

NEW LONGVIEW TOWNHOMES

FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MISSOURI

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021

PROJECT NUMBER: 021-2987
BOX REAL ESTATE DEVELOPMENT
CONTACT: RUSSELL PEARSON
3152 SW GRANDSTAND CR.
LEE'S SUMMIT, MO 64081
913.735.9861

OWNER:



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

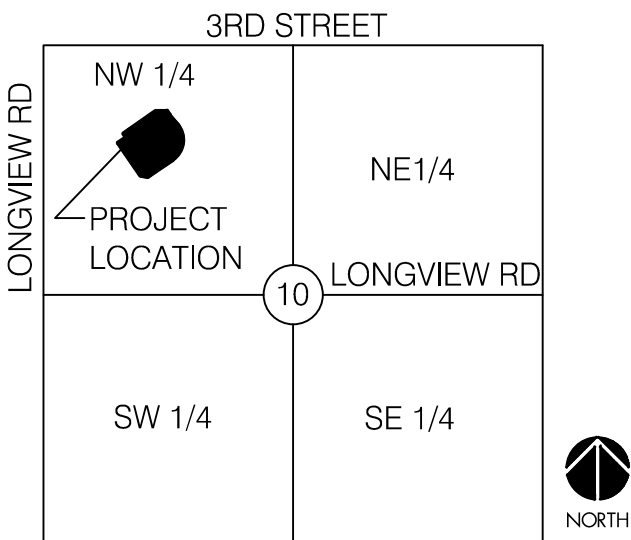
ARCHITECTS:



423 DELAWARE SUITE 102
KANSAS CITY, MO 64105
660.815.1316



500 LOVEITT BLVD SUITE 260
HOUSTON, TX 77006
713.522.2724



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



VICINITY MAP

NOT TO SCALE
NORTH

DRAWING DATE

2021 JUNE 16	FINAL DEVELOPMENT PLANS
2021 JULY 28	FINAL DEVELOPMENT PLANS 2ND SUBMITTAL
2021 OCTOBER 14	FINAL DEVELOPMENT PLANS 3RD SUBMITTAL
2021 NOVEMBER 15	FINAL DEVELOPMENT PLANS 4TH SUBMITTAL
2021 DECEMBER 02	FINAL DEVELOPMENT PLANS 5TH SUBMITTAL



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 KNOWN 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



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DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\OSTUA\Final Development Plans\L_CVR_02102987.dwg
DATE: Dec 02, 2021 2:08pm
XREFS: L_ITBLK_02102987 L_GEN NOTES_0202805 L_PBASE_02102987 L_CVR_02102987.dwg 00_C_XSURF C_PBASE_02102987 USER: bmcbride L_XBASE_02102987

SHEEX INDEX

Sheet #	Sheet Description	Final Development Plans 06/16/2021	Final Development Plans 2nd Submittal 07/28/2021	Final Development Plans 3rd Submittal 10/14/2021	Final Development Plans 4th Submittal 11/15/2021	Final Development Plans 5th Submittal 12/02/2021
	COVER SHEET	X	X	X	X	X
L000	PROJECT SHEET	X	X	X	X	X
L100	GENERAL NOTES	X	X	X	X	X
L101	EXISTING CONDITIONS	X	X	X	X	X
L102	GENERAL LAYOUT	X	X	X	X	X
L103	FIRE LANE STRIPING PLAN		X	X	X	X
L200	SITE OVERALL PLAN	X	X	X	X	X
L201	SITE PLAN	X	X	X	X	X
L202	SITE PLAN	X	X	X	X	X
L203	SITE PLAN	X	X	X	X	X
L204	SITE PLAN	X	X	X	X	X
L205	HARDSCAPE DETAILS		X	X	X	X
L300	LANDSCAPE OVERALL PLAN	X	X	X	X	X
L301	LANDSCAPE OVERSTORY PLAN	X	X	X	X	X
L310	LANDSCAPE UNDERSTORY PLAN	X	X	X	X	X
L311	LANDSCAPE UNDERSTORY PLAN	X	X	X	X	X
L312	LANDSCAPE UNDERSTORY PLAN	X	X	X	X	X
L313	LANDSCAPE UNDERSTORY PLAN	X	X	X	X	X
L390	LANDSCAPE DETAILS	X	X	X	X	X
C100	OVERALL GRADING PLAN	X	X	X	X	X
C101	GRADING PLAN	X	X	X	X	X
C102	GRADING PLAN	X	X	X	X	X
C103	GRADING PLAN	X	X	X	X	X
C104	GRADING PLAN	X	X	X	X	X
C104A	SPOT ELEVATION DETAIL		X	X	X	X
C104B	SPOT ELEVATION DETAIL		X	X	X	X
C104C	SPOT ELEVATION DETAIL		X	X	X	X
C105	ROADWAY TYPICAL SECTIONS	X	X	X	X	X
C106	ROADWAY TYPICAL SECTIONS	X	X	X	X	X
C107	ROADWAY TYPICAL SECTIONS	X	X	X	X	X
C108	ROADWAY TYPICAL SECTIONS	X	X	X	X	X
C109	ROAD PLAN & PROFILE SW CURRY ROAD	X	X	X	X	X
C110	ROAD PLAN & PROFILE SW CURRY ROAD	X	X	X	X	X
C111	ROAD PLAN & PROFILE ALLEY #1	X	X	X	X	X
C112	ROAD PLAN & PROFILE ALLEY #1	X	X	X	X	X
C113	ROAD PLAN & PROFILE SW BRUMMEL ROAD	X	X	X	X	X
C114	ROAD PLAN & PROFILE SW BRUMMEL ROAD	X	X	X	X	X
C115	ROAD PLAN & PROFILE ALLEY #2	X	X	X	X	X
C116	ROAD PLAN & PROFILE SW HAVERFORD ROAD	X	X	X	X	X
C117	ROAD PLAN & PROFILE SW HAVERFORD ROAD	X	X	X	X	X
C118	ROAD PLAN & PROFILE ALLEY #3	X	X	X	X	X
C119	TRAFFIC CONTROL PLAN	X	X	X	X	X
C120	SIDEWALK RAMP & CROSSWALK DETAIL 01	X	X	X	X	X
C121	SIDEWALK RAMP & CROSSWALK DETAIL 02	X	X	X	X	X
C122	SIDEWALK RAMP & CROSSWALK DETAIL 03	X	X	X	X	X
C123	SIDEWALK RAMP & CROSSWALK DETAIL 04	X	X	X	X	X
C124	SIDEWALK RAMP & CROSSWALK DETAIL 05	X	X	X	X	X
C125	SIDEWALK RAMP & CROSSWALK DETAIL 06	X	X	X	X	X
C126	SIDEWALK RAMP & CROSSWALK DETAIL 07	X	X	X	X	X
C127	SIDEWALK RAMP & CROSSWALK DETAIL 08	X	X	X	X	X
C128	SIDEWALK RAMP & CROSSWALK DETAIL 09	X	X	X	X	X
C129	CONSTRUCTION DETAILS	X	X	X	X	X
C130	CONSTRUCTION DETAILS		X	X	X	X
C131	STORM SEWER GENERAL LAYOUT	X	X	X	X	X
C132	STROM SEWER PLAN & PROFILE LINE 2,3, & 4	X	X	X	X	X
C133	STROM SEWER PLAN & PROFILE LINE 5	X	X	X	X	X
C134	STROM SEWER PLAN & PROFILE LINE 6 &9	X	X	X	X	X
C135	STROM SEWER PLAN & PROFILE LINE 7 & 8	X	X	X	X	X
C136	DRAINAGE MAP		X	X	X	X
C137	DRAINAGE TABLES	X	X	X	X	X
C138	STROM SEWER DETAILS	X	X	X	X	X
C139	STROM SEWER DETAILS	X	X	X	X	X
C140	SANITARY SEWER GENERAL LAYOUT	X	X	X	X	X
C141	SANITARY SEWER LINE 1 PLAN & PROFILE	X	X	X	X	X
C142	SANITARY SEWER LINE 2 PLAN & PROFILE	X	X	X	X	X
C143	SANITARY SEWER LINE 3&4 PLAN & PROFILE	X	X	X	X	X
C144	SANITARY SEWER LINE 5 PLAN & PROFILE	X	X	X	X	X
C145	SANITARY SEWER LINE 5 PLAN & PROFILE	X	X	X	X	X
C146	STORM SEWER CALCULATIONS	X	X	X	X	X
C147	STANITARY SEWER DETAILS	X	X	X	X	X
C148	STANITARY SEWER DETAILS	X	X	X	X	X
C149	PRIVATE WATER PLAN (GENERAL LAYOUT)	X	X	X	X	X
C150	WATER MAIN 3 PLAN & PROFILE	X	X	X	X	X
C151	WATER MAIN 4 PLAN & PROFILE	X	X	X	X	X
C152	WATER MAIN 5 PLAN & PROFILE	X	X	X	X	X
C153	WATER DETAILS	X	X	X	X	X
C154	WATER DETAILS		X	X	X	X
E100	SITE LIGHTING PHOTOMETRICS PLAN	X	X	X	X	X
E101	SITE LIGHTING PHOTOMETRICS DETAILS	X	X	X	X	X
E102	SITE LIGHTING POWER		X	X	X	X
E103	ELECTRICAL DETAILS		X	X	X	X
E104	ELECTRICAL DETAILS		X	X	X	X
E105	ELECTRICAL SPECIFICATIONS		X	X	X	X

A00	SITE PLAN			X	X	X
A01	SITE PHASING PLAN					X
A02	UNIT A - FLOOR PLAN			X	X	X
A03	UNIT A - ELEVATIONS			X	X	X
A04	UNIT B - FLOOR PLAN			X	X	X
A05	UNIT B - ELEVATIONS			X	X	X
A06	A + B - BLOCK 1 ELEV.			X	X	X
A07	A + B - BLOCK 2 ELEV.			X	X	X
A08	UNIT C - FLOOR PLAN			X	X	X
A09	UNIT C - ELEVATIONS			X	X	X
A10	UNIT D - FLOOR PLAN			X	X	X
A11	UNIT D - ELEVATIONS			X	X	X
A12	C + D - BLOCK ELEV.			X	X	X
A13	C + D - BLOCK ELEV.			X	X	X
A14	BASE COLOR PALETTES				X	X
A15	UNIT E - FLOOR PLAN			X	X	X
A16	UNIT E - ELEVATIONS			X	X	X
A17	UNIT E - ELEVATION SIDE			X	X	X
A18	UNIT F - FLOOR PLAN			X	X	X
A19	UNIT F - ELEVATIONS			X	X	X
A20	E + F - BLOCK 3 ELEV.			X	X	X
A21	E + F - BLOCK 4 ELEV.			X	X	X
A22	E + F - BLOCKS 5+6 ELEV.					X
A23	UNIT G - FLOOR PLAN			X	X	X
A24	UNIT G - ELEVATIONS			X	X	X
A25	UNIT H - FLOOR PLAN			X	X	X
A26	UNIT H - ELEVATIONS			X	X	X
A27	G + H - BLOCK ELEV.				X	X
A28	G + H - BLOCK ELEV.				X	X
	HOME COLOR SELECTION GUIDE					

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	55%
LAND USE (EXISTING/PROPOSED)	UNDEVELOPED / TOWNHOUSE
# OF UNITS	80

DEVELOPMENT DATA CONTINUED

LOT TYPE	LOT DIMENSIONS	# OF LOTS	BUILDING LIVABLE SPACE FOOTPRINT	# OF FLOORS	TOTAL LOT TYPE GROSS FLOOR AREA (S.F.)	F.A.R.	REQUIRED PARKING RATIO	GARAGE SPACES PER UNIT	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
LOT A	59' X 24'	13	36' X 24'	3 STORIES	2,533	1.79	2:1	2	26	26/ GARAGE
LOT B	59' X 18'	11	36' X 16'	3 STORIES	1,663	1.76	2:1	1	22	11/ GARAGE
LOT C	70' X 24'	10	43' X 24'	3 STORIES	2,886	1.72	2:1	2	20	20/ GARAGE
LOT D	70' X 18'	11	43' X 18'	3 STORIES	2,191	1.74	2:1	2	22	22/ GARAGE
LOT E	91' X 26'	13	43' X 26'	2 STORIES	3,370	1.42	2:1	2	26	26/ GARAGE
LOT F	91' X 20'	6	43' X 20'	2 STORIES	2,675	1.47	2:1	2	12	12/ GARAGE
LOT G	77' X 24'	9	43' X 24'	3 STORIES	2,886	1.56	2:1	2	18	18/ GARAGE
LOT H	77' X 18'	7	43' X 18'	3 STORIES	2,291	1.65	2:1	2	14	14/ GARAGE
TOTAL NUMBER OF LOTS		80	TOTAL GARAGE PARKING							149
MARKED PARKING (NEW LONGVIEW BLVD, KESSLER RD, HAVERFORD RD, & SOUTH ALLEY)										54
ON-STREET PARKING (CURRY RD, HAVERFORD RD, & BRUMMEL RD)										38
TOTAL PARKING									160	241

SEC. 15.1240 - GROSS FLOOR AREA (GFA)
FLOOR AREA, GROSS SHALL MEAN THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS, MEASURED IN SQUARE FEET, INCLUDING THE BASEMENT FLOOR, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO BUILDINGS. THE TENTH FLOOR AREA OF A BUILDING SHALL ALSO INCLUDE ELEVATOR SHAFTS AND STAIRWAYS AT EACH FLOOR; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT, PENTHOUSES, INTERIOR BALCONIES AND MEZZANINES, ENCLOSED PORCHES, AND FLOOR AREA DEVOTED TO ACCESSORY USES. THE TOTAL FLOOR AREA SHALL NOT INCLUDE AREAS OR SPACE DEVOTED TO OFF-STREET PARKING OR LOADING; AND UNCOVERED PORCHES, TERRACES AND LOADING DOCKS.

SEC. 15.1230 - FLOOR AREA RATIO (FAR)
FLOOR AREA RATIO SHALL MEAN THE NUMERICAL VALUE OBTAINED THROUGH DIVIDING THE GROSS FLOOR AREA OF A BUILDING OR BUILDINGS BY THE AREA OF THE LOT ON WHICH THE BUILDING OR BUILDINGS ARE LOCATED.

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:

- 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.
- 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.
- CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
- WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
- 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.
- 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.
- 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.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021

UTILITY SERVICE NUMBERS:

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

NAME: LEE'S SUMMIT WATER UTILITIES DEPARTMENT
PHONE: 816-969-1900

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

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

NAME: EVERGY
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.olisson.com

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER
1201700084
10/14/2021

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2021

PROJECT SHEET

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: L_CVR_02102987
date: 10.14.2021

SHEET
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DATE: Oct 14, 2021 4:08pm XREFS: L:\ITBLK_02102987 L\GEN NOTES_0202805 L\PBASE_02102987 L\XBASE_02102987 USER: bmcbride C:\PBASE_02102987

GENERAL NOTES

- ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
- CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
- 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.
- ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- 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.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTORS 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.
- ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
- 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.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACEPTED 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 CONTRACTORS SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
- 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 ~~2016~~ 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 280174 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

- CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- 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.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
- 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.
- 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.
- PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
- 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:

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

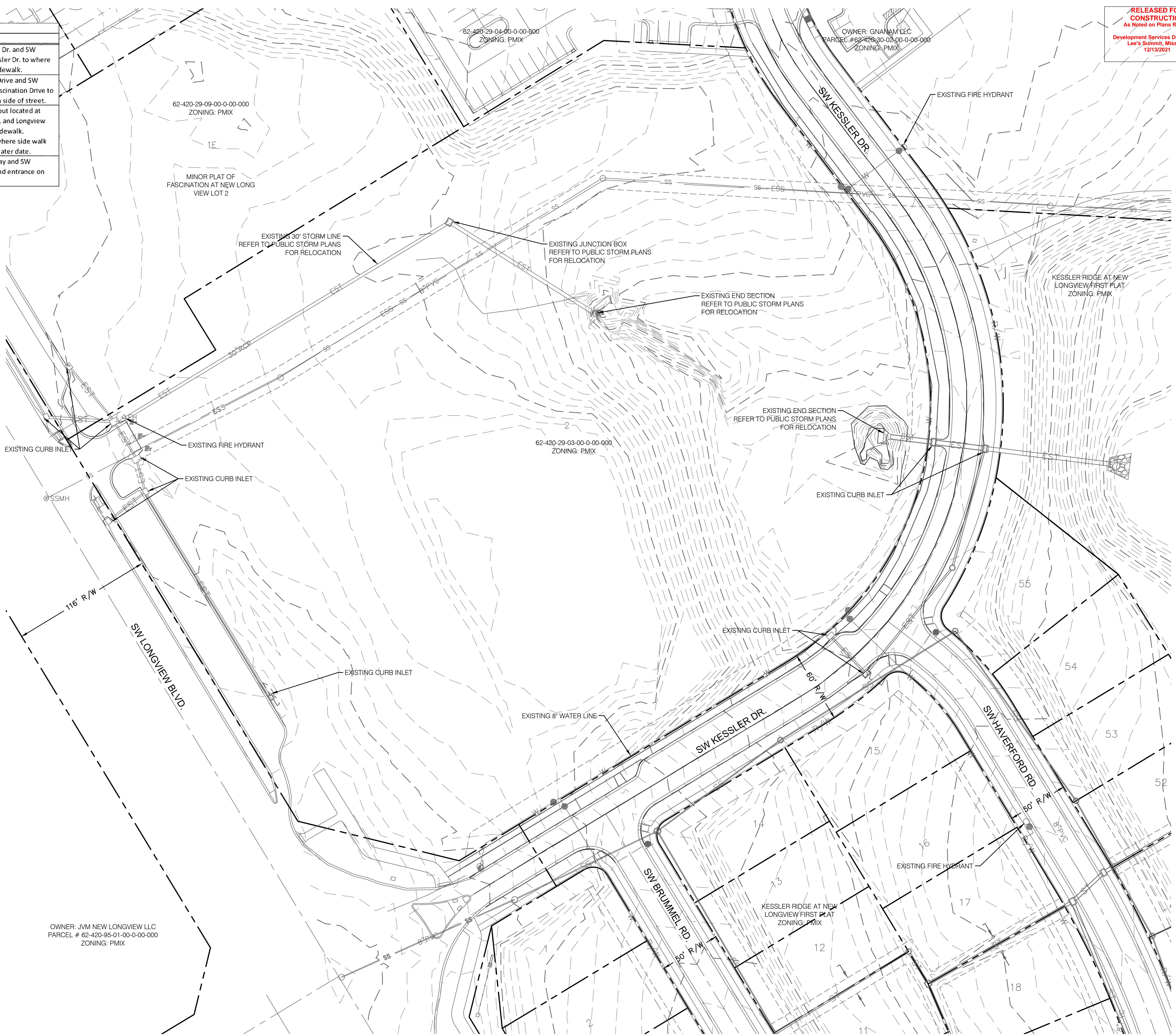
UTILITY CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
- ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
- ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
- ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMITT, MISSOURI.
- 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.
- CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
- 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.
- 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.
- CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

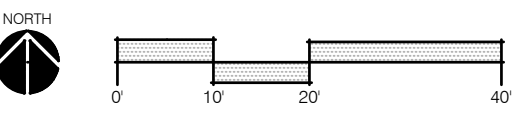
GENERAL		SURVEY MARKERS	
	ACU AIR CONDITIONING UNIT		BMK BENCHMARK
	AST ARROW STRAIGHT		CPT CONTROL POINT
	ATL ARROW TURN LEFT		FND FOUND MONUMENT
	ATR ARROW TURN RIGHT		ROW ROW MARKER
	BLB BILLBOARD		SCR SECTION CORNER
	BOV BLOW OFF VALVE		SET SET MONUMENT
	BSH BUSH	BOUNDARIES	
	COL COLUMN	SECTION LINE	
	CTR CONIFEROUS TREE	EXISTING PROPERTY BOUNDARY	
	DRN DRAIN GRATE	PROPOSED PROPERTY BOUNDARY	
	DTR DECIDUOUS TREE	EXISTING LOT LINE	
	FLP FLAG POLE	PROPOSED LOT LINE	
	GDP GUARD POST	EXISTING RIGHT-OF-WAY	
	GPL GUY POLE	PROPOSED RIGHT-OF-WAY	
	GTP GREASE TRAP	UTILITIES	
	GUY GUY WIRE	CABLE BOX	
	HCP ACCESSABLE PARKING MARKER	CABLE VAULT	
	LST LIFT STATION	TELEVISION PEDESTAL	
	MLB MAILBOX	TELEVISION RISER	
	MP MILE POST MARKER	EXISTING CABLE TV, OVERHEAD	
	MWL MONITORING WELL	EXISTING CABLE TV, UNDERGROUND	
	PIV POST INDICATOR VALVE	PROPOSED CABLE TV, OVERHEAD	
	PPT PROPANE TANK	PROPOSED CABLE TV, UNDERGROUND	
	RAT RADIO TOWER	FIBER OPTIC BOX	
	SAD SATELLITE	FIBER OPTIC MANHOLE	
	SCV SPRINKLER CONTROL VALVE	FIBER OPTIC PEDESTAL	
	SGN SIGN	FIBER OPTIC VAULT	
	SLB STREET LIGHT BOX	EXISTING FIBER OPTIC, OVERHEAD	
	SLC STREET LIGHT CABINET	EXISTING FIBER OPTIC, UNDERGROUND	
	SPB SPRINKLER BOX	PROPOSED FIBER OPTIC, OVERHEAD	
	SPH SPRINKLER HEAD	PROPOSED FIBER OPTIC, UNDERGROUND	
	STP STUMP	FIRE DEPT. CONNECTION	
	SVL SEWER VALVE	EXISTING FIRE PROTECTION SYSTEM LINE	
	TCB TRAFFIC CONTROL BOX	PROPOSED FIRE PROTECTION SYSTEM LINE	
	TSA TRAFFIC SIGNAL WITH MAST ARM	EXISTING FUEL LINE	
	TSC TRAFFIC SIGNAL CABINET	PROPOSED FUEL LINE	
	TSMH TRAFFIC SIGNAL MANHOLE	GAS RISER	
	TSP TRAFFIC SIGNAL POLE	GAS MANHOLE	
	EXISTING TREELINE	GAS MARKER	
	PROPOSED TREELINE	GAS METER	
	EXISTING SIDEWALK	GAS REGULATOR	
	PROPOSED SIDEWALK	GAS VALVE	
	FUTURE SIDEWALK	EXISTING NATURAL GAS LINE	
	EXISTING BUILDINGS	PROPOSED NATURAL GAS LINE	
	PROPOSED BUILDINGS	TELEPHONE CABINET	
	FUTURE BUILDINGS	TELEPHONE PEDESTAL	
	EXISTING EDGE OF PAVEMENT	TELEPHONE RISER	
	PROPOSED EDGE OF PAVEMENT	TELEPHONE VAULT	
	FUTURE EDGE OF PAVEMENT	TELEPHONE MANHOLE	
	EXISTING ROADWAY CENTER LINE	EXISTING TELEPHONE LINE, OVERHEAD	
	PROPOSED ROADWAY CENTER LINE	EXISTING TELEPHONE LINE, UNDERGROUND	
	FUTURE ROADWAY CENTER LINE	PROPOSED TELEPHONE LINE, OVERHEAD	
	EXISTING CURB & GUTTER	PROPOSED TELEPHONE LINE, UNDERGROUND	
	PROPOSED CURB & GUTTER	GROUND LIGHT	
	FUTURE CURB & GUTTER	LIGHT POLE	
	R RADIUS	POWER POLE	
	L ARC DISTANCE	ELECTRIC TRANSFORMER	
	D DELTA / CENTRAL ANGLE	ELECTRIC BOX	
EASEMENTS & SETBACKS			
	A.E. ACCESS EASEMENT	ELECTRIC CABINET	
	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT	ELECTRIC RISER	
	B.L. BUILDING SETBACK	ELECTRIC MANHOLE	
	CABLE TV EASEMNT	ELECTRIC METER	
	CONSERVATION EASEMENT	ELECTRIC SECTIONALIZER	
	CONSTRUCTION GRADING EASEMENT	ELECTRIC VAULT	
	FLOOD PLAIN EASEMENT	YARD LIGHT	
	FIBER OPTIC EASEMENT	EXISTING POWER\ELECTRIC LINE, OVERHEAD	
	FIRE PROTECTION SYSTEM EASEMENT	EXISTING POWER\ELECTRIC LINE, UNDERGROUND	
	FUEL LINE EASEMENT	SEWER CLEANOUT	
	LANDSCAPE EASEMENT	SANITARY MANHOLE	
	NATURAL GAS EASEMENT	EXISTING SANITARY SEWER	
	TELEPHONE EASEMENT	PROPOSED SANITARY SEWER	
	POWER\ELECTRIC EASEMENT	FUTURE SANITARY SEWER	
	PARKING SETBACK	EXISTING STEAM LINE	
	STREAM BUFFER	PROPOSED STEAM LINE	
	SURFACE DRAINAGE EASEMENT	STORM SEWER MANHOLE	
	SIGHT DISTANCE EASEMENT	FLARED END SECTION	
	SANITARY SEWER EASEMENT	ROOF DRAIN	
	STEAM LINE EASEMENT	EXISTING STORM SEWER	
	STORM DRAINAGE EASEMENT	PROPOSED STORM SEWER	
	STORM WATER MANAGEMENT EASEMENT		
	TEMPORARY CUL-DE-SAC EASEMENT	 FH FIRE HYDRANT	
	TEMPORARY EASEMENT	 WMH WATER MANHOLE	
	TRAIL\PATH EASEMENT	 WMK WATER MARKER	
	UTILITY EASEMENT	 WMT WATER METER	
	WATER EASEMENT	 WVL WATER VALVE	
	FRONT YARD SETBACK	 W EXISTING WATER LINE	
	REAR YARD SETBACK	 W PROPOSED WATER LINE	
	SIDE YARD SETBACK		
CONTOURS			
	100 EXISTING INDEX CONTOURS	<div>RELEASED FOR CONSTRUCTION</div> <div>As Noted on Plans Review</div> <div>Development Services Department Lee's Summit, Missouri 12/13/2021</div>	
	100 EXISTING INTERMEDIATE CONTOURS		
	100 PROPOSED INDEX CONTOURS		
	100 PROPOSED INTERMEDIATE CONTOURS		

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DATE: Oct 14, 2021 4:07pm XREFS: 00_C_XSURF 1_TBLK_02102987 USER: bmcbride

Control Point Information				
Point Number	Elevation	North	Easting	Description
CP #102	988.71	999264.487	2804343.208	At intersection of SW Fascination 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. In south east quadrant of roundabout located at intersection of S.W. Fascination Dr. and Longview Parkway. West 1' to east edge of sidewalk.
CP #26	1010.42	999510.913	2803459.510	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 side of Longview Parkway.



1 EXISTING CONDITIONS



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CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021

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.olisson.com

STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER
K2017000884-2021
10/14/2021

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

EXISTING CONDITIONS

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

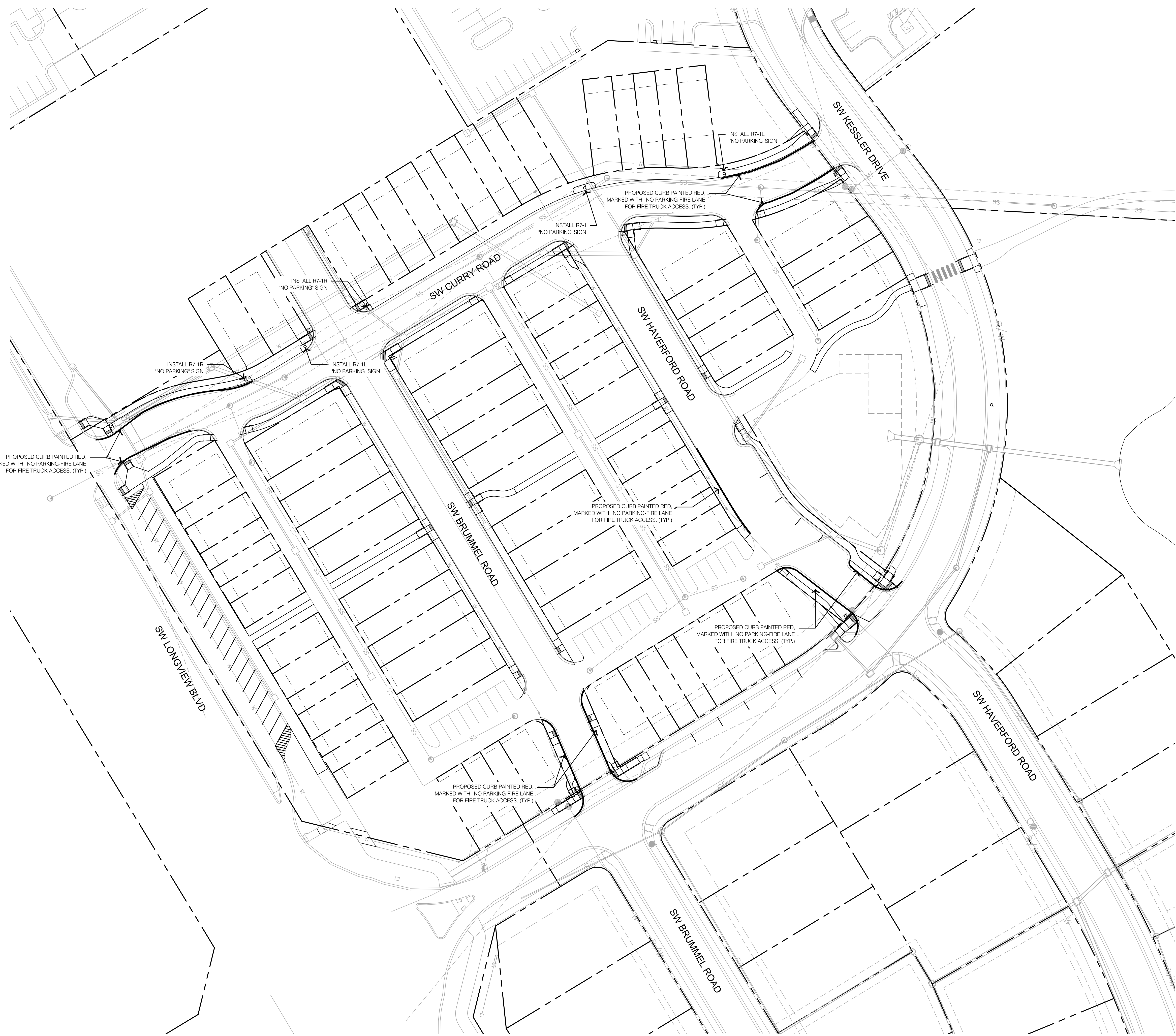
LEE'S SUMMIT, MO

2021

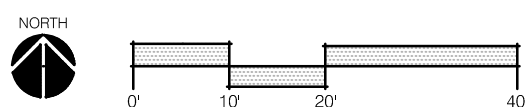
REVISIONS

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
drawing no.: 1_EXC01_02102987
date: 10/14/2021

SHEET
L101



1 FIRE LANE STRIPING PLAN



The image displays four different 'No Parking' signs, each with a white background and a black border. The text 'NO PARKING' is in large, bold, black capital letters. The first sign (R8-3) has the text centered. The second sign (R7-1) has the text centered with a double-headed arrow below it. The third sign (R7-1R) has the text centered with a right-pointing arrow below it. The fourth sign (R7-1L) has the text centered with a left-pointing arrow below it.

Sign Number	Dimensions
R8-3	18x24
R7-1	18x24
R7-1R	18x24
R7-1L	18x24

GENERAL NOTES:

1. SEE APWA SECTION 2306 (LATEST EDITION) FOR ALL PAVEMENT MARKING MATERIAL AND INSTALLATION.
2. ALL SIGN INSTALLATIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR PER CITY ORDINANCE AND SHALL COMPLY WITH THE CITY STANDARD AND MUTCD. STREET NAME SIGNS SHALL ALSO BE INSTALLED IN ACCORDANCE WITH THE CITY'S STREET NAME SIGN SPECIFICATION.

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Development Services Department
Lee's Summit, Missouri
12/13/2021

[illegible]

FIRE LANE STRIPING 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 GEN01 02102987
date: _____ 10.14.2021

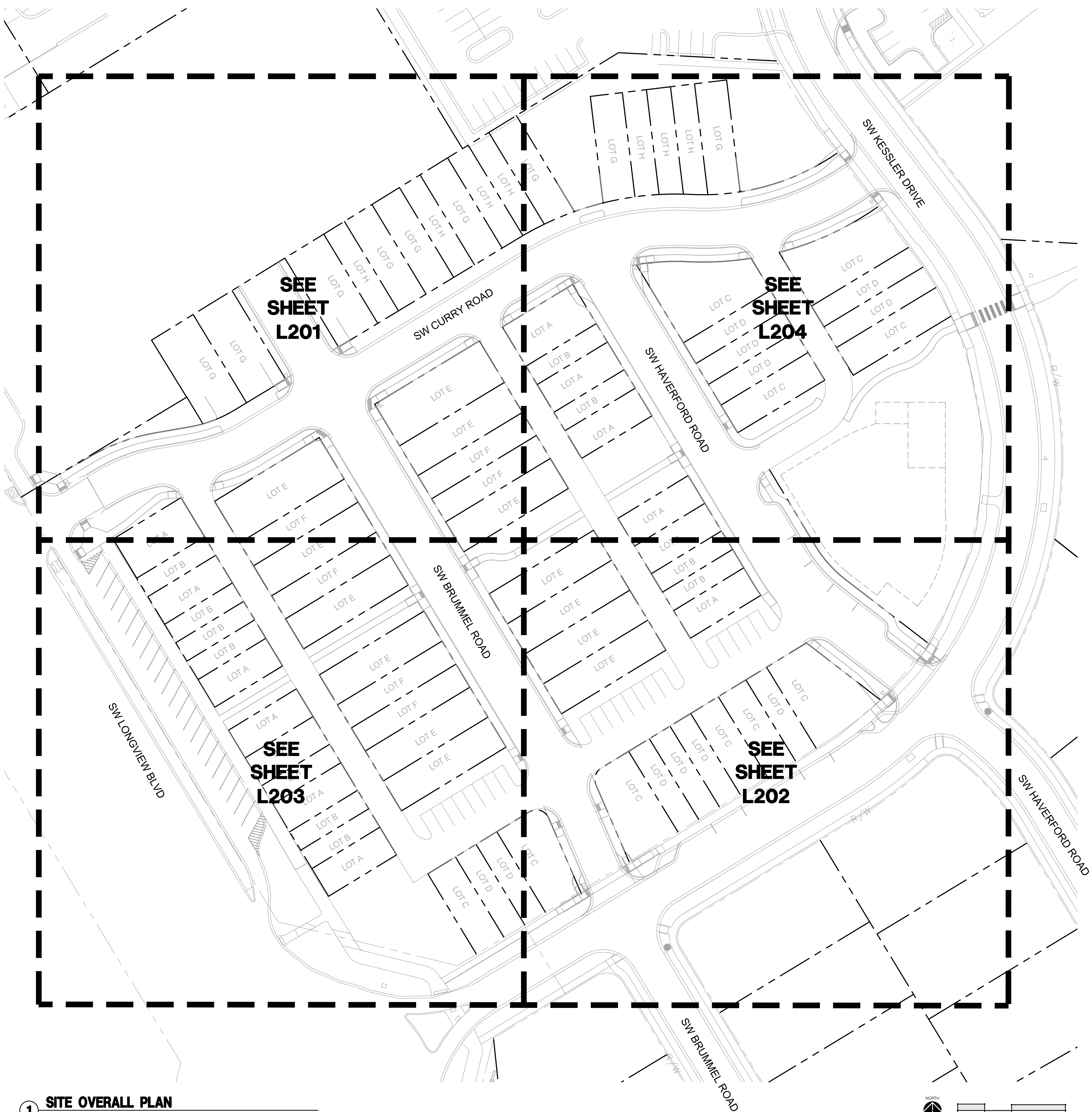
SHEET
L103

ochsner hare + hare

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

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\OSTU\Final Development Plans\OVR_02102987.dwg USER: bmcbride L_PBASE_02102987_021
DATE: Oct 14, 2021 4:35pm XREFS: L_PBASE_02102987 L_TBULK_02102987 L_HSC_GEN NOTES_02102987 L_SC_GEN NOTES_02102987 L_JRR_GEN NOTES_0210987 L_JRR_OVERALL_LEG_0210987 C_PBASE_02102987 L_PBASE_02102987



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
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BY

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DATE

REV. NO.

REVISIONS

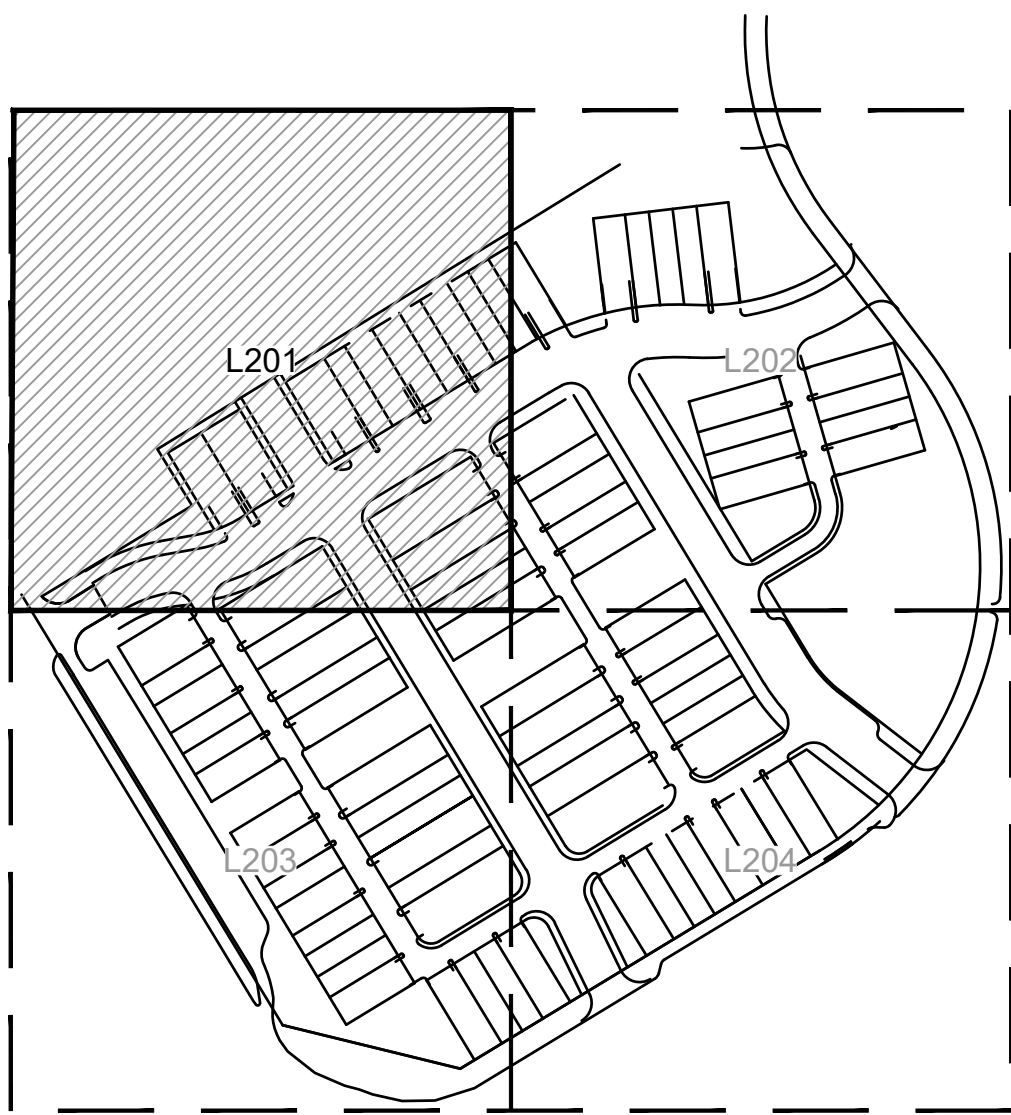
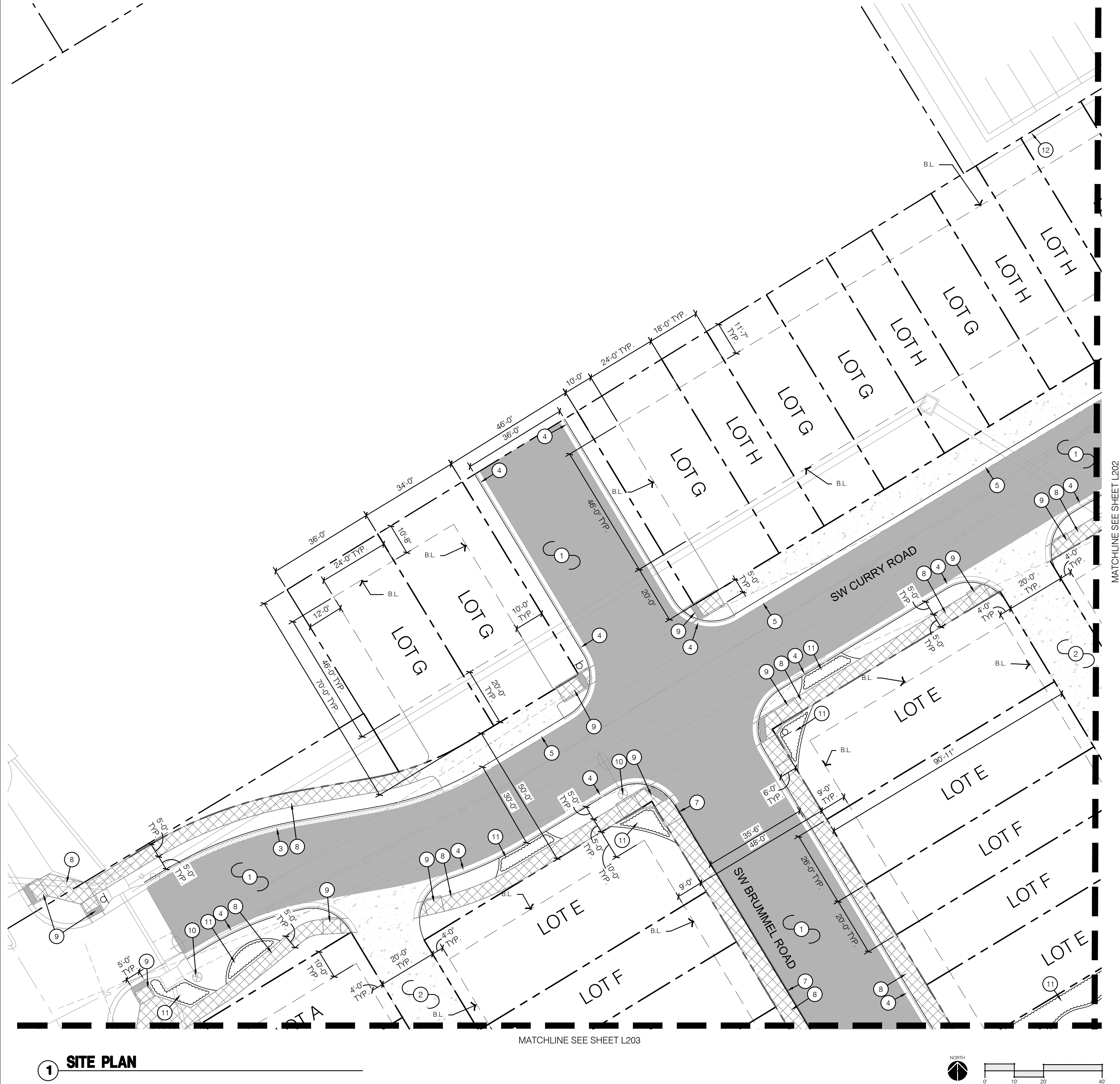
SITE OVERALL PLAN

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

drawn by: LS
checked by: BM
approved by: KPS
QA/QC by: KPS
project no.: 021-02987
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SHEET
L200



KEYMAP

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As Noted on Plans Review

**Development Services Department
Lee's Summit, Missouri
12/13/2021**

SITE PLAN LEGEND:

- | | |
|--|------------------------------|
| | RIGHT OF WAY / PROPERTY LINE |
| | BUILDING SETBACK |
| | SHEET MATCHLINE |
| | HEAVY DUTY CONCRETE PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | CONCRETE PAVING |
| | CG-1 CURB & GUTTER |
| | CG-1 DRY CURB & GUTTER |
| | CG-2 CURB & GUTTER |
| | RIBBON CURB |
| | C1 CURB |

SITE PLAN NOTES:

- | | |
|----|---|
| 1 | CONSTRUCT HEAVY DUTY 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 CURB; REF: C129 |
| 6 | CONSTRUCT RIBBON CURB; REF: C129 |
| 7 | CONSTRUCT C1 CURB; REF: C129 |
| 8 | CONSTRUCT STANDARD CONCRETE SIDEWALK PAVEMENT; REF: 1/L205 |
| 9 | CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLANS) |
| 10 | LIGHT FIXTURE; REF: LIGHTING PLANS |
| 11 | PLANTING BED; REF: LANDSCAPE PLANS |
| 12 | EXISTING SIDEWALK |

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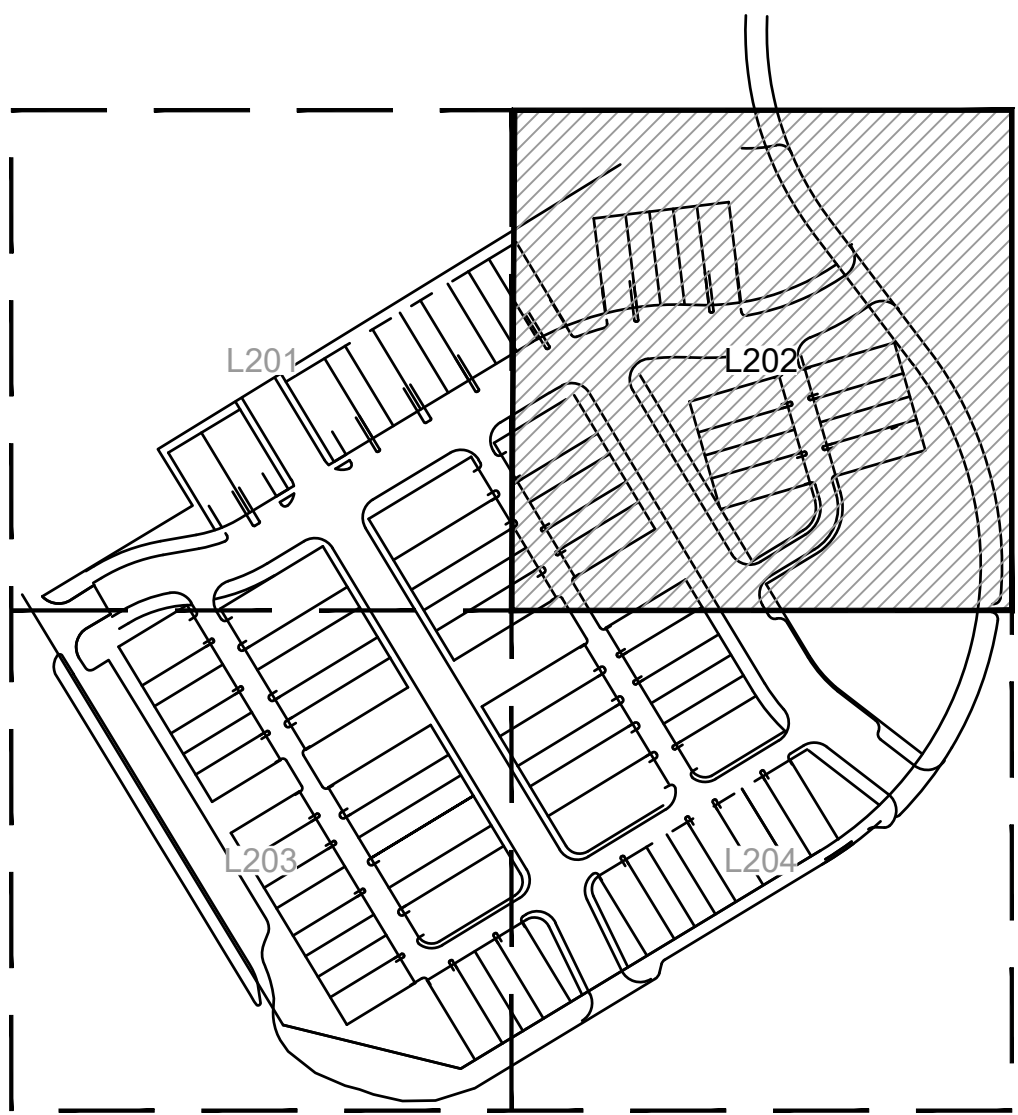
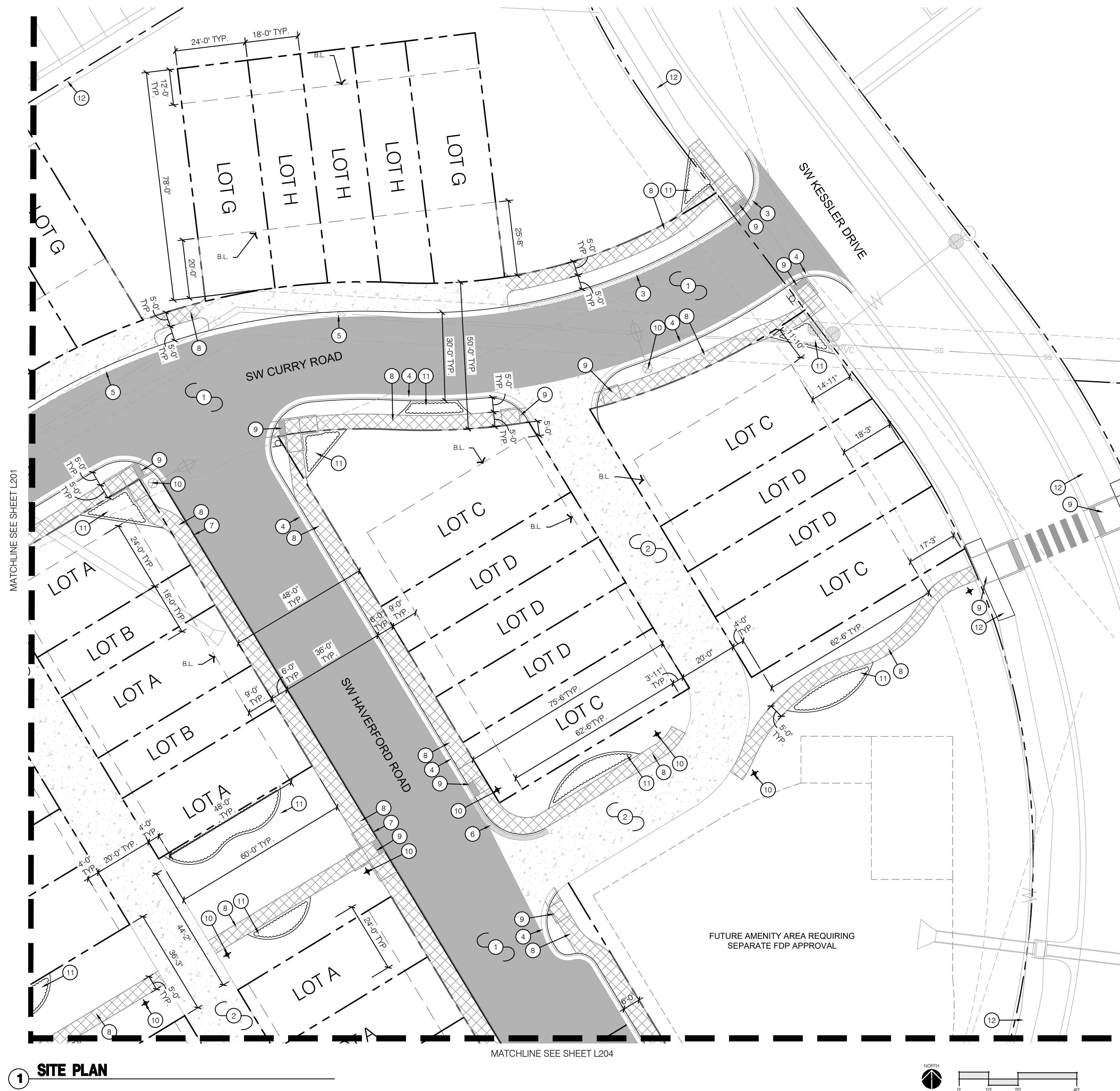
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

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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
drawing no.: L SIT01 02102987
date: _____ 10.14.2021

SHEET
L201



KEYMAP

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CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
12/13/2021

SITE PLAN LEGEND:

- | | |
|--|------------------------------|
| | RIGHT OF WAY / PROPERTY LINE |
| | BUILDING SETBACK |
| | SHEET MATCHLINE |
| | HEAVY DUTY CONCRETE PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | CONCRETE PAVING |
| | CG-1 CURB & GUTTER |
| | CG-1 DRY CURB & GUTTER |
| | CG-2 CURB & GUTTER |
| | RIBBON CURB |
| | C1 CURB |

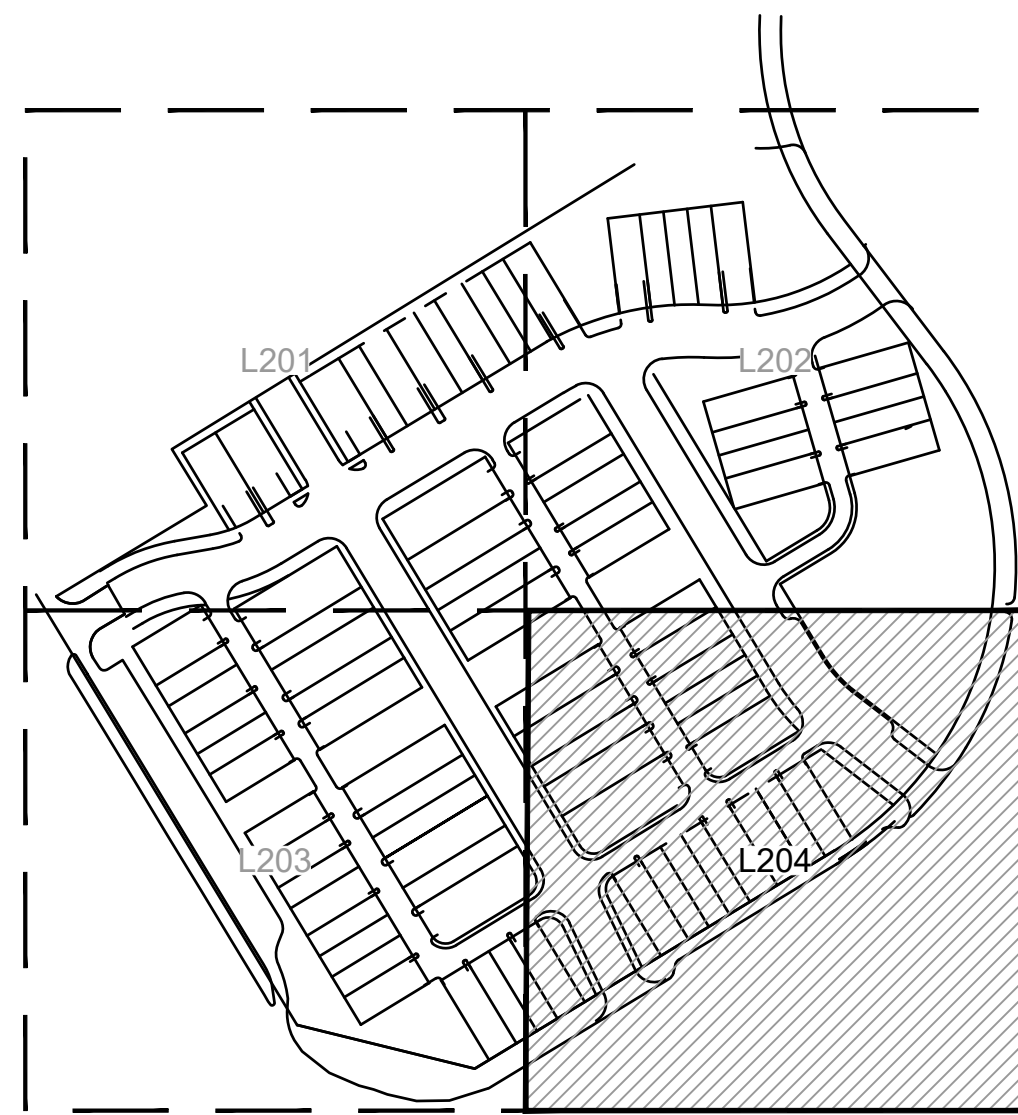
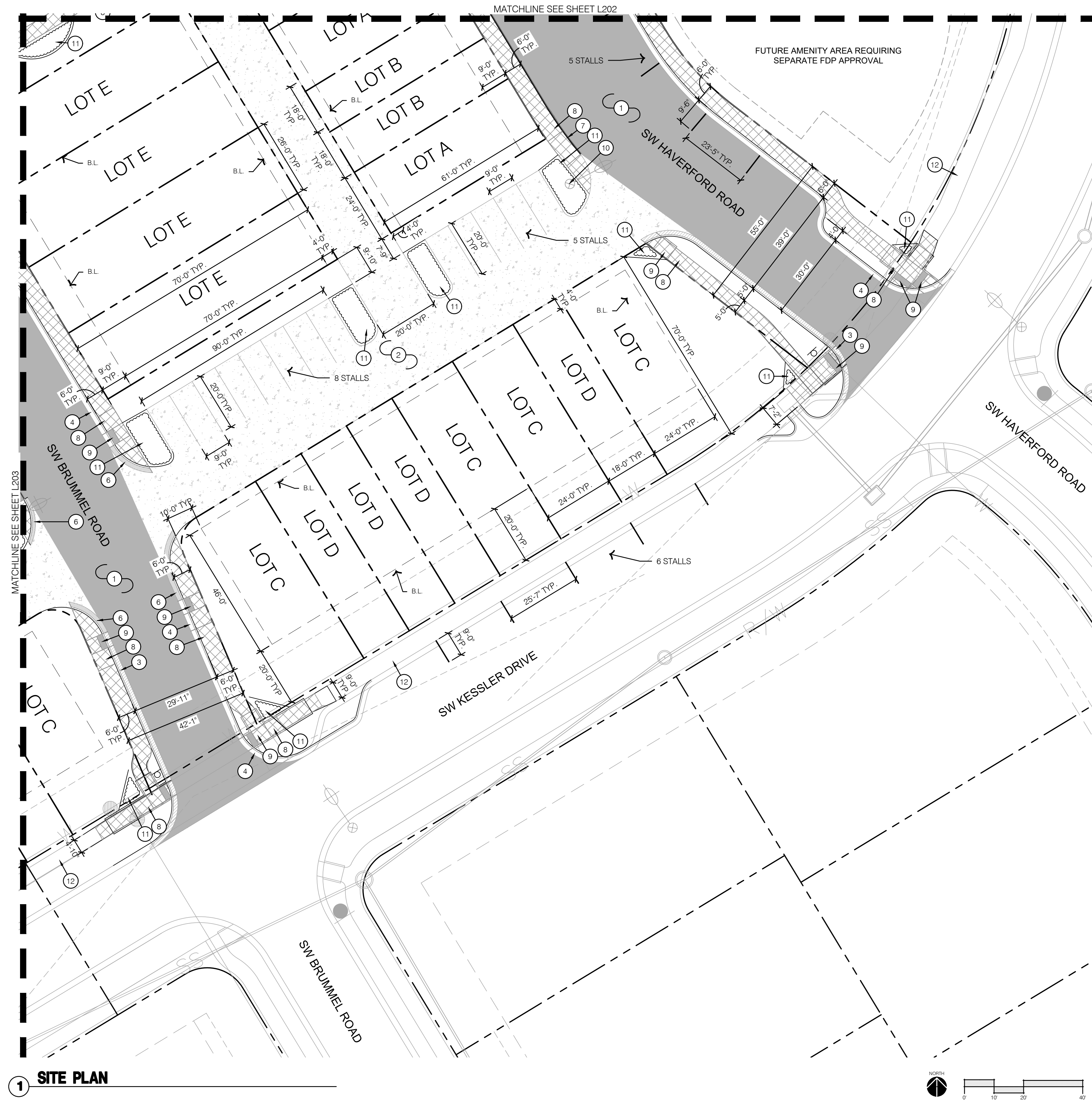
SITE PLAN NOTES:

- 1 CONSTRUCT HEAVY DUTY 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 CURB; REF: C129
- 6 CONSTRUCT RIBBON CURB; REF: C129
- 7 CONSTRUCT C1 CURB; REF: C129
- 8 CONSTRUCT STANDARD CONCRETE SIDEWALK PAVEMENT; REF: 1/L205
- 9 CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLANS
- 10 LIGHT FIXTURE; REF: LIGHTING PLANS
- 11 PLANTING BED; REF: LANDSCAPE PLANS
- 12 EXISTING SIDEWALK

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SITE PLAN	
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	2021












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SITE PLAN LEGEND:

- | | |
|---|------------------------------|
|  | RIGHT OF WAY / PROPERTY LINE |
|  | BUILDING SETBACK |
|  | SHEET MATCHLINE |
|  | HEAVY DUTY CONCRETE PAVING |
|  | HEAVY DUTY ASPHALT PAVING |
|  | CONCRETE PAVING |
|  | CG-1 CURB & GUTTER |
|  | CG-1 DRY CURB & GUTTER |
|  | CG-2 CURB & GUTTER |
|  | RIBBON CURB |
|  | C1 CURB |

SITE PLAN NOTES:

- 1 CONSTRUCT HEAVY DUTY 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 CURB; REF: C129
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1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson

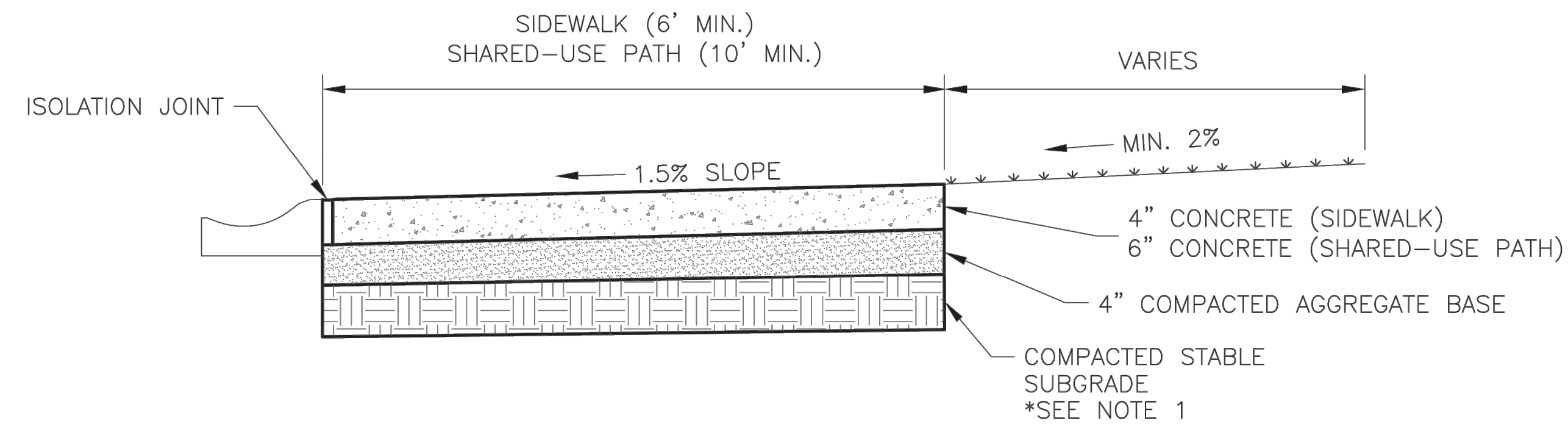
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	SITE PLAN	
	NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO		2021

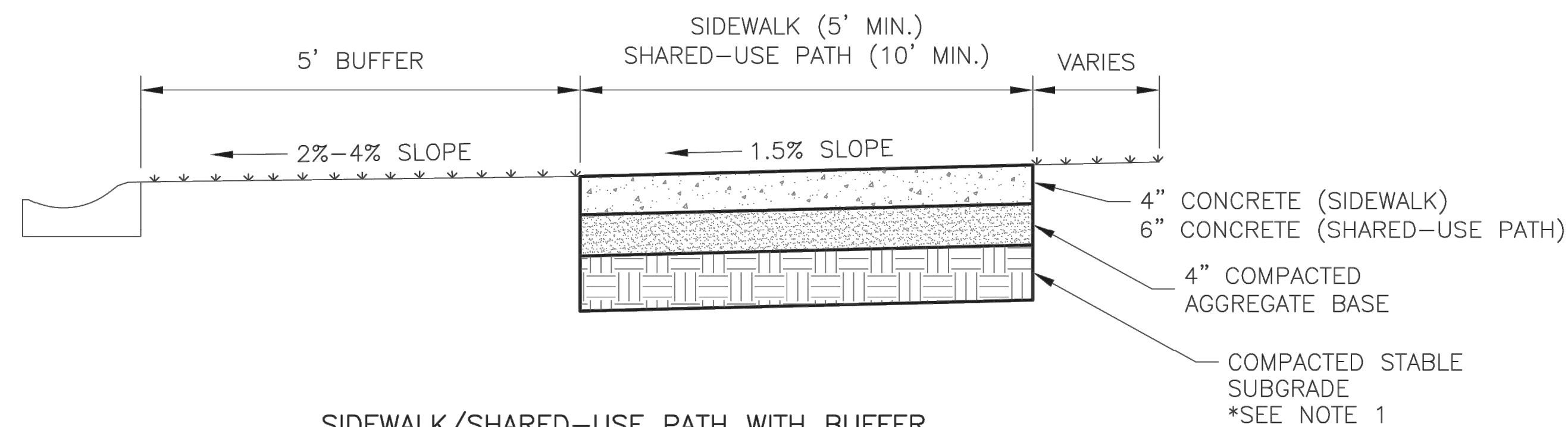
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drawing no.: L SIT01 02102987
date: _____ 10.14.2021

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Lee's Summit, Missouri
12/13/2021



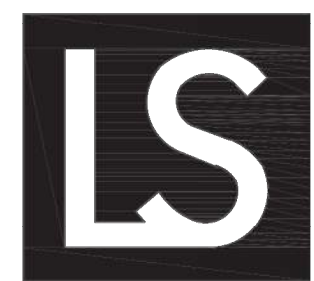
SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



LEE'S SUMMIT

MISSOURI

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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 05/2021

Drawn By: MJF

Checked By: DL

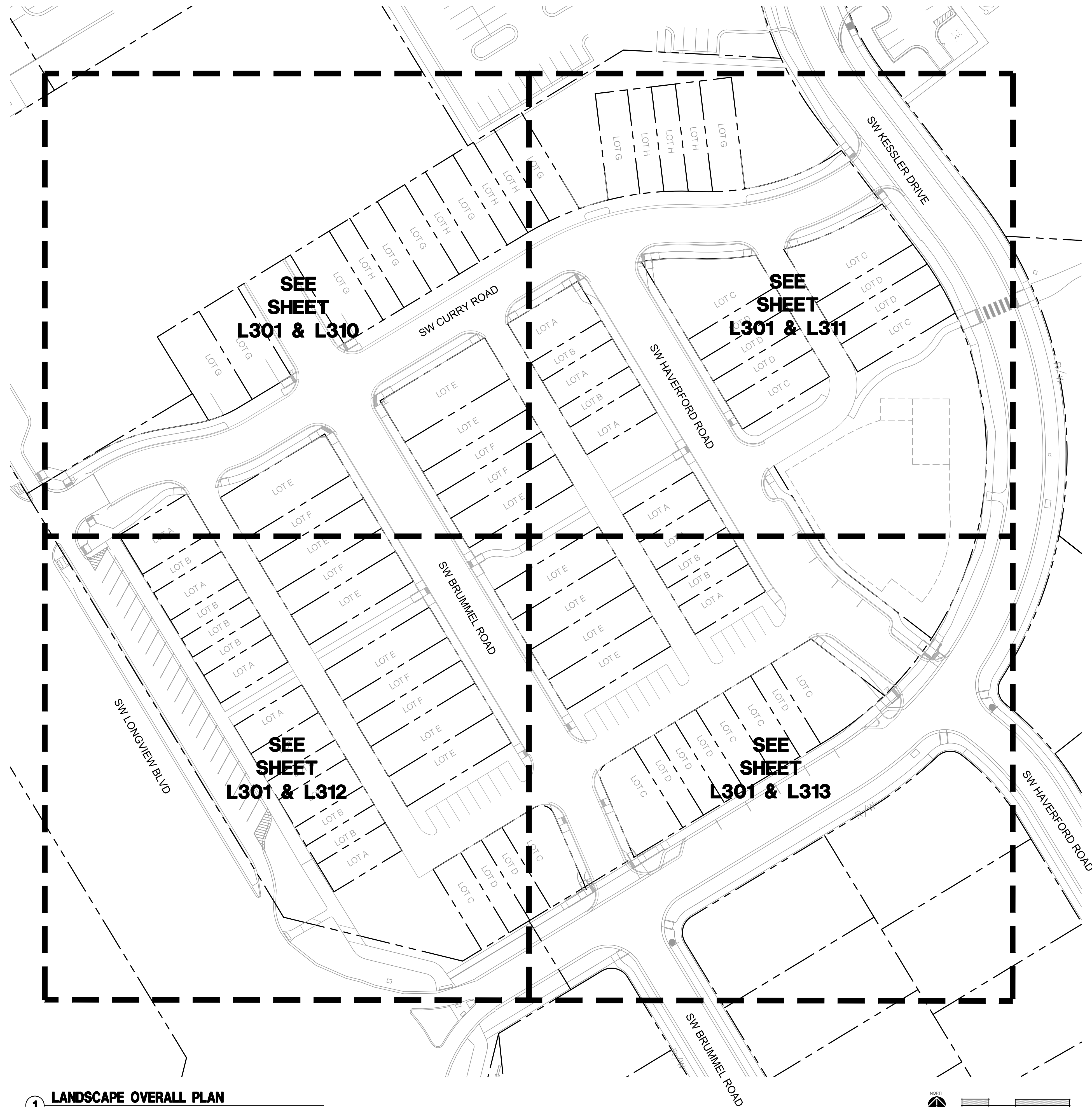
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HARDSCAPE DETAILS	
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	2021

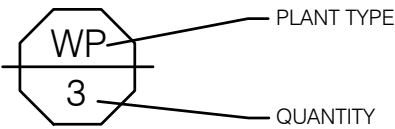
drawn by: _____ LS
checked by: _____ BM
approved by: _____ KPS
QA/QC by: _____ KPS
project no.: _____ 021-02987
drawing no.: HSC DTL 02102987
date: _____ 10.14.2021

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LANDSCAPE GENERAL NOTES:

- 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. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREE 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.



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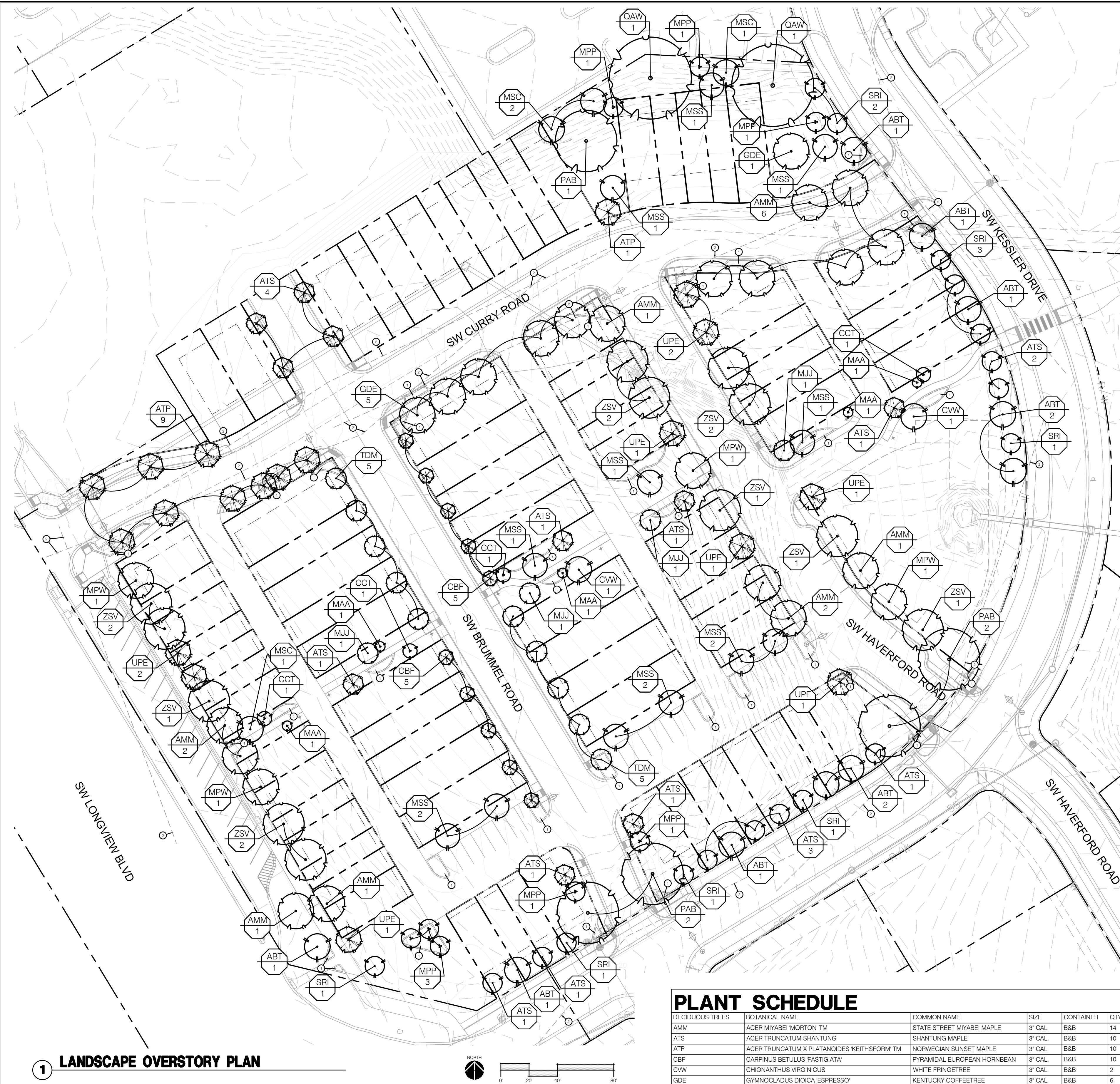
OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #:2005000285
1814 Main St.

