HAWTHORN

ASSISTED LIVING COMMUNITY

OWNER:
HAWTHORN ASSISTED LIVING COMMUUNITY

ARCHITECT: SULLIVAN PALMER ARCHITECTS
8621 Johnson Drive
Merriam, KS 66202
Tel: 913-888-8540
Email: nick@sullivanpalmer.com

STRUCTURAL ENGINEER: SDC ENGINEERING
5907 Raytown Trafficway
Raytown, MO 64133
Tel: 816-356-1445
Email: alhermans@sdc-corp.com

MEP ENGINEER: SDC ENGINEERING
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CODE ITEMS:
2024 INTERNATIONAL BUILDING CODE, CITY OF LEE'S SUMMIT, MO
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL FUEL GAS CODE
2024 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ALL CODE ITEMS AS AMENDED BY THE CITY OF LEE'S SUMMIT

SITE DATA:
ZONING: CP-2
SITE AREA: 82,124 S.F. (1.88 ACRES)
PERVIOUS AREA: 53,950 S.F.
IMPERVIOUS AREA: 28,174 S.F.
BUILDING AREA: 9,530 S.F.

F.A.R. (REQUIRED): 55
F.A.R. (PROPOSED): 0.116

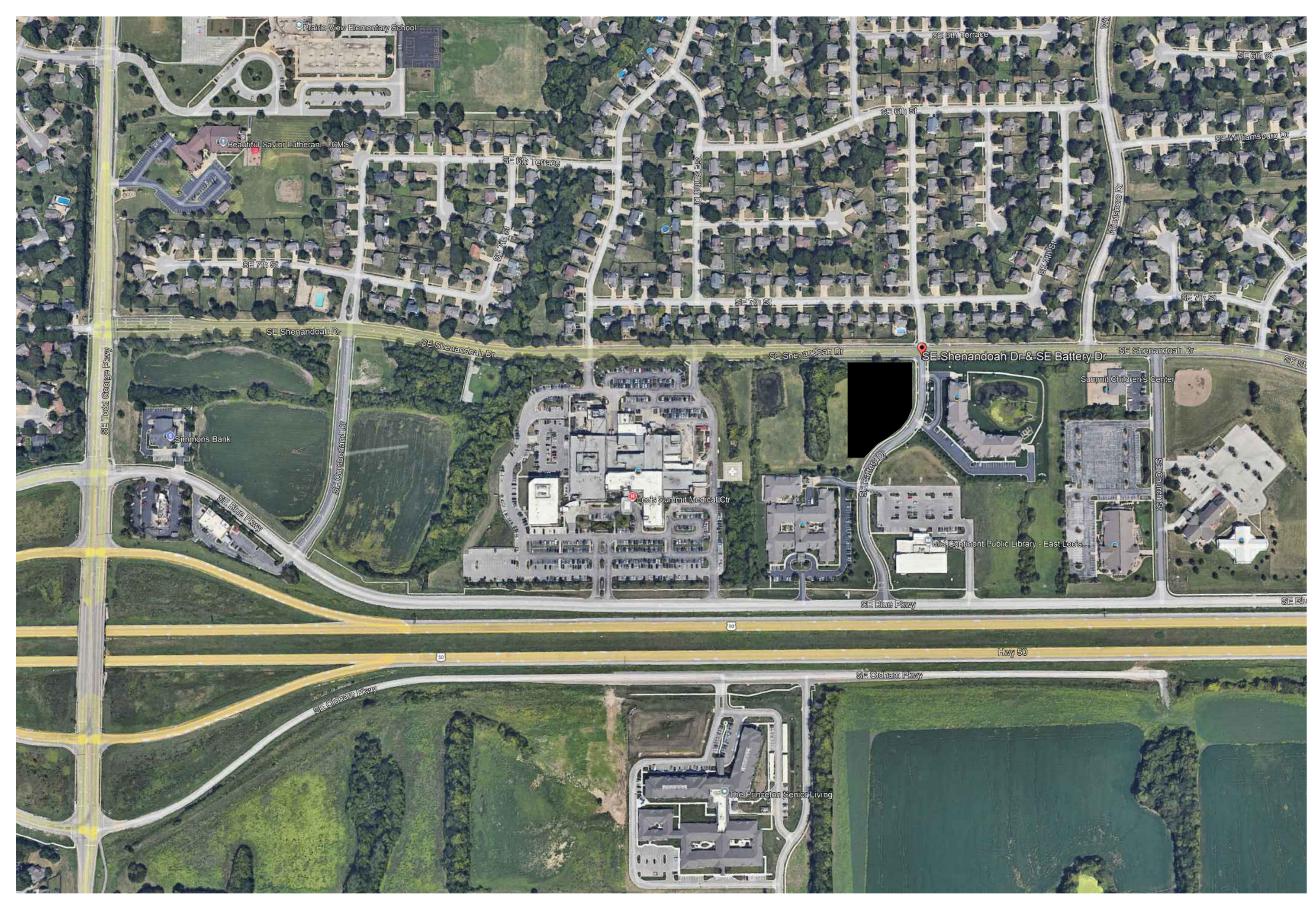
PARKING (REQUIRED): 13 SPACES
PARKING (PROPOSED): 20 SPACES

BUILDING DATA:
BUILDING HEIGHT: 1 STORY / 29'-8" HIGH
BUILDING USE: ASSISTED LIVING FACILITY
OCCUPANCY CLASS: R4 - RESIDENTIAL
CONSTRUCTION TYPE: VB, SPRINKLERED
TENANT FINISH AREA: 9,530 S.F.

OCCUPANT LOAD:
RESIDENTIAL I = 16 OCC.
SUPPORT STAFF = 5 OCC.
TOTAL OCCUPANT LOAD = 21 OCCUPANTS

EXITS: 4

GENERAL NOTES:
1. GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WORKING ON THIS CONSTRUCTION PROJECT SHALL MEET ALL CODE REQUIREMENTS SET BY THE 2018 INTERNATIONAL BUILDING CODE AND THE CITY OF LEE'S SUMMIT, MO, AS DESCRIBED ON THESE DOCUMENTS, OR AS DICTATED BY THE CITY. FOR ANY ITEM INCLUDED OR DELETED ON THESE DOCUMENTS. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL CITY REGULATIONS AND CODE ISSUES, AND SHALL BRING ANY DISCREPANCIES ON THE DOCUMENTS TO THE ARCHITECT IMMEDIATELY.
2. SUBSTANTIAL COMPLETION SHALL BE DEEMED COMPLETED ON DELIVERY OF OCCUPANCY PERMIT. FINAL COMPLETION SHALL BE DEEMED COMPLETED WHEN ALL FINISHES ARE COMPLETED & APPROVED, AND ALL SUPPORT EQUIPMENT IS INSTALLED AND COMPLETE. OWNER WILL DETERMINE FINAL COMPLETION.
3. ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR PAY APPROVALS, NOR ARE THEY RESPONSIBLE FOR ANY FUNCTION DURING THE CONSTRUCTION PROCESS, OTHER THAN CONSTRUCTION REVIEW AND ADVISING THE TENANT OF WORK COMPLETE. STRUCTURAL ANALYSIS & STRUCTURAL INTEGRITY OF THE STRUCTURE AND THE RAMIFICATIONS OF THE LOCATION OF THE EQUIPMENT IS THE RESPONSIBILITY OF THE OWNER OR LESSOR.
4. CONTRACTOR SHALL PROVIDE & CONSTRUCTION TIME SCHEDULE. TOTAL TIME TO COMPLETE THE WORK WILL BE A FACTOR IN CHOOSING THE GENERAL CONTRACTOR. LIQUIDATED DAMAGES TO BE DETERMINED BY TENANT. WEEKENDS WILL BE ASSESSED TO THE GENERAL CONTRACTOR FOR EVERY DAY OVER THEIR SUBMITTED SCHEDULE. CONTRACTOR WILL MEET W/ THE ARCHITECT PRIOR TO CONSTRUCTION START TO VERIFY ALL CONSTRUCTION ELEMENTS. CONTRACTOR WILL INFORM ARCHITECT OF COMPLETION OF ROUGH-IN, OF PLUMBING, AND INTERIOR WALL LAYOUT ONE DAY PRIOR TO COMPLETION OF SAID WORK & DRYWALL APPLICATION. CONTRACTOR WILL INFORM ARCHITECT THREE DAYS PRIOR TO PROJECT COMPLETION FOR REVIEW OF COMPLETED WORK BY THE ARCHITECT. ARCHITECT WILL COMPLETE A WALK THROUGH & PUNCH LIST TO BE COMPLETED BEFORE FINAL PAYMENT.
5. SEPERATE CONTRACTS HAVE BEEN LET FOR ITEMS OF WORK WITHIN THE CONSTRUCTION AREA. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH EXISTING CONSTRUCTION AND SCOPE OF WORK UNDER SEPERATE CONTRACTS, AND TO COMPLETE REMAINING SCOPE OF WORK.
6. THE ARCHITECT WILL BE AVAILABLE DURING THE CONSTRUCTION PROCESS TO HELP DIRECT QUESTIONS, IF NECESSARY.
7. THE ARCHITECT HAS NO LIABILITY NOR RESPONSIBILITY FOR THE CONSTRUCTION PROCESS, MATERIAL VERIFICATION, OR WORKER SAFETY.
8. THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR DETAILS & ACCURACY, FOR CONFIRMING & CORRELATING ALL QUANTITIES & DIMENSIONS, AND FOR TECHNIQUES OF ASSEMBLY.
9. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN NEAT AND WORKMANLIKE MANNER. ANY EXISTING FINISHED, DISTURBED, OR DAMAGED BY THE CONTRACTOR OR TRADES UNDER CONTRACT DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH IN KIND AND FINISH.
10. PRIOR TO THE DELIVERY OF THE SIGNED AGREEMENT, AS REQUIRED BY THE TENANT, THE CONTRACTOR SHALL DELIVER TO THE TENANT A PERFORMANCE & MATERIAL AND LABOR BOND. ALL BONDS SHALL BE APPROVED BY THE TENANT PRIOR TO THE START OF THE WORK.
11. NO SUBSTITUTES OF FINISH COLORS, MATERIALS OR THE FINISH OF SURFACES WITHOUT THE WRITTEN APPROVAL OF THE OWNER & ARCHITECT.
12. CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK, AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITION AS THEY CURRENTLY EXIST SO THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS OF THE CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH SCHEDULING INFORMATION PRIOR TO CONSTRUCTION, WHICH WILL BE UPDATED IF THERE ARE ANY CHANGES.
14. ALL REQUIRED COMMUNICATION SHALL BE THROUGH THE TENANT.
15. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS, DIRECTIVES, AND LAWS.
16. INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON EXISTING DOCUMENTS AND FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM WITH EXISTING CONDITIONS OR INTENT OF DOCUMENTS.
17. CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS.
19. UNLESS OTHERWISE STATED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS.
20. ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK, AND THE LIKE.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR GLASS SURFACES PRIOR TO OCCUPANCY OF THE SPACES BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY.
22. DO NOT SCALE DRAWINGS.
23. DEMOLITION WORK SHALL INCLUDE ALL EXISTING CONSTRUCTION AS INDICATED AND AS REQUIRED TO COMPLETE THE CONSTRUCTION AS INDICATED ON THE DOCUMENTS, AND TO THE INTENT OF DRAWINGS, WHETHER OR NOT DEMOLITION WORK IS SPECIFICALLY INDICATED.
24. ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT, BOTH AS TO MATERIAL AND WORKMANSHIP, FOR A PERIOD OF TWELVE MONTHS AFTER DATE OF ACCEPTANCE BY OWNER UNLESS OTHERWISE SPECIFICALLY PROVIDED FOR INCLUDING THE INSTALLATION THEREOF, ANY OR ALL PARTS GIVING INDICATION OF DEFECTIVE MATERIAL, OR FAULTY WORKMANSHIP DURING SUCH TIME. REPLACEMENT REPAIRING DURING THE GUARANTEE PERIOD SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND AT SUCH TIME, AS WILL OCCASION THE LEAST INCONVENIENCE. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS/SURFACES CAUSED BY FAULTY MATERIALS OR WORKMANSHIP SHALL ALSO BE REPAIRED TO THE TENANT'S SATISFACTION AT NO ADDITIONAL COST.
25. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, AND CONDITIONS ON THE JOB. THE CONTRACTOR MUST NOTIFY ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS & DETAILS SHOWN ON DRAWINGS.
26. CONTRACTOR, HIS AGENTS, SUB-CONTRACTORS, OR NAY ONE UNDER CONTRACT FOR THE CONSTRUCTION OF THE SAID PROJECT SHALL COMMUNICATE ALL ITEMS THROUGH THE TENANT. DECISIONS REACHED BETWEEN CONTRACTOR AND TENANT WILL NOT BE VALID.
27. PROVIDE ALL PARCHES, CLEANING, AND REPAIR WORK TO EXISTING SURFACES AS REQUIRED TO ACHIEVE SMOOTH, CLEAN WALL SURFACES FOR FINISH MATERIALS. REMOVE ALL DECALS, MARKS, PAINT, DIRT, AND DISCOLORATION FROM EXISTING MATERIALS TO REMAIN.
28. CONTRACTOR TO INSTALL ALL MATERIAL PER MANUFACTURERS REQUIREMENTS, UL RATING REQUIREMENTS, SPECIFIC TRADE GUIDELINES, INDUSTRY STANDARDS, AND PER BUILDING CODES.
29. PROVIDE SIGNAGE MEETING ADA REQUIREMENTS AND LOCATIONS DICTATED BY THE CITY OR CODES.
30. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL SPEAKER SYSTEM IN LOCATIONS DIRECTED BY THE TENANT, WIRE BACK TO LOCATION INDICATED WITH MIN. 5' EXTRA LEADER FOR INSTALLATION. CONTRACTOR TO PROVIDE LABOR, MATERIAL FOR THE ATTACHMENT OF SPEAKERS, SPEAKERS AND THE SPEAKER WIRE, 19 GAUGE MIN.
31. PAINT ALL METAL JAMBS AND METAL DOORS W/ PRIMER & OIL BASE SEMI-GLOSS PAINT, COLOR BY TENANT, SPRAY ALL COATS.
32. STANDARD WALL PAINT: ONE COAT PRIMER,
WET AREAS (KITCHEN & RESTROOMS): TWO COATS LATEX ENAMEL, COLOR BY TENANT
ALL OTHER AREAS: TWO COATS LATEX, COLOR BY TENANT
33. ALL DOOR HARDWARE SHALL MEET ADA ACCESSIBILITY GUIDELINES.
34. NO COMBUSTIBLE MATERIALS WILL BE ALLOWED IN RETURN AIR PLENUMS.



1/C VICINITY MAP
NO SCALE

* PER THE MODNR GIS MAPPING, THERE IS NO PRESENCE OF ANY ACTIVE, INACTIVE, OR CAPPED OIL AND GAS WELLS ON THE PROPERTY.

