



PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT SENIOR COMMUNITY
 S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SHEET LIST

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| C1.0 | PRELIMINARY DEVELOPMENT PLAN |
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PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS RD, SUITE 228
 KANSAS CITY, MISSOURI 64112
 816.531.1698

CIVIL

OLSSON
 550 E. ST LOUIS ST.
 SPRINGFIELD, MO 65806
 417.890.8802

STRUCTURAL

BOB D. CAMPBELL & CO.
 4338 BELLEVUE
 KANSAS CITY, MO 64111
 816.531.4144

MECHANICAL/ELECTRICAL/ PLUMBING

HOSS & BROWN ENGINEERS
 11205 W. 79TH ST
 LENEXA, KS 62214
 913.362.9090

OWNER

O'REILLY DEVELOPMENT CO.
 5051 S. NATIONAL AVENUE 4-100
 SPRINGFIELD, MO 65810
 417.893.6006

MANAGEMENT COMPANY

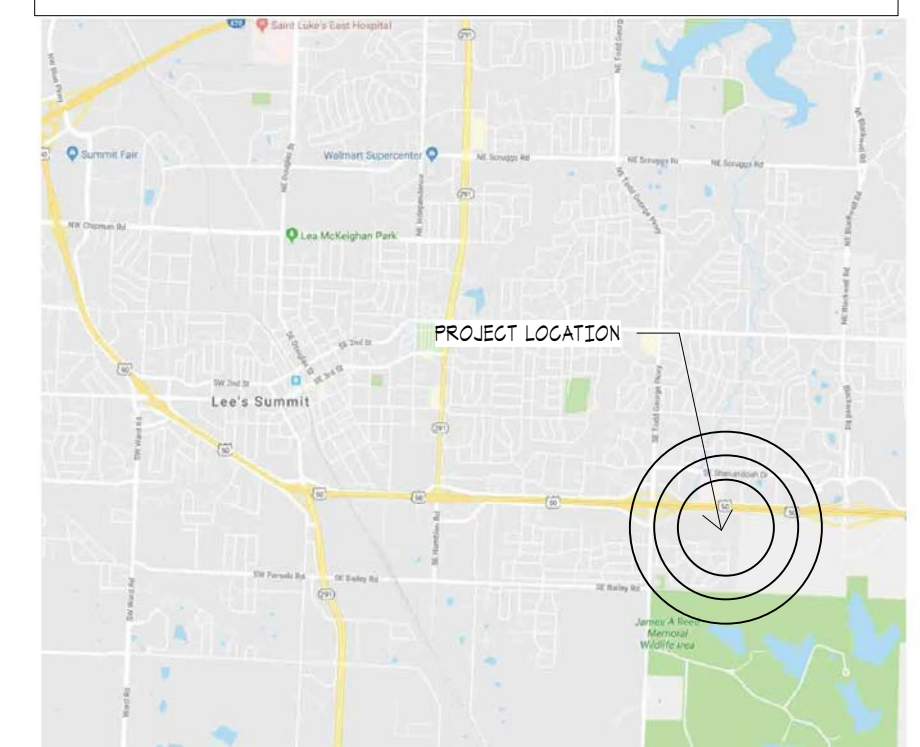
ARROW SENIOR LIVING
 3333-9 RUE ROYALE
 ST. CHARLES, MO 63301
 636.724.1766

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL EX. BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCREPANCY FROM THE EX. CONDITIONS OR THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO ORDERING, FABRICATION, ETC.
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS PRIOR TO BID. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. ALL WORK TO BE PERFORMED IN A FIRST CLASS, PROFESSIONAL, CODE COMPLIANT MANNER.
- F. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

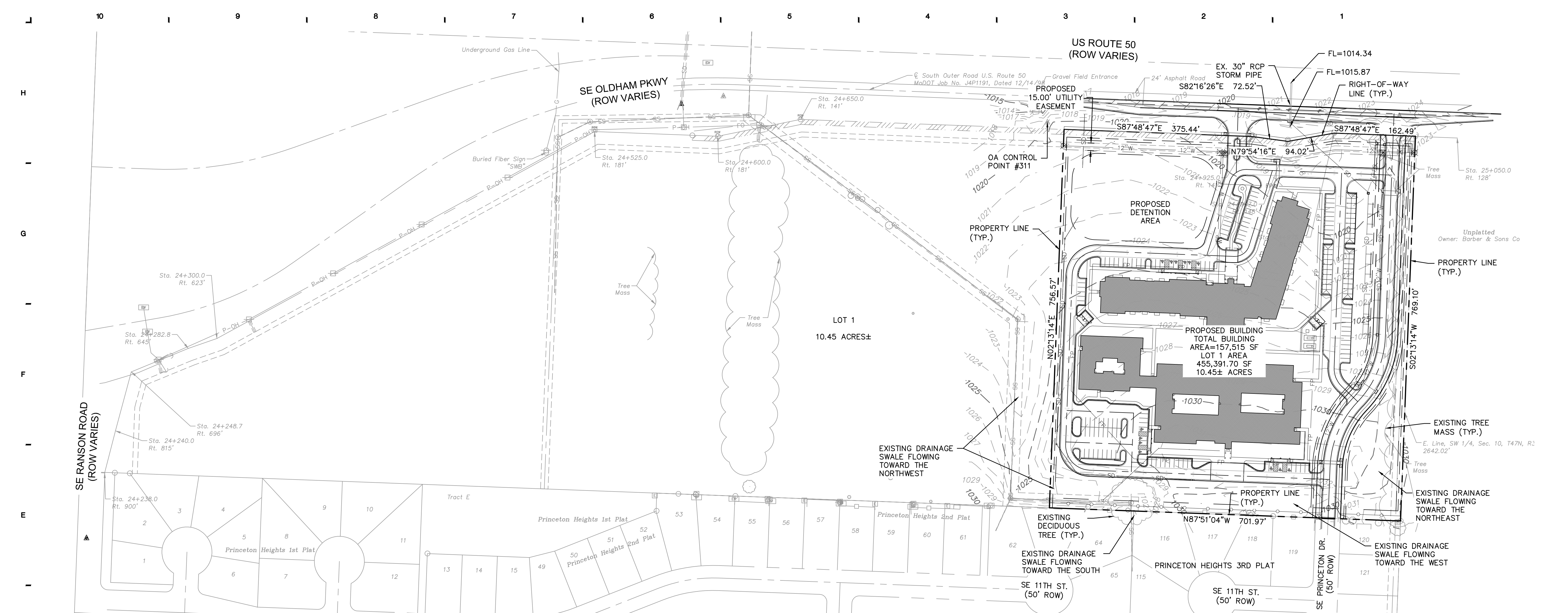
ISSUE DATE:

1/18/19



LOCATION MAP





ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR LIVING COMMUNITY
SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1898 F 816.531.1978

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, SAID POINT ALSO LYING ON THE CENTERLINE OF WESTBOUND U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN MODOT JOB NO. J4P1191, DATED 12/14/98; THENCE SOUTH 87 DEGREES 49 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND ALONG SAID CENTERLINE, A DISTANCE OF 1938.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 10 MINUTES 13 SECONDS WEST, DEPARTING SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 246.56 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN SAID MODOT JOB NO. J4P1191, DATED 12/14/98, THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.44 FEET TO A POINT; THENCE SOUTH 82 DEGREES 16 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 72.52 FEET TO A POINT; THENCE NORTH 79 DEGREES 54 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 94.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 162.49 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG SAID EAST LINE, A DISTANCE OF 769.10 FEET TO THE NORTHEAST CORNER OF PRINCETON HEIGHTS 3RD PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID PRINCETON HEIGHTS 3RD PLAT, AND ALONG THE NORTH LINE OF PRINCETON HEIGHTS 2ND PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 701.97 FEET TO A POINT; THENCE NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 756.57 FEET TO THE POINT OF BEGINNING, CONTAINING 533,062 SQUARE FEET OR 12.2374 ACRES, MORE OR LESS.

FEMA:

SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0439G, MAP REVISED JANUARY 20, 2017.

GENERAL NOTES:

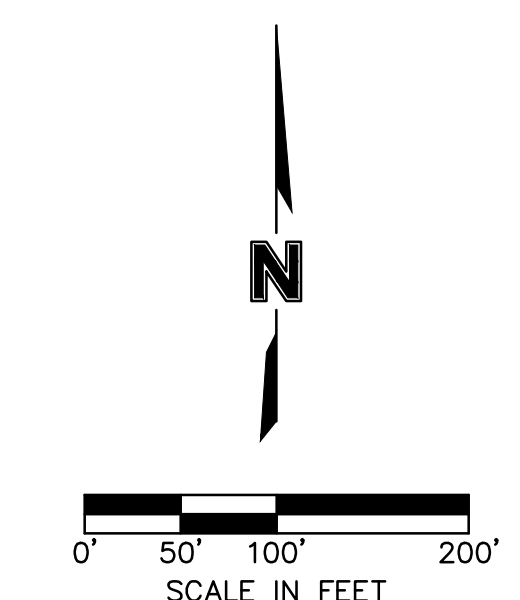
- NO FLOOD PLAIN EXISTS ON THIS SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 29095C0439G, MAP REVISED JANUARY 20, 2017.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- ACCESSORY BUILDINGS OR STRUCTURES SHALL BE NO HIGHER THAN THE PRIMARY BUILDING.
- FOR PROPOSED BUILDING HEIGHTS REFER TO ARCHITECTURAL PORTION OF PACKAGE.
- THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- THE SITE SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS EXCEPT THOSE EXCEPTIONS REQUESTED BY THE PRELIMINARY DEVELOPMENT PLAN.
- UNDERGROUND STRUCTURES FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN HEREON.
- NO INVESTIGATION HAS BEEN PERFORMED BY OLSSON REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY WAS EXECUTED WITH A TITLE COMMITMENT FROM FIDELITY TITLE AGENCY, DATED DECEMBER 6, 2018, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURES ARE TO BE OPAQUE TO SCREEN WASTE RECEPTACLES PER CITY REQUIREMENTS.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER CITY ORDINANCE AND SHALL BE SCREENED OR PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
- A SITE LIGHTING PLAN WILL BE DEVELOPED DURING DEVELOPMENT OF ENGINEERING DOCUMENTS. THE LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. LIGHTING OF THE PARKING AREAS AND BUILDINGS SHALL BE SHIELDED/DIRECTED TO NOT CREATE A NUISANCE TO THE ADJACENT RESIDENTIAL AREAS.

LEGEND

| | | | |
|-----|--|-----|----------------------------|
| --- | PROPERTY LINES | --- | PROP. FENCE |
| --- | RIGHT-OF-WAY (ROW) | --- | EXISTING CONTOUR |
| --- | ROAD CENTERLINE | --- | PROPOSED CONTOUR |
| --- | EASEMENT LINES | --- | SPILL CURB (TYPE CG-1 DRY) |
| --- | SETBACK LINES | --- | STANDARD CURB (TYPE CG-1) |
| --- | FOUND MONUMENT | --- | BACK OF CURB TO |
| --- | TEMPORARY BENCHMARK | --- | BACK OF CURB |
| --- | EXIST. POWER POLE | --- | |
| --- | EXIST. ELECTRIC BOX | --- | |
| --- | EXIST. ELECTRIC VAULT | --- | |
| --- | EXIST. ELECTRIC METER | --- | |
| --- | EXIST. GUY WIRE | --- | |
| --- | EXIST. TELEPHONE PEDESTAL | --- | |
| --- | EXIST. FIRE HYDRANT | --- | |
| --- | EXIST. WATER METER | --- | |
| --- | EXIST. WATER VALVE | --- | |
| --- | EXIST. GAS MARKER | --- | |
| --- | EXIST. CABLE VAULT | --- | |
| --- | EXIST. SANITARY MANHOLE | --- | |
| --- | EXIST. FLARED END SECTION | --- | |
| --- | EXIST. DECIDUOUS TREE | --- | |
| --- | EXIST. SIGN | --- | |
| --- | PROP. SANITARY SEWER MANHOLE | --- | |
| --- | PROP. FIRE HYDRANT | --- | |
| --- | PROP. GATE VALVE | --- | |
| --- | PROP. SIGN | --- | |
| --- | PROP. FIRE DEPARTMENT CONNECTION (FDC) | --- | |
| --- | EXIST. OVERHEAD ELECTRIC | --- | |
| --- | EXIST. UNDERGROUND TELEPHONE | --- | |
| --- | EXIST. GAS LINE | --- | |
| --- | EXIST. STORM SEWER LINE | --- | |
| --- | EX. WOOD FENCE | --- | |
| --- | PROP. PUBLIC SANITARY SEWER MAIN | --- | |
| --- | PROP. SANITARY SEWER SERVICE | --- | |
| --- | PROP. STORM SEWER LINE | --- | |
| --- | PROP. UNDERGROUND ELECTRIC | --- | |
| --- | PROP. PUBLIC WATER MAIN | --- | |
| --- | PROP. PRIVATE WATER MAIN | --- | |
| --- | PROP. IRRIGATION LINE | --- | |
| --- | PROP. WATER SERVICE | --- | |
| --- | PROP. FIRE PROTECTION LINE | --- | |

DRAWING INDEX

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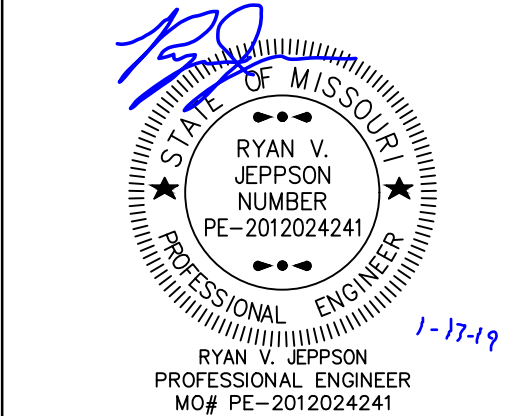


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olsson

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Olsson Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com
Olsson Project #018-1450

SEAL



PRELIMINARY DEVELOPMENT PLAN

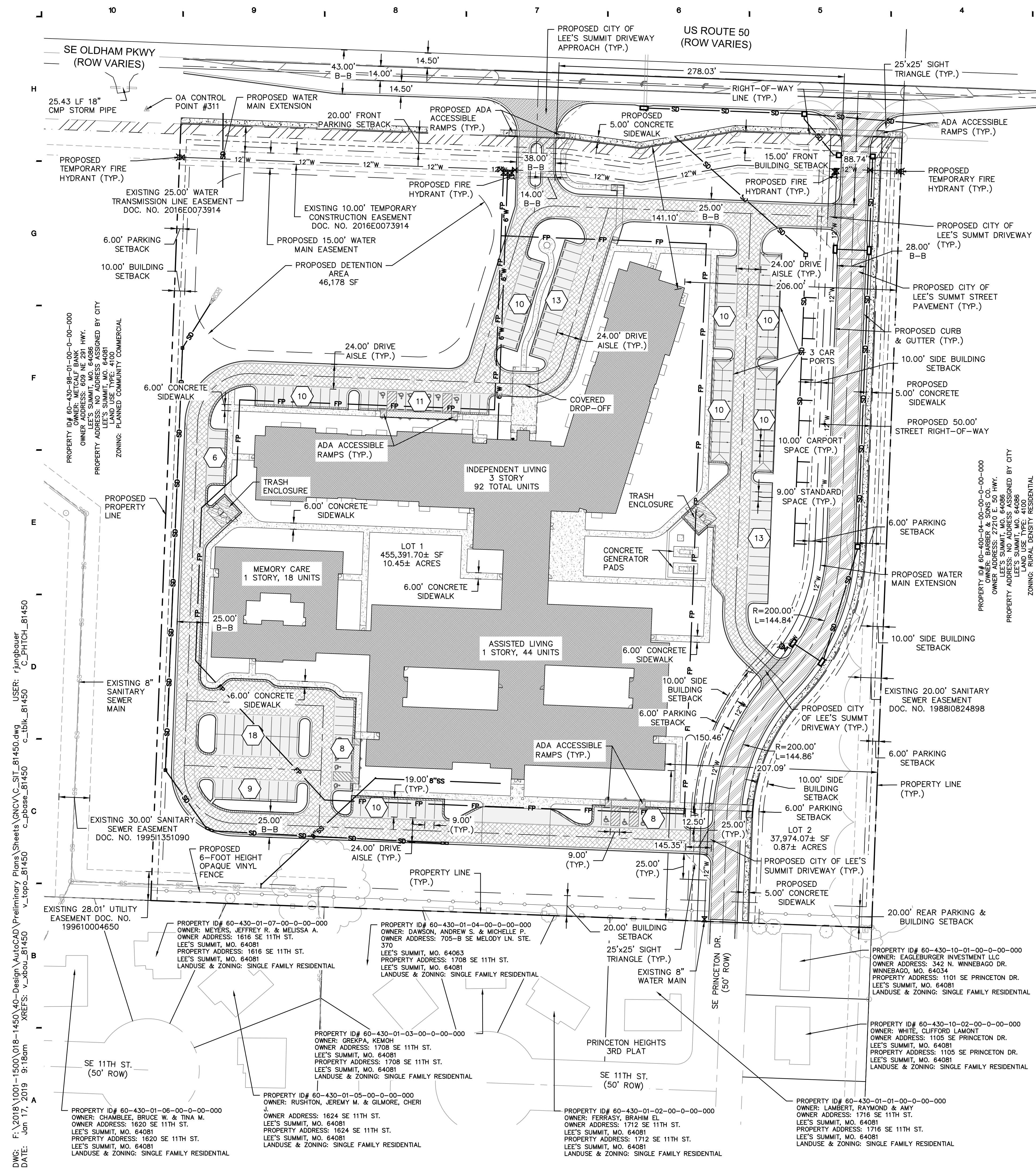
ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX

C1.0

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 DATE: Jan 16, 2019 7:19am XREFS: V_Topo_81450 V_XBou_81450 C_TBLK_81450 C_PBASE_81450



