

# LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

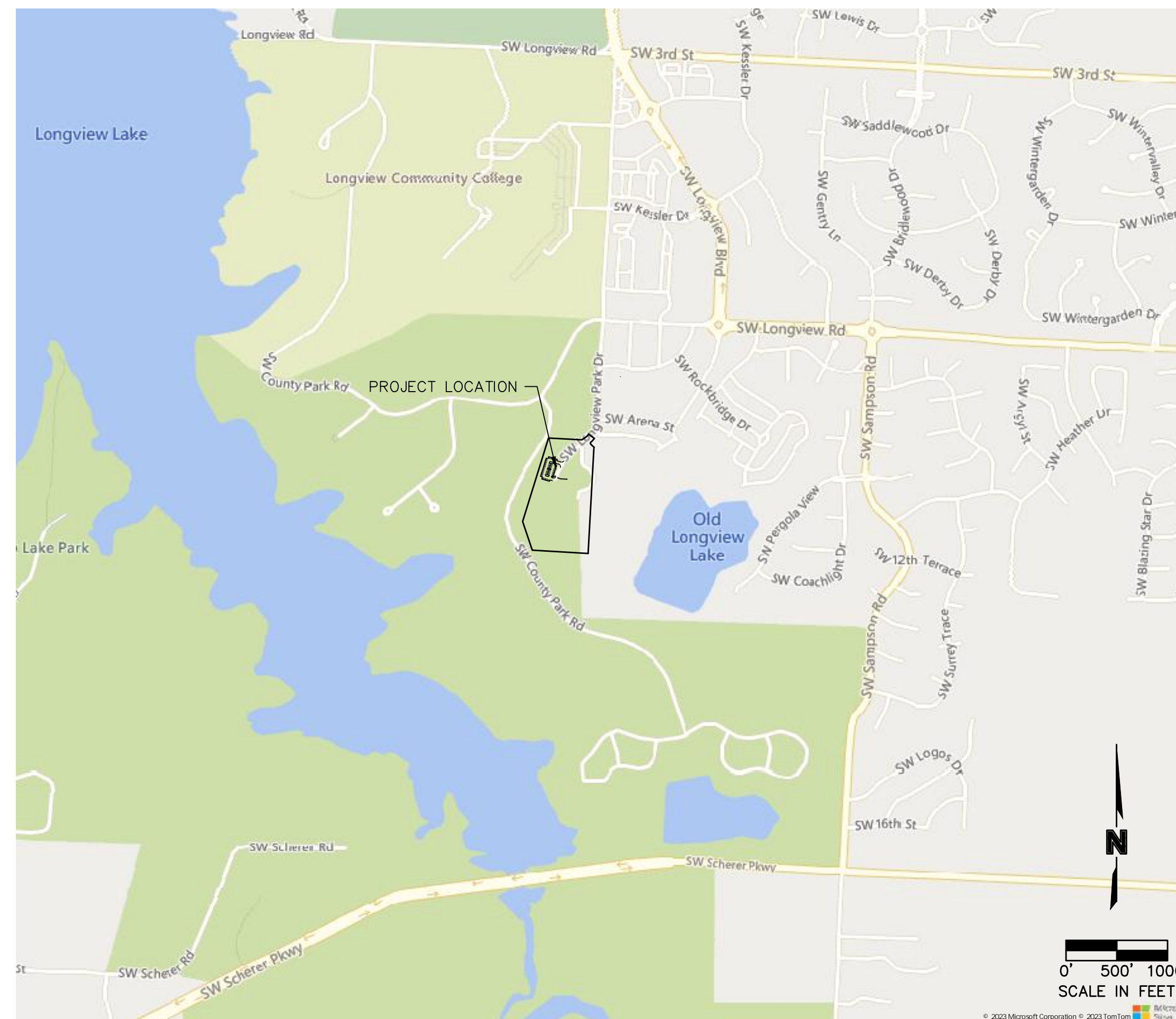
SECTION 09, TOWNSHIP 47N, RANGE 32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT LIST	
<p><u>DEVELOPER</u>  NIVY MANSION LLC  1125 GRAND BLVD, SUITE 202  KANSAS CITY, MO 64108  CONTACT: MARK MOBERLY, MARK McHUGH  PHONE: 816.581.3997  EMAIL: MMOBERLY@SUNFLOWERKC.COM,  MARK@SUNFLOWERKC.COM</p>	<p><u>UTILITY SERVICE NUMBERS</u></p> <p>NAME: LEE'S SUMMIT PUBLIC WORKS  PHONE: 816-969-1800</p> <p>NAME: LEE'S SUMMIT WATER &amp; SEWER  DEPARTMENT  PHONE: 816-969-1940</p>
<p><u>LANDSCAPE ARCHITECT</u>  OLSSON  1301 BURLINGTON, SUITE 100  NORTH KANSAS CITY, MO 64116  CONTACT: CHRIS HOLMQUIST, PLA  PHONE: 816.361.1177  EMAIL: CHOLMQUIST@OLSSON.COM</p>	<p>NAME: SPIRE (MGE)  PHONE: 816-756-5252</p> <p>NAME: AT&amp;T  PHONE: 800-286-8313</p> <p>NAME: EVERGY  PHONE: 816-471-5275</p>
<p><u>ENGINEER</u>  OLSSON  1301 BURLINGTON, SUITE 100  NORTH KANSAS CITY, MO 64116  CONTACT: STEPHEN SAYLOR, PE  PHONE: 816.361.1177  EMAIL: SSAYLOR@OLSSON.COM</p>	<p>NAME: SPECTRUM (TWC)  PHONE: 816-358-5350</p> <p>NAME: GOOGLE FIBER  PHONE: 877-454-6959</p>
<p><u>LIGHTING ENGINEER</u>  OLSSON  1301 BURLINGTON, SUITE 100  NORTH KANSAS CITY, MO 64116  CONTACT: KATLYN COLLIER, PE  PHONE: 816.361.1177  EMAIL: KCOLLIER@OLSSON.COM</p>	

- ☐ NOT FOR CONSTRUCTION
- ☒ REVIEWED FOR CONSTRUCTION



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RIRES.



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ACCEPTED:

CITY OF LEE'S SUMMIT

DATE \_\_\_\_\_

CIVIL ENGINEER:  
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE  
PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S  
SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

  
STEPHEN SAYLOR, P.E.  
CIVIL ENGINEER  
MO# 2018021248

10/16/2024  
DATE

**olsson**



	No.	Date	Revisions Description	BV
	1	03/28/2024	REVISED PER CITY COMMENTS	
	2	06/07/2024	REVISED PER LAYOUT CHANGE	
	3	06/19/2024	REVISED PER CITY COMMENTS	
	4	10/16/2024	REVISED PER SITE CONDITIONS	
<b>REVISIONS</b>				

<p>LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS</p>	<p>2024</p>
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Drawn by: \_\_\_\_\_ CH  
 Checked by: \_\_\_\_\_ DP  
 Approved by: \_\_\_\_\_ SS  
 A/QC by: \_\_\_\_\_ CH  
 Project no.: \_\_\_\_\_ 022-06318  
 Drawing no.: C\_TTL01\_02206318  
 Date: 2024.03.01

SHEET  
C01



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- GENERAL NOTES:
1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
  3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
  4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
  5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
  6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
  7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.
  8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
  9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.
  10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO BE TWO LAYERS, 4" STROKE, REFLECTIVE PAINT, INCLUDING ADA SYMBOL AND HATCHING. PAINT COLOR TO BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.
  11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
  12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
  13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
  14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ANY WORK IN CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SURVEY MONUMENTS AND IS RESPONSIBLE FOR RE-ESTABLISHMENT OF ANY PROPERTY CORNERS OR SURVEY MONUMENTS IF DISTURBED BY CONSTRUCTION ACTIVITIES.
  15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
  16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.
  17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
  18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
  19. PLANS WERE PREPARED USING EXISTING CONDITIONS INFORMATION AS PROVIDED BY OTHER PARTIES. OLSSON SHALL NOT BE RESPONSIBLE FOR ANY DIFFERENCE IN TOPOGRAPHY, OR STATED QUANTITIES, COSTS, LABOR, ETC. RESULTING FROM DIFFERENCES IN ACTUAL EXISTING CONDITIONS AND THE INFORMATION PROVIDED. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES OF INFORMATION PROVIDED.

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 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 29095C 0416G, REVISION DATE JANUARY 20, 2017

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

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

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.
5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.
6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.
9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LANES.
3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
6. 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 SUPERSDEE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:  
ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS.  
ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.
6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTION'S SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMMIT, MISSOURI.
13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.
14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

GENERAL		LEGEND	
GENERAL		SURVEY MARKERS	
	ACU		BENCHMARK
	AST		CONTROL POINT
	ATL		FOUND MONUMENT
	ATR		ROW MARKER
	BLB		SECTION CORNER
	BOV		SET MONUMENT
	BSH	BOUNDARIES	
	COL		SECTION LINE
	CTR		EXISTING PROPERTY BOUNDARY
	DRN		PROPOSED PROPERTY BOUNDARY
	DTR		EXISTING LOT LINE
	FLP		PROPOSED LOT LINE
	GDP		EXISTING RIGHT-OF-WAY
	GUL		PROPOSED RIGHT-OF-WAY
	GRE	UTILITIES	
	GUY		CABLE BOX
	HCP		CABLE VAULT
	LST		TELEVISION PEDESTAL
	MLB		TELEVISION RISER
	MP		EXISTING CABLE TV, OVERHEAD
	MWL		EXISTING CABLE TV, UNDERGROUND
	PIV		PROPOSED CABLE TV, OVERHEAD
	PPT		PROPOSED CABLE TV, UNDERGROUND
	RAT		FIBER OPTIC BOX
	SAD		FIBER OPTIC MANHOLE
	SCV		FIBER OPTIC PEDESTAL
	SGN		FIBER OPTIC VAULT
	SLB		EXISTING FIBER OPTIC, OVERHEAD
	SLC		EXISTING FIBER OPTIC, UNDERGROUND
	SPB		PROPOSED FIBER OPTIC, OVERHEAD
	SPH		PROPOSED FIBER OPTIC, UNDERGROUND
	STP		FIRE DEPT. CONNECTION
	SV		EXISTING FIRE PROTECTION SYSTEM LINE
	TCB		PROPOSED FIRE PROTECTION SYSTEM LINE
	TSA		EXISTING FUEL LINE
	TSC		PROPOSED FUEL LINE
	TSMH		GAS RISER
	TSP		GAS MANHOLE
	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		POWER POLE
	L		ELECTRIC TRANSFORMER
	D		ELECTRIC BOX
EASEMENTS & SETBACKS			ELECTRIC CABINET
	A.E.		ELECTRIC RISER
	B.M.P.		ELECTRIC MANHOLE
	B.L.		ELECTRIC METER
	C.T.V.E.		ELECTRIC SECTIONALIZER
	C.E.		ELECTRIC VAULT
	C.G.E.		YARD LIGHT
	F.P.E.		EXISTING POWER/ELECTRIC LINE, OVERHEAD
	F.O.E.		EXISTING POWER/ELECTRIC LINE, UNDERGROUND
	F.P.S.E.		SEWER CLEANOUT
	F.L.E.		SANITARY MANHOLE
	L.S.E.		EXISTING SANITARY SEWER
	G.E.		PROPOSED SANITARY SEWER
	T.E.		FUTURE SANITARY SEWER
	E.E.		EXISTING STEAM LINE
	P.S.		PROPOSED STEAM LINE
	S.B.		STORM SEWER MANHOLE
	S.D.E.		FLARED END SECTION
	SIGHT DIST. ESMT.		ROOF DRAIN
	S.E.		EXISTING STORM SEWER
	S.L.E.		PROPOSED STORM SEWER
	O.E.	CONTOURS	
	S.W.M.E.		EXISTING INDEX CONTOURS
	T.C.D.S.E.		EXISTING INTERMEDIATE CONTOURS
	TEMP. ESMT.		PROPOSED INDEX CONTOURS
	TRAIL ESMT.		PROPOSED INTERMEDIATE CONTOURS
	U.E.		
	W.E.		
	F.Y.S.		
	R.Y.S.		
	S.Y.S.		

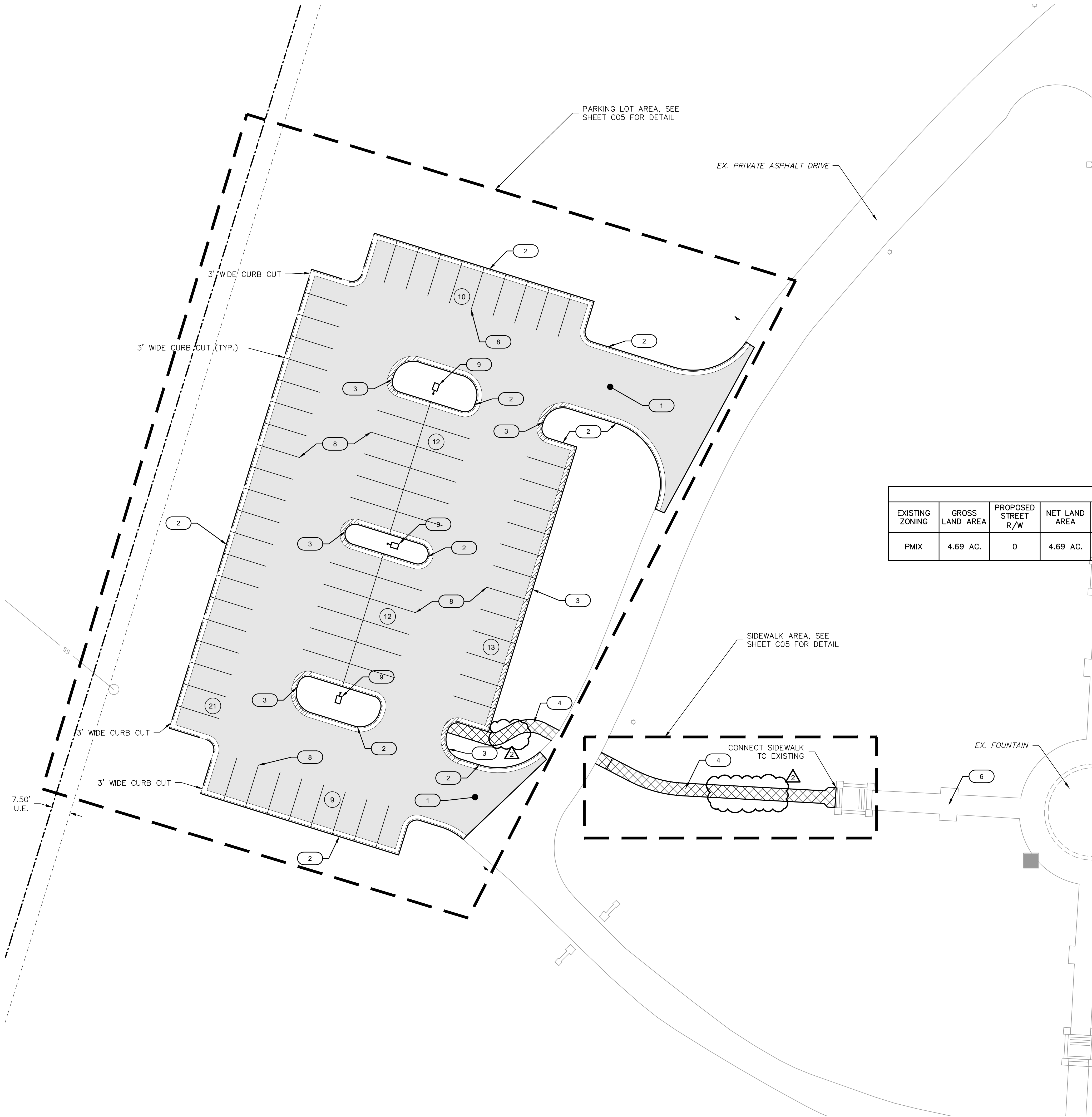
- A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS



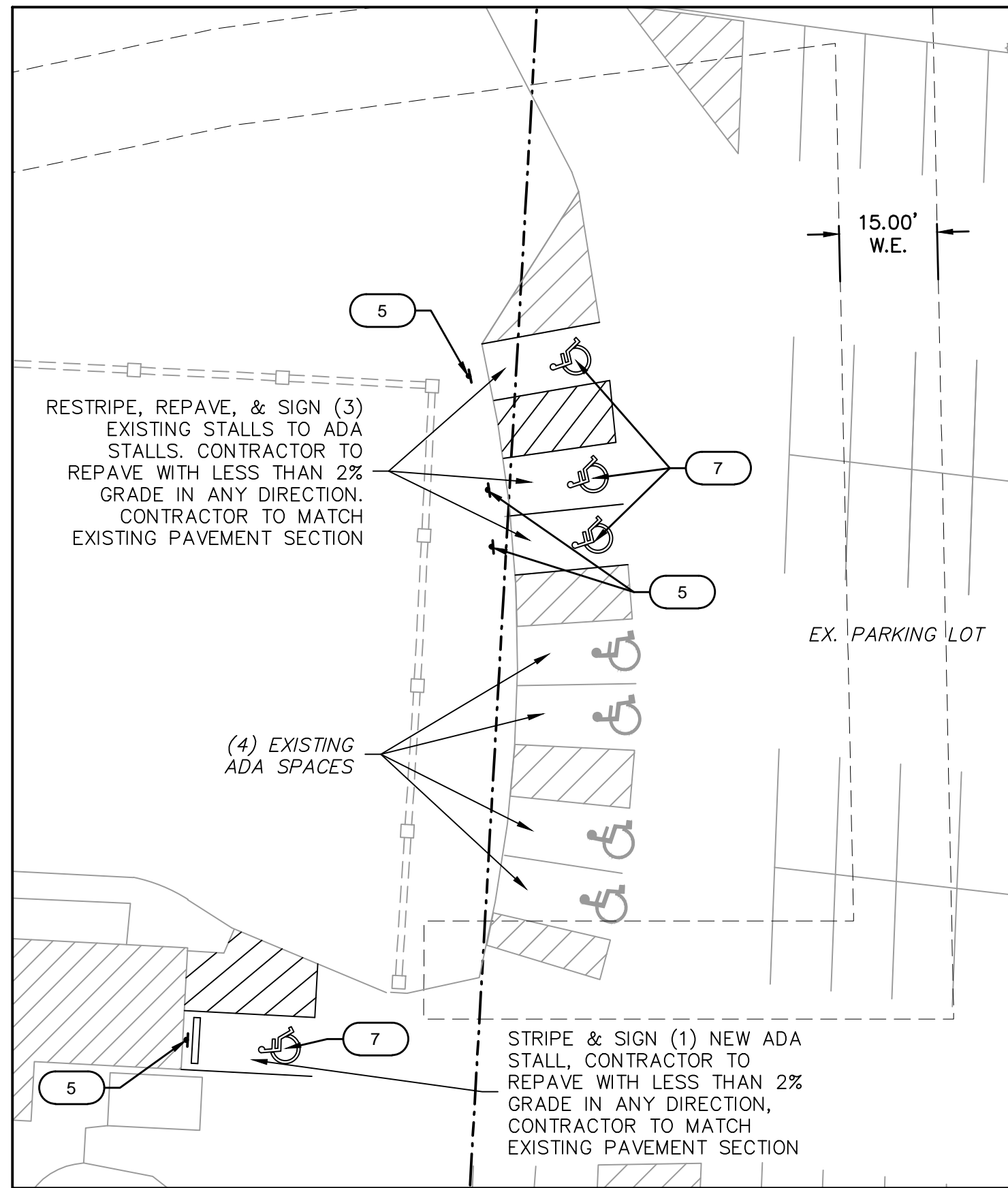




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ADA STALL LOCATION MAP

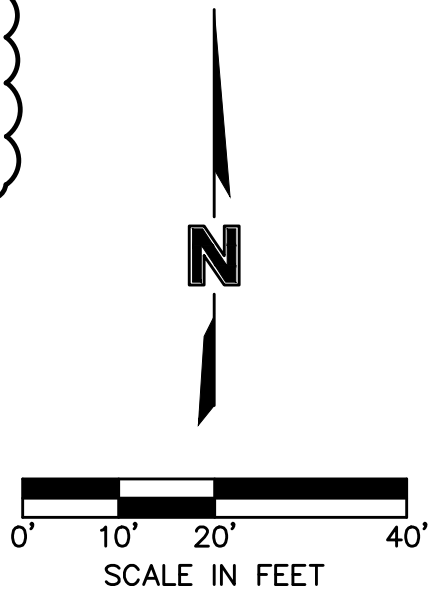


SITE DEVELOPMENT DATA												
EXISTING ZONING	GROSS LAND AREA	PROPOSED STREET R/W	NET LAND AREA	LAND USE	BUILDING FLOORS	BUILDING FLOOR AREA	BUILDING COVERAGE	F.A.R.	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	IMPERV. AREA (EX.)	IMPERV. AREA (PROP.)
PMIX	4.69 AC.	0	4.69 AC.	EVENT SPACE PARKING	N/A	N/A	N/A	N/A	75	77	8.25%	20.98%

LEGEND	
	CONCRETE SIDEWALK (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT (See Detail Sheet)
	CG-1 CURB & GUTTER (See Detail Sheet)
	CG-1 CURB & GUTTER (DRY) (See Detail Sheet)
	1 NUMBER OF PARKING STALLS

CONSTRUCTION NOTES

- 1 CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND AND DETAIL SHEET C11)
- 2 TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND AND DETAIL SHEET C11)
- 3 TYPE CG-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND AND DETAIL SHEET C11)
- 4 CONSTRUCT PRIVATE SIDEWALK (SEE DETAIL ON SHEET C11)
- 5 PROPOSED ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET C11)
- 6 EXISTING PRIVATE SIDEWALK
- 7 PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET C11)
- 8 PROPOSED 4" WHITE THERMOPLASTIC PAVEMENT STRIPING (TYP.) (SEE DETAIL SHEET C11)
- 9 PROPOSED LIGHT POLES (SEE SITE LIGHTING PLANS FOR DETAILS)



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OVERALL SITE PLAN

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

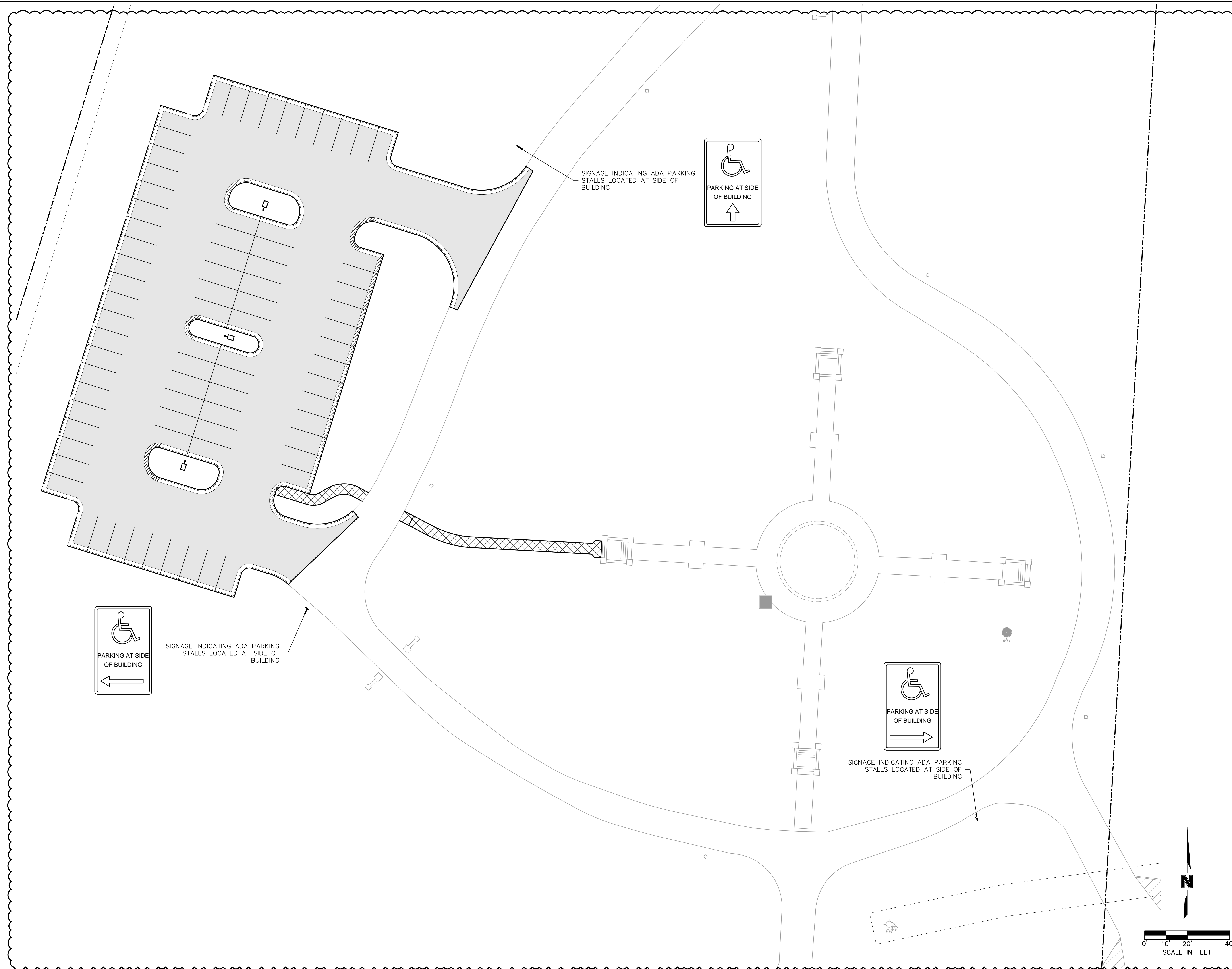
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project no.: 022-06318	drawing no.: C_SIT01_02206318	date: 2024.03.01	

SHEET C04

2024

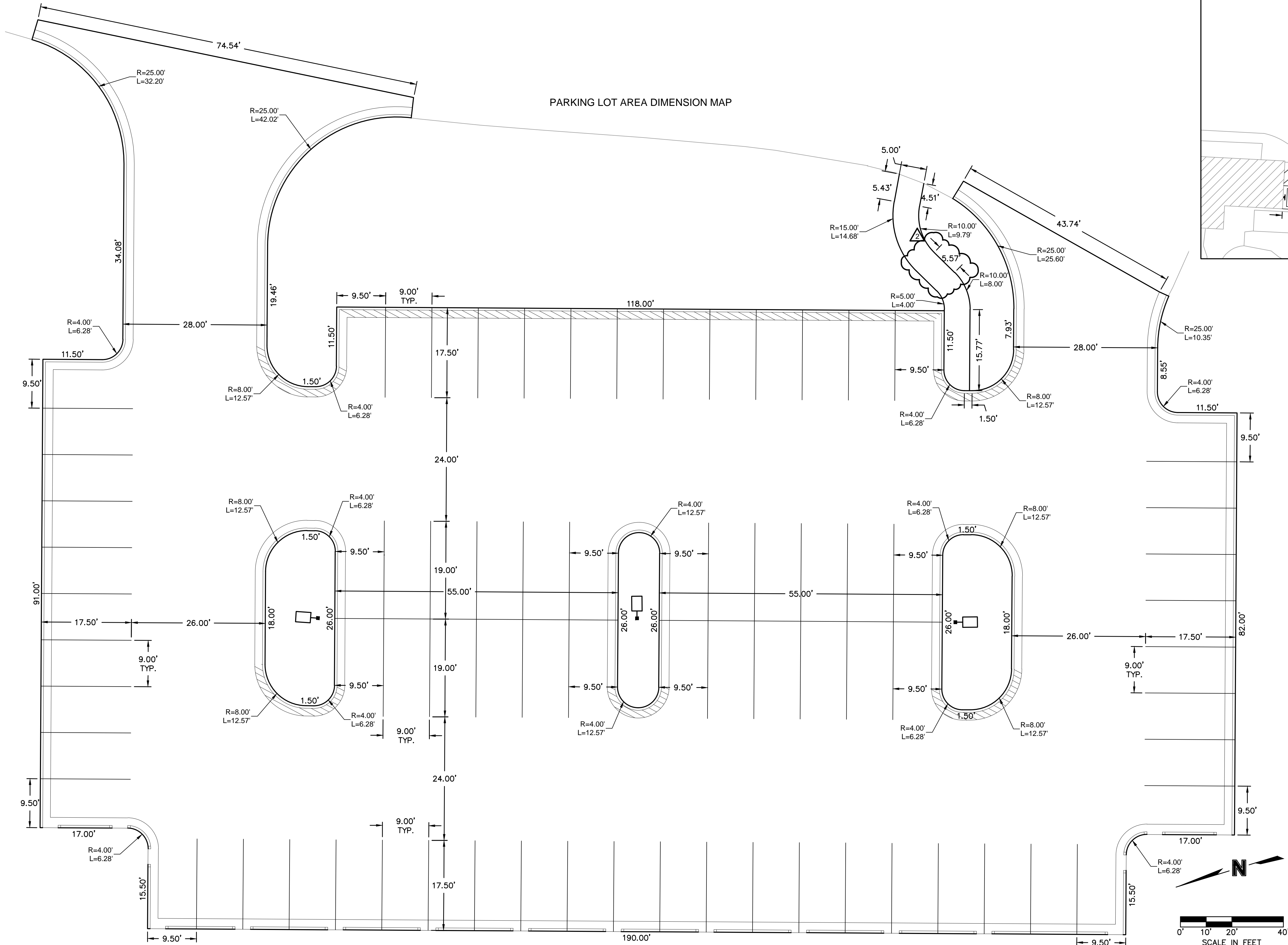
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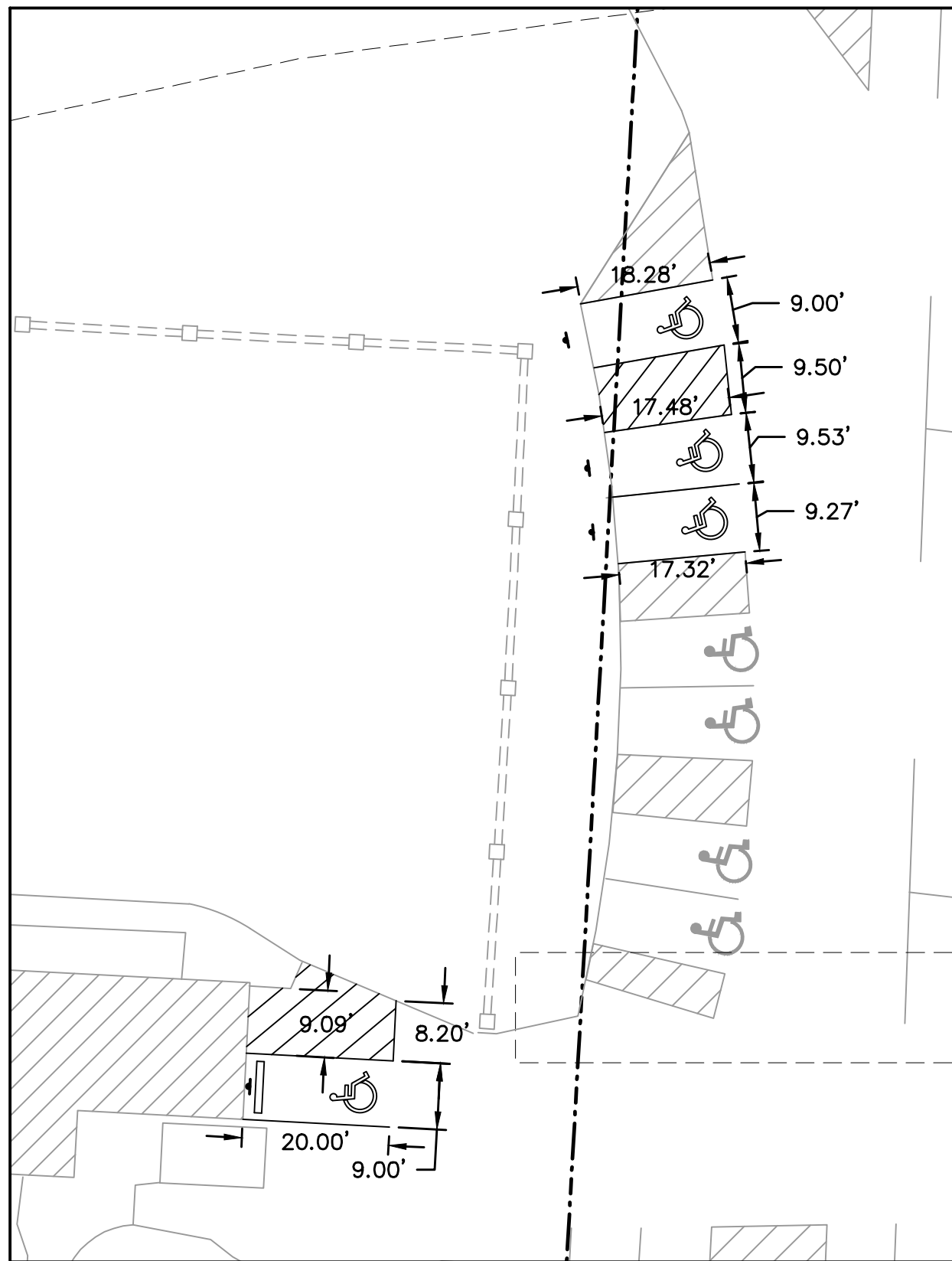




