

**PLANNING COMMISSION WORK SESSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, APRIL 2, 2013
INDIAN HILLS MIDDLE SCHOOL
6400 MISSION ROAD**

**Immediately Following
Regular Commission Meeting**

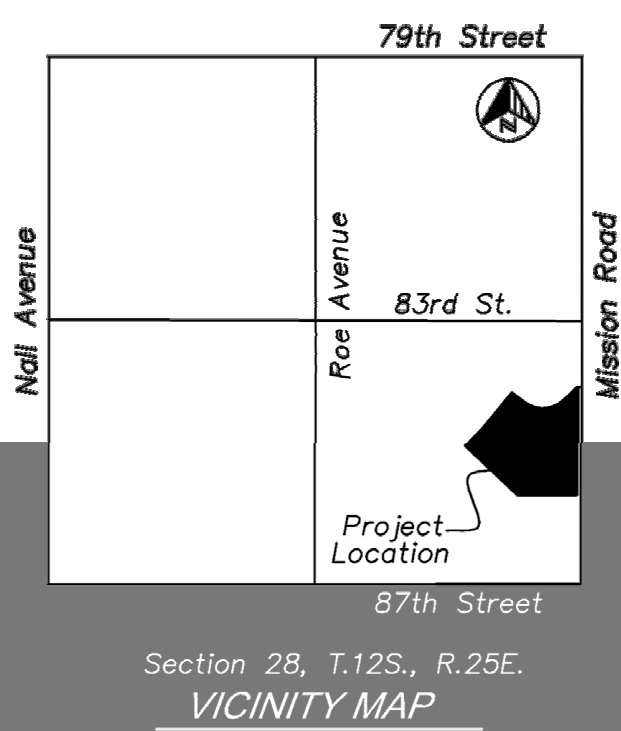
**Presentation on proposed development of 8500 Mission Road -
"Mission Chateau Senior Center
Representatives of Tutera Family Communities &
Polsinelli Shughart**



Owner
 The Tutera Group
 7611 State Line Road
 Kansas City, MO 64111
 P: 816.444.0900
 F: 816.822.0081

Architect
 Hoefler Wysocki Architects
 11740 Tomahawk Creek Parkway
 Leawood, KS 66211
 P: 913.307.3700
 F: 913.307.3710

Civil/ Landscape
 Olsson Associates
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213
 P: 913.381.1170
 F: 913-381-1174



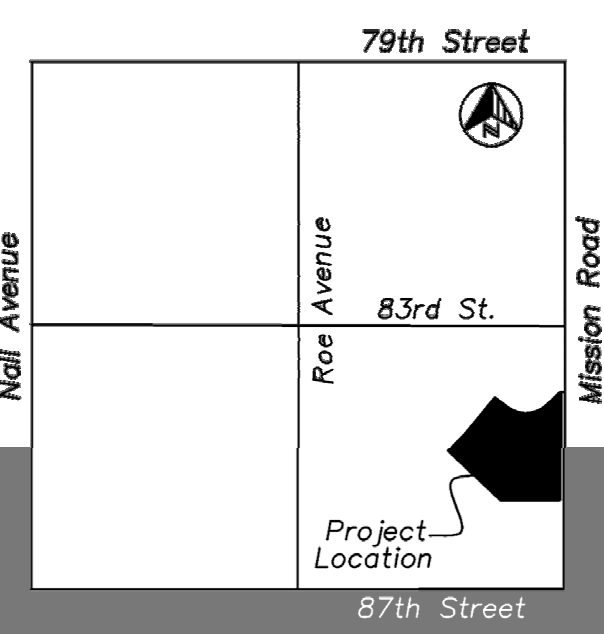
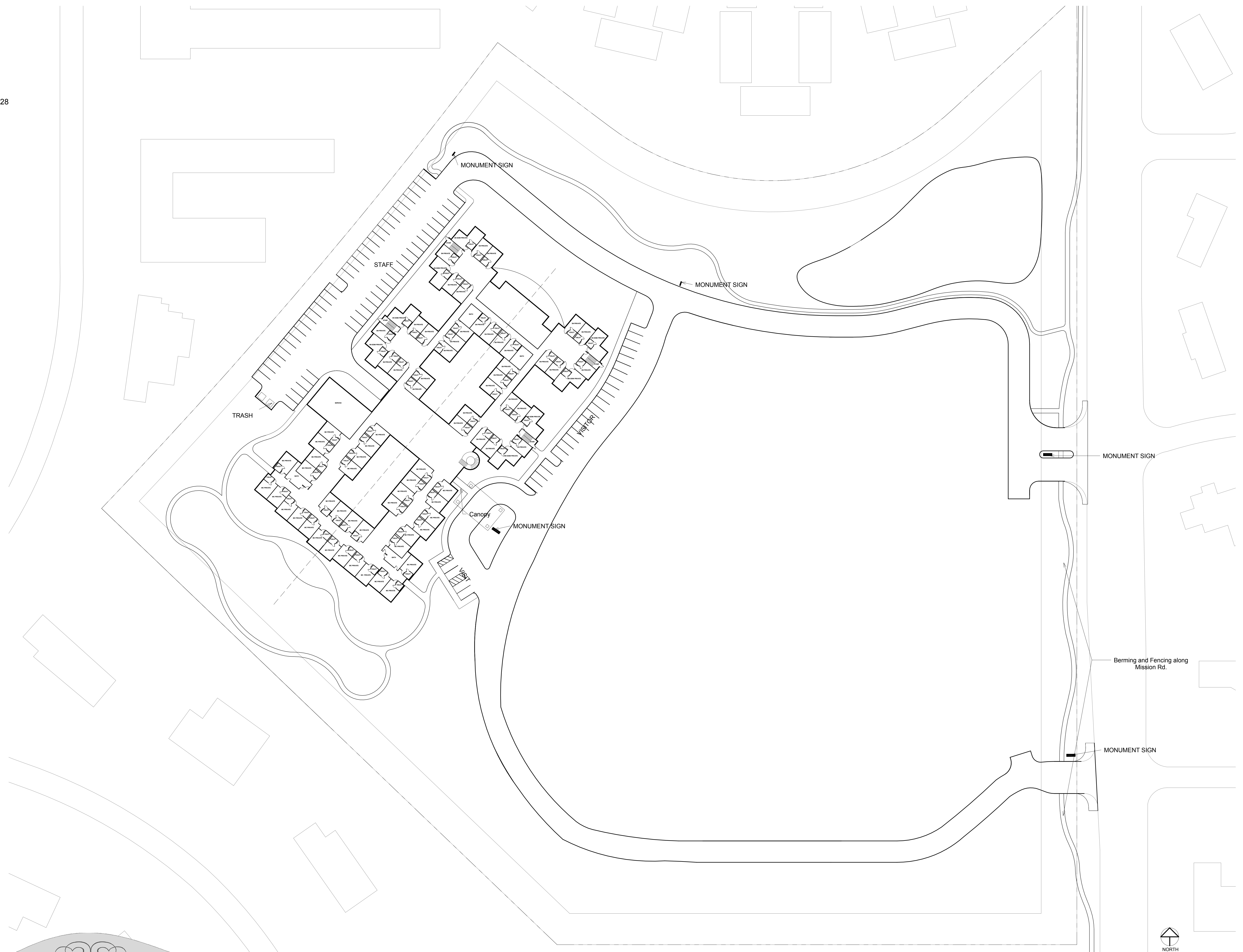
Mission Chateau Senior Living Community
 03/22/2013

Cover Sheet -

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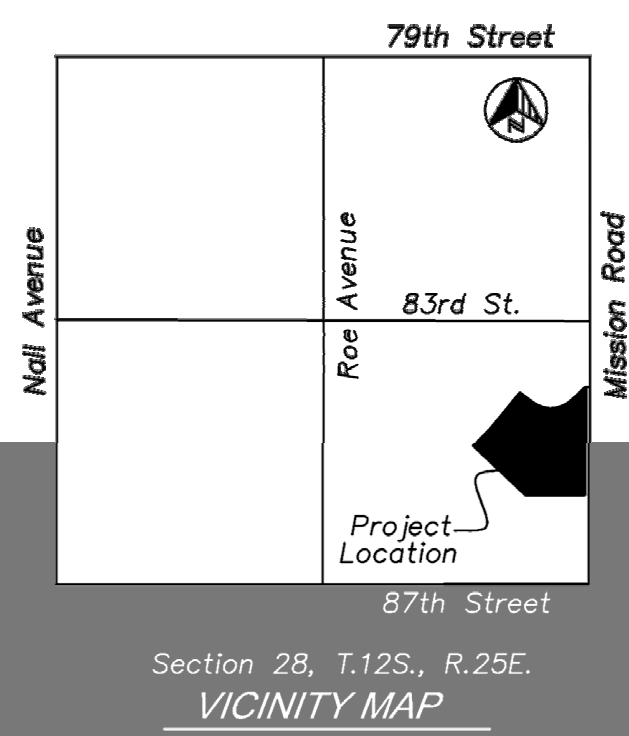
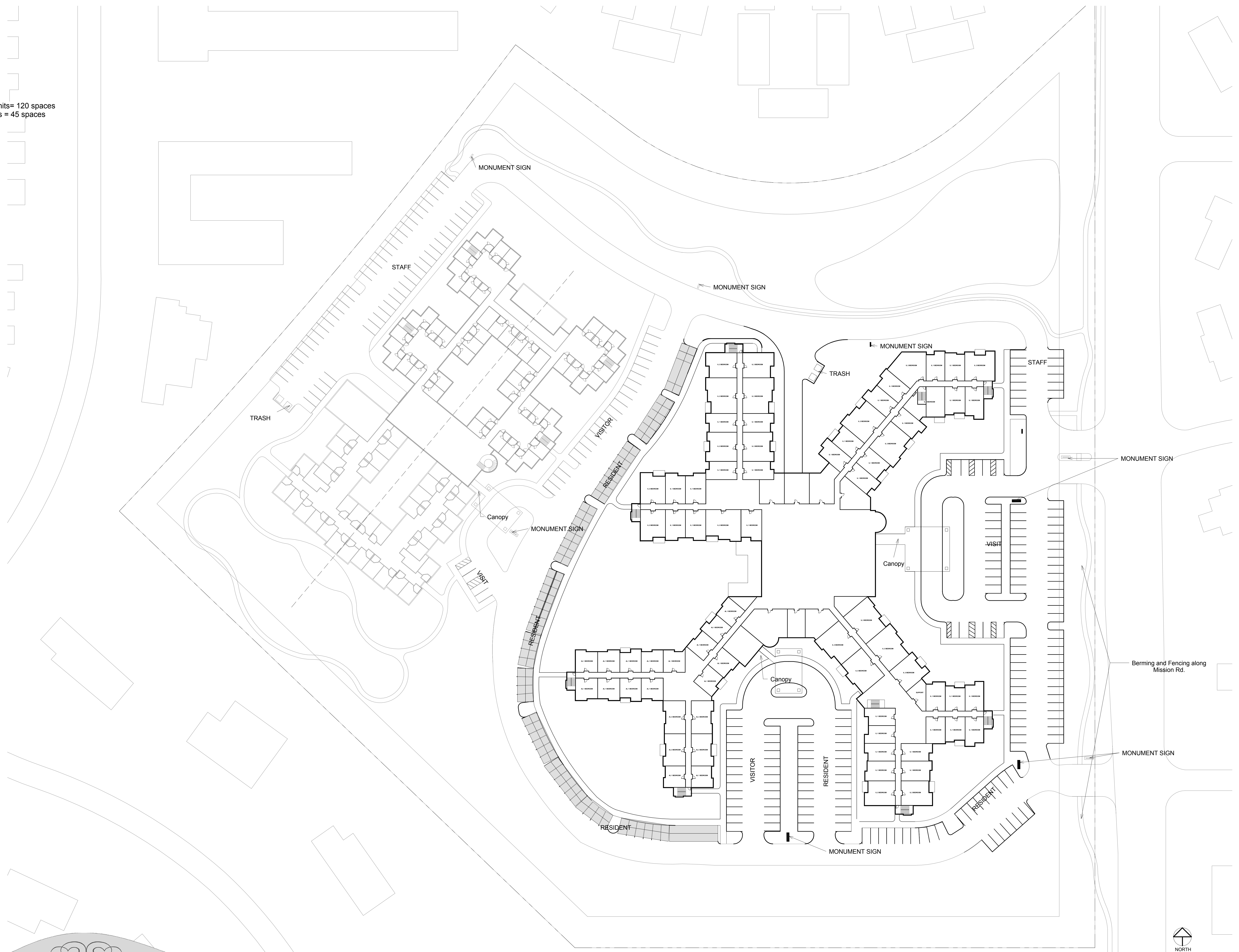
Skilled Nursing/Memory Care

