



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 CAPTAIN 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 (53%) = 6.23
      - 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
- VILLA PARKING
  - 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 29085C0319G, 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 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			
B UNIT	2 BD RM 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	176,020 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 65810  
417.843.6006

MANAGEMENT COMPANY

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

CIVIL

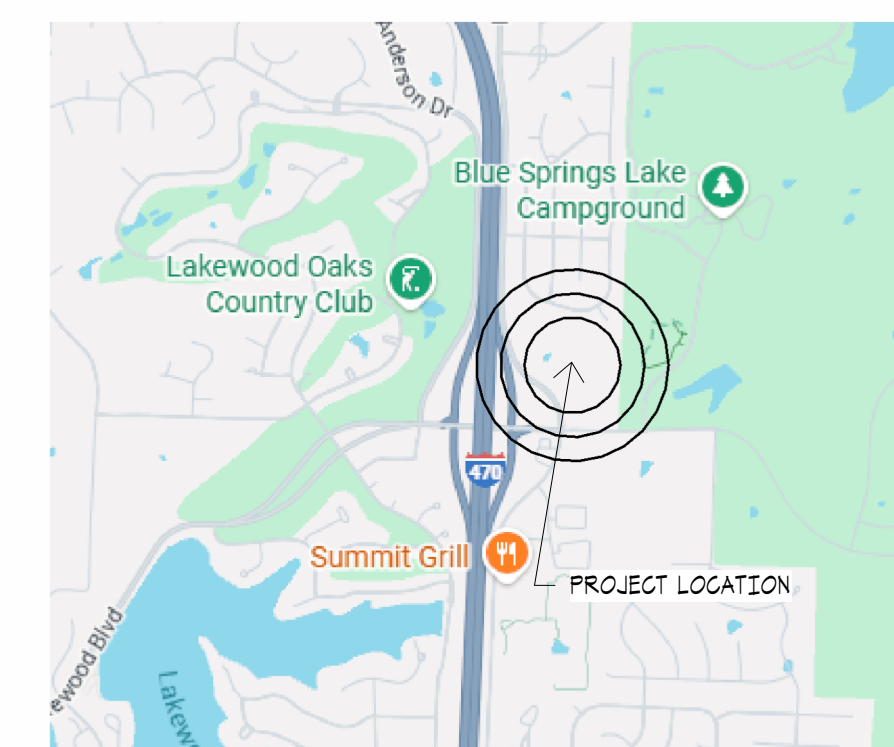
ENGINEERING SURVEYS & SERVICES  
1115 FAY STREET  
COLUMBIA, MO 65201  
573.449.2646

LANDSCAPE  
KIMLEY-HORN  
805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
816.652.0350

SHEET SCHEDULE

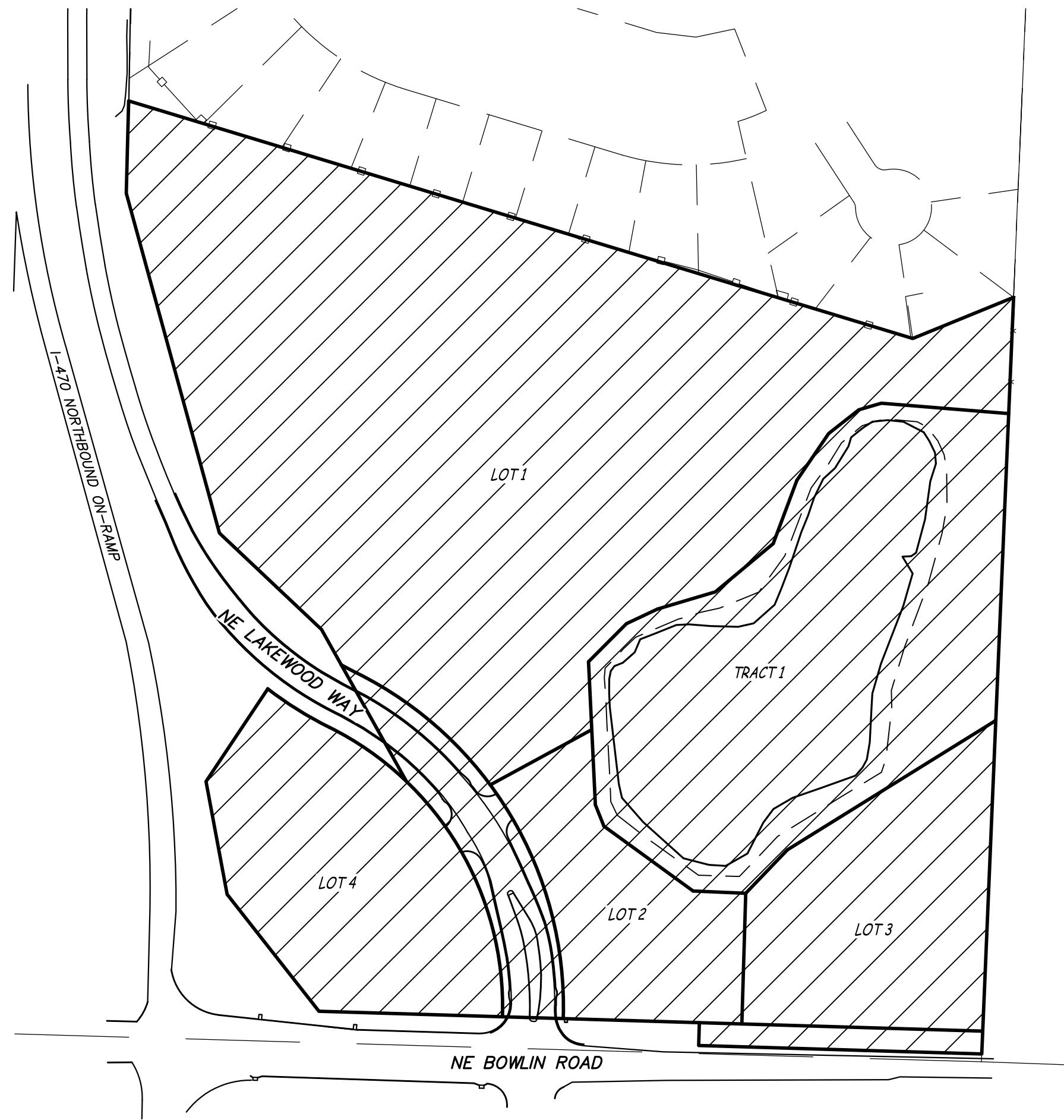
00 A	COVERSHEET
CIVIL	
C0.01	OVERALL APPLICATION EXHIBIT
C1.01	PRELIMINARY PLAT
C1.02	EASEMENT EXHIBIT
C2.01	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT SITE PLAN
C2.02	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT GRADING PLAN
C2.03	PRELIMINARY DEVELOPMENT PLAN & SPECIAL USE PERMIT UTILITY PLAN
C3.01	SIGHT DISTANCE EXHIBIT
C4.01	ZONING PROFILES
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	
PH1.1	PHOTOMETRIC SITE PLAN

ISSUE DATE:  
1.26.2026



LOCATION MAP





**PRELIMINARY PLAT**

SCALE: 1" = 150'

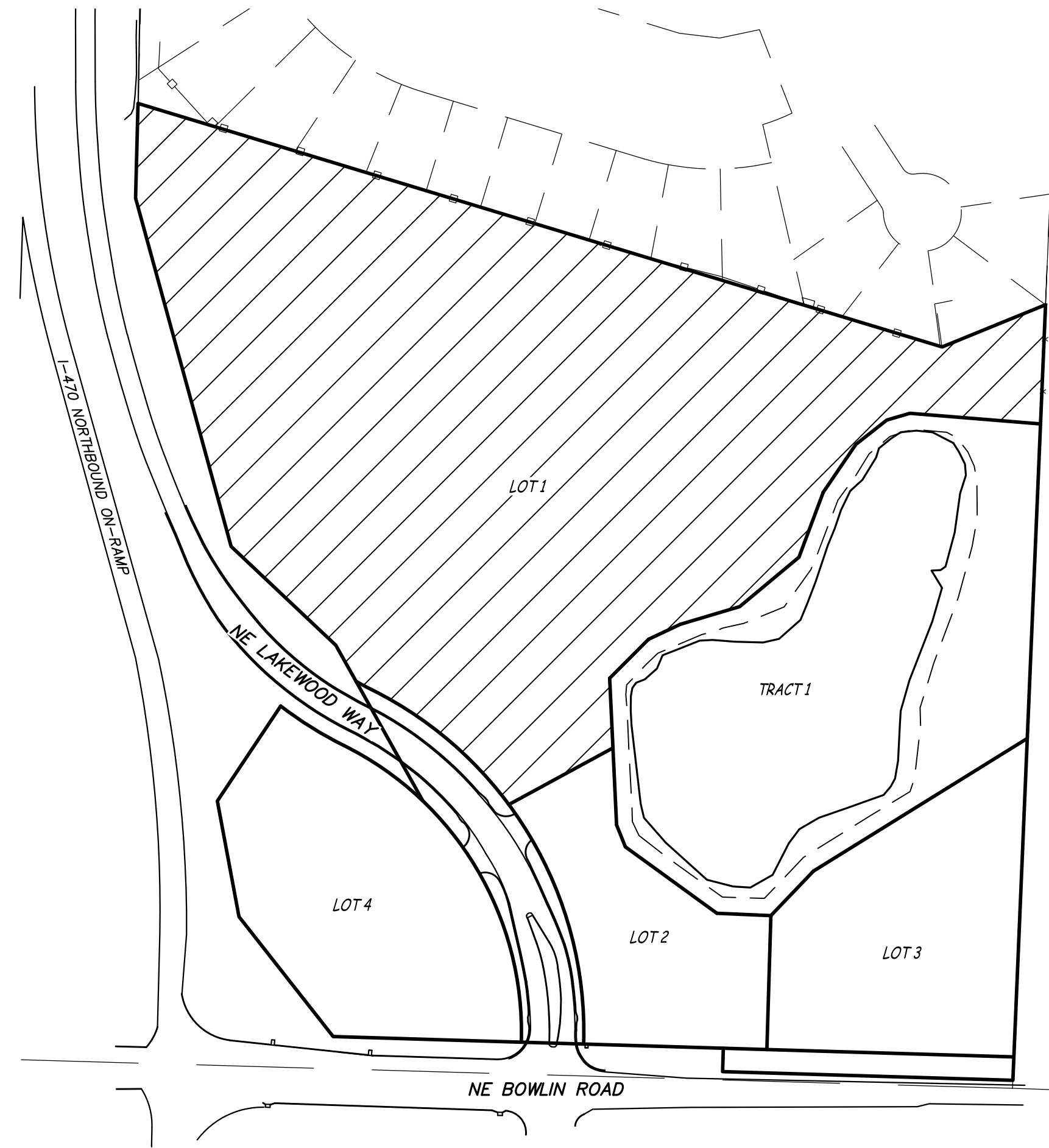
**PROPERTY DESCRIPTION**

**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.

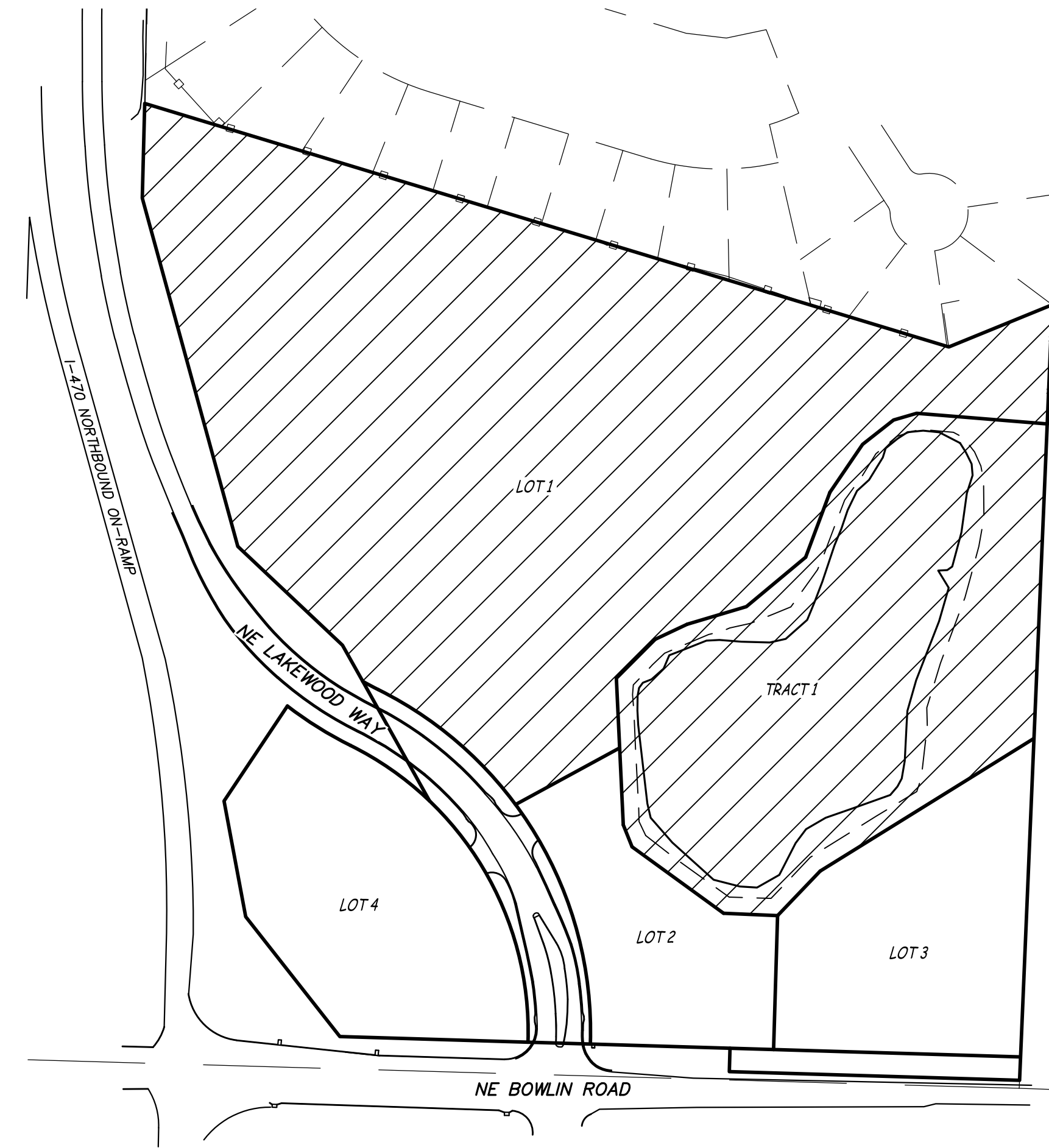


**SPECIAL USE PERMIT**

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.

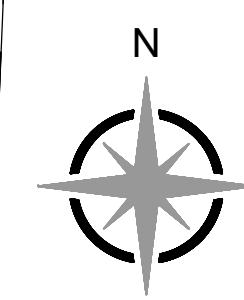


**PRELIMINARY DEVELOPMENT PLAN**

SCALE: 1" = 150'

**PROPERTY DESCRIPTION**

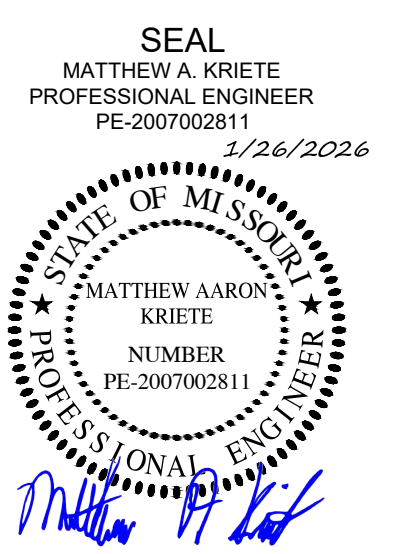
PROPOSED LOT 1 AND TRACT 1 OF THE CAPT'N WARF SUBDIVISION PLAT 1 LOCATED IN SECTION 5 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



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



OVERALL APPLICATION  
EXHIBIT

ISSUE DATE:

1.26.2026

REVISIONS:

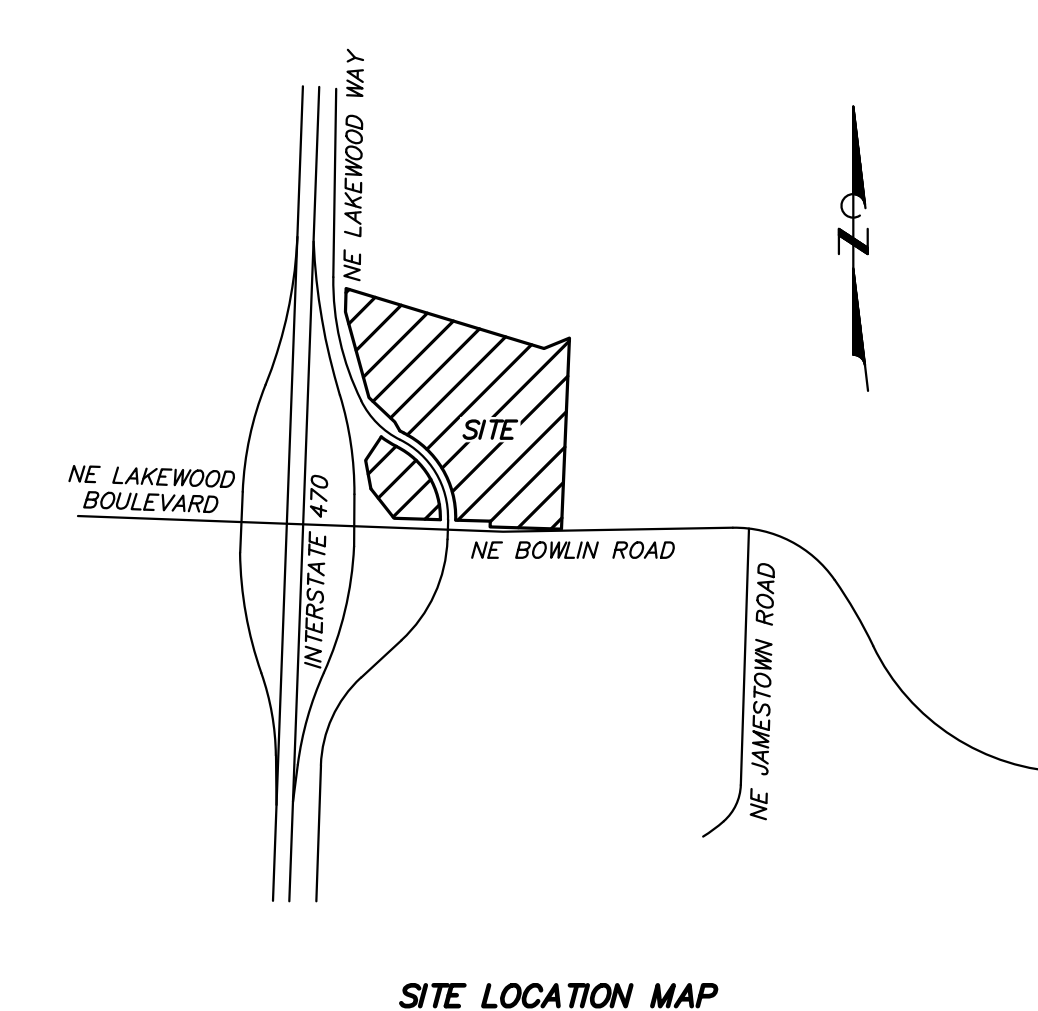


PROJECT NO.: 2510

**C0.01**

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Jan 26, 2026 5:25pm



**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
---	BARD 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
CAPTAIN'S 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**

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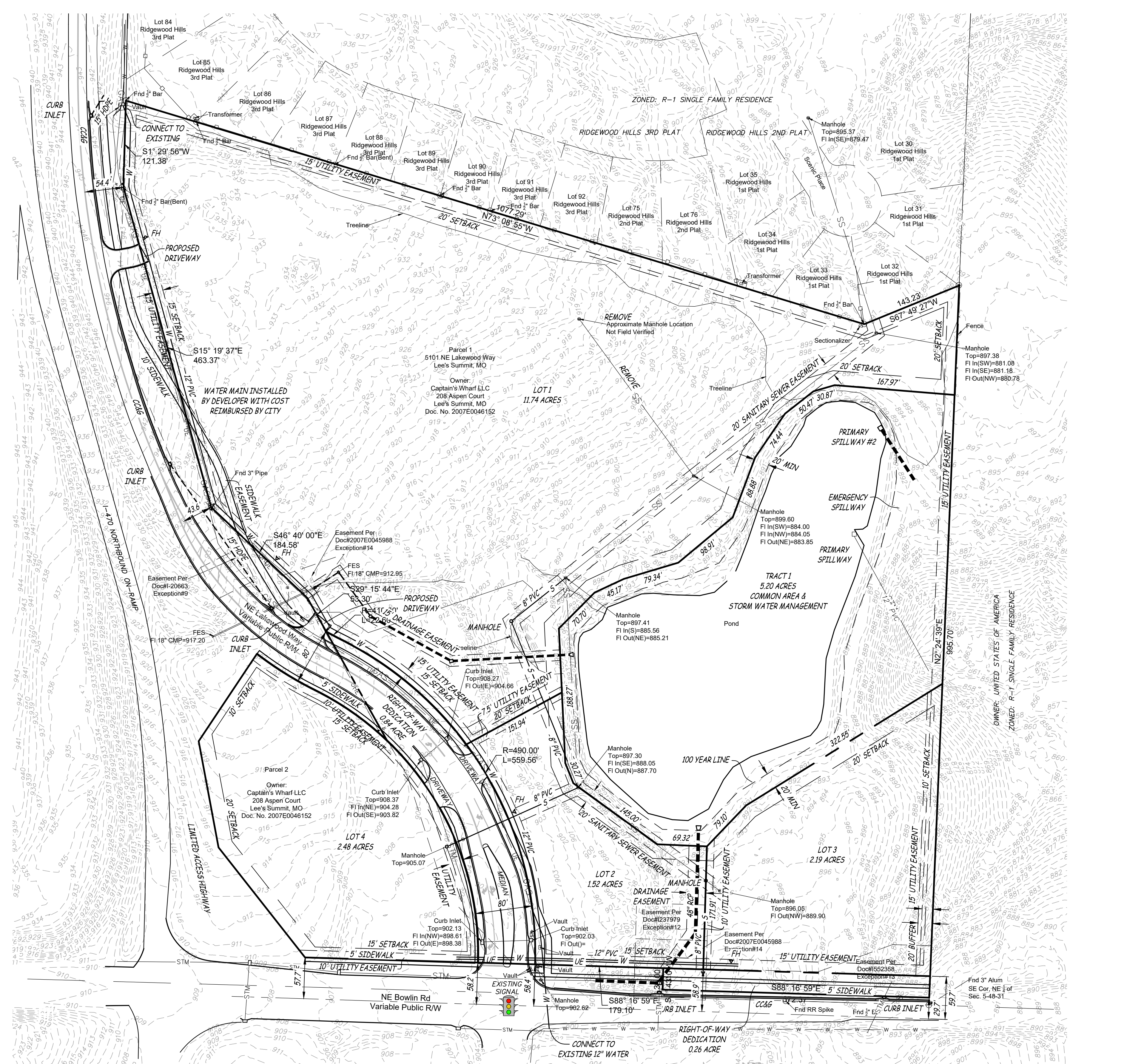
PARCEL 2  
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**PHASING SCHEDULE NOTE**

