

MISSION CHATEAU

Senior Living Community

City Submission

(Revision to Apr.10 2013 Submittal)

July 19, 2013



View from Mission

Drawing Index:

C1 Site Dimension Plan

Refer to attached memorandum for additional civil information

L1 Final Landscape Plan to be coordinated with city arborist

AS1 Architectural Site Plan
AS2 Conceptual Site Phasing Plan

A1 First Floor Plan
A2 Second Floor Plan
A3 Third Floor Plan
A4 Skilled Nursing Elevations
A5 Independent Living Elevations
A6 Independent Living Elevations
A7 Villa Elevations
A8 Site Details

E1 Refer to attached memorandum for additional site lighting information

Owner

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Mission Chateau Senior Living Community

Cover Sheet CS



MEMORANDUM

	Overnight
	Regular Mail
	Hand Delivery
X	Other: Email

TO: Keith Bredehoeft, Project Manager – City of Prairie Village, Kansas
FROM: Brett Lauritsen, Olsson Associates
RE: Mission Chateau Development Plan Revisions, Prairie Village, Kansas
 85th Street/84th Terrace & Mission Road
DATE: July 19, 2013
PROJECT #: OA 2012-2388

Notes

The purpose of this memo is to analyze impacts to traffic, drainage, and site lighting after revisions to Tutera Group’s proposed Mission Chateau development site plan. A revised site plan from July 2, 2013 is enclosed. Revisions include decreased building footprints and parking spaces, and added villas, sidewalks and vehicular drop off area modifications.

Traffic

Table 1 below illustrates peak hour trip generations for the development before and after July 2, 2013 revisions.

Table 1: Traffic Comparisons

Previous Peak Hour Generations	July 2, 2013 Peak Hour Generations	Peak Hour Trip Generation Difference (Loss)
(AM) 101	96	(5)
(PM) 102	95	(7)

From the table above, estimated trips are expected to decrease slightly from the previous plan’s generations. Overall operations and queuing after these decreases are expected to remain the same or improve from those previously published in the accepted traffic study dated April 5, 2013. The previous operations were found to be acceptable.

Drainage

From a digital site plan received by Olsson, differences were identified when compared to the previous site plan application that was filed with the City of Prairie Village in April. In the site's storm water drainage study dated April 5, 2013, the proposed development included 8.6 acres of impervious surface.

Table 2: Impervious Areas Change (7/2/13 Site Plan)

Design Element	Gain (Loss) SF
SNF Building Footprint	(160)
ILF Building Footprint	(17,400)
Villa Buildings Footprint (Addition of 3 units)	13,600
Parking Stall Space (Loss of 28 stalls)	(4,540)
ILF Drop Off Addition (West side, 24'x125')	3,000
Other ILF Drop Off Modifications (south removed & east relocated to south entrance)	(15,200)
Sidewalks/Paths (450 LF/- of 5' walk)	2,250
Net Change in Impervious Area	(18,450)

From table 2 above, impervious area is expected to decrease conservatively by approximately 0.40 acres. This would result in a decrease of net storm water runoff volume and peak rate, as well as water quality mitigation when compared to the previously approved storm water drainage study.

Site Lighting

From plan revisions mentioned above, photometric calculations will need to be revised to accommodate the new parking and building locations. Light intensity levels will remain the same, or improve, from the filed plan with the July 2 site adjustments in accordance with City code.

Conclusions and Recommendations

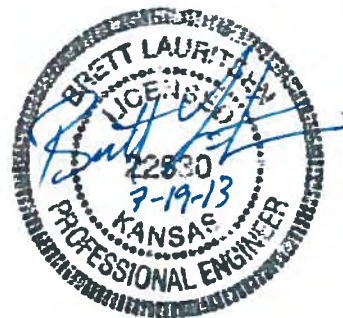
No additional traffic control measures, storm water detention or water quality facilities are recommended from those discussed in previous studies and memos. See also the attached trip generation table reflecting the revised July 2, 2013 site plan.

Revisions to other design elements including utility services and site grading for Mission Chateau will be addressed with construction documents.

If you have any questions please don't hesitate to contact us.





Olsson Associates
Brett Lauritsen, PE



ENHANCED SITE CONCEPT

SUMMARY OF ENHANCMENTS

1. Improved Transition Zone to the South

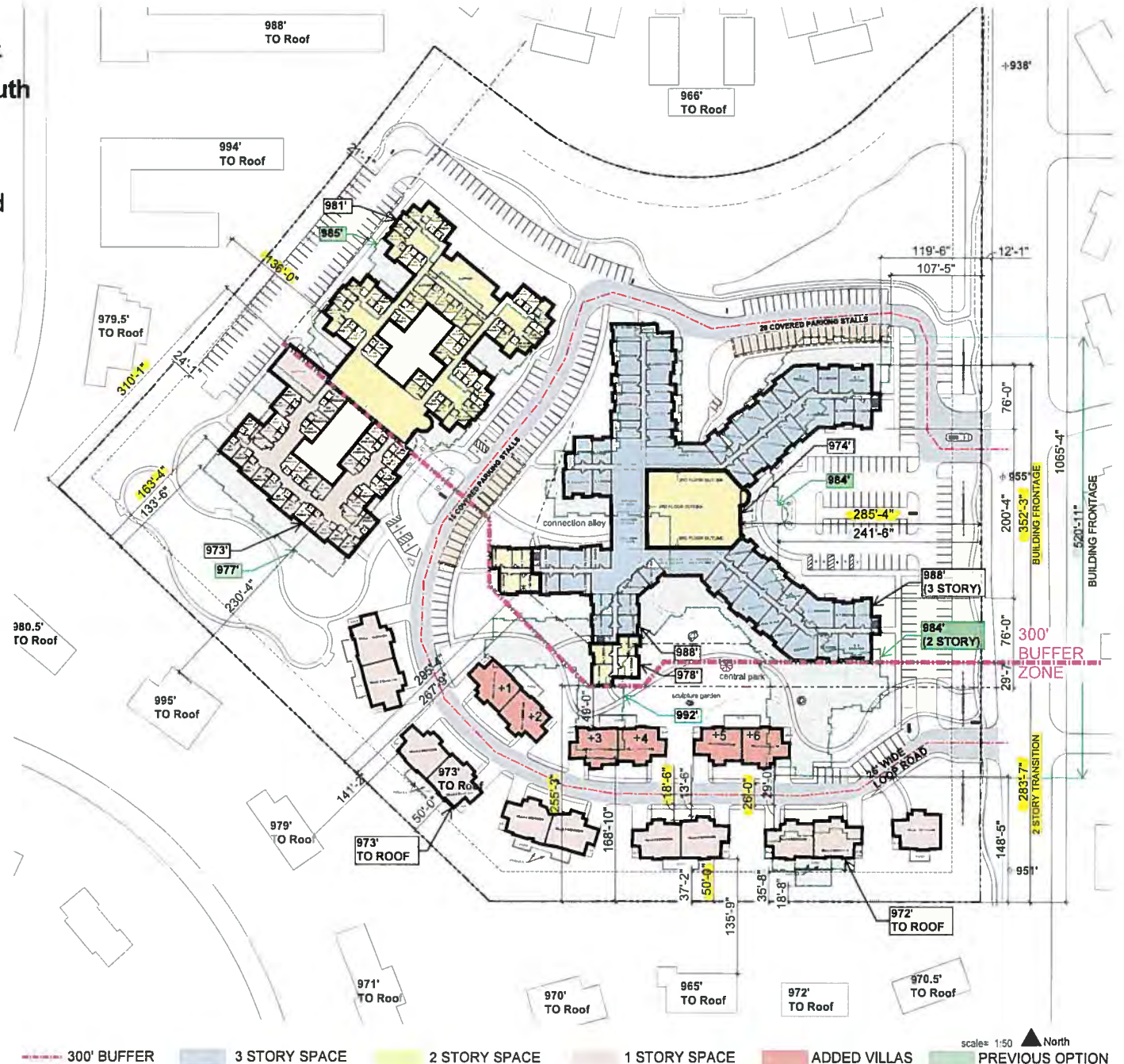
- i. Created a 300' buffer zone ()
- ii. Added 6 Villa Units ( ADDED VILLAS)
- iii. Created a 'villa village' along loop road
- iv. Increased Villas front and rear yard
- v. Enhanced micro parks and trails
- vi. Eliminated parking to the South
- vii. Eliminated ALF entry to the South
- viii. Increased Setback at the Memory Care and Skilled Care

2. Reduced the Scale of the Project

- i. Reduced Frontage on Mission Road from 520' to 352' (-168')
- ii. Lowered the entry to the Independent Living to a 1 Story Elevation (-12')
- iii. Reduced ALF/ILF unit count by 30 (-14%)
- iv. Reduced ALF/ILF size by 42,800 SF (-16%)

3. Enhanced Architectural Features

- i. Provided a 26' wide loop road
- ii. Lowered roof heights throughout
- iii. Reduced scale of all facades
- iv. Introduced new building materials



Daily Trip Generation - Mission Valley

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Daily Trips	
						Enter	Exit	Enter	Exit
254/520	Assisted Living *	61	Occupied Beds	Average	168	50%	50%	84	84
252/489	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	426	50%	50%	213	213
251/479	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	98	50%	50%	49	49
620/1222	Nursing Home ***	136	Beds	Equation	386	50%	50%	193	193
Total					1,078			539	539

AM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	AM Peak Hour Trips	Trip Distribution		AM Peak Hour Trips	
						Enter	Exit	Enter	Exit
254/521	Assisted Living *	61	Occupied Beds	Average	11	68%	32%	7	4
252/490	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	28	34%	66%	10	18
251/480	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	33	35%	65%	12	21
620/1223	Nursing Home ***	136	Beds	Average	24	50%	50%	12	12
Total					96			41	55

PM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	PM Peak Hour Trips	Trip Distribution		PM Peak Hour Trips	
						Enter	Exit	Enter	Exit
254/522	Assisted Living *	61	Occupied Beds	Average	18	50%	50%	9	9
252/491	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	35	54%	46%	19	16
251/481	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	12	61%	39%	7	5
620/1224	Nursing Home ***	136	Beds	Average	30	33%	67%	10	20
Total					95			45	50

* - Land Use represents Assisted Living Facility as depicted in the site plan

** - Land Use represents Independent Living Facilities as depicted in the site plan

*** - Land Use represents Skilled Nursing/Memory Care Facility as depicted in the site plan

Independent Living Unit

1 Bedroom

724 SF

Independent Living Unit

2 Bedroom

1164 SF

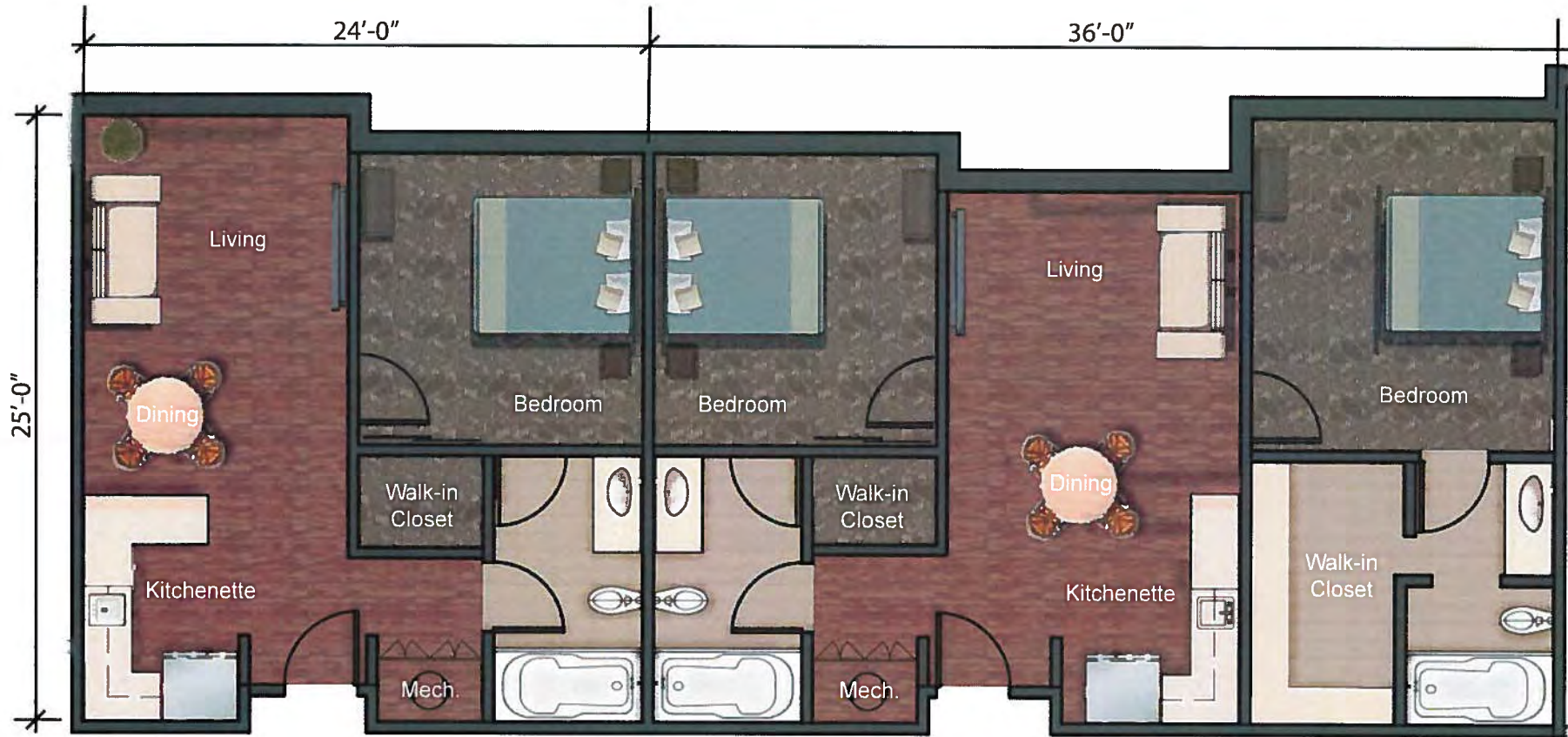


Assisted Living Unit

1 Bedroom
576 SF

Assisted Living Unit

2 Bedroom
888 SF

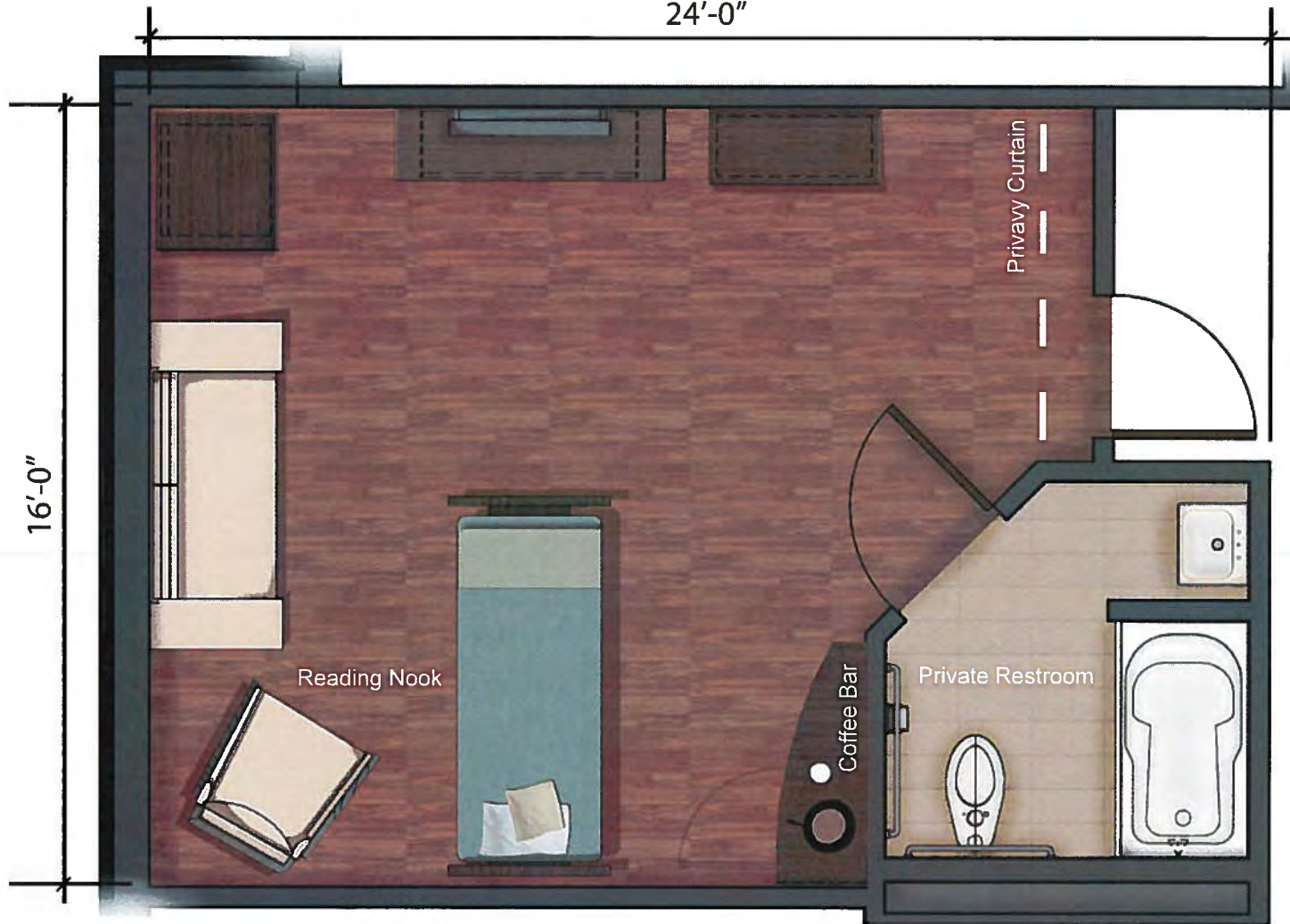


Memory Care

Private Unit

570 SF

24'-0"



