

MISSION CHATEAU

Senior Living Community

Site Plan / SUP City Submittal

October 4, 2013



View from Mission

Drawing Index:

C1 Site Dimension Plan
C2 Site Grading Plan
C3 Site Utility & Storm Sewer Plan
C4 Site Storm Water Management Plan
C5 Site Vehicle Mobility Plan

L1 Overall Landscape Plan
L2 Landscape Plan - South
L3 Landscape Plan - North
L4 Tree Plan
L5 Site Landscape Sections

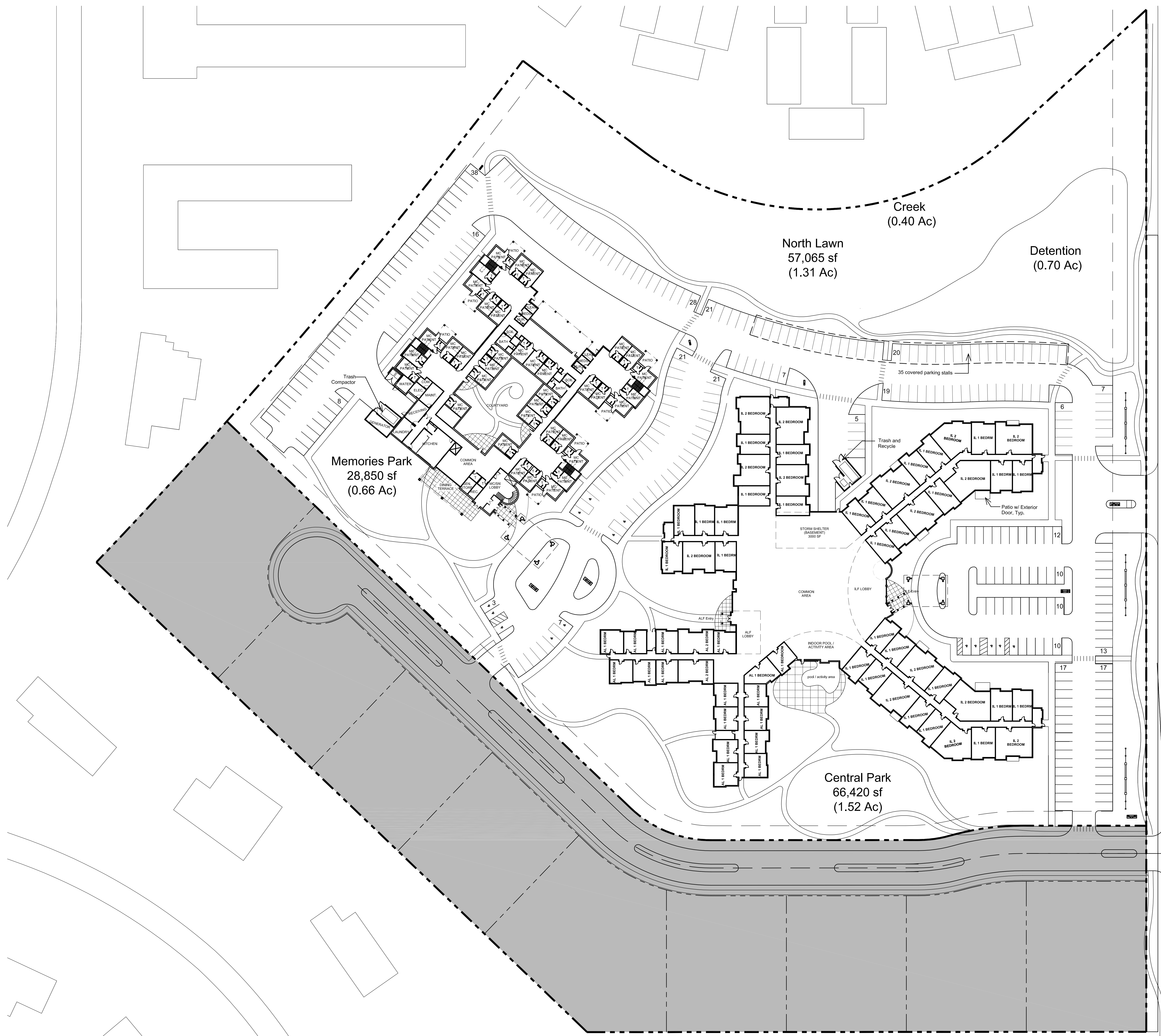
AS1 Architectural Site Plan
A1 First Floor Plan
A2 Second Floor Plan
A3 Third Floor Plan
A4 Independent Living Elevations
A5 Assisted Living Elevations
A6 Skilled Nursing Elevations
A7 Site Details

E1 Site Lighting Plan
E2 Site Lighting Details

Owner
The Tutura Group
7611 State Line Road, Suite 301
Kansas City, MO 64111
P: 816.444.0900
F: 816.822.0081

Architect
Hoefler Wysocki Architects
11460 Tomahawk Creek Pkwy, Suite 400
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



SUMMARY OF SQUARE FOOTAGES	
Skilled Nursing/Memory Care	
One Story	31,800 sf
Two Story	33,500 sf
Three Story	32,250 sf
Total Building	97,550 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 (Basement)	+3,000 sf

Total Building Square Footage	325,890 sf
Total Building Footprint	113,165 sf

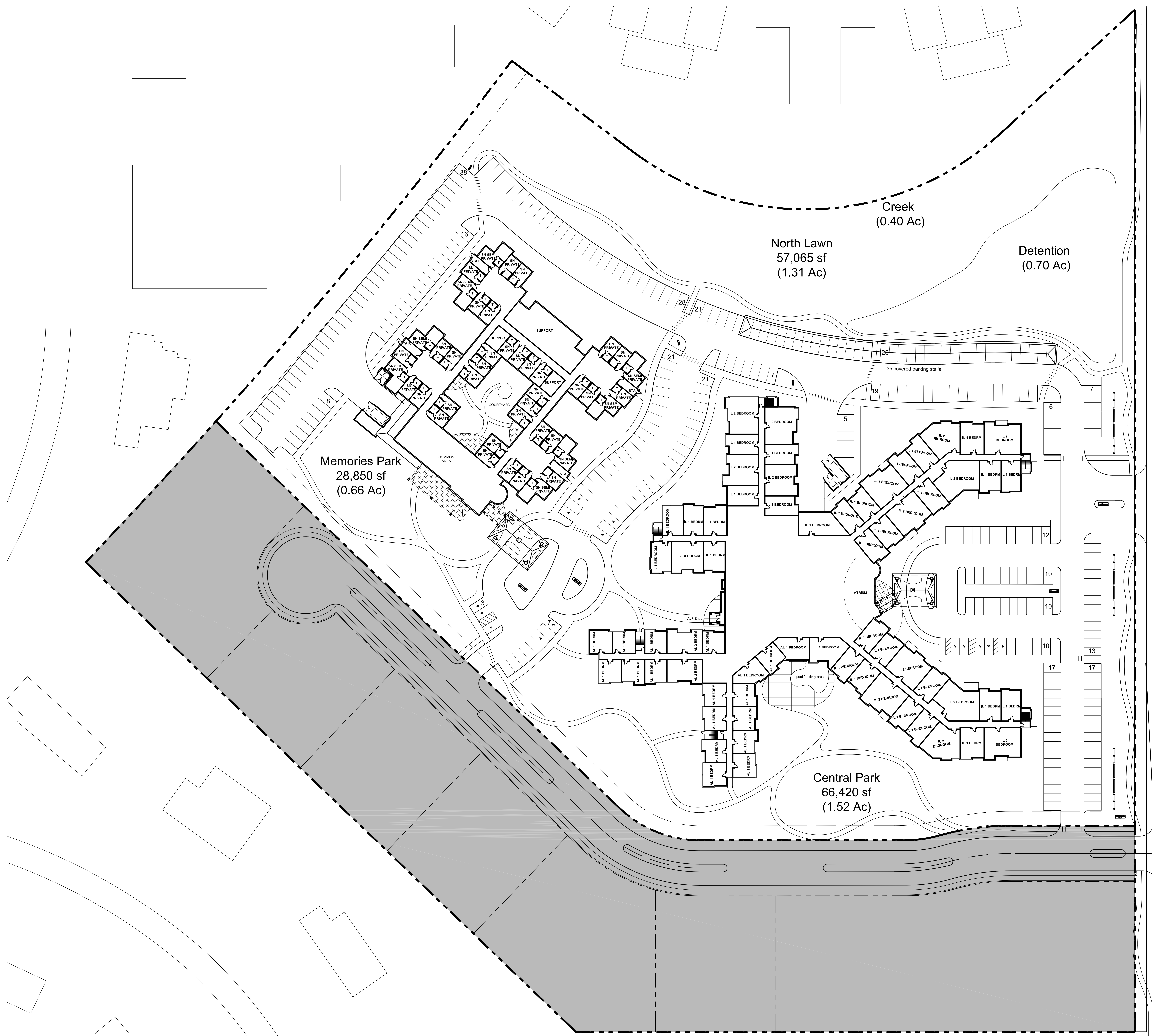
SUMMARY OF UNITS	
Skilled Nursing	
One Bedroom Units	68
Two Bedroom Units	16
Total Units	84
Memory Care	
One Bedroom Units	36
Two Bedroom Units	0
Total Units	36
Independent Living	
One Bedroom Units	91
Two Bedroom Units	45
Total Units	136
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total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

TOTALS	
One Bedroom Units	242
Two Bedroom Units	68
Total Units	310

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

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





SUMMARY OF SQUARE FOOTAGES

Skilled Nursing/Memory Care	
One Story	31,800 sf
Two Story	33,500 sf
Three Story	32,250 sf
Total Building	97,550 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 (Basement)	+3,000 sf

Total Building Square Footage	325,890 sf
Total Building Footprint	113,165 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

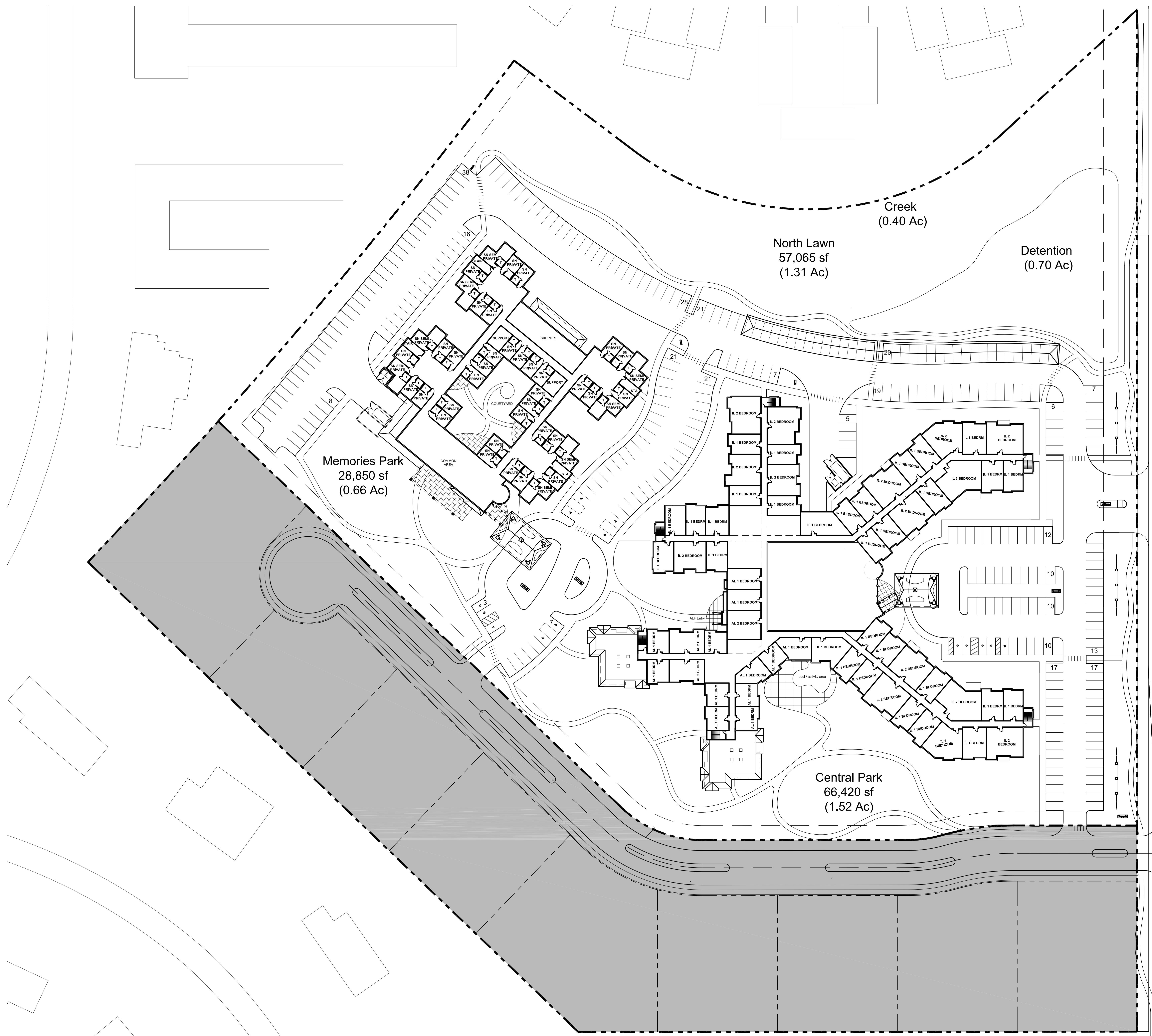
Assisted Living	
One Bedroom Units	47
Two Bedroom Units	7
Total Units	54

TOTALS	
One Bedroom Units	242
Two Bedroom Units	68
Total Units	310

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	31,800 sf
Two Story	33,500 sf
Three Story	32,250 sf
Total Building	97,550 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 (Basement)	+3,000 sf

Total Building Square Footage	325,890 sf
Total Building Footprint	113,165 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

TOTALS	
One Bedroom Units	242
Two Bedroom Units	68
Total Units	310

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

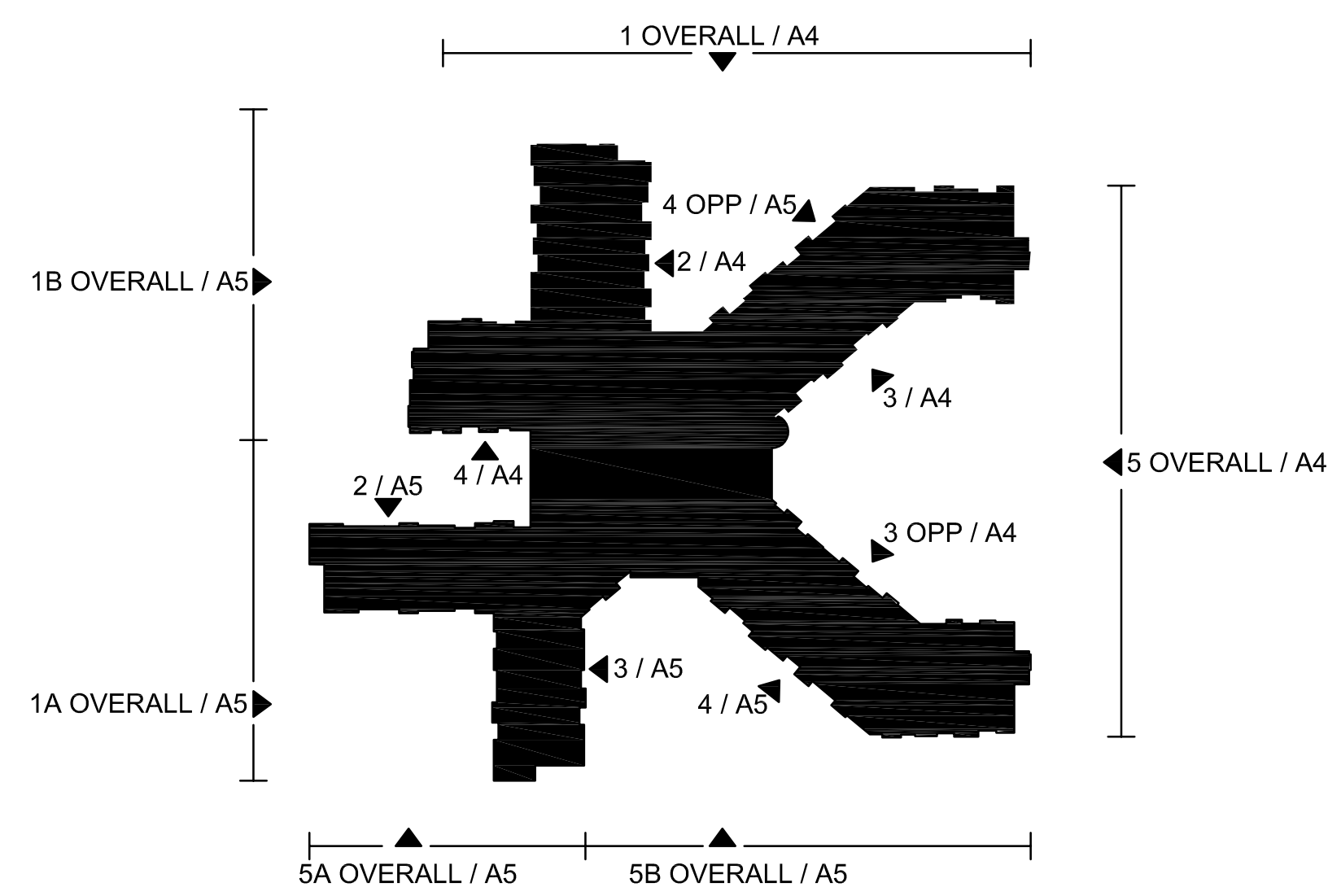
NORTH

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

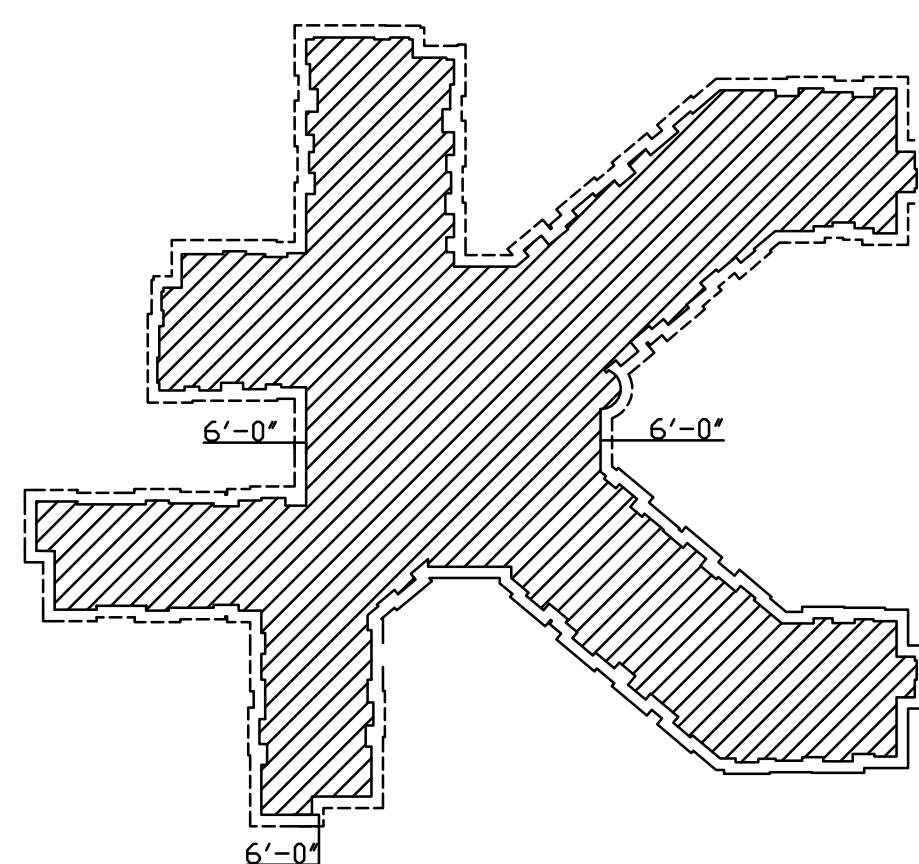
LEGEND

-  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



OVERALL - ILF NORTH - ENLARGED
1/8" = 1'-0"



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"