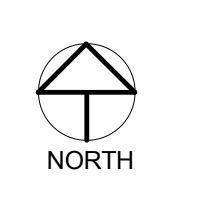
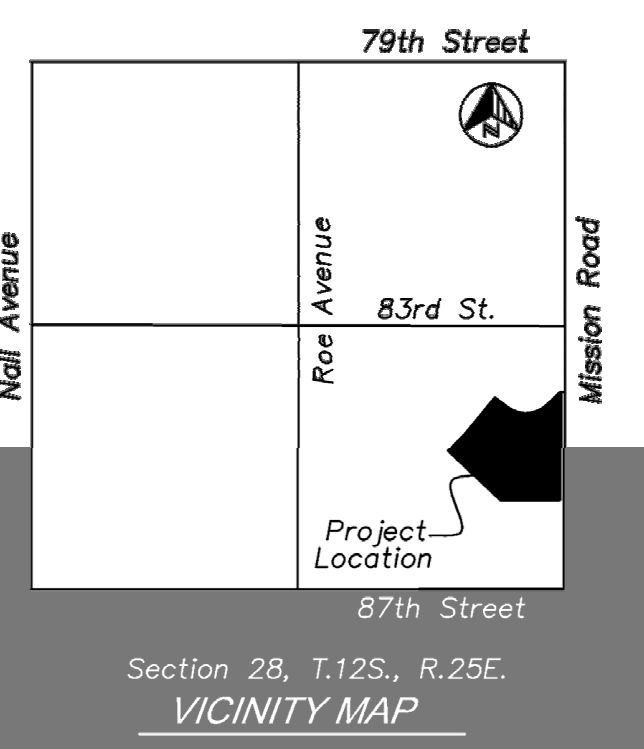
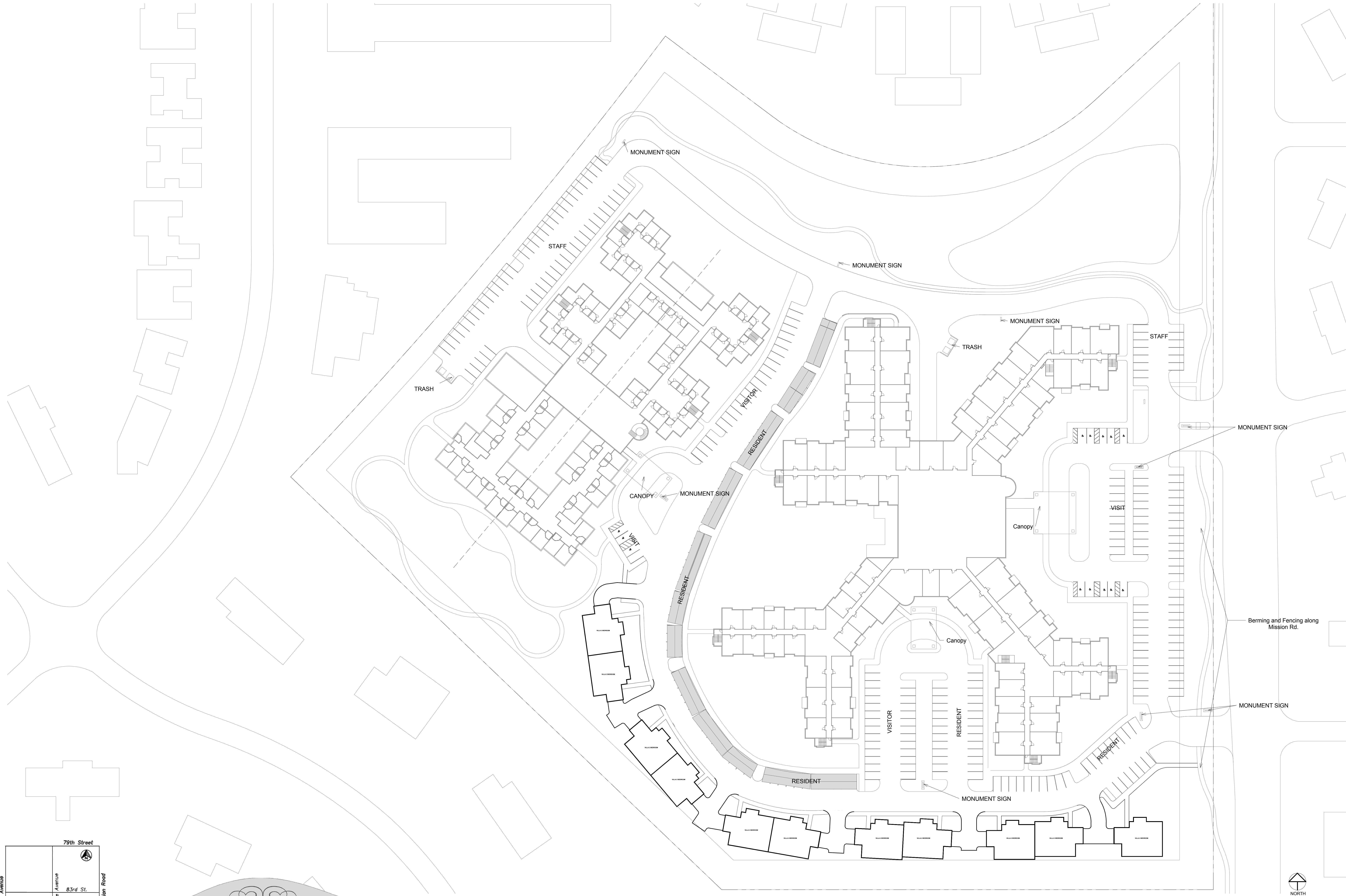
Gross Building: 91,189 sf
 Ground Floor: 58,268 sf
 Total Units: 119 Units (137 Beds)
 Resident Parking = 1 space/5 beds = 28
 Employee Parking = 57 spaces
 HC spaces = 3
 Phase 1 parking total = 85 total spaces



Assisted Living/Independent Living

Gross Building: 271,140 sf
Ground Floor: 100,824 sf
Total Units: 220 Units
Independent Living Resident parking = 3 space/4 units = 120 spaces
Assisted Living Resident parking = 3 spaces/ 4 units = 45 spaces
Staff Parking = 78 spaces
HC Parking = 10
Total Phase 2 parking = 243 spaces





Skilled Nursing/Memory Care

Gross Building: 91,189 sf
 Ground Floor: 58,268 sf
 Total Units: 119 Units (137 Beds)
 Private: 101 Units
 Semi-Private: 18 Units

Lot Coverage: 7%
 Building Height to One Story Peak: 26'-3"
 Building Height to Two Story Peak: 33'-6"
 Finish Floor Elevation: 952'-0"

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 83 Units (101 Beds)

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

Assisted Living/Independent Living

Gross Building: 271,140 sf
 Ground Floor: 100,924 sf
 Total Units: 220 Units
 Lot Coverage: 12.6%
 Building Height to Two Story Peak: 32'-4"
 Building Height to Three Story Peak: 40'-10"
 Finish Floor Elevation: 951'-0"

ASSISTED LIVING
 Ground Floor: 20,124 sf
 Units: 60 Units
 One Bedroom: 48 Units
 Two Bedroom: 12 Units

INDEPENDENT LIVING
 Ground Floor: 80,700 sf
 Units: 160 Units
 One Bedroom: 100 Units
 Two Bedroom: 60 Units

Villas

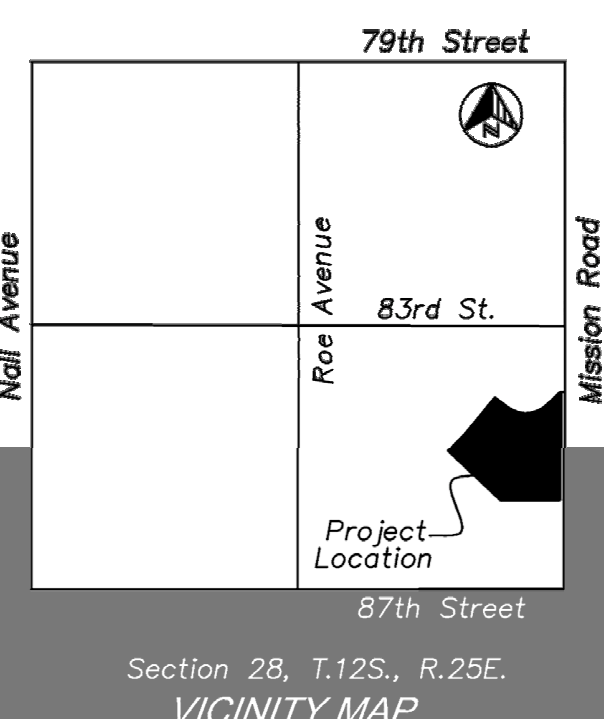
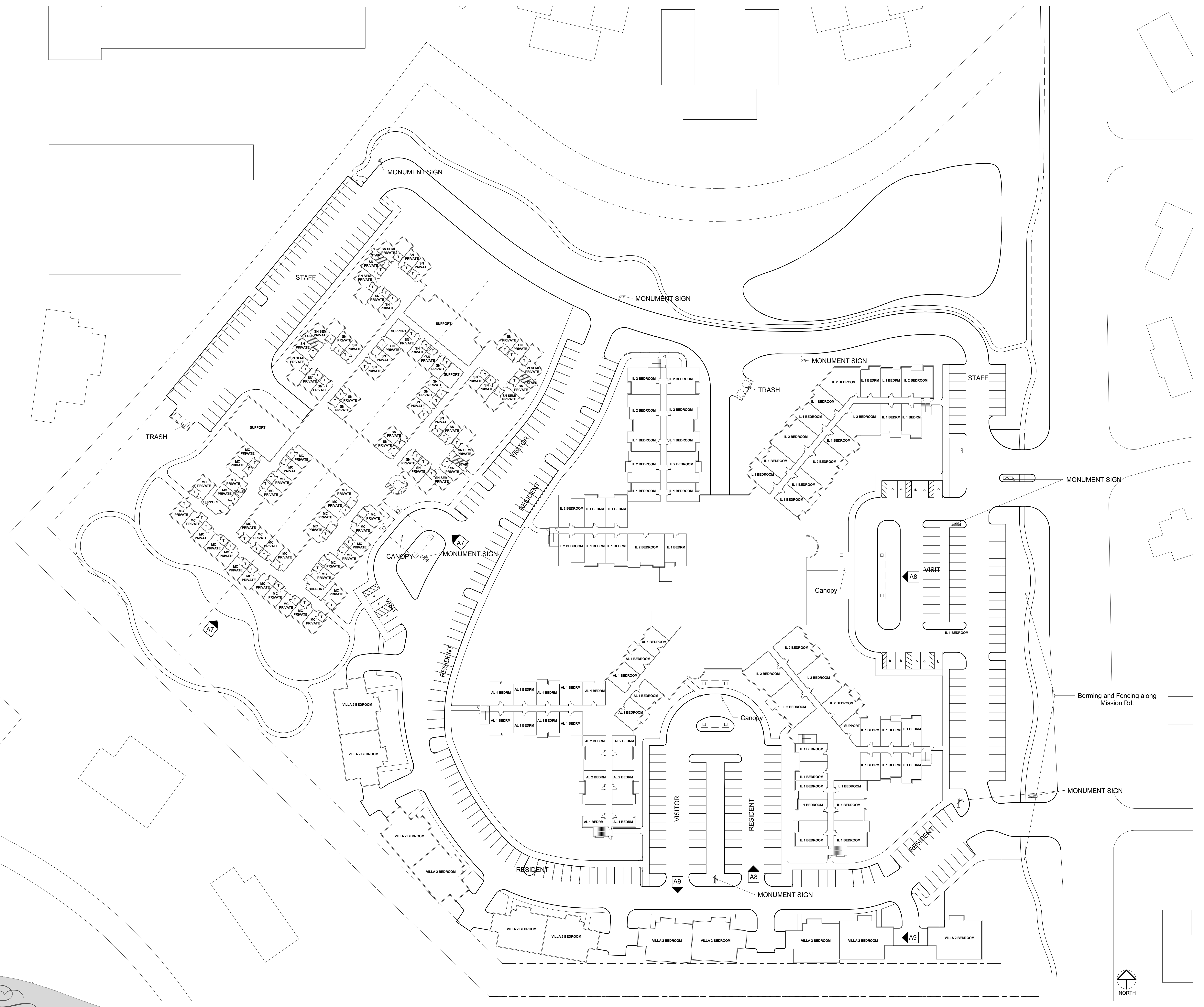
Gross Building: 24,915 sf
 Unit Size: 2,265 sf
 Total Units: 11 Units
 Lot Coverage: 3.1%
 Building Height to Peak: 21'-4"
 Finish Floor Elevation: 950'-5"

