NEW LONGVIEW TOWNHOMES
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, MISSOURI

PROJECT NUMBER: 021-2987

BOX REAL ESTATE DEVELOPMENT
CONTACT: RUSSELL PEARSON
3152 SW GRANDSTAND CR.
LEE'S SUMMIT, MO 64081
913.735.9861

OWNER:

BOX Real Estate Development

3152 SW GRANDSTAND CR.
LEE'S SUMMIT, MO 64081
913.735.9861

LANDSCAPE ARCHITECT:

the olsson studio

1814 MAIN ST.
KANSAS CITY, MO 64108
816.842.8844

CIVIL ENGINEER:

olsson

1301 BURLINGTON ST.
NORTH KANSAS CITY, MO 64116
816.361.1177

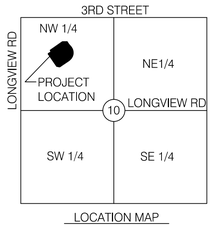
ARCHITECTS:

clockwork ARCHITECTURE + BRANDING AGENCY

423 DELAWARE SUITE 102
KANSAS CITY, MO 64105
660.815.1316

PW+A

500 LOVETT BLVD SUITE 260
~~HOUSTON, TX 77006~~
713.522.2724



LOCATION MAP
SEC. 10, TWP. 47 N., RGE. 32 W.
(NTS)

NOT TO SCALE NORTH

DRAWING DATE

2021 JUNE 16 FINAL DEVELOPMENT PLANS

MISSOURI ONE CALL SYSTEM

MISSOURI ONE CALL:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOW FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISSOURI ONE CALL SYSTEMS, INC. AT 1-800-344-7483 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

PROPERTY DESCRIPTION:

LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS TAMPED JA-147, 2000. STATION JA-148

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA2017008444
LANDSCAPE ARCHITECT
06/16/2021

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DEVELOPMENT DATA

EXISTING ZONING	PMIX
GROSS AREA (AC.)	7.13 AC
PROPOSED STREET R/W (AC.)	0 AC
NET AREA (AC.)	7.13 AC
IMPERVIOUS COVERAGE	26%
LAND USE (EXISTING/PROPOSED)	UNDEVELOPED / TOWNHOUSE
# OF UNITS	80

DEVELOPMENT DATA CONTINUED

LOT TYPE	LOT DIMENSIONS	# OF LOTS	# OF FLOORS	FLOOR AREA (S.F.)	BUILDING COVERAGE (S.F.)	F.A.R.	REQUIRED PARKING RATION	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
LOT A	60' X 24'	7	3 STORIES	14,112 SF	6,048 SF	0.71	2:1	14	7/ GARAGE 7/ ON- STREET
LOT B	60' X 18'	7	3 STORIES	11,760 SF	5,040 SF	0.64	2:1	14	7/ GARAGE 7/ ON- STREET
LOT C1	70' X 24'	4	2 STORIES	8,832 SF	4,416 SF	0.76	2:1	8	8/ GARAGE
LOT C2	70' X 24'	2	2 STORIES	4,416 SF	2,208 SF	0.76	2:1	4	4/ GARAGE
LOT C3	70' X 24'	6	2 STORIES	13,248 SF	6,624 SF	0.76	2:1	12	12/ GARAGE
LOT C4	70' X 24'	9	2 STORIES	19,872 SF	9,936 SF	0.76	2:1	18	18/ GARAGE
LOT C5	70' X 24'	3	2 STORIES	6,624 SF	3,312 SF	0.76	2:1	6	6/ GARAGE
LOT D1	70' X 18'	6	2 STORIES	9,936 SF	4,968 SF	0.76	2:1	12	6/ GARAGE 6/ ON- STREET
LOT D2	70' X 18'	4	2 STORIES	6,624 SF	3,312 SF	0.76	2:1	8	4/ GARAGE 4/ ON- STREET
LOT D3	70' X 18'	7	2 STORIES	11,592 SF	5,796 SF	0.76	2:1	14	14/ GARAGE
LOT D4	70' X 18'	3	2 STORIES	4,968 SF	2,484 SF	0.76	2:1	6	6/ GARAGE
LOT E	90' X 26'	11	2 STORIES	24,288 SF	12,144 SF	1.05	2:1	22	22/ GARAGE
LOT F	90' X 20'	9	2 STORIES	14,904 SF	7,452 SF	1.08	2:1	18	9/ GARAGE 9/ ON- STREET
LOT G	90' X 24'	1	3 STORIES	2,708 SF	1,104 SF	0.79	2:1	2	2/ GARAGE
LOT H	90' X 18'	1	3 STORIES	2,240 SF	920 SF	0.72	2:1	2	2/ GARAGE
TOTAL NUMBER OF LOTS		80	FUTURE AMENITY AREA PARKING AND PUBLIC STREET PARKING (KESSLER DR & NEW LONGVIEW BLVD)						33
					TOTAL NUMBER OF PARKING STALLS			160	193
NOTE: FLOOR AREA TOTAL INCLUDE LIVABLE SPACE ONLY, AND EXCLUDE GARAGE, BASEMENT AND ATTIC AREAS.									

PROJECT DESIGN CRITERIA:

CODE EDITIONS USED:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009, ACCESSIBLE AND USEABLE BUILDING AND FACILITIES

GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
4. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.
9. PROJECT SITE IS OUTSIDE THE LIMITS OF FEMA 1% ANNUAL CHANCE FLOOD AREA
10. THERE ARE NO OIL OR GAS WELLS LOCATED ON SITE

UTILITY SERVICE NUMBERS:

NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT
PHONE: 816-969-1940

NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: KCP&L
PHONE: 816-471-5275

NAME: SPECTRUM (TWC)
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959

ochsner hare + hare
the olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA2010000284
LANDSCAPE ARCHITECT
06/16/2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PROJECT SHEET

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_CVR_02102987
date: 06.16.2021

SHEET
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DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\OSTU\Final Development Plans\L_CVR_02102987.dwg
DATE: Jun 16, 2021 8:38pm
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USER: bmcbride
C_PBASE_02102987

GENERAL NOTES

1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.

3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.

4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.

5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.

6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.

7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.

8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.

9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.

10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO BE TWO LAYERS, 4" STROKE, REFLECTIVE PAINT, INCLUDING ADA SYMBOL AND HATCHING. PAINT COLOR TO BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.

11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.

14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ANY WORK IN CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SURVEY MONUMENTS AND IS RESPONSIBLE FOR RE-ESTABLISHMENT OF ANY PROPERTY CORNERS OR SURVEY MONUMENTS IF DISTURBED BY CONSTRUCTION ACTIVITIES.

15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.

17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.

19. ALL CURB RETURN RADII ARE 4.0 UNLESS OTHERWISE NOTED.

20. SITE TOPOGRAPHY TAKEN FROM FIELD WORK BY OLSSON ON THE SURVEY DATED 10-2016 AND UPDATED ON 5/2021 ALONG NORTH PROPERTY LINE. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF THE CONSTRUCTION PLANS.

WETLANDS NOTICE:

1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 290174 0412G, REVISION DATE JANUARY 20, 2017

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.

5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.

6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.

8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.

9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL. SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.

10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.

11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.

12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LANES.

3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.

4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS, ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

6. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.

7. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9", EMBANKMENT PLACED WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). EMBANKMENT PLACED WITHIN THE BUILDING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF 0 TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR COMPACTION PROCEDURE. ALL EMBANKMENT PLACED WITHIN 18" OF THE BUILDING SUBGRADE SHOULD HAVE A LIQUID LIMIT LESS THAN 60. THE GEOTECHNICAL REPORT SHALL SUPERSEDE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS.
ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.

6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.

7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.

8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.

9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.

10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTION'S SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.

12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.

14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.

17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE. SEE MECH. PLANS FOR ENTRANCE LOCATIONS.

19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

LEGEND

	GENERAL		SURVEY MARKERS
AC	ACU	AIR CONDITIONING UNIT	BMK BENCHMARK
	AST	ARROW STRAIGHT	CPT CONTROL POINT
	ATL	ARROW TURN LEFT	FND FOUND MONUMENT
	ATR	ARROW TURN RIGHT	ROW ROW MARKER
	BLB	BILLBOARD	SCR SECTION CORNER
	BOV	BLOW OFF VALVE	SET SET MONUMENT
	BSH	BUSH	BOUNDARIES
	COL	COLUMN	SECTION LINE
	CTR	CONIFEROUS TREE	EP EXISTING PROPERTY BOUNDARY
	DRN	DRAIN GRATE	PL PROPOSED PROPERTY BOUNDARY
	DTR	DECIDUOUS TREE	EXISTING LOT LINE
	FLP	FLAG POLE	PROPOSED LOT LINE
	GDP	GUARD POST	ER/W EXISTING RIGHT-OF-WAY
	GPL	GUY POLE	R/W PROPOSED RIGHT-OF-WAY
	GTP	GREASE TRAP	UTILITIES
	GUY	GUY WIRE	C CAB CABLE BOX
	HCP	ACCESSABLE PARKING MARKER	CV CAV CABLE VAULT
	LST	LIFT STATION	TVP TVP TELEVISION PEDESTAL
	MLB	MAILBOX	T TVR TELEVISION RISER
	MP	MILE POST MARKER	CTVOH EXISTING CABLE TV, OVERHEAD
	MW	MONITORING WELL	CTV EXISTING CABLE TV, UNDERGROUND
	PIV	POST INDICATOR VALVE	CTVOH PROPOSED CABLE TV, OVERHEAD
	PPT	PROPANE TANK	CTV PROPOSED CABLE TV, UNDERGROUND
	RAT	RADIO TOWER	F FOB FIBER OPTIC BOX
	SAD	SATELLITE	FOM FIBER OPTIC MANHOLE
	SCV	SPRINKLER CONTROL VALVE	FO FOP FIBER OPTIC PEDESTAL
	SGN	SIGN	FOV FOV FIBER OPTIC VAULT
	SLB	STREET LIGHT BOX	EFOOH EXISTING FIBER OPTIC, OVERHEAD
SLC	SLC	STREET LIGHT CABINET	EFO EXISTING FIBER OPTIC, UNDERGROUND
S	SPB	SPRINKLER BOX	FOOH PROPOSED FIBER OPTIC, OVERHEAD
	SPH	SPRINKLER HEAD	FO PROPOSED FIBER OPTIC, UNDERGROUND
	STP	STUMP	FDC FIRE DEPT. CONNECTION
	SVL	SEWER VALVE	EFP EXISTING FIRE PROTECTION SYSTEM LINE
TC	TCB	TRAFFIC CONTROL BOX	FP PROPOSED FIRE PROTECTION SYSTEM LINE
	TSA	TRAFFIC SIGNAL WITH MAST ARM	EFL EXISTING FUEL LINE
TS	TSC	TRAFFIC SIGNAL CABINET	FPL PROPOSED FUEL LINE
TS	TSMH	TRAFFIC SIGNAL MANHOLE	GAR GAS RISER
	TSP	TRAFFIC SIGNAL POLE	GMH GAS MANHOLE
		EXISTING TREELINE	GMK GAS MARKER
		PROPOSED TREELINE	GM GMT GAS METER
		EXISTING SIDEWALK	GRG GAS REGULATOR
		PROPOSED SIDEWALK	GVL GAS VALVE
		FUTURE SIDEWALK	EG EXISTING NATURAL GAS LINE
		EXISTING BUILDINGS	G PROPOSED NATURAL GAS LINE
		PROPOSED BUILDINGS	TEC TELEPHONE CABINET
		FUTURE BUILDINGS	TP TEP TELEPHONE PEDESTAL
		EXISTING EDGE OF PAVEMENT	T TER TELEPHONE RISER
		PROPOSED EDGE OF PAVEMENT	TEV TEV TELEPHONE VAULT
		FUTURE EDGE OF PAVEMENT	TMH TELEPHONE MANHOLE
		EXISTING ROADWAY CENTER LINE	ETELOH EXISTING TELEPHONE LINE, OVERHEAD
		PROPOSED ROADWAY CENTER LINE	ETEL EXISTING TELEPHONE LINE, UNDERGROUND
		FUTURE ROADWAY CENTER LINE	TELOH PROPOSED TELEPHONE LINE, OVERHEAD
		EXISTING CURB & GUTTER	TEL PROPOSED TELEPHONE LINE, UNDERGROUND
		PROPOSED CURB & GUTTER	GLT GROUND LIGHT
		FUTURE CURB & GUTTER	LTP LIGHT POLE
	R	RADIUS	PWP POWER POLE
	L	ARC DISTANCE	TRF ELECTRIC TRANSFORMER
	D	DELTA / CENTRAL ANGLE	EBX ELECTRIC BOX
	EASEMENTS & SETBACKS		ELC ELECTRIC CABINET
	A.E.	ACCESS EASEMENT	ELR ELECTRIC RISER
	B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT	EMH ELECTRIC MANHOLE
	B.L.	BUILDING SETBACK	EM EMT ELECTRIC METER
	C.T.V.E.	CABLE TV EASEEMNT	ES ESC ELECTRIC SECTIONALIZER
	C.E.	CONSERVATION EASEMENT	EV EVT ELECTRIC VAULT
	C.G.E.	CONSTRUCTION GRADING EASEMENT	YDL YARD LIGHT
	F.P.E.	FLOOD PLAIN EASEMENT	EEOH EXISTING POWER\ELECTRIC LINE, OVERHEAD
	F.O.E.	FIBER OPTIC EASEMENT	EE EXISTING POWER\ELECTRIC LINE, UNDERGROUND
	F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT	SCO SEWER CLEANOUT
	F.L.E.	FUEL LINE EASEMENT	SSMH SANITARY MANHOLE
	L.S.E.	LANDSCAPE EASEMENT	SS EXISTING SANITARY SEWER
	G.E.	NATURAL GAS EASEMENT	SS PROPOSED SANITARY SEWER
	T.E.	TELEPHONE EASEMENT	FSS FUTURE SANITARY SEWER
	E.E.	POWER\ELECTRIC EASEMENT	ESL EXISTING STEAM LINE
	P.S.	PARKING SETBACK	SL PROPOSED STEAM LINE
	S.B.	STREAM BUFFER	SDMH STORM SEWER MANHOLE
	S.D.E.	SURFACE DRAINAGE EASEMENT	FES FLARED END SECTION
SIGHT DIST. ESMT.		SIGHT DISTANCE EASEMENT	RDN ROOF DRAIN
	S.E.	SANITARY SEWER EASEMENT	EXISTING STORM SEWER
	S.L.E.	STEAM LINE EASEMENT	PROPOSED STORM SEWER
	D.E.	STORM DRAINAGE EASEMENT	
	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT	FH FIRE HYDRANT
	T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT	WMH WATER MANHOLE
TEMP. ESMT.		TEMPORARY EASEMENT	WMK WATER MARKER
TRAIL ESMT.		TRAIL\PATH EASEMENT	WM WMT WATER METER
	U.E.	UTILITY EASEMENT	WVL WATER VALVE
	W.E.	WATER EASEMENT	W EXISTING WATER LINE
	F.Y.S	FRONT YARD SETBACK	W PROPOSED WATER LINE
	R.Y.S.	REAR YARD SETBACK	
	S.Y.S.	SIDE YARD SETBACK	
	CONTOURS		
	100	EXISTING INDEX CONTOURS	
	100	EXISTING INTERMEDIATE CONTOURS	
	100	PROPOSED INDEX CONTOURS	
	100	PROPOSED INTERMEDIATE CONTOURS	

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STATE OF MISSOURI
BRANDON D MCBRIDE
NUMBER LA-2010008864
LANDSCAPE ARCHITECT
06/16/2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GENERAL NOTES

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_CVR_02102987
date: 06.16.2021

SHEET
L100

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Control Point Information				
Point Number	Elevation	North	Easting	Description
CP #102	988.71	999264.487	2804343.208	At intersection of SW. Fascincation Dr. and SW Kessler Dr. go south along SW. Kessler Dr. to where curb jogs right (west) up against sidewalk.
CP#100	988.67	999658.163	2803977.829	At intersection of SW Fascination Drive and SW Kessler Drive go west along SW Fascination Drive to west side of parking stalls on south side of street.
CP #26	1010.42	999510.913	2803459.510	In south east quadrant of roundabout located at intersection of S.W. Fascination Dr. and Longview Parkway. West 1' to east edge of sidewalk. Southwest to corner of side walk where side walk ends but will be connected to at a later date.
CP#101	1003.96	999030.752	2803749.080	At intersection of Longview Parkway and SW Fascination Drive go south to second entrance on east signe of Longview Parkway.

1 EXISTING CONDITIONS

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STATE OF MISSOURI
BRANDON D MCBRIDE
NUMBER LA-2017008884
LANDSCAPE ARCHITECT
06/16/2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

EXISTING CONDITIONS

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_EXC01_02102987
date: 06.16.2021

SHEET
L101

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1 GENERAL LAYOUT

GENERAL LAYOUT

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO 2021

SHEET L102

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STATE OF MISSOURI — STEPHEN RANDOM D. MCBRIDE — NUMBER A-2007019090 — LANDSCAPE ARCHITECT — 12/20/2021

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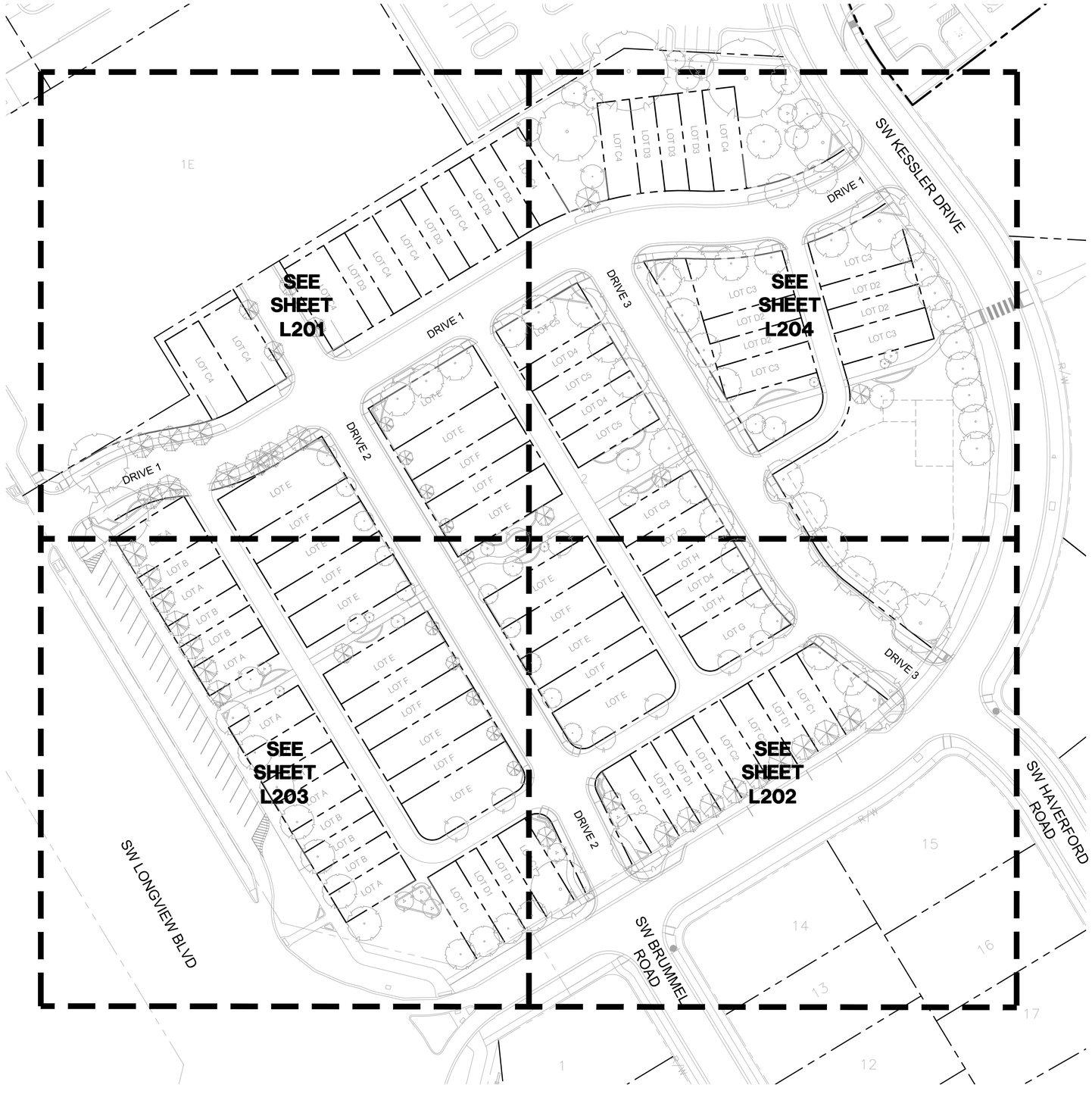

1 **SITE OVERALL PLAN**

SITE PLAN GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL NOTIFY MISSOURI ONE CALL (811) BEFORE THE START OF ANY EXCAVATION WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
5. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.
10. CONTRACTOR SHALL TAKE CARE TO CREATE SMOOTH UNIFORM FINISH GRADES IN ALL AREAS.
11. SLOPES SHALL BE MADE WITH A 4 TO 1 MAXIMUM GRADE FOR MAINTENANCE PURPOSES, UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL MATCH GRADES AT EXISTING IMPROVEMENTS.
13. ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE RING COVERS, AND OTHER UTILITY APPURTENANCES TO MATCH FINISH GRADE ELEVATIONS.
15. TURF & SHRUB BED AREAS SHALL BE GRADED AS NECESSARY TO ALLOW A 2% SLOPE TO INLET LOCATIONS AND SWALES.
16. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL MEET SLOPE REQUIREMENTS PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. THE 2012 TAS STANDARDS FOR ACCESSIBLE DESIGN, AND INTERNATIONAL BUILDING CODE IN CURRENT USAGE. MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE FOR SIDEWALKS.
17. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL HAVE A MINIMUM OF A 1% SLOPE. LANDSCAPE BEDS AND TURF AREAS SHALL HAVE A MINIMUM OF A 2% SLOPE.
18. CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4" AND A MAXIMUM OF 1/2" ARE ALLOWED WITH A BEVELED SLOPE NOT STEEPER THAN 1:2.
19. B.L. TO ALIGN TO BUILDING SETBACK

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STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA-2017008884
LANDSCAPE ARCHITECT
06/16/2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE OVERALL PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
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project no.: 021-02987
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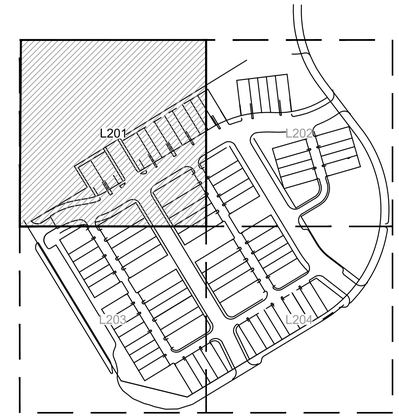
1 SITE PLAN



KEYMAP

SITE PLAN LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- BUILDING SETBACK
- SHEET MATCHLINE
- HEAVY DUTY CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- CG-1 CURB & GUTTER
- CG-1 DRY CURB & GUTTER
- CG-2 CURB & GUTTER

SITE PLAN NOTES:

1. CONSTRUCT ASPHALT PAVING; REF: C105-C108
2. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT; REF: C105-C108
3. CONSTRUCT CG-1 DRY CURB; REF: C129
4. CONSTRUCT CG-1 CURB; REF: C129
5. CONSTRUCT CG-2; REF: C129
6. CONSTRUCT STANDARD CONCRETE PAVEMENT
7. CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLANS)
8. LIGHT FIXTURE; REF: LIGHTING PLANS
9. PLANTING BED; REF: LANDSCAPE PLANS

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STATE OF MISSOURI
BRANDON D MCBRIDE
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06/16/2021

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SITE PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
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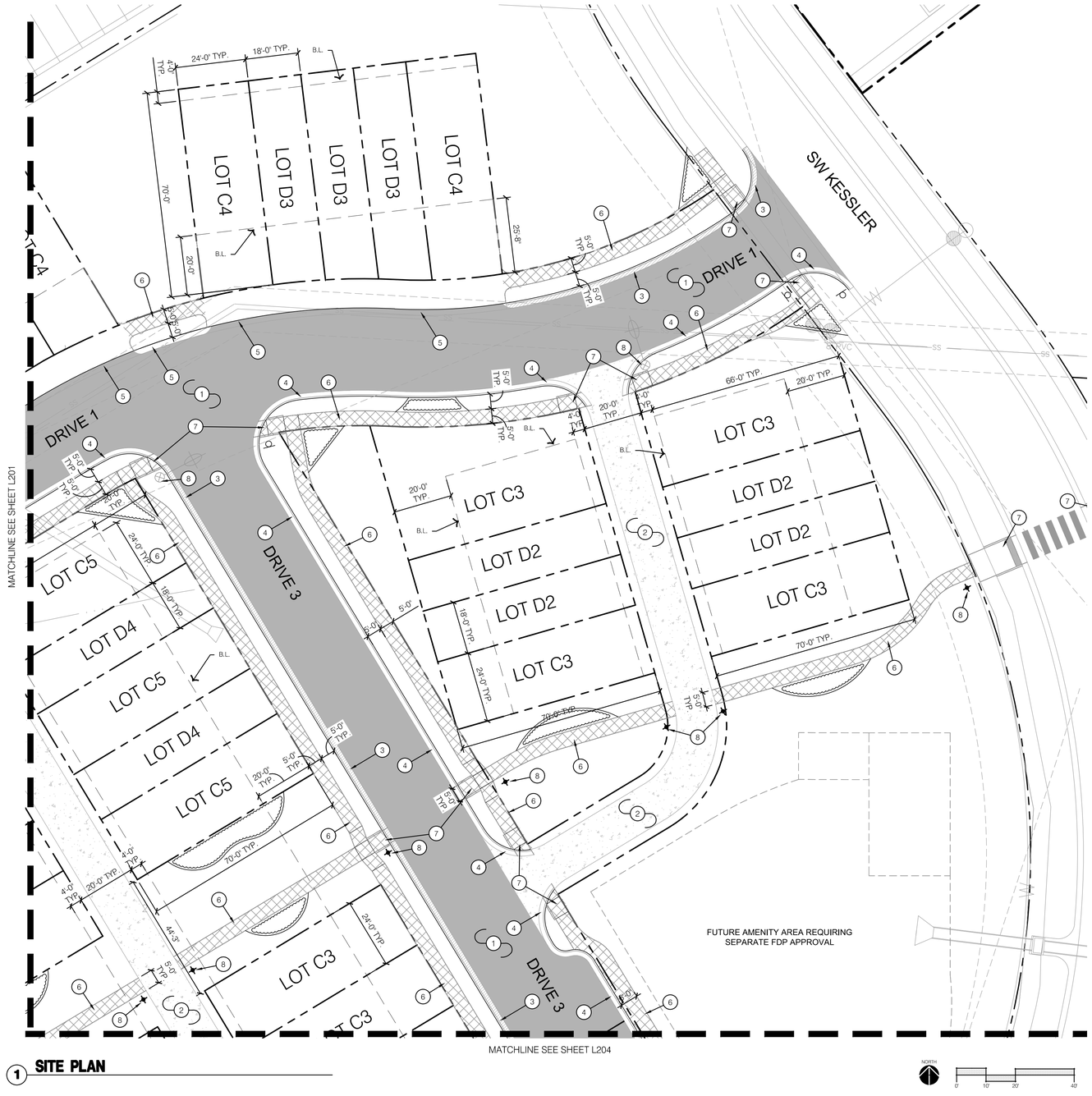
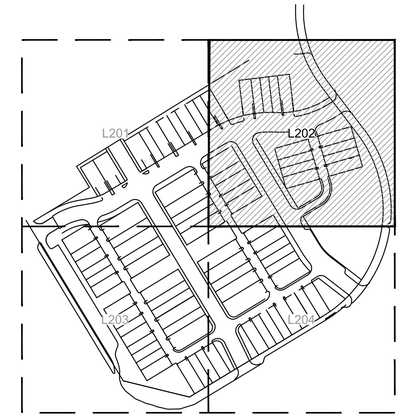


1 SITE PLAN



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- CG-2 CURB & GUTTER

SITE PLAN NOTES:

1. CONSTRUCT ASPHALT PAVING; REF: C105-C108
2. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT; REF: C105-C108
3. CONSTRUCT CG-1 DRY CURB; REF: C129
4. CONSTRUCT CG-1 CURB; REF: C129
5. CONSTRUCT CG-2; REF: C129
6. CONSTRUCT STANDARD CONCRETE PAVEMENT
7. CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLANS)
8. LIGHT FIXTURE; REF: LIGHTING PLANS
9. PLANTING BED; REF: LANDSCAPE PLANS

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Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA-2017002884
LANDSCAPE ARCHITECT
06/16/2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_SIT01_02102987
date: 06.16.2021

SHEET
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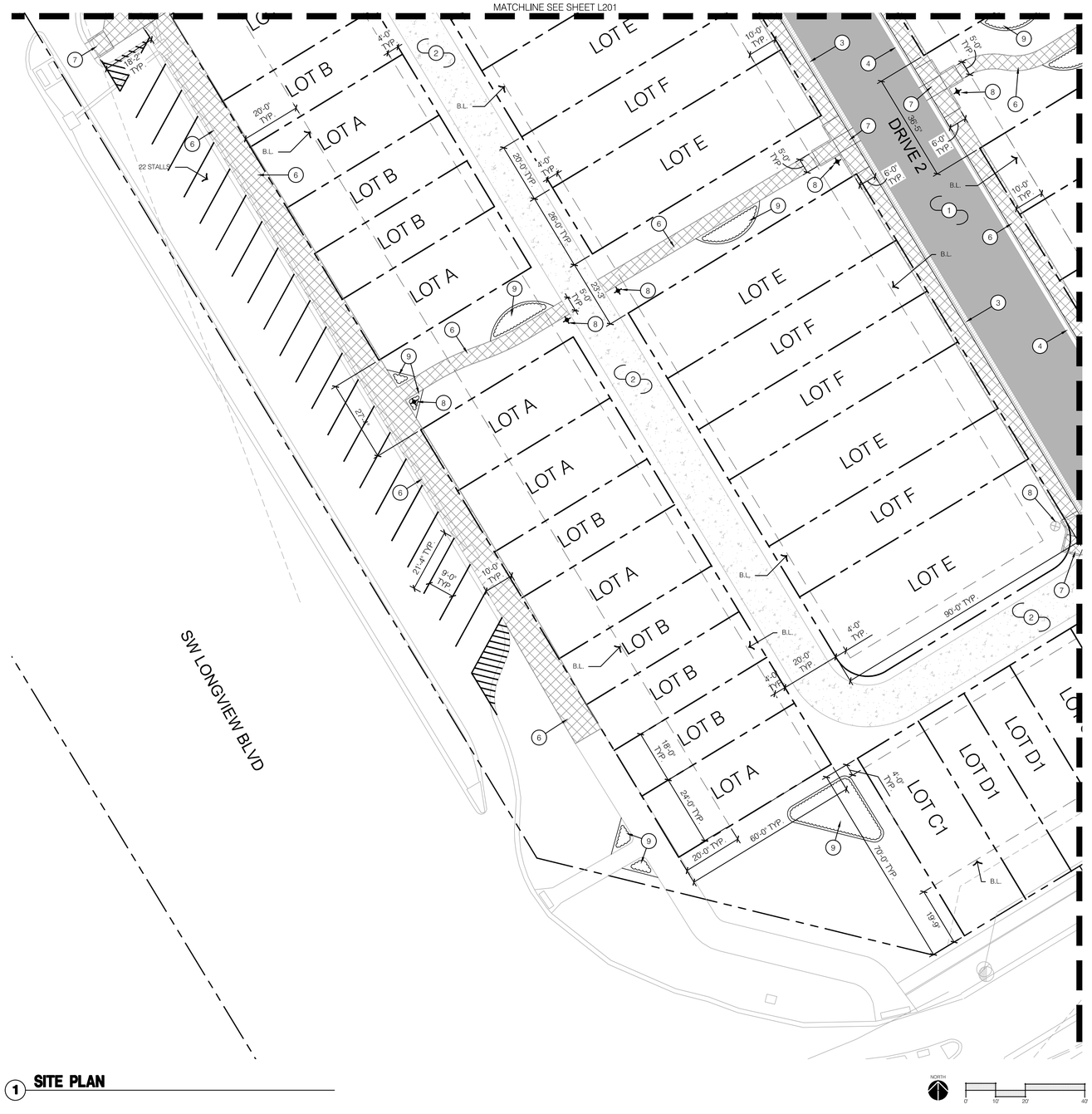
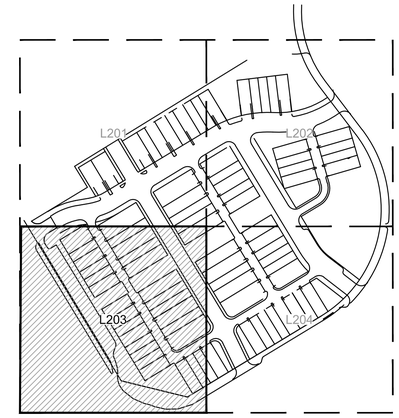


1 SITE PLAN



KEYMAP

SITE PLAN LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- BUILDING SETBACK
- SHEET MATCHLINE
- HEAVY DUTY CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- CG-1 CURB & GUTTER
- CG-1 DRY CURB & GUTTER
- CG-2 CURB & GUTTER

SITE PLAN NOTES:

1. CONSTRUCT ASPHALT PAVING; REF: C105-C108
2. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT; REF: C105-C108
3. CONSTRUCT CG-1 DRY CURB; REF: C129
4. CONSTRUCT CG-1 CURB; REF: C129
5. CONSTRUCT CG-2; REF: C129
6. CONSTRUCT STANDARD CONCRETE PAVEMENT
7. CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLANS)
8. LIGHT FIXTURE; REF: LIGHTING PLANS
9. PLANTING BED; REF: LANDSCAPE PLANS

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LEE'S SUMMIT, MO

2021

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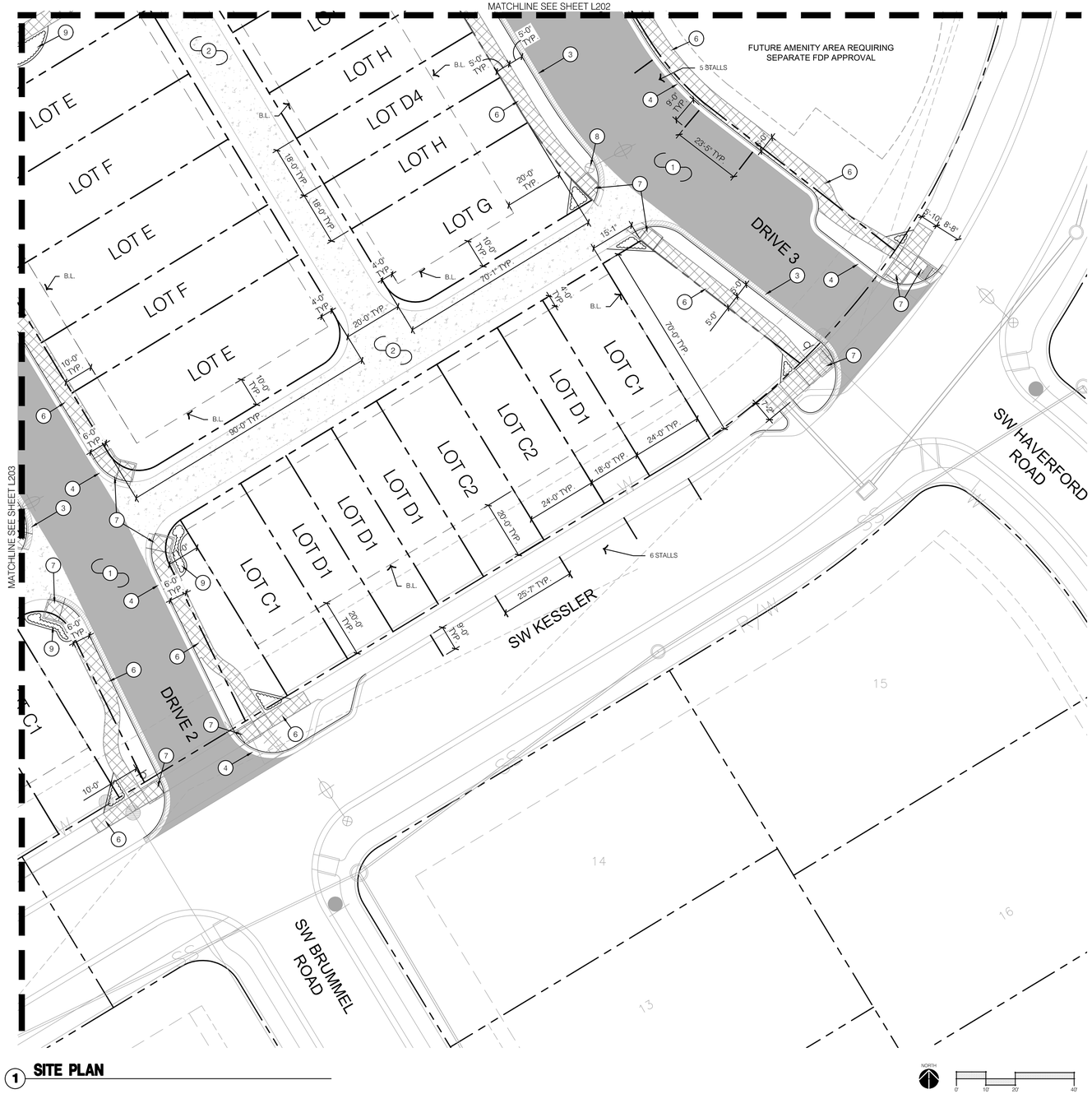
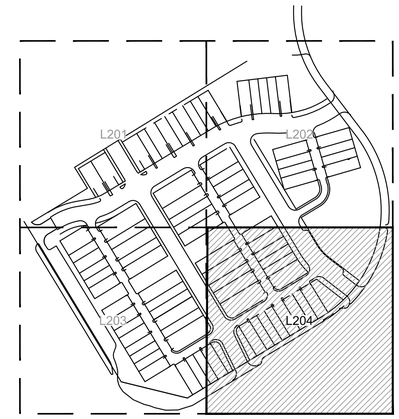


1 **SITE PLAN**



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SITE PLAN NOTES:

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LEE'S SUMMIT, MO

2021

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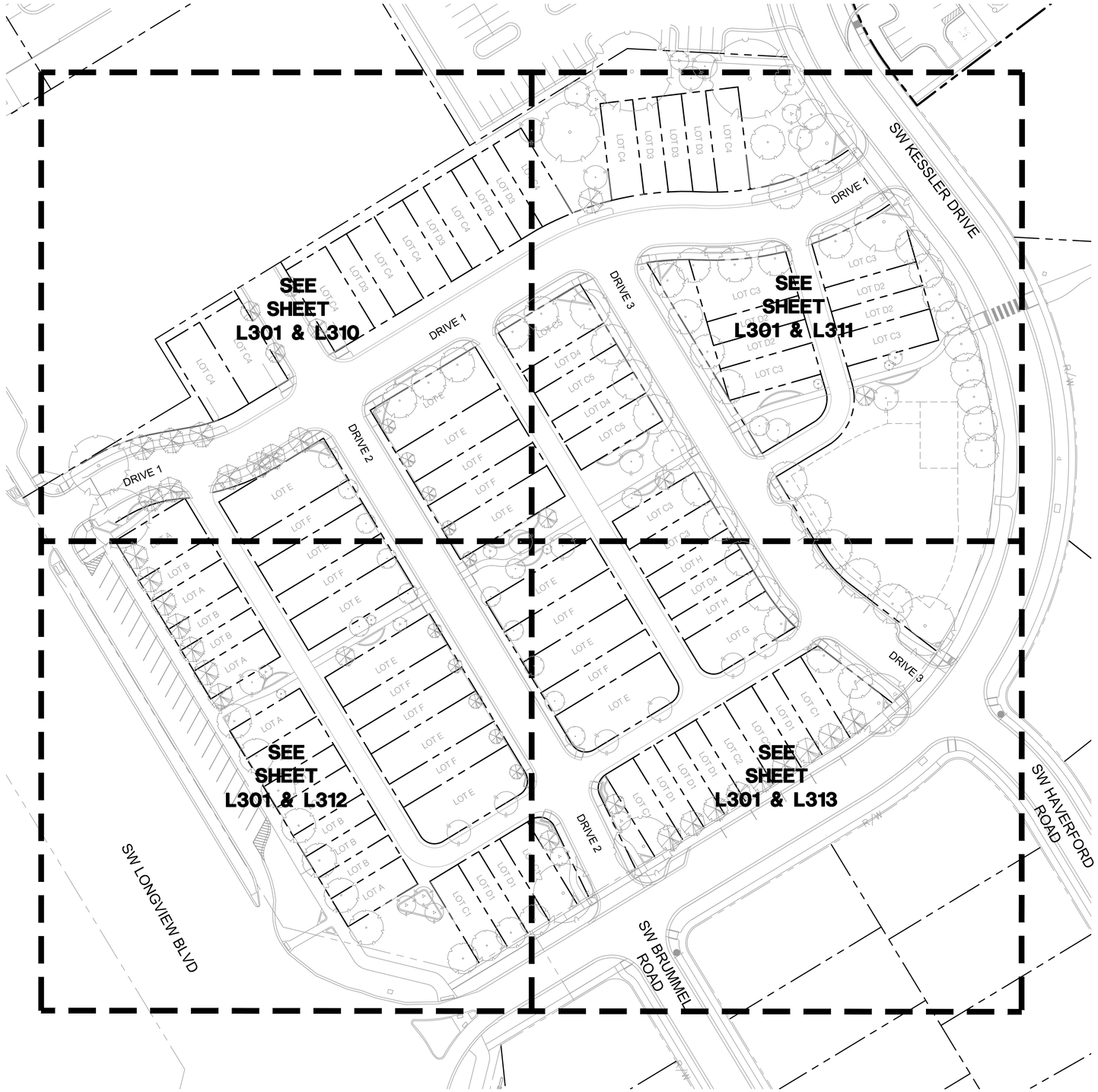

1 **LANDSCAPE OVERALL PLAN**

LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   -ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
   -ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
   -ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION.

