UNION TAVERN OF NEW LONGVIEW 3361 SW FASCINATION DR. LEE'S SUMMIT, MO 64081 FINAL DEVELOPMENT PLANS 21 MARCH 2025 COLLINS WEBB #: 24115



NORTHWEST PERSPECTIVE

OWNER

NLV COMMERCIAL LLC 440 SW LONGVIEW BLVD LEE'S SUMMIT, MO 64081 P: 816.589.4415

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ARCHITECT

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CIVIL ENGINEER

OLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 P: 816.442.6061 www.olsson.com

STRUCTURAL ENGINEER

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MEP ENGINEER

ENGINEERED BUILDING SOLUTIONS P.O. BOX #11101 OVERLAND PARK, KS 66207 P: 913.735.5654 www.EBSolutionsKC.com





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.

UNION TAVERN OF NEW LONGVIEW FINAL DEVELOPMENT PLAN

PROPERTY DESCRIPTION:

LOT 1D, FASCINATION AT NEW LONGVIEW (LOTS 1A-1E & TRACT A)

BENCHMARK

SET CHISELED SQUARE IN THE CURB ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SW FASCINATION DR AND THE DRIVEWAY ON THE EAST SIDE OF THE SUBJUST PROPERTY. ±9.0' NORTHWEST OF WATER METER

ELEVATION = 1000.45

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 FOR, 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.

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.

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ACCEPTED:

CITY OF LEE'S SUMMIT

Ster Srafw

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

DATE

3/21/2025

DATE

	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3.	ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4.	ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7.	THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8.	THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY 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.
9.	PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10.	THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11.	THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
R	<u>EFERENCES</u>
1.	FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.
2.	THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER INCLUDING ALL CURRENT ADDENDUMS. THE STANDARDS AND SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.
3.	 UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY; A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI. B. ALL CONSTRUCTION IN MoDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MoDOT. C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
<u>E></u>	KISTING CONDITIONS
1.	EXISTING CONDITIONS OF THE PROJECT AREA.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3.	EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

- 1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
- 2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
- 3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER. CONTRACTOR SHALL REMOVE EXCESS STRIPPINGS AND EXCESS EXCAVATION WITHIN 30 DAYS OF COMPLETION OF GRADING OPERATIONS.
- B. AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE SUBGRADE SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS. D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEEDED. FERTILIZED. MULCHED. WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
- 4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL
- 5. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
- 6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT

SHOP DRAWINGS

CODES AND ORDINANCES.

- 1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE **REVIEWED AND VERIFIED:**
- A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO; B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING,
- HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
- C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
- D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
- E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
- 2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED
- TO, THE FOLLOWING: A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
- B. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
- C. ALL SITE FENCING AND RAILING INCLUDING ANY GATES.
- D. ALL LANDSCAPE AND RETAINING WALLS.
- E. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET, THE SWPPP, OR ANY RELATED 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 NOTICE (VERBAL OR WRITTEN).
- 4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE. 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.

E. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.

DEMOLITION NOTES

1. PRIOR TO ANY DEMOLITION, EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.

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

SITE NOTES

- 1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
- 2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
- 3 ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, ASPHALT PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MoDOT.
- 4. ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MoDOT.
- 5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS): A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
- B. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO 1/4 THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
- C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
- D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET
- E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
- 6. ACCESSIBLE PARKING
- A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
- B. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION, ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
- C. STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.
- 7. PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT AND ENGINEER, THE INSTALLED PAVEMENT IS ALLOWED TO AGE AS RECOMMENDED BY THE MANUFACTURER (MINIMUM OF 24 HOURS), AND THE PAVEMENT SURFACE HAS BEEN SWEPT AND CLEANED.
- 8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
- 9. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.
- 10. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF LEE'S SUMMIT, MISSOURI CODES AND ORDINANCES.
- 11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF LEE'S SUMMIT, MISSOURI CODES AND ORDINANCES. USE FLAT BLACK, WHITE, OR YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS. UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
- 12. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

GRADING 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)

STORM SEWER NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- 2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
- 5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- 6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
- 7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