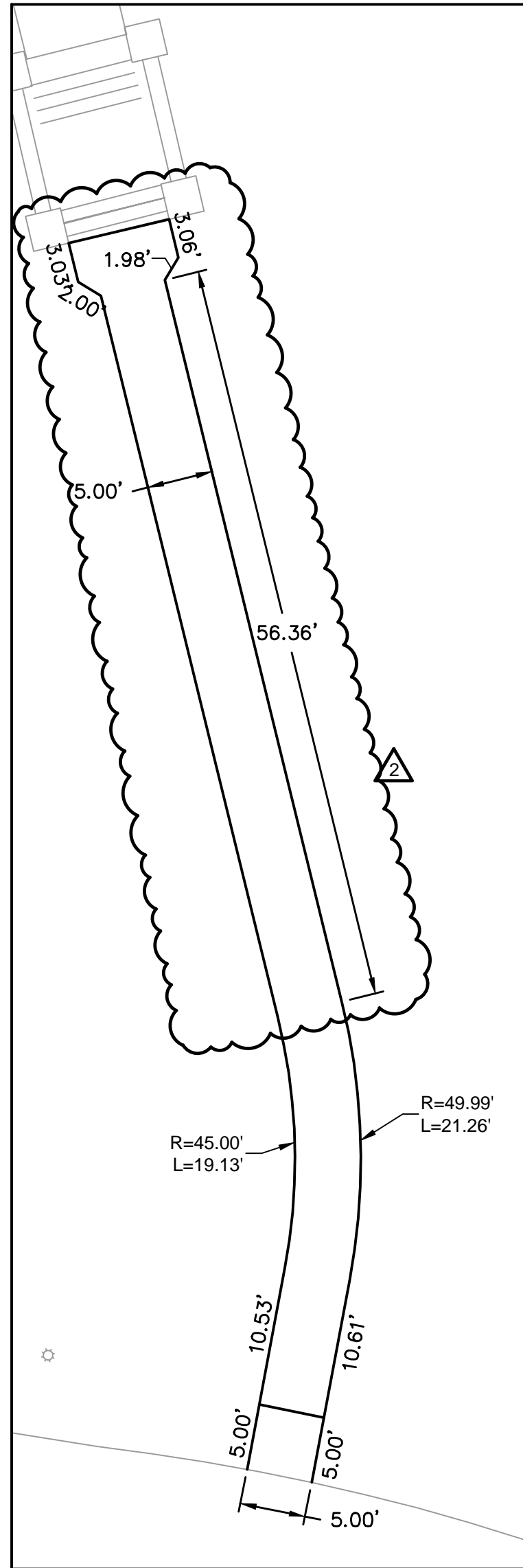
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ADA STALL DIMENSION MAP



SIDEWALK AREA DIMENSION MAP



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STATE OF MISSOURI  
STEPHEN M. SAYLOR  
PE-2018021246  
10/16/2024  
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
2		06/07/2024	REVISED PER LAYOUT CHANGE	

SITE DIMENSION PLAN		2024
LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS		

LEE'S SUMMIT, MO

drawn by: CH

checked by: DP

approved by: SS

QA/QC by: CH

project no.: 022-06318

drawing no.: C\_SIT01\_02206318

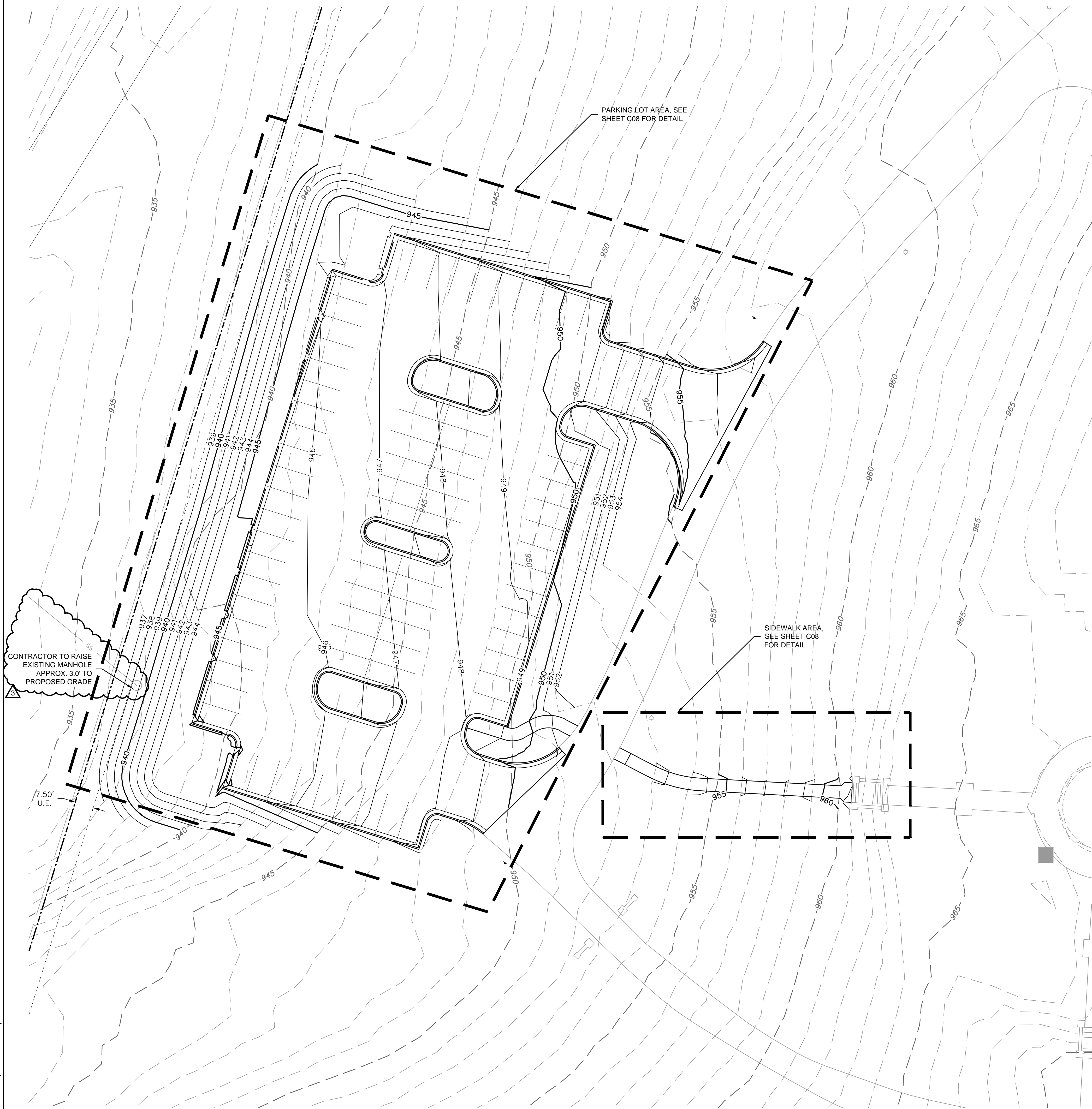
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C05



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USER: ssa\or



LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

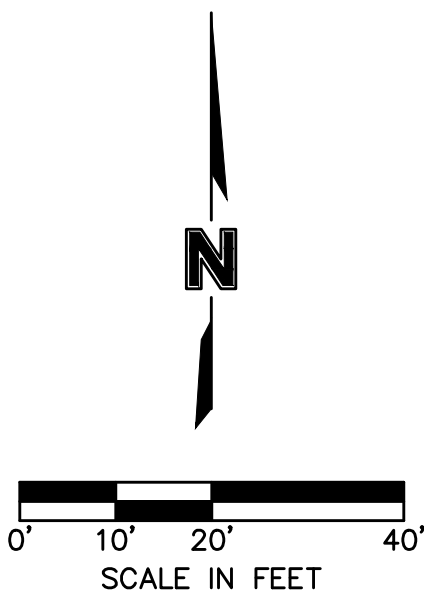
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	201	3830

## EARTHWORK QUANTITIES NOTES

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

## GRADING PLAN NOTES

1. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE, SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)



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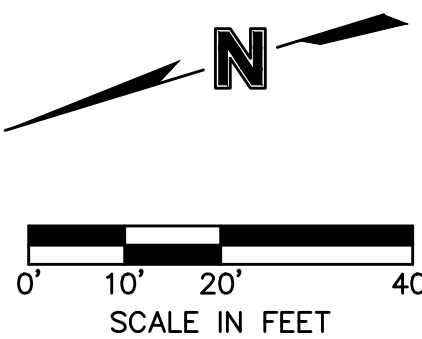
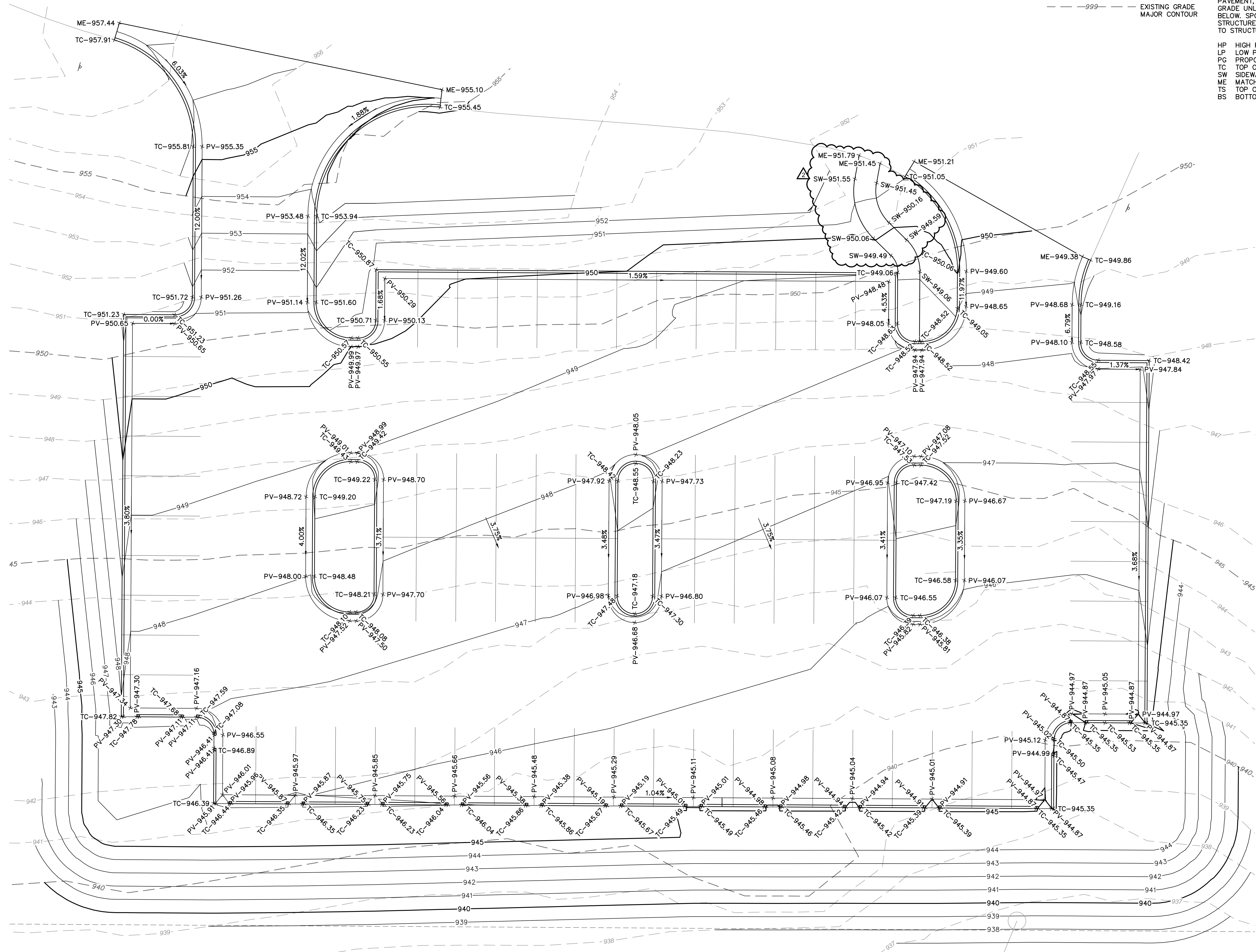
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GRADING PLAN	
LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS	
LEE'S SUMMIT MO	2024

drawn by: \_\_\_\_\_ CH  
checked by: \_\_\_\_\_ DP  
approved by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ CH  
project no.: \_\_\_\_\_ 022-06318  
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date: \_\_\_\_\_ 2024.03.01