SYMBOLS & LEGEND

Symbol	Description
EX.	EXISTING DUPLEX OUTLET TO REMAIN
DEMO	EXISTING DUPLEX OUTLET TO BE REMOVED
	NEW DUPLEX OUTLET
◀	NEW PHONE WALL BOX, CONDUIT TO CEILING AND PULL WIRE. PHONE INSTALLATION BY TENANT
EX.	EXISTING TELEPHONE BOX TO REMAIN
DEMO	EXISTING PHONE BOX TO BE REMOVED
$	NEW SINGLE POLE WALL SWITCH
$ EX.	EXISTING SINGLE POLE SWITCH TO REMAIN
$ DEMO	EXISTING SWITCH TO BE REMOVED
NEW	NEW 2'X4' FLUORESCENT FIXTURE IN CEILING GRID OR EXISTING FIXTURE RELOCATED IN CEILING GRID
	EXISTING 2'X4' FLUORESCENT FIXTURE TO REMAIN
DEMO	EXISTING 2'X4' FLUORESCENT FIXTURE TO BE REMOVED
	CEILING MOUNTED SUPPLY GRILL
	CEILING MOUNTED RETURN AIR GRILL
EX.	EXISTING
NEW	NEW
REL.	RELOCATED
	TOILET FAN
	EXIT LIGHT W/ BATTERY BACK-UP
	EMERGENCY LIGHT
	EXISTING WALL PANELS TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION TO BE 3-5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON BOTH SIDES, TAPE, SAND AND FINISH PER FINISH SCHEDULE
	NEW DOORS AND FRAMES TO MATCH EXISTING. AT NEW GYP. BD. PARTITIONS, INSTALL NEW DOORS AND FRAMES, AND HARDWARE TO MATCH EXISTING. RE: FLOOR PLAN NOTES.
	HOMERUN. ARROWHEADS INDICATE NUMBER OF CIRCUITS
	NEW BRANCH CIRCUIT, CONCEALED IN WALL, CEILING, OR SLAB.
	DUPLEX RECEPTACLE
	FOURPLEX RECEPTACLE
GFI	GROUND FAULT INTERRUPT DUPLEX (GFI)
TR	TAMPER-RESISTANT RECEPTACLE (TR)
▼	TELEPHONE OUTLET
▽	DATA OUTLET
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$K	SINGLE POLE KEYED SWITCH
J	JUNCTION BOX
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	MOTOR
S	MANUAL MOTOR STARTER
T	THERMOSTAT
	COMBINATION STARTER/DISCONNECT
FS	FLOW SWITCH
OSA	OCC. SENSOR W/ AUTOMATIC-ON CONTROL
OSM	OCC. SENSOR W/ MANUAL-ON CONTROL

STATE OF MISSOURI
NICHOLAS C. EWING II
NUMBER A-2017022293
ARCHITECT
7-3-26

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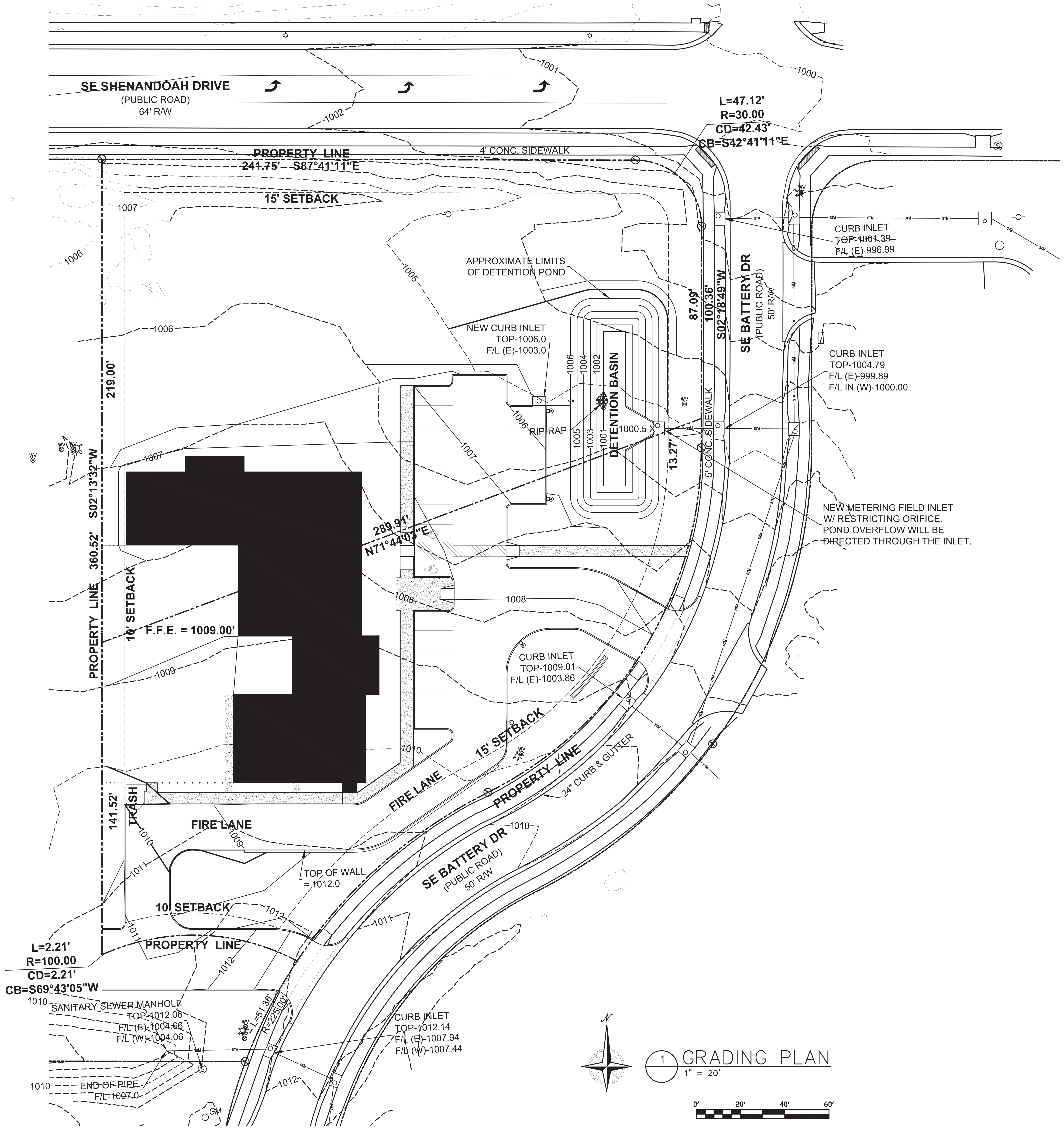
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Date:
5-23-26

Revision:
6-22-26
7-3-26

Drawn by:
APH

Sheet:
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NUMBER E-23306
STATE OF MISSOURI
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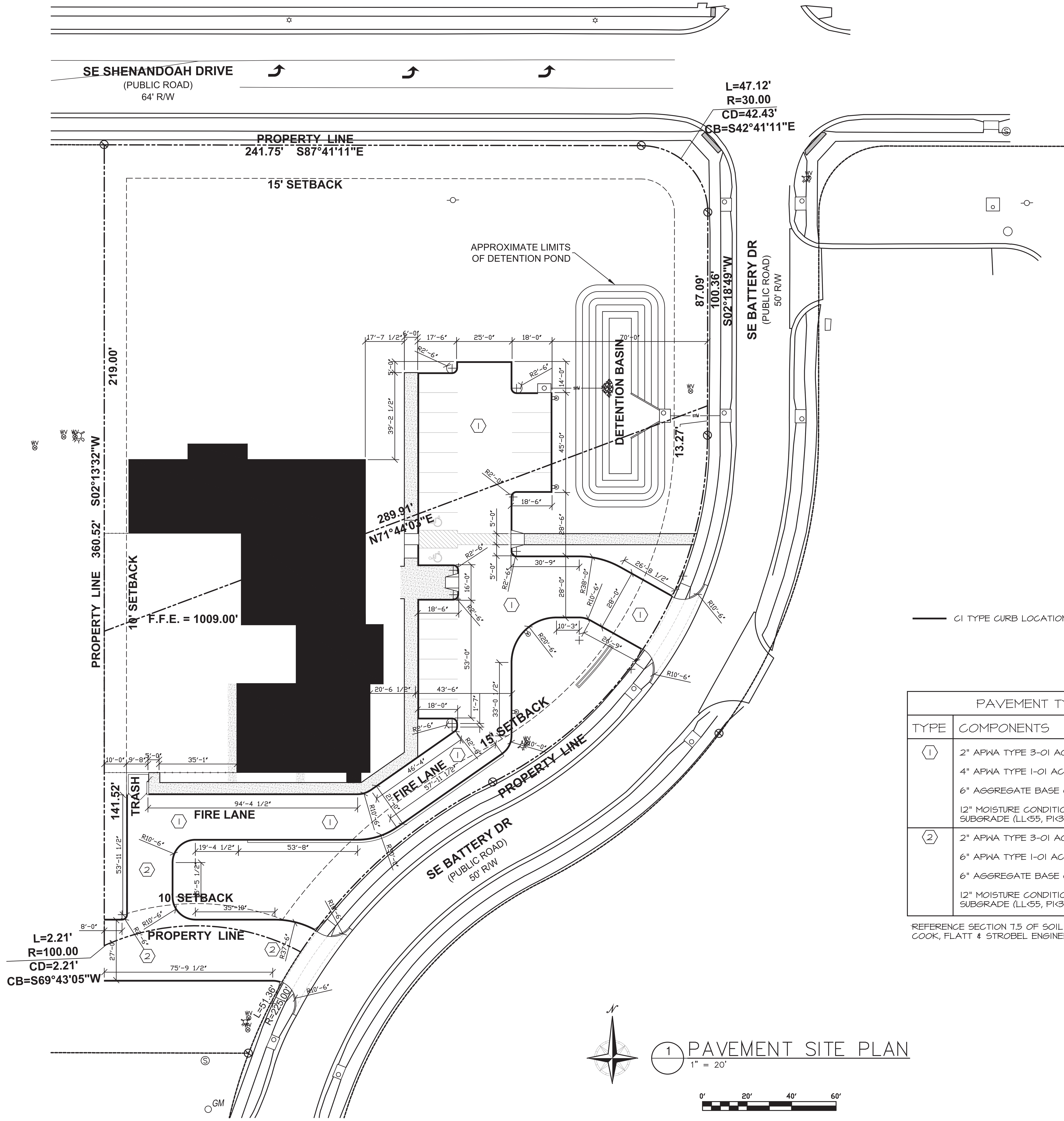
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7-15-26

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1 PAVEMENT SITE PLAN

1" = 20'

C1 TYPE CURB LOCATIONS - SEE SHEET C-4.0

PAVEMENT TYPES	
TYPE	COMPONENTS
1	2" APWA TYPE 3-01 AC SURFACE 4" APWA TYPE 1-01 AC BASE 6" AGGREGATE BASE COURSE 12" MOISTURE CONDITIONED & RECOMPACTED SUBGRADE (LL<55, PI<30)
2	2" APWA TYPE 3-01 AC SURFACE 6" APWA TYPE 1-01 AC BASE 6" AGGREGATE BASE COURSE 12" MOISTURE CONDITIONED & RECOMPACTED SUBGRADE (LL<55, PI<30)

REFERENCE SECTION 7.5 OF SOIL REPORT PREPARED BY COOK, FLATT & STROBEL ENGINEERS DATED 6/10/26

STATE OF MISSOURI
ALBERT P. HERMANS
NUMBER E-23306
REGISTERED PROFESSIONAL ENGINEER
7/15/26

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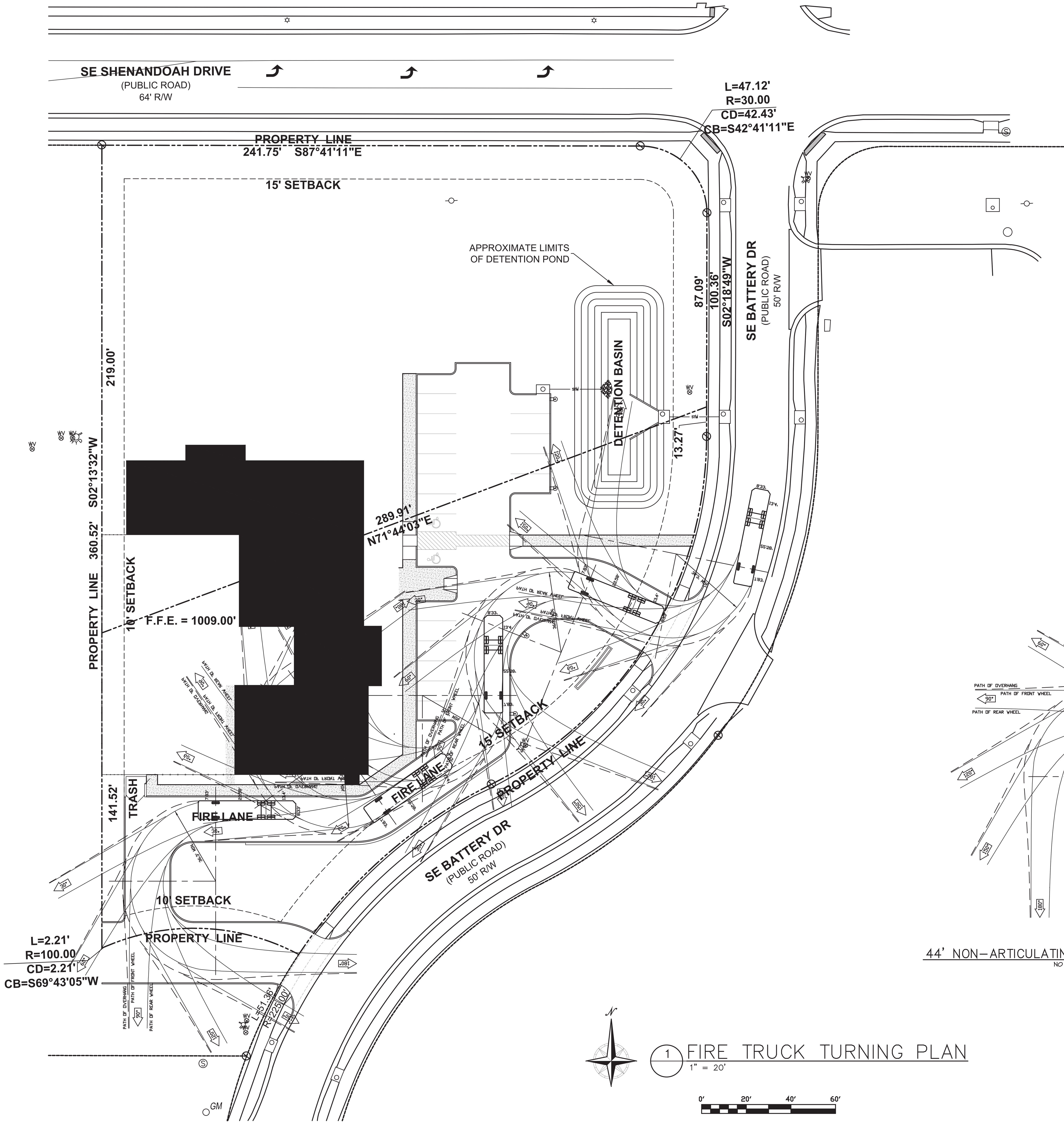
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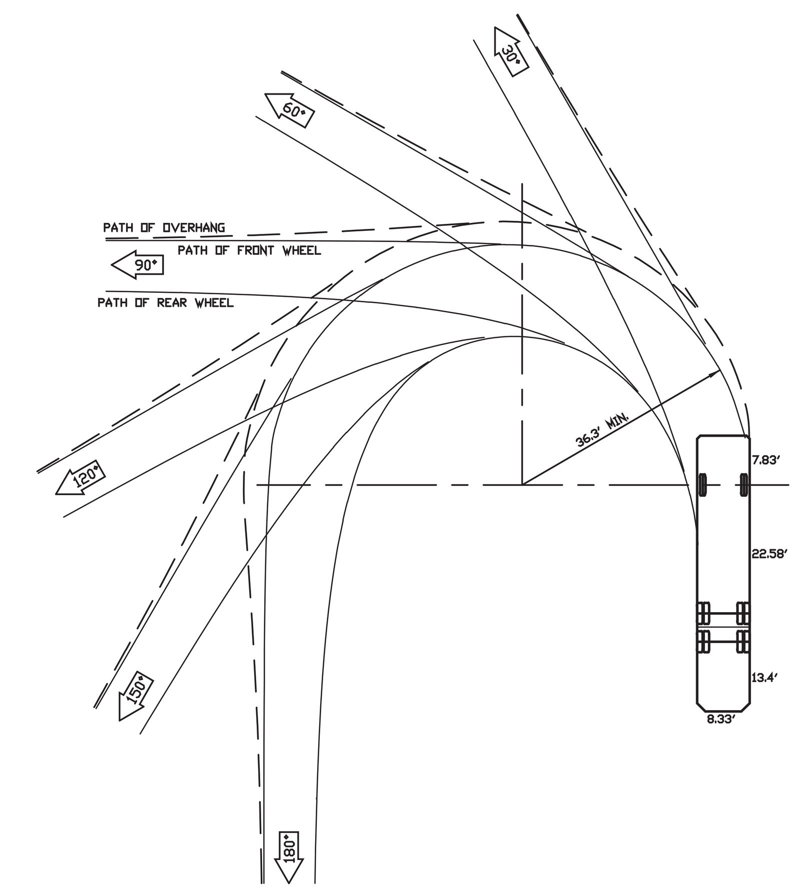
C-2.1



