PRELIMINARY PLAT, PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SWD ARCHITECTS EST 1935

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

GENERAL SITE NOTE

1. SITE DESCRIPTION:
   A. PRELIMINARY DEVELOPMENT PLAN: PROPOSED LOT 1 AND TRACT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
   B. SPECIAL USE PERMIT: PROPOSED LOT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
2. TOTAL AREA = 16.95 ACRES (LOT1 = 11.74 AC, TRACT 1 = 5.21 AC)
3. ZONING: CP-2 – PLANNED COMMUNITY COMMERCIAL DISTRICT
4. CURRENT USE: UNDEVELOPED
5. PROPOSED USE: RETIREMENT COMMUNITY AND NURSING HOME/ELDER CARE
6. SPECIAL USE PERMIT (SUP) REQUIRED
7. SITE COVER SUMMARY (LOT 1)
   A. BUILDING = 2.56 ACRES (22%)
   B. PAVED = 2.94 ACRES (25%)
   C. TOTAL OPEN/GREEN SPACE =
      I. COMMON OPEN SPACE
         1. LOT 1
            A. REQUIRED (10%) = 1.17 AC
            B. PROVIDED (53%) = 6.23
         2. TRACT 1
            A. REQUIRED (10%) = 0.52 AC
            B. PROVIDED (100%) = 5.21 AC
   D. TOTAL IMPERVIOUS 5.5 ACRES
8. PARKING NOTES:
   A. MAIN BUILDING:
      I. REQUIRED PARKING:
         1. NURSING HOME/ ELDER CARE – 0.5 PER BED (72 BEDS) = 36 STALLS
         2. RETIREMENT COMMUNITY – 1 PER UNIT (104 UNITS) = 104 STALLS
         3. EMPLOYEES – 1 PER EMPLOYEE/SHIFT (30 EMPLOYEES) = 30 STALLS
         4. TOTAL REQUIRED = 170 STALLS
      II. TOTAL PROVIDED = 170 STALLS
   B. VILLA PARKING
      I. REQUIRED 1 STALL/UNIT = 15 STALLS
      II. PROVIDED = 30 STALLS (15 GARAGE AND 15 DRIVEWAY).
   C. ALL PARKING WILL MEET FAIR HOUSING AND ADA REQUIREMENTS.
   D. ALL ACCESSIBLE PARKING SHALL BE LESS THAN 1 VERTICAL FOOT IN 50 HORIZONTAL FEET.
   E. VAN PARKING SPACES SHALL HAVE VERTICAL CLEARANCE OF 98 INCHES MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUT THERETO. IN CASES OF A LOADING ZONE, THE VERTICAL CLEARANCE OF 115 INCHES MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
   F. ALL ONSITE PAVING WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE.
9. FLOODPLAIN NOTE: THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29095C0313G, DATED JANUARY 20, 2017.
10. NO GAS OR OIL WELLS (INACTIVE OR CAPPED) ARE LOCATED WITHIN THE SITE BOUNDARY PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP PUBLISHED FEBRUARY 15, 2019 AND UPDATED MARCH 24, 2025.
11. NO EXISTING BUILDINGS ARE LOCATED ONSITE.
12. HISTORICAL DISTRICT: SITE IS NOT LOCATED INSIDE OF A HISTORICAL DISTRICT.
13. NO PROPERTY OR INFRASTRUCTURE ARE LISTED ON THE NATIONAL REGISTRY FOR HISTORIC PLACES.

LAND USE SCHEDULE

	RETIREMENT COMMUNITY (INDEPENDENT SENIOR LIVING)	NURSING HOME/ELDER CARE (ASSISTED LIVING)	MEMORY CARE	VILLA
FLOOR AREA	119,024 SF	45,450 SF	12,546 SF	1,862 SF EA
TOTAL FLOOR AREA		171,020 SF		27,930 SF
UNITS/BEDS	104 UNITS	52 BEDS	20 BEDS	15 UNITS
LOT 1 + TRACT 1 LAND AREA (ACRES)	16.95 AC			
REQUIRED PARKING		170		15
PROVIDED PARKING		170		30
IMPERVIOUS COVERAGE	5.5 AC			
FLOOR AREA RATIO (FAR) WITH COMMON AREA	MAXIMUM ALLOWED = 55 PROVIDED = 34			
DWELLING UNITS PER ACRE DWELLING UNITS PER ACRE WITHOUT COMMON AREA	N/A FOR CP-2			
LOT AREA (LOT 1)	MIN = 40,000 SF PROVIDED = 511,400 SF			
BUILDING AREA/RESIDENT	MIN = 500 SF PROVIDED = 915 SF			

UNIT MATRIX

MEMORY CARE				ACCESSIBLE UNIT TYPES		
UNIT ID	TYPE	QUANTITY	SIZE	ADA ACCESSIBLE	2018 IBC TYPE A	2018 IBC TYPE B
A	STUDIO- 1 BED	14	305 SF			7
A.1	STUDIO- 1 BED	4	316 SF	4		
B	STUDIO- 1 BED	2	305 SF	2		
	TOTAL	20		6		7
ASSISTED LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
C	STUDIO	15	404 SF			15
C.1	STUDIO	3	404 SF	3		
D	STUDIO	2	404 SF	2		
E	1 BEDROOM	21	555 SF			21
E.1	1 BEDROOM	1	555 SF	1		
F	1 BEDROOM	2	555 SF	2		
G	2 BEDROOM	3	805 SF			3
H	2 BEDROOM	1	805 SF	1		
	TOTAL	48		9		39
INDEPENDENT LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
J	STUDIO	15	454 SF			15
J.1	STUDIO	1	454 SF		1	
K	1 BEDROOM	54	678 SF			54
K.1	1 BEDROOM	1	678 SF		1	
L	2 BEDROOM	31	926 SF			31
L.1	2 BEDROOM	1	926 SF		1	
M	2 BEDROOM	1	1143 SF			1
	TOTAL	104			3	101
	TOTAL UNITS	112				
VILLAS						
UNIT ID	TYPE	QUANTITY	SIZE			
3 UNIT	2 BDRM 2 BA	15	1294 SF			
	TOTAL UNITS	15				

PROJECT DATA

BUILDING AREA:

MEMORY CARE	12,546 SF
ASSISTED LIVING	45,450 SF
INDEPENDENT LIVING	(1) 112,624 SF
TOTAL	170,620 SF

PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, SUITE 228
KANSAS CITY, MISSOURI 64112
816 531 1698

OWNER

O'REILLY DEVELOPMENT CO.
5051 S. NATIONAL AVENUE 4-100
SPRINGFIELD, MO 65810
417.848.8006

MANAGEMENT COMPANY

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

CIVIL

ENGINEERING SURVEYS & SERVICES
1113 FAY STREET
COLUMBIA, MO 65201
573.449.2646

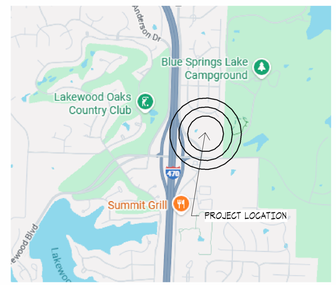
LANDSCAPE (1)

KIMLEY-HORN
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816.652.0350

SHEET SCHEDULE

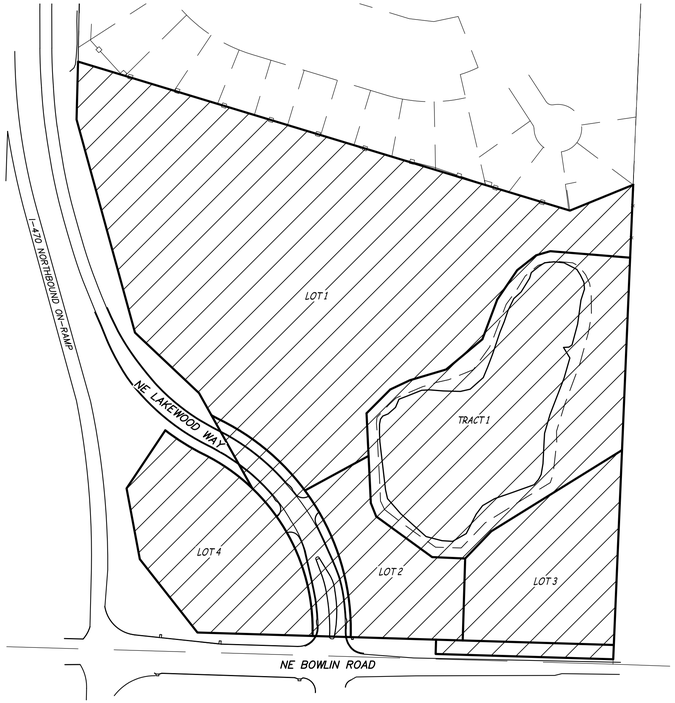
00 A	COVERSHEET
CIVIL	
C0.01	OVERALL APPLICATION EXHIBIT
C1.01	PRELIMINARY PLAT
C1.02	EASEMENT EXHIBIT
C2.01	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT SITE PLAN
C2.02	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT GRADING PLAN
C2.03	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT UTILITY PLAN
C3.01	SIGHT DISTANCE EXHIBIT
(1) C4.01	ZONING PROFILES
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENT 1
L1.2	LANDSCAPE PLAN ENLARGEMENT 2
L1.3	LANDSCAPE PLAN ENLARGEMENT 3
ARCHITECTURAL	
SP1.1	SITE DETAILS
SP1.2	SITE DETAILS
SP1.3	SITE DETAILS
A1.1	OVERALL LOWER FLOOR PLAN
A1.2	OVERALL FIRST FLOOR PLAN
A1.3	OVERALL SECOND FLOOR PLAN
A1.4	OVERALL FLOOR PLAN - VILLA
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS - VILLA
ELECTRICAL	
PH1.1	PHOTOMETRIC SITE PLAN

ISSUE DATE:
1.26.2026



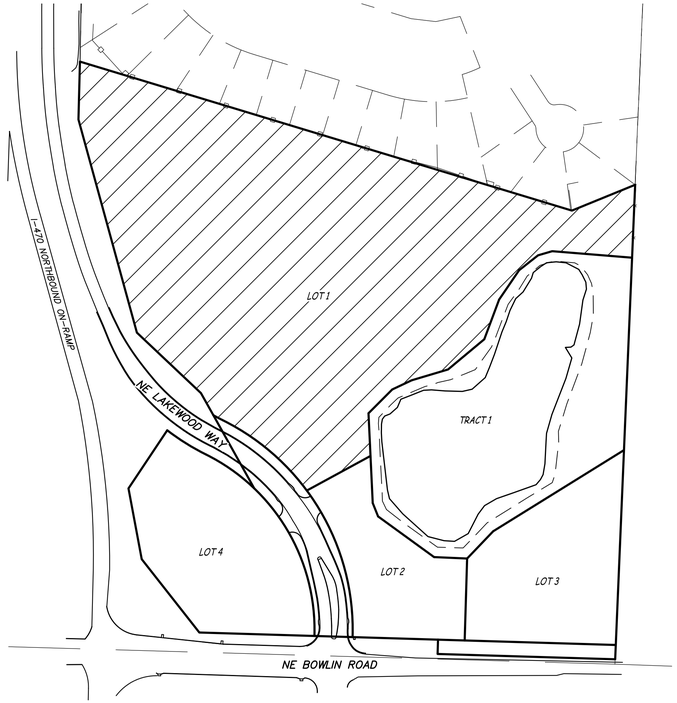
LOCATION MAP

NORTH



PRELIMINARY PLAT

SCALE: 1" = 150'



SPECIAL USE PERMIT

SCALE: 1" = 150'

PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 150'

PROPERTY DESCRIPTION

PARCEL 1

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48, RANGE 31 IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48, RANGE 31, SAID POINT LYING 1630.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 24 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 995.69 FEET (DEED READS 995.91 FEET) TO THE NORTH RIGHT OF WAY LINE OF BOWLIN ROAD; THENCE NORTH 88 DEGREES 16 MINUTES 57 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF BOWLIN ROAD A DISTANCE OF 372.37 FEET (DEED READS NORTH 88 DEGREES 16 MINUTES 57 SECONDS WEST A DISTANCE OF 372.23 FEET); THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BOWLIN ROAD AND THE EAST RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY 470 AS FOLLOWS; THENCE NORTH 01 DEGREES 43 MINUTES 01 SECONDS EAST A DISTANCE OF 30.00 FEET, THENCE NORTH 88 DEGREES 16 MINUTES 59 SECONDS WEST A DISTANCE OF 210.12 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 04 SECONDS WEST A DISTANCE OF 137.30 FEET TO A POINT LOCATED 690.00 FEET EAST OF STA 755+40 OF THE CENTERLINE OF INTERSTATE 470 AS NOW ESTABLISHED; THENCE NORTH 17 DEGREES 59 MINUTES 21 SECONDS WEST A DISTANCE OF 170.88 FEET TO A POINT LOCATED 630.00 FEET EAST OF CENTERLINE STA 757+00; THENCE NORTH 29 DEGREES 15 MINUTES 44 SECONDS WEST A DISTANCE OF 285.18 FEET TO A POINT LOCATED 480.00 FEET EAST OF CENTERLINE STA 759+0040; THENCE NORTH 46 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 194.58 FEET TO A POINT LOCATED 341.25 FEET EAST OF CENTERLINE STA 760+60; THENCE NORTH 15 DEGREES 19 MINUTES 37 SECONDS WEST A DISTANCE OF 463.37 FEET TO A POINT LOCATED 205.00 FEET EAST OF STA 765+00; THENCE NORTH 01 DEGREES 29 MINUTES 56 SECONDS EAST A DISTANCE OF 121.38 FEET (DEED READS 121.56 FEET) TO A POINT LOCATED 205.00 FEET EAST OF CENTERLINE STA 766+21.56; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY 470, SOUTH 73 DEGREES 08 MINUTES 55 SECONDS EAST A DISTANCE OF 1077.29 FEET (DEED READS 1077.15 FEET); THENCE NORTH 67 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 143.23 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART TAKEN FOR STREETS OR ROADS.