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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
date: _____ 10.14.2021

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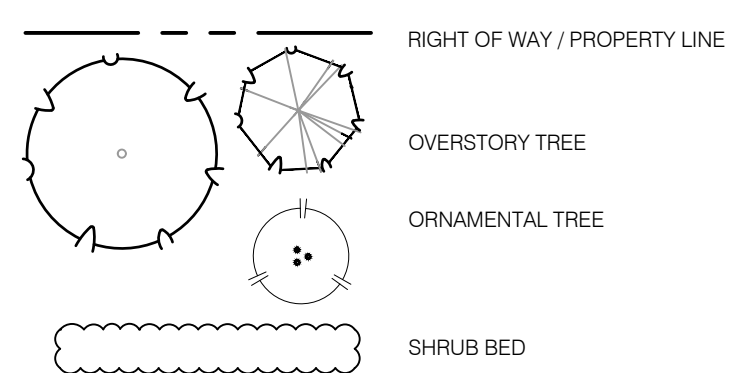


PLANT SCHEDULE						
DECIDUOUS TREES		BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
AMM		ACER MIYABI 'MORTON' TM	STATE STREET MIYABE MAPLE	3' CAL	B&B	14
ATS		ACER TRUNCATUM SHANTUNG	SHANTUNG MAPLE	3' CAL	B&B	10
ATP		ACER TRUNCATUM X PLATANOIDES KEITHSFORM TM	NORWEGIAN SUNSET MAPLE	3' CAL	B&B	10
CBF		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	3' CAL	B&B	10
CWV		CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3' CAL	B&B	2
GDE		GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	3' CAL	B&B	4
MPW		MACLURA POMIFERA 'WHITE SHIELD'	WHITE SHIELD OSAGE ORANGE	3' CAL	B&B	6
PAB		PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	3' CAL	B&B	2
QAW		QUERCUS ALBA	WHITE OAK	3' CAL	B&B	2
TDM		TAXODIUM DISTICHUM 'MICKELSON' TM	SHAWNEE BUNE BALD CYPRESS	3' CAL	B&B	10
UPE		ULMUS PROPNQUA 'JFS-BIEBERICH' TM	EMERALD SUNSHINE ELM	2.5' CAL	B&B	9
ZSV		ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	3' CAL	B&B	13
ORNAMENTAL TREES		BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ABT		ACER BUERGERIANUM	TRIDENT MAPLE	3' CAL	B&B	9
ATS		ACER TRUNCATUM	SHANTUNG MAPLE	3' CAL	B&B	8
CCT		CERROIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	3' CAL	B&B	4
MJ		MAGNOLIA X 'JANE'	JANE MAGNOLIA	3' CAL	B&B	4
MAA		MALLUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	3' CAL	B&B	4
MPP		MALLUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3' CAL	B&B	4
MSC		MALLUS X 'SARGENTII'	SARGENT CRABAPPLE	3' CAL	B&B	4
MSS		MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3' CAL	B&B	12
SRI		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3' CAL	B&B	9

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 LENGTH OF THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20'.		
	SW KESSLER DRIVE		
	TOTAL STREET FRONTAGE = 992 LF		
	(992/ 30 = 29.7)	30 TREES	30 TREES
	SW LONGVIEW BOULEVARD		
	TOTAL STREET FRONTAGE = 477 LF		
	(477/ 30 = 16.2)	16 TREES	16 TREES
	SW CURRY ROAD		
	TOTAL STREET FRONTAGE = 622 LF		
	(622/ 30 = 20.63)	21 TREES	21 TREES
	SW BRUMMEL ROAD		
	TOTAL STREET FRONTAGE = 545 LF		
	(545/ 30 = 18.16)	19 TREES	20 TREES
	SW HAVERFORD ROAD		
	TOTAL STREET FRONTAGE = 432 LF		
	(441/ 40 = 14.70)	15 TREES	22 TREES
OPEN YARD TREES:			
SEC. 8.790	BUILDING FOOTPRINT = 94,373 SQ. FT.		
	216,362 / 5,000 = 43.27 TREES	43 TREES	50 TREES
	LANDSCAPE TOTALS	144 TREES	159 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 DRIVE		
	TOTAL STREET FRONTAGE = 992 LF		
	(992/ 20 = 49.6)	50 SHRUBS	52 SHRUBS
	SW LONGVIEW BOULEVARD		
	TOTAL STREET FRONTAGE = 477 LF		
	(477/ 20 = 23.85)	24 SHRUBS	30 SHRUBS
	SW CURRY ROAD		
	TOTAL STREET FRONTAGE = 622 LF		
	(622/ 20 = 31.1)	33 SHRUBS	33 SHRUBS
	SW BRUMMEL ROAD		
	TOTAL STREET FRONTAGE = 545 LF		
	(545/ 20 = 27.25)	28 SHRUBS	28 SHRUBS
	SW HAVERFORD ROAD		
	TOTAL STREET FRONTAGE = 432 LF		
	(432/ 20 = 21.6)	22 SHRUBS	25 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	137 SHRUBS
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.		
LANDSCAPE TOTALS		244 SHRUBS	305 SHRUBS

LANDSCAPE LEGEND:



LANDSCAPE PLAN NOTES:

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

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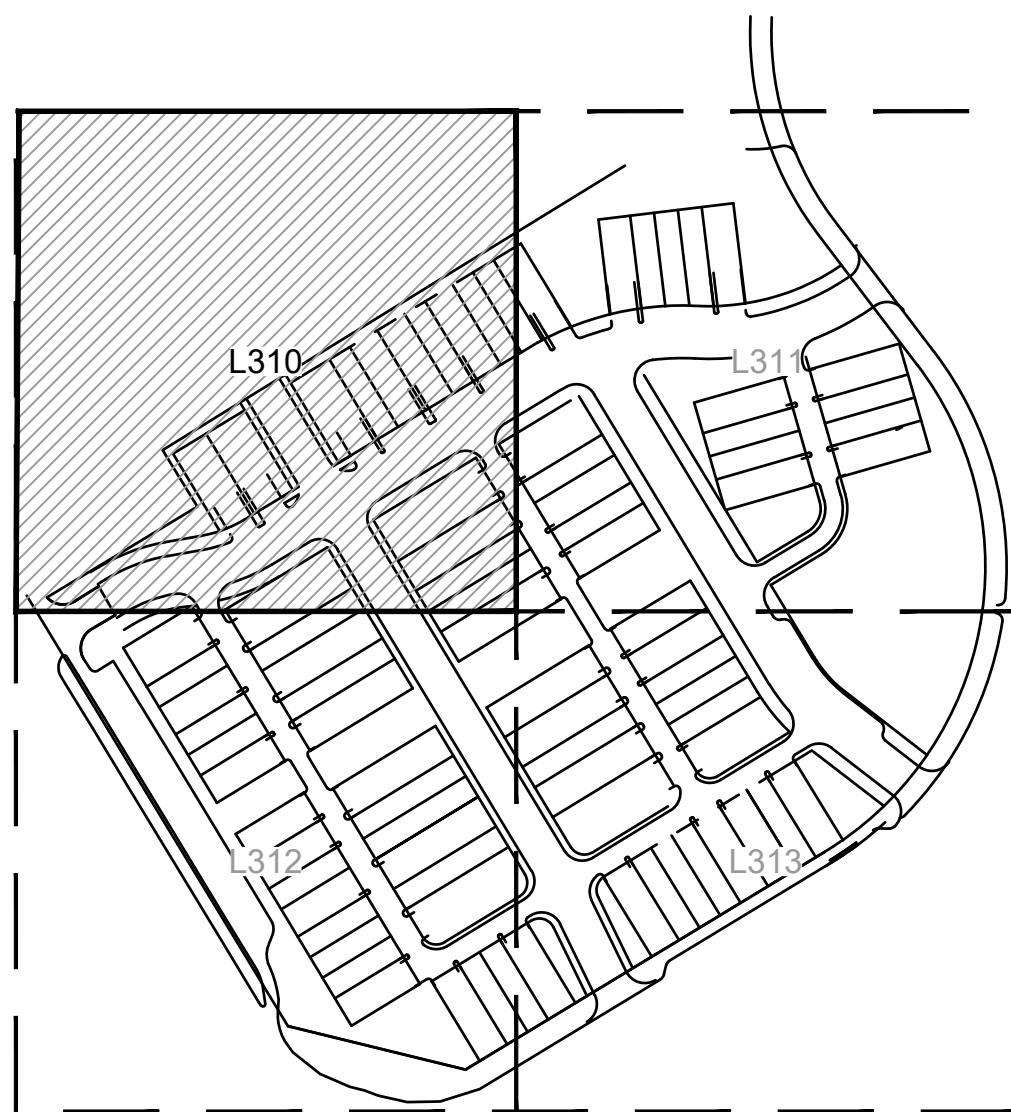
LANDSCAPE OVERSTORY PLAN	
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	2021

drawn by: _____ LS
checked by: _____ BM
approved by: _____ KPS
QA/QC by: _____ KPS
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drawing no.: LSC OVR 02102987
date: _____ 10.14.2021

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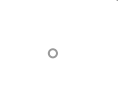







1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE LEGEND:

- | | |
|---|------------------------------|
|  | RIGHT OF WAY / PROPERTY LINE |
|  | SHEET MATCHLINE |
|  | OVERSTORY TREE |
|  | |
|  | ORNAMENTAL 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		COMMON NAME		SIZE	QTY
CS	CORNUS SPECIE 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	24	
CK	CORNUS SPECIE 'KELSEY'	KELSEY DWARF REDTWIG DOGWOOD	5 GAL	21	
HF	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	12	
IL	ITEA VIRGINICA 'HENRY S GARNET'	HENRY S GARNET SWEETSPIRE	5 GAL	8	
IL	ITEA VIRGINICA 'LITTLE HENRY' TM	LITTLE HENRY SWEETSPIRE	5 GAL	4	
PD	PHYRAPHYLLUS OPULIFOLIOUS 'DORRANT'	LITTLE DEW LIME NINEBARK	5 GAL	46	
RA	RUS. JAROMATICA 'GRD LON'	GRD LON FRAGRANT SUMAC	5 GAL	5	
VB	VIURNUM CARPESLI 'SM/COB TM'	SPICE BABY CORNERSPICE VIURNUM	5 GAL	8	
WB	WEIGELA FLORIDA BRAMWELL TM	FINE WINE WEIGELA	5 GAL	81	
EVERGREEN SHRUBS		COMMON NAME		SIZE	QTY
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	14	

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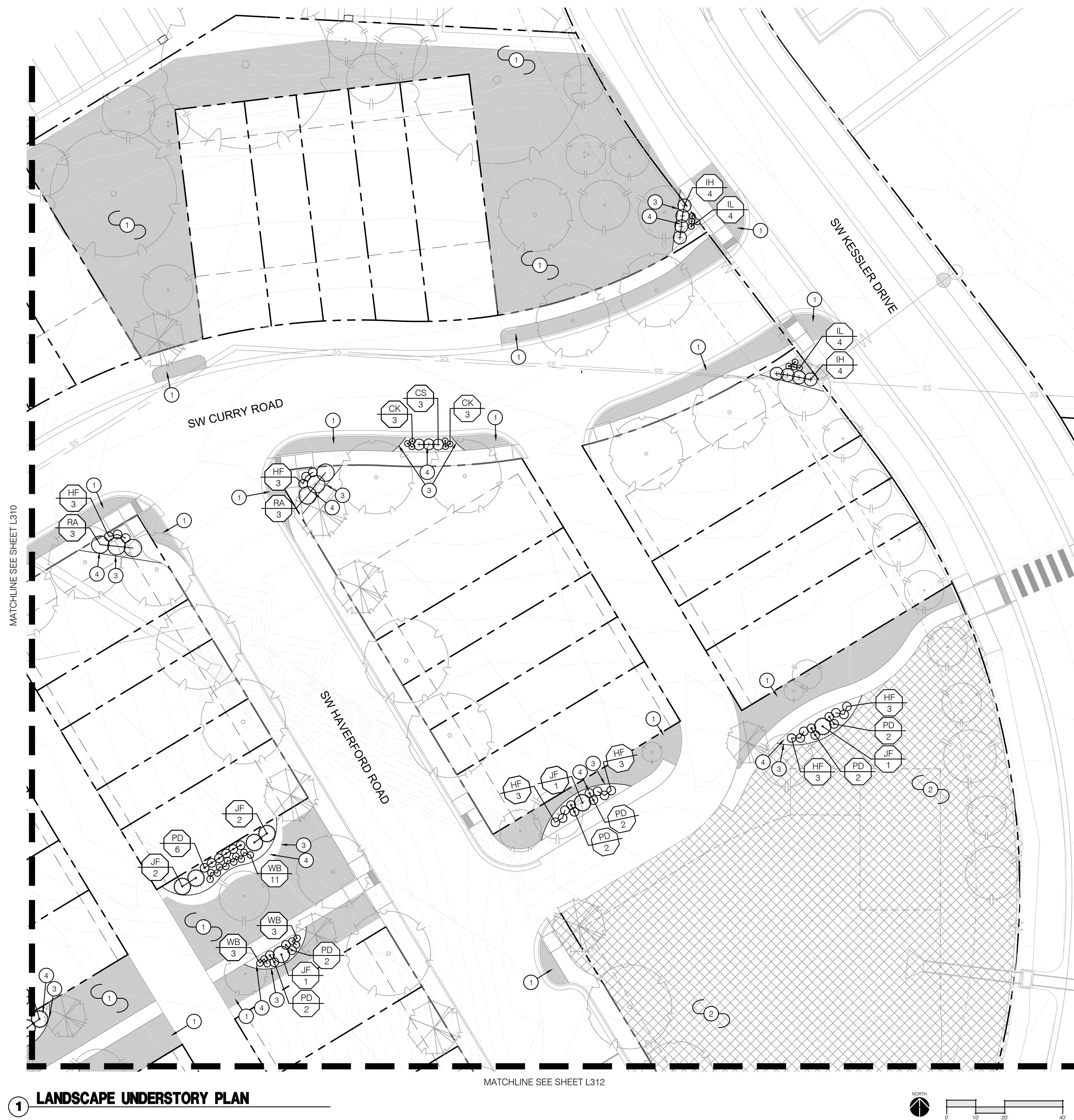
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MISSOURI CERTIFICATE OF AUTHORITY # 20050000285
1814 Main St.
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LANDSCAPE UNDERSTORY PLAN	
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	2021

drawn by: _____ LS
checked by: _____ BM
approved by: _____ KPS
QA/QC by: _____ KPS
project no.: _____ 021-02987
drawing no.: _____ LSC UND 02102987
date: _____ 10.14.2021

SHEET
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KEYMAP

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Development Services Department
Lee's Summit, Missouri
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LANDSCAPE LEGEND:

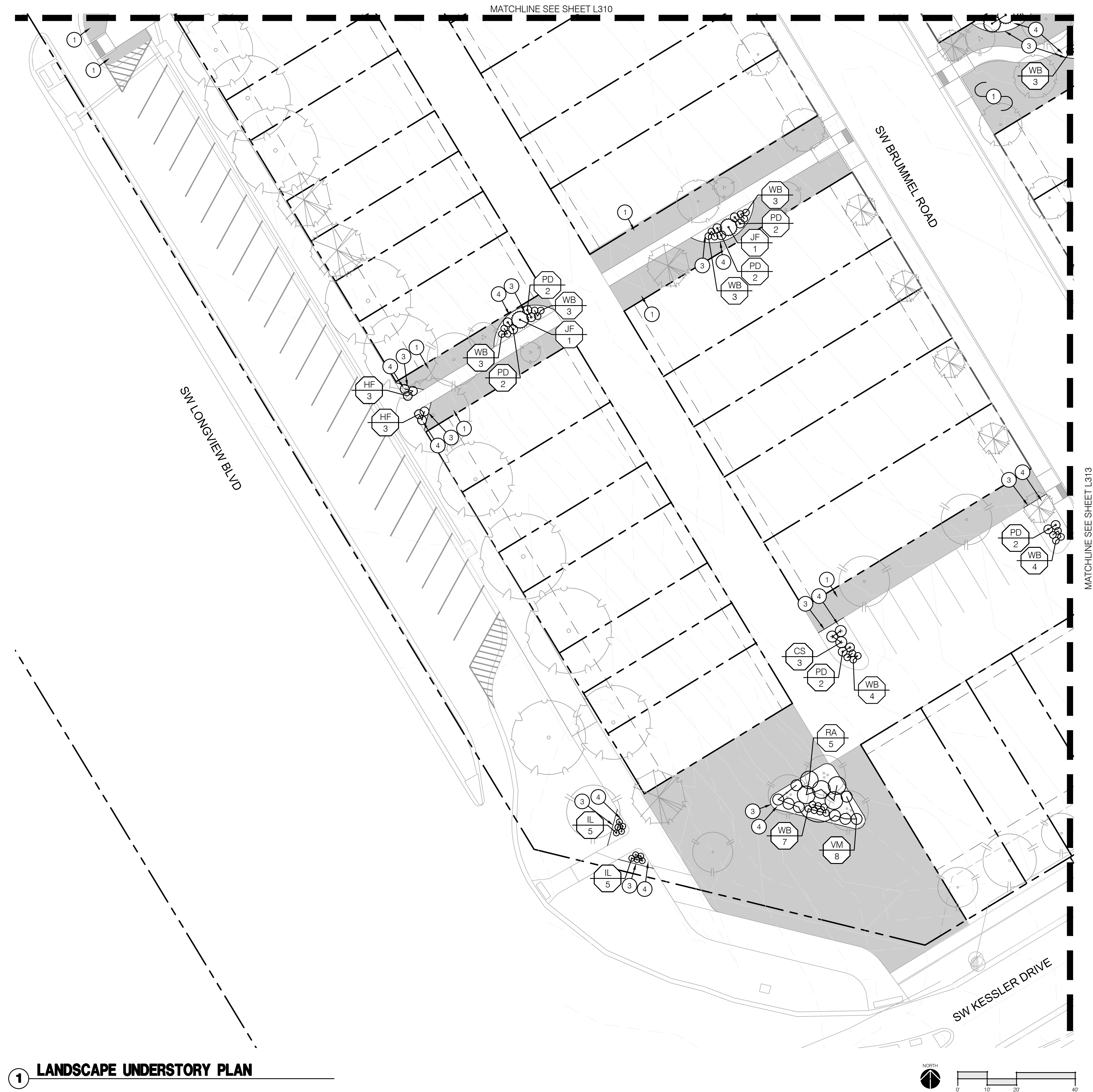
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERSTORY TREE
- ORNAMENTAL TREE
- SHRUB BED
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

LANDSCAPE PLAN NOTES:

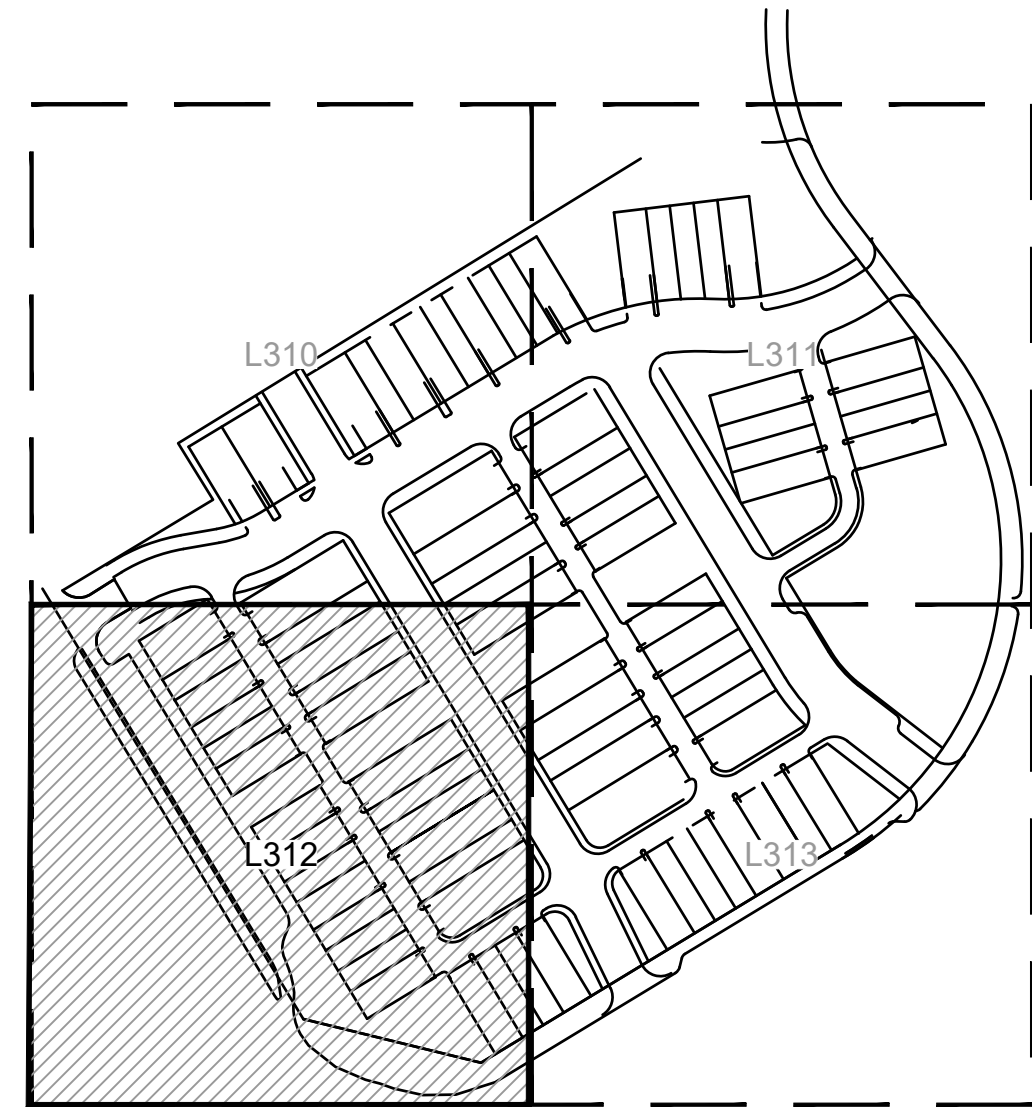
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|---|---|
| 1 | AREA TO BE SODDED WITH TURF TYPE FESCUE SOD; REF: SPECIFICATIONS |
| 2 | AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS |
| 3 | INSTALL METAL BED EDGE; REF: 5/L390 |
| 4 | LANDSCAPE BED WITH HARDWOOD MULCH; REF: SPECIFICATIONS, 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	24
HK		CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED TWIG DOGWOOD	5 GAL	21
CF		HYPERICUM PRODRONSO 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	12
IT		LYTA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSHIRE	5 GAL	8
PT		LYTA VIRGINICA 'LITTLE HEARTY' TM	LITTLE HEARTY SWEETSHIRE	5 GAL	47
PO		PHYSCOCARPUS OULIIFOLUS 'DONNA MAY' TM	THE DAVE LILINEBAY	5 GAL	16
RA		RHUS AROMATICA 'GRO LOW'	LOW GROW FRAGRANT SUMAC	5 GAL	5
VM		VIBURNUM CARLESI SM/CB TM	SPICE BABY KOREANSPICE VIBURNUM	5 GAL	8
WB		WEGELA FLORIDA BRAMMEL' TM	FINE WINE WEGELA	5 GAL	81
EVERGREEN SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE	QTY
JF		JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	5 GAL	14

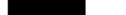








1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE LEGEND:

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

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Development Services Department
Lee's Summit, Missouri
12/13/2021

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	COMMON FIRE RED TWIG DOGWOOD	5 GAL	24	
CK	CORNUS SERICEA 'KELSEY'	KELSEY DWARF REDTWIG DOGWOOD	5 GAL	21	
HF	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	12	
IL	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL	8	
IL	ITEA VIRGINICA 'LITTLE HENRY' TM	LITTLE HENRY SWEETSPICE	5 GAL	4	
PD	PHYSCOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	5 GAL	46	
RU	RHUS ARNICA '3RD LOW'	3RD LOW FRAGRANT SUMAC	5 GAL	5	
VB	VIBURNUM PAULSIFOLIUM 'SMVBC' TM	SPICE BABY KOREANSPIRICE VIBURNUM	5 GAL	8	
WB	WEIGELA FLORIDA 'BRAMWELL' TM	FINE WINE WEIGELA	5 GAL	81	
EVERGREEN SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE	QTY
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	14	

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the olsson studio
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MISSOURI CERTIFICATE OF AUTHORITY #20050000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8884 www.olsson.com

[illegible]

LANDSCAPE UNDERSTORY PLAN

**NEW LONGVIEW
FINAL DEVELOPMENT PLANS**

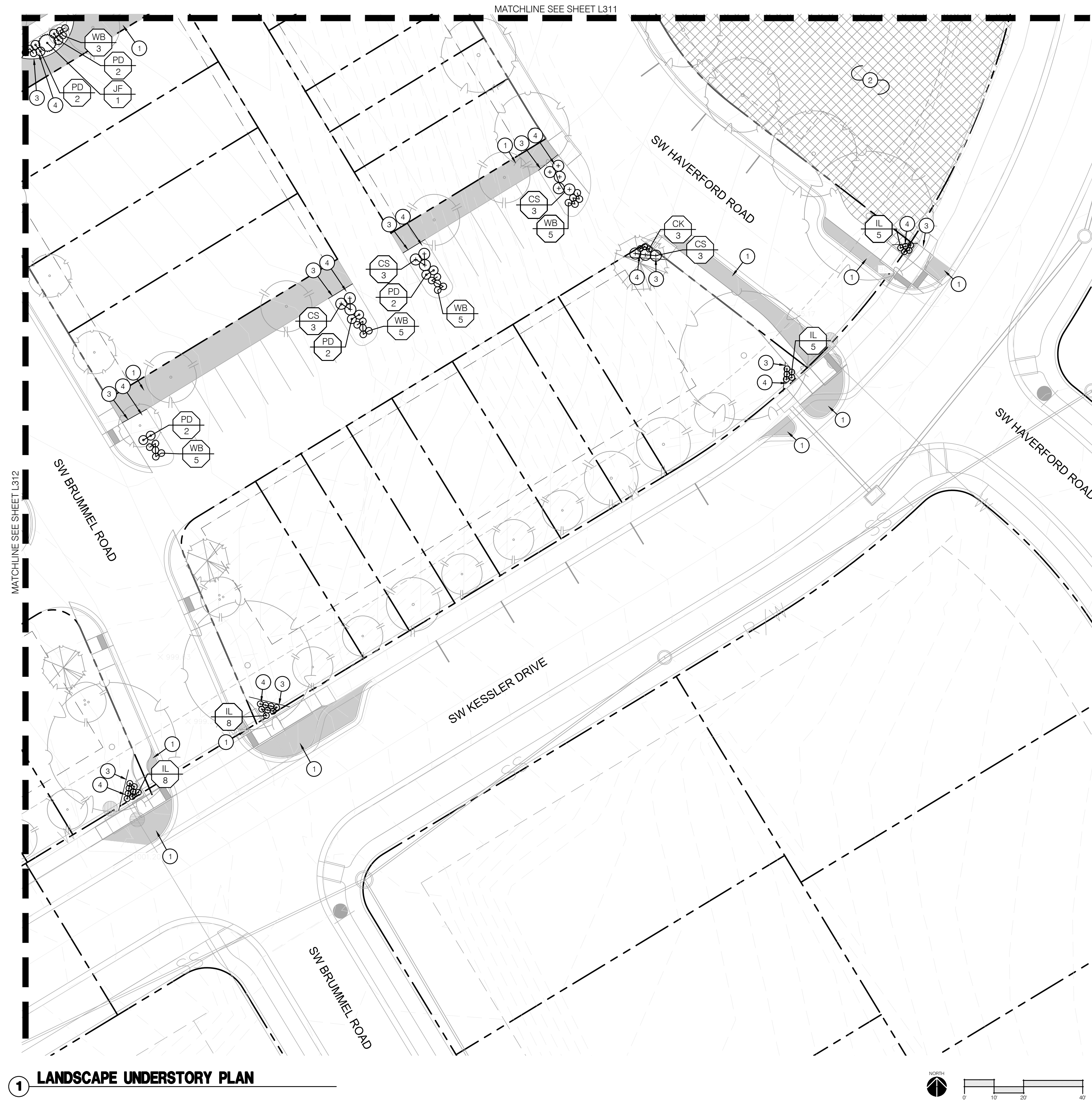
E'S SUMMIT, MO

REVISIONS

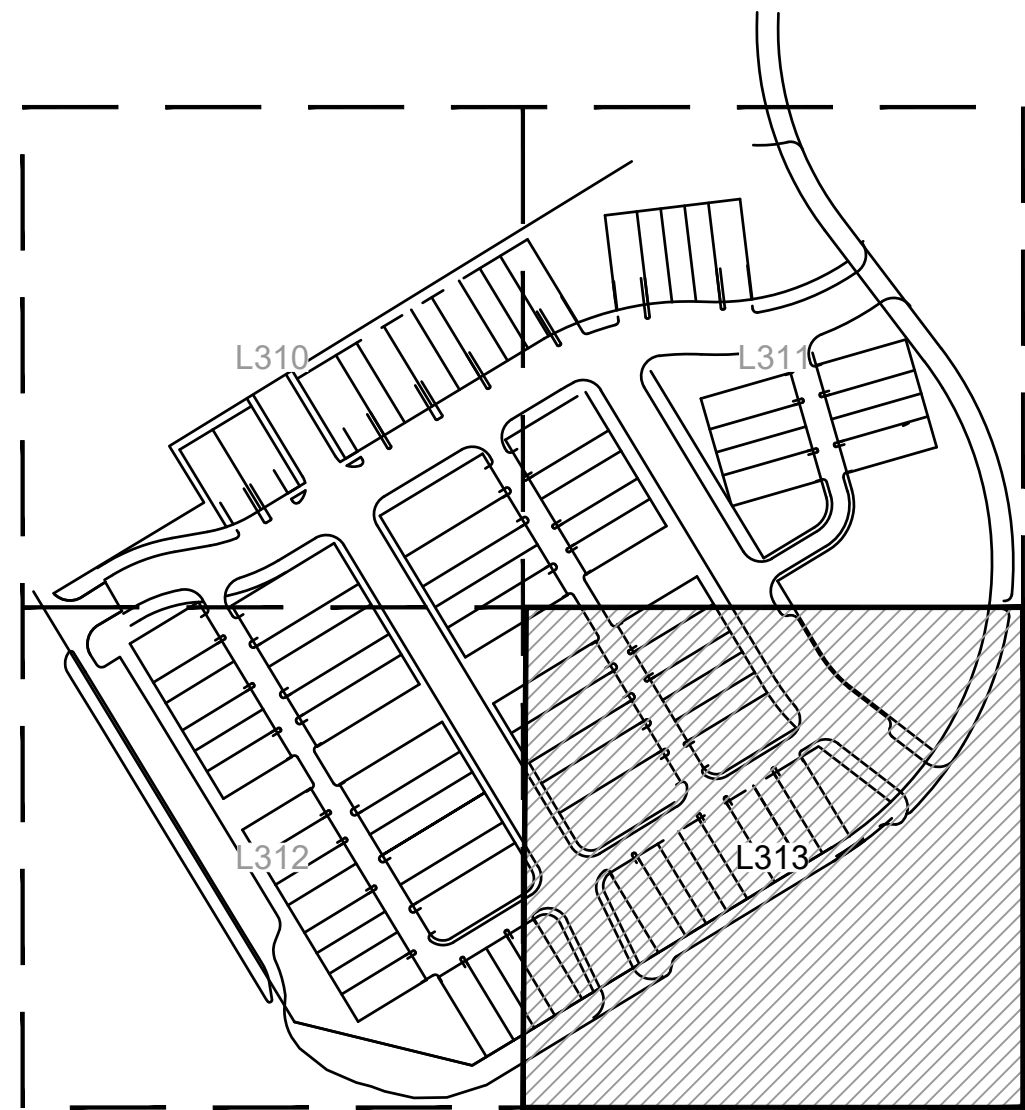
2021

drawn by: _____ LS
checked by: _____ BM
approved by: _____ KPS
QA/QC by: _____ KPS
project no.: _____ 021-02987
drawing no.: _____ LSC UND 02102987
date: _____ 10.14.2021

SHEET
L312



1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

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Development Services Department
Lee's Summit, Missouri
12/13/2021

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
SHEET MATCHLINE
OVERSTORY TREE
ORNAMENTAL 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	24
CK	CORNUS SERICEA 'KELEYE'	KELEYE DWARF REDTWIG DOGWOOD	5 GAL	21
HF	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	5 GAL	12
IL	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	5 GAL	8
IH	ITEA VIRGINICA 'LITTLE HENRY' TM	LITTLE HENRY SWEETSPICE	5 GAL	4
PD	PHYSCALPUS OPULIFOLUS 'DONNIA MAY' TM	LITTLE DEW KINEBAR	5 GAL	46
RS	RYNCHOSPORA 'CRYO-LON'	CRYO-LON FRAGRANT SUMAC	5 GAL	5
VB	VIURNUM CARLESII 'SM/BC TM	SPICE BABY KOREANSPICE VIURNUM	5 GAL	8
WB	WEIGELA FLORIDA 'BRAMWELL' TM	FINE WNE WEIGELA	5 GAL	81
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JF	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	5 GAL	14

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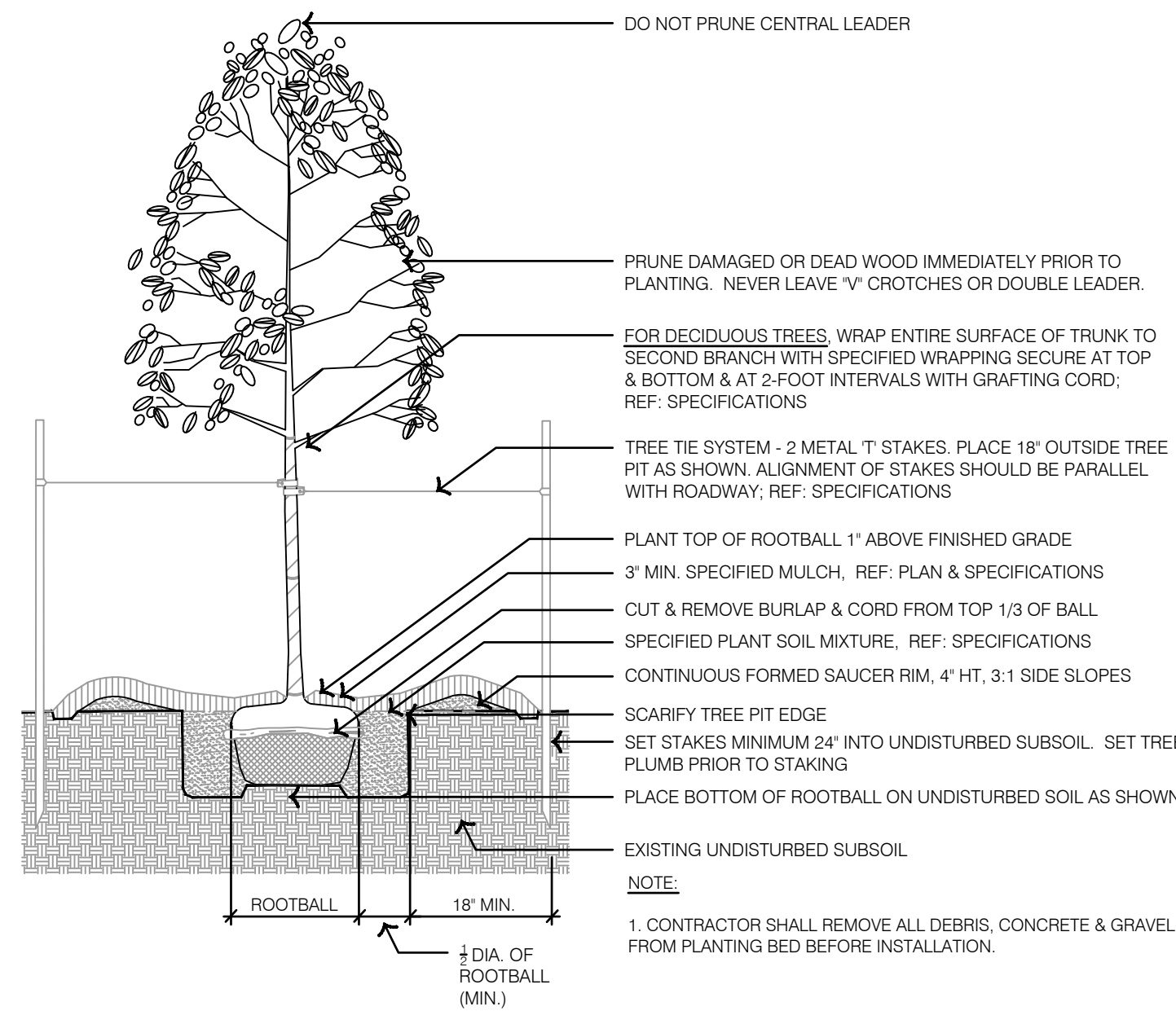
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MISSOURI CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

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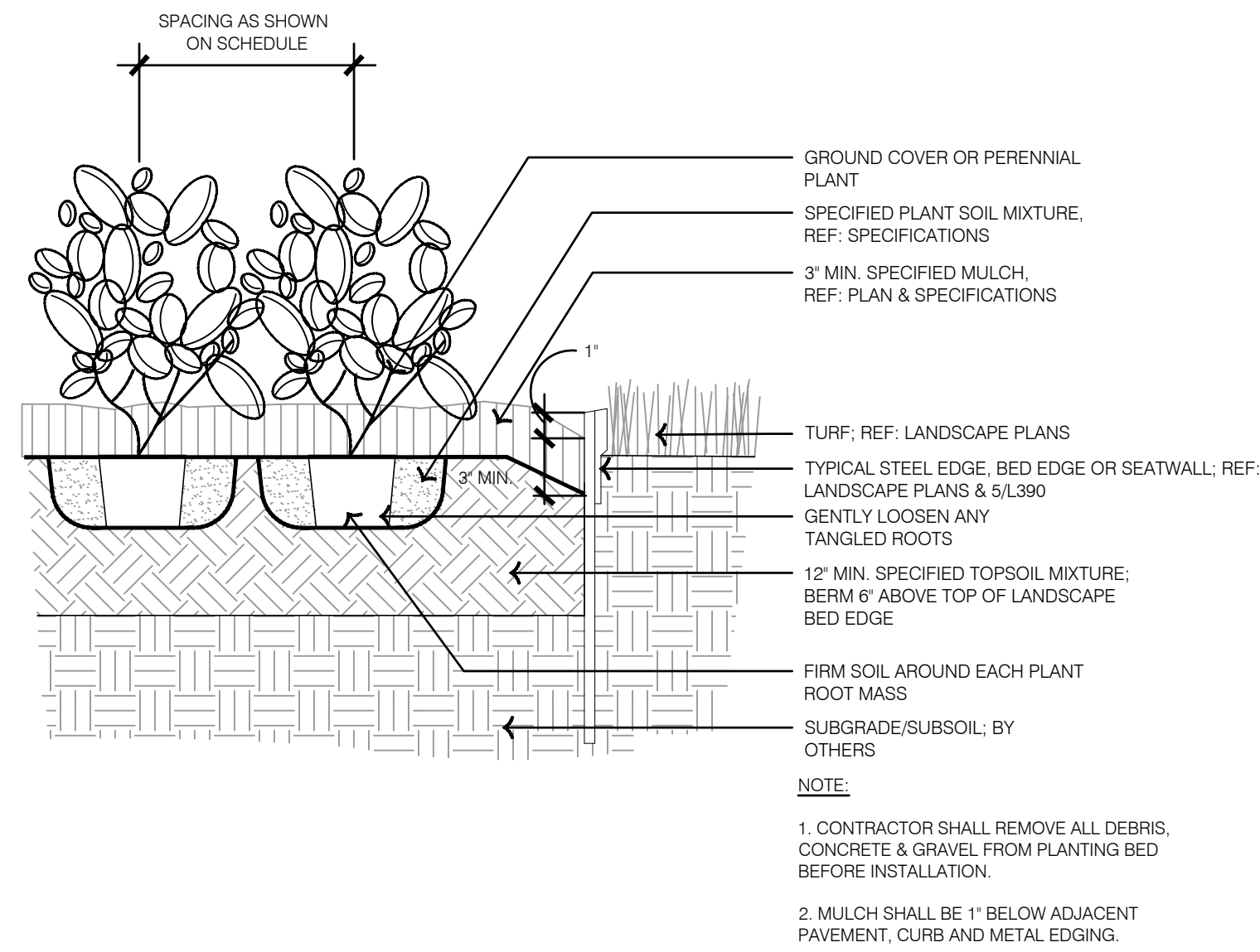
LANDSCAPE UNDERSTORY PLAN	2021
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	

drawn by: _____ LS
checked by: _____ BM
approved by: _____ KPS
QA/QC by: _____ KPS
project no.: _____ 021-02987
drawing no.: LSC UND 02102987
date: _____ 10.14.2021

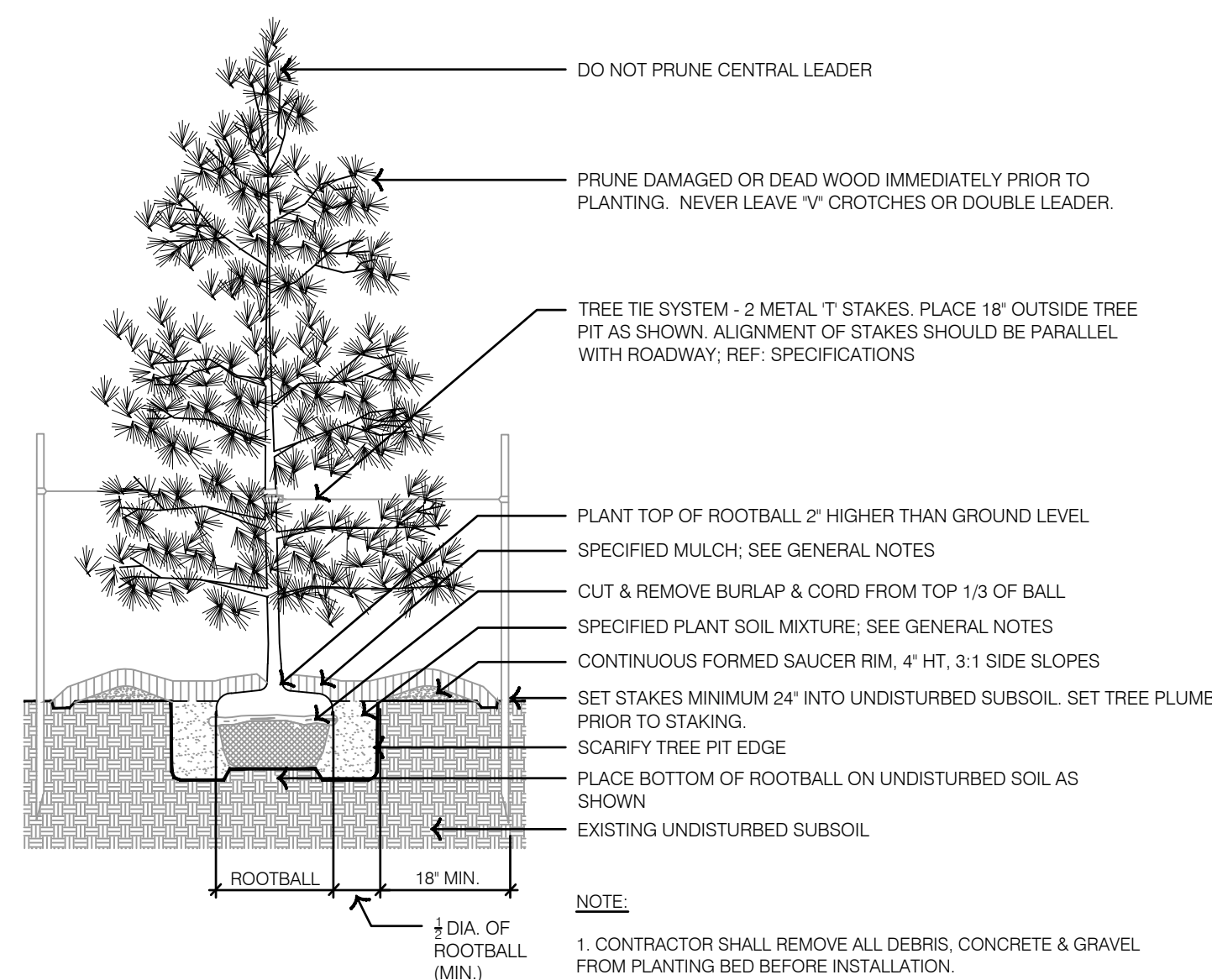
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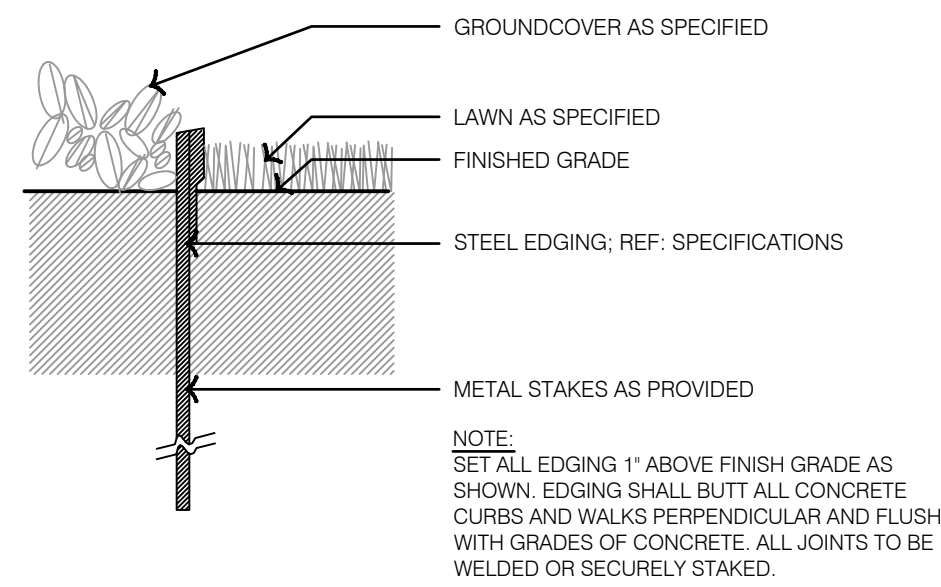
1 TYPICAL DECIDUOUS TREE PLANTING



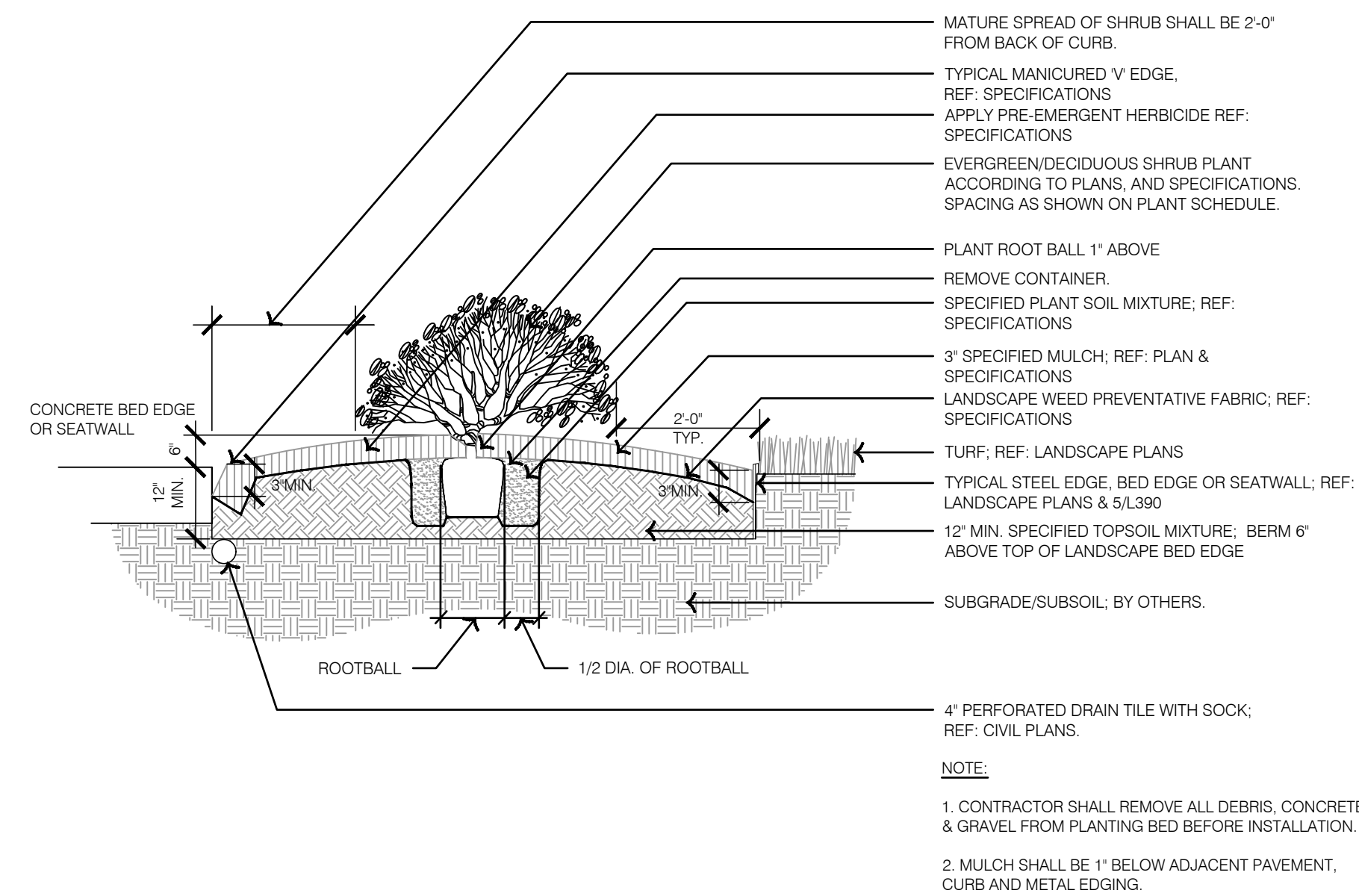
4 TYPICAL GROUNDCOVER & PERENNIAL PLANTING



2 TYPICAL EVERGREEN TREE PLANTING



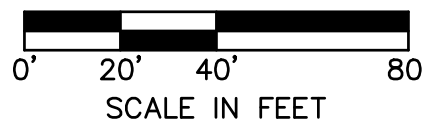
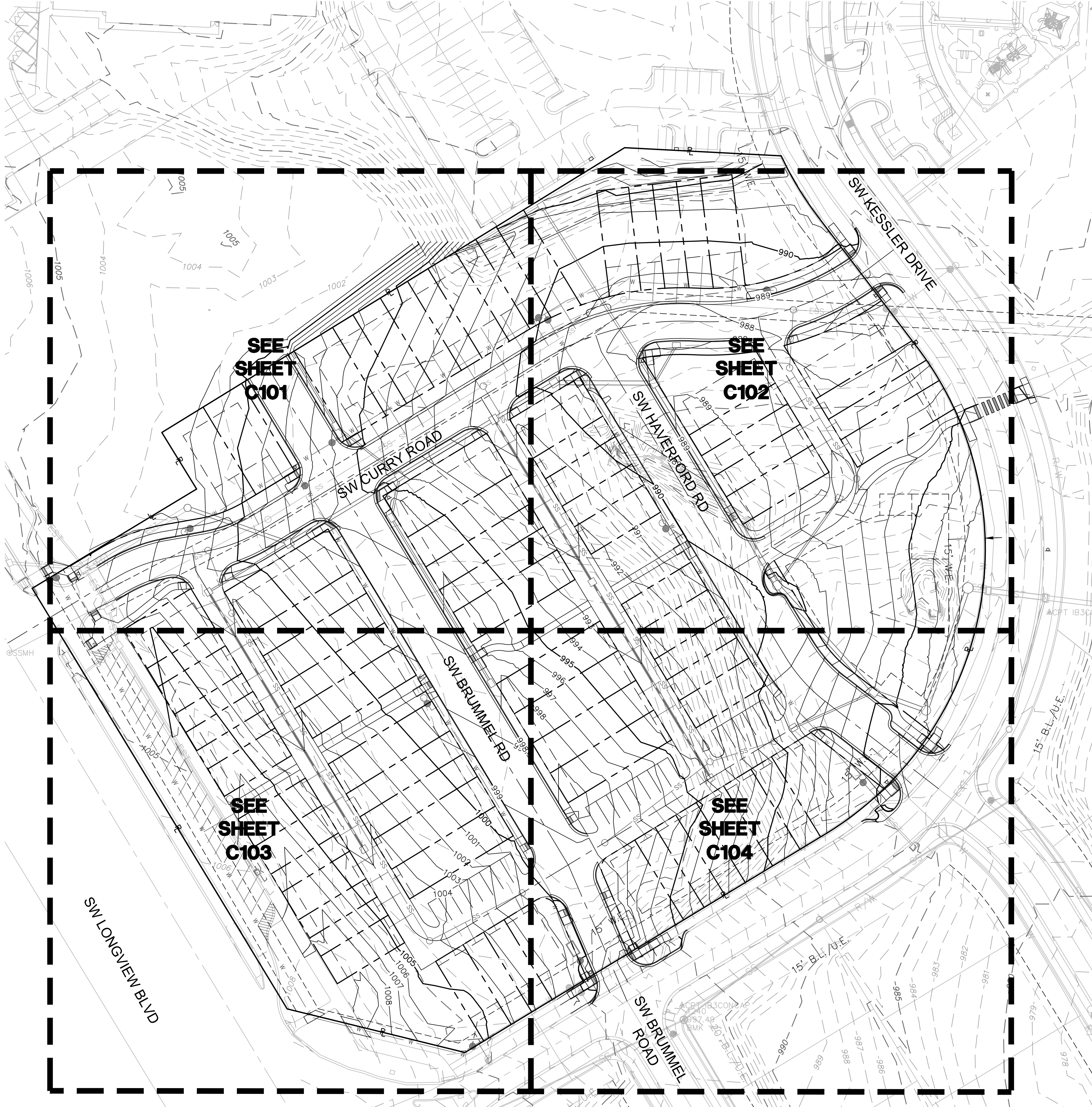
5 TYPICAL STEEL BED EDGE



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CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021

drawn by: _____ LS checked by: _____ BM approved by: _____ KPS QA/QC by: _____ KPS project no.: 021-0-2987 drawing no.: L-SC DTL 0210-2987 date: 10.14.2021	LANDSCAPE DETAILS		REV. NO.		DATE	REVISIONS DESCRIPTION	BY
	NEW LONGVIEW FINAL DEVELOPMENT PLANS						
LEE'S SUMMIT, MO	2021					REVISIONS	

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USER: elowrey



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Development Services Department
Lee's Summit, Missouri
12/13/2021

GRADING LEGEND

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

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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:

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

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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
10/14/21
PROFESSIONAL ENGINEER

BY
REVISIONS DESCRIPTION
DATE
REV. NO.

REVISIONS
2021

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

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GRD01_02102987
date: 08/25/2021

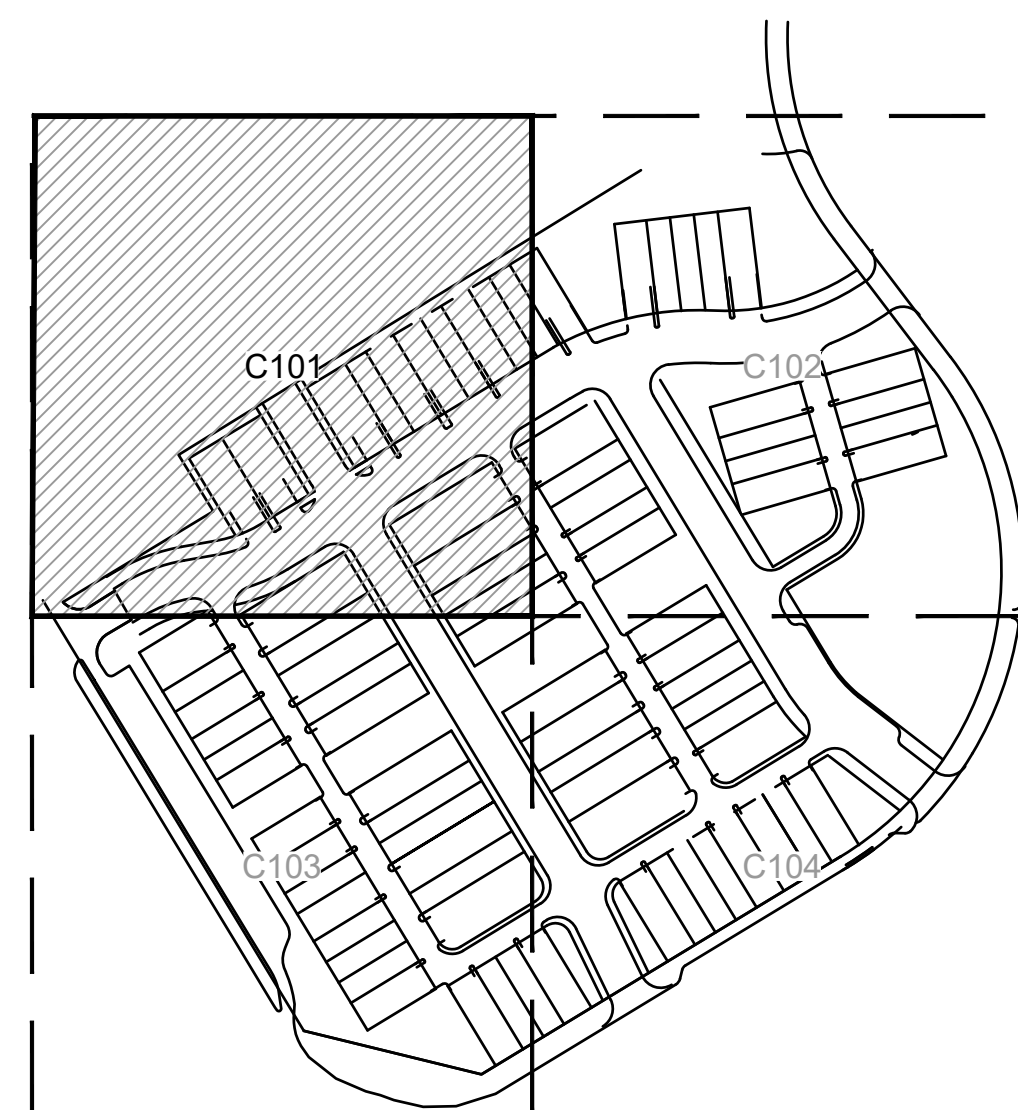
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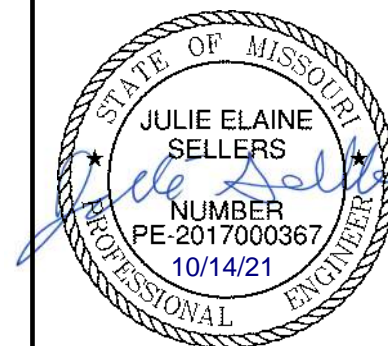
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-----	RIGHT-OF-WAY LINE
-----	CENTER LINE
-----	EXISTING EASEMENT
----- 1370	EXISTING CONTOUR
----- 1371	EXISTING CONTOUR
-----	PROPOSED EASEMENT
----- 1370	PROPOSED CONTOUR
----- 1371	PROPOSED CONTOUR
-----	PROPOSED DITCH



KEYMAP

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CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
12/13/2021

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GRADING PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

2021

REVISIONS

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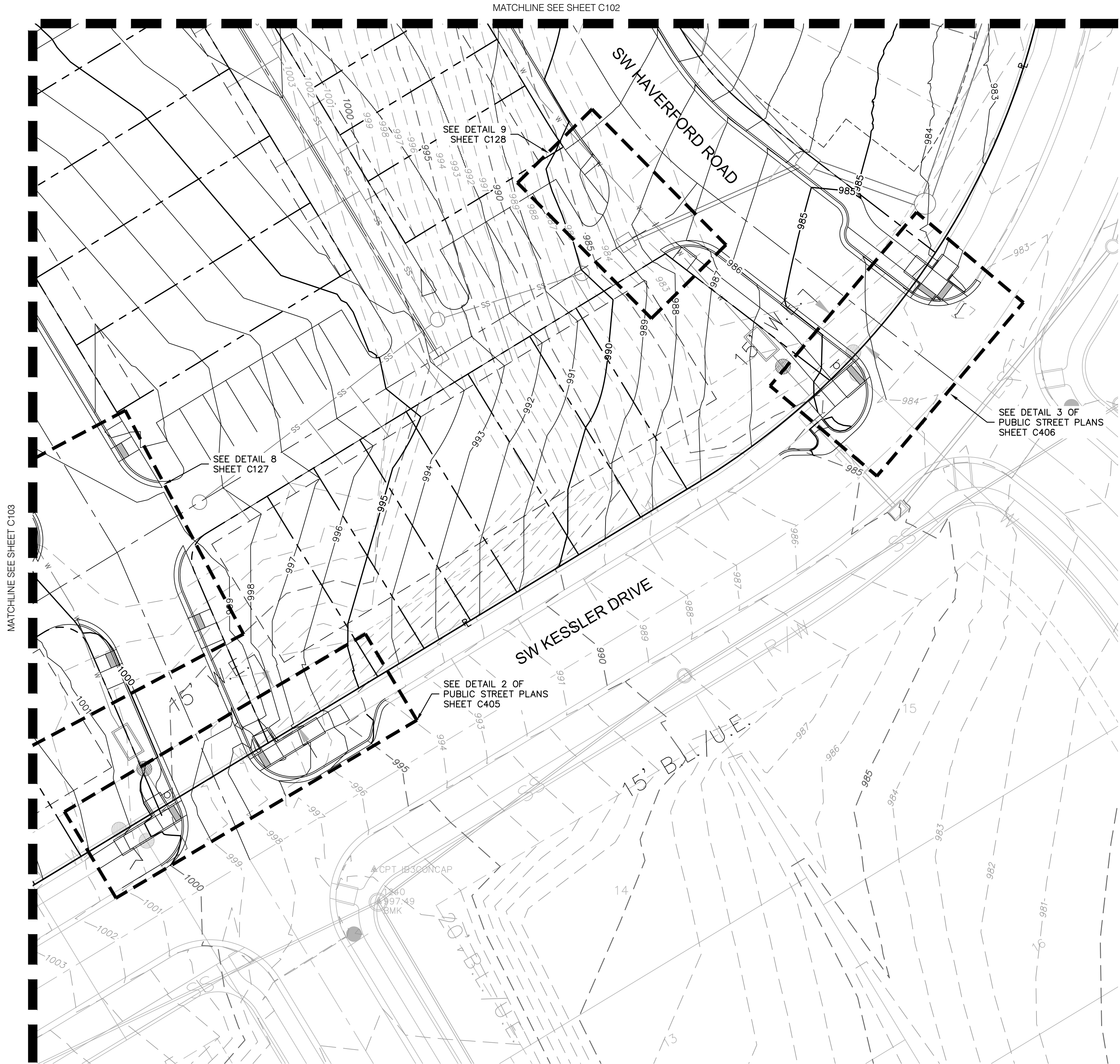
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North Kansas City, MO 64116

TEL 816.361.1177 www.ojssson.com

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C GRD02 02102987
date: _____ 08.25.2021

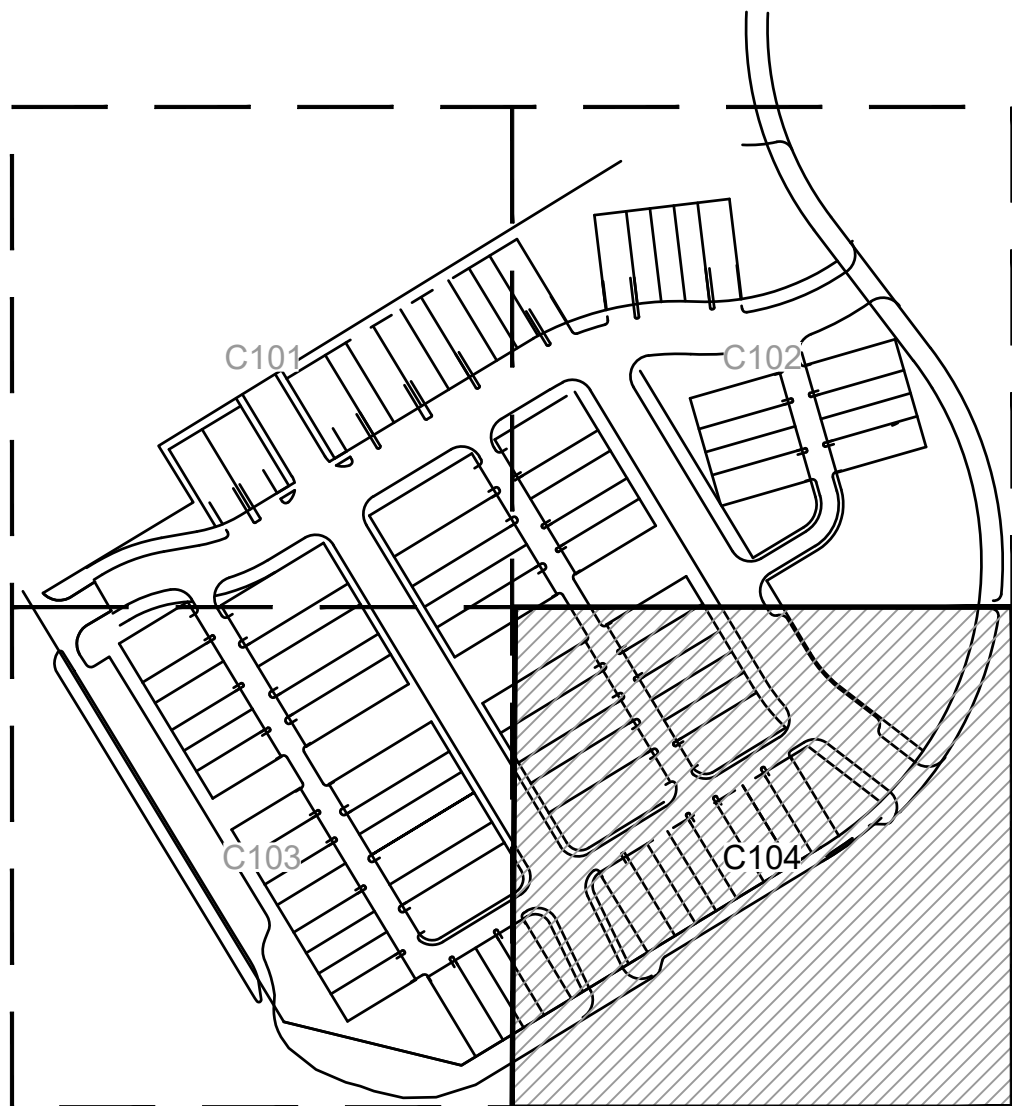
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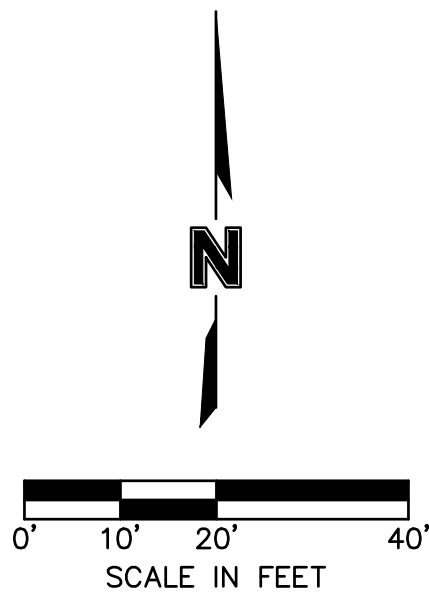


GRADING LEGEND

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



KEYMAP



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JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

BY
REV. NO.
DATE
REVISIONS DESCRIPTION
2021
REVISIONS

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

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GRD02_02102987
date: 08/25/2021

SHEET
C104

USER: qlowrey
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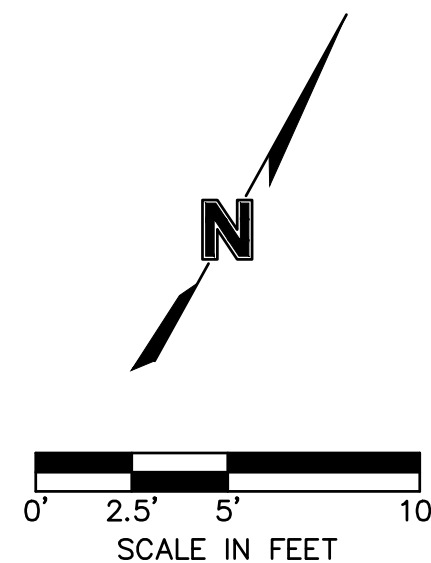
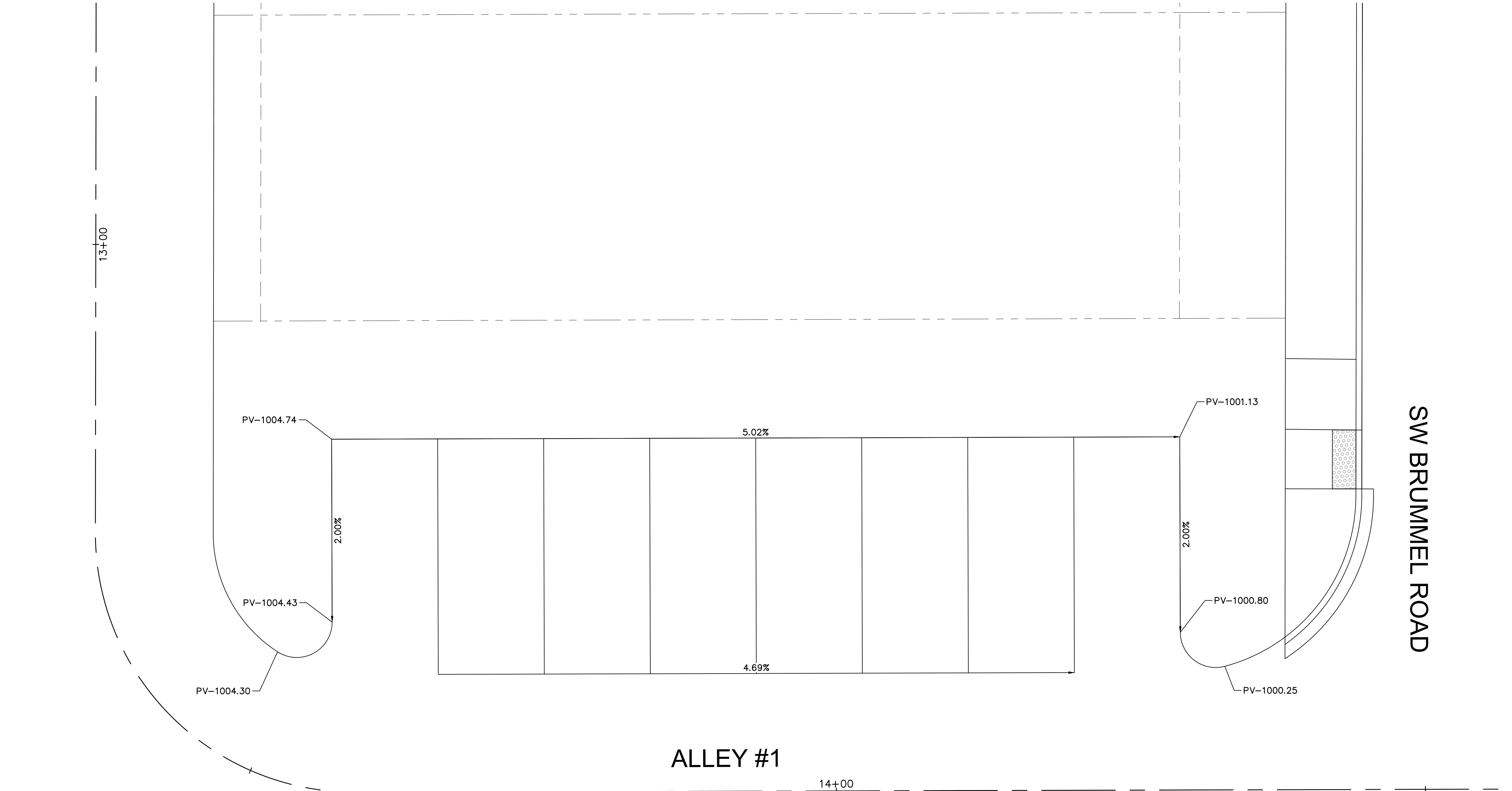
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SPOT ELEVATION LEGEND

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 10



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Lee's Summit, Missouri
12/13/2021

<p>SPOT ELEVATION DETAIL GNCV</p>	<p>NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD</p>	
	<p>LEE'S SUMMIT, MO</p>	<p>2021</p>
<p>drawn by: _____ QJ/CJM checked by: _____ JES approved by: _____ JES QA/QC by: _____ JES project no.: _____ 021-02987 drawing no.: _____ date: _____ 08.25.2021</p>		
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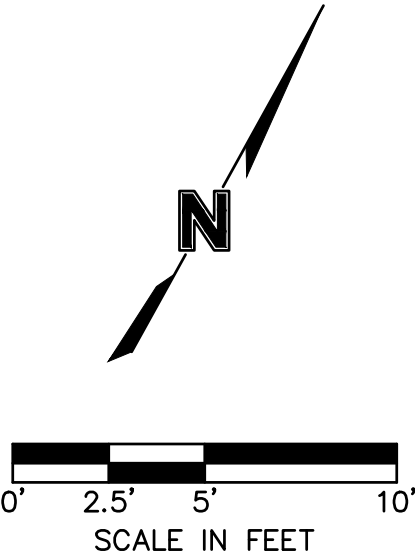
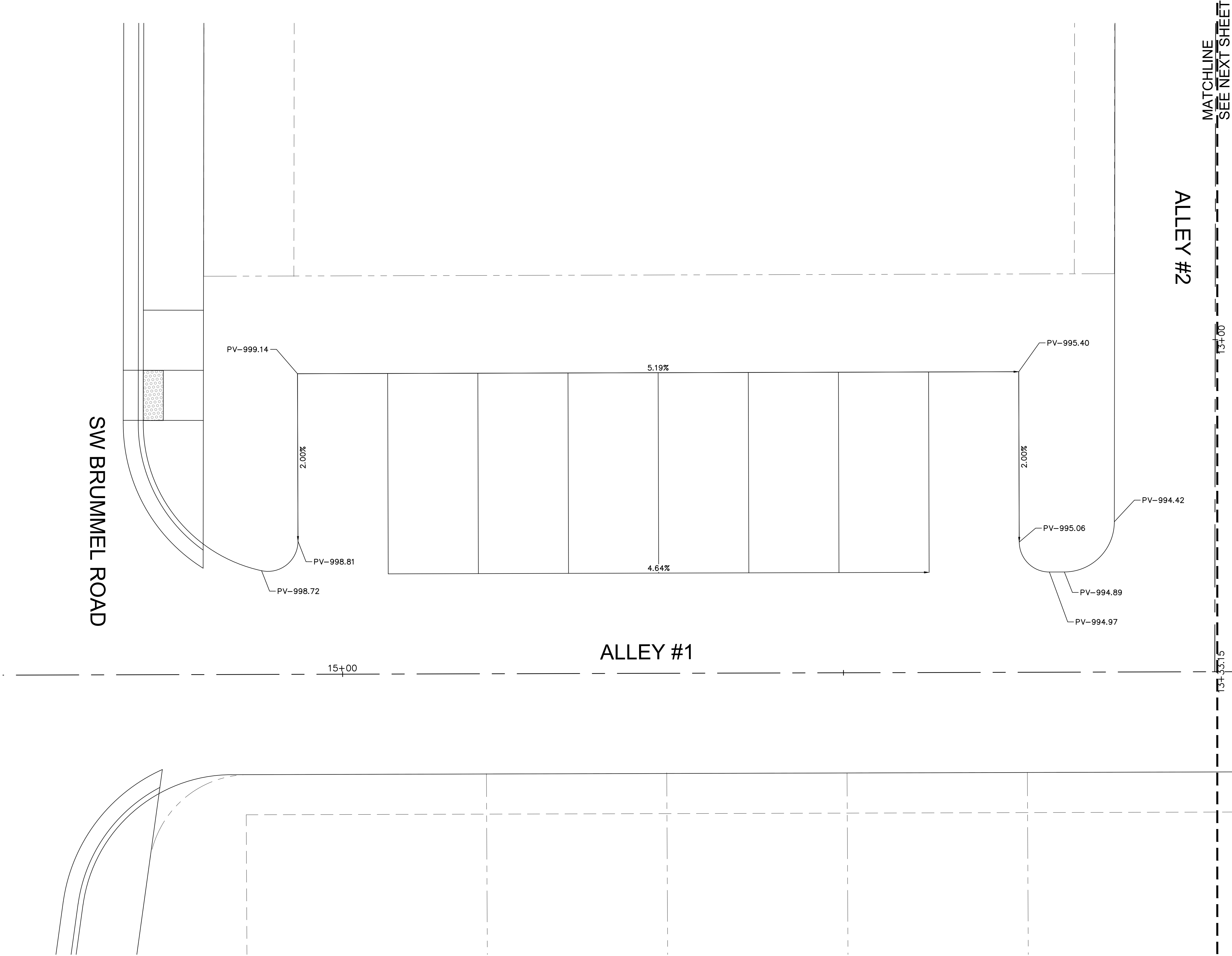
TEL 816.361.1177 www.olsson.com

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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 11



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Lee's Summit, Missouri
12/13/2021

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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

SPOT ELEVATION DETAIL
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

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C104B

USER: qlowrey
C_PBNDY_02102987

PT02_02102987.dwg
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07, 2021 10:57am

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

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MATCHLINE
SEE PREVIOUS SHEET

SW HAVERFORD ROAD

ALLEY #12

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by

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DATE

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SPOT ELEVATION DETAIL
GNCV

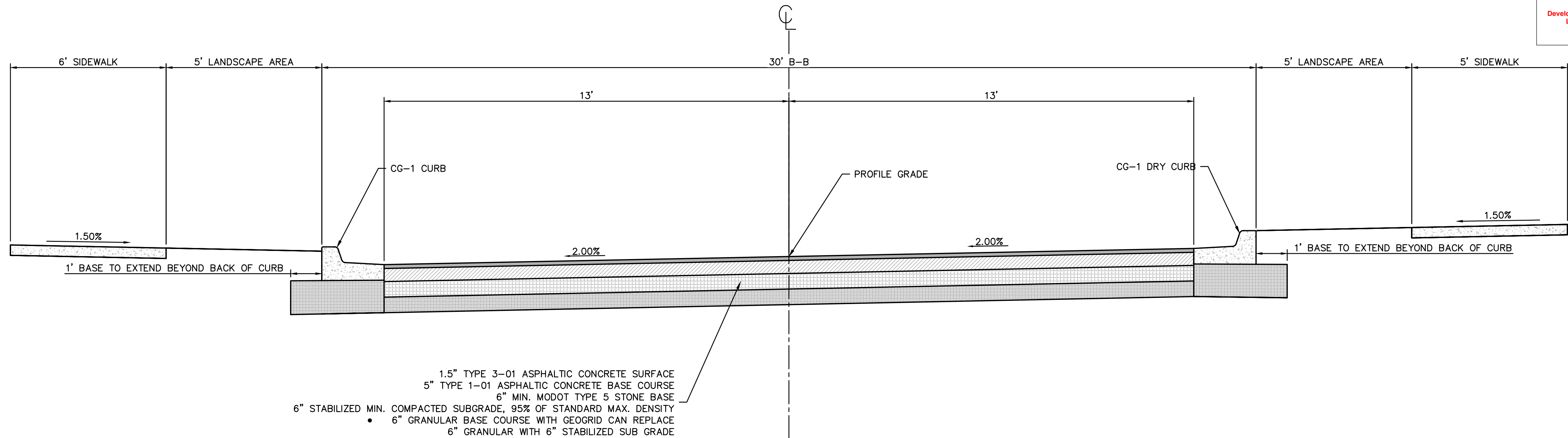
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT MO

2021

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
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project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

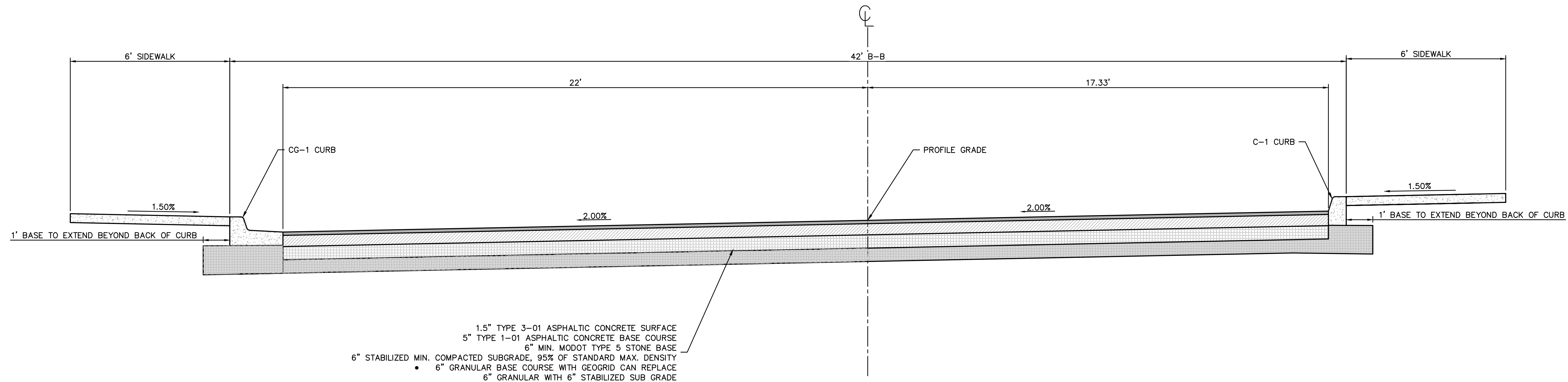
SHEET
C104C



TYPICAL SECTION

SW HAVERFORD ROAD
DETACHED SIDEWALK

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW HAVERFORD ROAD	STA: 12+42.55 TO STA: 13+08.79



TYPICAL SECTION

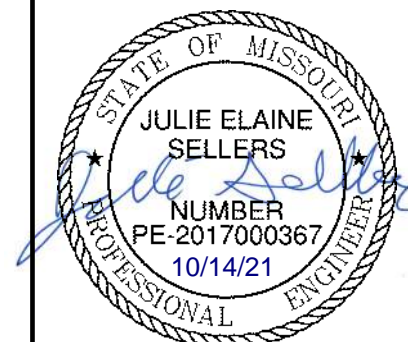
SW HAVERFORD ROAD WITH
PARALLEL PARKING

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW HAVERFORD ROAD	STA: 12+42.55 TO STA: 13+08.79

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ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

REVISIONS

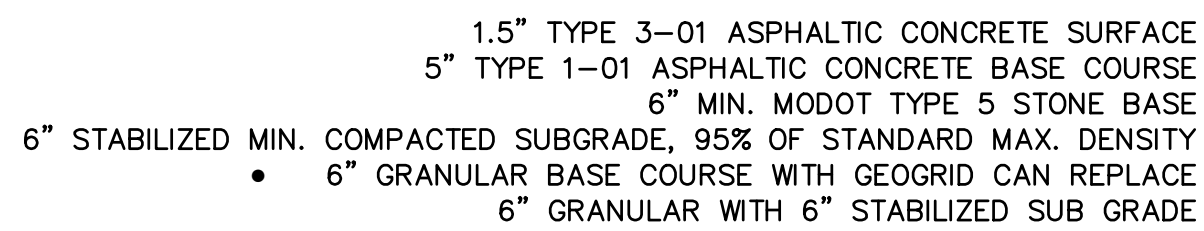
2021

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C_TYP01_02102987
date: _____ 08.25.2021

SHEET
C105

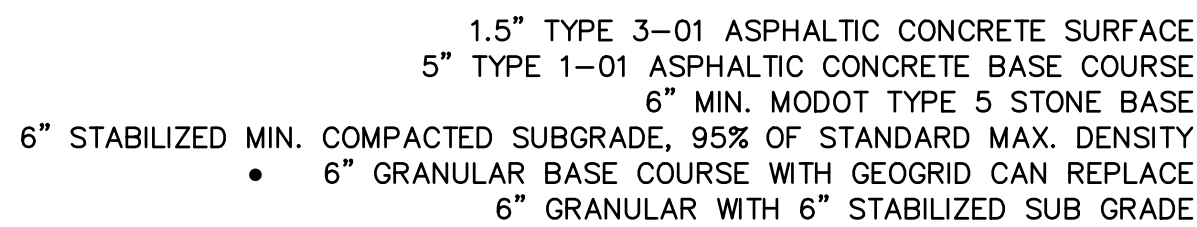
SW HAVERFORD ROAD WITH
PARALLEL PARKING

ROAD IDENTIFICATION	STATION TO STATION
SW HAVERFORD ROAD	STA: 13+28.81 TO STA: 13+66.27



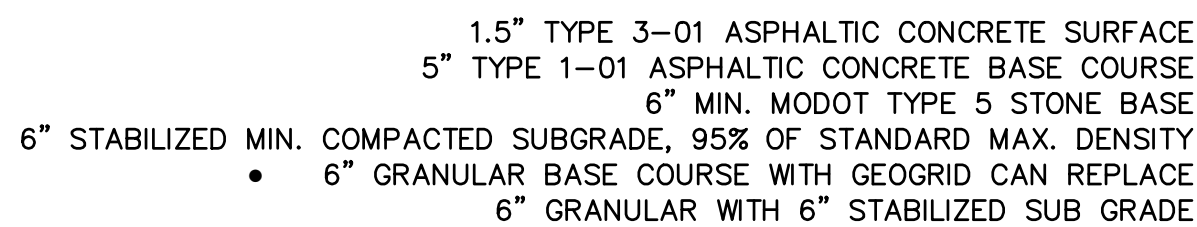
SW BRUMMEL/SW HAVERFORD ROAD
ATTACHED SIDEWALK AND C-1 CURB RIGHT

ROAD IDENTIFICATION	STATION TO STATION
SW BRUMMEL ROAD	STA: 11+32.09 TO STA: 14+10.14
SW HAVERFORD ROAD	STA: 10+25.83 TO STA: 11+61.49



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

SW CURRY ROAD DETACHED SIDEWALK
AND CG-2 CURB LEFT

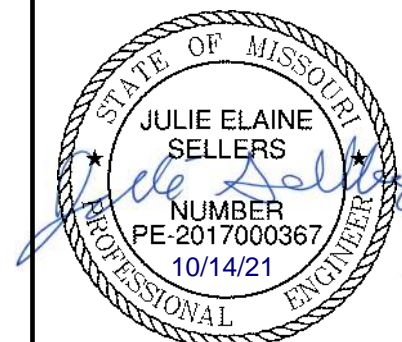
LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
SW CURRY ROAD	STA: 11+55.40 TO STA: 15+80.81

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**Development Services Department
Lee's Summit, Missouri
12/13/2021**

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[illegible]

ROADWAY TYPICAL SECTIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

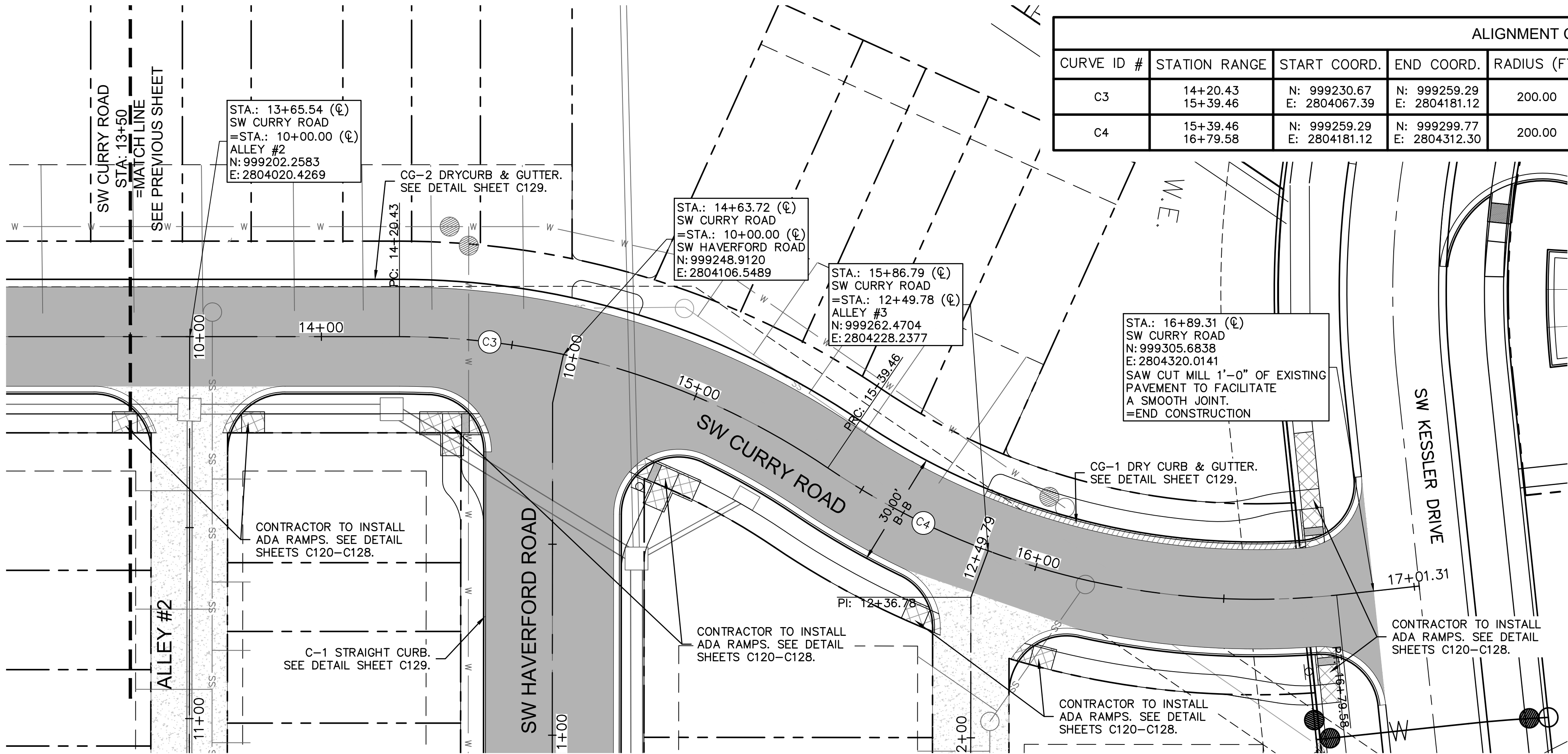
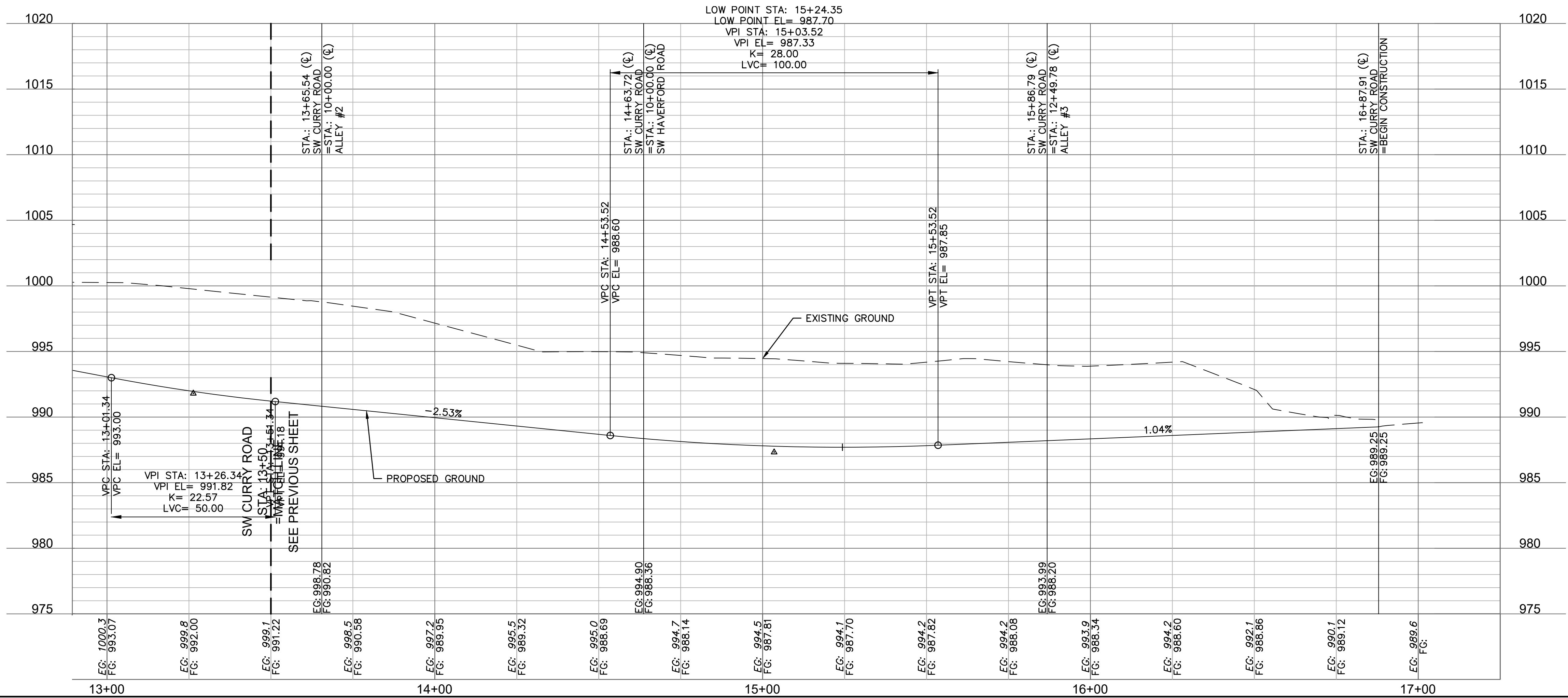
LEE'S SUMMIT, MO

2021

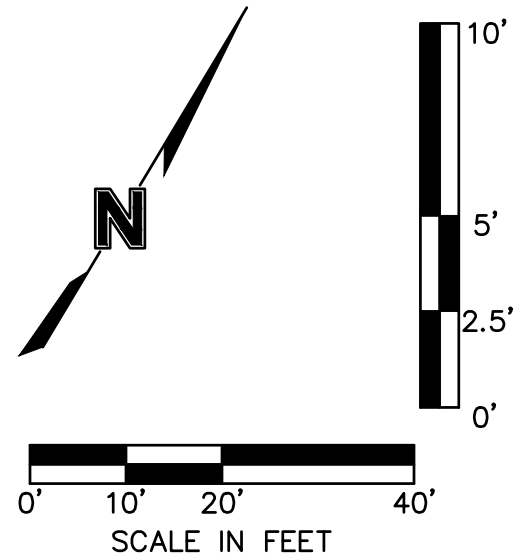
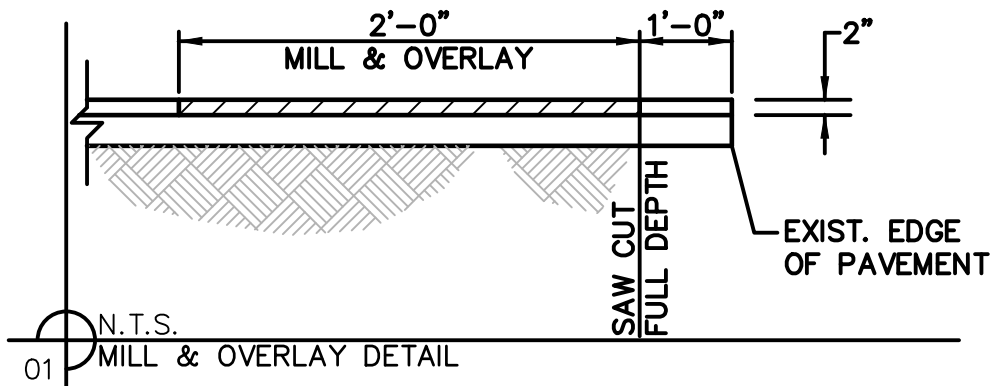
drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C TYP01 02102987
date: _____ 08.25.2021

SHEET
C108

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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB SEE DETAIL SHEET C129.



