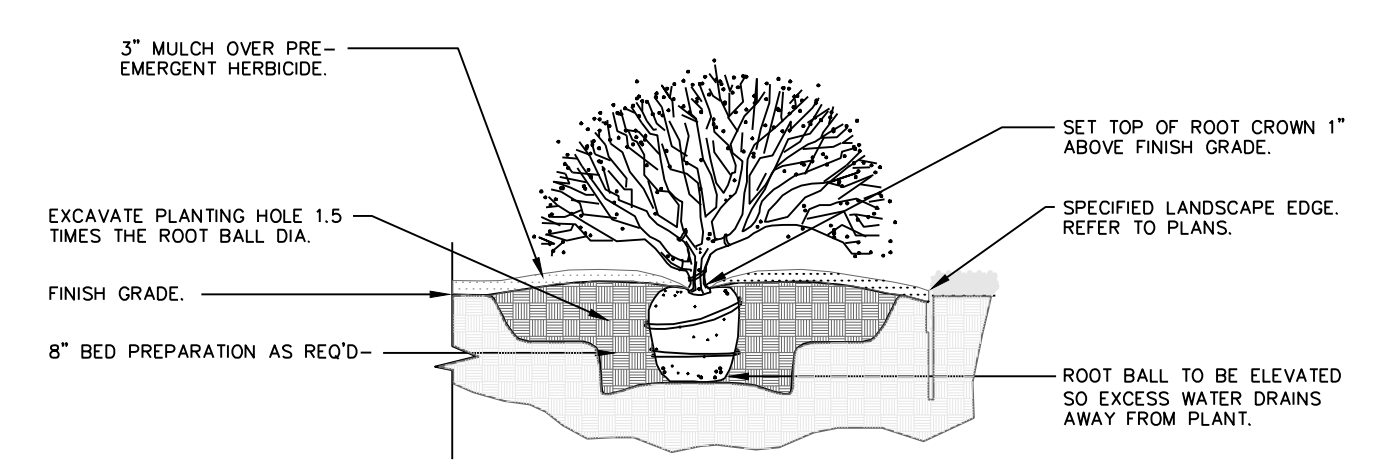
2 DECIDUOUS TREE PLANTING

NTS



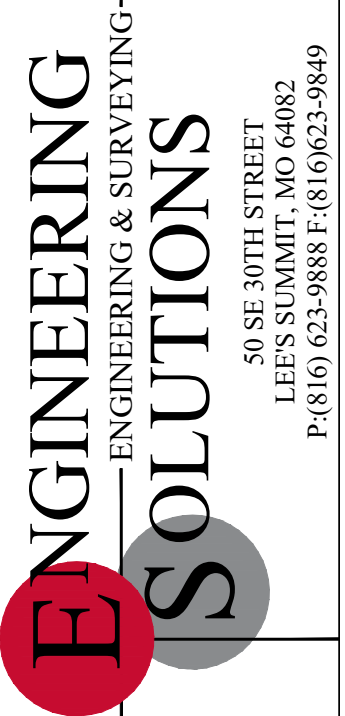
3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

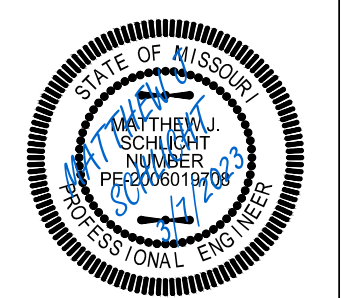


Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Colbern Road Investments
Lee's Summit, Jackson County, Missouri

Project: COLBERN ROAD INVESTMENTS LEMO
Issue Date: March 7, 2023

LANDSCAPE PLAN DETAILS
Construction Plans for:
Colbern Road Senior Site
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

MATERIAL LEGEND

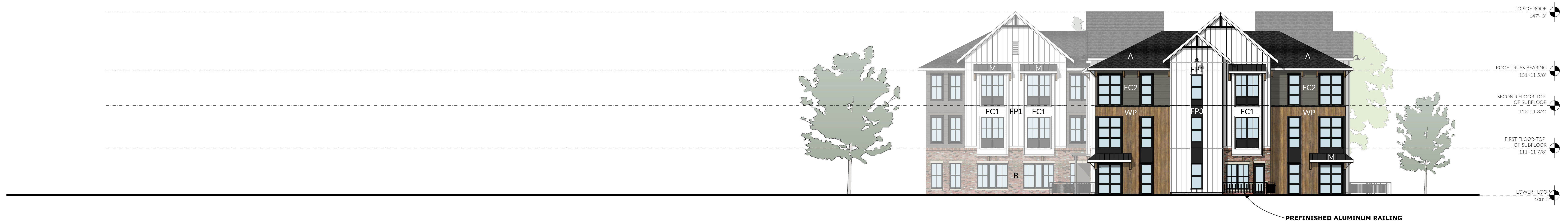
- B - BRICK
- A - ASPHALT SHINGLE
- FP1 - FIBER CEMENT PANEL - COLOR A - SMOOTH - BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - COLOR B - SMOOTH - BATTEN 16" O.C.
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- FP4 - FIBER CEMENT PANEL - COLOR D - SMOOTH - RUNNING BOND
- FP5 - FIBER CEMENT PANEL - COLOR B - SMOOTH - VERTICAL
- FC1 - FIBER CEMENT LAP SIDING - COLOR A
- FC2 - FIBER CEMENT LAP SIDING - COLOR B
- WP - FIBER CEMENT PANEL - NICHHA - VINTAGEWOOD CEDAR
- M - METAL - STANDING SEAM



AL - EAST ELEVATION

Scale: 1"=10'

