

DWG: F:\2017\0001-0500\017-0286\40-30\2017.10.23_GNCV_Footprint_Exhibit.dwg
 DATE: Oct 30, 2017 10:49am
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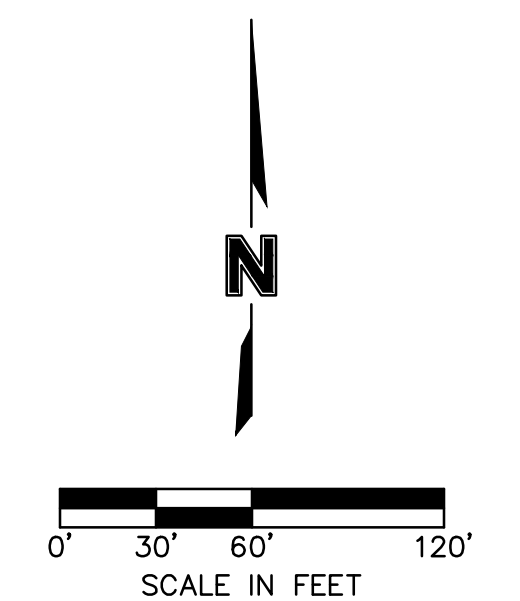
- PLAN LEGEND:**
- CABLE TV**
 CTVP CABLE TV PEDESTAL
 SD SATELLITE DISH
- ELECTRIC**
 AC AIR CONDITIONER
 EB ELECTRIC BOX
 EMT ELECTRIC METER
 EMH ELECTRIC MANHOLE
 EP ELECTRIC PEDESTAL
 EV ELECTRIC VAULT
 GA GUY ANCHOR
 GUY GUY POLE
 LP LIGHT POLE
 PP POWER POLE
 YL YARD LIGHT/FLOOD LIGHT
- GAS**
 GK GAS LINE MARKER
 GM GAS METER
 GR GAS REGULATOR
 GV GAS VALVE
- SANITARY**
 CO SANITARY CLEANOUT
 SMH SANITARY MANHOLE
- STORM**
 AI AREA INLET
 CI CURB INLET
 FD FLOOR DRAIN
 FI FIELD INLET
 GI GRATE INLET
 JB JUNCTION BOX
 RD ROOF DRAIN
 STMH STORM MANHOLE
- TELEPHONE**
 FOM FIBER OPTIC MARKER
 TMK TELEPHONE CABLE MARKER
 TLP TELEPHONE POLE
 TP TELEPHONE PEDESTAL
 TV TELEPHONE VAULT
- WATER**
 FH FIRE HYDRANT
 HB HOSE BIB
 MW MONITOR WELL
 PIV POST INDICATOR VALVE
 SB SPRINKLER CONTROL BOX
 SV SPRINKLER VALVE
 WM WATER METER
 WH WATER MANHOLE
 WMV WATER METER VAULT
 WV WATER VALVE
- PARKING**
 H HANDICAP STALL
 WLS WHEEL STOP
 DYS DOUBLE YELLOW STRIPE
 WS WHITE STRIPE
 YS YELLOW STRIPE
- TRAFFIC**
 SLCB STREET LIGHT BOX
 TSP TRAFFIC SIGNAL POLE
 TSC TRAFFIC SIGNAL CONTROLS
 TSV TRAFFIC SIGNAL VAULT
- SIGNS**
 HS HANDICAP SIGN
 SL SPEED LIMIT SIGN
 SN SIGN
 SS STOP SIGN
- EASEMENTS**
 A.E. ACCESS EASEMENT
 B.M.P. BEST MANAGEMENT PRACTICE
 D.E. DRAINAGE EASEMENT
 L.E. LANDSCAPE EASEMENT
 M.E. MONUMENT EASEMENT
 N.B.E. NO BUILD EASEMENT
 P.E. PEDESTRIAN EASEMENT
 S.D.E. SURFACE DRAINAGE EASEMENT
 S.E. SANITARY SEWER EASEMENT
 U.E. UTILITY EASEMENT
 W.E. WATER EASEMENT
- SETBACKS**
 B.S. BUILDING SETBACK
 D.S. DECK SETBACK
 dBA SOUND SETBACK
 F.Y.S. FRONT YARD SETBACK
 L.B. LANDSCAPE BUFFER
 P.S. PARKING SETBACK
 R.Y.S. REAR YARD SETBACK
 S.Y.S. SIDE YARD SETBACK
- SURVEY MARKERS**
 BENCHMARK
 FOUND SECTION CORNER (MONUMENTATION AS NOTED)
 FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
 FOUND RIGHT-OF-WAY MARKER
 SET 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.
 SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)
- BOUNDARIES**
 SECTION LINE
 EXISTING PROPERTY BOUNDARY
 PROPOSED PROPERTY BOUNDARY
 EXISTING LOT LINE
 PROPOSED LOT LINE
 EXISTING RIGHT-OF-WAY
 PROPOSED RIGHT-OF-WAY
 EXISTING RIGHT-OF-WAY LINES ARE RADIAL TO STREET RIGHT OF WAY UNLESS LABELED HEREON AS (N.R.) OR (NOT RADIAL)
- UTILITY LINES**
 EXISTING CABLE TV, UNDERGROUND
 PROPOSED CABLE TV, UNDERGROUND
 EXISTING ELECTRIC, OVERHEAD
 EXISTING ELECTRIC, UNDERGROUND
 PROPOSED ELECTRIC, OVERHEAD
 PROPOSED ELECTRIC, UNDERGROUND
 EXISTING FIBER OPTIC, UNDERGROUND
 PROPOSED FIBER OPTIC, UNDERGROUND
 EXISTING GAS LINE
 PROPOSED GAS LINE
 EXISTING SANITARY SEWER
 PROPOSED SANITARY SEWER
 EXISTING STORM SEWER
 PROPOSED STORM SEWER
 EXISTING TELEPHONE, UNDERGROUND
 PROPOSED TELEPHONE, UNDERGROUND
 EXISTING WATER LINE
 PROPOSED WATER LINE
- MISCELLANEOUS**
 BB BASKETBALL GOAL
 BH BORE HOLE
 FENCE: CHAIN LINK, STEEL OR ALUMINUM
 FENCE: STOCKADE, WOOD, VINYL OR PLASTIC
 FENCE: BARBED WIRE OR WOVEN WIRE TOPPED
 FP FLAG POLE
 GP GUARD POST
 GR GUARD RAIL
 HDRL HANDRAIL
 HSP HORSESHOE PIT
 LSCP LANDSCAPING
 MB MAILBOX
 MH UTILITY MANHOLE
 PB PARK BENCH
 PT PICNIC TABLE
 RAILROAD TRACKS
 TREE, DECIDUOUS
 TREE, CONIFEROUS
 EXISTING TREELINE
 PROPOSED TREELINE
 EXISTING SIDEWALK
 PROPOSED SIDEWALK
 EXISTING BUILDINGS
 PROPOSED BUILDINGS
 EXISTING EDGE OF PAVEMENT
 PROPOSED EDGE OF PAVEMENT
 EXISTING ROADWAY CENTER LINE
 PROPOSED ROADWAY CENTER LINE
 EXISTING CURB & GUTTER
 PROPOSED CURB & GUTTER
 R RADIUS
 L ARC DISTANCE
 D DELTA / CENTRAL ANGLE
 I.T.B. INITIAL TANGENT BEARING
 N.R. NOT RADIAL
 C/L CENTERLINE
 R/W RIGHT OF WAY
 P/L PLAT LINE
 L/L LOT LINE
 P.O.S. PRIVATE OPEN SPACE



