Planning Commission
City of Basehor, Kansas

Tuesday, October 6, 2015

City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
October 6, 2015
7:00 P.M.
Basehor City Hall

A. Call to Order

B. Roll Call

C. Approval of Minutes of the Preceding Meeting

1. **Minutes of the September 15, 2015 Planning Commission meeting.**

D. Unfinished Business

E. New Business

1. **Public Hearing: Basehor Town Center – Request for approval to revise the Preliminary Development Plan for Basehor Town Center with an approximate location between 155th Street and 147th Street (2400-2600 Block).**

2. **Legacy Senior Residences – Request for Approval of a Final Development Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street.**

3. **Public Hearing: Legacy Senior Residences Final Plat – Request for Approval of a Final Plat within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street.**

F. Open Agenda

G. Reports from Special Committees

H. City Engineer's Report

I. Adjournment

Minutes of the September 15, 2015 Planning Commission Meeting

MINUTES
BASEHOR PLANNING COMMISSION
September 15, 2015
BASEHOR CITY HALL

PLANNING COMMISSION MEETING
7:00 P.M.

A. Call to Order

Chair Jon Gallion called the meeting to order at 7:00 p.m.

Pledge of Allegiance

B. Roll Call

Members Present: Commissioners Terry Gall, Jon Gallion, Fred Farris, Dennis Haag, Rae Nicholson and Cecil Swenson

Staff Present: Mitch Pleak, City Engineer; Connie Leggett, Utility Billing

Members Absent: Commissioners Ed Bush

C. Approval of Minutes

A request was made by Chair Gallion to change the wording at the top of page 2 in the "Public Hearing" to remove "approve" and change to "on". Motion was made by Commissioner Gall to accept the change and the minutes and seconded by Commissioner Farris to approve the June 2, 2015 minutes. Chair Gallion called for a vote, Motion passed 6-0.

***D. Unfinished Business* – None**

E. New Business –

Public Hearing: Consider a short-form plat for the replat of Tract E of Pinehurst Estates Subdivision, submitted by Ken Welch.

A replat of Tract E, Pinehurst Estates Section 11, Township 11 South, Range 22 East City of Basehor, Leavenworth County, Kansas.

Mitch Pleak was asked about staff recommendations and what they might pertain to what is being requested by the property owner and that the staff approves the request and follows the staff recommendations.

Mark Breuer, 20041 Evans Road, Tonganoxie, KS spoke on behalf of the applicant and explained the applicant followed all the requests and notices needed.

Chair Gallion called for a motion to open the "***Public Hearing***", Commissioner Haag made the motion and Commissioner Swenson seconded. Motion passed 6-0 at 7:05 p.m.

Tom O'Dell, 15881 Aspen Court, Basehor, KS wanted to know what the plan is other than the pool.

Chair Gallion called for a motion to close the "***Public Hearing***", Commissioner Farris made the motion to close the public hearing and Commissioner Haag seconded. Motion passed 6-0 at 7:07 p.m.

Commissioner Haag made the motion to approve the Pinehurst Estates 2nd Plat as presented with the 4 staff recommendations. Commissioner Gallion called for a second and Commissioner Farris seconding. Motion was called for a vote and passed 6-0.

F. Open Agenda – **None**

G. Reports from Special Committees – **None**

H. City Engineer's Report –

There are three (3) agenda items for next month, October 6, 2015 at 7:00 p.m.
Building permits are on an increase for this year and we are at about the same number as last year.

I. Adjournment -

Chair Gall called for a motion to adjourn and Commissioner Gall made the motion and Commissioner Swenson seconded. Chair Gallion called for a vote. Motion passed 6-0. There being no further discussion, the meeting was adjourned at 7:20 p.m. from Chair Gallion.

Submitted for approval without additions or corrections this 6th day of October, 2015.

Jon Gallion, Chair	Connie Leggett, Utility Billing Clerk

Unfinished Business

New Business

Agenda Item No. E1
Planning Commission – October 6, 2015

Public Hearing: Basehor Town Center – Request for Approval to Revise the Preliminary Development Plan for Basehor Town Center with an approximate location between 155th Street and 147th Street (2400-2600 Block) submitted by Duane L. Becker Trust.

Narrative

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

The City Council may consider this item at their meeting on October 19, 2015.

Staff Recommendation

Staff recommends that the Planning Commission approve Basehor Town Center – request for approval to Revise the Preliminary Development Plan for Basehor Town Center, with stipulations stated in the staff report.

BASEHOR TOWN CENTER – REQUEST FOR APPROVAL TO REVISE THE PRELIMINARY DEVELOPMENT PLAN FOR BASEHOR TOWN CENTER WITH AN APPROXIMATE LOCATION BETWEEN 155TH STREET AND 147TH STREET (2400-2600 BLOCK).

MEETING DATE: **October 6, 2015**
REPORT WRITTEN: **September 21, 2015**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission approval to revise the Basehor Town Center Preliminary Development Plan, with the stipulations stated in the staff report.

APPLICANT:
- The applicant is the Duane L. Becker Trust.
- The engineer is Oppermann LandDesign and Phelps Engineering, Inc.
- The developer is Cornerstone Associates, LLC.

REQUEST:
- The applicant is requesting approval to revise Area 7 (4.77 acres including 154th Ter. right-of-way) of the existing Basehor Town Center Preliminary Development Plan for the purposes of a senior multi-family building. The applicant is not requesting a zoning change due the property within the revision being "P-R" Planned Residential District.

ZONING:
- The existing preliminary development plan is currently zoned "P-R" Planned Residential District and "MU-1" Mixed Use Neighborhood District. The current zoning of the requested preliminary development plan revision (Area 7) is "P-R" Planned Residential District.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:
- The Comprehensive Plan designates the existing preliminary development plan as "P-R" Planned Residential District and "R-1" Single Family Residential District. The zoning of the requested preliminary development plan revision (Area 7) is "R-1" Single Family Residential District.

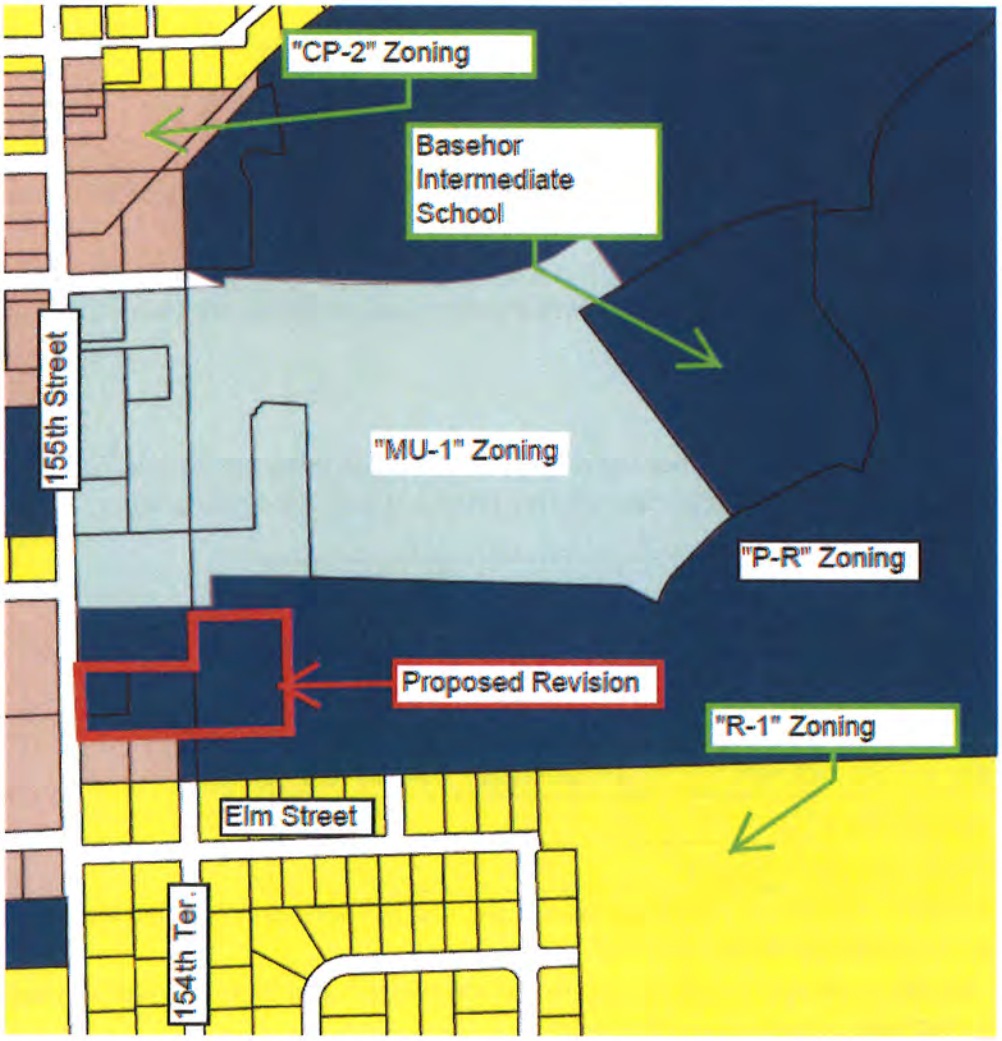
SURROUNDING ZONING PER THE REVISION REQUEST:
- North "MU-1" Mixed Use Neighborhood District.
- South "P-R" Planned Residential District and "CP-1" Neighborhood Business District.
- East "P-R" Planned Residential District.
- West "CP-1" Neighborhood Business District.

BACKGROUND:
Basehor Town Center Preliminary Development Plan (PDP) and rezoning was approved in September 2007. The approved PDP included low-density single family residential (detached), single family (attached) townhomes, senior housing, commercial/mixed-use and public land for

such uses as City Hall, Police Station, Community Center and recreational uses. To date only one phase been developed – Basehor Intermediate School.

Area 7 of the original PDP was to be developed into 46-unit senior (attached) housing. Cornerstone Associates, LLC is requesting to develop Area 7 of the original PDP, which would include a 48-unit senior multi-family building. A change in zoning is not required due to the proposed use staying the same.

The current zoning configuration:



PRELIMINARY DEVELOPMENT PLAN:

- Article 7, Section 5 of the Basehor Zoning Ordinance states that: *the purpose of the Planned Residential District is intended to provide for elements of flexibility in design, placement, arrangement, bulk, and other consideration; to provide a framework within which the buildings and uses in the planned district may be interrelated and compatible with the residential character of these developments areas and adjacent developments; and to maintain the desired overall intensity, efficiency in the provision of public facilities and*

services, and to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives.

- The following is provided within the proposed revised preliminary development plan:
  - A single 48-unit senior multi-family building – 3 stories.
  - Main access for the building will be from 155th Street.
  - 154th Terrace will be extended to the north to provide a secondary access for emergency purposes.
  - 5' sidewalk from the building to 155th Street.
  - 24 enclosed parking spaces.
  - FEMA Shelter.

Density:

- The existing preliminary development plan – Area 7 has a density of 10.06 units per acre (46 total units).
- The proposed revision – Area 7 has a density of 10.59 units per acre (48 total units).
- A comparable density is "R-3" Multi-Family Residential District with a density maximum of 12 units per acre.

Bulk Regulations:

- The following table outlines the required bulk regulations per Article 7, Section 5 (c) of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	**Required**	**Provided**
Front Yard Setback	35'	35'
Side Yard Setback	12'	10'*
Rear Yard Setback	30'	10'**
Minimum District Size	2 Acres	4.77 Acres
Minimum Open Space %	25%	61%
Height Limit Multi-Family	50'	39'

*A modification is requested as part of the revised development plan application to reduce side yard setback from 12' to 10'.
**A modification is requested as part of the revised development plan application to reduce the rear yard setback from 30' to 10'.

The yard regulations are proposed to be modified in accordance with Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The applicant provided sight triangle layouts in coordination of the reduced setbacks to illustrate the impacts on future roadways. The reduced setbacks will not have any negative impacts to future development.

Traffic:

- Access to the development will be from 155th Street and 154th Terrace. AM and PM Peak hours have the majority impacts to an existing roadway system within a 24-hour period. Per the Institute of Transportation Engineers (ITE) for a 48-unit senior adult housing (attached), the average daily traffic (24-hour period) is 167 trips. The PM Peak hour has a larger trip generation than the AM Peak hour. The trips for the PM Peak hour for the proposed development is 8 trips (5 in and 3 out). The majority traffic movements for the development are during non-peak hours. A traffic impact study was not required due to the minimal impacts to AM and PM Peak hours.

Parking:

- Per Article 23, Section 4 of the Basehor Zoning Ordinance, 48-unit multi-family building shall provide 79 parking spaces. The proposed revised preliminary development plan provides 84 parking spaces.

Signage:

- The applicant is proposing one monument sign for the site located near 155th Street. Sign approval will be according to the Sign Regulations (Article 8, Section 9 of the Basehor Zoning Ordinance). A sign application will need to be submitted and approved before the construction of the sign.

Landscaping:

- The following table outlines the required landscaping per Article 21, Section 6 of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	**Required**	**Provided**
Base Trees (16 trees per acre of usable open space)	42	58
Street Trees (1 every 50')	23	23

Usable Open Space:

- 25% of the site shall be maintained as usable open space per Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The revised area 7 includes 4.53 acres (not including 154th Ter. right-of-way) and reports 2.65 acres or 61% of usable open space is provided. This is an increase of usable opens space from the original Area 7 that provided 37% of usable open space.

Drainage:

- The proposed revision to the preliminary development plan provides a detention basin. The proposed runoff from the site will be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm event. The location of the detention basin is near 155th Street.

Elevations:

- Final elevations have been provided and will be approved with the final development plan application.
- The submitted multi-family building elevations meet the Architectural Design Standards (Article 8, Section 8 of the Basehor Zoning Ordinance).

Lighting:

- Location, number, and direction of illumination and intensity of all exterior lighting fixtures have been provided within final development plan application.
- Illumination is near zero along the property lines.

Park Fees:

- The developer will be required to pay $200 per residential unit for park fees, as required by the City's Subdivision Regulations. The total park fees associated with the development will be approximately $9,600 and shall be paid prior to the issuance of a building permit.

Transportation Excise Tax:

The developer will be required to pay a transportation excise tax of $18,700.29, as required by the City's Transportation Excise Tax ordinance. The transportation excise tax shall be paid prior to the issuance of a building permit.

STAFF RECOMMENDATION:

Staff recommends approval of the application, with the following stipulations:

1. The developer shall pay park fees in the amount of $9,600 prior to the issuance of a building permit.
2. The developer shall pay transportation excise taxes in the amount of $18,700.29 prior to the issuance of a building permit.
3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

PRELIMIINARY DEVELOPMENT PLANS
BASEHOR TOWN CENTER
A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

BASEHOR TOWN CENTER

A TRACT OF LAND IN SECTION 25, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25-10-22;

THENCE SOUTH 01 DEGREE 25 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25-10-22, A DISTANCE OF 1326.41 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25-10-22;

THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25-10-22;

THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 1325.74 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 25-10-22 AND ALONG THE NORTH LINE OF HEDGES SUBDIVISION AND HEDGES SUBDIVISION NO. 2, BOTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 2630.25 FEET, TO THE NORTHWEST CORNER OF SAID HOYES S. SUBDIVISION, POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS;

THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 162.22 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 263.48 FEET;

THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 204.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABANDONED KANSAS CITY NORTHERN RAILWAY;

THENCE SOUTH 88 DEGREES 28 MINUTES 13 SECONDS WEST, A DISTANCE OF 1683 FEET, TO THE CENTER LINE OF SAID ABANDONED RAILWAY;

THENCE NORTH 40 DEGREES 24 MINUTES 14 SECONDS EAST, ALONG THE CENTERLINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 378.24 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, BEING DESCRIBED TO LAST DESCRIBED COURSE, HAVING A RADIUS OF 1388.10 FEET, A CHORD BEARING OF NORTH 53 DEGREES 15 MINUTES 41 SECONDS EAST, AN ARC DISTANCE OF 149.35 FEET AND A CHORD DISTANCE OF 149.07 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 16 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2426.28 FEET;

THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 60.00 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 25-10-22, A DISTANCE OF 1405.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25-10-22;

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 25-10-22, A DISTANCE OF 693.45 FEET TO THE POINT OF BEGINNING. CONTAINS 12,458,645.62 SQUARE FEET OR 285.84 ACRES.

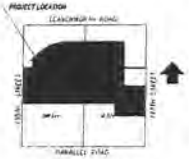
Area 1 Summary

Total Area:	16.74 Acres
Proposed Use:	Medium Density Residential Homes
Proposed Units:	122
Density:	7.3 Units/Ac

Area 2 Summary

Total Area:	12.64 Acres
Proposed Use:	Mixed-use Office Area
Proposed Buildings/Area:	2 Story Office Building - 40,000 S.F.
	City Gym - 12,000 S.F.
	Community Center - 20,000 S.F.
	Home Station - 14,000 S.F.

PROJECT LOCATION



LOCATION MAP

SECTION 25-10S-22E
NOT TO SCALE

Area 3 Summary

Total Area:	12.64 Acres
Proposed Use:	Landscaped Stormwater Detention Basins

Area 4 Summary

Lake Area:	1.04 Acres
Horizontal Lake:	Varies
Proposed Building Area:	17,000 S.F.

Area 5 Summary

Total Area:	6.74 Acres
Proposed Use:	Municipal Office Area
Proposed Building Area:	36,000 S.F.

Area 6 Summary

Total Area:	6.37 Acres
Proposed Use:	Commercial Area
Gross Floor Area:	45,000 S.F.
Gross (Commercial) Area:	35,400 S.F.

Area 7 Summary

Total Area:	4.62 Acres
Proposed Use:	Senior Living
Number of Units:	48
Density:	10.39 Units/Acre
Required Green Space 15%	15,328 S.F.
Previous Green Space 47%	75,822 S.F.
Current Proposed Green Space 60.5%	93,492.84 S.F.

Area 8 Summary

Total Area:	10.00 Acres
Proposed Use:	Detached Senior Living
Number of Units:	40
Density:	4.00 Units/Acre

Area 9 Summary

Total Area:	16.00 Acres
Proposed Use:	Municipal - Sports Fields, Amphitheatre

Area 10 Summary

Total Area:	10.00 Acres
Proposed Use:	Future Elementary School

PARKING REQUIREMENTS

Required Number of Parking Spaces	N/A
Total Number of Parking Spaces (Area 2, 3 & 4)	343
Total Number of Parking Spaces (Area 5 & 6)	207
Total Number of Parking Spaces (Area 7)	64
Total Number of Parking Spaces (Area 8)	53
Total Number of Parking Spaces (Area 10)	55

The Boundaries of this preliminary plat are based as a survey performed by:
Roger B. Dill, Kansas L.S. No. 1408
Story-Atlas Surveyors
7725 Washington Avenue, Suite G
Kansas City, Kansas 66112
913.334.1313

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Existing Sanitary Sewer
- Proposed Grind-Hike Trail
- Proposed Sidewalk
- Proposed Retaining Wall

CITY OF BASEHOR

APPROVED BY: _____

DATE: _____

APPROVED FOR ONE YEAR FROM THIS DATE:

Single Family Residential Summary

Type "A" Homes:

Phase 1 Total Area:	13.81 Ac
Phase 1 Total # of Lots:	30
Phase 1 Density:	2.17
Phase 2 Total Area:	27.04 Ac
Phase 2 Total # of Lots:	79
Phase 2 Density:	2.92

Type "B" Homes:

Phase 1 Total Area:	14.81 Ac
Phase 1 Total # of Lots:	43
Phase 1 Density:	2.90
Phase 2 Total Area:	6.39 Ac
Phase 2 Total # of Lots:	18
Phase 2 Density:	2.82

Type "C" Homes:

Phase 1 Total Area:	40.1 Ac
Phase 1 Total # of Lots:	151
Phase 1 Density:	3.76
Phase 2 Total Area:	22.07 Ac
Phase 2 Total # of Lots:	75
Phase 2 Density:	3.4

0 100 200

Date of Preparation:
AUGUST 28, 2015

Project Summary

Total Area:	285.84 Acres
Existing Zoning:	AG
Proposed Zoning:	MU
Boulevard Bowels Overall	10.00 Acres

Prepared For:

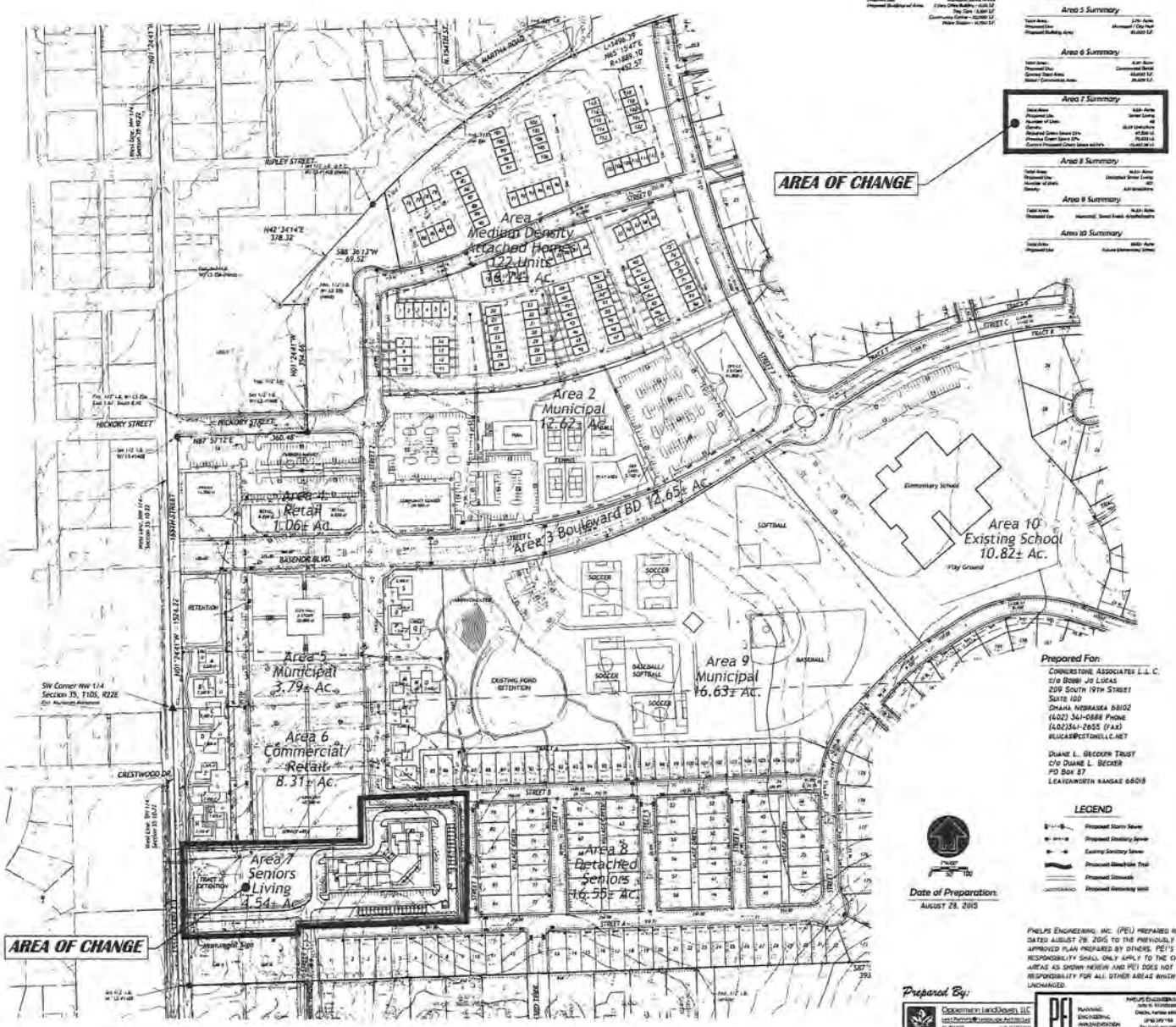
CORNERSTONE ASSOCIATES L.L.C.
C/O BOBBI JO LUCAS
209 SOUTH 19TH STREET
SUITE 100
OMAHA NEBRASKA 68102
(402) 341-0888 PHONE
(402)341-2655 (FAX)
BLUCAS@CSTONELLC.NET

DUANE L. BECKER TRUST
C/O DUANE L. BECKER
PO BOX 87
LEAVENWORTH KANSAS 66048

Prepared By:

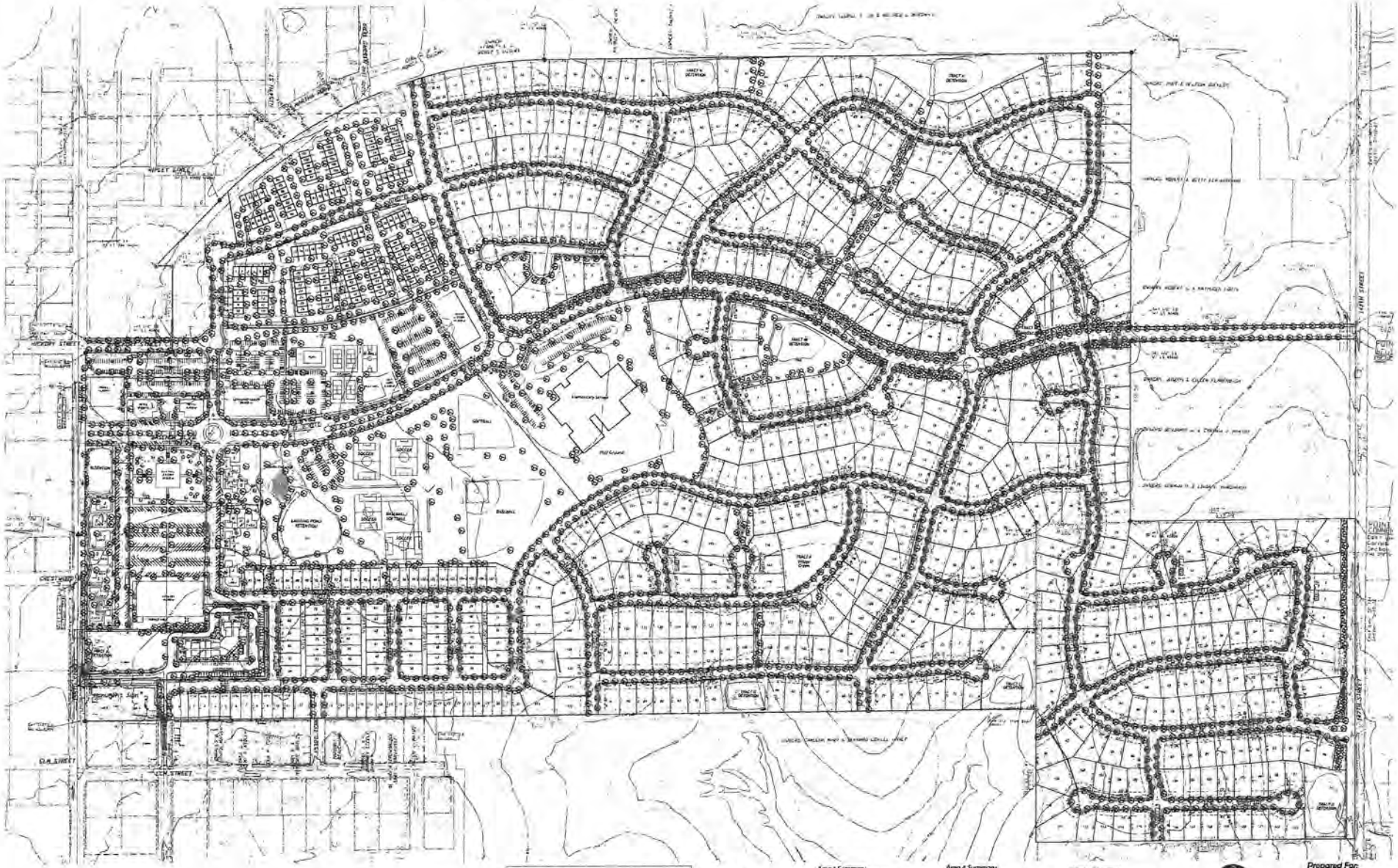
Oppermann LandDesign, LLC
Land Planning • Landscape Architecture

