



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name

O'Reilly Development Continuum Care

Hearing Date June 21, 2022

Docket # Request

6 CD-CPC-2022-00067
Development Plan
(residential)

Applicant

Tim Wilson
Stark Wilson Duncan Architects

Owner

Barry Row LLC
1201 Landmark Ave
Liberty, MO 64068

Location 2300 NW Barry Rd

Area 6.1 acres

Zoning B3-3

Council District 2nd

County Platte

School District Platte County R-III

Surrounding Land Uses

North – residential use, zoned R-7.5

South – residential use, zoned R-7.5

East – residential, commercial use zoned B3-3

West – residential use zoned R-7.5

Land Use Plan

The Line Creek Valley Area Plan recommends Commercial. The request complies with the area plan recommendation. Long Range Planning is not requiring an area plan amendment.

Major Street Plan

NW Barry Rd is designated as a Thoroughfare at this location according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on June 9, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site is one parcel that is commercially zoned. The land is currently vacant and mostly surrounded by single family homes. Across Marston Ave to the east is Ignite Medical Resort. The land to the west is undergoing the platting process to create single household lots. The road for this residential area will connect to the subject site. The subject site was graded at the same time as the residential lots to the west as they were all part of the same development area.

SUMMARY OF REQUEST

CD-CPC-2022-00067 - A request to approve a Residential Development Plan in District B3-3 (Community Business dash 3) to allow for a four-story senior living facility containing 158 units on about 6.18 acres generally located at 2300 NW Barry Rd

KEY POINTS

- Residential Development Plan

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

6 Approval with conditions

CONTROLLING CASE

No Controlling Case

RELATED RELEVANT CASES

CD-CPC-2021-00059 – Ordinance No. 210462 - A request to approve a development plan which acts as a preliminary plat to create 25 residential lots and 4 tracts with waivers and deviations to the required setbacks and landscape buffer in District R-7.5 (Residential dash 7.5)/B3-3 (Community Business dash 3) on about 15.24 acres generally located on the north side of NW. Barry Road, in between N. Line Creek Parkway to the west and N. Marston Avenue to the east.

HISTORY

The subject parcel is located within the development plan area for 27 Rowe Residential. The parcel had no proposed use and was labeled as a tract for future development adjacent to the residential lots being approved. The residential lots for this development area are undergoing the platting process.

PLAN REVIEW

The proposed plan consists of 158 total units across three connected buildings for independent living, assisted living, and memory care. The total gross floor area is approximately 82,693 square feet. Based on the elevation of the property, the height of the complex is around 34 feet at its lowest height measurement and 51 feet, or four stories, at its tallest height. Parking will be located to the rear (north) of the complex. The data table lists 143 parking spaces provided, although only 53 are required per the Code. The site will be accessible from N Marston Ave and the proposed extension of NW 84th PI that will come through the residential development platted to the west. Pedestrian sidewalks are proposed to extend north along N Marston Ave off of the existing sidewalk on NW Barry Rd. There is pedestrian circulation on the interior of the site connecting around the proposed buildings. There is also pedestrian connection proposed on the western portion of the site along the drive area to connect with the extension of NW 84th PI through the approved residential development.

Landscaping includes a variety of tree, shrub, and grass species. Tree species include Oak, Maple, and Elm. Shrub and grass species include Juniper, Yew, Fountain Grass, and Prairie Dropseed. Street trees and interior landscaping are shown in the parking lot, around the propose buildings, and abutting public right of way. There is also a 10 foot landscape buffer containing ground cover around a retaining wall between the parking and residential properties to the north.

Proposed elevations show the use of light gray brick, cement board siding, and EIFS. Four-sided architecture is articulated due to the high level visibility from all sides of the building. There is minimal spillover lighting onto public right of way and R-zoned district to the north.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
Outdoor Lighting Standards (88-430)	Yes	Yes	

Sign Standards (88-445) Yes

Subject to conditions

All future proposed signage shall comply with 88-445.

Pedestrian Standards (88-450) Yes

Yes

PLAN ANALYSIS

Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies with the applicable sections of the Zoning and Development Code and Area Plan recommendation subject to the conditions attached to this report.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Multi-unit residential uses/buildings are permitted in this zoning district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Proposed vehicular ingress and egress to the site is located on N Marston Ave and NW 84th Pl. The vehicular use area will be located to the north of the building, thus screened from NW Barry Rd. Staff recommended this placement of the vehicular use area at a pre-application meeting. Additionally, there will be a right-in and right-out only curb cut on the southern portion of the site.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The applicant is proposing sidewalk extensions to accommodate pedestrians around the entire building. Bicycle parking will also be available.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Existing utilities will be extended accommodate the development

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed architecture of the buildings is comparable to the character of the existing single-family housing in the area. Building materials include both earth tone stone veneer and neutral colored siding.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The plan proposes a variety of trees and shrubs to properly screen vehicular areas and meet the Code requirements for street trees and interior landscaping.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed development will increase the impervious surface on the site. A macro drainage report was completed and reviewed previously for the approved residential development to the west. Based on the study,

the plans indicate the existing detention pond for the development area should accommodate the subject site and additional stormwater detention is not required. The stormwater review by City staff for this project was not completed before the review window closed.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

This site was cleared of vegetation at the same time as the rest of the residential development area to the west it was originally part of.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Genevieve Kohn
Staff Planner



Plan Conditions

Report Date: June 15, 2022

Case Number: CD-CPC-2022-00067

Project: O'Reilly Development Continuum Care

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

5. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
6. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
7. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
12. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
15. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
16. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

20. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy. If private open space is to be utilized in satisfying the parkland dedication requirements, said space shall be platted into a private open space tract and reserved for park use.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296
22. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6” branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
24. The public water main extension in N. Pontiac must be released for taps before any private connections can be made



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00067

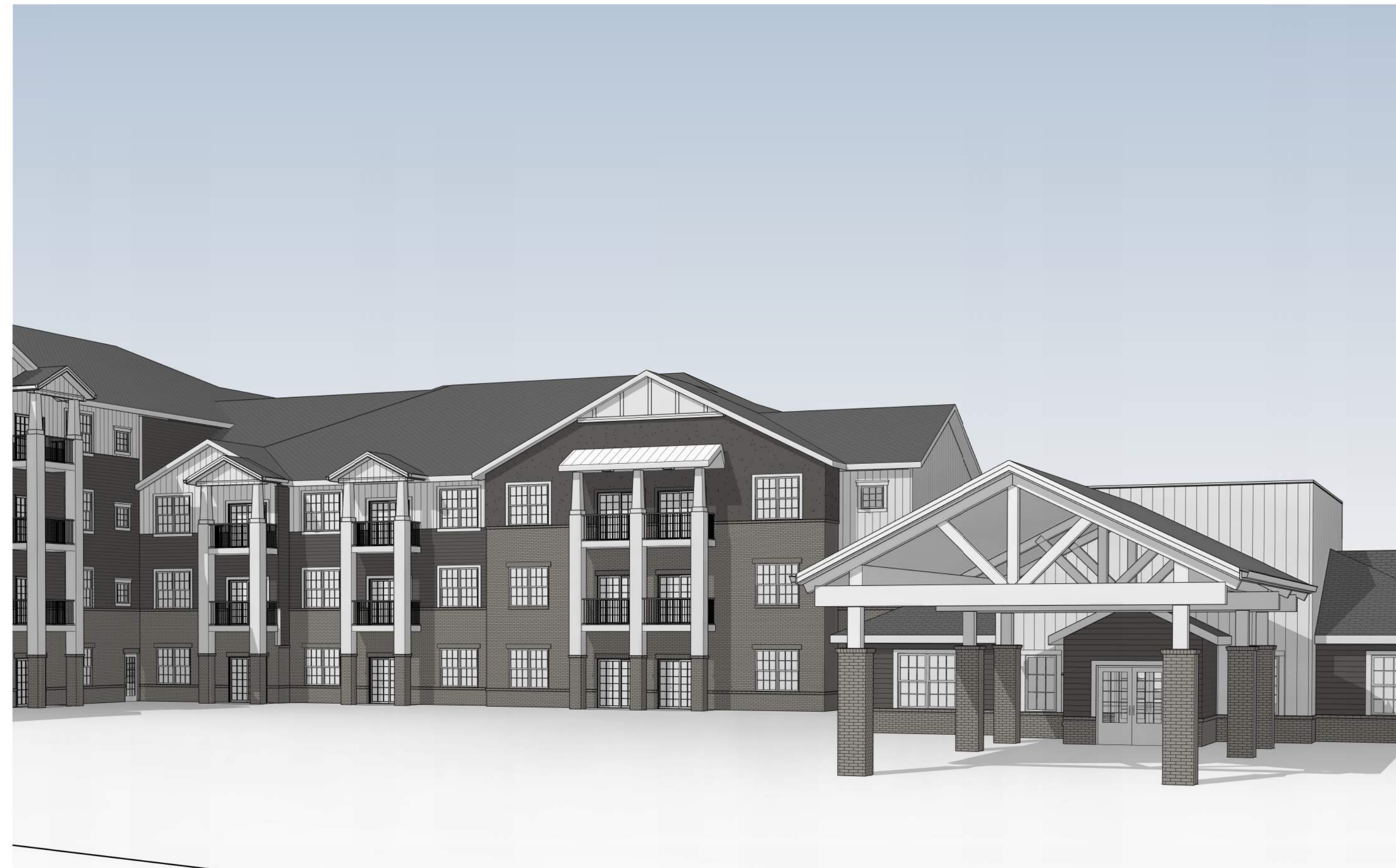
Meeting Date: June 9, 2022

Meeting Location: BARRY MIDDLE SCHOOL

Meeting Time (include start and end time): 6:00 pm - 7:00 pm

Additional Comments (optional):

The meeting started with 3 residents in attendance. 4 additional residents joined the meeting at 6:25 pm. SWD Architects and Kimley-Horn Engineering attended on behalf of O'Reilly Development, and presented a brief background of completed O'Reilly Development Senior Continuum of Care projects, and an overview of the proposed project. After the presentation, the attendees were given an opportunity to voice questions, comments, and concerns. No major comments or concerns from the residents to report.



SHEET SCHEDULE - DEVELOPMENT PLANS

Discipline	Sheet Number	Sheet Name
00 - COVER 00 - COVER	A0.0	COVERSHEET
01 - CIVIL 01 - CIVIL 01 - CIVIL 01 - CIVIL	C1 C2 C3	EXISTING CONDITIONS SITE PLAN GRADING PLAN
01 - LANDSCAPE 01 - LANDSCAPE	C4	LANDSCAPE PLAN
02 - ARCHITECTURAL SITE 02 - ARCHITECTURAL SITE	SP1.1	ARCHITECTURAL SITE PLAN
03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL	IL A1.1 IL A1.2 IL A1.3 IL A1.4 IL A1.5 IL A2.1 IL A2.2 IL A2.3 MCAL A1.1 MCAL A1.2 MCAL A1.3 MCAL A2.1 MCAL A2.2 MCAL IL A3.1	OVERALL 1SR FLOOR PLAN - IL OVERALL 2ND FLOOR PLAN - IL OVERALL 3RD FLOOR PLAN - IL OVERALL 4TH FLOOR PLAN - IL OVERALL ROOF PLAN - IL ELEVATIONS - IL ELEVATIONS - IL ELEVATIONS - IL OVERALL 1ST FLOOR PLAN - MC & AL OVERALL SECOND FLOOR PLAN - AL OVERALL ROOF PLAN - MC & AL ELEVATIONS - MCAL ELEVATIONS - MCAL EXTERIOR - 3D VIEWS
04 - ELECTRICAL (SITE LIGHTING) 04 - ELECTRICAL (SITE LIGHTING)	PH1.1	SITE PHOTOMETRIC PLAN

PROJECT TEAM

ARCHITECT
 STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS RD, SUITE 288
 KANSAS CITY, MISSOURI 64112
 TEL 816 531 1698
 FAX 816 53 1978

CIVIL ENGINEER
 KIMLEY-HORN
 805 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MISSOURI 64105
 TEL 816 652 0350

STRUCTURAL ENGINEER

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
 HOSS & BROWN ENGINEERS
 15902 MIDLAND DRIVE
 SHAWNEE, KANSAS 66217
 TEL 913 362 9090

DEVELOPER
 O'REILLY DEVELOPMENT COMPANY, LLC
 5051 SOUTH NATIONAL, SUITE 4-100
 SPRINGFIELD, MISSOURI 65810
 TEL 417 893 6006

GENERAL CONTRACTOR

SENIOR COMMUNITY NW BARRY ROAD

KANSAS CITY, PLATTE COUNTY, MISSOURI 64154



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

GENERAL PROJECT NOTES

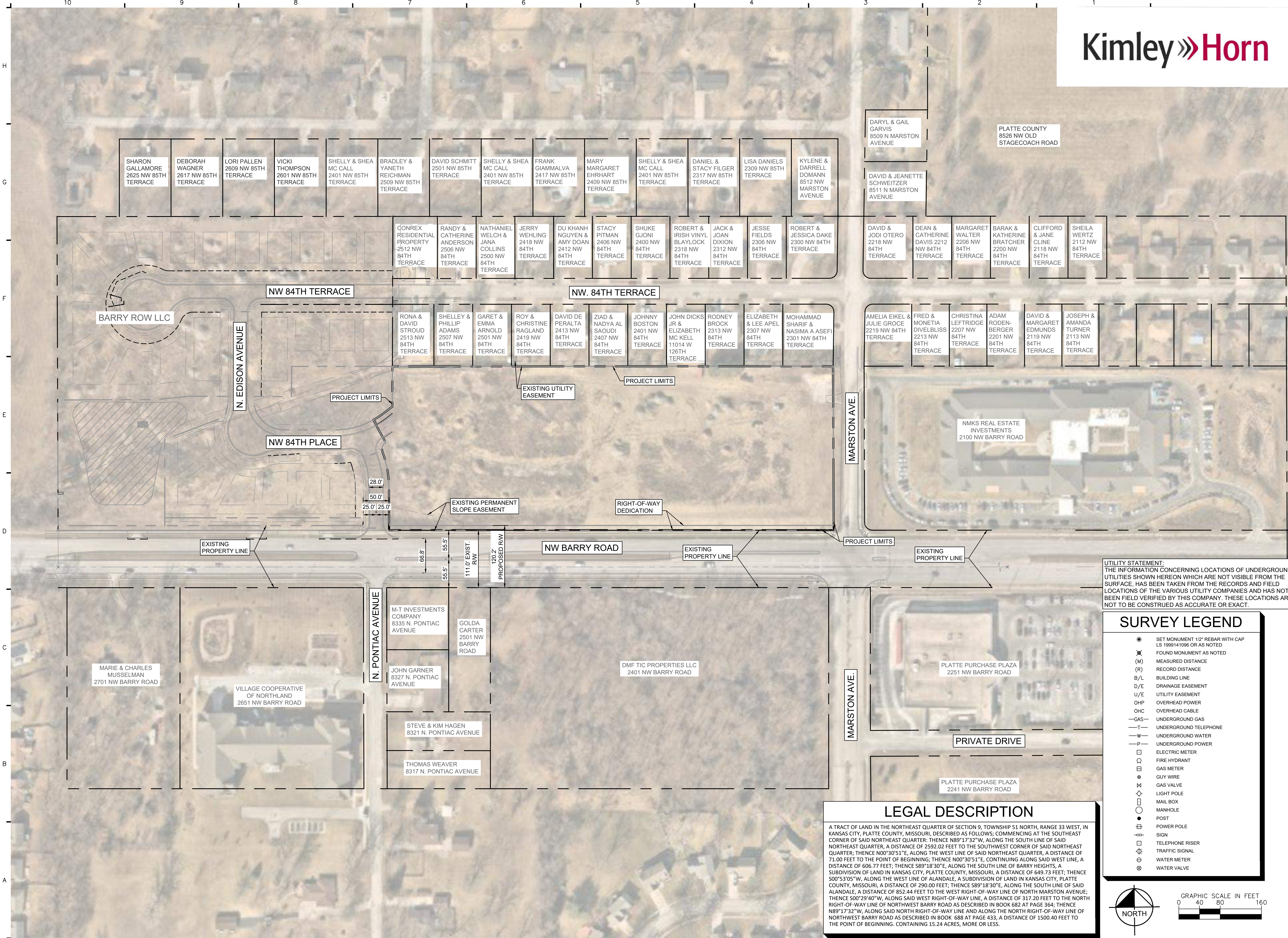
- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL EX. BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE 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:
 06/04/2022

