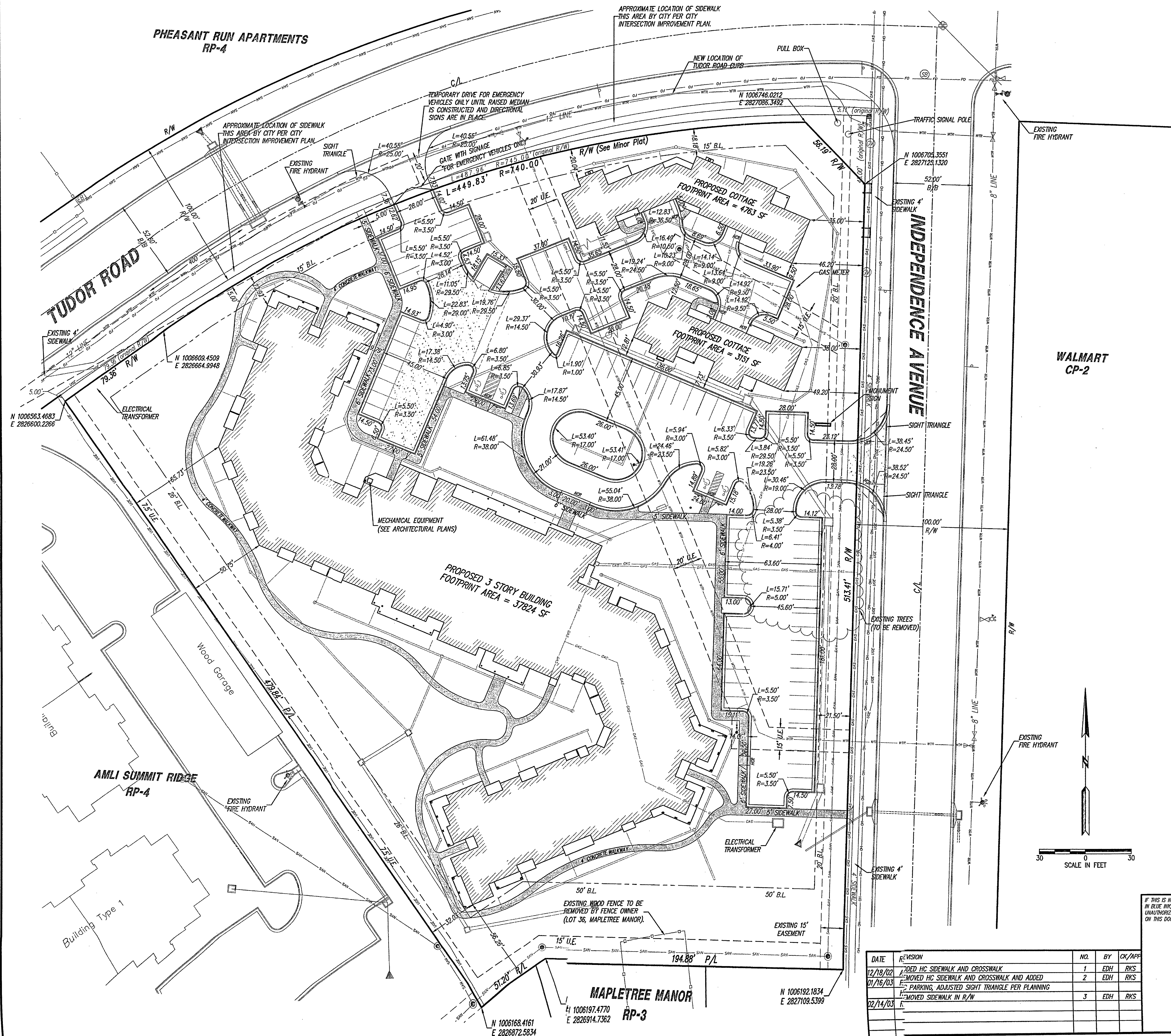




Legal Description: Proposed Lot 1, Lee's Summit Retirement Residence.

Notes:

1. All construction and materials to conform to the City of Lee's Summit specifications per the Design and Construction Manual. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Haybales/silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
3. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
4. All disturbed areas to be sodded or seeded and covered with straw after final grading to control erosion.
5. All curb shall be CG-1 or integral with the sidewalk.
6. A handicap parking sign, 3' to 3.5' above finish grade, shall be placed at the head of the parking space. (MUTCD Sign No. R7-8D)
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. This site is not located within the 100-Year Flood Plain.
10. All mechanical equipment is roof mounted except as shown (See Architectural Submittal for screening of ground mounted units at delivery area).
11. See architectural submittal for all building dimensions and monument signs details.
12. Sight triangle requirements at the drives have been met.
13. Building dimensioned to edge of slab.
14. All easements shown to be dedicated by minor plat unless designated as existing.
15. Building line along Tudor Road is based on original right-of-way and to be the basis for this project per staff agreement and preliminary site plan approval (15' Building Line after taking of Right-of-Way).

Zoning: CP-2 (WITH SPECIAL USE PERMIT)

Lot Area: 209428 SF

Building Area: 45738 SF (1st Floor), 109372 SF (GFA, 3 story building and 2 cottages)

FAR: .52:1

Impervious Coverage: 109596 SF (52%)

Parking Spaces Required: 1 space/unit = 123 (by ordinance)

Parking Spaces Provided: 77 (per parking study provided by developer and approved at preliminary stage)

Handicap Spaces Required/Provided: 4/4

Standard Space Size: 9' x 19'

Minimum Drive Aisle Width: 24'

Planned Use: Retirement Residence

Anticipated Completion: Summer 2003

TIP OUT CURB

HANDICAP SIGN

APPROVED
FINAL
Planner - *[Signature]* Date - 4/16/03

DIMENSION SHEET

LEE'S SUMMIT RETIREMENT RESIDENCE
LEE'S SUMMIT JACKSON COUNTY MISSOURI

Hamilton, Sterrett & Dooley
231 S.W. Noel
Lee's Summit, Missouri 64063
816-525-4844

DESIGNED RKS X-REF 02-027R
DETAILED EDH CWS. NO. 02-027DIM
CHECKED RKS DATE 12/06/02

2 SHEET OF 8

DATE	REVISION	NO.	BY	OK/APP
12/18/02	ADDED HC SIDEWALK AND CROSSWALK	1	EDH	RKS
01/16/03	MOVED HC SIDEWALK AND CROSSWALK AND ADDED	2	EDH	RKS
02/14/03	PARKING, ADJUSTED SIGHT TRIANGLE PER PLANNING	3	EDH	RKS
	MOVED SIDEWALK IN R/W			