

LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

SECTION 09, TOWNSHIP 47N, RANGE 32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

olsson

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Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024	REVISED PER CITY COMMENTS	
2	06/07/2024	REVISED PER LAYOUT CHANGE	
3	06/18/2024	REVISED PER CITY COMMENTS	
4	10/16/2024	REVISED PER SITE CONDITIONS	

2024

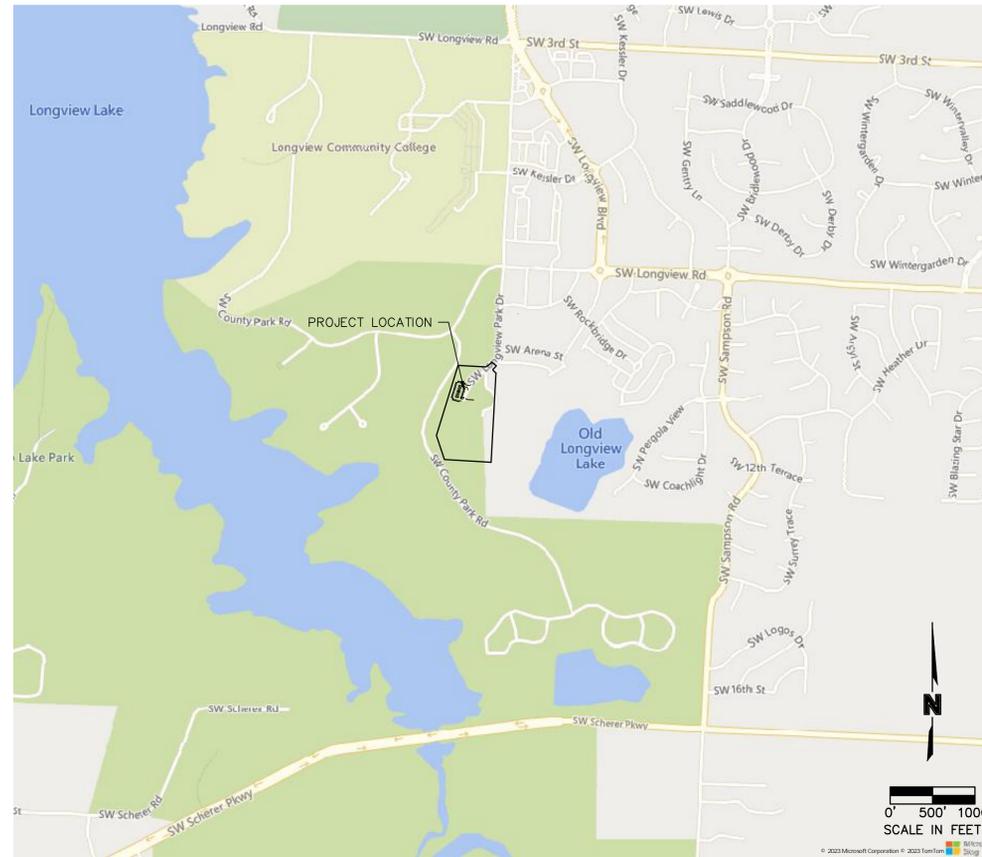
TITLE SHEET
LONGVIEW MANSION PARKING ADDITION
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, MO

drawn by: CH
checked by: DP
approved by: SS
QA/QC by: CH
project no.: 022-06318
drawing no.: C_TTL01-02206318
date: 2024.09.01

SHEET
C01

Sheet Number	Sheet Title
C01	TITLE SHEET
C02	GENERAL NOTES
C03	EXISTING CONDITIONS
C04	OVERALL SITE PLAN
C04A	SIGNAGE PLAN
C05	SITE DIMENSION PLAN
C06	GRADING PLAN
C07	SPOT ELEVATIONS
C08	SPOT ELEVATIONS
C09	BMP PLAN
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L02	LANDSCAPE DETAILS & NOTES
E1	SITE LIGHTING PHOTOMETRICS PLAN
E2	SITE LIGHTING POWER PLAN
E3	SITE LIGHTING DETAILS
E4	SITE LIGHTING SPECIFICATIONS

PROJECT TEAM & UTILITY CONTACT LIST	
DEVELOPER NLV MANSION LLC 1125 GRAND BLVD, SUITE 202 KANSAS CITY, MO 64108 CONTACT: MARK MOBERLY, MARK McHUGH PHONE: 816.581.3997 EMAIL: MMOBERLY@SUNFLOWERKC.COM, MARK@SUNFLOWERKC.COM	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SEWER DEPARTMENT PHONE: 816-969-1940
LANDSCAPE ARCHITECT OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST, PLA PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 816-756-5252 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, PE PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 816-358-5350 NAME: GOOGLE FIBER PHONE: 877-454-6959
LIGHTING ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: KATLYN COLLIER, PE PHONE: 816.361.1177 EMAIL: KCOLLIER@OLSSON.COM	



ACCEPTED:

CITY OF LEE'S SUMMIT

DATE

CIVIL ENGINEER:
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

Stephen Saylor
STEPHEN SAYLOR, P.E.
CIVIL ENGINEER
MO# 2018021248

10/16/2024
DATE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
10/16/2024

PROPERTY DESCRIPTION:

LOT 1, MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

NOTES:

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input checked="" type="checkbox"/>	REVIEWED FOR CONSTRUCTION



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

PRSITE20241662

EXISTING CONDITIONS LEGEND

THIS LEGEND APPLIES TO ALL SHEETS IN THIS PLAN SET

- PROPERTY & ROW LINES
- EASEMENT & SETBACK LINES
- G ----- EXISTING GAS MAIN
- SS ----- EXISTING SANITARY SEWER
- P-OH ----- EXISTING OVERHEAD POWER
- SD ----- EXISTING STORM SEWER
- W ----- EXISTING WATER MAIN
- 999 ----- EXISTING MAJOR GRADE CONTOUR
- 999 ----- EXISTING MINOR GRADE CONTOUR

DEMOLITION LEGEND

- [Hatched Box] REMOVE EXISTING PAVEMENT
- [Hatched Box] TREE REMOVAL

SYMBOLS FOR EXISTING FEATURES

- [Symbol] CABLE/TELEVISION BOX
- [Symbol] POWER STRUCTURES/PEDESTALS
- [Symbol] POWER POLE
- [Symbol] STREET LIGHTING
- [Symbol] TELEPHONE STRUCTURES/PEDESTALS
- [Symbol] SANITARY SEWER MANHOLE
- [Symbol] WATER VALVE
- [Symbol] SIGN

EXISTING INSTALLATION PROTECTION NOTE

UNLESS EXPLICITLY INDICATED FOR DEMOLITION/REMOVAL IN THIS PLAN, ALL EXISTING IMPROVEMENTS, UTILITY INSTALLATIONS, ROW IMPROVEMENTS, ETCETERA, ARE TO BE PROTECTED AND REMAIN UNDISTURBED. CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH ANY CONFLICTS OR CONCERNS.

TREE REMOVAL NOTE

TREE REMOVAL TO HAVE BEEN COMPLETED WITH PREVIOUSLY PERMITTED MASS GRADING PLANS. NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.

PROPERTY BOUNDARY NOTE

PROPERTY BOUNDARY INCLUDING ALL RECORDED EASEMENTS ARE SHOWN AS CURRENTLY RECORDED. BOUNDARIES MAY BE UPDATED TO ALIGN WITH NEWLY RECORDED DOCUMENTS IF RECORDED PRIOR TO PERMIT BEING ISSUED.

EASEMENT LEGEND

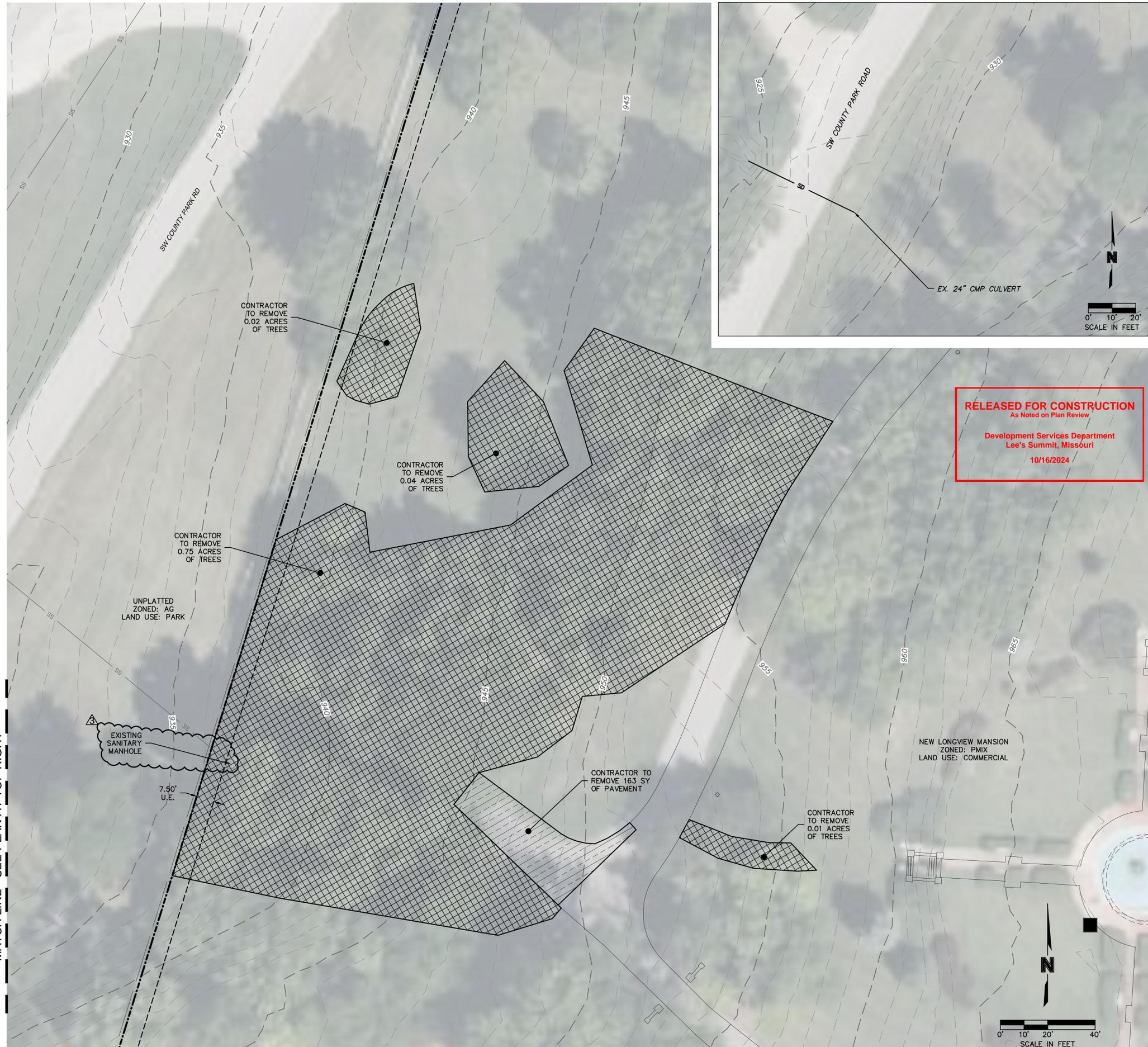
- BL ZONED BUILD LINE
- RAW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- WE WATER EASEMENT

DEMOLITION PLAN NOTES

1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

NOTE: NO EXISTING OIL & GAS WELLS ARE LOCATED WITHIN THE PROJECT SITE PER MISSOURI DNR WEB SEARCH PERFORMED DECEMBER 2023.

