

HAWTHORN

ASSISTED LIVING COMMUNITY

OWNER:

HAWTHORN ASSISTED LIVING COMMUNITY

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@sdcorp.com

MEP ENGINEER: SDC ENGINEERING

5907 Raytown Trafficway
Raytown, MO 64133
Tel: 816-356-1445
Email: alhermans@sdccorp.com

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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

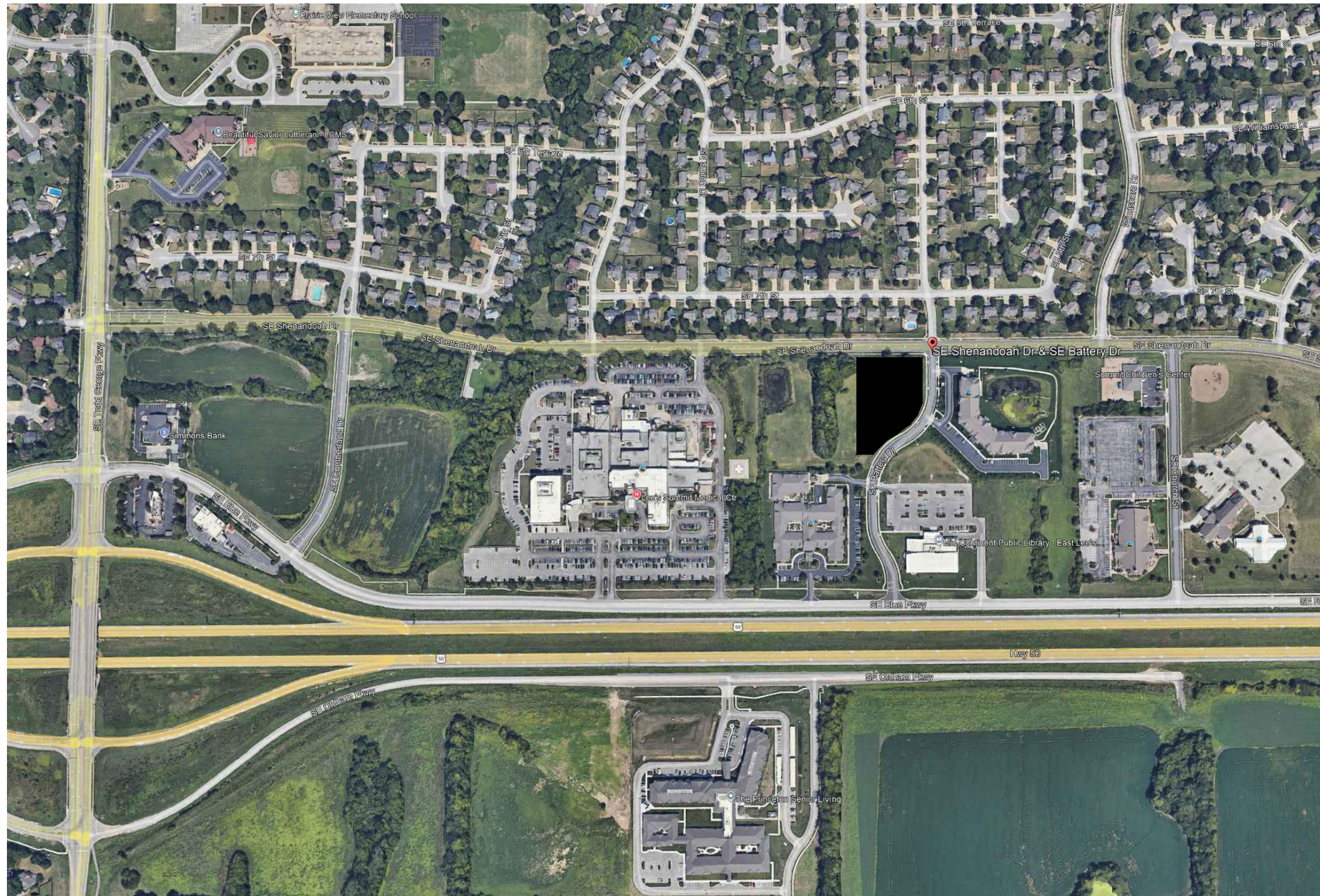
BUILDING DATA:

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



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

[illegible]

SYMBOLS & LEGEND

- | | | | |
|---|--|---|--|
|  | EXISTING DUPLEX OUTLET TO REMAIN |  | HORN/RIM ARROWHEADS INDICATE NUMBER OF CIRCUITS |
|  | NEW PHONE WALL BOX TO BE REMOVED |  | NEW BRANCH CIRCUIT, CONCEALED WALL CABLE OR SLAB |
|  | NEW DUPLEX OUTLET |  | DUPLEX RECEPTACLE |
|  | NEW PHONE WALL BOX, CONDUIT TO CEILING AND PULL WIRE - PHONE INSTALLATION BY TENANT |  | FOUR RECEPTACLE |
|  | EXISTING TELEPHONE BOX TO REMAIN |  | GROUND FAULT INTERRUPT DUTY (GFI) |
|  | EXISTING PHONE BOX TO BE REMOVED |  | TAMPER-RESISTANT RECEPTACLE (TRR) |
|  | NEW SINGLE POLE WALL SWITCH |  | TELEPHONE OUTLET |
|  | EXISTING SINGLE POLE SWITCH TO REMAIN |  | DATA OUTLET |
|  | EXISTING SWITCH |  | SINGLE POLE SWITCH |
|  | NEW 2'X4' FLUORESCENT FIXTURE IN CEILING GRID OR EXISTING FIXTURE, RELOCATED IN CEILING GRID |  | THREE WAY SWITCH |
|  | EXISTING 2'X4' FLUORESCENT FIXTURE TO REMAIN |  | SINGLE POLE KEYED SWITCH |
|  | EXISTING 2'X4' FLUORESCENT FIXTURE TO BE REMOVED |  | JUNCTION BOX |
|  | CEILING MOUNTED SUPPLY GRILL |  | DISCONNECT SWITCH |
|  | CEILING MOUNTED RETURN AIR GRILL |  | FUSED DISCONNECT SWITCH |
|  | EXISTING TOILET FAN |  | MOTOR |
|  | NEW TOILET FAN |  | MANUAL MOTOR STARTER |
|  | NEW EMERGENCY LIGHT |  | THERMOSTAT |
|  | EXISTING WALL PANELS TO BE REMOVED |  | COMBINATION STARTER/DISCONNECT |
|  | NEW WALL CONSTRUCTION TO BE 3'-6 3/8" DEEP, TYP. STUDS @ 16" O.C. WITH 2x8-5/8" DED. OR 2x10-5/8" DED. TYP. SIPS FOR FINISH SURFACES |  | FLOW SWITCH |
|  | NEW DOORS AND FRAMES TO MATCH EXISTING. AT NEW C/P, PARTITIONS, INSTALL NEW DOORS AND FRAMES, AND |  | ON SENSOR W/ AUTOMATIC-ON CONTROL |
|  | EXISTING WALL PANELS TO BE REMOVED |  | OFF SENSOR W/ MANUAL-ON CONTROL |