Independent Living Unit

1 Bedroom

724 SF

Independent Living Unit

2 Bedroom

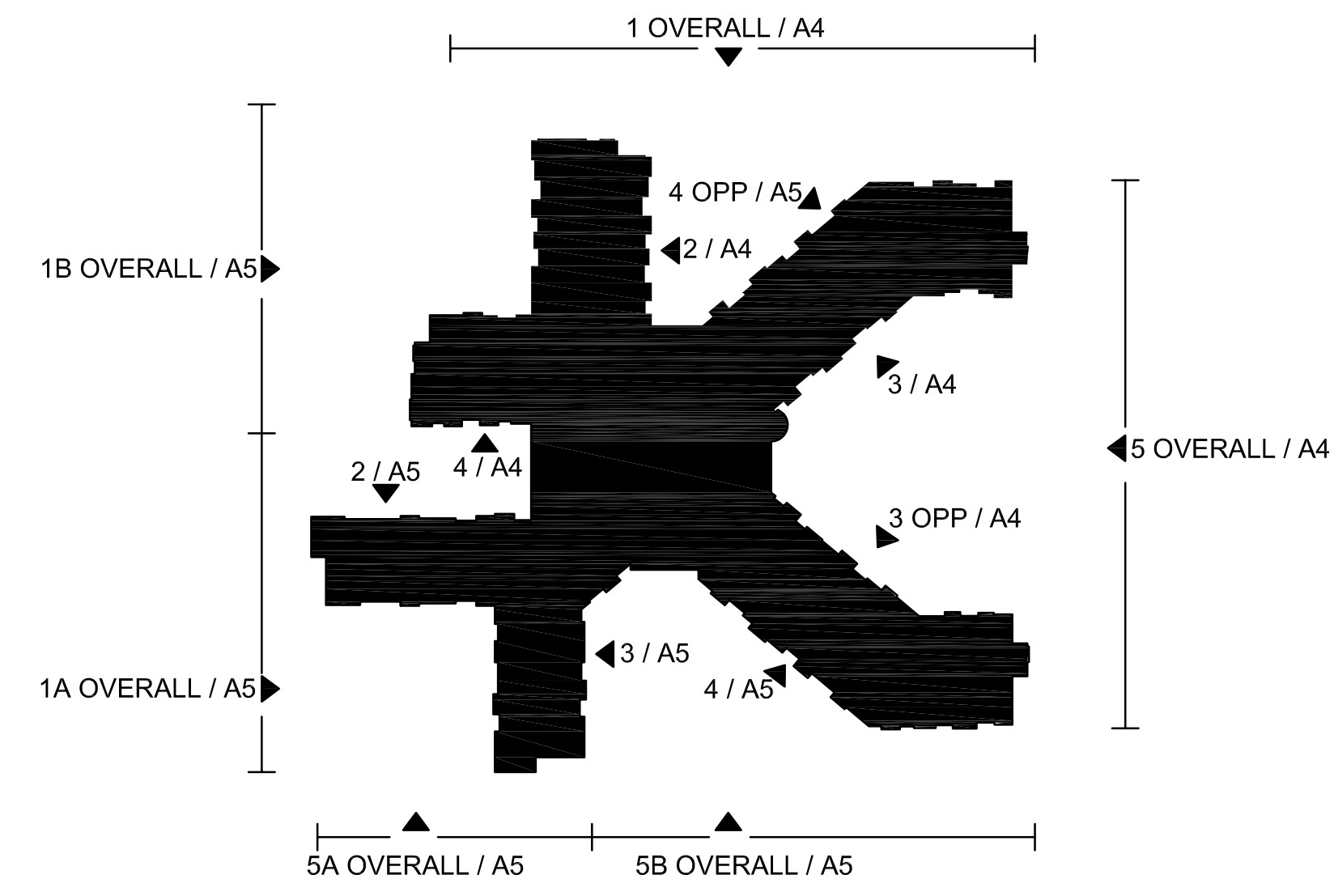
1164 SF



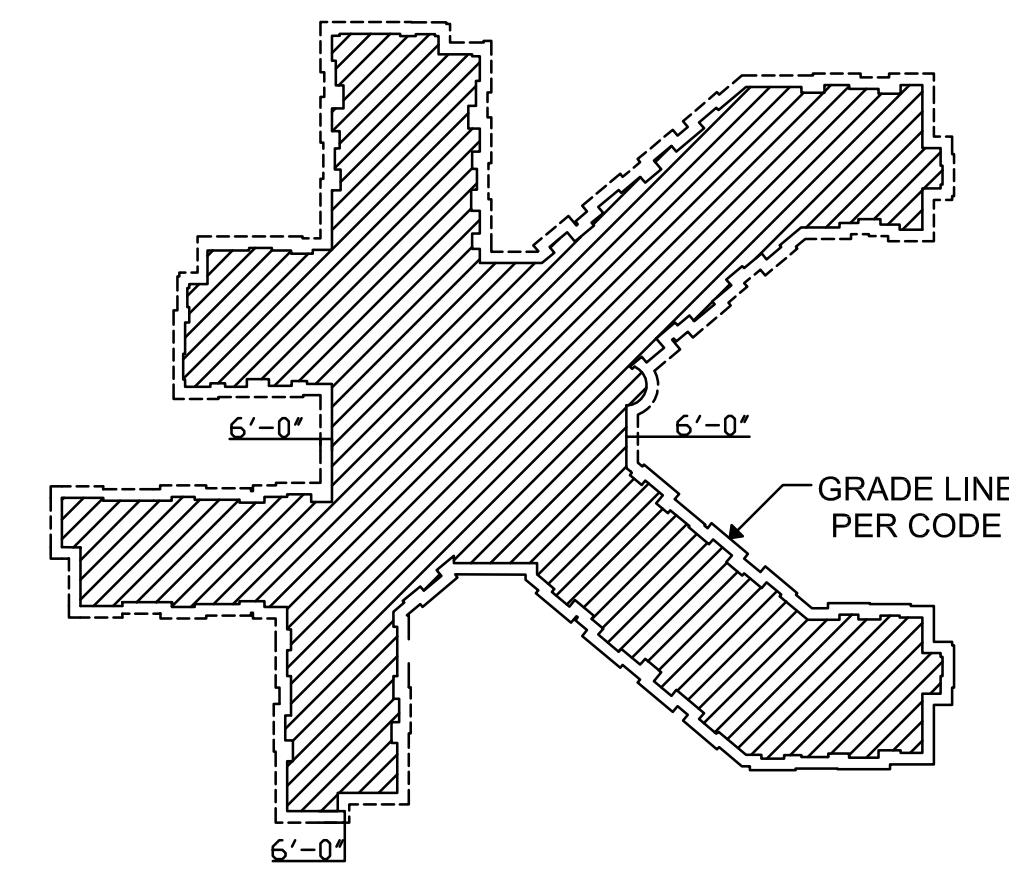
LEGEND

-  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"

Assisted Living Unit

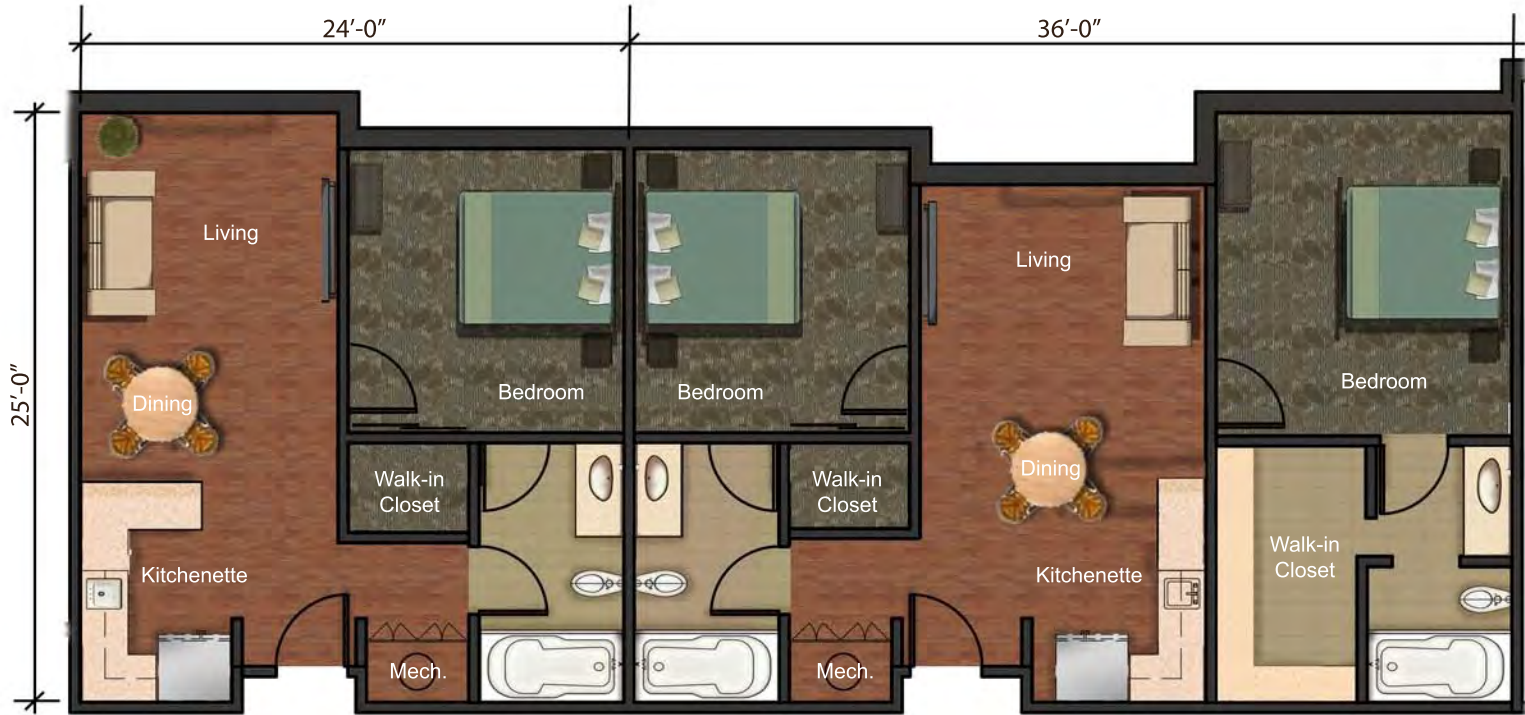
1 Bedroom

576 SF

Assisted Living Unit

2 Bedroom

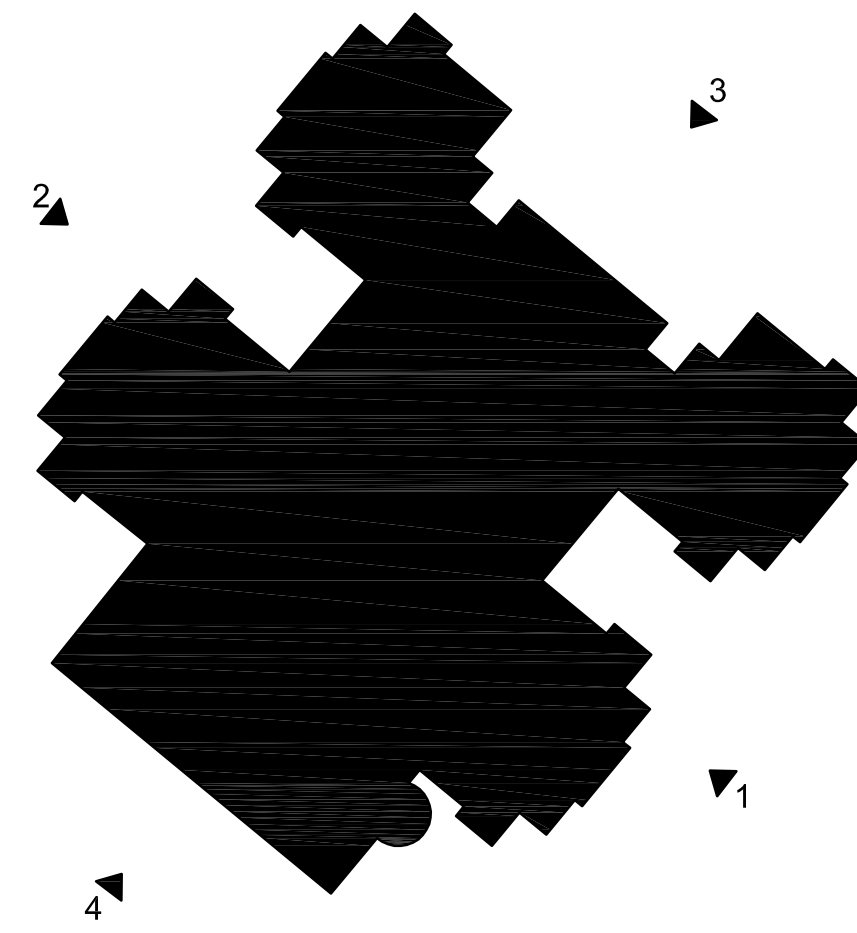
888 SF



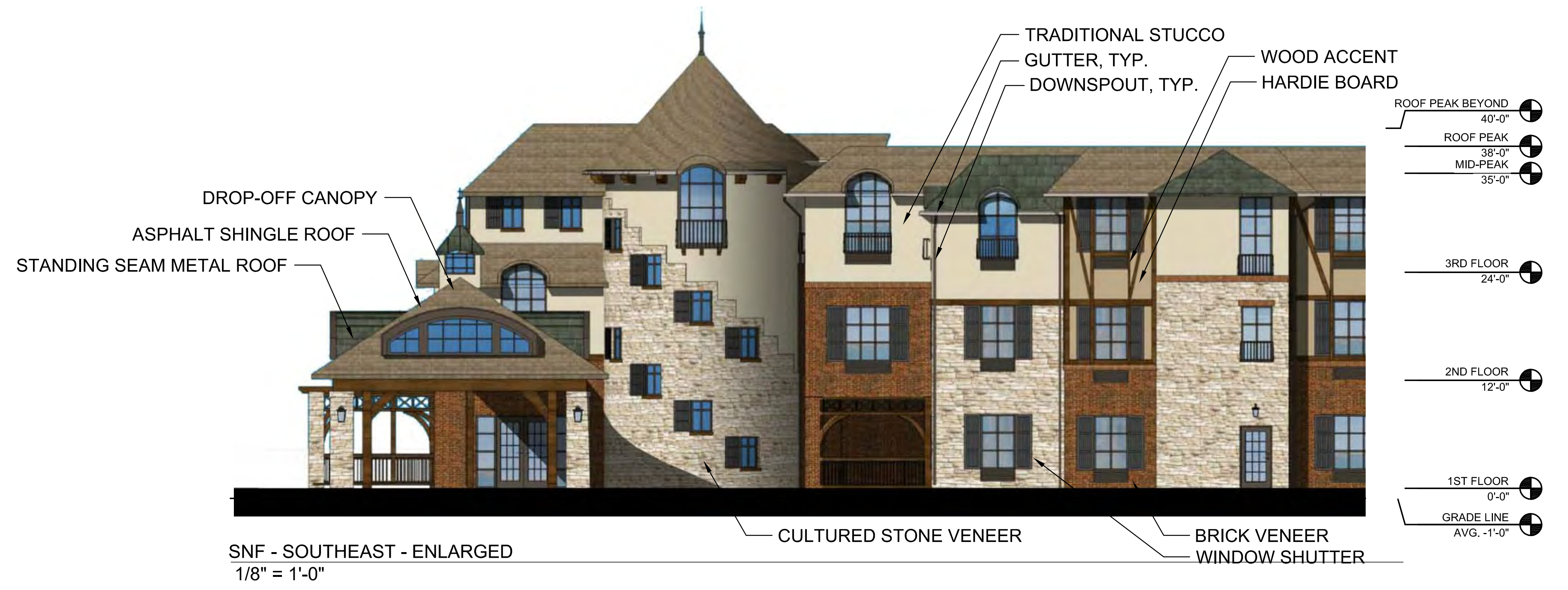
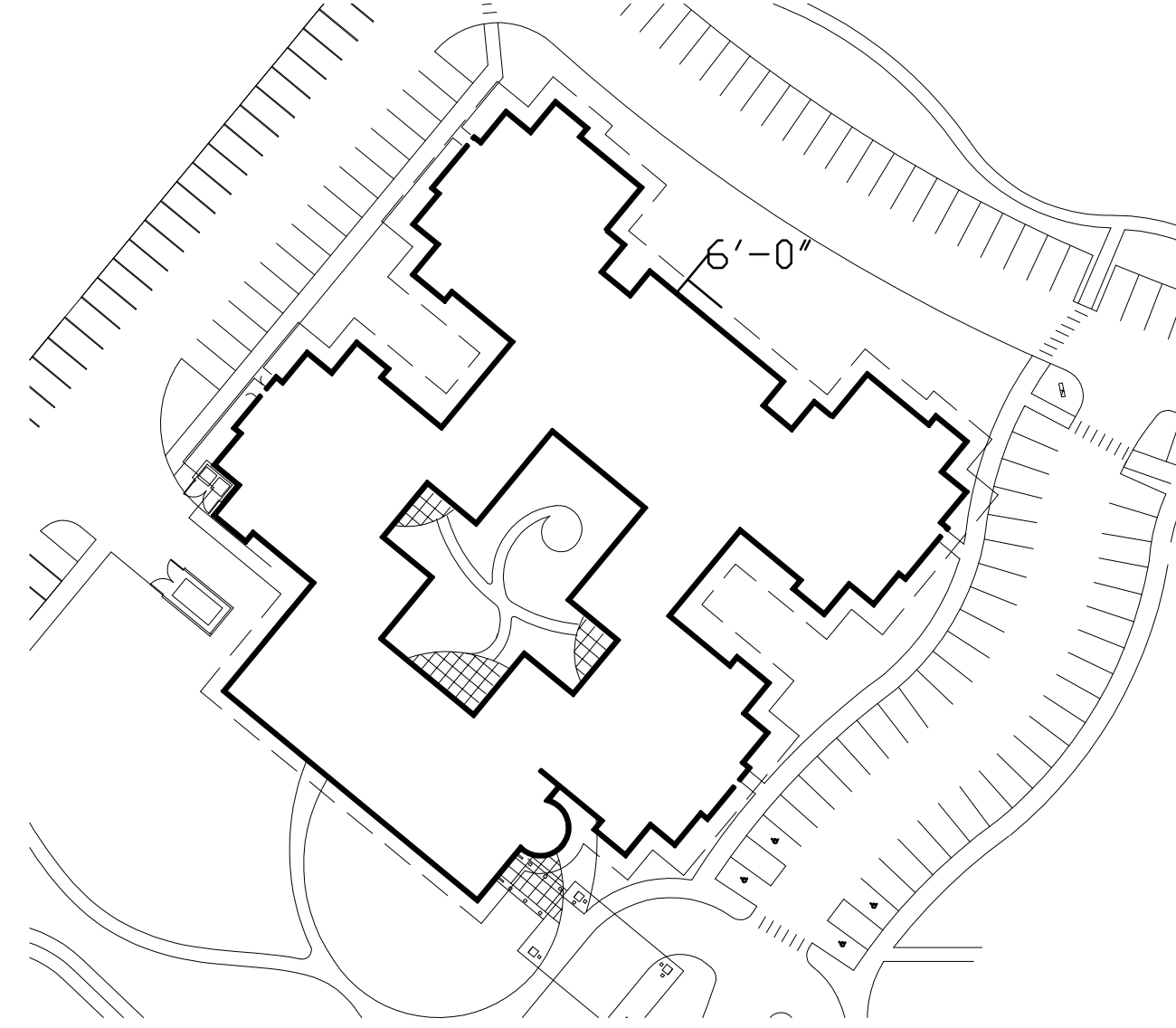
LEGEND

