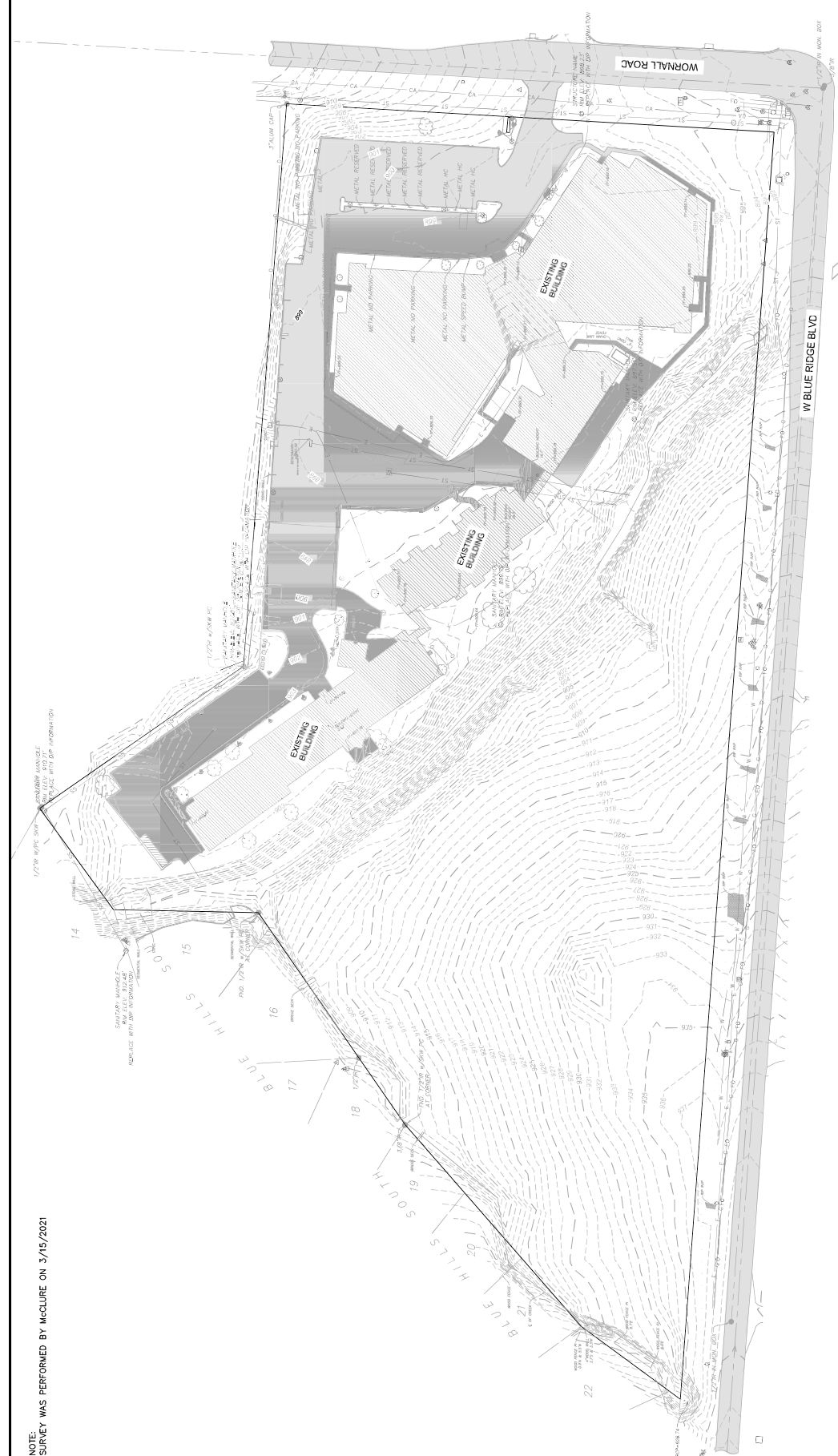


NOTE:
SURVEY WAS PERFORMED BY MCCLURE ON 3/15/2021

LEGAL DESCRIPTIONS:

TRACT I:
TRACTS 1, 2 AND 3, BLUE HILLS RETIREMENT CENTRE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT II:
TRACTS 4 AND 5, BLUE HILLS RETIREMENT CENTRE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.



