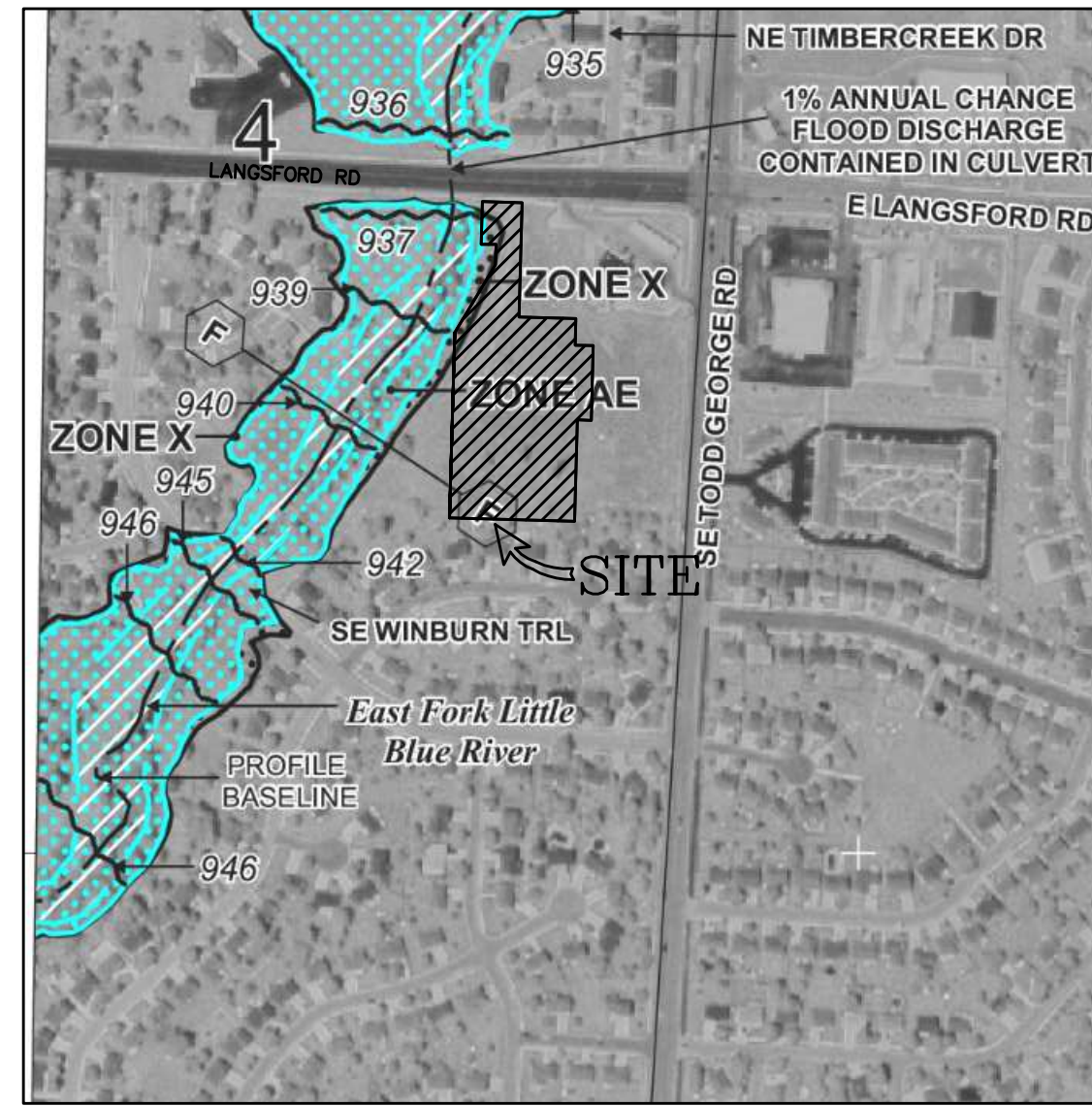


# PRELIMINARY SITE PLAN FOR LEE'S SUMMIT SR APARTMENTS LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



**PANEL 0312F**

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

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

CONTAINS:  
COMMUNITY NUMBER PANEL SUFFIX  
JACKSON COUNTY 29092 0312 F  
LEE'S SUMMIT, MISSOURI 29074 0312 F

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

**MAP NUMBER**  
29095C0312F

**EFFECTIVE DATE**  
SEPTEMBER 29, 2006

Federal Emergency Management Agency

**DEVELOPMENT INFORMATION**

- EXISTING ZONING = CP-2
- PROPOSED ZONING = P-MIX
- TOTAL LAND AREA = 2.6ac = 113,139sf
- PROPOSED USE = SENIOR HOUSING / MULTIFAMILY
- EXISTING BUILDING = N/A
- HEIGHT OF PROPOSED BUILDING (4 STORY)
- TOTAL NUMBER OF UNITS = 72 UNITS
  - BUILDING FOOT PRINT AREA = 21,991sf
  - PERVIOUS VS IMPVIOUS CALCULATIONS