BUILDING SETBACKS:
 FRONT = 15' MINIMUM
 REAR = 20' MINIMUM
 SIDE = 10' MINIMUM

PARKING SETBACKS:
 NORTH = 20' MIN. ALONG STREET FRONTAGE
 EAST = 6' MIN. FROM SIDE PROPERTY LINE; ALONG STREET FRONTAGE
 SOUTH = 20' MIN. FROM RESIDENTIAL DISTRICT (LANDSCAPE BUFFER)
 WEST = 6' MIN. FROM SIDE PROPERTY LINE

GREEN SPACE:
 PERIMETER GREEN = 20' MINIMUM LANDSCAPE STRIP ALONG STREET FRONTAGE

INTERIOR GREEN REQUIRED = 5% OF VEHICULAR USE AREA (REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION)

ZONING:
 ZONING EXISTING: CP-2 PLANNED COMMUNITY COMMERCIAL
 EAST: AG - AGRICULTURE
 SOUTH: R-1 SINGLE FAMILY RESIDENTIAL
 WEST: CP-2 PLANNED COMMUNITY COMMERCIAL
 NORTH: HIGHWAY 50 AND CP-2 PLANNED COMMUNITY COMMERCIAL

SITE AREA:
 TOTAL SITE = 533,061.97 SQUARE FEET OR 12.24 ACRES±
 STREET R/W TO BE DEDICATED: 0.91 ACRES
 NET LAND AREA REMAINING: 11.33 ACRES
 LOT 1 = 10.45 ACRES
 LOT 2 = 0.87 ACRES

PRESENT USE:
 UNDEVELOPED

PLANNED USE:
 SENIOR LIVING COMMUNITY

BUILDING HEIGHT:
 HEIGHT ABOVE GRADE:
 MEMORY CARE = 21'-0"±
 ASSISTED LIVING = 26'-10"±
 INDEPENDENT LIVING = 50'-3"±

NUMBER OF FLOORS:
 MEMORY CARE = 1 FLOOR (18 UNITS)
 ASSISTED LIVING = 1 FLOOR (44 UNITS)
 INDEPENDENT LIVING = 3 FLOORS (92 TOTAL UNITS)
 MAX. BUILDING HEIGHT = 50'-3"± (3 STORIES)

BUILDING AREA:
 GROSS FLOOR AREA RATIO (F.A.R.):
 ASSISTED LIVING = 39.875 SF
 INDEPENDENT LIVING FLOOR 1 = 38,915 SF
 FLOOR 2 = 32,925 SF
 FLOOR 3 = 33,585 SF
 MEMORY CARE = 12,215 SF
 TOTAL BUILDING SF = 157,515 SF
 MAX. FLOOR AREA RATIO (F.A.R.):
 MAX. F.A.R. ALLOWED = 0.55 F.A.R. = 250,465 SF MAX.
 ACTUAL F.A.R. = 0.35 F.A.R.
 DWELLING UNITS PER ACRE = 14.74 DU/AC

PARKING:
 REQUIRED:
 MEMORY CARE: NURSING HOME/ELDERLY CARE
 1 FOR EACH 2 BEDS: 18 BEDS = 9 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 8 EMPLOYEES = 8 PARKING SPACES
 ASSISTED LIVING: NURSING HOME/ELDERLY CARE
 1 FOR EACH 2 BEDS: 44 BEDS = 22 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 16 EMPLOYEES = 16 PARKING SPACES
 INDEPENDENT LIVING: RETIREMENT COMMUNITY
 1 FOR EACH DWELLING UNIT: 91 UNITS = 91 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 16 EMPLOYEES = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 153
 TOTAL PARKING SPACES PROVIDED = 156

IMPERVIOUS COVERAGE:
 VEHICULAR USE AREA = 101,631.70 SF
 BUILDING & SIDEWALK = 114,928.29 SF
 TOTAL IMPERVIOUS = 216,559.99 SF
 TOTAL SITE AREA = 455,391.70 SF (LOT 1)
 % IMPERVIOUS = 47.56%

UTILITY COMPANIES:
 WATER & SANITARY SEWER:
 CITY OF LEE'S SUMMIT CITY UTILITIES
 1200 SE HAMBLEN ROAD
 LEE'S SUMMIT, MISSOURI 64081
 (816) 969-1900
 ELECTRIC SERVICE:
 KANSAS CITY POWER & LIGHT
 TELE: (816) 471-5275
 GAS SERVICE:
 SPIRE
 (800) 582-1234
 FIRE DEPARTMENT:
 LEE'S SUMMIT FIRE DEPARTMENT
 207 SE DOUGLAS STREET
 LEE'S SUMMIT, MO. 64063
 (816) 969.1300
 AMBULANCE SERVICE:
 TELE: 911
 SCHOOL DISTRICT:
 LEE'S SUMMIT OFFICE OF SUPERINTENDENT
 (816) 986-1000
 COMMUNICATION:
 AT&T 1-800-246-8464
 CENTURYLINK 1-800-246-4237
 COMCAST 1-888-262-5101
 GOOGLE FIBER NOC 1-866-954-1572
 SPRINT/ERICSSON 1-800-521-0579
 TIME WARNER CABLE 1-866-967-7611
 TW TELECOM 1-800-829-0420
 UNITE PRIVATE NETWORKS 1-866-963-4237
 VERIZON COMMUNICATIONS INC. 1-800-624-9675

LEGEND

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| --- | RIGHT-OF-WAY (ROW) |
| --- | ROAD CENTERLINE |
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| --- | PROP. FENCE |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | SPILL CURB (TYPE CG-1 DRY) |
| --- | STANDARD CURB (TYPE CG-1) |
| --- | BACK OF CURB TO BACK OF CURB |

BENCHMARKS:
 MO DNR JA-45: KC METRO ALUMINUM GRS DISK SET IN CONCRETE 3"± BELOW PAVEMENT ON THE SHOULDER OF SE RANSON ROAD STAMPED "JA-45" ELEV.=1046.26'
 PUBLISHED COORDINATES (1988 ADJUSTMENT):
 N: 303273.664M
 E: 863885.886M
 GRID=GROUND
 N: 994990.3460
 E: 2834265.6110
 CAF: 0.99989860A
 BENCHMARK #41314:
 NORTHING: 995857.9570
 EASTING: 2835453.8010
 SET SQUARE CUT IN CENTER OF CONCRETE HEADWALL FOR REINFORCED CONCRETE BOX
 ELEVATION=1007.13' (NAVD 88)

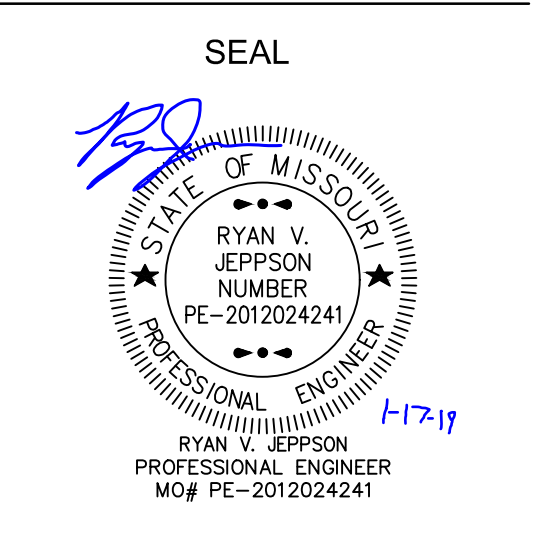
OA CONTROL POINT #310
 NORTHING: 995873.4445
 EASTING: 2835537.7320
 FOUND 1/2" REBAR W/CAP 8" SOUTH OF PAVEMENT
 EAST OF REINFORCED CONCRETE BOX
 ELEVATION=1008.08' (NAVD 88)



ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
 OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR LIVING COMMUNITY
 SE OLDHAM PARKWAY
 LEE'S SUMMIT, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112-1696 F 816.531.1978



PRELIMINARY
 SITE PLAN

ISSUE DATE:
 2019 JANUARY 17
 REVISIONS:

PROJECT NO.: XXXX

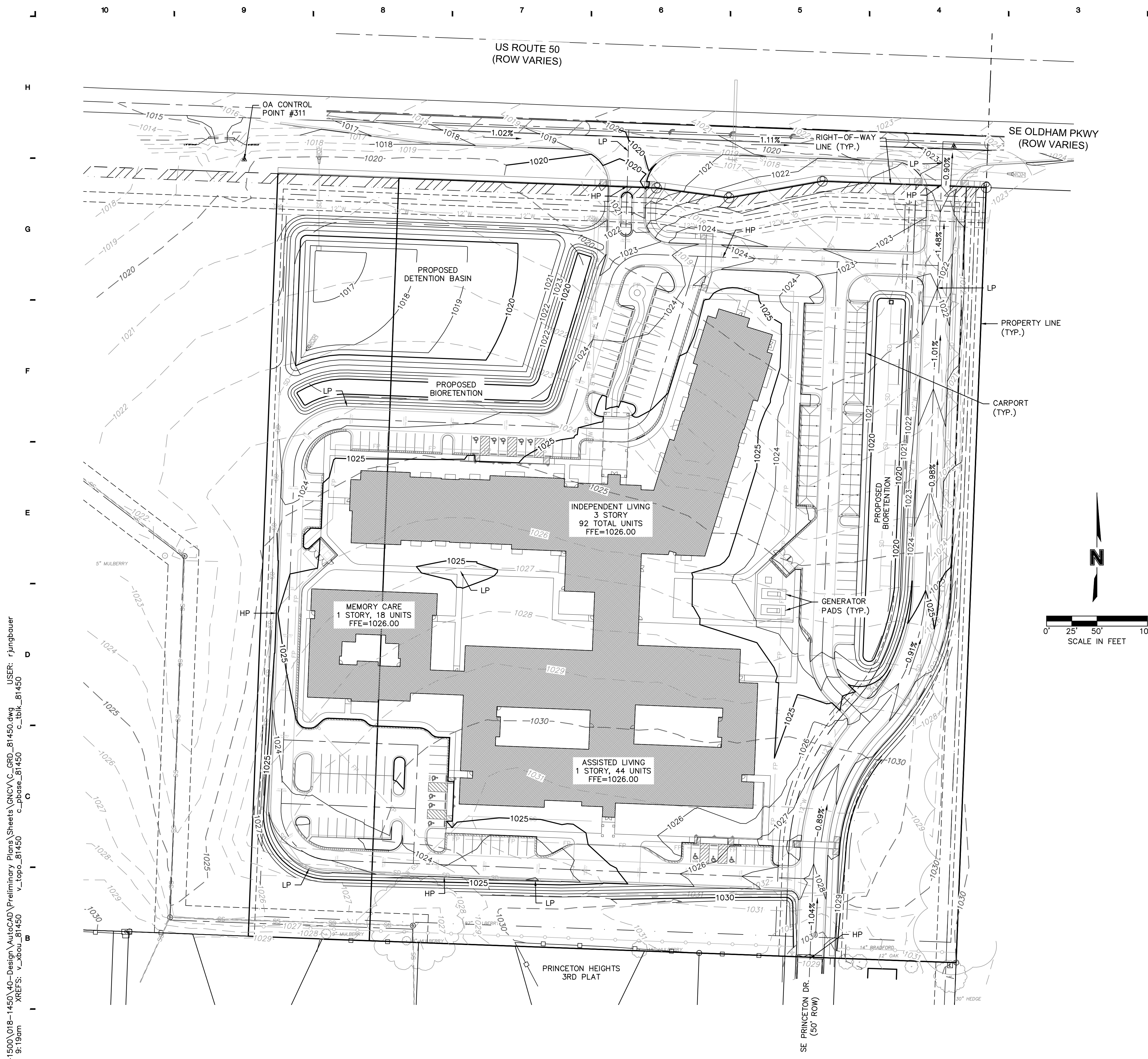
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 Olsson Project #018-1450

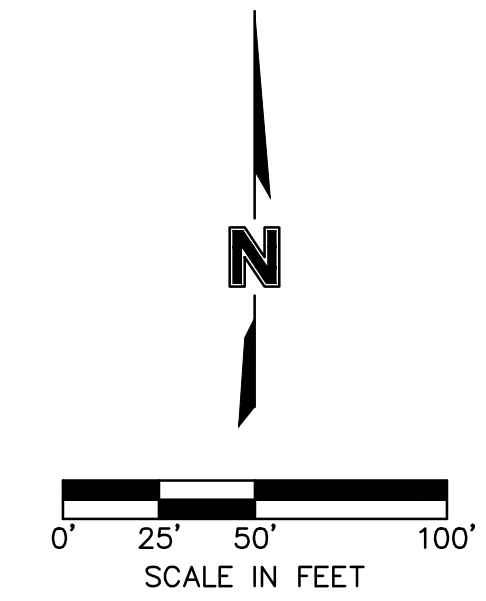
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GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET X.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF LEE'S SUMMIT REQUIREMENTS.
12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".
14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.



LEGEND

| | |
|--------------|-------------------------------------|
| --- 1080 --- | EXISTING CONTOUR |
| — 1080 — | PROPOSED CONTOUR |
| TC=1080.00 | TOP OF CURB |
| TW=1080.00 | TOP OF SIDEWALK |
| TP=1080.00 | TOP OF PAVEMENT |
| GR=1080.00 | FINISHED GROUND |
| FL=1080.00 | FLOW LINE |
| MH=1080.00 | TOP OF MANHOLE |
| TI=1080.00 | TOP OF INLET |
| TB=1080.00 | TOP OF BASIN |
| TJ=1080.00 | TOP OF JUNCTION BOX |
| LFG=1080.00 | LOW FINISHED GROUND |
| HFG=1080.00 | HIGH FINISHED GROUND |
| --- | SWALE |
| --- | RIDGE LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| ▨ | SPILL CURB (TYPE CG-1 DRY) |
| ▨ | STANDARD CURB (TYPE CG-1) |
| ▨ | SIDEWALK RAMP - SLOPES @ 8.33% MAX. |

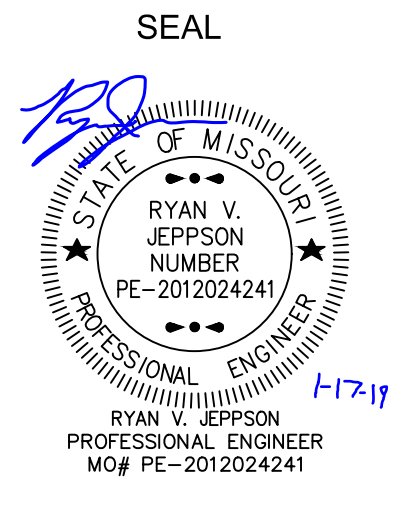
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SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112-1616 816.531.1986 F 816.531.1978



PRELIMINARY
GRADING PLAN

ISSUE DATE:
2019 JANUARY 17
REVISIONS:

PROJECT NO.: XXXX

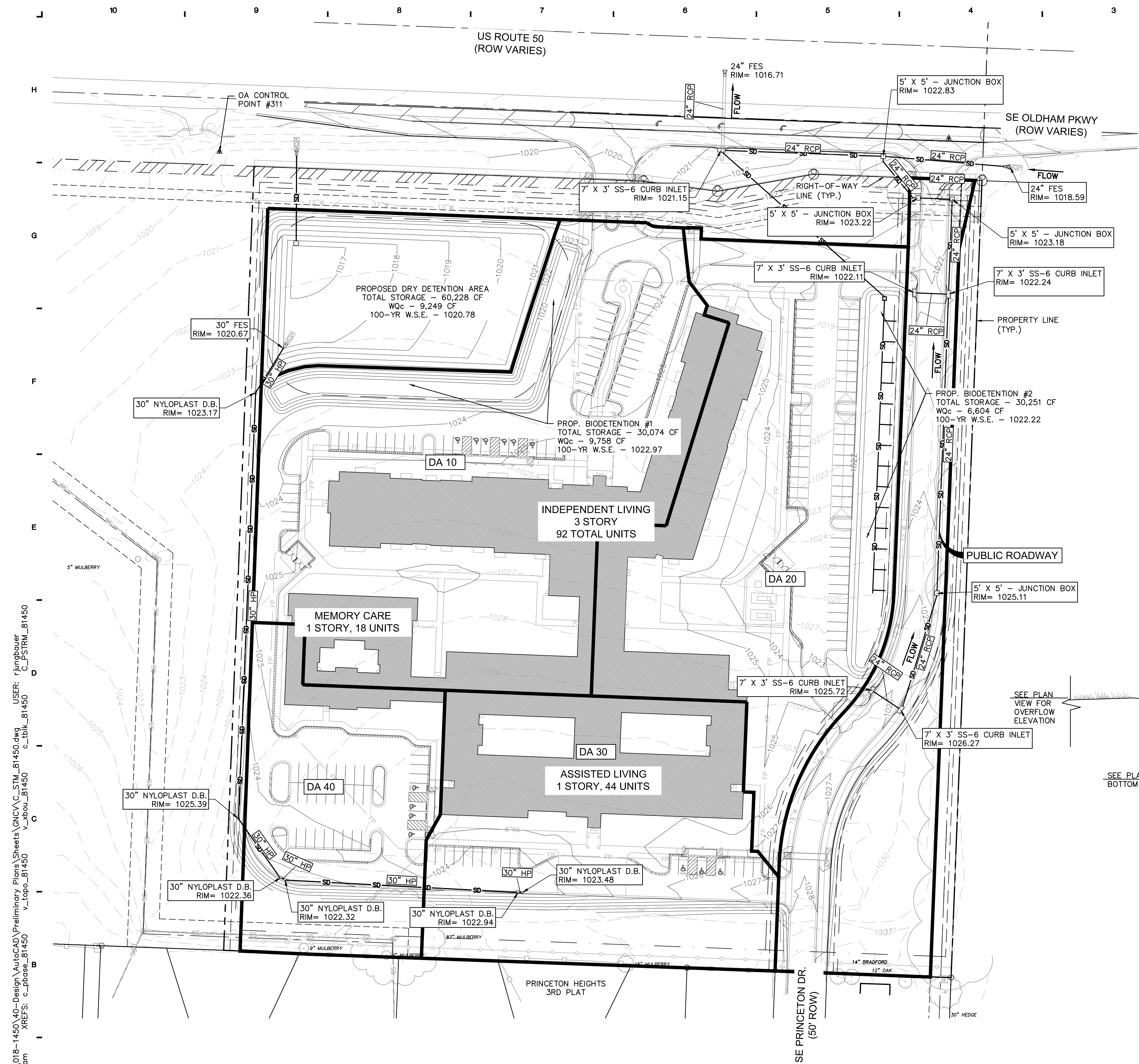
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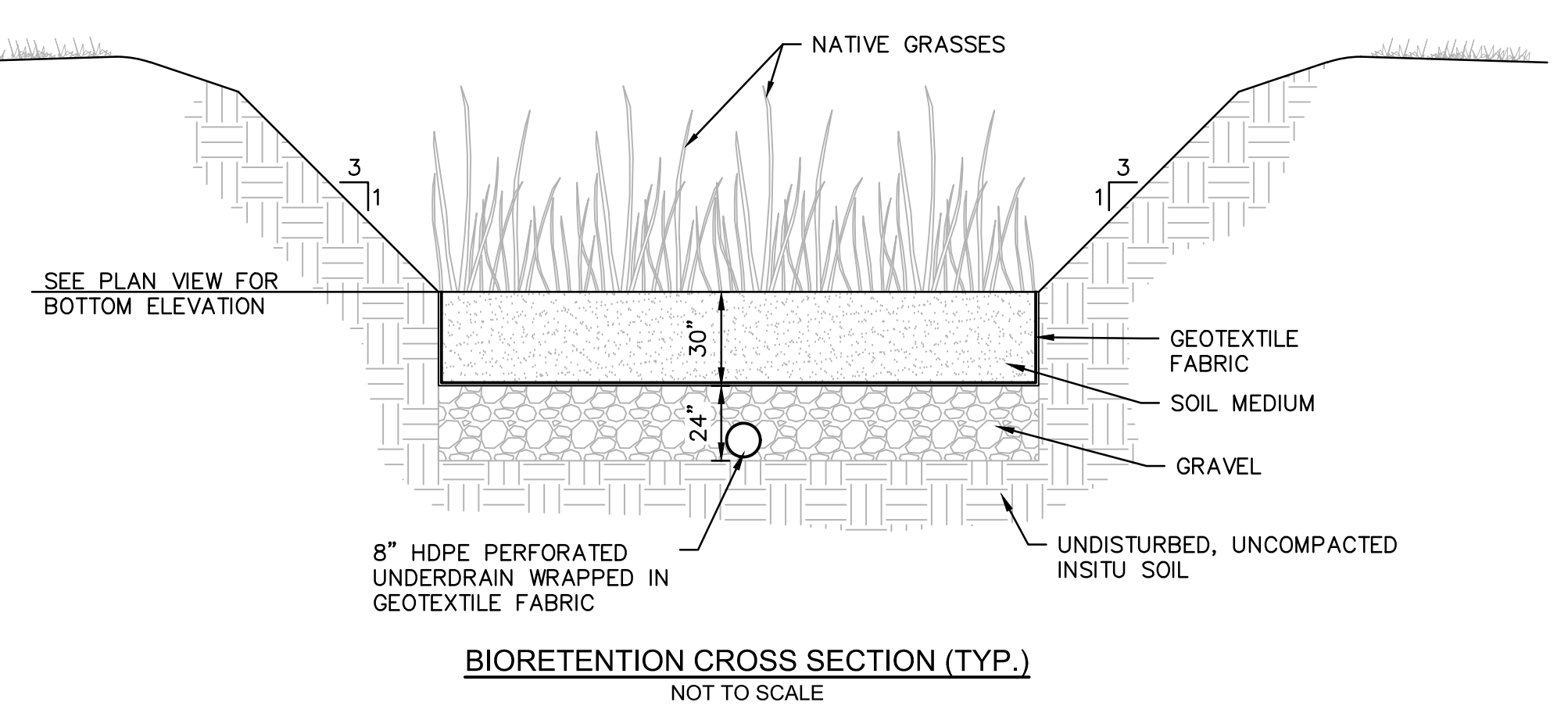
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LEGEND

| | |
|-----|--|
| --- | PROPERTY LINES |
| --- | RIGHT-OF-WAY (ROW) |
| --- | ROAD CENTERLINE |
| --- | EASEMENT LINES |
| --- | SETBACK LINES |
| ○ | FOUND MONUMENT |
| △ | TEMPORARY BENCHMARK |
| ⊕ | EXIST. POWER POLE |
| ⊞ | EXIST. ELECTRIC BOX |
| ⊞ | EXIST. ELECTRIC VAULT |
| ⊞ | EXIST. ELECTRIC METER |
| ⊞ | EXIST. GUY WIRE |
| ⊞ | EXIST. TELEPHONE PEDESTAL |
| ⊞ | EXIST. FIRE HYDRANT |
| ⊞ | EXIST. WATER METER |
| ⊞ | EXIST. WATER VALVE |
| ⊞ | EXIST. GAS MARKER |
| ⊞ | EXIST. CABLE VAULT |
| ⊞ | EXIST. SANITARY MANHOLE |
| ⊞ | EXIST. FLARED END SECTION |
| ⊞ | EXIST. DECIDUOUS TREE |
| ⊞ | EXIST. SIGN |
| ⊞ | PROP. SANITARY SEWER MANHOLE |
| ⊞ | PROP. FIRE HYDRANT |
| ⊞ | PROP. GATE VALVE |
| ⊞ | PROP. SIGN |
| ⊞ | PROP. FIRE DEPARTMENT CONNECTION (FDC) |
| --- | EXIST. OVERHEAD ELECTRIC |
| --- | EXIST. UNDERGROUND TELEPHONE |
| --- | EXIST. GAS LINE |
| --- | EXIST. STORM SEWER LINE |
| --- | EX. WOOD FENCE |
| --- | PROP. PUBLIC SANITARY SEWER MAIN |
| --- | PROP. SANITARY SEWER SERVICE |
| --- | PROP. STORM SEWER LINE |
| --- | PROP. UNDERGROUND ELECTRIC |
| --- | PROP. PUBLIC WATER MAIN |
| --- | PROP. PRIVATE WATER MAIN |
| --- | PROP. IRRIGATION LINE |
| --- | PROP. WATER SERVICE |
| --- | PROP. FIRE PROTECTION LINE |
| --- | PROP. FENCE |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | SPILL CURB |
| --- | ON-SITE STD. CURB |
| --- | BACK OF CURB TO |
| --- | BACK OF CURB |



DRAINAGE AREAS RATIONAL METHOD CALCULATIONS

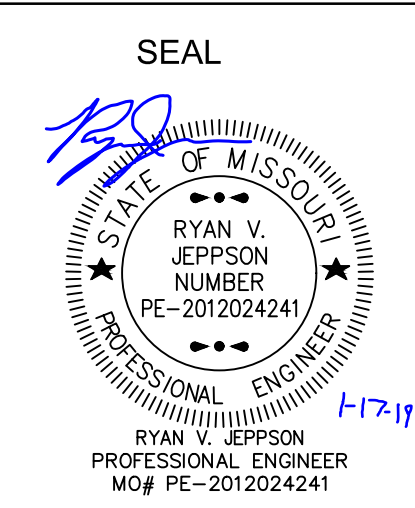
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|----------------|--------------------|---------------------------|-----------------------------|--------------------------|--------------------------|---------------------------|----------------------------------|--------------------------|---------------------------|----------------------------|--------------|---------------|----------------|
| DA 10 | 3.99 | 2.02 | 1.97 | 0.60 | 0.66 | 0.76 | 5.00 | 5.81 | 8.35 | 12.6 | 14.01 | 22.15 | 37.98 |
| DA 20 | 2.52 | 1.34 | 1.18 | 0.62 | 0.68 | 0.78 | 5.00 | 5.81 | 8.35 | 12.6 | 9.11 | 14.40 | 24.70 |
| DA 30 | 1.87 | 1.14 | 0.73 | 0.68 | 0.74 | 0.85 | 5.00 | 5.81 | 8.35 | 12.6 | 7.35 | 11.62 | 19.93 |
| DA 40 | 1.15 | 0.71 | 0.44 | 0.68 | 0.75 | 0.85 | 5.00 | 5.81 | 8.35 | 12.6 | 4.56 | 7.21 | 12.36 |
| PUBLIC ROADWAY | 1.44 | 0.63 | 0.81 | 0.56 | 0.61 | 0.70 | 5.00 | 5.81 | 8.35 | 12.6 | 4.65 | 7.36 | 12.62 |



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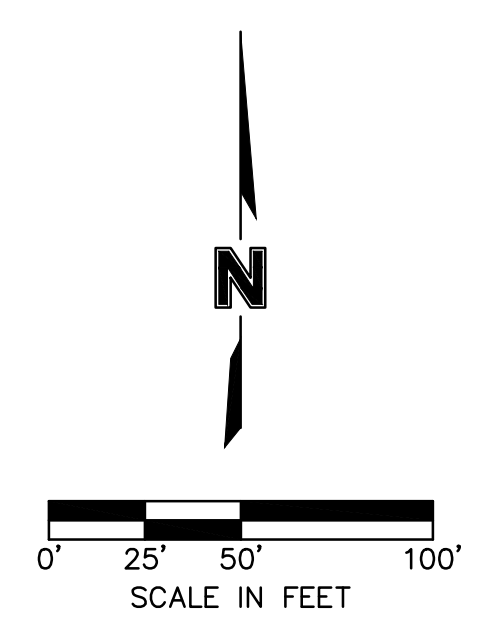
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PRELIMINARY
STORMWATER
PLAN

ISSUE DATE:
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REVISIONS:



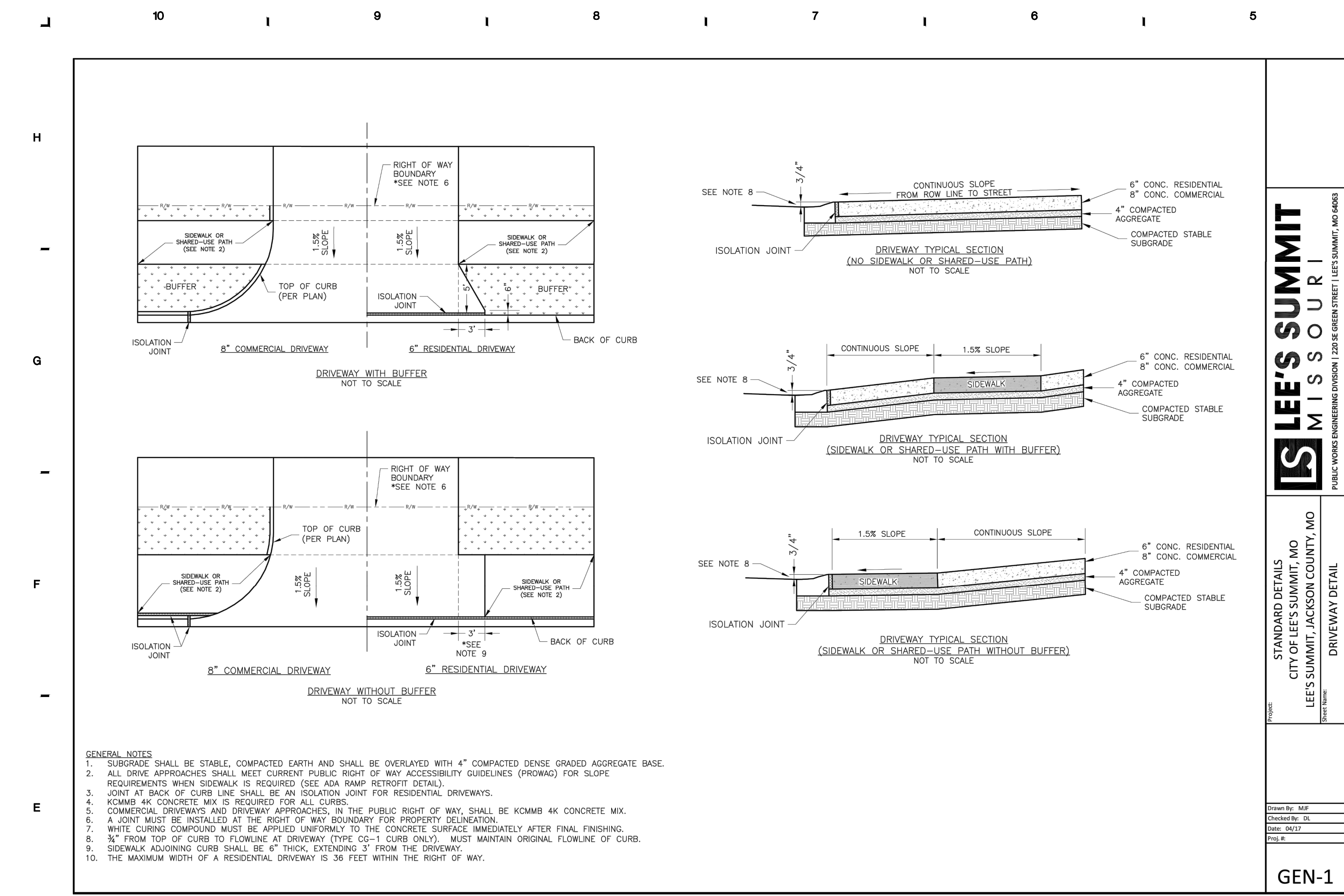
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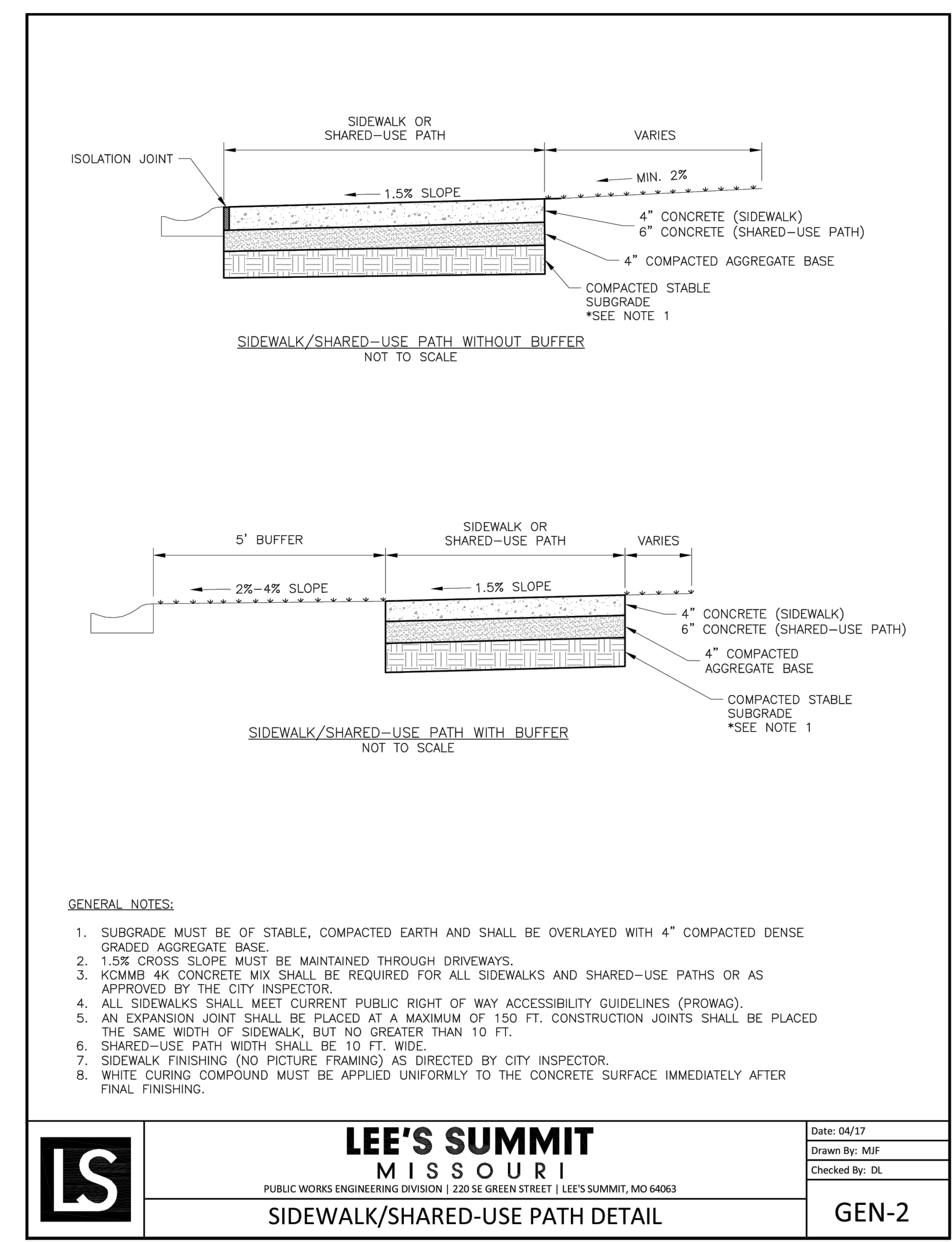
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LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