DEVELOPMENT
 PLAN
 SUBMITTAL

K:\KNC_LDEV\268163000_Barry Road Senior\2 Design\CAD\PlanSheets\C1 - EXISTING CONDITIONS.dwg
Jun 02, 2022 8:43am



UTILITY STATEMENT:
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

SURVEY LEGEND

●	SET MONUMENT 1/2" REBAR WITH CAP
⊗	LS 1994/1996 OR AS NOTED
⊗	FOUND MONUMENT AS NOTED
(M)	MEASURED DISTANCE
(R)	RECORD DISTANCE
B/L	BUILDING LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
OHP	OVERHEAD POWER
OHC	OVERHEAD CABLE
—GAS—	UNDERGROUND GAS
—T—	UNDERGROUND TELEPHONE
—W—	UNDERGROUND WATER
—P—	UNDERGROUND POWER
□	ELECTRIC METER
⊠	FIRE HYDRANT
⊠	GAS METER
●	GLY WIRE
⊗	GAS VALVE
◇	LIGHT POLE
⊠	MAIL BOX
○	MANHOLE
●	POST
⊠	POWER POLE
⊠	SIGN
⊠	TELEPHONE RISER
⊠	TRAFFIC SIGNAL
⊠	WATER METER
⊠	WATER VALVE

LEGAL DESCRIPTION

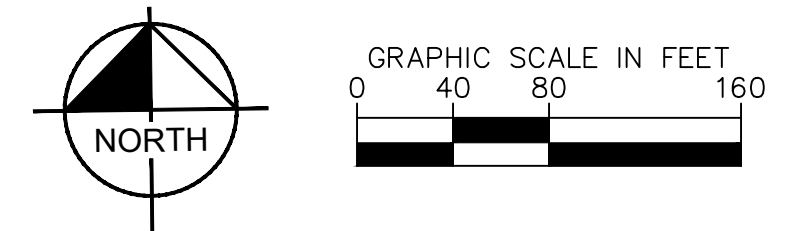
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N89°17'32"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2592.02 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°30'51"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING; THENCE N00°30'51"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 606.77 FEET; THENCE S89°18'30"E, ALONG THE SOUTH LINE OF BARRY HEIGHTS, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI, A DISTANCE OF 649.73 FEET; THENCE S00°53'05"W, ALONG THE WEST LINE OF ALANDALE, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI, A DISTANCE OF 290.00 FEET; THENCE S89°18'30"E, ALONG THE SOUTH LINE OF SAID ALANDALE, A DISTANCE OF 852.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH MARSTON AVENUE; THENCE S00°29'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 317.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS DESCRIBED IN BOOK 682 AT PAGE 364; THENCE N89°17'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS DESCRIBED IN BOOK 688 AT PAGE 433, A DISTANCE OF 1500.40 FEET TO THE POINT OF BEGINNING. CONTAINING 15.24 ACRES, MORE OR LESS.

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING
CONDITIONS
ISSUE DATE:
JUNE 4, 2022
REVISIONS:

PROJECT NO.: 2112

C1



SUMMARY TABLE

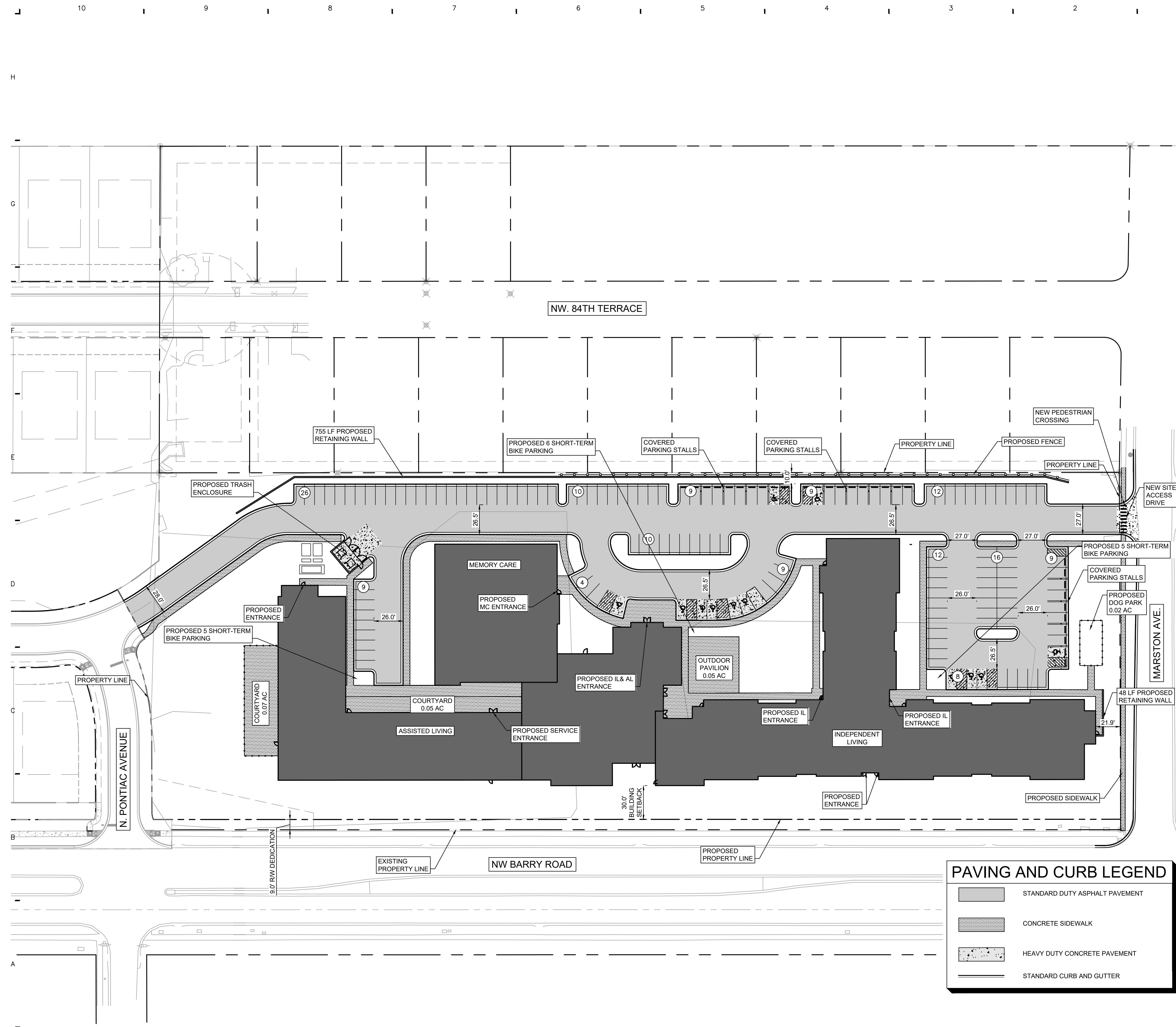
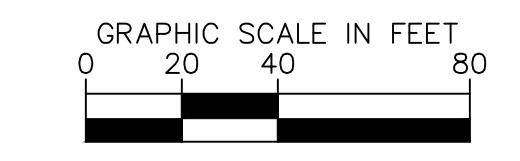
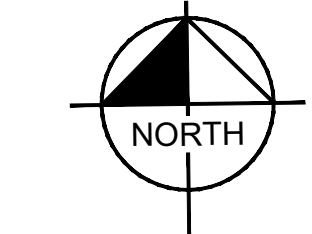
A	Zoning	
	Existing	R-7.5
	Proposed	B3-3
B	Total Land Area	
	Existing	6.18 Acres
C	Right-of-way	
	Existing	0.00 Acres
	Proposed	0.18 Acres
D	Net Land Area	
	Existing	6.18 Acres
	Proposed	6.00 Acres
E	Proposed Uses	
	Senior Continuum of Care	
F	Structure Height & # of floors	
	Number of Floors	4 (MAX)
	Structure Height	51'-0"
G	Gross Floor Area & # of Units	
	Total Building Count	1
	Memory Care Floor Area (SF)	13,451
	Assisted Living Floor Area (SF)	34,062
	Independent Living Floor Area (SF)	35,180
	Total Gross Floor Area (SF)	82,693
	Total Unit Count	158
H	Building Coverage & FAR	
	Coverage	32%
	FAR	0.32
I	Density	
	Gross Density (lots/land area)	25.6
	Net Density (lots/net land area)	26.3
J	Parking	
	Vehicle Stalls Required*	53
	Vehicle Stalls Provided	143
	Short-Term Bike Stalls Required/Provided	16
	Long-Term Bike Stalls Required/Provided	32
L	Timeline	
	Estimated Start Date	6/1/2023
	Estimated Completion Date	6/1/2025
M	Building Setback Requirements	
	Rear Setback (FT)	30
	Front Setback (FT)	30
	Side Setback (FT)	8
	Side Setback (Abutting Street) (FT)	15
	Maximum Height (FT)	55
N	Parkland Dedication	
	Calculated base on 2 people per dwelling unit	
	# of Dwelling Units	158
	Total People	316
	Acres per Person	0.006
	Acres Required	1.896
	Acres Provided	0.1885
Difference	1.7075	
	Parkland Fees	\$ 83,328.34
	* Parking Notes: Senior Continuum of Care: 1 vehicle stall/dwelling unit	

CODE COMPLIANCE NOTES

- TRASH RECEPTACLE WILL CONFORM TO KCMO DEVELOPMENT CODE 88-425-08
- ANY ROOF MOUNTED MECHANICAL EQUIPMENT WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-425-08-B
- ANY SITE SIGNAGE WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-445

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD CURB AND GUTTER



SITE PLAN

ISSUE DATE:

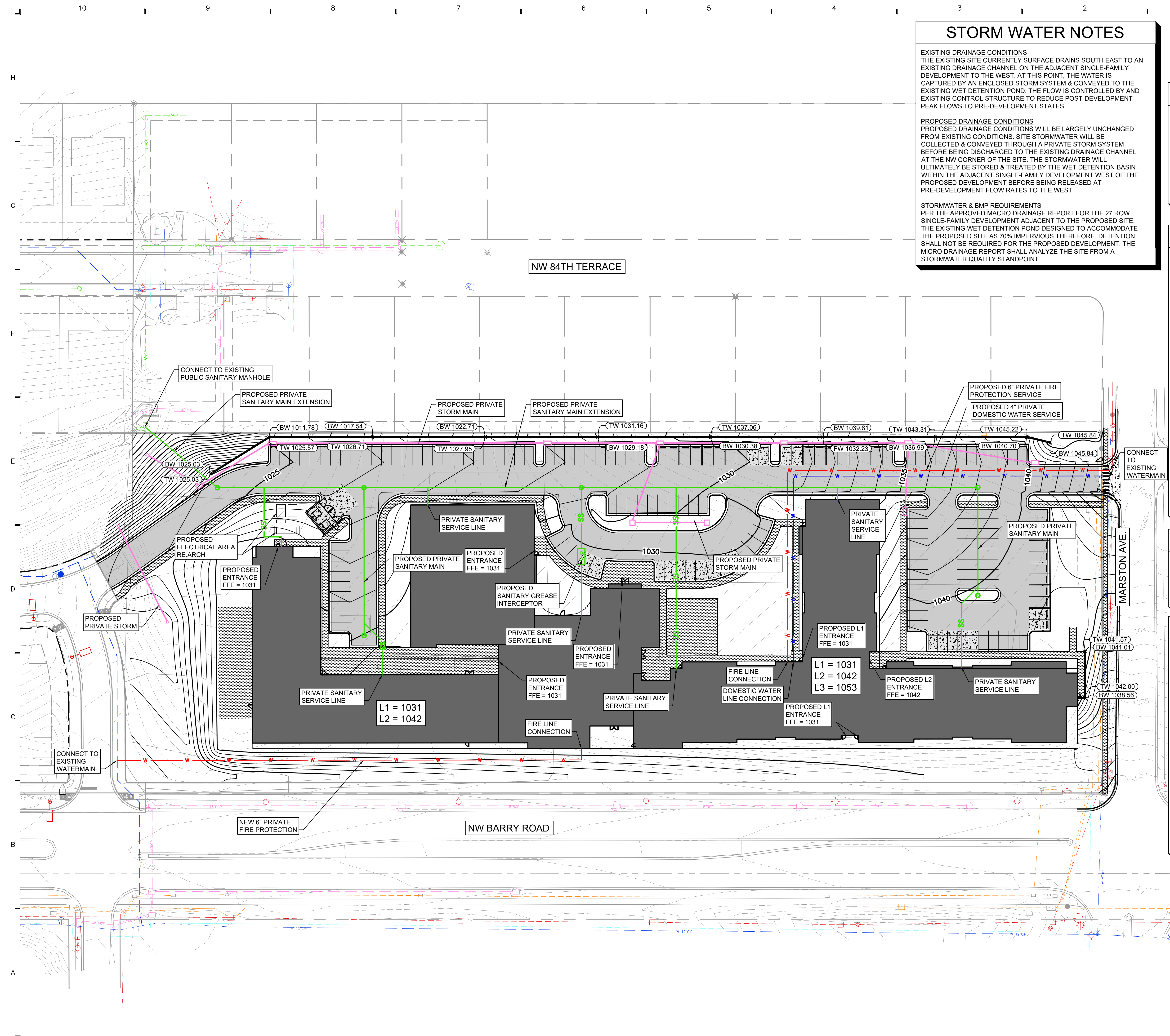
JUNE 4, 2022

REVISIONS:

PROJECT NO.: 2112

C2

K:\KNC_LDEV\268163000_Barry Road Senior\2 Design\CAD\PlanSheets\C3 - GRADING PLAN.dwg
 Jun 02, 2022 8:44am



STORM WATER NOTES

EXISTING DRAINAGE CONDITIONS
 THE EXISTING SITE CURRENTLY SURFACE DRAINS SOUTH EAST TO AN EXISTING DRAINAGE CHANNEL ON THE ADJACENT SINGLE-FAMILY DEVELOPMENT TO THE WEST. AT THIS POINT, THE WATER IS CAPTURED BY AN ENCLOSED STORM SYSTEM & CONVEYED TO THE EXISTING WET DETENTION POND. THE FLOW IS CONTROLLED BY AN EXISTING CONTROL STRUCTURE TO REDUCE POST-DEVELOPMENT PEAK FLOWS TO PRE-DEVELOPMENT STATES.

PROPOSED DRAINAGE CONDITIONS
 PROPOSED DRAINAGE CONDITIONS WILL BE LARGELY UNCHANGED FROM EXISTING CONDITIONS. SITE STORMWATER WILL BE COLLECTED & CONVEYED THROUGH A PRIVATE STORM SYSTEM BEFORE BEING DISCHARGED TO THE EXISTING DRAINAGE CHANNEL AT THE NW CORNER OF THE SITE. THE STORMWATER WILL ULTIMATELY BE STORED & TREATED BY THE WET DETENTION BASIN WITHIN THE ADJACENT SINGLE-FAMILY DEVELOPMENT WEST OF THE PROPOSED DEVELOPMENT BEFORE BEING RELEASED AT PRE-DEVELOPMENT FLOW RATES TO THE WEST.