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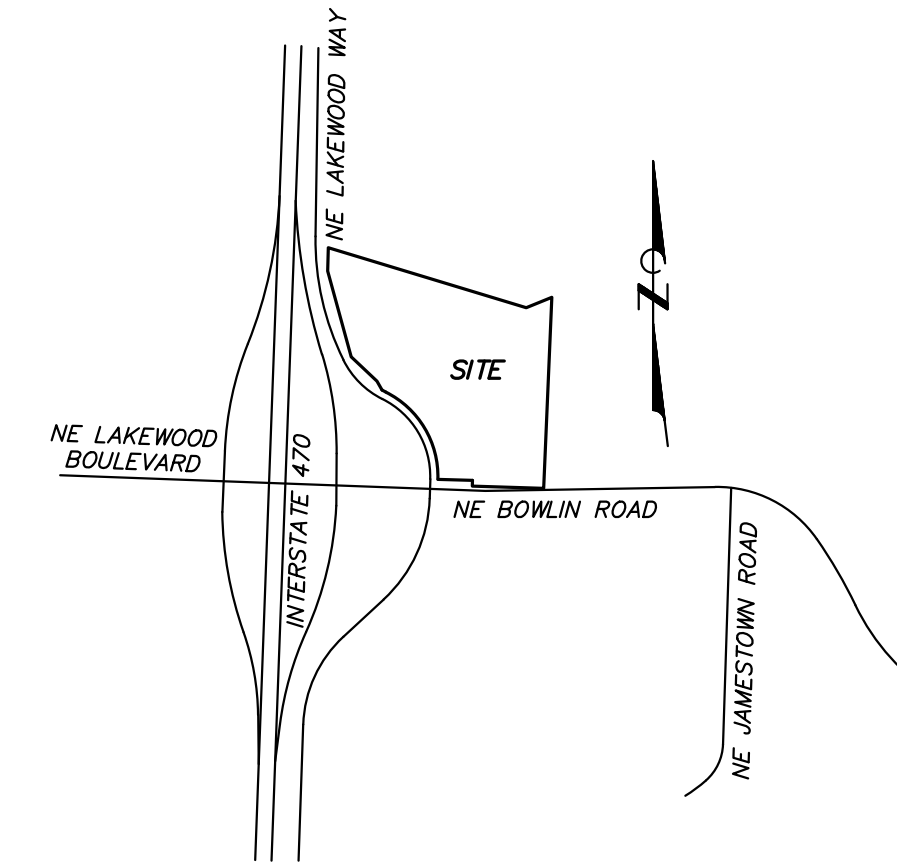
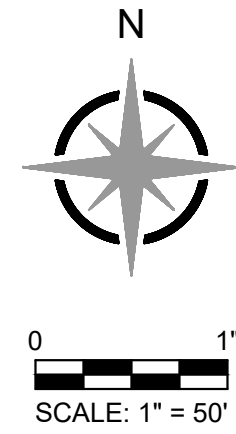
SEAL  
MATTHEW A. KRISTE  
PROFESSIONAL ENGINEER  
PE-2007002811  
1/26/2026

PRELIMINARY PLAT

ISSUE DATE:  
12.22.2025

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





**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**

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

REVISION NOTE:  
1. REVISED MEMORY CARE, ASSISTED LIVING & INDEPENDENT LIVING BUILDING  
2. REVISED PARKING

**FLOODPLAIN NOTE**

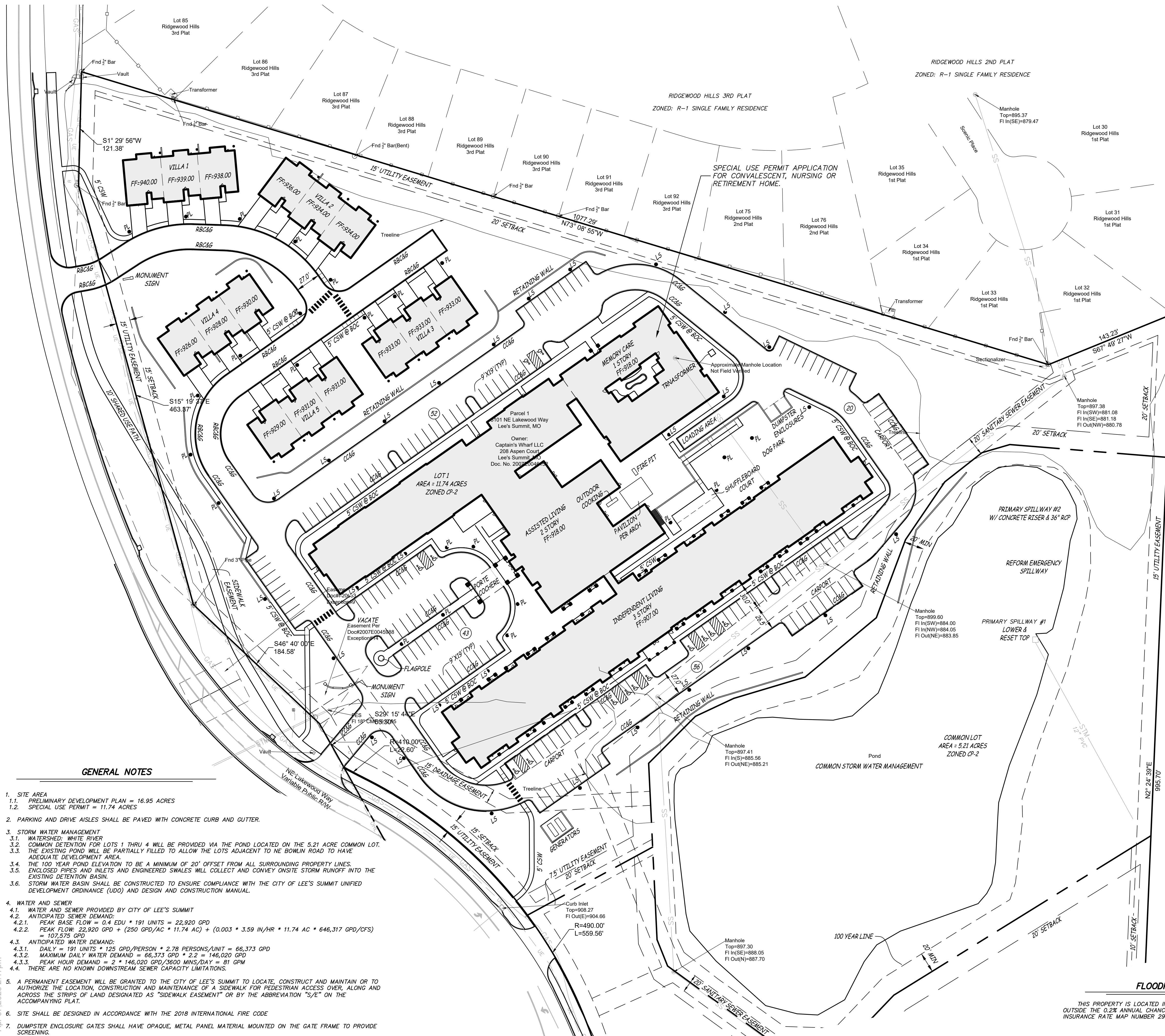
THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29095C0313G, DATED JANUARY 20, 2017.



PROJECT NO.: 2510

**C2.01**

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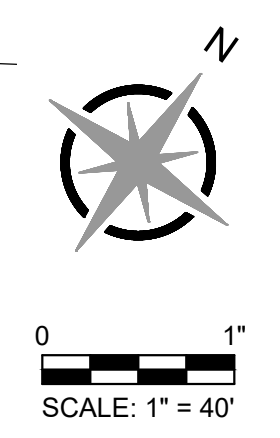
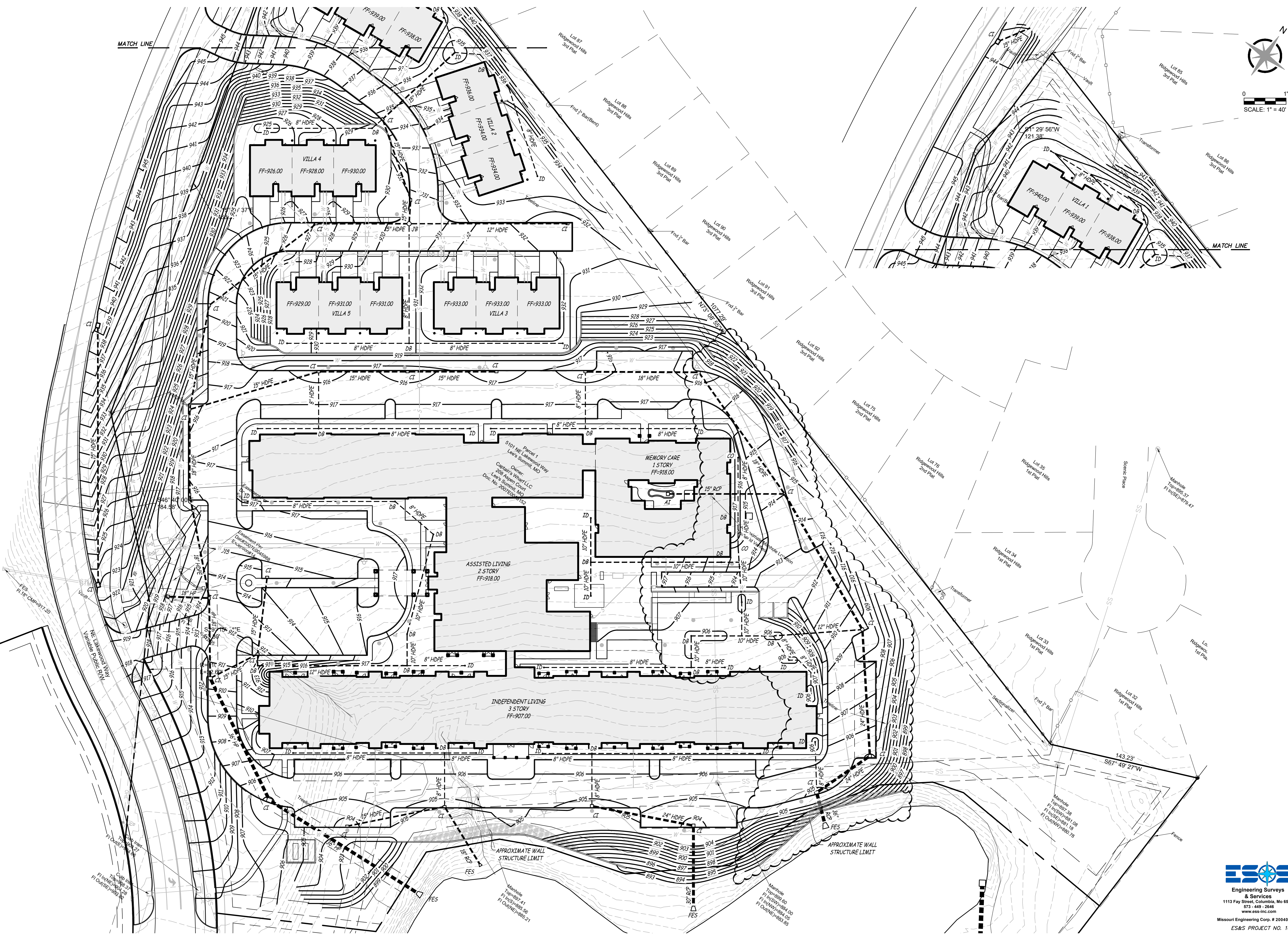


**GENERAL NOTES**

- 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. COMMON DETENTION FOR LOTS 5 THRU 10 WILL BE PROVIDED VIA THE POND ADJACENT TO NE BOWLIN ROAD TO HAVE ADEQUATE DEVELOPMENT AREA.
  - 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.
  - 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/CFS) = 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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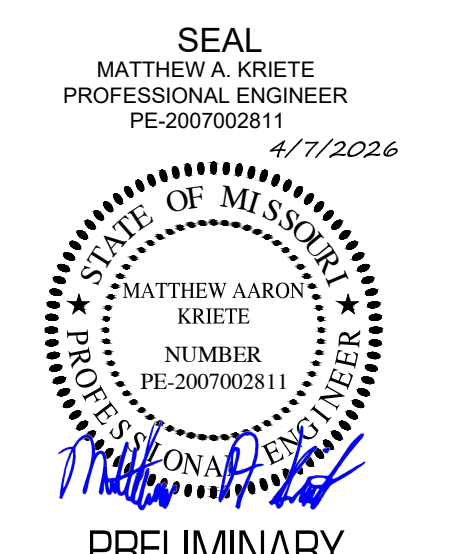
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ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

LEES 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



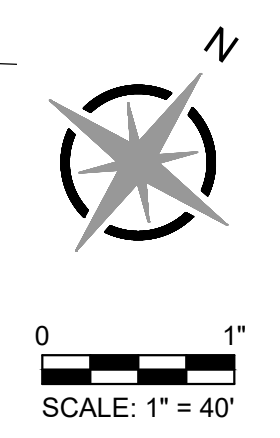
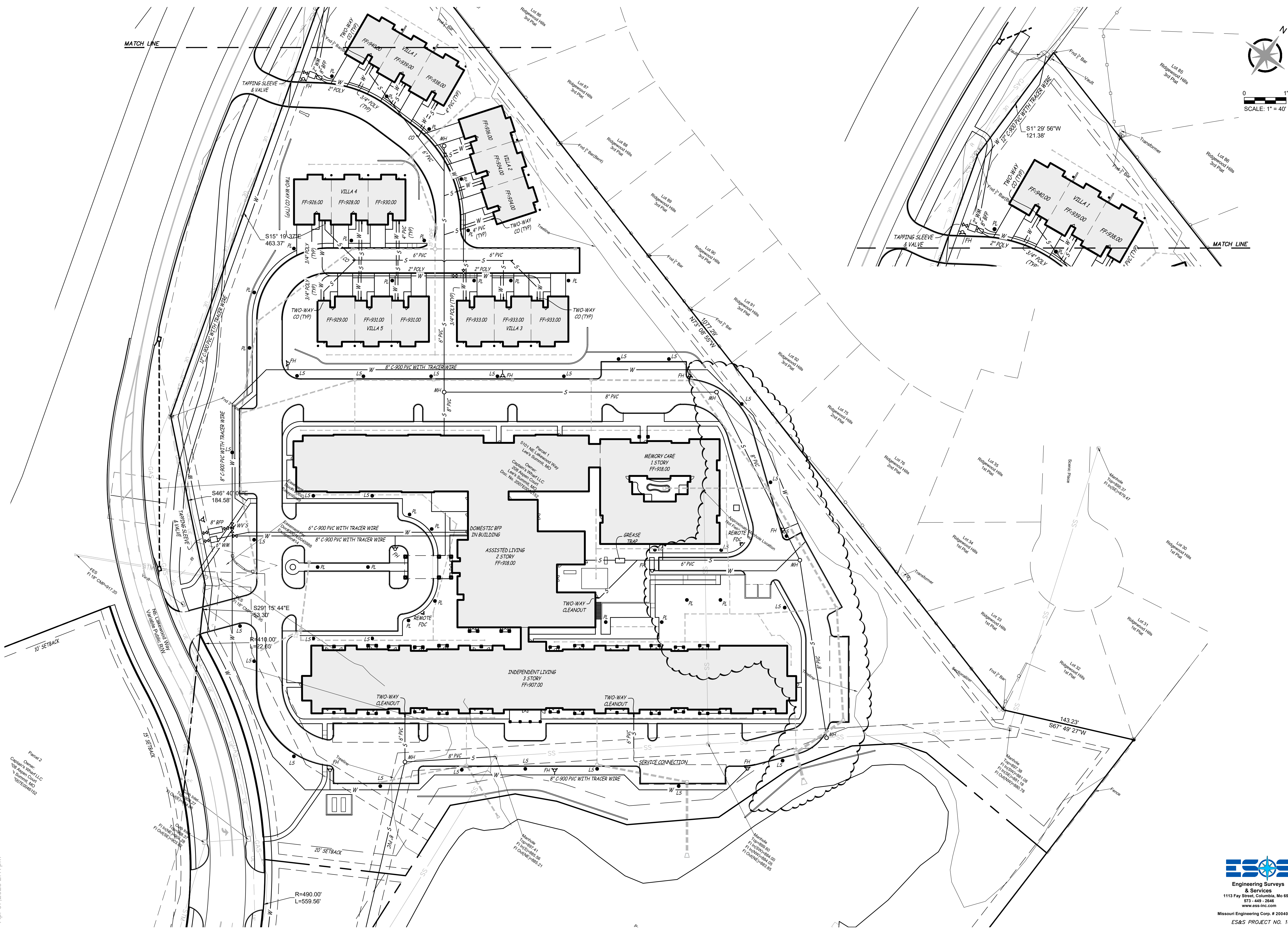
PRELIMINARY  
DEVELOPMENT PLAN &  
SPECIAL USE PERMIT  
GRADING PLAN

ISSUE DATE:  
12.22.2025  
REVISIONS:  
① REVISION - 01/26/2026  
② REVISION - 04/07/2026



PROJECT NO.: 2510  
**C2.02**  
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ES&S PROJECT NO. 16803  
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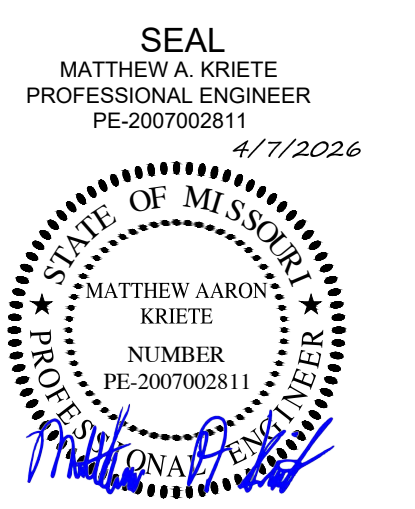
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OF AUTHORITY NO. 000073

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

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315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1699 - WWW.SWDARCHITECTS.COM

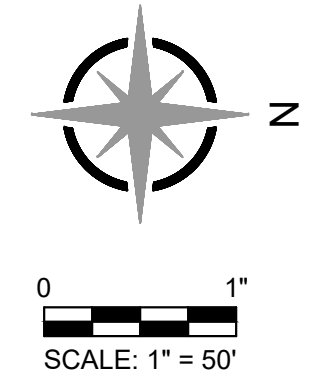
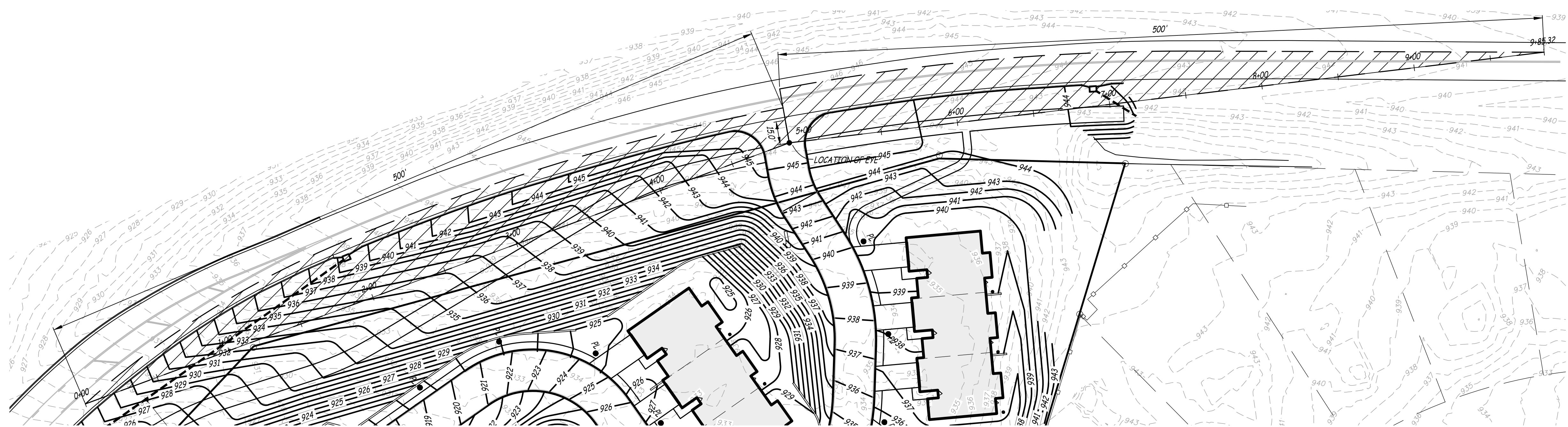


PRELIMINARY  
DEVELOPMENT PLAN &  
SPECIAL USE PERMIT  
UTILITY PLAN

ISSUE DATE:  
12.22.2025  
REVISIONS:  
① REVISION - 01/26/2026  
② REVISION - 04/01/2026



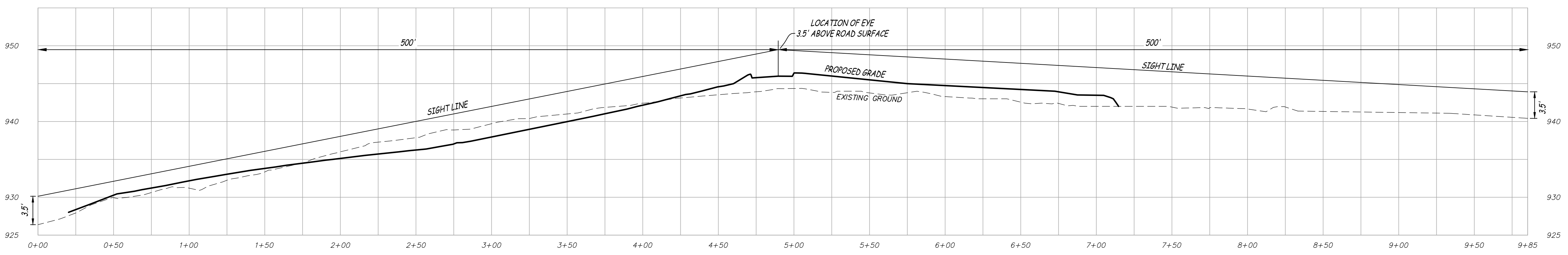
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ES&S PROJECT NO. 16803  
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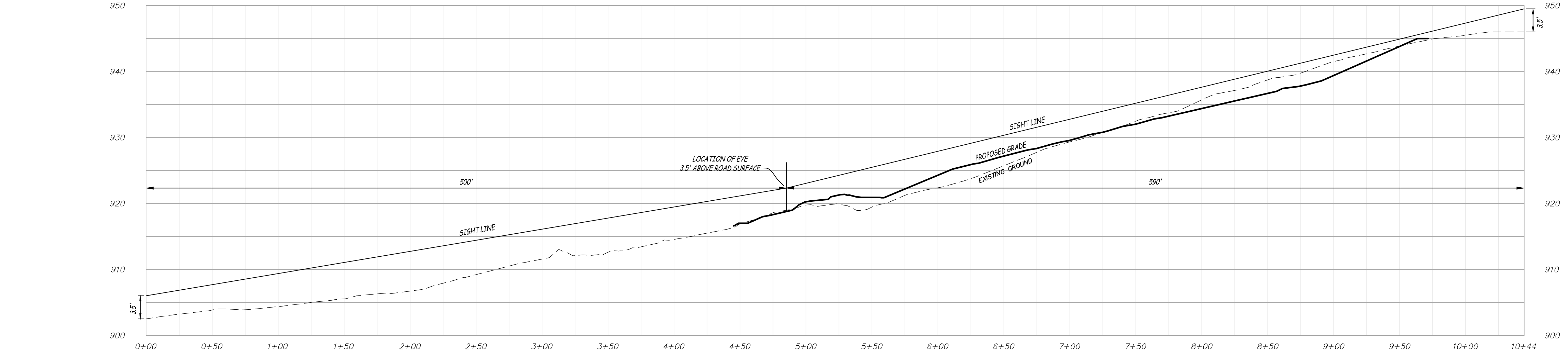
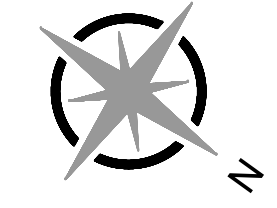
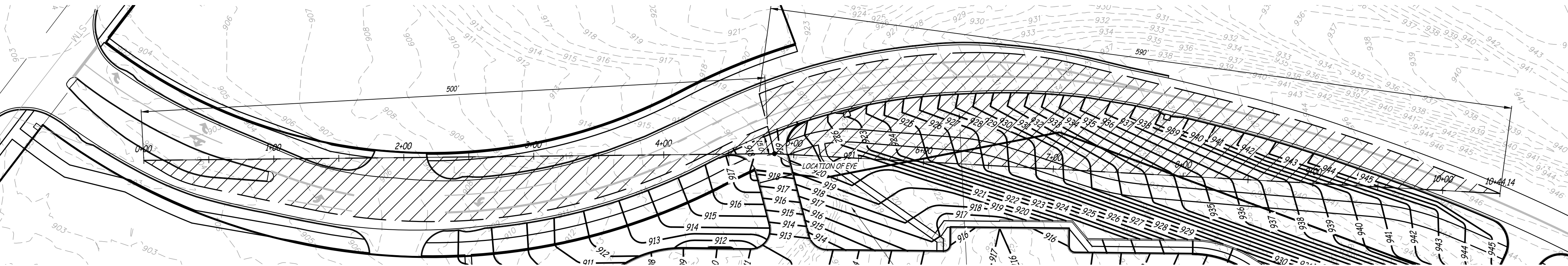
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OF AUTHORITY NO. 000073