Skilled Nursing Unit

2 Bedroom

515 SF

Skilled Nursing Unit

1 Bedroom

315 SF



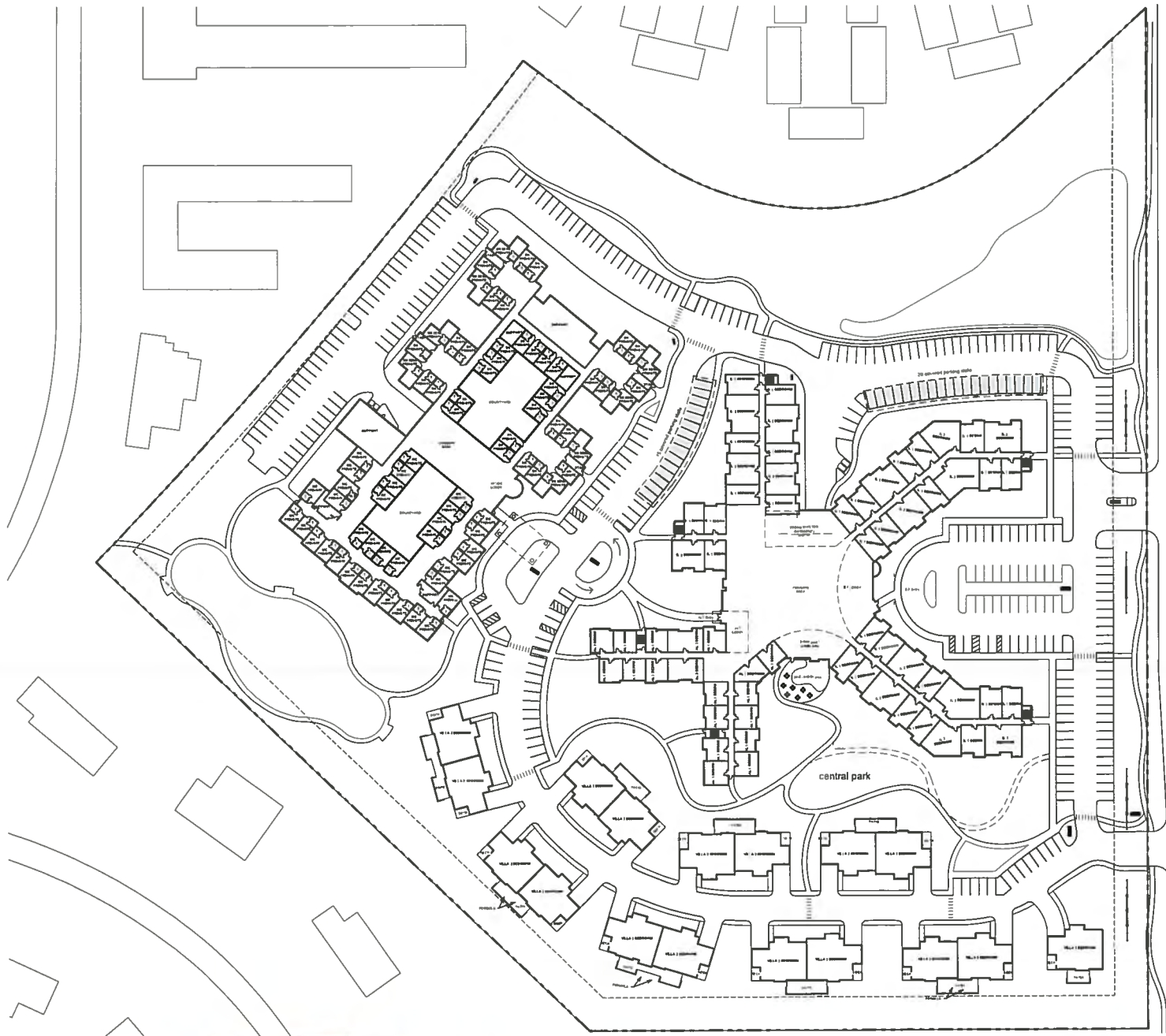
VILLA 2 BEDROOM

2265 sf Unit

VILLA 2 BEDROOM

2265 sf Unit





1 FIRST FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES

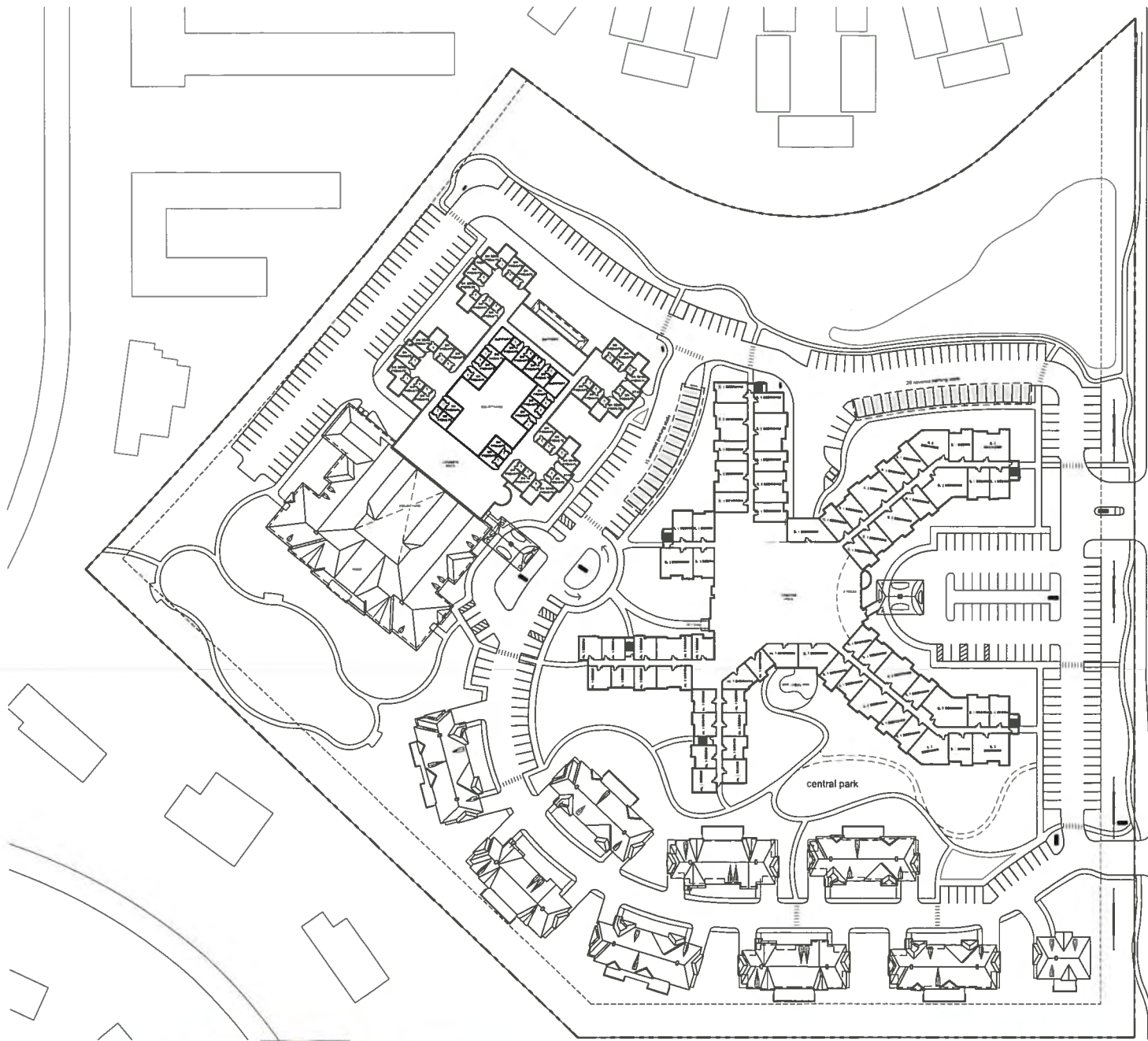
Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf
Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	65,610 sf
Total Building	228,340 sf
Storm Shelter	-3,000 sf
Villas	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf
Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS

Skilled Nursing	
One Bedroom Units	66
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54
Villas	
One Bedroom Units	9
Two Bedroom Units	17
Total Units	17
TOTALS	
One Bedroom Units	242
Two Bedroom Units	85
Total Units	327

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care





1 SECOND FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES

Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf

Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	65,810 sf
Total Building	228,340 sf
Storm Shelter	+3,000 sf

Villas	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf

Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS

Skilled Nursing	
One Bedroom Units	89
Two Bedroom Units	18
Total Units	84

Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36

Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136

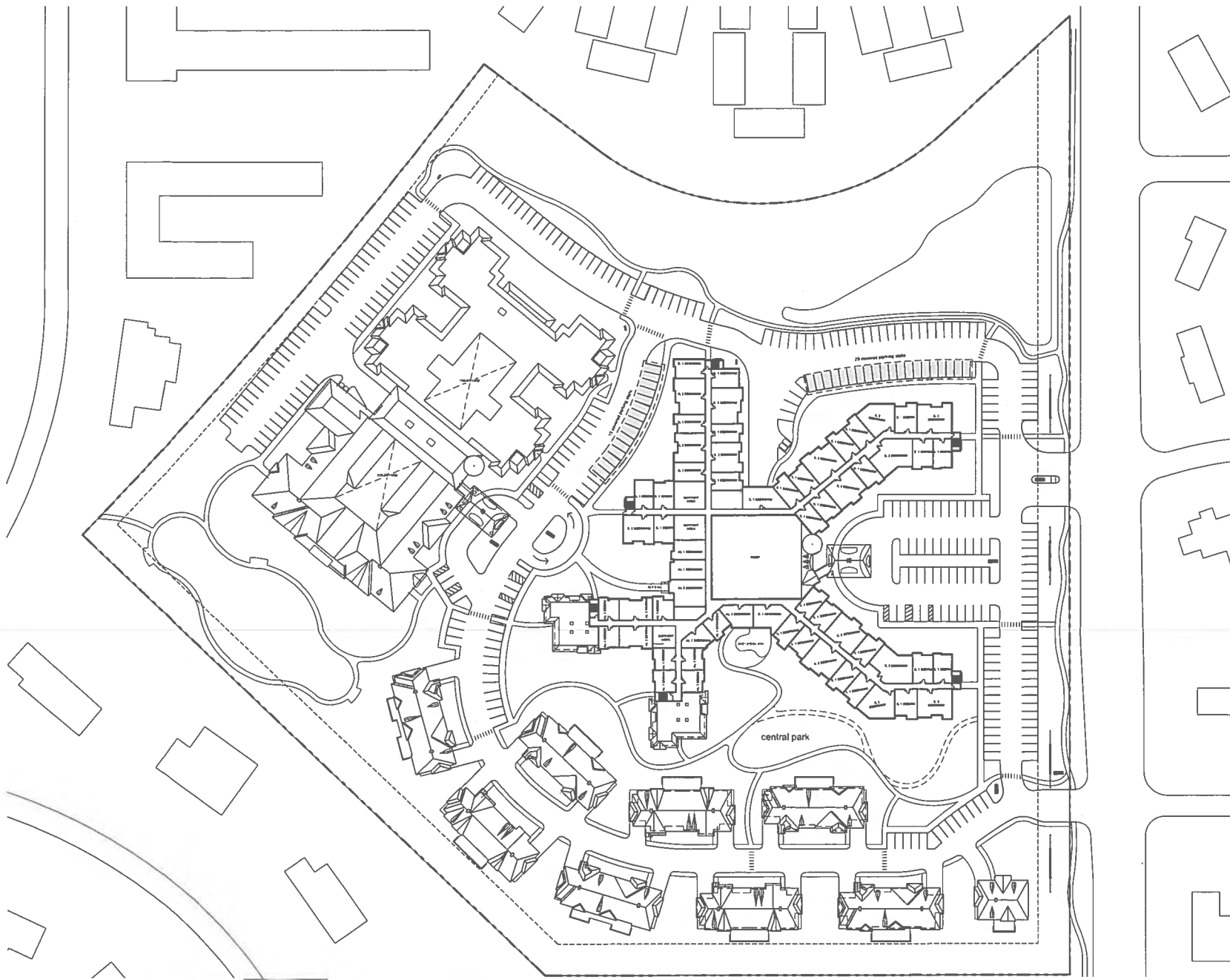
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54

Villas	
One Bedroom Units	0
Two Bedroom Units	17
Total Units	17

TOTALS	
One Bedroom Units	242
Two Bedroom Units	85
Total Units	327

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care





1 THIRD FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES

Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf
Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	85,810 sf
Total Building	228,340 sf
Storm Shelter	+3,000 sf
Villas	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf
Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS

Skilled Nursing	
One Bedroom Units	68
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54
Villas	
One Bedroom Units	0
Two Bedroom Units	17
Total Units	17
TOTALS	
One Bedroom Units	242
Two Bedroom Units	85
Total Units	327

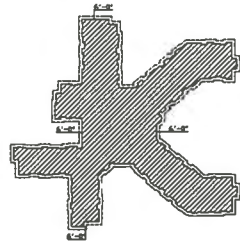
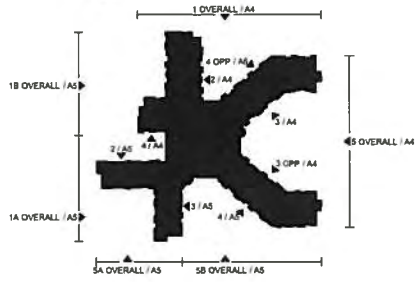
Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care



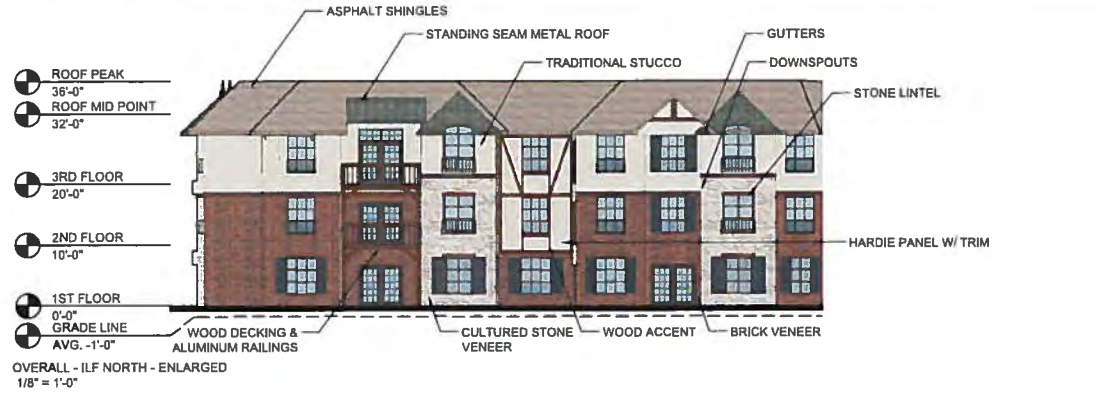
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: RQD. GRADE LINE



1 OVERALL - ILF NORTH
1/16" = 1'-0"



2 ILF NW WING - EAST
1/16" = 1'-0"



3 ILF NE WING - SOUTHEAST
1/16" = 1'-0"



4 ILF NW WING - EAST
1/16" = 1'-0"

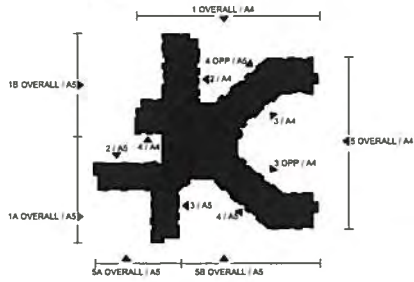


5 OVERALL - ILF EAST
1/16" = 1'-0"

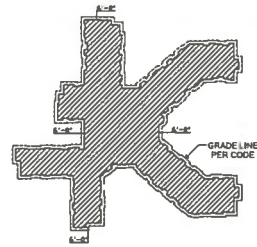
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: RQD. GRADE LINE



1B OVERALL - ILF WEST
1/16" = 1'-0"



1A OVERALL - ALF WEST
1/16" = 1'-0"



2 ALF NW WING - NORTH
1/16" = 1'-0"



3 ALF - SE WING - EAST
1/16" = 1'-0"



4 ILF SE WING - SOUTHWEST
1/16" = 1'-0"



5A OVERALL - ALF SOUTH
1/16" = 1'-0"



5B OVERALL - ILF SOUTH
1/16" = 1'-0"

LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

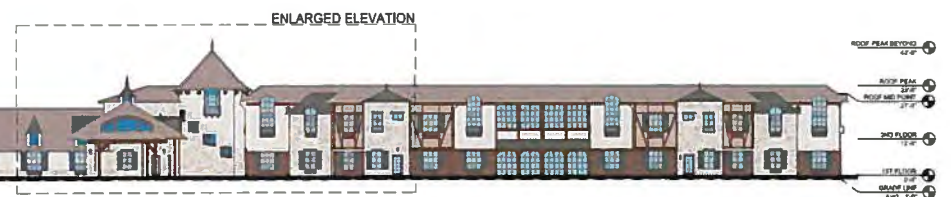
KEY



SNF - SOUTHEAST - ENLARGED
1/8" = 1'-0"



1 SNF - NORTHWEST
1/16" = 1'-0"



2 SNF - SOUTHEAST
1/16" = 1'-0"



CODE: RQD. GRADE LINE



3 SNF - NORTHEAST
1/16" = 1'-0"



4 SNF - SOUTHWEST
1/16" = 1'-0"

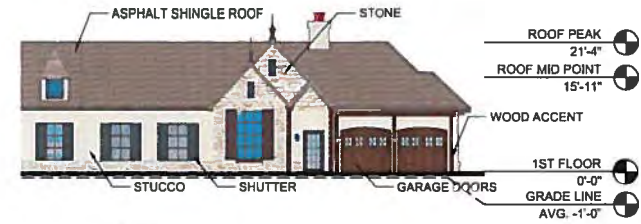
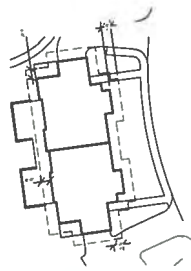
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: R.Q.D. GRADE LINE



VILLA 1 - NORTHEAST - ENLARGED
1/8" = 1'-0"



1 VILLA 1 - NORTHEAST
1/16" = 1'-0"



2 VILLA 1 - SOUTHEAST
1/16" = 1'-0"



3 VILLA 1 - SOUTHWEST
1/16" = 1'-0"



4 VILLA 1 - NORTHWEST
1/16" = 1'-0"



5 VILLA 2 - NORTHEAST
1/16" = 1'-0"



6 VILLA 2 - SOUTHEAST
1/16" = 1'-0"



7 VILLA 2 - SOUTHWEST
1/16" = 1'-0"



8 VILLA 2 - NORTHWEST
1/16" = 1'-0"



9 VILLA 3 - BACK
1/16" = 1'-0"



10 VILLA 3 - FRONT
1/16" = 1'-0"



11 VILLA 4 - BACK
1/16" = 1'-0"



12 VILLA 4 - FRONT
1/16" = 1'-0"



13 VILLA 5 - BACK
1/16" = 1'-0"



14 VILLA 5 - FRONT
1/16" = 1'-0"



15 VILLA 6 - BACK
1/16" = 1'-0"



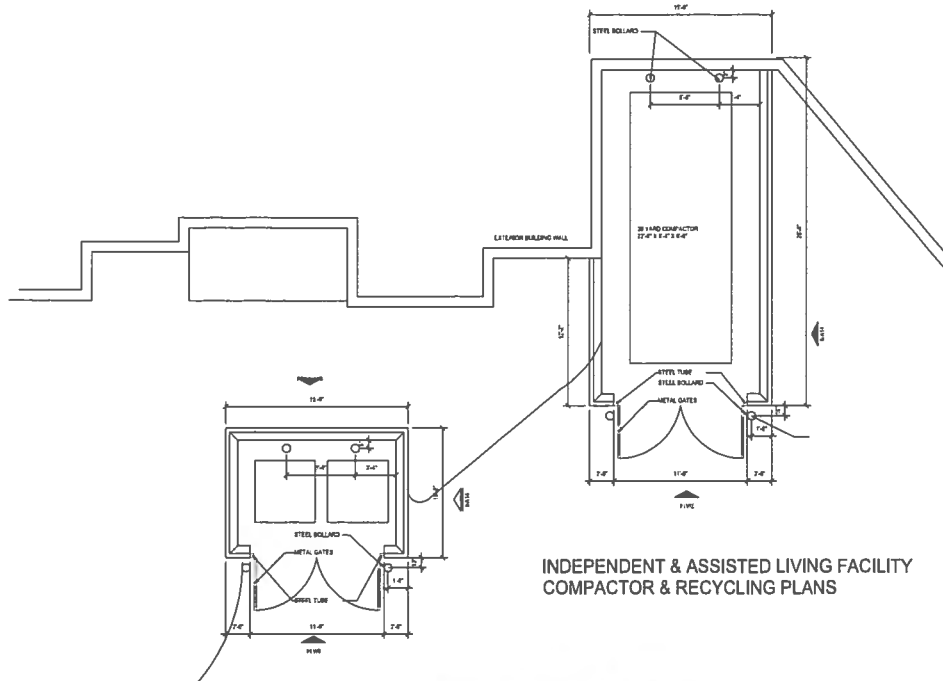
16 VILLA 6 - FRONT
1/16" = 1'-0"