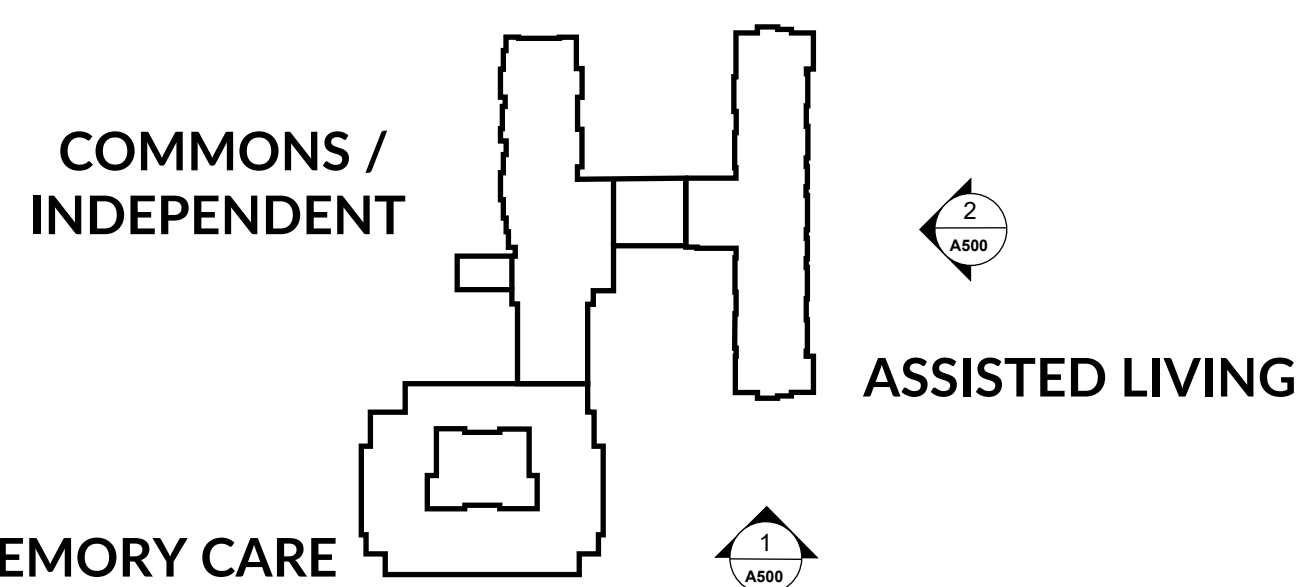
2
A500



AL - SOUTH ELEVATION

Scale: 1"=10'

1
A500



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | ASSISTED LIVING

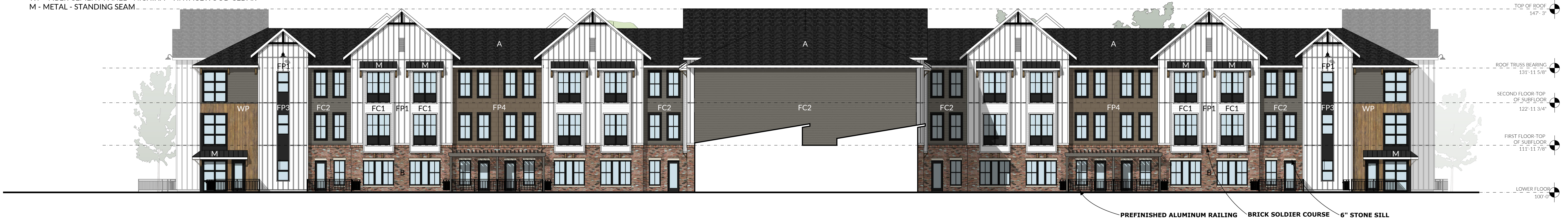
REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
A500



MATERIAL LEGEND

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- A - ASPHALT SHINGLE
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- M - METAL - STANDING SEAM



AL - WEST ELEVATION

Scale: 1"=10'

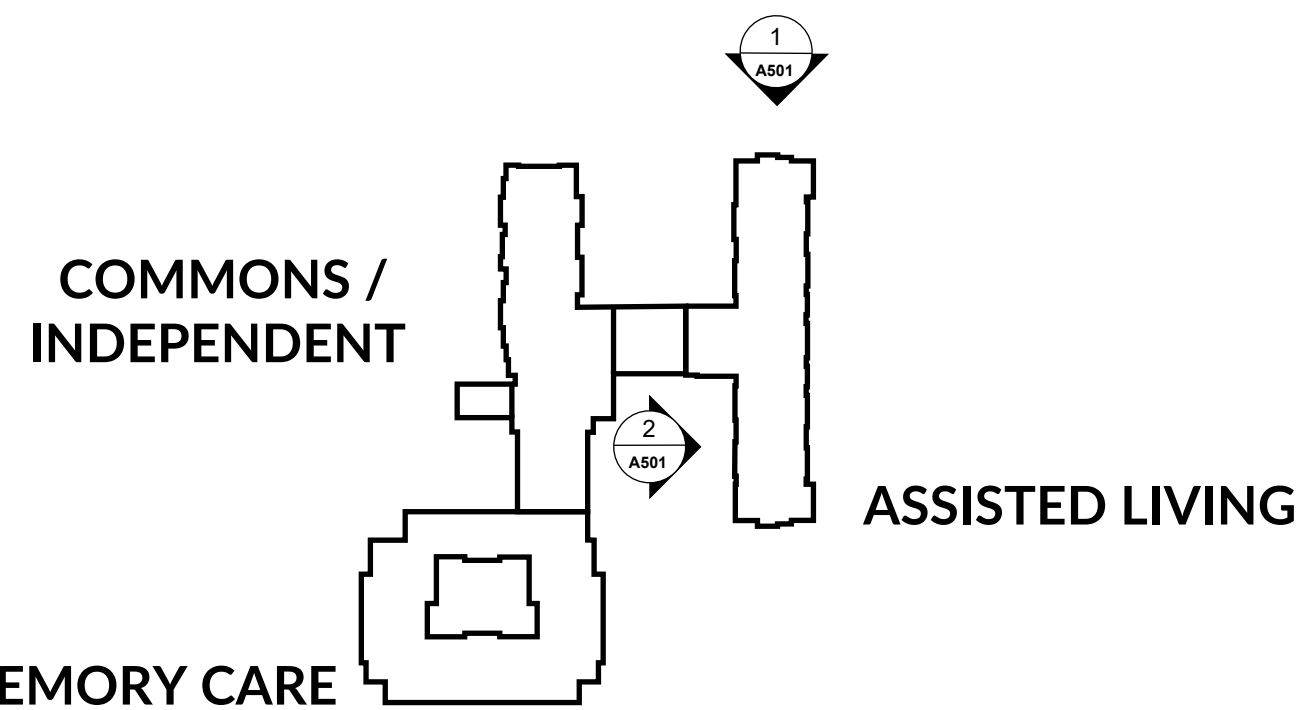
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A501



