



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development  
Development Management Division

414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, Missouri 64108  
[www.kcmo.org/planning](http://www.kcmo.org/planning)

## Project

**Sana Lake Recovery Center**  
**Hearing Date** June 15, 2021

Item	Case	Request
#16.1	CD-CPC-2021-00068	Rezoning w/o Plan
#16.2	CD-CPC-2021-00070	Area Plan Amendment
#16.3	CD-SUP-2021-00022	Special Use Permit

## Applicant

Amy Grant, Polsinelli PC  
6201 College Blvd., Ste. 500  
Overland Park, KS

## Owner

Brook Chateau Land LLC..  
4770 White Plains Rd.  
Bronx, NY 10470

<b>Location</b>	12940 Wornall Rd
<b>Area</b>	On about 014.178 acres
<b>Zoning</b>	R-7.5
<b>Council District</b>	6 <sup>th</sup>
<b>County</b>	Jackson
<b>School District</b>	KCMO

## Surrounding Land Uses

**North:** Blue Hills Country Club zoned R-7.5  
**East:** Wornall Road, beyond which is religious assembly use and residential use zoned R-0.5  
**South:** W. Blue Ridge Blvd, beyond which is single-family residential zoned R-80/R-7.5  
**West:** Single-family residential zoned R-7.5

## Land Use Plan

The Red Bridge Area Plan recommends Residential Low Density/Medium-High Density and Open Space land uses. The request doesn't comply to this recommendation.

## Major Street Plan

Wornall and Blue Ridge are identified as Local Link on the Major Street Plan, which require 80'

## APPROVAL PROCESS



## PUBLIC HEARING REQUIRED

Yes

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Center Planning and Development Council.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a meeting on April 27, 2021.

## SUMMARY OF REQUEST

CD-CPC-2021-00068 - Sana Lake Recovery Center - A request to approve a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres, generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road.

CD-CPC-2021-00070 - Sana Lake Recovery Center - A request to approve an Area Plan Amendment to the Red Bridge Area Plan to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres, generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road.

CD-SUP-2021-00022 - Sana Lake Recovery Center - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres, generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road.

## PURPOSE

Applicant is proposing to approve a rezoning and an area plan amendment from R-7.5 (Residential 7.5) to O (Office) and a Special Use Permit to allow a hospital which requires approval of the above-referenced request.

## HISTORY

The site includes three parcels and the northernmost parcel has an old nursing home with two wings. The southern two parcels are undeveloped and heavily wooded. There is a regulated stream running northwest to southeast along the south edge of the existing building.

## RELATED RELEVANT CASES

**Case No. 7510-A** – N.W. corner of Wornall Road and Blue Ridge Extension – Request for a conditional use permit for a nursing and old folks home. Approved 10-4-77.

**Case No. 7510-A-1** – 12942 Wornall Road – Amendment to a previously approved conditional use permit for a convalescent home. Approved 10-11-1983.

**Case No. 7510-A-2** – 12942 Wornall Road – Amendment to a previously approved conditional use permit for a convalescent home. Approved 10-22-1985.

**Case No. 7510-AA-3** – 12940 Wornall Rd– A request to review and approve an Administrative Adjustment to an existing development.. Approved 5-27-15.

## KEY POINTS

- Rezoning without plan.
- Area plan amendment.
- Special Use Permit.
- Hospital use

## PLAN REVIEW

The proposed request is to change the use of the building to hospital. As described by the applicant, the petitioner Sana Lake Recovery Center will provide medical services including onsite, 24/7, monitored care. They will also provide behavioral services including individual therapy, group therapy, physical wellness and other modalities designed to support members in sustaining recovery for life. Programs include family services that address the system in which the member will engage within their community to provide support for those around the member and further support their recovery for life. In sum, the applicant intend to serve the community by helping those suffering from addiction and mental health and their families with transformational healing.

The applicant proposes to demolish the west wing of the existing building complex and parking around it and install outdoor amenities for the proposed hospital use. Such uses include sport courts at the northwest corner of the site and trails in the heavily wooded southern portion of the site.

## Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	No	N/A	Since no addition or increase of impervious area is proposed, this requirement is not applicable to this application.
Outdoor Lighting Standards (88-430)	Yes	N/A	The applicant proposes no changes to the existing condition.
Sign Standards (88-445)	Yes	Subject to conditions	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.

## REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

### **88-515-08-A. Conformance with adopted plans and planning policies;**

The Red Bridge Area Plan recommends Residential Low Density/Medium-High Density and Open Space land uses. The request doesn't comply to this recommendation; therefore an area plan amendment is request along with the rezoning application.

### **88-515-08-B. Zoning and use of nearby property;**

Properties to the north is Blue Hills Country Club zoned R-7.5; to the east: Wornall Road, beyond which is religious assembly use and residential use zoned R-0.5; to the south is W. Blue Ridge Blvd, beyond which is single-family residential zoned R-80/R-7.5; to the west is single-family residential zoned R-7.5.

### **88-515-08-C. Physical character of the area in which the subject property is located;**

The property has an existing building complex and to the south of the building is heavily wooded. There is a regulated stream running west-east across the subject site.

### **88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

No addition is proposed and with the demolition work, the impact caused by the rezoning would be minimum to the public facilities.

### **88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;**

The existing zoning is R-7.5 and hospital use is not permitted under the existing zoning. The site has an existing building complex which was used for rehabilitation under a conditional use permit/special use permit. The building has been vacant and the proposed hospital use also provides rehabilitation services, but with a broader categories. In general, staff believe the proposed use could be suitable for this site with recommended conditions and high-quality program management on site.

### **88-515-08-F. Length of time the subject property has remained vacant as zoned;**

The property has been vacant for a while. It is unclear to city staff at this time how long the property has remained vacant.

### **88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because of the natural barrier of large wooded area to the west and south and Wornall Road to the east; however, the proposed change in zoning district would allow a more intense use with an expectation of an increase in traffic.

### **88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

Denial of the rezoning and area plan might prohibit the reuse of the existing vacant property.

## SPECIAL USE PERMIT ANALYSIS

No special use application may be approved unless the board of zoning adjustment finds that the proposed use in its proposed location:

**88-525-09-A. Complies with all applicable standards of this zoning and development code;**

The plan has been revised to create a more pedestrian-oriented, compatible design. With the conditions set out in the Conditions and Corrections Report and if the proposed rezoning and area plan amendment are approved, the plan complies with all applicable standards of the zoning and development code.

**88-525-09-B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;**

In staff's opinion, it is in the interest of a community to see a vacant property to be reused to serve the community. While staff believes the proposed use will not have a significant adverse impact on the general welfare of the neighborhood, however, the proposed hospital use including medical and mental rehabilitation services 24/7 on site, which might increase the traffic.

**88-525-09-C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;**

The proposed plan indicates no addition in building footprint or impervious area. In stead, the applicant proposes to demolish the west wing of the building complex; therefore, this criteria is not applicable for review.

**88-525-09-D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and**

The proposed use of hospital is more intense than the surrounding residential use; but there are natural and manmade barriers around the subject site, including a large wooded area to the west and south and Wornall Road to the east; and a country club use to the north. Staff believes these barriers will provide significant screening and buffering to the proposed use and minimizing the impact from such use to the surrounding properties.

**88-525-09-E. Will not have a significant adverse impact on pedestrian safety or comfort.**

Currently, there is no sidewalk around the property. Following the nexus and rough proportion analysis, staff recommends the applicant to install sidewalk and pedestrian connection from the building to the bus stop on Wornall and extend such to the intersection of Wornall and W. Blue Ridge Blvd. Such sidewalk shall be built to the city standards.

**PROFESSIONAL STAFF RECOMMENDATION**

City Planning and Development Staff make the following recommendation to each case:

CD-CPC-2021-00068 (Rezoning without Plan): **Approval without Condition**

CD-CPC-2021-00070 (Area Plan Amendment): **Approval without Condition**

CD-SUP-2021-00022 (Special Use Permit): **Approval with Conditions listed in the attached Conditions and Corrections Report**

Respectfully Submitted,



Xue Wood, AICP

Staff Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: June 10, 2021

Case Number: CD-SUP-2021-00022

Project: Sana Lake Recovery Center

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### Plan Corrections

*Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

1. Preliminary stream buffer plan was not submitted in accordance with the requirements of Section 88-415. Plan needs to be submitted for City staff consideration prior to City Plan Commission hearing. (4/21/2021)

*Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*

2. Provide preliminary stream buffer plan.

Follow-up comment: Show first 25-feet of outer zone as no-build area--no permanent encroachment allowed here except what is necessary for trail approach to pedestrian bridge. Hatch or otherwise specify area that is to be considered permanently disturbed outer zone (including areas that will be mowed, non-native turf grass), and show that it is less than 40% of total outer zone area. For areas within the minimum 60% of outer zone being re-established, replant with appropriate native riparian vegetation. Existing building and parking area that are not being disturbed do not need to be included in the disturbed stream buffer zone calculations. (4/21/2021)

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### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

3. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (4/21/2021)
4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (4/21/2021)
5. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (4/21/2021)
6. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (4/21/2021)
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (4/21/2021)
8. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (4/21/2021)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

9. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and any permanent structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (5/24/2021)

*Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.*

10. The applicant shall provide pedestrian connection from the building to the proposed sidewalk along Wornall Road prior to BZA hearing. (4/21/2021)
11. A variance in the amount of 12 spaces for required vehicular parking shall be granted by the Board of Zoning Adjustment; otherwise a revised plan shall be submitted to comply with parking requirement per 88-420. (5/19/2021)
12. All proposed signage shall comply with 88-445 and are subject to permits. (5/19/2021)
13. Revise the proposed chain link fence height to 4 foot for the portion that is located in the street side yard prior to BZA hearing. (5/19/2021)

*Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.*

14. • Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates will require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6). (4/19/2021)

*Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.*

15. Label the width and radii for the driveway. Driveway must meet the requirements in Public Works Standard Detail D-3. (4/21/2021)

*Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.*

16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>  
(4/21/2021)
17. The developer shall have a licensed master plumber kill the two existing water service line before demo of the two buildings in accordance to Water Services Rules and Regs;  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>  
(4/21/2021)



## **12940 Wornall Road Rezoning and Special Usage Permission**

### **Sana Lake Recovery, LLC**

"Recovery for Life"

#### **Executive Summary**

Sana Lake Recovery is grounded on 3-P's - Purpose, Philosophy, and Principles. Our Purpose is to achieve better outcomes for our members; our Philosophy is to do well by doing good; and our Principles guide our actions in how we care for our members, staff and the community as a whole.

#### **Facility**

The subject property is approximately 6.8 acres in size, is currently zoned District R-7.5, and was previously operated as a Skilled Nursing facility. With this proposal, the property will need to be zoned to District O, Office with a special use permit for operation as a hospital. The subject property also includes approximately 7.30 acres of adjacent open space/wooded area that will remain, as is, with the exception of a new nature/walking path and exterior fencing.

The facility will be transformed to serve as Sana Lake Recovery's Kansas City Acute Recovery Center which will supply inpatient care to a limited number of individuals. These services are the short-term acute care (~23 days) of a 5-year continuum of care. The remaining programming occurs outside of the 12940 Wornall Road community, except for those who may receive services and live in the immediate surrounding area of the 12940 Wornall Road property.

Renovations - 12940 Wornall Road will be converted into Sana Lake Recovery's Acute Care Center in Kansas City. Members will have medically monitored inpatient care by 24/7 Medical, Nursing, Clinical, Support, and Security staff. The Interior of the 12940 Wornall Road will receive significant renovations. The exterior will remain largely intact but refreshed, updated, and improved for better functionality.

Parking and Traffic - Ample parking exists at the 12940 Wornall Road property and parking improvements will be refreshed. Most traffic coming into and leaving the property will be that of staff. The staffing runs on 3 shifts 7 days a week which spreads the traffic of staff across a 24-hour window at three points in time each day. The intention is to implement these shift



changes during off-peak periods to avoid congestion. The facility will employ up to 250 staff at capacity, but 1/5 of them will work off-site locally (working in the community or virtually).

Hours and Daily Operations - The facility will run every day of the year for 24-hours each day. All operations are guided by Sana Lake's accreditation by The Joint Commission, an International Regulatory Body that governs hospitals across the United States, in addition to the Missouri Department of Mental Health, The Department of Health and Senior Services, and The Centers for Medicare and Medicaid Services – Clinical Laboratory Improvement Amendments Division (Sana Lake does not accept Medicaid or Medicare).

### **Services**

Overview - Sana Lake Recovery supplies a unique and comprehensive system of care for better outcomes for the members served. Our entire system of care encompasses 5 years or more of care and support with the objective of having considerably better long-term outcome statistics than that of other centers.