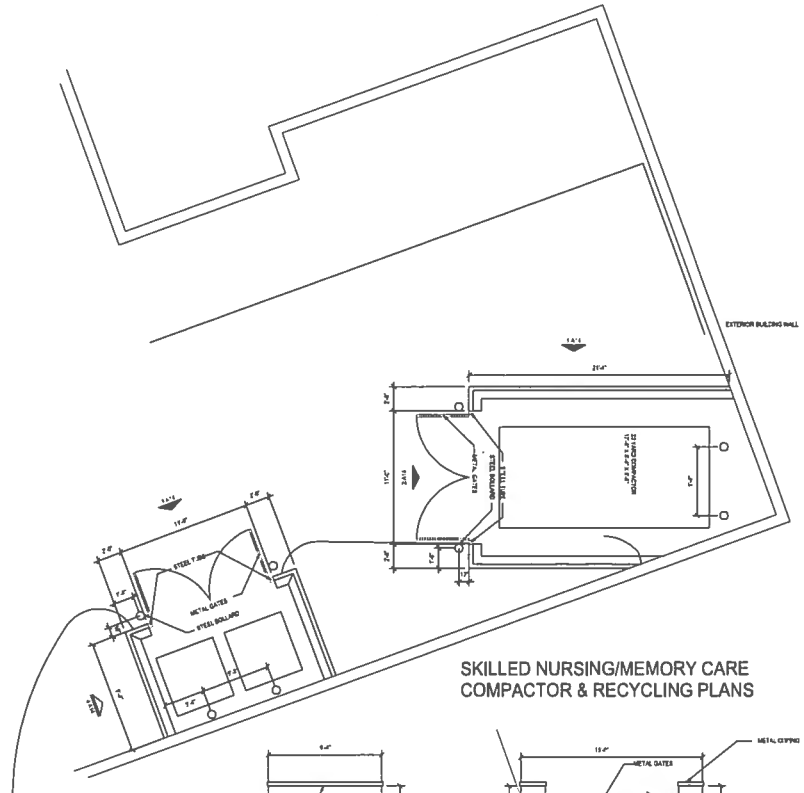
17 VILLA - SIDE 1, TYP.
1/16" = 1'-0"



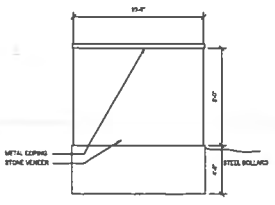
18 VILLA - SIDE 2, TYP.
1/16" = 1'-0"



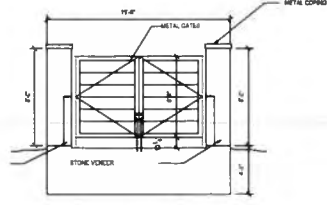
INDEPENDENT & ASSISTED LIVING FACILITY
COMPACTOR & RECYCLING PLANS



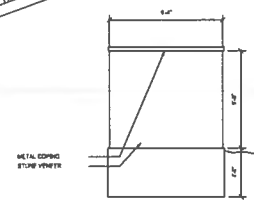
SKILLED NURSING/MEMORY CARE
COMPACTOR & RECYCLING PLANS



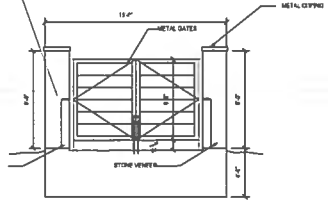
9 RECYCLING SCREEN
ELEVATION



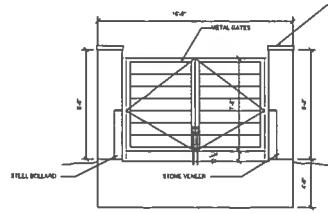
8 RECYCLING SCREEN
ELEVATION



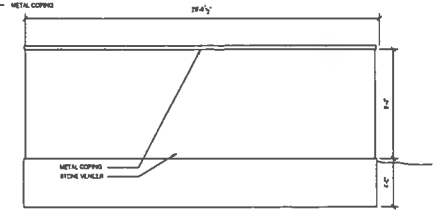
4 RECYCLING SCREEN
ELEVATION



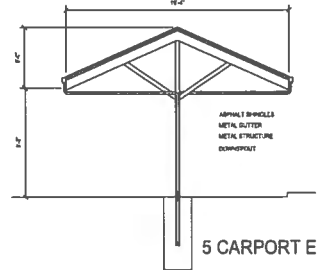
3 RECYCLING SCREEN
ELEVATION



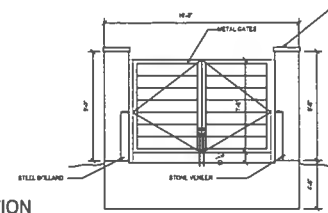
7 COMPACTOR SCREEN
ELEVATION



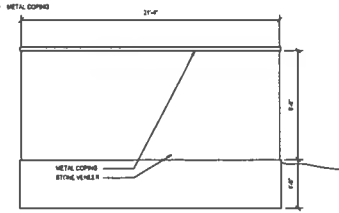
6 COMPACTOR SCREEN
ELEVATION



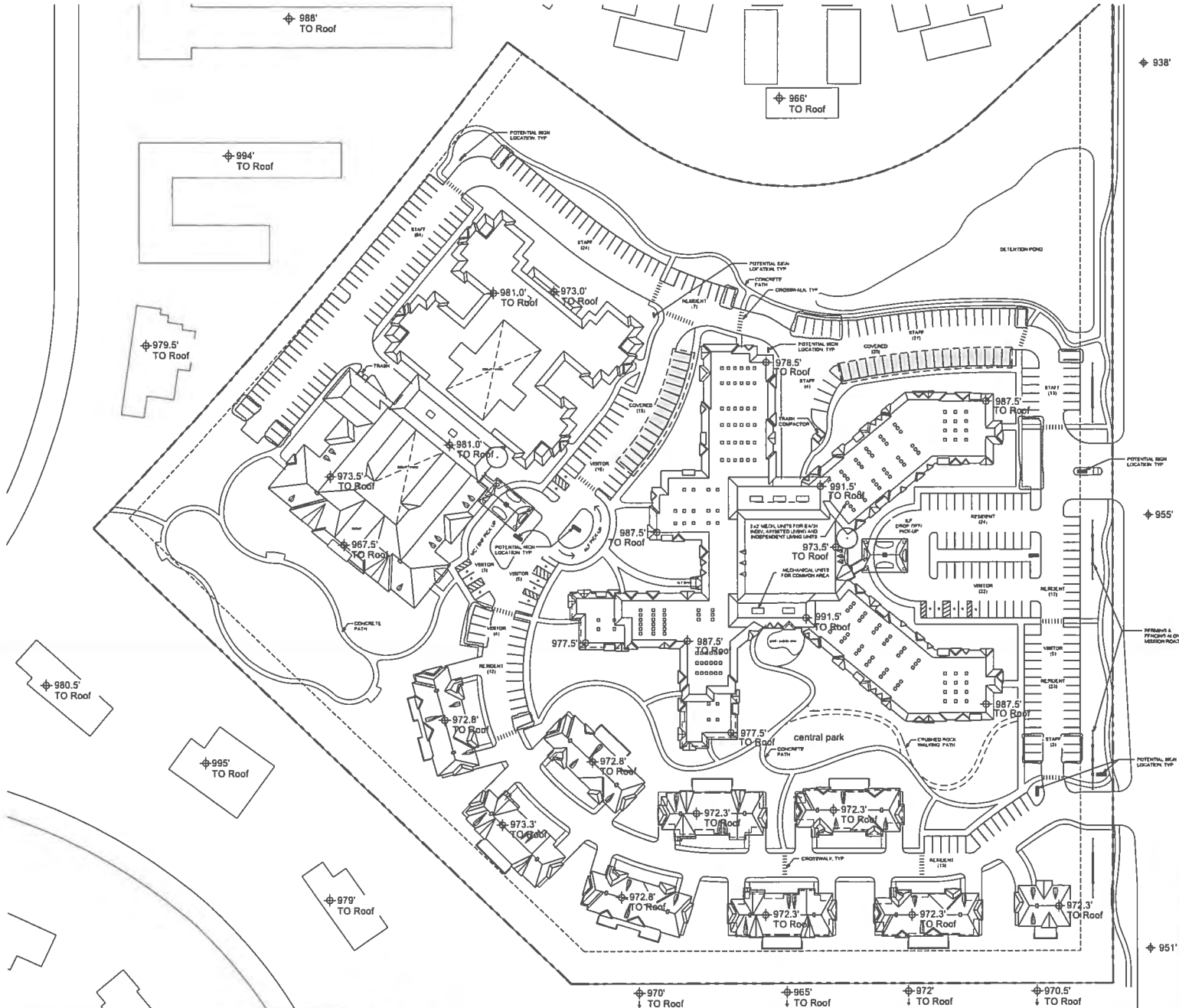
5 CARPORT ELEVATION



2 COMPACTOR SCREEN
ELEVATION



1 COMPACTOR SCREEN
ELEVATION



Skilled Nursing/Memory Care
 Gross Building: 91,200 sf
 Ground Floor: 58,268 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units

Lot Coverage: 7.3%
 Building Height to One Story Peak: 22'-0"
 Building Height to Two Story Peak: 29'-6"
 Building Mid-Peak Height: 27'-0"
 Finish Floor Elevation: 951'-6"

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 84 Units (100 Beds)

MEMORY CARE
 Ground Floor: 20,835 sf
 Units: 36 Units

Assisted Living / Independent Living

Gross Building: 228,340 sf
 (+3000 SF Storm Shelter (Basement))
 Ground Floor: 81,965 sf
 Total Units: 190 Units

Lot Coverage: 10.1%
 Building Height to Two Story Peak: 26'-0"
 Building Height to Three Story Peak: 38'-0" / 40'-0"
 Building Mid-Peak Height: 32'-6" / 34'-8"
 Finish Floor Elevation: 951'-6"

ASSISTED LIVING
 Ground Floor: 17,000 sf
 Units: 54 Units
 One Bedroom: 47 Units
 Two Bedroom: 7 Units

INDEPENDENT LIVING
 Ground Floor: 64,305 sf
 Units: 136 Units
 One Bedroom: 81 Units
 Two Bedroom: 45 Units

Resident Unit Counts

	July 15, 2012	1 BR	2 BR	Reduction of Assisted Living Occupancy	Personal Care
Assisted Living	64	47	7	57	63
Independent Living	136	71	45	164	363
Total Assisted Living	100	118	52	221	343
Memory Care	36	34	0	32	36
Skilled Nursing and Rehabilitation	64	62	18	57	100
Total SNF and MC	100	104	18	113	136
Total without Villas	200	222	65	334	479
Reduction from Jan 2012	(10)				
Villas	37	0	13	19	33
Increase from Jan 2012	10				
Total	237	222	78	353	512
Units Per Day	18				

* Based on 80% occupancy and half of one 2 bedroom units being occupied by two residents.

Parking Code Requirements

	# of Units	# of Units (as per code)	Code	Staff	Staff	Handicapped	Other	Total
AL	136 Units	1 space / 4 units	34	20	0	0	0	54
ALC	54 Units	1 space / 4 units	14	10	0	0	0	24
Memory Care	36 Units (20 build)	1 space per 3 beds	0	7	4	0	0	11
SNF	64 Units (200 beds)	1 space per 3 beds	20	42	24	0	0	86
TOTAL SURFACE PARKING			172	83	34	0	0	316
Villas	37 units	1 space / unit	37	0	0	0	0	37
257 total units								
TOTAL PROJECT PARKING			209	83	34	0	0	350

Provided Parking Summary

Count	Description	Type
267	Standard Space	9' x 18'
35	Standard with Carport	9' x 18'
54	Garages (Villas)	
14	Accessible Space	9' x 18' + aisle
350	Total	

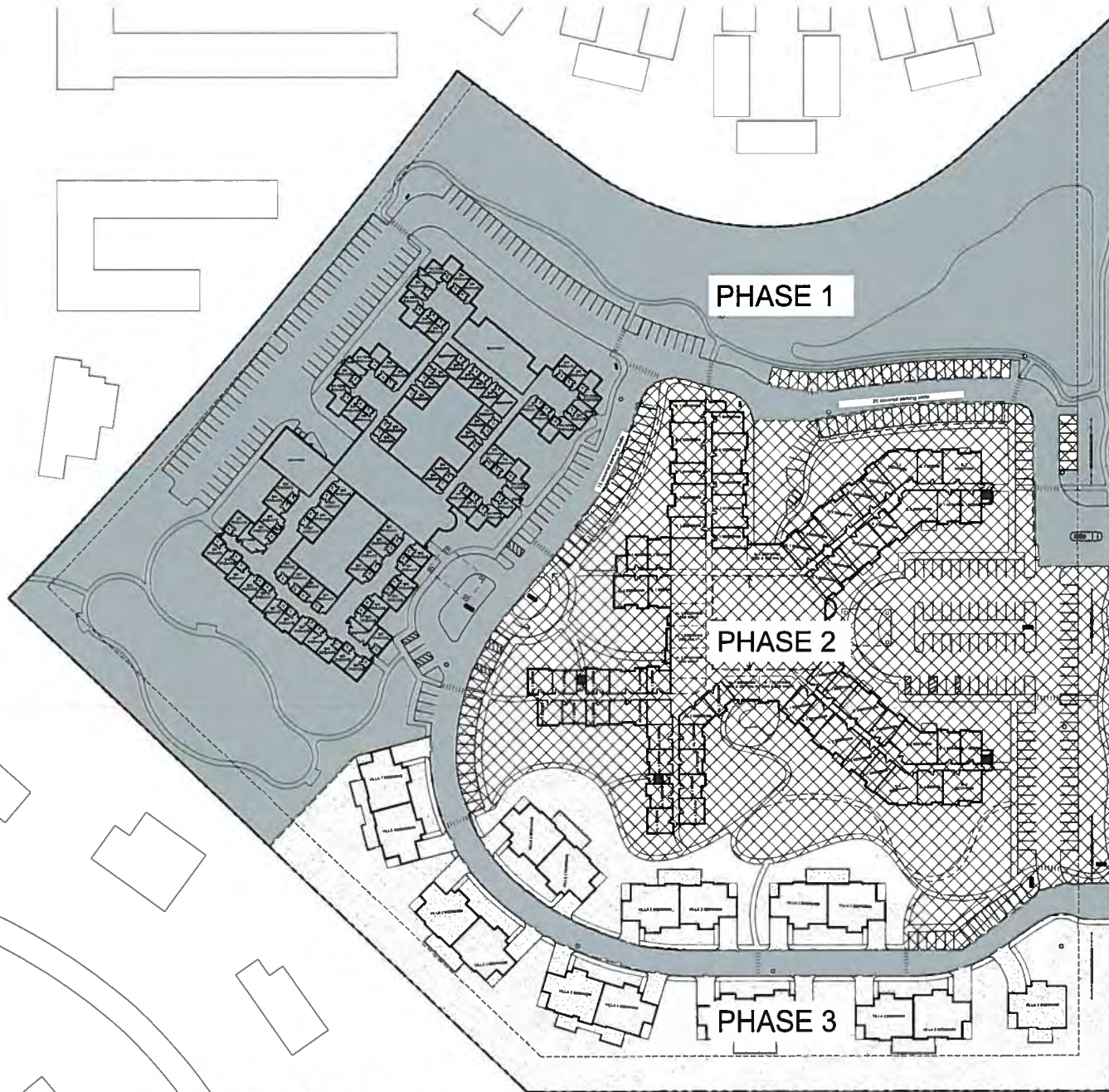
Employee Count

Count	Staff	Arrive	Depart
25	Admin Staff	8:00 am	5:00 pm
60-65	First Shift	6:45 am	3:00 pm
50	Second Shift	2:45 pm	11:00 pm
20	Third Shift	11:40 pm	7:00 am

Staff Parking Provided: 135 Spaces

Legend
 IL = Independent Living
 AL = Assisted Living
 SN = Skilled Nursing
 MC = Memory Care
 TO Roof = Top of Roof

1 ARCHITECTURAL SITE PLAN
 1" = 40'-0"



Phase 1
Skilled Nursing/Memory Care
 Gross Building: 91,206 sf
 Ground Floor: 58,288 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 64 Units (100 Beds)

MEMORY CARE
 Ground Floor: 20,835 sf
 Units: 35 Units

Visitor/Resident Parking = 1 space/5 beds = 28
 Staff Parking (MC) = 17% staff / unit = 8
 Staff Parking (SN) = 1 staff / 2 units = 42
 Staff Changeover Parking = 55% of staff = 27
 Construction Area of Phase: 8.91 Acres

Phase 2
Assisted Living/Independent Living
 Gross Building: 228,340 sf
 (+3000 SF Basement)
 Ground Floor: 81,305 sf
 Total Units: 190 Units

ASSISTED LIVING
 Ground Floor: 17,000 sf
 Units: 54 Units
 One Bedroom: 47 Units
 Two Bedroom: 7 Units

INDEPENDENT LIVING
 Ground Floor: 64,305 sf
 Units: 136 Units
 One Bedroom: 91 Units
 Two Bedroom: 45 Units

Visitor/Resident Parking = 3 spaces / 4 units = 144
 Staff Parking = 17% staff / unit = 33
 Staff Changeover Parking = 55% of staff = 20
 Construction Area of Phase: 5.87 Acres

Phase 3
Villas
 Gross Building: 38,500 sf
 Unit Size: 2,265 sf
 Total Units: 17 Units

Resident Parking = 2 spaces / 1 unit = 34
 Construction Area: 3.62 Acres

Totals
 Property Size: 18.4 Acres/ 801,504 sf
 Total Building Square Footage: 358,040 sf
 Total Number of Units: 327 Units

Building Footprint on Site: 178,133 sf
 Building Footprint Percentage: 22.3%
 Carport Footprint on Site: 6000 sf
 Carport Footprint Percentage: 0.7%
 Walks on Site: 64,916 sf or ~2.03 miles
 Walks Percentage: 8.0%
 Drives on Site: 106,148 sf
 Drives Percentage: 13.2%
 Parking on Site: 45,522 sf
 Parking Percentage: 5.8%

Total Lot Coverage: 49.9% (400,719 SF)
 Total Green Space: 50.1%

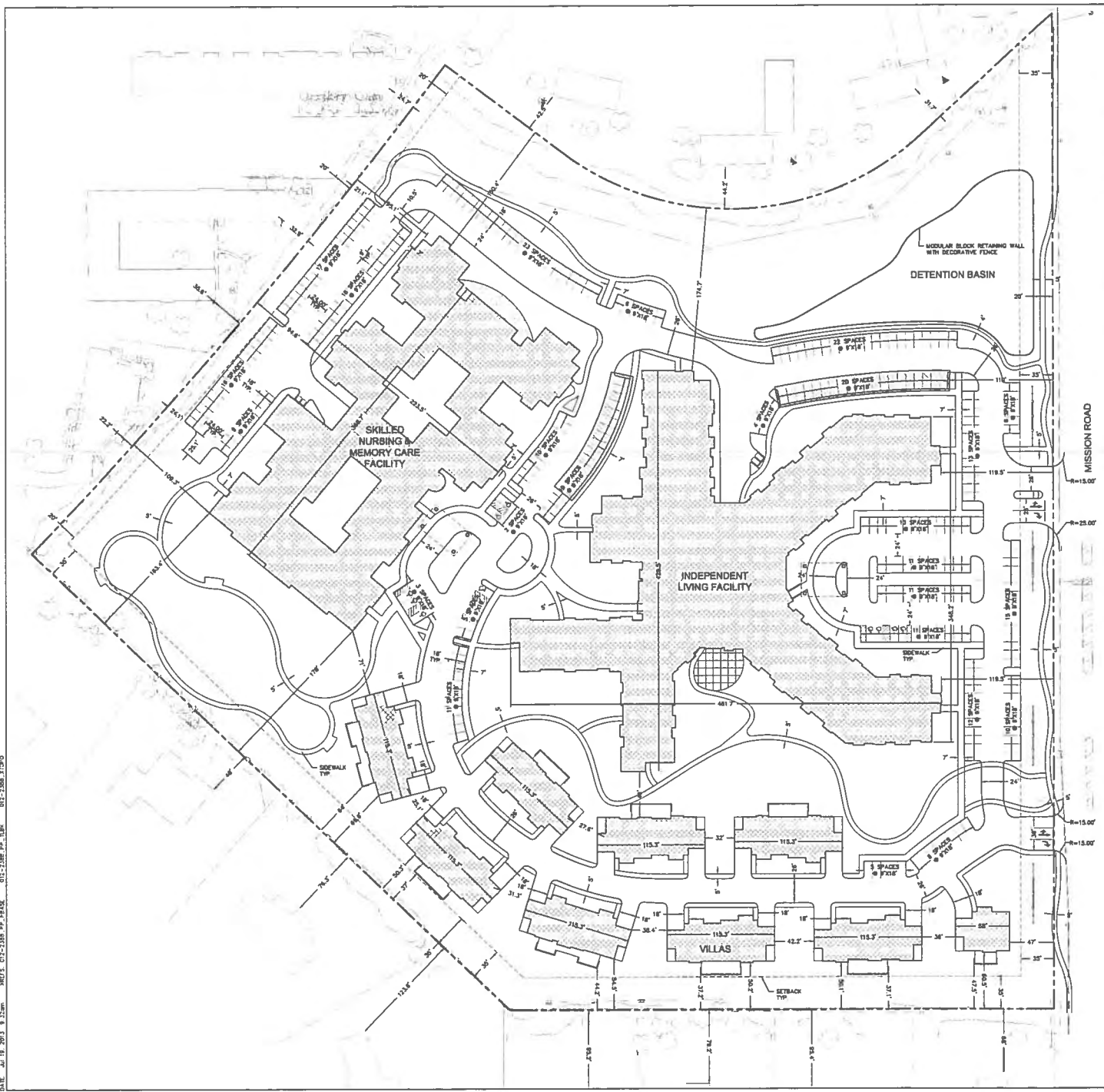
Parking				
	Staff	Resident	Visitor	Total
Phase 1	77	N/A	28	105
Phase 2	58	131**	22	211
Phase 3	shared	34	•	34
Total	135	165	50	350