AL - NORTH ELEVATION

Scale: 1"=10'

1
A501



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | ASSISTED LIVING

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
A501



MATERIAL LEGEND

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- A - ASPHALT SHINGLE
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- M - METAL - STANDING SEAM



COMMONS / INDEPENDENT LIVING - EAST ELEVATION

Scale: 1"=10'

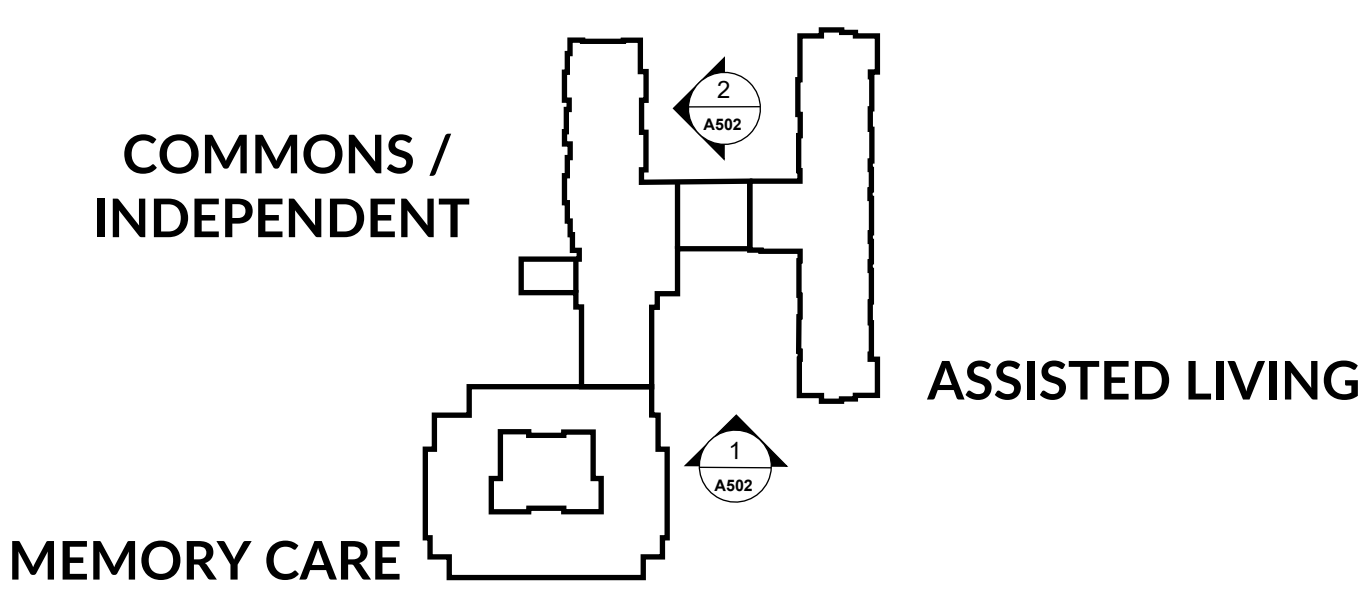
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A502



COMMONS / INDEPENDENT LIVING - SOUTH ELEVATION

Scale: 1"=10'

1
A502



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | COMMONS AND INDEPENDENT LIVING



REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
A502

MATERIAL LEGEND

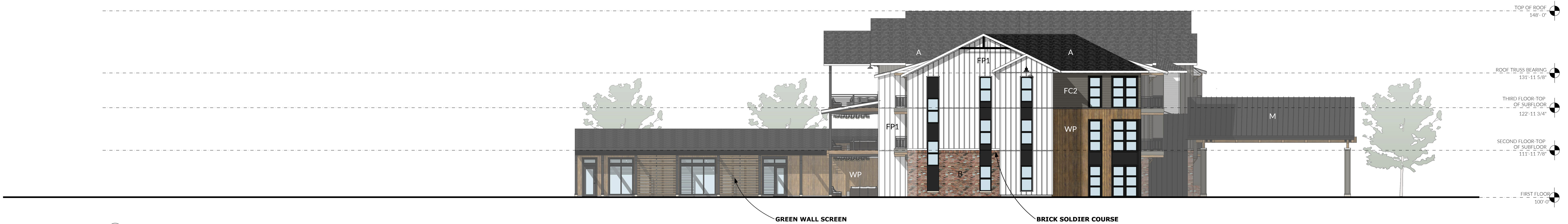
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- M - METAL - STANDING SEAM



COMMONS / INDEPENDENT LIVING - WEST ELEVATION

Scale: 1"=10'

