

# LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

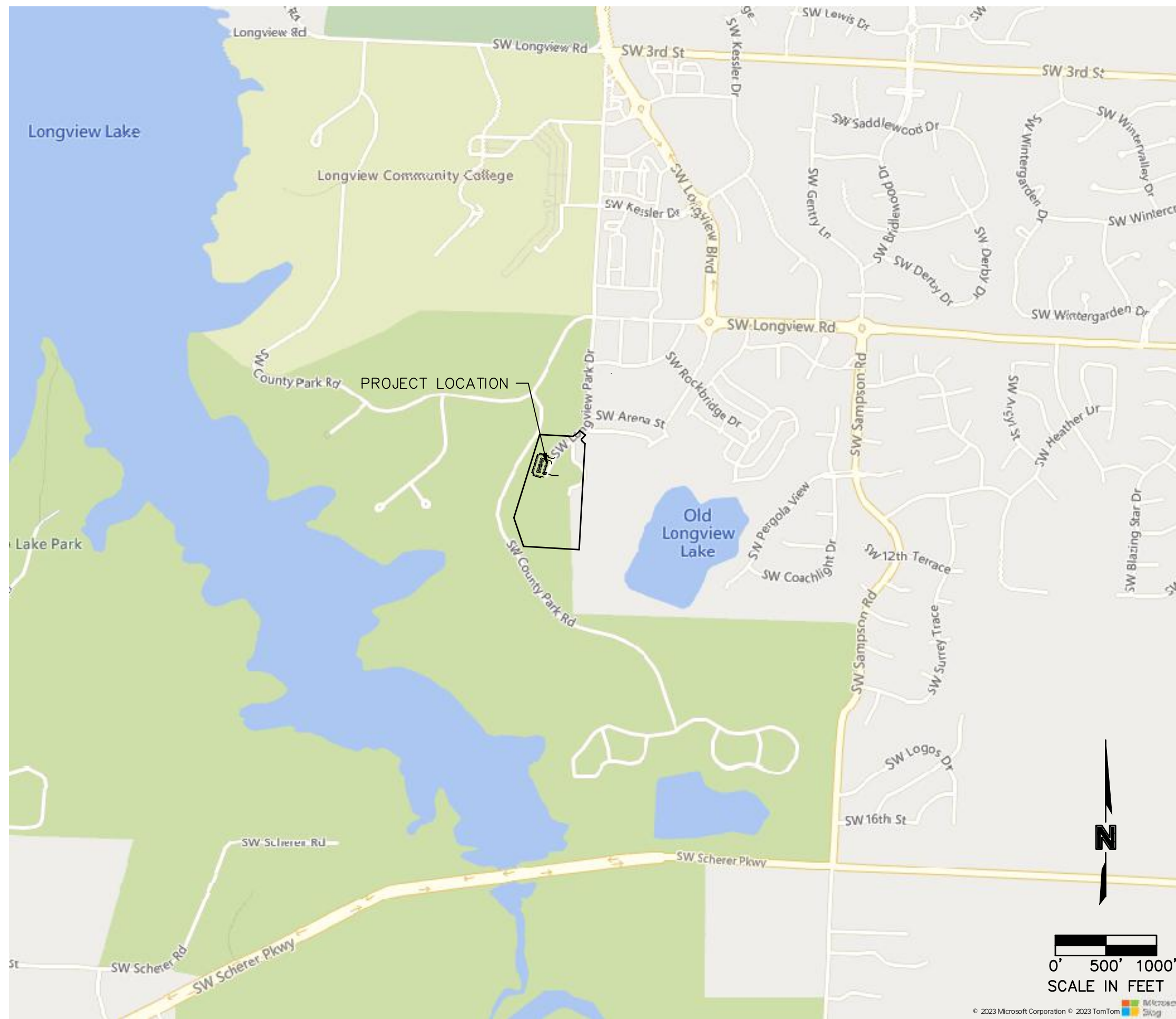
SECTION 09, TOWNSHIP 47N, RANGE 32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

- ☐ 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-RITE.



#### PROPERTY DESCRIPTION:

LOT 1, MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

#### NOTES:

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN  
PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL  
BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

#### INDEX OF SHEETS

Sheet Number	Sheet Title
C01	TITLE SHEET
C02	GENERAL NOTES
C03	EXISTING CONDITIONS
C04	OVERALL SITE PLAN
C04A	SIGNAGE PLAN
C05	SITE DIMENSION PLAN
C06	GRADING PLAN
C07	SPOT ELEVATIONS
C08	SPOT ELEVATIONS
C09	BMP PLAN
C10	EROSION CONTROL PLAN
C11	DETAILS
C12	DETAILS
L01	LANDSCAPE PLAN
L02	LANDSCAPE DETAILS & NOTES
E1	SITE LIGHTING PHOTOMETRICS PLAN
E2	SITE LIGHTING POWER PLAN
E3	SITE LIGHTING DETAILS
E4	SITE LIGHTING SPECIFICATIONS

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

10/16/2024  
DATE

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024	REVISED PER CITY COMMENTS	
2	06/07/2024	REVISED PER LAYOUT CHANGE	
3	06/18/2024	REVISED PER CITY COMMENTS	
4	10/16/2024	REVISED PER SITE CONDITIONS	

TITLE SHEET	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_TTL01_02206318
date:	2024.03.01

SHEET  
C01

PRSITE20241662



DWG: F:\2024\06001-06500\022-06318\40-Design\AutoCAD\Final Plans\Sheets\GEN\C-TL001\_02206318.dwg  
DATE: Jun 18, 2024 1:48pm  
USER: ssoyfor  
C:\PBASE\_02206318

- 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 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 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 LINES.
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.

18. 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.

19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

**SITE DISTURBANCE NOTES:**

1. THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN THEIR RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR THEIR AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN TO BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:  
-x- PRESERVATION OF EXISTING VEGETATION  
-x- SEDIMENT BARRIERS  
-x- SEDIMENT TRAPS  
-x- INLET PROTECTION  
-x- OUTLET PROTECTION  
-x- SOIL RETAINING SYSTEMS  
-x- SLOPE DRAINS  
-x- SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

- 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 POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE, AREAS WITHIN 50' OF A DEFINED DRAINAGE WAY SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

- B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

- C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

- D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.

5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

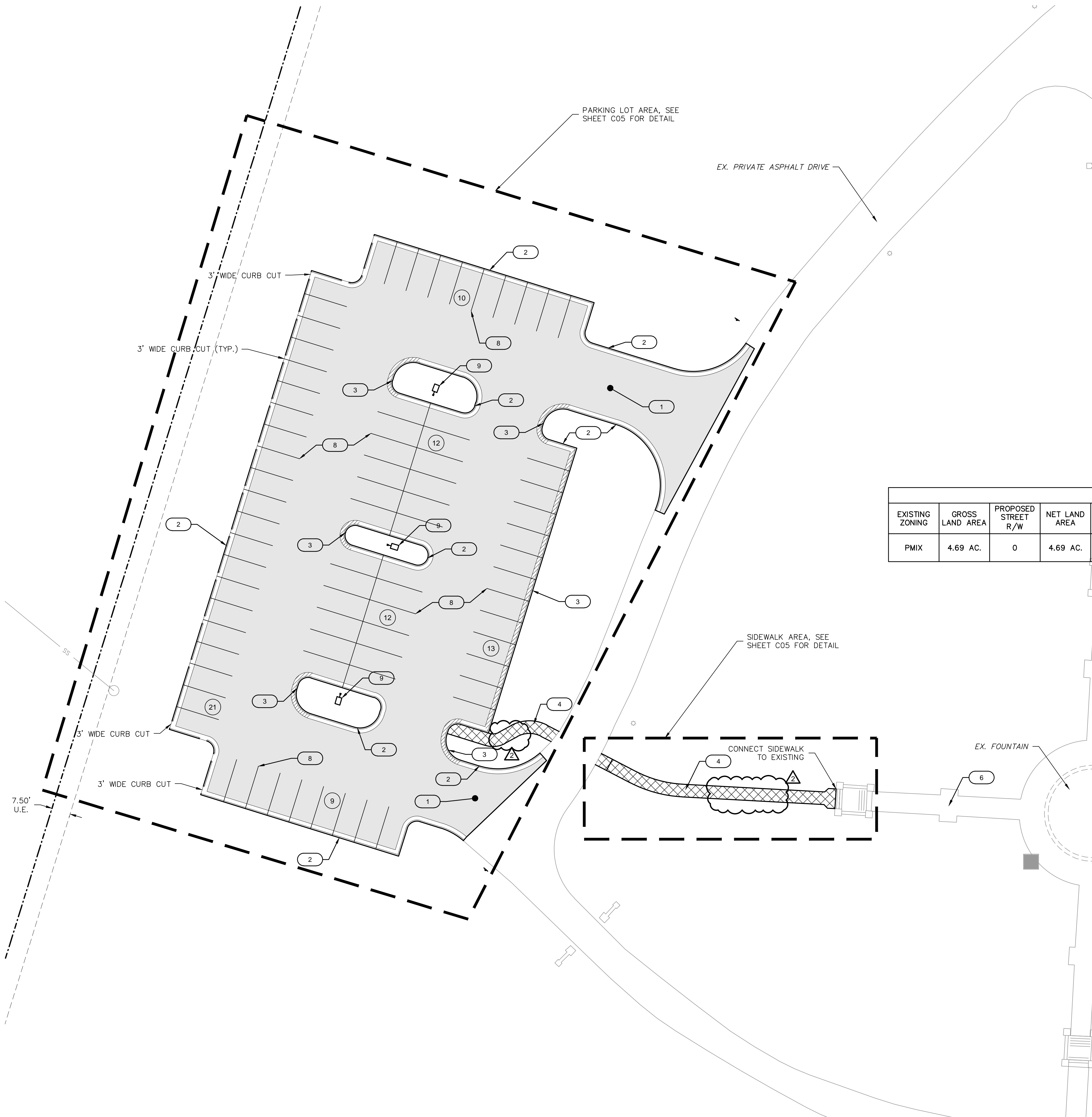
GENERAL	
	ACU AIR CONDITIONING UNIT
	AST ARROW STRAIGHT
	ATL ARROW TURN LEFT
	ATR ARROW TURN RIGHT
	BLB BILLBOARD
	BOV BLOW OFF VALVE
	BSH BUSH
	COL COLUMN
	CTR CONIFEROUS TREE
	DRN DRAIN GRATE
	DTR DECIDUOUS TREE
	FLP FLAG POLE
	GDP GUARD POST
	GPL GUY POLE
	GTP GREASE TRAP
	GUY GUY WIRE
	HCP ACCESSABLE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



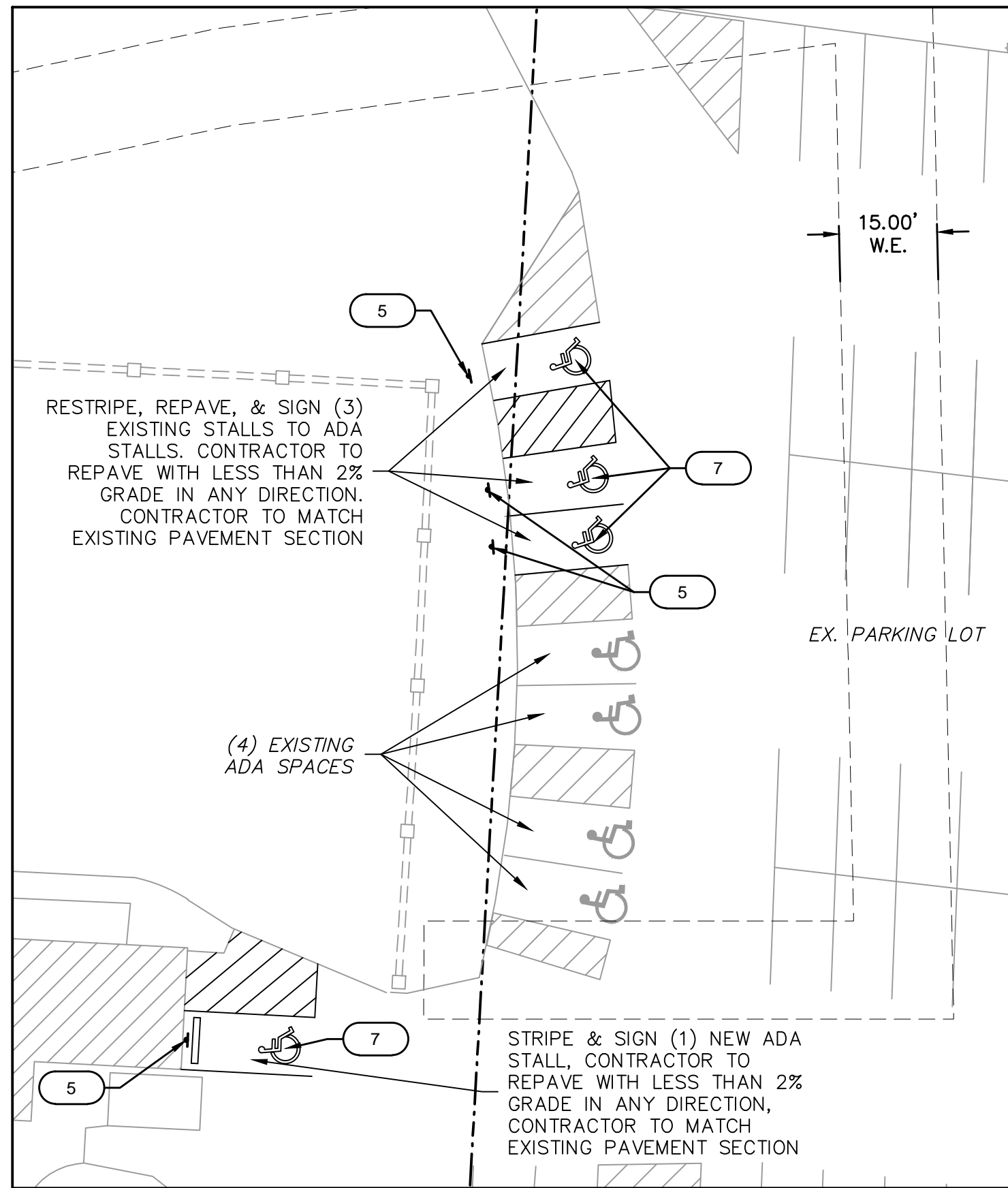




DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\Final Plans\Sheets\GNV\C\_SIT01\_02206318.dwg  
DATE: Jun 18, 2024 1:49pm XREFS: C\_PBASE\_02206318 C\_PBLK\_02206318 C\_PBNDR\_02206318 USER: asaylor



ADA STALL LOCATION MAP



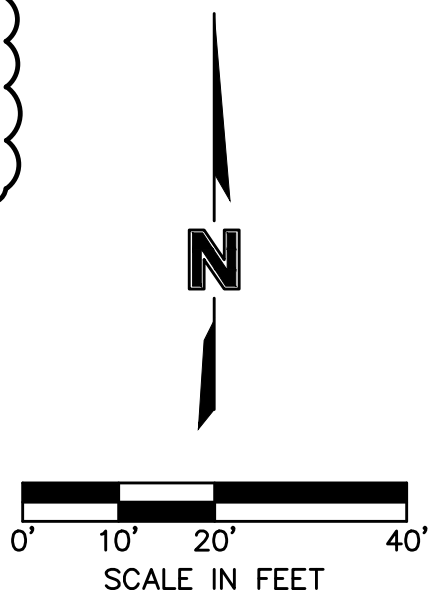
SITE DEVELOPMENT DATA												
EXISTING ZONING	GROSS LAND AREA	PROPOSED STREET R/W	NET LAND AREA	LAND USE	BUILDING FLOORS	BUILDING FLOOR AREA	BUILDING COVERAGE	F.A.R.	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	IMPERV. AREA (EX.)	IMPERV. AREA (PROP.)
PMIX	4.69 AC.	0	4.69 AC.	EVENT SPACE PARKING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