* Visitors are able to park in driveways
 ** 35 carports are a part of the Resident Parking at Independent Living

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care

1 CONCEPT PHASING
 1" = 40'-0"

DATE: 10/11/2013 10:23:00 AM
 PROJECT: 100113001
 SHEET: 100113001-01
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 APPROVED BY: J. L. BROWN



LEGEND

---	PROPERTY LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED WATER MAIN
---	PROPOSED ELECTRIC SERVICE
---	PROPOSED STORM SEWER
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED CARPOUS

SITE DATA
 PROPERTY AREA: 18.4 AC
 EXISTING ZONING: R-1A

ALTA PROPERTY DESCRIPTION
 ALL OF BLOCK 1, EXCEPT THE EAST 12 FEET, THEREOF, MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS AND ALL OF VACATED SOMERSET DRIVE ADJACENT THERETO, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY AND EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SE ¼ OF SECTION 28, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE 187 FEET WEST OF THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 28, THENCE S27°51' E, ALONG A LINE PARALLEL TO AND 188 FEET EAST OF THE WEST LINE OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 28, THENCE S07°51' E, ALONG THE CENTERLINE OF SOMERSET DRIVE, A DISTANCE OF 998.83 FEET, TO A POINT OF CURVATURE, THENCE S07°51' E, ALONG A CURVE HAVING A RADIUS OF 500 FEET, A DISTANCE OF 18.53 FEET, THENCE S85°10'31" E, ALONG A RADIAL LINE, TO THE LAST DESCRIBED CURVE, A DISTANCE OF 40 FEET, TO A POINT ON THE EAST LINE OF SAID SOMERSET DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, THENCE N 89° 47' 10" E, ALONG SAID EAST LINE, A DISTANCE OF 187 FEET, TO A POINT ON THE EAST LINE OF THE VACATED RIGHT-OF-WAY FOR SOMERSET DRIVE, THENCE S07°51' E, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID VACATED SOMERSET DRIVE, SAID LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5778 FEET AND WHOSE INITIAL TANGENT BEARING IS S42°25'18" W, A DISTANCE OF 310.25 FEET, TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE MEADOWBROOK JUNIOR HIGH SCHOOL PROPERTY, AS NOW LOCATED, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF LOT 88, TOWN AND COUNTRY ESTATES, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE N42°52'06" E, ALONG SAID PROPERTY LINE, A DISTANCE OF 31.31 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOMERSET DRIVE, AS NOW LOCATED, THENCE NORTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSET DRIVE, A DISTANCE OF 540 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 340 FEET AND WHOSE INITIAL TANGENT BEARING IS N24°28'48" E, A DISTANCE OF 215.09 FEET, TO THE POINT OF BEGINNING.

AND EXCEPT:

ALL THAT PART OF THE EAST ½ OF THE EAST ½ OF SECTION 28, TOWNSHIP 12, RANGE 25, IN JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE RADIAL TO THE CURVE OF SOMERSET DRIVE AS NOW ESTABLISHED, SAID RADIAL LINE PASSING THRU A POINT ON THE CENTERLINE OF SAID SOMERSET DRIVE, SAID POINT BEING 31.31 FEET NORTHEASTERLY OF THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF SAID SECTION 28, MEASURED ALONG SAID CENTERLINE OF SOMERSET DRIVE, THENCE S07°51' E, ALONG SAID RADIAL LINE, A DISTANCE OF 40 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO SAID RADIAL LINE, AND HAVING A RADIUS OF 340 FEET, A DISTANCE OF 182 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE PLAT OF MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION OF LAND IN SAID COUNTY AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED CURVE, A DISTANCE OF 22 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID PLAT; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 21 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID PLAT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO EXCEPT:

ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST-WEST CENTERLINE OF SAID SECTION 28, WHICH POINT IS 115.00 FEET WEST OF THE EAST ½ CORNER OF SAID SECTION 28, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF JURO STREET AND SOMERSET DRIVE, AS NOW ESTABLISHED, THENCE SOUTH ALONG A LINE WHICH IS 180.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SOUTHWEST ¼ SECTION (SAID LINE BEING THE CENTERLINE OF SAID SOMERSET DRIVE), A DISTANCE OF 998.83 FEET, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOMERSET DRIVE, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 210.00 FEET, THENCE EASTERLY ALONG A LINE WHICH BEGINS TO THE LEFT 82°10'19" FROM THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 128.47 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE SPECTING TO THE LEFT 82°10'19" FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 378.72 FEET, THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 40.00 FEET TO A POINT ON THE CENTERLINE OF VACATED SOMERSET DRIVE, THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 5730.00 FEET, A DISTANCE OF 408.89 FEET TO THE POINT OF BEGINNING.

MOLSSON ASSOCIATES
 100113001-01
 PRAIRIE VILLAGE, KANSAS

NO.	DATE	REVISIONS

SITE DIMENSION PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

SCALE IN FEET
 1" = 40'

SHEET C1

MISSION CHATEAU

Senior Living Community

City Submission

(Revision to Apr.10 2013 Submittal)

July 19, 2013



View from Mission

Drawing Index:

C1 Site Dimension Plan

Refer to attached memorandum for additional civil information

L1 Final Landscape Plan to be coordinated with city arborist

AS1 Architectural Site Plan
AS2 Conceptual Site Phasing Plan

A1 First Floor Plan
A2 Second Floor Plan
A3 Third Floor Plan
A4 Skilled Nursing Elevations
A5 Independent Living Elevations
A6 Independent Living Elevations
A7 Villa Elevations
A8 Site Details

E1 Refer to attached memorandum for additional site lighting information

Owner

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Overland Park, KS 66213
P: 913.381.1170
F: 913.381.1174



Mission Chateau Senior Living Community

Cover Sheet CS

MEMORANDUM

	Overnight
	Regular Mail
	Hand Delivery
X	Other: Email

TO:	Keith Bredehoeft, Project Manager – City of Prairie Village, Kansas
FROM:	Brett Lauritsen, Olsson Associates
RE:	Mission Chateau Development Plan Revisions, Prairie Village, Kansas 85 th Street/84 th Terrace & Mission Road
DATE:	July 19, 2013
PROJECT #:	OA 2012-2388

Notes

The purpose of this memo is to analyze impacts to traffic, drainage, and site lighting after revisions to Tutera Group’s proposed Mission Chateau development site plan. A revised site plan from July 2, 2013 is enclosed. Revisions include decreased building footprints and parking spaces, and added villas, sidewalks and vehicular drop off area modifications.

Traffic

Table 1 below illustrates peak hour trip generations for the development before and after July 2, 2013 revisions.

Table 1: Traffic Comparisons

Previous Peak Hour Generations	July 2, 2013 Peak Hour Generations	Peak Hour Trip Generation Difference (Loss)
(AM) 101	96	(5)
(PM) 102	95	(7)

From the table above, estimated trips are expected to decrease slightly from the previous plan’s generations. Overall operations and queuing after these decreases are expected to remain the same or improve from those previously published in the accepted traffic study dated April 5, 2013. The previous operations were found to be acceptable.

Drainage

From a digital site plan received by Olsson, differences were identified when compared to the previous site plan application that was filed with the City of Prairie Village in April. In the site's storm water drainage study dated April 5, 2013, the proposed development included 8.6 acres of impervious surface.

Table 2: Impervious Areas Change (7/2/13 Site Plan)

Design Element	Gain (Loss) SF
SNF Building Footprint	(160)
ILF Building Footprint	(17,400)
Villa Buildings Footprint (Addition of 3 units)	13,600
Parking Stall Space (Loss of 28 stalls)	(4,540)
ILF Drop Off Addition (West side, 24'x125')	3,000
Other ILF Drop Off Modifications (south removed & east relocated to south entrance)	(15,200)
Sidewalks/Paths (450 LF/- of 5' walk)	2,250
Net Change in Impervious Area	(18,450)

From table 2 above, impervious area is expected to decrease conservatively by approximately 0.40 acres. This would result in a decrease of net storm water runoff volume and peak rate, as well as water quality mitigation when compared to the previously approved storm water drainage study.

Site Lighting

From plan revisions mentioned above, photometric calculations will need to be revised to accommodate the new parking and building locations. Light intensity levels will remain the same, or improve, from the filed plan with the July 2 site adjustments in accordance with City code.

Conclusions and Recommendations

No additional traffic control measures, storm water detention or water quality facilities are recommended from those discussed in previous studies and memos. See also the attached trip generation table reflecting the revised July 2, 2013 site plan.

Revisions to other design elements including utility services and site grading for Mission Chateau will be addressed with construction documents.

If you have any questions please don't hesitate to contact us.





Olsson Associates
Brett Lauritsen, PE



ENHANCED SITE CONCEPT

SUMMARY OF ENHANCMENTS

1. Improved Transition Zone to the South

- i. Created a 300' buffer zone ()
- ii. Added 6 Villa Units ( ADDED VILLAS)
- iii. Created a 'villa village' along loop road
- iv. Increased Villas front and rear yard
- v. Enhanced micro parks and trails
- vi. Eliminated parking to the South
- vii. Eliminated ALF entry to the South
- viii. Increased Setback at the Memory Care and Skilled Care

2. Reduced the Scale of the Project

- i. Reduced Frontage on Mission Road from 520' to 352' (-168')
- ii. Lowered the entry to the Independent Living to a 1 Story Elevation (-12')
- iii. Reduced ALF/ILF unit count by 30 (-14%)
- iv. Reduced ALF/ILF size by 42,800 SF (-16%)

3. Enhanced Architectural Features

- i. Provided a 26' wide loop road
- ii. Lowered roof heights throughout
- iii. Reduced scale of all facades
- iv. Introduced new building materials



Daily Trip Generation - Mission Valley

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Daily Trips	
						Enter	Exit	Enter	Exit
254/520	Assisted Living *	61	Occupied Beds	Average	168	50%	50%	84	84
252/489	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	426	50%	50%	213	213
251/479	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	98	50%	50%	49	49
620/1222	Nursing Home ***	136	Beds	Equation	386	50%	50%	193	193
Total					1,078			539	539

AM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	AM Peak Hour Trips	Trip Distribution		AM Peak Hour Trips	
						Enter	Exit	Enter	Exit
254/521	Assisted Living *	61	Occupied Beds	Average	11	68%	32%	7	4
252/490	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	28	34%	66%	10	18
251/480	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	33	35%	65%	12	21
620/1223	Nursing Home ***	136	Beds	Average	24	50%	50%	12	12
Total					96			41	55

PM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	PM Peak Hour Trips	Trip Distribution		PM Peak Hour Trips	
						Enter	Exit	Enter	Exit
254/522	Assisted Living *	61	Occupied Beds	Average	18	50%	50%	9	9
252/491	Senior Adult Housing - Attached **	136	Dwelling Units	Equation	35	54%	46%	19	16
251/481	Senior Adult Housing - Detached **	17	Dwelling Units	Equation	12	61%	39%	7	5
620/1224	Nursing Home ***	136	Beds	Average	30	33%	67%	10	20
Total					95			45	50

- * - Land Use represents Assisted Living Facility as depicted in the site plan
- ** - Land Use represents Independent Living Facilities as depicted in the site plan
- *** - Land Use represents Skilled Nursing/Memory Care Facility as depicted in the site plan

Independent Living Unit

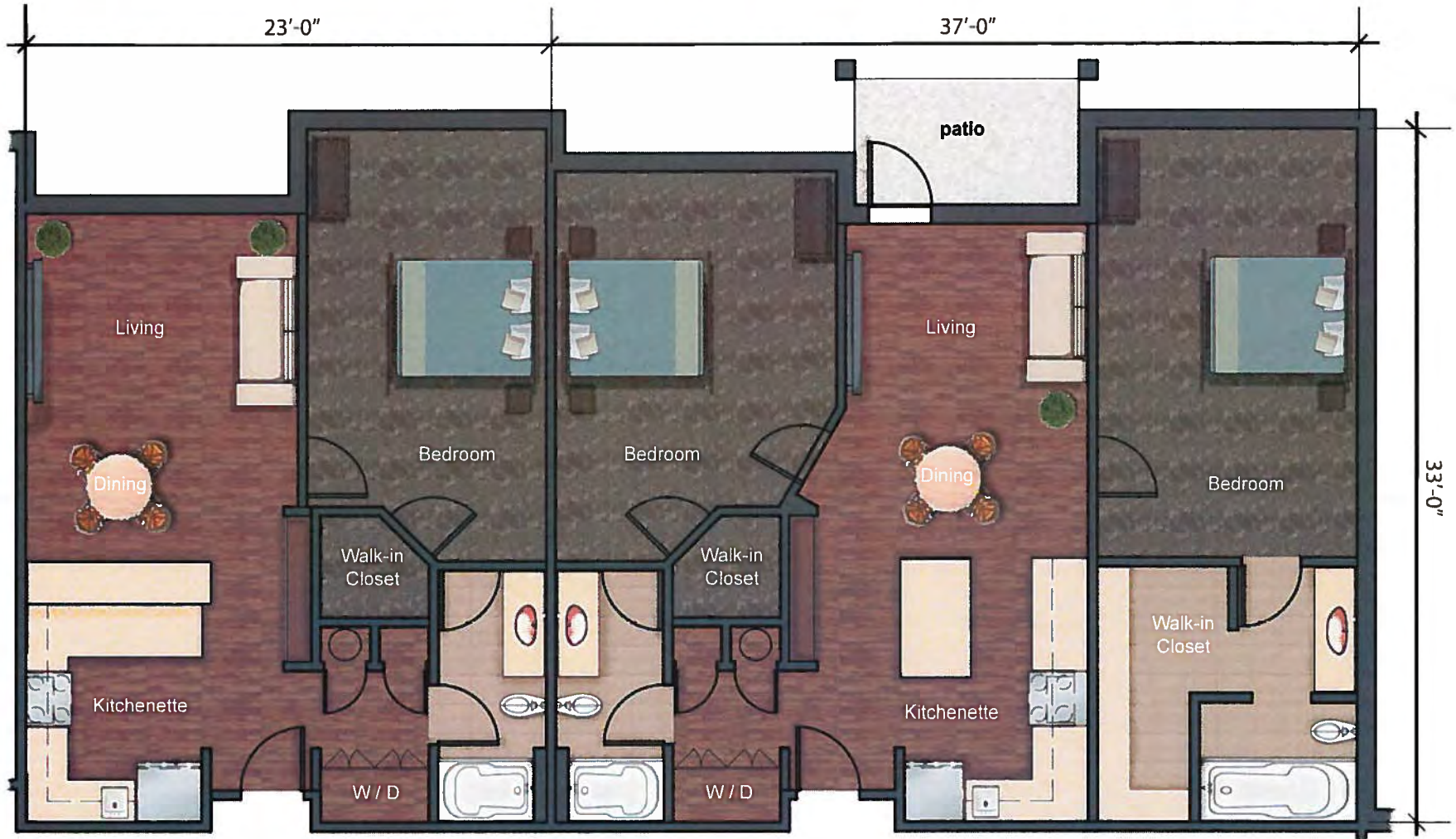
1 Bedroom

724 SF

Independent Living Unit

2 Bedroom

1164 SF

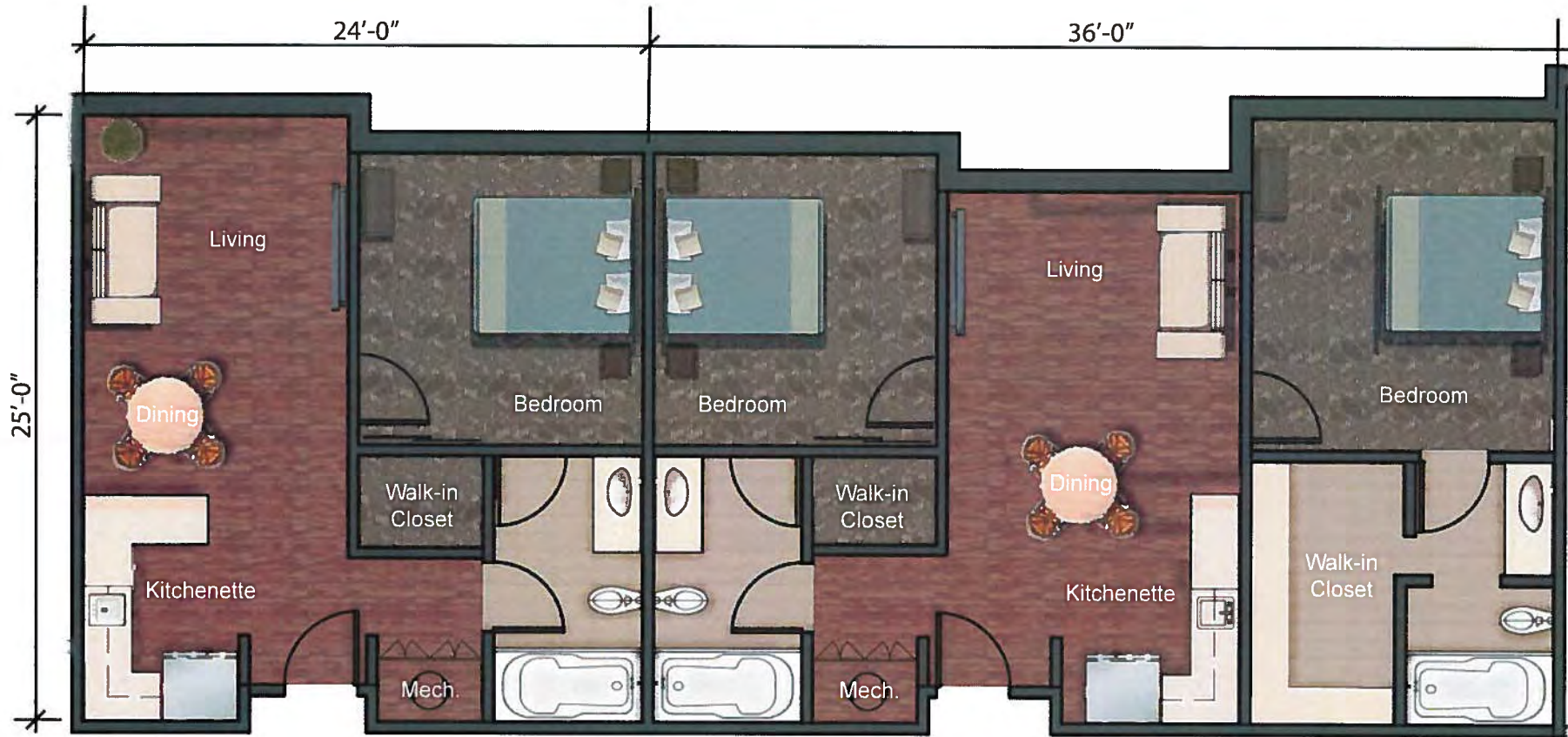


Assisted Living Unit

1 Bedroom
576 SF

Assisted Living Unit

2 Bedroom
888 SF



Memory Care

Private Unit

570 SF

24'-0"