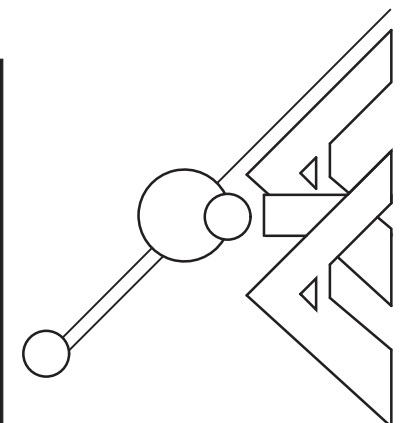
PAVEMENT TYPES	
TYPE	COMPONENTS
①	2" APWA TYPE 3-01 AC SURFACE 4" APWA TYPE 1-01 AC BASE 6" AGGREGATE BASE COURSE 12" MOISTURE CONDITIONED & RECOMPACTED SUBGRADE (LL<55, PI<30)
②	2" APWA TYPE 3-01 AC SURFACE 6" APWA TYPE 1-01 AC BASE 6" AGGREGATE BASE COURSE 12" MOISTURE CONDITIONED & RECOMPACTED SUBGRADE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

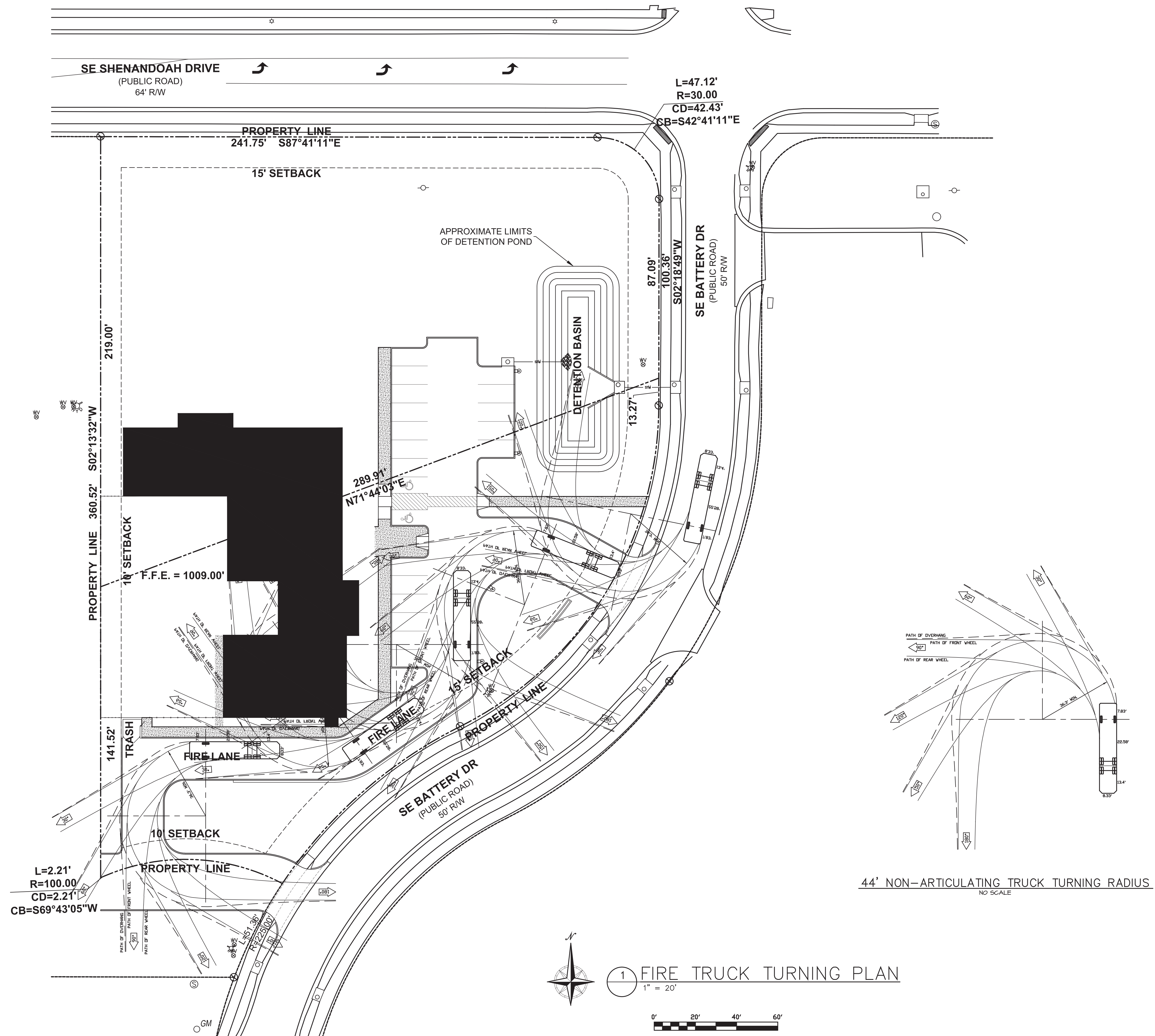
REFERENCE SECTION 7.5 OF SOIL REPORT PREPARED BY
COOK, FLATT & STROBEL ENGINEERS DATED 6/10/26