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

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024



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

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  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

drawn by: CH  
checked by: DP  
approved by: SS  
QA/QC by: CH

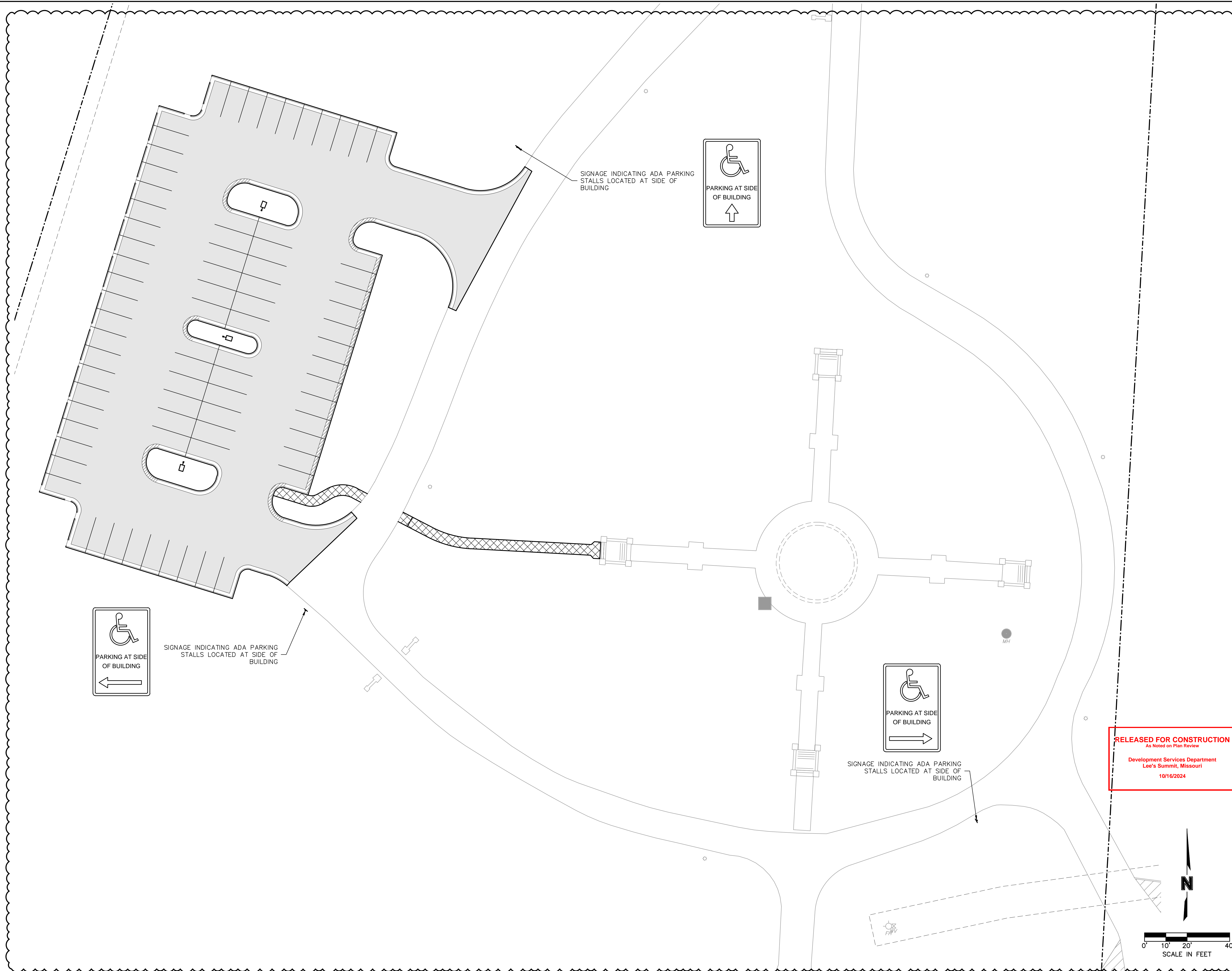
project no.: 022-06318  
drawing no.: C\_SIT01\_02206318  
date: 2024.03.01

SHEET  
C04

2024

REVISIONS











DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\Final Plans\Sheets\GNV\C\GRD01\_02206318.dwg  
DATE: Jun 18, 2024 1:49pm XREFS: C\_PTBK\_02206318 C\_XTOPO\_02206318 C\_PBASE\_02206318 C\_PEND1\_02206318 C\_PSURF\_02206318 C\_XBASE\_02206318  
USER: ssevier



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

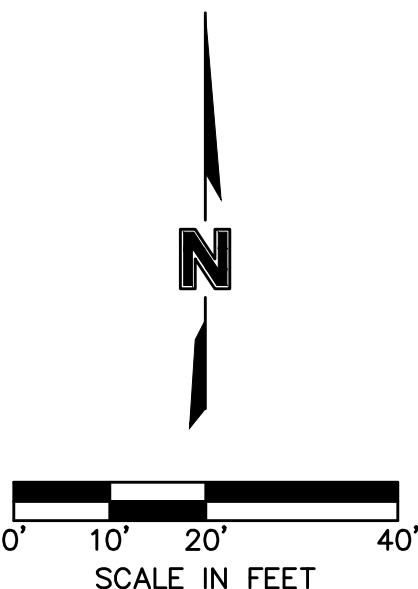
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	201	3830

#### EARTHWORK QUANTITIES NOTES

- 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.

#### GRADING PLAN NOTES

- 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.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)



**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
10/16/2024



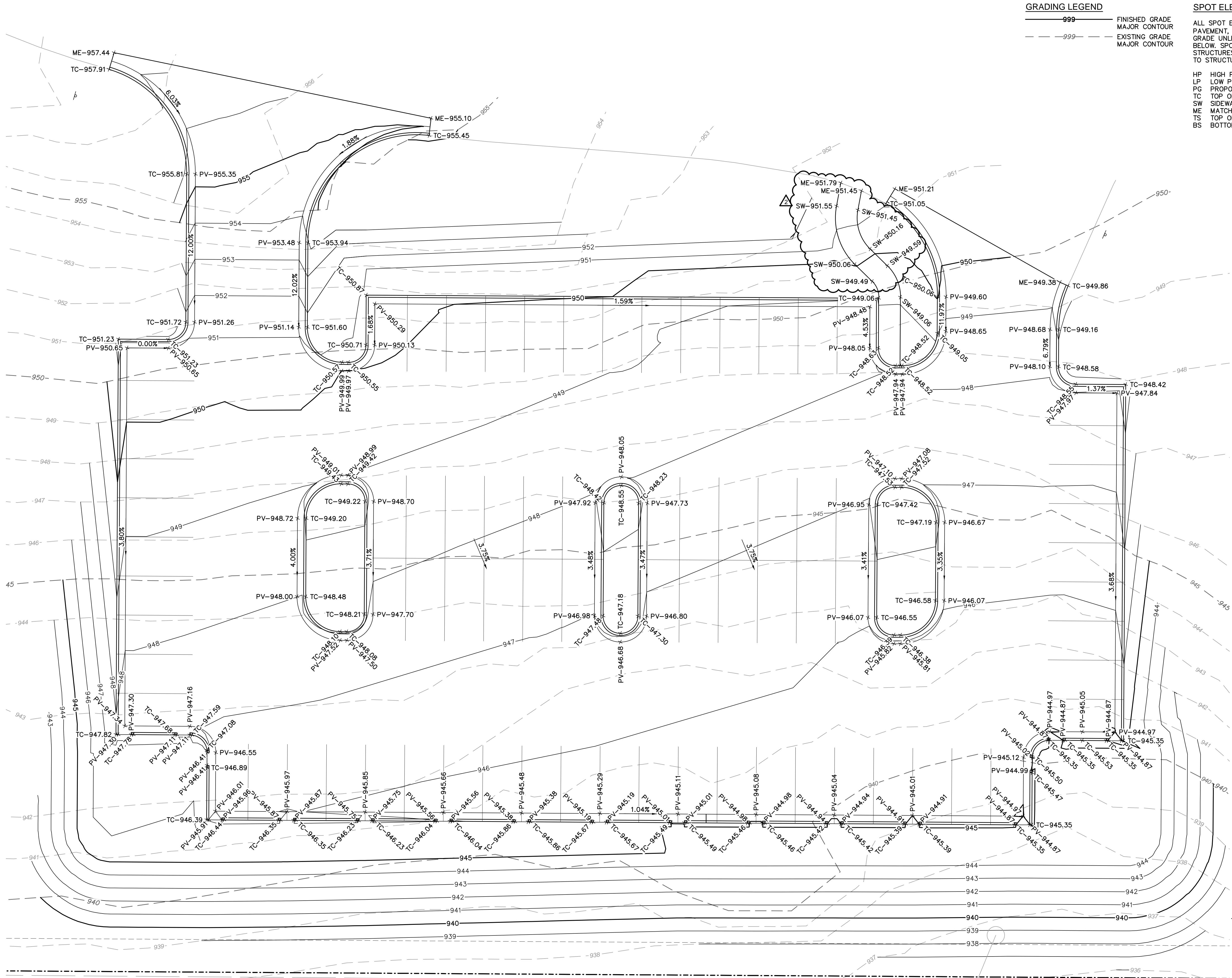
REV.		NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/28/2024			REVISED PER CITY COMMENTS	
2	06/07/2024			REVISED PER LAYOUT CHANGE	
3	06/18/2024			REVISED PER CITY COMMENTS	

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

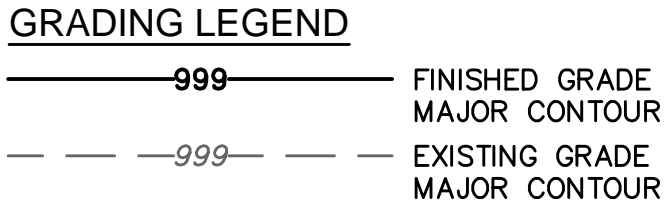
drawn by: \_\_\_\_\_ CH  
checked by: \_\_\_\_\_ DP  
approved by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ CH  
project no.: 022-06318  
drawing no.: C\_GRD01\_02206318  
date: 2024.03.01



DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\Final Plans\Sheets\NCV\ C\_SPT01\_02206318.dwg  
DATE: Jun 18, 2024 1:49pm  
XREFS: C\_P\BULK\_02206318 C\_X\TOPO\_02206318 C\_P\BASE\_02206318 C\_P\BNDY\_02206318 C\_P\PSURF\_02206318 C\_X\BASE\_02206318  
USER: essylor

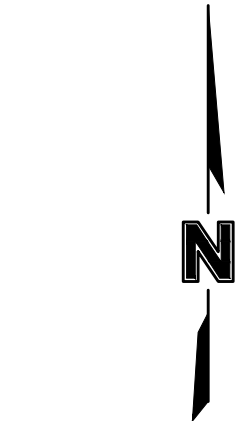




USER: ssaylor  
C\_PBDY\_02:

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  
SW SIDEWALK  
ME MATCH EXISTING  
TS TOP OF STEP  
BS BOTTOM OF STEP



**Development Services Department**  
**Lee's Summit, Missouri**

# LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

2024

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

2024



Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
St. Louis, MO 63102

oson

TEL 816.361.1177 [www.olsson.com](http://www.olsson.com)

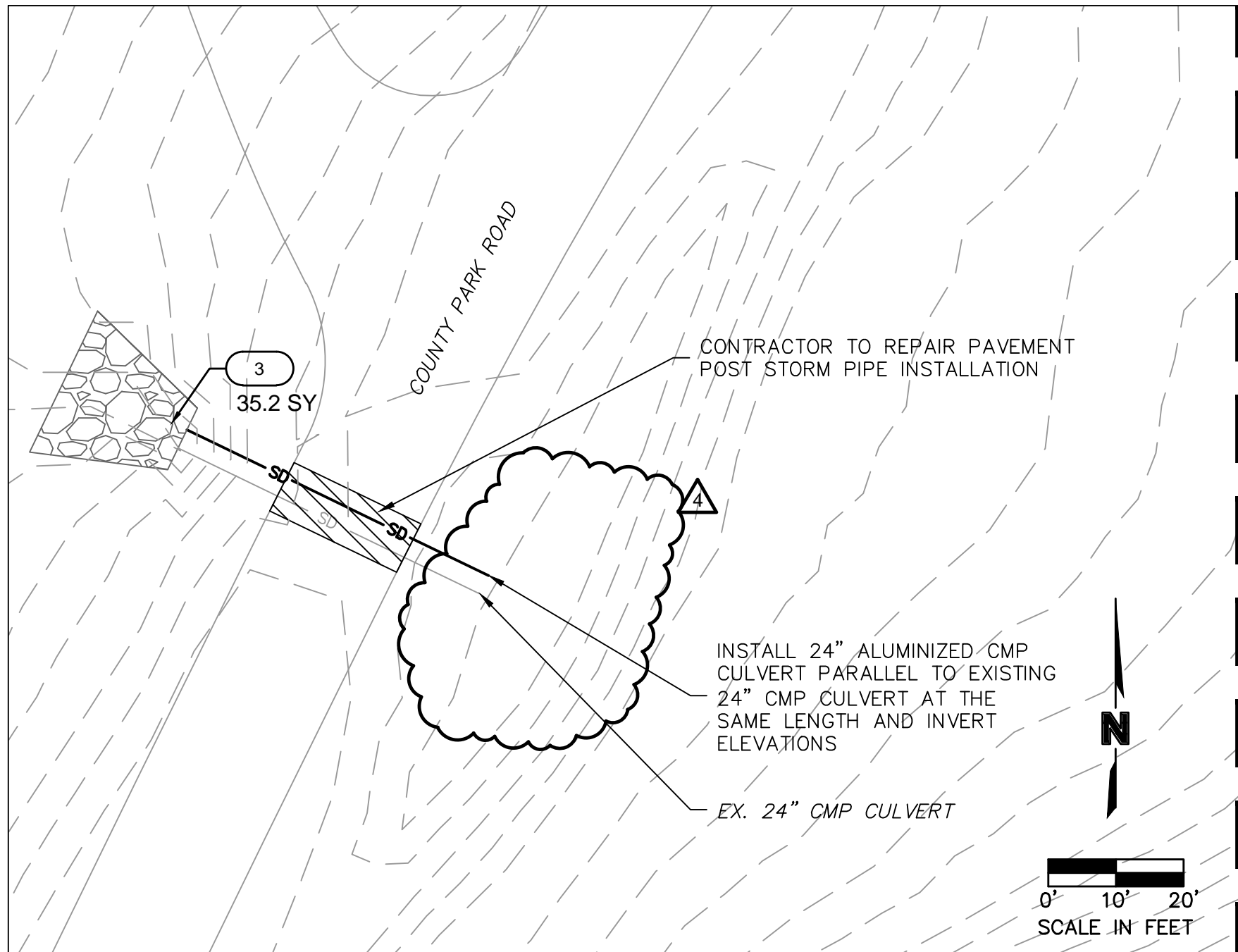
SHEET  
C08



DWG: F:\2022\06001-06500\022-06318\40-Design\AutoCAD\Final Plans\Sheets\GNV\ C\_UTL01\_02206318.dwg USER: esaylor C:\BASE\_02206318 C:\PUTIL\_02206318  
DATE: Oct 16, 2024 12:50pm XREFS: C:\PTBLK\_02206318 C:\PBNDY\_02206318



### OFFSITE CULVERT PLAN



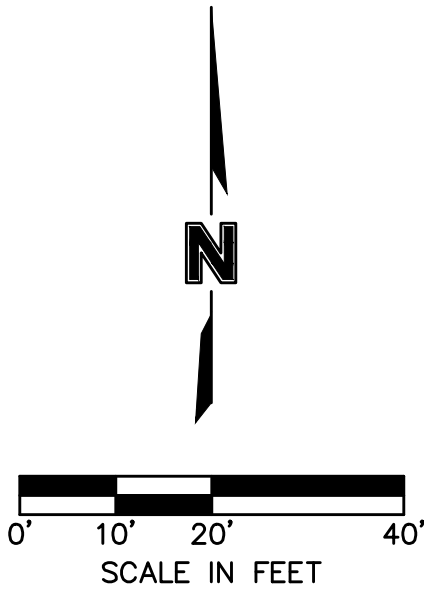
LEGEND	
	RIPRAP (See Detail Sheet)
	INFILTRATION TRENCH (See Detail Sheet)

### CONSTRUCTION NOTES

- 3' CURB CUT
- PROPOSED 6" PERFORATED PVC UNDERDRAIN, SEE SHEET C12 FOR DETAILS
- PROPOSED CLASS 4 RIP RAP, SEE SHEET C12 FOR DETAILS
- ~~PROPOSED CLASS 8 RIP RAP, SEE SHEET C12 FOR DETAILS~~
- OBSERVATION PORT  
SEE SHEET C12 FOR DETAILS
- CLEANOUT  
SEE SHEET C12 FOR DETAILS
- PROPOSED 6' WIDE INFILTRATION TRENCH  
SEE SHEET C12 FOR DETAILS
- UNDERDRAIN DISCHARGE LOCATION  
FL - 939.06  
N: 995845.9513  
E: 2801963.5000

Riprap Calculations							
End Section	Q <sub>100</sub> (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 1-1	66	2	4	18	19.5	2.57	35.2
*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18							

NOTE: NO PUBLIC OR PRIVATE WATER, SANITARY SEWER, OR STORM SEWER PROPOSED OTHER THAN 6" PERFORATED PIPE FOR INFILTRATION TRENCH & 24" CULVERT ACROSS OFFSITE COUNTY PARK ROAD.



