



# 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



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

## GENERAL SITE NOTE

- SITE DESCRIPTION:
  - PRELIMINARY DEVELOPMENT PLAN, PROPOSED LOT 1 AND TRACT 1 OF THE CAPT'N MARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
  - SPECIAL USE PERMIT: PROPOSED LOT 1 OF THE CAPT'N MARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
- TOTAL AREA = 16.95 ACRES (LOT 1 = 11.74 AC, TRACT 1 = 5.21 AC)
- ZONING: CP-2 - PLANNED COMMUNITY COMMERCIAL DISTRICT
- CURRENT USE: UNDEVELOPED
- PROPOSED USE: RETIREMENT COMMUNITY AND NURSING HOME/ELDER CARE
- SPECIAL USE PERMIT (SUP) REQUIRED
- SITE COVER SUMMARY (LOT 1)
  - BUILDING = 2.56 ACRES ( 22%)
  - PAVED = 2.94 ACRES ( 25%)
  - TOTAL OPEN/GREEN SPACE =
    - COMMON OPEN SPACE
      - LOT 1
        - REQUIRED (10%) = 1.11 AC
        - PROVIDED (59%) = 6.29
      - TRACT 1
        - REQUIRED (10%) = 0.52 AC
        - PROVIDED (100%) = 5.21 AC
    - TOTAL IMPERVIOUS 5.5 ACRES
  - PARKING NOTES:
    - REQUIRED PARKING:
      - NURSING HOME/ ELDER CARE - 0.5 PER BED (12 BEDS) = 36 STALLS
      - RETIREMENT COMMUNITY - 1 PER UNIT (104 UNITS) = 104 STALLS
      - EMPLOYEES - 1 PER EMPLOYEE/SHIFT (30 EMPLOYEES) = 30 STALLS
      - TOTAL REQUIRED = 170 STALLS
    - TOTAL PROVIDED = 170 STALLS

- REQUIRED = 15 STALLS
  - PROVIDED = 30 STALLS (15 GARAGE AND 15 DRIVEWAY).
- ALL PARKING WILL MEET FAIR HOUSING AND ADA REQUIREMENTS.
  - ALL ACCESSIBLE PARKING SHALL BE LESS THAN 1 VERTICAL FOOT IN 50 HORIZONTAL FEET.
  - VAN PARKING SPACES SHALL HAVE VERTICAL CLEARANCE OF 88 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.
  - ALL ONSITE PAVING WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE.
- 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 2905C0319G, DATED JANUARY 20, 2011.
  - 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.
  - NO EXISTING BUILDINGS ARE LOCATED ONSITE.
  - HISTORICAL DISTRICT: SITE IS NOT LOCATED INSIDE OF A HISTORICAL DISTRICT.
  - 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	118,024 SF	45,450 SF	12,546 SF	1,862 SF EA
TOTAL FLOOR AREA	171,020 SF		21,930 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 = 415 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			1
A.1	STUDIO- 1 BED	4	316 SF	4		
B	STUDIO- 1 BED	2	305 SF	2		
TOTAL		20		6		1
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		34
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		172				
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	118,024 SF
TOTAL	171,020 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 65910  
417.893.6006

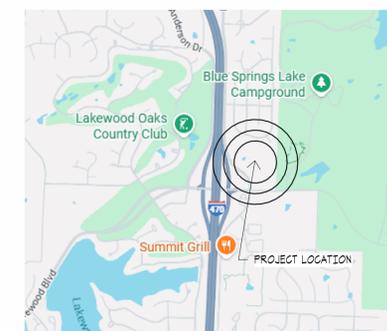
MANAGEMENT COMPANY  
ARROW SENIOR LIVING  
3333-H RUE ROYALE  
ST. CHARLES, MO 63301  
636.724.1766

CIVIL  
ENGINEERING SURVEYS & SERVICES  
1119 FAY STREET  
COLUMBIA, MO 65201  
573.444.2646

## SHEET SCHEDULE

00 A	COVERSHEET
CIVIL	
C0.01	OVERALL APPLICATION EXHIBIT
C1.01	PRELIMINARY PLAT
C1.02	EASEMENT EXHIBIT
C1.03	LOTS 2, 3 & 4 DEVELOPMENT 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
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	
PH.1	PHOTOMETRIC SITE PLAN

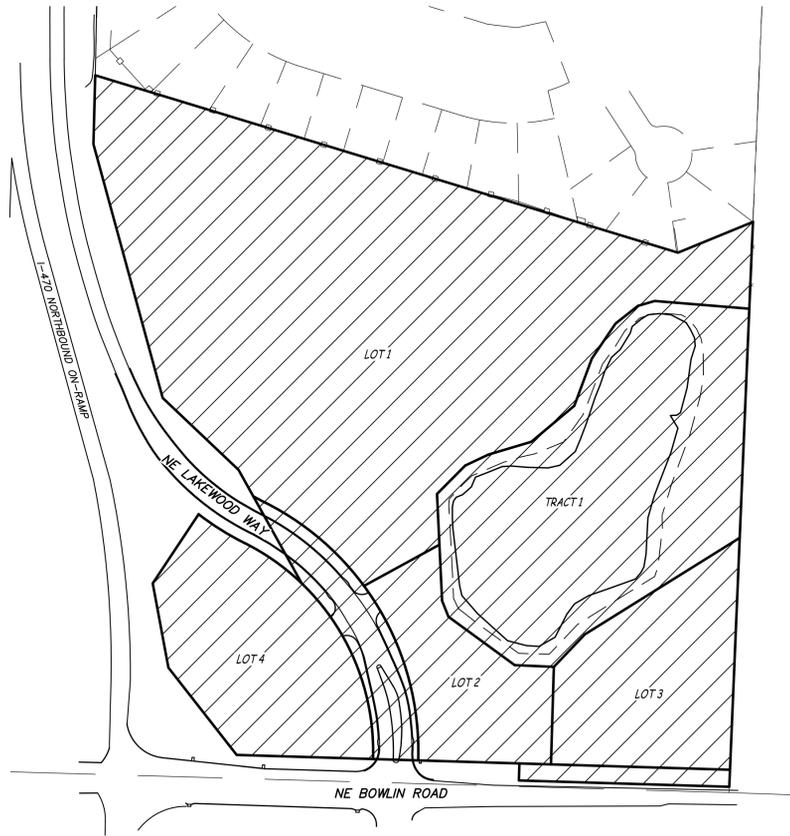
ISSUE DATE:  
1.26.2026



LOCATION MAP



NORTH



**PRELIMINARY PLAT**

SCALE: 1" = 150'

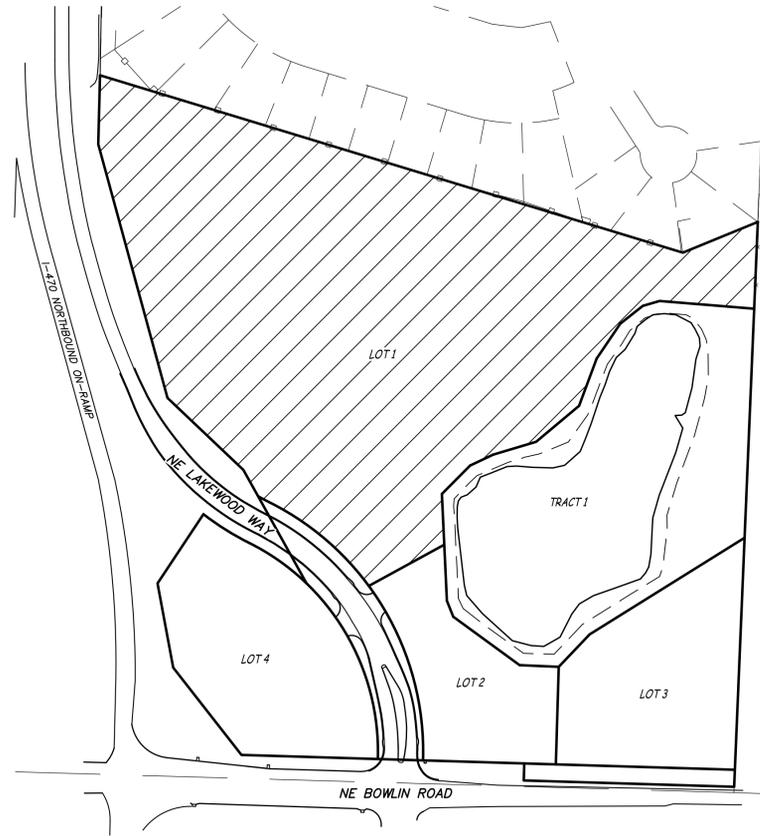
**PROPERTY DESCRIPTION**

**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 985.69 FEET (DEED READS 985.91 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 184.56 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 39 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.



**SPECIAL USE PERMIT**

SCALE: 1" = 150'

**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.



**PRELIMINARY DEVELOPMENT PLAN**

SCALE: 1" = 150'

**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.



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

PRELIMINARY PLAT  
**CAPT'S WHARF SUBDIVISION**  
NE LAKEWOOD WAY & NE BOWLIN ROAD  
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC  
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 - WWW.SWDARCHITECTS.COM

SEAL  
MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811



OVERALL APPLICATION  
EXHIBIT

ISSUE DATE:

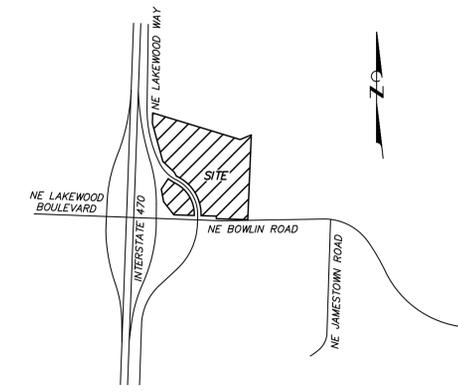
1.26.2026

REVISIONS:



PROJECT NO.: 2510  
**C0.01**  
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**SITE LOCATION MAP**  
NOT TO SCALE

**LEGEND**

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	SECTION LINE
---	ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	WOODEN FENCE
---	BARB WIRE FENCE
---	EXISTING CONTOUR
---	ANCHOR
---	PROPOSED SURVEY MONUMENT
---	SET 1/2" REBAR & CAP
---	FOUND R/W MARKER
---	UTILITY POLE
---	PULLBOX
---	PROPOSED PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED STORM SEWER
---	PROPOSED CONCRETE CURB & GUTTER
---	PROPOSED FIRE HYDRANT
---	PROPOSED HIGH DENSITY POLYETHYLENE PIPE

PROPERTY OWNER	ZONING NOTE
CAPTAINS WHARF, L.L.C. 208 ASPEN COURT LEES SUMMIT, MISSOURI, 64064	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.

**PROPERTY DESCRIPTION**

PARCEL 1  
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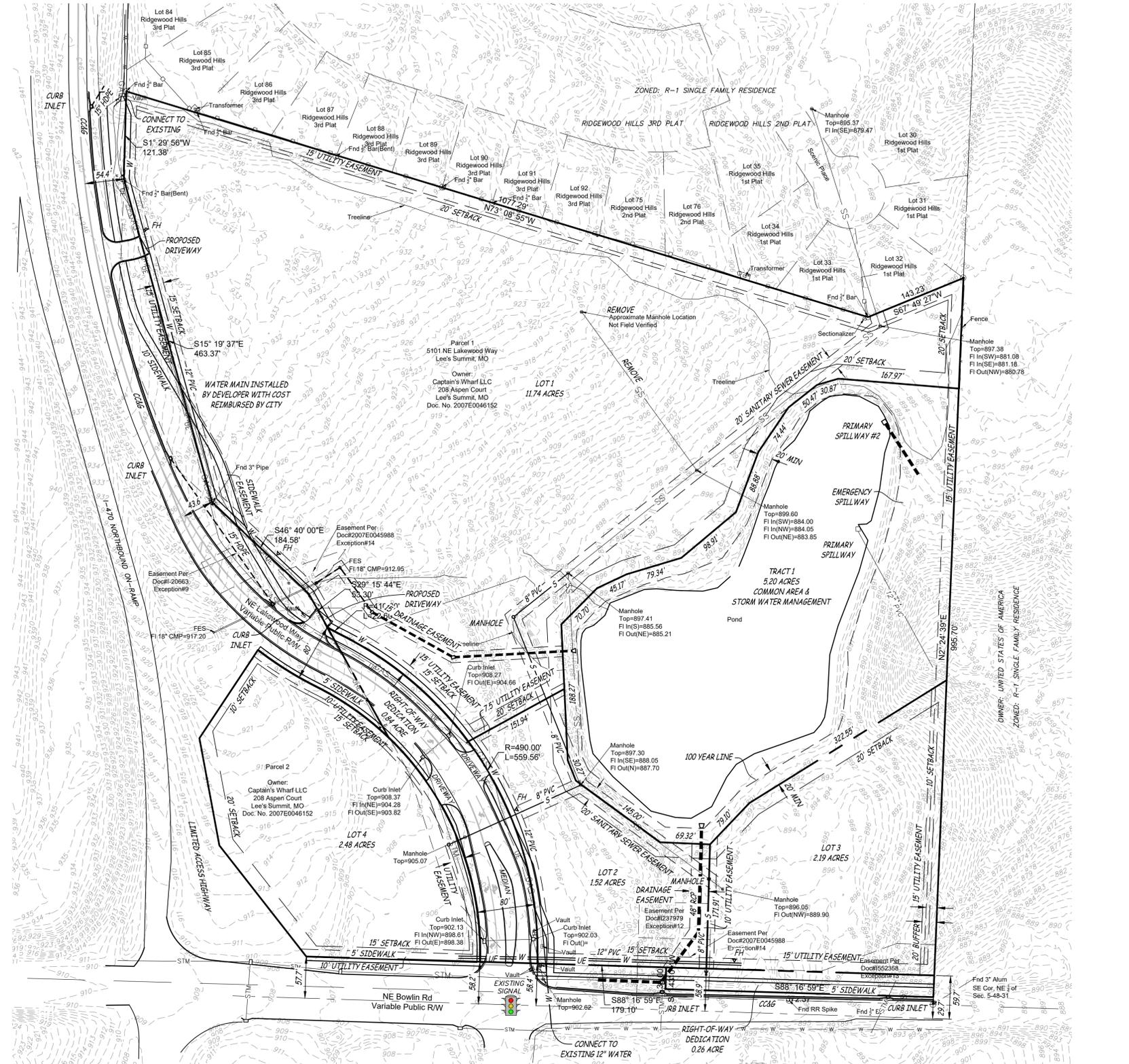
PARCEL 2  
COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BOWLIN ROAD AND THE NORTHEASTERLY RIGHT OF WAY OF THE INTERSTATE ROUTE 470 AS THE SAME ARE NOW ESTABLISHED; THENCE NORTH 43 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 72.41 FEET 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 15 MINUTES 44 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 CURVE, 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 EAST, 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 106.45 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 241.38 FEET; THENCE NORTHERLY AND NORTHEASTERLY 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.