Skilled Nursing Unit

2 Bedroom

515 SF

Skilled Nursing Unit

1 Bedroom

315 SF



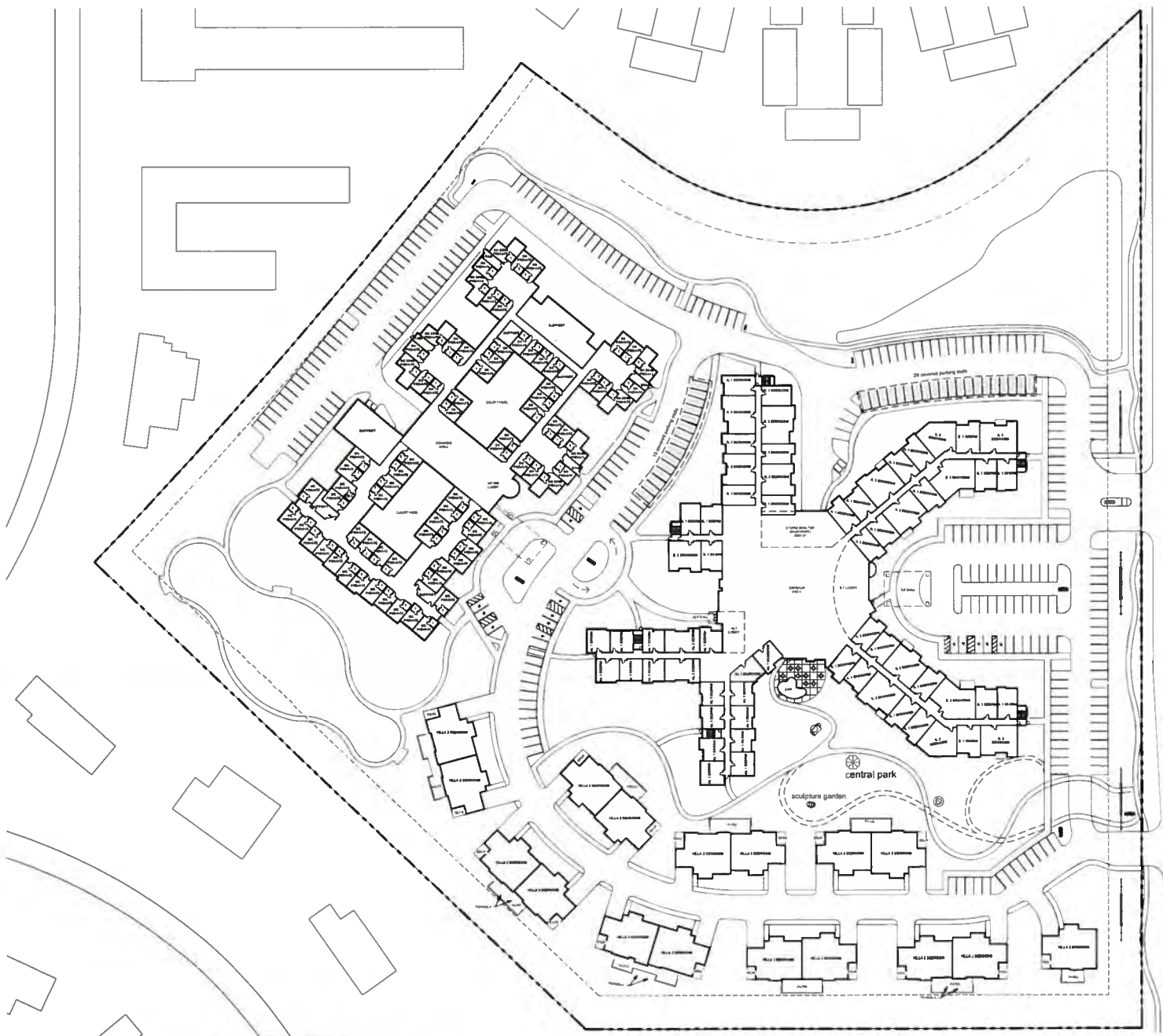
VILLA 2 BEDROOM

2265 sf Unit

VILLA 2 BEDROOM

2265 sf Unit



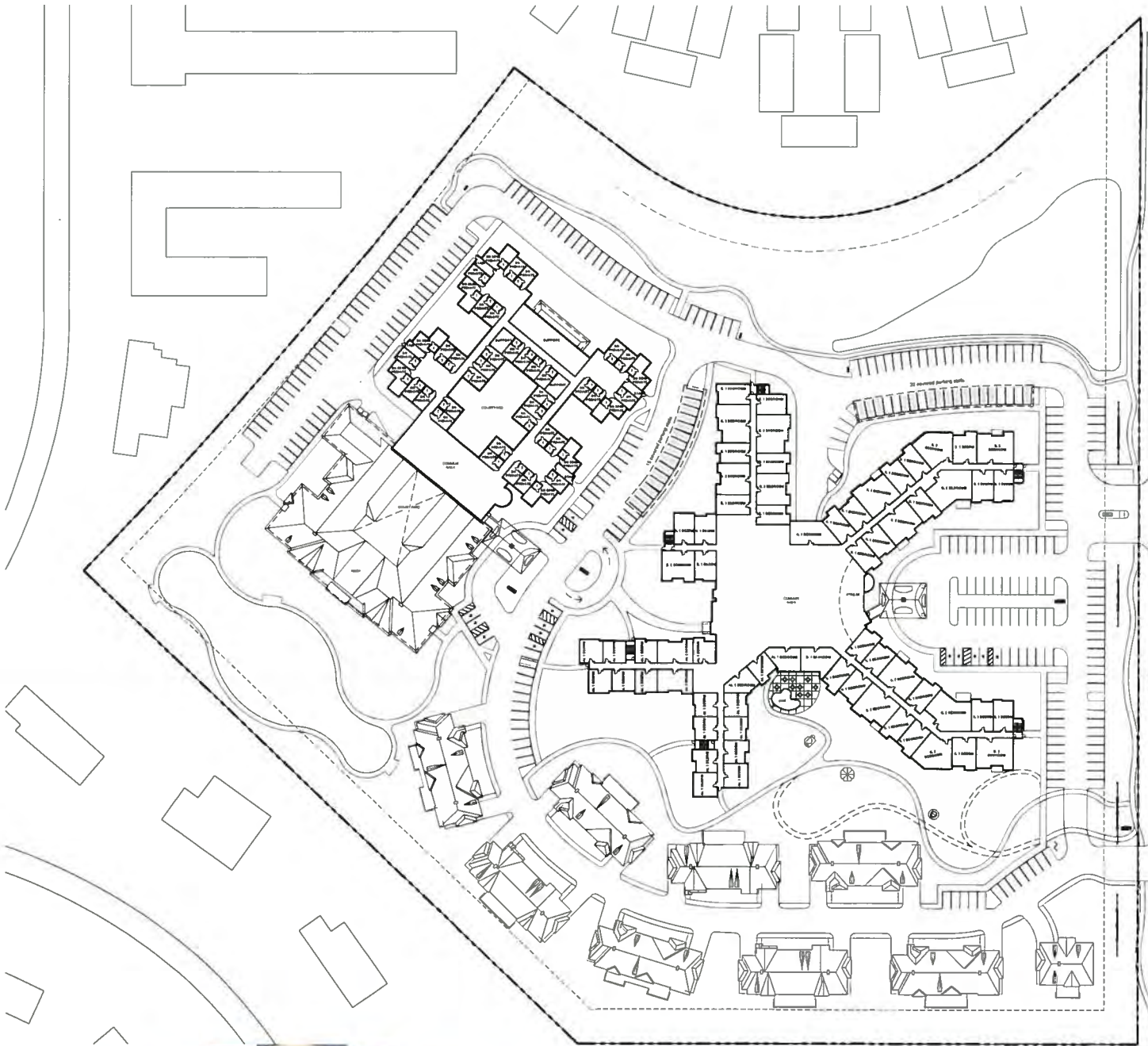


FIRST FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES	
Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf
Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	65,810 sf
Total Building	228,340 sf
Storm Shelter	-3,000 sf
VILAS	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf
Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS	
Skilled Nursing	
One Bedroom Units	68
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54
VILAS	
One Bedroom Units	0
Two Bedroom Units	17
Total Units	17
TOTALS	
One Bedroom Units	242
Two Bedroom Units	102
Total Units	344

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care

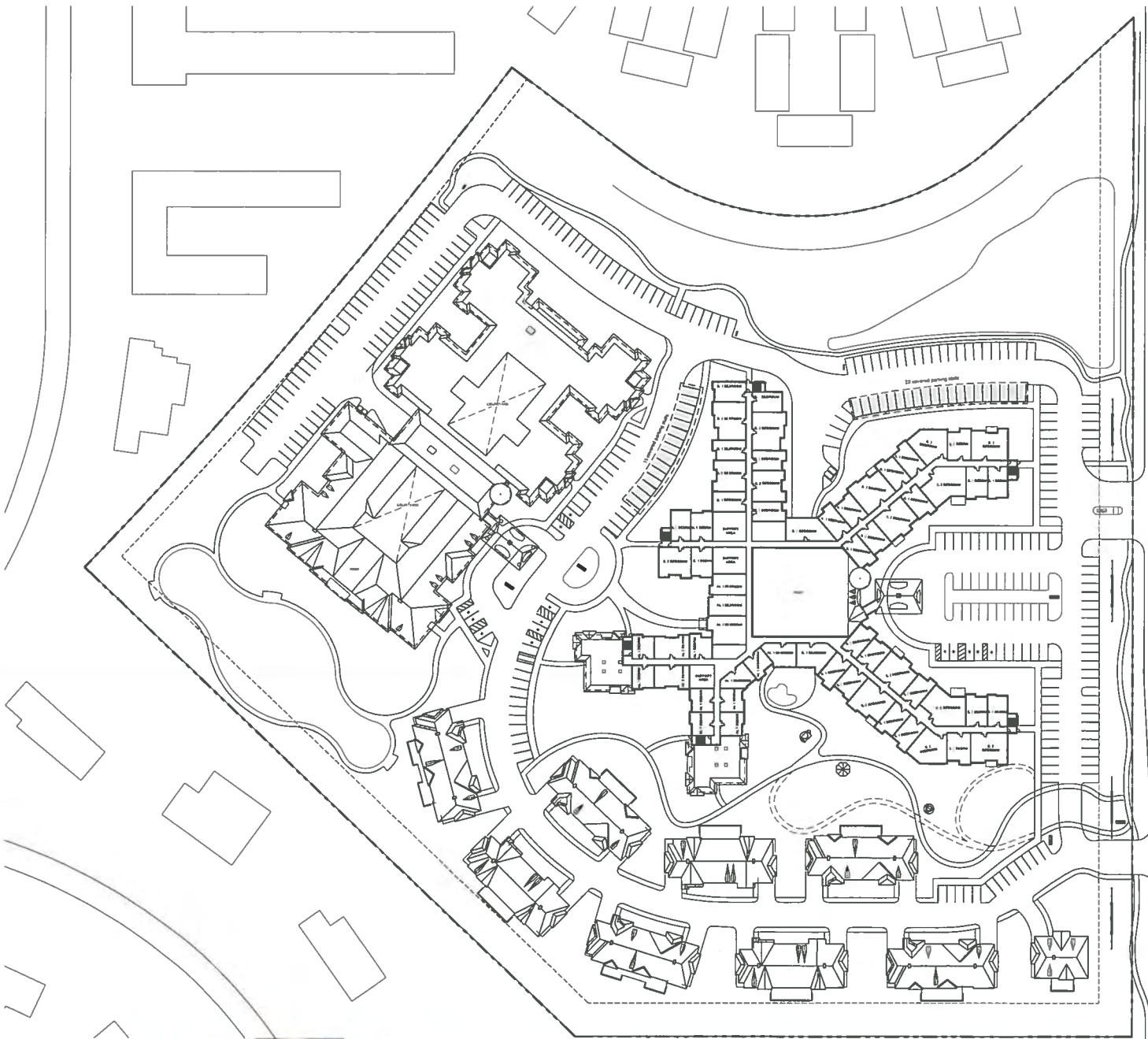


1 SECOND FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES	
Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf
Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	85,618 sf
Total Building	228,348 sf
Storm Shelter	+3,000 sf
Villas	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf
Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS	
Skilled Nursing	
One Bedroom Units	68
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54
Villas	
One Bedroom Units	0
Two Bedroom Units	17
Total Units	17
TOTALS	
One Bedroom Units	242
Two Bedroom Units	102
Total Units	344

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care



1 THIRD FLOOR PLAN
1" = 40'-0"

SUMMARY OF SQUARE FOOTAGES	
Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,932 sf
Three Story	0 sf
Total Building	91,200 sf
Independent Living/Assisted Living	
One Story	81,365 sf
Two Story	81,365 sf
Three Story	65,810 sf
Total Building	228,540 sf
Storm Shelter	+3,000 sf
Villas	
One Story	38,500 sf
Two Story	0 sf
Three Story	0 sf
Total Building	38,500 sf
Total Building Square Footage	358,029 sf
Total Building Footprint	178,133 sf

SUMMARY OF UNITS	
Skilled Nursing	
One Bedroom Units	68
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54
Villas	
One Bedroom Units	0
Two Bedroom Units	17
Total Units	17
TOTALS	
One Bedroom Units	242
Two Bedroom Units	102
Total Units	344

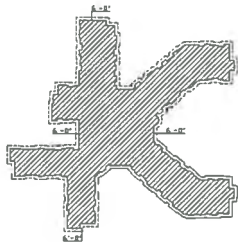
Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care



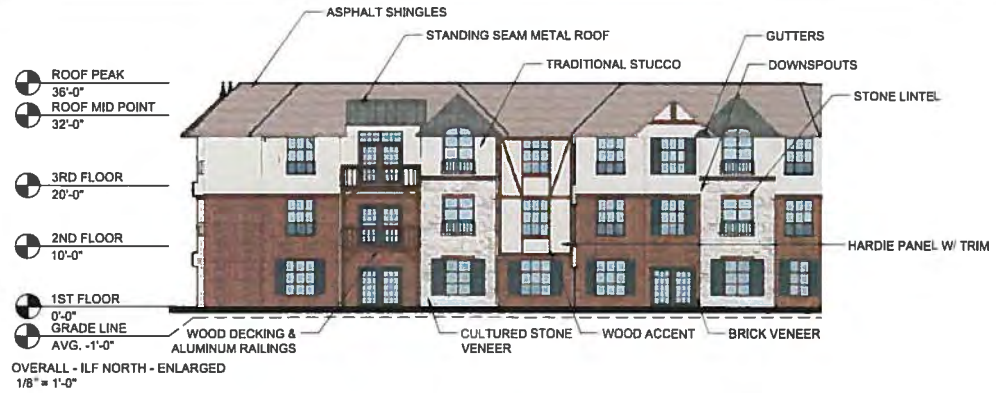
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: RQD. GRADE LINE



1 OVERALL - ILF NORTH
1/16" = 1'-0"



2 ILF NW WING - EAST
1/16" = 1'-0"













3 ILF NE WING - SOUTHEAST
1/16" = 1'-0"



4 OVERALL - ILF EAST
1/16" = 1'-0"

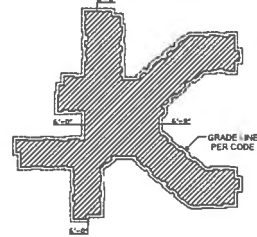
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: RQD. GRADE LINE



1B OVERALL - ILF WEST
1/16" = 1'-0"



1A OVERALL - ALF WEST
1/16" = 1'-0"



2 ALF NW WING - NORTH
1/16" = 1'-0"



3 ALF - SE WING - EAST
1/16" = 1'-0"



4 ILF SE WING - SOUTHWEST
1/16" = 1'-0"



5A OVERALL - ALF SOUTH
1/16" = 1'-0"



5B OVERALL - ILF SOUTH
1/16" = 1'-0"

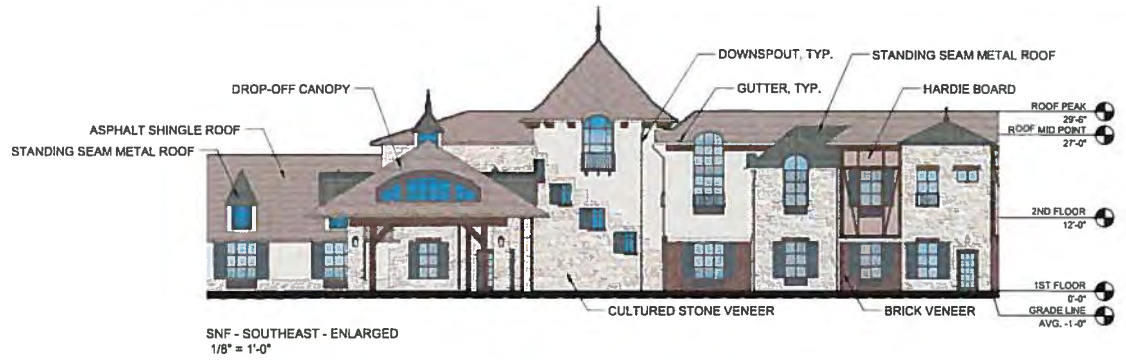
LEGEND

-  BRICK VENEER
-  CULTURED STONE VENEER
-  TRADITIONAL STUCCO
-  HARDIE BOARD PANELING
-  HARDIE BOARD BAND
-  WOOD ACCENT
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE ROOF
-  GLASS
-  ALUMINUM RAILINGS

KEY



CODE: RQD. GRADE LINE



1 SNF - NORTHWEST
1/16" = 1'-0"



2 SNF - SOUTHEAST
1/16" = 1'-0"



3 SNF - NORTHEAST
1/16" = 1'-0"



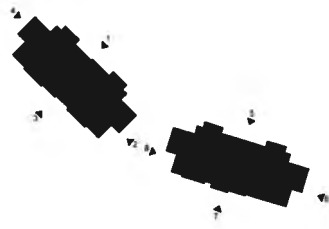
4 SNF - SOUTHWEST
1/16" = 1'-0"



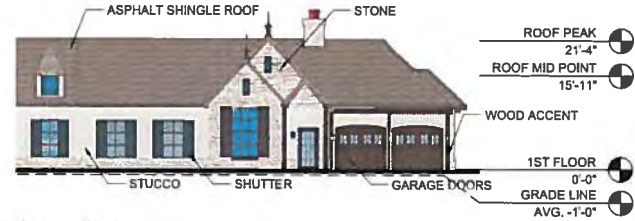
LEGEND



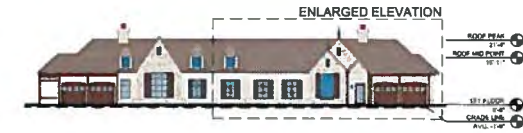
KEY



CODE: RQD. GRADE LINE



VILLA 1 - NORTHEAST - ENLARGED
1/8" = 1'-0"