1 FIRE TRUCK TURNING PLAN

1" = 20'

0' 20' 40' 60'



44' NON-ARTICULATING TRUCK TURNING RADIUS

NO SCALE

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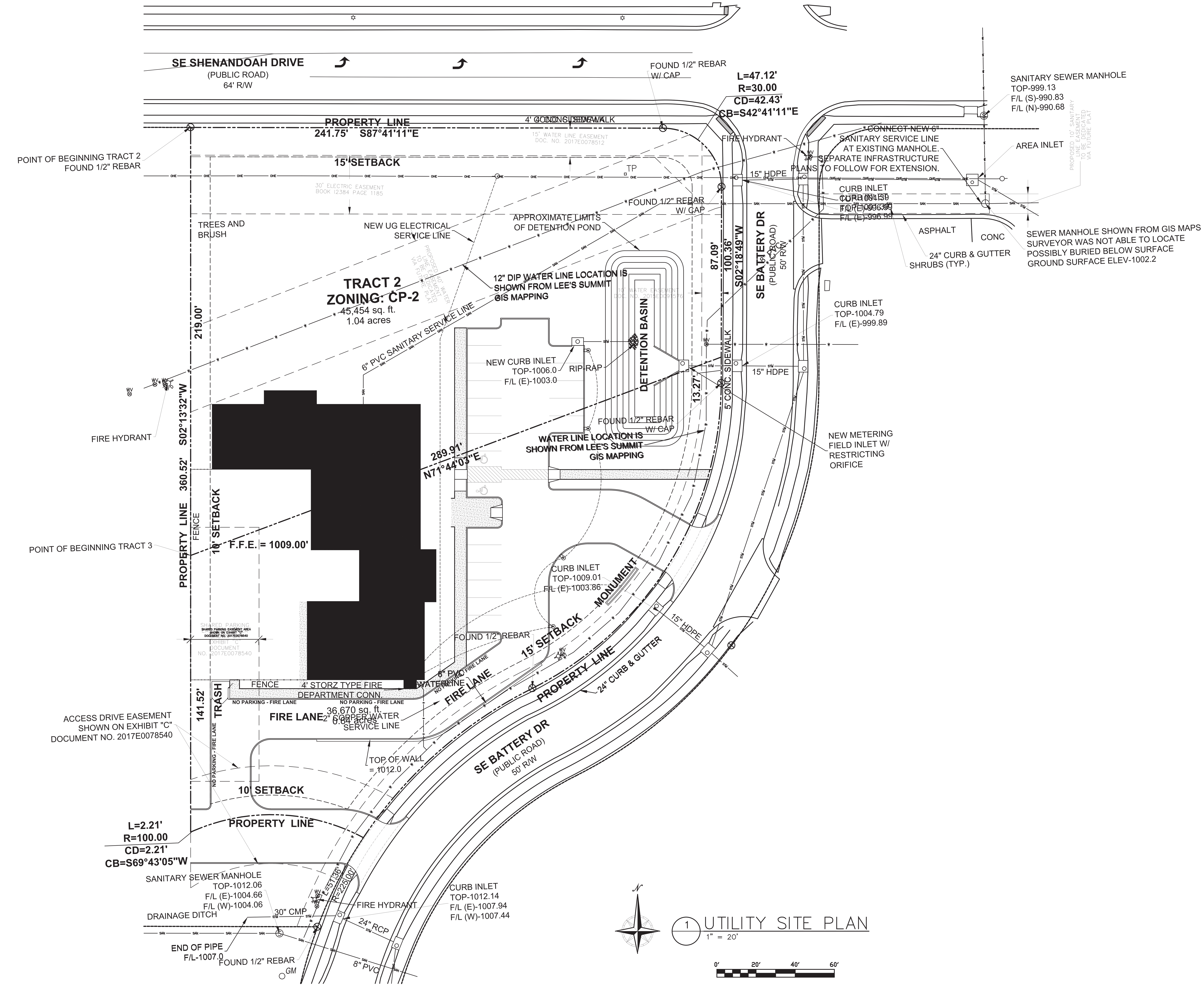
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1 UTILITY SITE PLAN
1" = 20'

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7/15/26

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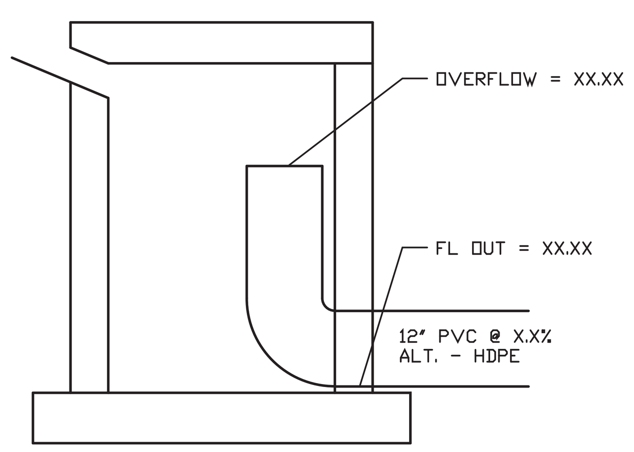
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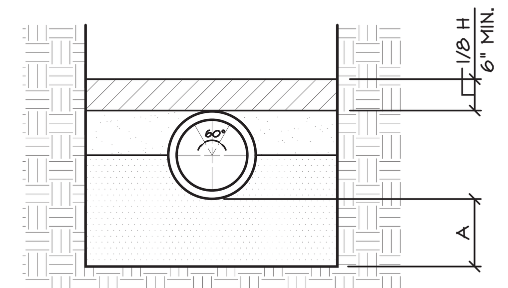
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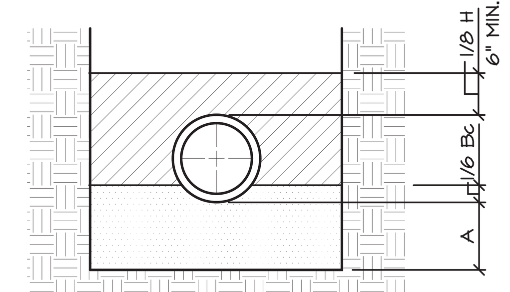
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FIRST CLASS BEDDING
CLASS B



ORDINARY BEDDING
CLASS C

LEGEND

Bc = OUTSIDE DIAMETER OF PIPE
H = BACKFILL COVER ABOVE TOP OF PIPE
D = NOMINAL PIPE SIZE
A = FILL BELOW PIPE (SEE TABLE)
= HAND PLACED BACKFILL
= TAMPED BACKFILL
= GRANULAR BACKFILL
= CONCRETE

PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH (INCHES)	MINIMUM SIDE WALL CLEARANCE (INCHES)
12	30	6
15	30	6
18	35	6
21	39	6.5
24	44	7
27	49	8
30	54	8.5
33	58	9
36	64	10
42	73	11
48	83	12.5

PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH (INCHES)	MINIMUM SIDE WALL CLEARANCE (INCHES)
54	92	13.5
60	102	15
66	109	15
72	117	15.5
78	124	15.5
84	132	16
90	139	16.5
96	147	17
102	154	17.5
108	152	18

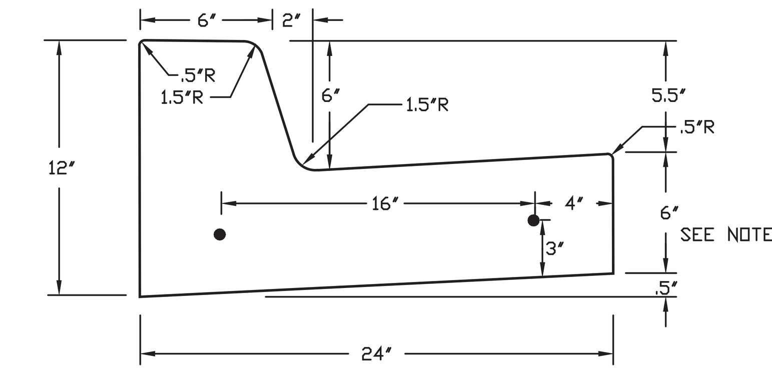
EMBEDMENTS FOR STORM SEWER

TABLE OF FILL DEPTHS BELOW PIPE

D	"A" MIN. IN SOIL	"A" MIN. IN ROCK
27" & SMALLER	3"	6"
30" TO 60"	4"	9"
66" & LARGER	6"	12"

NOTES:

1. GRANULAR FILL TO BE CRUSHED STONE OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING 1/2" AND NOT LESS THAN 95% TO BE RETAINED ON A #4± TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL.
2. TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO STANDARD, METHOD T-99. GRANULAR FILL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL.
3. HAND-PLACED BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONE.



CG-1 CURB SECTION

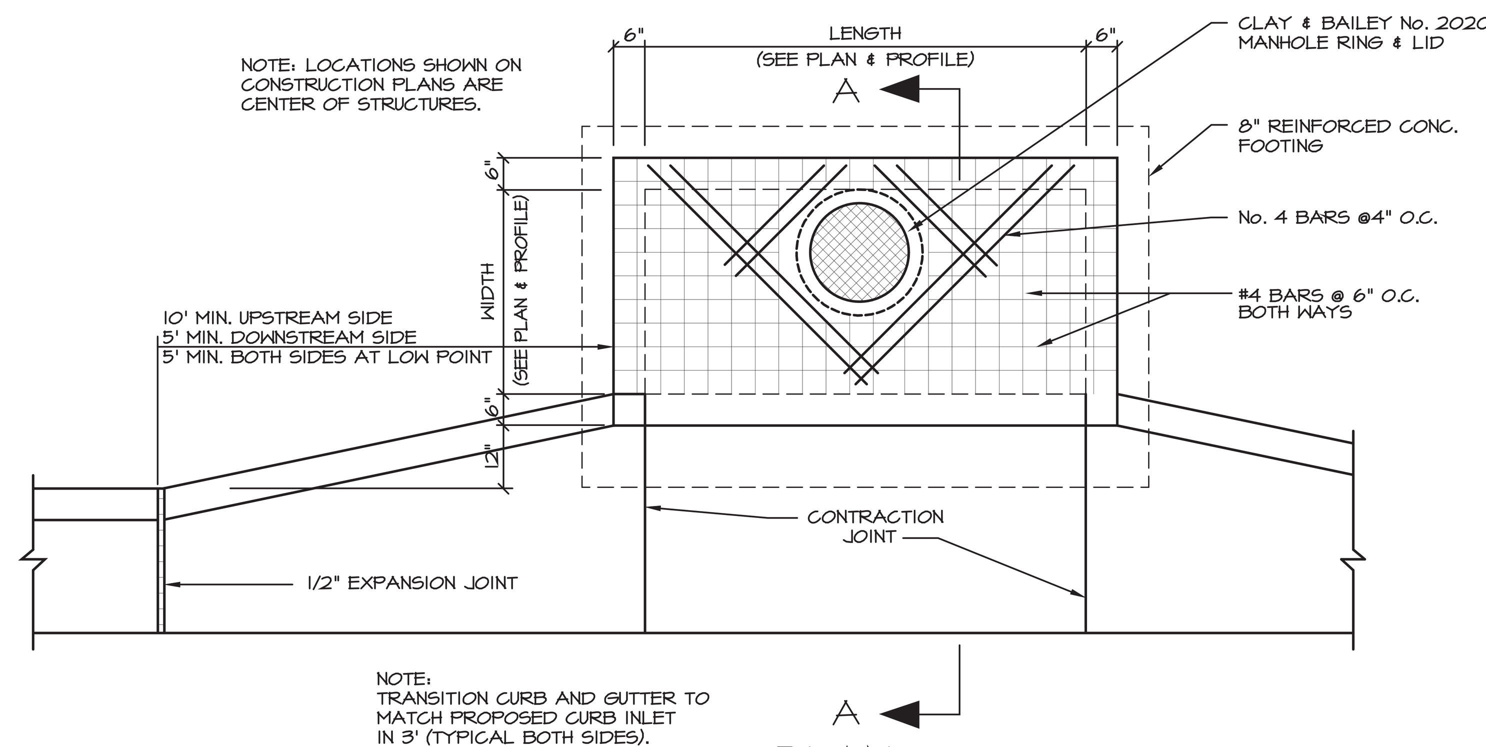
CONCRETE CURB NOTES:

1. 1/2" EXPANSION JOINTS WITH 2' DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR SUPPORTS.
4. CONCRETE SHALL CONFORM TO SECTION 2200 UNLESS OTHERWISE SPECIFIED IN PLANS PROJECT MANUAL. FOR CBD OF KCMO SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
5. USE 5/8" DIAMETER BY SMOOTH DOWELS AT LOCATIONS SHOWN ON EACH TYPICAL SECTION.
6. DEPTH OF GUTTER SHALL BE A MINIMUM OF 8" THRU THE HANDICAP ACCESS RAMP.
7. ONLY WHITE CURING MEMBRANES SHALL BE PERMITTED AND SHALL CONFORM TO STANDARD SPECIFICATION SECTION 2200.

