

DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ ONCV\ C_ TITL01_02206318.dwg
DATE: Jan 08, 2024 8:52am XREFS: C_PTBK_02206318 C_PBASE_02206318 USER: chholmquist

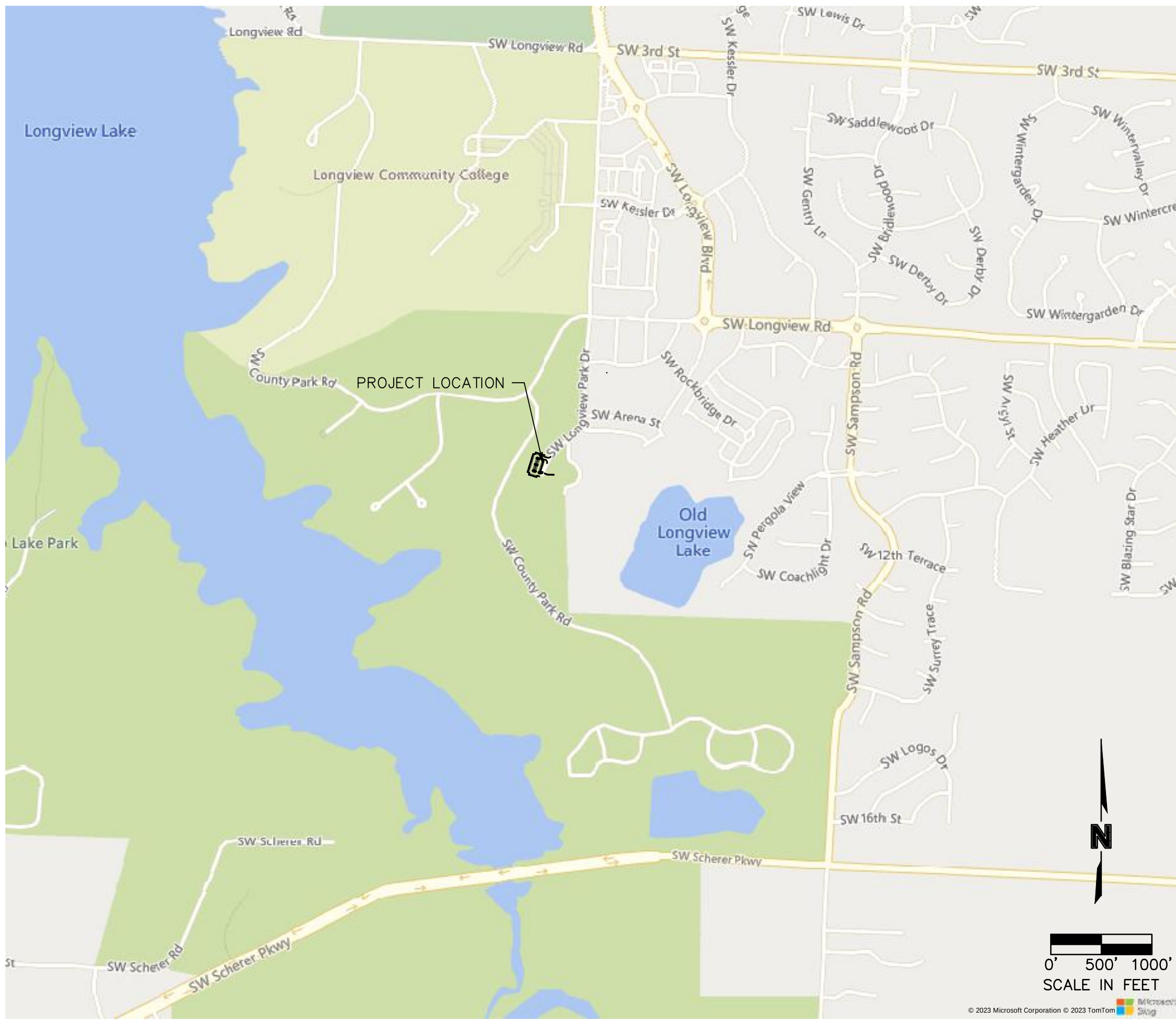
LONGVIEW MANSION PARKING ADDITION PRELIMINARY DEVELOPMENT PLAN

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

PROJECT TEAM CONTACT LIST

DEVELOPER
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

ENGINEERS & LANDSCAPE ARCHITECTS
OLSSON
1301 N BURLINGTON STREET, STE 100
NORTH KANSAS CITY, MO 64116
CONTACT: CHRIS HOLMQUIST, PLA
PHONE: 816.361.1177
EMAIL: CHOLMQUIST@OLSSON.COM