-  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



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



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



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



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



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

Skilled Nursing Unit

2 Bedroom

515 SF

Skilled Nursing Unit

1 Bedroom

315 SF

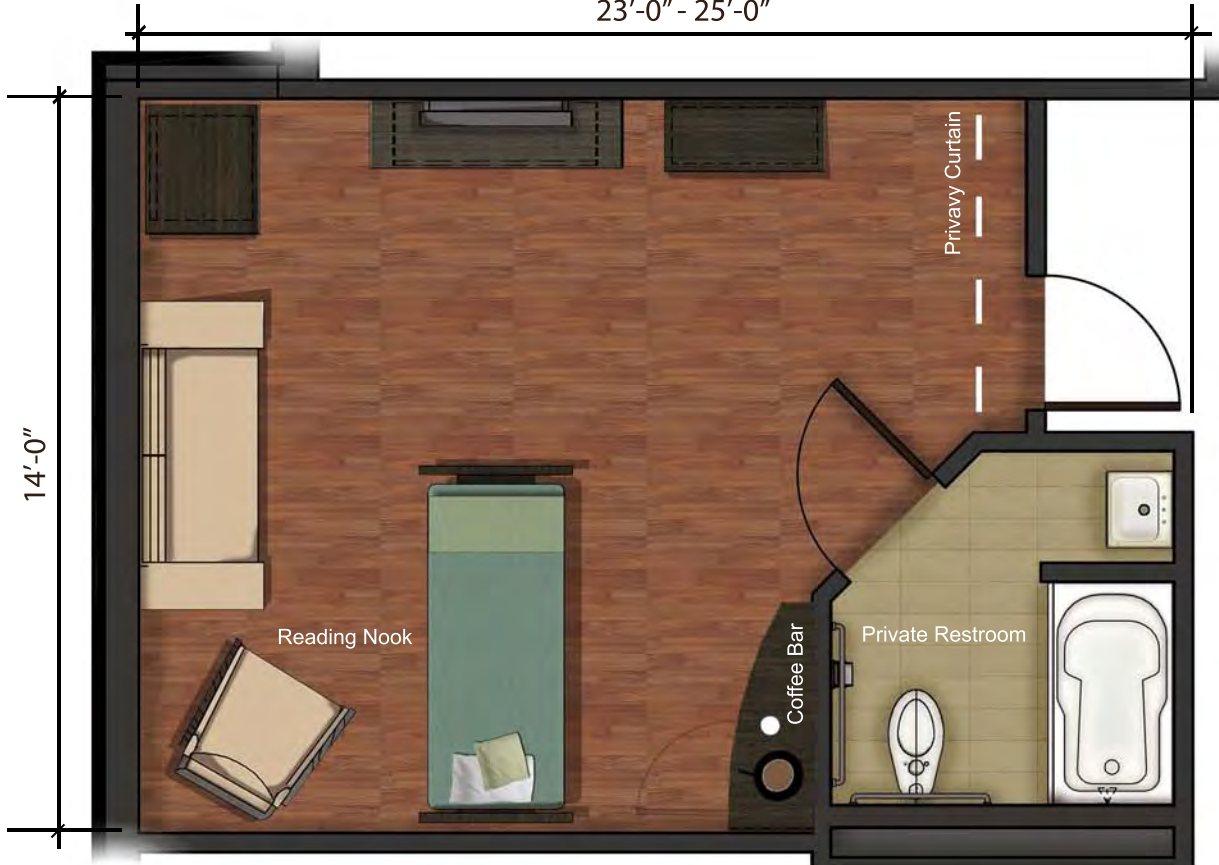


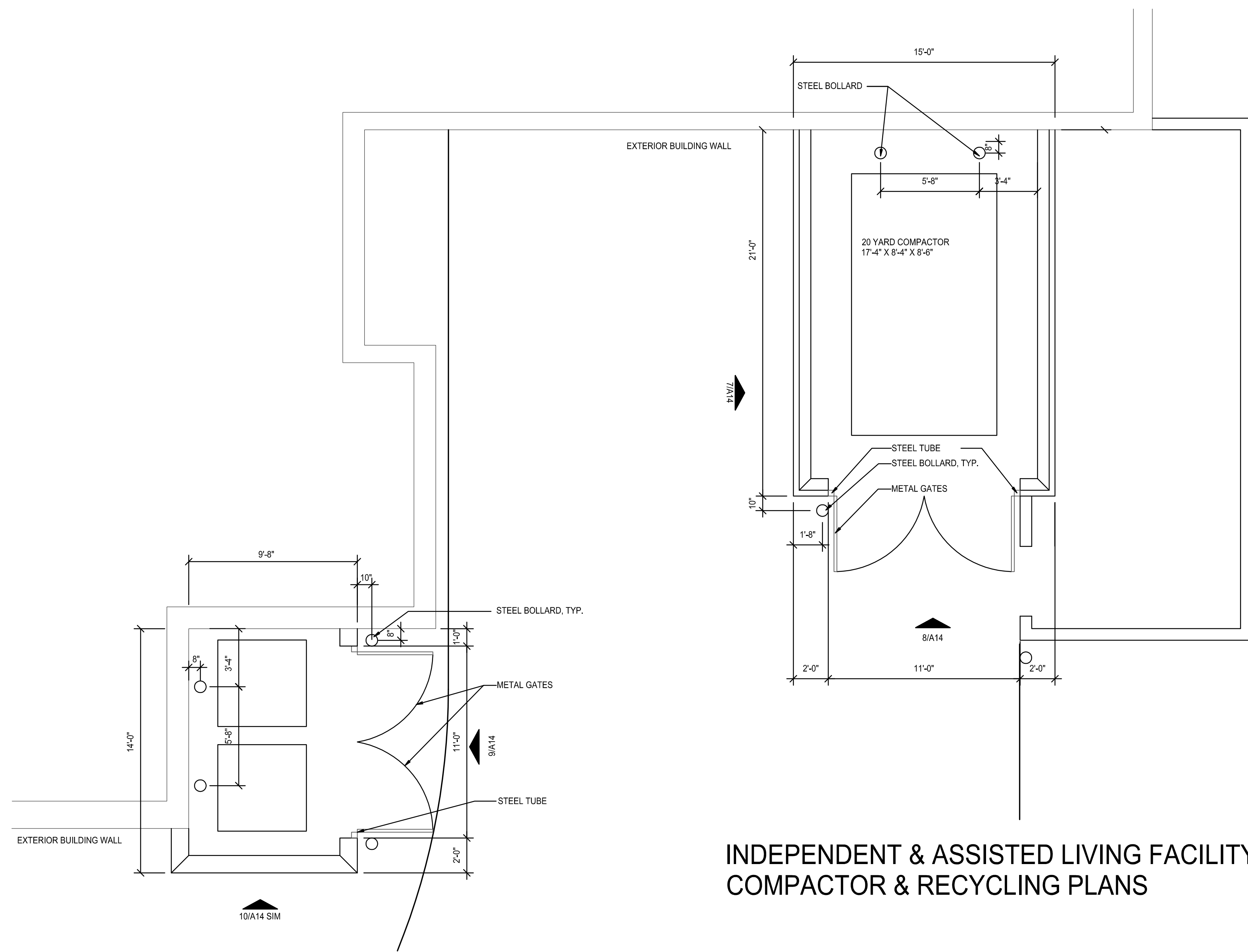
Memory Care

Private Unit

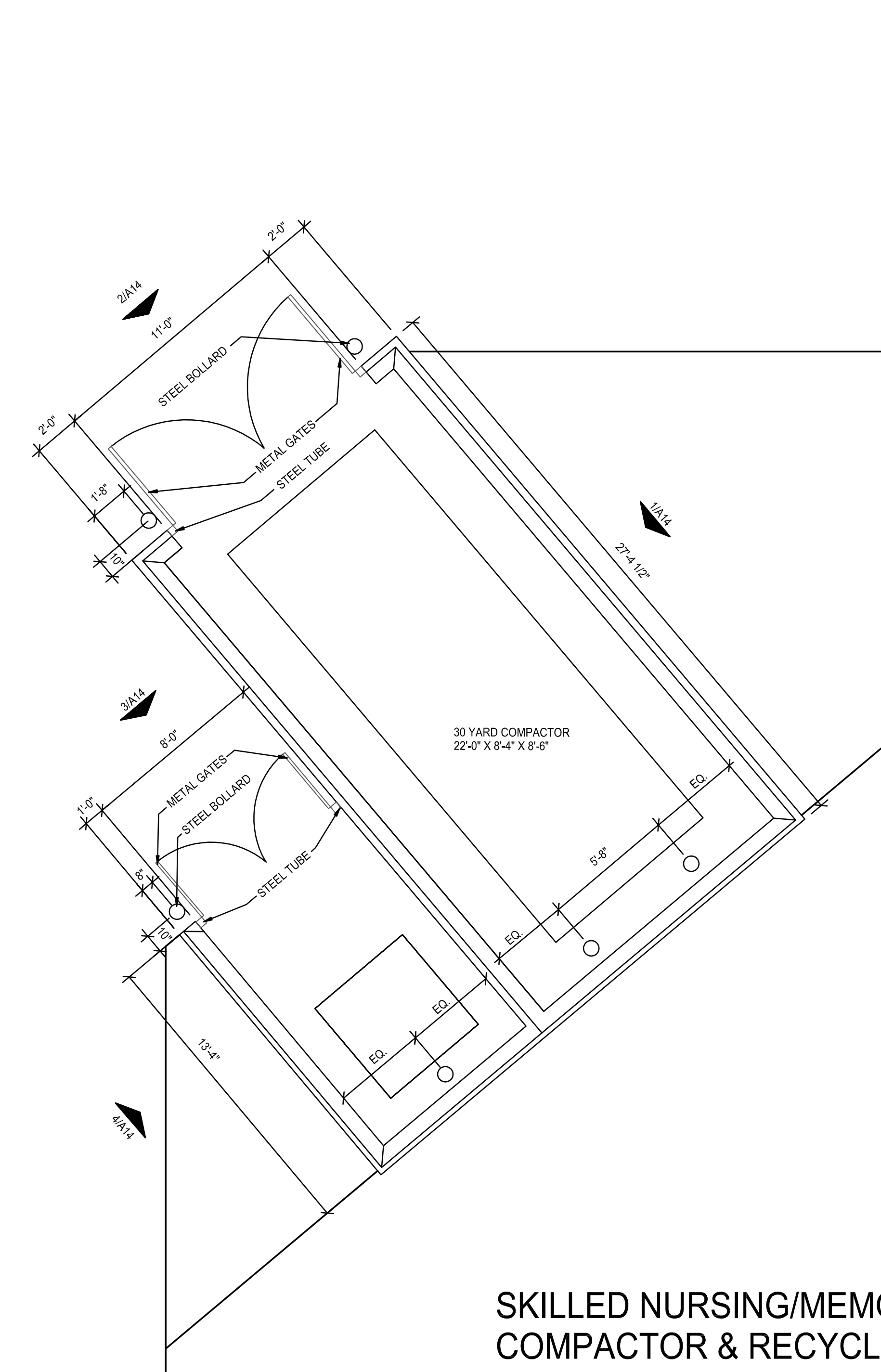
322 - 350 SF

23'-0" - 25'-0"

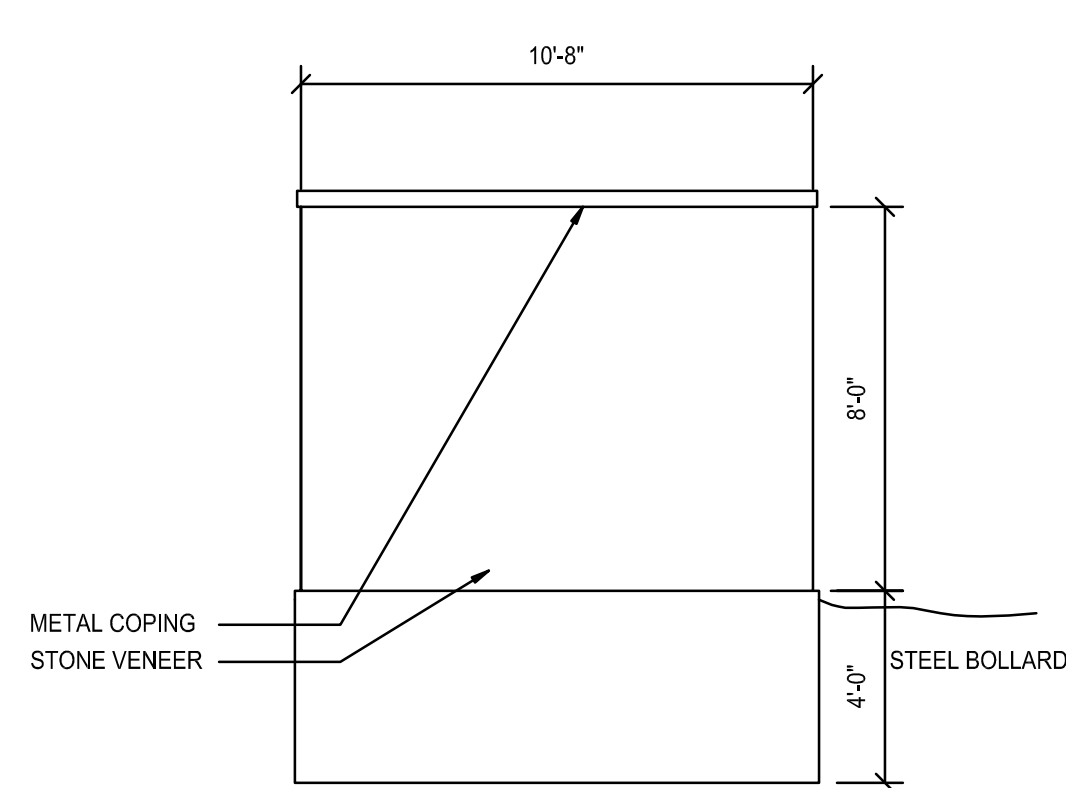




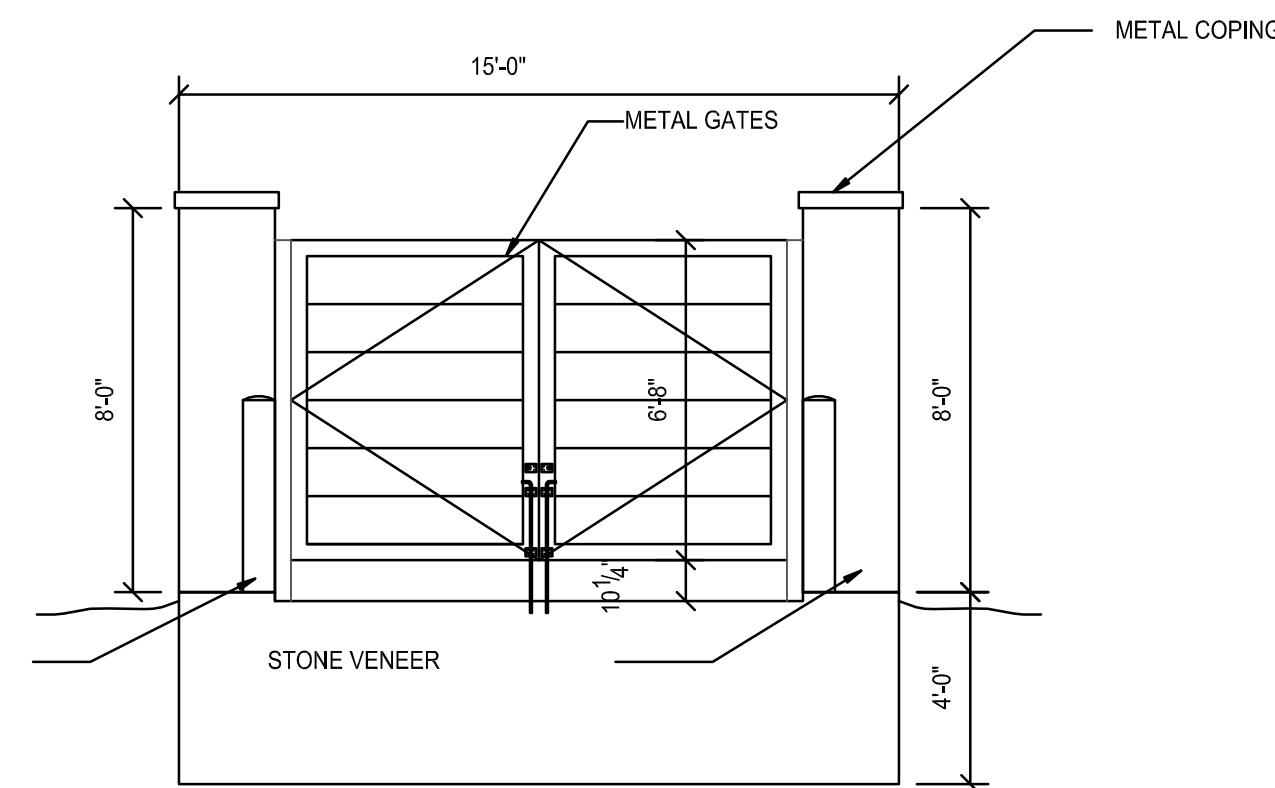
INDEPENDENT & ASSISTED LIVING FACILITY
COMPACTOR & RECYCLING PLANS



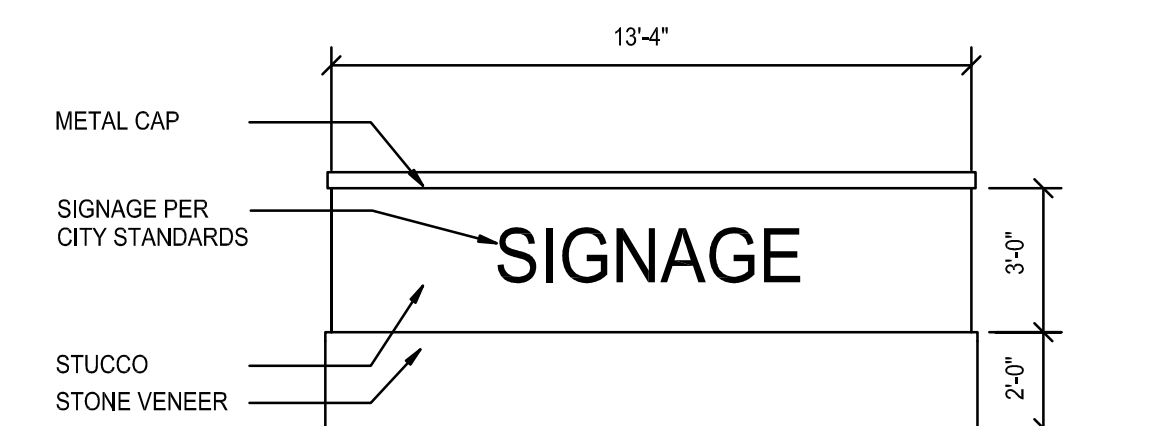
SKILLED NURSING/MEMORY CARE
COMPACTOR & RECYCLING PLANS



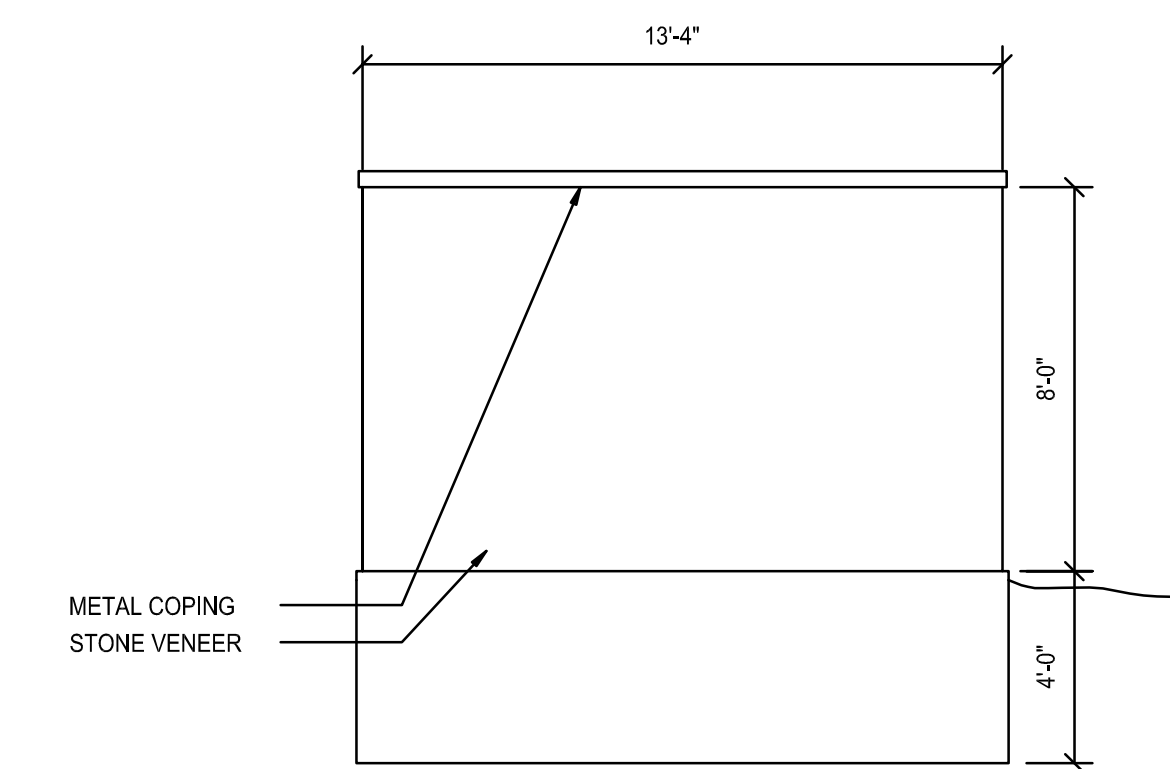
10 RECYCLING SCREEN
ELEVATION



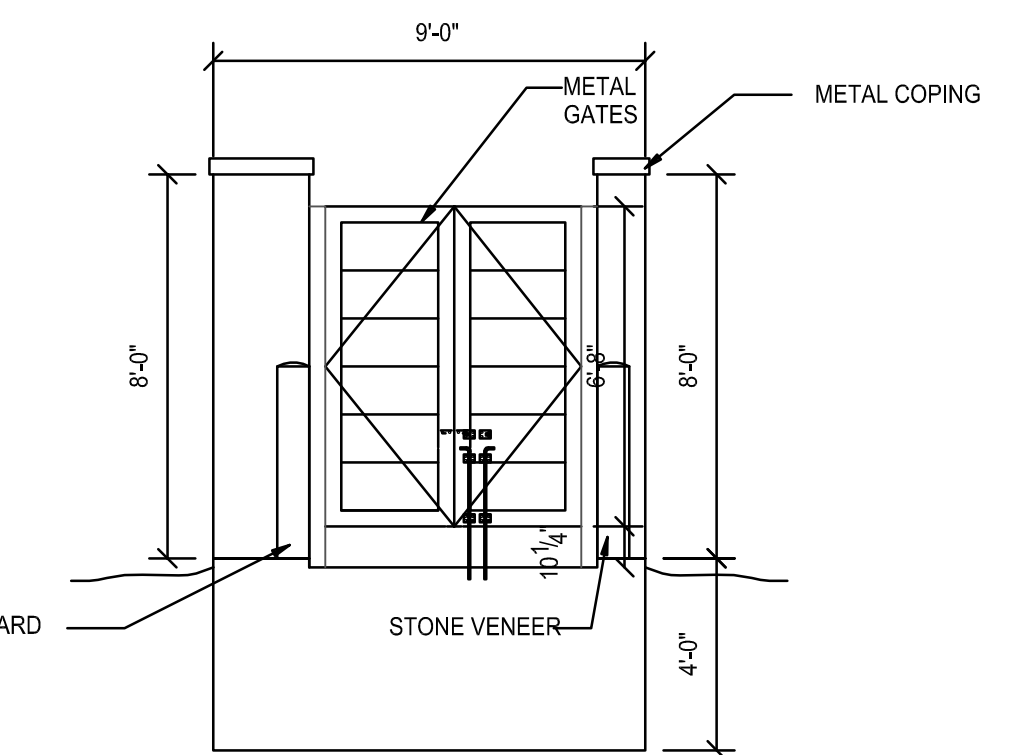
9 RECYCLING SCREEN
ELEVATION



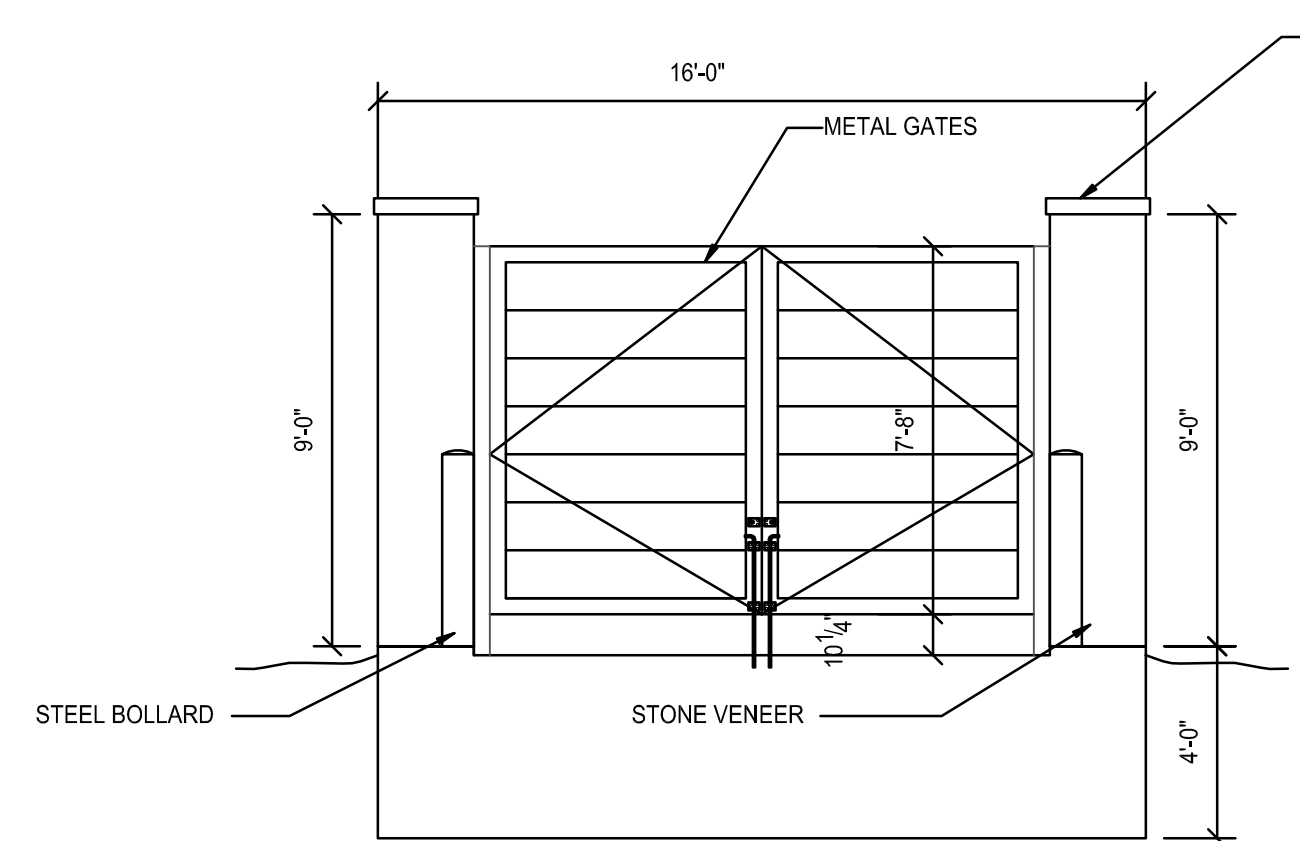
6 PROPOSED SIGNAGE
RE: ASI FOR LOCATIONS