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



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ROAD PLAN & PROFILE SW CURRY ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

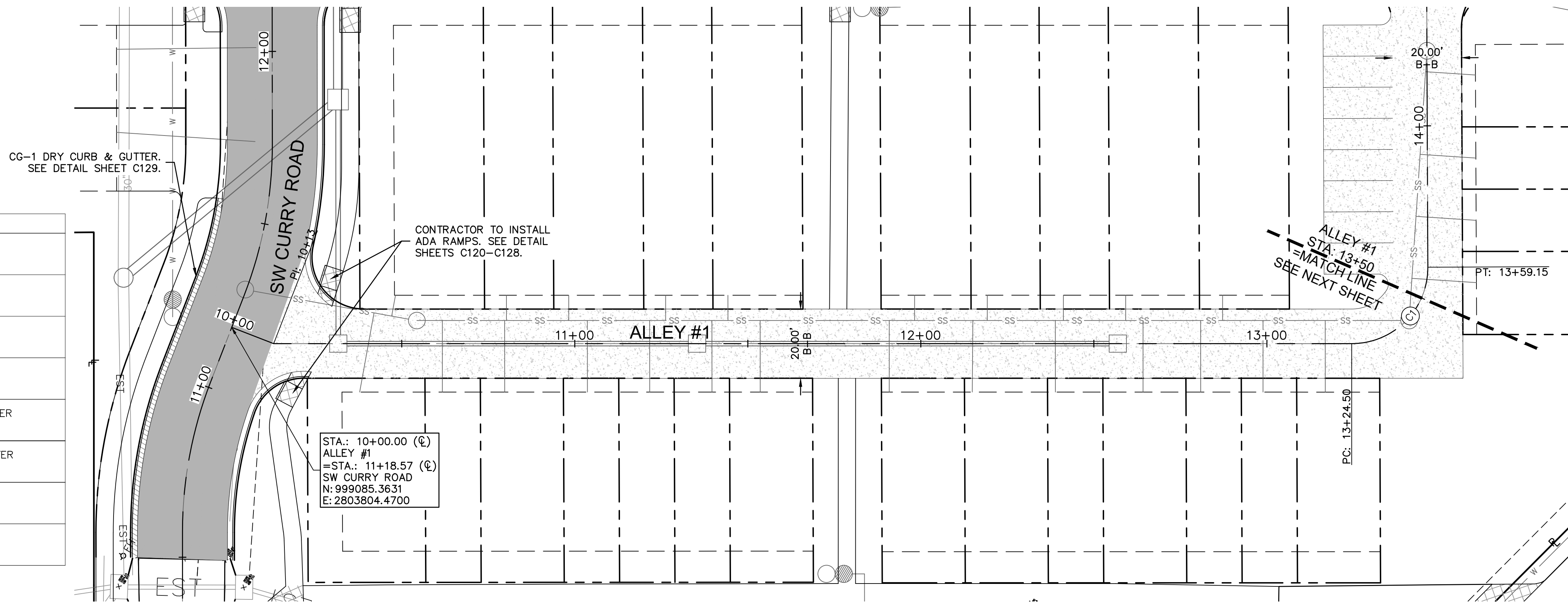
SHEET
C110

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_RPP01_02102987
date: 08/25/2021

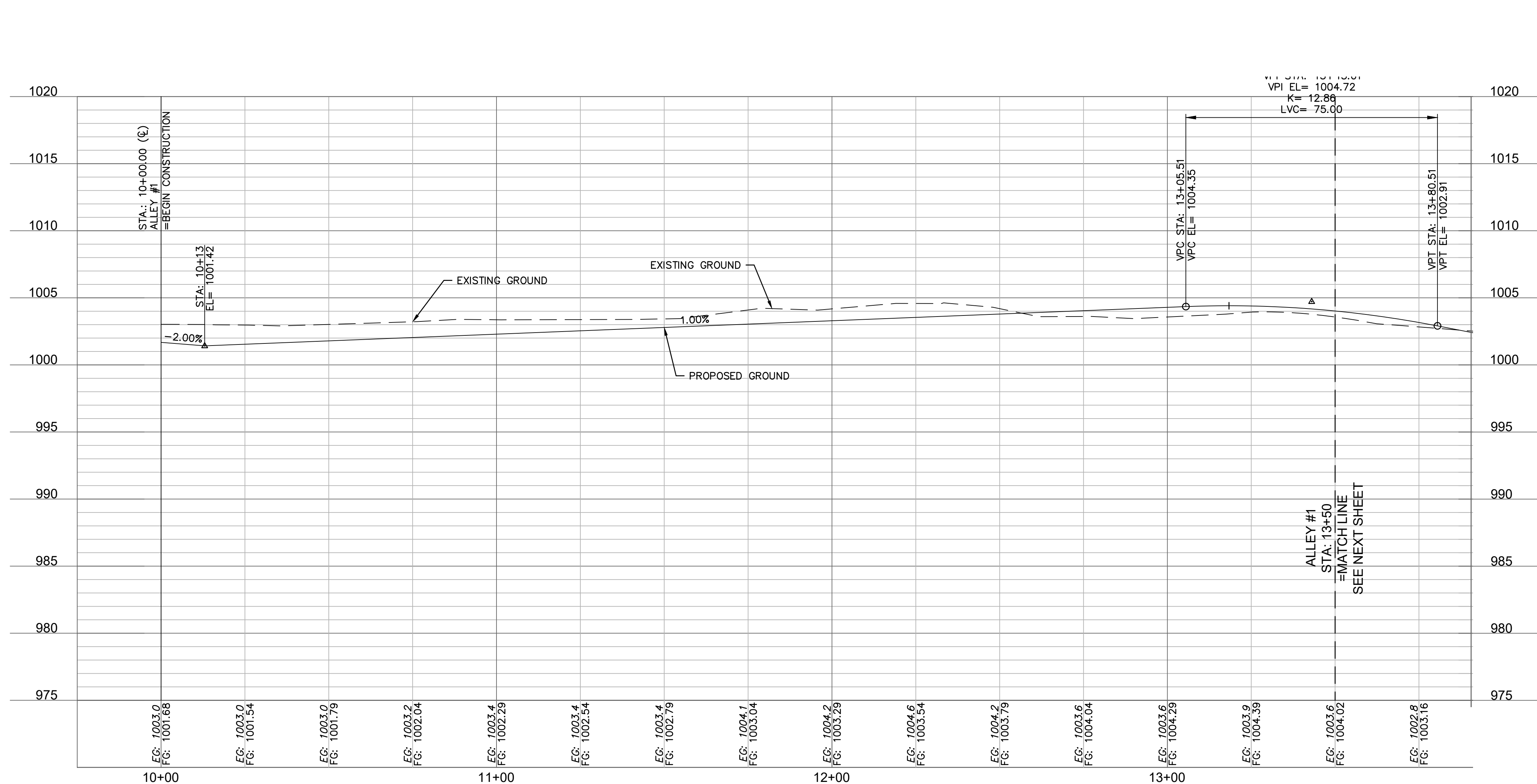
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North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21



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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JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

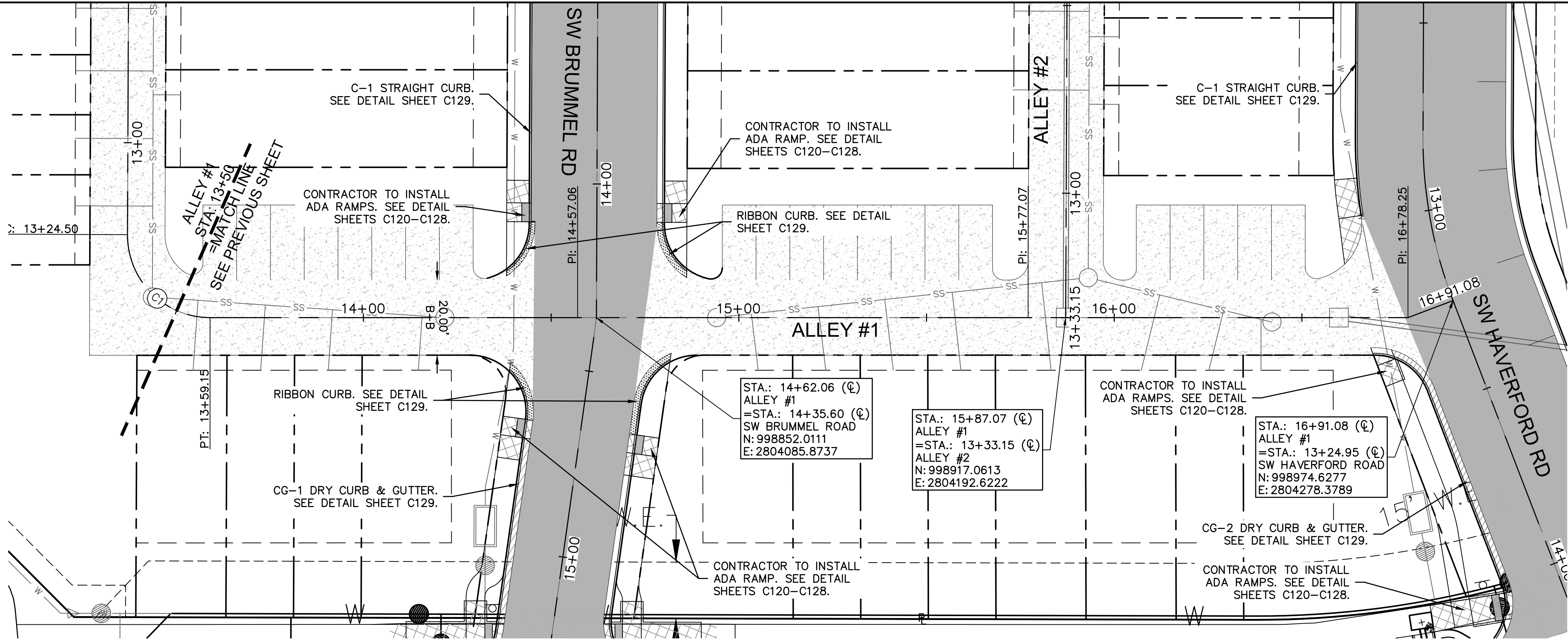
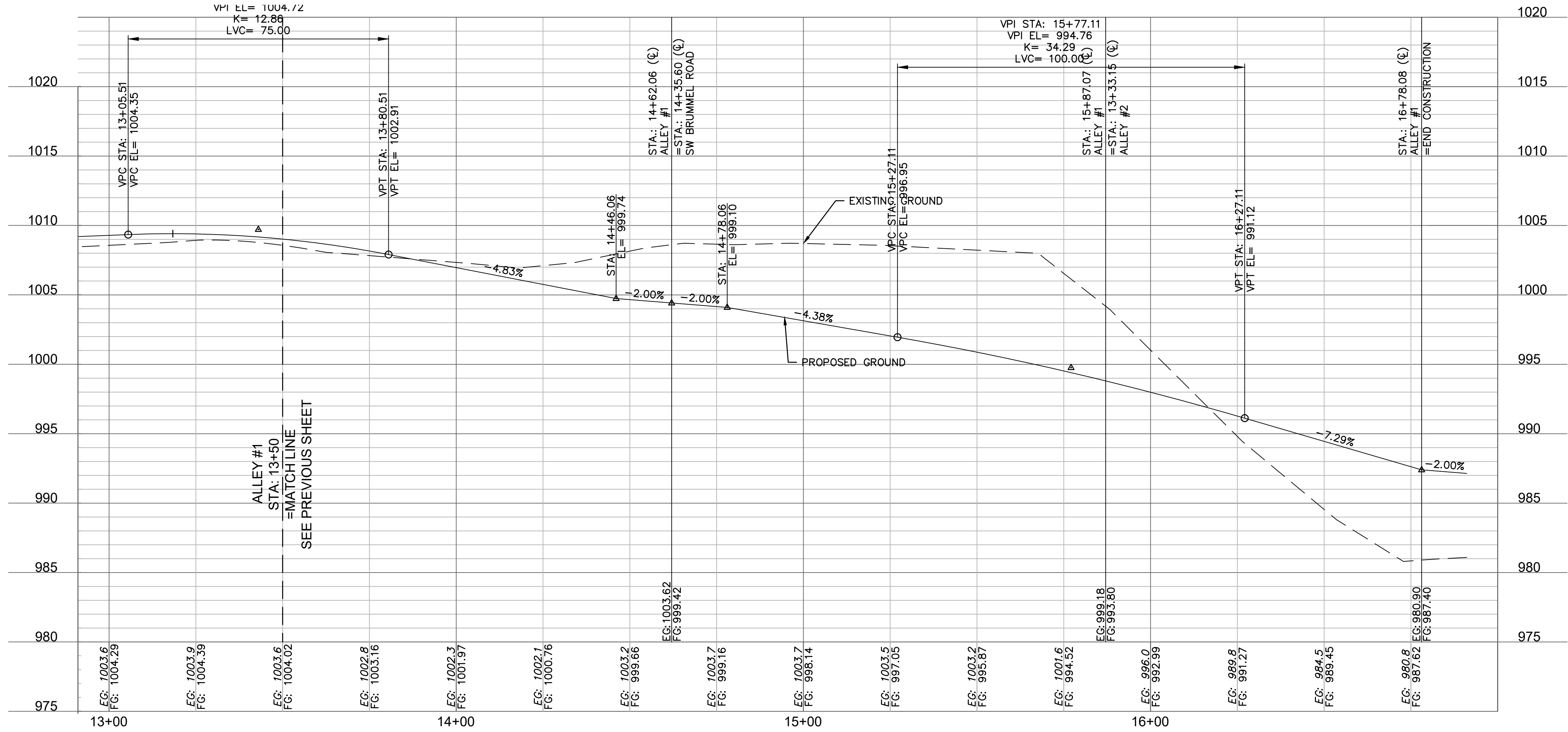
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ROAD PLAN & PROFILE ALLEY #1	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	2021

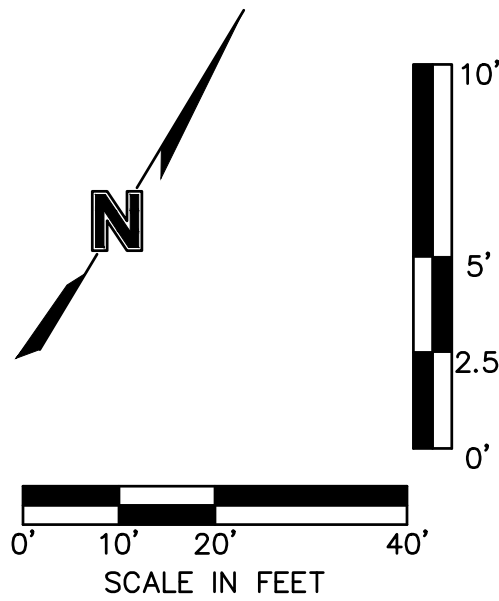
drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C RPP02 02102987
date: _____ 08.25.2021

SHEET
C111

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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	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



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.
	C-1 STRAIGHT CURB, SEE DETAIL SHEET C129.
	RIBBON CURB, SEE DETAIL SHEET C129.

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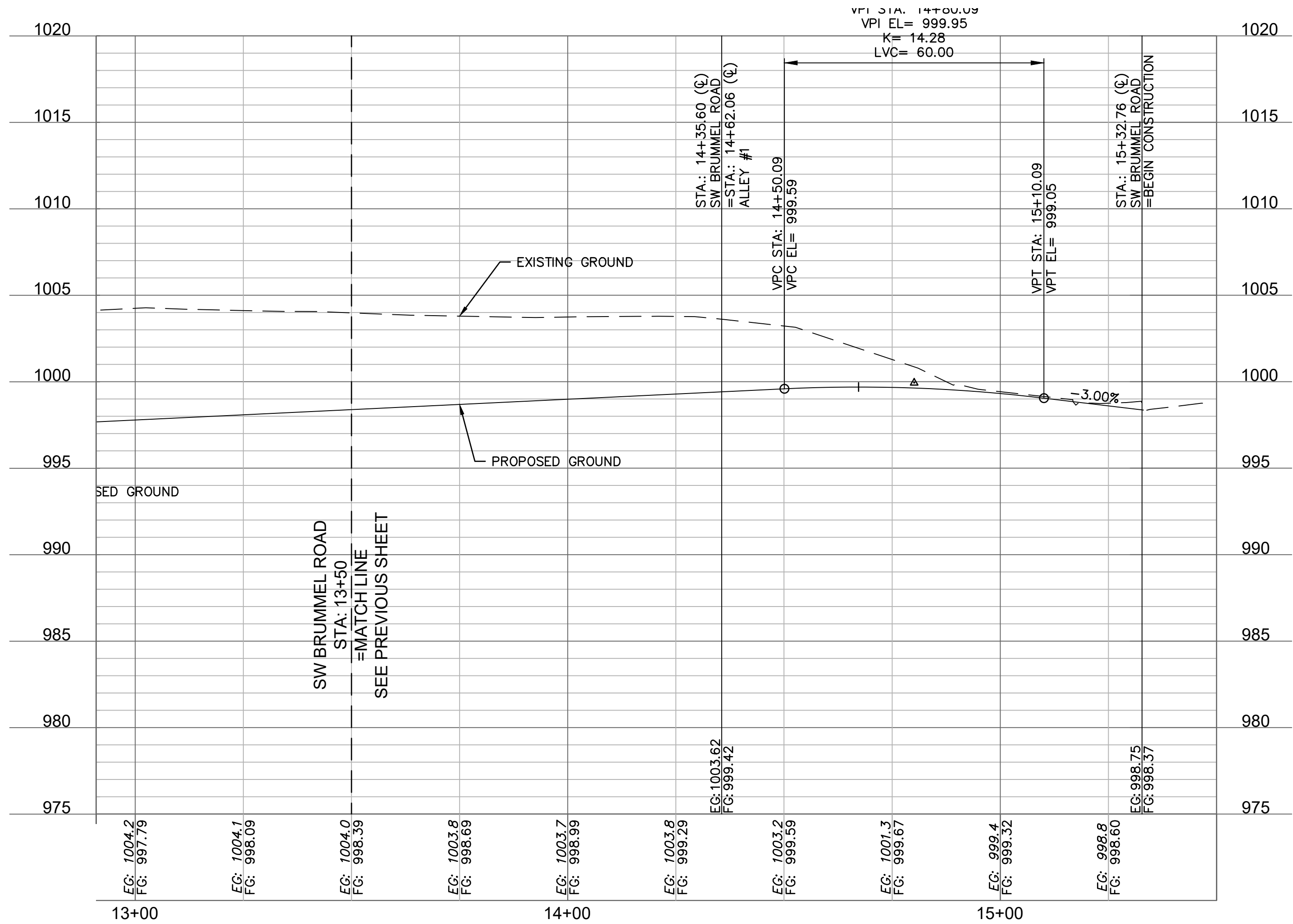
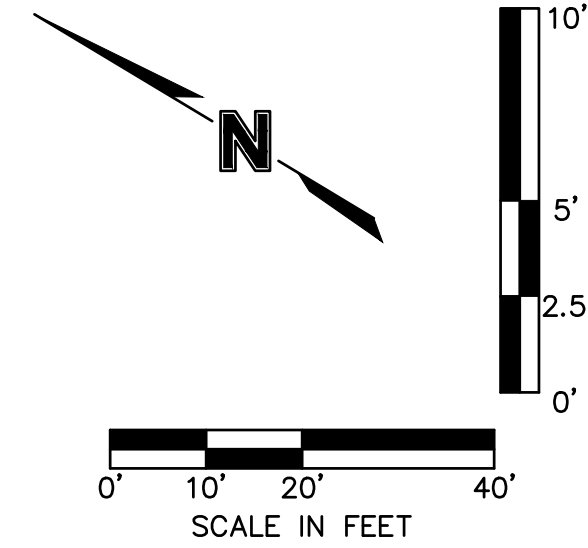
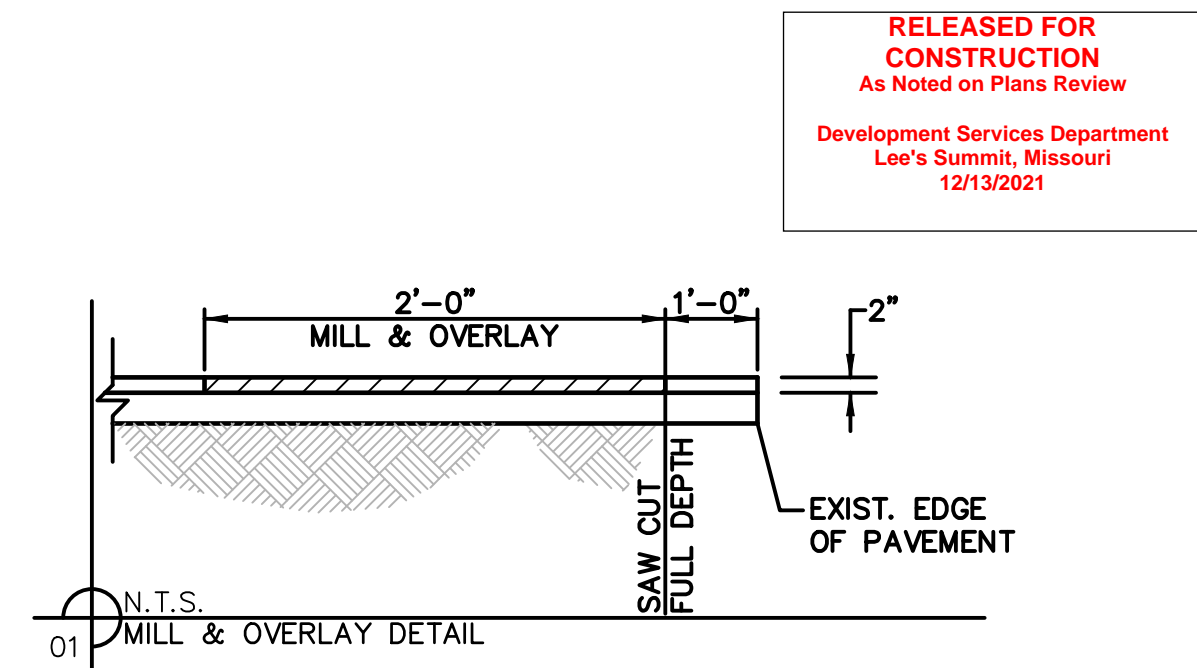
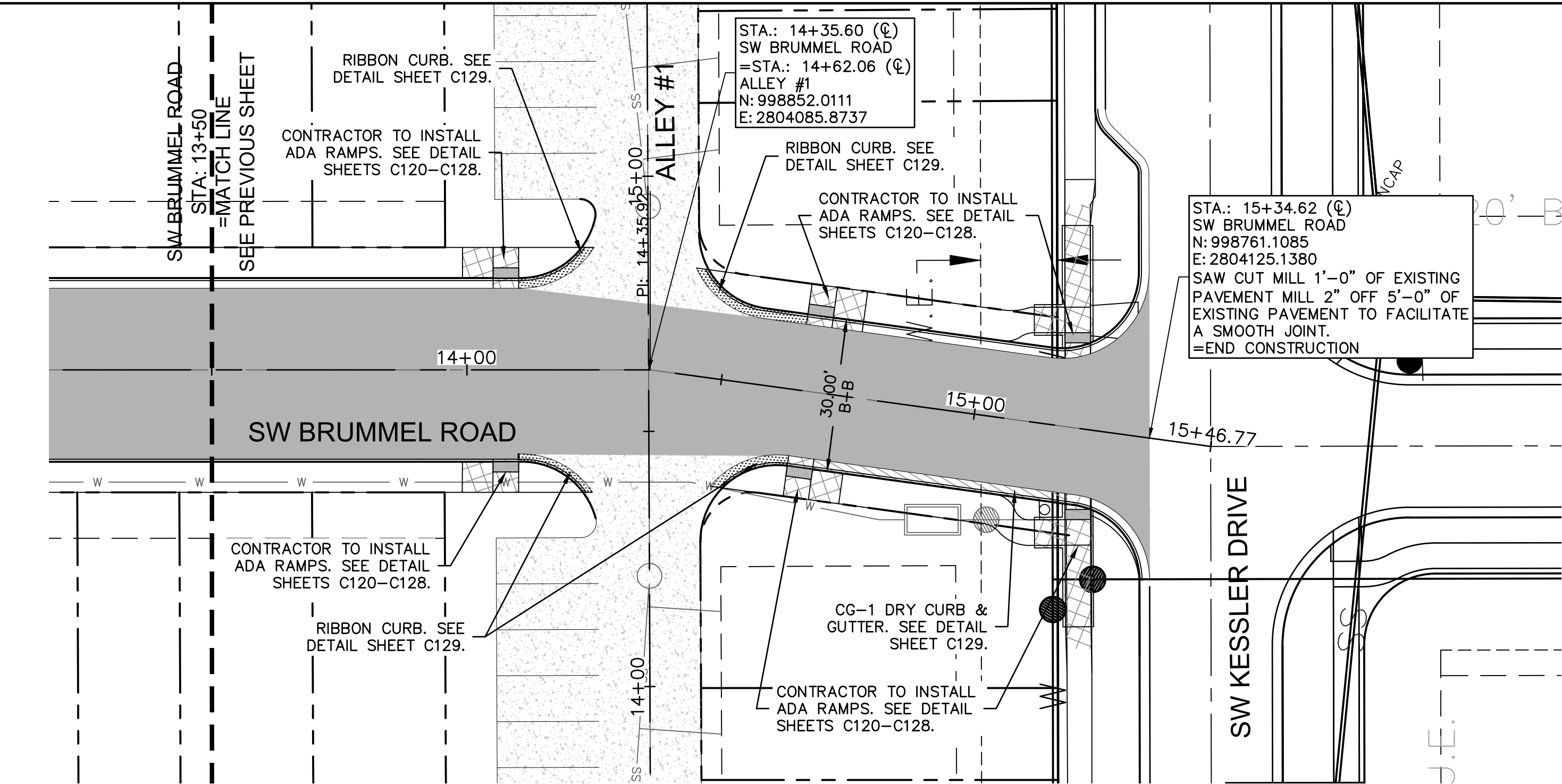
2021

ROAD PLAN & PROFILE ALLEY #1
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_RP02_02102987
date: 08/25/2021

SHEET
C112

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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB SEE DETAIL SHEET C129.



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NUMBER
PE-2017000367
10/14/21

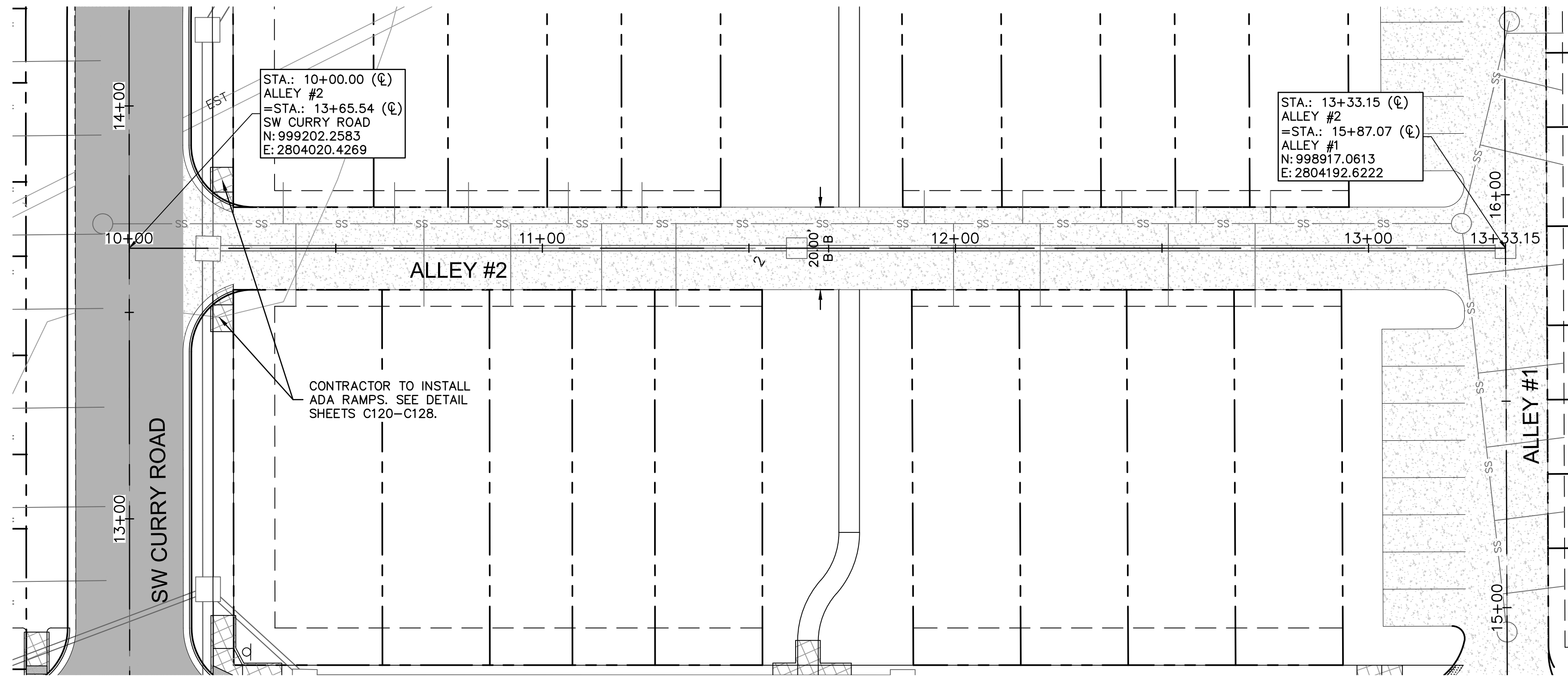
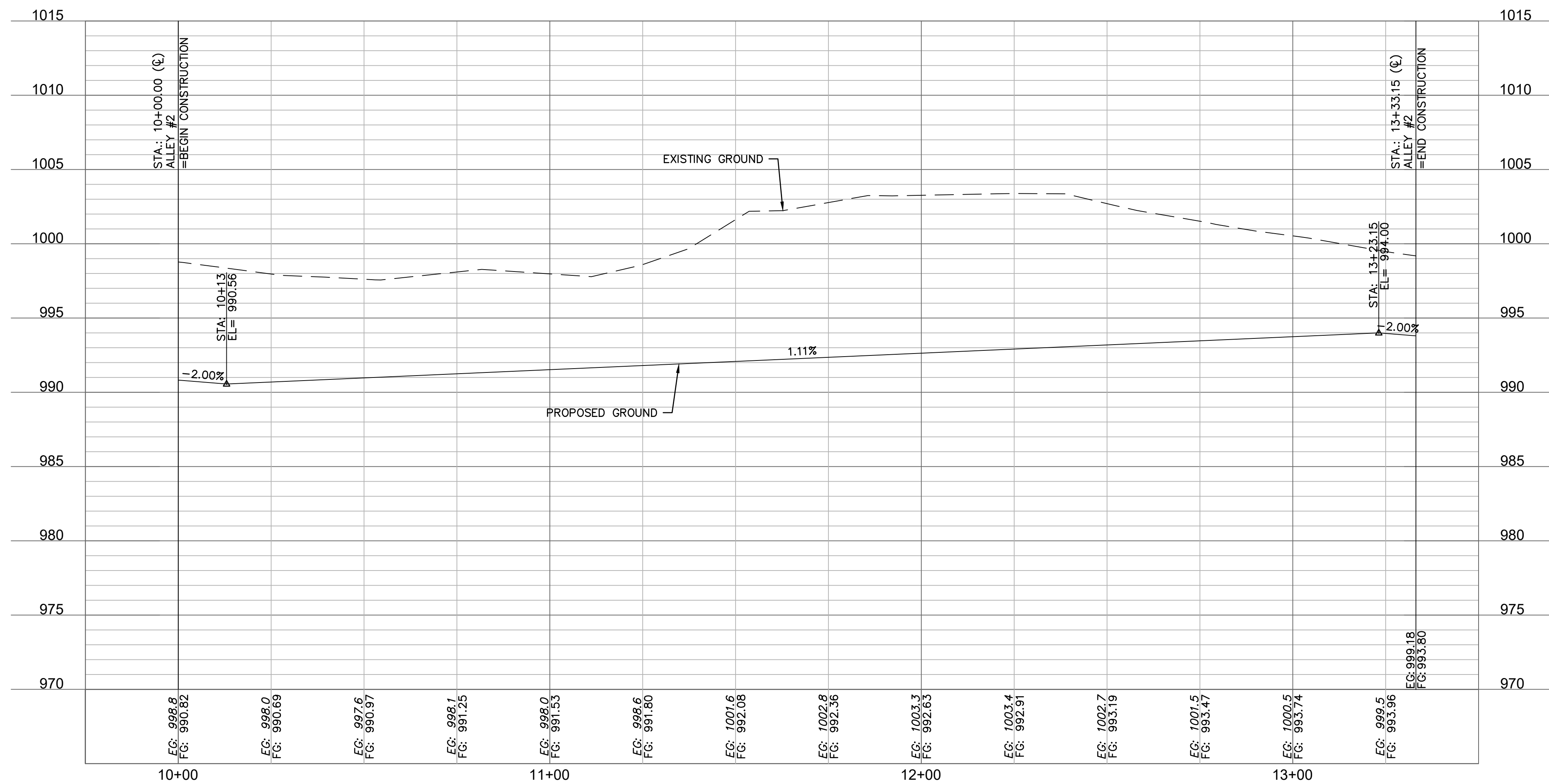
REV. NO. DATE REVISIONS DESCRIPTION BY

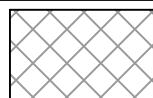




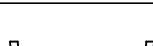
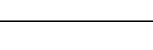
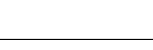
REVISIONS

ROAD PLAN & PROFILE SW BRUMMEL ROAD
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO
2021

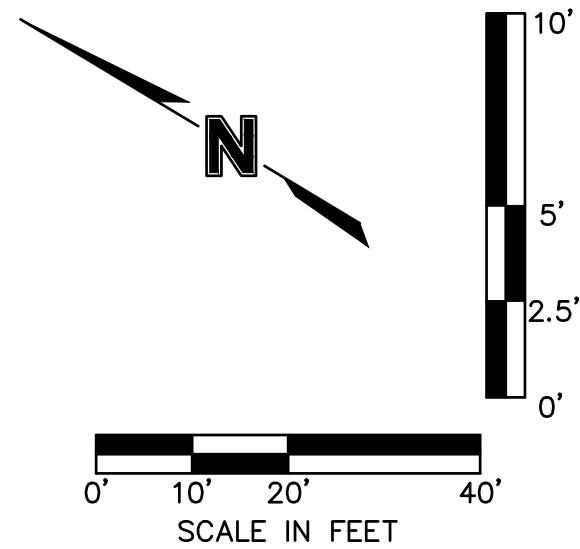
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checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_PP03_02102987
date: 08/25/2021

SHEET
C114



<u>LEGEND</u>	
	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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB SEE DETAIL SHEET C129.

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Development Services Department
Lee's Summit, Missouri
12/13/2021



drawn by: _____ QJCM checked by: _____ JES approved by: _____ JES GABC by: _____ JES project no.: 021402987 drawing no.: C_RPP03_02102987 date: 08.25.2021	ROAD PLAN & PROFILE ALLEY #2		REV.	DATE	REVISIONS DESCRIPTION	BY
	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD					
LEE'S SUMMIT, MO		2021	REVISIONS			

ROAD PLAN & PROFILE ALLEY #2

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C RPP03 02102987
date: _____ 08.25.2021


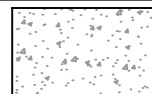


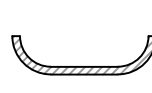


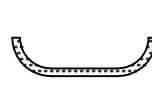
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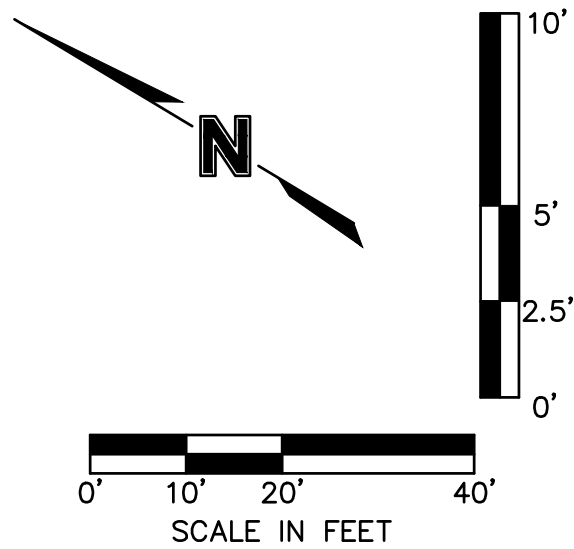
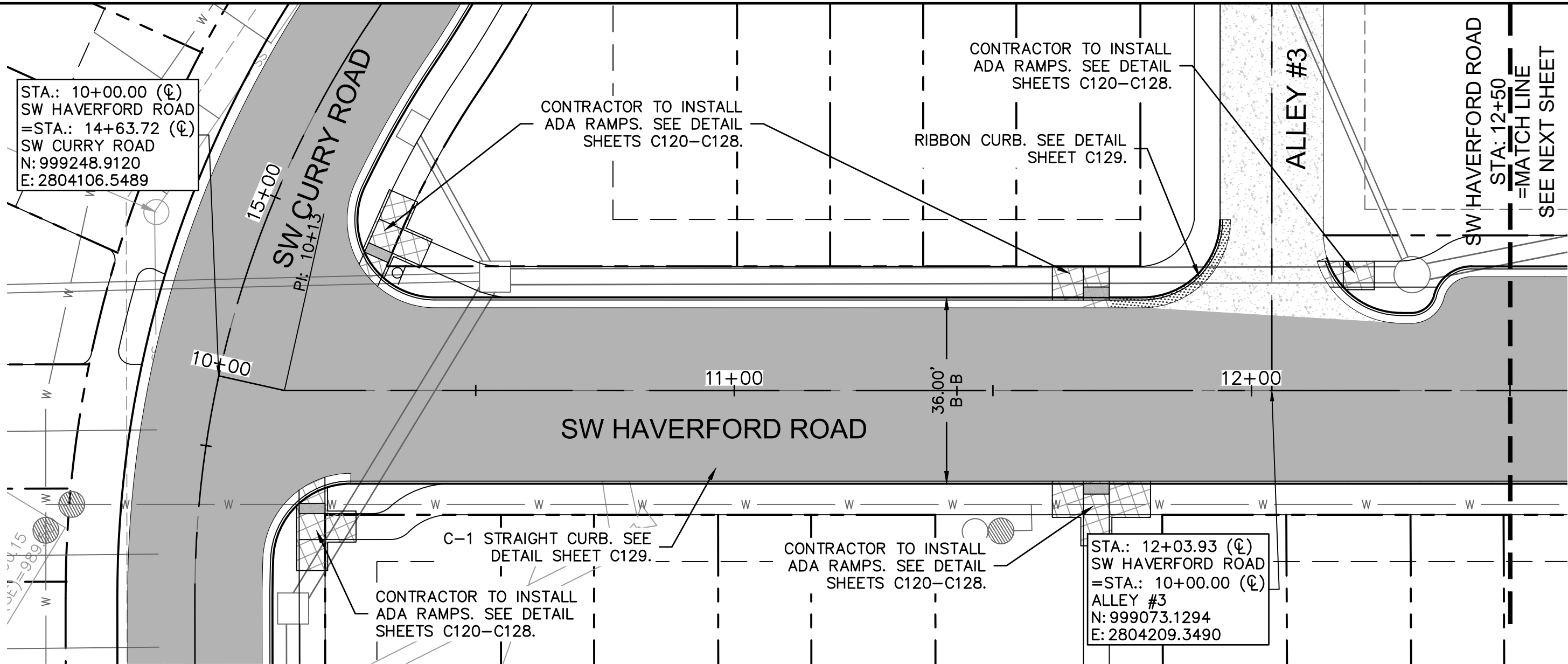
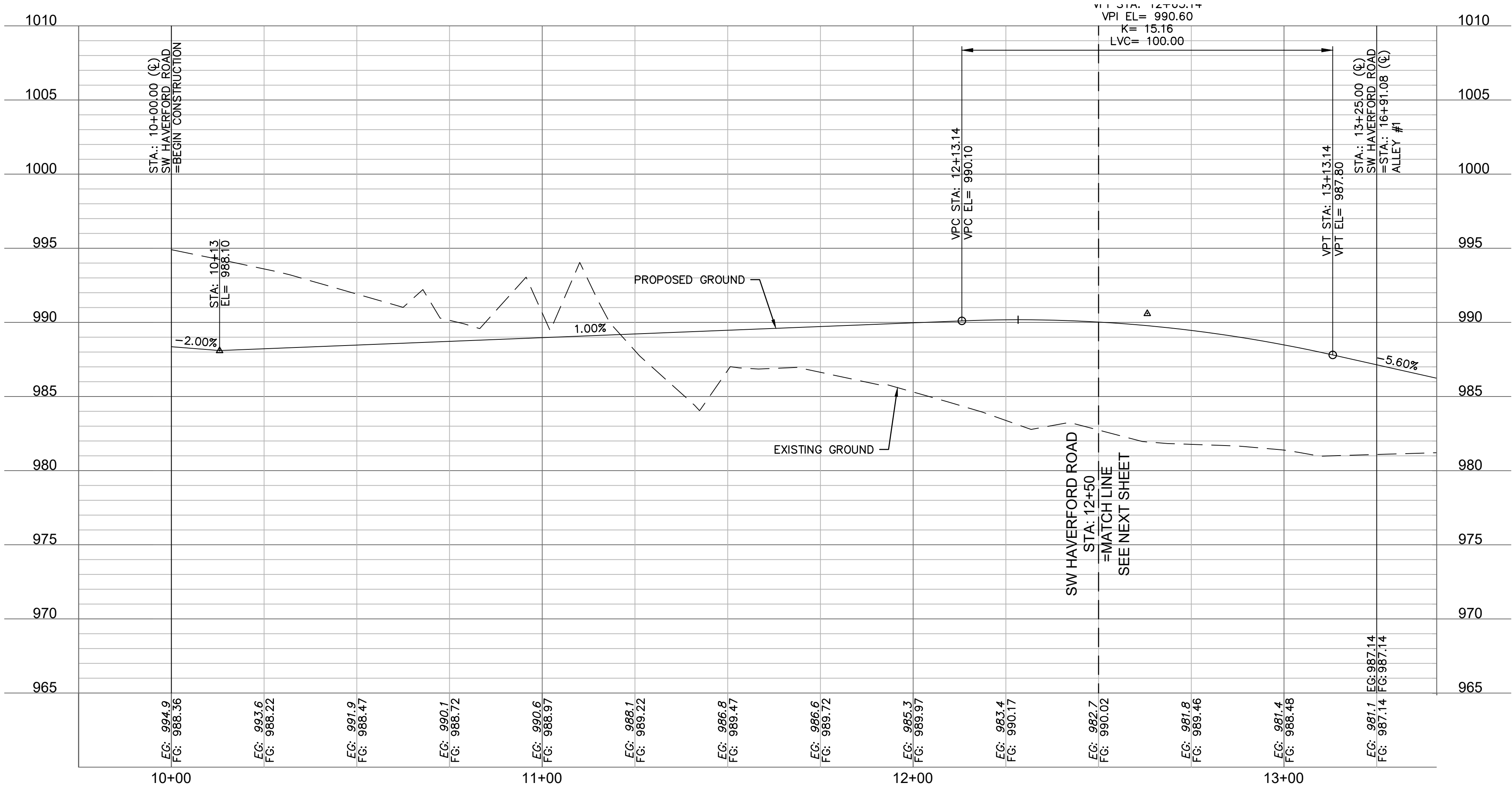
STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

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North Kansas City, MO 64111

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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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB SEE DETAIL SHEET C129.



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ROAD PLAN & PROFILE SW HAVERFORD ROAD		BY	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD		REV. NO.	
LEE'S SUMMIT, MO		REVISIONS DESCRIPTION	
2021		DATE	
SHEET C116		REVISED	

drawn by: OLUCM

checked by: JES

approved by: JES

QA/QC by: JES

project no.: 021-02987

drawing no.: C_RPP04_02102987

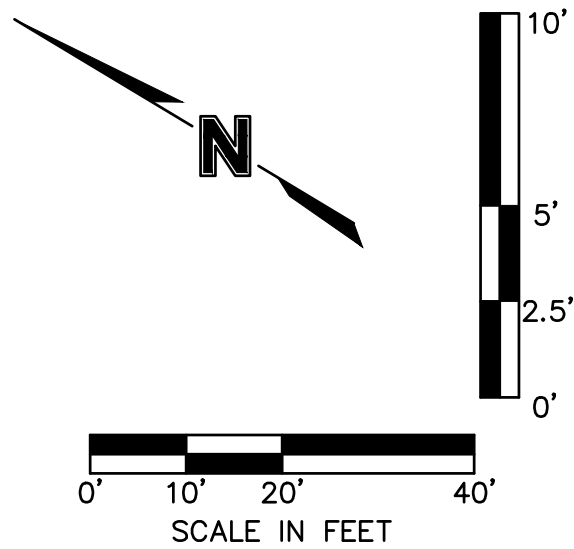
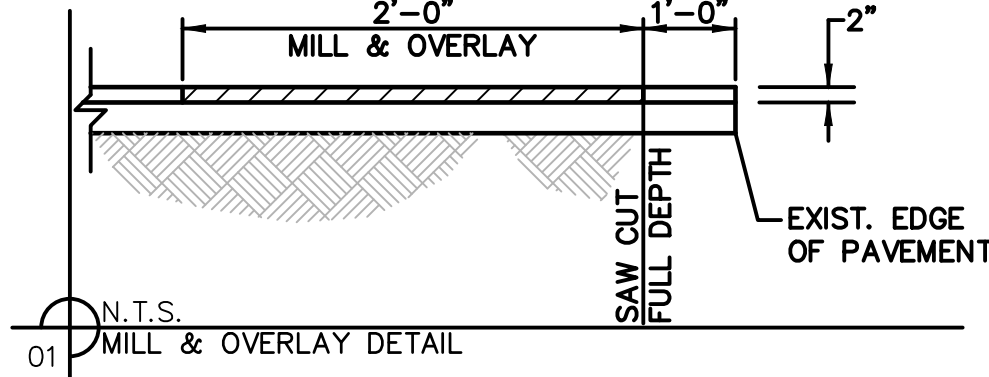
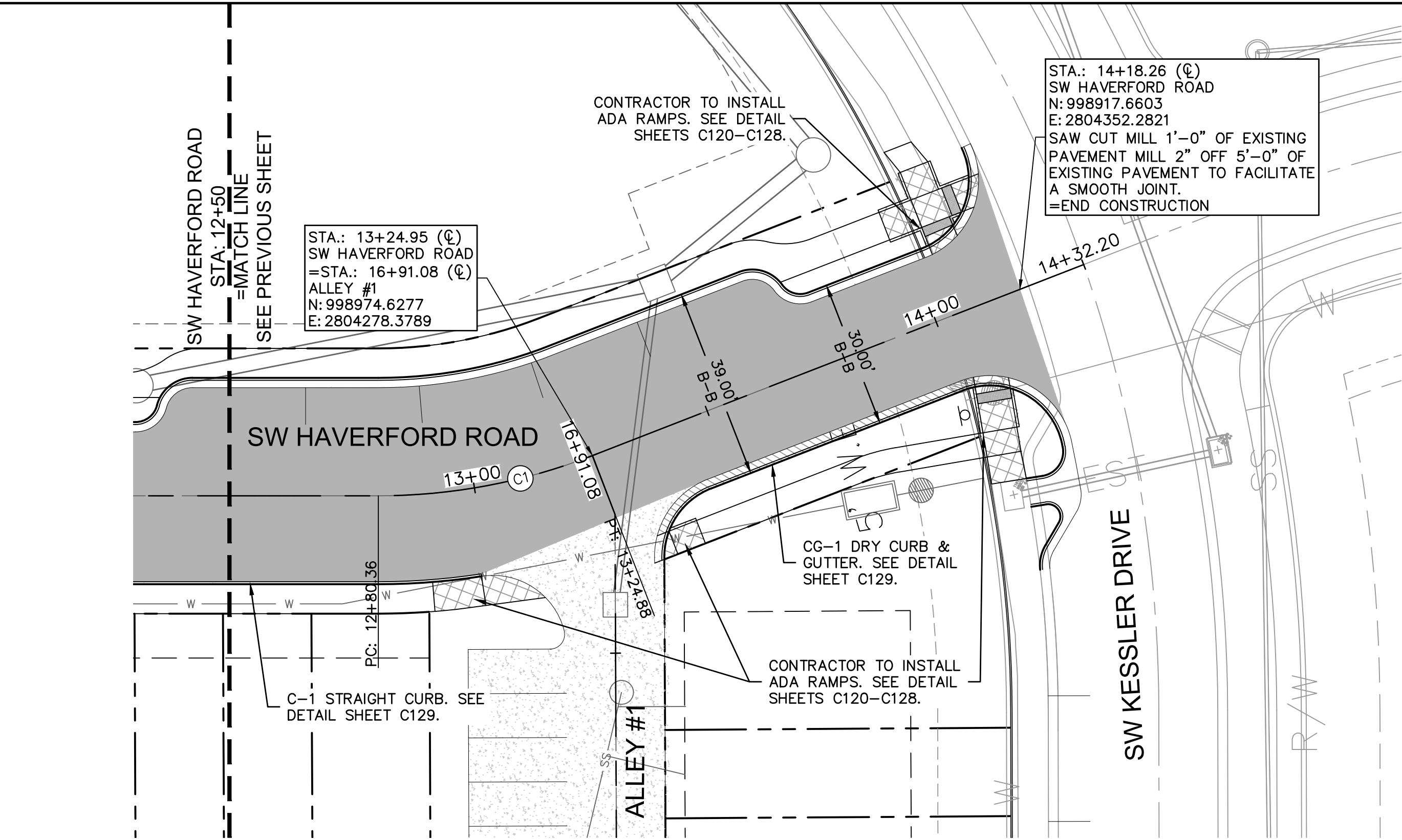
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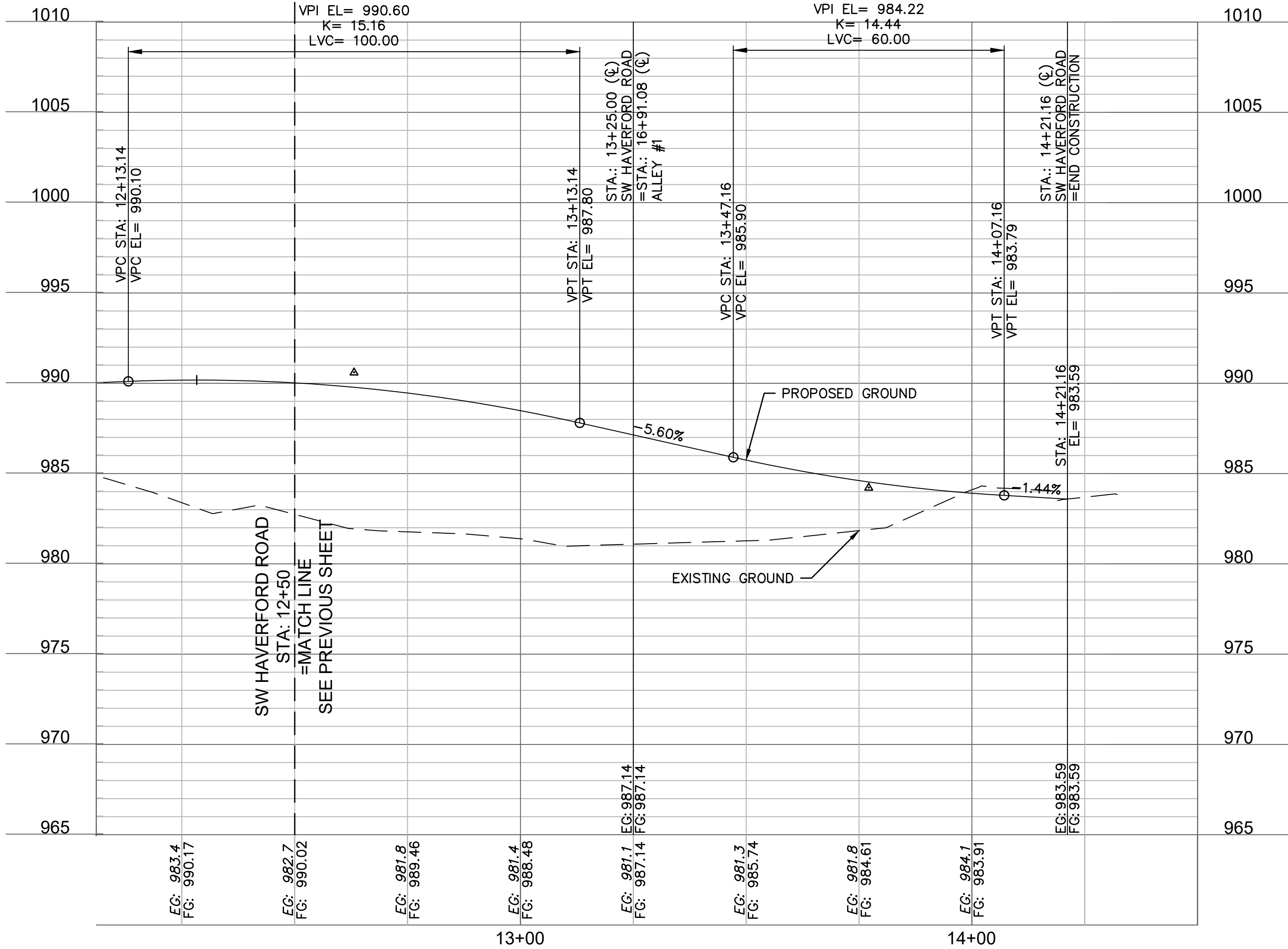
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North Kansas City, MO 64116
TEL 816.361.1177
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JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21

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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB 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+80.36 13+24.88	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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12/13/2021

ROAD PLAN & PROFILE SW HAVERFORD ROAD

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: OLUCM

checked by: JES

approved by: JES

QA/QC by: JES

project no.: 021-02987

drawing no.: C_RPP04_02102987

date: 08/25/2021

2021

REVISIONS

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

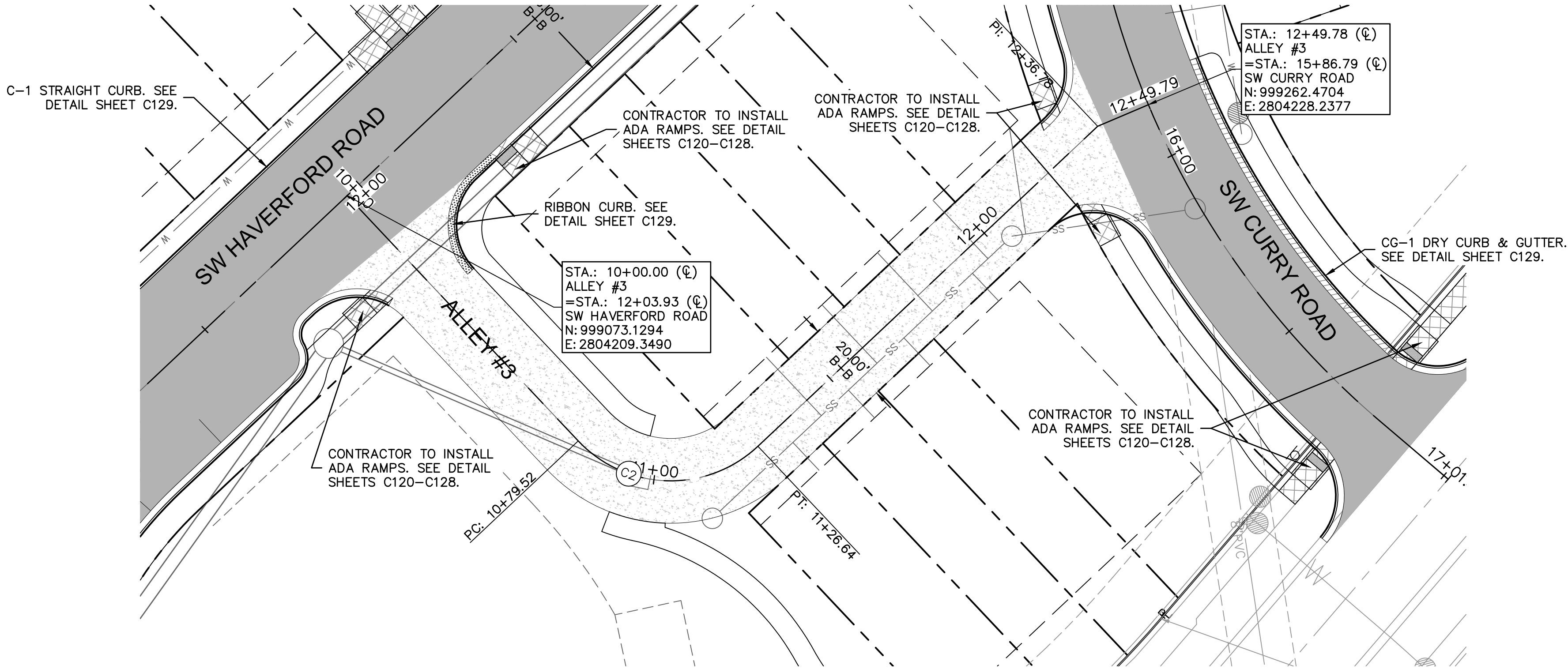
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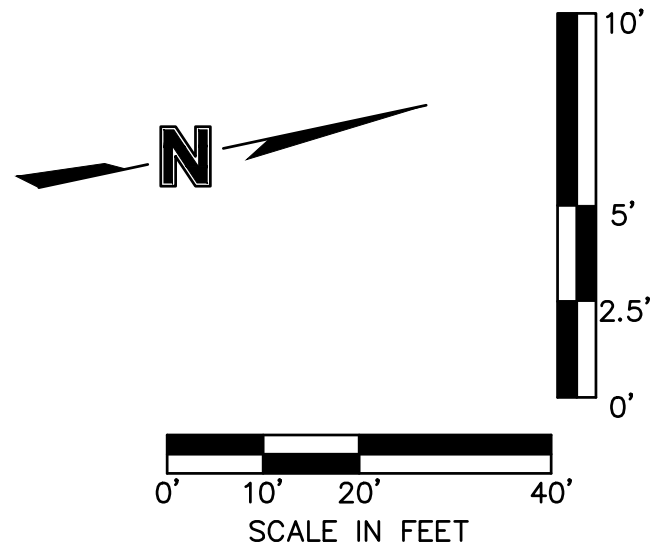
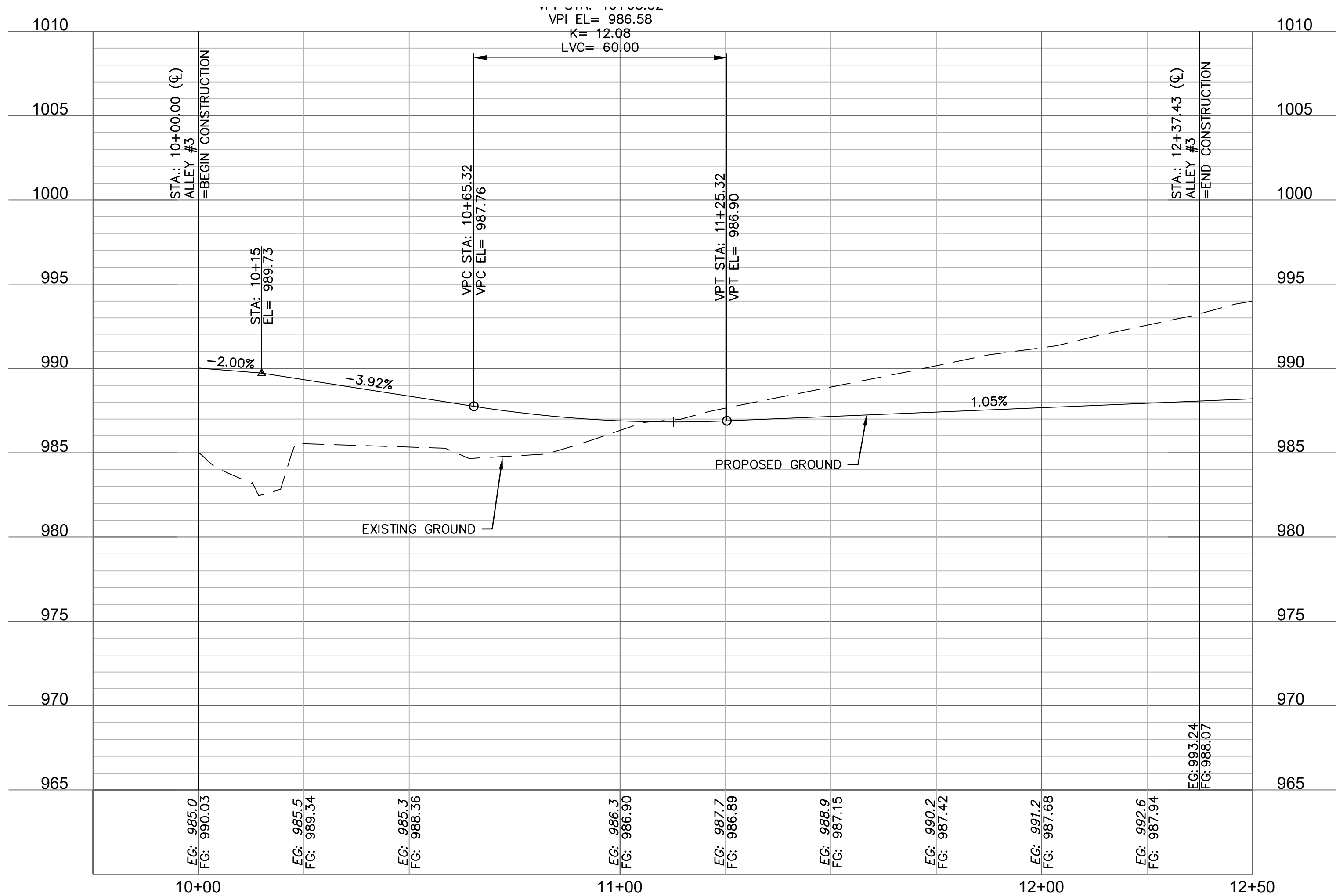
STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21

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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.
	C-1 STRAIGHT CURB SEE DETAIL SHEET C129.
	RIBBON CURB 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+79.52 11+26.64	N: 999114.23 E: 2804277.43	N: 999155.41 E: 2804287.60	30.00	47.12	090°00'00"	N13°52'55"E	42.43



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Lee's Summit, Missouri
12/13/2021

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Missouri Certificate of Authority #
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TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REV. NO.	DATE	REVISIONS DESCRIPTION

ROAD PLAN & PROFILE ALLEY #3	2021
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	

drawn by: OLUCM	checked by: JES	approved by: JES	QA/QC by: JES	project no.: 021-02987	drawing no.: C_RPP04_02102987	date: 08/25/2021
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SHEET C118

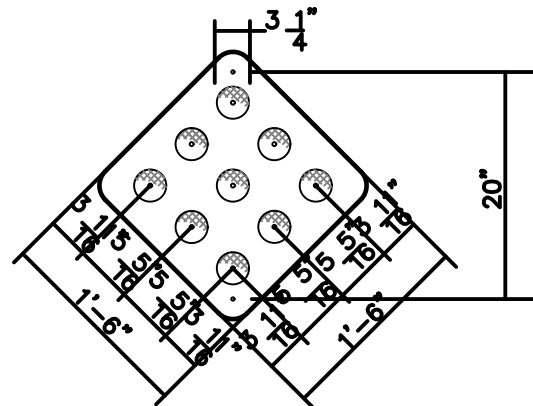
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DATE: Sep 07, 2021 11:01am
USER: qlowrey
XREFS: C_PTBK_02102987 C_PBASE_02102987 C_PENDY_02102987 C_XBASE_02102987

- 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.

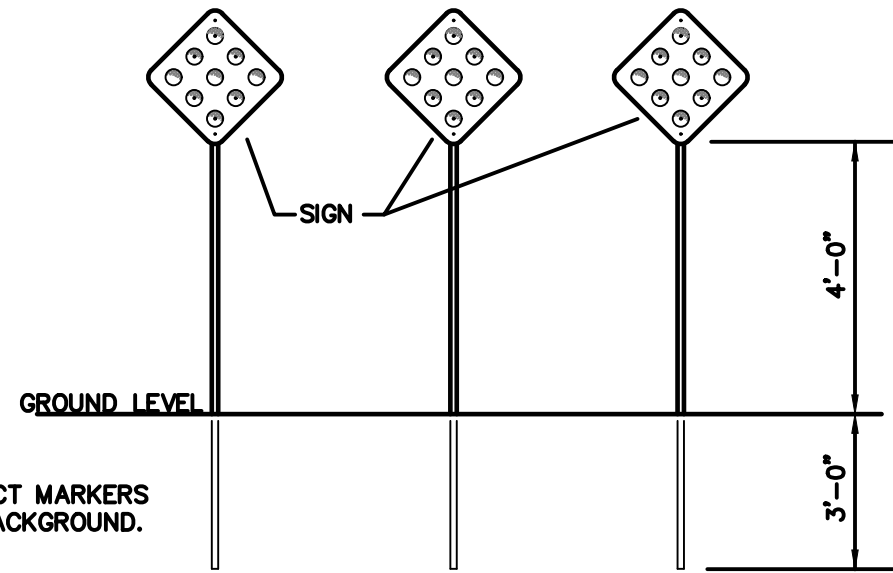


R11-2
48"x30"
w/ TYPE III BARRICADE

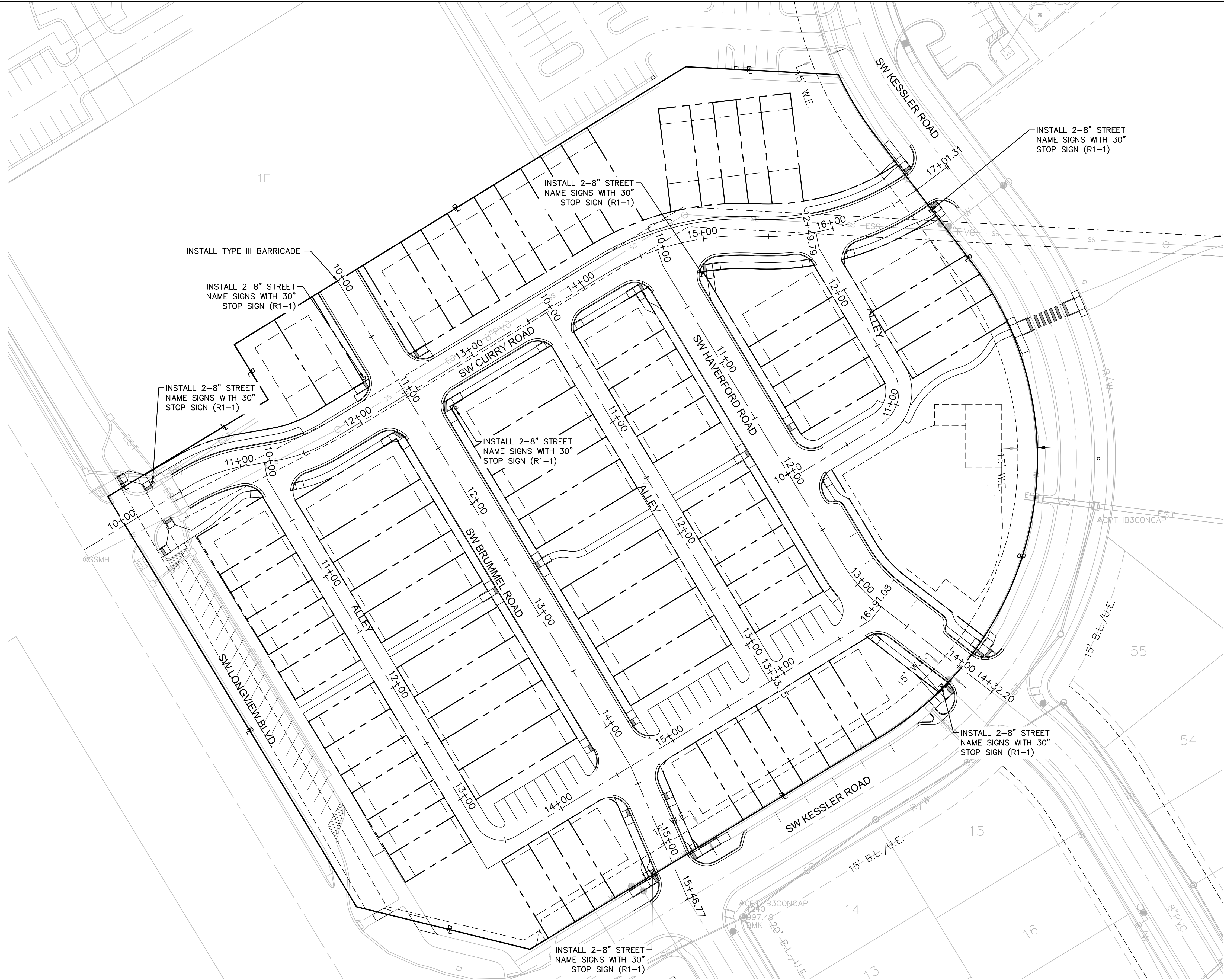
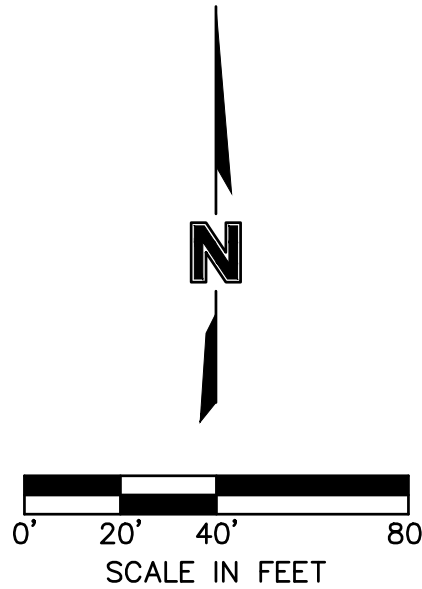
TYPE III BARRICADE
N.T.S.



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.



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Lee's Summit, Missouri
12/13/2021

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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

TRAFFIC CONTROL PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

2021

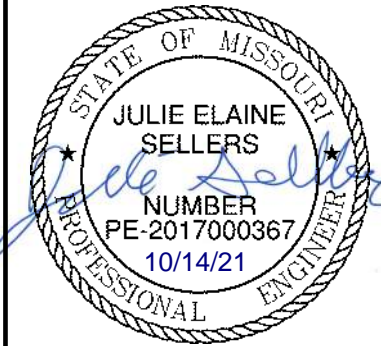
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TCP01_02102987
date: 08/25/2021

SHEET
C119

Olsson

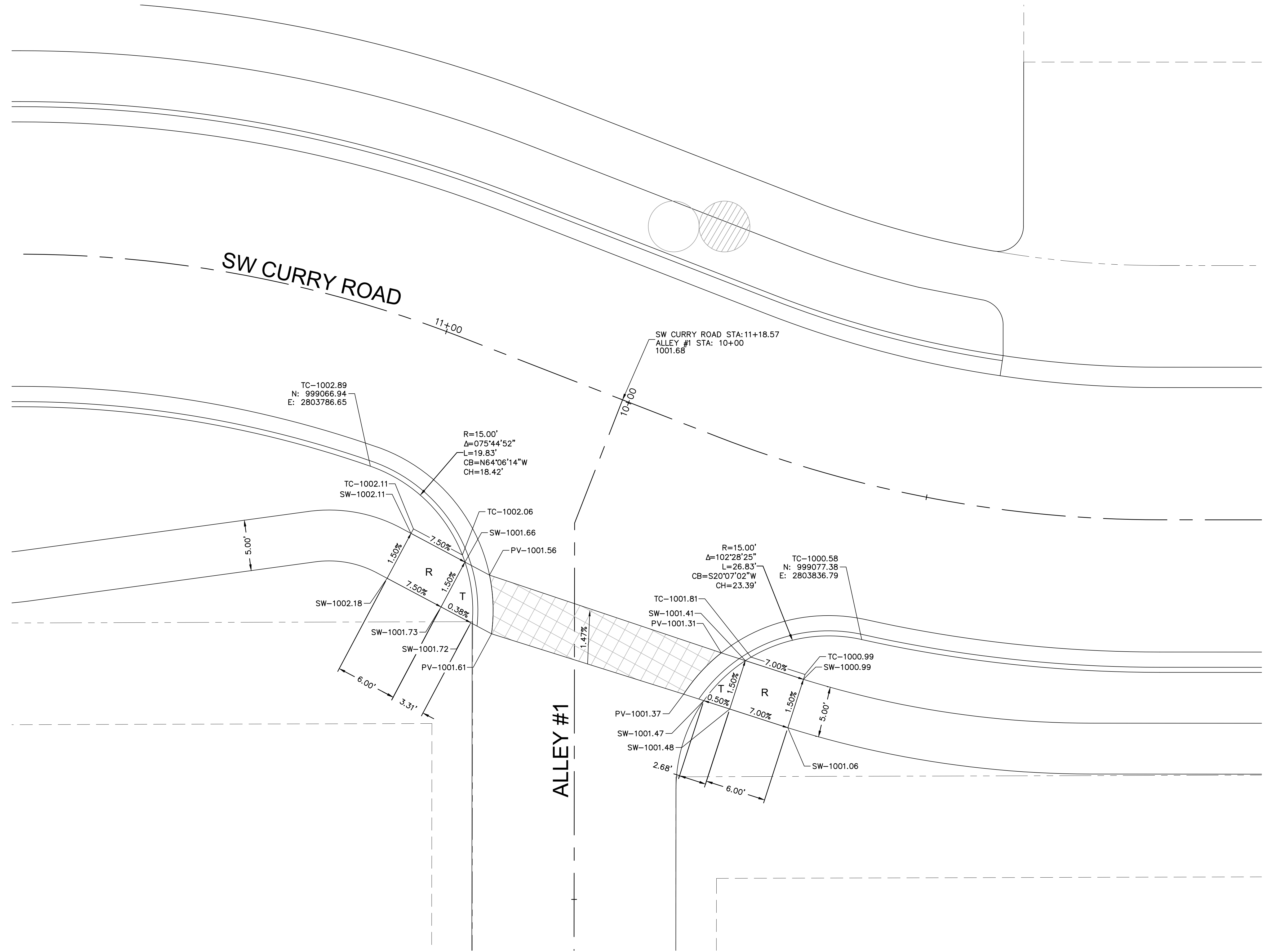
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[illegible]

SIDEWALK RAMP & CROSSWALK DETAIL 01 GNCV	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	2021

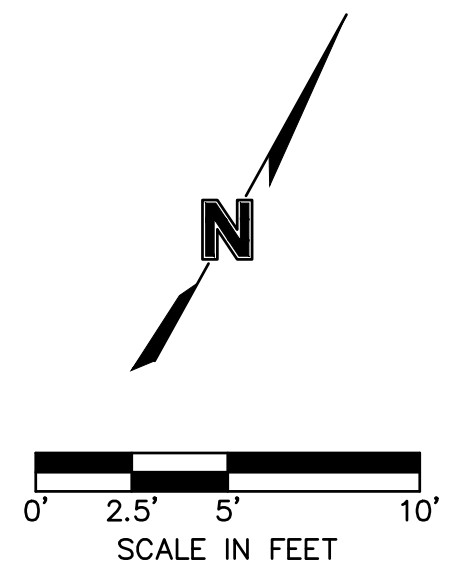
drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

SHEET
C120



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

- 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.



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USER: qlowrey C_PBNDY_02102987

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REVISIONS

2021

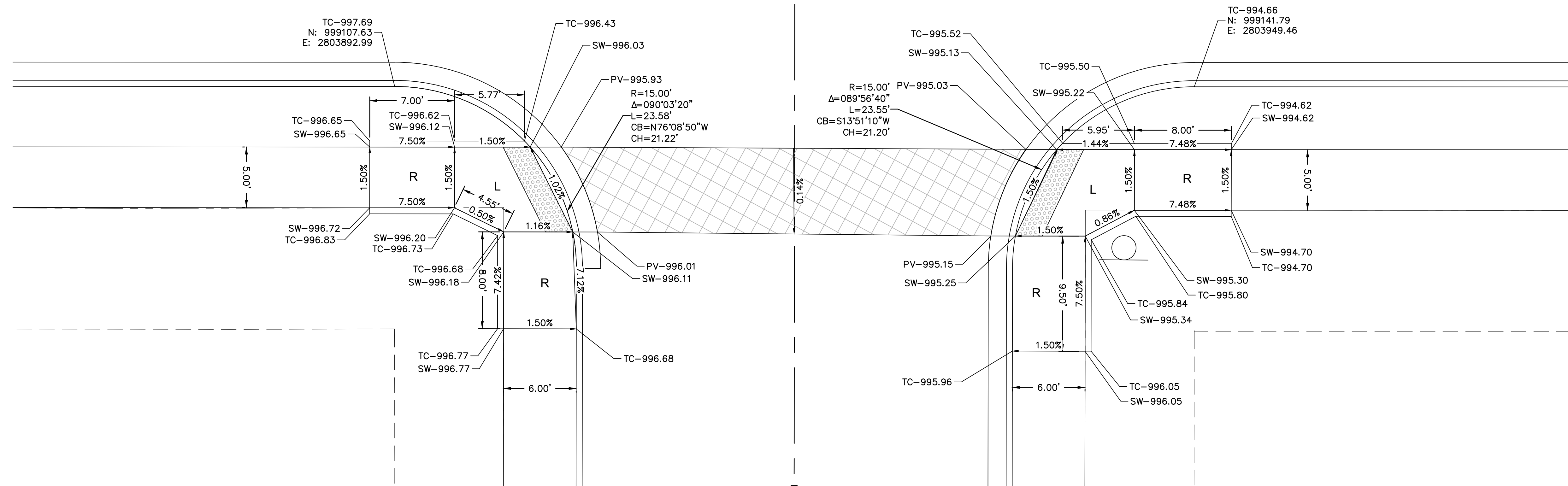
SIDEWALK RAMP & CROSSWALK DETAIL 02

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT MO

drawn by: _____ QI/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: 021-0298
drawing no.: _____
date: 08.25.202

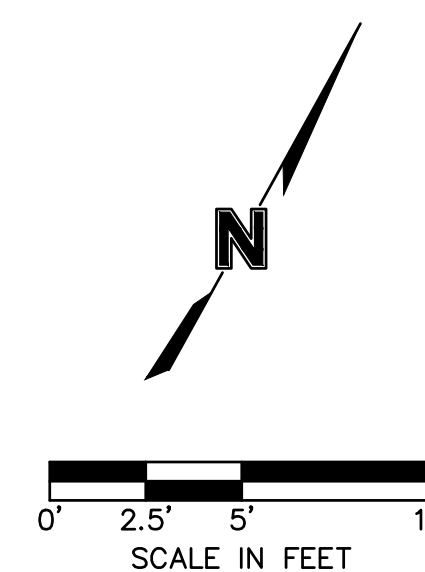
SHEET
C121



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

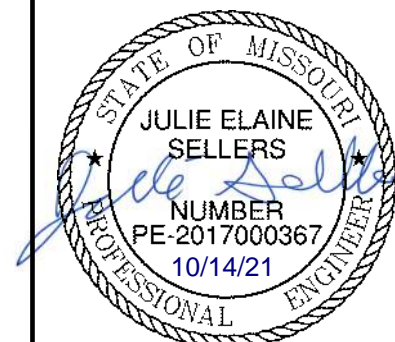
NOTES:

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.