WP 3 — WP: PLANT TYPE; 3: QUANTITY

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STATE OF MISSOURI — BRANDON D. MCBRIDE — NUMBER LA-2010008884 — LANDSCAPE ARCHITECT
06/16/2021

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LANDSCAPE OVERALL PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_OVR_02102987
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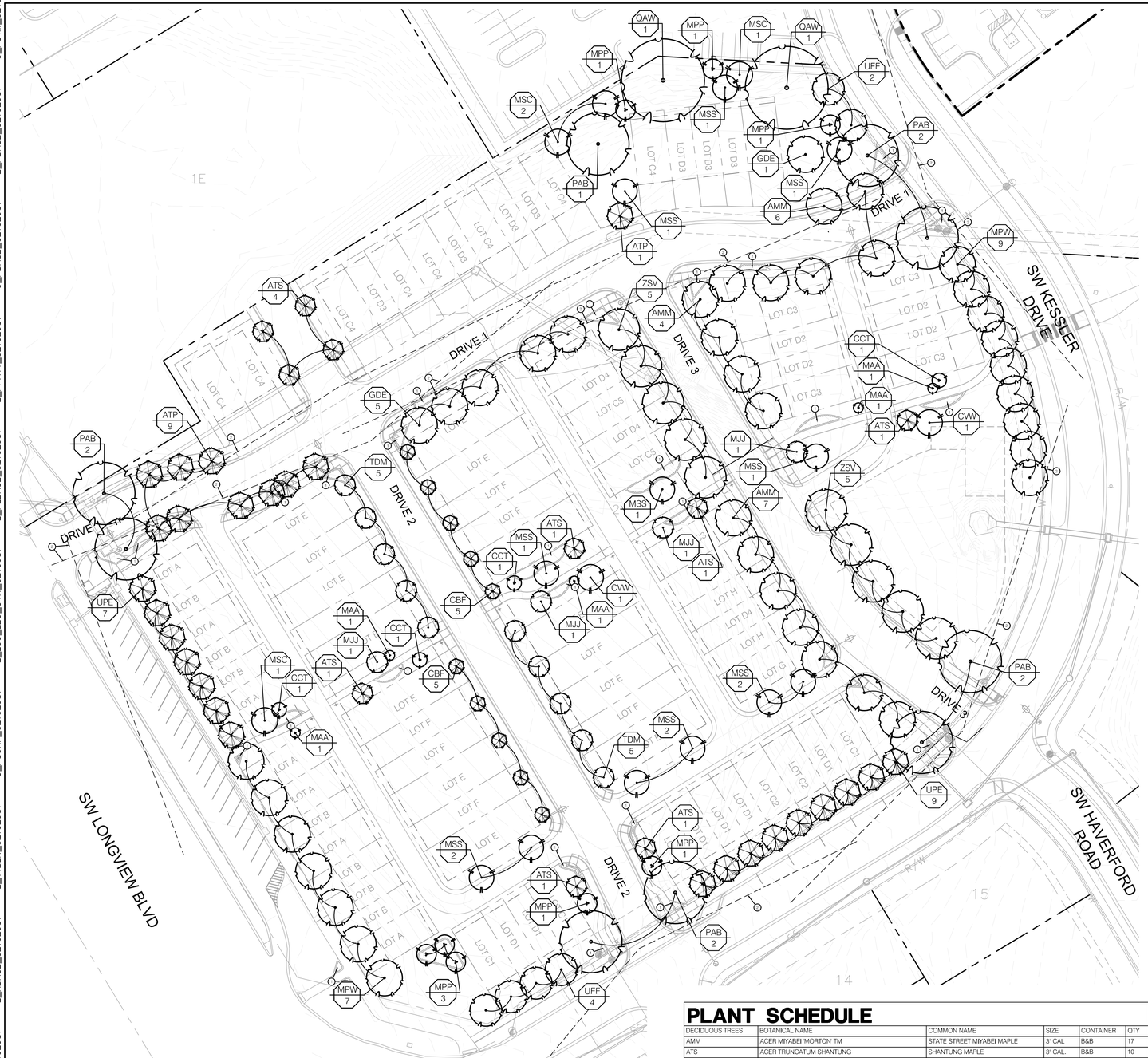

1 LANDSCAPE OVERSTORY PLAN

NORTH

0' 20' 40' 80'

LANDSCAPE REQUIREMENTS:

LANDSCAPING AND SCREENING REQUIREMENTS			
		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION			
SITE ZONED: PMIX			
TOTAL PROPERTY: 7.133 ACRES (310,734.99 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE		
	TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENTH O THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THEN 20'.		
	SW KESSLER DR		
	TOTAL STREET FRONTAGE = 992 LF		
	(992/ 30 = 29.7)	30 TREES	30 TREES
	SW LONGVIEW BLVD		
	TOTAL STREET FRONTAGE = 477 LF		
	(477/ 30 = 16.2)	16 TREES	16 TREES
	DRIVE 1		
	TOTAL STREET FRONTAGE = 622 LF		
	(622/ 30 = 20.63)	21 TREES	21 TREES
	DRIVE 2		
	TOTAL STREET FRONTAGE = 545 LF		
	(545/ 30 = 18.16)	19 TREES	28 TREES
	DRIVE 3		
	TOTAL STREET FRONTAGE = 432 LF		
	(441/ 40 = 14.70)	15 TREES	21 TREES
OPEN YARD TREES:			
SEC. 8.790	BUILDING FOOTPRINT = 94,373 SQ FT		
	216,362 / 5,000 = 43.27 TREES	43 TREES	45 TREES
	LANDSCAPE TOTALS	**134 TREES**	**161 TREES**
STREET FRONTAGE SHRUBS:			
SEC. 8.790	ONE SHRUB PER 20 FEET OF STREET FRONTAGE		
	A MINIMUM 20 FEET WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.		
	SW KESSLER DR		
	TOTAL STREET FRONTAGE = 992 LF		
	(992/ 20 = 49.6)	50 SHRUBS	50 SHRUBS
	SW LONGVIEW BLVD		
	TOTAL STREET FRONTAGE = 477 LF		
	(477/ 20 = 23.85)	24 SHRUBS	24 SHRUBS
	DRIVE 1		
	TOTAL STREET FRONTAGE = 622 LF		
	(622/ 20 = 31.1)	33 SHRUBS	33 SHRUBS
	DRIVE 2		
	TOTAL STREET FRONTAGE = 545 LF		
	(545/ 20 = 27.25)	28 SHRUBS	28 SHRUBS
	DRIVE 3		
	TOTAL STREET FRONTAGE = 432 LF		
	(432/ 20 = 21.6)	22 SHRUBS	22 SHRUBS
OPEN YARD SHRUBS:			
SEC. 8.790	TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT		
	TOTAL LOT AREA = 310,735 SQ FT		
	BUILDING FOOTPRINT = 94,373 SQ FT		
	216,362 / 5,000 = 43.27 X 2 = 86.54 SHRUBS	87 SHRUBS	118 SHRUBS
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.		
LANDSCAPE TOTALS		**244 SHRUBS**	**273 SHRUBS**

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
AMM	ACER MIYABEI 'MORTON' TM	STATE STREET MIYABEI MAPLE	3" CAL	B&B	17
ATS	ACER TRUNCATUM 'SHANTUNG'	SHANTUNG MAPLE	3" CAL.	B&B	10
ATP	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM	NORWEGIAN SUNSET MAPLE	3" CAL	B&B	10
CBF	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	3" CAL.	B&B	10
CVW	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3" CAL	B&B	2
GDE	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	3" CAL	B&B	6
MPW	MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	3" CAL.	B&B	16
PAB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	3" CAL.	B&B	9
QAW	QUERCUS ALBA	WHITE OAK	3" CAL	B&B	2
TDM	TAXODIUM DISTICHUM 'MICKELSON' TM	SHAWNEE BRAVE BALD CYPRESS	3" CAL.	B&B	10
UPE	ULMUS PROPINQUA 'JFS-BIEBERICH' TM	EMERALD SUNSHINE ELM	2.5" CAL	B&B	16
UFF	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	6
ZSV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	3" CAL	B&B	10

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
CCT	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	3" CAL.	B&B	3
MJJ	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL.	B&B	4
MAA	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	3" CAL.	B&B	6
MPP	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3" CAL.	B&B	8
MSC	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	3" CAL	B&B	4
MSS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3" CAL	B&B	12

LANDSCAPE LEGEND:

RIGHT OF WAY / PROPERTY LINE

OVERSTORY TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB BED

LANDSCAPE PLAN NOTES:

1. PLANTING BED WITH HARDWOOD MULCH; REF: SPECIFICATION, LANDSCAPE PLANS AND LANDSCAPE DETAILS
2. SIGHT TRIANGLE

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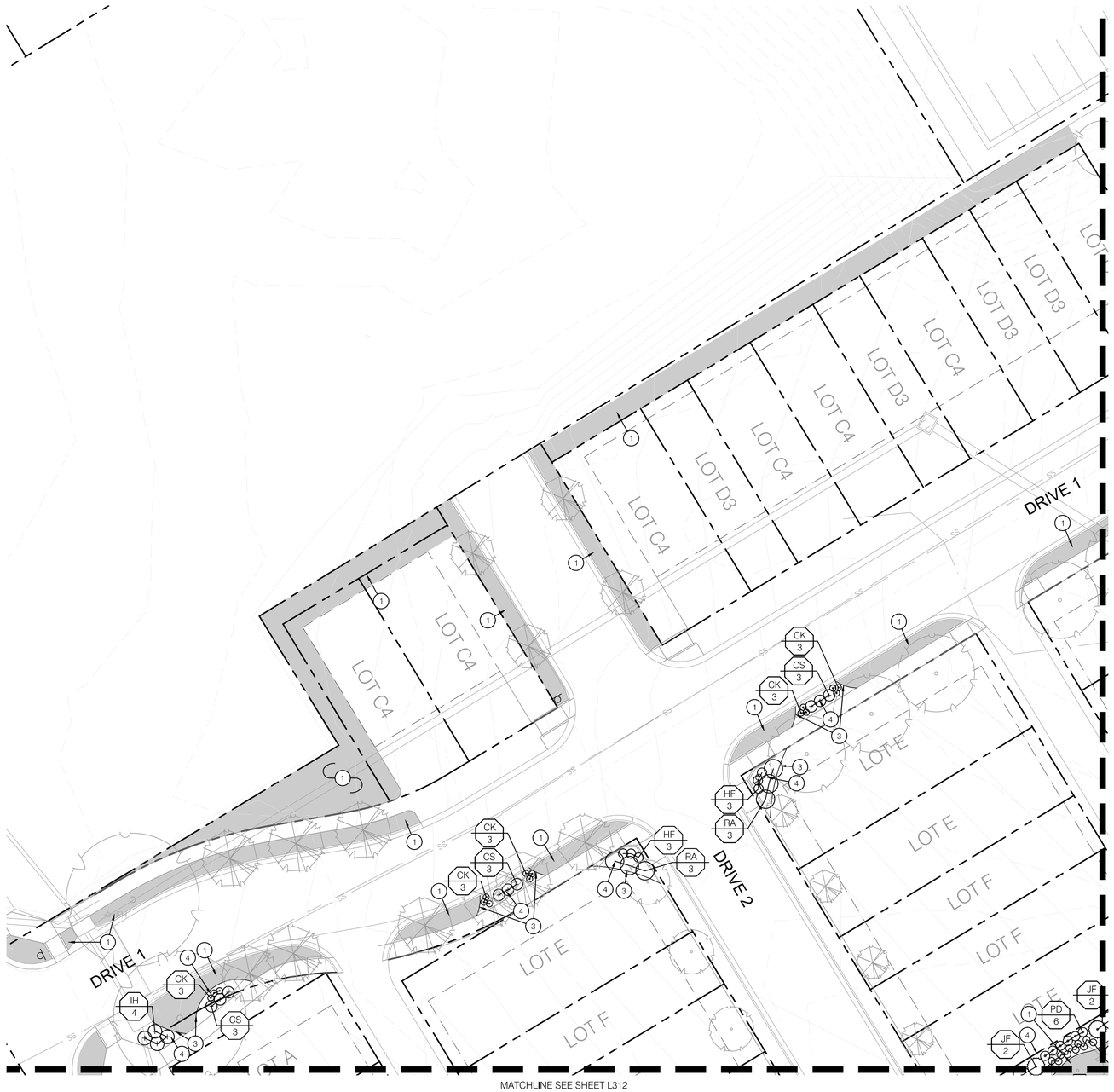
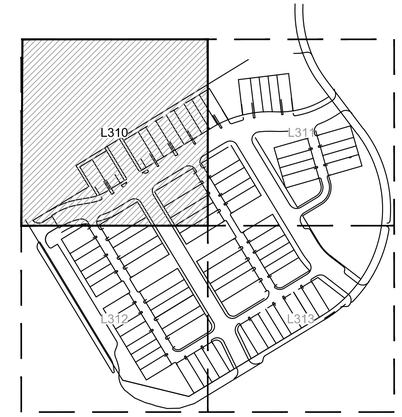


1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB BED
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

LANDSCAPE PLAN NOTES:

1. AREA TO BE SODDED WITH TURF TYPE FESCUE SOD; REF: SPECIFICATIONS
2. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS
3. INSTALL METAL BED EDGE: REF; 5/L390
4. LANDSCAPE BED WITH HARDWOOD MULCH; REF SPECIFICATIONS, LANDSCAPE PLANS AND LANDSCAPE DETAILS

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CS	CORNUS SERICEA `FARROW` TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	22
CK	CORNUS SERICEA `KELSEYI`	KELSEYI DWARF REDTWIG DOGWOOD	5 GAL	35
HF	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	24
IH	ITEA VIRGINICA ``HENRY`S GARNET``	HENRY`S GARNET SWEETSPIRE	5 GAL	12
IL	ITEA VIRGINICA ``LITTLE HENRY`` TM	LITTLE HENRY SWEETSPIRE	5 GAL	52
PD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	5 GAL	36
RA	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	17
VM	VIBURNUM CARLESII 'SMVCB' TM	SPICE BABY KOREANSPICE VIBURNUM	5 GAL	8
WB	WEIGELA FLORIDA 'BRAMWELL' TM	FINE WINE WEIGELA	5 GAL	53
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	14

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USER: lingebrand
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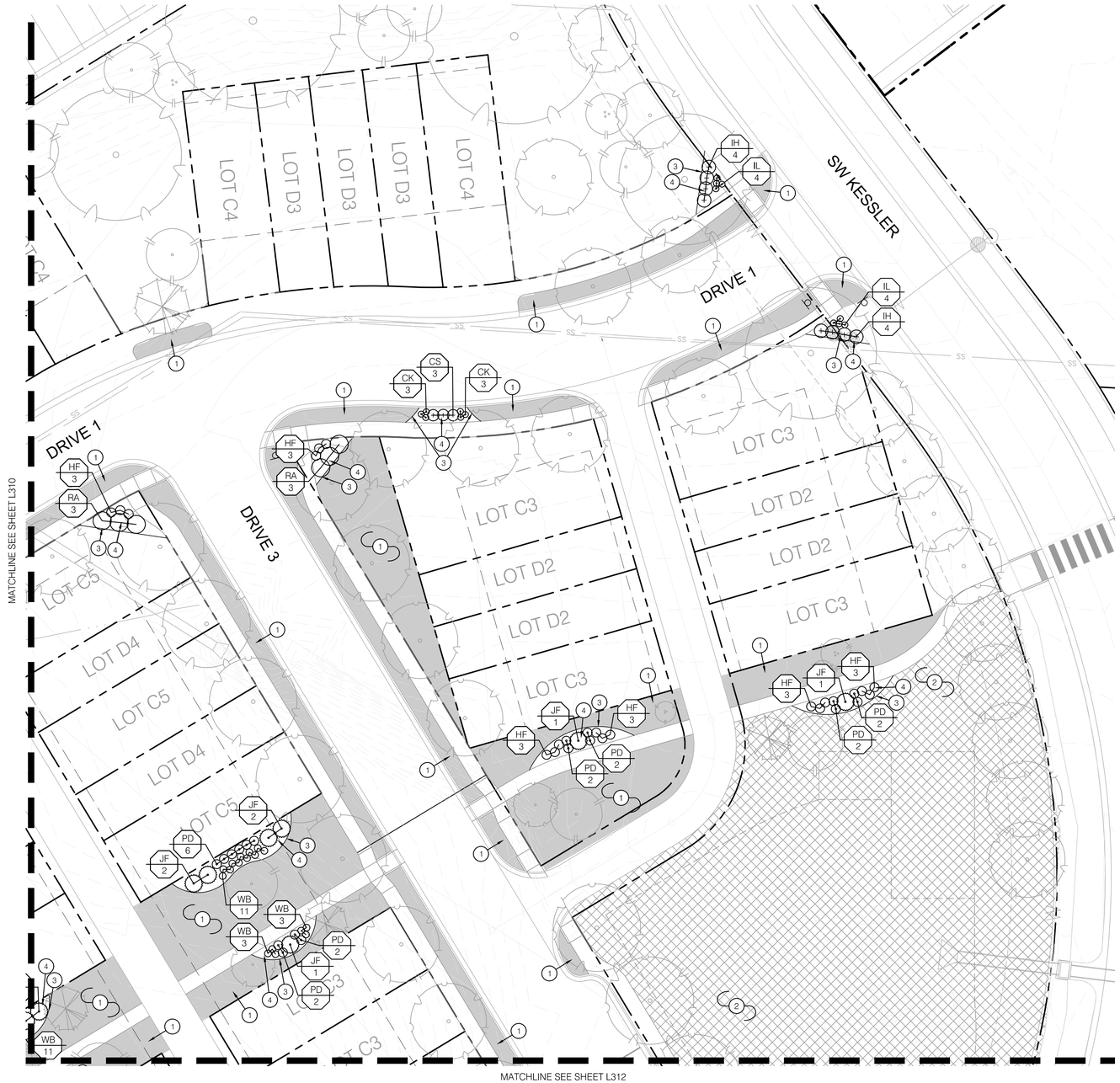
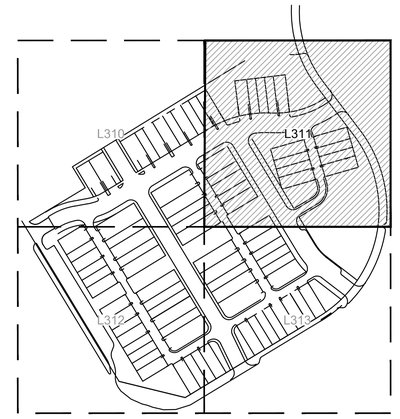


1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB BED
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

LANDSCAPE PLAN NOTES:

1. AREA TO BE SODDED WITH TURF TYPE FESCUE SOD; REF: SPECIFICATIONS
2. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS
3. INSTALL METAL BED EDGE: REF; 5/L390
4. LANDSCAPE BED WITH HARDWOOD MULCH; REF SPECIFICATIONS, LANDSCAPE PLANS AND LANDSCAPE DETAILS

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CS	CORNUS SERICEA `FARROW` TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	22
CK	CORNUS SERICEA `KELSEYI`	KELSEYII DWARF REDTWIG DOGWOOD	5 GAL	35
HF	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	24
IH	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	5 GAL	12
IL	ITEA VIRGINICA `LITTLE HENRY` TM	LITTLE HENRY SWEETSPIRE	5 GAL	52
PD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	5 GAL	36
RA	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	17
VM	VIBURNUM CARLESII 'SMVCB' TM	SPICE BABY KOREANSPICE VIBURNUM	5 GAL	8
WB	WEIGELA FLORIDA 'BRAMWELL' TM	FINE WINE WEIGELA	5 GAL	53
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	14

ochsner hare + hare
the olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D MCBRIDE
NUMBER LA-2017000884
LANDSCAPE ARCHITECT
06/16/2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE UNDERSTORY PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L-LSC_UND_02102987
date: 06.16.2021

SHEET
L311

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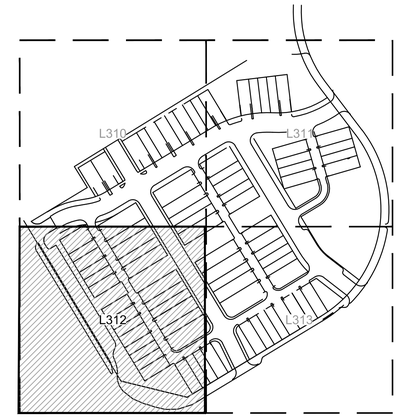
USER: lingebrand
L_LSC_LEG_UND_0210987 L_OVR_02102987 L_KEY MAP_02102987 L_PPATT_02102987

1 **LANDSCAPE UNDERSTORY PLAN**



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STATE OF MISSOURI
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LANDSCAPE UNDERSTORY PLAN

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FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

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SHEET
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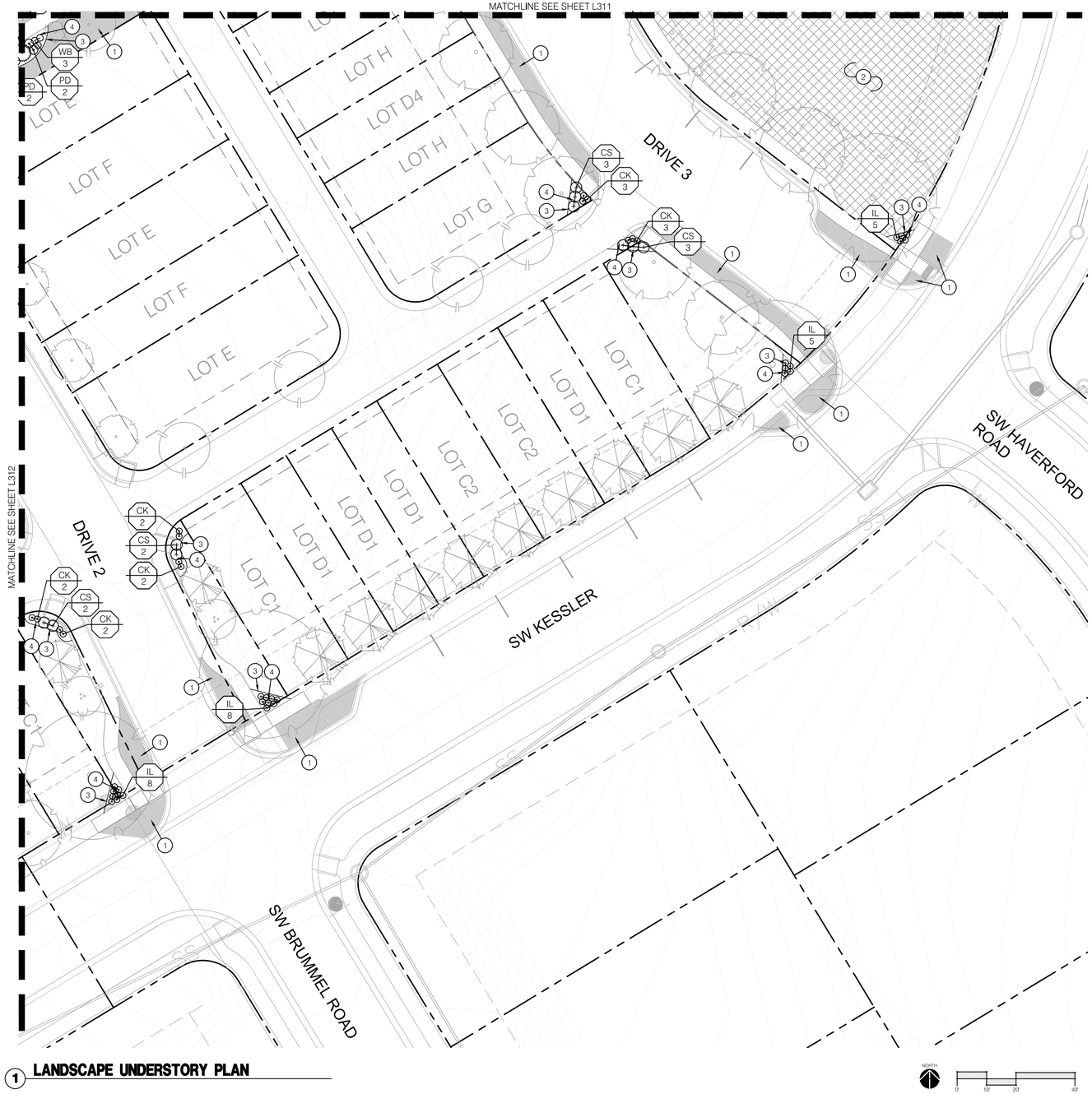
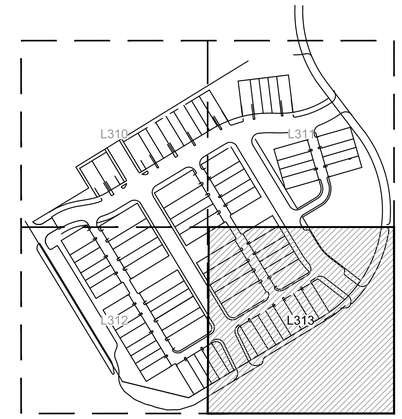


1 **LANDSCAPE UNDERSTORY PLAN**



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MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St. Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA-2017002884
LANDSCAPE ARCHITECT
06/16/2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE UNDERSTORY PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing na.: L_LSC_UND_02102987
date: 06.16.2021

SHEET
L313

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USER: lingebrand
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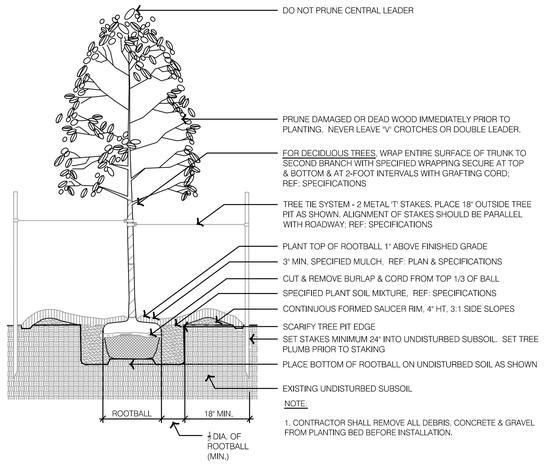
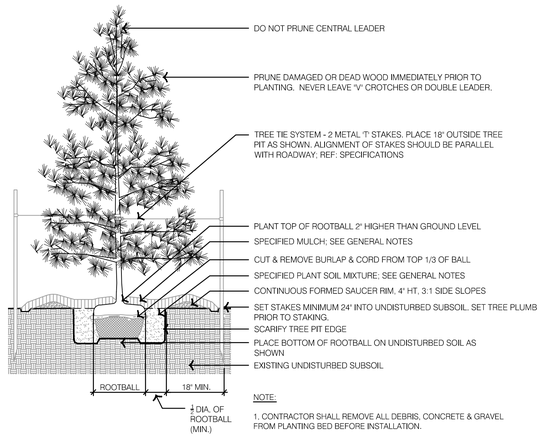


NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

1 TYPICAL DECIDUOUS TREE PLANTING



NOTE:

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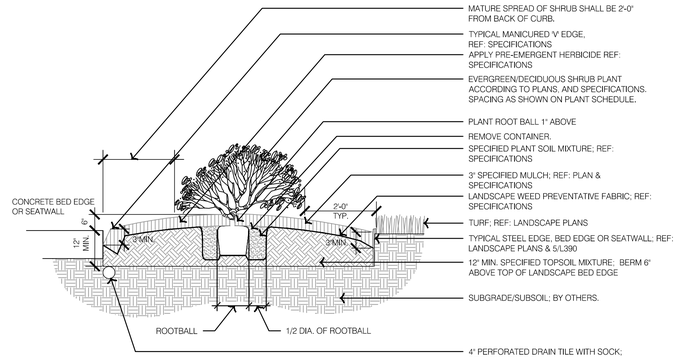
2 TYPICAL EVERGREEN TREE PLANTING



NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

3 TYPICAL SHRUB PLANTING

NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

4 TYPICAL GROUNDCOVER & PERENNIAL PLANTING

NOTE:
SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL BUTT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE WELDED OR SECURELY STAKED.

5 TYPICAL STEEL BED EDGE

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STATE OF MISSOURI
BRANDON D MCBRIDE
NUMBER LA-2010008864
LANDSCAPE ARCHITECT
06/16/2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE DETAILS

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no: L_LSC_DTL_02102987
date: 06.16.2021

SHEET
L390

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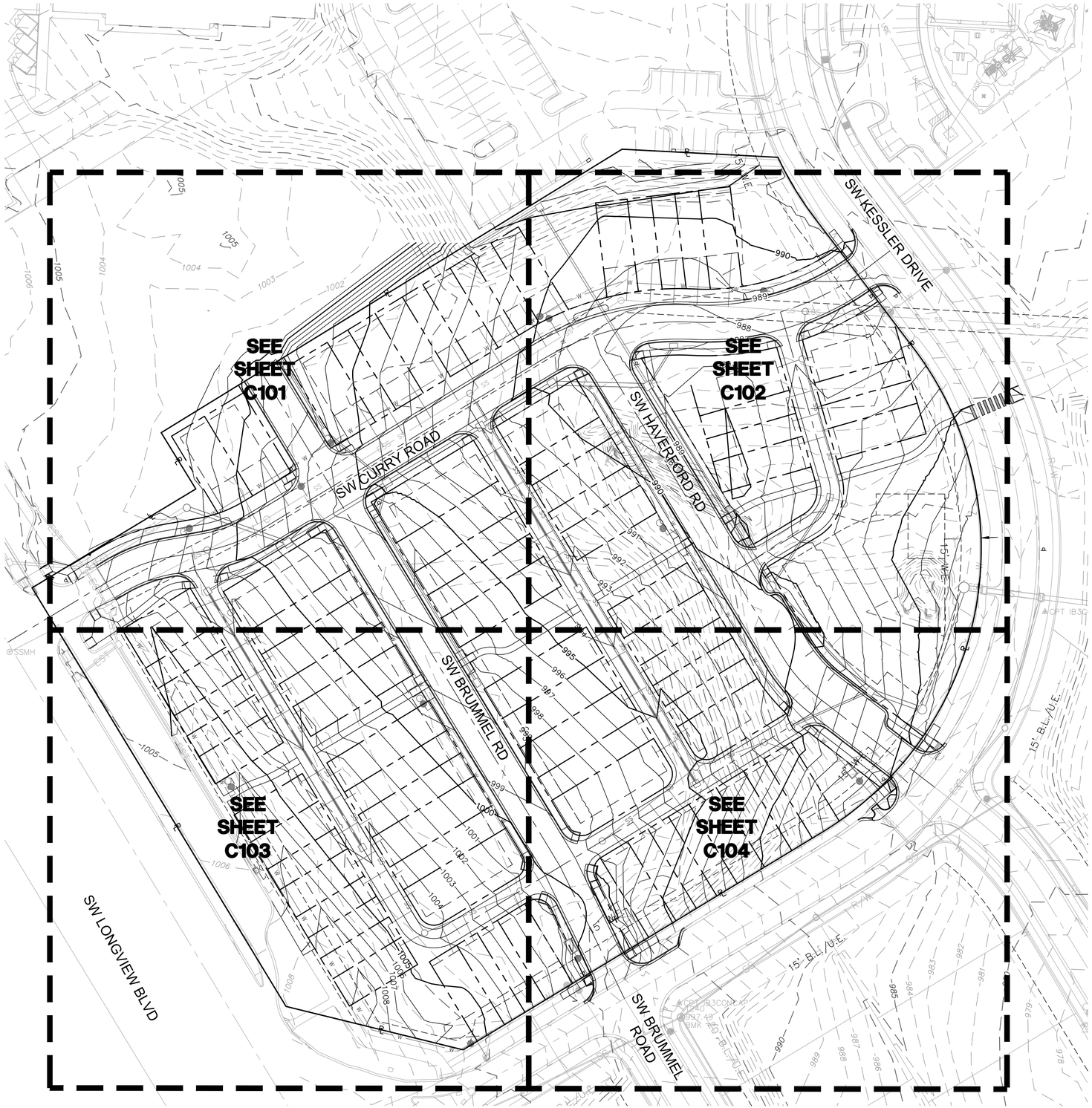

GRADING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING EASEMENT
- 1370 EXISTING CONTOUR
- 1371 EXISTING CONTOUR
- PROPOSED EASEMENT
- 1370 PROPOSED CONTOUR
- 1371 PROPOSED CONTOUR
- PROPOSED DITCH

GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

4. PLOT PLANS SHALL BE REQUIRED PRIOR TO BUILDING UNITS WITH FINAL LAYOUTS.

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	32,873	7,657

EARTHWORK QUANTITIES NOTES:
1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.

2. 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.

N

0' 20' 40' 80'
SCALE IN FEET

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

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

OVERALL GRADING PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GRD01_02102987
date: 06.16.2021

SHEET
C100

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GRADING LEGEND

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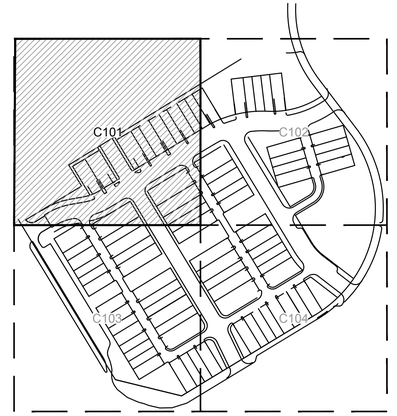

KEYMAP

N

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SCALE IN FEET

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REVISIONS

GRADING PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GRD02_02102987
date: 06.16.2021

SHEET
C101

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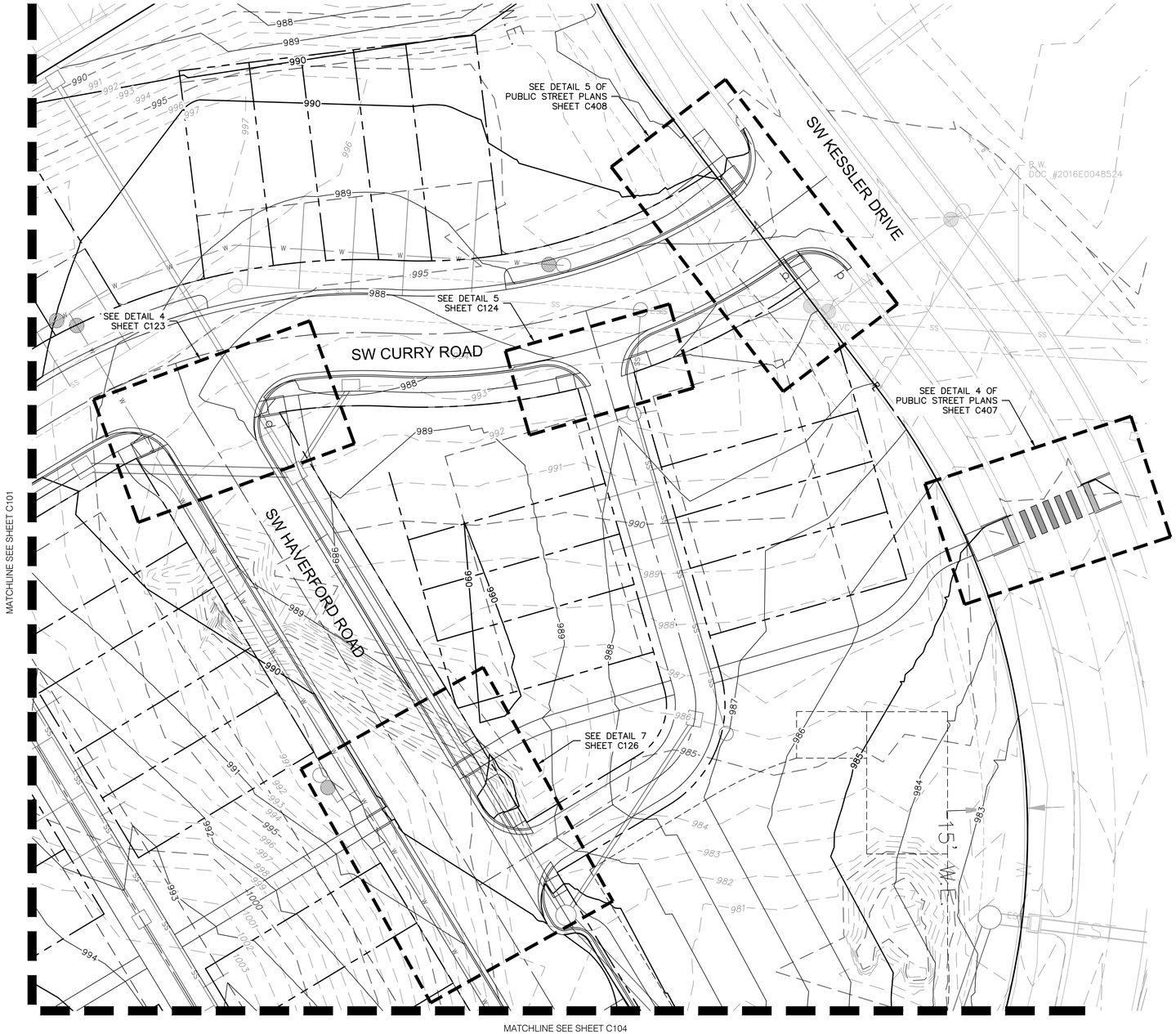

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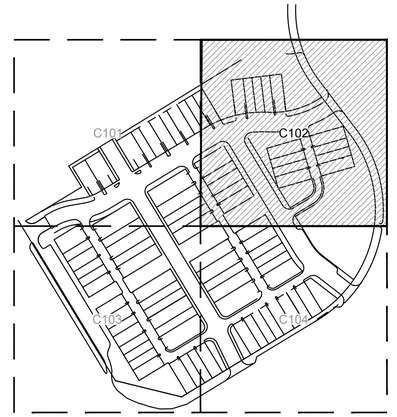

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GRADING PLAN

NEW LONGVIEW TOWNHOMES
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LEE'S SUMMIT, MO

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drawn by: QL/CM
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SHEET
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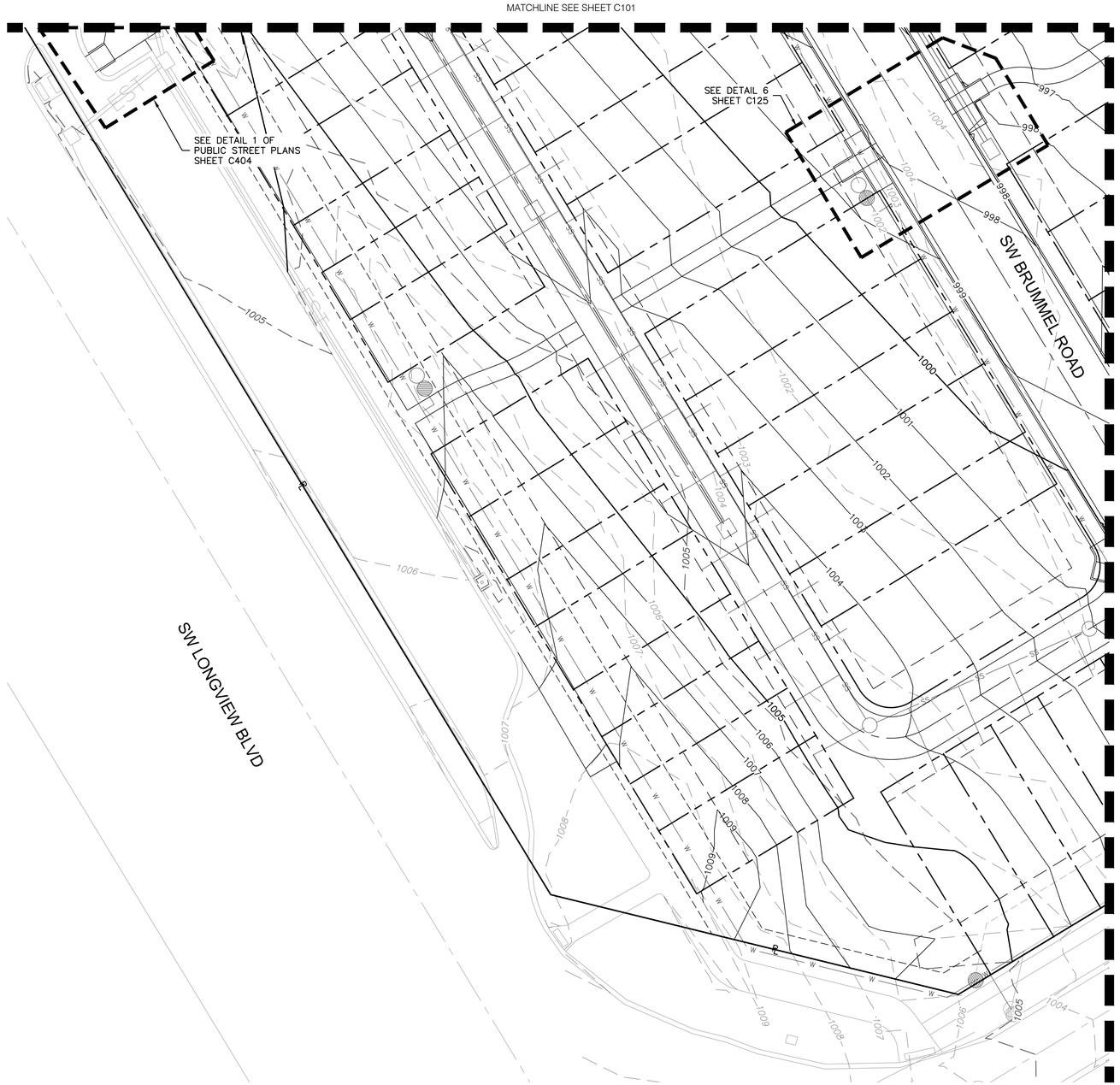

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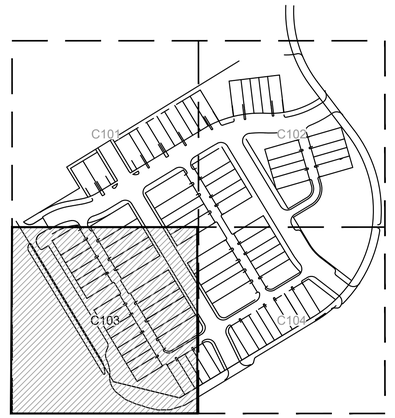

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GRD02_02102987
date: 06.16.2021

SHEET
C103

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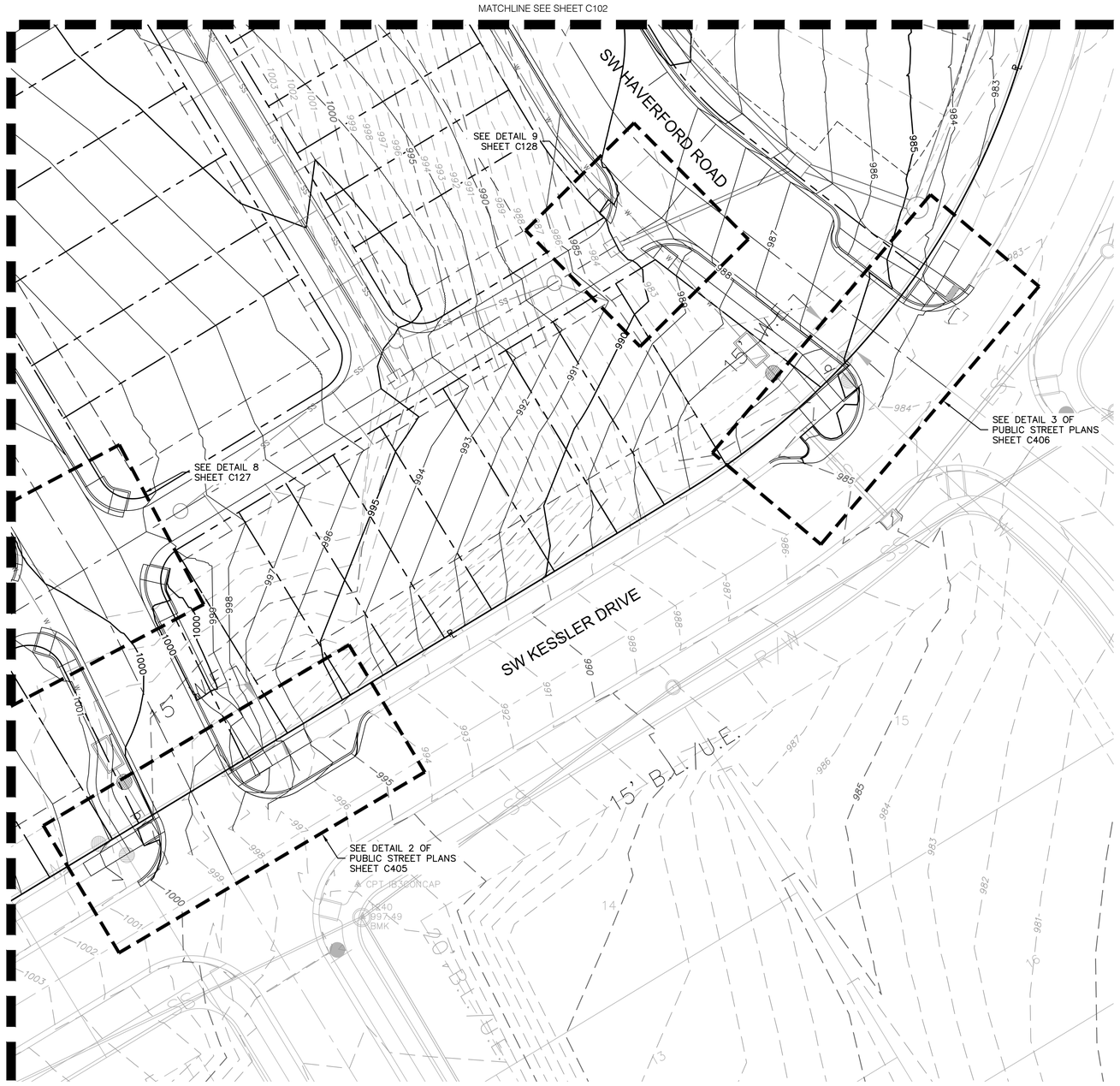
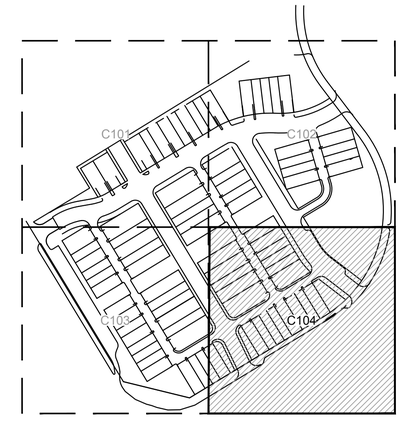


GRADING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING EASEMENT
- 1370 EXISTING CONTOUR
- 1371 EXISTING CONTOUR
- PROPOSED EASEMENT
- 1370 PROPOSED CONTOUR
- 1371 PROPOSED CONTOUR
- PROPOSED DITCH



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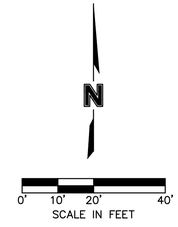

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GRADING PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
C104

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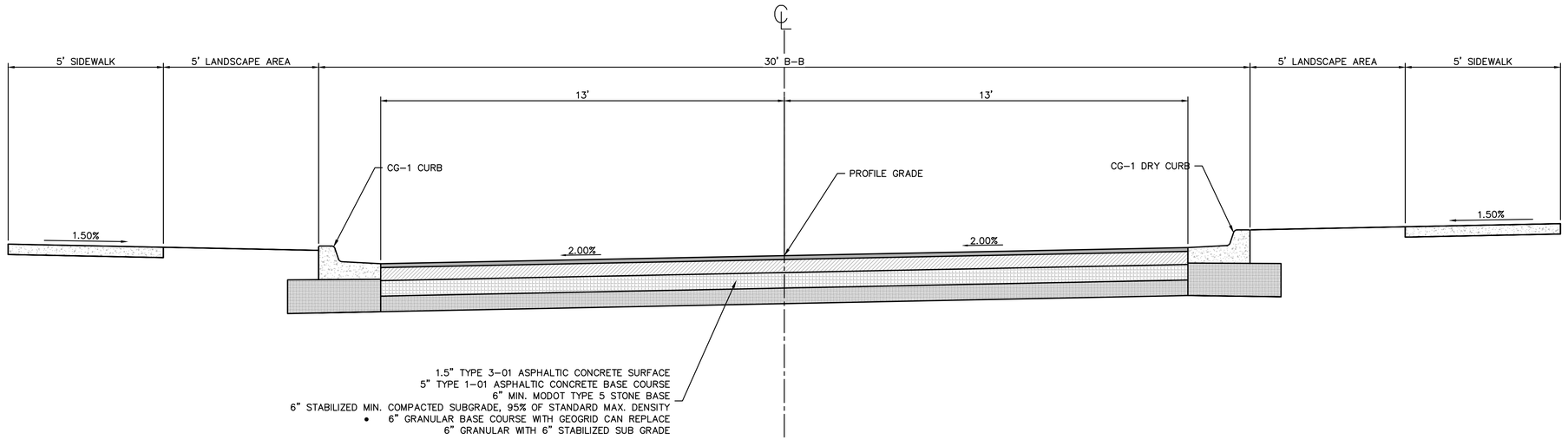
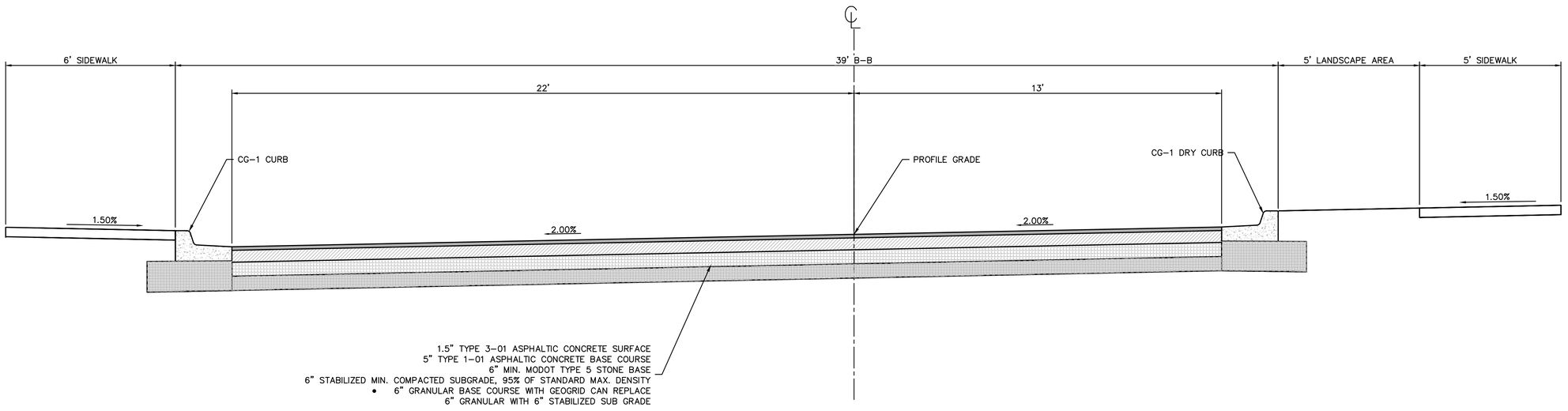


TYPICAL SECTION

SW HAVERFORD ROAD DETACHED SIDEWALK

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW HAVERFORD ROAD	STA: 10+40.68 TO STA: 12+30.88



TYPICAL SECTION

SW HAVERFORD ROAD WITH PARALLEL PARKING

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW HAVERFORD ROAD	STA: 12+42.50 TO STA: 13+66.22

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ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
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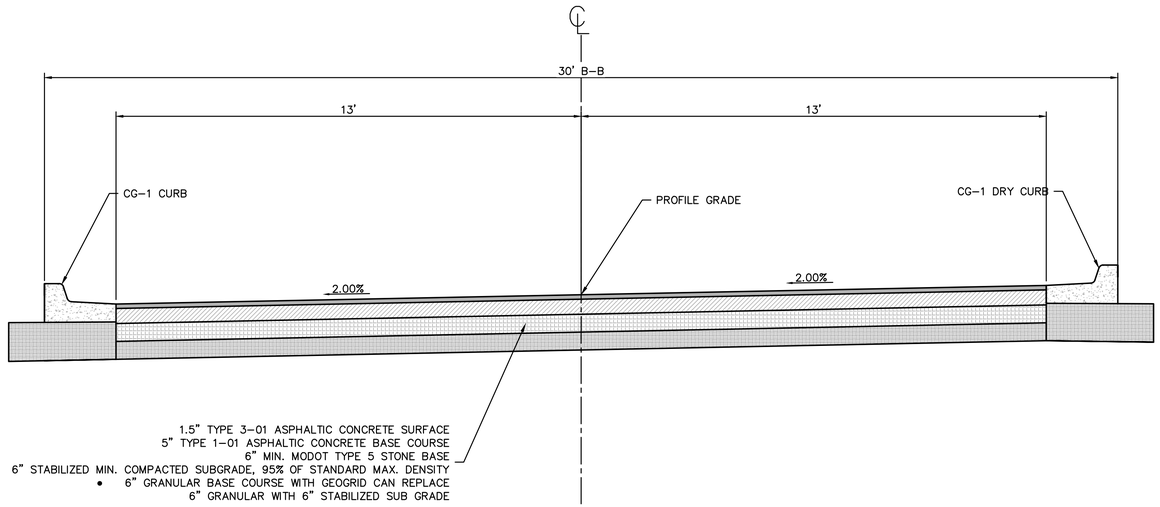
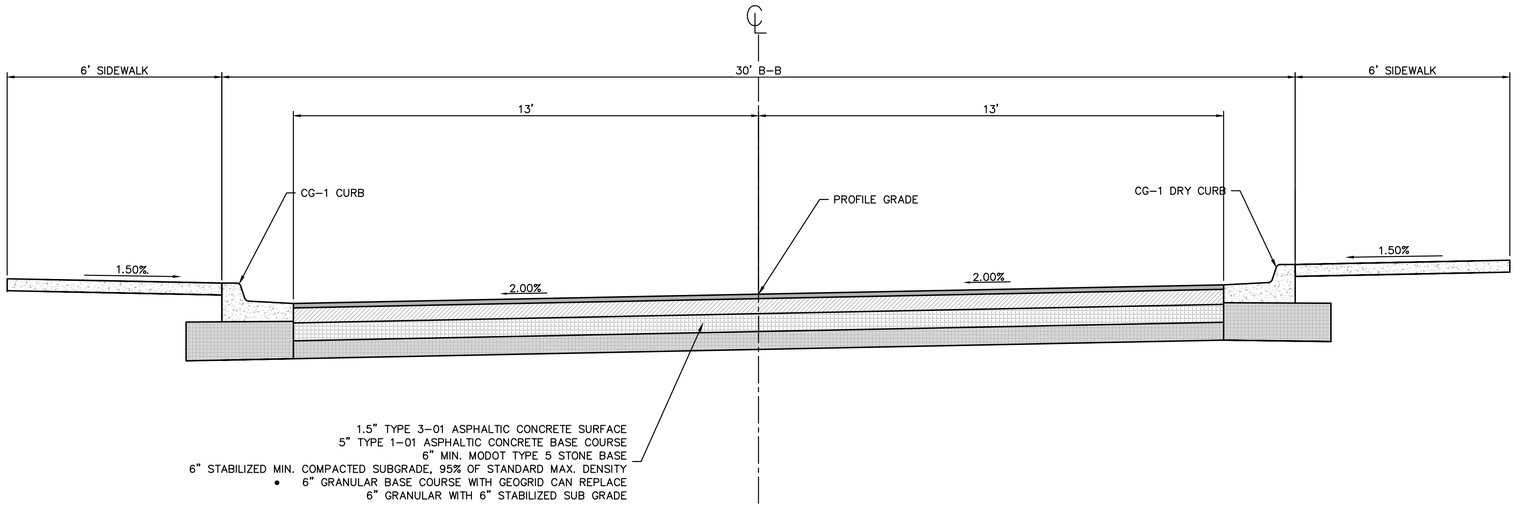


