

I:\PROJECTS\2018\18-084\3.0 DWG Plans\3.0 FDP\18-084-FDP-SITE.dwg 8/8/2018 11:12:40 AM, 1:1



PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW LLC)

LOT 6
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B

SITE DATA TABLE		
LOT AREA:	EXISTING	PROPOSED
	29,886 SQ. FT. (0.69 AC)	
BUILDING AREA	0 S.F. (0.00%)	5,390 S.F. (36.51%)
PAVEMENT/DRIVE AREA	172 S.F. (0.01%)	22,039 S.F. (73.74%)
OPEN/LANDSCAPE AREA	29,714 S.F. (99.42%)	2,457 S.F. (8.22%)

Site Information:

Legal Description:

Lot 7, TOWER PARK COMMERCIAL-PHASE 2, Lots 5, 6, 7, Tracts A and B, a
subdivision in Lees's Summit, Jackson County, Missouri.
Lot Area: 29,886 Square Feet (0.69 Ac.)

Property Address:

No Address Assigned
Lee's Summit, Missouri

Proposed Floor Area Ratio (F.A.R.) = 0.18

Current Zoning: PMIX - Planned Mixed Use

Proposed Zoning: PMIX - Planned Mixed Use - No Change

Current Use: Commercial - Vacant

Proposed Use: Commercial - Office - Veterinary Clinic

Required Parking: Veterinary Clinic

2.5 Stalls / 1000 Sq. Ft.

Office Area = 5,390 / 1,000 x 2.5

Total Parking Required:

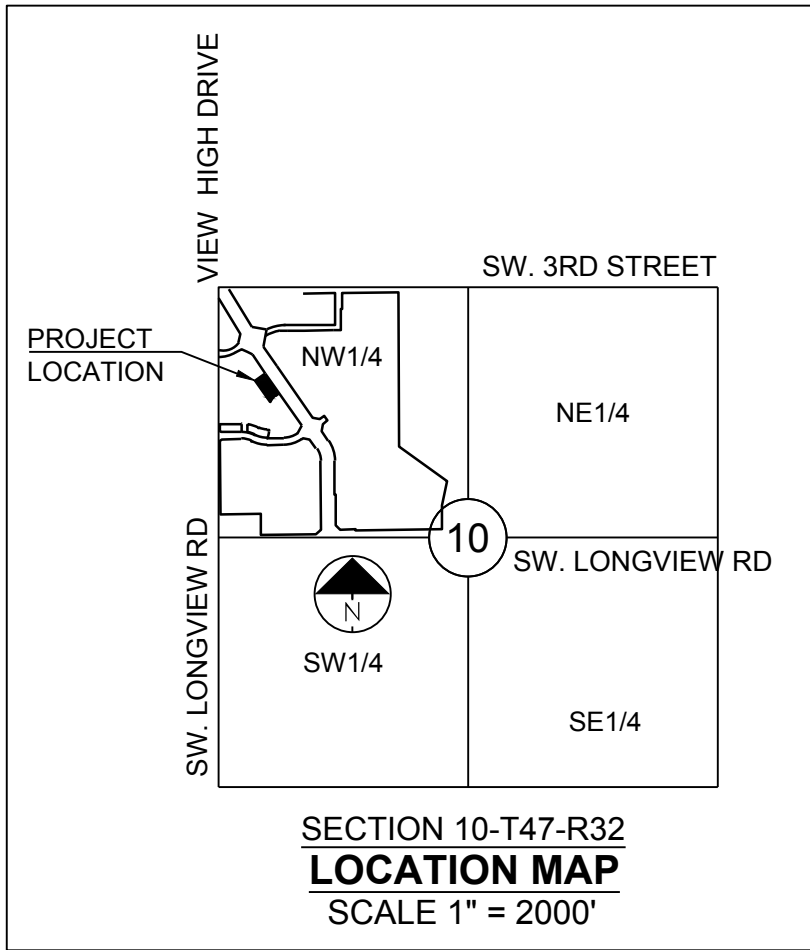
= 13.48
= 14 Stalls

Proposed Parking: 22 Stalls (2 handicap-accessible stalls)
14 On Site and 8 Adjacent Street Frontage

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA
FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

PAVEMENT LEGEND:

	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE SIDEWALK
	TYPE CG-1 CURB & GUTTER
	TYPE CG-1 CURB & GUTTER - DRY
	EXISTING CURB & GUTTER
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONC. CURB AND GUTTER



Parcel ID:
62-420-29-09-00-0-00-000

NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

SCHLAGEL & ASSOCIATES, P.A.
Engineers-Planners-Surveyors-Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC200100237 #LS200200859-F

REVISION DATE	DESCRIPTION
8/8/2018	PER CITY COMMENTS
7/11/18	
6/11/18	
5/11/18	
4/11/18	
3/11/18	
2/11/18	
1/11/18	

DRAWN BY:	JOH
CHECKED BY:	JTS
DATE PREPARED:	07/11/18
PROJ. NUMBER:	18-084

SITE PLAN

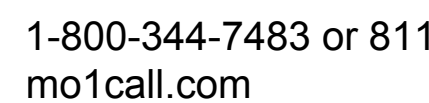
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1. MAXIMUM SLOPE IN HANDICAPPED PARKING STALLS SHALL BE 2% (1:50 IN ALL DIRECTIONS).
2. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2.0% (1:50).

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2. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2.0% (1:50).



1-800-344-7483 or 811
mo1call.com

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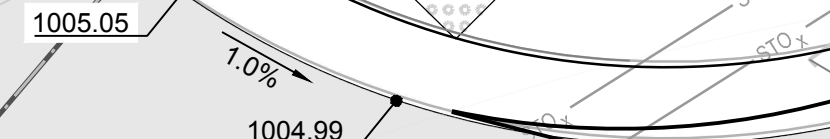
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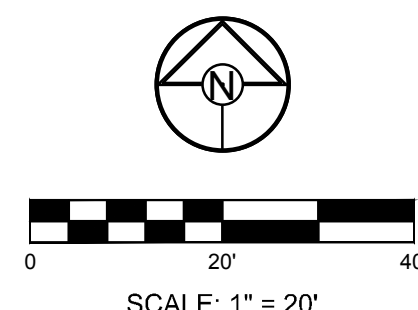


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SCALE: 1" = 20'

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NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

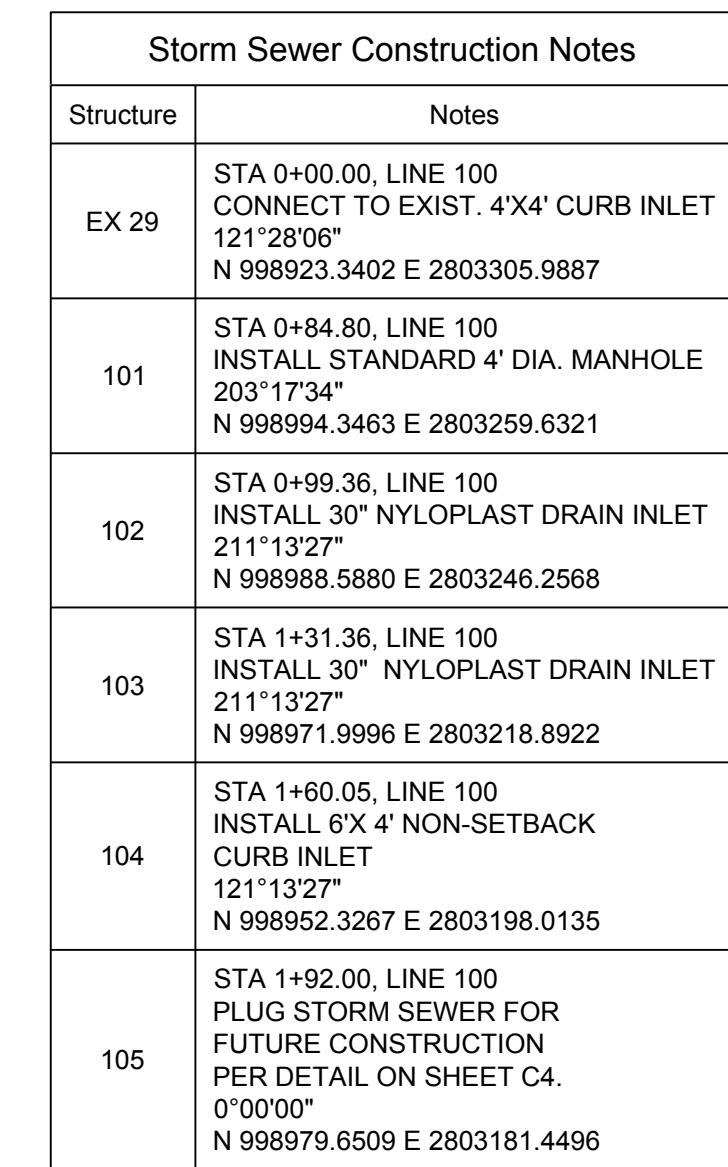
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	2.	
CHECKED BY:	3.	
	4.	
JTS	5.	
	6.	
DATE PREPARED:	7.	
07/11/18	8.	
PROJ. NUMBER:		

GRADING PLAN

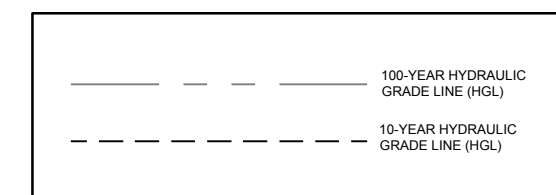
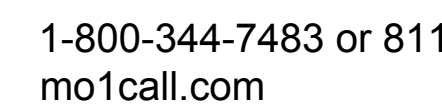
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NORTHING: 998893.414
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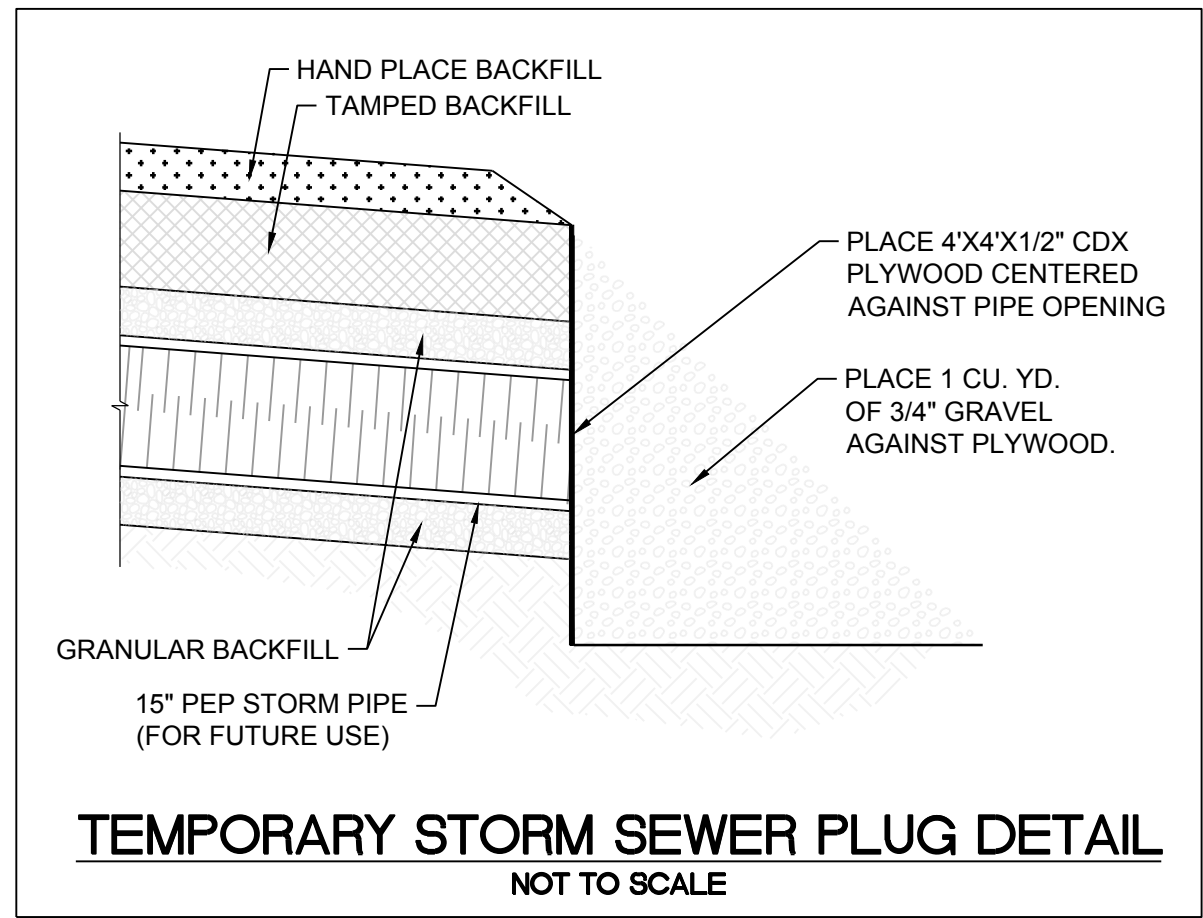
Schlagel & Associates, P.A.																											
Project Name		Good Vets - Longview - Lot 7										Curb Type: CG - 1															
Project #		18-064										City: Lee's Summit															
Time		7/10/2018 12:48																									
Design Storm:		100																									
"K" Value:		1.25																									
"F" Factor:		1.00																									
Runoff Calculations														Pipe Properties													
Init #	Area (acres)	"C" Value	Cumul. Area Cu/A	Cumul. Cu/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cu/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																											
101	0.00	0.81	0.82	0.50	5.3	10.19	0.00	6.40	7.86	6.40	0.00	0.00	0.00	0.00	101	PEP	0.012	15	84.80	1.20	0.50	968.90	DS TAILWATER @ STR	FREE			
102	0.03	0.81	0.92	0.50	5.3	10.21	0.31	6.41	7.00	5.70	0.00	0.00	0.00	0.00	102	101	PEP	0.012	15	14.56	1.00	0.50	997.83	1005.58	1000.19		
103	0.03	0.81	0.59	0.48	5.2	10.25	0.31	6.12	7.00	5.70	0.00	0.00	0.00	0.00	102	102	PEP	0.012	15	32.00	1.00	0.50	999.40	1005.20	1000.84		
104	0.24	0.81	0.56	0.45	5.1	10.28	2.50	5.83	7.00	5.70	0.00	0.00	0.00	0.00	104	103	PEP	0.012	15	28.69	1.00	0.50	1001.15	1000.86	1005.00	1002.38	
105	0.32	0.81	0.32	0.26	5.0	10.32	3.34	5.34	7.00	5.70	0.00	0.00	0.00	0.00	105	104	PEP	0.012	15	32.00	1.00	N/A	1001.97	1001.65	1007.00	1002.86	