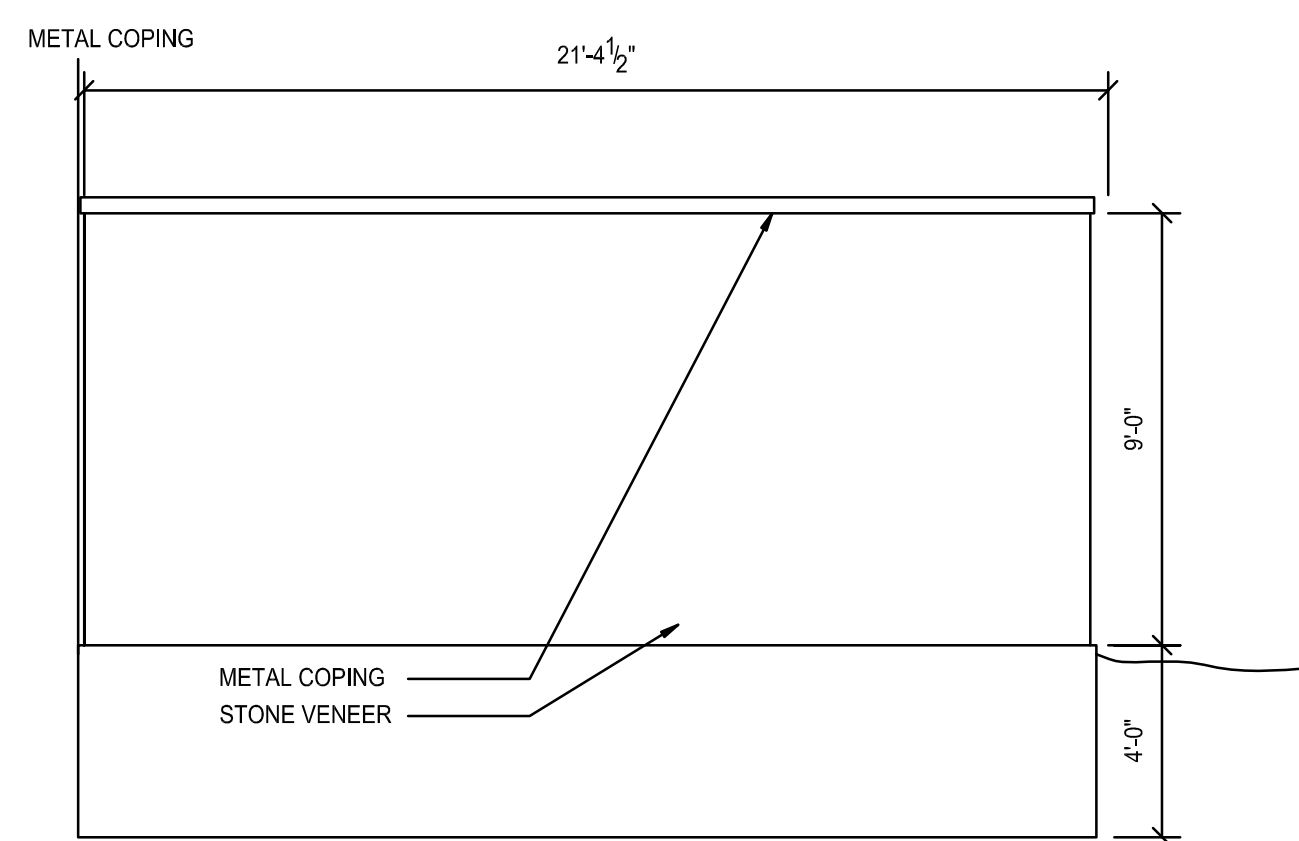
4 RECYCLING SCREEN
ELEVATION



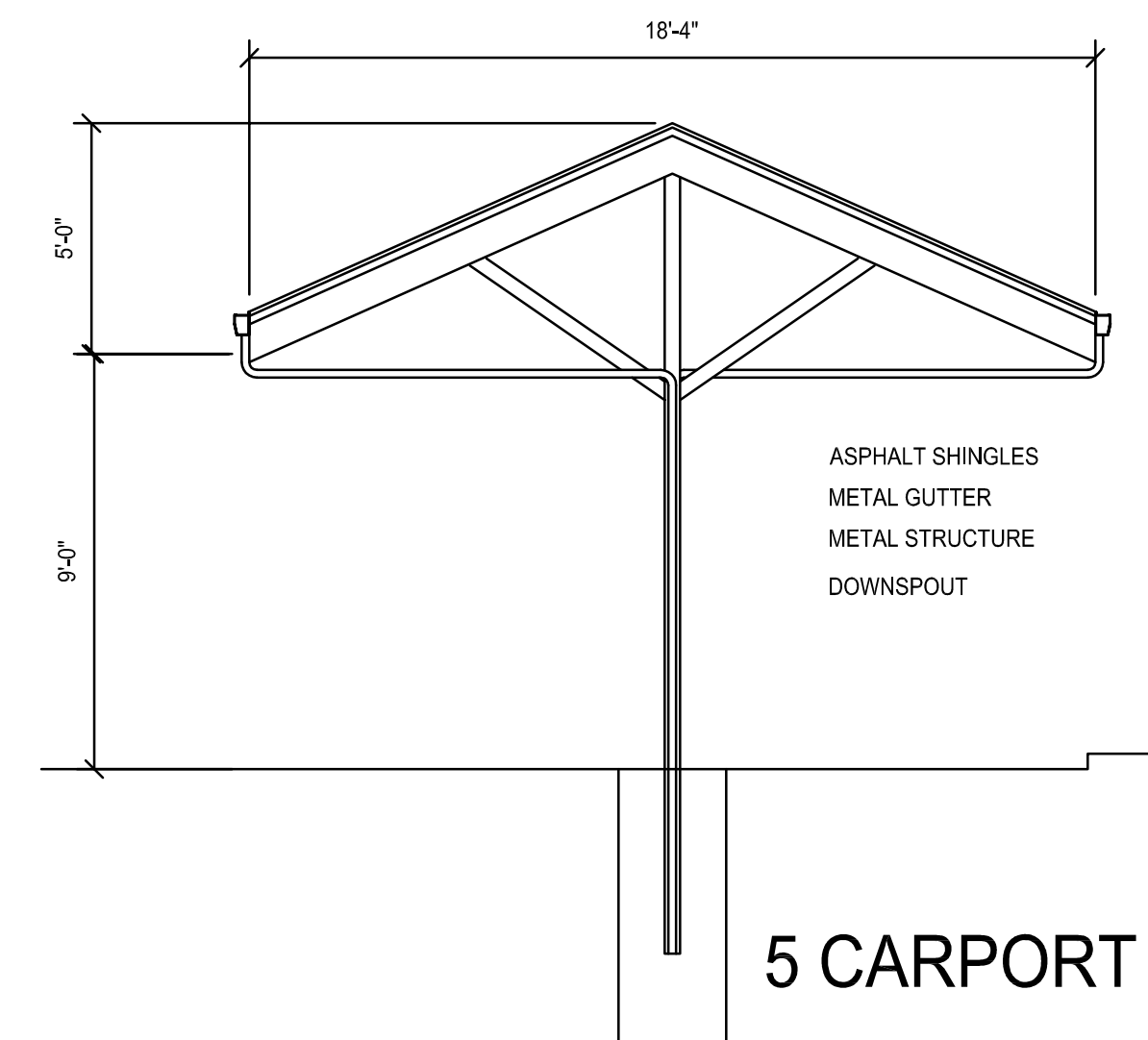
3 RECYCLING SCREEN
ELEVATION



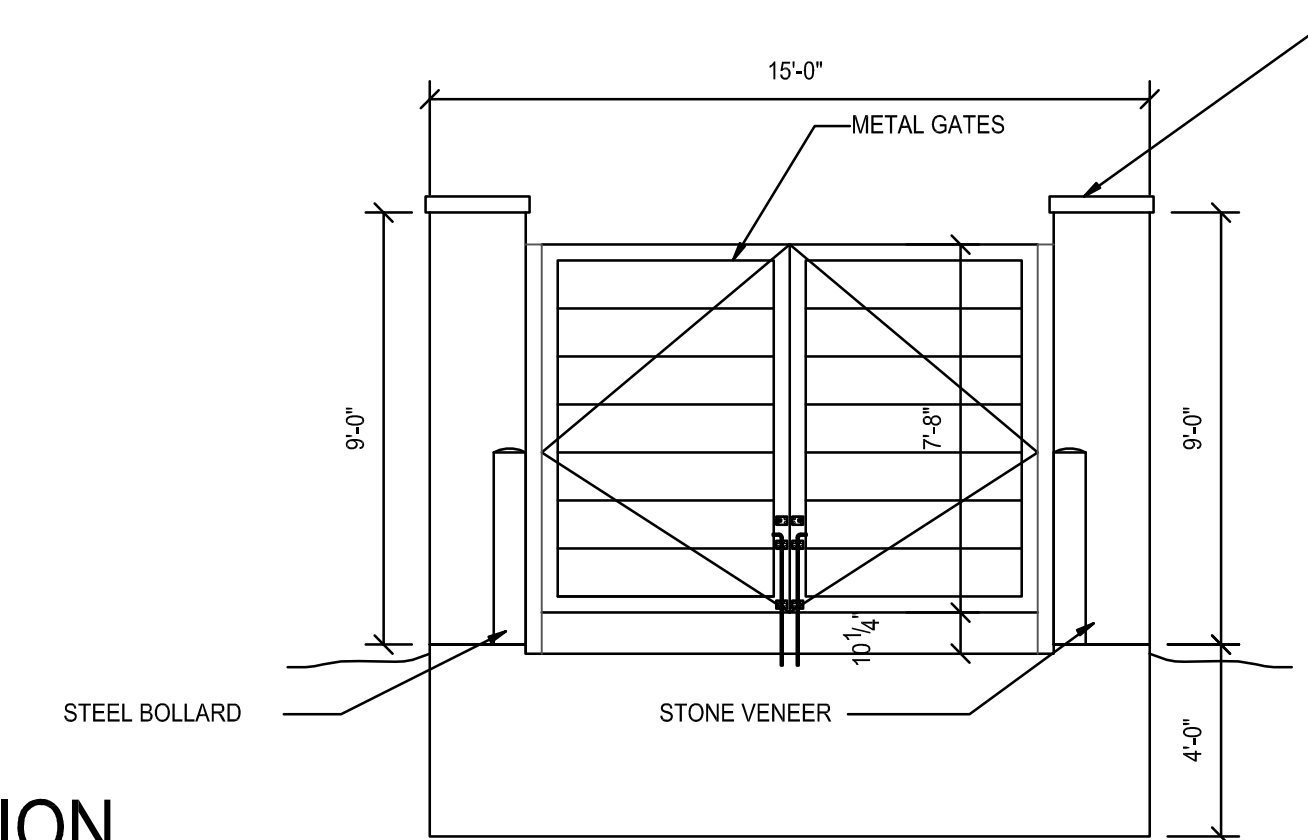
8 COMPACTOR SCREEN
ELEVATION



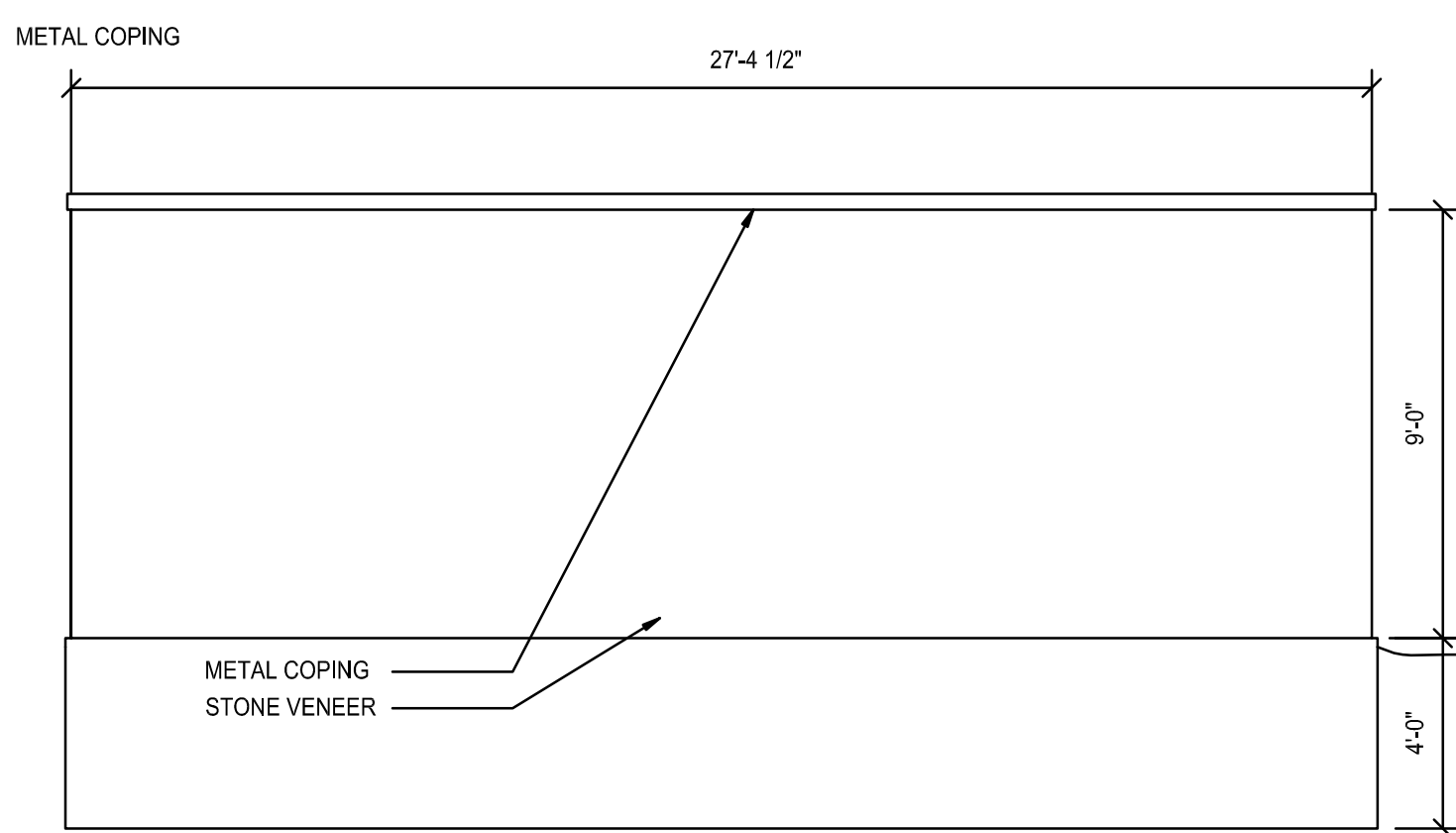
7 COMPACTOR SCREEN
ELEVATION



5 CARPORT ELEVATION



2 COMPACTOR SCREEN
ELEVATION



1 COMPACTOR SCREEN
ELEVATION

Skilled Nursing/Memory Care

Gross Building: 97,550 sf
 Ground Floor: 31,800 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units
 Lot Coverage: 5.7%

Building Height to Three Story Peak:
 38'-0" (at all typical perimeter facades)
 40'-0" (at common area screen walls)
 Building Mid-Peak Height:
 35'-0" - 36'-0"
 Finish Floor Elevation: 951'-6"

MEMORY CARE
 Ground Floor: 31,800 sf
 Units: 36 Units
SKILLED NURSING
 Second and Third Floor: 65,750 sf
 Units: 84 Units (100 Beds)

Assisted Living / Independent Living

Gross Building: 228,340 sf
 (+3000 SF Storm Shelter (Basement))
 Ground Floor: 81,365 sf
 Total Units: 190 Units (All Private)
 Lot Coverage: 14.6%

Building Height to Two Story Peak:
 26'-0"
 Building Height to Three Story Peak:
 36'-0" (at all typical perimeter facades)
 40'-0" (at interior common area screen walls)
 Building Mid-Peak Height:
 32'-0" - 34'-0"
 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: 64,365 sf
 Units: 136 Units
 One Bedroom: 91 Units
 Two Bedroom: 45 Units

Totals

Property Size: 12.8 Acres/ 557,632 sf
 Total Building Square Footage: 325,890 sf
 Total Number of Units: 310 Units
 Building Footprint on Site: 113,165 sf
 Building Footprint Percentage: 20.3%
 Carport Footprint on Site: 6000 sf
 Carport Footprint Percentage: 1.1%
 Total Lot Coverage: 21.4% (119,165 sf)

Walks on Site: 39,565 sf
 Walks Percentage: 7.1%
 Parking and Drives on Site: 123,745 sf
 (includes carports parking stalls)
 Parking and Drives Percentage: 21.3%

Total Impervious Surface: 276,475 SF (6.35 Ac)
 Total Impervious Surface Percentage: 49.6%
 Total Green Space: 281,093 (6.45 Acres)
 Total Green Space Percentage: 50.4%

Resident Unit Counts

	Total Units	1 BR	2 BR	Residents at Expected Occupancy *	Potential Occupancy
Assisted Living	54	47	7	57	61
Independent Living	136	91	45	143	181
Total ALF and ILF	190	138	52	194	242
Memory Care	36	36	0	32	36
Skilled Nursing	84	68	16	83	100
Total SNF and MC	120	104	16	115	136
Total	310	242	68	310	378

* Based on 90% occupancy and half of the 2 bedroom units being occupied by two residents.

Parking Code Requirements

USE	# OF UNITS	CODE REQUIRED PARKING		
		CODE	Space Required	Spaces Provided
MC/SN	120 UNITS (136 BEDS)	1 Space/5 Beds	28	38
ILF/ALF	190 Units	3 Spaces/4 Units	143	143
Villas	0 Units	3 Spaces/4 Units	0	
Employees	85 Max Shift Employees	1 Space/Max Shift Employee	85	135*
TOTALS	310 UNITS		256	316

*This accounts for 3:00 p.m. shift change where total need for employee parking will be 135 spaces.

Provided Parking Summary

Count	Description	Type
267	Standard Space	9' x 18'
35	Standard with Carport	9' x 18'
14	Accessible Space	9' x 18' + aisle
316	Total	

Employee Count

	Staff	Arrive	Depart
Admin. Staff	25	8:00 am	5:00 pm
First Shift	50-60	6:45 am	3:00 pm
Second Shift	50	2:45 pm	11:00 pm
Third Shift	20	10:45 pm	7:00 am