STORMWATER & BMP REQUIREMENTS
 PER THE APPROVED MACRO DRAINAGE REPORT FOR THE 27 ROW SINGLE-FAMILY DEVELOPMENT ADJACENT TO THE PROPOSED SITE, THE EXISTING WET DETENTION POND DESIGNED TO ACCOMMODATE THE PROPOSED SITE AS 70% IMPERVIOUS, THEREFORE, DETENTION SHALL NOT BE REQUIRED FOR THE PROPOSED DEVELOPMENT. THE MICRO DRAINAGE REPORT SHALL ANALYZE THE SITE FROM A STORMWATER QUALITY STANDPOINT.



GENERAL NOTES

1. THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
2. EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
3. ALL UTILITIES SHOWN SHALL BE PRIVATE UTILITIES UNLESS OTHERWISE NOTED.

GRADING NOTES

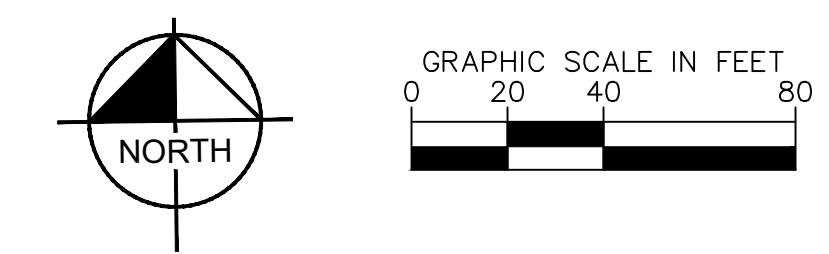
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT, 6 INCHES BELOW FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE PLANS, FOR ADDITIONAL REQUIREMENTS.
6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
7. ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THAN 2% RESULTANT SLOPE, IN ANY DIRECTION.
8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM, AND LESS THAN 5% RUN SLOPE.
9. ALL BUILDING ENTRANCES AND EXITS, SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% TYPICAL SLOPE AWAY FROM THE BUILDING (2.0% MAXIMUM).
10. FINISHED GRADE AROUND THE BUILDING, SHALL BE 6" BELOW FINISHED FLOOR, EXCEPT AS NOTED IN THE ENLARGED GRADING PLANS.

GRADING LEGEND

—XXX—	PROPOSED CONTOUR
-XXX-	EXISTING CONTOUR
—AR—AR—	ACCESSIBLE ROUTE

UTILITY LEGEND

---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. STORM LINE
---	EX. GAS LINE
---	EX. UNDERGROUND TELEPHONE LINE
---	EX. UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM LINE
---	PROPOSED CURB INLET
---	PROPOSED WATER LINE
---	PROPOSED FIRE LINE
---	PROPOSED GAS LINE
---	PROPOSED SANITARY GREASE INTERCEPTOR



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GRADING PLAN

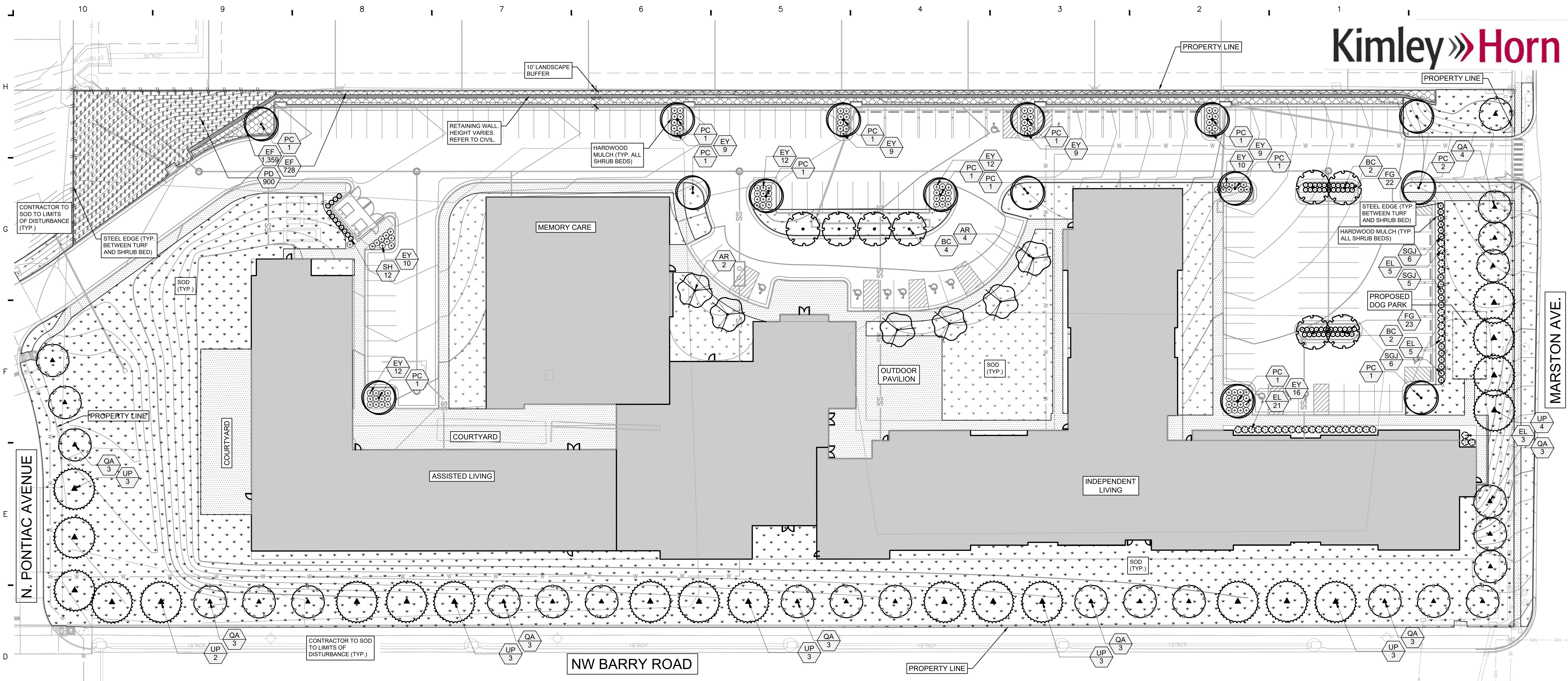
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LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	AR	6	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	PC	15	PISTACIA CHINENSIS CHINESE PISTACHE	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	QA	25	QUERCUS ACUTISSIMA SAWTOOTH OAK	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	BC	8	TAXODIUM DISTICHUM 'MICKELSON' TM SHAWNEE BRAVE BALD CYPRESS	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	UP	21	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SH	12	ILEX CRENATA 'STEEDS' STEEDS HOLLY	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	SGJ	17	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	EL	34	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	EY	108	TAXUS X MEDIA 'EVERLOW' EVERLOW ANGLO-JAPANESE YEW	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	FG	45	PENNISSETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	CONTAINER	1 GAL.	AS SHOWN	FULL & MATCHING.
GRASS AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	PD	900	SPOROBOLUS HETEROLEPIS PRAIRIE DROPS EED	CONTAINER	1 GAL.	30" O.C.	FULL & MATCHING.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	EF	2,087	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	CONTAINER	1 GAL.	18" O.C.	FULL & MATCHING.
SOD	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SOD	AS SHOWN	TALL FESCUE FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS.

PLANTING NOTES:

- 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 THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
- LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- 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 THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANT 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 THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH FESCUE.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES.

KANSAS CITY, MO

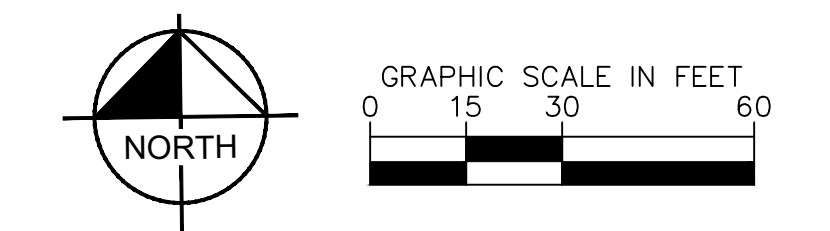
Requirement	Calculation	Required	Provided	Additional Notes
(1) tree per 30 lf of street frontage	Barry Road = 860	29	29	
	N Marston Ave. = 308 lf	11	11	
	N. Pontiac Ave. = 172 lf	6	6	
(1) tree per 5000sf of principal building coverage	Building Footprint: 82,821 sf	17	+17	
	VUA Barry Rd	n/a	n/a	
10' wide landscape buffer w/ (1) tree per 30 lf & 36" ht evergreen hedge.	VUA N Marston Ave. = 185 lf	6 trees, continuous hedge	6 trees, continuous hedge	* Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B
	10' wide landscape strip and 4' tall evergreen hedge. A masonry wall or opaque wood fence with a minimum height of 5 feet may be substituted for shrubs, but ground cover is still required within the landscape buffer strip.		masonry wall / groundcover	masonry wall / groundcover
35 sf of interior landscape per (1) parking space		143 spaces	5,005 sf	88-425-05 may not be counted towards interior landscape.
(1) tree per 5 parking spaces (1) shrub per parking space		143 spaces	29 trees / 143 shrubs	88-425-05 may not be counted towards interior landscape.
Screen required for trash enclosures				See plan



LANDSCAPE PLAN
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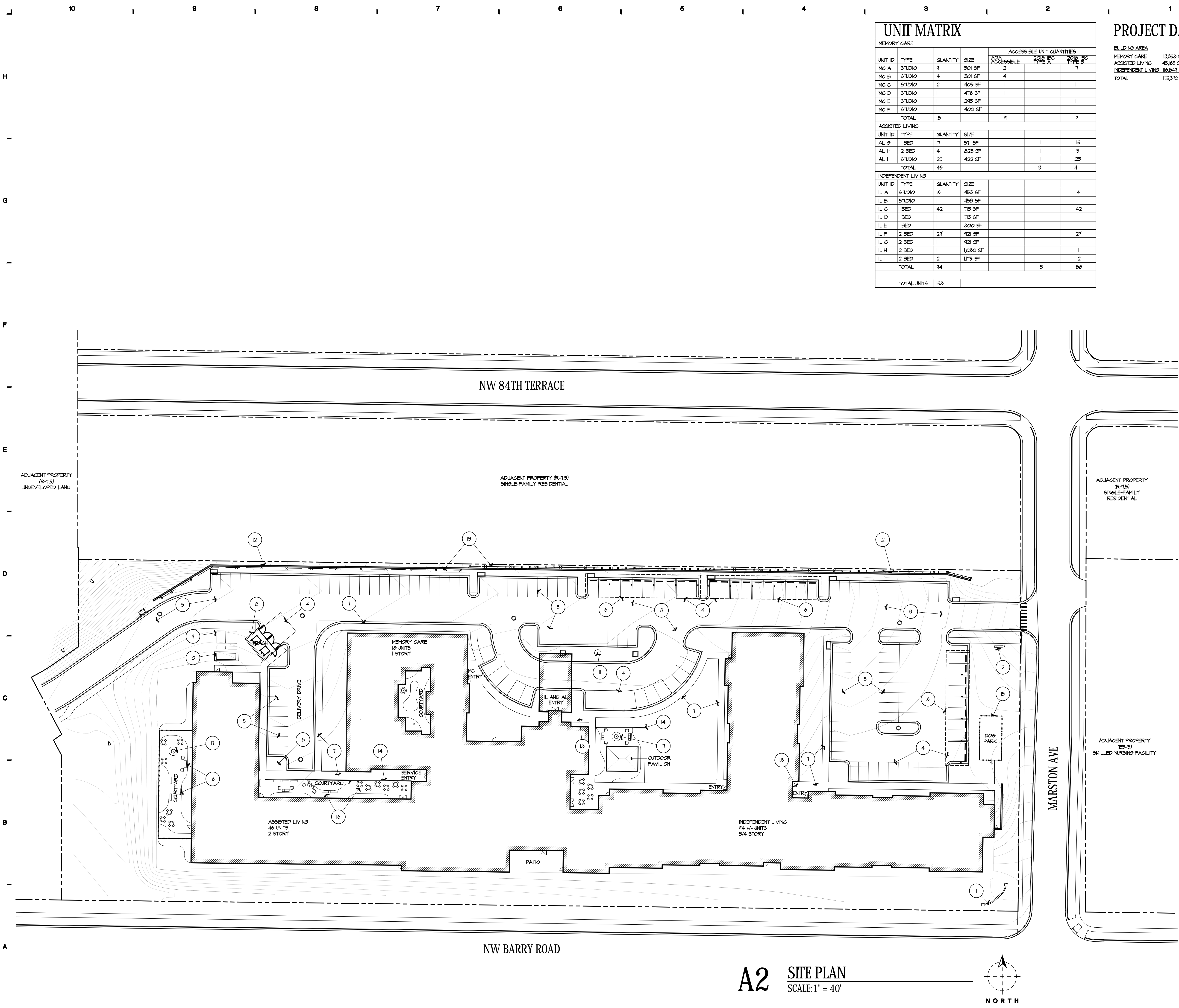
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UNIT MATRIX						
MEMORY CARE						
UNIT ID	TYPE	QUANTITY	SIZE	ACCESSIBLE UNIT QUANTITIES		
				ADA ACCESSIBLE	ZONE 1C	ZONE 1B
MC A	STUDIO	4	301 SF	2		
MC B	STUDIO	4	301 SF	4		
MC C	STUDIO	2	405 SF	1		1
MC D	STUDIO	1	476 SF	1		
MC E	STUDIO	1	245 SF			1
MC F	STUDIO	1	400 SF	1		
TOTAL		18		4		1
ASSISTED LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
AL G	1 BED	17	571 SF		1	15
AL H	2 BED	4	825 SF		1	3
AL I	STUDIO	25	422 SF		1	23
TOTAL		46			3	41
INDEPENDENT LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
IL A	STUDIO	16	455 SF			14
IL B	STUDIO	1	455 SF		1	
IL C	1 BED	42	713 SF			42
IL D	1 BED	1	713 SF		1	
IL E	1 BED	1	800 SF		1	
IL F	2 BED	24	421 SF			24
IL G	2 BED	1	421 SF		1	
IL H	2 BED	1	1,080 SF			1
IL I	2 BED	2	1,175 SF			2
TOTAL		94			3	88
TOTAL UNITS		158				

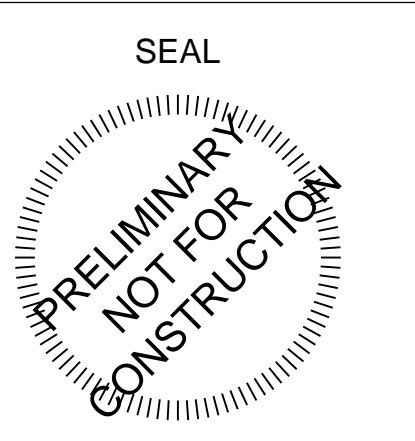
PROJECT DATA	
BUILDING AREA	15,566 SF
MEMORY CARE	45,465 SF
ASSISTED LIVING	116,241 SF
INDEPENDENT LIVING	116,241 SF
TOTAL	178,912 SF

- ### KEYNOTES
- MONUMENT SIGN TYPE A.
 - MONUMENT SIGN TYPE B.
 - ASPHALT PAVING; RE: CIVIL
 - CONCRETE PAVING; RE: CIVIL
 - STRIPING; RE: CIVIL
 - PRE-ENGINEERED GARPORT STRUCTURE.
 - CONCRETE WALK; RE: CIVIL
 - TRASH ENCLOSURE
 - ELECTRICAL TRANSFORMER.
 - GENERATOR.
 - 30' FLAGPOLE. GROUND LIT.
 - RETAINING WALL; RE: CIVIL
 - 4' TALL DECORATIVE ALUMINUM FENCING ON HIGH SIDE OF RETAINING WALL.
 - 6' TALL DECORATIVE ALUMINUM FENCING.
 - EXTERIOR DOG RUN. PROVIDE 36" HIGH VINYL COATED CHAIN LINK FENCE WITH GATE. SURFACE TO BE GRASS.
 - OUTDOOR FURNITURE.
 - 3 TIER FOUNTAIN.
 - SHORT-TERM BIKE RACK BICYCLE PARKING - 16 TOTAL SPOTS PROVIDED.
- NOTE: LONG-TERM BICYCLE PARKING LOCATED ON THE FIRST FLOOR OF THE INDEPENDENT LIVING PORTION - 32 SPACES PROVIDED.