PROPERTY DESCRIPTION:

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

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

olsson

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

BY

CJH

REV. NO.

1

2

DATE

2023.12.12

2024.01.08

REV. NO.

1

2

TITLE SHEET

LONGVIEW MANSION PARKING ADDITION
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REVISIONS

2023

drawn by: CJH
checked by: CW
approved by: SS
QA/QC by: CJH
project no.: 022-06318
drawing no.: C_TITL01_02206318
date: 2024.01.08

SHEET
C000

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



EXISTING CONDITIONS

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	CJH
2	2024.01.08	Revised per Staff comments	

REVISIONS

Olsson - Civil Engineering

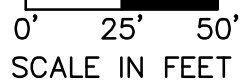
Missouri Certificate of Authority #001592

1301 Burlington Street

North Kansas City, MO 64116

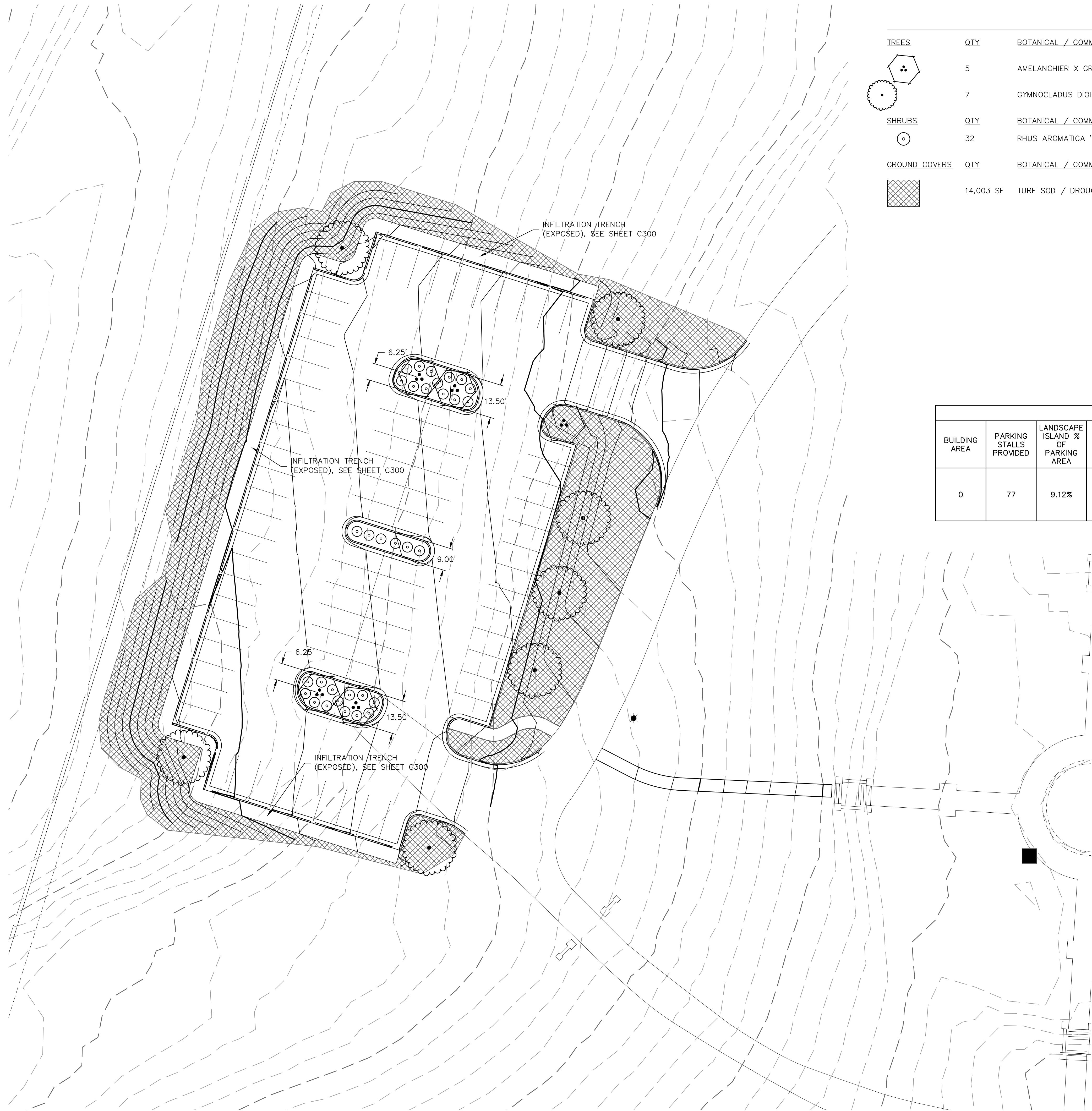
TEL 816.361.1177

www.olsson.com



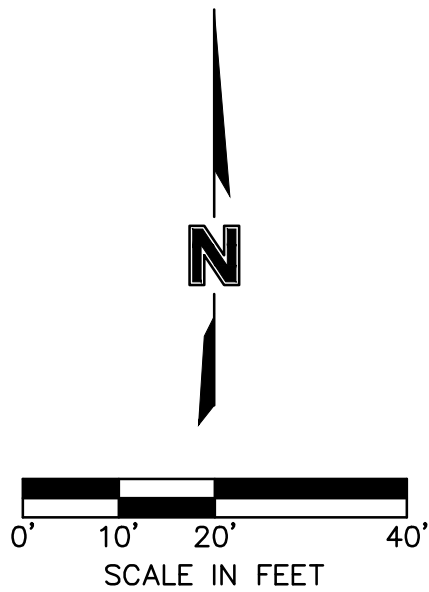
SITE DEVELOPMENT DATA





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		
	32	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	14,003 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	77	9.12%	N/A	N/A	N/A	N/A	12 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	26 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	N/A	N/A





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



**D-Series Size 1
LED Area Luminaire**



Catalog Number
Notes
Type