**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024

olsson

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

STEPHEN M. SAYLOR  
Professional Engineer  
NUMBER  
FE-2018021246  
10/16/2024

REV.	NO.	DATE	DESCRIPTION
1	1	03/28/2024	REVISED PER CITY COMMENTS
2	2	06/07/2024	REVISED PER LAYOUT CHANGE
3	3	06/18/2024	REVISED PER CITY COMMENTS
4	4	10/16/2024	REVISED PER SITE CONDITIONS

BY	DATE
	2024

BMP 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

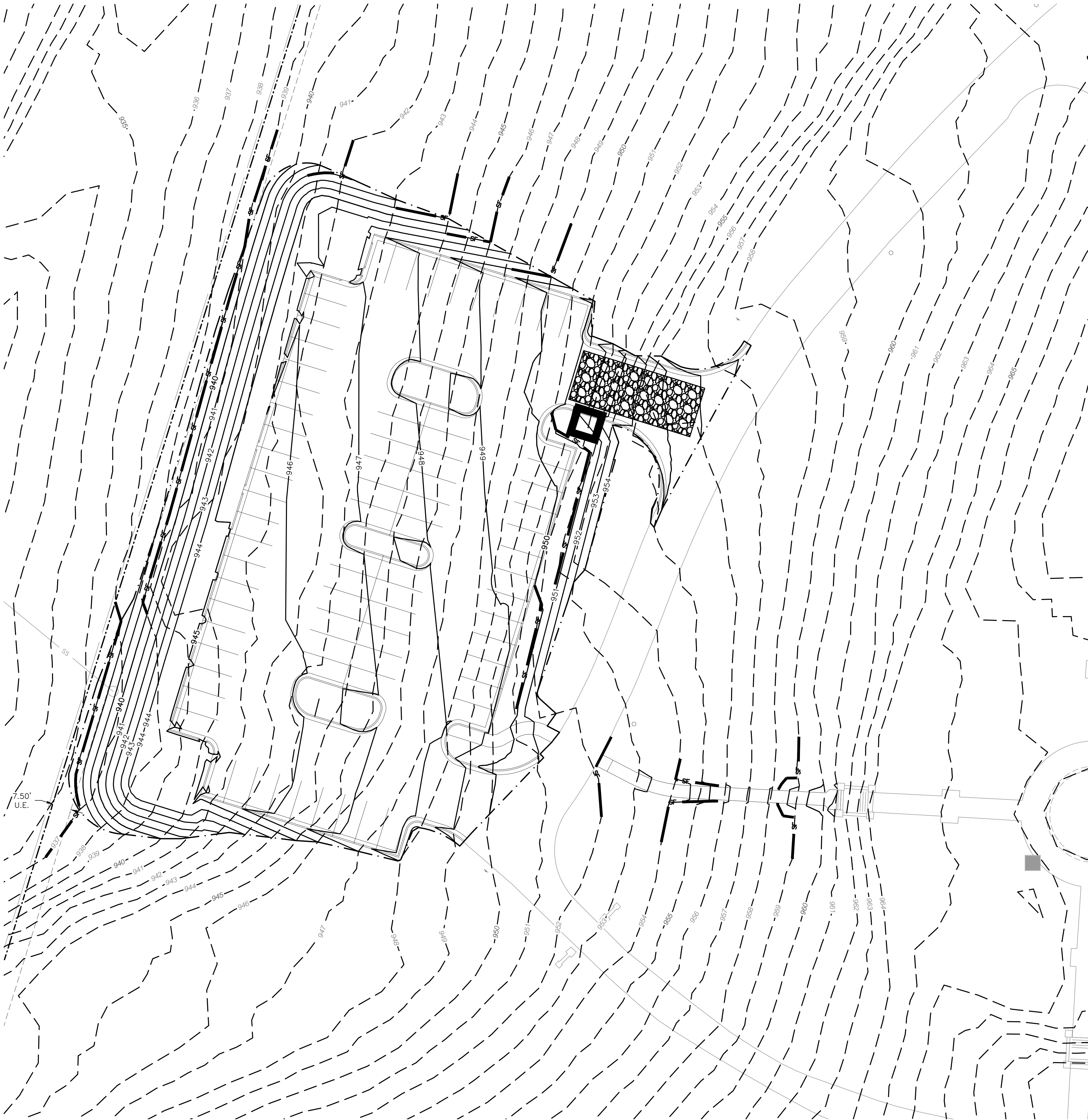
drawing no.: C\_UTL01\_02206318





date: 2024.03.01

SHEET  
C09



DWG: F:\2022\06001-06500\ DATE: Jun 18, 2024 1:50pm



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

DISTURBED AREA = 0.98 AC.

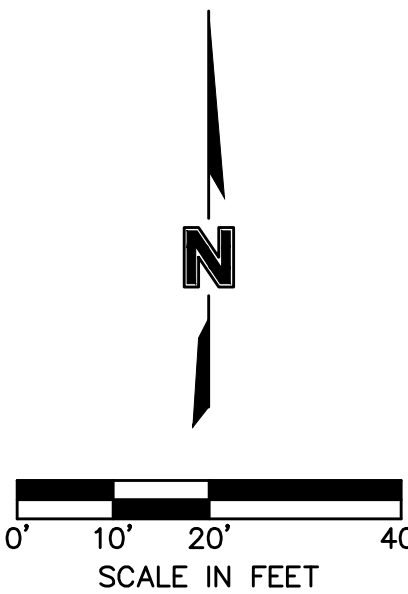
## EROSION CONTROL PLAN NOTES

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/SILTATION 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, SEEDED 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 BLENDS 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 PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES 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.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

**Development Services Department**  
**Lee's Summit, Missouri**

**10/16/2024**



## EROSION CONTROL PLAN

# LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

LEE'S SUMMIT. MO.

## REVISIONS

BY

REVISIONS DESCRIPTION

DATE \_\_\_\_\_

REV  
A/C

2024

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

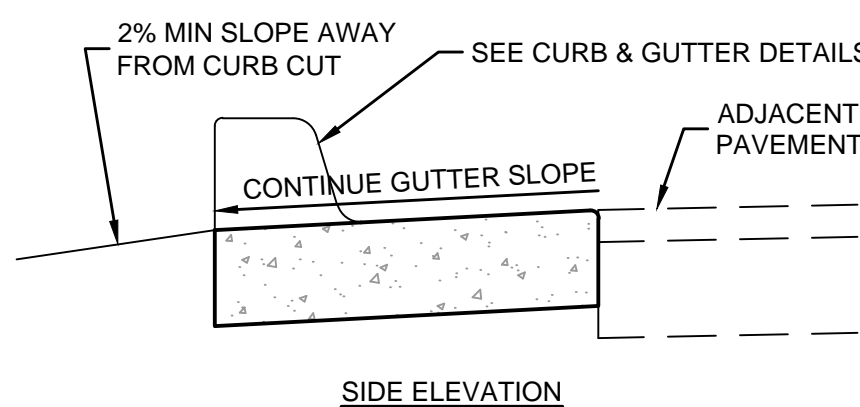
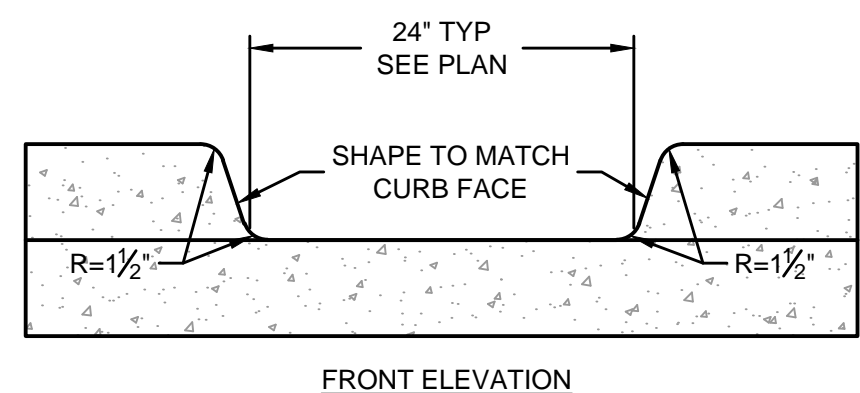
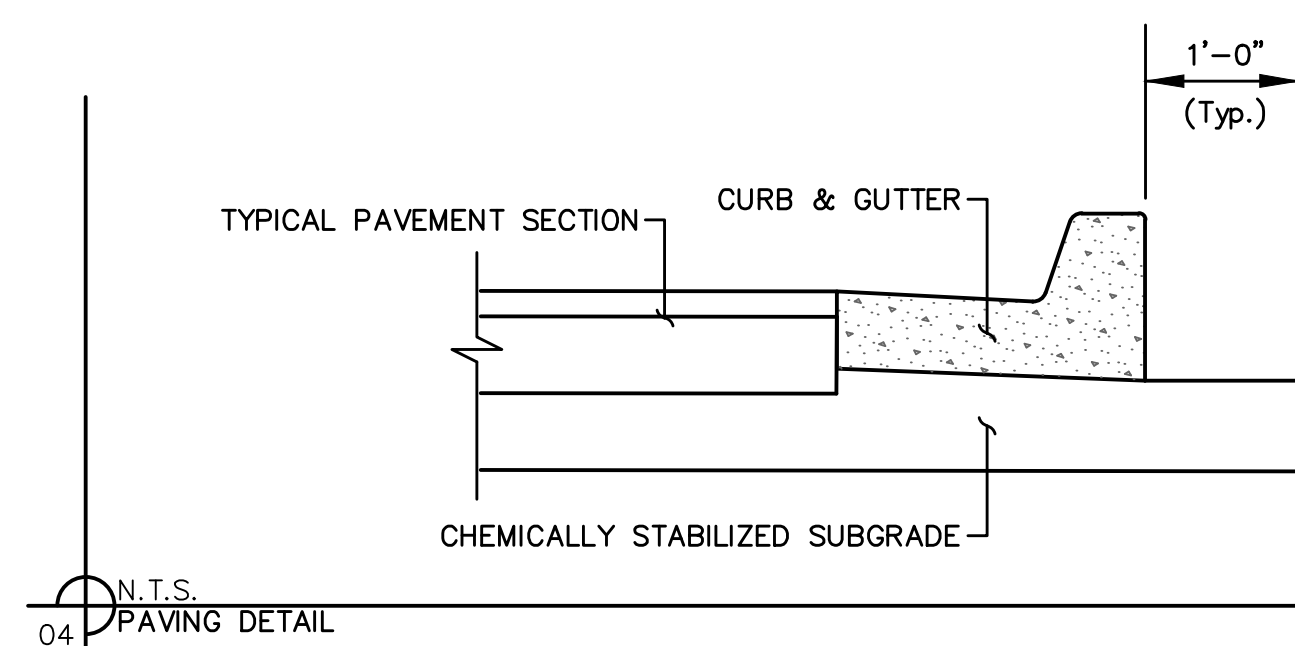
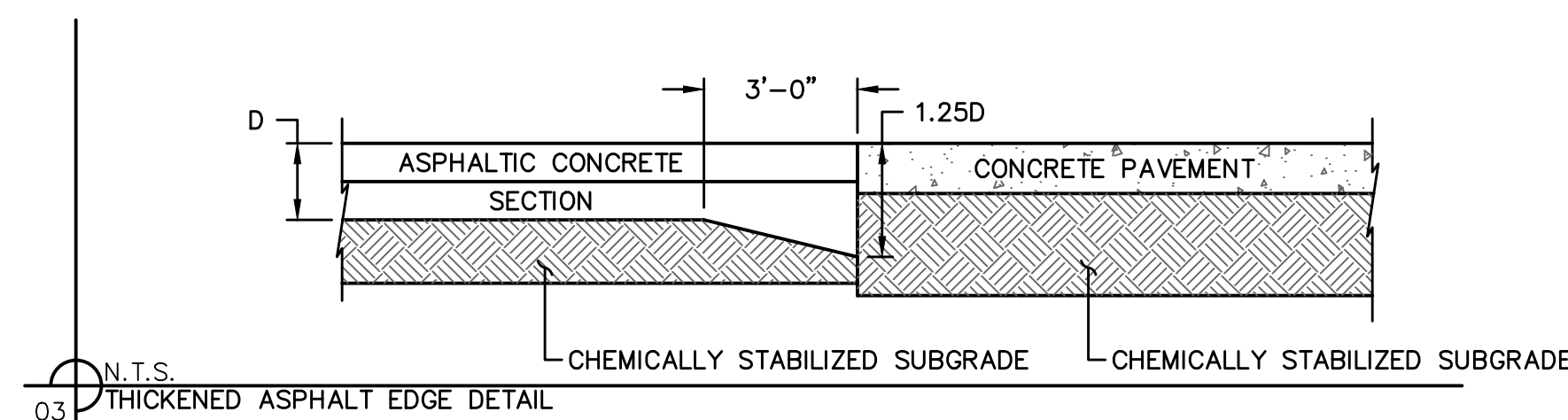
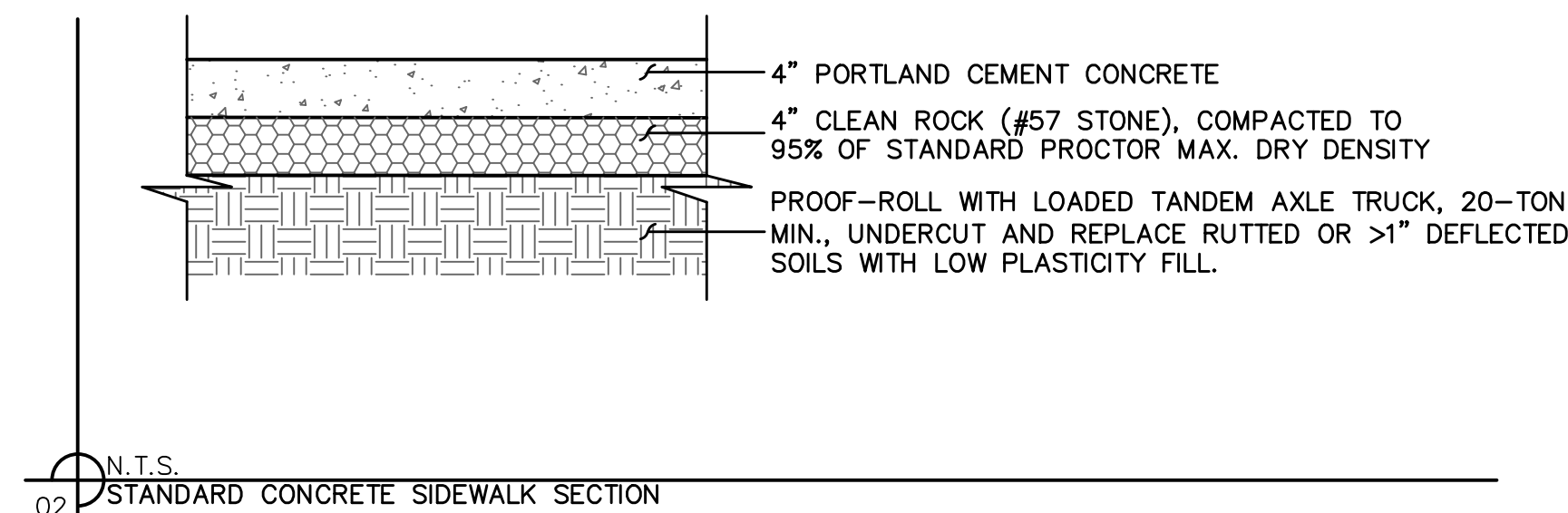
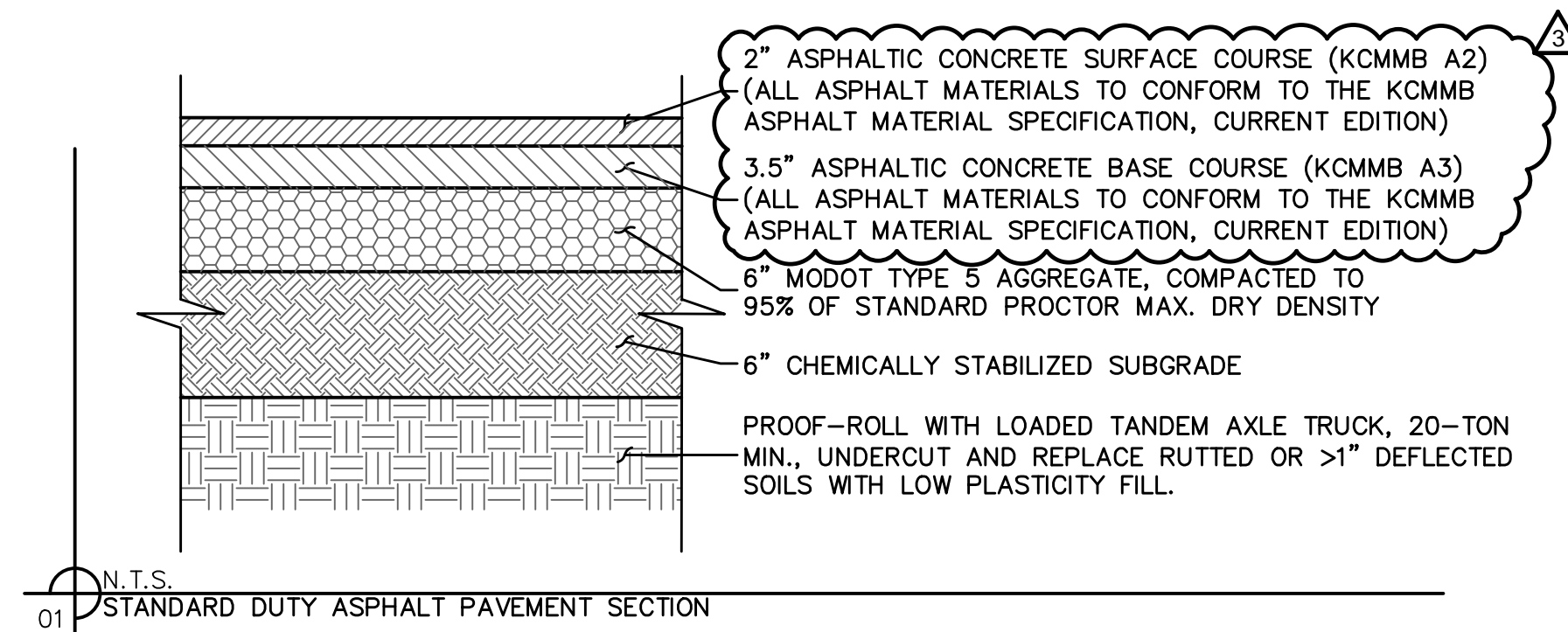
SHEET  
C10