LOT SIZE	PERVIOUS SURFACES
113,139sf	21,991sf
	DRIVES/PARKING 50,065sf
	WALKS/MISC. 9,000sf
	TOTAL 81,046SF

**CALCULATIONS**

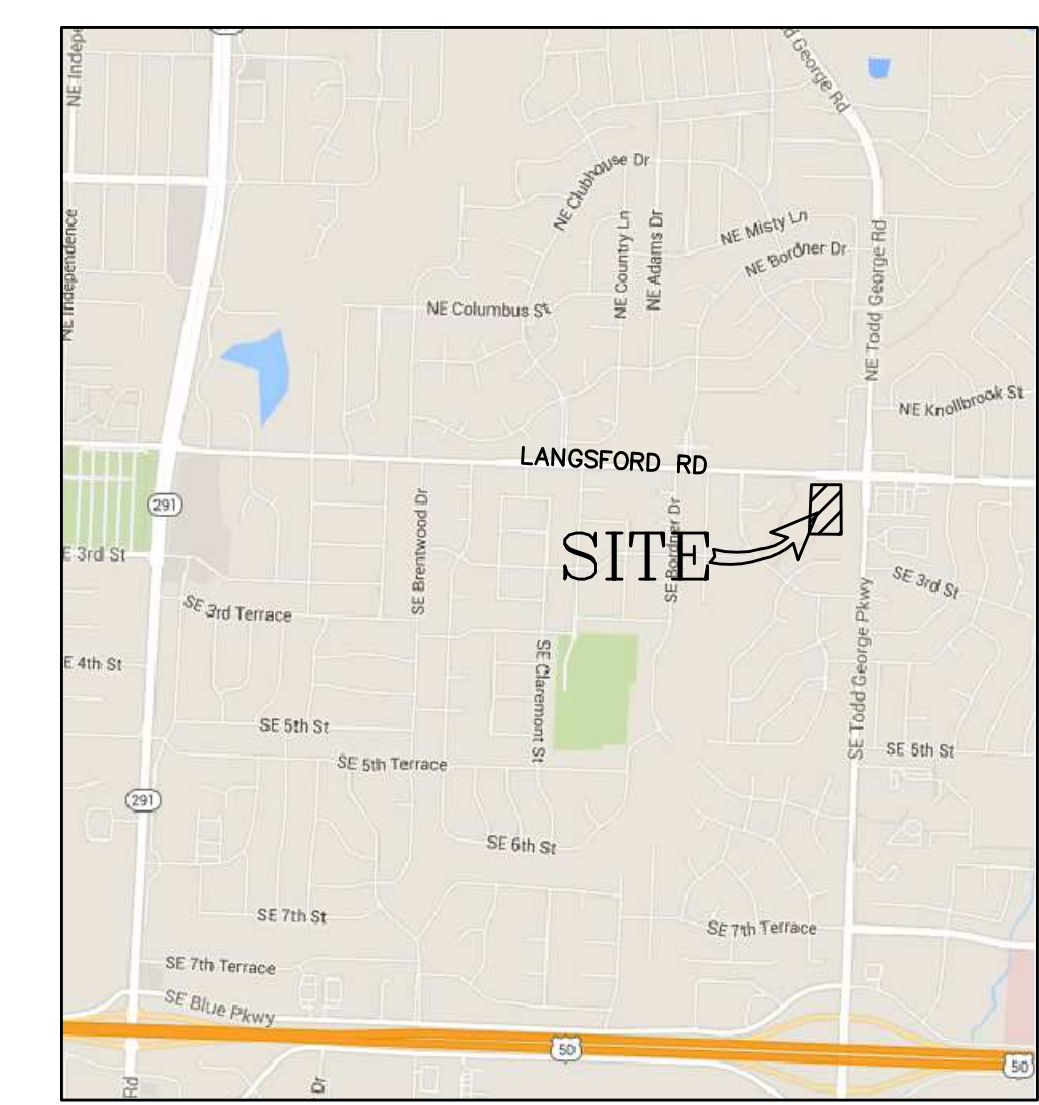
72% IMPVIOUS  
28% PERVIOUS (GREEN SPACE)