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OF 10

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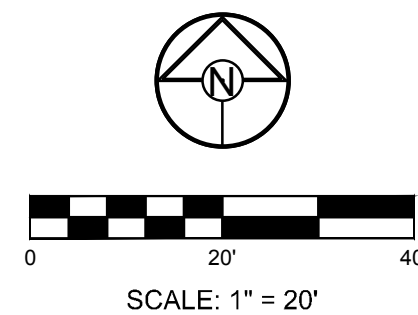
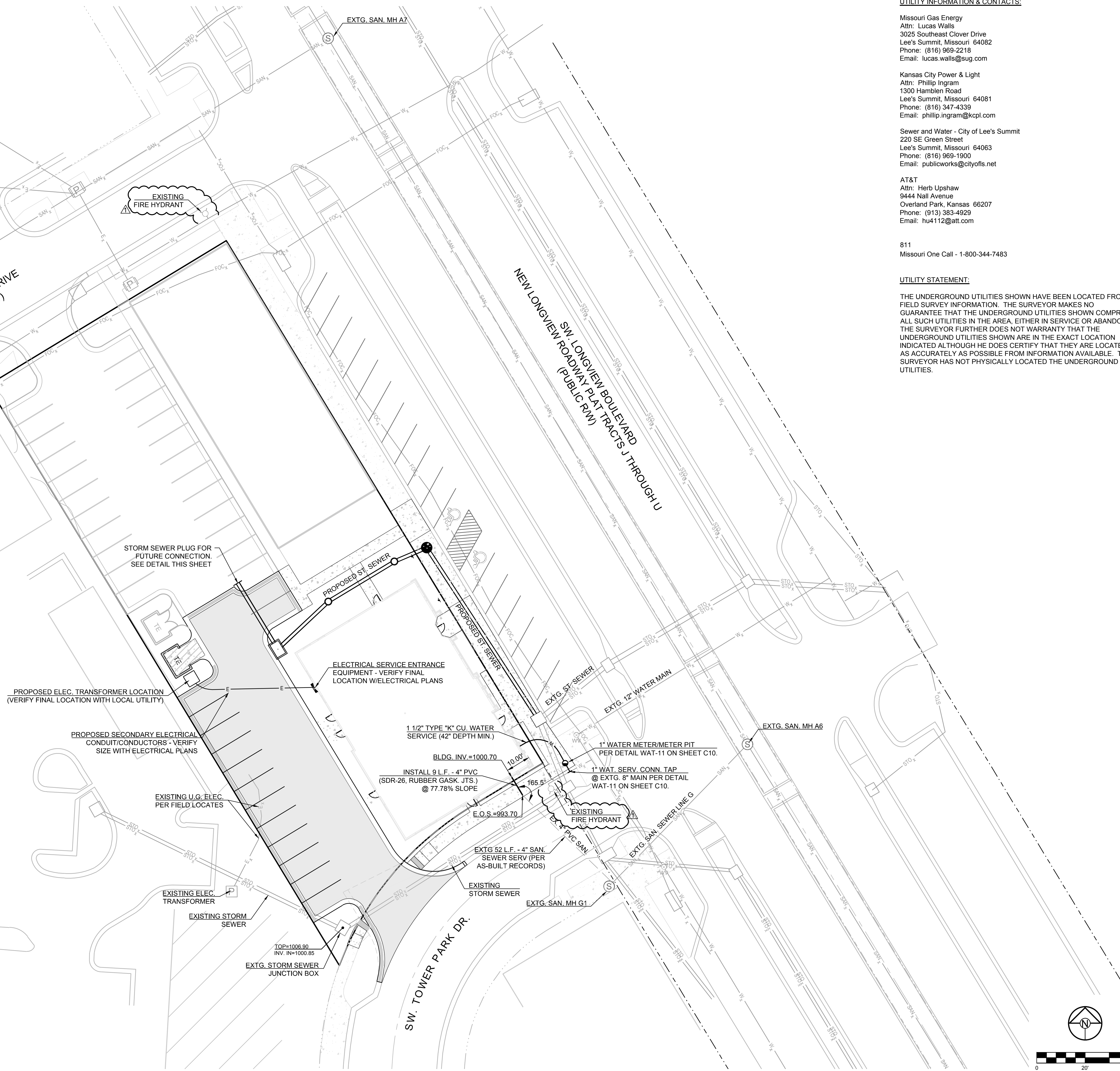


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UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light
Attn: Phillip Ingram
1300 Hamblen Road
Lee's Summit, Missouri 64081
Phone: (816) 347-4339
Email: philip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
Phone: (816) 969-1900
Email: publicworks@cityofs.net

AT&T
Attn: Herb Upshaw
9444 Nall Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com

811
Missouri One Call - 1-800-344-7483

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON.
THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE
UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
UTILITIES.

**NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
07-19-2018	Added Extg. Fire Hydrant Locations
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UTILITY PLAN
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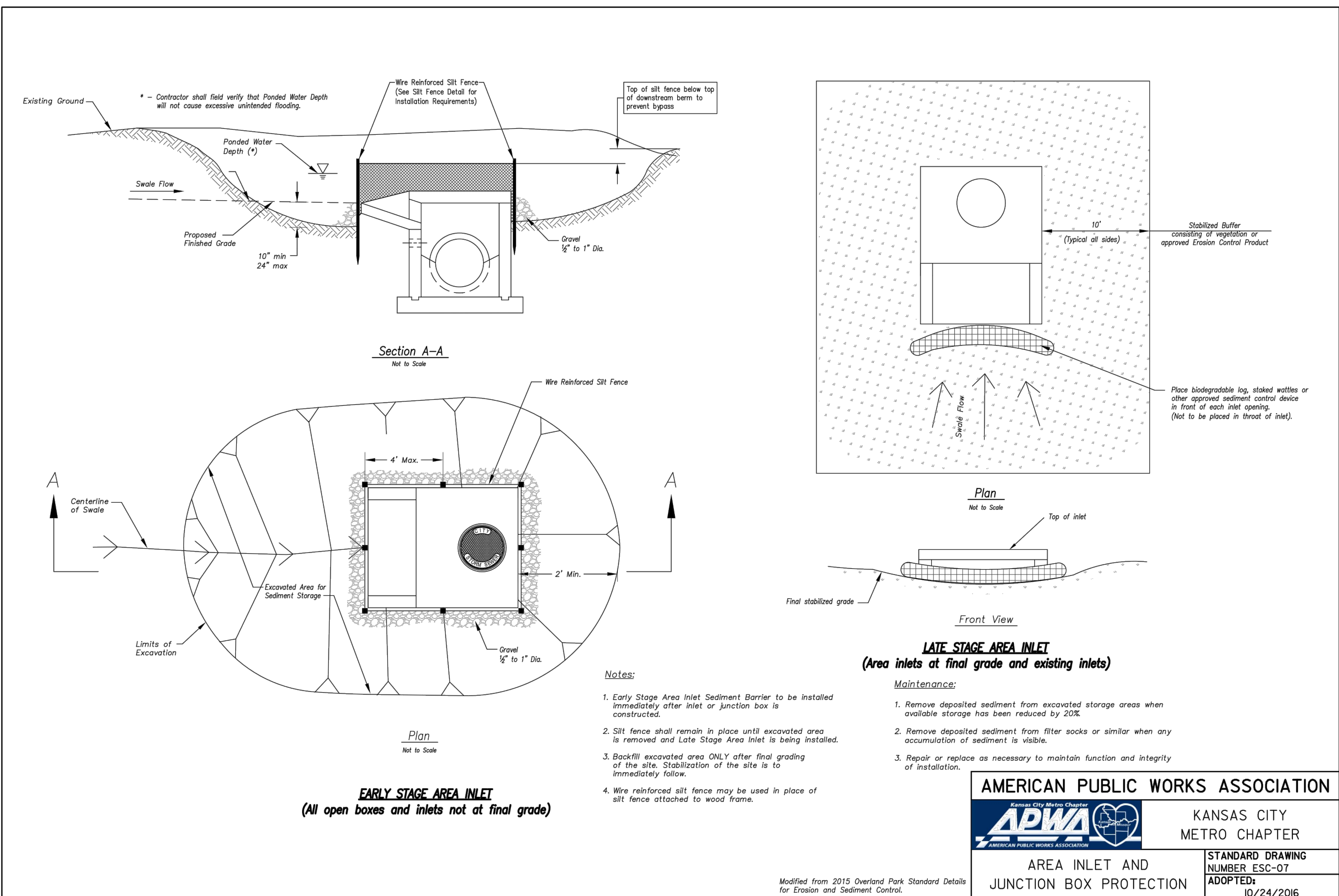
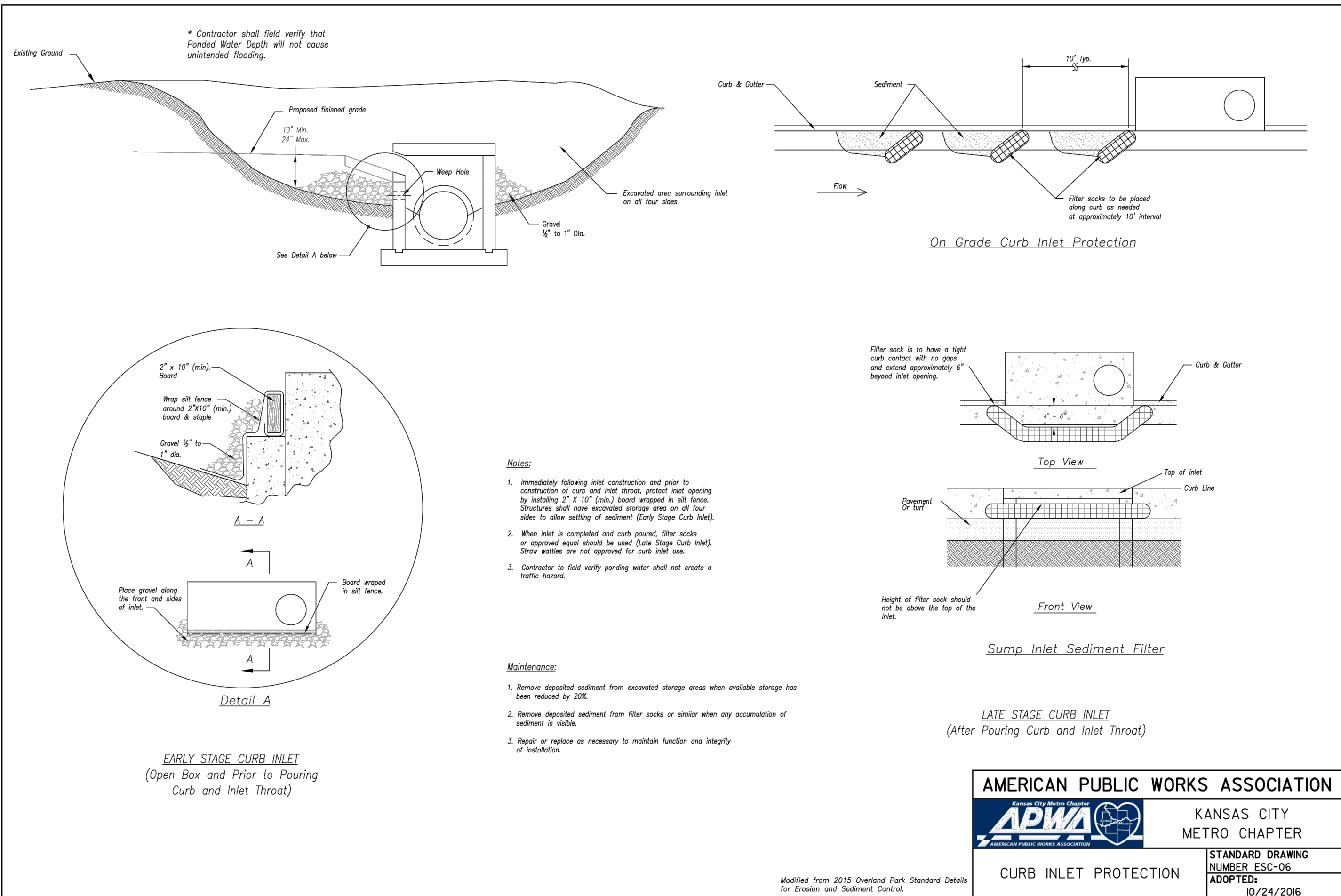
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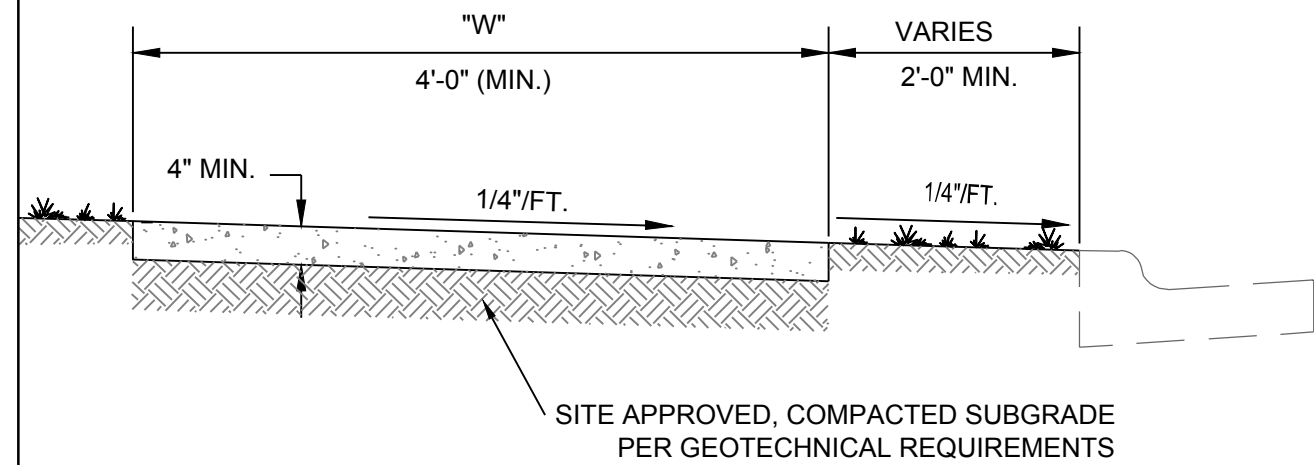


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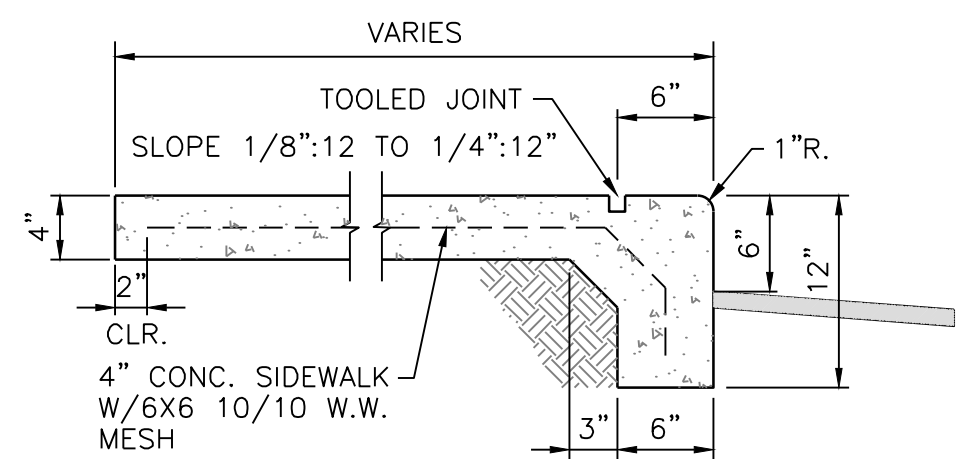
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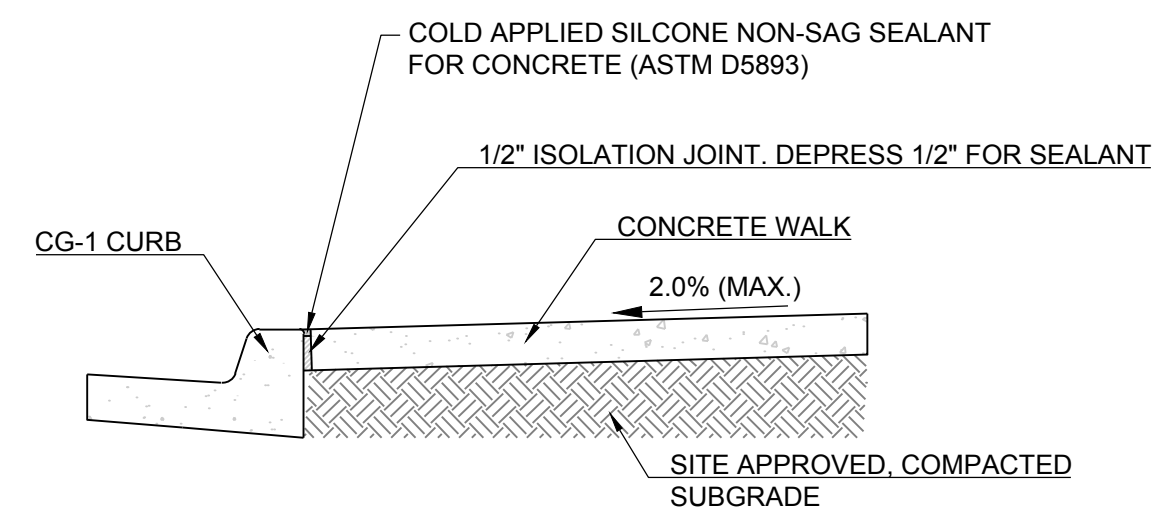
**NOTES:**

1. TYPE 1 JOINTS SHALL BE PLACED "W" CENTERS.
2. TYPE THREE JOINTS SHALL BE PLACED AT 250' CENTERS AND WHERE WALK ABUTS EXISTING CONCRETE.
3. ALL CONCRETE SHALL BE KCMMB-4K.
4. WHEN UTILITY SERVICE BOXES, METER BOXES, ETC. WHICH MEASURE LESS THAN 1 FT. SQUARE MUST BE PLACED IN THE SIDEWALK. THE UTILITY SERVICE BOXES, ETC. SHALL BE NO CLOSER TO ANY EDGE OF THE SIDEWALK PANEL THAN 1 FT.
5. WHEN UTILITY BOXES, METER BOXES, ETC. GREATER THAN 1 FT. IN ANY DIMENSION MUST BE PLACED IN THE SIDEWALK, THEY SHALL BE PLACED IN THE CORNER OF THE SIDEWALK PANEL.
6. AN ISOLATION JOINT SHALL BE PLACED BETWEEN THE CONCRETE AND ANY UTILITY BOX, ETC. WHICH IS PLACED IN THE SIDEWALK.
7. NO SECTION OF SIDEWALK LESS THEN 12" IN ANY DIMENSION, (HORIZONTAL) AB-3 MAY BE USED AS A LEVELING COURSE. AB-3 MUST BE MOIST (MIN. 5% MOISTURE) AND COMPACTED. DEPTH OF LEVELING COURSE SHALL NOT EXCEED 6". CLEAN ROCK WILL NOT BE ALLOWED.
- 8.