MATCH LINE - SEE PLAN AT TOP RIGHT



OFFSITE CULVERT



MATCH LINE - SEE PLAN AT LEFT



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LEE'S SUMMIT, MO	

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SHEET C03

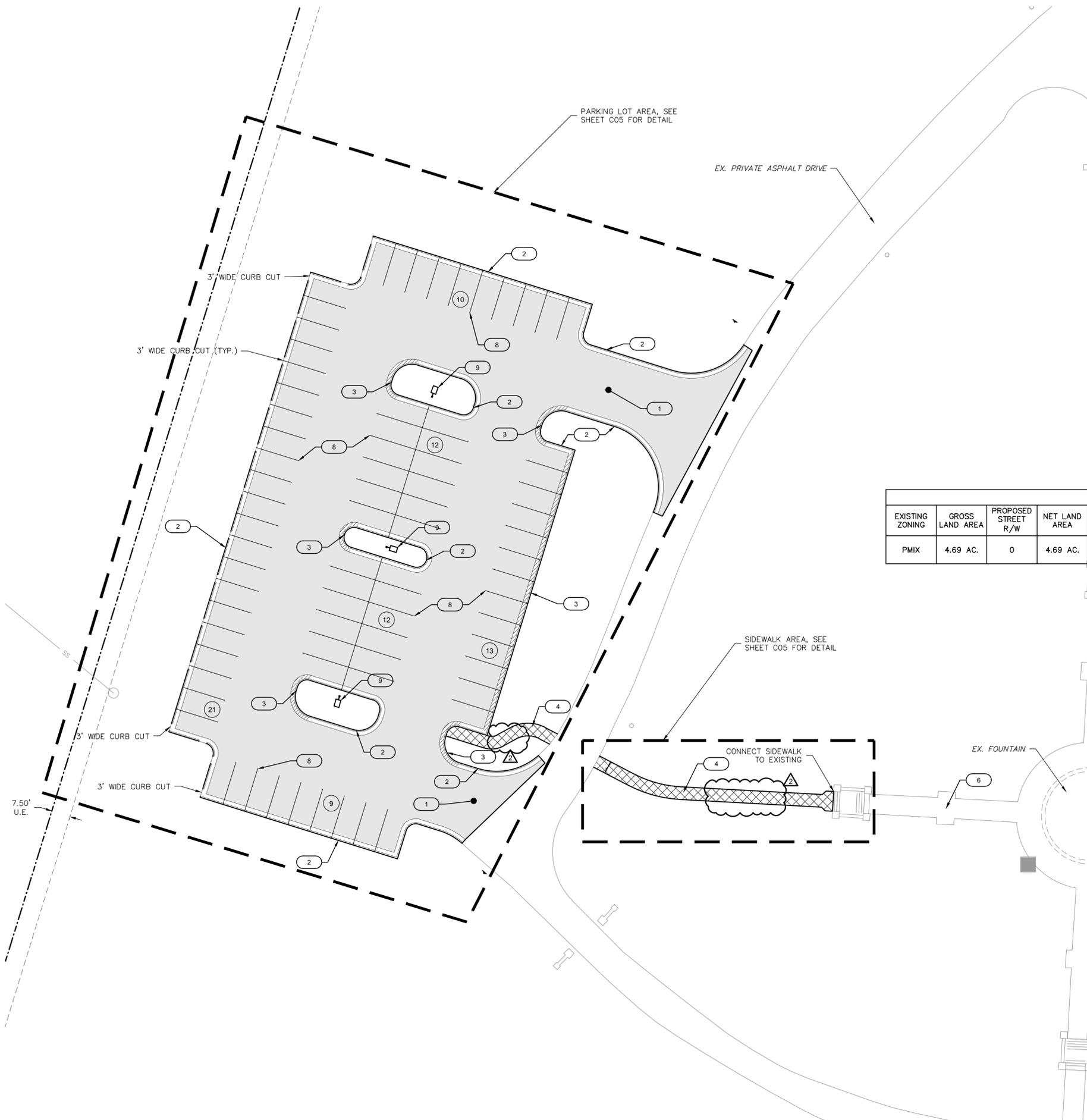
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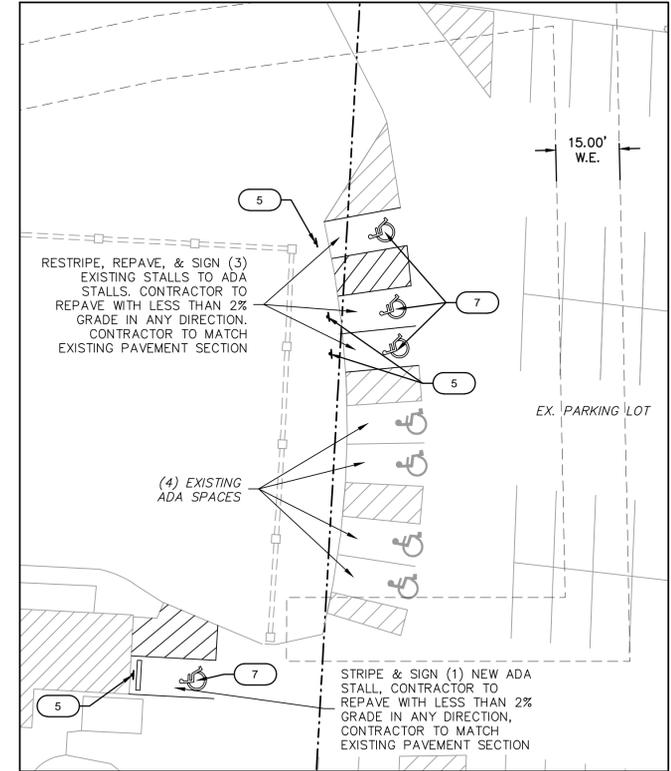
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ADA STALL LOCATION MAP

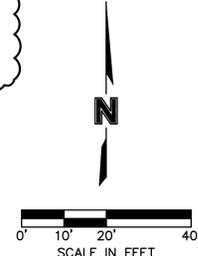


SITE DEVELOPMENT DATA												
EXISTING ZONING	GROSS LAND AREA	PROPOSED STREET R/W	NET LAND AREA	LAND USE	BUILDING FLOORS	BUILDING FLOOR AREA	BUILDING COVERAGE	F.A.R.	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	IMPERV. AREA (EX.)	IMPERV. AREA (PROP.)
PMIX	4.69 AC.	0	4.69 AC.	EVENT SPACE PARKING	N/A	N/A	N/A	N/A	75	77	8.25%	20.98%

LEGEND	
	CONCRETE SIDEWALK (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT (See Detail Sheet)
	CG-1 CURB & GUTTER (See Detail Sheet)
	CG-1 CURB & GUTTER (DRY) (See Detail Sheet)
	NUMBER OF PARKING STALLS

- CONSTRUCTION NOTES**
- CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND AND DETAIL SHEET C11)
 - TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND AND DETAIL SHEET C11)
 - TYPE CG-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND AND DETAIL SHEET C11)
 - CONSTRUCT PRIVATE SIDEWALK (SEE DETAIL ON SHEET C11)
 - PROPOSED ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET C11)
 - EXISTING PRIVATE SIDEWALK
 - PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET C11)
 - PROPOSED 4" WHITE THERMOPLASTIC PAVEMENT STRIPING (TYP.) (SEE DETAIL SHEET C11)
 - PROPOSED LIGHT POLES (SEE SITE LIGHTING PLANS FOR DETAILS)

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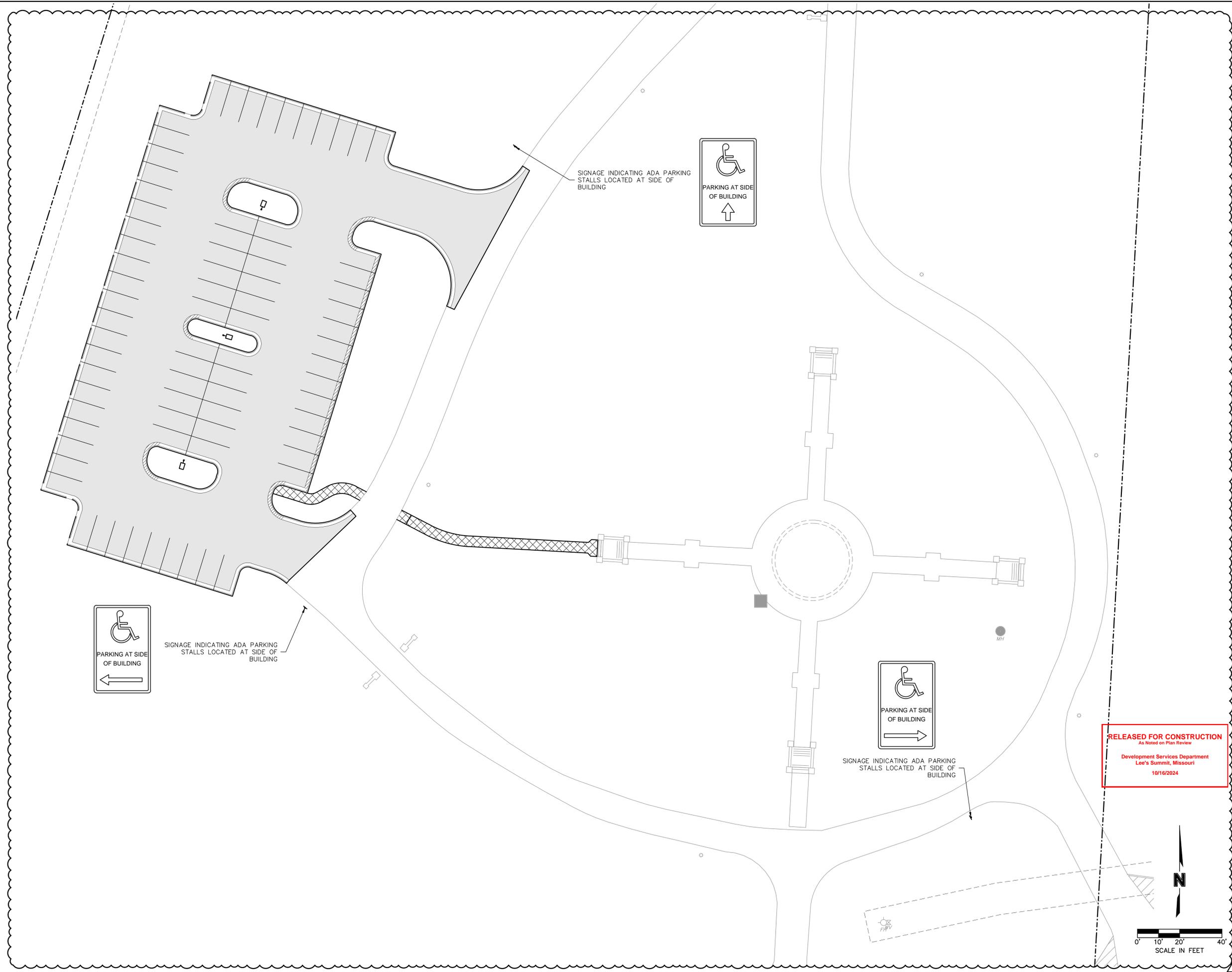
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OVERALL SITE PLAN
 LONGVIEW MANSION PARKING ADDITION
 FINAL DEVELOPMENT PLANS
 LEE'S SUMMIT, MO
 2024

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STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 10/16/2024