**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)



**GENERAL NOTES**

- SITE AREA = 22.22 ACRES
- ZONING = CP-2 - PLANNED COMMUNITY COMMERCIAL DISTRICT
- CURRENT USE: UNDEVELOPED
- NO EXISTING BUILDINGS ARE LOCATED ON-SITE. THE NORTHERN SITE BOUNDARY IS MADE UP OF A NEIGHBORHOOD OF SINGLE FAMILY HOMES.
- HISTORICAL DISTRICT: SITE IS NOT LOCATED INSIDE OF A HISTORICAL DISTRICT.
- NO PROPERTY OR INFRASTRUCTURE ARE LISTED ON THE NATIONAL REGISTER FOR HISTORIC PLACE
- 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.
- STORM WATER MANAGEMENT
  - WATERSHED: WHITE RIVER
  - COMMON DETENTION FOR LOTS 1 THRU 4 WILL BE PROVIDED VIA THE POND LOCATED ON THE 5.21 ACRE COMMON LOT.
  - THE EXISTING POND WILL BE PARTIALLY FILLED TO ALLOW THE LOTS ADJACENT TO NE BOWLIN ROAD TO HAVE ADEQUATE DEVELOPMENT AREA.
  - THE 100 YEAR POND ELEVATION TO BE A MINIMUM OF 20' OFFSET FROM ALL SURROUNDING PROPERTY LINES.
  - ENCLOSED PIPES AND INLETS AND ENGINEERED SWALES WILL COLLECT AND CONVEY ON-SITE STORM RUNOFF INTO THE EXISTING DETENTION BASIN.
- WATER AND SEWER
  - WATER AND SEWER PROVIDED BY CITY OF LEE'S SUMMIT
  - ANTICIPATED SEWER DEMAND:
    - PEAK BASE FLOW = 0.4 EDU \* 191 UNITS = 22,920 GPD
    - 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
- 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.
- ANTICIPATED WATER DEMAND:
  - DAILY = 191 UNITS \* 125 GPD/PERSON \* 2.78 PERSONS/UNIT = 66,373 GPD
  - MAXIMUM DAILY WATER DEMAND = 66,373 GPD \* 2.2 = 146,020 GPD
  - PEAK HOUR DEMAND = 2 \* 146,020 GPD/3600 MINS/DAY = 81 GPM
  - SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE
  - THERE ARE NO KNOWN DOWNSTREAM SEWER CAPACITY LIMITATIONS.
  - 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.

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 Feb 09, 2026 3:13pm

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

PRELIMINARY PLAT

ISSUE DATE:  
12.22.2025

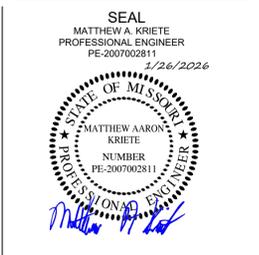
REVISIONS:  
① REVISION - 01/26/2026  
② REVISION - 02/04/2026



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

PRELIMINARY PLAT  
**CAPT'S WHARF SUBDIVISION**  
NE LAKEWOOD WAY & NE BOWLIN ROAD  
LEES 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



EASEMENT EXHIBIT

ISSUE DATE:  
1.26.2026  
REVISIONS:  
REVISION - 02/04/2026

PROJECT NO.: 2510

**C1.02**



MISSOURI ENGINEERING CORP. # 2004005018  
ES&S PROJECT NO. 16803  
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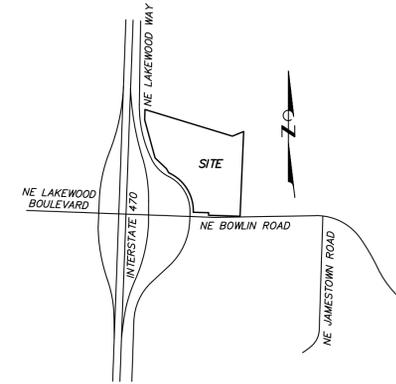
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5101 NE Lakewood Way  
Lee's Summit, MO  
Owner:  
Captain's Wharf LLC  
208 Aspen Court  
Lee's Summit, MO  
Doc. No. 2007E0046152

Parcel 2  
Owner:  
Captain's Wharf LLC  
208 Aspen Court  
Lee's Summit, MO  
Doc. No. 2007E0046152

VACATE  
Easement Per  
Doc#1237979  
Exception#12

VACATE  
Easement Per  
Doc#2007E0045988  
Exception#14

Easement Per  
Doc#1552355  
Exception#13



**SITE LOCATION MAP**

NOT TO SCALE

**PROPERTY OWNER**

CAPTAIN'S 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 WHARF 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 WHARF SUBDIVISION PLAT 1 LOCATED IN  
SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**LEGEND**

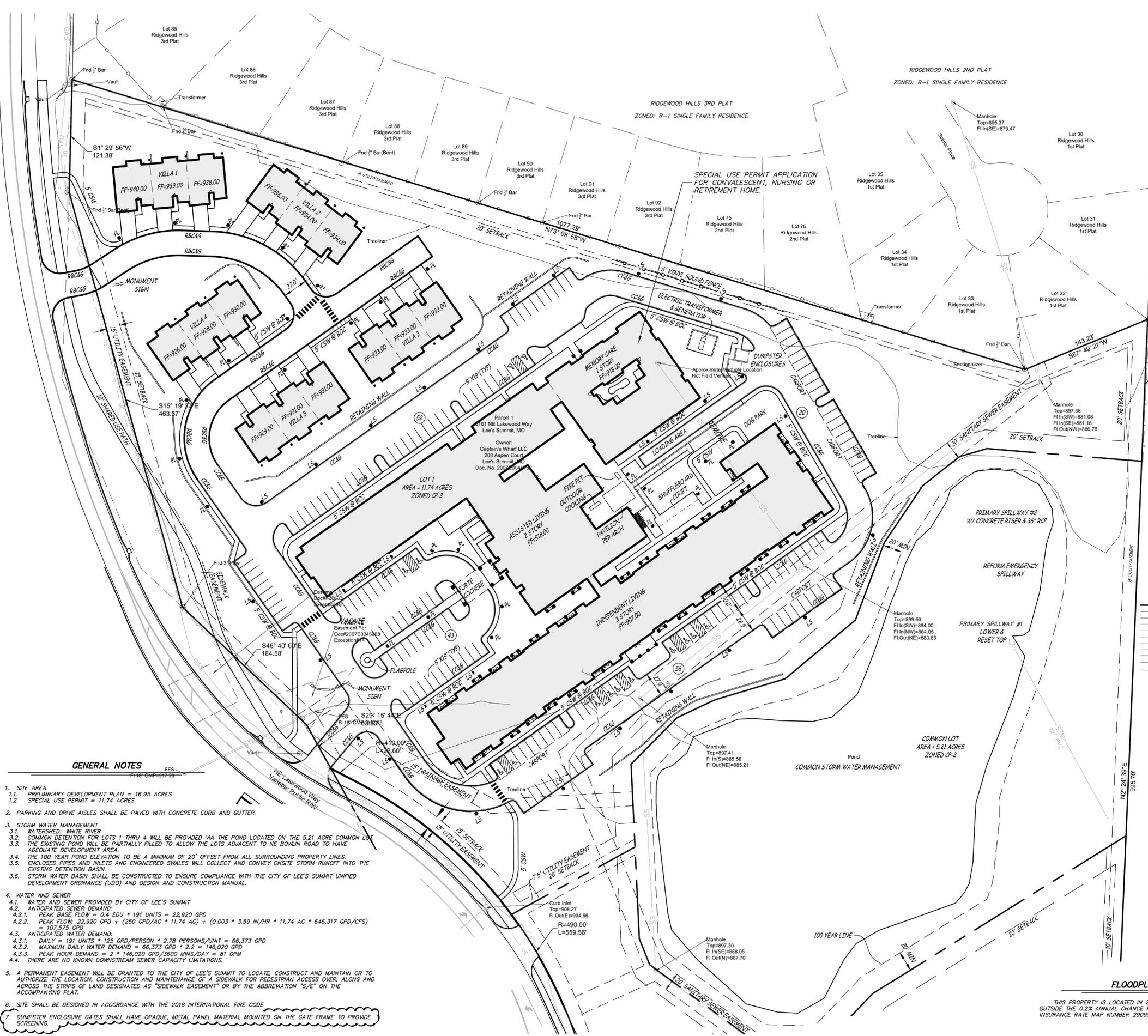
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○	SECTION LINE	○	ADJOINING SECTION LINE
○	ELECTRIC LINE	○	UNDERGROUND ELECTRIC LINE
○	SANITARY SEWER LINE	○	SANITARY SEWER LINE
○	STORM SEWER LINE	○	STORM SEWER LINE
○	GAS LINE	○	WOODEN FENCE
○	BARBED WIRE FENCE	○	EXISTING CONTOUR
○	ANCHOR	○	FOUND SURVEY MONUMENT
○	SET 1/2" REBAR & CAP	○	FOUND R/W MARKER
○	UTILITY POLE	○	PULLBOX
○	PROPOSED AREA INLET	○	PROPOSED BACK OF CURB
○	PROPOSED CONCRETE CURB & GUTTER	○	PROPOSED CONCRETE SIDEWALK
○	PROPOSED CURB INLET	○	PROPOSED CLEANOUT
○	PROPOSED DRAIN BASIN	○	PROPOSED FLARED END SECTION
○	PROPOSED HIGH-PERFORMANCE PIPE	○	PROPOSED HIGH DENSITY POLYETHYLENE PIPE
○	PROPOSED INLINE DRAIN	○	PROPOSED JUNCTION BOX
○	PROPOSED LIGHT STANDARD	○	PROPOSED MANHOLE
○	PROPOSED POLE LIGHT	○	PROPOSED POLYVINYL CHLORIDE PIPE
○	PROPOSED REINFORCED CONCRETE CURB & GUTTER	○	PROPOSED REINFORCED CONCRETE PIPE
○	PROPOSED WATER METER	○	PROPOSED WATER VALVE

**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.



PROJECT NO.: 2510  
**C2.01**  
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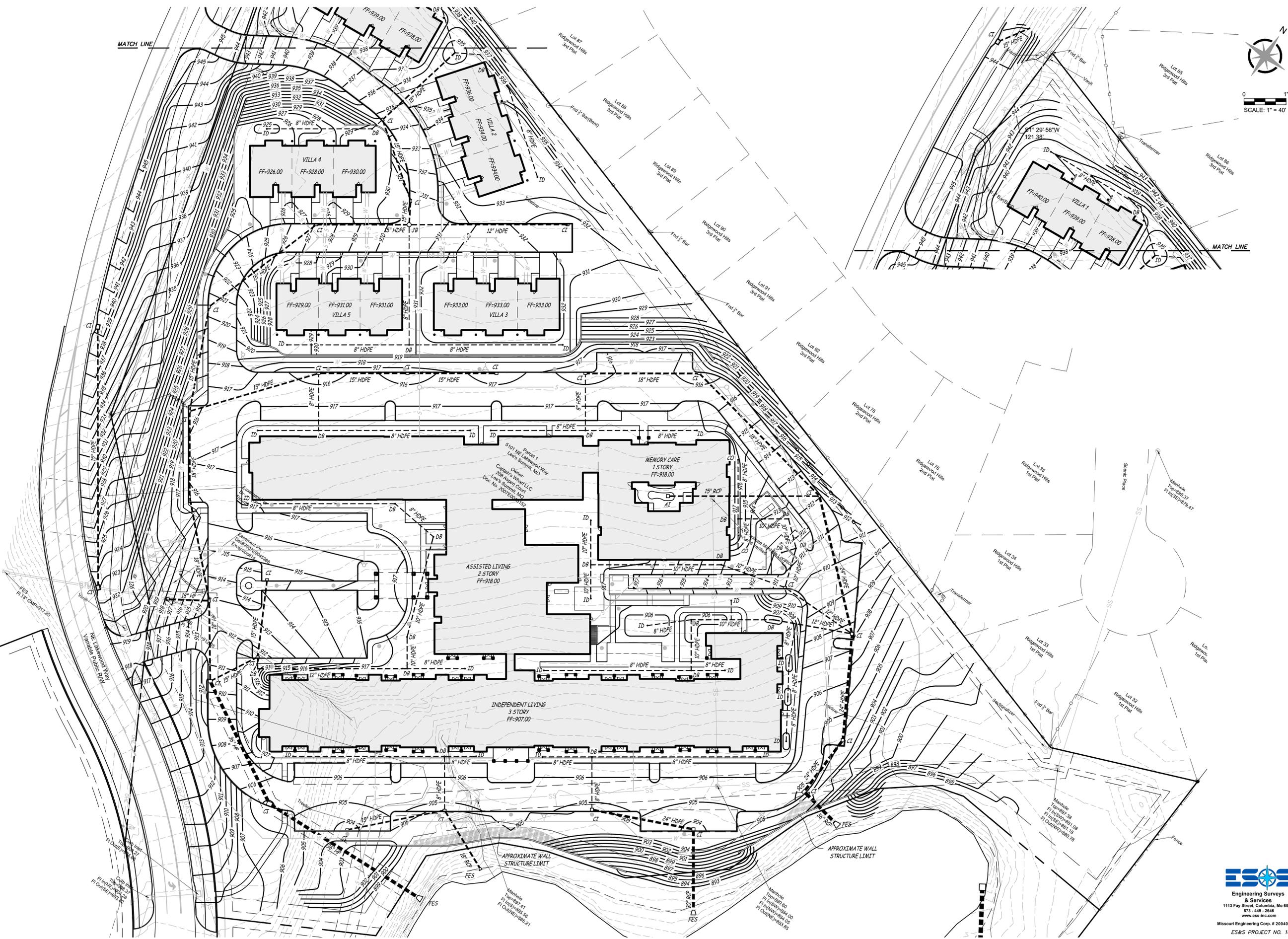


