LEE'S SUMMIT DOWNTOWN MARKET REZONING & PRELIMINARY DEVELOPMENT PLAN

GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI
JACKSON COUNTY

OWNER: CITY OF LEE'S SUMMIT, MISSOURI
CONTACT: MARK DUNNING, CITY MANAGER
220 SE GREEN ST, LEE'S SUMMIT, MO 64063
816.969.1010

OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #:200500285

LANDSCAPE ARCHITECT:

olsson studio

1814 MAIN ST,
KANSAS CITY, MO 64108
TEL 816.842.8844
www.olsson-studio.com

CIVIL ENGINEER:

olsson

1301 BURLINGTON ST,
NORTH KANSAS CITY, MO 64116
TEL 816.587.4320
www.olsson.com

ARCHITECT:

GLMVArchitecture

9229 WARD PKWY # 210,
KANSAS CITY, MO 64114
TEL 816.444.4200
www.glmv.com

ELECTRICAL ENGINEER:

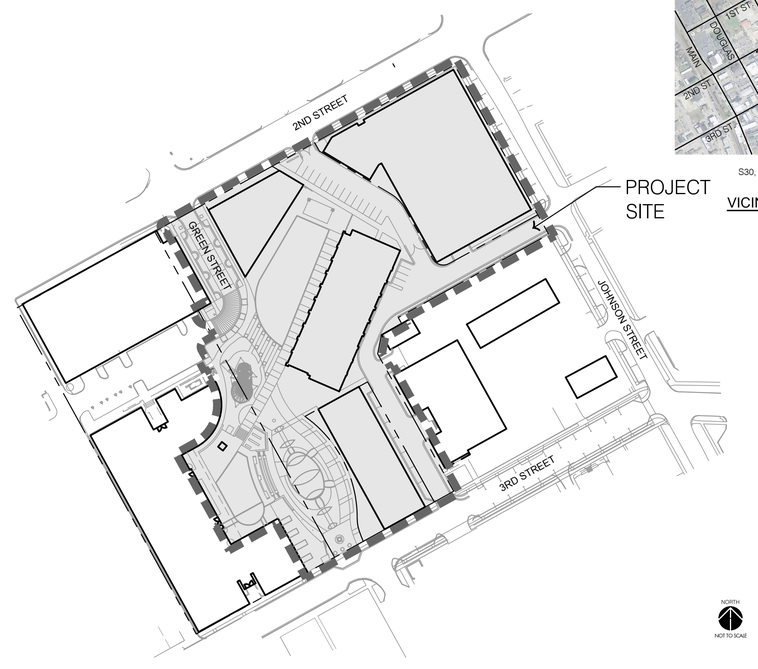
olsson

1301 BURLINGTON ST,
NORTH KANSAS CITY, MO 64116
TEL 816.587.4320
www.olsson.com

STRUCTURAL ENGINEER:

olsson

2111 S 67TH ST #200,
OMAHA, NE 68106
TEL 402.341.1116
www.olsson.com



S30, T48N, R31W
N.T.S.
VICINITY MAP

DRAWING DATE

07/28/2023	PRELIMINARY DEVELOPMENT PLANS
08/28/2023	PRELIMINARY DEVELOPMENT PLANS 2ND SUBMITTAL

REZONING AND PRELIMINARY DEVELOPMENT PLAN PROPERTY DESCRIPTION:

ALL OF LOT 1, LEE'S SUMMIT CITY HALL, TOGETHER WITH ALL OF LOTS 5 THROUGH 10, TOGETHER WITH PART OF LOT 4, TOGETHER WITH ALL OF THE ADJACENT 20-FOOT-WIDE ALLEY, TOGETHER WITH ALL OF GREEN STREET RIGHT OF WAY, ALL IN BLOCK 18 OF W.B. HOWARD'S ADDITION TO THE TOWN OF STROTHER, BOTH SUBDIVISIONS IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 31 WEST, DESCRIBED BY PATRICK ETHAN WARD, PLS-2005000071 OF OLSSON, INC., LC-366, ON JULY 28, 2023, AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 1; THENCE NORTH 28 DEGREES 53 MINUTES 39 SECONDS WEST, ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 520.09 FEET TO WESTERNMOST CORNER OF SAID LOT 1; THENCE NORTH 60 DEGREES 57 MINUTES 02 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 1, AND ON THE NORTHWESTERLY LINE OF SAID BLOCK 18, A DISTANCE OF 700.34 FEET TO THE NORTHERNMOST CORNER OF SAID BLOCK 18; THENCE SOUTH 29 DEGREES 04 MINUTES 41 SECONDS EAST, ON THE NORTHEASTERLY LINE OF SAID BLOCK 18, A DISTANCE OF 270.98 FEET TO THE EASTERNMOST CORNER OF SAID 20-FOOT-WIDE ALLEY; THENCE SOUTH 61 DEGREES 04 MINUTES 19 SECONDS WEST, ON THE SOUTHEASTERLY LINE OF SAID ALLEY, A DISTANCE OF 240.27 FEET TO A POINT ON THE NORTHERNMOST CORNER OF SAID LOT 4; THENCE SOUTH 28 DEGREES 55 MINUTES 51 SECONDS EAST, DEPARTING SAID SOUTHEASTERLY LINE, ON THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 9.74 FEET TO A POINT; THENCE SOUTH 60 DEGREES 38 MINUTES 25 SECONDS WEST, DEPARTING SAID NORTHEASTERLY LINE, A DISTANCE OF 32.63 FEET TO A POINT; THENCE SOUTH 10 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 26.69 FEET TO A POINT; THENCE SOUTH 28 DEGREES 58 MINUTES 15 SECONDS EAST A DISTANCE OF 219.45 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID BLOCK 18; THENCE SOUTH 60 DEGREES 58 MINUTES 38 SECONDS WEST, ON SAID SOUTHEASTERLY LINE, AND ON THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 411.51 FEET TO THE POINT OF BEGINNING, CONTAINING 292,983 SQUARE FEET OR 6.7260 ACRES, MORE OR LESS.

811 Know what's below. Call before you dig.

MISSOURI ONE CALL:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOW FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISSOURI ONE CALL SYSTEMS, INC. AT 1-800-344-7483 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

NOT FOR CONSTRUCTION

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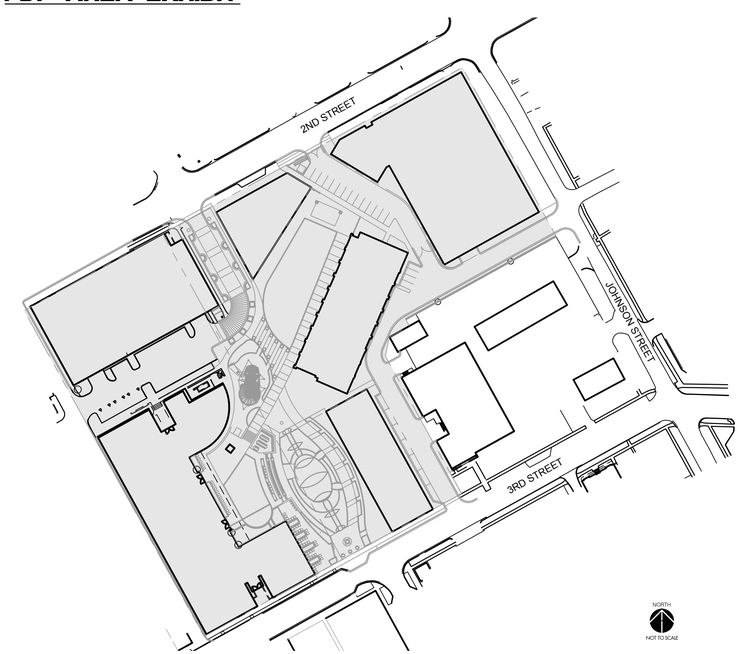
PROJECT NO: 022-00393

SHEET INDEX:

Sheet #	Sheet Description	Preliminary Development Plans 07/28/2023	Preliminary Development Plans Resubmittal 08/28/2023
	LEE'S SUMMIT DOWNTOWN MARKET		
	COVER SHEET	X	X
L001	PROJECT SHEET	X	X
L002	PROJECT SHEET		X
L100	EXISTING CONDITIONS	X	X
L101	GENERAL LAYOUT	X	X
L102	DEVELOPMENT DATA TABLE	X	X
L103	FIRE TRUCK ACCESS LANE	X	X
L200	SITE PLAN	X	X
C100	PRELIMINARY GRADING PLAN	X	X
C101	INTERSECTION SIGHT TRIANGLES PLAN	X	X
C200	UTILITY PLAN	X	X
L400	LANDSCAPE OVERSTORY PLAN	X	X
L401	LANDSCAPE & SCREENING REQUIREMENTS DATA	X	X
E100	SITE LIGHTING PHOTOMETRICS	X	X
E101	SITE LIGHTING DETAILS	X	X
A-100	CONTEXTUAL FLOOR PLAN	X	X
A-121	ROOF PLAN	X	X
A-201	EXTERIOR ELEVATIONS	X	X
A-202	EXTERIOR ELEVATIONS	X	X

PDP AREA EXHIBIT



GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
4. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.

PROJECT DESIGN CRITERIA:

CODE EDITIONS USED: 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

CODE SUMMARY: THE SITE HAS BEEN DESIGNED TO MEET THE ABOVE CODES. THE SITE WILL BE ACCESSIBLE PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES.

ABBREVIATIONS:

x = TOP OF PAVEMENT ELEVATION

TC = TOP OF CURB ELEVATION

TD = TOP OF DRAIN

TS = TOP OF STRUCTURE ELEVATION

TW = TOP OF WALL ELEVATION

TCL = TOP OF CONCRETE LANDSCAPE BED EDGE

FC = FLUSH CURB SPOT ELEVATION

FG = FINISHED GRADE SPOT ELEVATION

EX = EXISTING TOP OF PAVEMENT ELEVATION

UTILITIES:

ELECTRIC:
EVERGY
CONTACT: RON DEJARNETTE
1300 SE HAMBLEN RD,
LEE'S SUMMIT, MO 64081
PH: 816.347.4316

GAS:
SPIRE
CONTACT: RICHI GARCIA
3025 SE CLOVER DR.,
LEE'S SUMMIT, MO 64082
PH: 816.507.0713

STORMWATER:
LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN ST.,
LEE'S SUMMIT, MO 64063
PH: 816.969.1800

SANITARY SEWER & WATER:
LEE'S SUMMIT WATER UTILITIES
220 SE HAMBLEN RD.,
LEE'S SUMMIT, MO 64081
PH: 816.969.1900

COMMUNICATIONS:
AT&T
CONTACT: TIMOTHY BUSHART
2121 E. 63RD STREET,
KANSAS CITY, MO 64130
PH: 816.803.2608

COMMUNICATIONS:
SPECTRUM
CONTACT: JORDAN SMITH
8221 W 119TH ST.,
OVERLAND PARK, KS 66213
PH: 816.266.1059

LEGEND

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
C.T.V.E.	CABLE TV EASEEMNT
C.E.	CONSERVATION EASEMENT
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.E.	FLOOD PLAIN EASEMENT
F.O.E.	FIBER OPTIC EASEMENT
F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT
F.L.E.	FUEL LINE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
P.S.	PARKING SETBACK
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
SIGHT DIST. ESMT.	SIGHT DISTANCE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	STEAM LINE EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
TRAIL ESMT.	TRAIL\PATH EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
CONTOURS	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	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
EP	EXISTING PROPERTY BOUNDARY
P	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
ER/W	EXISTING RIGHT-OF-WAY
R/W	PROPOSED RIGHT-OF-WAY
UTILITIES	
CAB	CABLE BOX
CV	CABLE VAULT
TVP	TELEVISION PEDESTAL
TVR	TELEVISION RISER
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FOB	FIBER OPTIC BOX
FOM	FIBER OPTIC MANHOLE
FOP	FIBER OPTIC PEDESTAL
FOV	FIBER OPTIC VAULT
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FDC	FIRE DEPT. CONNECTION
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FPL	PROPOSED FUEL LINE
GAR	GAS RISER
GMH	GAS MANHOLE
GMK	GAS MARKER
GMT	GAS METER
GRG	GAS REGULATOR
GVL	GAS VALVE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
TEC	TELEPHONE CABINET
TEP	TELEPHONE PEDESTAL
TER	TELEPHONE RISER
TEV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
GLT	GROUND LIGHT
LTP	LIGHT POLE
PWP	POWER POLE
TRF	ELECTRIC TRANSFORMER
EBX	ELECTRIC BOX
ELC	ELECTRIC CABINET
ELR	ELECTRIC RISER
EMH	ELECTRIC MANHOLE
EMT	ELECTRIC METER
ESC	ELECTRIC SECTIONALIZER
EVT	ELECTRIC VAULT
YDL	YARD LIGHT
EEOH	EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
SCO	SEWER CLEANOUT
SSMH	SANITARY MANHOLE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
SDMH	STORM SEWER MANHOLE
FES	FLARED END SECTION
RDN	ROOF DRAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
FH	FIRE HYDRANT
WMH	WATER MANHOLE
WMK	WATER MARKER
WMT	WATER METER
WVL	WATER VALVE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE

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olsson studio
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MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