SANITARY SEWER NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- 2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
- 5. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- 6. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
- 7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
- 8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
- 9. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND
- REPLACED. B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
- C. VACUUM TEST OF ALL MANHOLES.
- 10. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

WATER NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- 2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
- 3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.
- 5. WATER PIPE TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- 6. ALL PRIVATE WATER LINES SHALL BE A MINIMUM OF 48 INCHES AND MAXIMUM OF 60 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.
- 7. IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.
- 8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
- 9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
- 10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

DRY UTILITY PLAN NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- 2. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND AND WITHIN CONDUIT UNLESS OTHERWISE SPECIFIED IN THESE PLANS. IF NOT SPECIFIED, ALL CONDUIT SHALL BE IN CONFORMANCE WITH UTILITY OWNER STANDARDS AND SPECIFICATIONS.
- 3. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS, IF SHOWN AT ALL, ARE SUGGESTED ALIGNMENTS ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AS REQUIRED BY MEP AND RELATED PLANS AS WELL AS SERVICE PROVIDER PRIOR TO PAVEMENT INSTALLATION.
- 4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE AND SIZED PER MEP PLANS OR AS NOTED. CONDUIT SHALL BE SUFFICIENTLY FLEXIBLE TO ALLOW IT TO CONFORM TO MINOR CHANGES IN TRENCH DIRECTION OR ELEVATION. ALL OTHER BENDS SHALL BE MADE USING PRE-FORMED SWEEPS.

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LEGEND

PROPERTY LINE **REMOVE CURB & GUTTER** REMOVE SIDEWALK REMOVE PAVEMENT

NOTES:

- 1. THERE ARE NO OIL AND GAS WELLS LOCATED WITHIN THE PROJECT LIMITS AS DETERMINED BY THE MISSOURI GEOLOGICAL SURVEY.
- 2. FEMA FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NUMBER 29095C 04126 EFFECTIVE 01/20/2017 CLASSIFIES THE NEW LONGVIEW MARTIN CITY BREWERY PROPERTY AS A "ZONE X" AREA.

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

 1
 STANDARD DUTY ASPHALT PAVEMENT SECTION, SEE

 1
 DETAIL SHEET FOR PAVEMENT SECTION. (TYP.)

2 PROPOSED RAMP AND LANDING (SEE SPOT ELEVATION SHEET FOR DETAIL)

(³) TYPE CG-1 DRY CONCRETE CURB AND GUTTER (TYP.)

5 PROPOSED ACCESSIBLE PARKING STALLS (TYP.)

6 PROPOSED ACCESSIBLE SIGNAGE AND STRIPING (TYP.) (SEE DETAIL SHEET)

9 PROPOSED ADA RAMPS W/ DETECTABLE WARNING (SEE SPOT ELEVATION SHEET FOR DETAIL)

10 PROPOSED SIDEWALK STEPS WITH HANDRAIL (SEE SPOT ELEVATION SHEET FOR DETAIL)

PARKING INFORMATION						
PARKING PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)	7 CARS					
(REFER TO SHARED PARKING MODEL BELOW)						

											R	ussell G. Pe	arson, CCIM
					Р	arking Needs	- Full Build	-out					
UDO per	Peak	M-	F	M	-F	M	-F	Sat &	Sun	Sat 8	k Sun	Sat	& Sun
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4	36	100%	36	20%	7	5%	2	5%	2	5%	2	5%	2
5	40	100%	40	20%	8	5%	2	100%	40	5%	2	5%	2
5.3	148	40%	59	80%	118	10%	15	70%	103	100%	148	10%	15
14	130	50%	65	100%	130	70%	91	100%	130	100%	130	20%	26
0	0	10%	0	100%	0	50%	0	80%	0	100%	0	10%	0
4	48	100%	48	10%	5	5%	2	5%	2	5%	2	5%	2
5	29	90%	27	80%	24	5%	1	100%	29	70%	21	5%	1
5	18	90%	16	80%	14	5%	1	100%	18	70%	12	5%	1
5	75	90%	68	80%	60	5%	4	100%	75	70%	53	5%	4
4	80	100%	80	10%	8	5%	4	5%	4	5%	4	5%	4
5	60	90%	54	80%	48	5%	3	100%	60	70%	42	5%	3
4	60	100%	60	10%	6	5%	3	5%	3	5%	3	5%	3
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						Surface Par	king - Nort	h of Fascinat	tion	43	83	83	133
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ARTHWORK QUANTITIES							
CUT (C.Y.)	FILL (C.Y.)						
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EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE OR HOLD DOWNS FOR PAVEMENTS AND BUILDING FOOTINGS/SLABS.