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

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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'

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

Matthew A. Krlete

SIGHT DISTANCE EXHIBIT

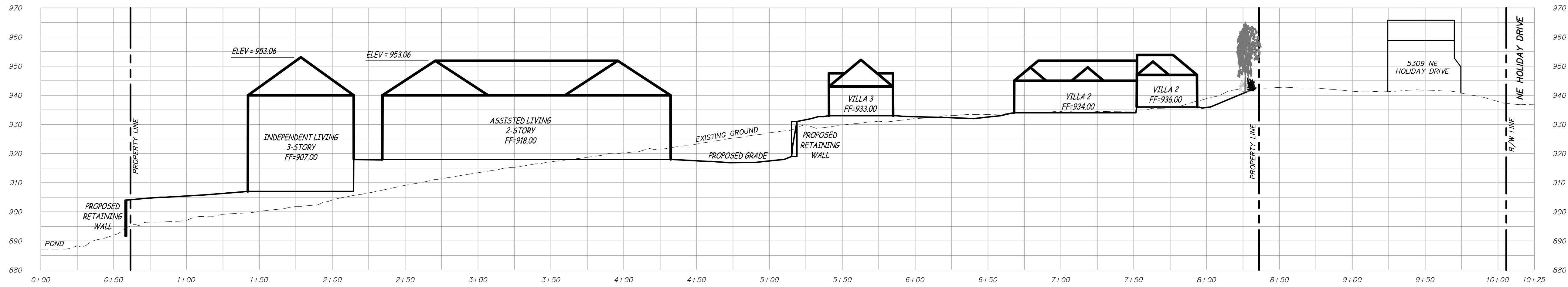
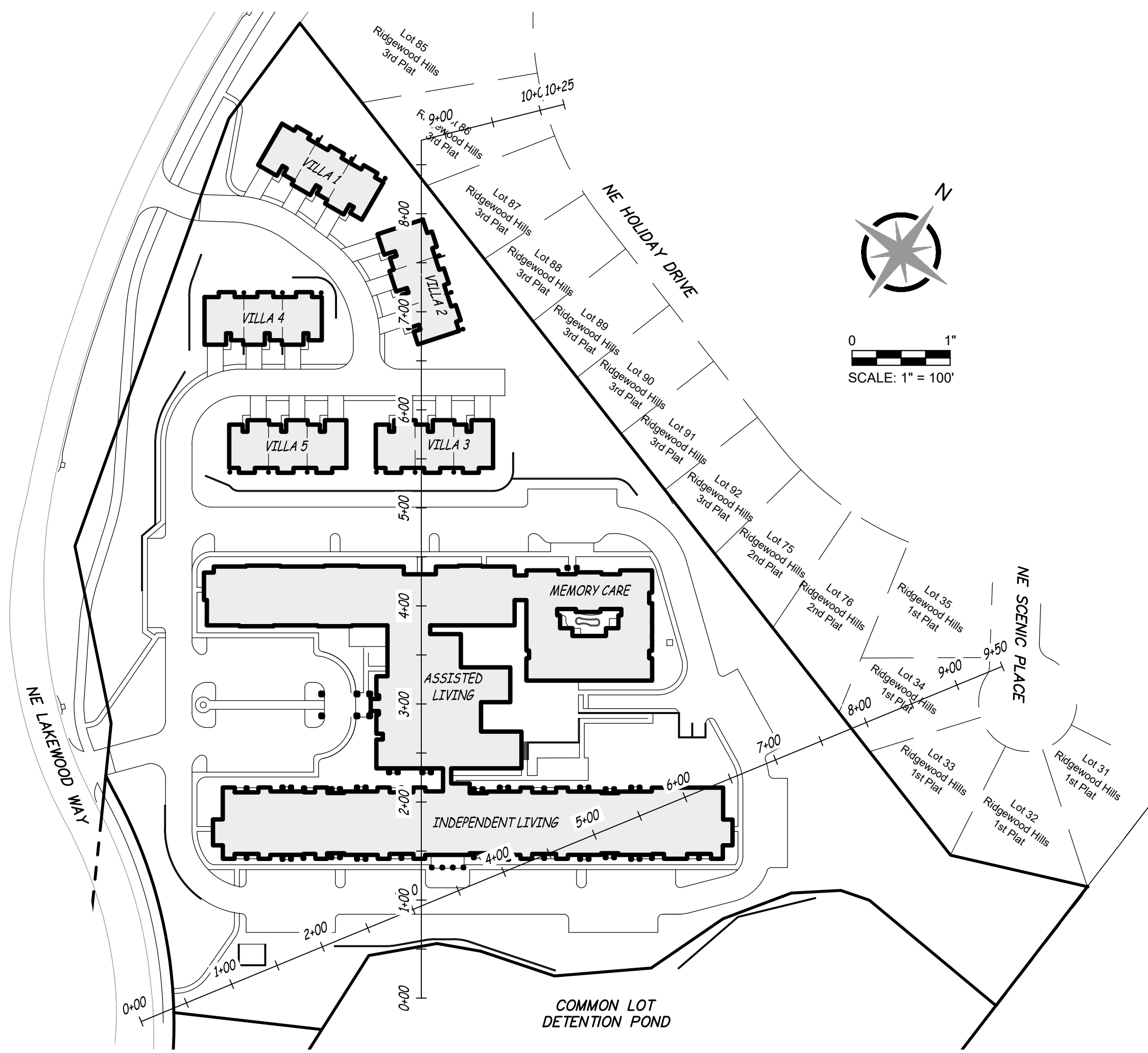
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12.22.2025

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

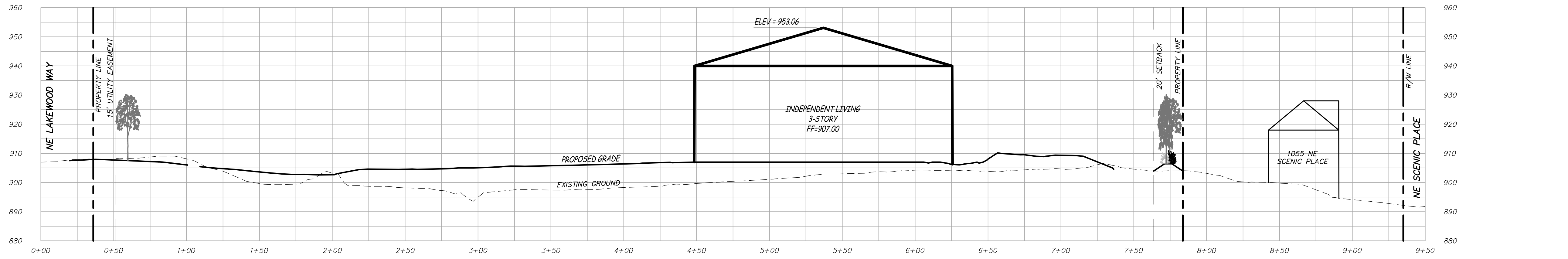


PROJECT NO.: 2510  
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ES&S PROJECT NO. 16803  
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ZONING PROFILE - NORTH SOUTH  
SCALE - HORIZ. 1" = 40'  
VERT. 1" = 20'



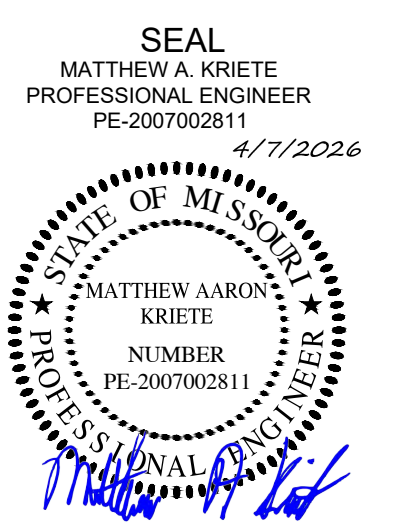
ZONING PROFILE - WEST EAST  
SCALE - HORIZ. 1" = 40'  
VERT. 1" = 20'



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

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

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ZONING PROFILES

ISSUE DATE:  
4.7.2026  
REVISIONS:

PROJECT NO.: 2510

C4.01



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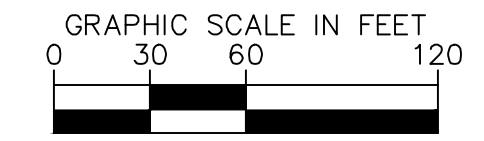
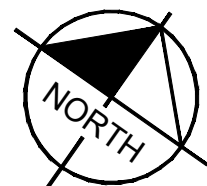


Lee's Summit, Missouri - Landscape Data Table Site Area: 11.94 acres (519,988 SF) - Zoning (CP-2)		REQUIRED	PROVIDED
<b>Section 8.790 - Landscape Minimum Requirements</b>			
<b>A. Street Frontage</b>			
One tree shall be planted for each 30 feet of street frontage (public or private) within the landscape setback	Yes	Yes	
NE Lakewood Way - 869 LF / 30' - 30 Trees	NE Lakewood Way - 30 Trees	NE Lakewood Way - 30 Trees	
A minimum of 20 feet wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 10 feet	Yes	Yes - 15' Building Setback	
One shrub shall be provided for every 20 feet of street frontage within the landscape setback abutting street frontage	Yes	Yes	
NE Lakewood Way - 869 LF / 20' - 45 Shrubs	NE Lakewood Way - 45 Shrubs	NE Lakewood Way - 45 Shrubs	
<b>B. Open Yard Areas</b>			
The minimum open yard area landscaping requirements shall be two shrubs per 5,000 SF of total lot area (excluding building footprint area)	163 Shrubs	163 Shrubs	
520,024 SF Lot Area - 111,548 SF Building Footprint = 408,476 SF / 5,000 sf = 81.7 Shrubs			
In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by buildings/structures	82 Trees	82 Trees	
520,024 SF Lot Area - 111,548 SF Building Footprint = 408,476 SF / 5,000 sf = 81.7 Trees			
<b>Section 8.810 - Parking Lot Landscaping and Trees</b>			
Landscape islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways	3,027 SF	3,027 SF	
60,526 SF Parking Lot Area / 20.00 = 3,027 SF			
A landscape island shall be located at the end of every parking bay between the last parking space and an adjacent aisle or driveway. The island shall be no less than one foot wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or groundcover, except for those areas that are mulched	Yes	Yes	
<b>Section 8.820 - Screening, Parking Lot</b>			
For any parking lot designed or intended to accommodate five cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as required below	Yes	Yes	
Screening to a height of two and one-half feet must be provided along the edge of parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening			
Planted only screening: a hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within the growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application			
198 LF Parking Frontage / 40' = 4.95 = 50 Shrubs			
<b>Section 8.830 - Buffer/Screen Required Between Land Uses</b>			
Buffers between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.830, Typical Buffers	Yes	Yes	
Side lot buffers required along any side lot line shall be no less than 20 feet or as approved by the governing body			
Rear lot buffers required along any rear lot line shall be no less than 20 feet or as approved by the governing body			
3' High berm	3' High Berm	3' High Berm	
Low Impact Screen C:	31 Shade Trees	31 Shade Trees	
1 Shade Tree / 750 sf = 31 Shade Trees	31 Ornamental Trees	31 Ornamental Trees	
1 Ornamental Tree / 750 sf = 31 Ornamental Trees	31 Evergreen Trees	31 Evergreen Trees	
1 Evergreen Tree / 750 sf = 31 Evergreen Trees	114 Shrubs	114 Shrubs	
1 Shrub / 200 sf = 120 Shrubs			
Lot 33 & 32 have been required to screening materials adjacent to their property line. The linear footage of these lots have been removed from this calculation			

- PLANTING NOTES:**
- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
  - CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
  - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
  - LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN WORKS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
  - TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
  - PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
  - PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
  - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
  - YALL TALL FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE TALL FESCUE SOD.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
  - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
  - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUIVALENT). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
  - ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A PH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
  - FERTILIZER: FERTILIZE SEEDBED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.
- NOTE:** PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
<b>PARKING LOT TREES</b>							
	AD	15	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
<b>SHADE TREES</b>							
	AA	24	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	OO	25	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	UO	26	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	UP	22	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	ZM	24	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	B & B	2.5" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
<b>EVERGREEN TREES</b>							
	JB	33	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	PB	1	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE	B & B	N/A	5-6' HT. MIN.	FULL & MATCHING
	PF	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	PN	8	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
	TR	10	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	B & B	N/A	8' - 10' HT.	FULL & MATCHING
<b>ORNAMENTAL TREES</b>							
	CC	21	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5" CAL. MIN.	10' - 12' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
	MS	19	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL. MIN.	10' - 12' HT.	SINGLE, STRAIGHT LEADER, FULL & MATCHING
<b>SHRUBS</b>							
	BG	48	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING
	CG	55	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING
	IS	74	ILEX GLABRA 'SHAMROCK' / SHAMROCK HIBBERRY HOLLY	3 GAL. MIN.	2' HT. MIN.	48" O.C.	FULL & MATCHING
	JS	44	JUNIPERUS X PFTIZERIANA 'SEA GREEN' / SEA GREEN PFTIZER JUNIPER	3 GAL. MIN.	2' HT. MIN.	84" O.C.	FULL & MATCHING
	TD	102	TAXUS MEDIA 'DENSIFORMIS' / DENSE ANGLA-JAPANESE YEW	3 GAL. MIN.	2' HT. MIN.	72" O.C.	FULL & MATCHING
	TH	59	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE	3 GAL. MIN.	2' HT. MIN.	SEE PLAN	FULL & MATCHING
<b>GROUND COVERS</b>							
	LV	2,723	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF	CONT.	N/A	18" O.C.	FULL & MATCHING
<b>SEED</b>							
	FT	54,030 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SEED	N/A	N/A	SEED TO BE FREE OF WEEDS, PESTS, AND DISEASE
<b>SOD</b>							
	FA	210,517 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

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

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



LANDSCAPE PLAN

ISSUE DATE:  
1.26.2026  
REVISIONS:  
4.6.2026

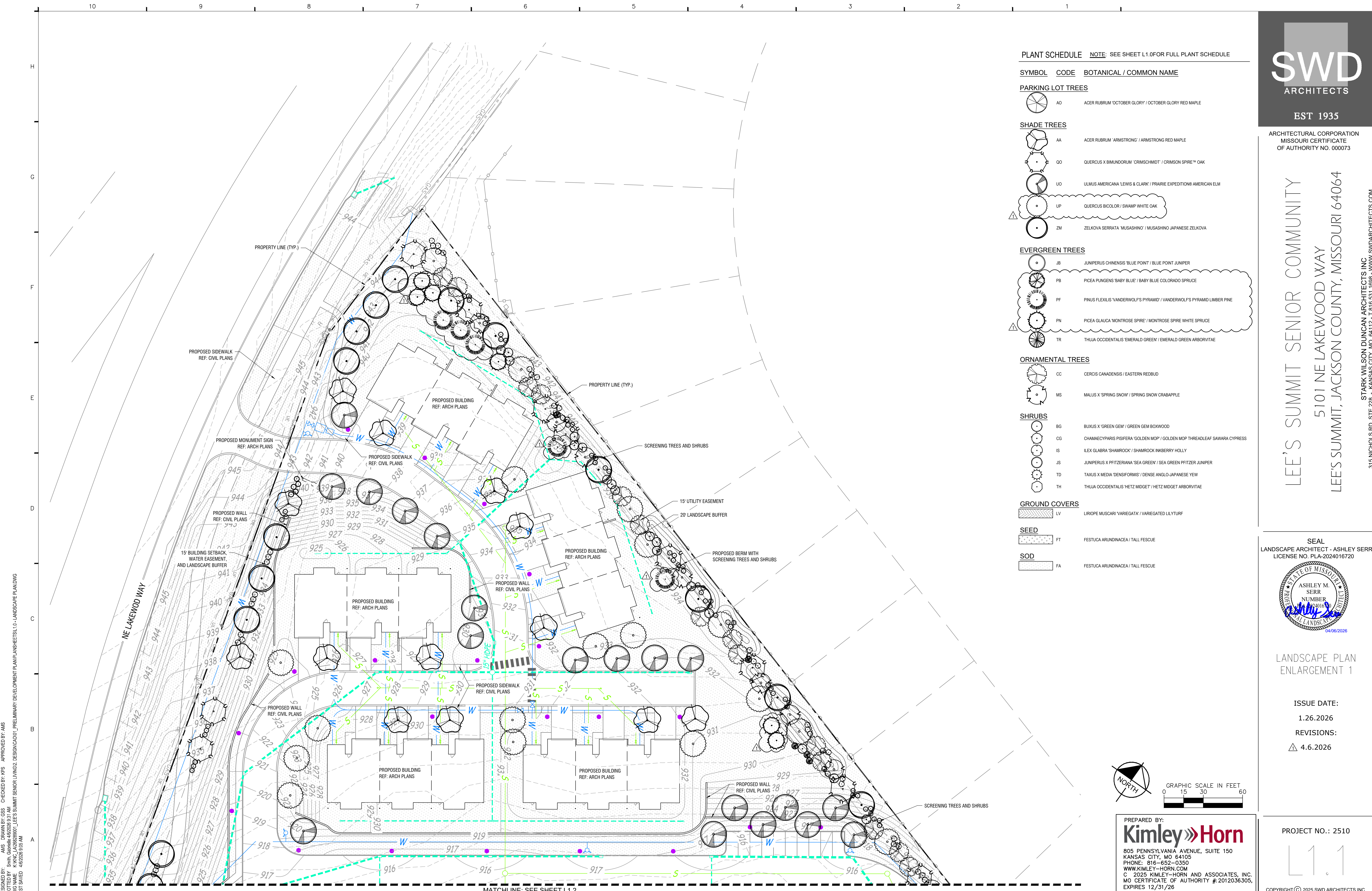
PROJECT NO.: 2510

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DESIGNED BY: AMS DRAWN BY: CSS CHECKED BY: KPS APPROVED BY: AMS  
DATE: 12/16/25 10:05 AM  
DWG NAME: K:\K\2025\251001\_PRELIMINARY DEVELOPMENT PLAN\PLANSHEET\1.0\_LANDSCAPE PLAN.DWG  
LAST SAVED: 4/6/2026 9:05 AM

PREPARED BY:  
**Kimley-Horn**  
805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
PHONE: 816-652-0350  
WWW.KIMLEY-HORN.COM  
C. 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
MO CERTIFICATE OF AUTHORITY # 2012036305,  
EXPIRES 12/31/26



**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	QUERCUS BICOLOR / SWAMP WHITE OAK
	ZM	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA

**EVERGREEN TREES**

	JB	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	PB	PICEA PUNGENS 'BABY BLUE' / BABY BLUE COLORADO SPRUCE
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LAMBER PINE
	PN	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE
	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 INKBERRY 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

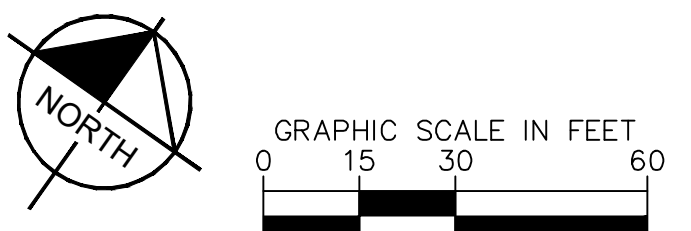
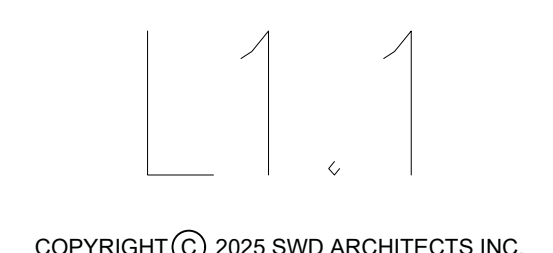
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LANDSCAPE ARCHITECT - ASHLEY SERR  
LICENSE NO. PLA-2024016720



LANDSCAPE PLAN  
ENLARGEMENT 1

ISSUE DATE:  
1.26.2026  
REVISIONS:  
△ 4.6.2026

PROJECT NO.: 2510



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

DESIGNED BY: AMS DRAWN BY: CSS CHECKED BY: RPS APPROVED BY: AMS  
 DATE: 1/26/2026  
 DWG NAME: K:\K\24\2510\0001\_LEE'S SUMMIT SENIOR LIVING\2. DESIGN\01\_PRELIMINARY DEVELOPMENT PLAN\ANSHEETS\L1.0 - LANDSCAPE PLAN.DWG  
 LAST SAVED: 4/6/2026 9:05 AM

STARK WILSON DUNCAN ARCHITECTS INC.  
 315 NICHOLS RD., STE 228 - KANSAS CITY, MO 64112 - T: 816.951.1888 - WWW.SWDARCHITECTS.COM





PREPARED BY: AMS DRAWN BY: CSS CHECKED BY: RPS APPROVED BY: AMS  
 DATE: 04/06/2026 8:05 AM  
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 LAST SAVED: 4/6/2026 8:05 AM

**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
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	PN	PICEA GLAUCA 'MONTROSE SPIRE' / MONTROSE SPIRE WHITE SPRUCE
	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 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**

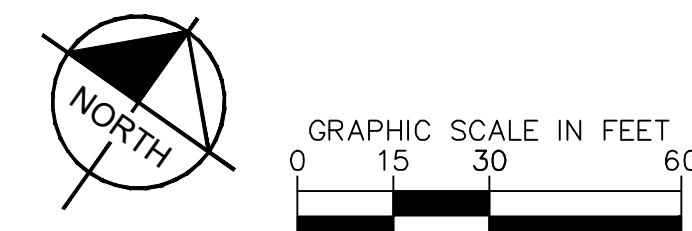
	LV	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF
--	----	--

**SEED**

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

**SOD**

	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



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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 LANDSCAPE ARCHITECT - ASHLEY SERR  
 LICENSE NO. PLA-2024016720