TYPICAL CONCRETE SIDEWALK DETAILS

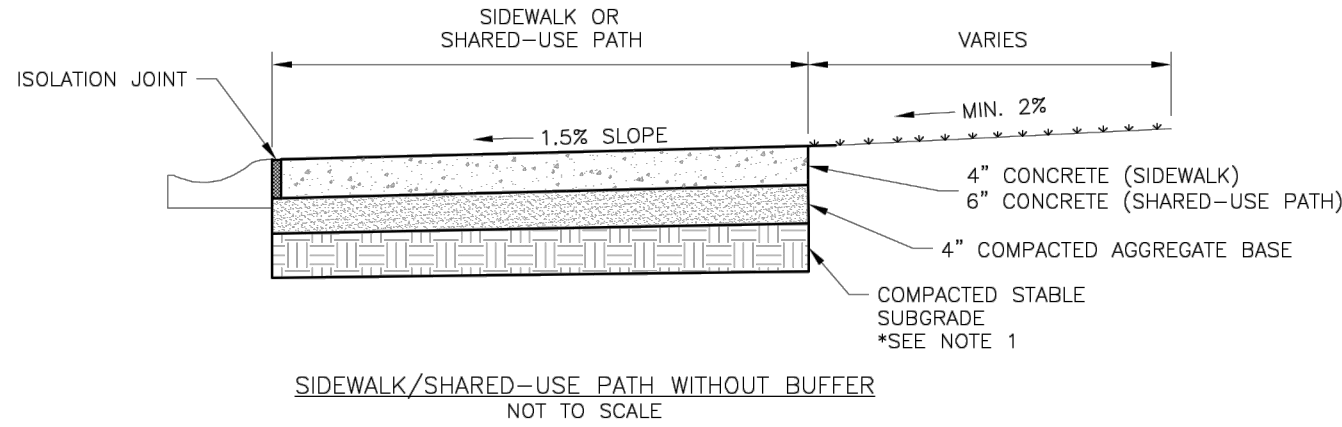
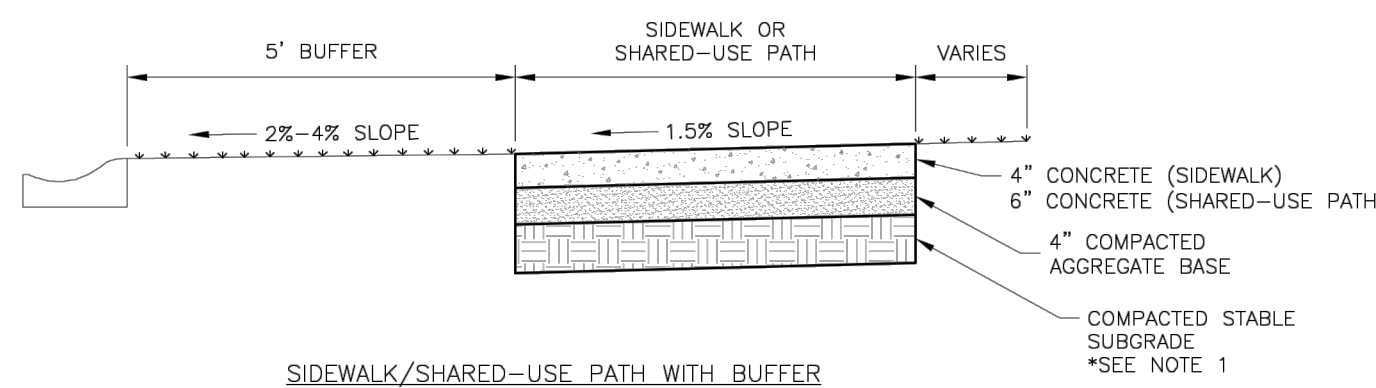


INTEGRAL CURB/SIDEWALK DETAIL



- A. Expansion- and Isolation-Joint-Filler Strips: ASTM D994, D1751 or D1752.
- B. Cold Applied Joint Sealant : Single Component, Nonsag, Silicone Joint Sealant for Concrete: ASTM D5893, Type NS

TYPICAL SIDEWALK @ BACK OF CURB DETAIL

SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALESIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE**GENERAL NOTES:**

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



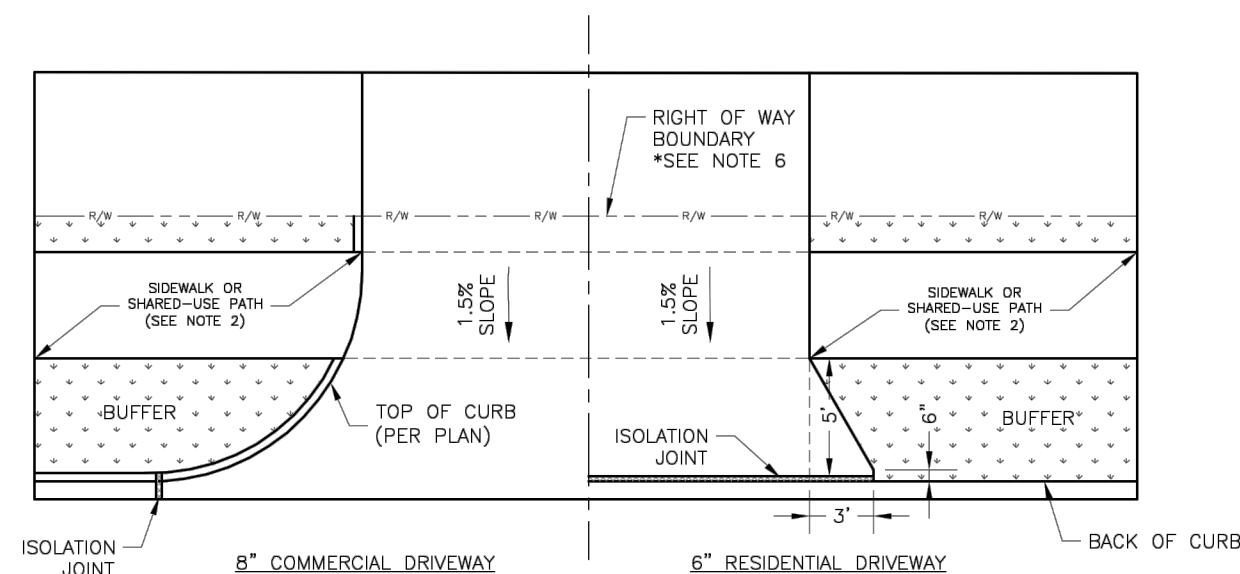
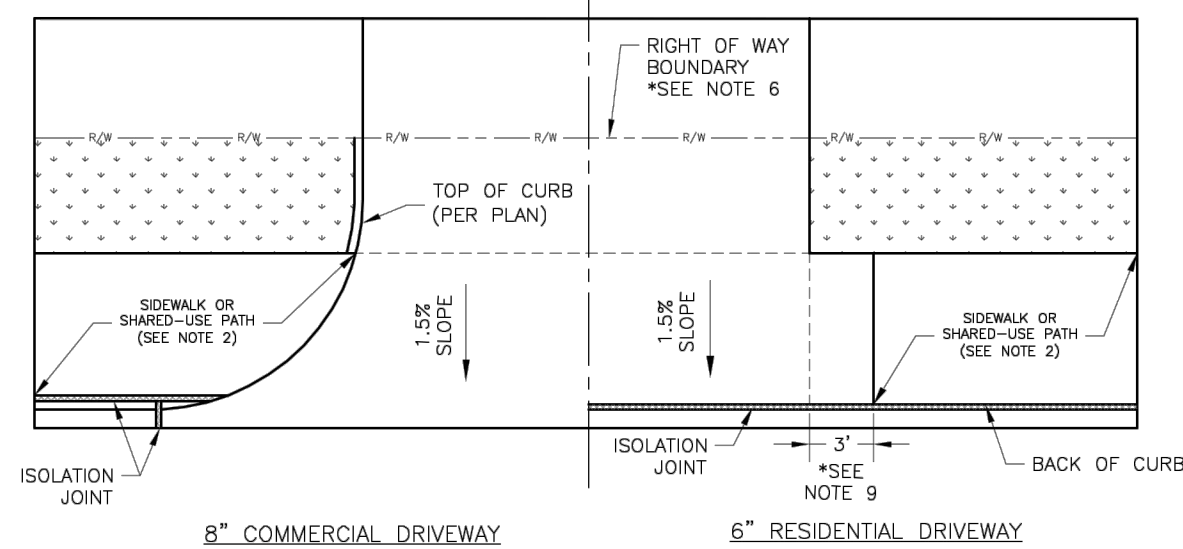
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 04/17

Drawn By: MJF

Checked By: DL

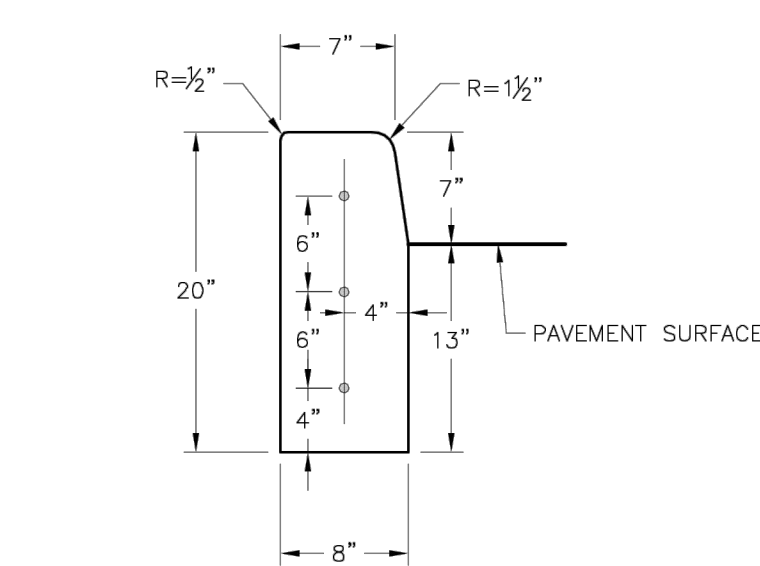
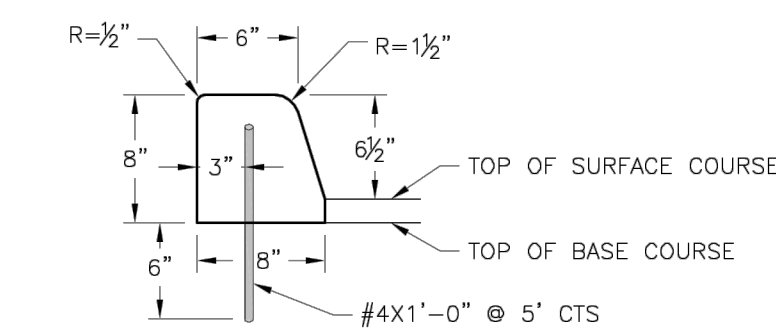
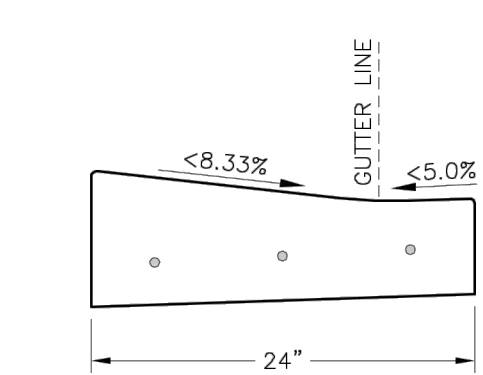
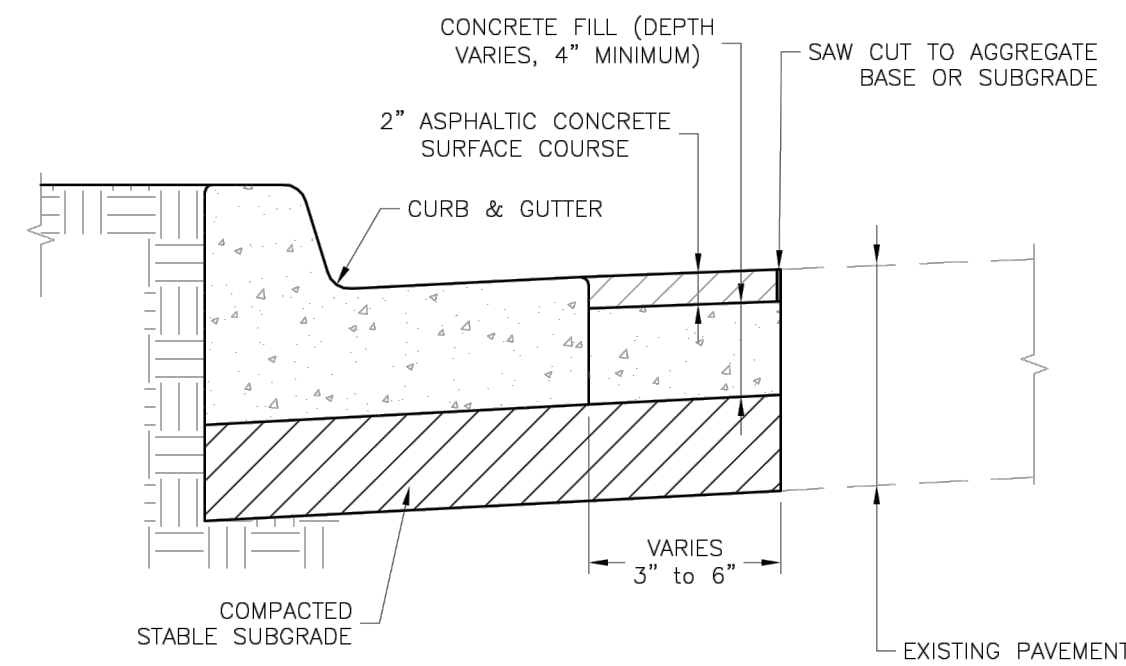
GEN-2

DRIVEWAY WITH BUFFER
NOT TO SCALEDRIVEWAY WITHOUT BUFFER
NOT TO SCALE**GENERAL NOTES:**

1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

GENERAL NOTE:

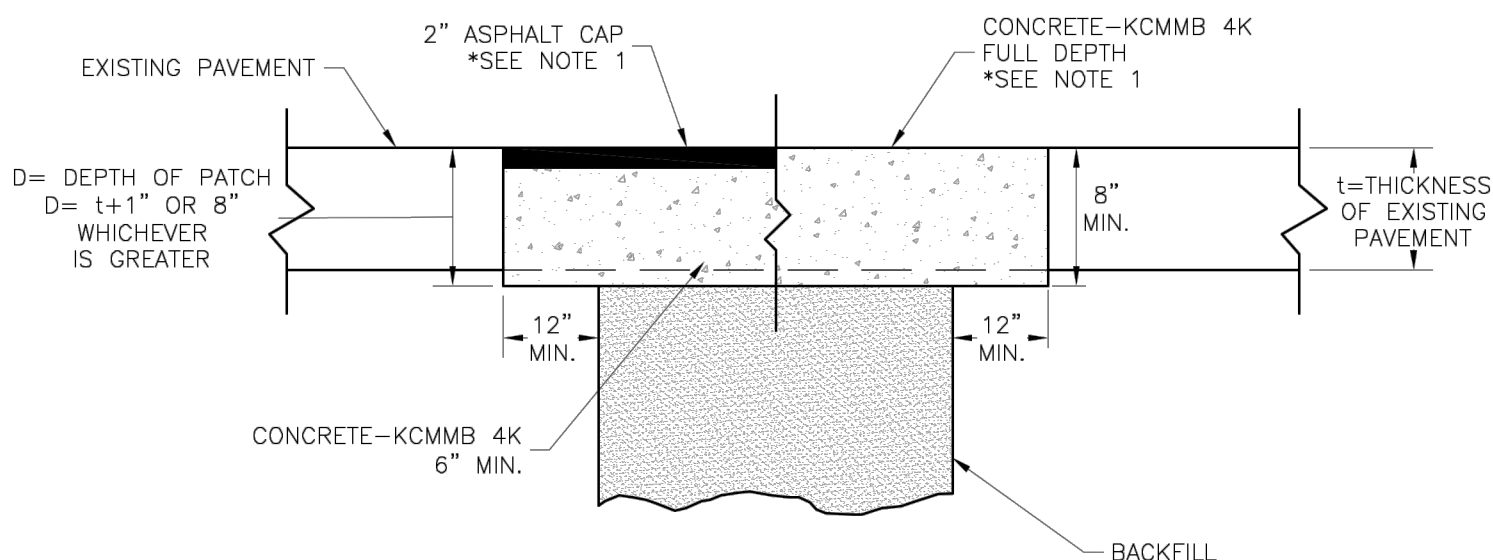
ALL NEW CURB AND GUTTER SHALL BE INSTALLED ON AN AGGREGATE BASE, A STABILIZED SUBGRADE OR GEOGRID EXTENDING A MINIMUM OF 1 FOOT (1.0') BEHIND THE BACK OF CURB.