Villas
 One Bedroom: 0
 Two Bedroom: 11

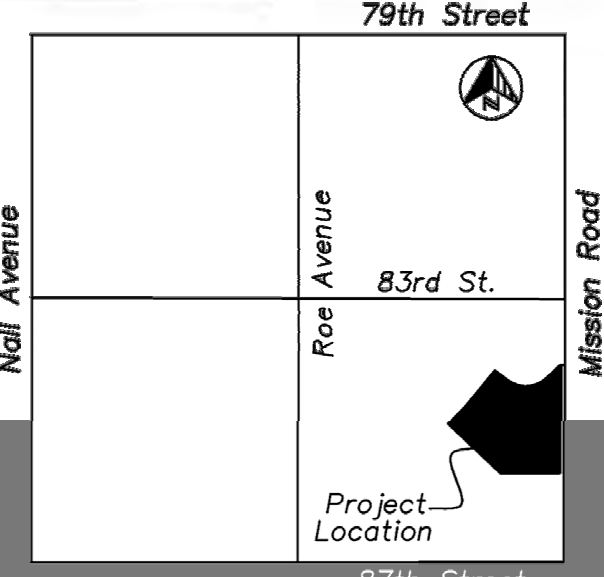
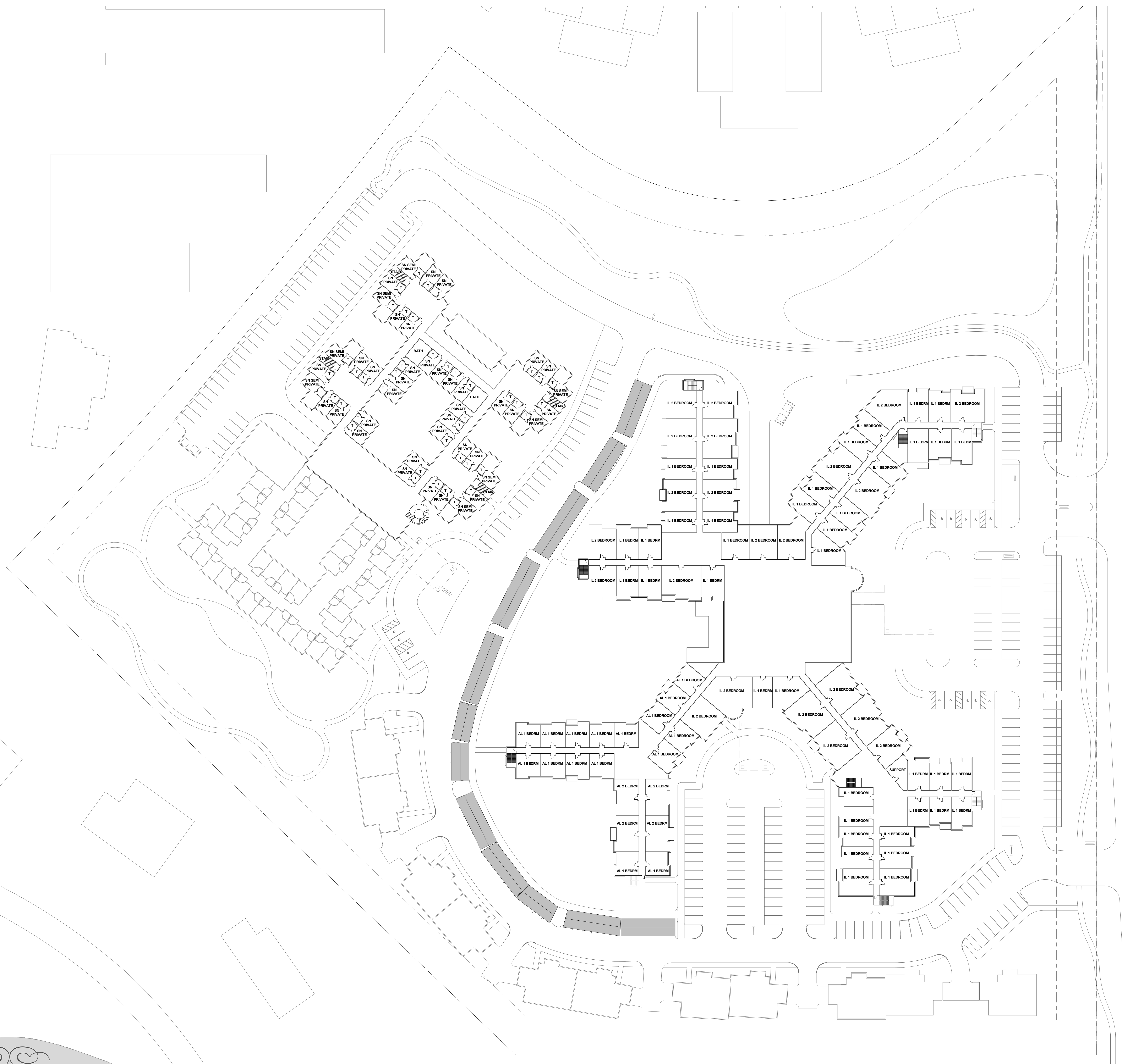
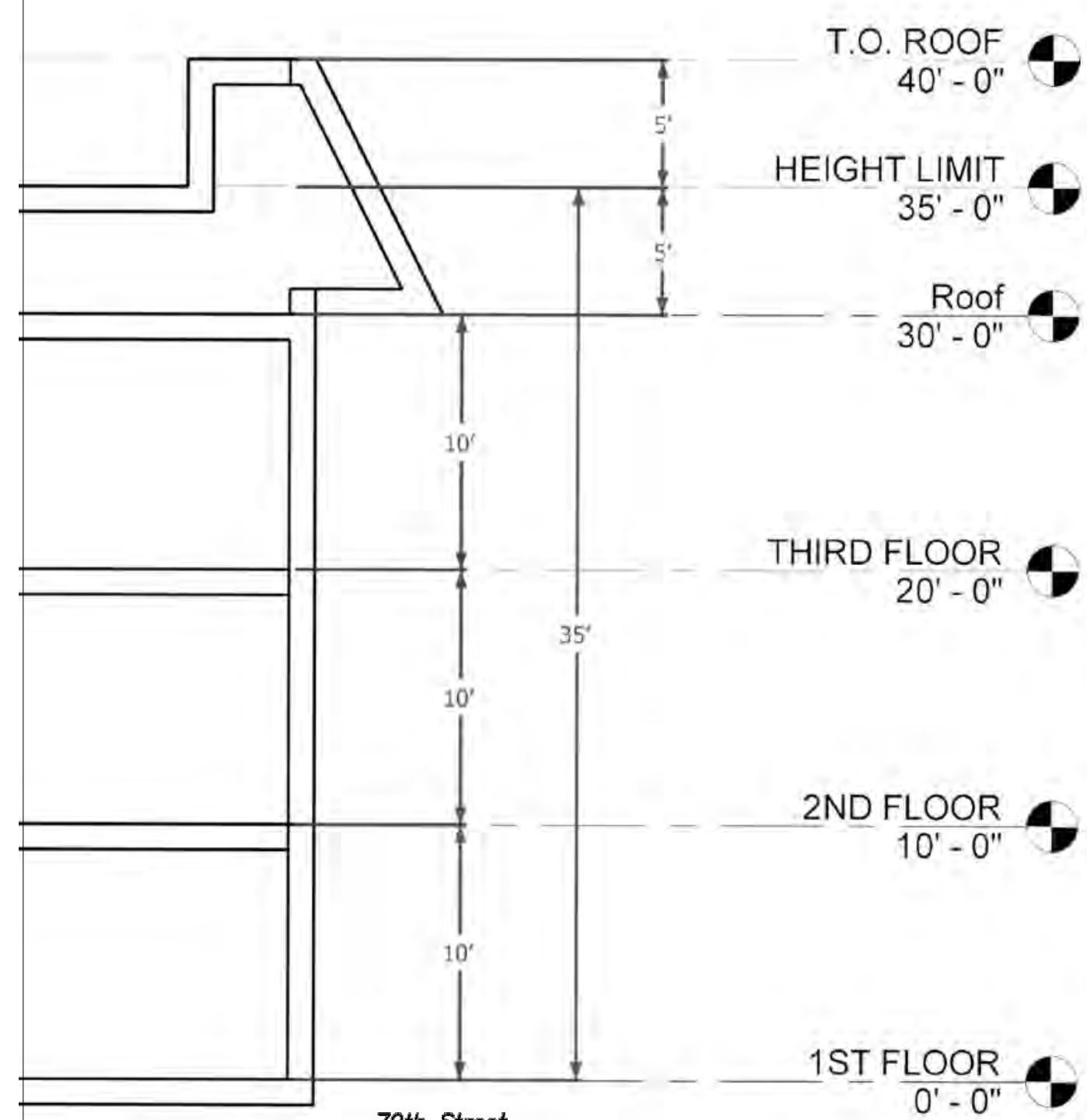
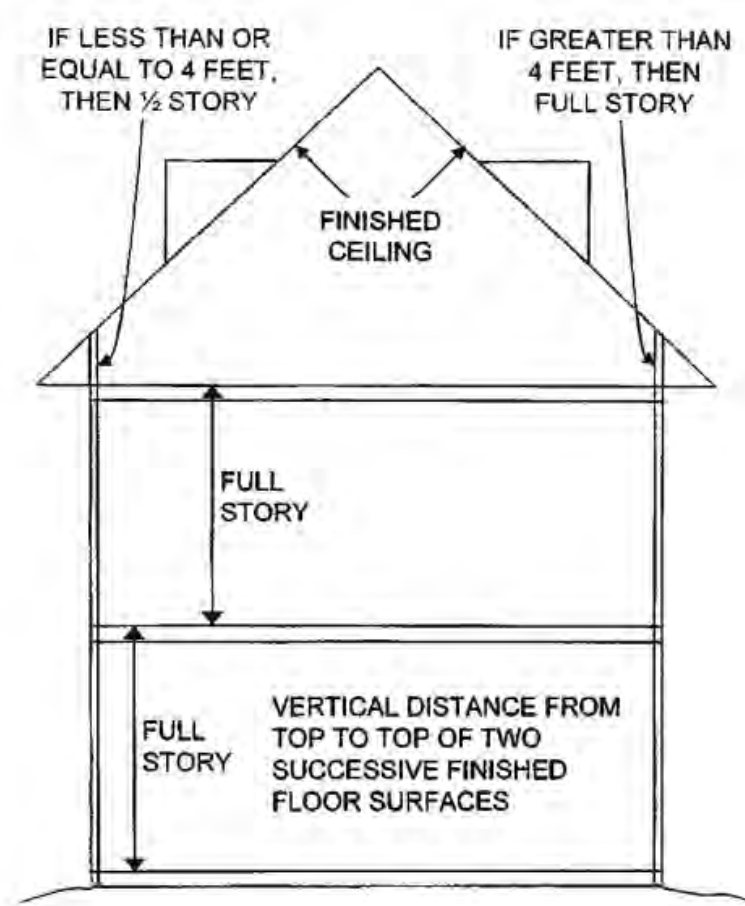
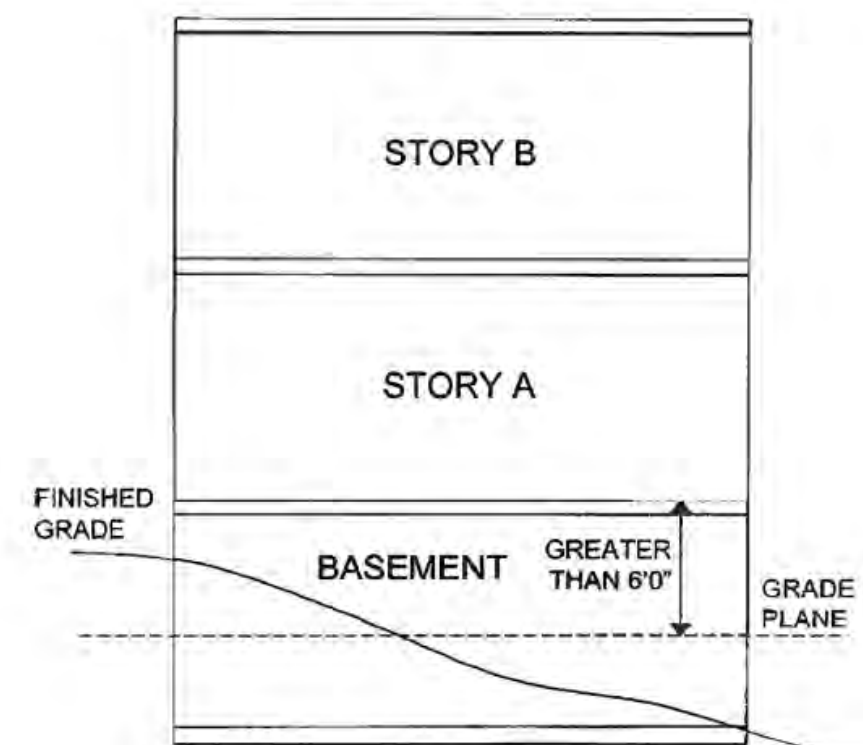
Totals

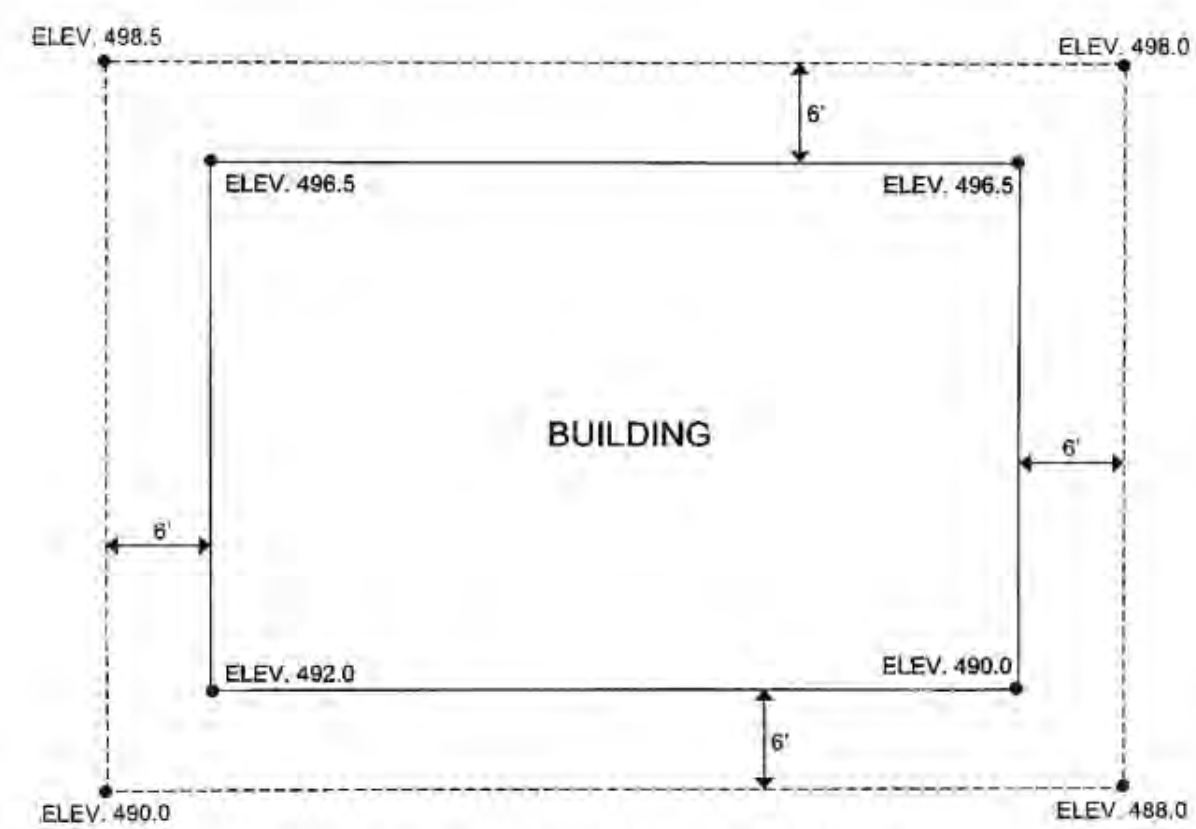
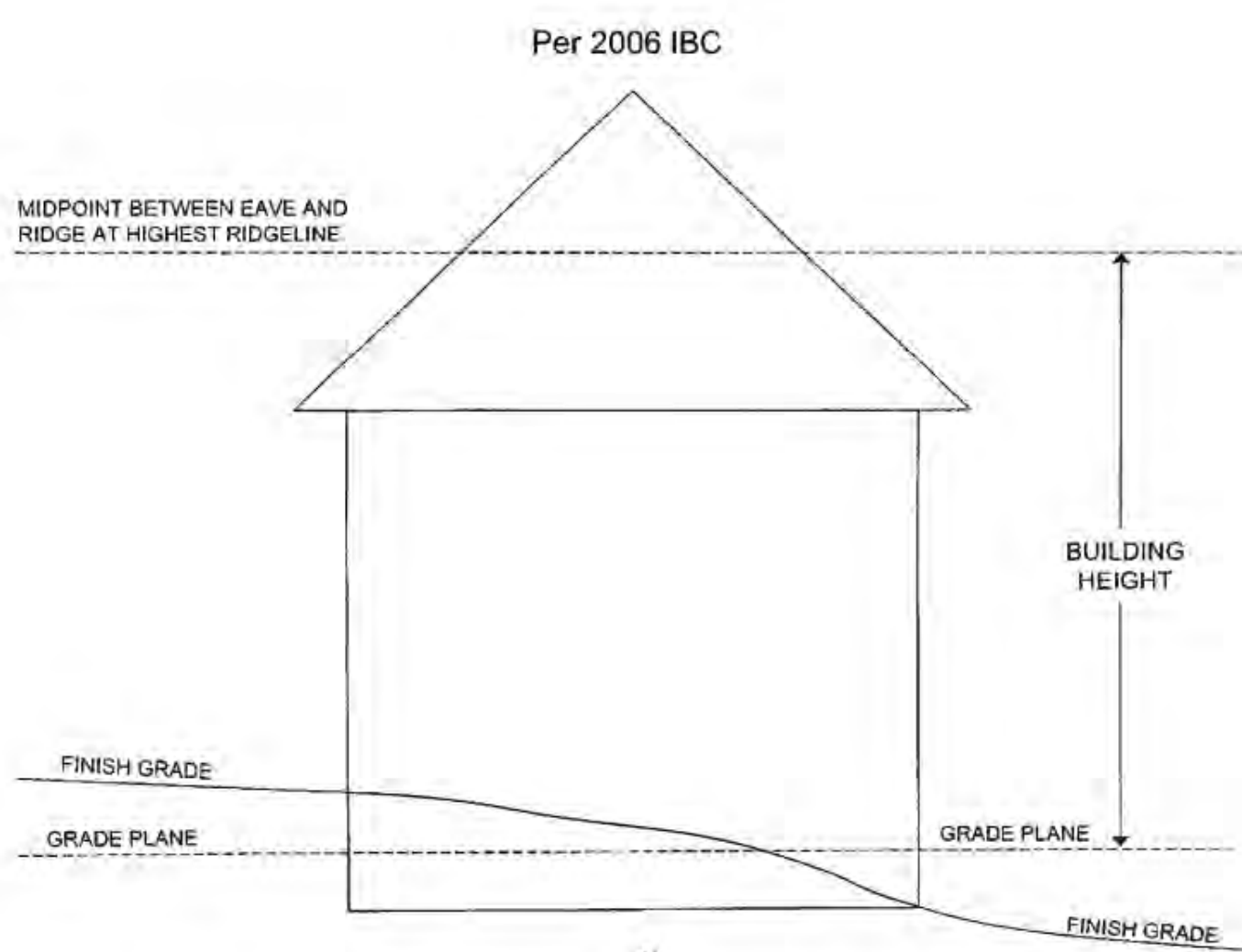
Property Size: 18.4 Acres/ 801,504 sf
 Total Building Square Footage: 388,620 sf
 Building Footprint on Site: 182,009 sf
 Lot Coverage: 22.7%