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SIGNAGE PLAN

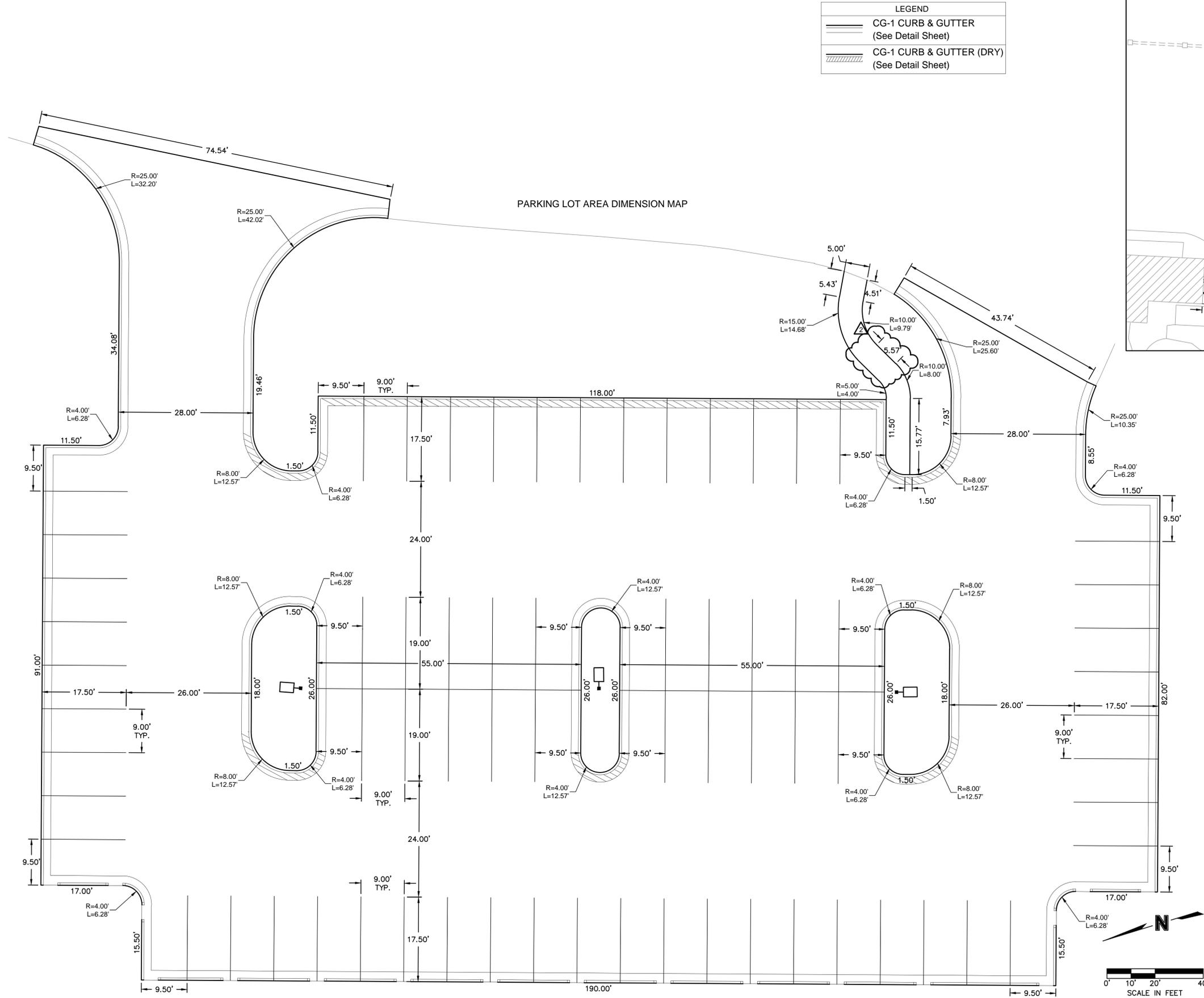
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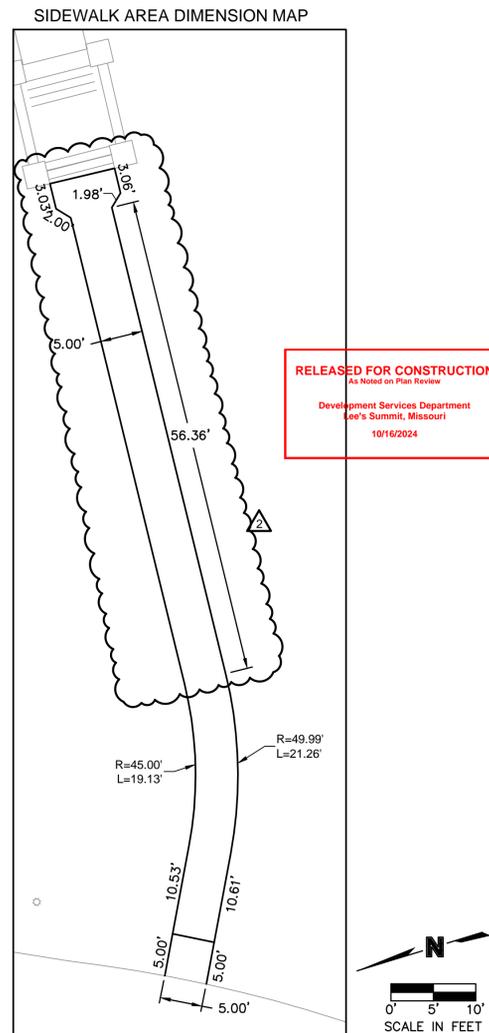
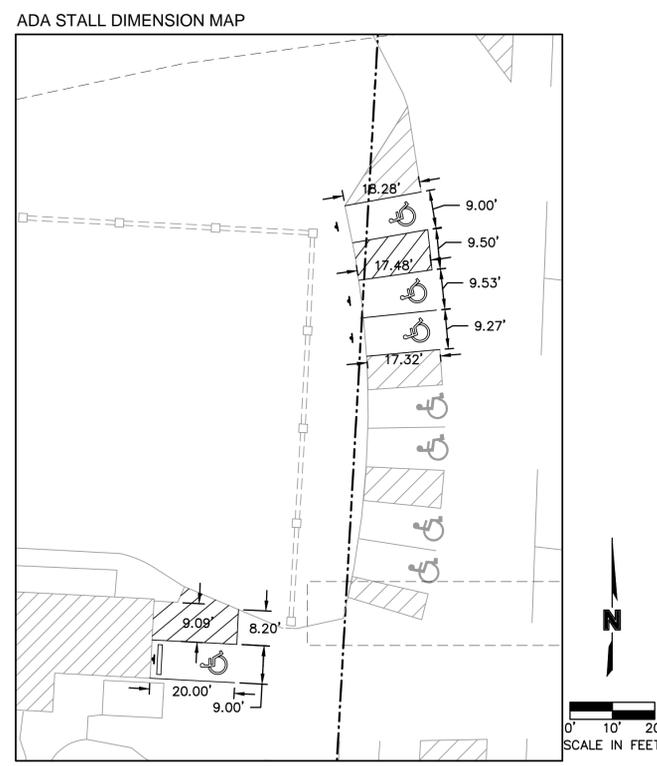
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LEGEND

	CG-1 CURB & GUTTER (See Detail Sheet)
	CG-1 CURB & GUTTER (DRY) (See Detail Sheet)



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2		

SITE DIMENSION PLAN

LONGVIEW MANSION PARKING ADDITION

FINAL DEVELOPMENT PLANS

drawn by: _____ CH
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 QA/QC by: _____ CH

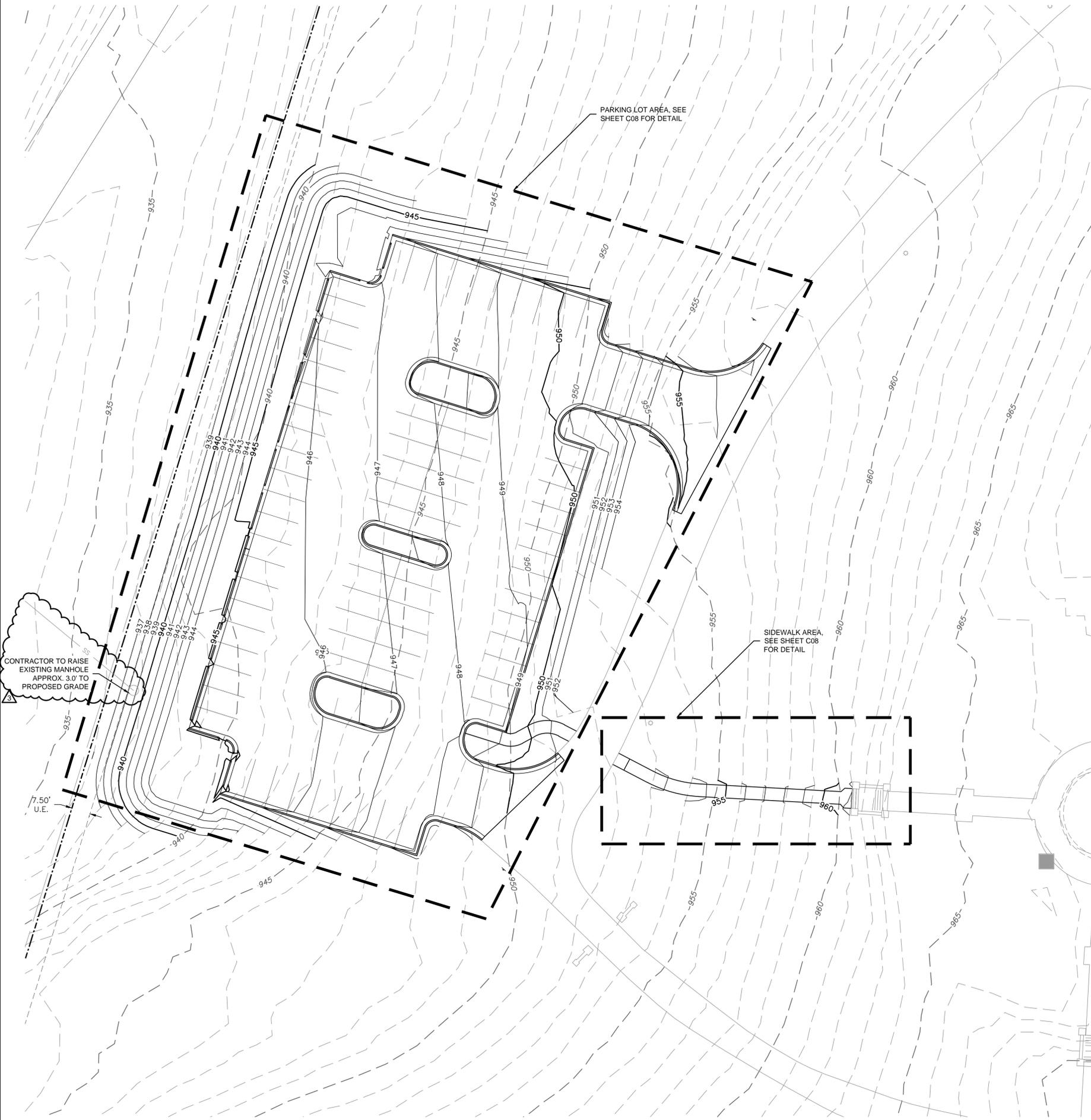
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2024

LEE'S SUMMIT, MO

SHEET
C05

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LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

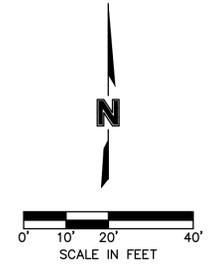
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	201	3830

EARTHWORK QUANTITIES NOTES

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

GRADING PLAN NOTES

- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE, SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)