PARCEL 2

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BOWLIN ROAD AND THE NORTHEASTERLY RIGHT OF WAY OF THE INTERSTATE ROUTE 470, AS THE SAME ARE NOW ESTABLISHED; THENCE NORTH 43 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 72.41 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 43 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.97 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 02 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 170.88 FEET; THENCE NORTH 29 DEGREES 07 MINUTES 26 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.57 FEET; THENCE NORTHWESTERLY, DEPARTING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 46 DEGREES 02 MINUTES 32 SECONDS WEST, A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 30 SECONDS, AN ARC DISTANCE OF 125.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 36 SECONDS, AN ARC DISTANCE OF 95.30 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 16 SECONDS WEST, A DISTANCE OF 145.22 FEET; THENCE SOUTH 10 DEGREES 27 MINUTES 49 SECONDS EAST, A DISTANCE OF 150.94 FEET; THENCE SOUTH 38 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 195.45 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 241.38 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 7 DEGREES 07 MINUTES 39 SECONDS, AN ARC DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

PROPOSED LOT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPERTY DESCRIPTION

PROPOSED LOT 1 AND TRACT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

PRELIMINARY PLAT

CAPT'S WHARF SUBDIVISION

NE LAKEWOOD WAY & NE BOWLIN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 - WWW.SWDARCHITECTS.COM

SEAL
MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811
1/26/2026

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER

OVERALL APPLICATION EXHIBIT

ISSUE DATE:

1.26.2026

REVISIONS:

ESS
Engineering Surveys & Services
1113 Fay Street, Columbia, Mo 65201
573 - 449 - 2646
www.ess-inc.com
Missouri Engineering Corp. # 2004005018

ES&S PROJECT NO. 16803

PROJECT NO.: 2510

C0.01

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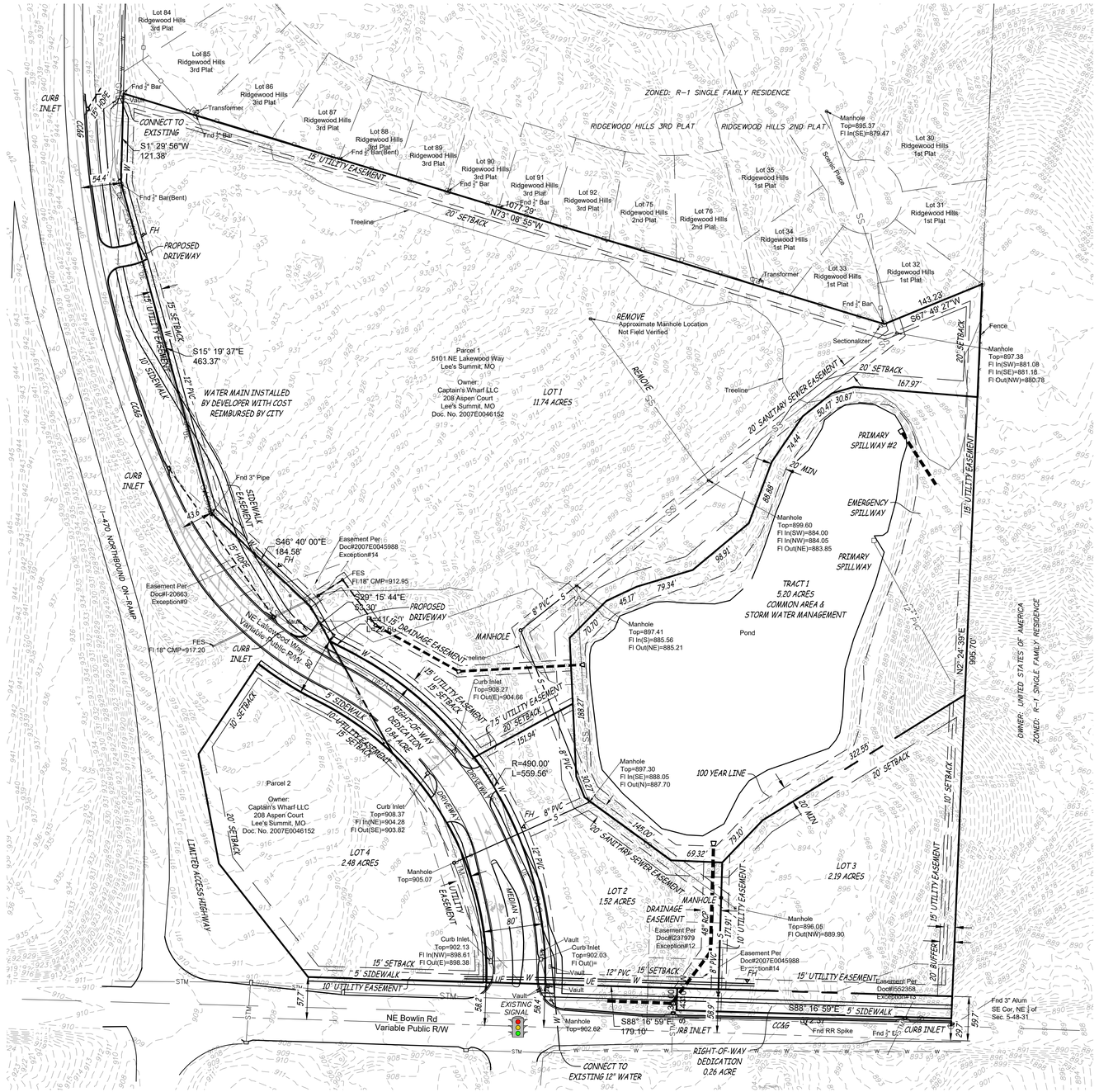

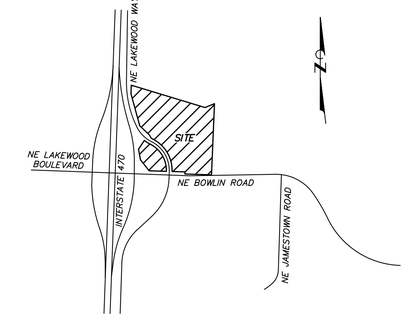

SITE LOCATION MAP

NOT TO SCALE

N

0 1"

SCALE: 1" = 80'

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
OHE UE	ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE
GAS	GAS LINE
W	WATER LINE
	WOODEN FENCE
x x x x x x	BARD WIRE FENCE
	EXISTING CONTOUR
	ANCHOR
	FOUND SURVEY MONUMENT
	SET 1/2" REBAR & CAP
	FOUND R/W MARKER
	UTILITY POLE
	PULLBOX
	PROPOSED PROPERTY LINE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED STORM SEWER
CCNG	PROPOSED CONCRETE CURB & GUTTER
FH	PROPOSED FIRE HYDRANT
HDPE	PROPOSED HIGH DENSITY POLYETHYLENE PIPE

PROPERTY OWNER

CAPTAINS WHARF, L.L.C.
208 NW ASPEN COURT
LEE'S SUMMIT, MISSOURI, 64064

ZONING NOTE

THIS PROPERTY IS ZONED "CP-2"
PLANNED COMMUNITY COMMERCIAL

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29095C0313G, DATED JANUARY 20, 2017.

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GENERAL NOTES

1. SITE AREA = 22.22 ACRES
2. ZONING = CP-2 – PLANNED COMMUNITY COMMERCIAL DISTRICT
3. CURRENT USE: UNDEVELOPED
4. NO EXISTING BUILDINGS ARE LOCATED ONSITE. THE NORTHERN SITE BOUNDARY IS MADE UP OF A NEIGHBORHOOD OF SINGLE FAMILY HOMES.
5. HISTORICAL DISTRICT: SITE IS NOT LOCATED INSIDE OF A HISTORICAL DISTRICT.
6. NO PROPERTY OR INFRASTRUCTURE ARE LISTED ON THE NATIONAL REGISTRY FOR HISTORIC PLACE
7. NO GAS OR OIL WELLS (INACTIVE OR CAPPED) ARE LOCATED WITHIN THE SITE BOUNDARIES PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP PUBLISHED FEBRUARY 15, 2019 AND UPDATED MARCH 24, 2025.
8. STORM WATER MANAGEMENT
   - 8.1. WATERSHED: WHITE RIVER
   - 8.2. COMMON DETENTION FOR LOTS 1 THRU 4 WILL BE PROVIDED VIA THE POND LOCATED ON THE 5.21 ACRE COMMON LOT.
   - 8.3. THE EXISTING POND WILL BE PARTIALLY FILLED TO ALLOW THE LOTS ADJACENT TO NE BOWLIN ROAD TO HAVE ADEQUATE DEVELOPMENT AREA.
   - 8.4. THE 100 YEAR POND ELEVATION TO BE A MINIMUM OF 20' OFFSET FROM ALL SURROUNDING PROPERTY LINES.
   - 8.5. ENCLOSED PIPES AND INLETS AND ENGINEERED SWALES WILL COLLECT AND CONVEY ONSITE STORM RUNOFF INTO THE EXISTING DETENTION BASIN.
9. WATER AND SEWER
   - 9.1. WATER AND SEWER PROVIDED BY CITY OF LEE'S SUMMIT
   - 9.2. ANTICIPATED SEWER DEMAND:
     - 9.2.1. PEAK BASE FLOW = 0.4 EDU * 191 UNITS = 22,920 GPD
     - 9.2.2. PEAK FLOW: 22,920 GPD + (250 GPD/AC * 11.74 AC) + (0.003 * 3.59 IN/HR * 11.74 AC * 646,317 GPD/CFS) = 107,575 GPD
   - 9.3. TO REMOVE THE IMPACT OF A SANITARY LINE IN THE COMMON LOT, A PORTION OF EXISTING SANITARY LINE ABANDONED IN PLACE WITH NEW LINE RELOCATED OUT OF COMMON DETENTION LOT.
   - 9.4. ANTICIPATED WATER DEMAND:
     - 9.4.1. DAILY = 191 UNITS * 125 GPD/PERSON * 2.78 PERSONS/UNIT = 66,373 GPD
     - 9.4.2. MAXIMUM DAILY WATER DEMAND = 66,373 GPD * 2.2 = 146,020 GPD
     - 9.4.3. PEAK HOUR DEMAND = 2 * 146,020 GPD/3600 MINS/DAY = 81 GPM
     - 9.4.4. SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.
   - 9.5. THERE ARE NO KNOWN DOWNSTREAM SEWER CAPACITY LIMITATIONS.
   - 9.6. 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.

PHASING SCHEDULE NOTE

PLAT 1 – LOT 1 AND TRACT 1 INCLUDING WATER MAIN ALONG LAKEWOOD WAY, SEWER MAIN, & ADJACENT IMPROVEMENTS.

PLAT 2 – LOT 2, 3, AND 4 INCLUDING ADJACENT IMPROVEMENTS.

SETBACK NOTE

FRONT SETBACK = 15'
REAR SETBACK = 20'
SIDE SETBACK = 10' FEET (0' INTERIOR LOT LINES)

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PRELIMINARY PLAT

CAPT'S WHARF SUBDIVISION

NE LAKEWOOD WAY & NE BOWLIN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811
3/26/2026

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER

PRELIMINARY PLAT

ISSUE DATE:

12.22.2025

REVISIONS:

1. REVISION - 01/26/2026
2. REVISION - 02/04/2026

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N

0 1"

SCALE: 1" = 60'

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PRELIMINARY PLAT

CAPT'S WHARF SUBDIVISION

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PE-2007002811
1/26/2026

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER

EASEMENT EXHIBIT

ISSUE DATE:
1.26.2026

REVISIONS:
1 REVISION - 02/09/2026

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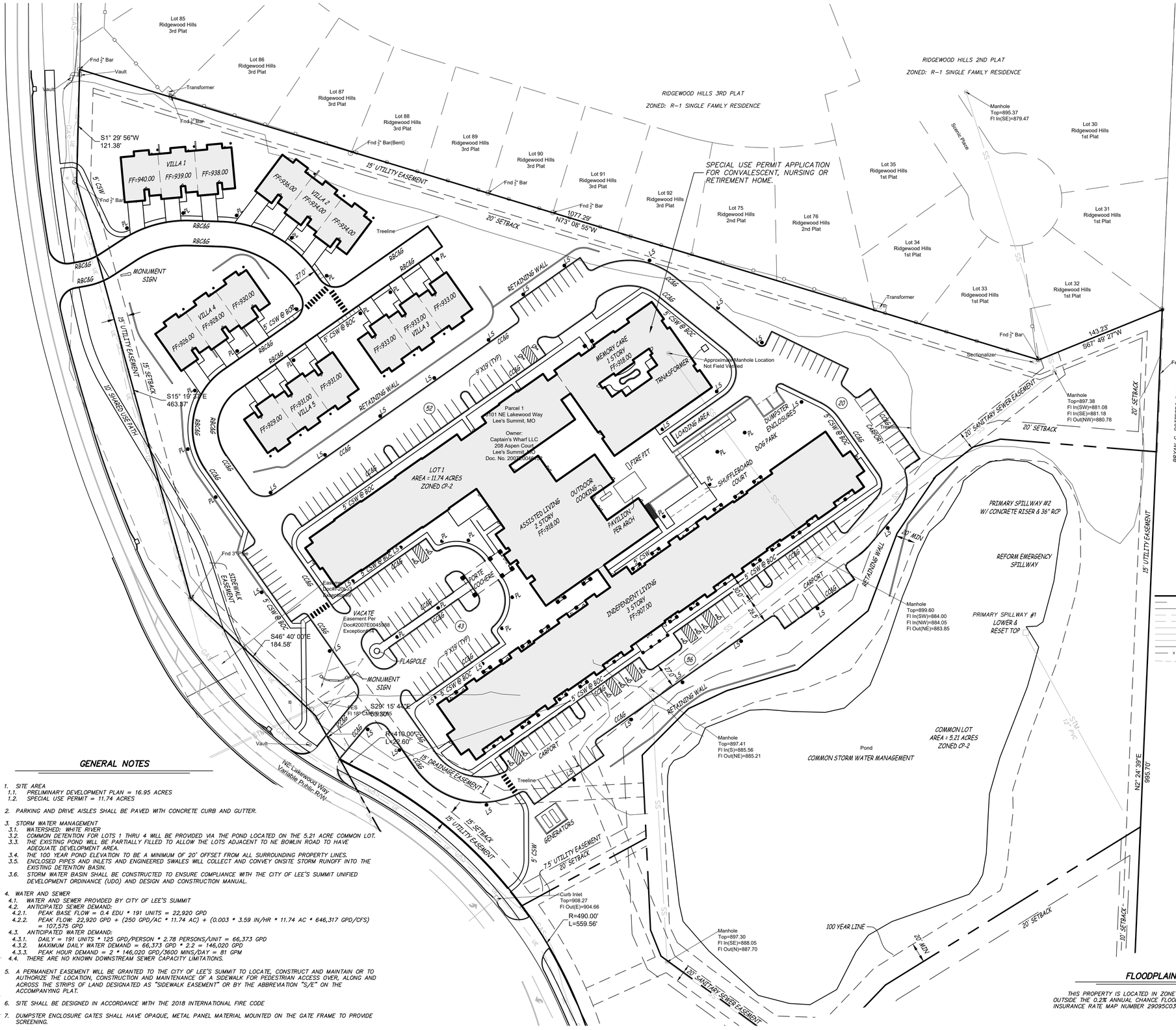

GENERAL NOTES

1. SITE AREA
   - 1.1. PRELIMINARY DEVELOPMENT PLAN = 16.95 ACRES
   - 1.2. SPECIAL USE PERMIT = 11.74 ACRES
2. PARKING AND DRIVE AISLES SHALL BE PAVED WITH CONCRETE CURB AND GUTTER.
3. STORM WATER MANAGEMENT
   - 3.1. WATERSHED: WHITE RIVER
   - 3.2. COMMON DETENTION FOR LOTS 1 THRU 4 WILL BE PROVIDED VIA THE POND LOCATED ON THE 5.21 ACRE COMMON LOT.
   - 3.3. THE EXISTING POND WILL BE PARTIALLY FILLED TO ALLOW THE LOTS ADJACENT TO NE BOWLIN ROAD TO HAVE ADEQUATE DEVELOPMENT AREA.
   - 3.4. THE 100 YEAR POND ELEVATION TO BE A MINIMUM OF 20' OFFSET FROM ALL SURROUNDING PROPERTY LINES.
   - 3.5. ENCLOSED PIPES AND INLETS AND ENGINEERED SWALES WILL COLLECT AND CONVEY ONSITE STORM RUNOFF INTO THE EXISTING DETENTION BASIN.
   - 3.6. STORM WATER BASIN SHALL BE CONSTRUCTED TO ENSURE COMPLIANCE WITH THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE (UDO) AND DESIGN AND CONSTRUCTION MANUAL.
4. WATER AND SEWER
   - 4.1. WATER AND SEWER PROVIDED BY CITY OF LEE'S SUMMIT
   - 4.2. ANTICIPATED SEWER DEMAND:
     - 4.2.1. PEAK BASE FLOW = 0.4 EDU * 191 UNITS = 22,920 GPD
     - 4.2.2. PEAK FLOW: 22,920 GPD + (250 GPD/AC * 11.74 AC) + (0.003 * 3.59 IN/HR * 11.74 AC * 646,317 GPD/CFS) = 107,575 GPD
   - 4.3. ANTICIPATED WATER DEMAND:
     - 4.3.1. DAILY = 191 UNITS * 125 GPD/PERSON * 2.78 PERSONS/UNIT = 66,373 GPD
     - 4.3.2. MAXIMUM DAILY WATER DEMAND = 66,373 GPD * 2.2 = 146,020 GPD
     - 4.3.3. PEAK HOUR DEMAND = 2 * 146,020 GPD/3600 MINS/DAY = 81 GPM
   - 4.4. THERE ARE NO KNOWN DOWNSTREAM SEWER CAPACITY LIMITATIONS.
5. A PERMANENT EASEMENT WILL BE GRANTED TO THE CITY OF LEE'S SUMMIT TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR PEDESTRIAN ACCESS OVER, ALONG AND ACROSS THE STRIPS OF LAND DESIGNATED AS "SIDEWALK EASEMENT" OR BY THE ABBREVIATION "S/E" ON THE ACCOMPANYING PLAT.
6. SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE
7. DUMPSTER ENCLOSURE GATES SHALL HAVE OPAQUE, METAL PANEL MATERIAL MOUNTED ON THE GATE FRAME TO PROVIDE SCREENING.