STATE OF MISSOURI  
STEPHEN M. SAYLOR  
NUMBER  
PE-2018021248  
10/16/2024  
PROFESSIONAL ENGINEER

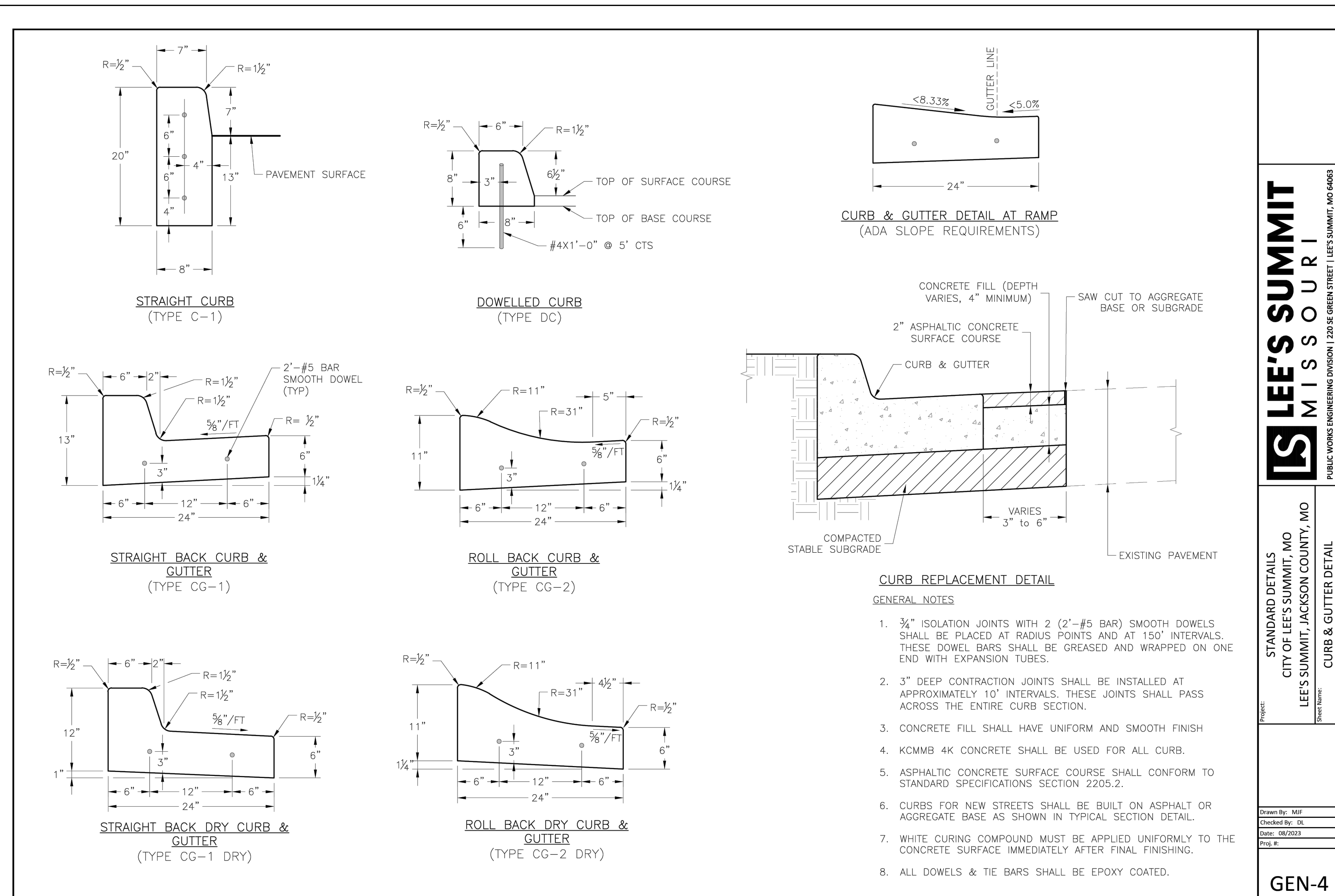
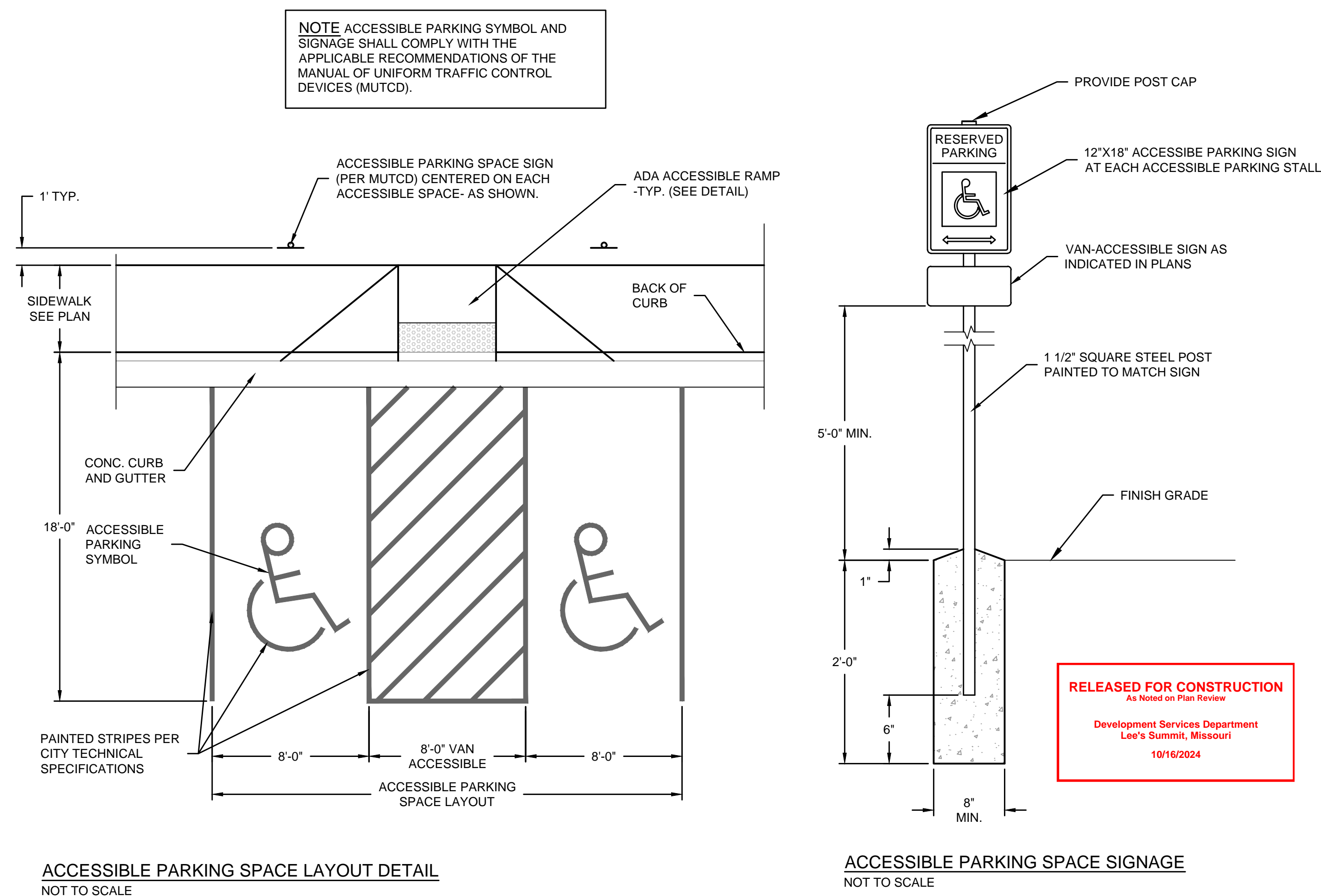
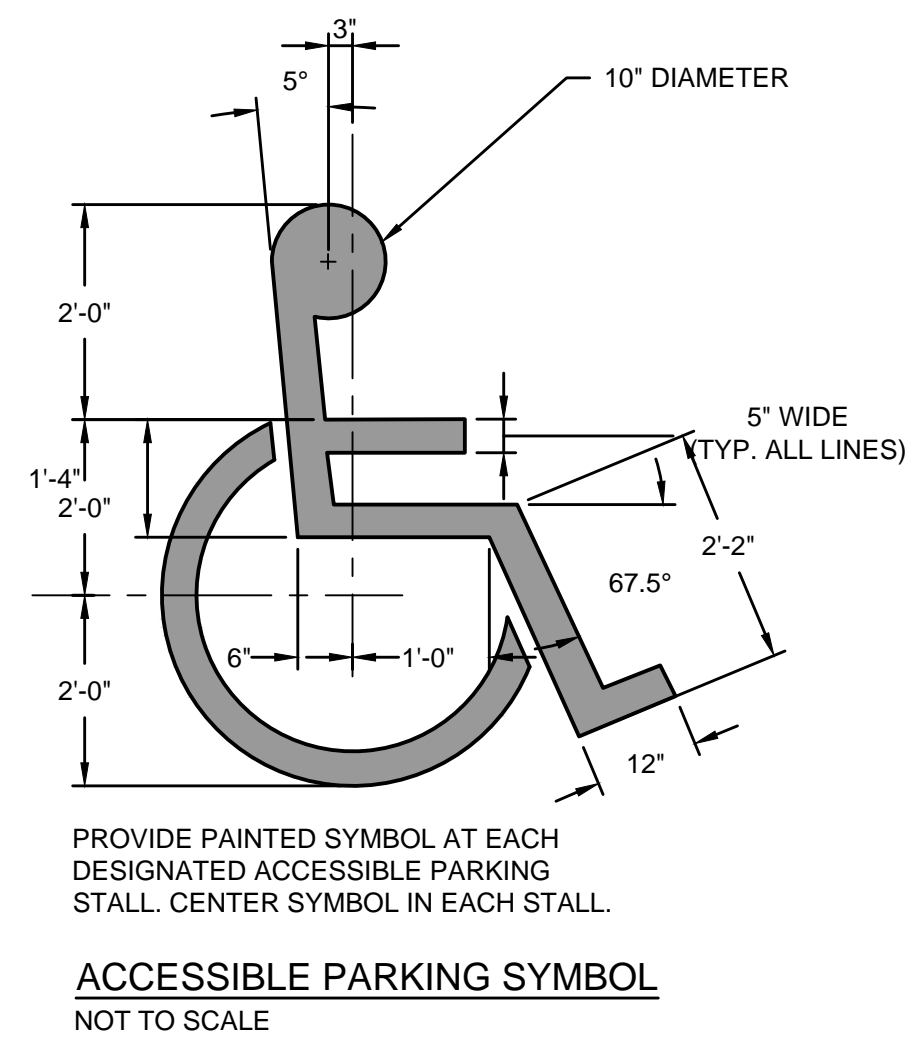
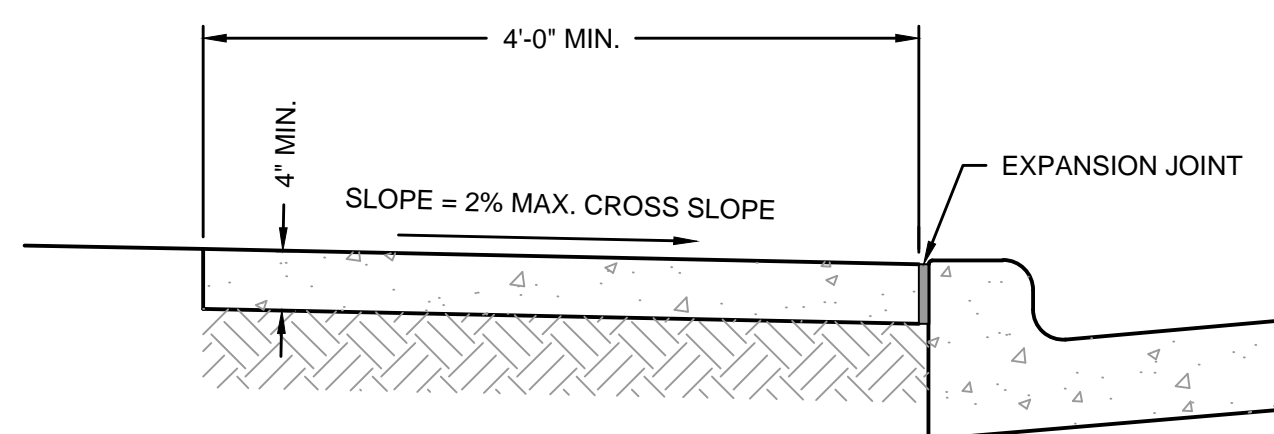
Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsson.com