**GENERAL NOTES**

- SITE AREA
  - PRELIMINARY DEVELOPMENT PLAN = 16.95 ACRES
  - SPECIAL USE PERMIT = 11.74 ACRES
- PARKING AND DRIVE AISLES SHALL BE PAVED WITH CONCRETE CURB AND GUTTER.
- STORM WATER MANAGEMENT
  - WATERSHED: WHITE RIVER
  - COMMON DETENTION FOR LOTS 1 THRU 4 WILL BE PROVIDED VIA THE POND LOCATED ON THE 5.21 ACRE COMMON LOT.
  - THE EXISTING POND WILL BE PARTIALLY FILLED TO ALLOW THE LOTS ADJACENT TO NE BOWLIN ROAD TO HAVE ADEQUATE DEVELOPMENT AREA.
  - THE 100 YEAR POND ELEVATION TO BE A MINIMUM OF 20' OFFSET FROM ALL SURROUNDING PROPERTY LINES.
  - ENCLOSED PIPES AND INLETS AND ENGINEERED SWALES WILL COLLECT AND CONVEY ONSITE STORM RUNOFF INTO THE EXISTING DETENTION BASIN.
  - 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.
- WATER AND SEWER
  - WATER AND SEWER PROVIDED BY CITY OF LEE'S SUMMIT
  - ANTICIPATED SEWER DEMAND:
    - PEAK BASE FLOW = 0.4 EDU \* 191 UNITS = 22,920 GPD
    - PEAK FLOW: 22,920 GPD \* (250 GPD/AC \* 11.74 AC) + (0.003 \* 3.59 IN/HR \* 11.74 AC \* 646,317 GPD/CF5) = 107,575 GPD
  - ANTICIPATED WATER DEMAND:
    - DAILY = 191 UNITS \* 125 GPD/PERSON \* 2.78 PERSONS/UNIT = 66,373 GPD
    - MAXIMUM DAILY WATER DEMAND = 66,373 GPD \* 2.2 = 146,020 GPD
    - PEAK HOUR DEMAND = 2 \* 146,020 GPD/3600 MINS/DAY = 81 GPM
    - THERE ARE NO KNOWN DOWNSTREAM SEWER CAPACITY LIMITATIONS.
- 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.
- SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE
- DUMPSTER ENCLOSURE GATES SHALL HAVE OPAQUE, METAL PANEL MATERIAL MOUNTED ON THE GATE FRAME TO PROVIDE SCREENING.

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ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY  
5101 NE LAKEWOOD WAY  
LEES 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



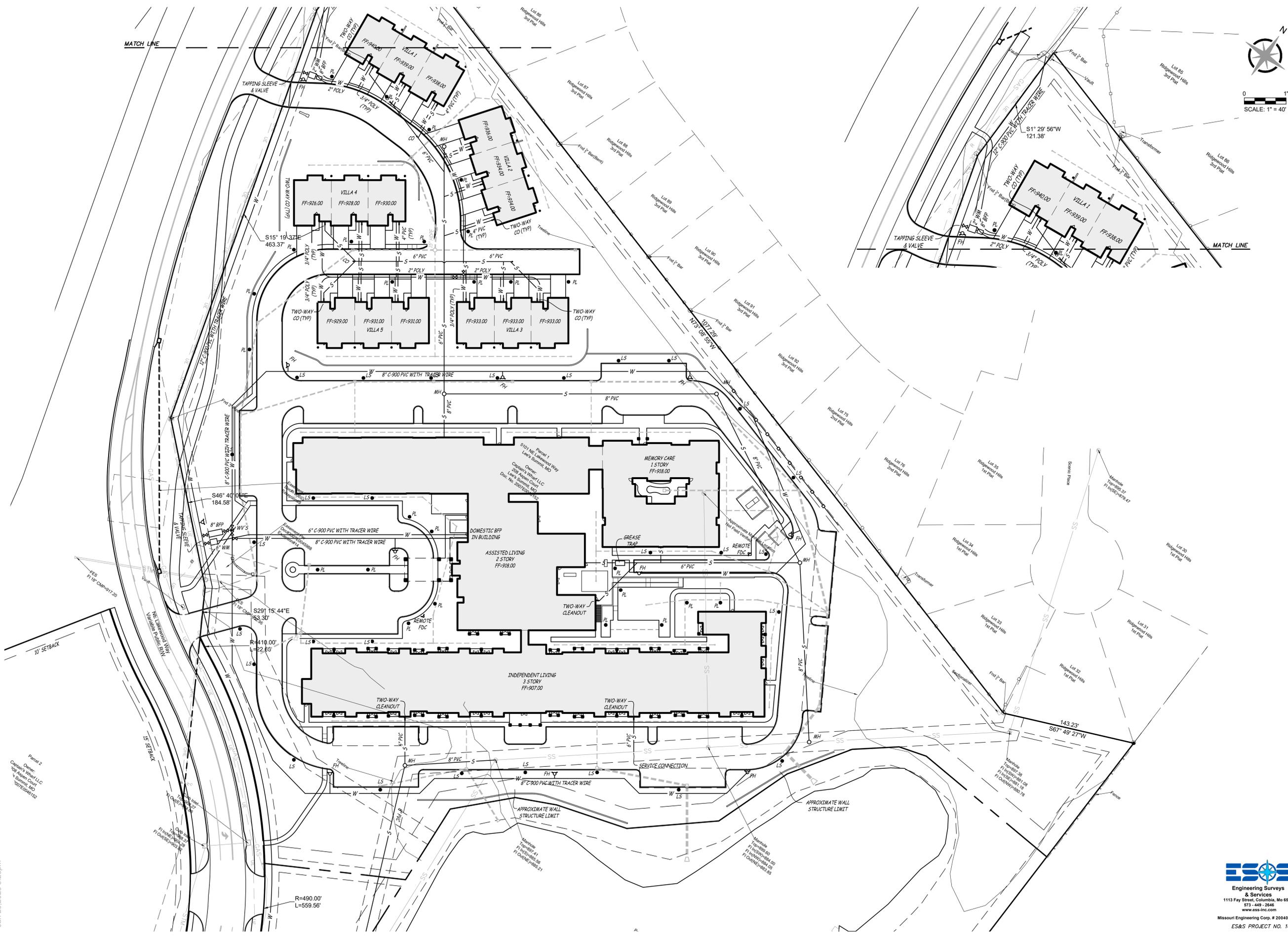
PRELIMINARY  
DEVELOPMENT PLAN &  
SPECIAL USE PERMIT  
GRADING PLAN

ISSUE DATE:  
12.22.2025  
REVISIONS:  
REVISION - 01/26/2026



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**C2.02**  
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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

STARK WILSON DUNCAN ARCHITECTS INC  
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1699 - WWW.SWDARCHITECTS.COM

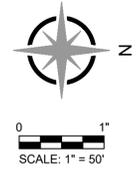
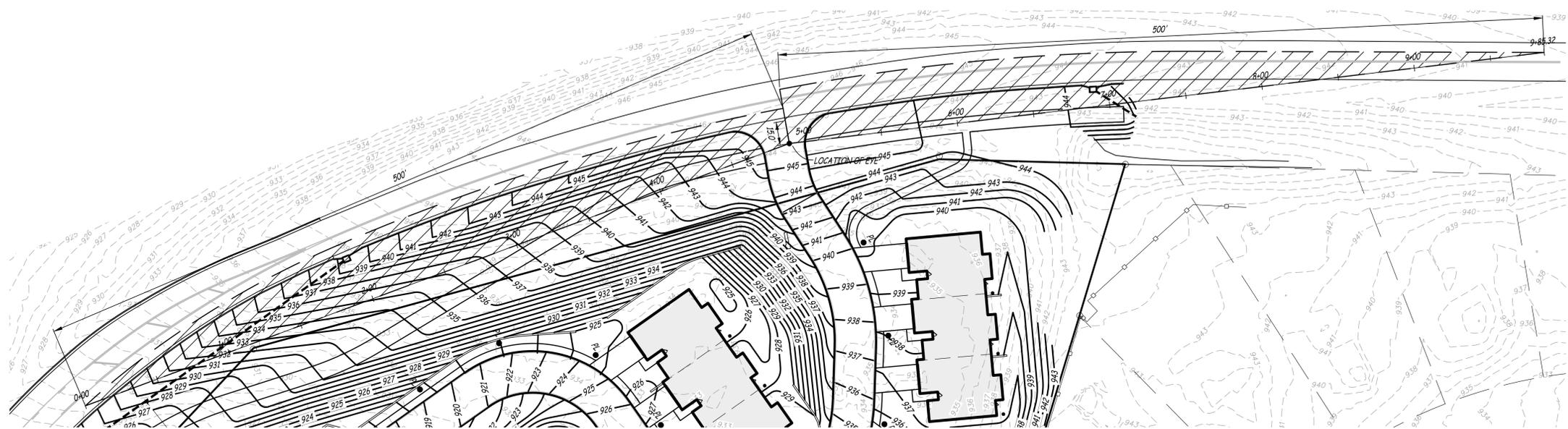


PRELIMINARY  
 DEVELOPMENT PLAN &  
 SPECIAL USE PERMIT  
 UTILITY PLAN

ISSUE DATE:  
 12.22.2025  
 REVISIONS:  
 REVISION - 01/26/2026



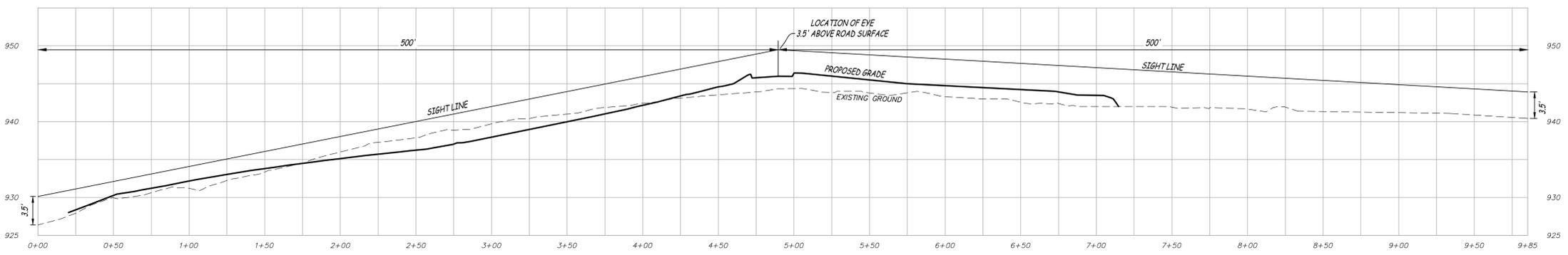
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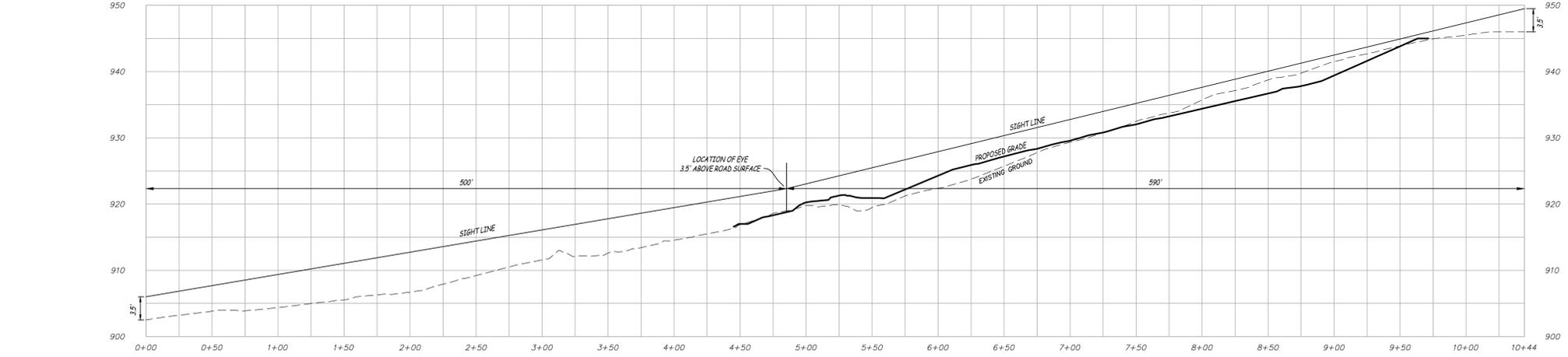
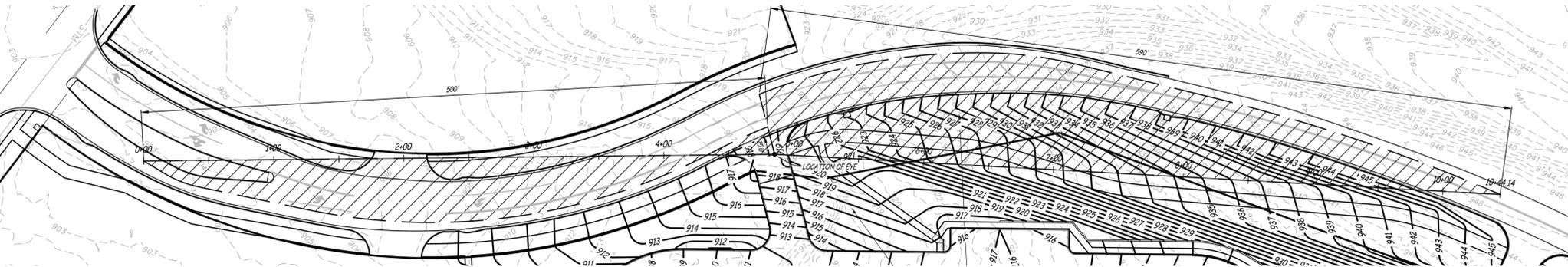
ARCHITECTURAL CORPORATION  
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LEE'S SUMMIT SENIOR COMMUNITY  
5101 NE LAKEWOOD WAY  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC  
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 - WWW.SWDARCHITECTS.COM