1700 Swift Ave. Suite 100
North Kansas City, Missouri 64116
P 816-756-1703

MISSOURI CENTRAL
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MISSOURI CENTRAL

MISSOURI CENTRAL OF
AUTHORITY NO. E-200603255
EXPIRES: DECEMBER 31, 2020

SANA LAKE KC RECOVERY CENTER
12942 WORNALL RD.
KANSAS CITY, MO 64145

NO. PROJECT NO. DATE
210983-000
REVISION 1.2.2021

DESIGNED BY	CHECKED BY
AVD	EJC
DATE	DATE
	2/10/21
	2/10/21

EXISTING CONDITIONS
C0.01



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P 816-756-1763

MISSOURI REGISTERED PROFESSIONAL ENGINEER
No. 001234567
EXPIRES: DECEMBER 31, 2020

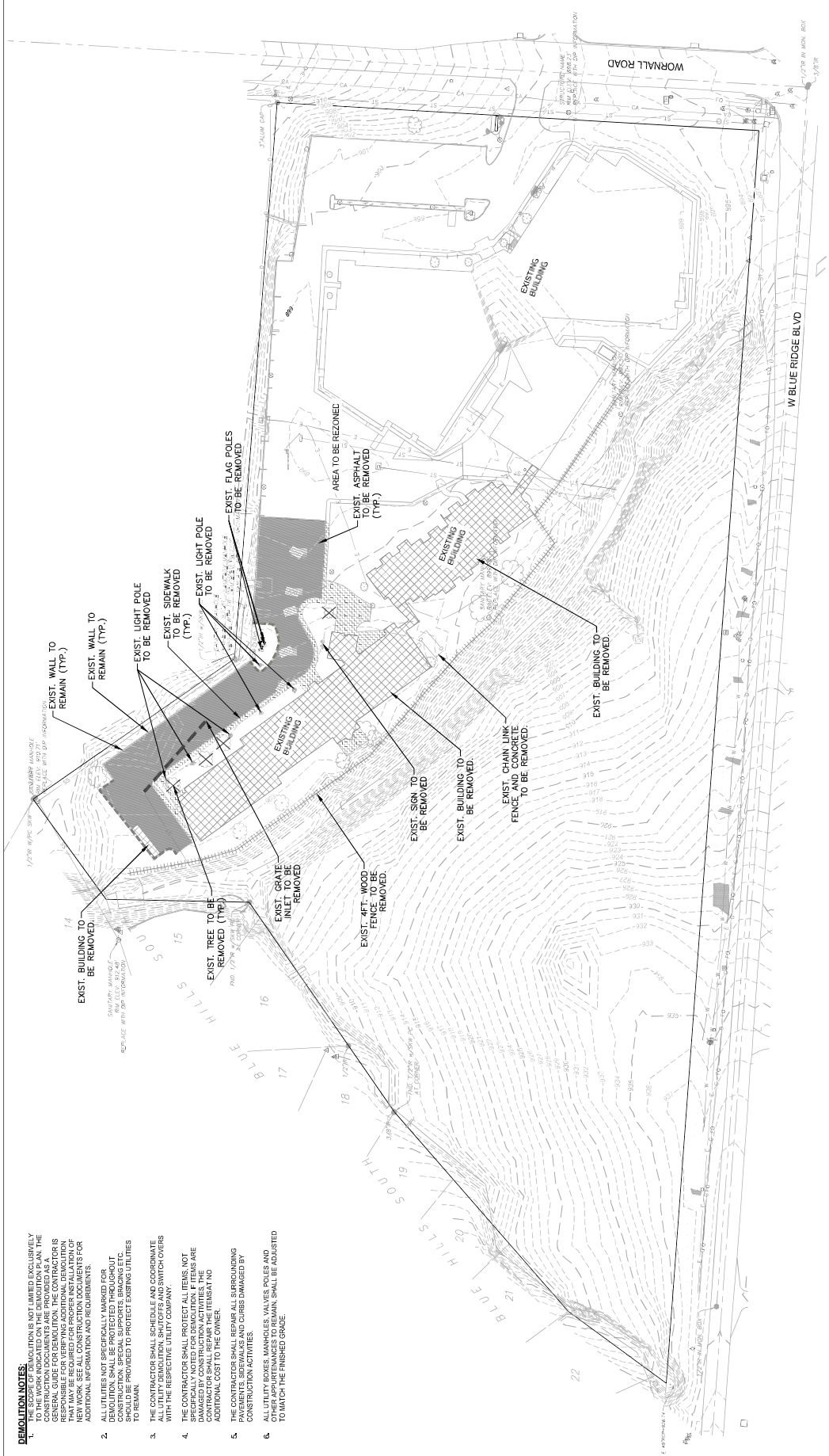
MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006002255
EXPIRES: DECEMBER 31, 2020