SHEET  
C06





### GRADING LEGEND

— 999 — FINISHED GRADE  
— — — 999 — — — EXISTING GRADE

### SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATE FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

HP	HIGH POINT
LP	LOW POINT
PG	PROPOSED GRADE
TC	TOP OF CURB AT BACK
SW	SIDEWALK
ME	MATCH EXISTING
TS	TOP OF STEP
BS	BOTTOM OF STEP

## SPOT ELEVATIONS

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

by: \_\_\_\_\_ CH  
 d by: \_\_\_\_\_ DP  
 ed by: \_\_\_\_\_ SS  
 by: \_\_\_\_\_ CH  
 no.: \_\_\_\_\_ 022-06318  
 g no.: C\_SPT01 02206318  
 2024.03.01

SHEET  
C07

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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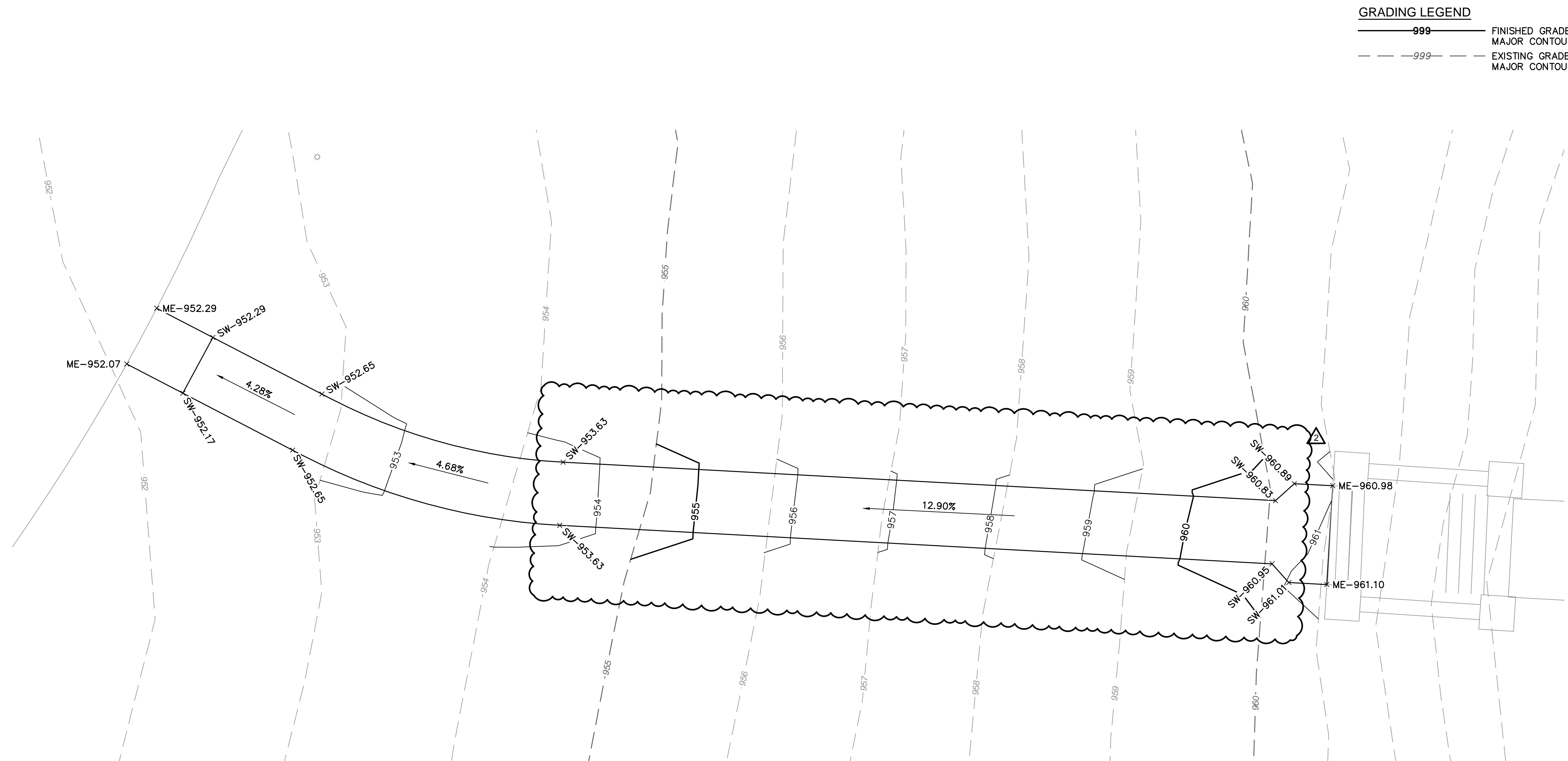
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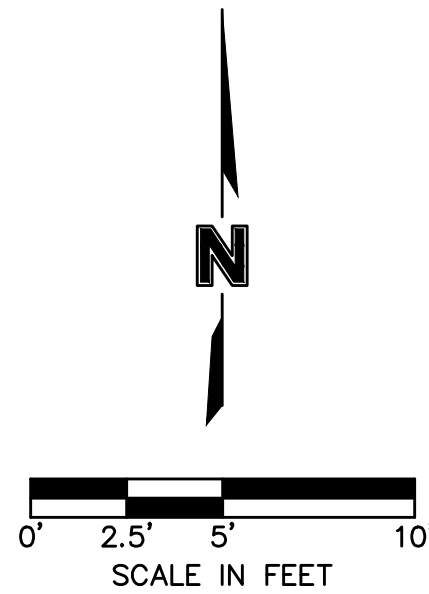
### SPOT ELEVATION LEGEND

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HP HIGH POINT  
LP LOW POINT  
PG PROPOSED GRADE  
TC TOP OF CURB AT BACK  
SW SIDEWALK  
ME MATCH EXISTING  
TS TOP OF STEP  
BS BOTTOM OF STEP

## GRADING LEGEND

 FINISHED GRADE  
 EXISTING GRADE

[illegible]

## SPOT ELEVATIONS

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT. MO

drawn by: \_\_\_\_\_ CH  
checked by: \_\_\_\_\_ DP  
approved by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ CH  
project no.: 022-06318  
drawing no.: C\_SPT01\_02206318  
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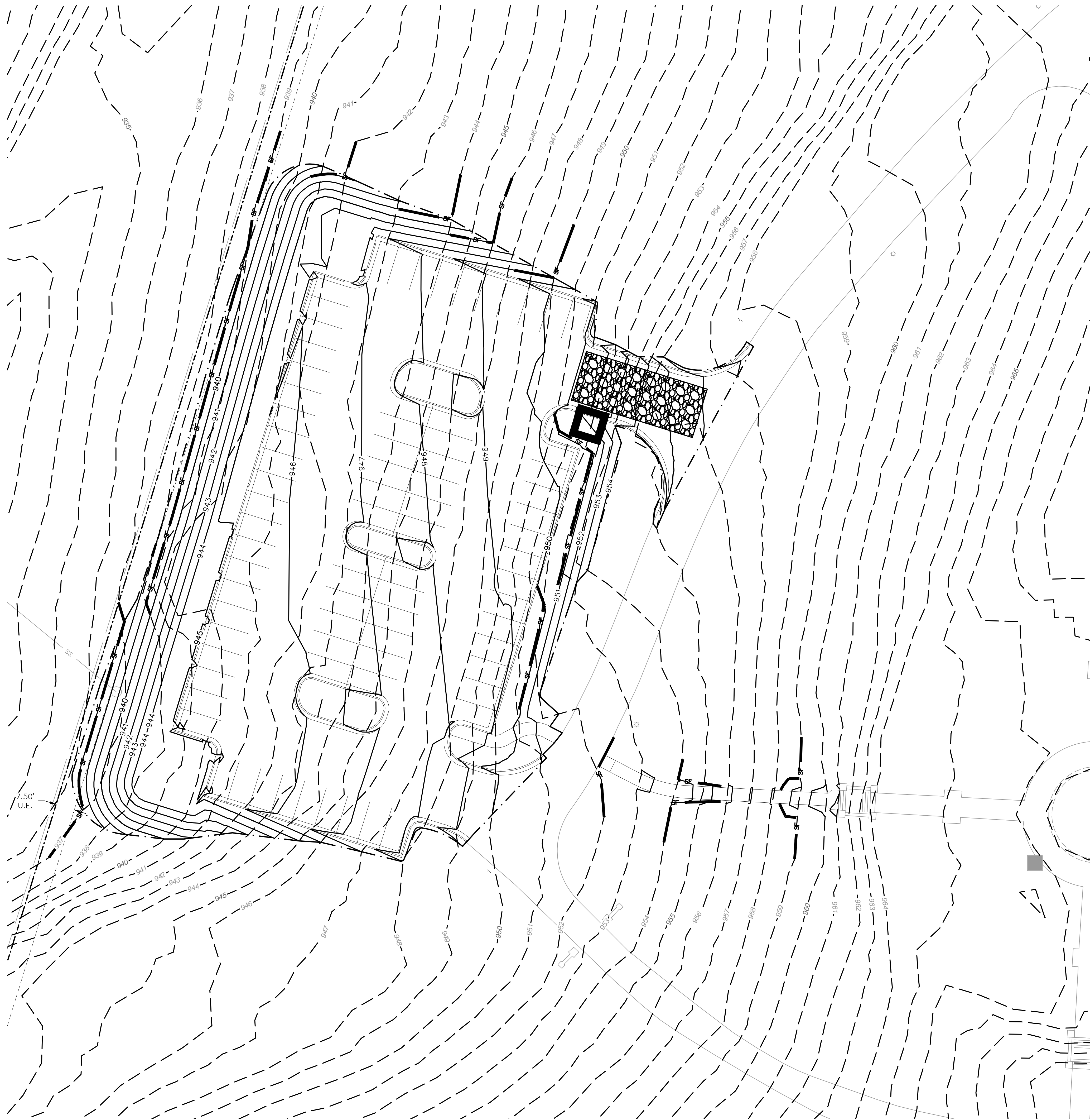
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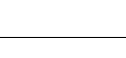
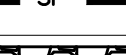






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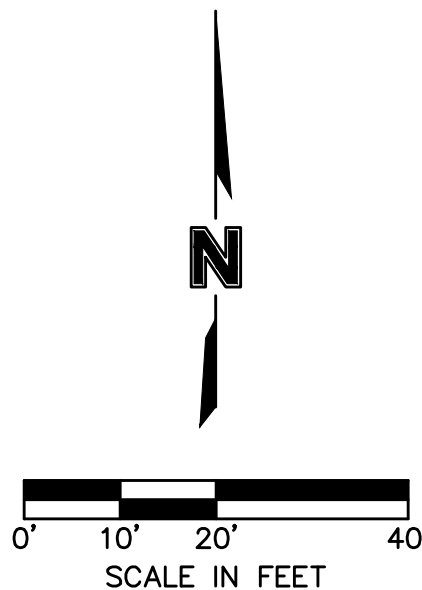


LEGEND	
	LIMITS OF DISTURBANCE
	SILT FENCE
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA

DISTURBED AREA = 0.98 AC.

## EROSION CONTROL PLAN NOTES

1. CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET AS A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS AND INSTALLING ANY ADDITIONAL CONTROLS AS NECESSARY.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/STABILIZATION CONTROL MEASURES TO BE INSTALLED. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF HOURS OF NOTICE (VERBAL OR WRITTEN).
4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE DETAILS SHOWN ON SHEET C12. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.
5. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION. AREAS DISTURBED BY DEVICE REMOVAL SHALL BE IMMEDIATELY STABILIZED. SEED BLEND OR SOD SHALL MATCH WHAT WAS USED IN AREAS SURROUNDING DISTURBANCE.
7. PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.
8. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING AN ADDITIONAL DEVICE TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
9. SEE SHEET C12 FOR DETAILS.