TYPICAL SECTION

SW BRUMMEL ROAD
W/O SIDEWALK

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW BRUMMEL ROAD	STA: 10+00.00 TO STA: 10+71.99



TYPICAL SECTION

SW BRUMMEL ROAD
ATTACHED SIDEWALK

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW BRUMMEL ROAD	STA: 11+31.99 TO STA: 14+87.75

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ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

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SHEET
C106

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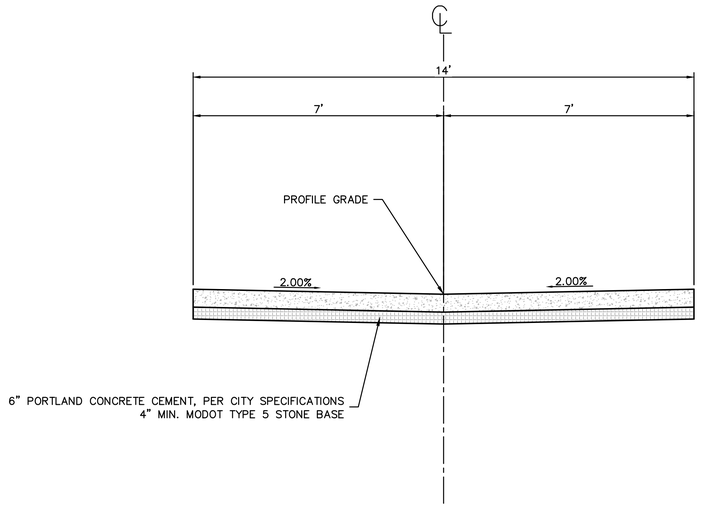

TYPICAL SECTION

ALLEY

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
ALLEY #1	STA: 10+13.00 TO STA: 14+44.00
ALLEY #1	STA: 14+70.06 TO STA: 16+77.94
ALLEY #2	STA: 10+13.00 TO STA: 13+33.19
ALLEY #3	STA: 10+13.00 TO STA: 12+27.43

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REVISIONS

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ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
C107

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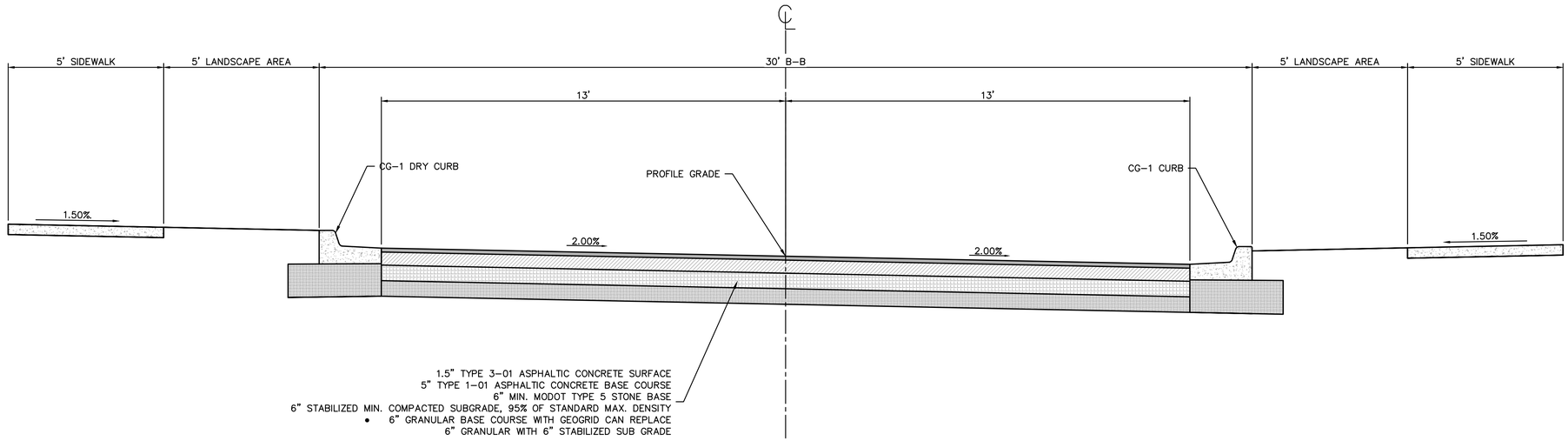
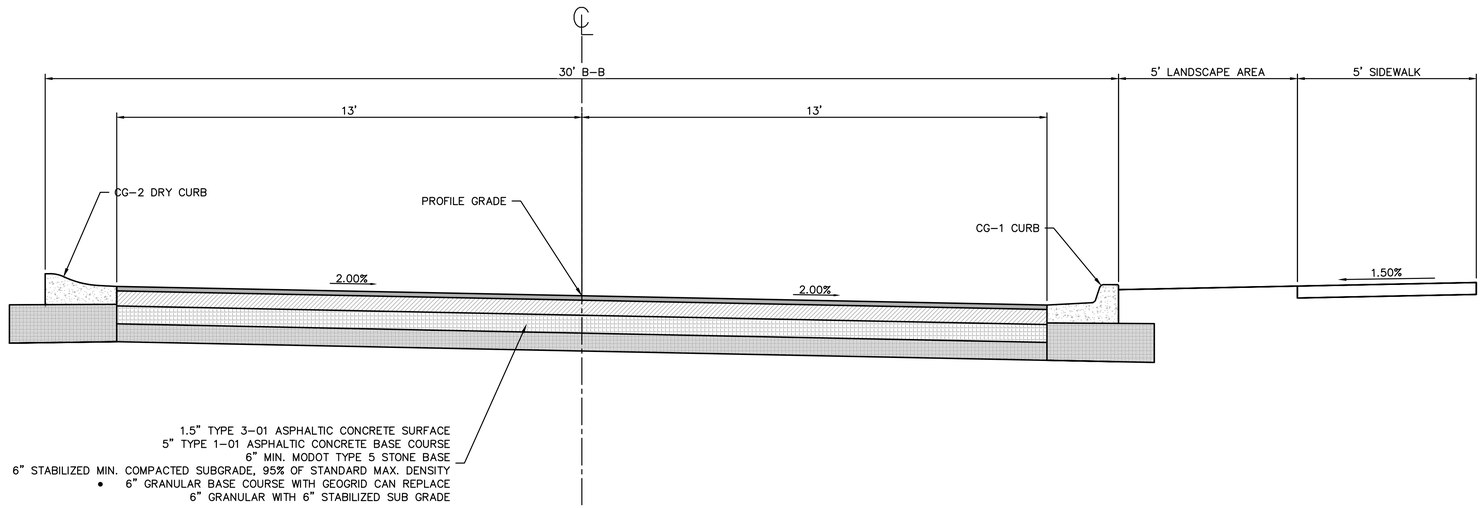


TYPICAL SECTION

SW CURRY ROAD DETACHED SIDEWALK

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW CURRY ROAD	STA: 10+49.62 TO STA: 11+55.40
SW CURRY ROAD	STA: 15+80.51 TO STA: 16+73.26



TYPICAL SECTION

SW CURRY ROAD DETACHED SIDEWALK
AND CG-2 CURB LEFT

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW CURRY ROAD	STA: 11+55.40 TO STA: 15+80.81

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ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
C108

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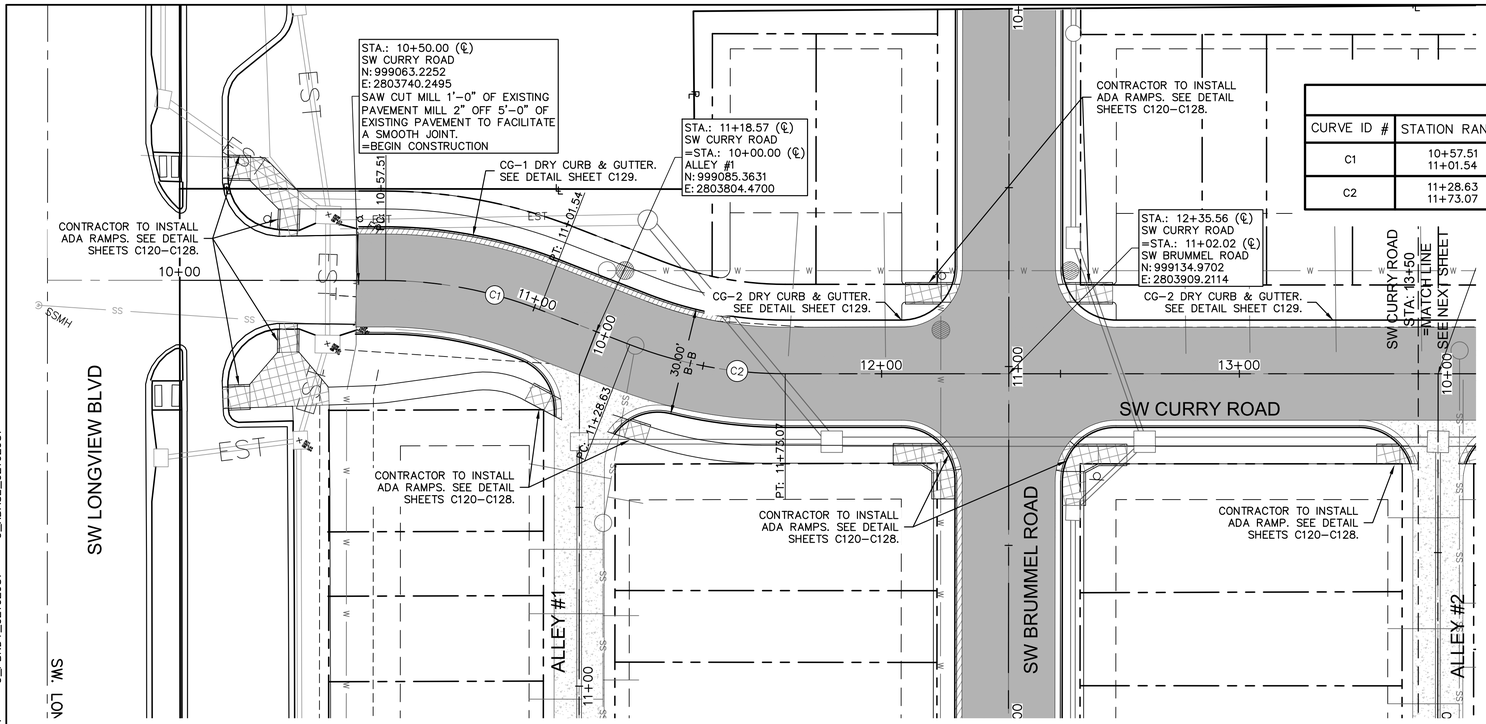
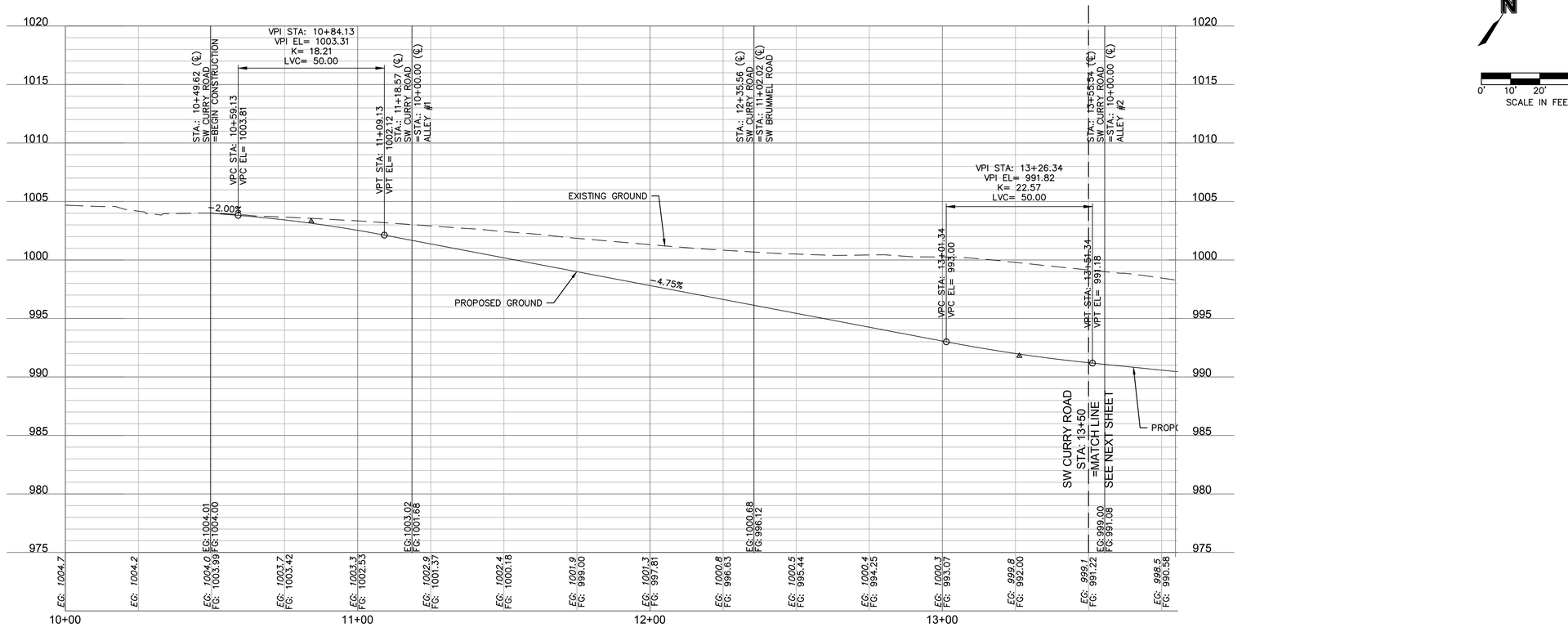
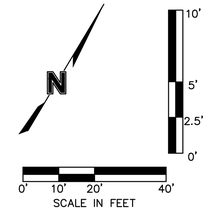


ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	10+57.51 11+01.54	N: 999067.11 E: 2803746.68	N: 999082.42 E: 2803787.70	120.00	44.03	021°01'26"	N69°31'57"E	43.79
C2	11+28.63 11+73.07	N: 999087.10 E: 2803814.38	N: 999102.62 E: 2803855.75	120.00	44.44	021°13'10"	N69°26'05"E	44.19

LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.





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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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ROAD PLAN & PROFILE SW CURRY ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
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project no.:	021-02987
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SHEET
C109

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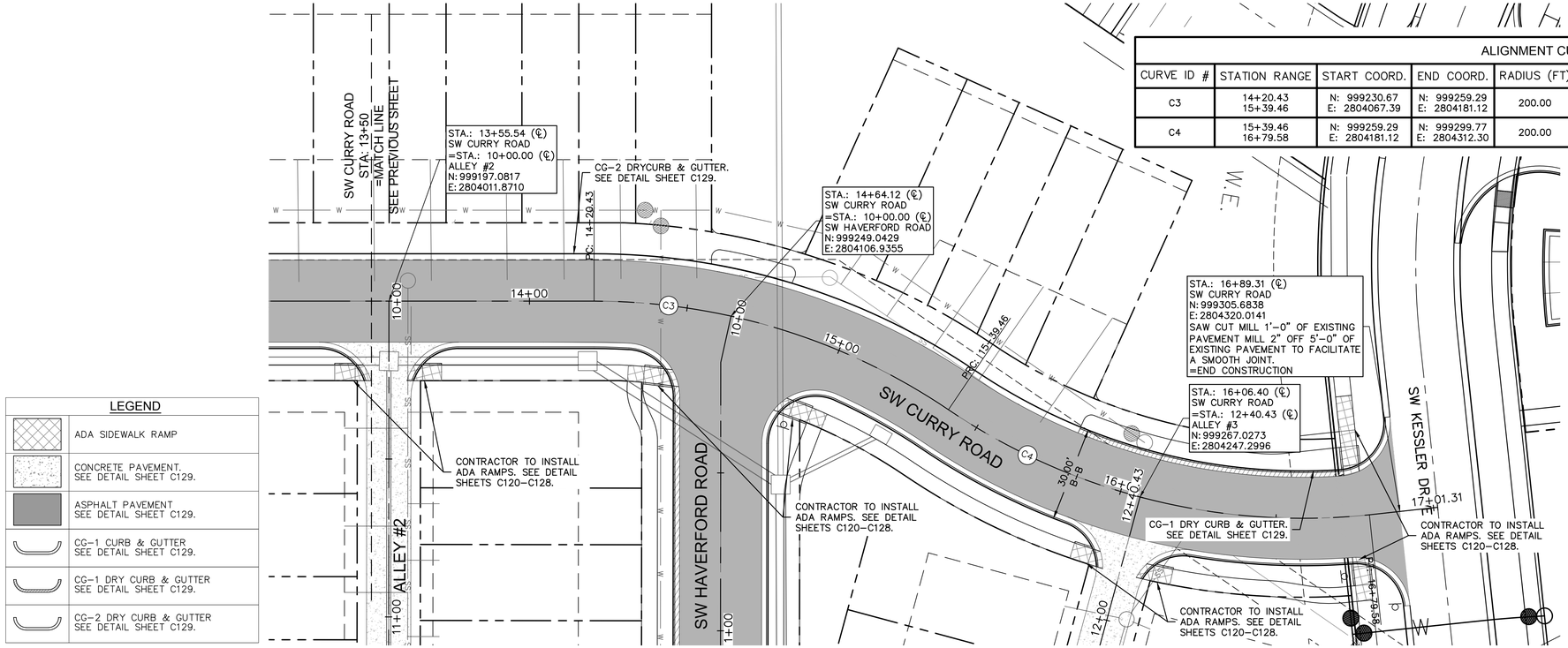
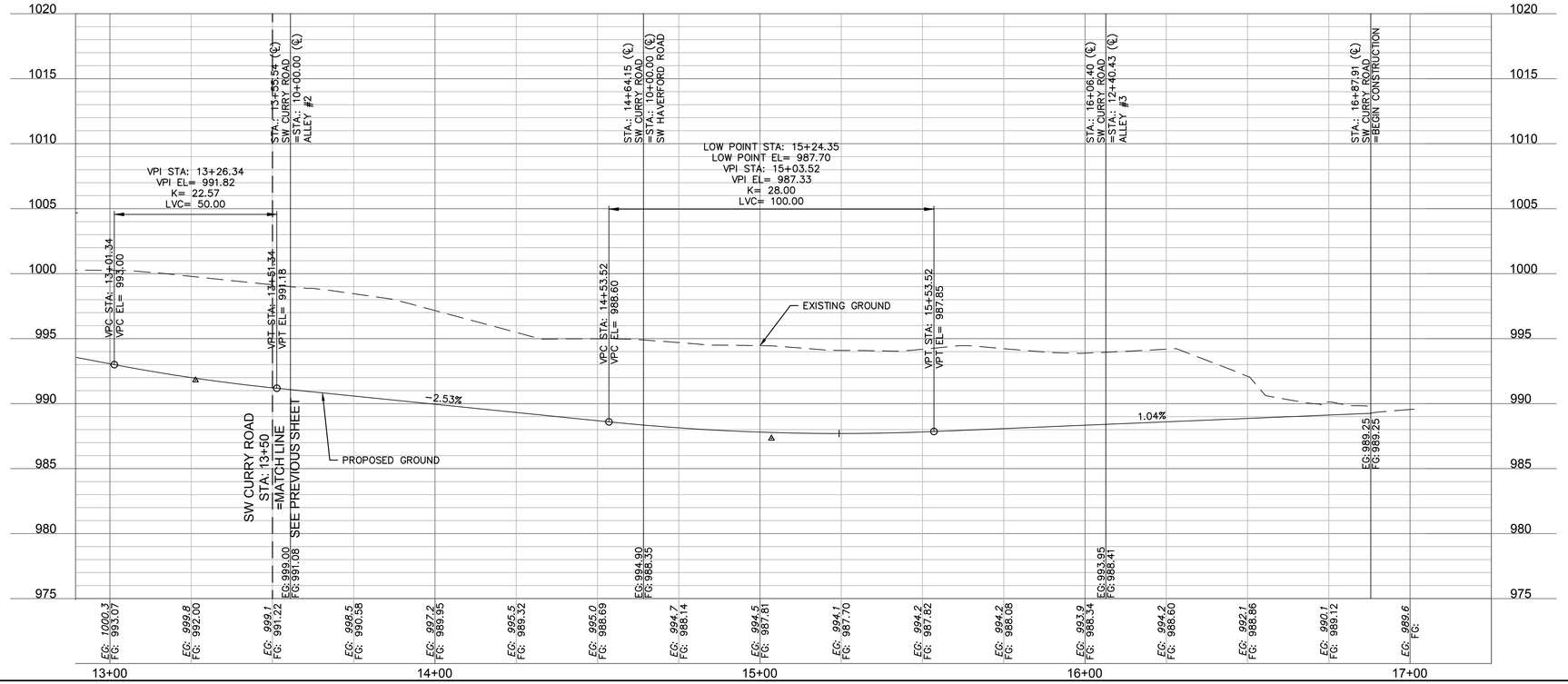
ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C3	14+20.43 15+39.46	N: 999230.67 E: 2804067.39	N: 999259.29 E: 2804181.12	200.00	119.03	034°05'55"	N75°52'28"E	117.28
C4	15+39.46 16+79.58	N: 999259.29 E: 2804181.12	N: 999299.77 E: 2804312.30	200.00	140.12	040°08'32"	N72°51'09"E	137.27



LEGEND

	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.



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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

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REVISIONS

ROAD PLAN & PROFILE SW CURRY ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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QA/QC by: JES
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SHEET
C110

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DATE: Jun 16, 2021 1:55pm XREFS: C_PTTBLK_02102987 C_PUTIL_02102987 C_PBASE_02102987 C_PPATT_02102987
C_PSURF_02102987 C_PBNDY_02102987 C_XBASE_02102987

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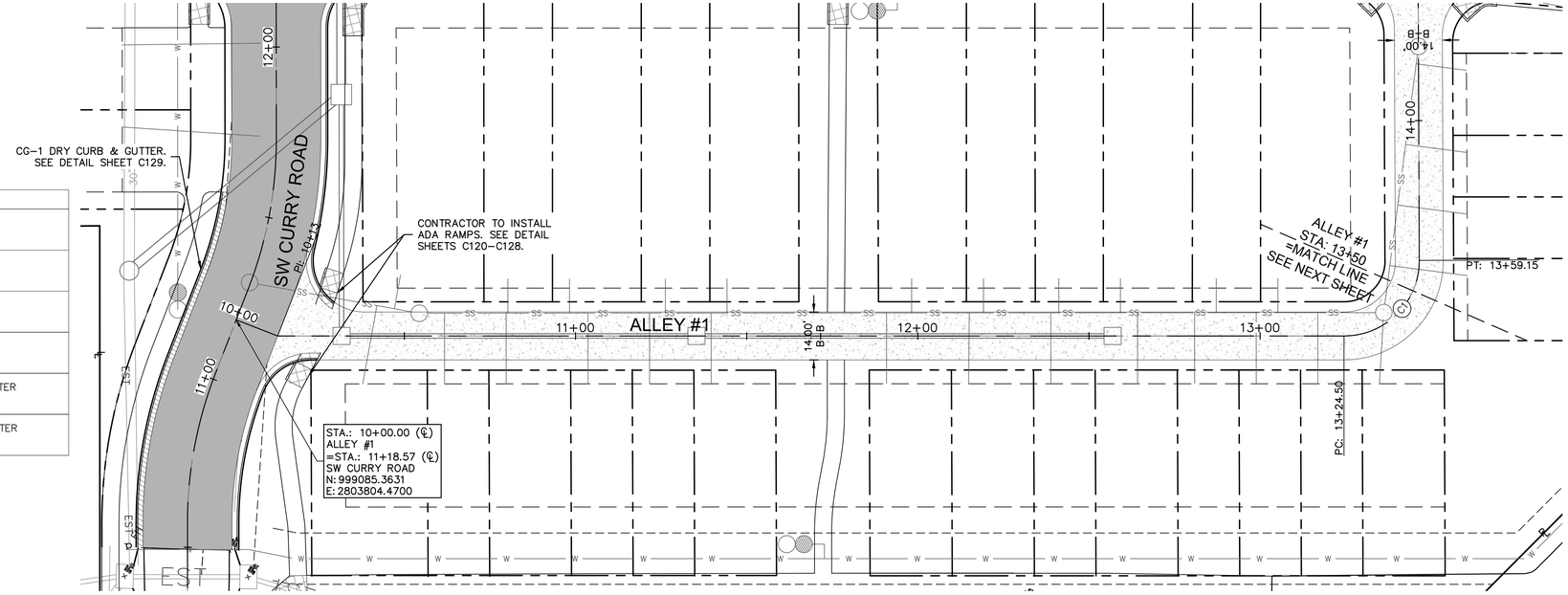
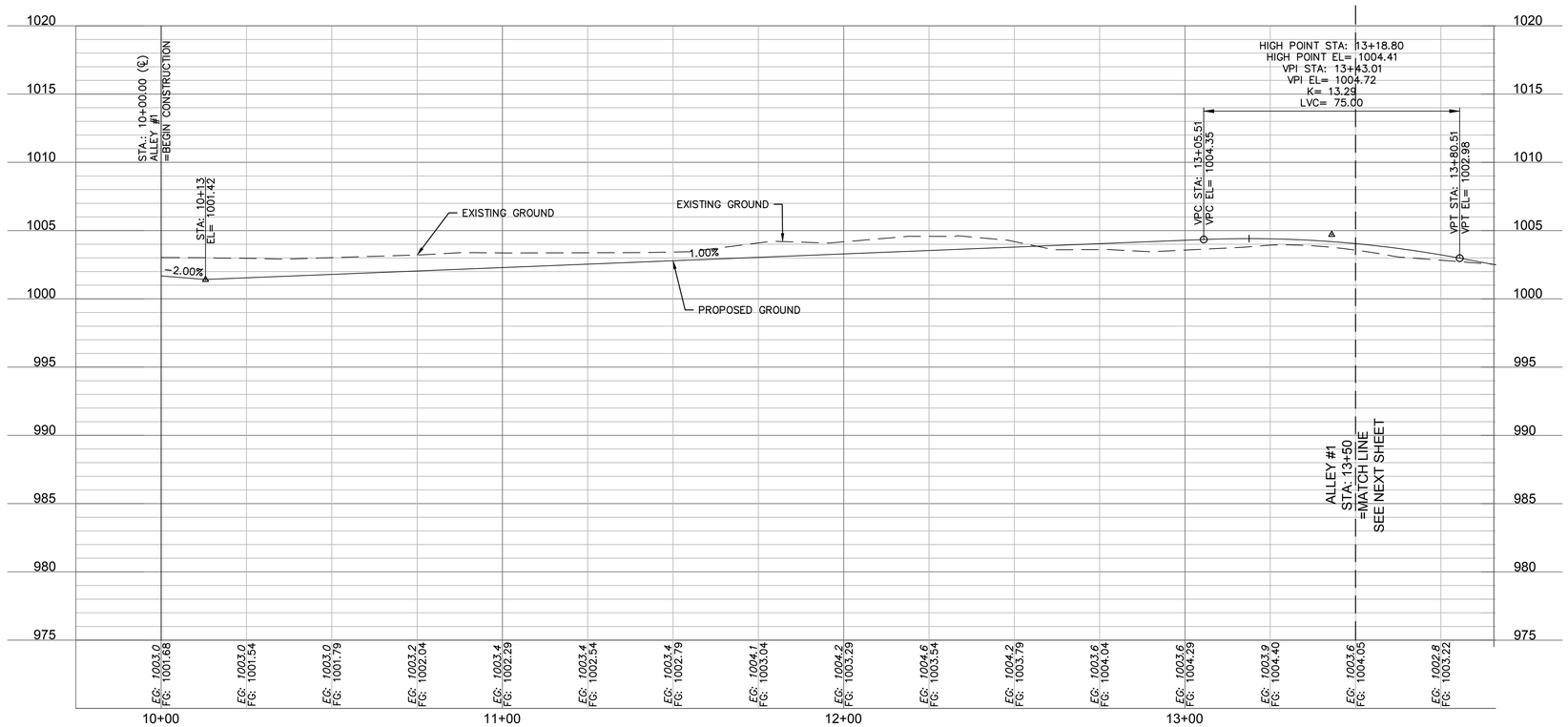
LEGEND

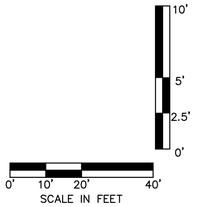
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.



ALIGNMENT CURVES

CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	13+24.50 13+59.15	N: 998805.88 E: 2803967.71	N: 998798.47 E: 2803997.99	22.00	34.65	090°13'56"	S76°14'08"E	31.18





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ROAD PLAN & PROFILE ALLEY #1

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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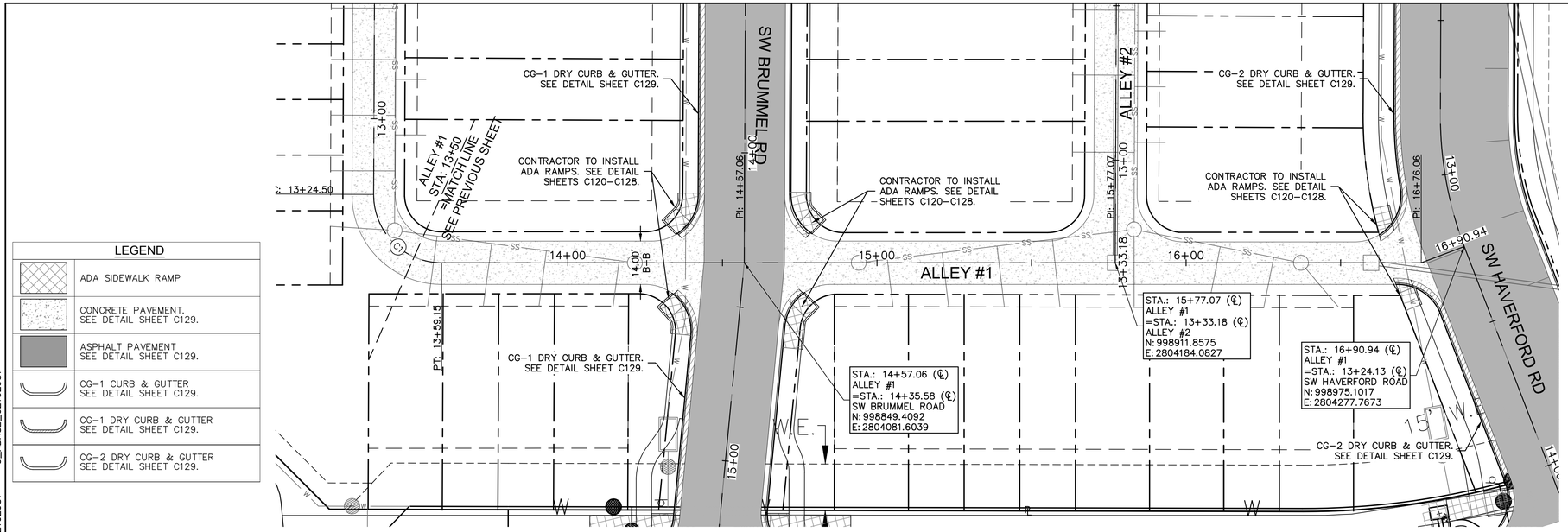
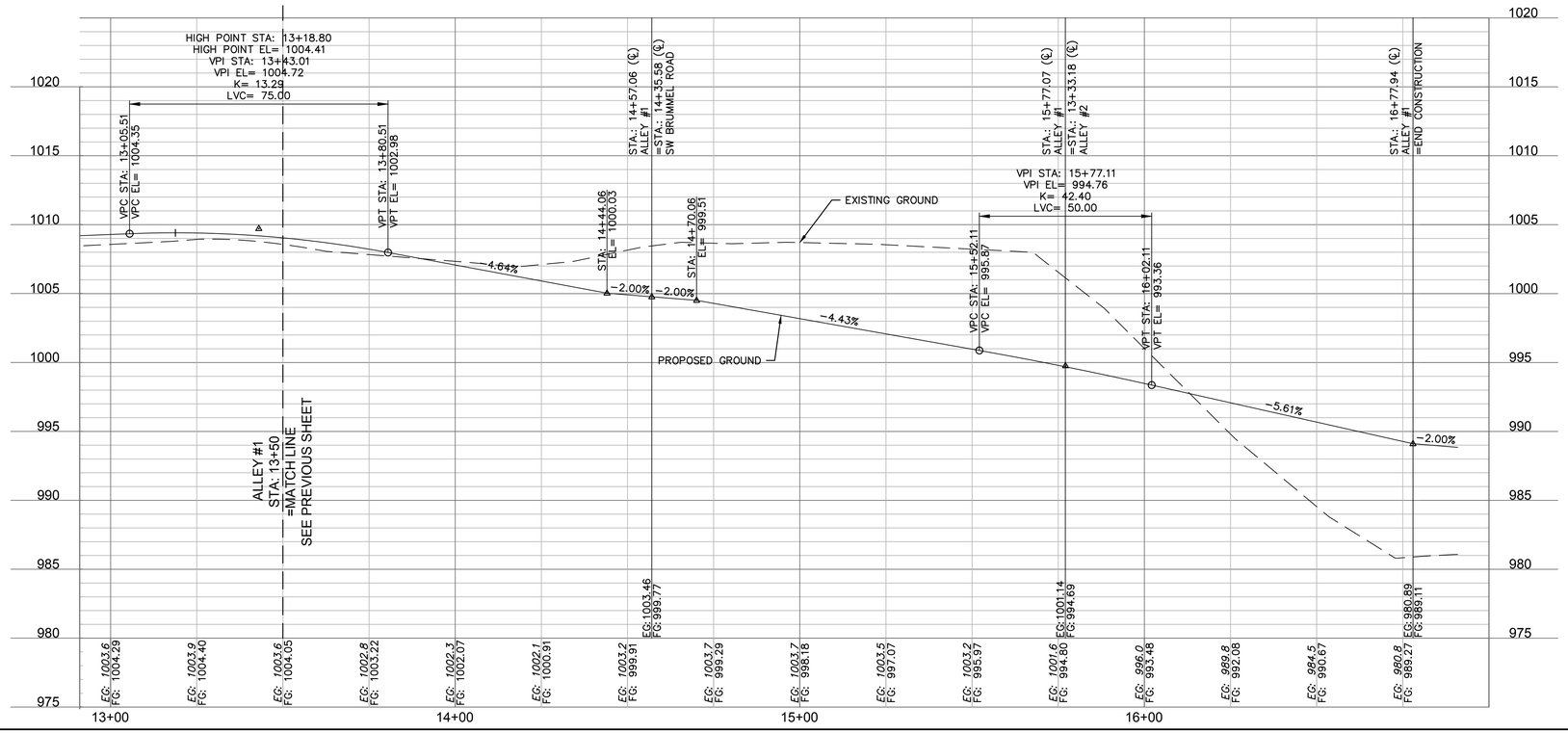
SHEET
C111



ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	13+24.50 13+59.15	N: 998805.88 E: 2803967.71	N: 998798.47 E: 2803997.99	22.00	34.65	090°13'56"	S76°14'08"E	31.18



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ROAD PLAN & PROFILE ALLEY #1

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
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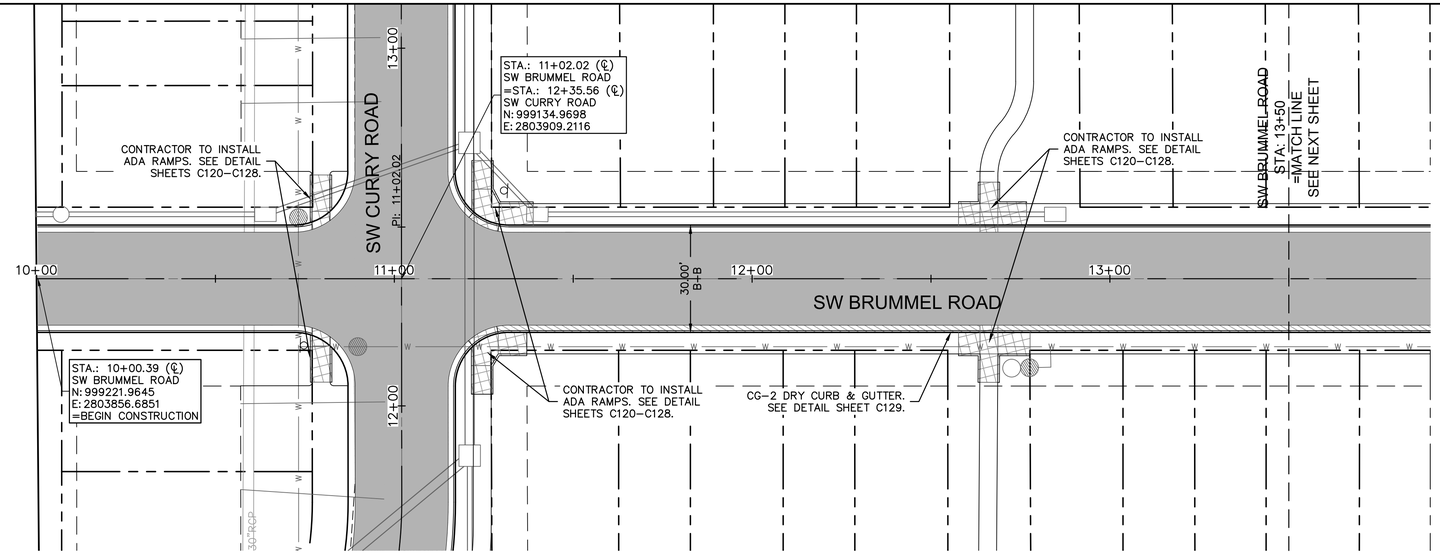
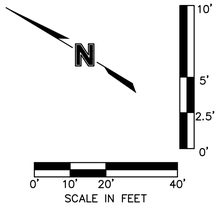
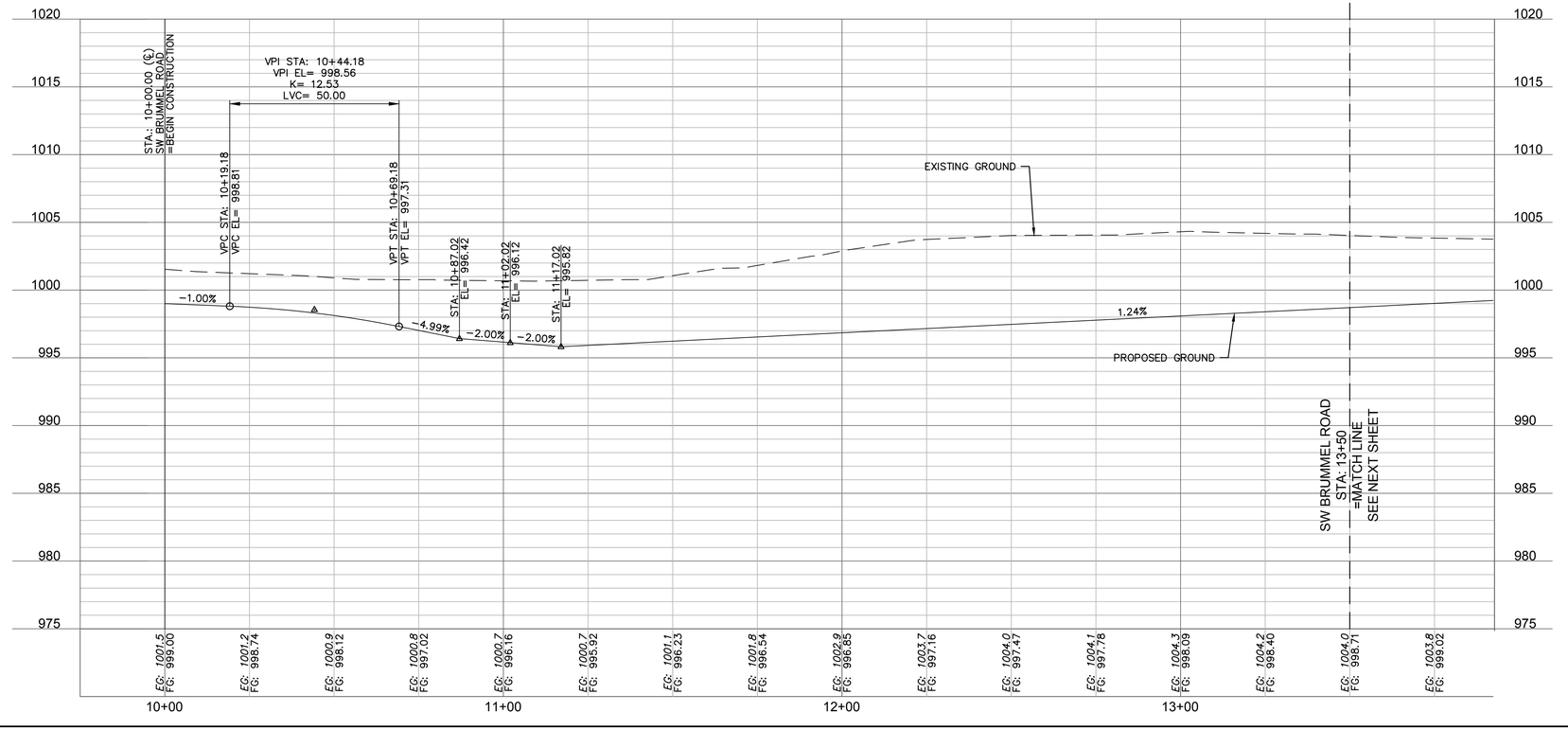
USER: qlowrey

LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT. SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.







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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ROAD PLAN & PROFILE SW BRUMMEL ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	C_RPP03_02102987
date:	06.16.2021

SHEET
C113

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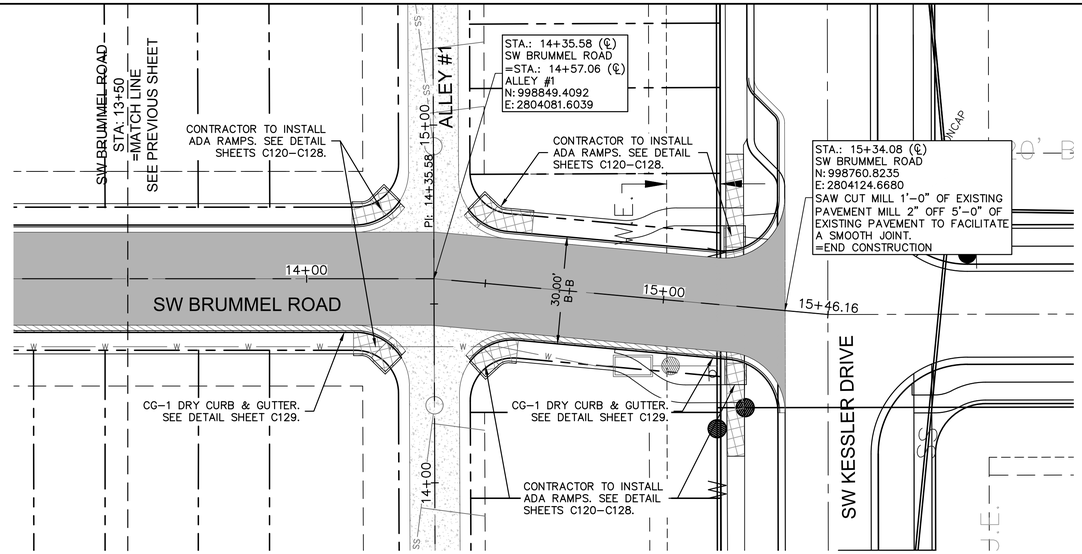
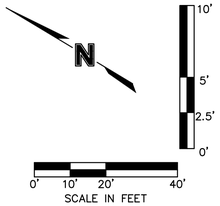
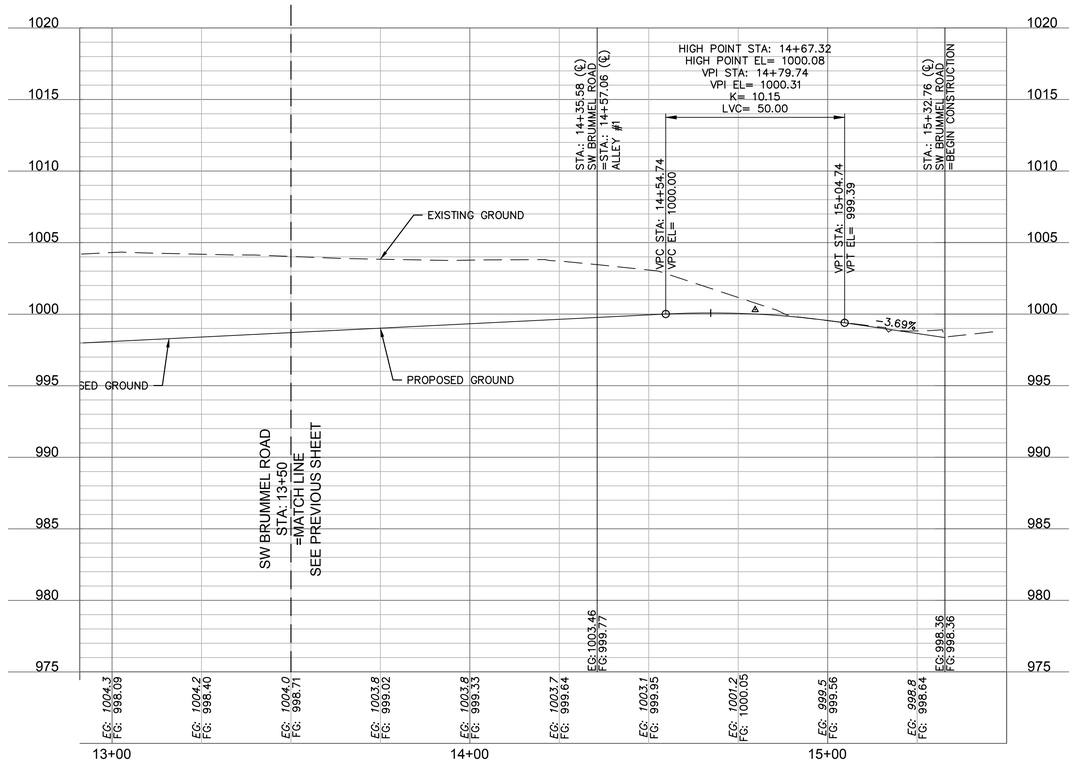
LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.