STRAIGHT CURB
(TYPE C-1)DOWELLED CURB
(TYPE DC)CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)

CURB REPLACEMENT DETAIL

GENERAL NOTES:

1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

TRENCHING/PATCHING DETAIL
NOT TO SCALE**NOTE:**

1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.



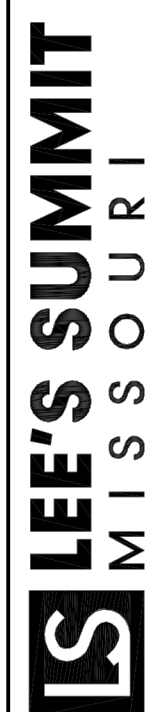
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Date: 04/17

Drawn By: MJF

Checked By: DL

GEN-5



LEE'S SUMMIT
MISSOURI
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-1

NEW LONGVIEW LOT 7 FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

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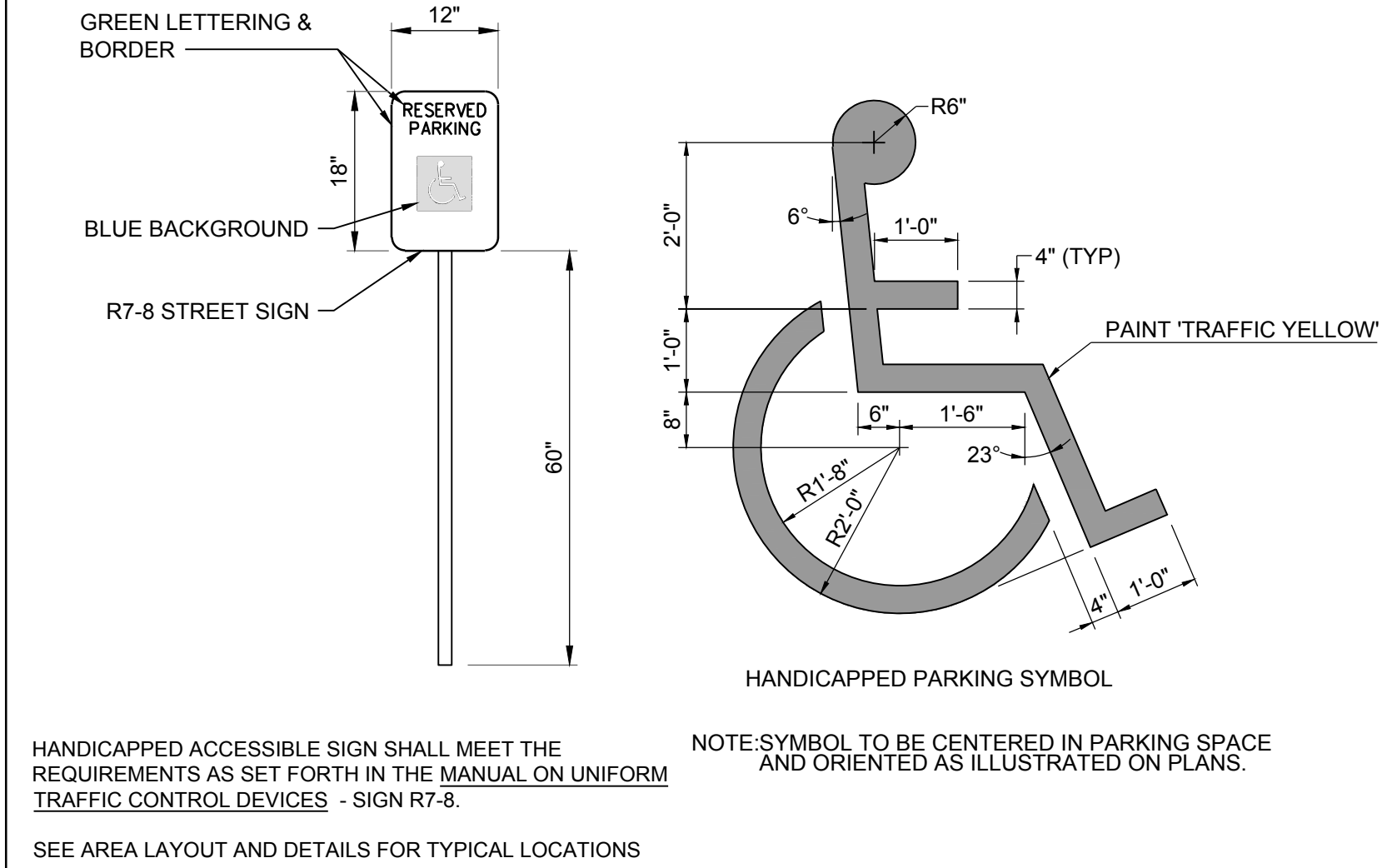
STREET DETAILS

SHEET

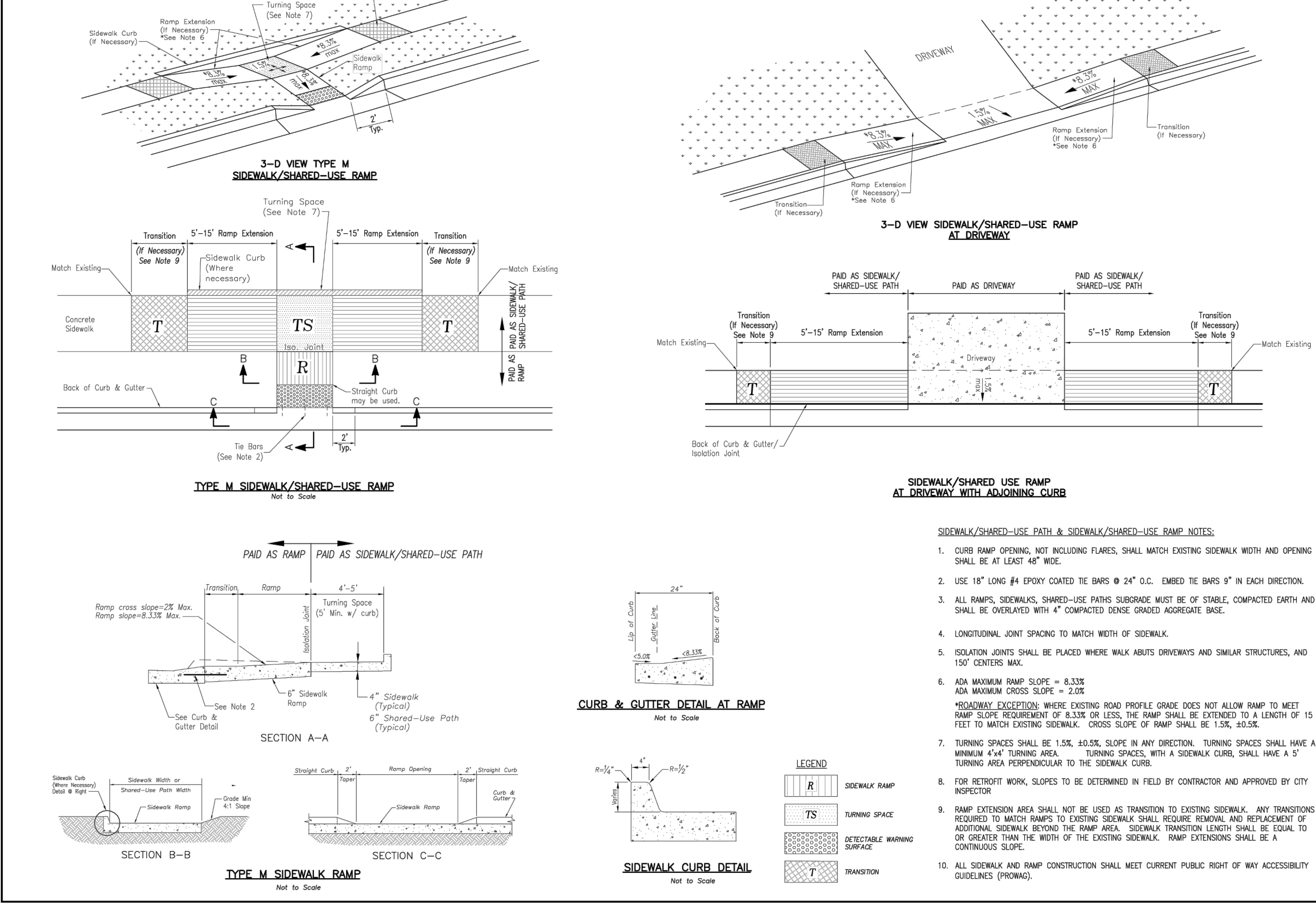
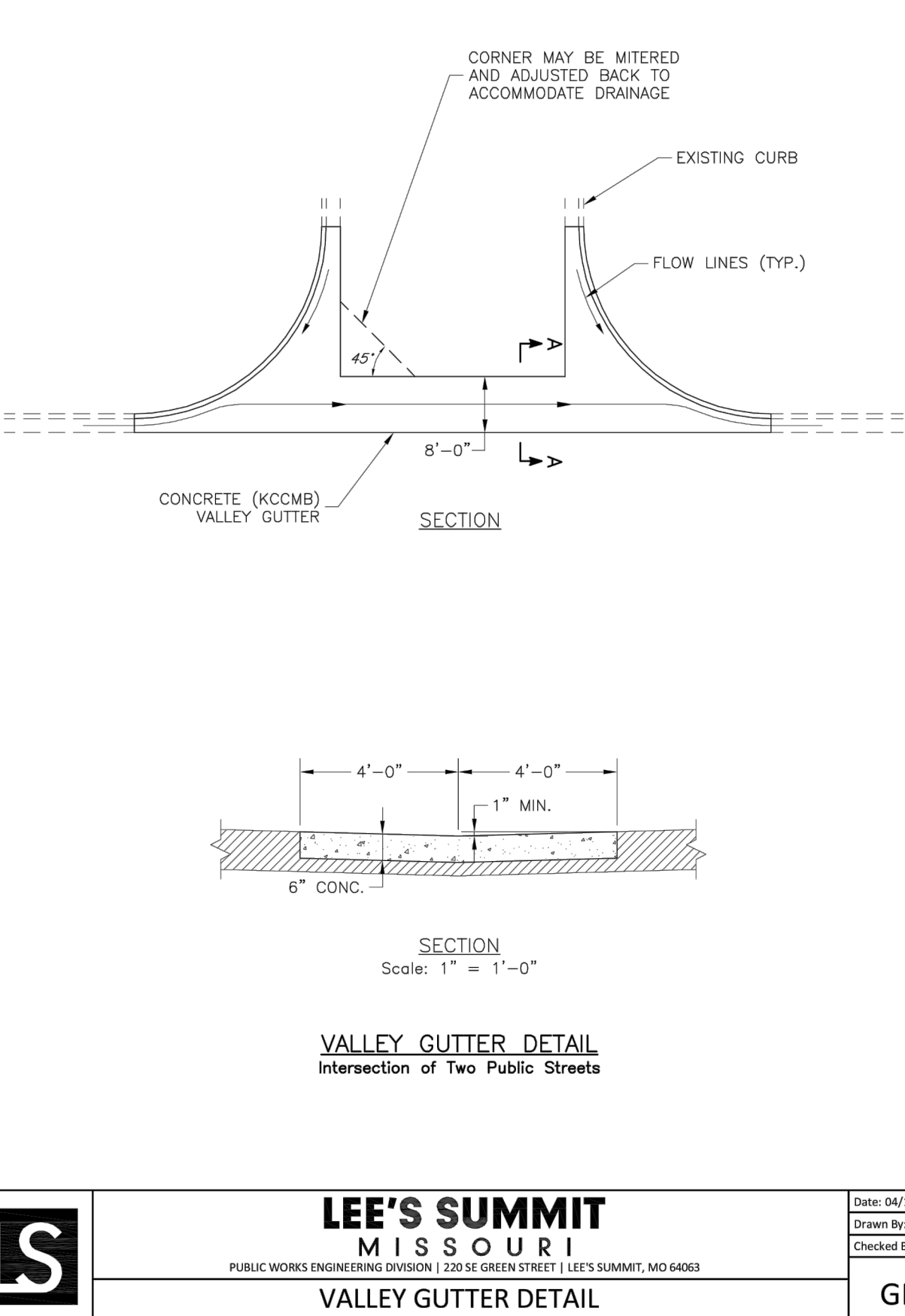
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OF 10