Parking Total		
Count	Description	Type
315	Standard Space 9' x 18'	
6	ADA - Car Space 9' x 18' (5' Aisle)	
4	ADA - Car Space 9' x 18' (6' Aisle)	
1	ADA - Van Space 9' x 18' (8' Aisle)	
1	ADA - Van Space 11' x 18' (5' Aisle)	
1	ADA - Van Space 11' x 18' (7' Aisle)	
328		



In this example the basement is a "story above grade plane" because the floor of "Story A" is more than 6" above grade plane.





AVERAGE GRADE ELEVATION AT EACH EXTERIOR WALL.

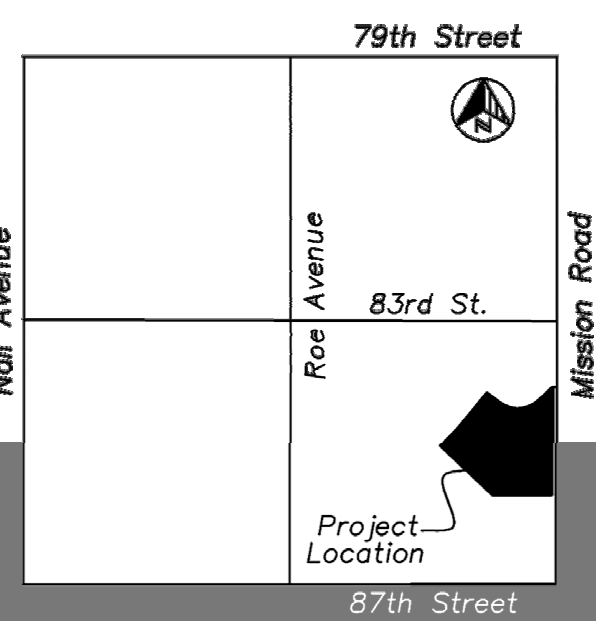
NORTH: $(496.5 + 496.5) / 2 = 496.5$

WEST: $(496.5 + 490.0) / 2 = 493.25$

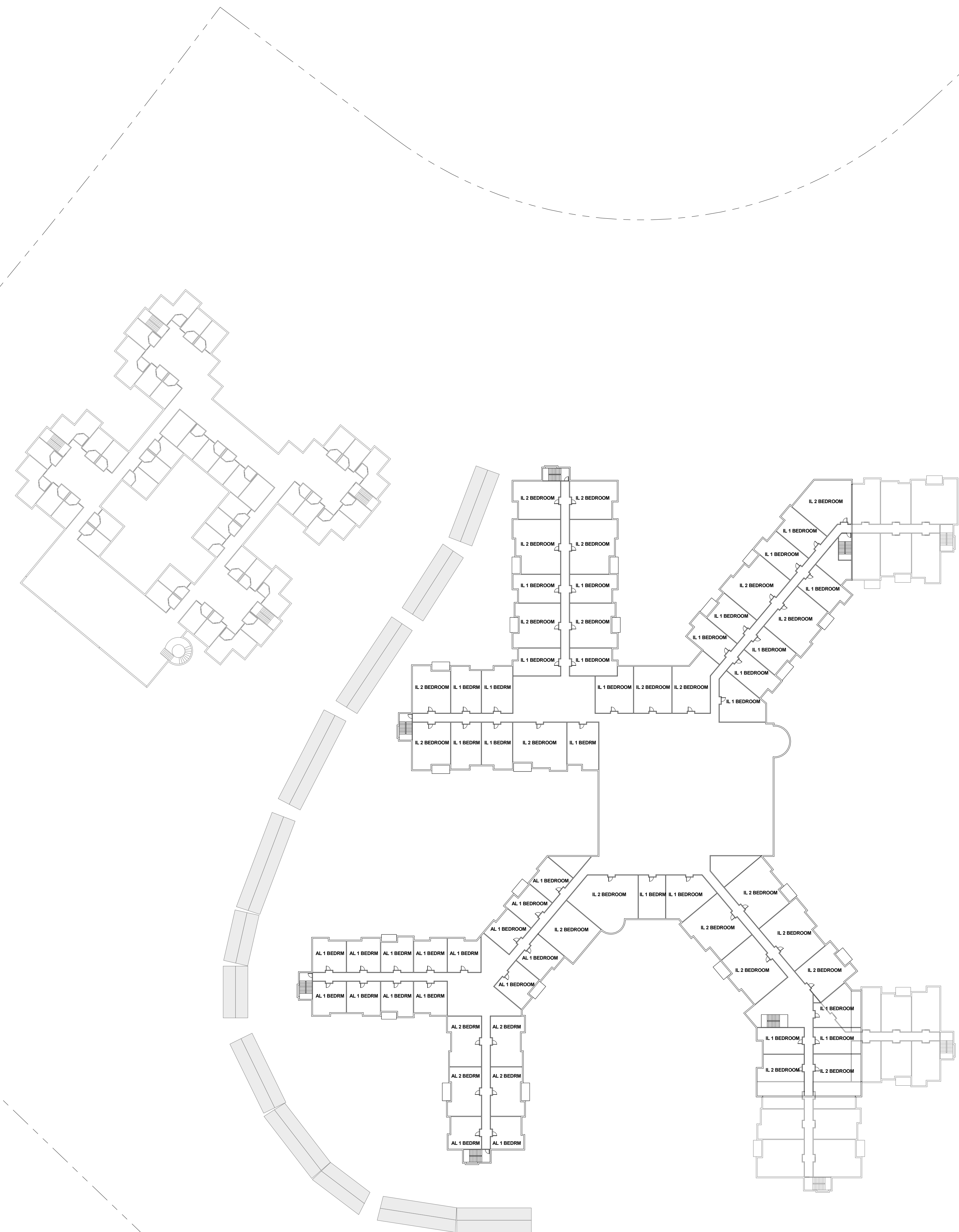
SOUTH: $(490.0 + 488.0) / 2 = 489.0$

EAST: $(496.5 + 488.0) / 2 = 492.25$




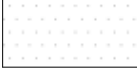


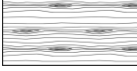
$(493.25 + 492.25) / 2 = 492.75 = \text{"GRADE PLANE"}$

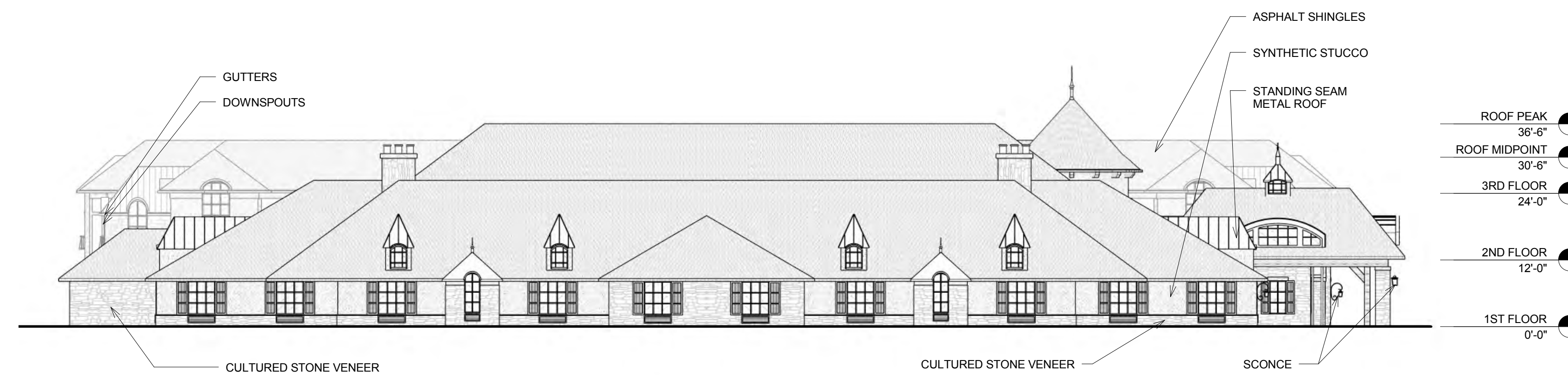


Section 28, T.12S., R.25E.
VICINITY MAP



LEGEND

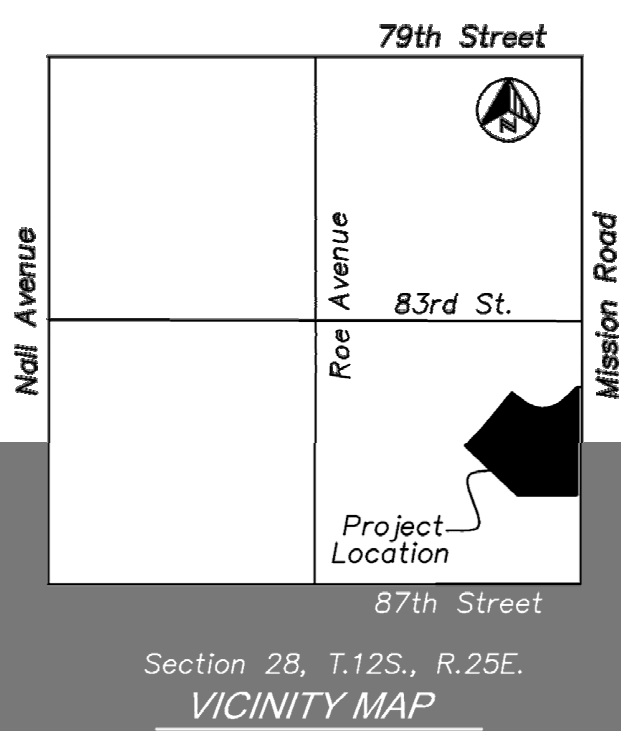
-  SYNTHETIC STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



SOUTH ELEVATION



EAST ELEVATION







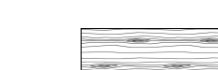


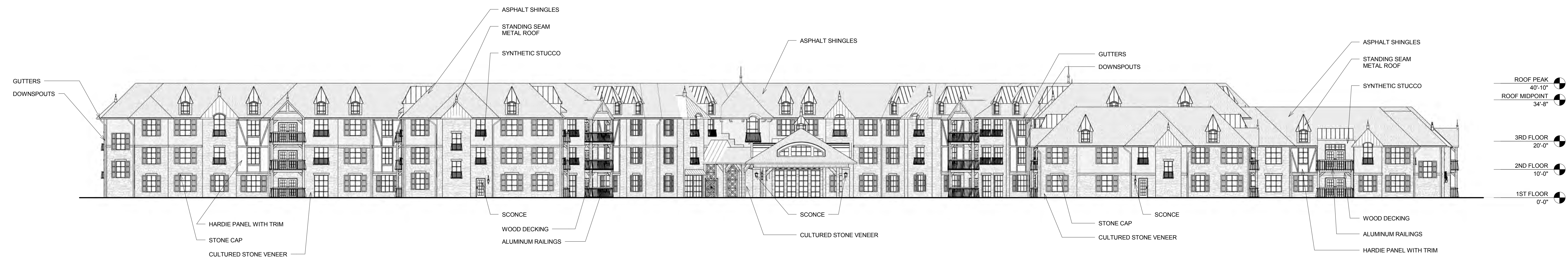
Mission Chateau Senior Living Community
03/22/2013