**nos/**

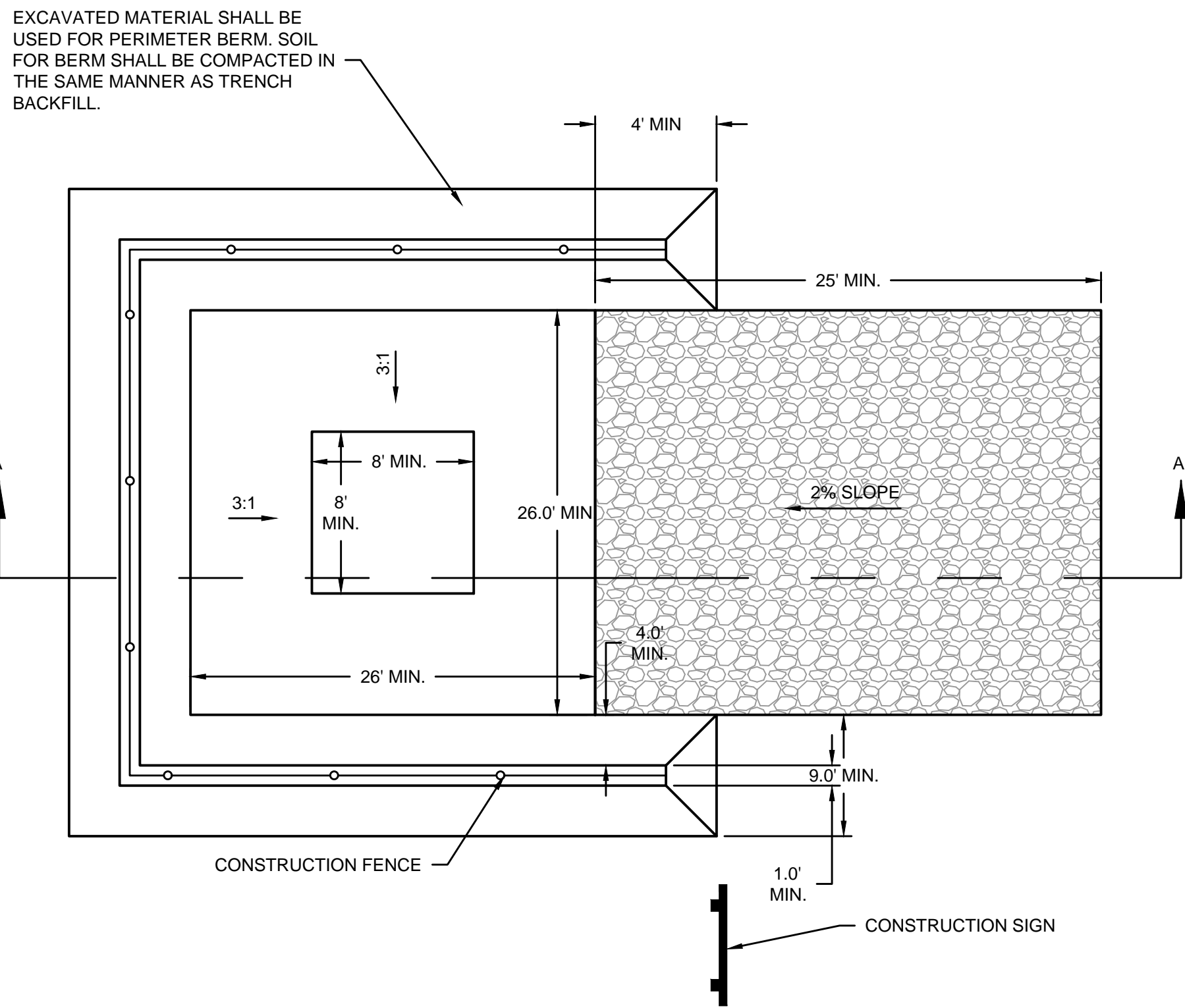




**CONCRETE CURB CUT DETAIL**  
NOT TO SCALE

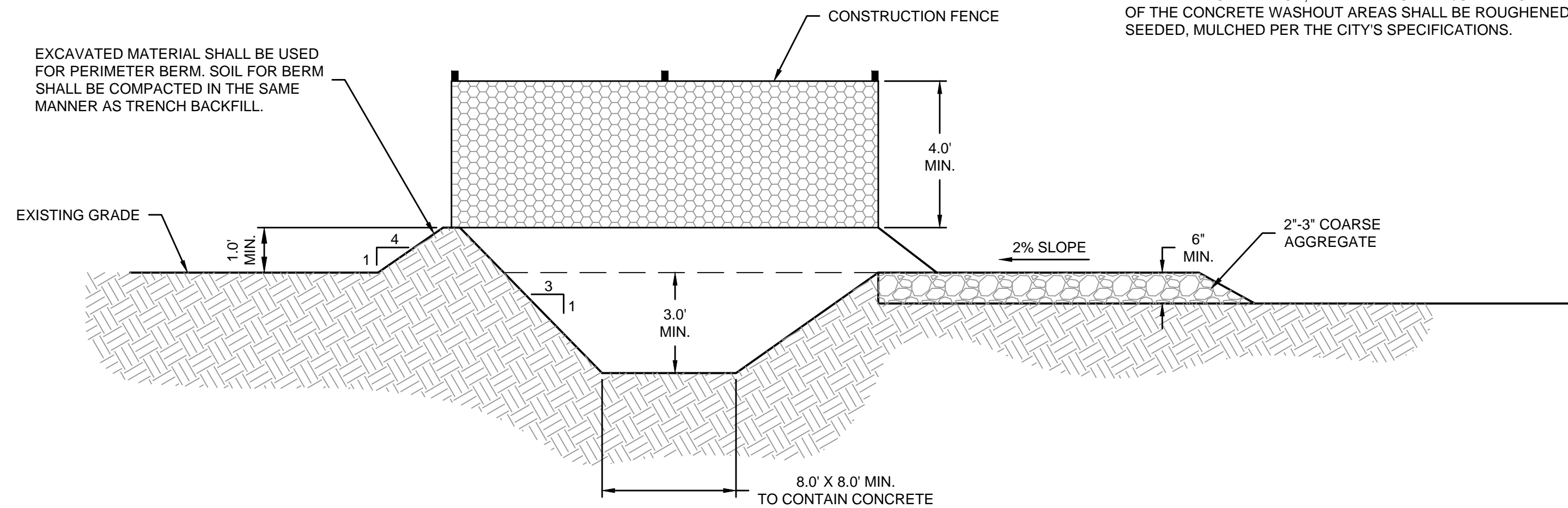




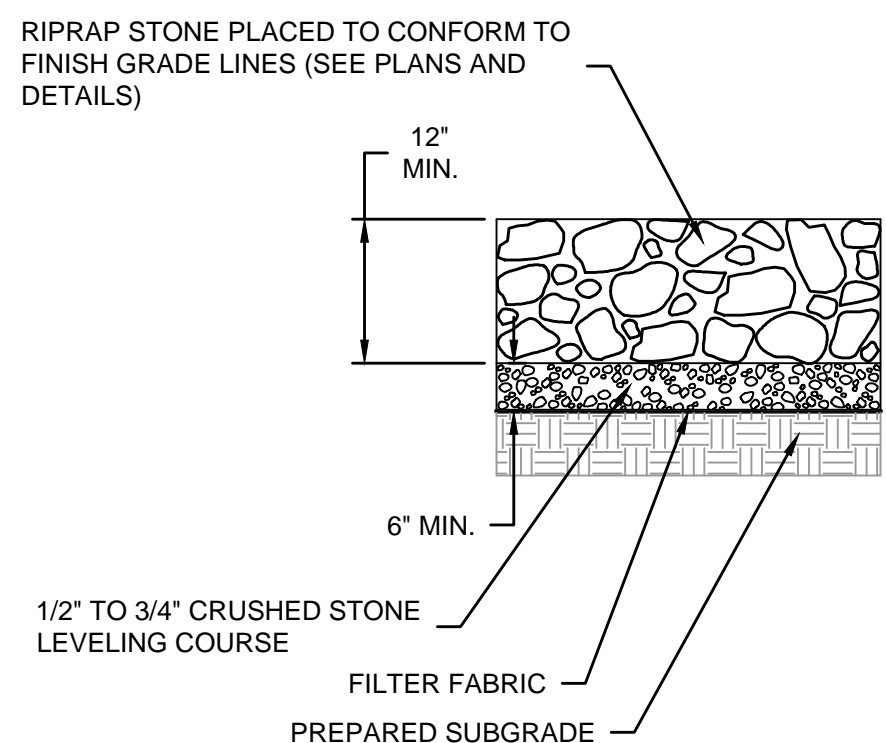


- INSTALLATION:**
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE. PLACEMENT SHALL BE A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.
  2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8.0' X 8.0'. THE SLOPES LEADING 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.
  3. 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.
  4. 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:**
1. 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.
  2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2.0'.
  3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
  4. 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.
  5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  6. 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.



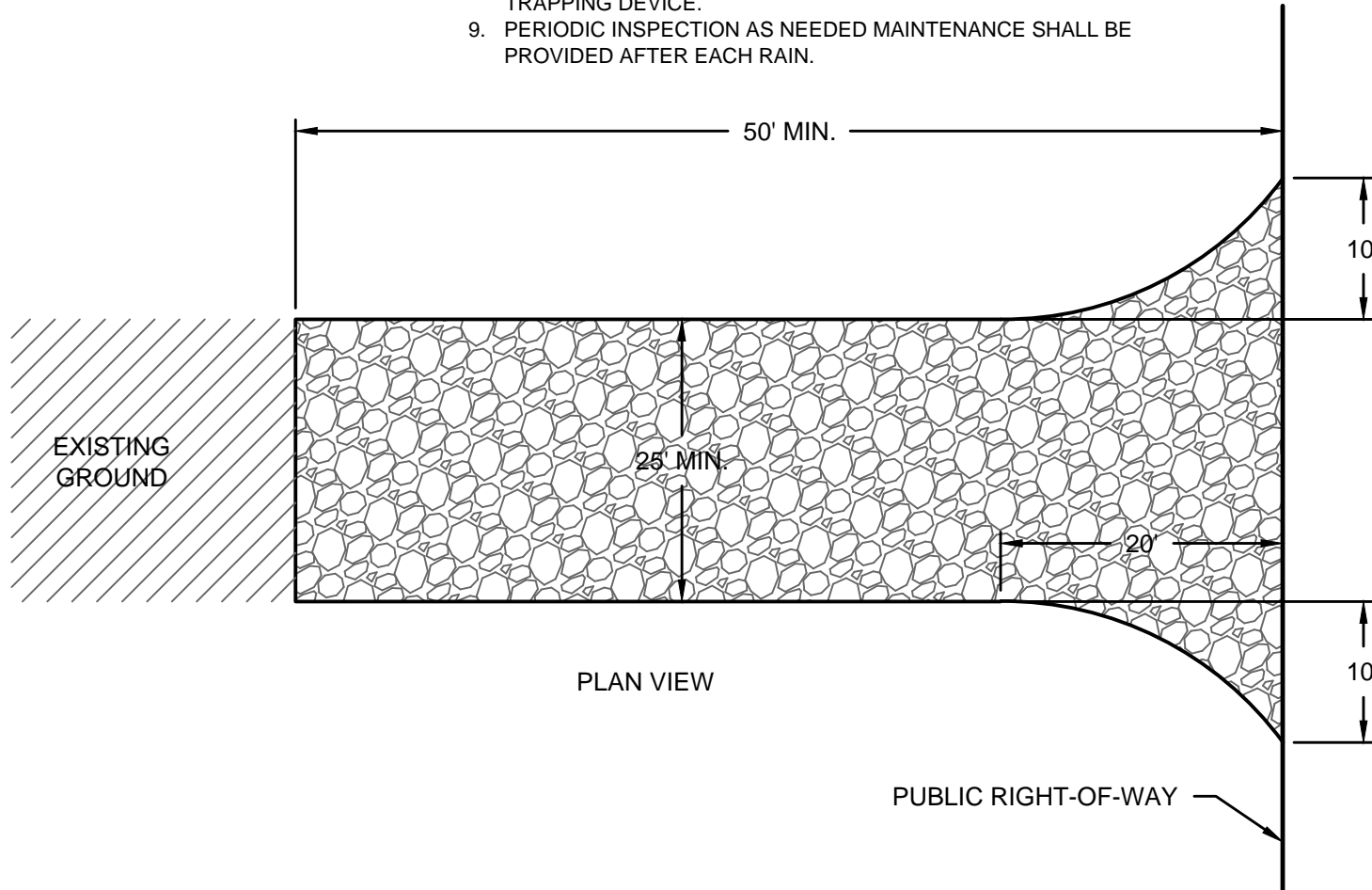
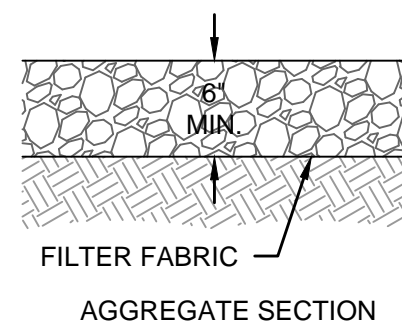
**CONCRETE WASHOUT AREA**  
NOT TO SCALE



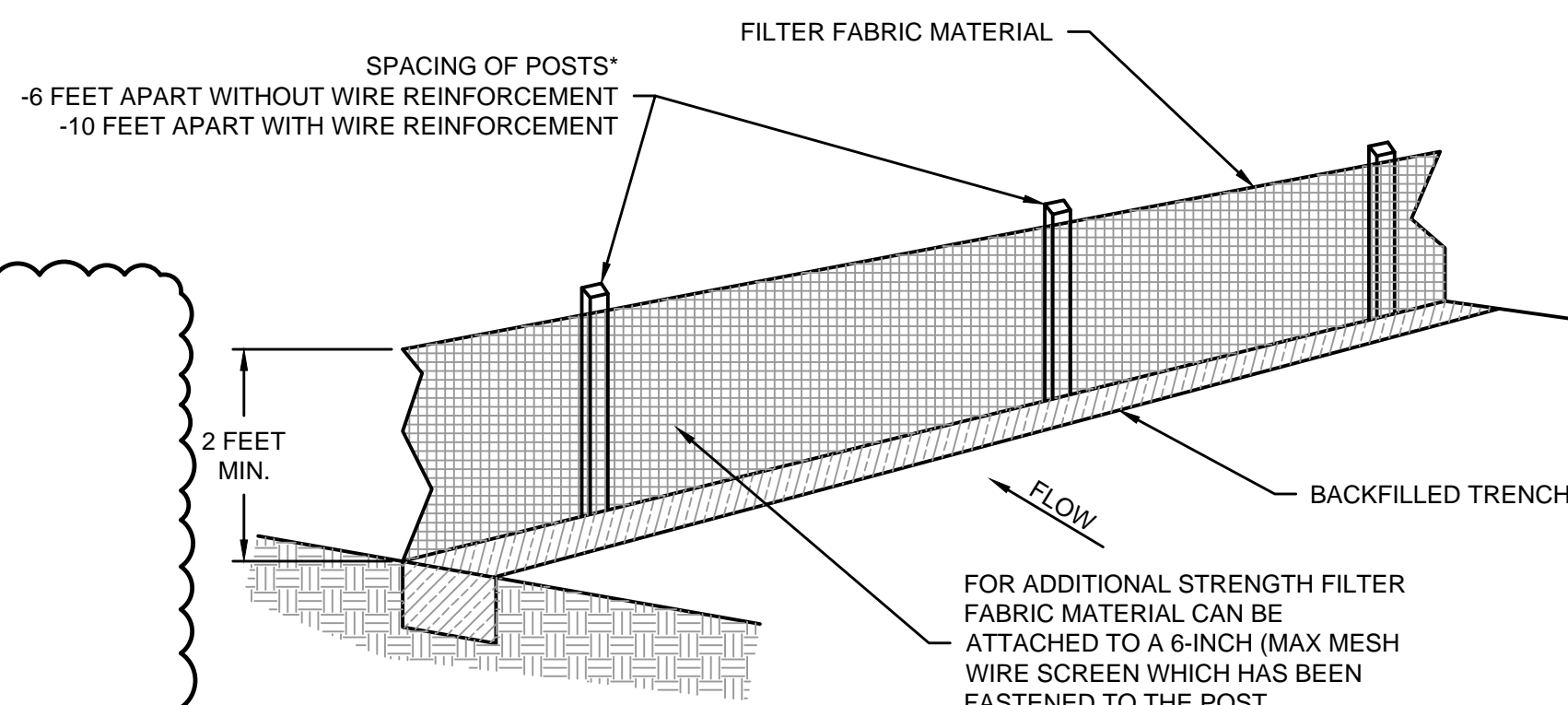
**RIPRAP NOTES**

1. STONE FOR RIPRAP SHALL CONSIST OF QUARRIED ROCK AND BE SOUND, DURABLE AND ANGULAR IN SHAPE.
2. SHALE AND STONE WITH SHALE SEAMS ARE NOT ACCEPTABLE.
3. 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