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 =  $1.47 \times 45 \text{ MPH} \times (6.5 + (0.1 \times 4\%)) = 456 \text{ FEET DESIGN (SHOWN AS 500 FEET)}$
4. REQUIRED SOUTH DRIVEWAY LEFT SIGHT DISTANCE =  $1.47 \times 45 \text{ MPH} \times (7.5 + (0.2 \times 7\%)) = 589 \text{ FEET DESIGN (SHOWN AS 590 FEET)}$
5. REQUIRED NORTH DRIVEWAY RIGHT SIGHT DISTANCE =  $1.47 \times 45 \text{ MPH} \times 6.5 = 430 \text{ FEET DESIGN (SHOWN AS 500 FEET)}$
6. REQUIRED NORTH DRIVEWAY LEFT SIGHT DISTANCE =  $1.47 \times 45 \text{ MPH} \times 7.5 = 496 \text{ FEET DESIGN (SHOWN AS 500 FEET)}$
7. EYE HEIGHT = 3.5'
8. OBJECT HEIGHT = 3.5'



SIGHT DISTANCE EXHIBIT

ISSUE DATE:  
12.22.2025  
REVISIONS:  
① REVISION - 01/26/2026  
② REVISION - 02/09/2026

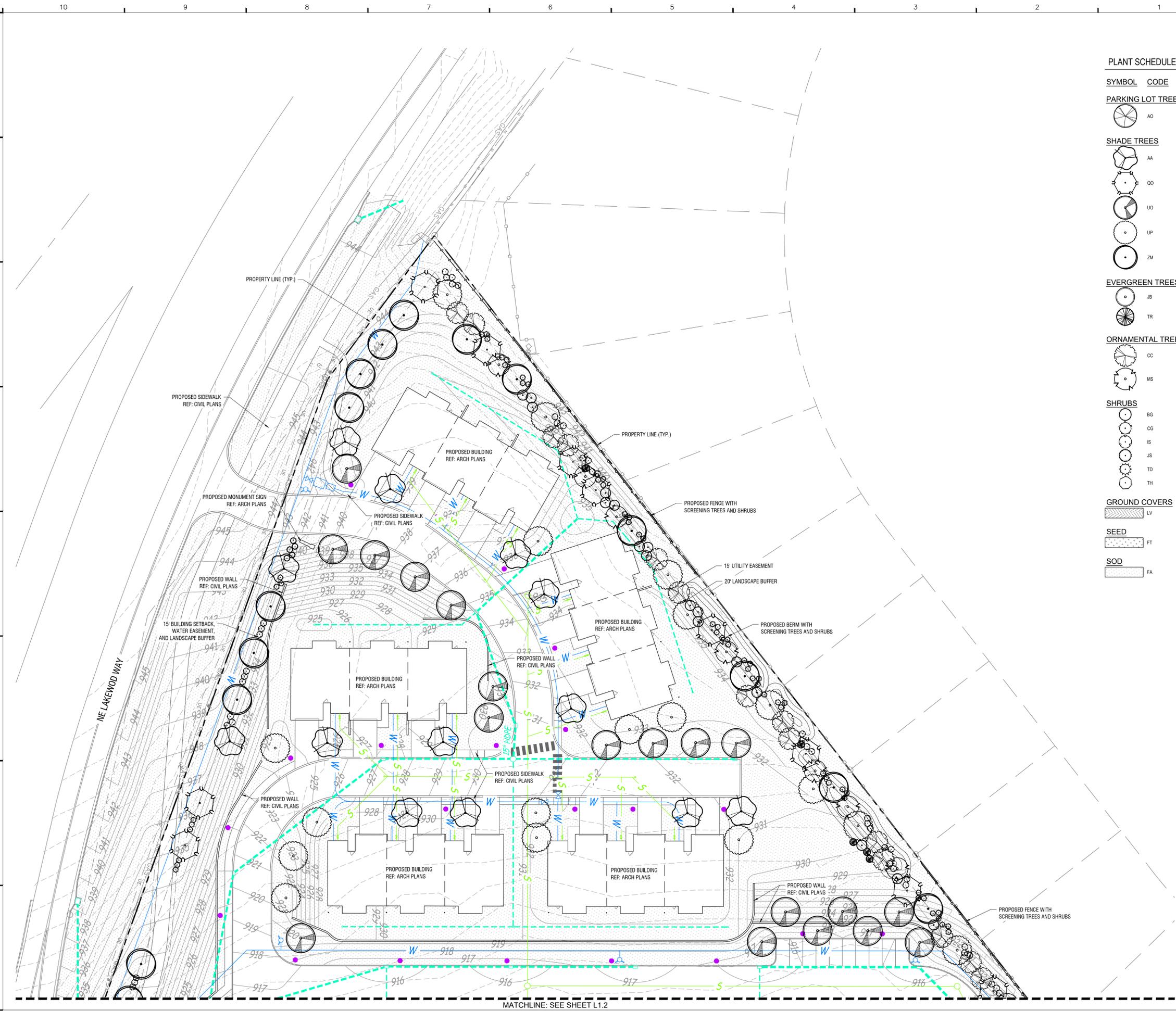


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ES&S PROJECT NO. 16803  
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**PLANT SCHEDULE** NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

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
	OO	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK
	UO	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	UP	ULMUS PARVIFOLIA / LACEBARK ELM
	ZM	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA

**EVERGREEN TREES**

	JB	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	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 INK BERRY 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
--	----	-----------------------------------



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 RD., STE 228 - KANSAS CITY, MO 64112 - T: 816.951.1888 - WWW.SWDARCHITECTS.COM

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



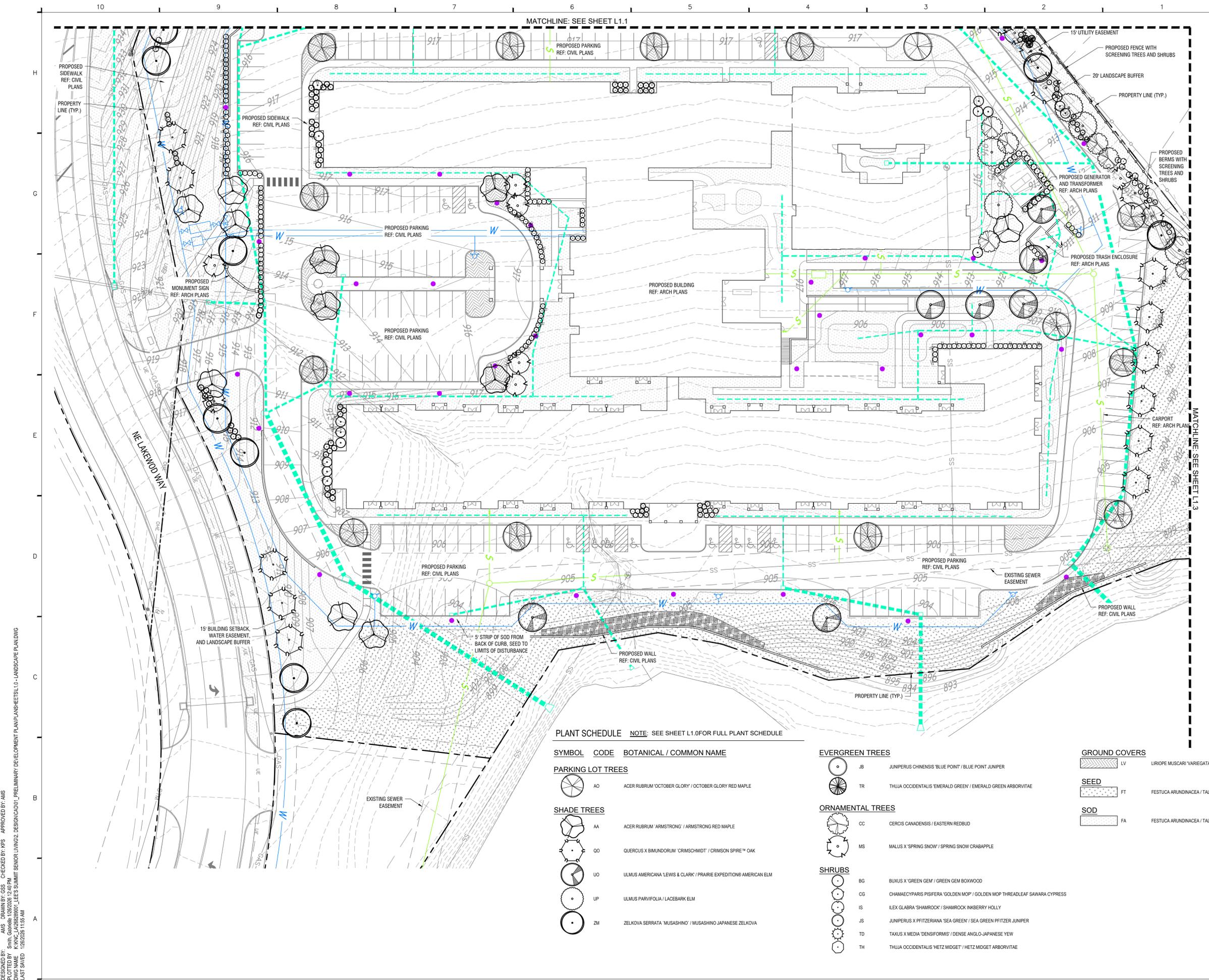
LANDSCAPE PLAN  
ENLARGEMENT 1

ISSUE DATE:  
1.26.2026  
REVISIONS:



PREPARED BY:  
**Kimley-Horn**  
805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
PHONE: 816-652-0350  
WWW.KIMLEY-HORN.COM  
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L1.1  
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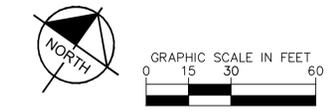
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**PLANT SCHEDULE** NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>PARKING LOT TREES</b>		
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
<b>SHADE TREES</b>		
	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	ULMUS PARVIFOLIA / LACEBARK ELM
	ZM	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA

<b>EVERGREEN TREES</b>	
	JB JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	TR THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE
<b>ORNAMENTAL TREES</b>	
	CC CERCIS CANADENSIS / EASTERN REDBUD
	MS MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
<b>SHRUBS</b>	
	BG BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD
	CG CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS
	IS ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY 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

<b>GROUND COVERS</b>	
	LV LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF
<b>SEED</b>	
	FT FESTUCA ARUNDINACEA / TALL FESCUE
<b>SOD</b>	
	FA FESTUCA ARUNDINACEA / TALL FESCUE



PREPARED BY:  
**Kimley Horn**  
 805 PENNSYLVANIA AVENUE, SUITE 150  
 KANSAS CITY, MO 64105  
 PHONE: 816-652-0350  
 WWW.KIMLEY-HORN.COM  
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 EXPIRES 12/31/26

**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 RD., STE 228 - KANSAS CITY, MO 64112 - T: 816.951.1888 - WWW.SWDARCHITECTS.COM

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 LICENSE NO. PL-A-2024016720



LANDSCAPE PLAN  
 ENLARGEMENT 2

ISSUE DATE:  
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PROJECT NO.: 2510  
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**PLANT SCHEDULE** NOTE: SEE SHEET L1.0 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
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**PARKING LOT TREES**

	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
--	----	---

**SHADE TREES**

	AA	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
	OO	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK
	UO	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	UP	ULMUS PARVIFOLIA / LACEBARK ELM
	ZM	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA

**EVERGREEN TREES**

	JB	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
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**ORNAMENTAL TREES**

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	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 INK BERRY HOLLY
	JS	JUNIPERUS X PFIZERIANA 'SEA GREEN' / SEA GREEN PFIZER JUNIPER
	TD	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLo-JAPANESE YEW
	TH	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE

**GROUND COVERS**

	LV	LIRIOPE MUSCARI 'VAREGATA' / VAREGATED LILY TURF
--	----	--

**SEED**

	FT	FESTUCA ARUNDINACEA / TALL FESCUE
--	----	-----------------------------------

**SOD**

	FA	FESTUCA ARUNDINACEA / TALL FESCUE
--	----	-----------------------------------



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

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

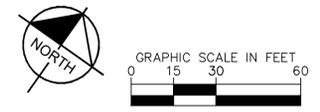
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LICENSE NO. FLA-2024016720