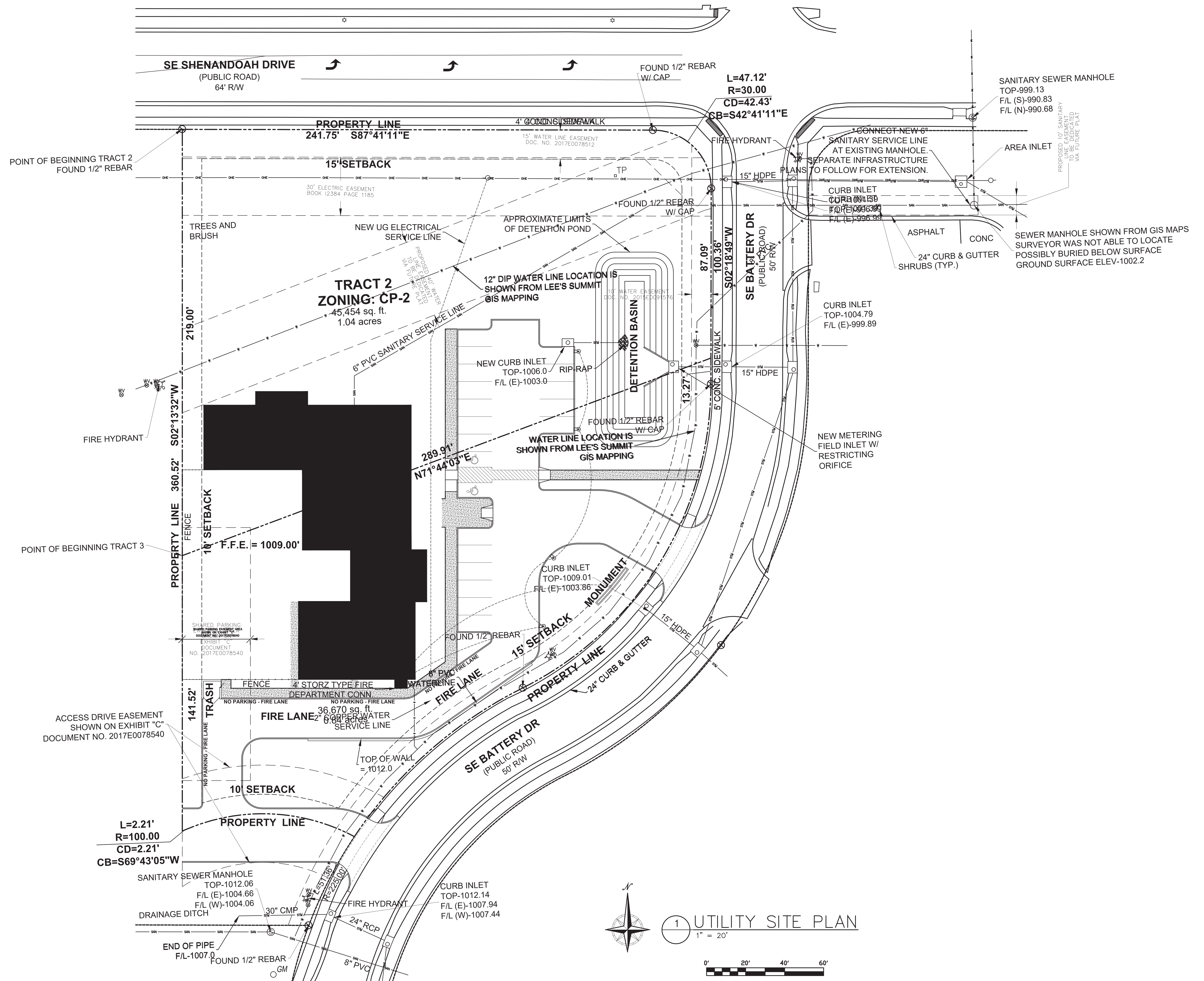


1 PAVEMENT SITE PLAN

1" = 20'









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

NOTES:

- 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)
- ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, SE SHENANDOAH DR AND SE BATTERY DR.
- UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING:
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
- 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.
- THERE ARE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- CLASS OF PROPERTY- URBAN
- 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 28095C0439G, 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 137 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. 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 LEE'S 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 ACCESS 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 76S' MOL TO POB TH S 02 DEG 13 MIN 32 SEC W 219' MOL TH N 71 DEG 44 MIN 03 SEC E 298' MOL TH N 02 DEG 18 MIN 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 298' 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:
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; THENCE SOUTH 02 DEGREES 13 MINUTES 32 SECONDS WEST, 219.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 44 MINUTES 03 SECONDS EAST, 289.91 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 49 SECONDS WEST, 13.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 33 DEGREES 58 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 183.70 FEET, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 193.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 50 DEGREES 46 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 115.41 FEET, A RADIUS OF 225.00 FEET, AND AN ARC LENGTH OF 116.71 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 85 DEGREES 18 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 86.44 FEET, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 89.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 43 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 2.21 FEET, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 2.21 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, 141.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES, MORE OR LESS.