1 VILLA 1 - NORTHEAST
1/16" = 1'-0"



2 VILLA 1 - SOUTHEAST
1/16" = 1'-0"



3 VILLA 1 - SOUTHWEST
1/16" = 1'-0"



4 VILLA 1 - NORTHWEST
1/16" = 1'-0"



5 VILLA 2 - NORTHEAST
1/16" = 1'-0"



6 VILLA 2 - SOUTHEAST
1/16" = 1'-0"



7 VILLA 2 - SOUTHWEST
1/16" = 1'-0"



8 VILLA 2 - NORTHWEST
1/16" = 1'-0"



9 VILLA 3 - BACK
1/16" = 1'-0"



10 VILLA 3 - FRONT
1/16" = 1'-0"



11 VILLA 4 - BACK
1/16" = 1'-0"



12 VILLA 4 - FRONT
1/16" = 1'-0"



13 VILLA 5 - BACK
1/16" = 1'-0"



14 VILLA 5 - FRONT
1/16" = 1'-0"



15 VILLA 6 - BACK
1/16" = 1'-0"



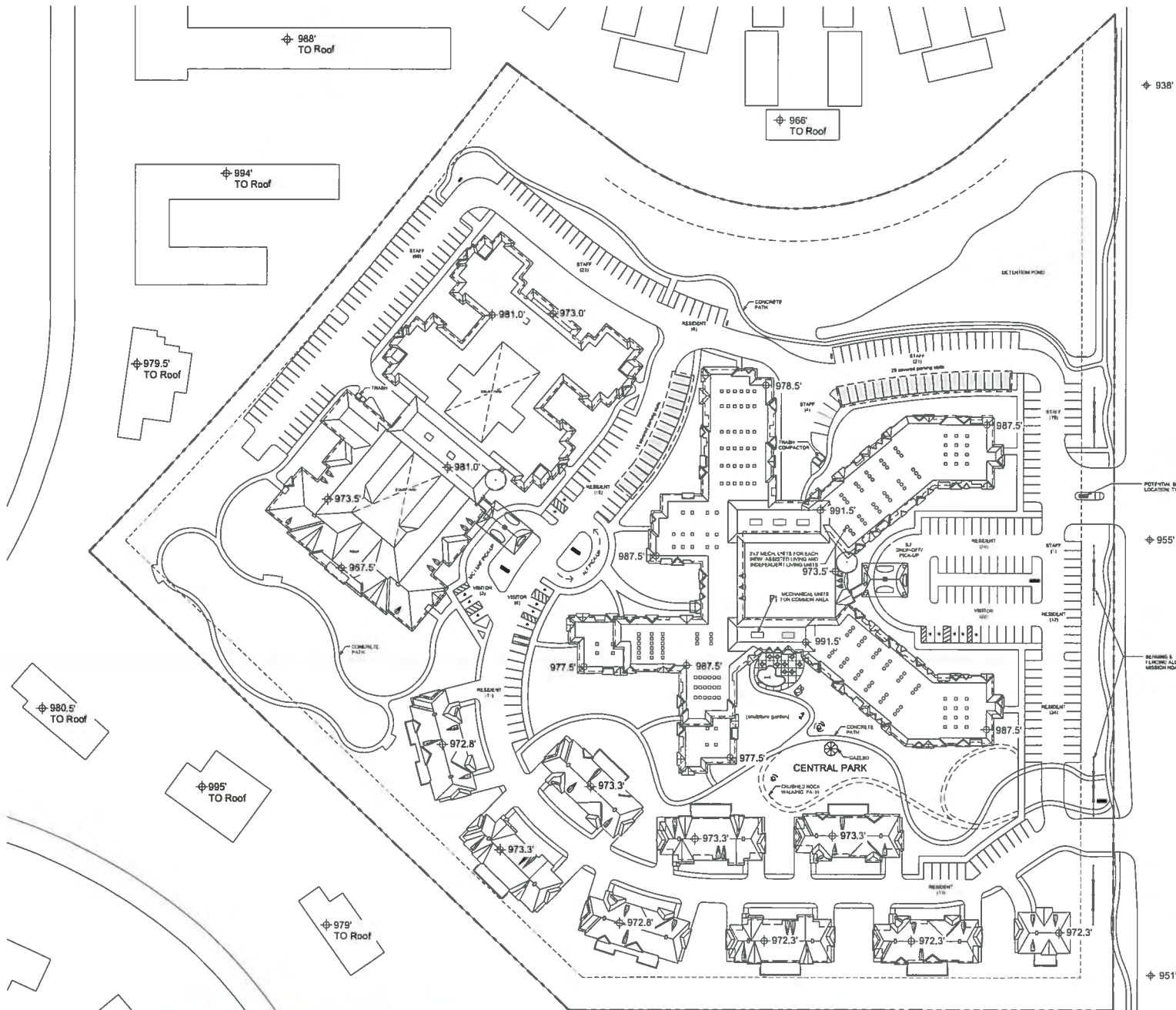
16 VILLA 6 - FRONT
1/16" = 1'-0"



17 VILLA - SIDE 1, TYP.
1/16" = 1'-0"



18 VILLA - SIDE 2, TYP.
1/16" = 1'-0"



Skilled Nursing/Memory Care

Gross Building: 91,200 sf
 Ground Floor: 58,268 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units

Lot Coverage: 7.3%
 Building Height to One Story Peak: 22'-0"
 Building Height to Two Story Peak: 39'-6"
 Building Mid-Peak Height: 27'-0"
 Finish Floor Elevation: 951'-6"

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 64 Units (100 Beds)

MEMORY CARE
 Ground Floor: 20,835 sf
 Units: 36 Units

Assisted Living/Independent Living

Gross Building: 228,340 sf
 (+3000 SF Basement)
 Ground Floor: 81,305 sf
 Total Units: 190 Units

Lot Coverage: 10.1%
 Building Height to Two Story Peak: 26'-0"
 Building Height to Three Story Peak: 36'-0" / 40'-0"
 Building Mid-Peak Height: 32'-8" / 34'-8"
 Finish Floor Elevation: 951'-6"

ASSISTED LIVING
 Ground Floor: 17,000 sf
 Units: 54 Units

One Bedroom: 47 Units
 Two Bedroom: 7 Units

INDEPENDENT LIVING
 Ground Floor: 64,305 sf
 Units: 136 Units

One Bedroom: 81 Units
 Two Bedroom: 45 Units

Villas

Gross Building: 38,500 sf
 Unit Size: 2,265 sf
 Total Units: 17 Units

Lot Coverage: 4.8%
 Building Height to Peak: 21'-4"
 Building Mid-Peak Height: 15'-11"
 Finish Floor Elevation: 951'-0"

Villas
 Two Bedroom: 17

Totals

Property Size: 18.4 Acres/ 801,504 sf
 Total Building Square Footage: 358,040 sf
 Building Footprint on Site: 178,133 sf
 Building Footprint Percentage: 22.2%
 Walks on Site: 47,104 sf or 1.48 miles
 Walks Percentage: 5.9%
 Drives on Site: 105,299 sf
 Drives Percentage: 13.1%

Total Lot Coverage: 22.2%
 Total Green Space: 13.1%

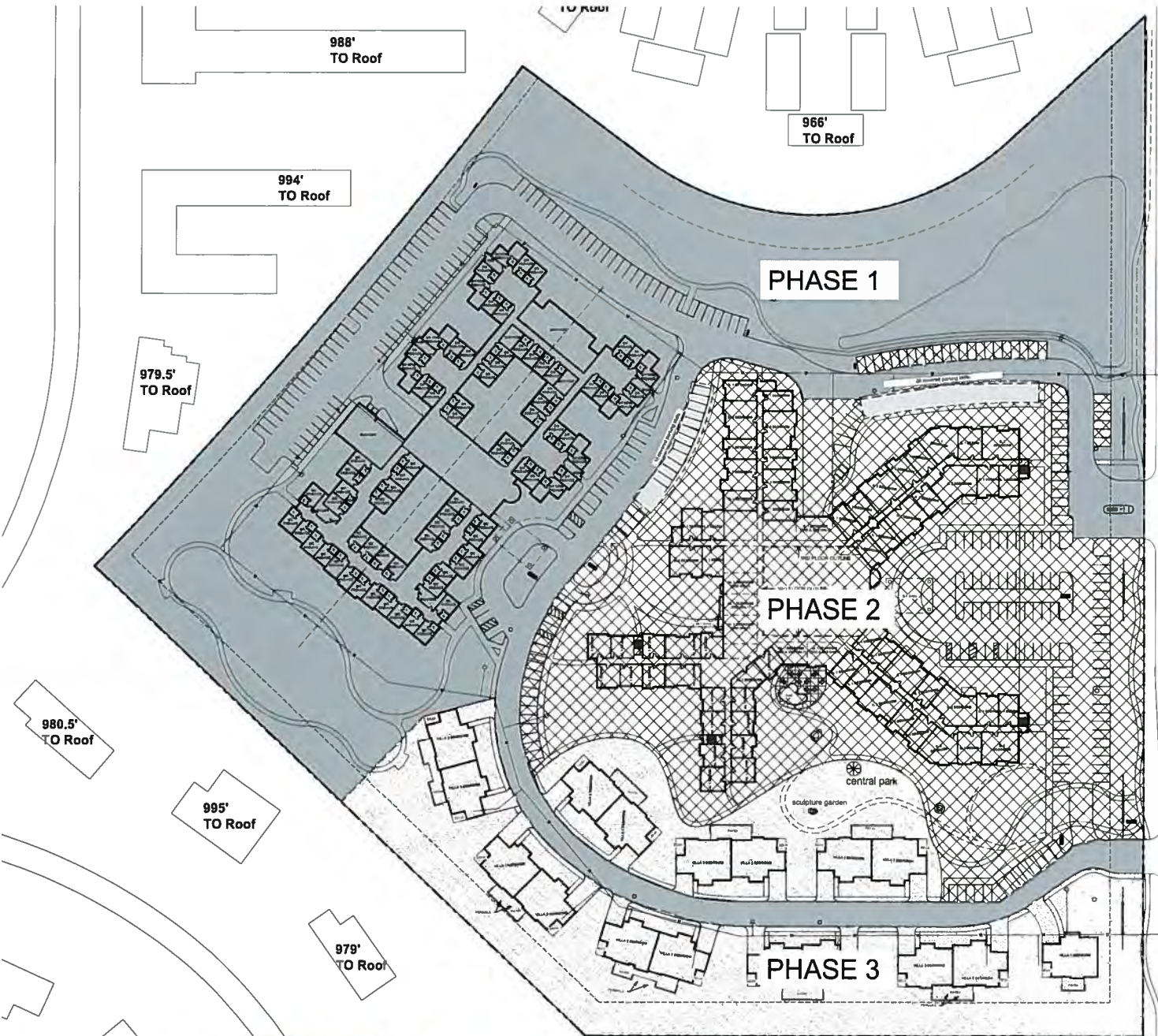
Parking Total		
Count	Description	Type
228	Standard Space	9' x 18'
	Standard with Carport	9' x 18'
34	Garages (Villas)	
12	Accessible Space	8' x 18' + aisle
350	Total	

Employee Count			
	Staff	Arrive	Depart
Admin. Shift	25	8:00 am	5:00 pm
First Shift	50/58	8:45 am	3:30 pm
Second Shift	46	2:45 pm	11:30 pm
Third Shift	20	10:45 pm	7:00 am

Staff Parking Provided: 128 Stalls

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care

1 ARCHITECTURAL SITE PLAN
 1" = 40'-0"



Phase 1
Skilled Nursing/Memory Care
 Gross Building: 91,200 sf
 Ground Floor: 58,268 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 84 Units (100 Beds)

MEMORY CARE
 Ground Floor: 20,835 sf
 Units: 36 Units

Visitor/Resident Parking = 1 space/5 beds = 28
 Staff Parking (MC) = 17% staff / unit = 6
 Staff Parking (SN) = 1 staff / 2 units = 42
 Staff Changeover Parking = 55% of staff = 27
 Construction Area of Phase: 8.94 Acres

Phase 2
Assisted Living/Independent Living
 Gross Building: 228,340 sf
 (+3000 SF Basement)
 Ground Floor: 81,205 sf
 Total Units: 190 Units

ASSISTED LIVING
 Ground Floor: 17,000 sf
 Units: 54 Units
 One Bedroom: 47 Units
 Two Bedroom: 7 Units

INDEPENDENT LIVING
 Ground Floor: 64,305 sf
 Units: 136 Units
 One Bedroom: 91 Units
 Two Bedroom: 45 Units

Visitor/Resident Parking = 3 spaces / 4 units = 144
 Staff Parking = 17% staff / unit = 33
 Staff Changeover Parking = 55% of staff = 20
 Construction Area of Phase: 5.75 Acres

Phase 3
Villas
 Gross Building: 38,500 sf
 Unit Size: 2,265 sf
 Total Units: 17 Units
 Two Bedroom: 17
 Resident Parking = 2 spaces / 1 unit = 34
 Construction Area: 3.75 Acres

Totals
 Property Size: 18.4 Acres/ 801,504 sf
 Total Building Square Footage: 358,040 sf
 Building Footprint on Site: 178,133 sf
 Building Footprint Percentage: 22.2%

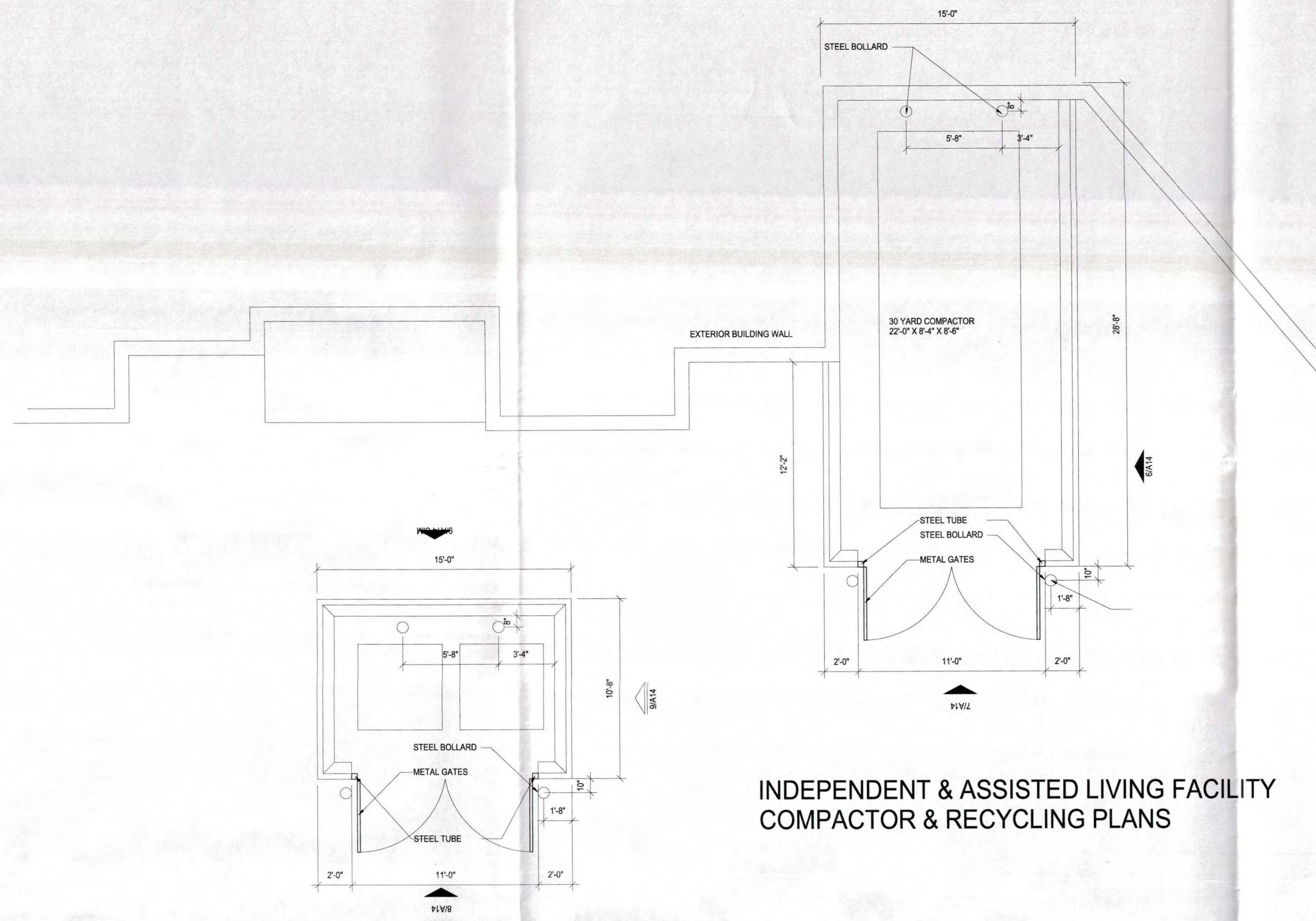
Total Lot Coverage:
 Total Green Space:

Parking	Staff				Resident	Visitor	Total
	Staff	Resident	Visitor	Total			
Phase 1	75	N/A	28	103			
Phase 2	53	112**	32	197			
Phase 3	shared	34	-	34			
Total	128	146	60	334			

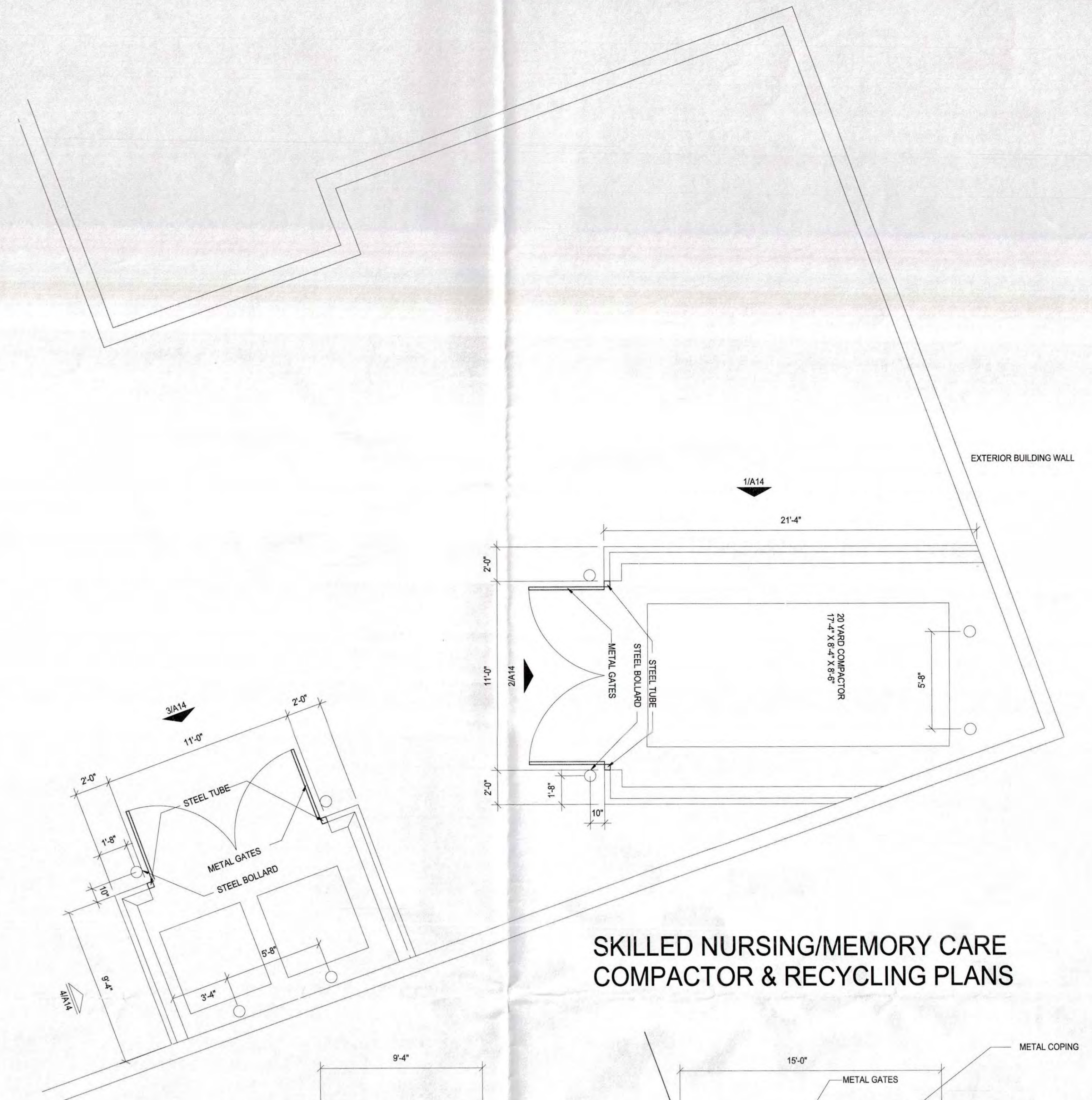
* Visitors are able to park in driveways
 ** 35 carpools are a part of the Resident Parking at Independent Living

Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care

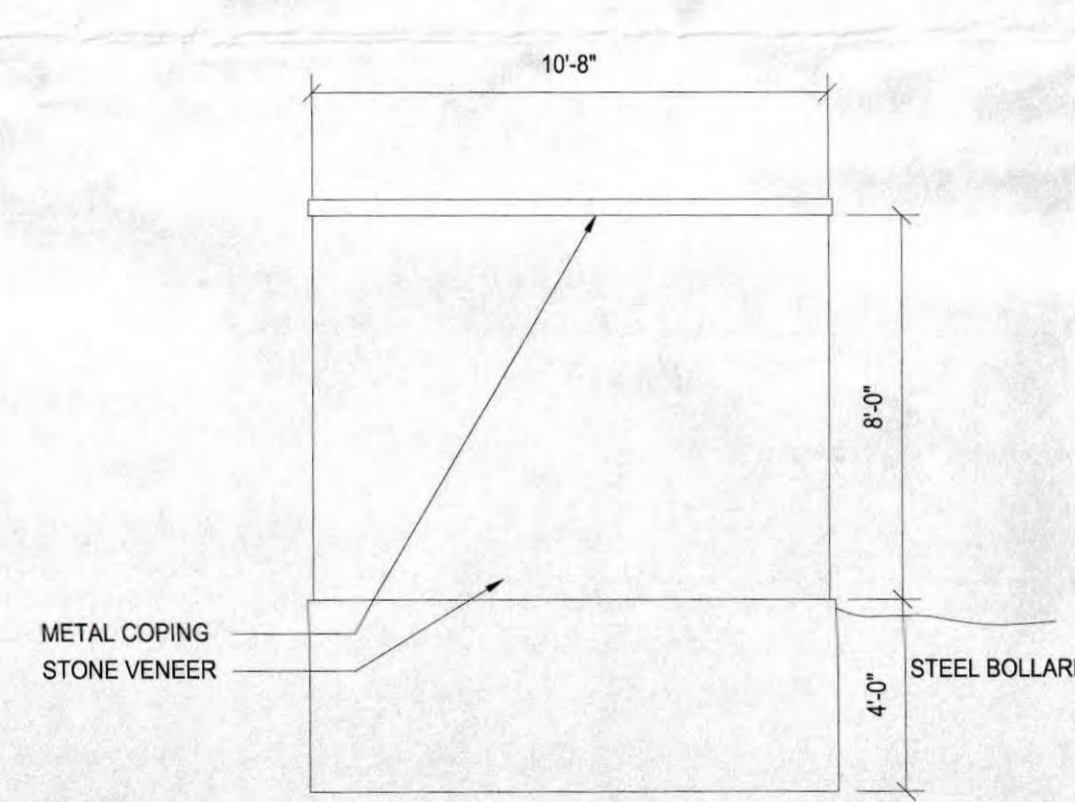
1 CONCEPT PHASING
 1" = 40'-0"