LANDSCAPE PLAN  
ENLARGEMENT 3

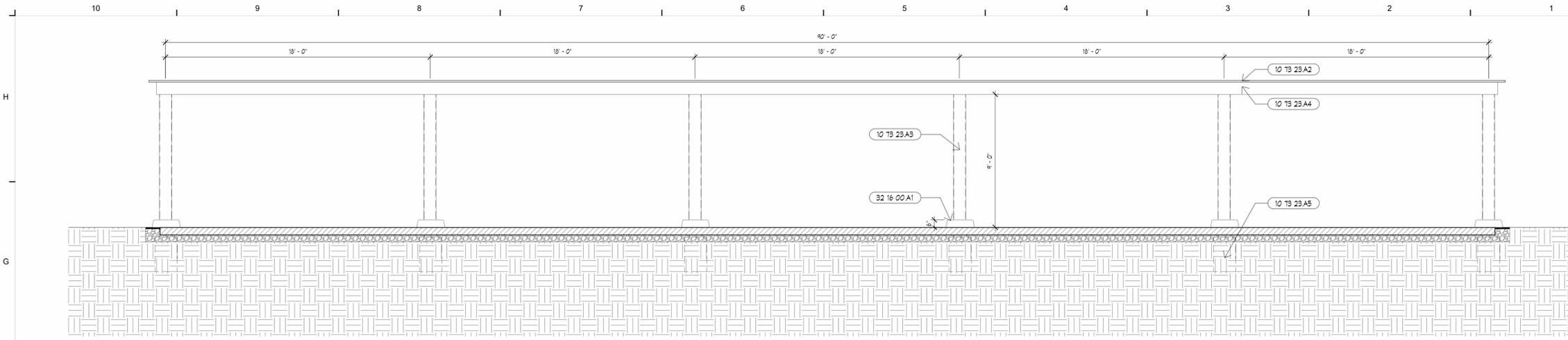
ISSUE DATE:  
1.26.2026  
REVISIONS:



PREPARED BY:  
**Kimley-Horn**  
 805 PENNSYLVANIA AVENUE, SUITE 150  
 KANSAS CITY, MO 64105  
 PHONE: 816-652-0350  
 WWW.KIMLEY-HORN.COM  
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 MO CERTIFICATE OF AUTHORITY # 2012036305,  
 EXPIRES 12/31/26

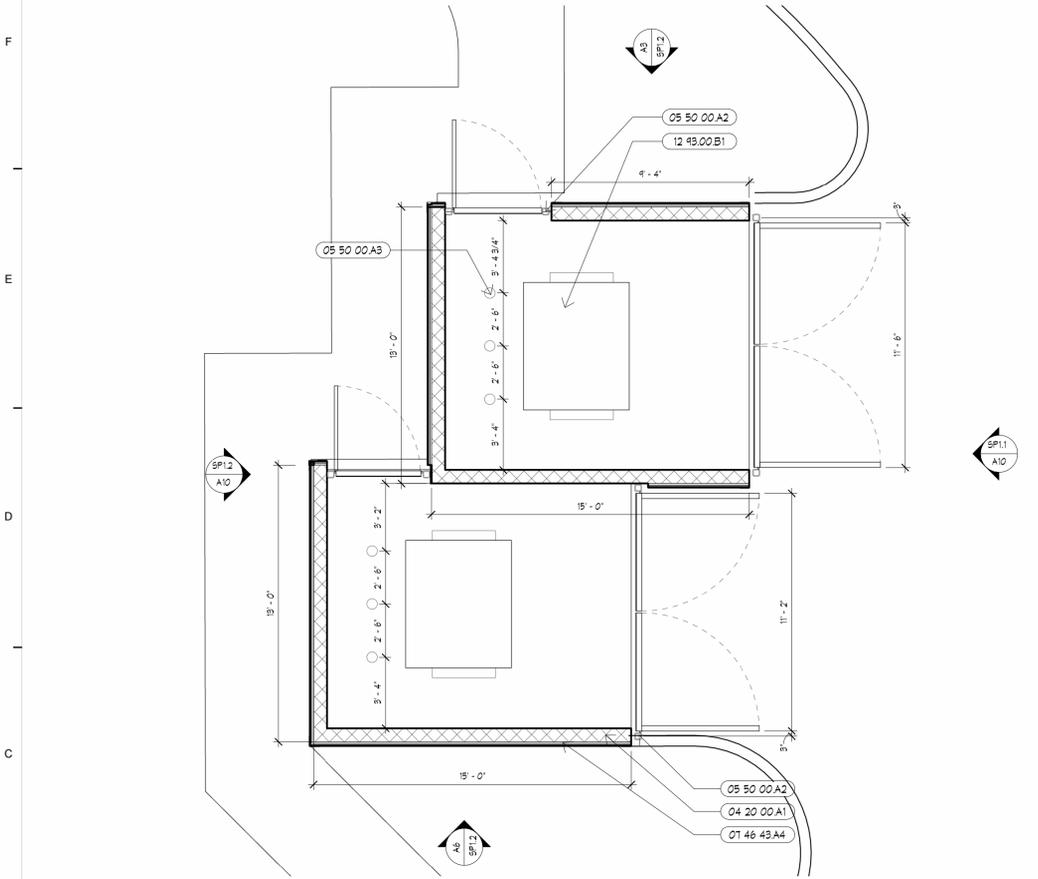
PROJECT NO.: 2510

L1.3

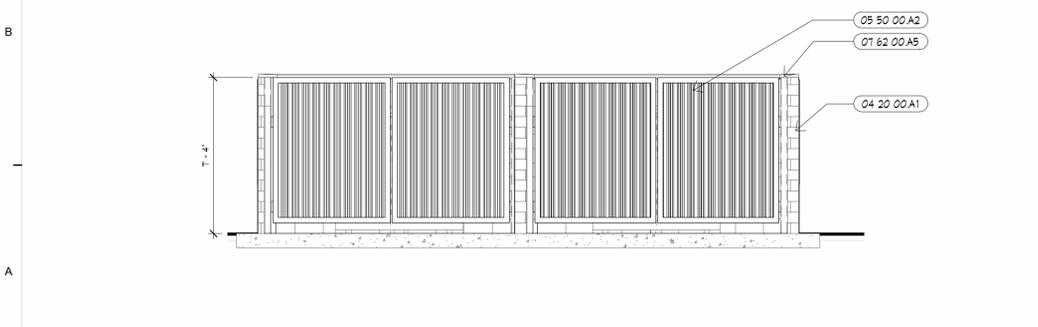


NUMBER	DESCRIPTION
03 30 00 A1	REINFORCED CONCRETE FOUNDATION. RE: STRUCTURAL. 03 30 00
04 20 00 A1	8" REINFORCED CMU. RE: STRUCTURAL. 04 20 00
04 43 13 A1	MANUFACTURED STONE VENEER. TYPE 1 04 43 13
04 72 00 A2	CAST STONE CAP. 04 72 00
05 50 00 A2	PAINTED STEEL POST AND GATE FRAME. 05 50 00
05 50 00 A3	6" STEEL PIPE BOLLARD. 05 50 00
07 24 00 B2	EIFFS COATING OVER CMU. ALL EXPOSED SURFACES.
07 46 43 A4	FIBER CEMENT BOARD SIDING - VERTICAL BOARD 1 BAT. 07 46 43
07 62 00 A5	PRE FINISHED METAL CAP FLASHING. 07 62 00
10 13 23 A2	PRE-ENGINEERED METAL ROOFING PANEL. 10 13 23
10 13 23 A3	PRE-ENGINEERED STEEL COLUMN. PER MANUF.
10 13 23 A4	PRE-ENGINEERED STEEL BEAM. PER MANUF.
10 13 23 A5	CONCRETE FOOTING. PER MANUF.
12 43 00 B1	DUMPSTER - BY OWNER.
32 13 00 A2	CONCRETE PAVING. RE: CIVIL
32 13 00 B1	EXPANSION JOINT. FIBER EXPANSION MATERIAL W/ TOP 1/2" FILLED W/ SEALANT
32 16 00 A1	6" CONCRETE CURB.

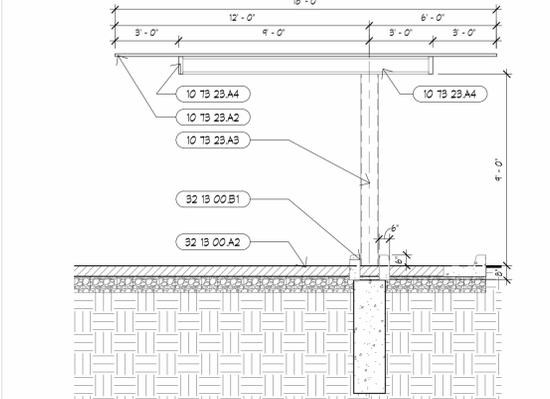
**F10** SITE - CARPORT - SIDE  
1/4" = 1'-0"



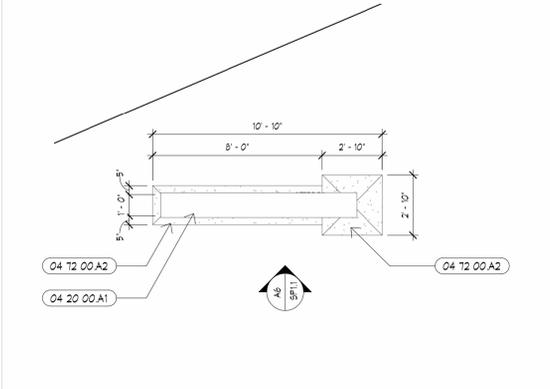
**B10** SITE PLAN - TRASH ENCLOSURE  
1/4" = 1'-0"



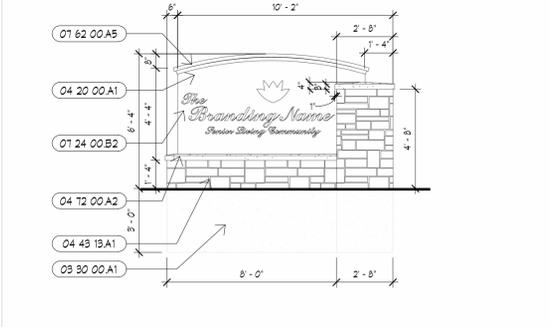
**A10** SITE - TRASH ENCLOSURE FRONT  
1/4" = 1'-0"



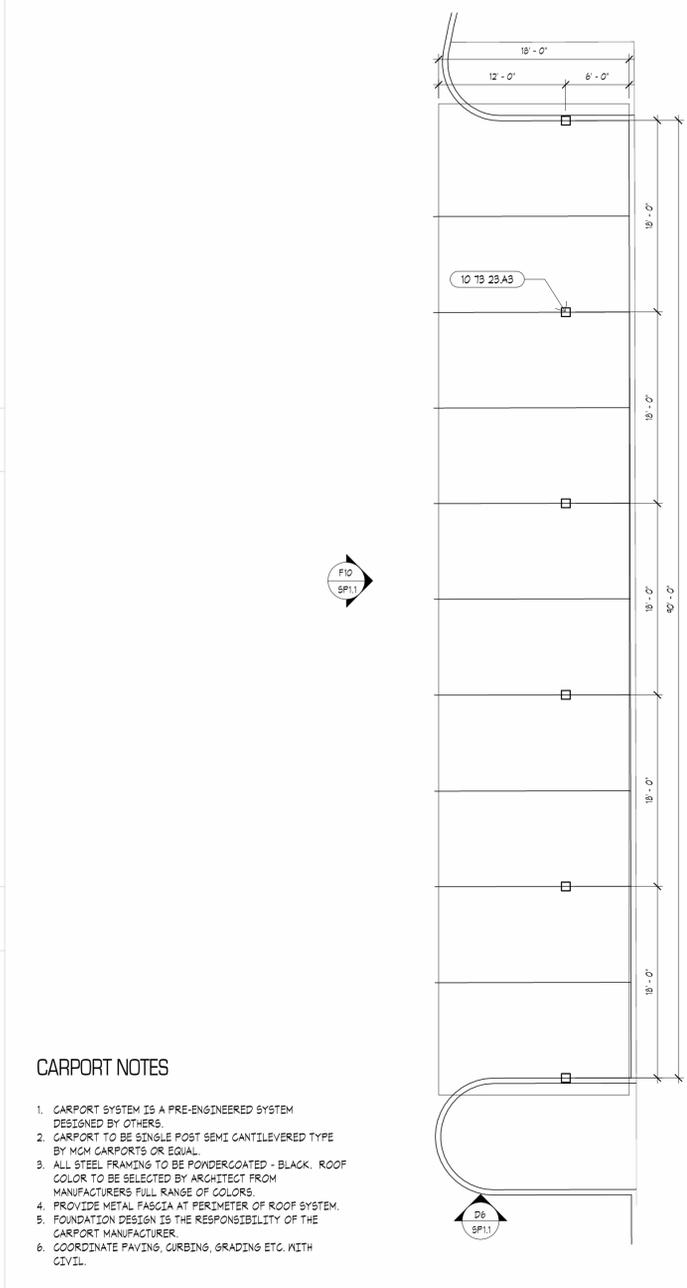
**D6** SITE - CARPORT - FRONT  
1/4" = 1'-0"



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



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



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

**CARPORT NOTES**

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

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

**MONUMENT SIGN NOTES**

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



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5101 NE LAKEWOOD WAY  
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64064

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



**SITE DETAILS**

NO.	DESCRIPTION	DATE
	ISSUE DATE:	1.26.2026
	REVISIONS:	