This is carried out through personalized care by professional and passionate staff that treats and continues to support the members served for life. Services are provided in world-class facilities focused on promoting engagement, healing, and safety.

Medical Services - Services provided onsite include 24/7 medically monitored care. Nursing and medical staff always provide medical services to members.

Behavioral Services - Services include individual therapy, group therapy, physical wellness and other modalities designed to support members in sustaining Recovery for Life. Programs include family services that address the system in which the member will engage with in their community to provide support for those around the member and further support their Recovery for Life.

### **Community**

Partnerships and Service – There is a present need in the community for a high-quality behavioral wellness facility offering medical and behavioral services for individuals and their families within the community. We serve the community by helping those suffering from addiction and mental health and their families with transformational healing. We serve your neighbors, family members, co-workers, members of your church, bridge clubs, PTA, to name just a few. We work alongside and partner with the community to make it better.



Benefits - Total investment of more than \$15 million to repurpose the property creating meaningful local construction employment, inject capital investment in the community, and prevent deterioration. We will employ approximately 250 people at capacity serving members 24/7/365 as front-line member support, doctors, nurses, therapists, clinicians, peer support, facilities, housekeeping, kitchen and management staff. Volunteer opportunities will also be available.

# Public Meeting Notice

Please join Sana Lake Recovery Center, Polsinelli PC, and Center Planning  
for a meeting about Applications for Rezoning, Area Plan Amend, and Special Use Permit  
case number SUP-202100022; CPC-2021-00070; and CPC2021-00068

proposed for the following address: 12940 Wornall Road and adjacent vacant land

**Meeting Date:** April 27, 2021

**Meeting Time:** 7:00 p.m.

**Meeting Location:** Virtual Meeting via Zoom Format

Meeting ID: 814 4073 8119 / Passcode: 376869 (See attached for call-in phone number)

Project Description:

Demolish a portion of the existing building additions and renovation of the main building to allow for a Rehabilitation Hospital and outdoor amenity areas.

If you have any questions, please contact:

Name: **Amy Grant, Polsinelli PC**

Phone: **(816) 572-4503**

Email: **agrant@polsinelli.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

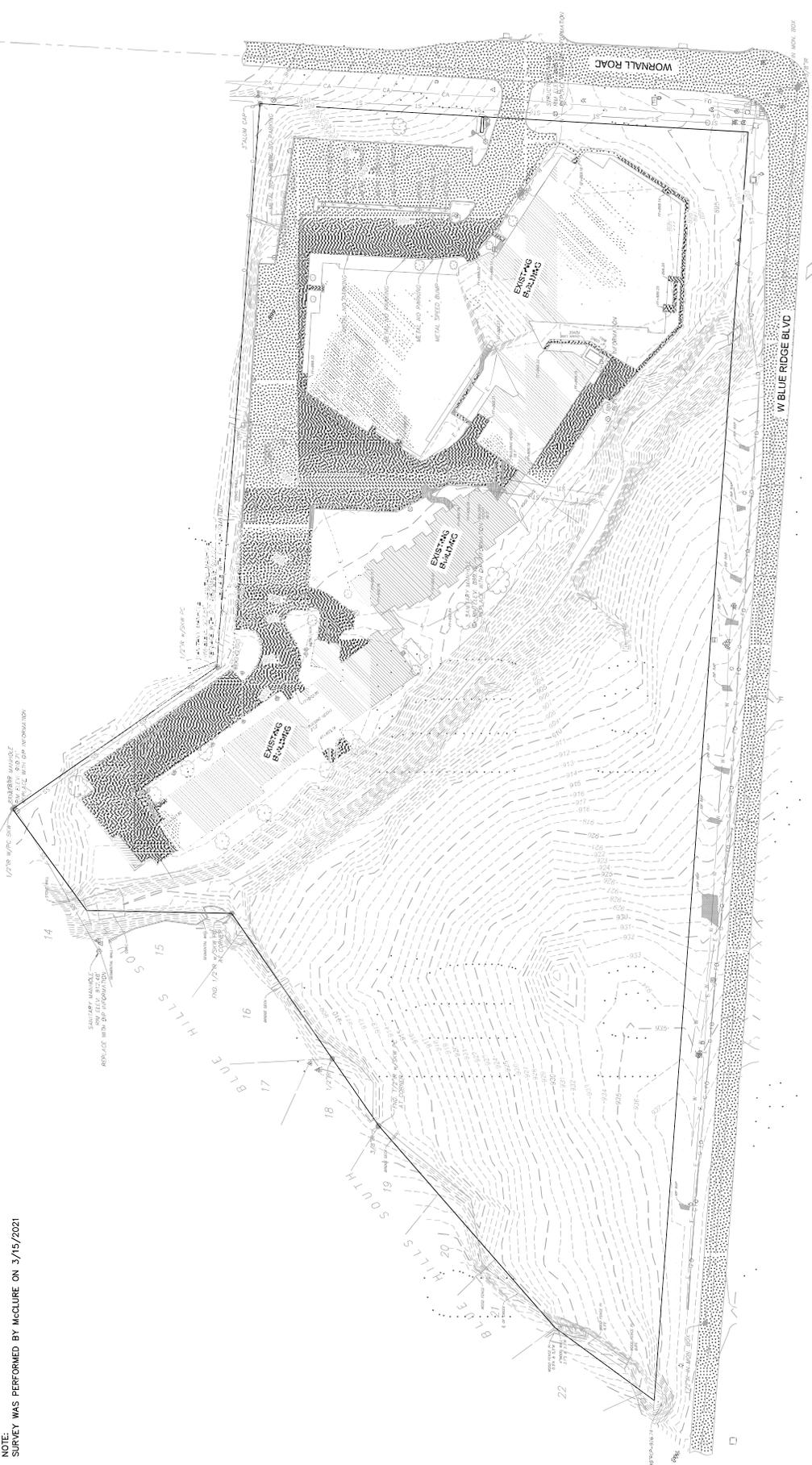
**Amy Grant**

Digitally signed by: Amy Grant  
DN: CN = Amy Grant OU = Facility, KCV, Users  
Date: 2021.04.16 11:40:35 -05'00'

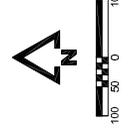
**Instructions: Go to <https://otago.zoom.us/join> and enter the Meeting ID number and click “join”, then enter the Passcode number provided. If you are unable to join Zoom on a computer or mobile device, you can join on the telephone instead by calling: +1 (929) 436-2866**

If for some reason you are unable to participate in the zoom meeting on the date and time referenced above, both Sana Lake Recovery Center and Amy Grant are available to discuss the project with you at your convenience. Please contact Amy Grant at either (816) 572-4503 or via email at [agrant@poslinelli.com](mailto:agrant@poslinelli.com) so that we can coordinate a time to visit with you.

NOTE:  
SURVEY WAS PERFORMED BY MCCLURE ON 3/15/2021



LEGAL DESCRIPTIONS:  
TRACT I:  
TRACTS 1, 2 AND 3, BLUE HILLS RETIREMENT CENTRE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
TRACT II:  
TRACTS 4 AND 5, BLUE HILLS RETIREMENT CENTRE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.



**McCLURE**  
making lives better.  
1700 Swift Ave., Suite 100  
North Kansas City, Missouri 64116  
P 816-756-1703  
F 816-756-1703

MISSOURI REGISTERED PROFESSIONAL SURVEYOR  
NO. 000000000  
EXPIRES: DECEMBER 31, 2020

**SANA LAKE KC RECOVERY CENTER**  
12942 WORNALL RD.  
KANSAS CITY, MO 64145

NO.	DESCRIPTION	DATE
REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2/10/2021
2	ISSUED FOR PERMITS	2/10/2021
3	ISSUED FOR PERMITS	2/10/2021
4	ISSUED FOR PERMITS	2/10/2021
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84	ISSUED FOR PERMITS	2/10/2021
85	ISSUED FOR PERMITS	2/10/2021
86	ISSUED FOR PERMITS	2/10/2021
87	ISSUED FOR PERMITS	2/10/2021
88	ISSUED FOR PERMITS	2/10/2021
89	ISSUED FOR PERMITS	2/10/2021
90	ISSUED FOR PERMITS	2/10/2021
91	ISSUED FOR PERMITS	2/10/2021
92	ISSUED FOR PERMITS	2/10/2021
93	ISSUED FOR PERMITS	2/10/2021
94	ISSUED FOR PERMITS	2/10/2021
95	ISSUED FOR PERMITS	2/10/2021
96	ISSUED FOR PERMITS	2/10/2021
97	ISSUED FOR PERMITS	2/10/2021
98	ISSUED FOR PERMITS	2/10/2021
99	ISSUED FOR PERMITS	2/10/2021
100	ISSUED FOR PERMITS	2/10/2021