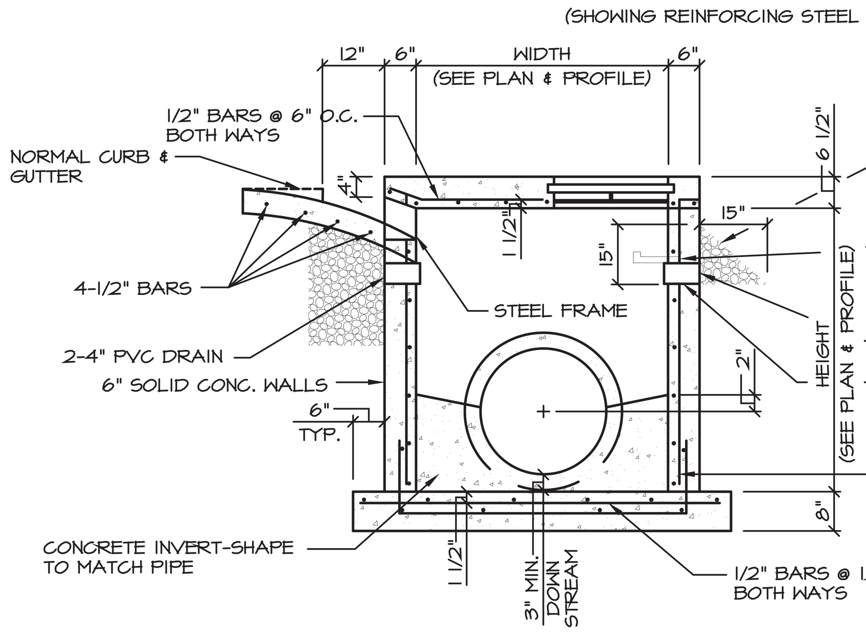
GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE DEPARTMENT OF DEVELOPMENT SERVICES, LEES SUMMIT, MISSOURI, EXCEPT AS NOTED.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL STATE, CITY, AND CORPS OF ENGINEERS PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES IS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, SITE CONSTRUCTION PLANS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. PRIVATE ON-SITE UTLITIES SUCH AS AREA / ORNAMENTAL LIGHTING AND COMMUNICATION CONDUITS, WATER SERVICE LINES, SANITARY SEWER AND GAS LINES SHALL BE LOCATED AT THE EXPENSE OF THE CONTRACTOR IN THE EVENT THAT EXISTING UTILITIES ARE CONTRACTED, DISRUPTED, OR IN ANY WAY ALTERED. CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY. IN THE CASE OF AN EMERGENCY, DIAL 911.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE ALL THE UTILITIES AT PIPE CROSSINGS TO DETERMINE CONFLICTS PRIOR TO THE SETTING OF STRUCTURES OR LAYING THE PIPE.
5. THE CONTRACTOR SHALL SUPPORT ALL UTILITIES DURING THIS CONSTRUCTION TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANY.
6. THE CONTRACTOR SHALL PROVIDE EROSION AND SILT PROTECTION AS REQUIRED DURING CONSTRUCTION ONCE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL PROMPTLY REPAIR ANY AREAS REQUIRING ATTENTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SURFACE AND SUBSURFACE WATER AS REQUIRED BY CONDITIONS OF CONSTRUCTION.
8. PRIOR TO ORDERING MATERIALS, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABORATORY AND FIELD TESTING AS REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH TESTING LAB PERSONNEL IN THE PERFORMANCE OF THEIR DUTIES.
10. AS NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS.
11. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND / OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
12. THE CONTRACTOR SHALL RESTRICT ALL WORK AND STORAGE OF MATERIALS WITHIN THE PROPERTY LINES HEREIN DESCRIBED BY THESE PLANS.
13. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT. THE UNIT SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE FACILITY BY ALL PERSONNEL AT THE SITE. THE UNIT SHALL BE OBSCURED FROM PUBLIC VIEW TO THE GREATEST EXTENT PRACTICAL.
14. SAFETY NOTICE TO CONTRACTOR - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLEY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

SHOP DRAWING NOTE:
PRIOR TO ORDERING PRE-CAST STRUCTURES, SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE APPROVAL OF THE SHOP DRAWINGS AND ADD THE PERMIT TYPE AND NUMBER ON THEM AND THEN SUBMIT THEM TO THE CITY PLANNING AND DEVELOPMENT DEPARTMENT, LAND DEVELOPMENT DIVISION, DEVELOPMENT SERVICES ON THE 5TH FLOOR OF CITY HALL, 414 EAST 12TH STREET, KANSAS CITY, MO 64106.



PLAN
(SHOWING REINFORCING STEEL IN INLET TOP)

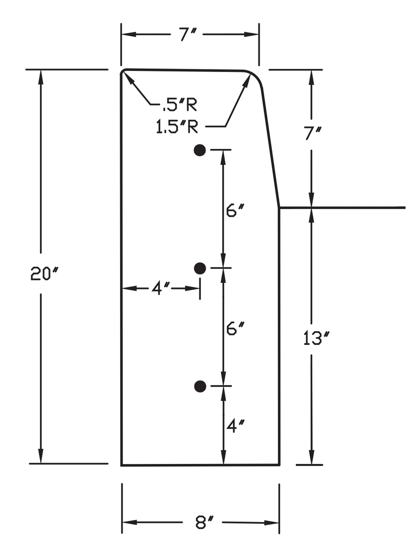


SECTION A-A

TYP. CURB INLET DETAIL
NO SCALE

NOTES:

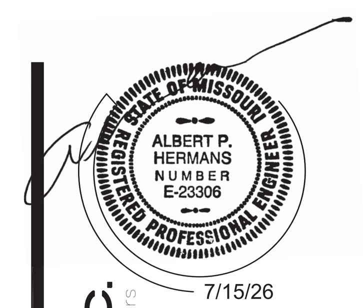
1. USE MCIB MIX A618-1-4 THROUGHOUT.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED MCIB MIX A618-1-4 INVERT TO PROVIDE SMOOTH FLOW
4. TRANSITION OF CURB & GUTTER AND INLET THROAT SHALL BE PAID FOR AS CONCRETE CURB & GUTTER.
5. CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY
6. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
7. ON-GRADE INLETS SHALL CONFORM TO THE CURB GRADE AND SUMP INLETS SHALL BE LEVEL.
8. 8" SOLID CONCRETE BLOCK OR BRICK MAY BE USED IN WALLS IN LIEU OF POURED CONCRETE WHERE NEITHER "H"+"L" NOR "H"+"W" (IN FEET) EXCEED FOURTEEN. BLOCK OR BRICK MAY BE USED IN ANY BOX WHERE "H" IS 5' OR LESS.



C-1 STRAIGHT CURB SECTION

CONCRETE CURB NOTES:

1. 1/2" EXPANSION JOINTS WITH 2' DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR SUPPORTS.
4. CONCRETE SHALL CONFORM TO SECTION 2200 UNLESS OTHERWISE SPECIFIED IN PLANS PROJECT MANUAL. FOR CBD OF KCMO SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
5. USE 5/8" DIAMETER BY SMOOTH DOWELS AT LOCATIONS SHOWN ON EACH TYPICAL SECTION.
6. DEPTH OF GUTTER SHALL BE A MINIMUM OF 8" THRU THE HANDICAP ACCESS RAMP.
7. ONLY WHITE CURING MEMBRANES SHALL BE PERMITTED AND SHALL CONFORM TO STANDARD SPECIFICATION SECTION 2200.



7/15/26

SDC ENGINEERING, INC.
consulting structural and civil engineers
5907 RAYTOWN TRAFFICWAY, RAYTOWN, MO
P.O. Box 16538 Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

HAWTHORN ASSISTED LIVING
SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

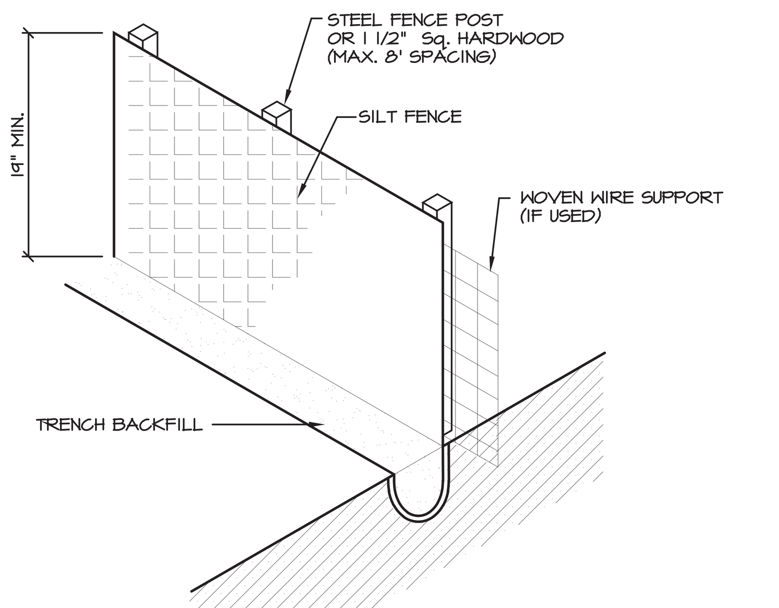
SULLIVAN PALMER ARCHITECTS
8621 Johnson Dr.
Merriam, Kansas, 66202
PHONE: (913) 888-8540
FAX: (913)-888-0152

Date: 6-22-26

Revision:

Drawn by: APH

Sheet: C-4.0



SILT FENCE DETAIL

NOT TO SCALE

-------------- SUGGESTED SILT FENCE LOCATIONS

CONSTRUCTION SPECIFICATIONS

POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE AND SPACED AT A MAX. 8' APART OR TO SILT FENCE MANUFACTURER SPECIFICATIONS, WHICHEVER IS

SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO

THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP 3-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE FENCE POSTS.

INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE

SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.

SILT FENCE SHALL BE MIRAFI-100X FILTER FABRIC OR APPROVED EQUAL.

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY GRADING ONSITE.

ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SOILED, DROPPED, WASHED, OR TRACKED FROM A VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

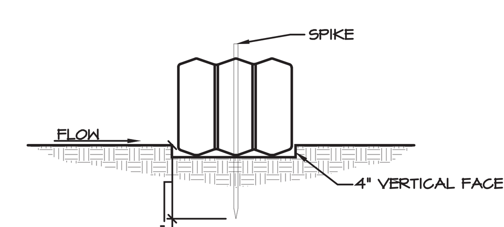
IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT/ENTRANCE, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS ARE INSTALLED AND DETENTION FACILITIES ARE CONSTRUCTED.

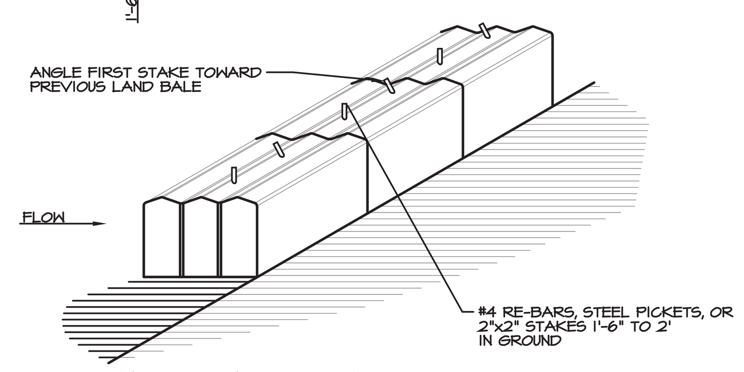
CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR INSPECTOR.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH DAY TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY.



EMBEDDING DETAIL



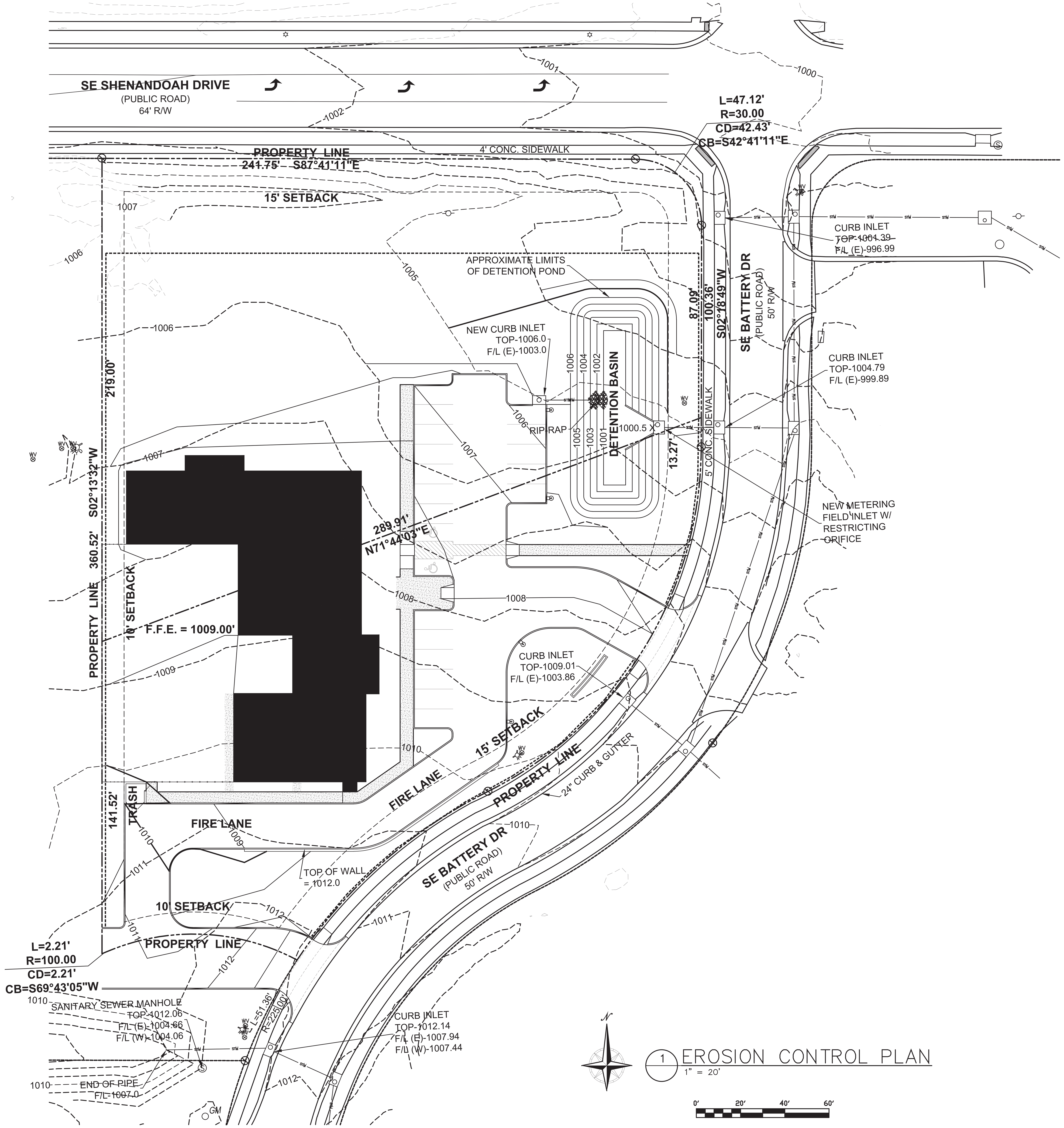
ANCHORING DETAIL

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE BY THE OWNER.