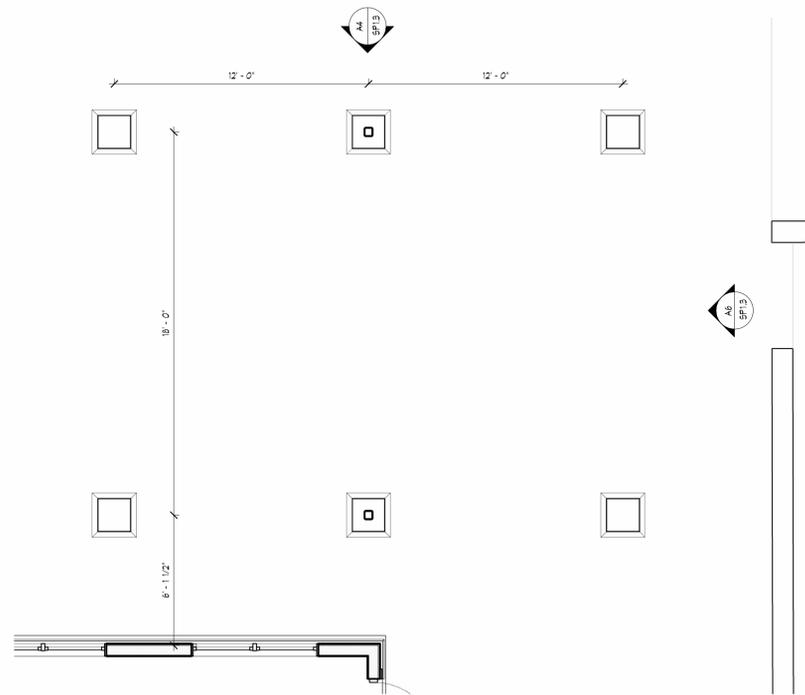
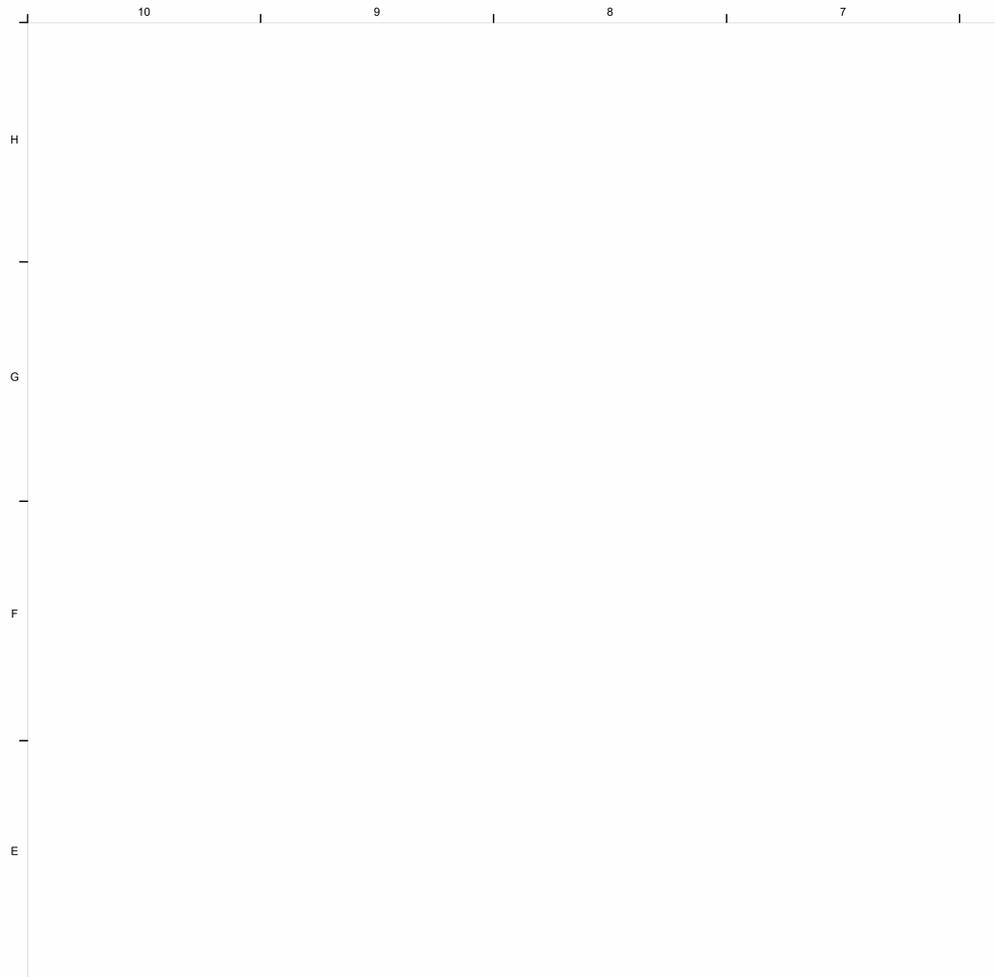
PROJECT NO.: 2510

**SP1.1**

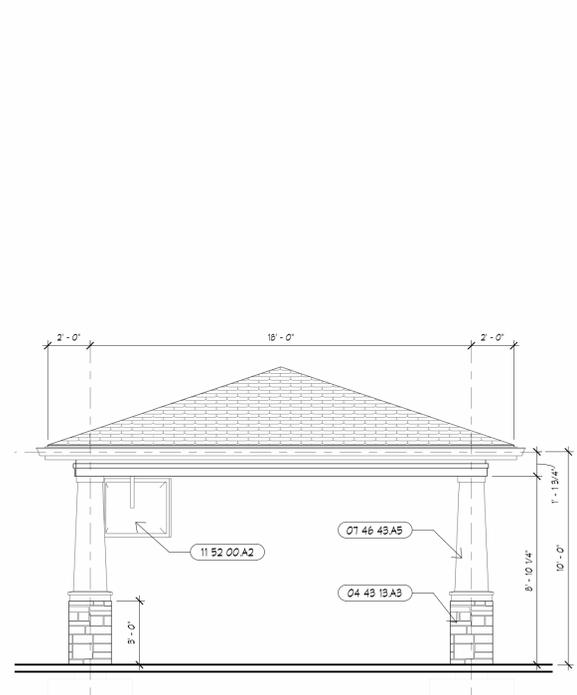
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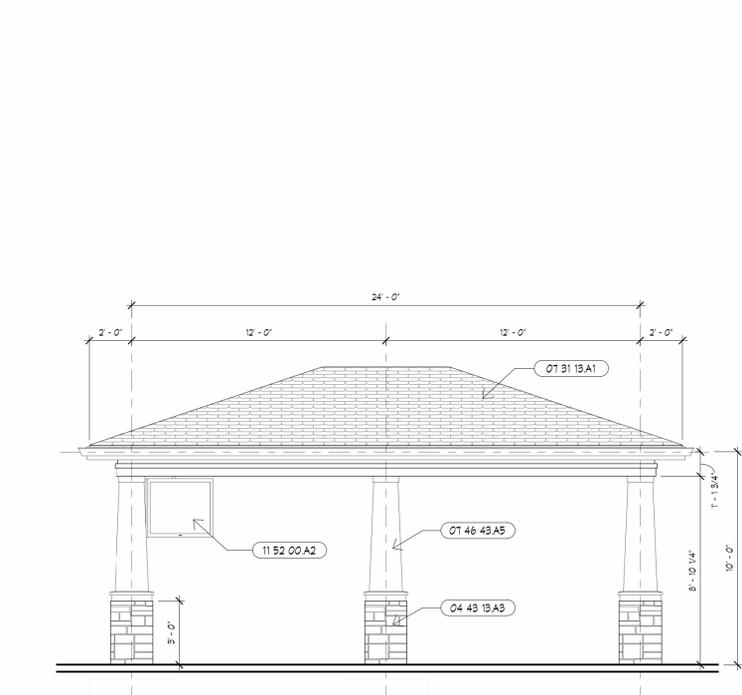
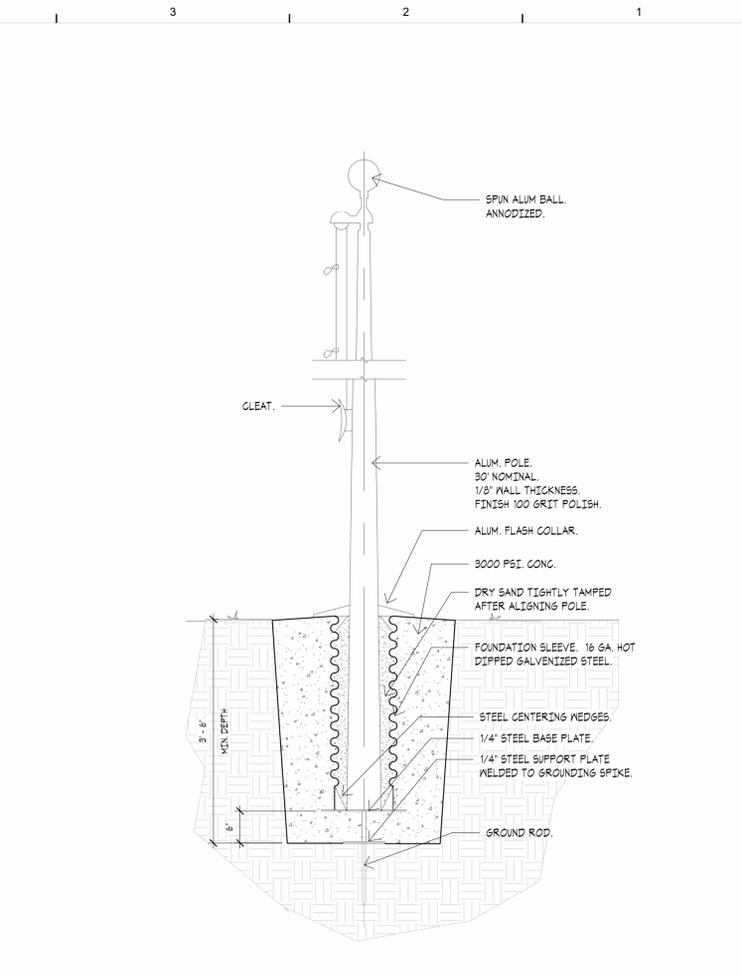
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**A10** SITE PLAN - PAVILION  
 1/4" = 1'-0"

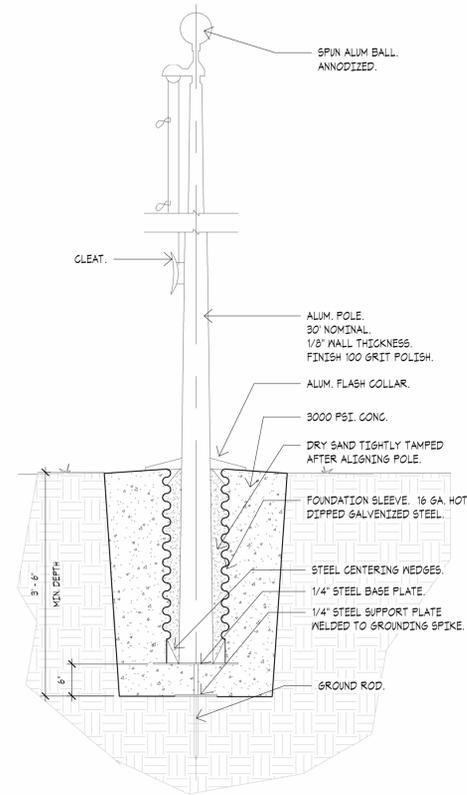


**A6** ELEVATION AT PAVILION  
 1/4" = 1'-0"



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

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 - 85". RE: LOW VOLTAGE



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



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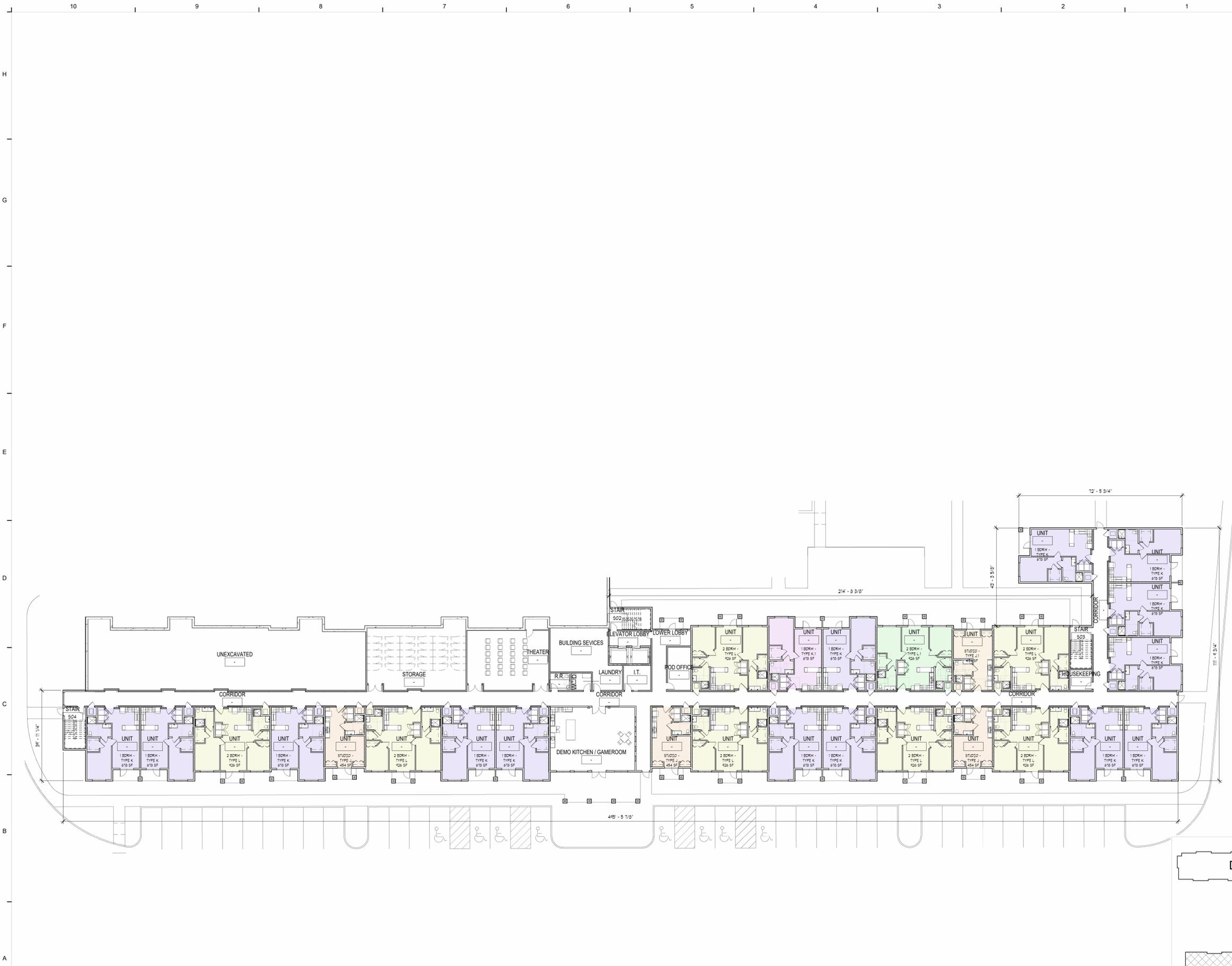
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 NO. DESCRIPTION DATE