Skilled Nursing Elevations - 1/16" = 1'-0"

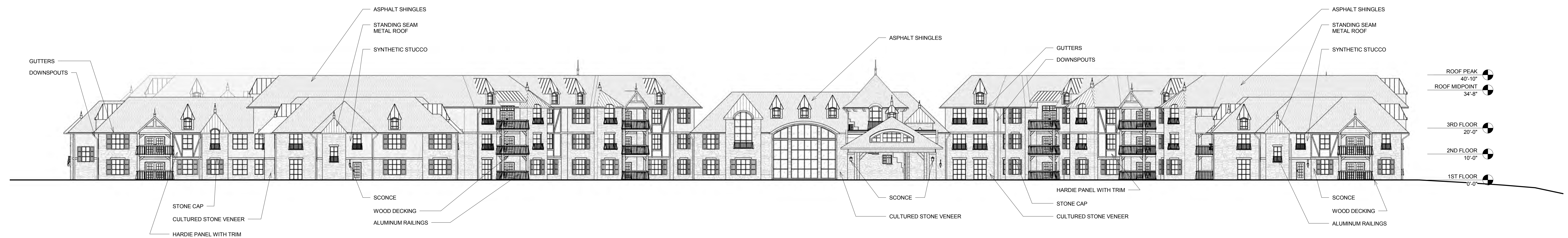
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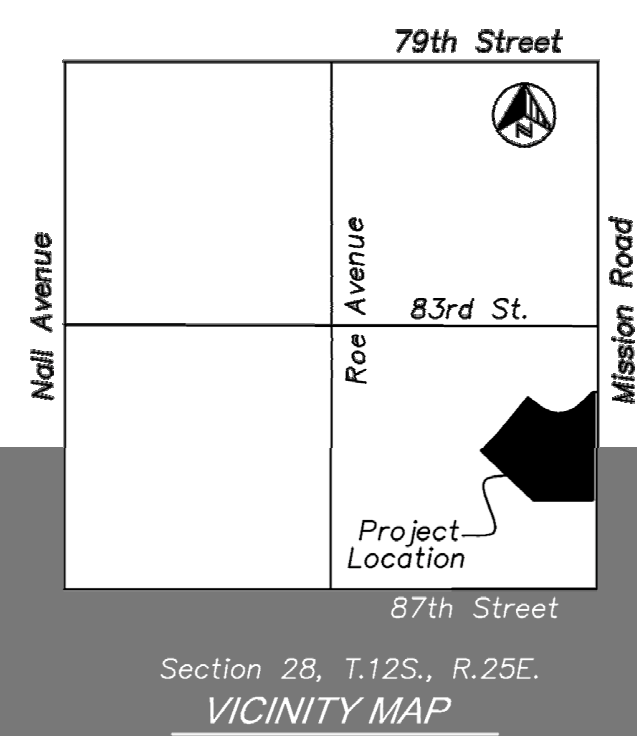
-  SYNTHETIC STUCCO
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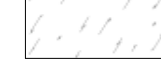

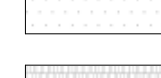



SOUTH ELEVATION

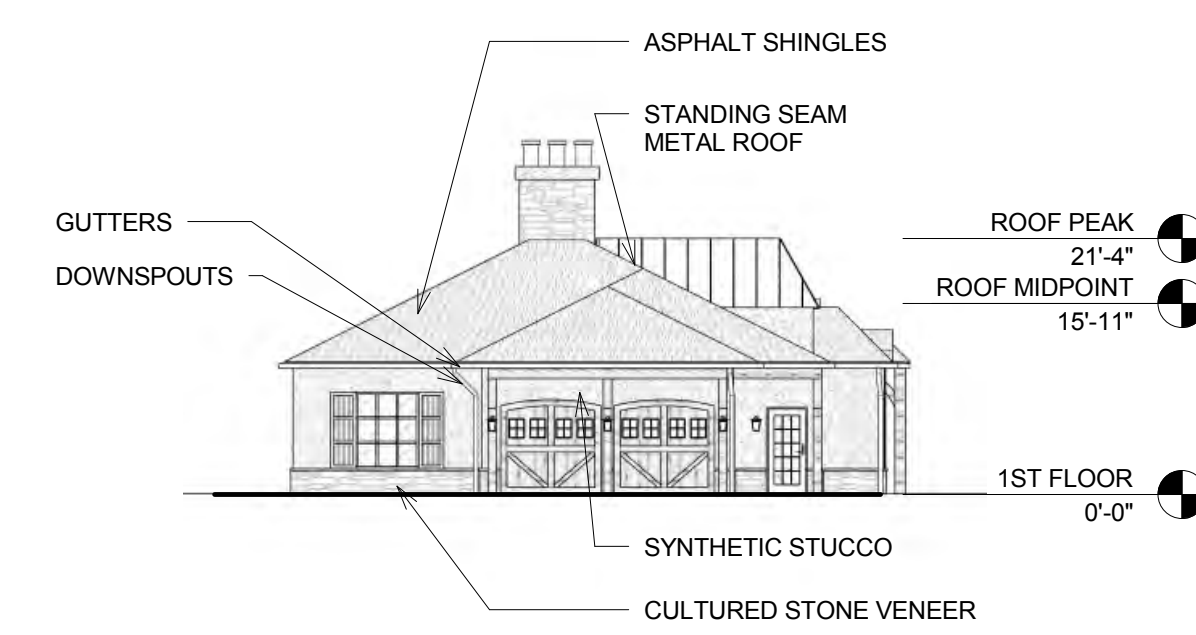


EAST ELEVATION

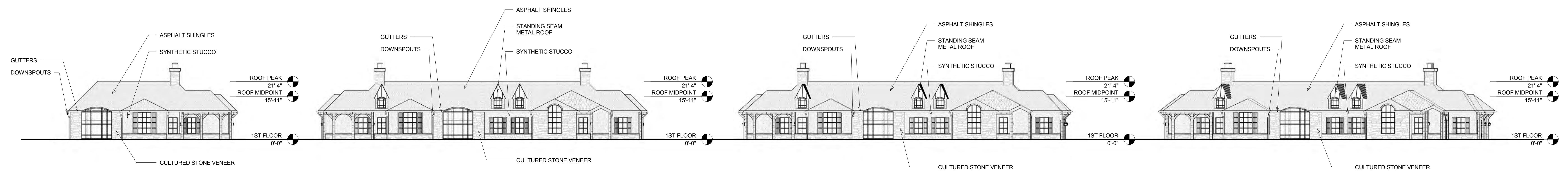


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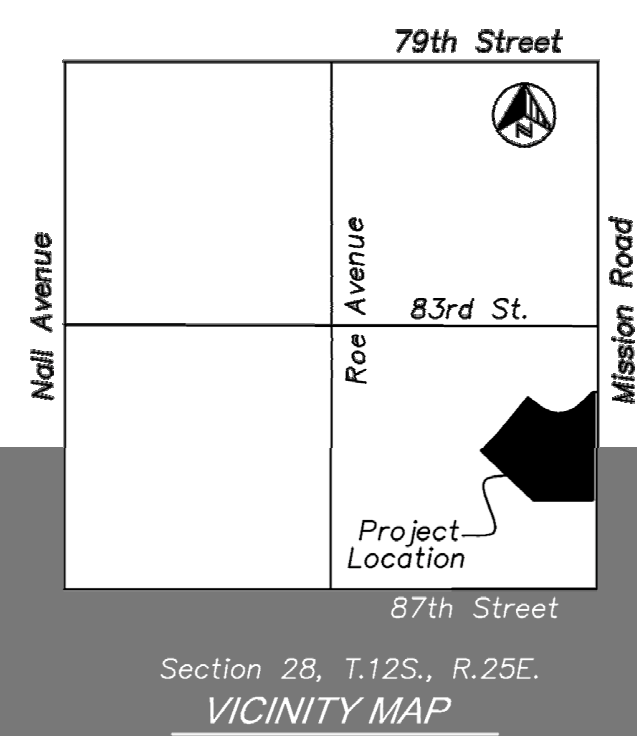
-  SYNTHETIC STUCCO
-  GLASS
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-  WOOD



EAST ELEVATION



NORTH ELEVATION





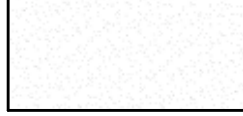



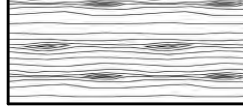
W HOEFER WYSOCKI **THE TUTERSA GROUP**
Architecture

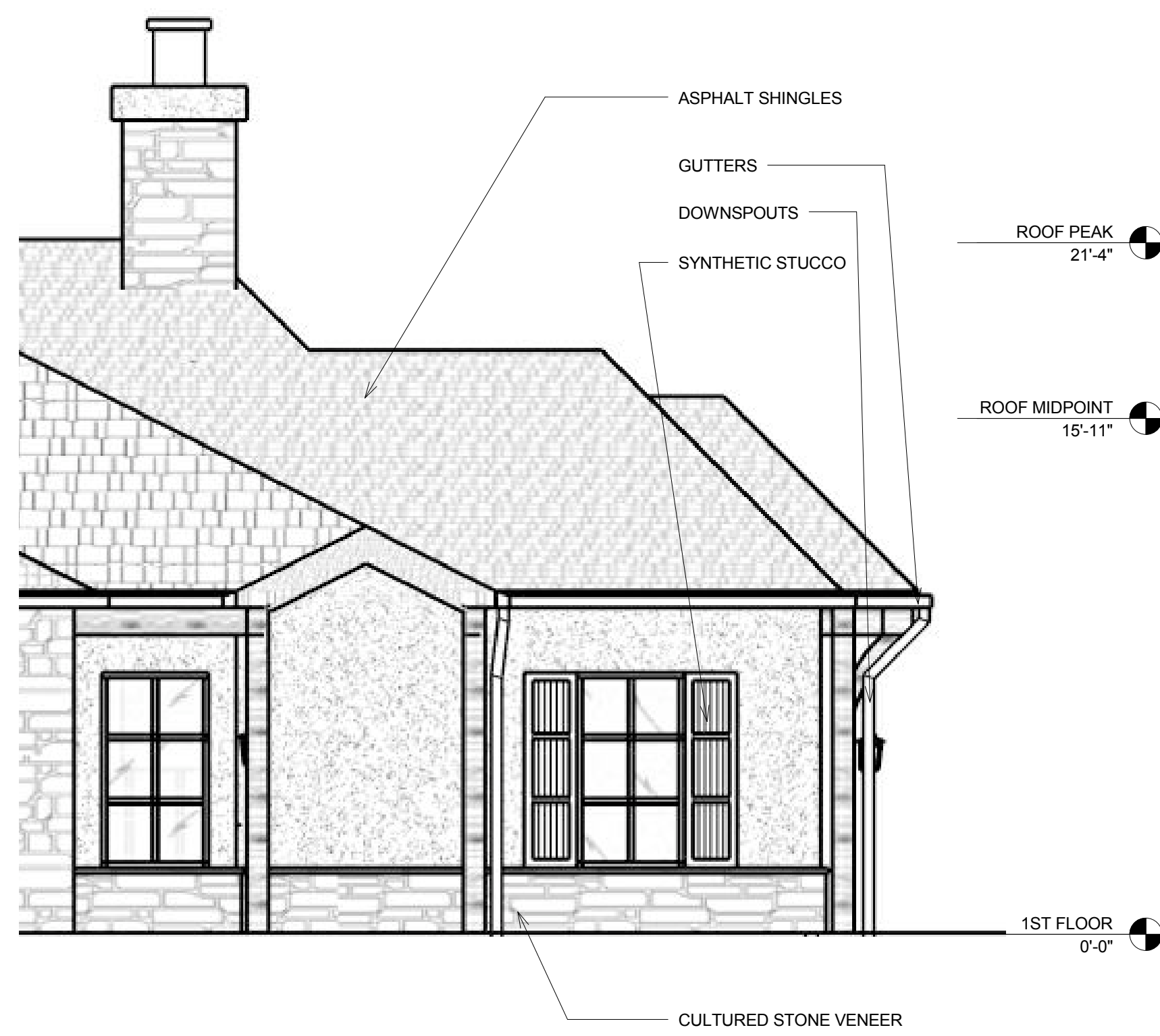
Mission Chateau Senior Living Community
03/22/2013

Villa Elevations - 1/16" = 1'-0"