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



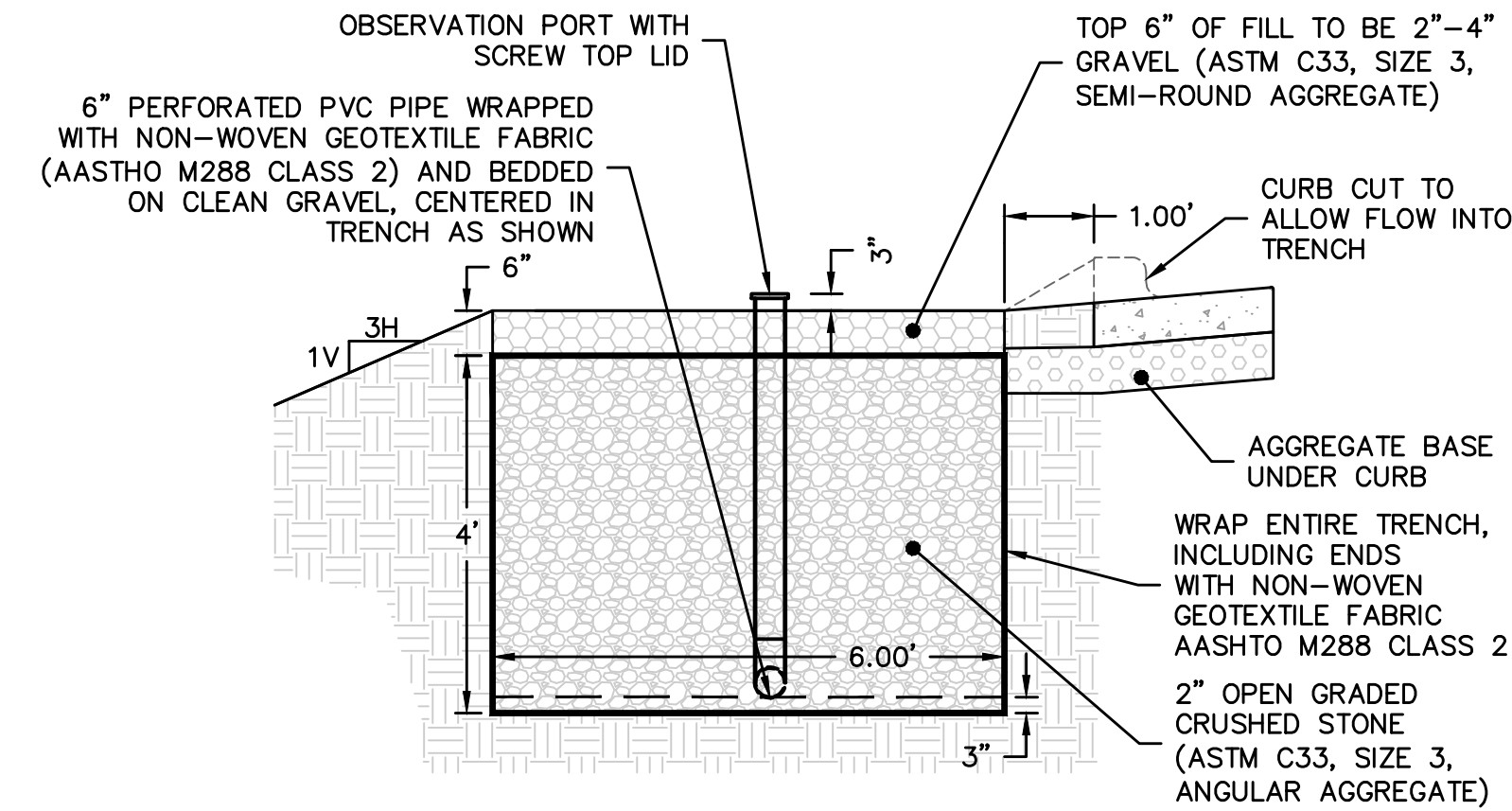
**SEDIMENT FENCE FABRIC :**

1. FILTERING EFFICIENCY SHALL BE A MINIMUM OF 85%.
2. 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.

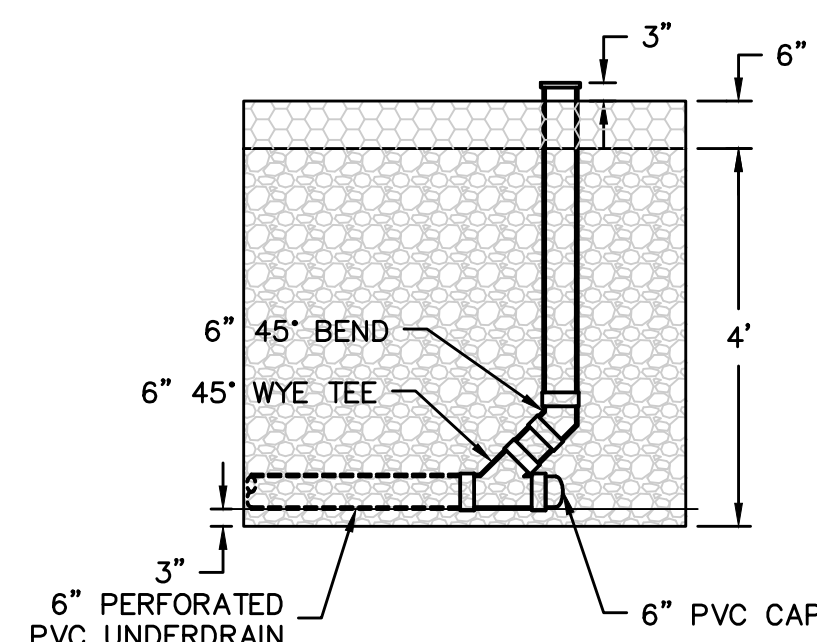
**SEDIMENT FENCE POSTS:**

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

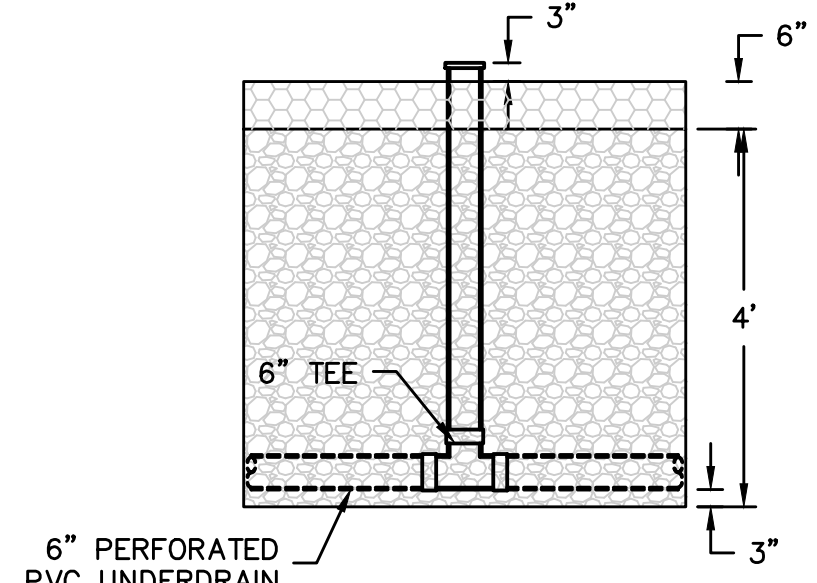
**SEDIMENT CONTROL FENCE DETAIL**  
NOT TO SCALE



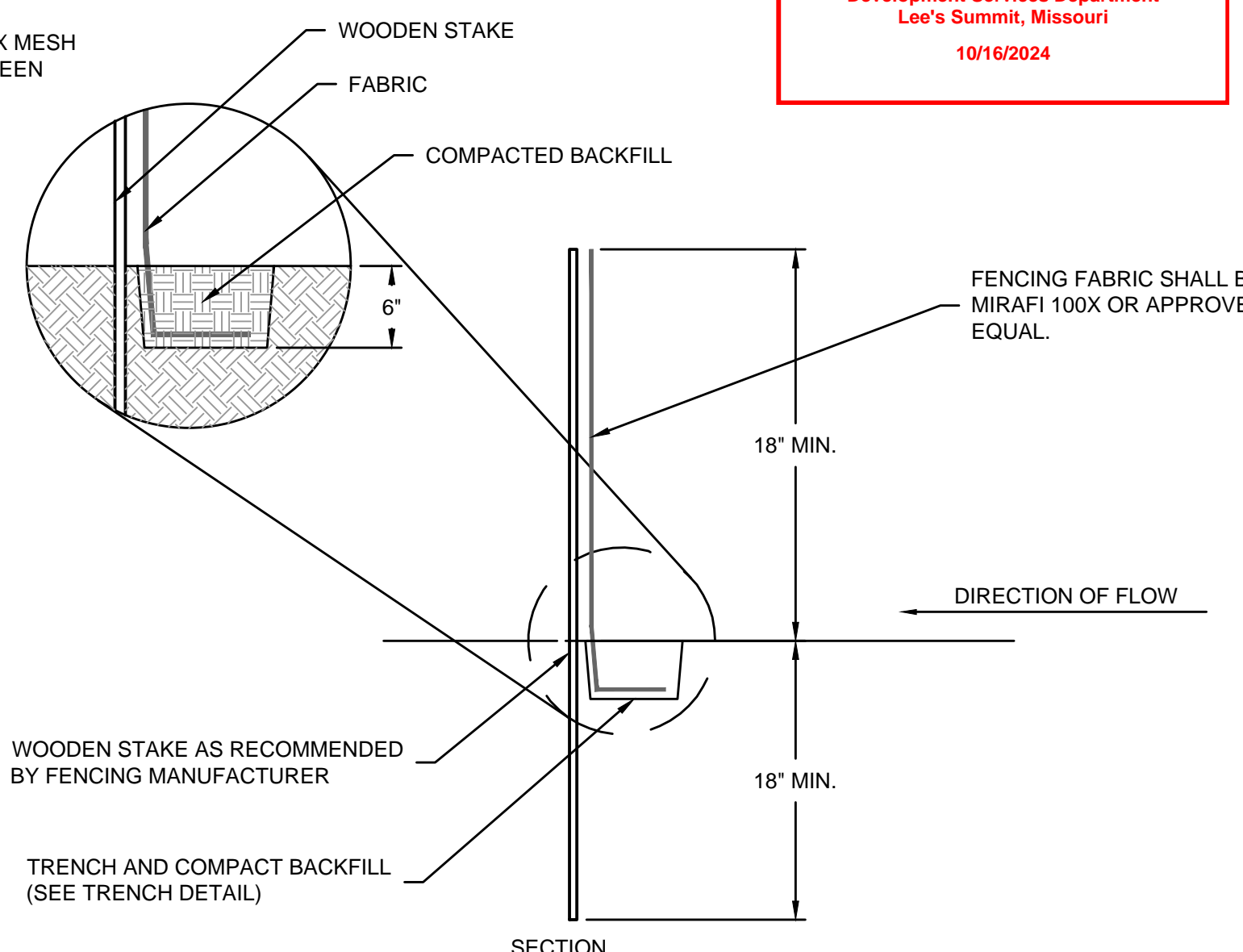
**INFILTRATION TRENCH SECTION A-A**  
N.T.S.



**6" CLEANOUT**  
N.T.S.



**6" OBSERVATION PORT**  
N.T.S.



**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024

olsson

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

STATE OF MISSOURI  
STEPHEN M. Saylor  
Professional Engineer  
PE-2018021246  
10/16/2024

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

DETAILS

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\_DTL01\_02206318

date: 2024.03.01

SHEET

C12

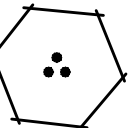
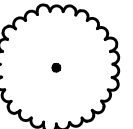


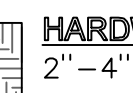
2024

REVISIONS





## PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>CALIPER</u>	<u>QTY</u>
<b>TREES</b>					
	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
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>			<u>QTY</u>
<b>SHRUBS</b>					
	RHUS AROMATICA 'GRO-LOW' // GRO-LOW FRAGRANT SUMAC	5 GAL			32
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>				<u>QTY</u>
<b>GROUND COVERS</b>					
	TURF SEED // DROUGHT TOLERANT FESCUE BLEND				17,610 SF
	<b>HARDWOOD MULCH</b> 2" - 4" SHREDDED BROWN	<b>705 SF</b>			

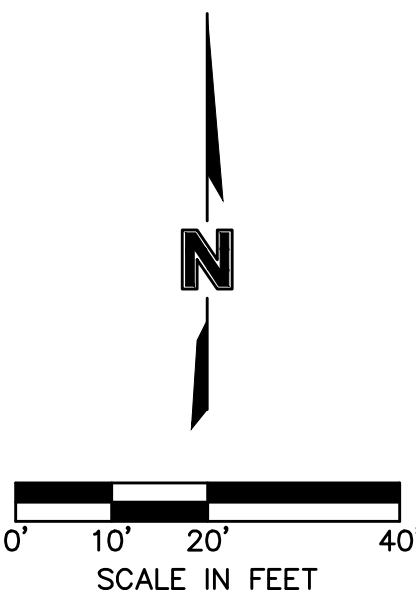
LANDSCAPE DATA										
BUILDING AREA	PARKING STALLS PROVIDED	LANDSCAPE ISLAND % OF PARKING AREA	R/W LENGTH	LANDSCAPE STRIP BETWEEN PARKING AND R/W	STREET FRONTAGE TREES	STREET FRONTAGE SHRUBS	OPEN YARD AREA TREES	OPEN YARD AREA SHRUBS	PARKING LOT SCREENING SHRUBS	BUFFER
0	77	9.12%	N/A	N/A	N/A	N/A	12 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	26 PROPOSED PLUS EXISTING VEGETATION TO REMAIN	N/A	N/A

- GENERAL NOTES:
1. 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.
  2. 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.
  3. ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED WITH GROUND COVER ARE TO BE PLANTED WITH TALL FESCUE TURF SEED.
  4. TREE RINGS AND PLANTING BEDS SHALL BE SURFACED WITH 3" SHREDDED HARDWOOD MULCH AND SHALL RECEIVE SHOVEL-CUT EDGE.
  5. THE LANDSCAPE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING UTILITIES. THERE ARE NO 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.
  6. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

**Development Services Department**  
**Lee's Summit, Missouri**

**10/16/2024**

[illegible]

LANDSCAPE DETAILS &amp; NOTES

# LONGVIEW MANSION PARKING ADDITION FINAL DEVELOPMENT PLANS

LEE'S SUMMIT. MO.