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ARCHITECTURAL SITE PLAN
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OVERALL
1ST FLOOR PLAN
INDEPENDENT LIVING

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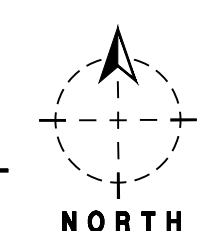
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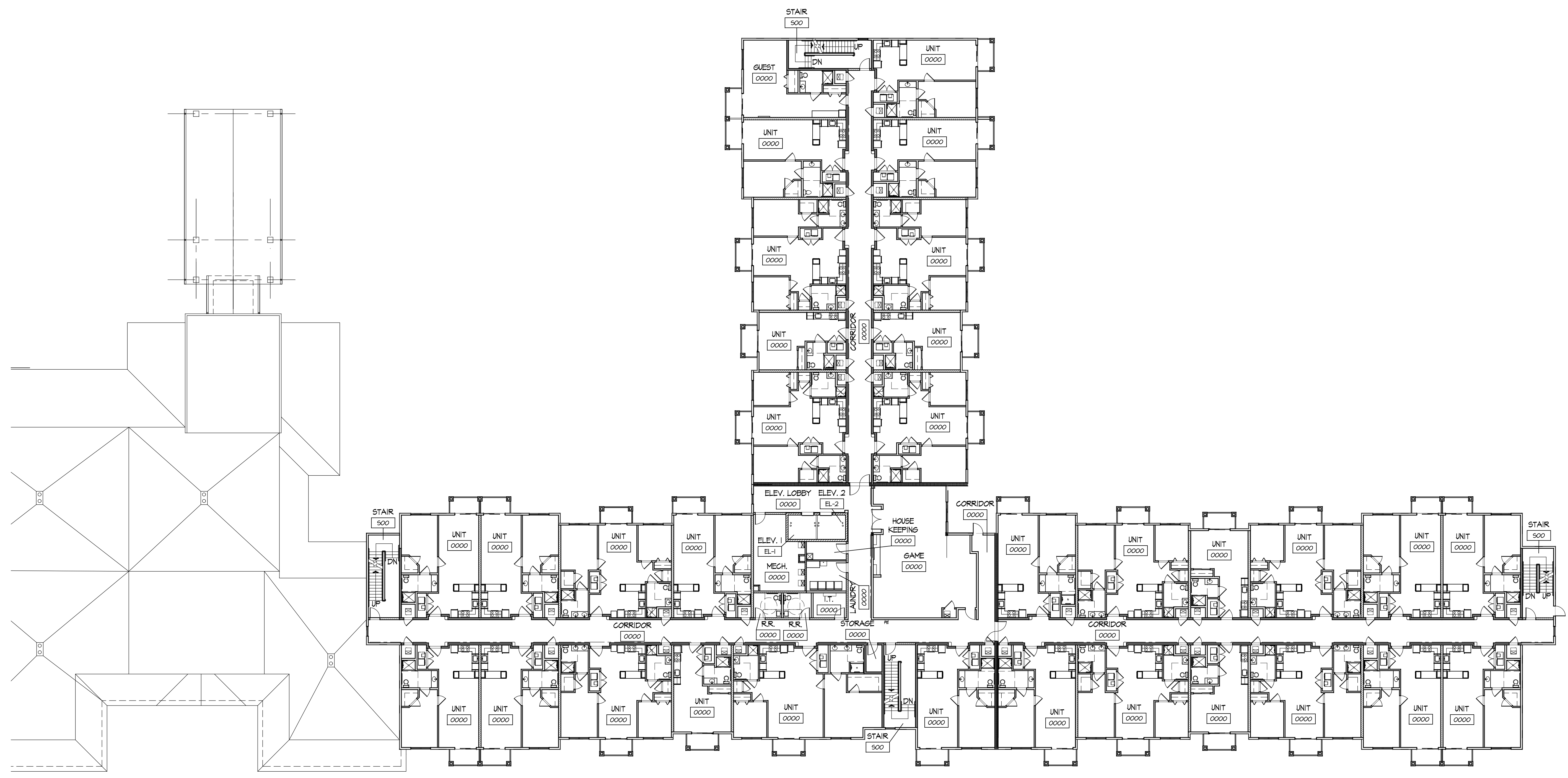


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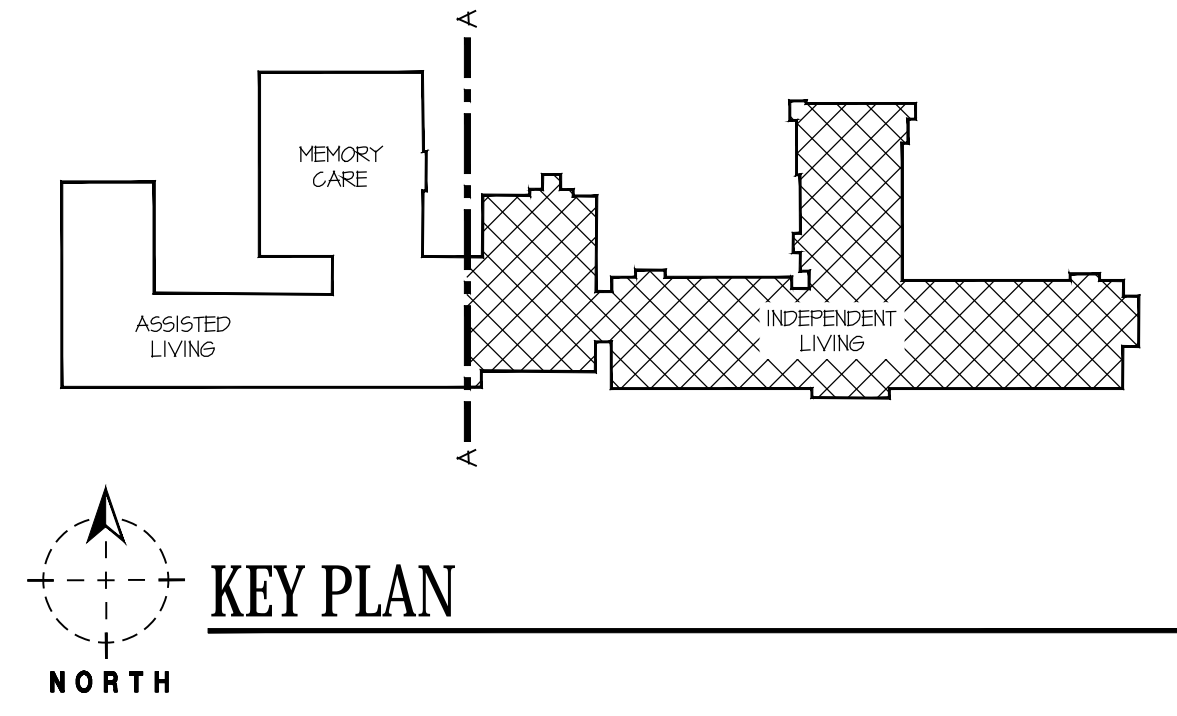
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A9 OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN



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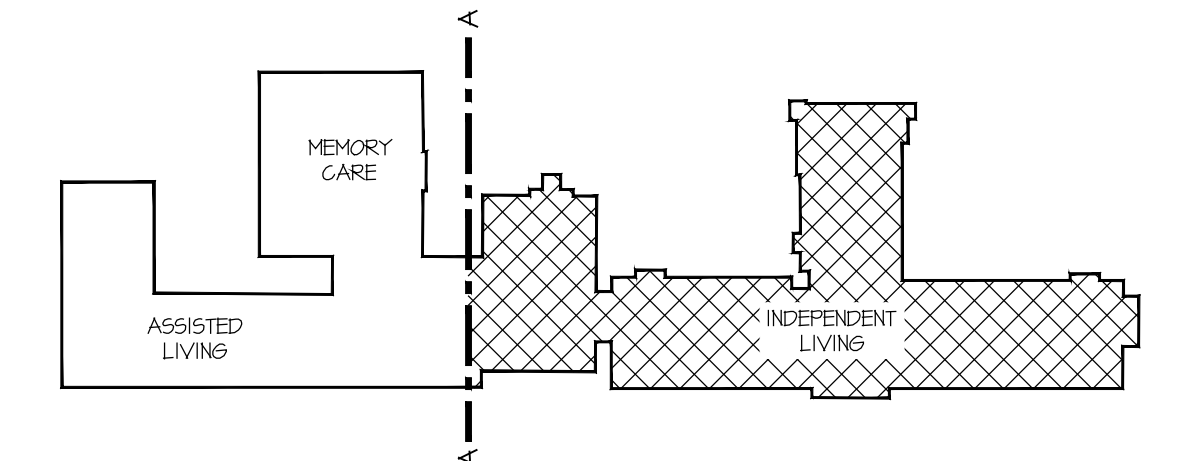
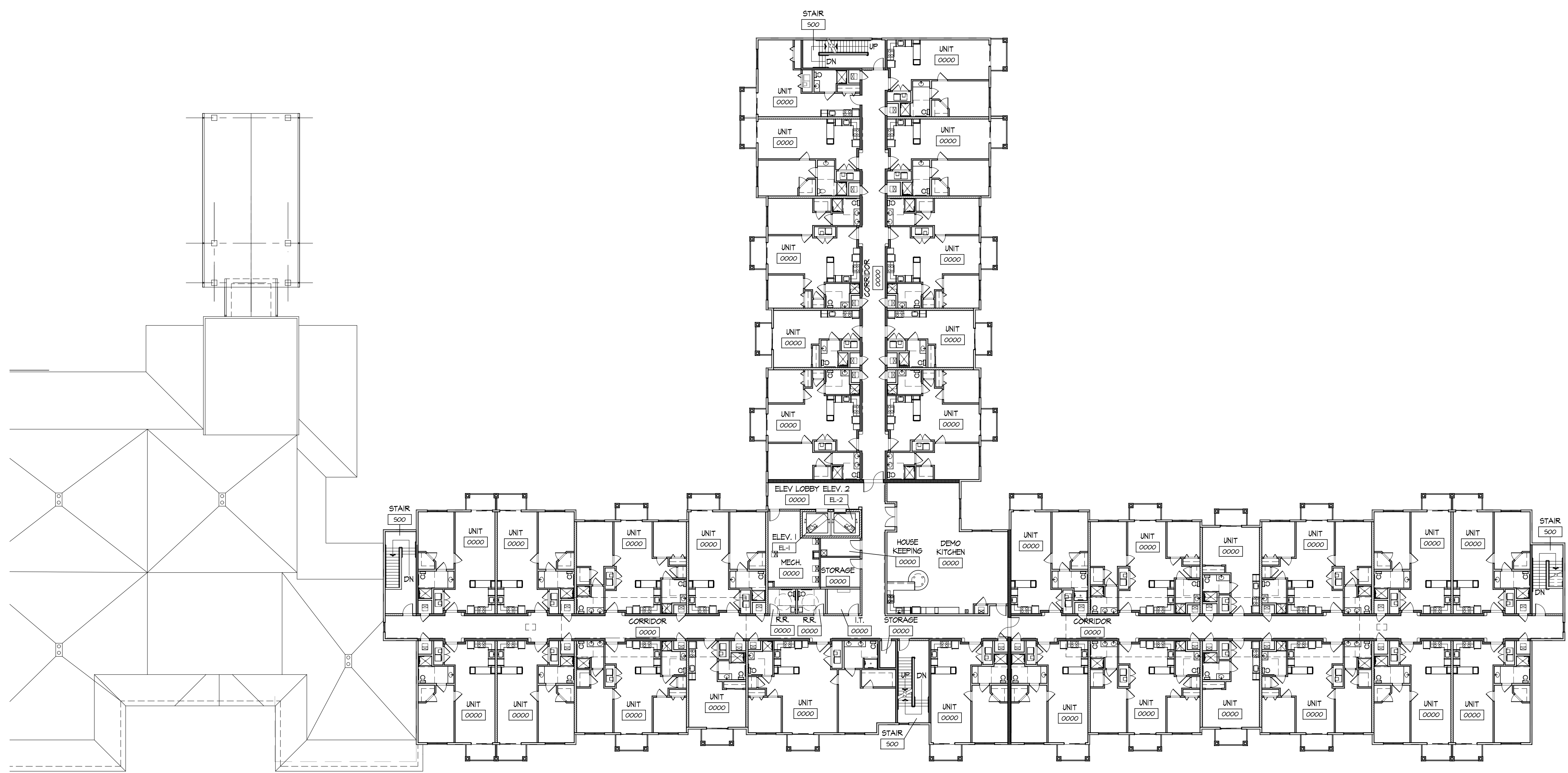
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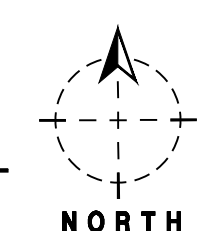
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A9 OVERALL 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