SITE LOCATION MAP

NOT TO SCALE

PROPERTY OWNER

CAPTAINS WHARF, L.L.C.
208 NW ASPEN COURT
LEE'S SUMMIT, MISSOURI, 64064

ZONING NOTE

THIS PROPERTY IS ZONED "CP-2"
PLANNED COMMUNITY COMMERCIAL

PROPERTY DESCRIPTION

FOR PRELIMINARY DEVELOPMENT PLAN:
PROPOSED LOT 1 AND TRACT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

FOR SPECIAL USE PERMIT:
PROPOSED LOT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
OHE	ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE
GAS	GAS LINE
	WOODEN FENCE
	BARD WIRE FENCE
	EXISTING CONTOUR
C	ANCHOR
○	FOUND SURVEY MONUMENT
●	SET 1/2" REBAR & CAP
⌖	FOUND R/W MARKER
●	UTILITY POLE
⊡	PULLBOX
AI	PROPOSED AREA INLET
BOC	PROPOSED BACK OF CURB
CCAG	PROPOSED CONCRETE CURB & GUTTER
CSW	PROPOSED CONCRETE SIDEWALK
CI	PROPOSED CURB INLET
CO	PROPOSED CLEANOUT
DB	PROPOSED DRAIN BASIN
FES	PROPOSED FLARED END SECTION
HP	PROPOSED HIGH-PERFORMANCE PIPE
HDPE	PROPOSED HIGH DENSITY POLYETHYLENE PIPE
ID	PROPOSED INLINE DRAIN
JB	PROPOSED JUNCTION BOX
LS	PROPOSED LIGHT STANDARD
MH	PROPOSED MANHOLE
PL	PROPOSED POLE LIGHT
PVC	PROPOSED POLYVINYL CHLORIDE PIPE
RBCAG	PROPOSED ROLLBACK CURB & GUTTER
RCP	PROPOSED REINFORCED CONCRETE PIPE
WM	PROPOSED WATER METER
WV	PROPOSED WATER VALVE
BFP	PROPOSED BACKFLOW PREVENTER
CMP	PROPOSED CURB INLET
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
FH	PROPOSED FIRE HYDRANT

REVISION NOTE:
1. REVISED MEMORY CARE, ASSISTED LIVING & INDEPENDENT LIVING BUILDING
2. REVISED PARKING

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29095C0313G, DATED JANUARY 20, 2017.

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PROFESSIONAL ENGINEER
PE-2007002811
4/7/2026

PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT SITE PLAN

ISSUE DATE:
12.22.2025

REVISIONS:
1. REVISION - 01/26/2026
2. REVISION - 02/04/2026
3. REVISION - 04/07/2026

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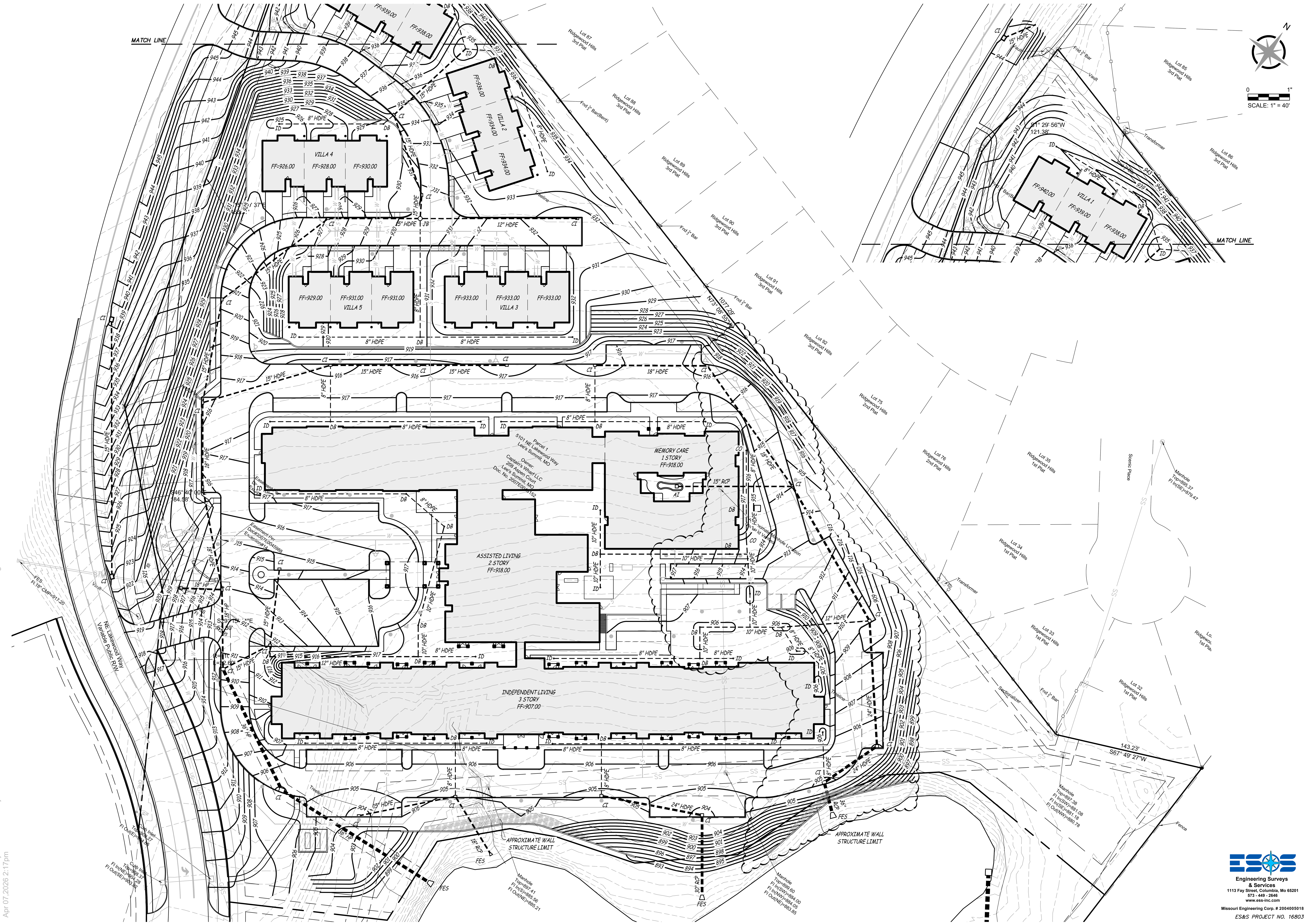

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MATTHEW AARON KRIETE
NUMBER PE-2007002811
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PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT GRADING PLAN

ISSUE DATE:
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REVISIONS:
1 REVISION - 01/26/2026
2 REVISION - 04/07/2026

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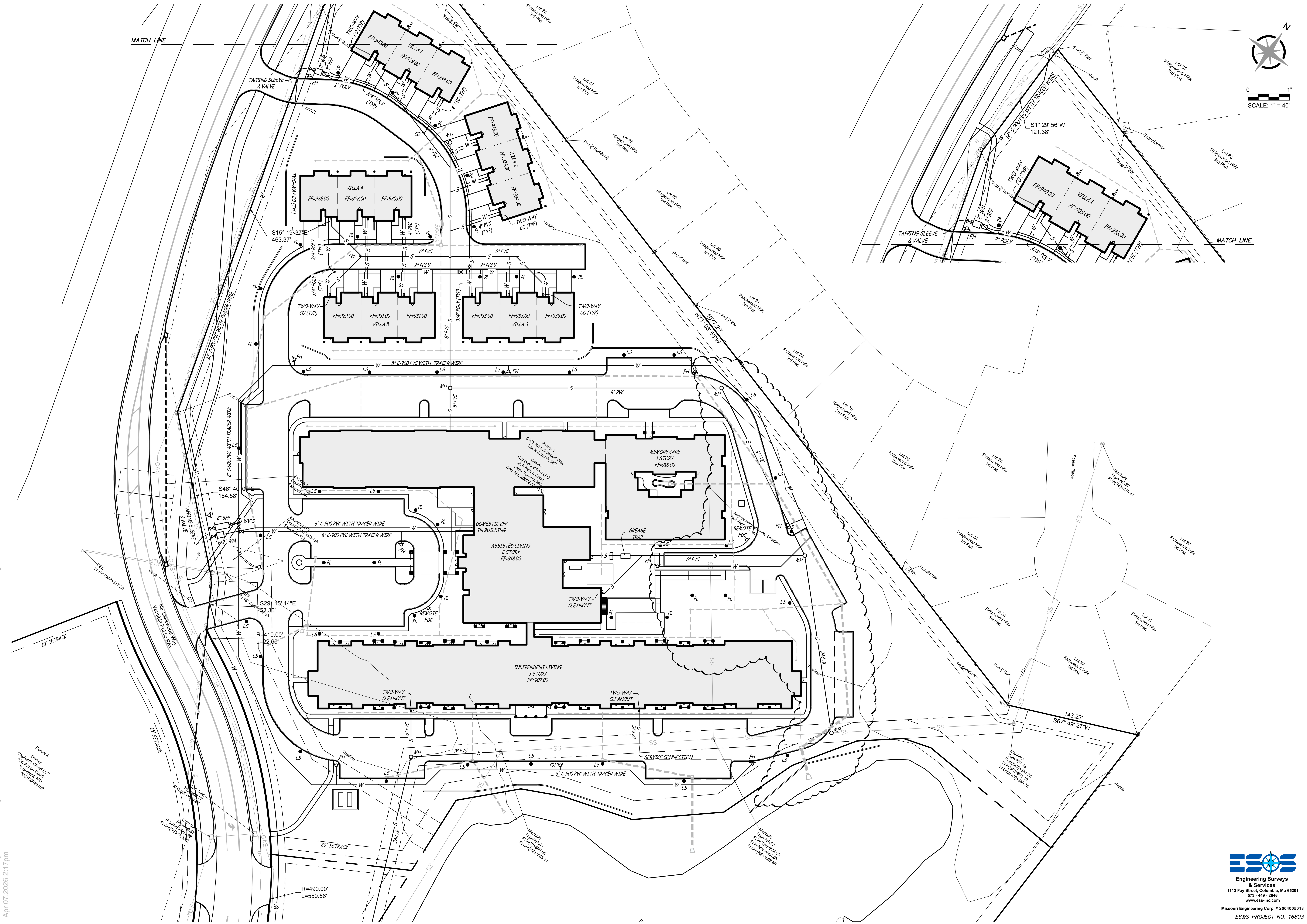

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PE-2007002811
4/7/2026
STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT UTILITY PLAN

ISSUE DATE:
12.22.2025

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2 REVISION - 04/07/2026

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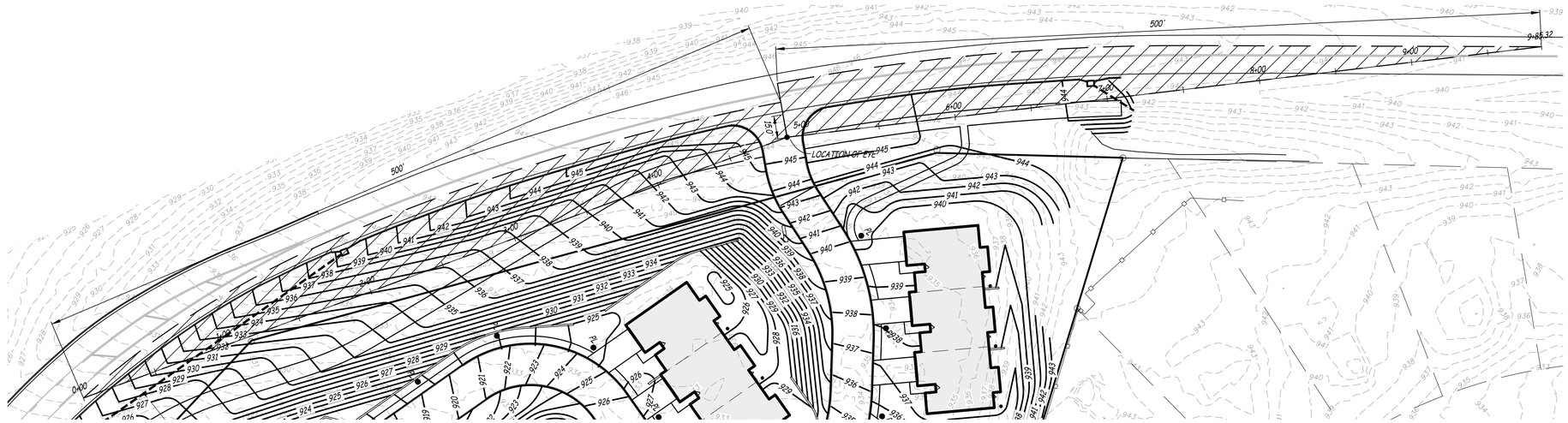
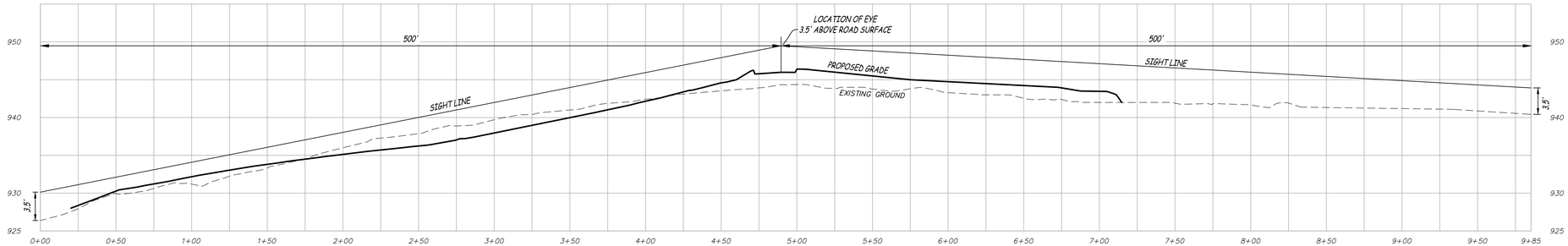
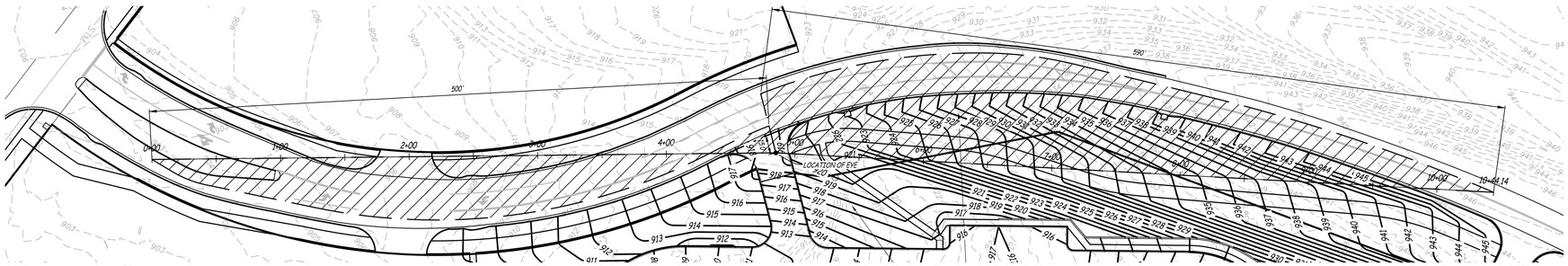
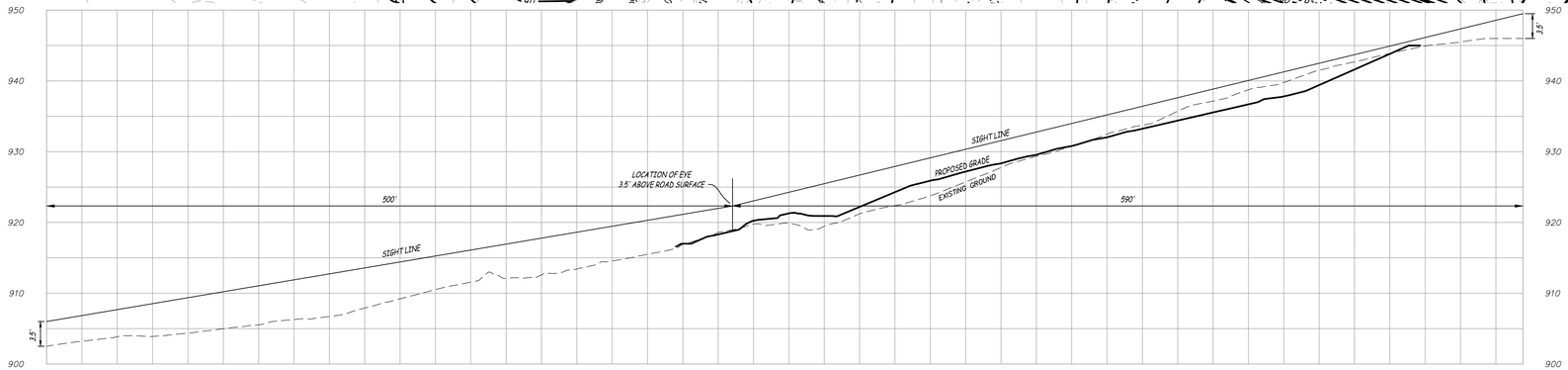