PRELIMIINARY DEVELOPMENT PLANS
BASEHOR TOWN CENTER
A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS



Basehor Town Center

Basehor, Kansas


155TH STREET
CEDAR STREET
OAK STREET
CEMETERY
SOFTBALL
SOCCER
BASEBALL
PLAY GROUND
SOCCER
BASEBALL/SOFTBALL
SOCCER
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TRACT AQS RETENTION
TRACT AQT RETENTION
TRACT AQU RETENTION
TRACT AQV RETENTION
TRACT AQW RETENTION
TRACT AQX RETENTION
TRACT AQY RETENTION
TRACT AQZ RETENTION
TRACT ARA RETENTION
TRACT ARB RETENTION
TRACT ARC RETENTION
TRACT ARD RETENTION
TRACT ARE RETENTION
TRACT ARF RETENTION
TRACT ARG RETENTION
TRACT ARH RETENTION
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TRACT ARJ RETENTION
TRACT ARK RETENTION
TRACT ARL RETENTION
TRACT ARM RETENTION
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TRACT AVE RETENTION
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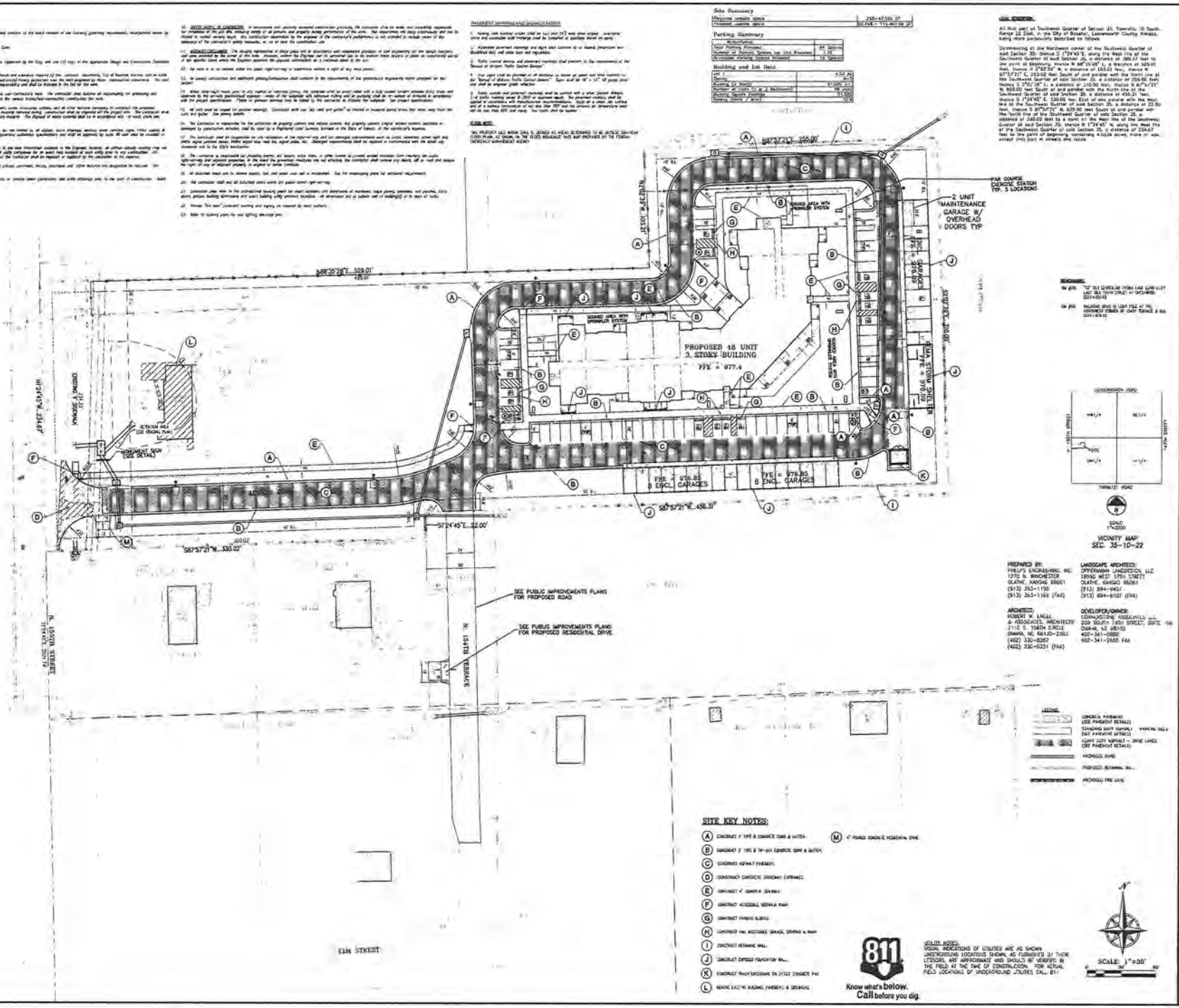
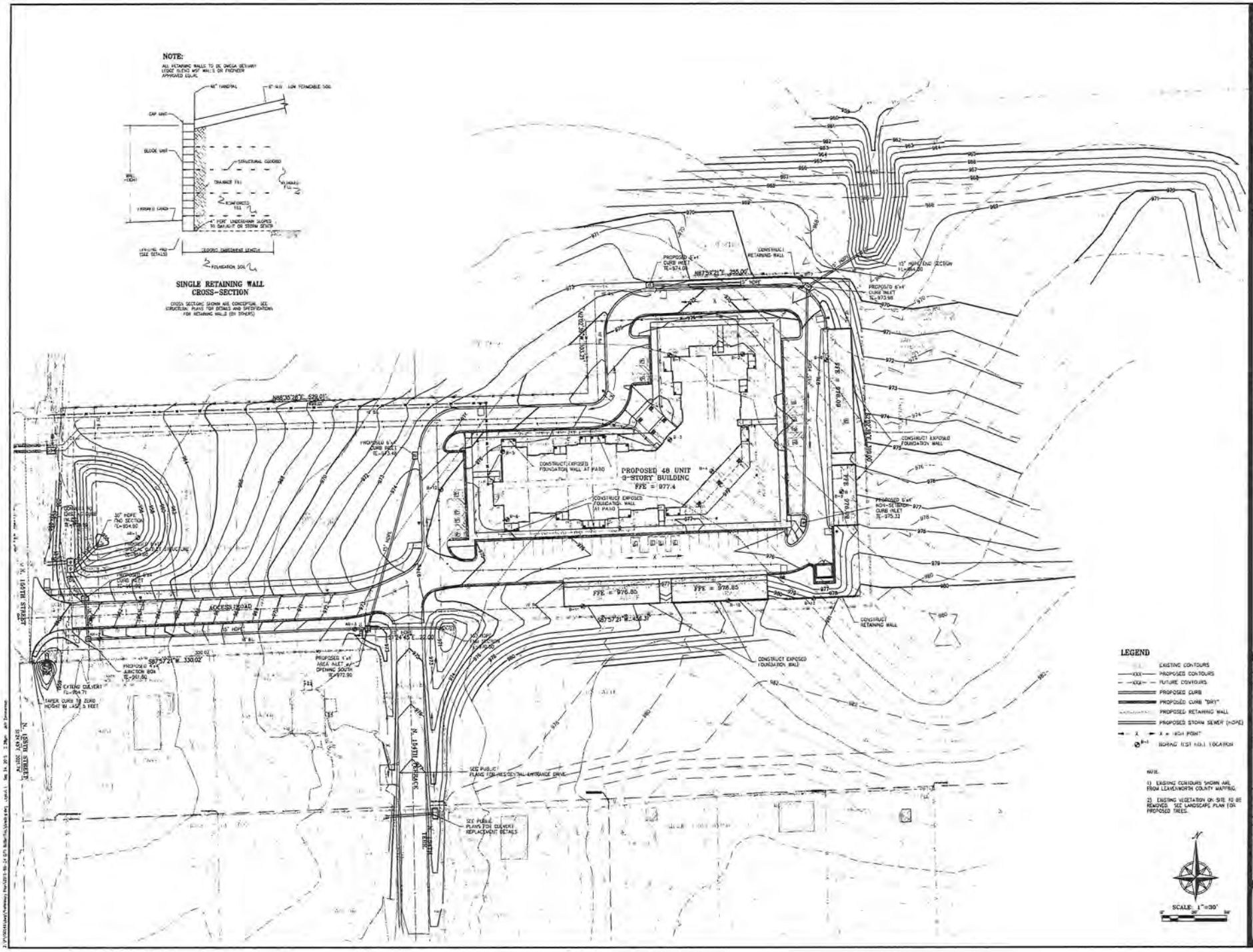
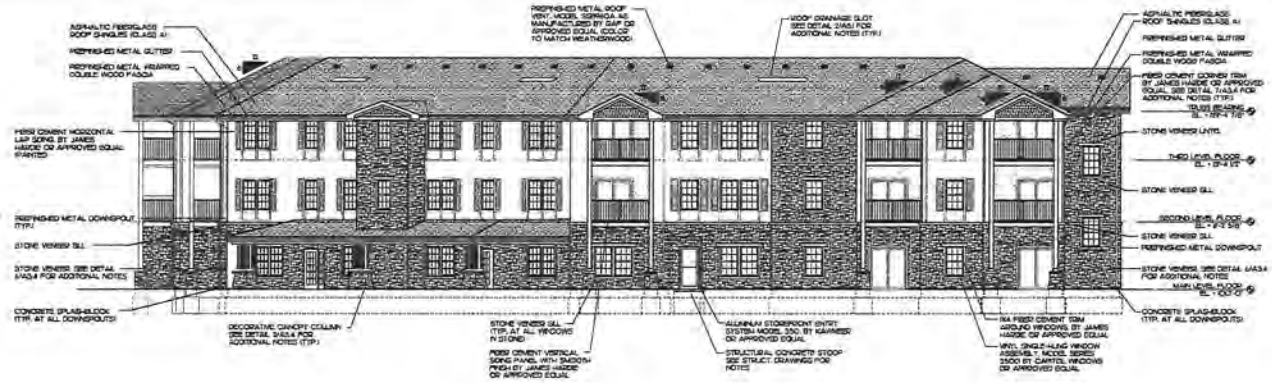
TRACT AVM RETENTION
TRACT AVN RETENTION
TRACT AV


PROPOSED 48 UNIT 3 STORY BUILDING
FFE = 977.4
FFE = 976.85 8 ENCL. GARAGES
FFE = 976.85 8 ENCL. GARAGES
2 UNIT MAINTENANCE GARAGE W/ OVERHEAD DOORS TYP
PAR COURSE EXERCISE STATION TYP. 3 LOCATIONS
N 135TH STREET
ELM STREET
SEE PUBLIC IMPROVEMENTS PLANS FOR PROPOSED ROAD
SEE PUBLIC IMPROVEMENTS PLANS FOR PROPOSED RESIDENTIAL DRIVE
VICINITY MAP
SEC. 35-10-22
SITE KEY NOTES:
(A) CONSTRUCT 2' TYPE B CONCRETE CURB & GUTTER
(B) CONSTRUCT 2' TYPE B 24-INCH CONCRETE CURB & GUTTER
(C) CONSTRUCT ASPHALT PAVEMENT
(D) CONSTRUCT CONCRETE DRIVEWAY OVERPASS
(E) CONSTRUCT 4' CONCRETE SIDEWALK
(F) CONSTRUCT ACCESSIBLE SIDEWALK RAMP
(G) CONSTRUCT PARKING BUMPER
(H) CONSTRUCT 4'WIDE ACCESSIBLE SIDEWALK, STRIPING & RAMP
(I) CONSTRUCT RETAINING WALL
(J) CONSTRUCT EXPOSED FOUNDATION WALL
(K) CONSTRUCT TRASH ENCLOSURE ON 2'X12' CONCRETE PAD
(L) REMOVE ELECTRIC BUILDING, PARKING & SIDEWALKS
(M) 4' PONED CONCRETE RESIDENTIAL DRIVE
811 Know what's below. Call before you dig.
SCALE: 1"=30'
SITE PLAN
LEGACY SENIOR RESIDENCES
N. 135th STREET & PARALLEL ROAD
BASEHOR, KANSAS
SHEET C1 OF 8



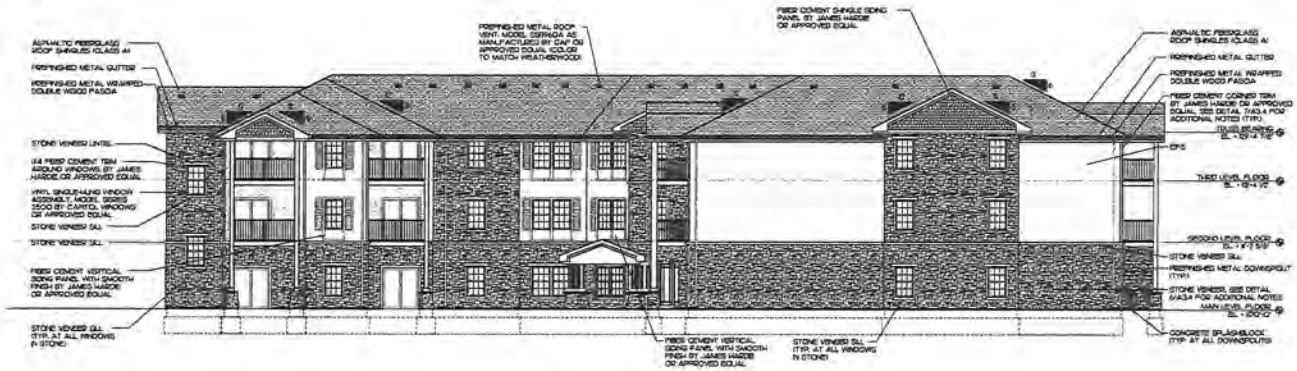
OVERALL GRADING PLAN
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

SHEET
C2
OF 8



EAST BUILDING ELEVATION

SCALE: 1/8"=1'-0"



WEST BUILDING ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL COLOR LEGEND

MATERIAL	MANUFACTURER	COLOR
ROOF SHINGLES	GAF	WEATHERWOOD
FASCIA TRIM	-	PREFINISHED METAL "WHITE"
GUTTERS	-	PREFINISHED METAL "WHITE"
DOWNSPOUTS	-	PREFINISHED METAL "WHITE"
EIFS	-	TO BE DETERMINED
SHINGLE SIDING	JAMES HARDIE FIBER CEMENT	SAIL CLOTH
SMOOTH SIDING	JAMES HARDIE FIBER CEMENT	WHITE
STONE VENEER	ELDORADO STONE	ALDERWOOD
STONE SILLS	ELDORADO STONE	ALDERWOOD
DECORATIVE WINDOW TRIM	JAMES HARDIE FIBER CEMENT	WHITE
DECORATIVE MOULDING	MEKTEC PRODUCTS	WHITE
CORNER TRIM	JAMES HARDIE FIBER CEMENT - 1" x 4"	WHITE
COLUMN CAPS	MILTONS	PUTTY
ENTRY DOOR AND FRAMES	KAWNEER ALUMINUM	POWDER COAT (WHITE)
ENTRY DOOR AND FRAMES	SUN MOUNTAIN DOORS	SPECIES 1 COLOR TO BE DETERMINED
PATIO DOOR AND FRAMES	VILLA WOOD SERIES ALUMINUM CLAD COMMERCIAL	WHITE
GARAGE DOORS	-	WHITE
WINDOWS	CAPITOL WINDOWS VINYL - 3500 SERIES	WHITE

LEGACY
SENIOR RESIDENCES

BASENOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Date	Description

Project Number: 0613
Drawn By: RT
Checked By: RWE
Sheet Name: EXTERIOR BUILDING ELEVATIONS

A2.1

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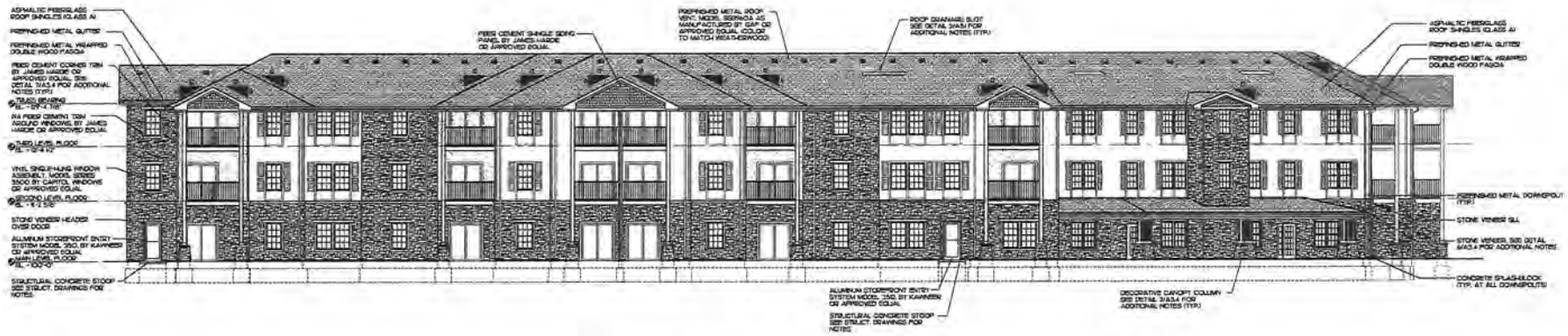

SOUTH BUILDING ELEVATION

SCALE: 1/8"=1'-0"

NORTH BUILDING ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL COLOR LEGEND

MATERIAL	MANUFACTURER	COLOR
ROOF SHINGLES	GAF	WEATHERED WOOD
FASCIA TRIM	-	PREFINISHED METAL "WHITE"
GUTTERS	-	PREFINISHED METAL "WHITE"
DOWNSPOUTS	-	PREFINISHED METAL "WHITE"
RFP	-	TO BE DETERMINED
SHINGLE SIDING	JAMES HARDIE FIBER CEMENT	SAIL CLOTH
SMOOTH SIDING	JAMES HARDIE FIBER CEMENT	WHITE
STONE VENEER	ELDORADO STONE	ALDERWOOD
STONE SILLS	ELDORADO STONE	ALDERWOOD
DECORATIVE WINDOW TRIM	JAMES HARDIE FIBER CEMENT	WHITE
DECORATIVE MOULDING	NEO-TEC PRODUCTS	WHITE
CORNER TRIM	JAMES HARDIE FIBER CEMENT - 1" 4"	WHITE
COLUMN CAPS	WATKINS	BUFF
ENTRY DOORS AND FRAMES	KAWNEER ALUMINUM	POWDER COAT WHITE
ENTRY DOOR AND FRAMES	SUN MOUNTAIN DOOR	EPOXY [COLOR TO BE DETERMINED
PATIO DOOR AND FRAMES	ALLA ARCHITECTURAL ALUMINUM 0.40 COMMERCIAL	WHITE
GARAGE DOORS	-	WHITE
WINDOWS	CAPITOL WINDOWS VINYL - 3500 SERIES	WHITE

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Revisions

No.	Date	Description

Project Number: 0915
Issue Date: 7/2/13
Drawn by: RW
Checked by: RW
Sheet Name: EXTERIOR ELEVATIONS
Sheet No: A2.2

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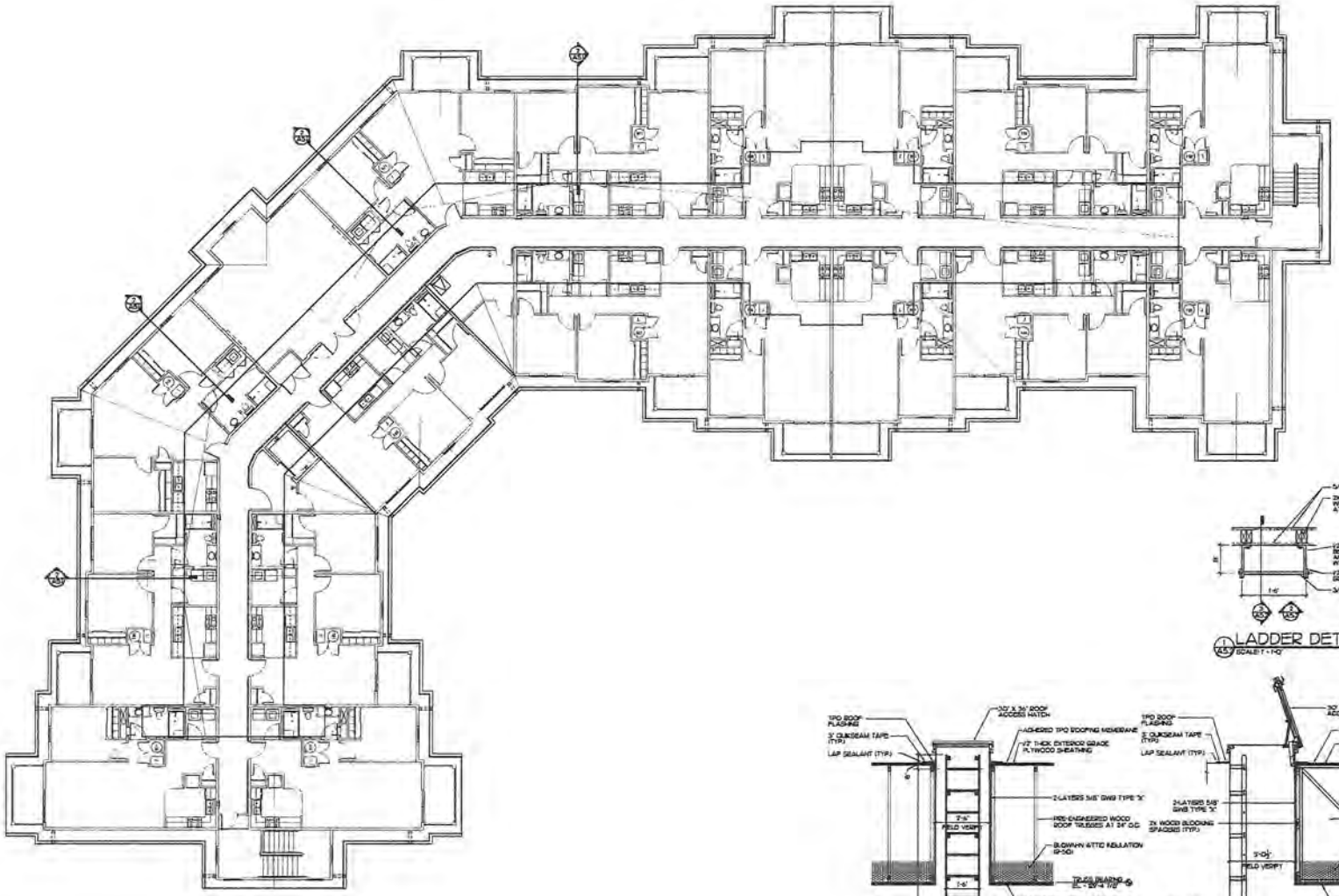
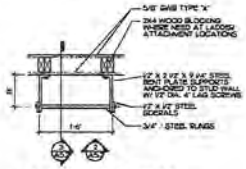
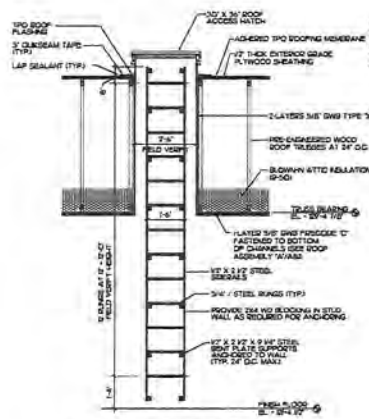


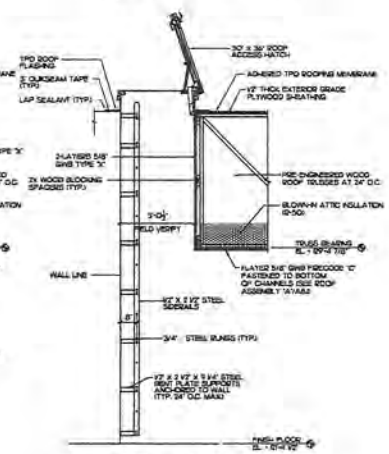
ROOF PLAN -UPPER LEVEL
SCALE: 1/8" = 1'-0"



LADDER DETAIL
SCALE: 1" = 1'-0"



LADDER ELEVATION
SCALE: 1/2" = 1'-0"



LADDER SECTION
SCALE: 1/2" = 1'-0"

REFER TO SHEET A6.3 FOR LOCATION OF ATTIC DRAFTSTOPPING PER 2006 IBC SECTION 708.4.2

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number: 5615
Issue Date: 2015
Drawn by: RW
Checked by: RWE
Sheet Name: ROOF PLAN - UPPER LEVEL AND DETAILS

A5.2

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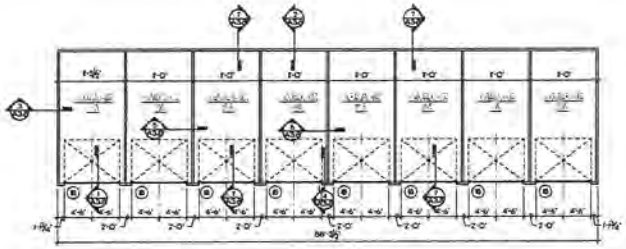
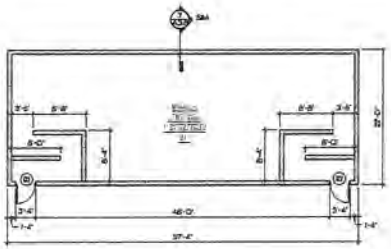
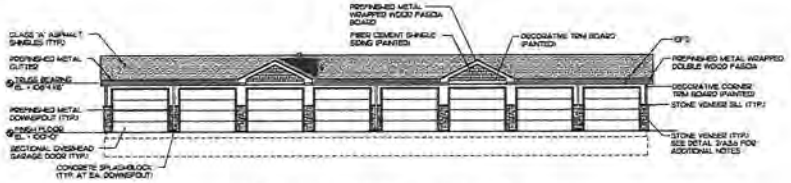


GARAGE FLOOR PLAN - WITH MAINTENANCE GARAGE

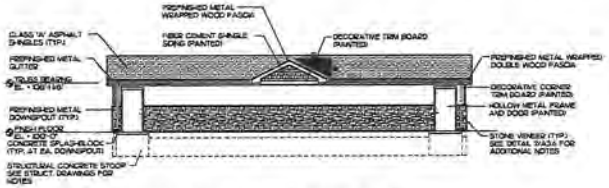
SCALE: 1/8" = 1'-0"





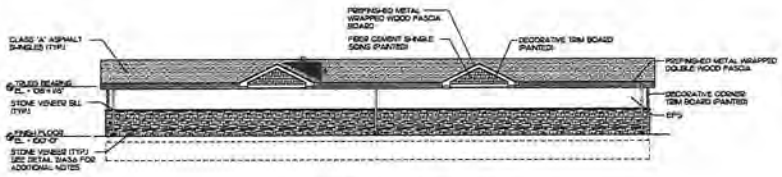
FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



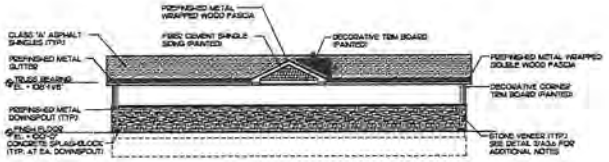
FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



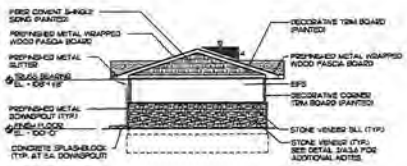
REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



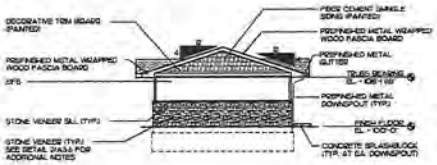
REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



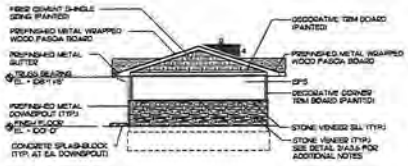
LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



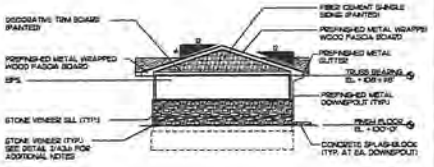
RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
21110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8267 Fax: (402) 333-8331
email:RWEArchitects@RWEArchitects.com

Revisions:

Description:

Project Number: 3818
Issue Date: 2015
Drawn by: ETI
Checked by: RWE
No. | Date

Sheet Name: GARAGE FLOOR PLAN AND STORM SHELTER FLOOR PLANS AND EXTERIORS

A1.7

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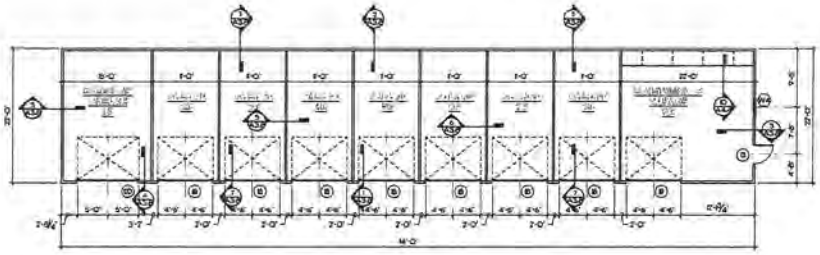
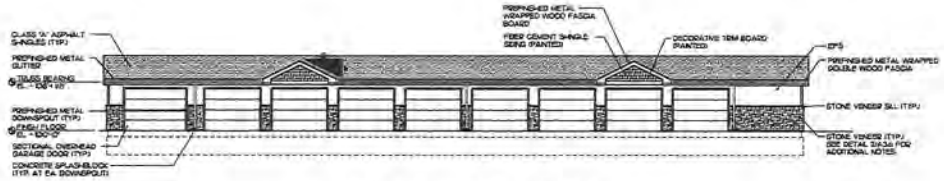
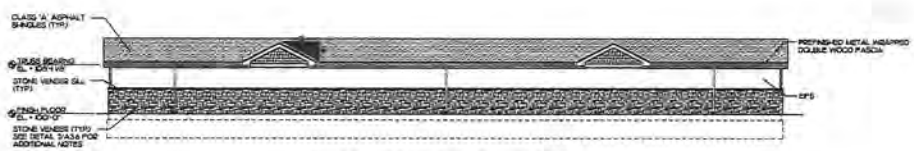


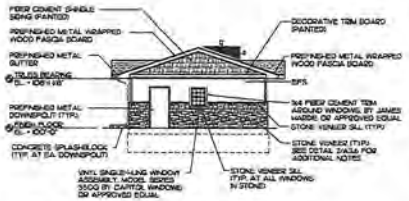
GARAGE FLOOR PLAN - WITH HANDICAP GARAGE
SCALE: 1/8" = 1'-0"



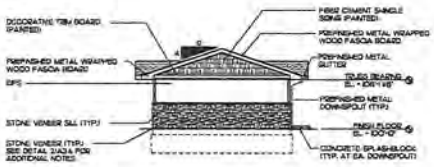
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number: 0815 | Issue Date: 2015
Drawn by: FN | Checked by: RWE
Sheet Name: GARAGE & FLOOR PLAN AND ELEVATIONS

A1.8

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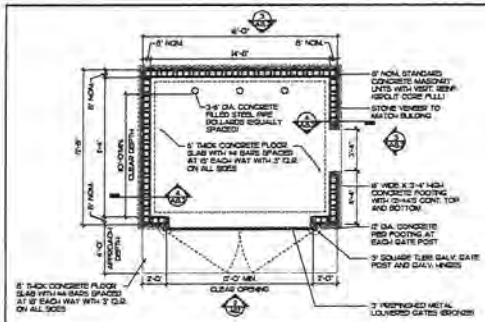
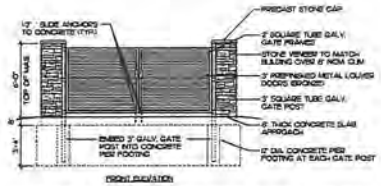
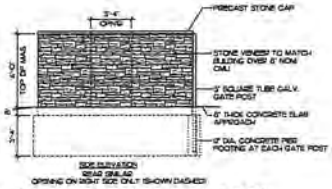


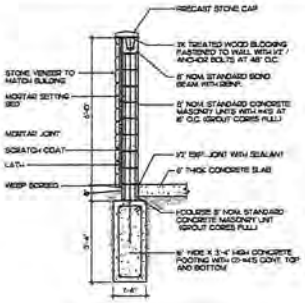
1 A8.2 TRASH SCREEN PLAN
SCALE: 1/4" = 1'-0"



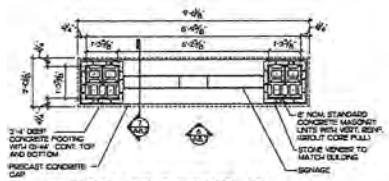
2 A8.2 TRASH SCREEN FRONT ELEVATION
SCALE: 1/4" = 1'-0"



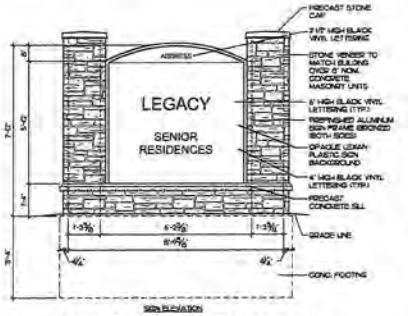
3 A8.2 TRASH SCREEN ELEVATION
SCALE: 1/4" = 1'-0"



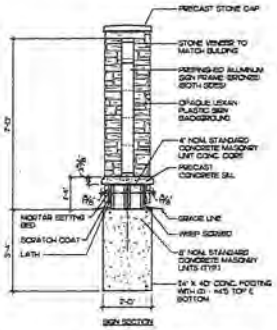
4 A8.2 SECTION
SCALE: 1/2" = 1'-0"



5 A8.2 MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



6 A8.2 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



7 A8.2 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2203
(402) 330-6687 Fax: (402) 330-5331
email:RWEArchitects@RWEArchitects.com

Project Number	0815
Issue Date	2011
Drawn by	RM
Checked by	RWE
Sheet Name	MISCELLANEOUS DETAILS

No.	Date	Description

A8.2

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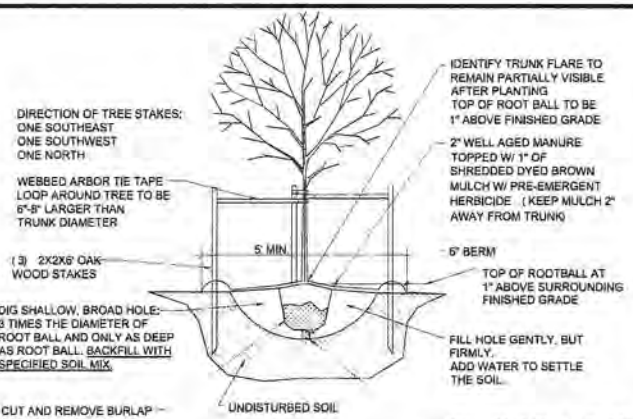
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	16	Acer miyabei 'State Street' / Miyabei Maple	B & B	2"Cal	
	7	Acer rubrum 'Red Points' / Red Points Red Maple	B & B	2"Cal	
	4	Acer truncatum 'Warren Red' / Pacific Sunset Maple	B & B	2"Cal	
	5	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry Multi Stem	B & B		6' hgt.
	11	Betula nigra 'Heritage' / Heritage River Birch Single Stem	B & B	2"Cal	
	11	Helianthemum nitrodorum / Sleven Sons Flower Multi Stem	5' hgt.		
	8	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	4	Koelreuteria paniculata / Golden Rain Tree	B & B	1.5"Cal	
	2	Nyssa sylvatica / Black Gum	B & B	2"Cal	
	9	Populus tremuloides / Quaking Aspen 3 Stem Clump w/ 1@1.5" cal.	B & B	1.5"Cal	
	11	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	

See sheet L-2 for shrub species and quantities



TREE PLANTING DETAIL

NO SCALE

Landscape Requirements:

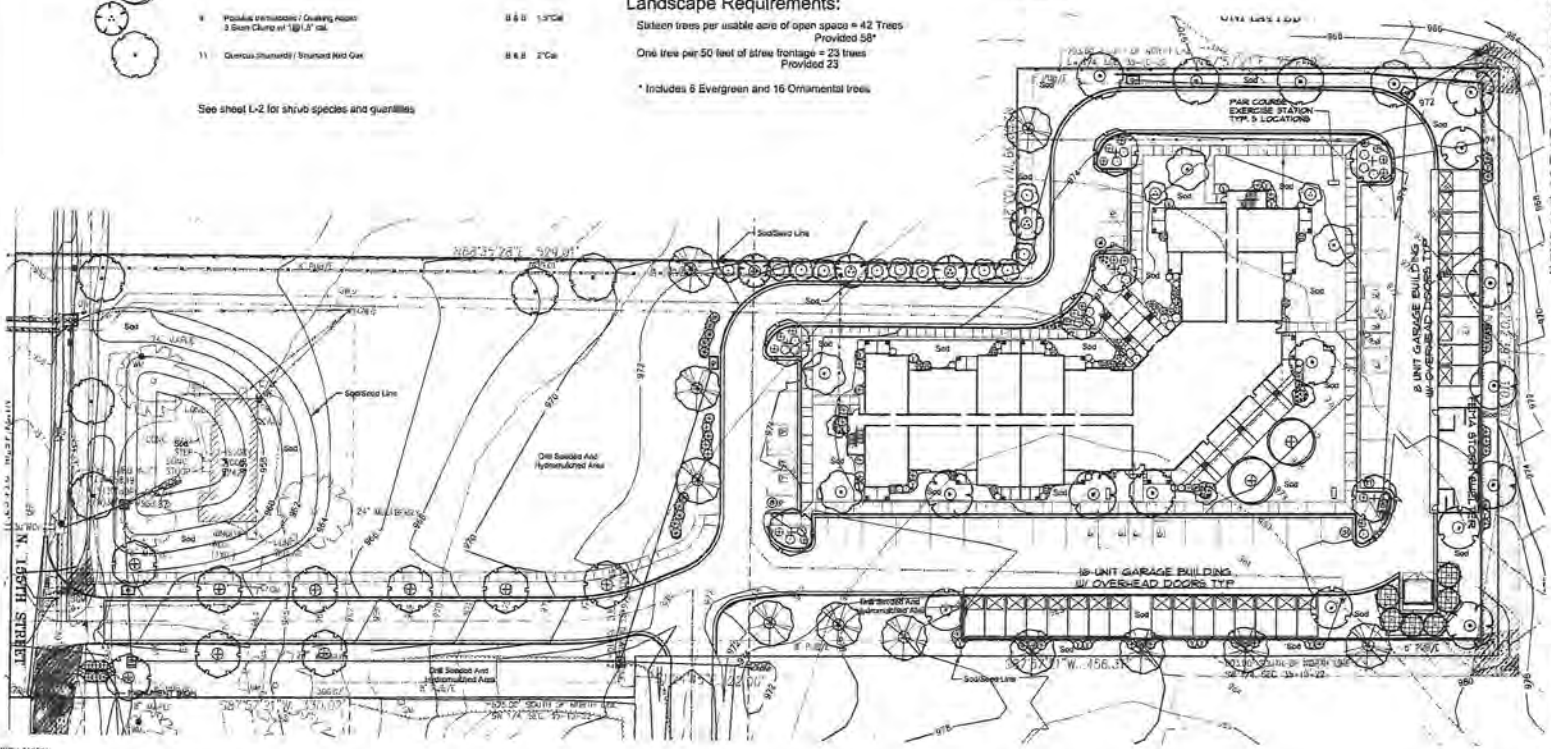
Sixteen trees per usable acre of open space = 42 Trees
Provided 58*

One tree per 50 feet of street frontage = 23 trees
Provided 23

* Includes 6 Evergreen and 16 Ornamental trees

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. Typical shrub beds shall be mulched with 3" of Dyed Brown Shredded hardwood mulch over a felt type soil separator fabric.
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All disturbed areas shall be fertilized and sodded or seeded with a Turf-Type Tall Fescue grass seed blend including public ROW as noted on plan. See note #21 for seeded areas.
9. Fertilizer for lawns, trees and container stock areas shall be per written specifications applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
11. Any plant material which dies during the one year warranty period shall be replaced by the contractor during normal planting seasons.
12. Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per specifications and per manufacturers recommended rates and instructions for application.
20. Set Aspen trees in mounded positions. See Landscape Architect for further discussion.
21. Seeded areas shall be drill seeded and hydromulched per written specifications.