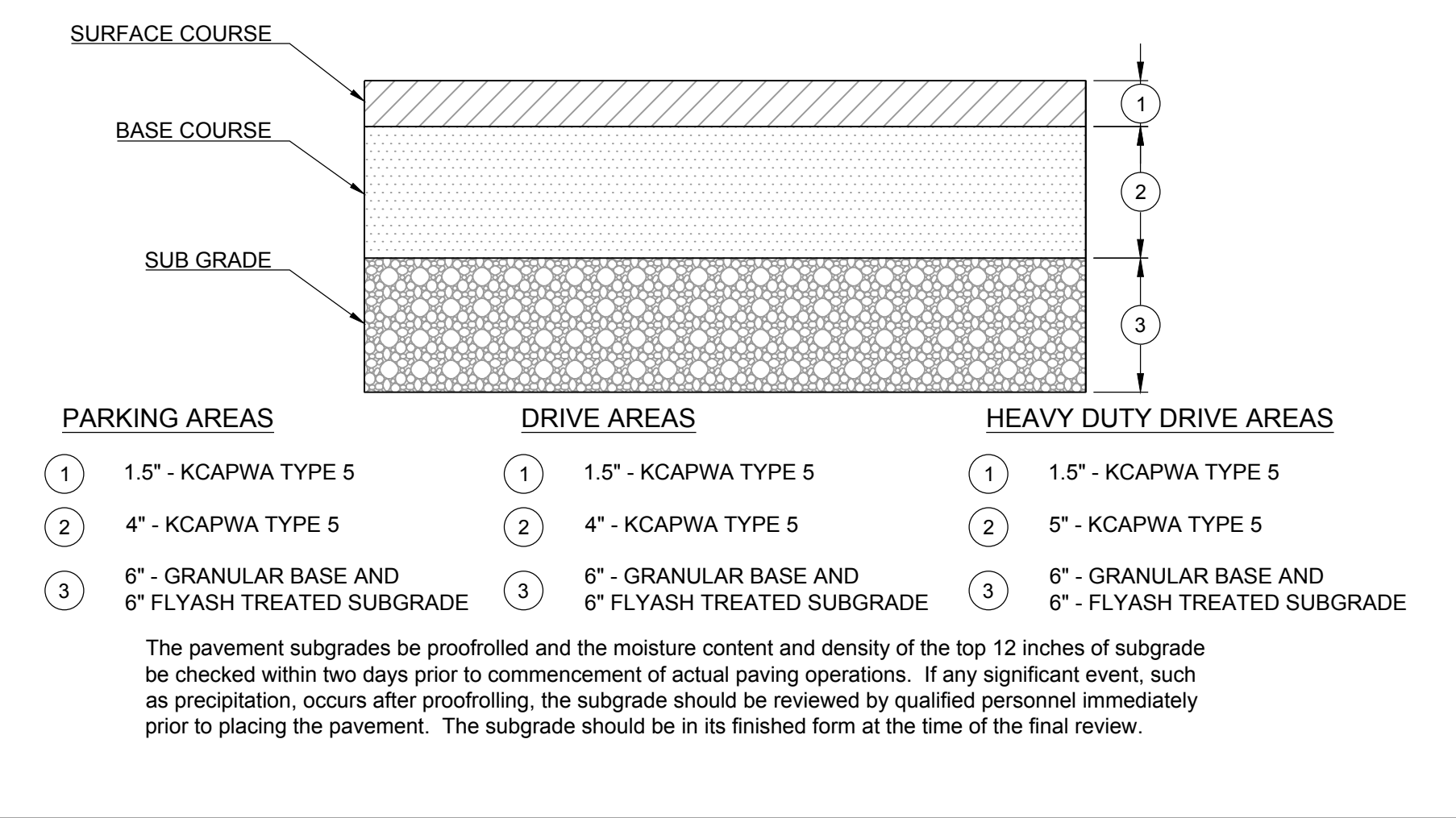
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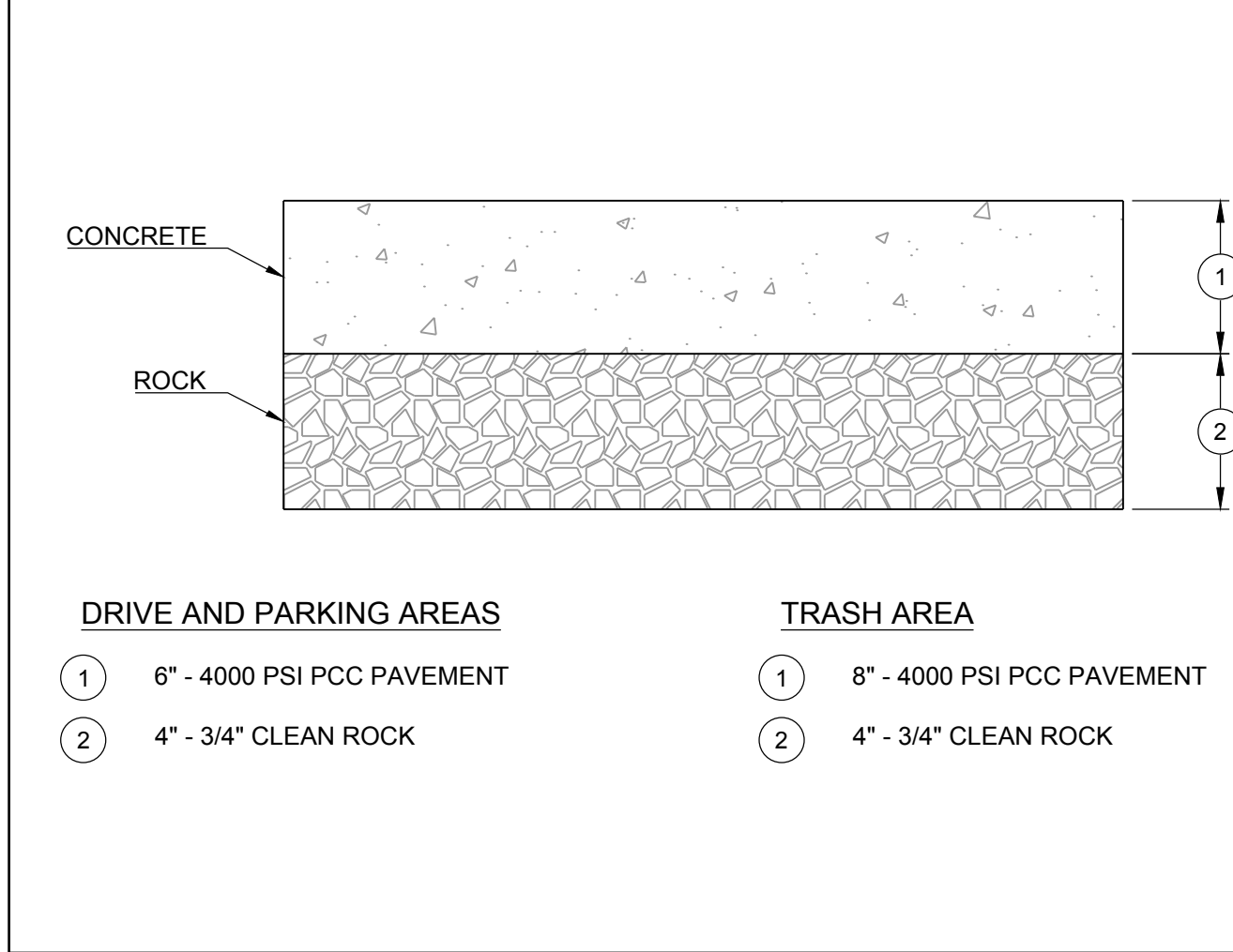
TYPICAL HANDICAPPED PARKING DETAILS



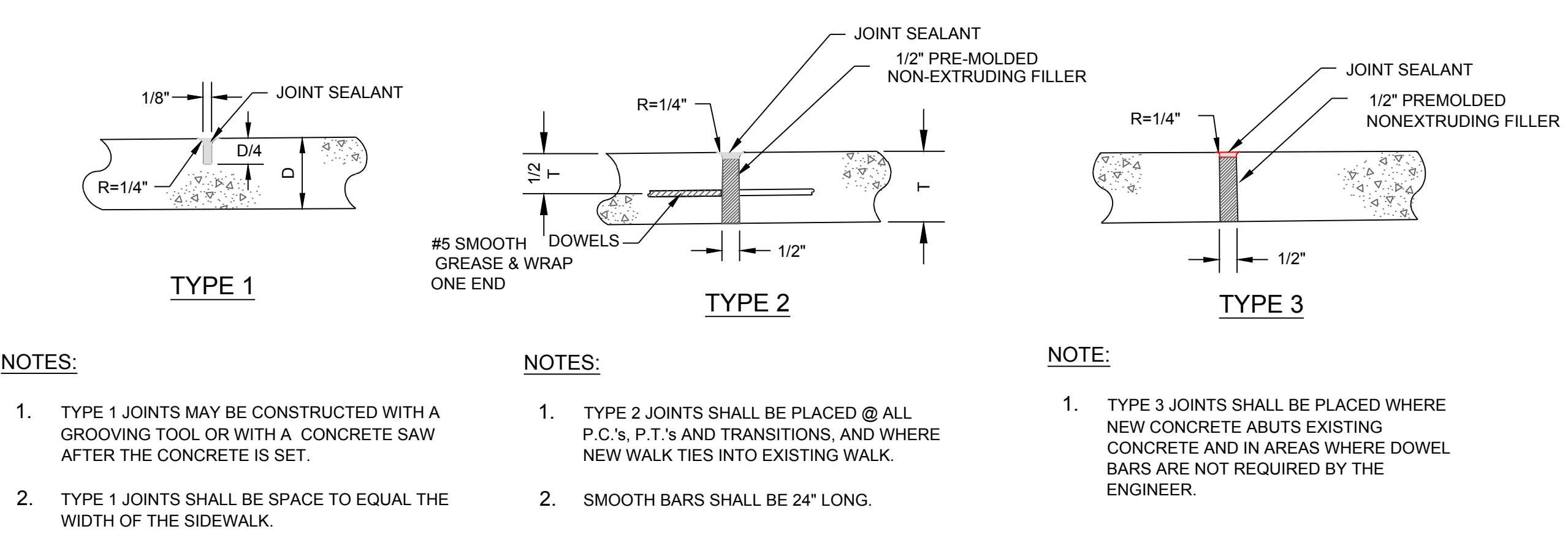
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NAME: ADA RAMP RETROFIT DETAIL
Drawn By: MTF
Checked By: DL
Date: 04/17
Proj #: GEN-3B