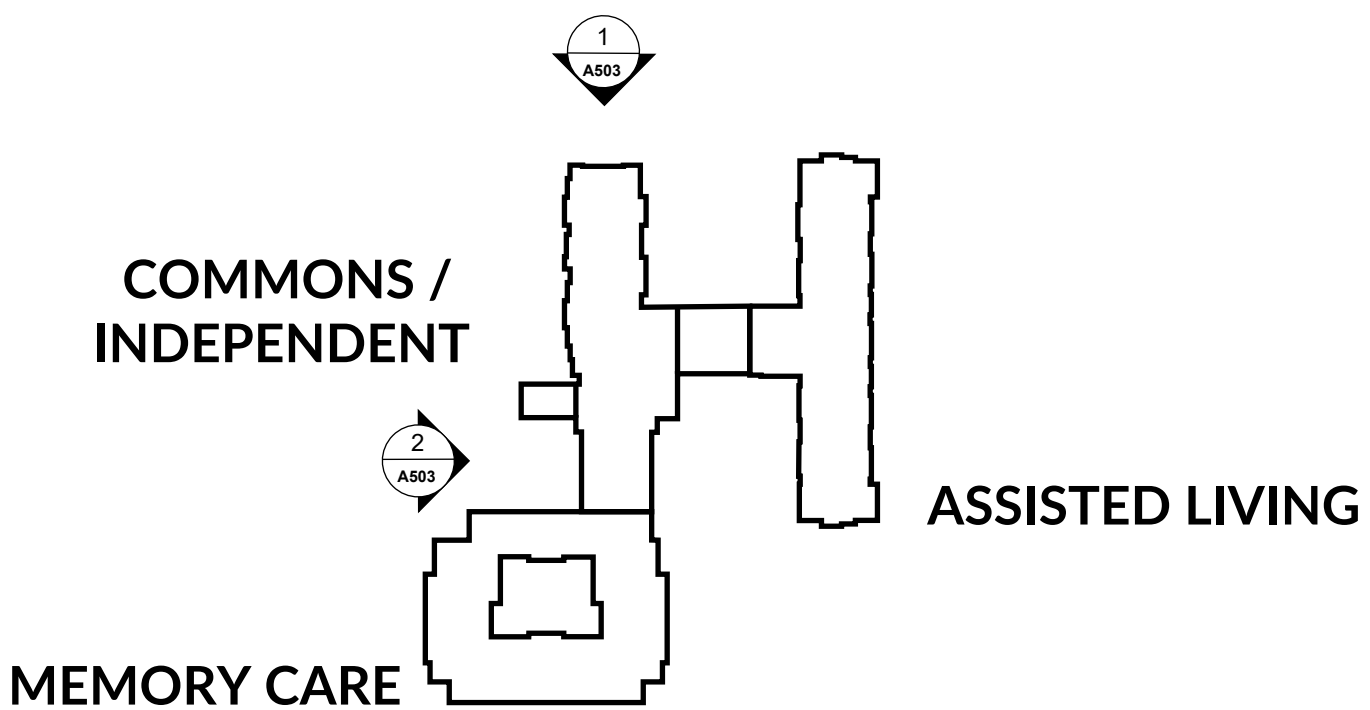
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COMMONS / INDEPENDENT LIVING - NORTH ELEVATION

Scale: 1"=10'

1
A503



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | COMMONS AND INDEPENDENT LIVING

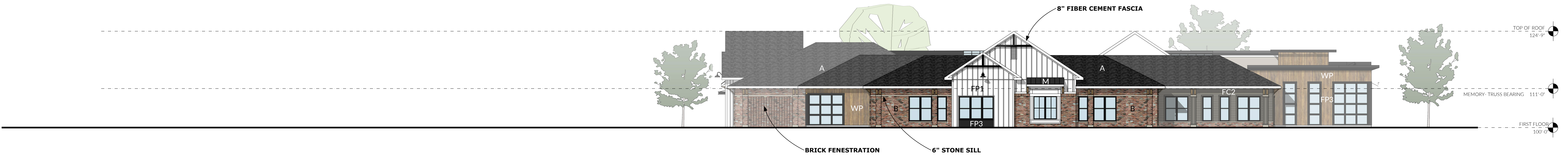
REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
A503