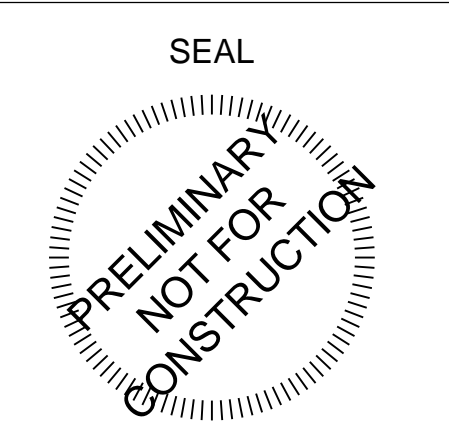


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3RD FLOOR PLAN
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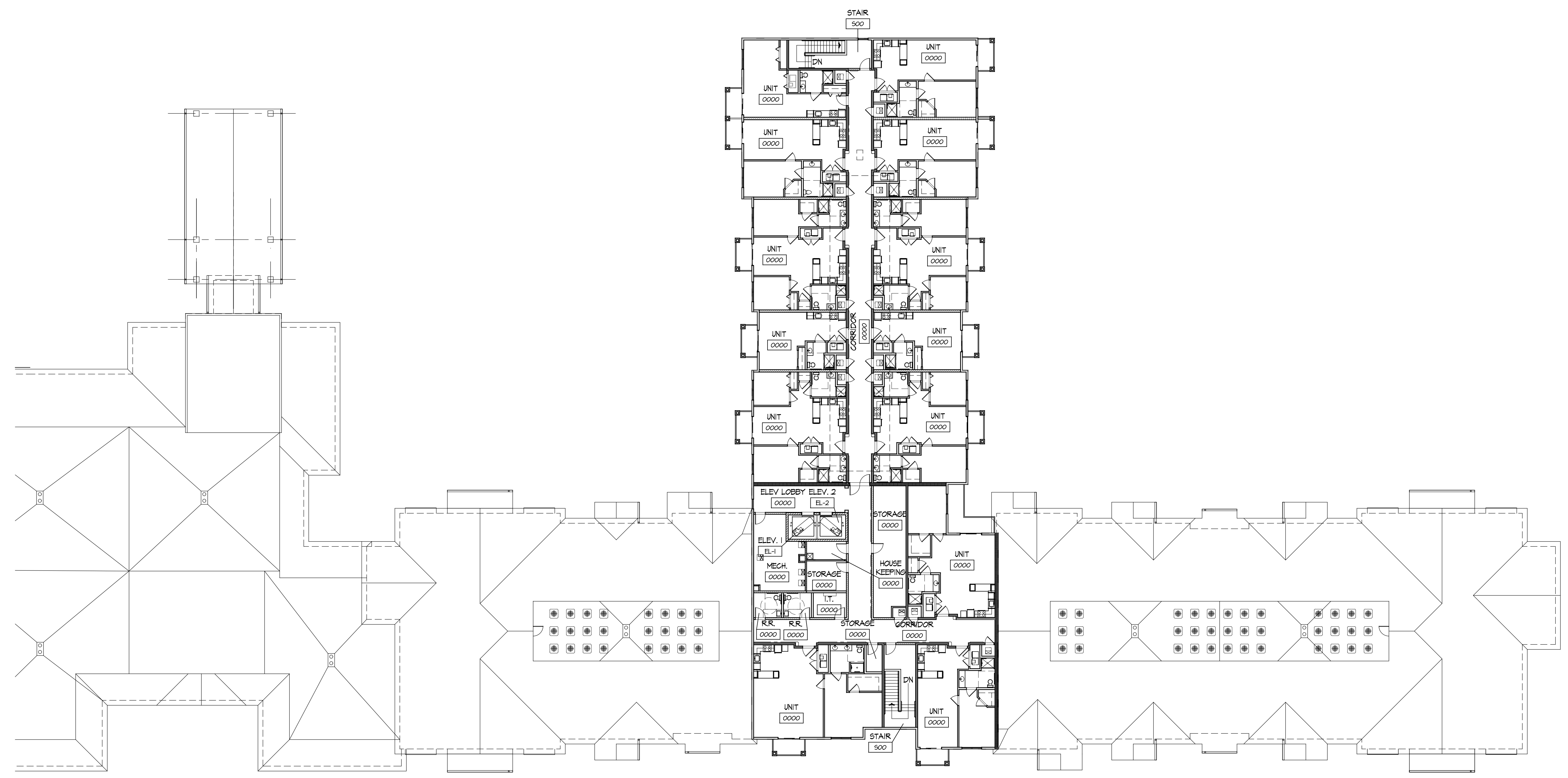
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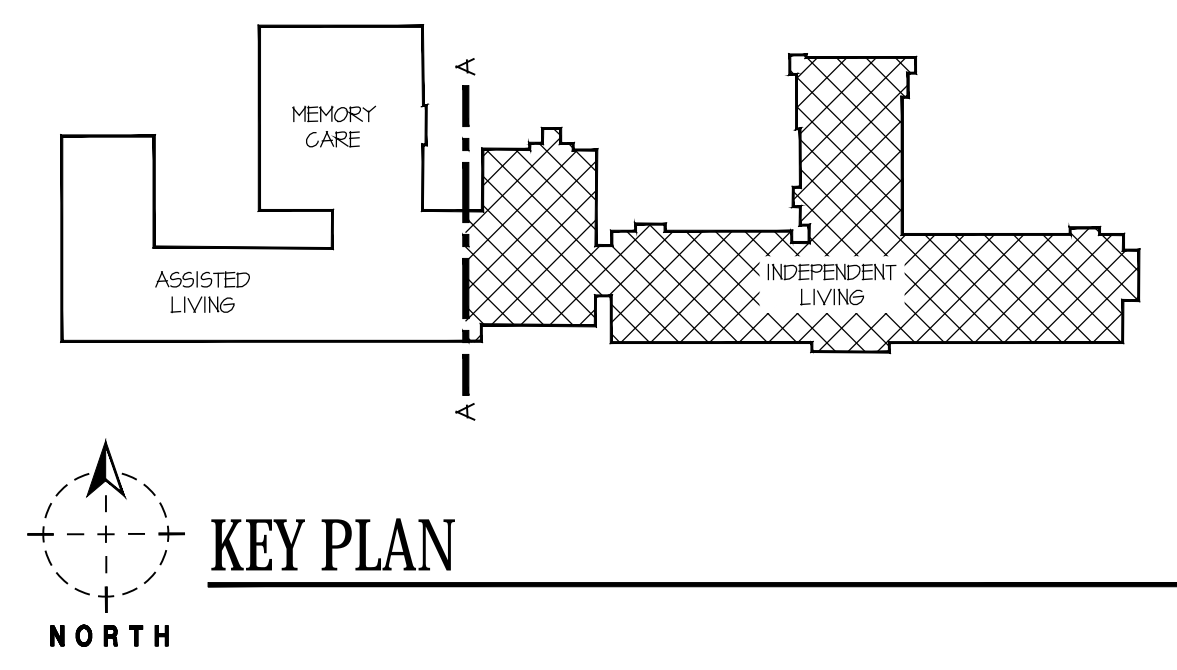
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A9 OVERALL 4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



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4TH FLOOR PLAN
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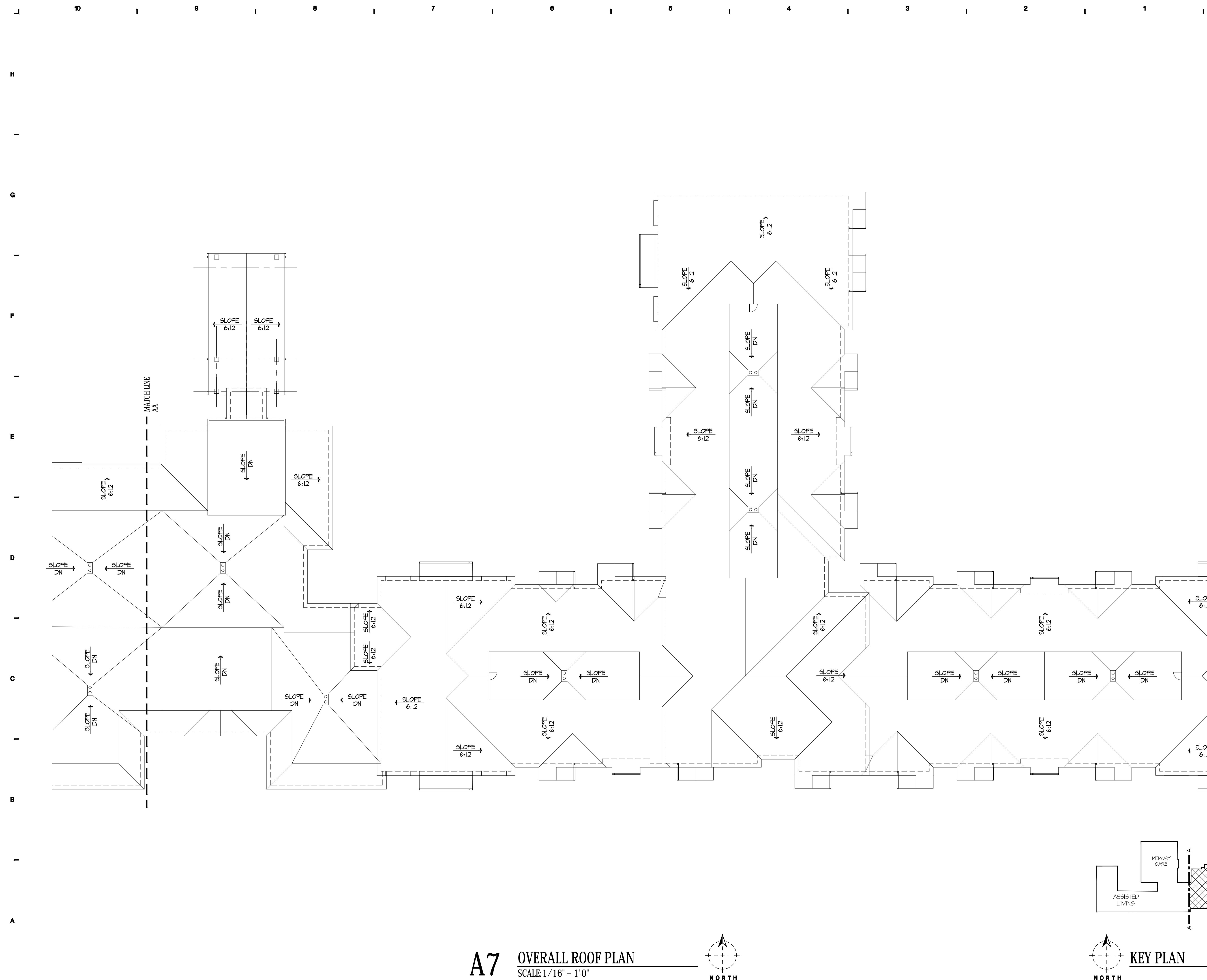
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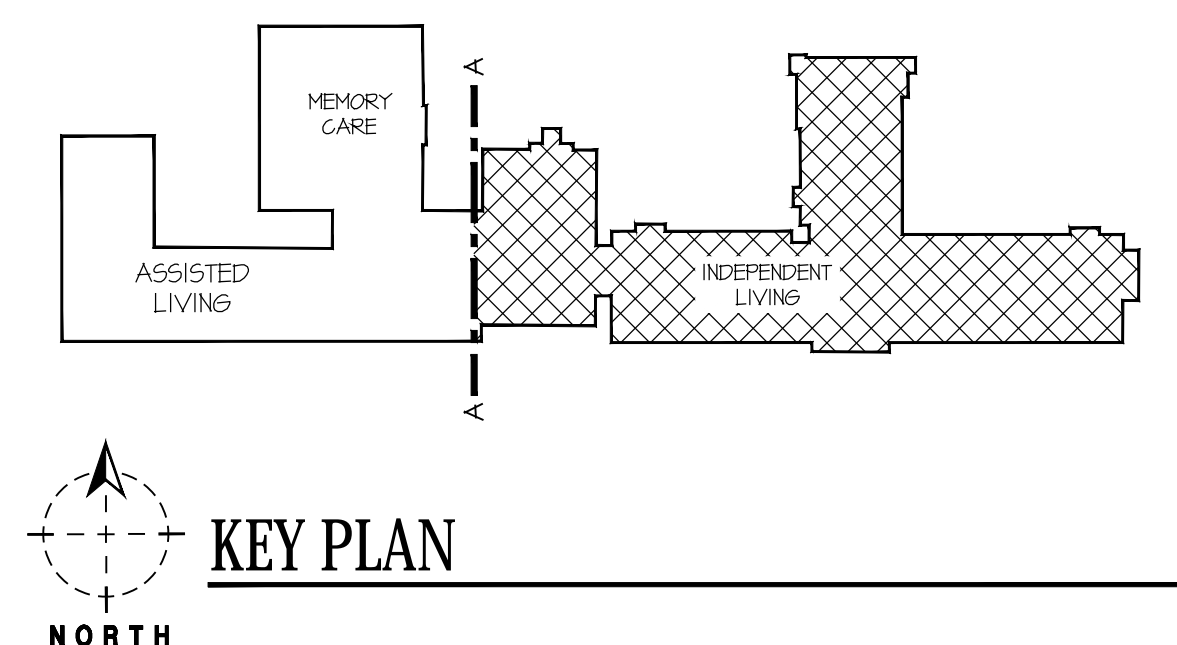
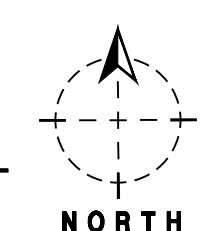
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A7 OVERALL ROOF PLAN
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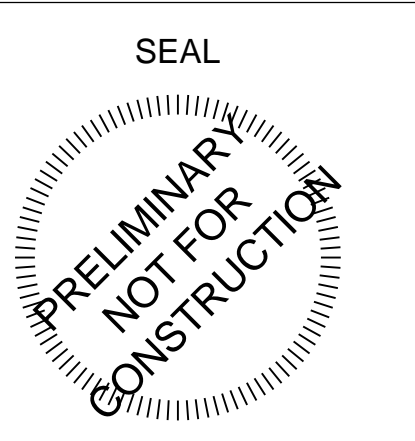
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ROOF PLAN
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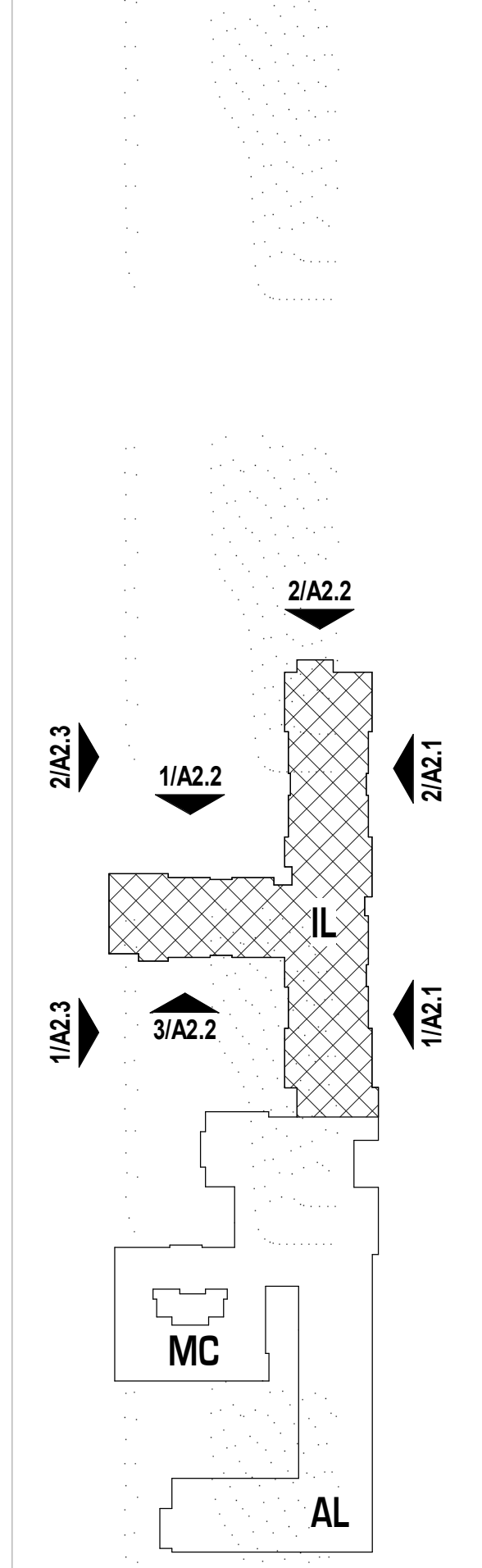
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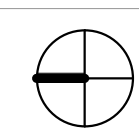
3 SOUTH ELEVATION - IL (EAST)
1/8" = 1'-0"



2 SOUTH ELEVATION - IL (WEST)
1/8" = 1'-0"



KEY PLAN



	THIN BRICK LIGHT / BLONDE COLOR
	ALUM STOREFRONT WHITE
	WINDOWS WHITE
	CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
	CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
	EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
	ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
	STANDING SEAM METAL ROOF LIGHT GREY

EXTERIOR FINISH LEGEND

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ARCHITECT - Copy and Paste
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OF AUTHORITY NO. 000073



SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

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

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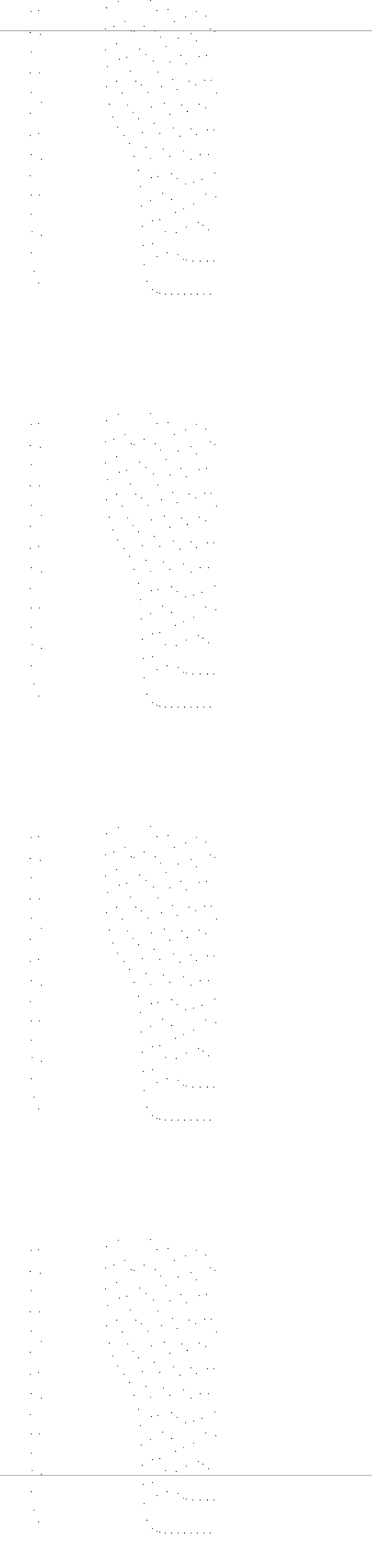
2 EAST ELEVATION - IL (SOUTH)
1/8" = 1'-0"



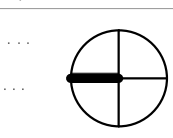
3 WEST ELEVATION - IL
1/8" = 1'-0"



1 EAST ELEVATION - IL (NORTH)
1/8" = 1'-0"



KEY PLAN



	THIN BRICK LIGHT / BLONDE COLOR
	ALUM STOREFRONT WHITE
	WINDOWS WHITE
	CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
	CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
	EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
	ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
	STANDING SEAM METAL ROOF LIGHT GREY

EXTERIOR FINISH LEGEND



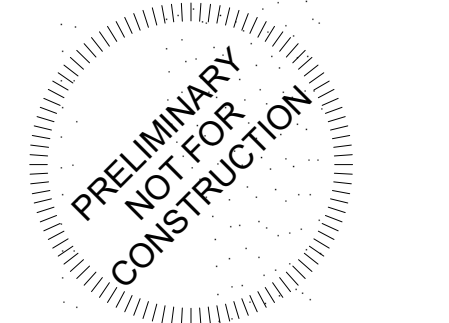
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ELEVATIONS - IL

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IL A2.2

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2 NORTH ELEVATION - IL (EAST)
1/8" = 1'-0"



1 NORTH ELEVATION - IL (WEST)
1/8" = 1'-0"

KEY PLAN

EXTERIOR FINISH LEGEND

- THIN BRICK LIGHT / BLONDE COLOR
- ALUM STOREFRONT WHITE
- WINDOWS WHITE
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
- EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
- ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
- STANDING SEAM METAL ROOF LIGHT GREY



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O'REILLY DEVELOPMENT
COMPANY, LLC

SENIOR COMMUNITY
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KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

ELEVATIONS - IL

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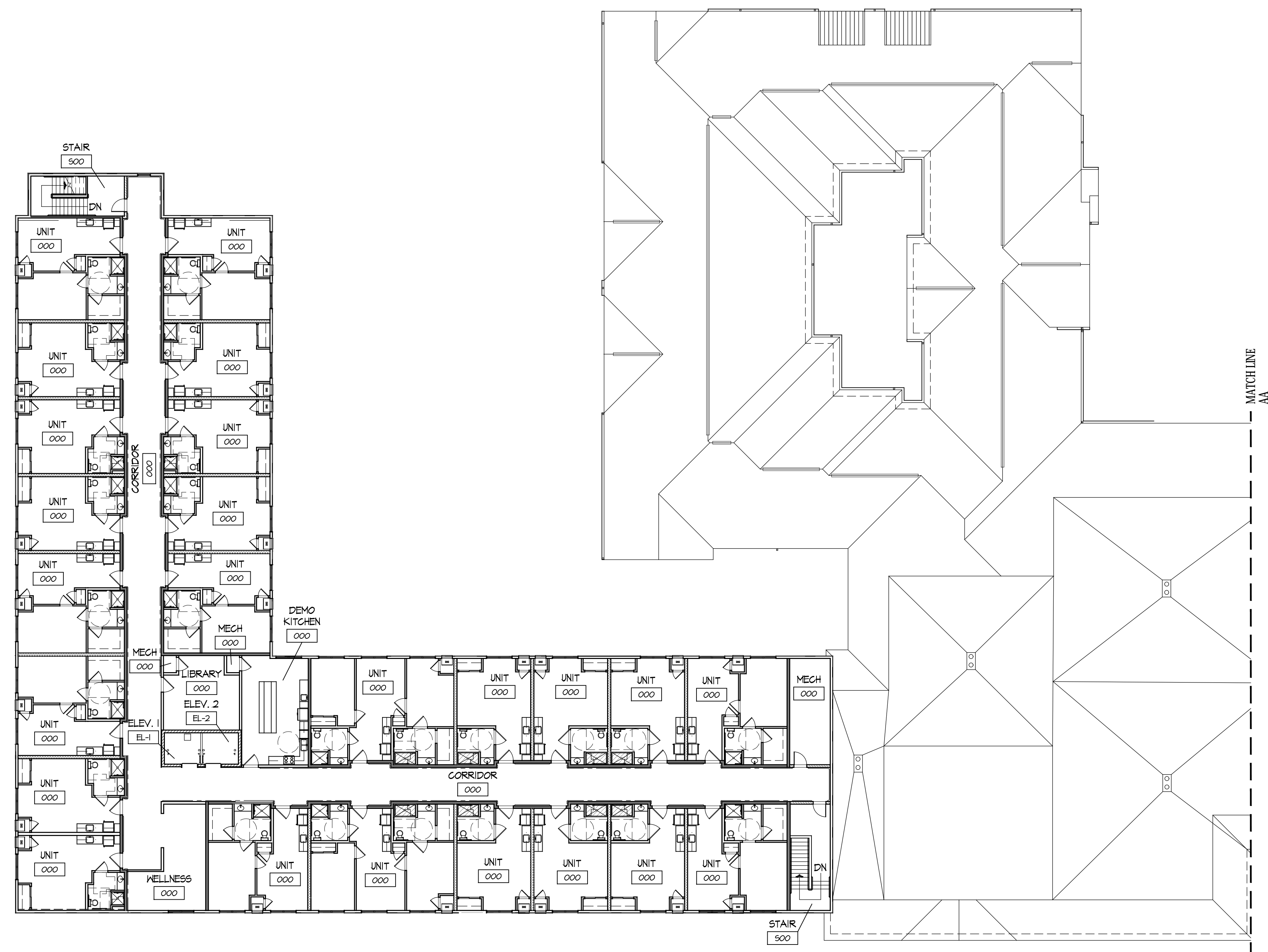
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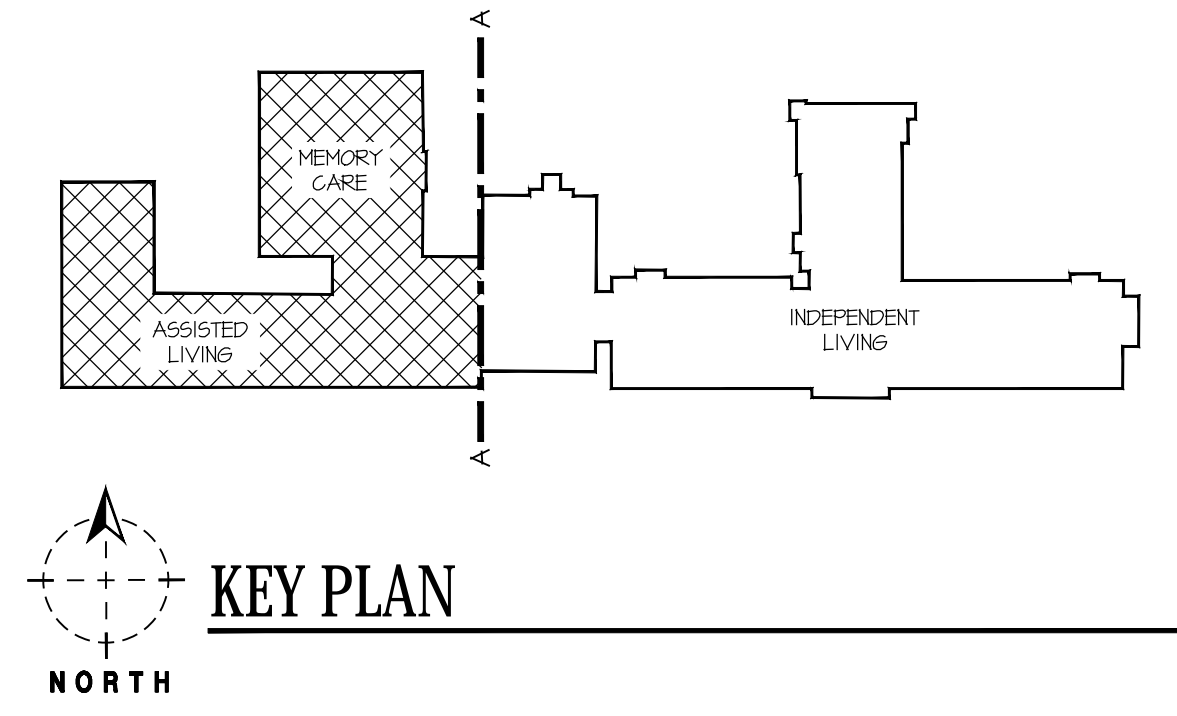
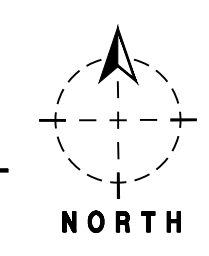
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A7 OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

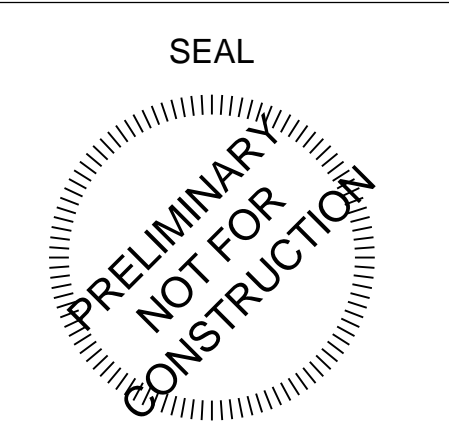


KEY PLAN



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OVERALL
2ND FLOOR PLAN
MC & AL

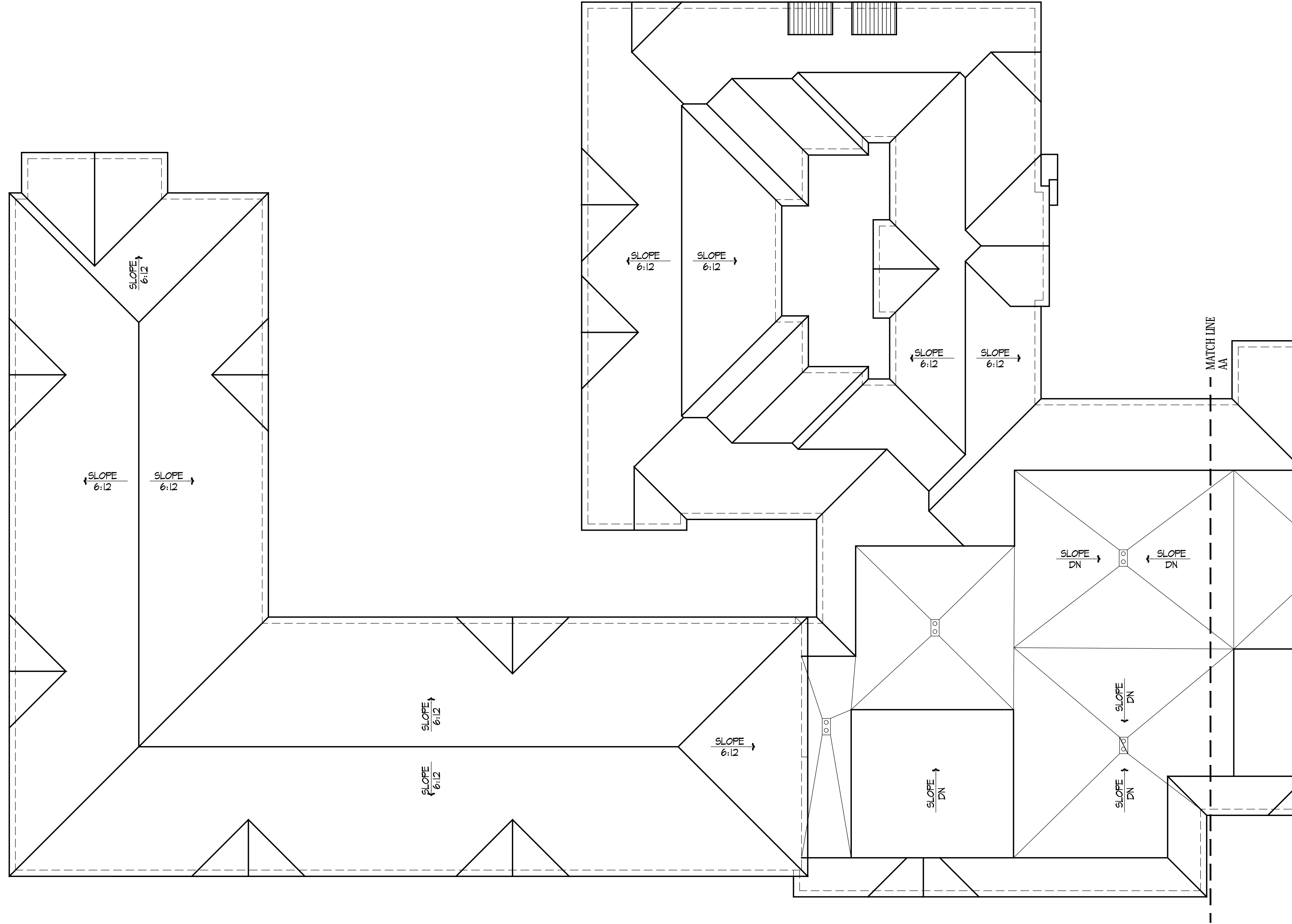
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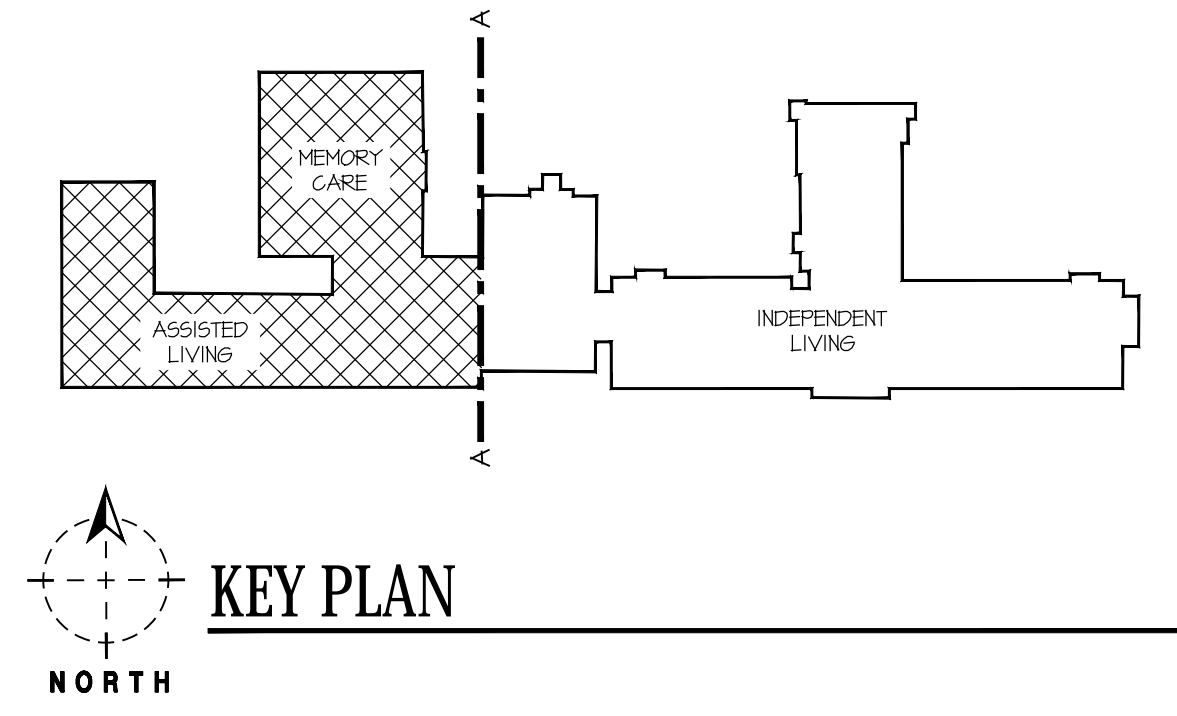
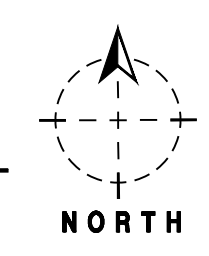
MCAL
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A7 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