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

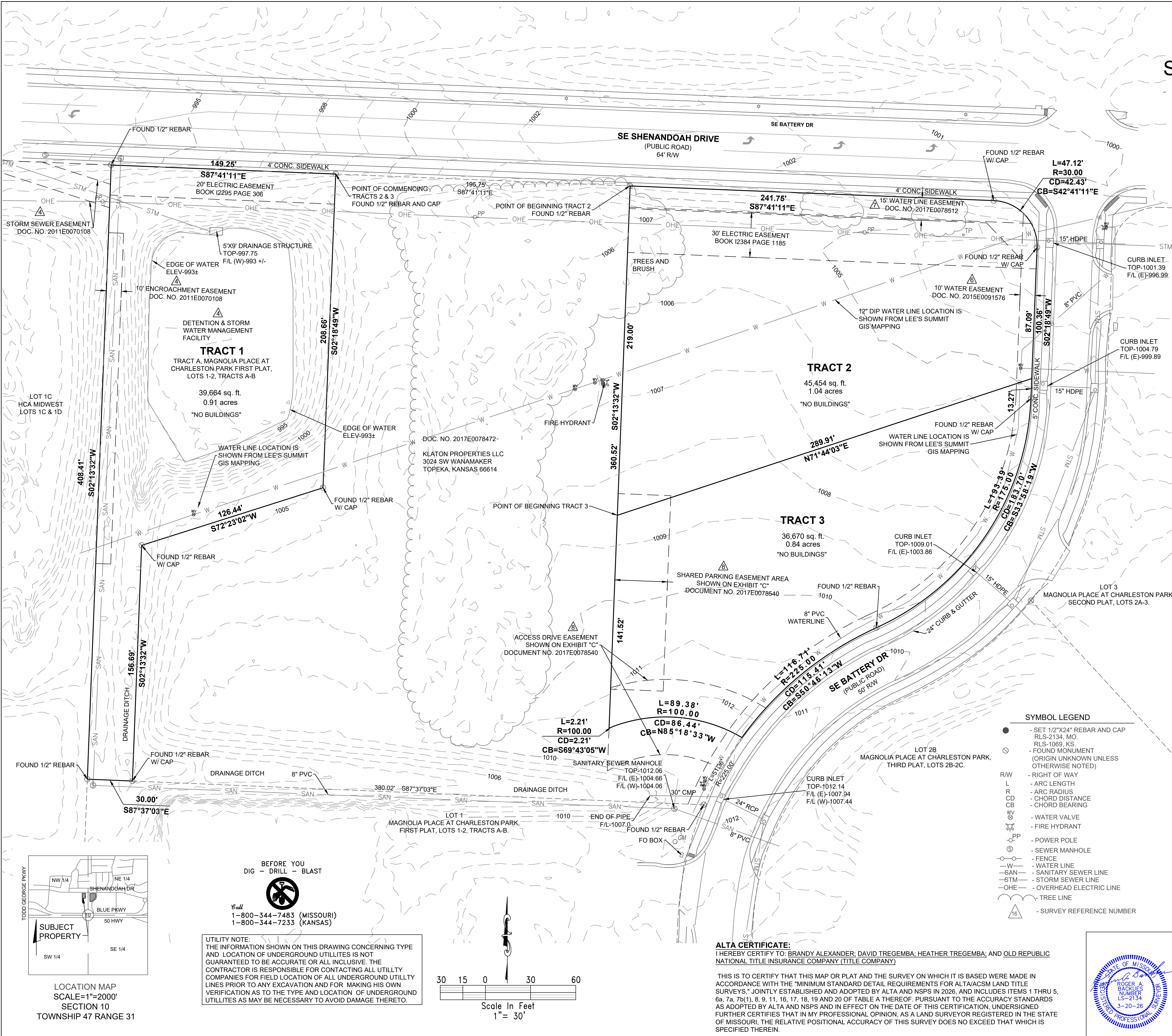
CLIENT:

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

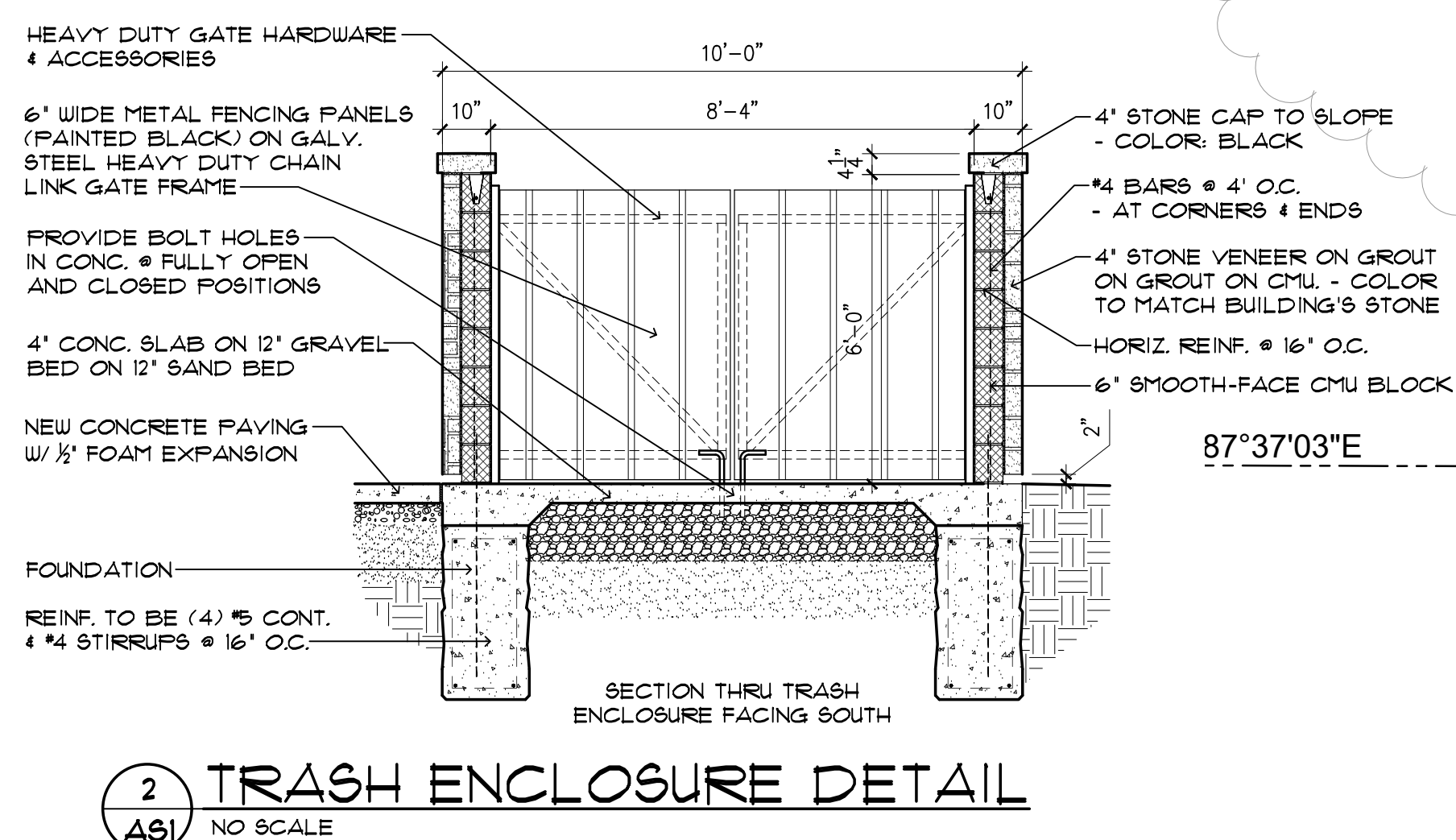
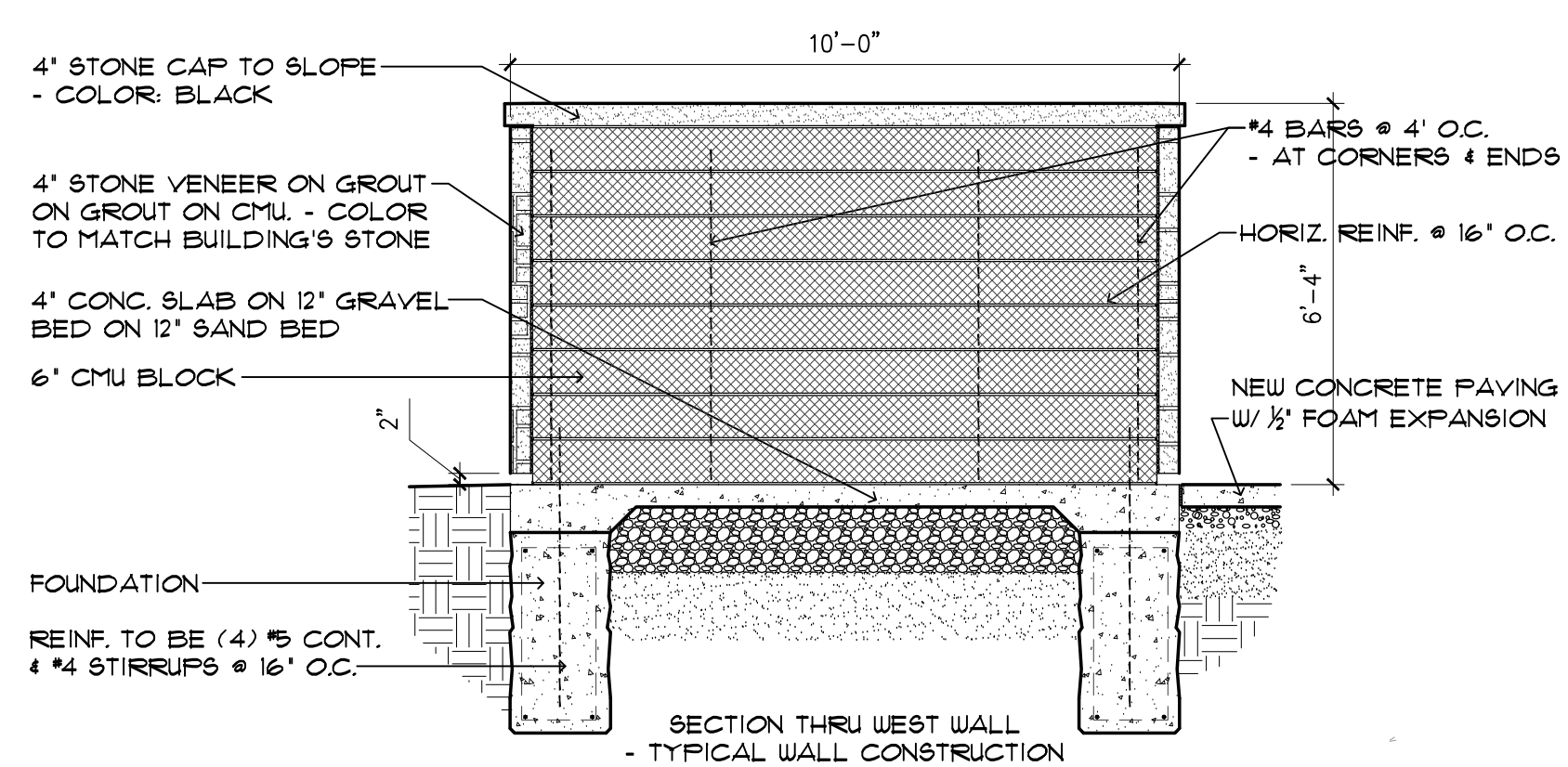
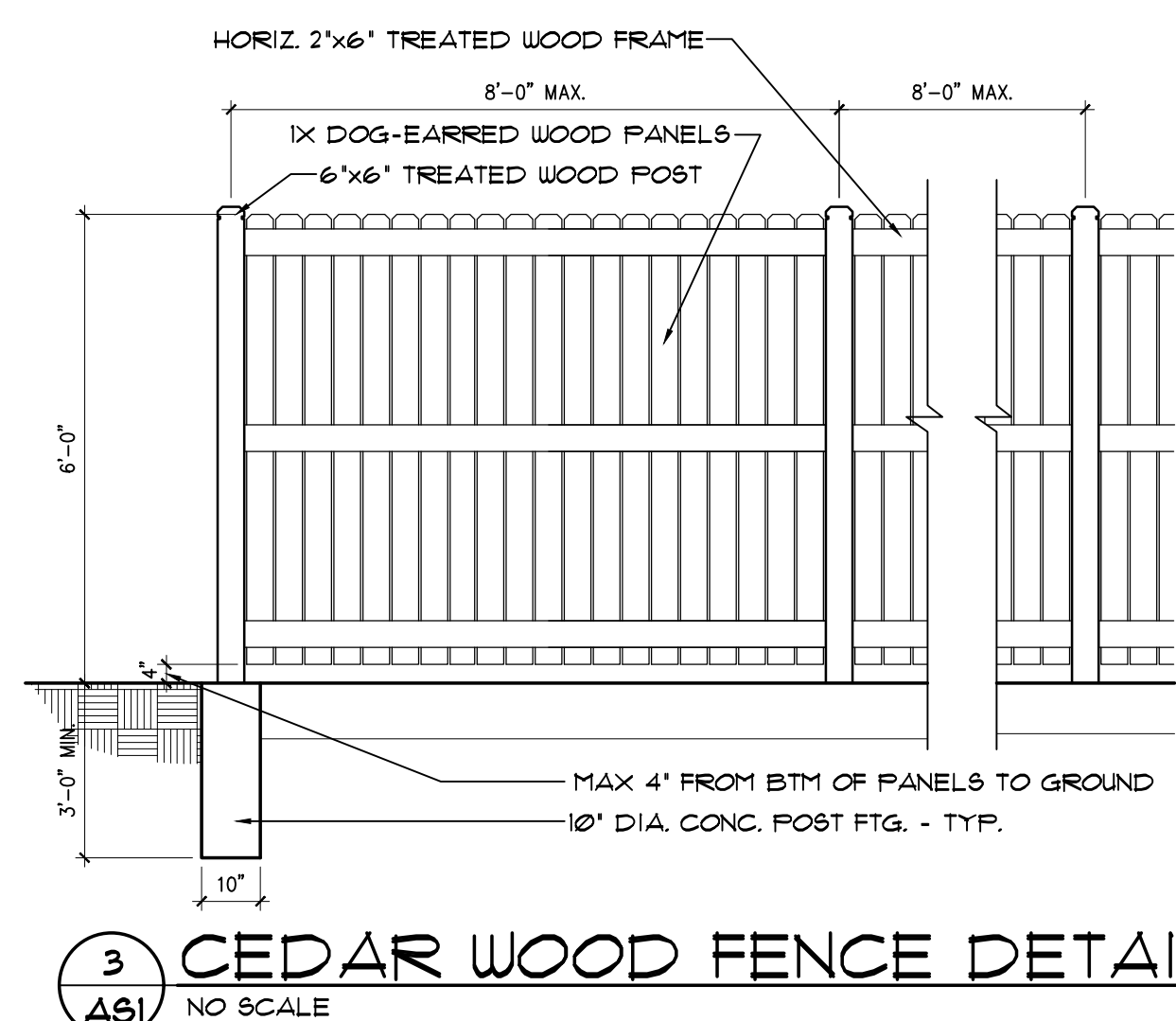
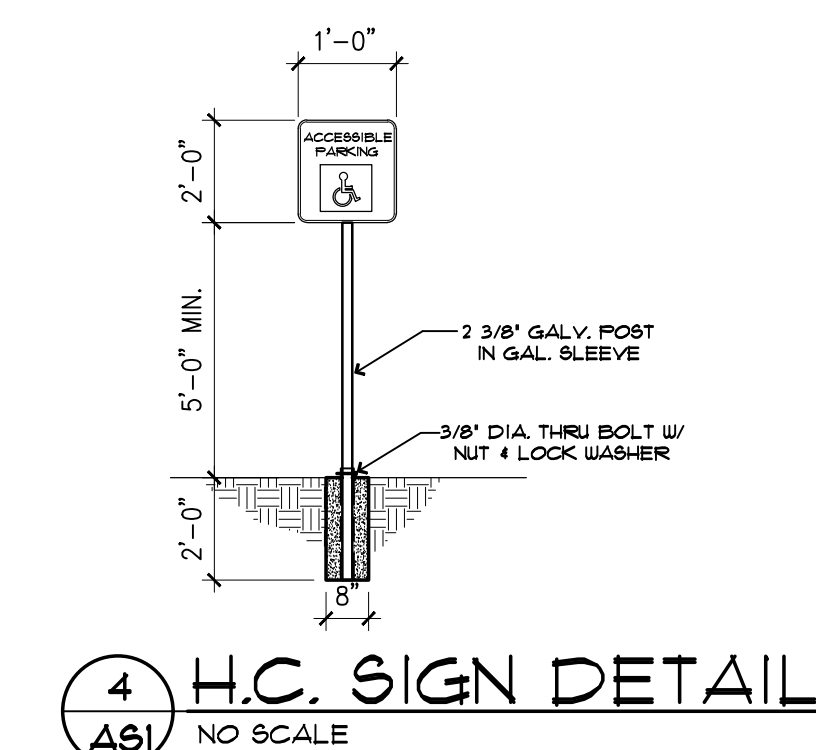