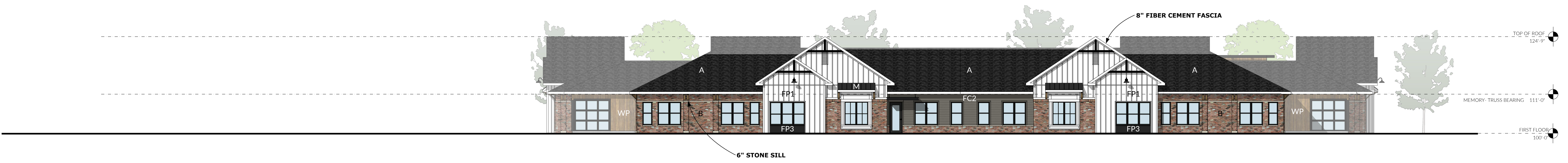


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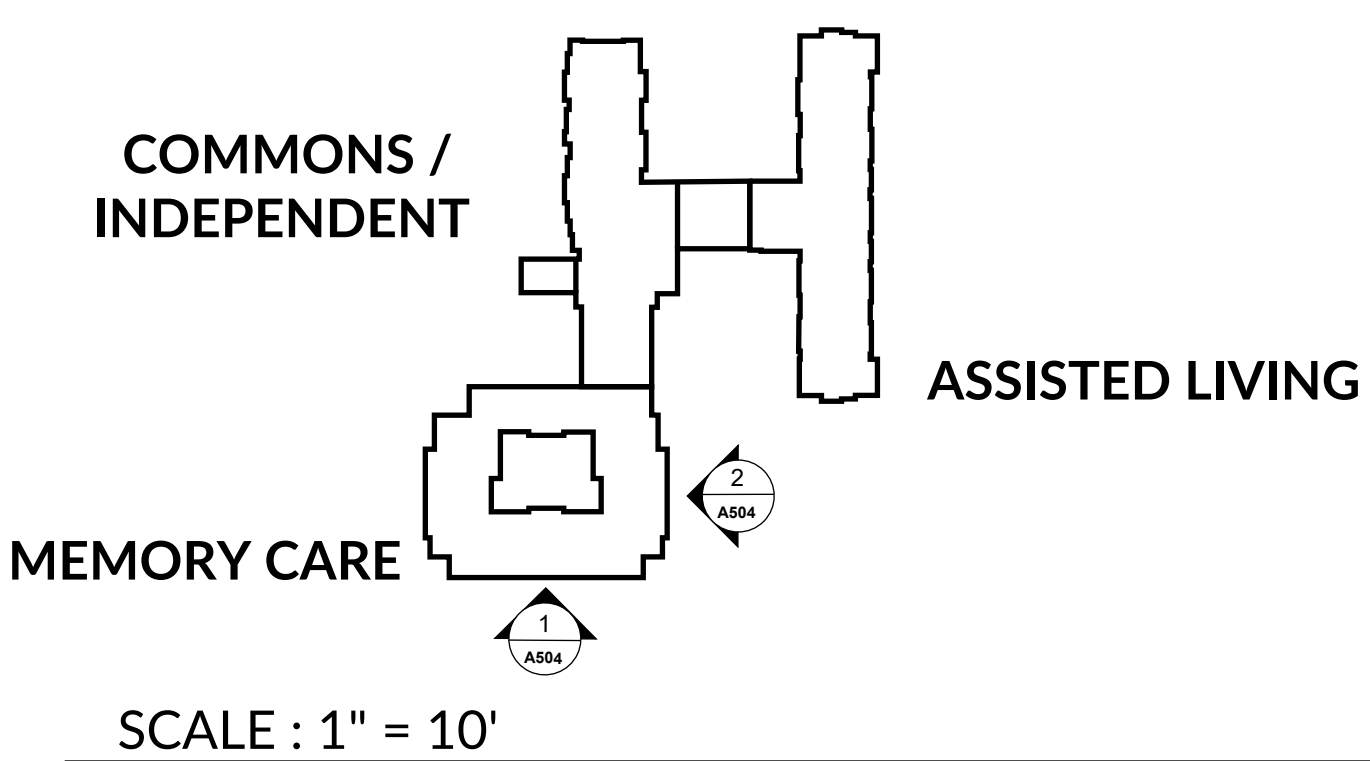
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- M - MFTAI - STANDING SFAM



MEMORY CARE - EAST ELEVATION 2
Scale: 1"=10' A504



MEMORY CARE - SOUTH ELEVATION 1
Scale: 1"=10' A504

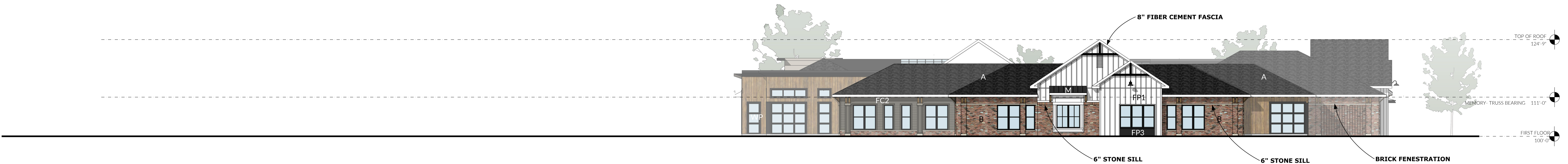


EXTERIOR ELEVATIONS | MEMORY CARE



MATERIAL LEGEND

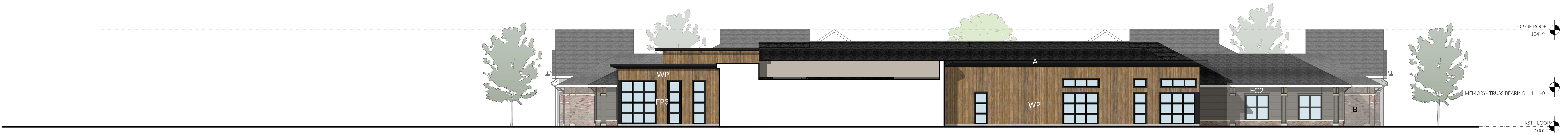
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MEMORY CARE -WEST ELEVATION

Scale: 1"=10'

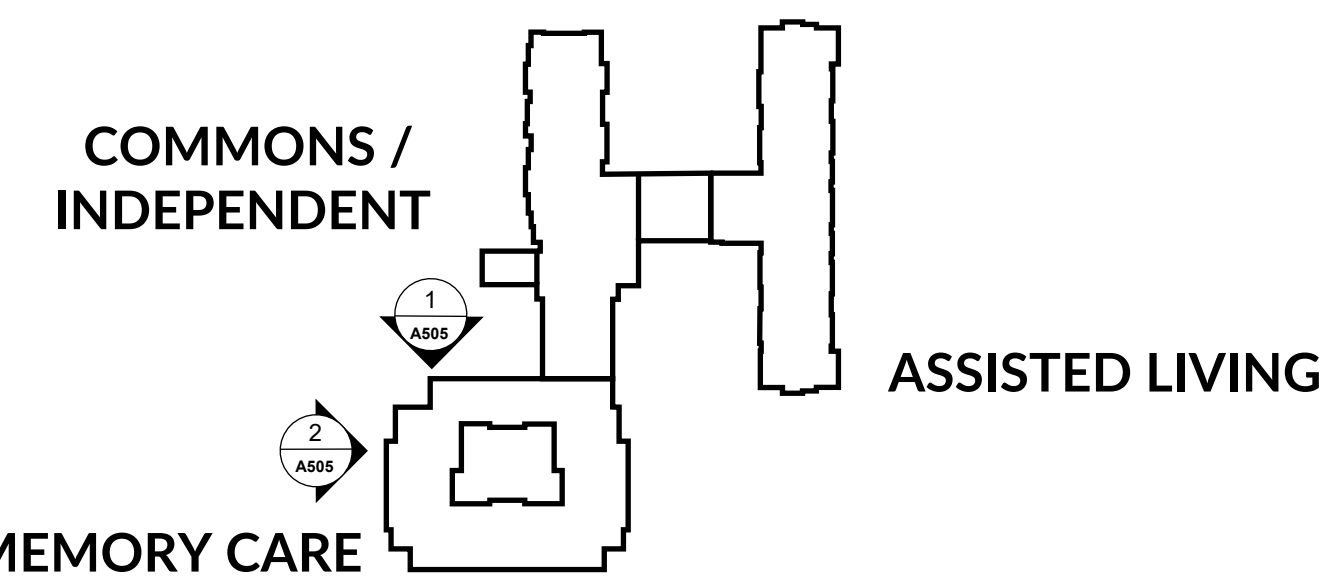
2
A505



MEMORY CARE -NORTH ELEVATION

Scale: 1"=10'