NOT FOR CONSTRUCTION

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PROJECT SHEET

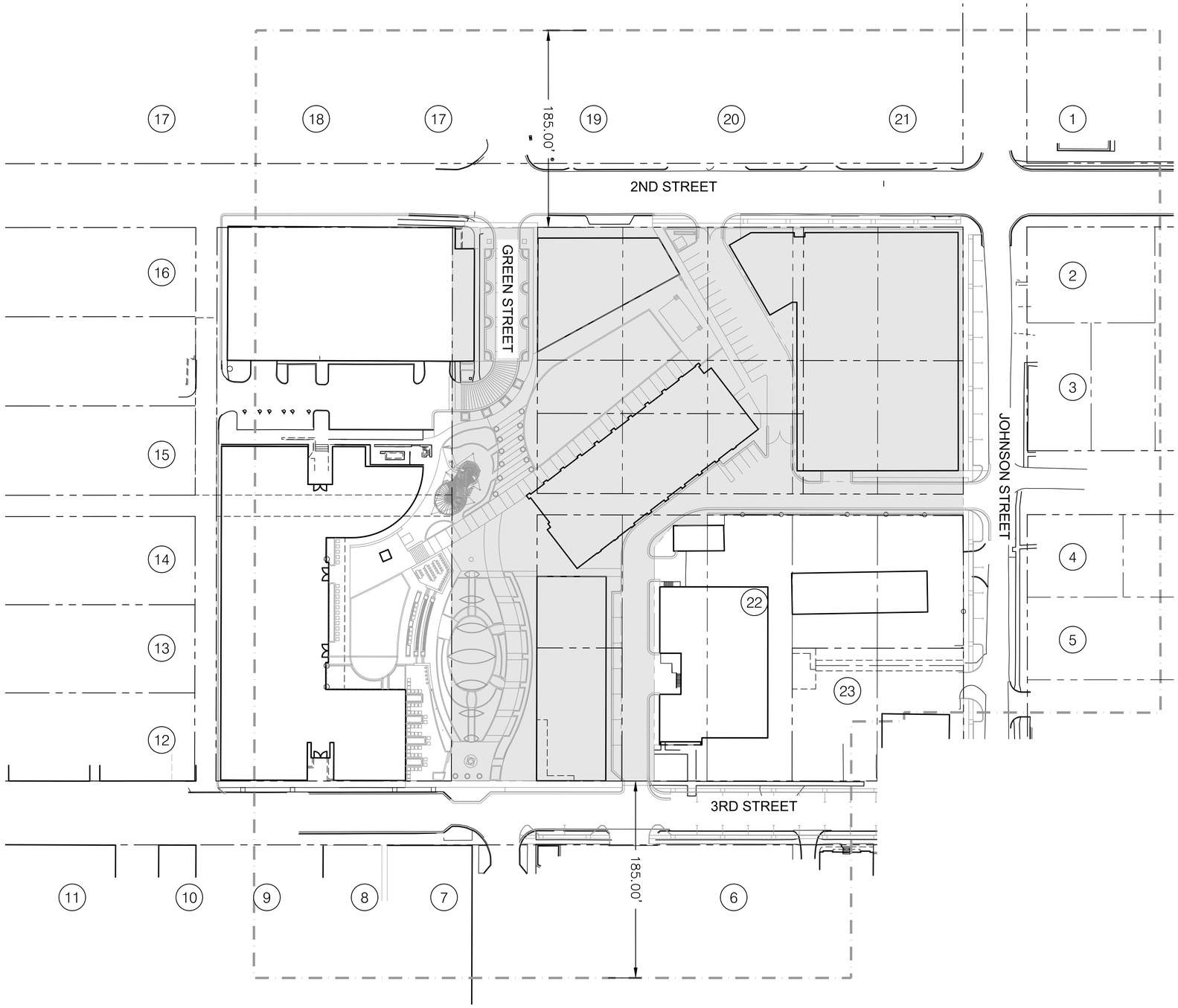
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_CVR01_02200393
date: 08/28/2023

SHEET
L001

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\preliminary plans\Sheets\OSTU\PDP\L_CVR01_02200393.dwg USER: tswehla
DATE: Aug 28, 2023 11:33am XREFS: L_PTBLK_02200393 L_GEN NOTES_02200393 L_XTOPO_02200393 L_PBASE_02200393 V_XBNDY_02200393



1 **REZONING AREA EXHIBIT**

DEVELOPMENT DATA	
EXISTING ZONING	CBD, CP-2
PROPOSED ZONING	CBD
GROSS AREA (AC.)	4.56 AC
PROPOSED STREET R/W (LF.)	963 LF
NET AREA (AC.)	4.17 AC
IMPERVIOUS COVERAGE	87%
LAND USE (EXISTING / PROPOSED)	PUBLIC USE-MISC

REZONING AND PRELIMINARY DEVELOPMENT PLAN PROPERTY DESCRIPTION:

ALL OF LOT 1, LEE'S SUMMIT CITY HALL, TOGETHER WITH ALL OF LOTS 5 THROUGH 10, TOGETHER WITH PART OF LOT 4, TOGETHER WITH ALL OF THE ADJACENT 20-FOOT-WIDE ALLEY, TOGETHER WITH ALL OF GREEN STREET RIGHT OF WAY, ALL IN BLOCK 18 OF W.B. HOWARD'S ADDITION TO THE TOWN OF STROTHER, BOTH SUBDIVISIONS IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 31 WEST, DESCRIBED BY PATRICK ETHAN WARD, PLS-2005000071 OF OLSSON, INC., LC-366, ON JULY 28, 2023, AS FOLLOWS:

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PROPERTY OWNERS WITHIN 185'

KEY	PROPERTY ADDRESS	OWNER / OWNER ADDRESS	LAND USE / ZONING
1	300 SE 2ND ST LEES SUMMIT, MO 64063	EJN HOLDINGS LLC 6540 W 95TH ST STE 103 OVERLAND PARK, KS 66212	OFF BLDG. >=15000 SF
2	201 SE JOHNSON ST LEES SUMMIT, MO 64063	FELL JAMES R & RACHAEL A 201 SE JOHNSON ST LEES SUMMIT, MO 64063	SF RESIDENCE
3	300 SE COOPER ST LEES SUMMIT, MO 64063	1706 PROPERTIES LLC 1706 GAMBRELL ST GREENWOOD, MO 64034	SF RESIDENCE
4	211 SE JOHNSON ST LEES SUMMIT, MO 64063	ZAK DAVID & CAROLYN 501 SE COUNTRY LN LEES SUMMIT, MO 64063	SF RESIDENCE
5	215 SE JOHNSON ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	VACANT RES LAND
6	203 SE 3RD ST LEES SUMMIT, MO 64063	3GREENSTREET LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	RETAIL STORE
7	129 SE 3RD ST LEES SUMMIT, MO 64063	WATERS & SON LLC 129 SE 3RD ST LEES SUMMIT, MO 64063	RETAIL STORE
8	123 SE 3RD ST LEES SUMMIT, MO 64063	3RD STREET RESTAURANT ASSOCIATES LLC 123 SE 3RD ST LEES SUMMIT, MO 64063	RESTAURANT
9	121 SE 3RD ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
10	109 SE 3RD ST LEES SUMMIT, MO 64063	GRONBERG GUY 1516 NE HARDAGE CIR LEES SUMMIT, MO 64086	RETAIL STORE
11	105 SE 3RD ST LEES SUMMIT, MO 64063	3DOUGLAS LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	SHOP. CENTER-NBHD
12	110 SE 3RD ST LEES SUMMIT, MO 64063	W. L. BEARS ENTERPRISE, INC. 1800 ALPIRE DR PLEASANT VALLEY, MO 64080	RETAIL STORE
13	PUBLIC OWNED LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
14	209 SE DOUGLAS ST LEES SUMMIT, MO 64063	209 211 SE DOUGLAS LLC 209 SW 3RD ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
15	207 SE DOUGLAS ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	FIRE STATION
16	111 SE 2ND ST LEES SUMMIT, MO 64063	111 2ND STREET LLC 407 SE GRAND AVE LEES SUMMIT, MO 64063	RETAIL STORE
17	110 SE GREEN ST LEES SUMMIT, MO 64063	REORGANIZED SCHOOL DIST NO 7 108 E 2ND ST LEES SUMMIT, MO 64063	SCHOOL-PUBLIC
18	100 SE 2ND ST LEES SUMMIT, MO 64063	SCHOOL DISTRICT 7 REORGANIZED 301 NE TUDOR RD LEES SUMMIT, MO 64086	SCHOOL-PUBLIC
19	200 SE 2ND ST LEES SUMMIT, MO 64063	RYAN HUGH H & MARGIE L 200 SE 2ND ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
20	202 SE 2ND ST LEES SUMMIT, MO 64063	WEEDA RAYMOND R & KAREN K-TR 25207 MILTON THOMPSON RD LEES SUMMIT, MO 64086	OFF BLDG. <15000 SF
21	206 SE 2ND ST LEES SUMMIT, MO 64063	WELLS REALTY LLC Address: 211 SE GRAND ST D LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
22	202 SE 3RD ST LEES SUMMIT, MO 64063	SOUTHWESTERN BELL TELEPHONE 1010 PINE ST ROOM 9E-L-01 ST.LOUIS, MO 63101	LOCAL. ASSESSED UTIL
23	206 SE 3RD ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	PARKING LOT

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OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

NOT FOR CONSTRUCTION

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PROJECT SHEET

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_CVR01_02200393
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SHEET
L002

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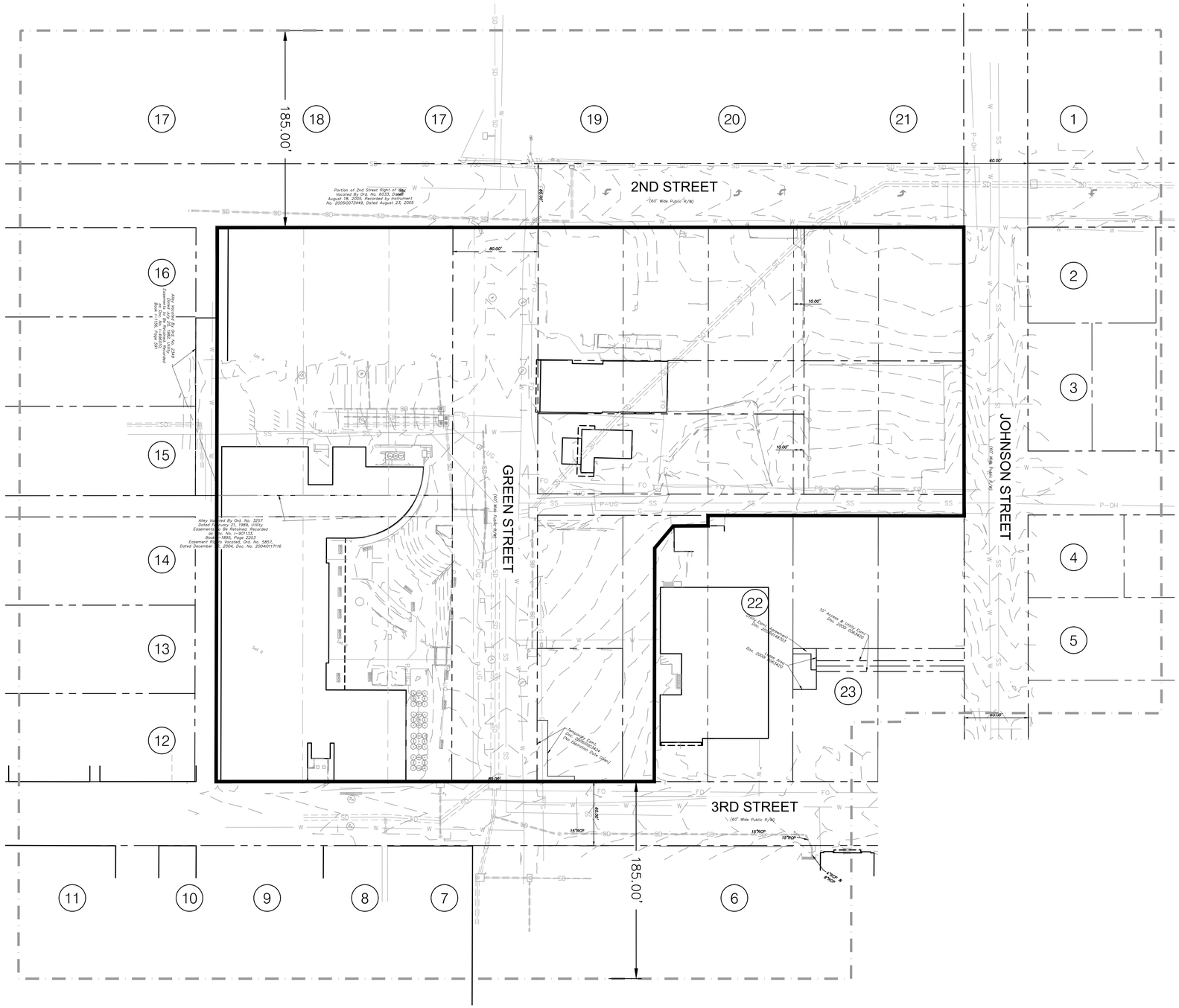

1 EXISTING CONDITIONS

PROPERTY OWNERS WITHIN 185'			
KEY	PROPERTY ADDRESS	OWNER / OWNER ADDRESS	LAND USE / ZONING
1	300 SE 2ND ST LEES SUMMIT, MO 64063	EJN HOLDINGS LLC 6540 W 95TH ST STE 103 OVERLAND PARK, KS 66212	OFF BLDG. >=15000 SF
2	201 SE JOHNSON ST LEES SUMMIT, MO 64063	FELL JAMES R & RACHAEL A 201 SE JOHNSON ST LEES SUMMIT, MO 64063	SF RESIDENCE
3	300 SE COOPER ST LEES SUMMIT, MO 64063	1706 PROPERTIES LLC 1706 GAMBRELL ST GREENWOOD, MO 64034	SF RESIDENCE
4	211 SE JOHNSON ST LEES SUMMIT, MO 64063	ZAK DAVID & CAROLYN 501 SE COUNTRY LN LEES SUMMIT, MO 64063	SF RESIDENCE
5	215 SE JOHNSON ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	VACANT RES LAND
6	203 SE 3RD ST LEES SUMMIT, MO 64063	3GREENSTREET LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	RETAIL STORE
7	129 SE 3RD ST LEES SUMMIT, MO 64063	WATERS & SON LLC 129 SE 3RD ST LEES SUMMIT, MO 64063	RETAIL STORE
8	123 SE 3RD ST LEES SUMMIT, MO 64063	3RD STREET RESTAURANT ASSOCIATES LLC 123 SE 3RD ST LEES SUMMIT, MO 64063	RESTAURANT
9	121 SE 3RD ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
10	109 SE 3RD ST LEES SUMMIT, MO 64063	GRONBERG GUY 1516 NE HARDAGE CIR LEES SUMMIT, MO 64086	RETAIL STORE
11	105 SE 3RD ST LEES SUMMIT, MO 64063	3DOUGLAS LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	SHOP. CENTER-NBHD
12	110 SE 3RD ST LEES SUMMIT, MO 64063	W. L. BEARS ENTERPRISE, INC. 1800 ALPIRE DR PLEASANT VALLEY, MO 64080	RETAIL STORE
13	PUBLIC OWNED LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
14	209 SE DOUGLAS ST LEES SUMMIT, MO 64063	209 211 SE DOUGLAS LLC 209 SW 3RD ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
15	207 SE DOUGLAS ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	FIRE STATION
16	111 SE 2ND ST LEES SUMMIT, MO 64063	111 2ND STREET LLC 407 SE GRAND AVE LEES SUMMIT, MO 64063	RETAIL STORE
17	110 SE GREEN ST LEES SUMMIT, MO 64063	REORGANIZED SCHOOL DIST NO 7 108 E 2ND ST LEES SUMMIT, MO 64063	SCHOOL-PUBLIC
18	100 SE 2ND ST LEES SUMMIT, MO 64063	SCHOOL DISTRICT 7 REORGANIZED 301 NE TUDOR RD LEES SUMMIT, MO 64086	SCHOOL-PUBLIC
19	200 SE 2ND ST LEES SUMMIT, MO 64063	RYAN HUGH H & MARGIE L 200 SE 2ND ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
20	202 SE 2ND ST LEES SUMMIT, MO 64063	WEEDA RAYMOND R & KAREN K-TR 25207 MILTON THOMPSON RD LEES SUMMIT, MO 64086	OFF BLDG. <15000 SF
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22	202 SE 3RD ST LEES SUMMIT, MO 64063	SOUTHWESTERN BELL TELEPHONE 1010 PINE ST ROOM 9E-L-01 ST.LOUIS, MO 63101	LOCAL. ASSESSED UTIL
23	206 SE 3RD ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	PARKING LOT