NORTH SIGHT DISTANCE

SCALE – HORIZ. 1" = 50'
VERT. 1" = 10'





SOUTH SIGHT DISTANCE

SCALE – HORIZ. 1" = 50'
VERT. 1" = 10'

SITE DISTANCE NOTE

1. THE CONSTRUCTED PRODUCT WILL PROVIDE THE INTERSECTION SIGHT DISTANCE AS PROPOSED ON PLAN, AND FIELD VERIFICATION WILL BE CONDUCTED AND RESULTS PROVIDED TO THE COUNTY PRIOR TO FINAL SITE ACCEPTANCE.
2. HIGHWAY 76 SPEED LIMIT = 45 MPH
3. REQUIRED SOUTH DRIVEWAY RIGHT SIGHT DISTANCE = 1.47 x 45 MPH x (6.5 + (0.1 x 4%)) = 456 FEET DESIGN (SHOWN AS 500 FEET)
4. REQUIRED SOUTH DRIVEWAY LEFT SIGHT DISTANCE = 1.47 x 45 MPH x (7.5 + (0.2 x 7%)) = 589 FEET DESIGN (SHOWN AS 590 FEET)
5. REQUIRED NORTH DRIVEWAY RIGHT SIGHT DISTANCE = 1.47 x 45 MPH x 6.5 = 430 FEET DESIGN (SHOWN AS 500 FEET)
6. REQUIRED NORTH DRIVEWAY LEFT SIGN DISTANCE = 1.47 x 45 MPH x 7.5 = 496 FEET DESIGN (SHOWN AS 500 FEET)
7. EYE HEIGHT = 3.5'
8. OBJECT HEIGHT = 3.5'

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N

0 1"
SCALE: 1" = 50'

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1/26/2026

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NUMBER PE-2007002811
PROFESSIONAL ENGINEER

SIGHT DISTANCE EXHIBIT

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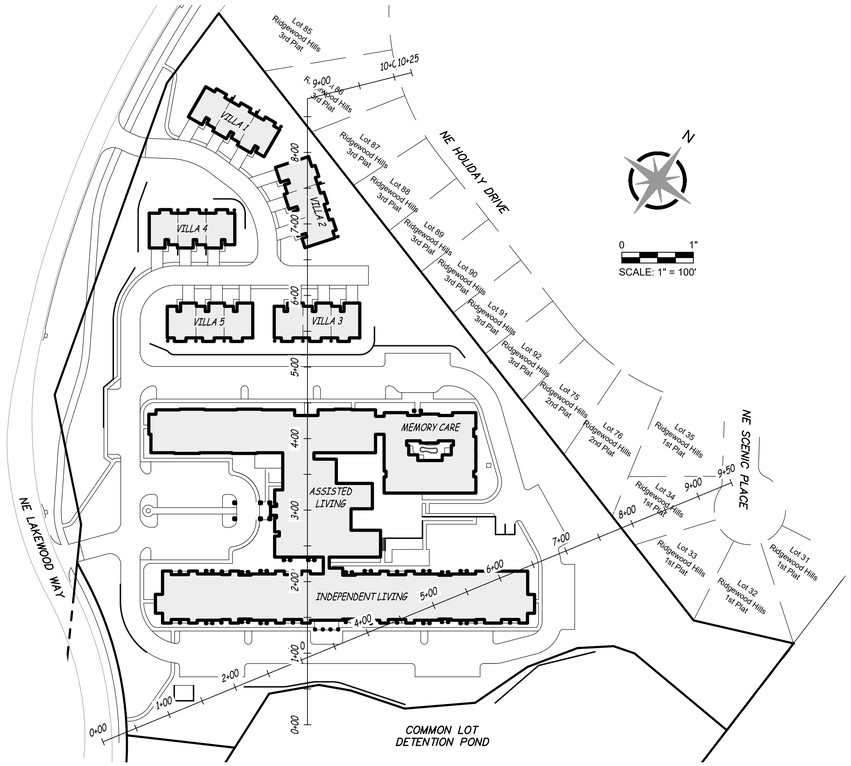
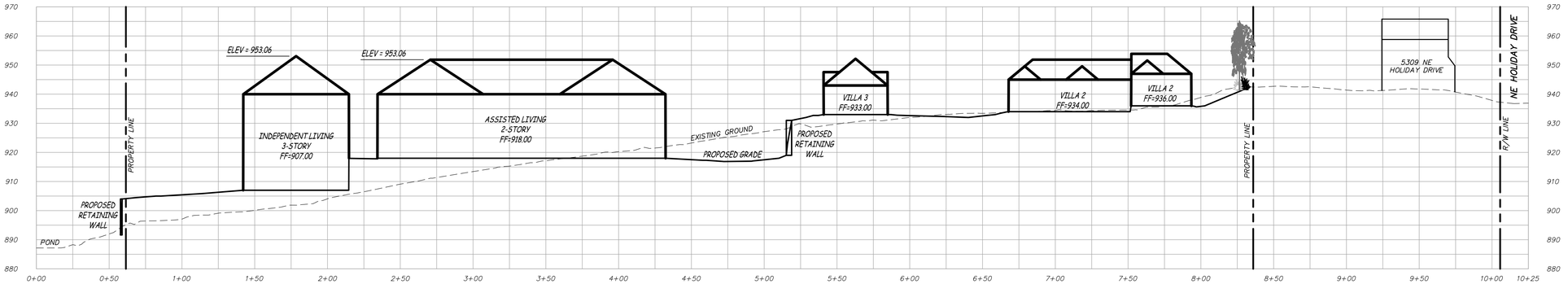
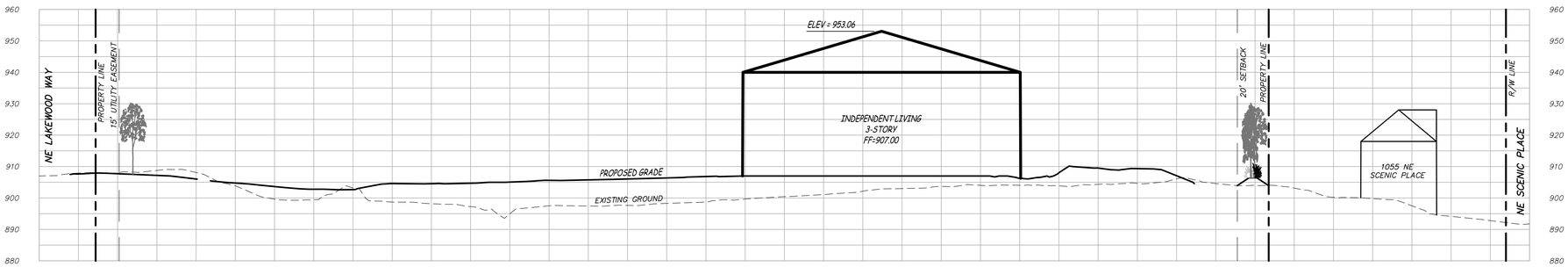




ZONING PROFILE – NORTH SOUTH

SCALE – HORIZ. 1" = 40'
VERT. 1" = 20'



ZONING PROFILE – WEST EAST

SCALE – HORIZ. 1" = 40'
VERT. 1" = 20'

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ZONING PROFILES

ISSUE DATE:

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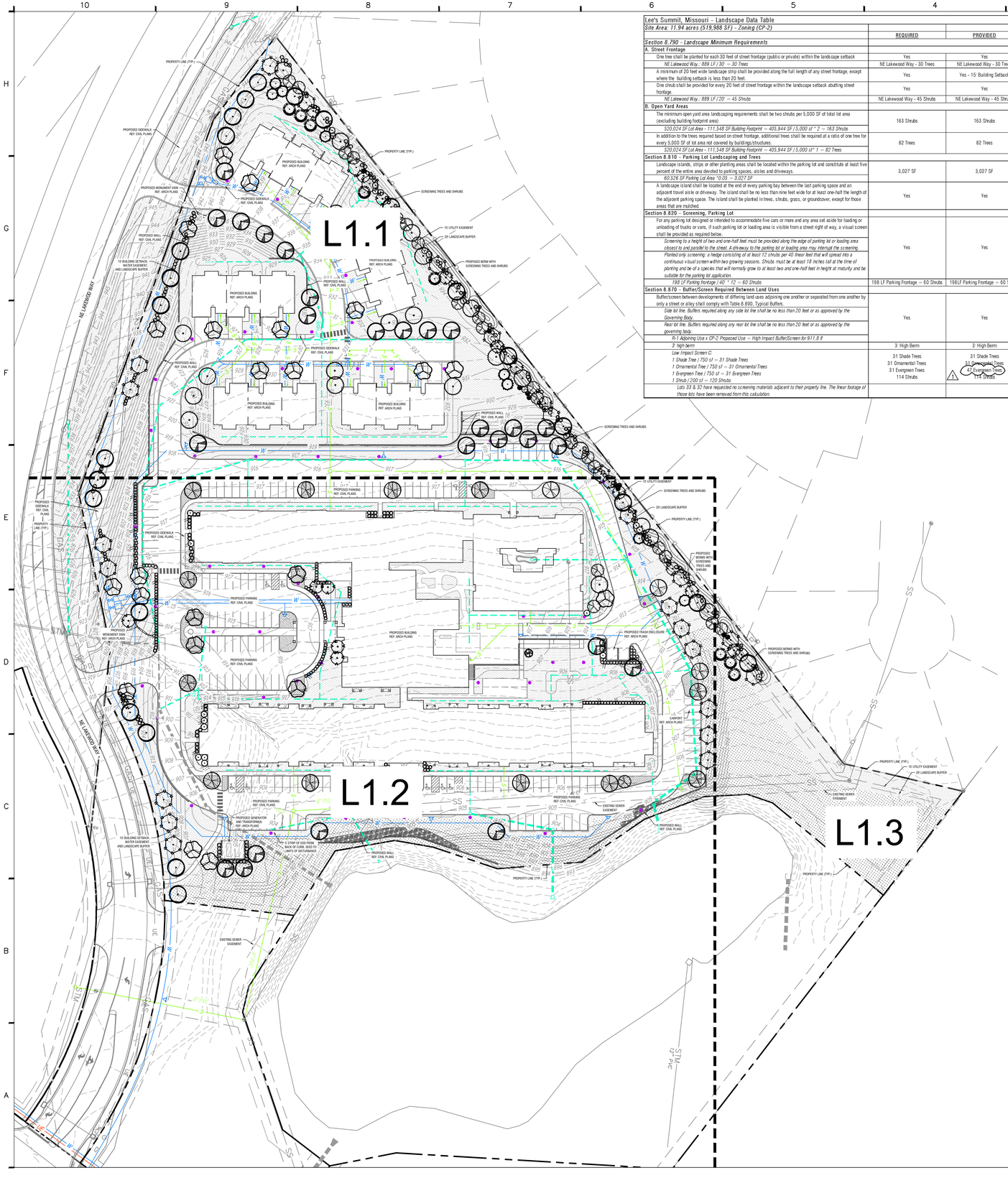

Lee's Summit, Missouri - Landscape Data Table		
Site Area: 11.94 acres (519,988 SF) - Zoning (CP-2)		
	REQUIRED	PROVIDED
Section 8.790 - Landscape Minimum Requirements		
A. Street Frontage		
One tree shall be planted for each 30 feet of street frontage (public or private) within the landscape setback	Yes	Yes
NE Lakewood Way.: 889 LF / 30 = 30 Trees	NE Lakewood Way - 30 Trees	NE Lakewood Way - 30 Trees
A minimum of 20 feet wide landcape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	Yes	Yes - 15' Building Setback
One shrub shall be provided for every 20 feet of street frontage within the landscape setback abutting street frontage.	Yes	Yes
NE Lakewood Way.: 889 LF / 20 = 45 Shrubs	NE Lakewood Way - 45 Shrubs	NE Lakewood Way - 45 Shrubs
B. Open Yard Areas		
The minimum open yard area landscaping requirements shall be two shrubs per 5,000 SF of total lot area (excluding building footprint area)	163 Shrubs	163 Shrubs
*520,024 SF Lot Area - 111,548 SF Building Footprint = 405,944 SF / 5,000 sf * 2 = 163 Shrubs*		
In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by buildings/structures.	82 Trees	82 Trees
520,024 SF Lot Area - 111,548 SF Building Footprint = 405,944 SF / 5,000 sf 1 = 82 Trees*		
Section 8.810 - Parking Lot Landscaping and Trees		
Landscape islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways.	3,027 SF	3,027 SF
*60,526 SF Parking Lot Area * 0.05 = 3,027 SF*		
A landscape island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or groundcover, except for those areas that are mulched.	Yes	Yes
Section 8.820 - Screening, Parking Lot		
For any parking lot designed or intended to accommodate five cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as required below:	Yes	Yes
Screening to a height of two and one-half feet must be provided along the edge of parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening;		
Planted only screening: a hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.		
*198 LF Parking Frontage / 40 * 12 = 60 Shrubs*	198 LF Parking Frontage = 60 Shrubs	198LF Parking Frontage = 60 Shrubs
Section 8.870 - Buffer/Screen Required Between Land Uses		
Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890, Typical Buffers.	Yes	Yes
Side lot line. Buffers required along any side lot line shall be no less than 20 feet or as approved by the Governing Body.		
Rear lot line. Buffers required along any rear lot line shall be no less than 20 feet or as approved by the governing body.		
R-1 Adjoining Use x OP-2 Proposed Use = High Impact Buffer/Screen for 911.8 ft		
3' high berm	3' High Berm	3' High Berm
Low Impact Screen C: 1 Shade Tree / 750 sf = 31 Shade Trees 1 Ornamental Tree / 750 sf = 31 Ornamental Trees 1 Evergreen Tree / 750 sf = 31 Evergreen Trees 1 Shrub / 200 sf = 120 Shrubs	31 Shade Trees 31 Ornamental Trees 31 Evergreen Trees 114 Shrubs	31 Shade Trees 31 Ornamental Trees 47 Evergreen Trees 114 Shrubs
Lots 33 & 32 have requested no screening materials adjacent to their property line. The linear footage of these lots have been removed from this calculation.		