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GRADING PLAN

LONGVIEW MANSION PARKING ADDITION
FINAL DEVELOPMENT PLANS

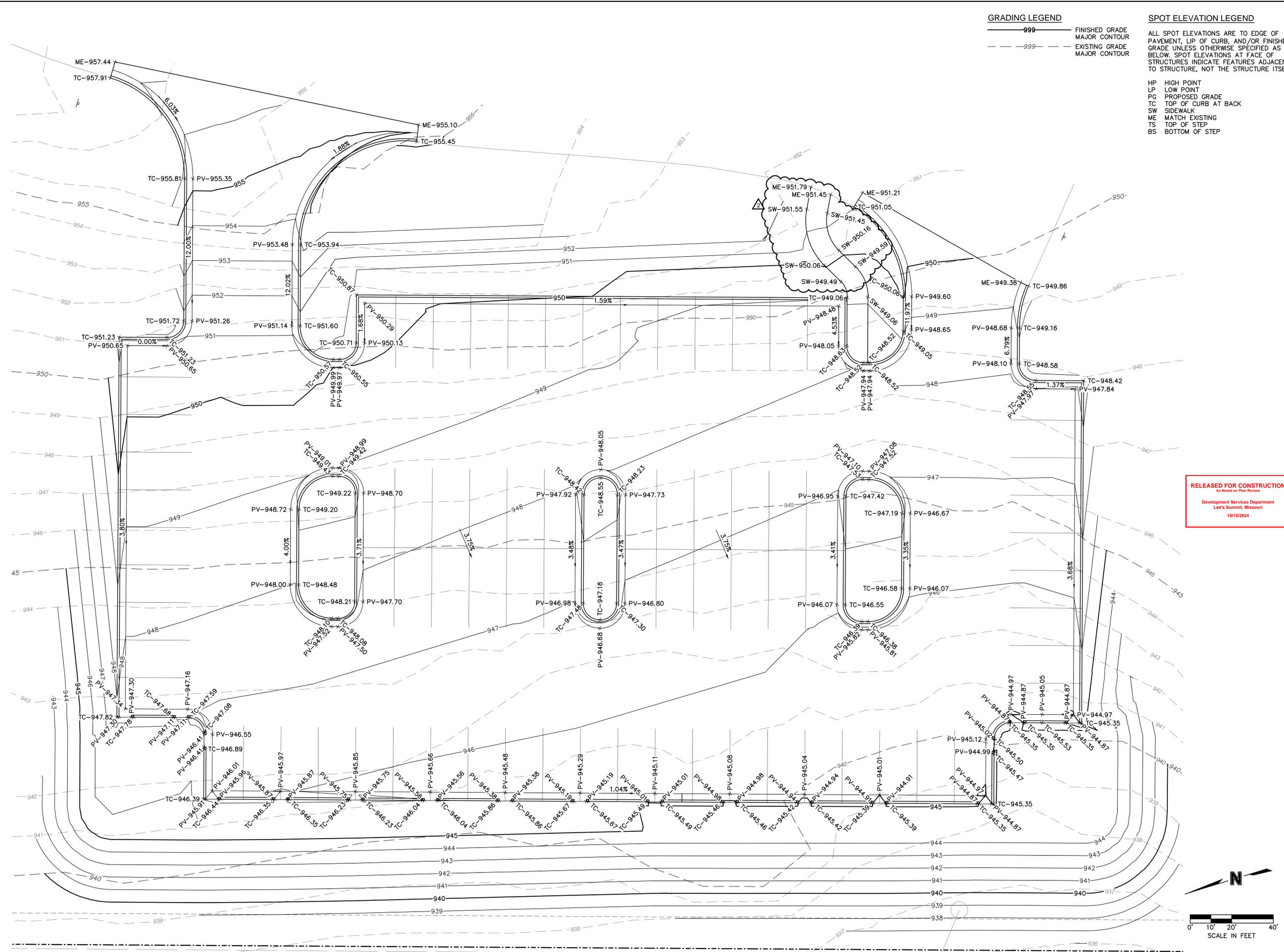
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SHEET C06

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GRADING LEGEND

— 999 —	FINISHED GRADE
---	EXISTING GRADE
---	MAJOR CONTOUR

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATE FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

HP HIGH POINT
 LP LOW POINT
 PG PROPOSED GRADE
 TC TOP OF CURB AT BACK
 SW SIDEWALK
 ME MATCH EXISTING
 TS TOP OF STEP
 BS BOTTOM OF STEP

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SPOT ELEVATIONS

LONGVIEW MANSION PARKING ADDITION
 FINAL DEVELOPMENT PLANS

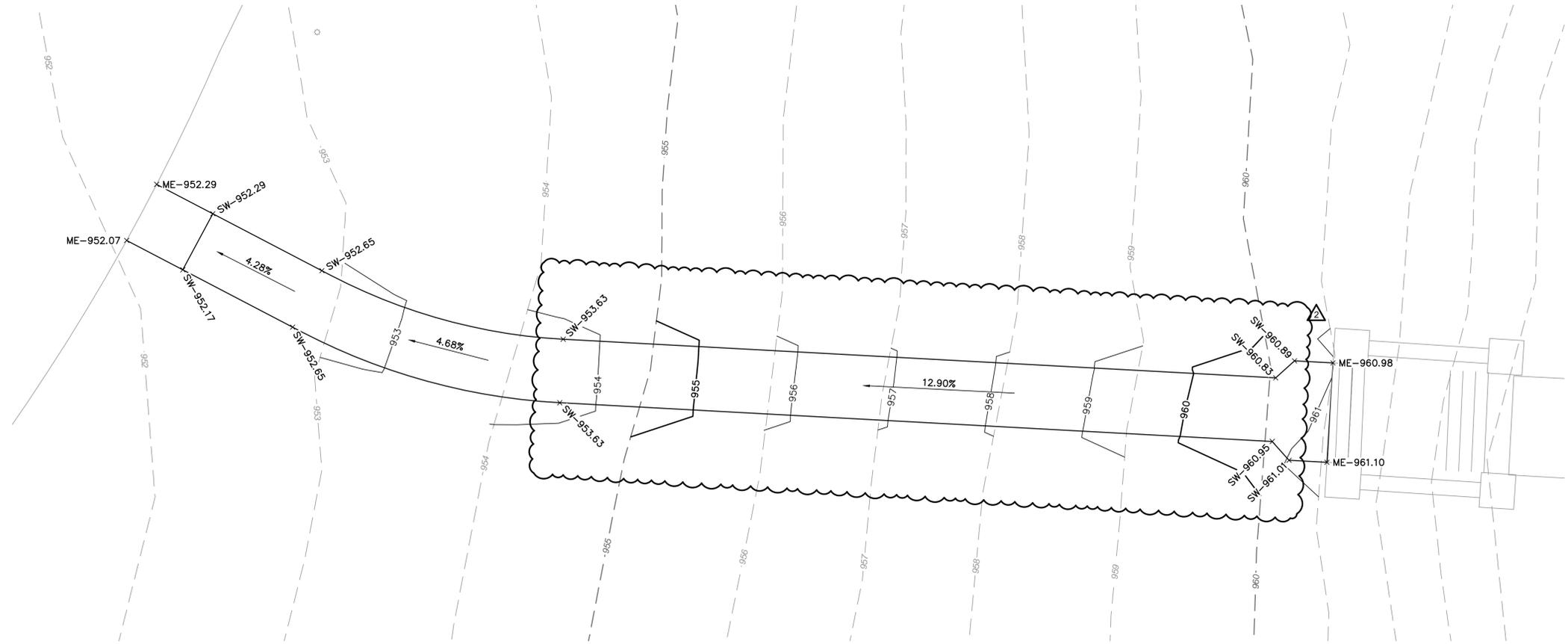
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SHEET C07

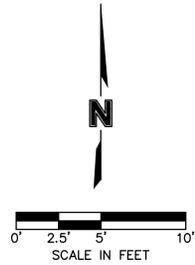
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GRADING LEGEND
 ——— 999 ——— FINISHED GRADE MAJOR CONTOUR
 - - - 999 - - - EXISTING GRADE MAJOR CONTOUR

SPOT ELEVATION LEGEND
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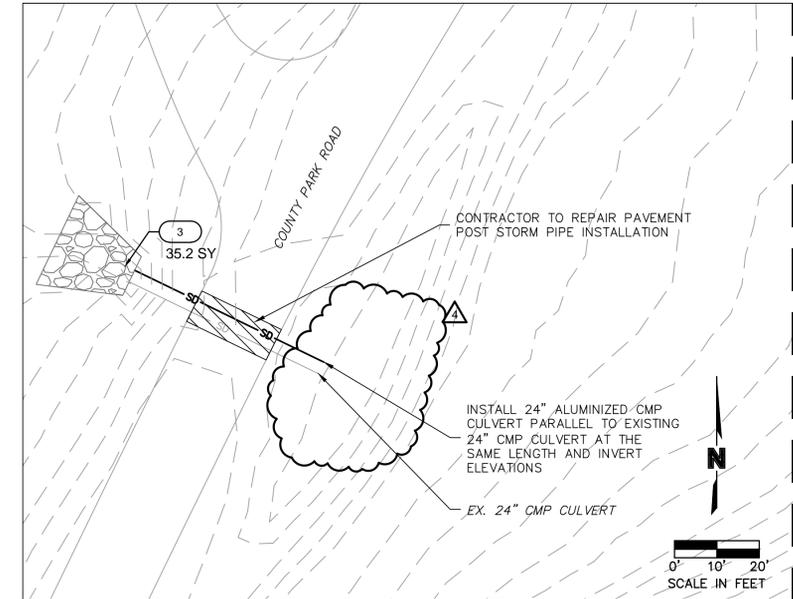
SHEET
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OFFSITE CULVERT PLAN



LEGEND

	RIPRAP (See Detail Sheet)
	INFILTRATION TRENCH (See Detail Sheet)

CONSTRUCTION NOTES

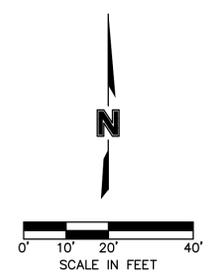
- 1 3' CURB CUT
- 2 PROPOSED 6" PERFORATED PVC UNDERDRAIN, SEE SHEET C12 FOR DETAILS
- 3 PROPOSED CLASS 4 RIP RAP, SEE SHEET C12 FOR DETAILS
- ~~4 PROPOSED CLASS 3 RIP RAP, SEE SHEET C12 FOR DETAILS~~
- 5 OBSERVATION PORT SEE SHEET C12 FOR DETAILS
- 6 CLEANOUT SEE SHEET C12 FOR DETAILS
- 7 PROPOSED 6" WIDE INFILTRATION TRENCH SEE SHEET C12 FOR DETAILS
- 8 UNDERDRAIN DISCHARGE LOCATION
FL - 939.06
N: 995845.9513
E: 2801963.5000

Riprap Calculations

End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 1-1	66	2	4	18	19.5	2.57	35.2

*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18

NOTE: NO PUBLIC OR PRIVATE WATER, SANITARY SEWER, OR STORM SEWER PROPOSED OTHER THAN 6" PERFORATED PIPE FOR INFILTRATION TRENCH & 24" CULVERT ACROSS OFFSITE COUNTY PARK ROAD.