ALTA CERTIFICATE:

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/VACSM 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 NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

1. NEW DRIVEWAY APRON 4' 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 4461 FOR SIGN DETAIL. _____
10. PROVIDE STRIPING FOR ADA ACCESSIBLE ROUTE, AS INDICATED. _____
11. NEW LANDSCAPE WALL. REFER TO GRADING PLAN. _____
12. NEW FIRE LANE PAVEMENT MARKINGS, AS INDICATED, PER CITY STANDARDS. _____
13. NEW MONUMENT SIGN. REFER TO CIVIL FOR UTILITIES. _____
14. NEW TRASH ENCLOSURE, AS INDICATED, REFER TO DETAIL 2461. _____
15. NEW LIGHT POLE. REFER TO PHOTO-METRIC PLAN I/F1. _____
16. EXISTING FIRE HYDRANT TO REMAIN. _____
17. NEW 6' HIGH OPAQUE FENCE, AS INDICATED, REFER TO DETAIL 3461. _____
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 UTILITY PLAT.
19. NEW DETENTION BASIN. REFER TO CIVIL. _____
20. EXISTING TREE TO REMAIN. REFER TO LANDSCAPING PLAN I/L1 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. _____



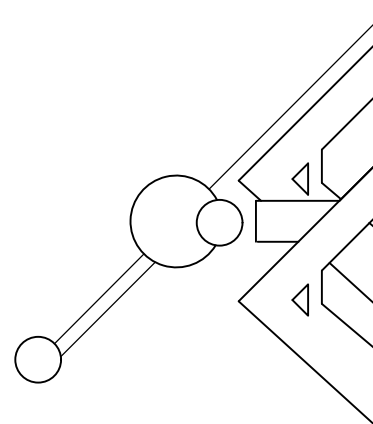
7-3-26

ENGINEERING, INC.

305

HAWTHORN ASSISTED LIVING

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



SULLIVAN
PALMER
ARCHITECTS

10

Date:
6-22-26

Revision:

Drawn by:

APH

114

10

Sheet:

ACF

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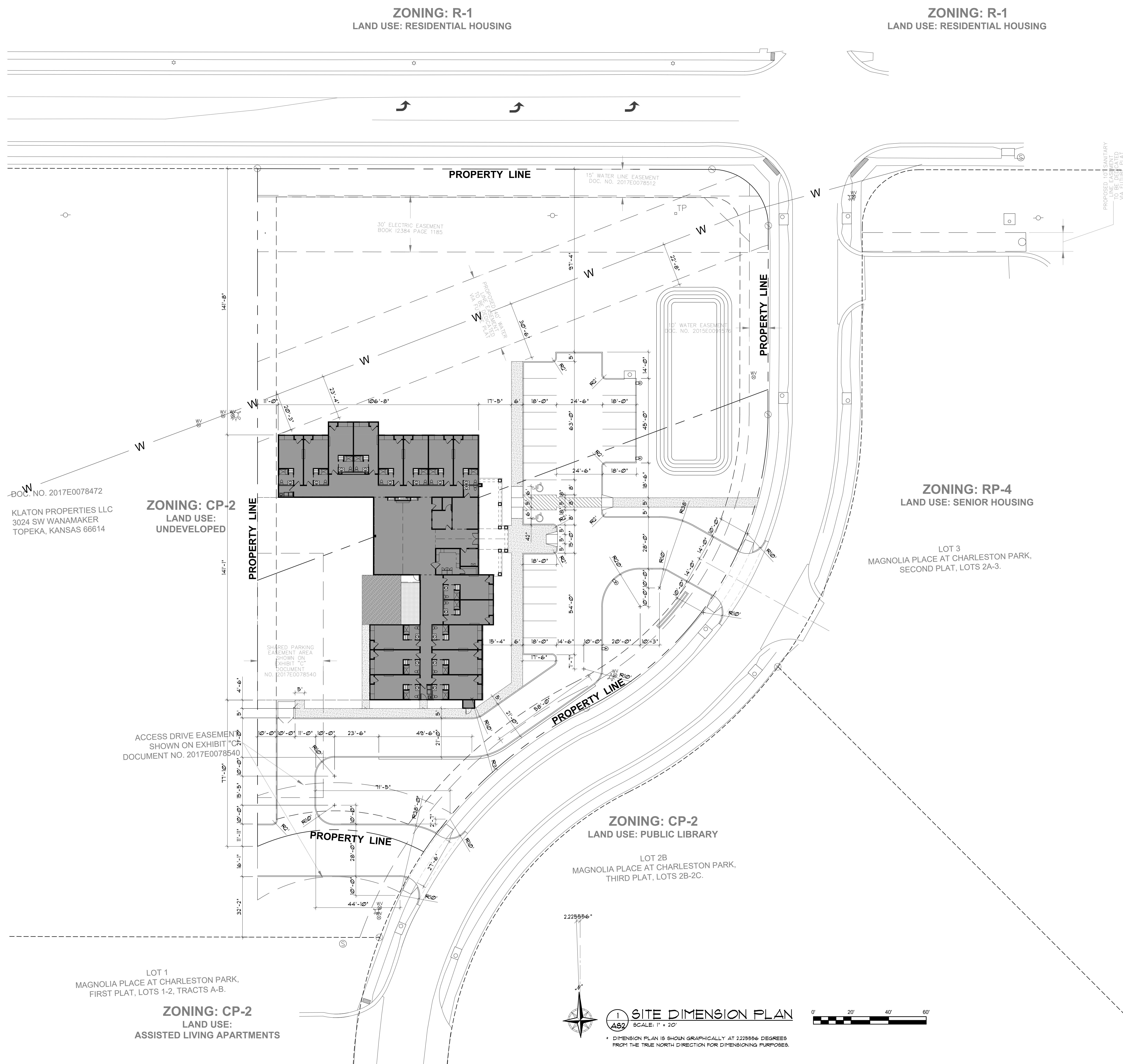
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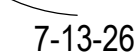


**HAWTHORN
ASSISTED LIVING**

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AS2





10/10

Date:
5-23-26

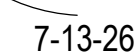
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A1.1





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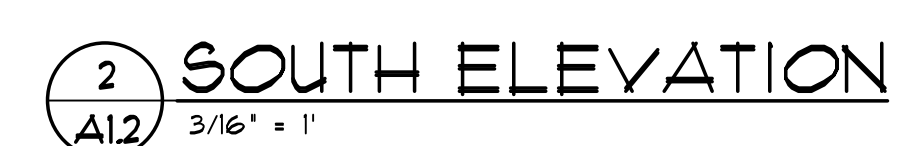
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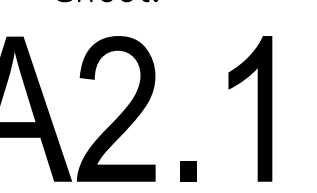
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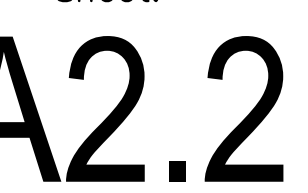
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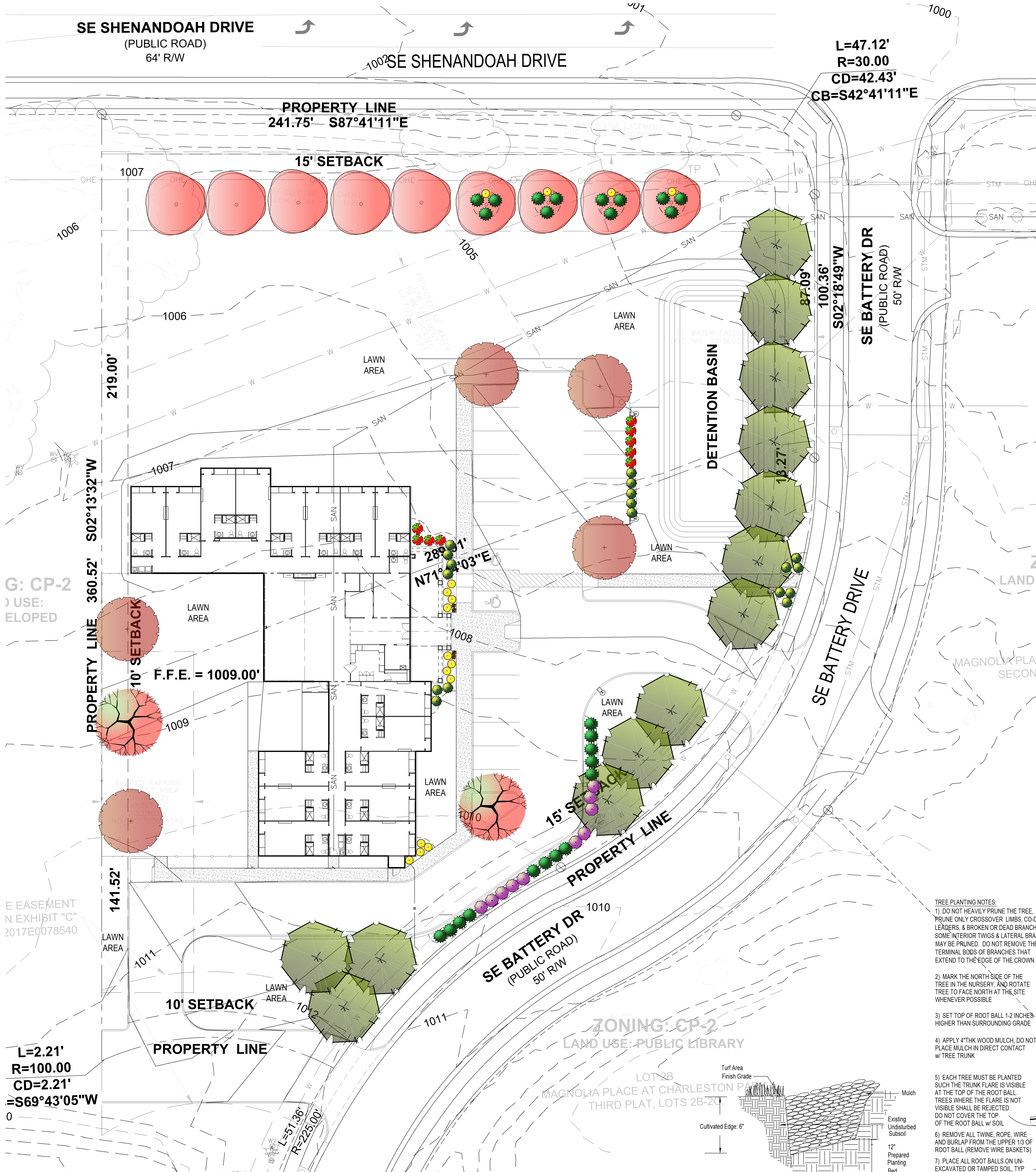
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Landscape Calculations/Requirements