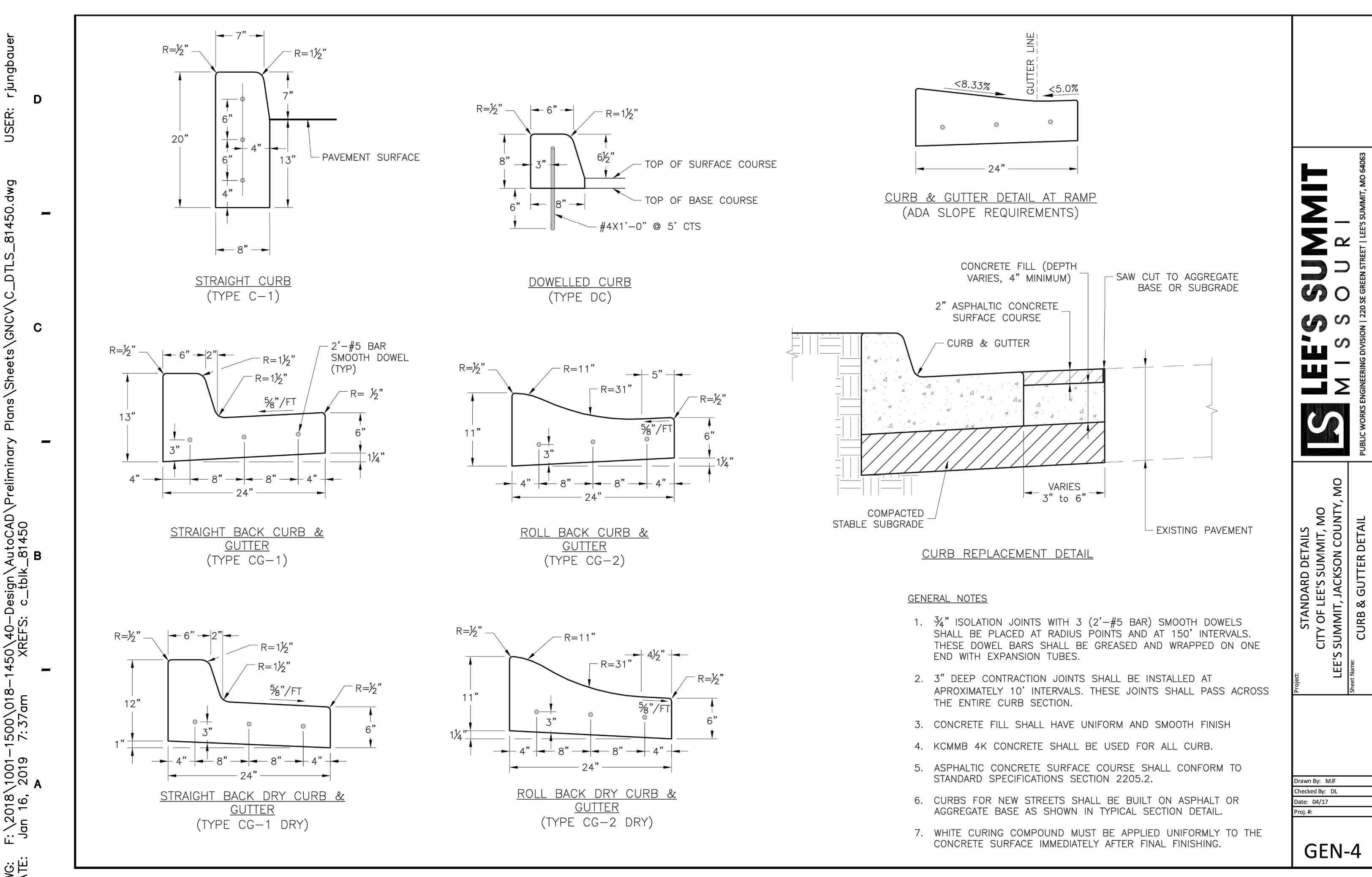
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STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

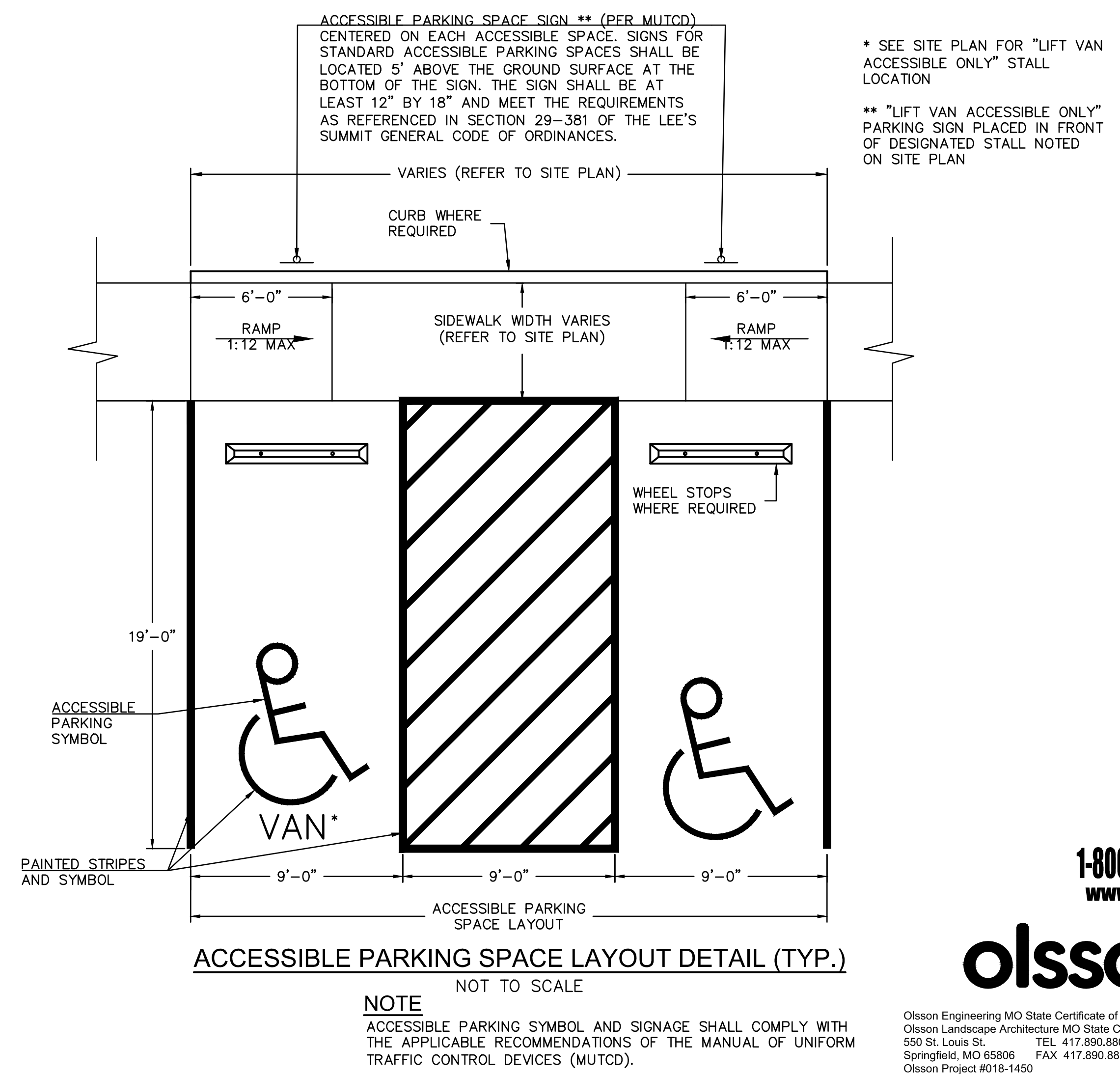
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STANDARD DETAILS
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 LEE'S SUMMIT, JACKSON COUNTY, MO

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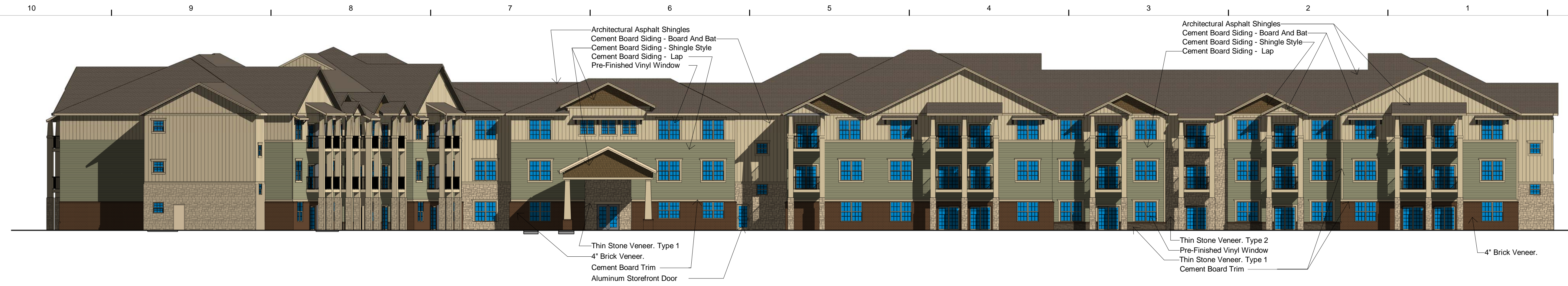
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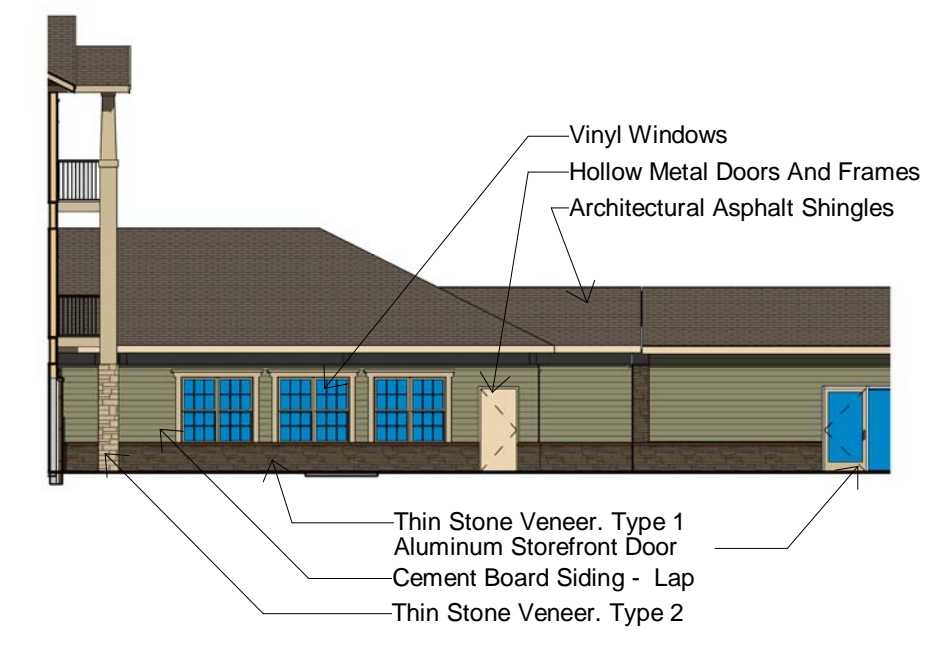
G10 NORTH ELEVATION IL
1/16" = 1'-0"



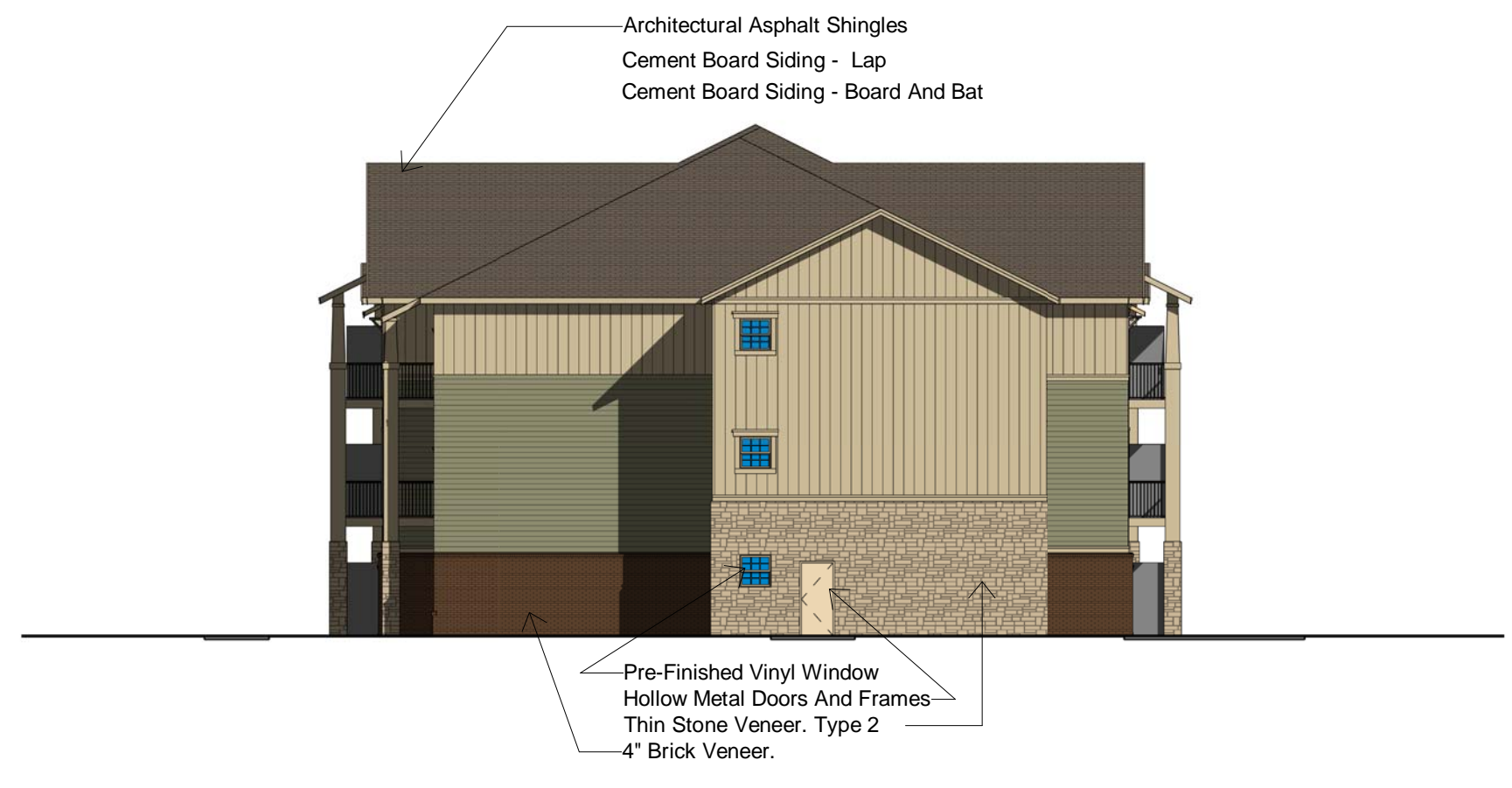
E10 SOUTH ELEVATION IL
1/16" = 1'-0"



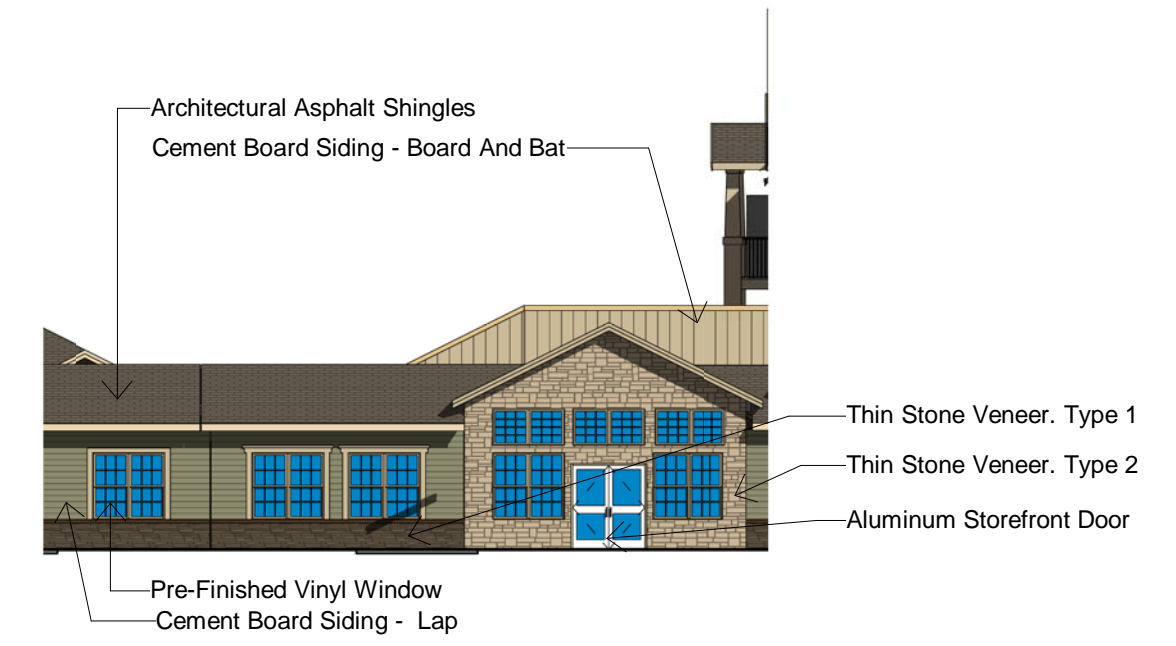
C10 PARTIAL WEST ELEVATION - IL NORTH
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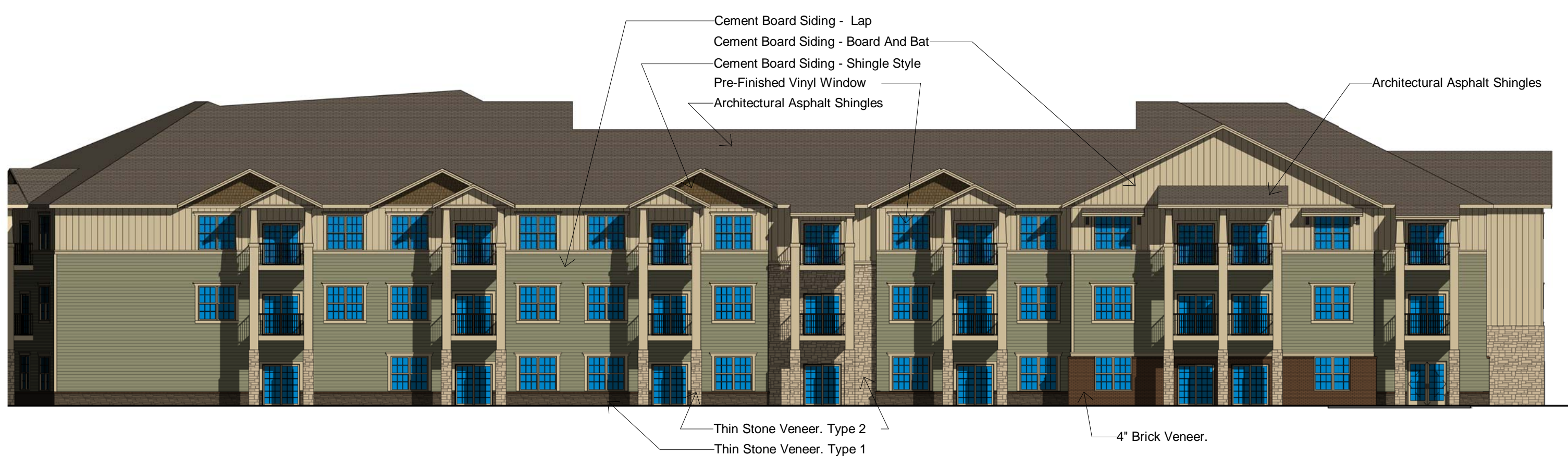
C5 PARTIAL WEST ELEVATION - IL SOUTH
1/16" = 1'-0"



