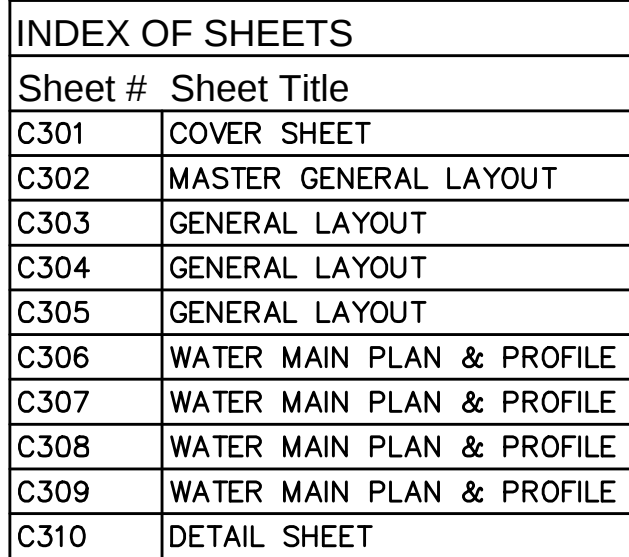


SECTION 2, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



ASBUILT
03-24-2022

REVIEWED BY:

CITY OF LEE'S SUMMIT

DATE _____

PROPERTY DESCRIPTION:

Part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office located in the Northeast and Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudsbaugh, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°40'31" East, on the South line of said Southeast Quarter 2,633.21 feet to the Southwest corner of said Southeast Quarter; thence North 03°05'41" East, on the West line of said Southeast Quarter, 1,326.36 feet to the Southwest corner of said Lot 3B, also being the Southwest corner of the North half said Southeast Quarter, also being a point on the Easterly line of STERLING HILLS 5TH PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 11273788 in Book 154 at Page 88 in said Jackson County Recorder of Deeds Office, also being the Southwest corner of proposed WOODSIDE RIDGE 1st Plat, Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H; thence North 03°05'41" East on said West line and said Easterly line, also being the West line of said Lot 3B, also being the Westerly line of proposed WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H, 389.26 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said proposed Westerly line, continuing North 03°05'41" East on said West line and said Easterly lines, 936.61 feet to the Northeast corner of said STERLING HILLS 5TH PLAT, also being a point on the Easterly line of WINTERSET WOODS – 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 200310002463 in Book 174 at Page 14 in said Jackson County Recorder of Deeds Office, also being the Northwest corner of said Southeast Quarter; thence North 03°26'14" East, on the said West line of said Lot 3B, said Easterly line and West line of said Northeast Quarter, 665.72 feet to the Northwest corner of the South half of the South Half of said Northeast Quarter, also being the Northwest corner of said Lot 3B, also being the Northeast corner of the South Half of the South Half of said Northeast Quarter, also being a point on the Easterly line of STERLING HILLS 5TH PLAT, Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H; thence North 03°05'41" East on said West line and said Easterly line, also being the West line of said Lot 3B, also being the Westerly line of proposed WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H, 389.26 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said proposed Westerly line, continuing North 03°05'41" East on said West line and said Easterly lines, 936.61 feet to the Northeast corner of said STERLING HILLS 5TH PLAT, also being a point on the Easterly line of WINTERSET WOODS – 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1802804 in Book 144 at Page 57 in said Jackson County Recorder of Deeds Office; thence South 87°37'42" East, along said Southerly line, also along the North line of said Lot 3B, also being the North line of said South Half of said South Half of said Northeast Quarter, also being the South line of THE FOREST OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117 – 133, a distance of 1,210.45 feet to the Southeast corner of said THE FOREST OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117 – 133 and to a point on said proposed Westerly line; thence South 87°37'42" East on said North line of said South Half of said South Half, said North line of said Lot 3B, and said proposed Westerly line, 574.95 feet; thence leaving said North lines, South 20°32'36" West, along said proposed Westerly line, 229.10 feet; thence Westerly, along said proposed Westerly line, on a curve to the left, having an initial tangent bearing of North 69°27'24" West with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence South 19°50'07" West, along said proposed Westerly line 178.42 feet; thence South 85°52'23" West, along said proposed Westerly line, 130.41 feet; thence South 70°59'24" West, along said proposed Westerly line, 137.47 feet; thence South 61°49'26" West, along said proposed Westerly line, 951.56 feet; thence South 21°24'31" West, along said proposed Westerly line, 135.10 feet; thence Westerly, along said proposed Westerly line, along a curve to the left having an initial tangent bearing of North 68°35'29" West with a radius of 270.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence South 08°50'59" West, along said proposed Westerly line, 55.05 feet; thence South 22°12'04" West, along said proposed Westerly line, 173.03 feet; thence North 75°51'31" West, along said proposed Westerly line, 21.43 feet; thence South 41°11'03" West, along said proposed Westerly line, 60.06 feet; thence South 29°55'27" West, along said proposed Westerly line, 306.11 feet; thence South 85°54'26" West, along said proposed Westerly line, 236.75 feet to the Point of Beginning. Containing 1,514,368 square feet or 34.77 acres, more or less.