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[illegible]

REVISIONS

2021

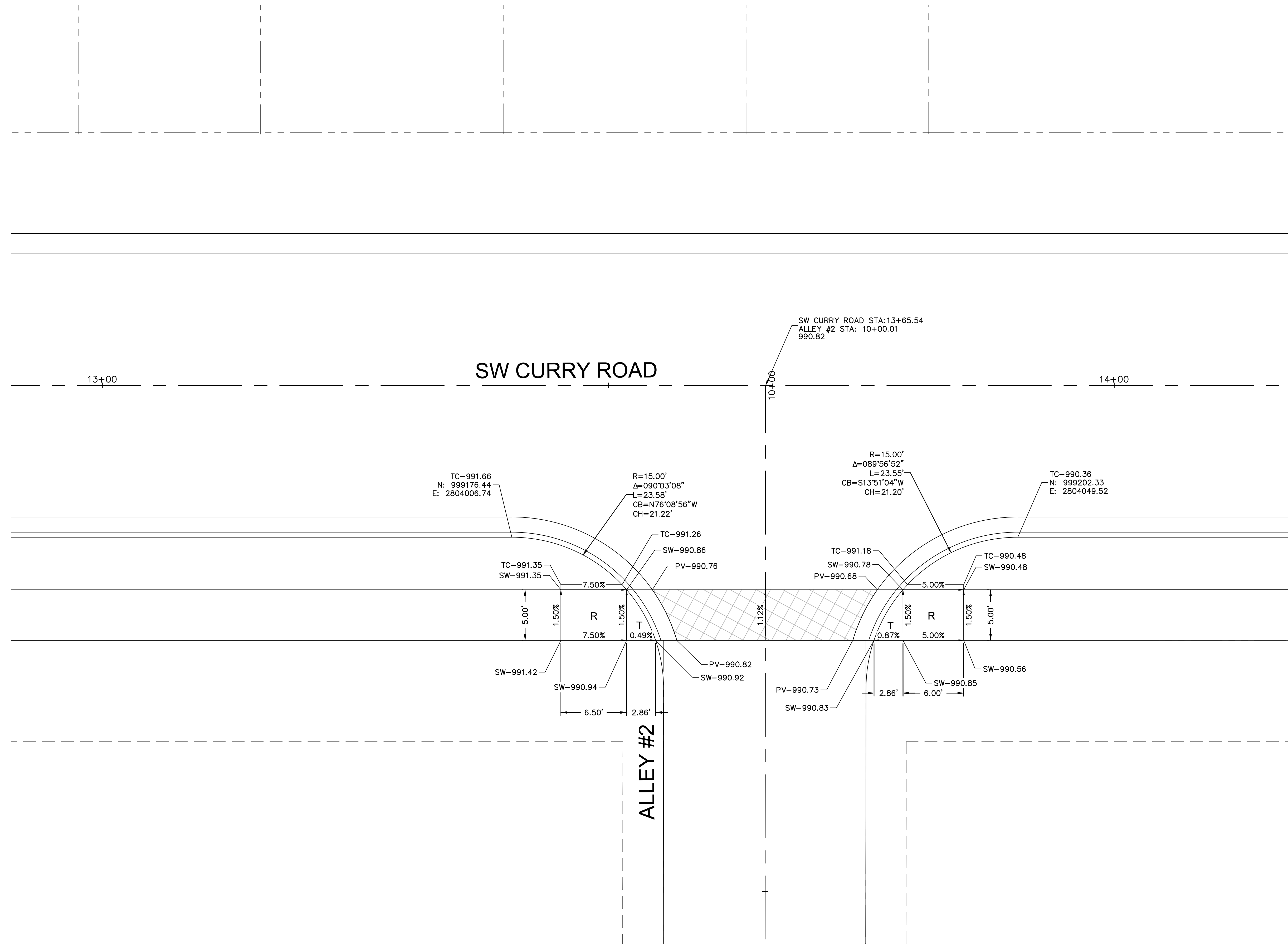
LEE'S SUMMIT. MO

SIDEWALK RAMP & CROSSWALK DETAIL 03
CNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

drawn by: _____ QI/C/M
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

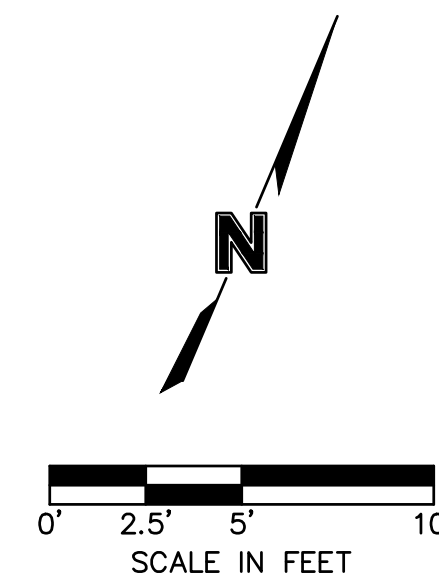
SHEET
C122



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 03

- 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.



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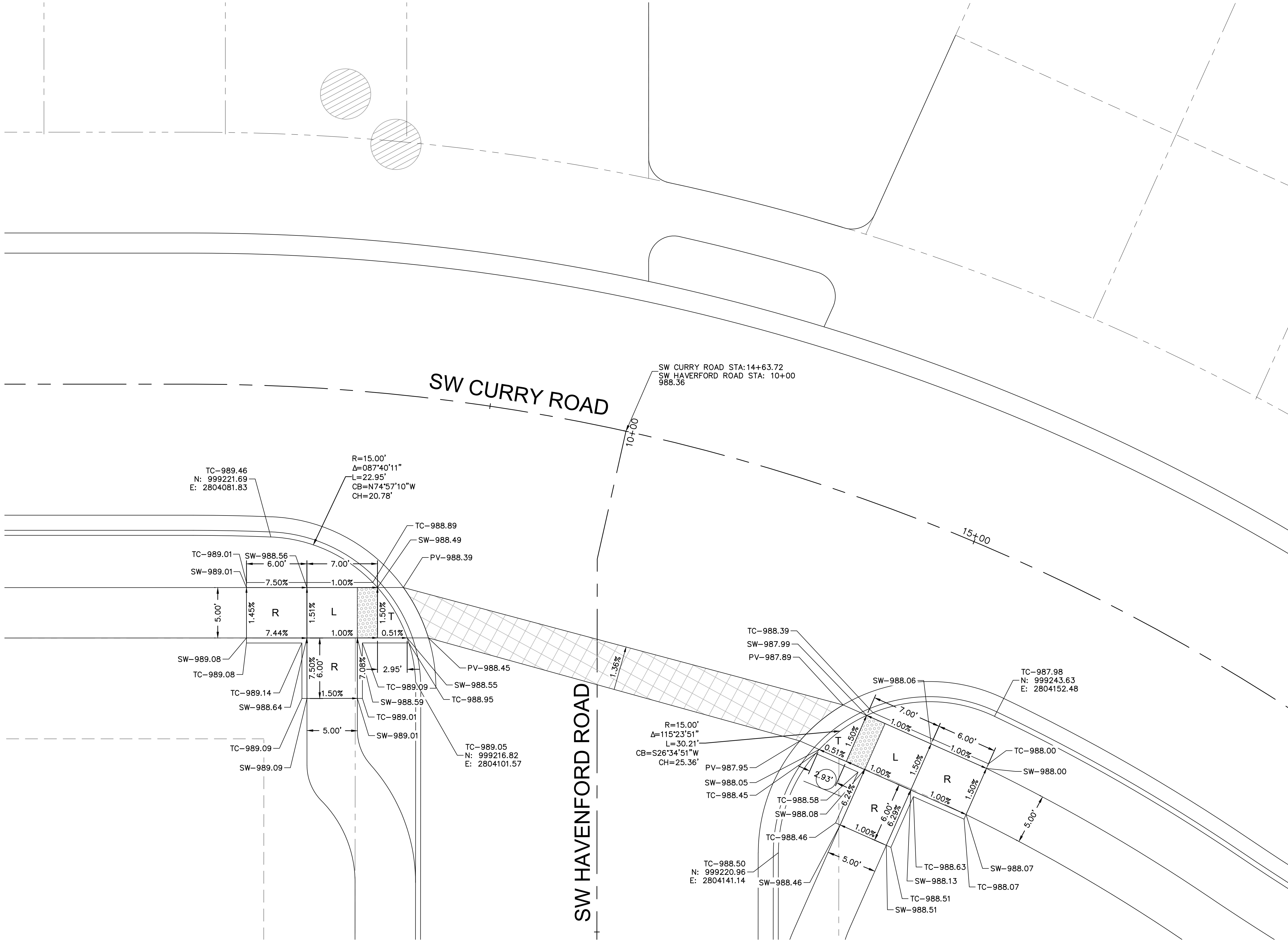
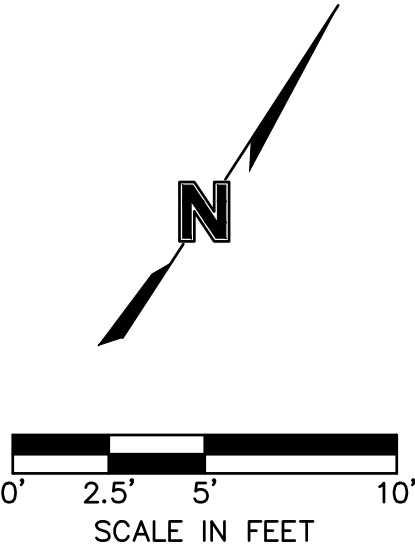
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SPOT ELEVATION LEGEND

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 04

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



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Lee's Summit, Missouri
12/13/2021



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SIDEWALK RAMP & CROSSWALK DETAIL 04 GNCV	2021
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	

drawn by:	OLUCM
checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
drawing no.:	
date:	08.25.2021

SHEET
C123

olsson

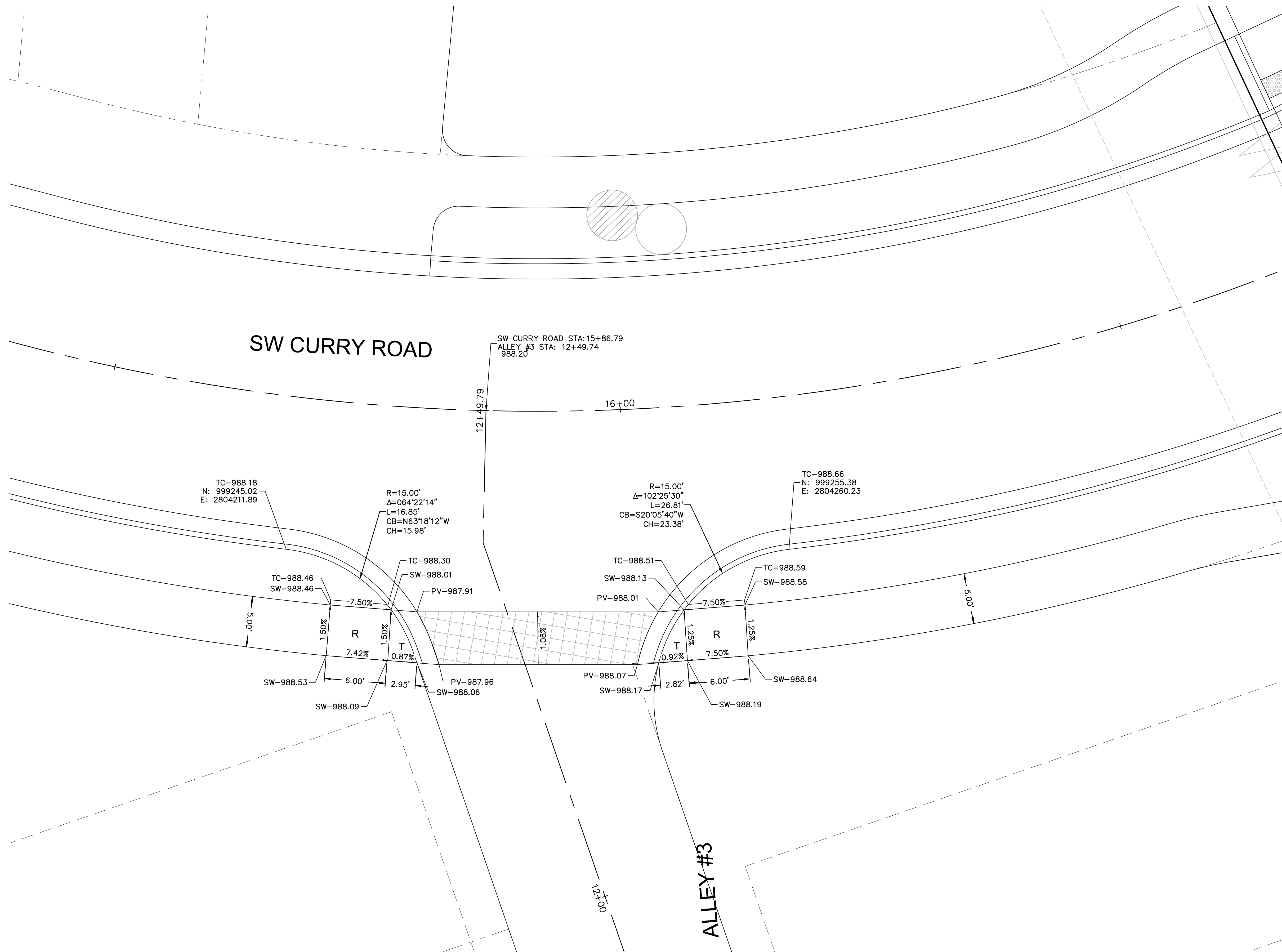
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Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

[illegible]

<p>SIDEWALK RAMP & CROSSWALK DETAIL 05</p> <p>GNCV</p>	<p>NEW LONGVIEW TOWNHOMES</p> <p>451 SW LONGVIEW BLVD</p>	202
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: _____ 08.25.2021

SHEET
C124

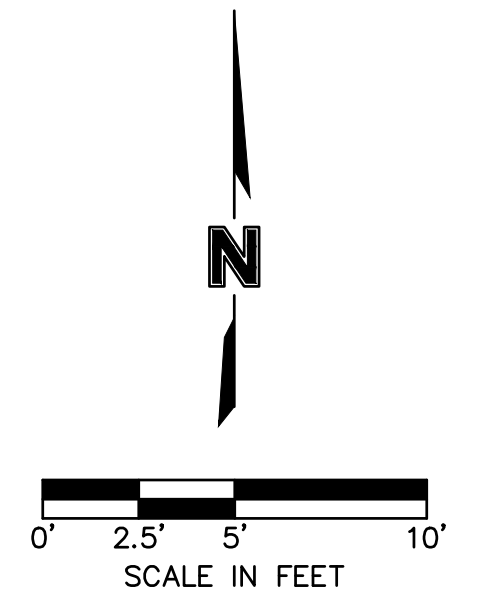


HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SPOT ELEVATIONS DETAIL 05

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.



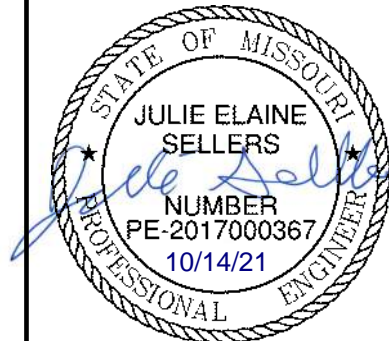
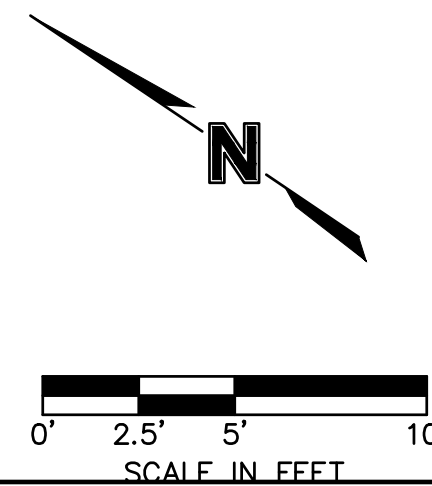
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USER:	qlowrey
C_PBDN1_02102987	



- 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

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.

[illegible]

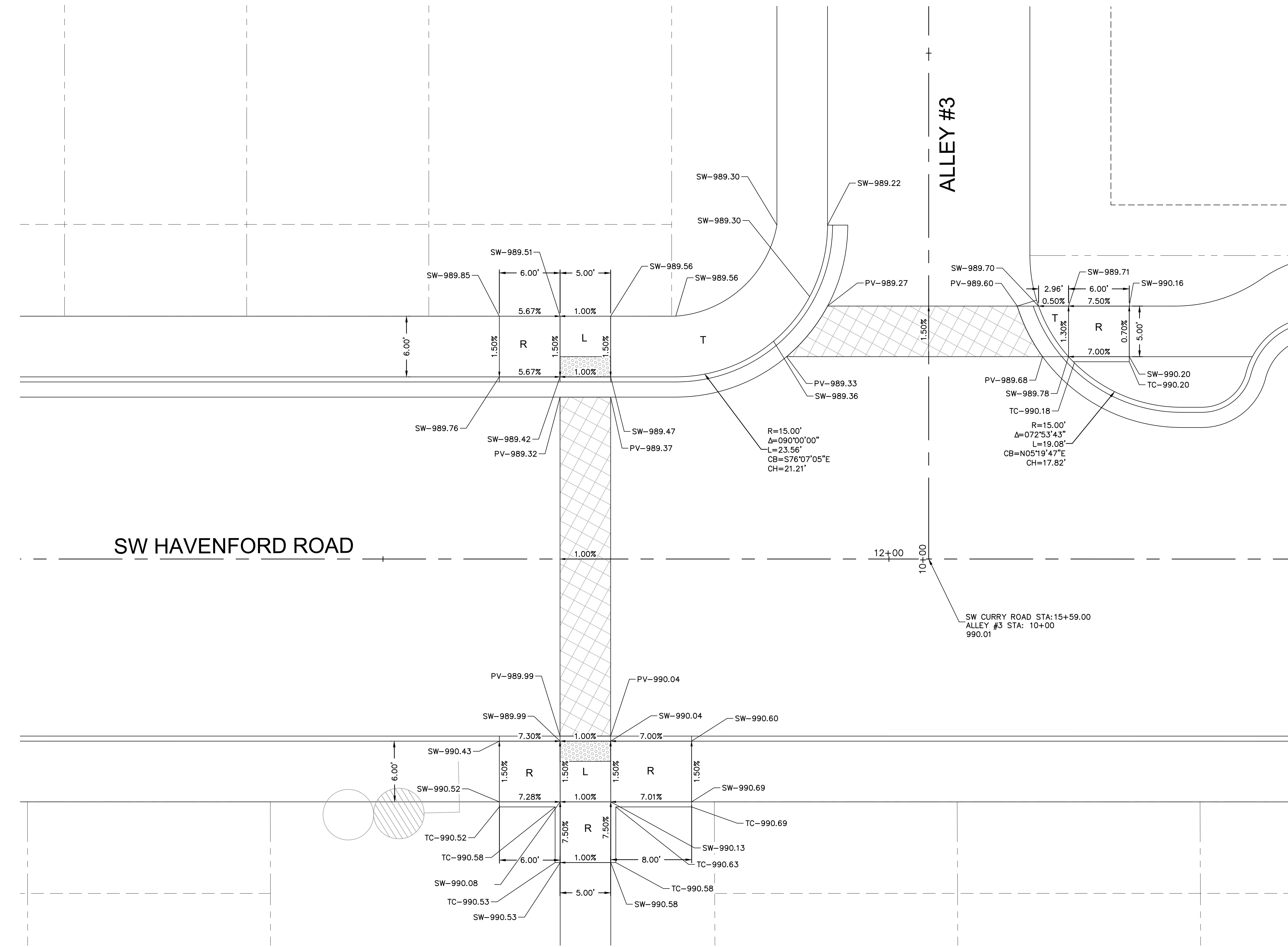
SIDEWALK RAMP & CROSSWALK DETAIL 06
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

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: _____ 08.25.2021

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Lee's Summit, Missouri
12/13/2021

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North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

STATE OF MISSOURI
JULIE ELAINE
SELLERS
PROFESSIONAL ENGINEER
NUMBER
PE-2017000367
10/14/21

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2021

SIDEWALK RAMP & CROSSWALK DETAIL 07
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

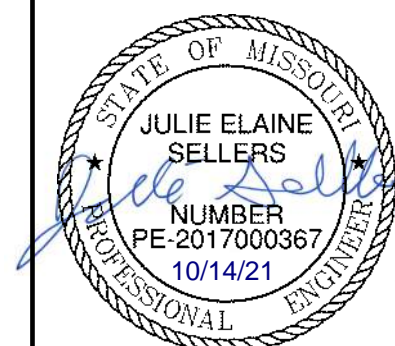
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

SHEET
C126

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North Kansas City, MO 6411

[illegible]

REVISIONS

2021

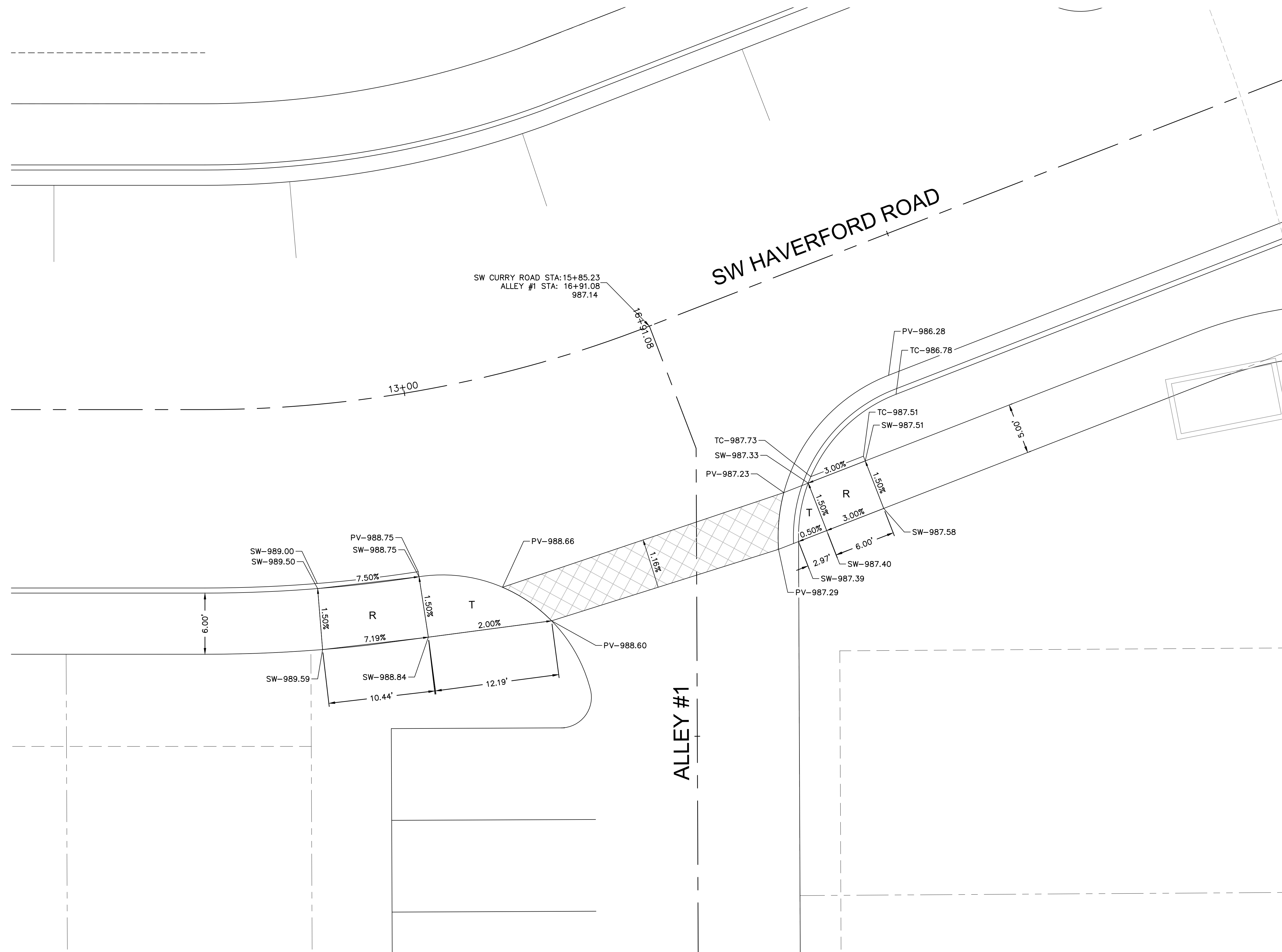
LEE'S SUMMIT, MO

SIDEWALK RAMP & CROSSWALK DETAIL 09
GNCV

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

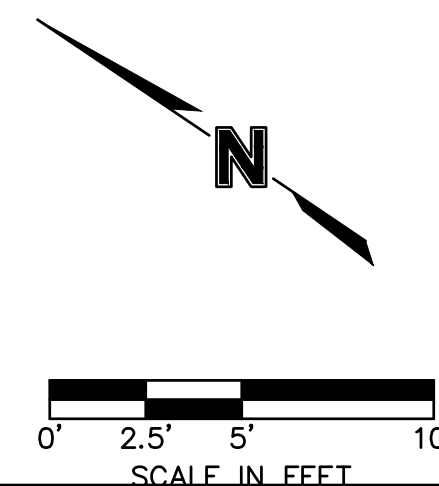
SHEET
C128



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

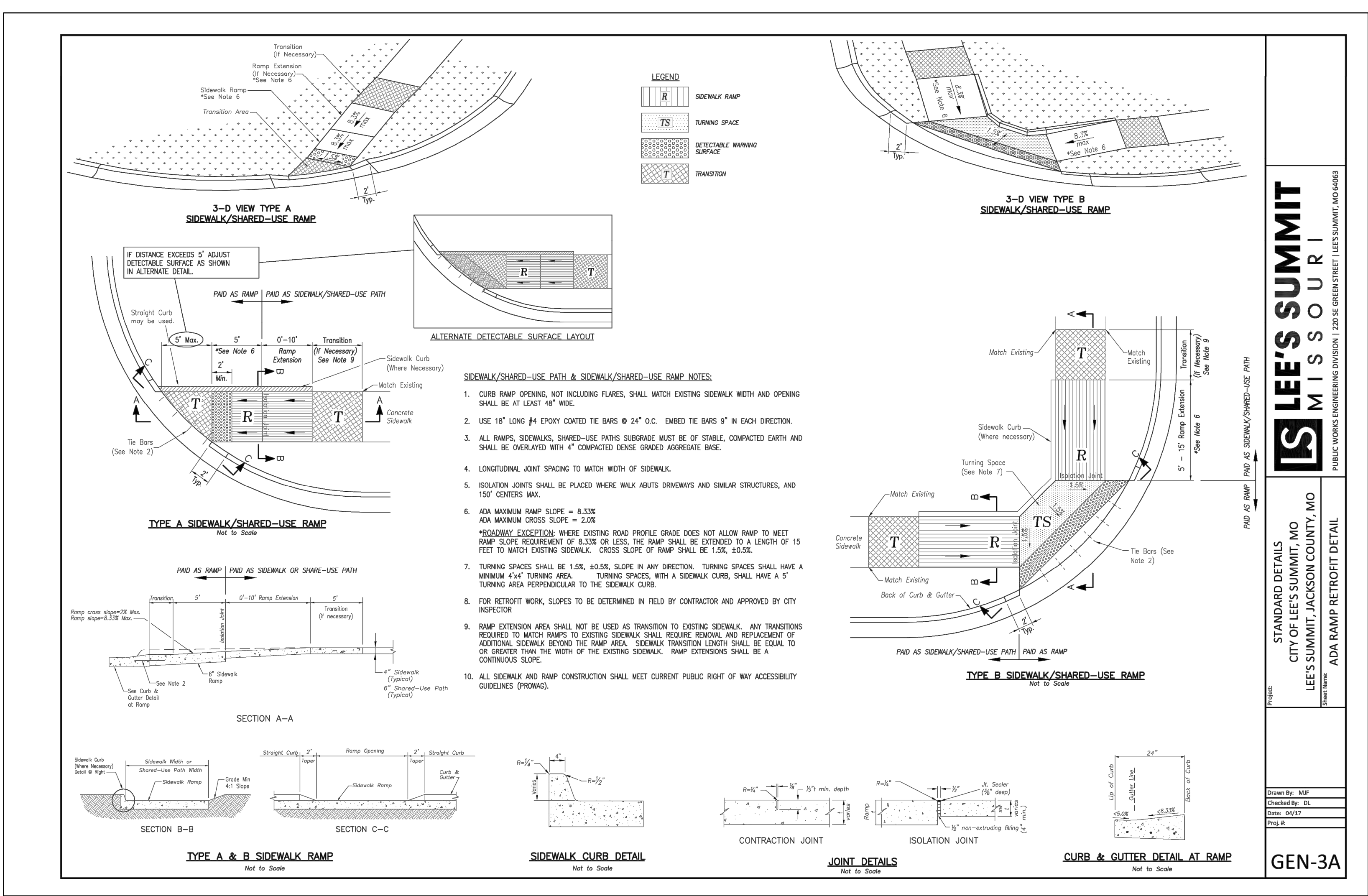
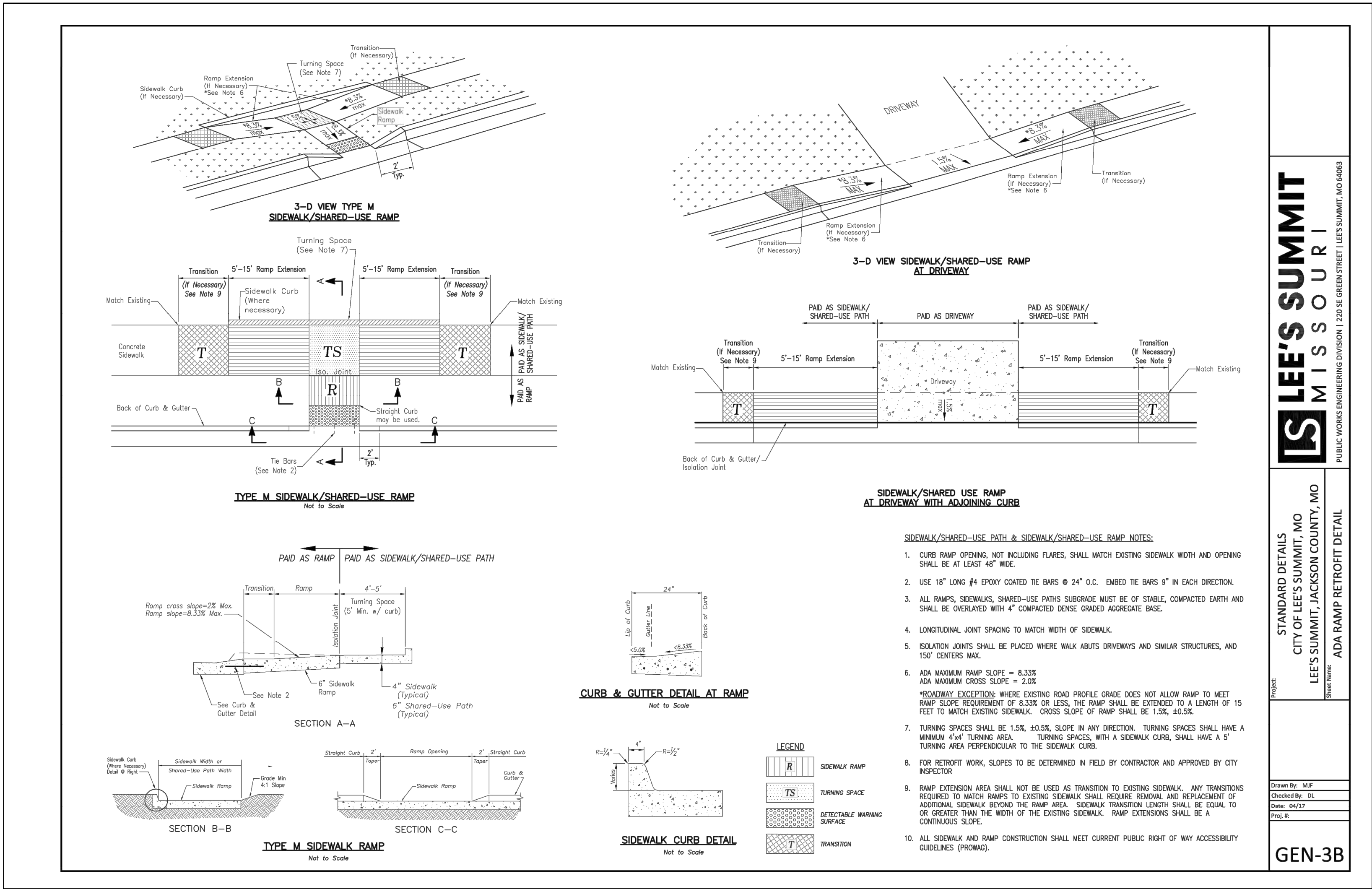
NOTES:

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.



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 DATE: Sep 07, 2021 11:02am



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MJP
Checked By: DL
Date: 04/17
Proj #: GEN-3A

GEN-3A

LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MJP
Checked By: DL
Date: 04/17
Proj #: GEN-3B

GEN-3B

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Development Services Department
Lee's Summit, Missouri
12/13/2021

CONSTRUCTION DETAILS
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

REV. NO. DATE DESCRIPTION BY

REVISIONS

BY

JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21

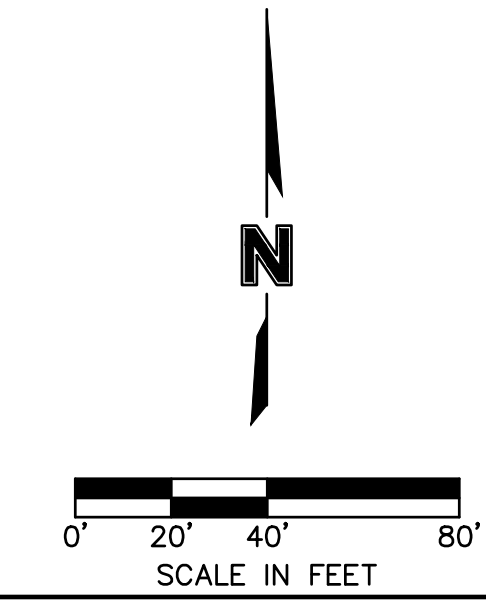
olsson

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1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL01_02102987
date: 08/25/2021

SHEET
C130

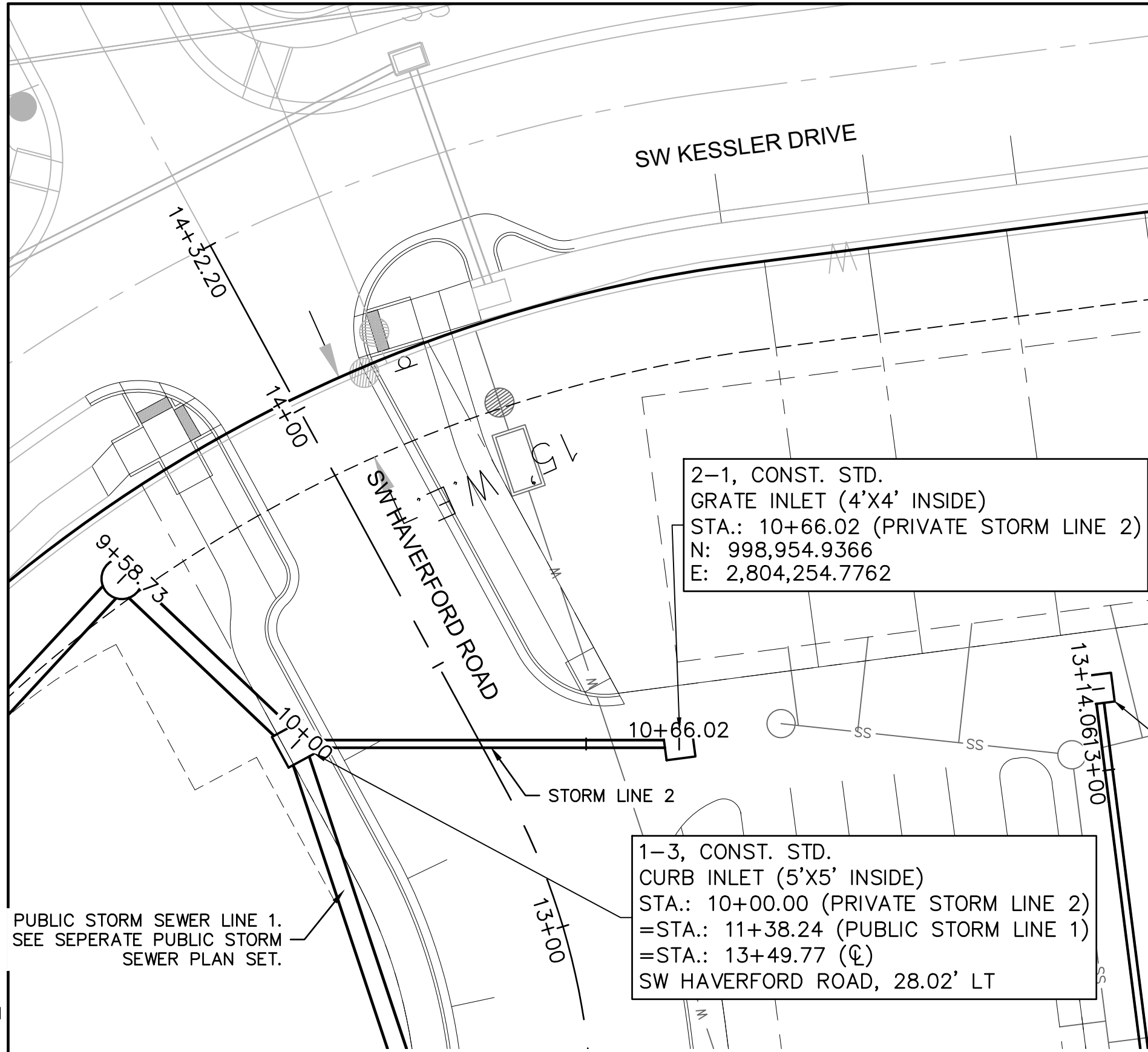
1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH LEES SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES 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 1/2 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.



DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\FINAL DEVELOPMENT PLANS\C-STU01_02102987.dwg
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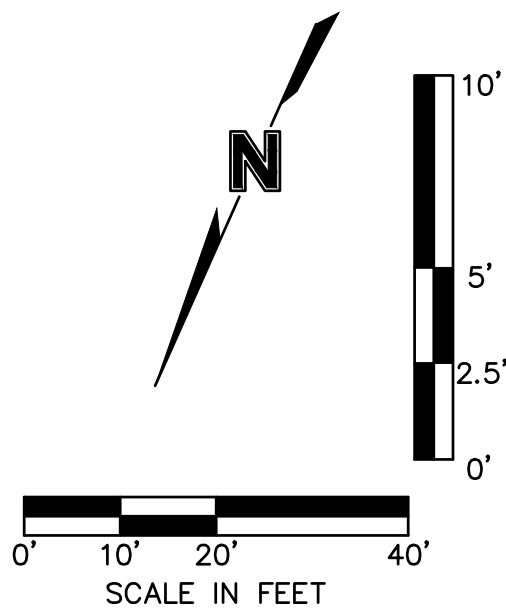
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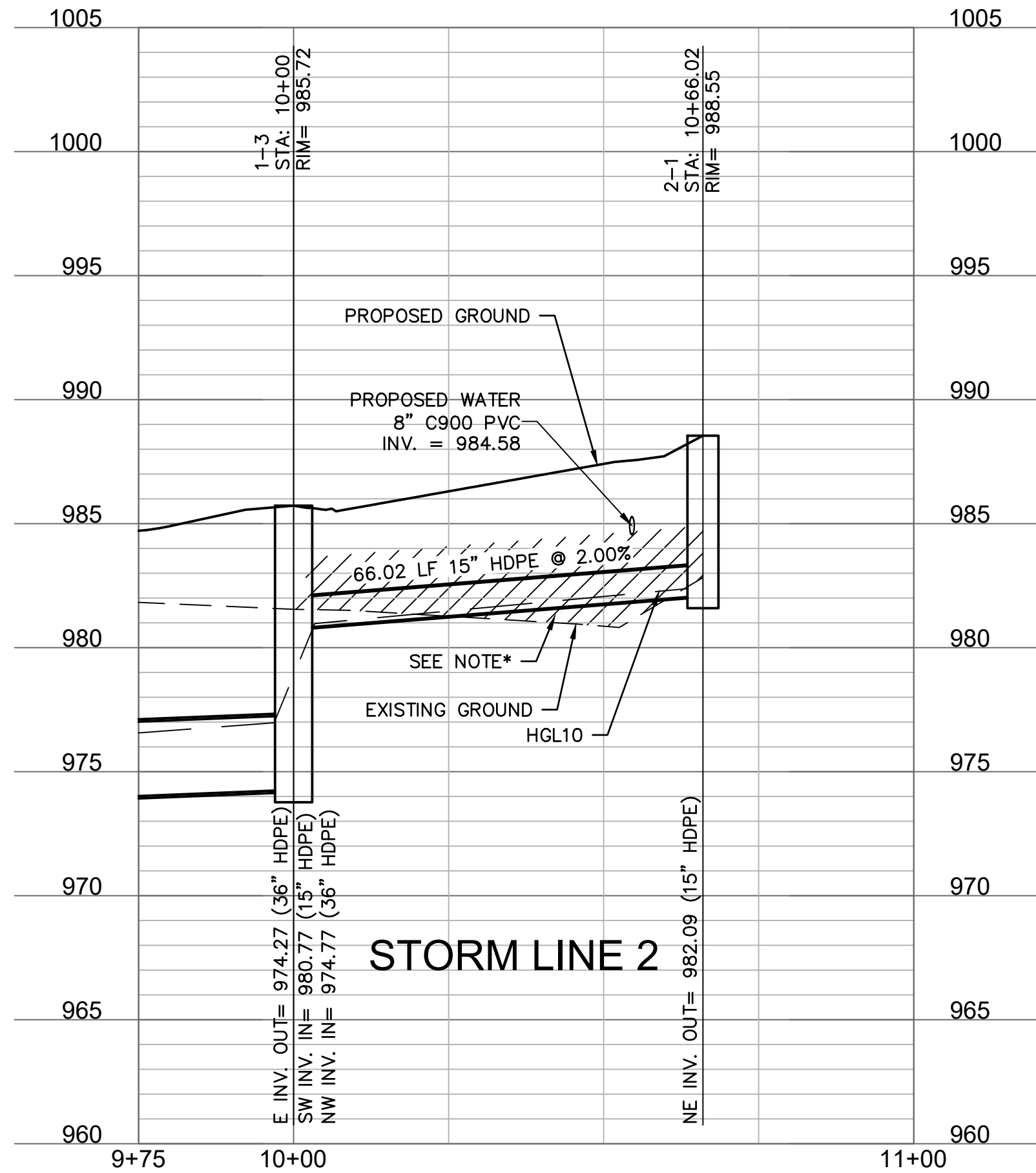


2-1, CONST. STD.
GRATE INLET (4'X4' INSIDE)
STA.: 10+66.02 (PRIVATE STORM LINE 2)
N: 998,954.9366
E: 2,804,254.7762

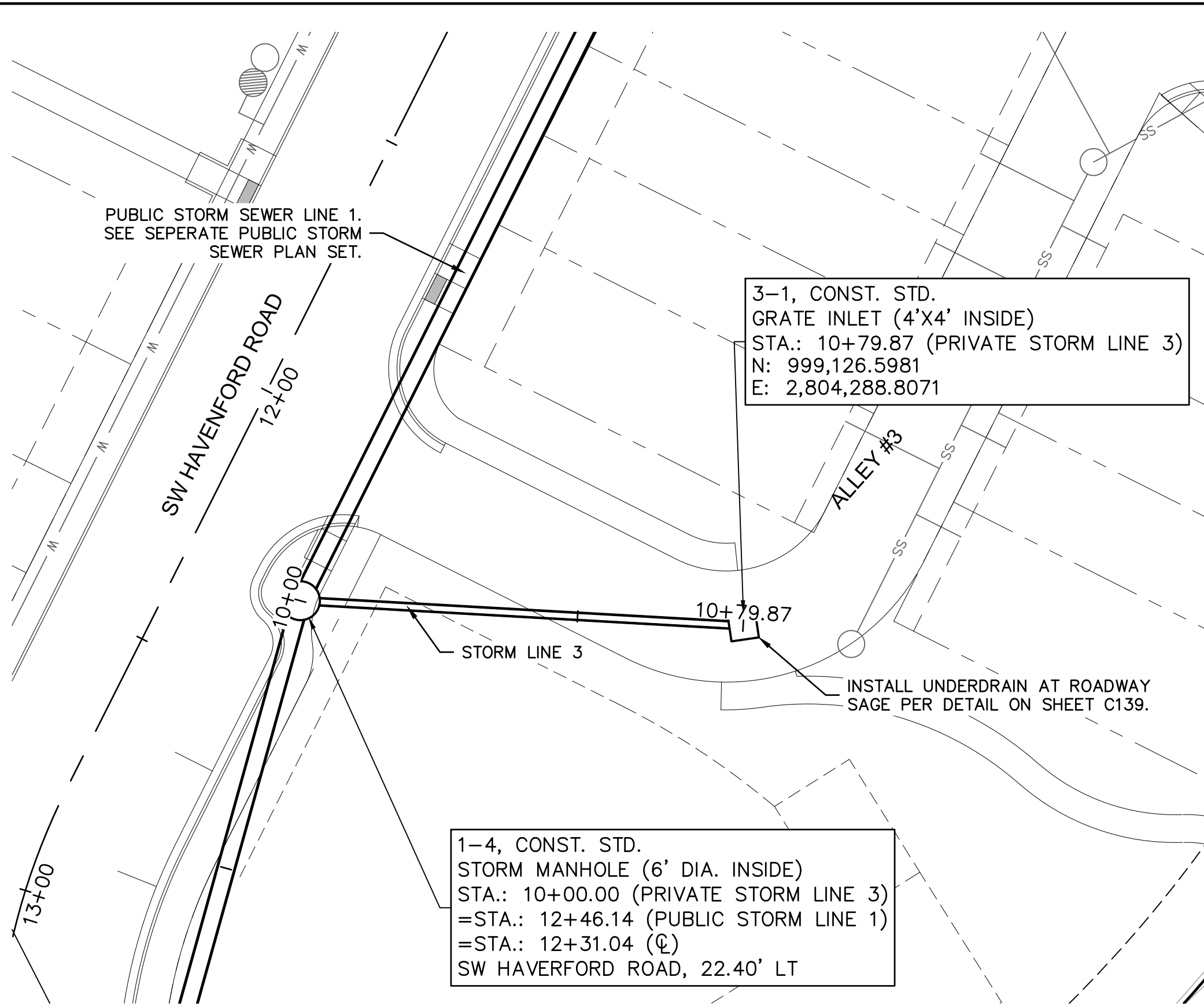
1-3, CONST. STD.
CURB INLET (5'X5' INSIDE)
STA.: 10+00.00 (PRIVATE STORM LINE 2)
=STA.: 11+38.24 (PUBLIC STORM LINE 1)
=STA.: 13+49.77 (℄)
SW HAVERFORD ROAD, 28.02' LT



*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.

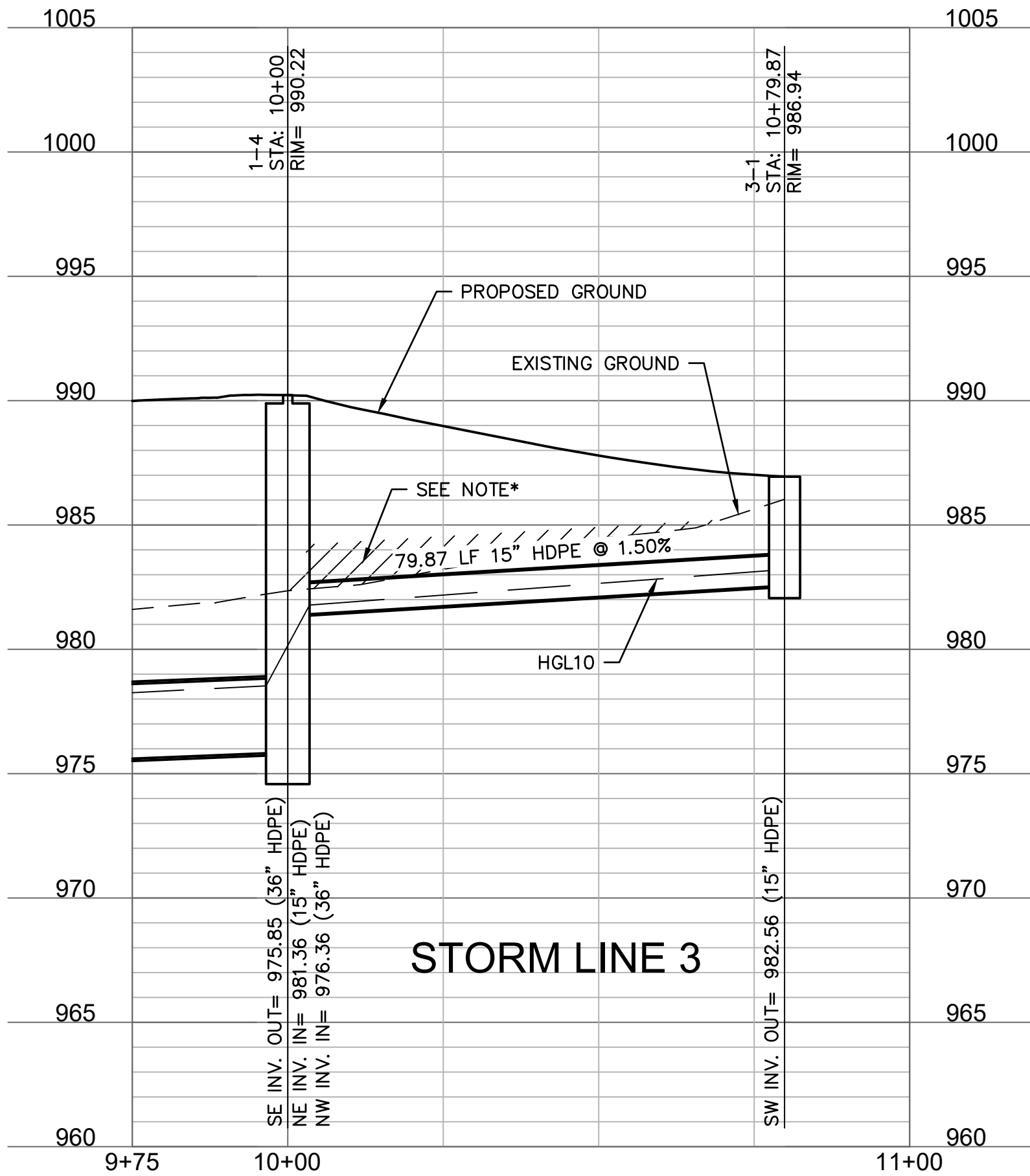
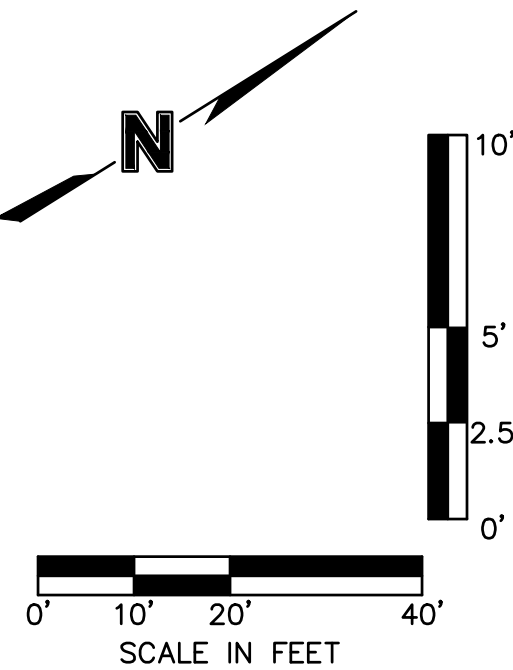


STORM LINE 2

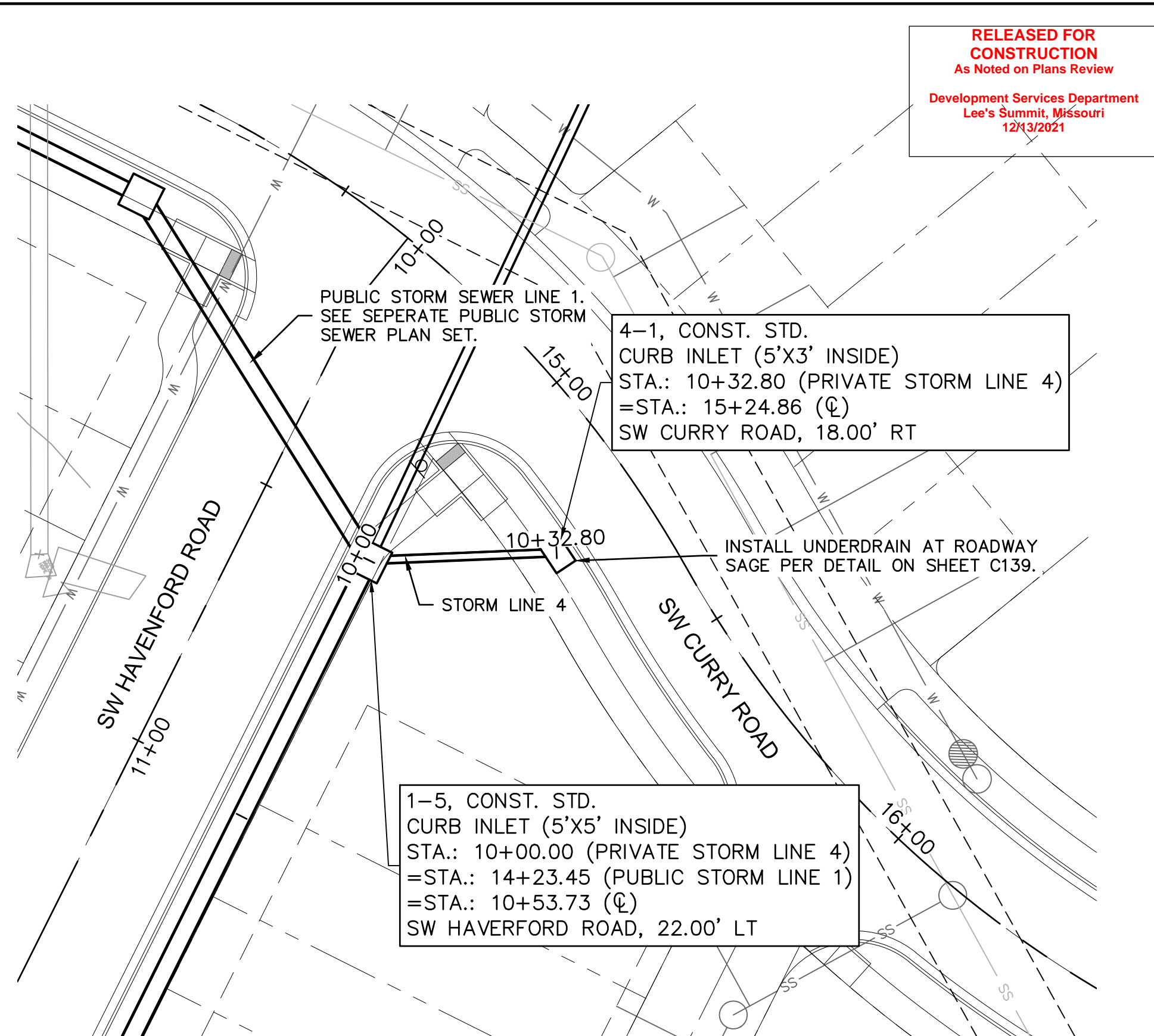


3-1, CONST. STD.
GRATE INLET (4'X4' INSIDE)
STA.: 10+79.87 (PRIVATE STORM LINE 3)
N: 999,126.5981
E: 2,804,288.8071

1-4, CONST. STD.
STORM MANHOLE (6' DIA. INSIDE)
STA.: 10+00.00 (PRIVATE STORM LINE 3)
=STA.: 12+46.14 (PUBLIC STORM LINE 1)
=STA.: 12+31.04 (℄)
SW HAVERFORD ROAD, 22.40' LT

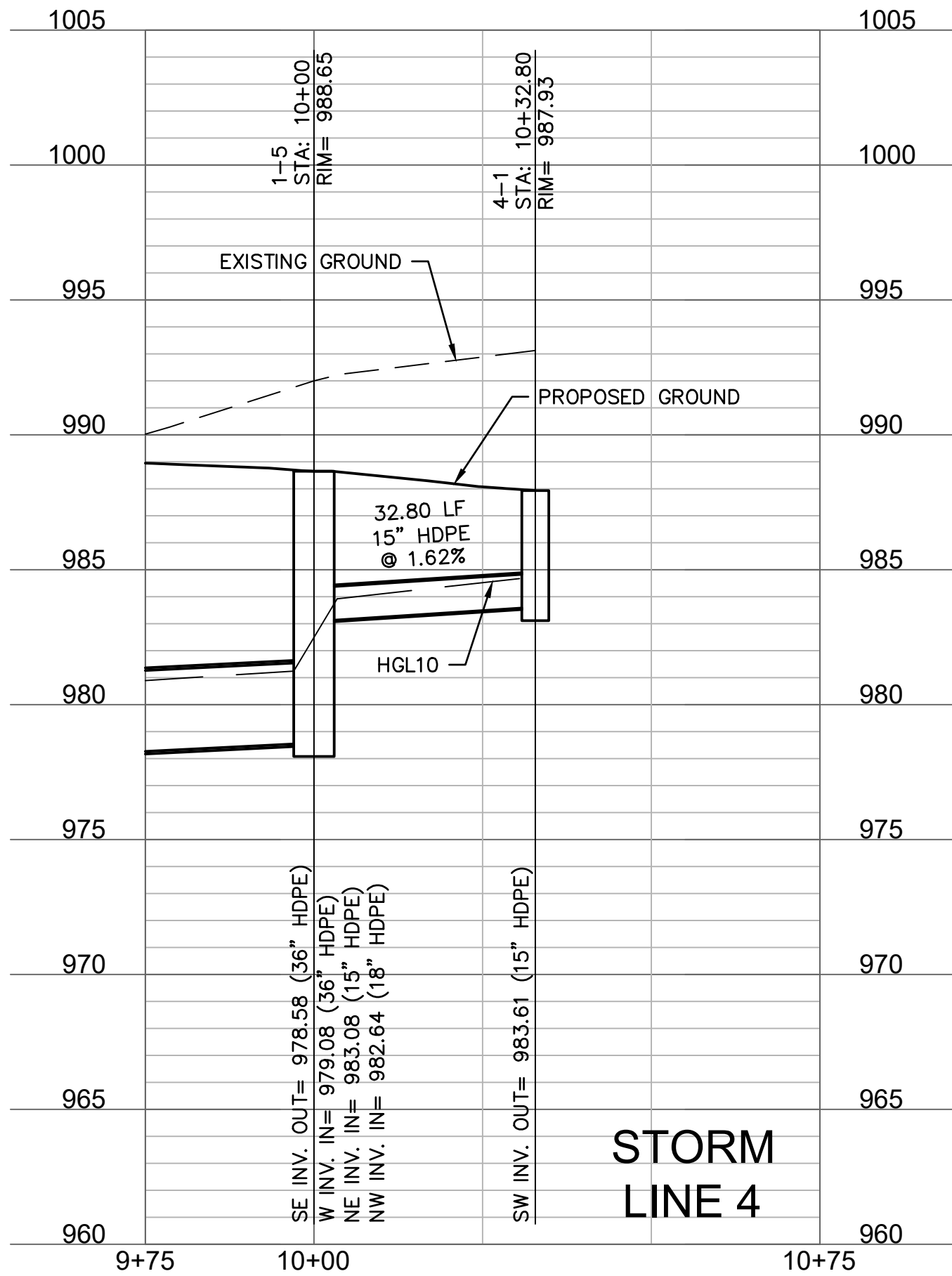
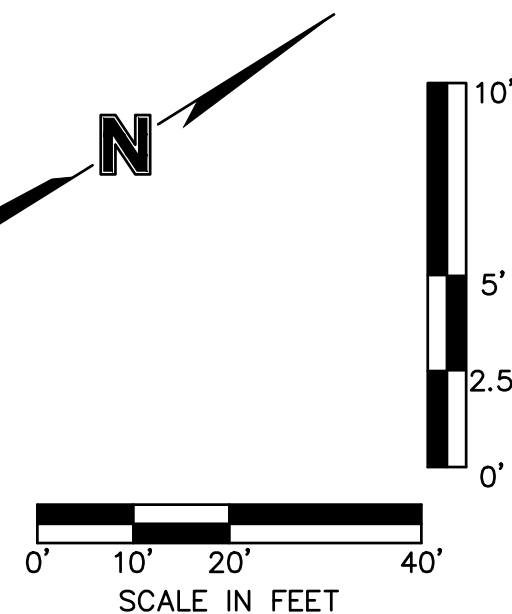


STORM LINE 3



4-1, CONST. STD.
CURB INLET (5'X3' INSIDE)
STA.: 10+32.80 (PRIVATE STORM LINE 4)
=STA.: 15+24.86 (℄)
SW CURRY ROAD, 18.00' RT

1-5, CONST. STD.
CURB INLET (5'X5' INSIDE)
STA.: 10+00.00 (PRIVATE STORM LINE 4)
=STA.: 14+23.45 (PUBLIC STORM LINE 1)
=STA.: 10+53.73 (℄)
SW HAVERFORD ROAD, 22.00' LT



STORM LINE 4

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Lee's Summit, Missouri
12/3/2021

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STATE OF MISSOURI
JULIE ELAINE
SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21

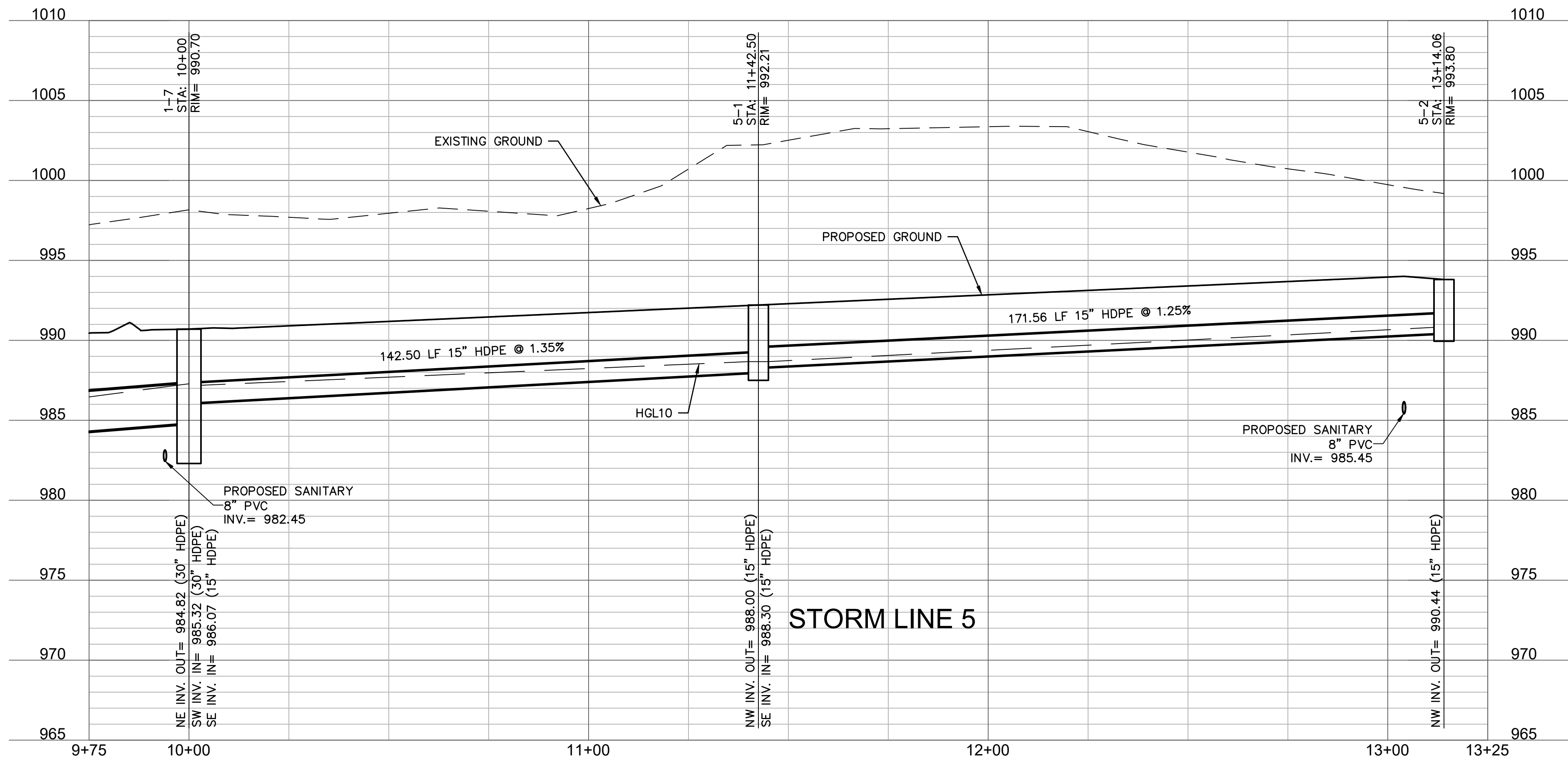
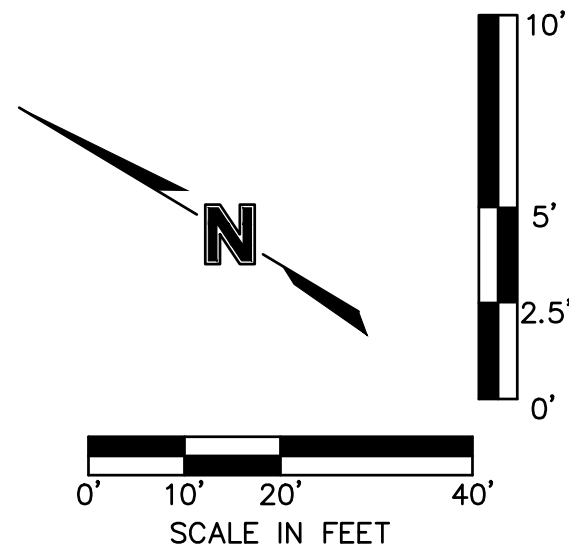
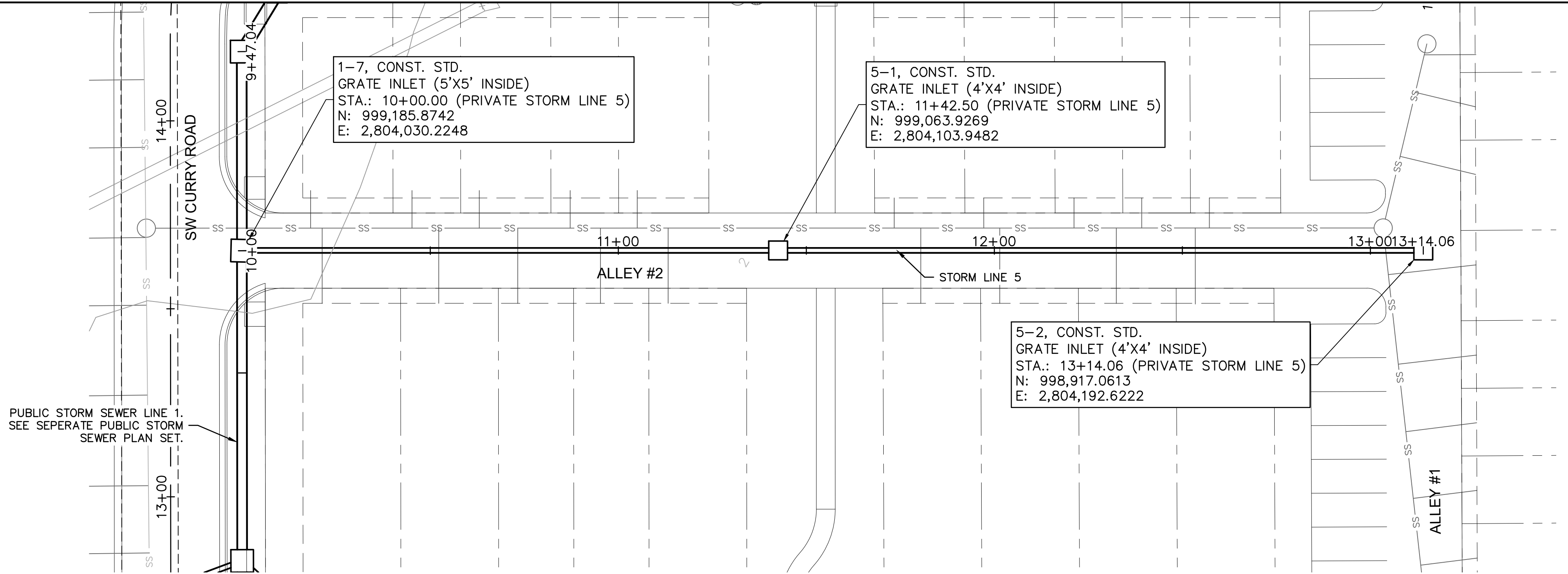
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REVISIONS DESCRIPTION
DATE
REV. NO.

STORM SEWER PLAN & PROFILE LINES 2, 3, & 4
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO
2021

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

SHEET
C132

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JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

BY

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DATE

REV. NO.

STORM SEWER PLAN & PROFILE LINE 5

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

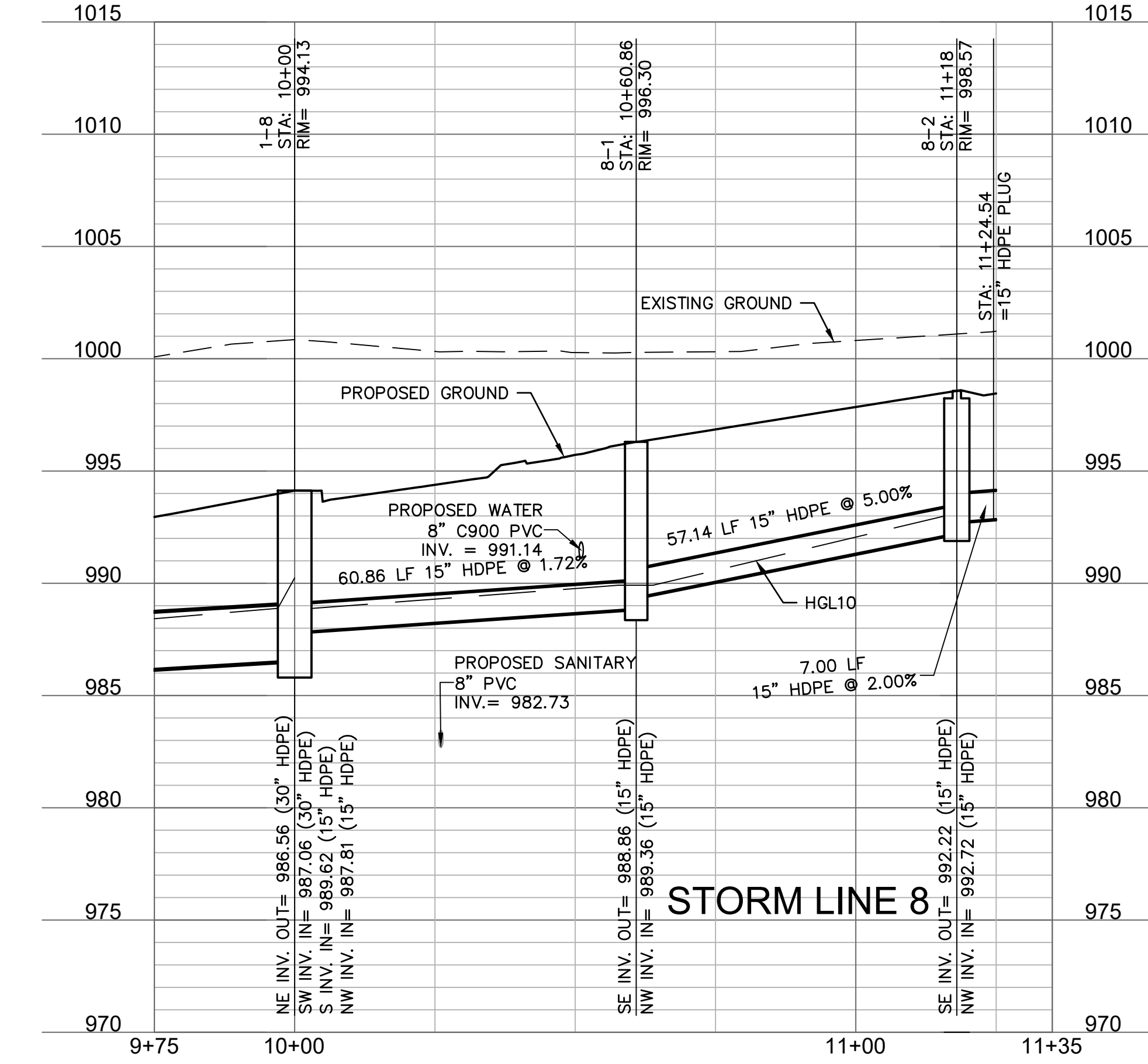
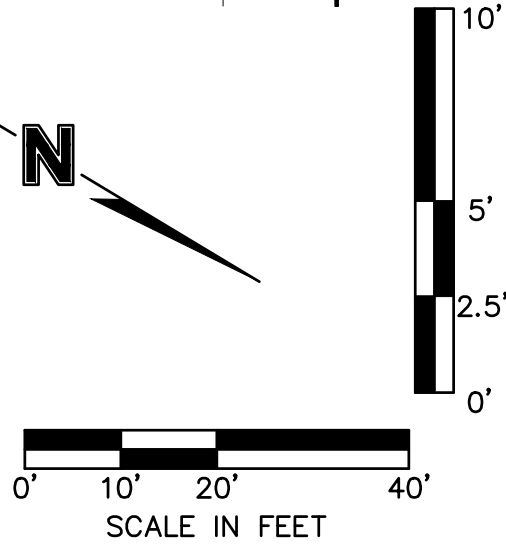
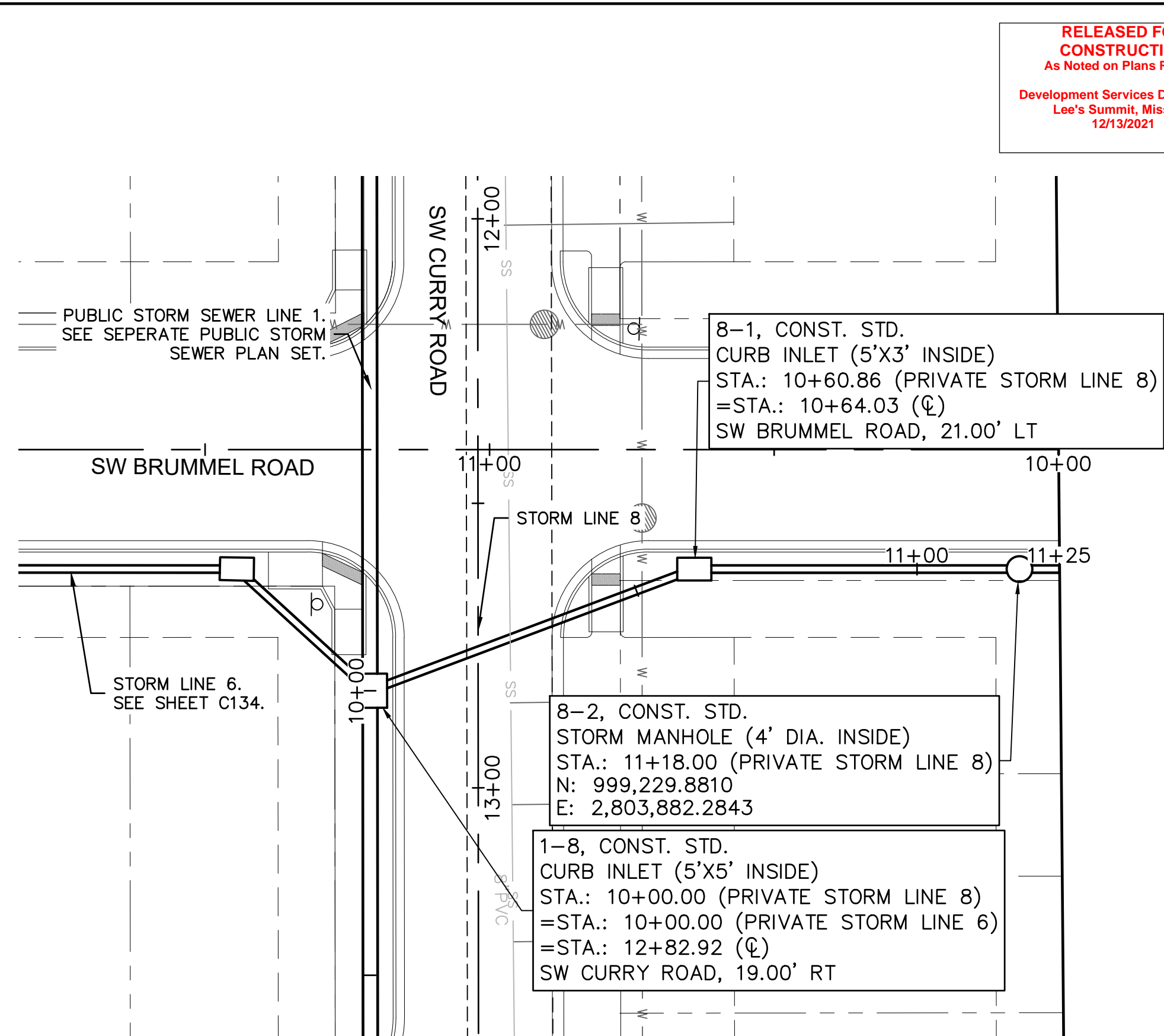
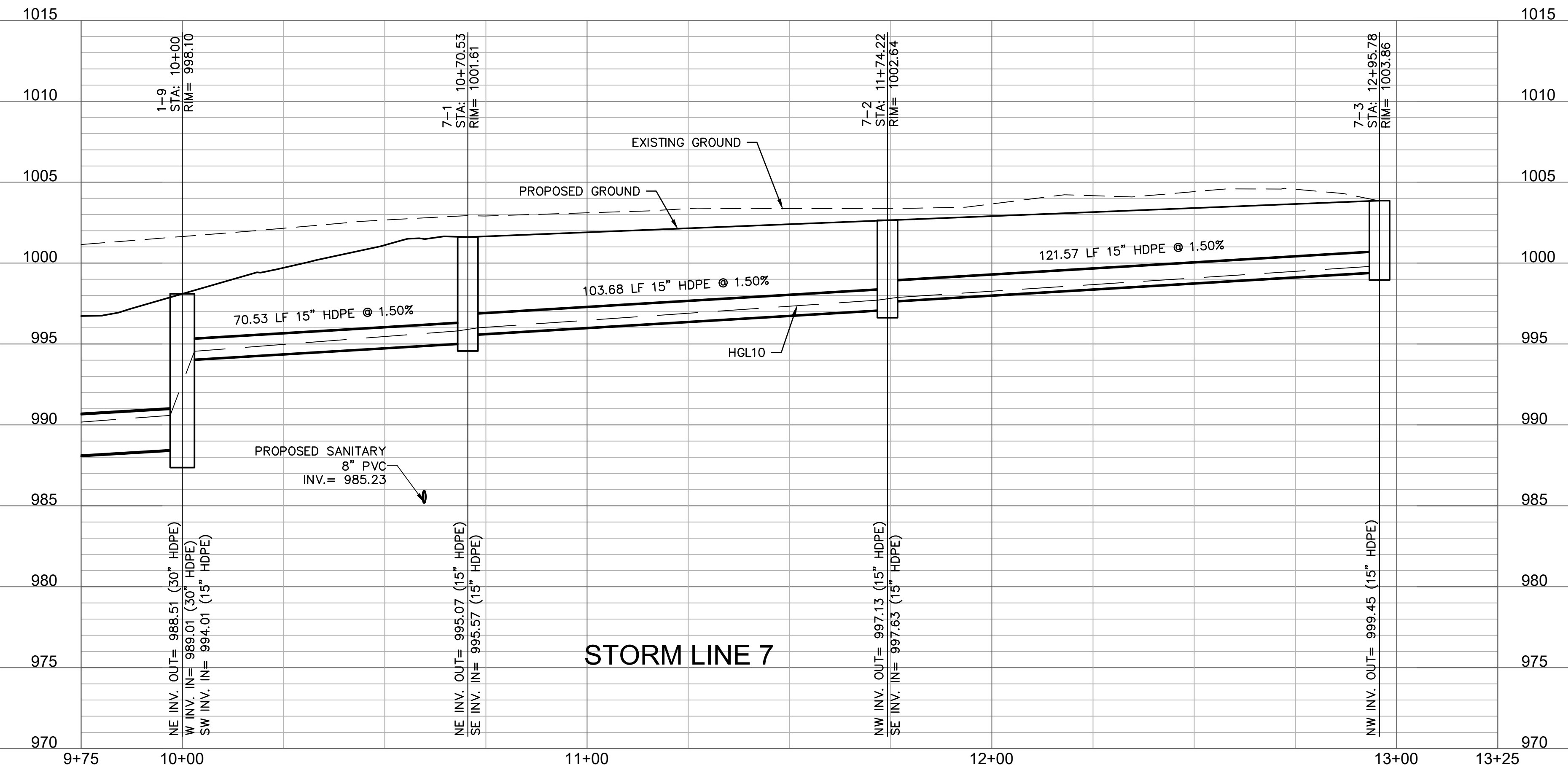
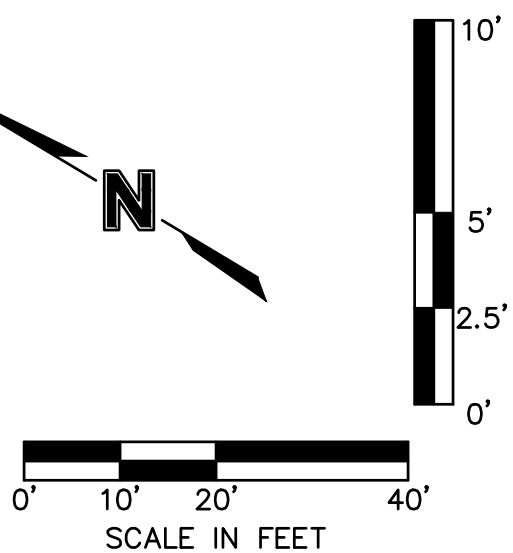
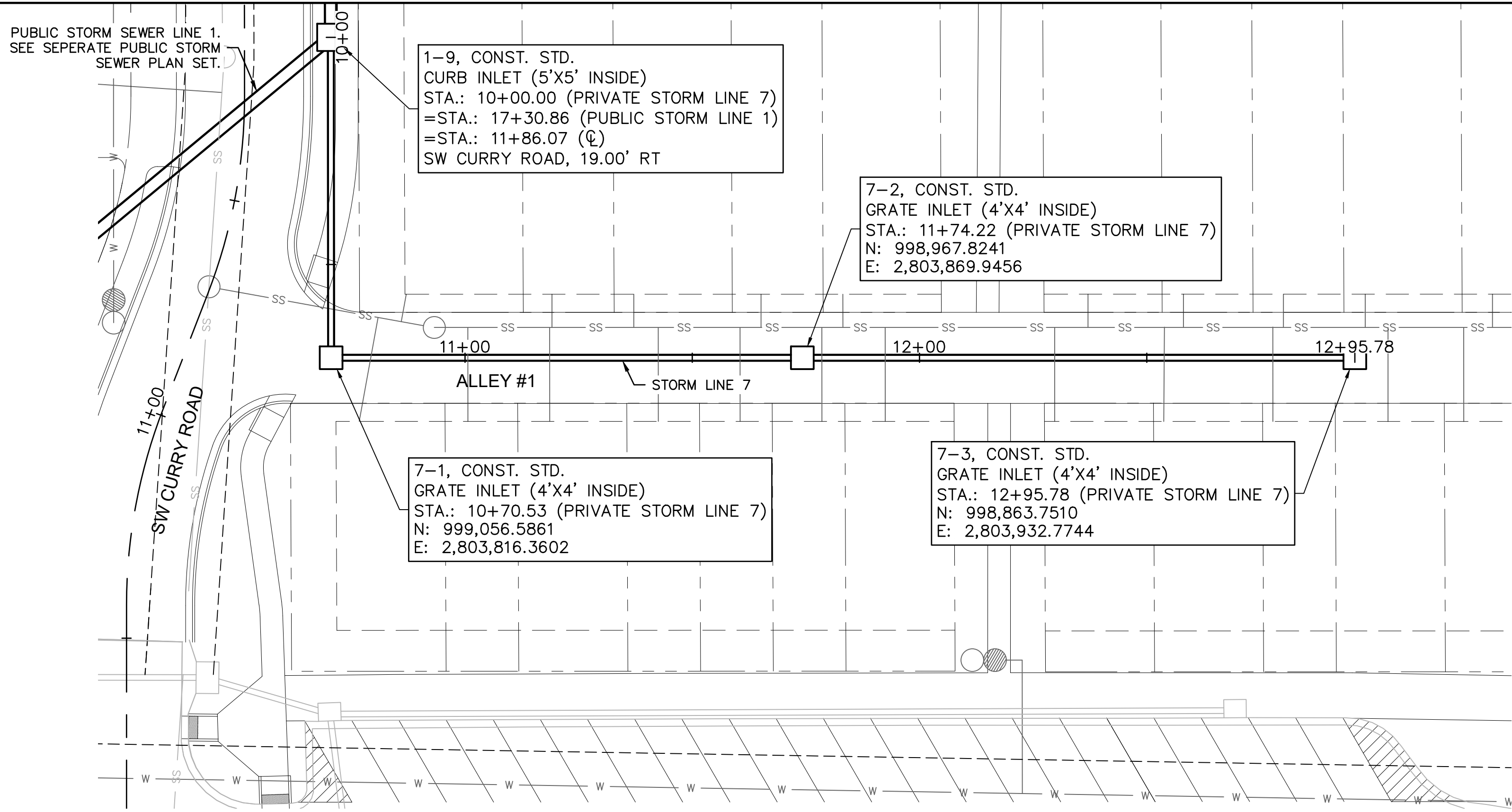
2021

REVISIONS

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

SHEET
C133

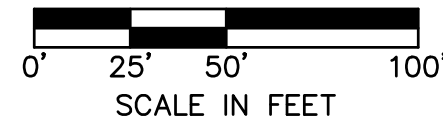
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C:\PBTBLK_02102987
C:\XBASE_02102987



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		BY: _____	
REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
STORM SEWER PLAN & PROFILE LINES 7 & 8			2021
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD			
LEE'S SUMMIT, MO			
drawn by: OLUCM checked by: JES approved by: JES QA/QC by: JES project no.: 021-02987 drawing no.: date: 08.25.2021			SHEET C135

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Development Services Department
Lee's Summit, Missouri
12/13/2021

DRAINAGE MAP

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

2021

REVISIONS

BY

NC

DATE _____

REV.