## DEVISIONS

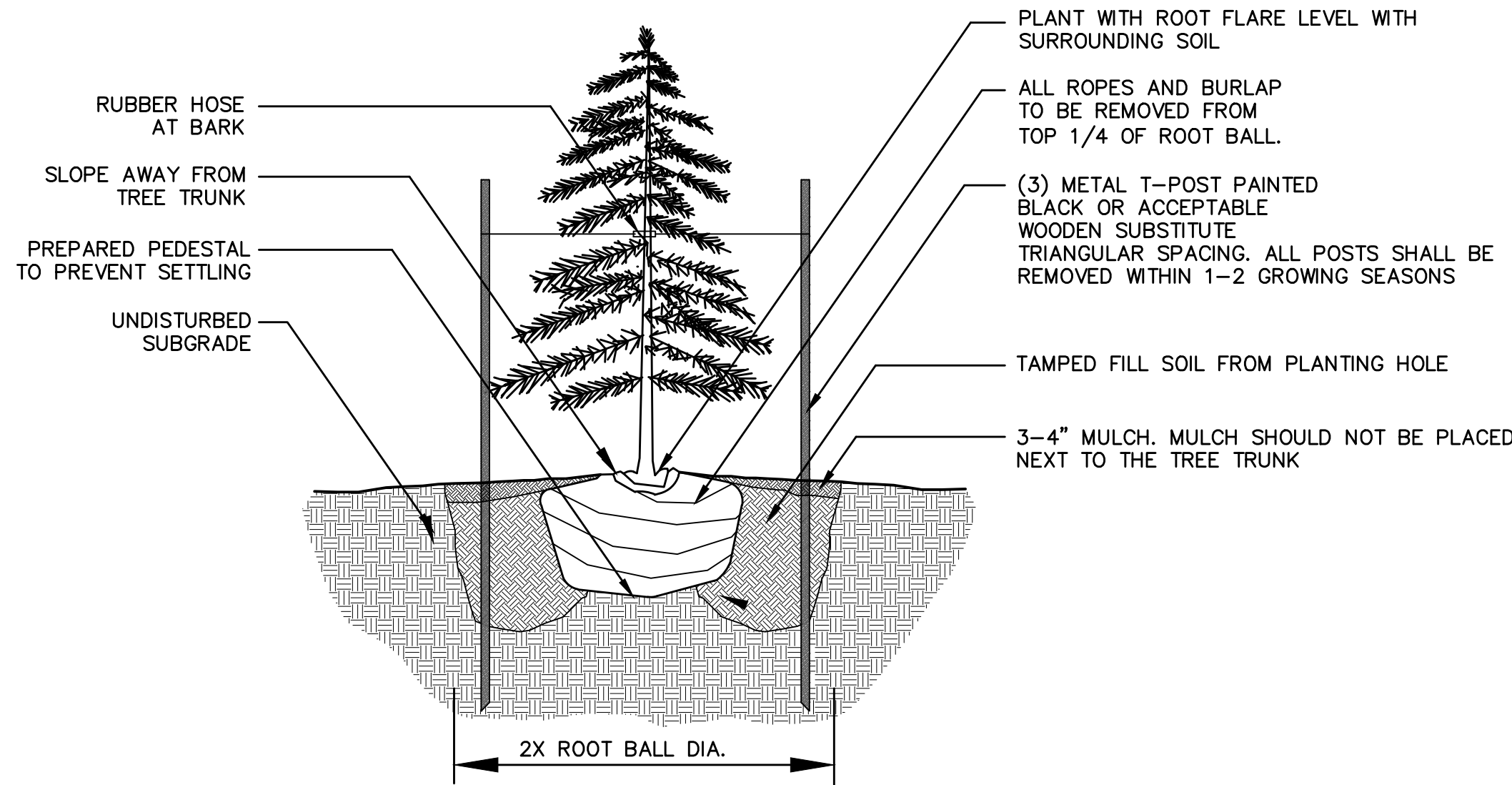
2024

drawn by: \_\_\_\_\_ CJH  
checked by: \_\_\_\_\_ CW  
approved by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ CJH  
project no.: \_\_\_\_\_ 022-06318  
drawing no.: C LSC01 02206318  
date: \_\_\_\_\_ 2024.03.01

SHEET  
L01



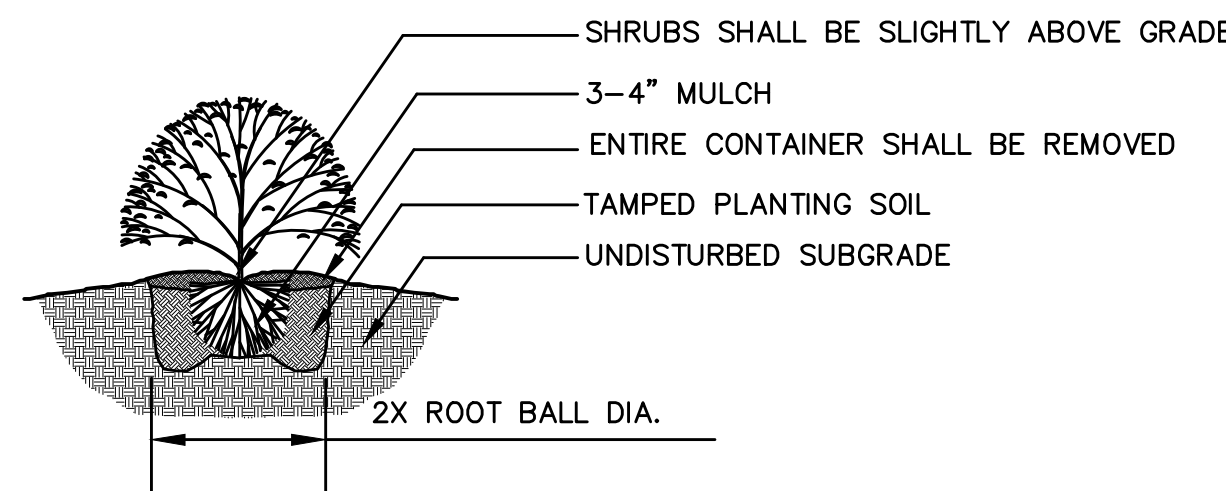
DWG: F:\2023\06001-06500\022-06318\40-Design\XisCAD\Final Plans\Sheets\NCV\ C:\LSC01\_02206318.dwg  
DATE: Jun 07, 2024 7:44am  
USER: essykr  
C:\PBDY\_02206318  
C:\PLSCP\_02206318  
C:\XBASE\_02206318  
E\_PBASE\_022-06318



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
  - IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

### 1 Evergreen Tree Planting Detail

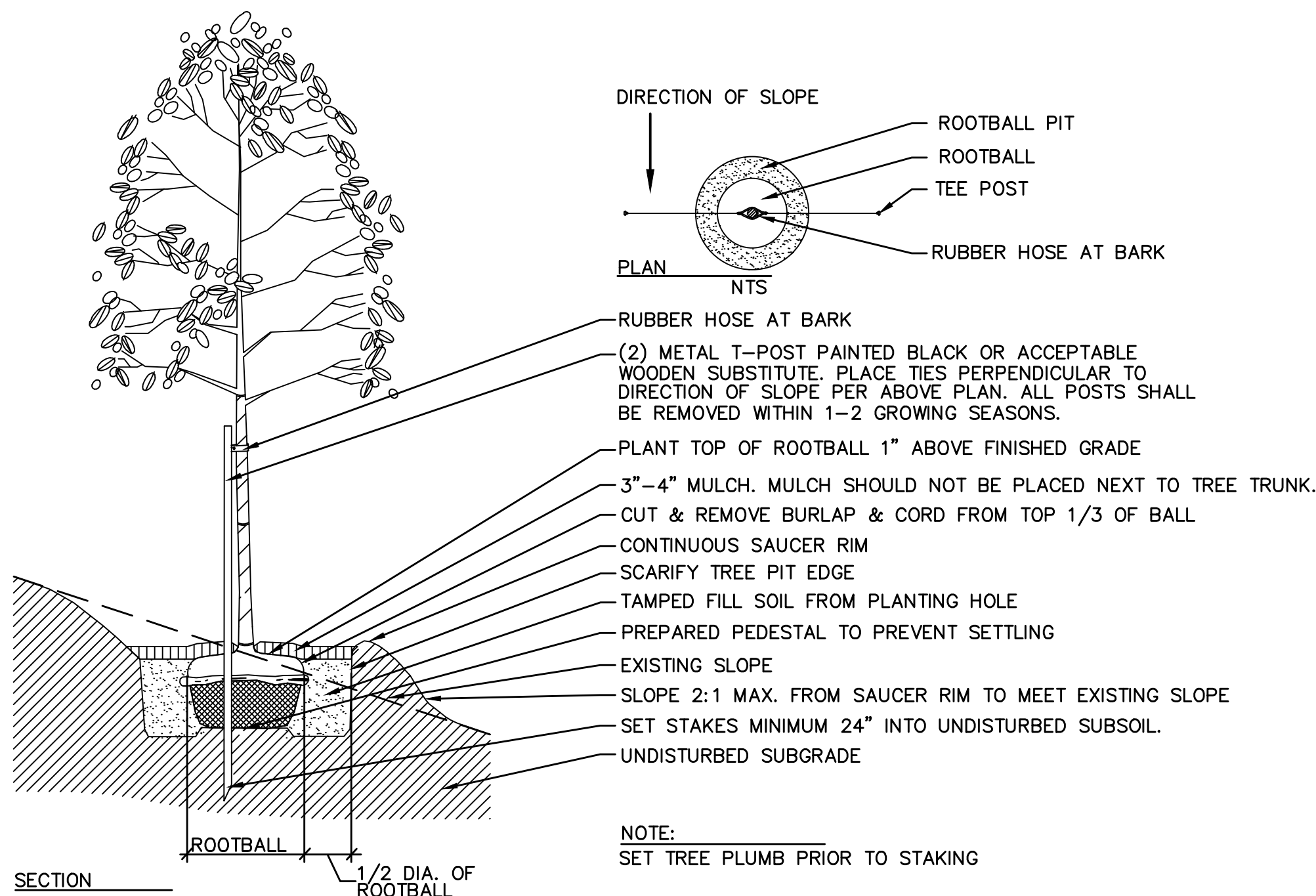
not to scale



- NOTES:
- MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
  - PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
  - MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
  - SOAK GENEROUSLY TO COMPACT AND SETTLE

### 3 Shrub Planting Detail

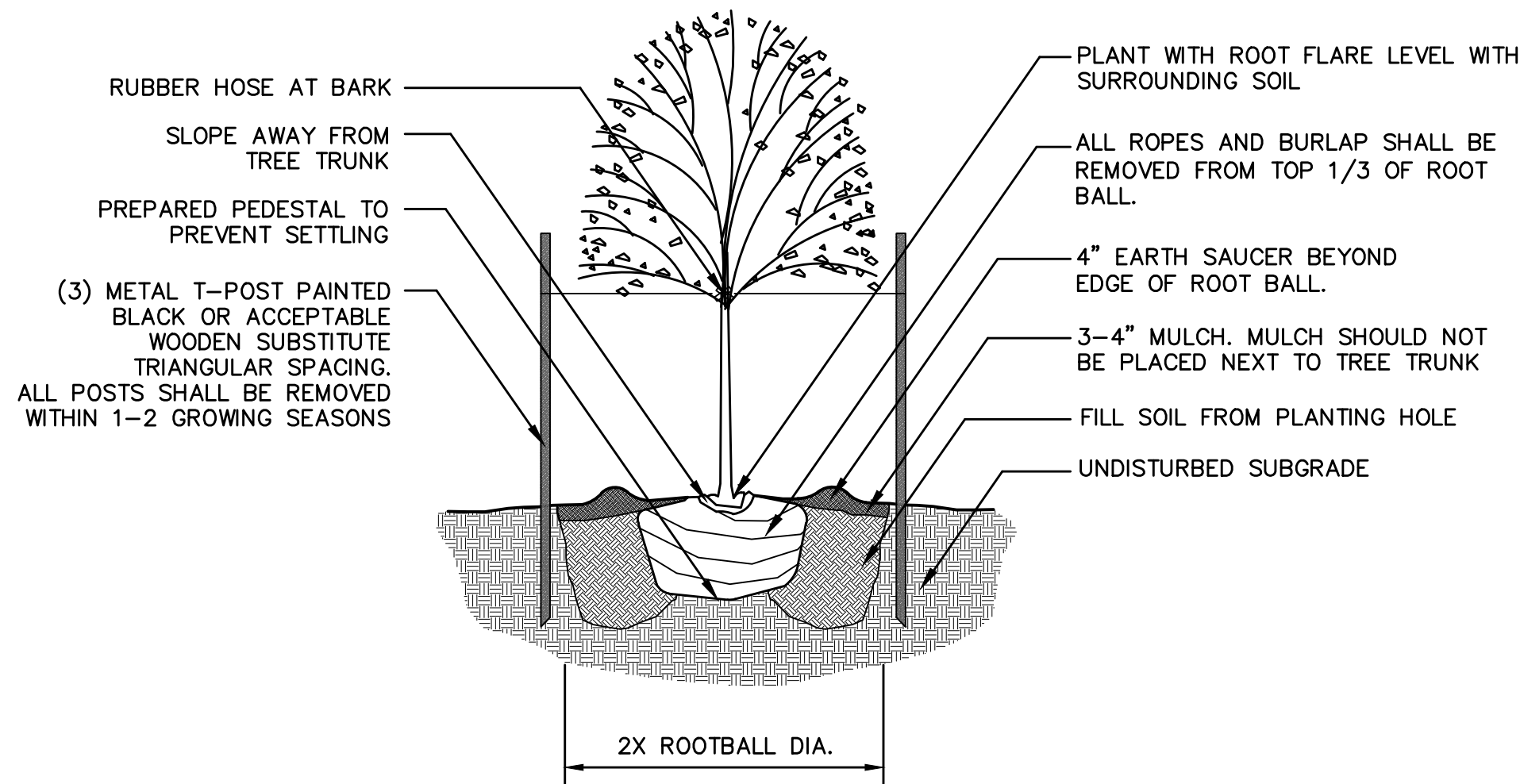
not to scale



NOTE:  
SET TREE PLUMB PRIOR TO STAKING

### 5 Tree Planting on Slope Detail

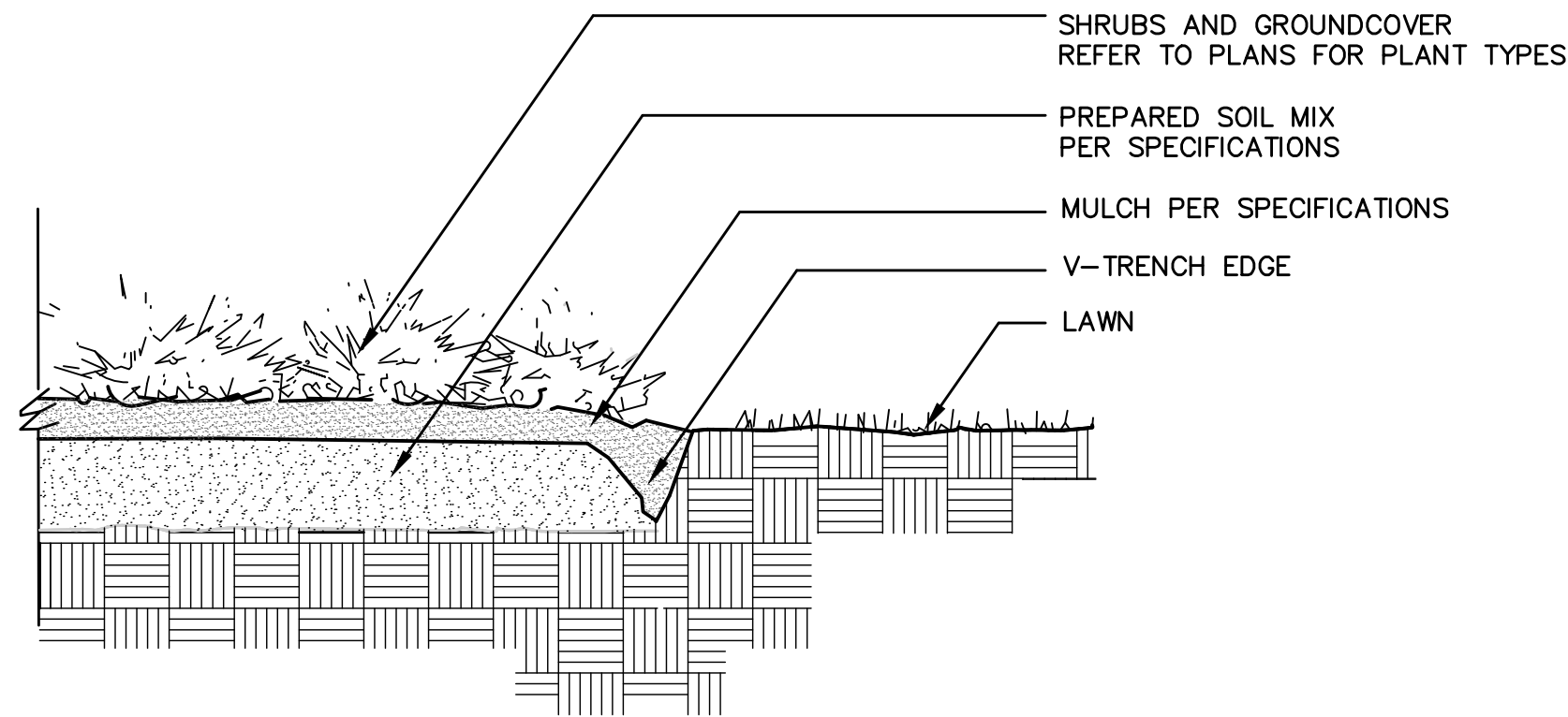
not to scale



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
  - IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

### 2 Deciduous Tree Planting Detail

not to scale



### 4 V-Trench Edging Detail

not to scale

#### PLANTING NOTES

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT, MO AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
- CULTIVATED LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED OR SEEDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS AS NEEDED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024

LANDSCAPE DETAILS & NOTES

LONGVIEW MANSION PARKING ADDITION  
FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, MO

BY

REVISIONS DESCRIPTION

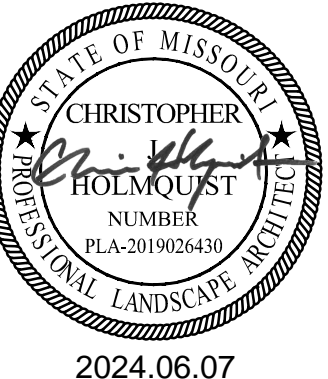
REV. NO.