LANDSCAPE PLAN  
ENLARGEMENT 3

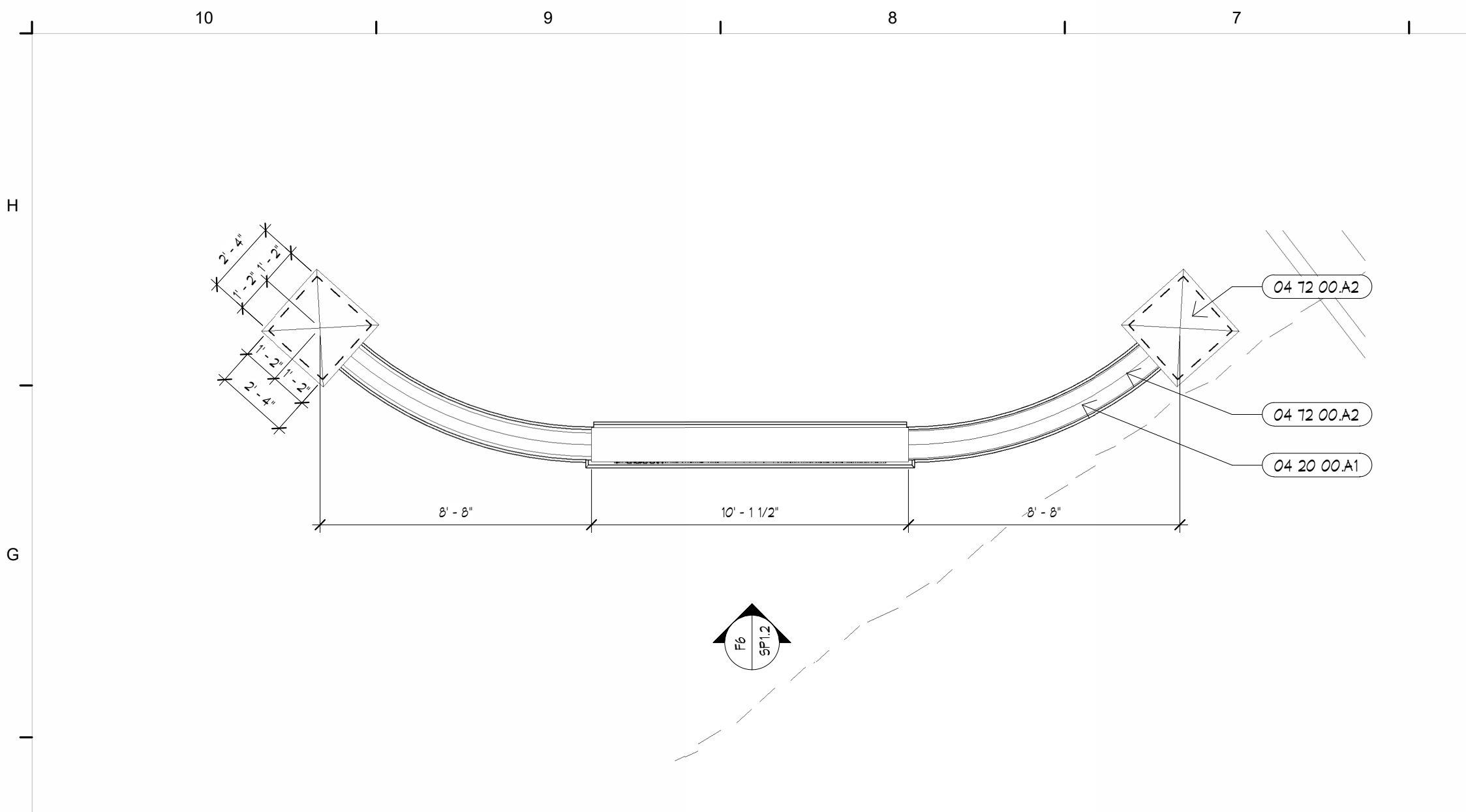
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PROJECT NO.: 2510

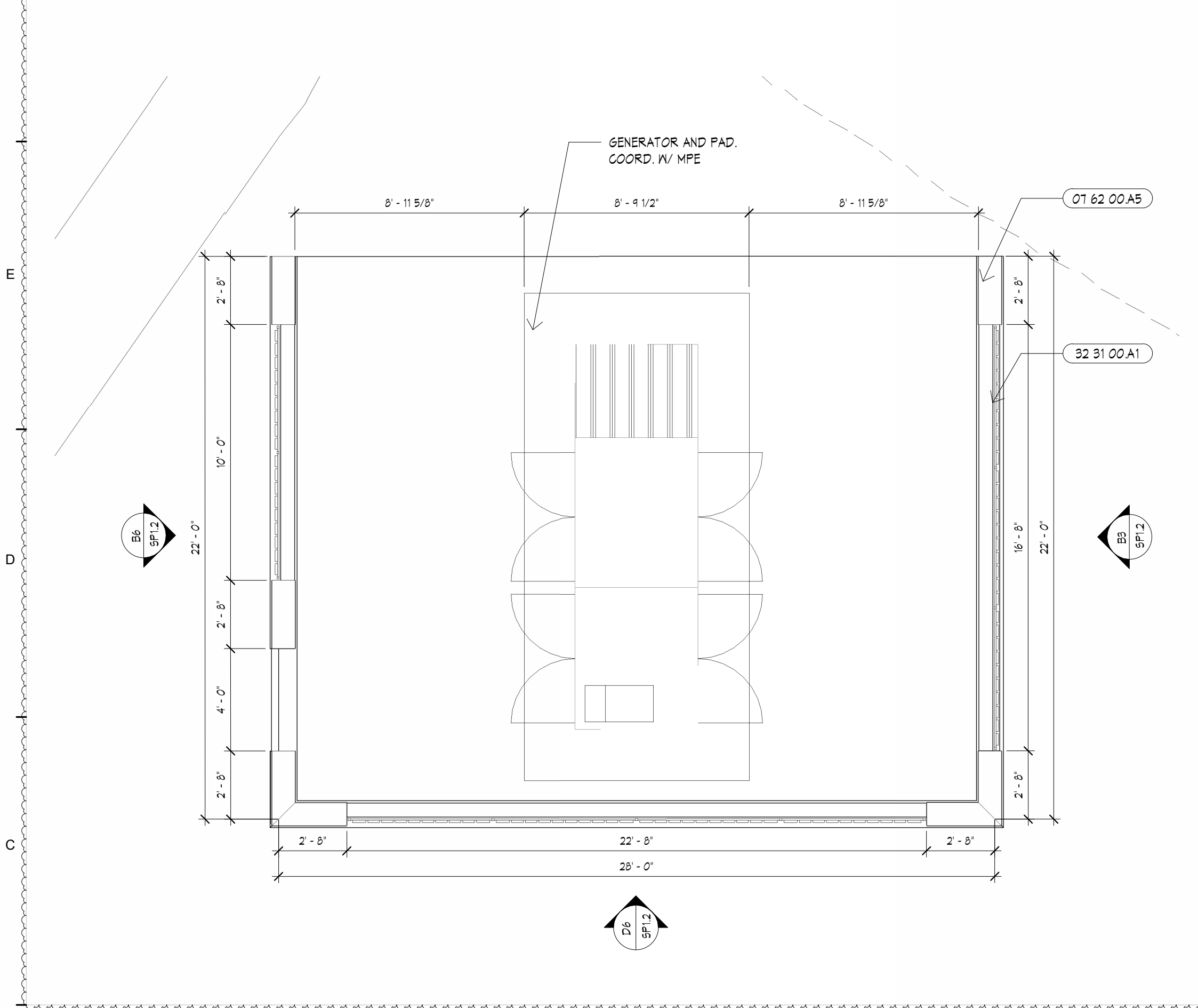
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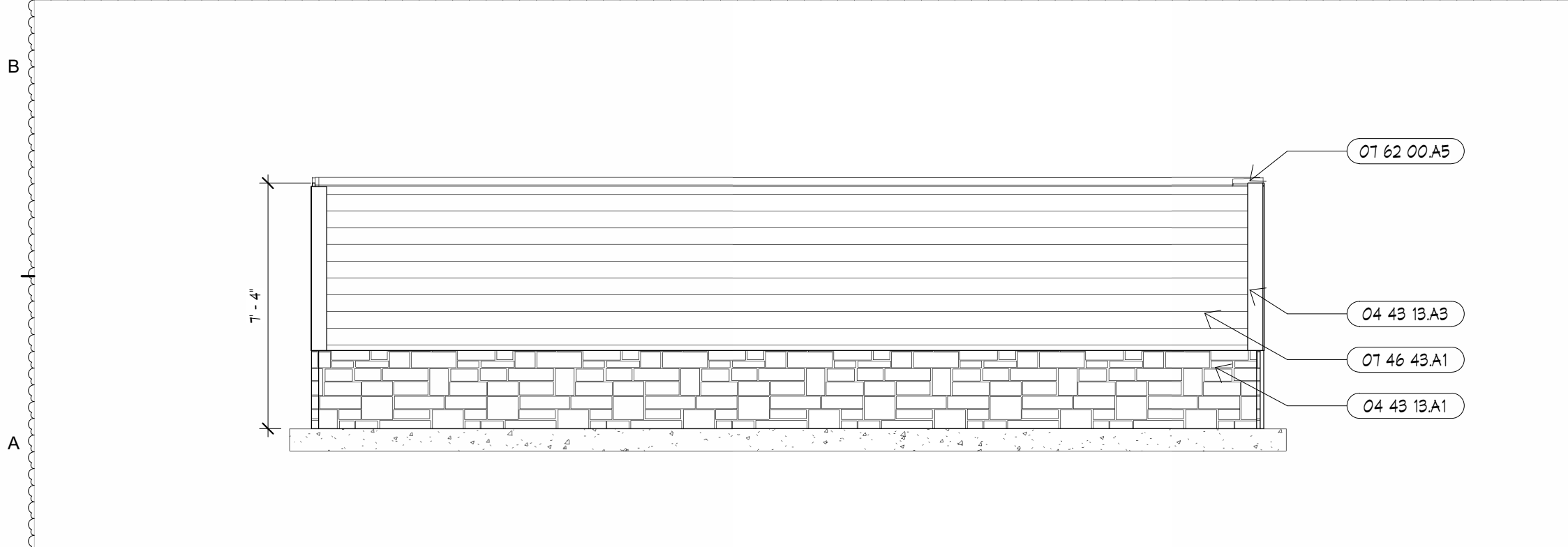
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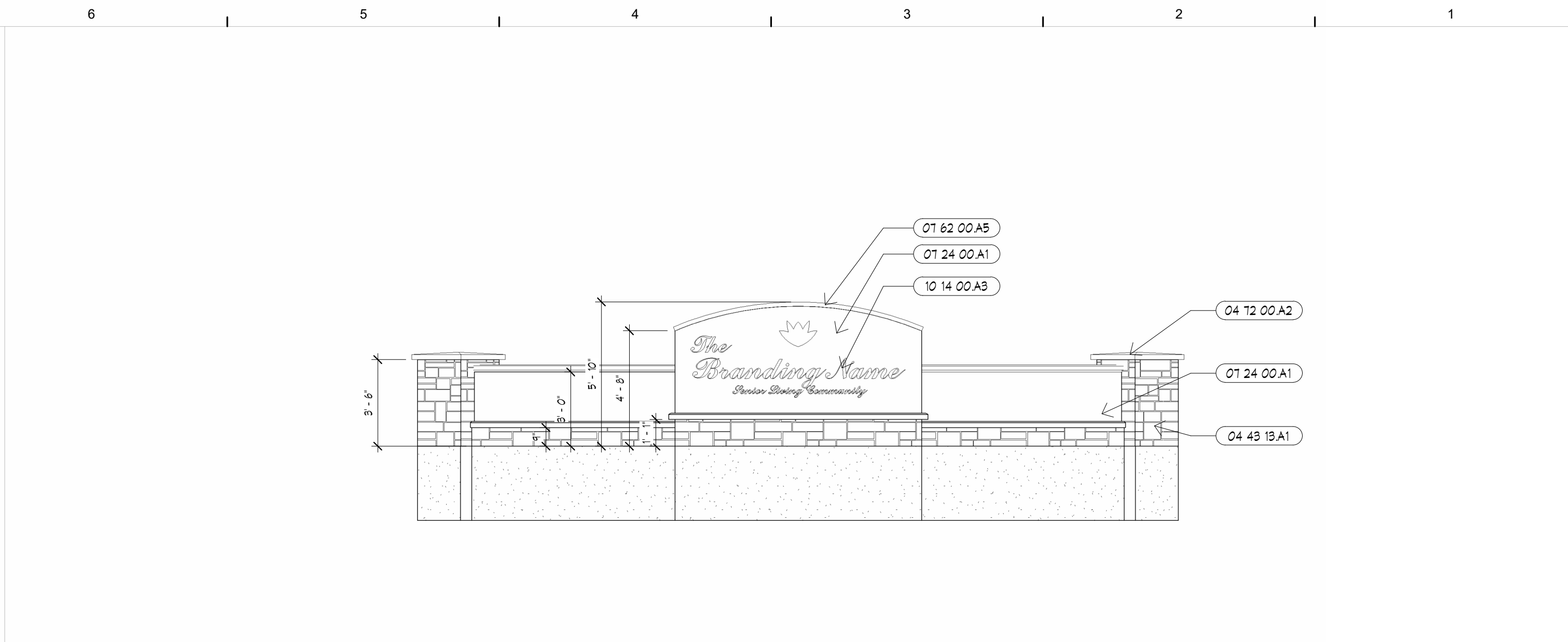
**F10** SITE PLAN - MONUMENT SIGN 2  
 1/4" = 1'-0"



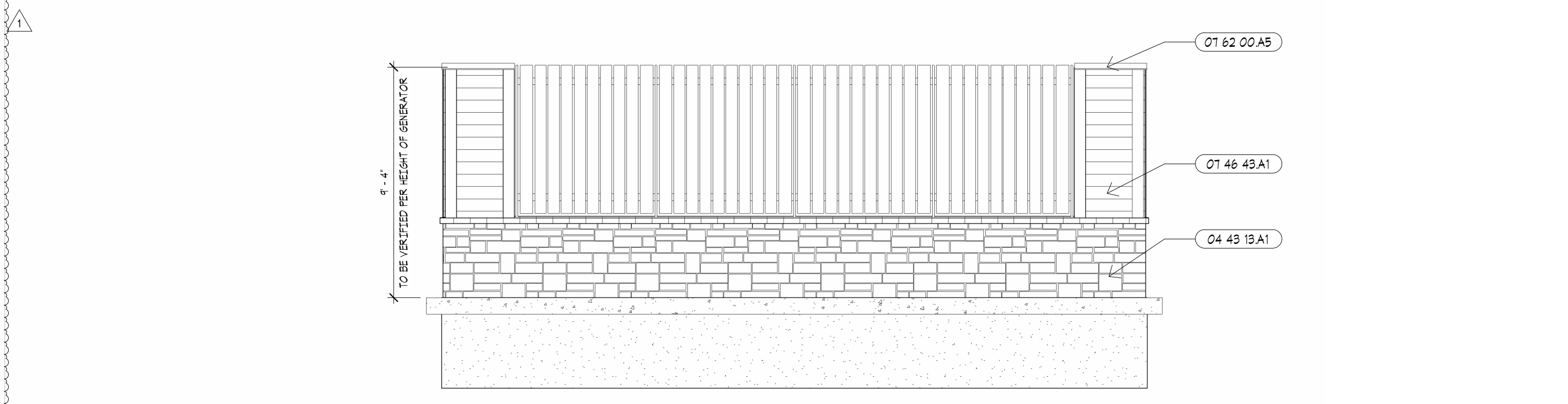
**B10** SITE PLAN - GENERATOR ENCLOSURE  
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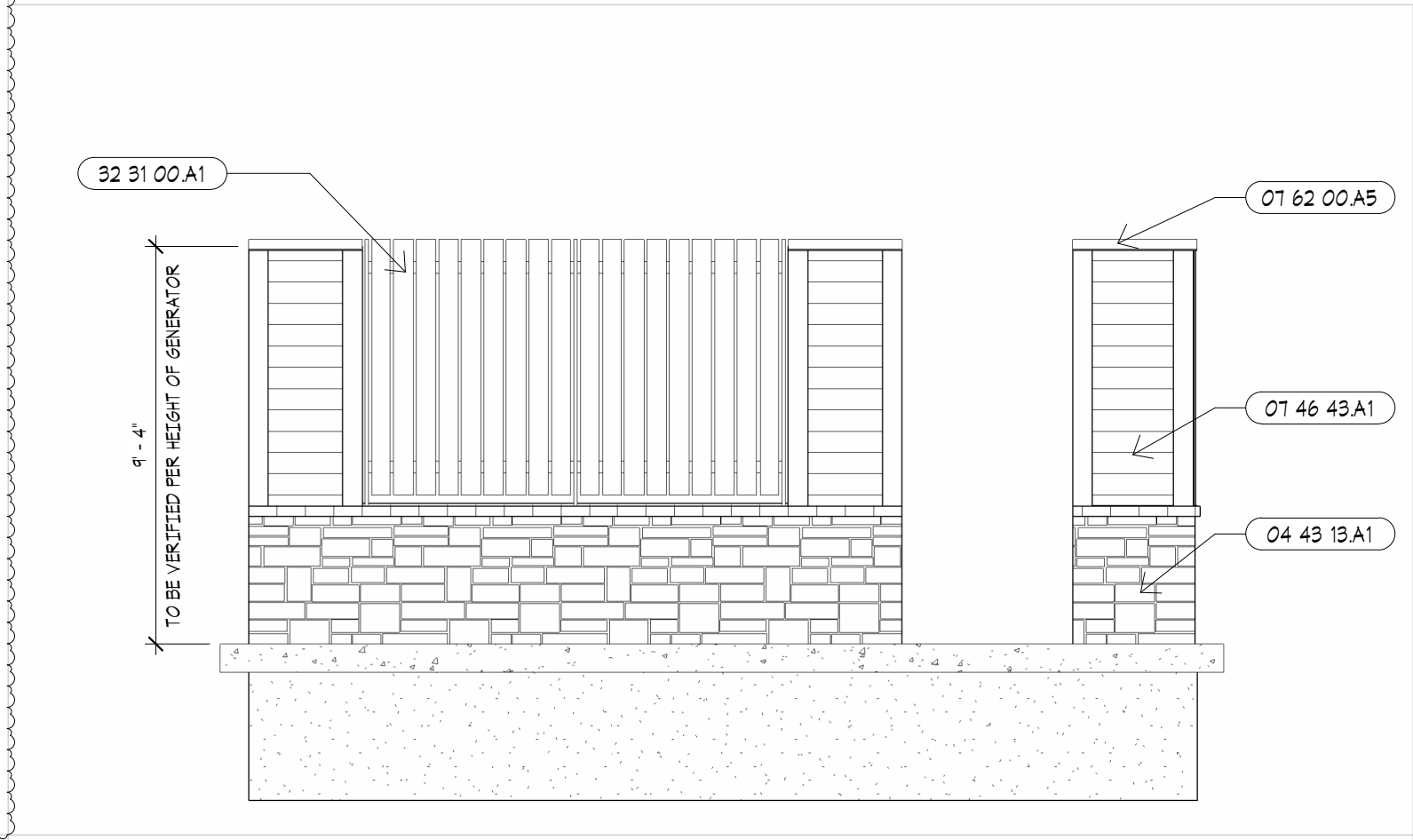
**A12** SITE - TRASH ENCLOSURE - REAR  
 1/4" = 1'-0"



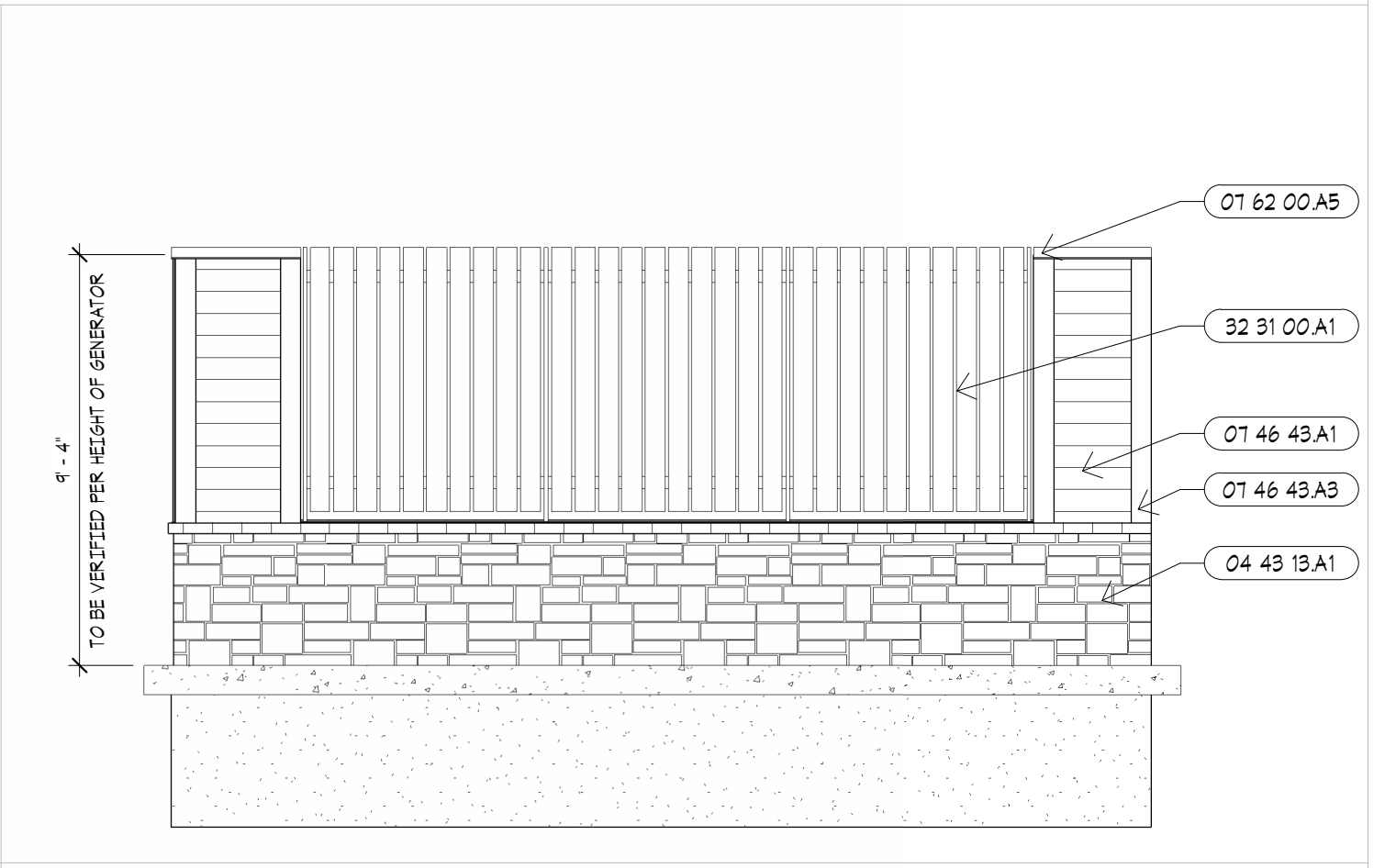
**F6** ELEVATION AT MONUMENT SIGN 2  
 1/4" = 1'-0"



