

EXISTING CONDITIONS LEGEND

THIS LEGEND APPLIES TO ALL SHEETS IN THIS PLAN SET

- PROPERTY & ROW LINES  
----- EASEMENT & SETBACK LINES  
---G--- EXISTING GAS MAIN  
---SS--- EXISTING SANITARY SEWER  
---P-OH--- EXISTING OVERHEAD POWER  
---SD--- EXISTING STORM SEWER  
---W--- EXISTING WATER MAIN  
---999--- EXISTING MAJOR GRADE CONTOUR  
---999--- EXISTING MINOR GRADE CONTOUR

DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT  
 TREE REMOVAL

SYMBOLS FOR EXISTING FEATURES

- CABLE/TELEVISION BOX  
 POWER STRUCTURES/PEDESTALS  
 POWER POLE  
 STREET LIGHTING  
 TELEPHONE STRUCTURES/PEDESTALS  
 SANITARY SEWER MANHOLE  
 WATER VALVE  
 SIGN

EXISTING INSTALLATION PROTECTION NOTE

UNLESS EXPLICITLY INDICATED FOR DEMOLITION/REMOVAL IN THIS PLAN, ALL EXISTING IMPROVEMENTS, UTILITY INSTALLATIONS, ROW IMPROVEMENTS, ETCETERA, ARE TO BE PROTECTED AND REMAIN UNDISTURBED. CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH ANY CONFLICTS OR CONCERNS.

TREE REMOVAL NOTE

TREE REMOVAL TO HAVE BEEN COMPLETED WITH PREVIOUSLY PERMITTED MASS GRADING PLANS. NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.

PROPERTY BOUNDARY NOTE

PROPERTY BOUNDARY INCLUDING ALL RECORDED EASEMENTS ARE SHOWN AS CURRENTLY RECORDED. BOUNDARIES MAY BE UPDATED TO ALIGN WITH NEWLY RECORDED DOCUMENTS IF RECORDED PRIOR TO PERMIT BEING ISSUED.

EASEMENT LEGEND

- BL ZONED BUILD LINE  
R/W RIGHT-OF-WAY  
UE UTILITY EASEMENT  
WE WATER EASEMENT

DEMOLITION PLAN NOTES

1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

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

MATCH LINE - SEE PLAN AT TOP RIGHT



OFFSITE CULVERT



MATCH LINE - SEE PLAN AT LEFT

EXISTING CONDITIONS

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY



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SHEET  
C03