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

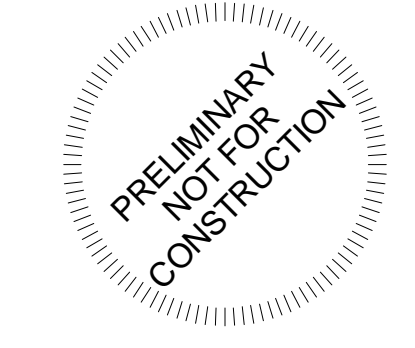


A10 PARTIAL EAST ELEVATION - IL SOUTH
1/16" = 1'-0"



A8 PARTIAL EAST ELEVATION - IL NORTH
1/16" = 1'-0"

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BUILDING
ELEVATIONS
INDEPENDENT
LIVING

ISSUE DATE:
1/18/19

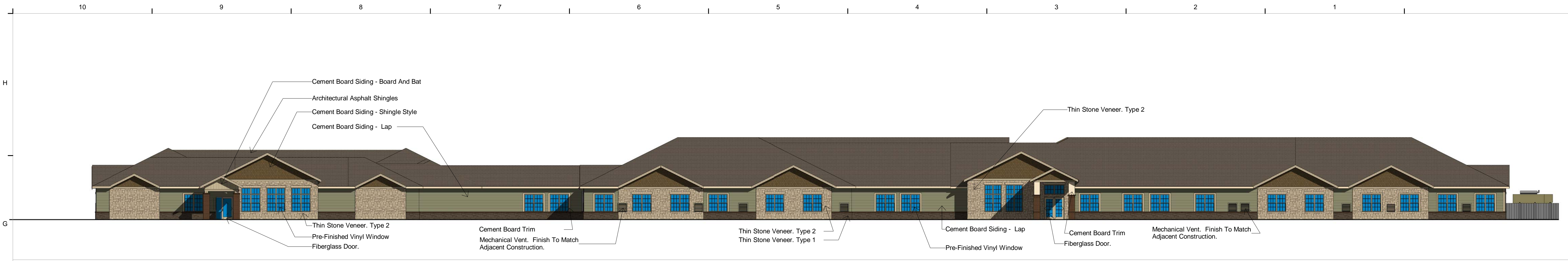
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PROJECT NO.: 1811

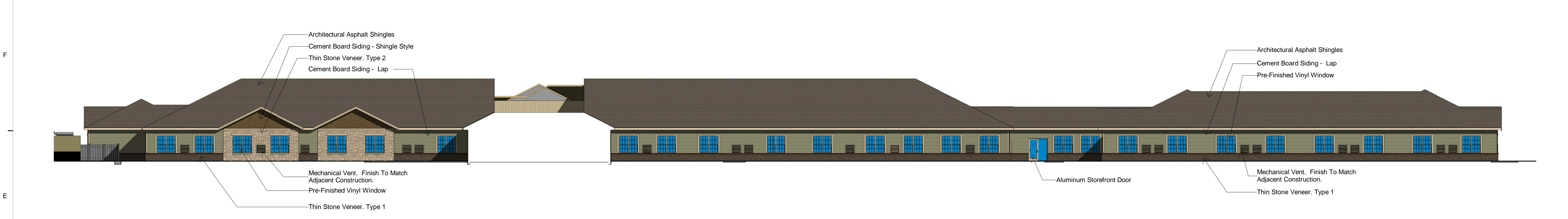
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

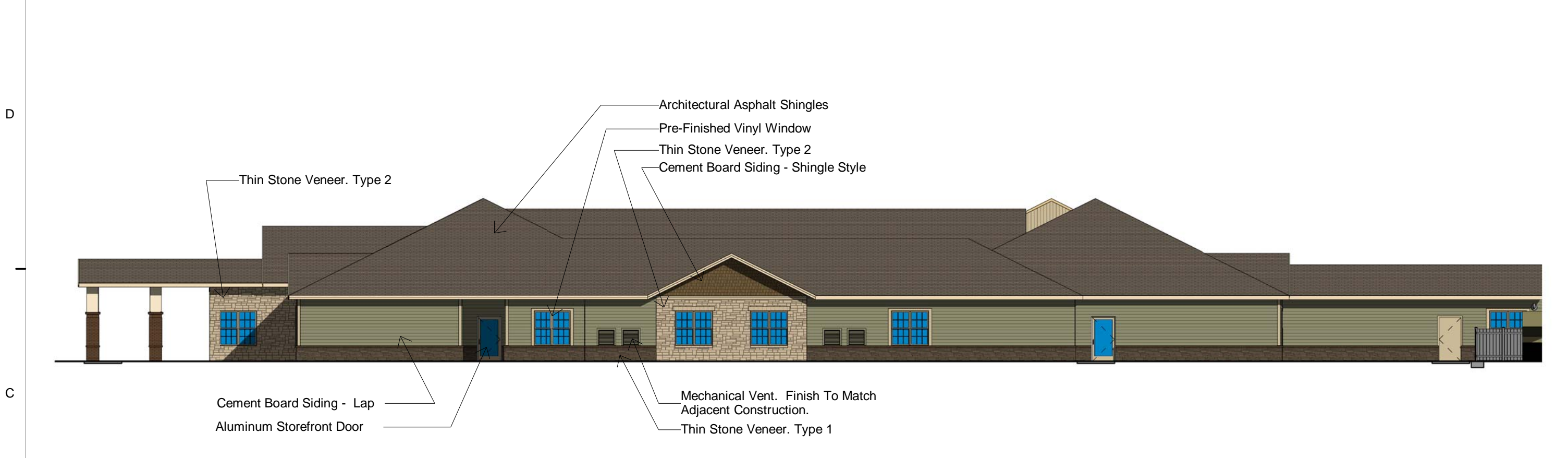
STARK WILSON DUNCAN ARCHITECTS INC
3115 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



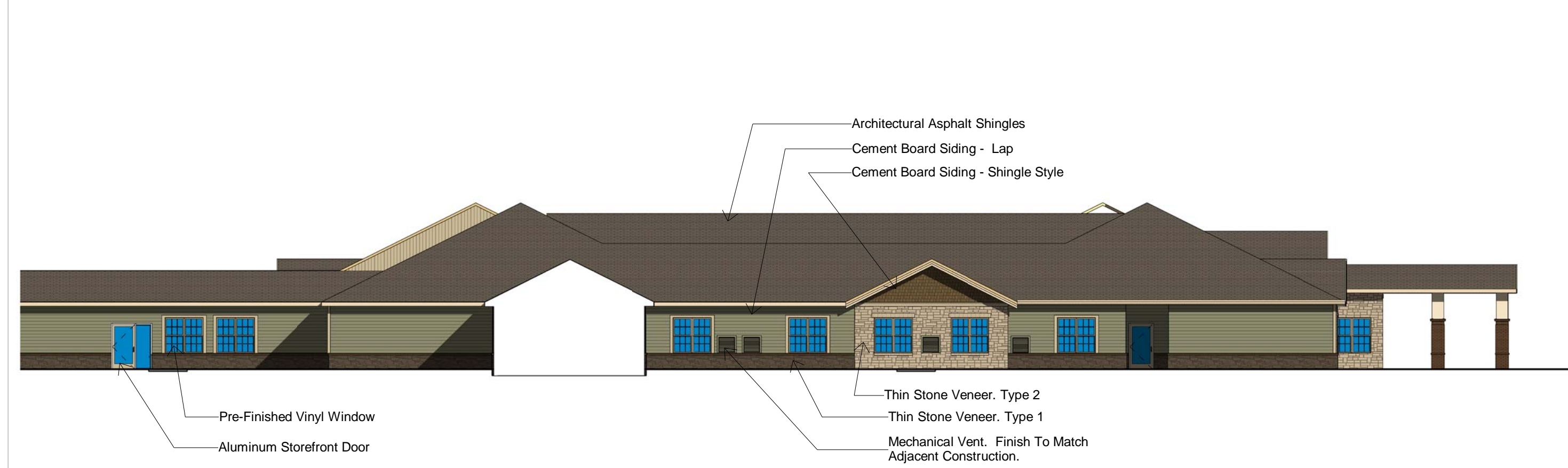
G10 MCAL SOUTH ELEVATION
1/16" = 1'-0"



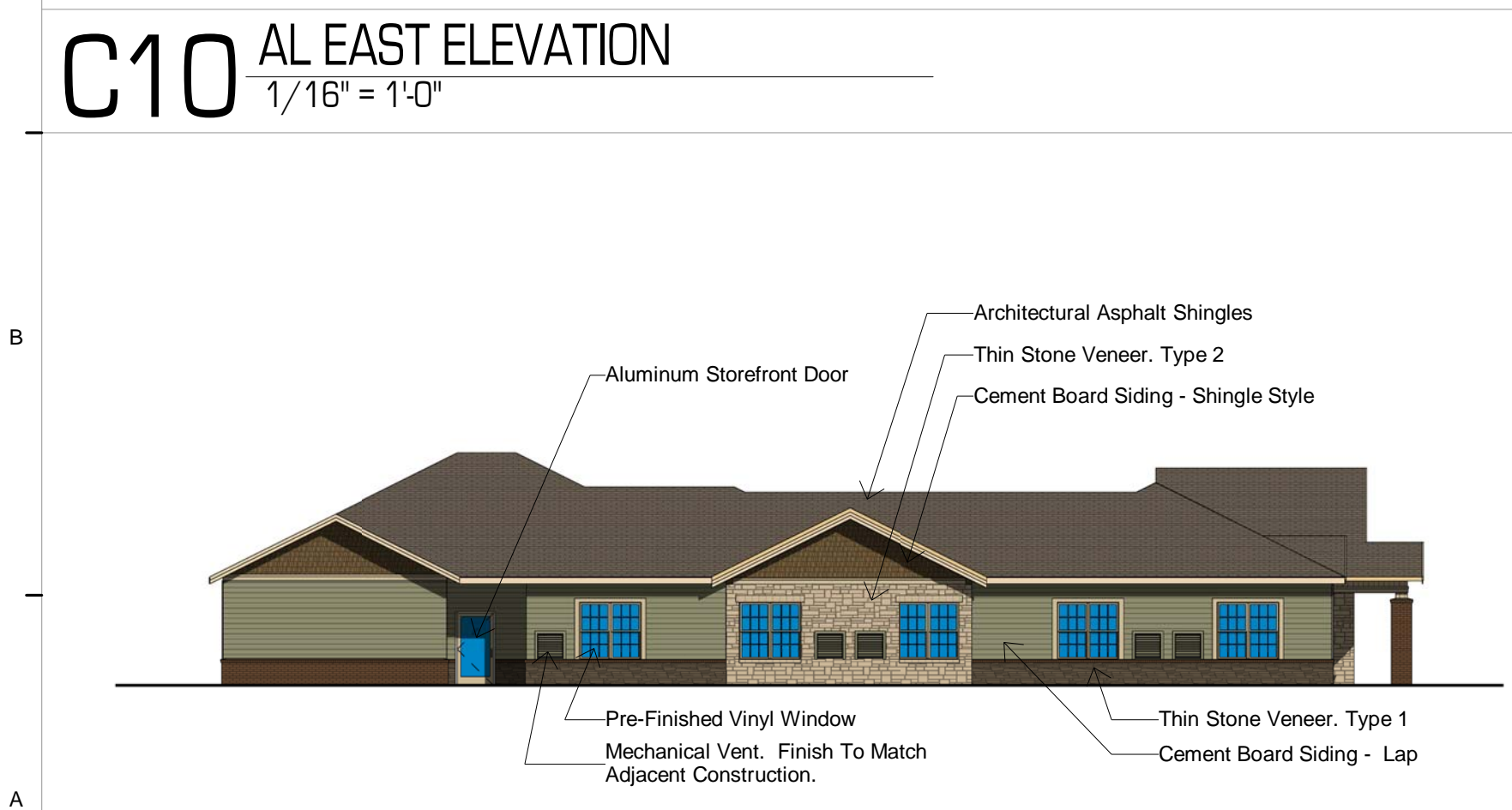
E10 MCAL NORTH ELEVATION
1/16" = 1'-0"



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

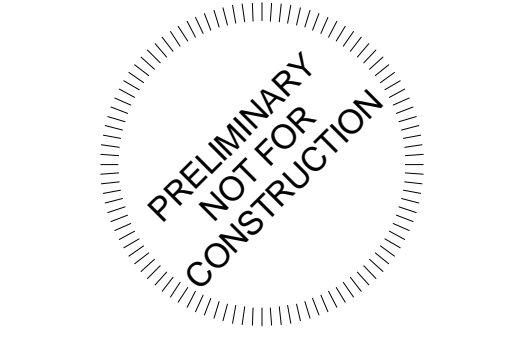


C5 AL WEST ELEVATION
1/16" = 1'-0"



A10 MC WEST ELEVATION
1/16" = 1'-0"