PLANTING NOTES:

1. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
2. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
3. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
5. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
6. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
7. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
9. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
10. LAY TALL FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE TALL FESCUE SOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
12. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
14. ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
15. FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
PARKING LOT TREES							
	AO	15	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
SHADE TREES							
	AA	24	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	QO	25	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	UO	26	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	UP	22	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	ZM	24	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
EVERGREEN TREES							
	JB	33	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	PB	1	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE	B & B	N/A	5-6' HT. MIN.	FULL & MATCHING
	PF	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	PN	8	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	TR	10	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
ORNAMENTAL TREES							
	CC	21	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5" CAL. MIN.	10' - 12' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	MS	19	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL. MIN.	10' - 12' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
	BG	48	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING
	CG	55	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING
	IS	74	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3 GAL. MIN.	2' HT. MIN.	48" O.C.	FULL & MATCHING
	JS	44	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN PFITZER JUNIPER	3 GAL. MIN.	2' HT. MIN.	84" O.C.	FULL & MATCHING
	TD	102	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	3 GAL. MIN.	2' HT. MIN.	72" O.C.	FULL & MATCHING
	TH	59	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	LV	2,723	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF	CONT.	N/A	18" O.C.	FULL & MATCHING
SEED							
	FT	54,030 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SEED	N/A	N/A	SEED TO BE FREE OF WEEDS, PESTS, AND DISEASE
SOD							
	FA	210,517 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
LANDSCAPE ARCHITECT - ASHLEY SERR
LICENSE NO. PLA-2024016720

STATE OF MISSOURI
ASHLEY M. SERR
NUMBER PLA-2024016720
LANDSCAPE ARCHITECT
04/06/2026

LANDSCAPE PLAN

ISSUE DATE:
1.26.2026
REVISIONS:
⚠ 4.6.2026

PROJECT NO.: 2510

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PLOTTED BY: Smith, Gehrsie 4/6/2026 8:31 AM
DWG NAME: K:\KNC_LA\282828001_LEE'S SUMMIT SENIOR LIVING\2. DESIGN\CAD\01_PRELIMINARY DEVELOPMENT PLAN\PLANSHEETS\L1.0-LANDSCAPE PLAN.DWG
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PLANT SCHEDULE

NOTE: SEE SHEET L1.0FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
PARKING LOT TREES		
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
SHADE TREES		
	AA	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
	QO	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK
	UO	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
1	UP	QUERCUS BICOLOR / SWAMP WHITE OAK
	ZM	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA
EVERGREEN TREES		
	JB	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	PB	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
1	PN	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE
	TR	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE
ORNAMENTAL TREES		
	CC	CERCIS CANADENSIS / EASTERN REDBUD
	MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SHRUBS		
	BG	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD
	CG	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS
	IS	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JS	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN PFITZER JUNIPER
	TD	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
	TH	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE
GROUND COVERS		
	LV	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF
SEED		
	FT	FESTUCA ARUNDINACEA / TALL FESCUE
SOD		
	FA	FESTUCA ARUNDINACEA / TALL FESCUE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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LEE'S SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC

SEAL
LANDSCAPE ARCHITECT - ASHLEY SERR
LICENSE NO. PLA-2024016720

STATE OF MISSOURI
ASHLEY M. SERR
NUMBER PLA-2024016720
LANDSCAPE ARCHITECT
04/06/2026

LANDSCAPE PLAN ENLARGEMENT 1

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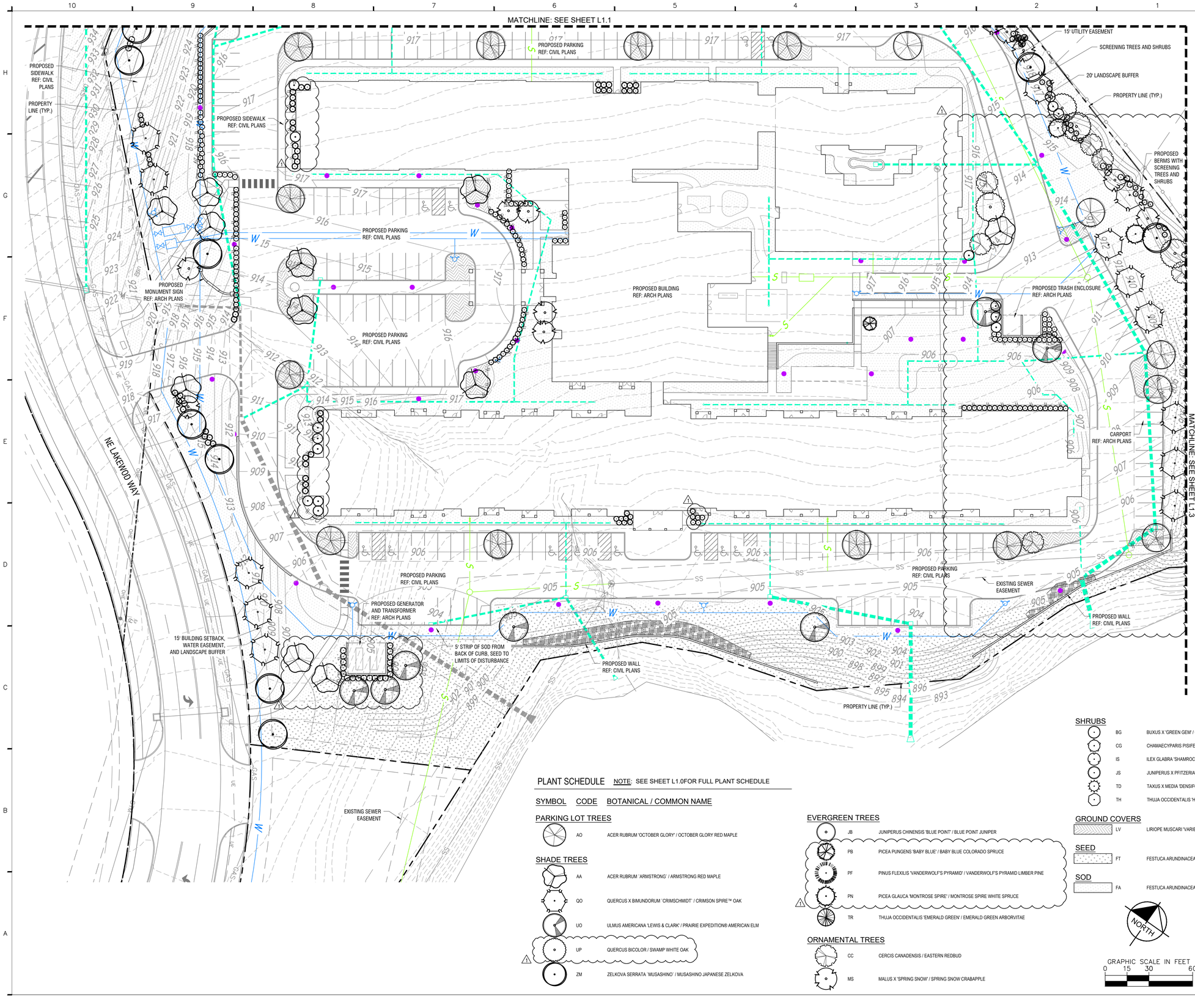

PLANT SCHEDULE

NOTE: SEE SHEET L1.0FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
PARKING LOT TREES		
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
SHADE TREES		
	AA	ACER RUBRUM `ARMSTRONG` / ARMSTRONG RED MAPLE
	QO	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK
	UO	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	UP	QUERCUS BICOLOR / SWAMP WHITE OAK
	ZM	ZELKOVA SERRATA `MUSASHINO` / MUSASHINO JAPANESE ZELKOVA
EVERGREEN TREES		
	JB	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	PB	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
	PN	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE
	TR	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE
ORNAMENTAL TREES		
	CC	CERCIS CANADENSIS / EASTERN REDBUD
	MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE

SHRUBS		
	BG	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD
	CG	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS
	IS	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JS	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN PFITZER JUNIPER
	TD	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
	TH	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE
GROUND COVERS		
	LV	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF
SEED		
	FT	FESTUCA ARUNDINACEA / TALL FESCUE
SOD		
	FA	FESTUCA ARUNDINACEA / TALL FESCUE

GRAPHIC SCALE IN FEET
0 15 30 60

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LEE'S SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
LANDSCAPE ARCHITECT - ASHLEY SERR
LICENSE NO. PLA-2024016720

STATE OF MISSOURI
ASHLEY M. SERR
NUMBER PLA-2024016720
LANDSCAPE ARCHITECT
04/06/2026

LANDSCAPE PLAN ENLARGEMENT 2

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DWG NAME: K:\KNC_LA\268288001_LEE'S SUMMIT SENIOR LIVING\2_DESIGN\CAD\01_PRELIMINARY DEVELOPMENT PLAN\PLANSHEETS\L1.0 - LANDSCAPE PLAN.DWG
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PLANT SCHEDULE

NOTE: SEE SHEET L1.0FOR FULL PLANT SCHEDULE

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	UO	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
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GROUND COVERS		
	LV	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF
SEED		
	FT	FESTUCA ARUNDINACEA / TALL FESCUE
SOD		
	FA	FESTUCA ARUNDINACEA / TALL FESCUE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PREPARED BY:
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LEE'S SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
LANDSCAPE ARCHITECT - ASHLEY SERR
LICENSE NO. PLA-2024016720

STATE OF MISSOURI
ASHLEY M. SERR
NUMBER PLA-2024016720
REGISTERED LANDSCAPE ARCHITECT
04/06/2026

LANDSCAPE PLAN
ENLARGEMENT 3

ISSUE DATE:
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PROJECT NO.: 2510

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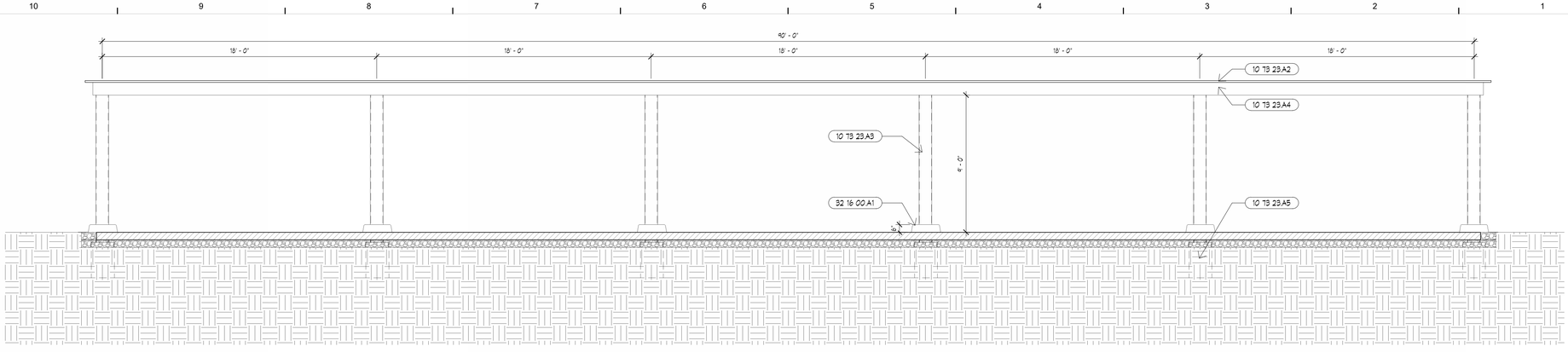
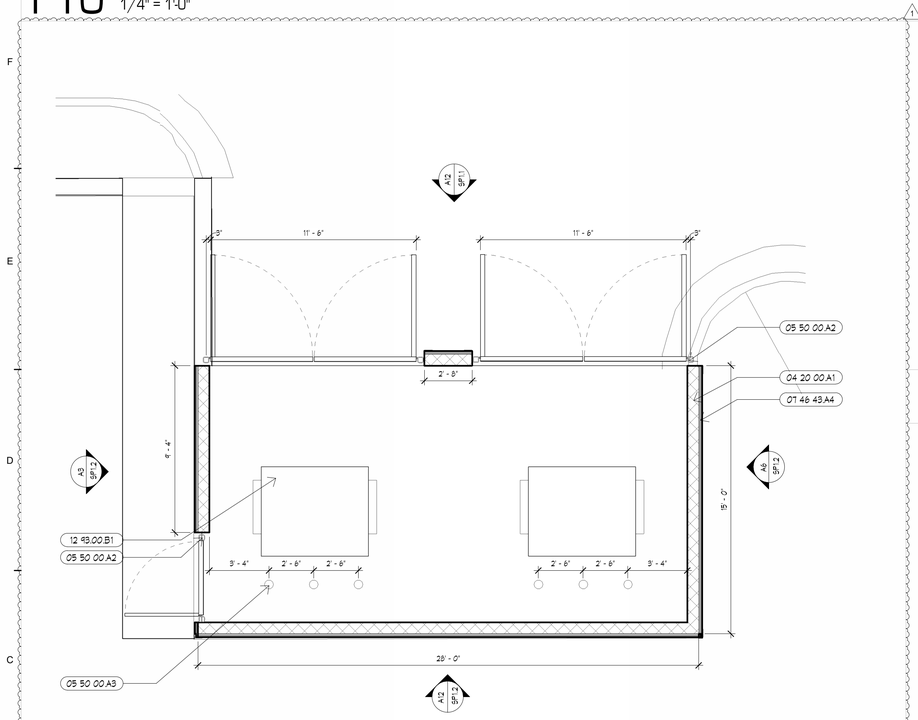
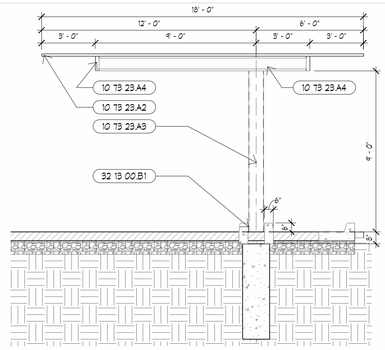


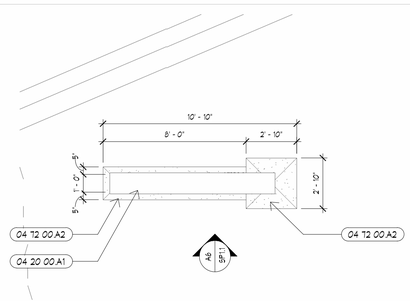
F10 SITE - CARPORT - SIDE
1/4" = 1'-0"