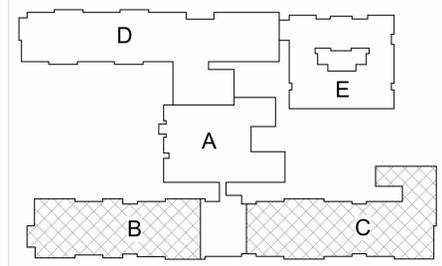
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**SP1.3**

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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



**A10 LOWER LEVEL - OVERALL**  
 1" = 20'-0"



KEY PLAN



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**OVERALL LOWER FLOOR PLAN**

ISSUE DATE: 1.26.2026

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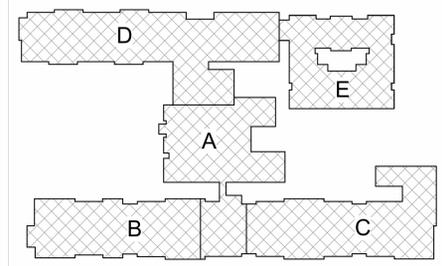
NO.	DESCRIPTION	DATE

PROJECT NO.: 2510  
**A1.1**  
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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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**OVERALL FIRST FLOOR PLAN**

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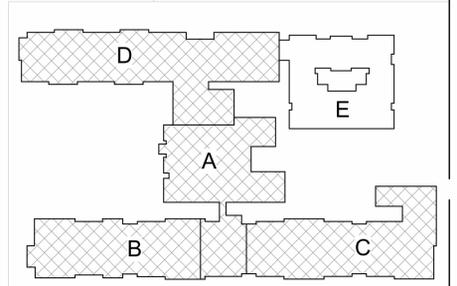
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- Room Legend**
- 1 BDRM - TYPE E
  - 1 BDRM - TYPE K
  - 2 BDRM - TYPE G
  - 2 BDRM - TYPE L
  - 2 BDRM - TYPE M
  - STUDIO - TYPE C
  - STUDIO - TYPE J



KEY PLAN

**A10** SECOND FLOOR - OVERALL  
 1" = 20'-0"



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**OVERALL SECOND FLOOR PLAN**

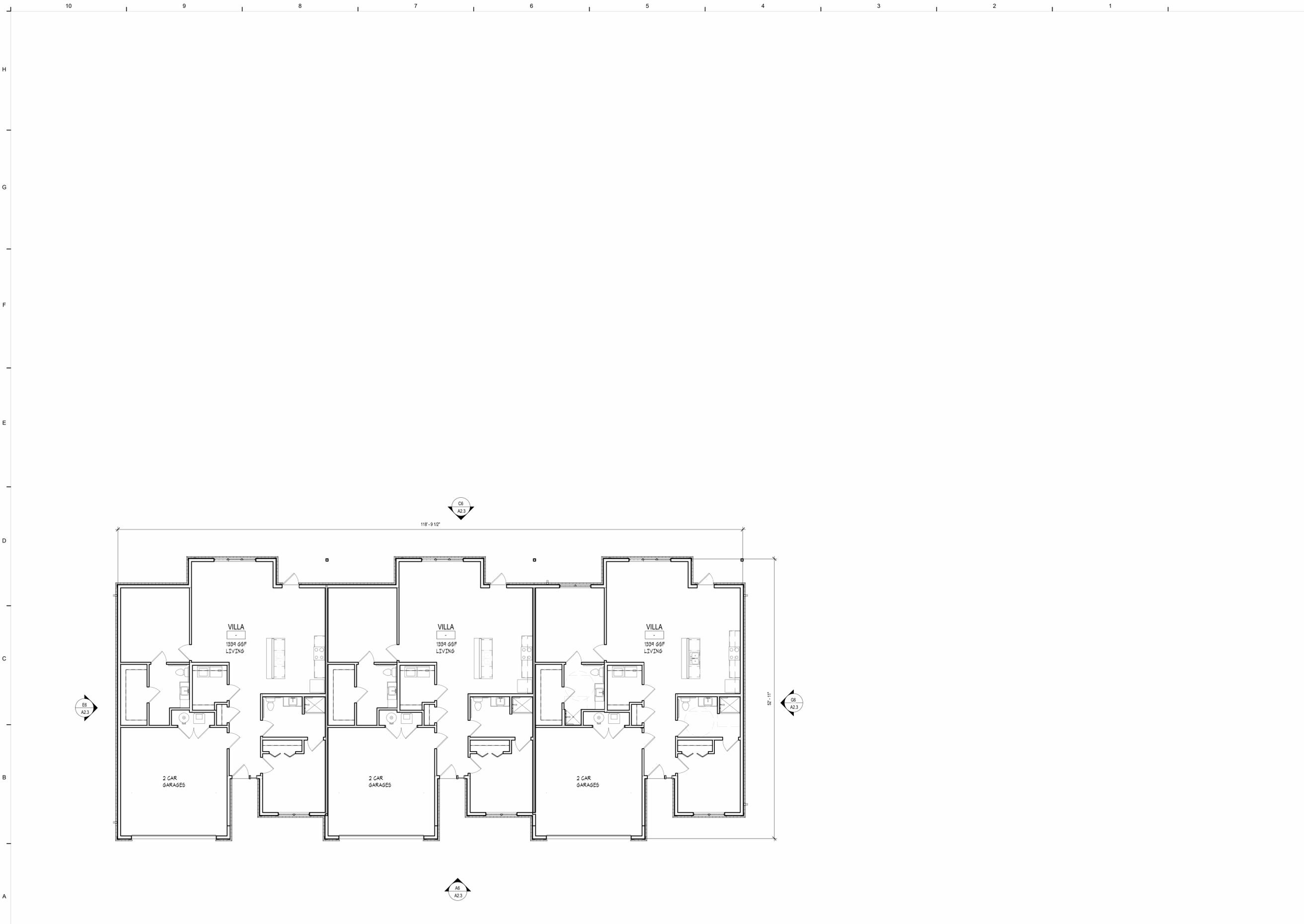
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**A10** FIRST FLOOR PLAN  
1/8" = 1'-0"



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**OVERALL FLOOR  
PLAN - VILLA**

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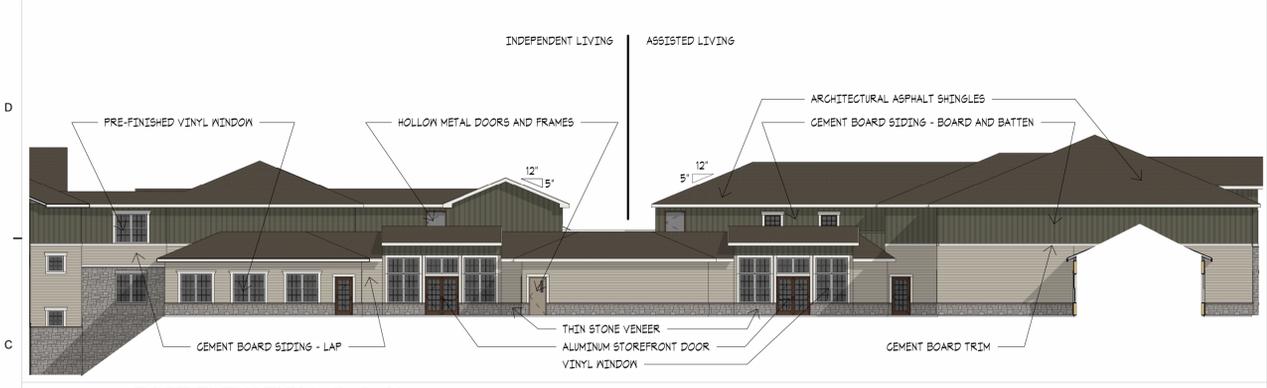
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**G10** PARTIAL SOUTH ELEVATION - IL  
1/16" = 1'-0"



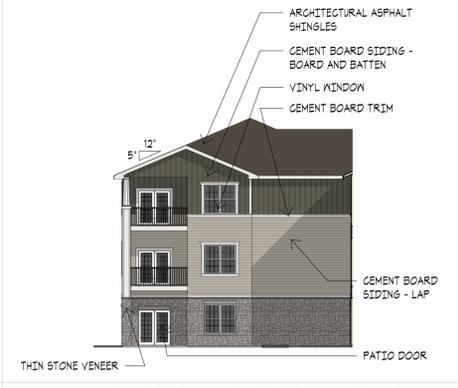
**E10** PARTIAL NORTH ELEVATION - IL  
1/16" = 1'-0"



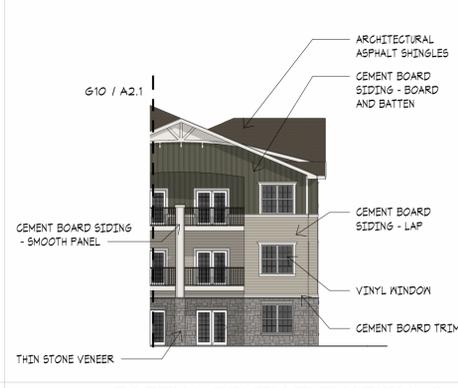
**C10** EAST ELEVATION - IL & AL  
1/16" = 1'-0"



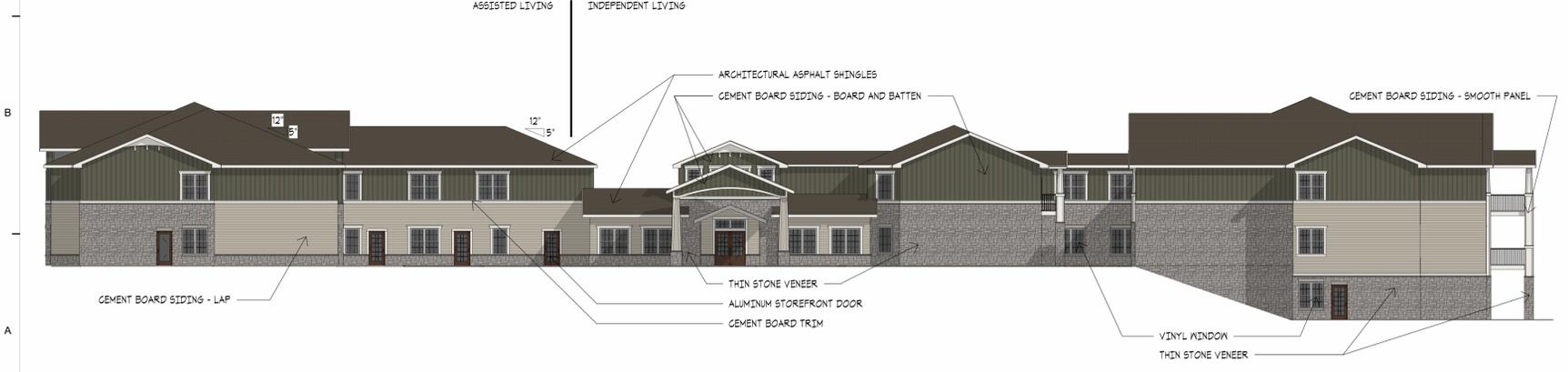
**C5** PARTIAL NORTH ELEVATION - IL  
1/16" = 1'-0"



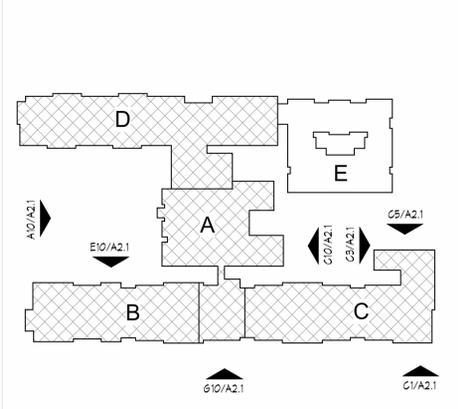
**C3** PARTIAL WEST ELEVATION - IL  
1/16" = 1'-0"



**C1** PARTIAL SOUTH ELEVATION - IL  
1/16" = 1'-0"



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



KEY PLAN

**EXTERIOR FINISH LEGEND**

	THIN STONE VENEER BORAL CULTURED STONE OR EQUAL COBBLEFIELD GRAY		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 2 BM NORTHERN CLIFFS 1936
	ALUM STOREFRONT MEDIUM BRONZE ANODIZED		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 3 SW 1004 SNOWBOUND
	WINDOWS WHITE		ASPHALT SHINGLES TAMKO HERITAGE OR EQUAL AGED WOOD
	CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 1 BM MOHEGAN SAGE 2198-90		

EXTERIOR FINISH LEGEND

SEAL  
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LICENSE NO. A-6972

1.26.2026

**BUILDING ELEVATIONS**

ISSUE DATE:  
1.26.2026

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NO.	DESCRIPTION	DATE

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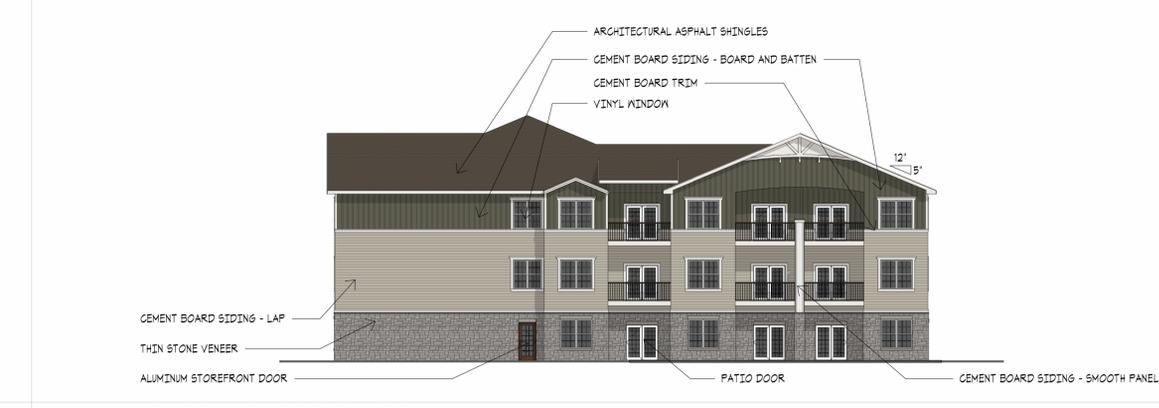
**G10 SOUTH ELEVATION - MCAL**  
1/16" = 1'-0"