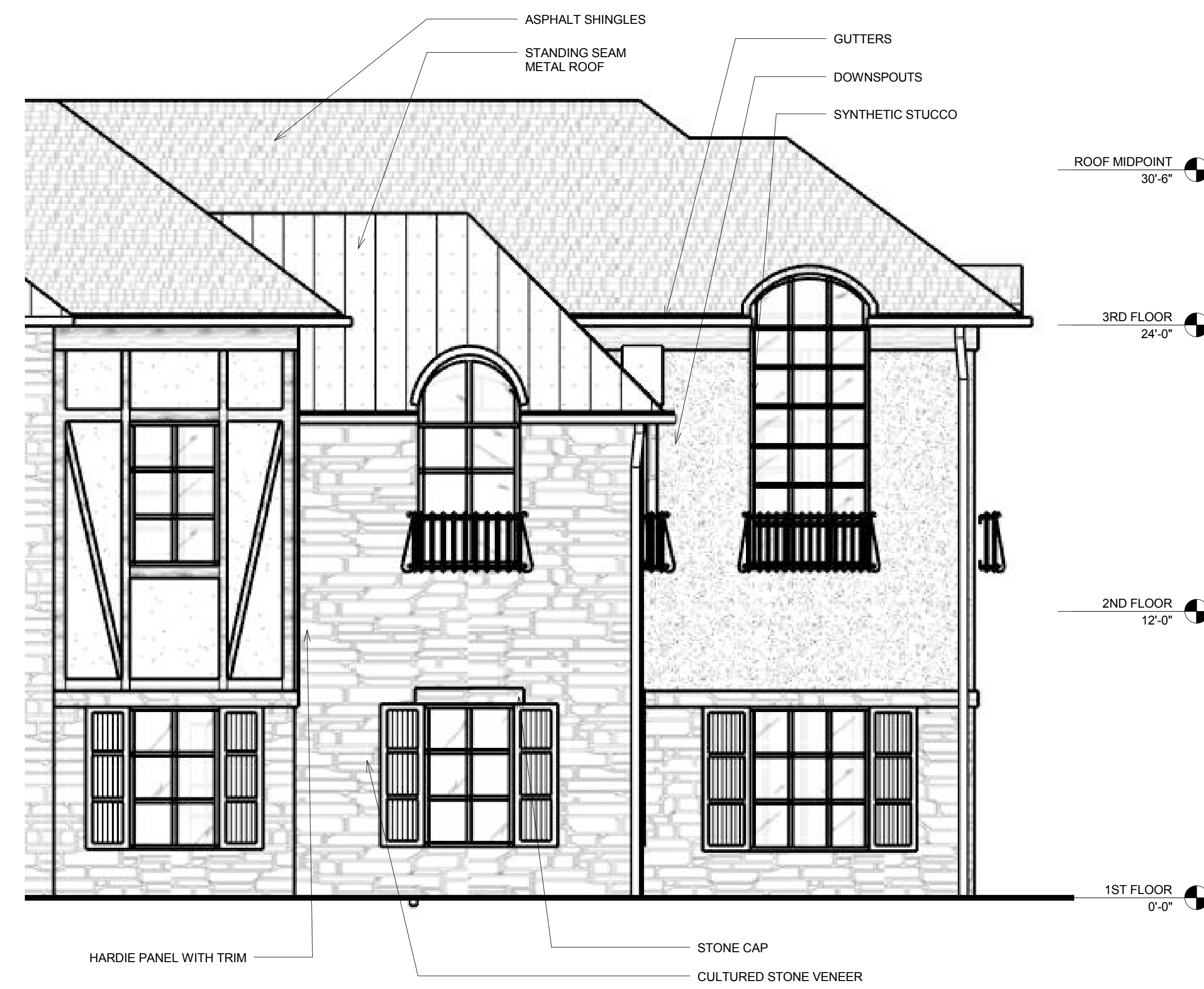
A9

LEGEND

-  SYNTHETIC STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



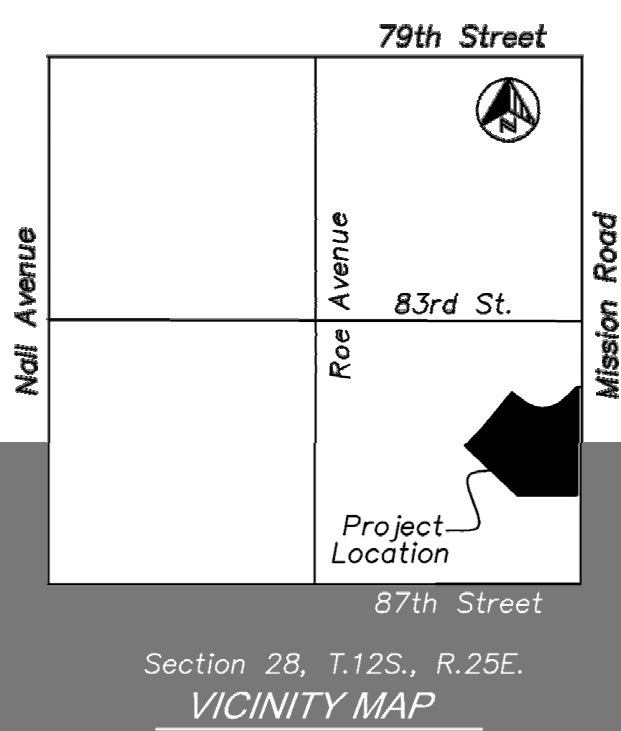
VILLA ELEVATION



SKILLED NURSING ELEVATION



INDEPENDENT LIVING ELEVATION



LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER MAIN
	PROPOSED ELECTRIC SERVICE
	PROPOSED STORM SEWER

GENERAL NOTES

- REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION REGARDING BUILDINGS, PARKING AND SITE DATA.
- FOR STREET LIGHTING LAYOUT, REFER TO LIGHTING SHEET.

SITE DATA
 PROPERTY AREA: 18.43 AC
 EXISTING ZONING: R-1A

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 ORIGINAL 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:

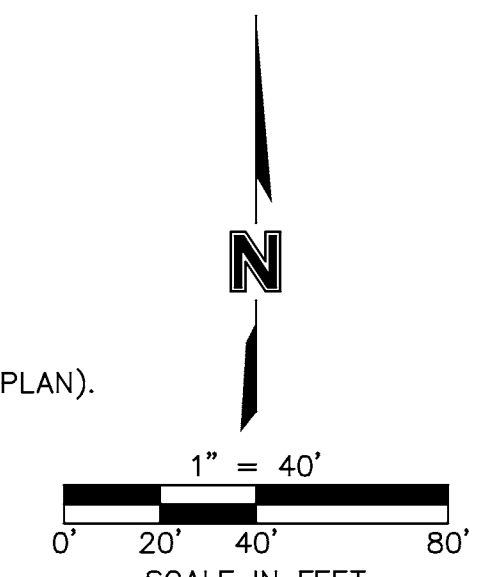
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 1150 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 28; THENCE S017°50' E, ALONG A LINE PARALLEL TO AND 180 FEET, EAST OF THE WEST LINE OF THE NE 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE CENTERLINE OF SOMERSET DRIVE, AS NOW LOCATED; A DISTANCE OF 996.83 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500 FEET, A DISTANCE OF 183.50 FEET; THENCE S88°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° 42' 10" E, A DISTANCE OF 181.43 FEET, TO A POINT ON THE EAST LINE OF THE VACATED RIGHT-OF-WAY FOR SOMERSET DRIVE; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID VACATED SOMERSET DRIVE, SAID LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5770 FEET AND WHOSE INITIAL TANGENT BEARING IS S40°28'19"W, A DISTANCE OF 310.29 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 98, TOWN AND COUNTRY ESTATES, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE N46°25'57"W, 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, 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°38'48"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 1/2 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 POINT BEING THRU A POINT ON THE CENTERLINE OF SAID SOMERSET DRIVE, SAID POINT BEING 39.39 FEET NORTHEASTERLY OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 28, MEASURED ALONG SAID CENTERLINE OF SOMERSET DRIVE; THENCE SOUTHEASTERLY 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 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 HEREIN 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 9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND ALSO EXCEPT:

ALL THAT PART OF THE SOUTHEAST 1/4 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 1150.00 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 28, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF 83RD 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 SOUTHEAST 1/4 SECTION (SAID LINE BEING THE CENTERLINE OF SAID SOMERSET DRIVE), A DISTANCE OF 996.83 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 20.00 FEET; THENCE EASTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 92°07'19" 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 52.96 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE DEFLECTING TO THE LEFT 49°13'50" FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 376.77 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 408.69 FEET TO THE POINT OF BEGINNING.

KEYNOTES:

- EXISTING PAVEMENT.
- EXISTING CONCRETE CURB AND GUTTER.
- EXISTING SIGN.
- EXISTING FENCE.
- CONSTRUCT CONCRETE CURB AND GUTTER.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
- CONSTRUCT CONCRETE SIDEWALK.
- CONSTRUCT ADA ACCESSIBLE PARKING.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED SIGN.
- PROPOSED DECORATIVE FENCE.
- STORM WATER DETENTION FACILITY.
- PROPOSED BUILDING CANOPY.
- PROPOSED RAIN GARDEN/BIORETENTION STORM WATER AREA (SEE LANDSCAPE PLAN).
- PROPOSED COURTYARD.
- PROPOSED RETAINING WALL.



drawn by: [initials]
 checked by: [initials]
 approved by: [initials]
 Gantt by: [initials]
 project no.: 2012-2388
 drawing no.: [blank]
 date: 03.22.13

REV. NO.	DATE	REVISION DESCRIPTION

BY	DATE	DESCRIPTION

REV. NO.	DATE	REVISION DESCRIPTION

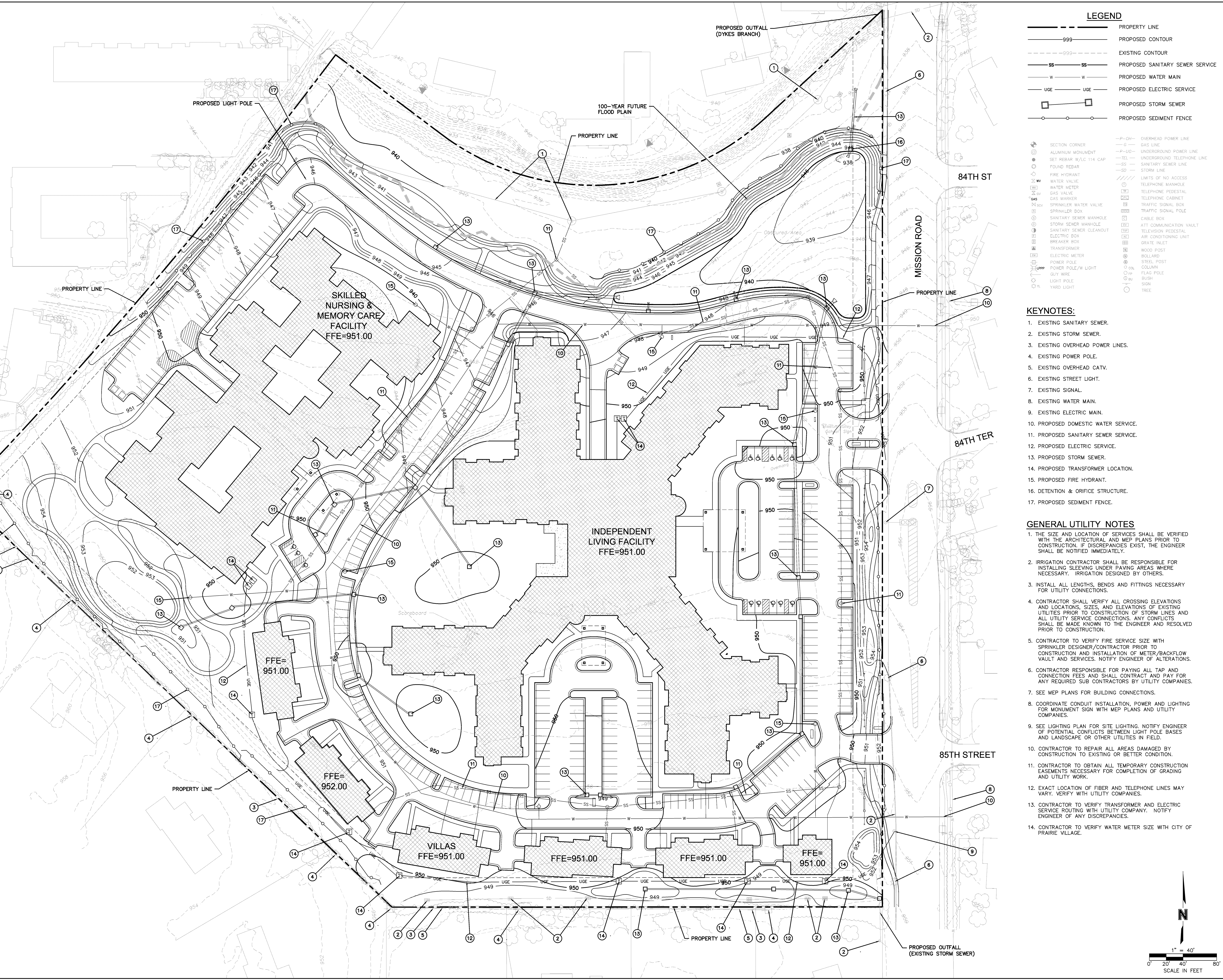
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DATE: Mar 22, 2013 11:21am XREFS: 012-2388_PP_PBASE 012-2388_PP_TLBK 012-2388_XTOPO
7301 West 132nd Street, Suite 200
Overland Park, KS 66204-4750
TEL: 913.351.1770
FAX: 913.351.1774
www.olssonassociates.com



LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC SERVICE
- PROPOSED STORM SEWER
- PROPOSED SEDIMENT FENCE
- SECTION CORNER
- ALUMINUM MONUMENT
- SET REBAR W/L 114 CAP
- FOUND REBAR
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER CLEANOUT
- ELECTRIC BOX
- BREAKER BOX
- TRANSFORMER
- ELECTRIC METER
- POWER POLE w/ LIGHT
- GUY WIRE
- LIGHT POLE
- YARD LIGHT
- OVERHEAD POWER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- SANITARY SEWER LINE
- STORM LINE
- LIMITS OF NO ACCESS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE CABINET
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- CABLE BOX
- ATT COMMUNICATION VAULT
- TELEVISION PEDESTAL
- AIR CONDITIONING UNIT
- GRATE INLET
- WOOD POST
- BOLLARD
- STEEL POST
- COLUMN
- FLAG POLE
- BUSH
- SIGN
- TREE

KEYNOTES:

- 1. EXISTING SANITARY SEWER.
- 2. EXISTING STORM SEWER.
- 3. EXISTING OVERHEAD POWER LINES.
- 4. EXISTING POWER POLE.
- 5. EXISTING OVERHEAD CATV.
- 6. EXISTING STREET LIGHT.
- 7. EXISTING SIGNAL.
- 8. EXISTING WATER MAIN.
- 9. EXISTING ELECTRIC MAIN.
- 10. PROPOSED DOMESTIC WATER SERVICE.
- 11. PROPOSED SANITARY SEWER SERVICE.
- 12. PROPOSED ELECTRIC SERVICE.
- 13. PROPOSED STORM SEWER.
- 14. PROPOSED TRANSFORMER LOCATION.
- 15. PROPOSED FIRE HYDRANT.
- 16. DETENTION & ORIFICE STRUCTURE.
- 17. PROPOSED SEDIMENT FENCE.