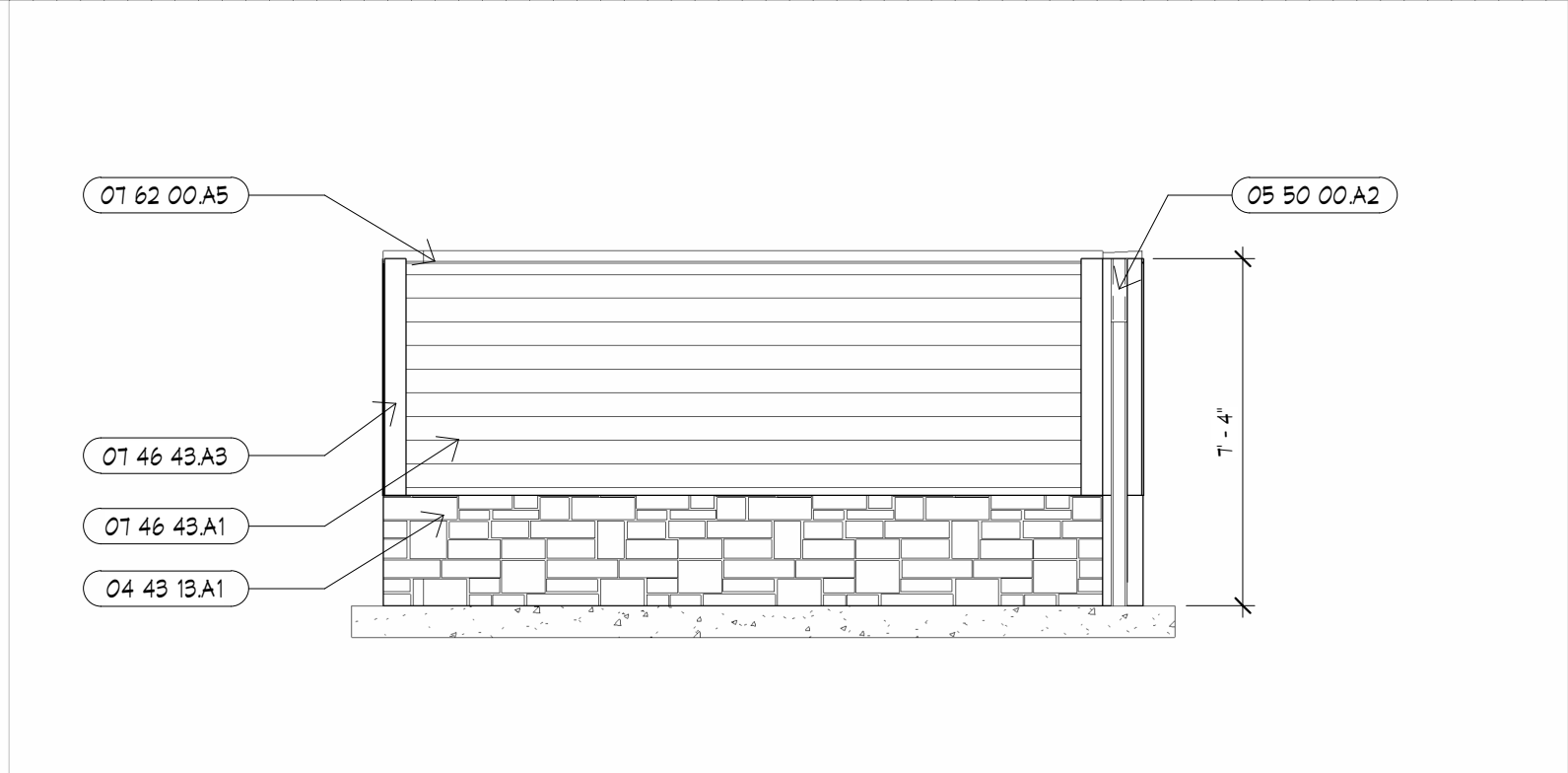
**D6** SITE - GENERATOR ENCLOSURE - REAR  
 1/4" = 1'-0"



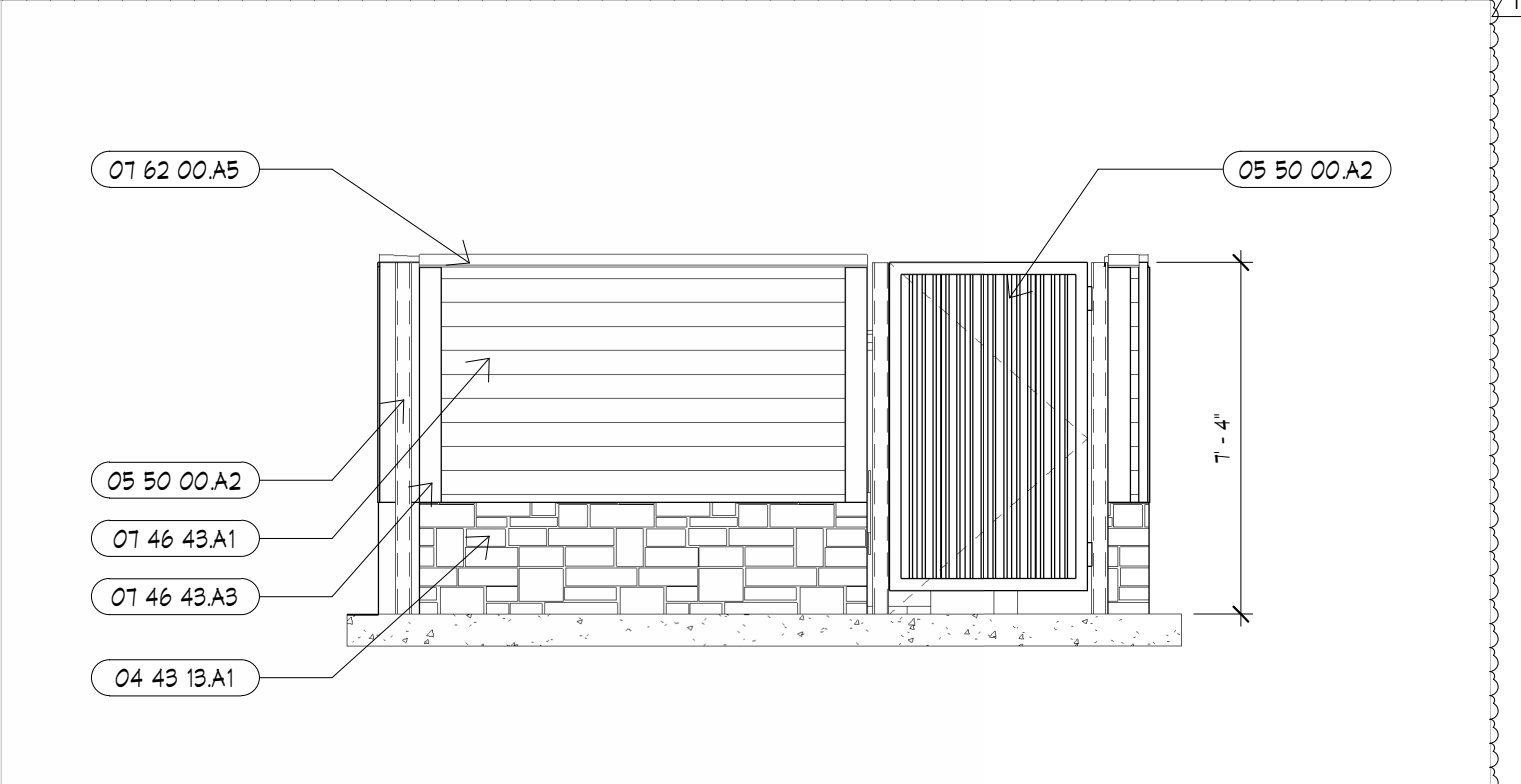
**B6** SITE - GENERATOR ENCLOSURE - SIDE DOOR  
 1/4" = 1'-0"



**B3** SITE - GENERATOR ENCLOSURE - SIDE  
 1/4" = 1'-0"



**A6** SITE - TRASH ENCLOSURE - SIDE  
 1/4" = 1'-0"



**A3** SITE - TRASH ENCLOSURE - SIDE  
 1/4" = 1'-0"

NUMBER	DESCRIPTION
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 43 13 A3	MANUFACTURED STONE CAP. 04 43 13
04 12 00 A2	CAST STONE CAP. 04 12 00
05 50 00 A2	PAINTED STEEL POST AND GATE FRAME. 05 05 00
01 24 00 A1	EXTERIOR INSULATION & FINISH SYSTEM. 01 24 00
01 46 43 A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP. 01 46 43
01 46 43 A3	FIBER CEMENT BOARD TRIM. 01 46 43
01 62 00 A5	PRE FINISHED METAL CAP FLASHING. 01 62 00
10 14 00 A3	CUT LETTERS AND GRAPHICS. COORD. WITH OWNER. 10 14 26
32 31 00 A1	PRE-FINISHED 6" VINYL FENCE. 32 31 00

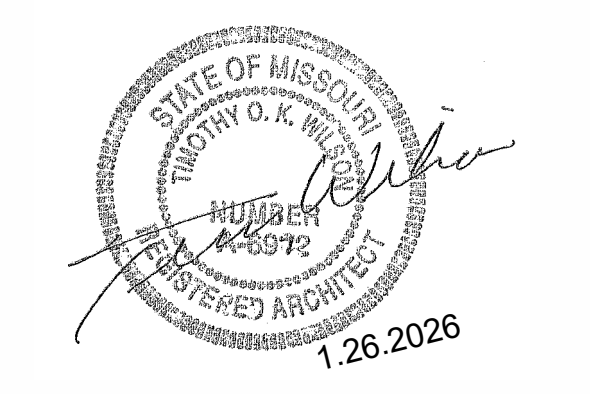


ARCHITECTURAL CORPORATION  
 MISSOURI CERTIFICATE  
 OF AUTHORITY NO. 000073

**LEES SUMMIT SENIOR COMMUNITY**  
 5101 NE LAKEWOOD WAY  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC  
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698  
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SEAL  
 ARCHITECT - TIMOTHY O.K. WILSON  
 LICENSE NO. A-6972



SITE DETAILS

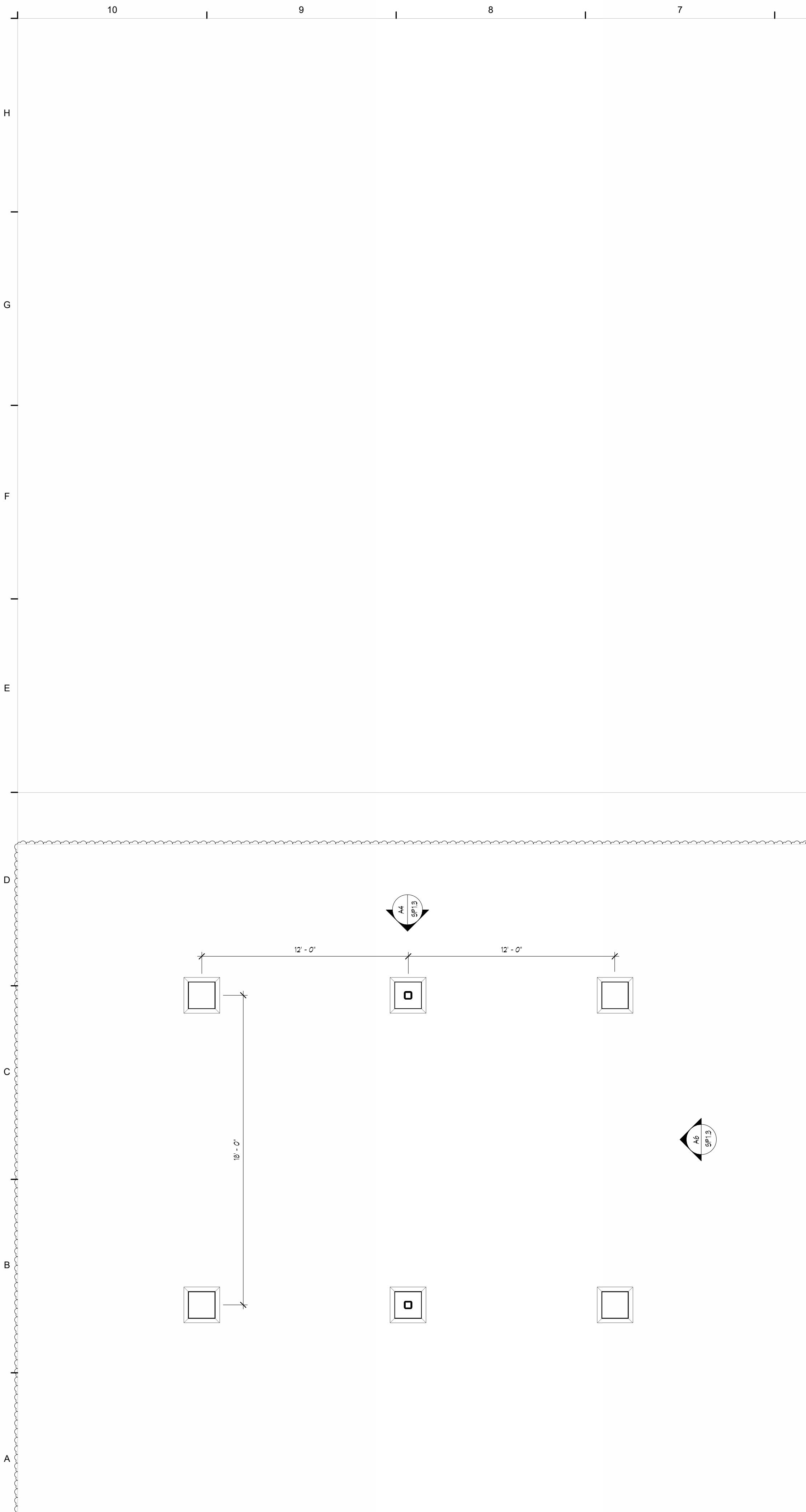
ISSUE DATE:		
1.26.2026		
REVISIONS:		
NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.: 2510

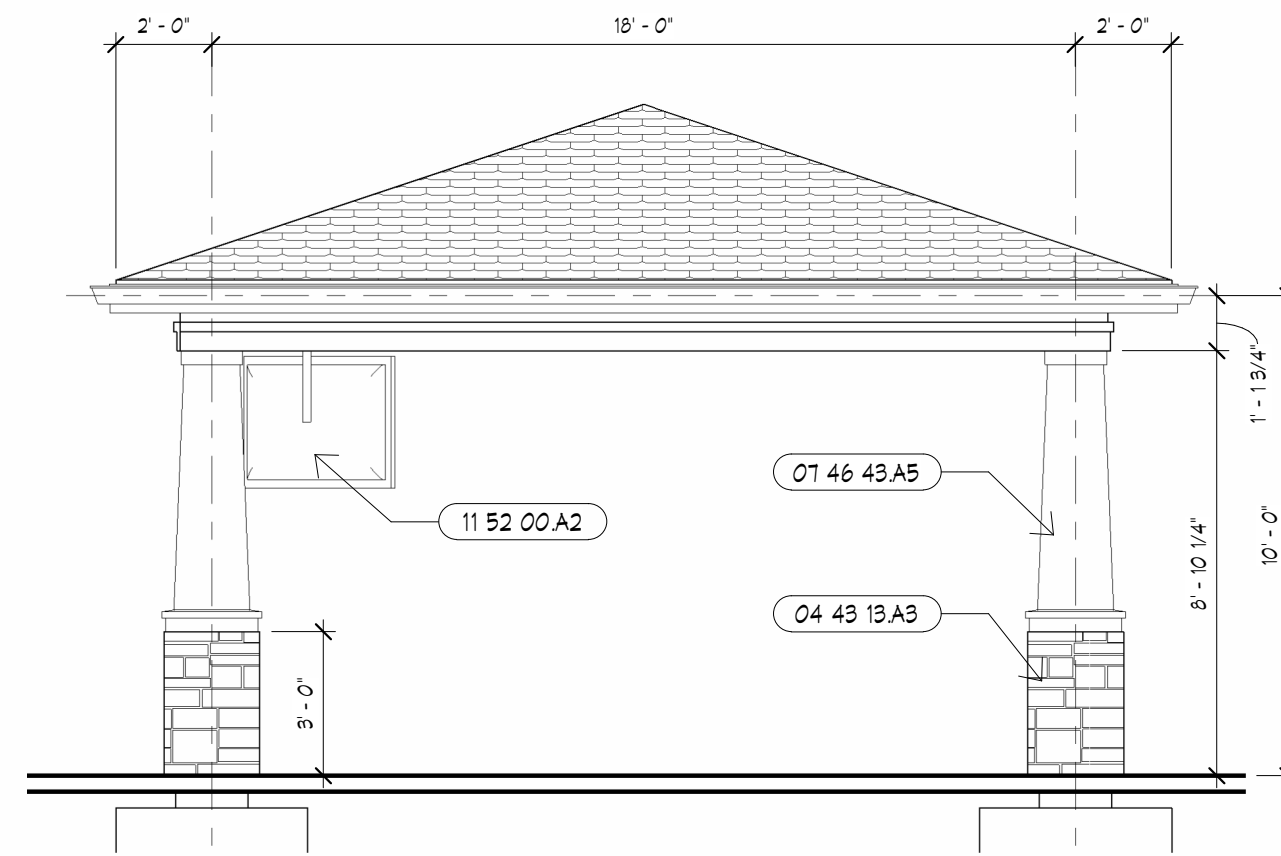
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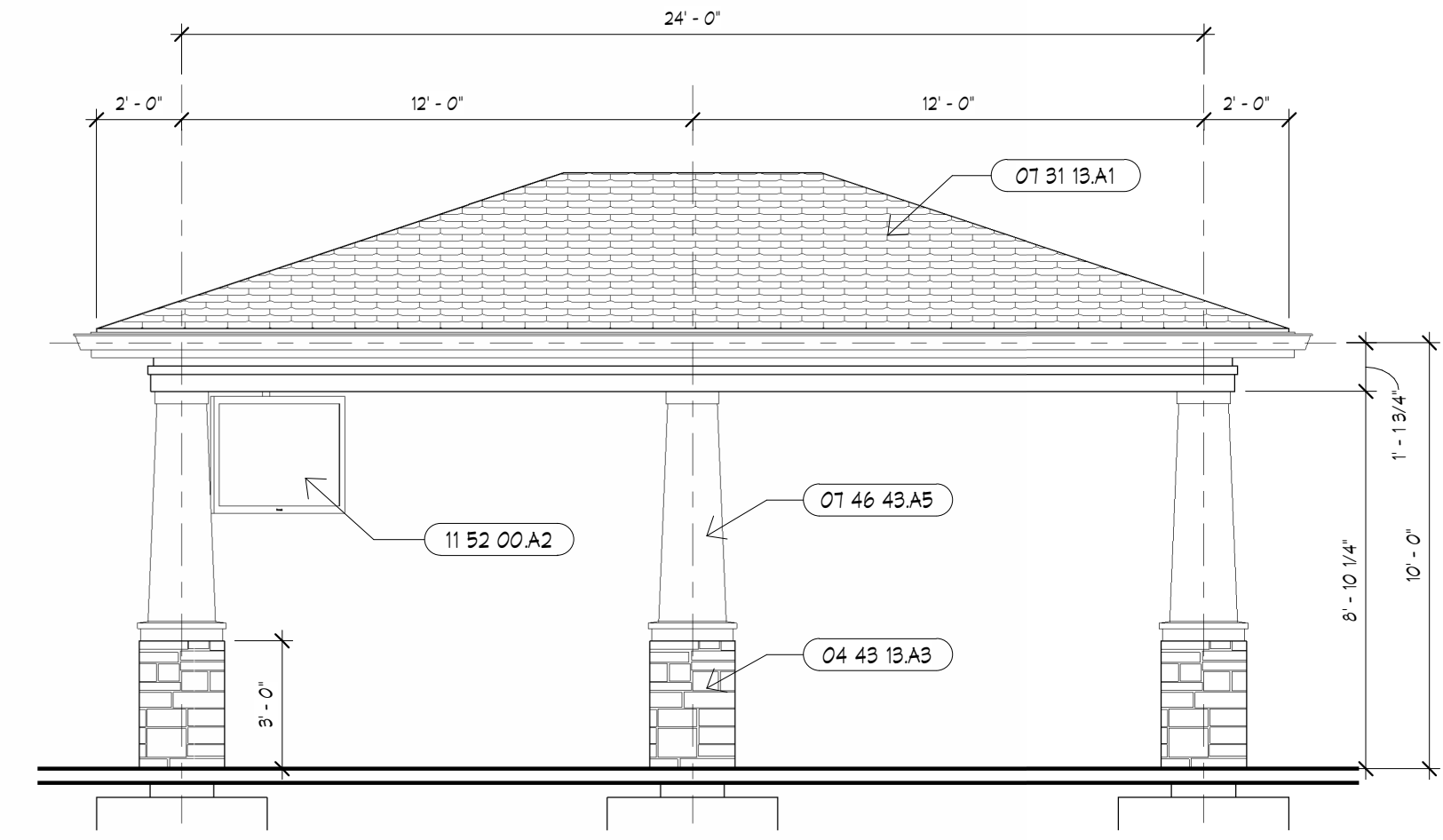
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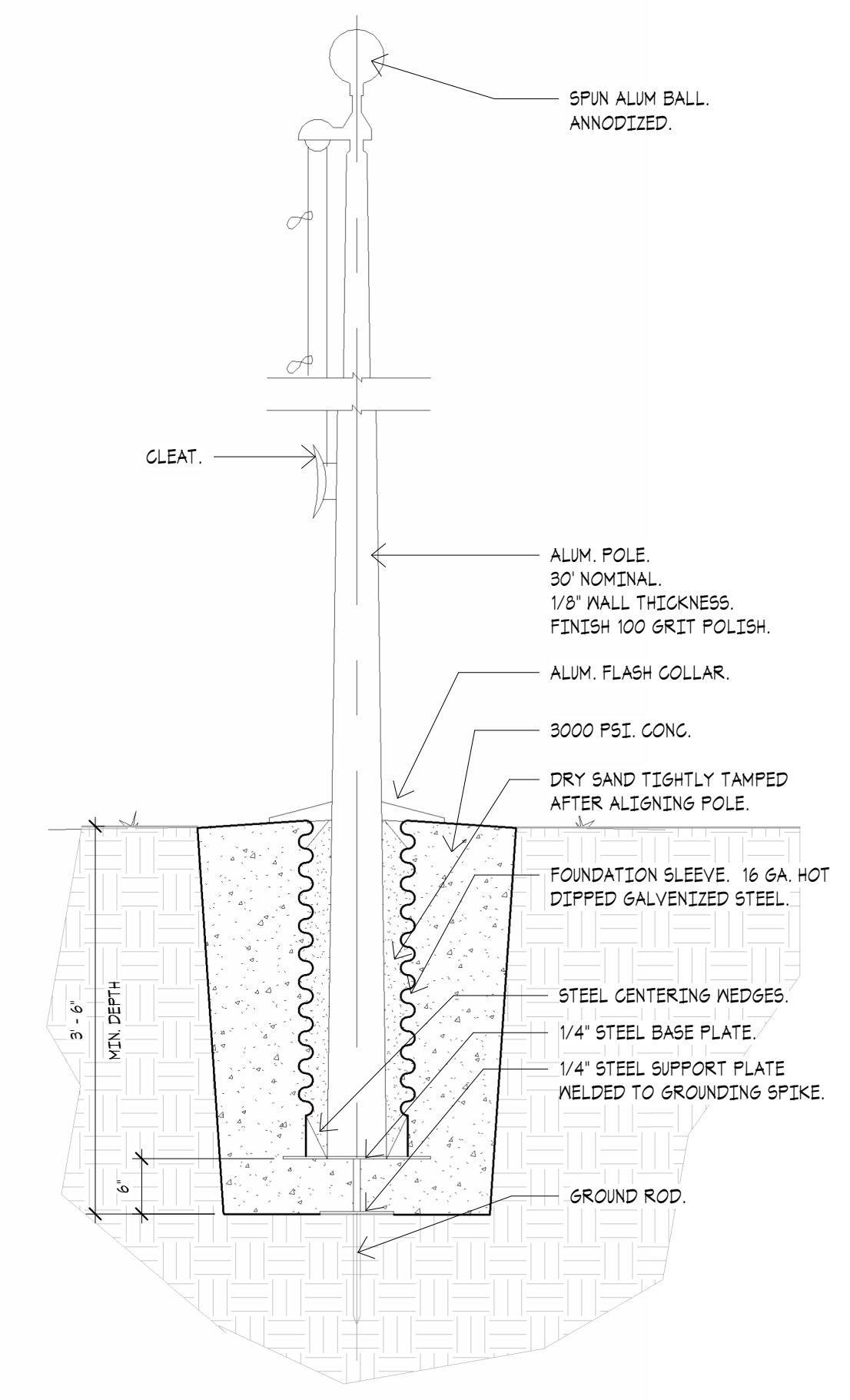
**A10** SITE PLAN - PAVILION  
 1/4" = 1'-0"