	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 pkg		Y	Y
1 island at end of row		Y	Y
islands to be planted w/trees, shrubs, grass, groundcover		Y	Y
Site Utilities			

Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- 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:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
- Materials:
 - Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 - 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:
 - 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.
 - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 - 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.
 - 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



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

Landscape Schedule

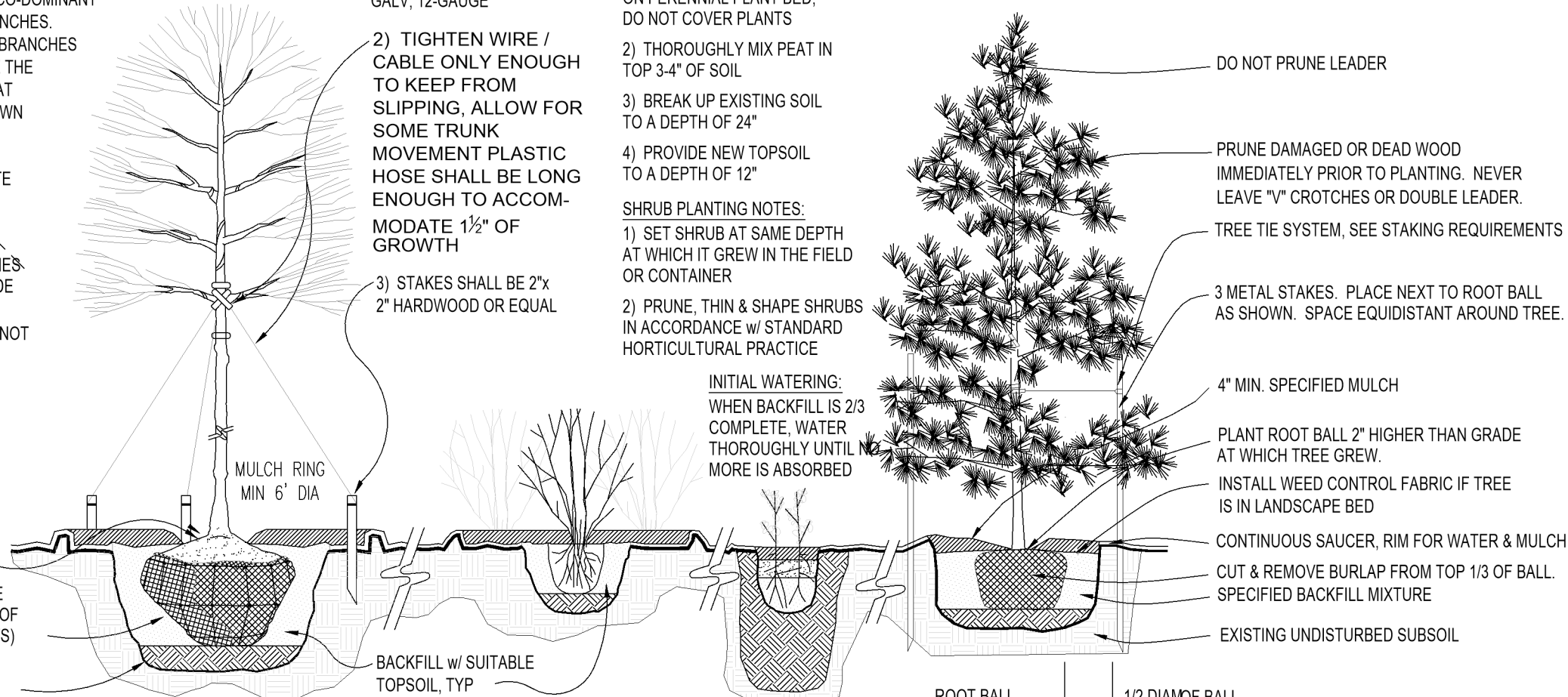
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo	2.5"	6" min. clear., ground to canopy		
	2	Quercus rubra	Northern Red Oak	2.5"	6" min. clear., ground to canopy		
	19	Gleditsia triacanthos 'Shademoor'	Shademoor Honeylocust	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.
PERENNIALS							
	4	Allium 'Millenium'	Ornamental Onion	1 gal.			Plant @ 18" O.C.

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BODS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
 - APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS).
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP.

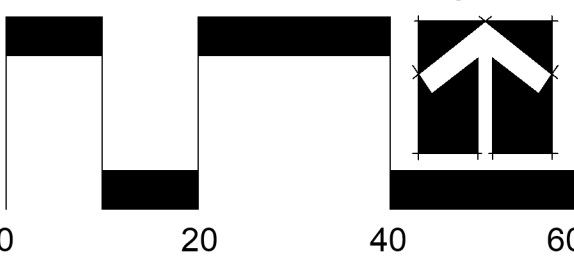
- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE.
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
 - STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL.

- PERENNIAL PLANTING NOTES:**
- APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL.
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24".
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12".
- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE.

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



SCALE: 1"=20'



Date: 7.6.2026
Project #: 1399
Landscape Plan

L1



1

LANDSCAPE PLAN

SCALE: 1"=20'-0"

2

CULTIVATED EDGE DETAIL

SCALE: NTS

3

PLANTING INSTALLATION DETAILS

SCALE: NTS



Date:
5-23-26

Revision:
6-22
7-3-2

Drawn by:
NCE

Sheet:

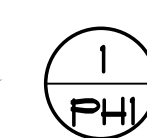
PH1



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 initial 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.

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



PHI PHOTOMETRIC PLAN
SCALE: 1" = 20'