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 Development Services Department
 Lee's Summit, Missouri
 10/16/2024

MATCH LINE - SEE PLAN AT LEFT

BY

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	03/28/2024	REVISED PER CITY COMMENTS
2	06/07/2024	REVISED PER LAYOUT CHANGE
3	06/18/2024	REVISED PER CITY COMMENTS
4	10/16/2024	REVISED PER SITE CONDITIONS

REVISIONS

2024

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Olsson - Civil Engineering
Missouri Certification of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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BMP PLAN

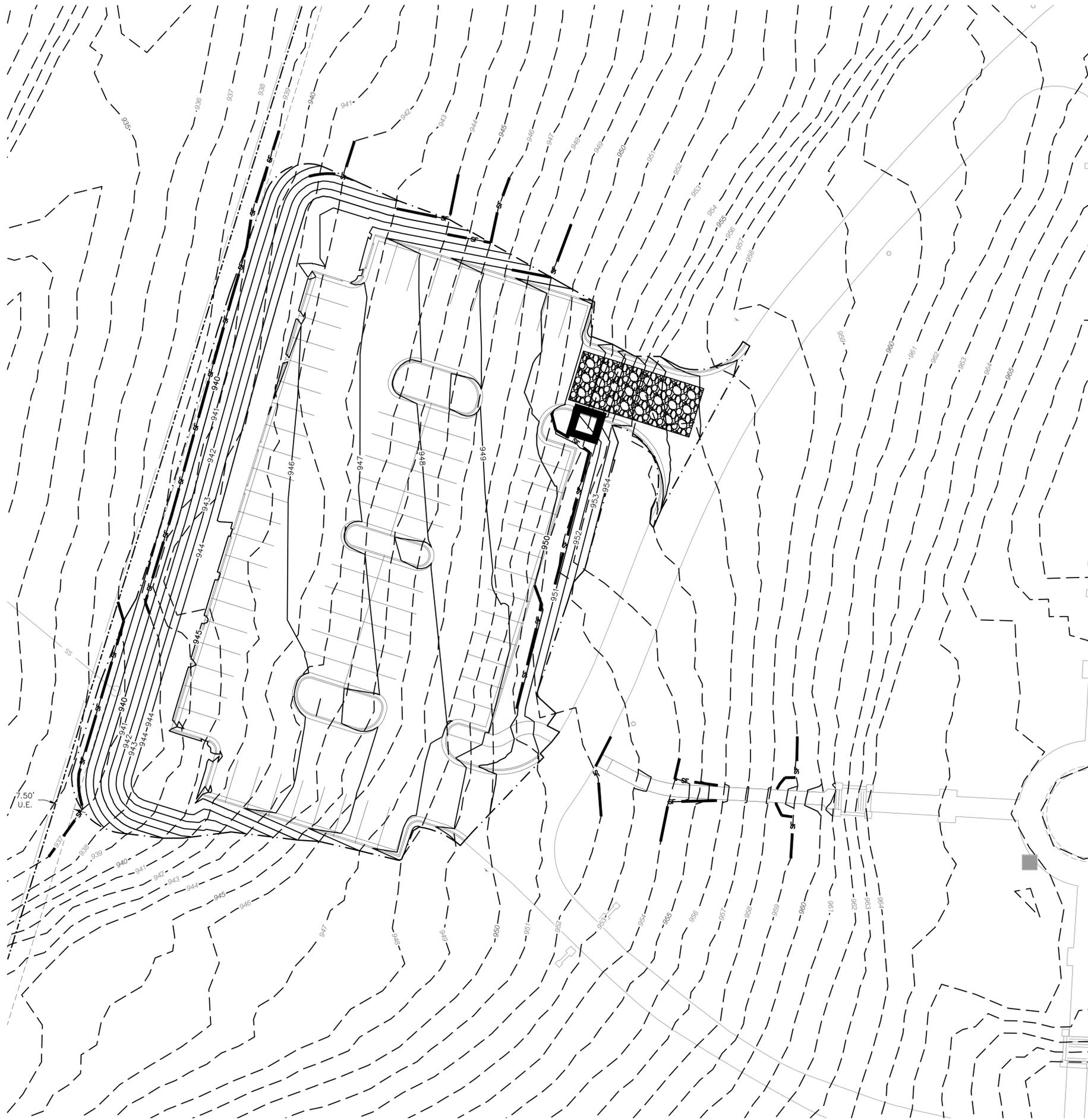
LONGVIEW MANSION PARKING ADDITION
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

drawn by: CH
checked by: DP
approved by: SS
QA/QC by: CH
project no.: 022-06318
drawing no.: C_UTL01_02206318
date: 2024.09.01

SHEET
C09

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LEGEND	
	LIMITS OF DISTURBANCE
	SILT FENCE
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA

DISTURBED AREA = 0.98 AC.

EROSION CONTROL PLAN NOTES

1. CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET AS A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS AND INSTALLING ANY ADDITIONAL CONTROLS AS NECESSARY.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES TO BE INSTALLED. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF HOURS OF NOTICE (VERBAL OR WRITTEN).
4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE DETAILS SHOWN ON SHEET C12. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.
5. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION. AREAS DISTURBED BY DEVICE REMOVAL SHALL BE IMMEDIATELY STABILIZED. SEED BLENDS OR SOD SHALL MATCH WHAT WAS USED IN AREAS SURROUNDING DISTURBANCE.
7. PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.
8. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
9. SEE SHEET C12 FOR DETAILS.

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EROSION CONTROL PLAN

LONGVIEW MANSION PARKING ADDITION
FINAL DEVELOPMENT PLANS

2024

LEE'S SUMMIT, MO

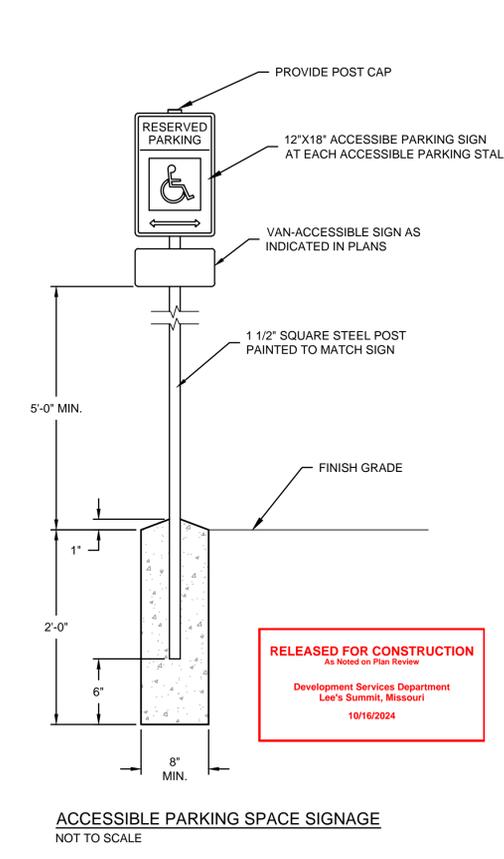
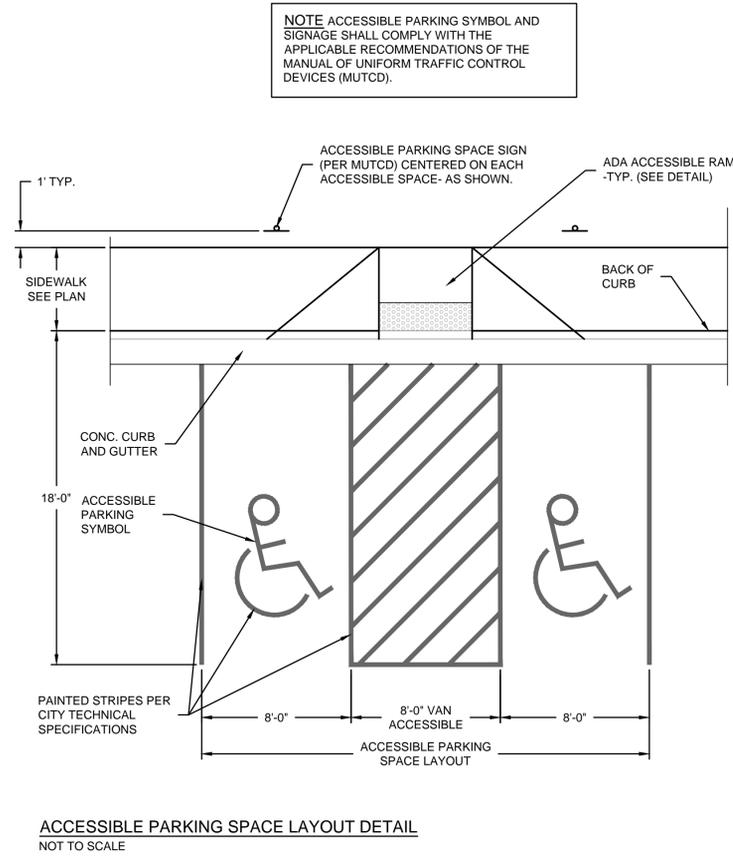
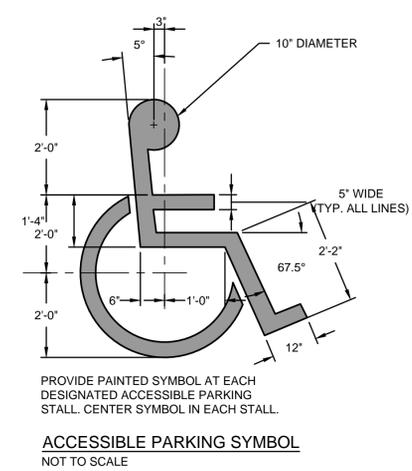
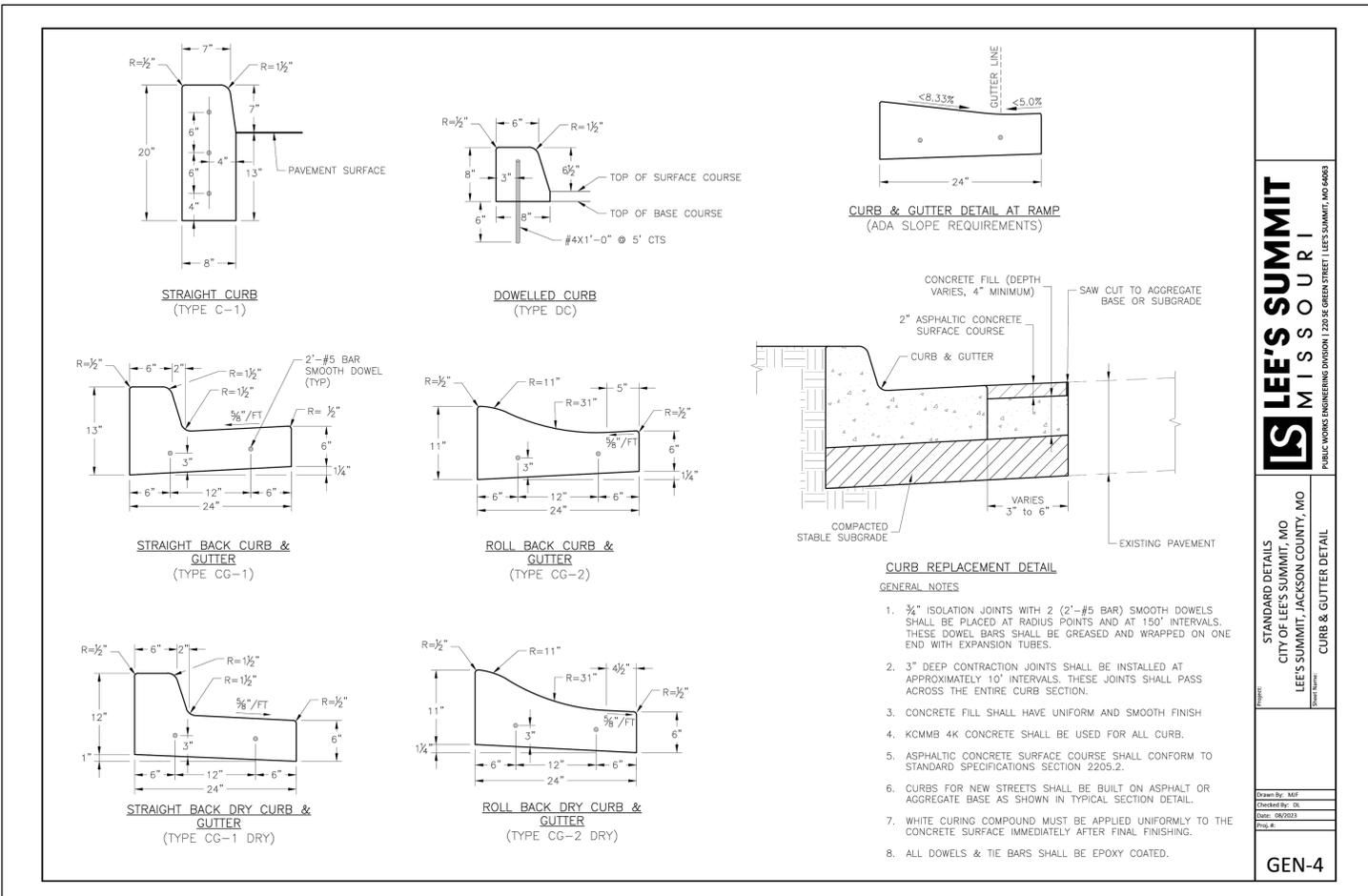
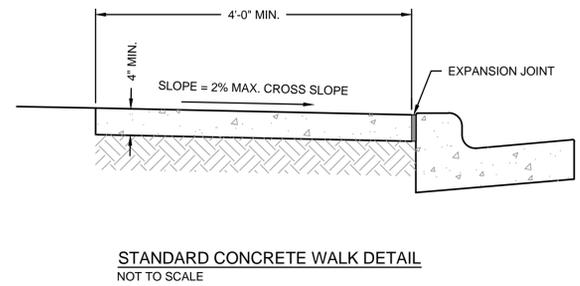
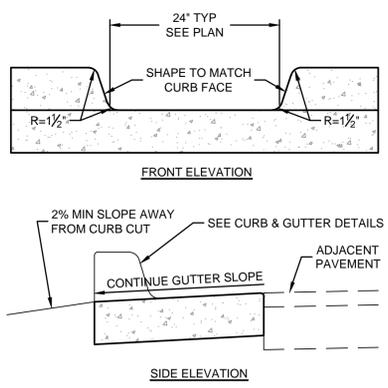
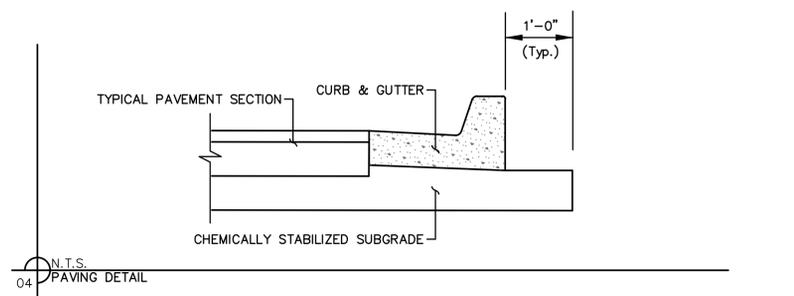
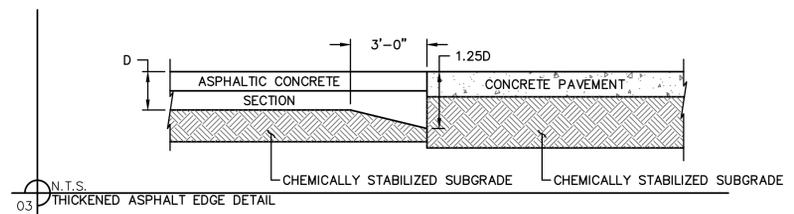
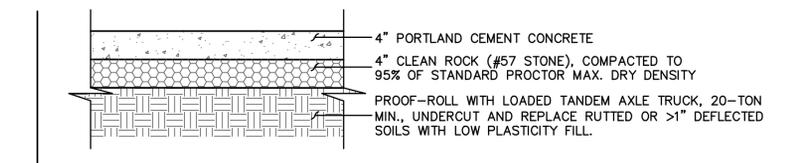
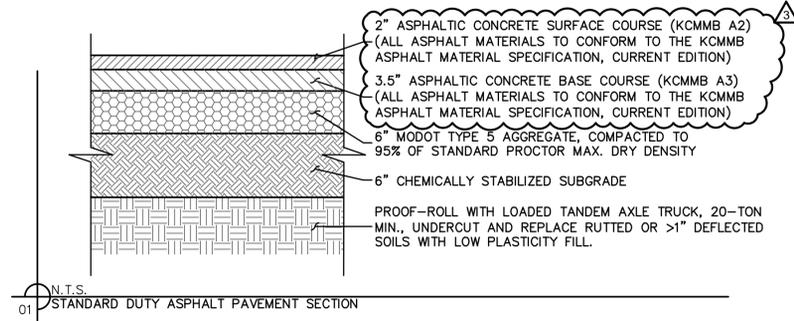
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checked by: _____ DP
approved by: _____ SS
QA/QC by: _____ CH
project no.: 022-06318
drawing no.: C-ERC01_02206318
date: 2024.03.01