BENCHMARK

BMK #5 CHISELED SQUARE ON THE S.E. CORNER OF A CONCRETE PAD FOR A TRAFFIC SIGNAL BOX AT THE S.W. CORNER OF PRYOR ROAD AND O'BRIEN ROAD.

ELEVATION: 979.24

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

JULIE E SELLERS, P.E.
CIVIL ENGINEER
MO# 2017000367

3/24/22

DATE _____

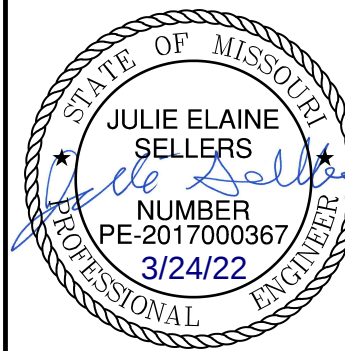


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11:07am

Olsson

[illegible]

COVER SHEET	WOODSIDE RIDGE SECOND PLAT	0000
WATER MAIN EXTENSION		
		0000

drawn by: _____ C.S.
checked by: _____ S.M.
designed by: _____ C.S.
QA/QC by: _____ J.E.
project no.: _____ C18-114
date: _____ 2020.07.1

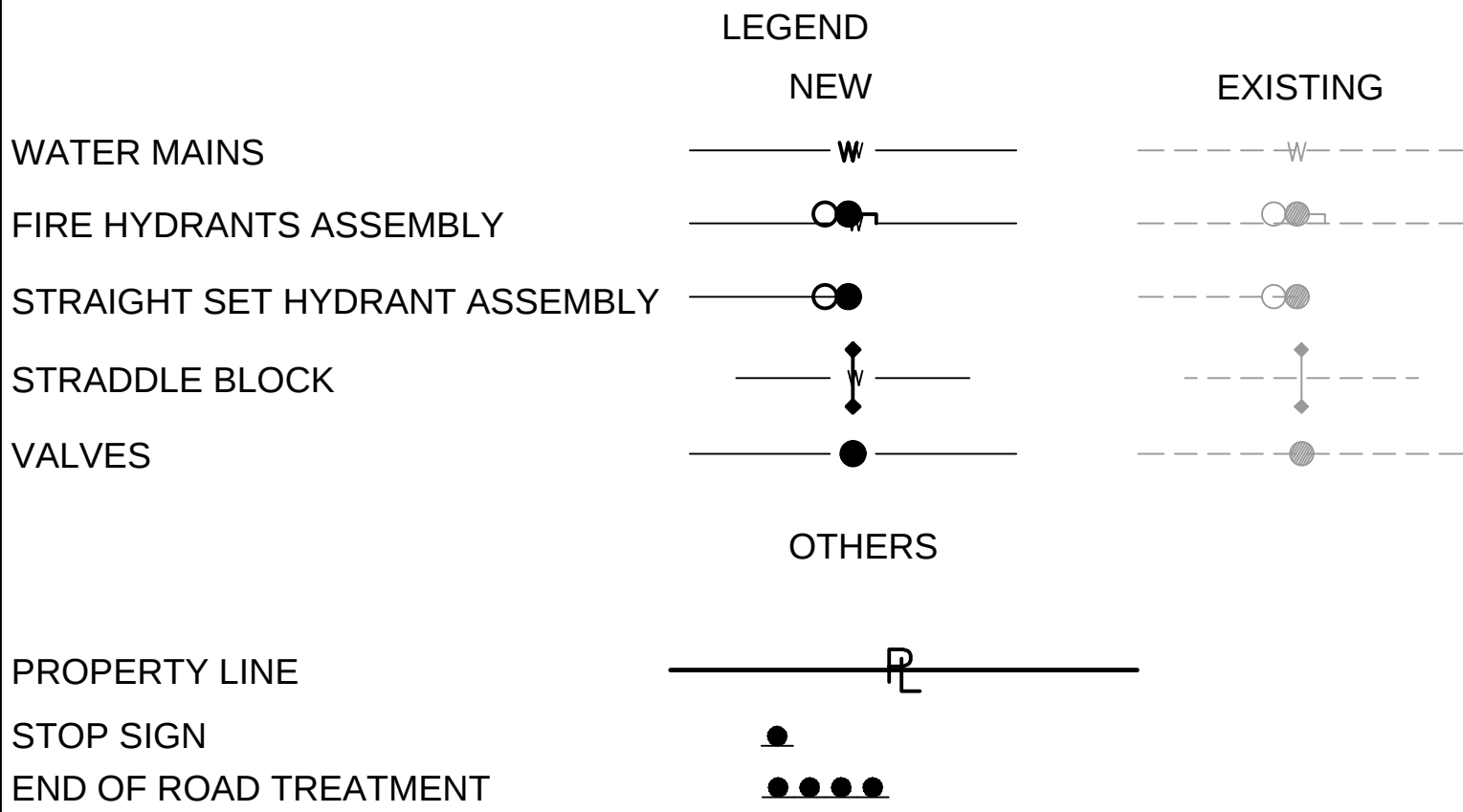
SHEET
C301

MO Certificate of Authority #:001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

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DATE: Mar 24, 2022 11:08am
USER: sssyfor

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
1	8" C900 PLASTIC PIPE	L.F.	1802.50	1802.59*
2	6" C900 PLASTIC PIPE	L.F.	1030.00	1030.89*
3	8"x8" TEE	EA.	1	1*
4	8"x6" TEE	EA.	1	1*
5	8" BEND	EA.	12	12*
6	6" BEND	EA.	14	14*
7	FIRE HYDRANT ASSEMBLY	EA.	6	6
8	GATE VALVES	E.A.	4	4
*AS PROVIDED BY CONTRACTOR				

