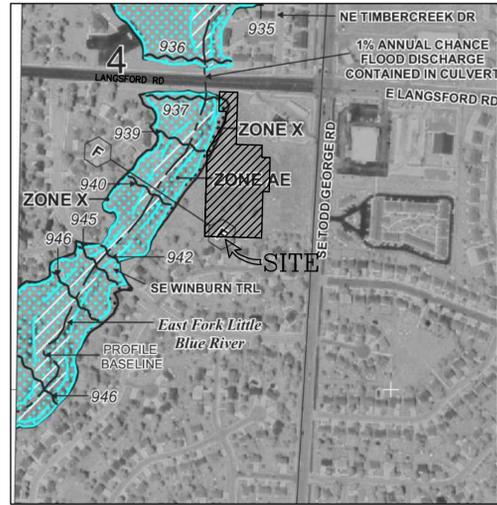


PRELIMINARY SITE PLAN FOR LEE'S SUMMIT SR APARTMENTS LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
NORTH STARE HOUSING, LLC
31711 E. PINK HILL RD.
GRAIN VALLEY, MO 64029
Ph.# (816)612-5191



FIRM
FLOOD INSURANCE RATE MAP
JACKSON COUNTY,
MISSOURI
AND INCORPORATED AREAS

PANEL 0312F
PANEL 312 OF 480
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
JACKSON COUNTY 29095 0312 F
LEE'S SUMMIT 29078 0312 F
CITY OF

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29095C0312F
EFFECTIVE DATE
SEPTEMBER 29, 2006
Federal Emergency Management Agency

DEVELOPMENT INFORMATION

A. EXISTING ZONING = CP-2
B. PROPOSED ZONING = P-MIX
C. TOTAL LAND AREA 2.6ac = 113,139sf
D. PROPOSED USE = SENIOR HOUSING / MULTIFAMILY
E. EXISTING BUILDING N/A
F. HEIGHT OF PROPOSED BUILDING (4 STORY)
G. TOTAL NUMBER OF UNITS = 72 UNITS
1. BUILDING FOOT PRINT AREA = 21,991sf
H. PERVIOUS VS IMPERVIOUS CALCULATIONS
LOT SIZE 113,139sf
IMPERVIOUS SURFACES 21,991sf
BUILDINGS 21,991sf
DRIVES/PARKING 50,055sf
WALKS/MISC. 9,000sf
TOTAL 81,046SF

CALCULATIONS
72% IMPERVIOUS
28% PERVIOUS (GREEN SPACE)

I. PARKING DRIVES/PARKING REQUIRED PROVIDED
PROPOSED PARKING 1.5/UNIT 108 110
ACCESSIBLE STALLS 4 4

J. FLOOR AREA RATIO : = 87,964 / 113,139 = 0.78
K. UNITS PER ACRE = 72units/ 2.6acre = 27.7units/ac
L. OPEN YARD AREA 113,139sf - 21,991sf = 91,148sf = 2.09ac

- SITE NOTES**
- UTILITIES
 - WATER
 - ALL EXISTING METER CONNECTIONS NOT USED WILL BE CAPPED AT THE MAIN PER CITY SPECIFICATIONS.
 - SANITARY SEWER
 - ALL EXISTING LATERAL CONNECTIONS NOT USED WILL BE CAPPED AT THE MAIN PER CITY SPECIFICATIONS.
 - STORM SEWER
 - ALL STORM SEWER COLLECTION SYSTEMS WILL BE PRIVATE.
 - DETENTION / BMP REQUIREMENTS WILL BE PER THE OVERALL DEVELOPMENT PLAN OF "LANGSFORD PLAZA STORM DRAINAGE STUDY."

LEGAL DESCRIPTION:
LOT 5A OF "LANGSFORD PLAZA, LOTS 5A & 5B"
A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI.

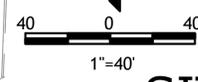


FLOODPLAIN NOTES

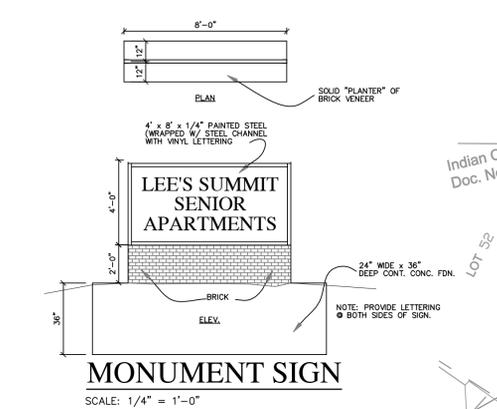
- WE INTEND TO FILE FOR A CLOMAR (CONDITIONAL LETTER OF MAP AMENDMENT) FROM FEMA DURING THE CONSTRUCTION DOCUMENTS.