SHEET C10

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Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

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LEE'S SUMMIT
MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 E. GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 CURB & GUTTER DETAIL
 GEN-4

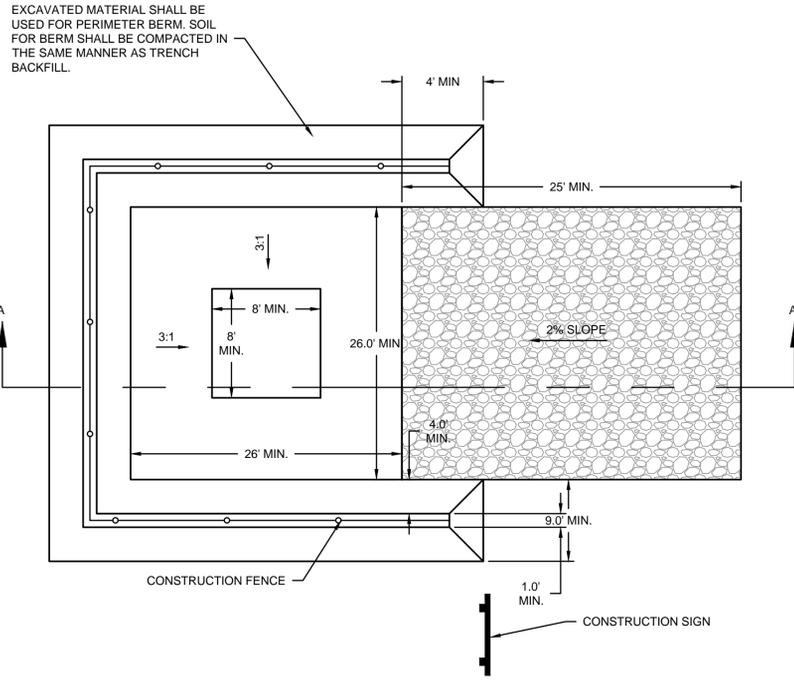
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DETAILS
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 FINAL DEVELOPMENT PLANS
 2024
 LEE'S SUMMIT, MO
 drawn by: CH
 checked by: DP
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 project no.: 022-06318
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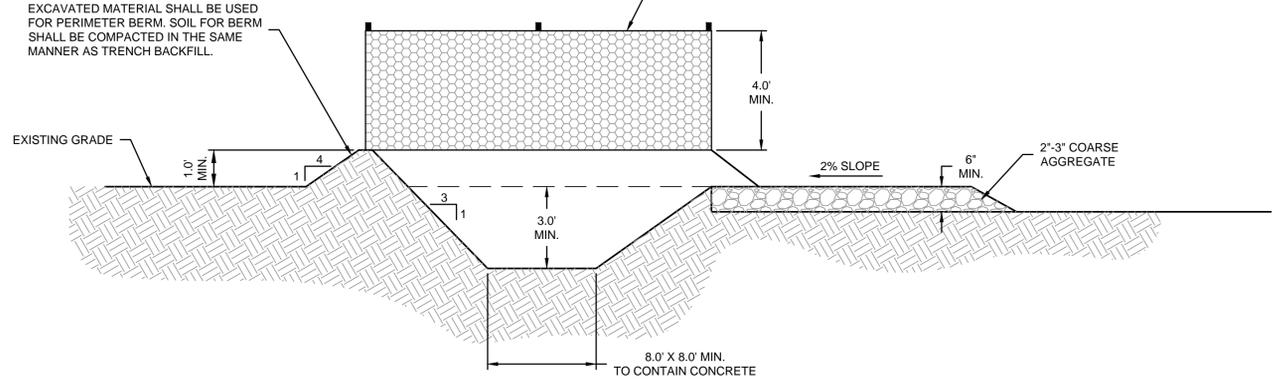


REVISIONS

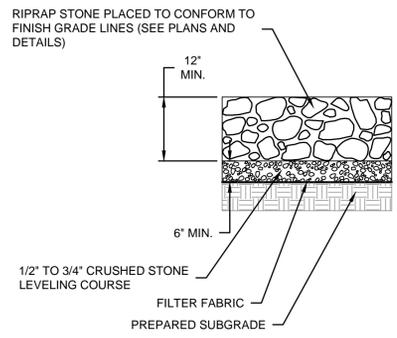
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 USER: asaylor
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- INSTALLATION:**
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE. PLACEMENT SHALL BE A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.
 2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8.0' X 8.0'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3.0'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1.0'. THE VEHICLE AGGREGATE PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
 3. HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 4. A ONE-PIECE IMPERVIOUS LINER MAY BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT AT THE DISCRETION OF THE CITY INSPECTOR.
- INSPECTION AND MAINTENANCE:**
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
 - AFTER INITIAL INSTALLATION.
 - AT LEAST DAILY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
 - DURING AND AFTER ANT STORM EVENT.
 2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2.0'.
 3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF AT AN APPROVED WASTE SITE.
 5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL. ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED PER THE CITY'S SPECIFICATIONS.

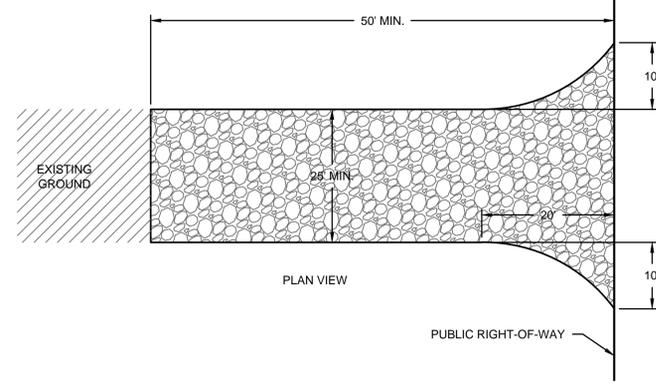
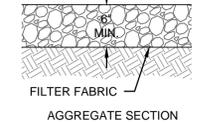


CONCRETE WASHOUT AREA
NOT TO SCALE

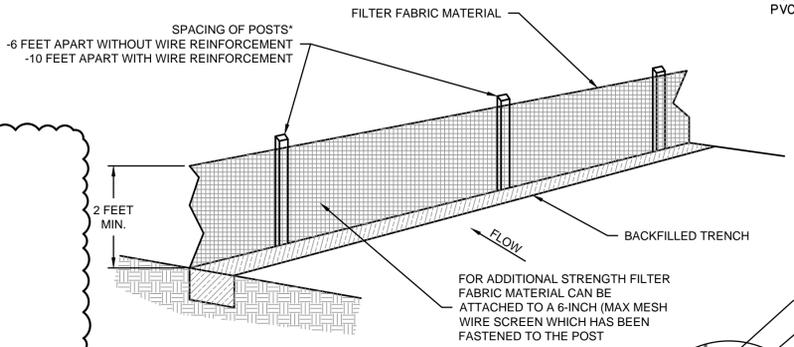


- RIPRAP NOTES**
1. STONE FOR RIPRAP SHALL CONSIST OF QUARRIED ROCK AND BE SOUND, DURABLE AND ANGULAR IN SHAPE.
 2. SHALE AND STONE WITH SHALE SEAMS ARE NOT ACCEPTABLE.
 3. STONES SHALL HAVE A MINIMUM THICKNESS OF 18". NO MORE THAN 10 PERCENT SHALL HAVE AN ELONGATION GREATER THAN 3:1. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A VOLUME OF ONE CUBIC FOOT. NO MORE THAN 6 PERCENT OF THE STONES SHALL WEIGH LESS THAN 10 POUNDS.