GENERAL UTILITY NOTES

- 1. THE SIZE AND LOCATION OF SERVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 2. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVING UNDER PAVING AREAS WHERE NECESSARY. IRRIGATION DESIGNED BY OTHERS.
- 3. INSTALL ALL LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
- 4. CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
- 5. CONTRACTOR TO VERIFY FIRE SERVICE SIZE WITH SPRINKLER DESIGNER/CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION OF METER/BACKFLOW VAULT AND SERVICES. NOTIFY ENGINEER OF ALTERATIONS.
- 6. CONTRACTOR RESPONSIBLE FOR PAYING ALL TAP AND CONNECTION FEES AND SHALL CONTRACT AND PAY FOR ANY REQUIRED SUB CONTRACTORS BY UTILITY COMPANIES.
- 7. SEE MEP PLANS FOR BUILDING CONNECTIONS.
- 8. COORDINATE CONDUIT INSTALLATION, POWER AND LIGHTING FOR MONUMENT SIGN WITH MEP PLANS AND UTILITY COMPANIES.
- 9. SEE LIGHTING PLAN FOR SITE LIGHTING. NOTIFY ENGINEER OF POTENTIAL CONFLICTS BETWEEN LIGHT POLE BASES AND LANDSCAPE OR OTHER UTILITIES IN FIELD.
- 10. CONTRACTOR TO REPAIR ALL AREAS DAMAGED BY CONSTRUCTION TO EXISTING OR BETTER CONDITION.
- 11. CONTRACTOR TO OBTAIN ALL TEMPORARY CONSTRUCTION EASEMENTS NECESSARY FOR COMPLETION OF GRADING AND UTILITY WORK.
- 12. EXACT LOCATION OF FIBER AND TELEPHONE LINES MAY VARY. VERIFY WITH UTILITY COMPANIES.
- 13. CONTRACTOR TO VERIFY TRANSFORMER AND ELECTRIC SERVICE ROUTING WITH UTILITY COMPANY. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 14. CONTRACTOR TO VERIFY WATER METER SIZE WITH CITY OF PRAIRIE VILLAGE.

OLSSON ASSOCIATES
7301 West 132nd Street, Suite 200
Overland Park, KS 66204-4750
TEL: 913.351.1770
FAX: 913.351.1774
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

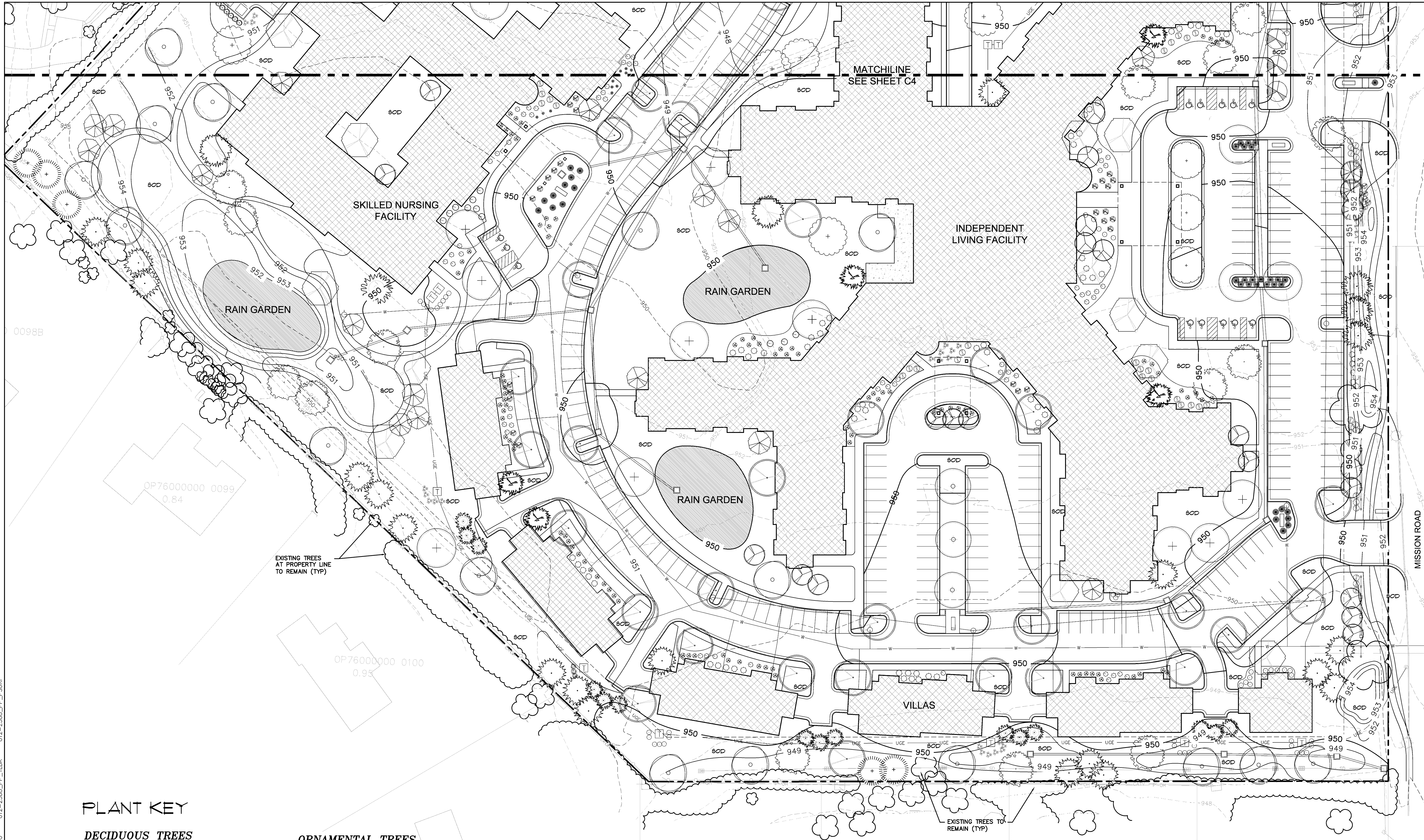
GRADING/UTILITY PLAN
MISSION CHATEAU
SENIOR RESIDENTIAL COMMUNITY

2013

PRAIRIE VILLAGE, KANSAS

drawn by:
checked by:
approved by:
snack by:
project no.: 2012-2388
drawing no.:
date: 03.22.13

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 012-2388_PP_PSURF



PLANT KEY

DECIDUOUS TREES
2.5" Caliper

- State Street Miyabe Maple
- London Planetree 'Bloodgood'
- 'Expresso' Kentucky Coffeetree
- Imperial Honeylocust
- Alice Lacebark Elm
- White Oak
- Swamp White Oak
- Bur Oak
- Shumard Oak

ORNAMENTAL TREES
12.5" Caliper

- Shantung Maple
- Oklahoma Redbud
- Prairiefire Crabapple
- Merlot Bird Cherry
- Spring Snow Crabapple
- Canada Red Chokecherry

EVERGREEN TREES
6"-7" Tall

- Keteleer Juniper
- Eastern Red Cedar
- Norway Spruce
- White Pine
- Green Giant Arborvitae

DECIDUOUS SHRUBS
3 gallon

- Hummingbird Clethra
- Double Knock Out Rose
- Merlot Sweetspire
- Green Velvet Boxwood
- Virginia Sweetspire

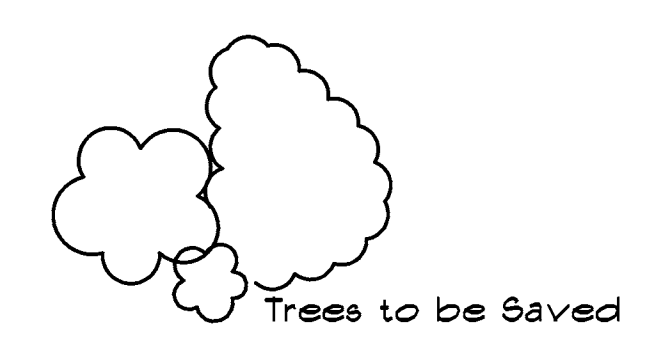
EVERGREEN SHRUBS
3 gallon

- Hetz Midget Arborvitae
- Sea Green Juniper
- Buffalo Juniper
- Shamrock Inkberry

GRASSES/PERENNIALS
1 Gallon

- Dwarf Fountain Grass
- Morning Light Maiden Grass

- Landscape Mulched Area
- Raingarden plantings (See plant list)

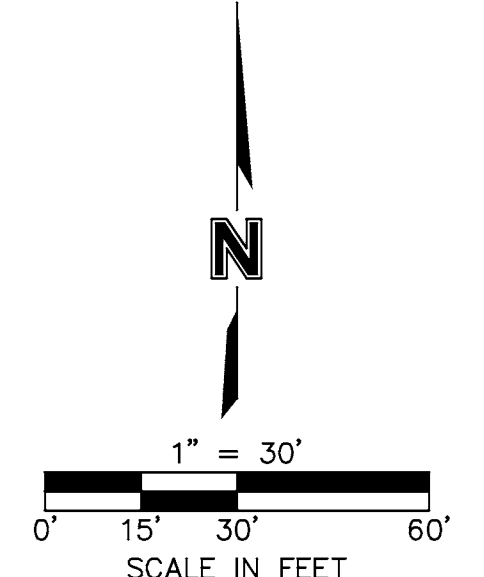


MATCHLINE
SEE SHEET C4

MISSION ROAD

GENERAL NOTES

1. All landscape planting areas, excluding turf areas shall be mulched with a minimum of 3" shredded hardwood mulch.
2. Plants and other materials are quantified and summarized for the convenience of the city and local governing bodies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work.
3. Plan is subject to changes based on plant size and material availability. All changes must be approved by the City of Prairie Village and Landscape Architect.
4. Existing trees to remain are noted on plan; more will be preserved as possible. All trees otherwise conflicting with construction shall be removed.
5. Interior courtyard grading, BMPs, landscaping to be finalized and detail design completed at later date.
6. All landscape and turf areas are to be irrigated.
7. All areas noted on plan shall be sodded with Turf-Type Tall Fescue.



MOLSSON
ASSOCIATES

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Overland Park, KS 66204-4750
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FAX: 913.381.1174
www.molssonassociates.com

BY: _____

REVISIONS DESCRIPTION

REV. NO. DATE

LANDSCAPE PLAN - SOUTH

MISSION CHATEAU
SENIOR RESIDENTIAL COMMUNITY

2013

REVISIONS

drawn by: _____

checked by: _____

approved by: _____

DATE: _____

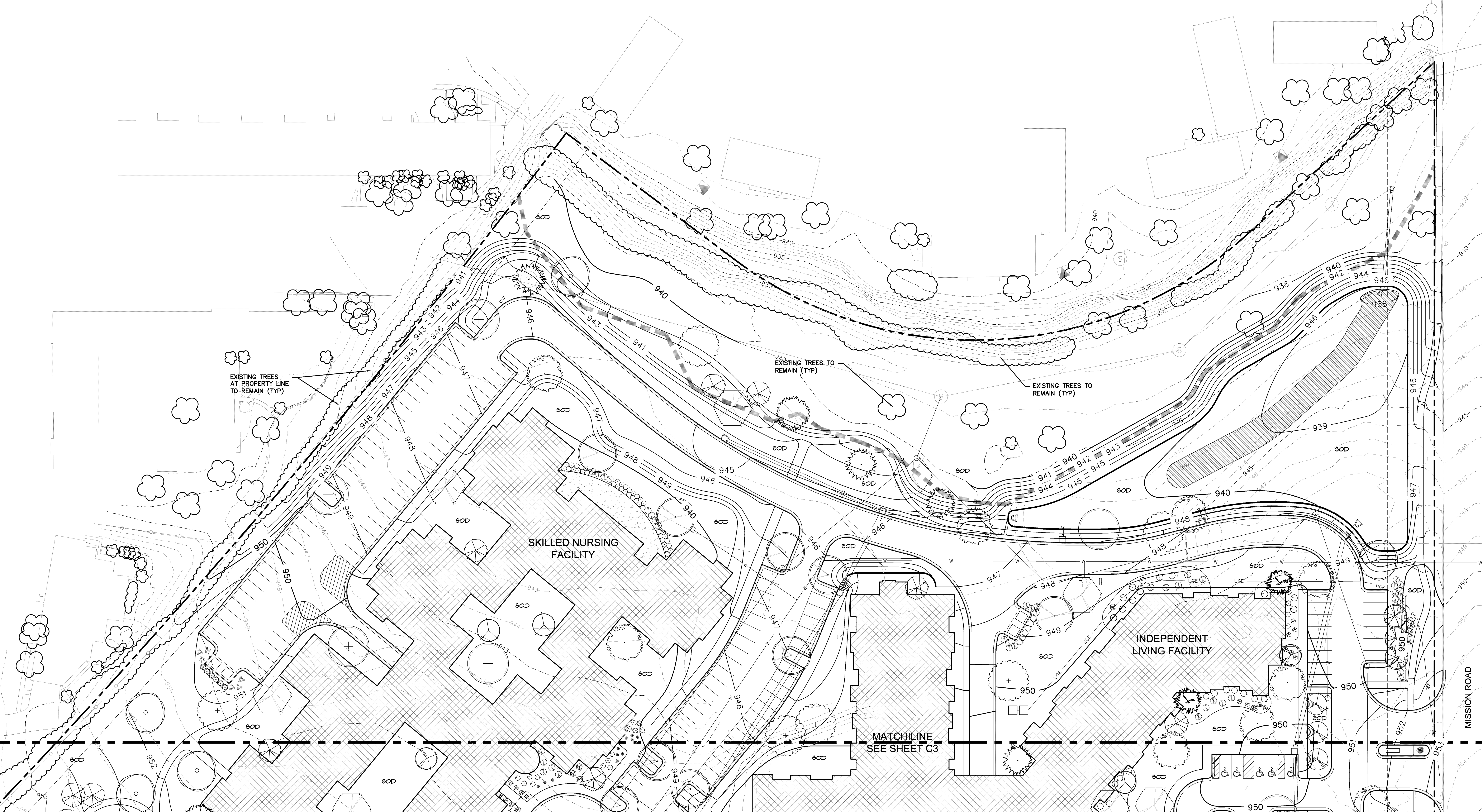
project no.: 2012-2388

drawing no.: _____

date: 03.22.13

SHEET
C3

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PLANT KEY

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2.5" Caliper

- State Street Miyabe Maple
- London Planetree 'Bloodgood'
- "Expresso" Kentucky Coffeetree
- Imperial Honeylocust
- Allee Lacebark Elm
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- Swamp White Oak
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- Shumard Oak

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- Raingarden plantings (See plant list)