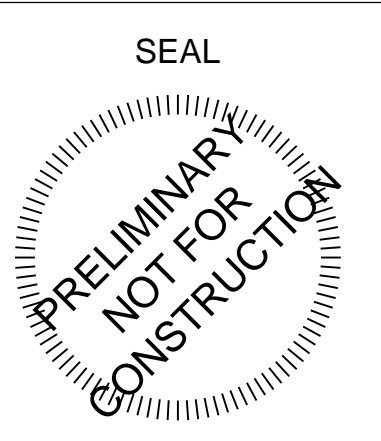


KEY PLAN



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OVERALL ROOF PLAN
MC & AL

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MCAL
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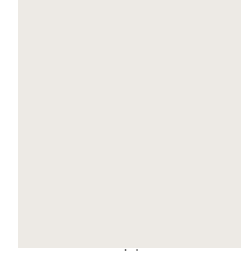
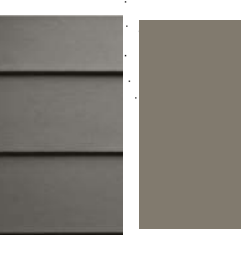
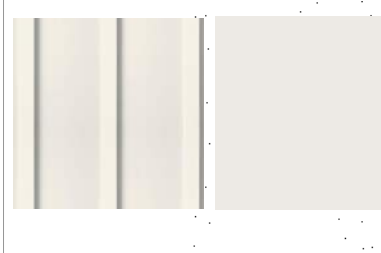




3 NORTH ELEVATION - MCAL (WEST)
1/8" = 1'-0"



2 SOUTH ELEVATION - MCAL (WEST)
1/8" = 1'-0"



1 WEST ELEVATION - MCAL
1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
-  THIN BRICK
LIGHT / BLONDE COLOR
 -  ALUM STOREFRONT
WHITE
 -  WINDOWS
WHITE
 -  CEMENT BOARD SIDING
JAMES HARDIE OR EQ.
COLOR 1
SW 7046 ANONYMOUS
 -  CEMENT BOARD SIDING
JAMES HARDIE OR EQ.
COLOR 2
SW 7004 SNOWBOUND
WHITE
 -  EIFS FINISH
COLOR 1
SW 7046 ANONYMOUS
 -  ASPHALT SHINGLE
TAMKO HERITAGE
OR EQUAL
AGED WOOD
 -  STANDING SEAM
METAL ROOF
LIGHT GREY



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KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

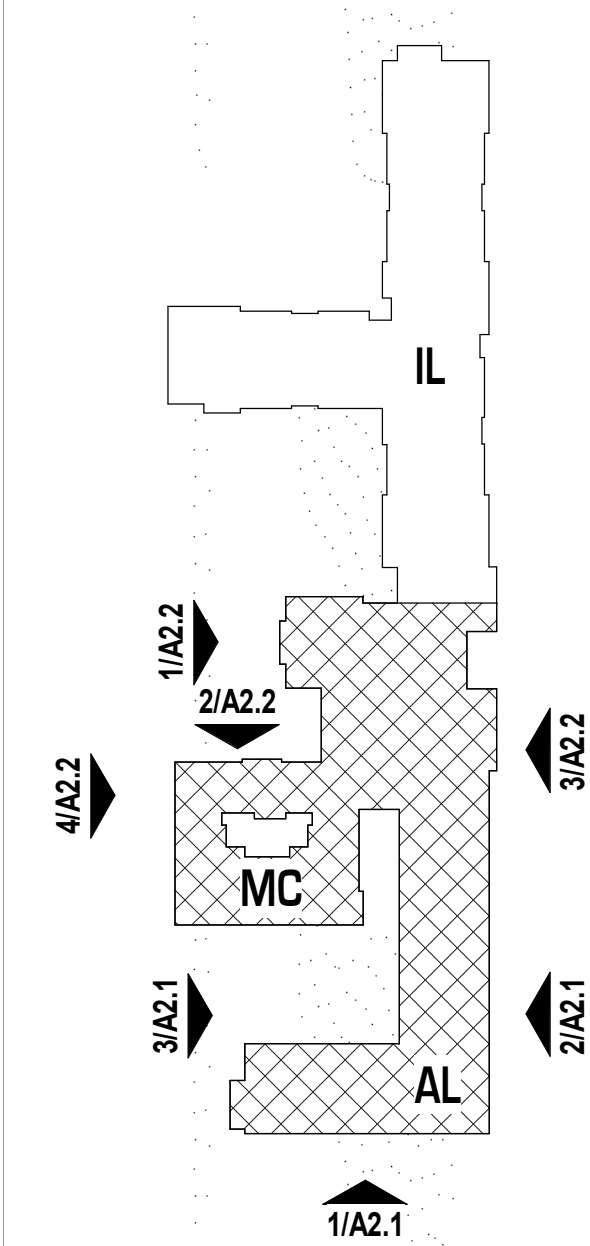
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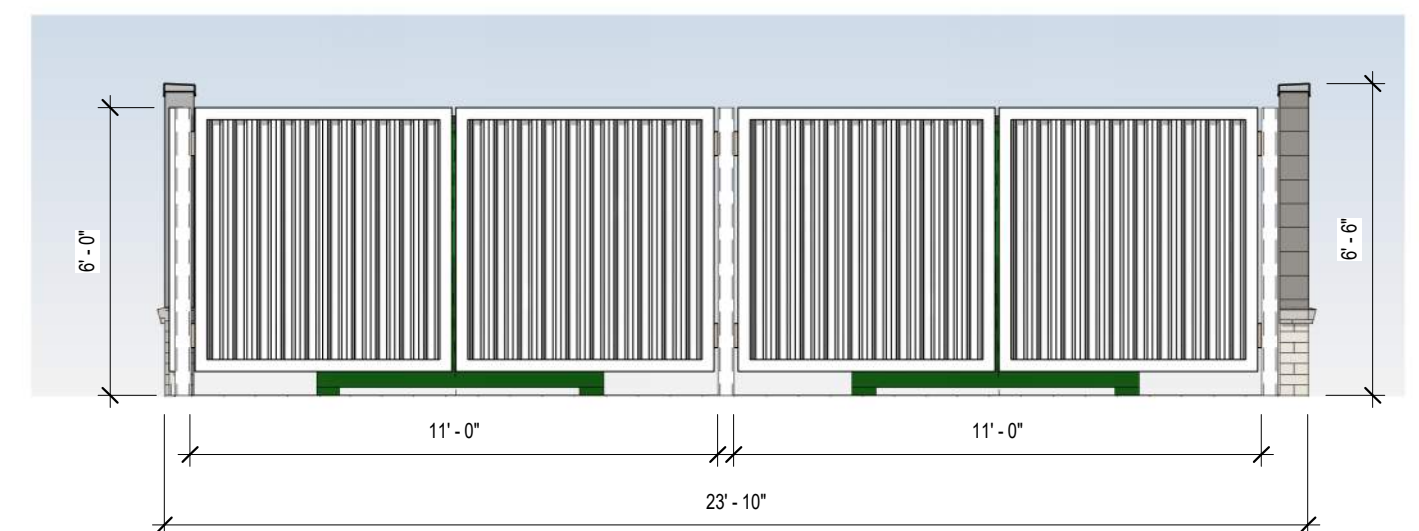
KEY PLAN

PROJECT NO.:2112
MCAL
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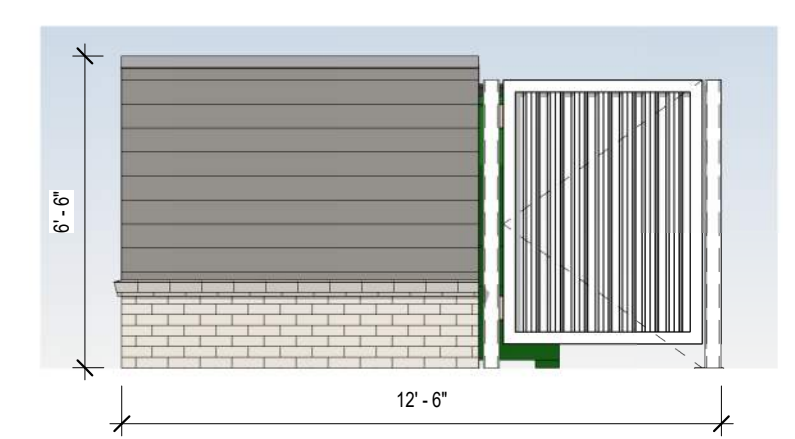
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4 NORTH ELEVATION - MCAL (EAST)
1/8" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION

5 TRASH ENCLOSURE
1/4" = 1'-0"



3 SOUTH ELEVATION - MCAL (EAST)
1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
- THIN BRICK LIGHT / BLONDE COLOR
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 - WINDOWS WHITE
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 - STANDING SEAM METAL ROOF LIGHT GREY

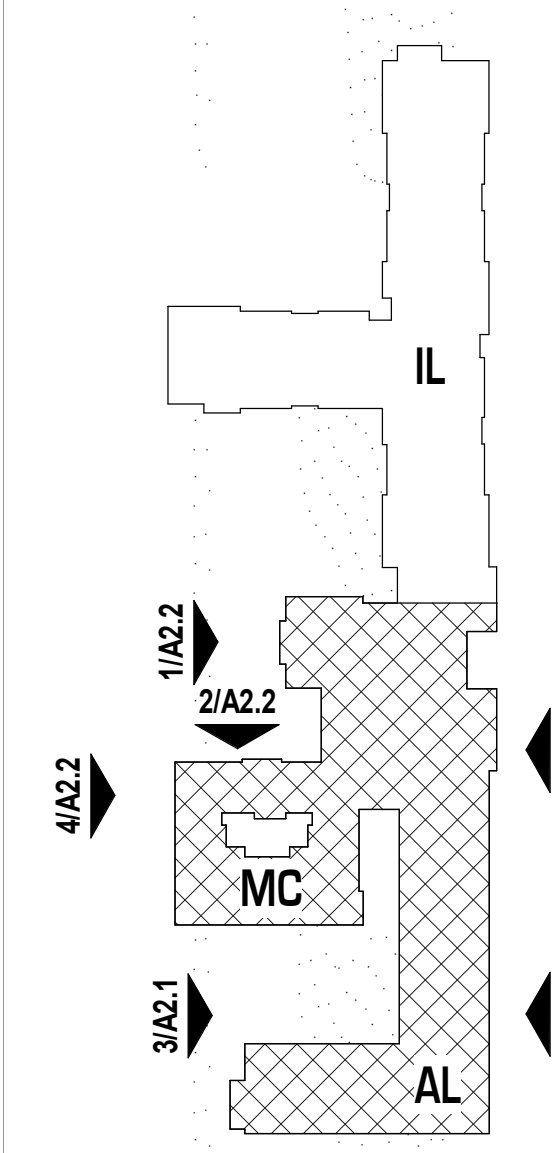
EXTERIOR FINISH LEGEND



1 NORTH ELEVATION - MAIN ENTRANCE
1/8" = 1'-0"



2 EAST ELEVATION - MCAL
1/8" = 1'-0"



KEY PLAN

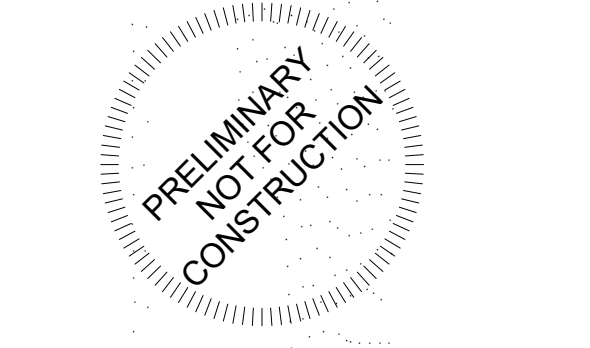


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ELEVATIONS - MCAL

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2 FROM BARRY RD LOOKING NORTHEAST



1 FROM BARRY RD LOOKING NORTHWEST

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ARCHITECTS

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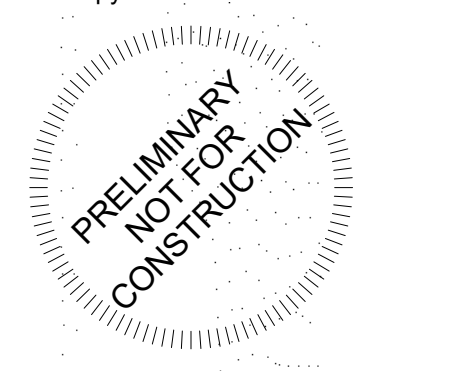
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DEVELOPMENT
COMPANY, LLC

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STARK WILSON DUNCAN ARCHITECTS INC
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EXTERIOR - 3D
VIEWS