1
A505



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | MEMORY CARE

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
A505



MATERIAL LEGEND

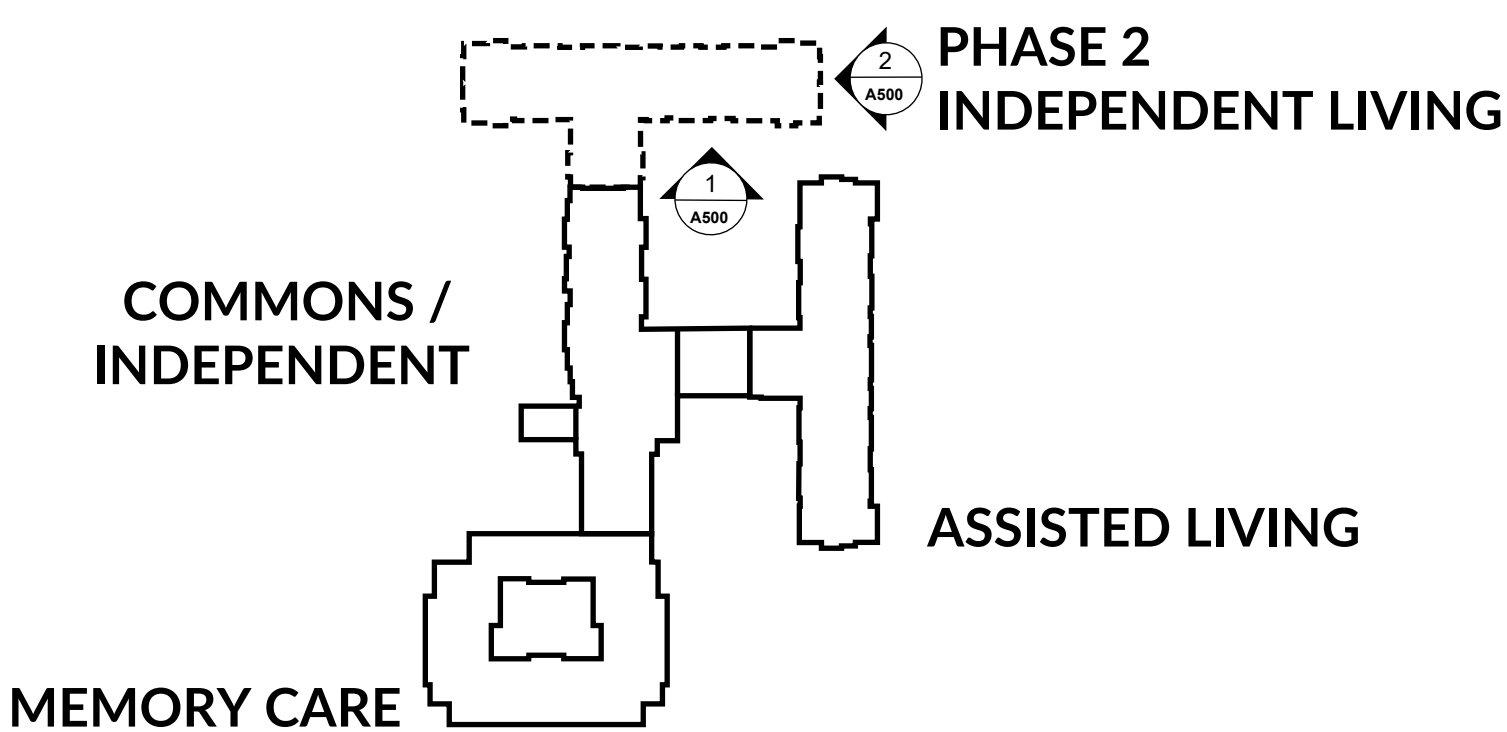
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- M - METAL - STANDING SEAM



LOWER GARAGE ENTRY 6" STONE SILL
PHASE 2 INDEPENDENT - EAST ELEVATION
 Scale: 1"=10' 2
A506



PHASE 2 INDEPENDENT - SOUTH ELEVATION
 Scale: 1"=10' 1
A506



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | PHASE 2 INDEPENDENT LIVING

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
 SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
 A506