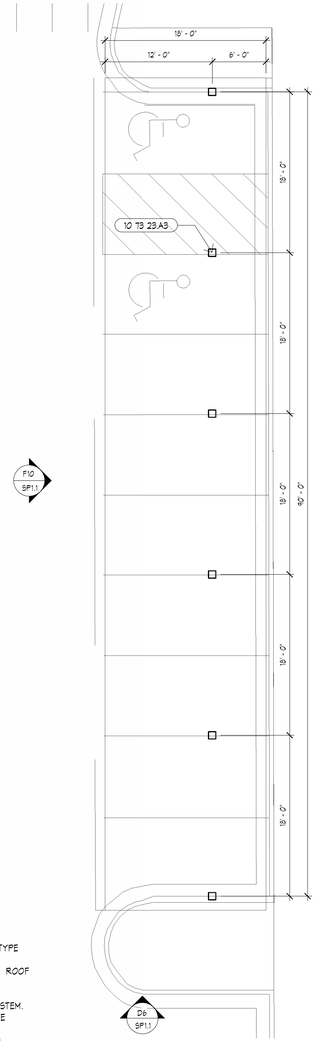
B10 SITE PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



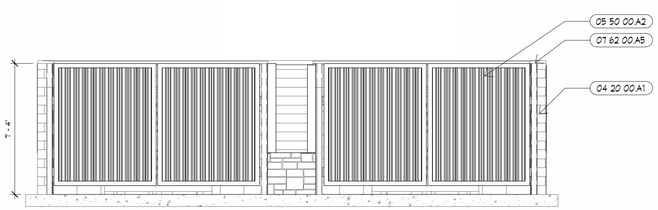
D6 SITE - CARPORT - FRONT
1/4" = 1'-0"



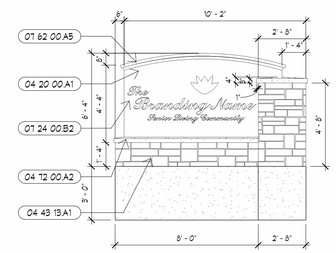
B6 PLAN AT MONUMENT SIGN
1/4" = 1'-0"



A3 SITE PLAN - CARPORT
1/8" = 1'-0"



A12 SITE - TRASH ENCLOSURE - FRONT
1/4" = 1'-0"



A6 SITE - MONUMENT SIGN 1
1/4" = 1'-0"

CARPORT NOTES

1. CARPORT SYSTEM IS A PRE-ENGINEERED SYSTEM DESIGNED BY OTHERS.
2. CARPORT TO BE SINGLE POST SEMI CANTILEVERED TYPE BY MCM CARPORTS OR EQUAL.
3. ALL STEEL FRAMING TO BE POWDERCOATED - BLACK. ROOF COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.
4. PROVIDE METAL FASCIA AT PERIMETER OF ROOF SYSTEM.
5. FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE CARPORT MANUFACTURER.
6. COORDINATE PAVING, CURBING, GRADING ETC. WITH CIVIL.

MONUMENT SIGN NOTES

1. ALL SIGNAGE TO BE PERMITED SEPARATELY
2. LOGO AND TEXT WILL BE TYPICAL FOR BOTH SIDES. THIS WILL BE PROVIDED DURING SHOP DRAWING SUBMITTALS.
3. SIGN CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE MONUMENT SIGN.

KEYNOTES

NUMBER	DESCRIPTION
04 20 00.A1	8" REINFORCED CMU. RE: STRUCTURAL 04 20 00
04 43 13.A1	MANUFACTURED STONE VENEER. TYPE 1 04 43 13
04 72 00.A2	CAST STONE CAP. 04 72 00
05 50 00.A2	PAINTED STEEL POST AND GATE FRAME. 05 05 00
05 50 00.A3	6" STEEL PIPE BOLLARD. 05 05 00
07 24 00.B2	EIFS COATING OVER CMU. ALL EXPOSED SURFACES.
07 46 43.A4	FIBER CEMENT BOARD SIDING - VERTICAL BOARD & BAT. 07 46 43
07 62 00.A5	PRE FINISHED METAL CAP FLASHING. 07 62 00
10 73 23.A2	PRE-ENGINEERED METAL ROOFING PANEL. 10 73 23
10 73 23.A3	PRE-ENGINEERED STEEL COLUMN. PER MANUF.
10 73 23.A4	PRE-ENGINEERED STEEL BEAM. PER MANUF.
10 73 23.A5	CONCRETE FOOTING. PER MANUF.
12 93.00.B1	DUMPSTER- BY OWNER.
32 13 00.B1	EXPANSION JOINT. FIBER EXPANSION MATERIAL W/ TOP 1/2" FILLED W/ SEALANT.
32 16 00.A1	6" CONCRETE CURB.

NOTES:
1. COORDINATE PAVING & CURB WITH CIVIL.
2. TRASH DUMPSTERS PROVIDED BY OWNERS VENDOR
3. ALL STEEL IS TO BE PAINTED.
4. STEEL BOLLARDS TO BE FILLED WITH CONCRETE & ROUNDED OVER.
5. COORD. FOUNDATION W/ STRUCTURAL.

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LEE'S SUMMIT SENIOR COMMUNITY
5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
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SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. A-6972

STATE OF MISSOURI
TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

SITE DETAILS

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.:2510

SP1.1

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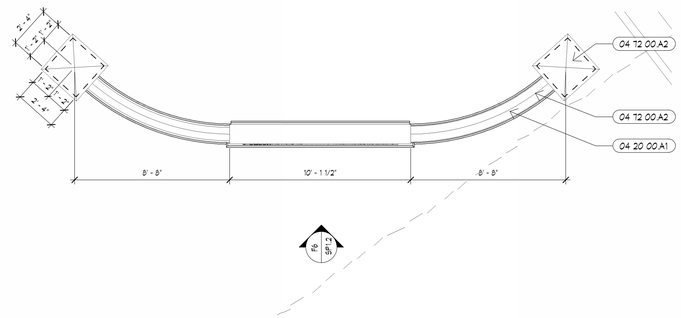
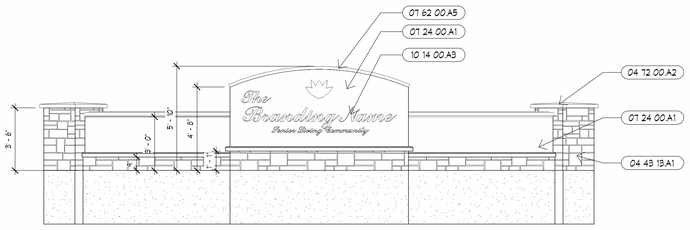
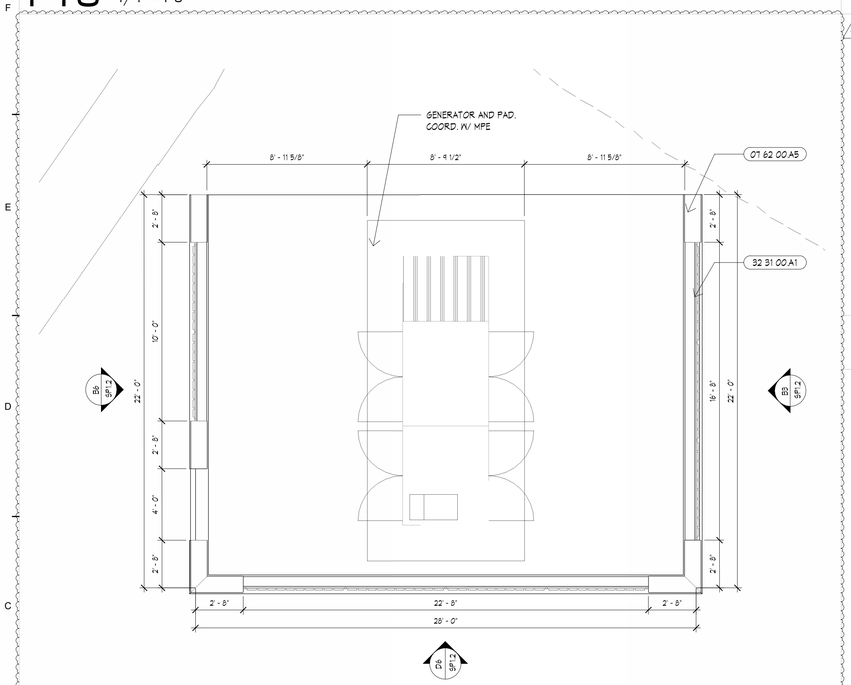


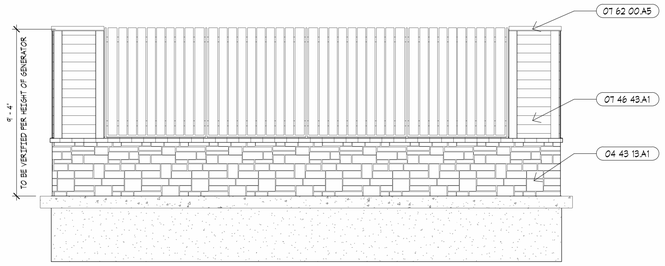
F10 SITE PLAN - MONUMENT SIGN 2
1/4" = 1'-0"



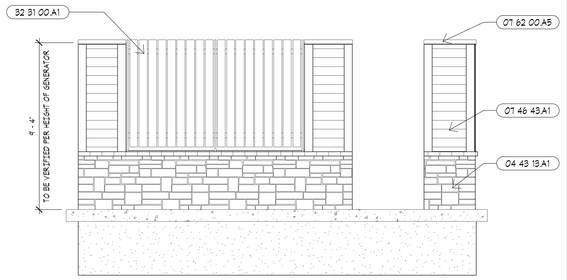
F6 ELEVATION AT MONUMENT SIGN 2
1/4" = 1'-0"



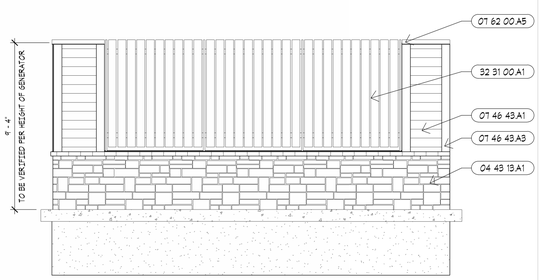
B10 SITE PLAN - GENERATOR ENCLOSURE
1/4" = 1'-0"



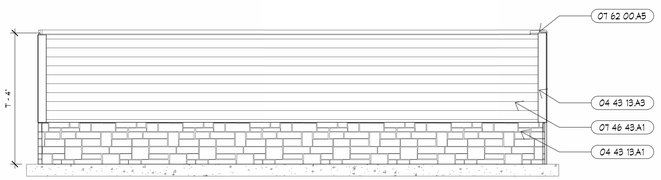
D6 SITE - GENERATOR ENCLOSURE - REAR
1/4" = 1'-0"



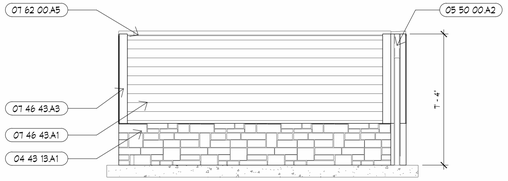
B6 SITE - GENERATOR ENCLOSURE - SIDE DOOR
1/4" = 1'-0"



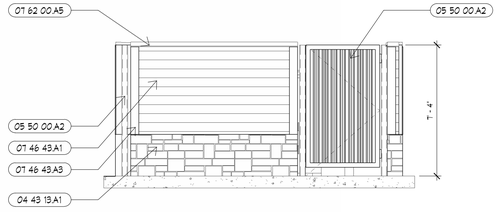
B3 SITE - GENERATOR ENCLOSURE - SIDE
1/4" = 1'-0"



A12 SITE - TRASH ENCLOSURE - REAR
1/4" = 1'-0"



A6 SITE - TRASH ENCLOSURE - SIDE
1/4" = 1'-0"



A3 SITE - TRASH ENCLOSURE - SIDE
1/4" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
04 20 00.A1	8" REINFORCED CMU. RE: STRUCTURAL. 04 20 00
04 43 13.A1	MANUFACTURED STONE VENEER, TYPE 1 04 43 13
04 43 13.A3	MANUFACTURED STONE CAP. 04 43 13
04 72 00.A2	CAST STONE CAP. 04 72 00
05 50 00.A2	PAINTED STEEL POST AND GATE FRAME. 05 05 00
07 24 00.A1	EXTERIOR INSULATION & FINISH SYSTEM. 07 24 00
07 46 43.A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP. 07 46 43
07 46 43.A3	FIBER CEMENT BOARD TRIM. 07 46 43
07 62 00.A5	PRE FINISHED METAL CAP FLASHING. 07 62 00
10 14 00.A3	CUT LETTERS AND GRAPHICS. COORD. WITH OWNER. 10 14 26
32 31 00.A1	PRE-FINISHED 8' VINYL FENCE. 32 31 00

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LEE'S SUMMIT SENIOR COMMUNITY
5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. A-6972

STATE OF MISSOURI
TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

SITE DETAILS

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.:2510

SP1.2

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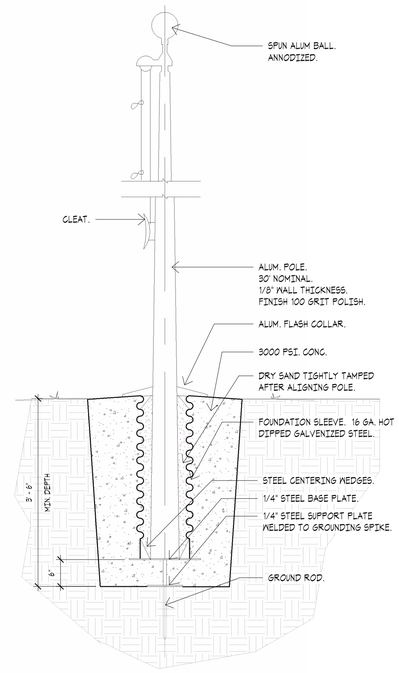
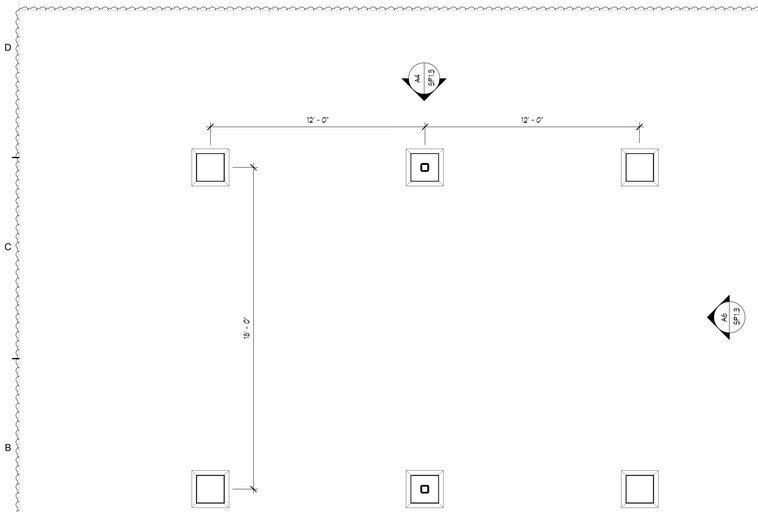
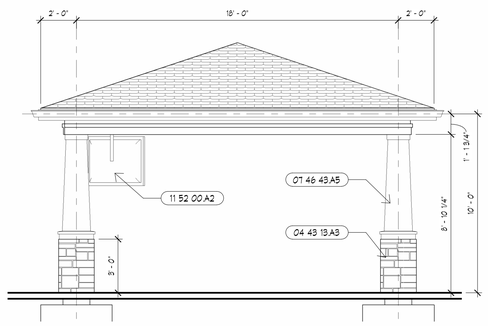
KEYNOTES	
NUMBER	DESCRIPTION
04 43 13.A3	MANUFACTURED STONE CAP. 04 43 13
07 31 13.A1	ARCHITECTURAL ASPHALT SHINGLE. 07 31 13
07 46 43.A5	FIBER CEMENT BOARD SIDING - SMOOTH PANEL. 07 46 43
11 52 00.A2	TELEVISION - 55". RE: LOW VOLTAGE