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

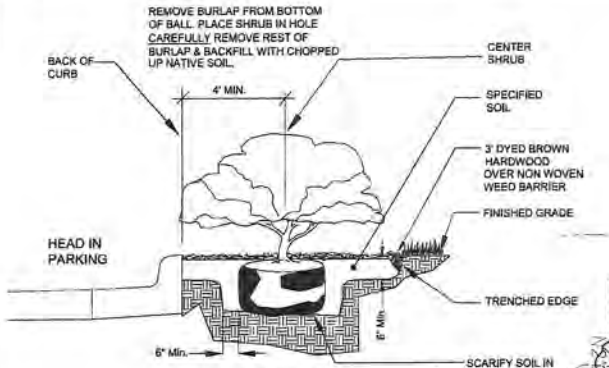
Landscape Plan

Legacy Senior Residences

Bonner, Kansas

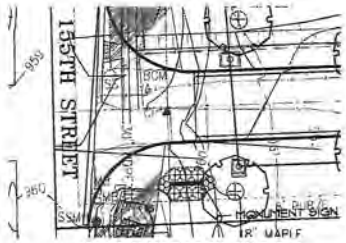
Oppermann LandDesign, LLC
Land Planning ♦ Landscape Architecture
10900 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@oppermann.com
913.894.9407

8 26 2015



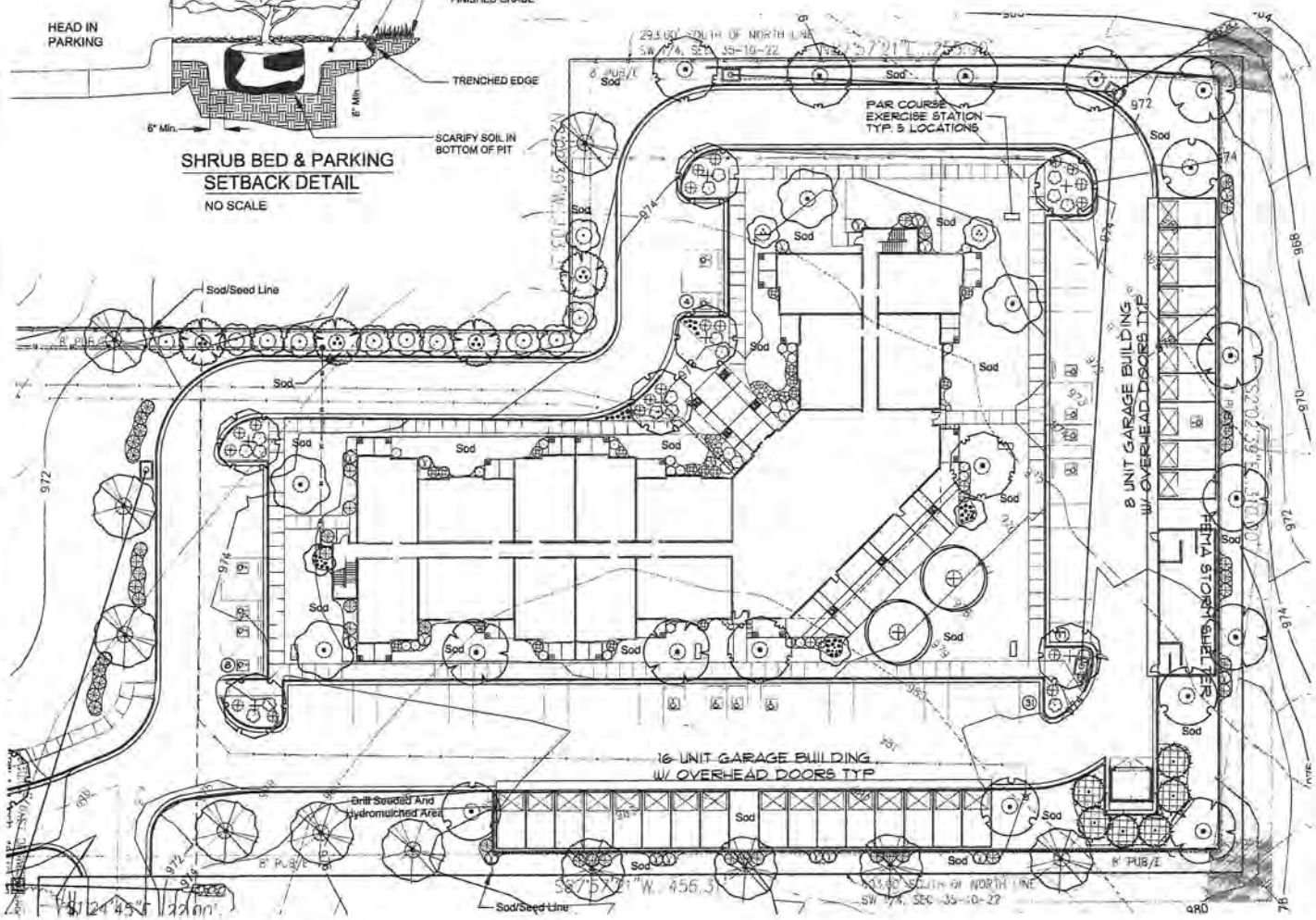
SHRUB BED & PARKING SETBACK DETAIL

NO SCALE



MONUMENT PLANTING

SCALE 1"=20'



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	18	Callicarpa dichotoma 'Early Amethyst' / Beautyberry 18"-24" hgt. & sp.	3 gal
	21	Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal
	45	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	3 gal
	28	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
	16	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" hgt. & sp.	3 gal
	6	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	3 gal
	12	Sedum spectabile 'Autumn Fire' / Showy Stonecrop 15"-18" hgt. & sp.	1 gal
	4	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea 18"-24" hgt.	3 gal
	4	Spiraea x bumalda 'Goldflame' / Gold Flame Spirea 18"-24" hgt.	3 gal
ANNUAL/PERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	36	Ceratostigma plumbaginoides 'Blue Plumbago' / Blue Plumbago	1 gal
GRASSES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	34	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 15"-18" hgt.	1 gal

See sheet L-1 for tree species and quantities

SCALE 1"= 20'

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

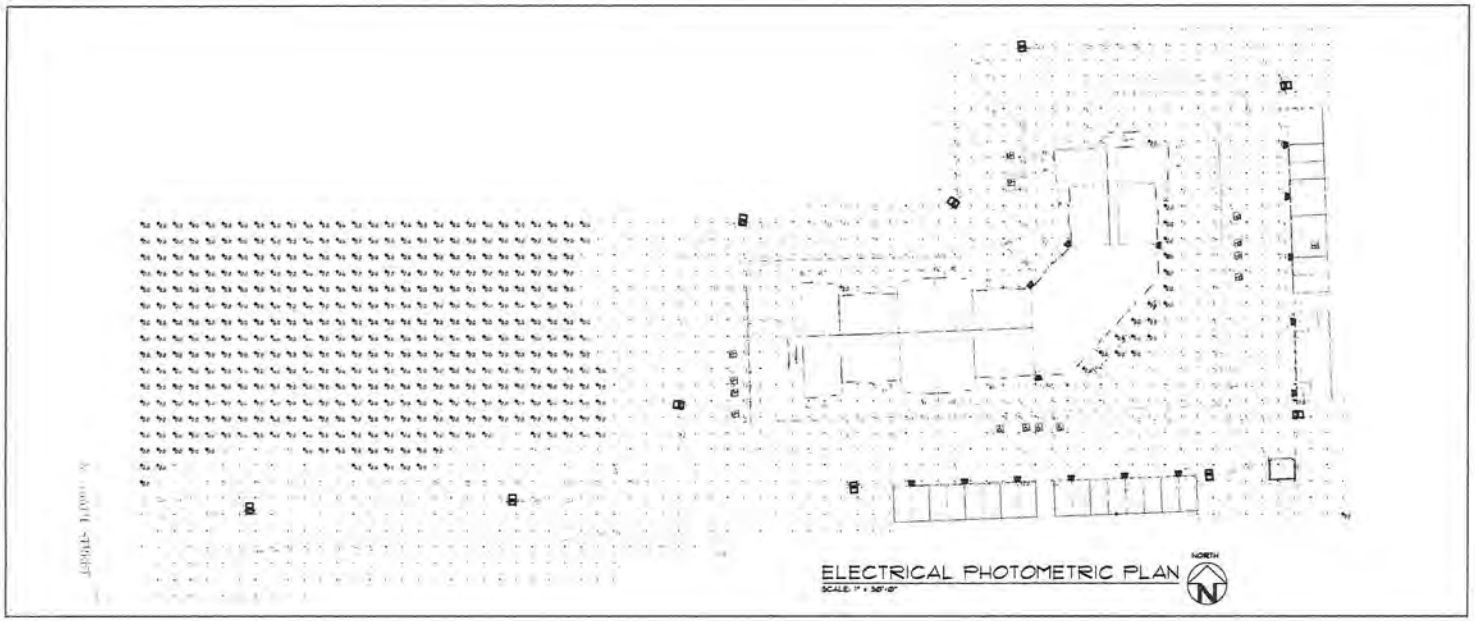
8 26 205

Landscape Plan

Legacy Senior Residences

Basehor, Kansas

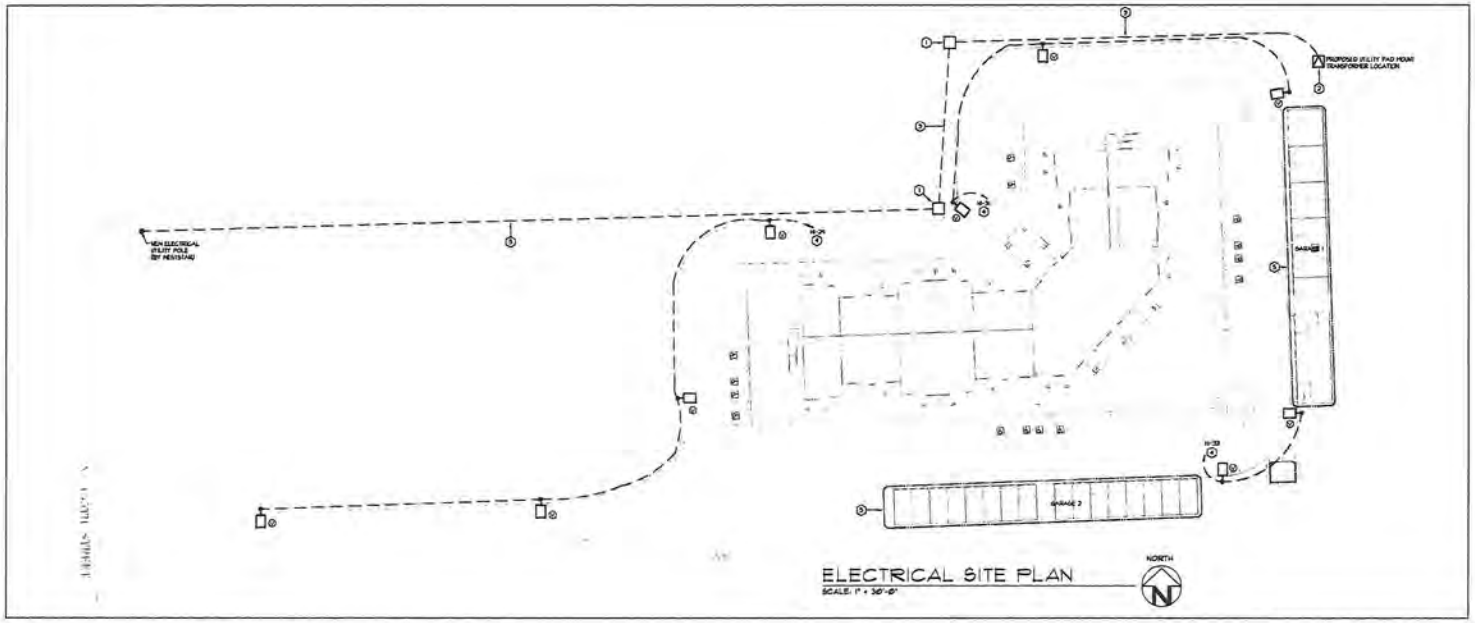
Oppermann LandDesign, LLC
Land Planning Landscape Architecture
13990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@oppermann.com
913.894.9401



ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

NORTH



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES:

A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ENTIRY OF THE WORK. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PULL BOXES, JUNCTION BOXES AND INCIDENTAL MATERIALS AND LABOR FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
B. ELECTRICAL CONTRACTOR SHALL SEPARATE CONDUCTORS AS REQUIRED BY THE N.E.C. WHEN GROUPED IN COMMON RACEWAYS.
C. PROVIDE FIRESTOPPING ON CONDUITS PASSING THROUGH FIRE RATED WALLS AND FLOORS. COORDINATE LOCATION AND RATINGS OF WALLS WITH ARCHITECTURAL DRAWINGS.
D. COORDINATE THE EXACT ELECTRICAL EQUIPMENT LOCATIONS WITH CIVIL DRAWINGS AND MIDSTATES PRIOR TO INSTALLATION.
E. ALL WIRES RUN BELOW GRADE, IN CONCRETE, THAT IS IN DIRECT CONTACT WITH THE EARTH, OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE WET LOCATION LISTED.
F. REFERENCE ELECTRICAL RISER FOR ADDITIONAL INFORMATION ABOUT ELECTRICAL SERVICE EQUIPMENT.
G. CONTRACTOR SHALL PROVIDE ALL CONCRETE PADS FOR TRANSFORMERS AND SWITCHGEAR PER MIDSTATES REQUIREMENTS. COORDINATE FINAL LOCATIONS WITH MIDSTATES PRIOR TO INSTALLATION.
H. TRANSFORMER LOCATIONS, SWITCHGEAR LOCATIONS, PULLBOXES, AND CABLE ROUTING SHOWN ARE APPROXIMATE. COORDINATE EXACT REQUIREMENTS, LOCATIONS AND ROUTING WITH CIVIL DRAWINGS, STRUCTURAL DRAWINGS AND MIDSTATES PRIOR TO INSTALLATION. ROUTING SHALL BE LOCATED IN GREENSPACE IN FRONT OF BUILDINGS AND SHALL NOT RUN UNDER BUILDING.
I. COORDINATE ROUTING OF TELEPHONE AND CATV SERVICES WITH SERVING UTILITY COMPANIES.
J. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUTING AND PRIMARY CABLE TIE-IN LOCATION AND REQUIREMENTS WITH MIDSTATES PRIOR TO INSTALLATION.
K. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING PER MIDSTATES REQUIREMENTS.

PLAN NOTES:

1. PRIMARY SWITCH BY MIDSTATES. PROVIDE CONCRETE PAD AND PIERS PER MIDSTATES STANDARDS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MIDSTATES PRIOR TO INSTALLATION.
2. PAD MOUNTED TRANSFORMER: PROVIDE PAD AND PIERS PER MIDSTATES STANDARDS. COORDINATE EXACT LOCATION WITH MIDSTATES PRIOR TO INSTALLATION AS A MINIMUM MAINTAIN 4FT MINIMUM AROUND TRANSFORMER AND AWAY FROM BUILDING, STRUCTURES AND EQUIPMENT. MAINTAIN CODE REQUIRED WORKING CLEARANCE IN FRONT OF TRANSFORMER ACCORDING THE THE NEC. COORDINATE EXACT CLEARANCE REQUIREMENTS WITH MIDSTATES PRIOR TO INSTALLATION.
3. PROVIDE 4" SCHEDULE 40 PVC MINIMUM 48" BELOW GRADE WITH MINIMUM 36" RADIUS BENDS PER MIDSTATES STANDARDS. COORDINATE REQUIREMENTS WITH MIDSTATES PRIOR TO INSTALLATION. (TYPICAL ALL PRIMARY CONDUIT). FEEDER ROUTING IS SHOWN APPROXIMATE. COORDINATE WITH CIVIL AND MECHANICAL DRAWINGS AND OTHER UTILITIES PRIOR TO INSTALLATION. REFER TO RISER DIAGRAMS FOR ELECTRICAL REQUIREMENTS.
4. CIRCUIT VIA LIGHTING CONTACTOR (L) LOCATED IN ELECTRICAL ROOM FIRST FLOOR.
5. REFER TO GARAGE ENLARGED PLANS SHEET E4.3 FOR LIGHTING FIXTURE LOCATIONS.

Greenfield
ENGINEERING SERVICES LLC

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-0287 Fax (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Revisions		
No.	Date	Description

Project Number: 0415
Date: 2015
Drawn by: RW
Checked by: RW
Sheet Name: ELECTRICAL SITE PLAN

E1.1

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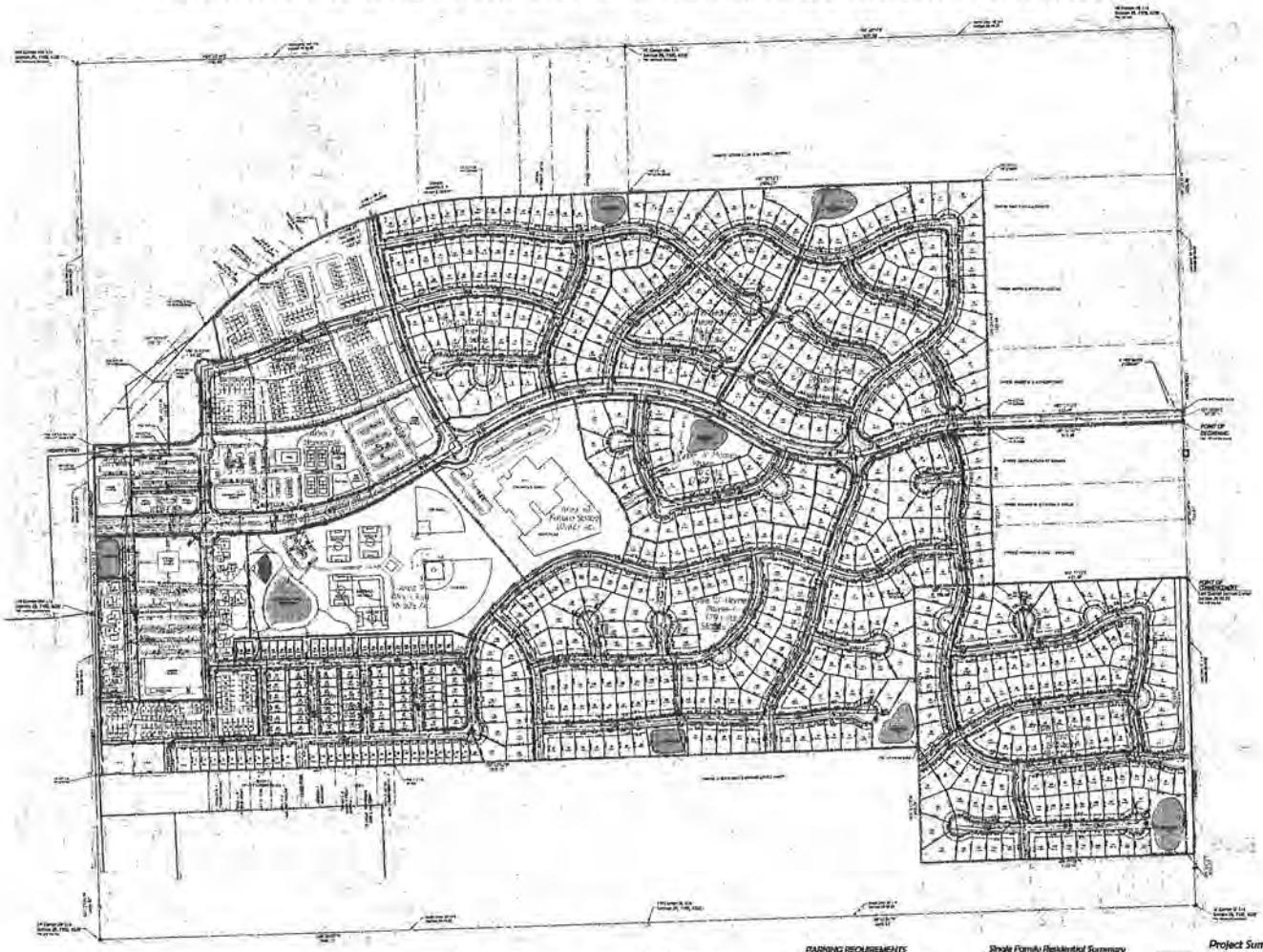
EXISTING DEVELOPMENT PLAN

PRELIMIINARY DEVELOPMENT PLANS
BASEHOR CITY CENTER
A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS



SUBDIVISION LEGAL DESCRIPTION:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REMAINING AT THE EAST QUARTER CORNER OF SAID SECTION 35-10-22;

THENCE SOUTH 01 DEGREE 28 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 1326.41 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22;

THENCE SOUTH 89 DEGREES 51 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.42 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22;

THENCE NORTH 01 DEGREE 24 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 555.74 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTHLINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 35-10-22, AND ALONG THE NORTH LINE OF PICKELS SUBDIVISION AND PICKELS SUBDIVISION NO. 3, NORTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 3600.29 FEET, TO THE NORTHWEST CORNER OF SAID PICKELS SUBDIVISION, POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF 140TH STREET AS SAID RIGHT OF WAY NOW EXISTS;

THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1524.22 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 365.48 FEET;

THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 254.88 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABANDONED KANSAS CITY NORTHERN RAILWAY;

THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 69.52 FEET, TO THE CENTER LINE OF SAID ABANDONED RAILWAY;

THENCE NORTH 48 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE CENTERLINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 978.52 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, BEING TANGENT TO LAST DESCRIBED COURSE HAVING A RADIUS OF 1988.10 FEET, A CHORD BEARING OF NORTH 01 DEGREES 18 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 1108.39 FEET AND A CHORD DISTANCE OF 1431.37 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2428.39 FEET;

THENCE SOUTH 01 DEGREE 28 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 920.48 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 01 DEGREE 28 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 933.48 FEET;

THENCE SOUTH 01 DEGREE 28 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 35-10-22, A DISTANCE OF 748.58 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22;

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 932.43 FEET TO THE POINT OF BEGINNING, CONTAINS 12,450,643.02 SQUARE FEET OR 285.94 ACRES.

Area 1 Summary

Total Area	10.24+ Acres
Proposed Use	Medium Density Attached Homes
Proposed Units	102
Density	1.2 Units/ac

Area 2 Summary

Total Area	13.63+ Acres
Proposed Use	Municipal Office Areas
Proposed Buildings and Areas	1 Story Office Building - 4,000 S.F. Day Care - 5,000 S.F. Community Center - 10,000 S.F. Police Station - 10,000 S.F.

LOCATION MAP

SECTION 35-10-22-E
Not To Scale

Area 3 Summary

Total Area	10.63+ Acres
Proposed Use	Landscaped Boulevard (Benefit District)

Area 4 Summary

Total Area	1.00+ Acres
Proposed Use	Retail
Proposed Building Area	12,000 S.F.

Area 5 Summary

Total Area	5.79+ Acres
Proposed Use	Municipal City Hall
Proposed Building Area	24,000 S.F.

Area 6 Summary

Total Area	6.39+ Acres
Proposed Use	Commercial Retail
Gravity Store Area	40,000 S.F.
Retail / Commercial Area	10,000 S.F.

Area 7 Summary

Total Area	6.29+ Acres
Proposed Use	Attached Senior Living
Number of Units	28
Density	Note Unavailable

Area 8 Summary

Total Area	10.40+ Acres
Proposed Use	Detached Senior Living
Number of Units	107
Density	0.01 Units/Acre

Area 9 Summary

Total Area	10.40+ Acres
Proposed Use	Municipal, South Fields, Aerial Sheets

Area 10 Summary

Total Area	10.40+ Acres
Proposed Use	Future Elementary School

PARKING REQUIREMENTS

Required Number of Parking Spaces	N/A
Total Number of Parking Spaces (Area 3, 4 & 5)	343
Total Number of Parking Spaces (Area 3 & 5)	227
Total Number of Parking Spaces (Area 4)	53
Total Number of Parking Spaces (Area 10)	45

The boundaries of this preliminary plat are based on a survey performed by:
Roger B. Ott, Kansas L.S. No. 1408
Stoky-Atlas Surveyors
7935 Washington Avenue, Suite G
Kansas City, Kansas 66112
913.334.1313

Single Family Residential Summary

Type "A" Homes

Phase 1 Total Area	13.03+Ac
Phase 1 Total # of Lots	40
Phase 1 Density	3.07
Phase 2 Total Areas	13.04+Ac
Phase 2 Total # of Lots	71
Phase 2 Density	5.44

Type "B" Homes

Phase 1 Total Area	10.62+Ac
Phase 1 Total # of Lots	129
Phase 1 Density	3.04
Phase 2 Total Areas	13.03+Ac
Phase 2 Total # of Lots	44
Phase 2 Density	3.40

Type "C" Homes

Phase 1 Total Area	10.23+Ac
Phase 1 Total # of Lots	102
Phase 1 Density	3.08
Phase 2 Total Areas	20.00+Ac
Phase 2 Total # of Lots	71
Phase 2 Density	3.08

Project Summary

Total Area	285.94+ Acres
Existing Zoning	AG
Proposed Zoning	PD
Boulevard Benefit District	13.03+ Acres

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Existing Sanitary Sewer
- Proposed Effluent Mile Trail
- Proposed Sidewalk

Date of Preparation:
APRIL 27, 2007

Prepared For:
AFFINITY DEVELOPMENT, INC.
C/O MICHAEL J. DUNCAN
9200 INDIAN CREEK PKWY
SUITE 100
OVERLAND PARK, KS 66210
(913) 962-2265
(913) 498-0358 (FAX)
CALLDUNCAN@AOL.COM

Prepared By:
LEVEL-4 ENGINEERING, L.L.C.
207 SOUTH 5TH STREET
LEAVENWORTH, KS 66048
(913) 682-8600
(913) 682-8606 (FAX)
WWW.LEVELAEINC.COM

Prepared By:
Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
913.864.5467 (Fax) 913.864.5531
18095 West 117th Street • Olathe, Kansas • 66061

LEVEL 4 ENGINEERING, LLC.
Developing Great Ideas
207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)

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Category:	Public Notices

Ad Taker: svarnado Key Words: PHN 0917

Description	Start	Stop	Insertions	Total
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Total Due:	**$126.00**

hkjh klj hklh ljk kh klh lkh
ljkh llhk lkjh lkjh

PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearings on Tuesday, October 6, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. A Revised Preliminary Development Plan for Basehor Town Center submitted by Oppermann LandDesign, LLC on properties in Section 35, Township 10 South, Range 22 East, containing the following description:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BENINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35-10-22; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 1329.41 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE SOUTH 88 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.42 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 555.74 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 35-10-22, AND ALONG THE NORTH LINE OF RICKEL'S SUBDIVISION AND RICKEL'S SUBDIVISION NO.3, BOTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 3932.25 FEET, TO THE NORTHWEST CORNER OF SAID RICKEL'S SUBDIVISION, POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1524.22 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 360.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 354.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABANDONED KANSAS CITY NORTHERN RAILWAY; THENCE SOUTH 88 DEGREES 36 MINUTES 13 SECONDS WEST, A DISTANCE OF 69.52 FEET, TO THE CENTER LINE OF SAID ABANDONED RAILWAY; THENCE NORTH 42 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE CENTERLINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 378.32 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, BEING TANGENT TO LAST DESCRIBED COURSE HAVING A RADIUS OF 1889.10 FEET, A CHORD BEARING OF NORTH 65 DEGREES 15 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 1496.39

FEET AND A CHORD DISTANCE OF 1457.57 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2426.29 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET;
THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 933.49 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 60.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 933.49 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 35-10-22, A DISTANCE OF 745.58 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 933.49 FEET TO THE POINT OF BEGINNING.
CONTAINS 12,455,643.02 SQUARE FEET OR
285.94 ACRES.