RIPRAP DETAIL
NOT TO SCALE

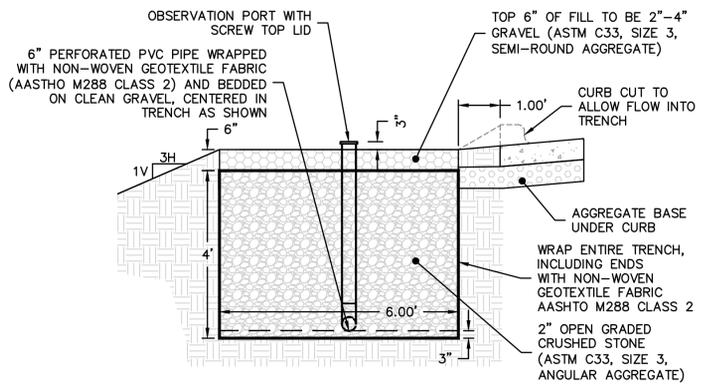


STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

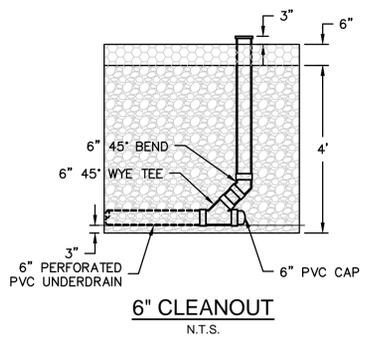


- SEDIMENT FENCE FABRIC:**
1. FILTERING EFFICIENCY SHALL BE A MINIMUM OF 85%.
 2. TENSILE STRENGTH AT 20% ELONGATION FOR TYPICAL APPLICATIONS SHALL BE A MINIMUM OF 30 LB PER LINEAR INCH. FOR HIGH STRENGTH APPLICATIONS, (SUPER-SILT FENCE), THE MINIMUM STRENGTH SHALL BE 50 LB PER LINEAR INCH.
- SEDIMENT FENCE POSTS:**
1. TYPICAL POSTS SHALL DEFER TO MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS. THE FOLLOWING ARE TO BE CONSIDERED MINIMUMS WHERE SUCH RECOMMENDATIONS ARE NOT AVAILABLE.
 2. WITH WIRE REINFORCEMENT, WOOD POSTS SHALL BE HAVE A 4" NOMINAL DIAMETER, OR 1.33 LB PER LINEAR FOOT STEEL.
 3. WITHOUT WIRE REINFORCEMENT, WOOD POSTS SHALL BE 2"x2", OR 1.00 LB PER LINEAR FOOT STEEL.

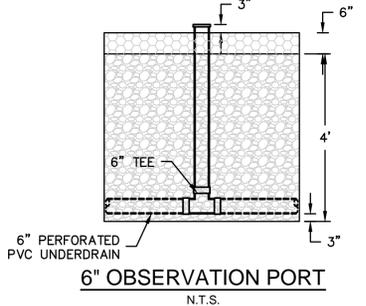
SEDIMENT CONTROL FENCE DETAIL
NOT TO SCALE



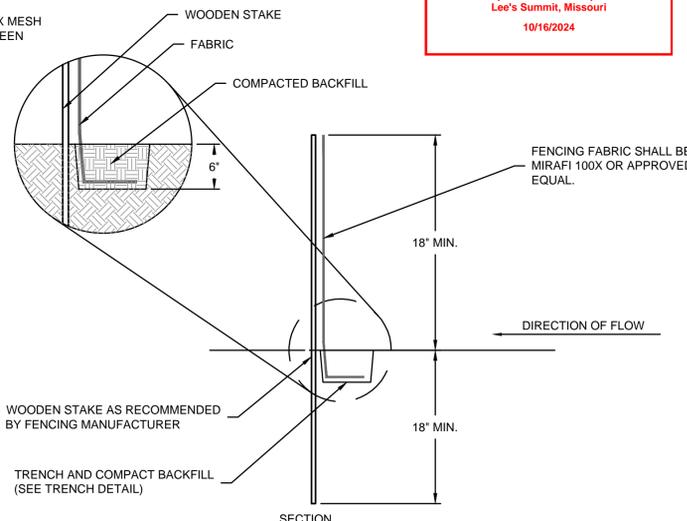
INFILTRATION TRENCH SECTION A-A
N.T.S.



6" CLEANOUT
N.T.S.



6" OBSERVATION PORT
N.T.S.



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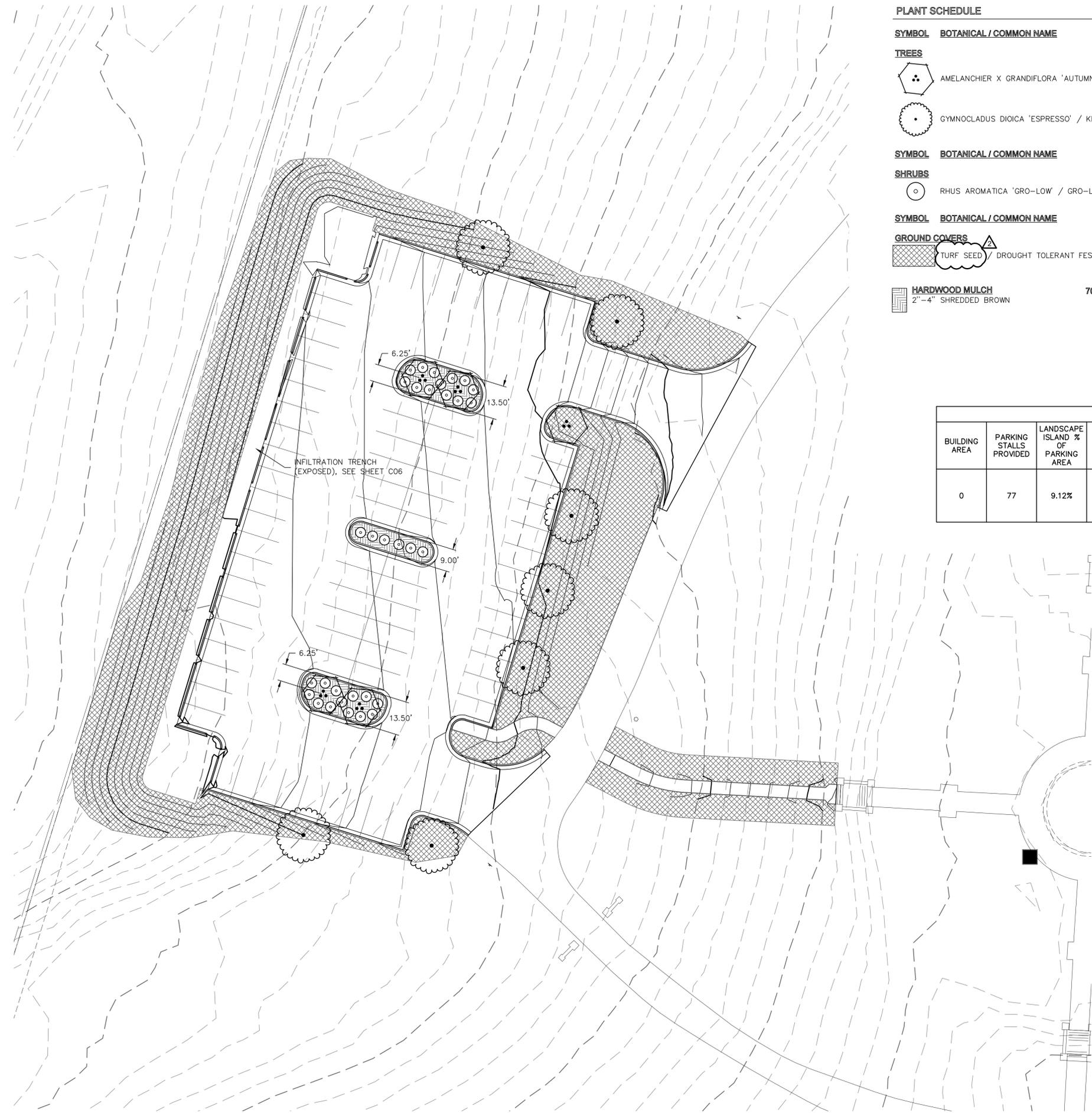
olsson
Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

STATE OF MISSOURI
STEPHEN J. SAYLOR
Professional Engineer
PE-2018021248
10/16/2024

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SHEET C12

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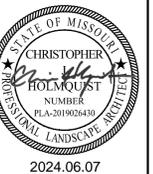
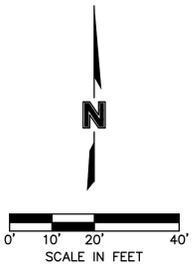
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	QTY
TREES					
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	5
	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	3"	7
SHRUBS					
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			32
GROUND COVERS					
	TURF SEED / DROUGHT TOLERANT FESCUE BLEND				17,610 SF
	HARDWOOD MULCH 2'-4" SHREDDED BROWN	705 SF			

LANDSCAPE DATA										
BUILDING AREA	PARKING STALLS PROVIDED	LANDSCAPE ISLAND % OF PARKING AREA	R/W LENGTH	LANDSCAPE STRIP BETWEEN PARKING AND R/W	STREET FRONTAGE TREES	STREET FRONTAGE SHRUBS	OPEN YARD AREA TREES	OPEN YARD AREA SHRUBS	PARKING LOT SCREENING SHRUBS	BUFFER
0	77	9.12%	N/A	N/A	N/A	N/A	12 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	26 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	N/A	N/A

- GENERAL NOTES:
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED WITH GROUNDCOVER ARE TO BE PLANTED WITH TALL FESCUE TURF SEED.
 - TREE RINGS AND PLANTING BEDS SHALL BE SURFACED WITH 3" SHREDDED HARDWOOD MULCH AND SHALL RECEIVE SHOVEL-CUT EDGE.
 - THE LANDSCAPE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS, AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.

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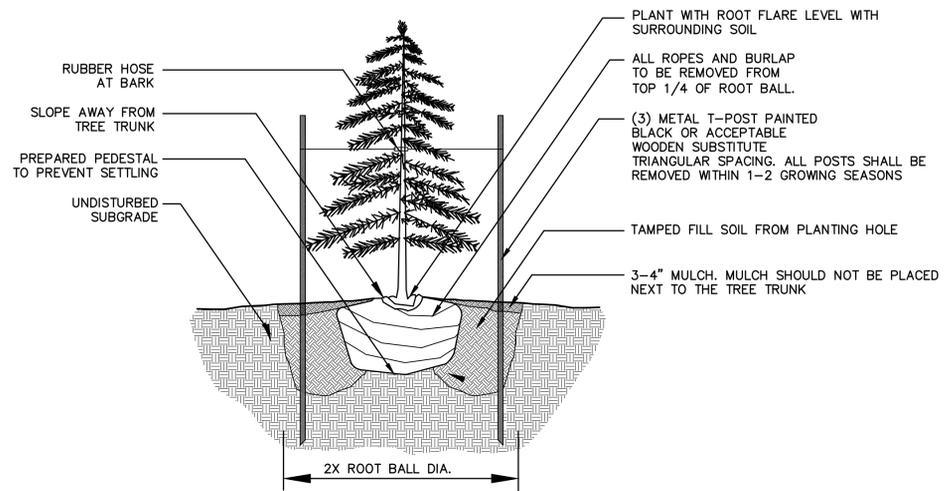
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LANDSCAPE DETAILS & NOTES
 LONGVIEW MANSION PARKING ADDITION
 FINAL DEVELOPMENT PLANS
 LEE'S SUMMIT, MO
 2024

drawn by: C:JH
 checked by: C:W
 approved by: SS
 QA/QC by: C:JH
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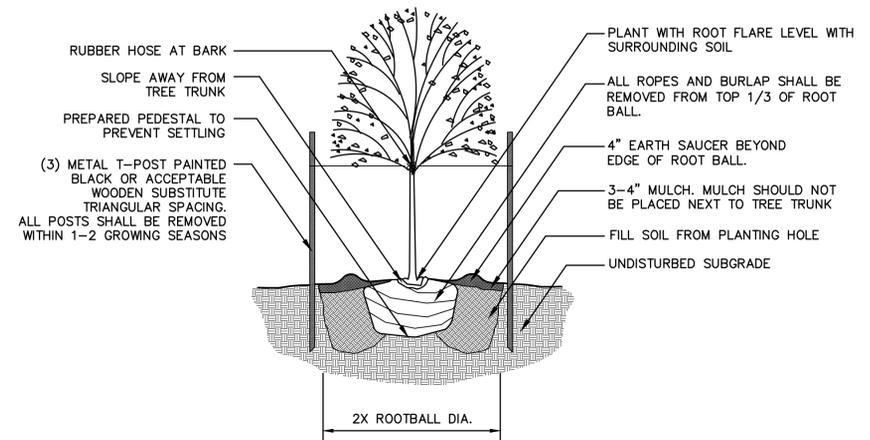
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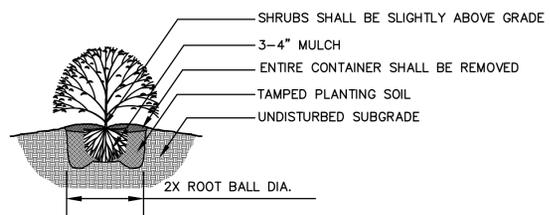
- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Evergreen Tree Planting Detail
not to scale