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

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

DSX1 LED

DSX1 LED	Forward optics	(this section 70CRI only)	Automotive front row AFR Type I short T1S T2M Type II medium T3M Type III medium T3LG Type III low glare 3 T4M Type IV medium T4LG Type IV low glare 3 TFTM Forward throw medium	TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 control 3 BLC4 Type IV backlight control 3 LCCO Left corner cutoff 3 RCCO Right corner cutoff 3	MVOLT (120V-277V) 4 HVOLT (347V-480V) 5,6 XVOLT (277V-480V) 7,8	Shipped included
P1 P6	30K 3000K	70CRI				Square pole mounting SPA (#8 drilling) Round pole mounting RPA (#8 drilling) Square pole mounting SPAS #5 drilling 9 Round pole mounting RPA5 #5 drilling 9 SPAS#9 Square narrow pole mounting #8 drilling WBA Wall bracket 10 Mast arm adapter MA (mounts on 2 3/8" OD horizontal tenon)
P2 P7	40K 4000K	70CRI				
P3 P8	50K 5000K	70CRI				
P4 P9	(this section 80CRI only, extended lead times apply)					
P5	27K 2700K	80CRI				
Rotated optics	30K 3000K	80CRI				
P10 1 P12 1	35K 3500K	80CRI				
P11 1 P13 1	40K 4000K	80CRI				
	50K 5000K	80CRI				

Shipped installed

NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 9'-40" mounting height, ambient sensor enabled at 2fc. 11, 12, 20, 21 Highlow, motion/ambient sensor, 8'-40" mounting height, ambient sensor enabled at 2fc. 13, 20, 21 NEMA twist-lock receptacle only (controls ordered separately) 14 Five-pin receptacle only (controls ordered separately) 14, 21