- PARKING
 

DRIVES/PARKING	REQUIRED	PROVIDED
PROPOSED PARKING	1.5/UNIT 108	110
ACCESSIBLE STALLS	4	4
- FLOOR AREA RATIO : = 87,964 / 113,139 = 0.78
- UNITS PER ACRE = 72units/ 2.6acre = 27.7units/ac
- OPEN YARD AREA 113,139sf - 21,991sf = 91,148sf = 2.09ac

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

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

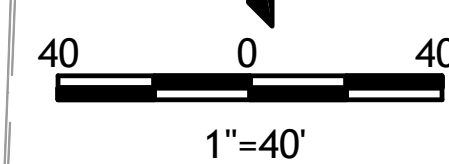


**FLOODPLAIN NOTES**

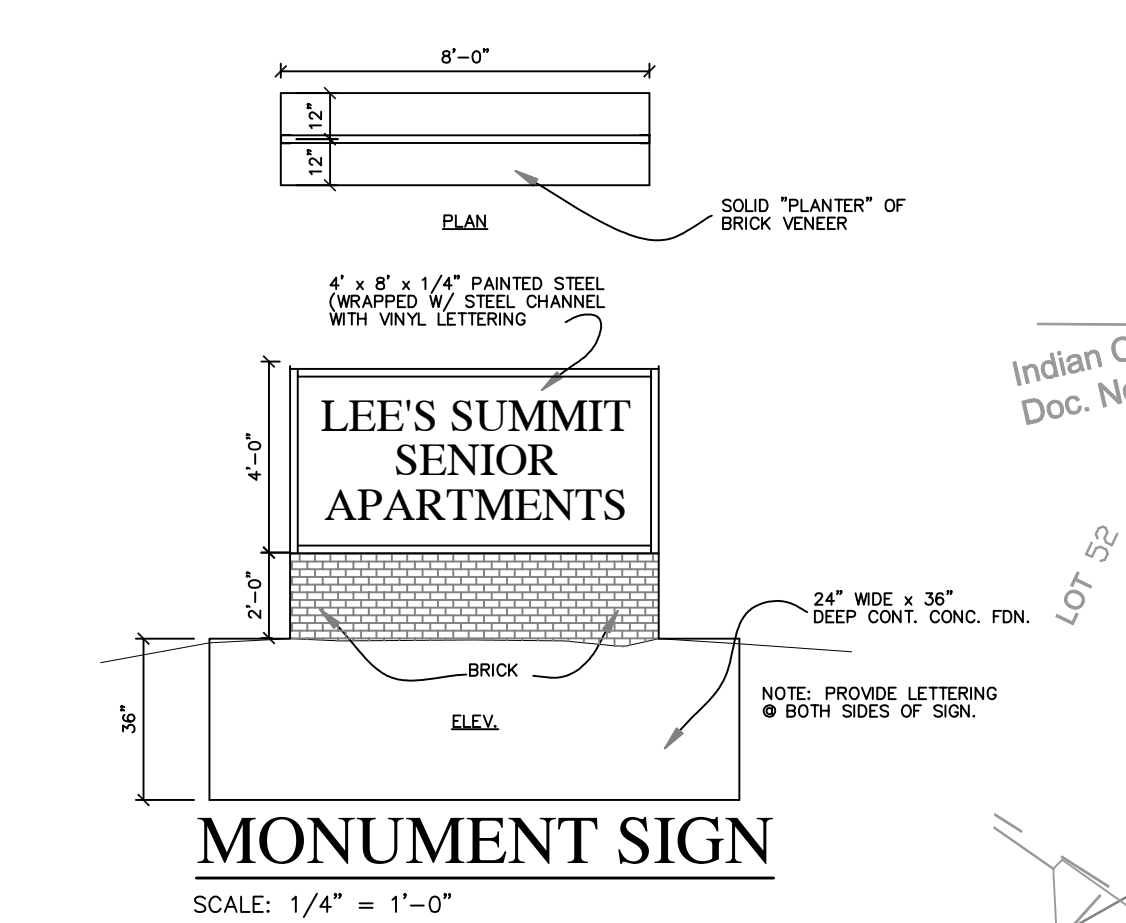
- WE INTEND TO FILE FOR A CLOMAR (CONDITIONAL LETTER OF MAP AMENDMENT) FROM FEMA DURING THE CONSTRUCTION DOCUMENTS.