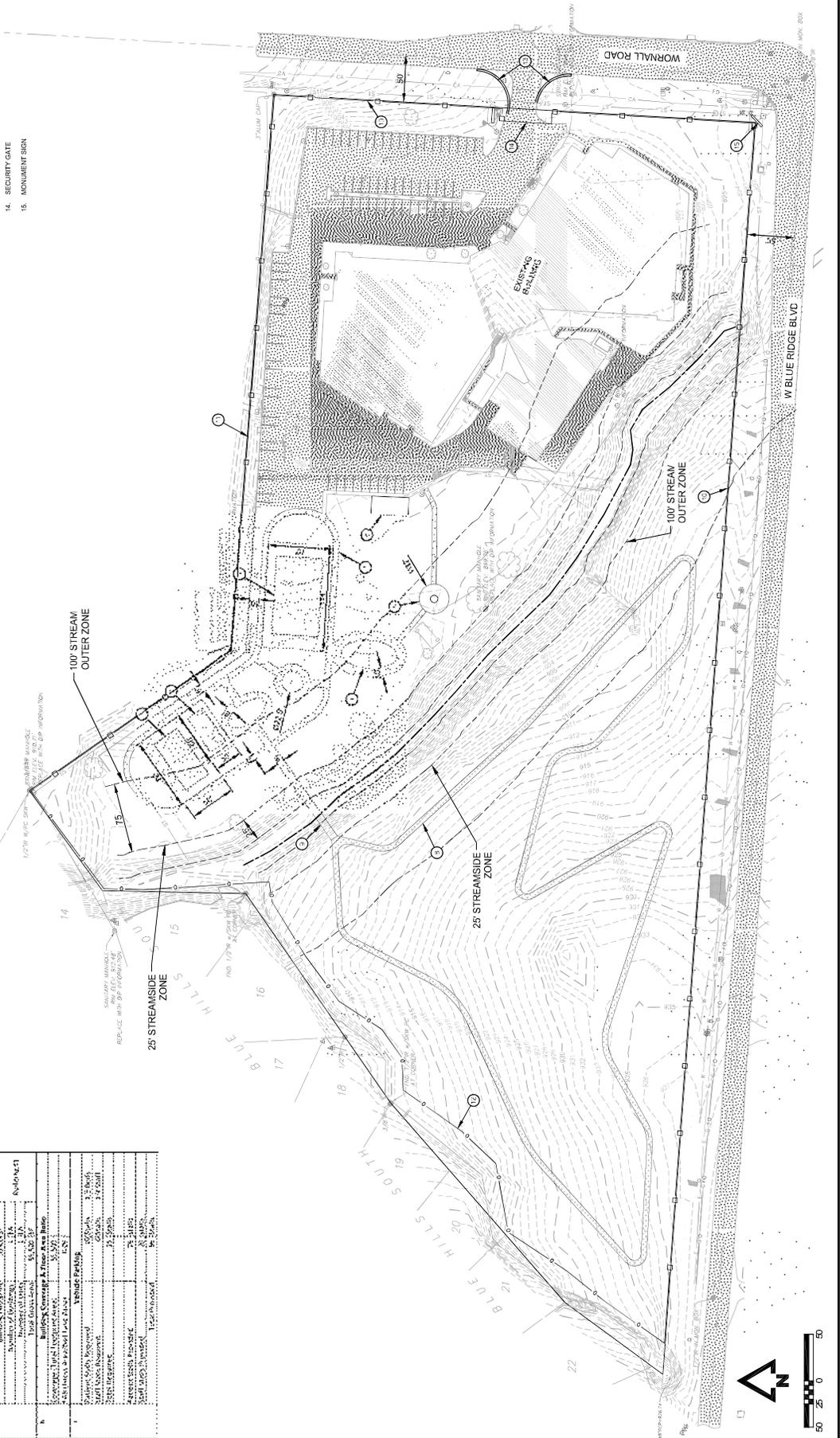
- SITE PLAN KEYNOTES**
- SAND VOLLEYBALL COURT
  - PICKLEBALL COURT
  - BASKETBALL COURT
  - FIRE PIT AREA WITH PAVILION
  - WATER FEATURE WITH BENCHES
  - VEGETABLE/FLOWER GARDEN
  - WALKING/RUNNING LOOP - 874 FT.
  - WOOD MULCH NATURE TRAIL - 1,221 FT.
  - PEDESTRIAN FOOTBRIDGE
  - 5' DECORATIVE ALUMINUM FENCE
  - 4' DECORATIVE ALUMINUM FENCE
  - 5' CHAIN LINK FENCE
  - NEW CURB AND GUTTER
  - SECURITY GATE
  - MONUMENT SIGN

