

APEX Senior Living Center

Independence, Jackson County, Missouri
Section 01, Township 49N, Range 32W

Preliminary Development Plan

LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
- - - -	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
- - - -	Existing Easement Line	- - - -	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
- - - -	Existing Waterline	▲	Proposed Fire Hydrant
- - - -	Existing Gas Main	—	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
- - - -	Existing Contour Major	—	Proposed Contour Major
- - - -	Existing Contour Minor	—	Proposed Contour Minor
—	Future Curb and Gutter		
U/E	Utility Easement	A/E	Access Easement
SS/E	Sanitary Sewer Easement	T/E	Temporary Easement
D/E	Drainage Easement		

Site Benchmarks:

BM #1:
Set Chiseled Square
SW Cor Inlet
Elev. = 951.92

Civil Engineer

Mick Slutter
Renaissance Infrastructure Consulting
400 E. 17th Street
Kansas City, MO 64108
(816) 800-0950

Architect

Jeff Stockman
ACI Boland Architects
1710 Wyandotte Street
Kansas City, MO 64108
(816) 595-9522

Landscape Architect

Andy Gabbert
Renaissance Infrastructure Consulting
8653 Penrose Lane
Lenexa, KS 66219
(913) 317-9500

Surveyor

Steve Roberts
Renaissance Infrastructure Consulting
400 E. 17th Street
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FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0284G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Know what's below.
Call before you dig.

UTILITY CONTACTS:

AT&T:
500 East 8th Street Room 1146
Kansas City, Missouri
ATTN: Ron Gipfert (816-214-2132)

ATT Legacy:
1425 Oak Street Room 1
KCMO 64106
ATTN: Lenny Vohs (816-275-4014)

ATT LTE GIG:
500 East 8th Street Room 1146
Kansas City, Missouri
ATTN: Zach Zupan (816-275-3393)

Spire Energy:
3025 SE Clover Drive
Lee's Summit, MO 64082
ATTN: Katelynn Liberty (816-260-6581)

Comcast:
4700 Little Blue Parkway
Independence, MO 64015
ATTN: Andy Bell (816-795-2255)

Verizon:
ATTN: Bryan Burger (816-346-0200)

Charter-Spectrum:
Construction Division
Construction Coordinator
ATTN: Walter Ferguson (816-215-8858)

Municipal Services (Design):
111 East Maple
Independence, MO 64050
ATTN: Ted Martin (816-325-6917)

Municipal Services (Construction):
111 East Maple
Independence, MO 64050
ATTN: Steve Maldonado (816-325-7611)

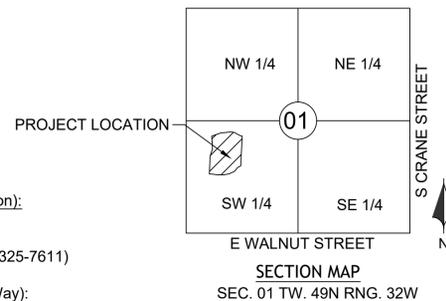
Municipal Services (Right-Of-Way):
111 East Maple
Independence, MO 64050
ATTN: Brad Phelps (816-325-7614)

Independence Water Department:
17221 23rd Street S
Independence, MO 64057
ATTN: Steve Engelke (816-325-7650)

Independence Power and Light:
21500 East Truman Road
Independence, MO 64050
For All Projects:
ATTN: Lee Donner (816-325-7450)

Water Pollution Control (Sanitary):
14909 East Truman Road
Independence, MO 64050
ATTN: Jeff Conway (816-325-7727)

Water Pollution Control (Storm):
14909 E Truman Road
Independence, MO 64050
ATTN: James Pollock (816-325-7727)



GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Independence, Jackson County, MO. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Independence, the City of Independence's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Independence.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Independence, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Independence, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Utility Plan
C05	Fire Protection Plan
C06	Grading Plan
C07	Storm Plan
L01	Landscape Plan
A1	Building Elevations