SANA LAKE KC RECOVERY CENTER
12942 WORNALL RD.
KANSAS CITY, MO 64145

NO. 1000000000
IN FINAL SCALE
DATE
PROJECT NO. 210983/000

REVISION
CHECKED BY
DATE

C0.02
DEMOLITION PLAN



DEMOLITION LEGEND

[Symbol]	CONCRETE PAVEMENT REMOVAL
[Symbol]	ASPHALT PAVEMENT REMOVAL
[Symbol]	GRAVEL REMOVAL
[Symbol]	SIDEWALK REMOVAL
[Symbol]	BUILDING REMOVAL
[Symbol]	CURB REMOVAL
[Symbol]	STORM SEWER REMOVAL
[Symbol]	SANITARY SEWER ABANDONMENT
[Symbol]	WALL REMOVAL
[Symbol]	TREE TO REMAIN
[Symbol]	TREE TO BE REMOVED

NOTE:
THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY
AGENCIES TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR
TO ANY EXCAVATION.

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- DEMOLITION NOTES:**
- THE SCOPE OF DEMOLITION IS NOT LIMITED EXCLUSIVELY TO THE AREAS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL REFER TO ALL APPLICABLE PERMITS AND CONSTRUCTION DOCUMENTS AS PROVIDED AS WELL AS ANY OTHER DOCUMENTS THAT MAY BE REQUIRED FOR PROPER INSTALLATION OF NEW WORK. SEE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - ALL UTILITIES NOT SPECIFICALLY MARKED FOR REMOVAL SHALL REMAIN. ALL UTILITIES TO BE REMOVED SHALL BE PROTECTED BY THE CONTRACTOR. SPECIAL SUPPORTS, BRACING ETC. SHOULD BE PROVIDED TO PROTECT EXISTING UTILITIES TO REMAIN.
 - ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANY.
 - THE CONTRACTOR SHALL PROTECT ALL ITEMS NOT SPECIFICALLY NOTED FOR DEMOLITION. IF ITEMS ARE TO REMAIN, THE CONTRACTOR SHALL REPAIR THEM AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL REPAIR ALL SURROUNDING CONSTRUCTION ACTIVITIES.
 - ALL UTILITIES, MANHOLES, VALVES, PIPES AND OTHER APPURTENANCES TO REMAIN, SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE.