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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ROAD PLAN & PROFILE SW BRUMMEL ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	C_RPP03_02102987
date:	06.16.2021

SHEET
C114

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_RPP03_02102987.dwg USER: glowrey
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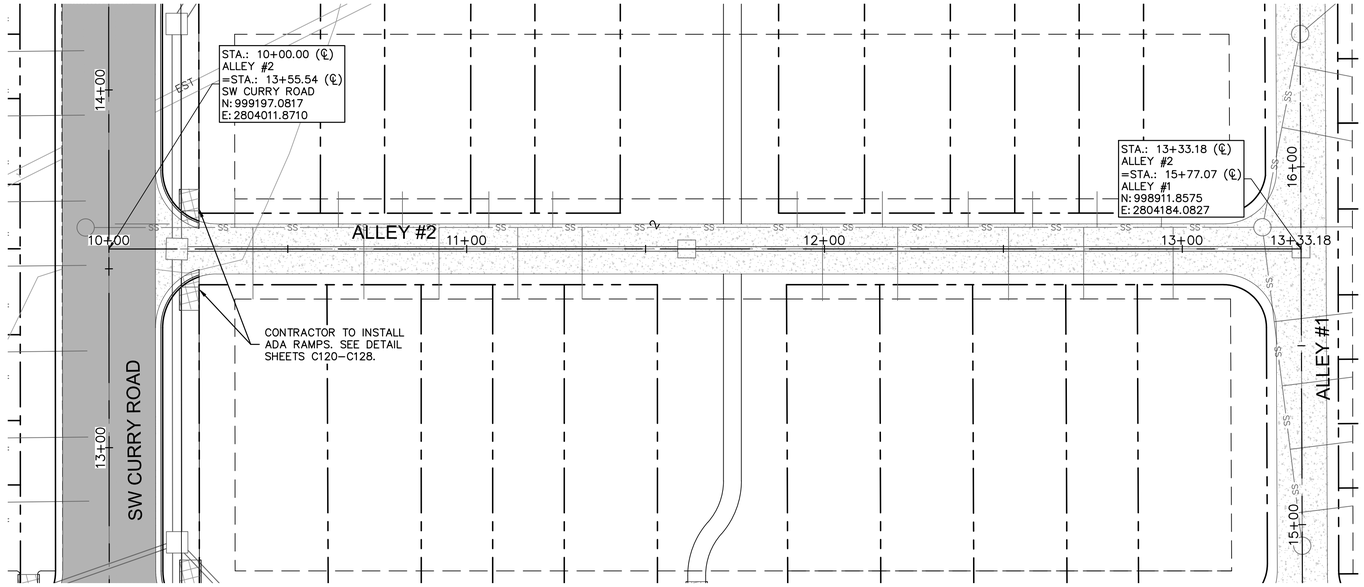
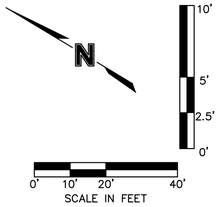
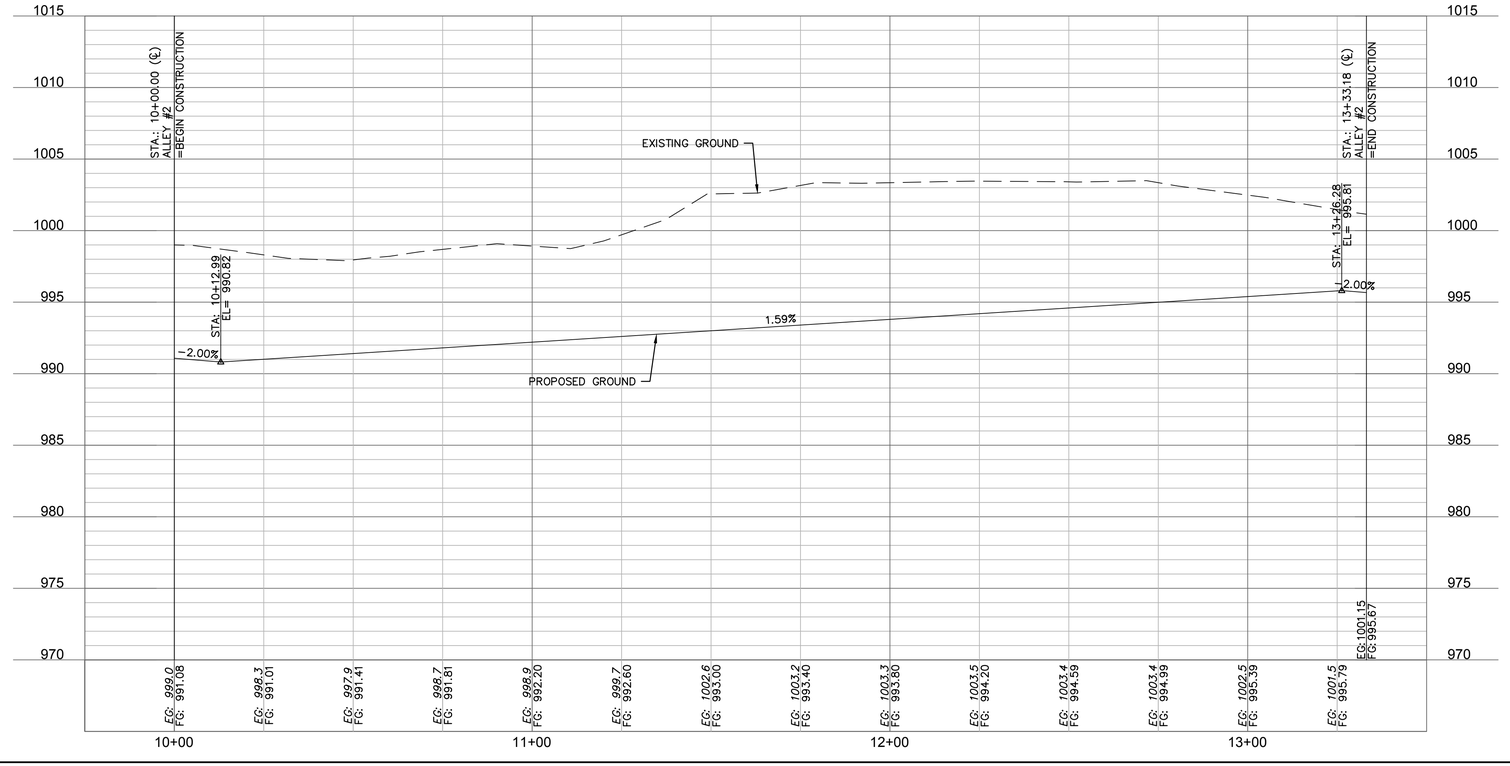
LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.







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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ROAD PLAN & PROFILE ALLEY #2

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

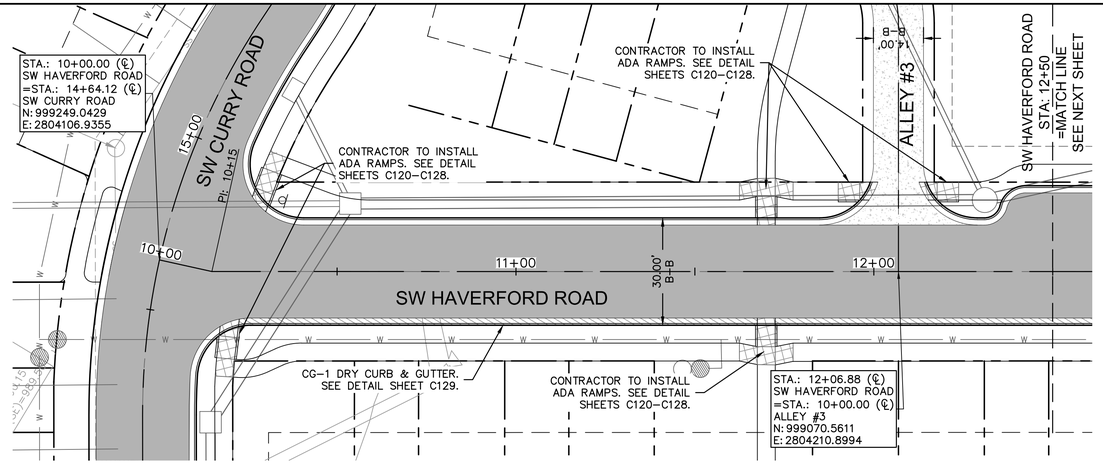
LEE'S SUMMIT, MO

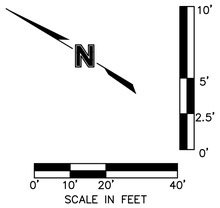
2021

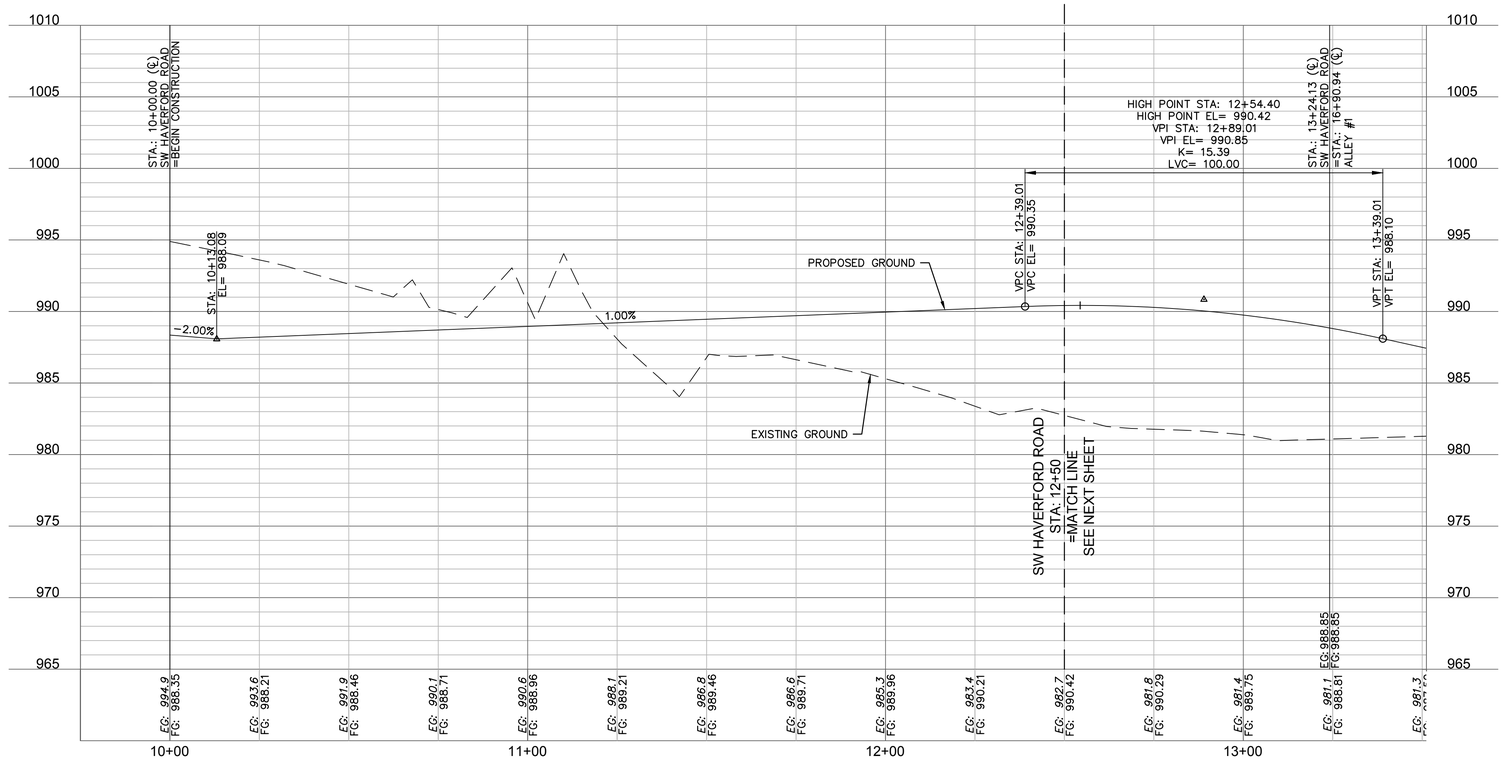
drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	C_RPP03_02102987
date:	06.16.2021

SHEET
C115

LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.







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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ROAD PLAN & PROFILE SW HAVERFORD ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_RPP04_02102987
date: 06.16.2021

SHEET
C116

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_RPP04_02102987.dwg USER: glowrey
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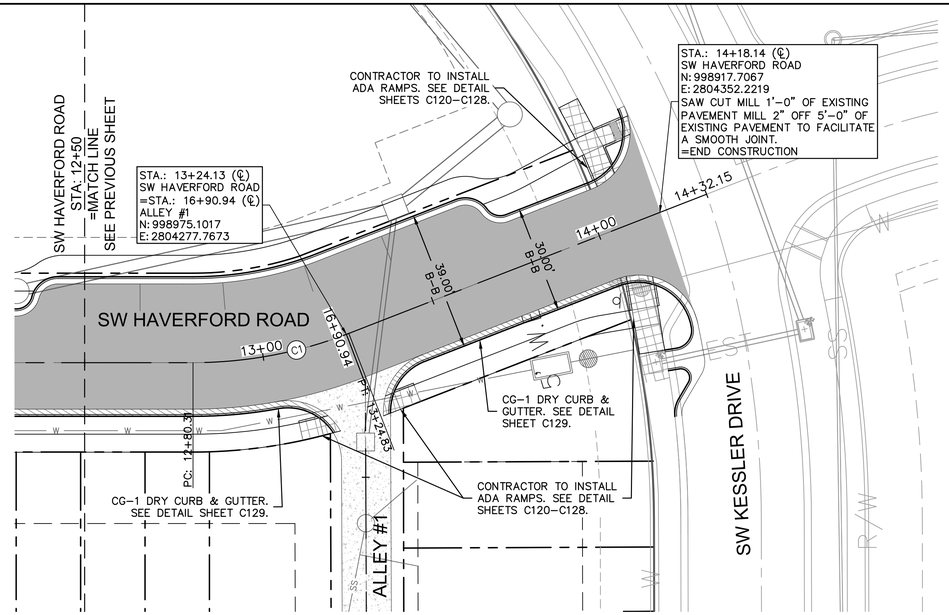
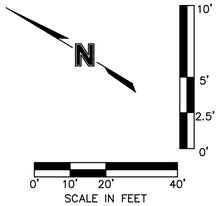
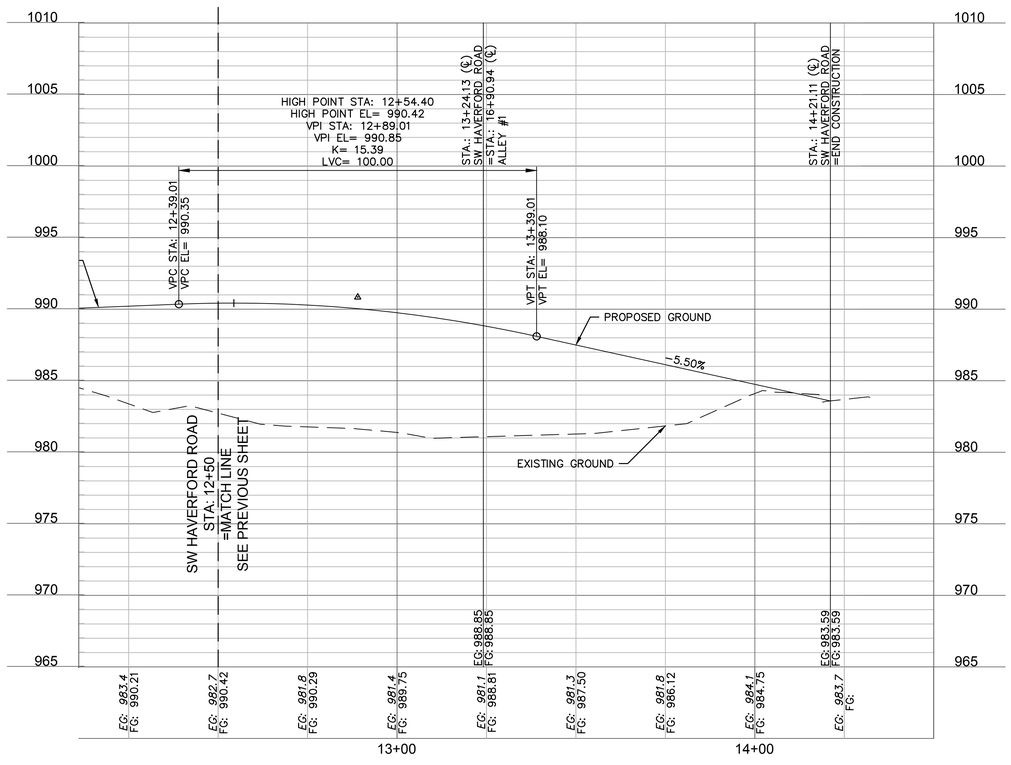
C_XBASE_02102987 C_PBNDY_02102987

LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.





ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	12+80.31 13+24.83	N: 999007.70 E: 2804248.85	N: 998974.67 E: 2804278.32	120.00	44.52	021°15'22"	S41°44'45"E	44.26



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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ROAD PLAN & PROFILE SW HAVERFORD ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_RPP04_02102987
date: 06.16.2021

SHEET
C117

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_RPP04_02102987.dwg USER: glowrey
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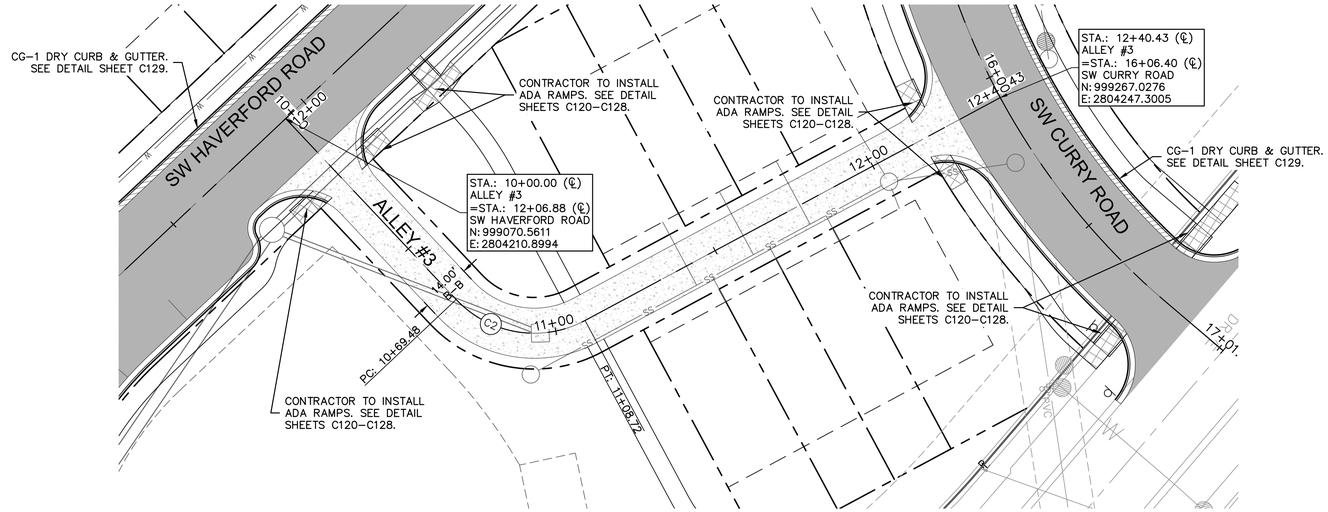
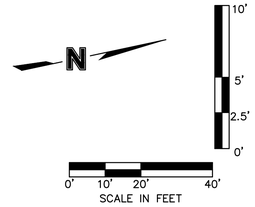
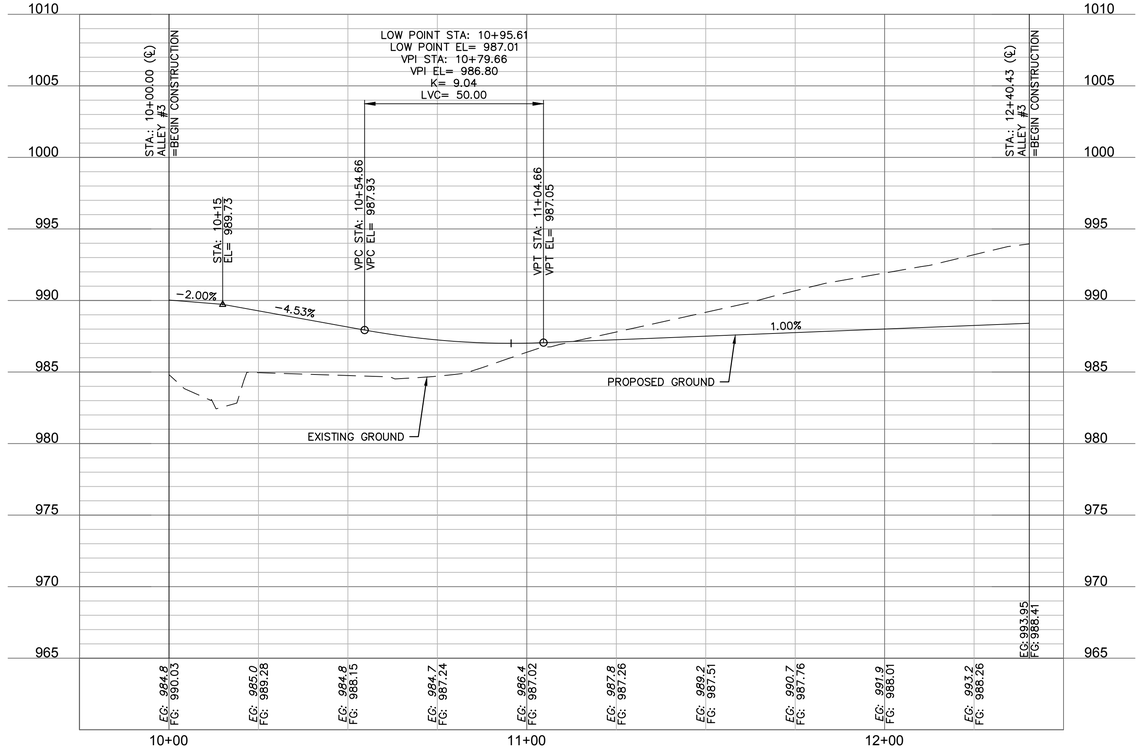
LEGEND	
	ADA SIDEWALK RAMP
	CONCRETE PAVEMENT. SEE DETAIL SHEET C129.
	ASPHALT PAVEMENT SEE DETAIL SHEET C129.
	CG-1 CURB & GUTTER SEE DETAIL SHEET C129.
	CG-1 DRY CURB & GUTTER SEE DETAIL SHEET C129.
	CG-2 DRY CURB & GUTTER SEE DETAIL SHEET C129.



ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C2	10+69.48 11+08.72	N: 999106.47 E: 2804270.39	N: 999140.45 E: 2804283.71	30.00	39.23	074°55'50"	N21°25'00"E	36.50





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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ROAD PLAN & PROFILE ALLEY #3

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	C_RPP04_02102987
date:	06.16.2021

SHEET
C118

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_RPP04_02102987.dwg USER: glowrey
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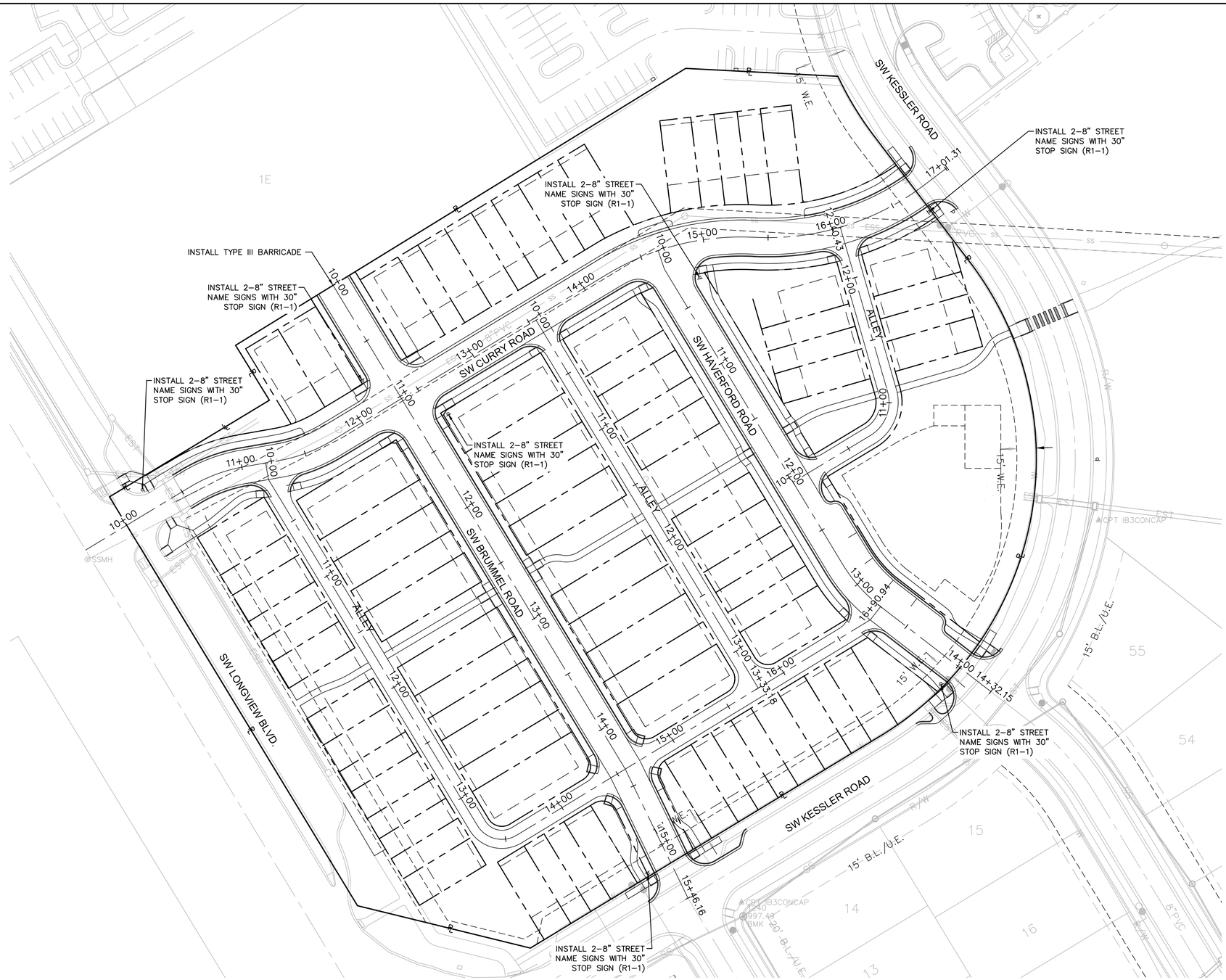
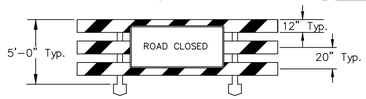


GENERAL NOTES:

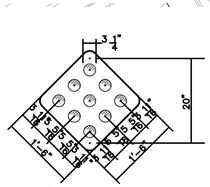
1. DETAILS OF TRAFFIC CONTROL DEVICES AND INSTALLATION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS, DEVICES, AND LOCATION OF ALL FLAGGERS SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.
3. FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES. THEY SHALL BE EQUIPPED WITH STOP/SLOW PADDLES FASTENED ON SUPPORT STAFFS. WHEN THE FLAGGING OPERATION IS NOT IN EFFECT, SIGNS SHALL BE COVERED AND STEEL PLATE PROVIDED OVER ROADWAY OPENING.
4. 1–LANE OF TRAFFIC OPERATION SHALL BE MAINTAINED AT ALL TIMES WHILE UNDER FLAGGER CONTROL. FLAGGER CONTROL SHALL FROM MUTCD DETAIL TA–10 FOR TRAFFIC CONTROL.



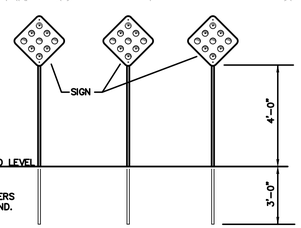
ROAD CLOSED

R11–2
48"x30"
w/ TYPE III BARRICADE

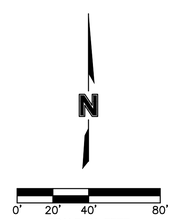
TYPE III BARRICADE
N.T.S.



NOTES:
THICKNESS OF FLAT SHEET FOR TYPE IV OBJECT MARKERS SHALL BE 0.063" RED REFLECTORS ON RED BACKGROUND. THREE REQUIRED AT 12' SPACING.



TYPE IV OBJECT MARKERS
N.T.S.



SCALE IN FEET

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North Kansas City, MO 64116
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www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

TRAFFIC CONTROL PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TCP01_02102987
date: 06.16.2021

SHEET
C119

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_TCP01_02102987.dwg
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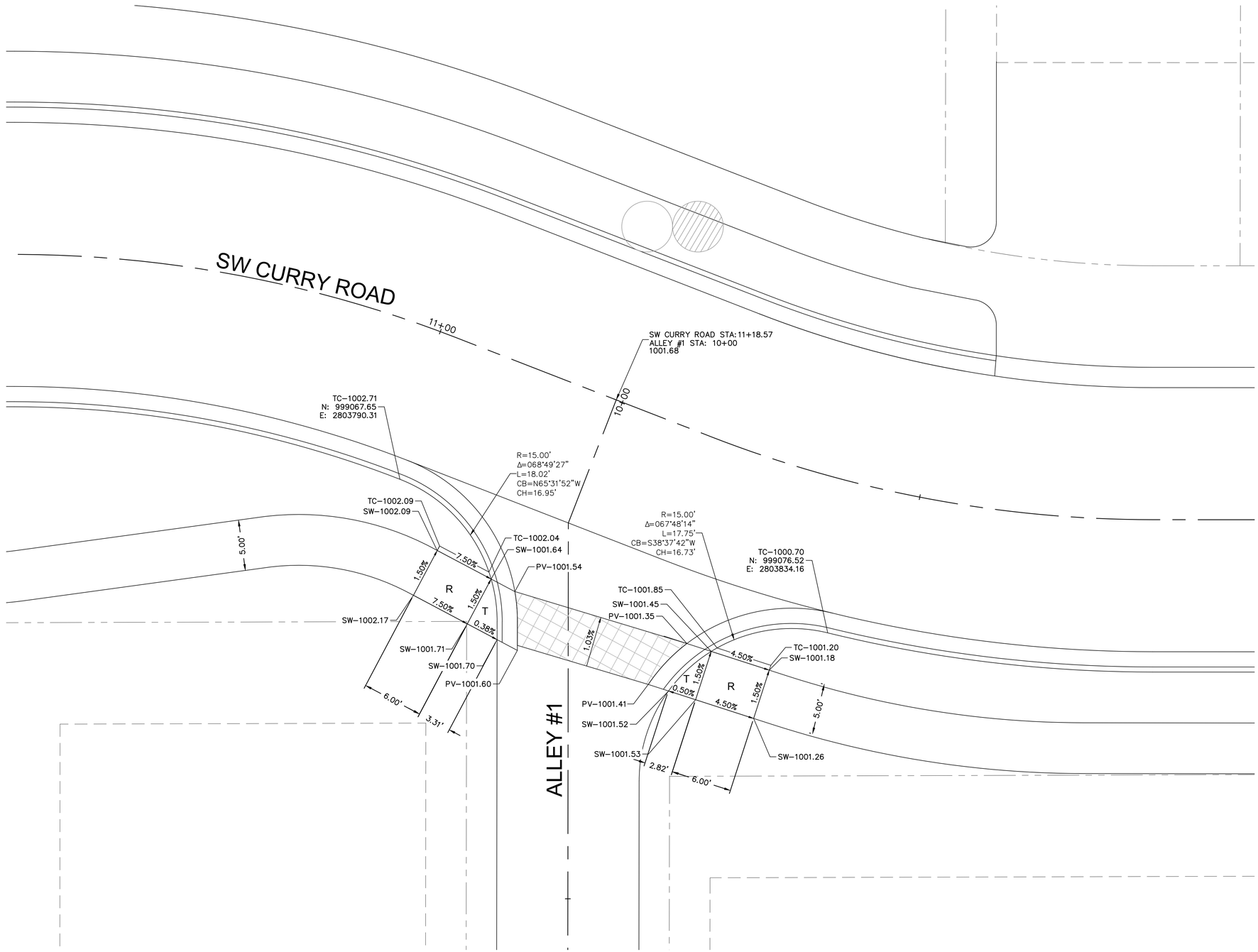
USER: qlowrey



SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWALK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

SPOT ELEVATIONS DETAIL 01

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SIDEWALK RAMP & CROSSWALK DETAIL 01
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

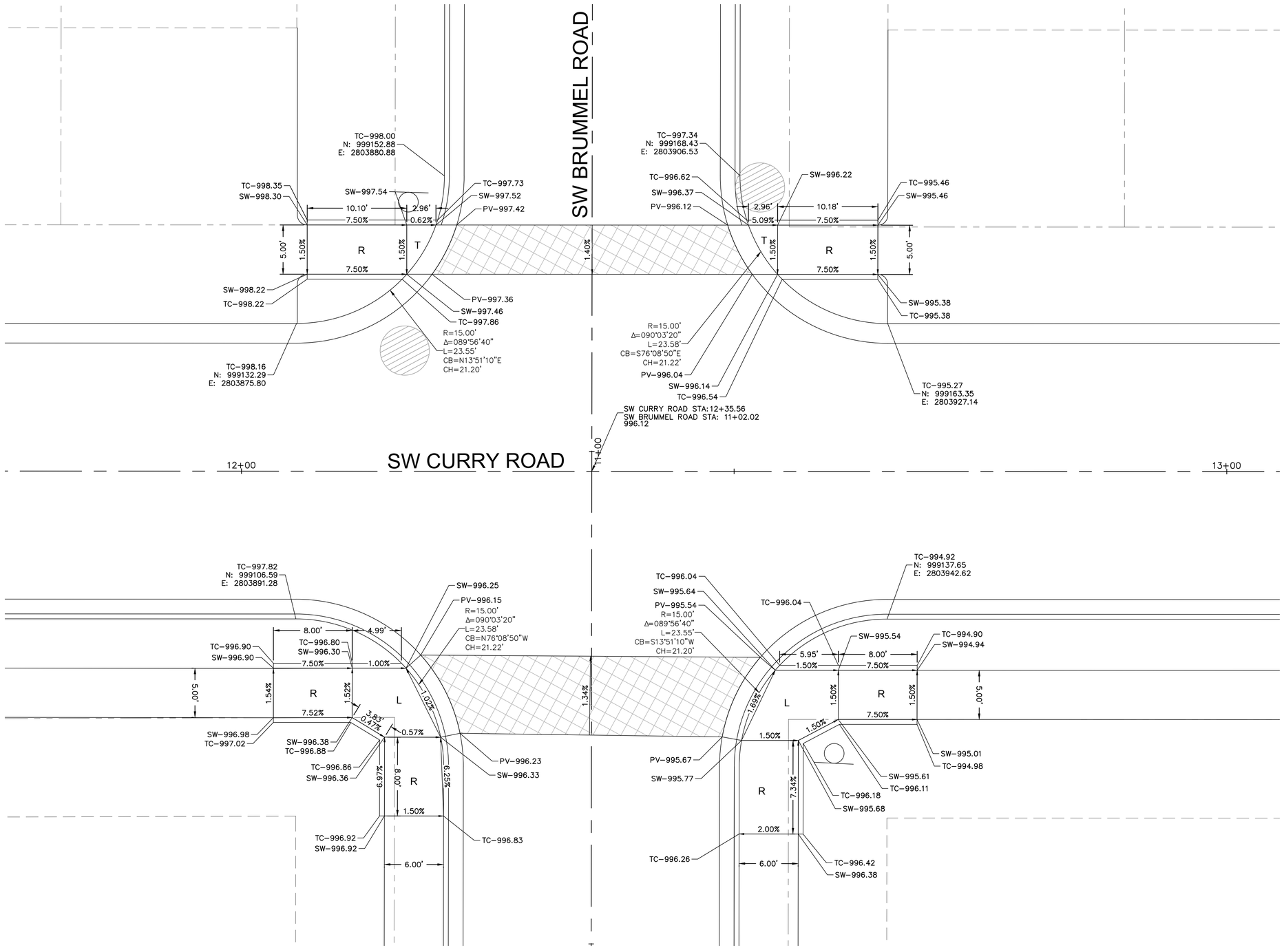
LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C120

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_SPT01_02102987.dwg USER: glowrey
DATE: Jun 16, 2021 1:58pm XREFS: C_PBASE_02102987 C_PTTBLK_02102987 C_PUTIL_02102987 C_XBASE_02102987 C_PBNDY_02102987



SPOT ELEVATIONS DETAIL 02

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SIDEWALK RAMP & CROSSWALK DETAIL 02
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO
2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C121

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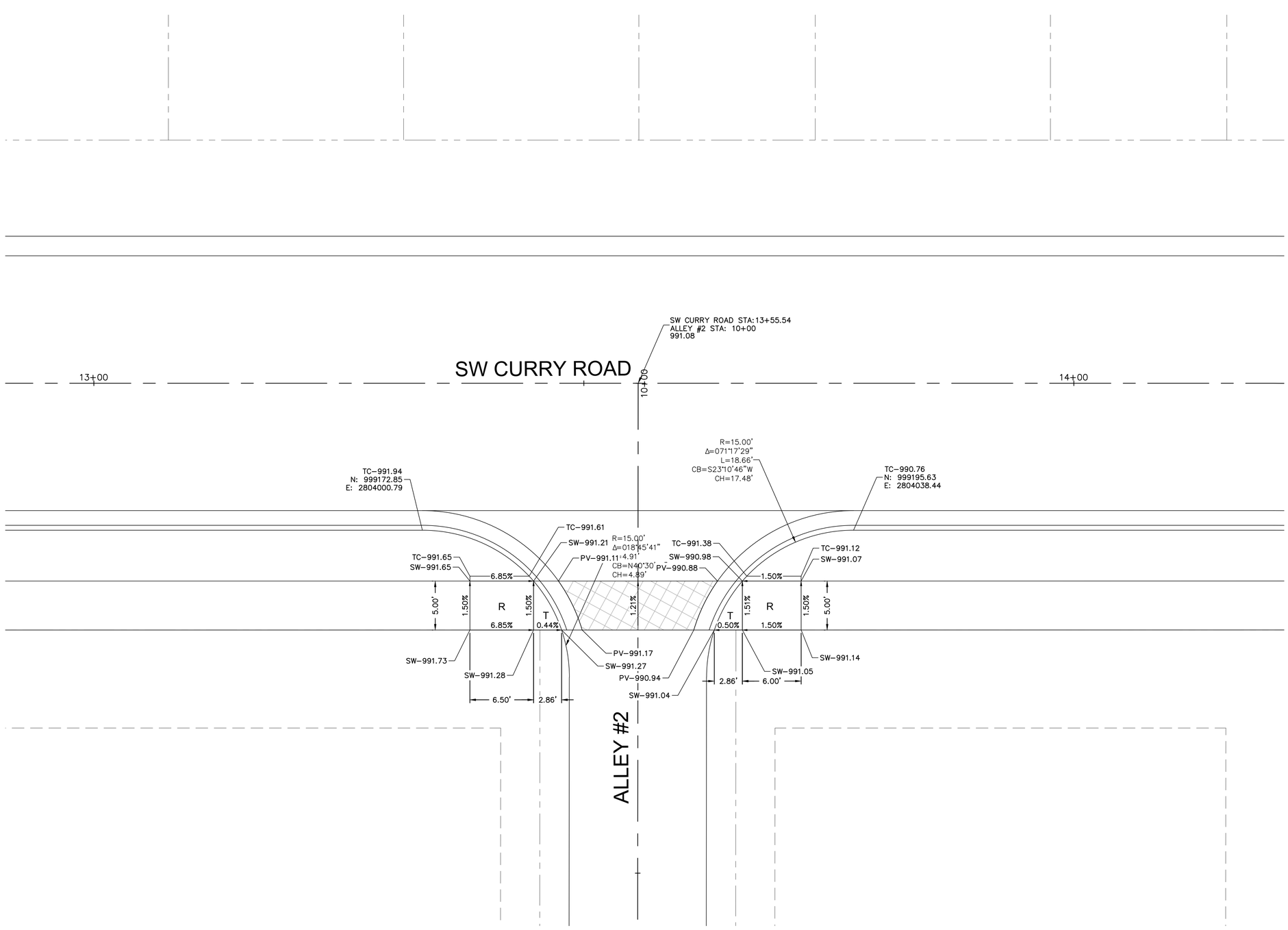

SPOT ELEVATIONS DETAIL 03

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.

N
0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
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6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SIDEWALK RAMP & CROSSWALK DETAIL 03
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C122

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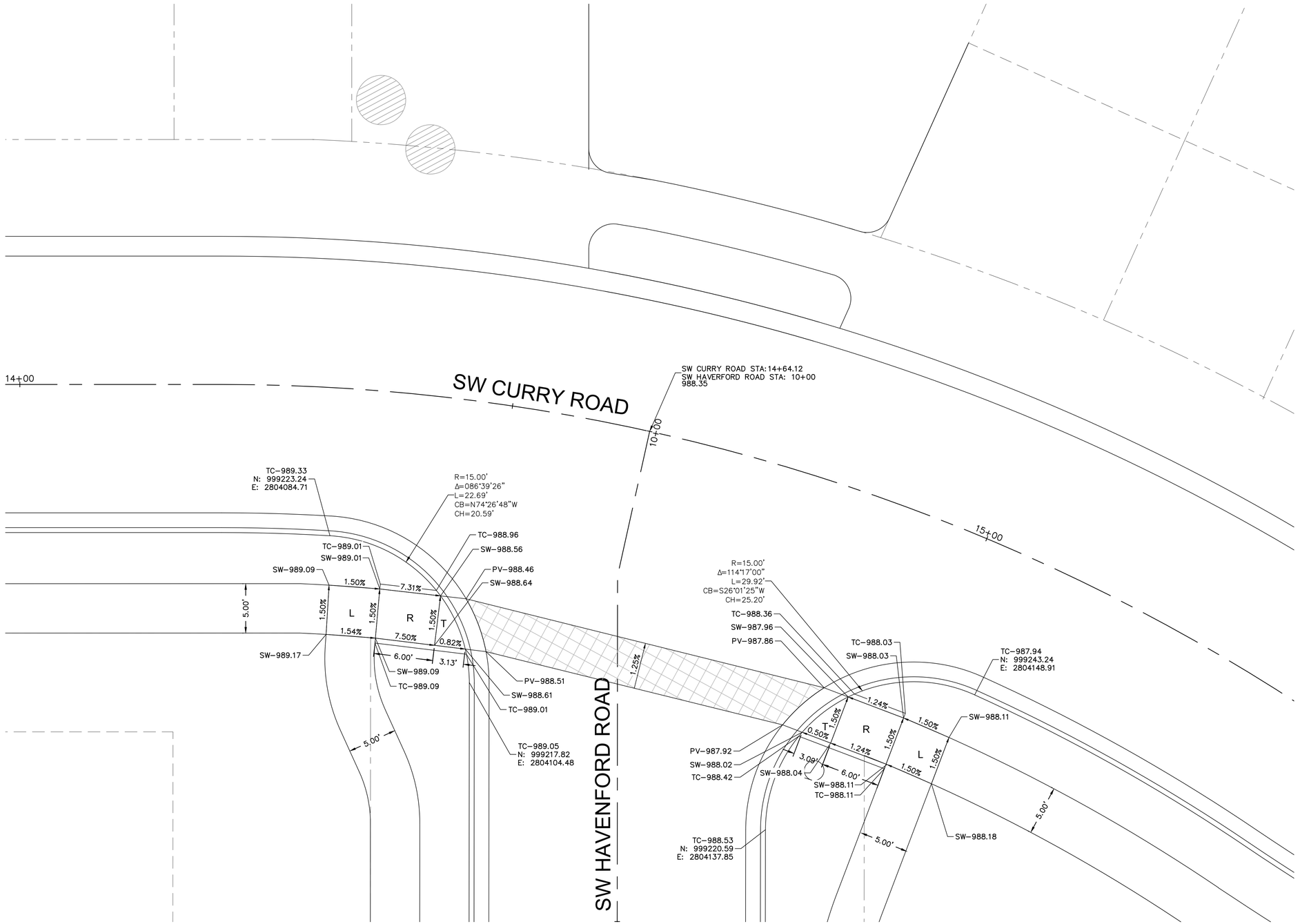

SPOT ELEVATIONS DETAIL 04

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
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N

0' 2.5' 5' 10'
SCALE IN FEET

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REVISIONS

SIDEWALK RAMP & CROSSWALK DETAIL 04
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
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date:	06.16.2021

SHEET
C123

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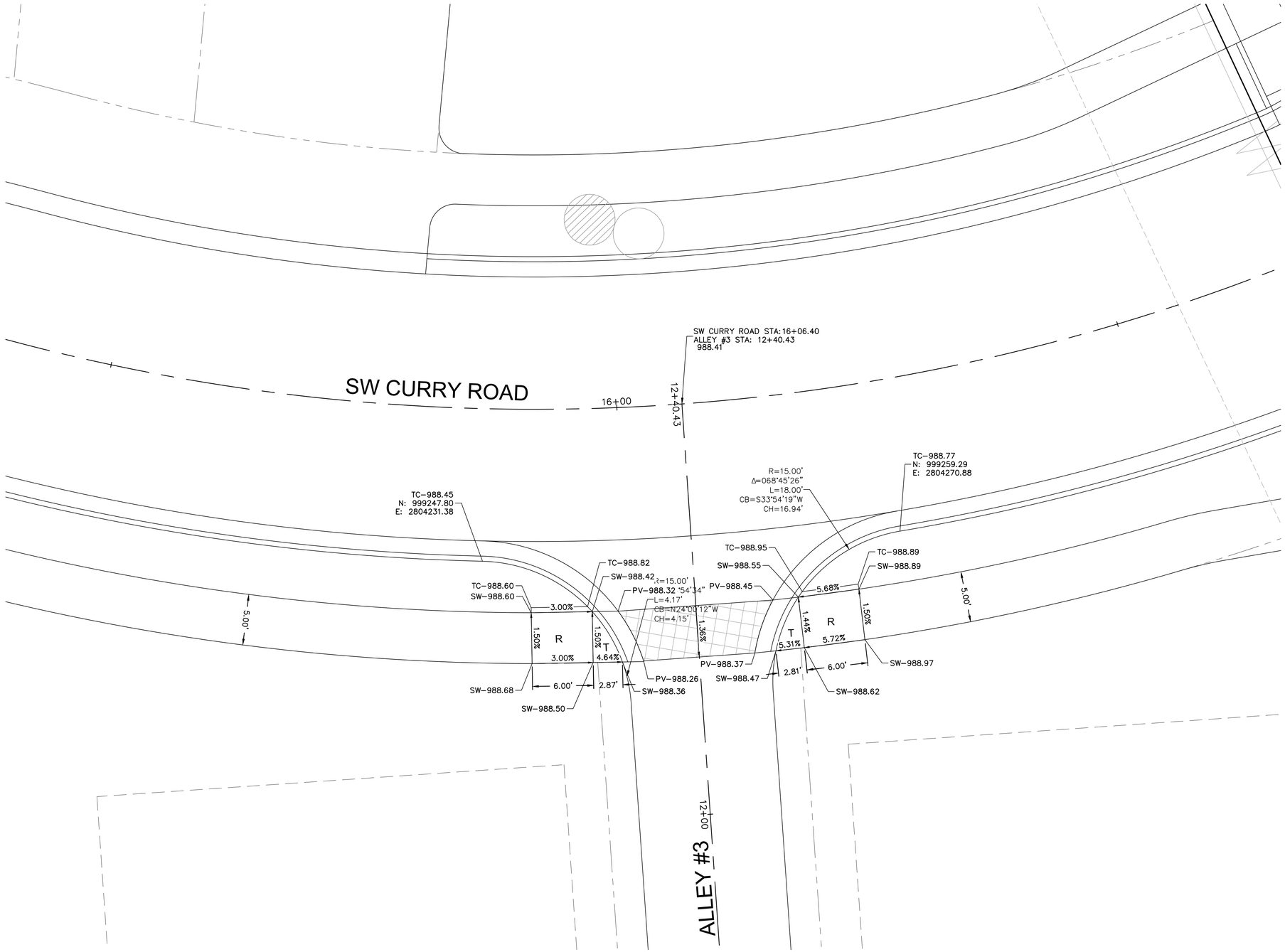

SPOT ELEVATIONS DETAIL 05

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

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REVISIONS

SIDEWALK RAMP & CROSSWALK DETAIL 05
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C124