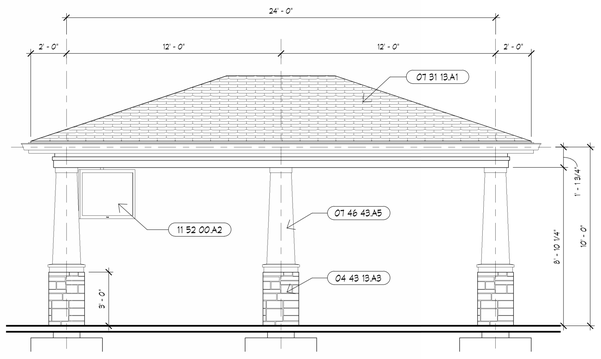
D4 FLAGPOLE DETAIL
3/4" = 1'-0"



A10 SITE PLAN - PAVILION
1/4" = 1'-0"



A6 ELEVATION AT PAVILION
1/4" = 1'-0"



A4 ELEVATION AT PAVILION
1/4" = 1'-0"

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LICENSE NO. A-6972

SITE DETAILS

ISSUE DATE:
1.26.2026

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1	REVISION	4.6.2026

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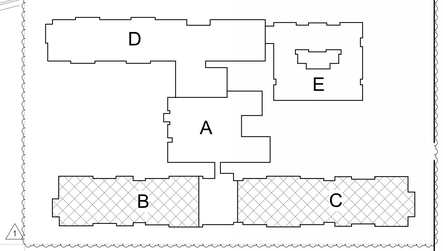
Room Legend

- 1 BDRM - TYPE K
- 1 BDRM - TYPE K.1
- 2 BDRM - TYPE L
- 2 BDRM - TYPE L.1
- STUDIO - TYPE J
- STUDIO - TYPE J.1



KEY PLAN

A10 LOWER LEVEL - OVERALL

1" = 20'-0"

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TIMOTHY O. K. WILSON
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1.26.2026

OVERALL LOWER FLOOR PLAN

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

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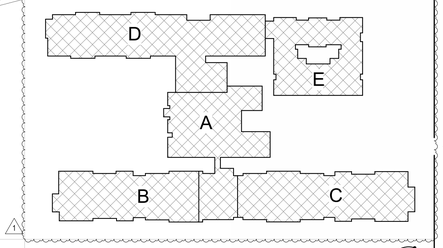
Room Legend

- 1 BDRM - TYPE E
- 1 BDRM - TYPE E.1
- 1 BDRM - TYPE F
- 1 BDRM - TYPE K
- 2 BDRM - TYPE G
- 2 BDRM - TYPE H
- 2 BDRM - TYPE L
- STUDIO - TYPE A
- STUDIO - TYPE A.1
- STUDIO - TYPE B
- STUDIO - TYPE C
- STUDIO - TYPE C.1
- STUDIO - TYPE D
- STUDIO - TYPE J



KEY PLAN

A10 FIRST FLOOR - OVERALL
1" = 20'-0"

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SEAL
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LICENSE NO. A-6972

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TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

OVERALL FIRST FLOOR PLAN

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.:2510

A1.2

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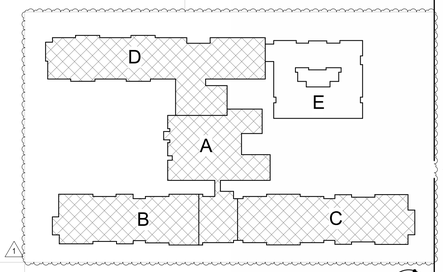
Room Legend

- 1 BDRM - TYPE E
- 1 BDRM - TYPE K
- 2 BDRM - TYPE G
- 2 BDRM - TYPE L
- 2 BDRM - TYPE M
- STUDIO - TYPE C
- STUDIO - TYPE J



KEY PLAN

A10 SECOND FLOOR - OVERALL

1" = 20'-0"

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LICENSE NO. A-6972

STATE OF MISSOURI TIMOTHY O. K. WILSON NUMBER A-6972 REGISTERED ARCHITECT
1.26.2026

OVERALL SECOND FLOOR PLAN

ISSUE DATE:
1.26.2026

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NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.:2510

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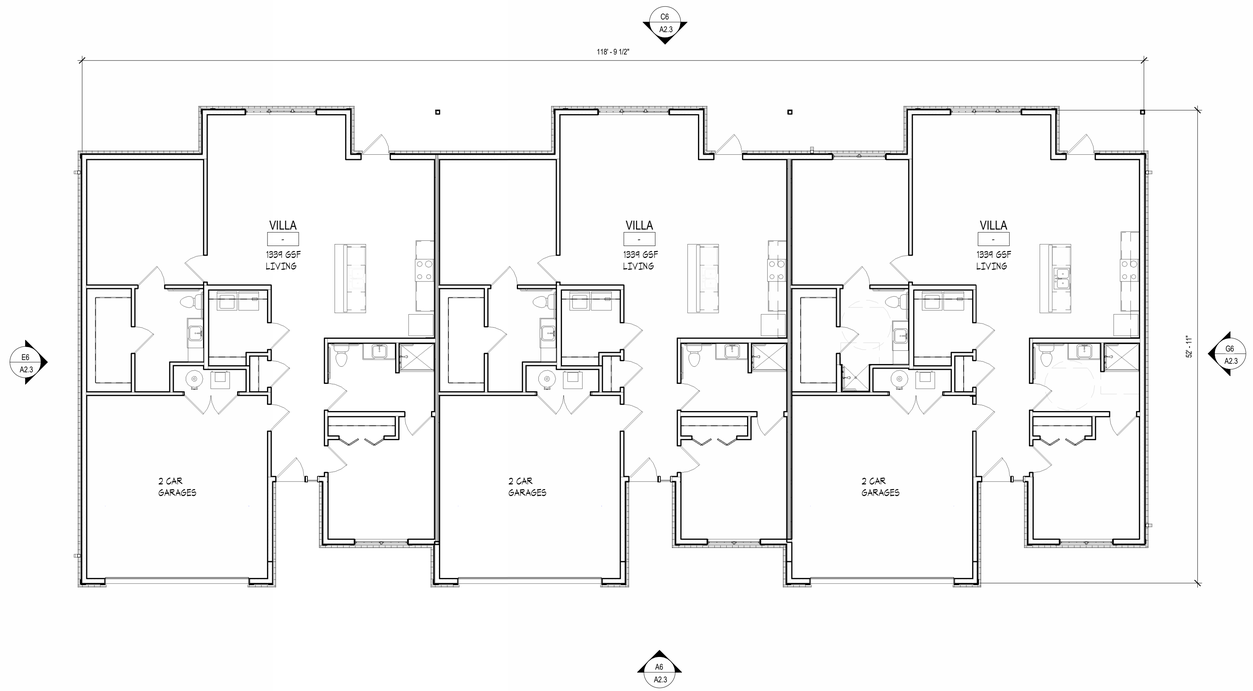

A10 FIRST FLOOR PLAN

1/8" = 1'-0"

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STATE OF MISSOURI
TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

OVERALL FLOOR PLAN - VILLA

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2510

A1.4

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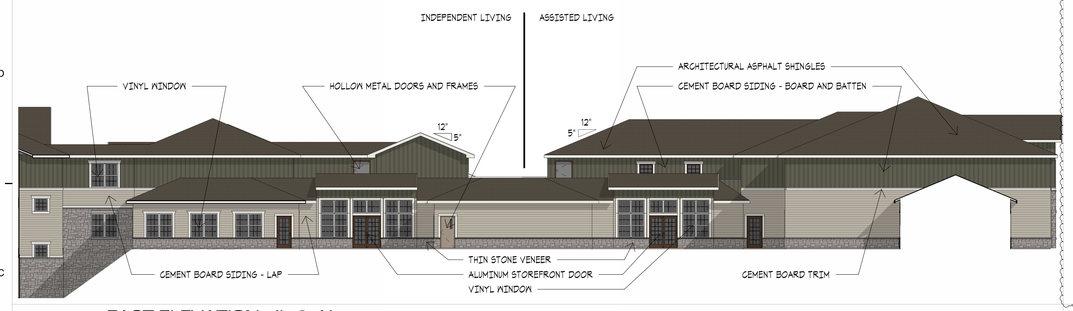
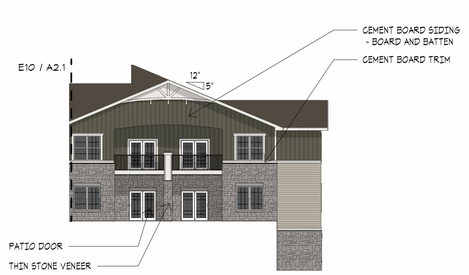
G10 PARTIAL SOUTH ELEVATION - IL
1/16" = 1'-0"

E10 PARTIAL NORTH ELEVATION - IL
1/16" = 1'-0"

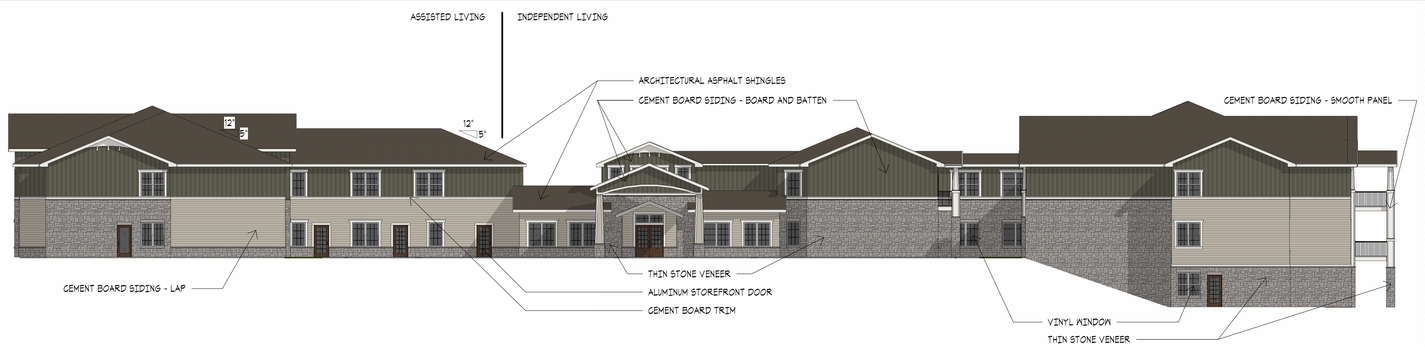


C10 EAST ELEVATION - IL & AL
1/16" = 1'-0"

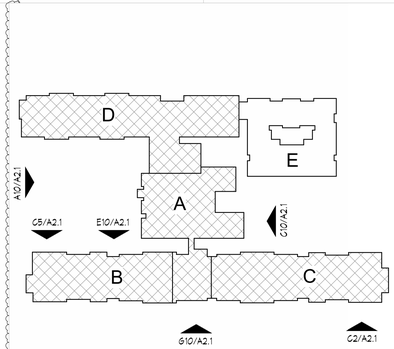


C5 PARTIAL NORTH ELEVATION - IL
1/16" = 1'-0"

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



A10 WEST ELEVATION - IL & AL
1/16" = 1'-0"



KEY PLAN

THIN STONE VENEER
BORAL CULTURED STONE OR EQUAL.
COBBLEFIELD GRAY

ALUM STOREFRONT
MEDIUM BRONZE ANNODIZED

WINDOWS
WHITE

ASPHALT SHINGLE
TAMKO HERITAGE OR EQUAL
AGED WOOD

CEMENT BOARD SIDING
JAMES HARDIE OR EQUAL
COLOR 1
BM MOHEGAN SAGE 2138-30

CEMENT BOARD SIDING
JAMES HARDIE OR EQUAL
COLOR 2
BM NORTHERN CLIFFS 1536

CEMENT BOARD SIDING
JAMES HARDIE OR EQUAL
COLOR 3
SW 7004 SNOWBOUND

EXTERIOR FINISH LEGEND

SWD ARCHITECTS
EST 1935

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TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

BUILDING ELEVATIONS

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.:2510

A2.1

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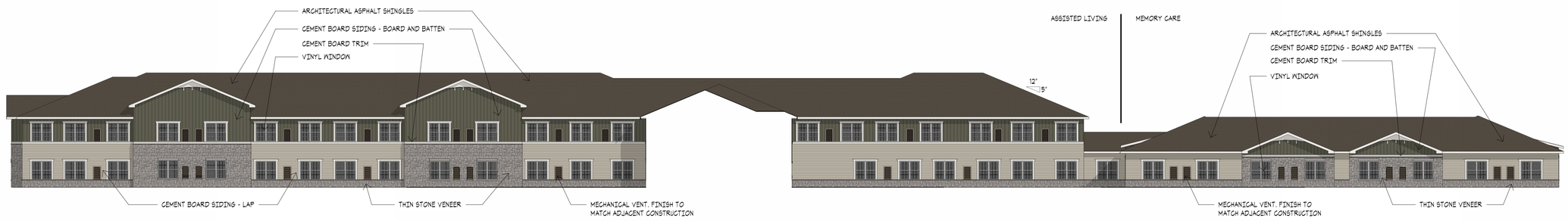
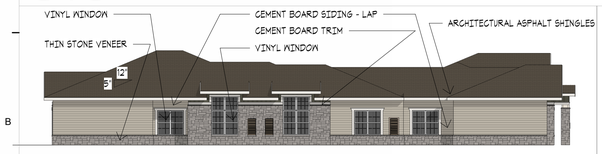


G10 SOUTH ELEVATION - MCAL
1/16" = 1'-0"

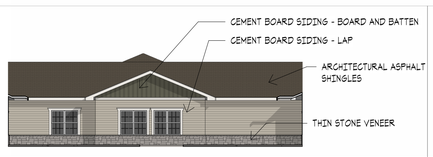
E10 NORTH ELEVATION - MCAL
1/16" = 1'-0"

C10 SOUTH ELEVATION - IL
1/16" = 1'-0"

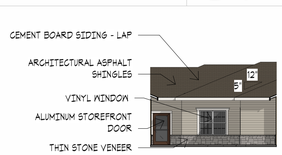
C4 PARTIAL EAST ELEVATION - IL
1/16" = 1'-0"



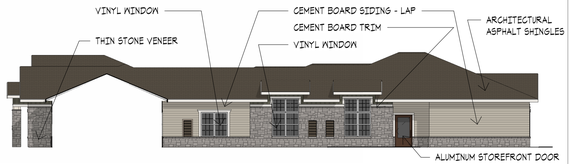
B10 EAST ELEVATION - MEMORY CARE
1/16" = 1'-0"



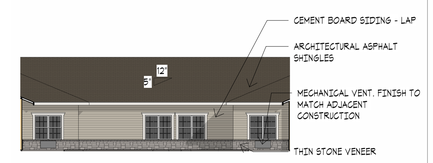
B7 SOUTH ELEVATION - MC COURTYARD
1/16" = 1'-0"



B5 EAST ELEVATION - MC COURTYARD
1/16" = 1'-0"

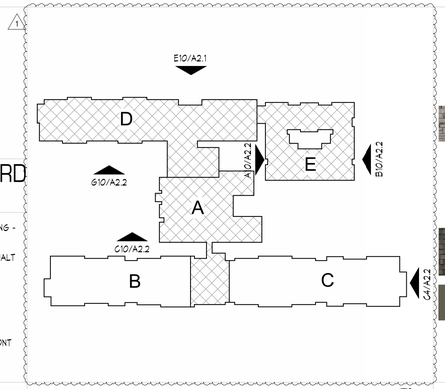


A10 WEST ELEVATION - MEMORY CARE
1/16" = 1'-0"