NOTE:
SURVEY WAS PERFORMED BY McClure ON 12/9/2019

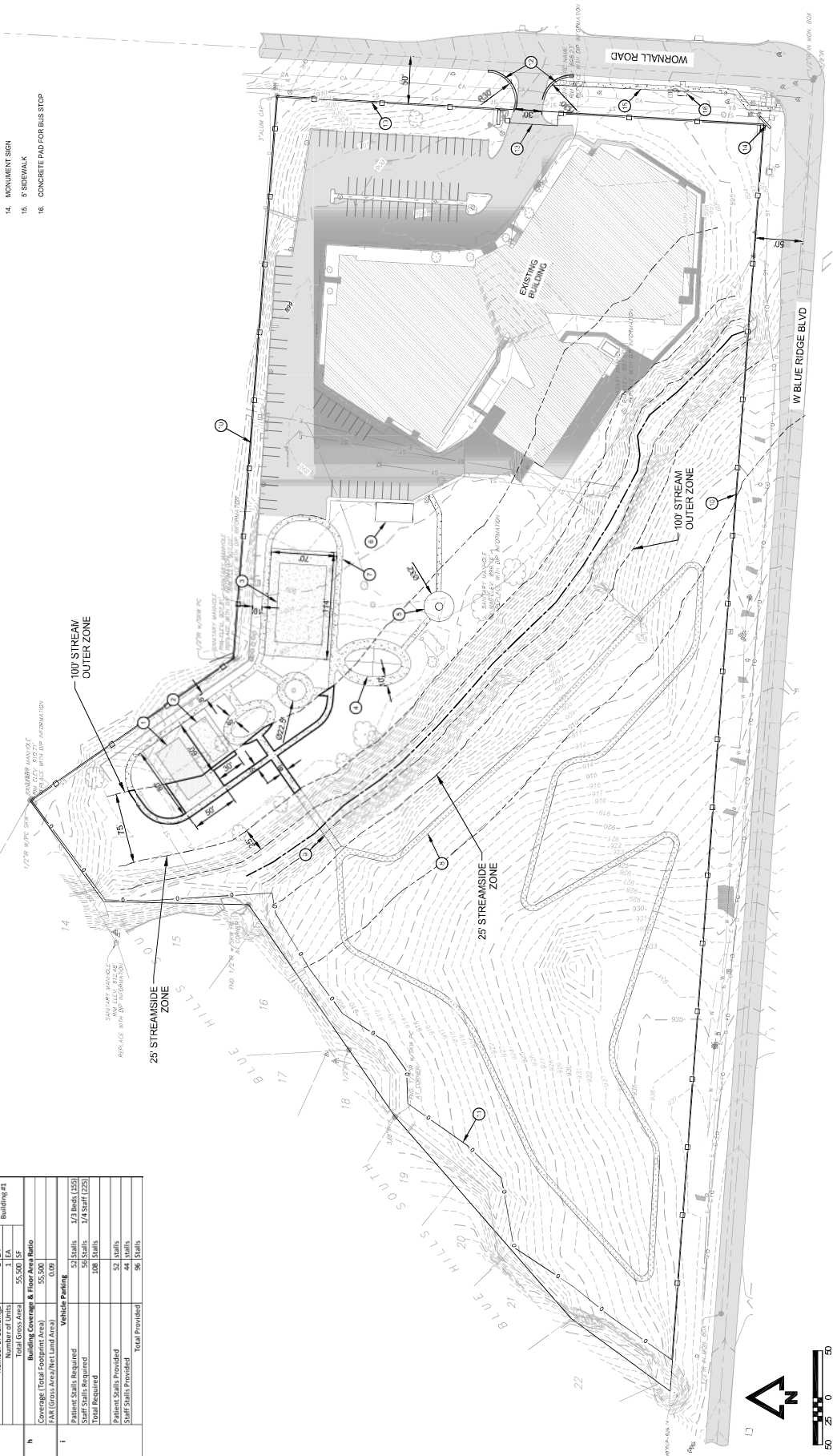
- SITE PLAN KEYNOTES**
1. SAND VOLLEYBALL COURT
 2. PICKLEBALL COURT
 3. BASKETBALL COURT
 4. FIRE PIT AREA WITH PAVILION
 5. WATER FEATURE WITH BENCHES
 6. VEGETABLE/LOWER GARDEN
 7. WALKING/RUNNING LOOP - 874 FT.
 8. WOOD MULCH NATURE TRAIL - 2,221 FT.
 9. PEDESTRIAN FOOTBRIDGE
 10. 4" DECORATIVE ALUMINUM FENCE
 11. 5" CHAIN LINK FENCE
 12. NEW CURB AND GUTTER
 13. SECURITY "HELP GATE"
 14. MONUMENT SIGN
 15. 6" SIDEWALK
 16. CONCRETE PAD FOR BUS STOP