Staff Parking Provided: 135 Stalls

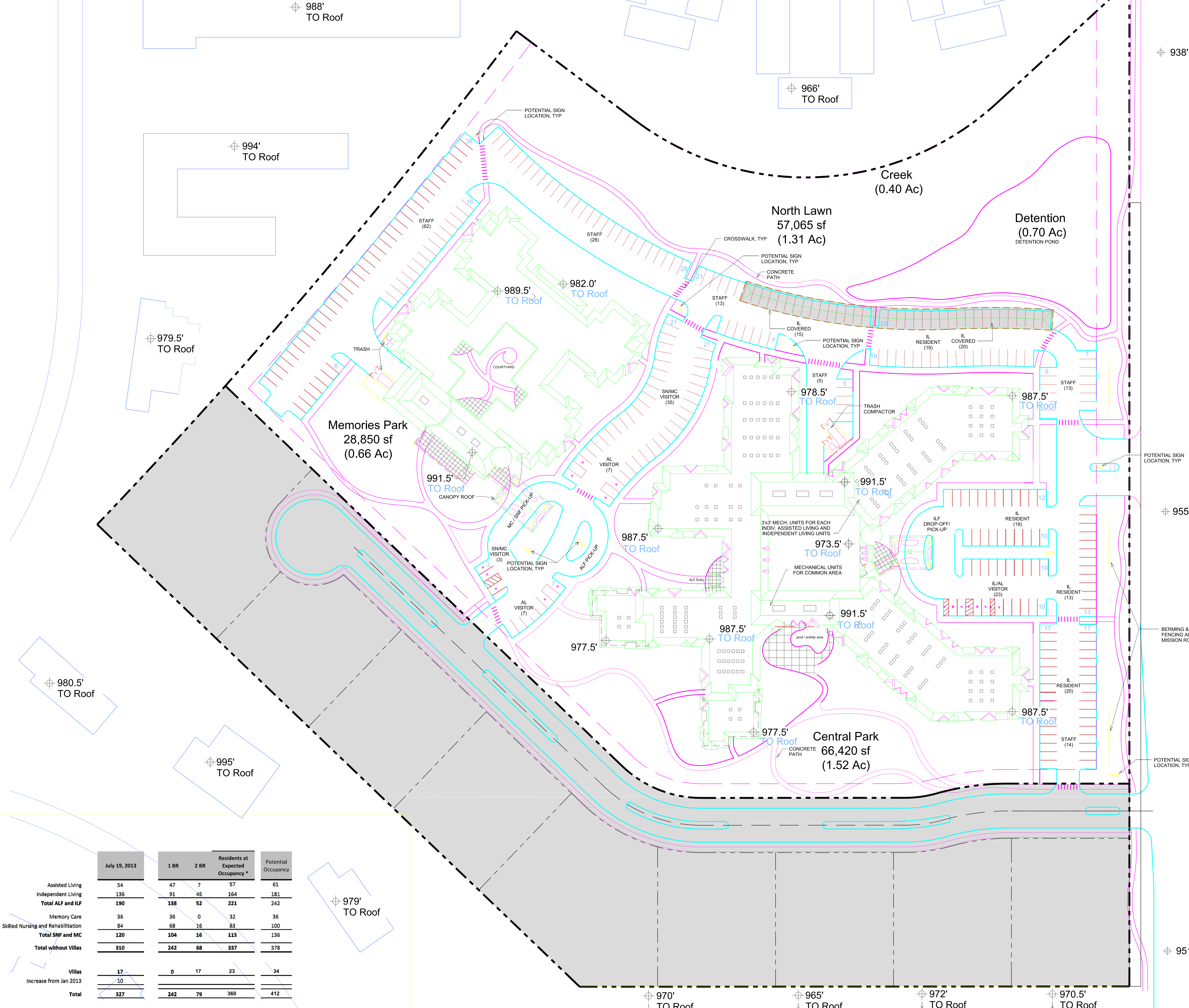
Conceptual Parking Designations

	Staff	Resident	Visitor	Required	Total
Parking Provided	135	106**	75	256	316

** 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
 TO Roof = Top Of Roof

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

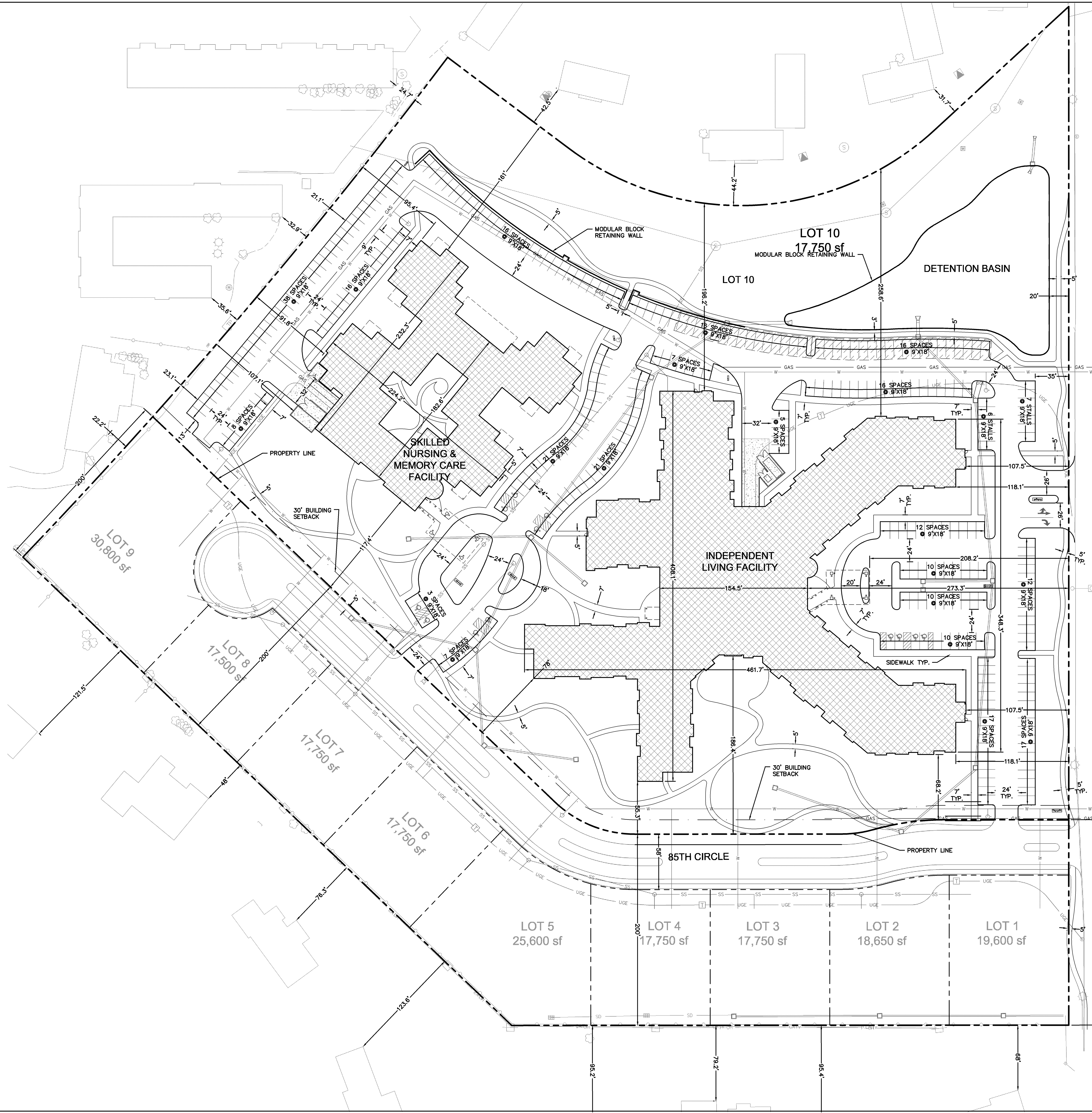


	July 15, 2013	1 BR	2 BR	Residents at Expected Occupancy *	Potential Occupancy
Assisted Living	54	47	7	57	61
Independent Living	136	91	45	143	181
Total ALF and ILF	190	138	52	221	242
Memory Care	36	36	0	32	36
Skilled Nursing and Rehabilitation	84	68	16	83	100
Total SNF and MC	120	104	16	115	136
Total without Villas	310	242	68	337	378
Villas	17	0	17	23	34
Increase from Jan 2013	10				
Total	327	242	79	360	412

Units Per Acre: 18

* Based on 90% occupancy and half of the 2 bedroom units being occupied by two residents.

DWG: F:\PROJECTS\012-2388\LDVP\Preliminary_Plans\122388_DIM.dwg USER: rsteffens
 DATE: Oct 04, 2013 11:40am XREFS: 012-2388_PP_PBASE 012-2388_XTOPO



- LEGEND**
- — — — — PROPERTY LINE
 - — — — — LOT LINE
 - — — — — BUILDING SETBACK
 - SS — SS — — PROPOSED SANITARY SEWER SERVICE
 - W — W — — PROPOSED WATER MAIN
 - U — U — — PROPOSED ELECTRIC SERVICE
 - — — — — PROPOSED STORM SEWER
 - [Hatched Box] PROPOSED ASPHALT PAVEMENT
 - [Dotted Box] PROPOSED CONCRETE PAVEMENT
 - [Diagonal Lines Box] PROPOSED CARPORTS

SITE DATA
 PROPERTY AREA: 12.80 AC
 EXISTING ZONING: R-1A

LOT 10/SUP DESCRIPTION
 ALL THAT PART OF BLOCK 1, MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 1133.57 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 42.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSION ROAD, THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 129.04 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 279.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 34 SECONDS, AN ARC DISTANCE OF 76.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 121.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 42 MINUTES 19 SECONDS, AN ARC DISTANCE OF 33.17 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS WEST A DISTANCE OF 216.17 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 121.00 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES 48 MINUTES 33 SECONDS, AN ARC DISTANCE OF 92.52 FEET TO A POINT; THENCE NORTH 46 DEGREES 13 MINUTES 42 SECONDS WEST A DISTANCE OF 582.54 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 41 DEGREES 47 MINUTES 07 SECONDS EAST, HAVING A RADIUS OF 5770.00 FEET, THROUGH A CENTRAL ANGLE OF 4 DEGREES 49 MINUTES 48 SECONDS, AN ARC DISTANCE OF 486.41 FEET TO A POINT; THENCE SOUTH 53 DEGREES 05 MINUTES 05 SECONDS EAST A DISTANCE OF 158.00 FEET TO A POINT; THENCE IN A SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 79 DEGREES 33 MINUTES 50 SECONDS, AN ARC DISTANCE OF 416.60 FEET TO A POINT; THENCE NORTH 47 DEGREES 21 MINUTES 05 SECONDS EAST A DISTANCE OF 190.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSION ROAD; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF MISSION ROAD A DISTANCE OF 850.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 557,638 SQUARE FEET OR 12.802 ACRES, MORE OR LESS.

MOLSSON ASSOCIATES
 7201 West 133rd Street, Suite 200
 Overland Park, KS 66205-4750
 TEL: 913.381.1770
 FAX: 913.381.1774
 www.molssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

BY: _____
 DATE: _____

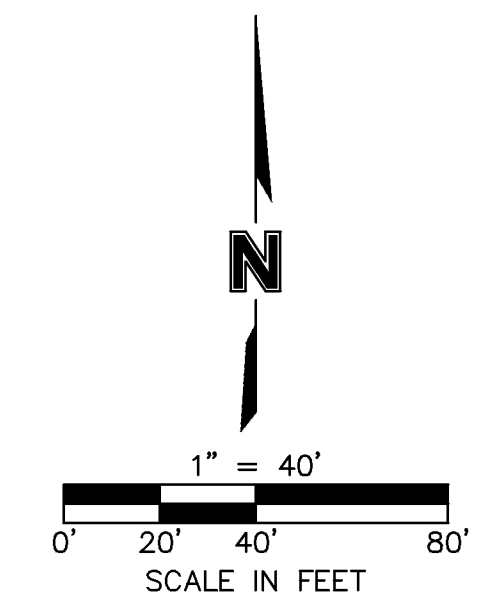
2013

SITE DIMENSION PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

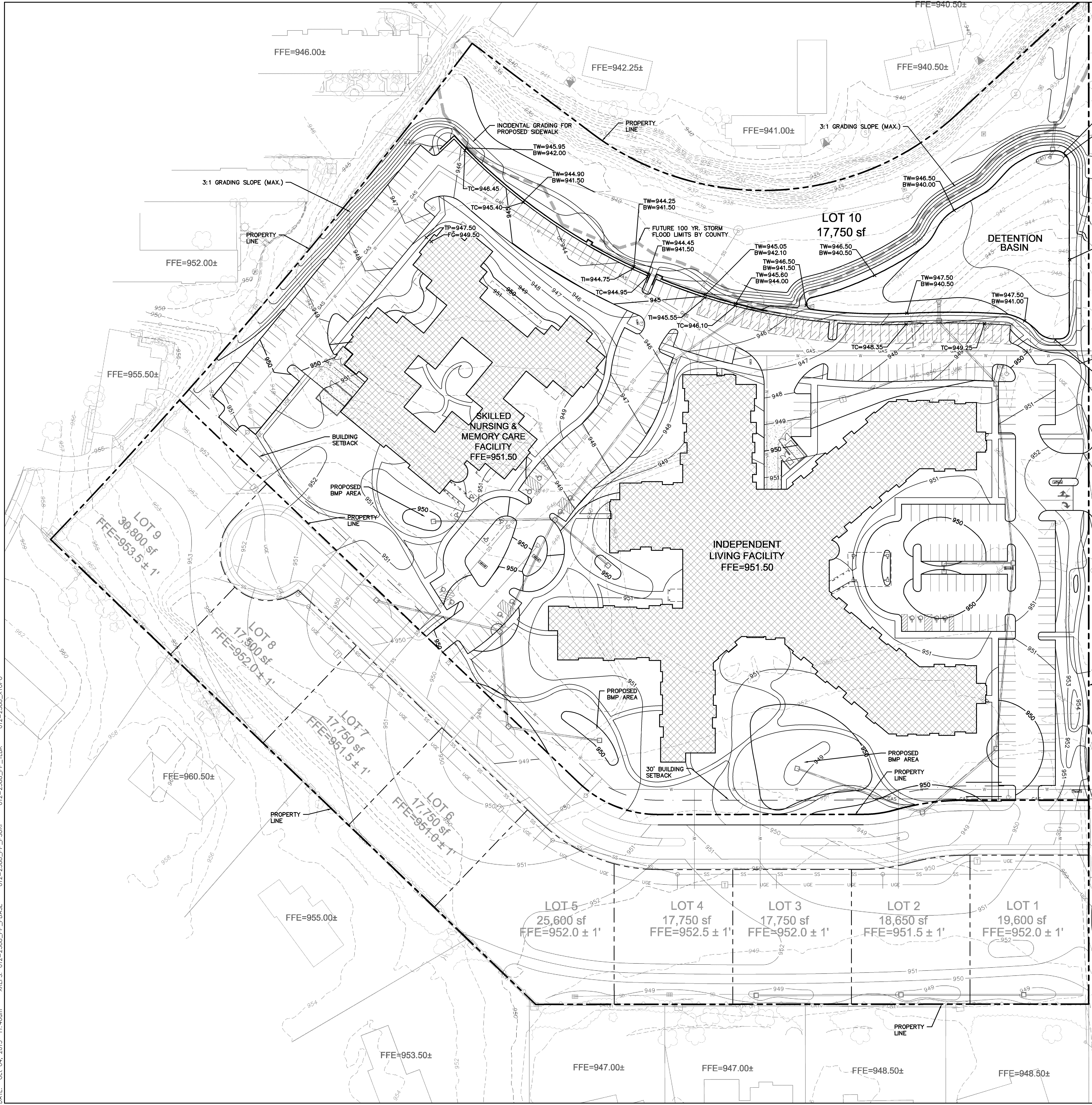
PRAIRIE VILLAGE, KANSAS

drawn by: _____
 checked by: _____
 approved by: _____
 project no.: 2012-2388
 date: 10.04.2013

SHEET C1



DWG: F:\PROJECTS\012-2388\LDVP\Preliminary_Plans\122388_GRD.dwg USER: rsteffens
 DATE: Oct 04, 2013 11:40am XREFS: 012-2388_PP_PBASE 012-2388_PP_TLBK 012-2388_XTOPO

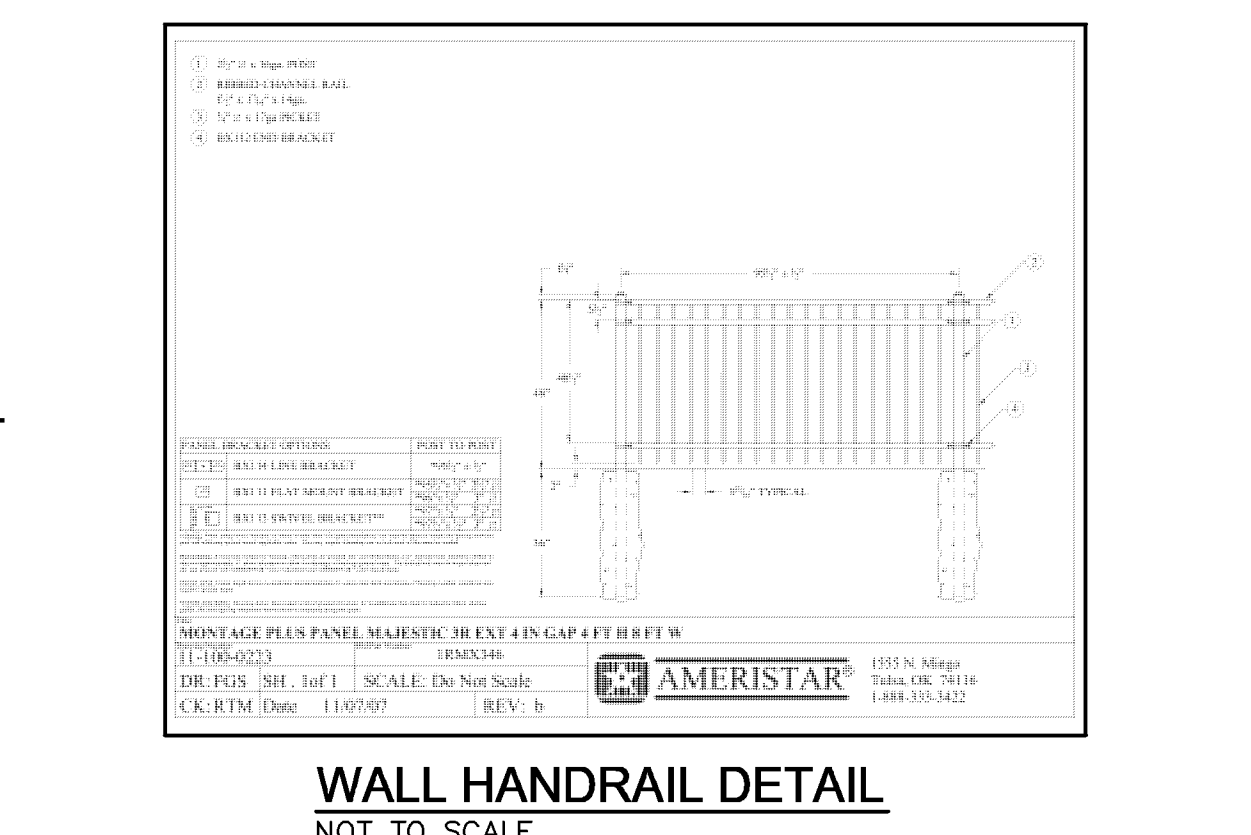
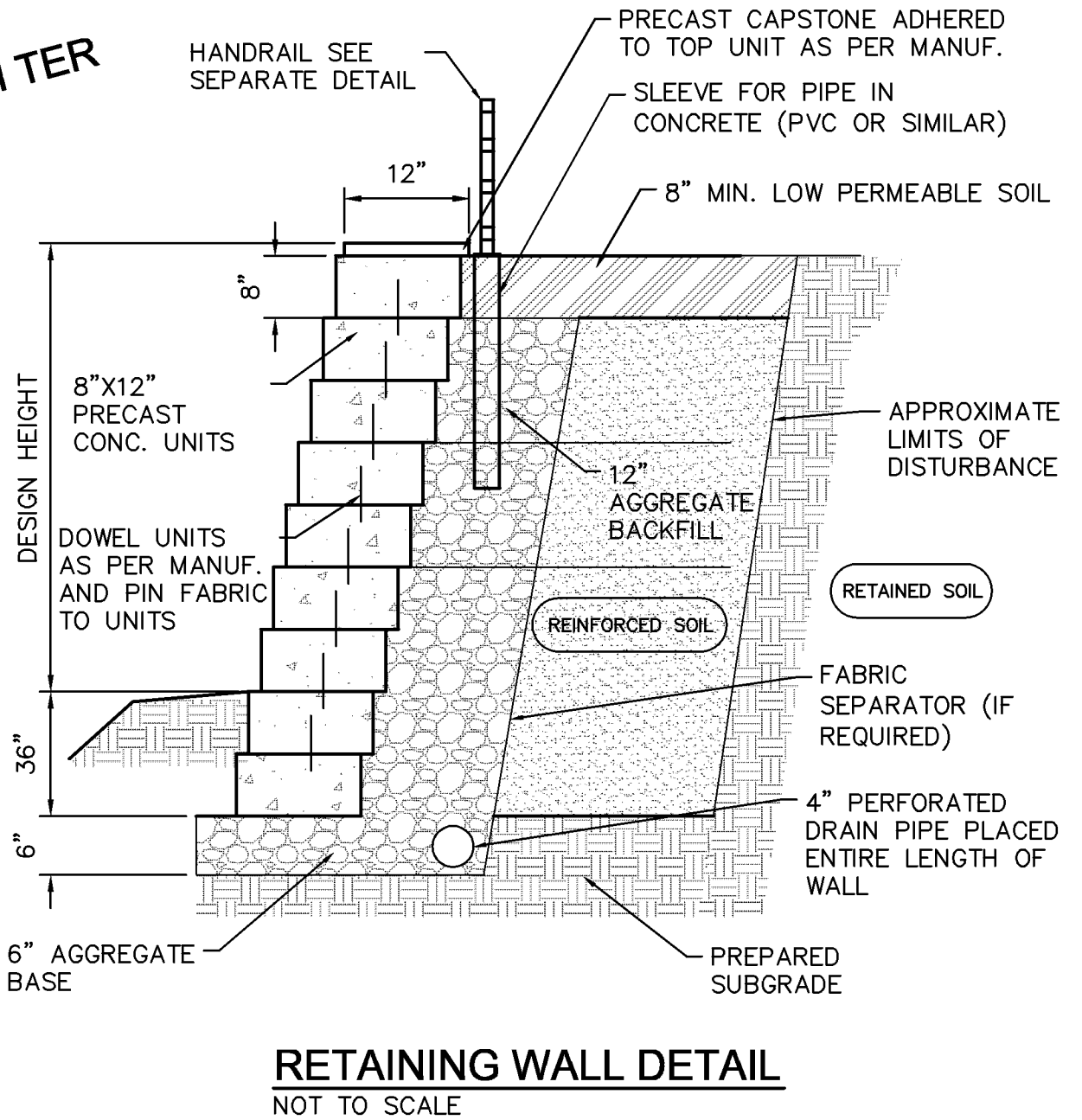


LEGEND

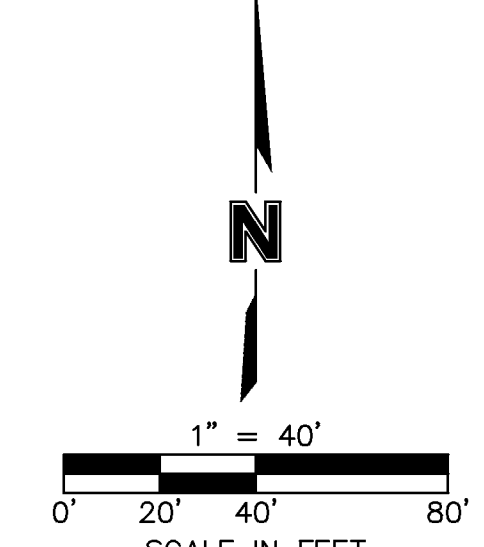
	PROPERTY LINE		PROPOSED CONTOUR
	LOT LINE		EXISTING CONTOUR
	BUILDING SETBACK		PROPOSED SANITARY SEWER SERVICE
			PROPOSED WATER MAIN
			PROPOSED ELECTRIC SERVICE
			PROPOSED STORM SEWER
	TW=TOP OF WALL (FINISH GRADE)		BW=BOTTOM OF WALL (FINISH GRADE)
	FG=FINISH GRADE		TP=TOP OF PAVEMENT

NOTE:
PUBLIC STREET AND LOTS 1-9 TO BE CONSTRUCTED SEPARATELY.

	SECTION CORNER		OVERHEAD POWER LINE
	ALUMINUM MONUMENT		GAS LINE
	SET REBAR W/LC 114 CAP		UNDERGROUND POWER LINE
	FOUND REBAR		UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT		SANITARY SEWER LINE
	WATER VALVE		STORM LINE
	WATER METER		LIMITS OF NO ACCESS
	GAS MARKER		TELEPHONE MANHOLE
	SPRINKLER WATER VALVE		TELEPHONE PEDESTAL
	GAS		TELEPHONE CABINET
	SANITARY SEWER MANHOLE		TRAFFIC SIGNAL BOX
	STORM SEWER MANHOLE		TRAFFIC SIGNAL POLE
	SANITARY SEWER CLEANOUT		CABLE BOX
	ELECTRIC BOX		ATT COMMUNICATION VAULT
	TRANSFORMER		TELEVISION PEDESTAL
	ELECTRIC METER		AIR CONDITIONING UNIT
	POWER POLE		GRATE INLET
	POWER POLE/W LIGHT		WOOD POST
	GUY WIRE		BOLLARD
	LIGHT POLE		STREET POST
	YARD LIGHT		COLUMN
			FLAG POLE
			SIGN
			TREE



- NOTES:**
1. DETENTION BASIN SPILLWAY AND ACCESS TO BE DESIGNED AT TIME OF CONSTRUCTION.
 2. FINISHED FLOOR ELEVATIONS OF ADJACENT PROPERTIES ARE APPROXIMATE.
 3. HEIGHT OF HANDRAIL TO BE COMPLIANT WITH SWIMMING POOL REGULATIONS.