2. Legacy Senior Residences Final Plat submitted by Phelps Engineering, Inc. The proposed plat is located at near 155th Street and Elm Street, containing the following description:

All that part of Southwest Quarter of Section 35, Township 10 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 35; thence S 1°24'45" E, along the West line of the Southwest Quarter of said Section 35, a distance of 390.37 feet to the point of beginning; thence N 88°35'28" E, a distance of 529.01 feet; thence N 2°02'39" W, a distance of 103.21 feet; thence N 87°57'21" E, 293.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 255.00 feet; thence S 2°02'39" E, a distance of 310.00 feet; thence S 87°57'21" W, 603.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 396.30 feet; thence S 1°24'45" E, 390.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 169.06 feet to the Northwest corner of Lot 1, Block 2, RICKEL'S SUBDIVISION, a platted subdivision of land in the City of Basehor, Leavenworth County, Kansas; thence S 87°56'44" W, along the North plat line of said RICKEL'S SUBDIVISION, a distance of 60.00 feet to the Northeast corner of Lot 2, Block 1 of said RICKEL'S SUBDIVISION, thence N 1°24'45" W, 330.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 147.07 feet; thence S 87°57'21" W, 625.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 330.02 feet to a point on the West line of the Southwest Quarter of said Section 35; thence N 1°24'45" W, along the West line of the Southwest Quarter of said Section 35, a distance of 234.67 feet to the point of beginning, containing 4.7668 acres, more or less.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mitch Pleak, City Engineer at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Project Name & Description: Basehor Town Center	Total Site Acreage: 285.94 AC	Present Zoning: PR
Legal Description (May be attached as separate sheet): See Attached Legal		Proposed Zoning: PR
Project Address / General Location: 2429 N. 155th Street		Presubmittal Date: June 15, 2015
Parcel ID Number (CAMA Number): 1573503003002000		Floor Area Classification: N/A
Property Owner Name: Duane L. Becker Trust	Phone: 913/775-3201	Fax: 682-3842
Property Owner Address: PO Box 87	City: Leavenworth	State: KS Zip: 66048
Applicant's Name (if different from above): Oppermann LandDesign	Phone: 913/894-9407	Fax: N/A
Applicant's Address: 18990 west 117th street	City: Olathe	State: KS Zip: 66061
Applicant's mobile phone: 913/522-5598	Property Owner and/or Applicant's E-mail address: pete@opperland.com	

APPLICATION TYPE

[ ] **Annexation**	[X] **Preliminary Development Plan** (Submit Sheet A) (Revised)
[ ] **Rezoning** (Submit Sheet A)	[ ] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[ ] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [X] Agriculture [ ] Vacant [X] Other School

Proposed Use
[X] Residential [X] Commercial [ ] Industrial [ ] Office [ ] Agriculture [X] Other School

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area: 285.94 AC.	Existing Floor Area: N/A	Existing Building Footprint: N/A	Open Space Area: N/A
No. of Buildings: N/A	Proposed Floor Area: N/A	Proposed Building Footprint: N/A	Pavement Coverage: N/A

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x Peter A. Oppermann
Signature Date

Office Use Only
[ ] Filing Fee $_____ [ ] Received by _____ [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

SHEET A

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Doing a Revised Preliminary Development Plan to replace 46 attached townhomes with 1 - 48 unit senior living apartment building.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? It is very suitable. The change makes less of an impact + significantly increases the tracts open space.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? We are not resquesting the removal of any restrictions.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? We are not changing the landuse. We are replacing 10 townhome buildings with one multifamily building.

5. How Does Your Request Conform with the Comprehensive Plan? We are in conformance with the Comprehensive Plan, Since we are revising an existing approved plan and not changing the landuse.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. It will provide for development of Ag property in downtown Basehor and provide living units for elderly citizen who would like to stay in Basehor, but live in a maintenance free environment.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Not Applicable

AUTHORIZATION FOR OWNER REPRESENTATIVE OR LESSEE AFFIDAVIT

(FILL IN ONLY IF APPLICANT IS AN AGENT FOR LANDOWNER OR CONTRACT PURCHASER)

AUTHORIZATION OF AGENCY

STATE OF Nebraska)
)
COUNTY OF Douglas)

I. Lawrence A. Mazzotta, CEO of Cornerstone Associates, LLC and/or its assigned
(Name of person signing Affidavits, if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Having filed a Proof of Ownership Affidavit, as the Legal Owner or as a Contract Purchaser, of the property that is the subject of case number _____, declare that I have authorized Phelps Engineering, Inc. to file this application.

SIGNATURE

Subscribed and sworn to before me this 27th day of July, 2015.

Corinne K Conger
Notary Public

CORINNE K CONGER
General Notary
State of Nebraska
My Commission Expires Nov 26, 2017

My Appointment Expires:
Nov 26, 2017

For Office Use Only

Date Received

Received By

Approved for Hearing/Date

{32233 / 65827: 642301. }

AUTHORIZATION FOR OWNER REPRESENTATIVE OR LESSEE AFFIDAVIT

(FILL IN ONLY IF APPLICANT IS AN AGENT FOR LANDOWNER OR CONTRACT PURCHASER)

AUTHORIZATION OF AGENCY

STATE OF Nebraska)
)
COUNTY OF Douglas)

I, Lawrence A. Mazzotta, CEO of Cornerstone Associates, LLC and/or its assigned
(Name of person signing Affidavits, if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Having filed a Proof of Ownership Affidavit, as the Legal Owner or as a Contract Purchaser, of the property that is the subject of case number _____, declare that I have authorized Oppermann LandDesign, LLC to file this application.

SIGNATURE

Subscribed and sworn to before me this 24th day of July, 2015.

Corinne K Conger
Notary Public

CORINNE K CONGER
General Notary
State of Nebraska
My Commission Expires Nov 26, 2017

My Appointment Expires:
Nov 26, 2017

For Office Use Only

Date Received

Received By

Approved for Hearing/Date

{32233 / 65827: 642301. }

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF Nebraska)
)
COUNTY OF Douglas)

_____, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

_____

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)

That Cornerstone Associates, LLC and/or its assigned
(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)

Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.

_____
SIGNATURE

Subscribed and sworn to before me this 24th day of July, 20 15.

Corinne K Conger
Notary Public

NOV 26, 2017
My appointment expires

CORINNE K CONGER
General Notary
State of Nebraska
My Commission Expires Nov 26, 2017

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

{32233 / 65827; 642298. }

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH

DUANE L. BECKER LIVING TRUST DATED JANUARY 21, 1998, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

DUANE L. BECKER, TRUSTEE

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

~~**(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)**~~

~~That _____~~
~~(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)~~

~~Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.~~

Duane L Becker Trustee
SIGNATURE

Subscribed and sworn to before me this 27th day of JULY, 2015.

Notary Public

10-7-14
My appointment expires

JEFFREY K. BLOCKBURGER
Notary Public - State of Kansas
My Appt. Expires 10-7-14

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

(32233 / 65827; 642298.)

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF Kansas)
)
COUNTY OF Leavenworth)

DAVID HOWARD, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

DAVID HOWARD SUPERINTENDENT UNIFIED SCHOOL DISTRICT NO. 458
(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)

That _____
(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)

Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.

SIGNATURE

Subscribed and sworn to before me this 27 day of JULY, 20 15.

Pam F. Chenoweth
Notary Public

PAM F. CHENOWETH
My Appt. Exp. 3-19-17

3-19-2017
My appointment expires

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

(32233 / 65827; 642298.)

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF Kansas)
)
COUNTY OF Leavenworth

Jerry L Mussett
Ruth Ann Mussett, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

_____

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)

That _____
(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)

Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.

Jerry L Mussett

Ruth Ann Mussett
SIGNATURE

Subscribed and sworn to before me this 12th day of August, 2015.

NANCY A. McDOUGAL
Notary Public - State of Kansas
My Appt. Expires 12/19/18

Notary Public

12/19/18
My appointment expires

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

{32233 / 65827; 642298. }

TRACT DESCRIPTION
S35, T10, R22E, ACRES 50.25, E1/2NE1/4SE1/4 LESS ROW

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF Colorado)
COUNTY OF Morgan)

Larry J Rix & Hazel H. Rix, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

LARRY J. RIX & HAZEL H. RIX
(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)

That _____
(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)

Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.

RUSSELL JONES
Notary Public
State of Colorado
Notary ID 20094029270
My Commission Expires Sep 10, 2017

Larry J Rix Hazel Rix
SIGNATURE

Subscribed and sworn before me this 5th day of August, 2015.

Russell Jones
Notary Public

9/10/17
My appointment expires

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

{32233 / 65827; 642298. }

PROOF OF PROPERTY OWNERSHIP
AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth

Ed Becker, being first duly sworn upon his/her oath, deposes and states as follows:

(1) (FILL IN ONLY BY PROPERTY OWNER OF RECORD)

NBK Inc.

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Is/are the legal owner/authorized official of the legal owner of the property that is the subject of case number _____.

(ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT)

(2) (FILL IN ONLY IF APPLICANT IS A PROPERTY CONTRACT PURCHASER)

That _____

(Name of contact purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business)

Is the holder of a contract to purchase the property that is the subject of case number _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Code.

_____
SIGNATURE

Subscribed and sworn to before me this 4th day of August, 2015.

Jennifer J. Vernon
Notary Public

2-1-17
My appointment expires

JENNIFER J. VERNON
Notary Public-State of Kansas
My Appt. Expires 2-1-17

IF APPLICATION IS BEING FILED BY AN AGENT OR LESSEE, AFFIDAVIT ON NEXT PAGE MUST BE COMPLETED

For Office Use Only		
Date Received	Received By	Approved by Hearing/Date

{32233 / 65827; 642298. }

The City of Basehor

August 25, 2015

Cornerstone Associates, LLC.
Bobbi Jo Lucas
209 South 19th Street, STE 100
Omaha, NE 68102

RE: Legacy Senior Residences – Revised Preliminary Development Plan Application

Mrs. Lucas,
Per the zoning regulations, to revise a current development plan, the applicant shall provide consent to submit an application form all land owners within the development. The City of Basehor is a current land owner with the existing Basehor Town Center preliminary development plan.

August 17th, 2015, City Council considered the request to revise the Basehor Town Center preliminary development plan. After consideration, the City Council unanimously approved the consent for Cornerstone Associates, LLC to submit an application to revise the existing Basehor Town Center preliminary development plan.

If you have any questions, please contact me at (913) 724-1370 or at mpleak@cityofbasehor.org.

Sincerely,

Mitch Pleak

2620 N. 155th Street
P.O. Box 406
Basehor, KS 66007-0406

913.724.1370
FAX 913.724.3388
www.cityofbasehor.org

Agenda Item No. E2
Planning Commission – October 6, 2015

Legacy Senior Residences – Request for Approval of a Final Development Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street submitted by Cornerstone Associates, LLC.

Narrative

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

The City Council may consider this item at their meeting on October 19, 2015.

Staff Recommendation

Staff recommends that the Planning Commission approve Legacy Senior Residences – request for approval of a Final Development Plan for Legacy Senior Residences, with stipulations stated in the staff report.

LEGACY SENIOR RESIDENCES – REQUEST FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LEGACY SENIOR RESIDENCES with an approximate location of 155th Street and Elm Street

MEETING DATE: **October 6, 2015**
REPORT WRITTEN: **September 21, 2015**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission approve Legacy Senior Residences Final Development Plan, with the stipulations stated in the staff report.

APPLICANT:
- The applicant Cornerstone Associates, LLC.
- The engineer is Oppermann LandDesign and Phelps Engineering, Inc.
- The developer is Cornerstone Associates, LLC.

REQUEST:
- The applicant is requesting approval of a Final Development Plan consisting of Area 7 of the existing Basehor Town Center Preliminary Development Plan for the purposes of a senior multi-family building.

ZONING:
- The Basehor Town Center preliminary development plan is currently zoned "P-R" Planned Residential District and "MU-1" Mixed Use Neighborhood District. The current zoning of the final development plan (Area 7) is "P-R" Planned Residential District.

SURROUNDING ZONING PER THE REVISION REQUEST:
- North "MU-1" Mixed Use Neighborhood District.
- South "P-R" Planned Residential District and "CP-1" Neighborhood Business District.
- East "P-R" Planned Residential District.
- West "CP-1" Neighborhood Business District.

BACKGROUND:
Basehor Town Center Preliminary Development Plan (PDP) and rezoning was approved in September 2007. The approved PDP included low-density single family residential (detached), single family (attached) townhomes, senior housing, commercial/mixed-use and public land for such uses as City Hall, Police Station, Community Center and recreational uses. To date only one phase been developed – Basehor Intermediate School.

Area 7 of the revised PDP includes a 48-unit senior multi-family building.

FINAL DEVELOPMENT PLAN:
- Article 7, Section 5(k) of the Basehor Zoning Ordinance states that: *The final development Plan shall consist of a site plan and supporting documents which conform to all*

requirements and conditions placed on approval of the Preliminary Development Plan by the Governing Body.

- Article 7, Section 5(m) of the Basehor Zoning Ordinance states that: *The Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approves the Final Development Plan.*

- The following is provided within the proposed revised final development plan:
  - A single 48-unit senior multi-family building – 3 stories.
  - Main access for the building will be from 155th Street.
  - 154th Terrace will be extended to the north to provide a secondary access for emergency purposes.
  - 5' sidewalk from the building to 155th Street.
  - 24 enclosed parking spaces.
  - FEMA Shelter.

Density:

- The existing preliminary development plan – Area 7 has a density of 10.06 units per acre (46 total units).
- The proposed revision – Area 7 has a density of 10.59 units per acre (48 total units).
- A comparable density is "R-3" Multi-Family Residential District with a density maximum of 12 units per acre.

Bulk Regulations:

- The following table outlines the required bulk regulations per Article 7, Section 5 (c) of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	**Required**	**Provided**
Front Yard Setback	35'	35'
Side Yard Setback	12'	10'*
Rear Yard Setback	30'	10'**
Minimum District Size	2 Acres	4.77 Acres
Minimum Open Space %	25%	61%
Height Limit Multi-Family	50'	39'

*A modification is requested as part of the revised development plan application to reduce side yard setback from 12' to 10'.

**A modification is requested as part of the revised development plan application to reduce the rear yard setback from 30' to 10'.

The yard regulations are proposed to be modified in accordance with Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The applicant provided sight triangle layouts in

coordination of the reduced setbacks to illustrate the impacts on future roadways. The reduced setbacks will not have any negative impacts to future development.

Traffic:

- Access to the development will be from 155th Street and 154th Terrace. AM and PM Peak hours have the majority impacts to an existing roadway system within a 24-hour period. Per the Institute of Transportation Engineers (ITE) for a 48-unit senior adult housing (attached), the average daily traffic (24-hour period) is 167 trips. The PM Peak hour has a larger trip generation than the AM Peak hour. The trips for the PM Peak hour for the proposed development is 8 trips (5 in and 3 out). The majority traffic movements for the development are during non-peak hours. A traffic impact study was not required due to the minimal impacts to AM and PM Peak hours.

Parking:

- Per Article 23, Section 4 of the Basehor Zoning Ordinance, 48-unit multi-family building shall provide 79 parking spaces. The application provides 84 parking spaces.

Signage:

- The applicant is proposing one monument sign for the site located near 155th Street. Sign approval will be according to the Sign Regulations (Article 8, Section 9 of the Basehor Zoning Ordinance). A sign application will need to be submitted and approved before the construction of the sign.

Landscaping:

- The following table outlines the required landscaping per Article 21, Section 6 of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	**Required**	**Provided**
Base Trees (16 trees per acre of usable open space)	42	58
Street Trees (1 every 50')	23	23

Usable Open Space:

- 25% of the site shall be maintained as usable open space per Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The revised area 7 includes 4.53 acres (not including 154th Ter. right-of-way) and reports 2.65 acres or 61% of usable open space is provided. This is an increase of usable opens space from the original Area 7 that provided 37% of usable open space.

Drainage:

- The proposed revision to the preliminary development plan provides a detention basin. The proposed runoff from the site will be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm event. The location of the detention basin is near 155th Street.

Elevations:

- Final building elevations have been reviewed and meet the Architectural Design Standards (Article 8, Section 8 of the Basehor Zoning Ordinance) for multi-family buildings.

Lighting:

- Location, number, and direction of illumination and intensity of all exterior lighting fixtures have been provided with the application.
- Illumination is near zero along the property lines.

Park Fees:

- The developer will be required to pay $200 per residential unit for park fees, as required by the City's Subdivision Regulations. The total park fees associated with the development will be approximately $9,600 and shall be paid prior to the issuance of a building permit.

Transportation Excise Tax:

The developer will be required to pay a transportation excise tax of $18,700.29, as required by the City's Transportation Excise Tax ordinance. The transportation excise tax shall be paid prior to the issuance of a building permit.

STAFF RECOMMENDATION:

Staff concludes the Final Development Plan is in substantial compliance with the revised Preliminary Development Plan. Staff recommends approval of the application, with the following stipulations:

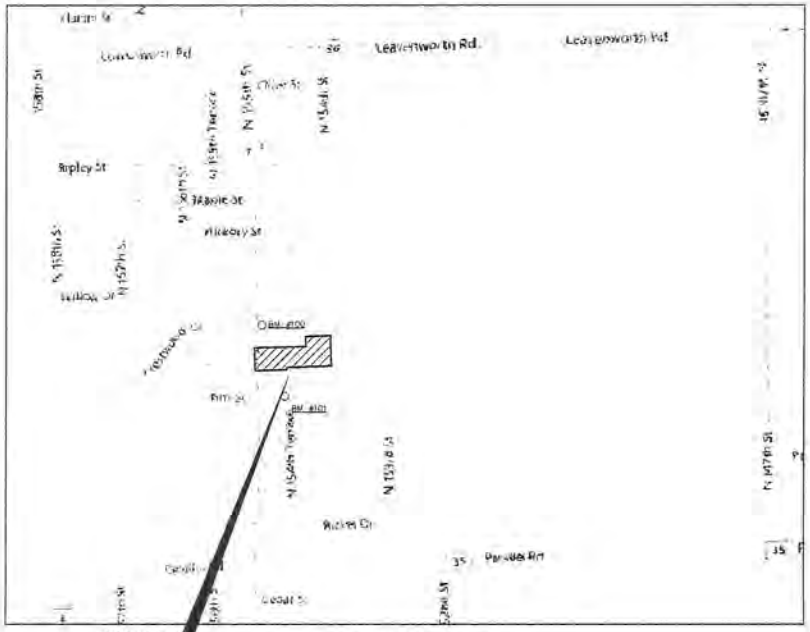
1. The developer shall pay park fees in the amount of $9,600 prior to the issuance of a building permit
2. The developer shall pay transportation excise taxes in the amount of $18,700.29 prior to the issuance of a building permit.
3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

SITE DEVELOPMENT PLANS
FOR
LEGACY SENIOR RESIDENCES
IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

	INDEX
C0	COVER SHEET
C1	SITE PLAN
C2	OVERALL GRADING PLAN
C3	UTILITY PLAN
C4	STREET PLAN & PROFILE
C5-C7	STANDARD DETAILS

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED CURB
- PROPOSED STORM SEWER
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRICAL
- EXISTING BURIED TELEPHONE
- EXISTING TIME WARNER CABLE LINES
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- TC TOP OF CURB
- TOC TOP OF CURB
- SW SIDEWALK
- HP HIGH POINT
- LP LOW POINT
- TOP TOP OF PARAPET
- TOE TOP OF EXTERIOR
- DE DRAINS ELEVATION



LOCATION MAP
NOT TO SCALE

ADDRESS OF PROPERTY:
2429 155TH STREET
BASEHOR, KS 66007

UTILITY COMPANIES

Atmos Energy
Richard Vaughan
25090 W 110th Ter.
Olathe, KS 66061
913.204.6200
Cell 913.208.1549
Richard.vaughan@atmosenergy.com

AT&T
Kendall Parks
4001 Brewer R
Leavenworth, KS 66048
913.727.9809

City of Basehor
Dave Wyrosdick Jr
2200 N 155th Street
PO Box 408
Basehor, KS 66007
913.724.2000
dwyrosdick@basehorks.org

Consolidated Rural Water District #1
Mike Robertson
PO Box 479
15020 Crestwood Drive
Bonner, KS 66007
913.724.7000
Cell 913.208.4606
mikerobertson@crwd1.com

Suburban Water, Inc.
Mike Bruce
216 N 155th Street
PO Box 508
Bonner, KS 66007
913.724.1800

WOW - Wide Open West
David Wood
1 Riverfront Plaza, Suite 30
Lawrence, KS 66044
785-423-0911
dave.wood@wowinc.com

Richard Powell
Riverfront Plaza, Suite 30
Lawrence, KS 66044
785 856 2335
Richard.powell@wowinc.com

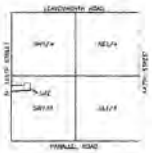
Westar Energy
James Hoffman
913.758.2724
James.hoffman@westarenergy.com

811
Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN AS FURNISHED BY OWNERS OR AGENCIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

BENCHMARKS:
BM #100 "O" CUT ON NORTHWEST FRONT FACE CURB NEAR EAST SIDE 155TH STREET AT CRESTWOOD ELEV.=951.62

BM #101 RAILROAD SPIKE IN LIGHT POLE AT THE NORTHWEST CORNER OF 154TH TERRACE & ELM ELEV.=979.05



VICINITY MAP
SEC. 35-10-22

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
(913) 393-1166 (FAX)

LANDSCAPE ARCHITECT:
OPPERMANN LANDDESIGN, LLC
18990 WEST 77TH STREET
OLATHE, KANSAS 66061
(913) 894-9407
(913) 894-6107 (FAX)

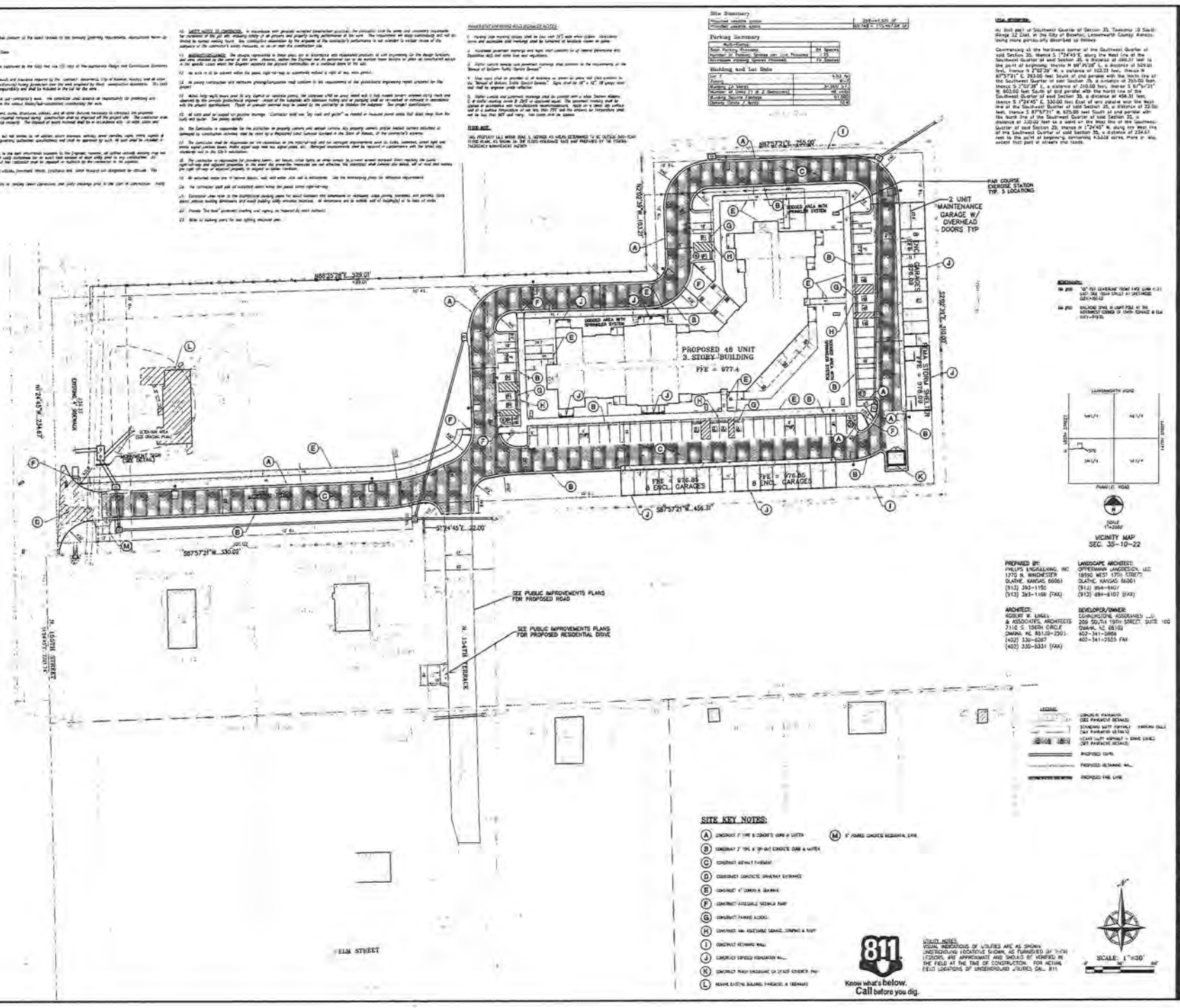
ARCHITECT:
ROBERT W ENGEL
& ASSOCIATES, ARCHITECTS
2110 S. 156TH CIRCLE
OMAHA, NE 68130-3503
(402) 330-8267
(402) 330-8331 (FAX)

DEVELOPER/OWNER:
CORNERSTONE ASSOCIATES LLC
209 SOUTH 19TH STREET, SUITE 100
OMAHA, NE 68102
402 341 0888
402-341-2855 FAX

COVER SHEET
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

PROJECT NO. 10084	No.	DATE	ADD REFERENCE DRAWING (WHEN)	BY	APP.
DRAWN: JAC	1	2-12-13		JAC	TJT
CHECKED: JAC					
DATE: 2-12-13					
SCALE: 1" = 20'					

SHEET
C0
OF 8



PREPARED BY:
PHILLIPS ENGINEERING, INC
1770 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
(913) 393-1166 (FAX)

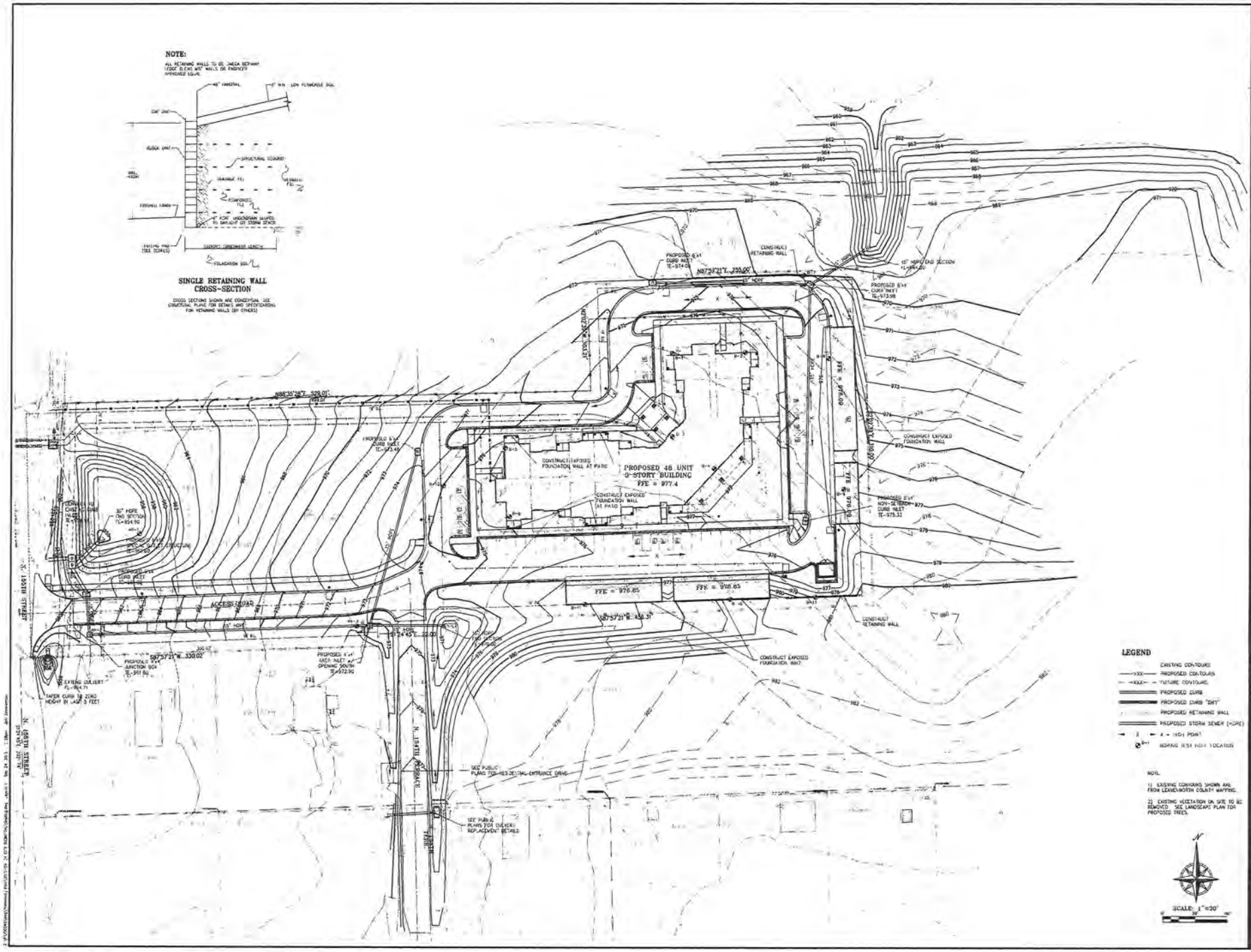
LANDSCAPE ARCHITECT:
OPPERMANN LANDDESIGN, LLC
18990 WEST 137TH STREET
OLATHE, KANSAS 66061
(913) 894-9407
(913) 894-6107 (FAX)

ARCHITECT:
ROBERT W. LINGEL
& ASSOCIATES, ARCHITECTS
7110 S. 156TH CIRCLE
OMAHA, NE 68130-2503
(402) 330-6267
(402) 330-6331 (FAX)

DEVELOPER/OWNER:
COHNERSTONE ASSOCIATES LLC
209 SOUTH 19TH STREET, SUITE 100
OMAHA, NE 68102
402-341-0868
402-341-2655 FAX

SITE PLAN
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

SHEET
C1
OF 8


NOTE:
SINGLE RETAINING WALL CROSS-SECTION
PROPOSED 48 UNIT 3-STORY BUILDING
FFE = 977.4
FFE = 976.65
FFE = 976.65
ACCESS ROAD
N. 155TH STREET
N. 154TH TERRACE
CONSTRUCT EXPOSED FOUNDATION WALL
CONSTRUCT RETAINING WALL
LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
FUTURE CONTOURS
PROPOSED CURB
PROPOSED CURB "DRY"
PROPOSED RETAINING WALL
PROPOSED STORM SEWER (HDPE)
BORING TEST HOLE LOCATION
NOTE:
1) EXISTING CONTOURS SHOWN ARE FROM LEAVENWORTH COUNTY MAPPING.
2) EXISTING VEGETATION ON SITE TO BE REMOVED. SEE LANDSCAPE PLAN FOR PROPOSED TREES.
SCALE: 1"=30'
OVERALL GRADING PLAN
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS
SHEET
C2
OF 8

GENERAL UTILITY NOTES:

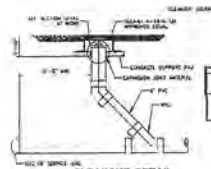
1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements made in the field. The contractor shall verify the location of all utilities prior to construction. The contractor shall notify the appropriate utility companies at least 48 hours before any excavation is required near their facilities or utilities. It shall be the responsibility of the contractor to coordinate with and relocate any conflicts of existing utilities which conflict with the proposed improvements shown on this plans.
2. The contractor shall comply with the latest revision and amendment of the requirements of the City of Basehor, Kansas Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing sewer lateral stub into the building. Alteration of additions where the proposed storm sewer collects or receives its existing ground. If appropriate are embossed from the information shown on the plans, the contractor shall contact the design engineer. No pipe shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised or recovered to be flush with proposed pavement sensitivity, and to be 0-inches above finished ground elevations in unimproved areas. No subsidy or additional compensation will be made to the contractor for making these adjustments to the manhole and boxes.
5. After successful completion pipe installation and relative pipe organization is others of the owner of the structure. Contractor should not be paid for installed sewer pipes and associated fittings unless required of such which are not shown on the approved plans and specifications. Pipe shall be laid to the lines and grades. Low cost sewers must be protected to lower sewer structures. Provide cleanouts on lateral stubs every 100' (+/-). Subsidy required of all sewer pipes. Do not connect field sewers directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all line and diameter water mains, fire hydrants, services, valves, valves and all other incidentals required for a complete operable and protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City of Basehor Kansas.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer services from from the building to the public main. The contractor shall refer to the architectural plans for specific locations and elevations of the service stub of the building connection. All work shall conform to the requirements of the City of Basehor, Kansas and the Leavenworth County Unified Wastewater District.
8. The contractor and his responsible for securing all permits, bonds and insurance required by the controlling agencies. Cost of permits, bonds, and all other operating expenses (including local taxes, sales and barrier indemnities) during construction over the work proposed by these construction documents. The cost shall be all inclusive and inclusive. Shall be the contractors responsibility and shall be included in the bid for the work.
9. At the end of a vertical contact between wastewater, sanitary sewer, storm sewer and gas main (existing and proposed) the sanitary line shall be ductile iron pipe with mechanical joints at least 18 feet on both sides of crossing (or sections to prevent the same deflection), the exception shall have mechanical joints with appropriate fittings (bending as required to provide a minimum of 18" clearance. Meeting requirements of KDO 62-1-00 or KDO 28-11 (series 0-1-01) (GLUCO 30).
10. All underground sewer, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will invalidate structure at work.
11. All necessary inspections and/or certifications required by public and/or utility service companies shall be performed prior to commencement building occupancy and the final connection of service. Distribution shall coordinate with all utility companies for installation requirements and specifications.
12. Refer to building plans for more detailed mechanical plans, engineers, refining 1.5 electrical systems and mechanical control requirements. Coordinate with Power Dist of Kansas contractor and or place it control prior to pouring.
13. When a building utility connection from an exterior building up to the building cannot be made connections, temporarily hook up and use other utility connections.