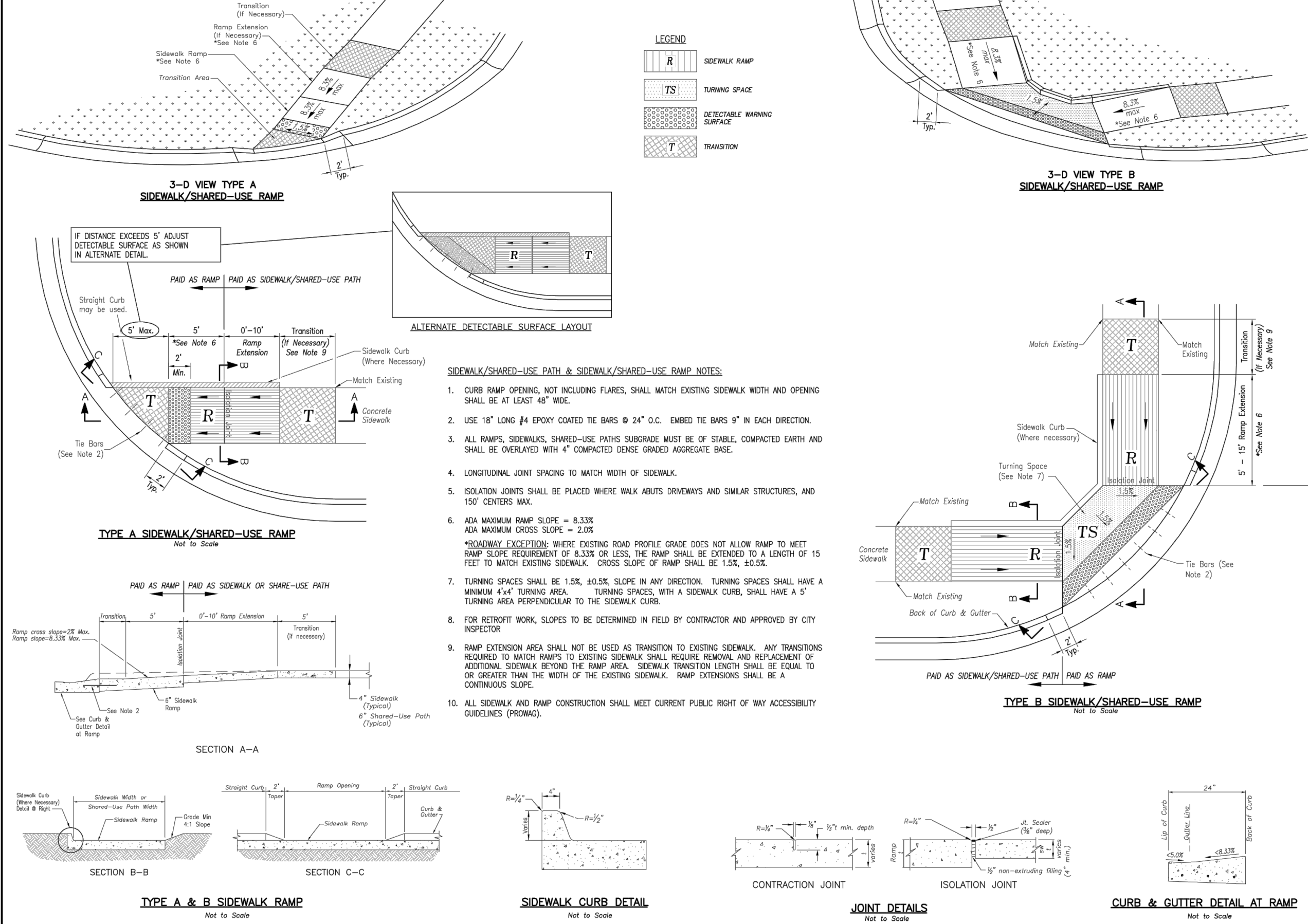
TYPICAL ASPHALT PAVEMENT SECTION



TYPICAL CONCRETE PAVEMENT SECTION



TYPICAL CONCRETE PAVEMENT - JOINT DETAILS



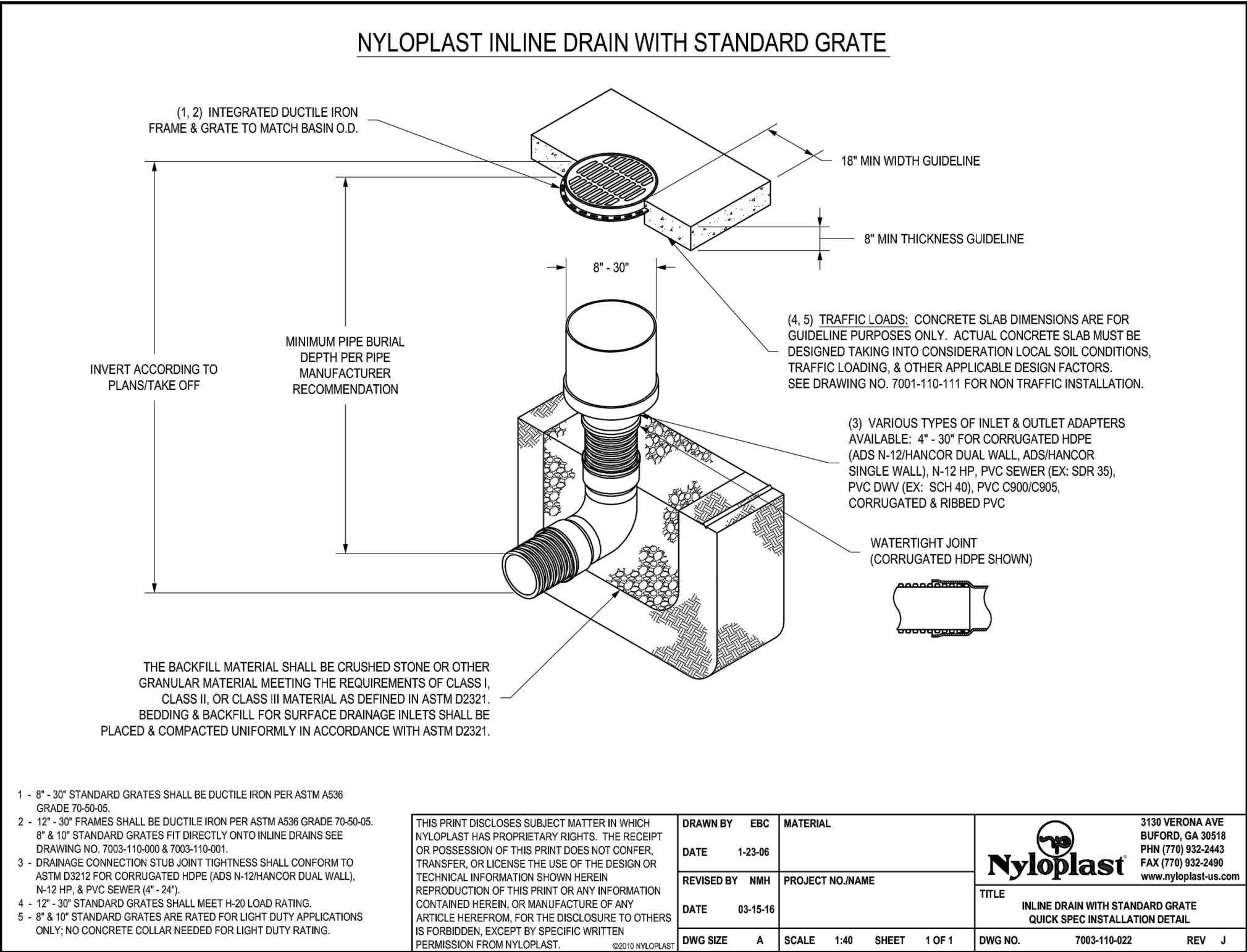
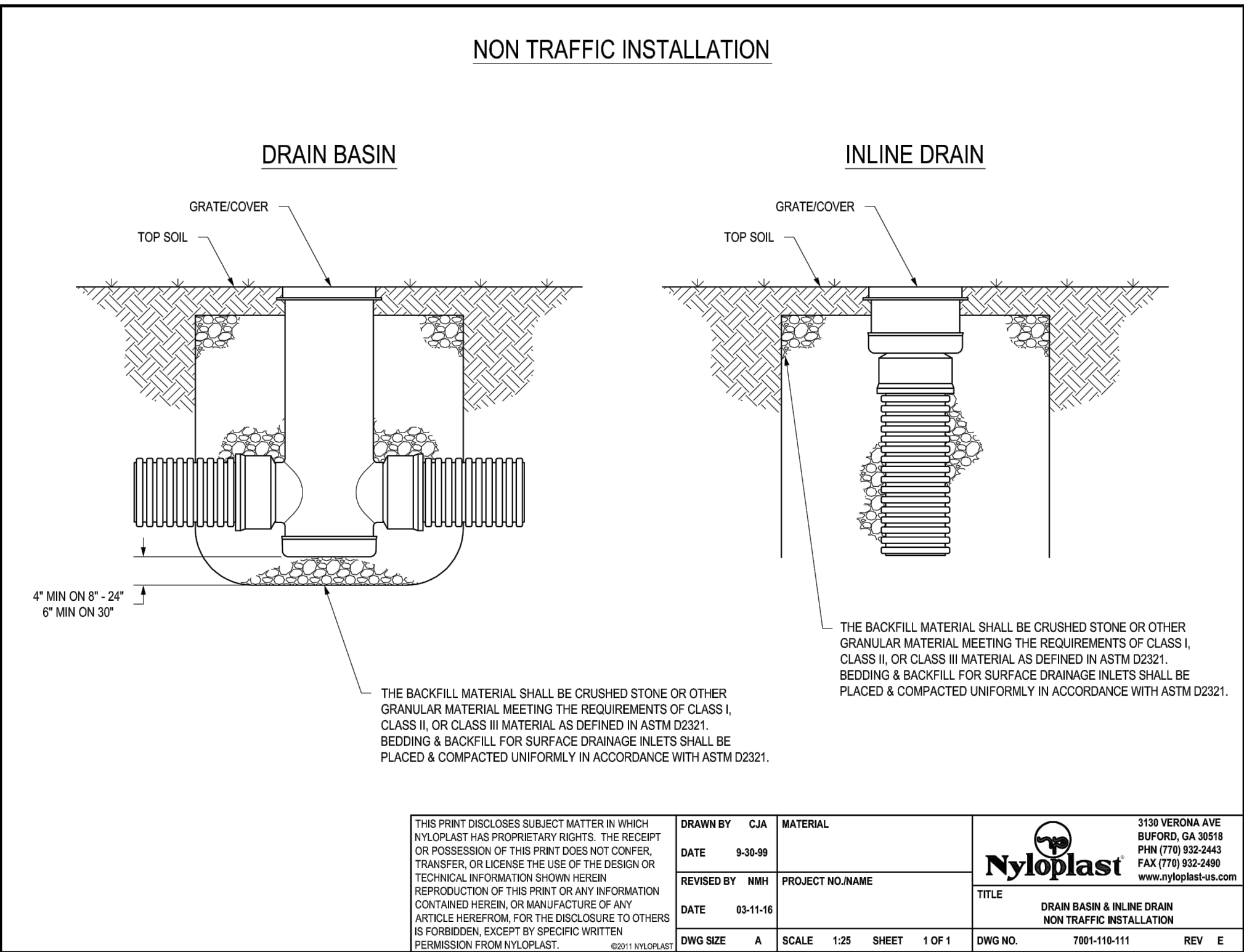
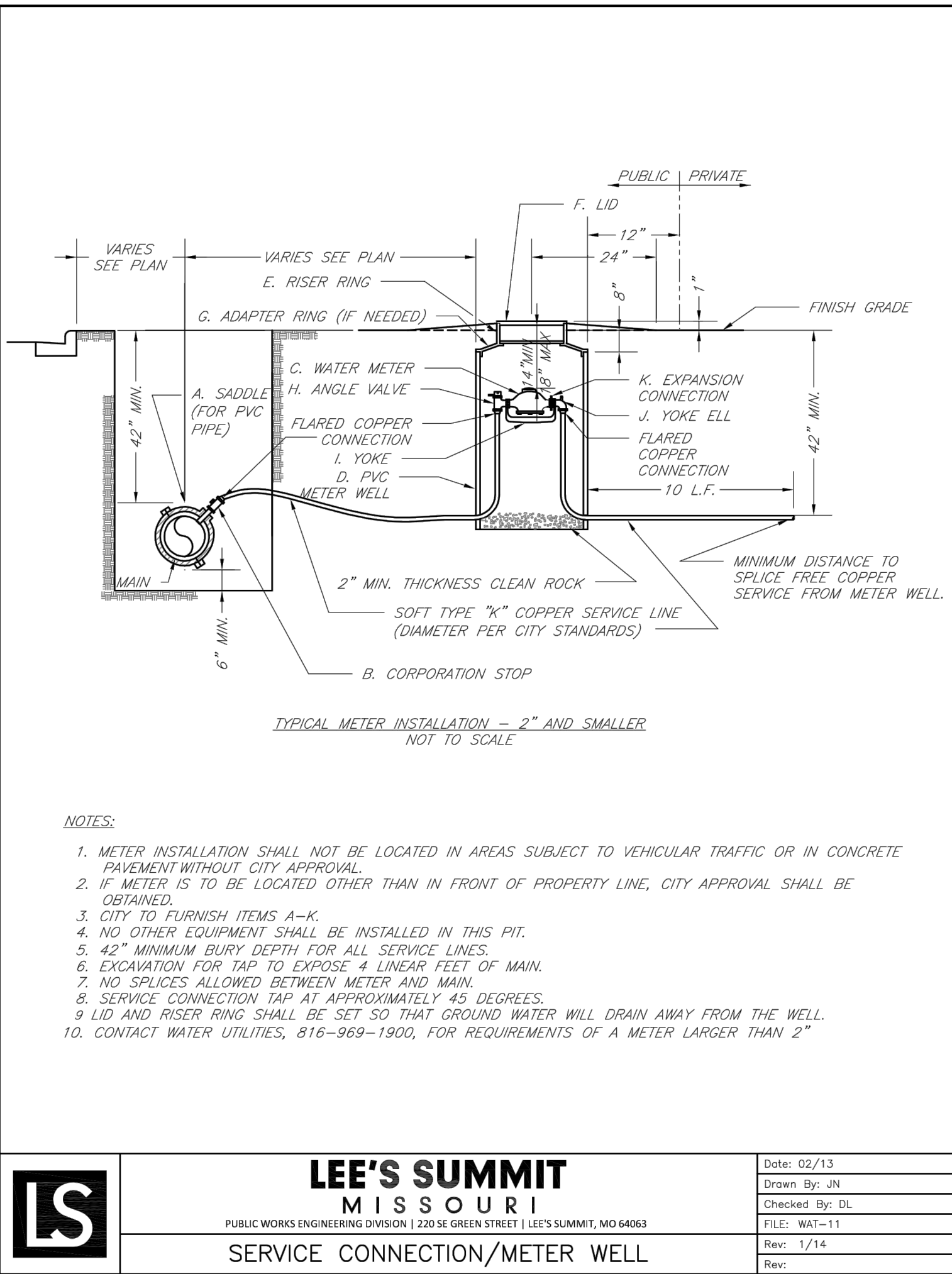
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NAME: ADA RAMP RETROFIT DETAIL
Drawn By: MTF
Checked By: DL
Date: 04/17
Proj #: GEN-3A

NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS

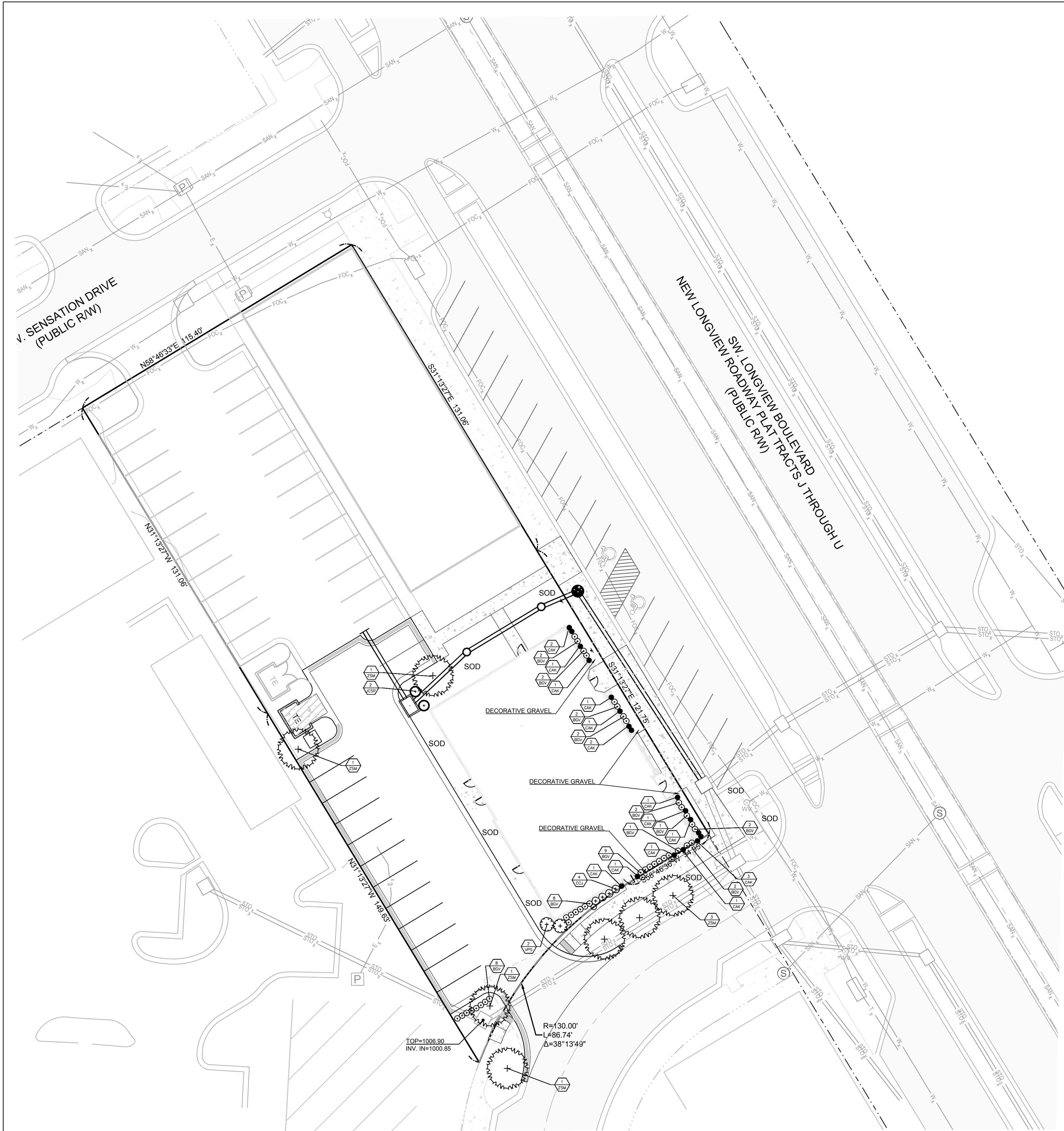
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

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14920 West 107th Street • Lenexa, Kansas 66215
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#E2002003600-F #LAC2001003237 #LS200200859-F

REVISION DATE	DESCRIPTION	PER CITY COMMENTS
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SHADE TREES



— ZSM

7 EA.

Zeakova serrata 'Musashino'

Musashino Columnar Zeakova

2.5" Cal.

B&B

EVERGREEN TREES



— JCSP

2 EA.

Juniperus chinensis 'Spartan'

Spartan Juniper

6' ht.

B&B

SHRUBS



— BGV

41 EA.

Buxus x 'Green Velvet'

Green Velvet Boxwood

5 gal.

Cont.



— CCJ

4 EA.

Caryopteris x clandonensis 'Janice' PPAF

Lil Miss Sunshine™ Bluebeard

5 gal.

Cont.



— VPS

2 EA.

Viburnum plicatum tomentosum 'Summer Snowflake'

Summer Snowflake Viburnum

5 gal.

Cont.

GRASSES



— CAK

18 EA.

Calamagristis x acutifolia 'Karl Foerster'

Karl Foerster Grass

2 gal.

Cont.

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS EXCEPT SIZE MODIFICATIONS ALLOWED BY THE PLAN APPROVAL AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTS SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE EXCEPT AS ALLOWED BY MODIFICATION AS PART OF THIS PLAN APPROVAL. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A 1/4" CUT EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

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STATE OF MISSOURI
DANIEL G. FOSTER
NUMBER
LA-2001001877
LANDSCAPE ARCHITECT
Daniel G. Foster
Landscape Architect
MO# LA-2001001877

**NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS**

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

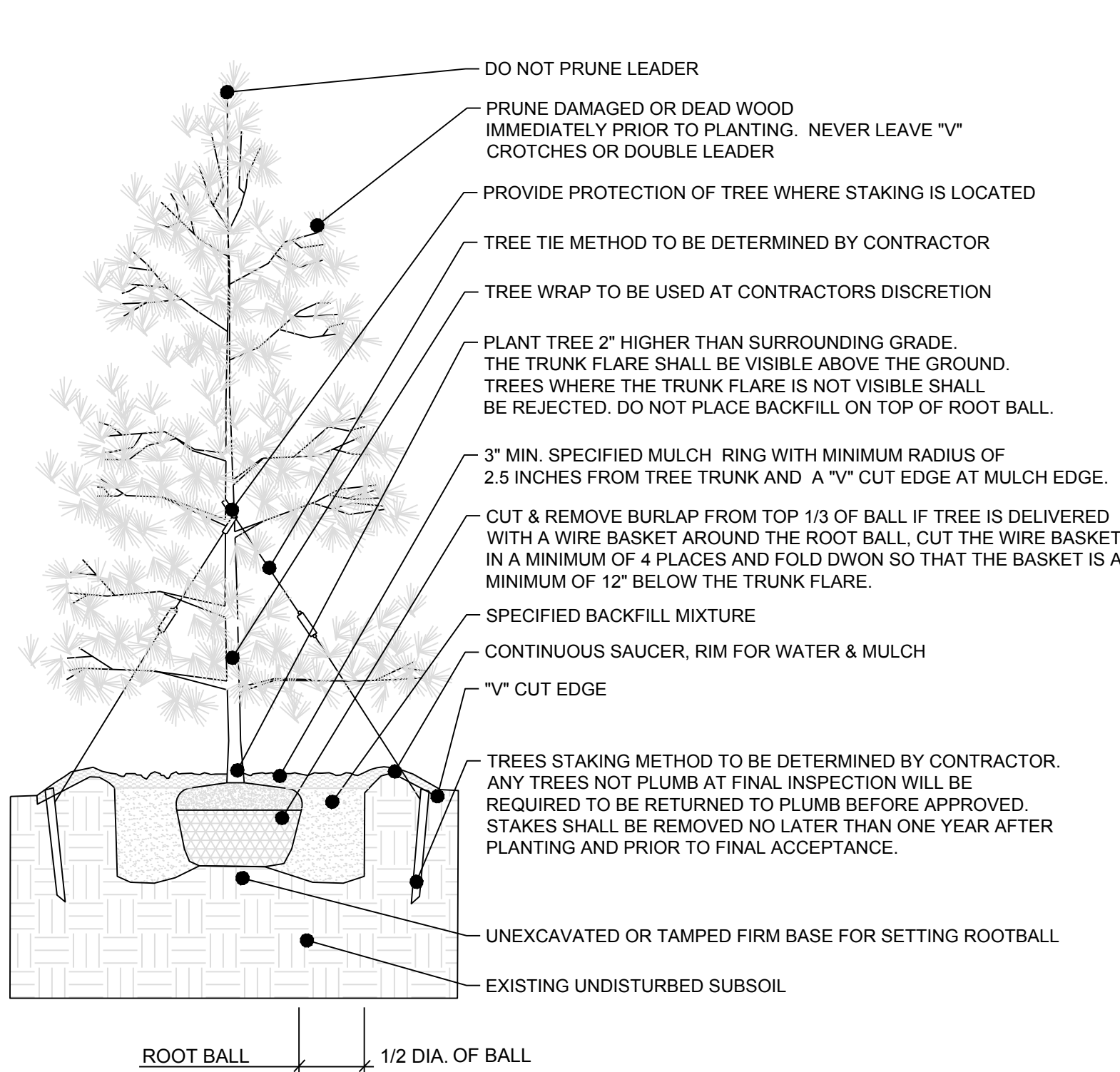
REVISION DATE	DESCRIPTION
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**LANDSCAPE
PLAN**