STRAW BALE DIKE DETAIL

NOT TO SCALE

▪▪▪▪▪▪▪▪▪▪▪ SUGGESTED STRAW BALE LOCATIONS



1 EROSION CONTROL PLAN

1" = 20'

ALBERT P. HERMANS
NUMBER E-23306
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
7/15/26

SDC ENGINEERING, INC.
consulting structural and civil engineers
5907 RAYTOWN TRAFFICWAY, RAYTOWN, MO
P.O. Box 16538
Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

HAWTHORN ASSISTED LIVING

SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

SULLIVAN PALMER ARCHITECTS
8621 Johnson Dr.
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Date: 6-22-26

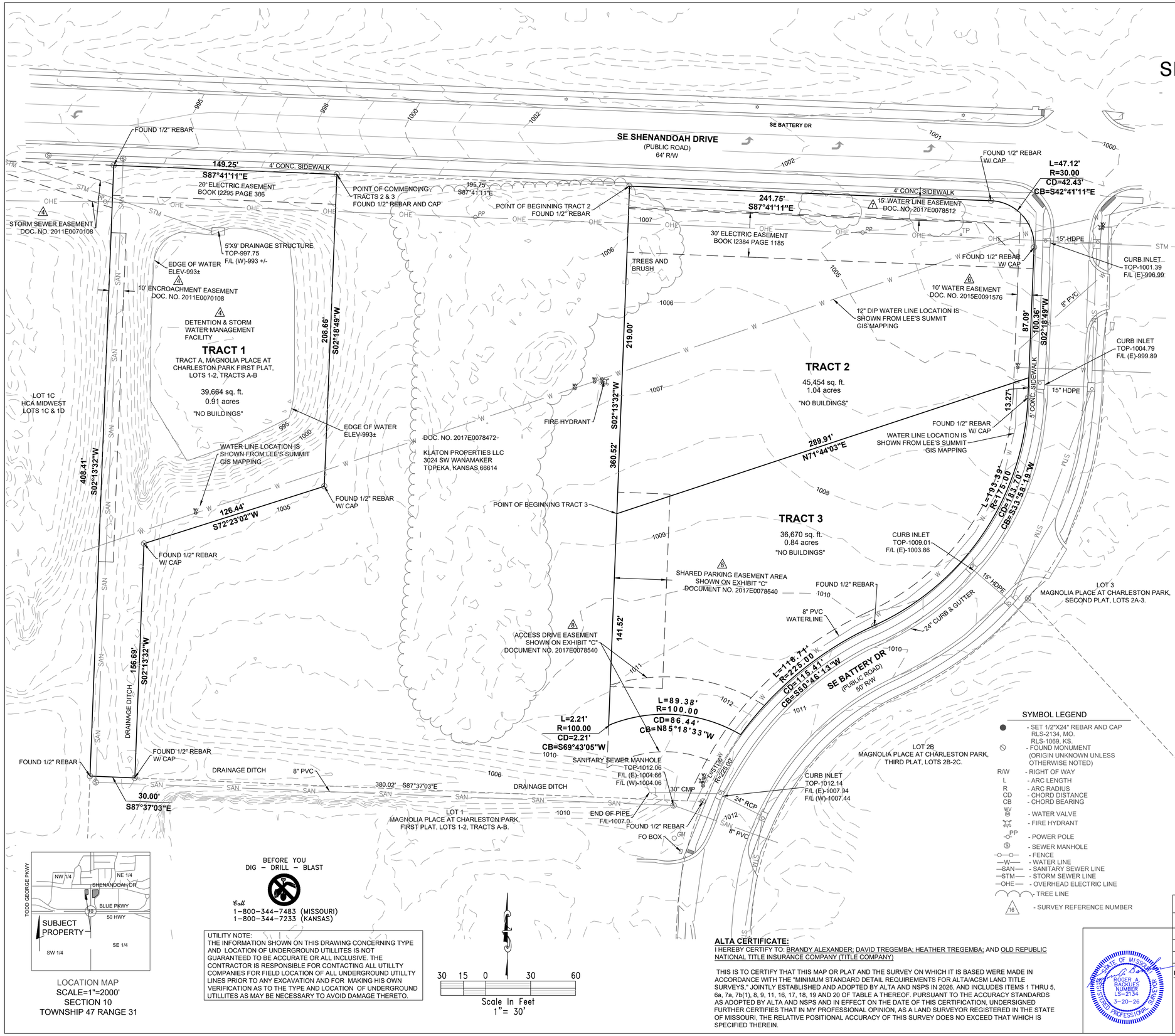
Revision:
7-15-26

Drawn by: APH

Sheet:

C-5.0

ALTA/NSPS LAND TITLE SURVEY
A PART OF THE N. 1/2
SEC. 10, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP
SCALE=1"=2000'
SECTION 10
TOWNSHIP 47 RANGE 31

BEFORE YOU
DIG – DRILL – BLAST

Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITY NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILLITES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILLTY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILLTY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILLITES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

30 15 0 30 60
Scale In Feet
1"= 30'

ALTA CERTIFICATE:
I HEREBY CERTIFY TO: BRANDY ALEXANDER; DAVID TREGEMBA; HEATHER TREGEMBA; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (TITLE COMPANY)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2026, AND INCLUDES ITEMS 1 THRU 5, 6a, 7a, 7b(1), 8, 9, 11, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NO EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOTES:
1. TRACT 1 CONTAINS 39,664 SQ FT (0.91 ACRES MORE OR LESS), TRACT 2 CONTAINS 45,454 SQ FT (1.04 ACRES MORE OR LESS), AND TRACT 3 CONTAINS 36,670 SQ FT (0.84 ACRES MORE OR LESS)
2. ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, SE SHENANDOAH DR AND SE BATTERY DR.
3. UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING:
   A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. THE OWNERSHIP OF THE FENCES SHOWN OF THIS SURVEY IS NOT TO BE DETERMINED BY THE SURVEYOR. THE SURVEYOR CAN ONLY GIVE THE LOCATION OF THE FENCES.
5. THERE ARE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY.
6. THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
7. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
9. CLASS OF PROPERTY- URBAN
10. ELEVATION CONTOURS OUTSIDE OF TRACTS 2 AND 3 ARE SHOWN PER GIS MAPPING.

BASIS OF BEARINGS:
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

ZONING REGULATIONS:
ACCORDING TO THE CITY OF LEE'S SUMMIT, MISSOURI THE SUBJECT PROPERTY IS ZONED "CP-2" PLANNED COMMUNITY COMMERCIAL

FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0439G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 26-0147-1
EFFECTIVE DATE: FEBRUARY 5, 2026 AT 11:00 PM
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THE REFERENCED TITLE REPORT DESCRIBES THE FOLLOWING EASEMENTS IN SCHEDULE B (SECTION II):
ITEMS #1 AND #2 - (VERBAGE AND NOT PLOTTABLE)
ITEM #3 - PUBLIC UTILITY EASEMENT AND RESTRICTION AS SET FORTH ON THE RECORDED PLAT IN BOOK I37 AT PAGE 75. (TRACT 1) (SHOWN)
ITEM #4. TERMS AND PROVISION OF THE EASEMENT AGREEMENT RECORDED 08/01/2011 AS DOCUMENT NO. 2011E0070108. (TRACT 1) (SHOWN)
ITEM #5 - TERMS AND PROVISION OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS AS SET FORTH IN DOCUMENT NO. 2011E0064626 AND CORRECTED BY DOCUMENT NO. 2011E0064743. (TRACT 1) (VERBAGE AND NOT PLOTTABLE-TRACT IS MEANT TO BE USED AS DETENTION FACILITY)
ITEM #6 - WATER EASEMENT GRANTED TO THE CITY OF LEES SUMMIT FILED AS DOCUMENT NO. 2015E0091576. (TRACTS 2&3) (SHOWN)
ITEM #7 - TEMPORARY ACCESS AND WATER MAIN CONSTRUCTION EASEMENT GRANTED TO KLATON PROPERTIES, LLC FILED AS DOCUMENT NO. 2017E0078512. (TRACTS 2&3) (SHOWN)
ITEM #8 - TERMS AND PROVISIONS OF THE CROSS PARKING AND DRIVEWAY ACESS EASEMENT FILED AS DOCUMENT NO. 2017E0078540. (SHOWN)

TITLE COMMITMENT DESCRIPTION:
TRACT 1:
TRACT A, MAGNOLIA PLACE AT CHARLESTON PARK FIRST PLAT, LOTS 1-2 TRACTS A-B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
TRACT 2:
SEC-10 TWP-47 RNG-31---BEG NE COR MAGNOLIA PLACE AT CHARLESTON PARK SECOND PLAT TH W ALG ROW 765' MOL TO POB TH S 02 DEG 13 MIN 32 SEC W 219' MOL TH N 71 DEG 44 MIN 03 SEC E 296' MOL TH N 02 DEG 18MIN 49 SEC E 87.03' MOL TH NWLY ALG CURV LF 28.86' RAD 30' TH N 86 DEG 58 MIN 18 SEC W264' MOL TO POB (EX PT IN ROW) ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
TRACT 3:
SEC-10 TWP-47 RNG-31--BEG NE COR MAGNOLIA PLACE AT CHARLESTON PARK SECOND PLAT TH W ALG ROW 500.88' MOL TH S 113.38' TO POB TH S 71 DEG 44 MIN 03 SEC W 296' MOL TH S 02 DEG 13 MIN 32 SEC W 141' MOLTH ALG CURV LF 2.21' RAD 100' TH ALG CURV RI 89.38' RAD 100' TH NELY ALG CURV RI 122' MOL TH ALG CURV LF 193.39' TH NLY 13' MOL TO POB ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SURVEYOR'S MEASURED DESCRIPTION (TRACTS 2 AND 3)
TRACT 2:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS 2134, ON MARCH 20, 2026, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT A, MAGNOLIA PLACE AT CHARLESTON PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 41 MINUTES 11 SECONDS EAST, 195.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 41 MINUTES 11 SECONDS EAST , 241.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 42 DEGREES 41 MINUTES 11 SECONDS EAST, CHORD DISTANCE OF 42.43 FEET, A RADIUS OF 30.00 FEET, AND AN ARC LENGTH OF 47.12 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 49 SECONDS WEST, 87.09 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 03 SECONDS WEST, 289.91 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, 219.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES, MORE OR LESS.

TRACT 3:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS 2134, ON MARCH 20, 2026, AS FOLLOWS:
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SYMBOL LEGEND

●	- SET 1/2"X24" REBAR AND CAP RLS-2134, MO. RLS-1069, KS.
⊘	- FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
R/W	- RIGHT OF WAY
L	- ARC LENGTH
R	- ARC RADIUS
CD	- CHORD DISTANCE
CB	- CHORD BEARING
WV	- WATER VALVE
	- FIRE HYDRANT
PP	- POWER POLE
	- SEWER MANHOLE
—o—o—	- FENCE
—W—	- WATER LINE
—SAN—	- SANITARY SEWER LINE
—STM—	- STORM SEWER LINE
—OHE—	- OVERHEAD ELECTRIC LINE
	- TREE LINE
16	- SURVEY REFERENCE NUMBER

STATE OF MISSOURI
ROGER A. BACKUES
NUMBER LS-2134
3-20-26
REGISTERED PROFESSIONAL SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE N. 1/2
SEC. 10, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE: MARCH 20, 2026

CLIENT:
DAVID TREGEMBA &
SCOTT ALEXANDER

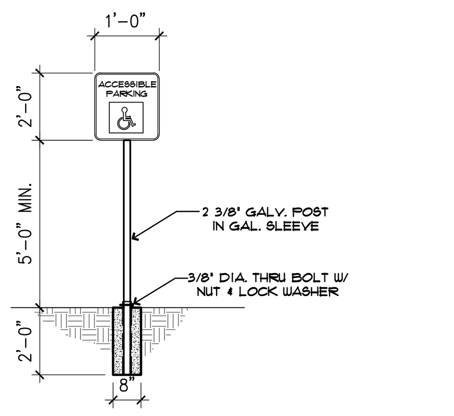
BOUNDARY & CONSTRUCTION SURVEYING, INC.
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337
CERTIFICATE OF AUTHORITY - MO 000345 / KS LS244