**IMPERVIOUS AREA COMPARISON TABLE**

	Square Feet	Acres
EXISTING IMPERVIOUS	195,427	4.49
PERVIOUS	419,205	9.64
TOTAL	614,632	14.11
PROPOSED IMPERVIOUS	169,487	3.88
PERVIOUS	454,145	10.43
TOTAL	614,632	14.11

**Development Summary Table - Site Plan**

Section	Description	Quantity	Notes
A	Site Area	14.11 Acres	Project 210383-000
B	Impervious Area	169,487 sq. ft.	3.88 Acres
C	Pervious Area	454,145 sq. ft.	10.43 Acres
D	Total Area	614,632 sq. ft.	14.11 Acres
E	Number of Units	150	150 Units
F	Number of Beds	150	150 Beds
G	Number of Beds	150	150 Beds
H	Number of Beds	150	150 Beds
I	Number of Beds	150	150 Beds
J	Number of Beds	150	150 Beds
K	Number of Beds	150	150 Beds
L	Number of Beds	150	150 Beds
M	Number of Beds	150	150 Beds
N	Number of Beds	150	150 Beds
O	Number of Beds	150	150 Beds
P	Number of Beds	150	150 Beds
Q	Number of Beds	150	150 Beds
R	Number of Beds	150	150 Beds
S	Number of Beds	150	150 Beds
T	Number of Beds	150	150 Beds
U	Number of Beds	150	150 Beds
V	Number of Beds	150	150 Beds
W	Number of Beds	150	150 Beds
X	Number of Beds	150	150 Beds
Y	Number of Beds	150	150 Beds
Z	Number of Beds	150	150 Beds



**STREAM BUFFER - SOUTH TABLE**

STREAM BUFFER AREA:	154,230.54 SF
MAXIMUM IMPACT AREA (40%):	61,692.21 SF
ACTUAL IMPACTED AREA:	0 SF (0%)

**STREAM BUFFER - NORTH TABLE**

STREAM BUFFER AREA:	70,131.6 SF
MAXIMUM IMPACT AREA (40%):	28,052.64 SF
IMPACTED AREA IN UNDISTURBED AREA EXISTING:	14,374.8 SF (20.4%)
IMPACTED AREA IN UNDISTURBED AREA PROPOSED:	14,374.8 SF (20.4%)
IMPACTED AREA IN DISTURBED AREA EXISTING:	27,007.2 SF (38.5%)
IMPACTED AREA IN DISTURBED AREA PROPOSED:	6,098.4 SF (8.7%)