FLOODPLAIN NOTE
A PORTION OF THE SITE DOES LIE INSIDE
OF FLOOD PLAIN
PANEL NUMBER 29095C0312F
DATED SEPT. 29, 2006

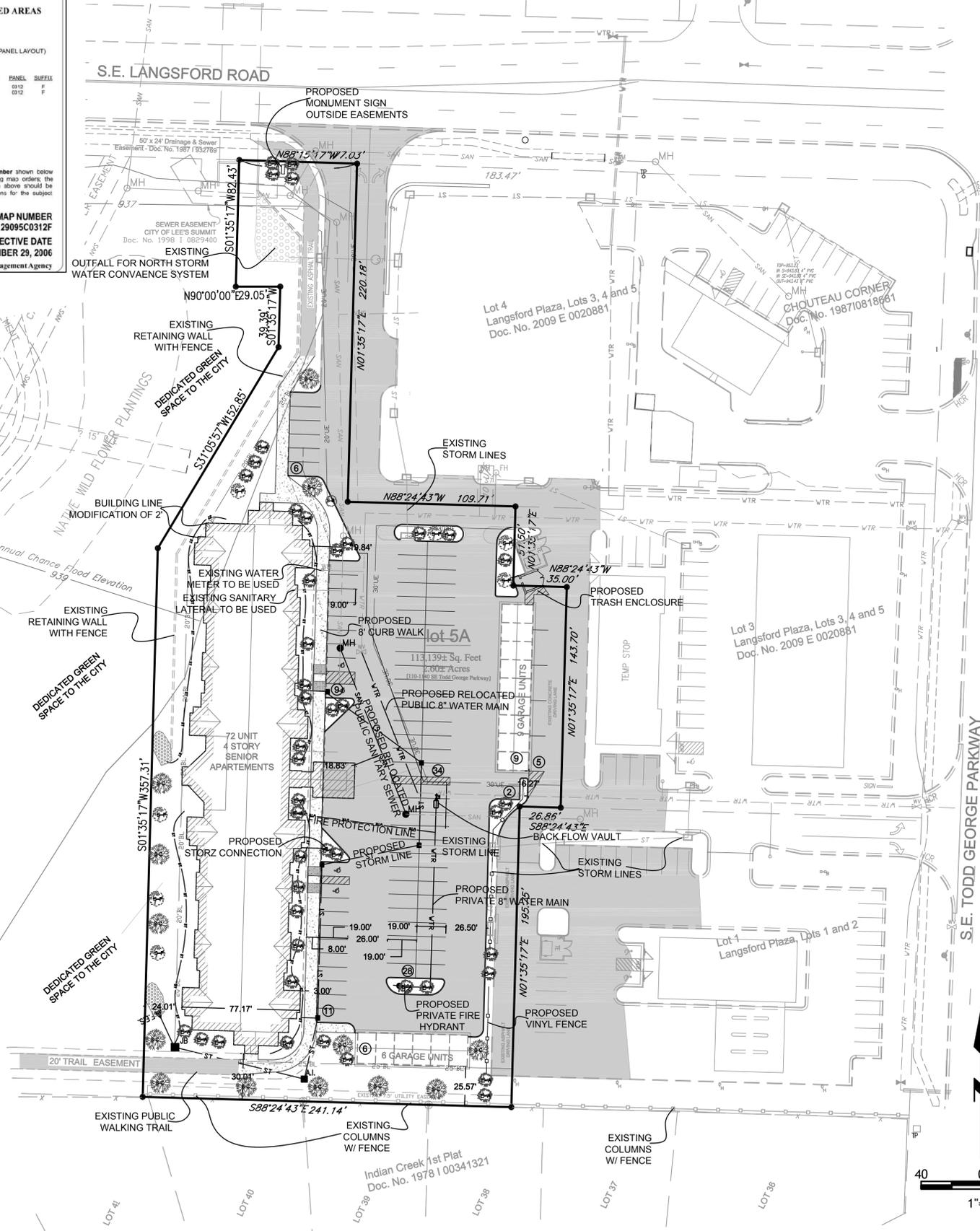
PROJECT CONTACTS: ROBERT WALQUIST, P.E.
812 NE COLUMBUS ST.
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675



SITE LAYOUT PLAN



- LANDSCAPEING NOTES**
- UDC SECTION 14. LANDSCAPING, BUFFERS AND TREE PROTECTION PLAN REQUIREMENTS
 - TREE PROTECTION: THIS SITE HAS NO TREES TO BE REMOVED.
 - BUFFERS: WE HAVE SHOWN A 20' LANDSCAPING BUFFER ON THE SOUTH SIDE OF THE PROPERTY
 - STREET TREES & SHRUBS: THIS SITE HAS A TOTAL OF 77 FEET OF ROW FRONTAGE
 - REQUIRED TREES 77 / 30 = 2
 - REQUIED SHRUBS 77 / 20 = 4
 - OPEN YARD AREA: (TOTAL REMAINING YARD AFTER FULL DEVELOPMENT = 91,148sf)
 - REQUIRED TREES 91,148/ 5,000sf OF REMAINING YARD = 18
 - REQUIRED SHRUBS (91,148/ 5,000sf) X 2 OF REMAINING YARD = 36
 - PROPOSED TREES & SHRUBS:
 - TREES ALONG THE ROW FRONTAGE = 0
 - SHRUBS ALONG THE ROW FRONTAGE = 4
 - OTHER PROPOSED TREES = 20
 - OTHER PROPOSED SHRUBS = 36
- TOTAL TREES REQUIRED = 20
TOTAL TREES PROPOSED = 20
TOTAL SHRUBS REQUIRED = 40
TOTAL SHRUBS PROPOSED = 40



LEE'S SUMMIT SR APARTMENTS LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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REVISIONS
5/17/16 CITY COMMENTS
6/1/16 CITY COMMENTS

SHEET NO.

C101

JOB NO.
E16-304