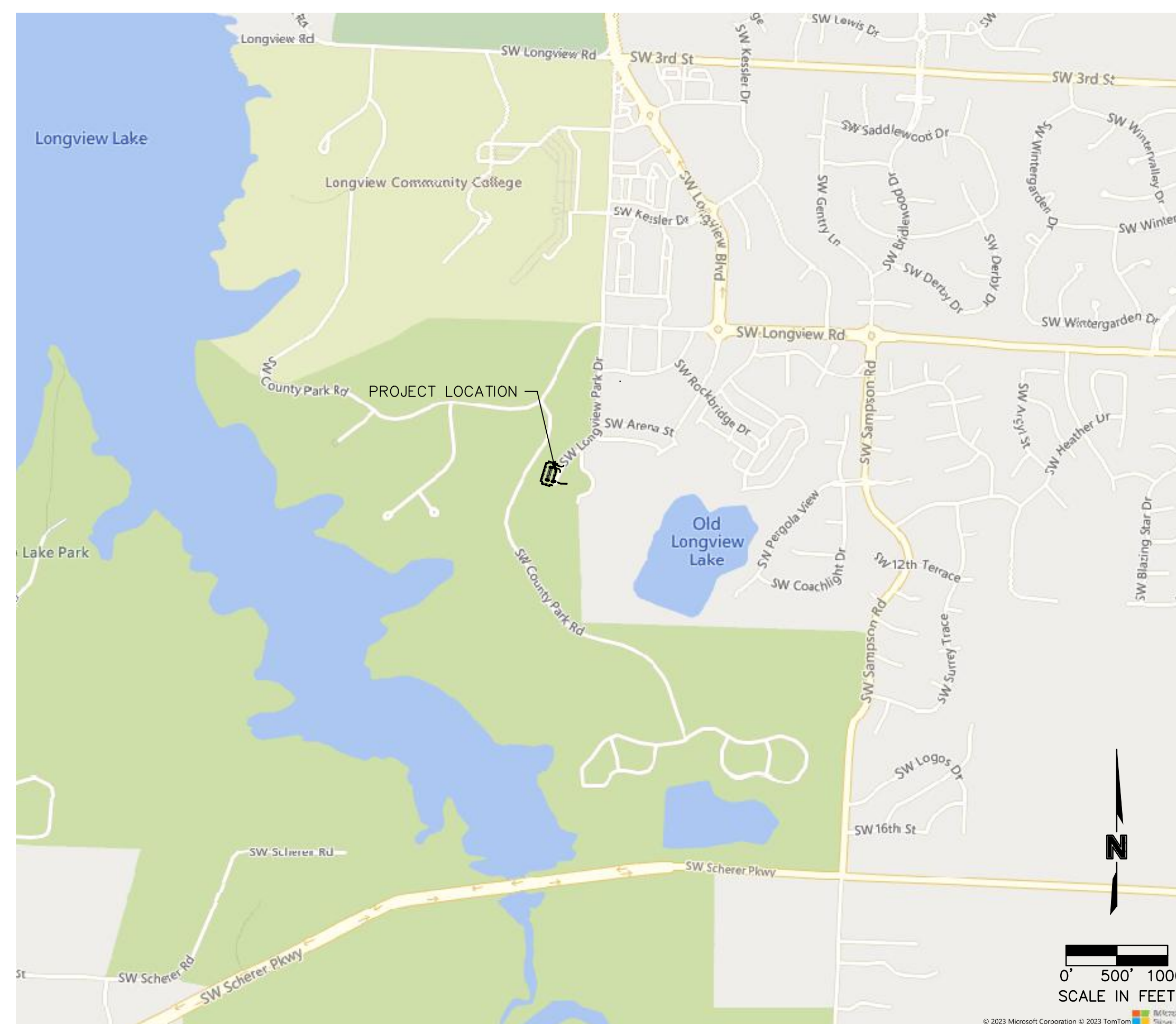


LONGVIEW MANSION PARKING ADDITION PRELIMINARY DEVELOPMENT PLAN

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

PROJECT TEAM CONTACT LIST <u>DEVELOPER</u> NLV MANSION LLC 1125 GRAND BLVD, SUITE 202 KANSAS CITY, MO 64108 CONTACTS: MARK MOBERLY, MARK McHUGH PHONE: 816.581.3997 EMAIL: MMOBERLY@SUNFLOWERKC.COM, MARK@SUNFLOWERKC.COM <u>ENGINEERS & LANDSCAPE ARCHITECTS</u> OLSSON 1301 N BURLINGTON STREET, STE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST, PLA PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM



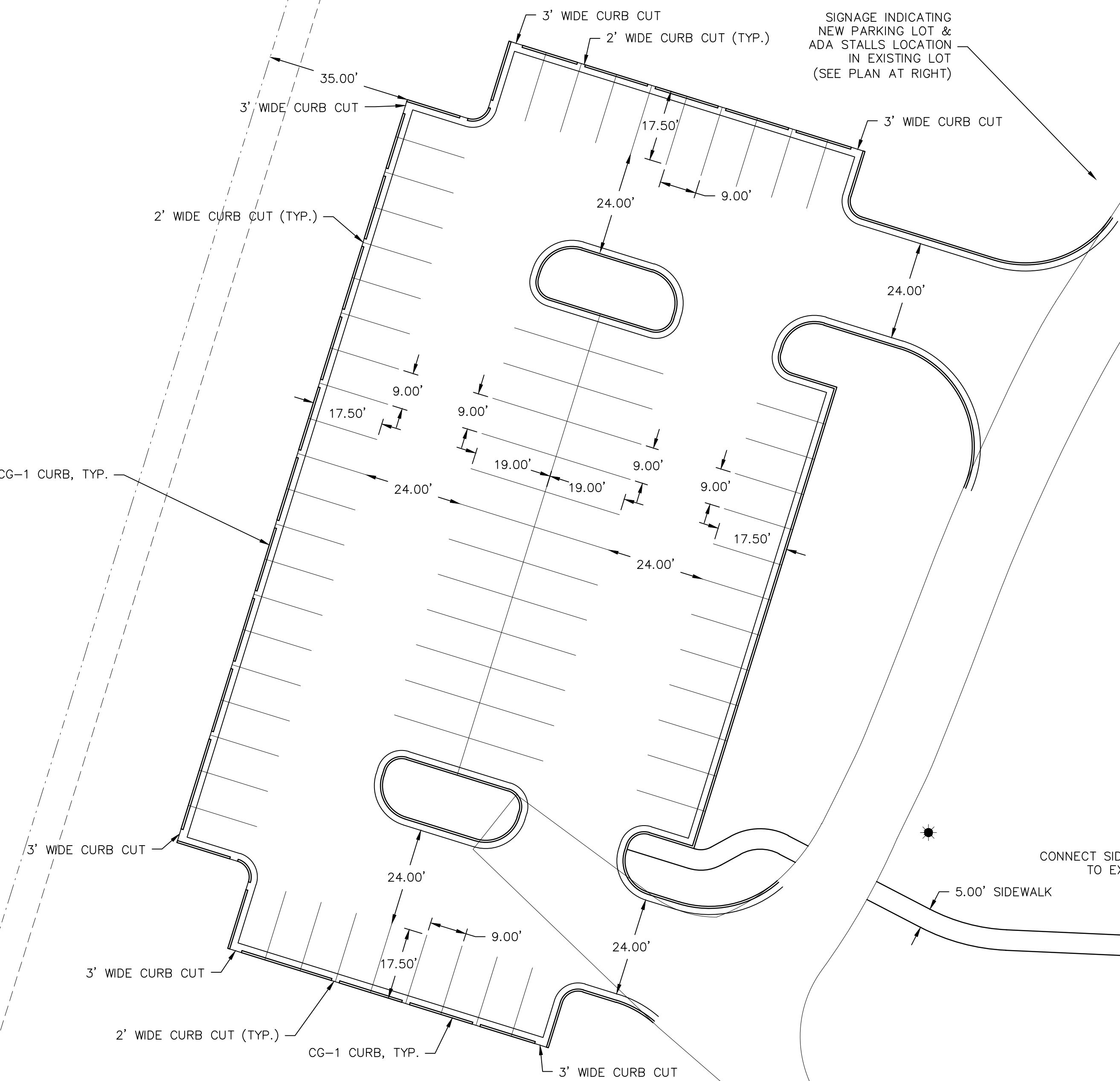
SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	TITLE SHEET
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING & UTILITIES PLAN
L100	LANDSCAPE PLAN
E100	SITE LIGHTING PHOTOMETRICS PLAN

PROPERTY DESCRIPTION:

Lot 1, MINOR PLAT OF NEW LONGVIEW MANSION, Lots 1-2, a subdivision in Lee's Summit, Jackson County, Missouri.

[illegible]

DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C-SIT01_02206318.dwg
DATE: Dec 12, 2023 12:08pm XREFS: C:PTBLK_02206318 C:XBASE_02206318 C:PBASE_02206318



The site plan illustrates the intersection of Highway 101 and Highway 102. Highway 101 is shown as a multi-lane road with a central median and side medians. Highway 102 is a two-lane road that intersects Highway 101. The plan shows the proposed location of ADA stalls and the existing parking lot. The ADA stalls are located on the right side of Highway 102, adjacent to the existing parking lot. The existing parking lot is located on the right side of Highway 102, adjacent to the ADA stalls. The plan also shows the location of the intersection of Highway 101 and Highway 102, and the location of the intersection of Highway 101 and Highway 102. The plan includes a north arrow and a scale bar (0' to 50' in feet).