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Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

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REVISIONS

EXISTING CONDITIONS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
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SHEET
L100

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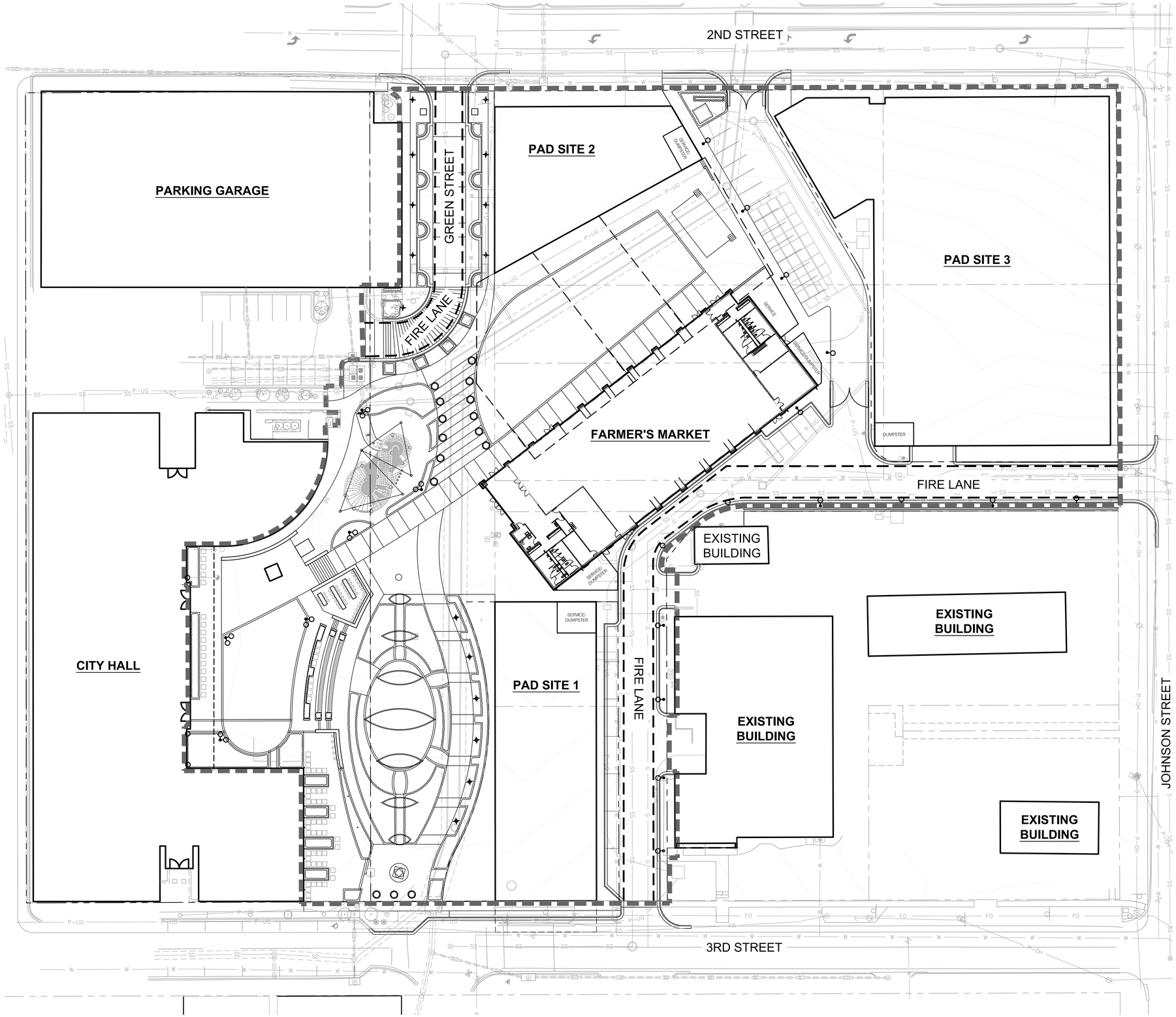

DEVELOPMENT DATA	
EXISTING ZONING	CBD, CP-2
PROPOSED ZONING	CBD
GROSS AREA (AC.)	4.56 AC
PROPOSED STREET R/W (L.F.)	963 LF
NET AREA (AC.)	4.17 AC
IMPERVIOUS COVERAGE	87%
LAND USE (EXISTING / PROPOSED)	PUBLIC USE-MISC

GENERAL LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- FIRE LANE LIMITS

1 **GENERAL LAYOUT**

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GENERAL LAYOUT

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MISSOURI

drawn by:	TS/TG/EW
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drawing no.:	L_GEN01_02200393
date:	08/28/2023

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L101

DEVELOPMENT DATA CONTINUED

PAD SITE #	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	FLOOR SIZE (SF)	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACRE	UDO REQUIRED PARKING SPACES	PROVIDED GARAGE PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
FARMER'S MARKET	107,529	2.47	17,271	1	1ST FLOOR	FARMER'S MARKET	17,271	17,272		N/A	N/A	N/A	0	18	0
SUBTOTAL:	107,529	2.47	17,271				17,271	17,272	0.16	N/A	N/A	N/A	0	18	0
PAD SITE 1	17,883	0.41	12,476 APPROX.	4	1ST FLOOR	HOTEL	12,476 APPROX.	12,476 APPROX.		80 ROOMS	N/A	N/A	N/A	N/A	N/A
					2ND FLOOR	HOTEL	12,476 APPROX.	12,476 APPROX.							
					3RD FLOOR	HOTEL	12,476 APPROX.	12,476 APPROX.							
					4TH FLOOR	HOTEL	12,476 APPROX.	12,476 APPROX.							
SUBTOTAL:	17,883	0.41	12,476 APPROX.				49,904 APPROX.	49,904 APPROX.	0.36	N/A	N/A	N/A	N/A	N/A	N/A
PAD SITE 2	10,190	0.23	5,000 APPROX.	2	1ST FLOOR	RESTAURANT	5,000 APPROX.	5,000 APPROX.		N/A	N/A	N/A	N/A	7	0
					2ND FLOOR	RESTAURANT	5,000 APPROX.	5,000 APPROX.							
SUBTOTAL:	10,190	0.23	5,000 APPROX.				10,000 APPROX.	10,000 APPROX.	1.02	N/A	N/A	N/A	N/A	N/A	N/A
PAD SITE 3	42,404	0.97	37,209 APPROX.	5	1ST FLOOR	RESIDENTIAL	37,209 APPROX.	37,209 APPROX.		190	N/A	N/A	283	N/A	N/A
					2ND FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					3RD FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					4TH FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					5TH FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
SUBTOTAL:	42,404	0.97	37,209 APPROX.				153,793 APPROX.	153,793 APPROX.	0.28	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	178,006	4	71,009 APPROX.				230,968 APPROX.	230,968 APPROX.	0.77	270	N/A	N/A	283	25	0

NOTE: PHASE SITE 1, 2, AND 3 ARE PRELIMINARY CONCEPTS AND APPROXIMATE DATA HAS BEEN PROVIDED.

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REVISIONS

DEVELOPMENT DATA TABLES

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
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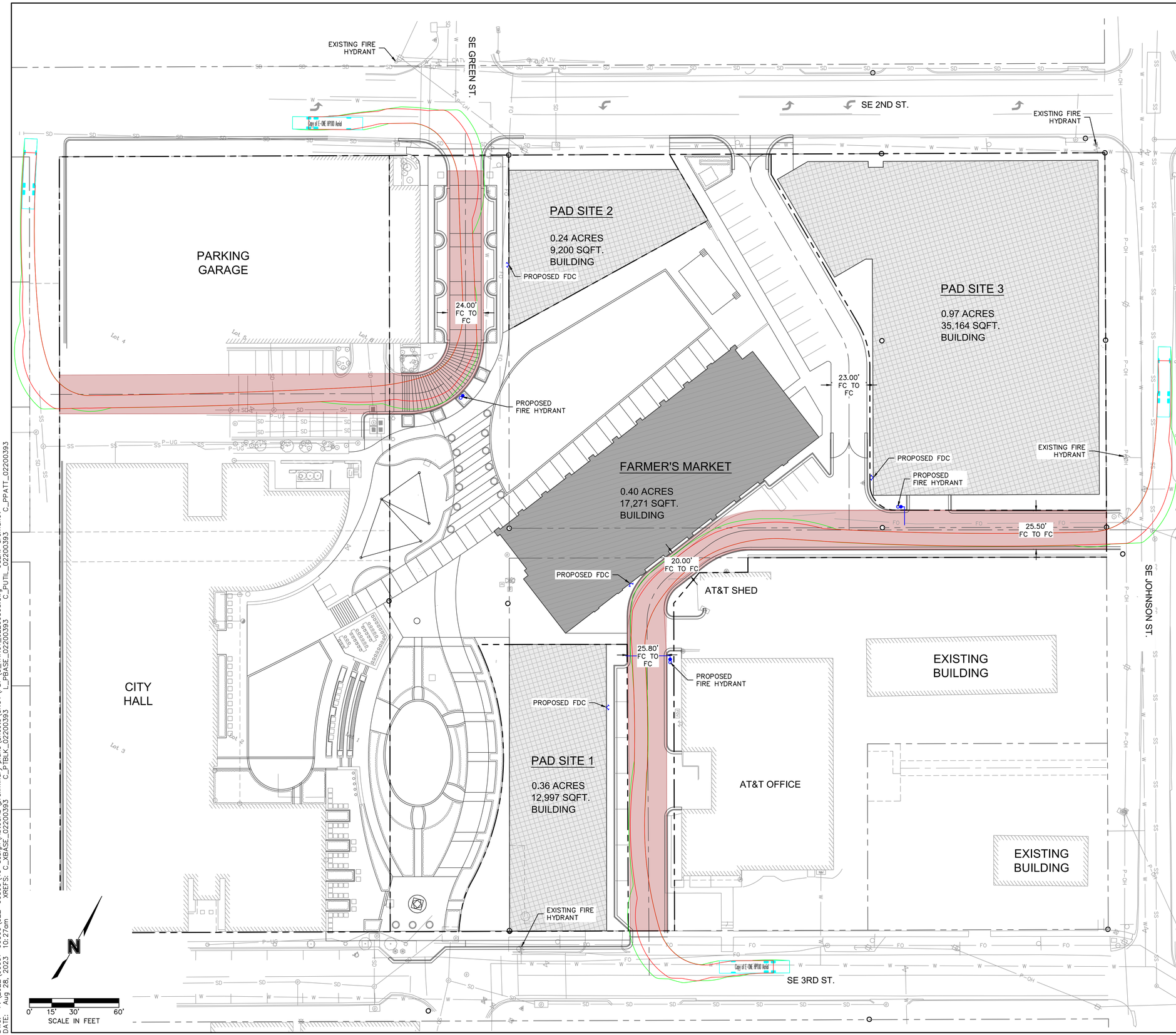
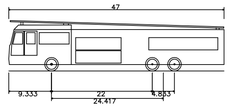




Copy of E-ONE HP100 Aerial	
Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.39ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIMENSIONS

N.T.S

NOTES

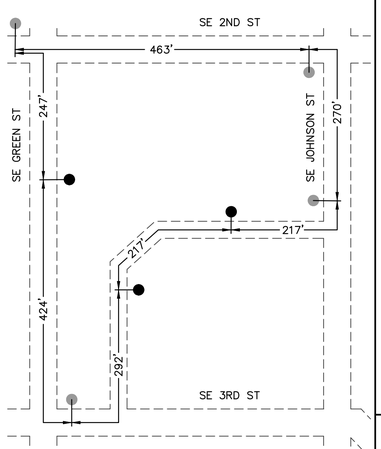
1. VEHICLE TRAVEL PATH SHOWN IS FOR A FIRE TRUCK. SEE DIMENSIONS ABOVE.

2. ALL FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ALL FIRE APPARATUS DRIVE LANES SHALL BE CAPABLE OF SUPPORTING A 75,000-POUND APPARATUS.

3. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING--FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. FIRE LANES MAY BE MARKED IN ONE OR A COMBINATION OF METHODS AS APPROVED BY THE FIRE CODE OFFICIAL. CURBS. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15') APART. WHERE NO CURB EXISTS OR A ROLLED CURB IS INSTALLED, A 6-INCH (6") WIDE PAINTED RED STRIPE APPLIED TO THE CONCRETE OR ASPHALT WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING. "SIGNS. IN AREAS WHERE FIRE LANES ARE REQUIRED, BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED TO INDICATE THE FIRE LANE. OPTION 1 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON A METAL POST SET IN CONCRETE A MINIMUM OF DEPTH OF EIGHTEEN INCHES (18") SET BACK ONE FOOT (1') IN FROM THE EDGE OF THE ROADWAY WITH THE BOTTOM OF THE SIGN BEING SEVEN FEET (7') FROM FINISHED GRADE. SIGNS SHALL FACE ONCOMING TRAFFIC. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING". OPTION 2 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON THE SIDE OF A STRUCTURE OR OTHER PERMANENT FIXTURE APPROVED BY THE FIRE CODE OFFICIAL. THE BOTTOM OF THE SIGN BEING SEVEN FEET (7') FROM FINISHED GRADE. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING"

LEGEND

- PROPOSED PROPERTY BOUNDARIES AND R/W LINES
- EXISTING PROPERTY BOUNDARIES AND R/W LINES
- FIRE TRUCK BODY LIMITS
- FIRE TRUCK WHEEL LIMITS
- FIRE TRUCK ACCESSIBLE LANES
- X.XX' FC TO FC — DIMENSION FROM FACE OF CURB TO FACE OF CURB
- PROPOSED BUILDING
- PROPOSED PAD SITE



FIRE HYDRANT SPACING DIAGRAM

DIAGRAM SHOWS HYDRANT-TO-HYDRANT SPACING, INCLUDING BOTH EXISTING (LIGHT) AND PROPOSED (DARK) FIRE HYDRANTS, ALONG STREET C/L
NOT TO SCALE

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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FIRE TRUCK TURNING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MO

drawn by:	DFG
checked by:	JN
approved by:	DE
QA/QC by:	DE
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date:	07/27/2023

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L105

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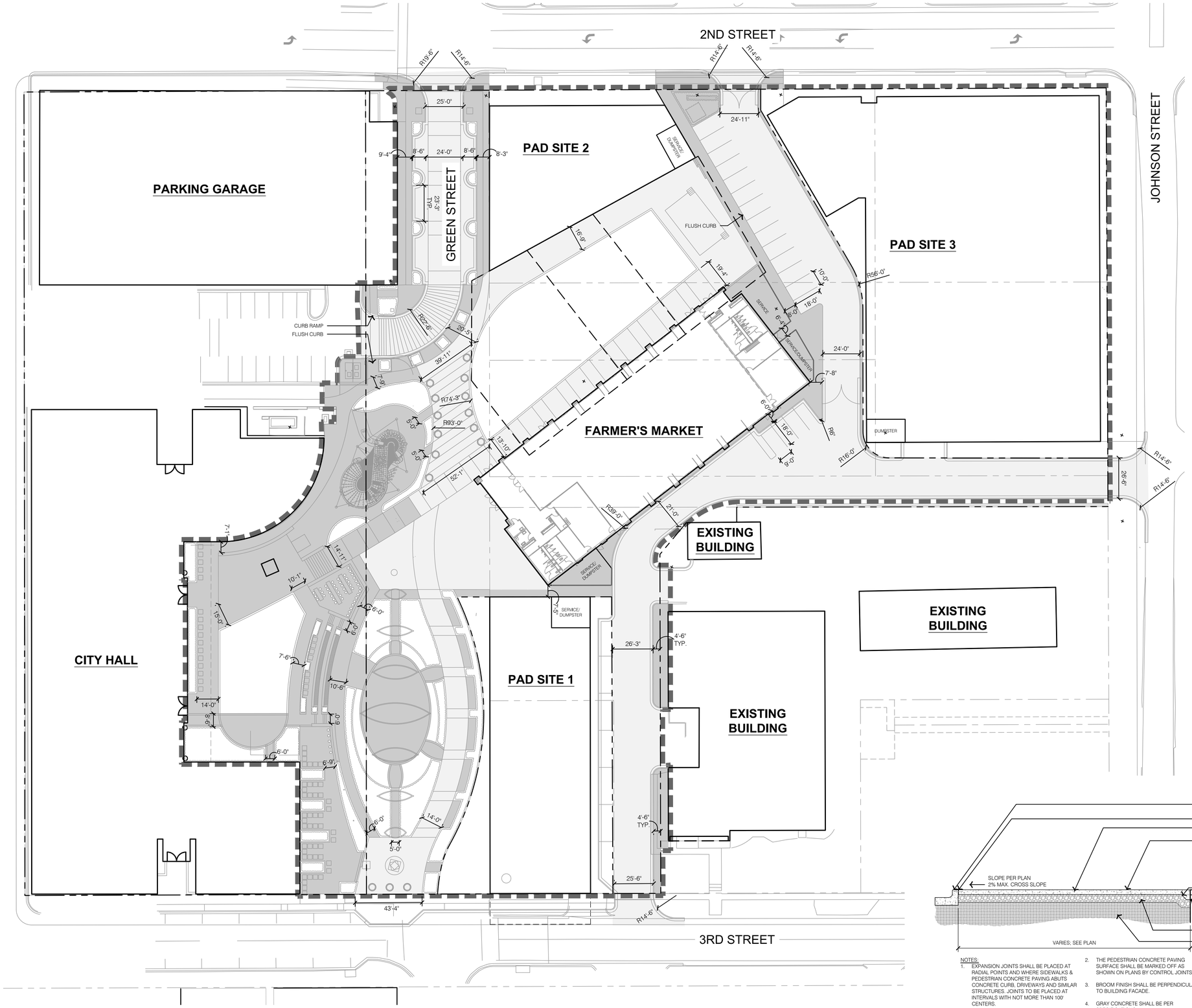


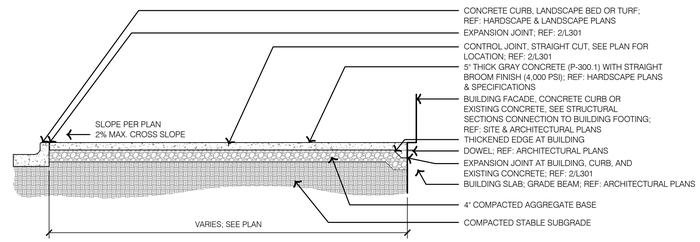
1 SITE PLAN

SITE PLAN LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- PROPOSED PEDESTRIAN PAVEMENT
- PROPOSED VEHICULAR PAVEMENT

SITE PLAN NOTES:

1. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
2. SPECIFIC LOT TRASH ENCLOSURES SHALL MATCH MATERIALS OF ADJACENT BUILDINGS AND SHALL COMPLY WITH REQUIREMENTS PER UDO SEC. 9.790 C.
3. PARKING LOT PAVING SHALL MEET THE DESIGN STANDARDS UNDER UDO SECTION 8.620.



NOTES:

1. EXPANSION JOINTS SHALL BE PLACED AT RADIAL POINTS AND WHERE SIDEWALKS & PEDESTRIAN CONCRETE PAVING ABUTS CONCRETE CURB, DRIVEWAYS AND SIMILAR STRUCTURES. JOINTS TO BE PLACED AT INTERVALS WITH NOT MORE THAN 100' CENTERS.
2. THE PEDESTRIAN CONCRETE PAVING SURFACE SHALL BE MARKED OFF AS SHOWN ON PLANS BY CONTROL JOINTS.
3. BROOM FINISH SHALL BE PERPENDICULAR TO BUILDING FACADE.
4. GRAY CONCRETE SHALL BE PER SPECIFICATIONS

2 TYPICAL GRAY CONCRETE PAVING

NORTH

0 15' 30' 60'

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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SITE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MISSOURI

drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
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date:	08/28/2023

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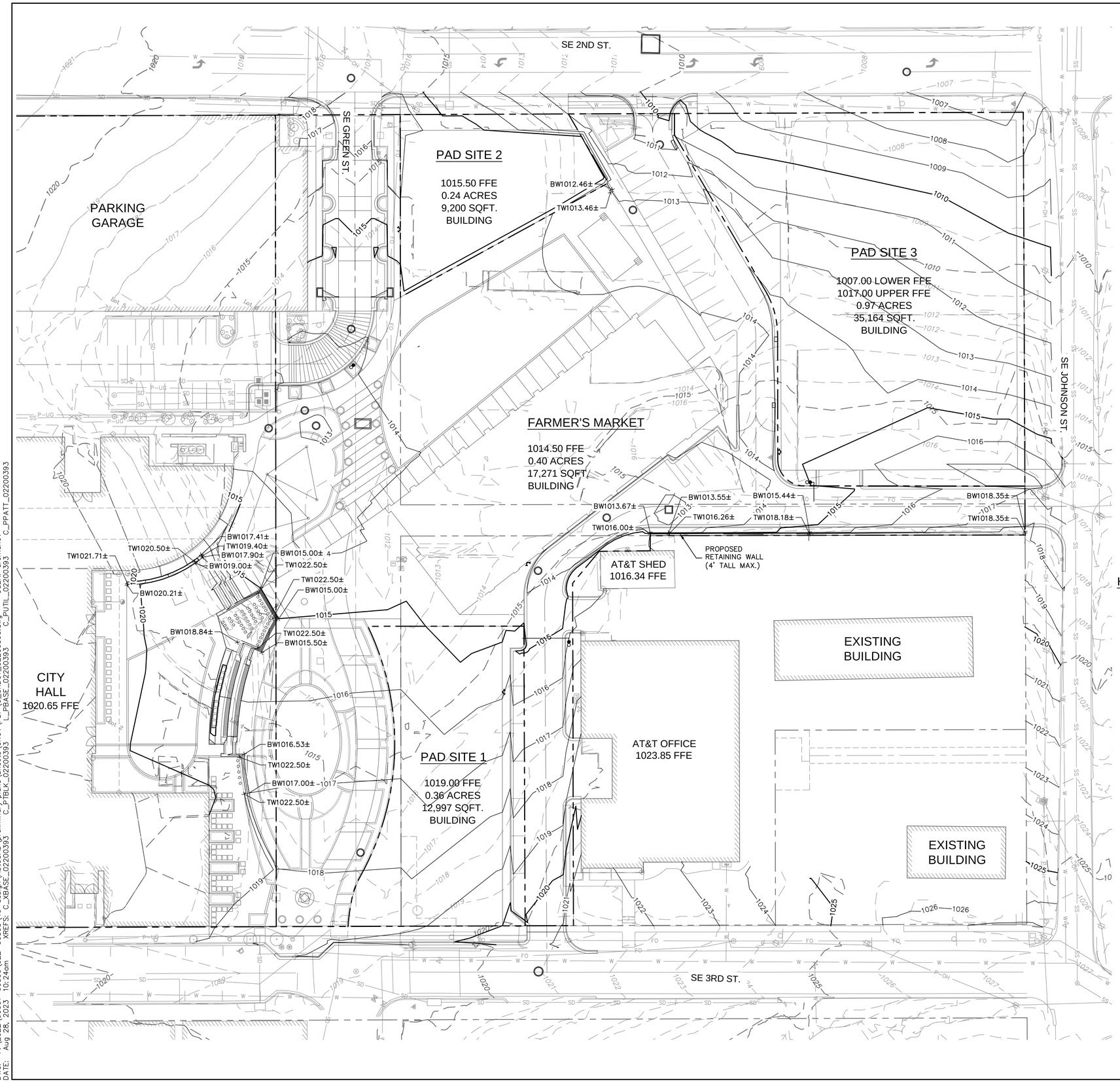
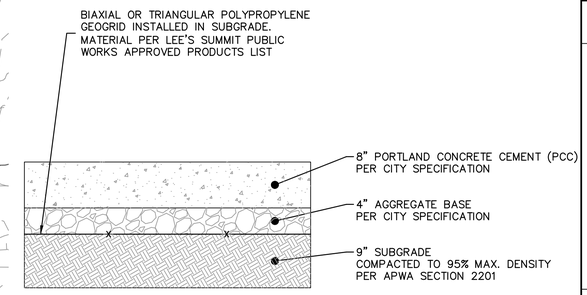


LEGEND	
	LIMITS OF DISTURBANCE
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
TW1000.00±	APPROXIMATE GRADE AT THE TOP OF WALL
BW1000.00±	APPROXIMATE GRADE AT THE BOTTOM OF WALL

NOTE

TOP OF WALL AND BOTTOM OF WALL ELEVATIONS PROVIDED ON THIS PLAN ARE PRELIMINARY AND SHOWN FOR GENERAL INFORMATION ONLY. GRADING WILL CHANGE WITH FINAL SITE DEVELOPMENT PLANS



NOTE: ALL CONSTRUCTION, SITE PREPARATION, GRADING, AND EXCAVATION PROCEDURES SHALL CONFORM TO RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT INCLUDING ADDENDUMS. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS BASED ON ACTUAL SITE CONDITIONS.