A7 NORTH ELEVATION - MC COURTYARD
1/16" = 1'-0"

A5 WEST ELEVATION - MC COURYARD
1/16" = 1'-0"



KEY PLAN

EXTERIOR FINISH LEGEND

- THIN STONE VENEER — BORAL CULTURED STONE OR EQUAL, COBBLEFIELD GRAY
- ALUM STOREFRONT — MEDIUM BRONZE ANNODIZED
- WINDOWS — WHITE
- ASPHALT SHINGLE — TAMKO HERITAGE OR EQUAL, AGED WOOD
- CEMENT BOARD SIDING — JAMES HARDIE OR EQUAL, COLOR 1, BM MOHEGAN SAGE 2138-30
- CEMENT BOARD SIDING — JAMES HARDIE OR EQUAL, COLOR 2, BM NORTHERN CLIFFS 1536
- CEMENT BOARD SIDING — JAMES HARDIE OR EQUAL, COLOR 3, SW 7004 SNOWBOUND

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY
5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. A-6972

STATE OF MISSOURI TIMOTHY O.K. WILSON NUMBER A-6972 REGISTERED ARCHITECT
1.26.2026

BUILDING ELEVATIONS

ISSUE DATE:
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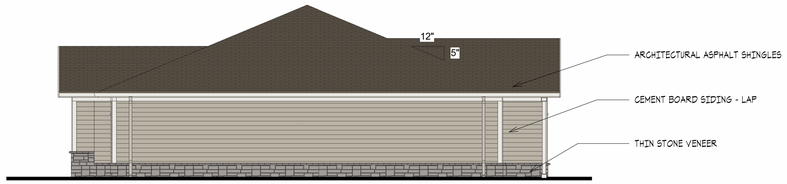
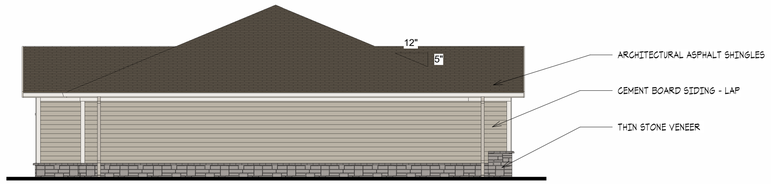
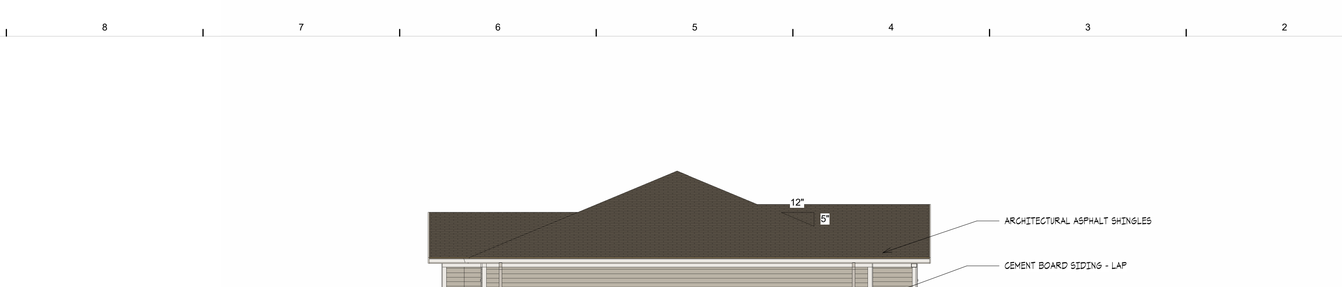


G6 EAST ELEVATION
1/8" = 1'-0"



E6 WEST ELEVATION
1/8" = 1'-0"



C6 SOUTH ELEVATION
1/8" = 1'-0"

A6 NORTH ELEVATION
1/8" = 1'-0"

THIN STONE VENEER
BORAL CULTURED STONE OR EQUAL.
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CEMENT BOARD SIDING
JAMES HARDIE OR EQUAL
COLOR 3
SW 7004 SNOWBOUND

EXTERIOR FINISH LEGEND

SWD ARCHITECTS
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315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
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LEE'S SUMMIT SENIOR COMMUNITY

5101 NE LAKEWOOD WAY

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. A-6972

STATE OF MISSOURI
TIMOTHY O. K. WILSON
NUMBER A-6972
REGISTERED ARCHITECT
1.26.2026

BUILDING ELEVATIONS - VILLA

ISSUE DATE:
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2510

A2.3

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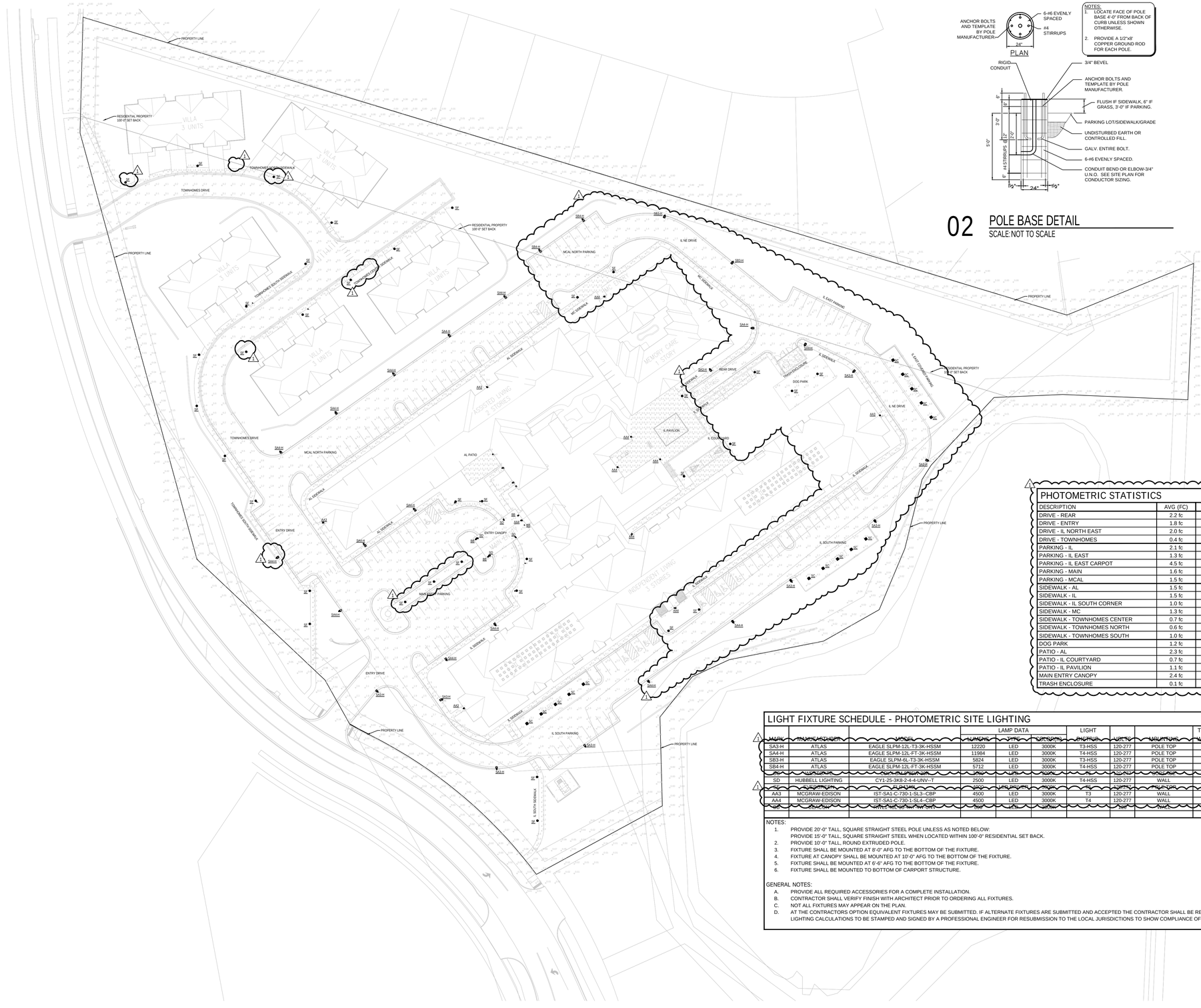

NOTES:
1. LOCATE FACE OF POLE BASE 4'-0" FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
2. PROVIDE A 1/2"x8' COPPER GROUND ROD FOR EACH POLE.

02 POLE BASE DETAIL
SCALE: NOT TO SCALE

PHOTOMETRIC STATISTICS

DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)	AVG/MIN (FC)	LLF
DRIVE - REAR	2.2 fc	3.3 fc	1.3 fc	2.5:1	1.7:1	0.81
DRIVE - ENTRY	1.8 fc	3.4 fc	0.5 fc	6.8:1	3.6:1	0.81
DRIVE - IL NORTH EAST	2.0 fc	3.8 fc	0.3 fc	12.7:1	6.7:1	0.81
DRIVE - TOWNHOMES	0.4 fc	1.5 fc	0.0 fc	N/A	N/A	0.81
PARKING - IL	2.1 fc	5.1 fc	0.1 fc	51.0:1	21.0:1	0.81
PARKING - IL EAST	1.3 fc	2.0 fc	0.7 fc	2.9:1	1.9:1	0.81
PARKING - IL EAST CARPOT	4.5 fc	5.3 fc	3.1 fc	1.7:1	1.5:1	0.81
PARKING - MAIN	1.6 fc	3.0 fc	0.7 fc	4.3:1	2.3:1	0.81
PARKING - MCAL	1.5 fc	2.8 fc	0.5 fc	5.6:1	3.0:1	0.81
SIDEWALK - AL	1.5 fc	6.7 fc	0.2 fc	33.5:1	7.5:1	0.81
SIDEWALK - IL	1.5 fc	6.7 fc	0.1 fc	67.0:1	15.0:1	0.81
SIDEWALK - IL SOUTH CORNER	1.0 fc	2.2 fc	0.1 fc	22.0:1	10.0:1	0.81
SIDEWALK - MC	1.3 fc	5.1 fc	0.1 fc	51.0:1	13.0:1	0.81
SIDEWALK - TOWNHOMES CENTER	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1	0.81
SIDEWALK - TOWNHOMES NORTH	0.6 fc	1.4 fc	0.0 fc	N/A	N/A	0.81
SIDEWALK - TOWNHOMES SOUTH	1.0 fc	2.9 fc	0.1 fc	29.0:1	10.0:1	0.81
DOG PARK	1.2 fc	1.6 fc	0.6 fc	2.7:1	2.0:1	0.81
PATIO - AL	2.3 fc	5.8 fc	0.5 fc	11.6:1	4.6:1	0.81
PATIO - IL COURTYARD	0.7 fc	3.6 fc	0.0 fc	N/A	N/A	0.81
PATIO - IL PAVILION	1.1 fc	4.9 fc	0.0 fc	N/A	N/A	0.81
MAIN ENTRY CANOPY	2.4 fc	5.5 fc	0.9 fc	6.1:1	2.7:1	0.81
TRASH ENCLOSURE	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0.81

LIGHT FIXTURE SCHEDULE - PHOTOMETRIC SITE LIGHTING

MARK	MANUFACTURER	MODEL	LAMP DATA: LUMENS	LAMP DATA: TYPE	LAMP DATA: COLOR TEMP	LIGHT: MOUNTING	LIGHT: VOLTAGE	LIGHT: MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
SA3-H	ATLAS	EAGLE SLPM-12L-T3-3K-HSSM	12220	LED	3000K	T3-HSS	120-277	POLE TOP	75	LED LOW PROFILE PARKING LOT FIXTURE W/HSS	1
SA4-H	ATLAS	EAGLE SLPM-12L-FT-3K-HSSM	11984	LED	3000K	T4-HSS	120-277	POLE TOP	75	LED LOW PROFILE PARKING LOT FIXTURE W/HSS	1
SB3-H	ATLAS	EAGLE SLPM-6L-T3-3K-HSSM	5824	LED	3000K	T3-HSS	120-277	POLE TOP	39	LED LOW PROFILE PARKING LOT FIXTURE W/HSS	1
SB4-H	ATLAS	EAGLE SLPM-12L-FT-3K-HSSM	5712	LED	3000K	T4-HSS	120-277	POLE TOP	39	LED LOW PROFILE PARKING LOT FIXTURE W/HSS	1
SC	HUBBELL LIGHTING	CPY-SKB-2-4-4-UNV-WH	2500	LED	3000K	TBD	TBD	CANOPY	25	RECESSED LED CANOPY LIGHT	4
SD	HUBBELL LIGHTING	CY1-25-3KB-2-4-4-UNV--T	2500	LED	3000K	T4-HSS	120-277	WALL	25	DIRECT/INDIRECT LED EXTERIOR WALL MOUNT	5
SE	CYCLONE	FLOOD LIGHT	4500	LED	3000K	TBD	TBD	POLE TOP	35	RECESSED LED CANOPY LIGHT	4
AA3	MCGRAW-EDISON	IST-SA1-C-730-1-SL3--CBP	4500	LED	3000K	T3	120-277	WALL	35	TYPE SL3 LED EXTERIOR WALL MOUNT W/CWB	3
AA4	MCGRAW-EDISON	IST-SA1-C-730-1-SL4--CBP	4500	LED	3000K	T4	120-277	WALL	35	TYPE SL4 LED EXTERIOR WALL MOUNT W/CWB	3,4
AA5	CYCLONE	WALL MOUNT SHOE BOX	5000	LED	3000K	TBD	TBD	WALL	35	SHOE BOX LIGHT BEAM DIRECTED DOWNWARD	5

NOTES:
1. PROVIDE 20'-0" TALL, SQUARE STRAIGHT STEEL POLE UNLESS AS NOTED BELOW:
   PROVIDE 15'-0" TALL, SQUARE STRAIGHT STEEL WHEN LOCATED WITHIN 100'-0" RESIDENTIAL SET BACK.
2. PROVIDE 10'-0" TALL, ROUND EXTRUDED POLE.
3. FIXTURE SHALL BE MOUNTED AT 8'-0" AFG TO THE BOTTOM OF THE FIXTURE.
4. FIXTURE AT CANOPY SHALL BE MOUNTED AT 10'-0" AFG TO THE BOTTOM OF THE FIXTURE.
5. FIXTURE SHALL BE MOUNTED AT 6'-6" AFG TO THE BOTTOM OF THE FIXTURE.
6. FIXTURE SHALL BE MOUNTED TO BOTTOM OF CARPORT STRUCTURE.

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.
- D. AT THE CONTRACTORS OPTION EQUIVALENT FIXTURES MAY BE SUBMITTED. IF ALTERNATE FIXTURES ARE SUBMITTED AND ACCEPTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UPDATED LIGHTING CALCULATIONS TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER FOR RESUBMISSION TO THE LOCAL JURISDICTIONS TO SHOW COMPLIANCE OF EXTERIOR LIGHTING REQUIREMENTS.

A12 PHOTOMETRIC SITE PLAN
1" = 50'-0"

HOSS & BROWN ENGINEERS
15902 Midland Drive
Shawnee, Kansas 66217
913.362.9090 | mail@h-be.com
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MO Certificate of Authority 01022

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ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY
5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

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315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

SEAL
ENGINEER - CASEY J. STEINER
LICENSE NO. PE-2009035182

STATE OF MISSOURI
CASEY JOHN STEINER
NUMBER PE-2009035182
PROFESSIONAL ENGINEER
4/6/2026

PHOTOMETRIC SITE PLAN

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