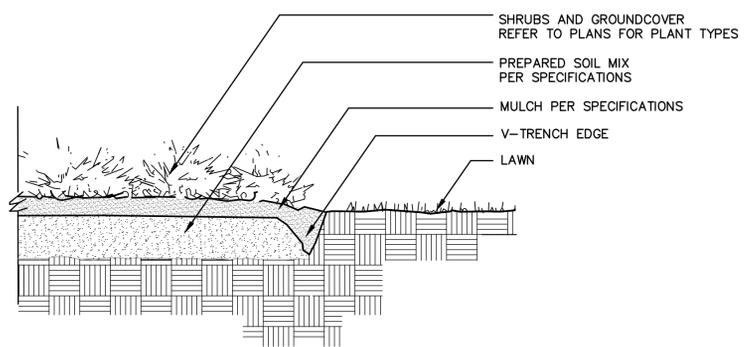
- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

2 Deciduous Tree Planting Detail
not to scale

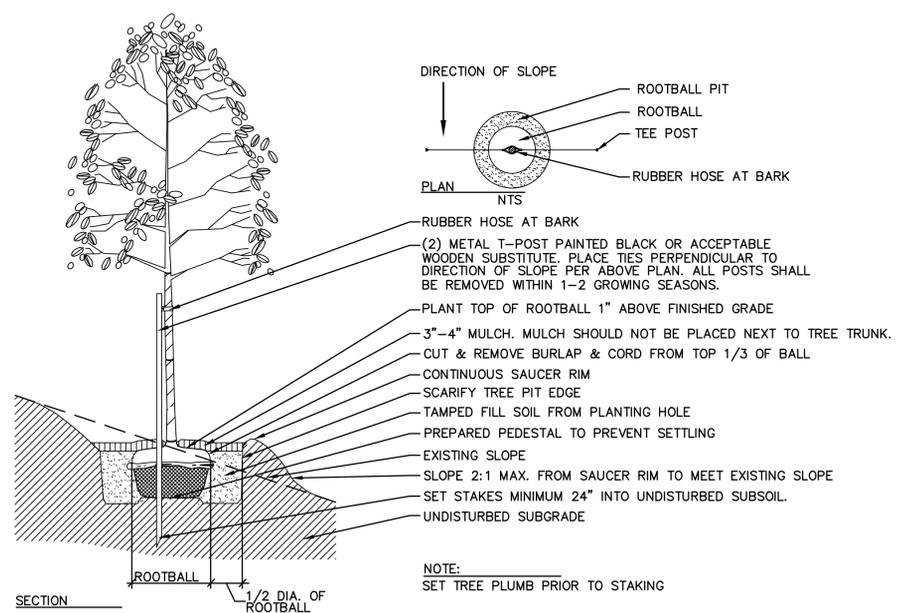


- NOTES:
- MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 - PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 - MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 - SOAK GENEROUSLY TO COMPACT AND SETTLE

3 Shrub Planting Detail
not to scale



4 V-Trench Edging Detail
not to scale



NOTE:
SET TREE PLUMB PRIOR TO STAKING

5 Tree Planting on Slope Detail
not to scale

- PLANTING NOTES**
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
 - LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
 - PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT, MO AND THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
 - PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 - CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
 - ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
 - CULTIVATED LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED OR SEEDDED AREAS.
 - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS AS NEEDED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
 - THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 10/16/2024

olsson

Olsson - Civil Engineering
Missouri Certification of Authority #01592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
CHRISTOPHER HOLMQUIST
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NUMBER PLA-201900430
2024.06.07

REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE DETAILS & NOTES

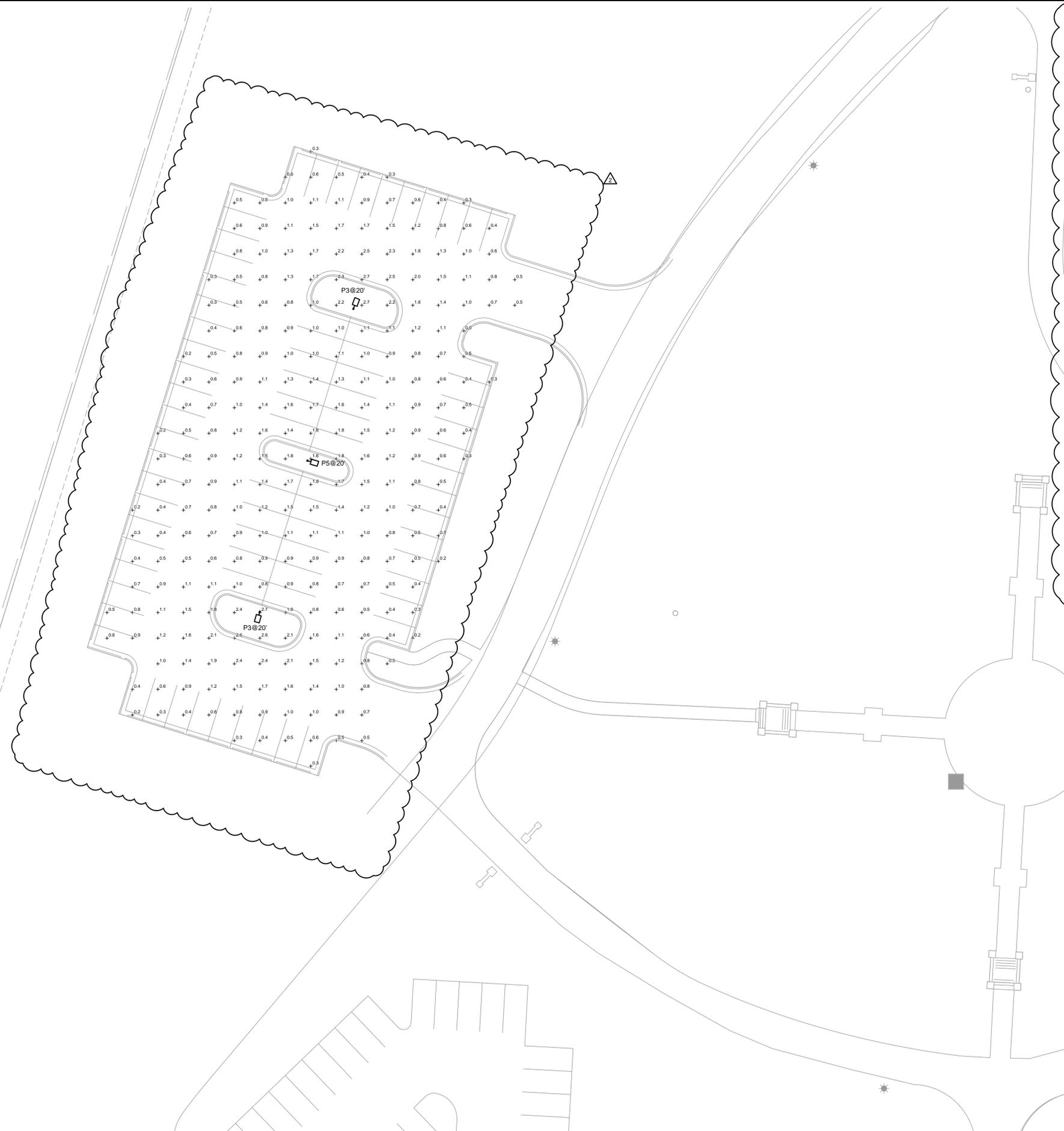
LONGVIEW MANSION PARKING ADDITION
FINAL DEVELOPMENT PLANS

2024

LEE'S SUMMIT, MO

SHEET
L02

DWG: F:\2024\06001-06500\022-06318\40-design\AutoCAD\Final Plans\Sheets\MCH\E_NSITE_022-06318.dwg USER: ehonestart
 DATE: Jun 07, 2024 12:03pm XREFS: E_TBLK E_PHOTO_02206318 C_BASE_02206318 C_BASE_02206318



1 SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 20'-0"



Specifications
 EPA: 0.69 f2 (0.06 m2)
 Length: 32.71" (83.1 cm)
 Width: 14.26" (36.2 cm)
 Height H1: 7.88" (20.0 cm)
 Height H2: 2.73" (6.9 cm)
 Weight: 34 lbs (15.4 kg)

Introduction
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
 The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

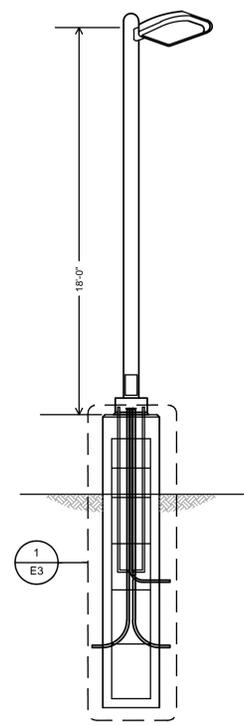
Series	LEDs	Color temperature	Color Rendering Index	Beam Distribution	Voltage	Mounting
DSX1 LED	Forward optics (this section 70CRI only)	30K 3000K	70CRI	Automotive front row	MVOLT 120V-277V/4	Shipped included
P1	P6	40K 4000K	70CRI	AFR Type I short T15	HVOL1247-4800 1.6	SPA Square pole mounting (#8 drilling)
P2	P7	50K 5000K	70CRI	T2M Type II medium	XVOL1277V - 480V	7.8 Round pole mounting (#8 drilling)
P3	P8	(this section 80CRI only, extended lead times apply)	80CRI	T3M Type III medium	120 16, 26	RPA Round pole mounting (#8 drilling)
P4	P9		80CRI	T3LG Type III low glare 3 T4M Type IV	206 16, 26	SPAS Square pole mounting #5 drilling 9
P5			80CRI	low glare 3 T4M Type IV	245 16, 26	RPAS Round pole mounting #5 drilling 9
PIB1	PIE1	27K 2700K	80CRI	low glare 3 T4M Type IV	277 16, 26	SPABN Square narrow pole mounting #8 drilling
PI11	PI13	30K 3000K	80CRI	low glare 3 T4M Type IV	347 16, 26	SPABN Square narrow pole mounting #8 drilling
		40K 4000K	80CRI	Forward throw medium	485 16, 26	WBA Wall bracket 10
		50K 5000K	80CRI			MA Mast arm adapter (mounts on 2.38" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN Light AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor disabled at 26', 12, 20, 21 PIR Right rotated optics 1 PER ambient sensor enabled at 26' 13, 20, 21 NEMA twist-lock receptacle only (controls ordered separately) 14, 21 PER5 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 18, 19, 21	Shipped installed SPD20KV 20KV surge protection FAO Field adjustable output 15, BL30 21 Bi-level switched dimming, 30% 16, 21 BL50 50% 16, 21 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 18, 19, 21	Shipped installed DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHVXD Textured white

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 10/16/2024



2 LIGHT POLE DETAIL
 SCALE: NOT TO SCALE

Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024	REVISED PER CITY COMMENTS	
2	06/07/2024	REVISED PER LAYOUT CHANGE	

OVERALL SITE PLAN
 LONGVIEW MANSION PARKING ADDITION
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

REVISIONS
 2024

drawn by: _____ SH checked by: _____ TB approved by: _____ TB QA/QC by: _____ TB project no.: 022-06318 drawing no.: E_NSITE_022-06318 date: 2024.03.01	SHEET E1
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