SHEET

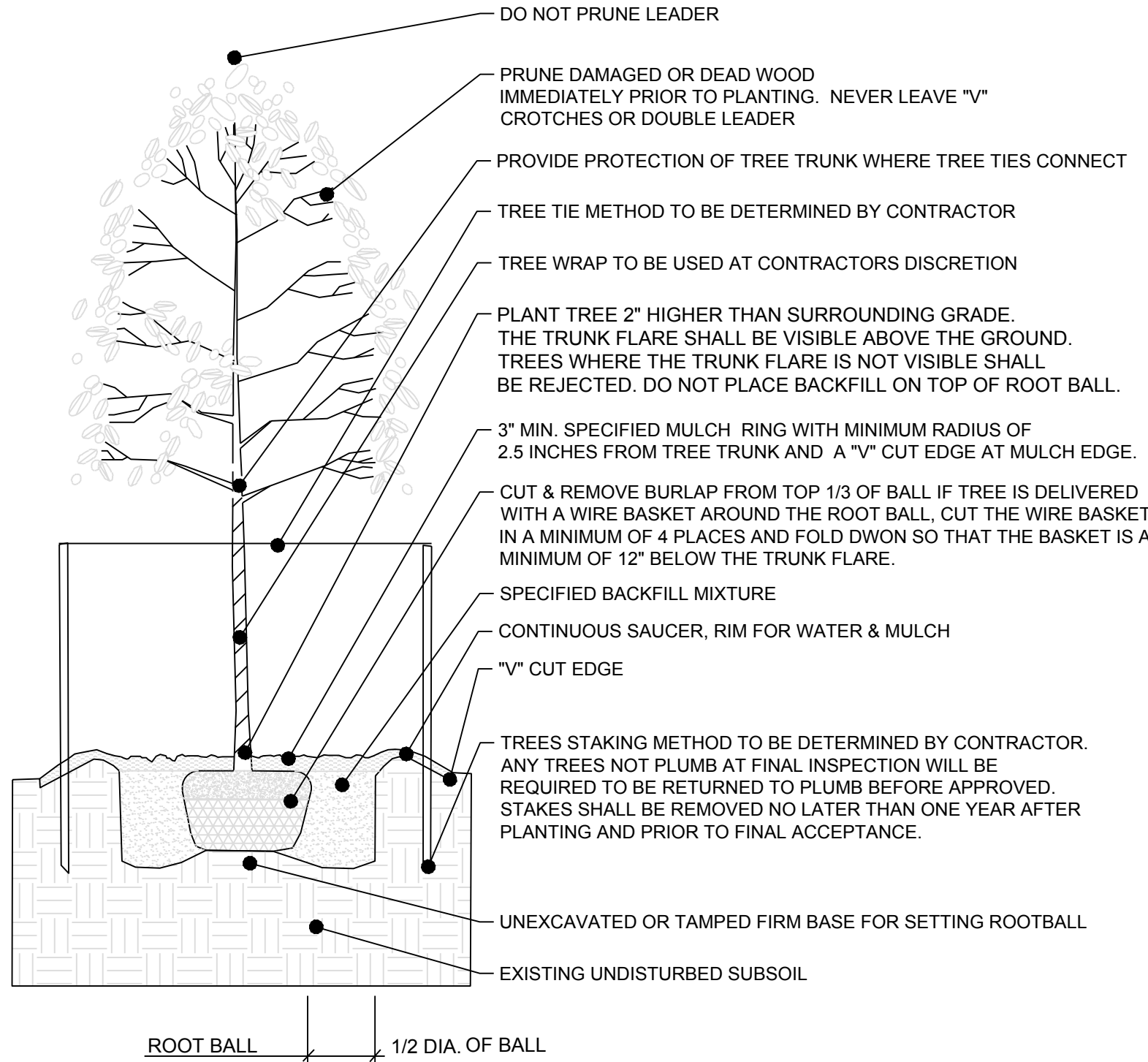
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OF 10



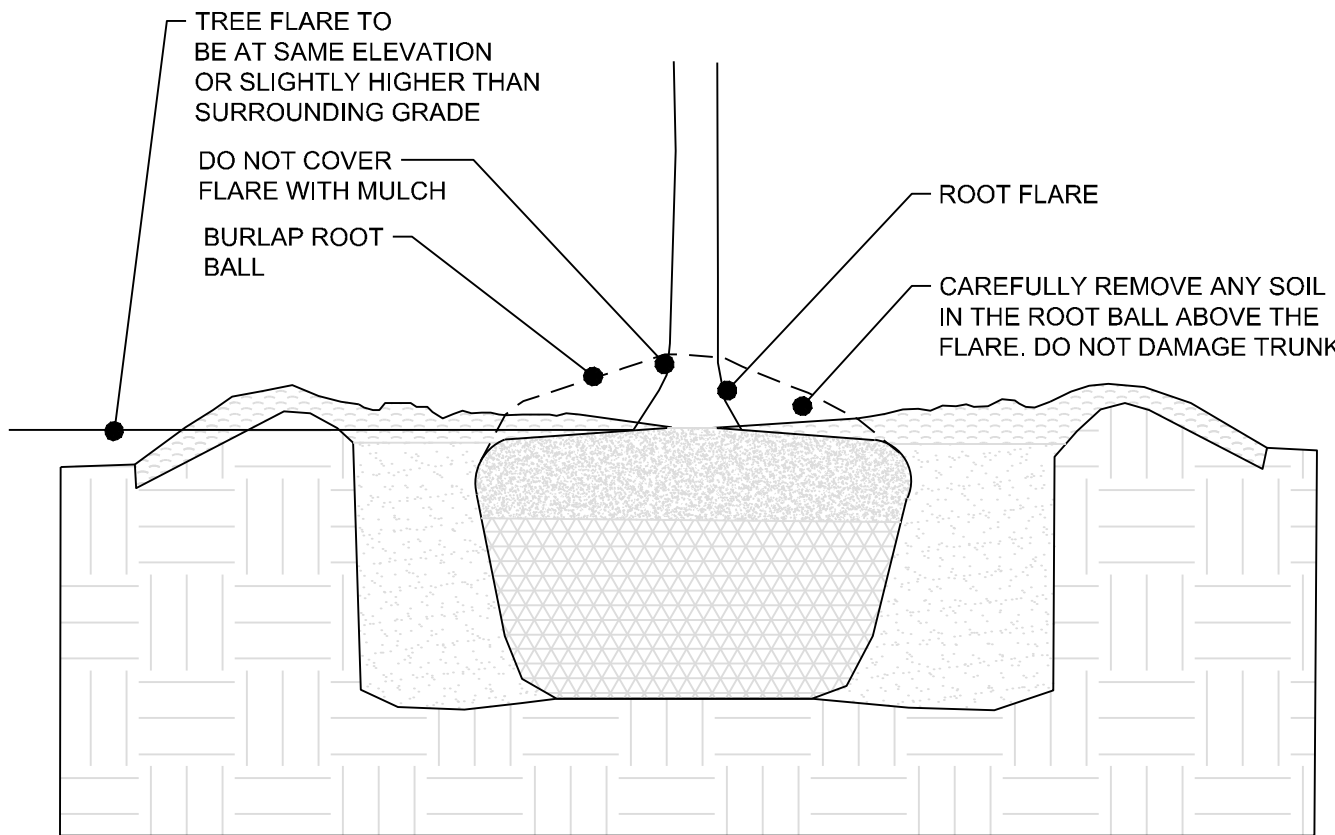
TYP. EVERGREEN PLANTING & GUYING

NO SCALE



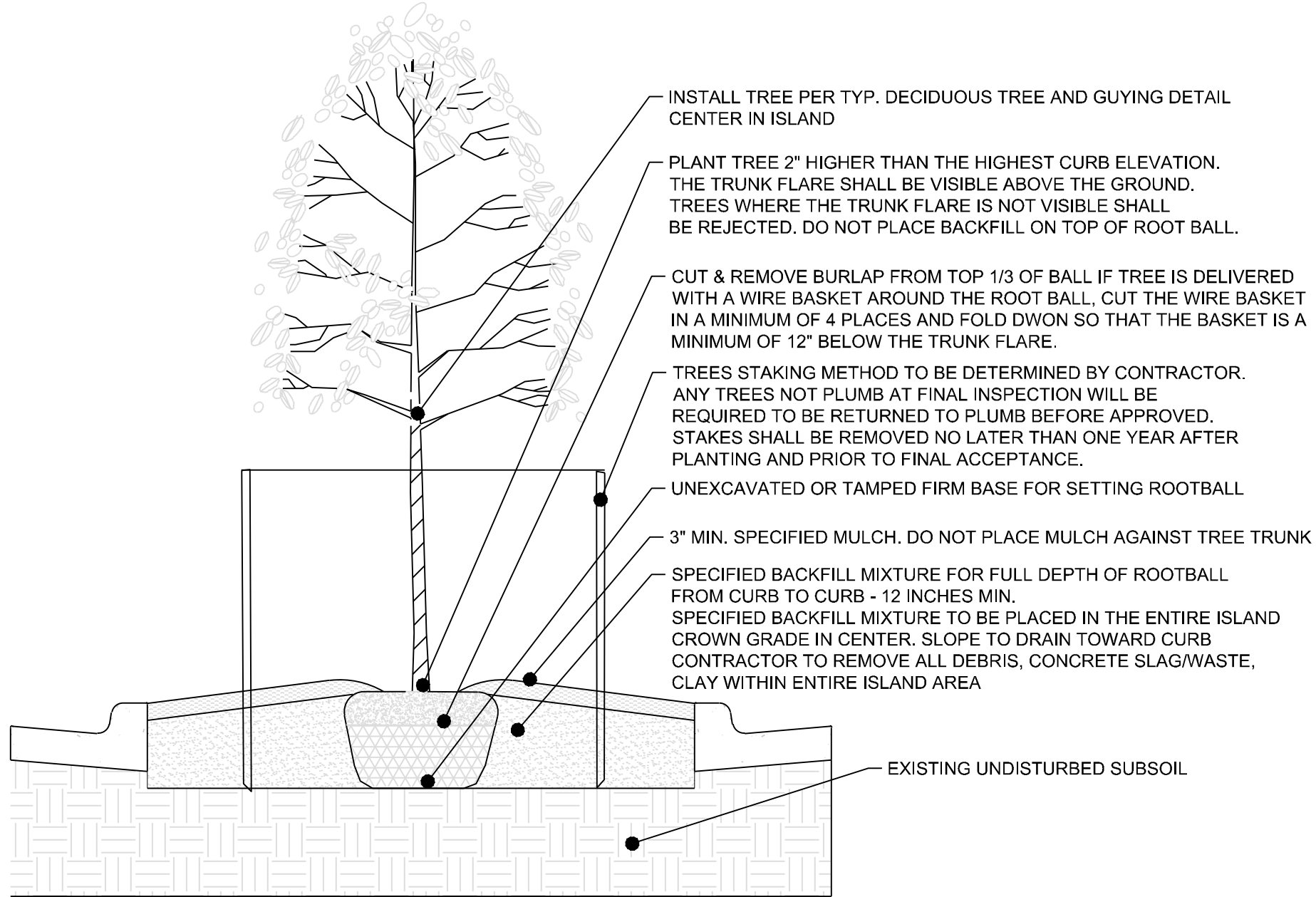
TYP. DECIDUOUS PLANTING & GUYING

NO SCALE



TYP. TREE PLANTING DEPTH

NO SCALE

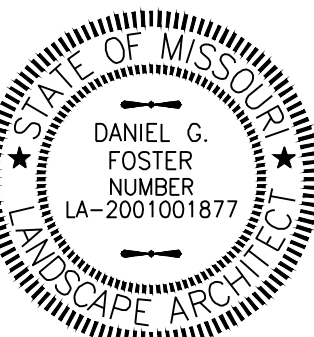


TYP. PARKING LOT ISLAND PLANTING

NO SCALE

1. All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quality guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
2. Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
3. All trees shall be nursery-grown.
4. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
5. Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
6. Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
7. Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
8. Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
 - a.) Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
 - b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
 - c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
 - d.) Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
 - e.) The attachment of scaffold branches shall be free of included bark.
9. Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the tree and can split easily.
10. Evergreen branch structure: The branch pattern should dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
11. Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
12. Evergreen tree trunk: Evergreen trees shall have a single trunk that is straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
13. Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
14. Central Leader: **Trees shall have a single(one), relatively straight central leader** and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least 1/2 (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies within the warranty period the tree shall be replaced at the end of the warranty period.
15. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
16. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
17. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
18. The roots shall be reasonably free of scrapes, broken or split wood.
19. The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
20. A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
21. Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
22. The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
23. The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
24. Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
25. At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

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NEW LONGVIEW LOT 7
FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