DRAINAGE MAP

SHEET
C136

	QL/CM
f:	JES
py:	JES
	JES
	021-02987
	08.25.2021

STATE OF MISSOURI
JULIE ELAINE SELLERS
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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	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	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	1.93	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.													

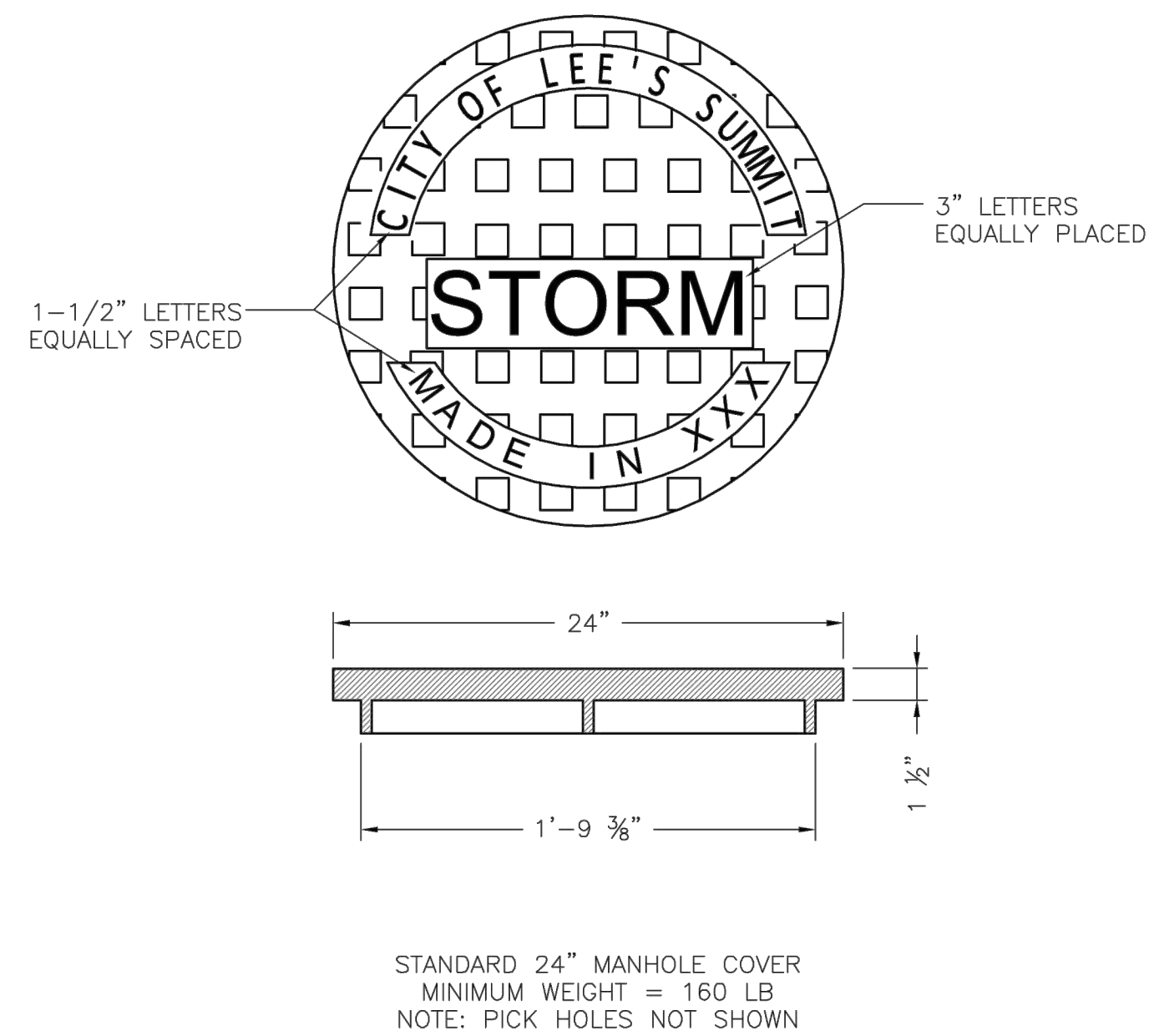
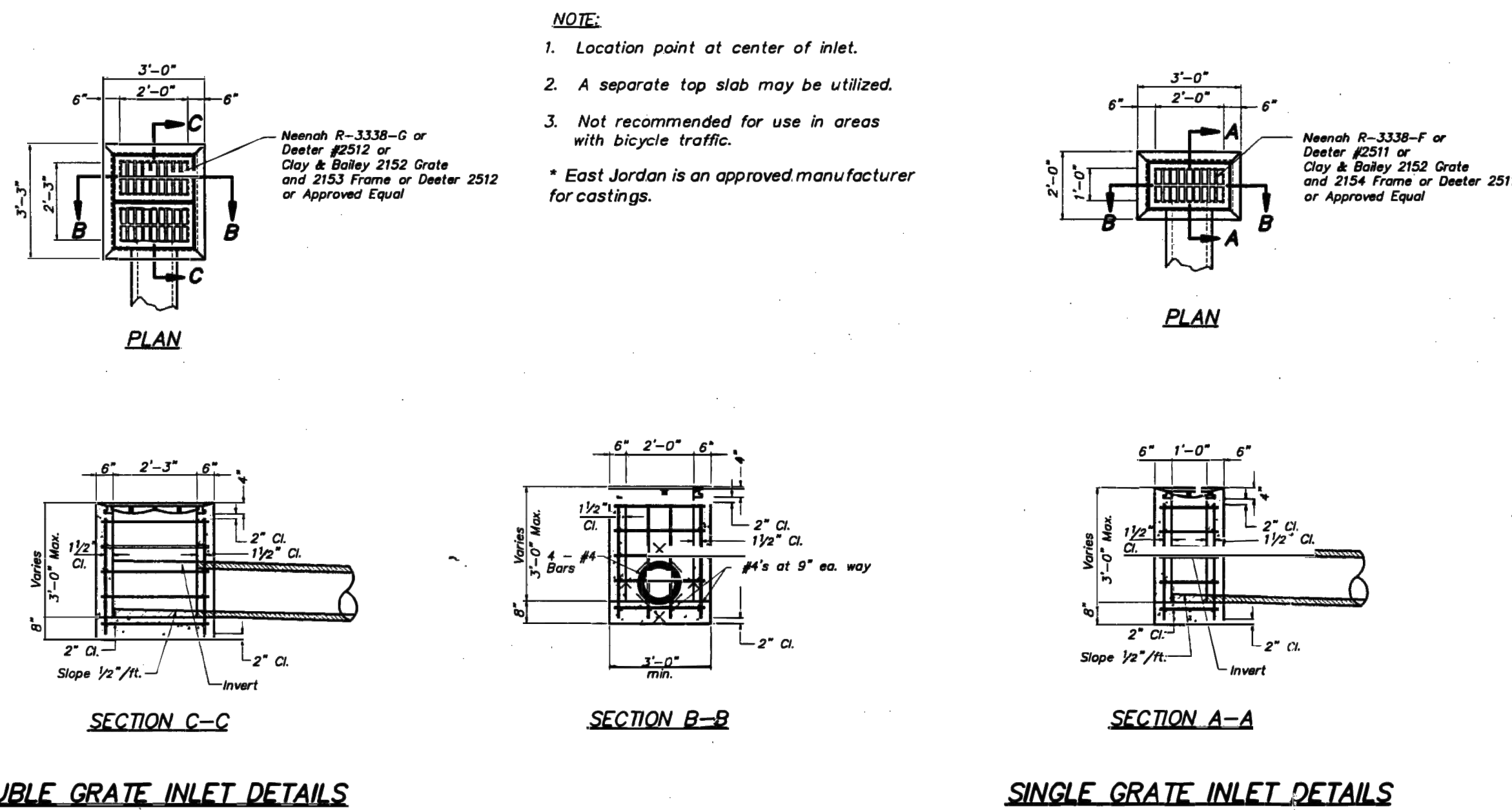
Inlet Design Table													
100 Year Return Frequency													
Inlet ID	Inlet Location	Peak Flow	Upstream Bypass	Total Flow	Clogging Factor	Inlet Capacity	Sag Inlet Capacity (Note 1)	Captured Flow	Bypass Flow	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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.

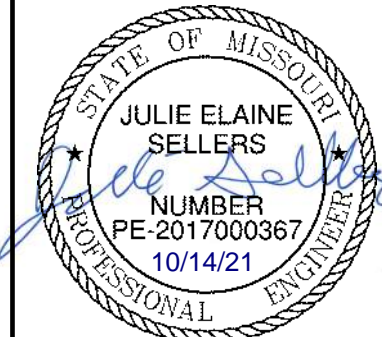
2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80% of theoretical capacity.



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Lee's Summit, Missouri
12/13/2021

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REVISIONS:

2021

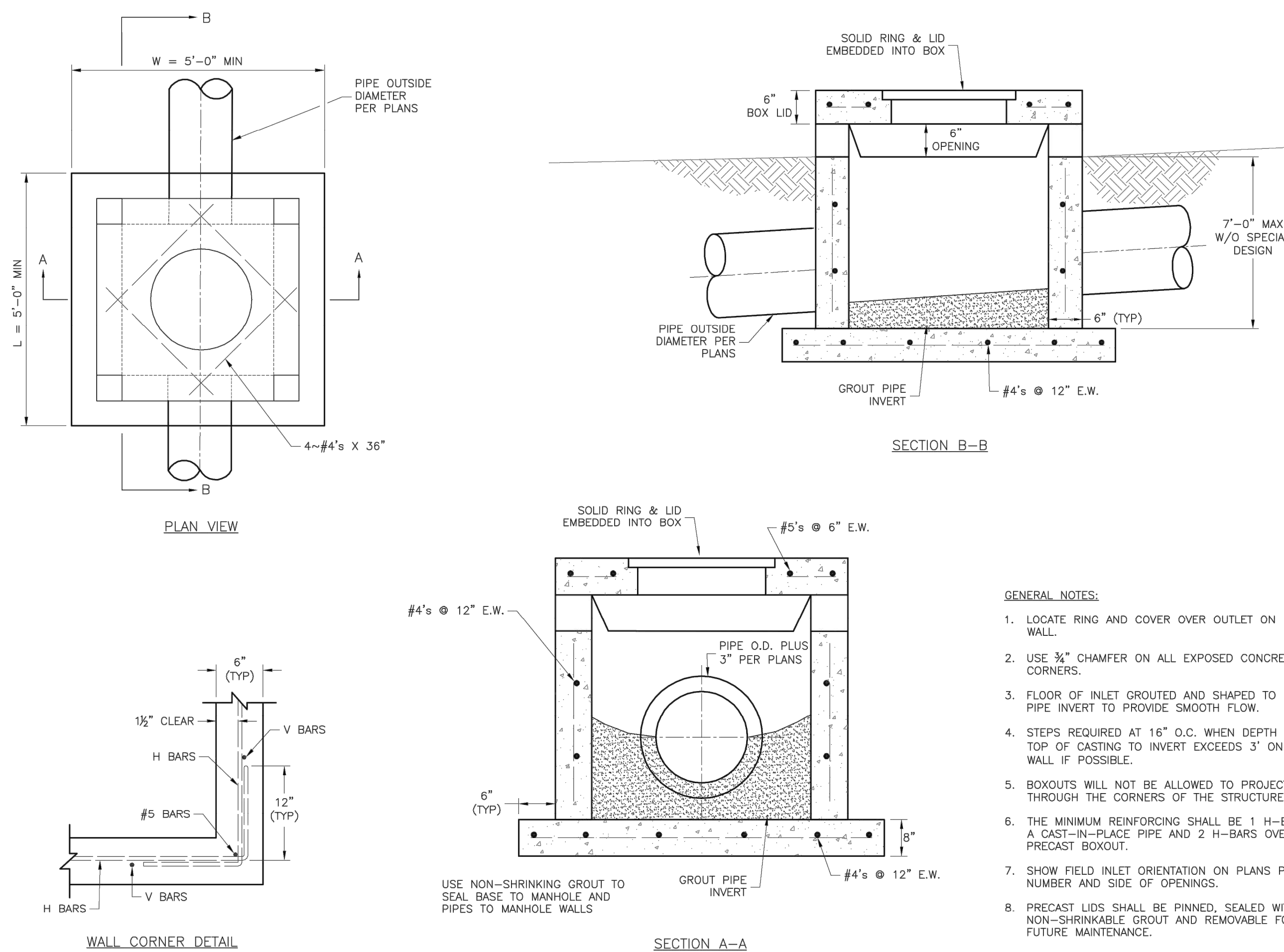
LEE'S SUMMIT, MO

STORM SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C DTL01 02102987
date: _____ 08.25.2021

SHEET
C139



GENERAL NOTES:

1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE $\frac{3}{4}$ " CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUDED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

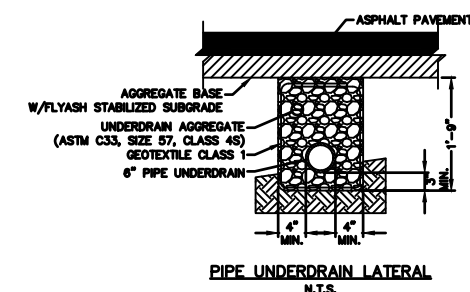
LS LEE'S SUMMIT
MISSOURI

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

Project:	STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name:	FIELD INLET DETAIL

Drawn By: MIF
Checked By: DI

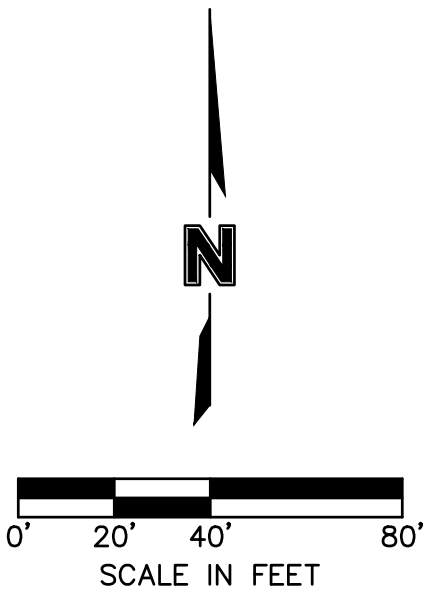
STM-2



NOTES:

1. Where Pipe Underdrains are used, all Underdrain Outlet Pipes shall be solid wall with watertight joints. All Outlet Pipes shall be tied into the nearest storm sewer inlets at roadway sag locations as indicated in the street profile.
2. All Underdrain Pipes shall be installed at a minimum slope of 1%.
3. Underdrain Pipes shall be installed with a perforated pipe facing down.
4. Blanket Underdrain Aggregate, Pipe Underdrain Aggregate, Pipe Underdrain, Edge Underdrain and Outlet Pipe shall conform to City of Lee's Summit Specifications.
5. Overlap geotextile at top of trench a minimum of 12".

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 1/2 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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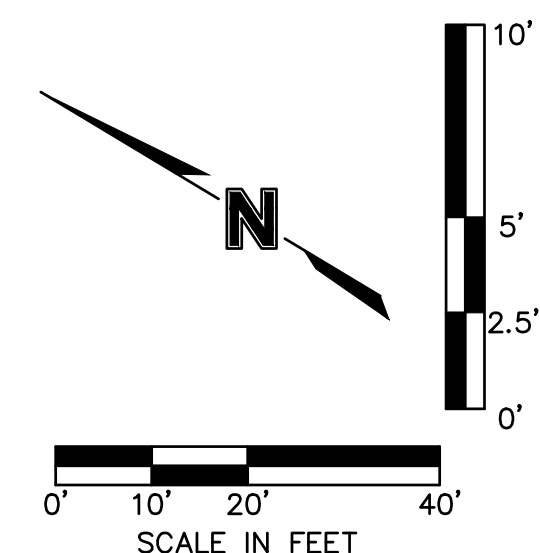
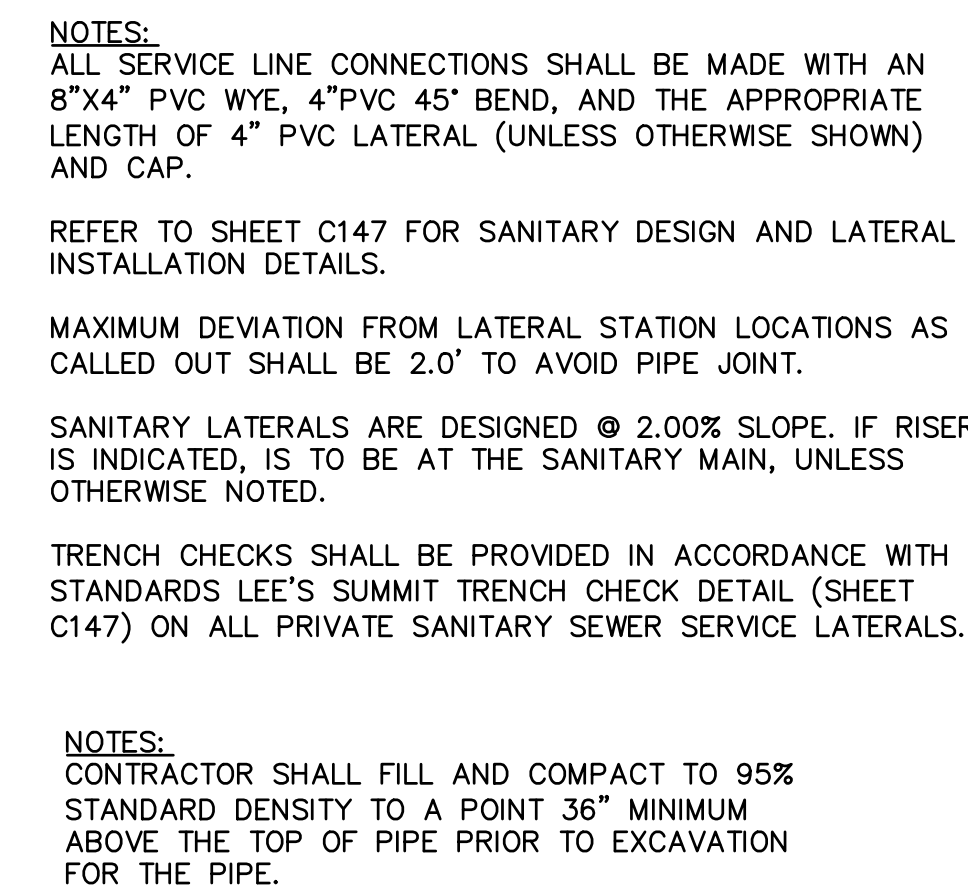
LEE'S SUMMIT. MO

SHEET
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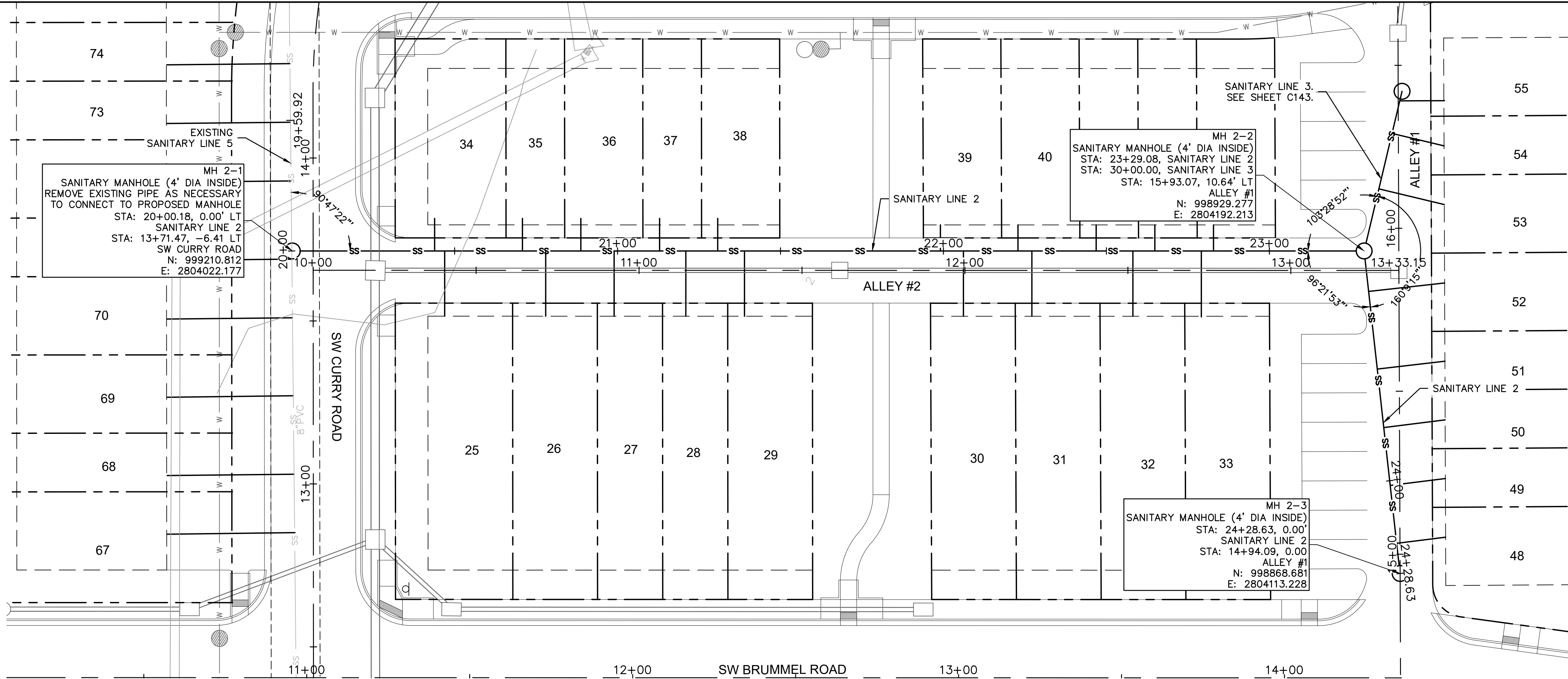
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Missouri Certificate of Authority #
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TEL 816.361.1177
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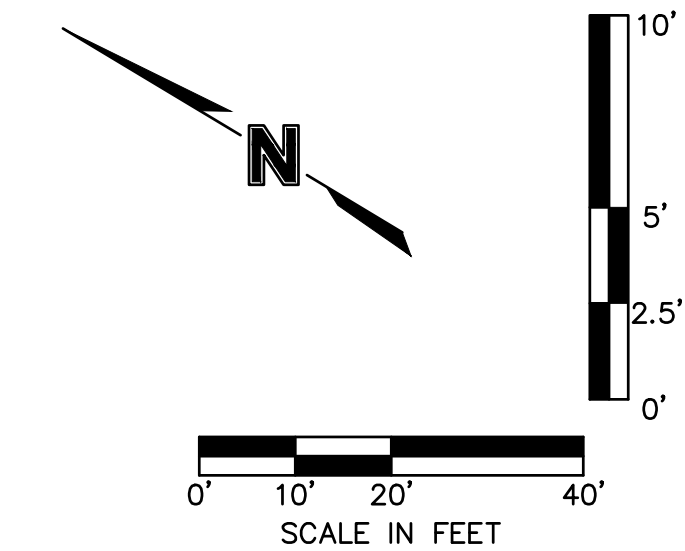
NOTES:
ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"X4" PVC WYE, 4"X4" PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP.

REFER TO SHEET C147 FOR SANITARY DESIGN AND LATERAL INSTALLATION DETAILS.

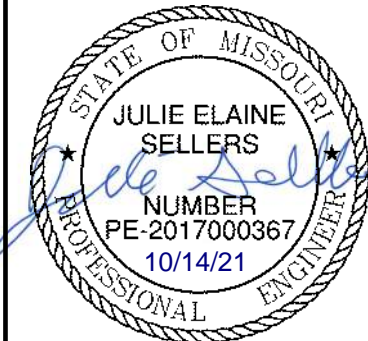
MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2.0' TO AVOID PIPE JOINT.

SANITARY LATERALS ARE DESIGNED @ 2.00% SLOPE. IF RISER IS INDICATED, IT 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 C147) ON ALL PRIVATE SANITARY SEWER SERVICE LATERALS.



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Development Services Department
Lee's Summit, Missouri
12/13/2021



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SANITARY SEWER LINE 2 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

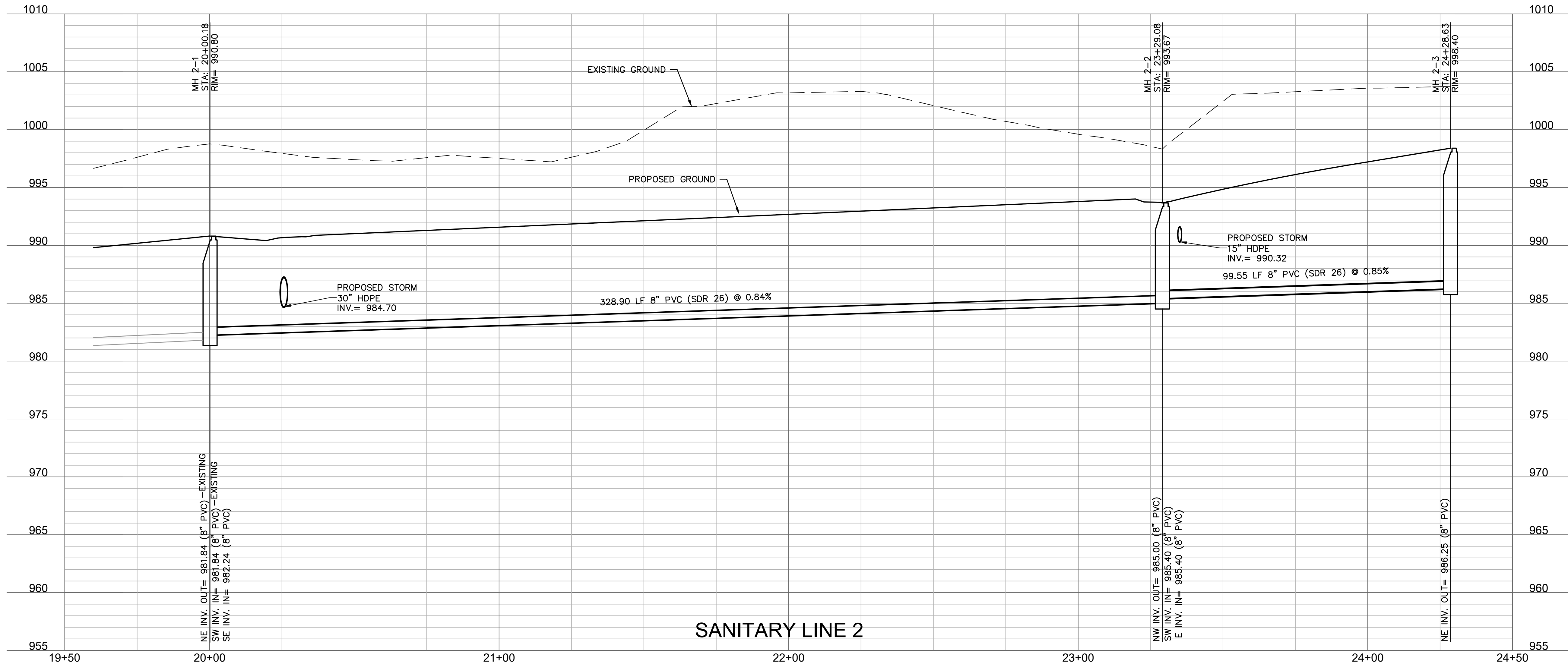
LEE'S SUMMIT, MO

2021

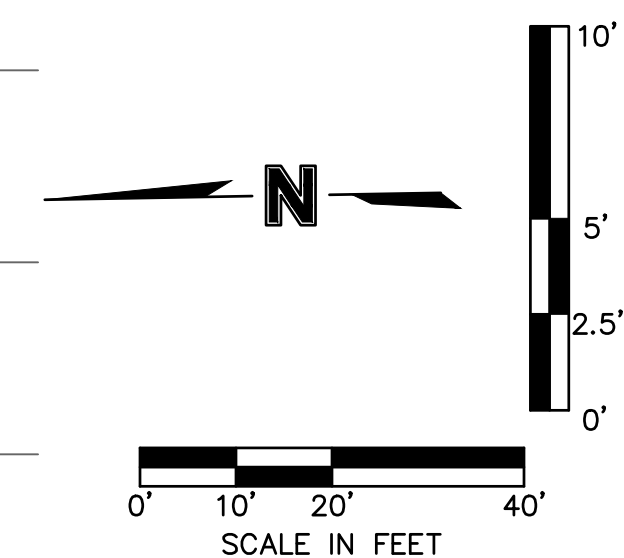
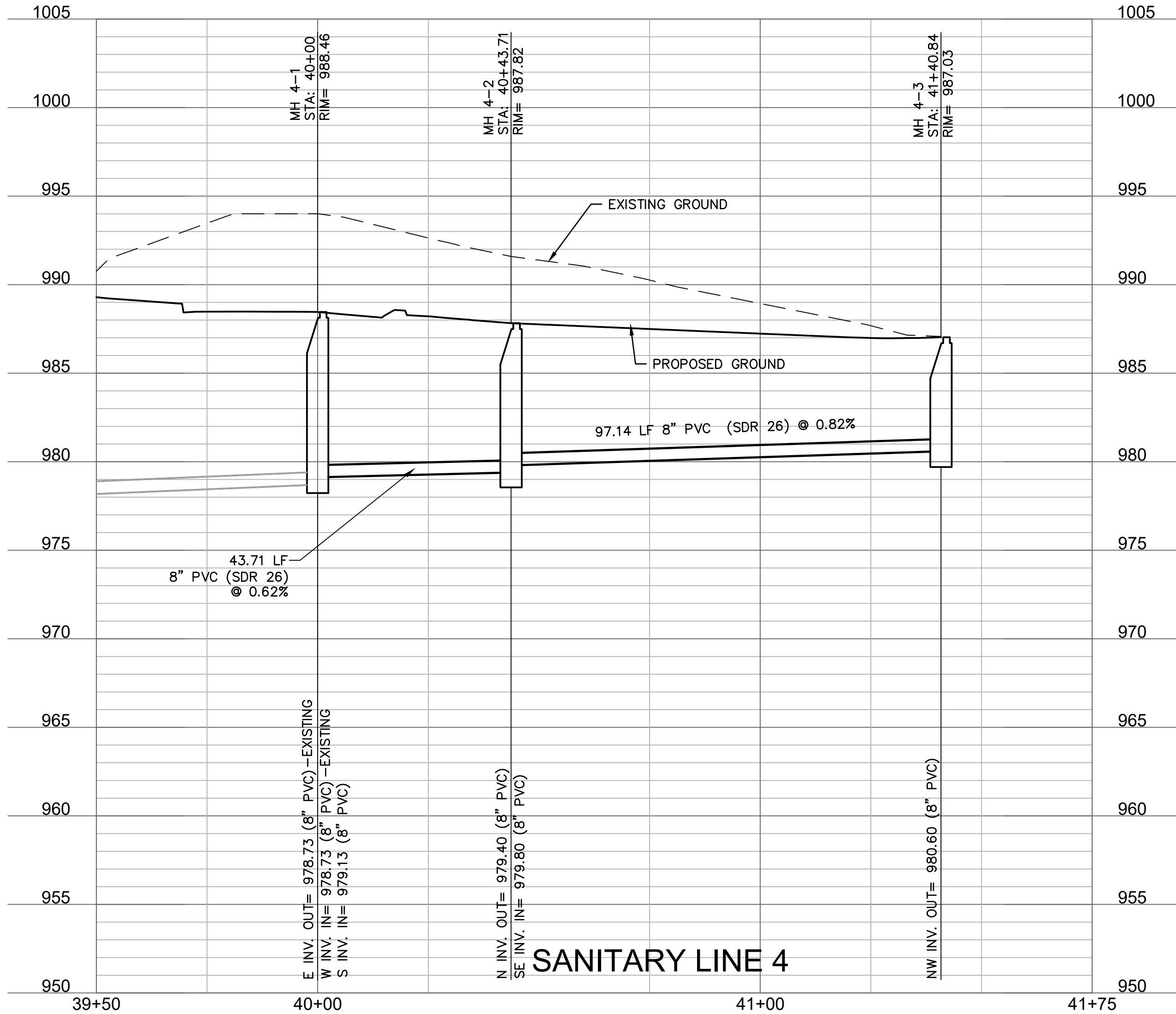
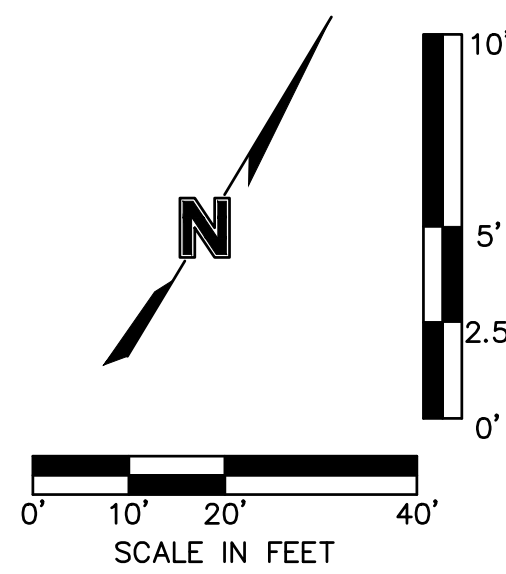
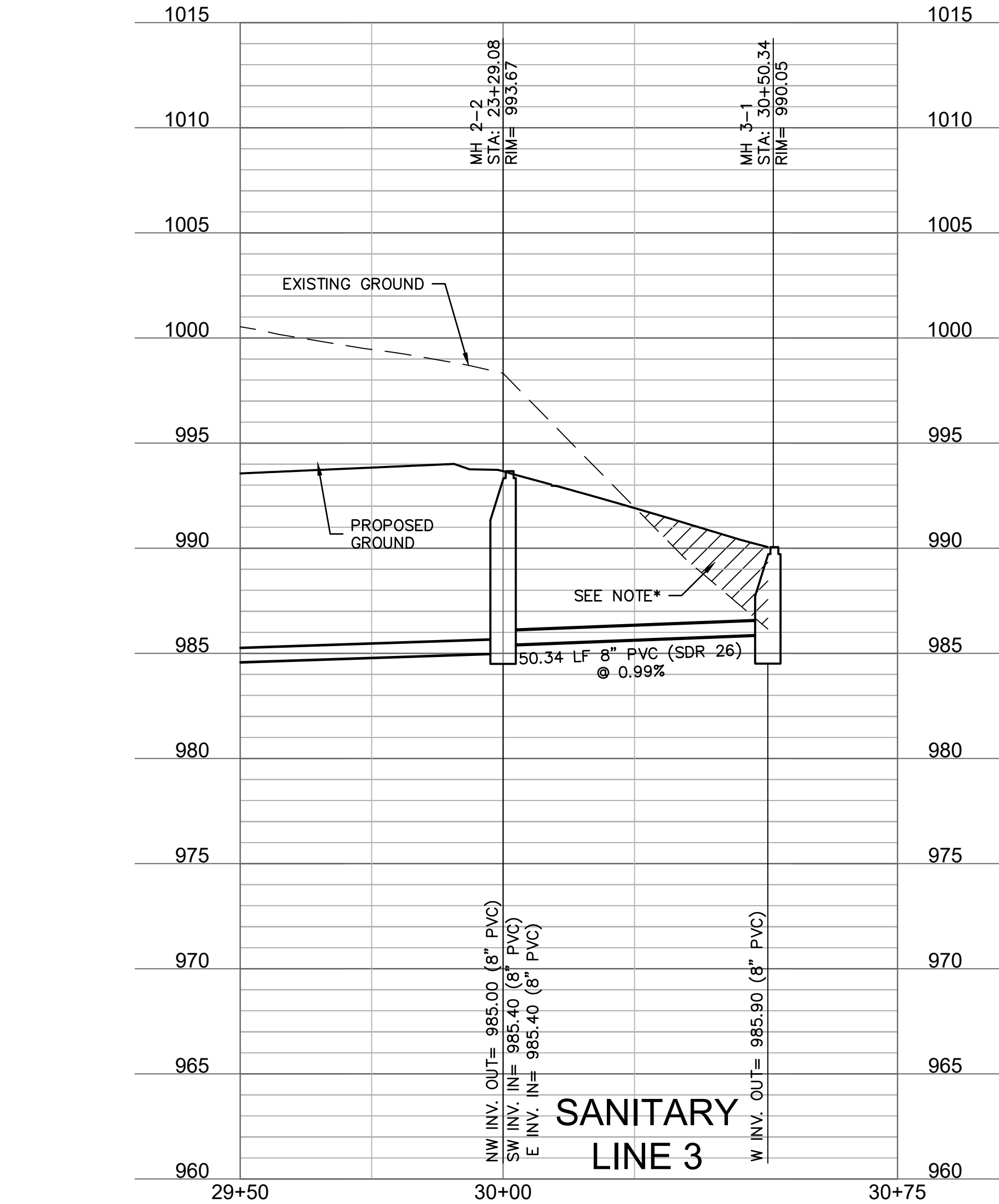
drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

SHEET
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TEL 816.361.1177 www.olson.com



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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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As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
12/13/2021

SANITARY SEWER LINE 3 & 4 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

[illegible]

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

Olsson

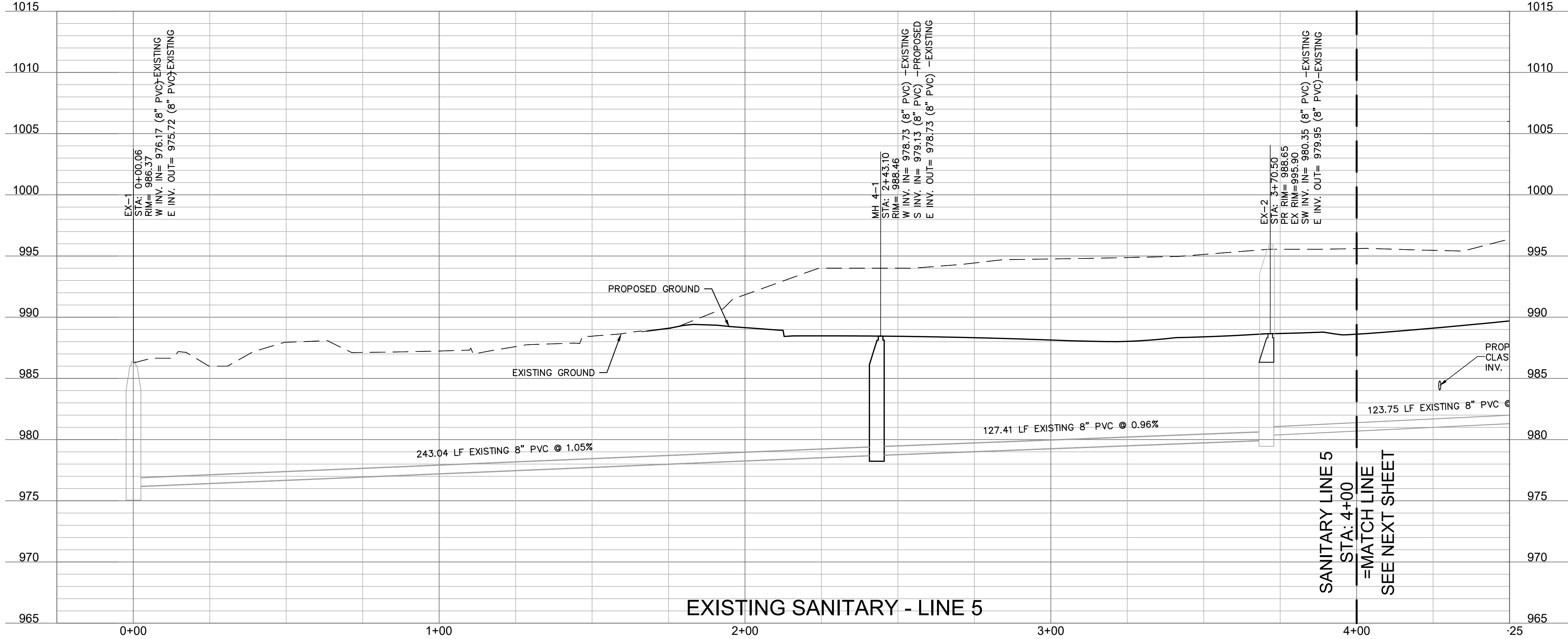
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Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116

TEL 816.361.1177 www.olsson.com

drawn by:	_____	QL/CM
checked by:	_____	JES
approved by:	_____	JES
QA/QC by:	_____	JES
project no.:	_____	021-02987
drawing no.:	_____	
date:	_____	08.25.2021

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**Development Services Department
Lee's Summit, Missouri
12/13/2021**

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:	_____	08.25.2021

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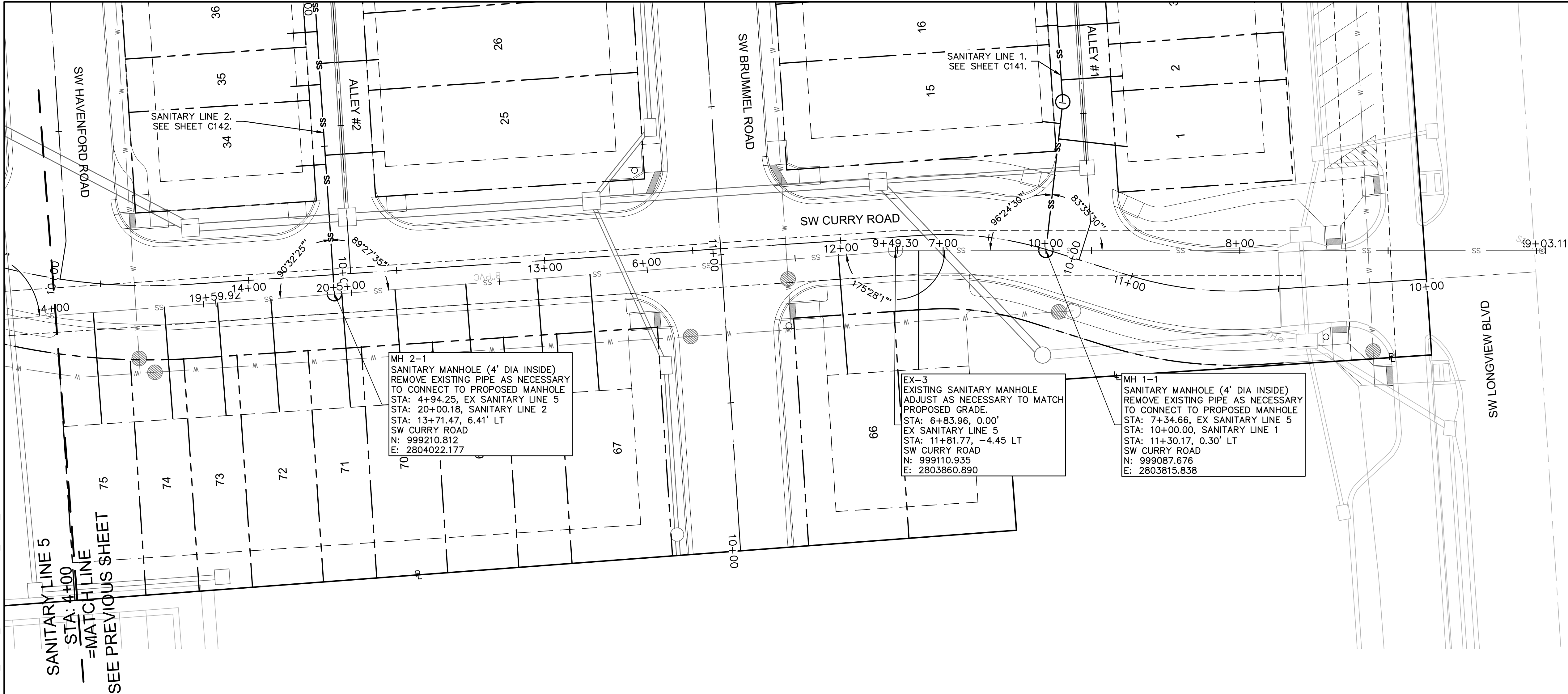


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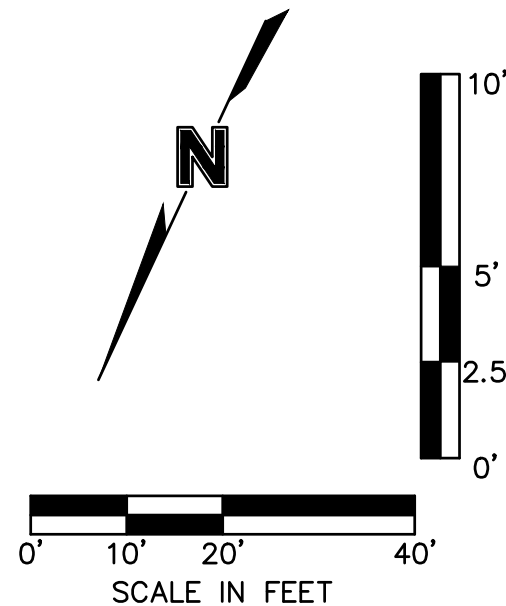
16

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STANDARD DENSITY TO A POINT 36" MINIMUM
ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION
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12/13/2021

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

olsson

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Missouri Certificate of Authority #
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North Kansas City, MO 64116
TEL 816.361.1177
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by:	QL/CM
ed by:	JES
ed by:	JES
by:	JES
no.:	021-02987
no.:	08.25.2021

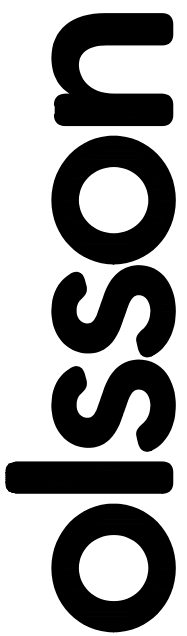
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Sanitary Sewer Laterals						
Lot Number	Lateral Station	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
		(ft)	(ft)	(ft)	(ft)	(ft)
1	10+37.82	23.30	2.0	985.3	988.7	991.53
2	10+57.77	20.70	2.0	985.9	989.2	992.03
3	10+75.77	20.70	2.0	986.0	989.4	992.17
4	10+99.67	20.70	2.0	986.2	989.6	992.36
5	11+17.67	20.70	2.0	986.3	989.7	992.50
6	11+35.67	20.70	2.0	986.5	989.8	992.64
7	11+49.59	20.70	2.0	986.6	989.9	992.75
8	11+86.89	20.70	2.0	986.9	990.2	993.04
9	12+11.05	20.70	2.0	987.1	990.4	993.23
10	12+34.89	20.70	2.0	987.2	990.6	993.41
11	12+60.24	20.70	2.0	987.4	990.8	993.61
12	12+83.22	20.70	2.0	987.6	991.0	993.79
13	13+01.22	20.70	2.0	987.8	991.1	993.93
14	13+12.89	20.70	2.0	987.8	991.2	994.02
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	993.05
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	20+46.94	10.00	0.0	982.6	983.8	986.63
26	20+77.94	20.00	0.0	982.9	984.3	987.09
27	20+98.94	20.00	0.0	983.1	984.5	987.27
28	21+20.94	20.00	0.0	983.3	984.7	987.46
29	21+38.94	20.00	0.0	983.4	984.8	987.61
30	22+06.13	20.00	0.0	984.0	985.4	988.17
31	22+27.13	20.00	0.0	984.1	985.5	988.35
32	22+58.13	20.00	0.0	984.4	985.8	988.61
33	22+79.12	20.00	0.0	984.6	986.0	988.78
34	20+43.87	10.00	0.0	982.6	983.8	986.61
35	20+70.82	10.00	0.0	982.8	984.0	986.83
36	20+88.73	10.00	0.0	983.0	984.2	986.99
37	21+12.89	10.00	0.0	983.2	984.4	987.19
38	21+30.73	10.00	0.0	983.3	984.5	987.34
39	21+99.05	10.00	0.0	983.9	985.1	987.91
40	22+22.86	10.00	0.0	984.1	985.3	988.11
41	22+46.86	10.00	0.0	984.3	985.5	988.31
42	22+64.86	10.00	0.0	984.5	985.7	988.46
43	22+82.86	10.00	0.0	984.6	985.8	988.62
44	13+49.34	18.70	1.0	988.5	990.9	993.68
45	13+67.30	17.40	0.0	988.7	990.0	992.81
46	13+85.26	16.10	0.0	988.8	990.1	992.92
47	14+09.19	14.50	0.0	989.0	990.3	993.07
48	24+19.32	15.30	0.0	986.2	987.5	990.28
49	24+01.46	17.20	0.0	986.0	987.4	990.16
50	23+83.59	19.20	0.0	985.9	987.3	990.05
51	23+65.53	21.10	0.0	985.7	987.1	989.94
52	23+41.47	23.60	0.0	985.5	987.0	989.78
53	30+19.59	20.80	0.0	985.6	987.0	989.81
54	30+37.07	16.50	0.0	985.8	987.1	989.90
55	30+47.34	10.00	0.0	985.9	987.1	989.87
56	40+40.41	25.30	0.0	979.4	980.9	983.69
57	40+51.48	18.90	0.0	979.9	981.2	984.04
58	40+69.48	18.90	0.0	980.0	981.4	984.19
59	40+87.45	18.90	0.0	980.2	981.5	984.34
60	41+05.48	18.90	0.0	980.3	981.7	984.49
61	40+56.48	10.00	0.0	979.9	981.1	983.91
62	40+78.72	10.00	0.0	980.1	981.3	984.09
63	40+96.72	10.00	0.0	980.2	981.4	984.24
64	41+14.72	10.00	0.0	980.4	981.6	984.38
65	6+91.79	40.20	4.0	981.0	986.7	989.48
66	6+64.60	40.40	0.0	983.4	985.2	988.00
67	5+80.66	39.40	0.0	982.6	984.4	987.21
68	5+62.75	39.10	0.0	982.5	984.2	987.05
69	5+38.66	38.90	0.0	982.2	984.0	986.82
70	5+14.74	38.60	0.0	982.0	983.8	986.60
71	4+96.75	38.50	0.0	981.9	983.6	986.43
72	4+72.76	38.20	12.0	963.4	977.0	979.76
73	4+54.75	38.10	12.0	963.2	976.7	979.54
74	4+36.76	37.90	12.0	963.0	976.5	979.32
75	4+12.75	37.70	12.0	962.7	976.2	979.03
76	3+66.43	26.20	0.0	979.9	981.4	984.23
77	3+48.72	29.40	0.0	979.7	981.3	984.13
78	3+31.02	32.70	0.0	979.6	981.2	984.02
79	3+13.31	35.90	0.0	979.4	981.1	983.92
80	2+89.71	40.20	0.0	979.2	981.0	983.78

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 1-1	1.19%	8	1.28	0.00	0.02	0.026	0.026	0.013	1.32	3.78
MH 1-2	0.75%	8	1.13	0.00	0.02	0.023	0.023	0.013	1.05	3.00
MH 1-3	0.78%	8	1.05	0.00	0.02	0.021	0.021	0.013	1.07	3.06
MH 1-4	0.76%	8	0.12	0.00	0.02	0.002	0.002	0.013	1.05	3.02
MH 2-1	1.21%	8	1.22	0.00	0.02	0.024	0.024	0.013	1.33	3.80
MH 2-2	0.84%	8	0.98	0.00	0.02	0.020	0.020	0.013	1.11	3.17
MH 2-3	0.85%	8	0.12	0.00	0.02	0.002	0.002	0.013	1.11	3.19
MH 2-2	0.84%	8	0.98	0.00	0.02	0.020	0.020	0.013	1.11	3.17
MH 3-1	0.99%	8	0.08	0.00	0.02	0.002	0.002	0.013	1.20	3.44
MH 4-1	1.05%	8	0.43	0.00	0.02	0.009	0.009	0.013	1.24	3.55
MH 4-2	0.62%	8	0.23	0.00	0.02	0.005	0.005	0.013	0.95	2.73
MH 4-3	0.82%	8	0.23	0.00	0.02	0.005	0.005	0.013	1.09	3.13

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021



Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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BY										
REV. NO.										
DATE										
REVISIONS DESCRIPTION										

SANITARY SEWER CALCULATIONS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

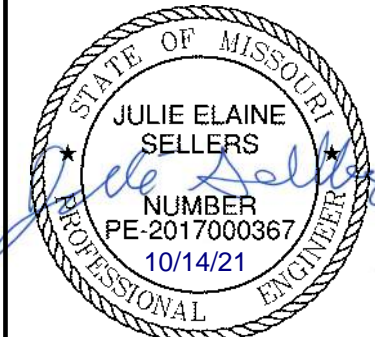
SHEET C146

2021

REVISIONS

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64111



BY

DESCRIPTION

DATE _____

REV.

SANITARY SEWER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

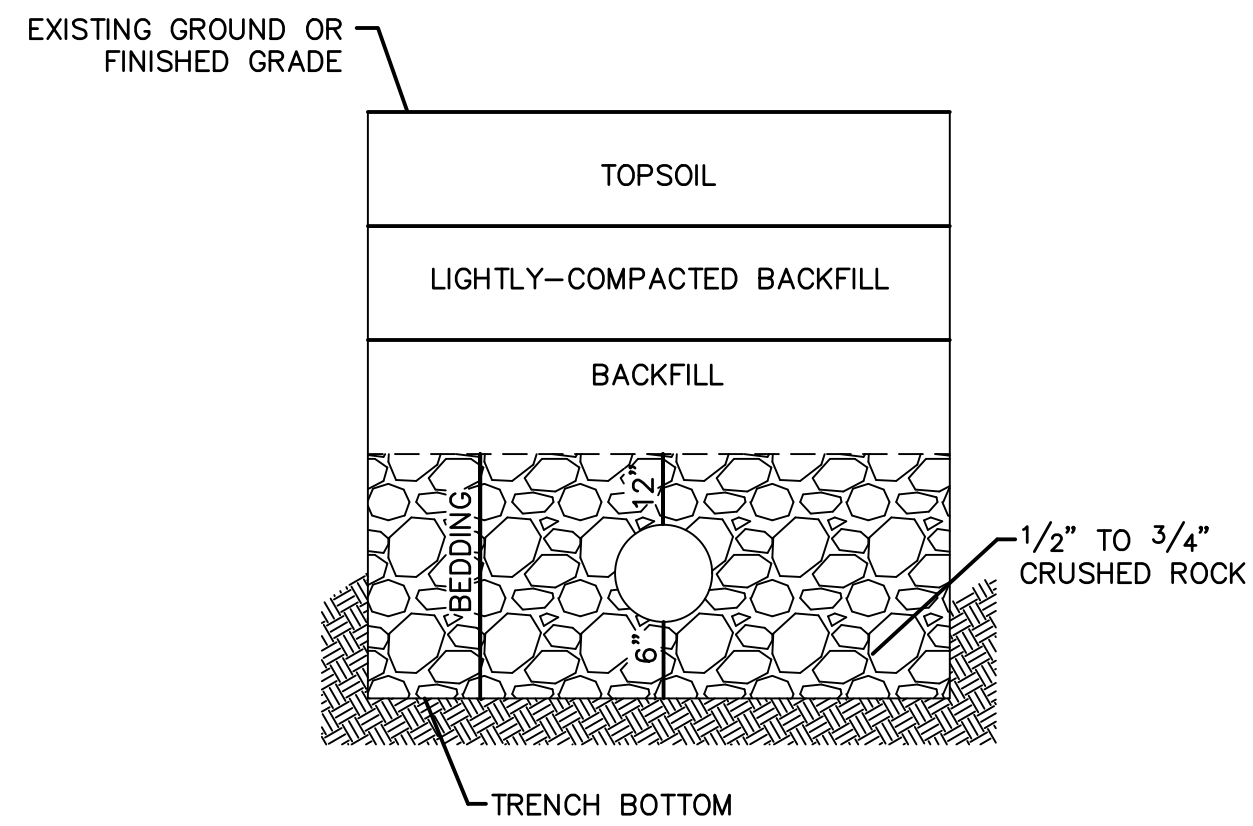
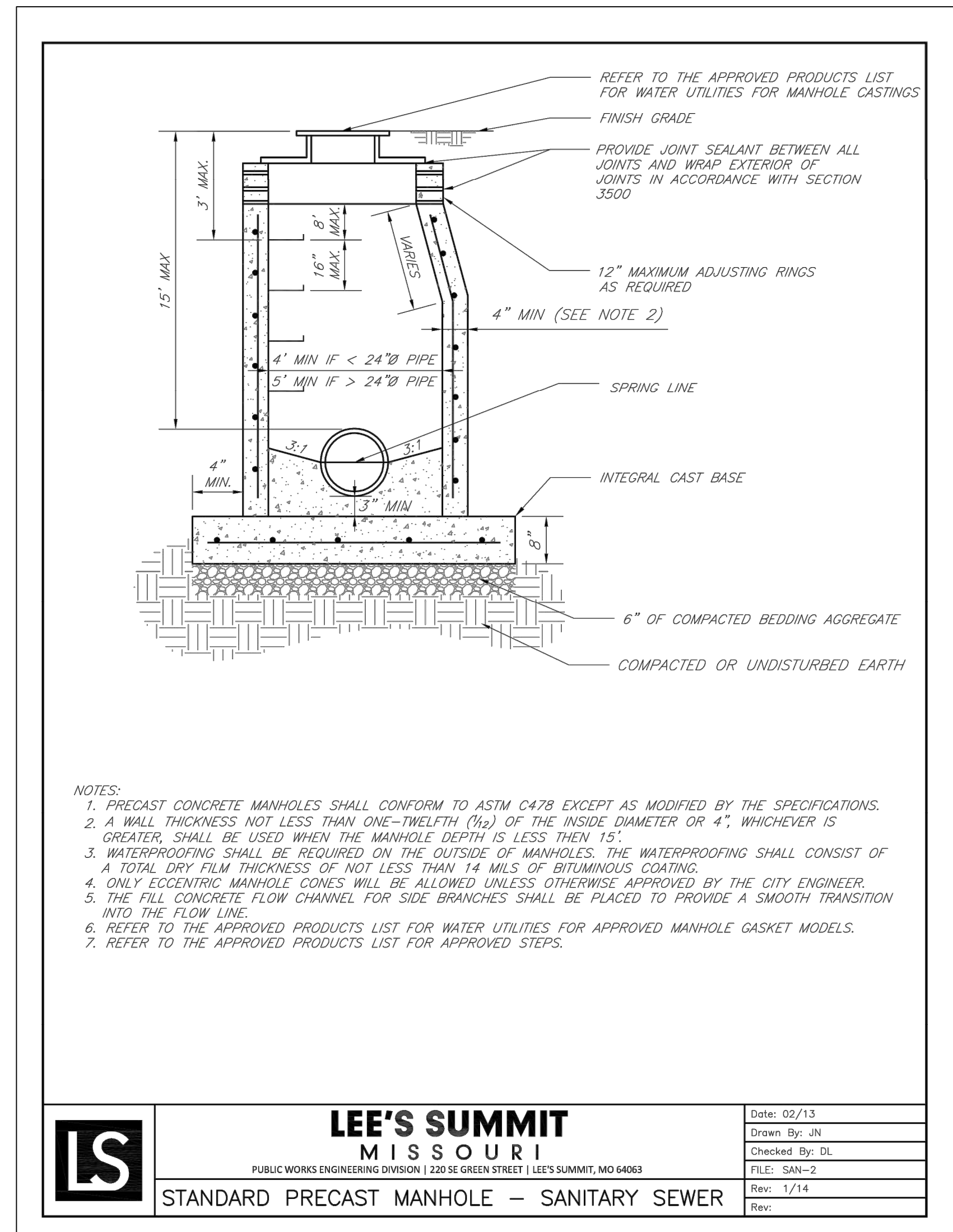
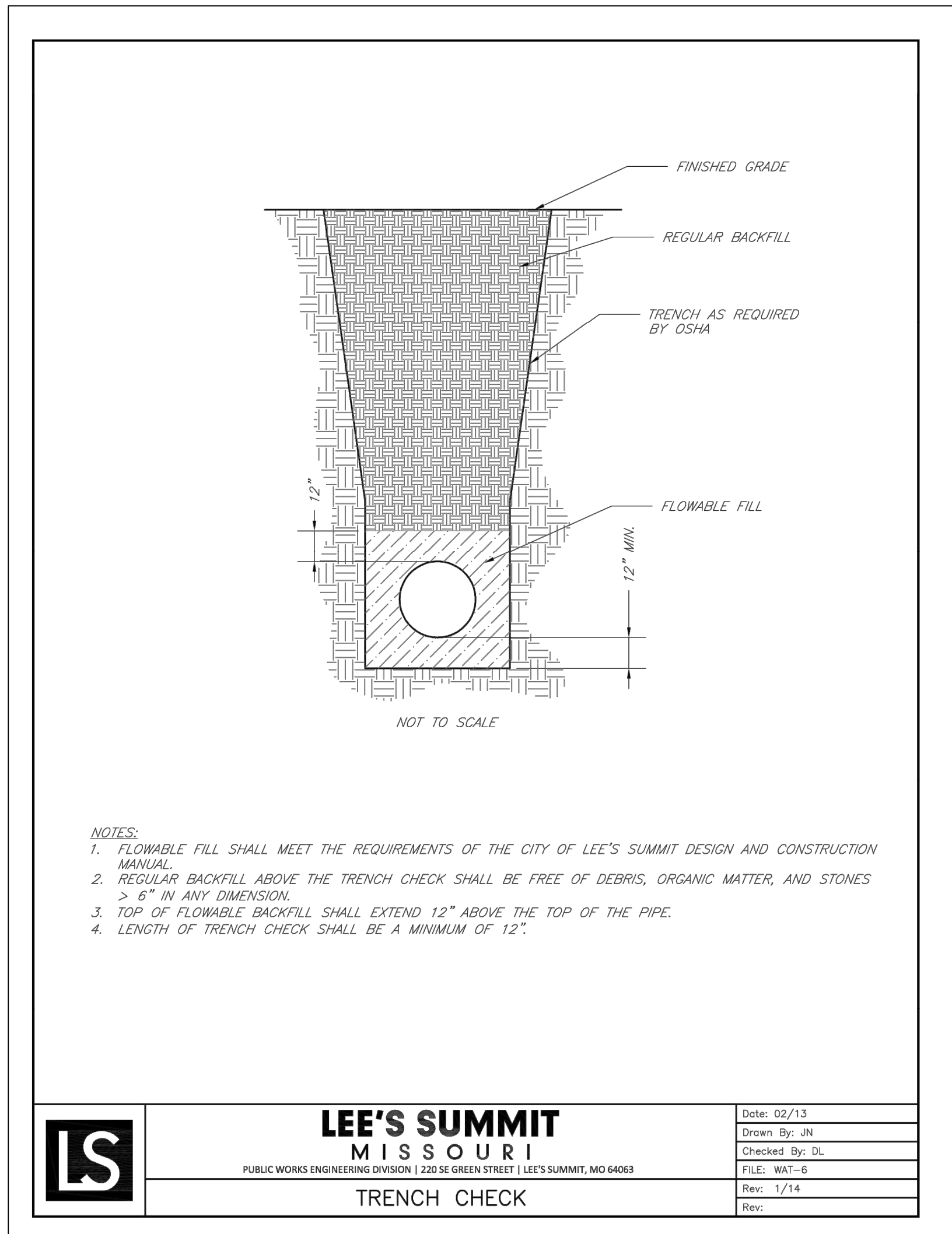
LEE'S SUMMIT MO

2021

REVISIONS

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C DTL02 02102987
date: _____ 08.25.2021

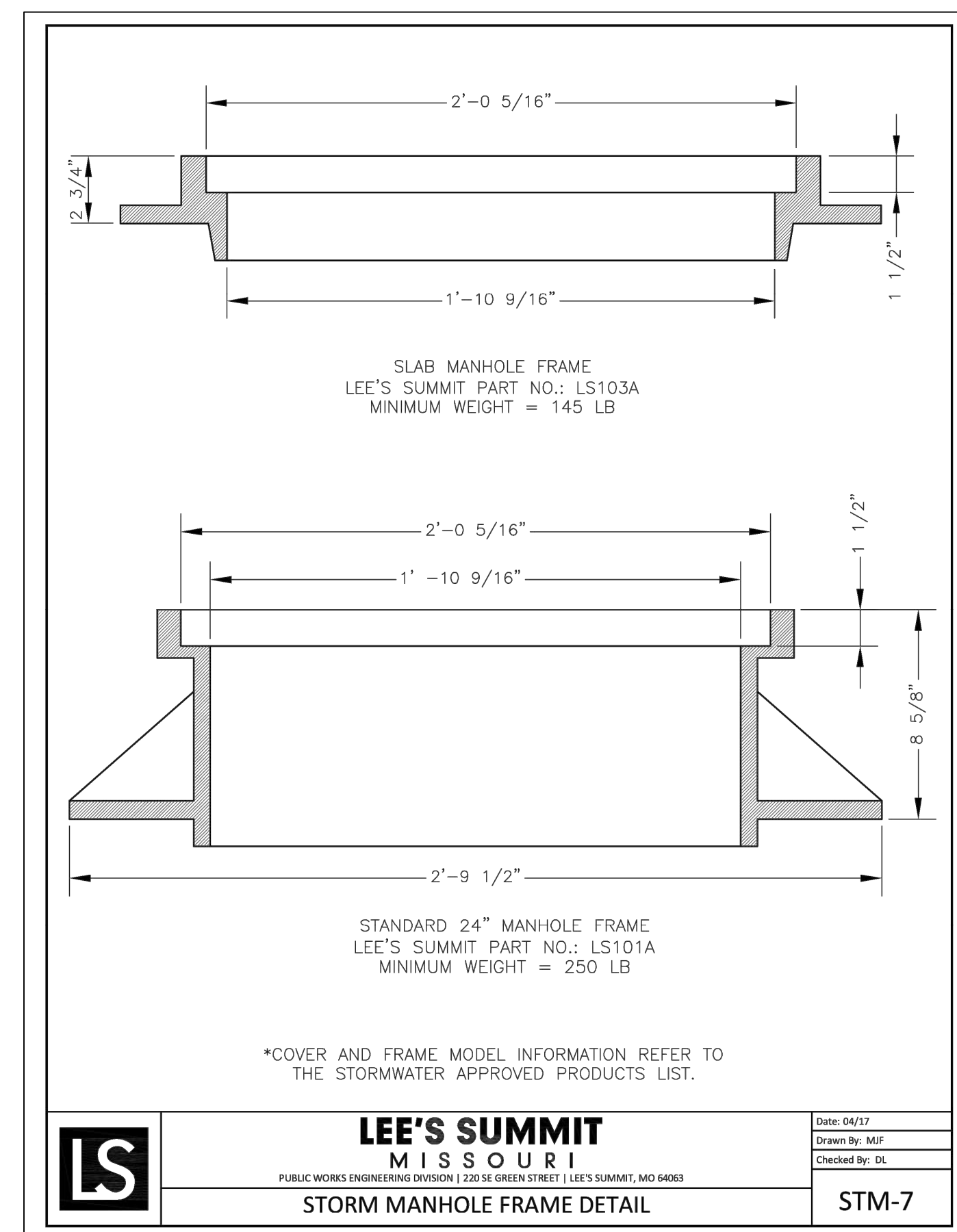
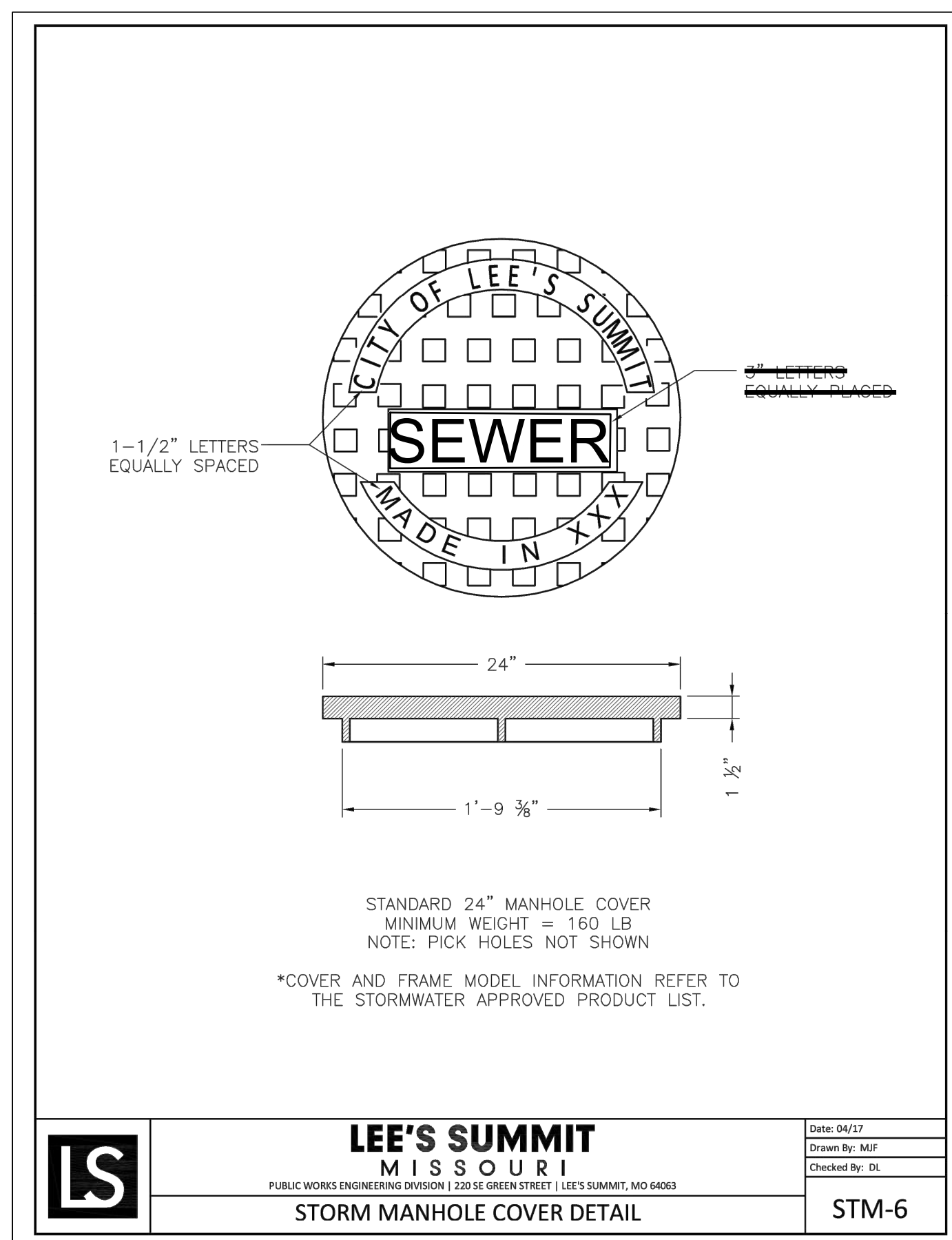
SHEET
C147



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 2022.2.C.
 - c. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES GREATER THAN 48 INCHES WIDE SHALL BE SUITABLE AGGREGATE BASE MATERIAL OR DENSE, WELL GRADED AGGREGATE BASE MATERIAL AS SPECIFIED IN 2022.2.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.