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



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



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

NUMBER	DESCRIPTION
04 43 13A3	MANUFACTURED STONE CAP, 04 43 13
07 31 13A1	ARCHITECTURAL ASPHALT SHINGLE, 07 31 13
07 46 43A5	FIBER CEMENT BOARD SIDING - SMOOTH PANEL, 07 46 43
11 52 00A2	TELEVISION - 85". RE: LOW VOLTAGE

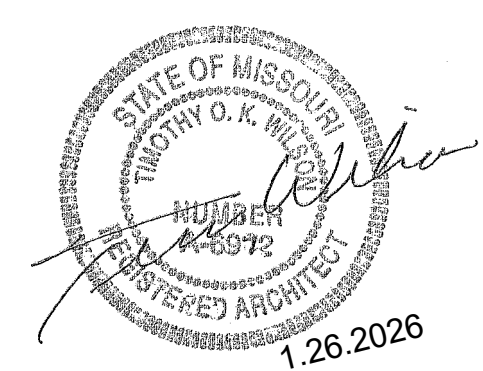


ARCHITECTURAL CORPORATION  
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STARK WILSON DUNCAN ARCHITECTS INC  
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 WWW.SWDARCHITECTS.COM

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



SITE DETAILS

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

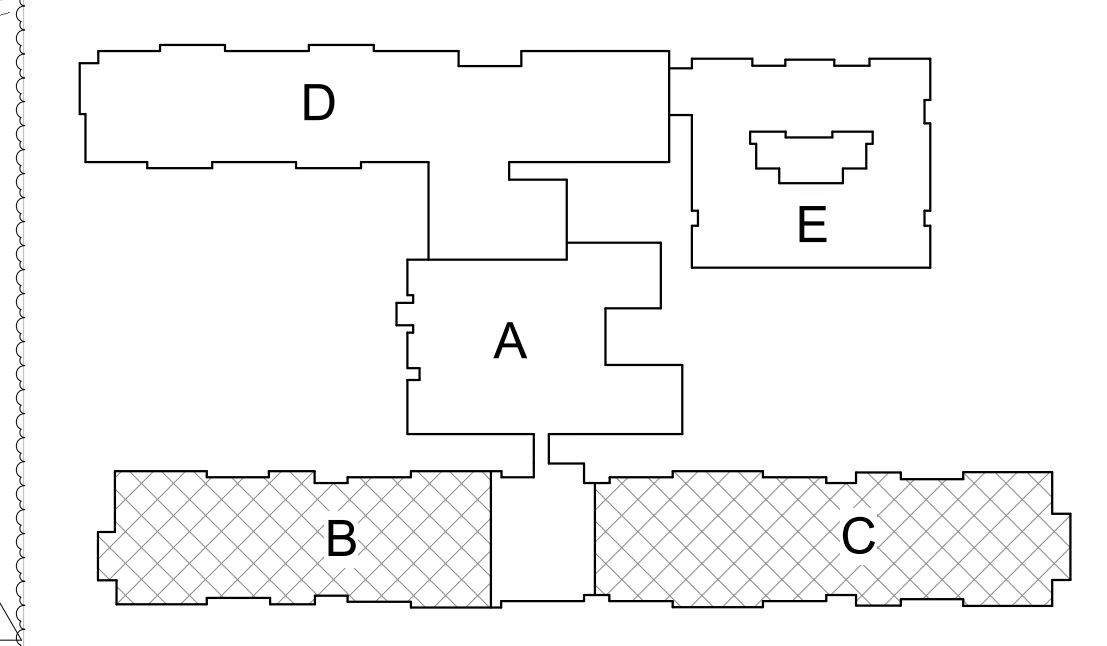
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**SP1.3**

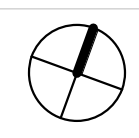
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4/6/2026 11:06:22 AM



- 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



ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

**LEES SUMMIT SENIOR COMMUNITY**  
5101 NE LAKEWOOD WAY  
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS INC  
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SEAL  
ARCHITECT - TIMOTHY O.K. WILSON  
LICENSE NO. A-6972



**OVERALL LOWER FLOOR PLAN**

ISSUE DATE: 1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.: 2510

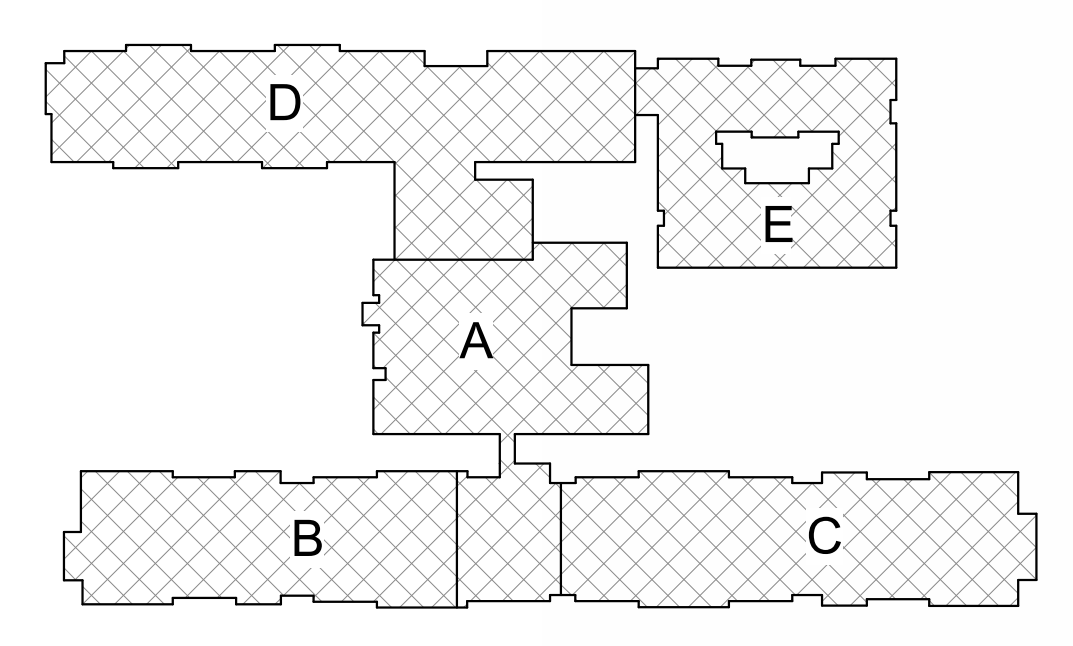
**A1.1**

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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



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

KEY PLAN

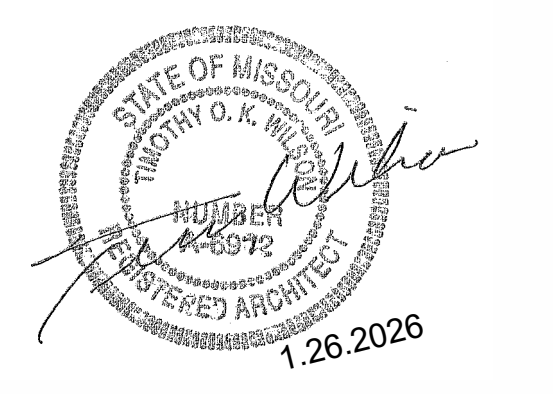


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**OVERALL FIRST FLOOR PLAN**

ISSUE DATE: 1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.: 2510  
**A1.2**  
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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

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



**OVERALL SECOND FLOOR PLAN**

ISSUE DATE:  
1.26.2026

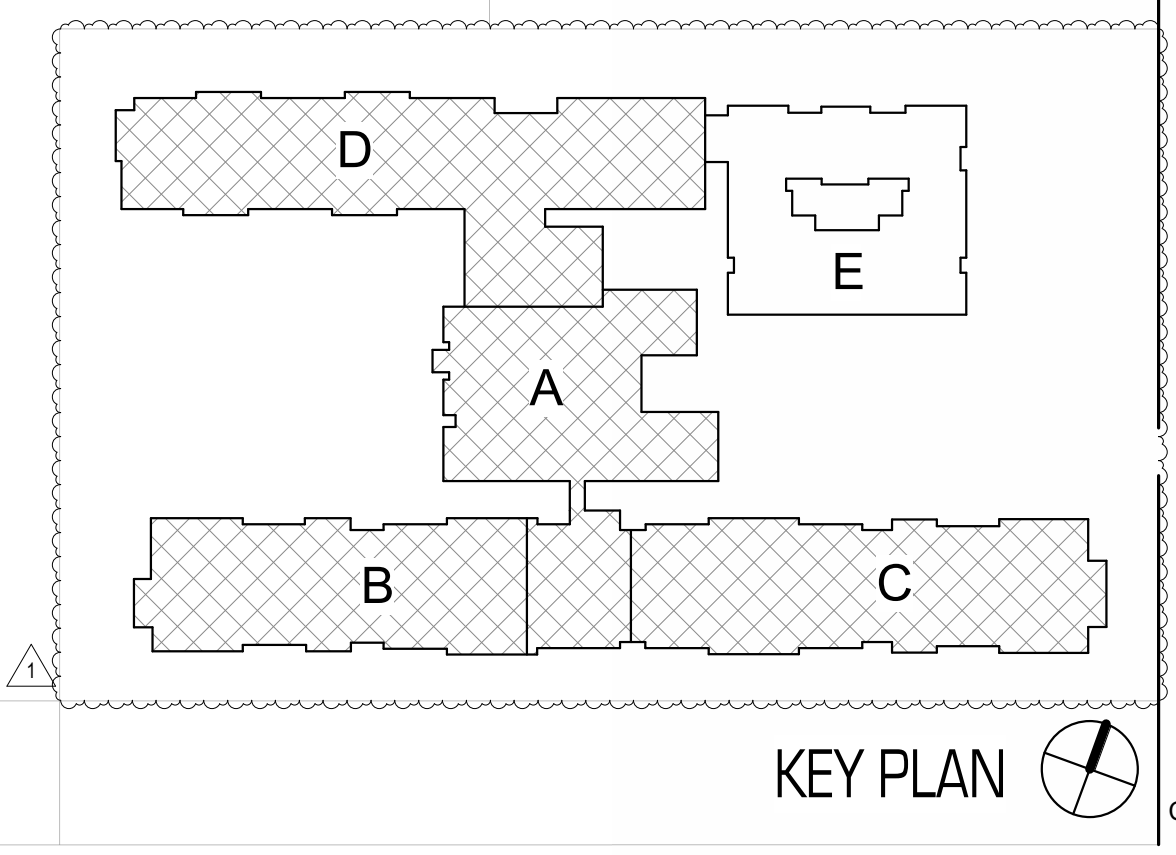
REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

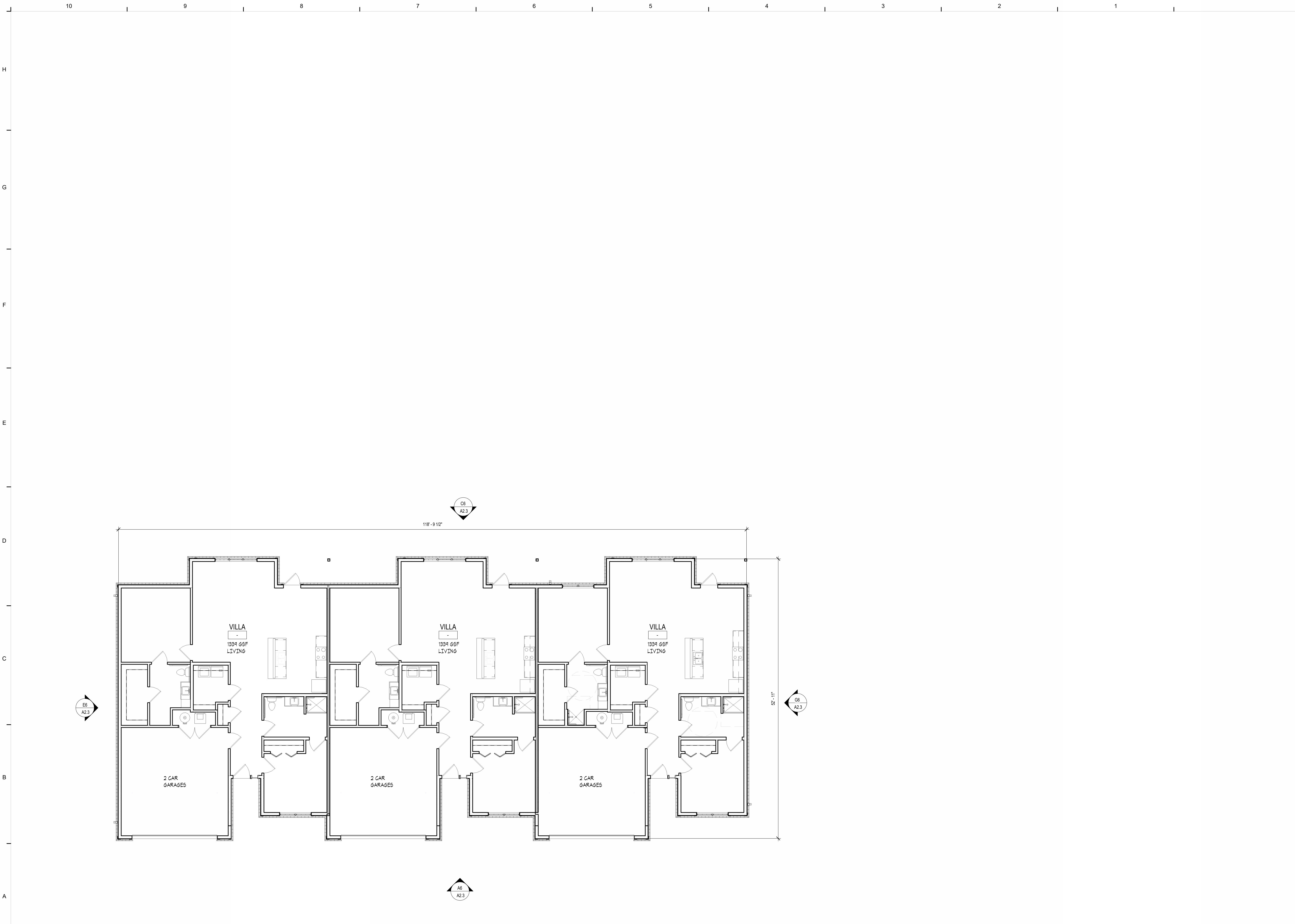
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**A10** SECOND FLOOR - OVERALL  
1" = 20'-0"



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4/6/2026 9:06:17 AM



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



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LICENSE NO. A-6972



OVERALL FLOOR  
PLAN - VILLA

ISSUE DATE:  
1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE

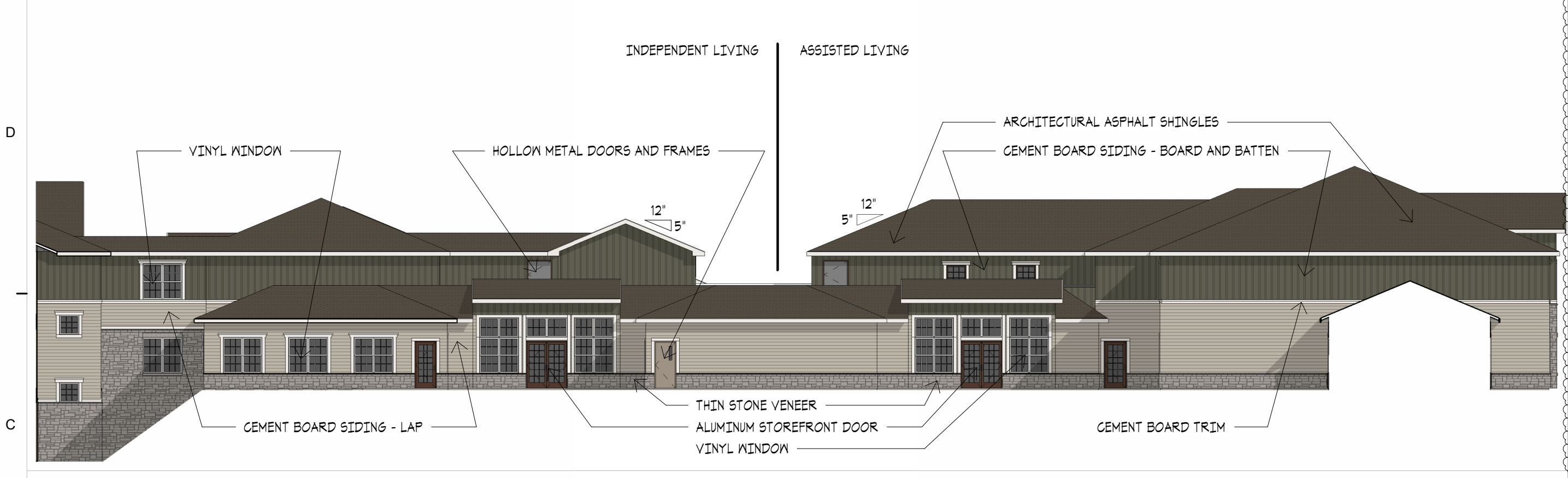
PROJECT NO.:2510  
**A1.4**



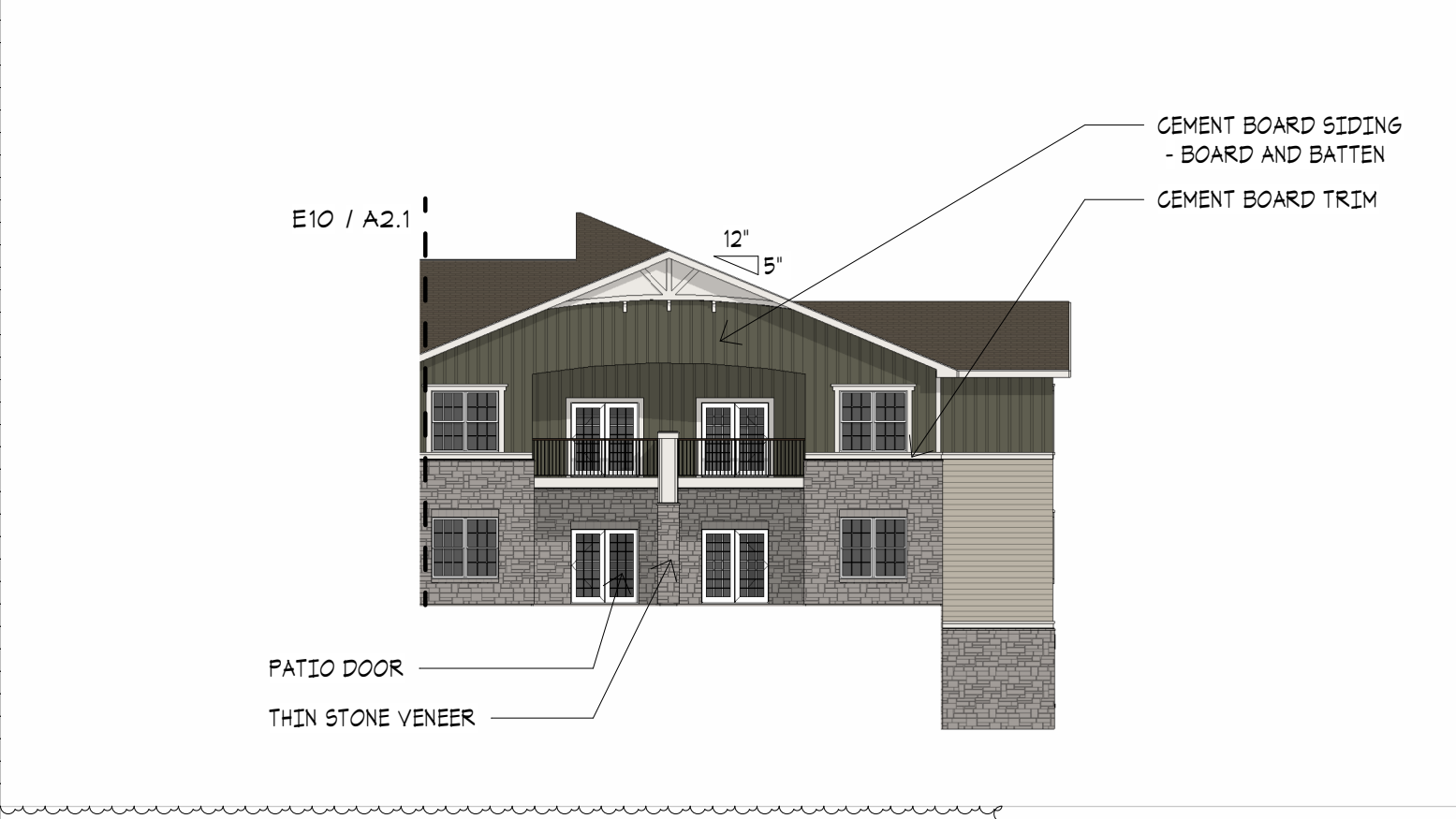
**G10 PARTIAL SOUTH ELEVATION - IL**  
1/16" = 1'-0"



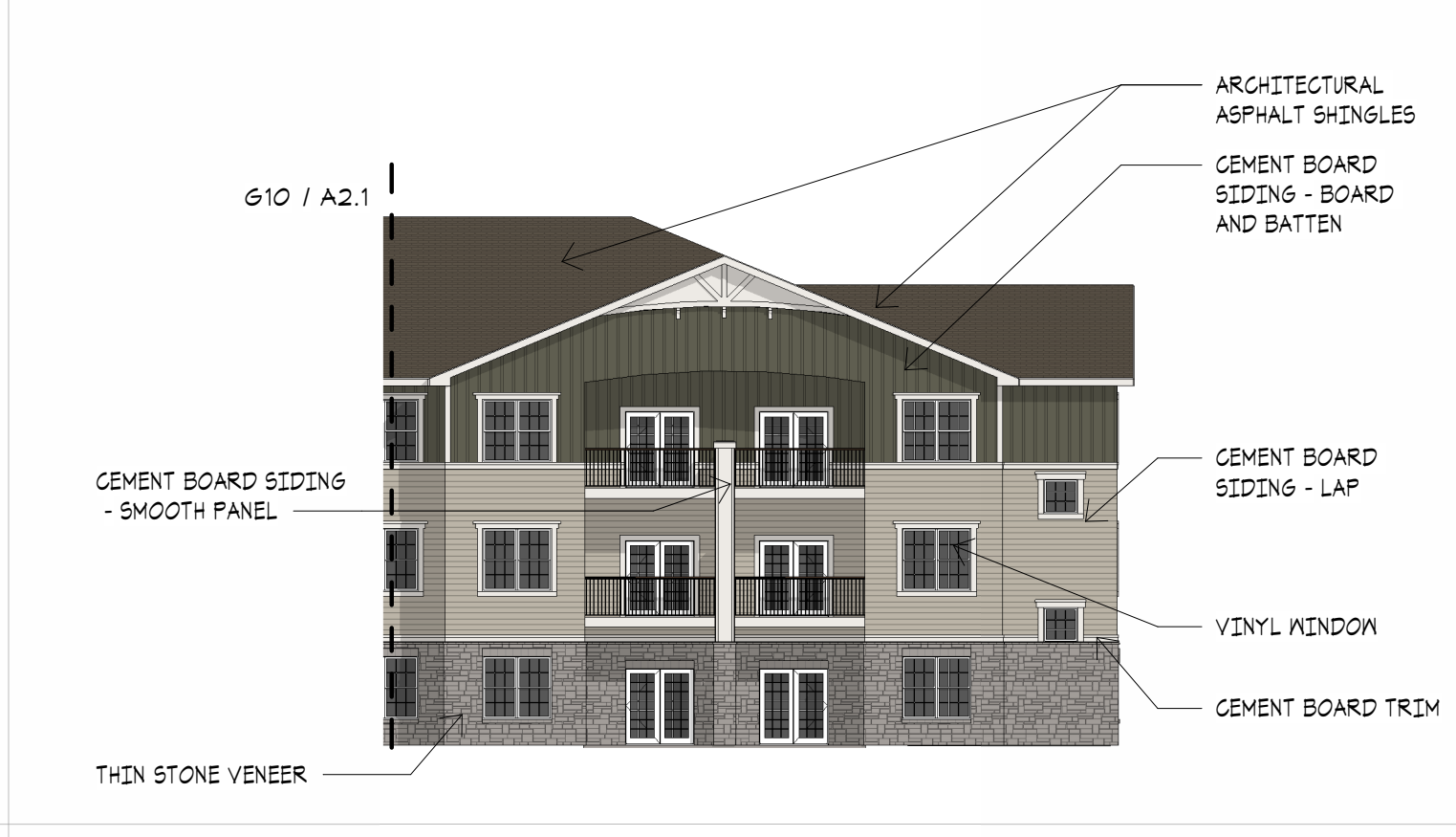
**E10 PARTIAL NORTH ELEVATION - IL**  
1/16" = 1'-0"