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



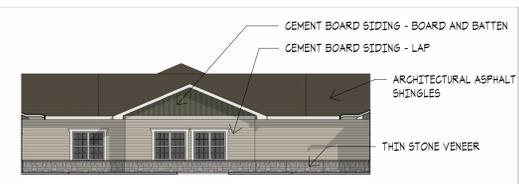
**C10 SOUTH ELEVATION - IL**  
1/16" = 1'-0"



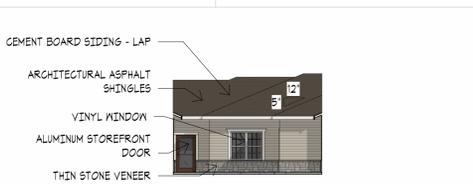
**C4 PARTIAL EAST ELEVATION - IL**  
1/16" = 1'-0"



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



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



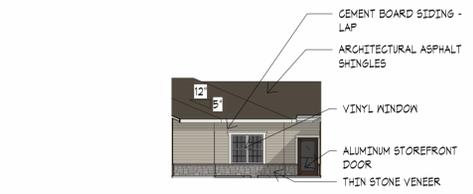
**B5 EAST ELEVATION - MC COURTYARD**  
1/16" = 1'-0"



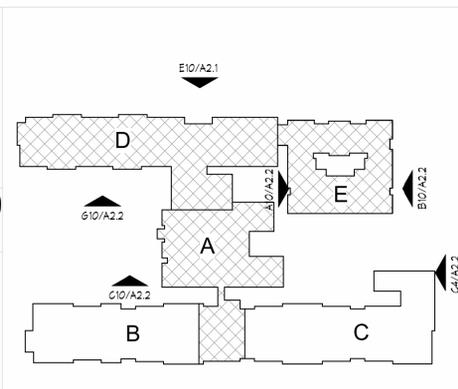
**A10 WEST ELEVATION - MEMORY CARE**  
1/16" = 1'-0"



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



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



KEY PLAN

**EXTERIOR FINISH LEGEND**

	THIN STONE VENEER BORAL CULTURED STONE OR EQUAL COBBLEFIELD GRAY		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 2 BM NORTHERN CLIFFS 1936
	ALUM STOREFRONT MEDIUM BRONZE ANODIZED		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 3 SW 1004 SNOWBOUND
	WINDOWS WHITE		ASPHALT SHINGLES TAMKO HERITAGE OR EQUAL AGED WOOD
	CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 1 BM MOHEGAN SAGE 2198-80		

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**BUILDING ELEVATIONS**

ISSUE DATE:  
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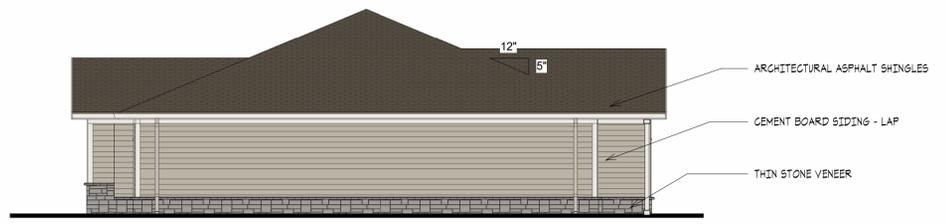
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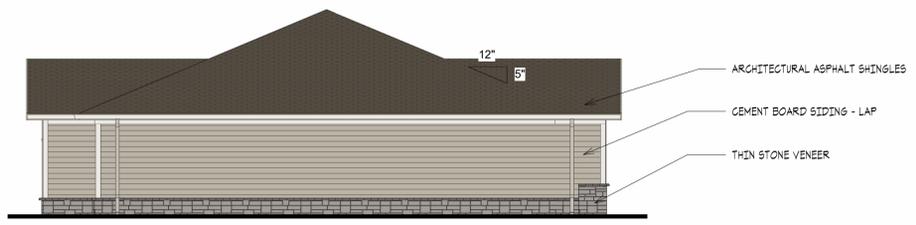
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**G6 EAST ELEVATION**  
1/8" = 1'-0"



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



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



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

**EXTERIOR FINISH LEGEND**

	THIN STONE VENEER BORAL CULTURED STONE OR EQUAL COBBLEFIELD GRAY		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 2 BM NORTHERN CLIFFS 1936
	ALUM STOREFRONT MEDIUM BRONZE ANNOXIDIZED		CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 3 SW 1004 SNOWBOUND
	WINDOWS WHITE		ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
	CEMENT BOARD SIDING JAMES HARDIE OR EQUAL COLOR 1 BM MOHEGAN SAGE 2198-80		

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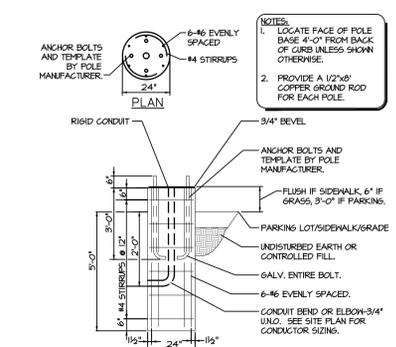
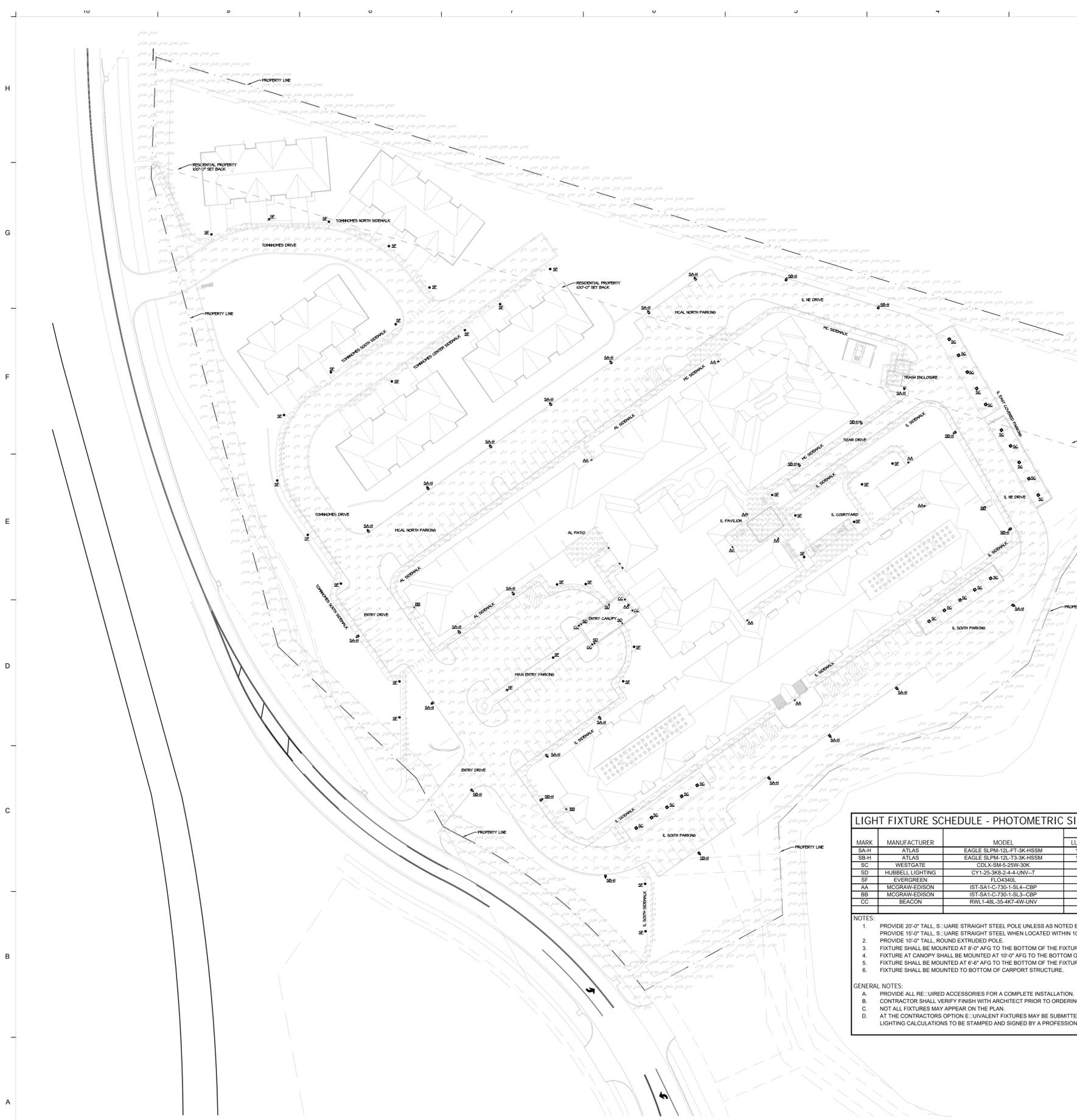
**BUILDING ELEVATIONS - VILLA**

ISSUE DATE:  
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 2510  
**A2.3**  
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**02 POLE BASE DETAIL**  
SCALE: NOT TO SCALE

PHOTOMETRIC STATISTICS						
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)	AVG/MIN (FC)	LLF
ENTRY DRIVE	1.7	3.4	0.5	6.8:1	3.4:1	0.81
IL NORTHEAST DRIVE	2.2	6.0	0.2	30:1:1	11.0:1	0.81
REAR DRIVE	3.0	7.0	1.5	4:1:1	2.0:1	0.81
TOWNHOMES DRIVE	0.4	1.3	0.0	N/A	N/A	0.81
IL SOUTH PARKING	2.0	5.1	0.2	25.5:1	10.0:1	0.81
IL EAST COVERED PARKING	4.3	5.5	1.9	2.9:1	2.3:1	0.81
MAIN ENTRY PARKING	1.5	3.0	0.6	5.0:1	2.5:1	0.81
MCAL NORTH PARKING	1.7	4.7	0.4	11.8:1	4.3:1	0.81
AL SIDEWALK	1.5	6.7	0.2	33.5:1	7.5:1	0.81
IL SIDEWALK	1.5	6.9	0.2	33.5:1	7.5:1	0.81
IL SOUTH SIDEWALK	0.9	2.0	0.1	20.0:1	9.0:1	0.81
MC SIDEWALK	1.1	4.8	0.0	N/A	N/A	0.81
TOWNHOMES CENTRAL SIDEWALK	0.7	1.5	0.1	15.0:1	7.0:1	0.81
TOWNHOMES NORTH SIDEWALK	0.7	1.5	0.0	N/A	N/A	0.81
TOWNHOMES SOUTH SIDEWALK	0.6	2.9	0.0	N/A	N/A	0.81
AL PATIO	2.3	5.8	0.5	11.6:1	4.6:1	0.81
IL COURTYARD	1.2	5.0	0.0	N/A	N/A	0.81
IL PAVILION	2.1	5.1	0.4	12.8:1	5.3:1	0.81
MAIN ENTRY CANOPY	2.4	5.5	0.8	6.9:1	3.0:1	0.81
TRASH ENCLOSURE	0.3	2.1	0.0	N/A	N/A	0.81

LIGHT FIXTURE SCHEDULE - PHOTOMETRIC SITE LIGHTING												
MARK	MANUFACTURER	MODEL	LAMP DATA			LIGHT	DISTRIB	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
			LUMENS	TYPE	COLOR(K)							
SA-H	ATLAS	EAGLE SLP-M-12L-FT-3K-HSSM	11984	LED	3000K	T4-HSS	120-277	POLE TOP	75	LED LOW PROFILE PARKING LOT FIXTURE W/SS	1	
SB-H	ATLAS	EAGLE SLP-M-12L-T3-3K-HSSM	12220	LED	3000K	T3-HSS	120-277	POLE TOP	75	LED LOW PROFILE PARKING LOT FIXTURE W/SS	1	
SC	WESTGATE	CDLX-SM-5-25W-30K	3000	LED	3000K	T5	120-277	SURFACE	45	LED LOW PROFILE PARKING CANOPY FIXTURE	6	
SD	HUBBELL LIGHTING	CY1-25-3K8-2-4-UNV-T	2500	LED	3000K	T4-HSS	120-277	WALL	25	DIRECT/INDIRECT LED EXTERIOR WALL MOUNT	5	
SF	EVERGREEN	FLO4040L	4000	LED DRIVER	3000K	T5	120/277	POLE TOP	40	DECORATIVE POST TOP LED FIXTURE	2	
AA	MCGRAW-EDISON	IST-SA1-C-730-1-SL4-CBP	4500	LED	3000K	T4-HSS	120-277	WALL	35	TYPE SL4 LED EXTERIOR WALL MOUNT W/CWB	3.4	
BB	MCGRAW-EDISON	IST-SA1-C-730-1-SL3-CBP	4500	LED	3000K	T3-HSS	120-277	WALL	35	TYPE SL3 LED EXTERIOR WALL MOUNT W/CWB	3	
CC	BEACON	RWL1-48L-35-4K7-4W-UNV	800	LED	3000K	-	120	WALL	9	20" ONE LIGHT BLACK DECORATIVE EXT. SCANCE	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 6'-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 CONTRACTOR'S OPTION E-UNVALUED 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"



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



**PHOTOMETRIC SITE PLAN**

ISSUE DATE:  
**1.26.2026**

REVISIONS:  
NO. DESCRIPTION DATE

PROJECT NO.: 2510

**PH1.1**

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