HEAVY DUTY PCC PAVEMENT WITH AGGREGATE SECTION

NOT TO SCALE

N

0' 15' 30' 60'
SCALE IN FEET

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PRELIMINARY GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

2023

drawn by:	DFG
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
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SHEET
C100

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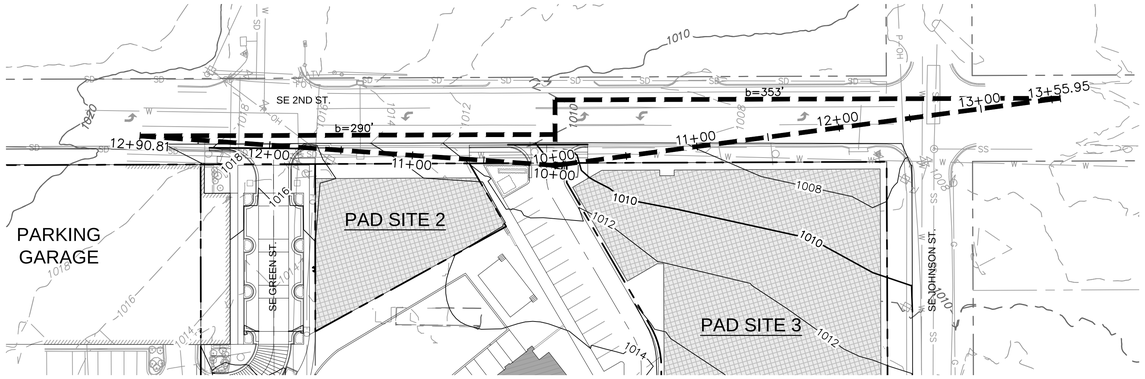
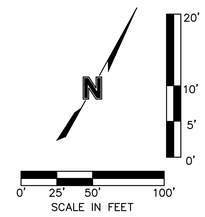
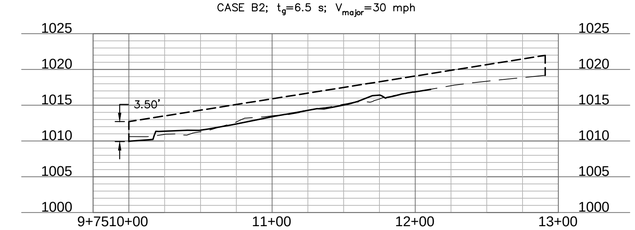




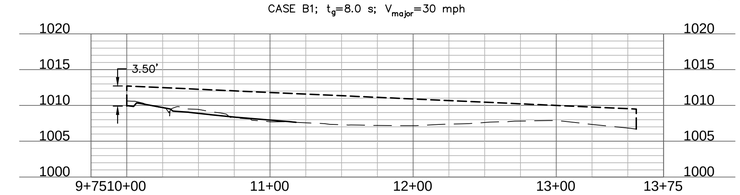
RIGHT TURN FROM ALLEY ONTO SE 2ND ST. (9+75 - 13+00)

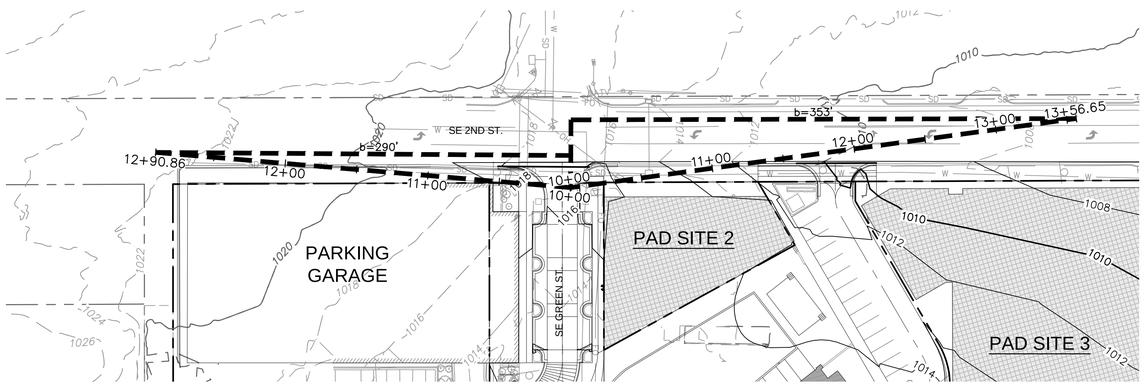
CASE B2; t_g=6.5 s; V_{major}=30 mph

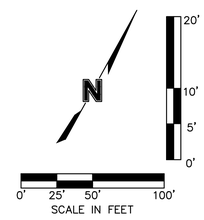


LEFT TURN FROM ALLEY ONTO SE 2ND ST. (9+75 - 13+75)

CASE B1; t_g=8.0 s; V_{major}=30 mph

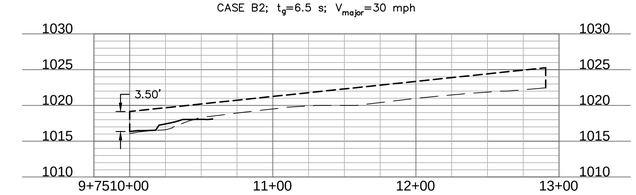






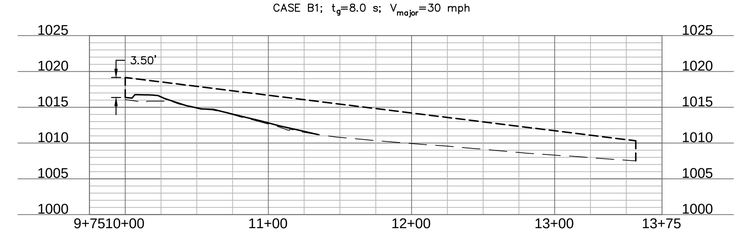
RIGHT TURN FROM SE GREEN ST. ONTO SE 2ND ST. (9+75 - 13+00)

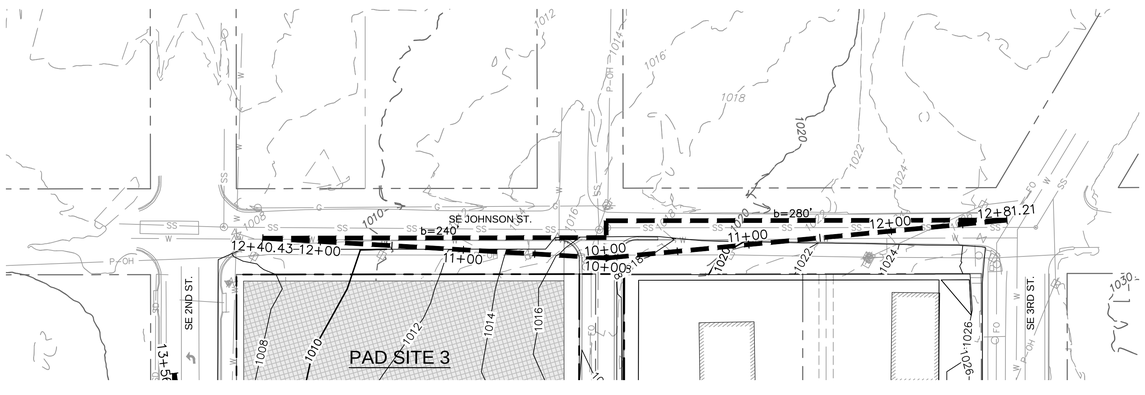
CASE B2; t_g=6.5 s; V_{major}=30 mph

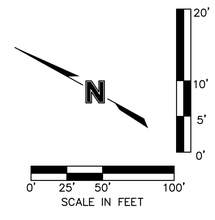


LEFT TURN FROM SE GREEN ST. ONTO SE 2ND ST. (9+75 - 13+75)

CASE B1; t_g=8.0 s; V_{major}=30 mph

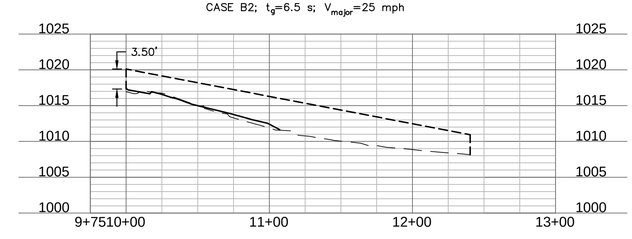






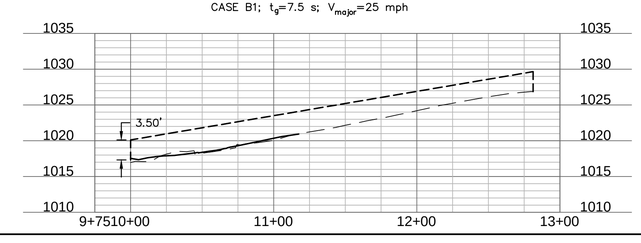
RIGHT TURN FROM ALLEY ONTO SE JOHNSON ST. (9+75 - 13+00)

CASE B2; t_g=6.5 s; V_{major}=25 mph



LEFT TURN FROM ALLEY ONTO SE JOHNSON ST. (9+75 - 13+00)

CASE B1; t_g=7.5 s; V_{major}=25 mph



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Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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NOT FOR CONSTRUCTION

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

INTERSECTION SIGHT TRIANGLES PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

drawn by:	DFG
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_GRD02_02200393
date:	07/27/2023

SHEET
C101

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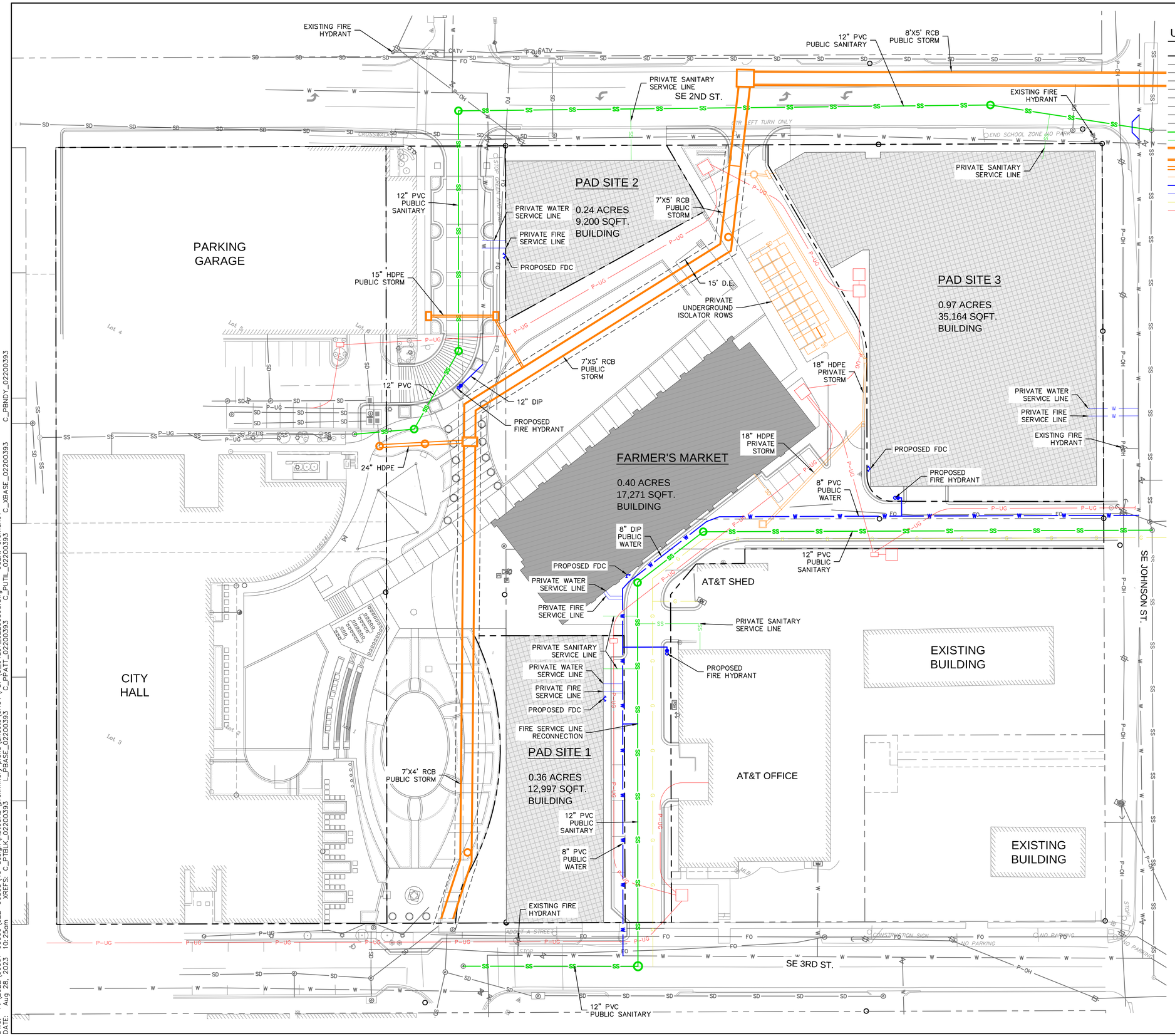

UTILITY PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY/ R/W LINE
- EXISTING PROPERTY BOUNDARY/ R/W LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION/FIBER OPTIC LINE
- PROPOSED PUBLIC SANITARY LINE
- PROPOSED PRIVATE SANITARY SERVICE LINE
- PROPOSED PUBLIC STORM
- BOX CULVERT RELOCATION
- PROPOSED PUBLIC STORM SEWER LINE
- PROPOSED PRIVATE STORM SEWER LINE
- PROPOSED PUBLIC WATER LINE
- PROPOSED PRIVATE WATER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED BUILDING
- PROPOSED PAD SITE

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

UTILITY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

2023

drawn by:	DFG
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_UTL01_02200393
date:	05-15-2023

SHEET
C200

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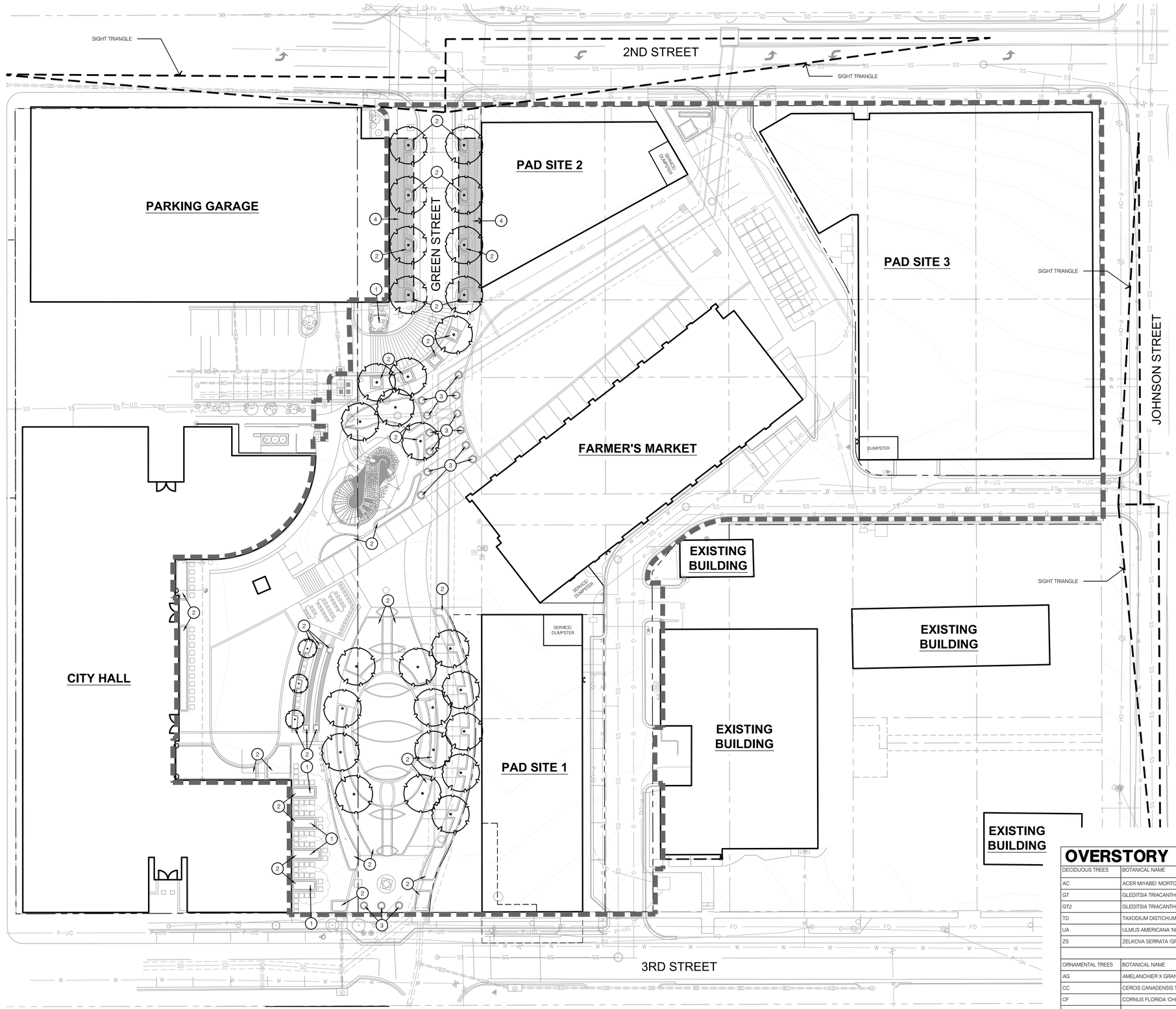