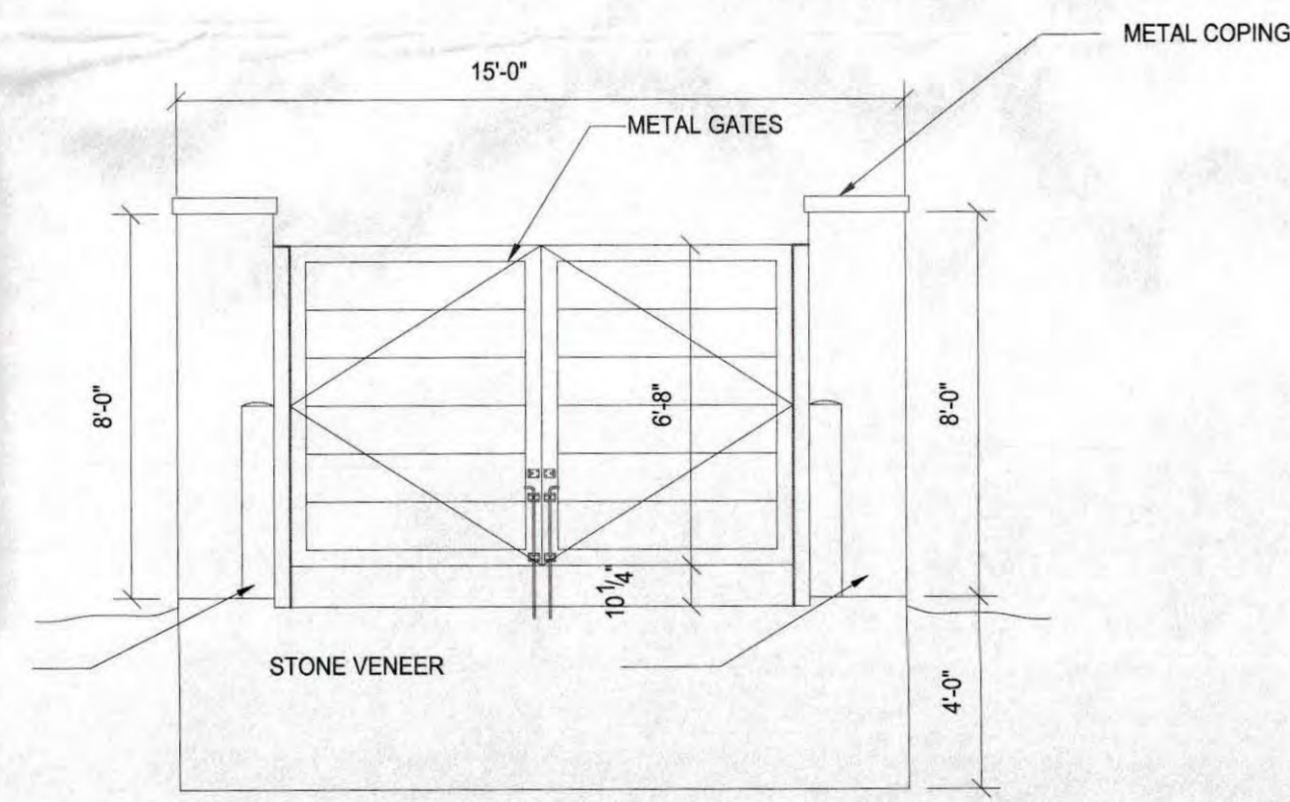
INDEPENDENT & ASSISTED LIVING FACILITY
COMPACTOR & RECYCLING PLANS



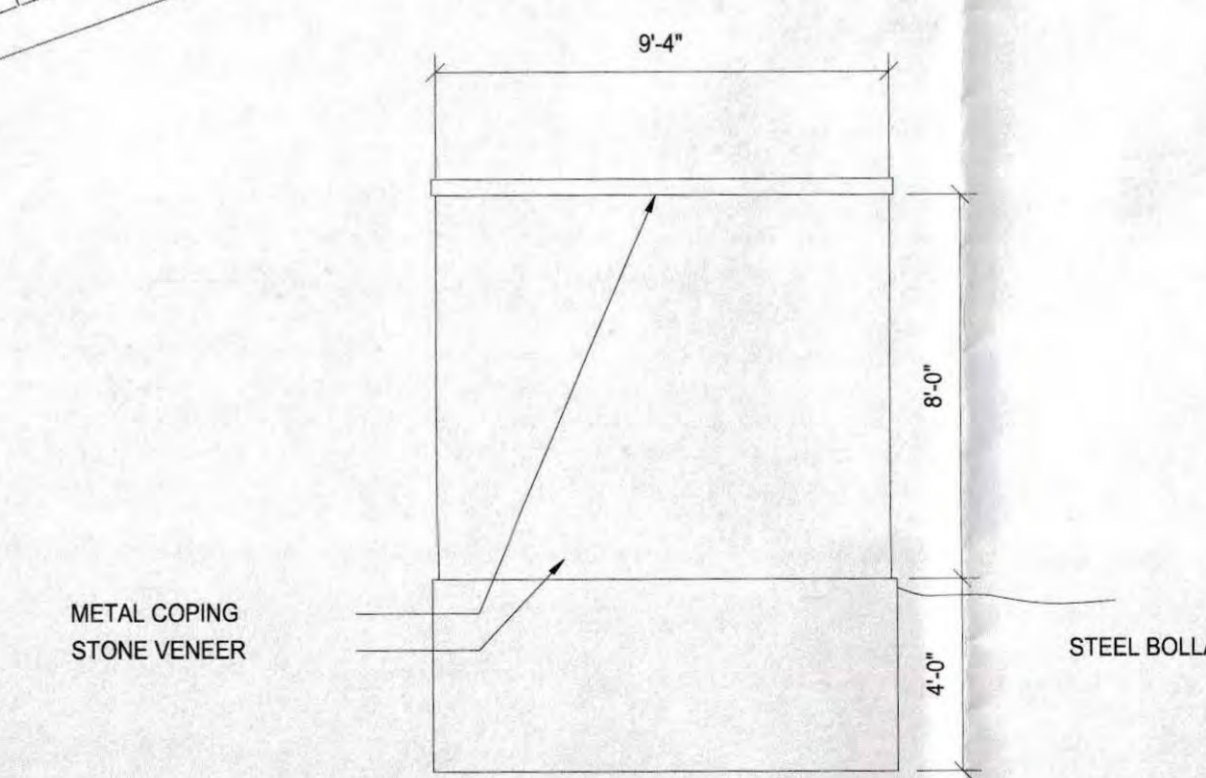
SKILLED NURSING/MEMORY CARE
COMPACTOR & RECYCLING PLANS



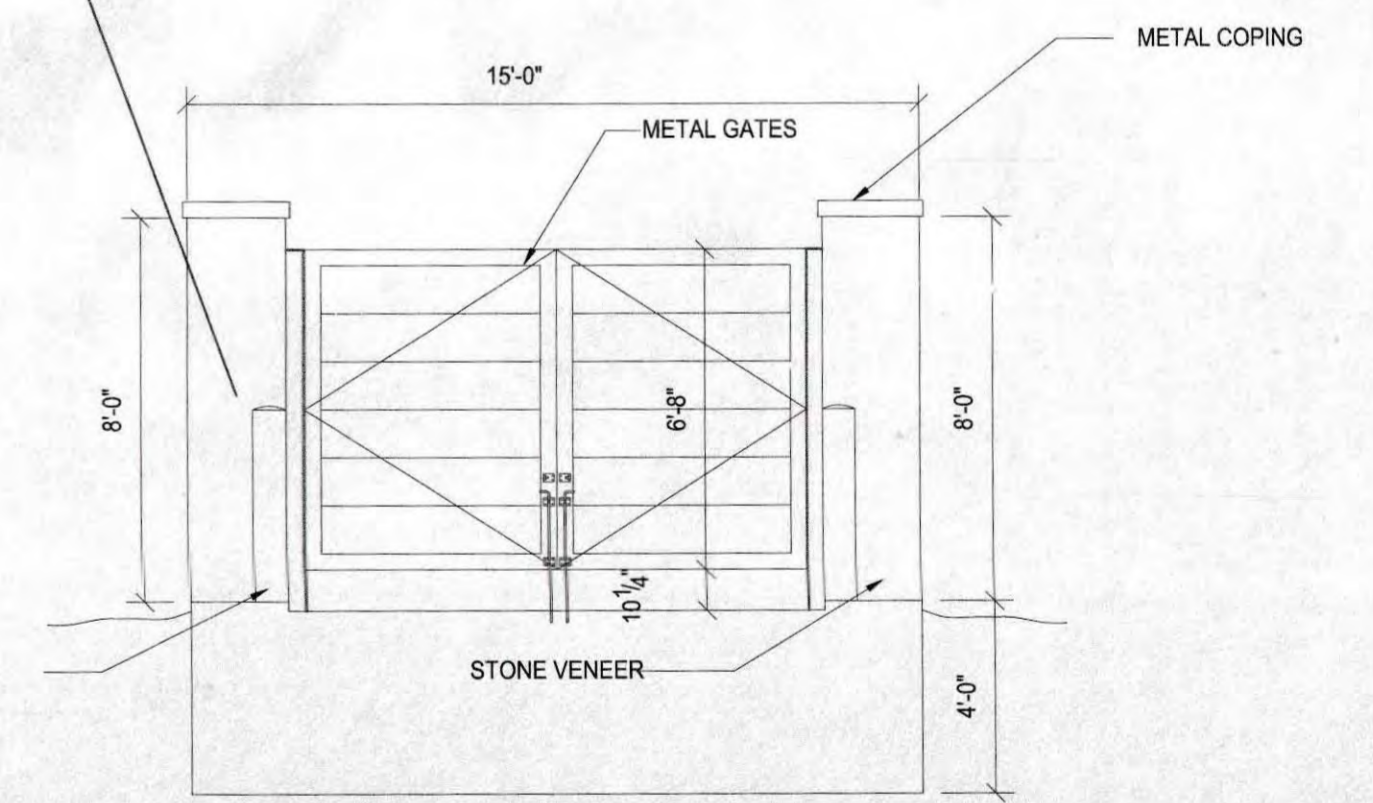
9 RECYCLING SCREEN
ELEVATION



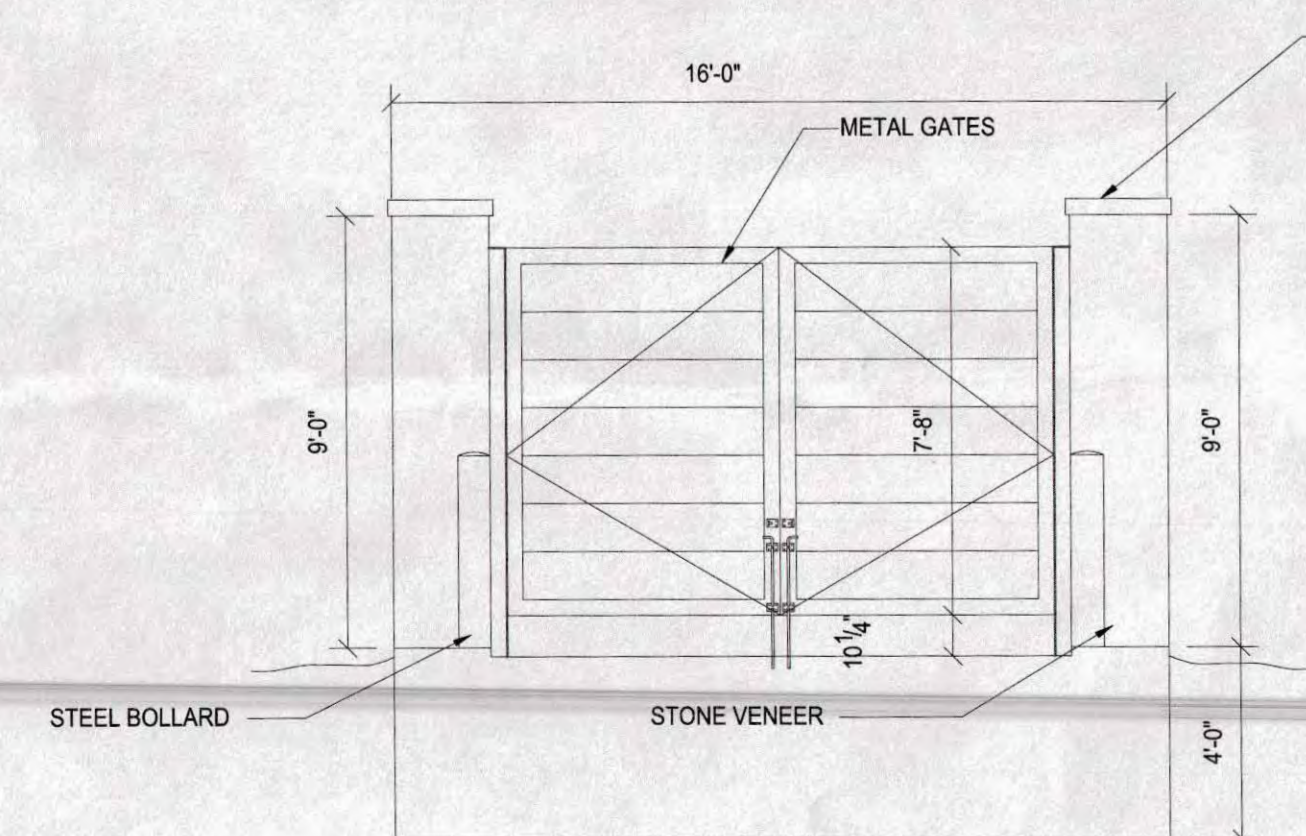
8 RECYCLING SCREEN
ELEVATION



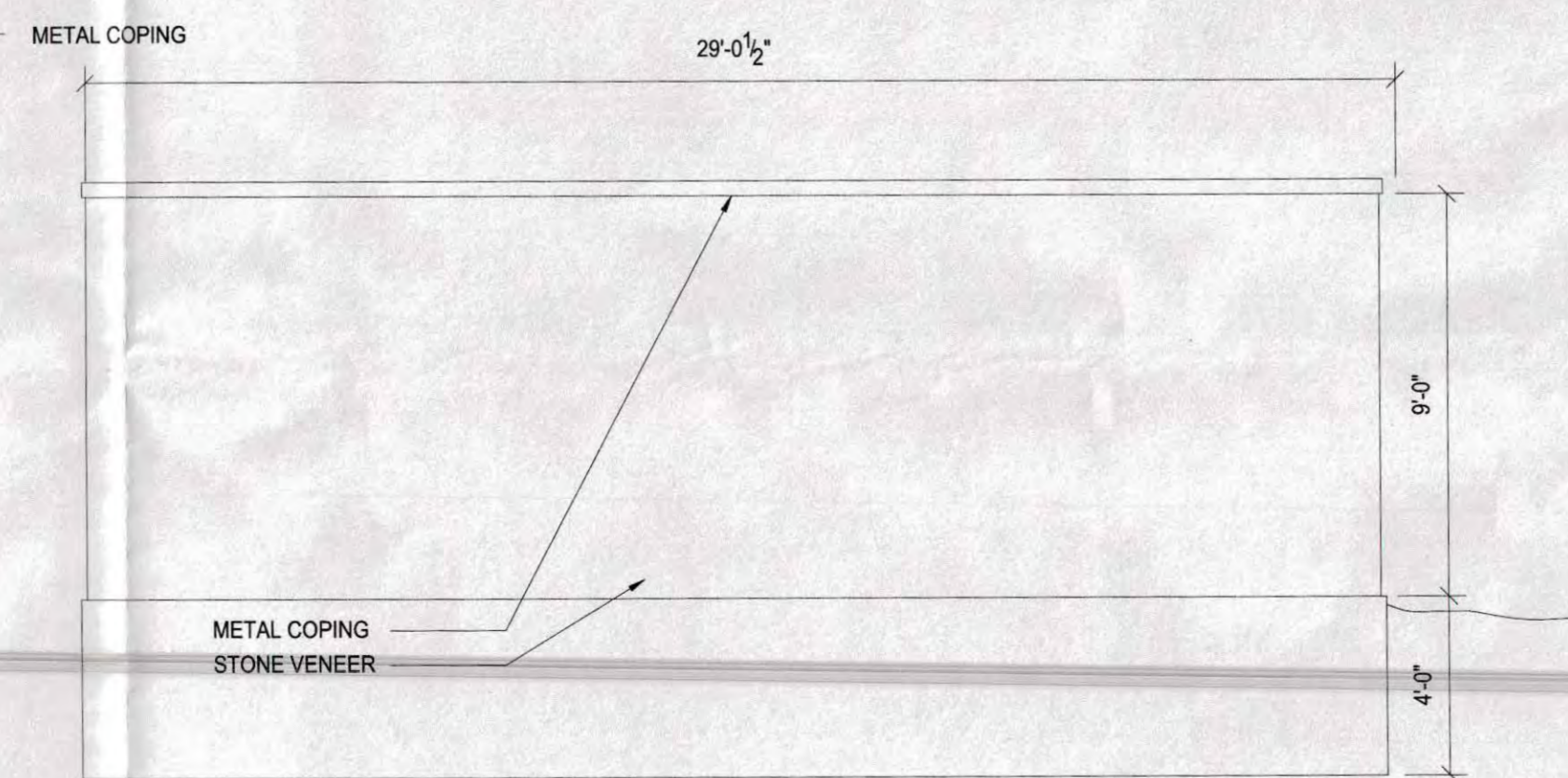
4 RECYCLING SCREEN
ELEVATION



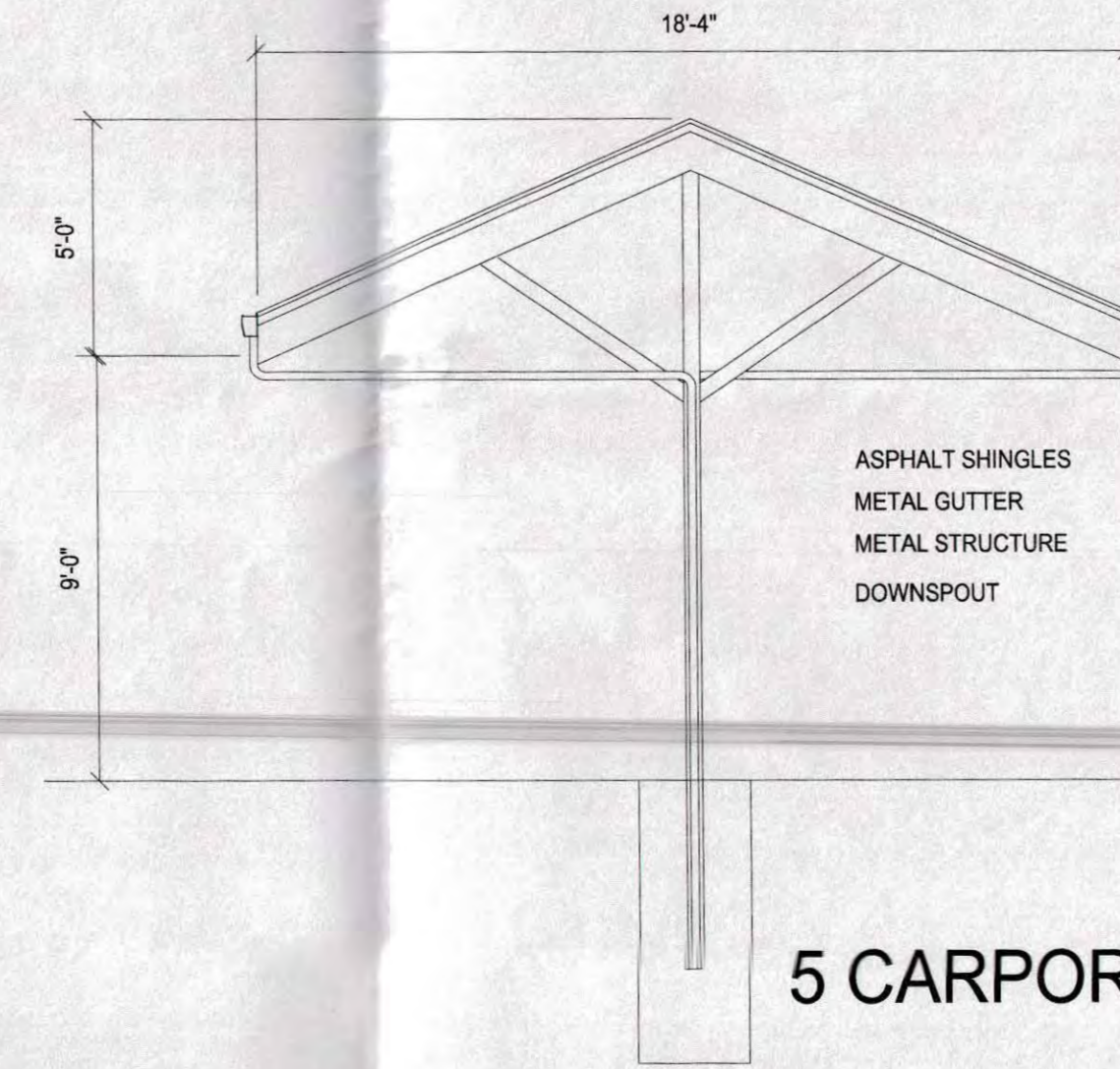
3 RECYCLING SCREEN
ELEVATION



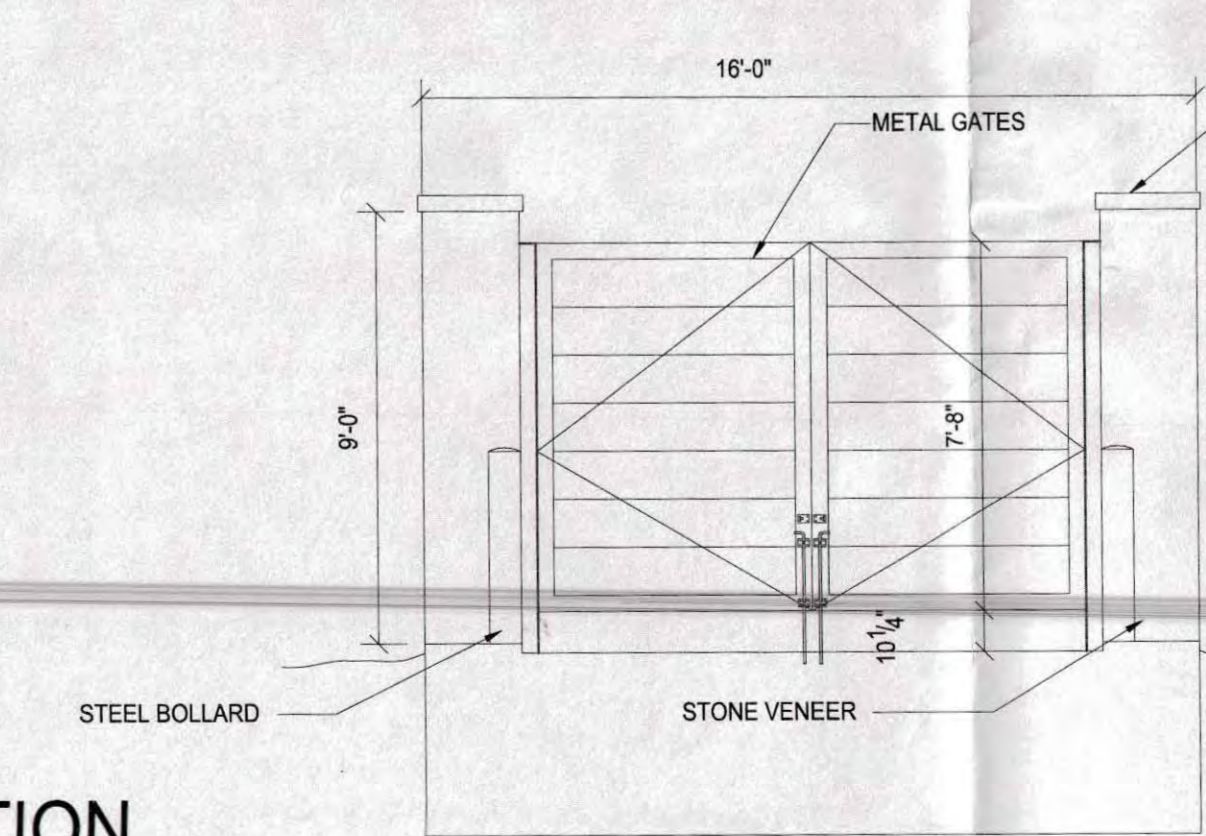
7 COMPACTOR SCREEN
ELEVATION



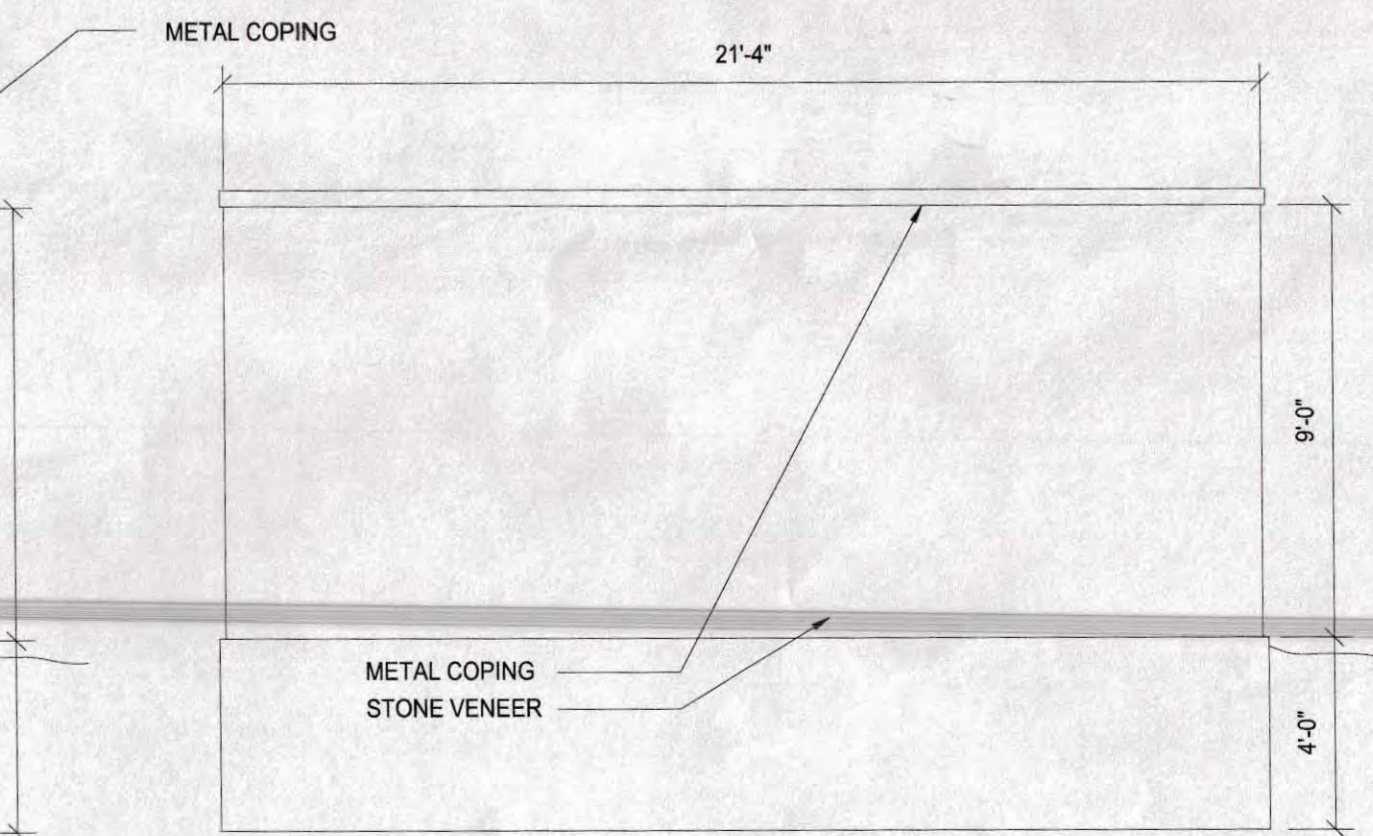
6 COMPACTOR SCREEN
ELEVATION



5 CARPORT ELEVATION

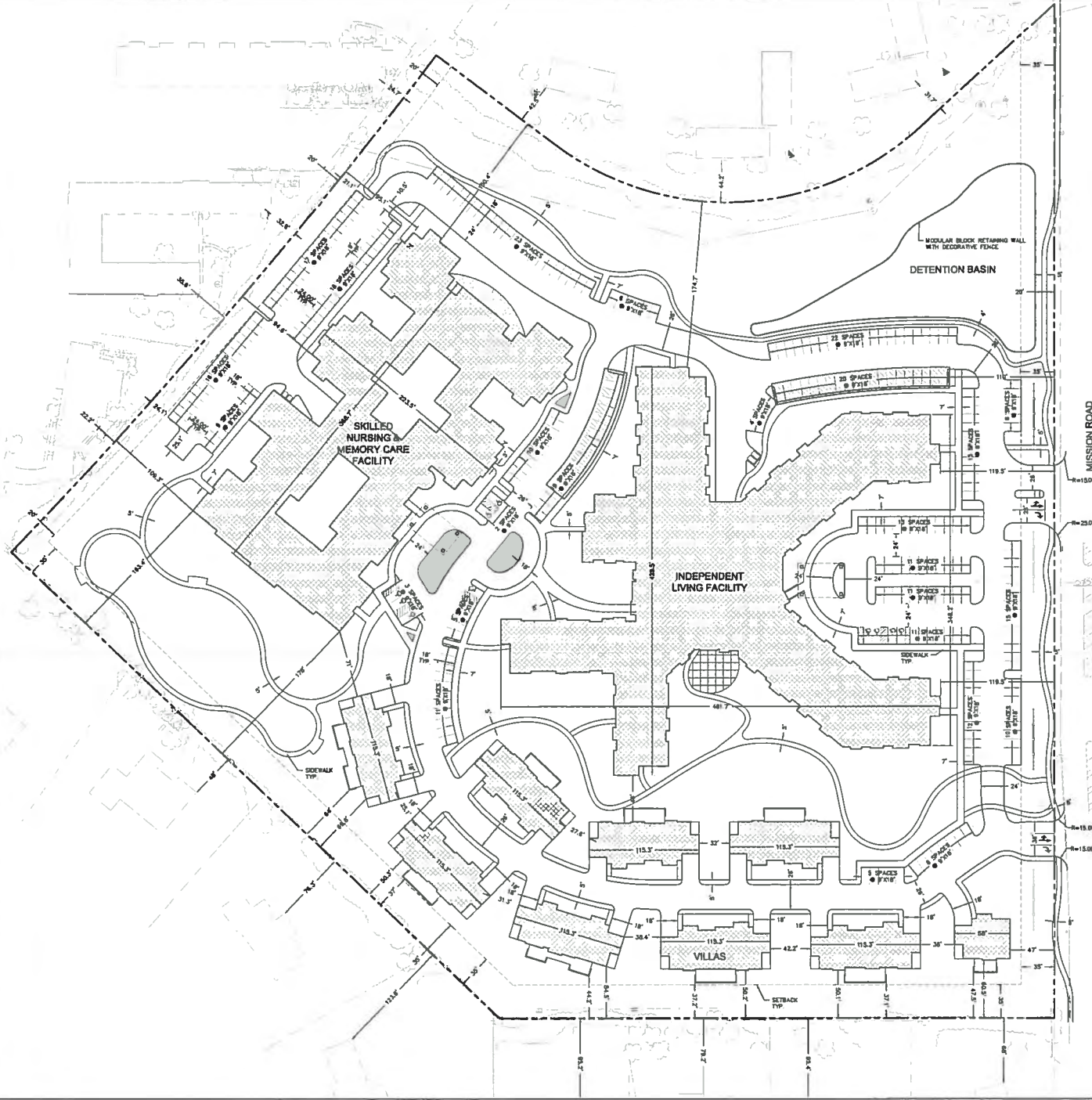


2 COMPACTOR SCREEN
ELEVATION



1 COMPACTOR SCREEN
ELEVATION

C:\PROJECTS\107-238A\DWG\107-238A.dwg
 DATE: 01.10.2013 11:56AM
 USER: JEFFREY.L
 PLOT: 107-238A.PLT
 PLOT DATE: 01-10-2013 11:56AM
 PLOT SCALE: 1"=40'
 PLOT SHEET: 107-238A-01



- LEGEND**
- 000 — PROPERTY LINE
 - - - 990 - PROPOSED CONTOUR
 - - - 993 - EXISTING CONTOUR
 - 999 — PROPOSED SANITARY SEWER SERVICE
 - 995 — PROPOSED WATER MAIN
 - 997 — PROPOSED ELECTRIC SERVICE
 - 998 — PROPOSED STORM SEWER
 - ▭ PROPOSED ASPHALT PAVEMENT
 - ▭ PROPOSED CONCRETE PAVEMENT
 - ▭ PROPOSED CARPORTS

SITE DATA
 PROPERTY AREA: 18.4 AC
 EXISTING ZONING: R-1-A

ALTA PROPERTY DESCRIPTION

ALL OF BLOCK 1, EXCEPT THE EAST 13 FEET THEREOF, MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS AND ALL OF VACATED ORIGINAL SOMERSET DRIVE ADJACENT THEREOF, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY AND EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE NORTH LINE AND 180 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 28, THENCE S077°50' E. ALONG A LINE PARALLEL TO AND 180 FEET EAST OF THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE CENTERLINE OF SOMERSET DRIVE, AS NOW LOCATED, A DISTANCE OF 998.83 FEET, TO A POINT OF CONFORMANCE, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500 FEET, A DISTANCE OF 163.52 FEET, THENCE S077°50' E. ALONG A RADIAL LINE TO THE LAST DESCRIBED CURVE, A DISTANCE OF 40 FEET, TO A POINT ON THE EAST LINE OF SAID SOMERSET DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, THENCE N 89°47'00" E. A DISTANCE OF 151 FEET, TO A POINT ON THE EAST LINE OF THE VACATED RIGHT-OF-WAY FOR SOMERSET DRIVE, THENCE SOUTHERLY ALONG THE CENTERLINE OF THE RIGHT-OF-WAY OF SAID VACATED SOMERSET DRIVE, SAID LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2779 FEET AND WHOSE INITIAL TANGENT BEARING IS S45°01'18" W, A DISTANCE OF 310.29 FEET, TO A POINT ON THE EAST LINE OF THE CENTERLINE OF THE MEADOWBROOK JUNIOR HIGH SCHOOL, PROPERTY, AS NOW LOCATED, SAID LINE ALSO BEING THE NORTHEAST CORNER OF THE TRACT AND COUNTRY ESTATE, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE N44°25'37" W. ALONG SAID PROPERTY LINE, A DISTANCE OF 121.12 FEET, TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SOMERSET DRIVE AS NOW LOCATED, THENCE NORTHEASTERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SOMERSET DRIVE, SAID RIGHT-OF-WAY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 540 FEET AND WHOSE INITIAL TANGENT BEARING IS N24°35'48" E, A DISTANCE OF 215.09 FEET, TO THE POINT OF BEGINNING.

AND EXCEPT ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, IN JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON A LINE RADIAL TO THE CURVE OF SOMERSET DRIVE AS NOW ESTABLISHED, SAID RADIAL LINE BEING FROM A POINT ON THE CENTERLINE OF SAID SOMERSET DRIVE, SAID POINT BEING 33.38 FEET NORTHEASTERLY OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/4 OF SAID SECTION 28, MEASURED ALONG SAID CENTERLINE OF SOMERSET DRIVE, THENCE SOUTHEASTERLY ALONG SAID RADIAL LINE, A DISTANCE OF 45 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO SAID RADIAL LINE, SAID HAVING A RADIUS OF 540 FEET, A DISTANCE OF 192 FEET MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE PLAT OF MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION OF LAND IN SAID COUNTY AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, THENCE CONTINUING NORTHEASTERLY ALONG THE EAST DESCRIBED CURVE, A DISTANCE OF 22 FEET MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID PLAT, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 21 FEET MORE OR LESS, TO THE MOST WESTERN CORNER OF SAID PLAT, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 9 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO EXCEPT ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT IN THE EAST-NORTH-CENTERLINE OF SAID SECTION 28, WHICH POINT IS 1150.00 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 28, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF 43RD STREET AND SOMERSET DRIVE AS NOW ESTABLISHED, THENCE SOUTH ALONG A LINE WHICH IS 180.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 SECTION, SAID LINE BEING THE CENTERLINE OF SAID SOMERSET DRIVE, A DISTANCE OF 998.83 FEET, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERN LINE OF SAID SOMERSET DRIVE, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 28.50 FEET, THENCE SOUTHERLY ALONG A LINE WHICH BEGINS TO THE LEFT S27°01'18" FROM THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 147 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 32.84 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE REFLECTING TO THE LEFT 48.13 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH BEGINS TO THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 378.72 FEET, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 42.00 FEET TO A POINT ON THE CENTERLINE OF VACATED SOMERSET DRIVE, THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 573.00 FEET, A DISTANCE OF 408.69 FEET TO THE POINT OF BEGINNING.

OLSSON ASSOCIATES
 107-238A-01
 107-238A-01
 107-238A-01

REVISIONS
 NO. DATE DESCRIPTION
 1 2013

SITE DIMENSION PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

SHEET
 C1