DATE

2024

SHEET  
L02

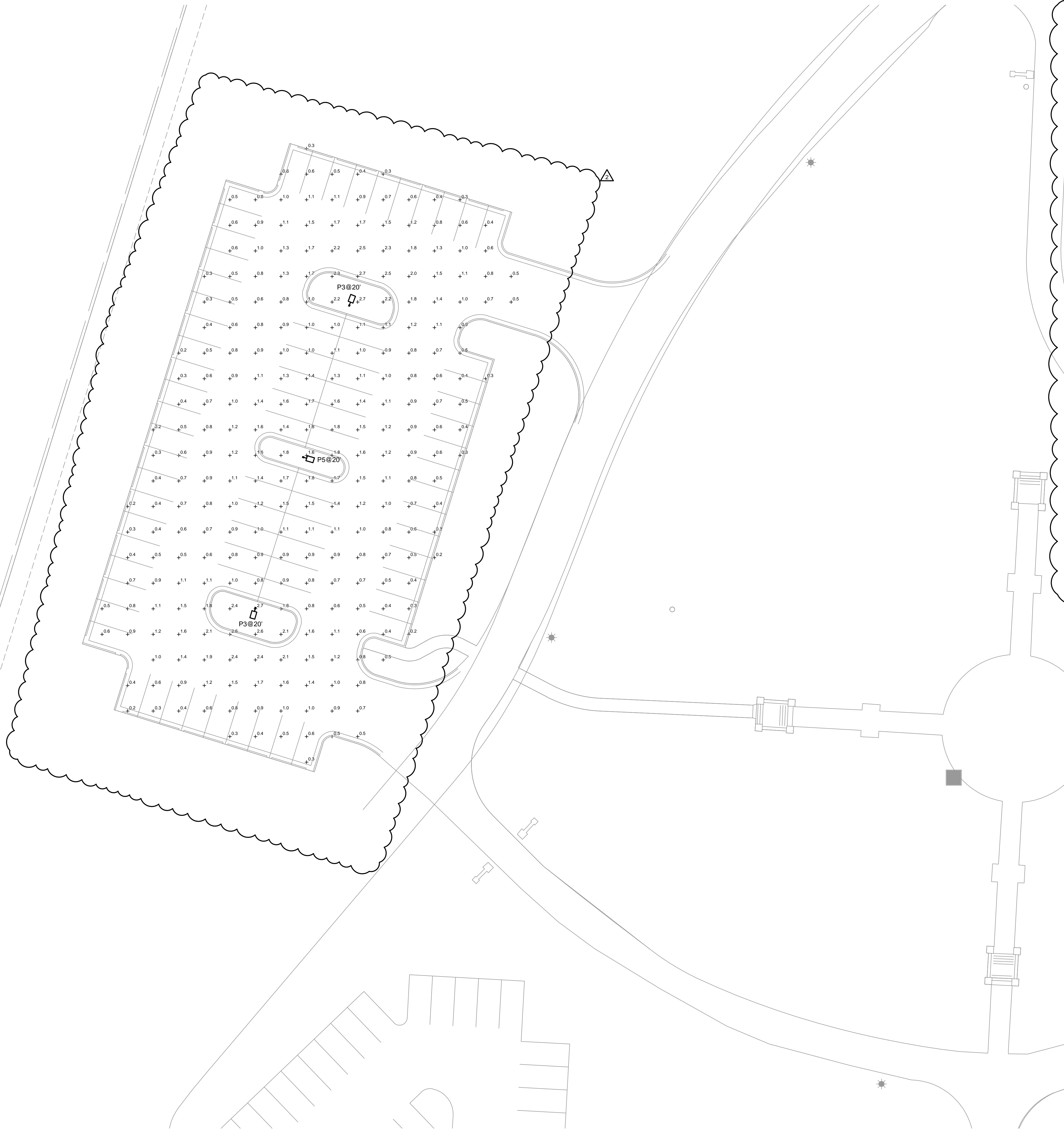
drawn by: C/JH  
checked by: CW  
approved by: SS  
QA/QC by: C/JH  
project no.: 022-06318  
drawing no.: C\_LSC01\_02206318  
date: 2024.03.01



**olsson**


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





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

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



### D-Series Size 1 LED Area Luminaire

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 backlight (not for use with an external control, ordered separately) 17 Low glare 3 T1TLM Forward throw medium	MDXL7 (200V-277V) 4 HVOLT277V - 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 SPA8N 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 Light AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2ft PER High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2ft PER5 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 50% 16, 21 Bi-level switched dimming, 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



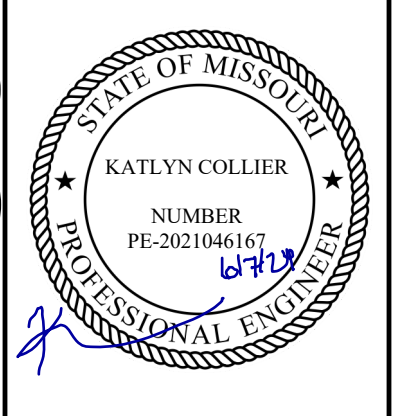
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com  
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

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

DSX1 LED Rev. 09/05/23 Page 1 of 10



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



BY	REVISIONS DESCRIPTION	DATE
	REVISED PER CITY COMMENTS	03/28/2024
	REVISED PER LAYOUT CHANGE	06/07/2024

REV. NO.	DATE
1	03/28/2024
2	06/07/2024

OVERALL SITE PLAN

LONGVIEW MANSION PARKING ADDITION  
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

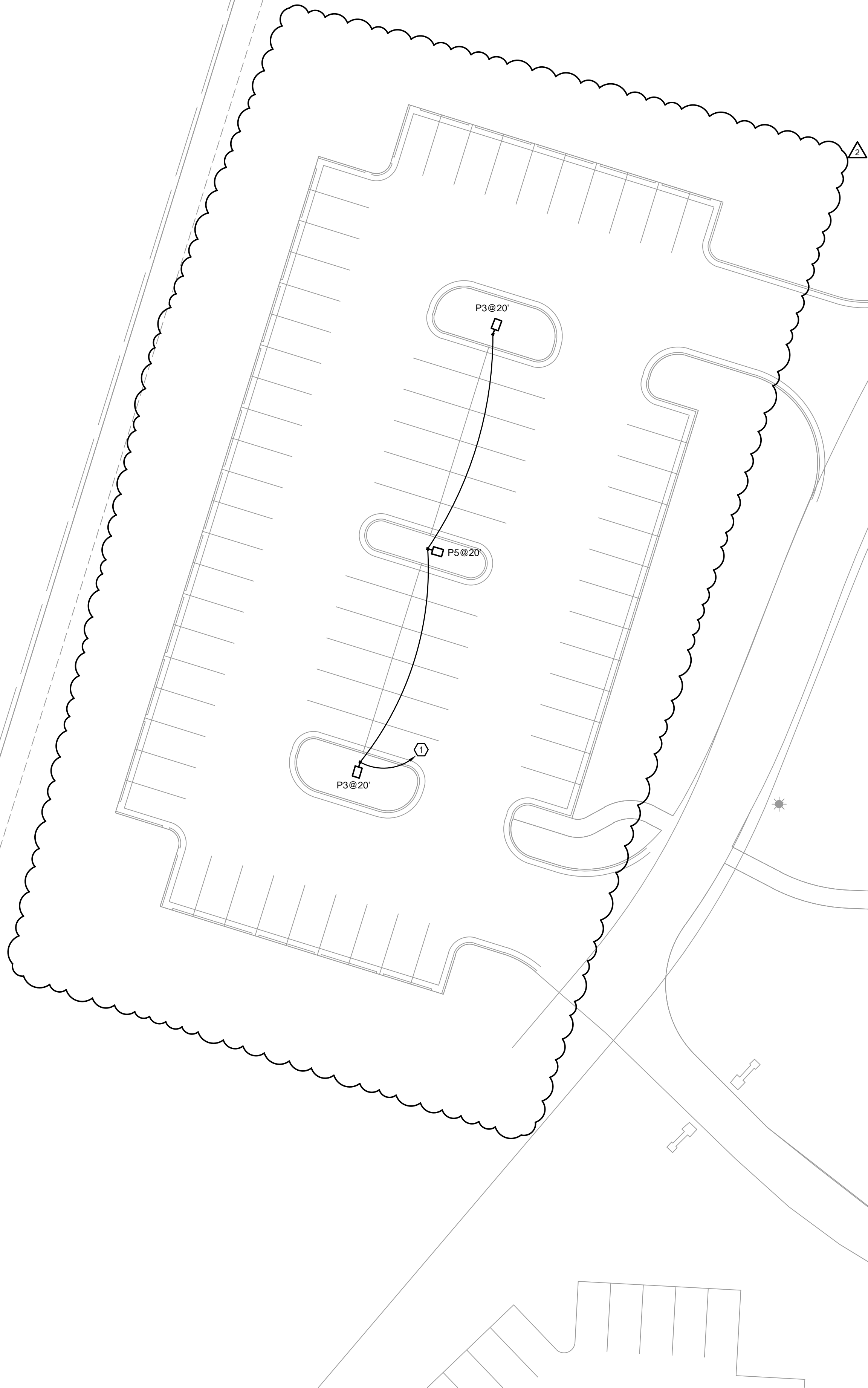
2024

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  
E1



DWG: F:\2022\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



1

## SITE LIGHTING POWER PLAN

SCALE: 1" = 20'-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.

## SHEET KEYNOTES

- 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.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
10/16/2024

OVERALL SITE PLAN

LONGVIEW MANSION PARKING ADDITION  
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2024

REVISIONS

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295



296

297

298



## 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.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

10/16/2024

## 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 302 - "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"

ACI 304 - "ACI MANUAL OF CONCRETE INSPECTION"

ACI 311 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"

### PLACING CONCRETE

ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"  
ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE  
ACI 317 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"

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.

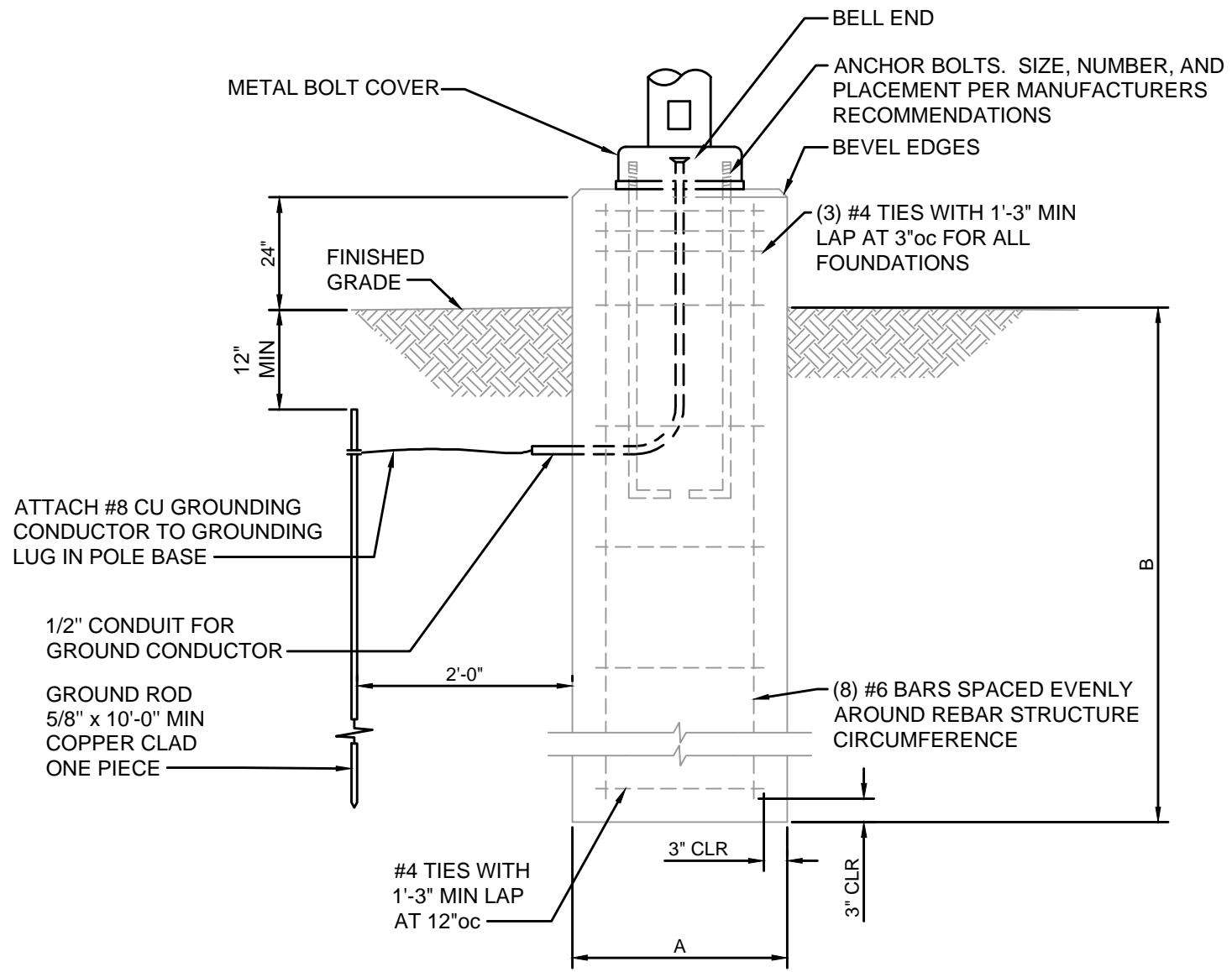
E3. REFER TO THE GEOTECH REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION CONSIDERATIONS.

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

CONCRETE CLASS "KCMMB 4000"

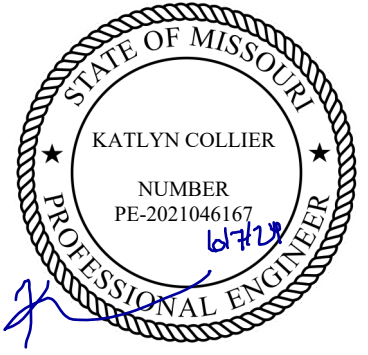
HEAVY HEX GALVANIZED NUTS: (AASHTO M291, GR A)

FLAT WASHERS GALVANIZED: (AASHTO M293)



## CONCRETE LIGHT POLE BASE

SCALE: NOT TO SCALE

[illegible]

## SITE LIGHTING DETAILS

# LONGVIEW MANSION PARKING ADDITION PRELIMINARY DEVELOPMENT PLAN

'S SUMMIT, MO

2024

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