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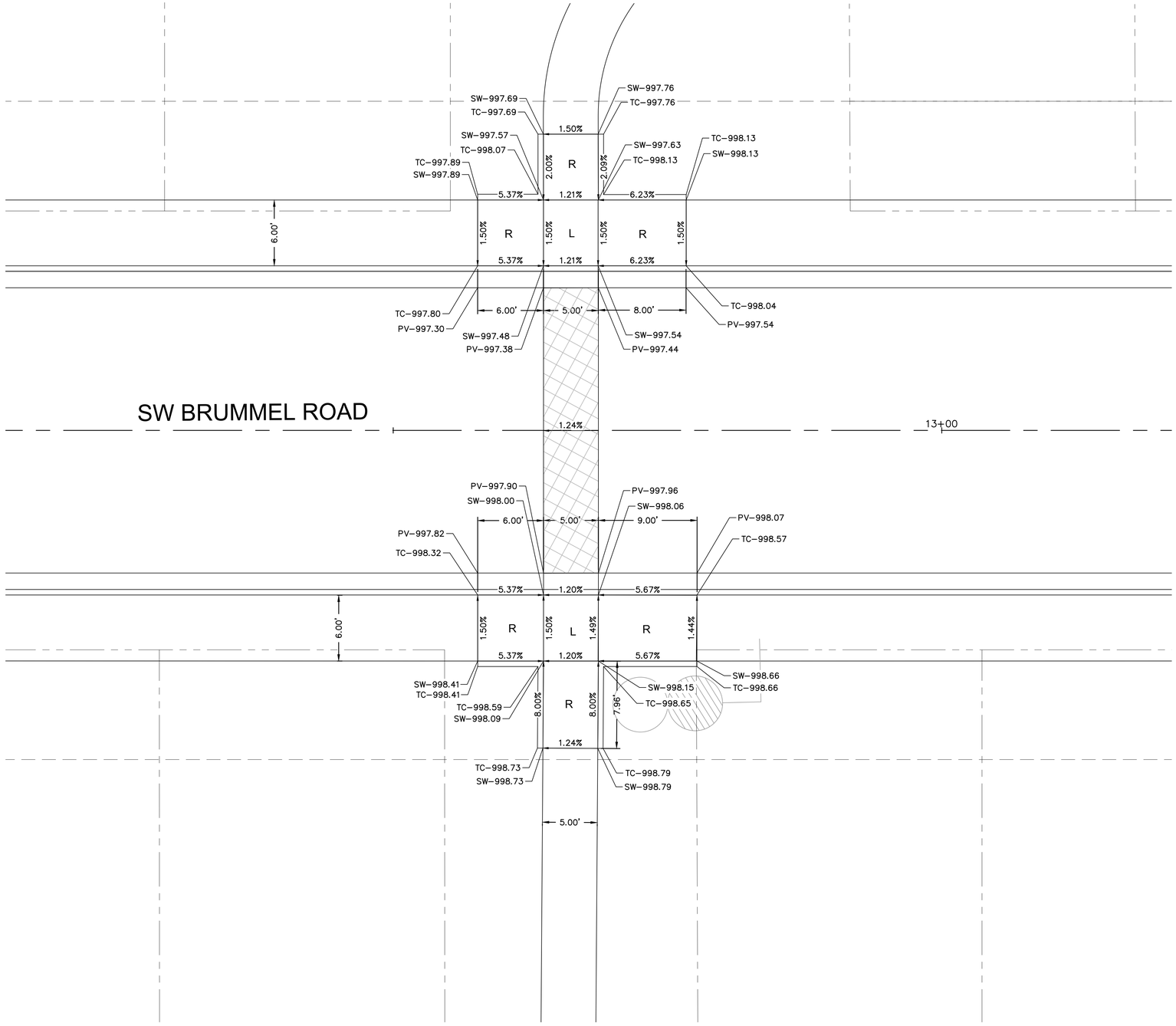

SPOT ELEVATIONS DETAIL 06

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SIDEWALK RAMP & CROSSWALK DETAIL 06
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
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SHEET
C125

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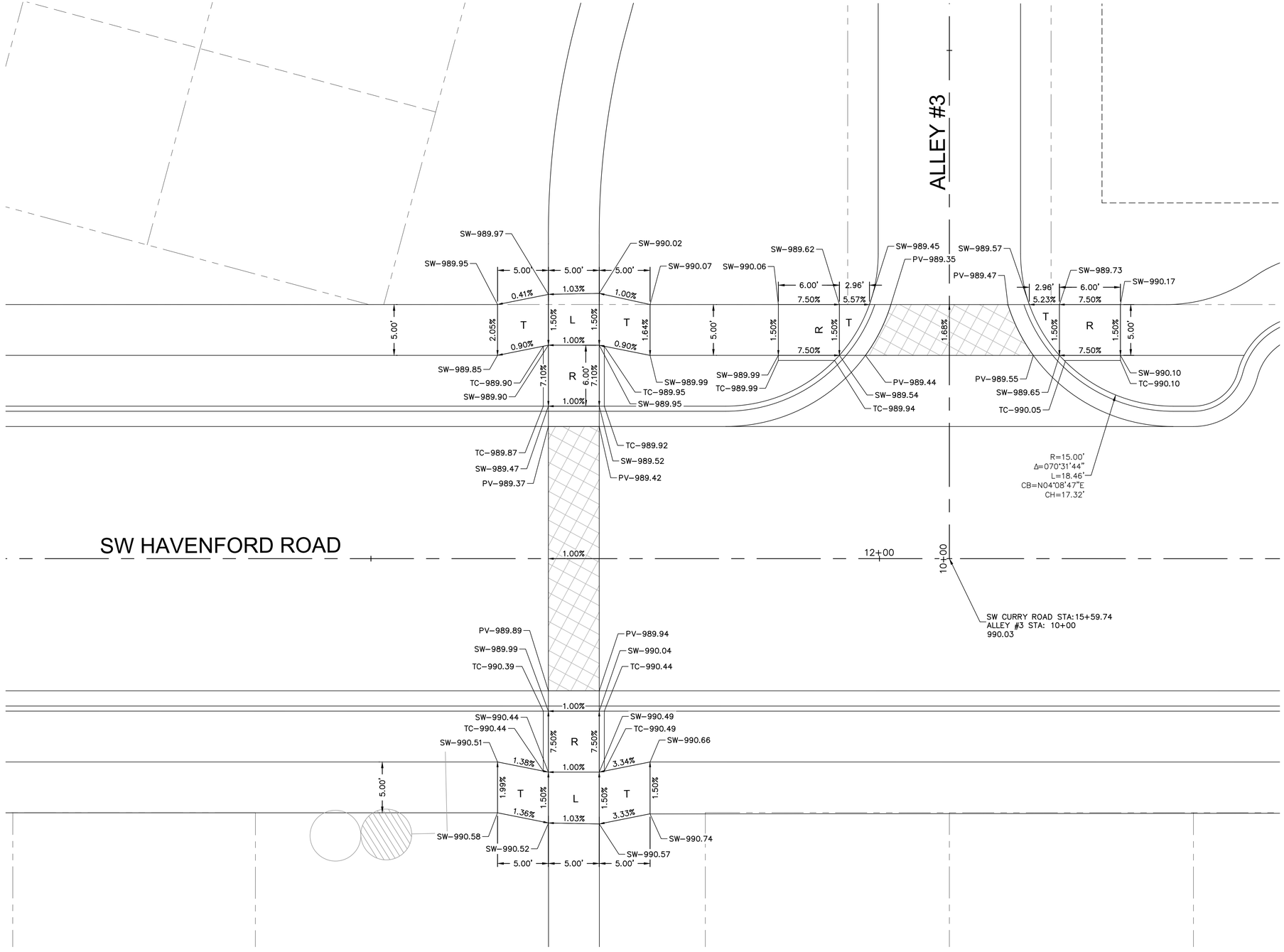

SPOT ELEVATIONS DETAIL 07

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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6/16/2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SIDEWALK RAMP & CROSSWALK DETAIL 07
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C126

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_SPT01_02102987.dwg
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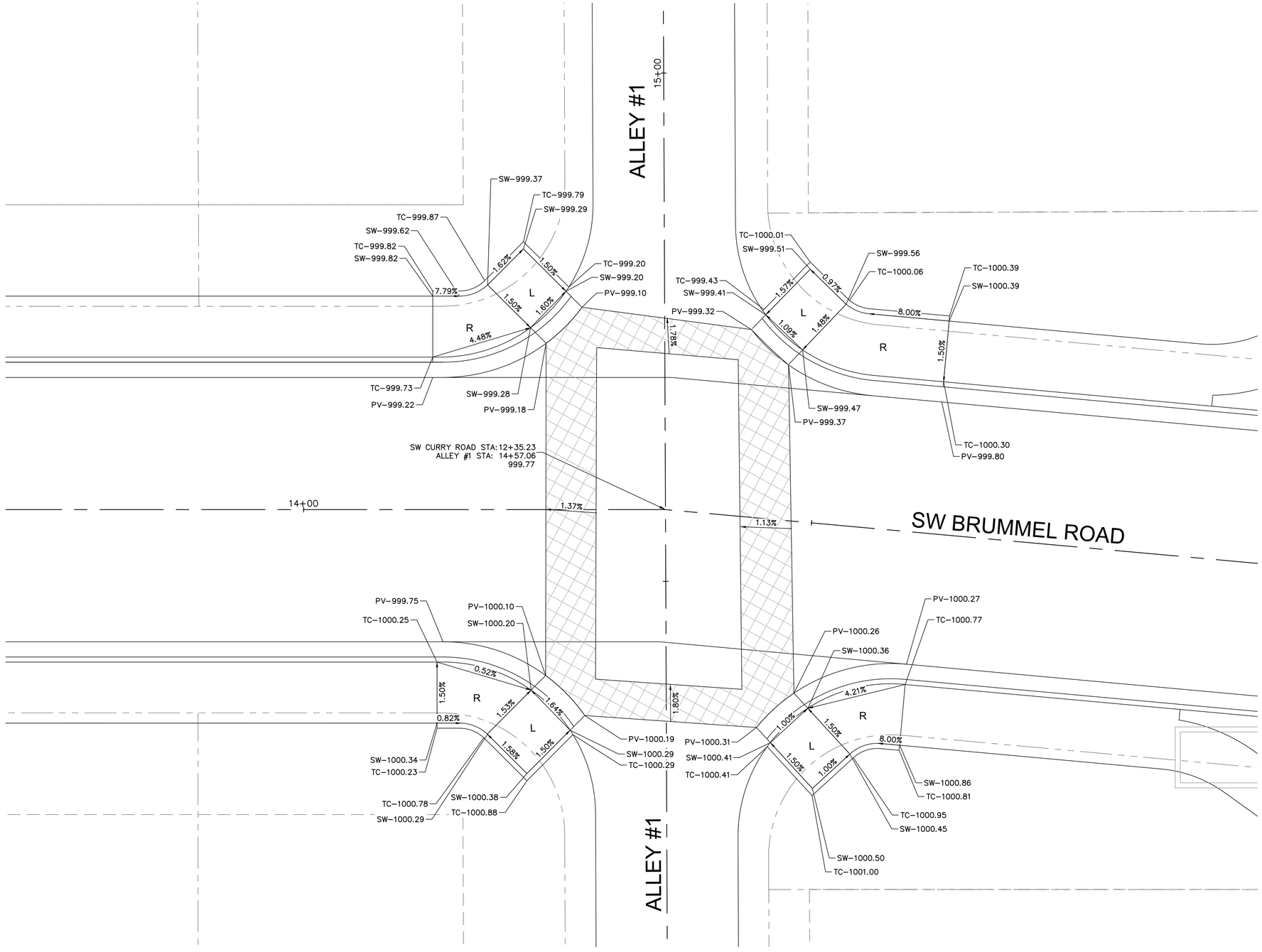

SPOT ELEVATIONS DETAIL 8

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SIDEWALK RAMP & CROSSWALK DETAIL 08
GNCV

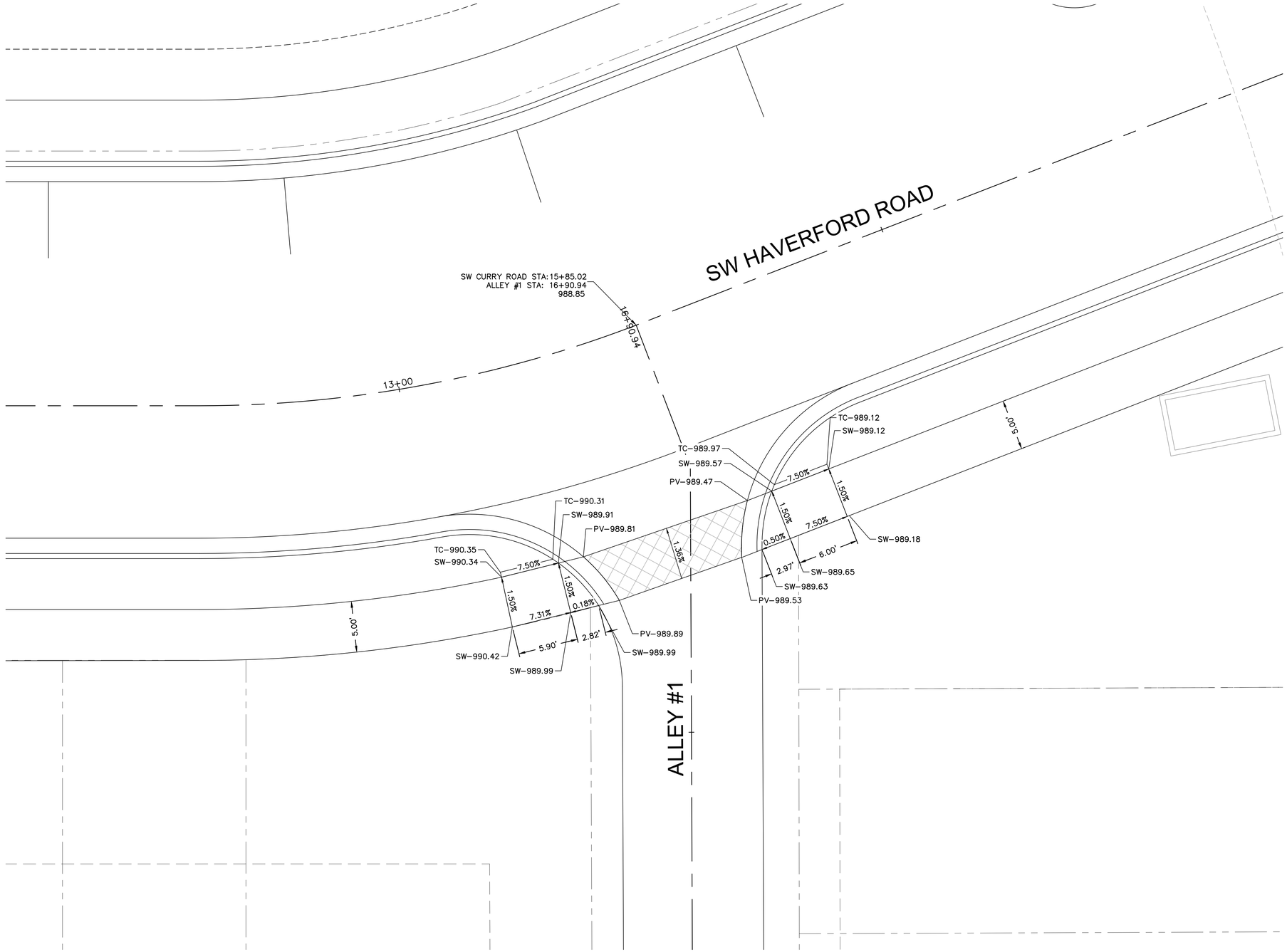
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C127



SPOT ELEVATIONS DETAIL 9

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
T–TRANSITION
R–RAMP

NOTES:
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2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.

N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SIDEWALK RAMP & CROSSWALK DETAIL 09
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C128

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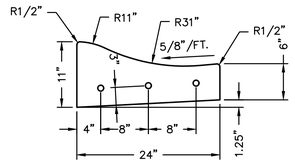
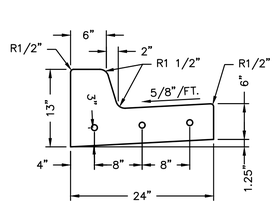


GENERAL NOTES:

1. 3/4" ISOLATION JOINTS WITH 5/8" DIA X 2' 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. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.

ROLL BACK CURB & GUTTER
NOT TO SCALE



GENERAL NOTES:

1. 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' 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.
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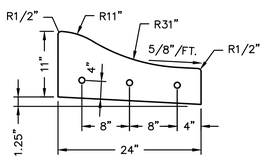
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSRAMP.

STRAIGHT BACK CURB & GUTTER
NOT TO SCALE



GENERAL NOTES:

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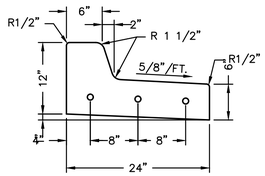
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSRAMP.

ROLL BACK DRY CURB & GUTTER
NOT TO SCALE



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4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSIBLE RAMP.

STRAIGHT BACK DRY CURB & GUTTER
NOT TO SCALE

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

CONSTRUCTION DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL01_02102987
date: 06.16.2021

SHEET
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DATE: Jun 16, 2021 1:58pm XREFS: C_PTBLK_02102987

STORM SEWER PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH LEES SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

STORM SEWER GENERAL LAYOUT

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
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date:	06.16.2021

SHEET
C130

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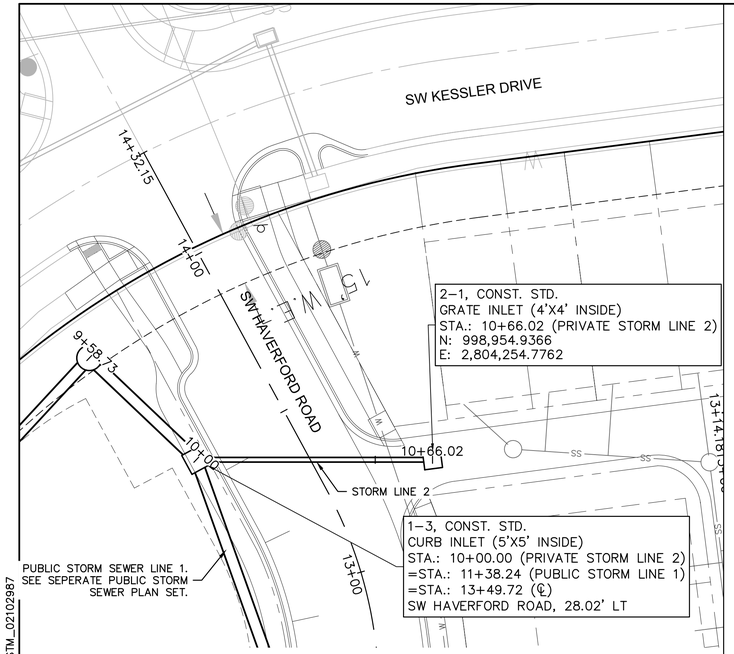
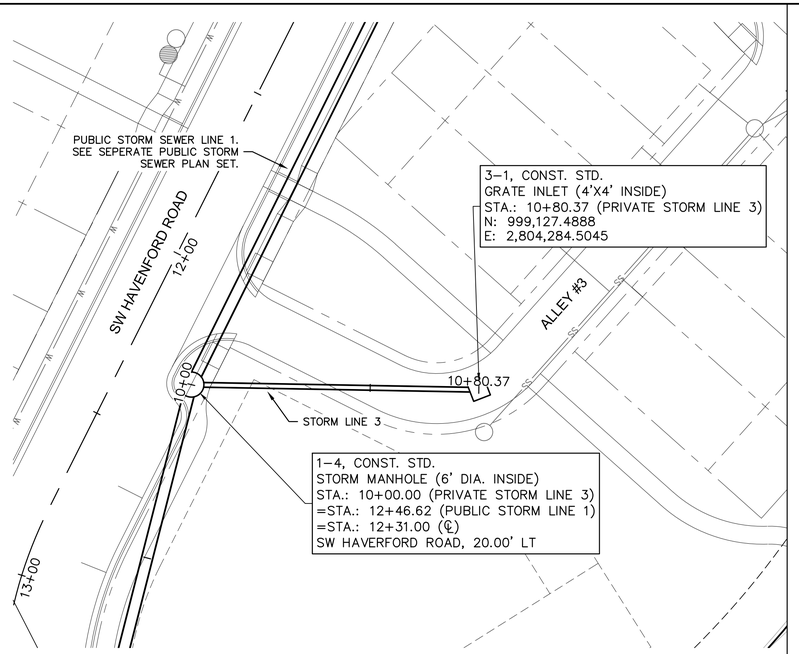
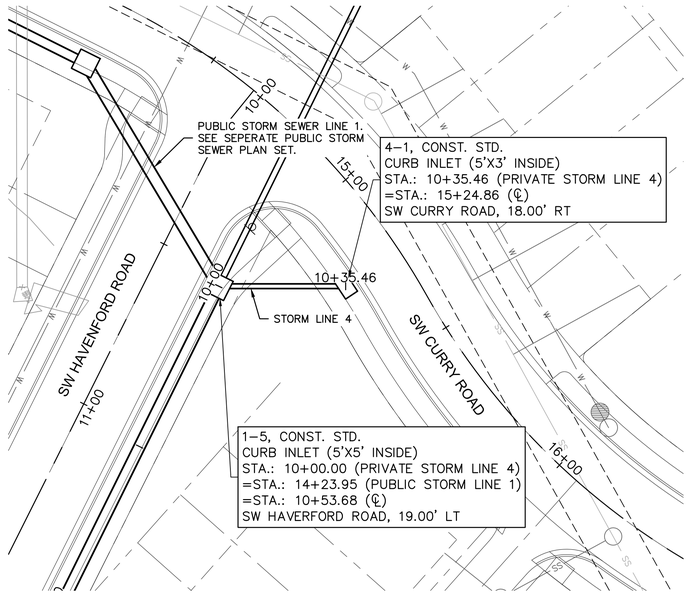
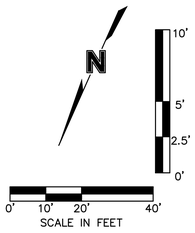
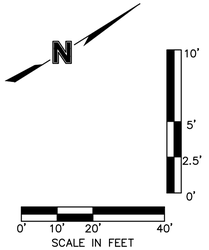


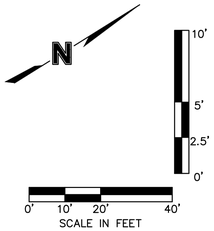


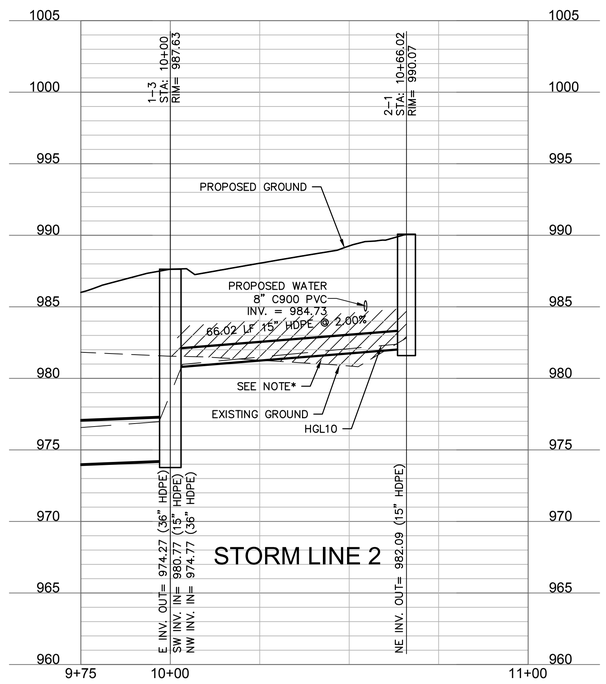


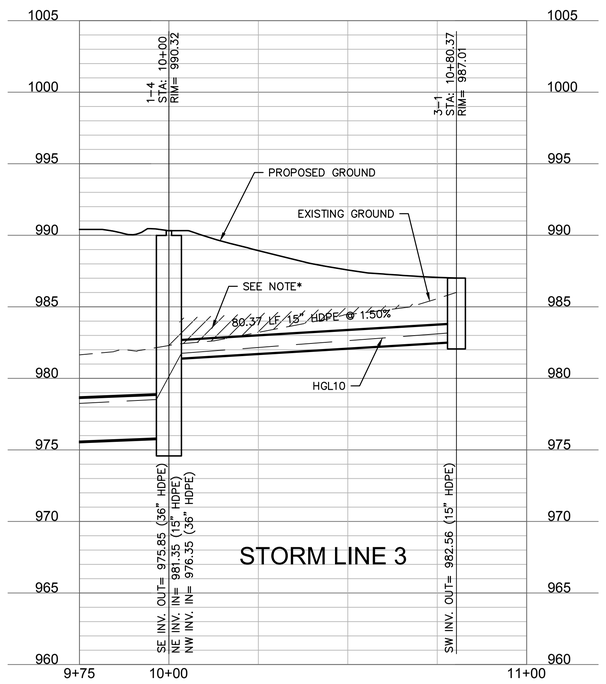


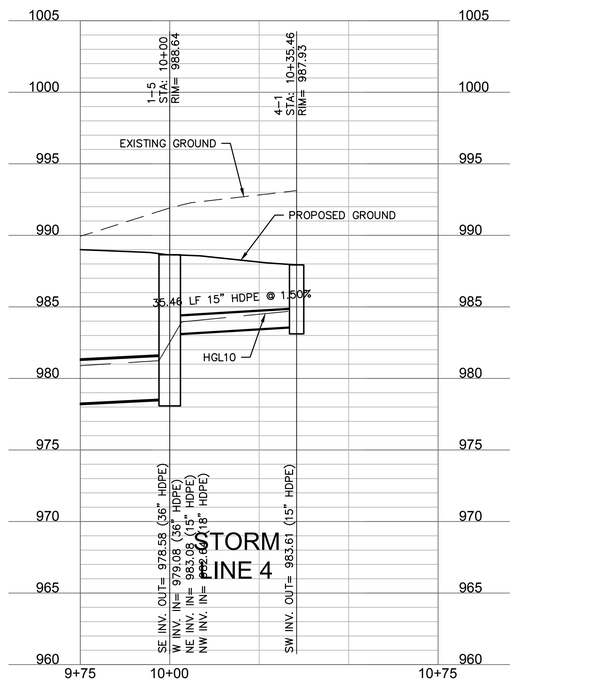
*NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.











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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

STORM SEWER PLAN & PROFILE LINES 2, 3, & 4

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C131

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_STM02_02102987.dwg
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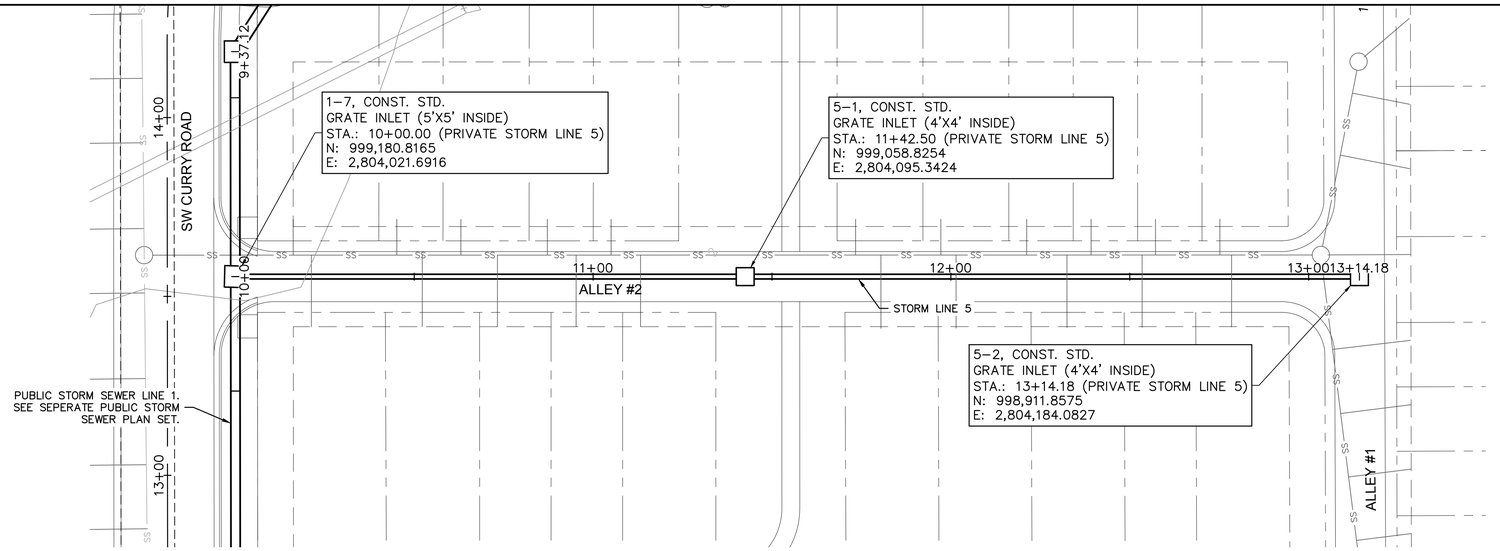

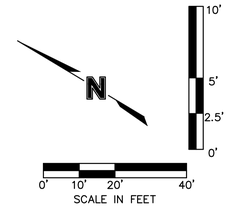

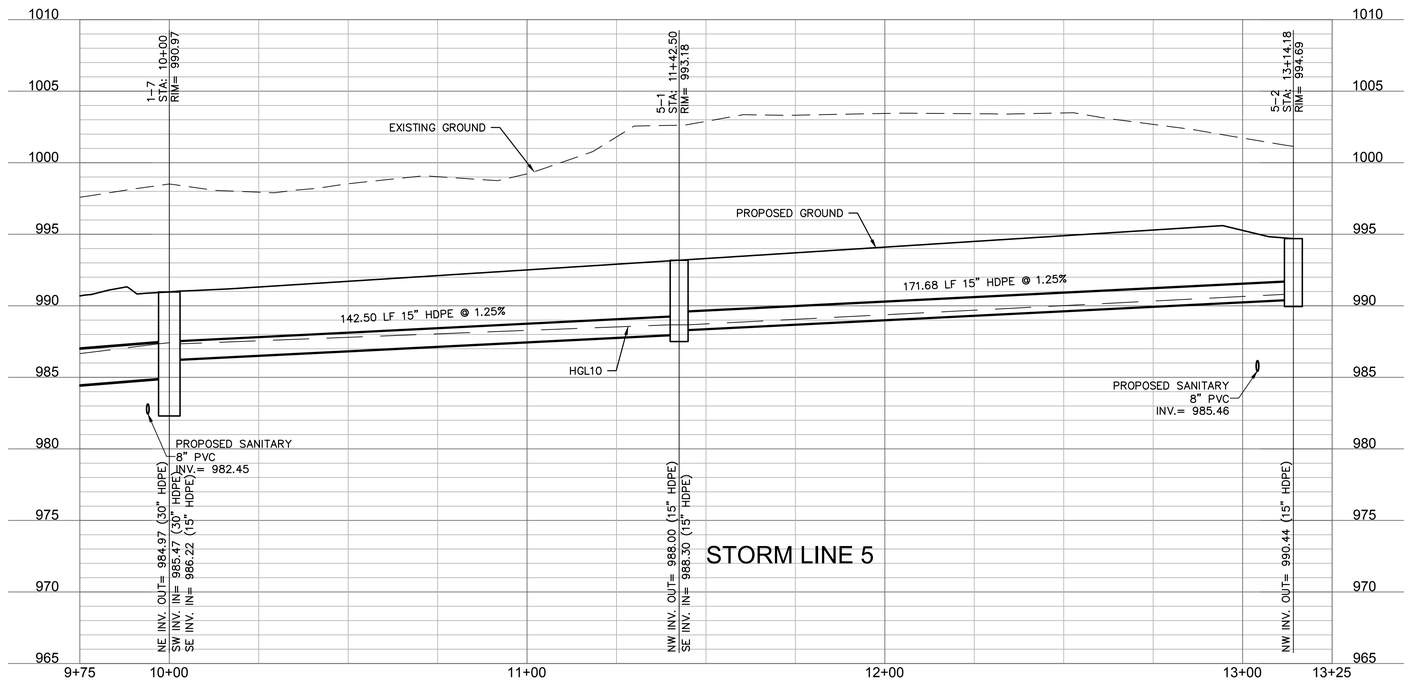

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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER PLAN & PROFILE LINE 5

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C132

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNC\V\FINAL DEVELOPMENT PLANS\C_STM02_02102987.dwg
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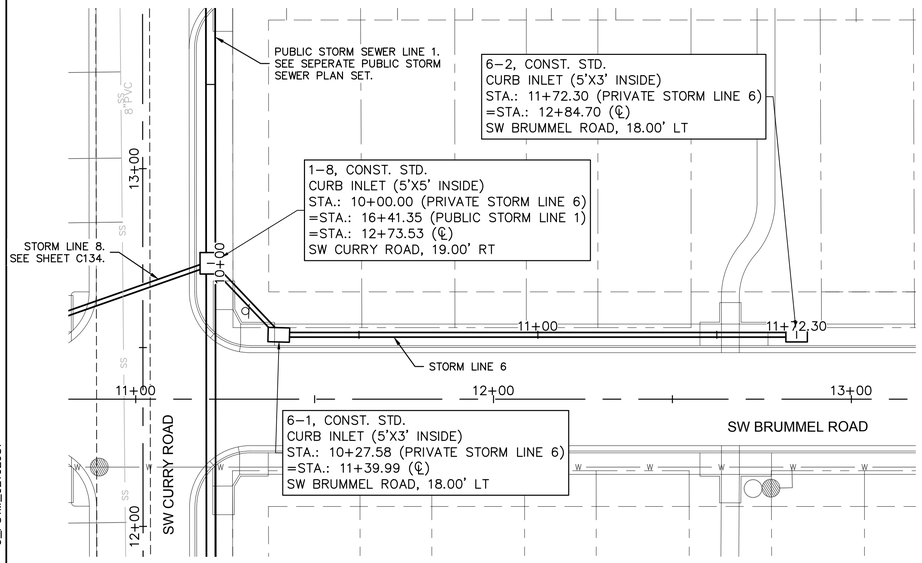
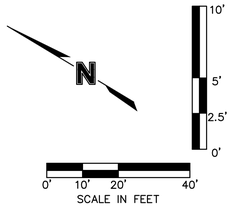
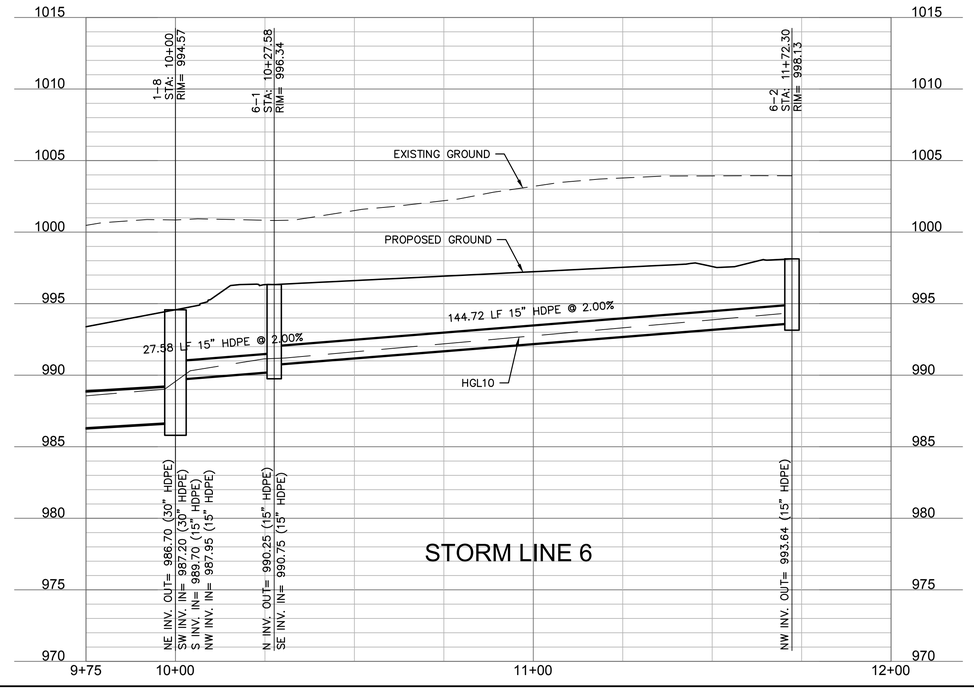
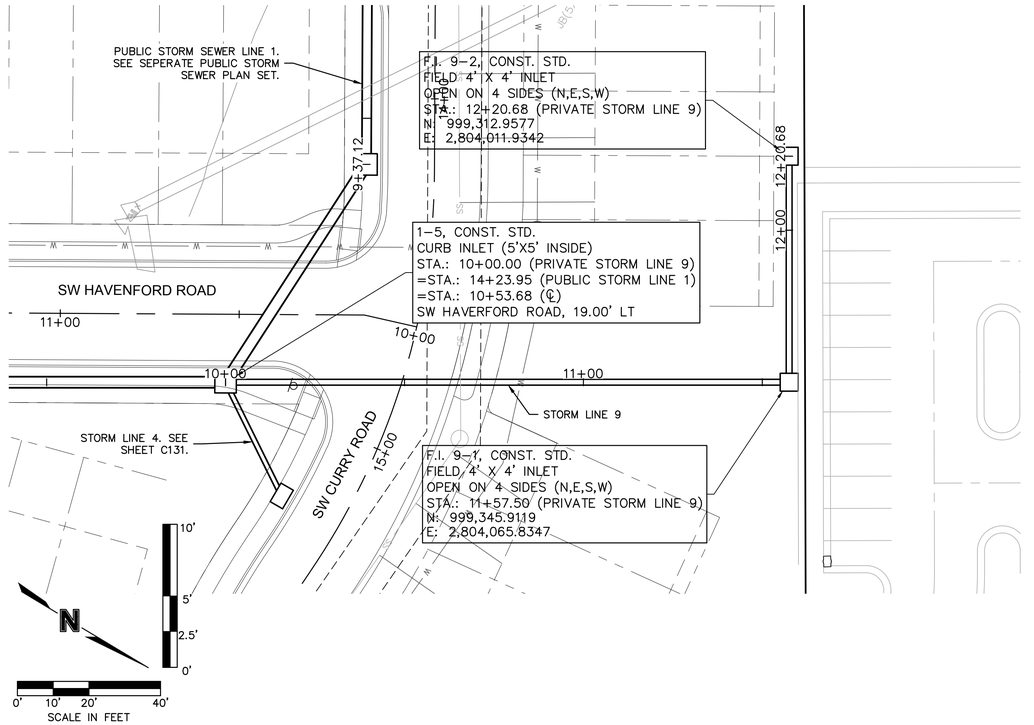
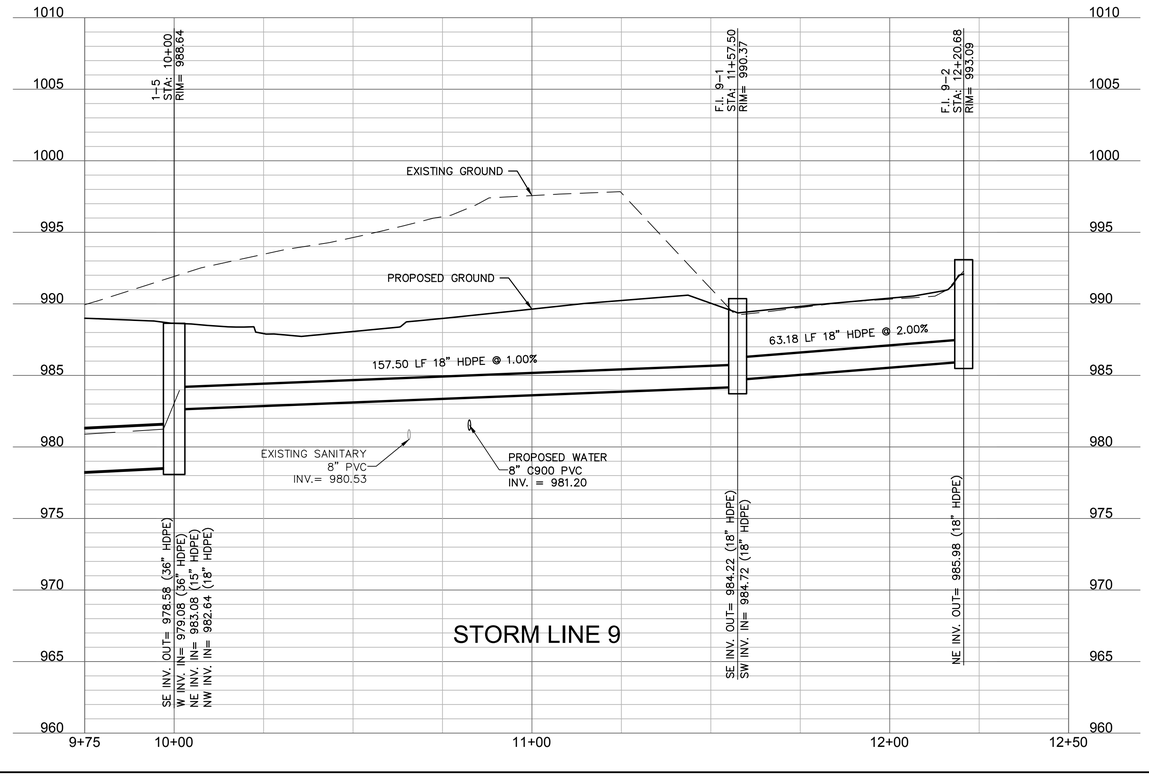
USER: qlowrey
C_PSTM_02102987











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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER PLAN & PROFILE LINE 6 & 9

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C133

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_STM03_02102987.dwg
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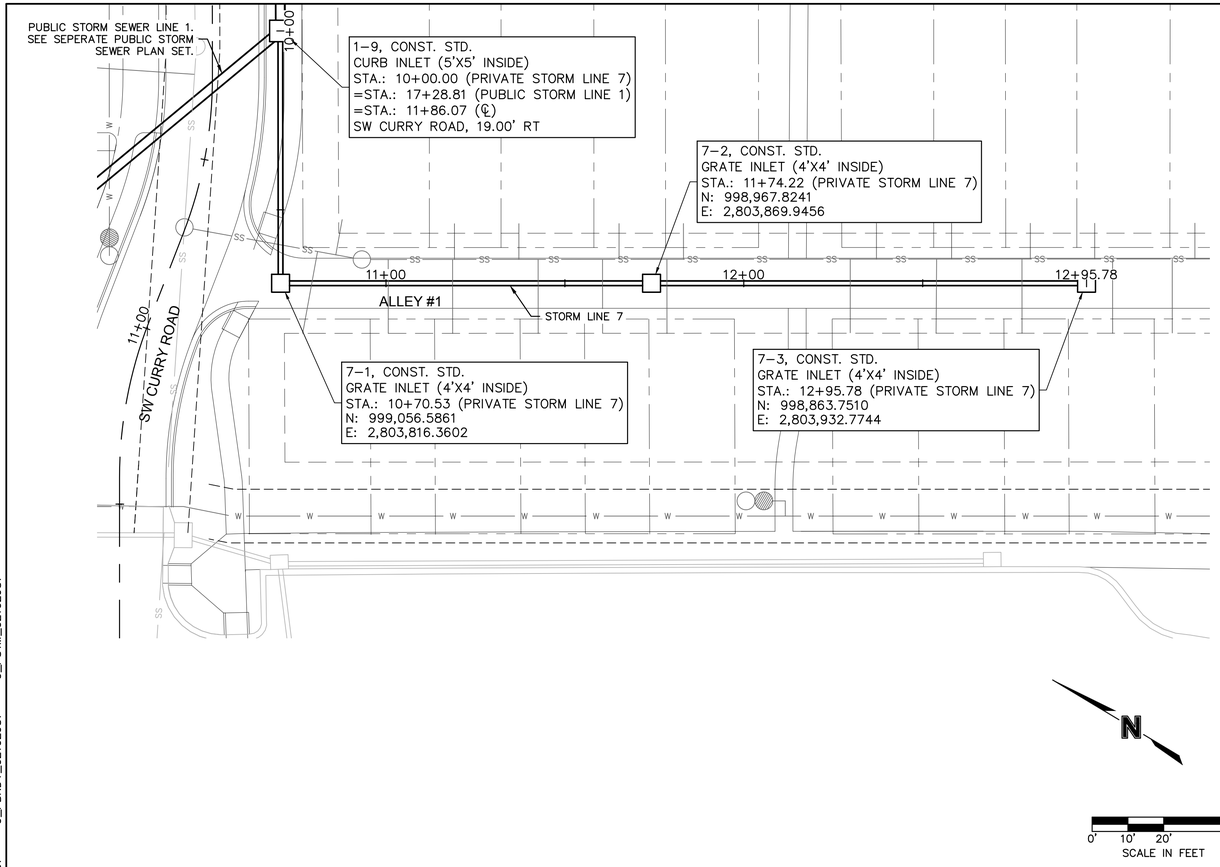

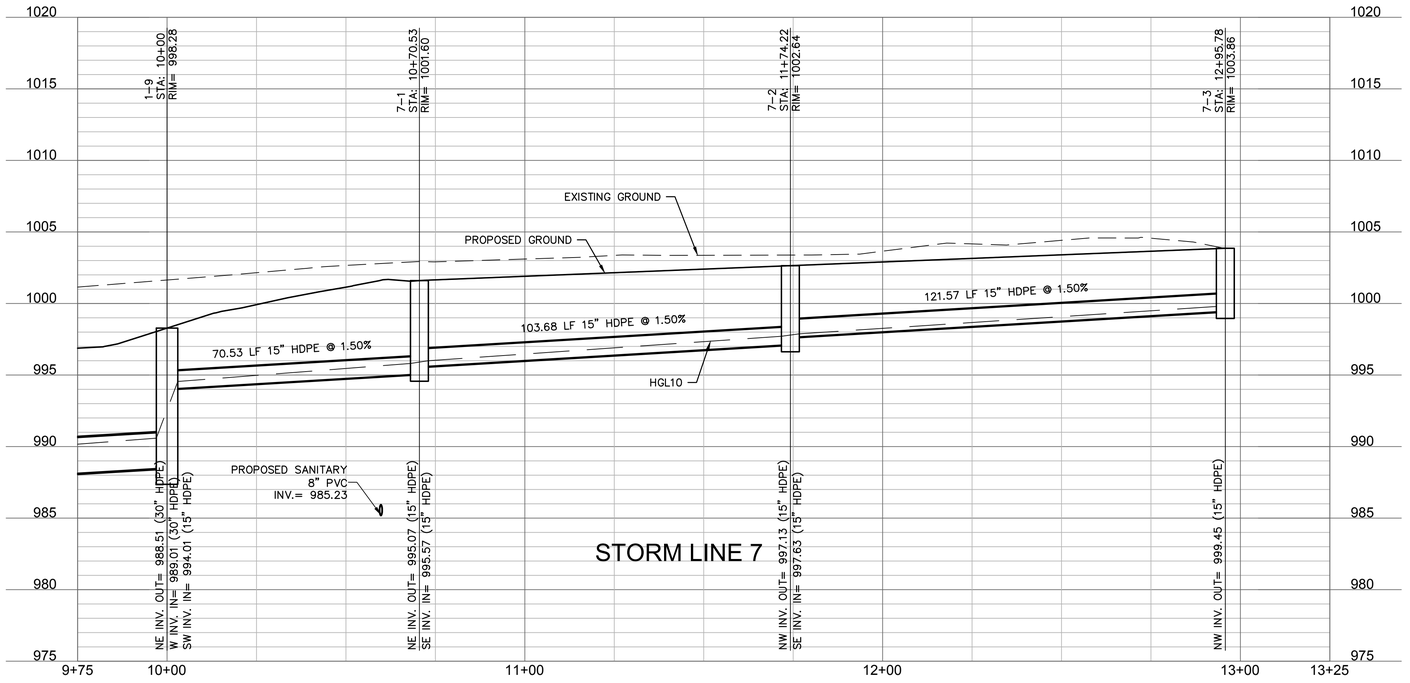

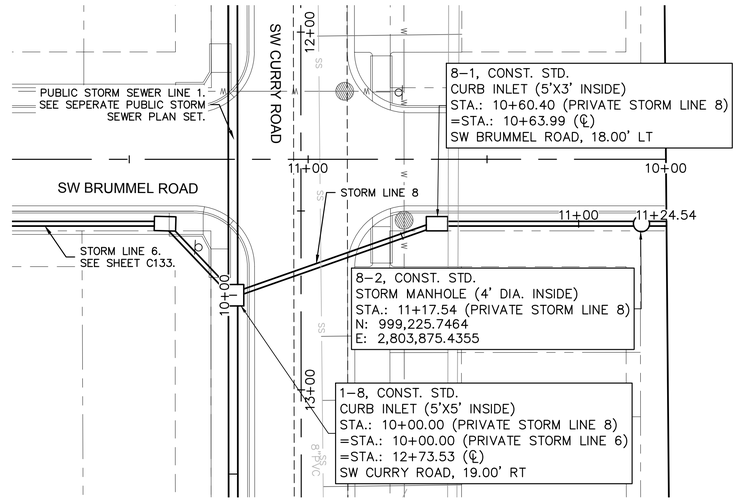

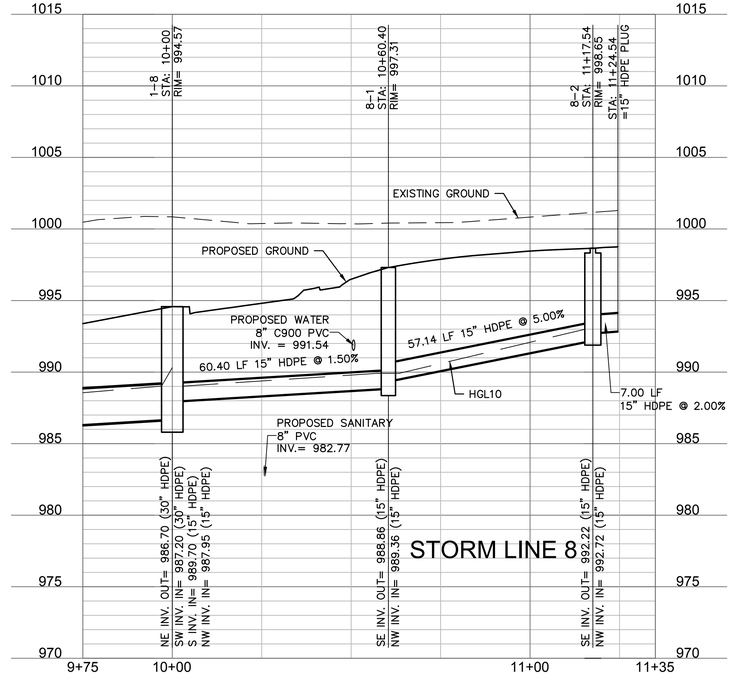

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6/16/2021
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STORM SEWER PLAN & PROFILE LINES 7 & 8