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.

LEGEND

100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100—	PROPOSED INDEX CONTOURS
100—	PROPOSED INTERMEDIATE CONTOURS

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. 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.

3. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.

4. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT 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 OF OPTIMUM MOISTURE CONTENT.

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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
- TW TOP OF WALL
- BW BOTTOM OF WALL ST STRUCTURE TOP

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UTILITY LEGEND

w w	PROPOSED PRIVATE WATER LINE
GAS	PROPOSED NATURAL GAS LINE
SS	PROPOSED PRIVATE SANITARY SEWER PROPOSED PRIVATE STORM SEWER (12" OR GREATER)
SD	PROPOSED PRIVATE STORM SEWER LATERALS (LESS THAN 12"
P-UG	PROPOSED UNDERGROUND POWER
TEL	PROPOSED UNDERGROUND TELECOM

KEYNOTE LEGEND

1	CONTRACTOR TO PROVIDE 62.80 L.F. OF 4" PVC (SDR-26) CONDUIT (WITHIN 5' OF BUILDING) TO BE UTILIZED BY GAS COMPANY. CONTRACTOR TO MAKE APPLICATION WITH SPIRE ENERGY FOR METER SET AND COORDINATE WITH SPIRE FOR INSTALLATION OF SERVICES.
2	CONTRACTOR TO COORDINATE WITH EVERGY TO PROVIDE CONNECTION TO PROPOSED TRANSFORMER PAD AND PROVIDE 43.92 L.F. OF 4" ELEC. PVC FROM PROPOSED TRANSFORMER PAD TO BUILDING.
3	PROPOSED TAP BY LSMO WATER DEPT. FOR DOMESTIC SERVICE. CONTRACTOR TO EXTEND 33.66 L.F. OF 1.5" TYPE K COPPER SERVICE LINE TO PROPOSED 1.0" WATER METER LOCATION AND 27.92 L.F. TO CONNECT TO EXISTING 8" WATER LINE. N: 999386.8504 E: 2803209.6869
4	PROPOSED 8"X6" TEE, 1-6" GATE VALVE AND 2-8" SOLID SLEEVES TO BE PROVIDED BY CONTRACTOR FOR 6" FIRE PROTECTION SERVICE. CONTRACTOR TO INSTALL GATE VALVE 3' BEHIND MAIN AND EXTEND 71.21 L.F. OF 6" C900 PVC TO BUILDING WITH 45 AND 22.5 DEGREE BEND(S).
5	CONTRACTOR TO PROVIDE 6.5' X 5.5' CONCRETE PAD FOR TRANSFORMER AND GRADING AS NECESSARY PER EVERGY STANDARDS.
6	CONTRACTOR TO INSTALL 8" HDPE STORM PIPES FROM ROOF DRAINS AT A MINIMUM 2.00% SLOPE. SEE SHEET C010.
7	CONTRACTOR TO INSTALL 142.36 L.F. OF DUAL 4" PVC CONDUIT TO BUILDING FOR USE BY TELEPHONE COMPANY. CONTRACTOR TO COORDINATE WITH AT&T FOR INSTALLATION OF SERVICE, ETC.
8	CONTRACTOR TO INSTALL 4" PVC (SDR-26) FROM EXISTING 4" PUBLIC SEWER LATERAL TO SAMPLING MANHOLE WITH 22.5 DEGREE BEND AND 4" PVC (SDR-26) FROM SAMPLING MANHOLE TO WITHIN 5'-0" OF PROPOSED BUILDING S=2.00% MIN. CONNECT PROPOSED 4" PVC (SDR-26) TO EXISTING PUBLIC 4" SEWER LATERAL WITH 9.75' RISER AND SOLID SLEEVE.
9	PROPOSED SANITARY SAMPLING MANHOLE. FL IN=1005.72 (4" PVC) FL OUT=1005.12 (4" PVC) N: 999414.8898 E: 2803187.7619
10	ROOF DRAIN CLEANOUT. SEE SHEET C010.
	FIRE DEPARTMENT CONNECTION.
12	CONTRACTOR TO INSTALL DOUBLE CHECK DETECTOR BACKFLOW PREVENTER INSIDE VAULT PER LEE'S SUMMIT MISSOURI DETAILS.
13	INSTALL 12 L.F. OF 1.5" TYPE K COPPER STUB FOR IRRIGATION
14	12" NYLOPLAST DRAIN BASIN WITH 12" X 12" GRATE. SEE SHEET C010.
15	PROPOSED STORM PIPE TO CONNECT TO EXISTING 24" NYLOPLAST DRAIN BASIN. CONTRACTOR TO LOWER TOP OF STORM STRUCTURE BY 0.07' TO MATCH PROPOSED SIDEWALK.
16	SANITARY LATERAL STUB FOR FUTURE CONNECTION TO GREASE INTERCEPTOR. INSTALL 7.5 L.F. OF 4" PVC (SDR-26) AT 2% SLOPE WITH PLUG.
17	SANITARY LATERAL STUB FOR FUTURE CONNECTION TO GREASE TRAP LATERAL. INSTALL 7.5 L.F. OF 4" PVC (SDR-26) AT 2% SLOPE WITH PLUG.
18	12" NYLOPLAST DRAIN BASIN WITH SOLID COVER. SEE SHEET C010.
	18" NYLOPLAST DRAIN BASIN WITH SOLID COVER. SEE SHEET C010.