WATER SERVICE NOTES:

1. All leads to the water mains are to be 2" minimum from any bend point of the water main or other fitting to the water main.
2. All service lines must be installed at 90 degrees angle from the water main to the meter pit or valve.
3. 2" minimum separation of meter pits and back flow valves.

SANITARY SEWER SERVICE LINE NOTES:

1. All service lines shall be 6" PVC(SDR-35) with rubber gasketed joints (unless specified otherwise).
2. No roof drains or foundation drains shall connect to sanitary sewer.
3. All work and materials shall conform to the "KDR Manual Specifications, for Commercial Sewer Service Specifications".
4. In the event of work in or on the "KDR Sanitary Sewer, all costs or plantings, plants within that sewer easement and all repairs which replacement on compensation, replacement and shall be repaired by the property owner as required by the city.
5. Hydrogen gases on the building connect to sewer.



CLEANOUT DETAIL
N.T.S.

811 Know what's below. Call before you dig.

UTILITY NOTES:
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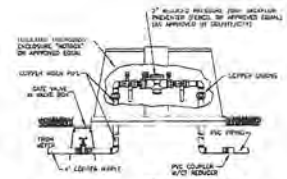
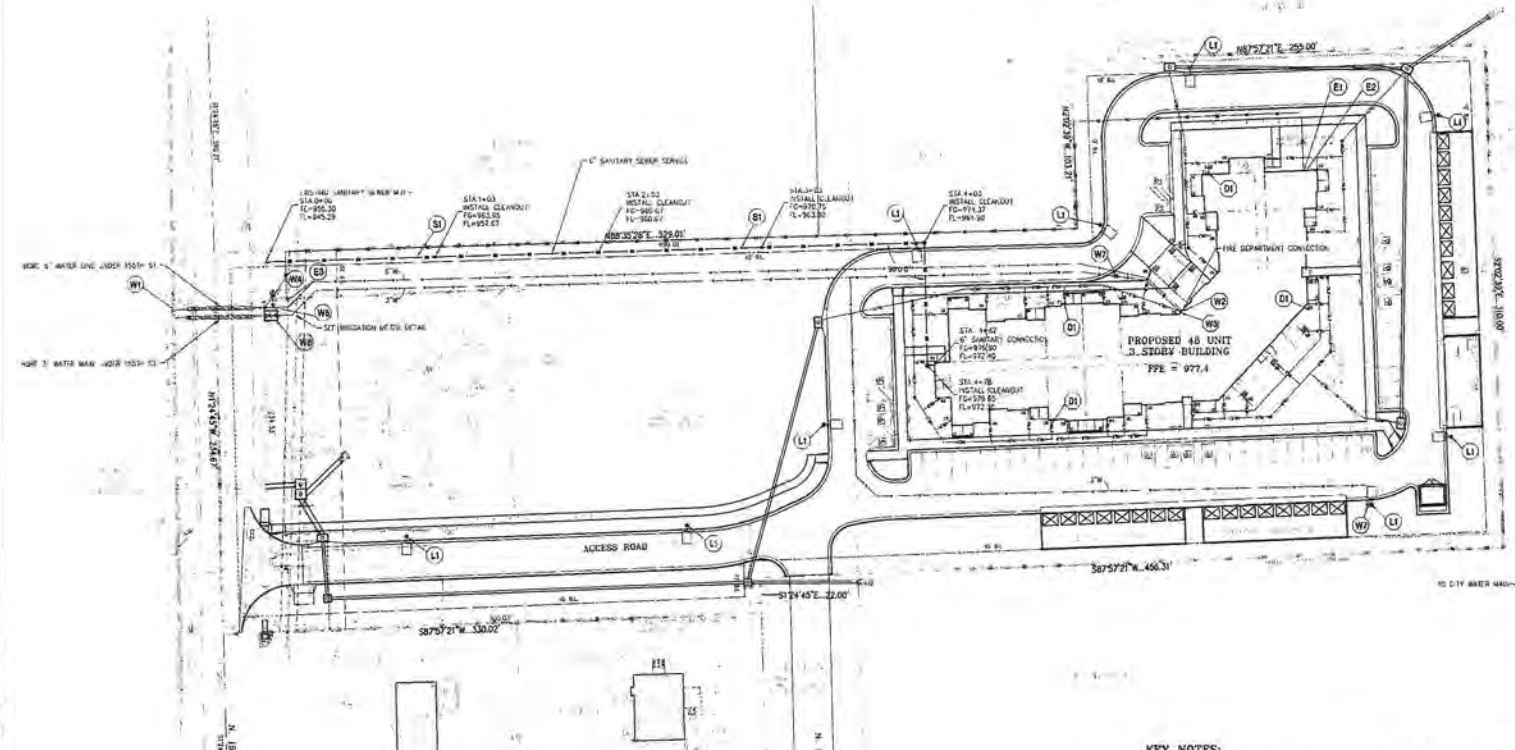
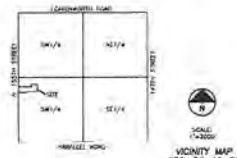
OWNER/DEVELOPER:
CORNERSTONE ASSOCIATES LLC
209 SOUTH 120TH STREET, SUITE 100
OMAHA, NE 68102
402-341-0888
402-341-0855 FAX

LEGEND:
- EXISTING WATERWAY
- EXISTING GAS LINE
- EXISTING BURIED ELECTRICAL
- EXISTING BURIED TELEPHONE
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL
- PROPOSED BURIED TELEPHONE

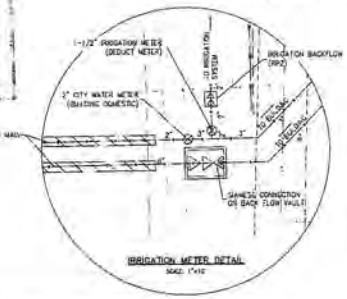


IRRIGATION BACKFLOW PREVENTOR
N.T.S.





VICINITY MAP
SEC. 35-10-22



IRRIGATION METER DETAIL
SCALE: 1"=10'

KEY NOTES:

E1 ELECTRICAL ENTRY PER ELECTRIC.

E2 PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PER BULLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.

E3 PROVIDE AND INSTALL 1-4" PVC SCH. 40 CONDUIT FROM EXISTING POWER POLE ALONG N. 155th STREET TO PROPOSED TRANSFORMER. COORDINATE WITH ELECTRICAL COMPANY FOR EXACT LOCATION. FOLLOW ALL ELECTRIC COMPANY'S SERVICE STANDARDS.

W1 CONTRACTOR TO CONNECT TO NEW WATER MAIN. CONTACT CITY OF BASEHOR WATER DEPARTMENT FOR INSPECTION. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN CONNECTION. CONTRACTOR SHALL SCHEDULE CONTRACTOR FOR ACCESS AND PERFORM AT CITY OF BASEHOR.

W2 2" DOMESTIC PROPELLING (PER THE HOOK PLANS) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS SHUTOFF FOUNDATION BOXES (INSIDE BUILDING-SEE BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC. WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WALLY VALLEY.

W3 4" SPRINKLER LINES TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO GATE VALVES, REDUCERS, BENDS, TEES, ETC. WHICH MAY BE REQUIRED. COORDINATE TO COORDINATE WITH WALLY VALLEY AND FIRE DEPT.

W4 2" WATER SUPPLY TO SIAMESIAN SYSTEM PROVIDED BY GENERAL CONTRACTOR. MODEL REFERENCE BACKFLOW PREVENTER. SEE GENERAL TIMS SHEET.

W5 BACKFLOW PREVENTION DEVICE (DOUBLE CHECK) FOR 6" FIRE LINE.

W7 INSTALL NEW PRIVATE FIRE HYDRANT.

S1 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS. PROVIDE CLEAN OUTS AT 100' MAXIMUM SPACING (STRAIGHT RUNS) AND AT BEND LOCATIONS.

CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH GAS TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE ONE (1) - 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM EXISTING TELEPHONE PEDESTAL TO PROPOSED TELEPHONE ENTRY FOR BUILDING. SAW WILL MARK ALL CONDUITS.

CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH GAS CO. COMPANY FOR THE INSTALLATION OF BURIED GAS LINES. CONTRACTOR TO PROVIDE ONE (1) - 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM EXISTING GAS CONDUIT TO BUILDING (VERIFY PENG). SAW WILL MARK ALL CONDUITS.

L1 PRIVATE PARKING LOT LIGHTS (TYP.), REFER TO ELECTRICAL PLANS.

D1 TYPICAL STORM WATER DRAIN INLET FROM ROOF. SEE ROOF DRAIN DETAILS. DRAIN INLET SHALL BE ARCHITECT PLANS FOR EXACT CONNECTION LOCATIONS. DRAIN LINES SHALL BE 4" PVC SCH. 40 PIPE. MINIMUM SLOPE SHALL BE 1.00%. ALL TOP OF GRATES OF ENTRANCE DRAIN STRUCTURES SHALL EXCEED BOW TO THE TOP OF GRATES OF TYPE 3 EQUAL TO OR GREATER THAN 0.4' FOR TOP OF GRATE ON THE FLOW LINE OF CURB SHALL AND SLOPE DRAIN SHALL BE STRAIGHTED.

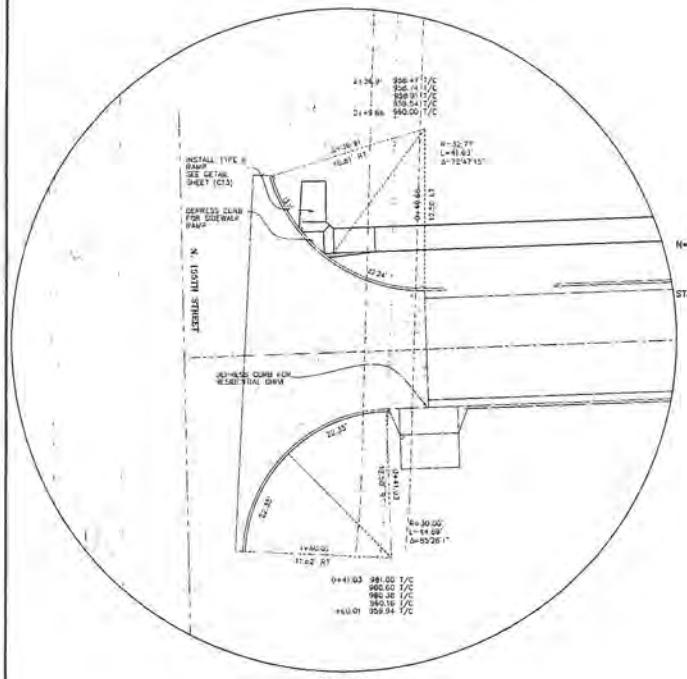
SCALE: 1"=30'

PROJECT NO. 150040
DATE: 6-24-15
DRAWN: JAC
REVIEWED: JAC
CHECKED: JAC
APPROVED: JAC

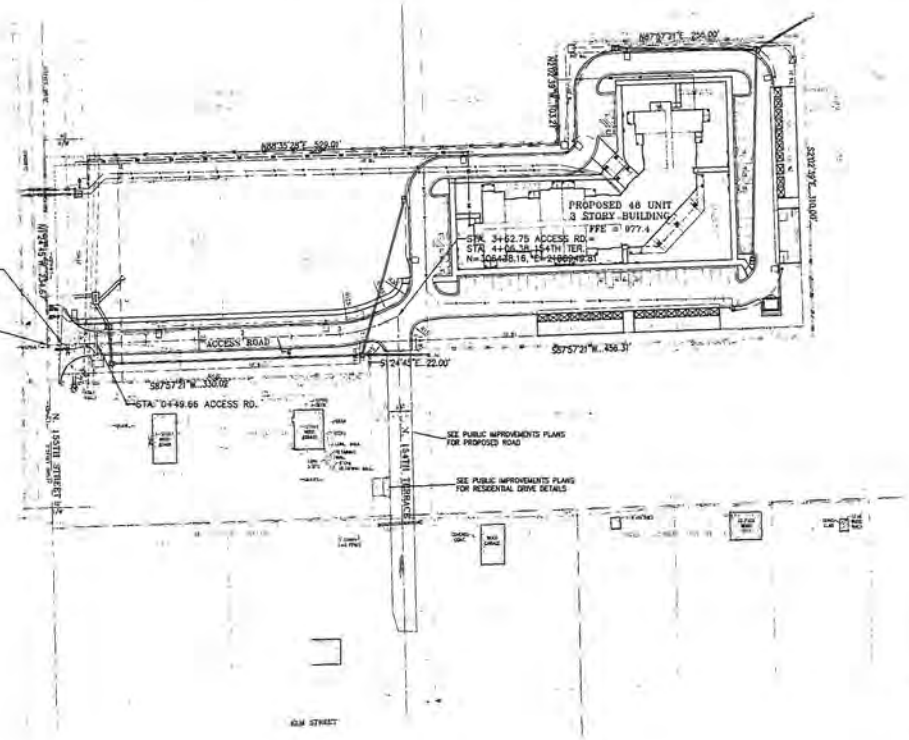
No.	Date	Revisions	By	App
1	1-24-18	ADDED RESIDENTIAL SIDEWALK SERVICE	JAC	T.C.

SHEET
C3
OF 8

UTILITY PLAN
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

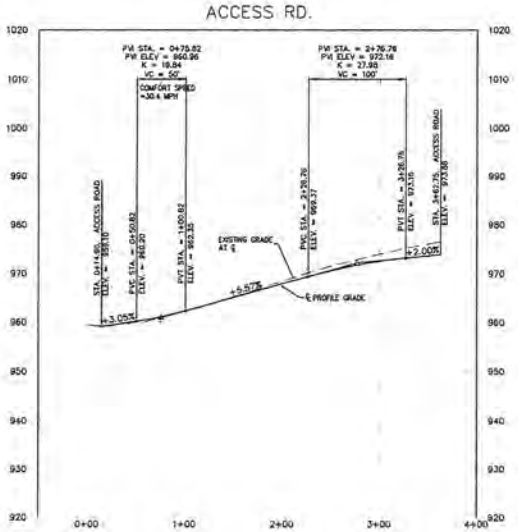


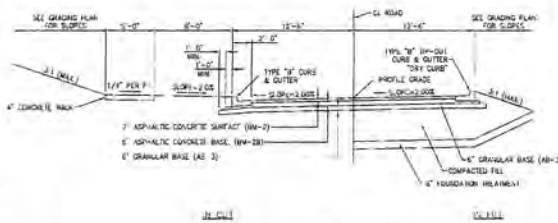
SCALE 1"=10'



SCALE: 1"=50'

SCALE: 1"=50' HORIZ.
1"=10' VERT.





TYPICAL SECTION
ACCESS ROAD

NOTES:

1. STANDARD SECTION SHALL BE TOTAL DEPTH ASPHALTIC CONCRETE. BASE SHALL BE BM-2B AND SURFACE SHALL BE BM-2.
2. ALTERNATE SECTION SHALL BE PORTLAND CEMENT CONCRETE, (4") WITH MONOLITHIC CURB AND GUTTER. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF KDOT CLASS A. (AE) AGGREGATE SHALL MEET REQUIREMENTS OF KDOT CLASS I OR CLASS VI. JOINTING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
3. IF ROCK IS ENCOUNTERED DURING EXCAVATION, AREA IS TO BE UNDERCUT 12", ROCK REMOVED AND BROUGHT BACK TO GRADE WITH SUITABLE MATERIAL AND RECOMPACTED.
4. ASPHALT SHALL COMPLY WITH KDOT SPECIFICATION AS FOLLOWS:
   BM-2B - BASE COURSE
   BM-2S - LEVELING COURSE
   BM2 - SURFACE COURSE

PROJECT NO. 15049
DATE: 2-20-13
SCALE: AS
DESIGNED: AS
DRAWN: AS
CHECKED: AS
APPROVED: AS

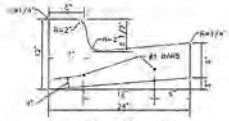
No.	Date	Revisions	By	Ap.
1	5-24-13	ADDED RESIDENTIAL ENTRANCE DRIVES	AS	TJ

TIMOTHY J. TOCKER
LICENSED
16186
KANSAS
PROFESSIONAL ENGINEER

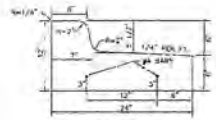
PHILLIPS ENGINEERING, INC.
PLANNING
ENGINEERING
SURVEYING
SOUTH 151st STREET
OLATHE, KANSAS 66061
PHONE (913) 829-1188
FAX (913) 829-1189
www.PHILLIPSENGINEERING.com

STREET PLAN & PROFILE
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

SHEET
C4
OF 8



TYPE "B" CURB AND GUTTER

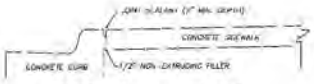


TYPE "B" TIP-OUT CURB AND GUTTER "DRY CURB"

CURB & GUTTER DETAILS

NOTES:

1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL POINTS OF TANGENTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURB AND GUTTER AND NOT MORE THAN 200 FEET APART FOR MACHINE LAID CURB AND GUTTER. PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF INCH (1 1/2) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.
4. TWO 24" #8 SMOOTH DOWELS SHALL BE USED AT EXPANSION JOINT LOCATIONS. THE DOWELS SHALL BE GREASED AND WRAPPED OR COATED WITH PLASTIC EXPANSION TUBES AT ONE END. THE DOWELS SHALL EXTEND THROUGH THE JOINT AND OVER AP THE #4 BARS A MINIMUM OF 6".
5. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.

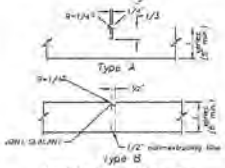


ALL OTHER DETAILS SAME AS SHOWN FOR THIS SHEET

SIDEWALK AT CURB DETAIL

NO SCALE

NOTE: PROVIDE TOOLED CONTROL JOINTS (NO WINDOW FRAMING) AT MAXIMUM 5 FOOT CENTER SO CENTER. NO SAWED JOINTS SHALL BE ALLOWED. ALL SIDEWALK SHALL HAVE A BROOMED FINISH.

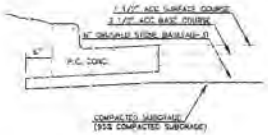


SUBGRADE UNDER SIDEWALKS SHALL BE COMPACTED 6" TO MIN. DENSITY OF 95% OF ASTM D-698 AT A MOISTURE CONTENT BETWEEN OPTIMUM AND PLUS 4% ABOVE OPTIMUM

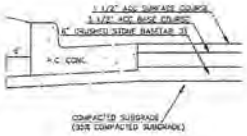
SIDEWALK NOTES:

1. CONCRETE SIDEWALK SHALL BE NONREINFORCED UNLESS OTHERWISE SHOWN ON THE PLANS.
2. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
3. FOR SIDEWALK SHALL BE MARKED ON THE SIDEWALK SHALL BE ONE-EIGHTH (1/8") WIDE BY ONE (1) INCH DEEP AND SHALL BE FORMED BY TOOLING. TYPE "A" JOINTS SHALL BE PLACED TO MATCH THE WIDTH OF THE SIDEWALK, BUT NOT MORE THAN 5 FEET APART.
4. TYPE B EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS.
5. TYPE B EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES, CURBS, EXISTING WALKS AND OTHER STRUCTURES. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS.
6. USE KOMPAK CONCRETE THROUGHOUT.
7. KEY ALL CONSTRUCTION JOINTS.

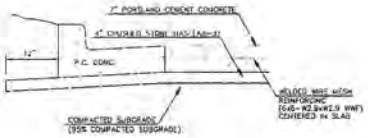
CONCRETE SIDEWALK DETAILS



STANDARD DUTY ASPHALT PAVING (PARKING ISLES)



HEAVY DUTY ASPHALT PAVING (DRIVE LANES)



CONCRETE PAVING

STANDARD DETAILS

LEGACY SENIOR RESIDENCES

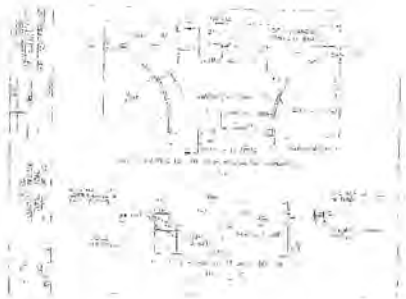
N. 155th STREET & PARALLEL ROAD

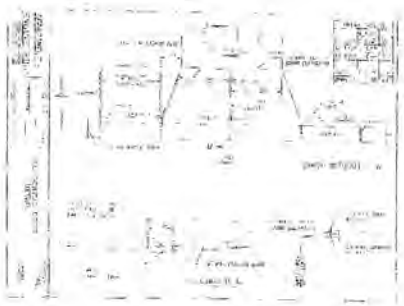
BASEHOR, KANSAS

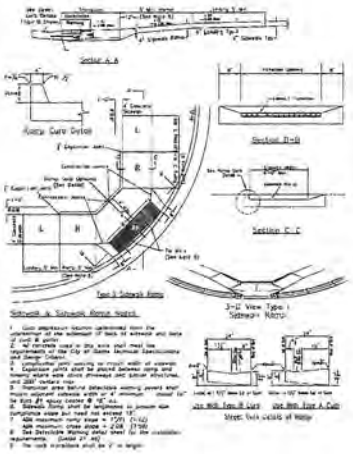
SHEET

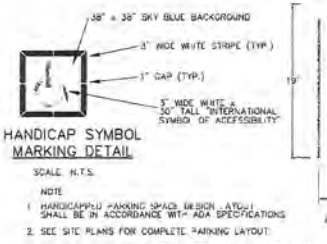
C5

OF 8







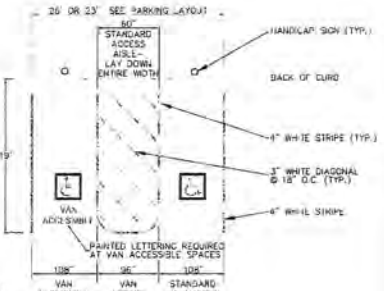


HANDICAP SYMBOL MARKING DETAIL

SCALE N.T.S.

NOTE

1. HANDICAPPED PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH ADA SPECIFICATIONS
2. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT



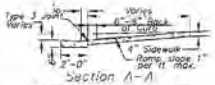
HANDICAPPED PARKING SPACE DETAIL

SCALE N.T.S.

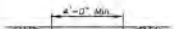
GENERAL NOTES

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TT-P-85L AND MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
4. APPLY TWO (2) COATS OF PAINT AS MANUFACTURER RECOMMENDED FAIL WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, AND STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET
   B. PARKING STALL STRIPING: WHITE

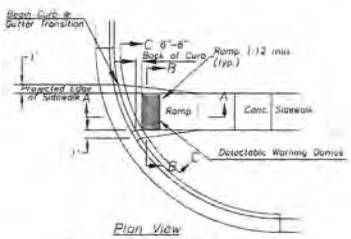
3-D View Type A Sidewalk Ramp



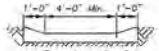
Section A-A
Type A Sidewalk Ramp



Section B-B
Type A Sidewalk Ramp



Plan View
Type A Sidewalk Ramp

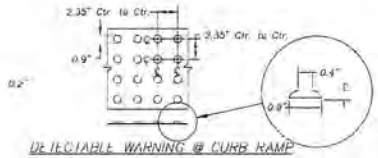


Section C-C
Type A Sidewalk Ramp

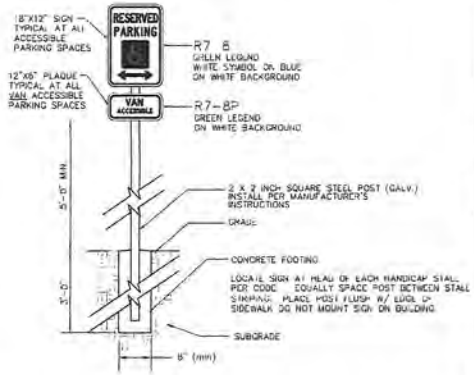
Note: Curb may vary with the type of curb required.

NOTES

1. Surface texture shall be a coarse broom finish, transverse to the slope of the ramp.
2. The sidewalk shall have a coarse-textured, wood float, and broom finish, with picture frame edge.
3. Detectable Warning Shall be Brick Red in Color.



DETECTABLE WARNING @ CURB RAMP



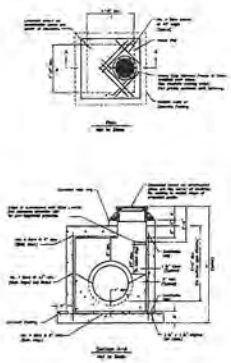
HANDICAPPED SIGN DETAIL

PHILLIPS ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
DALE PHILLIPS, P.E.
PHONE (316) 773-1191
FAX (316) 773-1191
www.phillipsengineering.com

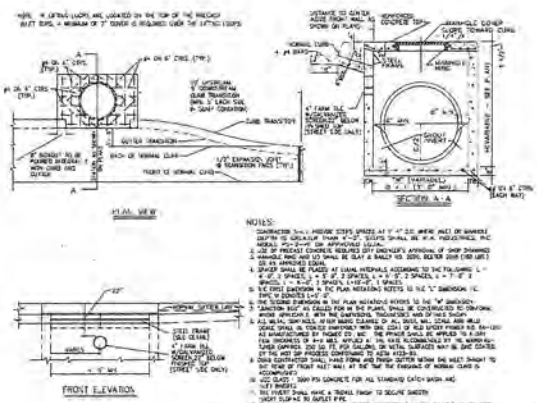
STANDARD DETAILS
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

PROJECT NO. 17-0164	NO.	DATE	REVISIONS	BY	CHK
DATE: 8-24-17	1	8-24-18	ADDED RESIDENTIAL D-RAMP SHEET	JLT	TTC
DRAWN: JLT					
DESIGNED: JLT					
CHECKED: JLT					
APPROVED: JLT					

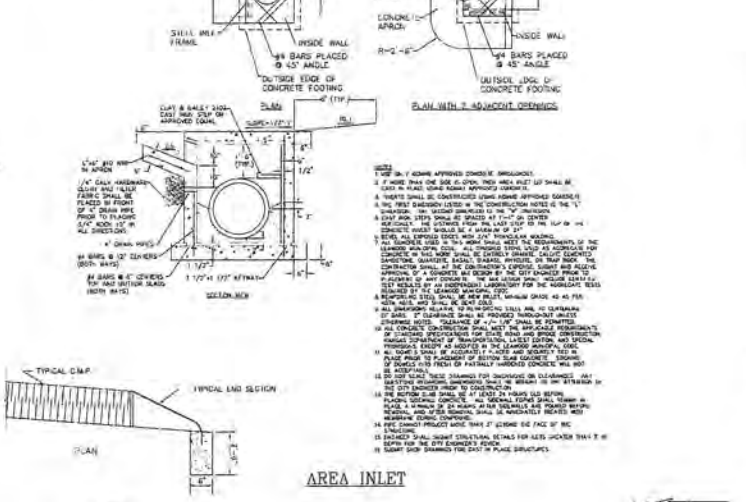
SHEET
C6
OF 8



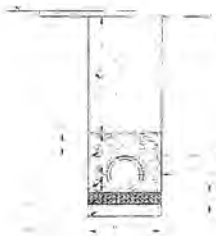
STANDARD
STORM SEWER
PRECAST JUNCTION BOX



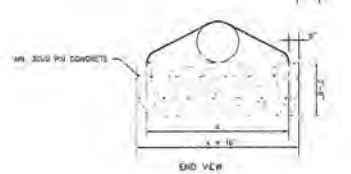
STANDARD CURB
INLET



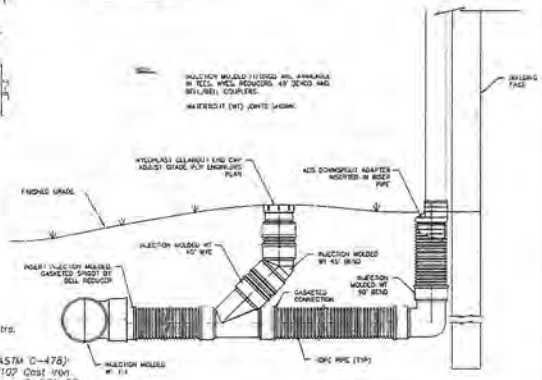
AREA INLET



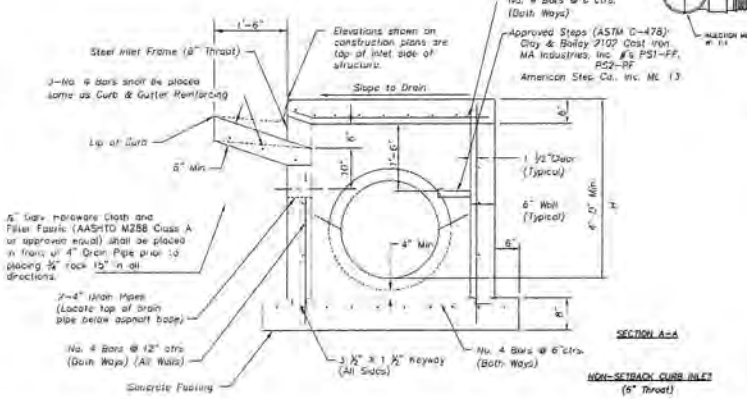
HDPE INSTALLATION DETAIL



TYPICAL END
SECTION DETAIL



ROOF DRAIN CONNECTION
DETAIL



NON-SETBACK CURB INLET
(6" Throat)

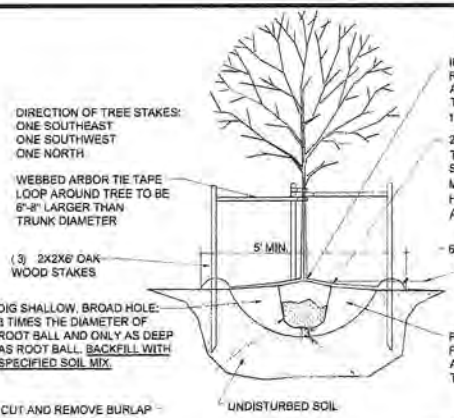
STANDARD DETAILS
LEGACY SENIOR RESIDENCES
N. 155th STREET & PARALLEL ROAD
BASEHOR, KANSAS

SHEET
C7
OF 8

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	16	Acer miyabei 'State Street' / Miyabei Maple	B & B	2"Cal	
	7	Acer rubrum 'Red Point' / Red Point Red Maple	B & B	2"Cal	
	4	Acer truncatum 'Warren Red' / Pacific Sunset Maple	B & B	2"Cal	
	5	Amelanchier canadensis 'Auburn Brilliance' / Auburn Brilliance Serviceberry Multi Stem	B & B		6' ht.
	17	Betula nigra 'Heritage' / Heritage River Birch Single Stem	B & B	2"Cal	
	11	Hydrangea paniculata / Sweet Sorrs Flower Multi Stem	5' ht.		
	6	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' ht.
	4	Koelreuteria paniculata / Golden Rain Tree	B & B	1.5"Cal	
	2	Nyssa sylvatica / Black Gum	B & B	2"Cal	
	4	Populus tremuloides / Quaking Aspen 3 Stem Clump w/ 1@1.5" cal.	B & B	1.5"Cal	
	11	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	

See sheet L-2 for shrub species and quantities



TREE PLANTING DETAIL

NO SCALE

Landscape Requirements:

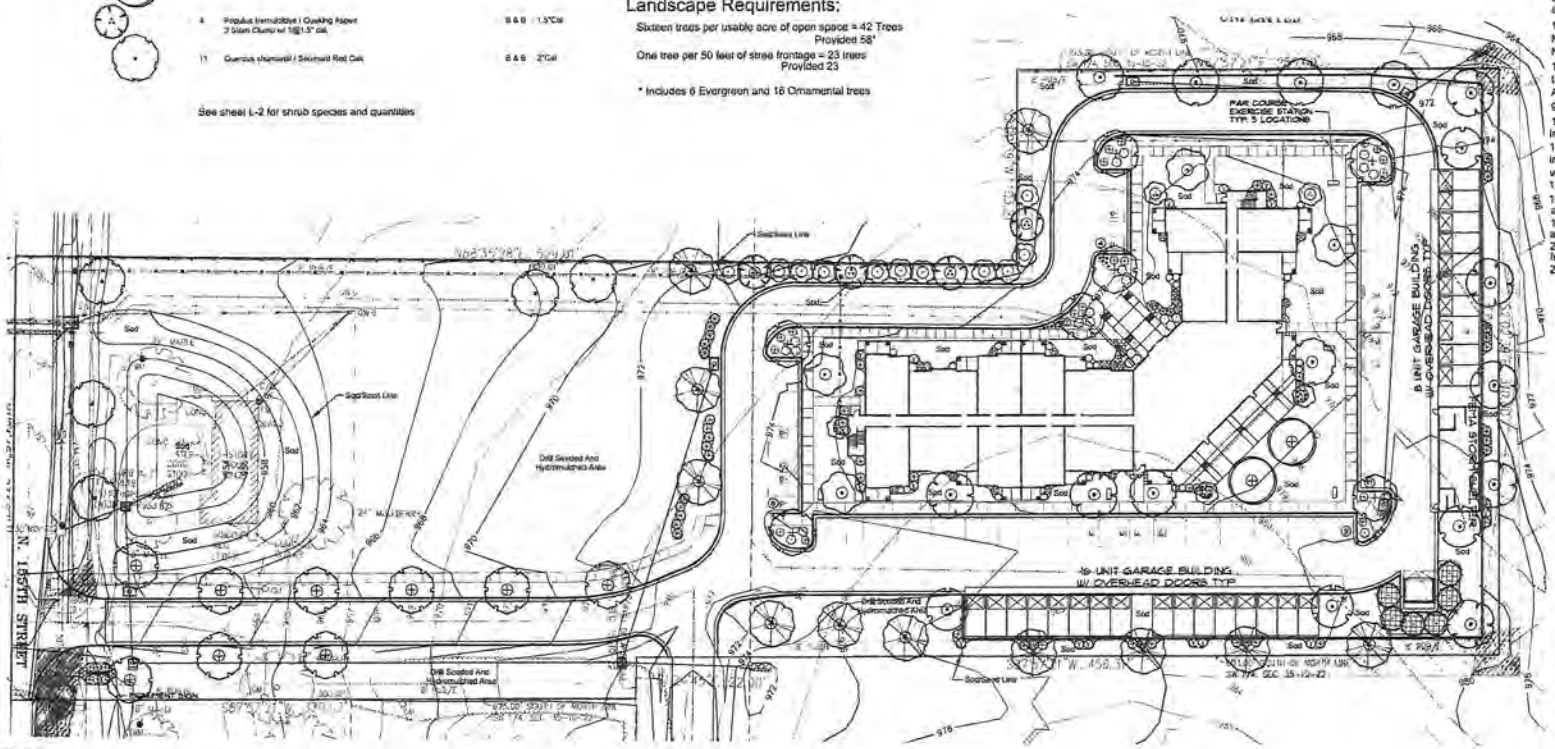
Sixteen trees per usable acre of open space = 42 Trees
Provided 58*

One tree per 50 feet of street frontage = 23 trees
Provided 23

* Includes 6 Evergreen and 16 Ornamental trees

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. Typical shrub beds shall be mulched with 3" of Dyed Brown Shredded hardwood mulch over a felt type soil separator fabric.
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 50 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All disturbed areas shall be fertilized and sodded or seeded with a Turf-Type Tall Fescue grass seed blend including public ROW as noted on plan. See note #21 for seeded areas.
9. Fertilizer for lawns, trees and container stock areas shall be per written specifications applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
11. Any plant material which dies during the one year warranty period shall be replaced by the contractor during normal planting seasons.
12. Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per specifications and per manufacturers recommended rates and instructions for application.
20. Sod Aspen trees in mounded positions. See Landscape Architect for further discussion.
21. Seeded areas shall be drill seeded and hydromulched per written specifications.