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
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date:	06.16.2021

SHEET
C134

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_STM03_02102987.dwg
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DRAINAGE MAP

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C135

Storm Sewer Design Calculation Table													
10 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
1-1	EX A-3	15.69	971.88	971.50	2.44	42	0.012	73.27	9.30	170.33	2.67	974.56	982.50
1-2	1-1	96.97	973.35	972.38	1.00	36	0.012	73.27	11.29	72.26	2.50	976.05	984.59
1-3	1-2	41.27	974.27	973.85	1.02	36	0.012	73.27	11.35	72.89	2.47	976.97	987.63
1-4	1-3	106.28	975.83	974.77	1.00	36	0.012	72.16	11.23	72.25	2.46	978.52	990.45
1-5	1-4	179.95	978.58	976.33	1.25	36	0.012	70.06	11.64	80.79	2.19	981.24	988.64
1-6	1-5	72.52	980.17	979.08	1.50	36	0.012	60.82	10.40	88.58	2.16	982.68	989.74
1-7	1-6	62.88	984.97	983.71	2.00	30	0.012	56.66	13.14	62.89	1.86	987.34	990.95
1-8	1-7	82.00	986.70	985.47	1.50	30	0.012	51.93	11.77	54.42	1.95	989.02	994.57
1-9	1-8	87.46	988.51	987.20	1.50	30	0.012	38.01	9.31	54.38	1.82	990.59	998.31
1-10	1-9	80.57	991.83	989.01	3.50	30	0.012	33.64	9.19	83.12	1.58	993.80	1002.63
EX 1-11	1-10	89.37	993.17	992.33	0.94	30	0.013	33.64	8.59	39.76	1.76	995.14	1004.65
2-1	1-3	66.02	982.09	980.77	2.00	15	0.012	0.61	3.55	9.89	0.21	982.39	990.08
3-1	1-4	83.32	982.58	981.33	1.50	15	0.012	2.10	4.78	8.57	0.42	983.16	987.01
4-1	1-5	35.46	983.61	983.08	1.49	15	0.012	7.15	7.10	8.55	0.87	984.68	987.93
5-1	1-7	142.5	988	986.22	1.25	15	0.012	2.76	3.27	7.82	1.12	988.67 j	993.18
5-2	5-1	171.681	990.44	988.3	1.25	15	0.012	0.83	2.82	7.81	0.37	990.80 j	994.69
6-1	1-8	27.584	990.25	989.7	1.99	15	0.012	4.79	6.56	9.88	0.61	991.14	996.34
6-2	6-1	144.716	993.64	990.75	2	15	0.012	2.72	5.5	9.89	0.45	994.3	998.13
7-1	1-9	70.532	995.07	994.01	1.5	15	0.012	3.36	5.51	8.58	0.54	995.81	1001.6
7-2	7-1	103.683	997.13	995.57	1.5	15	0.012	2.15	4.81	8.58	0.43	997.71	1002.64
7-3	7-2	121.568	999.45	997.63	1.5	15	0.012	0.77	3.57	8.56	0.25	999.79	1003.86
8-1	1-8	60.396	988.86	987.95	1.51	15	0.012	6.82	6.15	8.59	1.07	989.91 j	997.31
8-2	8-1	57.14	992.22	989.36	5.01	15	0.012	3.63	5.8	15.65	0.55	992.99	998.65
EX A-2	EX A-1	110.061	967.18	959.93	6.59	42	0.012	85.6	17.82	279.74	1.33	970.06	981.94
EX A-3	EX A-2	42.5	971.38	969.72	3.91	42	0.012	79.65	15.2	215.41	1.47	974.17	981.86
EX B-1	EX A-2	102.23	973.4	971.69	1.67	15	0.012	4	5.95	9.05	0.58	974.21	983.13
EX B-2	EX B-1	112.97	975.51	973.9	1.43	15	0.012	4	5.75	8.35	0.61	976.32	984.99
EX B-3	EX B-2	42.332	979.05	978.33	1.7	15	0.012	3.18	5.56	9.12	0.51	979.77	985.07

Inlet Design Table													
10 Year Return Frequency													
Inlet ID	Inlet Location	Peak Flow (cfs)	Upstream Bypass (cfs)	Total Flow (cfs)	Clogging Factor	Inlet Capacity (cfs)	Sag Inlet Capacity (Note 1) (cfs)	Captured Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency (Note 2) (%)	Gutter Depth (ft)	Gutter Spread (ft)	Ponding Depth (ft)
1-3	GRADE	0.50	0.00	0.50	1.00	0.50	0.50	0.50	0.00	99.89%	0.08	3.54	...
1-5	GRADE	2.15	0.00	2.15	1.00	2.09	2.09	2.09	0.06	97.22%	0.18	8.45	...
1-6	GRADE	1.32	4.37	5.69	1.00	4.16	4.16	4.16	1.52	73.20%	0.22	10.18	...
1-7	GRADE	4.65	1.69	6.34	1.00	1.97	1.97	1.97	4.37	31.09%	...	...	0.14
1-8	GRADE	2.58	0.20	2.79	1.00	2.31	2.31	2.31	0.47	82.99%	0.15	6.95	...
1-9	GRADE	1.05	0.00	1.05	1.00	1.01	1.01	1.01	0.03	96.76%	0.10	4.82	...
EX 1-11	SAG	33.64	0.00	33.64	0.80	...	...	33.64	0.00	100.00%	...	...	...
2-1	GRADE	0.61	0.00	0.61	1.00	1.97	1.97	0.61	0.00	100.00%	...	...	0.14
3-1	SAG	2.10	0.00	2.10	0.80	19.26	15.41	2.10	0.00	100.00%	...	...	0.14
4-1(L)	SAG	0.72	0.00	0.72	0.80	19.40	15.52	0.72	0.00	100.00%	0.00	0.00	...
4-1(R)	SAG	0.55	1.58	2.14	0.80	19.40	15.52	2.14	0.00	100.00%	0.16	7.34	...
4-1(B)	SAG	4.30	0.00	4.30	0.80	19.40	15.52	4.30	0.00	100.00%	0.00	0.00	...
4-1	SAG	5.57	1.58	7.15	0.80	19.40	15.52	7.15	0.00	100.00%	...	...	...
5-1	GRADE	1.93	0.00	1.93	1.00	1.97	1.97	1.93	0.00	100.00%	...	...	0.14
5-2	GRADE	0.83	0.00	0.83	1.00	1.97	1.97	0.83	0.00	100.00%	...	...	0.14
6-1	GRADE	2.04	0.20	2.24	1.00	2.07	2.07	2.07	0.17	92.38%	0.16	7.28	...
6-2	GRADE	2.92	0.00	2.92	1.00	2.72	2.72	2.72	0.20	93.14%	0.20	9.09	...
7-1	GRADE	1.21	0.00	1.21	1.00	1.97	1.97	1.21	0.00	100.00%	...	...	0.14
7-2	GRADE	1.38	0.00	1.38	1.00	1.97	1.97	1.38	0.00	100.00%	...	...	0.14
7-3	GRADE	0.77	0.00	0.77	1.00	1.97	1.97	0.77	0.00	100.00%	...	...	0.14
8-1	GRADE	4.41	0.00	4.41	1.00	3.19	3.19	3.19	1.22	72.40%	0.18	8.31	...
8-2	SAG	3.63	0.00	3.63	0.80	194.02	155.21	3.63	0.00	100.00%	0.00	0.00	...
EX A-2(L)	SAG	1.13	0.00	1.13	0.80	19.40	15.52	1.13	0.00	100.00%	0.13	6.14	...
EX A-2(R)	SAG	0.34	0.00	0.34	0.80	19.40	15.52	0.34	0.00	100.00%	0.00	0.00	...
EX A-2(B)	SAG	0.49	0.00	0.49	0.80	19.40	15.52	0.49	0.00	100.00%	...	...	...
EX A-2	SAG	1.95	0.00	1.95	0.80	19.40	15.52	1.95	0.00	100.00%	...	...	...
EX A-3(L)	SAG	1.50	0.61	2.11	0.80	19.40	15.52	2.11	0.00	100.00%	0.00	0.00	...
EX A-3(R)	SAG	1.99	0.00	1.99	0.80	19.40	15.52	1.99	0.00	100.00%	0.16	7.61	...
EX A-3(B)	SAG	2.28	0.00	2.28	0.80	19.40	15.52	2.28	0.00	100.00%	...	...	...
EX A-3	SAG	5.78	0.61	6.38	0.80	19.40	15.52	6.38	0.00	100.00%	...	...	...
EX B-2	GRADE	0.83	0.00	0.83	1.00	0.82	0.82	0.82	0.00	99.93%	0.12	5.75	...
EX B-3	GRADE	3.79	0.00	3.79	1.00	3.18	3.18	3.18	0.61	83.92%	0.19	8.90	...

Notes:
1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600.
   Both theoretical capacity and reduced capacity are shown.
2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80% of theoretical capacity.

Drainage Area Design Table						
10 Year Return Frequency						
Inlet ID	Drainage Area (ac)	C	Tc (min)	i (in/hr)	K	Peak Flow (cfs)
1-3	0.09	0.75	5.00	7.35	1.00	0.50
1-5	0.39	0.75	5.00	7.35	1.00	2.15
1-6	0.24	0.75	5.00	7.35	1.00	1.32
1-7	0.81	0.78	5.00	7.35	1.00	4.65
1-8	0.45	0.78	5.00	7.35	1.00	2.58
1-9	0.19	0.75	5.00	7.35	1.00	1.05
EX 1-11	6.58	0.81	6.67	6.93	1.00	33.64
2-1	0.11	0.75	5.00	7.35	1.00	0.61
3-1	0.38	0.75	5.00	7.35	1.00	2.10
4-1(L)	0.13	0.75	5.00	7.35	1.00	0.72
4-1(R)	0.10	0.75	5.00	7.35	1.00	0.55
4-1(B)	0.78	0.75	5.00	7.35	1.00	4.30
4-1	1.01	0.75	5.00	7.35	1.00	5.57
5-1	0.35	0.75	5.00	7.35	1.00	1.93
5-2	0.15	0.75	5.00	7.35	1.00	0.83
6-1	0.37	0.75	5.00	7.35	1.00	2.04
6-2	0.53	0.75	5.00	7.35	1.00	2.92
7-1	0.22	0.75	5.00	7.35	1.00	1.21
7-2	0.25	0.75	5.00	7.35	1.00	1.38
7-3	0.14	0.75	5.00	7.35	1.00	0.77
8-1	0.74	0.81	5.00	7.35	1.00	4.41
8-2	0.61	0.81	5.00	7.35	1.00	3.63
EX A-2(L)	0.30	0.51	5.00	7.35	1.00	1.13
EX A-2(R)	0.09	0.51	5.00	7.35	1.00	0.34
EX A-2(B)	0.13	0.51	5.00	7.35	1.00	0.49
EX A-2	0.52	0.51	5.00	7.35	1.00	1.95
EX A-3(L)	0.31	0.66	5.00	7.35	1.00	1.50
EX A-3(R)	0.41	0.66	5.00	7.35	1.00	1.99
EX A-3(B)	0.47	0.66	5.00	7.35	1.00	2.28
EX A-3	1.19	0.66	5.00	7.35	1.00	5.78
EX B-2	0.22	0.51	5.00	7.35	1.00	0.83
EX B-3	0.78	0.66	5.00	7.35	1.00	3.79

Storm Sewer Design Calculation Table													
100 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
1-1	EX A-3	15.69	971.88	971.50	2.44	42	0.012	127.97	13.70	170.33	3.23	975.18	982.50
1-2	1-1	96.97	973.35	972.38	1.00	36	0.012	127.97	18.11	72.26	3.00	978.42	984.59
1-3	1-2	41.27	974.27	973.85	1.02	36	0.012	127.97	18.11	72.89	3.00	981.76	987.63
1-4	1-3	106.28	975.83	974.77	1.00	36	0.012	126.06	17.84	72.25	3.00	987.04	990.45
1-5	1-4	179.95	978.58	976.33	1.25	36	0.012	119.00	16.84	80.79	3.00	993.90	988.64
1-6	1-5	72.52	980.17	979.08	1.50	36	0.012	100.04	14.15	88.58	3.00	997.05	989.74
1-7	1-6	62.88	984.97	983.71	2.00	30	0.012	93.51	19.05	62.89	2.50	1001.09	990.95
1-8	1-7	82.00	986.70	985.47	1.50	30	0.012	88.12	17.95	54.42	2.50	1006.57	994.57
1-9	1-8	87.46	988.51	987.20	1.50	30	0.012	66.00	13.45	54.38	2.50	1010.51	998.31
1-10	1-9	80.57	991.83	989.01	3.50	30	0.012	58.62	11.94	83.12	2.50	1013.04	1002.63
EX 1-11	1-10	89.37	993.17	992.33	0.94	30	0.013	58.62	11.94	39.76	2.50	1015.75	1004.65
2-1	1-3	66.02	982.09	980.77	2.00	15	0.012	1.06	0.86	9.89	1.25	983.81	990.08
3-1	1-4	83.32	982.58	981.33	1.50	15	0.012	7.06	5.75	8.57	1.25	989.86	987.01
4-1	1-5	35.46	983.61	983.08	1.49	15	0.012	15.52	12.65	8.55	1.25	997.41	987.93
5-1	1-7	142.5	988	986.22	1.25	15	0.012	3.42	2.79	7.82	1.25	1003.68	993.18
5-2	5-1	171.681	990.44	988.3	1.25	15	0.012	1.45	1.18	7.81	1.25	1003.81	994.69
6-1	1-8	27.584	990.25	989.7	1.99	15	0.012	7.86	6.41	9.88	1.25	1008.92	996.34
6-2	6-1	144.716	993.64	990.75	2	15	0.012	4.32	3.52	9.89	1.25	1009.73	998.13
7-1	1-9	70.532	995.07	994.01	1.5	15	0.012	5.29	4.31	8.58	1.25	1012.04	1001.6
7-2	7-1	103.683	997.13	995.57	1.5	15	0.012	3.32	2.71	8.58	1.25	1012.38	1002.64
7-3	7-2	121.568	999.45	997.63	1.5	15	0.012	1.35	1.1	8.56	1.25	1012.48	1003.86
8-1	1-8	60.396	988.86	987.95	1.51	15	0.012	10.57	8.61	8.59	1.25	1009.96	997.31
8-2	8-1	57.14	992.22	989.36	5.01	15	0.012	6.3	5.13	15.65	1.25	1010.88	998.65
EX A-2	EX A-1	110.061	967.18	959.93	6.59	42	0.012	149.61	22.63	279.74	1.82	970.57	981.94
EX A-3	EX A-2	42.5	971.38	969.72	3.91	42	0.012	140.09	19.3	215.41	2.06	974.73	981.86
EX B-1	EX A-2	102.23	973.4	971.69	1.67	15	0.012	6.1	6.86	9.05	0.75	974.4	983.13
EX B-2	EX B-1	112.97	975.51	973.9	1.43	15	0.012	6.1	6.62	8.35	0.79	976.51	984.99
EX B-3	EX B-2	42.332	979.05	978.33	1.7	15	0.012	4.67	6.28	9.12	0.63	979.93	985.07

Inlet Design Table													
100 Year Return Frequency													
Inlet ID	Inlet Location	Peak Flow (cfs)	Upstream Bypass (cfs)	Total Flow (cfs)	Clogging Factor	Inlet Capacity (cfs)	Sag Inlet Capacity (Note 1) (cfs)	Captured Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency (Note 2) (%)	Gutter Depth (ft)	Gutter Spread (ft)	Ponding Depth (ft)
1-3	GRADE	0.87	0.00	0.87	1.00	0.85	0.85	0.85	0.02	97.59%	0.09	4.37	...
1-5	GRADE	3.77	0.00	3.77	1.00	3.44	3.44	3.44	0.33	91.24%	0.23	10.44	...
1-6	GRADE	2.32	13.01	15.33	1.00	6.53	6.53	6.53	8.80	42.61%	0.32	14.76	...
1-7	GRADE	8.15	6.83	14.98	1.00	1.97	1.97	1.97	13.01	13.15%	...	...	0.14
1-8	GRADE	4.53	1.21	5.74	1.00	3.69	3.69	3.69	2.04	64.37%	0.20	9.12	...
1-9	GRADE	1.84	0.61	2.45	1.00	2.09	2.09	2.09	0.35	85.56%	0.14	6.62	...
EX 1-11	SAG	58.62	0.00	58.62	0.80	...	...	58.62	0.00	100.00%	...	...	...
2-1	GRADE	1.06	0.00	1.06	1.00	1.97	1.97	1.06	0.00	100.00%	...	...	0.14
3-1	SAG	3.68	3.38	7.06	0.80	19.26	15.41	7.06	0.00	100.00%	...	...	0.14
4-1(L)	SAG	1.26	0.00	1.26	0.80	19.40	15.52	1.26	0.00	100.00%	0.00	0.00	...
4-1(R)	SAG	0.97	9.13	10.10	0.80	19.40	15.52	10.10	0.00	100.00%	0.28	13.14	...
4-1(B)	SAG	7.55	0.00	7.55	0.80	19.40	15.52	7.55	0.00	100.00%	0.00	0.00	...
4-1	SAG	9.77	9.13	18.91	0.80	19.40	15.52	15.52	3.38	82.10%	...	...	...
5-1	GRADE	3.39	0.00	3.39	1.00	1.97	1.97	1.97	1.42	58.16%	...	...	0.14
5-2	GRADE	1.45	0.00	1.45	1.00	1.97	1.97	1.45	0.00	100.00%	...	...	0.14
6-1	GRADE	3.58	0.81	4.39	1.00	3.54	3.54	3.54	0.86	80.53%	0.20	9.38	...
6-2	GRADE	5.13	0.00	5.13	1.00	4.32	4.32	4.32	0.81	84.16%	0.24	11.23	...
7-1	GRADE	2.13	0.45	2.58	1.00	1.97	1.97	1.97	0.61	76.40%	...	...	0.14
7-2	GRADE	2.42	0.00	2.42	1.00	1.97	1.97	1.97	0.45	81.43%	...	...	0.14
7-3	GRADE	1.35	0.00	1.35	1.00	1.97	1.97	1.35	0.00	100.00%	...	...	0.14
8-1	GRADE	7.64	0.00	7.64	1.00	4.27	4.27	4.27	3.37	55.90%	0.22	10.21	...
8-2	SAG	6.30	0.00	6.30	0.80	194.02	155.21	6.30	0.00	100.00%	0.00	0.00	...
EX A-2(L)	SAG	1.97	0.00	1.97	0.80	19.40	15.52	1.97	0.00	100.00%	0.16	7.59	...
EX A-2(R)	SAG	0.59	0.00	0.59	0.80	19.40	15.52	0.59	0.00	100.00%	0.00	0.00	...
EX A-2(B)	SAG	0.86	0.00	0.86	0.80	19.40	15.52	0.86	0.00	100.00%	...	...	...
EX A-2	SAG	3.42	0.00	3.42	0.80	19.40	15.52	3.42	0.00	100.00%	...	...	...
EX A-3(L)	SAG	2.64	1.99	4.63	0.80	19.40	15.52	4.63	0.00	100.00%	0.00	0.00	...
EX A-3(R)	SAG	3.49	0.00	3.49	0.80	19.40	15.52	3.49	0.00	100.00%	0.20	9.39	...
EX A-3(B)	SAG	4.00	0.00	4.00	0.80	19.40	15.52	4.00	0.00	100.00%	...	...	...
EX A-3	SAG	10.13	1.99	12.12	0.80	19.40	15.52	12.12	0.00	100.00%	...	...	...
EX B-2	GRADE	1.45	0.00	1.45	1.00	1.43	1.43	1.43	0.01	99.10%	0.15	7.10	...
EX B-3	GRADE	6.64	0.00	6.64	1.00	4.67	4.67	4.67	1.97	70.35%	0.24	10.99	...

Notes:
1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600.
   Both theoretical capacity and reduced capacity are shown.
2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80% of theoretical capacity.

Drainage Area Design Table						
100 Year Return Frequency						
Inlet ID	Drainage Area (ac)	C	Tc (min)	i (in/hr)	K	Peak Flow (cfs)
1-3	0.09	0.75	5.00	10.32	1.25	0.87
1-5	0.39	0.75	5.00	10.32	1.25	3.77
1-6	0.24	0.75	5.00	10.32	1.25	2.32
1-7	0.81	0.78	5.00	10.32	1.25	8.15
1-8	0.45	0.78	5.00	10.32	1.25	4.53
1-9	0.19	0.75	5.00	10.32	1.25	1.84
EX 1-11	6.58	0.81	6.67	9.75	1.25	58.62
2-1	0.11	0.75	5.00	10.32	1.25	1.06
3-1	0.38	0.75	5.00	10.32	1.25	3.68
4-1(L)	0.13	0.75	5.00	10.32	1.25	1.26
4-1(R)	0.10	0.75	5.00	10.32	1.25	0.97
4-1(B)	0.78	0.75	5.00	10.32	1.25	7.55
4-1	1.01	0.75	5.00	10.32	1.25	9.77
5-1	0.35	0.75	5.00	10.32	1.25	3.39
5-2	0.15	0.75	5.00	10.32	1.25	1.45
6-1	0.37	0.75	5.00	10.32	1.25	3.58
6-2	0.53	0.75	5.00	10.32	1.25	5.13
7-1	0.22	0.75	5.00	10.32	1.25	2.13
7-2	0.25	0.75	5.00	10.32	1.25	2.42
7-3	0.14	0.75	5.00	10.32	1.25	1.35
8-1	0.74	0.81	5.00	10.32	1.25	7.64
8-2	0.61	0.81	5.00	10.32	1.25	6.30
EX A-2(L)	0.30	0.51	5.00	10.32	1.25	1.97
EX A-2(R)	0.09	0.51	5.00	10.32	1.25	0.59
EX A-2(B)	0.13	0.51	5.00	10.32	1.25	0.86
EX A-2	0.52	0.51	5.00	10.32	1.25	3.42
EX A-3(L)	0.31	0.66	5.00	10.32	1.25	2.64
EX A-3(R)	0.41	0.66	5.00	10.32	1.25	3.49
EX A-3(B)	0.47	0.66	5.00	10.32	1.25	4.00
EX A-3	1.19	0.66	5.00	10.32	1.25	10.13
EX B-2	0.22	0.51	5.00	10.32	1.25	1.45
EX B-3	0.78	0.66	5.00	10.32	1.25	6.64

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DRAINAGE TABLES

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

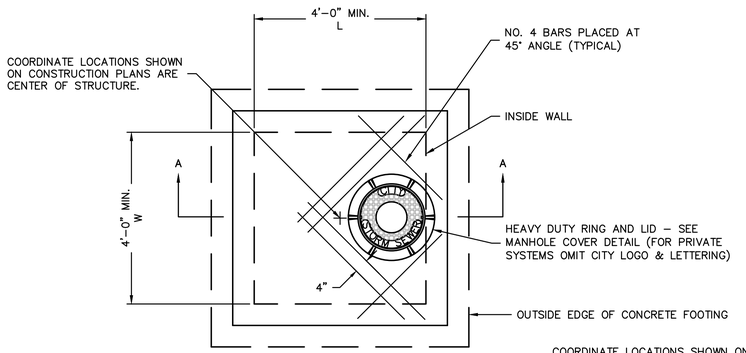
SHEET
C136

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_STM01_02102987.dwg USER: qlowrey
DATE: Jun 16, 2021 2:01pm XREFS: C_PBASE_02102987 C_PTTBLK_02102987 C_PUTIL_02102987 C_XBASE_02102987 C_PBNDY_02102987

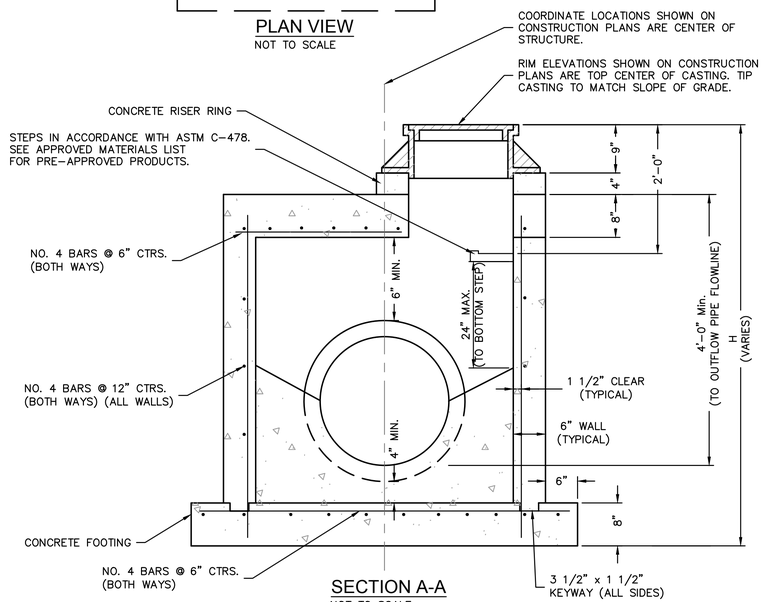
NOTES

GENERAL

1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
2. PRE-CAST SHOP DRAWINGS ARE TO BE APPROVED BY THE CITY ENGINEER FOR PUBLICLY FINANCED OR ADMINISTERED PROJECTS. PRE-CAST SHOP DRAWINGS FOR PRIVATELY FINANCED PROJECTS ARE TO BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
3. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER PRIOR TO CONSTRUCTION.
4. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION. THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH ("L"+"H") AND ("W"+"H") LESS THEN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED. CONCRETE
5. CONCRETE USED IN THIS WORK SHALL BE KCMMB4K, AS APPROVED BY THE KANSAS CITY METROPOLITAN MATERIALS BOARD, AND SHALL MEET THE REQUIREMENTS OF THE CITY MUNICIPAL CODE.
6. CONCRETE CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, KANSAS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, EXCEPT AS MODIFIED IN THE CITY MUNICIPAL CODE.
7. INLET FLOORS SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERTS TO PROVIDE SMOOTH FLOW.
8. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING. REINFORCING STEEL
9. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 60 AS PER ASTM A615, AND SHALL BE BENT COLD.
10. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF +/- 1/8" SHALL BE PERMITTED.
11. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
12. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE. CONSTRUCTION
14. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
15. PIPE CONNECTIONS TO PRE-CAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
16. MATERIAL SELECTION AND COMPACTION REQUIREMENTS FOR BACKFILL AROUND STRUCTURES SHALL BE AS SPECIFIED IN THE MANUAL OF INFRASTRUCTURE STANDARDS, AS PROMULGATED BY THE CITY ENGINEER.

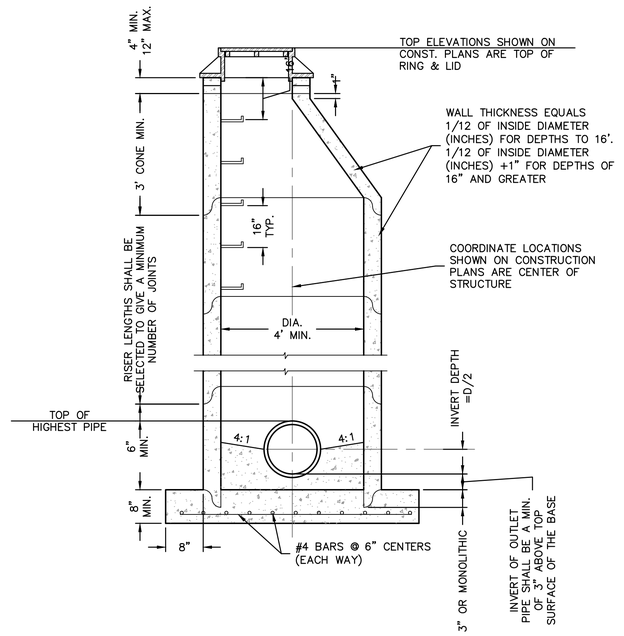


PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

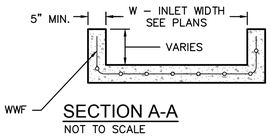
JUNCTION BOX DETAIL
NOT TO SCALE



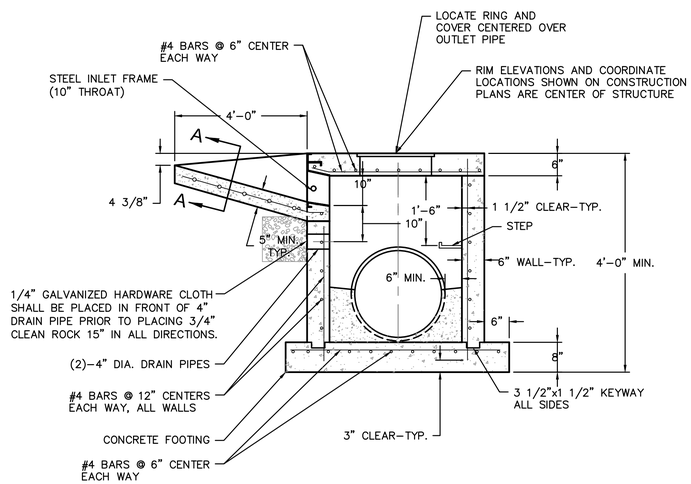
STANDARD PRECAST STORM SEWER MANHOLE
NOT TO SCALE

STORM MANHOLE NOTES

1. ALL MANHOLES ARE TO BE PRECAST CONCRETE AND OF ECCENTRIC CONE TYPE UNLESS OTHERWISE SPECIFIED.
2. MANHOLE TOP ADJUSTMENTS SHALL BE ACCOMPLISHED BY THE USE OF CONCRETE ADJUSTMENT RINGS.
3. TOP OF MANHOLE CASTING SHALL BE SET FLUSH AND ON SAME SLOPE AS FINISHED SURFACE OR AS DIRECTED BY THE ENGINEER.
4. REINFORCEMENT IN ALL SECTIONS SHALL EQUAL OR EXCEED A.S.T.M. C-478 SPECIFICATIONS.
5. THE ENGINEER SHALL DESIGNATE MODIFICATIONS FOR MANHOLES WITH SPECIAL DESIGNS.
6. THE INSIDE DIAMETER OF THE MANHOLE SHALL BE 4'-0" FOR PIPE DIAMETERS FROM 12" THRU 24", 5'-0" FOR PIPE DIAMETERS FROM 27" THRU 36", AND 6'-0" FOR PIPE DIAMETERS 42" THRU 48".
7. CLEARANCE TOLERANCE OF PIPE OPENINGS: THE MAXIMUM ALLOWABLE PIPE OPENING ON A HORIZONTAL AXIS SHALL BE THE OUTSIDE DIAMETER OF THE PIPE PLUS 12". THE MAXIMUM ALLOWABLE PIPE OPENING ON VERTICAL AXIS SHALL BE THE OUTSIDE DIAMETER PLUS 8". THE MAXIMUM CLEARANCE BETWEEN THE OUTSIDE SURFACE OF AN INSTALLED PIPE AND THE CONCRETE OF THE MANHOLE SHALL BE 2".
8. INSTALLATION OF PIPE OPENINGS: ALL REQUIRED PIPE OPENINGS SHALL BE PLANT CAST IN MANHOLE UNITS. FIELD ALTERATIONS OF OPENINGS WILL BE PERMITTED PROVIDED WALLS ARE SCORED WITH A MASONRY SAW TO A DEPTH SUFFICIENT TO SEVER REINFOECING STEEL. A CHIPPING HAMMER MAY THEN BE USED TO REMOVE THE CONCRETE. MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT PIPES SHALL BE 2".
9. NO DIRECT PAYMENT FOR SHAPING FLOOR OR CONNECTING PIPES AS SHOWN ON PLANS.
10. RING AND COVER TO BE NEENAH R-1736, CLAY & BAILEY #2008, DEETER # 1316, OR APPROVED EQUAL. (CASTING MAY VARY BY MUNICIPALITY, REFER TO PLANS & CONTRACT DOCUMENTS.)



SECTION A-A
NOT TO SCALE



CURB INLET DETAILS
NOT TO SCALE

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TEL 816.361.1177
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	C_DTL01_02102987
date:	06.16.2021

SHEET
C137

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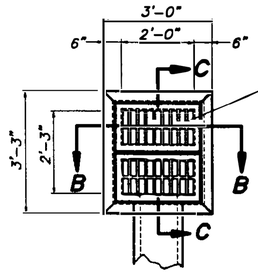


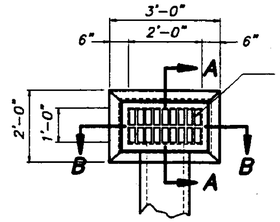
Neenah R-3338-G or
Deeter #2512 or
Clay & Bailey 2152 Grate
and 2153 Frame or Deeter 2512
or Approved Equal

PLAN

NOTE:

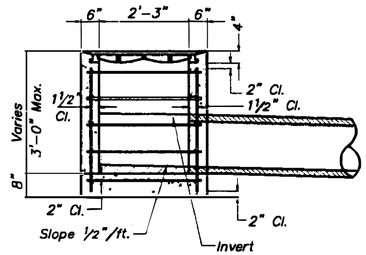
1. Location point at center of inlet.
2. A separate top slab may be utilized.
3. Not recommended for use in areas with bicycle traffic.

* East Jordan is an approved manufacturer for castings.

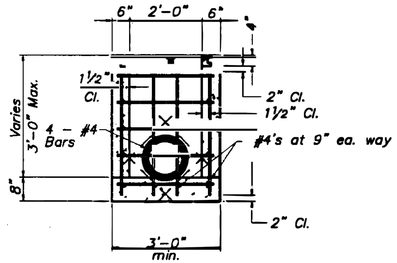


Neenah R-3338-F or
Deeter #2511 or
Clay & Bailey 2152 Grate
and 2154 Frame or Deeter 2511
or Approved Equal

PLAN



SECTION C-C



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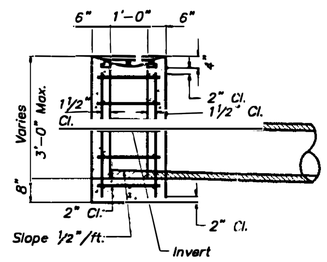

SECTION A-A

DOUBLE GRATE INLET DETAILS

SINGLE GRATE INLET DETAILS

AMERICAN PUBLIC WORKS ASSOCIATION

APWA

KANSAS CITY
METROPOLITAN CHAPTER

GRATE INLET DETAILS

STANDARD DRAWING
NUMBER GI-1

ADOPTED:
APRIL 17, 1996

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

STORM SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL01_02102987
date: 06.16.2021

SHEET
C138

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DATE: Jun 16, 2021 2:01pm XREFS: C_PTTBLK_02102987

SANITARY SEWER PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH LEES SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
5. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON–METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
9. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
   A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
   B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
   C. VACUUM TEST OF ALL MANHOLES.
10. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10'HORIZONTALLY WHEN PARALLEL AND 2'VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

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NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER GENERAL LAYOUT

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C139

N

0' 20' 40' 80'
SCALE IN FEET

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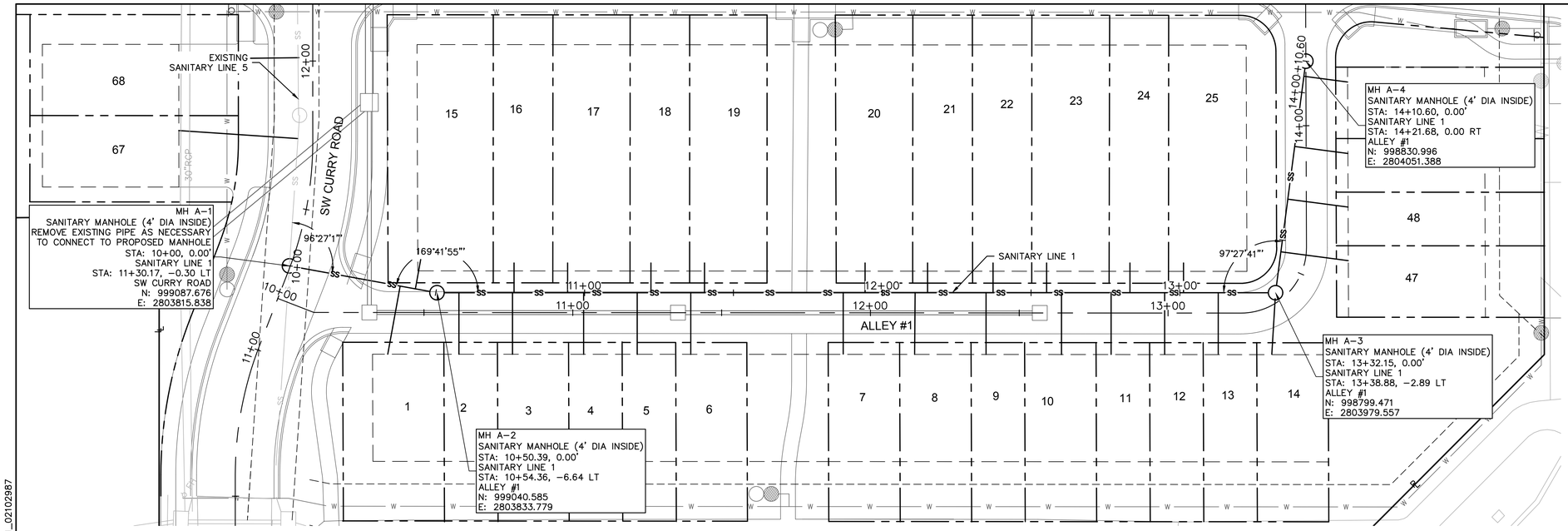


NOTES:
ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"X4" PVC WYE, 4"PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP.

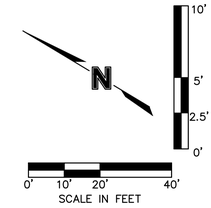
REFER TO SHEET C146 FOR SANITARY DESIGN AND LATERAL INSTALLATION DETAILS.

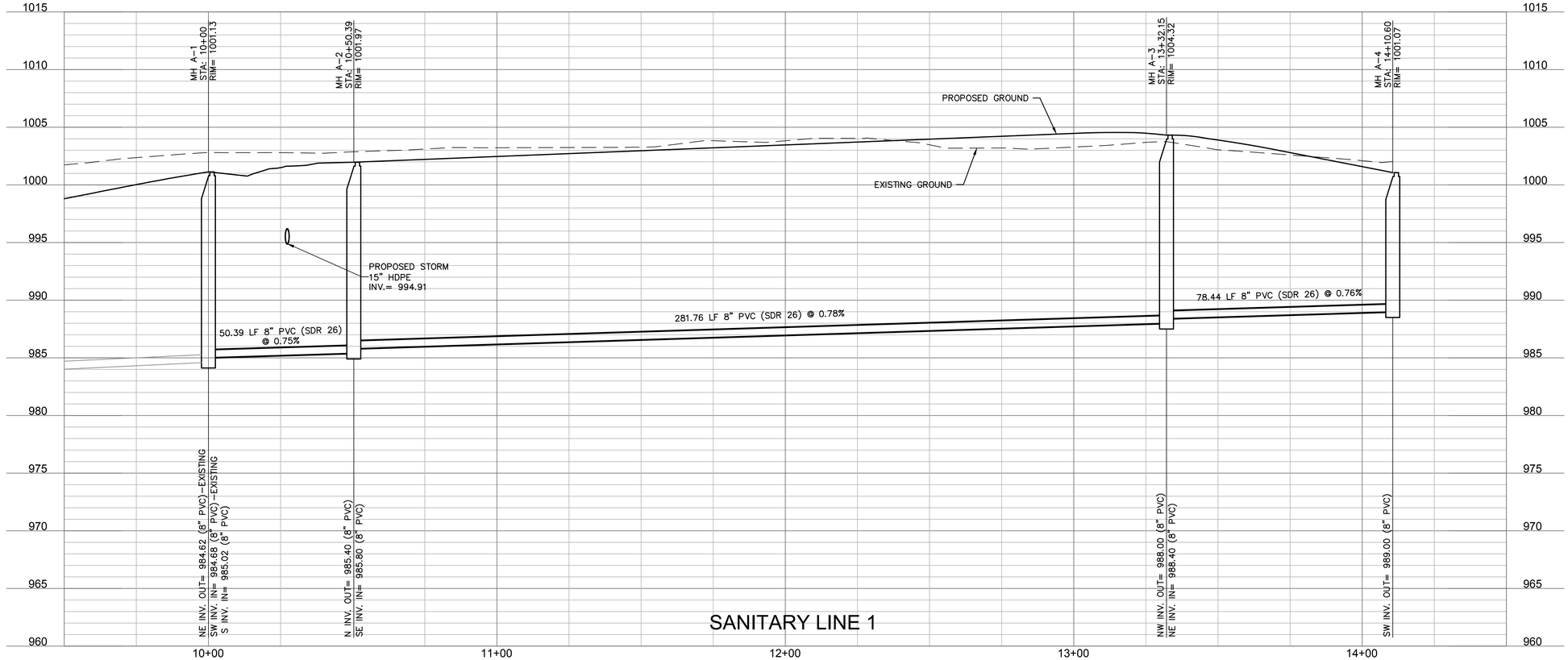
MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2.0' TO AVOID PIPE JOINT.

SANITARY LATERALS ARE DESIGNED @ 2.00% SLOPE. IF RISER IS INDICATED, IS TO BE AT THE SANITARY MAIN, UNLESS OTHERWISE NOTED.

TRENCH CHECKS SHALL BE PROVIDED IN ACCORDANCE WITH STANDARDS LEE'S SUMMIT TRENCH CHECK DETAIL (SHEET C146) ON ALL PRIVATE SANITARY SEWER SERVICE LATERALS.

NOTES:
CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 36" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.





SANITARY LINE 1

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Kansas and Missouri Authority #
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North Kansas City, MO 64116
TEL 816.361.1177
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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER LINE 1 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

2021

LEE'S SUMMIT, MO

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C140

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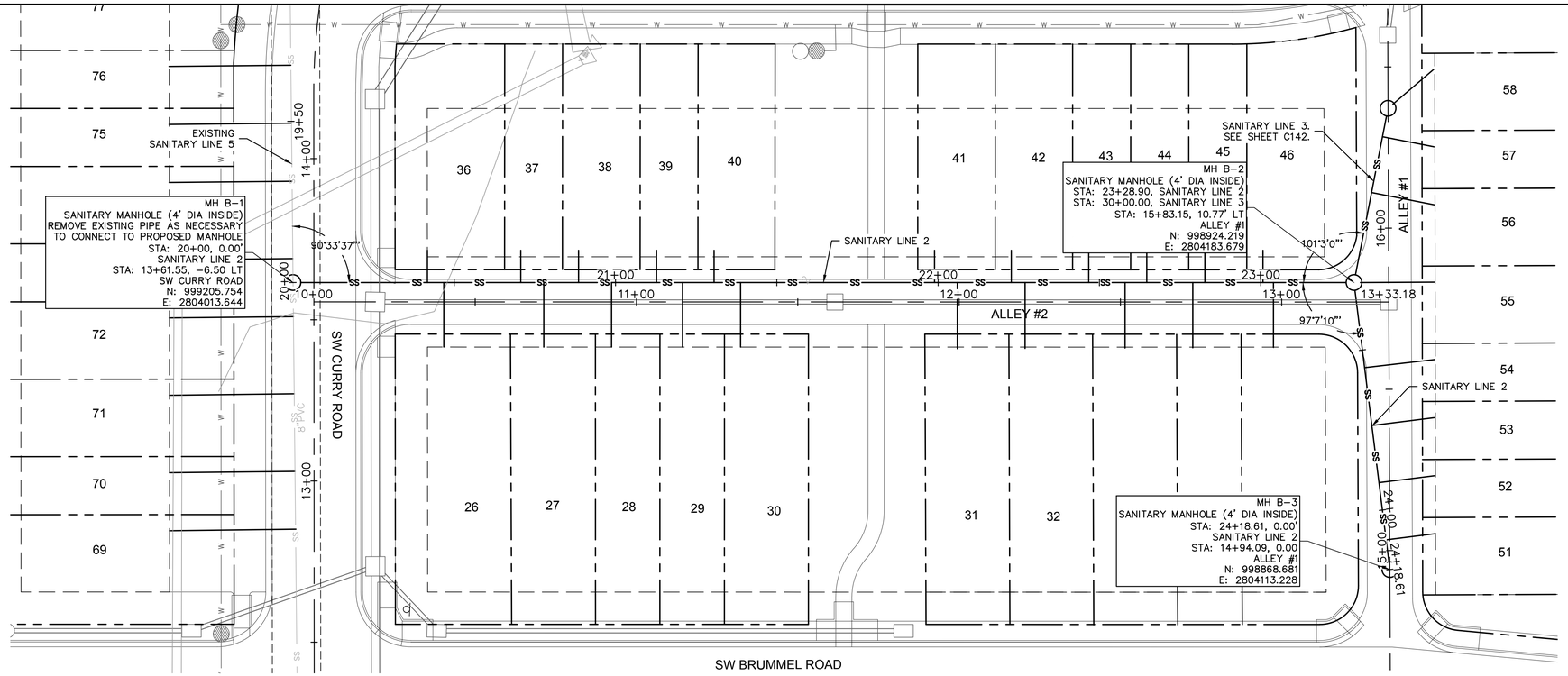

NOTES:
ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"X4" PVC WYE, 4"PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP.

REFER TO SHEET C146 FOR SANITARY DESIGN AND LATERAL INSTALLATION DETAILS.

MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2.0' TO AVOID PIPE JOINT.

SANITARY LATERALS ARE DESIGNED @ 2.00% SLOPE. IF RISER IS INDICATED, IS TO BE AT THE SANITARY MAIN, UNLESS OTHERWISE NOTED.