MATERIAL LEGEND

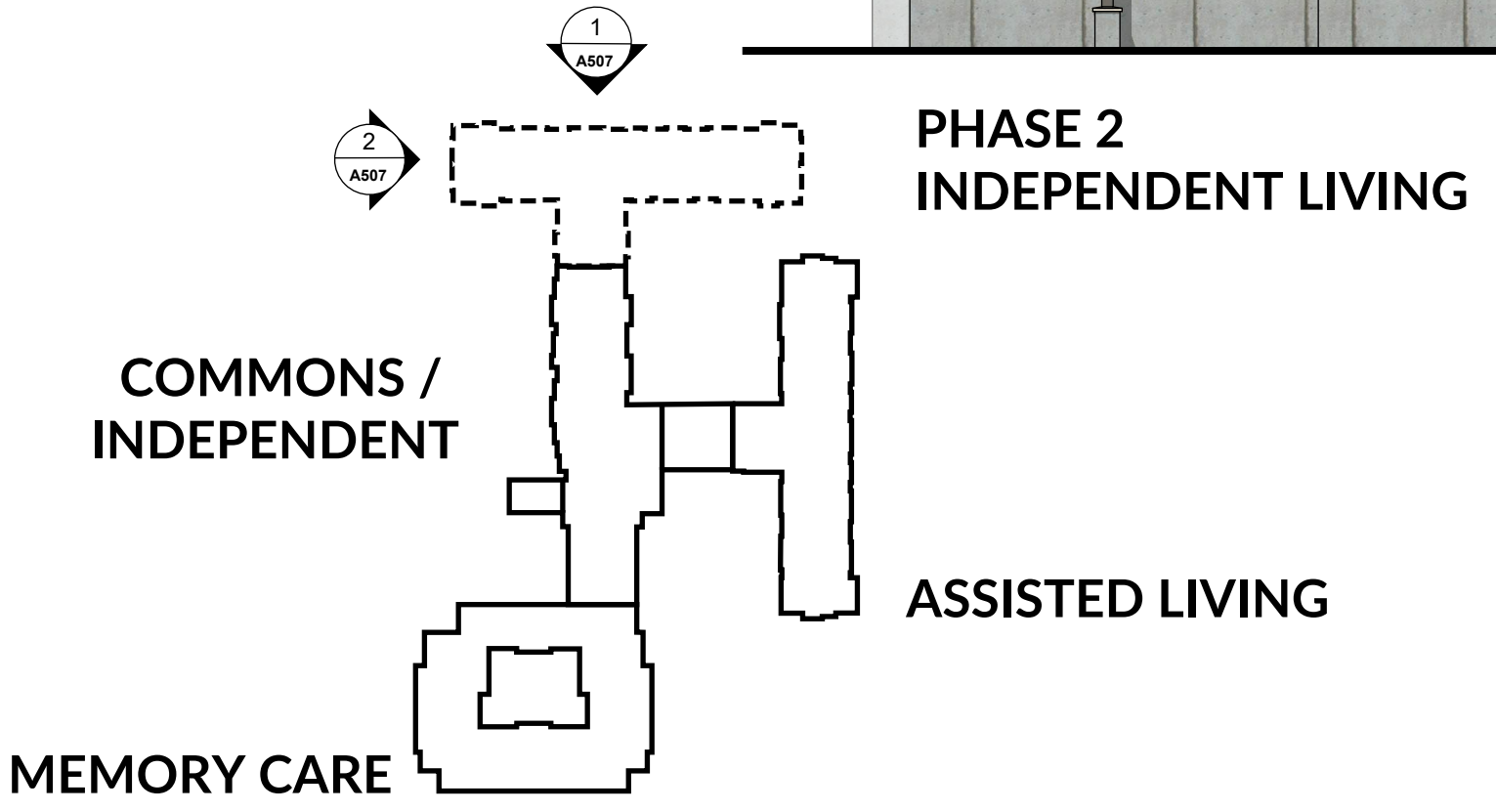
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- WP - FIBER CEMENT PANEL - NICHIBA - VINTAGEWOOD CEDAR
- M - METAL - STANDING SEAM