EROSION CONTROL PLAN	LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS
----------------------	--

LEE'S SUMMIT, MO

drawn by: \_\_\_\_\_ CH  
checked by: \_\_\_\_\_ DP  
approved by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ CH  
project no.: \_\_\_\_\_ 022-06318  
drawing no.: C\_ERC01\_02206318  
date: \_\_\_\_\_ 2024.03.01

SHEET  
C10

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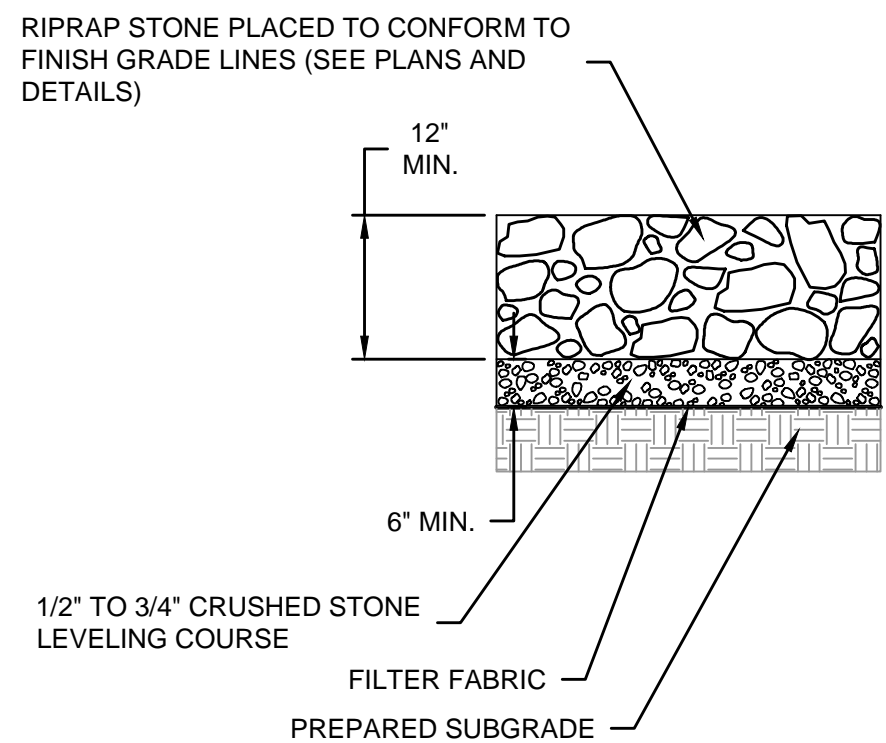
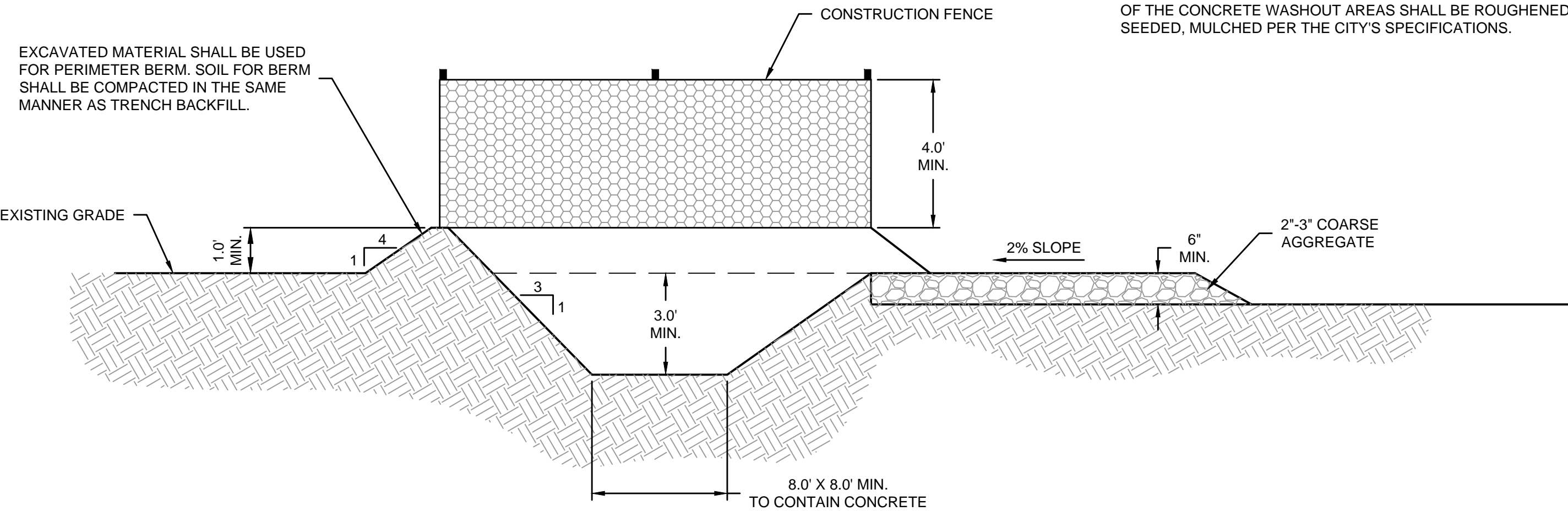
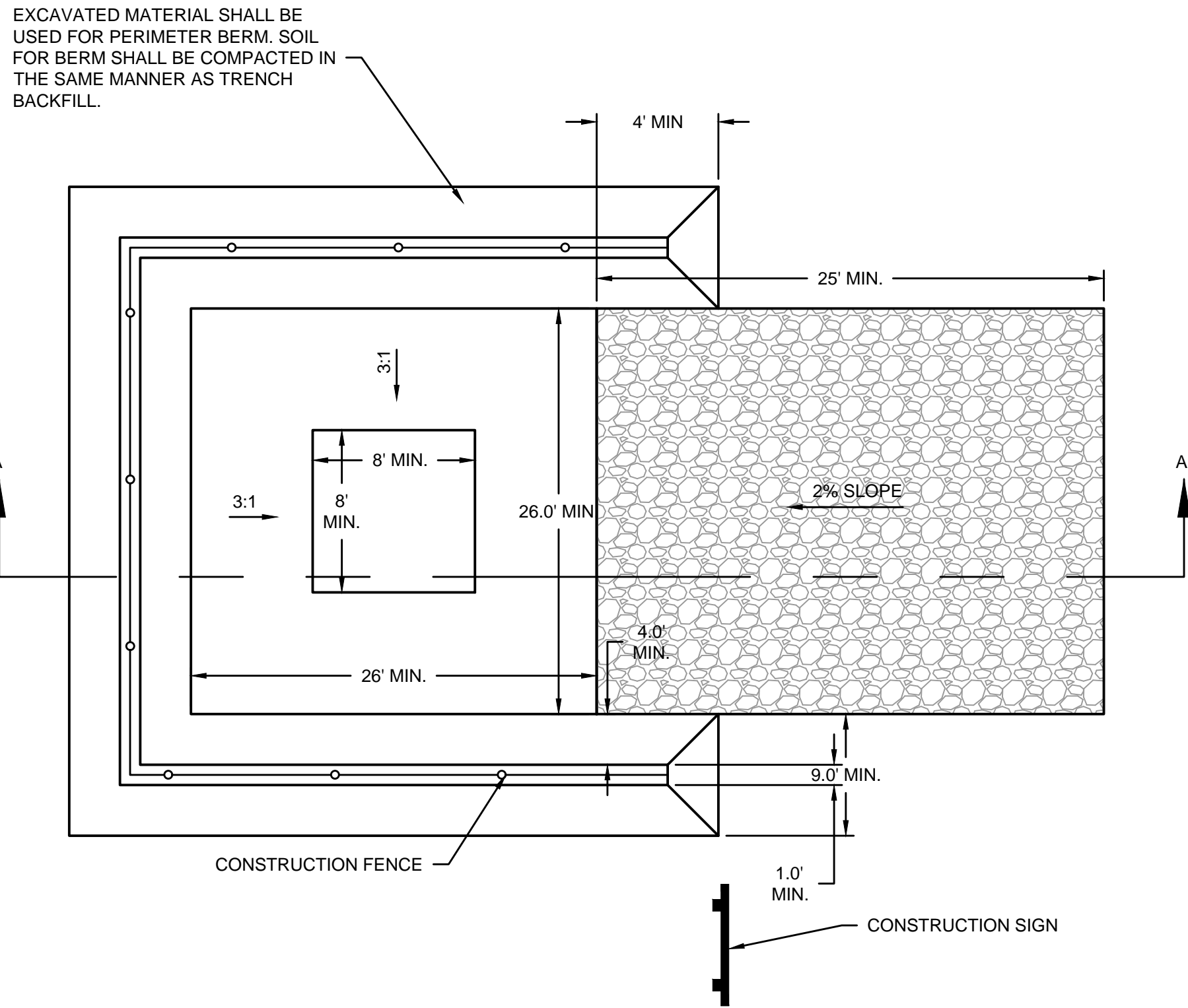
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USER: ssaylor  
XREFS: C\_PTBUL\_02206318



#### RIPRAP NOTES

- STONE FOR RIPRAP SHALL CONSIST OF QUARRIED ROCK AND BE SOUND, DURABLE AND ANGULAR IN SHAPE.
- SHALE AND STONE WITH SHALE SEAMS ARE NOT ACCEPTABLE.
- STONES SHALL HAVE A MINIMUM THICKNESS OF 18". NO MORE THAN 10 PERCENT SHALL HAVE AN ELONGATION GREATER THAN 3:1. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A VOLUME OF ONE CUBIC FOOT, NO MORE THAN 6 PERCENT OF THE STONES SHALL WEIGH LESS THAN 10 POUNDS.

#### RIPRAP DETAIL

NOT TO SCALE

#### INSTALLATION:

- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE. PLACEMENT SHALL BE A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.
- CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8.0' X 8.0'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3.0'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1.0'. THE VEHICLE AGGREGATE PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
- HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- A ONE-PIECE IMPERVIOUS LINER MAY BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT AT THE DISCRETION OF THE CITY INSPECTOR.

#### INSPECTION AND MAINTENANCE:

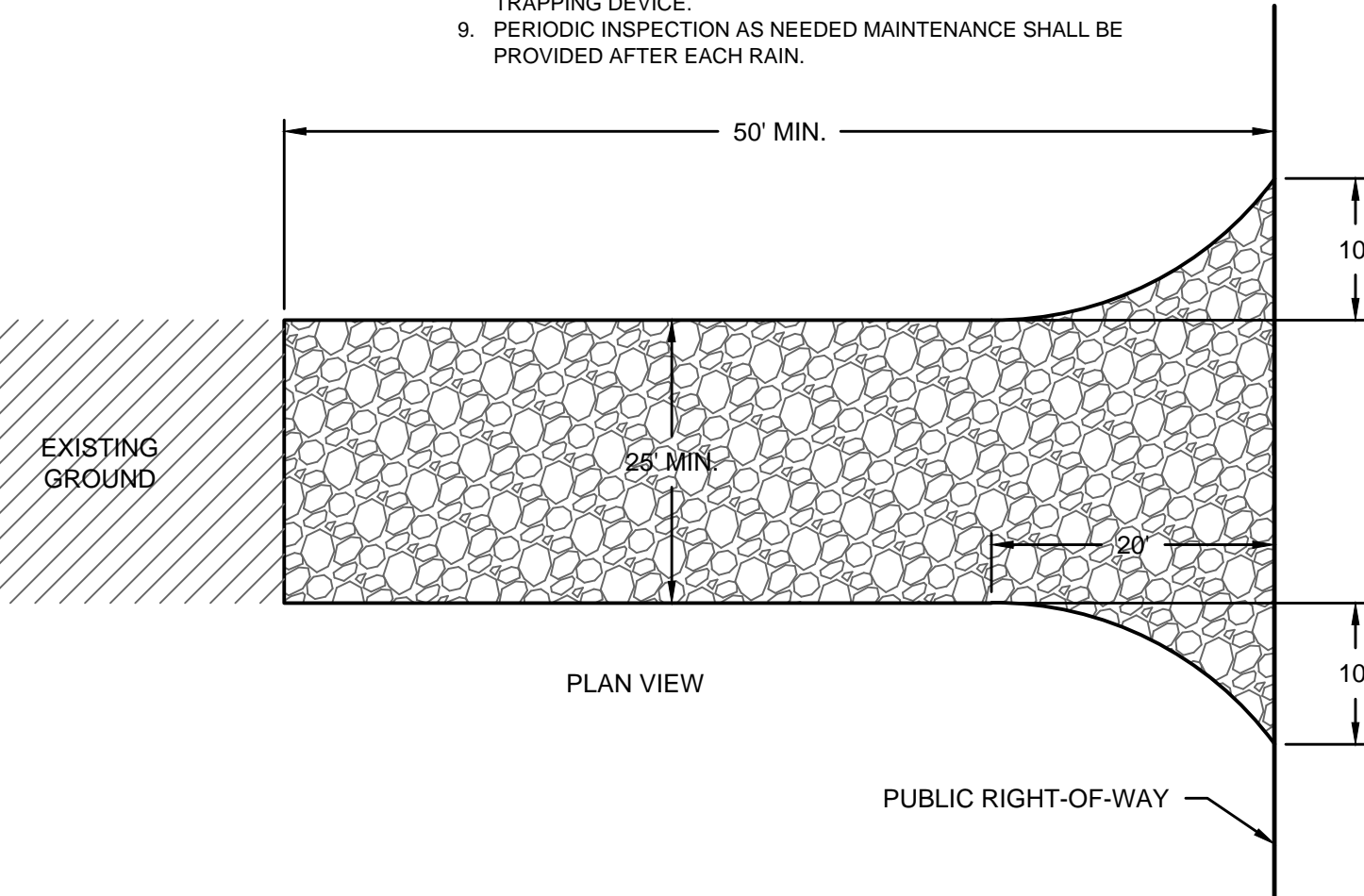
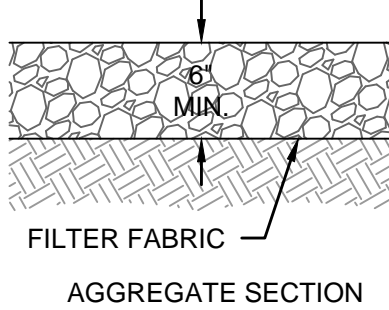
- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
  - AFTER INITIAL INSTALLATION.
  - AT LEAST DAILY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
  - DURING AND AFTER ANT STORM EVENT.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2.0'.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF AT AN APPROVED WASTE SITE.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED PER THE CITY'S SPECIFICATIONS.

#### CONCRETE WASHOUT AREA

NOT TO SCALE

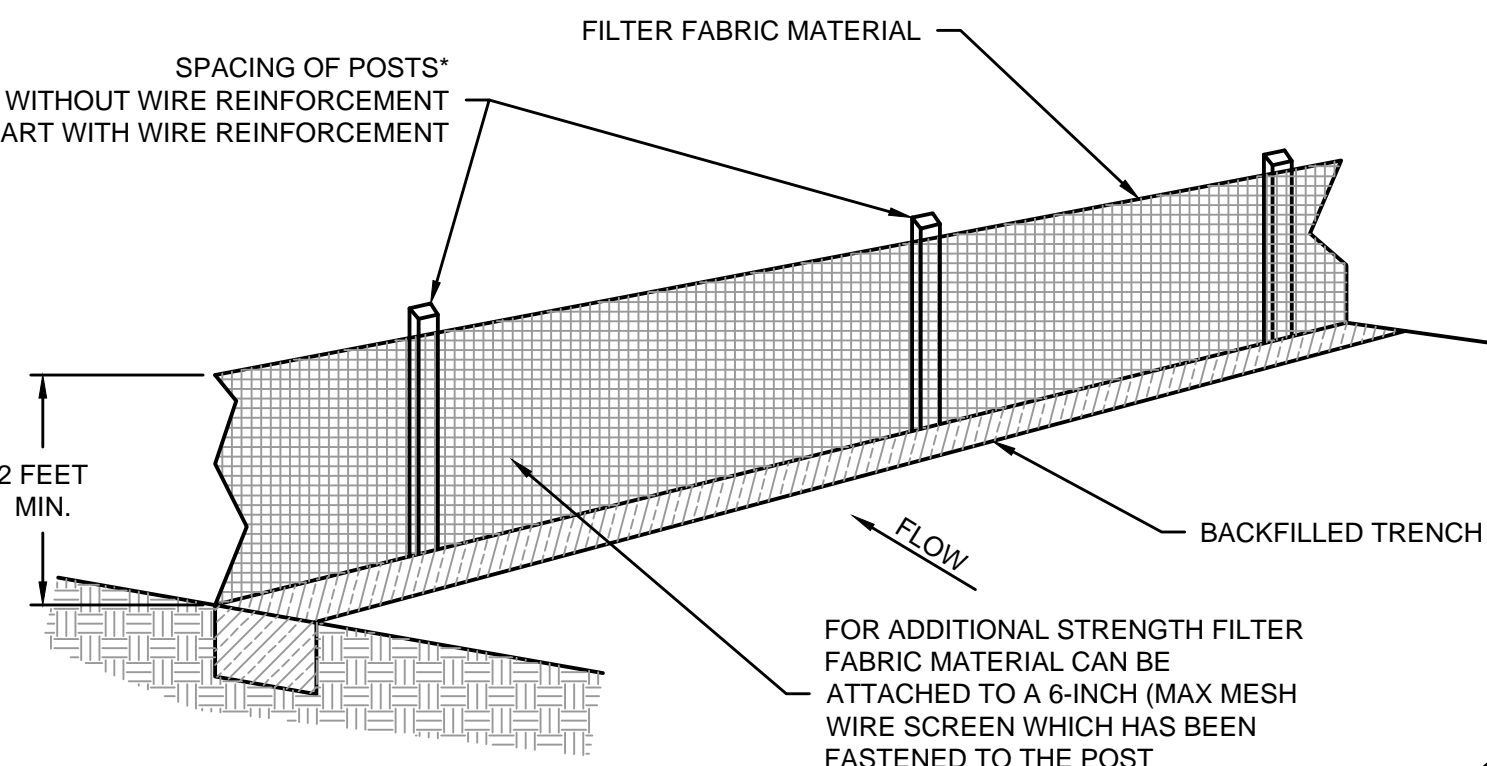
#### CONSTRUCTION SPECIFICATIONS

- STONE SIZE-USED 2" STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
- LENGTH-AS REQUIRED BUT NOT LESS THAN 50 FEET.
- THICKNESS-NOT LESS THAN SIX (6) INCHES.
- WIDTH-TWENTY (20) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
- FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



#### STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



#### SEDIMENT FENCE FABRIC :

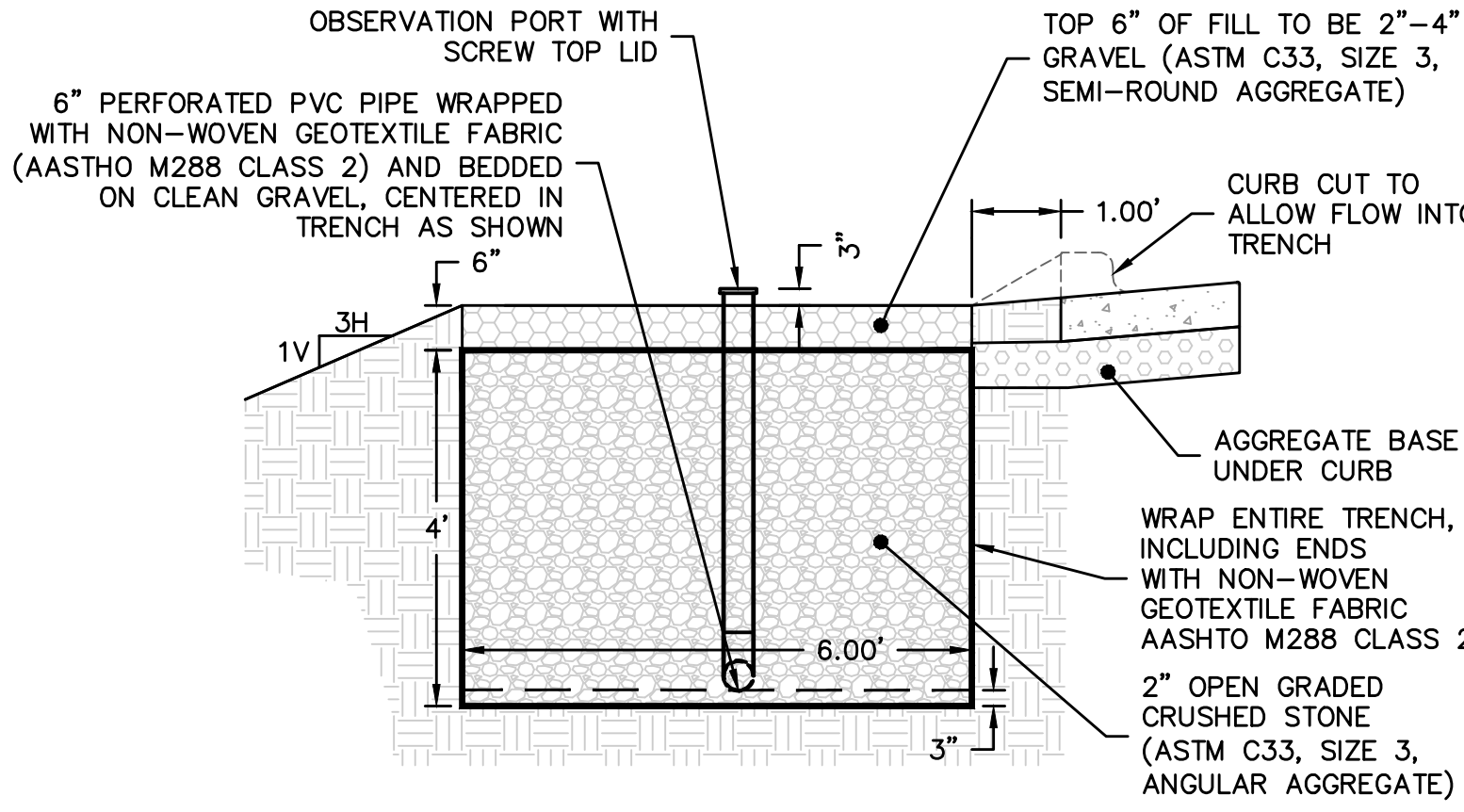
- FILTERING EFFICIENCY SHALL BE A MINIMUM OF 85%.
- TENSILE STRENGTH AT 20% ELONGATION FOR TYPICAL APPLICATIONS SHALL BE A MINIMUM OF 30 LB PER LINEAR INCH. FOR HIGH STRENGTH APPLICATIONS, (SUPER-SILT FENCE), THE MINIMUM STRENGTH SHALL BE 50 LB PER LINEAR INCH.

#### SEDIMENT FENCE POSTS:

- TYPICAL POSTS SHALL DEFER TO MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS. THE FOLLOWING ARE TO BE CONSIDERED MINIMUMS WHERE SUCH RECOMMENDATIONS ARE NOT AVAILABLE.
- WITH WIRE REINFORCEMENT, WOOD POSTS SHALL BE HAVE A 4" NOMINAL DIAMETER, OR 1.33 LB PER LINEAR FOOT STEEL.
- WITHOUT WIRE REINFORCEMENT, WOOD POSTS SHALL BE 2"x2", OR 1.00 LB PER LINEAR FOOT STEEL.

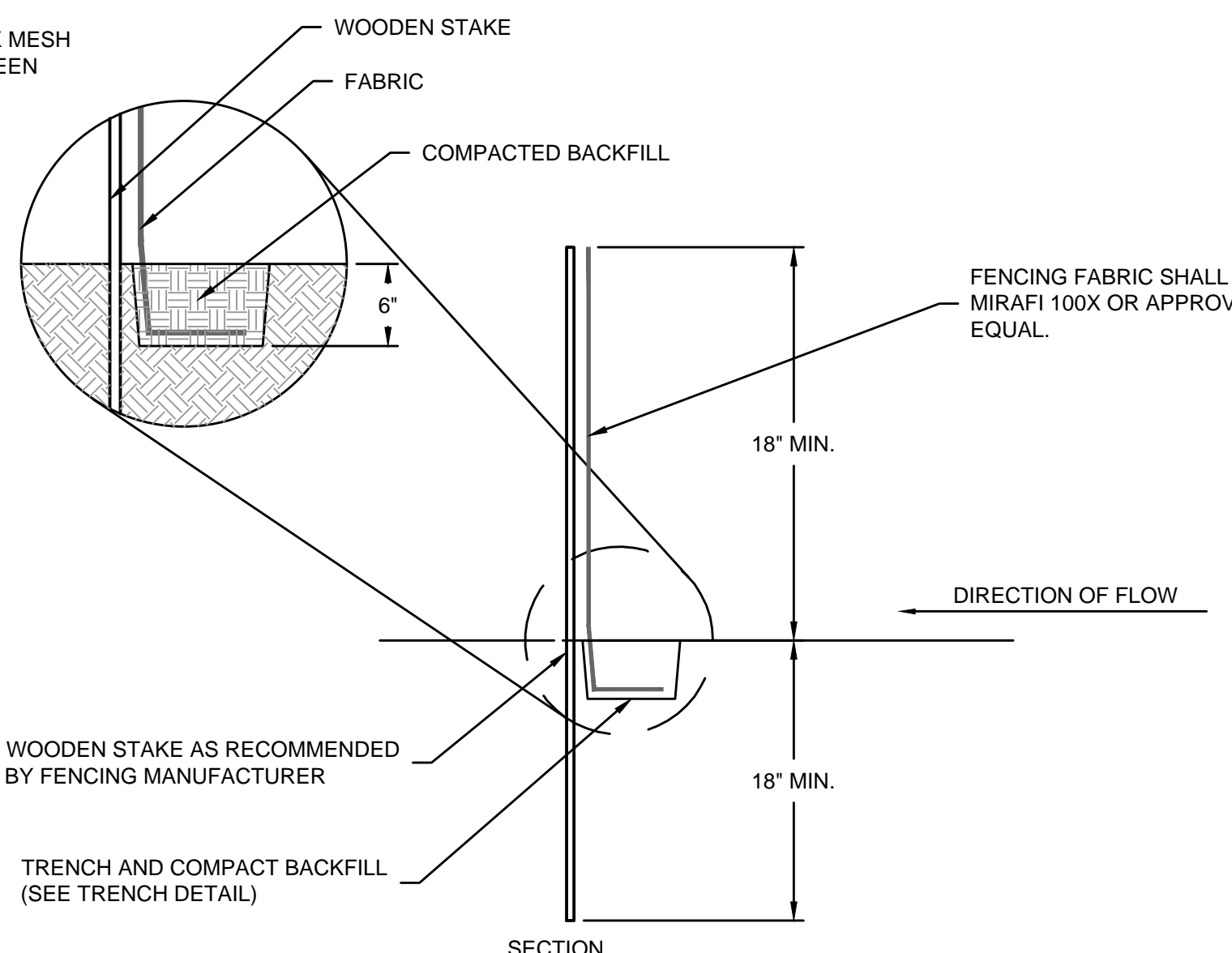
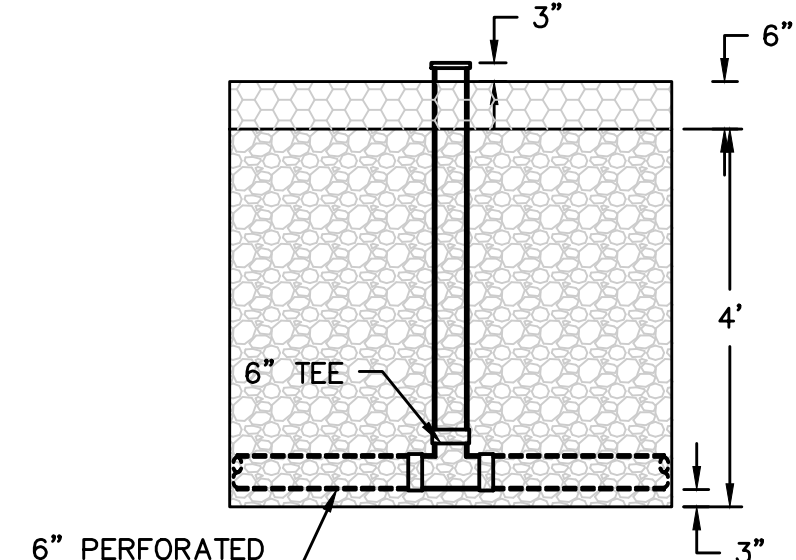
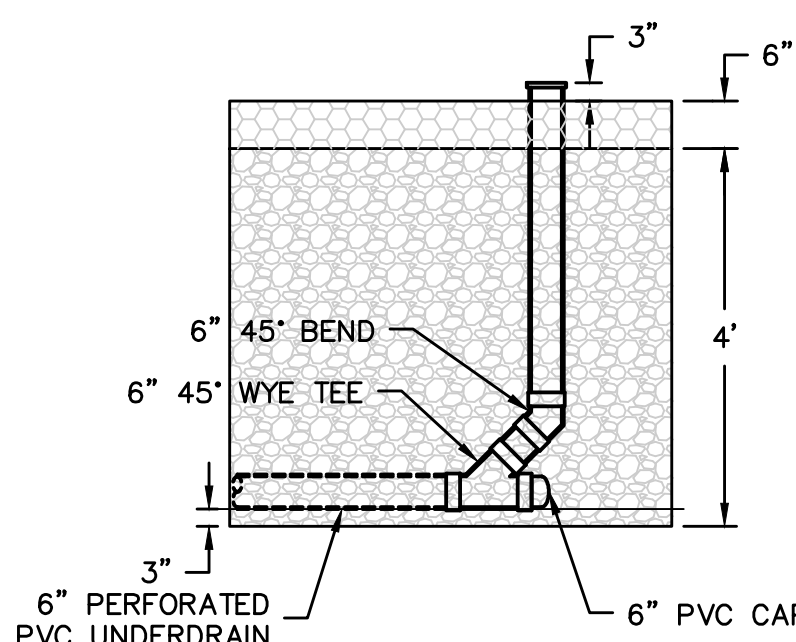
#### SEDIMENT CONTROL FENCE DETAIL

NOT TO SCALE



#### INFILTRATION TRENCH SECTION A-A

N.T.S.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024	REVISED PER CITY COMMENTS	
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DETAILS	LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS	2024
LEE'S SUMMIT, MO		

drawn by: CH  
checked by: DP  
approved by: SS  
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project no.: 022-06318  
drawing no.: C-DTL01\_02206318  
date: 2024.03.01



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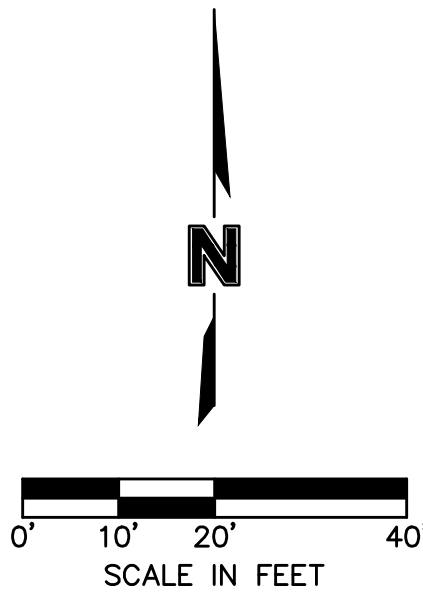


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	QTY
TREES					
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	5
	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	3"	7
SHRUBS					
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			32
GROUND COVERS					
	TURF SEED / DROUGHT TOLERANT FESCUE BLEND				17,610 SF
	HARDWOOD MULCH 2'-4" SHREDDED BROWN	705 SF			

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

- GENERAL NOTES:
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
  - ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED WITH GROUNDCOVER ARE TO BE PLANTED WITH TALL FESCUE TURF SEED.
  - TREE RINGS AND PLANTING BEDS SHALL BE SURFACED WITH 3" SHREDDED HARDWOOD MULCH AND SHALL RECEIVE SHOVEL-CUT EDGE.
  - THE LANDSCAPE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS, AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.