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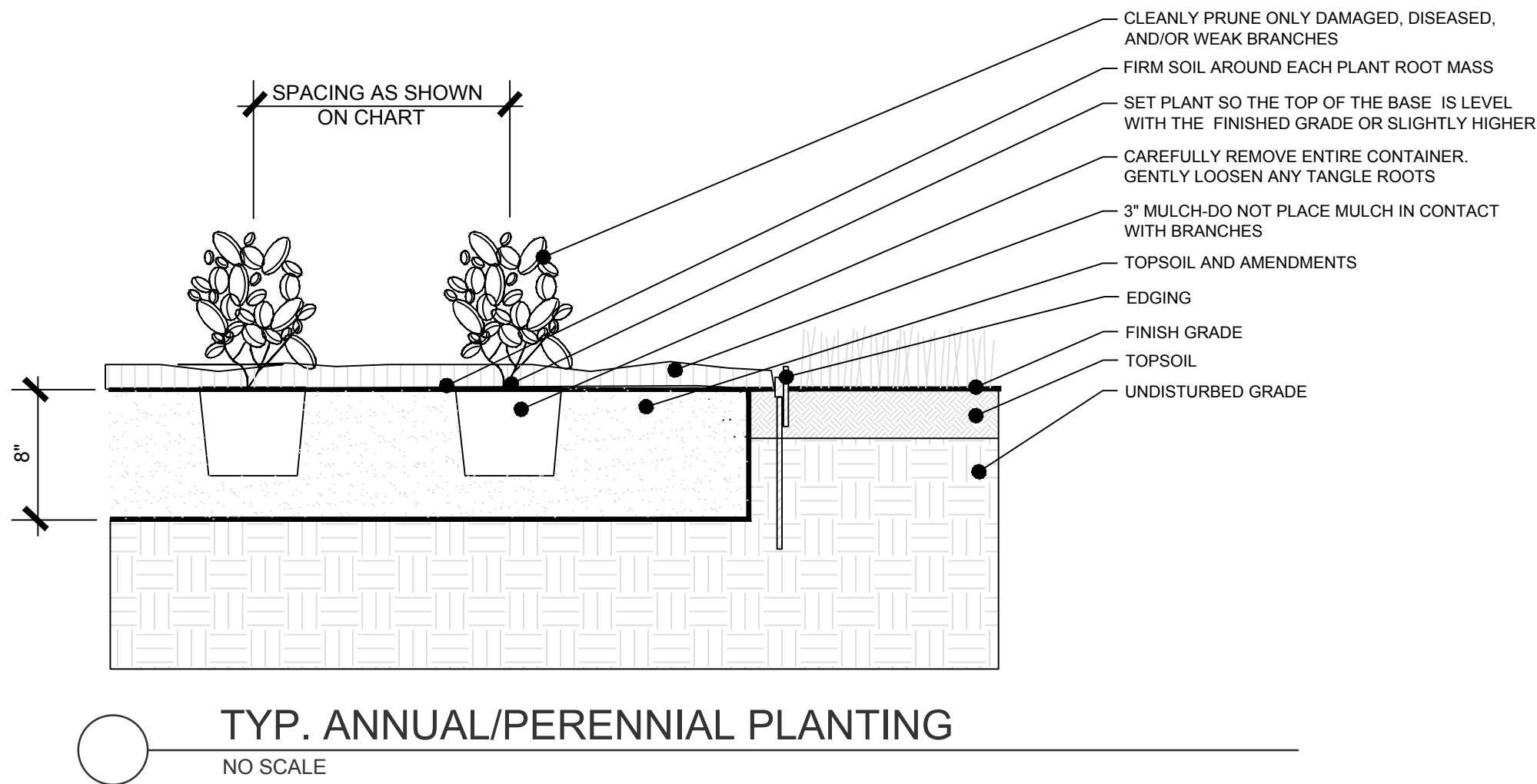
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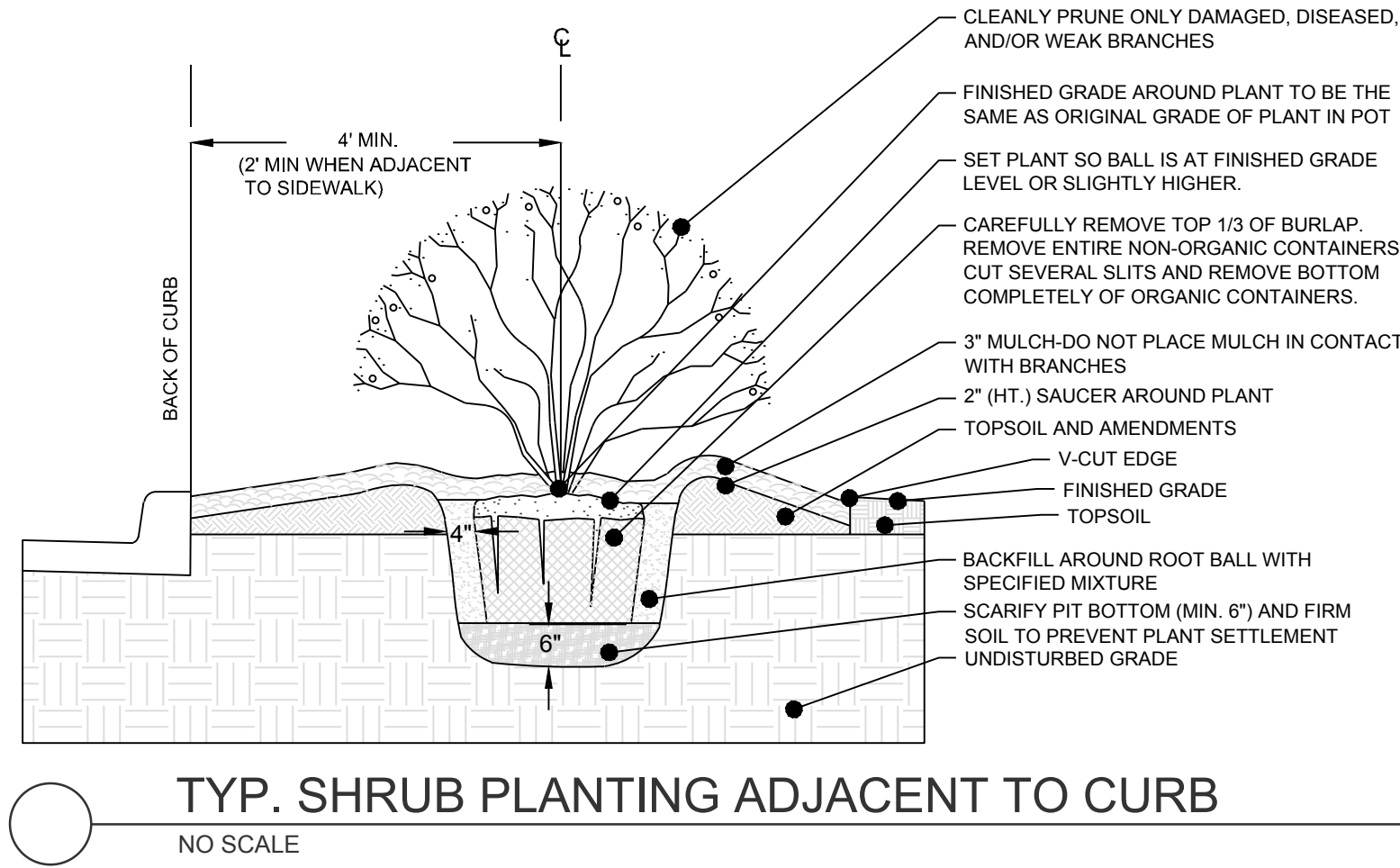
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PLAN REVIEW/BID PLANS

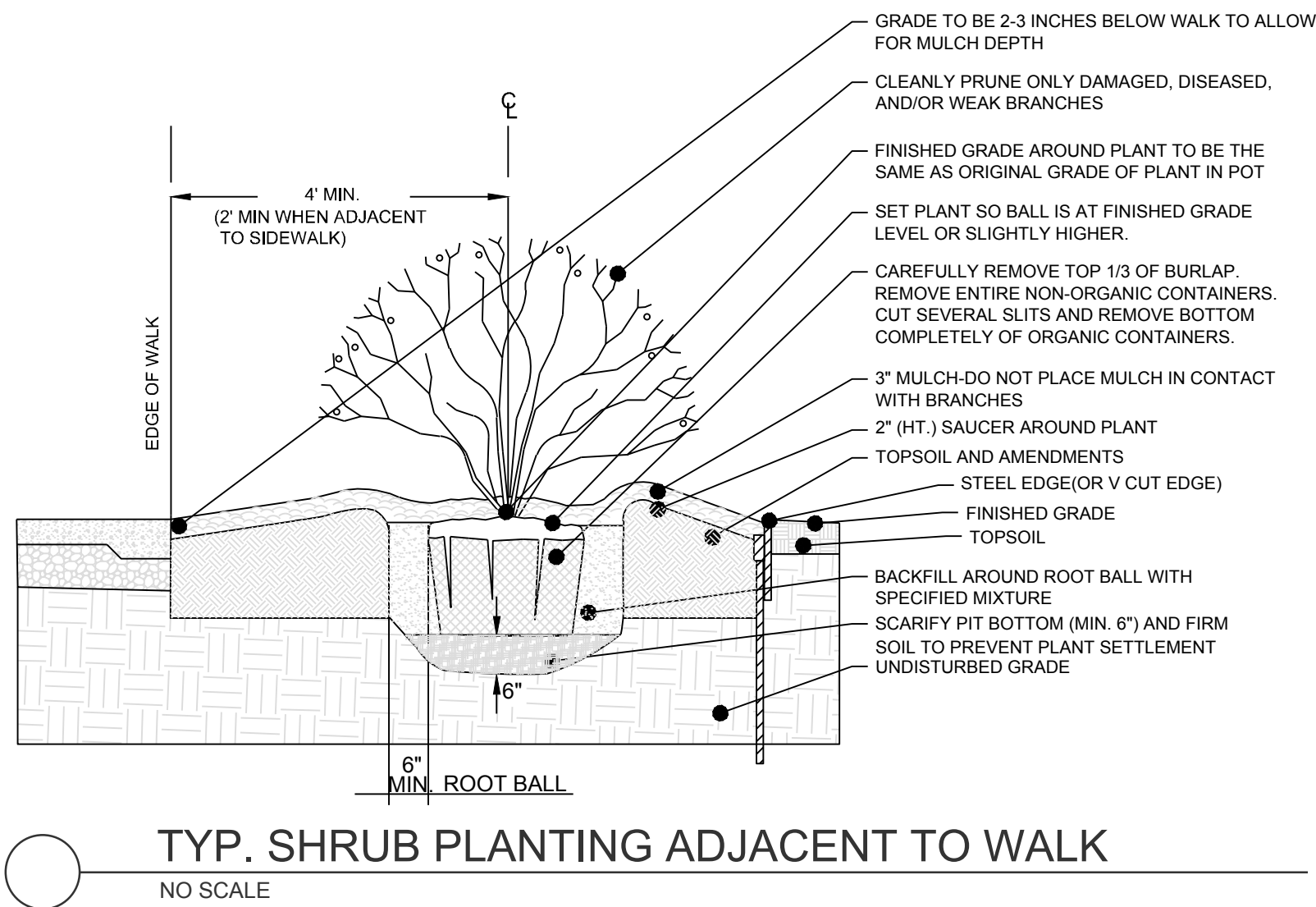
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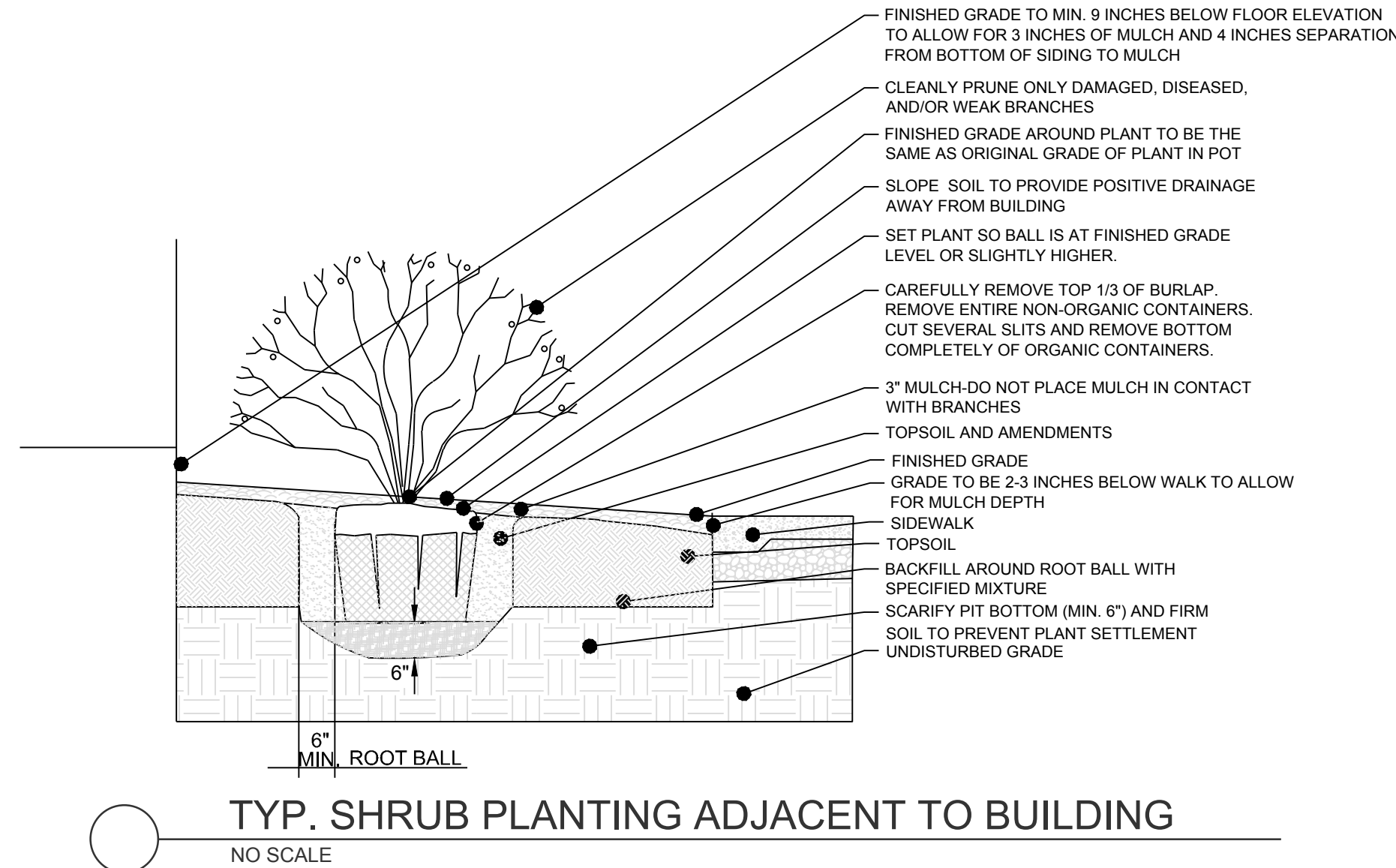
TYP. ANNUAL/PERENNIAL PLANTING
NO SCALE



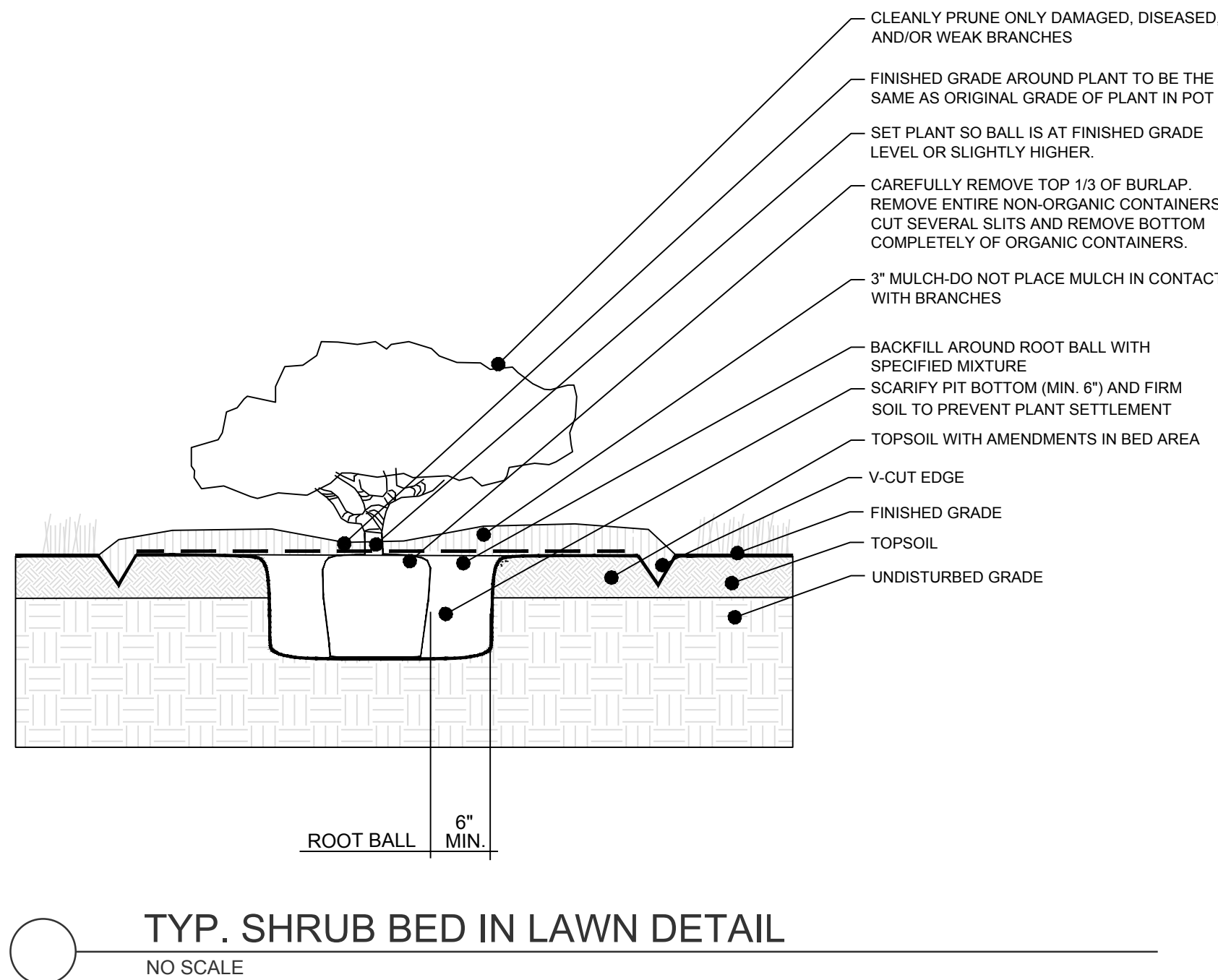
TYP. SHRUB PLANTING ADJACENT TO CURB
NO SCALE



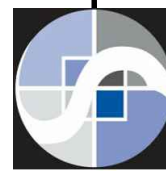
TYP. SHRUB PLANTING ADJACENT TO WALK
NO SCALE



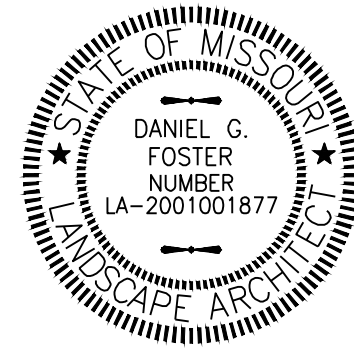
TYP. SHRUB PLANTING ADJACENT TO BUILDING
NO SCALE



TYP. SHRUB BED IN LAWN DETAIL
NO SCALE



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NEW LONGVIEW LOT 7
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420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

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LANDSCAPE
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