IMPERVIOUS AREA COMPARISON TABLE

	Square Feet	Acres
EXISTING IMPERVIOUS	195,427	4.49
PERVIOUS	419,205	9.64
TOTAL	614,632	14.11
PROPOSED IMPERVIOUS	160,487	3.68
PERVIOUS	454,145	10.43
TOTAL	614,632	14.11

Development Summary Table - Sana Lake

Section	Existing	Proposed	Zoning
a	Existing	Proposed	R-7.5
b	Existing	Proposed	District D
c	Existing	Proposed	Right-of-Way
d	Existing	Proposed	Net Land Area
e	Existing	Proposed	Proposed Uses
f	Existing	Proposed	Rehabilitation Hospital
g	Existing	Proposed	Structure Height & Number of Floors
h	Existing	Proposed	Gross Floor Area & Number of Units
i	Existing	Proposed	Vehicle Parking





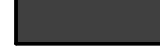

STREAM BUFFER - SOUTH TABLE	
STREAM BUFFER AREA:	154,230.54 SF
MAXIMUM IMPACT AREA (40%):	61,692.21 SF
ACTUAL IMPACTED AREA:	0 SF (0%)

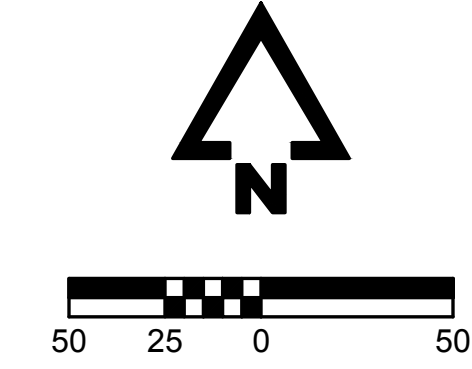
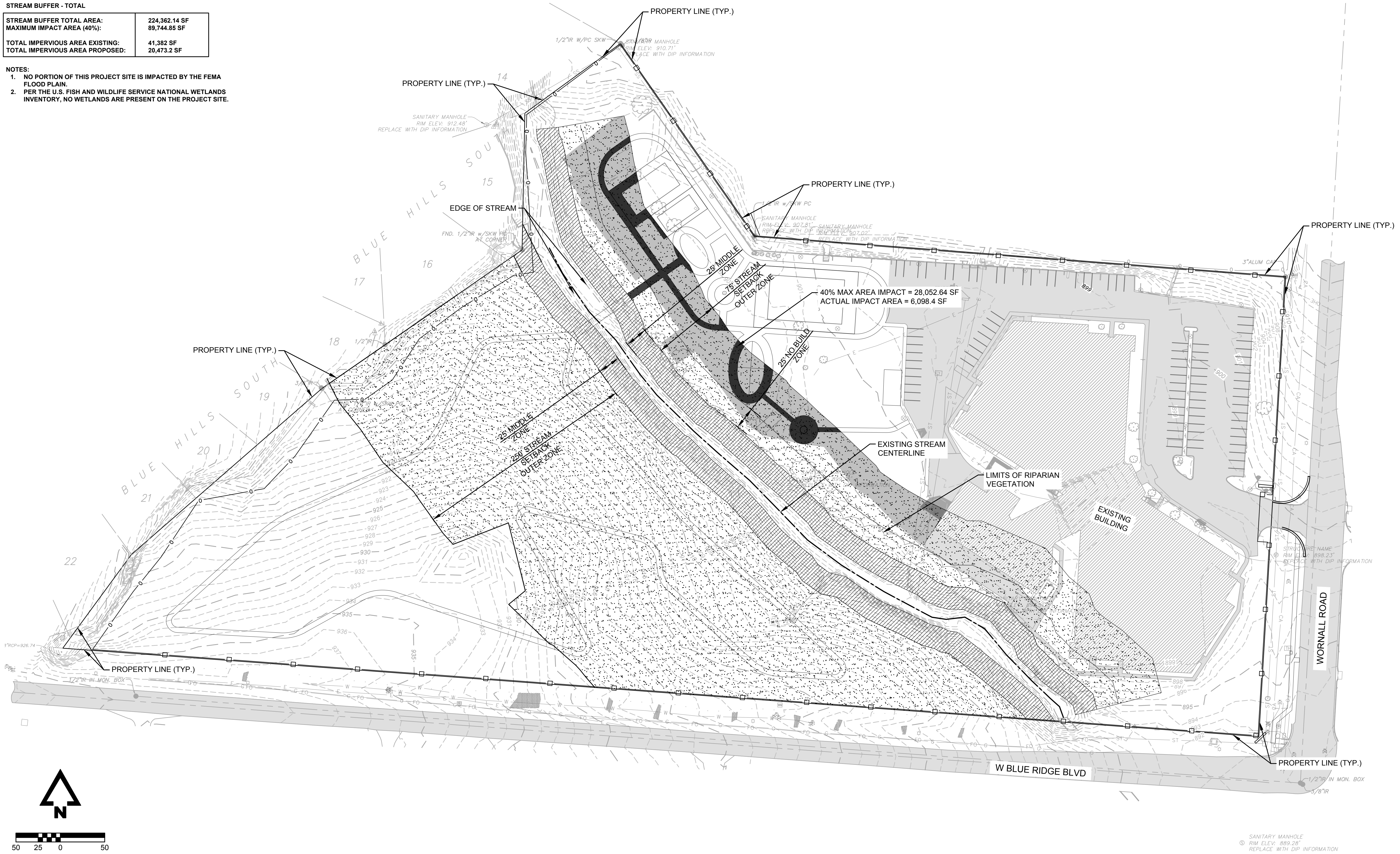
STREAM BUFFER - NORTH TABLE	
STREAM BUFFER AREA:	70,131.6 SF
MAXIMUM IMPACT AREA (40%):	28,052.64 SF
IMPACTED AREA IN UNDISTURBED AREA EXISTING:	14,374.8 SF (20.4%)
IMPACTED AREA IN UNDISTURBED AREA PROPOSED:	14,374.8 SF (20.4%)