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NOTES:
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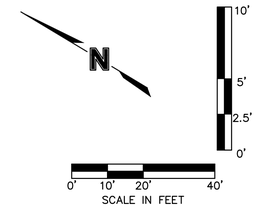

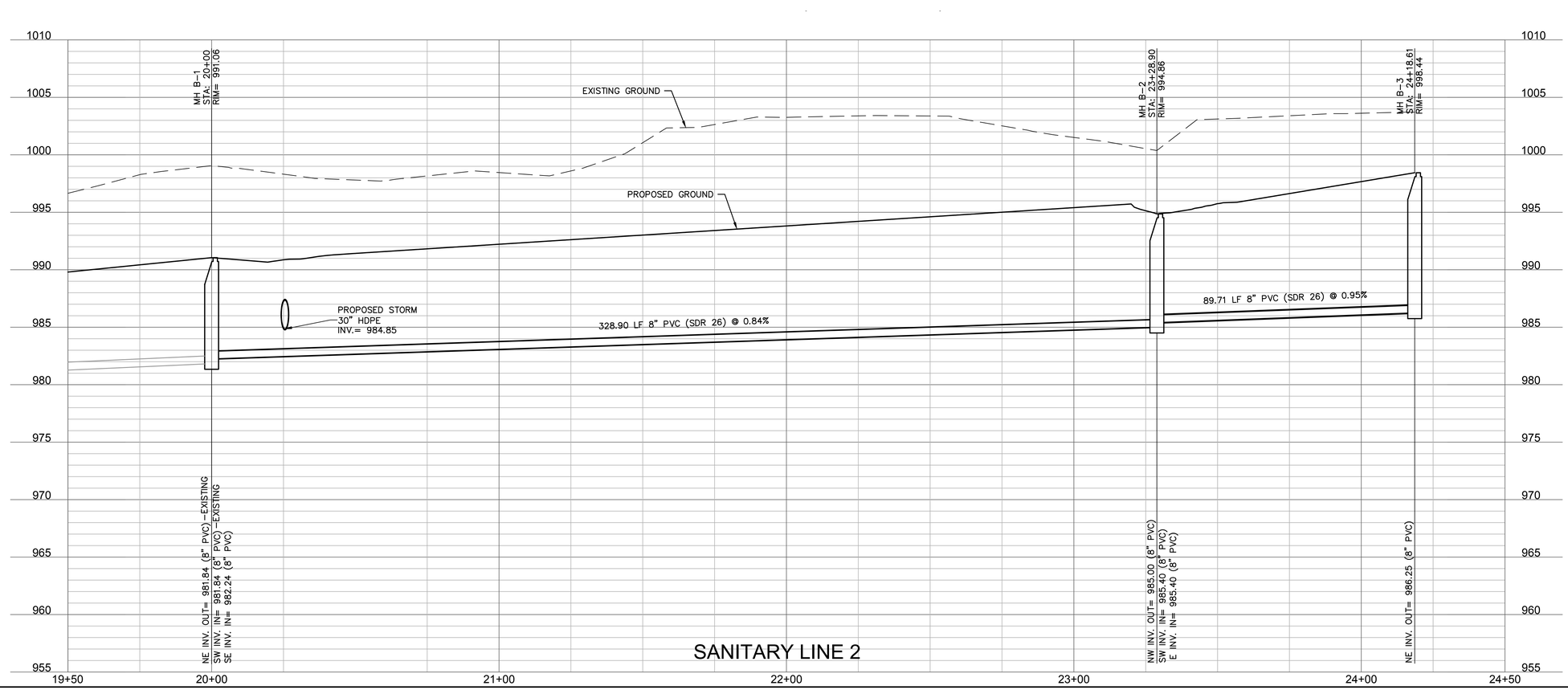

SANITARY LINE 2

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North Kansas City, MO 64116
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER LINE 2 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C141

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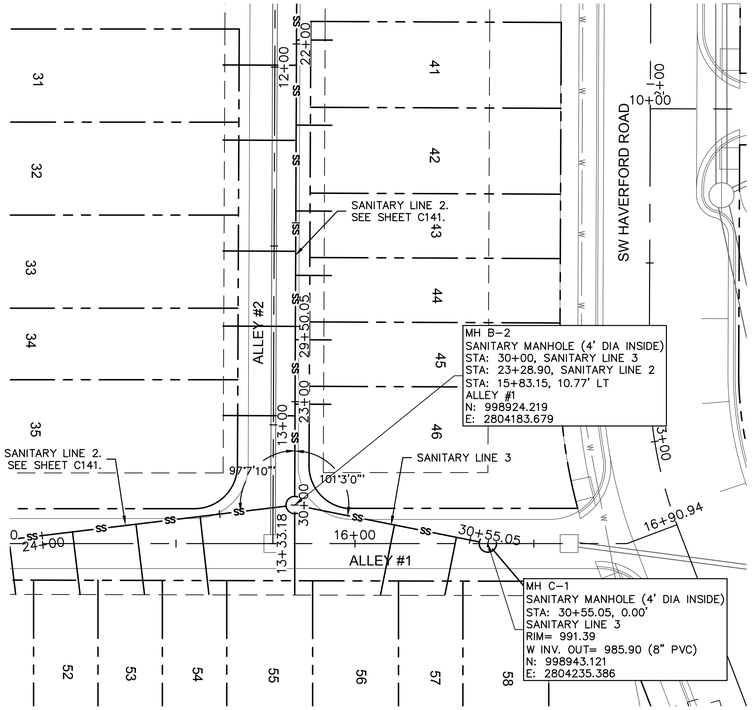

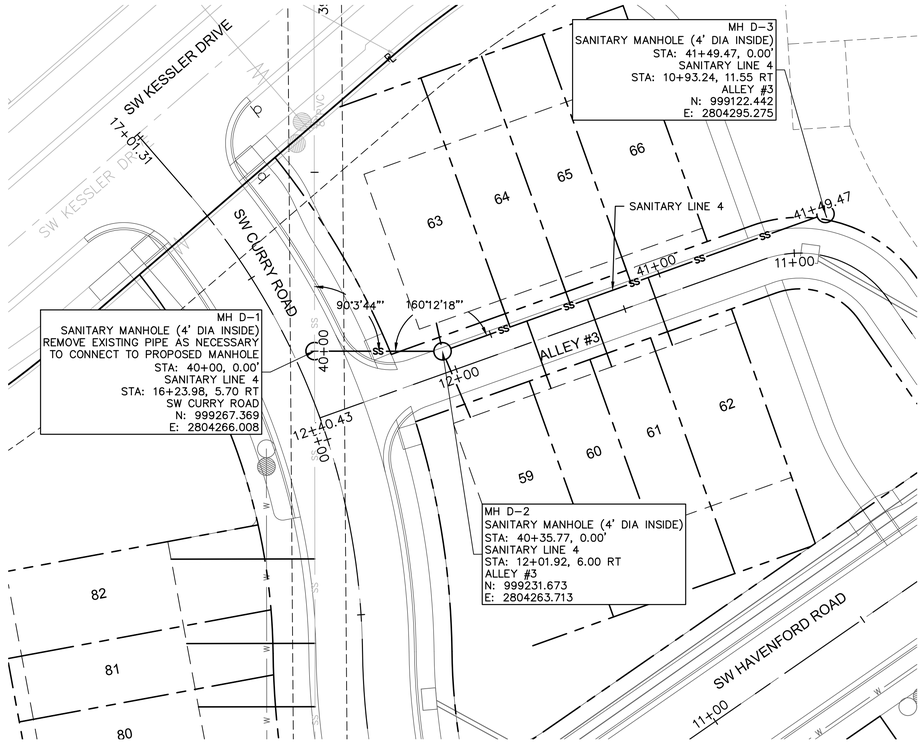

NOTES:
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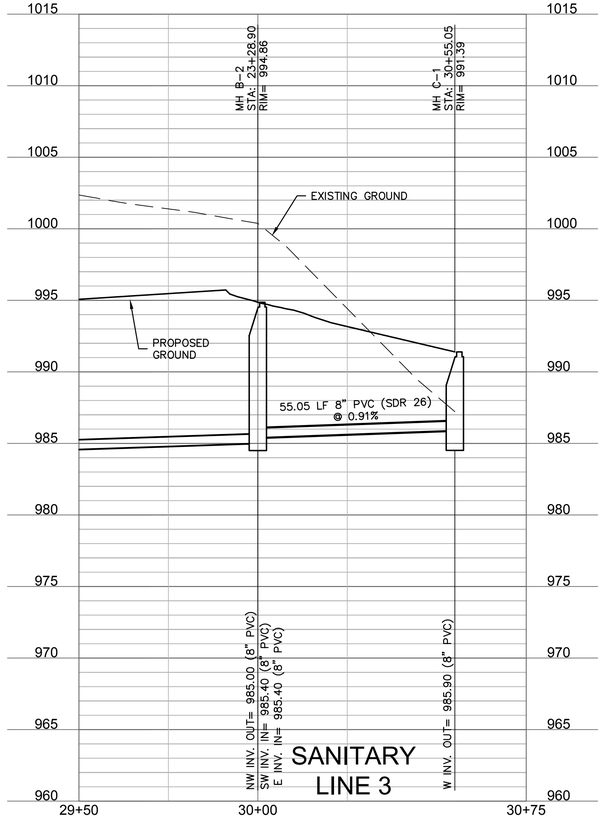

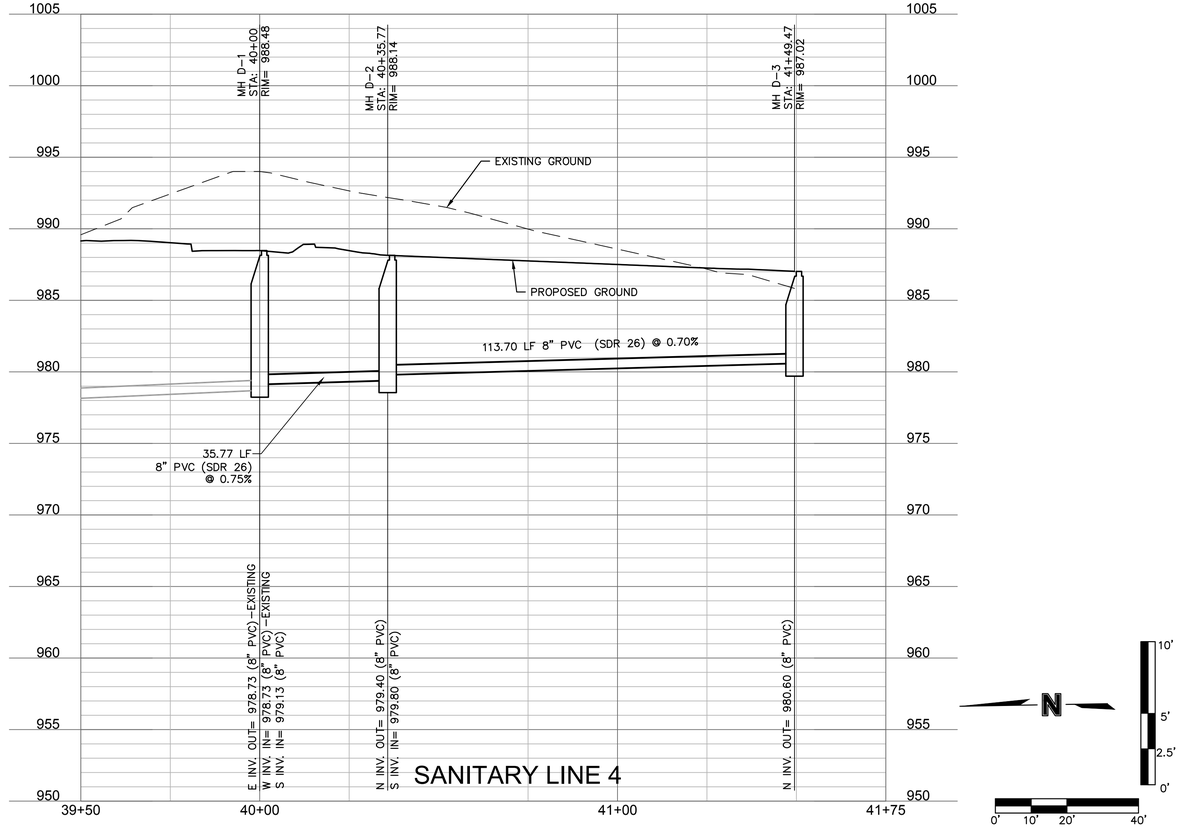

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TEL 816.361.1177
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER LINE 3 & 4 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C142

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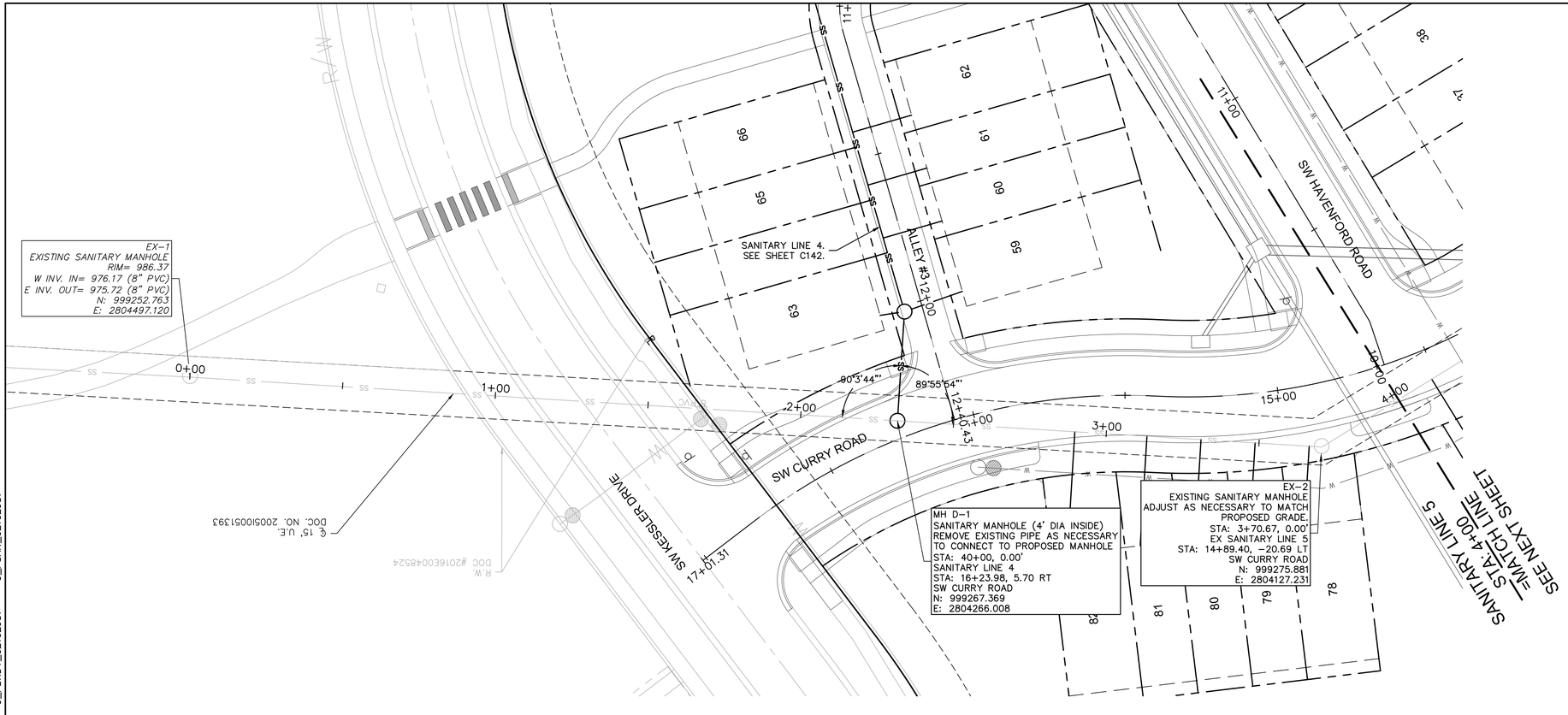

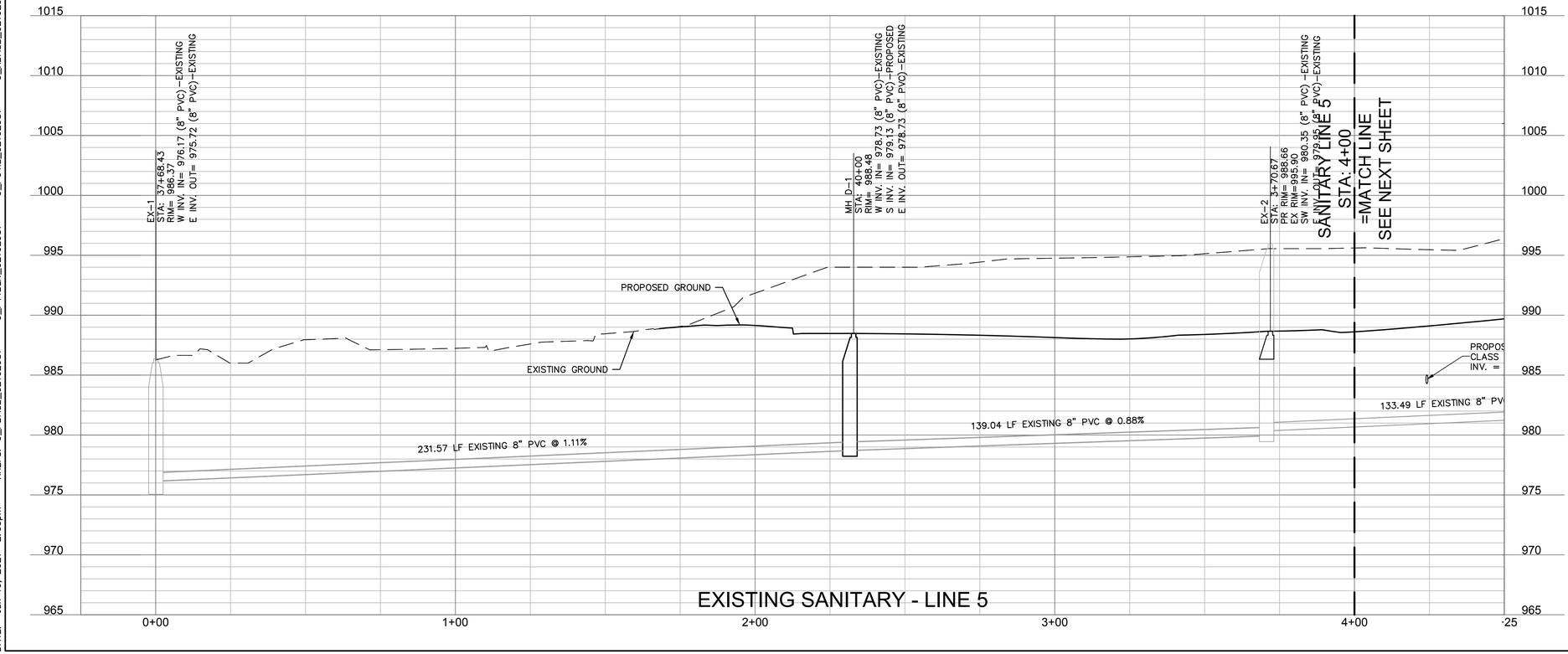

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NOTES:
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SANITARY SEWER LINE 5 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C143

SCALE IN FEET
0' 10' 20' 40'
0' 2.5' 5' 10'

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DATE: Jun 16, 2021 2:03pm XREFS: C_PBASE_02102987 C_PBNDY_02102987 C_PSAN_02102987
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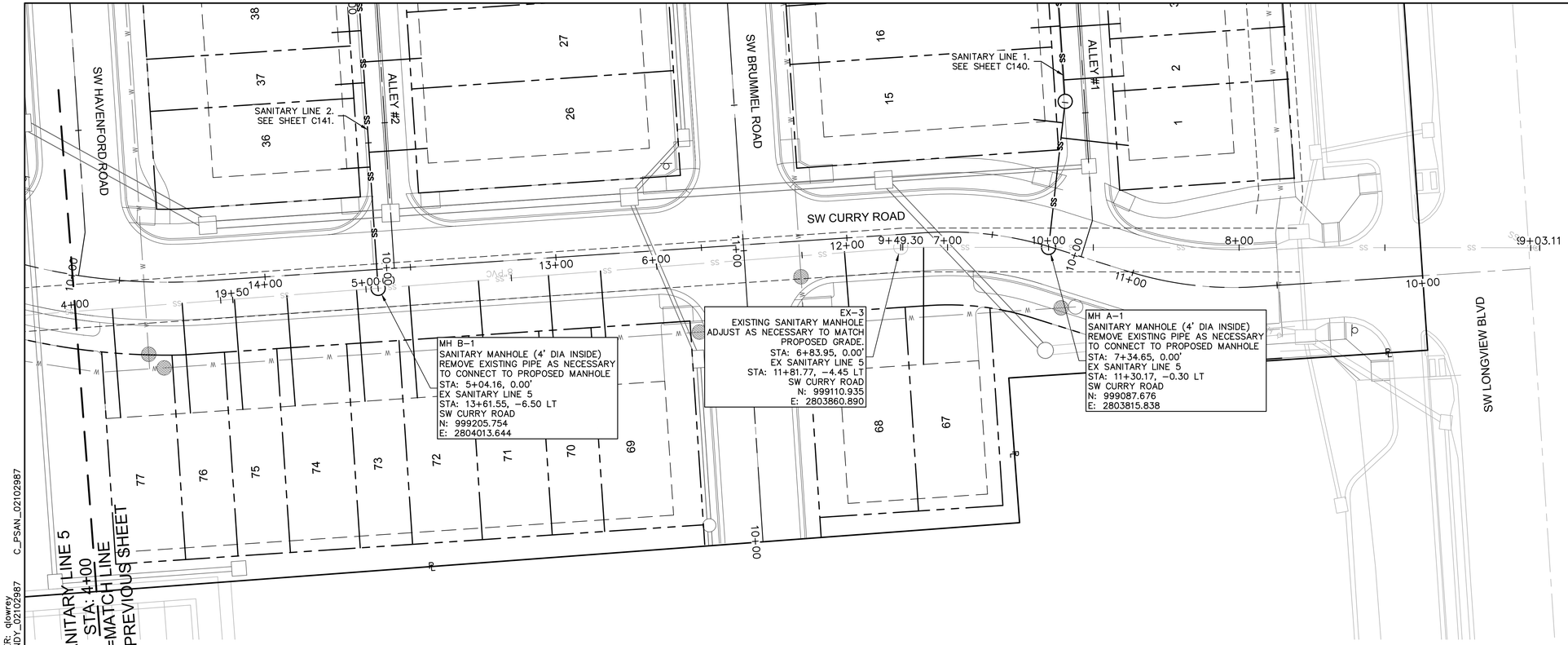

NOTES:
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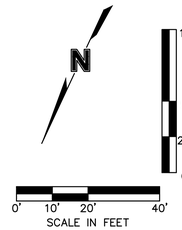
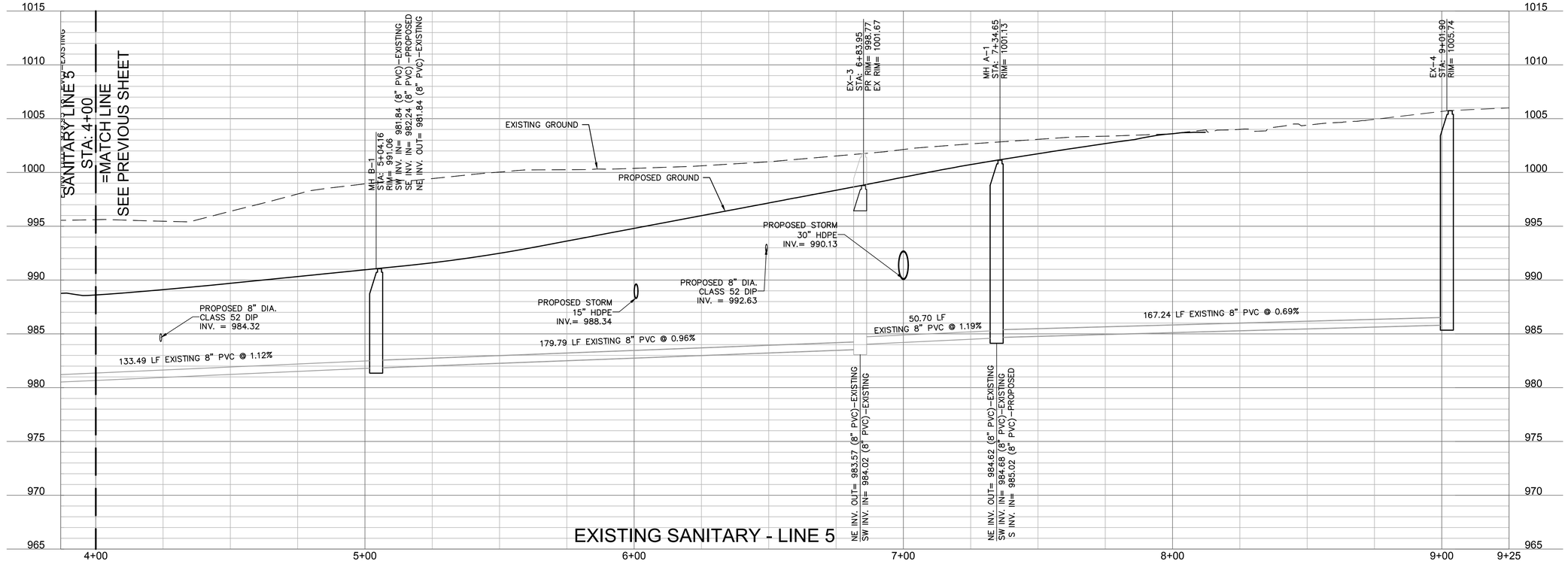
NOTES:
CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 36" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.





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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER LINE 5 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C144

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_SAN04_02102987.dwg
DATE: Jun 16, 2021 2:03pm
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C_PBNDY_02102987 C_PUTIL_02102987
USER: qlowrey C_PSAN_02102987
C_PTTBLK_02102987

Sanitary Sewer Laterals						
Lot Number	Lateral Station	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
		(ft)	(ft)	(ft)	(ft)	(ft)
1	10+37.82	23.30	2.0	985.3	988.7	991.53
2	10+57.77	20.70	2.0	985.9	989.2	992.03
3	10+75.77	20.60	2.0	986.0	989.4	992.17
4	10+99.67	20.70	2.0	986.2	989.6	992.35
5	11+17.67	20.60	2.0	986.3	989.7	992.49
6	11+35.67	20.70	2.0	986.5	989.8	992.64
7	11+56.89	20.60	2.0	986.6	990.0	992.80
8	12+10.92	20.70	2.0	987.1	990.4	993.22
9	12+34.89	20.70	2.0	987.2	990.6	993.41
10	12+52.89	20.60	2.0	987.4	990.8	993.55
11	12+76.89	20.70	2.0	987.6	990.9	993.74
12	12+94.89	20.70	2.0	987.7	991.1	993.88
13	13+12.89	20.60	2.0	987.8	991.2	994.02
14	13+31.05	18.70	2.0	988.0	991.3	994.12
15	10+43.01	14.00	2.0	980.5	982.8	985.28
16	10+76.29	10.00	2.0	986.0	989.2	991.96
17	10+94.29	10.00	2.0	986.1	989.3	992.10
18	11+22.29	10.00	2.0	986.4	989.5	992.32
19	11+40.29	10.00	2.0	986.5	989.7	992.46
20	11+94.23	10.00	2.0	986.9	990.1	992.88
21	12+15.23	10.00	2.0	987.1	990.2	993.04
22	12+37.23	10.00	2.0	987.3	990.4	993.22
23	12+55.23	10.00	2.0	987.4	990.6	993.36
24	12+83.23	10.00	2.0	987.6	990.8	993.58
25	13+01.23	10.00	2.0	987.8	990.9	993.72
26	20+46.76	20.00	0.0	982.6	984.0	986.84
27	20+77.76	20.00	0.0	982.9	984.3	987.10
28	20+98.76	20.00	0.0	983.1	984.5	987.27
29	21+20.76	20.00	0.0	983.3	984.7	987.46
30	21+38.76	20.00	0.0	983.4	984.8	987.61
31	22+05.95	20.00	0.0	984.0	985.4	988.18
32	22+26.95	20.50	0.0	984.2	985.6	988.36
33	22+57.95	20.40	0.0	984.4	985.8	988.62
34	22+78.95	20.20	0.0	984.6	986.0	988.79
35	23+03.95	20.10	0.0	984.8	986.2	989.00
36	20+41.69	10.00	0.0	982.6	983.8	986.60
37	20+70.64	10.00	0.0	982.8	984.0	986.84
38	20+88.55	10.00	0.0	983.0	984.2	986.99
39	21+12.71	10.00	0.0	983.2	984.4	987.19
40	21+30.55	10.00	0.0	983.3	984.5	987.34
41	21+98.88	10.00	0.0	983.9	985.1	987.92
42	22+22.68	10.00	0.0	984.1	985.3	988.12
43	22+46.69	10.00	0.0	984.3	985.5	988.32
44	22+82.69	10.00	0.0	984.6	985.8	988.62
45	23+00.69	10.00	0.0	984.8	986.0	988.77
46	23+00.69	10.00	0.0	984.8	986.0	988.77
47	13+46.02	22.80	1.0	988.5	990.9	993.74
48	13+63.86	20.40	0.0	988.6	990.0	992.85
49	13+81.70	18.00	0.0	988.8	990.1	992.94
50	14+05.48	18.80	0.0	989.0	990.3	993.13
51	24+09.30	15.43	0.0	986.2	987.5	990.28
52	23+91.43	17.60	0.0	986.0	987.4	990.15
53	23+73.56	19.75	0.0	985.8	987.2	990.03
54	23+55.69	21.90	0.0	985.7	987.1	989.90
55	23+31.67	22.90	0.0	985.4	986.9	989.69
56	30+28.44	19.80	0.0	985.7	987.1	989.86
57	30+46.09	16.30	0.0	985.8	987.1	989.95
58	30+55.05	16.60	0.0	985.9	987.2	990.04
59	40+36.67	17.60	0.0	979.8	981.2	983.96
60	40+60.81	20.00	0.0	980.0	981.4	984.17
61	40+78.81	20.00	0.0	980.1	981.5	984.30
62	40+96.81	20.00	0.0	980.2	981.6	984.43
63	40+34.38	10.00	0.0	979.8	981.0	983.79
64	40+55.81	10.00	0.0	979.9	981.1	983.94
65	40+73.81	10.00	0.0	980.1	981.3	984.07
66	40+91.81	10.00	0.0	980.2	981.4	984.19
67	6+91.79	40.20	3.0	982.8	987.6	990.37
68	6+64.59	40.40	2.0	982.5	986.3	989.11
69	5+80.66	39.20	0.0	981.7	983.5	986.32
70	5+62.67	38.90	0.0	981.6	983.3	986.15
71	5+38.66	38.70	0.0	981.3	983.1	985.91
72	5+14.75	38.50	0.0	981.1	982.9	985.68
73	4+96.75	38.30	0.0	980.9	982.7	985.49
74	4+54.75	38.10	0.0	980.5	982.2	985.01
75	4+54.75	37.90	0.0	980.5	982.2	985.01
76	4+36.76	37.70	0.0	980.3	982.0	984.80
77	4+12.75	37.50	0.0	980.0	981.7	984.53
78	3+66.43	26.10	0.0	979.5	981.0	983.80
79	3+48.72	29.40	0.0	979.3	980.9	983.71
80	3+31.02	32.60	0.0	979.2	980.8	983.61
81	3+13.31	35.90	0.0	979.0	980.7	983.52
82	2+89.71	40.20	0.0	978.8	980.6	983.40

Sanitary Sewer Design Information										
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Minimum Hourly Peak Design Flow	Proposed Cumulative Peak Flows	Future Cumulative Peak Flows	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(cfs/ac)	(cfs)	(cfs)		(cfs)	(fps)
MH A-1	1.19%	8	1.28	0.00	0.02	0.026	0.026	0.013	1.32	3.78
MH A-2	0.75%	8	1.13	0.00	0.02	0.023	0.023	0.013	1.05	3.00
MH A-3	0.78%	8	1.05	0.00	0.02	0.021	0.021	0.013	1.07	3.06
MH A-4	0.76%	8	0.12	0.00	0.02	0.002	0.002	0.013	1.05	3.02
MH B-1	1.12%	8	1.14	0.00	0.02	0.023	0.023	0.013	1.28	3.66
MH B-2	0.84%	8	0.90	0.00	0.02	0.018	0.018	0.013	1.11	3.17
MH B-3	0.95%	8	0.12	0.00	0.02	0.002	0.002	0.013	1.18	3.37
MH B-2	0.84%	8	0.90	0.00	0.02	0.018	0.018	0.013	1.11	3.17
MH C-1	0.91%	8	0.08	0.00	0.02	0.002	0.002	0.013	1.15	3.30
MH D-1	1.11%	8	0.43	0.00	0.02	0.009	0.009	0.013	1.27	3.64
MH D-2	0.75%	8	0.23	0.00	0.02	0.005	0.005	0.013	1.05	3.00
MH D-3	0.70%	8	0.23	0.00	0.02	0.005	0.005	0.013	1.01	2.90

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SANITARY SEWER CALCULATIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C145

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_SAN01_02102987.dwg USER: qlowrey
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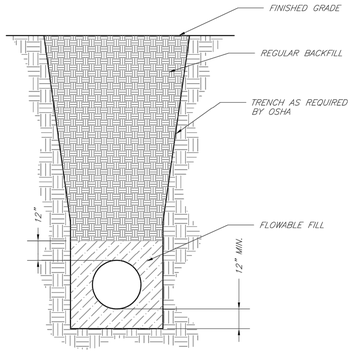


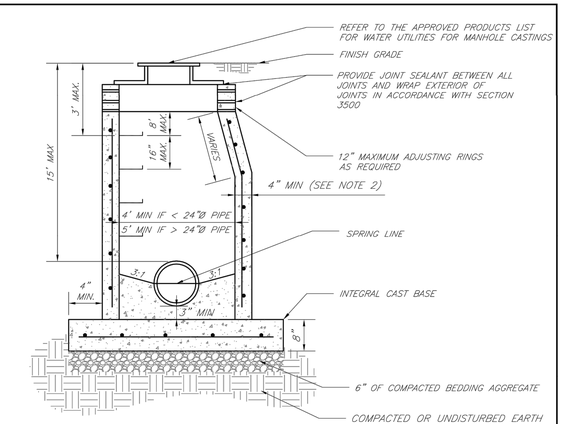
NOT TO SCALE

NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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

TRENCH CHECK

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-6
Rev: 1/14
Rev:

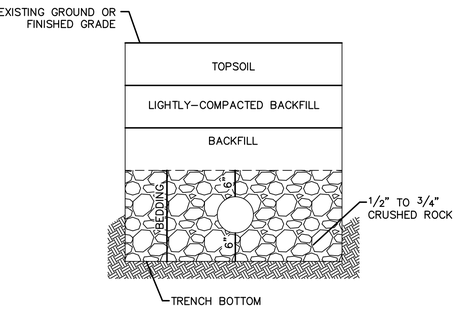


NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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

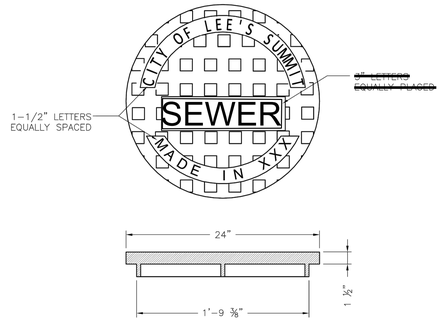
STANDARD PRECAST MANHOLE – SANITARY SEWER

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-2
Rev: 1/14
Rev:



UNDERGROUND PIPE INSTALLATION FOR SANITARY SEWER

NOTES:
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
2. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 6 INCHES ABOVE THE TOP OF THE PIPE.
3. TRENCH BACKFILL IN PAVED AREAS WITHIN STREET OR ALLEY RIGHT OF WAYS
   a. NARROW TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES 24 INCHES OR LESS IN WIDTH AND SHALL BE TYPE A FLOWABLE FILL.
   b. STANDARD TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN 24 TO 48 INCHES WIDE SHALL BE EITHER TYPE A FLOWABLE FILL OR DENSE, WELL GRADED AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS FOR KDOT AB-3; MODOT TYPES 1 OR 5; OR APWA 2202.2.
   c. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES GREATER THAN 48 INCHES WIDE SHALL BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C.
4. SUITABLE BACKFILL MATERIAL OUTSIDE OF PAVED AREAS WITHIN RIGHT OF WAY, AND ALL AREAS OUTSIDE RIGHT OF WAY, MAY BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C. SUITABLE BACKFILL MATERIAL MAY ALSO BE OTHER TRENCH BACKFILL MATERIAL (FLOWABLE FILL OR AGGREGATE BASE) DEPENDING ON SITE CONDITIONS, TRENCH WIDTHS OR AT THE DIRECTION OF THE CITY'S ON SITE INSPECTOR.



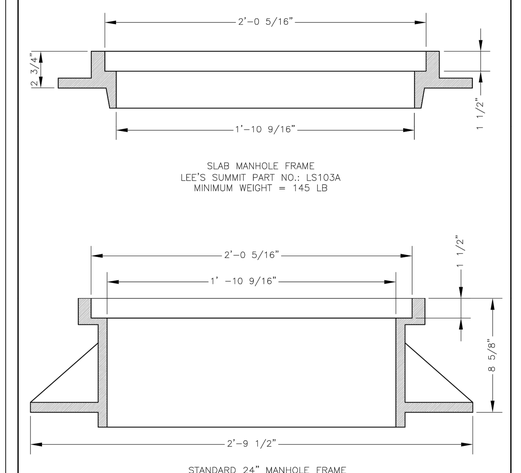
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

STORM MANHOLE COVER DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
STM-6



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

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

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
STM-7

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North Kansas City, MO 64116
TEL 816.361.1177
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SANITARY SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL02_02102987
date: 06.16.2021

SHEET
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DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_DTL02_02102987.dwg USER: qlowrey
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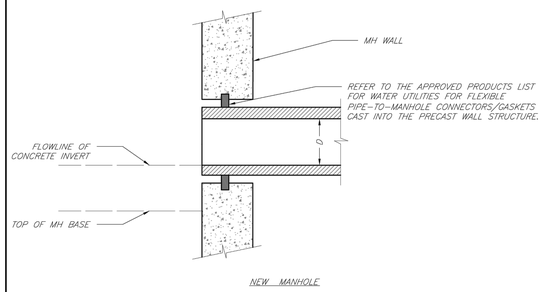
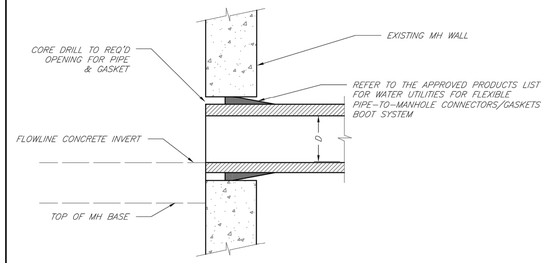


NEW MANHOLE

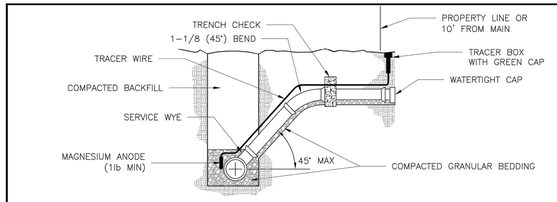


EXISTING MANHOLE

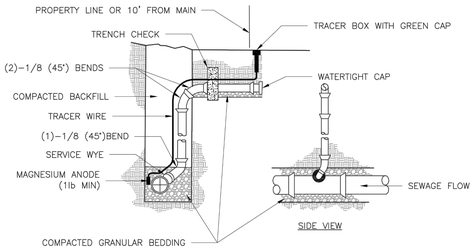
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTIONS

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	SAN-5
Rev:	1/14
Rev:	



STANDARD INSTALLATION
NOT TO SCALE



SIDE VIEW

VERTICAL RISER
NOT TO SCALE

NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

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

BUILDING SEWER STUB AND RISER

Date:	04/17
Drawn By:	MJF
Checked By:	DL

SAN-1

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Missouri Certificate of Authority #
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SANITARY SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO
2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL02_02102987
date: 06.16.2021

SHEET
C147

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_DTL02_02102987.dwg USER: qlowrey
DATE: Jun 16, 2021 2:03pm XREFS: C_PTTBLK_02102987

WATER MAIN LINE 5.
SEE SHEET C151.

WATER MAIN LINE 4.
SEE SHEET C150.

WATER MAIN LINE 3.
SEE SHEET C149.

PUBLIC WATER MAIN LINE 1.
SEE SEPERATE PUBLIC
WATER MAIN PLAN SET.

PUBLIC WATER MAIN LINE 2.
SEE SEPERATE PUBLIC
WATER MAIN PLAN SET.

EXISTING PUBLIC WATER MAIN

SW KESSLER DRIVE

SW CURRY ROAD

SW HAVENFORD ROAD

SW BRUMMEL ROAD

SW LONGVIEW BLVD

R.W.
DOC #2016E0048524
℄ 15' U.E.
DOC. NO. 2005I0051393

15' B.L./U.E.

20' B.L./U.E.

15' U.E.

R/W

SSMH

10+00 11+00 12+00 13+00 14+00 14+32.15 15+00 15+46.16 16+00 17+01.52

0' 20' 40' 80'
SCALE IN FEET

N

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Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRIVATE WATER PLAN (GENERAL LAYOUT)

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C148

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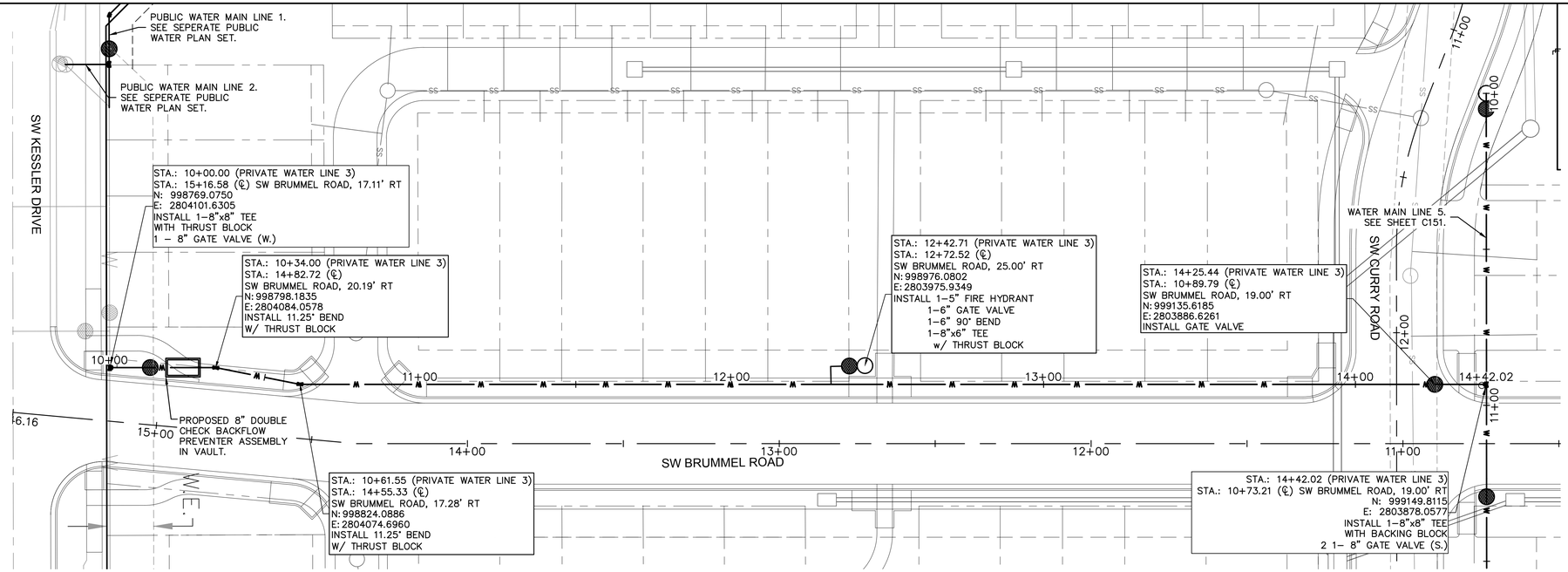

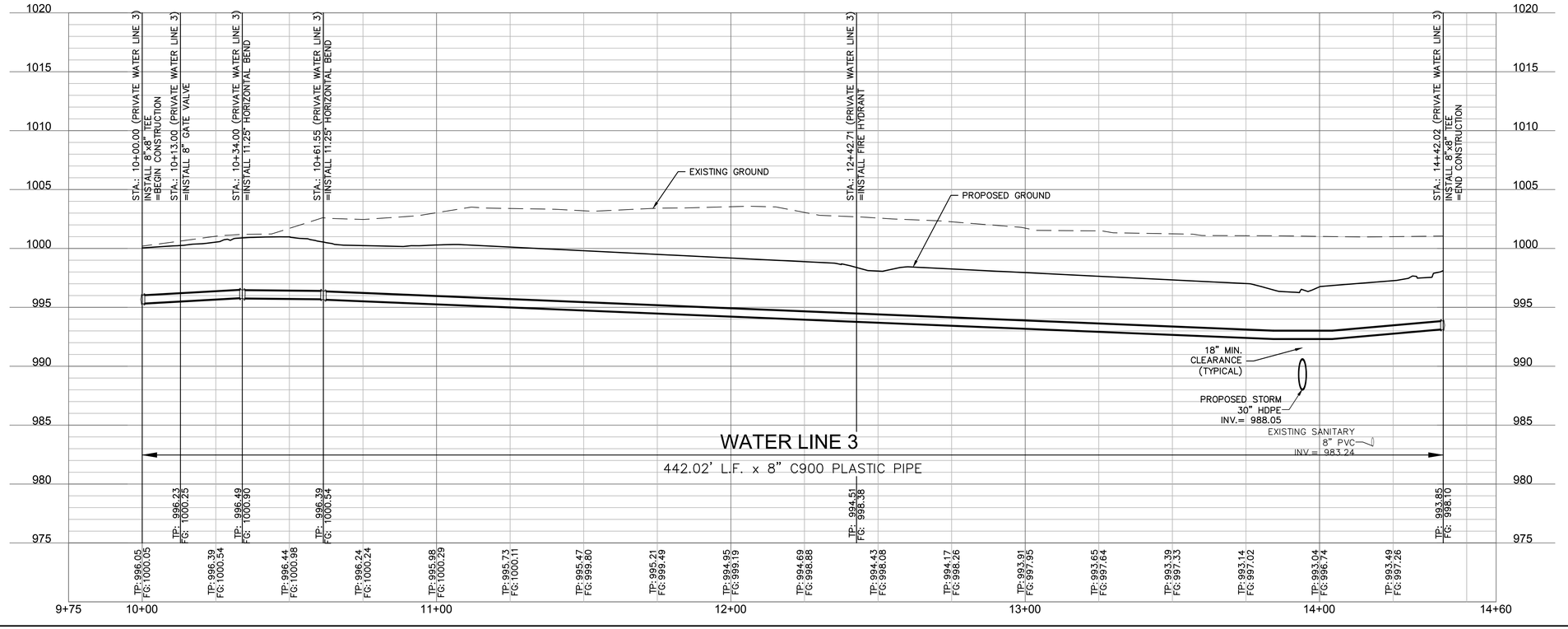

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

WATER MAIN 3 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C149

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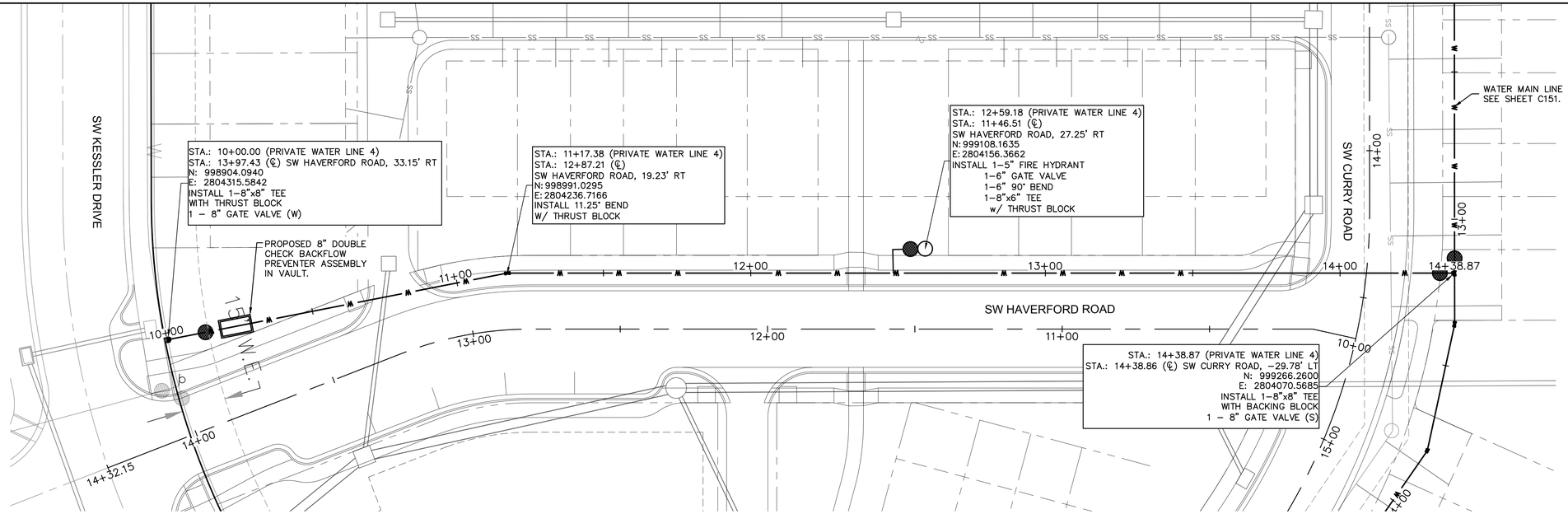