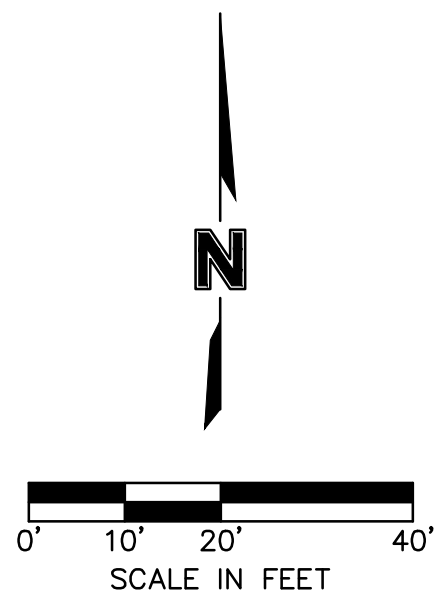
RESTRIPE & SIGN (3)
EXISTING STALLS
TO ADA STALLS

(4) EXISTING
ADA SPACES

EX. PARKING LOT

STRIPE & SIGN (1)
NEW ADA STALL

SITE DEVELOPMENT DATA												
EXISTING ZONING	GROSS LAND AREA	PROPOSED STREET R/W	NET LAND AREA	LAND USE	BUILDING FLOORS	BUILDING FLOOR AREA	BUILDING COVERAGE	F.A.R.	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	IMPERV. AREA (EX.)	IMPERV. AREA (PROP.)
PMIX	4.69 AC.	0	4.69 AC.	EVENT SPACE PARKING	N/A	N/A	N/A	N/A	75	79	8.25%	21.11%



LONGVIEW MANSION PARKING ADDITION PRELIMINARY DEVELOPMENT PLAN

2023

BY _____

REVISIONS DESCRIPTION

REV.
NO.

REVISIONS

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

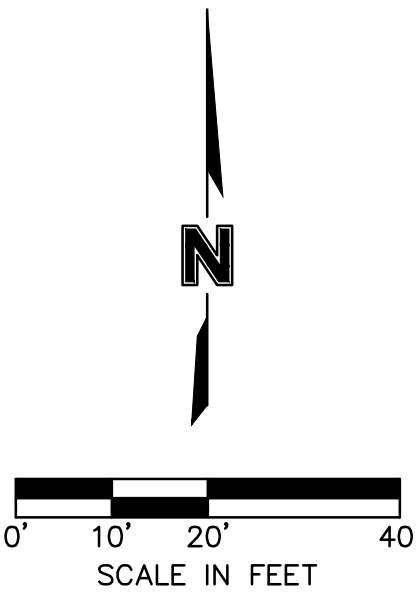
www.olsson.com

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DATE: Dec 12, 2023 12:09pm XREFS: C_PTBK_02206318 C_XTOPO_02206318 C_PBASE_02206318

STORMWATER/DRAINS FROM
PARKING LOT TO
INFILTRATION TRENCH VIA CURB CUTS



NOTE: NO PUBLIC OR PRIVATE WATER, SANITARY SEWER, OR STORM SEWER PROPOSED
BESIDES 4" PERFORATED PIPE FOR INFILTRATION TRENCH.



drawn by: _____ C/JH
checked by: _____ C/W
approved by: _____ SS
QA/QC by: _____ C/JH
project no.: 022-06318
drawing no.: C_GRD01_02206318
date: 2023.12.11