IMPACTED AREA IN DISTURBED AREA EXISTING:	27,007.2 SF (38.5%)
IMPACTED AREA IN DISTURBED AREA PROPOSED:	6,098.4 SF (8.7%)

STREAM BUFFER - TOTAL	
STREAM BUFFER TOTAL AREA:	224,362.14 SF
MAXIMUM IMPACT AREA (40%):	89,744.85 SF
TOTAL IMPERVIOUS AREA EXISTING:	41,382 SF
TOTAL IMPERVIOUS AREA PROPOSED:	20,473.2 SF

- NOTES:
- NO PORTION OF THIS PROJECT SITE IS IMPACTED BY THE FEMA FLOOD PLAIN.
 - PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, NO WETLANDS ARE PRESENT ON THE PROJECT SITE.

BOUNDARY ZONES FOR SUBJECT PROPERTY

-  OUTER ZONE
-  MIDDLE ZONE
-  PROPOSED IMPACT AREA W/ SLOPES LESS THAN 15%
-  EXISTING IMPACT AREA W/ SLOPES LESS THAN 15%



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NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2020

SANA LAKE KC RECOVERY CENTER
12942 WORNALL RD.
KANSAS CITY, MO 64145

DRAWING ISSUANCE	
INITIAL ISSUE	
DRAWING REVISIONS	
NO.	DATE
DESCRIPTION	
DESIGNED BY	CHECKED BY
AVD	PJO
MEC PROJECT NUMBER	
210383-000	
STREAM BUFFER PLAN	
C0.00	

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BY: ABRONW
PLOT DATE: 02/20/21 3:02 PM
LAYOUT: STREAM