USER: qlowrey
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1:08am

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**Development Services Department
Lee's Summit, Missouri
12/13/2021**

olson

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116



BY

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DATE _____

REV. 1/10

2021

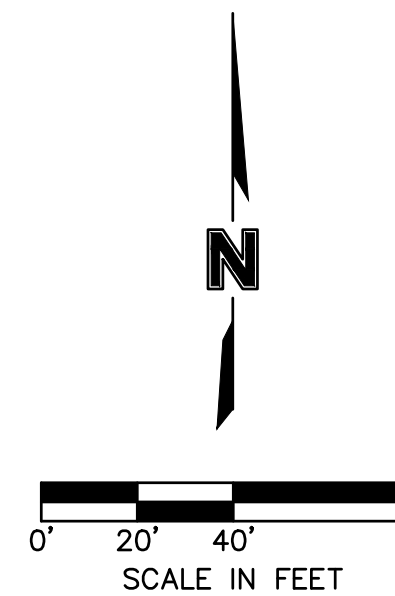
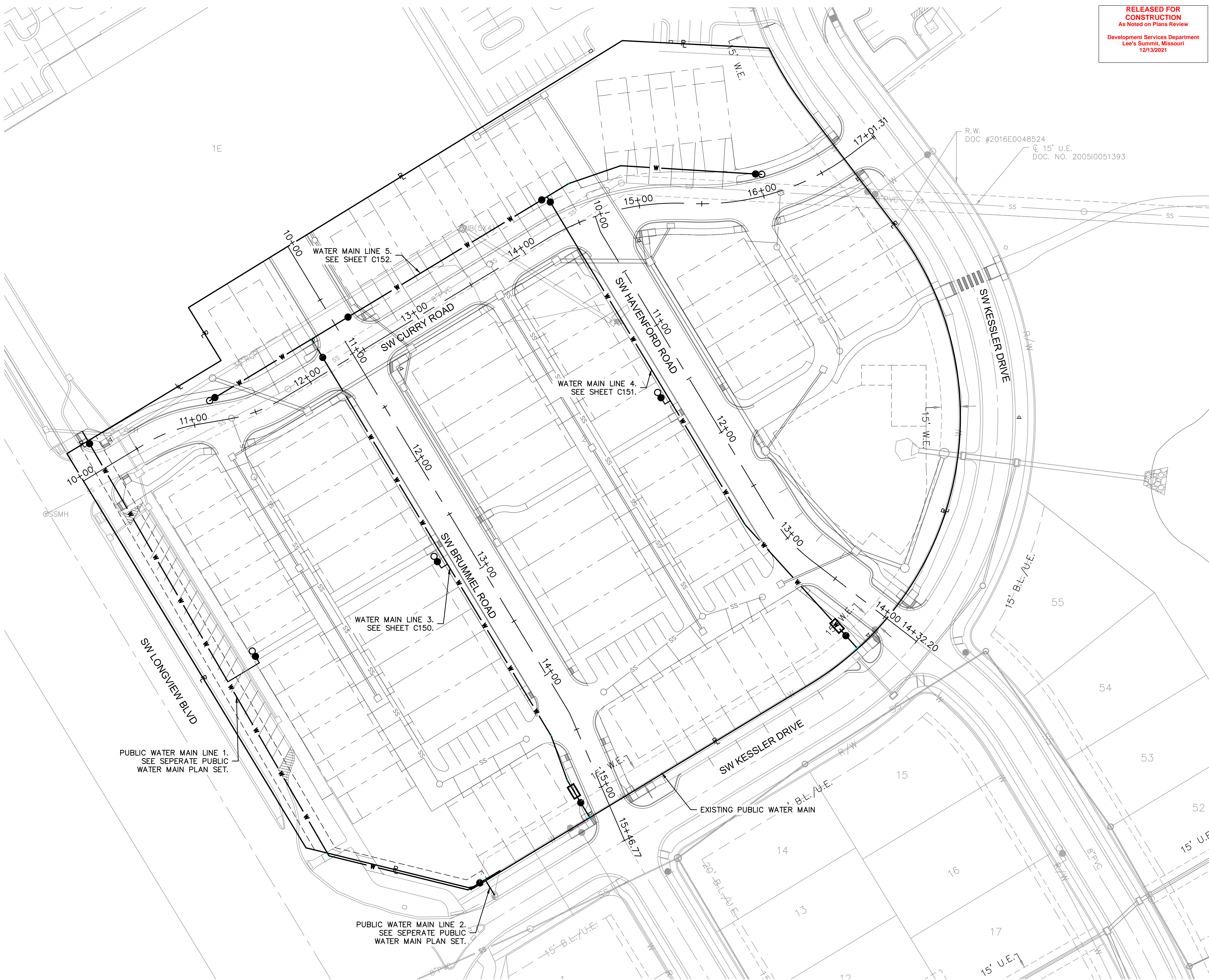
PRIVATE WATER PLAN (GENERAL LAYOUT)

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

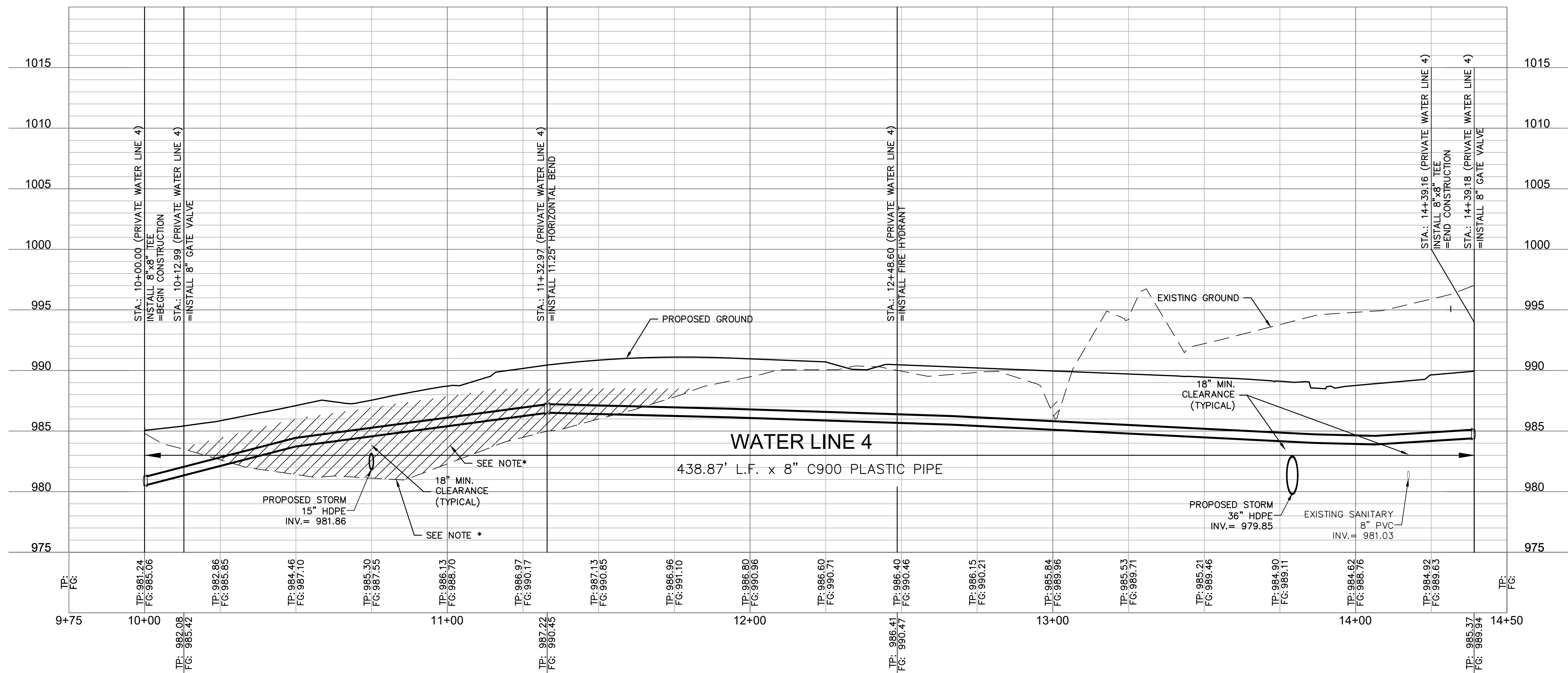
LEE'S SUMMIT, MO

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

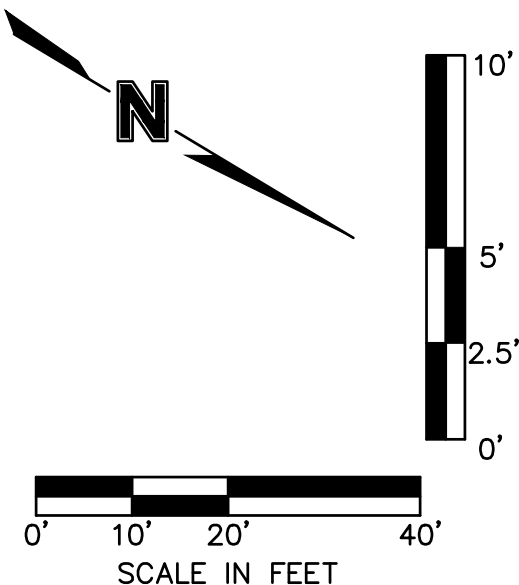
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SHEET
C149



*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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Lee's Summit, Missouri
12/13/2021

WATER MAIN 4 PLAN & PROFILE

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

2021

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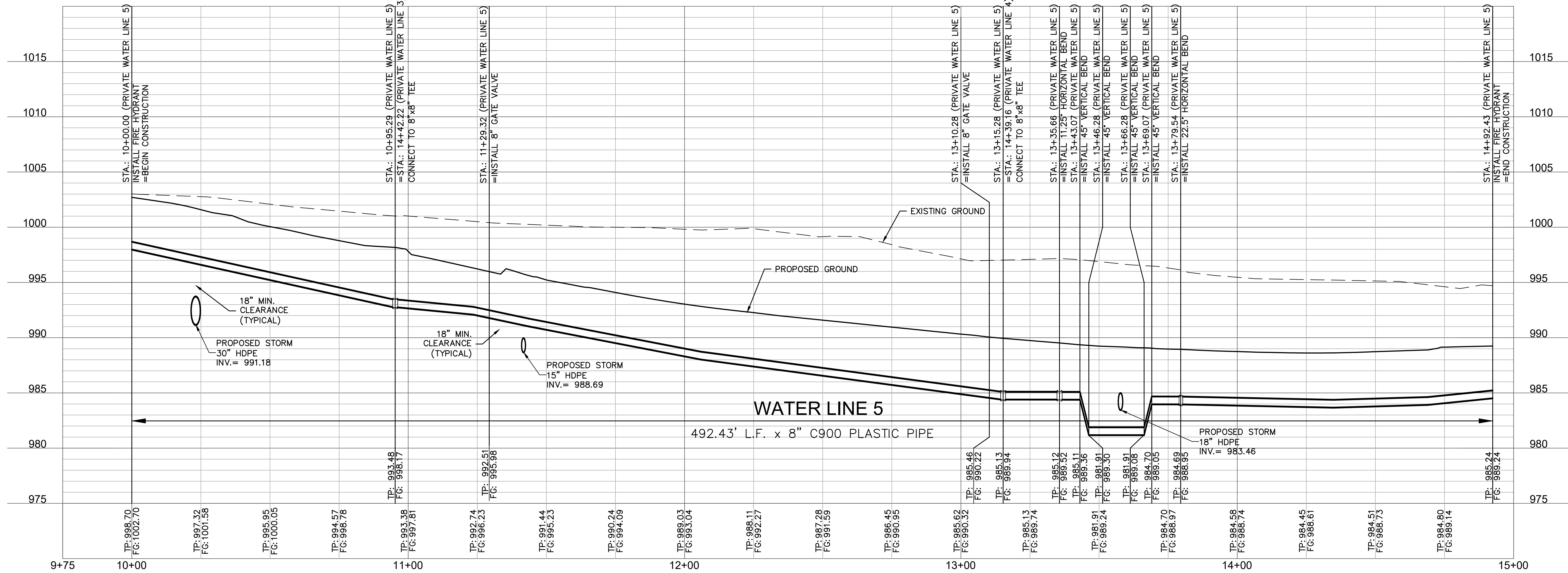
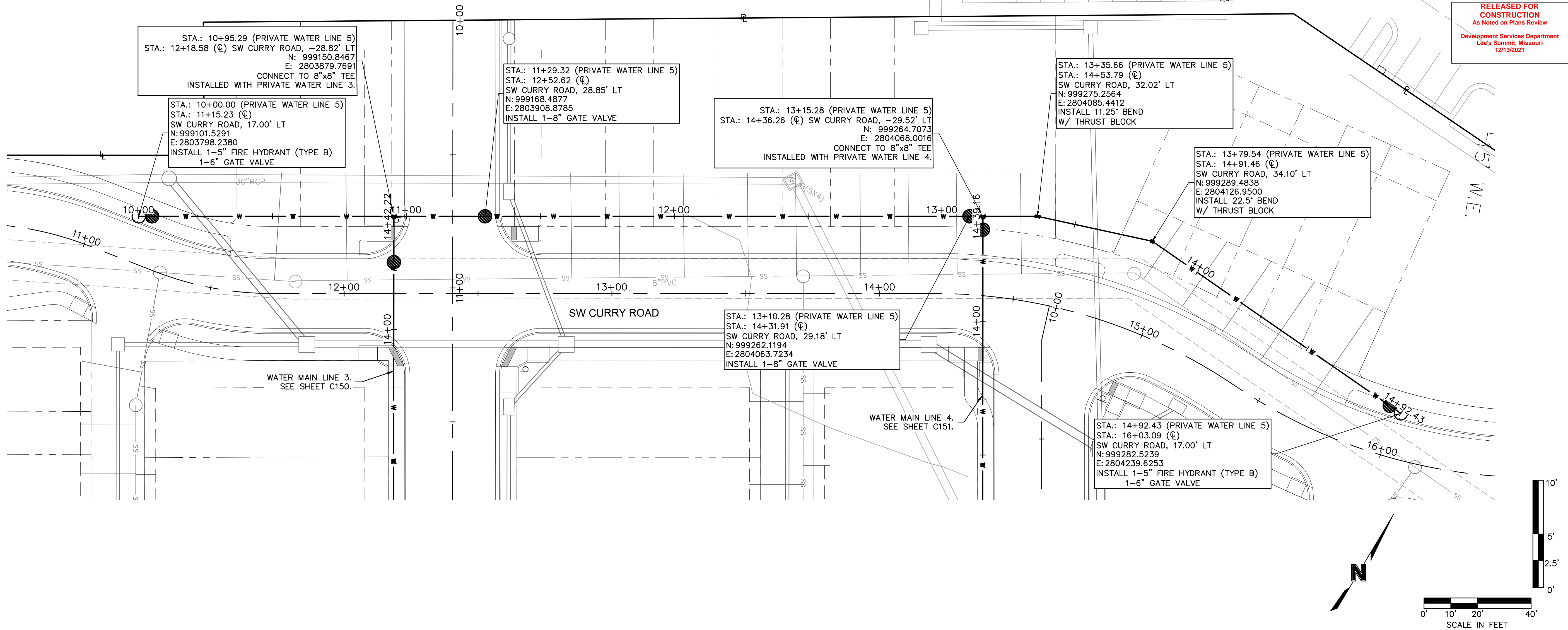
STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #
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North Kansas City, MO 64116

TEL 816.361.1177 www.olsson.com

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNC\FINAL DEVELOPMENT PLANS\021-02987.dwg
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USER: elowrev C_PBND_02102987



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STATE OF MISSOURI
JULIE ELAINE
SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21

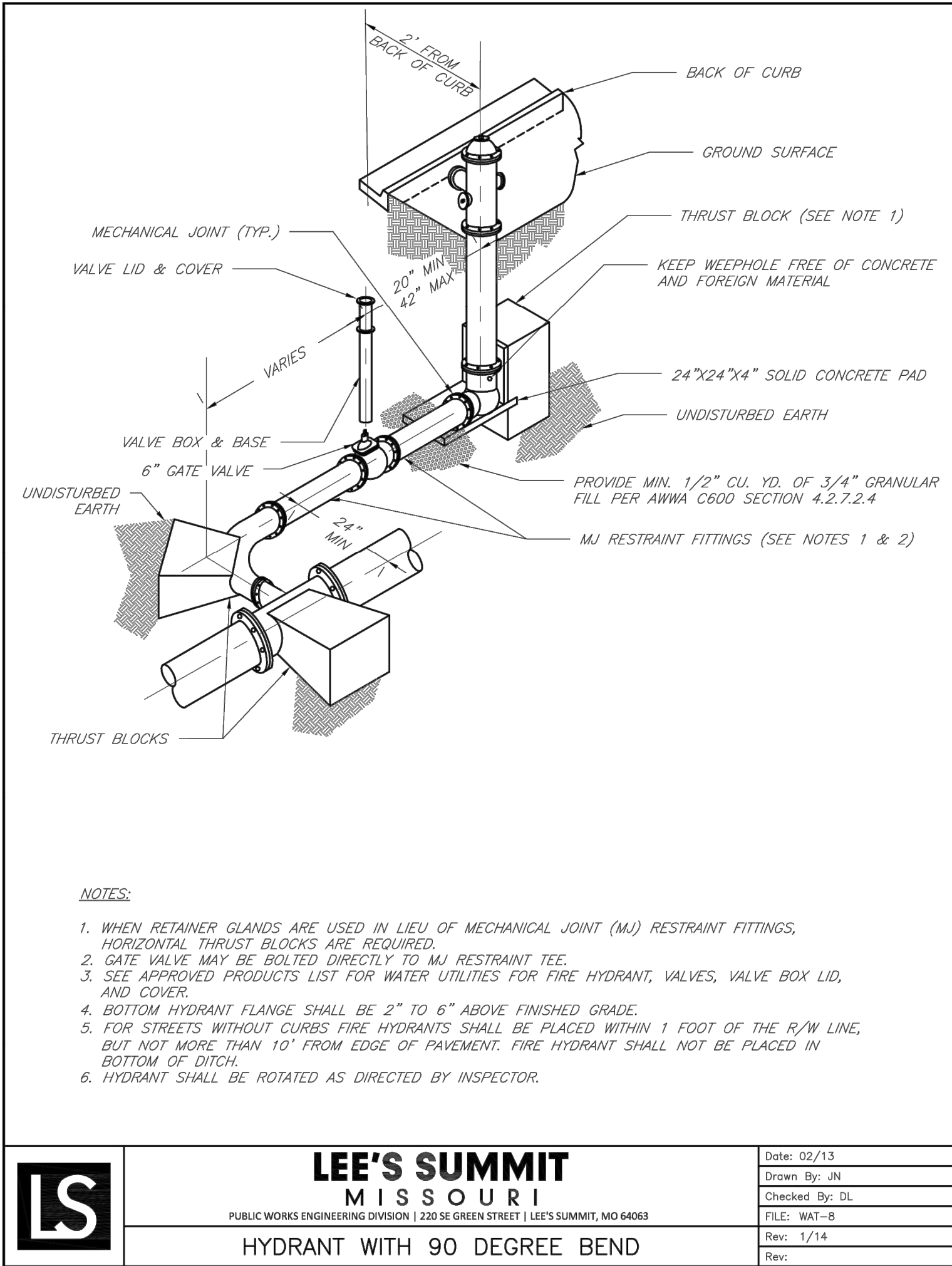
REV. NO. DATE REVISIONS DESCRIPTION BY

2021

WATER MAIN 5 PLAN & PROFILE
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
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SHEET
C152

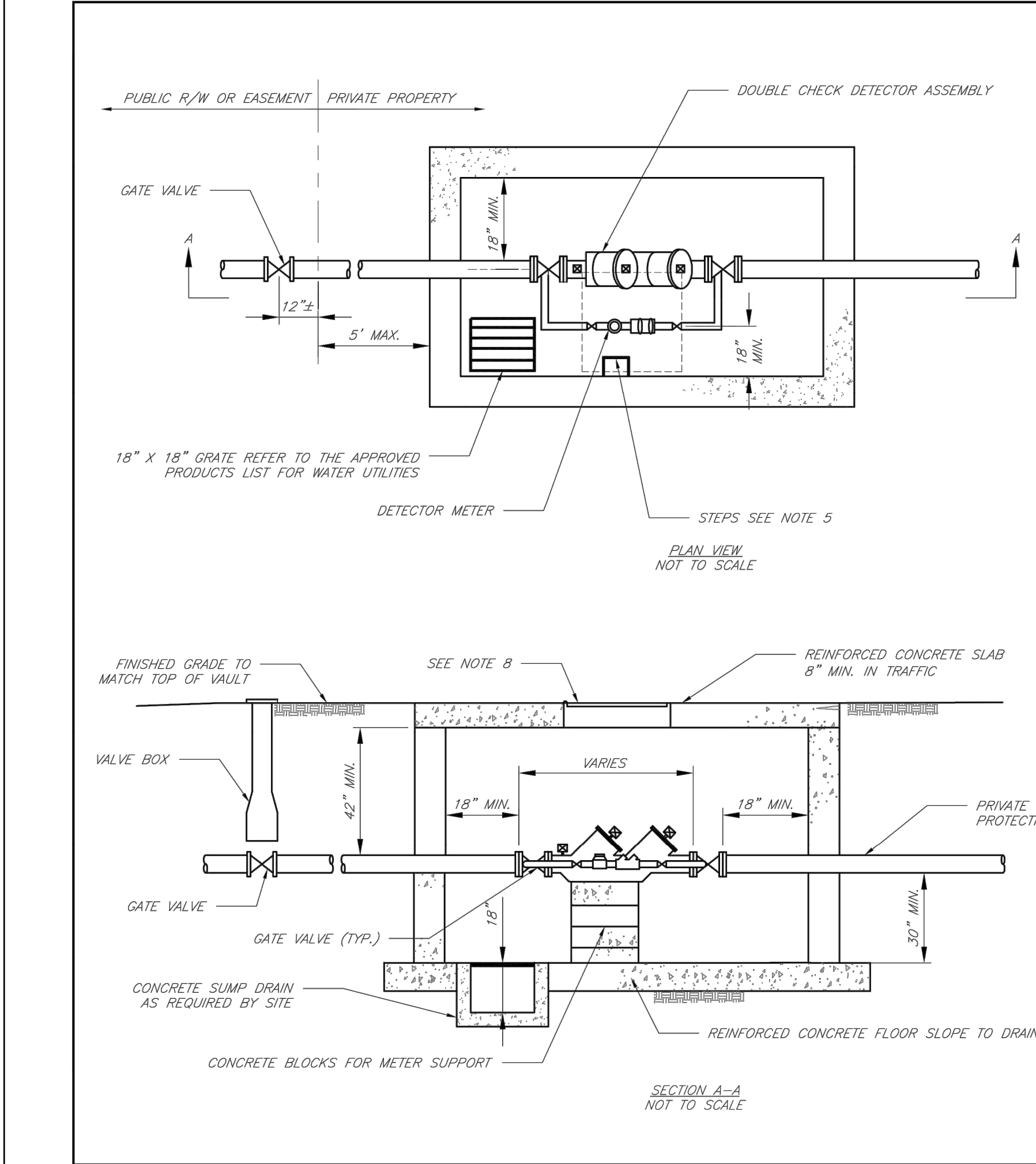
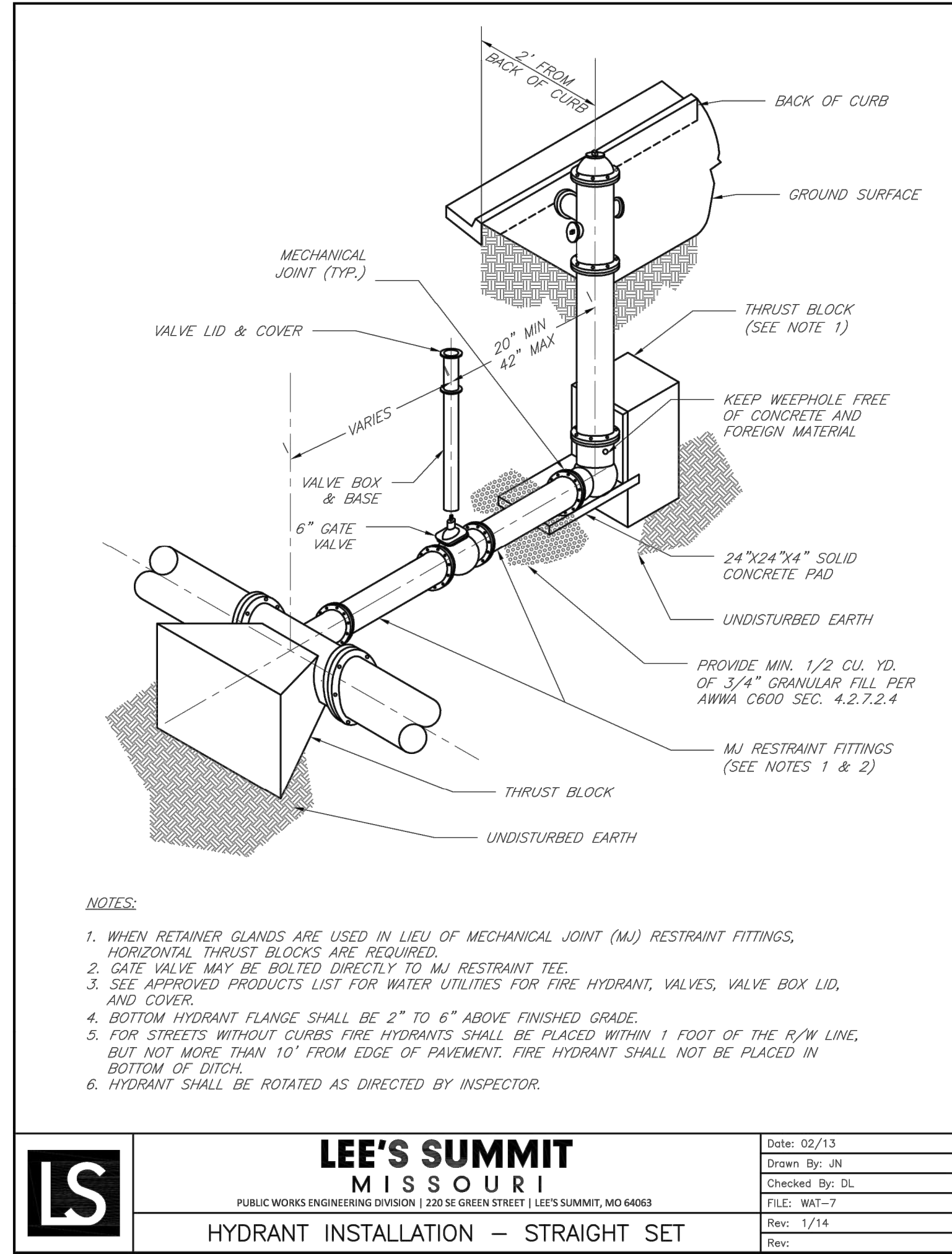
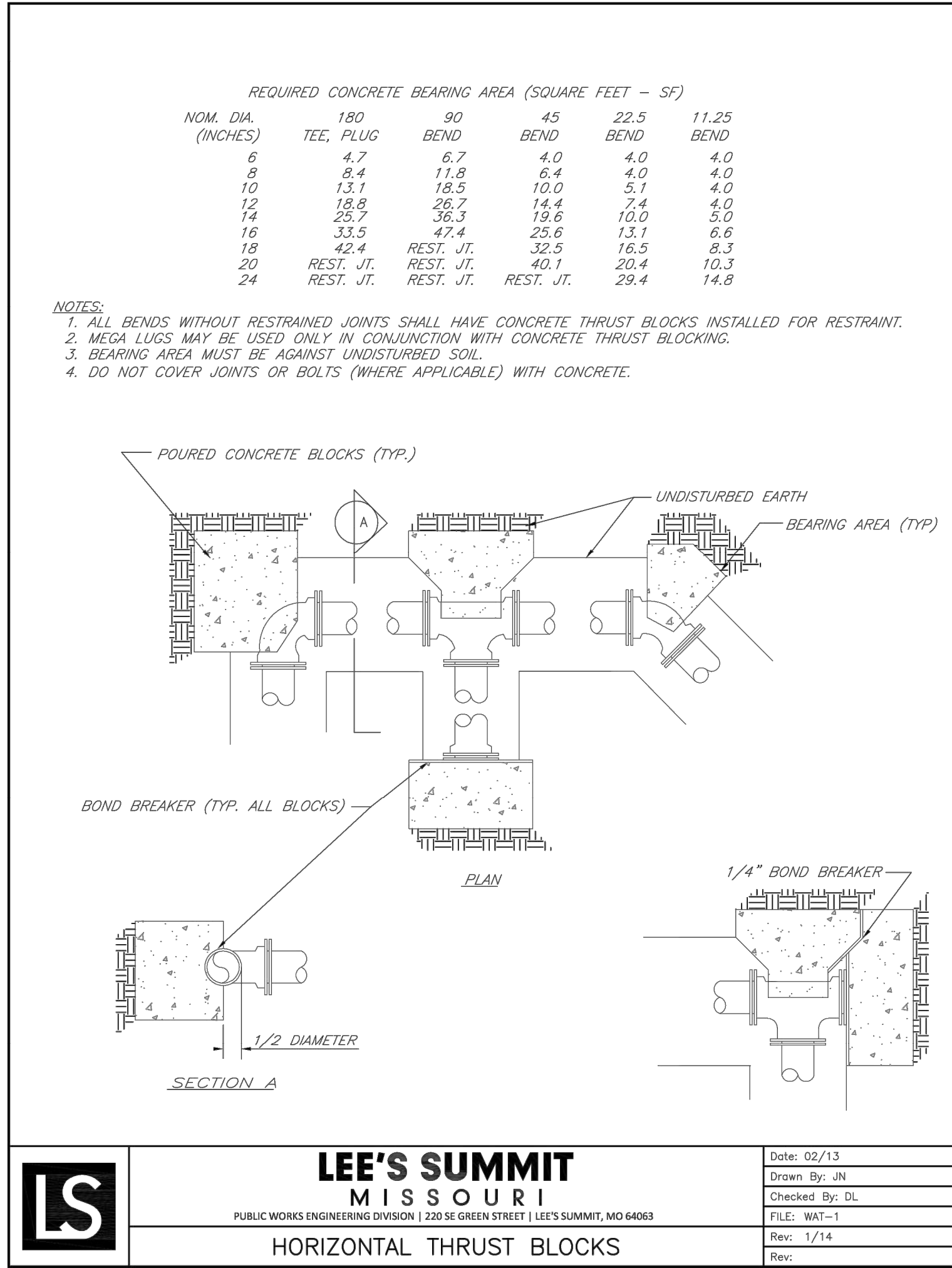


REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)						
NOM. DIA. (INCHES)	180	90	45	22.5	11.25	
6	50.5	71.4	38.6	19.7	9.9	
8	89.8	126.9	68.7	35.0	17.6	
10	140.2	198.3	107.3	54.7	27.5	
12	202.0	282.0	154.6	78.8	39.6	
14	278.7	394.4	210.4	107.3	53.9	
16	368.7	524.4	282.0	140.1	70.4	
18	474.4	682.0	368.7	182.0	91.0	
20	598.7	868.7	474.4	238.7	119.4	
24	914.4	1314.4	714.4	354.4	177.2	

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

VERTICAL THRUST BLOCKS

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



- GENERAL NOTES:**
- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR. METER, REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
 - METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
 - ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 - ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
 - STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
 - A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
 - ALL VALVES SHALL HAVE RISING STEMS.
 - MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
 - A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
 - CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

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Development Services Department
Lee's Summit, Missouri
12/13/2021

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North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-2017000367
10/14/21

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2021

WATER DETAILS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL02_02102987
date: 08.25.2021

SHEET C154

DWG: \\oad\oconsulting.com\lts-ns\projects-direct\2021\02501-03000\021-02987\40-design\AutoCAD\final plans\Sheets\MECH-E_SIT01_02102987.dwg USER: shootert L_PBASE_02102987
DATE: Oct 13, 2021 5:17pm XREFS: C_PBASE_02102987 E_TTBK_02102987 E_PHOTO_02102987 (NEW) E_PBASE_02102987



1 SITE LIGHTING POWER
SCALE: 1" = 30'-0"

GENERAL NOTES

- TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
- PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
- ALL EXTERIOR LIGHTING CIRCUITS TO BE ROUTED THRU LOW VOLTAGE FULLY PROGRAMMABLE LIGHTING RELAY.
- WHEN INSTALLED BEHIND THE CURB, POLE BASES SHALL HAVE 3-FT CLEARANCE TO ROADWAYS AND CAR PARKING AND 12-FT CLEARANCE TO TRAILER PARKING. IN GENERAL, LIGHT POLES SHALL BE ALIGNED WITH PARKING STRIPES WHEN INSTALLED ADJACENT TO PARKING AREAS.

SHEET KEYNOTES

- APPROXIMATE LOCATION OF PAD MOUNTED 120/240V POWER PEDESTAL CONTROLLER. REFER TO POWER PEDESTAL DETAILS FOR ADDITIONAL INFORMATION.
- IN GRADE JUNCTION BOX FOR ROUTING LIGHTING CIRCUITS. DETERMINE EXACT QUANTITY AND LOCATION. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION.
- ROUTE LIGHTING CIRCUIT TO 201P CIRCUIT BREAKER IN POWER PEDESTAL THROUGH CONTACTOR. LIGHTING CIRCUIT TO BE CONTROLLED BY PHOTOCELL. REFER TO POWER PEDESTAL DETAILS FOR ADDITIONAL INFORMATION.

FEEDER SCHEDULE

- (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT.
- (2)-#8 AND (2)-#10 GROUND IN 1" CONDUIT.
- REFER TO ONE-LINE DIAGRAM.

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Development Services Department
Lee's Summit, Missouri
12/13/2021

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



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING POWER	2021
NEW LONGVIEW FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT, MO	

drawn by: SH
checked by: TB
approved by: SH
QA/QC by: TB
project no.: 021-02987
drawing no.: E_SIT01_02102987
date: 10.14.2021

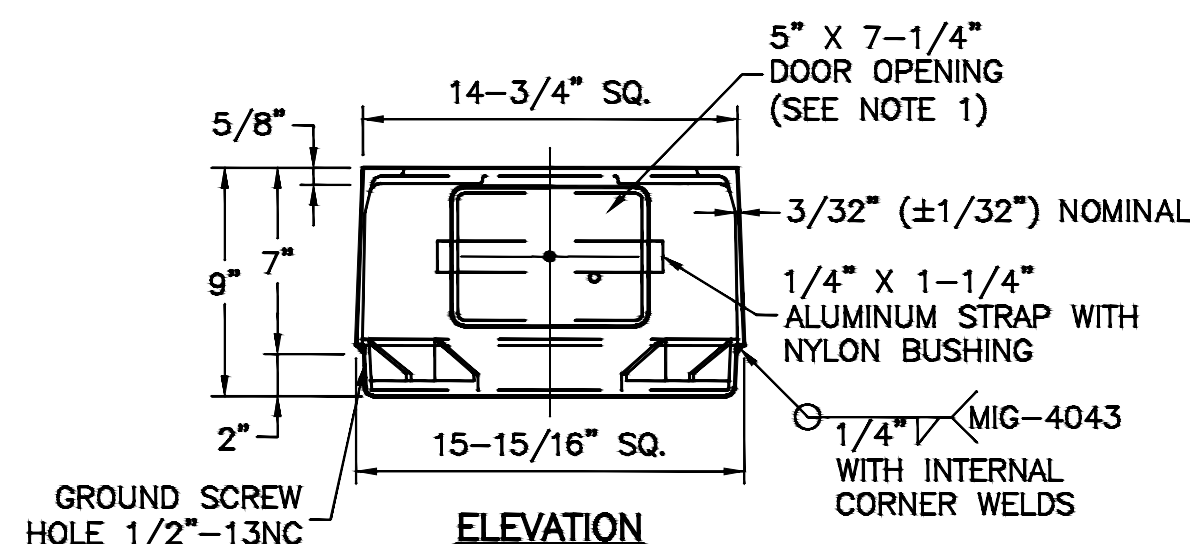
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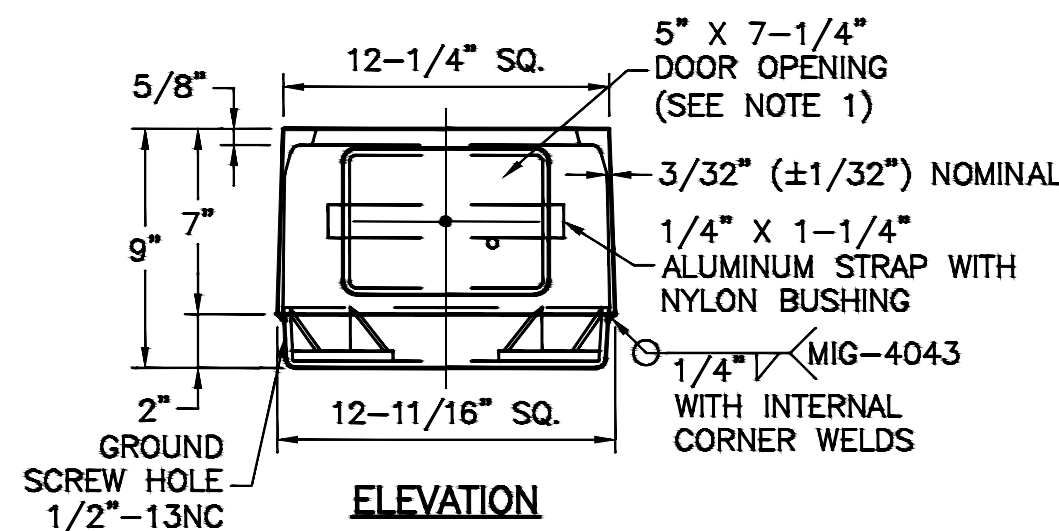
1. ALL POLES, ARMS, AND MISCELLANEOUS EQUIPMENT SHALL CONFORM TO THESE DETAILS AND AS SPECIFIED BY THE LATEST CITY STANDARD SPECIFICATIONS.
2. POLE SHAFT SHALL HAVE A SATIN GROUND FINISH.
3. ALL HARDWARE (BOLTS, NUTS, WASHERS BUT NOT INCLUDING ANCHOR BOLTS) NOT OTHERWISE SPECIFICALLY DESIGNATED IN THE SPECIFICATIONS OR DETAILS SHALL BE 300--SERIES STAINLESS STEEL CONFORMING TO ASTM A193 OR A194.
4. ANCHOR BOLTS SHALL BE USED WITH CONCRETE BASES. ANCHOR BOLTS SHALL BE STEEL WITH 50,000 PSI MINIMUM YIELD; TOP 10" MIN. GALVANIZED; INCLUDING 8 NUTS AND 8 FLAT WASHERS GALVANIZED TO ASTM A153 STANDARDS. GALVANIZED HEX HEAD BOLTS (SEE POLE FOUNDATION SHEET) SHALL BE USED WITH SCREW-IN ANCHOR BASES. 4 BOLTS, 4 NUTS AND 8 FLAT WASHERS TO BE PROVIDED WITH EACH ANCHOR.
5. ALL WELDING IS TO BE DONE WITH 4043 WELD WIRE. ALL ARMS AND SHAFTS ARE TO BE HEAT-TREATED TO T6 TEMPER AFTER WELDING.
6. ANCHOR BOLTS SHALL PROJECT ABOVE THE CONCRETE BASE AS PER MANUFACTURER'S RECOMMENDED PRACTICES, 2½" TO 3".
7. THE ALUMINUM STREET LIGHT POLE ASSEMBLY, INCLUDING ANCHORAGE AND LUMINAIRE, SHALL COMPLY WITH THE LATEST CITY STANDARD SPECIFICATIONS AND THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) LOAD WIND LOADING.
8. ALL POLES AND ARMS SHALL BE CLEARLY IDENTIFIED BY THE MANUFACTURER'S NAME, ABBREVIATION OR SYMBOL ENGRAVED ON THE SHAFT, SHOE BASE, HAND HOLE, OR OTHER MEANS SUCH AS TO BE READILY VISIBLE AFTER INSTALLATION.

COMPONENT	ALUMINUM ALLOY DESIGNATION	SPECIFICATION
SHOE BASE	356-T6, CAST	ASTM B26 OR B108
BREAKAWAY BASE	356-T6, CAST	ASTM B108
BOLT COVERS	356 OR 360, CAST	ASTM B26 OR B108
POLE SHAFT	6063-T6, EXTRUDED	ASTM B221 OR B241
GROUND LUG	6061-T5 OR 6063-T6, PLATE	ASTM B221
REINFORCED HANDHOLE FRAME	356-T6 OR 6061-T6	ASTM B26, B108 OR B221
HANDHOLE COVER	6063-T6	ASTM B209, B221 OR B241
BRACKET ARM & TUBING PIPES	6063-T6	ASTM B221, B241 OR B249
BRACKET ARM MOUNTING PLATES	6061-T6 OR 6063-T6 EXTRUDED	ASTM B221
BRACKET ARM STRUT & ARM CONNECTOR	AU6061-T6 OR 6063-T6 EXTRUDED	ASTM B221, B241 OR B249
POLE CAP	356, CAST	ASTM B26 OR B108
ANCHOR BOLTS	N/A	GALVANIZED PER ASTM A153



NOTES:

1. DOOR SHALL BE ON THE SAME SIDE OF THE POLE AS THE HAND HOLE.
2. BASE CONFORMS TO BREAKAWAY CRITERIA OF AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS (1994).

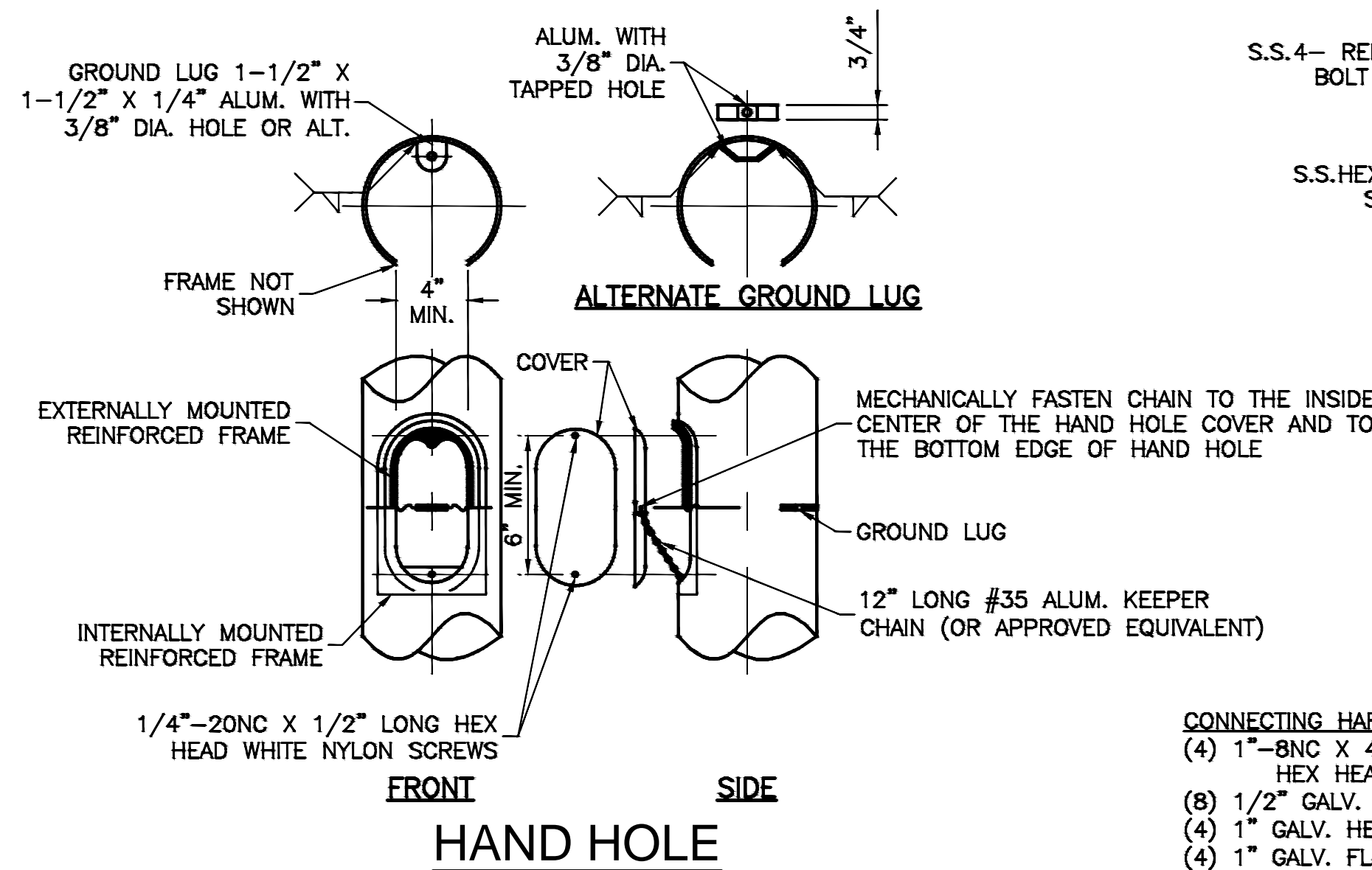


USE 2-3/4" O.D. X 1-1/16"
I.D. X 1/2" THICK WASHER FOR
1" DIA. ANCHORAGE ON TOP
AND BOTTOM BOLT CIRCLE

11" TO 12"
DIA. B.C.

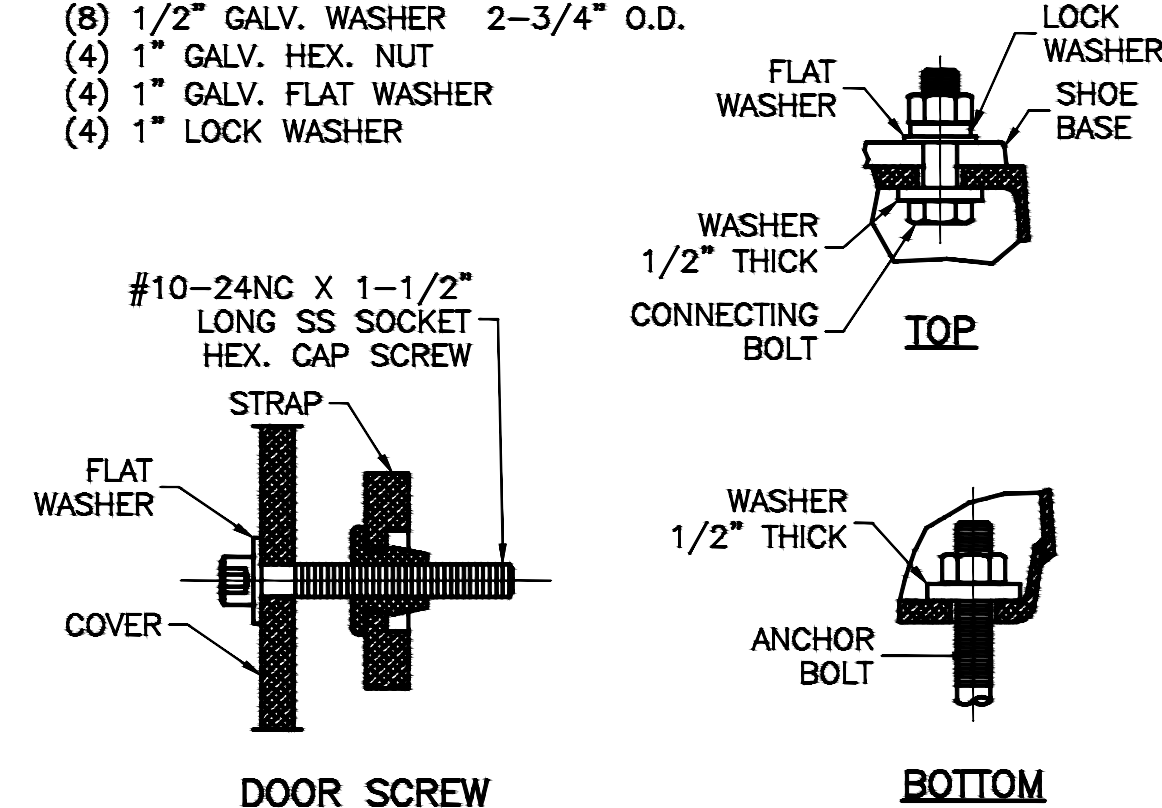
9-3/4" DIA.
OPENING

TOP

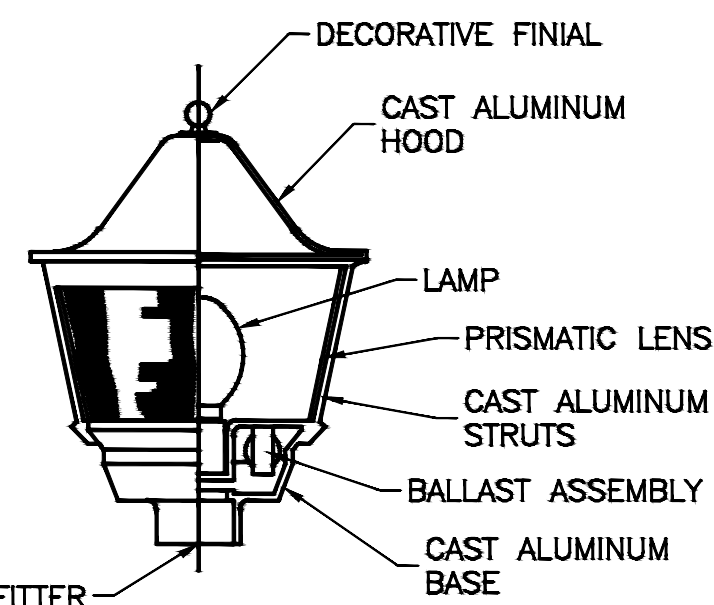
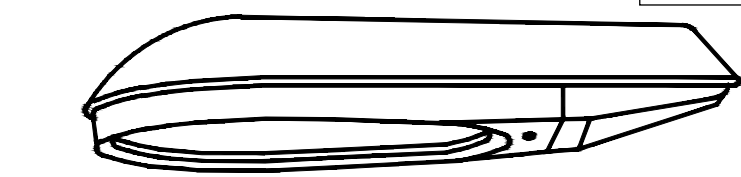


CONNECTING HARDWARE

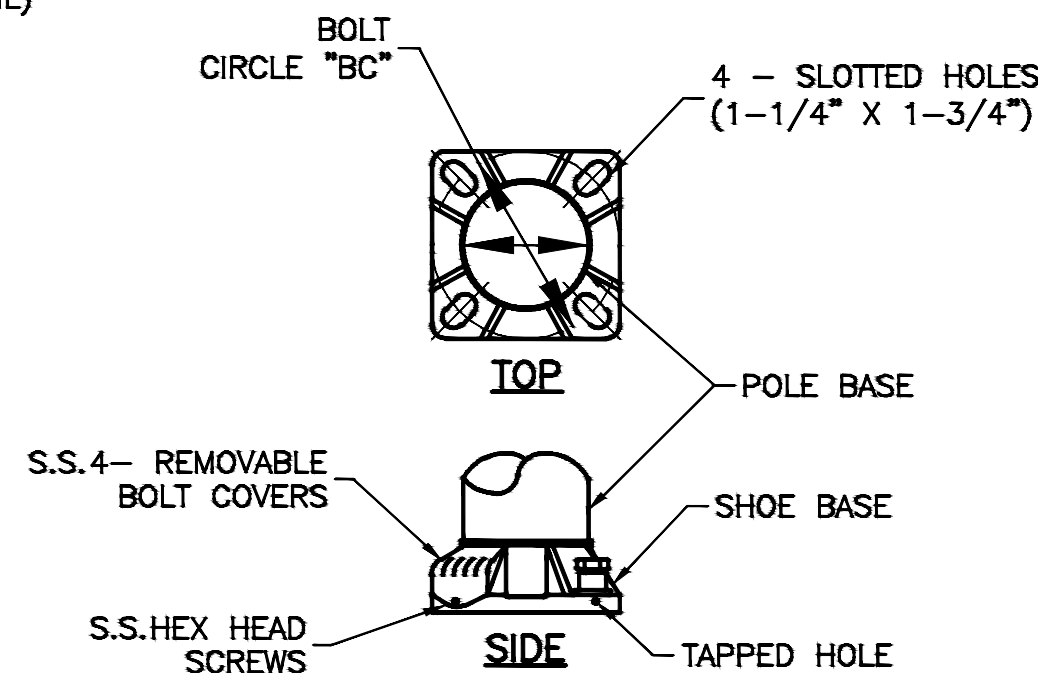
- (4) 1"-BNC X 4" LONG GALV.
HEX HEAD BOLT SAE GR. 5
- (8) 1/2" GALV. WASHER 2-3/4" O.D.
- (4) 1" GALV. HEX. NUT
- (4) 1" GALV. FLAT WASHER
- (4) 1" LOCK WASHER



COBRA HEAD STYLE LUMINAIRE



POST TOP LUMINAIRE
10,000 LUMEN LED



SHOE BASE

DWG: \\oa-ad-00consulting.com\lts-nsf\projects-direct\2021\02501_02102987\40-design\AutoCAD\final plans\Sheets\MECH-E_SIT01_02102987.dwg USER: shoostert L_PBASE_02102987 E_PBASE_02102987 L_PBASE_02102987
DATE: Oct 13, 2021 5:12pm XREFS: C_PBASE_02102987 C_XBASE_02102987 E_PHOTO_02102987 (NEW) E_PBASE_02102987

SECTION 260000 ELECTRICAL

1. GENERAL CONDITIONS:
- A. THIS CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.

B. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMANENT AND TEMPORARY PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION OTHER THAN THOSE DEPOSITS OR FEES WHICH ARE FULLY REFUNDABLE TO THE OWNER.

C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. THIS CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

D. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

E. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.

F. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED AS SHOWN ON THE DRAWINGS AND SPECIFIED IN DIVISION 15.

G. ALL WORK SHALL BE COMPLETE AND SHALL BE LEFT IN OPERATING CONDITION.

H. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. .

I. REQUEST INSPECTIONS AS REQUIRED BY REGULATING AGENCIES AND/OR REGULATIONS. PAY ALL CHARGES FOR INSPECTIONS BY REGULATING AGENCIES OF INSTALLATIONS OF PLANS SPECIFICATIONS.

J. PROVIDE THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY ENFORCEMENT AUTHORITIES.

K. FURNISH: TO OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOB SITE IN NEW CONDITION READY FOR INSTALLATION, UNLOAD AND UNPACK, AND GUARANTEE.

L. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.

M. PROVIDE: TO FURNISH AND INSTALL.

N. PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT EQUIPMENT AND MATERIAL FROM DAMAGE, DIRT AND THE WEATHER.

O. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

P. REFINISH ALL ELECTRICAL EQUIPMENT DAMAGED DURING SHIPPING, INSTALLATION AND/OR PRIOR TO FINAL ACCEPTANCE TO ITS ORIGINAL CONDITION. REMOVE ALL RUST; PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.

Q. PROTECT OPENINGS AND EQUIPMENT FROM OBSTRUCTION, BREAKAGE, MISUSE, DAMAGE OR BLEMISHES. PROTECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON RECEIPT AT THE JOB SITE OR IMMEDIATELY AFTER THEY HAVE BEEN REMOVED FROM THEIR SHIPPING CONTAINERS. UNLESS NOTED OTHERWISE, KEEP THEM CLEAN AND UNDAMAGED UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WHEN A PORTION OF THE BUILDING IS OCCUPIED BY THE OWNER BEFORE SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT, MAKE ARRANGEMENTS TO TRANSFER RESPONSIBILITY FOR PROTECTION AND HOUSEKEEPING FOR THE OCCUPIED PORTION.

R. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ELECTRICAL EQUIPMENT, MATERIALS OR WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.

S. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT DAILY. CLEAN ELECTRICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION.

T. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS. PREPARE A PRE-INSPECTION REPORT AND SUBMIT TO THE ENGINEER AND OWNER FOR REVIEW.

U. TEST ALL INSTALLED ELECTRICAL EQUIPMENT AND CABLES REQUIRED BY CONSTRUCTION DOCUMENTS ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, INC. (NETA). IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED. PROVIDE WRITTEN REPORTS OF ALL TESTS, WITH FAILURES IDENTIFIED, TO ENGINEER.

V. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH ELECTRICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL.

W. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

X. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT INDICATED AND/OR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. A FORM INDICATING ALL SHOP DRAWINGS TO BE PROVIDED AS PART OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY SHOP DRAWING SUBMITTAL REVIEW.

Y. THIS SPECIFICATION SHALL INCORPORATE ALL PROJECT REQUIREMENTS AND RESPONSIBILITIES INDICATED WITHIN THE FRONT-END OF THE PROJECT MANUAL.
2. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:
- A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION CODES, THE NATIONAL ELECTRICAL SAFETY CODE, LOCAL BUILDING CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. SHOULD ANY WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN BE OF LOWER STANDARD, THE CONTRACTOR SHALL REFER THE POINTS IN QUESTION TO THE ENGINEER FOR APPROVAL.
3. SCOPE OF WORK:
- A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE ALL SYSTEMS OPERATIONAL AS SHOWN ON THE

- DRAWINGS AND HEREIN DESCRIBED.
- B. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
4. MATERIALS AND EQUIPMENT REVIEW:
- A. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THIS CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL HIGHLIGHT THE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL GAUGES AND ACCESSORIES.

B. ALL PORTIONS OF THE SHOP DRAWINGS THAT ARE INTENDED TO BE REVIEWED SHALL BE HIGHLIGHTED. ANY PORTION NOT CALLED OUT SHALL BE ASSUMED TO BE EXCLUDED FROM THE JOB.
5. GUARANTEE:
- A. THIS CONTRACTOR SHALL GUARANTEE COMPLETE SYSTEM OPERATION AND THAT THE APPARATUS FURNISHED AND INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND WILL GIVE SATISFACTORY SERVICE. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PART OF THE INSTALLATION WHICH PROVES OR BECOMES DEFECTIVE WITHIN ONE YEAR AFTER THE SYSTEM IS ACCEPTED.
6. COORDINATION:
- A. THIS CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT, AND IT SHALL BE HIS RESPONSIBILITY TO COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
7. AS-BUILT DRAWINGS:
- A. THIS CONTRACTOR SHALL PREPARE COMPLETE AS-BUILT DRAWINGS OF ALL ELECTRICAL SYSTEMS AND TURN OVER TO THE ENGINEER REVISED ELECTRONIC CAD FILES.

B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT TO BE INSTALLED ON THIS PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE INSTRUCTIONS.
8. EXCAVATION:
- A. ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF THE WORK.

C. WHEN SERVICES ARE TO BE RUN SIDE-BY- SIDE, A COMMON TRENCH MAY BE USED PROVIDING THE REQUIRED VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE VARIOUS SERVICES ARE MAINTAINED AND PROVIDING THE METHODS OF BEDDING AND BACKFILL MEET THE APPROVAL OF THE ENGINEER. CONTRACTORS INVOLVED SHALL MAKE THEIR OWN AGREEMENT AS TO THE SHARING OF THE COST OF THE COMMON TRENCHING AND BACKFILL WORK.

D. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY ENGINEER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.
9. EXTERIOR AND FOUNDATION WALLS:
- A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR CALKING MATERIAL. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS. ALL SLEEVES SHALL BE COORDINATED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
10. FLOORS:
- A. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40 GALVANIZED STEEL PIPE SLEEVES, EXTENDING 2 INCHES ABOVE FLOOR.
11. CUTTING:
- A. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING".
12. PATCHING:
- A. ON CONCRETE, PATCH THE OPENING WITH CONCRETE, FINISHED SMOOTH WITH ADJACENT SURFACES.
- 13.IDENTIFICATION OF SWITCHES AND APPARATUS:
- A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES BLACK WITH WHITE LETTERS.
14. GROUNDING:
- A. ALL FEEDERS AND BRANCH CIRCUITS SHALL CONTAIN GROUND WIRES.

B. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.
15. CONDUIT:
- A. ALL ELECTRICAL POWER WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4" INCH NOMINAL SIZE SHALL BE USED.

B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 AS MANUFACTURED BY CARLON OR APPROVED EQUAL. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 36" INCH COVER.

C. CONDUIT INSTALLED ABOVE GROUND EXTERIOR SHALL BE GALVANIZED RIGID STEEL AS MANUFACTURED BY THE ALLIED TUBE AND CONDUIT CORPORATION OR APPROVED EQUAL. CONDUIT SHALL BE SHERARDIZED OR HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.

E. THIN WALL TUBING SHALL BE REPUBLIC "ELECTRUNITE E.M.T." OR APPROVED EQUAL. SHALL BE INSTALLED INDOORS.

- F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND SHALL BE WATERTIGHT.

G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.

H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING.

I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.

J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILDING LINES.

18. WIRE AND CABLE:

- A. WIRE AND CABLE SHALL BE AMERICAN INSULATED WIRE CORP., GENERAL CABLE CORP., SENATOR WIRE AND CABLE CORP. SOUTHWIRE OR APPROVED EQUAL, OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

B. ALL CONDUCTORS SHALL BE COPPER.

C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN/THWN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
12/13/2021

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

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

2021

REVISIONS

ELECTRICAL SPECIFICATIONS

NEW LONGVIEW
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

drawn by: SH

checked by: TD

approved by: SH

QA/QC by: TD

project no.: 021-02987

drawing no.: E_SIT01_02102987

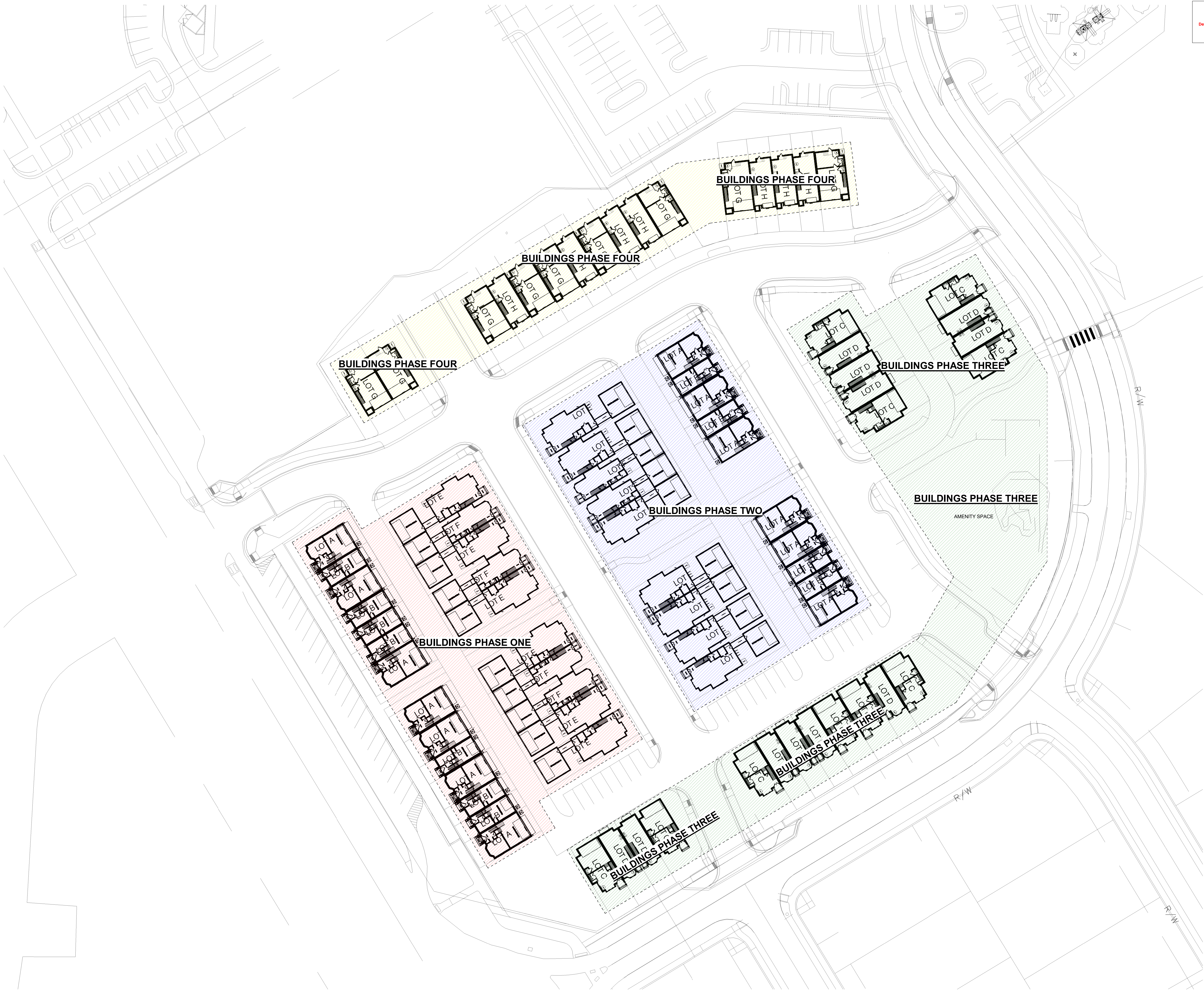
date: 10.14.2021

SHEET

E105



NOTE:
LOT AS LISTED IN SITE PLAN IS THE
SAME AS THE UNIT TYPE.
EXAMPLE: "LOT A" = UNIT A... ETC.



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THE UNIT TYPE.
EXAMPLE: "LOT A" = UNIT A... ETC.



10'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: CARPET
SUGGESTED FLOOR SYSTEM: 16" TRUSSES



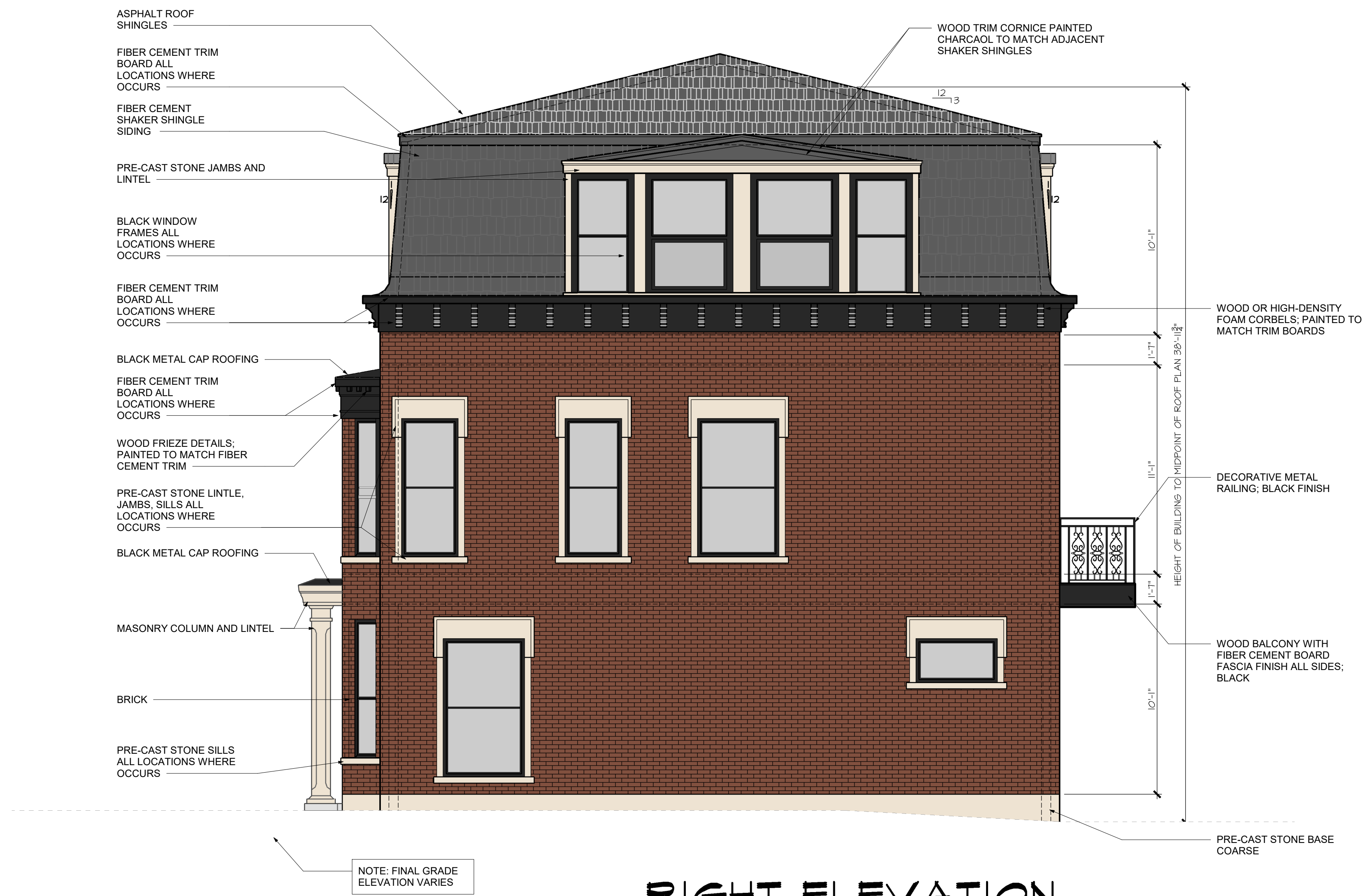
11'-1" CEILINGS V.N.O.
PRIMARY FLOOR COVERING: HARDWOOD FLOOR
SUGGESTED FLOOR SYSTEM: 16" TRUSSES
PROVIDE METAL PAN W/2" DRAIN
TO OUTSIDE IN UTILITY AREA



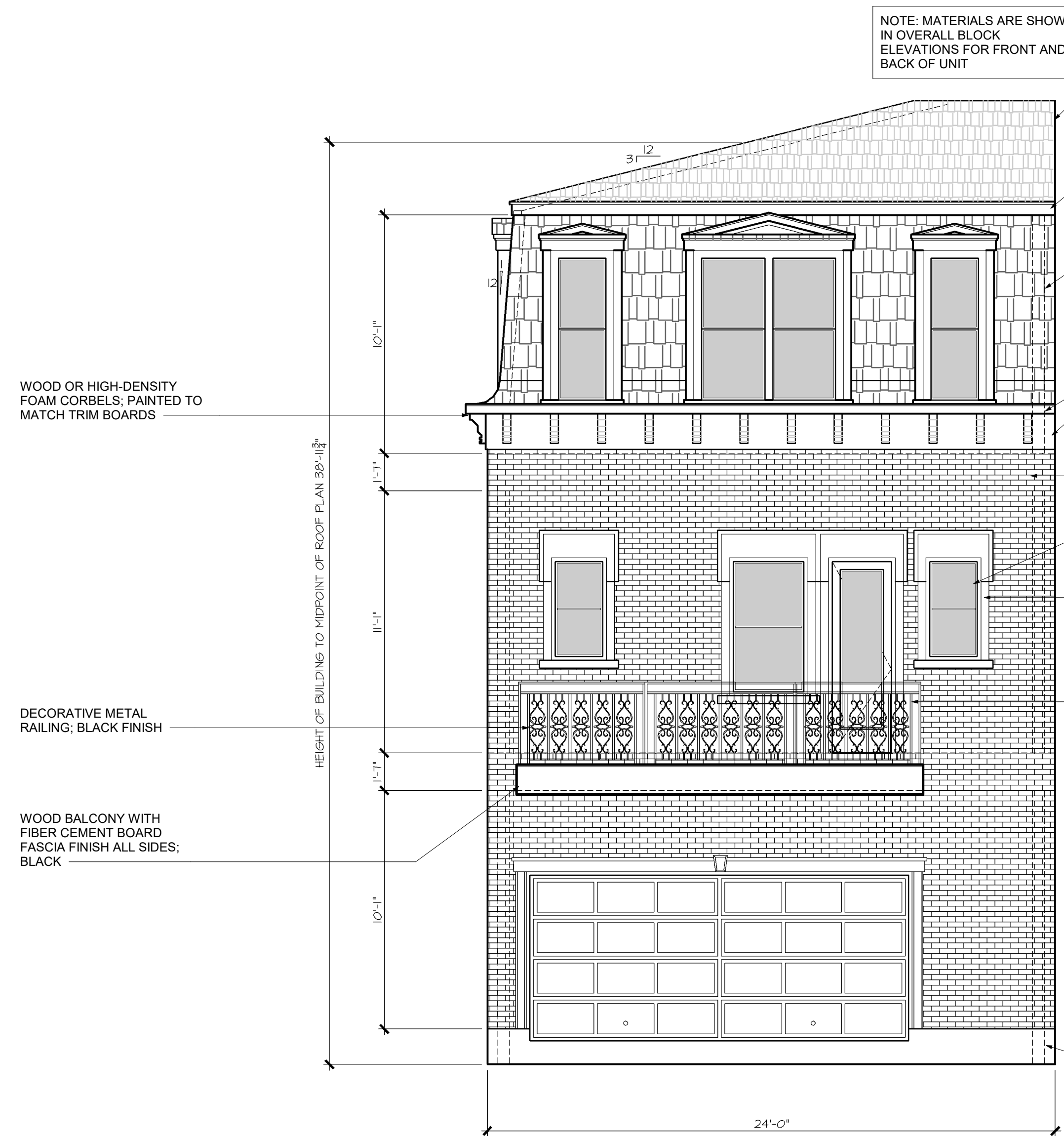
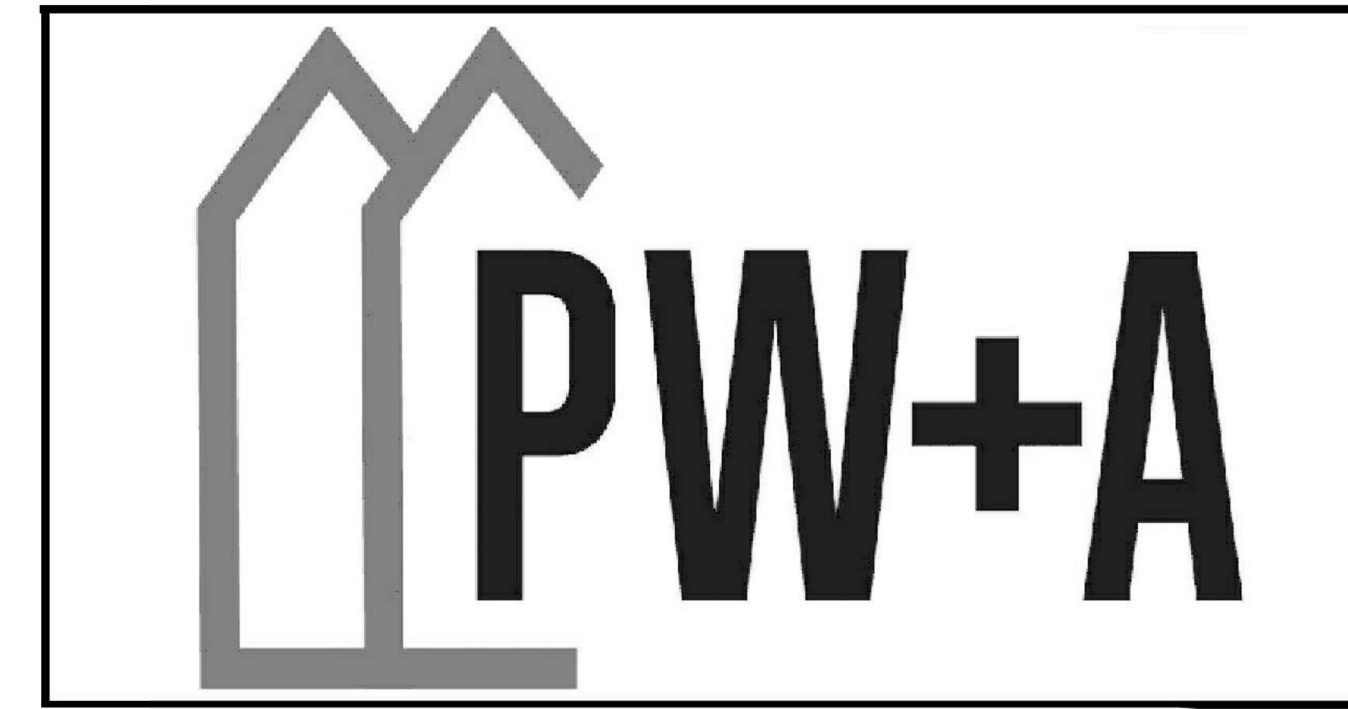
10'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: CARPET FLOOR U.N.O.

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"





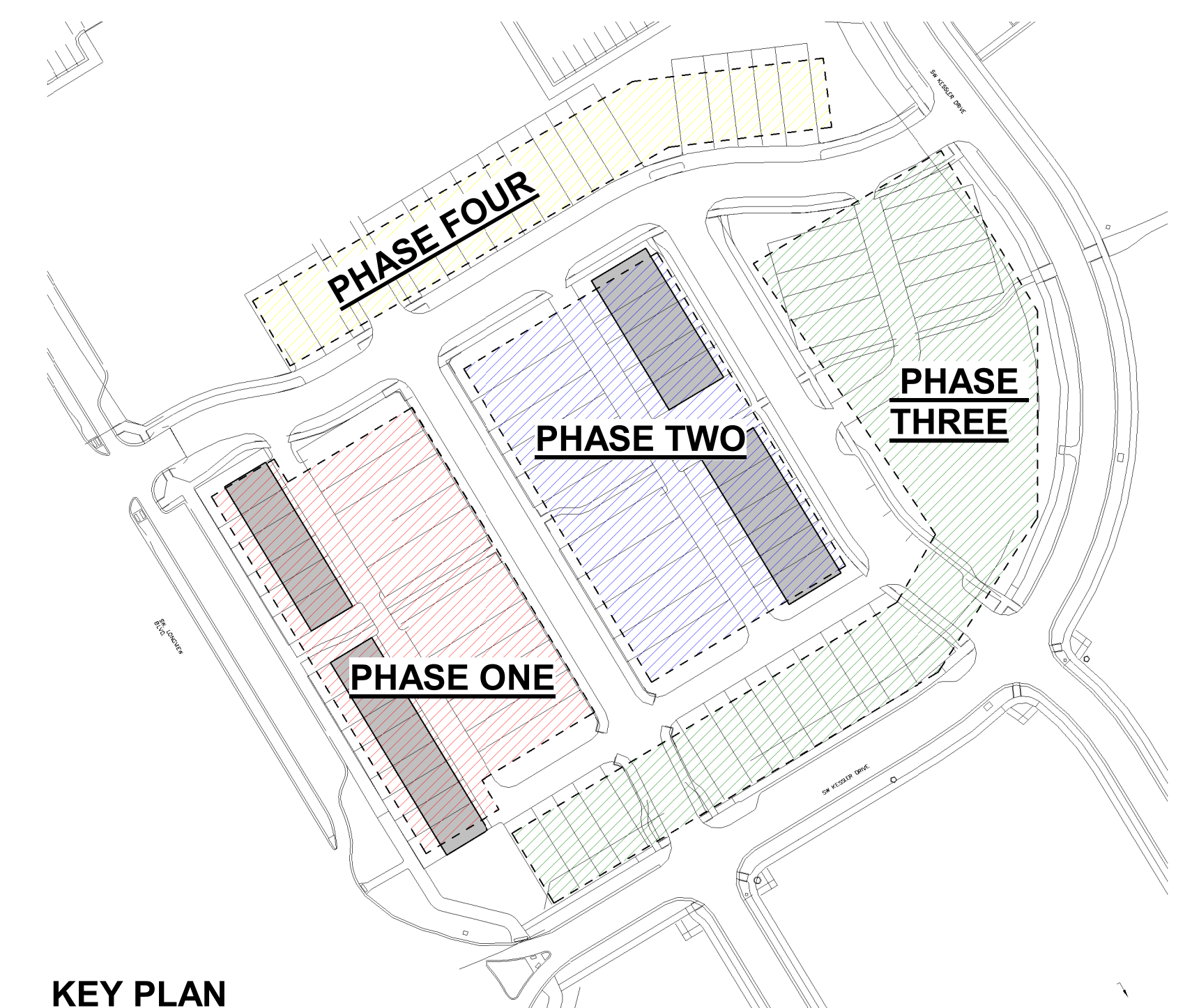
RIGHT ELEVATION



REAR ELEVATION

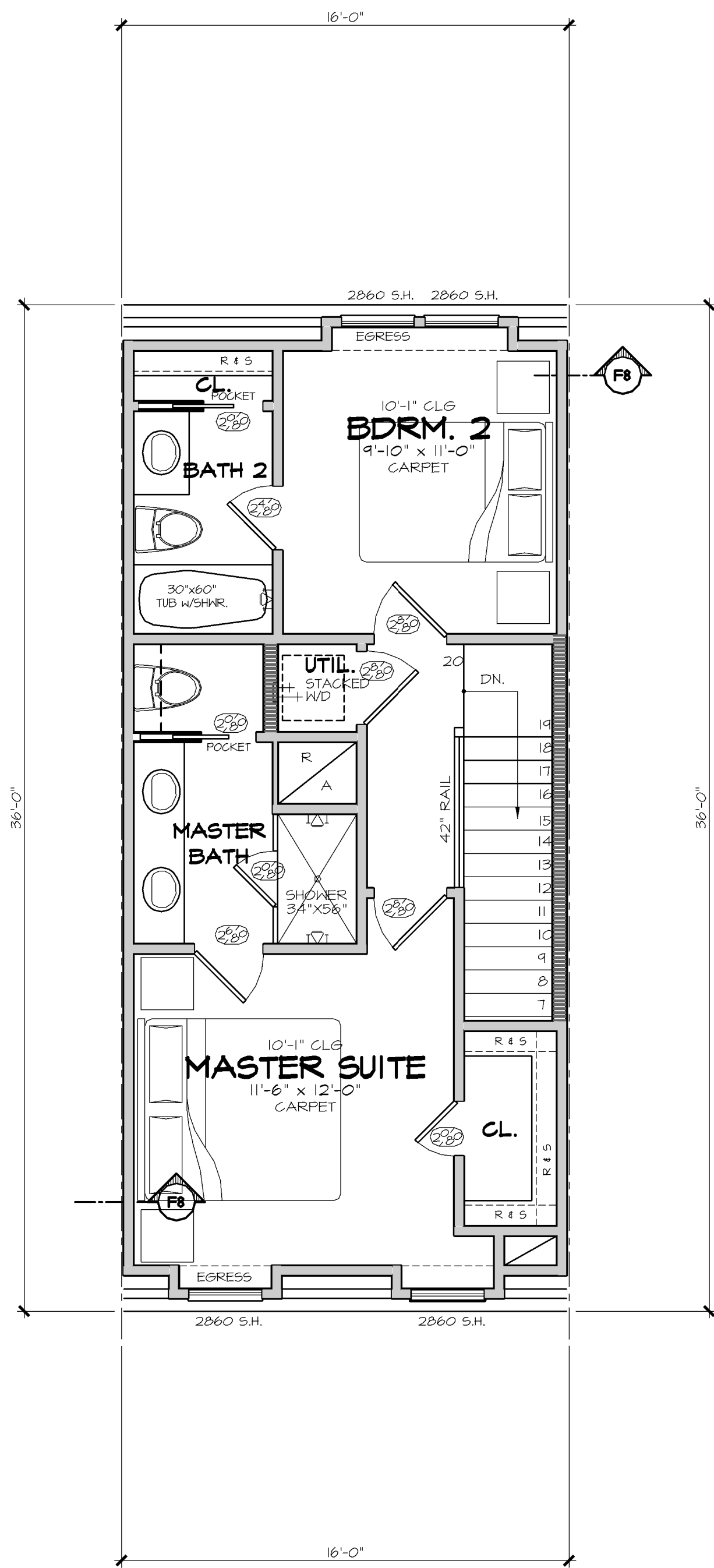


FRONT ELEVATION



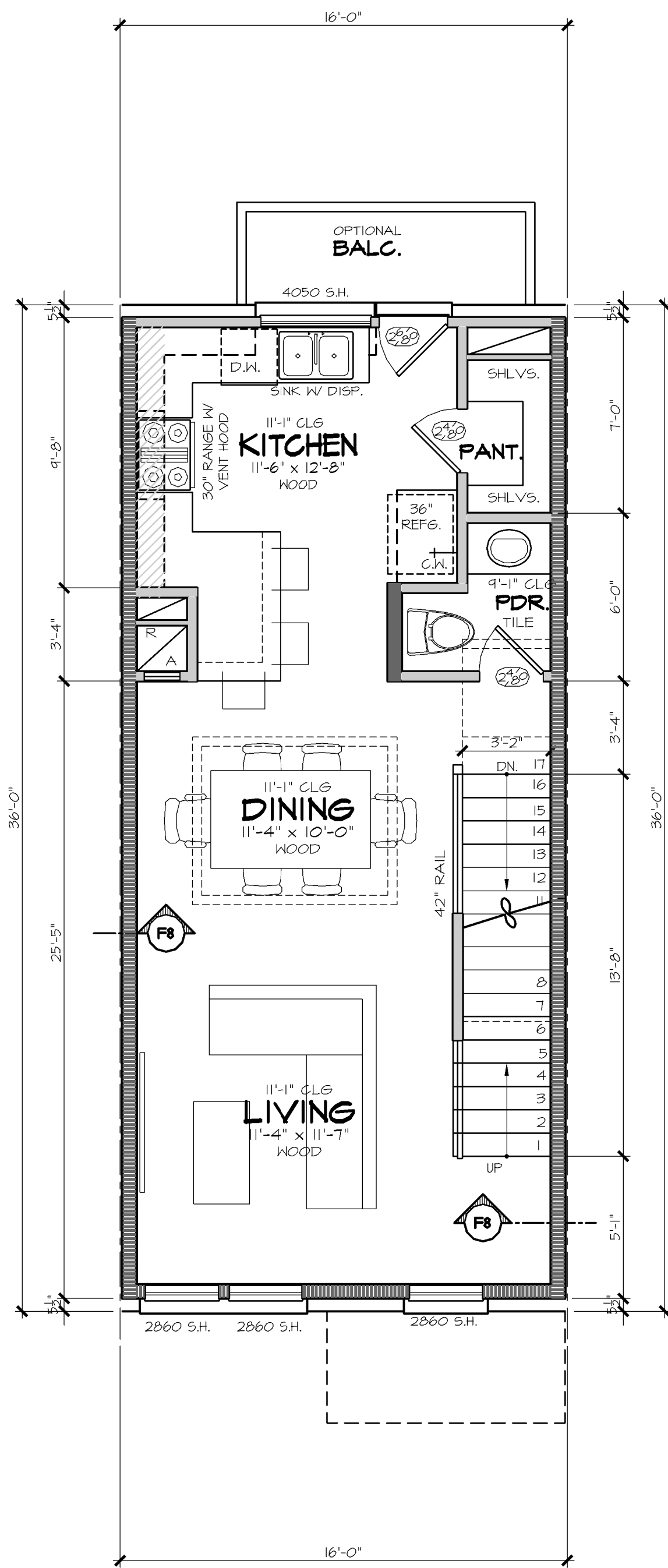
KEY PLAN

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



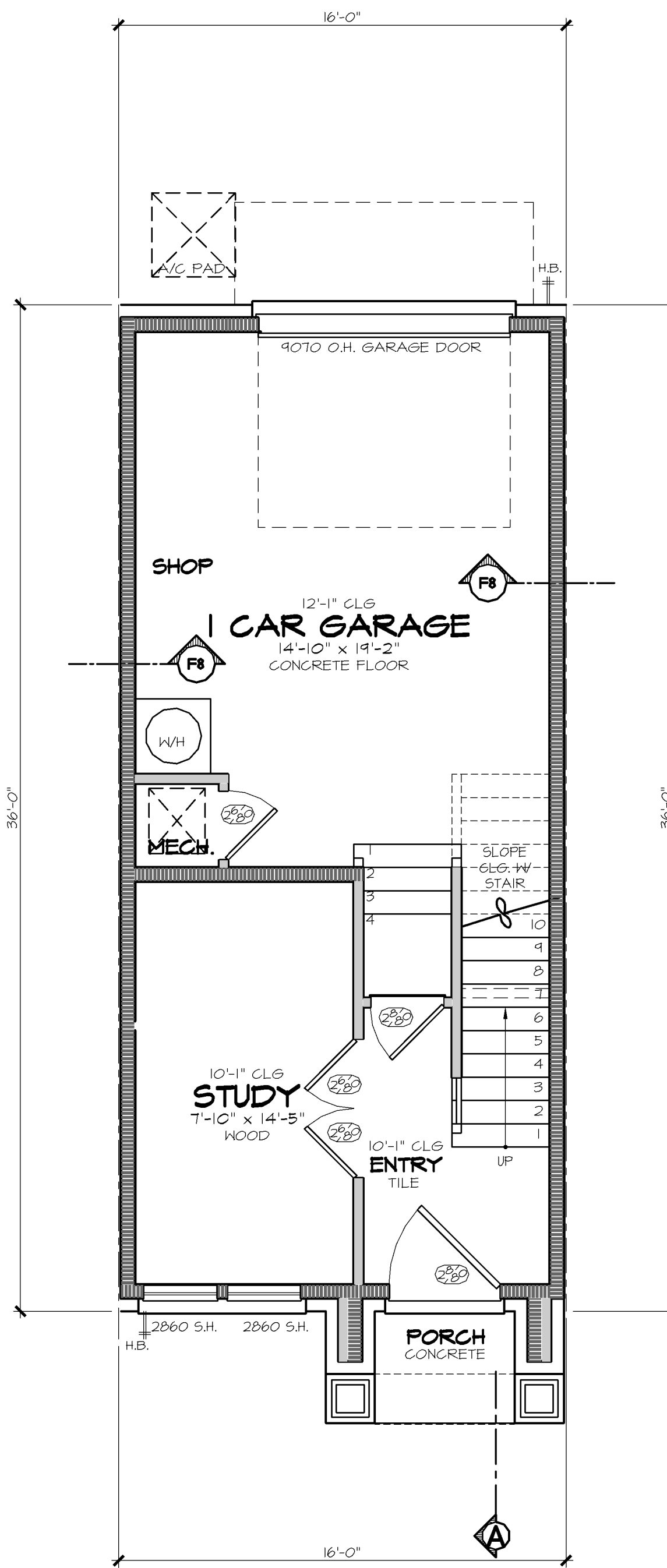
THIRD FLOOR PLAN

10'-1" CEILINGS U.O.
PRIMARY FLOOR COVERINGS: CARPET
SUGGESTED FLOOR SYSTEM: 16' TRUSSES



SECOND FLOOR PLAN

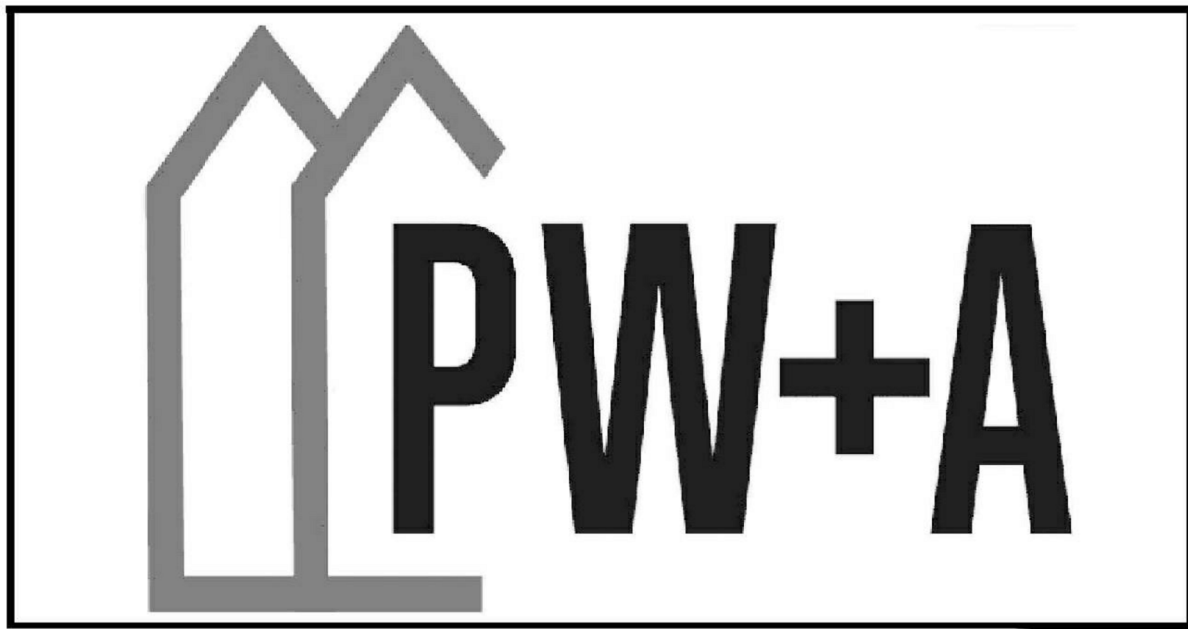
11'-1" CEILINGS U.O.
PRIMARY FLOOR COVERINGS: HARDWOOD
SUGGESTED FLOOR SYSTEM: 16' TRUSSES
PROVIDE METAL PAN W/2" DRAIN
TO OUTSIDE IN UTILITY AREA

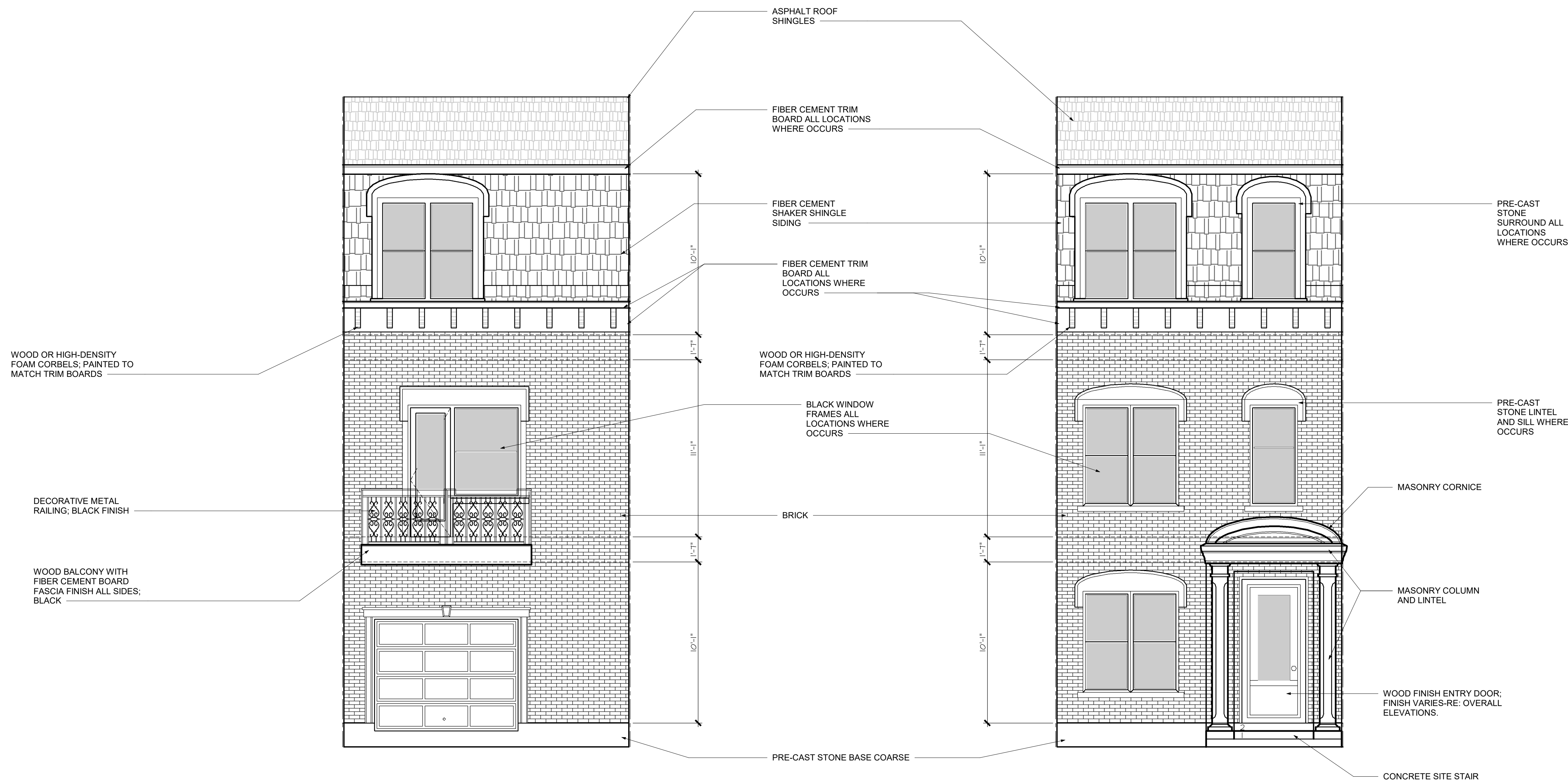


FIRST FLOOR PLAN

10'-1" CEILINGS U.O.
PRIMARY FLOOR COVERINGS: CONCRETE

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"

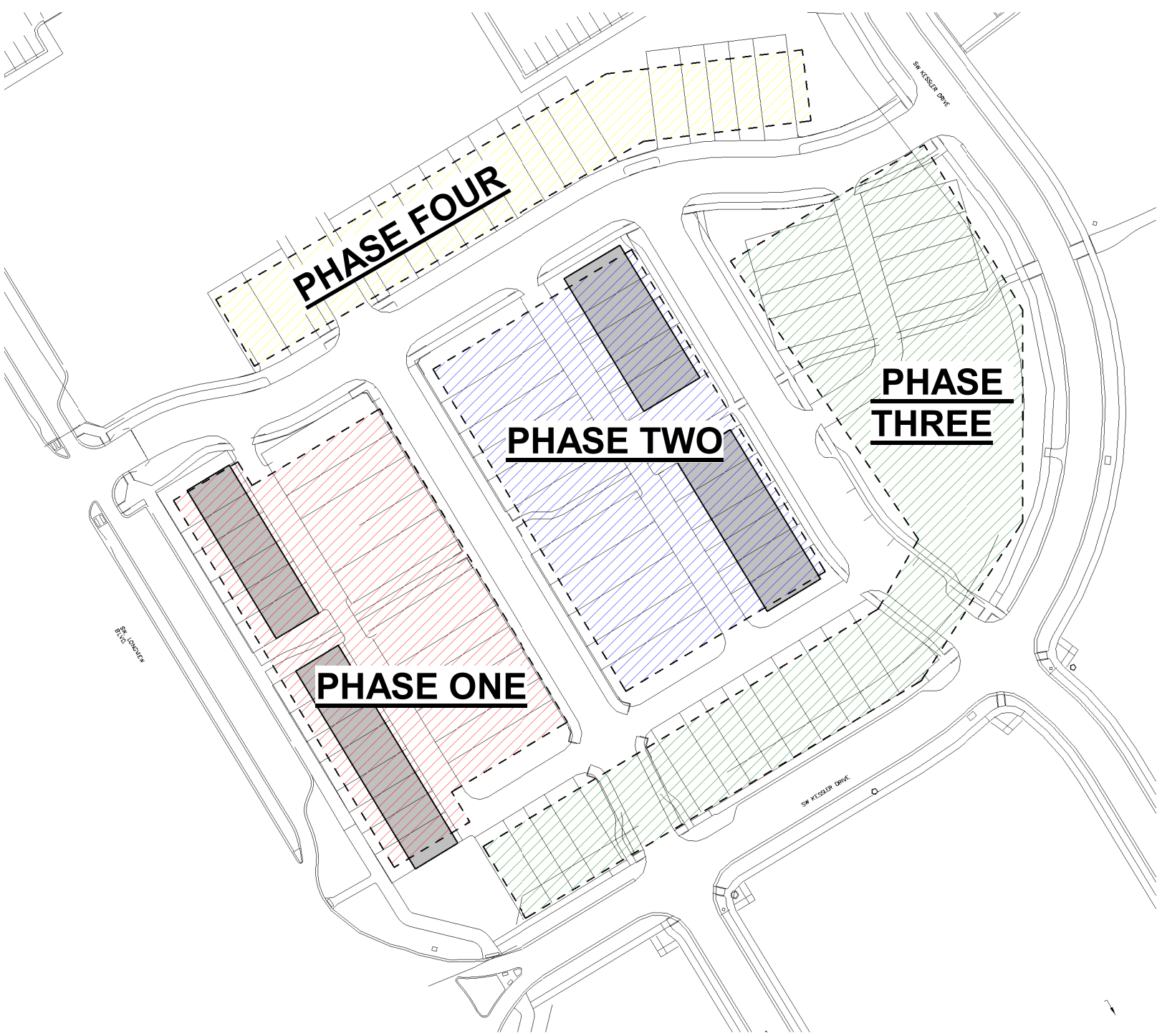
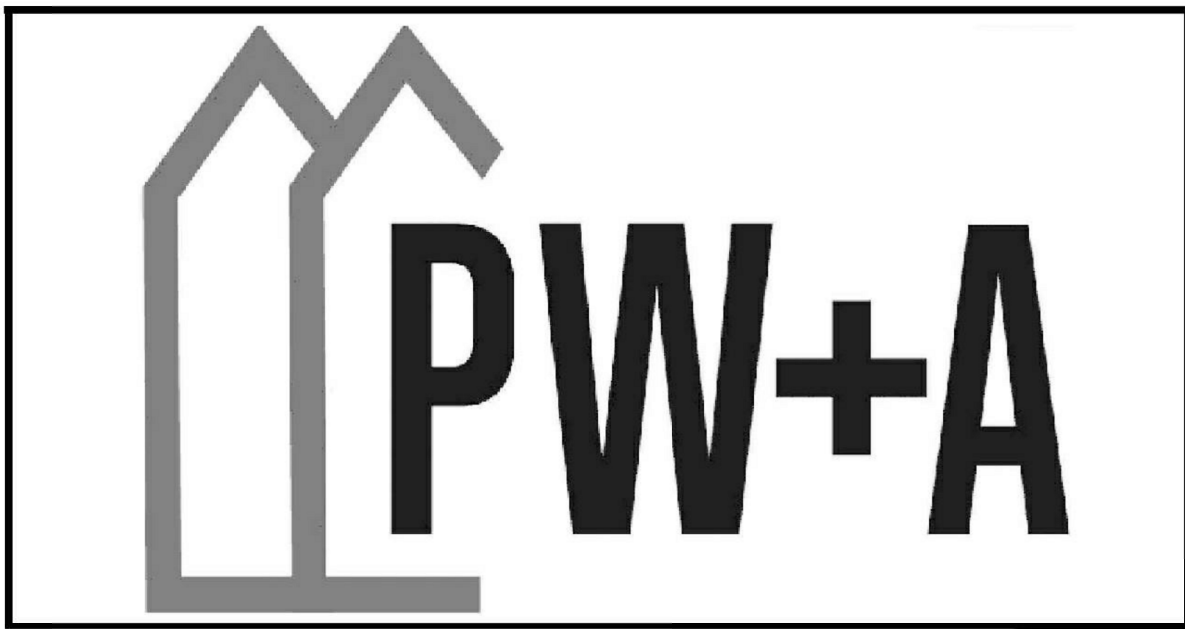




REAR ELEVATION

FRONT ELEVATION

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



KEY PLAN



NOTE: REFER TO A03 AND A05
FOR MATERIAL NOTES FOR ALL
UNITS

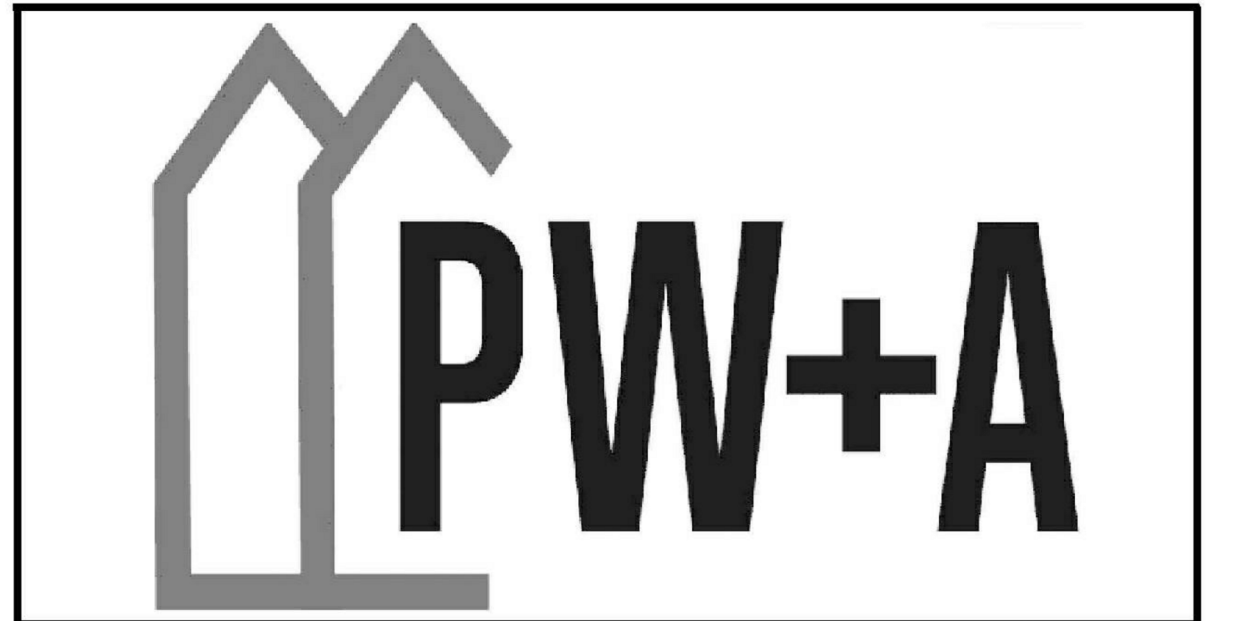
NOTE: 'R' OR 'L' REFERS TO THE ORIENTATION OF
THE TYPICAL UNIT PLAN. DETERMINED IF THE
ENTRY DOOR IS LOCATED ON THE 'RIGHT' OR
'LEFT'.