MOLSSON ASSOCIATES
 7201 West 133rd Street, Suite 200
 Overland Park, KS 66205-4750
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.molssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

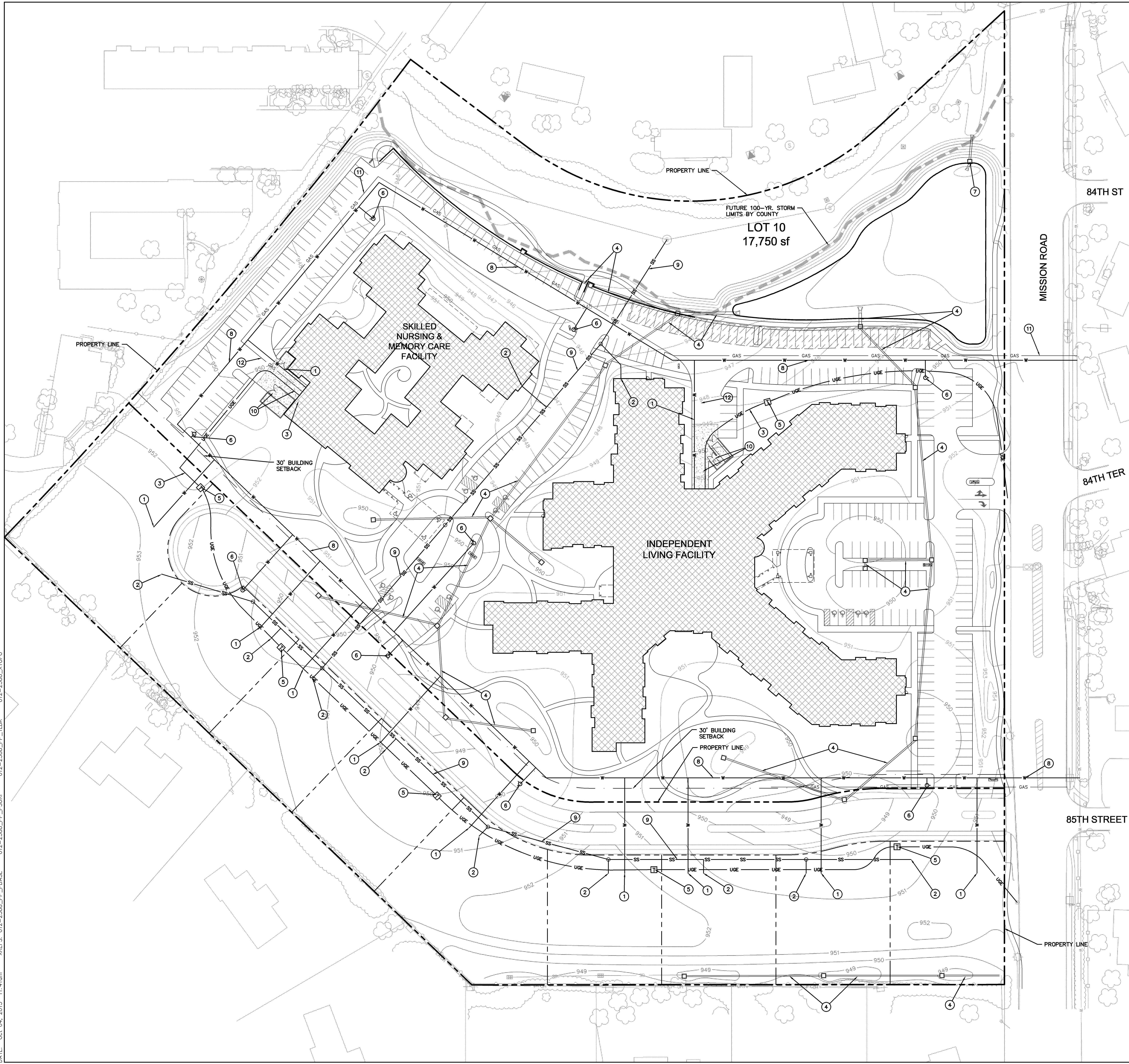
2013

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

drawn by: **RLS**
 checked by: **BHL**
 approved by: **BHL**
 GINCO by: **SPC**
 project no.: **2012-2388**
 drawing no.: **10.04.2013**
 date: **10.04.2013**

SHEET C2

DWG: F:\PROJECTS\012-2388\LDVP\Preliminary_Plans\122388_UTL.dwg USER: rsteffens
 DATE: Oct 04, 2013 11:41am XREFS: 012-2386_PP_PBAKE 012-2388_PP_PSUFR 012-2388_PP_TLEBK 012-2388_XTOPO



LEGEND

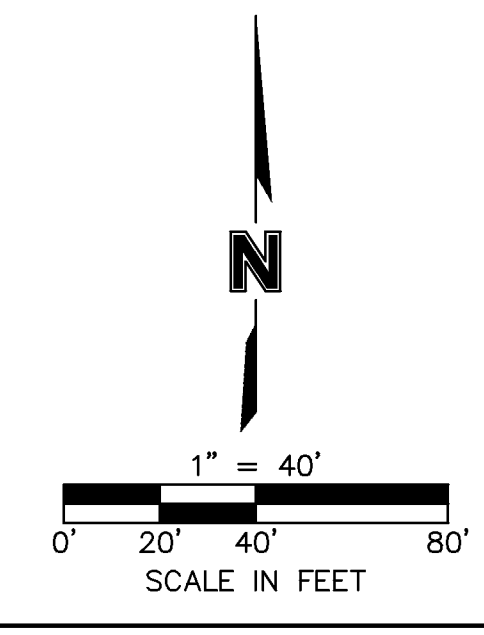
	PROPERTY LINE		OVERHEAD POWER LINE
	LOT LINE		GAS LINE
	BUILDING SETBACK		UNDERGROUND POWER LINE
	PROPOSED CONTOUR		UNDERGROUND TELEPHONE LINE
	EXISTING CONTOUR		SANITARY SEWER LINE
	PROPOSED SANITARY SEWER SERVICE		STORM LINE
	PROPOSED WATER MAIN		LIMITS OF NO ACCESS
	PROPOSED ELECTRIC SERVICE		TELEPHONE MANHOLE
	PROPOSED STORM SEWER		TELEPHONE PEDESTAL
			TELEPHONE CABINET
			TRAFFIC SIGNAL BOX
			TRAFFIC SIGNAL POLE
			CABLE BOY
			ATT COMMUNICATION VAULT
			TELEVISION PEDESTAL
			AIR CONDITIONING UNIT
			GRATE INLET
			WOOD POST
			BOLLARD
			STEEL POST
			COLUMN
			FLAG POLE
			BUSH
			SIGN
			TREE

KEYNOTES:

- PROPOSED DOMESTIC WATER SERVICE.
- PROPOSED SANITARY SEWER SERVICE.
- PROPOSED ELECTRIC SERVICE.
- PROPOSED STORM SEWER.
- PROPOSED TRANSFORMER LOCATION.
- PROPOSED FIRE HYDRANT.
- DETENTION ORIFICE STRUCTURE.
- PROPOSED WATER MAIN.
- PROPOSED SANITARY MAIN.
- PROPOSED TRASH COMPACTOR/SERVICE AREAS
- PROPOSED GAS MAIN
- PROPOSED GAS SERVICE

NOTE

UTILITY IMPROVEMENTS FOR LOTS 1-9 WILL BE INCLUDED IN SCOPE OF LOT 10 WORK AS NECESSARY FOR FUTURE SERVICE.



OLSSON ASSOCIATES
 7201 West 133rd Street, Suite 200
 Overland Park, KS 66204-4750
 TEL: 913.381.1770
 FAX: 913.381.1774
 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

2013

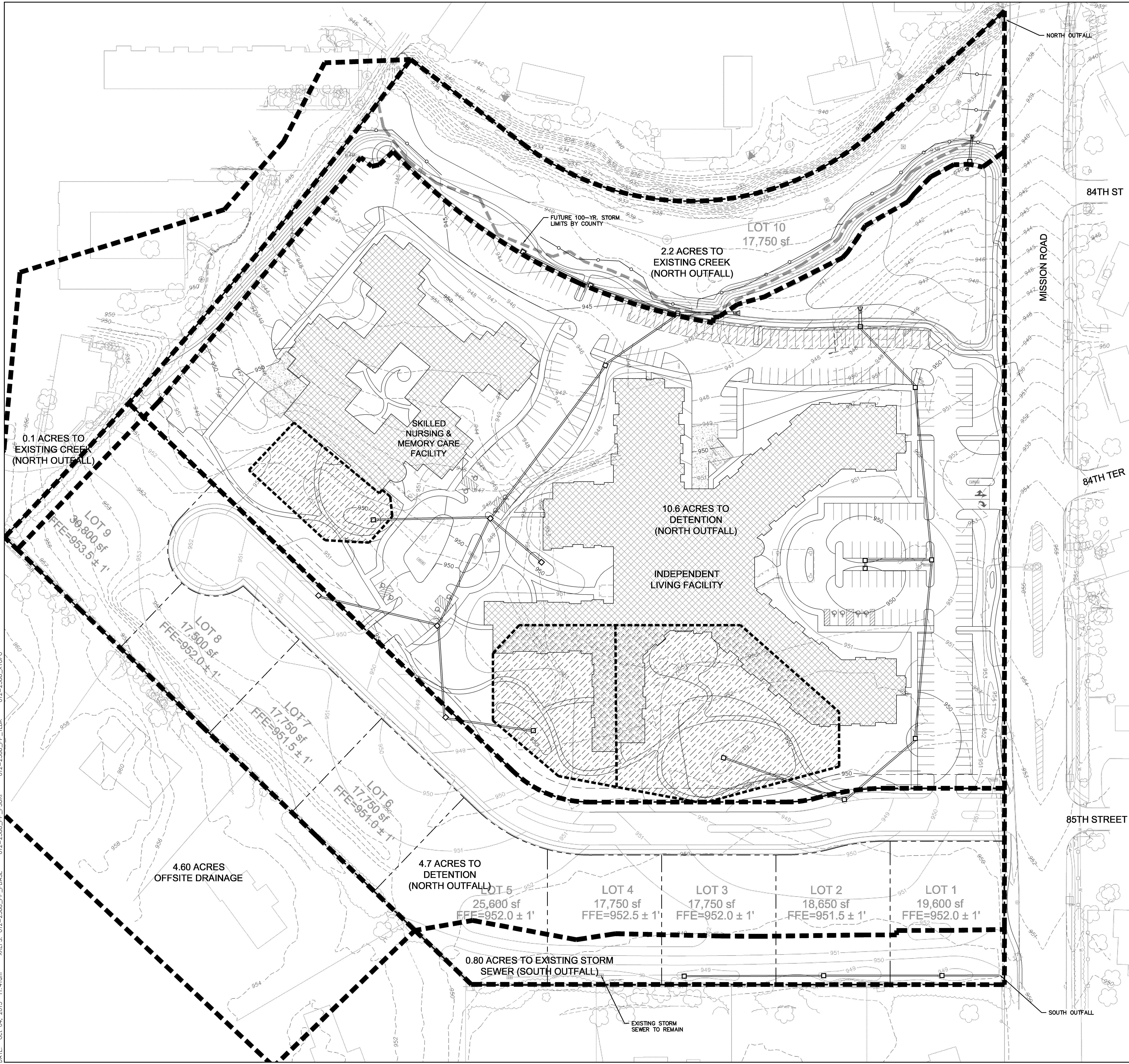
SHEET C3

PRAIRIE VILLAGE, KANSAS
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

SITE UTILITY & STORM SEWER PLAN

drawn by: RLS
 checked by: BHL
 approved by: BHL
 Gantt by: BHL
 project no.: 2012-2388
 date: 10.04.2013

DWG: F:\PROJECTS\012-2388\LDVP\Preliminary_Plans\12388_DRN.dwg USER: rsteffens
 DATE: Oct 04, 2013 11:41am XREFS: 012-2386_PP_PPRASE 012-2386_PP_PPRASE 012-2388_XTOPO



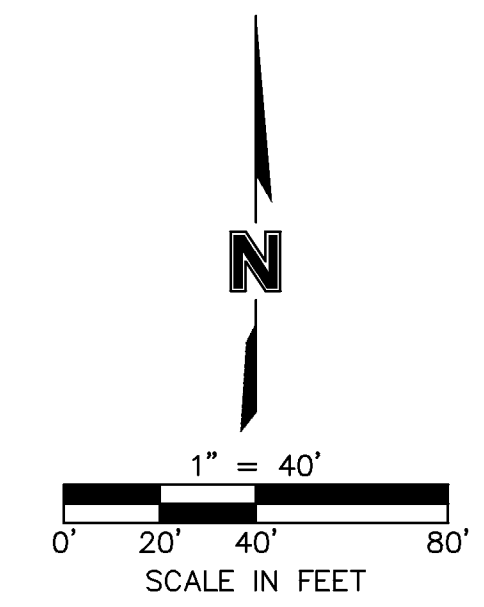
LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- — □ PROPOSED STORM SEWER
- — ○ PROPOSED SEDIMENT FENCE*
- — — — — PROPOSED DRAINAGE BOUNDARY
- ▨ PROPOSED RAINGARDEN DRAINAGE (MIN 1.5 AC)

- ⊙ SECTION CORNER
- ⊙ ALUMINUM MONUMENT
- ⊙ SET REBAR W/LC 114 CAP
- ⊙ FOUND REBAR
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ SPRINKLER WATER VALVE
- ⊙ SPRINKLER BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ ELECTRIC BOX
- ⊙ BREAKER BOX
- ⊙ TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ YARD LIGHT

- P — OVERHEAD POWER LINE
- U — UNDERGROUND POWER LINE
- T — UNDERGROUND TELEPHONE LINE
- S — SANITARY SEWER LINE
- SD — STORM LINE
- ⊙ 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

NOTE:
 PROPOSED NORTH OUTFALL RELEASE: 66 CFS (100-YR)
 PROPOSED SOUTH OUTFALL RELEASE: 7 CFS (100-YR)
 SEE STORM WATER DRAINAGE REPORT FOR ADDITIONAL INFORMATION AND ALL BMP DRAINAGE CALCULATIONS.
 SEDIMENT FENCE SHOWN IS SCHEMATIC. FULL EROSION CONTROL TO BE IMPLEMENTED IN CONSTRUCTION DOCUMENTS.



MOLSSON ASSOCIATES
 7201 West 133rd Street, Suite 200
 Overland Park, KS 66204-4750
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.molssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

2013

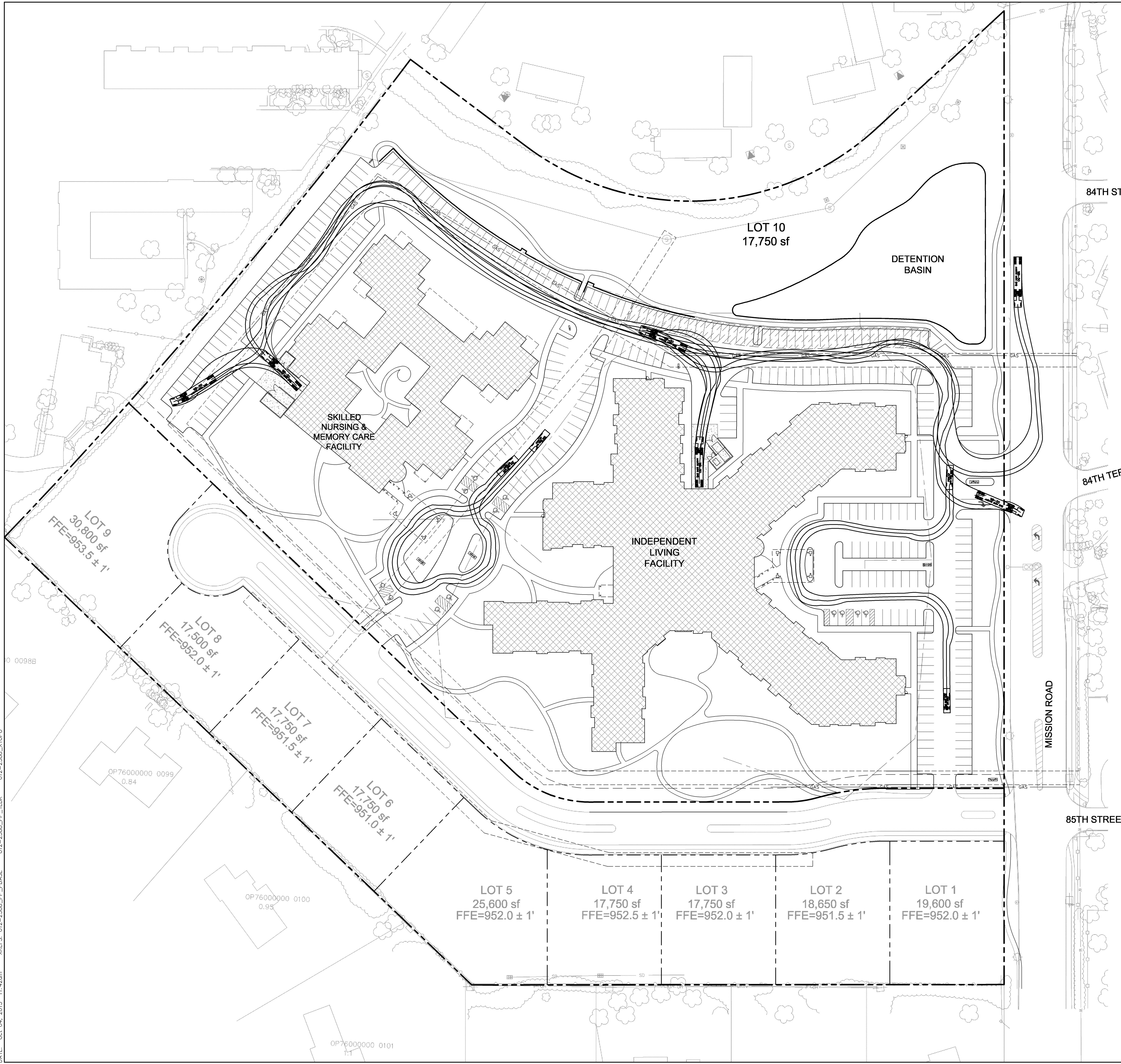
SITE STORM WATER MANAGEMENT PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

drawn by: BLS	checked by: BHL
approved by: BHL	designer: BHL
project no.: 2012-2388	date: 10.04.2013

SHEET C4

DWG: F:\PROJECTS\012-2388\LDVP\Preliminary_Plans\122388_VMP.dwg USER: rsteffens
 DATE: Oct 04, 2013 11:42am XREFS: 012-2388_PP_PBASE 012-2388_PP_TLBK 012-2388_XTOPO



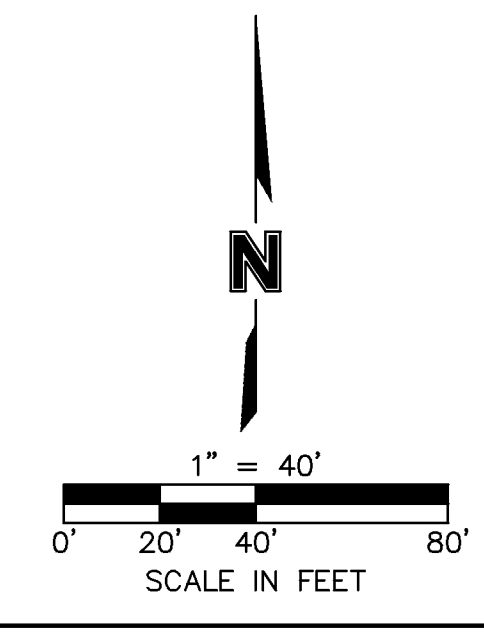
LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - BUILDING SETBACK

FIRE TRUCK (27')

WB-50

- NOTES:**
1. TRUCK TEMPLATE SHOWN REPRESENTS WB-50 MOVEMENTS THROUGH SITE FROM MISSION ROAD, TO SERVICE AND TRASH AREAS.
 2. FIRE TRUCK TEMPLATE SHOWN REPRESENTS MOVEMENTS AROUND PRIMARY ENTRANCES TO BUILDINGS.
 3. PRELIMINARY NORTHBOUND LEFT-TURN LANE STRIPING SHOWN PER TRAFFIC STUDY RECOMMENDATIONS.