Landscape Plan

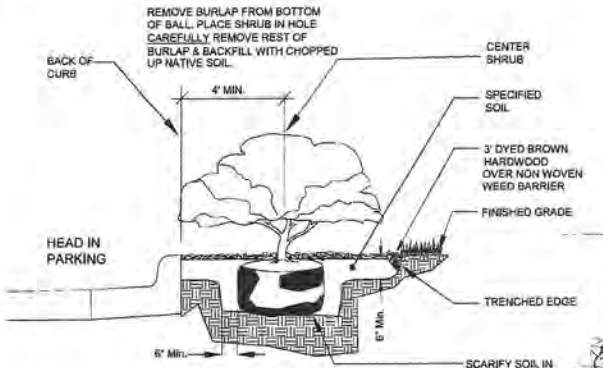
Legacy Senior Residences

Basehor, Kansas

Oppermann LandDesign, LLC
Land Planning • Landscape Architecture

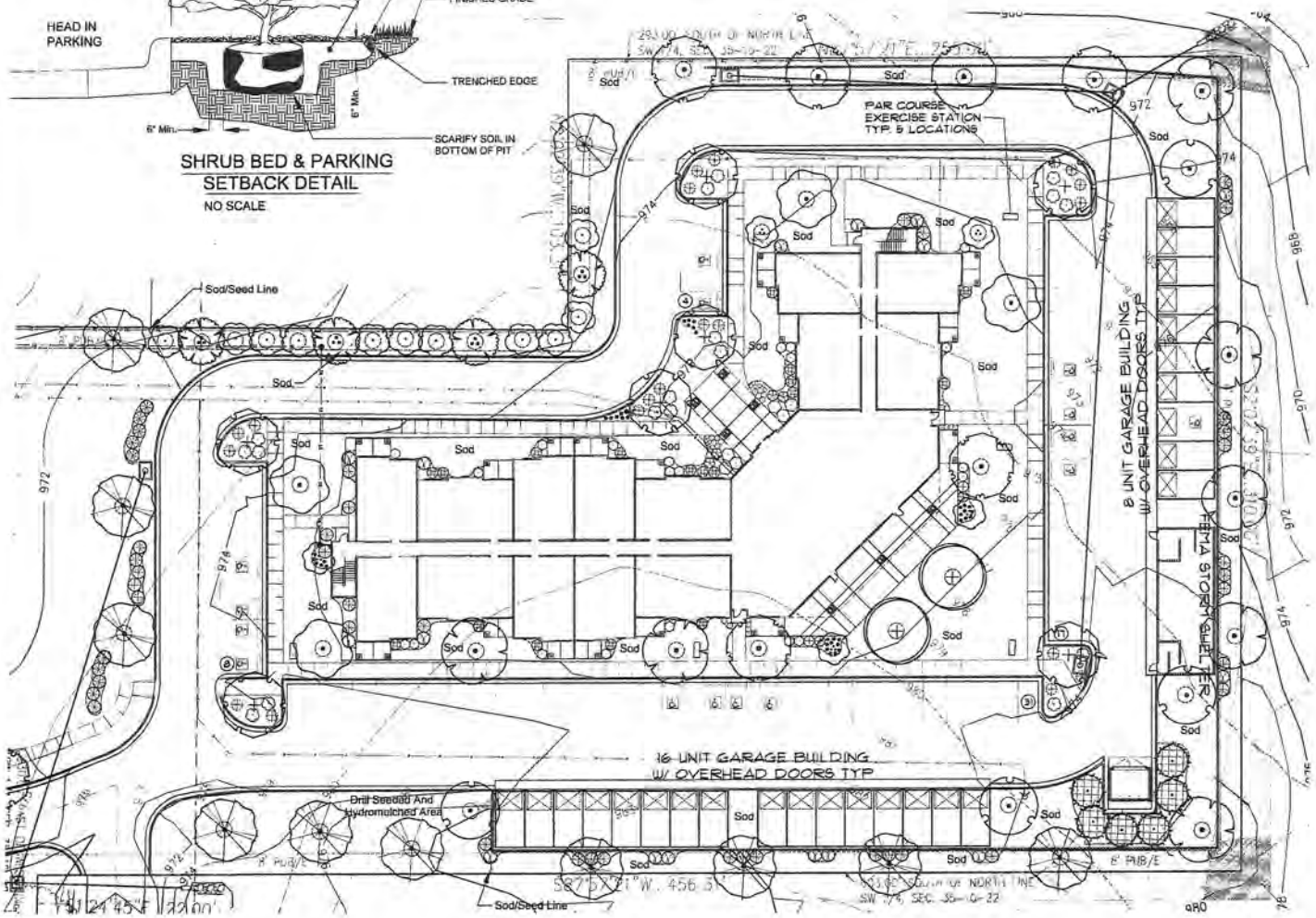
Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

8-26-2015



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE



MONUMENT PLANTING

SCALE 1"=20'

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	18	Callicarpa dichotoma 'Early Amethyst' / Beautyberry 18" hgt. & sp.	3 gal
	21	Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal
	14	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	3 gal
	26	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
	16	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" hgt. & sp.	3 gal
	6	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	3 gal
	12	Sedum spectabile 'Autumn Fire' / Showy Stonecrop 15"-18" hgt. & sp.	1 gal
	4	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	2 gal
	4	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal
ANNUAL/SUPERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	38	Ceratostigma plumbaginoides 'Blue Plumbago' / Blue Plumbago	1 gal
GRASSES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	34	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 15"-18" hgt.	1 gal

See sheet L-1 for tree species and quantities

0 20 40
SCALE 1"= 20'

Landscape Plan

Legacy Senior Residences

Basehor, Kansas

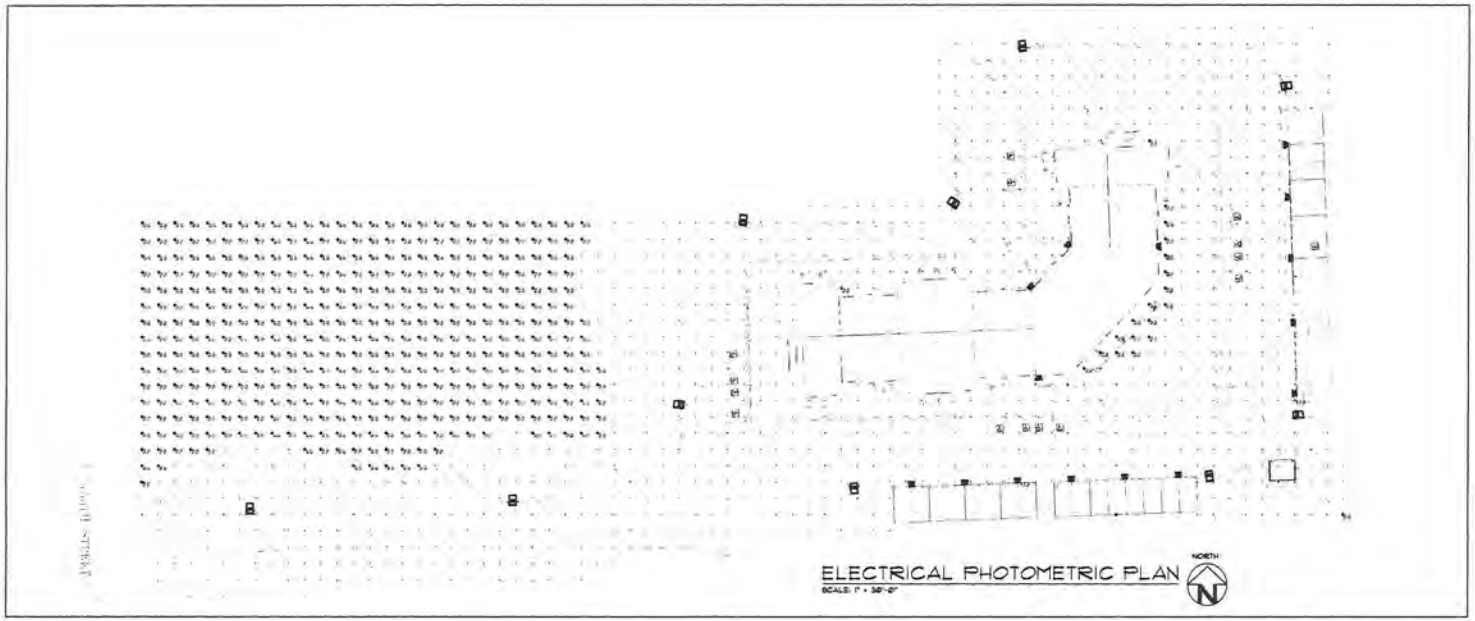
PETER A. OPPERMANN LICENSED 353 LANDSCAPE ARCHITECT 8/26/15

8 26 2015

Oppermann LandDesign, LLC
Land Planning ♦ Landscape Architecture
18900 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@oppermann.com
913.894.9407

Utility Note:

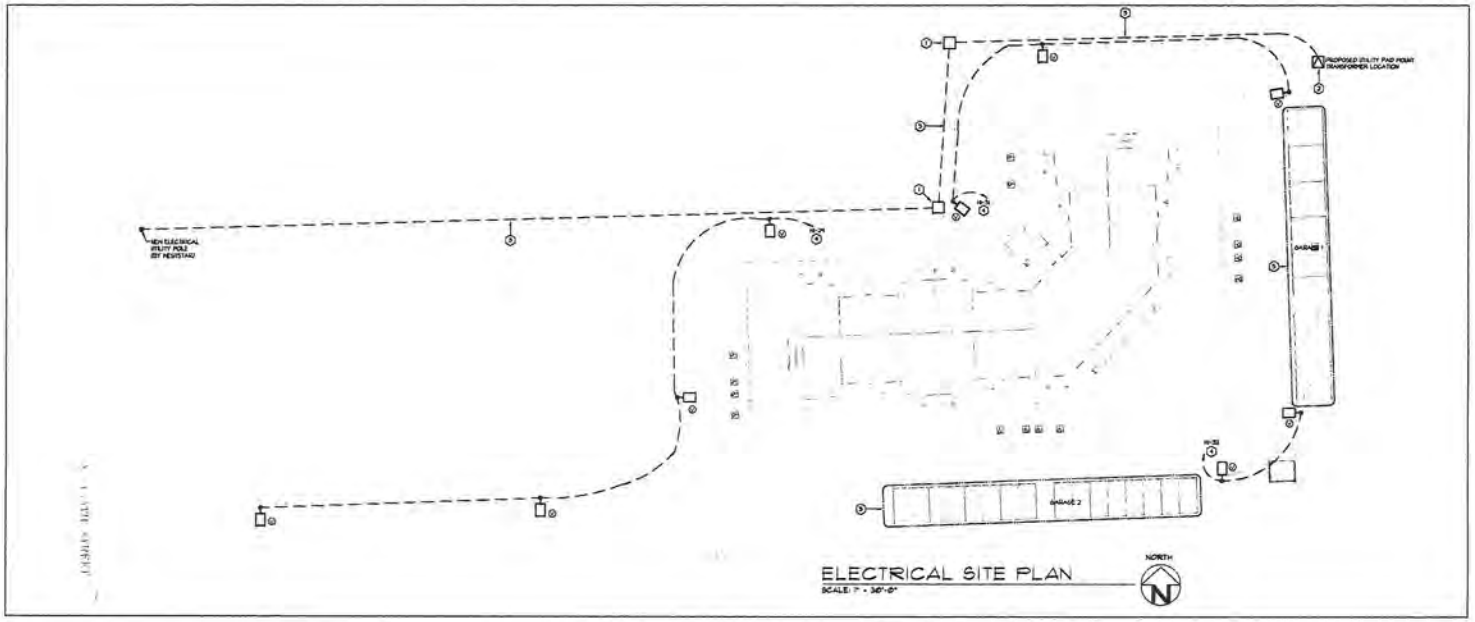
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.



ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

NORTH



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES:

A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL EXTENT OF THE WORK. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PULL BOXES, JUNCTION BOXES AND INCIDENTAL MATERIALS AND LABOR FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
B. ELECTRICAL CONTRACTOR SHALL ISOLATE CONDUCTORS AS REQUIRED BY THE N.E.C. WHEN GROUPED IN COMMON RACEWAYS.
C. PROVIDE FIRESTOPPING ON CONDUITS PASSING THROUGH FIRE RATED WALLS AND FLOORS. COORDINATE LOCATION AND RATINGS OF WALLS WITH ARCHITECTURAL DRAWINGS.
D. COORDINATE THE EXACT ELECTRICAL EQUIPMENT LOCATIONS WITH CIVIL DRAWINGS AND NESTSTAR PRIOR TO INSTALLATION.
E. ALL WIRES RUN BELOW GRADE, IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE EARTH, OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE WET LOCATION LISTED.
F. REFERENCE ELECTRICAL NOTES FOR ADDITIONAL INFORMATION ABOUT ELECTRICAL SERVICE EQUIPMENT.
G. CONTRACTOR SHALL PROVIDE ALL CONCRETE PADS FOR TRANSFORMERS AND SWITCHGEAR PER NESTSTAR REQUIREMENTS. COORDINATE FINAL LOCATIONS WITH NESTSTAR PRIOR TO INSTALLATION.
H. TRANSFORMER LOCATIONS, SWITCHGEAR LOCATIONS, PULLBOXES, AND CABLE ROUTING SHOWN ARE APPROXIMATE. COORDINATE EXACT REQUIREMENTS, LOCATIONS AND ROUTING WITH CIVIL DRAWINGS, STRUCTURAL DRAWINGS AND NESTSTAR PRIOR TO INSTALLATION. ROUTING SHALL BE LOCATED IN GREENSPACE IN FRONT OF BUILDINGS AND SHALL NOT RUN UNDER BUILDING.
I. COORDINATE ROUTING OF TELEPHONE AND CATV SERVICES WITH SERVING UTILITY COMPANIES.
J. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUTING AND PRIMARY CABLE TIE-IN LOCATION AND REQUIREMENTS WITH NESTSTAR PRIOR TO INSTALLATION.
K. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING PER NESTSTAR REQUIREMENTS.

PLAN NOTES:

1. PRIMARY SWITCH BY NESTSTAR. PROVIDE CONCRETE PAD AND PIERS PER NESTSTAR STANDARDS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH NESTSTAR PRIOR TO INSTALLATION.
2. PAD MOUNTED TRANSFORMER. PROVIDE PAD AND PIERS PER NESTSTAR STANDARDS. COORDINATE EXACT LOCATION WITH NESTSTAR PRIOR TO INSTALLATION. AS A MINIMUM MAINTAIN 48" MINIMUM AROUND TRANSFORMER AND AWAY FROM BUILDING STRUCTURES AND EQUIPMENT. MAINTAIN CODE REQUIRED WORKING CLEARANCE IN FRONT OF TRANSFORMER ACCORDING THE N.E.C. COORDINATE EXACT CLEARANCE REQUIREMENTS WITH NESTSTAR PRIOR TO INSTALLATION.
3. PROVIDE 4" SCHEDULE 40 PVC MINIMUM 48" BELOW GRADE WITH MINIMUM 36" RADIUS BENDS PER NESTSTAR STANDARDS. COORDINATE REQUIREMENTS WITH NESTSTAR PRIOR TO INSTALLATION. TYPICAL ALL PRIMARY CONDUIT. FEEDER ROUTING IS SHOWN APPROXIMATE. COORDINATE WITH CIVIL AND MECHANICAL DRAWINGS AND OTHER UTILITIES PRIOR TO INSTALLATION. REFER TO RISER DIAGRAMS FOR ELECTRICAL REQUIREMENTS.
4. CIRCUIT VIA LIGHTING CONTACTOR CI LOCATED IN ELECTRICAL ROOM FIRST FLOOR.
5. REFER TO GARAGE ENLARGED PLANS SHEET E4.3 FOR LIGHTING FIXTURE LOCATIONS.

Greenfield
ENGINEERING SERVICES LLC

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2903
(402) 330-8287 Fax (402) 330-8331
email RWEArchitects@RWEArchitects.com

Project Number:	0618	Issue Date:	2015
Drawn by:	RH	Revisions:	
Checked by:	RWE	No.	Date: Description:
Sheet Name:	ELECTRICAL SITE PLAN		

E1.1

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McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #	IST-E02-LED-E1-BL4	Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

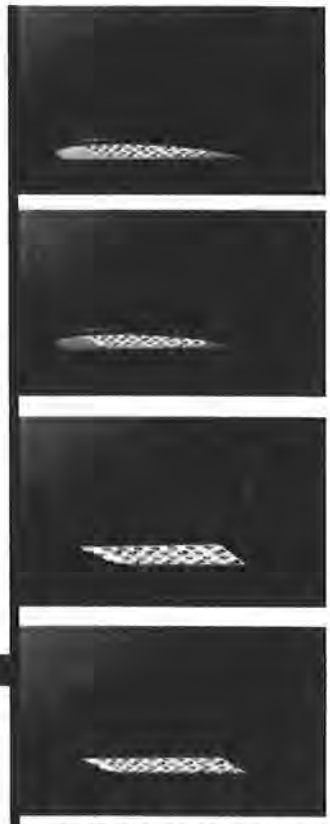
Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

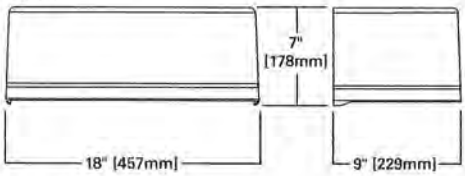
Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

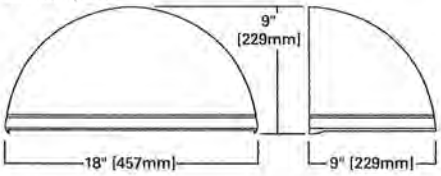


DIMENSIONS

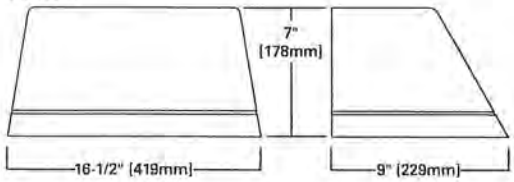
Cylinder



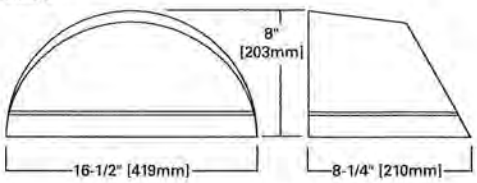
Quarter Sphere



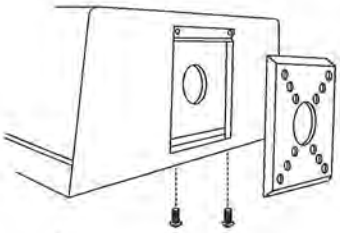
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

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*www.designlights.org

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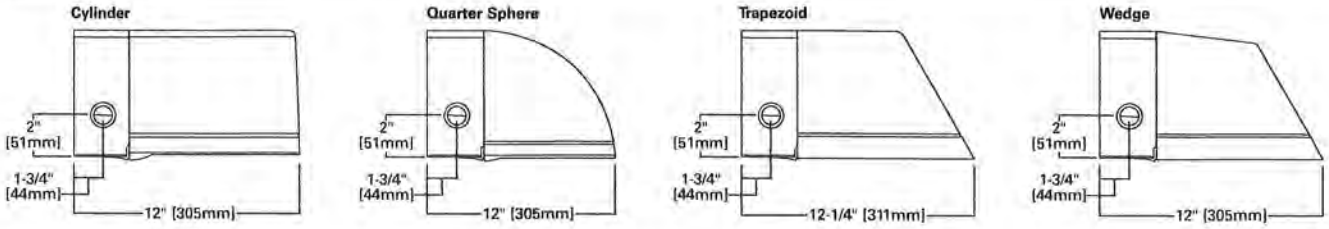
THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

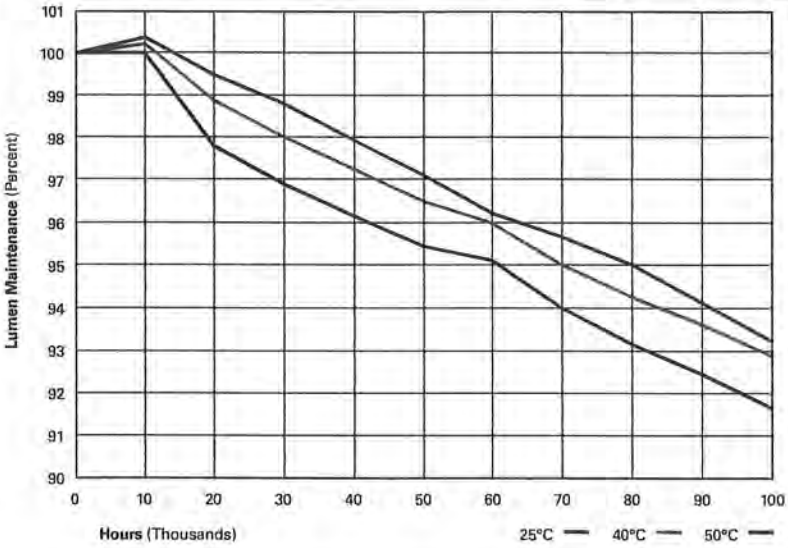
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family [1]	Number of LightBARs [2,3]	Lamp Type	Voltage	Distribution	Color [5]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [4]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Accessories (Order Separately) [11]
2L=Two Circuits [6] **7030**=70 CRI / 3000K CCT [7] **7050**=70 CRI / 5000K CCT [7] **7060**=70 CRI / 5700K CCT [7] **8030**=80 CRI / 3000K CCT [7] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [8] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [9] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [10] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
7. Extended lead times apply.
8. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
9. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
11. Replace XX with color suffix.

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Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

Catalog #	GLEON-AE-04-LED-E1-SL3	Type
Project		
Comments	20FT POLE	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

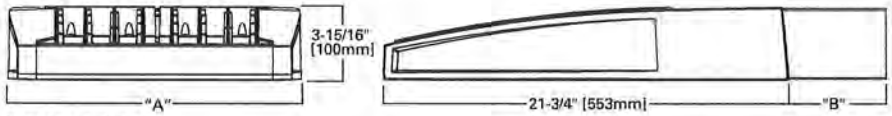
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

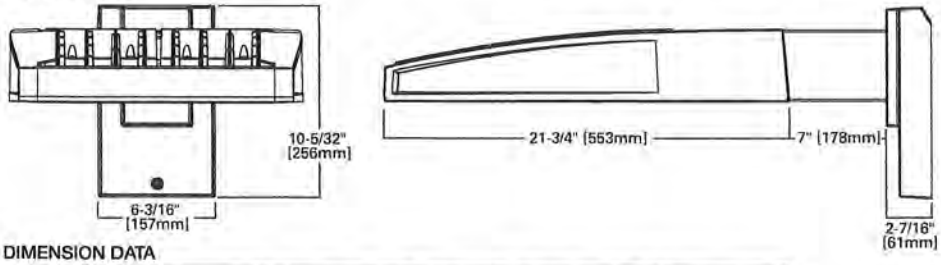
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **2** EPA calculated with optional arm length

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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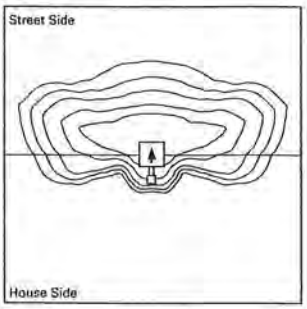
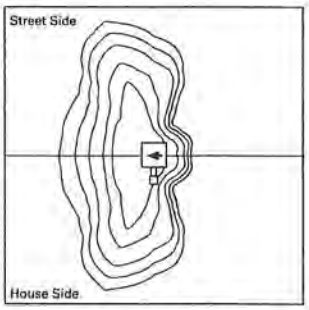
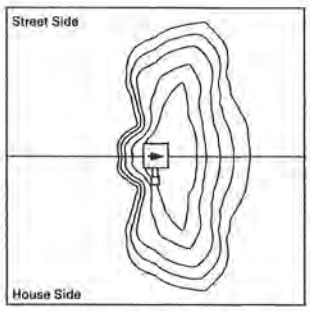
OPTIC ORIENTATION



Standard



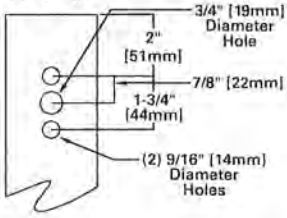
Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

DRILLING PATTERN

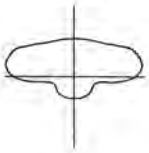
TYPE "N"



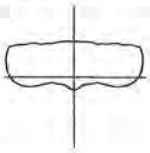
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

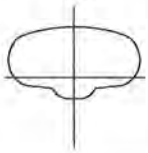
T2 (Type II)



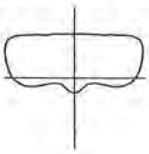
SL2 (Type II with Spill Control)



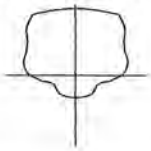
T3 (Type III)



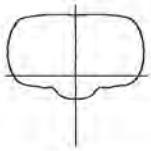
SL3 (Type III with Spill Control)



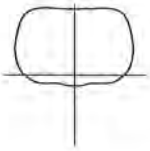
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

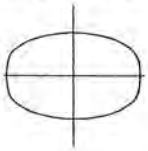


SL4 (Type IV with Spill Control)

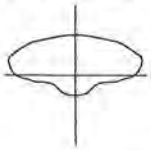


Asymmetric Roadway Distributions

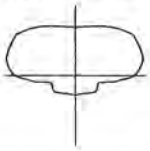
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

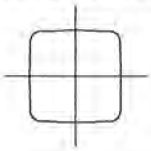


T3R (Type III Roadway)

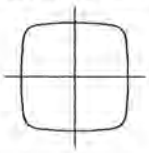


Symmertric Distributions

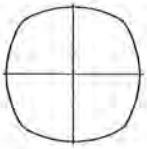
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

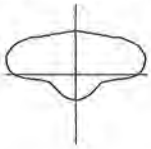


5WQ (Type V Square Wide)

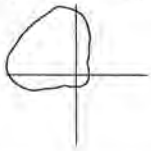


Specialized Distributions

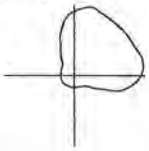
AFL (Automotive Frontline)



SLL (90° Spill Light Eliminator Left)



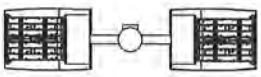
SLR (90° Spill Light Eliminator Right)



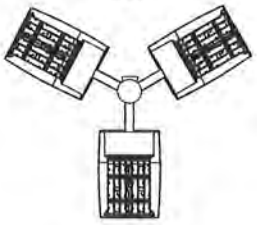
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

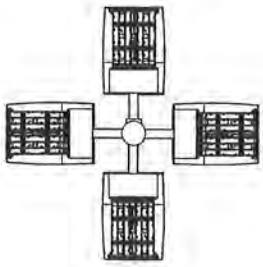
2 @ 180°



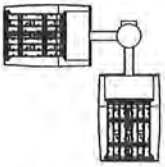
Triple[1]



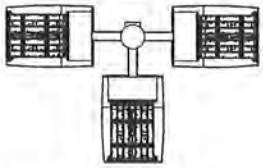
4 @ 90°



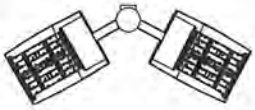
2 @ 90°



Triple[2]



2 @ 120°



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

NOMINAL POWER AND LUMENS (530MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA
Nominal Power (Watts)		30	54	80	105	130	159	184	209	234	259
Input Current @ 120V (A)		0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Current @ 208V (A)		0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Current @ 240V (A)		0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Current @ 277V (A)		0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98
Optics											
T2	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
T3	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	24,021	26,795	29,667
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3R	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
5NQ	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5MQ	Lumens	3,296	6,441	9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
AFL	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [3] **480**=480V [3,4]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [5] **MA**=Mast Arm Adapter [6] **WM**=Wall Mount

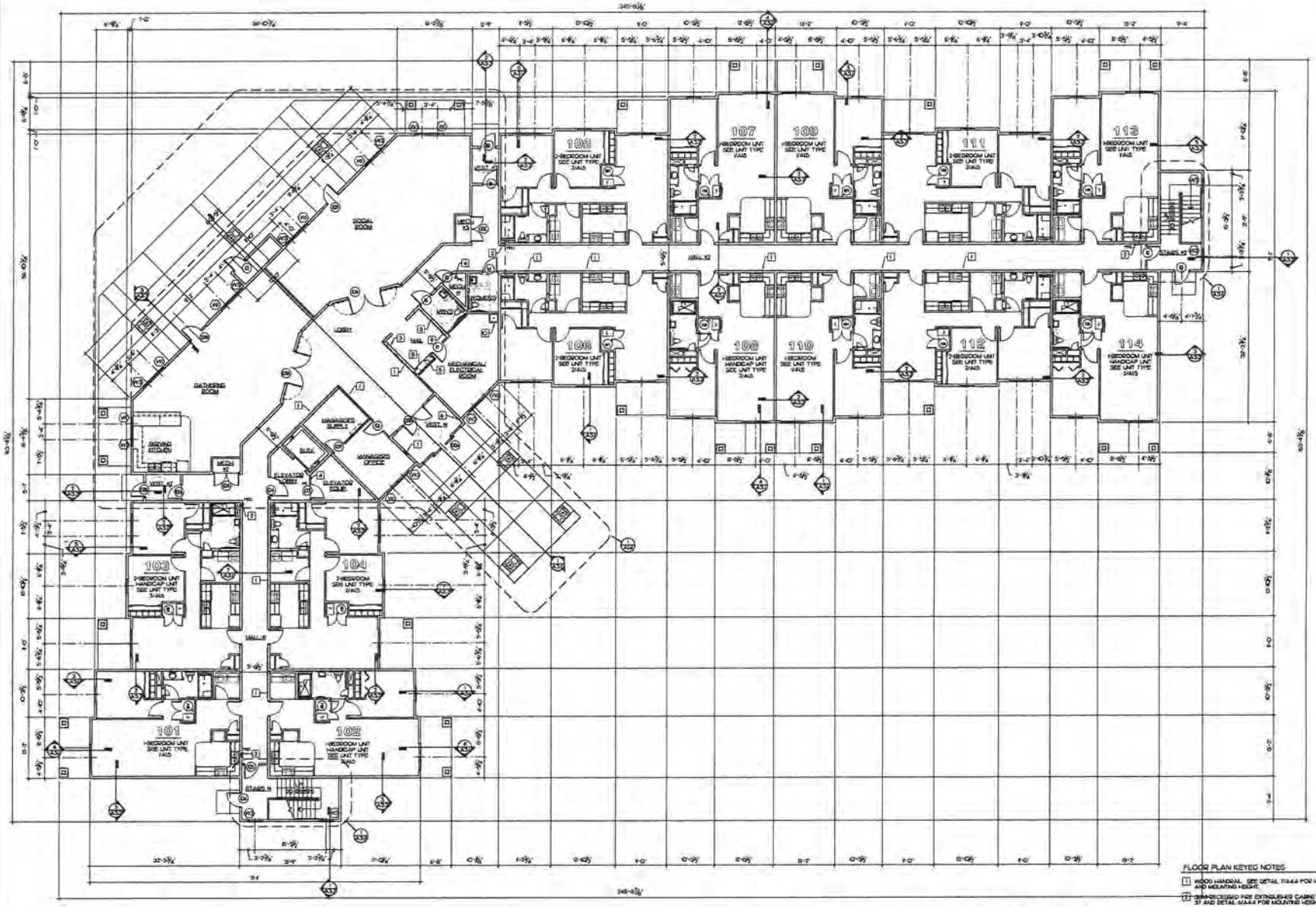
Options (Add as Suffix)

2L=Two Circuits [7,8]
7030=70 CRI 3000K [9]
8030=80 CRI 3000K [10]
7050=70 CRI 5000K [10]
7060=70 CRI 6000K [9]
530=Drive Current Factory Set to 530mA [11]
700=Drive Current Factory Set to 700mA [11]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
P=Button Type Photocontrol (120, 208, 240 or 277V)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [8,12]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [13,14,15,16,17]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [13,14,15,16,17]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [13,14,15,16,19]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [13,14,15,16,20]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [13,14,15,16,17,21]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [13,14,15,16,18,21]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [13,14,15,16,19,21]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [13,14,15,16,20,21]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [13,14,15,16,17]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [13,14,15,16,18]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [13,14,15,16,19]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [13,14,15,16,20]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [22]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [22]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [23]
HSS=Factory Installed House Side Shield [24]
CE=CE Marking [25]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [26]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
LS/HSS=Field Installed House Side Shield [24,27]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and minimum 70 CRI.
3. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
6. Factory installed.
7. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
8. Not available with LumaWatt wireless sensors.
9. Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
10. Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
11. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
12. 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
13. Consult factory for more information.
14. Utilizes internal step down transformer when 347V or 480V is selected.
15. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
16. Not available with HA option.
17. Approximately 22' detection diameter at 8' mounting height.
18. Approximately 40' detection diameter at 20' mounting height.
19. Approximately 60' detection diameter at 40' mounting height.
20. Approximately 100' detection diameter at 40' mounting height.
21. Replace X with number of Light Squares operating in low output mode.
22. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
23. Not available with house side shield (HSS).
24. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
25. CE is not available with the DIMRF, MS, MS/X, MS/DIM, F, FF, P, R or PER7 options.
26. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information
27. One required for each Light Square.