BUILDING A-R BUILDING B-L BUILDING A-L BUILDING B-L BUILDING B-L BUILDING B-L BUILDING A-L

BUILDING I - FRONT ELEVATION



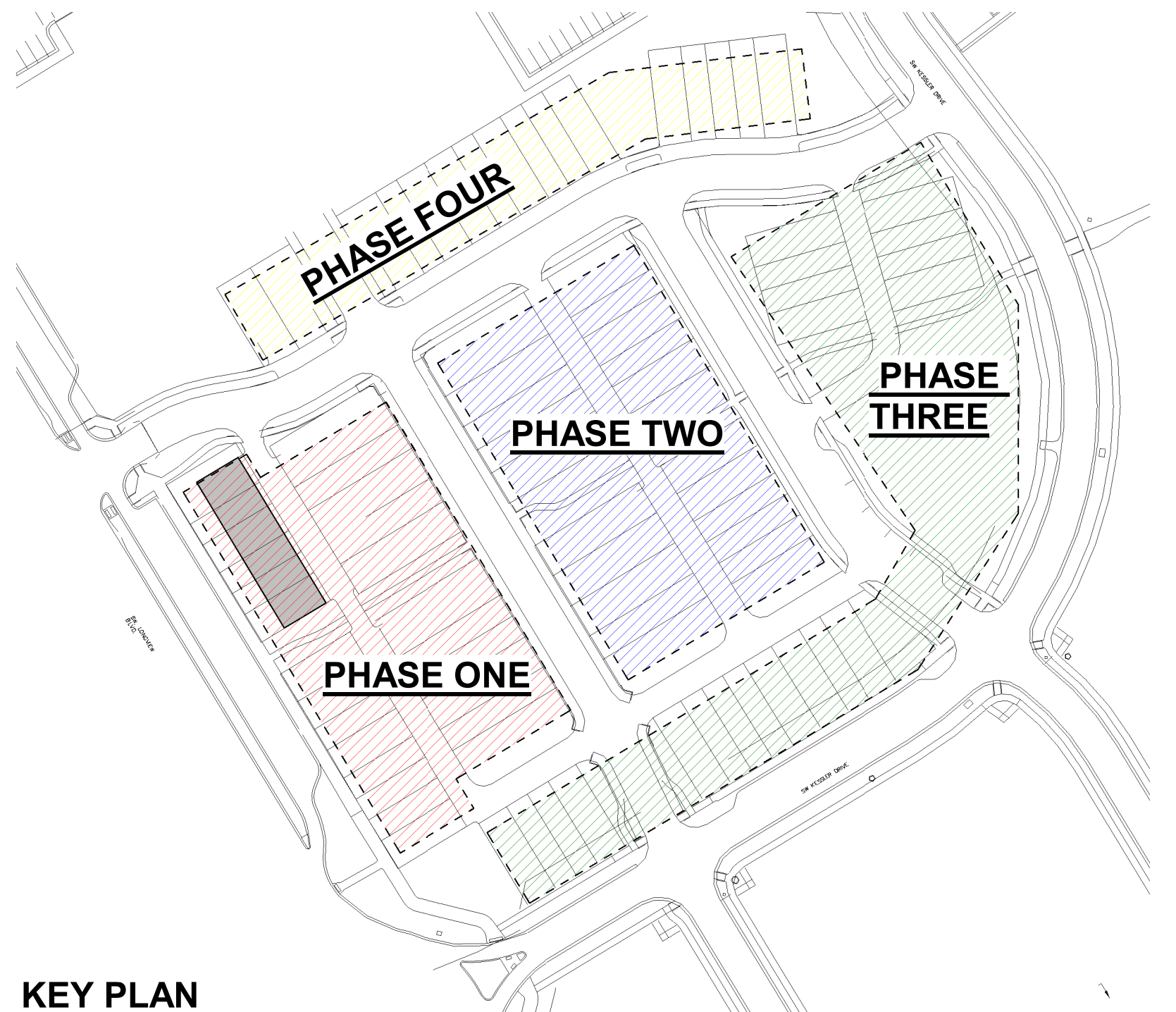
NOTE: REFER TO A03 AND A05
FOR MATERIAL NOTES FOR ALL
UNITS



NOTE: ALL DRAWINGS ON SHEET AT SCALE 3/16" = 1'-0"

BUILDING A-R BUILDING B-L BUILDING A-L BUILDING B-L BUILDING B-L BUILDING B-L BUILDING A-L

BUILDING I - REAR ELEVATION



KEY PLAN



BUILDING A-R

BUILDING A-R

BUILDING B-R

BUILDING A-R

BUILDING B-L

BUILDING B-L

BUILDING A-L

BUILDING 2 - FRONT ELEVATION

NOTE: 'R' OR 'L' REFERS TO THE ORIENTATION OF THE TYPICAL UNIT PLAN. DETERMINED IF THE ENTRY DOOR IS LOCATED ON THE 'RIGHT' OR 'LEFT'.



NOTE: REFER TO A03 AND A05 FOR MATERIAL NOTES FOR ALL UNITS

BUILDING A-R

BUILDING A-R

BUILDING B-R

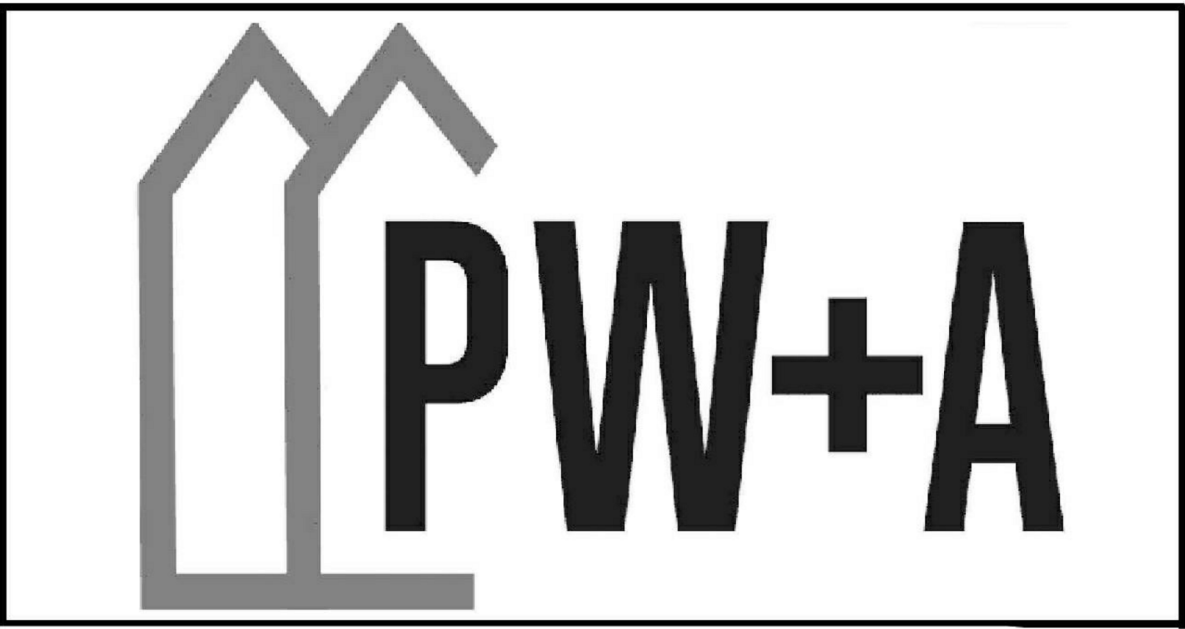
BUILDING A-R

BUILDING B-L

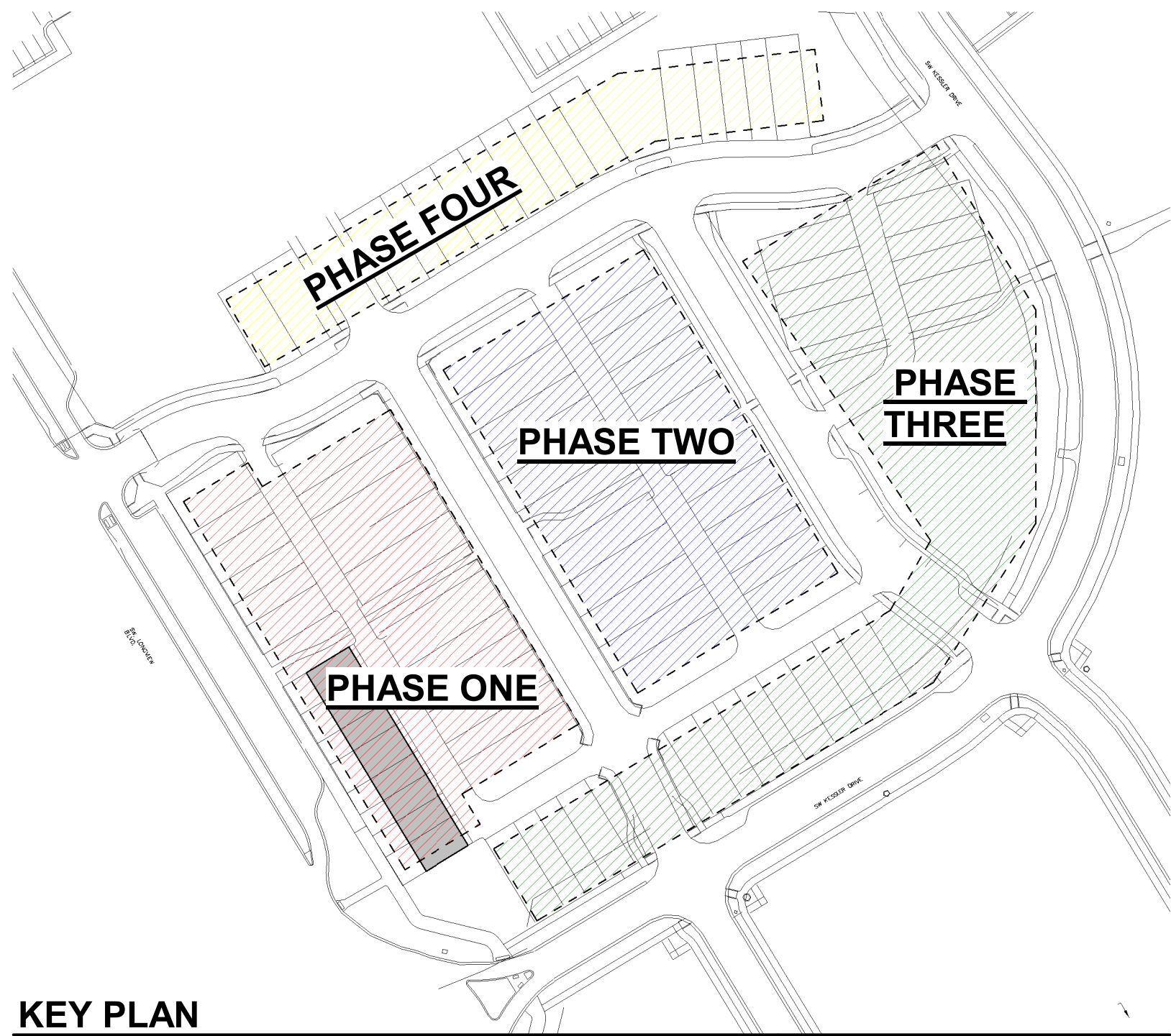
BUILDING B-L

BUILDING A-L

BUILDING 2 - REAR ELEVATION



NOTE: ALL DRAWINGS ON SHEET AT SCALE 3/16" = 1'-0"



KEY PLAN



10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O.

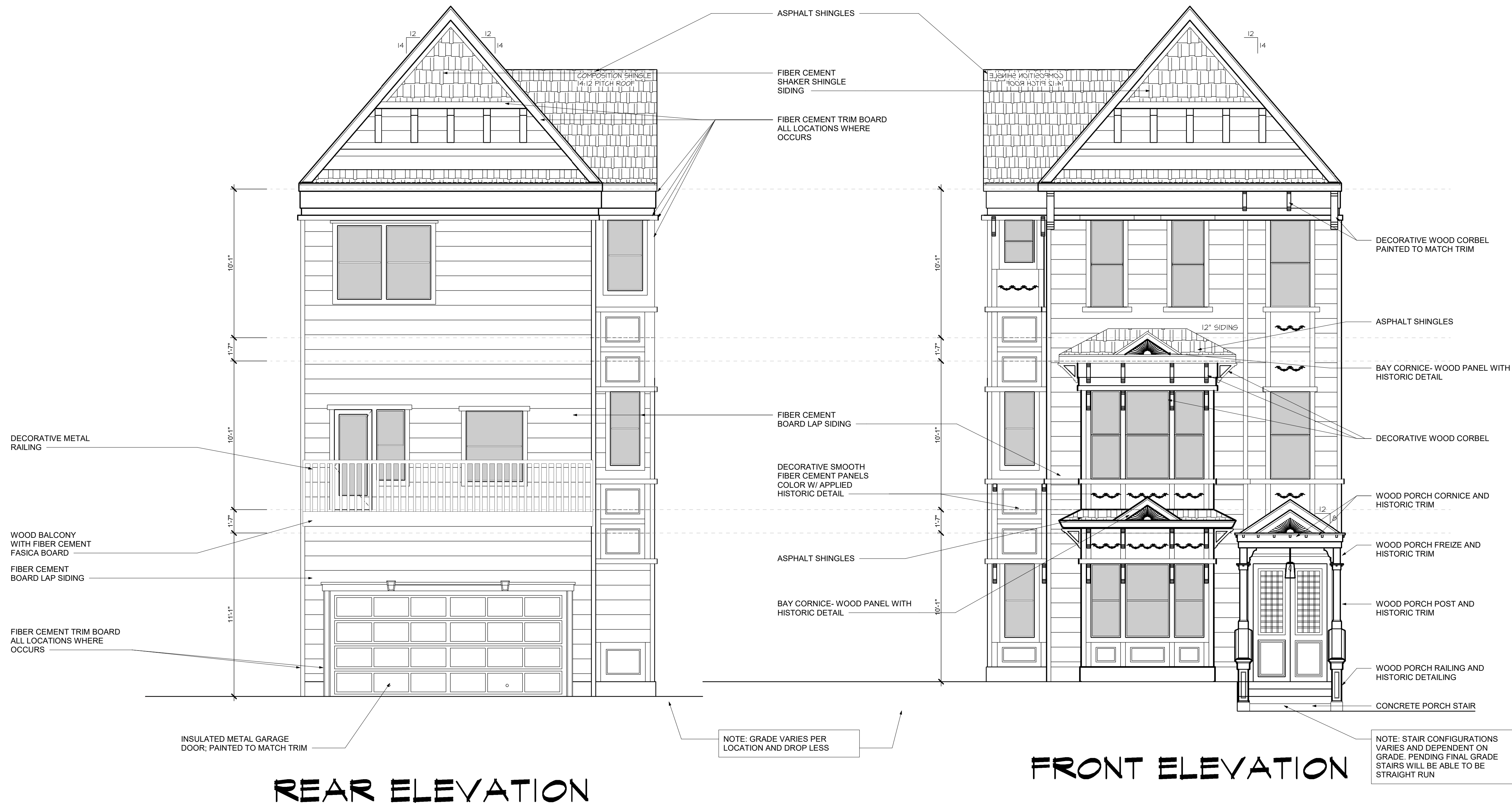


10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.

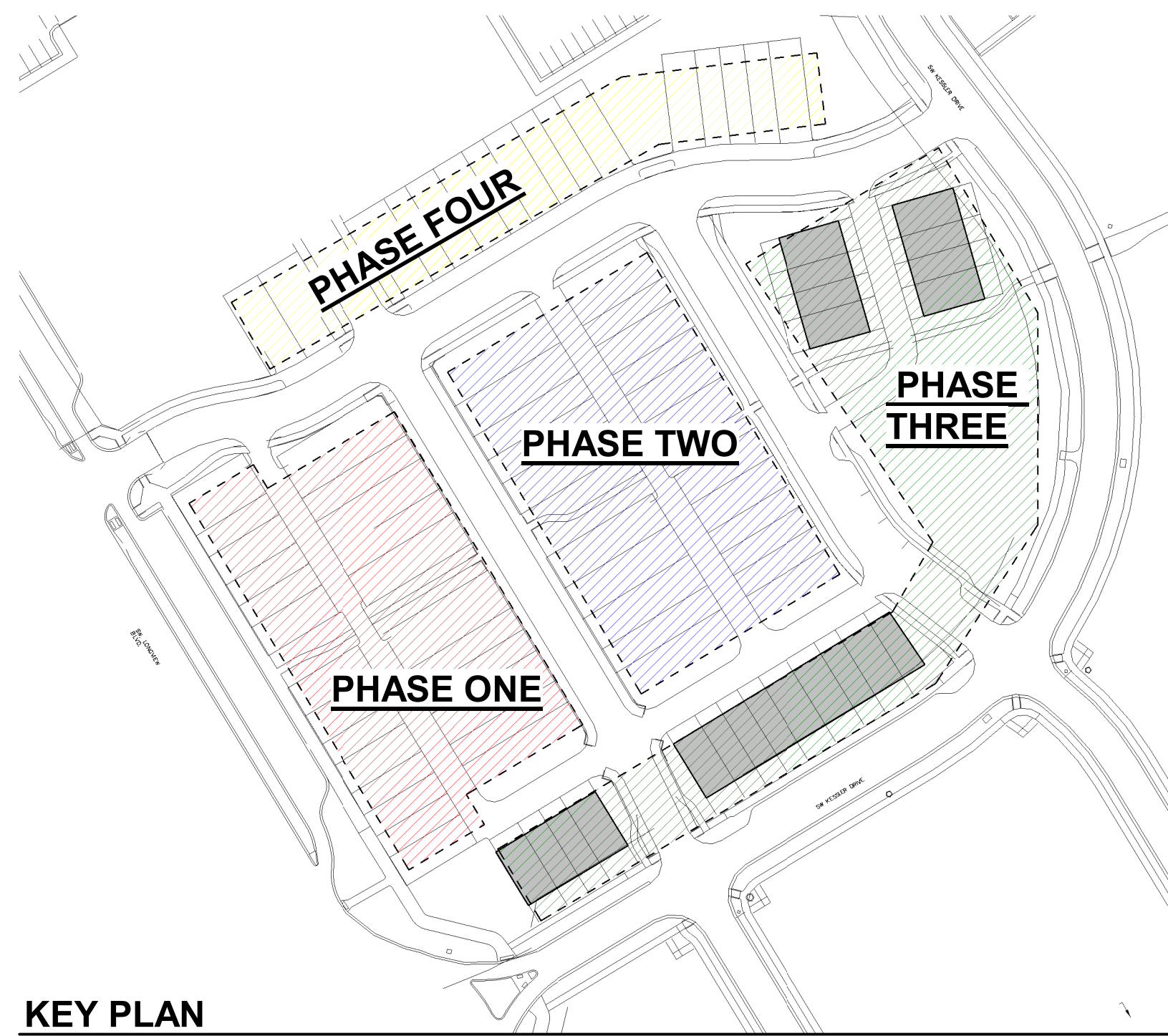


9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.

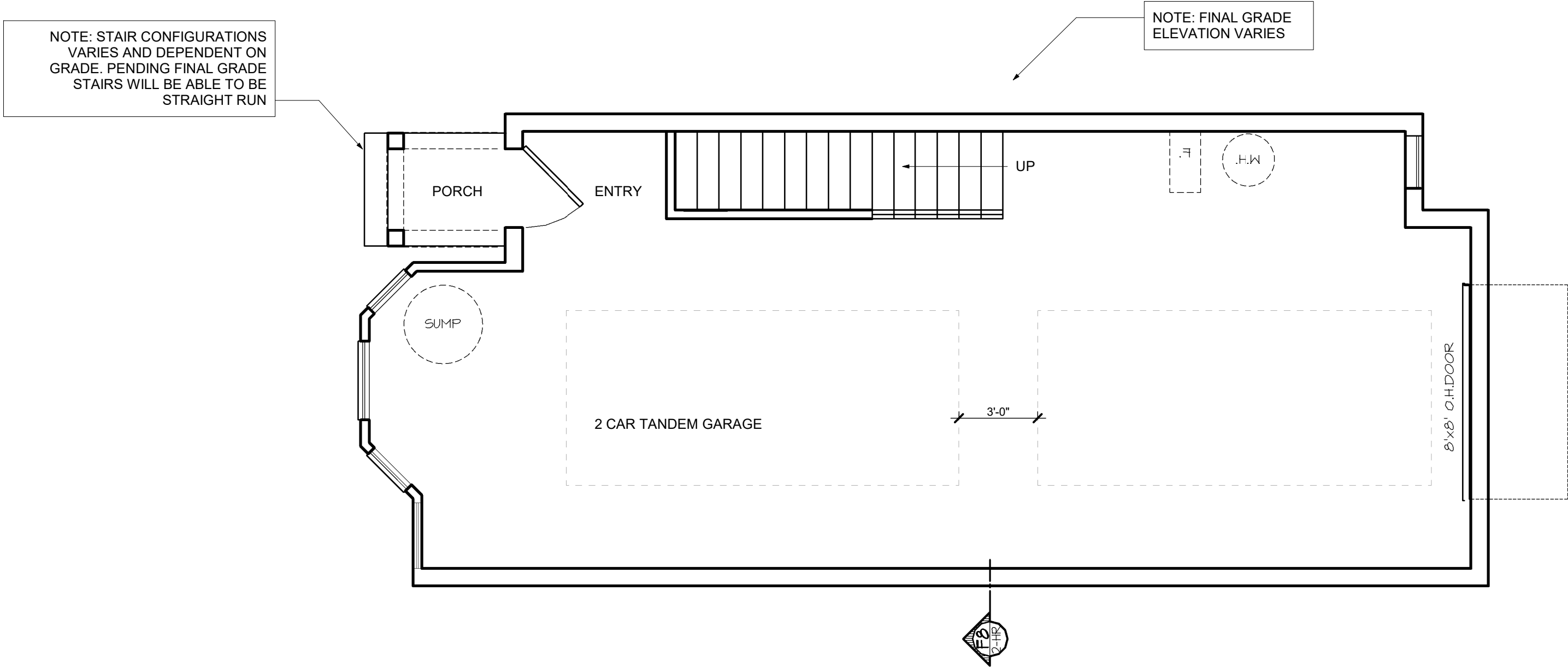
NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



NOTE: UNIT COMES IN FUTURE PHASES- NOT PHASE ONE. ELEVATIONS ARE DESIGN INTENT TO INDICATE OVERALL ARCHITECTURE AND BUILT ELEMENTS, SUCH AS MATERIALS, WINDOWS, BAYS, ETC. FINAL DETAILING AND COLOR SELECTION OF EACH UNIT TO COME DURING FUTURE PERMITTING PROCESS.

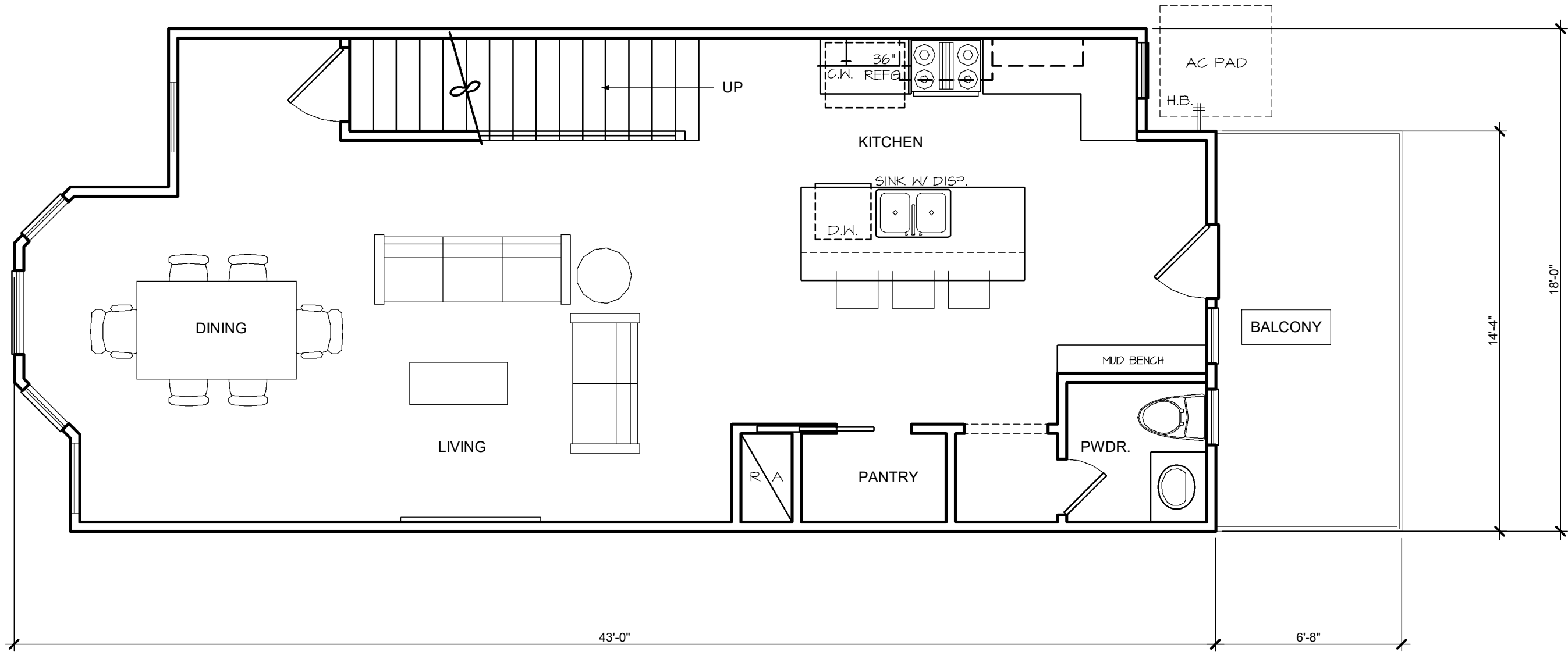


NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



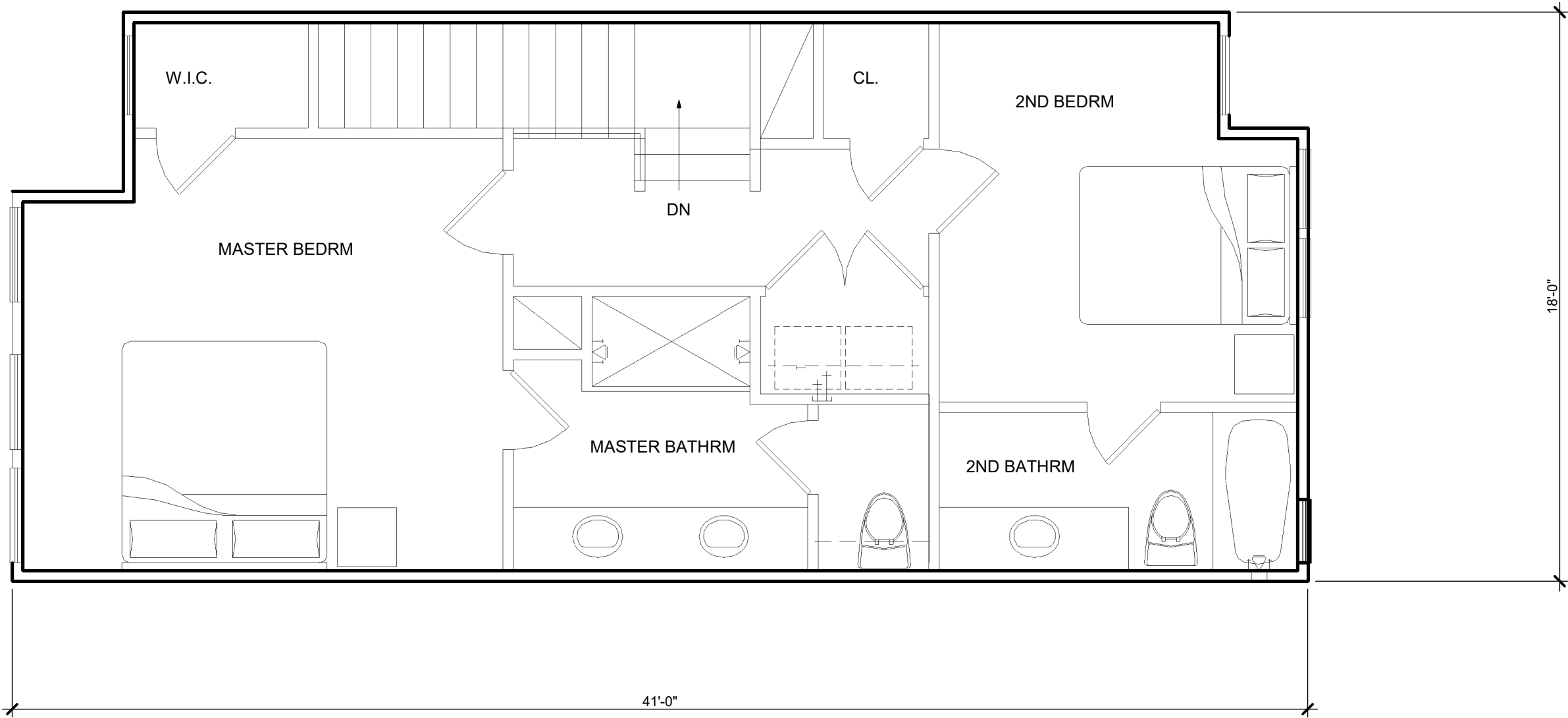
LOWER LEVEL

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O.



FIRST FLOOR

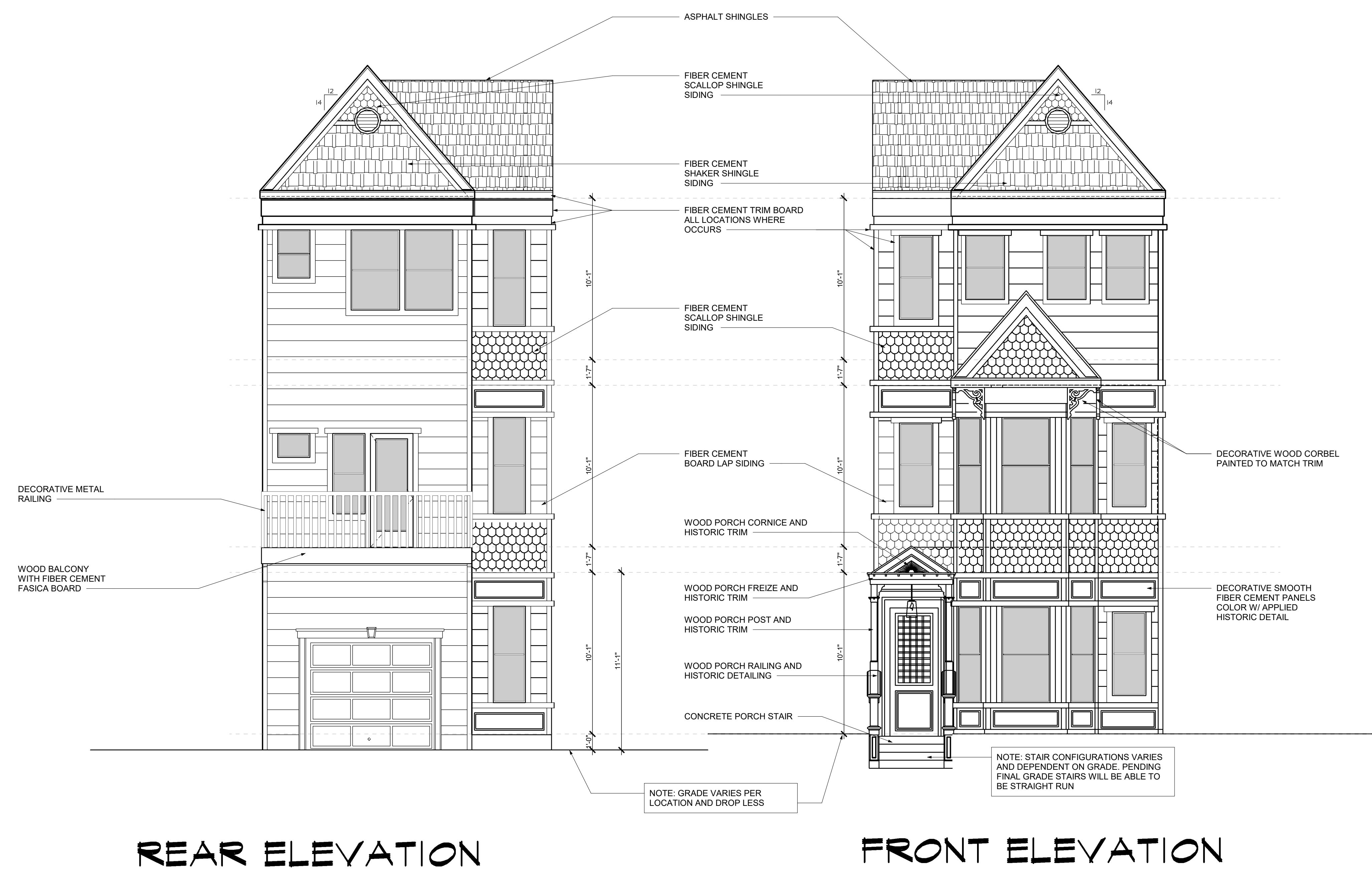
10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O.



SECOND FLOOR

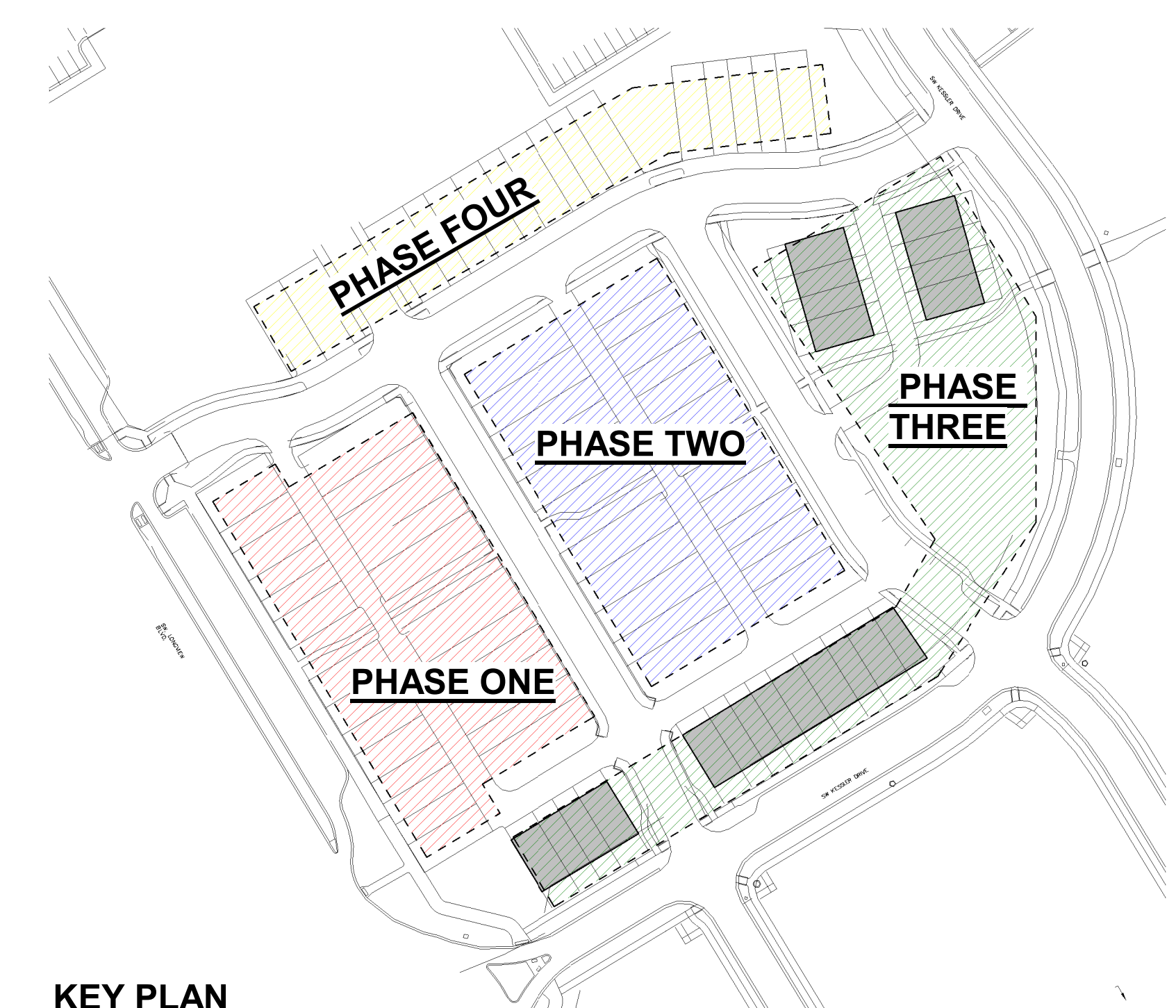
9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O.
SUGGESTED FLOOR SYSTEM:

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



NOTE: UNIT COMES IN FUTURE PHASES- NOT PHASE ONE. ELEVATIONS ARE DESIGN INTENT TO INDICATE OVERALL ARCHITECTURE AND BUILT ELEMENTS, SUCH AS MATERIALS, WINDOWS, BAYS, ETC. FINAL DETAILING AND COLOR SELECTION OF EACH UNIT TO COME DURING FUTURE PERMITTING PROCESS.

NOTE: ALL DRAWINGS ON SHEET AT
SCALE 1/4" = 1'-0"





BLOCK 1 - FRONT



BLOCK 2 - FRONT



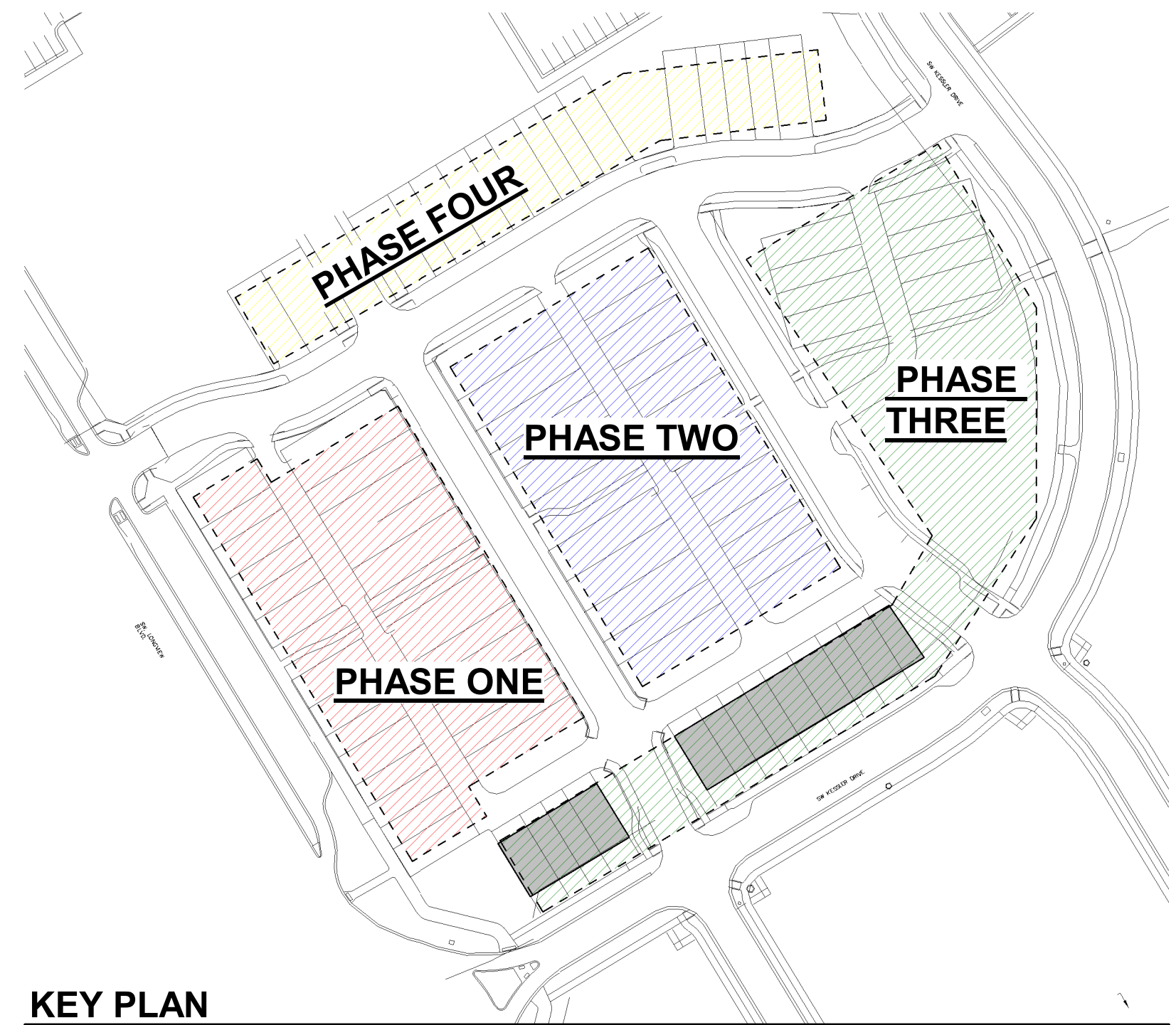
BLOCK 1 - REAR



BLOCK 2 - REAR

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/8" = 1'-0"

NOTE: UNIT COMES IN FUTURE PHASES- NOT PHASE ONE. ELEVATIONS ARE DESIGN INTENT TO INDICATE OVERALL ARCHITECTURE AND BUILT ELEMENTS, SUCH AS MATERIALS, WINDOWS, BAYS, ETC. FINAL DETAILING AND COLOR SELECTION OF EACH UNIT TO COME DURING FUTURE PERMITTING PROCESS.



KEY PLAN



BLOCK 3 - FRONT



BLOCK 4 - FRONT



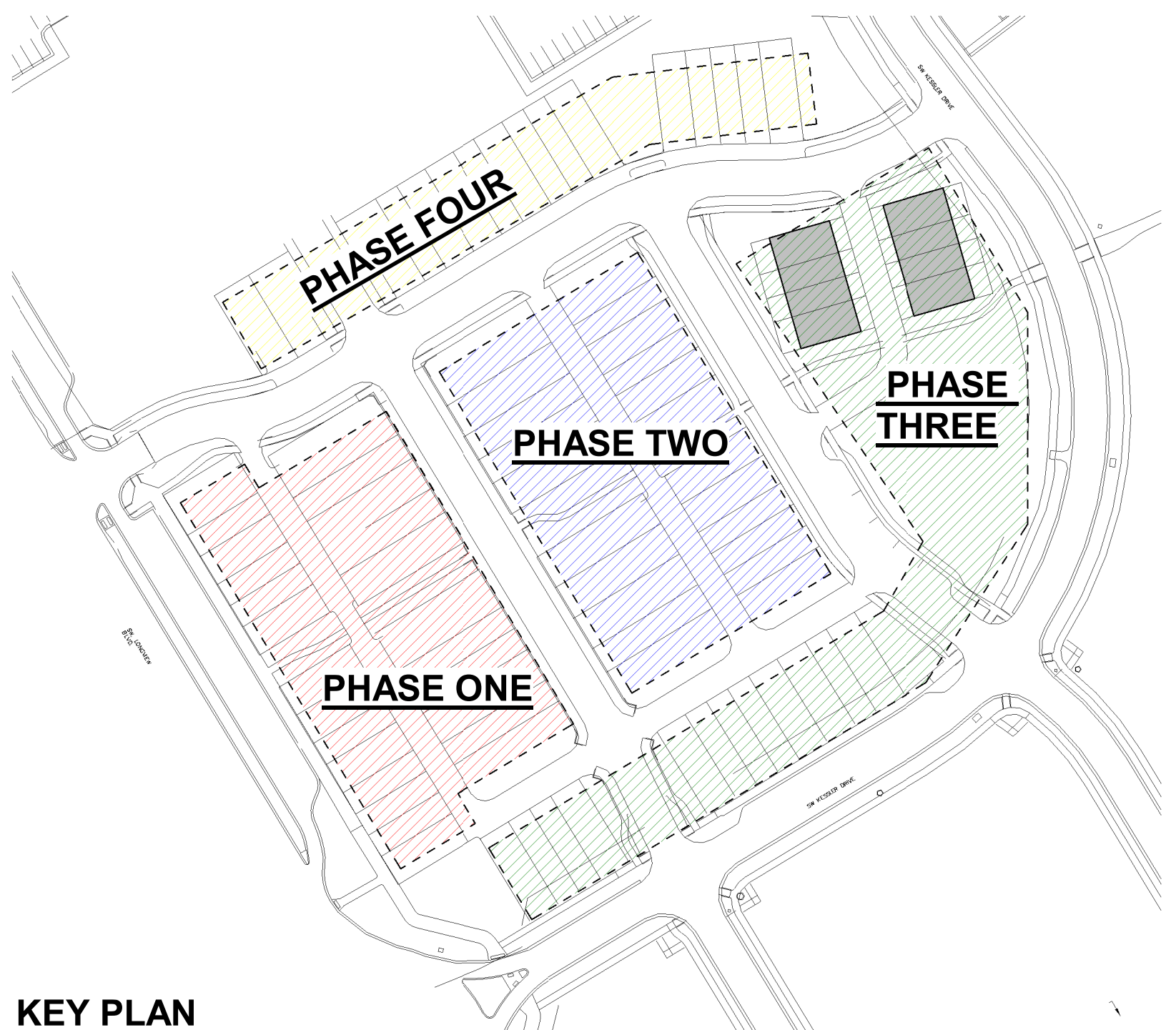
BLOCK 3 - REAR



BLOCK 4 - REAR

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/8" = 1'-0"

NOTE: UNIT COMES IN FUTURE PHASES- NOT
PHASE ONE. ELEVATIONS ARE DESIGN
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ARCHITECTURE AND BUILT ELEMENTS, SUCH
AS MATERIALS, WINDOWS, BAYS, ETC. FINAL
DETAILING AND COLOR SELECTION OF EACH
UNIT TO COME DURING FUTURE PERMITTING
PROCESS.



KEY PLAN

NOTE: ALL COLORS ARE TAKEN FROM
THE PERGOLA PARK SINGLE FAMILY
HOME COLOR SELECTION
OPTIONS/STANDARDS. SEE ADDITIONAL
PDF.

ALL COLOR SCHEMES

Simply White
2143-70
SW-7021

TRIM COLOR

Simply White
2143-70
SW-7021

ACCENT CORBELS

Simply White
2143-70
SW-7021

PORCH HANDRAILS/
ACCENTS

COLOR SCHEME 1

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Gallery Green
SW-0015

MAIN FIELD COLOR

Curio Gray
SW-0024

SHAKER SHINGLE COLOR

Clary Sage
SW-6178

ACCENT TRIM COLOR

Red Barn
SW-7591

FRONT DOOR COLOR

COLOR SCHEME 6

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Red Barn
SW-7591

MAIN FIELD COLOR

Black Fox
SW-7020

FIBER CEMENT SHAKER SHINGLE COLOR

Downing Straw
SW-2813

ACCENT TRIM COLOR

Bunglehouse Blue
SW-0048

FRONT DOOR COLOR

COLOR SCHEME 2

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Downing Sand
SW-2822

MAIN FIELD COLOR

Rookwood Amber
SW-2817

FIBER CEMENT SHAKER SHINGLE COLOR

Rookwood Blue
SW-6186

FIBER CEMENT SCALLOP SHINGLE COLOR

Downing Straw
SW-2813

DECORATIVE SMOOTH FIBER CEMENT
PANELS COLOR W/ APPLIED HISTORIC
DETAIL

Bunglehouse Blue
SW-0048

FRONT DOOR COLOR

COLOR SCHEME 7

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Raging Sea
SW-6474

MAIN FIELD COLOR

Moscow Midnight
SW-9142

ACCENT LAP FIBER CEMENT PANELING COLOR

Tinsmith
SW-7657

FRONT DOOR COLOR

COLOR SCHEME 3

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Burnished Brandy
SW-7523

MAIN FIELD COLOR

Mount Etna
SW-7625

FIBER CEMENT SHAKER SHINGLE COLOR

Curio Gray
SW-0024

ACCENT TRIM COLOR

Black Swan
SW-6279

FRONT DOOR COLOR

COLOR SCHEME 8

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Mount Etna
SW-7625

MAIN FIELD COLOR

Curio Gray
SW-0024

FIBER CEMENT SHAKER SHINGLE COLOR

Dark Night
SW-6237

FIBER CEMENT SCALLOP SHINGLE COLOR

Snowfall
SW-6000

DECORATIVE SMOOTH FIBER CEMENT
PANELS COLOR W/ APPLIED HISTORIC
DETAIL

Deep Sea Dive
SW-7618

FRONT DOOR COLOR

COLOR SCHEME 4

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Tradewind
SW-6218

MAIN FIELD COLOR

Bunglehouse Blue
SW-0048

FIBER CEMENT SHAKER SHINGLE COLOR

Oceanside
SW-6496

ACCENT LAP FIBER CEMENT PANELING COLOR

Blue Horizon
SW-6497

DECORATIVE SMOOTH FIBER CEMENT
PANELS COLOR W/ APPLIED HISTORIC
DETAIL

Limon Fresco
SW-9030

FRONT DOOR COLOR

COLOR SCHEME 9

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Tradewind
SW-6218

MAIN FIELD COLOR

Ebbtide
SW-6493

FIBER CEMENT SHAKER SHINGLE COLOR

Powder Blue
SW-2863

ACCENT LAP FIBER CEMENT PANELING COLOR

Calico
SW-0017

DECORATIVE SMOOTH FIBER CEMENT
PANELS COLOR W/ APPLIED HISTORIC
DETAIL

Wool Skein
SW-6148

FRONT DOOR COLOR

COLOR SCHEME 5

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Roycroft Pewter
SW-2848

MAIN FIELD COLOR

Sommelier
SW-7595

DECORATIVE SMOOTH FIBER
CEMENT PANELS COLOR W/
APPLIED HISTORIC DETAIL

Wool Skein
SW-6148

FRONT DOOR COLOR

COLOR SCHEME 10

NOTE: ALL TRIM, CORBEL, PORCH SIMPLY WHITE

Pearl Gray
SW-0052

MAIN FIELD COLOR

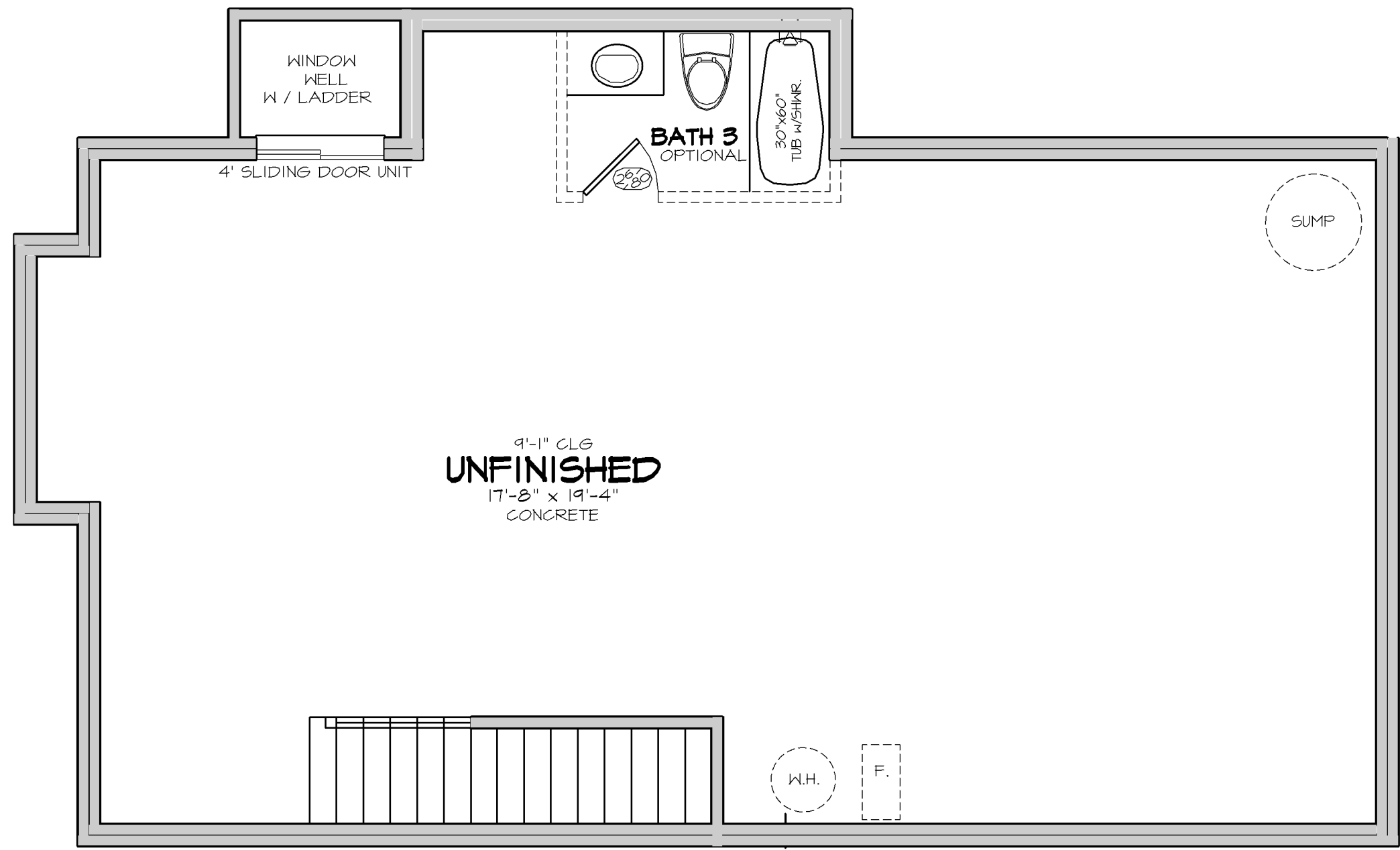
Dark Night
SW-6237

DECORATIVE SMOOTH FIBER
CEMENT PANELS COLOR W/
APPLIED HISTORIC DETAIL

Chinese Red
SW-0057

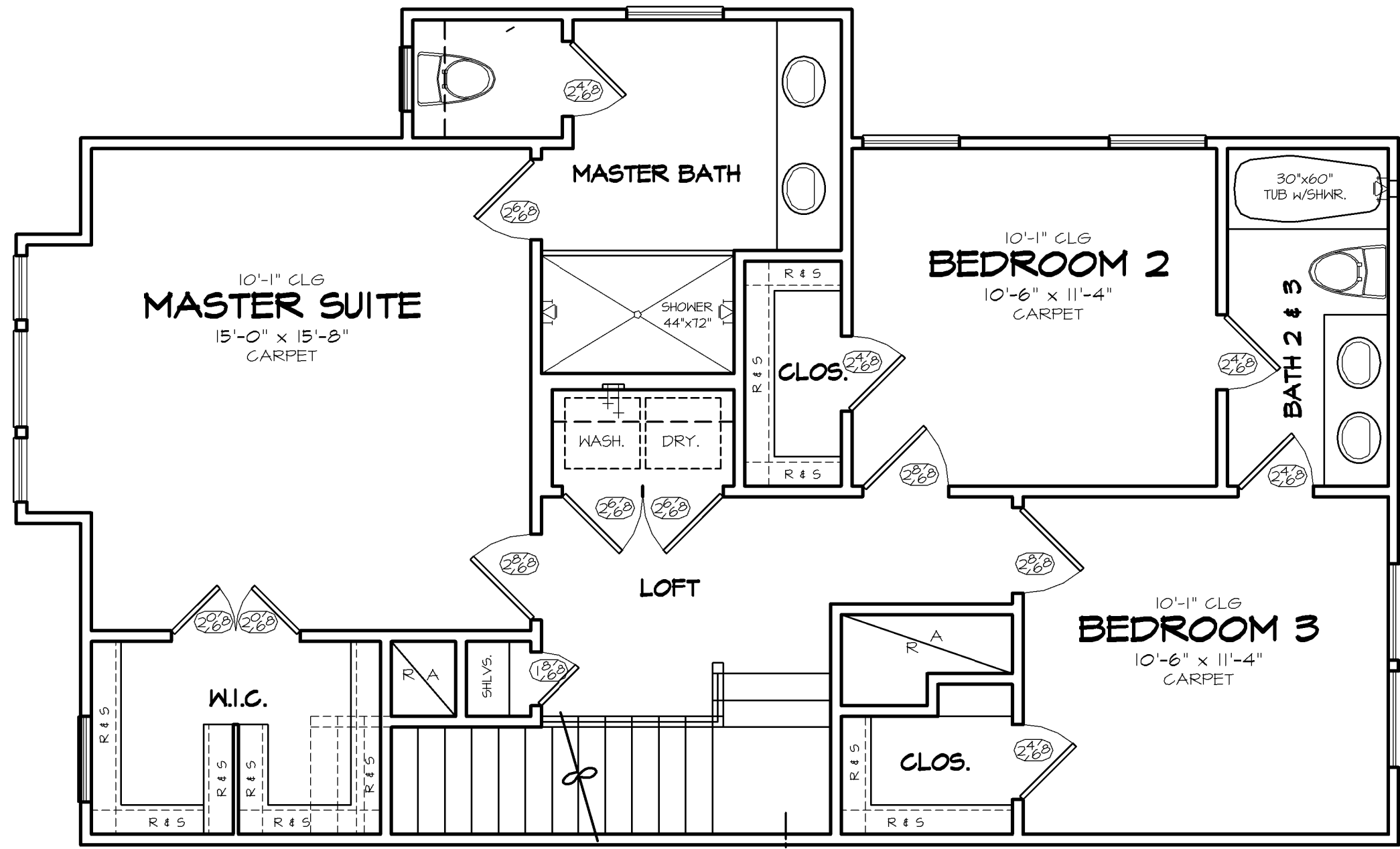
FRONT DOOR COLOR

Unit Types E + F Color Schemes - PHASE ONE



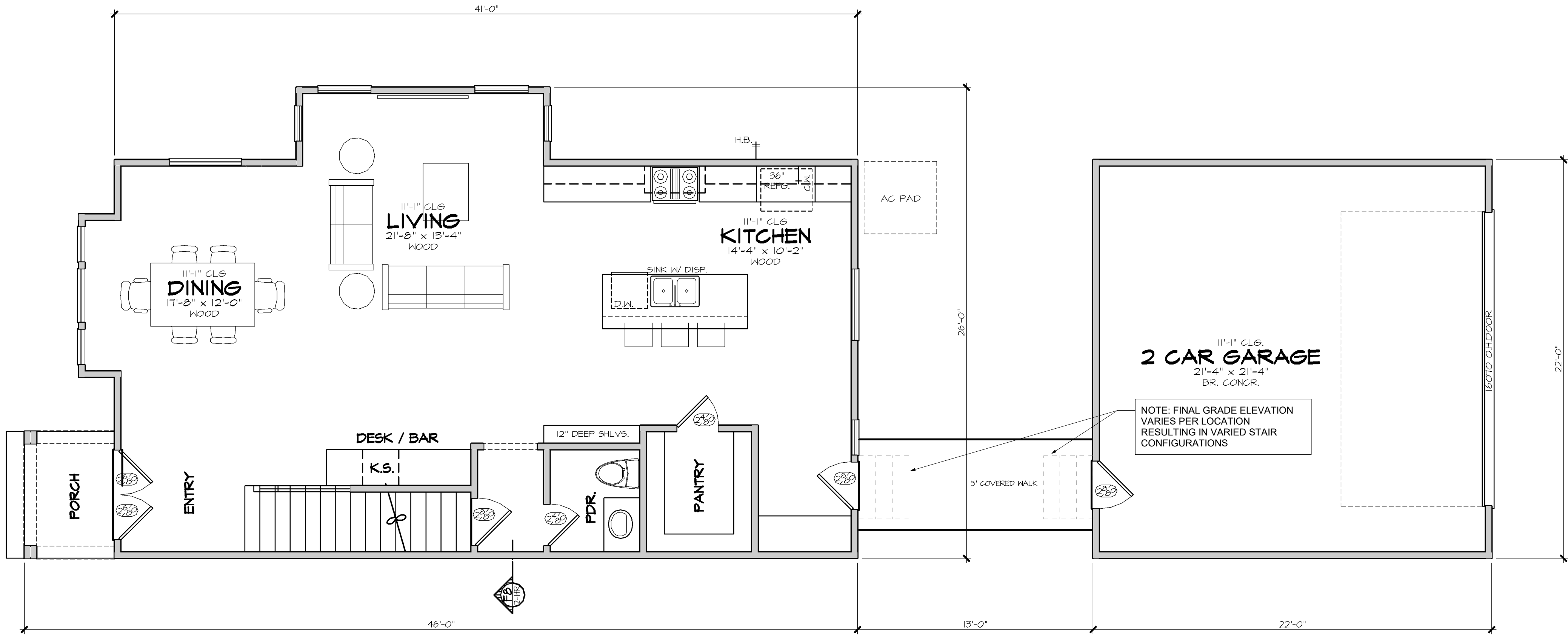
BASEMENT

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.