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BUILDING ELEVATIONS MCAL

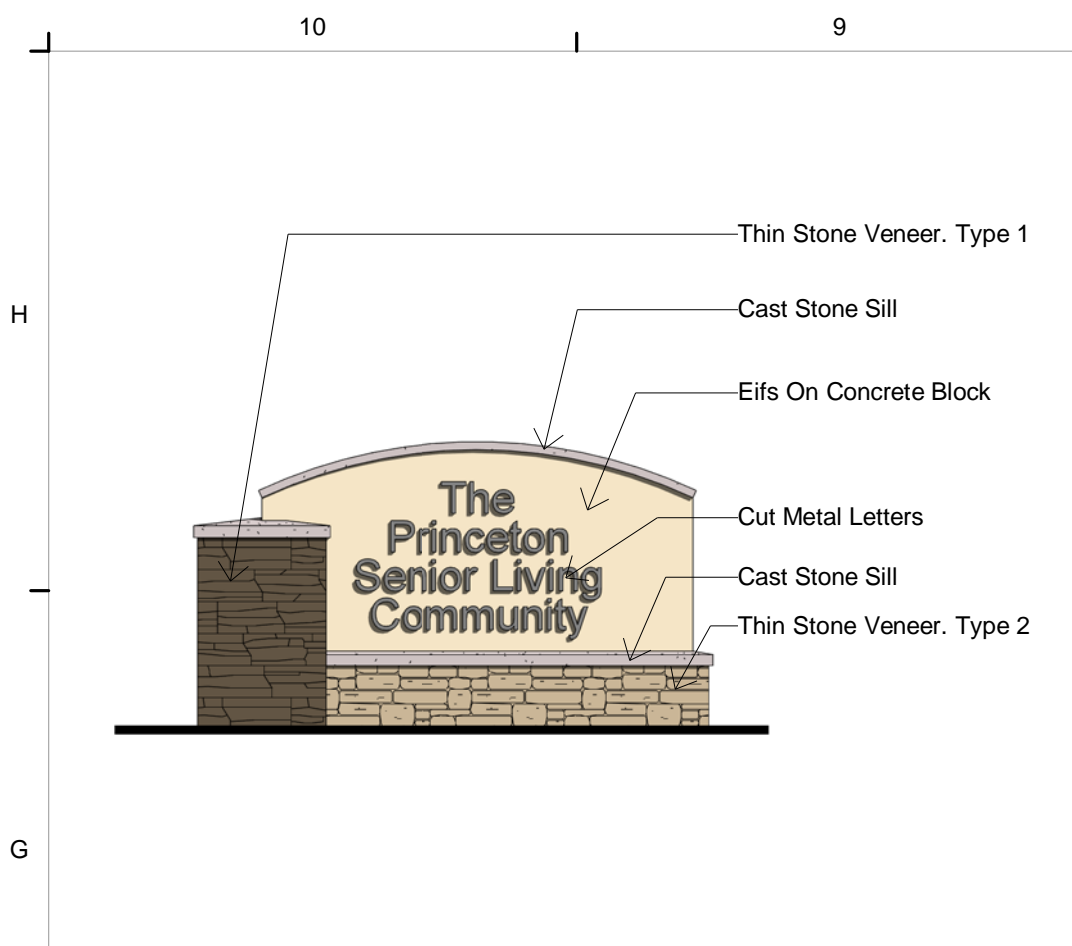
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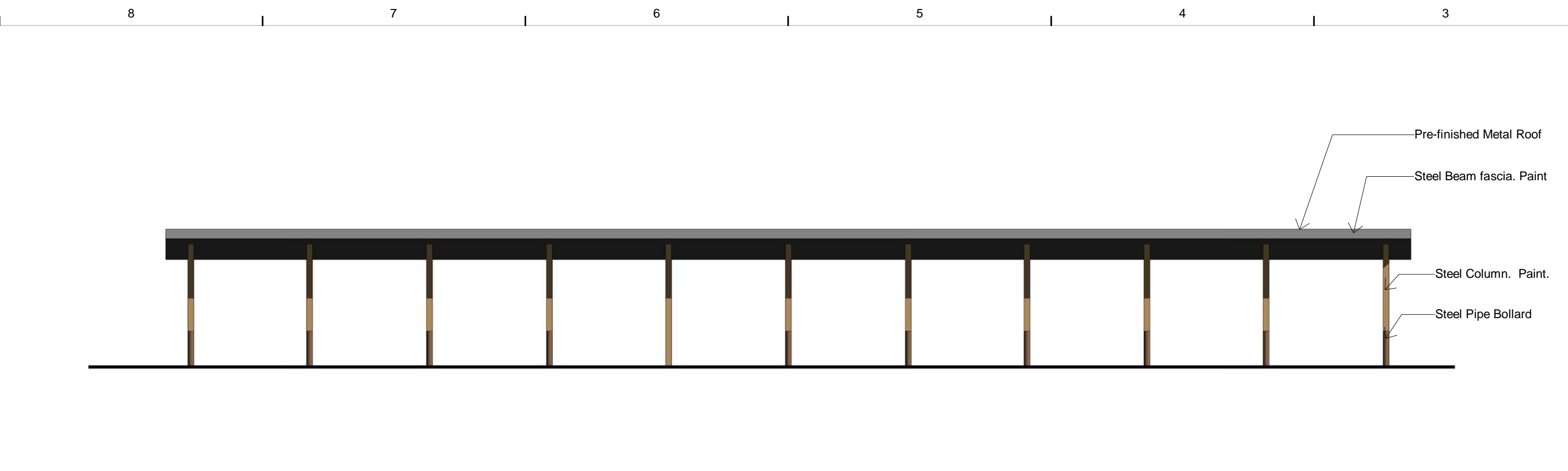
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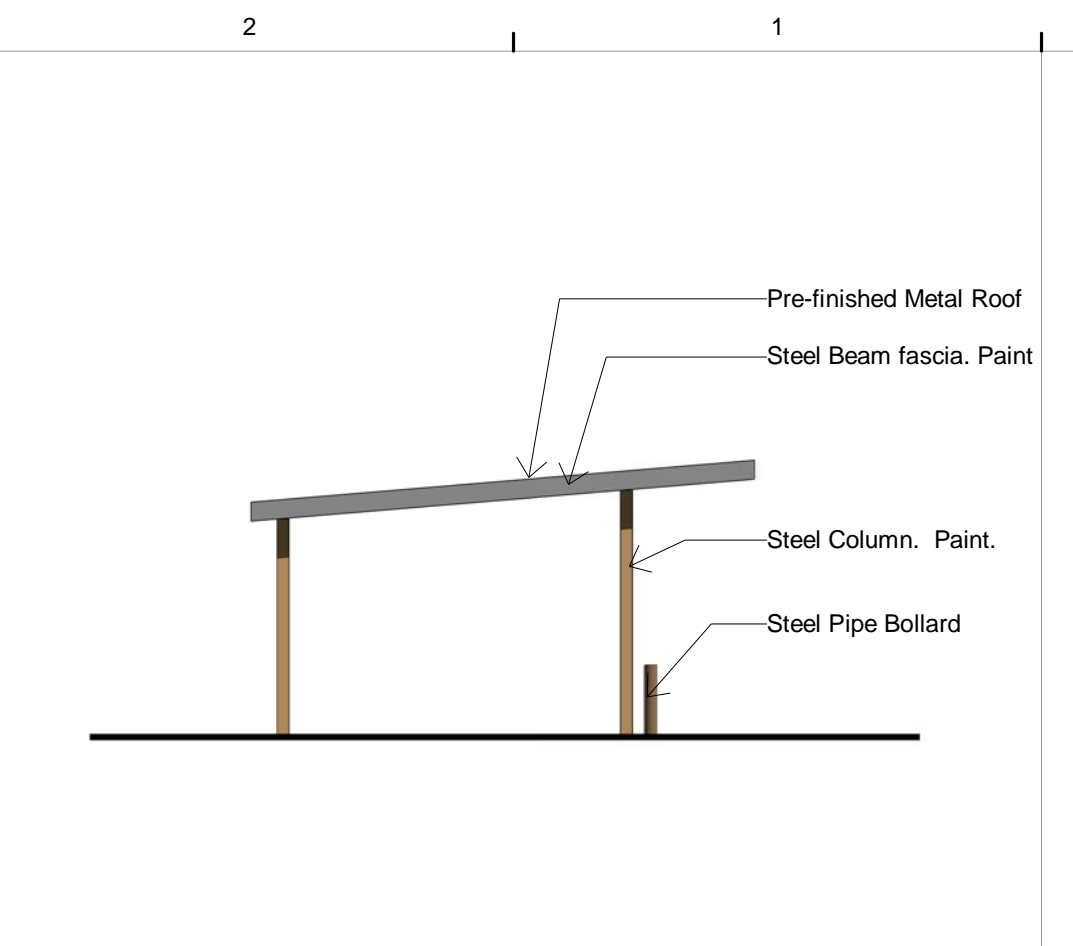
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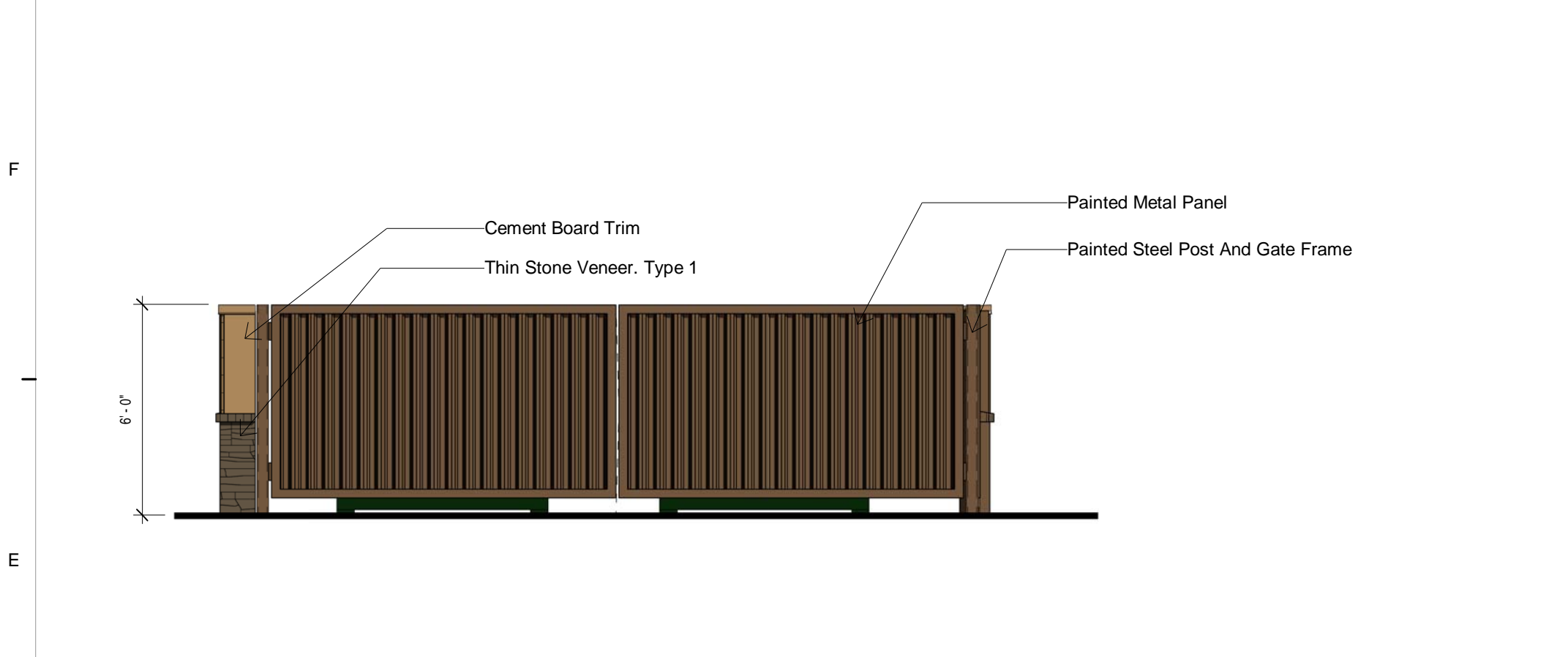
G10 MONUMENT SIGN ELEVATION
1/4" = 1'-0"



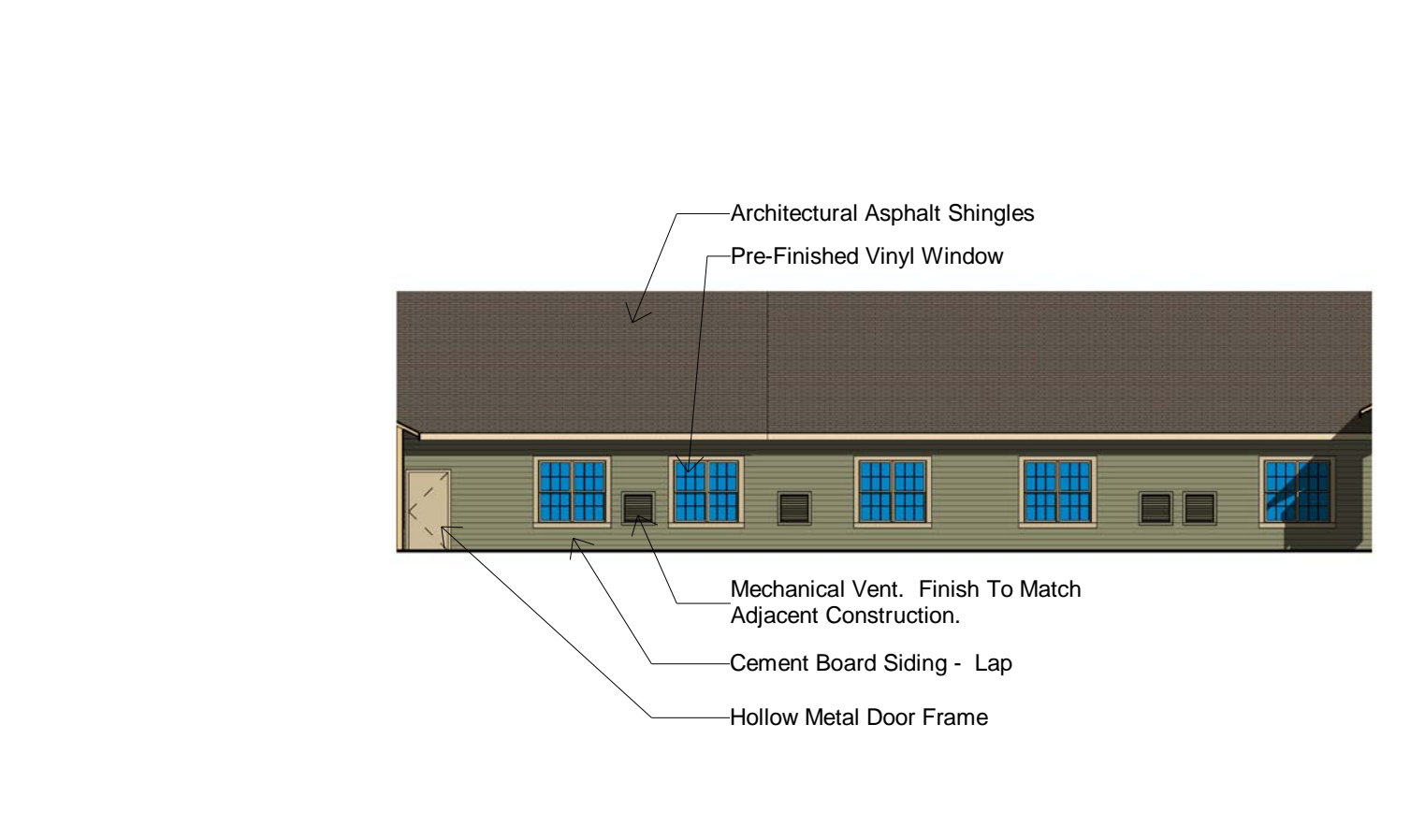
G8 CARPORT ELEVATION - FRONT
1/8" = 1'-0"



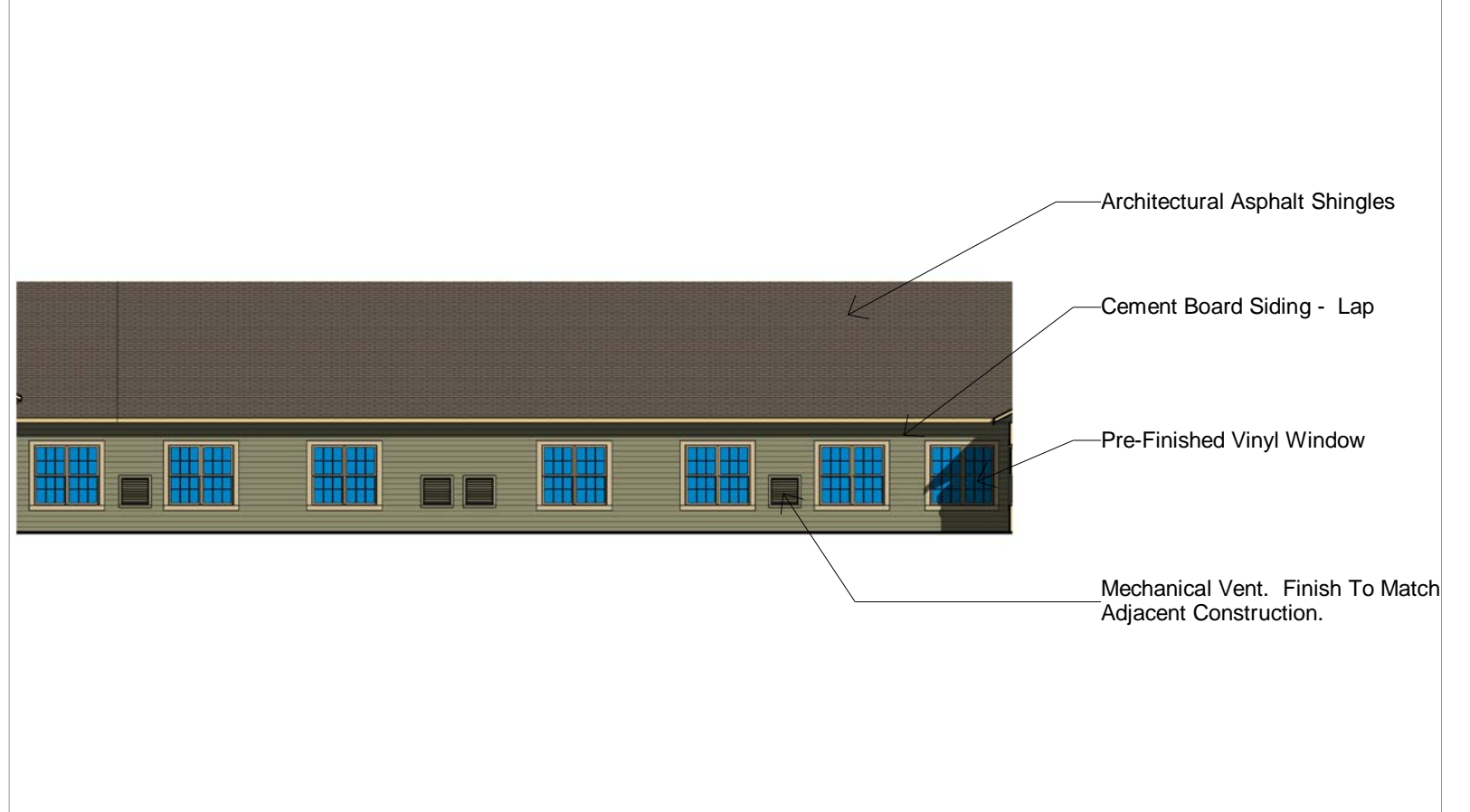
G2 CARPORT ELEVATION - SIDE
1/8" = 1'-0"



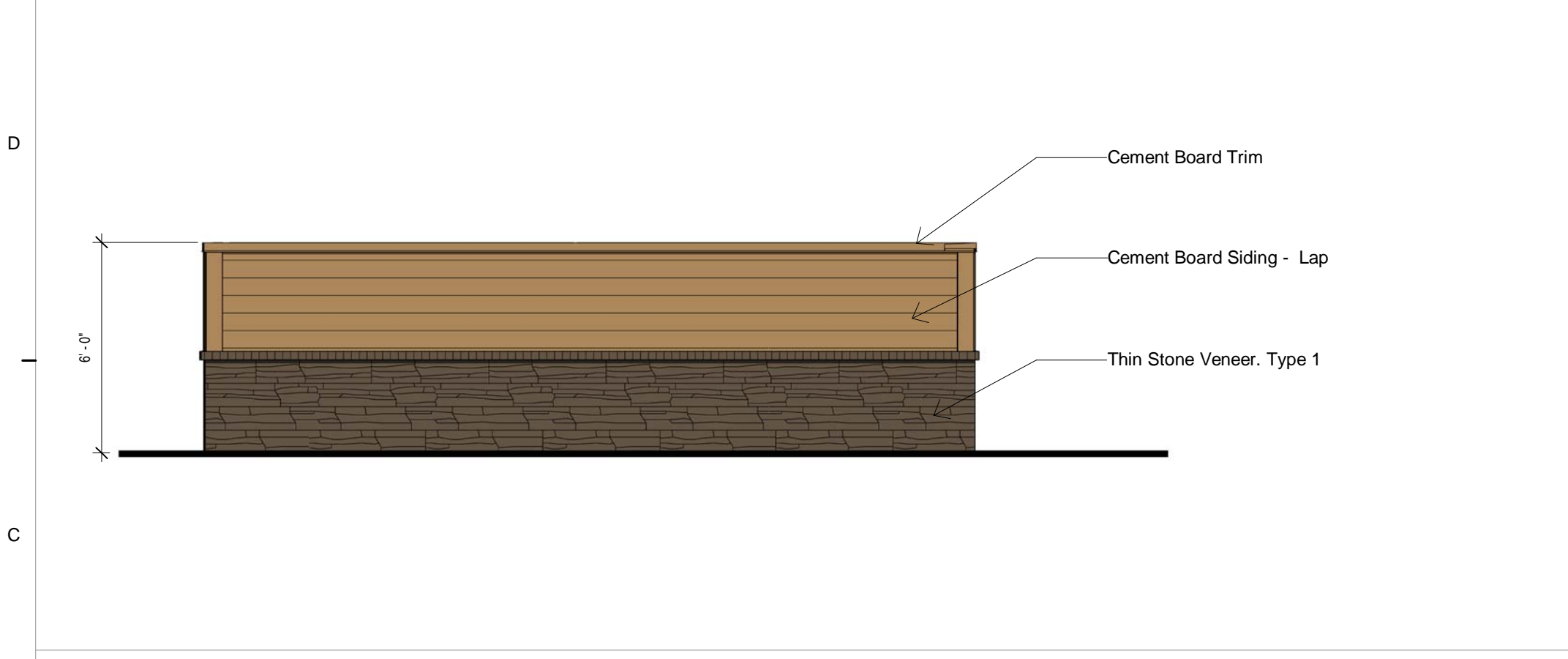
E10 ELEVATION AT TRASH ENCLOSURE
1/4" = 1'-0"