FLOOR PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES:

1. REFER TO SHEET A1.5 & A1.6 FOR TYPICAL UNIT PLANS FOR ADDITIONAL WINDOW AND DOOR DESIGNATIONS.
2. REFER TO SHEET A4.3, INTERIOR ELEVATIONS FOR ADDITIONAL RESTROOM INFORMATION.

FLOOR PLAN KEYED NOTES

1. WOOD HANDRAIL. SEE DETAIL 7/A4.4 FOR HANDRAIL SIZE, FINISH, AND MOUNTING HEIGHT.
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE GENERAL NOTE 37 AND DETAIL 6/A4.4 FOR MOUNTING HEIGHTS.
3. VERTICAL COMPARTMENT TYPE TENANT MAILBOXES. SEE GENERAL NOTE 40 AND DETAILS 1 & 3/A4.4 FOR MAILBOX REQUIREMENTS.
4. SURFACE MOUNTED 5-POUND FIRE EXTINGUISHER. REFER TO GENERAL NOTE 37 FOR FIRE EXTINGUISHER SPECIFICATIONS.
5. MAIL COLLECTION BOX. SEE GENERAL NOTE 40 AND DETAIL 3/A4.4 FOR COLLECTION BOX REQUIREMENTS.
6. SURFACE MOUNTED FIRE DEPARTMENT 'KNOX-BOX' MODEL # 3208 FOR BUILDING ENTRY. MOUNT 60" FROM FINISH FLOOR TO CENTERLINE OF BOX.
7. INTERCOM/ENTRY DOOR SYSTEM PANEL. SEE ELECTRICAL SHEETS FOR PANEL REQUIREMENTS. MOUNT PANEL ACCORDING TO ASA.
8. LARGE PARCEL MAILBOX MODEL NOC64PB AS MANUFACTURED BY POSTAL PRODUCTS UNLIMITED INC. OR APPROVED EQUAL. SEE DETAIL 3/A4.4.
9. TENANT SENT DROP BOX MANUFACTURED BY PROTEX.
10. MOP SINK BY MECHANICAL CONTRACTOR.

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number: 5816	Issue Date: 2015		
Drawn by: RH	Revisions:		
Checked by: RWE	No.	Date	Description
Sheet Name: FLOOR PLAN - MAIN LEVEL			

A1.1

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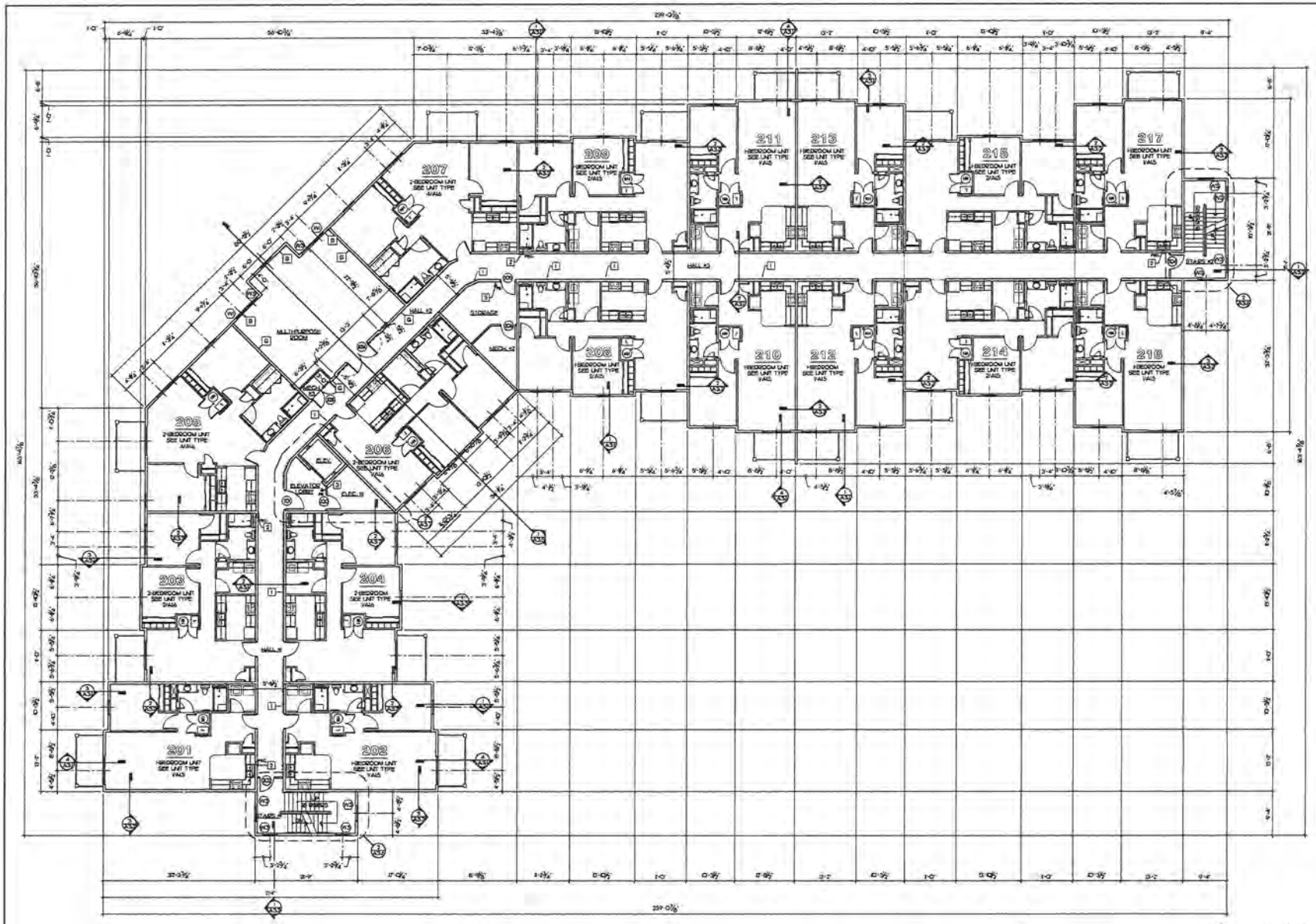

GENERAL FLOOR PLAN NOTES:

1 REFER TO SHEET A4.5 & A4.6 FOR TYPICAL UNIT PLANS FOR ADDITIONAL WINDOW AND DOOR DESIGNATIONS.

2 REFER TO SHEET A4.3 INTERIOR ELEVATIONS FOR ADDITIONAL RESTROOM INFORMATION.

FLOOR PLAN KEYED NOTES

1 WOOD HANDRAIL. SEE DETAIL 1/A4.4 FOR HANDRAIL SIZE, FINISH AND MOUNTING HEIGHT.

2 SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE GENERAL NOTE 37 AND DETAIL 6/A4.4 FOR MOUNTING HEIGHTS.

3 SURFACE MOUNTED 5-POUND FIRE EXTINGUISHER. REFER TO GENERAL NOTE 37 FOR FIRE EXTINGUISHER SPECIFICATIONS.

FLOOR PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

NORTH

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2505
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Revision No.	Date	Description

Project Number: 0815
Issue Date: 2015
Drawn by: RS
Checked by: RWE
Date: 2015
Revision No.: No.
Description: Date
Drawing Title: FLOOR PLAN - SECOND LEVEL

A1.2

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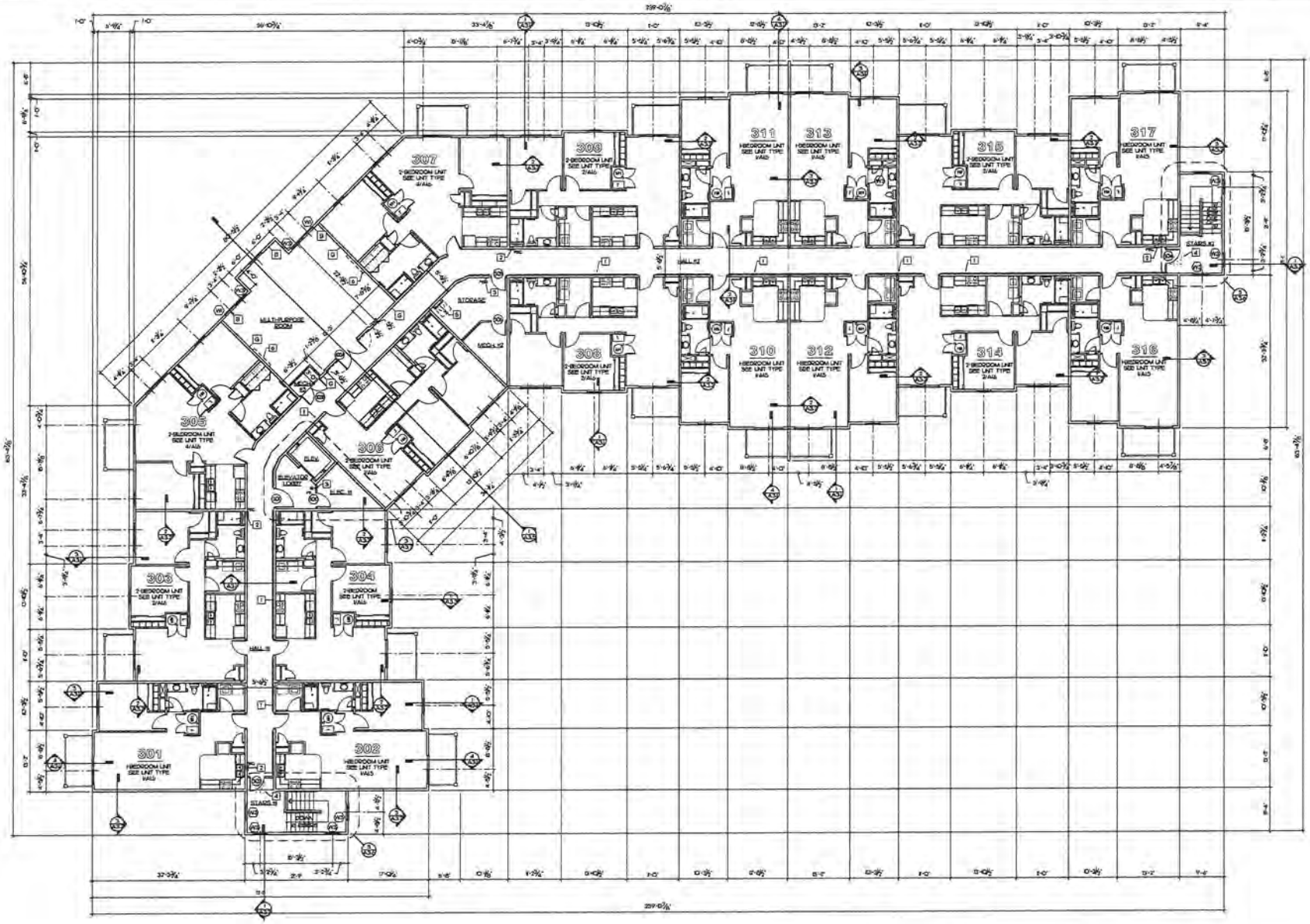

FLOOR PLAN – THIRD LEVEL

SCALE: 1/8" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES:

1. REFER TO SHEET A4.0 & A4.1 FOR TYPICAL UNIT PLANS FOR ADDITIONAL WINDOW AND DOOR DESIGNATIONS.
2. REFER TO SHEET A4.3 INTERIOR ELEVATIONS FOR ADDITIONAL BRIDGEROOM INFORMATION.

PRIVATE STORAGE FOR INDIVIDUAL UNITS

PER UMC/IMC/IBC/IECC/IFC

32 SQUARE FEET REQUIRED PER UNIT

APARTMENT PROJECT TOTAL UNITS: 36

17 GARAGES AT 243 S.F. WILL SATISFY 17 UNITS

ADDITIONAL STORAGE FOR 19 UNITS AS FOLLOWS:

UNIT COAT CLOSETS: 5.5 S.F. FLOOR SPACE
UNIT LINEN CLOSETS: 3.2 S.F. FLOOR SPACE
INDIVIDUAL CUBICLE STORAGE: 20.0 S.F. FLOOR SPACE

TOTAL PRIVATE STORAGE: 25.8 S.F. OR 10% HARDSHIP

FLOOR PLAN KEYED NOTES

1. WOOD HANDRAIL. SEE DETAIL 1/A4.4 FOR HANDRAIL SIZE, FINISH AND MOUNTING HEIGHT.
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE GENERAL NOTE 57 AND DETAIL 6/A4.4 FOR MOUNTING HEIGHTS.
3. SURFACE MOUNTED 5-POUND FIRE EXTINGUISHER. REFER TO GENERAL NOTE 57 FOR FIRE EXTINGUISHER SPECIFICATIONS.
4. 22"X30" ATTIC ACCESS DOOR, RATED HARDLID. SEE DETAIL 1/A4.3 FOR ADDITIONAL NOTES. COORDINATE WITH STRUCTURAL TRUSS LAYOUT FOR EXACT LOCATION OF DOOR.
5. ROOF ACCESS HATCH AND LADDER. SEE DETAIL 1/A4.3 FOR ADDITIONAL NOTES. COORDINATE WITH STRUCTURAL TRUSS LAYOUT FOR EXACT LOCATION OF HATCH AND LADDER.
6. LOCATION OF WALL MOUNTED TV (BY OWNER). PROVIDE BLOCKING IN WALL AND COORDINATE WITH ELECTRICAL. MOUNT AT 5'-0" A.F.F.

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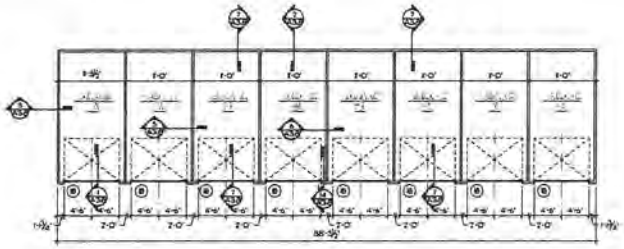
LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

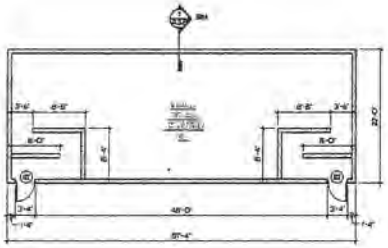
ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number:	8614	Issue Date:	2013
Drawn By:	RH	Revisions:	
Checked By:	RWE	No.	Date / Description
Sheet Name:	FLOOR PLAN - THIRD LEVEL		

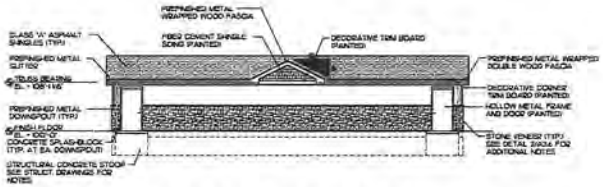
A1.3



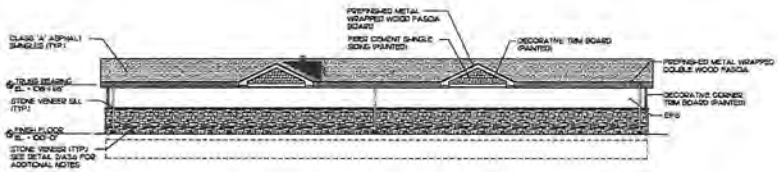
GARAGE FLOOR PLAN - WITH MAINTENANCE GARAGE
SCALE: 1/8" = 1'-0"



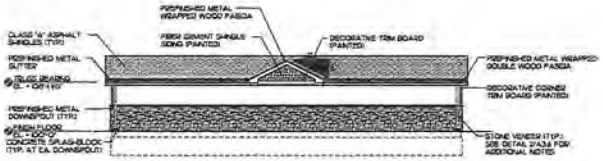
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



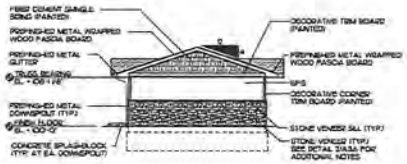
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



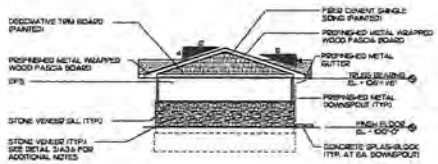
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



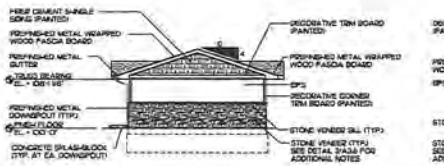
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



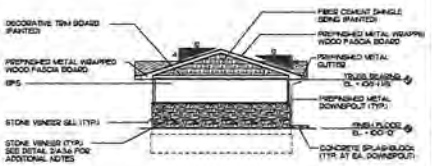
LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number:	2013
Drawn by:	RH
Checked by:	RWE
Issue Date:	2013
Revisions:	
No.	Date	Description

GARAGE & AND STORM SHELTER FLOOR PLAN AND ELEVATIONS

A1.7

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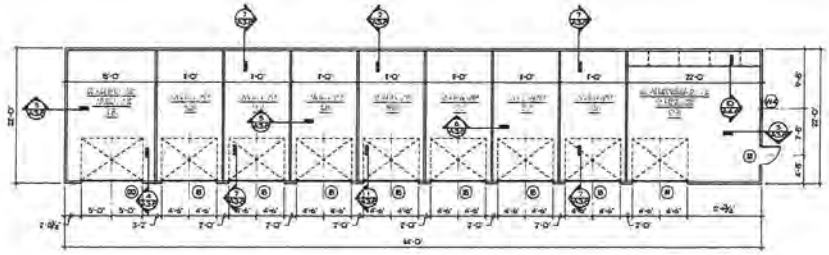
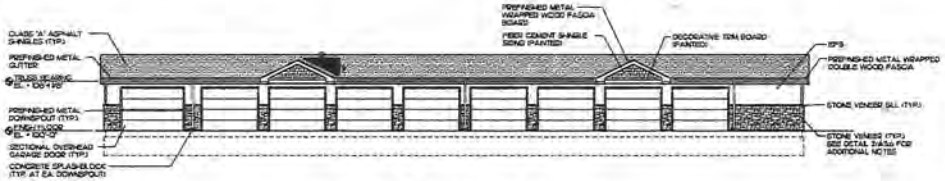


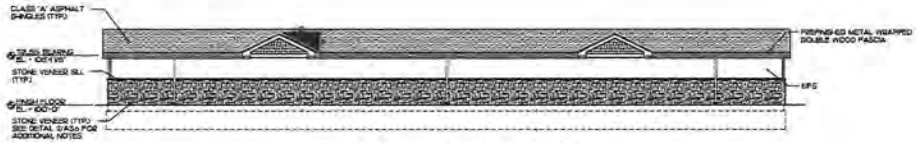
GARAGE FLOOR PLAN - WITH HANDICAP GARAGE

SCALE: 1/8" = 1'-0"



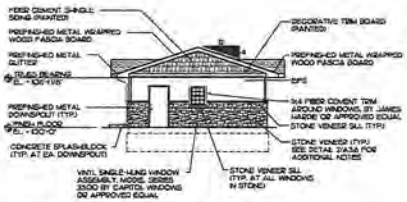
FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



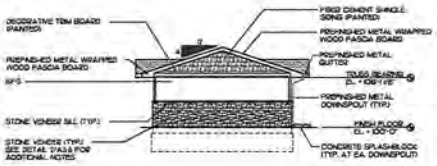
REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number:	0815	Issue Date:	10/7/1	Revisions:	
Drawn By:	RTI				
Checked by:	RWE	No.	Date	Description	

Sheet Name: GARAGE & BLDG. FLOOR PLAN & ELEVATIONS

A1.8

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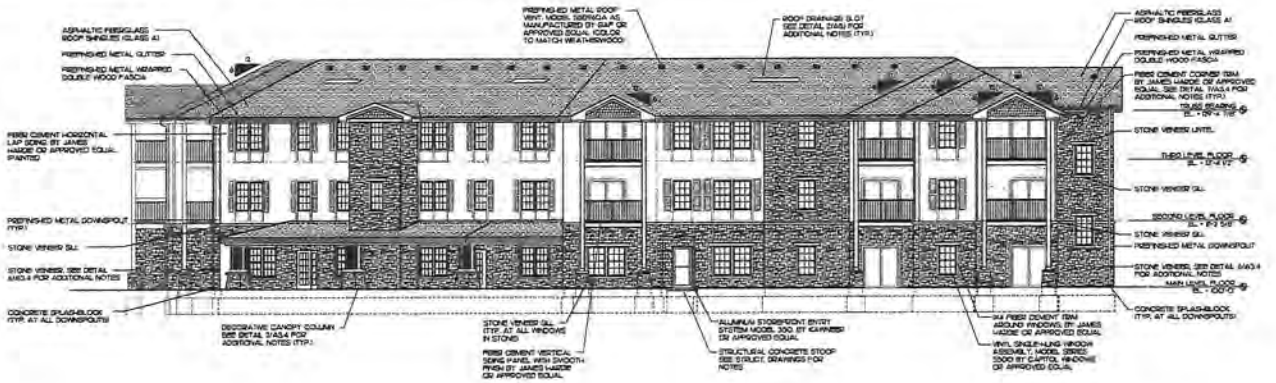
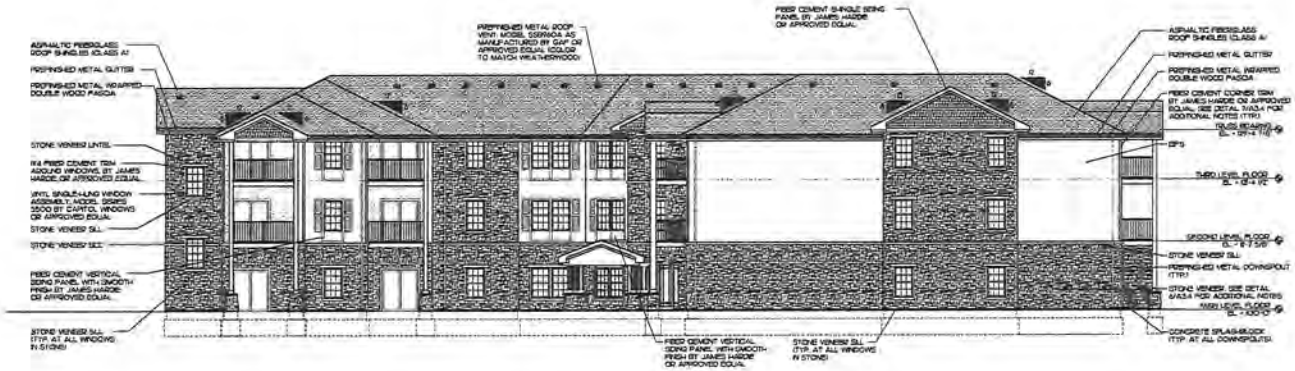


EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL COLOR LEGEND

MATERIAL	MANUFACTURER	COLOR
ROOF SHINGLES	GAF	WEATHERED WOOD
FASCIA TRIM	-	PREFINISHED METAL "WHITE"
GUTTERS	-	PREFINISHED METAL "WHITE"
DOWNSPOUTS	-	PREFINISHED METAL "WHITE"
EIFS	-	TO BE DETERMINED
SINGLE SIDING	JAMES HARDIE FIBER CEMENT	SAIL CLOTH
SMOOTH SIDING	JAMES HARDIE FIBER CEMENT	WHITE
STONE VENEER	COLORADO STONE	ALDERWOOD
STONE SILLS	COLORADO STONE	ALDERWOOD
DECORATIVE WINDOW TRIM	JAMES HARDIE FIBER CEMENT	WHITE
DECORATIVE MOULDING	MIRATEC PRODUCTS	WHITE
CORNER TRIM	JAMES HARDIE FIBER CEMENT - 5" 4"	WHITE
COLUMN CAPS	WESTONE	RUSTIC
ENTRY DOOR AND FRAMES	KAWNEER ALUMINUM	POWDER COAT WHITE
ENTRY DOOR AND FRAMES	SUN MOUNTAIN DOOR	(OPTIONS) (COLOR TO BE DETERMINED)
PATIO DOOR AND FRAMES	VISTA ARMITO SERIES ALUMINUM GLASS COMMERCIAL	WHITE
GARAGE DOORS	-	WHITE
WINDOWS	CAPITOL WINDOWS VINYL - 5500 SERIES	WHITE

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

Revision Date	Description	No.	Date

Project Number: 1853
Date: 2014
Drawn by: RWE
Checked by: RWE
Sheet Name: EXTERIOR BUILDING ELEVATIONS

A2.1

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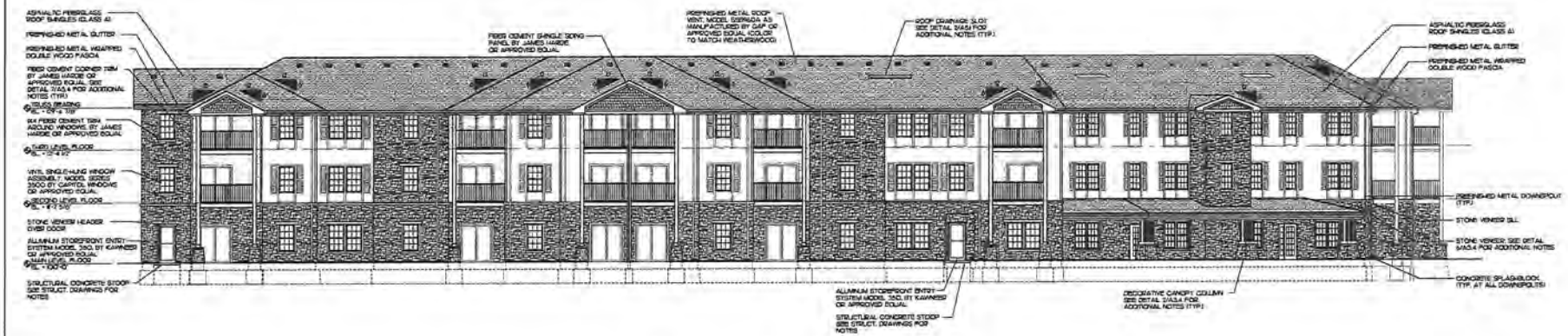

SOUTH BUILDING ELEVATION

SCALE: 1/8"=1'-0"

NORTH BUILDING ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL COLOR LEGEND

MATERIAL	MANUFACTURER	COLOR
ROOF SHINGLES	GAF	WEATHERED WOOD
FASCIA TRIM	-	PREFINISHED METAL WHITE
GUTTERS	-	PREFINISHED METAL WHITE
DOWNSPOUTS	-	PREFINISHED METAL WHITE
TRIM	-	TO BE DETERMINED
SINGLE SIDING	JAMES HARDIE FIBER CEMENT	SAIL CLOTH
SMOOTH SIDING	JAMES HARDIE FIBER CEMENT	WHITE
STONE VENEER	ELDORADO STONE	ALDERWOOD
STONE SILLS	ELDORADO STONE	ALDERWOOD
DECORATIVE WINDOW TRIM	JAMES HARDIE FIBER CEMENT	WHITE
DECORATIVE MOULDING	METAFIBE PRODUCTS	WHITE
CORNER TRIM	JAMES HARDIE FIBER CEMENT - 1" 4"	WHITE
COLUMN CAPS	WATONS	RUSTY
ENTRY DOOR AND FRAMES	KAWNEER ALUMINUM	POWDER COAT WHITE
ENTRY DOOR AND FRAMES	SUN MOUNTAIN DOOR	GREEN (1 COLOR TO BE DETERMINED)
PATIO DOOR AND FRAMES	HELLA MONICO SERIES ALUMINUM CLAD COMMERCIAL	WHITE
GARAGE DOORS	-	WHITE
WINDOWS	CAPITOL WINDOWS VINYL - 3500 SERIES	WHITE

LEGACY
SENIOR RESIDENCES

BASSHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-8287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Revisions	
Date	Description

Project Number: 0815
Issue Date: 2015
Drawn by: RB
Checked by: RWE
Sheet Name: EXTERIOR BUILDING ELEVATIONS