PROJECT NO. 26-146 | SHEET 1 OF 1

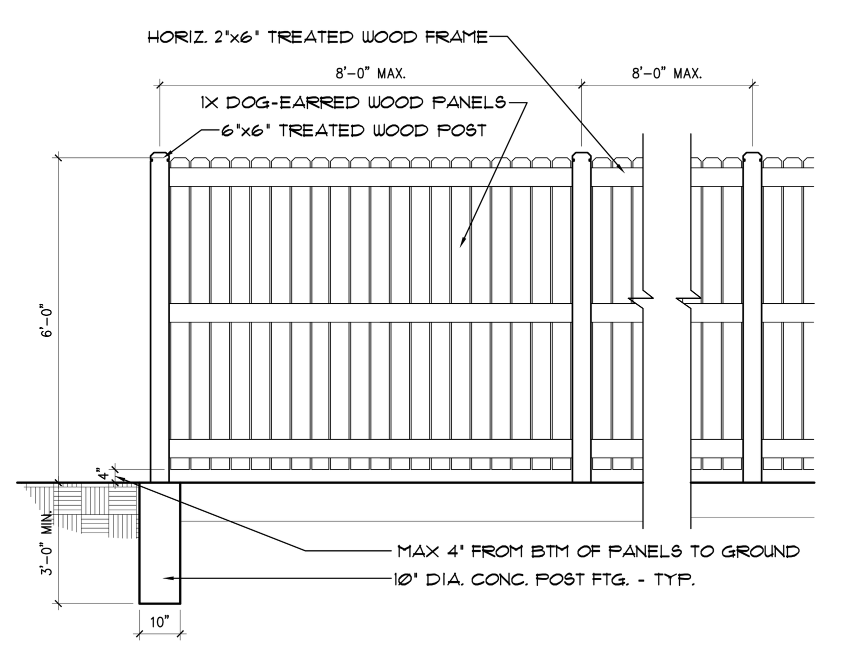
SHENANDOAH DR & BATTERY DR, LEE'S SUMMIT, MO

SITE PLAN NOTES: ⊗

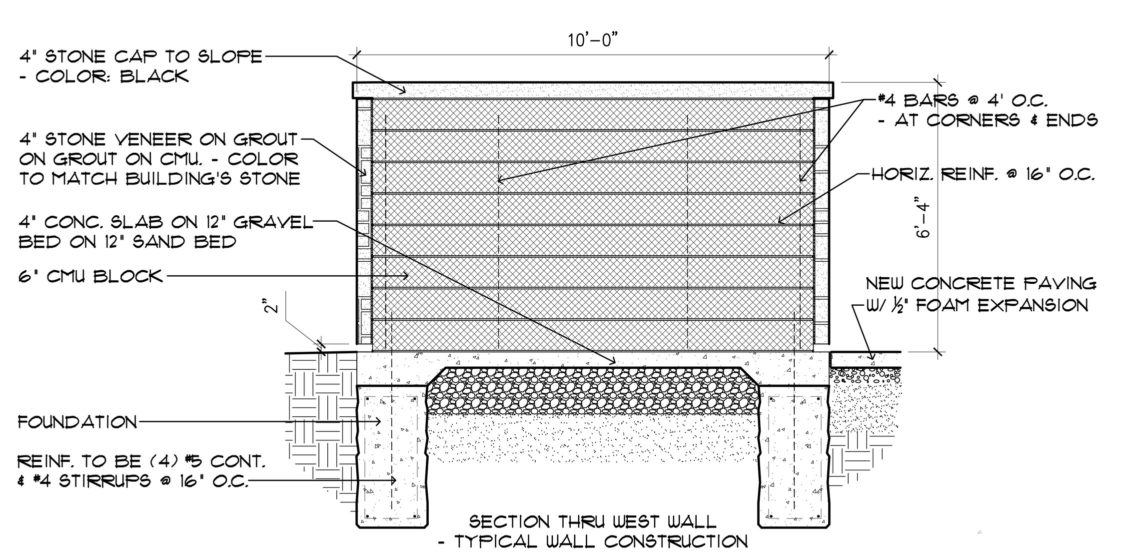
1. NEW DRIVEWAY APRON & CURB. DEMO EXISTING CURB, SIDEWALK, AND LANDSCAPING, AS NECESSARY. REFER TO CIVIL.
2. NEW ADA CONCRETE CURB RAMP (1:12 SLOPE) W/ FLARED SIDES (1:10 SLOPE). REFER TO CIVIL.
3. NEW CONCRETE CURB. REFER TO CIVIL.
4. EXISTING CURB TO REMAIN.
5. EXISTING SIDEWALK TO REMAIN.
6. NEW CONCRETE SIDEWALK. REFER TO CIVIL.
7. NEW BUILDING.
8. NEW PAVEMENT. REFER TO CIVIL FOR GRADING PLAN & PAVEMENT PLAN.
9. ADA ACCESSIBLE PARKING SPACE. REFER TO DETAIL 4AS1 FOR SIGN DETAIL.
10. PROVIDE STRIPING FOR ADA ACCESSIBLE ROUTE, AS INDICATED.
11. NEW LANDSCAPE WALL. REFER TO GRADING PLAN.
12. PROVIDE FIRE LANE PAVEMENT MARKINGS, AS INDICATED, PER CITY STANDARDS. PAINT CURBS RED THROUGHOUT AT BOTH SIDES ADJACENT TO THE FIRE LANE.
13. NEW MONUMENT SIGN. REFER TO CIVIL FOR UTILITIES.
14. NEW TRASH ENCLOSURE, AS INDICATED. REFER TO DETAIL 2AS1.
15. NEW LIGHT POLE. REFER TO PHOTOMETRIC PLAN 1PH1.
16. EXISTING FIRE HYDRANT TO REMAIN.
17. NEW 6' HIGH OPAQUE FENCE, AS INDICATED. REFER TO DETAIL 3AS1.
18. EXISTING 12" DIA. WATER LINE MAIN TO REMAIN. NO CONSTRUCTION SHALL BE WITHIN 20' OF EXISTING WATER MAIN, AND A 40' WIDE EASEMENT IS PROPOSED TO BE DEDICATED VIA FUTURE PLAT.
19. NEW DETENTION BASIN. REFER TO CIVIL.
20. EXISTING TREE TO REMAIN. REFER TO LANDSCAPING PLAN 1L1 FOR NEW LANDSCAPING.
21. NEW CURB INLET. REFER TO CIVIL.
22. NEW FIRE HYDRANT. REFER TO CIVIL.
23. PROVIDE "FIRE LANE" SIGNAGE PER CITY FIRE DEPARTMENT'S STANDARDS.

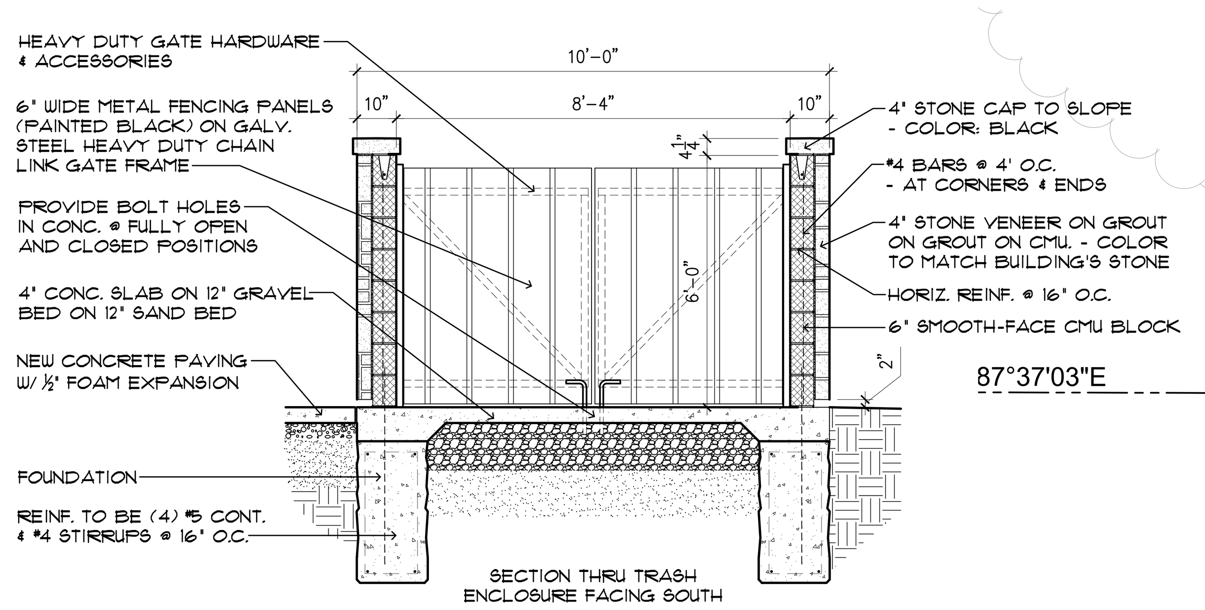


4 / AS1 H.C. SIGN DETAIL
NO SCALE

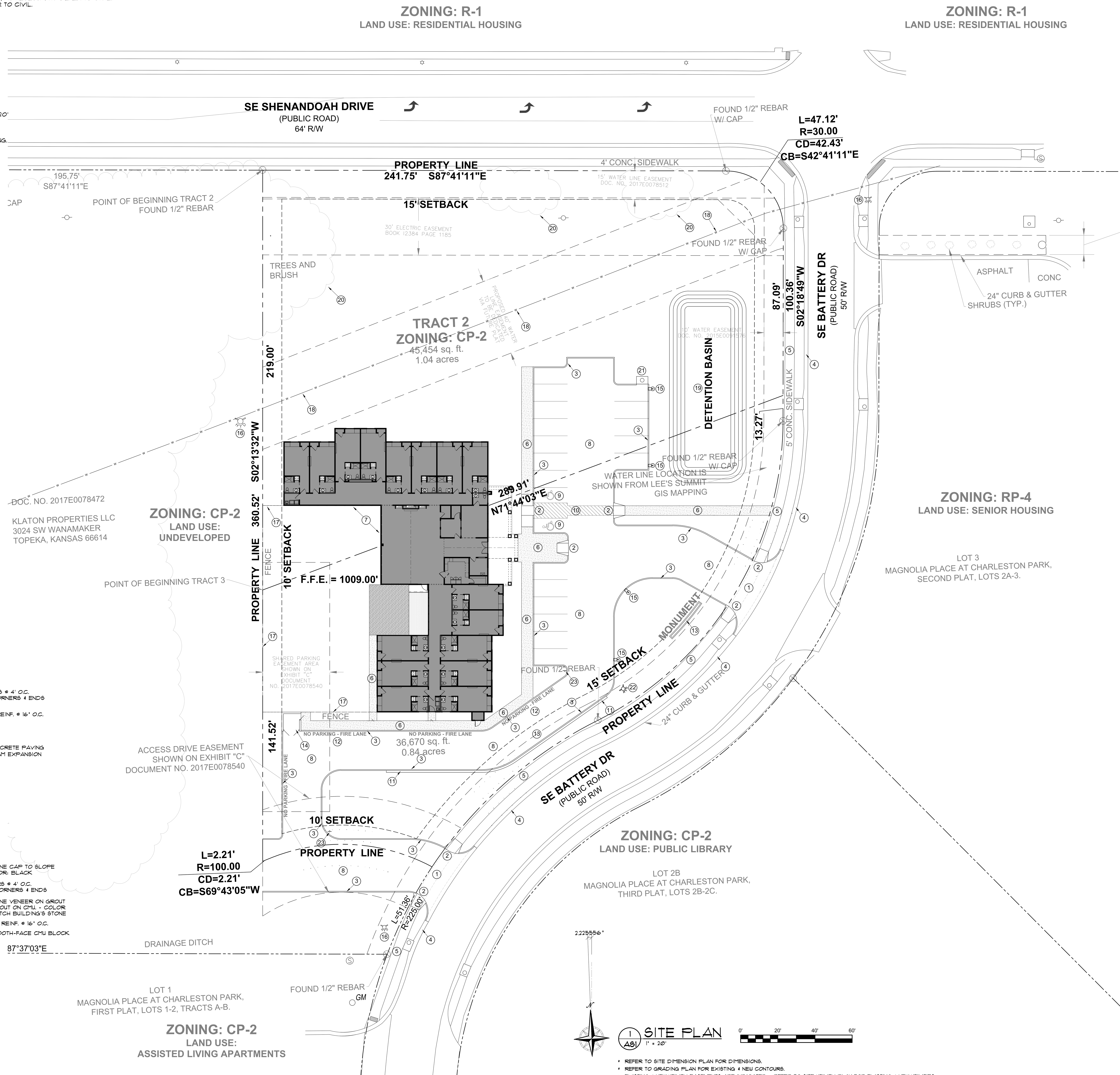


3 / AS1 CEDAR WOOD FENCE DETAIL
NO SCALE





2 / AS1 TRASH ENCLOSURE DETAIL
NO SCALE



1 / AS1 SITE PLAN
1" = 20'

* REFER TO SITE DIMENSION PLAN FOR DIMENSIONS.
* REFER TO GRADING PLAN FOR EXISTING & NEW CONTOURS.
* EXISTING & NEW UTILITY EASEMENTS ARE INDICATED - REFER TO SITE UTILITY PLAN FOR EXISTING & NEW UTILITIES.

STATE OF MISSOURI
NICHOLAS C. EWING II
NUMBER A-2017022293
ARCHITECT
7-3-26

SDC ENGINEERING, INC.
consulting structural and civil engineers
5907 RAYTOWN TRAFFICWAY, RAYTOWN, MO
P.O. Box 16538
Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

HAWTHORN ASSISTED LIVING

SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

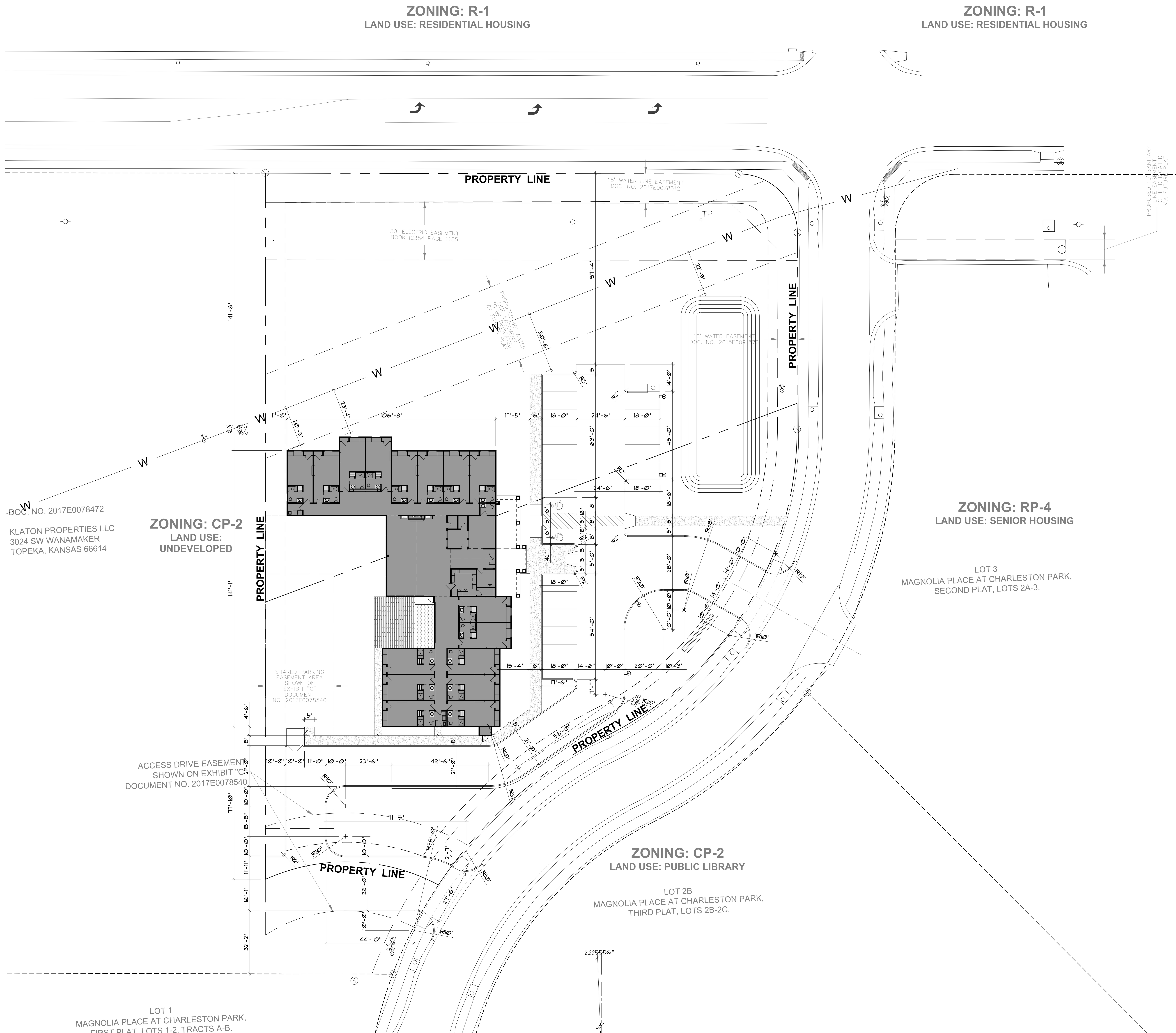
SULLIVAN PALMER ARCHITECTS
8621 Johnson Dr.
Merriam, Kansas, 66202
PHONE: (913) 888-8540
FAX: (913)-888-0152