Preliminary Development Plan

22-0153

APEX Senior Living Center
Independence, Jackson County, Missouri

Title Sheet

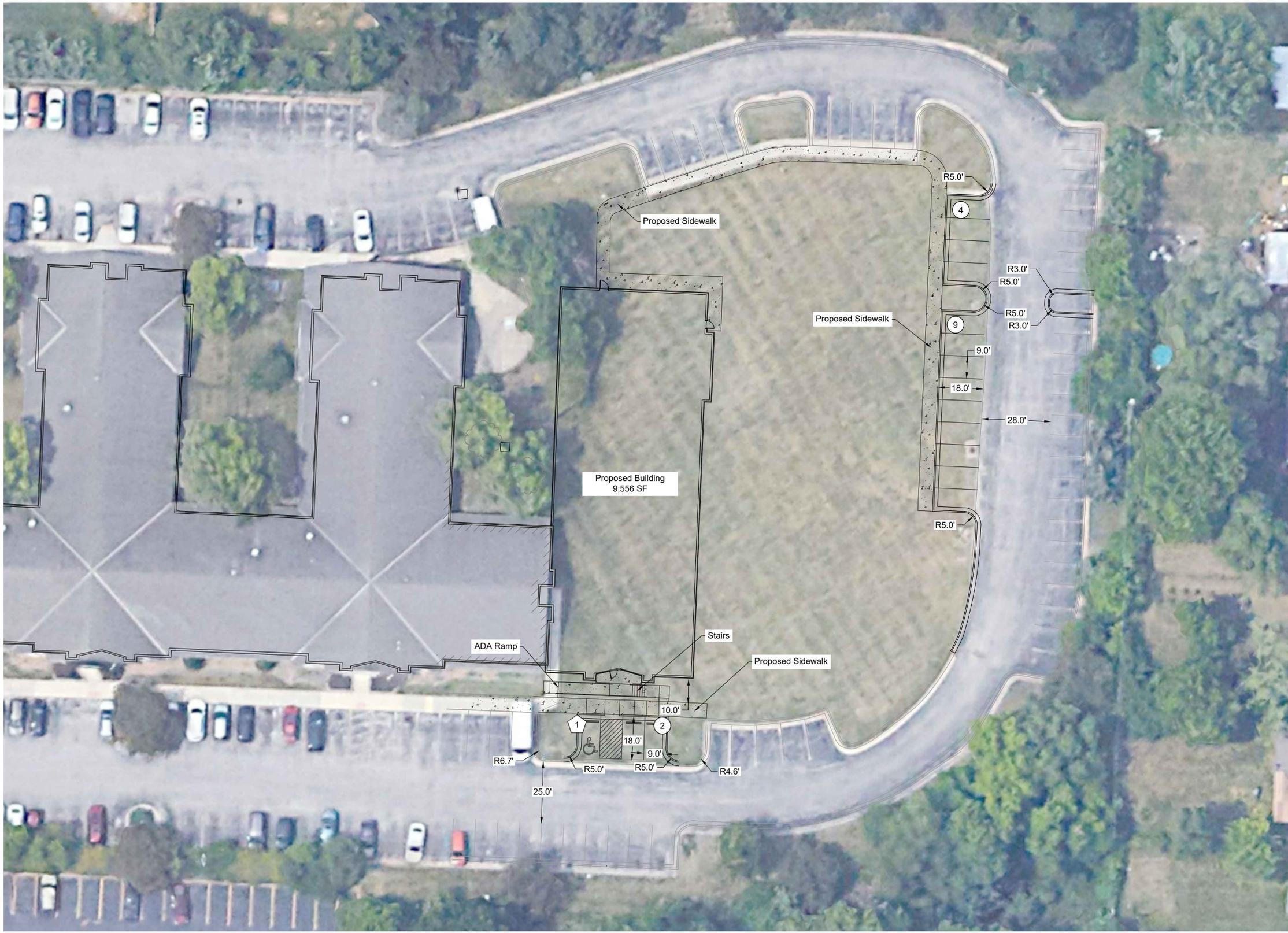
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Renaissance Infrastructure Consulting
400 E. 17th Street
Kansas City, Missouri 64108
www.ri-c.com
816-800-0950
E-2010033630
MO Certificate of Authority

Sheet
C01

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Site Data Table
 Existing Lot: 96,703 SF (2.22 Acres)
 Existing Building: 72,126 SF (1-Story)
 Proposed Building Area: 9,556 SF (1-Story)
 Total Building Area: 81,682 SF (1-Story)

Parking Data:
 Existing Parking Stalls: 133 (2 ADA)
 Proposed Parking Stalls: 16 (1 ADA)
 Total Parking Stalls: 149 (3 ADA)

- 2 ADA Parking Stall Count
- 1 Car Parking Stall Count



Preliminary Development Plan
 22-0153
 APEX Senior Living Center
 Independence, Jackson County, Missouri

General Layout

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Note: Proposed down spouts are piped underground from existing building.

Preliminary Development Plan
 22-0153
 APEX Senior Living Center
 Independence, Jackson County, Missouri

Storm Plan

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 WWW.RIC-CONSULT.COM
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Sheet
 C07



LANDSCAPE CALCULATIONS

Zoning: R-18

Open Space

Required: Min. 10% Landscape Open Space
 Provided: Min. 10%

Parking Lot Interior

Required: 1 Tree / Parking Island & 3 Shrubs / 20 Parking Spaces
 Provided: 5 Islands + 16 Parking Spaces = 5 Trees and 27 Shrubs

CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Quantity
	SHADE TREE 2" CAL B&B Gleditsia triacanthos inermis 'Shademaster'™ / Shademaster Locust Tilia cordata 'Greenspire' / Littleleaf Linden Ulmus americana 'Princeton' / American Elm	5
	SHRUBS 3-5 gal. Cont. Min. 18-24" Ht. Aronia melanocarpa 'Morton'™ / Iroquois Beauty Black Chokeberry Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	27

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- EXISTING PLANT MATERIAL TO REMAIN. ALL EXISTING TO REMAIN LANDSCAPE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN-KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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