STORM NOTES

- 1. ALL STORM SEWER PIPES TO BE HDPE.
- 2. ALL BENDS TO BE 22.5°, 45°, OR 90° UNLESS OTHERWISE NOTED.
- 3. PROVIDE FITTINGS REQUIRED TO CONNECT DOWNSPOUT TO UNGERGROUND STORM SEWER.
- 4. INSTALL HDPE WYES / TEES AT ALL JUNCTIONS WITH REDUCERS AS NEEDED.
- 5. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE BETWEEN ALL OTHER UTILITIES.

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LEGEND

-100-FINISHED INDEX CONTOURS -100 FINISHED INTERMEDIATE CONTOURS

A=X.XX ac. DRAINAGE AREA C=X.XX RUNOFF COEFFICIENT

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	LEGEND
1	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
r VI	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TEMPORARY CONCRETE WASHOUT

THE SITE DISTURBANCE PLANS 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 ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL

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APE STRIP EEN IDING AREA R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(4A) BUFFER TREES: DECIDUOUS / ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS	(5) PARKING LOT SCREENING SHRUBS
\	N/A	N/A	70.088	4	9	N/A	N/A	N/A
1	N/A	N/A	70,900	4 +	9+	N/A	N/A	N/A
L	ANDSCAPE REQUIREM	ENTS DESCRIF	TIONS					
ANDSCAPE S	TRIP AT LEAST 20' WIDE	E, PLANTED WIT	H1 TREE PER	30 LF OF STREET				
FRONTAGE.								
	FOO OF 4 EVED ODEEN	TOFE DED 500.						

	BOTANICAL NAME	COMMON NAME	SIZE	CON
	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	2" CAL	B&B
	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8-10' HT	B&B
	SYRINGA RETICULATA `IVORY SILK`	IVORY SILK JAPANESE TREE LILAC	2" CAL	B&B
	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	
	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	
	FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	3 GAL	
	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	3 GAL	
	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE	TINY WINE NINEBARK	3 GAL	
	SIBIRAEA LAEVIGATA	SIBERIAN SPIREA	3 GAL	
	3 - 6" MISSOURI RAINBOW ROCK MULCH		SF.	
	GROUND HARDWOOD MULCH		SF.	
-	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SF.	

 ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH TURF SEED – DROUGHT TOLERANT DWARF FESCUE BLEND.
 PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BLACK ROCK GRANITE AT A DEPTH OF 4" WITH

SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN. 3. AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURERS PER MANUFACTURER'S SPECIFICATIONS.

 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.
 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.

6. 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 CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

 ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

 INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 – JUNE 15) OR FALL (SEPTEMBER 15-DECEMBER 1) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.

 11. LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 12. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY

13. AMEND SOIL IN PLANTING BEDS TO A DEPTH OF 12 INCHES USING A 1:1 MIX OF ON-SITE SOIL AND ORGANIC-RICH COMPOST. ENSURE THOROUGH MIXING FOR OPTIMAL NUTRIENT DISTRIBUTION AND SOIL

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY

15. LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
16. LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

10' 20' SCALE IN FEET

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1301 Burlington Street North Kansas City, MO 64116 olsson.com TEL 816.361.1177 FAX 816.361.1888 Olsson - Engineering Missouri COA #001592									
JACOB HODSON PLA-2023000549 TLANDSCAPE									
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LANDSCAPE PLAN	FINAL DEVELOPMENT PLANS			UNION TAVERN OF NEW LONGVIEW			LEE'S SUMMIT, MO		
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NOTES:

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 ISSUE DATE:
 21 MARCH 2025

 COLLINS WEBB #:
 24115
 ROOF PLAN

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EXTERIOR	RELEVATION	JS
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BASIS OF DESIGN MATERIAL SAMPLES

FIELD BRICK: GLEN-GERY, ANTIQUE RED

ACCENT BRICK: GLEN-GERY, IRON VINYARD

CAST STONE: NEW CASTLE STONE, MAPLE MAIZE

ASPHALT SHINGLES: IKO ROOFING, HEXAGONAL, BLACK

MECH EQUIPMENT SCREENING: METAL LOUVERS, GRAY

STOREFRONT: BLACK ANODIZED ALUMINUM

PREFINISHED METAL TRIM: BERRIDGE, MATTE BLACK

S: YATIONS IONAL GENERAL NOTES IE EXTERIOR ELEVATIONS RIOR WALL, FACE OF CONCRETE WALLS (FOC), IN GRID LINES, UNLESS ICATED. IEET FOR ALL EXTERIOR S TYPES. D POWER AS REQUIRED FOR YATIONS: METAL FF COLOR E - TO MATCH FIELD BRICK TCH FIELD BRICK	colins webb Architecture	307B SW Market St., Lee's Summit, MO 64063 816.249.2270 www.collinsandwebb.com
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Calculation Summary CalcType Illuminance Illuminance UnitsAvgMaxFc2.279.1 Label East Walkway North East Walkway 4.02 53 North line North West Walkway West Prop linr 0.55 1.5 0.0 1.24 2.1 0.4 0.74 4.1 0.0 Illuminance 0.4 Illuminance

Label

8.33, Place Holder

Qty MH:

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18 18

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Illuminance

IGF6 P2 80CRI 40K MVOLT WWD

SRL-1_T3_32LC_5_4K_ILS_IES SRL-1_T5W_32LC_5_4K_ILS_IES

4750L 4FT 1000LMF 40K WFL

WDGE1 LED P1 40K 80CRI VF

Fc

Luminaire Schedule Tag Symbol

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CALCULATION NOTES: CALCS POINTS: 0' REFLECTANCES: 50% WALLS, 20% FLOORS

MH: VERIFY ON DRAWING LLF: 0.91

CI 1

WP

Min	Avg/Min	Max/Min
0.6	3.78	15.17
2.7	1.49	1.96
0.0	N.A.	N.A.
0.4	3.10	5.25
0.0	ΝΔ	ΝΔ

LLF	Lum. Lumens Li	um. Watts Descri	otion
0.910 1	592	16.67	IGF6 P2 80CRI 40K MVOLT WWD
0.910 2	377	17.5	LEDbulb_17,5W_A67_E27_840_FR-IES
0.910 24	430	52	SRL-1_T3_32LC_5_4K_ILS
0.910 10	603	77.4	SRL-1_T5W_32LC_5_4K_ILS
0.910 50	073	41.26	4750L 4FT 1000LMF 40K WFL
0.910 12	227	10.0002	WDGE1 LED P1 40K 80CRI VF