OLSSON ASSOCIATES
 TEL: 913.381.1770
 FAX: 913.381.1774
 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

2013

REVISIONS

SITE VEHICLE MOBILITY PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

drawn by: _____	SLS
checked by: _____	BHL
approved by: _____	BHL
date: _____	2012-2388
drawing no.: _____	10.04.2013

SHEET C5

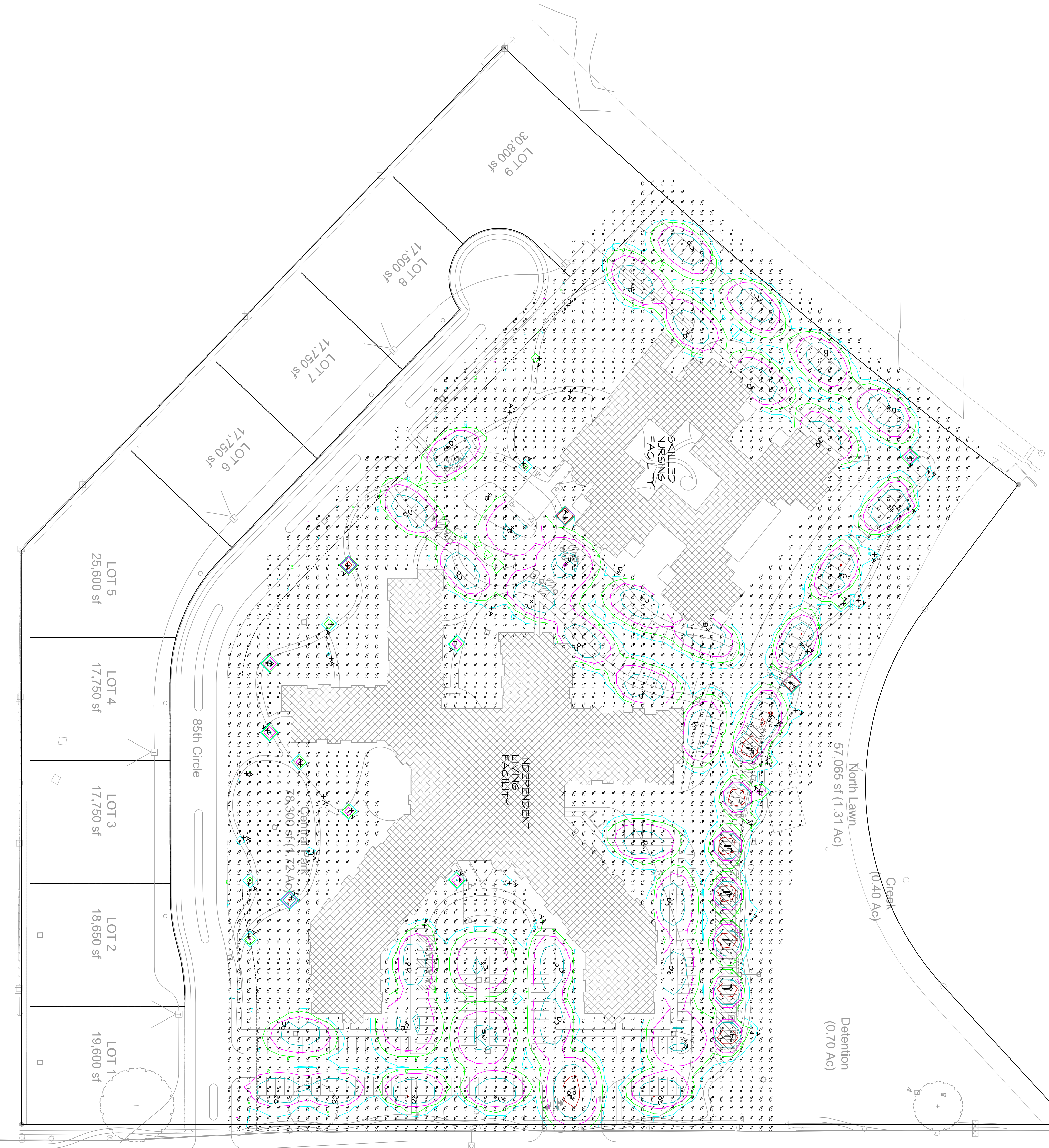
PHOTOMETRICS LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	DISTRIBUTION	Description	MANUFACTURER	Lamp	File	Lumens	LF	Watts
+	A	41	BL201/BL203	N/A	ROLLBAR HEAD 6 LED MODULES, WHITE LENS, CONE TYPE SCALAR REFLECTOR CLEAR ACRYLIC LENS	APP LIGHTING	LED	ROLLBAR_LED.shx	-	0.94	23.81
○	B	7	LA 4421 70W LED T3 SK	TYPE 5	LED POST TOP FIXTURE 60 LED POST, WITH TYPE 3 OPTICS	APP LIGHTING	LED	LA4421-70mLED-T3-SK-LED2460R01_LED.shx	-	0.94	69.76
○	C	12	LA 4421 70W LED T3 SK	TYPE 3	4000K LED, TYPE TMX OPTICS, WITH HOUSE SIDE SHIELD	APP LIGHTING	LED	LA4421-70mLED-T3-SK-LED2460R01_LED.shx	-	0.94	71.18
○	D	33	LA 4421 40W LED T3 SK	TYPE 3	LED POST TOP FIXTURE 35 5500K LENS, WITH TYPE 3 OPTICS	APP LIGHTING	LED	LA4421-70mLED-T3-SK-LED2460R01_LED.shx	-	0.94	71.18
○	E	6	LA 4421 70W LED T3 SK	TYPE 3	LED DOUBLE HEAD FIXTURE, WITH TWO TYPE 3 OPTIC FIXTURES	APP LIGHTING	LED	LA4421-70mLED-T3-SK-LED2460R01_LED.shx	-	0.94	142.36
○	F	7	VAP 294L	N/A	POLYCARBONATE ENCLOSURE FOR (2) STREET LAMPS	LITHONIA LIGHTING	TWO 54-WATT LINEAR FLUORESCENT T8HO HORIZONTAL POS	VAP_294L.shx	0.95	107.7	

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.3 fc	10.0 fc	0.1 fc	100.0:1	13.0:1
WALKWAY SOUTH	+	0.2 fc	7.8 fc	0.0 fc	N/A	N/A
WALKWAY NORTH	+	1.1 fc	4.7 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
2013			

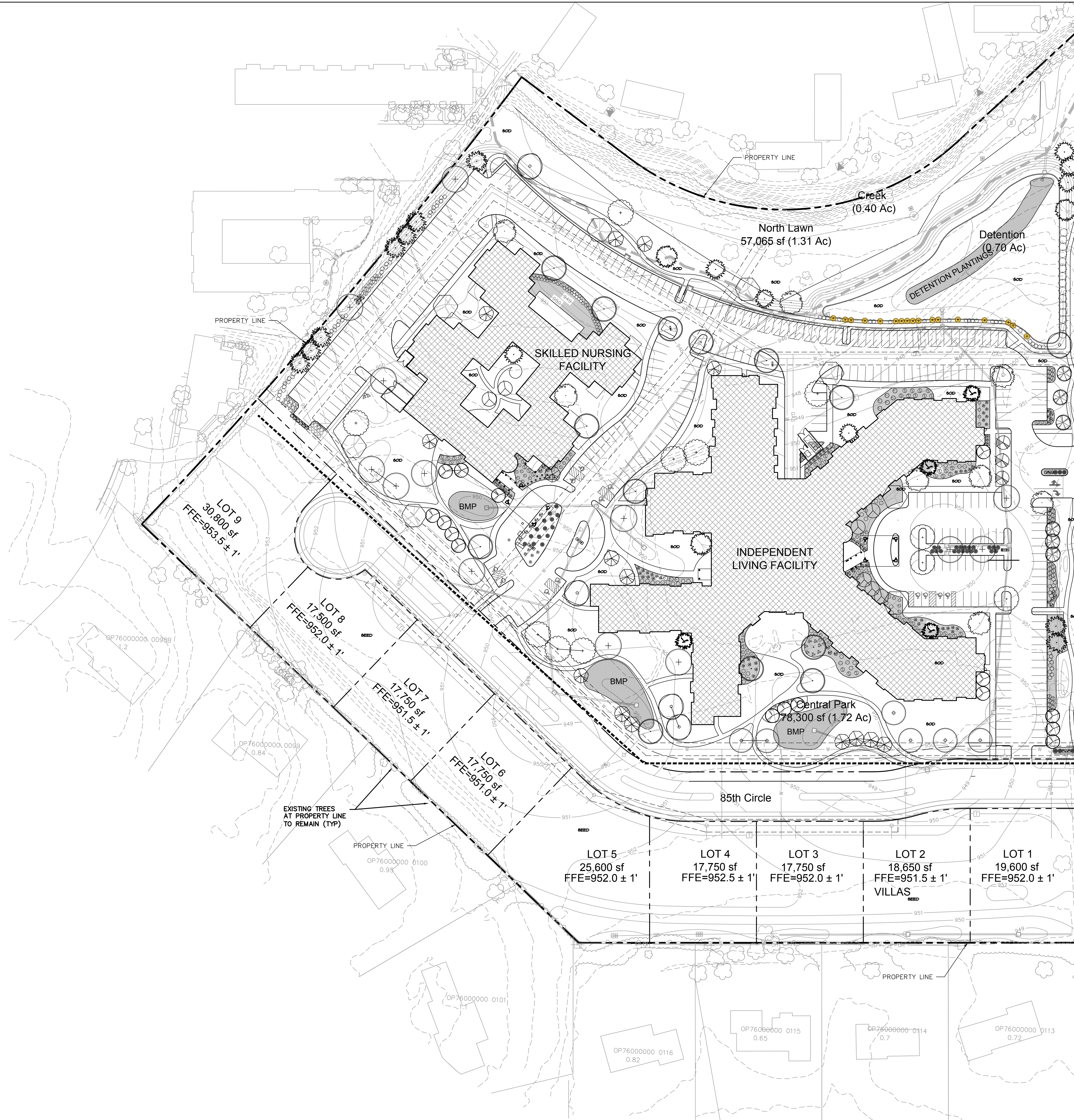


7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170
 FAX 913.381.1174
 www.olsonassociates.com

SHEET
 E1

DWG: C:\Temp\AcPublish_4736\122388_LSC.dwg
DATE: Oct 04, 2013 9:20am
USER: bburmeister
XREFS: 012-2388_XTOPO
012-2388_PP_PBASE
012-2388_PP_PSURF
012-2388_PP_ILBK





OP76000000 0116
0.82

OP76000000 0115
0.65

OP76000000 0114
0.7

OP76000000 0113
0.72

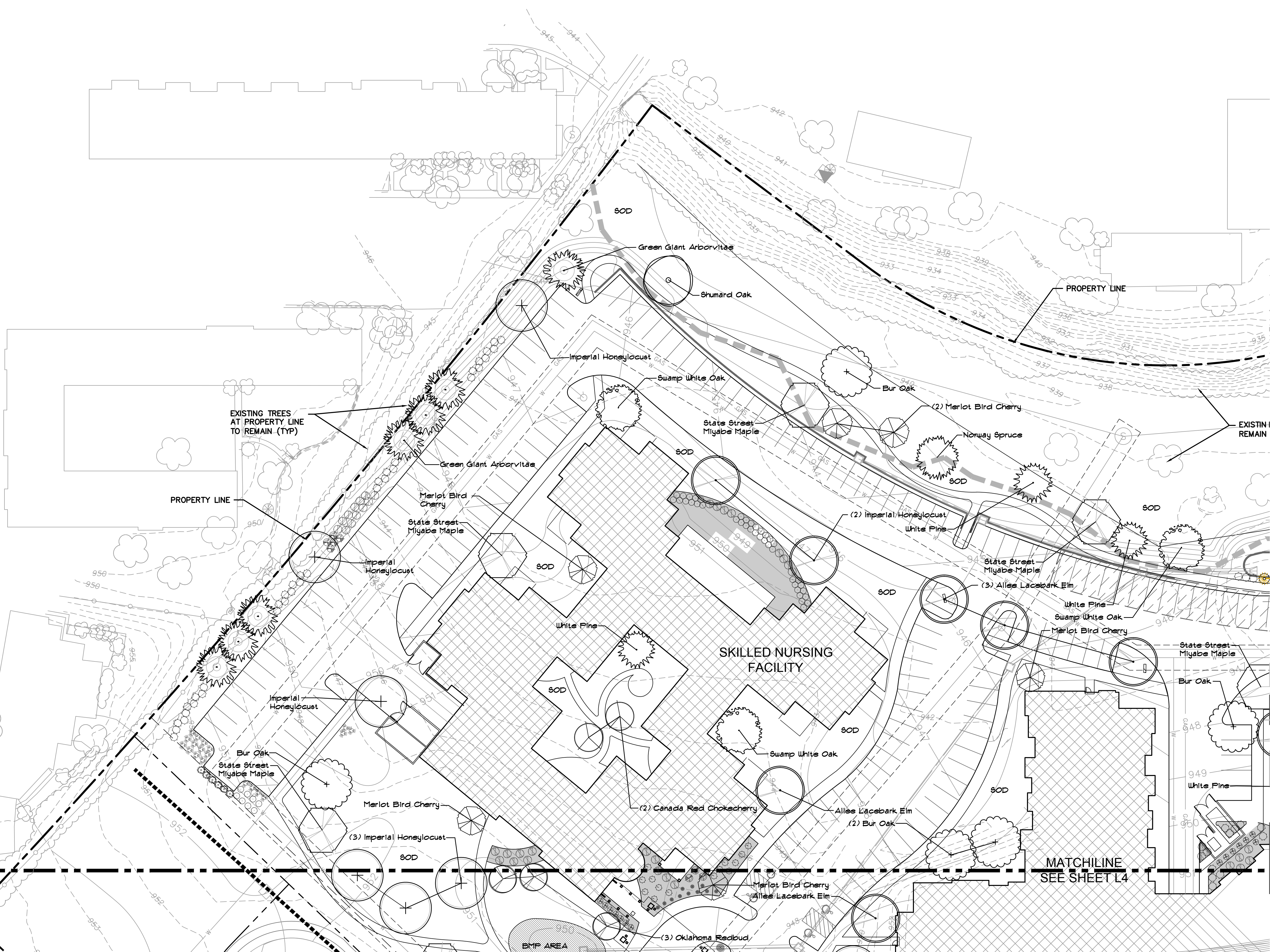
OP76000000 0098B
1.2

OP76000000 0099
0.84

OP76000000 0100
0.93

OP76000000 0101

DWG: C:\Temp\AcPublish_4736\122388_LSC.dwg USER: aburmeister 012-2388_PP_PBASE
 DATE: Oct 04, 2013 9:20am XREFS: 012-2388_XTOPO 012-2388_PP_PSURF 012-2388_PP_TLBK



PLANT KEY

DECIDUOUS TREES
2.5" Caliper

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

ORNAMENTAL TREES
1.25" Caliper

- Shantung Maple
- Oklahoma Redbud
- Prairiefire Crabapple
- Merlot Bird Cherry
- Spring Snow Crabapple
- Canada Red Chokecherry
- EVERGREEN TREES**
6'-11' Tall
- Keteleer Juniper
- Eastern Red Cedar
- Norway Spruce
- White Pine
- Green Giant Arborvitae
- Skyrocket Juniper

DECIDUOUS SHRUBS
3 gallon

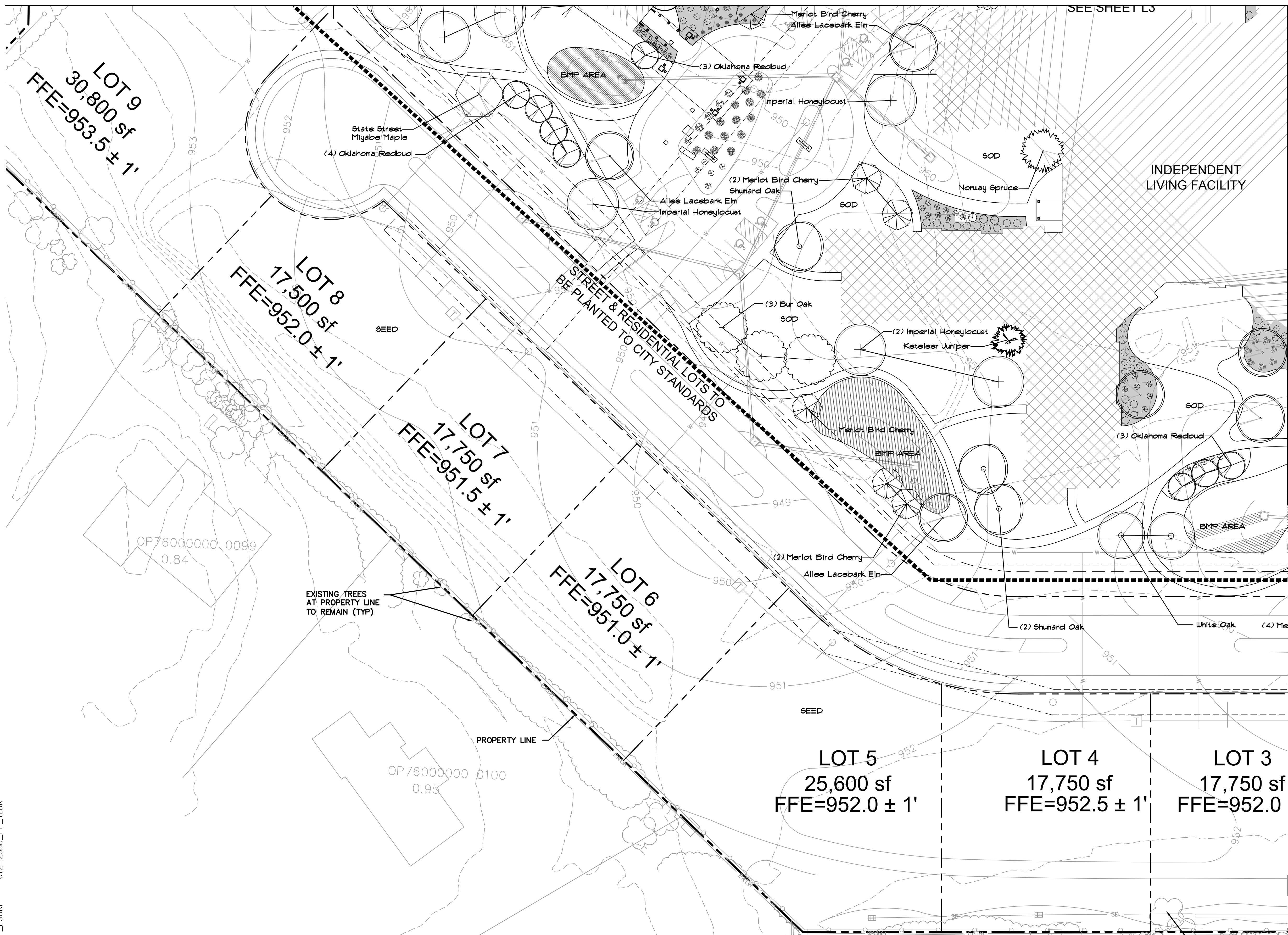
- Hummingbird Cistrea
- Double Knock Out Rose
- Merlot Sweetpire
- Green Velvet Boxwood
- Virginia Sweetpire
- EVERGREEN SHRUBS**
3 gallon
- Hetz Midget Arborvitae
- Sea Green Juniper
- Buffalo Juniper
- Shamrock Inkberry

GRASSES/PERENNIALS
1 Gallon

- Dwarf Fountain Grass
- Morning Light Maiden Grass
- Landscape Mulched Area
- Raingarden plantings (See plant list)
- Existing Trees to Remain

RAIN GARDEN/DETENTION
Plugs

- Common/Scientific Name - Planted as Plugs
- Blue 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



PLANT KEY

DECIDUOUS TREES
2.5" Caliper

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

ORNAMENTAL TREES
1.25" Caliper

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

EVERGREEN TREES
6"-1" Tall

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

DECIDUOUS SHRUBS
3 gallon

- Hummingbird Clettra
- Double Knock Out Rose
- Merlot Sweetpire
- Green Velvet Boxwood
- Virginia Sweetpire

EVERGREEN SHRUBS
3 gallon

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

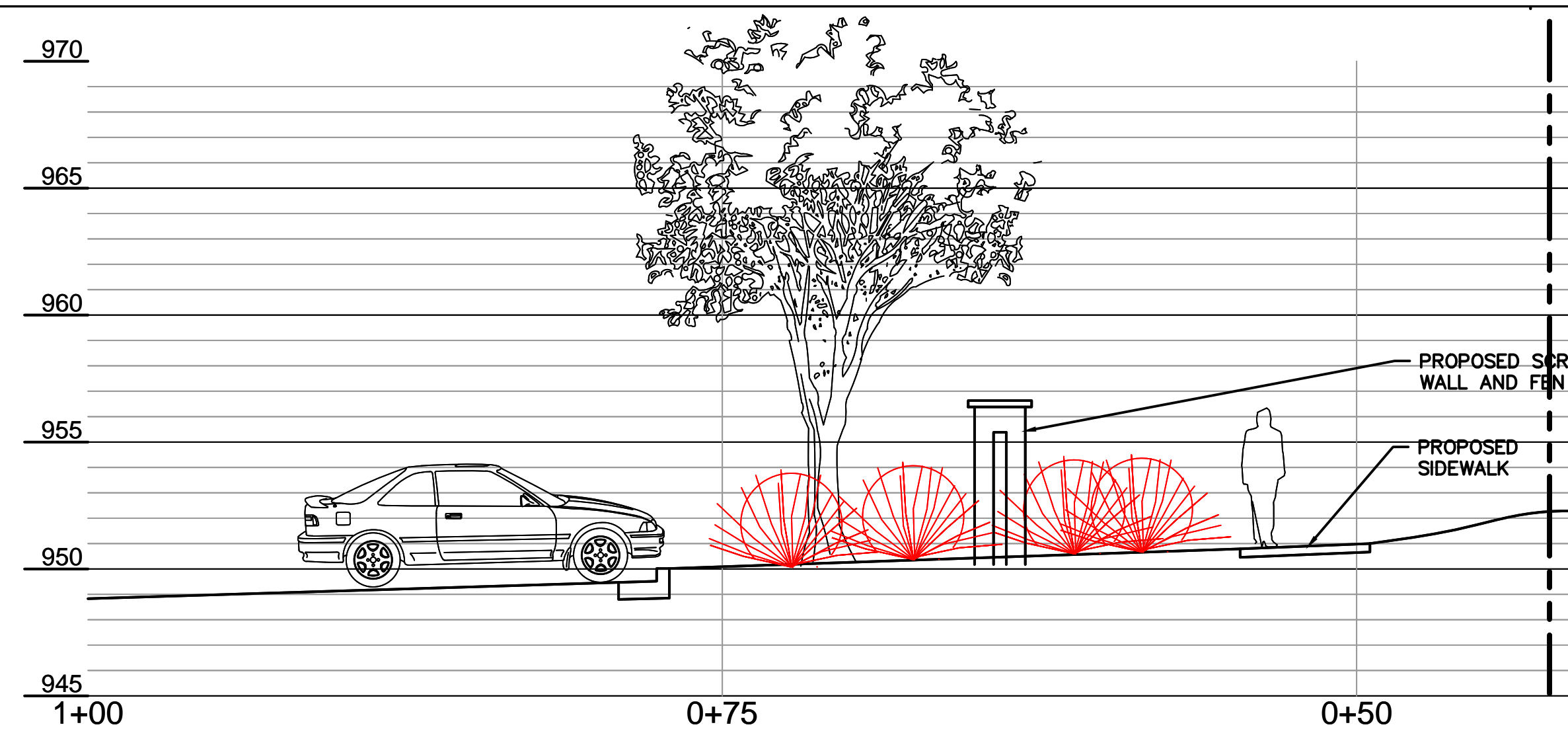
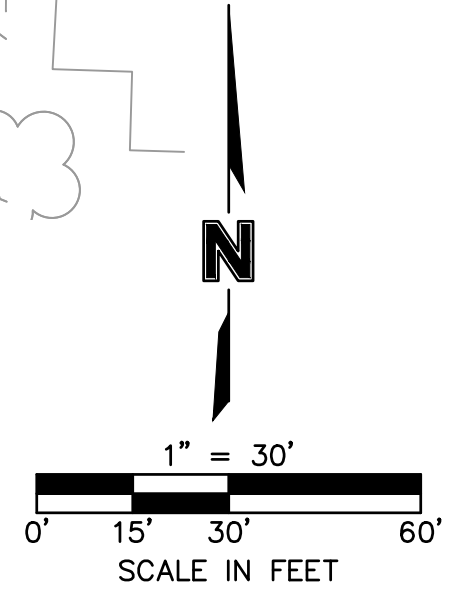
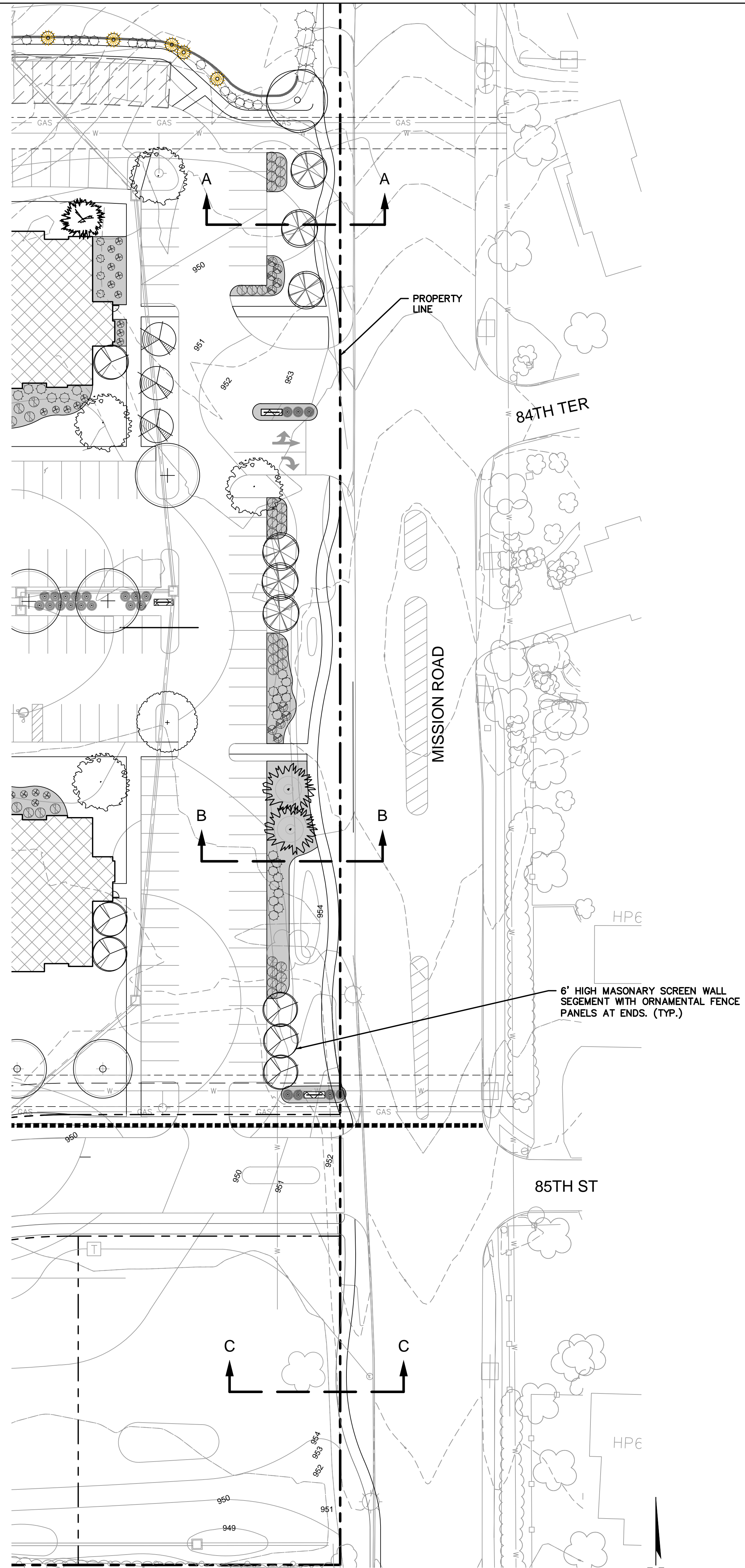
GRASSES/PERENNIALS
1 Gallon