**STREAM BUFFER - TOTAL**

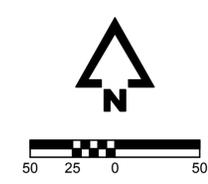
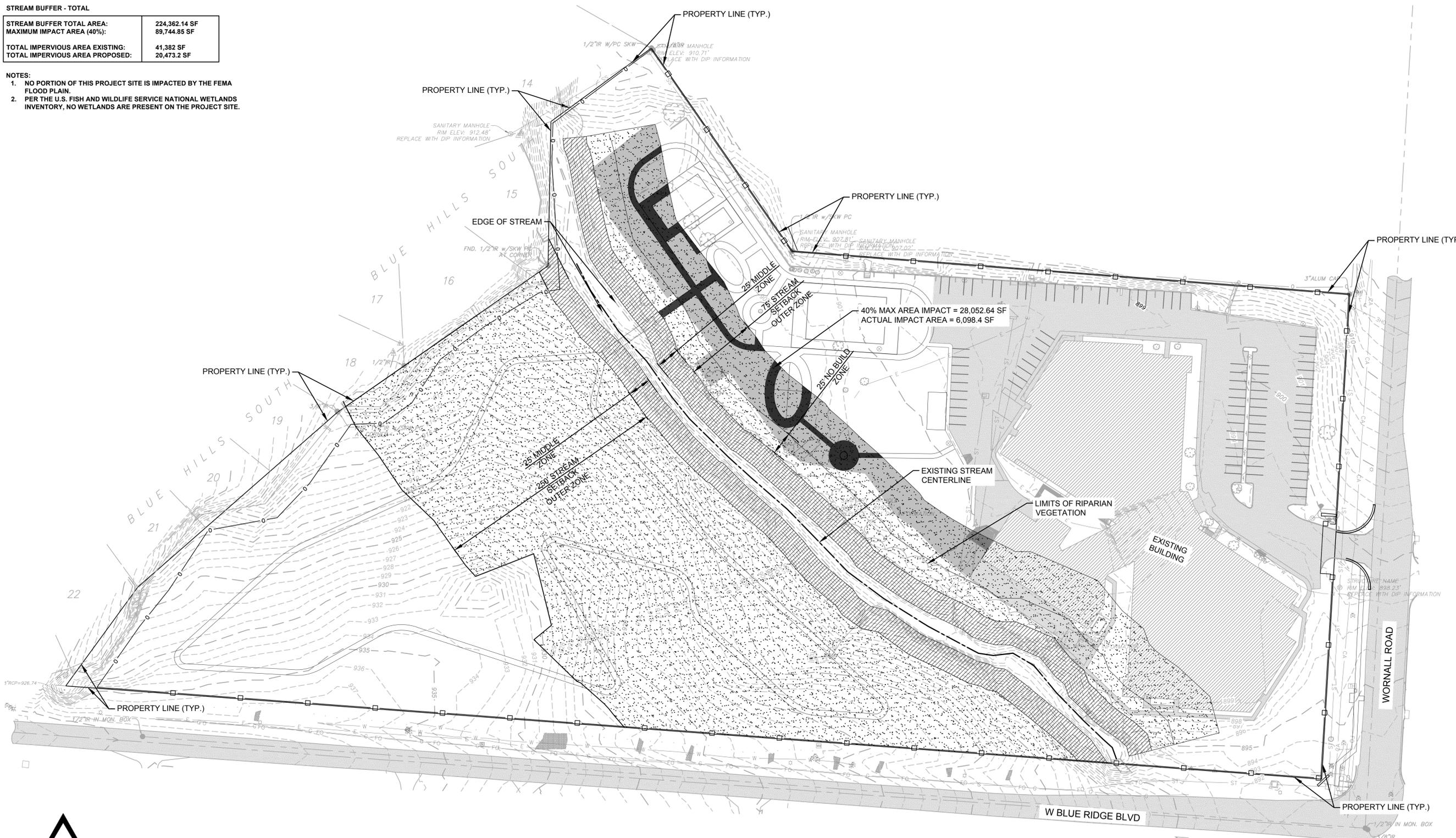
STREAM BUFFER TOTAL AREA:	224,362.14 SF
MAXIMUM IMPACT AREA (40%):	89,744.85 SF
TOTAL IMPERVIOUS AREA EXISTING:	41,382 SF
TOTAL IMPERVIOUS AREA PROPOSED:	20,473.2 SF

**NOTES:**

- NO PORTION OF THIS PROJECT SITE IS IMPACTED BY THE FEMA FLOOD PLAIN.
- PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, NO WETLANDS ARE PRESENT ON THE PROJECT SITE.

**BOUNDARY ZONES FOR SUBJECT PROPERTY**

	OUTER ZONE
	MIDDLE ZONE
	PROPOSED IMPACT AREA W/ SLOPES LESS THAN 15%
	EXISTING IMPACT AREA W/ SLOPES LESS THAN 15%



DRAWING ISSUANCE	
INITIAL ISSUE	DATE
DRAWING REVISIONS	
NO.	DESCRIPTION
DESIGNED BY	CHECKED BY
AVD	PJO
MEC PROJECT NUMBER	
210383-000	
STREAM BUFFER PLAN	
<b>C0.00</b>	

P:\210383-000\06-DRAWINGS\CIVIL\U.P. SHEET\210383-000 STRM BUF.DWG  
BY: ABRONW  
PLOT DATE: 02/20/21 3:02 PM  
LAYOUT: STREAM