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

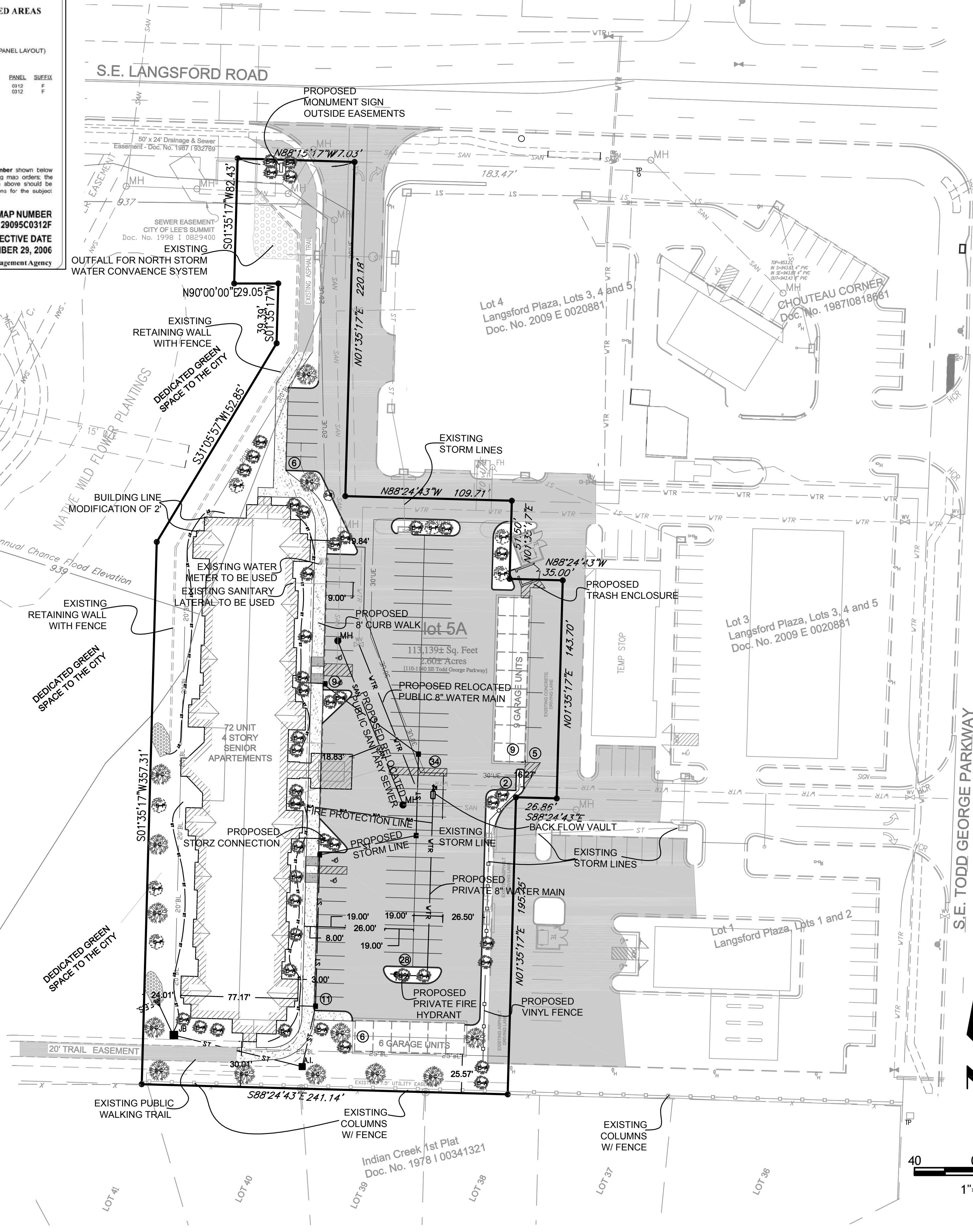
PROJECT CONTACTS: ROBERT WALQUIST, P.E.  
812 NE COLUMBUS ST.  
LEE'S SUMMIT, MISSOURI 64063  
Phone: (816) 550-5675



## SITE LAYOUT PLAN



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



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

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Civil Engineering for Residential &  
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REVISIONS  
5/17/16 CITY COMMENTS  
6/1/16 CITY COMMENTS

SHEET NO.

**C101**

JOB NO.  
E16-304