- Dwarf Fountain Grass
- Morning Light Maiden Grass
- Landscape Mulched Area
- Raingarden plantings (See plant list)

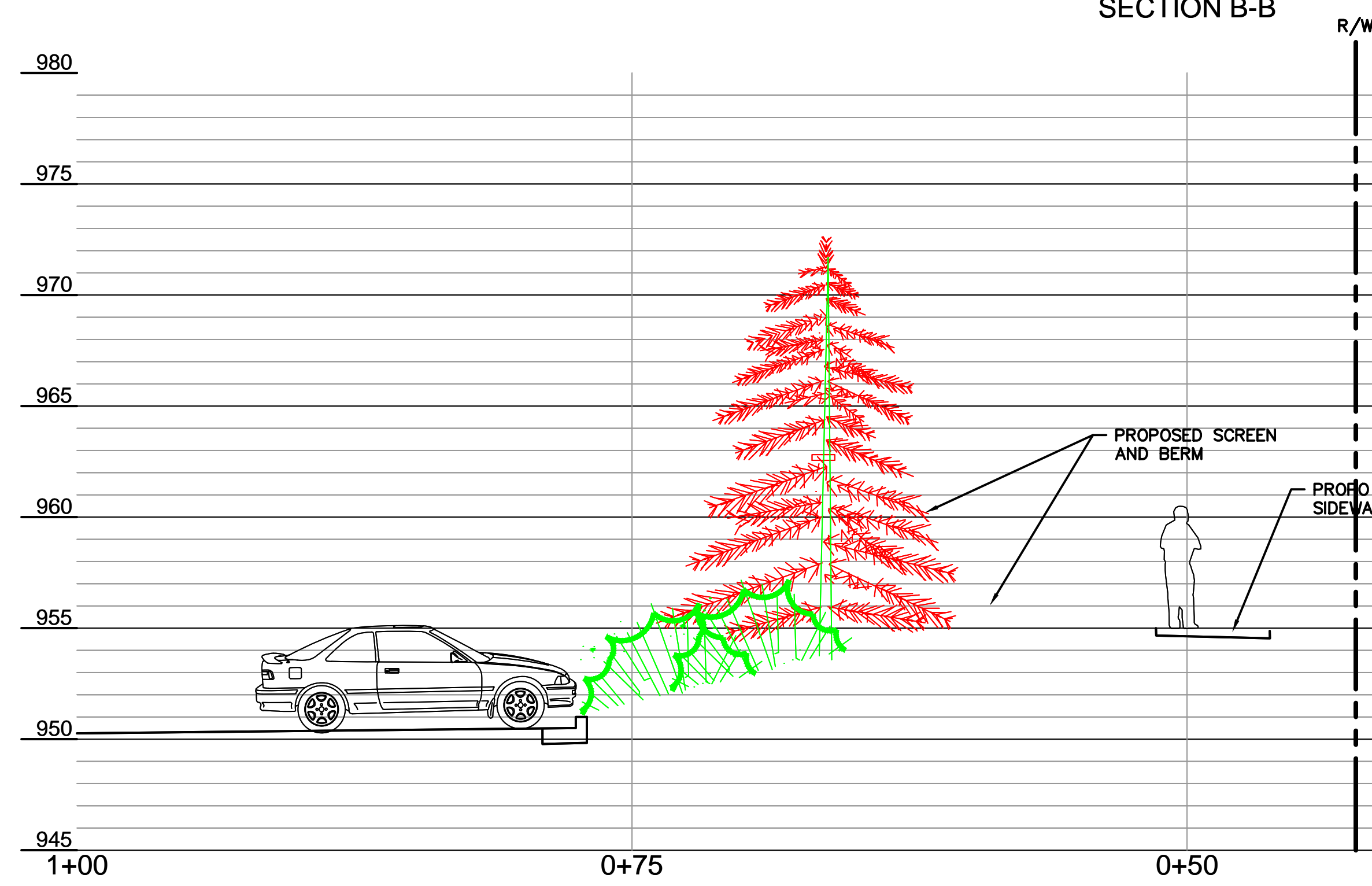
RAIN GARDEN/DETENTION
Plug

- Common/Scientific Name - Planted as:
- Blue 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

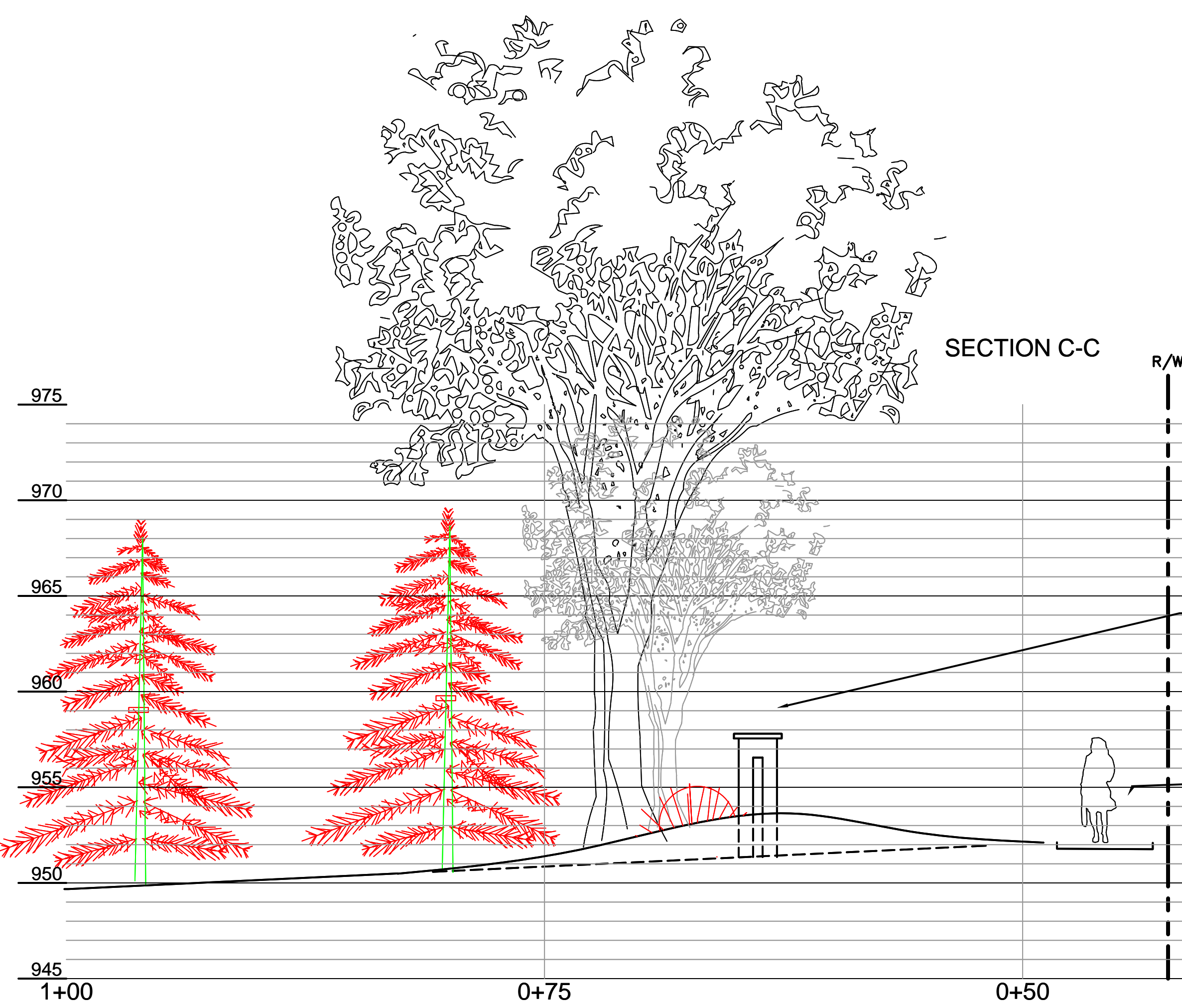




SECTION B-B



SECTION C-C



CITY OF PRAIRIE VILLAGE, KANSAS

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____

Date Filed: _____

Date of Meeting: _____

Filing Fee: _____

Deposit: _____

I. Name of Subdivision: MISSION CHATEAU

II. Name of Owner: MVS, LLC

III. Name of Subdivider: MVS, LLC

IV. Name of Person who prepared the Plat: MIKE BOGINA

V. Instructions:

The following checklist is to be completed by the applicant and shall accompany the Preliminary Plat when it is filed with the City. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

VI.	Does the Preliminary Plat show the following information?	<u>Yes</u>	<u>No</u>
A.	Name of the subdivision	<u>X</u>	—
B.	Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	—
C.	Legal description, complete with Section, Township, Range, principal meridian, county.	<u>X</u>	—
D.	Name and address of owner(s).	<u>X</u>	—
E.	Name and address of subdivider(s).	<u>X</u>	—
F.	Name of planner, engineer, landscape architect, or Surveyor who prepared the Preliminary Plat.	<u>X</u>	—
G.	Scale of Plat, 1" – 100' or larger, and north arrow.	<u>X</u>	—

- | | | |
|---|----------|---|
| H. Date of preparation, north arrow and graphic scale. | <u>X</u> | — |
| I. Current zoning classification and proposed use of the area being platted. | <u>X</u> | — |
| J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks, and other public open spaces and permanent buildings within or adjacent to the proposed subdivision. | <u>X</u> | — |
| K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location. | <u>X</u> | — |
| L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels or un-subdivided land. | <u>X</u> | — |
| M. Topography at contour intervals of not more than two (2) feet referred to U.S.G.S. or city datum and location of water courses, bridges, wooded areas, lakes, ravines, and other significant physical feature. | <u>X</u> | — |
| N. Arrangement of lots and their approximate sizes. | <u>X</u> | — |
| O. Location and width of proposed streets, alleys, pedestrian ways and easements. | <u>X</u> | — |
| P. General plan of sewage disposal, water supply and utilities, if public. | <u>X</u> | — |
| Q. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use. | <u>X</u> | — |
| R. Relationship to adjacent un-subdivided land. | <u>X</u> | — |
| S. Approximate gradient of streets. | <u>X</u> | — |
| T. Gross acreage of the subdivision: acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum, and average lot sizes. | <u>X</u> | — |

	<u>Yes</u>	<u>No</u>
VII. Does the proposed subdivision design conform to the Comprehensive Plan?	<u>X</u>	—
VIII. Will the proposed subdivision make the development of adjacent property more difficult?	—	<u>X</u>
IX. Are lots sized appropriately for zoning district?	<u>X</u>	—
X. Are all lots free from floodplain encroachment?	—	<u>X</u>
XI. Are drainageways and other drainage facilities sufficient to Prevent flooding both on-site and off-site?	<u>X</u>	—
XII. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions:	<u>X</u>	—
XIII. Do proposed street grades and alignment meet all requirements?	<u>X</u>	—
XIV. Is the proposed subdivision inside the City limits?	<u>X</u>	—
XV. Were sixteen (16) copies of the preliminary plat submitted?	<u>X</u>	—
XVI. Is the plat formatted in conformance with County requirements for electronic files?	<u>X</u>	—
XVII. Have preliminary engineering drawings been prepared and submitted for all required improvements; i.e., streets, sidewalks, storm drainage, etc.?	<u>X</u>	—
XVIII. Was the preliminary plat fee of \$ <u>650</u> paid?	<u>X</u>	—

VI.Q. See Preliminary Plans

VI.S. See Preliminary Plans

VIII. The proposed subdivision will not make the development of adjacent property more difficult.

X. Lot 10 is encumbered along its North line by "Zone X (Future Base Flood) - Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined," according to the FEMA Flood Insurance Rate Map Number 20091C0039G, Revised August 3, 2009.

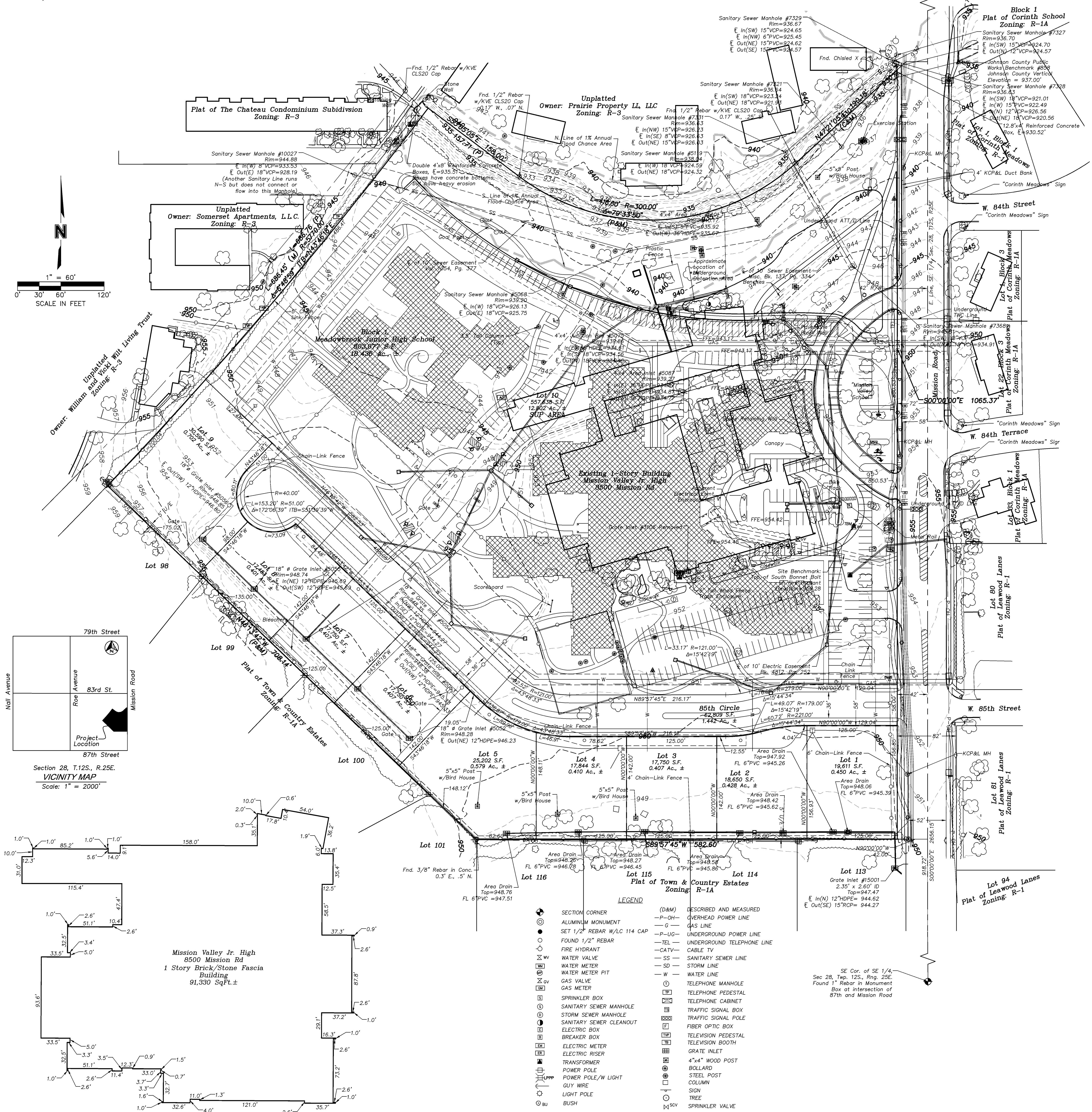
PRELIMINARY PLAT
of
Mission Chateau

a Replat of Part of Block 1, Meadowbrook Junior High School, a subdivision in the Southeast Quarter of Section 28, Township 12 South, Range 25 East, Prairie Village, Johnson County, Kansas

NW Cor. SE 1/4, Sec 28, Twp. 12S., Rng. 25E.
Found 1" Rebar in Monument Box at
Intersection of 83rd and Rose Avenue

S89°51'41"W 2660.21'

E. 1/4 Cor., Sec 28, Twp. 12S., Rng. 25E.
Found 1" Rebar in Monument Box at
Intersection of 83rd and Mission Road



Title and Easement Information Furnished by:
First American Title Insurance Company
National Commercial Services
911 Main Street, Suite 2500
Kansas City, Missouri 64105
Tel: 816-410-7911
Commitment No: NCS-492912-KCTY
Effective Date: June 23, 2011 @ 8:00 AM
First Amendment

Description as Furnished:

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 SE 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 18.52 feet; thence S89°10'51"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 Northeastly 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 lines, a distance of 31.31 feet, to a point on the Easterly right-of-way line of Somerset Drive as now located; thence Northeastly, 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 radial line passing thru a point on the centerline of said Somerset Drive, said point being 39.39 feet Northeastly 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 Southeastly along said radial line, a distance of 40 feet; thence Northeastly 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; thence continuing Northeastly 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 Southeastly 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 East 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 Southeast 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 S2°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 Northeastly 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 376.72 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 408.69 feet to the Point of Beginning.

Schedule B Exceptions:

- 8. Easements, restrictions and setback lines as per plat, recorded in Plat Book 19, Page 28.
- 13. A right-of-way to Dykes Branch Joint Sewer District "A" in the document recorded in Book 137 Misc., Page 334 of Official Records.
- 16. An easement to Kansas City Power & Light Company in the document recorded in Book 4762, Page 730 and refilled in Book 4812, Page 252 of Official Records.
- 17. Easements as set out in Volume 1054, Page 377.

Surveyors Notes:

- 1. Basis of Bearings—Held East Line of SE 1/4 of Section 28, Township 12 South, Range 25 East as S00°00'00"E. (Matches plat of Meadowbrook Junior High School)
- 2. Square Footage— 803,077 square feet, or 18.436 acres, more or less.
- 3. This property lies partially within "Zone X-Shaded" Areas determined to lie within the 1% annual chance flood based on future conditions hydrology, no base flood elevation determined and Zone "X" Areas determined to lie outside the 0.2% Annual Chance Floodplain according to the FIRM Flood Insurance Rate Map, Map Number 2009IC00396, Effective Date August 3, 2009.
- 4. Property is currently Zoned R-1A, Single Family Residential District.
Bulk Restrictions:
A. Height Regulations—Maximum height shall not exceed 35 feet.
B. Front Yard Setback—30 feet.
C. Side Yard—A side yard on interior lots shall not be less than 5 feet and there shall not be less than 14 feet between a dwelling on said lot and the dwelling located on adjacent property. Side yards on the street side of corner lots shall be not less than 15 feet or not less than one half of the depth of the front yard on any adjacent lot which faces on the same street, whichever provides the greater setback.
D. Minimum Rear Yard Setback—25 feet.

This is to certify that this plat represents a survey completed on February 11, 2013 by me or under my direct supervision and furthermore meets or exceeds the minimum standards for Boundary Surveys Standard of Practice No. 1 to the best of my professional knowledge and belief.

Michael E. Bogina LS-824
Olsson Associates LC-114

Owner/Subdivider:
MVS, LLC
Attn: Joe Tutera
7611 State Line Road, Suite 301
Kansas City, MO 64114

Prepared By:
Olsson Associates
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

REV. NO.	DATE	REVISIONS DESCRIPTION

2013

Preliminary Plat of
Mission Chateau

Prairie Village, Kansas

drawn by: MVB
checked by: MEB
approved by: MEB
checked by: MEB
project no.: 012-088
drawing no.: 122388_PP.dwg
date: 10/04/13

SHEET
1 of 1



7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL: 913.381.1170
FAX: 913.381.1174
www.olsonassociates.com

DWG: F:\PROJECTS\012-2888-SVVO\Preliminary_Plat\122388_PP.dwg
DATE: Oct 03, 2013 4:21pm
USER: mjbogina
XREFS: 012-2888_PP_PFBASE