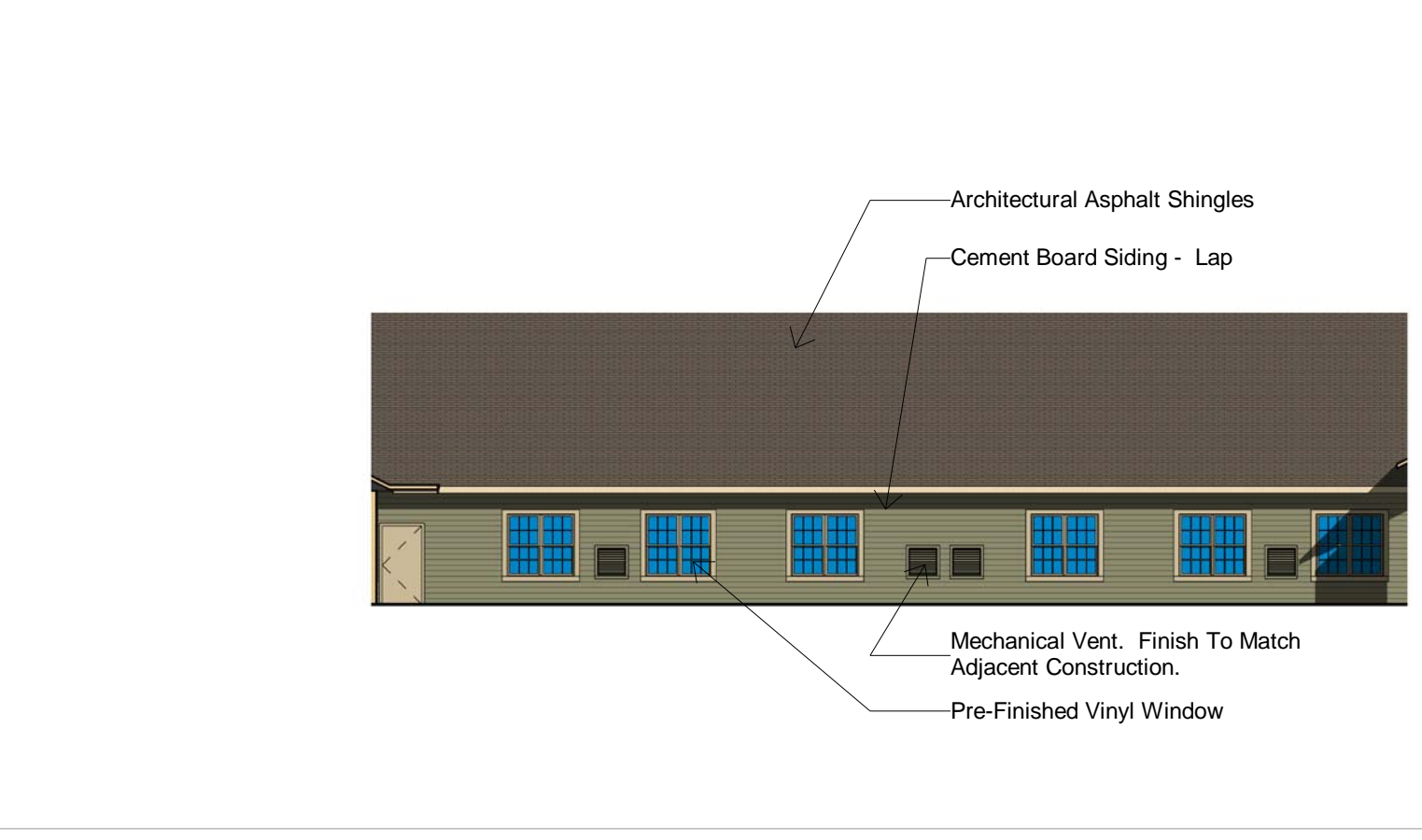
E6 AL COURTYARD 2 - NORTH ELEVATION
1/16" = 1'-0"



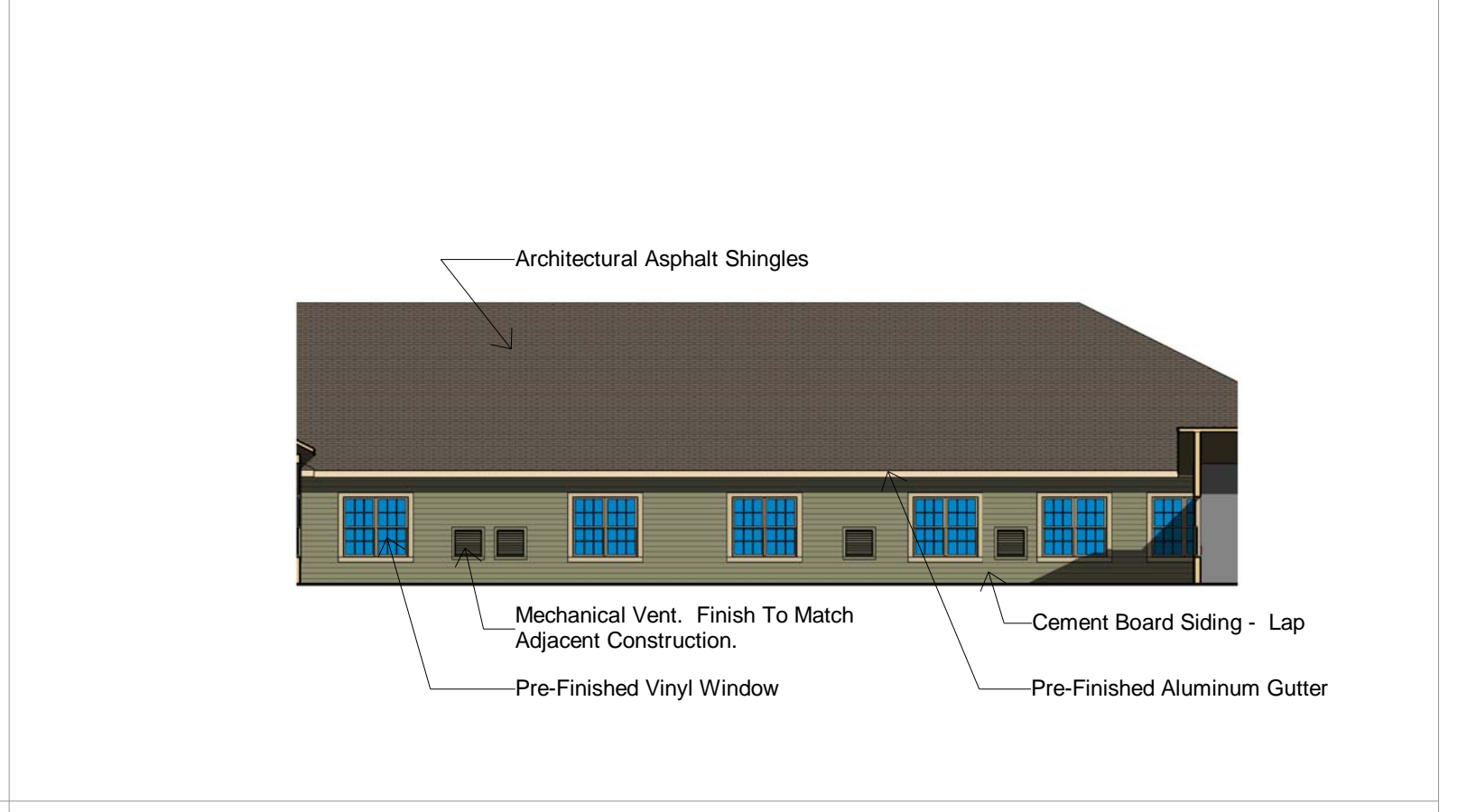
E3 AL COURTYARD 1- NORTH ELEVATION
1/16" = 1'-0"



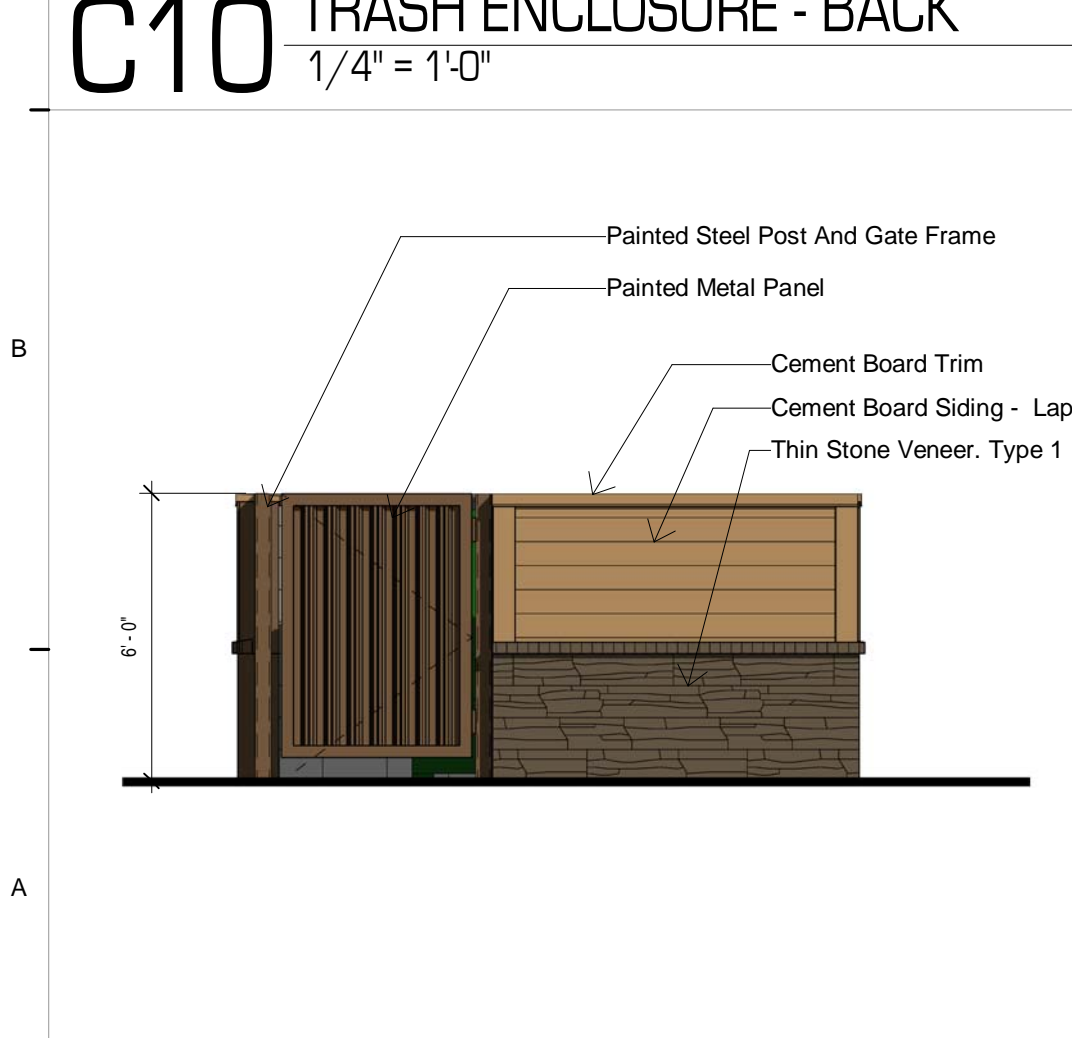
C10 TRASH ENCLOSURE - BACK
1/4" = 1'-0"



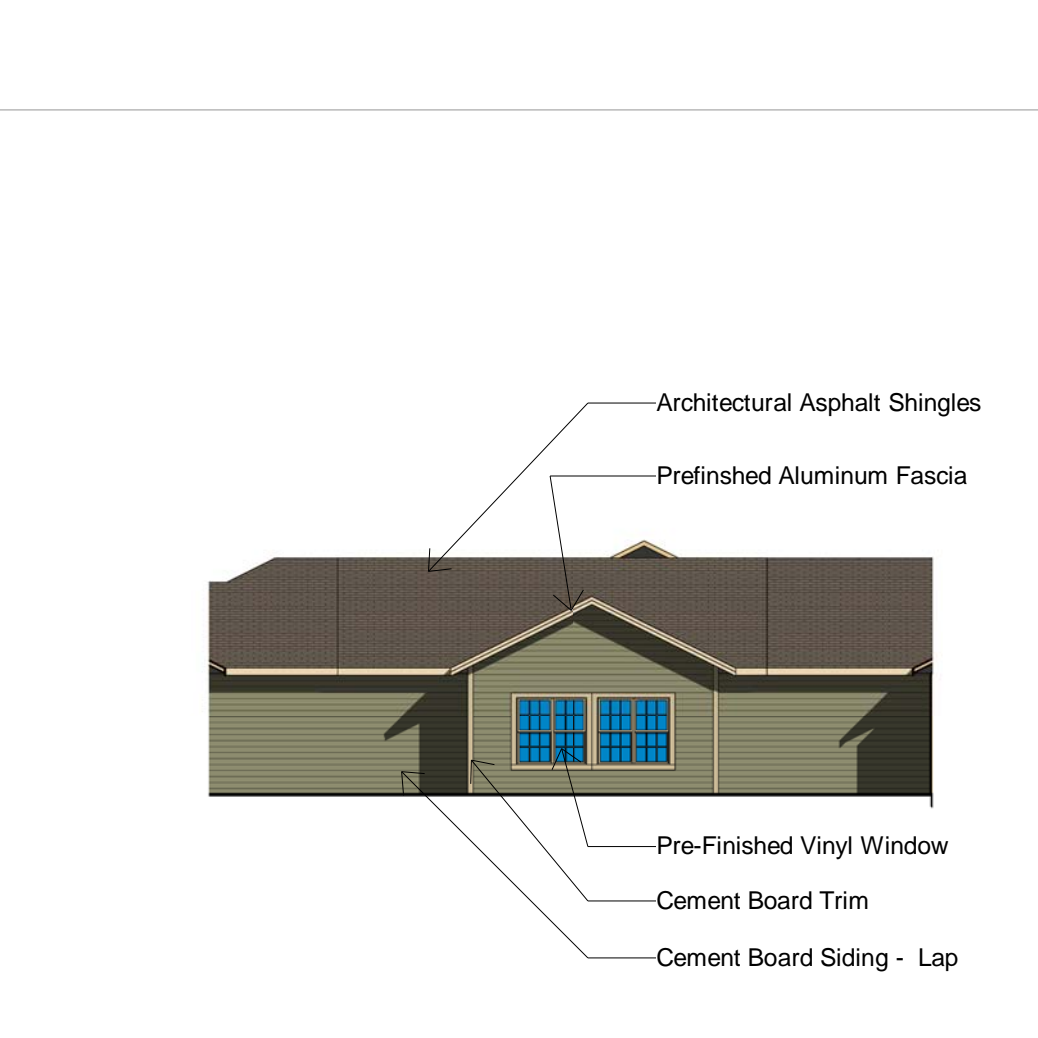
C6 AL COURTYARD 1- SOUTH ELEVATION
1/16" = 1'-0"



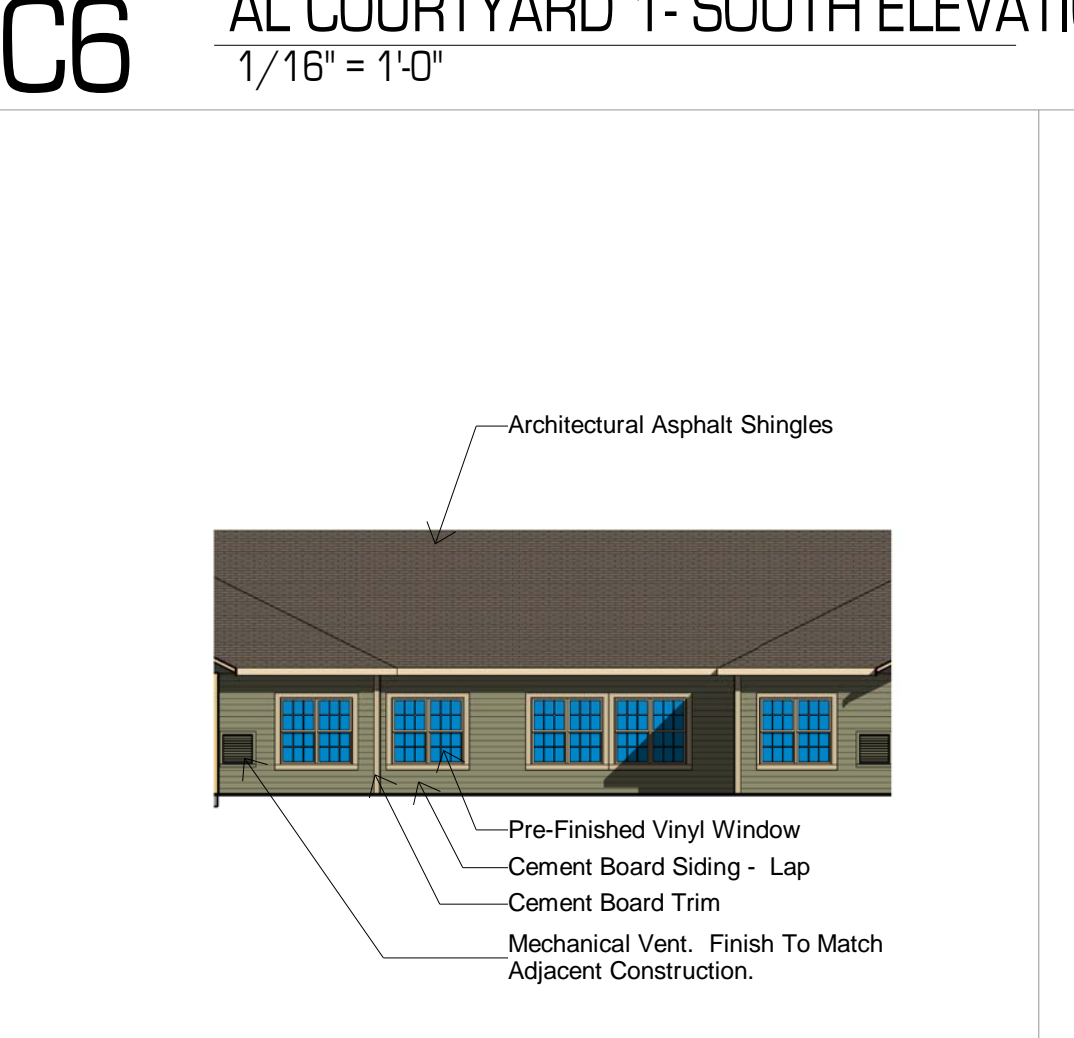
C3 AL COURTYARD 2- SOUTH ELEVATION
1/16" = 1'-0"