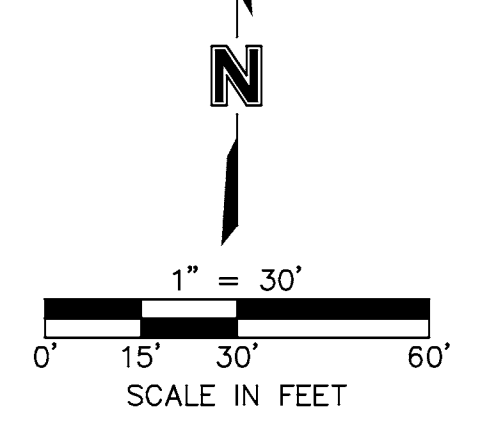


RAIN GARDEN/DETENTION
Plugs

- Common/Scientific Name - Planted as Plugs
- Blus Joint Grass
Calamagrostis canadensis
 - Palm Sedge
Carex muskingumensis
 - Early Bird Gold Rudbeckia
Rudbeckia fulgida 'Early Bird Gold'
 - Blue Flag Iris
Iris virginica
 - Little Bluestem
Schizachyrium scoparium
 - Indiangrass
Sorghastrum nutans

GENERAL NOTES

1. All landscape planting areas, excluding turf areas shall be mulched with a minimum of 3" shredded hardwood mulch.
2. Plants and other materials are quantified and summarized for the convenience of the city and local governing bodies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work.
3. Plan is subject to changes based on plant size and material availability. All changes must be approved by the City of Prairie Village and Landscape Architect.
4. Existing trees to remain are noted on plan; more will be preserved as possible. All trees otherwise conflicting with construction shall be removed.
5. All landscape and turf areas are to be irrigated.
6. The sod shall be thoroughly watered immediately after placement.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE PLAN - NORTH
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

drawn by: [signature]
 checked by: [signature]
 approved by: [signature]
 project no.: 2012-2388
 drawing no.:
 date: 03.22.13

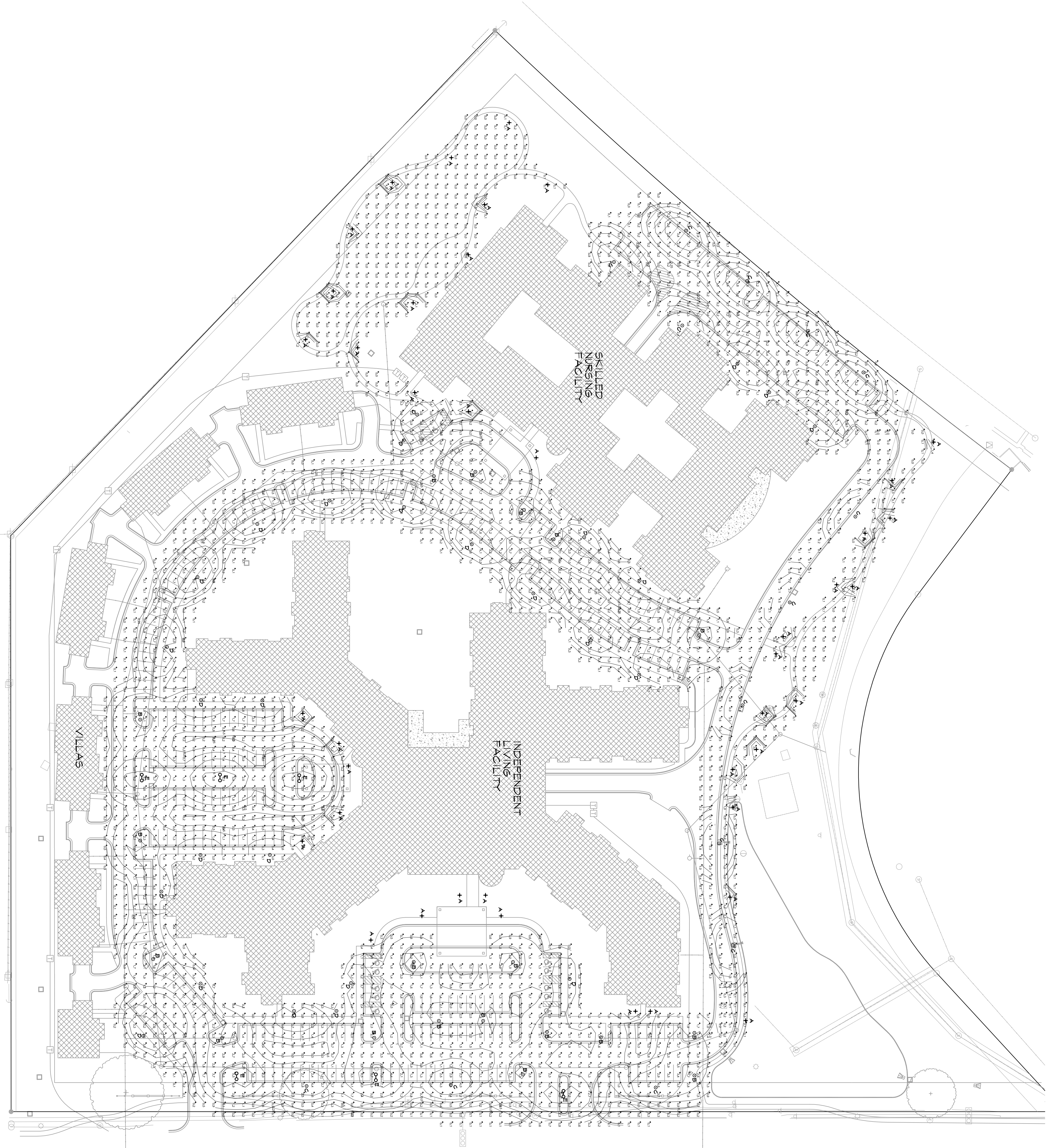
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
+	A	43	BL2701/BL2703	BOULARD HEAD 6 LED MODULES, EACH MODULE HAS 12 COOL WHITE LEDS, COME TYPE SEQUIN REFLECTOR CLEAR ACRYLIC	LED	BOULARD_LED.ies	1,000	1.00	23.81
⊙	B	20	LA 4421 70W LED T5 SK	LED POST TOP FIXTURE, 60 5000K LEDS, WITH TYPE 5 OPTICS	LED	LA4421-70WLED-T5-SK-LO812460R01_LED.ies	1,000	1.00	69.76
⊙	C	13	LA 4421 70W LED T3 SK	4000K LED, TYPE T3M OPTICS, WITH HOUSE SIDE SHIELD	LED	LA4421-70WLED-T3-SK-LO812460R01_LED.ies	1,000	1.00	71.18
⊙	D	28	LA 4421 40W LED T3 SK	LED POST TOP FIXTURE, 35 5000K LEDS, WITH TYPE 3 OPTICS	LED	LA4421-70WLED-T3-SK-LO812460R01_LED.ies	1,000	1.00	71.18
⊙	E	4	LA 4421 70W LED T3 SK	TYPE 5 PARKING LOT	LED	LA4421-70WLED-T3-SK-LO812460R01_LED.ies	1,000	1.00	142.36

PHOTOMETRICS LUMINAIRE SCHEDULE

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.4 fc	11.3 fc	0.0 fc	N/A	N/A
MAIN DRIVE	+	0.9 fc	6.1 fc	0.0 fc	N/A	N/A
WALKWAY SOUTH	+	0.2 fc	4.9 fc	0.0 fc	N/A	N/A
WALKWAY NORTH	+	0.6 fc	5.1 fc	0.0 fc	N/A	N/A

NOTES:
 1. FIXTURE TYPE C WAS ESTIMATED WITHOUT HOUSE SIDE SHIELD BECAUSE THE IES FILES WERE NOT AVAILABLE.



PHOTOMETRICS SITE PLAN
 SCALE: 1" = 50'-0"

SITE LIGHTING PHOTOMETRICS PLAN

MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

BY



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 FAX 913.381.1174
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DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 DATE: 2013.03.28
 PROJECT NO.: 012-2388
 SHEET: E1



March 23, 2013

Keith Bredehoeft
Director of Public Works
3535 Somerset
Prairie Village, KS 66208

**Re: Mission Chateau Traffic Impact Study Review
Prairie Village, Kansas**

Dear Mr. Bredehoeft:

In response to your request and authorization, we reviewed the traffic impact study prepared by Olsson Associates (dated March 2013) for the proposed Mission Chateau development on Mission Road between roughly 84th Street and 85th Street. It is proposed on the site previously occupied by the Mission Valley Middle School. I also reviewed the site plan you provided to me (titled Proposed Drainage Map and dated November 6, 2012).

My comments on the traffic impact study and site plan are listed below.

1. The report does not indicate the author. A traffic impact study should be signed by the author and/or professional engineer in responsible charge.
The traffic study has been updated and is now signed and sealed by a professional engineer (Todd Fredericksen).
2. A new driveway is proposed across from 85th Street. There was no mention of available sight lines along Mission Road from this point. The study should include an evaluation based on current and proposed conditions. I did note some large trees behind the Mission Road sidewalk near the south property line. Similarly, sight lines at the north driveway should be assessed relative to proposed conditions. Berms are proposed, but not detailed, between the street and parking lot.
Prior to final design, sight distance requirements must be reviewed and meet or exceed requirements set forth by AASHTO. Report updated.
3. The report notes that the two site driveways will align with 84th Terrace and 85th Street on the east side of Mission Road. Neither the traffic study nor the site plan shows the existing public streets to the east in sufficient detail to judge the alignments. It's important to specify that now to provide sufficient guidance to the designer. Absent a topographic survey, I'd suggest that the center lines of the driveways align with the center lines of the public streets on the opposite side of Mission Road.
Sight drive alignment is now depicted on the site plan to align with the center of the adjacent streets.
4. Whereas the traffic impact study suggests marking a two-way center left-turn lane on Mission Road south of 84th Terrace, the additional width for that lane extends only about midway between 84th Terrace and 85th Street. It would be better to mark that space for a northbound left-turn lane.
Revisions have been made to the traffic study to provide a northbound left-turn lane rather than a two-way-left-turn lane continuation. Recommendations for a two-way-left-turn lane were made in

the initial study to provide better continuity through the roadway section north of the study area and also provide access to the private drive just south of 84th Terrace. Proper taper must be provided for either recommendation as the existing roadway-width will govern.

5. The length of the throat of both site driveways is about 60 feet (it's difficult to know for certain since the curb line of Mission Road isn't clearly shown). Driveway throats should be at least 100 feet off of an arterial street for two main reasons - to store exiting traffic and to provide a transition for entering traffic. The relatively modest traffic volumes anticipated with this development suggest the shorter throat lengths could function adequately but provisions should be made to clearly give inbound traffic the right-of-way at the first intersection on the site. This would include stop-sign control of the other approaches and providing signage for inbound drivers (similar to what is used on many shopping center entrances).

The traffic study now includes recommendations for internal drive signing at the two main entrances. Entering traffic shall have the right-of-way with northbound and southbound traffic stop controlled.

6. The design of each end of the raised median on the northern most driveway should be modified to accommodate reasonable turning radii. In particular, the west end of this median should not extend to the very edge of the intersecting driving aisle. Final placement of sidewalk along Mission Road could influence the design of the east end of this median.

The site layout was revised to make accommodations for this comment.

7. The traffic impact study indicates that exiting traffic would operate at poor levels of service. That is primarily due to the traffic volumes on Mission Road. The site-generated traffic volumes, as well as the traffic volumes on the residential streets to the east, don't come close to warranting traffic signals at either driveway. Providing two outbound lanes on each driveway is the best way to mitigate this situation and minimize delay on the site driveways. The site plan shows two outbound lanes at the northern most driveway but only one at the south driveway. A recommendation in the traffic study is to add an outbound lane at this location.

Recommendations made in the traffic study are accommodated in the updated site plan.

8. Curvilinear sidewalk is proposed along Mission Road. The separation between Mission Road and the sidewalk on each site driveway is quite significant. I would encourage you to place these relatively close to Mission Road (5 to 8 feet) so pedestrians are visible to turning traffic and pedestrians don't have to cross behind outbound traffic stopped on the driveway. Bear in mind that exiting drivers will pull up very close to Mission Road in order to maximize their view of oncoming traffic and to lessen the time they are exposed to conflicting traffic as they turn.

The site layout was revised to make accommodations for this comment. Sidewalks cross entrances much closer to Mission Road now.

9. Sidewalk is proposed around the footprints of the two main buildings but it is incomplete. Further, there is no continuity across the two major driveways associated with the building closest to Mission Road. There is no sidewalk along the side of the interior drive where the villas are proposed.

The site layout was revised to make accommodations for this comment.

10. It would be preferable to have one-way traffic flow at each of the three major building entrances. Using angle parking where feasible would help reinforce the appropriate travel path.

This recommendation is currently under evaluation for future plans.

11. The curve in the driveway at the northeast corner of the site is very tight. Virtually every driver will encroach into the opposing lane while navigating this curve, particularly traffic traveling towards the back of the site. The inside radius appears to have been abbreviated for parking. That radius should be developed fully and perhaps even increased somewhat.
The site layout was revised to make accommodations for this comment.

12. Parking along a curvilinear driving aisle is problematic in that viewing distances for drivers in the aisle and drivers unparking will be limited. It is important to maintain a low-speed environment to minimize potential conflicts. One way to accomplish that would be by constructing raised crosswalks at strategic locations; in essence a traffic calming strategy.
The site layout was revised to make accommodations for this comment.

13. The abundance of parking along driving aisles, as well as the curvilinear alignment and tight curves, makes it essential that sight lines be protected. Careful placement of potential obstructions such as landscaping and signage is critical.
The site layout was revised to make accommodations for this comment.

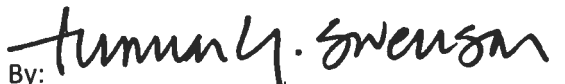
14. The applicant should demonstrate how trucks will navigate through the site.
A copy of the truck turning templates is now provided in the Appendix of the report under Existing plus Development conditions.

15. A signing and pavement marking plan should be developed for the site.
The interior signing is now shown on Figure 2 of the report.

I will be available to review this matter with you at your convenience.

Very truly yours,

TranSystems Corporation

By: 
Thomas G. Swenson, PE, PTOE

TGS:ts:B101130015