LANDSCAPE DETAILS & NOTES

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

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: 2024.03.01

2024

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

REVISIONS

2024.06.07

STATE OF MISSOURI  
CHRISTOPHER HOLMQUIST  
NUMBER PLA-2019026430  
PROFESSIONAL LANDSCAPE ARCHITECT

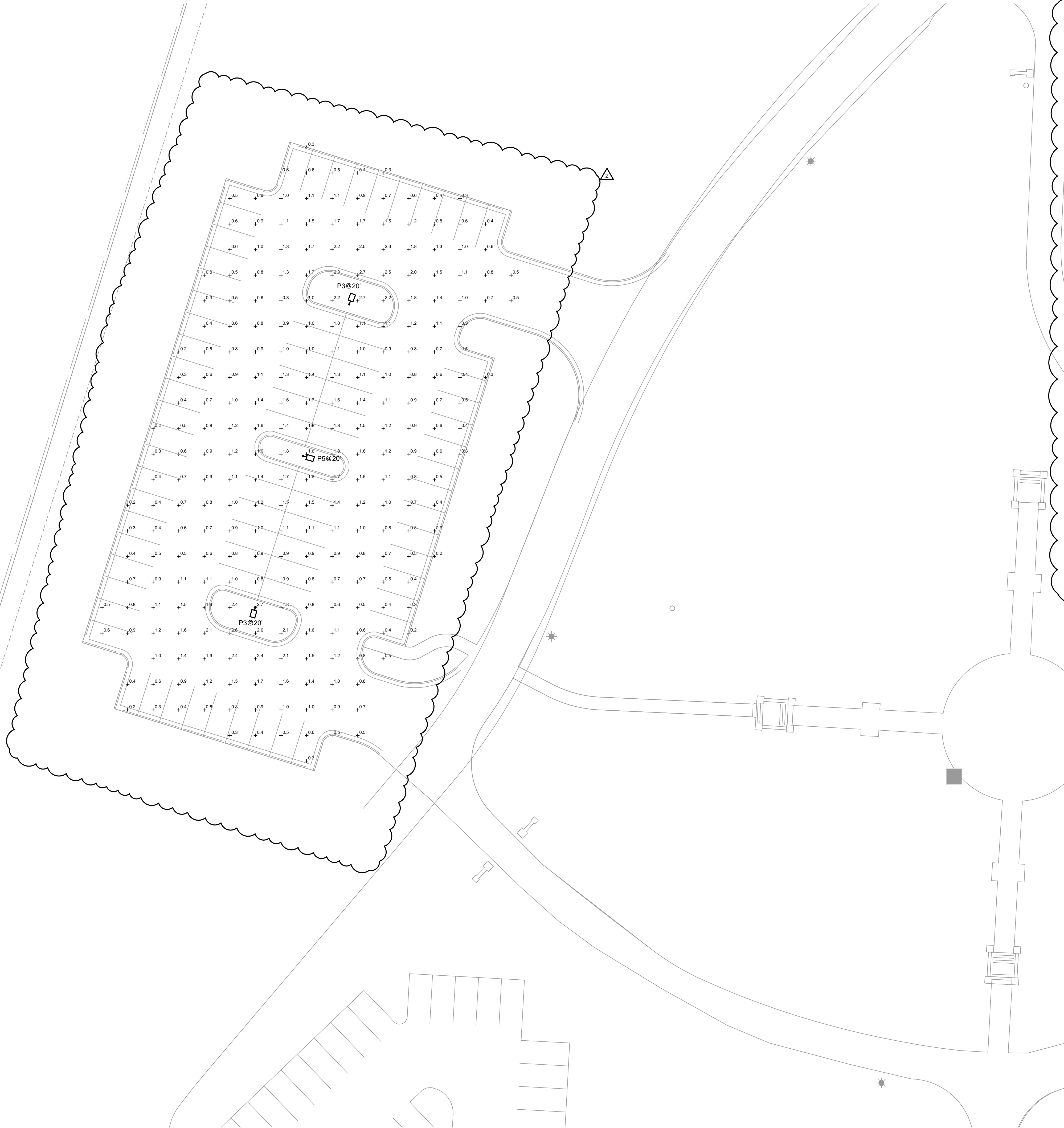
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1301 Burlington Street  
North Kansas City, MO 64116  
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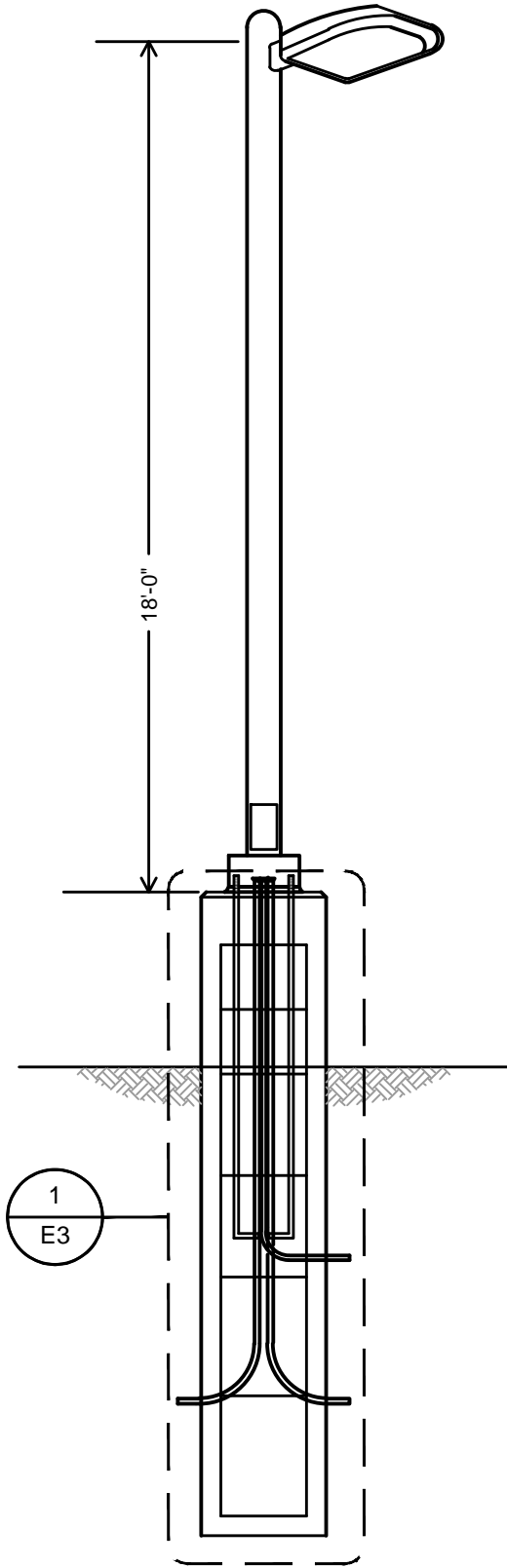






**1 SITE LIGHTING PHOTOMETRICS PLAN**  
SCALE: 1" = 20'-0"

**2 LIGHT POLE DETAIL**  
SCALE: NOT TO SCALE



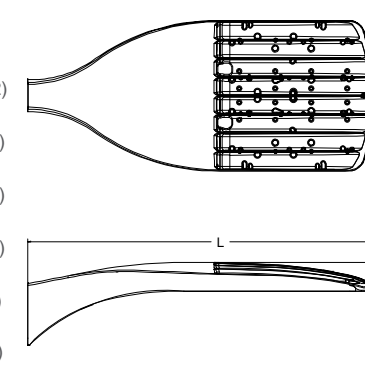
### D-Series Size 1 LED Area Luminaire

Accessories
Number
Accessories
Accessories

Hit the Tab key or mouse over the page to see all interactive elements.

#### Specifications

EPA: 0.69 f2  
(0.06 m2)  
Length: 32.71"  
(83.1 cm)  
Width: 14.26"  
(36.2 cm)  
Height H1: 7.86"  
(20.0 cm)  
Height H2: 2.73"  
(6.9 cm)  
Weight: 34 lbs  
(15.4 kg)



#### 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.

#### Ordering Information

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

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b> P1 P6 P2 P7 P3 P8 P4 P9 P5 <b>Rotated optics</b> P10 P1 P11 P13	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	(this section 70CRI only) 70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	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 T1TLM Forward throw medium	MDXL7 (220V-277V) 4 HVOLT (240V-480V) 5.6 XVOLT277V - 480V 7.8 120 V, 26 208 V, 26 240 V, 26 277 V, 26 347 V, 26 480 V, 26	<b>Shipped included</b> SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling 9 RPAS Round pole mounting #5 drilling 9 SPASN Square narrow pole mounting #8 drilling WBA Wall bracket 10 MA Mast arm adapter (mounts on 2.3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2ft 13, 20, 21 NEMA twist-lock receptacle only (controls ordered separately) 14, 21	PER7 Seven-pin receptacle only (controls ordered separately) 14, 21 FAO Field adjustable output 15, BL30 21 Bi-level switched BL50 dimming, 30% 16, 21 Bi-level switched dimming, 50% 16, 21 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 18, 19, 21	<b>Shipped installed</b> SPD20KV 20kV surge protection HS Houseside shield (black finish standard) 22 L90 Left rotated optics 1 R90 Right rotated optics 1 CCE Coastal Construction 23 HA 50°C ambient operation 24 BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) 26 DF Double fuse (208, 240, 480V) 26 <b>Shipped separately</b> EGSR External Glare Shield (reversible, field install required, matches housing finish) Bird Spikes (field install required) BSDB
PIR PER PER5		DOBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBLXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.0 fc	2.7 fc	0.2 fc	13.6:1	5.0:1

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

STATE OF MISSOURI  
KATLYN COLLIER  
NUMBER  
PE-202104616  
Professional Engineer

BY  
REV. NO.  
DATE  
REVISIONS DESCRIPTION  
1 03/28/2024 REVISED PER CITY COMMENTS  
2 06/07/2024 REVISED PER LAYOUT CHANGE

OVERALL SITE PLAN  
LONGVIEW MANSION PARKING ADDITION  
PRELIMINARY DEVELOPMENT PLAN  
LEE'S SUMMIT, MO  
2024  
SHEET  
E1

drawn by: SH  
checked by: TB  
approved by: TB  
QA/QC by: TB  
project no.: 022-06318  
drawing no.: E\_NSITE\_022-06318  
date: 2024.03.01

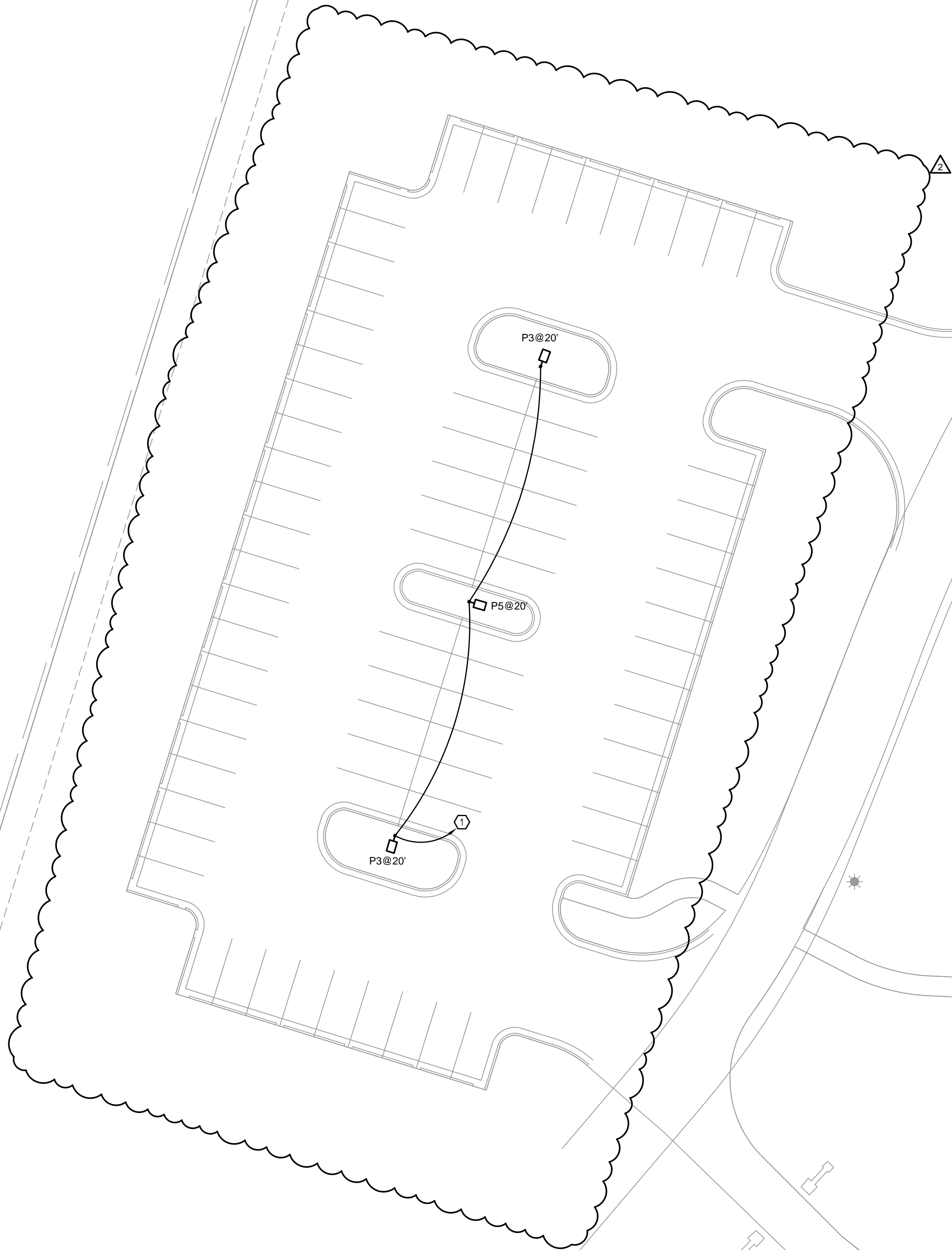


DWG: F:\2024\06001-06500\022-06318\40-design\AutoCAD\final\olson\Sheets\MECH\E\_NSITE\_022-06318.dwg USER: ehstert  
DATE: Jun 07, 2024 12:03pm XREFS: E\_TBLK E\_PHOTO\_02206318 C\_PBASE\_02206318 C\_XBASE\_02206318



SITE LIGHTING POWER PLAN

SCALE: 1" = 20'-0"

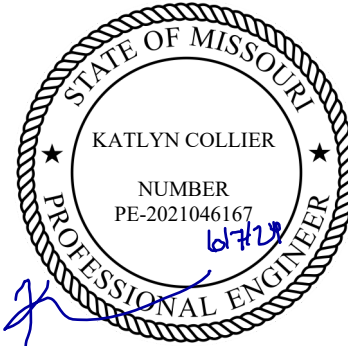


GENERAL NOTES

- A. TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- B. 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.
- C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.