Date:
6-22-26

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APH

Sheet:
AS1



1 AS2 SITE DIMENSION PLAN
SCALE: 1" = 20'

* DIMENSION PLAN IS SHOWN GRAPHICALLY AT 2.225556 DEGREES FROM THE TRUE NORTH DIRECTION FOR DIMENSIONING PURPOSES.

STATE OF MISSOURI — NICHOLAS C. EWING II — NUMBER A-2017022293 — ARCHITECT

7-3-26

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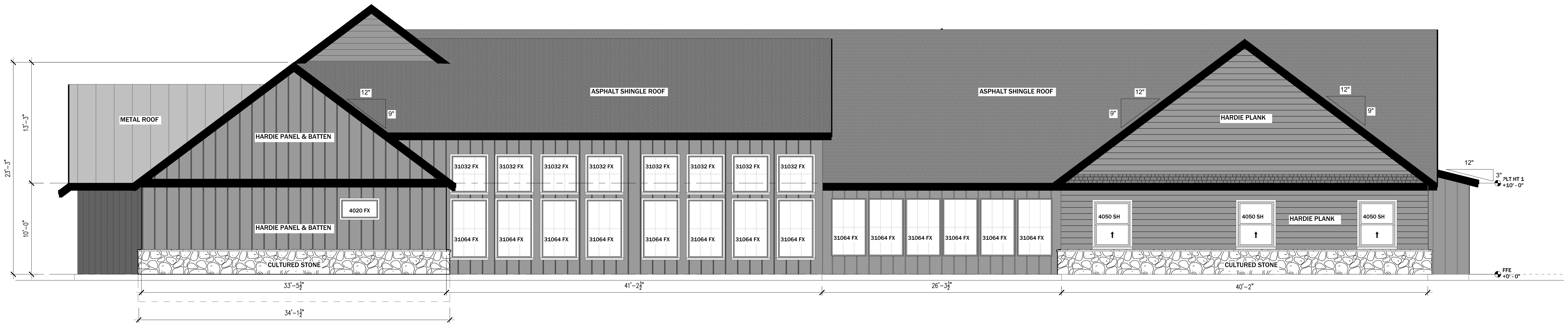
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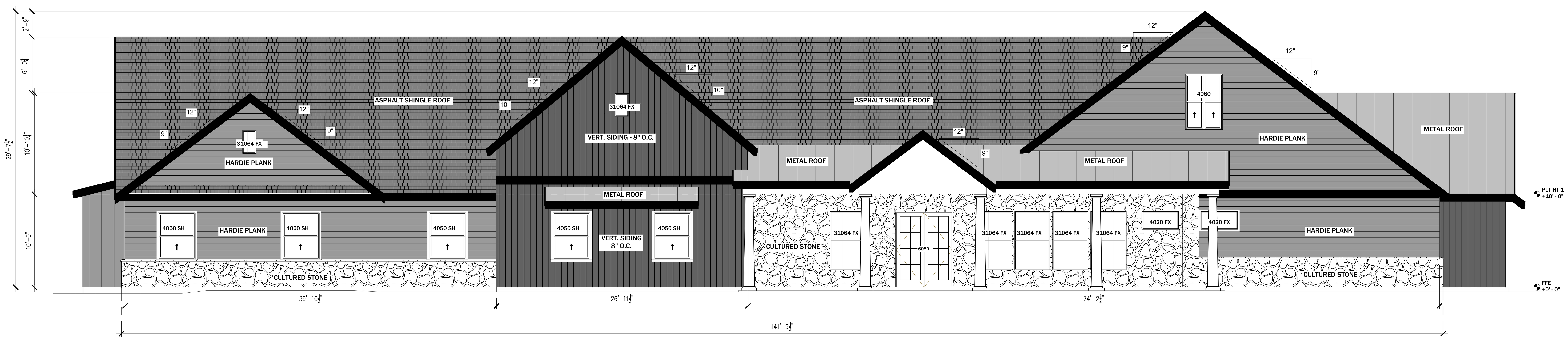
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7-3-26

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APH

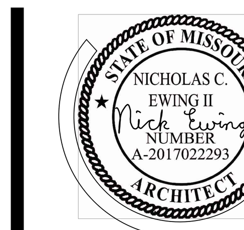
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AS2



2 A1.1 WEST ELEVATION
3/16" = 1'



1 A1.1 EAST ELEVATION
3/16" = 1'



7-13-26

HAWTHORN
ASSISTED LIVING
SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

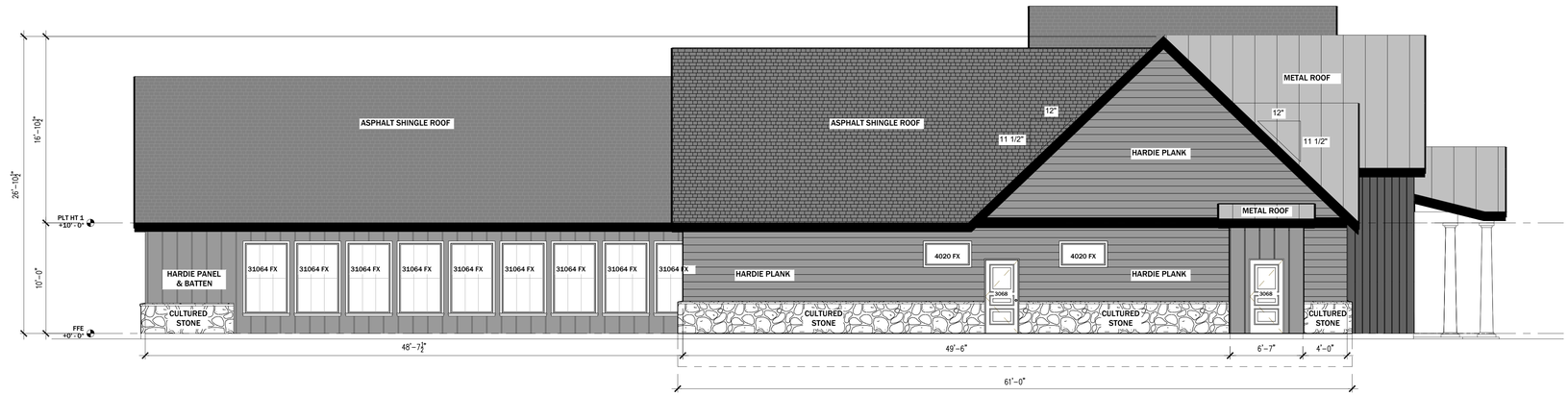
SULLIVAN PALMER
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8621 Johnson Dr.
Merriam, Kansas, 66202
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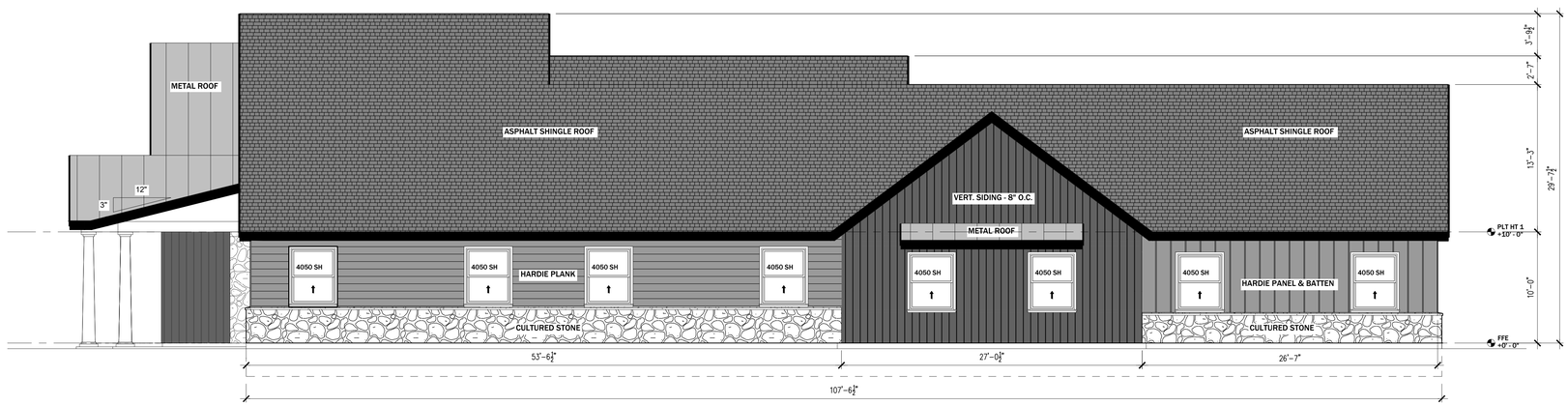
Revision:
6-22-26
7-13-26

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NCE

Sheet:
A1.1



2 A1.2 SOUTH ELEVATION
3/16" = 1'



1 A1.2 NORTH ELEVATION
3/16" = 1'

STATE OF MISSOURI
NICHOLAS C. EWING II
NUMBER A-2017022593
ARCHITECT
7-13-26

HAWTHORN ASSISTED LIVING

SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

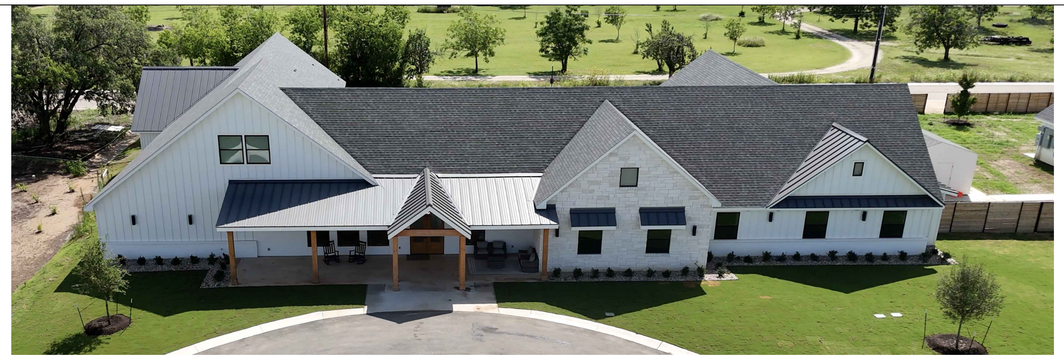
SULLIVAN PALMER ARCHITECTS
4840 Bob Billings Parkway
Suite 101
Lawrence, Kansas 66049
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FAX: (913) 888-1552

Date:
5-23-26

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Sheet:
A1.2



3 / A2.1 PHOTO OF SIMILAR DESIGN (FOR REFERENCE)
3/16" = 1'

LEGEND OF MATERIAL CLASS & COLORS

CLASS 1: CLEAR GLASS WINDOWS

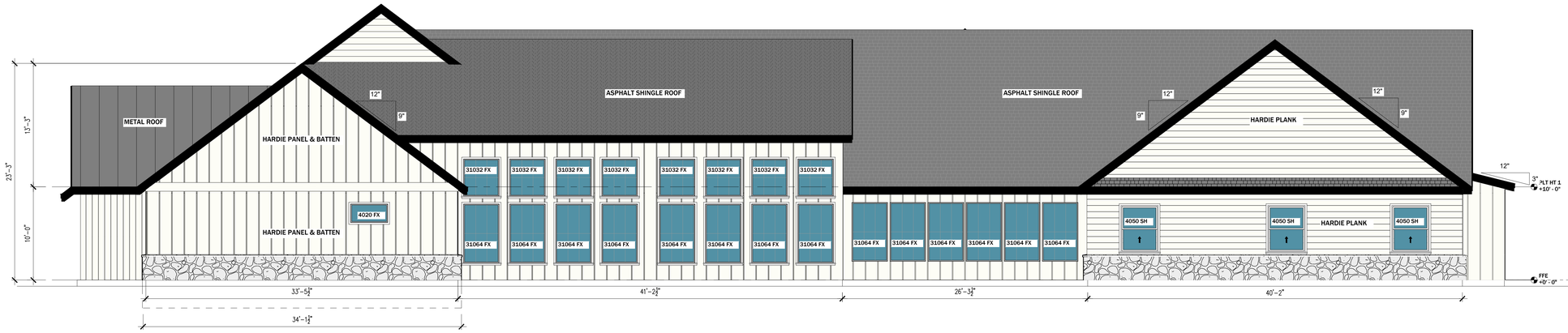
CLASS 2: CULTURED STONE VENEER

CLASS 2: CEMENT FIBER BOARD SIDING

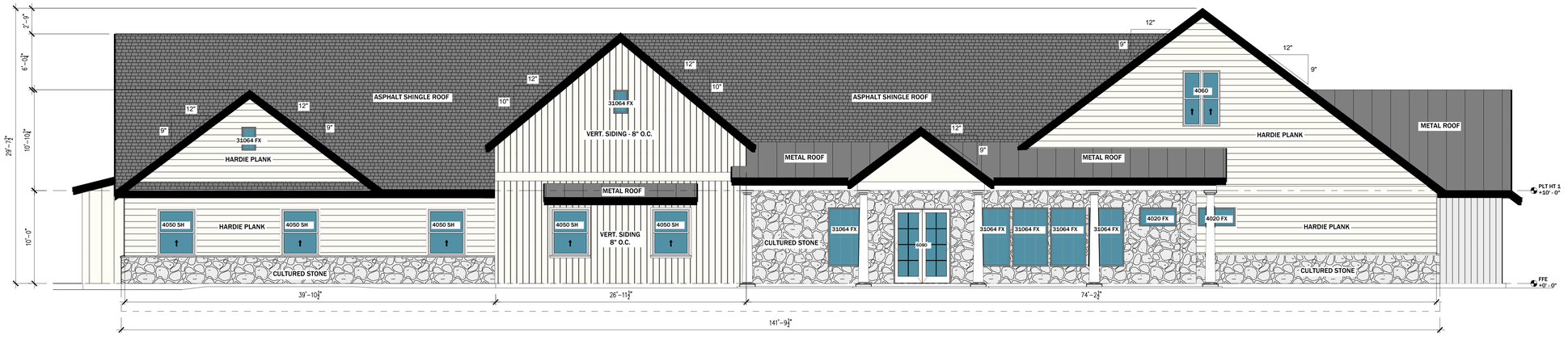
CLASS 2: CEMENT FIBER BOARD PANELS

CLASS 2: STANDING SEAM METAL

CLASS 3: ASPHALT SHINGLES (LAMINATE/DIMENSIONAL)