SECOND FLOOR PLAN

9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.
SUGGESTED FLOOR SYSTEM:

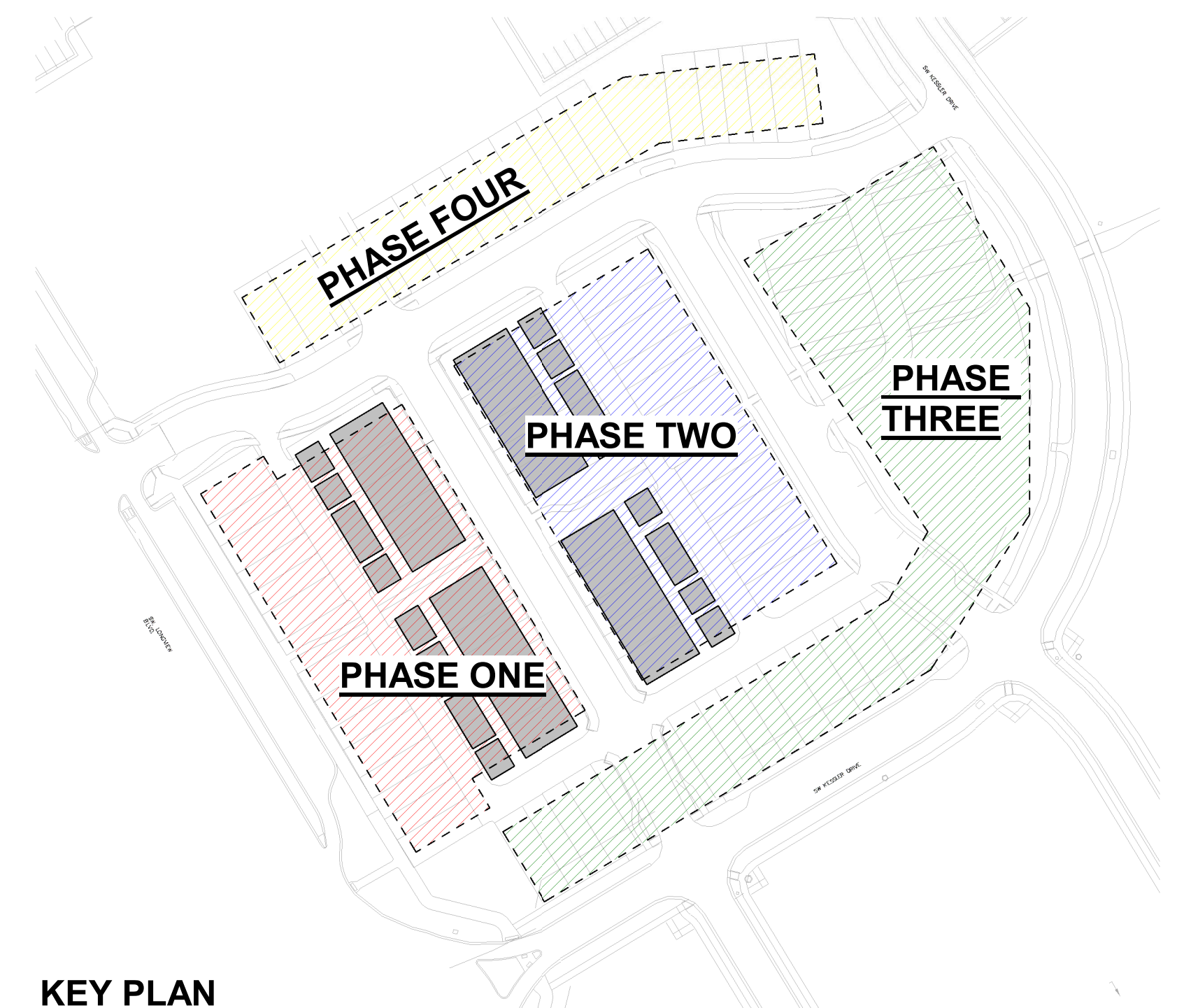
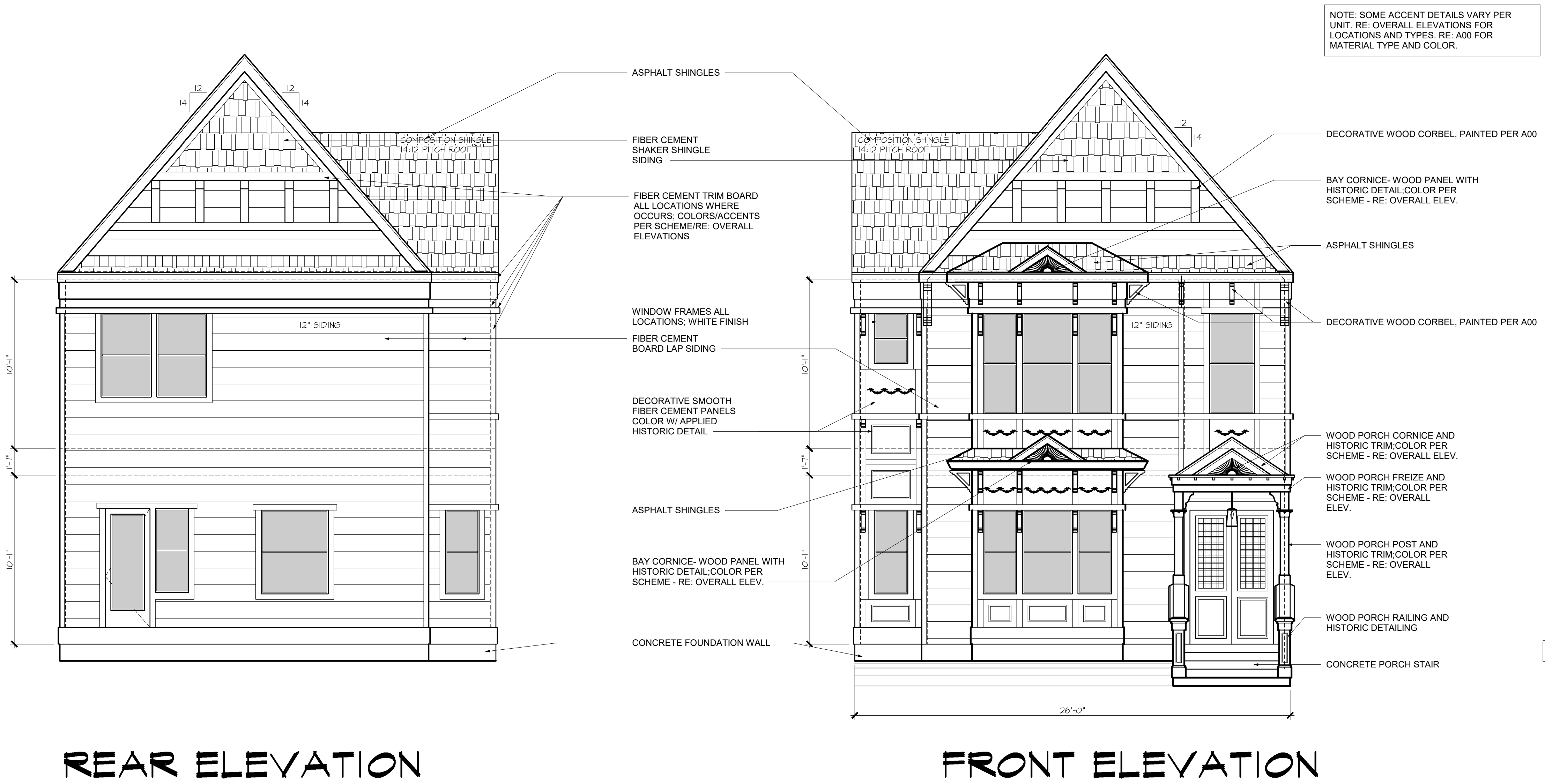
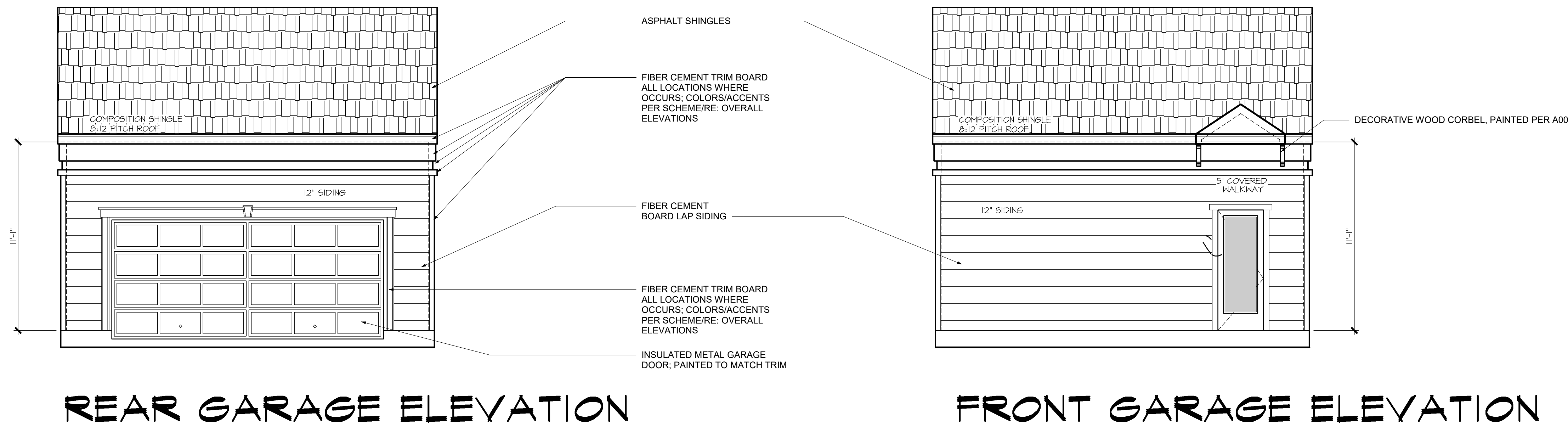


FIRST FLOOR PLAN

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



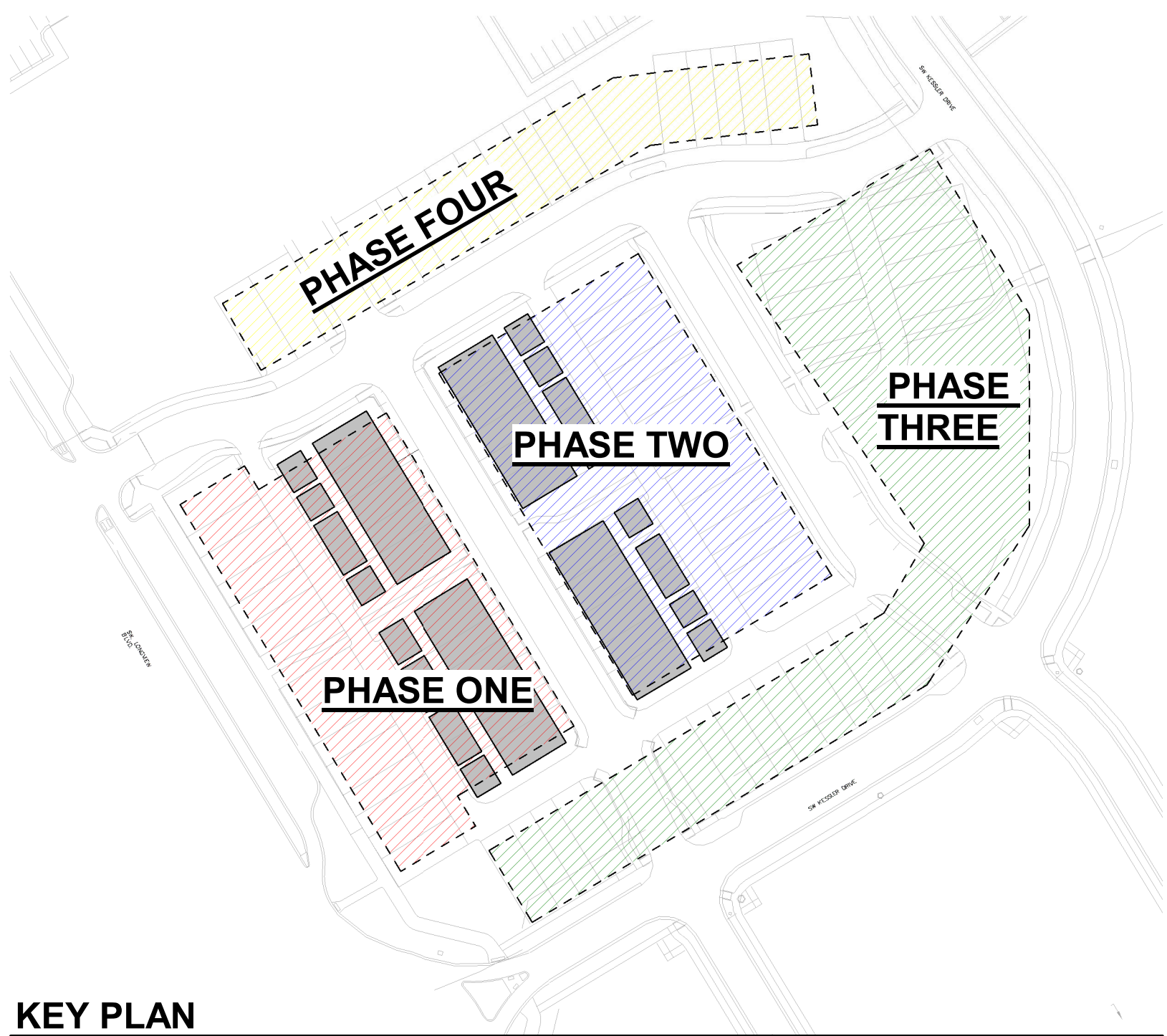
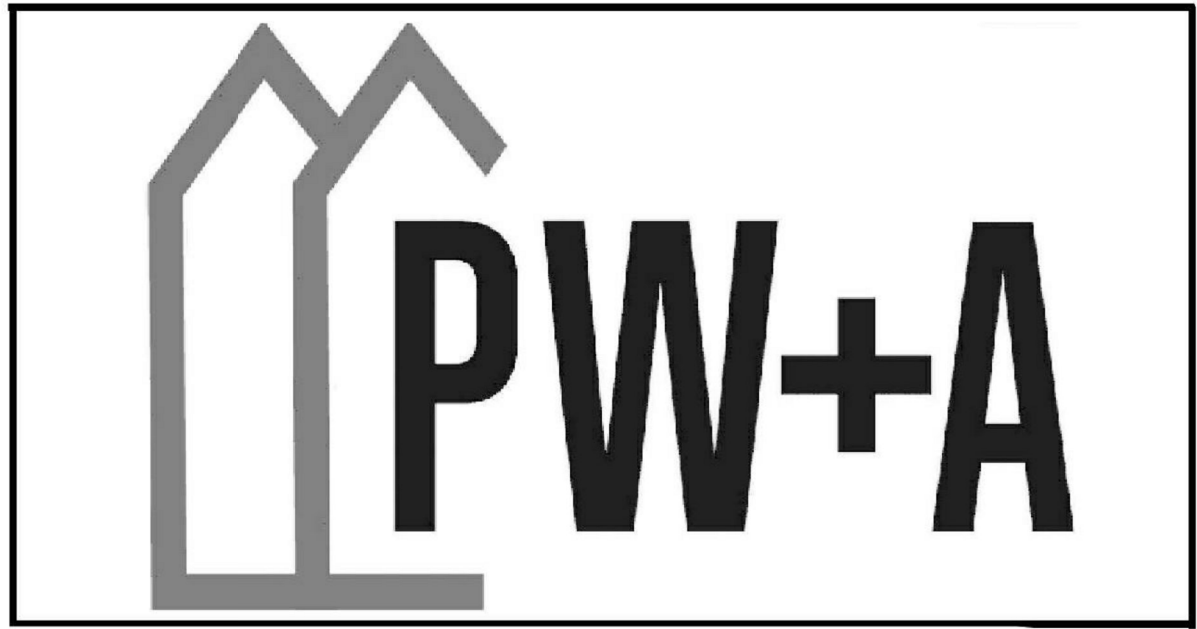


NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"

NOTE: COLORS TO MATCH
FRONTS OF BUILDINGS
PER LOCATION. RE: A19
+A20





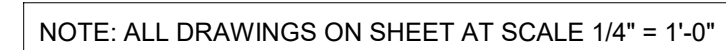
10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O

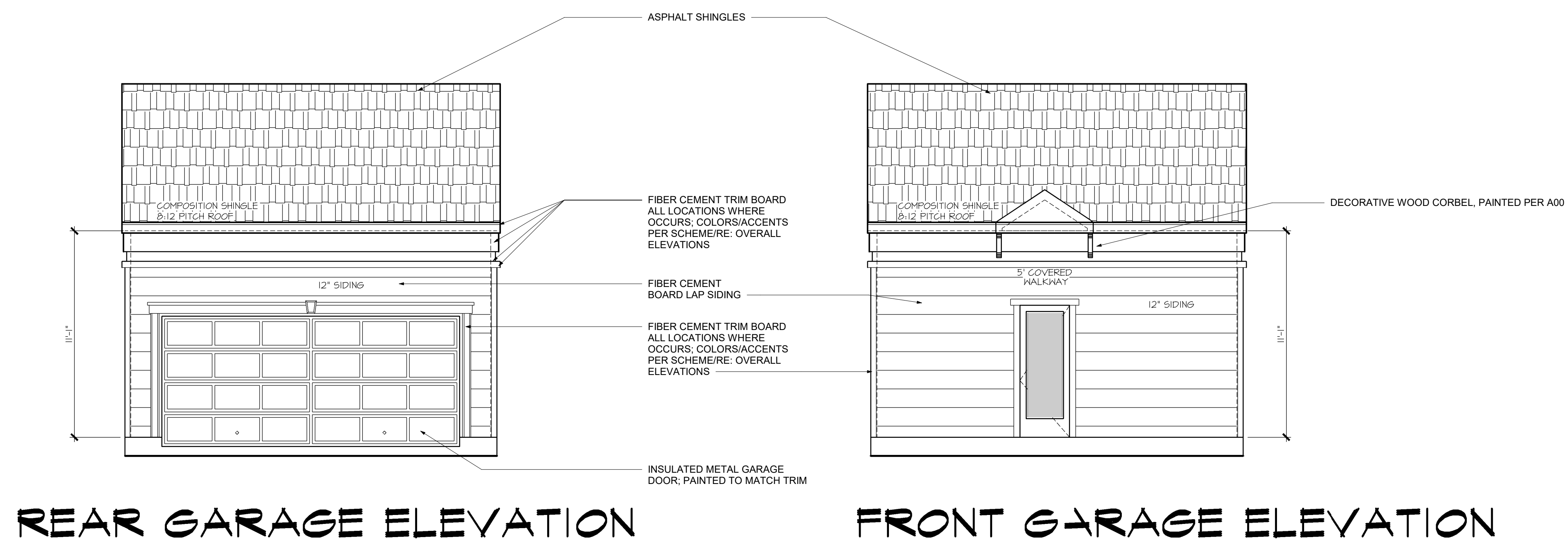


9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.C. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.C.
SUGGESTED FLOOR SYSTEM:

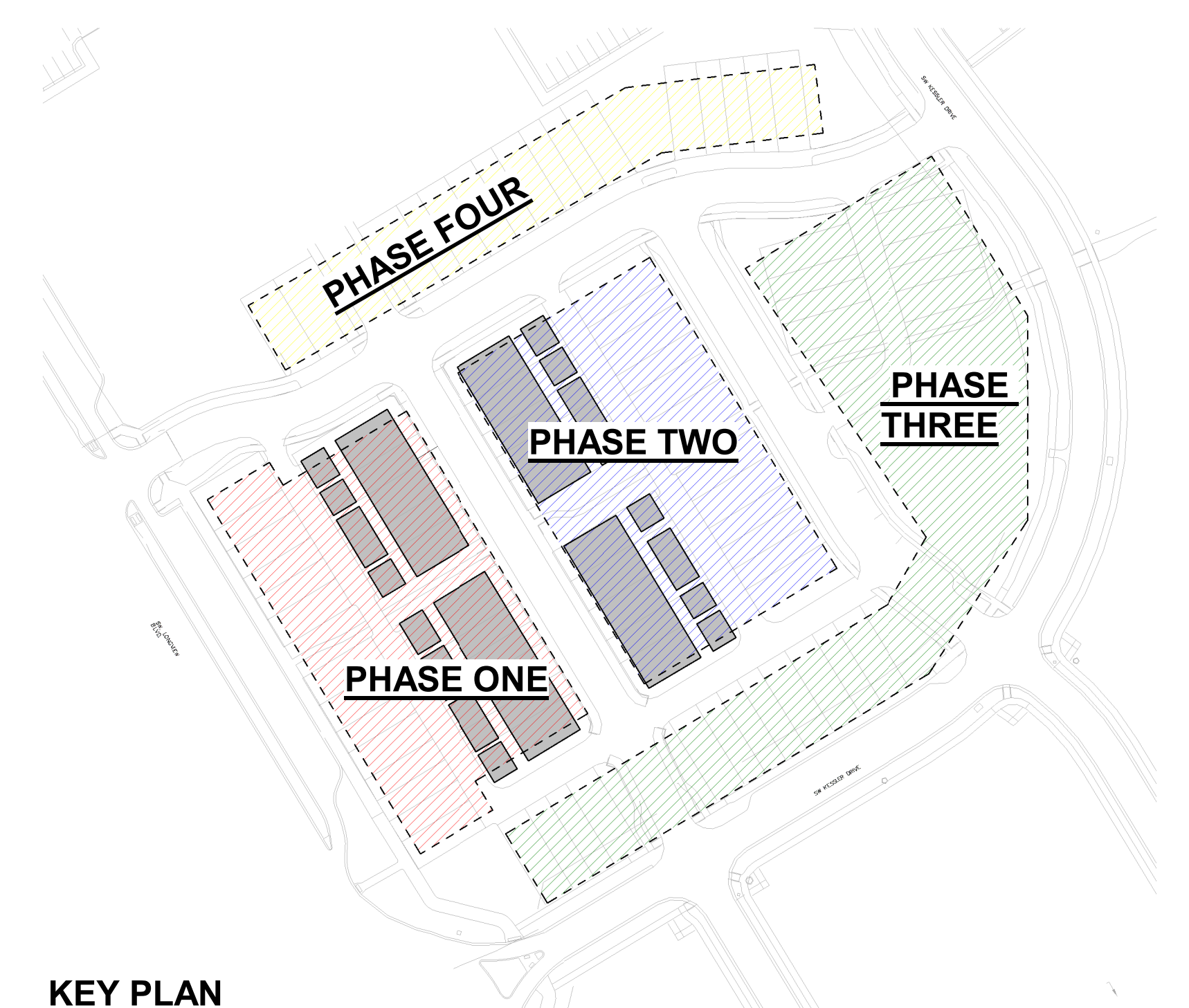
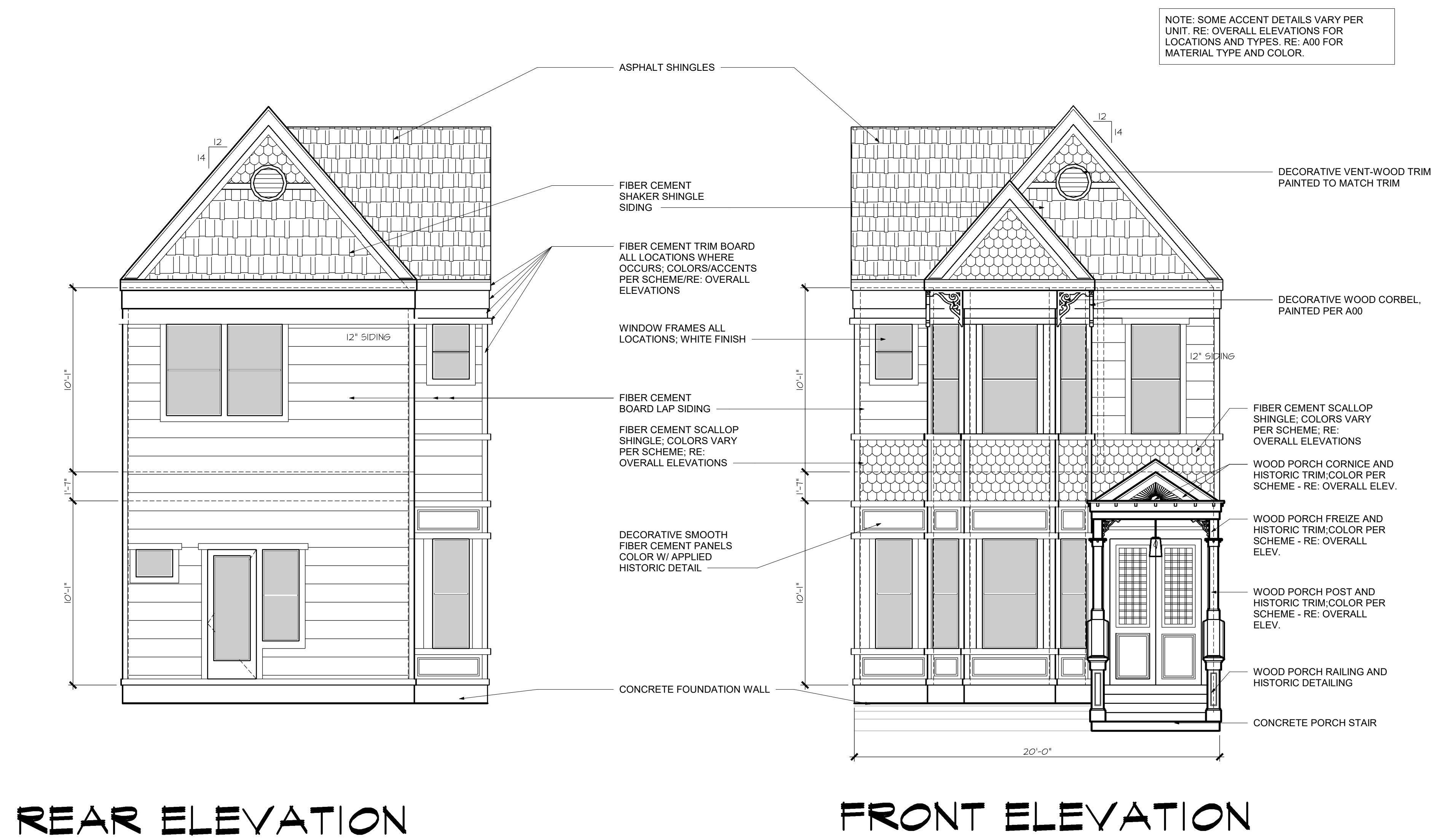


10' STUD HT. WITH 2 X 4S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: ? U.N.O.





NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"

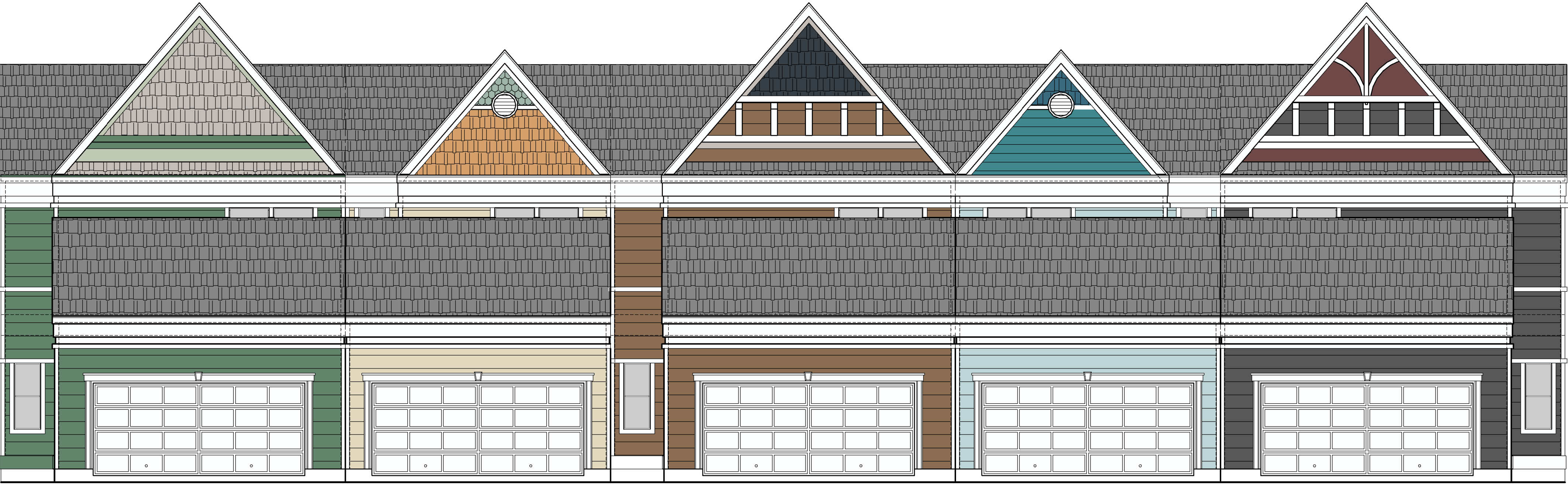




RE: A00 - COLOR SCHEME 1 RE: A00 - COLOR SCHEME 2 RE: A00 - COLOR SCHEME 3 RE: A00 - COLOR SCHEME 4 RE: A00 - COLOR SCHEME 5
BUILDING E-R BUILDING F-R BUILDING E-R BUILDING F-L BUILDING E-L

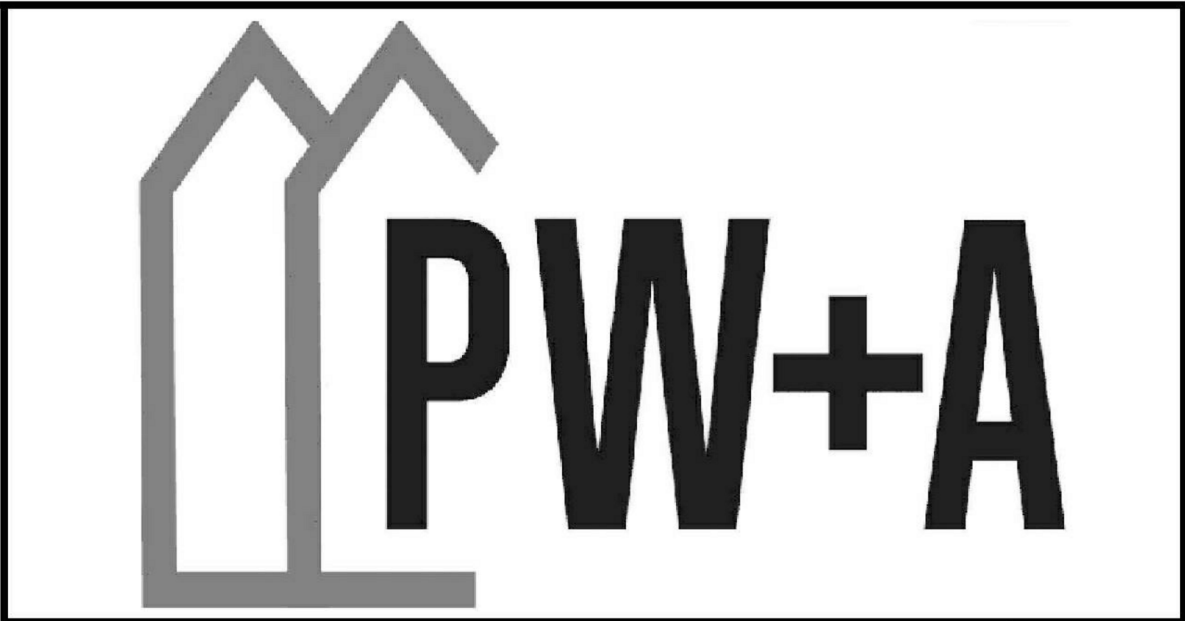
BUILDING 3 - FRONT ELEVATION

NOTE: "R" OR "L" REFERS TO THE ORIENTATION OF THE TYPICAL UNIT PLAN, DETERMINED IF THE ENTRY DOOR IS LOCATED ON THE "RIGHT" OR "LEFT".

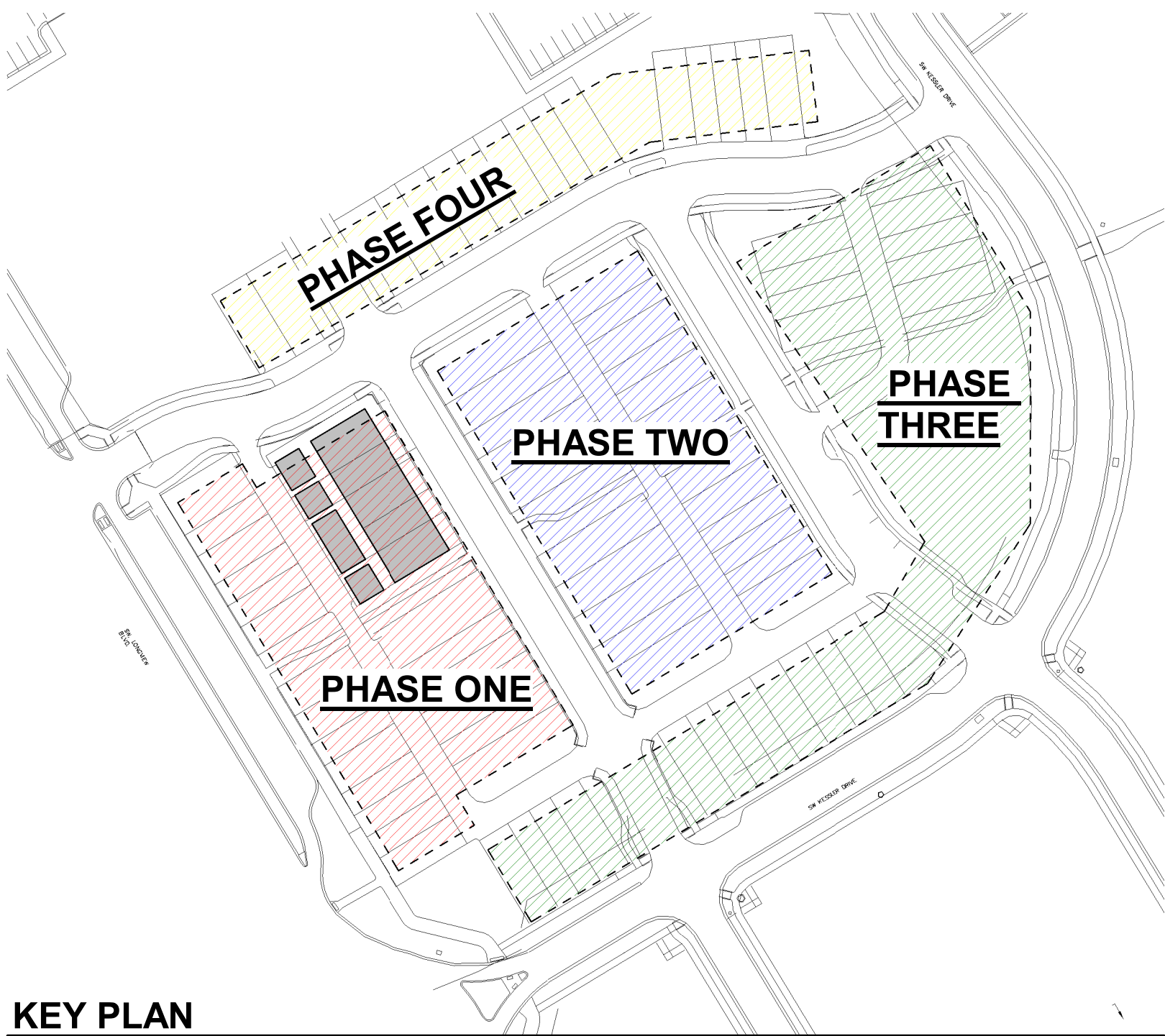


BUILDING E-R BUILDING F-R BUILDING E-R BUILDING F-L BUILDING E-L

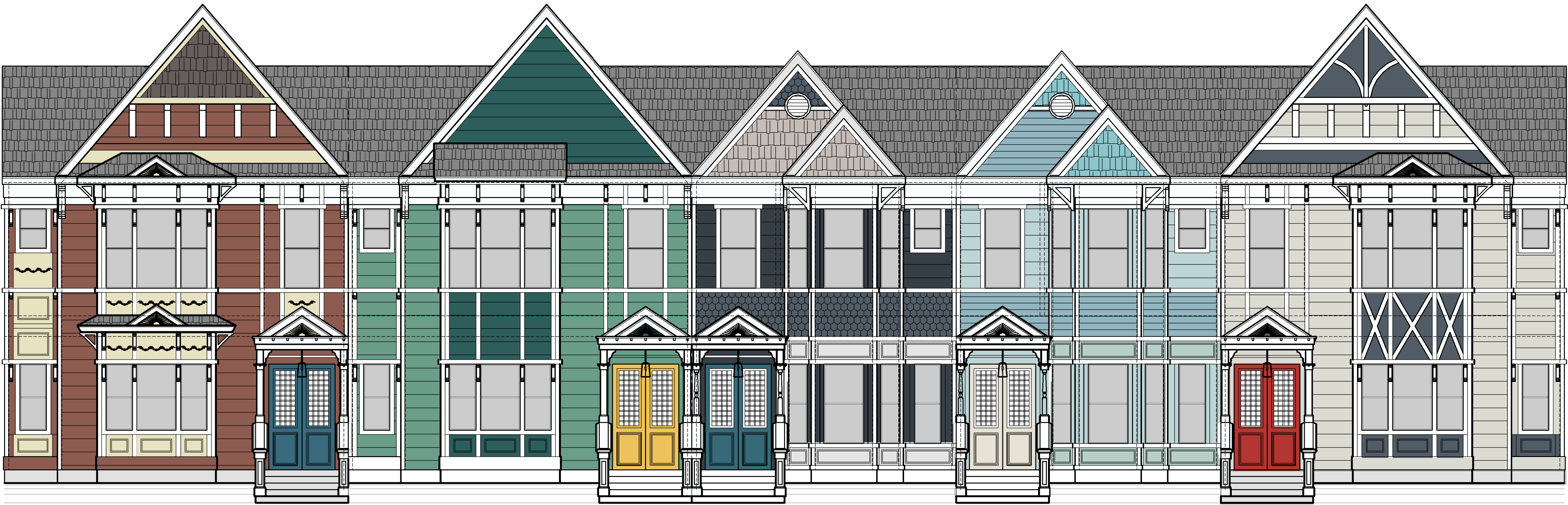
BUILDING 3 - REAR ELEVATION



NOTE: ALL DRAWINGS ON SHEET AT SCALE 3/16" = 1'-0"



KEY PLAN



RE: A00 - COLOR SCHEME 6

RE: A00 - COLOR SCHEME 7

RE: A00 - COLOR SCHEME 8

RE: A00 - COLOR SCHEME 9

RE: A00 - COLOR SCHEME 10

BUILDING E-R

BUILDING E-R

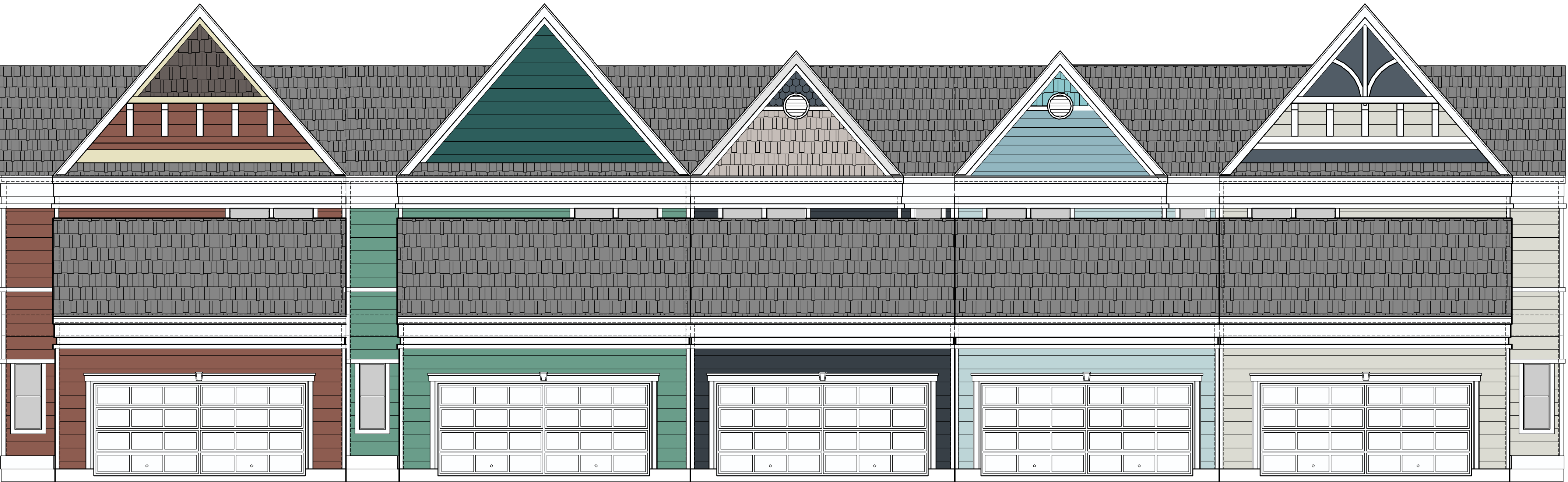
BUILDING F-L

BUILDING F-L

BUILDING E-L

BUILDING 4 - FRONT ELEVATION

NOTE: 'R' OR 'L' REFERS TO THE ORIENTATION OF THE TYPICAL UNIT PLAN. DETERMINED IF THE ENTRY DOOR IS LOCATED ON THE 'RIGHT' OR 'LEFT'.



BUILDING E-R

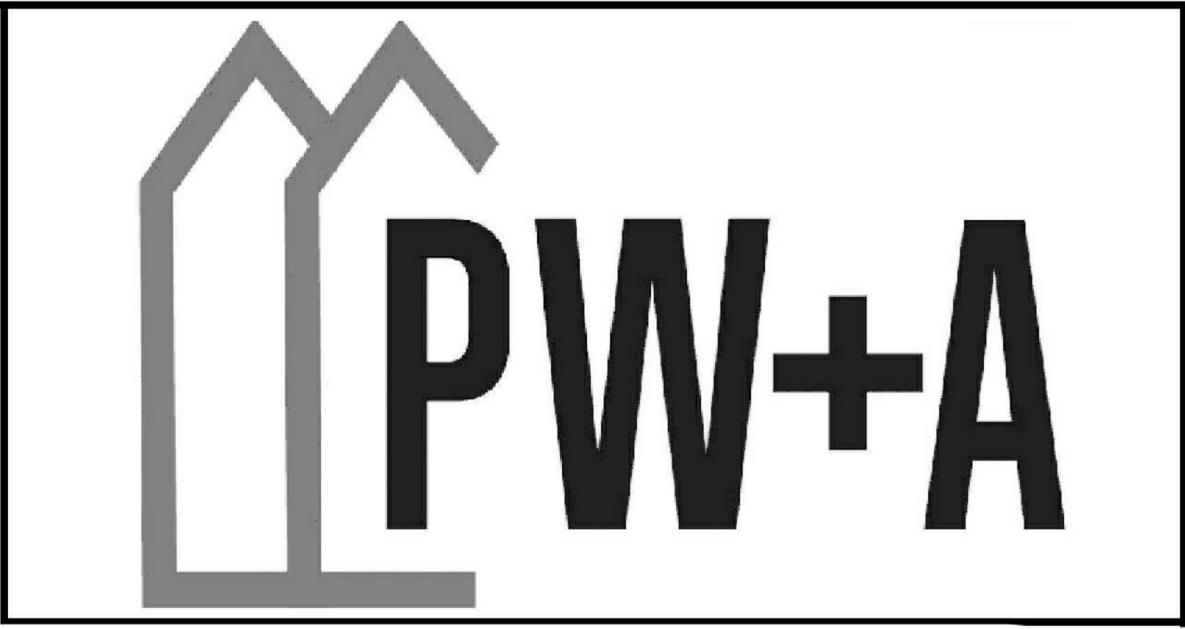
BUILDING E-R

BUILDING F-L

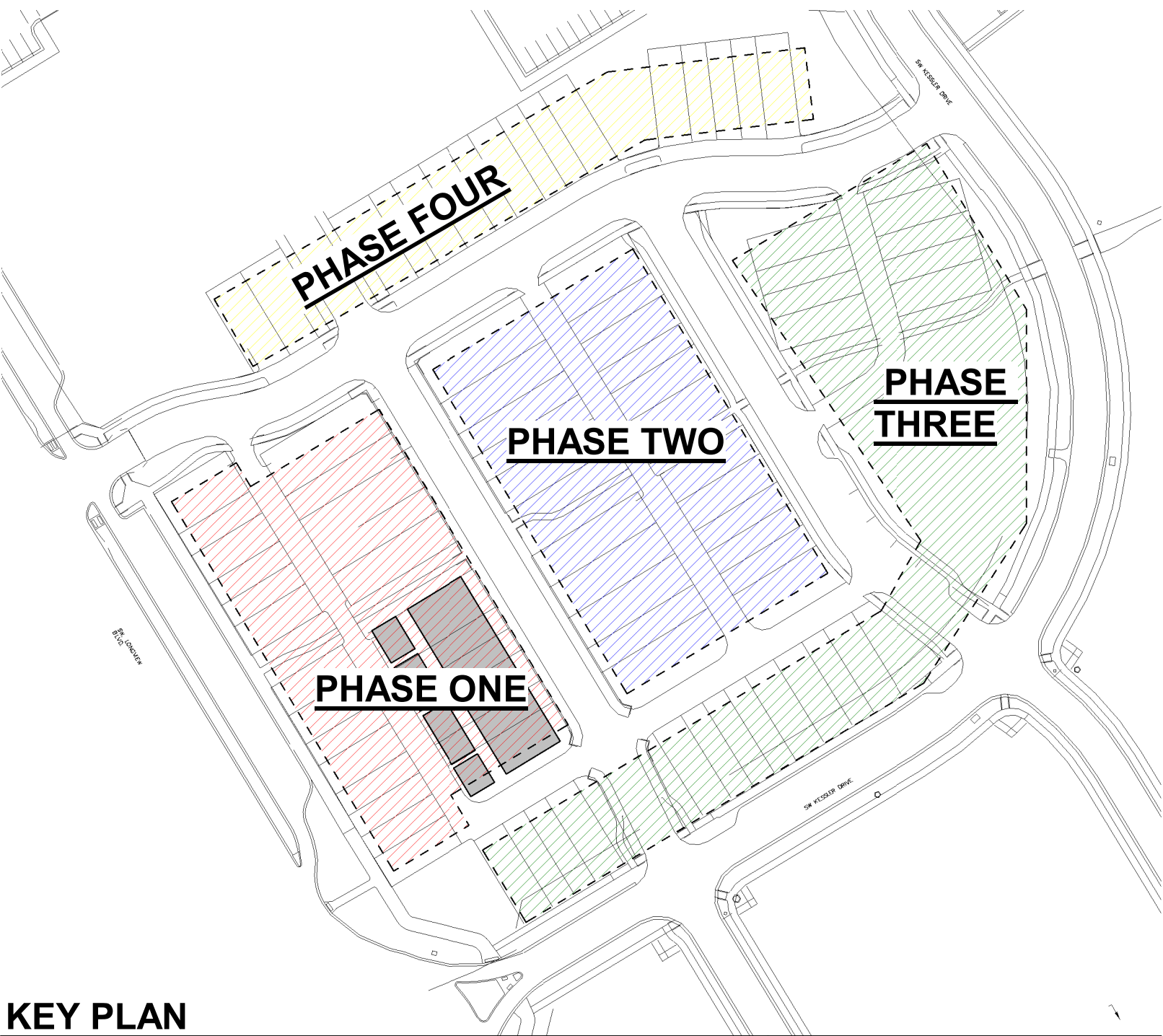
BUILDING F-L

BUILDING E-L

BUILDING 4 - REAR ELEVATION



NOTE: ALL DRAWINGS ON SHEET AT SCALE 3/16" = 1'-0"



KEY PLAN



BUILDING E-R BUILDING E-L BUILDING E-L BUILDING E-L

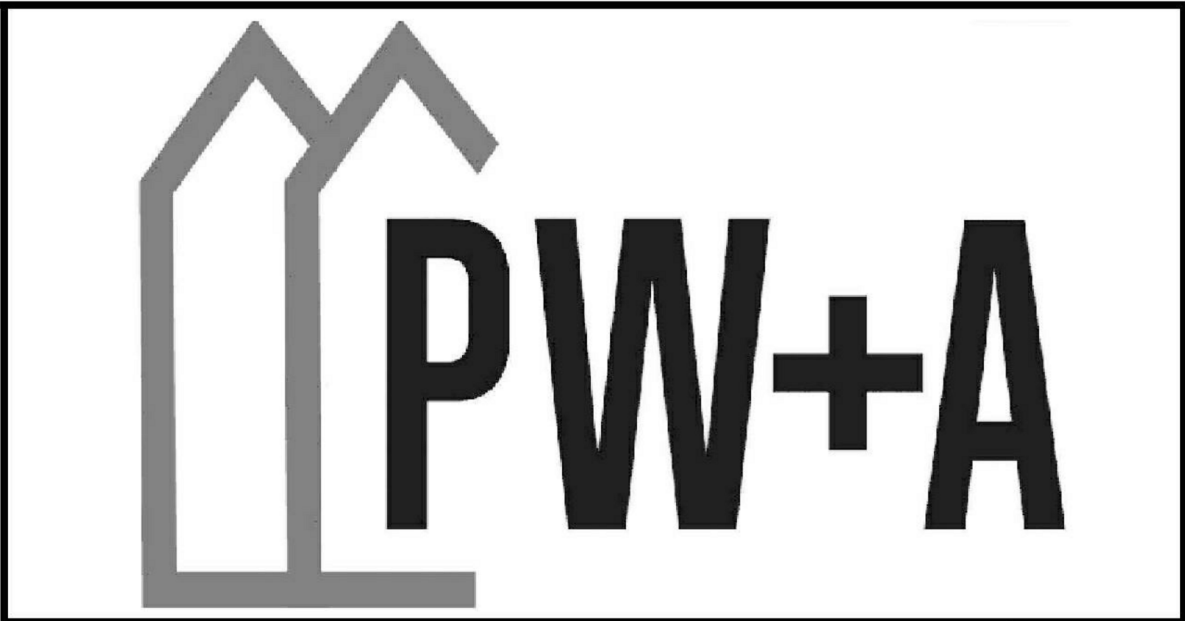
BUILDING 6 - FRONT ELEVATION



BUILDING E-L BUILDING E-L BUILDING E-L BUILDING E-R

BUILDING 6 - REAR ELEVATION

NOTE: UNITS COME IN FUTURE PHASES- NOT
PHASE ONE. FINAL COLOR SELECTION OF
EACH UNIT TO COME DURING FUTURE
PERMITTING PROCESS.



NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/8" = 1'-0"



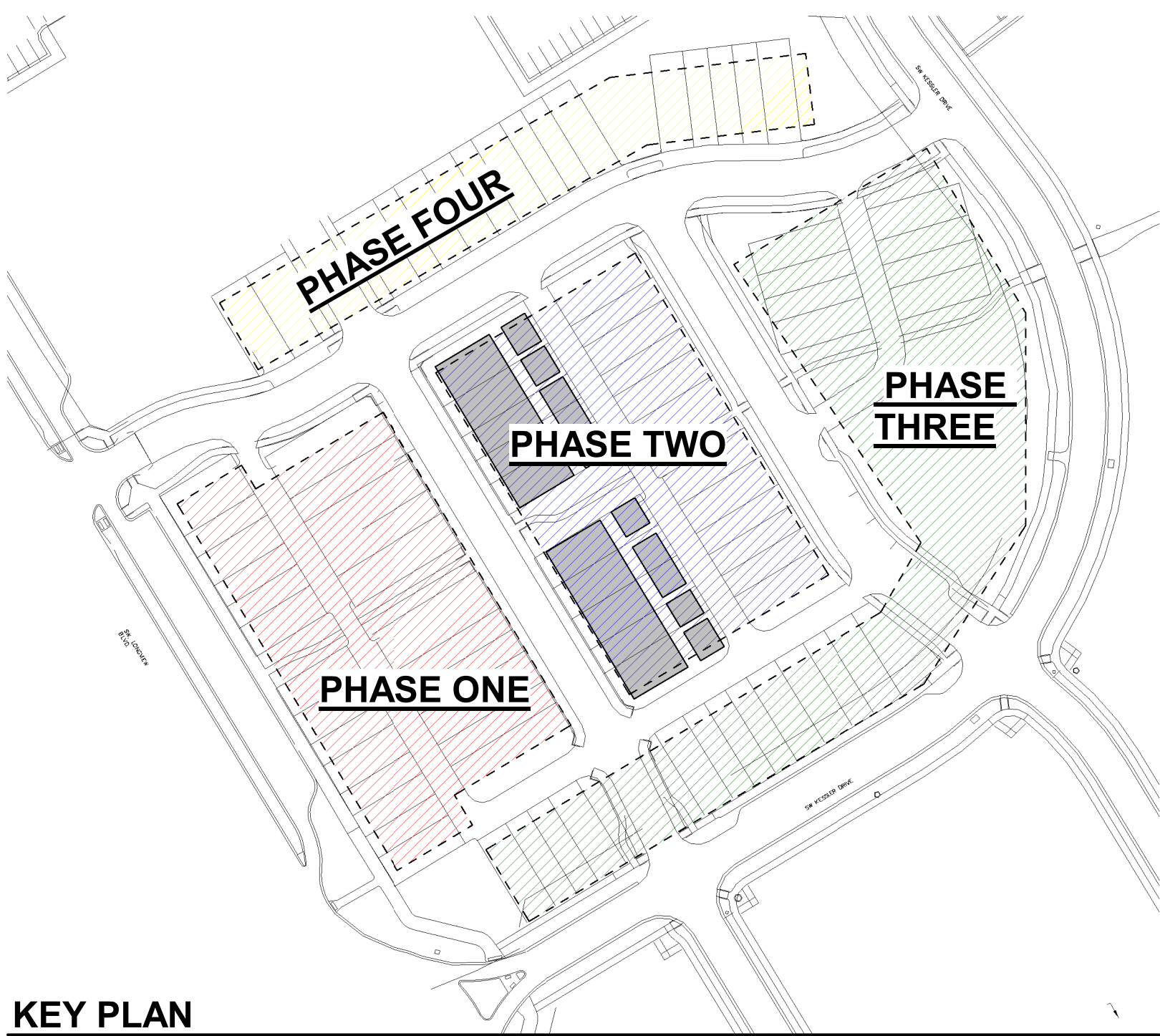
BUILDING E-R BUILDING E-R BUILDING F-R BUILDING F-R BUILDING E-L

BUILDING 5 - FRONT ELEVATION

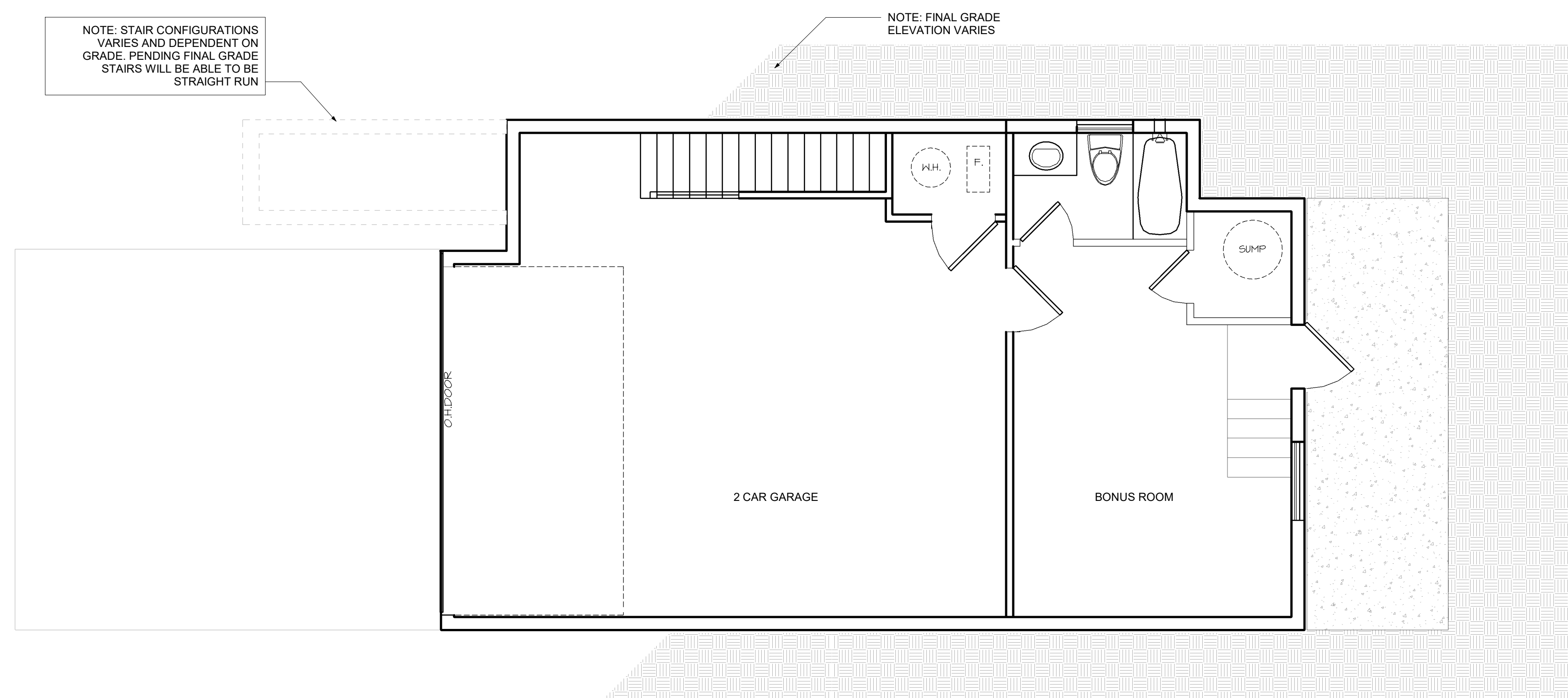


BUILDING E-L BUILDING F-R BUILDING F-R BUILDING E-R BUILDING E-R

BUILDING 5 - REAR ELEVATION

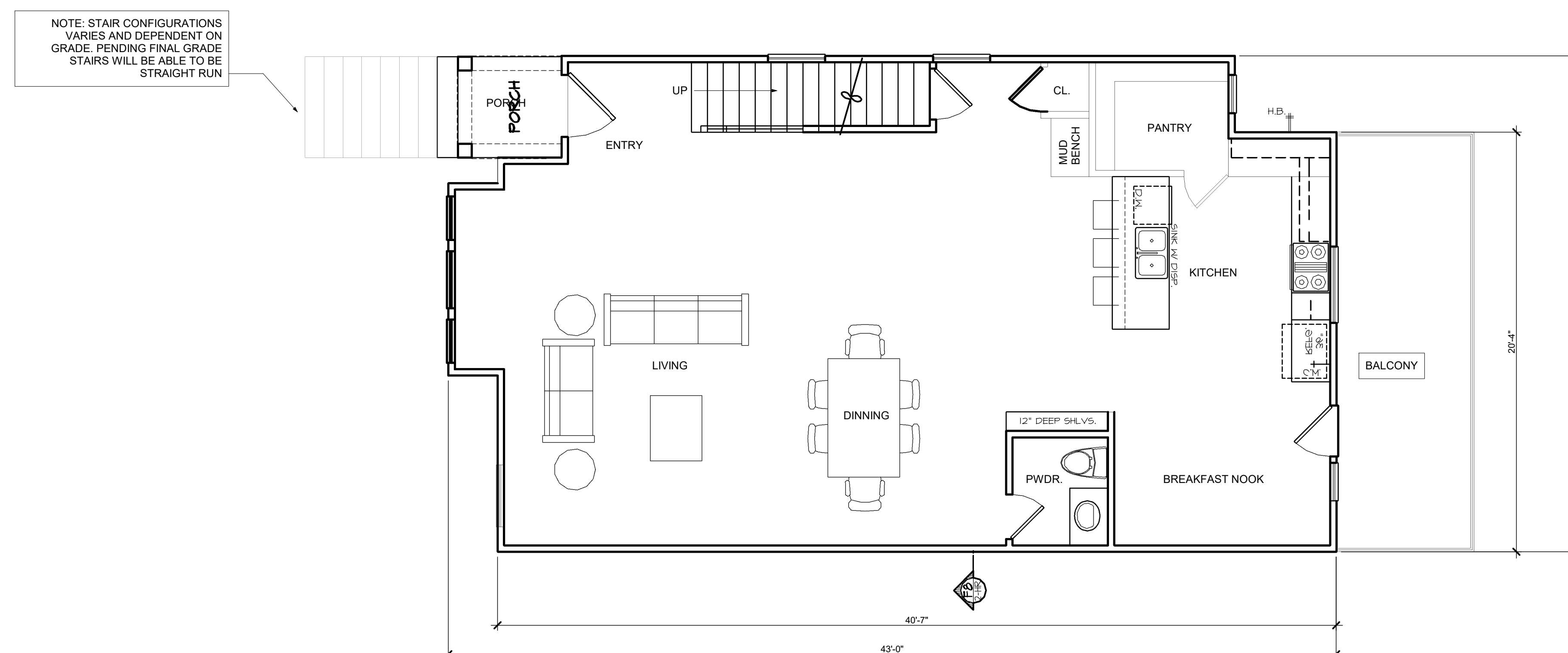


KEY PLAN



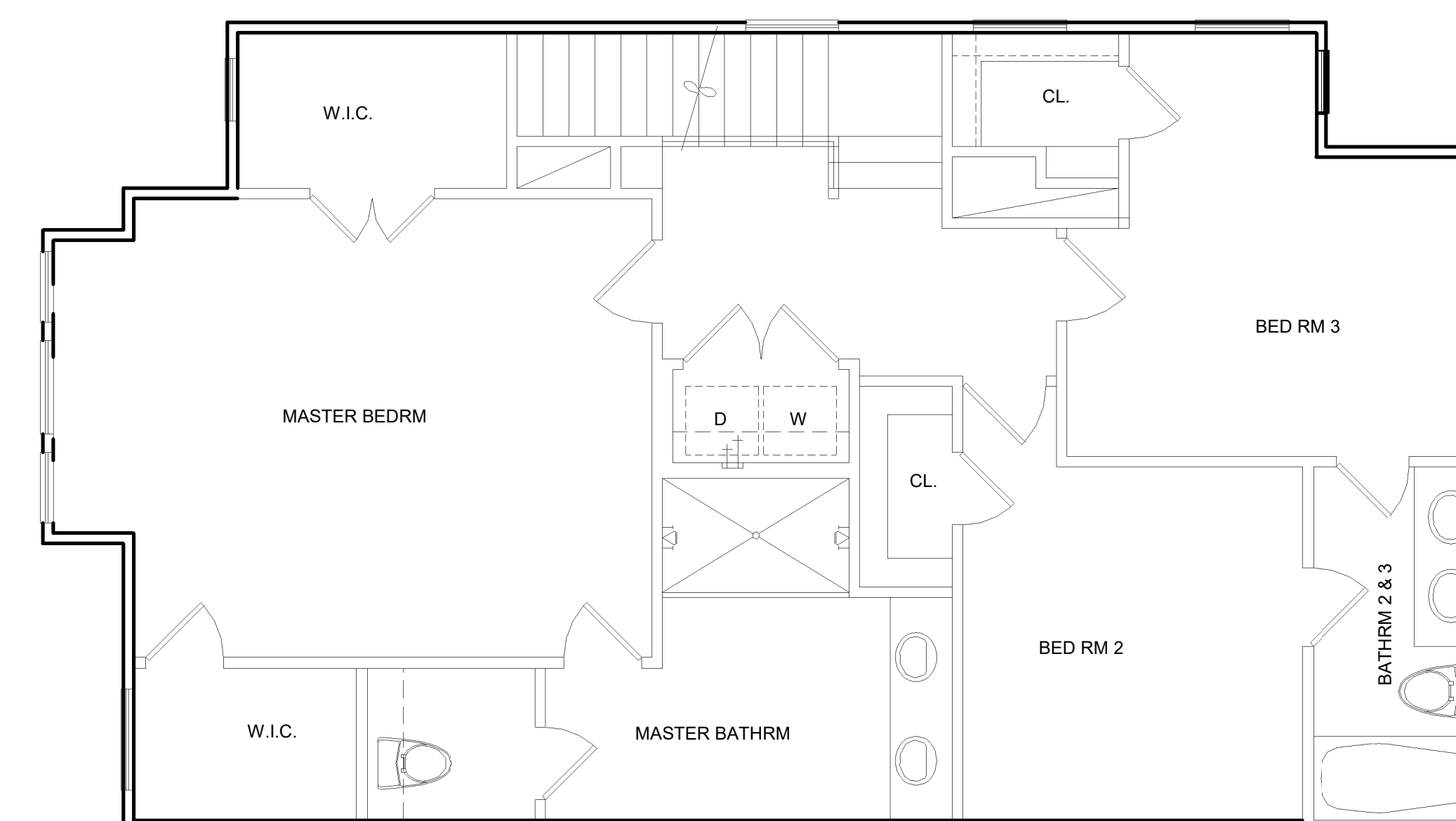
LOWER LEVEL

10' STUD HT. WITH 2 X 4S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: ? U.N.O.



FIRST FLOOR

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING:



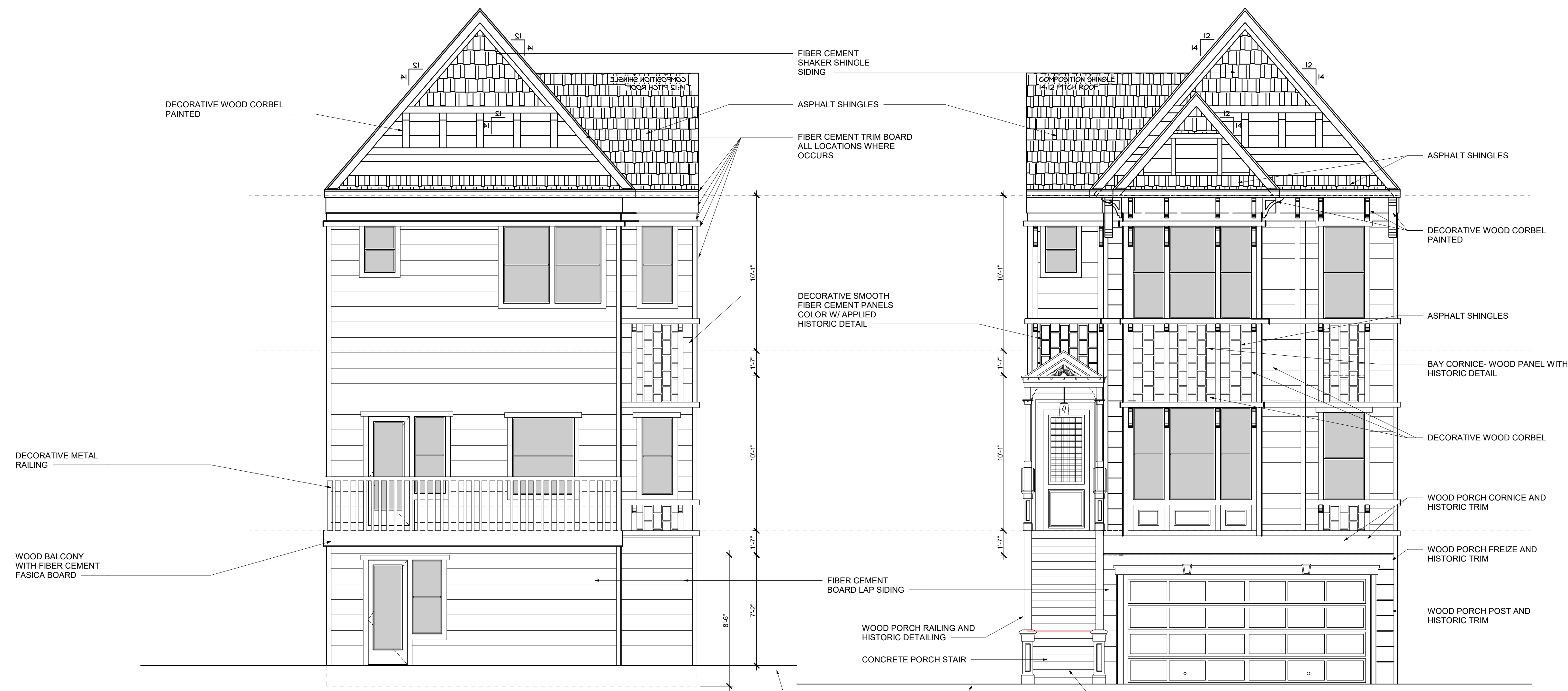
SECOND FLOOR

9" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING:
SUGGESTED FLOOR SYSTEM:

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



LEFT ELEVATION



REAR ELEVATION

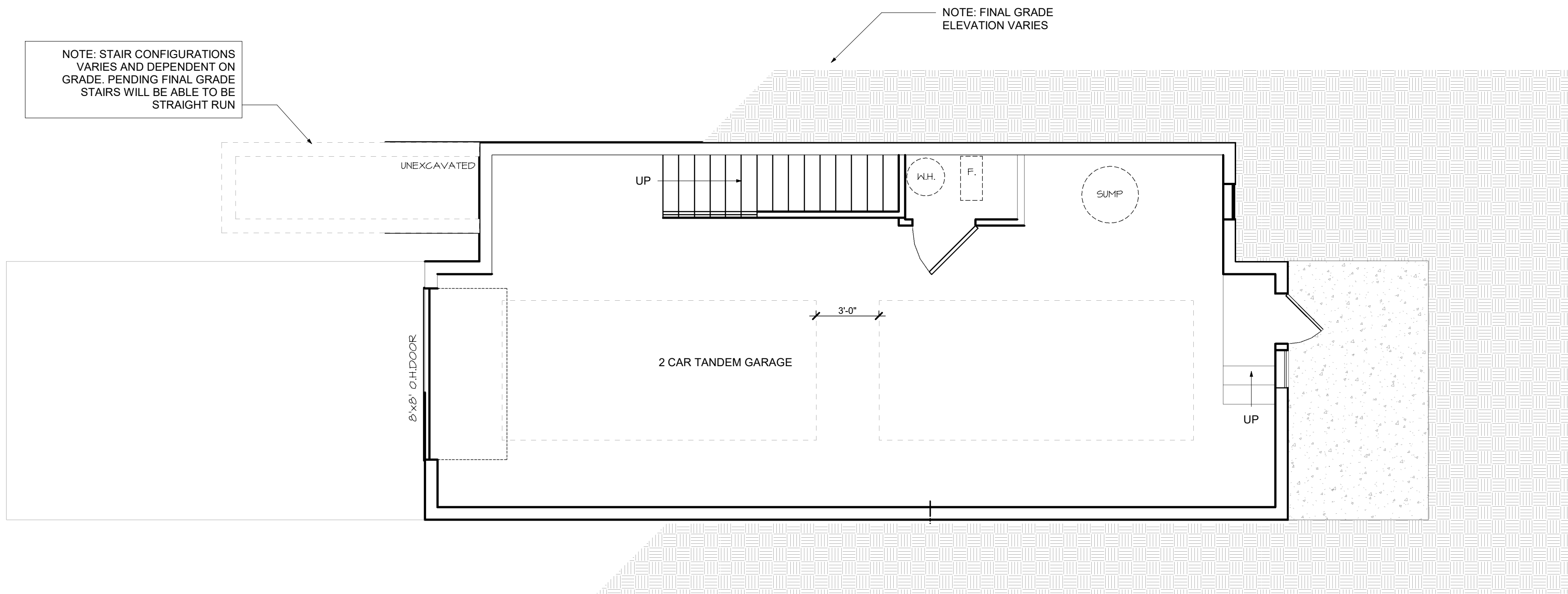
FRONT ELEVATION

NOTE: UNIT COMES IN FUTURE PHASES- NOT PHASE ONE. ELEVATIONS ARE DESIGN INTENT TO INDICATE OVERALL ARCHITECTURE AND BUILT ELEMENTS, SUCH AS MATERIALS, WINDOWS, BAYS, ETC. FINAL DETAILING AND COLOR SELECTION OF EACH UNIT TO COME DURING FUTURE PERMITTING PROCESS.

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"

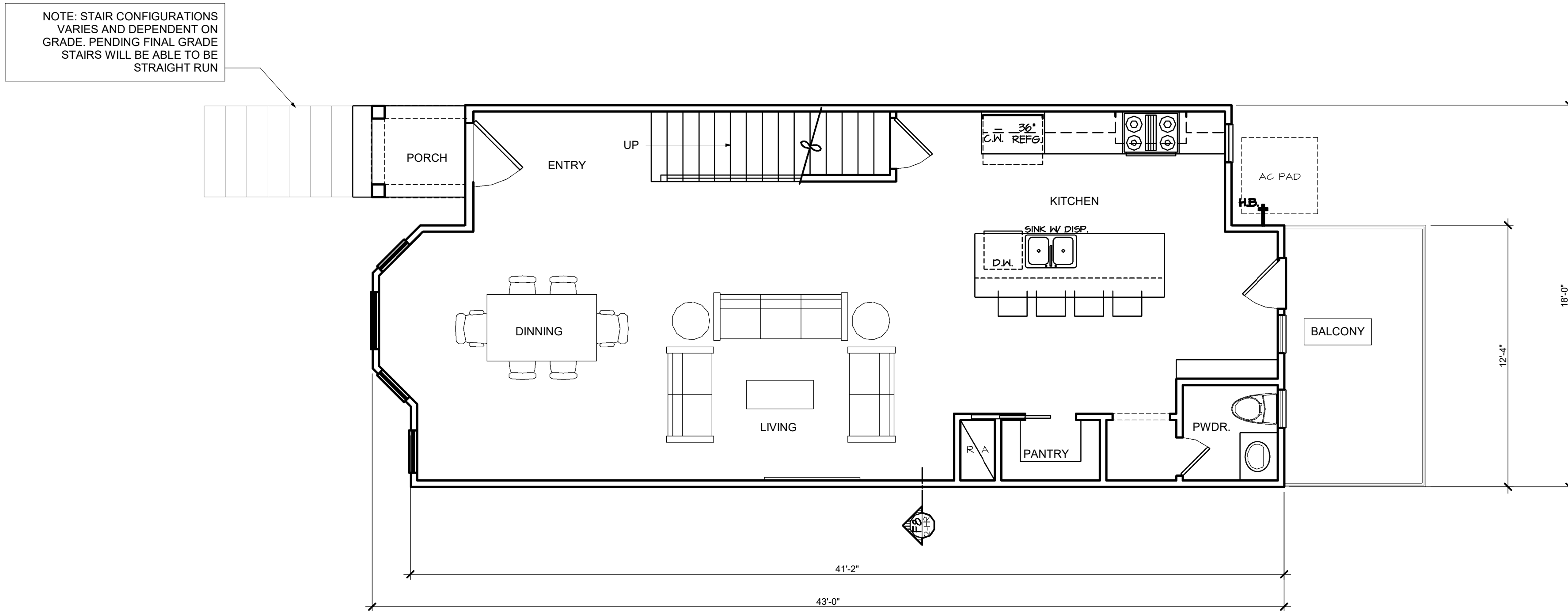


KEY PLAN



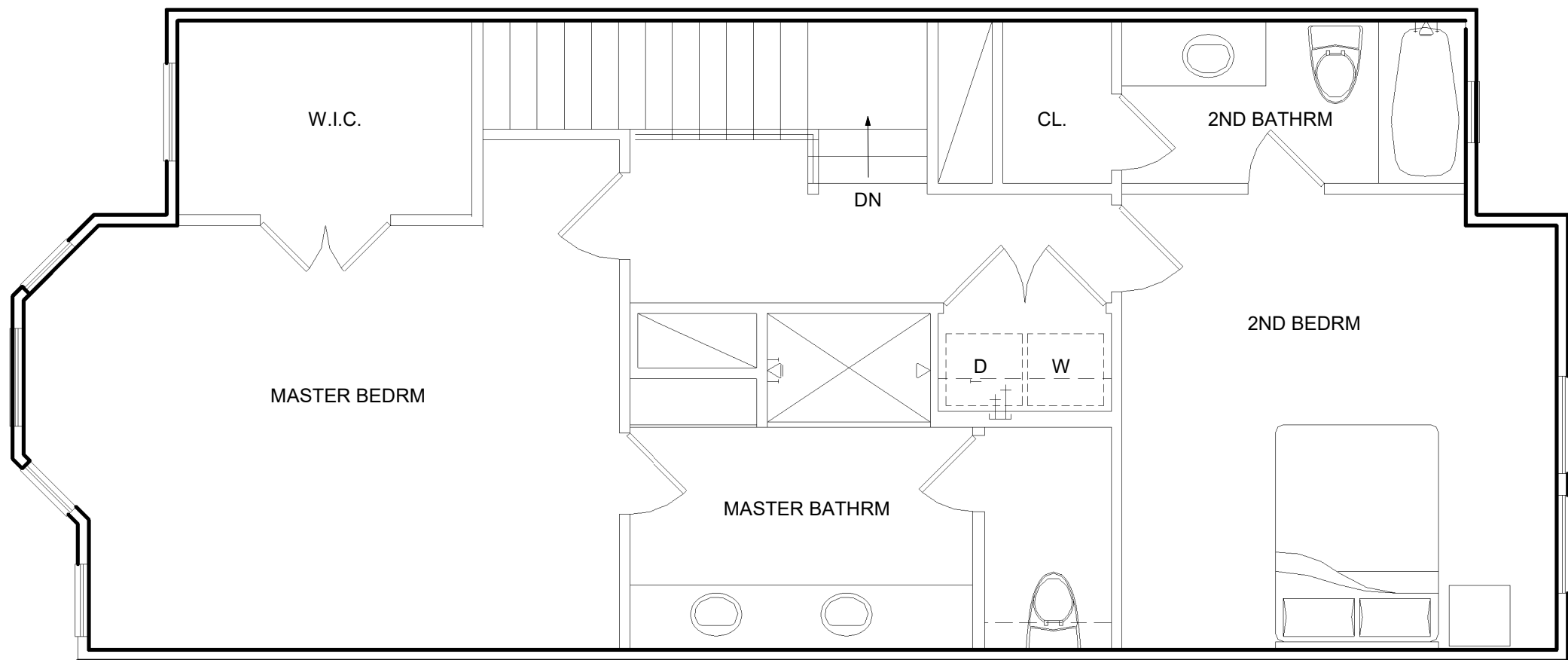
LOWER LEVEL

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)



FIRST FLOOR

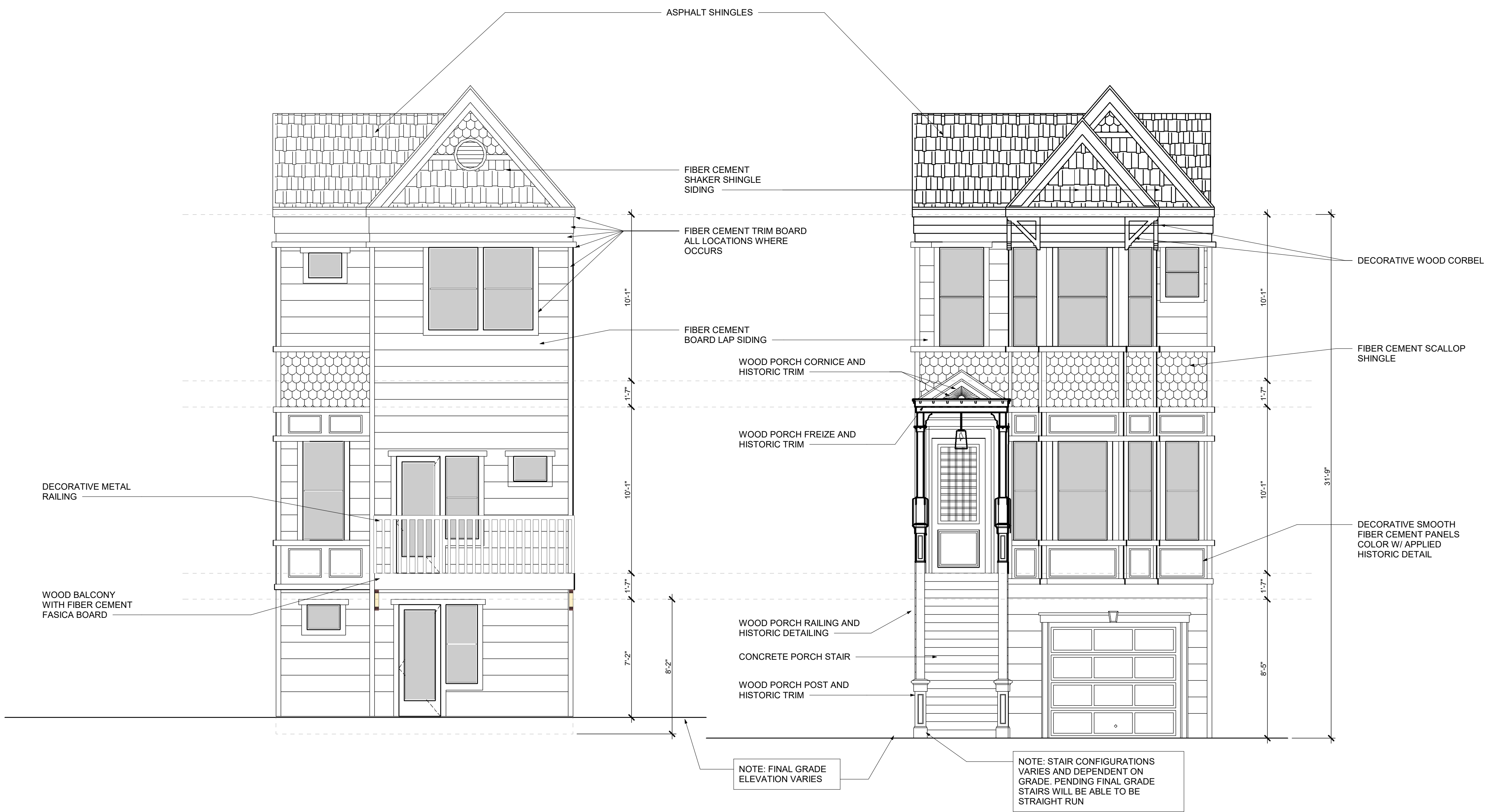
10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)



SECOND FLOOR

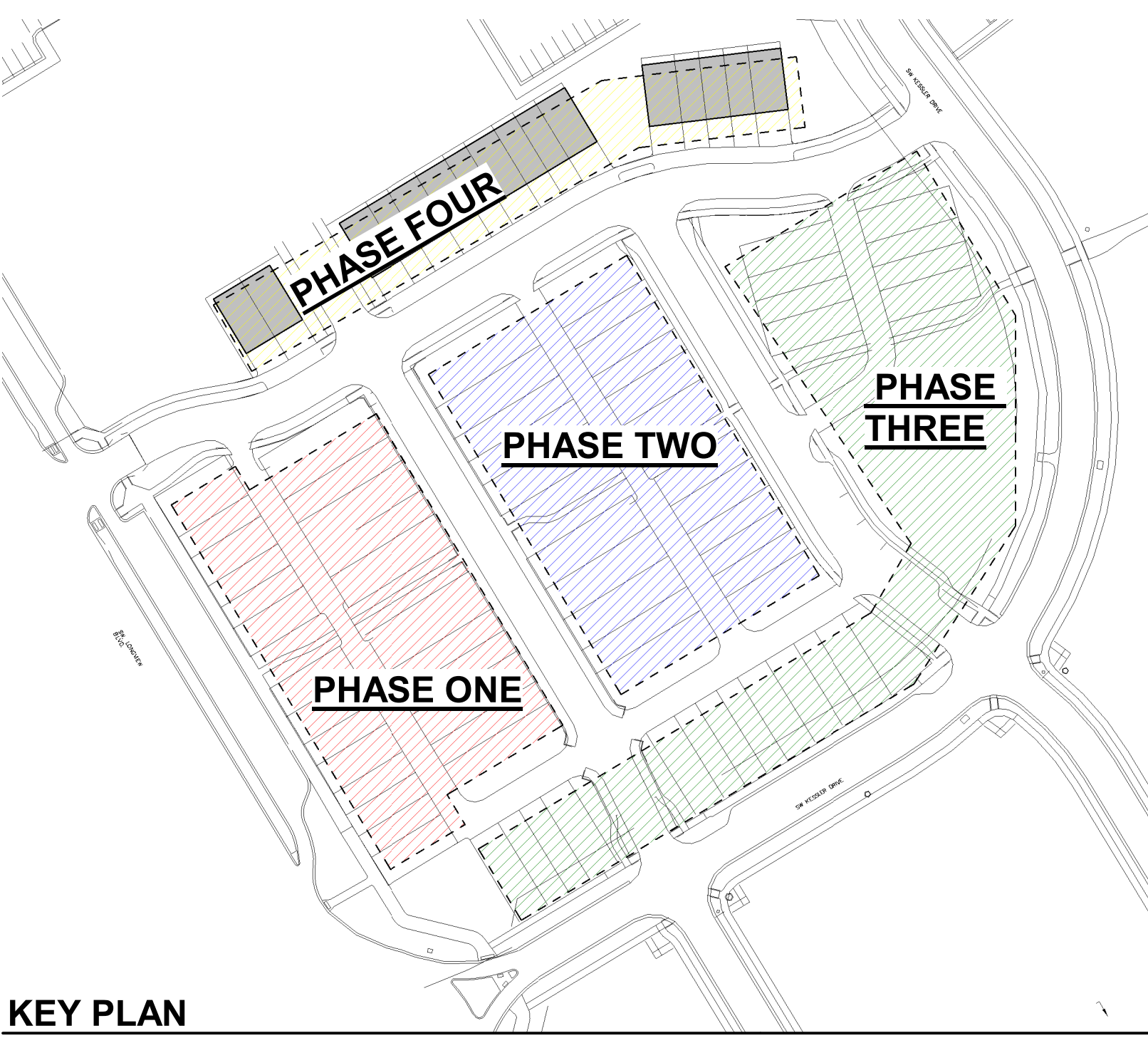
9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



REAR ELEVATION

FRONT ELEVATION



KEY PLAN

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NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/4" = 1'-0"



BLOCK 1 - FRONT

BLOCK 1 - REAR



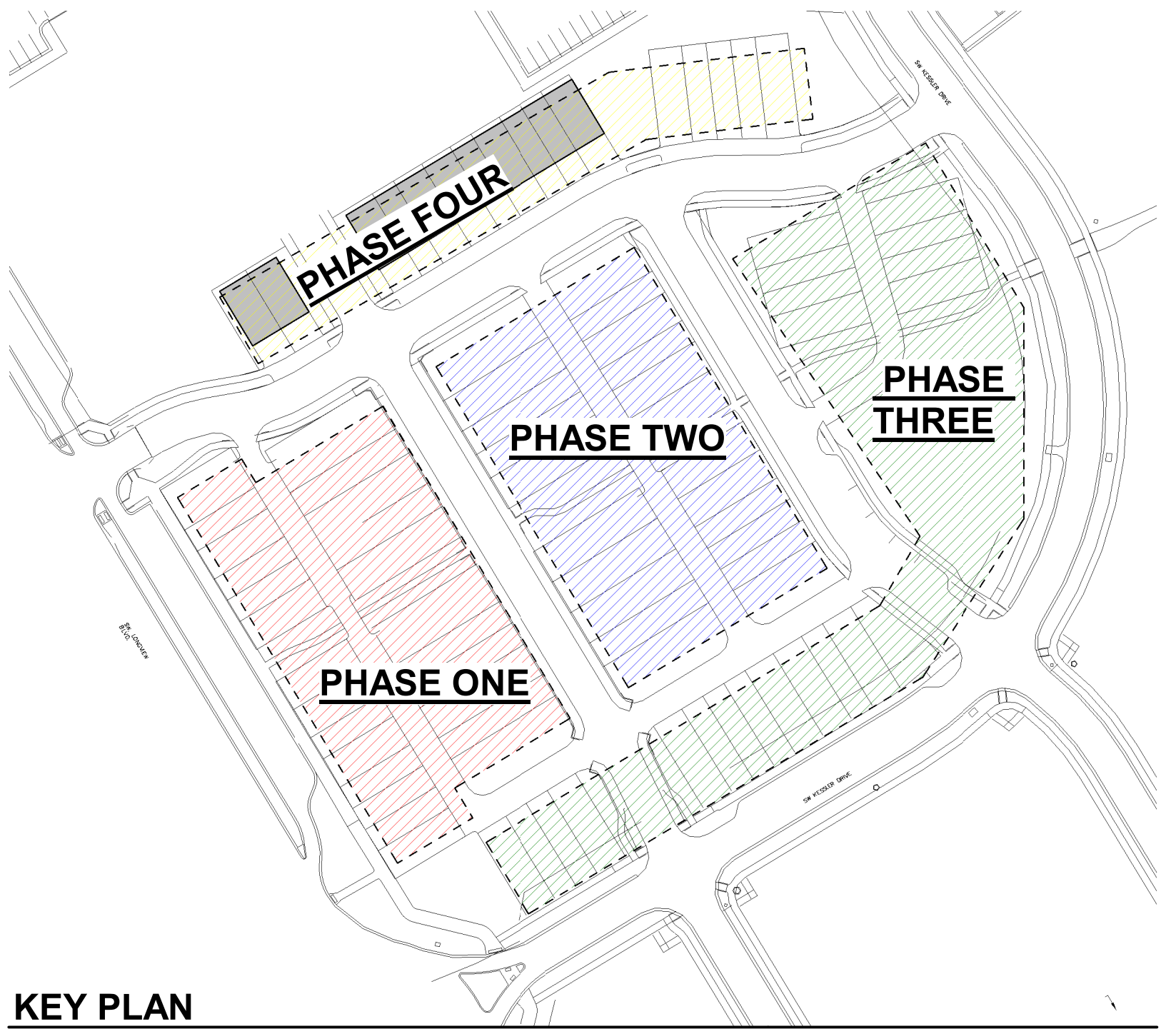
BLOCK 2 - FRONT



BLOCK 2 - REAR

NOTE: UNIT COMES IN FUTURE PHASES- NOT PHASE ONE. ELEVATIONS ARE DESIGN INTENT TO INDICATE OVERALL ARCHITECTURE AND BUILT ELEMENTS, SUCH AS MATERIALS, WINDOWS, DOORS, ETC. FINAL DETAILING AND COLOR SELECTION OF EACH UNIT TO COME DURING FUTURE PERMITTING PROCESS.

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/8" = 1'-0"



KEY PLAN



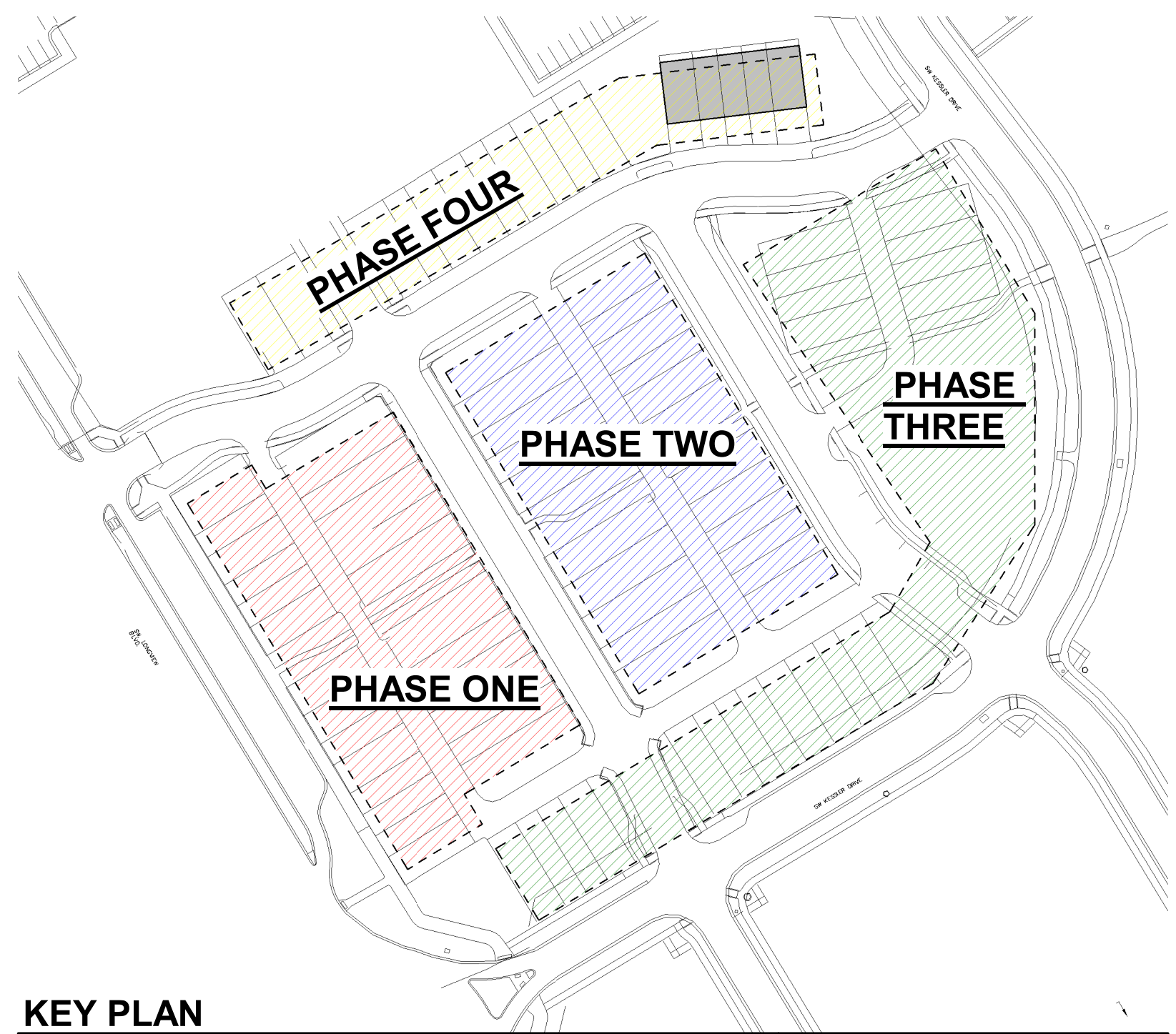
BLOCK 3 - FRONT



BLOCK 3 - REAR

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AS MATERIALS, WINDOWS, BAYS, ETC. FINAL
DETAILING AND COLOR SELECTION OF EACH
UNIT TO COME DURING FUTURE PERMITTING
PROCESS.

NOTE: ALL DRAWINGS ON SHEET AT SCALE 1/8" = 1'-0"



KEY PLAN