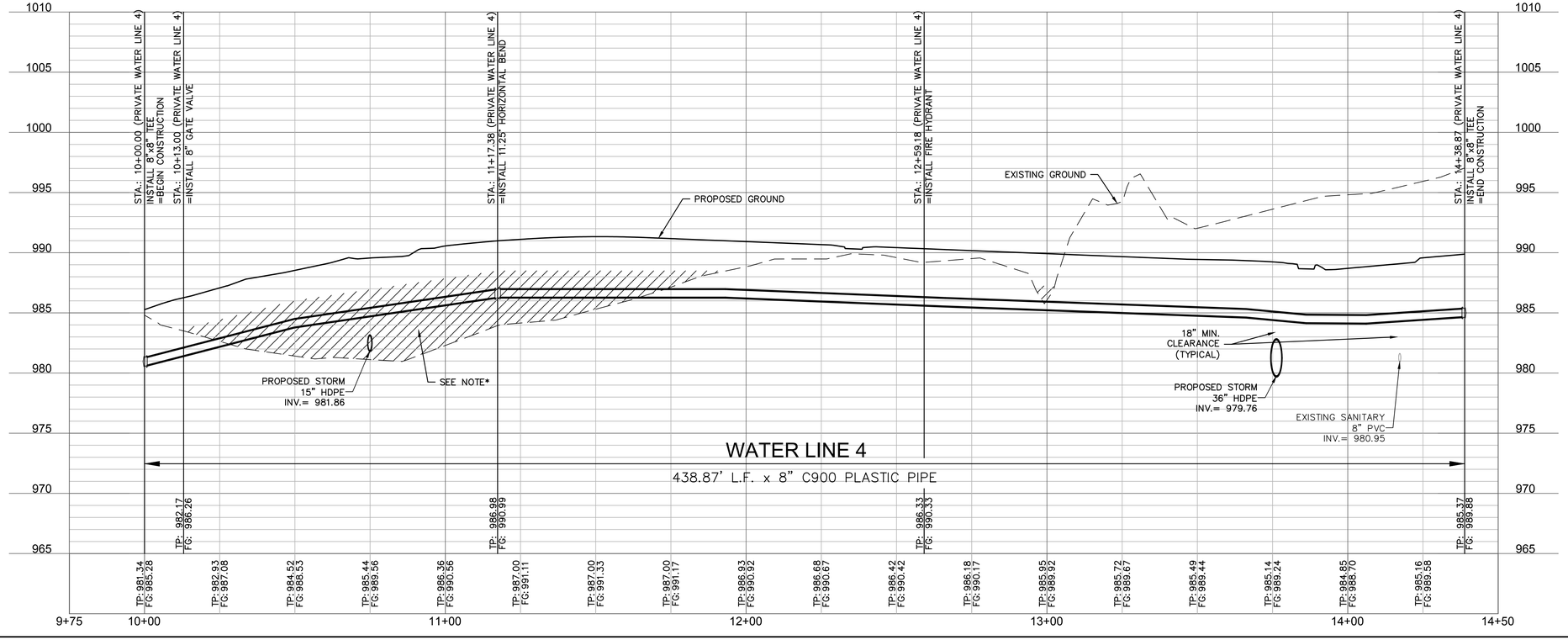

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

WATER MAIN 4 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by:	QL/CM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	06.16.2021

SHEET
C150

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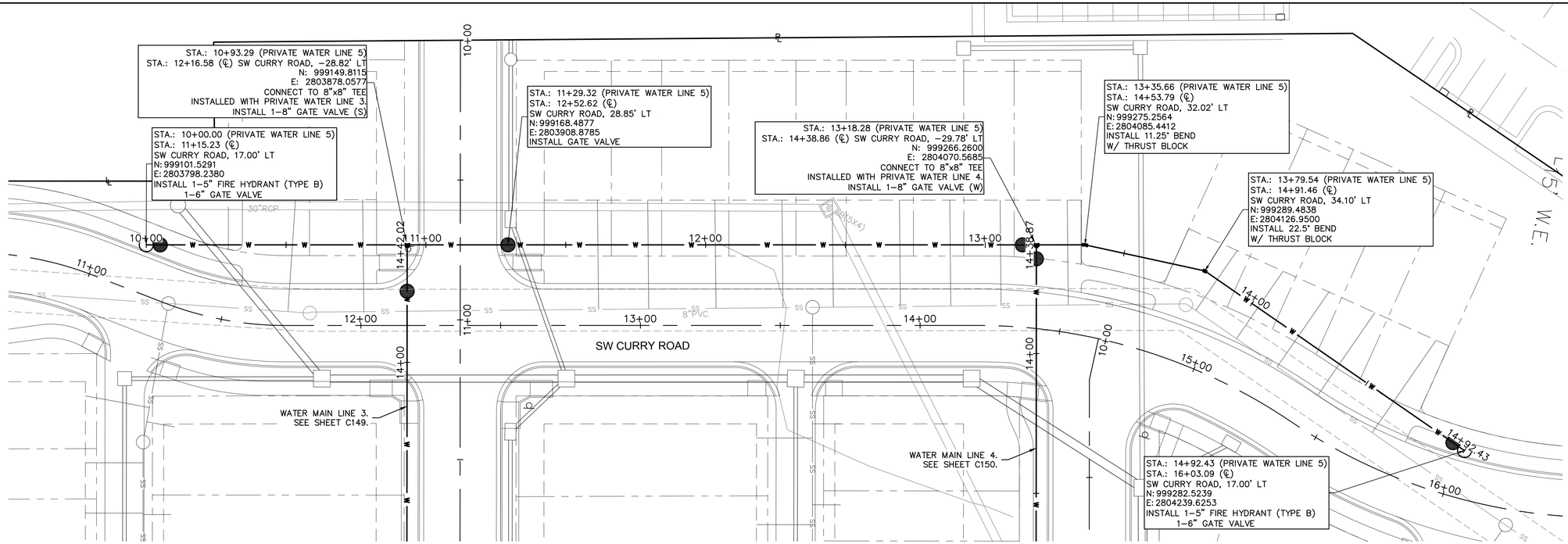

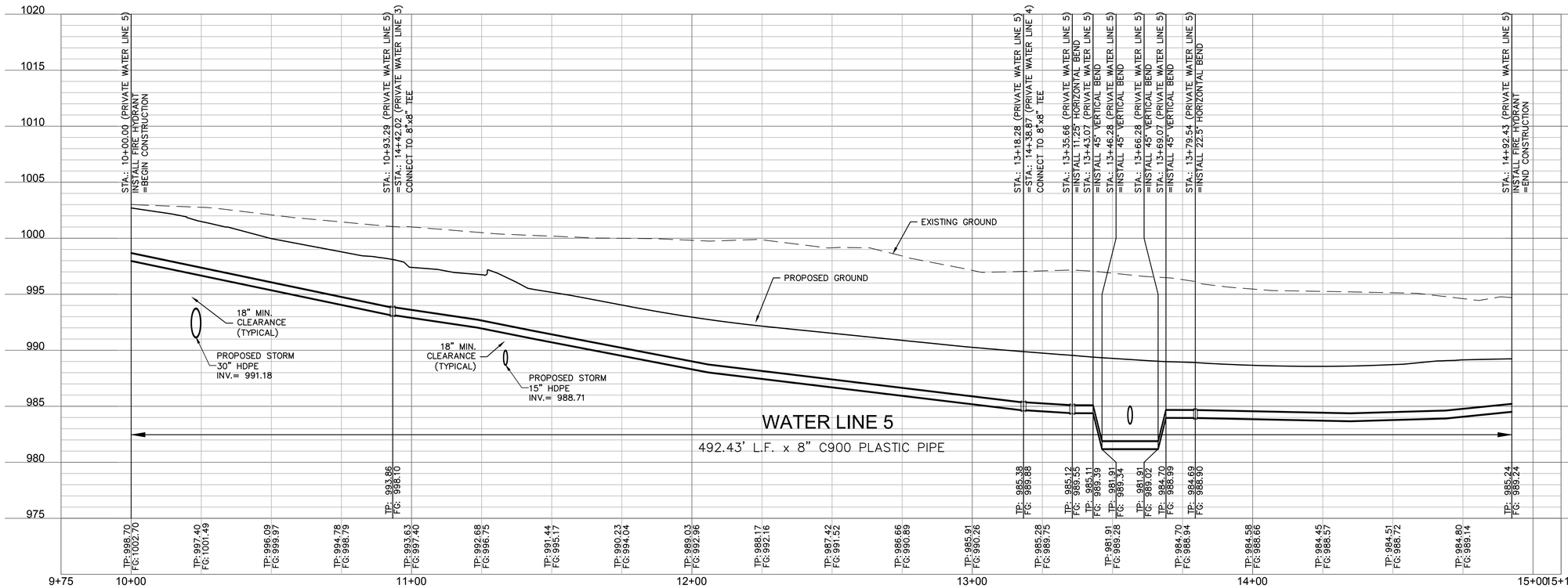

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

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WATER MAIN 5 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

SHEET
C151

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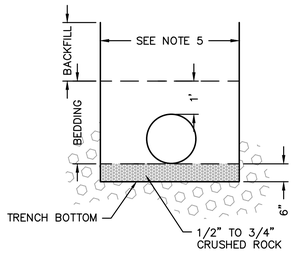


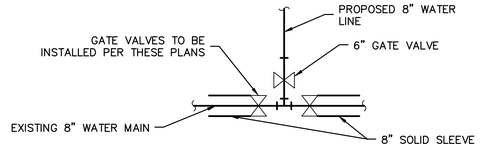
TYPICAL TRENCH SECTION

NOTES:

1. BELL HOLES SHALL BE DUG SO THAT NO PART OF THE BELL SHALL BE IN CONTACT WITH THE TRENCH BOTTOM.
2. BEDDING:
   A. BEDDING FOR PIPE LESS THAN 12" IN DIAMETER SHALL BE JOB EXCAVATED MATERIAL FREE FROM DEBRIS AND STONES; COMPACTED TO 95 % OF PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. BEDDING SHALL BE COMPACTED IN 6" LIFTS.
   B. BEDDING MATERIAL FOR PIPE 12" IN DIAMETER AND GREATER SHALL BE 1/2" TO 3/4" CRUSHED ROCK. SIX (6) INCHES OF BEDDING SHALL BE PROVIDED BENEATH THE PIPE.
3. BACKFILL SHALL BE JOB EXCAVATED MATERIAL FREE OF DEBRIS AND STONES, COMPACTED TO 90% PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. FOR BACK-FILL UNDER PAVEMENT (EXISTING OR PROPOSED), SEE SD-9 AND SD-11.
4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

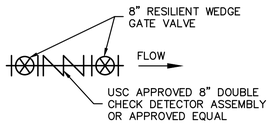
UNDERGROUND PIPE INSTALLATION FOR WATER PIPING

NOT TO SCALE



CONNECTION DETAIL 1

NOT TO SCALE

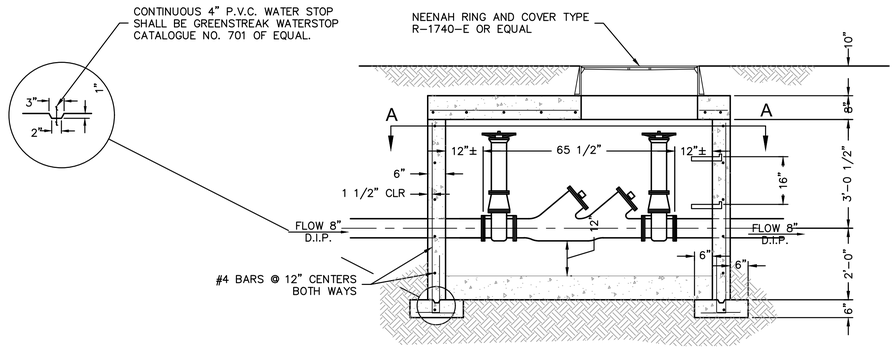


SCHEMATIC

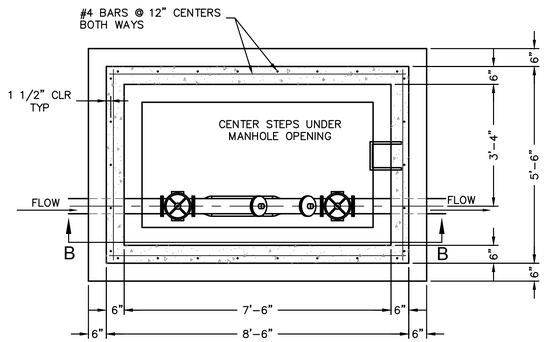
NOT TO SCALE

NOTES:

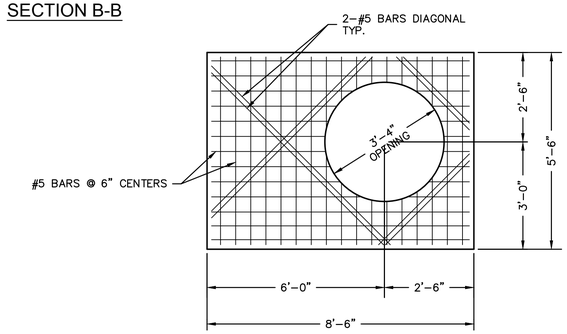
1. POUR FOOTING ON FIRM UNDISTURBED EARTH.
2. ALL PIPING IN METER PIT SHALL BE D.I.P.
3. WALLS TO BE DOUBLE FORMED.
4. ALL REBARS TO HAVE 1 1/2" CLEARENCE.
5. CONCRETE SHALL BE M.C.I.B. A543-1-4.
6. LADDER SHALL BE CONSTRUCTED WITH 2"x2"x1/4" STEEL VERTICAL SIDE STRAPS DRILLED AT 16" CENTERS AND 3/4" REBAR STEPS INSERTED AND WELDED IN PLACE. INSIDE STEP WIDTH TO BE 12". LADDER SHALL BE FASTENED TO 2"x2"x1/8" ANGLE IRON. ANCHOR PLATES SHALL BE FASTENED TO TOP SLAB AND BOTTOM ANCHOR SLAB. LADDER SHALL BE GALVANIZED AFTER FABRICATION.



SECTION B-B



SECTION A-A



SLAB TOP

DOUBLE CHECK VALVE BACKFLOW PREVENTOR

NOT TO SCALE

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/16/2021
PROFESSIONAL ENGINEER

REVISIONS

REV./ NO.	DATE	REVISIONS DESCRIPTION	BY

WATER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

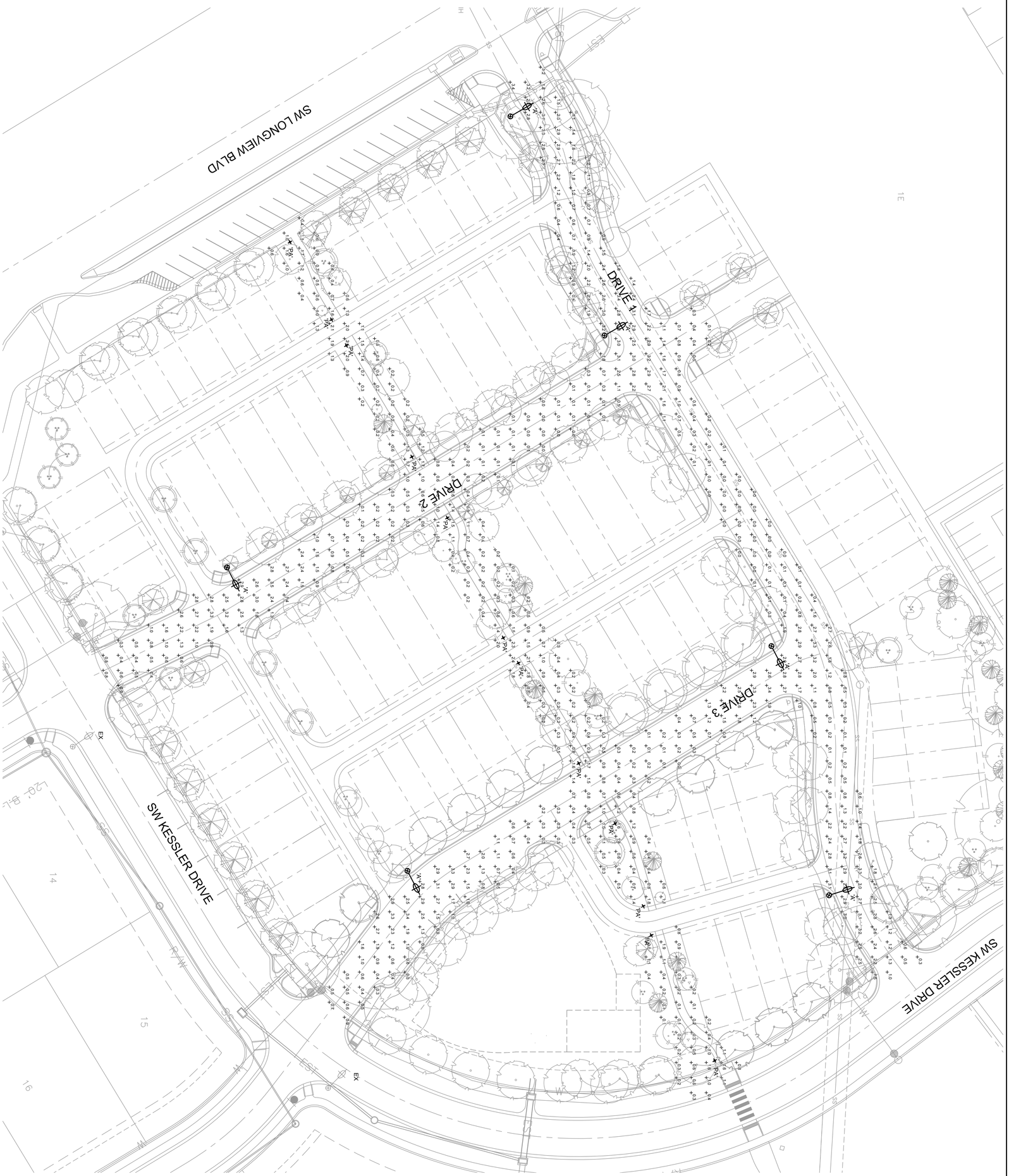
2021

drawn by: QL/CM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021.02987
drawing no.: C_DTL02_02102987
date: 06.16.2021

SHEET
C152

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C_DTL02_02102987.dwg USER: qlowrey
DATE: Jun 16, 2021 2:05pm XREFS: C_PTTBLK_02102987

DWG: \\oa.ad.oaconsulting.com\lte-ns1\projects-direct\2021\02501-03000\021-02987\40-design\AutoCAD\final plans\Sheets\MECH\E_SIT01_02102987.dwg USER: shastert
DATE: Jun 16, 2021 2:22pm XREFS: C_PBASE_02102987 E_TTBLK_02102987 C_XBASE_02102987 E_PHOTO_02102987 L_PLBASE_02102987 E_PBASE_02102987 L_PBASE_02102987



1 SITE LIGHTING PHOTOMETRICS PLAN
SCALE: 1" = 30'-0"

SHEET
E100

drawn by: ____
designed by: SH
approved by: SH
QA/QC by: TD
project no.: 021-02987
plotting no.: E_SIT01_02102987
date: 06.16.2021

SITE LIGHTING PHOTOMETRICS PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO | 2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PROFESSIONAL ENGINEER
STATE OF MISSOURI
SHANE H. DAMMER
NUMBER PE-2010015395

ochsner hare + hare
the olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

LED GLOBE DECORATIVE FITTER

LED

EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ's
98 (ft²)		2,797 to 7,859	L70 MINIMUM 100,000 HOURS		
WEIGHT 6.5 LBS					

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-GIBLED-5P-VCOB-4L40TS-MDL03-WA-PEC-FHD/4214FP4-188/BKT

Mounting Config.	Fixture	Fitter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Hangstraight	Option GFI	Option Terminal Block	Option Vinyl Lettering	Arm (See Arm Spec Sheets)	Pole (See Pole Spec Sheets)	Finish

Mounting Configuration
(Click here to link to mounting configuration specification page)

- IW · 2A · 3A90 · 1AM · CH44[1,2]
- PT · 2A90 · 3APT · 2AM · CAT[1]
- 1A · 2APT · 4A · 450PB
- 1APT · 3A · 4APT · SH44[1,2]

W = Wall Mount **PT** = Post Top **A** = Arm Mount **AM** = Arm Mid-Mount **PS** = Pier Base **SH** = Stem Hung **CH** = Chain Hung **CAT** = Catenary.

[1] Include overall drop length in inches after designation for Stem/Chain application (IE: CH44-48").
[2] Only with SP fitter.

Fixture
- GI6LED · GIBLED · G2GLED · G22LED
- G24LED · GI6LEDH · GIBLEDH · G2GLEDH
- G22LEDH · G24LEDH

(H) = Hanging version

Fitter
- 5P[3] · 99[3] · 995[3] · OL3
- 73 · 992[3] · BD4 · OL4
- 74 · 993[3] · BD5 · 588
- 990[3] · 994[3] · BD7 · C209T[3,4]

[3] Add "T" after fitter designation for optional "Twist-lock" fitter.
[4] Consult factory for use on concrete poles.

LED
- VCOB-4L

CCT - Color Temperature (K)
- 27(OO) · 30(OO) · 35(OO) · 40(OO) · 50(OO)

Type
- **TS** (Symmetric)

Driver
- **MDLO16** (120V-277V, 160mA)
- **MDHO16** (347V-480V, 160mA)
- **MDLO2** (120V-277V, 250mA)
- **MDH02** (347V-480V, 250mA)
- **MDL03** (120V-277V, 350mA)
- **MDH03** (347V-480V, 350mA)
- **MDL05** (120V-277V, 500mA)
- **MDH05** (347V-480V, 500mA)

Lens
- **WA** (White Acrylic) · **RA** (Red Acrylic) · **BA** (Blue Acrylic) · **FA** (Frosted Acrylic)

Options (Click here to view accessories sheet)
- **R7**[1] 7-Pin control receptacle only
- **PE**[1] Twist-Loch Photocontrol (120V-277V)
- **PE4**[1] Twist-Loch Photocontrol (347V-480V)
- **SC**[1] Shorting Cap
- **PEC**[1] Electronic Button Photocontrol (120V-277V)
- **PEC4**[1] Electronic Button Photocontrol (480V)
- **HSHS**[2] Standard Horizontal Hangstraight, Spike Finial
- **HSHN**[2] Standard Horizontal Hangstraight, No Finial
- **HSHB**[2] Standard Horizontal Hangstraight, Ball Finial
- **EZ**[2] Vertical Hangstraight, Large, "EZ" Mount
- **GFI**[1] 15A Duplex GFI for Utility Fitter
- **TB**[2] Terminal Block
- **VL**[3] Vinyl Lettering

[1] For '900' series utility fitter, or 'HSH_' hangstraight
[2] Requires control receptacle
[3] For use with hanging (H) units only
[4] Specify exact wording in MEMO section

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
- 50 · 70 · 480 · 6236 · TA · BA
- 478 · 80 · 55 · 579 · TASCR

Pole (Click here to link to pole specification page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)
Standard Finishes[4]
- **BKT** Black Textured
- **WHT** White Textured
- **PCT** Park Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

[3] Smooth finishes are available upon request

Custom Finishes[10]
- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Two Tone

[10] Custom colors require upcharge.

Sternberg Select Finishes
- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

Specifications

Fixture
The globe shall be 16"-24" in diameter with an 8" aluminum neck. It will be made dent resistant acrylic. Globes shall be available in the following colors: frosted, white, red or blue. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard
The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be welded to the pole top or tenon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option
The fitter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Loch Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. The fitter shall have a one-piece ring gasket to resist insect penetration into globe assembly. When supplied with GFCI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filter plug will be provided and shall be tethered to the fitter for easy recovery and installation.

See next page

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contact@sternberglighting.com
www.sternberglighting.com

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Lumark

DESCRIPTION
The RL LED luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to walkways, parking lots, and roadways. UL/cUL listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and removable door. 3G vibration rated to ensure strength of construction and longevity in application. Die-cast aluminum door frame features integral hinges for tool-less maintenance access.

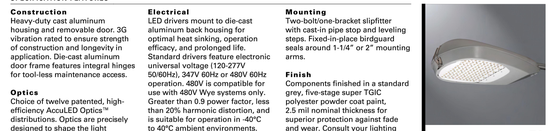
Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

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

Mounting
Two-bolt/one-bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey, five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

Warranty
Five-year warranty.

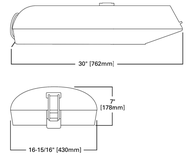


RL
LED ROADWAY LARGE COBRAHEAD

1 - 6 LightBARs
LED

ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
ISO 9001
IP66 LightBARs
3G Vibration Rated

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

EPA
Effective Projected Area: (Sq. Ft.)
0.87

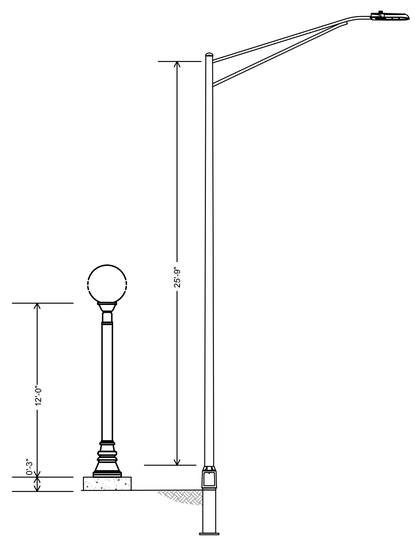
SHIPPING DATA
Approximate Net Weight:
35 lbs. (15.91 kgs.)

TD500012EN
April 20, 2020 3:16 PM

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	A	6	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	LDRL-SL2-E06-E	RL LED ROADWAY LARGE CUTOFF COBRAHEAD LUMINAIRE (6) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL	(126) 4000K CCT, 70 CRI LEDs	LDRL-SL2-E06-E.ies	139	0.9	150.5
	EX	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	LDRL-SL2-E06-E	RL LED ROADWAY LARGE CUTOFF COBRAHEAD LUMINAIRE (6) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL	(126) 4000K CCT, 70 CRI LEDs	LDRL-SL2-E06-E.ies	139	0.9	150.5
	PA	12	Sternberg Lighting	B740-VCOB-4L40TA-MDL03	B740-VCOB, Avenue Series Acorn, Vertical COB tower, LEDII optic, TA	Citizen COB	B740-VCOB-4L40TA-MDL03.IES	5828	0.9	54.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD	+	1.2 fc	3.5 fc	0.0 fc	N/A	N/A



2 LIGHT POLE DETAILS
SCALE: NOT TO SCALE

ochsner hare + hare
the olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St. Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

STATE OF MISSOURI
TIMOTHY C. DANNER
NUMBER PE-2019031265
PROFESSIONAL ENGINEER
6-4-21

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING PHOTOMETRICS DETAILS

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2021

drawn by: SH
checked by: TD
approved by: SH
QA/QC by: TD
project no.: 021-02987
drawing no.: E_SIT01_02102987
date: 06.16.2021

SHEET
E101

DWG: \\oa.od.olsonconsulting.com\ite-nas1\projects-direct\2021\02501-03000\021-02987\40-design\AutoCAD\final plans\Sheets\MECH\E_SIT01_02102987.dwg USER: shastert
DATE: Jun 16, 2021 2:14pm XREFS: C_PBASE_02102987 E_TTBLK_02102987 C_XBASE_02102987 E_PHOTO_02102987 L_PBASE_02102987 E_PBASE_02102987 L_PLBASE_02102987

LOOKING WEST

LOOKING NORTH

LOOKING EAST

PROJECT DESCRIPTION:

MULTI-STORY 'FOR SALE' TOWNHOMES WITH A VARIETY OF EXTERIOR AESTHETICS AND FEATURES.

BUILDING DESIGN BASED ON HISTORIC ARCHITECTURE FOUND IN THE KANSAS CITY AREA CONSISTING OF BRICK / MASONRY FACADES AND FIBER CEMENT SIDING WITH SYNTHETIC TRIM PIECES TO MIMIC HISTORIC DESIGNS.

DEVELOPMENT INTENDED TO CREATE A SENSE OF NEIGHBORHOOD THAT TIES AND RELATES TO EXISTING KESSLER RIDGE AND NEW LONGVIEW DEVEOPMENTS.

NOTE:

POOL / AMENITY AREAS SHOWN IN IMAGERY IS NOT PART OF THIS SUBMITTAL. IT IS SHOWN FOR DESIGN INTENT ONLY - AND PENDING DEVELOPMENT AGREEMENTS WITH NEIGHBORING DEVELOPMENTS.

FLOOR PLANS FOR INTERIOR LAYOUT OF INDIVIDUAL UNITS SHOWN FOR REFERENCE ONLY AND FOR PARKING COUNT ANALYSIS - SUBJECT TO CHANGE PER INDIVIDUAL OWNER

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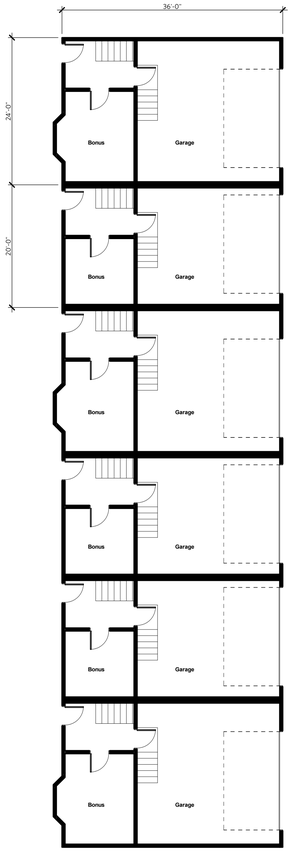
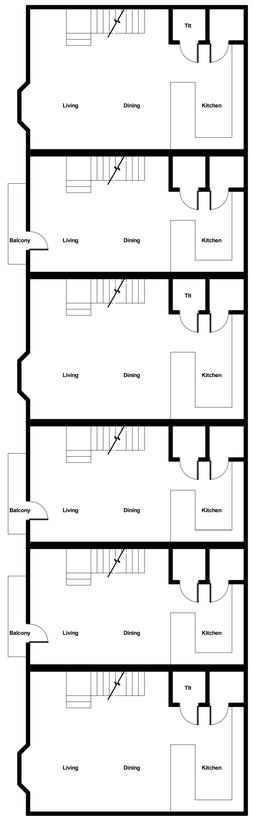
EXTERIOR FACADE TO BE BRICK OR MASONRY WITH CAST STONE TRIM
MANSARD ROOF TO BE ASPHALT SHINGLES

7 | TYPES 'A + B' FRONT ELEVATION
NOT TO SCALE

EXTERIOR PRECEDENTS



FIRST FLOOR



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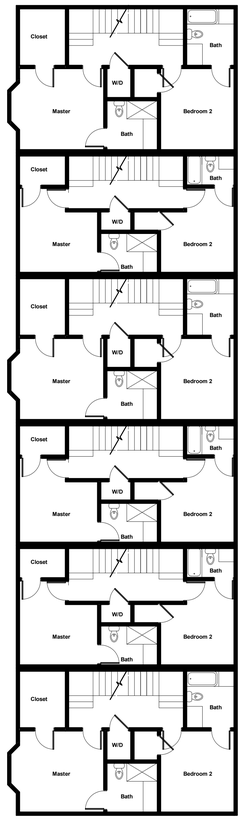
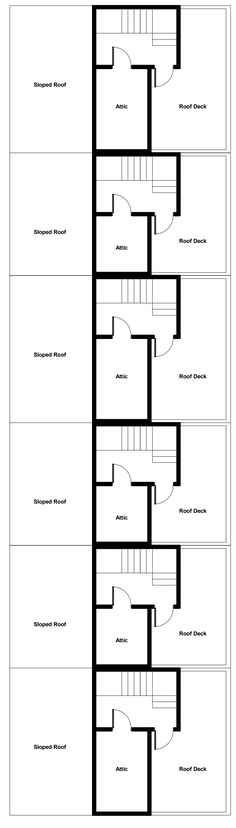
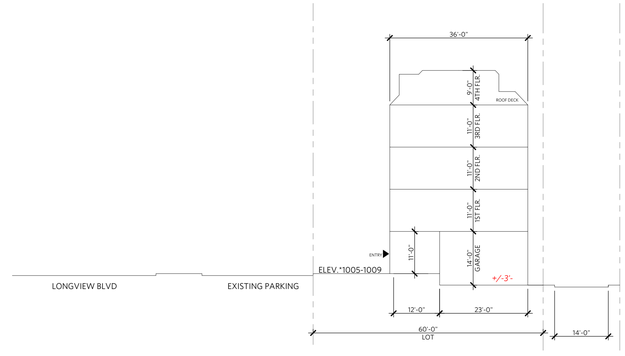


THIRD FLOOR



ROOF / ATTIC



SECTION

KEY PLAN

NOTE:

FLOOR PLANS FOR INTERIOR LAYOUT OF INDIVIDUAL UNITS SHOWN FOR REFERENCE ONLY AND FOR PARKING COUNT ANALYSIS - SUBJECT TO CHANGE PER INDIVIDUAL OWNER

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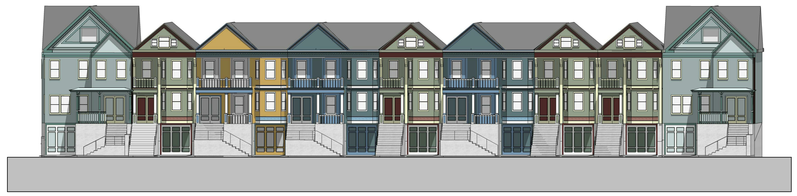
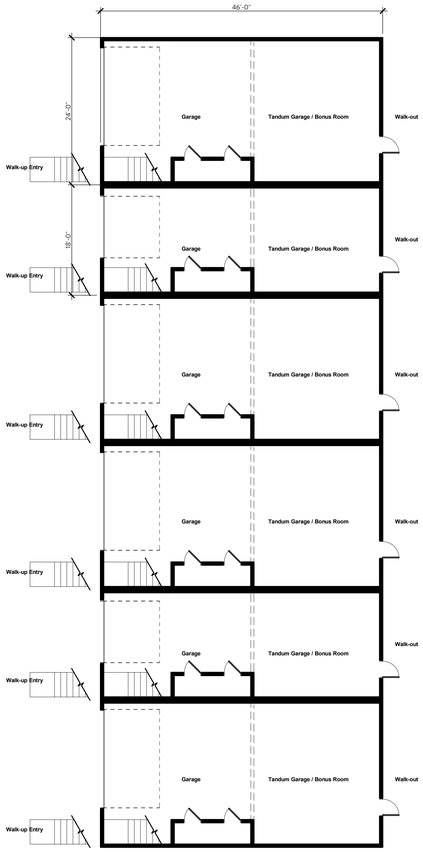
A01
UNITS A/B
06.16.2021



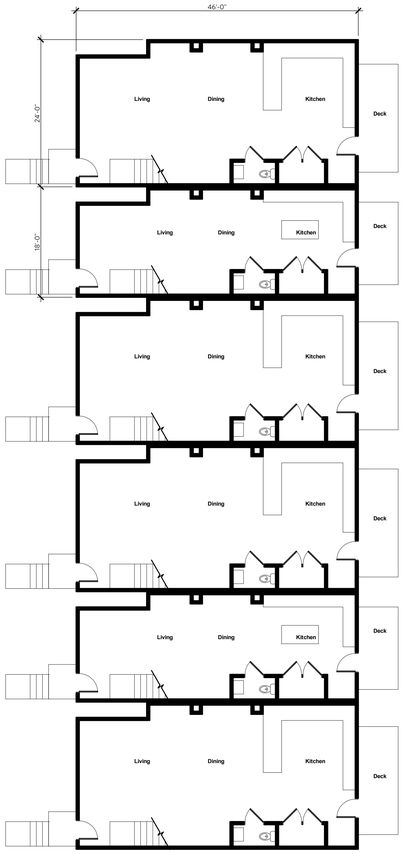
EXTERIOR FACADE TO BE FIBER CEMENT SIDING WITH SYNTHETIC TRIM
COLORS TO BE BASED ON BENJAMIN MOORE'S HISTORIC COLECTION (WILL MATCH NEW LONGVIEW - PERGOLA PARK STANDARDS)
MANSARD ROOF TO BE ASPHALT SHINGLES

TYPES 'C + D' - NORTH BLOCK - FRONT ELEVATION

EXTERIOR PRECEDENTS



BASEMENT / GROUND FLOOR



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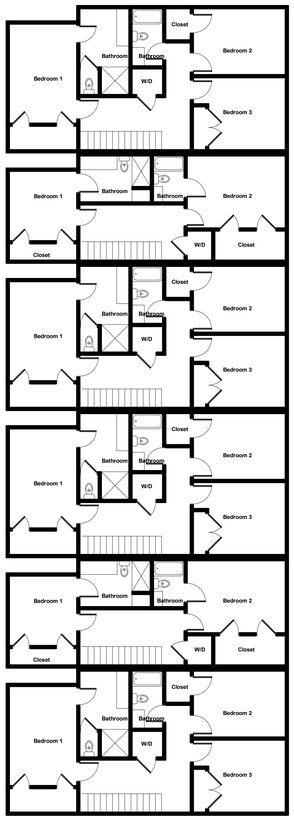

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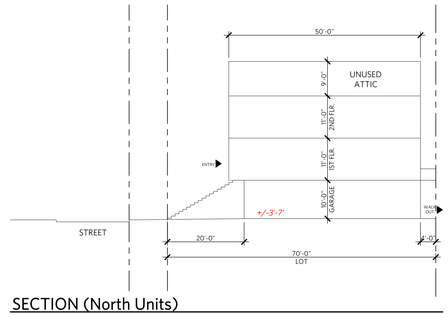
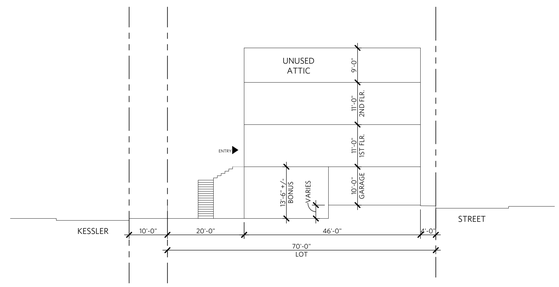


SECTION (North Units)



SECTION (South Units)

KEY PLAN

NOTE:

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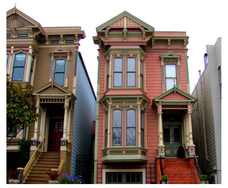
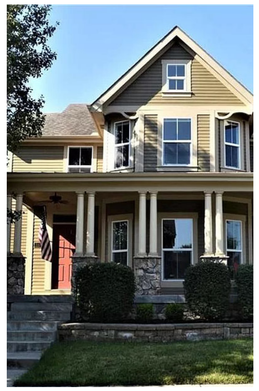
4 | TYPES 'E+F' BLOCK 2 FRONT ELEVATION
NOT TO SCALE

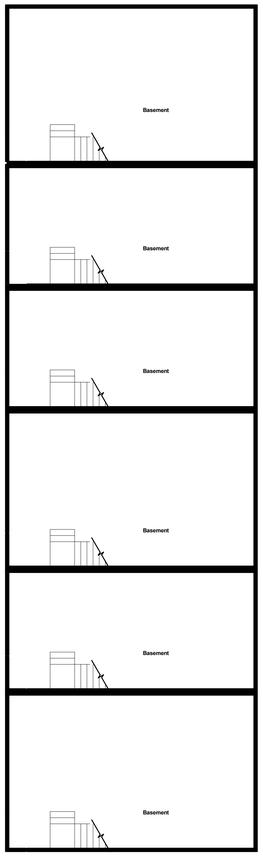
EXTERIOR FACADE TO BE FIBER CEMENT SIDING WITH SYNTHETIC TRIM
COLORS TO BE BASED ON BENJAMIN MOORE'S HISTORIC COLECTION (WILL MATCH NEW LONGVIEW - PERGOLA PARK STANDARDS)
MANSARD ROOF TO BE ASPHALT SHINGLES

5 | TYPES 'E + F' - BLOCK 2 FRONT ELEVATION
NOT TO SCALE

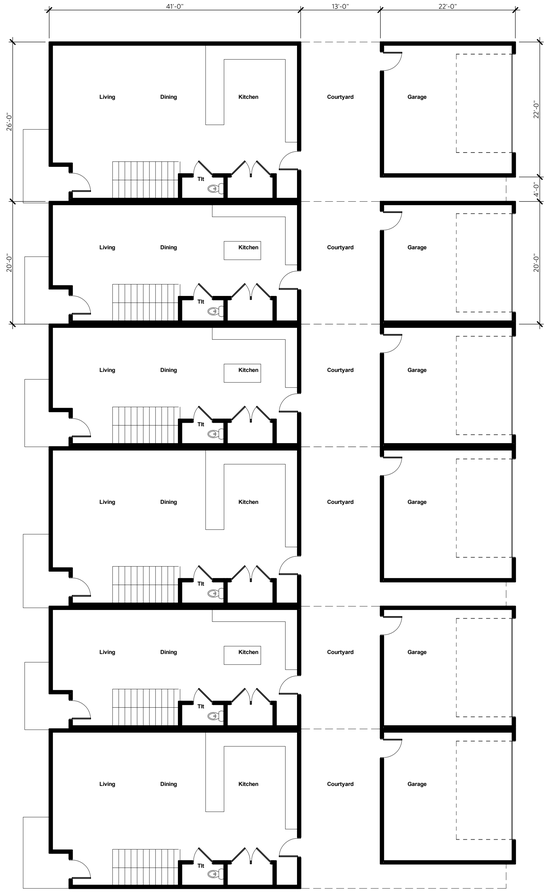




EXTERIOR PRECEDENTS



BASEMENT



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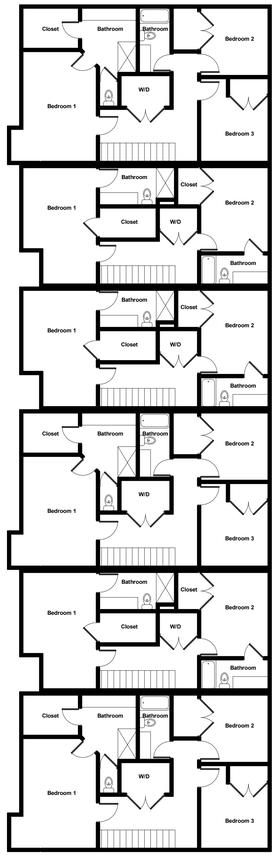

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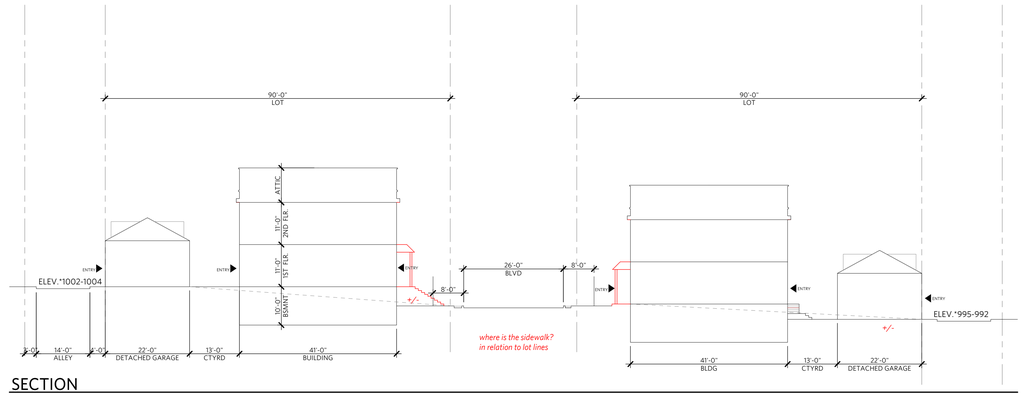
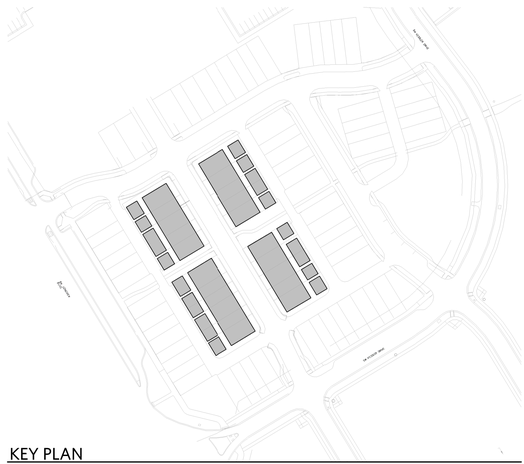


SECTION



KEY PLAN

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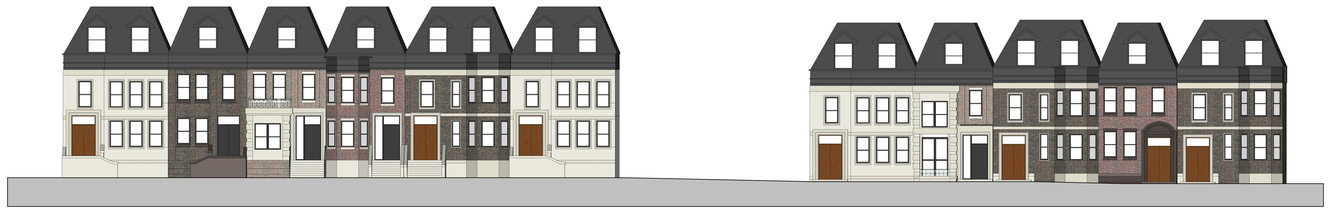
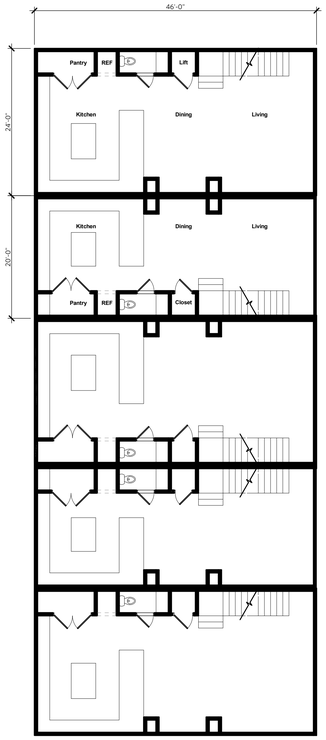


EXTERIOR FACADE TO BE BRICK OR MASONRY WITH CAST STONE TRIM
MANSARD ROOF TO BE ASPHALT SHINGLES

4 | TYPES 'G + H' FRONT ELEVATION
NOT TO SCALE

EXTERIOR PRECEDENTS

FIRST FLOOR



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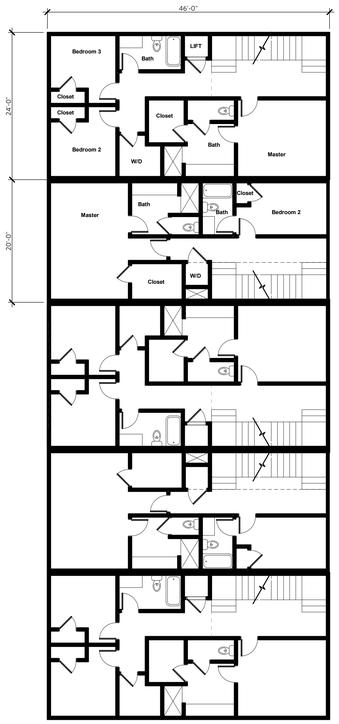
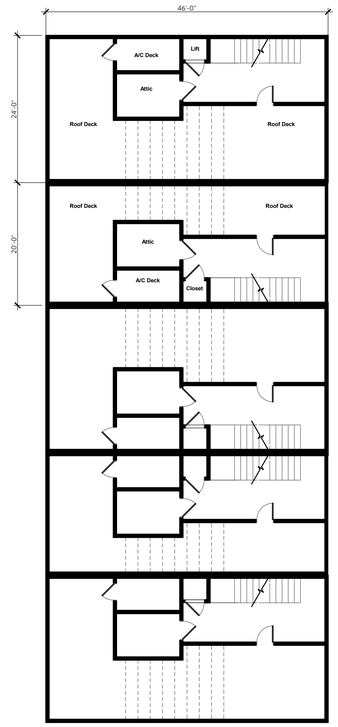
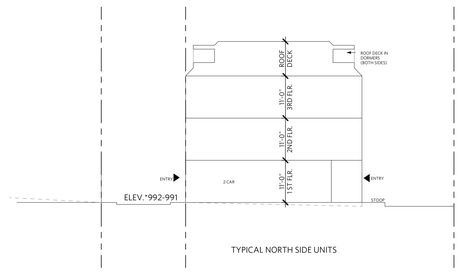


THIRD FLOOR



ROOF / ATTIC



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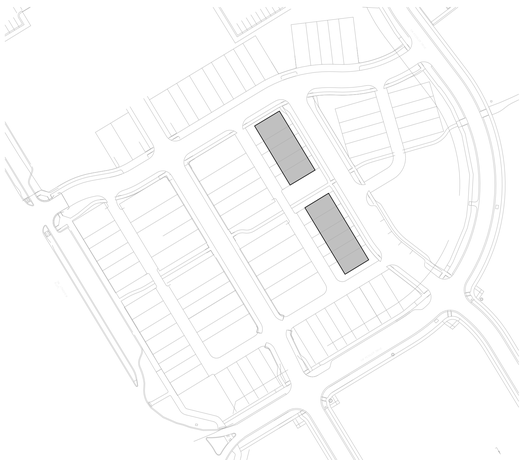

KEY PLAN

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