Santa Rosa LED Specifications

Project Name:
Catalog Number
Type:
SL1 & SL2
The Santa Rosa LED series lantern captures the look and feel of th Old West with turn-of-the-century styling. It bridges the era of the ga lamp into a new generation of style and sophistication, providir smooth, diffused illumination for safety and a beautiful lightin ambiance. Santa Rosa comes standard with a textured glass lea and coated lamp for a symmetrical lighting distribution pattern. Available in 16, 32 or 48 LEDs. A durable polyester powder coat finis is available in a wide array of architectural colors to enhance and design application. The Santa Rosa LED lantern is ideal for stree beautification projects, revitalization programs, parks and recreation areas, hotels, retail shopping areas, and many other areas where more traditional look and feel is ideal.

Control Number: ORNAMENTAL-SRL-1-06_17_2022

CC Custom Color

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
SRL-1	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	PT Post Top * Fits over	BZ Bronze	PC-120 Button Type Photocell
	T2 Type 2	32LC 48LC	5 530mA	4K 4000K	5 480V	3" O.D. Tenon	BK Black	PC-208 Button Type
	T3 Type 3			50 00K	8 347V	Wall Mount *Requires VA wall mount	SBK Smooth Black	Photocell PC-240 Rutter Turne
	T4 Type 4						WH White	Photocell PC-277
	_ T5 _						SWH Smooth White	Button Type Photocell
	Type 5						GP Graphite	CL Clear Lens
	Type 5 Wide						GY Grey	Lightly Diffused Lens
							SL Silver Metallic	ILS Internal Light Shield

VISIONAIRE LIGHTING REV. 0 VL-PA-ING-001-F37 CRCABR22-03 WDGE1 LED Catalog Number Architectural Wall Sconce WP Hit the Tab key or mouse over the page to see all interactive elements. ds BAA BABA Introduction The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean Specifications rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, Depth (D1): 5.5" providing true site-wide solution. Depth (D2): 1.5" WDGE1 delivers up to 2,000 lumens with a soft, non-Height: 8" pixelated light source, creating a visually comfortable Width: 9" environment. The compact size of WDGE1, with its Weight: integrated emergency battery backup option, makes it 9 lbs (without options) W------D1----an ideal over-the-door wall-mounted lighting solution. design select ltems marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details WDGE LED Family Overview -- 750 1,200 2,000 -- -- -- --WDGE1 LED Visual Comfort 4W
 WDGE2 LED
 Visual Comfort
 10W
 18W
 Standalone / nLight
 -- 1,200
 2,000
 3,000
 4,500
 6,000
 --

 WDGE2 LED
 Precision Refractive
 10W
 18W
 Standalone / nLight
 700
 1,200
 2,000
 3,200
 4,200
 -- --

 WDGE3 LED
 Precision Refractive
 15W
 18W
 Standalone / nLight
 6,000
 7,500
 8,500
 10,000
 12,000
 -- --
 Standalone / nLight
 - 12,000
 16,000
 18,000
 20,000
 22,000
 25,000
 WDGE4 LED Precision Refractive **Ordering Information** EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD
 80CRI
 VF
 Visual comfort forward throw
 MV0LT
 Shipped included

 90CRI
 VW
 Visual comfort wide
 347²
 SRM
 Surface mo
 WDGE1 LED 27K 2700K **30K** 3000K SRM Surface mounting bracket 35K 3500K ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)³ **40K** 4000K Shipped separately 50K¹ 5000K AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.⁴ E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)⁵ DDBXD Dark bronze DDBTXD Textured dark bronze PE Photocell, Button Type⁶ DBLBXD Textured black DBLXD Black DNAXD Natural aluminum DNATXD Textured natural aluminum DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)⁷ DMG 0–10V dimming wires pulled outside fixture (for use with an external control, ordered separately) DWHXD White DWHGXD Textured white DSSTXD Textured sandstone BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. DSSXD Sandstone Dual Switching (1 Driver, 2 Light Engines) CCE Coastal Construction⁴

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