

DWG: F:\2017\0001-0500\017-0286\40-30\2017.10.23\_GNCV\_Footprint\_Exhibit.dwg  
 DATE: Oct 30, 2017 10:49am  
 USER: chalmquist

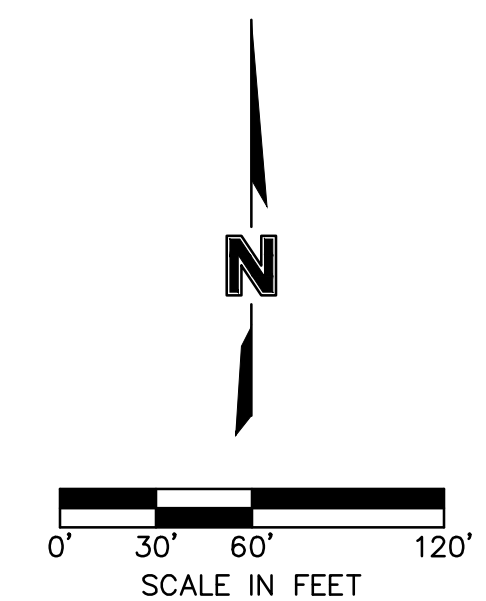
- PLAN LEGEND:**
- CABLE TV**  
 CTVP CABLE TV PEDESTAL  
 SD SATELLITE DISH
- ELECTRIC**  
 AC AIR CONDITIONER  
 EB ELECTRIC BOX  
 EMT ELECTRIC METER  
 EMH ELECTRIC MANHOLE  
 EP ELECTRIC PEDESTAL  
 EV ELECTRIC VAULT  
 GA GUY ANCHOR  
 GUY GUY POLE  
 LP LIGHT POLE  
 PP POWER POLE  
 YL YARD LIGHT/FLOOD 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 (MONUMENTATION AS NOTED)  
 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	REVISIONS DESCRIPTION
1		2017.08.01	Revised per Staff comments
2		2017.09.08	Sheet 03 revised to reflect accurate setback information.
3		2017.10.12	Revised to reflect design changes (Lots 78-87, Tract F)
4		2017.10.30	Revised to reflect design changes (Lots 78-87, Tract F)

**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: S.O.B.  
 designed by: P.B.  
 QA/QC by: M.D.  
 project no.: 017-0286  
 date: 2017.06.30

**SHEET 03**