PHASE 2 INDEPENDENT - WEST ELEVATION
Scale: 1"=10'
A507



PHASE 2 INDEPENDENT - NORTH ELEVATION
Scale: 1"=10'
A507



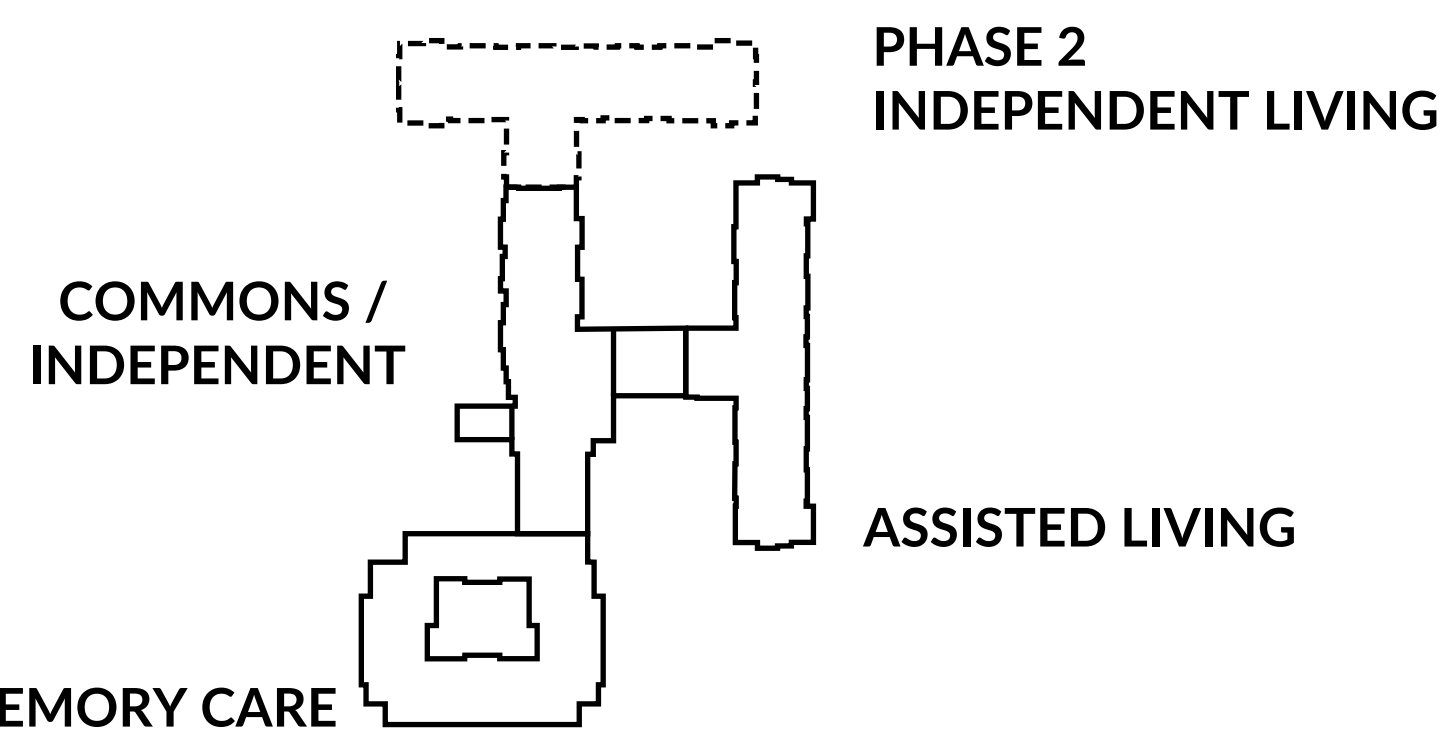
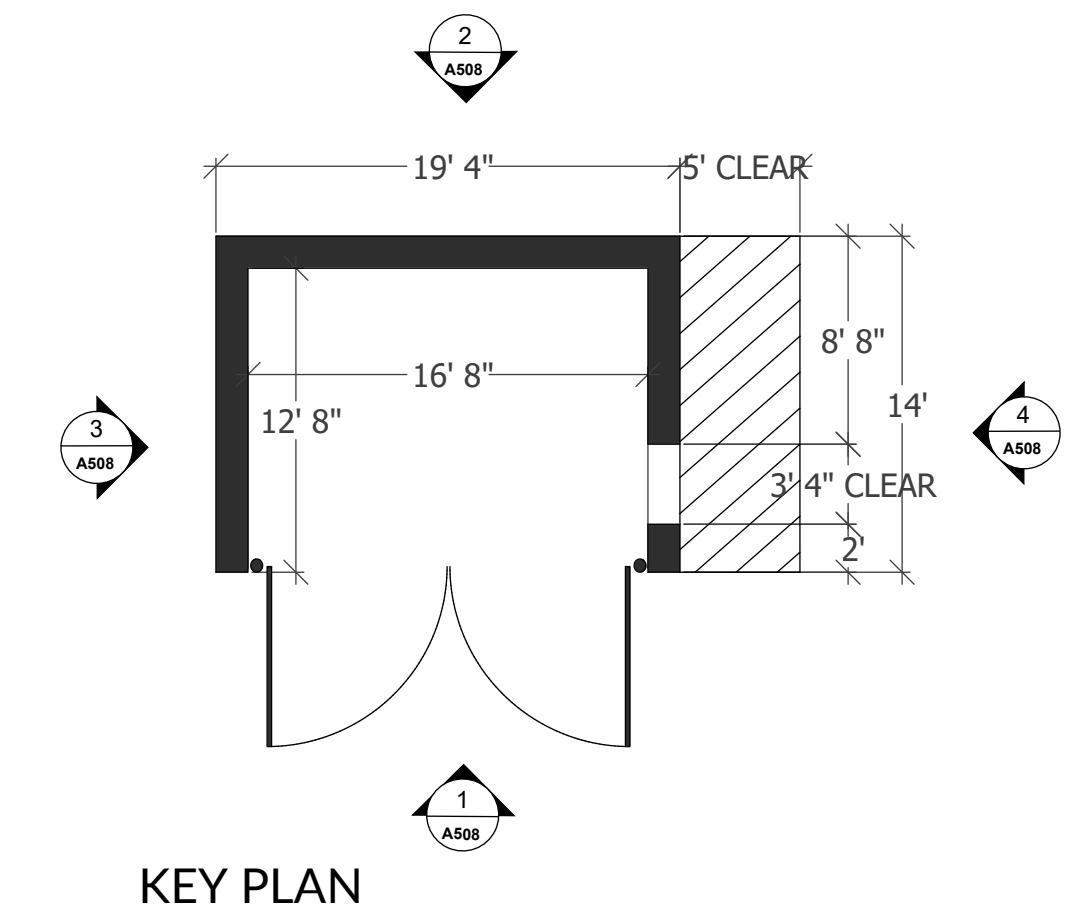
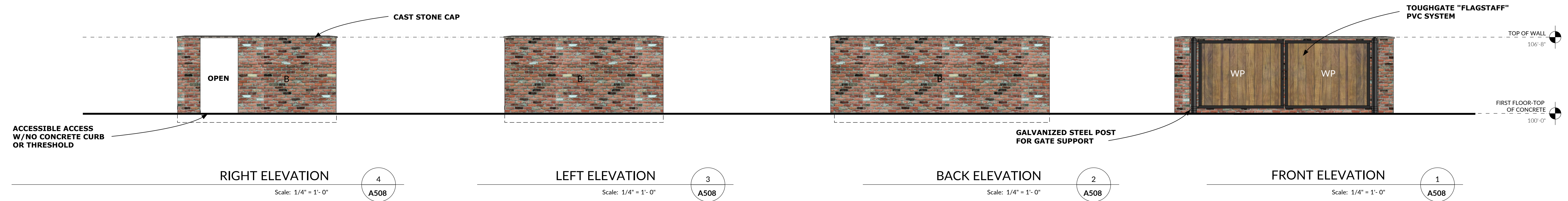
SCALE : 1" = 10'

EXTERIOR ELEVATIONS | PHASE 2 INDEPENDENT LIVING



MATERIAL LEGEND

- B - BRICK
- A - ASPHALT SHINGLE
- FP1 - FIBER CEMENT PANEL - COLOR A - SMOOTH - BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - COLOR B - SMOOTH - BATTEN 16" O.C.
- FP3 - FIBER CEMENT PANEL - COLOR C - SMOOTH
- FP4 - FIBER CEMENT PANEL - COLOR D - SMOOTH - RUNNING BOND
- FP5 - FIBER CEMENT PANEL - COLOR B - SMOOTH - VERTICAL
- FC1 - FIBER CEMENT LAP SIDING - COLOR A
- FC2 - FIBER CEMENT LAP SIDING - COLOR B
- WP - FIBER CEMENT PANEL - NICHIIA - VINTAGEWOOD CEDAR
- M - METAL - STANDING SEAM



SCALE : 1" = 10'

EXTERIOR ELEVATIONS | SITE STRUCTURES

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
 SENIOR LIVING DEVELOPMENT | LEE'S SUMMIT, MISSOURI

03 APR 2023
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