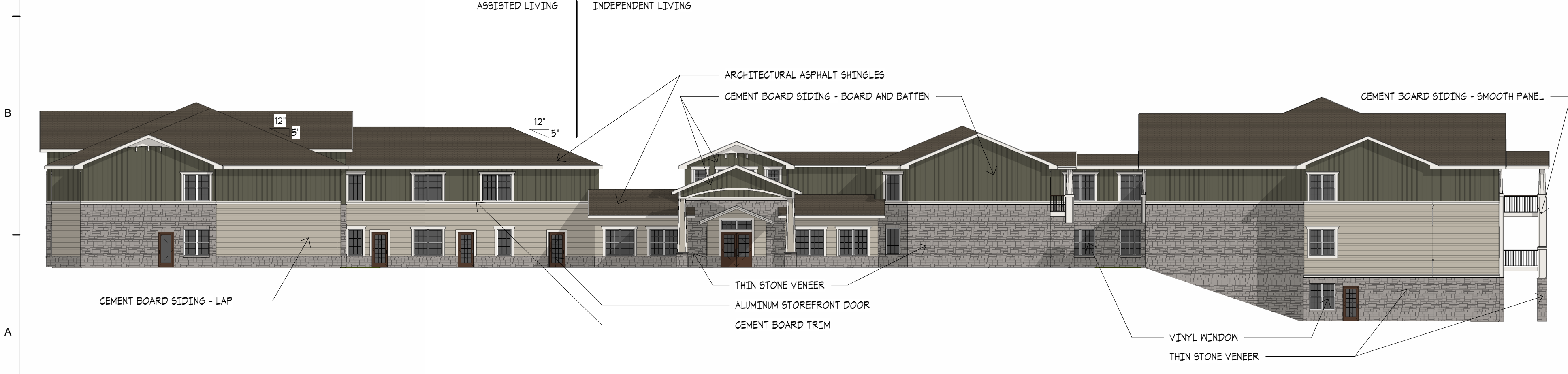
**C10 EAST ELEVATION - IL & AL**  
1/16" = 1'-0"



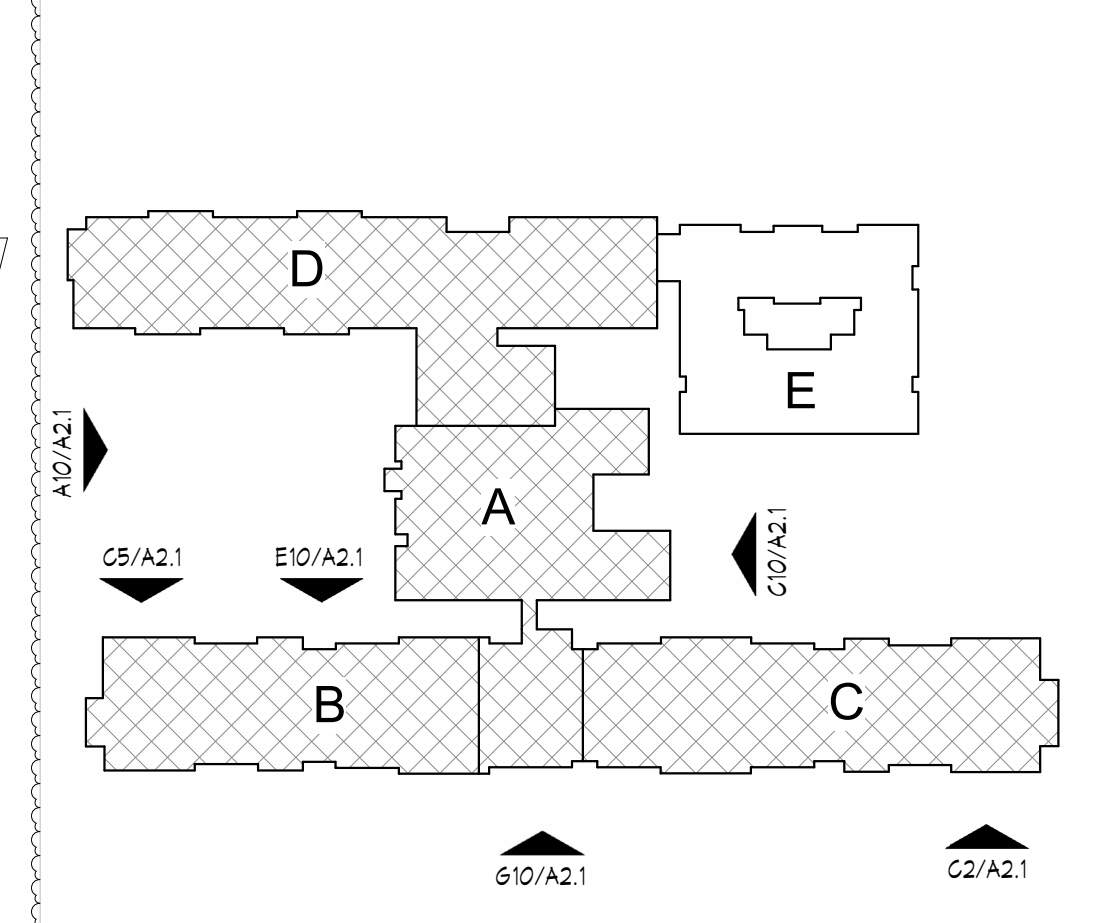
**C5 PARTIAL NORTH ELEVATION - IL**  
1/16" = 1'-0"



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



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



**EXTERIOR FINISH LEGEND**

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

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

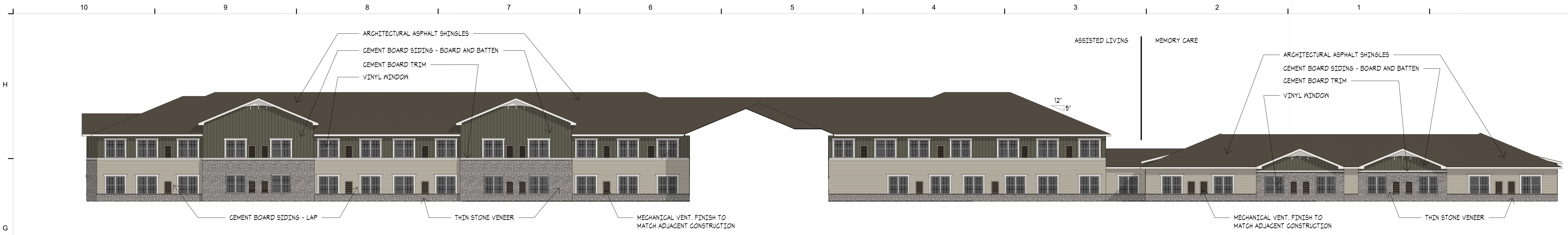
**BUILDING ELEVATIONS**

ISSUE DATE:  
1.26.2026

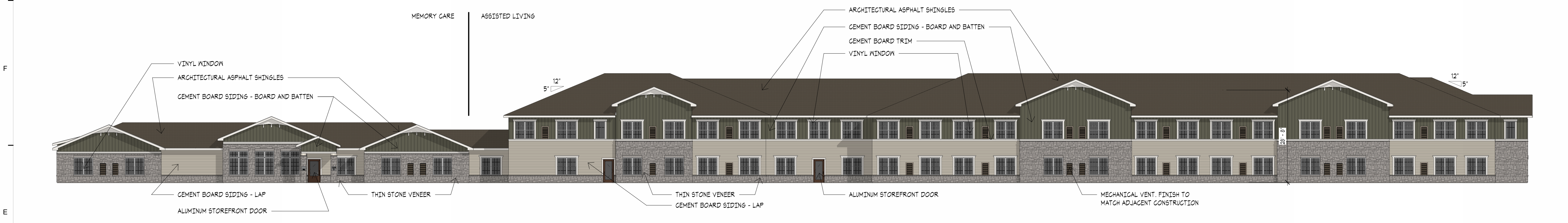
REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

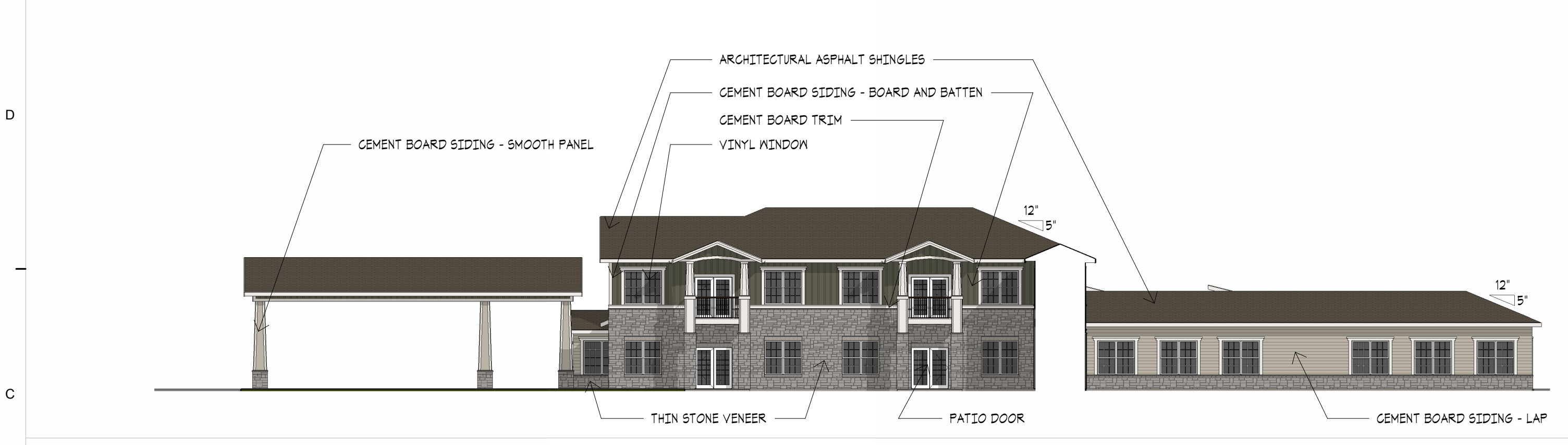
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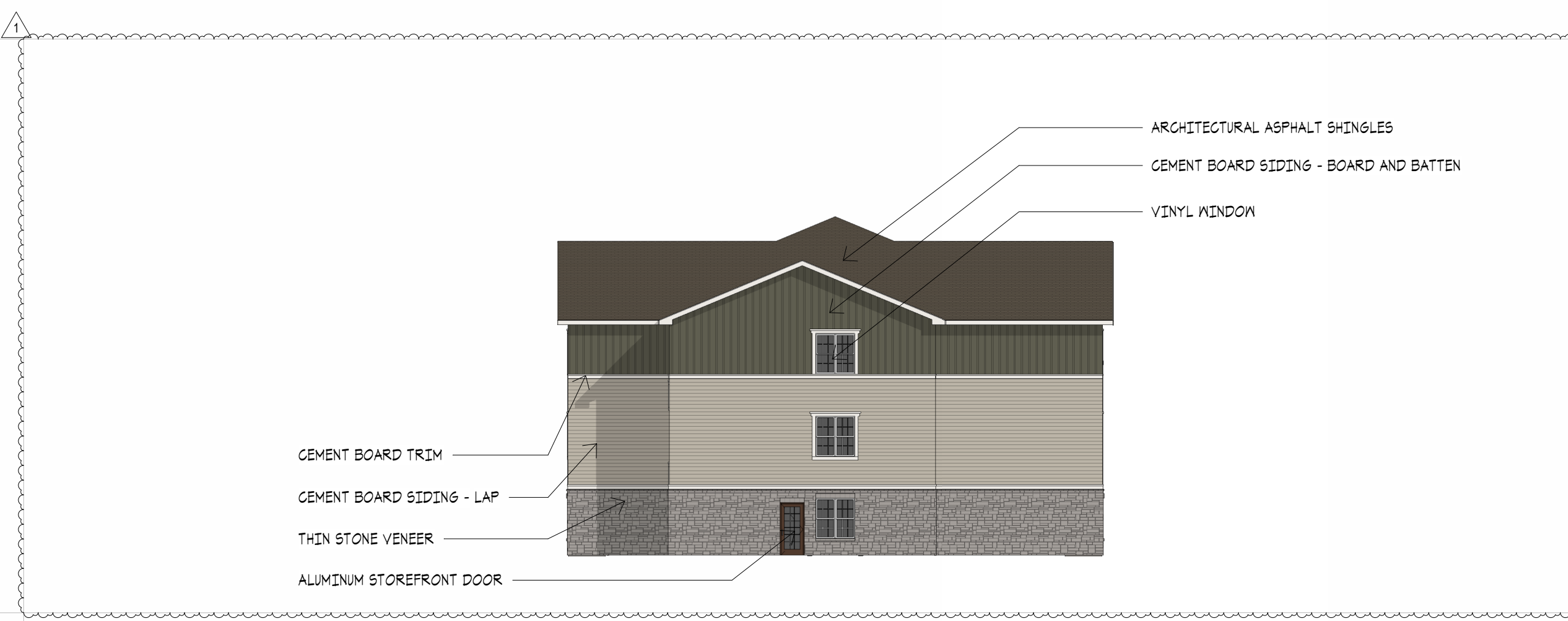
**G10 SOUTH ELEVATION - MCAL**  
1/16" = 1'-0"



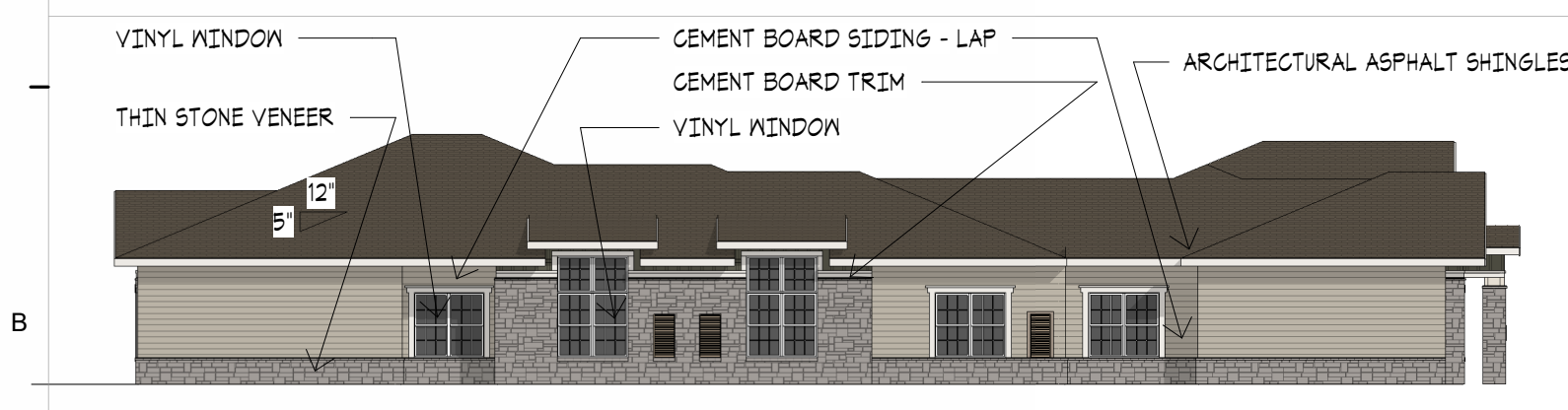
**E10 NORTH ELEVATION - MCAL**  
1/16" = 1'-0"



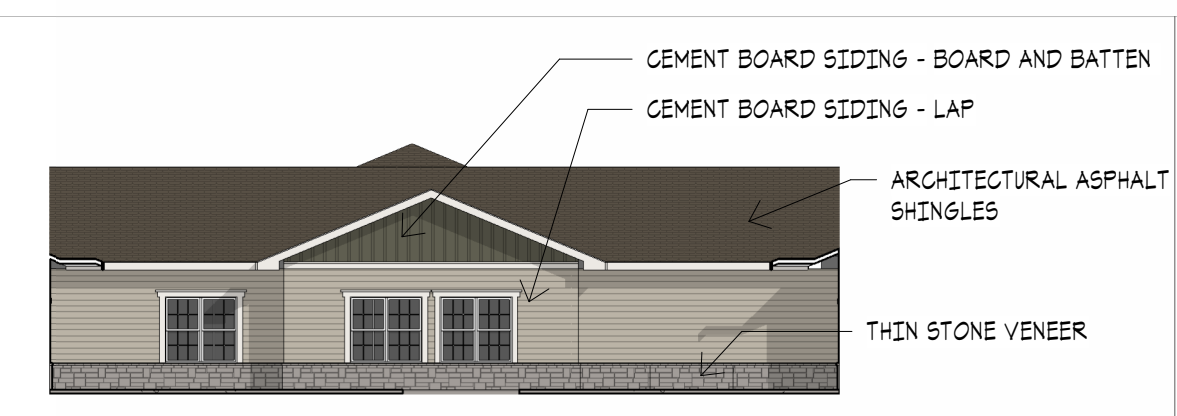
**C10 SOUTH ELEVATION - IL**  
1/16" = 1'-0"



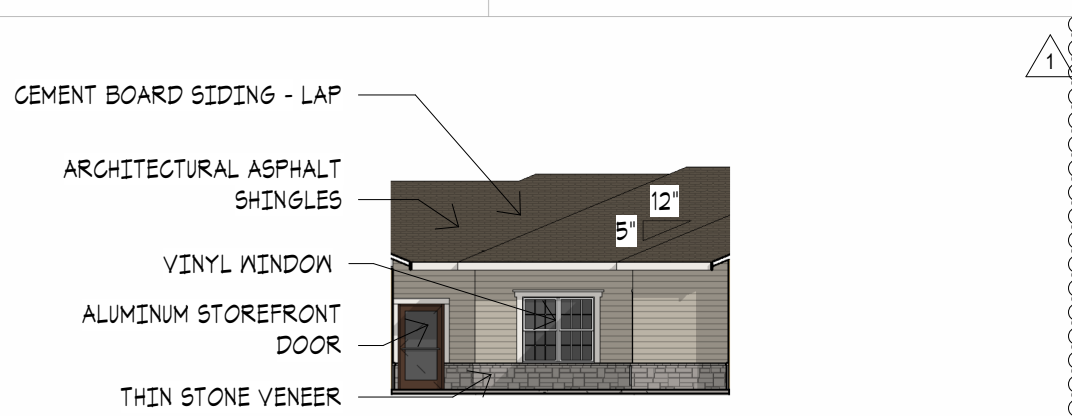
**C4 PARTIAL EAST ELEVATION - IL**  
1/16" = 1'-0"



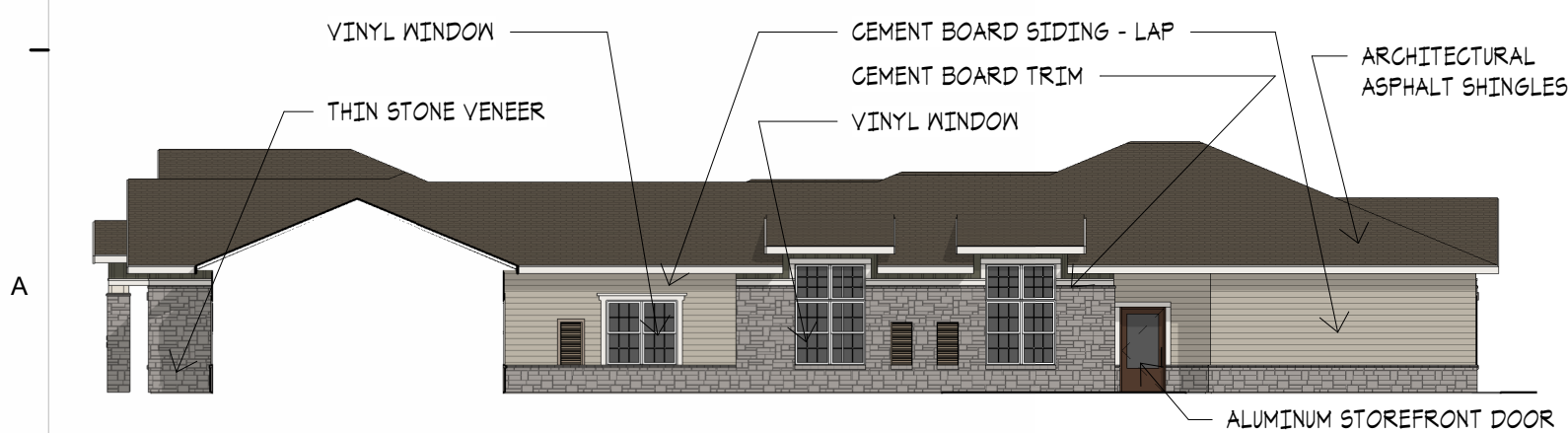
**B10 EAST ELEVATION - MEMORY CARE**  
1/16" = 1'-0"



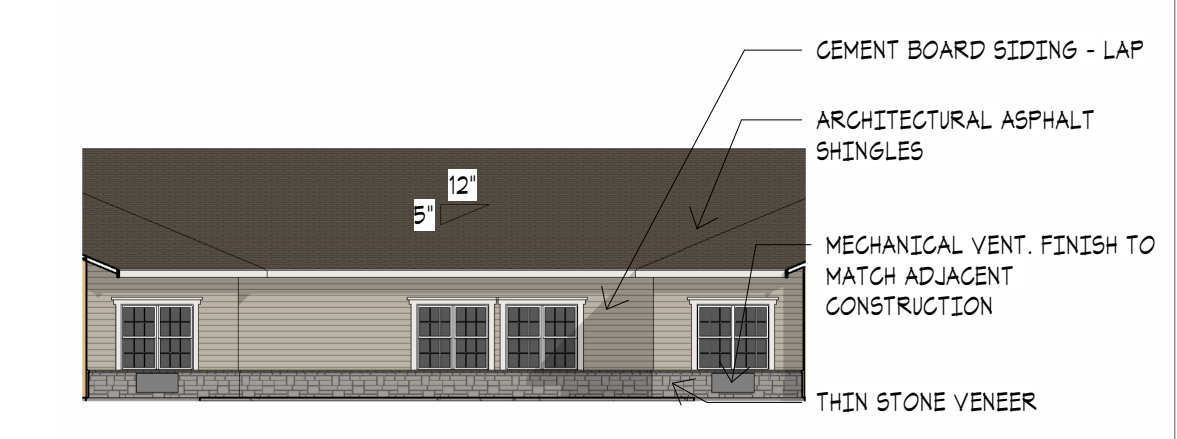
**B7 SOUTH ELEVATION - MC COURTYARD**  
1/16" = 1'-0"