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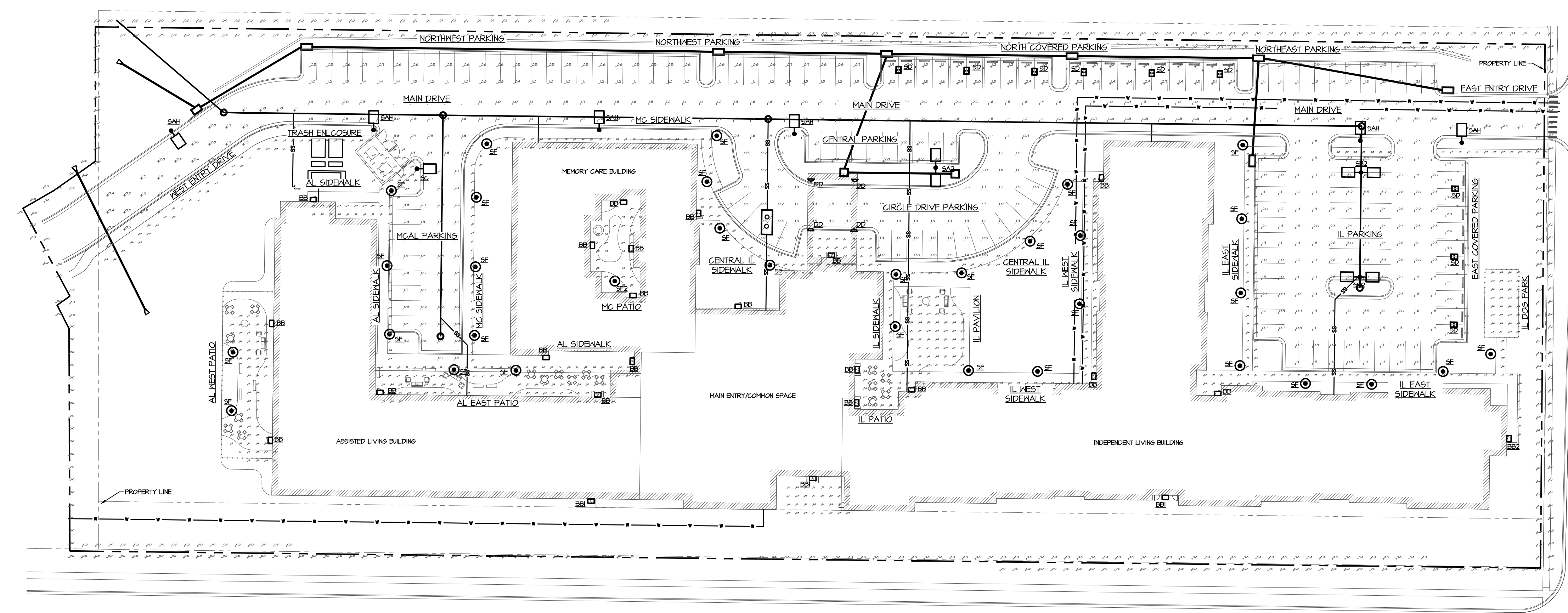
PROJECT NO.: 2112

MCAL IL

A3.1

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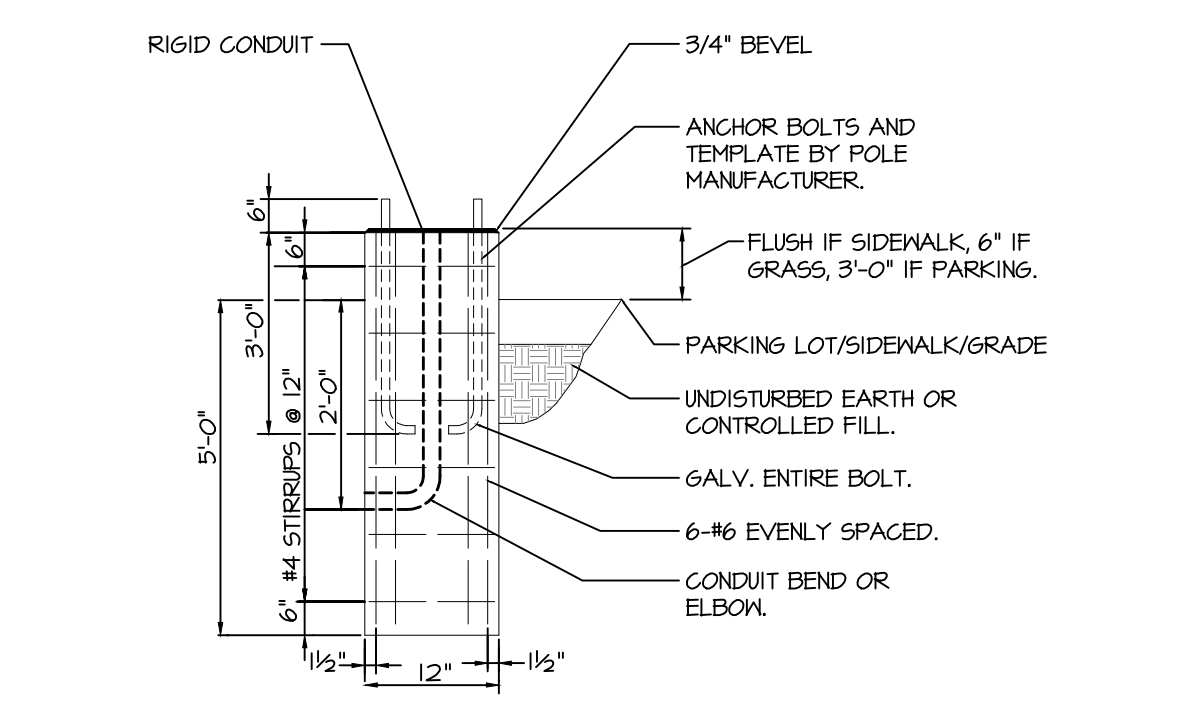
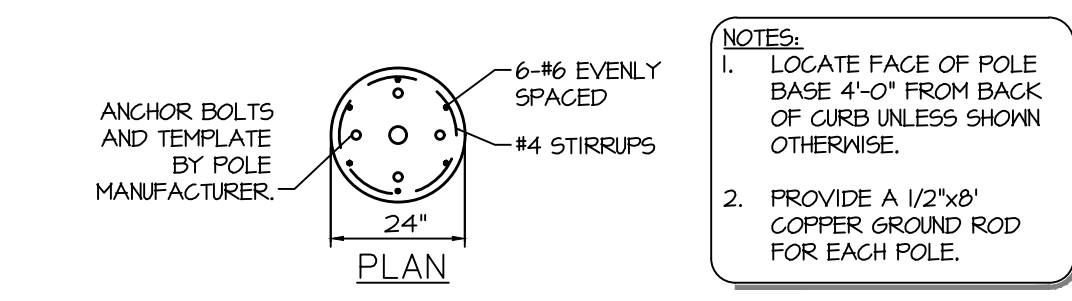
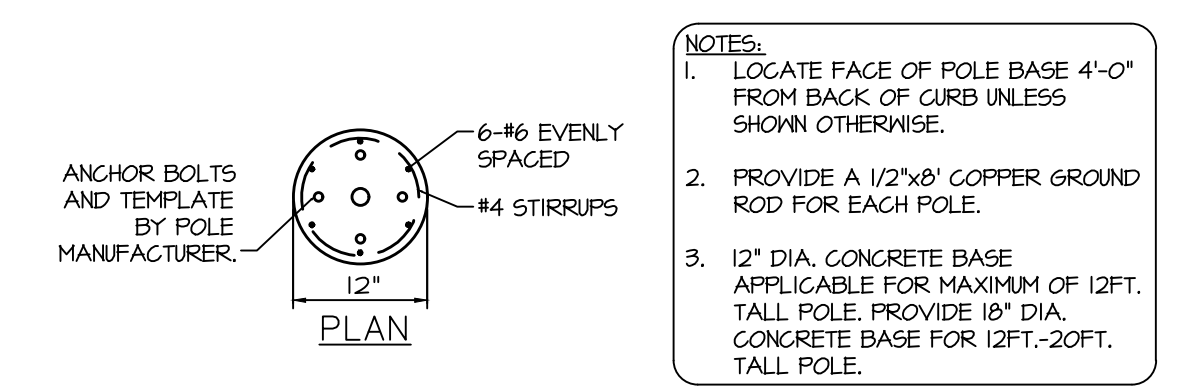
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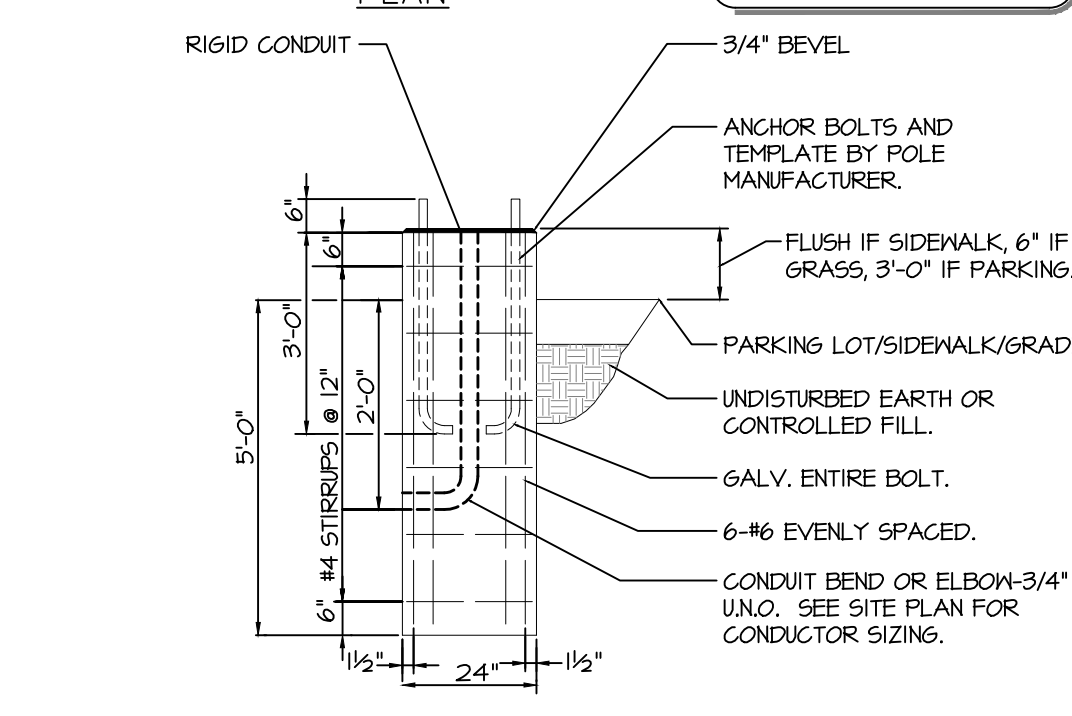
01 PHOTOMETRICS SITE PLAN
SCALE: 1" = 40'0"

PHOTOMETRIC STATISTICS

DESCRIPTION	AVERAGE (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)	AVG/MIN (FC)	LLF
EAST ENTRY DRIVE	2.5	4.3	1.0	4.3:1	2.5:1	0.81
WEST ENTRY DRIVE	1.4	3.6	0.2	18.0:1	1.0:1	0.81
MAIN DRIVE	1.8	4.8	0.5	9.6:1	3.8:1	0.81
NORTHEAST PARKING	1.3	2.1	0.7	3.0:1	1.9:1	0.81
NORTHWEST PARKING	0.4	1.4	0.5	2.8:1	1.8:1	0.81
CIRCLE DRIVE PARKING	1.4	4.5	0.1	45.0:1	14.0:1	0.81
CENTRAL PARKING	2.1	4.8	0.5	9.6:1	4.2:1	0.81
IL PARKING	2.1	6.5	0.7	9.3:1	3.0:1	0.81
MCAL PARKING	1.3	4.8	0.2	24.0:1	6.5:1	0.81
NORTH COVERED PARKING	2.0	3.3	1.1	3.0:1	1.8:1	0.81
EAST COVERED PARKING	2.4	3.5	1.0	3.5:1	2.4:1	0.81
IL EAST SIDEWALK	2.4	8.4	0.5	16.8:1	4.8:1	0.81
IL WEST SIDEWALK	2.6	8.8	0.2	44.0:1	13.0:1	0.81
CENTRAL IL SIDEWALK	2.5	7.1	0.3	23.7:1	8.3:1	0.81
MC SIDEWALK	2.4	9.0	0.1	90.0:1	24.0:1	0.81
AL SIDEWALK	3.1	11.1	0.5	22.2:1	6.2:1	0.81
IL DOG PARK	0.4	1.2	0.1	12.0:1	4.0:1	0.81
IL PAVILION	0.4	4.2	0.1	42.0:1	4.0:1	0.81
IL PATIO	5.5	8.3	1.5	5.5:1	3.7:1	0.81
MC PATIO	6.6	10.1	3.8	2.7:1	1.7:1	0.81
AL EAST PATIO	3.0	7.4	0.6	12.3:1	5.0:1	0.81
AL WEST PATIO	2.4	6.6	0.5	13.2:1	4.8:1	0.81
TRASH ENCLOSURE	2.1	3.4	0.0	N/A	N/A	0.81



03 PEDESTRIAN LIGHT POLE BASE DETAIL
SCALE: NOT TO SCALE



02 POLE BASE DETAIL
SCALE: NOT TO SCALE

LIGHT FIXTURE SCHEDULE - SITE LIGHTING - PHOTOMETRIC

MARK	MANUFACTURER	MODEL	LUMENS	LAMP DATA	COLOR(K)	LIGHT	DISTRIB.	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
SAH	MCGRAW-EDISON	GLEON-SA2-B-140-U-SL3-H85	11644	LED DRIVER	4000K	SL3-H85	120-277V	POLE TOP	85	85	LED SINGLE HEAD SITE LIGHT FIXTURE WHOSE SIDE SHIELD	16.74
SA2	MCGRAW-EDISON	GLEON-SA2-B-140-U-SL3	11644	LED DRIVER	4000K	SL3	120-277V	POLE TOP	170	170	DUAL HEAD SITE LIGHT FIXTURE	16.73
SB2	MCGRAW-EDISON	GLEON-SA2-B-140-U-HFT	11643	LED DRIVER	4000K	14FT	120-277V	POLE TOP	170	170	DUAL HEAD SITE LIGHT FIXTURE	16.73
SC	MCGRAW-EDISON	GLEON-SA2-B-140-U-SM2	12283	LED DRIVER	4000K	15KQ	120-277V	POLE TOP	85	85	SINGLE HEAD SITE LIGHT FIXTURE	16.7
SD	MCGRAW-EDISON	G2C-EO-LED-EI-H2	3092	LED DRIVER	4000K	15K	120-277V	SURFACE	25	25	LED LOW PROFILE PARKING CANOPY FIXTURE	7
SF	EVERGREEN	FLC4340L	4000	LED DRIVER	4000K	15	120-277V	POLE TOP	20	20	LED POLE TOP DECORATIVE FIXTURE	26.1
SF2	EVERGREEN	FLC4340L	4000	LED DRIVER	4000K	15	120-277V	POLE TOP	20	20	LED POLE TOP DECORATIVE FIXTURE	26.1
BB	MCGRAW-EDISON	151-SAB-140-1-SL4-CBP	3342	LED DRIVER	4000K	SL4	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
BBI	MCGRAW-EDISON	151-SAB-140-1-SL3-CBP	3346	LED DRIVER	4000K	SL3	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
BBS	MCGRAW-EDISON	151-SAA-140-1-SL3-CBP	2100	LED DRIVER	4000K	SL3	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
DD	HUBBELL LIGHTING	CY1-25-3K5-2-4-4-UNV-T	2500	LED DRIVER	3000K	14	120-277V	WALL	25	25	DIRECT/INDIRECT LED EXTERIOR WALL MOUNT	5.6

NOTES:

- PROVIDE 22'-0" TALL SQUARE STRAIGHT STEEL POLE UNLESS NOTED OTHERWISE ON PLAN. FINISH TO BE SELECTED BY ARCHITECT. STREETWORKS 555 SERIES.
- PROVIDE 10'-0" 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO BE SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
- PROVIDE 8'-0" 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO BE SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
- FIXTURE TO BE MOUNTED APPROXIMATELY 8'-6" AFO TO BOTTOM OF FIXTURE.
- FIXTURE TO BE MOUNTED APPROXIMATELY 6'-6" AFO TO CENTER OF FIXTURE.
- FINISH TO BE SELECTED BY ARCHITECT.
- PROVIDE HANDLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
- DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
- PROVIDE FIXTURE WITH MOUSE SIDE SHIELD.

GENERAL NOTES:

- PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
- NOT ALL FIXTURES MAY APPEAR ON THE PLAN.
- IF THE CONTRACTOR'S OPTION EQUIVALENT FIXTURES ARE 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.

SEAL
PE - CASEY JOHN STEINER
LICENSE NO. 2009035182



ISSUE DATE:

06/4/2022

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