1 LANDSCAPE OVERSTORY PLAN

LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- SIGHT DISTANCE TRIANGLES
- RIGHT OF WAY / PROPERTY LINE
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- PERENNIALS & GRASSES
- SILVA CELL BOUNDARY

LANDSCAPE OVERSTORY PLAN NOTES:

1. EXISTING TREE TO REMAIN (SELECTIVE PRUNING)
2. PLANTING BED; REF: LANDSCAPE GENERAL NOTES & DETAILS
3. INSTALL PLANTER/LIVING BOLLARDS; REF: 7/L490
4. INSTALL SILVA CELL; REF: 8/L490

PRELIMINARY PLANT SCHEDULE

STREET FRONTAGE TREE — TOTAL: 11
DECIDUOUS: B&B, 2.5" CAL
DECIDUOUS: B&B, 2.5" CAL
ORNAMENTAL: B&B, 2.5" CAL
EVERGREEN: B&B, 8` HT.

OPEN YARD AREA TREE — TOTAL: 19
DECIDUOUS: B&B, 2.5" CAL
DECIDUOUS: B&B, 2.5" CAL
ORNAMENTAL: B&B, 2.5" CAL
EVERGREEN: B&B, 8` HT.

OVERSTORY PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AC	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	2.5" CAL	B&B
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL	B&B
GT2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL	B&B
TD	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2.5" CAL	B&B
UA	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY AMERICAN ELM	2.5" CAL	B&B
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL	B&B
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL	B&B
CC	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2.5" CAL	B&B
CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2.5" CAL	B&B
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL	B&B

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MO CERTIFICATE OF AUTHORITY #2005000285
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Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE OVERSTORY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing(ln)d_SC_OVR01_02200393
date: 08/28/2023

SHEET
L400

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LANDSCAPING AND SCREENING REQUIREMENTS			
		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION			
SITE ZONED: CBD, CP-2, & TNZ, PROPOSED: CBD			
TOTAL PROPERTY: 5.11 ACRES (222,505 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE		
	TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENTH OF THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THEN 20'.		
	2ND STREET		
	TOTAL STREET FRONTAGE = N/A		
	(N/A/ 30 = 0)	N/A	N/A
	JOHNSON STREET		
	TOTAL STREET FRONTAGE = N/A LF		
	(N/A / 30 = 0)	N/A	N/A
	3RD STREET		
	TOTAL STREET FRONTAGE = N/A LF		
	(N/A / 30 = 0)	N/A	N/A
	GREEN STREET		
	TOTAL STREET FRONTAGE = 470 LF		
	(470 / 30 = 15.67)	16 TREES	11 TREES
OPEN YARD TREES:			
SEC. 8.790	ONE TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT		
	TOTAL LOT AREA = 136,928.30 SQ FT		
	BUILDING FOOTPRINT = 36,591.36 SQ FT		
	136,928.30 - 36,591.36 SQ FT = 100,336.94 SQ FT		
	100,336.94 / 5,000 = 20.07 TREES	21 TREES	23 TREES
	LANDSCAPE TOTALS	**37 TREES**	**34 TREES**
STREET FRONTAGE SHRUBS:			
SEC. 8.790	ONE SHRUB PER 20 FEET OF STREET FRONTAGE		
	A MINIMUM 20 FEET WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.		
	2ND STREET		
	TOTAL STREET FRONTAGE = N/A LF		
	(N/A / 20 = 0)	N/A	N/A
	JOHNSON STREET		
	TOTAL STREET FRONTAGE = N/A LF		
	(N/A / 20 = 0)	N/A	N/A
	3RD STREET		
	TOTAL STREET FRONTAGE = N/A LF		
	(N/A / 20 = 0)	N/A	N/A
	GREEN STREET		
	TOTAL STREET FRONTAGE = 470 LF		
	(470 / 20 = 23.5)	24 SHRUBS	24 SHRUBS
OPEN YARD SHRUBS:			
SEC. 8.790	TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT		
	TOTAL LOT AREA = 136,928.30 SQ FT		
	BUILDING FOOTPRINT = 36,591.36 SQ FT		
	136,928.30 - 36,591.36 SQ FT = 100,336.94 SQ FT		
	100,336.94 / 5,000 = 20.07 x 2 = 40.13 SHRUBS	41 SHRUBS	41 SHRUBS
	LANDSCAPE TOTALS	**65 SHRUBS**	**65 SHRUBS**
PARKING LOT LANDSCAPING:			
SEC. 8.810	LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREA SHALL BE AT LEAST FIVE PERCENT OF THE ENTIRE PARKING AREA		
	TOTAL PARKING LOT AREA: N/A SQ FT		
	TOTAL LANDSCAPE ISLAND AREA: N/A SQ FT		
	N/A / N/A = 0	N/A	N/A
	OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.		

MASTER PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AC	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	2.5" CAL	B&B	
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL	B&B	
GT2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL	B&B	
TD	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2.5" CAL	B&B	
UA	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY AMERICAN ELM	2.5" CAL	B&B	
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL	B&B	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL	B&B	
CC	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2.5" CAL	B&B	
CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2.5" CAL	B&B	
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL	B&B	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
AA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	CONT.	
AL	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	5 GAL	CONT.	
CB	CARYOPTERIS X CLANDONENSIS 'CT-9-12' TM	BEYOND MIDNIGHT BLUEBEARD	5 GAL	CONT.	
CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	CONT.	
CS	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	
FK	FORSYTHIA X INTERMEDIA 'KOLGOLD'	MAGICAL® GOLD FORSYTHIA	5 GAL	CONT.	
HT	HYPERICUM KALMIANUM 'SMHKBF'	BLUES FESTIVAL® ST. JOHNSWORT	5 GAL	CONT.	
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL	CONT.	
IT	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	5 GAL	CONT.	
SD	SPIRAEA X 'NCSX2'	DOUBLE PLAY DOOZIE® SPIREA	5 GAL	CONT.	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
IS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	5 GAL	CONT.	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	3 GAL	CONT.	
SE	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	3 GAL	CONT.	
ST	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL	CONT.	
GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AJ	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP CARPET BUGLE	1 GAL	CONT.	18" o.c.
CI	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL	CONT.	18" o.c.
LB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	CONT.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AM	ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL	CONT.	24" o.c.
AS	ALLIUM X 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	CONT.	18" o.c.
AB	ASTILBE X ARENDSII 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	1 GAL	CONT.	30" o.c.
AR	ASTILBE X ARENDSII 'RHEINLAND'	RHIENLAND ASTILBE	1 GAL	CONT.	18" o.c.
CW	CALAMINTHA NEPETA 'WHITE CLOUD'	WHITE CLOUD LESSER CALAMINT	1 GAL	CONT.	24" o.c.
DI	DICENTRA X PINK DIAMONDS'	PINK DIAMONDS BLEEDING HEARTS	1 GAL	CONT.	18" o.c.
EU	ECHINACEA X 'PAS702918'	POWWOW® WHITE CONEFLOWER	1 GAL	CONT.	12" o.c.
GR	GERANIUM X 'ROZANNE'	ROZANNE CRANESBILL	1 GAL	CONT.	18" o.c.
HM	HOSTA X 'AUGUST MOON'	AUGUST MOON HOSTA	1 GAL	CONT.	36" o.c.
HG	HOSTA X 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL	CONT.	24" o.c.
HH	HOSTA X 'HALCYON'	HALCYON HOSTA	1 GAL	CONT.	36" o.c.
LF	LYTHRUM VIRGATUM 'MORDEN'S GLEAM'	MORDEN'S GLEAM LOOSESTRIFE	1 GAL	CONT.	24" o.c.
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL	CONT.	30" o.c.
RS	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL	CONT.	12" o.c.
SC	SALVIA NEMOROSA 'CARADONNA'	CARDONNA MEADOW SAGE	1 GAL	CONT.	24" o.c.
SA	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	1 GAL	CONT.	18" o.c.
TA	TIARELLA X 'CUTTING EDGE'	CUTTING EDGE FOAMFLOWER	1 GAL	CONT.	18" o.c.
VB	VERONICA X 'BLUE SKYWALKER'	BLUE SKYWALKER SPEEDWELL	1 GAL	CONT.	18" o.c.
VM	VERONICA X 'WHITE WANDS'	MAGIC SHOW® WHITE WANDS SPEEDWELL	1 GAL	CONT.	18" o.c.

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MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE & SCREENING REQUIREMENTS DATA

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MISSOURI

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_LSC01_02200393
date: 08/28/2023

SHEET
L401

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\preliminary plans\Sheets\OSTU\PDP\L_LSC01_02200393.dwg USER: tswehla
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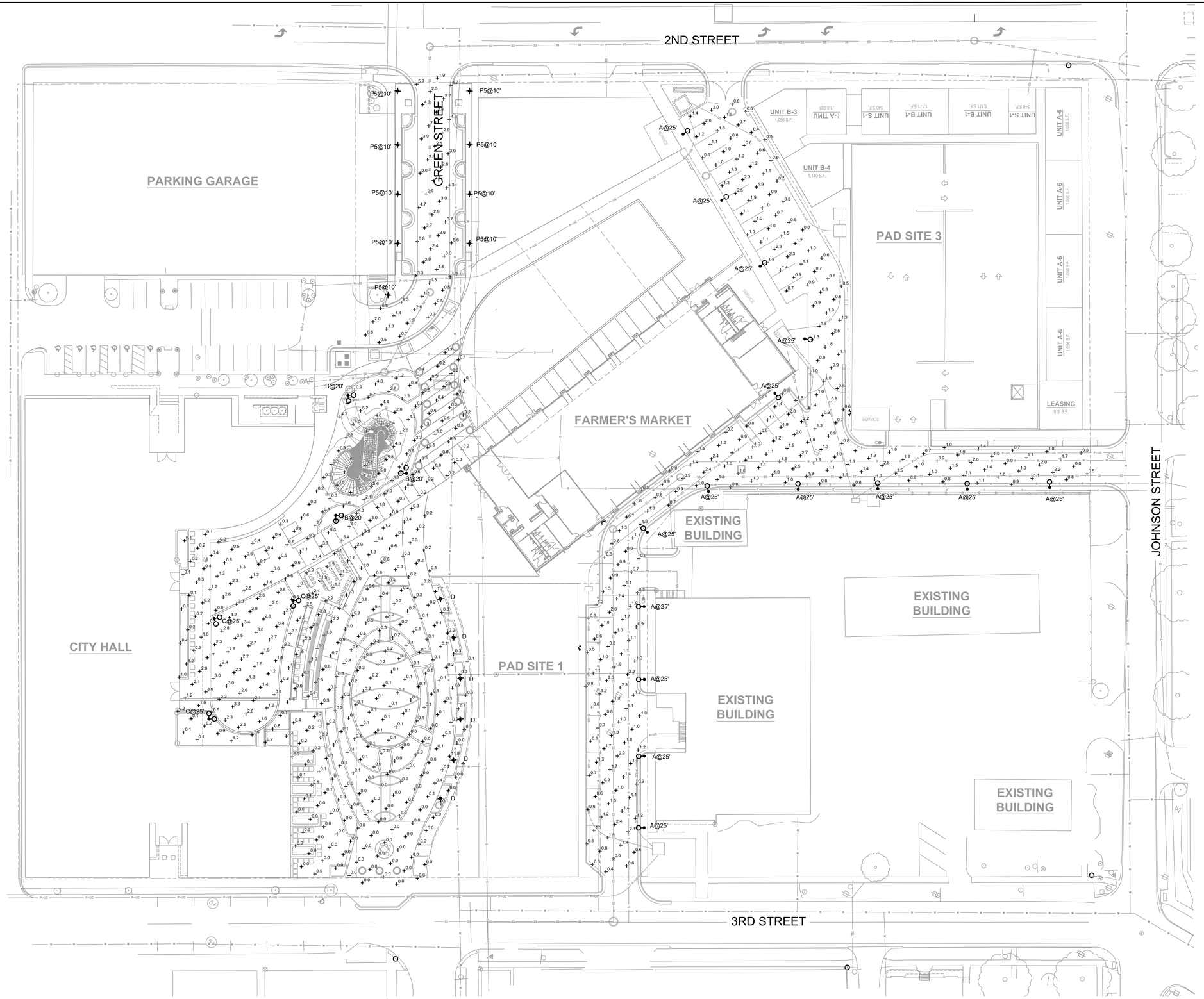