SHEET KEYNOTES

1. EXTEND CIRCUIT TO NEAREST EXISTING EXTERIOR LIGHTING CIRCUIT. CONTRACTOR TO VERIFY ADDITION OF NEW LOADS DOES NOT OVERLOAD CURRENT CIRCUIT. VERIFY WIRE SIZE BASED ON VOLTAGE DROP CALCULATION.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024	REVISED PER CITY COMMENTS	
2	06/07/2024	REVISED PER LAYOUT CHANGE	

OVERALL SITE PLAN

LONGVIEW MANSION PARKING ADDITION  
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2024

REVISIONS



drawn by: \_\_\_\_\_ SH  
checked by: \_\_\_\_\_ TB  
approved by: \_\_\_\_\_ TB  
QA/QC by: \_\_\_\_\_ TB  
project no.: 022-06318  
drawing no.: E\_NSITE\_022-06318  
date: 2024.03.01

SHEET  
E2

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## LIGHTING FIXTURE SCHEDULE

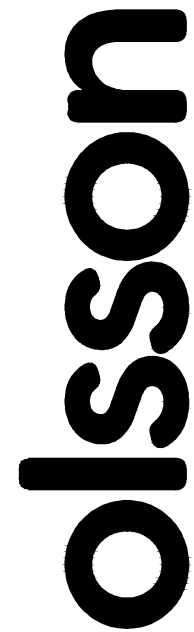
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER AND MODEL	LAMPS	LUMENS	COLOR TEMP / CRI	DRIVER / BALLAST	VOLTAGE / WATTAGE	LOCATION
	P3	AREA LED LIGHT FIXTURE WITH18'-0" SQUARE POLE AND CONCRETE BASE. BLACK FINISH.  SEE NOTES A, B, & C BELOW.	LITHONIA DSX1-LED-P4-40K-T3M-SPA-DBLXD-PIR  POLE:SSS-18-4C-DM19AS-DBLXD	LED	11,130	4000K / 70	N/A	SOLAR 124W	PARKING LOT
	P5	AREA LED LIGHT FIXTURE WITH18'-0" SQUARE POLE AND CONCRETE BASE. BLACK FINISH.  SEE NOTES A, B, & C BELOW.	LITHONIA DSX0-LED-P3-40K-T5M-SPA-DBLXD-PIR  POLE:SSS-18-4C-DM19AS-DBLXD	LED	11,622	4000K / 70	N/A	SOLAR 102W	PARKING LOT

NOTES:

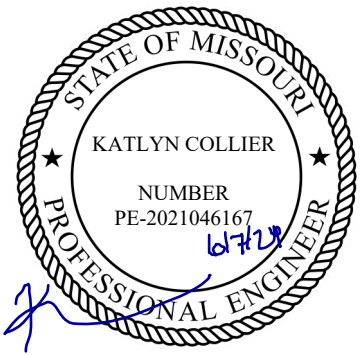
A. PROVIDE ALL COMPONENTS TO MAKE A COMPLETE ASSEMBLY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ARM, MOUNTING BRACKETS, POLE BASE COVER, ANCHOR BOLTS, TEMPLATE, BASE, HAND HOLE., ETC.

B. PROVIDE CONCRETE BASE, PER DETAIL.

C. LIGHT FIXTURE IS CONTROLLED BY INTERNAL BATTERY CONTROLLER WITH PHOTOCCELL TO TURN LIGHTS ON WHEN NO DAYLIGHT IS PRESENT.



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## REVISIONS

2024

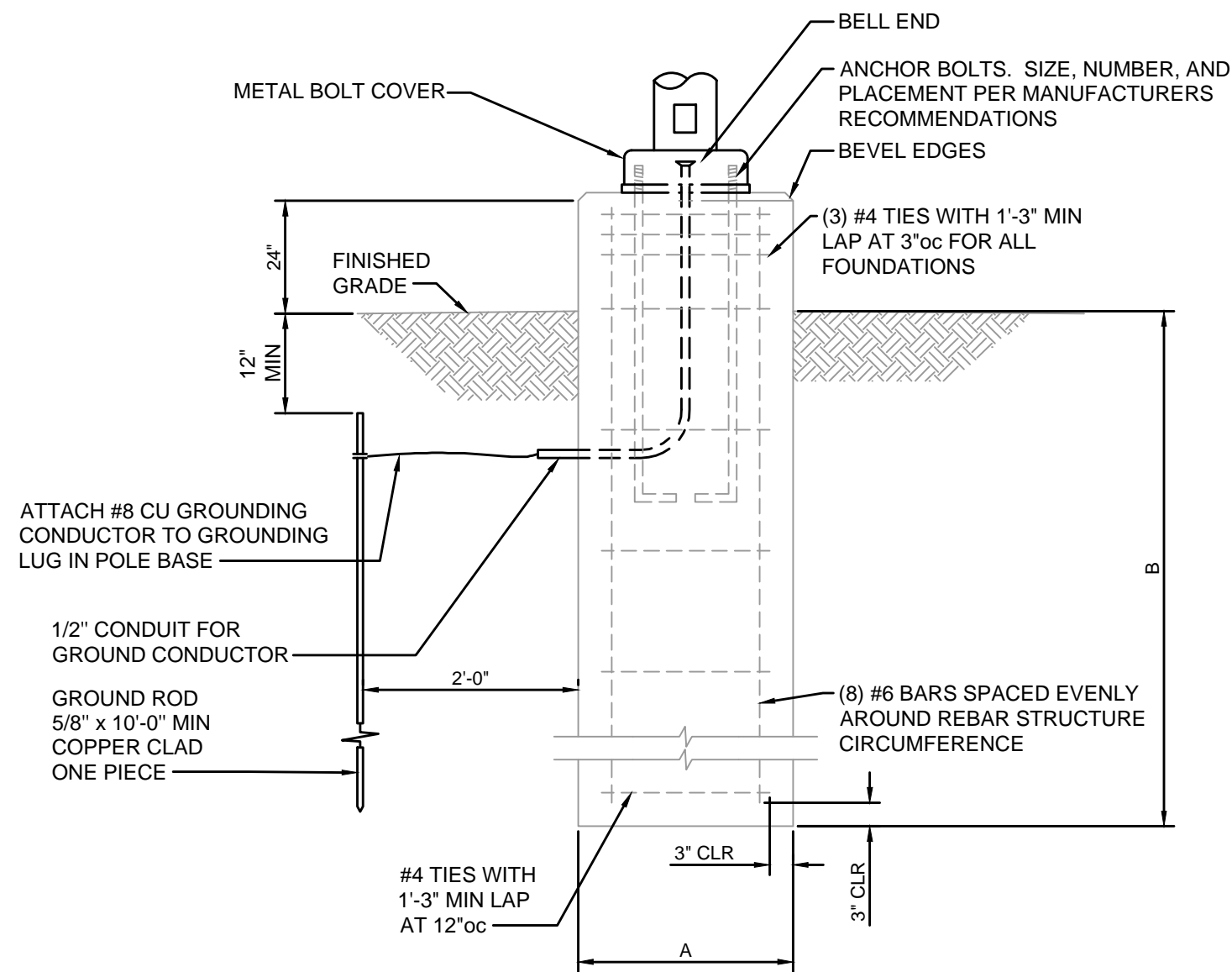
IEEE'S SUMMIT MO

## SITE LIGHTING DETAILS

# LONGVIEW MANSION PARKING ADDITION PRELIMINARY DEVELOPMENT PLAN

drawn by: \_\_\_\_\_ SH  
checked by: \_\_\_\_\_ TD  
approved by: \_\_\_\_\_ TD  
QA/QC by: \_\_\_\_\_ TD  
project no.: \_\_\_\_\_ 022-06318  
drawing no.: **E\_NDET\_022-06318**  
date: \_\_\_\_\_ 2024.03.01

SHEET  
E3



## CONCRETE LIGHT POLE BASE

SCALE: NOT TO SCALE

## FOUNDATION DESIGN LIMITATIONS

- L1. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL DEFORMATION MODULUS OF 0.50 KSI
- L2. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL UNDRAINED SHEAR STRENGTH OF 0.50 KSF
- L3. THIS FOUNDATION WAS DESIGNED FOR A MAXIMUM ALLOWABLE LATERAL DEFLECTION OF 1/2 INCH OVERALL AT GRADE ELEVATION
- L4. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED DEPTH TO ROCK GREATER THAN TWENTY FEET FROM FINISHED GRADE
- L5. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED WATER TABLE LOCATED AT THE SOIL SURFACE.
- L6. THIS FOUNDATION WAS NOT DESIGNED TO WITHSTAND THE EFFECTS OF SCOURING.
- L7. IF CONDITIONS OTHER THAN THOSE SPECIFIED HEREIN ARE PRESENT AT THE SITE, INCLUDING NON-COHESIVE SOILS FOUND IN BORINGS, PLEASE CONTACT THE ENGINEER OF RECORD.

## STRUCTURAL CONCRETE

CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:

- ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- ACI 308 - "RECOMMENDED PRACTICE FOR DRY MIX READY-MIXED CONCRETE FLOOR AND SLAB CONSTRUCTION"
- ACI 304 - "ACI MANUAL OF CONCRETE INSPECTION"
- ACI 311 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
- ACI 315 - "DETAILS AND SCHEDULING OF CONCRETE REINFORCEMENT"
- ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"

ALL HOOKS SHALL BE "STANDARD" PER ACI SPECIFICATIONS.

EARTHWORK

- E1. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR RE-PREPARATION OF THE SUBGRADE.
- E2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT STRUCTURE.
- E3. REFER TO THE GEOTECH REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION CONSIDERATIONS.

LIGHT FOUNDATION DATA		
MOUNTING HEIGHT	A	B
UP TO 30'	2'-0"	5'-0"

CONCRETE CLASS "KCMMB 4000"

HEAVY HEX GALVANIZED NUTS: (AASHTO M291, GR A)  
FLAT WASHERS GALVANIZED: (AASHTO M293)

### GENERAL NOTES

- G1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES BEFORE CONSTRUCTING NEW FOUNDATIONS.
- G2. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
- G3. EXCAVATE SHAFTS FOR DRILLED FOUNDATIONS TO INDICATED ELEVATIONS. REMOVE LOOSE DEBRIS, MATERIALS AND/OR MUCK TO MAKE BOTTOM SURFACES LEVEL WITHIN ACI 336.1 TOLERANCES.
- G4. CONSTRUCTION TOLERANCES:
  - A. BOTTOM DIAMETER: MINUS ZERO, PLUS 6 INCHES, MEASURED IN ANY DIRECTION.
  - B. MAXIMUM VARIATION FROM PLUMB: 1:40.
  - C. MAXIMUM BOTTOM LEVEL: PLUS OR MINUS 2 INCHES.
- G5. AT NO ADDITIONAL COST, CASE PIER SHAFTS AS NECESSARY. PROTECT EXCAVATED WALLS WITH TEMPORARY WATER-TIGHT STEEL CASINGS OF SUFFICIENT LENGTH TO PREVENT WATER INTRUSION. CAVE-IN, DISPLACEMENT OF SURROUNDING EARTH, INJURY TO PERSONNEL AND DAMAGE TO CONSTRUCTION OPERATIONS. MAINTAIN EXCAVATIONS IN ESSENTIALLY DRY CONDITION, USING PUMPS WHERE NECESSARY. REMOVE WATER TO A MAXIMUM DEPTH OF 6 INCHES FROM EXCAVATED SHAFT PRIOR TO CONCRETE PLACEMENT.
- G6. CONVEY CONCRETE FROM THE MIXER TO PLACE OF DEPOSIT BY BEST INDUSTRY METHODS THAT WILL PREVENT SEGREGATION AND LOSS OF MATERIAL. SIZE AND DESIGN THE EQUIPMENT FOR CONVEYING CONCRETE TO ENSURE UNIFORM, CONTINUOUS PLACEMENT OF CONCRETE. PLACE CONCRETE IN ACCORDANCE WITH ACI 318. PLACE CONCRETE IN A CONTINUOUS OPERATION AND WITHOUT SEGREGATION INTO DRY EXCAVATIONS WHENEVER POSSIBLE. USE ALL PRACTICABLE MEANS TO OBTAIN A DRY EXCAVATION BEFORE AND DURING CONCRETE PLACEMENT.
- G7. WHEN PULLING CASING, MAINTAIN LEVEL OF CONCRETE ABOVE BOTTOM OF CASING GREATER OR EQUAL TO LEVEL OF GROUND KEEP BOTTOM OF CASING AT LEAST 10 FEET BELOW TOP OF CONCRETE. PREVENT IN-SITU MATERIALS FROM FALLING INTO AND MIXING WITH CONCRETE. PULL CASING IN SHORT SLOW VERTICAL LIFTS (ESSENTIALLY CONTINUOUS), MAINTAINING PLUMB ALIGNMENT AND SUFFICIENT HEAD OF CONCRETE.
- G8. ALL CONCRETE SHALL BE CLASS KCMMB 4000
- G9. ALL REINFORCING SHALL BE STRUCTURAL GRADE 60 PER ASTM-A615 AND HAVE AT LEAST 3" OF CONCRETE COVER.
- G10. ANCHOR BOLTS ARE TO BE FURNISHED BY THE FOUNDATION CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PLACE ALL REBAR SO AS TO NOT INTERFERE WITH ANCHOR BOLTS.
- G11. ALL ABOVE GRADE FOUNDATION SURFACES SHALL BE STEEL TROWEL FINISHED UNLESS OTHERWISE NOTED.
- G12. EACH PIER FOUNDATION SHALL BE CONSTRUCTED IN A SINGLE CONTINUOUS POUR.
- G13. NO EXCAVATION OR VIBRATION-INDUCING ACTIVITIES ARE ALLOWED WITHIN 3 PIER DIAMETERS OF A SUBJECT PIER UNTIL AT LEAST 24 HOURS HAVE ELAPSED SINCE THE TIME OF CONCRETE PLACEMENT. COVER ALL EXCAVATIONS BETWEEN OPERATIONS. REMOVE FOREIGN AND LOOSE MATERIAL FROM APPROVED EXCAVATION.
- G14. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND/OR SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING EXCAVATION AND FOUNDATION CONSTRUCTION, AND PLACEMENT TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.



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.

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 BUILD- ING 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.

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KATLYN COLLIER  
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Professional Engineer

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING SPECIFICATIONS

LONGVIEW MANSION PARKING ADDITION  
PRELIMINARY DEVELOPMENT PLAN

2024

LEE'S SUMMIT, MO

drawn by: \_\_\_\_\_SH  
checked by: \_\_\_\_\_TD  
approved by: \_\_\_\_\_TD  
QA/QC by: \_\_\_\_\_TD  
project no.: 022-06318  
drawing no.: E\_NDET\_022-06318  
date: 2024.03.01

SHEET  
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