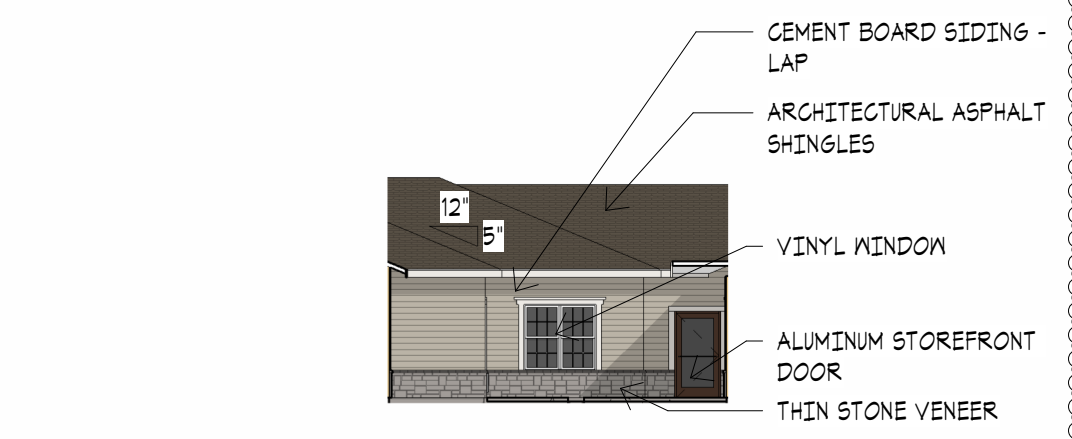
**B5 EAST ELEVATION - MC COURTYARD**  
1/16" = 1'-0"



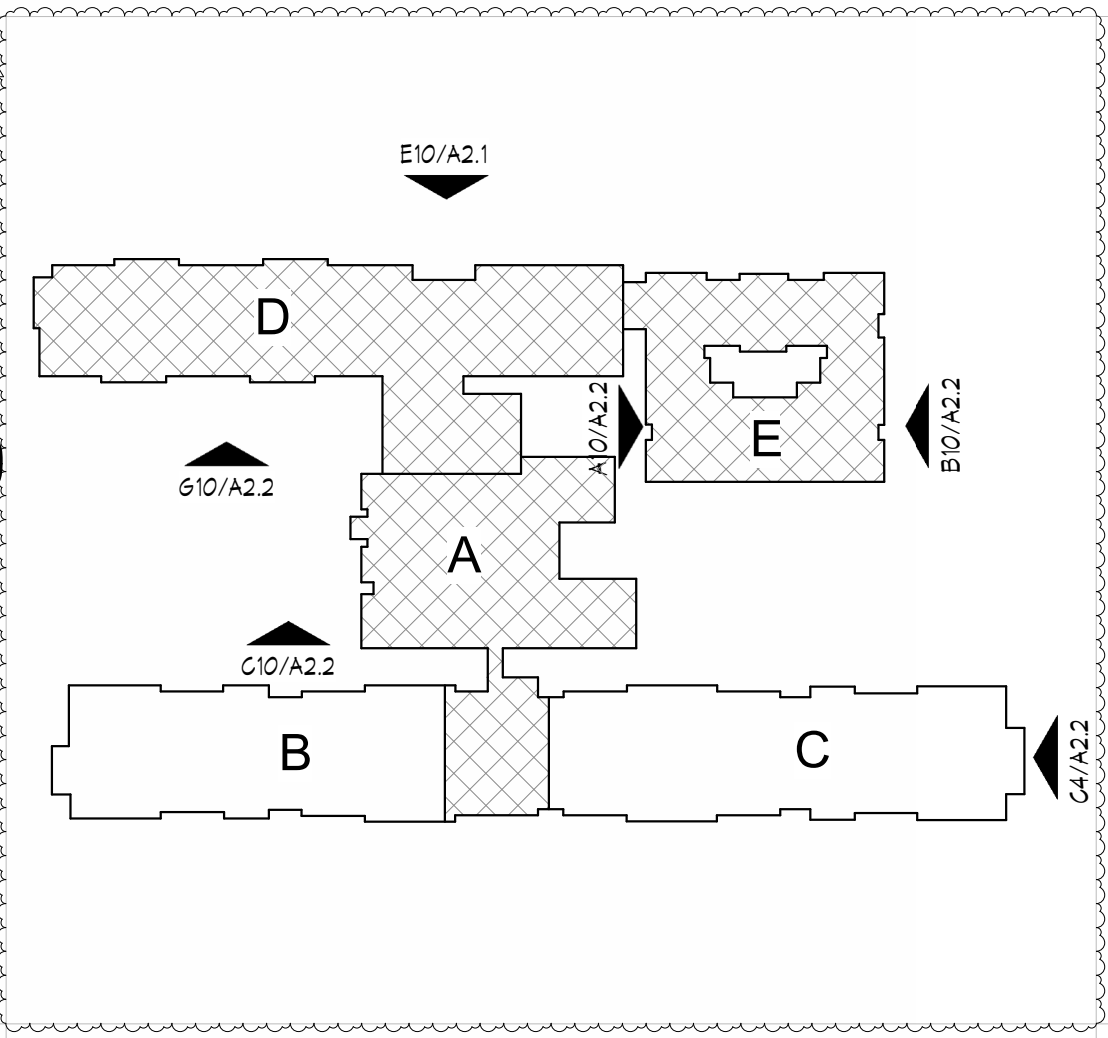
**A10 WEST ELEVATION - MEMORY CARE**  
1/16" = 1'-0"



**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 ANNOZIED		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 2198-30		

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



**BUILDING ELEVATIONS**

ISSUE DATE: 1.26.2026

REVISIONS:

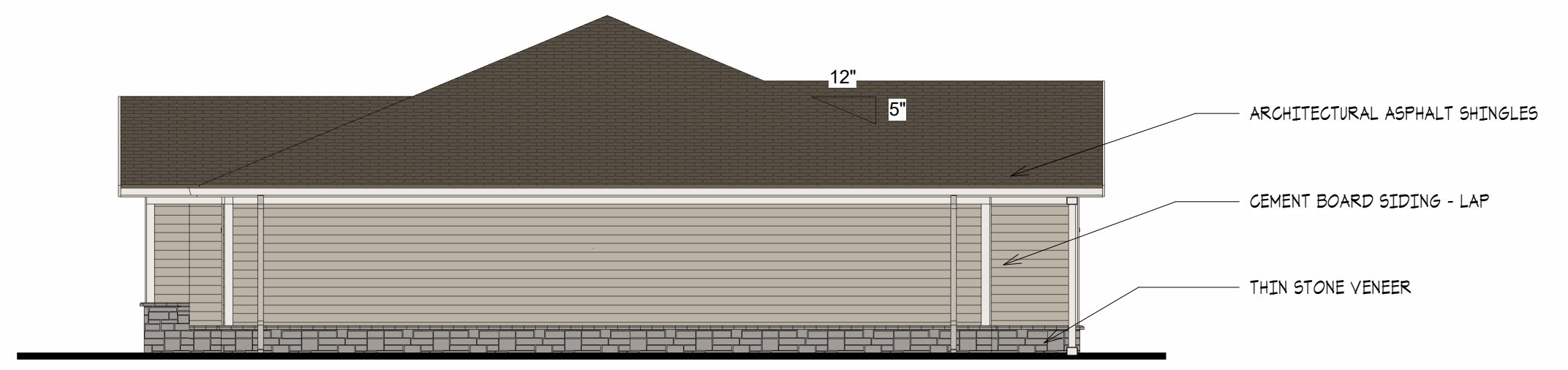
NO.	DESCRIPTION	DATE
1	REVISION	4.6.2026

PROJECT NO.: 2510  
**A2.2**

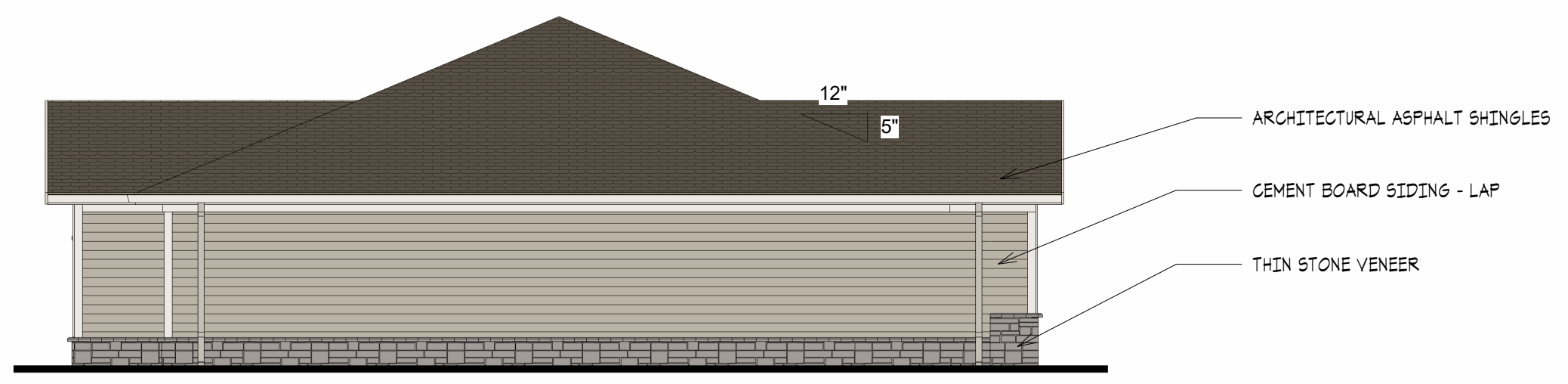
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5101 NE LAKEWOOD WAY  
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64064

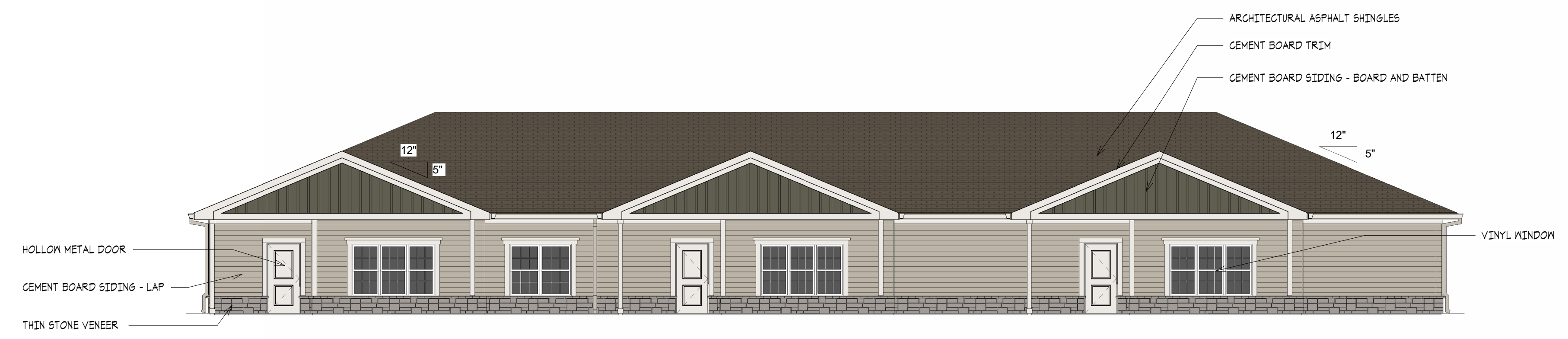
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**G6 EAST ELEVATION**  
1/8" = 1'-0"



**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		

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



**BUILDING ELEVATIONS - VILLA**

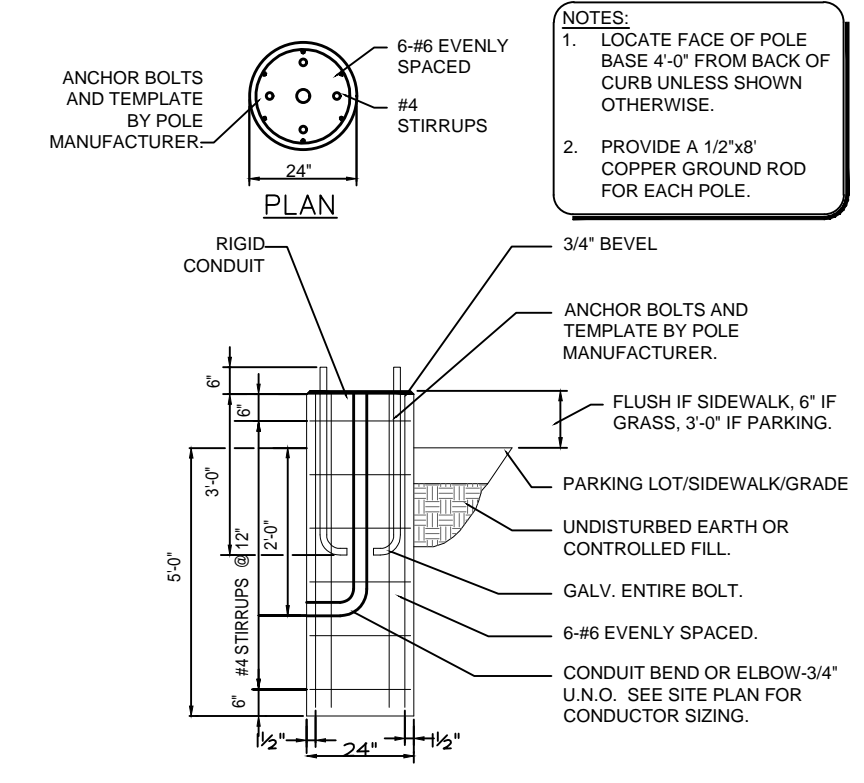
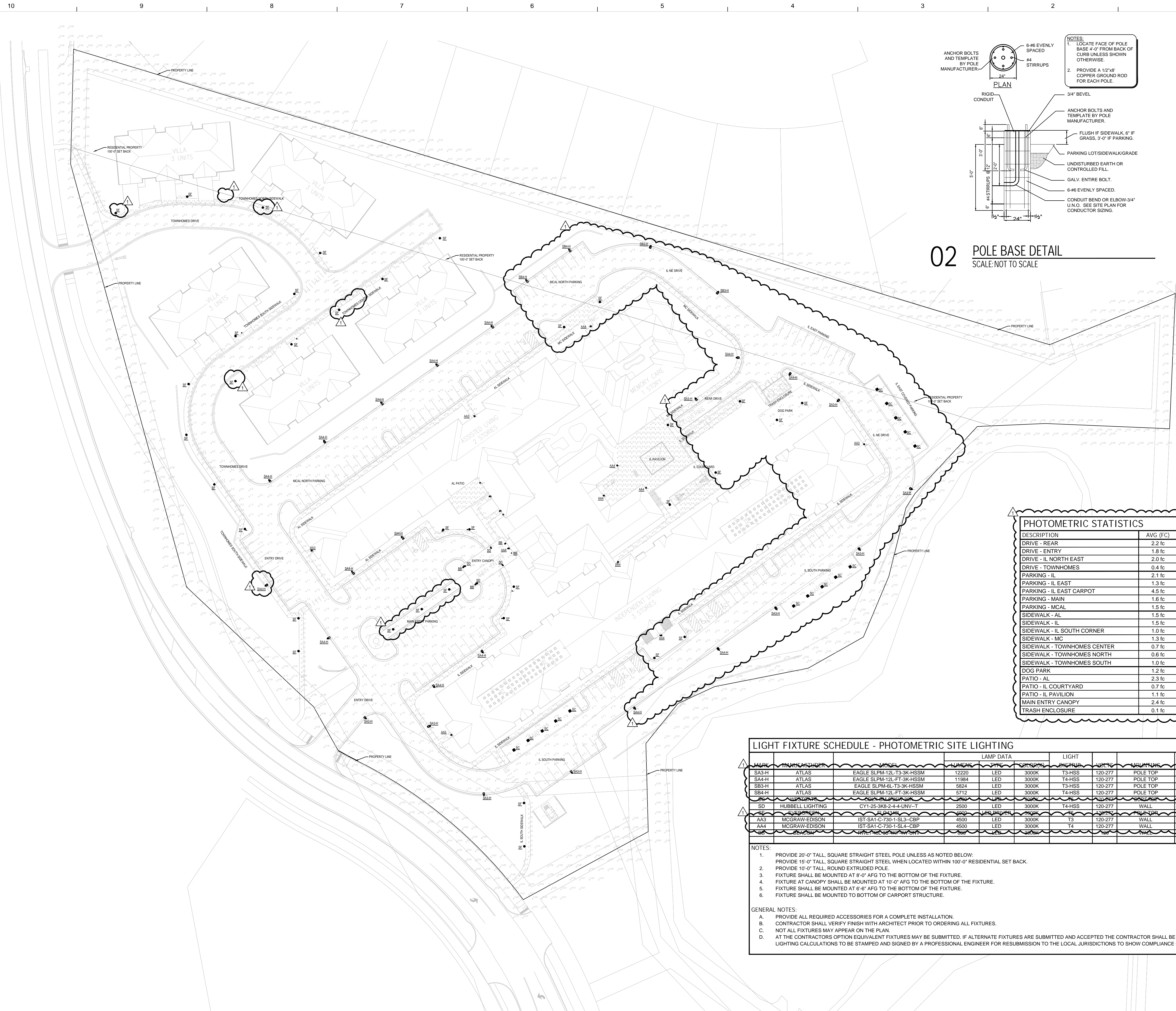
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1.26.2026

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 2510  
**A2.3**  
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H  
G  
F  
E  
D  
C  
B  
A



02 POLE BASE DETAIL  
SCALE: NOT TO SCALE

PHOTOMETRIC STATISTICS						
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)	AVG/MIN (FC)	LLF
DRIVE - REAR	2.2 fc	3.3 fc	1.3 fc	2.5:1	1.7:1	0.81
DRIVE - ENTRY	1.8 fc	3.4 fc	0.5 fc	6.8:1	3.6:1	0.81
DRIVE - IL NORTH EAST	2.0 fc	3.8 fc	0.3 fc	12.7:1	6.7:1	0.81
DRIVE - TOWNHOMES	0.4 fc	1.5 fc	0.0 fc	N/A	N/A	0.81
PARKING - IL	2.1 fc	5.1 fc	0.1 fc	51.0:1	21.0:1	0.81
PARKING - IL EAST	1.3 fc	2.0 fc	0.7 fc	2.9:1	1.9:1	0.81
PARKING - IL EAST CARPOT	4.5 fc	5.3 fc	3.1 fc	1.7:1	1.5:1	0.81
PARKING - MAIN	1.6 fc	3.0 fc	0.7 fc	4.3:1	2.3:1	0.81
PARKING - MCAL	1.5 fc	2.8 fc	0.5 fc	5.6:1	3.0:1	0.81
SIDEWALK - AL	1.5 fc	6.7 fc	0.2 fc	33.5:1	7.5:1	0.81
SIDEWALK - IL	1.5 fc	6.7 fc	0.1 fc	67.0:1	15.0:1	0.81
SIDEWALK - IL SOUTH CORNER	1.0 fc	2.2 fc	0.1 fc	22.0:1	10.0:1	0.81
SIDEWALK - MC	1.3 fc	5.1 fc	0.1 fc	51.0:1	13.0:1	0.81
SIDEWALK - TOWNHOMES CENTER	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1	0.81
SIDEWALK - TOWNHOMES NORTH	0.6 fc	1.4 fc	0.0 fc	N/A	N/A	0.81
SIDEWALK - TOWNHOMES SOUTH	1.0 fc	2.9 fc	0.1 fc	29.0:1	10.0:1	0.81
DOG PARK	1.2 fc	1.6 fc	0.6 fc	2.7:1	2.0:1	0.81
PATIO - AL	2.3 fc	5.8 fc	0.5 fc	11.6:1	4.6:1	0.81
PATIO - IL COURTYARD	0.7 fc	3.6 fc	0.0 fc	N/A	N/A	0.81
PATIO - IL PAVILION	1.1 fc	4.9 fc	0.0 fc	N/A	N/A	0.81
MAIN ENTRY CANOPY	2.4 fc	5.5 fc	0.9 fc	6.1:1	2.7:1	0.81
TRASH ENCLOSURE	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0.81

LIGHT FIXTURE SCHEDULE - PHOTOMETRIC SITE LIGHTING											
MARK	MANUFACTURER	MODEL	LUMENS	TYPE	COLOR	BEAM ANGLE	HEIGHT	MOUNTING	WATTAGE	DESCRIPTION	TRF%
SA3-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 WHSS	1
SA4-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 WHSS	1
SB3-H	ATLAS	EAGLE SLP-M-6L-T3-3K-HSSM	5824	LED	3000K	T3-HSS	120-277	POLE TOP	39	LED LOW PROFILE PARKING LOT FIXTURE WHSS	1
SB4-H	ATLAS	EAGLE SLP-M-12L-FT-3K-HSSM	5712	LED	3000K	T4-HSS	120-277	POLE TOP	39	LED LOW PROFILE PARKING LOT FIXTURE WHSS	1
SD	HUBBELL LIGHTING	CVT-125-3K0-2-4-4-UNV-T	2500	LED	3000K	T4-HSS	120-277	WALL	25	DIRECT/INDIRECT LED EXTERIOR WALL MOUNT	2
AA3	MCGRAW-EDISON	IST-SA1-C-730-1-SL3-CBP	4500	LED	3000K	T3	120-277	WALL	35	TYPE SL3 LED EXTERIOR WALL MOUNT W/CWB	3
AA4	MCGRAW-EDISON	IST-SA1-C-730-1-SL4-CBP	4500	LED	3000K	T4	120-277	WALL	35	TYPE SL4 LED EXTERIOR WALL MOUNT W/CWB	3.4

NOTES:  
1. PROVIDE 20'-0" TALL SQUARE STRAIGHT STEEL POLE UNLESS AS NOTED BELOW.  
2. PROVIDE 15'-0" TALL SQUARE STRAIGHT STEEL WHEN LOCATED WITHIN 100'-0" RESIDENTIAL SETBACK.  
3. PROVIDE 10'-0" TALL ROUND EXTRUDED POLE.  
4. FIXTURE SHALL BE MOUNTED AT 8'-0" AFG TO THE BOTTOM OF THE FIXTURE.  
5. FIXTURE AT CANOPY SHALL BE MOUNTED AT 10'-0" AFG TO THE BOTTOM OF THE FIXTURE.  
6. FIXTURE SHALL BE MOUNTED AT 6'-6" AFG TO THE BOTTOM OF THE FIXTURE.  
7. 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 EQUIVALENT 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.



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 ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698  
WWW.SWDARCHITECTS.COM

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



PHOTOMETRIC  
SITE PLAN

ISSUE DATE:  
1.26.2026

REVISIONS:  
NO. DESCRIPTION DATE  
△ REVISION 1 4/6/2026

PROJECT NO.: 2510

PH1.1

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A12 PHOTOMETRIC SITE PLAN  
1" = 50'-0"

**H&B** ENGINEERS  
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Shawnee, Kansas 66217  
913.362.9090 | mail@h-b.com  
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