SHEET
C300

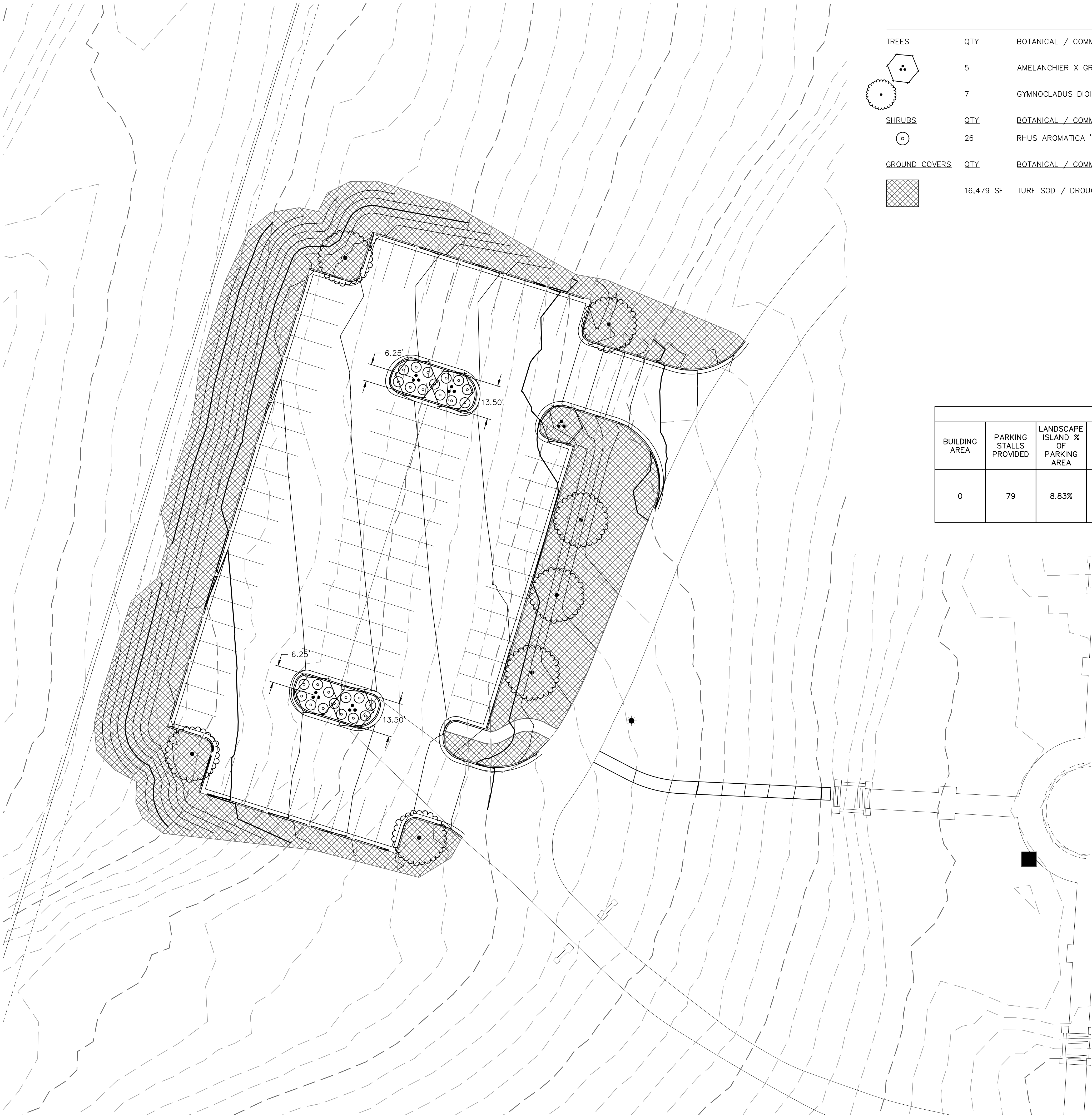
GRADING & UTILITIES PLAN
LONGVIEW MANSION PARKING ADDITION
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, MO

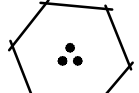
2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.12	Revised per Staff comments	C/JH

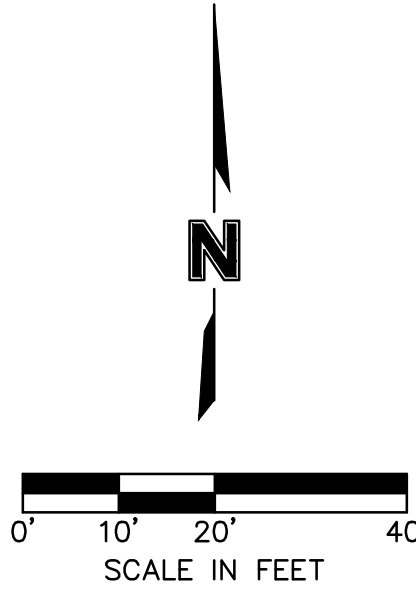
REVISIONS

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DATE: Dec 12, 2023 12:09pm XREFS: C_PTBK_02206318 C_PBASE_02206318 C_PBNDY_02206318



TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"
	7	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	3"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	16,479 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SQFT		

LANDSCAPE DATA										
BUILDING AREA	PARKING STALLS PROVIDED	LANDSCAPE ISLAND % OF PARKING AREA	R/W LENGTH	LANDSCAPE STRIP BETWEEN PARKING AND R/W	STREET FRONTAGE TREES	STREET FRONTAGE SHRUBS	OPEN YARD AREA TREES	OPEN YARD AREA SHRUBS	PARKING LOT SCREENING SHRUBS	BUFFER
0	79	8.83%	N/A	N/A	N/A	N/A	12 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	26 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	N/A	N/A



olsson

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

LANDSCAPE PLAN

LONGVIEW MANSION PARKING ADDITION
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: C/JH
checked by: C/W
approved by: SS
QA/QC by: C/JH
project no.: 022-06318
drawing no.: C_LSC01_02206318
date: 2023.12.11

2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.12	Revised per Staff comments	C/JH

SHEET
L100