Seven-pin receptacle only (controls PER7 ordered separately) 14, 21 Field adjustable output 15, 21 FAO Bi-level switched dimming, 30% 16, 21 BL30 Bi-level switched dimming, 50% 16, 21 BL50 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 18, 19, 21

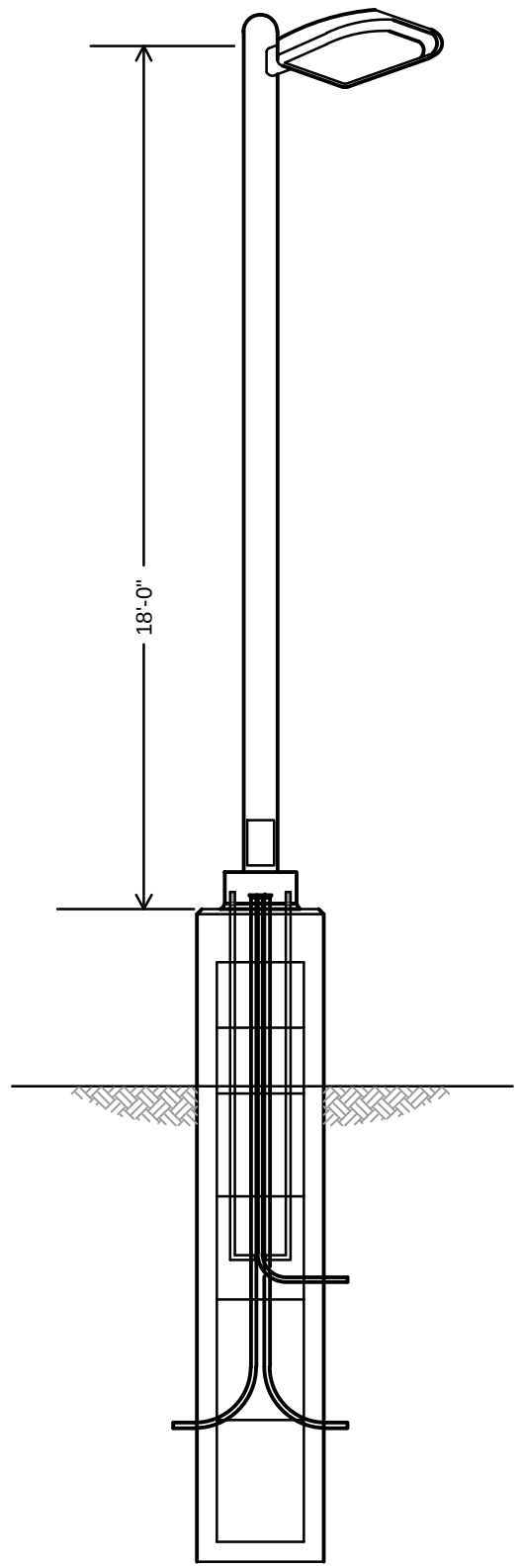
Shipped installed

SPD20KV 20KV surge protection IHS Houseside shield (black finish standard) 22 Left rotated optics 1 Right rotated optics 1 Coastal Construction 23 50°C ambient operation 24 Buy America(n) Act Compliant Single fuse (120, 277, 347V) SE 480V 26
Shipped separately
EGSR External Glare Shield (reversible, field install required, matches housing finish) Bird Spikes (field install required)
BSDB

DSX1 LED Rev. 09/09/23 Page 1 of 12

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P5	1	Lithonia Lighting	DSX1 LED P3 40K 70CRI T5M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Medium	1	14372	0.9	102.17
	P3	2	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium External Glare Shield	1	9637	0.9	123.9373

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING		1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE

SITE PLAN

**LONGVIEW MANSION PARKING ADDITION
PRELIMINARY DEVELOPMENT PLAN**

LEE'S SUMMIT, MO

2023

REVISIONS DESCRIPTION

BY

DATE

REV. NO.

REVISIONS

**SHEET
E100**

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 022-06318
drawing no.: E_NSITE_022-06318
date: 2023.12.11

olsson

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