- NOTES:**
- BUILDING SETBACKS:**
 LOTS 56-77: 20' MIN., 25' MAX. FRONT S.B.; 5' SIDE S.B.; 25' REAR S.B.; CORNER LOTS: 15' SIDE S.B.
 LOTS 78-87: 20' MIN., 25' MAX. FRONT S.B.; 5' SIDE S.B.; 25' REAR S.B.; CORNER LOTS: 12' SIDE S.B.
 - PORCHES, CANTILEVERS, ROOFS, ROOF OVERHANGS, AND ANY AND ALL BUILDING APPURTENANCES MAY ENCRoACH A MAXIMUM OF 8' INTO THE FRONT BUILDING SETBACK.
 - SCREENING SHALL BE PROVIDED WITHIN TRACT F BETWEEN PUBLIC ALLEY R/W AND SW LONGVIEW BOULEVARD R/W IN THE FORM OF A LANDSCAPE BUFFER OR FENCE.
 - WHERE TRACTS F & G ABUT SW LONGVIEW ROAD, A FENCE SHALL BE INSTALLED SIMILAR IN CHARACTER TO EXISTING FENCES ALONG SW LONGVIEW ROAD.
 - ALL DEDICATED COMMON AREA SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH ARTICLE 5 OF THE LEE'S SUMMIT UDO. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION.
 - DEVELOPER IS RESPONSIBLE FOR INSTALLING ALL SIDEWALKS ADJACENT TO TRACTS E, F, AND G AT THE TIME OF INSTALLATION OF PUBLIC INFRASTRUCTURE.

DEVELOPMENT DATA										
LAND USE	GROSS ACRES	STREET R/W (ac.)	OPEN SPACE (ac.)	DETENTION (ac.)	NET ACRES	UNITS	DU/AC. (NET)	DU/AC. (INCL. COMMON AREAS)	COMMENCE DATE	COMPLETION DATE
SINGLE FAMILY	11.55	2.55	0.76	0	8.24	32	3.88	3.56	2017	2019

LOT AND TRACT AREAS	LOT NUMBER	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	TRACT E	TRACT F	TRACT G
AREA (SQ. FT.)		10,409	13,313	12,817	16,427	14,694	13,244	13,244	12,817	10,962	9,727	10,951	11,012	13,760	14,018	10,145	10,889	15,232	22,999	15,651	11,774	9,455	10,816	7,585	6,726	6,726	6,726	6,555	6,926	7,616	8,653	8,188	9,180	1,578	22,908	8,497



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NO.	REV.	DATE	DESCRIPTION	BY
1		2017.08.01	Revised per Staff comments	C.H.
2		2017.09.08	Sheet 03 revised to reflect accurate setback information.	C.H.
3		2017.10.12	Revised to reflect design changes (Lots 78-87, Tract F)	C.H.
4		2017.10.30	Revised to reflect design changes (Lots 78-87, Tract F)	C.H.

REVISIONS

SITE PLAN
 KESSLER RIDGE AT NEW LONGVIEW SECOND PLAT
 PRELIMINARY PLAT & PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

2017

drawn by: C.H.
 checked by: SGB
 designed by: P.B.
 QA/QC by: M.D.
 project no.: 017-0286
 date: 2017.06.30

SHEET 03