2 / A2.1 WEST ELEVATION (COLOR)
3/16" = 1'



1 / A2.1 EAST ELEVATION (COLOR)
3/16" = 1'

STATE OF MISSOURI
NICHOLAS C. EWING II
NUMBER A-2017022293
ARCHITECT
7-13-26

HAWTHORN ASSISTED LIVING

SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

SULLIVAN PALMER ARCHITECTS
4840 Bob Billings Parkway, Suite 1010
Merriam, Kansas, 66203
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Date:
5-23-26

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6-22-26
7-13-26

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Sheet:
A2.1



3 / A2.2 PHOTO OF SIMILAR DESIGN (FOR REFERENCE)
3/16" = 1'

LEGEND OF MATERIAL CLASS & COLORS

CLASS 1: CLEAR GLASS WINDOWS

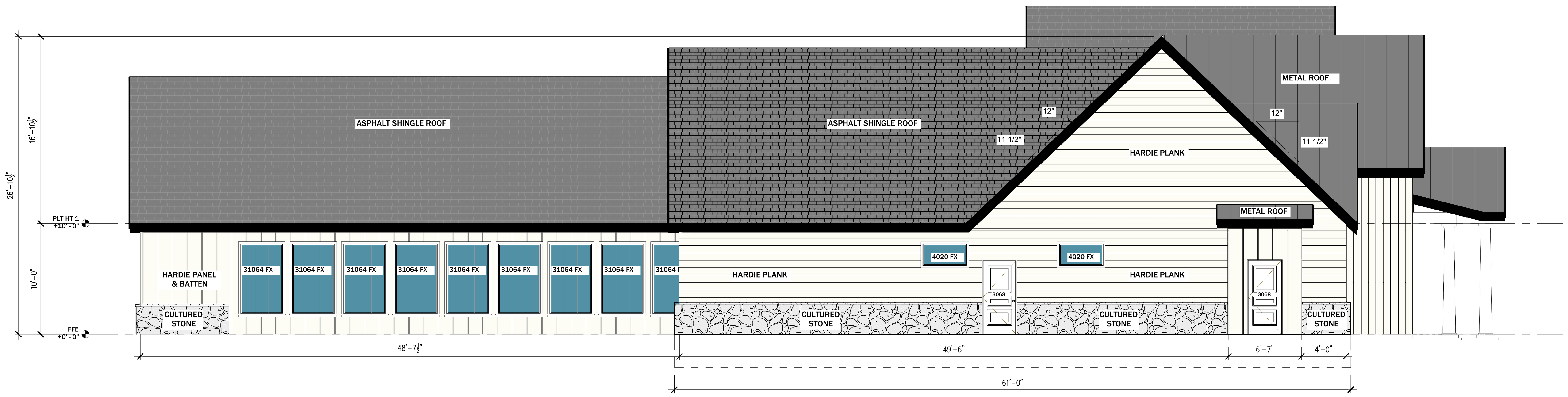
CLASS 2: CULTURED STONE VENEER

CLASS 2: CEMENT FIBER BOARD SIDING

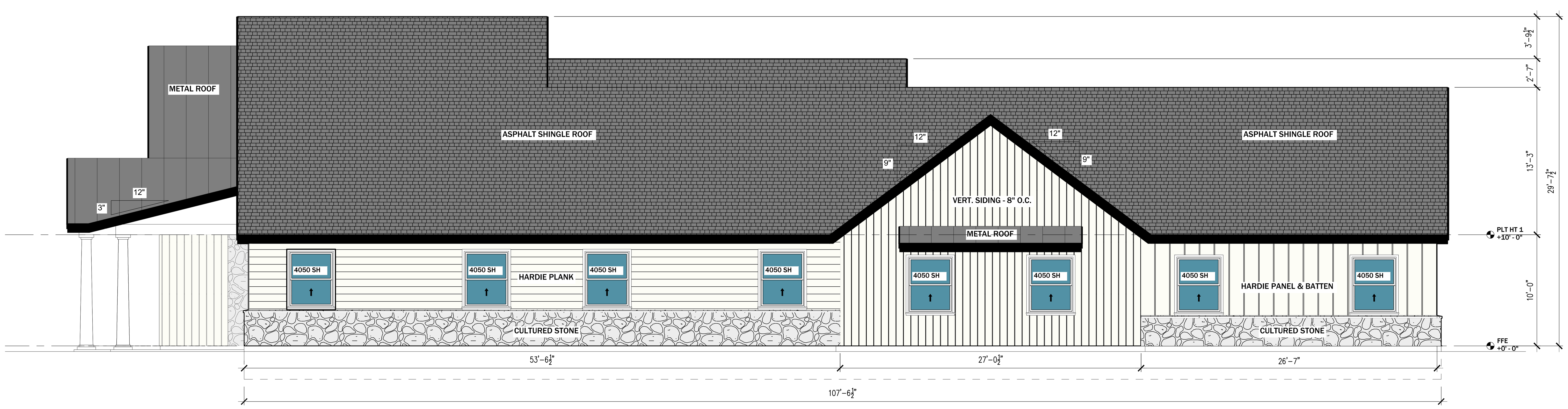
CLASS 2: CEMENT FIBER BOARD PANELS

CLASS 2: STANDING SEAM METAL

CLASS 3: ASPHALT SHINGLES (LAMINATE/DIMENSIONAL)



2 / A2.2 SOUTH ELEVATION (COLOR)
3/16" = 1'



1 / A2.2 NORTH ELEVATION (COLOR)
3/16" = 1'

STATE OF MISSOURI
NICHOLAS C. EWING II
NUMBER A-2017022293
ARCHITECT
7-13-26

HAWTHORN ASSISTED LIVING
SE BATTERY DR. & SE SHENANDOAH DR., LEE'S SUMMIT, MO 64063

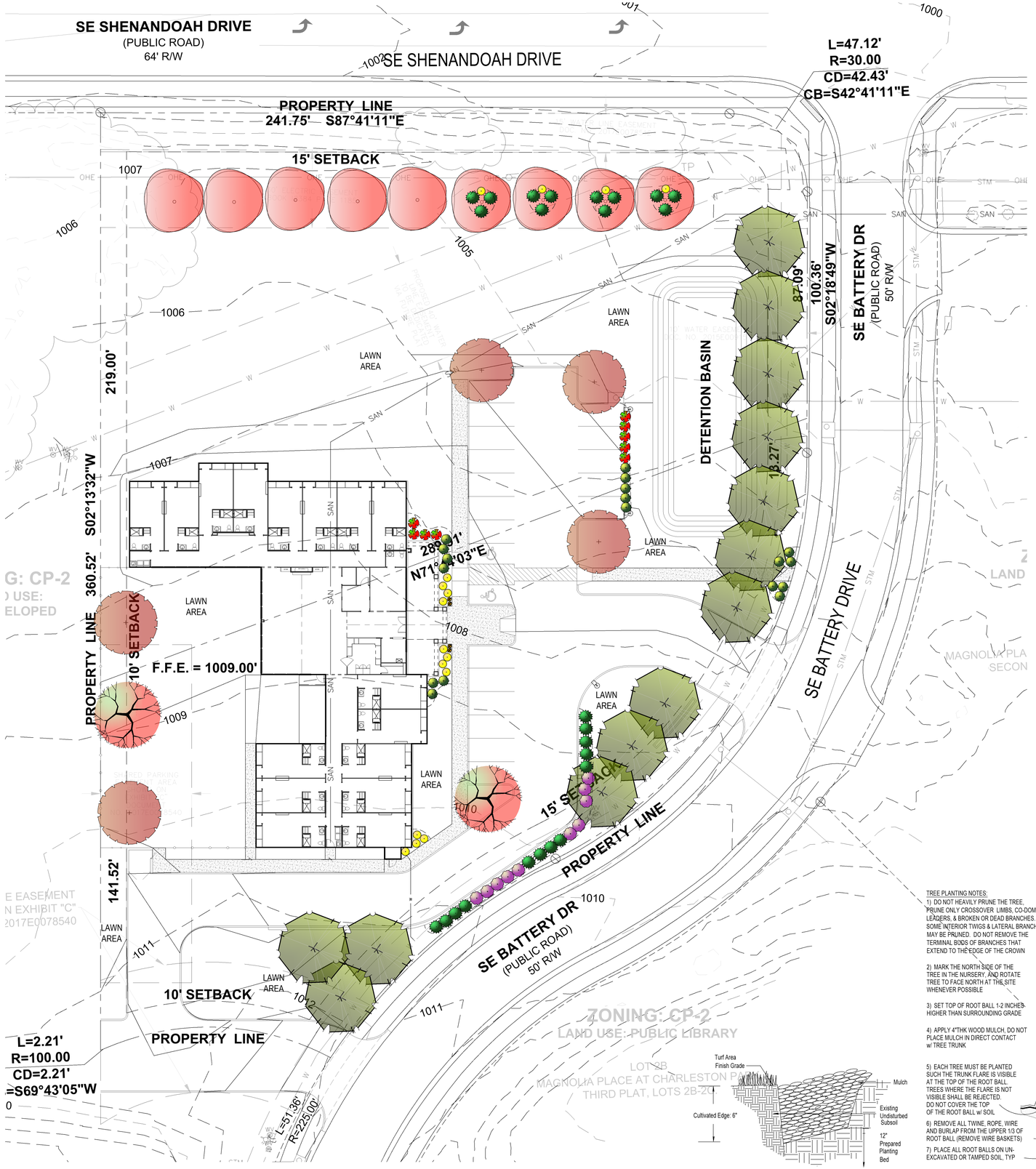
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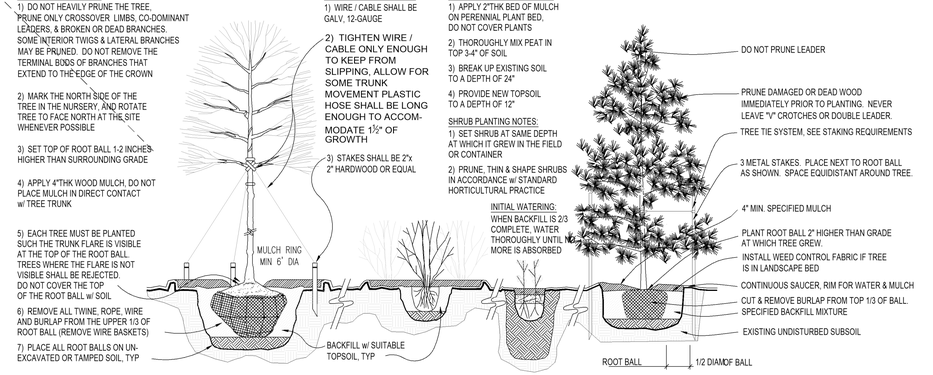
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A2.2



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

2 CULTIVATED EDGE DETAIL
SCALE: NTS



3 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Calculations/Requirements

	Quantity	Required	Provided
Site Area	45,454		
Open Space			
Pervious landscape areas	25,991.00		
1 tree/ 5,000 SF of ttl lot area		5.20	5
2 shrubs/ 5,000 SF of ttl lot area		10.40	11
Street Trees			
Shenandoah Drive (minus driveways)	261.00		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		8.70	9
1 shrub/20 lf of frontage		13.05	13
Battery Drive	376		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		12.53	13
1 shrub/20 lf of frontage		18.80	19
12 shrub/40 lf of frontage		20	20
Perimeter Parking	94		
Battery Drive	LF	28.2	29
Screening @ 2.5' ht parallel to the street		Y	Y
Interior Parking	8,027.00		
5% of parking lot area	SF	401.35	426.00
1 island/every 4 rows of pkng		Y	Y
1 island at end of row		Y	Y
islands to be planted w/trees, shrubs, grass, groundcover		Y	Y
Site Utilities			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo			2.5"	6' min. clear., ground to canopy
	2	Quercus rubra	Northern Red Oak			2.5"	6' min. clear., ground to canopy
	19	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	9	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
DECIDUOUS SHRUBS							
	16	Spiraea japonica	Double Play Candy Corn Spirea		2 gal.		
	9	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea		2 gal.		Plant @ 4' O.C.
	10	Syringa X 'Penda'	Bloomerang Purple Lilac		5 gal.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper		2 gal.		Plant @ 4' O.C.
	18	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		2 gal.		Plant @ 4' O.C.
PERRENIALS							
	4	Allium 'Millenium'	Onion – Ornamental		1 gal.		Plant @ 18" O.C.

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON A. MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

CLIENT
Hawthorn Assisted Living
SE Battery Drive and
Shenandoah Drive
Lee's Summit, MO

PROJECT
Hawthorn Assisted Living
SE Battery Drive and
Shenandoah Drive
Lee's Summit, MO

SCALE: 1"=20' NORTH
0 20 40 60

Date: 7.6.2026
Project #: 1399
Landscape Plan

L1



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Watts
	4	P2	Single	10450	1.000	OSQM-C-11L-40K7-4M	68
	21	W3	Single	2550	1.000	OSQW-C-2L-40K7-2M-UL-WM	16

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.34	14.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.03	5.5	0.4	5.08	13.75

NOTES:

1. See drawing for mounting height.
2. Calculation points are set on a 10' x 10' grid.
3. Maintained light levels are shown at grade.
4. LMF based on inital light levels.

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting Canada used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

N

1 PH1 PHOTOMETRIC PLAN
SCALE: 1" = 20'

0' 20' 40' 60'

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