A2.2

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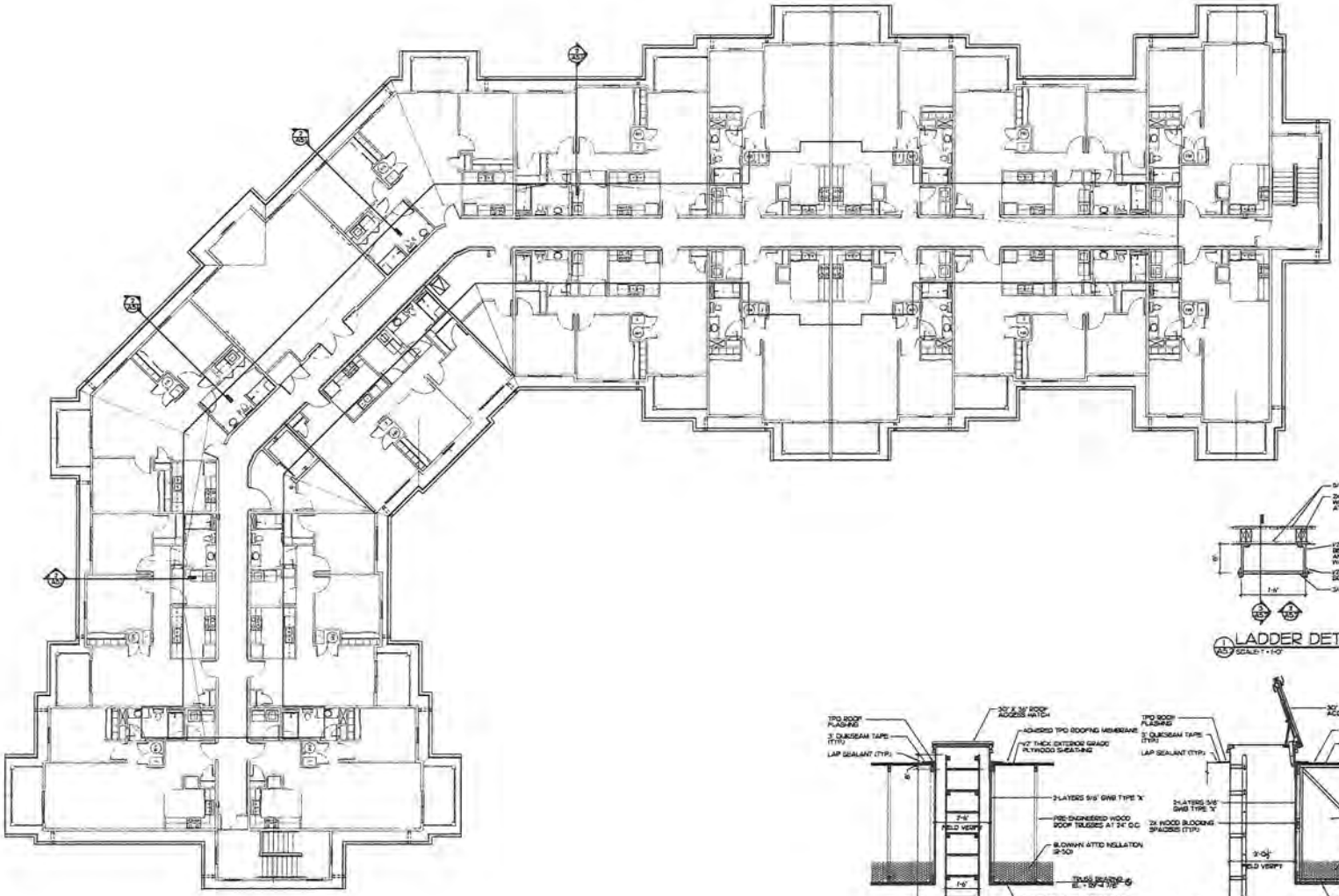
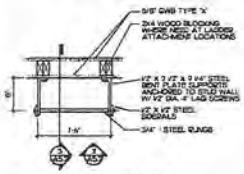


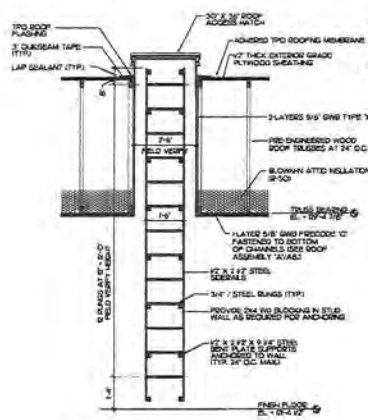
ROOF PLAN -UPPER LEVEL
SCALE: 1/8" = 1'-0"

NORTH

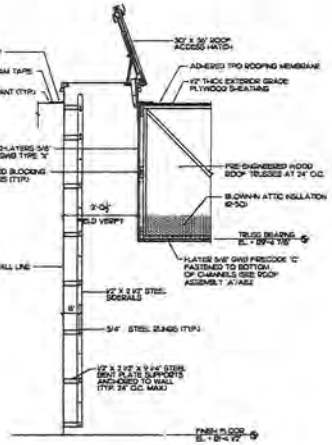
REFER TO SHEET A6.3 FOR LOCATION OF ATTIC DRAFTSTOPPING PER 2006 IBC SECTION 1914.2



1 LADDER DETAIL
SCALE: 1" = 1'-0"



2 LADDER ELEVATION
SCALE: 1/2" = 1'-0"



3 LADDER SECTION
SCALE: 1/2" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-6287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number: DE18
Drawn by: FN
Checked by: RWE
Sheet Name: ROOF PLAN - UPPER LEVEL AND DETAILS

Issue Date: 2015
Revisions:
No. Date Description

A5.2

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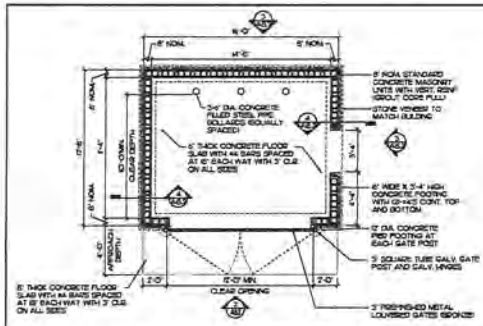
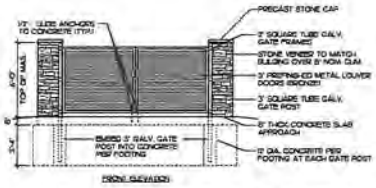
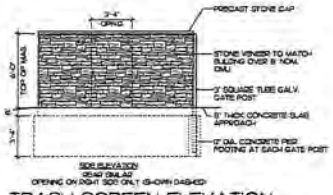


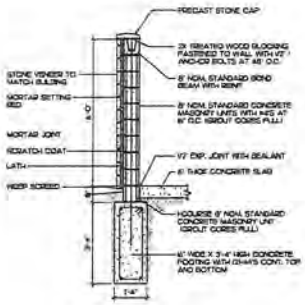
TRASH SCREEN PLAN
SCALE: 1/4" = 1'-0"



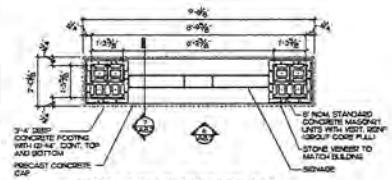
TRASH SCREEN FRONT ELEVATION
SCALE: 1/4" = 1'-0"



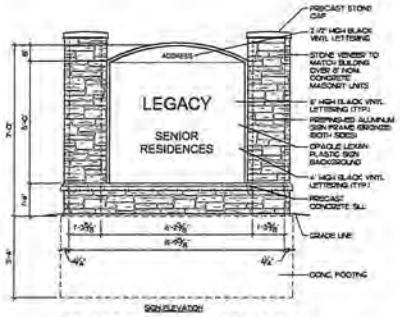
TRASH SCREEN ELEVATION
SCALE: 1/4" = 1'-0"



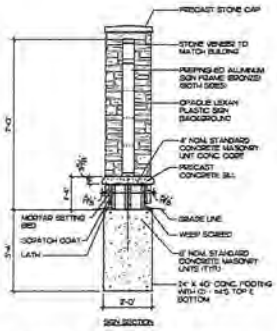
SECTION
SCALE: 1/2" = 1'-0"



MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

LEGACY
SENIOR RESIDENCES

BASEHOR, KANSAS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-4297 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Revisions	
Date	Description

Project Number: 9814
Issue Date: 2013
Drawn by: PM
Checked by: RWE
Sheet Name: SITE DETAILS
Sheet Number: A8.2

A8.2

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APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Project Name & Description: Legacy Senior Living	Total Site Acreage: 4.57 Ac	Present Zoning: PR
Legal Description (May be attached as separate sheet): See Attached Legal		Proposed Zoning: PR
Project Address / General Location: 2429 N. 155th Street, Basehor, Ks.		Presubmittal Date: June 15, 2015
Parcel ID Number (CAMA Number): 1573503003002.000		Floor Area Classification
Property Owner Name: Cornerstone Associates LLC	Phone: 402/341-0888	Fax: 402/341-2655
Property Owner Address: 209 South 19th Street - Ste 100	City: Omaha Nebraska	State / Zip: 68102
Applicant's Name (if different from above): Phelps Engineering Inc.	Phone: 913/393-1155	Fax: 913/393-1166
Applicant's Address: 1270 N. Winchester	City: Olathe	State: Kansas Zip: 66061
Applicant's mobile phone: 913/208-3927	Property Owner and/or Applicant's E-mail address	

APPLICATION TYPE	
[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[X] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[X] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[ ] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Vacant [ ] Other _____

Proposed Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area: 4.53 acres	Existing Floor Area: 1647 SF house	Existing Building Footprint: 1647 SF	Open Space Area: 2.52 Acres
No. of Buildings: 1 Apartment / 2 garages	Proposed Floor Area: 52,206 SF.	Proposed Building Footprint: 17,402 SF.	Pavement Coverage: 60,672 S.F.

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots: 1	Maximum Lot Size: 4.53 Ac.	Minimum Lot Size: 2 Acres	Average Lot Size: N/A

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____ Signature 7/24/15 Date

Office Use Only
[ ] Filing Fee $_____ [ ] Received by _____ [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

SHEET A

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Doing a Revised Preliminary Development Plan to replace 46 attached townhomes with 1 - 48 unit senior living apartment building.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? It is very suitable. The change makes less of an impact + significantly increases the tract's open space.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? We are not requesting the removal of any restrictions.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? We are not changing the landuse. We are replacing 10 townhome buildings with one multifamily building.

5. How Does Your Request Conform with the Comprehensive Plan? We are in conformance with the Comprehensive Plan since we are revising an existing approved plan and not changing the landuse.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. It will provide for development of Ag property in downtown Basehor and provide living units for elderly citizen who would like to stay in Basehor, but live in a maintenance free environment.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Not Applicable

Agenda Item No. E3
Planning Commission – October 6, 2015

Public Hearing: Legacy Senior Residences Final Plat – Request for Approval of a Final Plat – Located within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street submitted by Cornerstone Associates, LLC.

Narrative
A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting

The City Council may consider this item of October 19, 2015.

Staff Recommendation
Staff recommends that the Planning Commission approve Legacy Senior Residences Final Plat – Request for Approval of a Final Plat, with the stipulations stated in the staff report.

LEGACY SENIOR RESIDENCES FINAL PLAT – REQUEST FOR APPROVAL OF A FINAL PLAT - Located within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street.

MEETING DATE: **October 6, 2015**
REPORT WRITTEN: **September 17, 2015**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission approve Legacy Senior Residences Final Plat – request for approval of a final plat, with the stipulations stated in the staff report.

APPLICANT:
- The applicant is Cornerstone Associates, LLC.
- The engineer is Phelps Engineering, Inc.

REQUEST:
- The applicant is requesting approval to plat 4.77 acres (including right-of-way) for the purposes of a senior multi-family building. The plat consists of 1 lot.

ZONING:
- The property is currently zoned "P-R" Planned Residential District.

SURROUNDING ZONING:
- North "MU-1" Mixed Use Neighborhood District.
- South "P-R" Planned Residential District and "CP-1" Neighborhood Business District.
- East "P-R" Planned Residential District.
- West "CP-1" Neighborhood Business District.

BACKGROUND:
Basehor Town Center Preliminary Development Plan (PDP) and rezoning was approved in September 2007. The approved PDP included low-density single family residential (detached,) single-family attached townhomes, senior housing, commercial/mixed-use and public land for such uses as City Hall, Police Station, Community Center and recreational uses. To date only one phase has been developed – Basehor Intermediate School.

Cornerstone Associates, LLC is requesting to develop Area 7 of the original PDP to include a 48-unit senior multi-family building.

A short-form plat procedure is being utilized for this application. The purpose for a short-form plat is to provide a means of approving a subdivision of land that contains four (4) lots or less. Short-form plat shall serve as the final plat of the subdivision. The submission and approval of a preliminary plat is not required as a prerequisite for a short-form plat approval; provided, that the public hearing requirements outlined in preliminary plats are met.

Traffic Impact

Access to the development will be from 155th Street and 154th Terrace. AM and PM Peak hours have the majority impacts to an existing roadway system within a 24-hour period. Per the Institute of Transportation Engineers (ITE) for a 48-unit senior adult housing (attached), the average daily traffic (24-hour period) is 167 trips. The PM Peak hour has a larger trip generation than the AM Peak hour. The trips for the PM Peak hour for the proposed development is 8 trips (5 in and 3 out). The majority traffic movements for the development are during non-peak hours. A traffic impact study was not required due to the minimal impacts to AM and PM Peak hours.

Stormwater Management

The proposed development provides a detention basin. The proposed runoff from the site will be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm event.

Utilities

Staff has informed all utility companies of the application for the proposed final plat. The reported utility companies will be extending utilities from existing facilities abutting the property along 155th Street without up grades to the network utilities. Extended utilities will be placed in the proposed easements within the proposed final plat.

Subdivision Regulations Requirements

The items to be included on the final plat per the Subdivision Regulations requirements:

1. **The lines and names of all proposed streets or other ways or easements, and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision.** This is provided within the submitted plat.
2. **Lines and names of all adjoining streets within 200 feet.** This is provided within the submitted plat.
3. **Metes and bounds describing the plat and the contents within the plat associated with any lots, easements, and tracts of lands. This information shall be represented in a way that any lot line can be located in the field.** This is provided within the submitted plat.
4. **The location of all building setback lines.** This is provided within the submitted plat. The following table outlines the required bulk regulations per Article 7, Section 5 (c) of the Basehor Zoning Ordinance and what is provided within the plat:

Criteria	Required	Provided
Front Yard Setback	35'	35'
Side Yard Setback	12'	10'*
Rear Yard Setback	30'	10'**

*A modification is requested as part of the revised development plan application to reduce the side yard setback from 12' to 10'.

**A modification is requested as part of the revised development plan application to reduce the rear yard setback from 30' to 10'.

5. **Suitable primary control points.** This is provided within the submitted plat.

6. **Location and elevation of a permanent benchmark.** This is provided within the submitted plat.
7. **The location of all permanent monuments with the distances and bearings plainly marked.** This is provided within the submitted plat.
8. **Date of preparation, title, north point, and scale shall be included with the plat.** This is provided within the submitted plat.
9. **Error of Closure.** The perimeter of the plat is under 10,000 feet. Per the subdivision regulations the error allowed is 1 ft in 10,000 ft. The error of closure for the plat is 1 ft in 1,076,153 ft, which is adequate.
10. **Identification system for all lots and blocks, and the area in square feet of each lot.** This is provided within the submitted plat.
11. **Certification of the land surveyor preparing the plat, seal, and signature.** This is provided within the submitted plat.
12. **Acknowledgement of a notary.** This is provided within the submitted plat.
13. **A certification of the Planning Commission showing its approval of the plat**. This is provided within the submitted plat.
14. **The approval of the City Council.** Action has not been taken.
15. **The certificate of the Register of Deeds.** This is provided within the submitted plat.
16. **The title insurance certification showing that the proposed sub divider owns all the property within the plat and that it is free from encumbrances and liens.** Applicant has provided a title commitment with the application.
17. **Statement by the owner dedicating streets, rights-of-way, and sites for public use**. This is provided within the submitted plat.
18. **Such other certificates, affidavits, endorsements, or dedication as may be required by the Planning Commission in the enforcement of these Regulations.** Planning Commission has yet to consider the application.
19. **Purpose for which sites, other than residential lots, are dedicated or reserved.** This is provided within the submitted plat.
20. **Proper margins and lettering on the sheet that contains the plat.** Margins and lettering are properly shown within the submitted plat.
21. **Legal description of the subdivision.** The legal description was submitted with the plat.
22. **Public improvement plans associated with the final plat.** Applicant has yet to submit complete public improvement plans.
23. **Certification of the person or person whose names are signed to this document and/or appear on the plat are the sole lawful owners of the property, that the plat is made with their desires, and that they dedicate the areas shown on the plat or as set forth in the document to the perpetual use and ownership of the public for the specific purposes stated therein or thereon. Ownership shall be verified by the City Clerk.** This is provided within the submitted plat.
24. **Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.** Applicant has yet to submit certification by the County showing that all due or unpaid taxes have been paid in full.
25. **Subdivision Improvements Agreement.** A subdivision improvements agreement shall be agreed to and executed by the City Council and Cornerstone Associates, LLC and filed with

the Leavenworth County Register of Deeds before the final plat will be released for recording.

STAFF RECOMMENDATION:

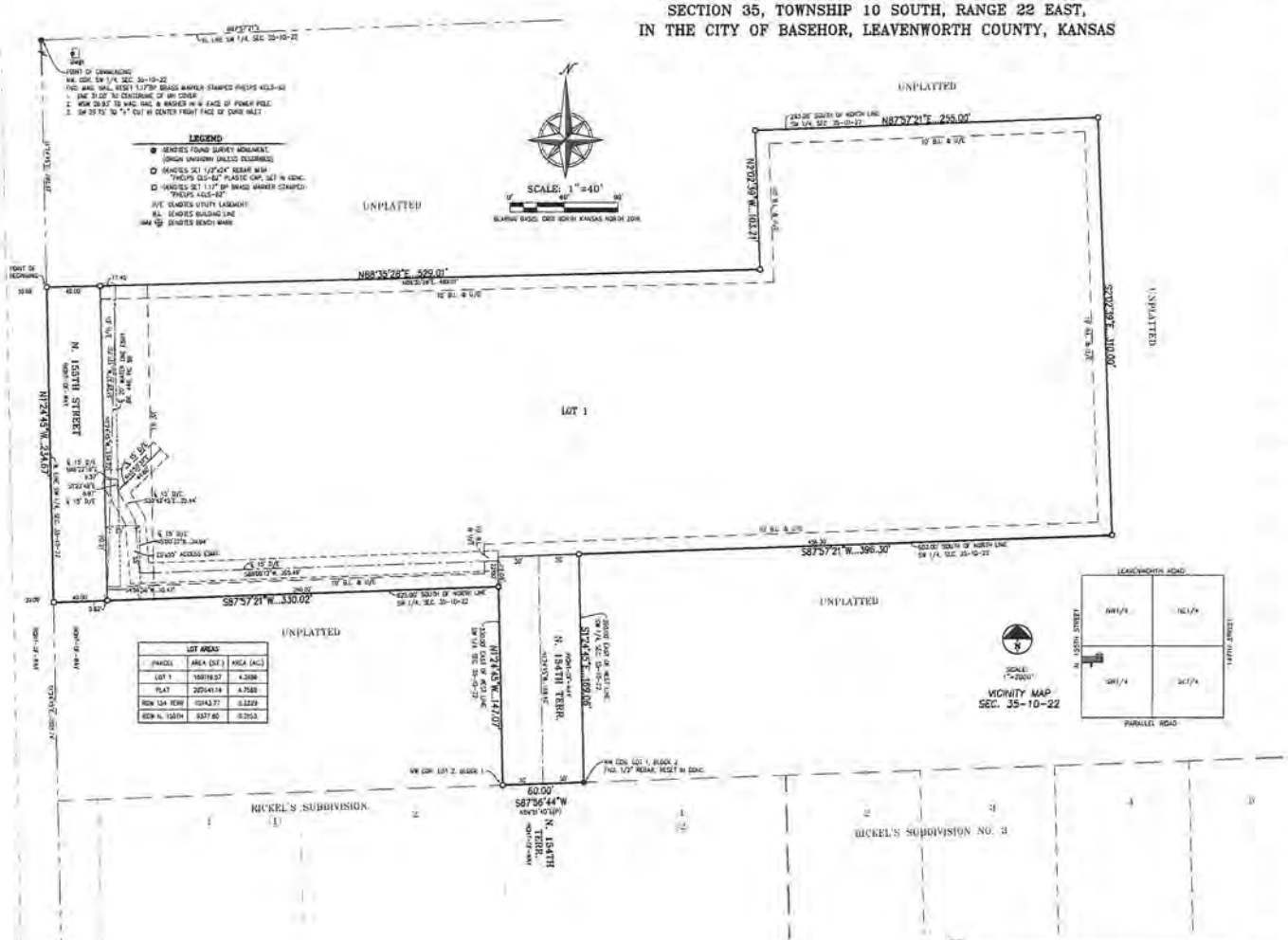
Staff recommends approval of the Legacy Senior Residences Final Plat application, with the following stipulations:

1. Submit public improvement plans.
2. Submit certification by the County showing that all due or unpaid taxes have been paid in full.
3. A subdivision improvements agreement shall be agreed to and executed by the City Council and Cornerstone Associates, LLC and filed with the Leavenworth County Register of Deeds before the final plat will be released for recording.
4. The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.

FINAL PLAT OF

LEGACY SENIOR RESIDENCES

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER
SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST,
IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS



PARCEL	AREA (SQ.F.)	AREA (AC.)
LOT 1	188189.57	4.3208
PLAT	207543.19	4.7649
ROW 154 TERR	19343.77	0.4229
ROW N. 156TH	8377.60	0.2353

NOTE:

1. TITLE AND EASEMENT INFORMATION SHOWN HEREON WAS TAKEN FROM AURORA TITLE COMMITMENT FOR TITLE INSURANCE NO. 45921 AND WITH AN EFFECTIVE DATE OF JULY 23, 2013 AT 8:00 A.M.
2. PARCEL EXACT DEED RECORDED IN BOOK 0850, PAGE 1100 & BOOK 0486, PAGE 0835
3. 25'X25' ACCESS EASEMENT OR "A/E" AS SHOWN HEREON THIS PLAT ARE RESERVED BY THE UNDERSIGNED PROPRIETOR, ITS HEIRS, AND ASSIGNS, FOR THE INGRESS AND EGRESS TO THE OWNERS AND OCCUPANTS AND THEIR GUESTS OF THE ADJACENT PROPERTY TO BEGIN AS SHARED ENTRY DRIVES

BENCH MARK: DATUM: NAVD88

1. SET "1" CUT IN CENTER FROM FACE OF CURB (WEST) EAST SIDE N. 156TH STREET AT CREST WOOD. ELEVATION = 981.82
2. SET RAILROAD SPIKE ON LIGHT POLE (S1) 154TH TERRACE AND ELM STREET AT NORTHWEST CORNER. ELEVATION = 974.00.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BASEHOR, COMMUNITY NO. 200187, LEAVENWORTH COUNTY, KANSAS, MAP NO. 20103C0236G AND 20103C0242F, AND DATED JULY 16, 2015.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Thomas Dwayne Phelps, registered Land Surveyor of the State of Kansas, do hereby certify that this plat and the survey it shows hereon were conducted on the ground by me, and are a true and accurate representation of the evidence found in July 2015.

All that part of Southwest Quarter of Section 35, Township 10 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 35; thence S 1°24'45" E, along the West line of the Southwest Quarter of said Section 35, a distance of 362.37 feet to the point of beginning; thence N 88°35'28" E, a distance of 529.01 feet; thence N 2°02'39" W, a distance of 103.21 feet; thence N 87°57'21" E, 293.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 255.00 feet; thence S 2°02'39" E, a distance of 310.00 feet; thence S 87°57'21" W, 603.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 398.30 feet; thence S 1°24'45" E, 310.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 169.06 feet to the Northwest corner of Lot 1, Block 2, RICKEL'S SUBDIVISION, a platted subdivision of land in the City of Basehor, Leavenworth County, Kansas; thence S 87°56'44" W, along the North plat line of said RICKEL'S SUBDIVISION, a distance of 60.00 feet to the Northeast corner of Lot 2, Block 1 of said RICKEL'S SUBDIVISION; thence N 1°24'45" W, 330.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 147.07 feet; thence S 87°57'21" W, 625.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 330.02 feet to a point on the West line of the Southwest Quarter of said Section 35; thence N 1°24'45" W, along the West line of the Southwest Quarter of said Section 35, a distance of 234.67 feet to the point of beginning, containing 4.7864 acres, more or less.

Dated _____, 2015.

By: Thomas Dwayne Phelps, LS-1075

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

Phelps Engineering, Inc.
1270 N. Winchester
Olathe, Ks 66061
Phone: 913-393-1155

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
) ss
County of Leavenworth)

This is to certify that the undersigned is the owner of the land described in the plat, and that all taxes on the same described tract of land have been paid, and that they have caused the same to be surveyed and subdivided in the manner shown on the accompanying plat, which subdivision shall be known as LEGACY SENIOR RESIDENCES.

All road rights-of-way on the plat not heretofore dedicated, are hereby so dedicated to the public. All easements or licenses, to the public to locate, construct and maintain, or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat is hereby granted.

Given under our hand at Leavenworth, Kansas this _____ day of _____, 2015.

_____
Duane L. Becker, Trustee of Duane L. Becker
Living Trust dated January 21, 1998

NOTARY CERTIFICATE

State of Kansas)
) ss
County of Leavenworth)

Be it remembered that on this _____ day of _____, 2015, before me, a Notary Public in and for said County and State, came Duane L. Becker, trustee of Duane L. Becker Living Trust dated January 21, 1998 and personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ My commission expires _____
Notary Public

PLANNING COMMISSION APPROVAL

State of Kansas)
) ss
County of Leavenworth)

This plat LEGACY SENIOR RESIDENCES has been submitted to, and approved by the Basehor Planning Commission on the _____ day of _____, 2015.

_____ _____
Chairman: Jon Gallion Secretary: Connie Leggett

CITY APPROVAL

State of Kansas)
) ss
County of Leavenworth)

This plat was approved by the City Council of Basehor, Kansas this _____ day of _____, 2015.

_____ _____
Mayor: David K. Brown City Clerk: Katherin Ross

CITY ENGINEER APPROVAL

_____
City Engineer: Mitch Pirner
The City Engineer's plat review is only for general conformance with the subdivision regulations as adopted by the City of Basehor. The City is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

REGISTER OF DEED'S CERTIFICATE

State of Kansas)
) ss
County of Leavenworth)

This is to certify that this instrument was filed for record in Document #_____ on this _____ day of _____, 2015 O'clock _____ (a.m./p.m.) in the office of the Register of Deeds, Leavenworth County, Kansas.

_____
Leavenworth County, Kansas, Register of Deeds: Stacy R. Driscoll

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify this plat meets the requirements of K.S.A. 58-2001 through 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Leavenworth County Surveyor: Wayne Wolfskill, PLS.

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-43
ENGINEERING - E-307

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING - 2005027-00
ENGINEERING - 2005027-00

PHELPS ENGINEERING, INC.
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
FAX (913) 393-1161

PE p150048 - 9-28-15

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Advertising Receipt

CITY OF BASEHOR
CITY CLERK
PO BOX 406
BASEHOR, KS 66007

Customer No.:	10004252
Customer Phone:	913-724-1370
Order No.:	10559766
Ad Type:	Classified
Ad Number:	11445580
Category:	Public Notices

Ad Taker: svarnado Key Words: PHN 0917

Description	Start	Stop	Insertions	Total
Classified Advertising				126.00
Bonner	09/17/15	09/17/15	1	
LJWorld.com	09/17/15	09/17/15	1	

Total:	126.00
Prepaid:	0.00
Total Due:	**$126.00**

hkjh klj hklh ljk kh klh lkh
ljkh lihk lkjh lkjh

PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearings on Tuesday, October 6, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. A Revised Preliminary Development Plan for Basehor Town Center submitted by Oppermann LandDesign, LLC on properties in Section 35, Township 10 South, Range 22 East, containing the following description:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BENINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35-10-22; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 1329.41 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE SOUTH 88 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.42 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 555.74 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 35-10-22, AND ALONG THE NORTH LINE OF RICKEL'S SUBDIVISION AND RICKEL'S SUBDIVISION NO.3, BOTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 3932.25 FEET, TO THE NORTHWEST CORNER OF SAID RICKEL'S SUBDIVISION, POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1524.22 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 360.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 354.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABANDONED KANSAS CITY NORTHERN RAILWAY; THENCE SOUTH 88 DEGREES 36 MINUTES 13 SECONDS WEST, A DISTANCE OF 69.52 FEET, TO THE CENTER LINE OF SAID ABANDONED RAILWAY; THENCE NORTH 42 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE CENTERLINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 378.32 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, BEING TANGENT TO LAST DESCRIBED COURSE HAVING A RADIUS OF 1889.10 FEET, A CHORD BEARING OF NORTH 65 DEGREES 15 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 1496.39

FEET AND A CHORD DISTANCE OF 1457.57 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2426.29 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET;
THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 933.49 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 60.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 933.49 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 35-10-22, A DISTANCE OF 745.58 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 933.49 FEET TO THE POINT OF BEGINNING.
CONTAINS 12,455,643.02 SQUARE FEET OR
285.94 ACRES.

2. Legacy Senior Residences Final Plat submitted by Phelps Engineering, Inc. The proposed plat is located at near 155th Street and Elm Street, containing the following description:

All that part of Southwest Quarter of Section 35, Township 10 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 35; thence S 1°24'45" E, along the West line of the Southwest Quarter of said Section 35, a distance of 390.37 feet to the point of beginning; thence N 88°35'28" E, a distance of 529.01 feet; thence N 2°02'39" W, a distance of 103.21 feet; thence N 87°57'21" E, 293.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 255.00 feet; thence S 2°02'39" E, a distance of 310.00 feet; thence S 87°57'21" W, 603.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 396.30 feet; thence S 1°24'45" E, 390.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 169.06 feet to the Northwest corner of Lot 1, Block 2, RICKEL'S SUBDIVISION, a platted subdivision of land in the City of Basehor, Leavenworth County, Kansas; thence S 87°56'44" W, along the North plat line of said RICKEL'S SUBDIVISION, a distance of 60.00 feet to the Northeast corner of Lot 2, Block 1 of said RICKEL'S SUBDIVISION, thence N 1°24'45" W, 330.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 147.07 feet; thence S 87°57'21" W, 625.00 feet South of and parallel with the North line of the Southwest Quarter of said Section 35, a distance of 330.02 feet to a point on the West line of the Southwest Quarter of said Section 35; thence N 1°24'45" W, along the West line of the Southwest Quarter of said Section 35, a distance of 234.67 feet to the point of beginning, containing 4.7668 acres, more or less.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mitch Pleak, City Engineer at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Project Name & Description: Legacy Senior Living	Total Site Acreage: 4.57 Ac	Present Zoning: PR
Legal Description (May be attached as separate sheet): See Attached Legal		Proposed Zoning: PR
Project Address / General Location: 2429 N. 155th Street, Basehor, Ks.		Presubmittal Date: June 15, 2015
Parcel ID Number (CAMA Number): 1573503003002.000		Floor Area Classification:
Property Owner Name: Cornerstone Associates LLC	Phone: 402/341-0888	Fax: 402/341-2655
Property Owner Address: 209 South 19th Street - Ste 100	City: Omaha Nebraska	State / Zip: 68102
Applicant's Name (if different from above): Phelps Engineering Inc.	Phone: 913/393-1155	Fax: 913/393-1166
Applicant's Address: 1270 N. Winchester	City: Olathe	State: Kansas Zip: 66061
Applicant's mobile phone: 913/208-3927	Property Owner and/or Applicant's E-mail address:	

APPLICATION TYPE

[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[ ] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[X] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Vacant [ ] Other _____

Proposed Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area: 4.53 Ac.	Existing Floor Area: 1647 S.F. house	Existing Building Footprint: 1647 S.F.	Open Space Area: 2.52 Acres
No. of Buildings: 1 apartment / 29 units	Proposed Floor Area: 52,206 S.F.	Proposed Building Footprint:	Pavement Coverage: 60,672 S.F.

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots: 1	Maximum Lot Size: 4.53 Ac.	Minimum Lot Size: 2 Acres	Average Lot Size: N/A

Property Owner/Agent Consent -- I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____ Signature 7/29/15 Date

Office Use Only
[ ] Filing Fee $_____ [ ] Received by _____ [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

SHEET A

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Doing a Revised Preliminary Development Plan to replace 46 attached townhomes with 1 - 48 unit senior living apartment building.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? It is very suitable. The change makes less of an impact + significantly increases the tracts open space.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? We are not requesting the removal of any restrictions.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? We are not changing the landuse. We are replacing 10 townhome buildings with one multi-family building.

5. How Does Your Request Conform with the Comprehensive Plan? We are in conformance with the Comprehensive Plan, since we are revising an existing approved plan and not changing the landuse.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. It will provide for development of Ag property in downtown Basehor and provide living units for elderly citizen who would like to stay in Basehor, but live in a maintenance free environment.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Not Applicable.

Open Agenda

Reports from Special Committees

City Engineer's Report

Adjournment