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GREEN STREET	+	3.0 fc	8.2 fc	0.4 fc	20.5:1	7.5:1
WALK AREA	+	1.4 fc	11.1 fc	0.0 fc	N/A	N/A

1 SITE LIGHTING PHOTOMETRICS
SCALE: 1" = 30'-0"

olsson
Olsson - Civil Engineering
Missouri Certificate of Authority ##001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE LIGHTING PHOTOMETRICS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

2023

drawn by:	SH
checked by:	TD
approved by:	TD
QA/QC by:	TD
project no.:	022-00393
drawing no.:	E_NSIT_02200393
date:	07.28.2023

SHEET
E100

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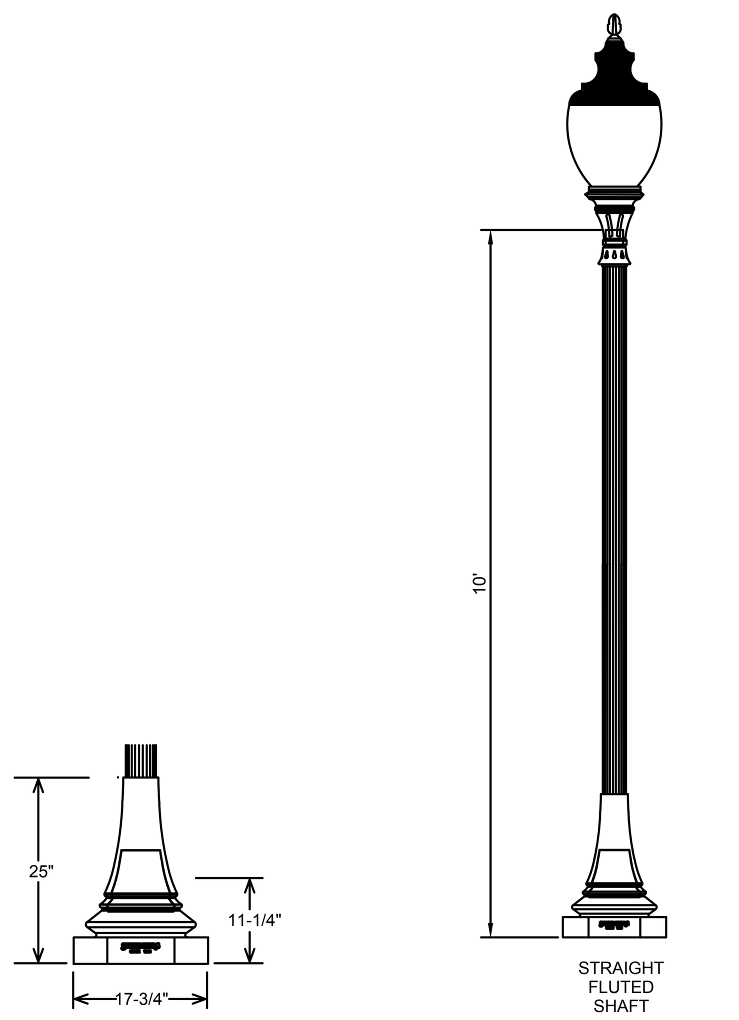
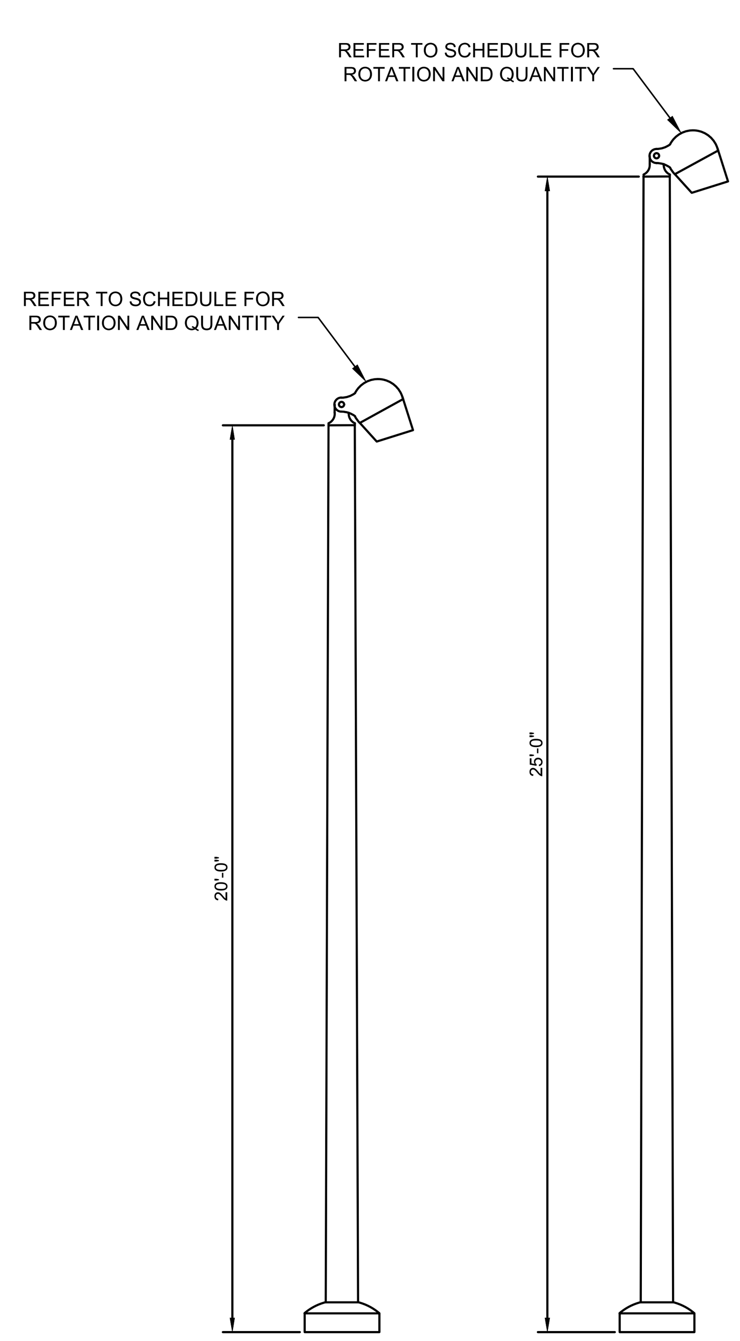




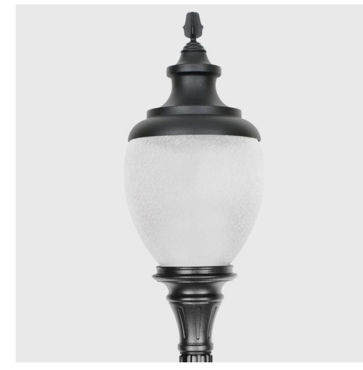
Specification Sheet

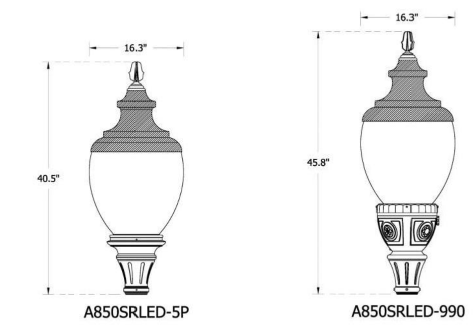
old town
A850SRLED

Project Name CITY OF LEE'S SUMMIT, MISSOURI - PEDESTRIAN POST TOP LED

Qty

Type Catalog / Part Number PT-A850LED-5P-24L-X-T5-MDL14-A-BKT





Distribution Type

Type 2 Type 3 Type 4 Type 5

CCT - Color Temp (K)

2,700K 3,000K 3,500K 4,000K 5,000K

7 Year Warranty

IP Rating

Certifications

Description

The A850SRLED Old Town luminaire blends form and function into a classic shape. It is supplied with a cast aluminum finial and a solid, cast aluminum roof which includes optimized heat sinks to provide maximum life and performance for the LED light sources. The acorn is sealed to the cast aluminum roof to provide a moisture free and bug-free optics chamber for the LED light source.
EPA: 1.21 (ft²)
WEIGHT: 43 LBS

Features

Mounting Configuration	1W: Wall Mount 1A: 1 Arm Mount 2A: 2 Arm Mount @ 180° 2APT: 2 Arm @ 180° & Post Top 3A90: 3 Arms @ 90° 4A: 4 Arms @ 90° 1AM: 1 Arm Mid-Mount 450PB: Pier Base	PT: Post Top 1APT: 1 Arm & Post Top 2A90: 2 Arm Mount @ 90° 3A: 3 Arms @ 120° 3APT: 3 Arm @ 120° & Post Top 4APT: 4 Arm @ 90° & Post Top 2AM: 2 Arm Mid-Mount @180°
Optional Control Receptacle	R7: 7-Pin control receptacle only SRR7: Roof Mounted 7-Pin Control Receptacle Only	
Optional Control	PE: Twist-Lock Photocontrol (120V-277V) PE4: Twist-Lock Photocontrol (347V-480V) SC: Shorting Cap PEC: Electronic Button Photocontrol (120V-277V) PEC4: Electronic Button Photocontrol (480V)	
Optional Fuse	FHD: Double Fuse and Holder	
Optional House Side Shield	HSS: 120° House Side Shield BLOC: Back Light Optical Control	
Optional Fixed Dimming Resistor Board	FDRB: Fixed Dimming Resistor Board	

SternbergLighting ESTABLISHED 1923 555 Lawrence Ave, Roselle, IL, 60172, US contactus@sternberglighting.com T 847-588-3400 sternberglighting.com www.sternberglighting.com/products/411

Sternberg Lighting reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately
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1 / 11

Date: ______ Customer: ______
Project: ______
Type: ______ Qty: ______

selux

Olivio Medio LED Universal Mount

Order Code: OLML - ___ - ___ - ___ - ___ - ___ - ___ - ___

Pole Order Code: ___ - ___ - ___ - ___
Series Height Finish Options

OLML	Series	OLML Olivio Medio LED						
	Optics	S09 Spot, 9o	S20 Spot, 20o	F40 Flood Medium, 41o	F80 Flood, 78o	ASM Asymmetric (no SLH or SLV option)		
	Mounting	U Universal	T1 Single Pole Top					
	Light Engine	2G350 15W / 1325lm	2G525 23W / 1978lm	2G700 31W / 2631lm	2G105 46W / 3941lm			* Based on F80 distribution and 3000K CCT.
	CCT	27* 2700K	301 3000K	35* 3500K	40 4000K	50* 5000K		1 Dark Sky approved with (ds) option only. * Consult factory
	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	
	Voltage	UNV 120-277V	120 120V	208 208V	240 240V	277 277V		
	Options	DS2 Dark Sky 0o Tilt Option	DM Dimming, 0-10V	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	HL503,5 High - low switching low output 50%	HX4 Micro Hexcell Honey Comb Louver	CF Color Filter (consult factory) 2 IDA approved with (DS) option only and 3000K CCT. 3 Only available with 120V, 240V or 277V. 4 Cannot be combined with SLH, SLV, or ASM options 5 Cannot be combined with DM option.

Product Modifications
Please list modification requirements for review by factory:

Approvals

Date:

NRTL WET 5 ASTM & PCI FINISH RoHS IP67

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Page 1 of 9 (Rev. 03/2023) OLML-U_SS_3.2

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER AND MODEL	LAMPS	LUMENS	COLOR TEMP / CRI	DRIVER / BALLAST	VOLTAGE / WATTAGE	LOCATION
	P5	LED PEDESTRIAN POST TOP ON 10'-0" POLE AND CONCRETE BASE. SEE NOTE A, B, AND C BELOW.	STERNBERG LIGHTING# PT-A850LED-5P-24L-35-T5-MDL14-A-BKT	LED	10248	3500K / 80	0-10V DIMMING	MVOLT 87W	PEDESTRIAN WALKWAY
	A	LED FLOOD LIGHT ASYMMETRIC DISTRIBUTION WITH 40 DEGREE TILT ON 25'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-ASM-T1-2G105-35-BK-U-DM-SLH POLE: O-AT535-25-BK	LED	3671	3500K / 80	0-10V DIMMING	MVOLT 46W	STREET
	B	LED DOUBLE HEAD FLOOD LIGHT WITH 40 DEGREE TILT ON 20'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-F40-U-2G105-35-BK-U-DM-SLH POLE: O-AT535-20-BK	LED	3794	3500K / 80	0-10V DIMMING	MVOLT 92W	PEDESTRIAN WALKWAY
	C	LED DOUBLE HEAD FLOOD LIGHT WITH 40 DEGREE TILT ON 25'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-F40-U-2G105-35-BK-U-DM-SLH POLE: O-AT535-25-BK	LED	3794	3500K / 80	0-10V DIMMING	MVOLT 92W	PEDESTRIAN WALKWAY
	F	LED MESH LIGHTING WITH ACRYLIC CYLINDER.	CARL STAHL# X-LED CUSTOM: X-LED-DOT-B-RGB-	LED		3500K / 80	0-10V DIMMING	MVOLT	PEDESTRIAN WALKWAY
	G	LED ROPE LIGHT WITH FROSTED LENS MOUNTED IN FLEXIBLE ALUMINUM CHANNEL.	KELVIX# TX3RGBW-WR-24 CHANNEL:CH-604-2-FR-CP-EC	LED	212LM/FT	4000K / 80	0-10V DIMMING	24VOLT 6W/FT	PEDESTRIAN WALKWAY
	D	4.5" DIA. x 31.5" LED BOLLARD WITH ALUMINUM FINISH. SEE NOTE A AND B BELOW.	LOUIS POULSEN# FLINDT#10000162762	LED	784	4000K / 80	0-10V DIMMING	MVOLT 15W	PEDESTRIAN WALKWAY

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, SEPARATE CIRCUIT OUTLET, ETC.