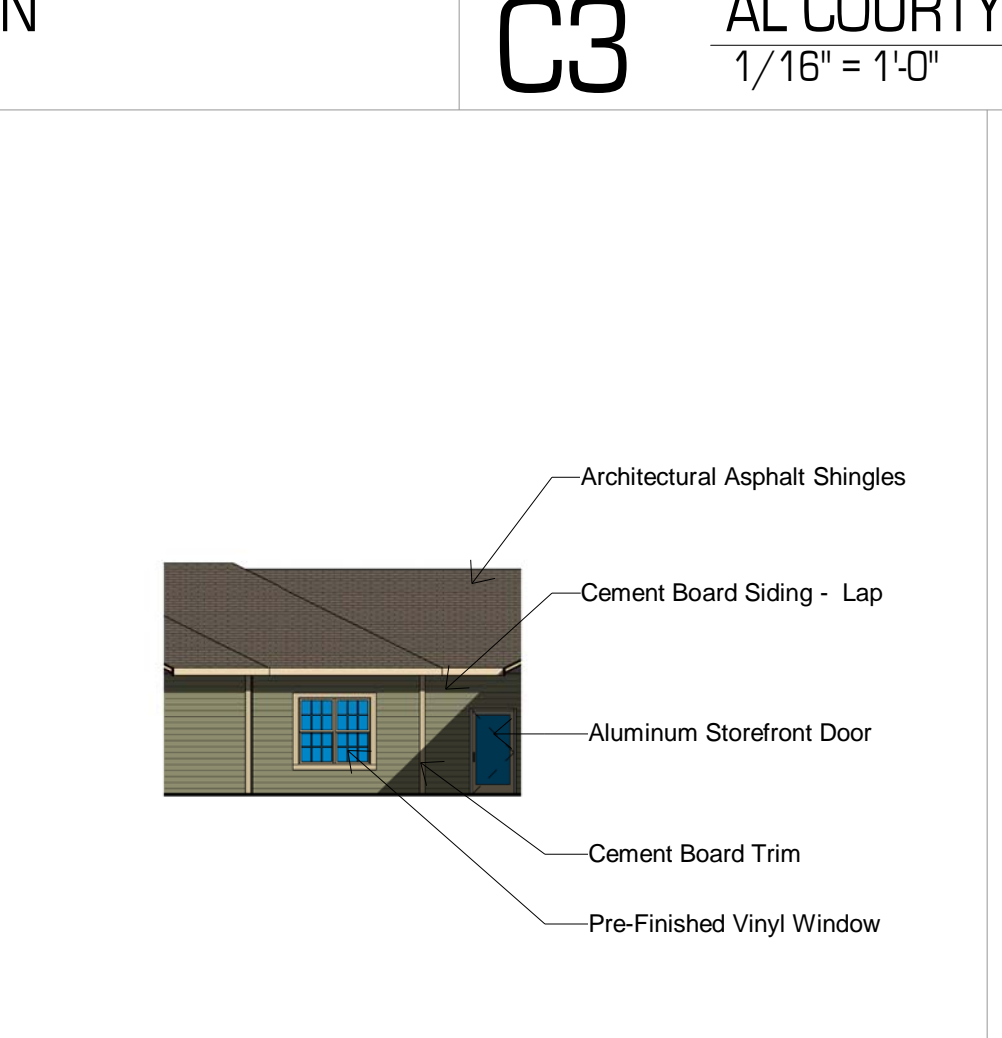
A10 TRASH ENCLOSURE -SIDE
1/4" = 1'-0"



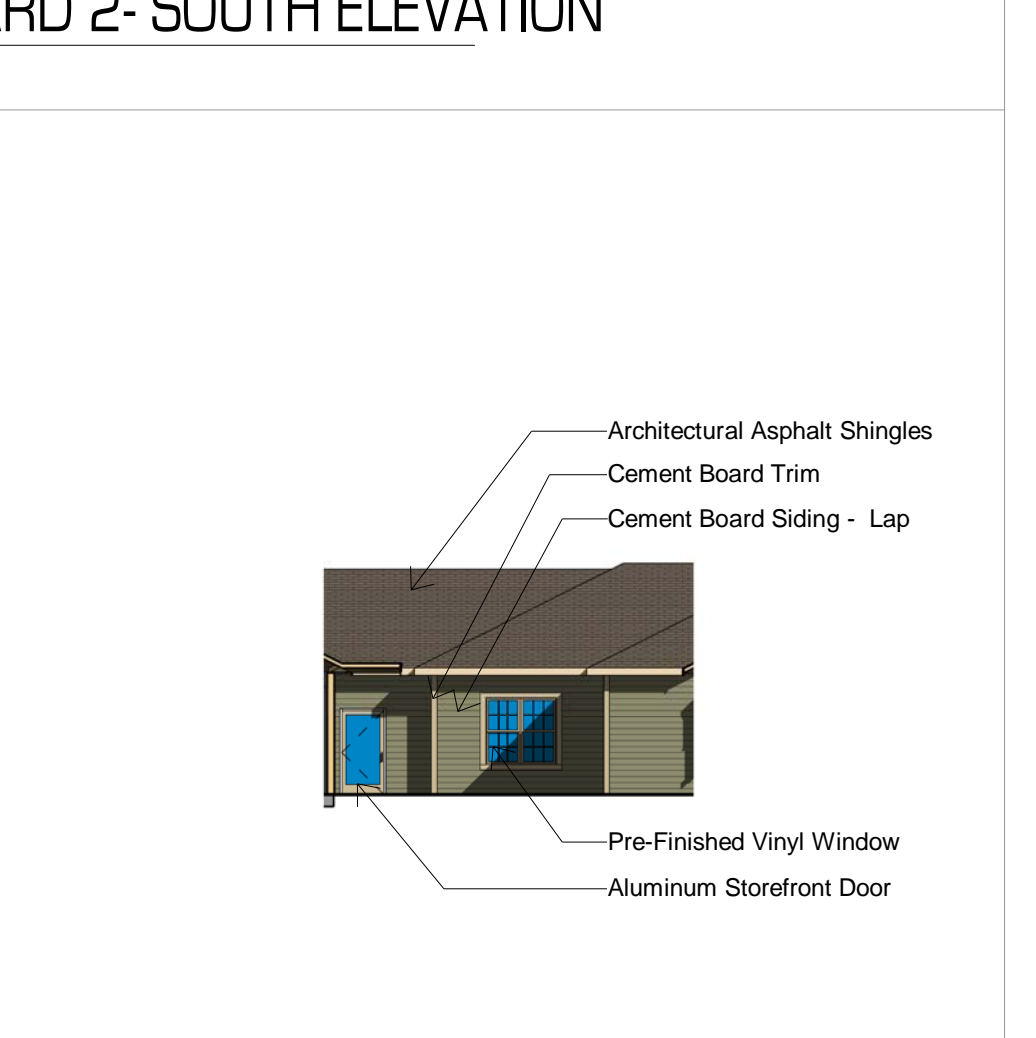
A8 NORTH ELEV. - MC COURT
1/16" = 1'-0"



A6 SOUTH ELEV- MC COURT
1/16" = 1'-0"

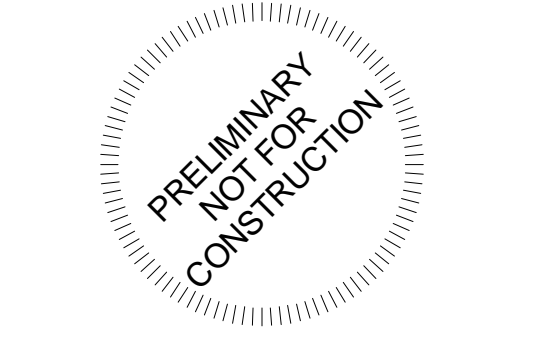


A4 WEST ELEV - MC COURT
1/16" = 1'-0"



A2 EAST ELEV - MC COURT
1/16" = 1'-0"

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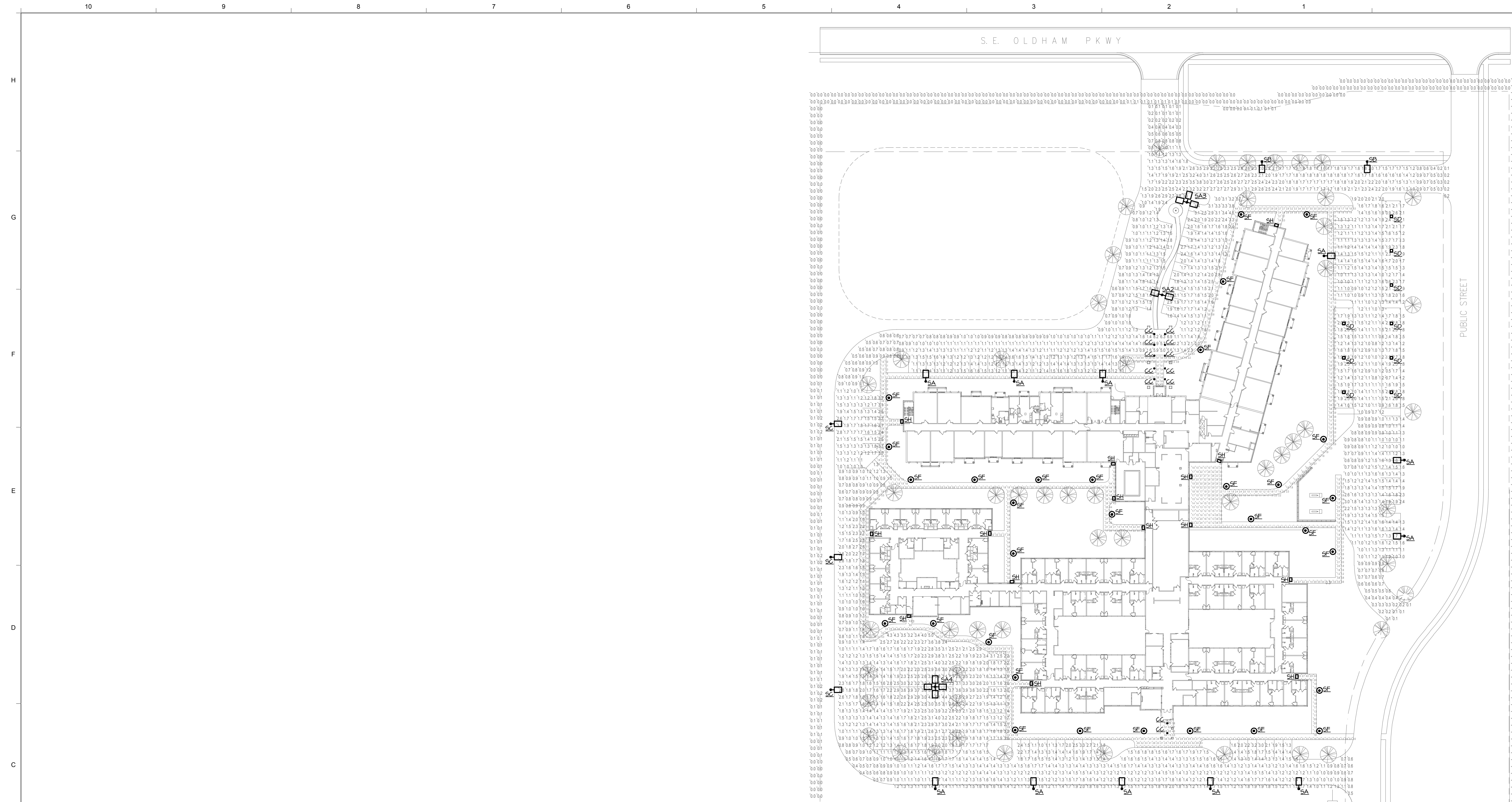


COURTYARD ELEVATIONS

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| 1/18/19 | | |
| REVISIONS: | | |
| NO. | DESCRIPTION | DATE |

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A2.3

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| LIGHT FIXTURE SCHEDULE - SITE LIGHTING | | | | | | | | | | | |
|--|---------------|---------------------------------|-----------|----------|-----------|--------------|-------|----------|-------------|---|-------|
| MARK | MANUFACTURER | MODEL | LAMP DATA | | | BALLAST TYPE | VOLTS | MOUNTING | TOTAL WATTS | DESCRIPTION | NOTES |
| | | | TYPE | QUANTITY | WATTS | | | | | | |
| SA | MCGRAW-EDISON | GLEON-AE-02-LED-EI-T4N | 4000K | 10426 | LUMEN LED | DRIVER | INV | POLE TOP | 107 | LED LOW PROFILE PARKING LOT FIXTURE | 256 |
| SA2 | MCGRAW-EDISON | GLEON-AE-02-LED-EI-T4N | 4000K | 10426 | LUMEN LED | DRIVER | INV | POLE TOP | 214 | LED LOW PROFILE PARKING LOT FIXTURE | 256.7 |
| SA3 | MCGRAW-EDISON | GLEON-AE-02-LED-EI-T4N | 4000K | 10426 | LUMEN LED | DRIVER | INV | POLE TOP | 321 | LED LOW PROFILE PARKING LOT FIXTURE | 256.9 |
| SA4 | MCGRAW-EDISON | GLEON-AE-02-LED-EI-T4N | 4000K | 10426 | LUMEN LED | DRIVER | INV | POLE TOP | 429 | LED LOW PROFILE PARKING LOT FIXTURE | 256.9 |
| SB | MCGRAW-EDISON | GLEON-AE-02-LED-EI-T3 | 4000K | 10501 | LUMEN LED | DRIVER | INV | POLE TOP | 107 | LED LOW PROFILE PARKING LOT FIXTURE | 256 |
| SC | MCGRAW-EDISON | GLEON-AE-02-LED-EI-SL3 | 4000K | 10501 | LUMEN LED | DRIVER | INV | POLE TOP | 107 | LED LOW PROFILE PARKING LOT FIXTURE | 256 |
| SD | MCGRAW-EDISON | CNC-E01-LED-EI-W2 | 4000K | 30912 | LUMEN LED | DRIVER | INV | SURFACE | 25 | LED LOW PROFILE PARKING LOT FIXTURE | 5 |
| SF | STERBERG | A850SRLED-2ARC45T2-MDL03 | 4500K | 3050 | LUMEN LED | DRIVER | INV | POLE TOP | 33 | LED POLE TOP ACORN STYLE FIXTURE | 15.6 |
| SG | LSI | XFLM-NF-LED-44-HO-NN-JE-PS | 4000K | 6298 | LUMEN LED | DRIVER | INV | KNUCKLE | 64 | EXTERIOR FLOODLIGHT FIXTURE | 410 |
| SH | MCGRAW-EDISON | IST-B02-LED-EI-6ZN-AP | 4000K | 4244 | LUMEN LED | - | INV | WALL | 42 | LED EXTERIOR WALL MOUNT | |
| CC | NORA | NFBIC-6LI2AT-1 / NRM-61L-LI2-30 | 3000K | 1250 | LUMEN LED | - | 120 | RECESSED | 16 | DAMP LOCATION DOWNLIGHT/2-HOUR FIRE RATED | |

- NOTES:**
1. PROVIDE 10FT 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
 2. PROVIDE 25FT SQUARE STRAIGHT STEEL POLE FINISH TO BE SELECTED BY ARCHITECT. STREETWORKS S56 SERIES.
 3. MOUNT AT BOTTOM OF SIGN 3FT FROM FACADE.
 4. PROVIDE WITH VANDAL GUARD ACCESSORY.
 5. FINISH TO BE SELECTED BY ARCHITECT
 6. PROVIDE HANDHOLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
 7. DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
 8. THREE-HEAD FIXTURE ON A SINGLE POLE.
 9. FOUR-HEAD FIXTURE ON A SINGLE POLE.
 10. PROVIDE A 12" DIAMETER, 6" TALL CONCRETE BASE WITH 45 DEGREE CHAMFERED EDGE.

- 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.

01 PHOTOMETRICS SITE PLAN

SCALE: 1" = 50'-0"



LEE'S SUMMIT SENIOR COMMUNITY
S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SEAL
 PE - CASEY JOHN STEINER
 LICENSE NO. 2009035182



PHOTOMETRICS
 SITE PLAN

ISSUE DATE: 11/19/19
 REVISIONS:
 NO. DESCRIPTION DATE



PROJECT NO.: PH1.1