B. PROVIDE CONCRETE BASE, PER DETAIL.

C. NO EQUALS SHALL BE ALLOWED FOR THIS FIXTURE, UNLESS APPROVED BY OWNER.

Specification sheet

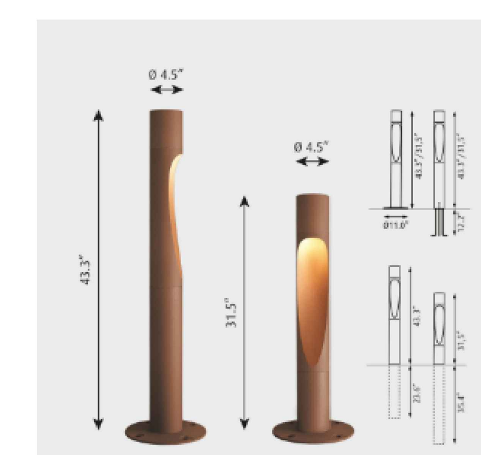
1/3

FLINDT BOLLARD

Project name:

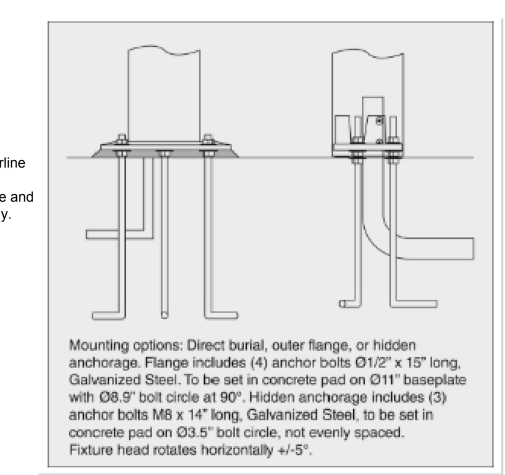
Project type:

Notes:



Design
Christian Flindt

Product description
Beautifully crafted slender post with a carved surface that is gently illuminated. Top section conceals downward facing LEDs that are positioned for wide distribution. Two horizontal connection lines underline the three parts of the bollard. A facet increases the visibility of the connection lines. Available in two heights, 43.3 IN and 31.5 IN. Available in three different mounting methods: with an 11 inch base plate and visible anchor bolts, with internally hidden anchor bolts, or direct burial in soil or gravel. Part of a family.



Variant options

Dimension	Color	Mounting	Light source	Lumen	Voltage frequency
31.5 IN	Corten color	Post w/anchorage unit	LED 3000K	707	120-277V/60HZ
43.3 IN	Natural paint aluminum	Post w/base plate	LED 4000K	757	
		Post w/direct burial		762	
				784	

Specification notes
a. Direct burial mounting only available with 43.3" size.

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1 LIGHT POLE/FIXTURE DETAILS
SCALE: NOT TO SCALE

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

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE LIGHTING DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MO

drawn by: SH
checked by: TD
approved by: TD
QA/QC by: TD
project no.: 022-00393
drawing no.: E_NDET_02200393
date: 07.28.2023

SHEET
E101

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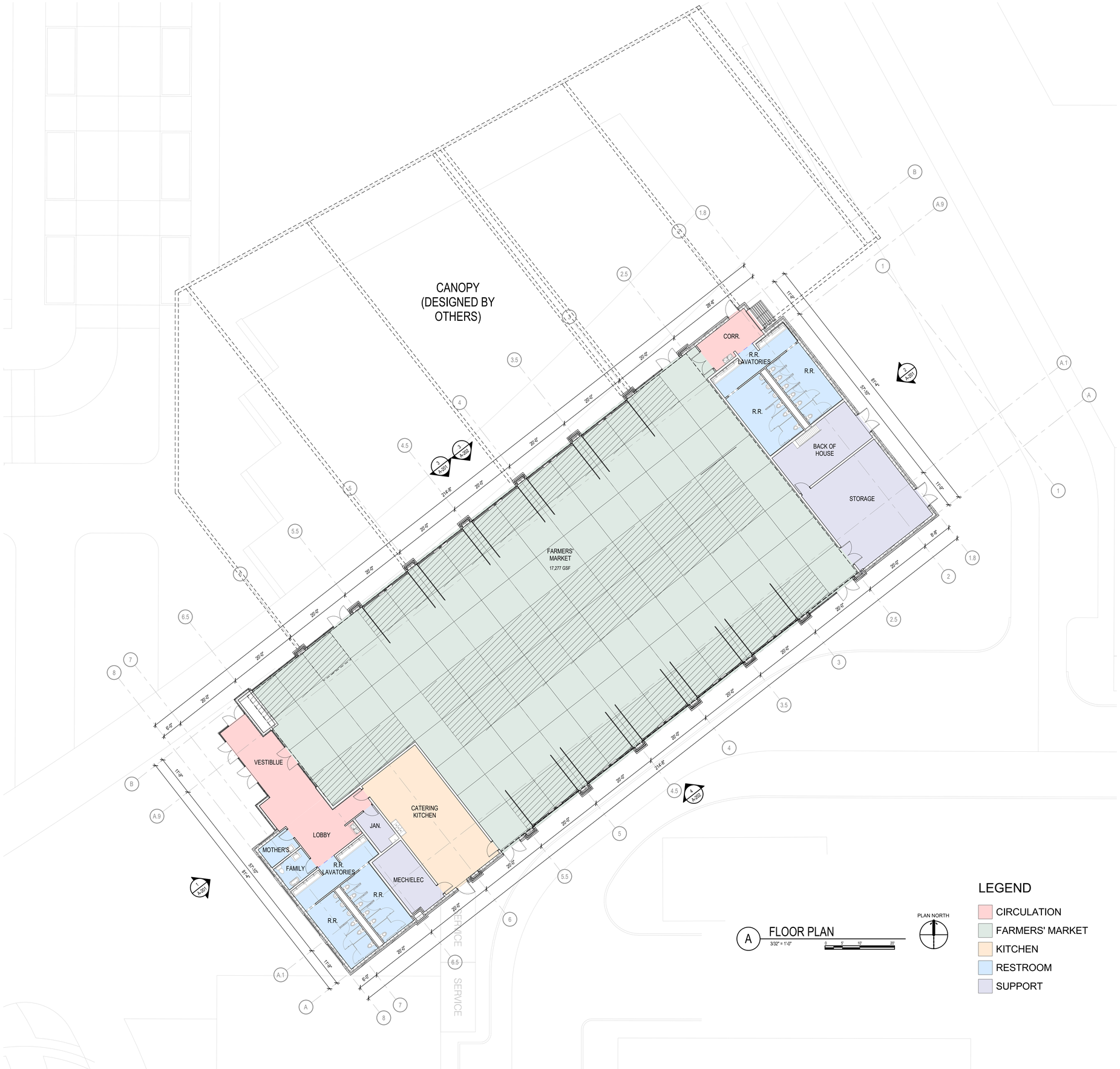

A FLOOR PLAN
3/32" = 1'-0"

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STATUS:	DESIGN DEVELOPMENT
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CHECKED BY:	Checker

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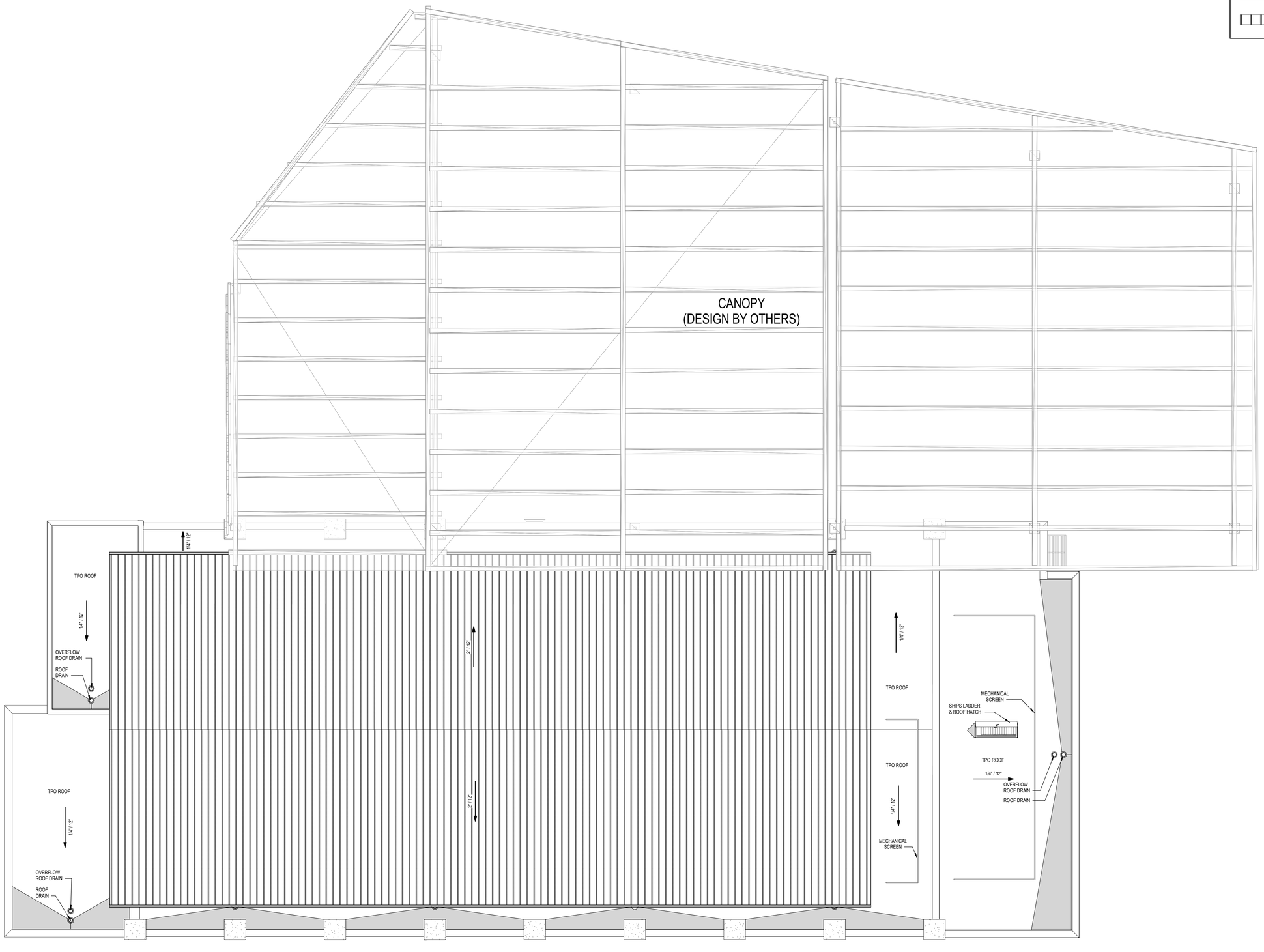
CONTEXTUAL
FLOOR PLAN

A-100

PLOT DATE: 7/27/2023 9:17:10 PM
FILE PATH: Autodesk Docs://18225R21006_LeesSummitMarket/LSMOH-Single Story.rvt

ROOF LEGEND

- AREA NOT IN SCOPE OF WORK U.N.O.
- ROOF CRICKET
- EXPANSION JOINT LOCATION
- INDICATES DIRECTION OF FLOW / ROOF SLOPE
- TPO ROOF
- STANDING SEAM METAL ROOF



A ROOF PLAN
1/8" = 1'-0"

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Lee's Summit, MO 64063

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ROOF PLAN

A-121

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FILE PATH: Autodesk Docs://18225R21006_Lees Summit Market/A-SMOW-Single Story.rvt

1 SOUTHWEST ELEVATION
1/8" = 1'-0"

2 NORTHEAST ELEVATION
1/8" = 1'-0"

3 NORTHWEST ELEVATION
1/8" = 1'-0"

1. BRICK - MODULAR BERWICK BLEND
2. GLASS
3. STOREFRONT - DARK BRONZE
4. CAST STONE
5. OVERHEAD GARAGE DOOR
6. FIBER CEMENT PANEL
7. STANDING SEAM METAL ROOF
8. ARCHITECTURAL PERFORATED BACK LIT RAINSCREEN
9. PAINTED STEEL - DARK BRONZE
10. EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
11. CHANGEABLE ART INSTALLATION
12. SIGNAGE
13. MECHANICAL SCREEN

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EXTERIOR ELEVATIONS

A-201

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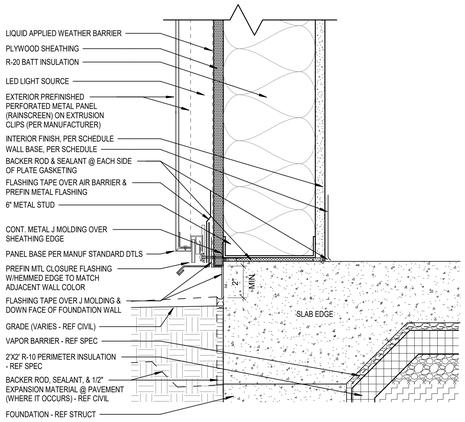
FILE PATH: Autodesk Docs://18225R21006_LeesSummitMarket/LSMOW-Single Story.rvt

3 NORTHWEST ELEVATION W/O CANOPY
1/8" = 1'-0"

4 SOUTHEAST ELEVATION W/O CANOPY
1/8" = 1'-0"



5 PERFORATED METAL RAINSCREEN DETAIL
3" = 1'-0"

1. BRICK - MODULAR BERWICK BLEND
2. GLASS
3. STOREFRONT - DARK BRONZE
4. CAST STONE
5. OVERHEAD GARAGE DOOR
6. FIBER CEMENT PANEL
7. STANDING SEAM METAL ROOF
8. ARCHITECTURAL PERFORATED BACK LIT RAINSCREEN
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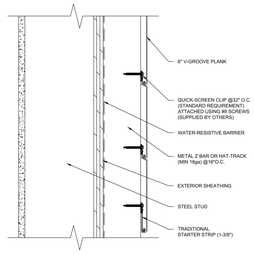
10. EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
11. CHANGEABLE ART INSTALLATION
12. SIGNAGE
13. MECHANICAL SCREEN

EXTRUDED ALUMINUM DETAILS



2 WALL SECTION
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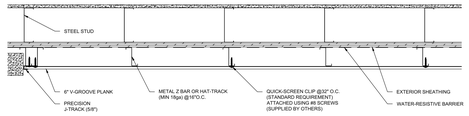

1 PLAN
SCALE: 1:10

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EXTERIOR ELEVATIONS

A-202

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