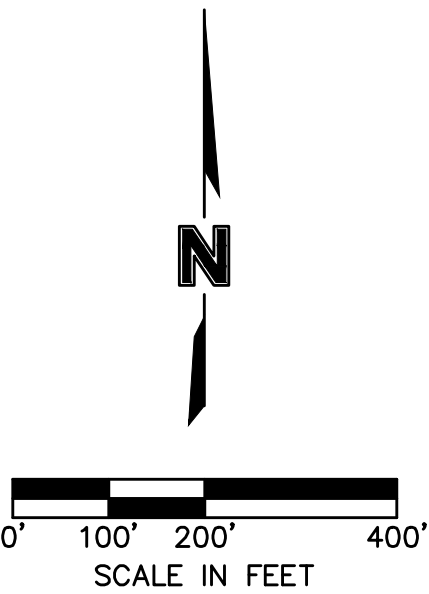
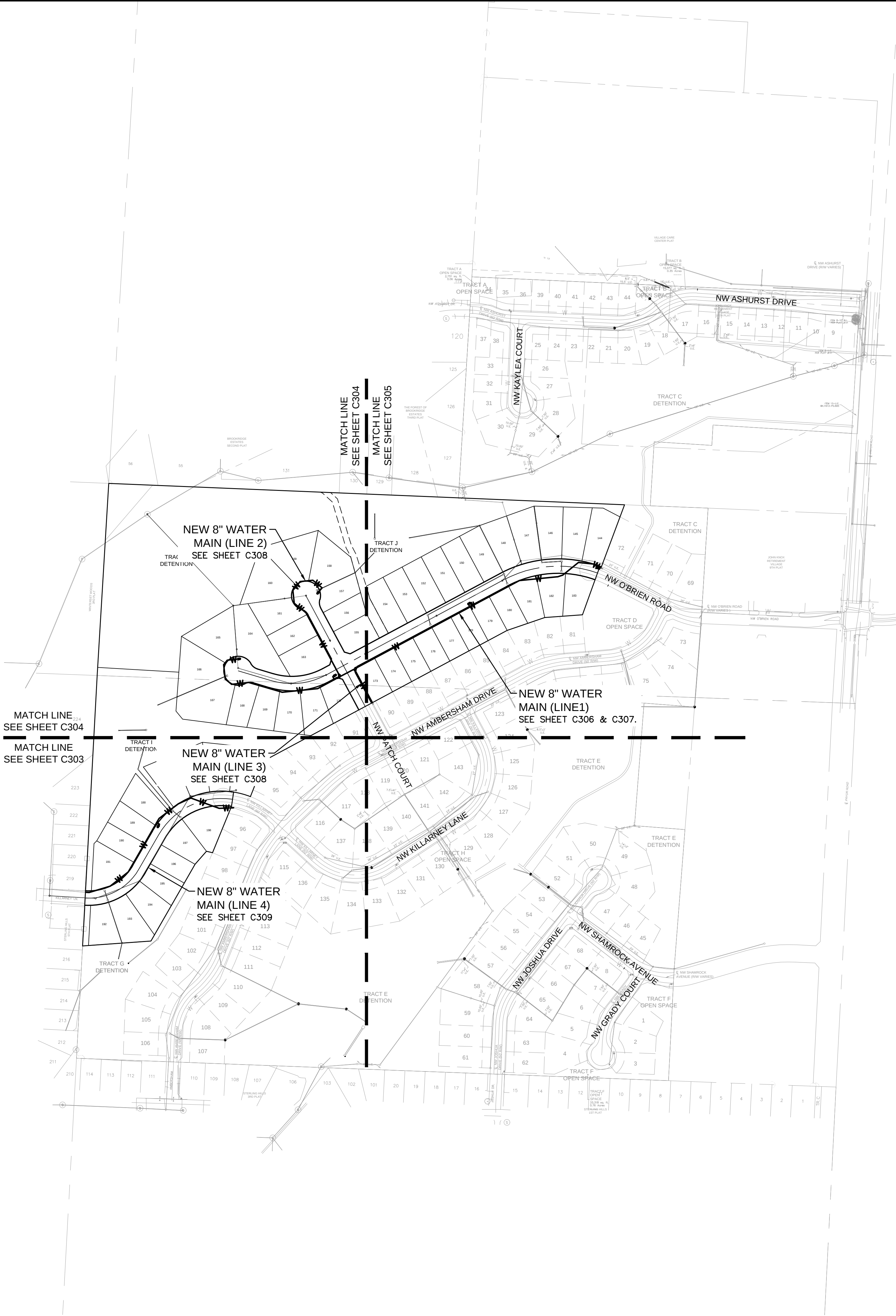
ASBUILT
03-24-2022



GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL FOR WATER MAINS (SECTION 6900). WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

2. AREAS WITH LESS THAN 4 FEET OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF 4 FEET ABOVE THE PROPOSED TOP OF PIPE, COMPACTED 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698 PRIOR TO TRENCHING FOR PIPE INSTALLATION.



olsson

NO. 0016192
JULIE ELAINE SELLERS
303 E. BURNING STAR BLVD., SUITE 100
NORTH KANSAS CITY, MO 64116
TEL. 816.861.1177
WWW.OLSSON.COM

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
3/24/22
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

NO. REV.

2020

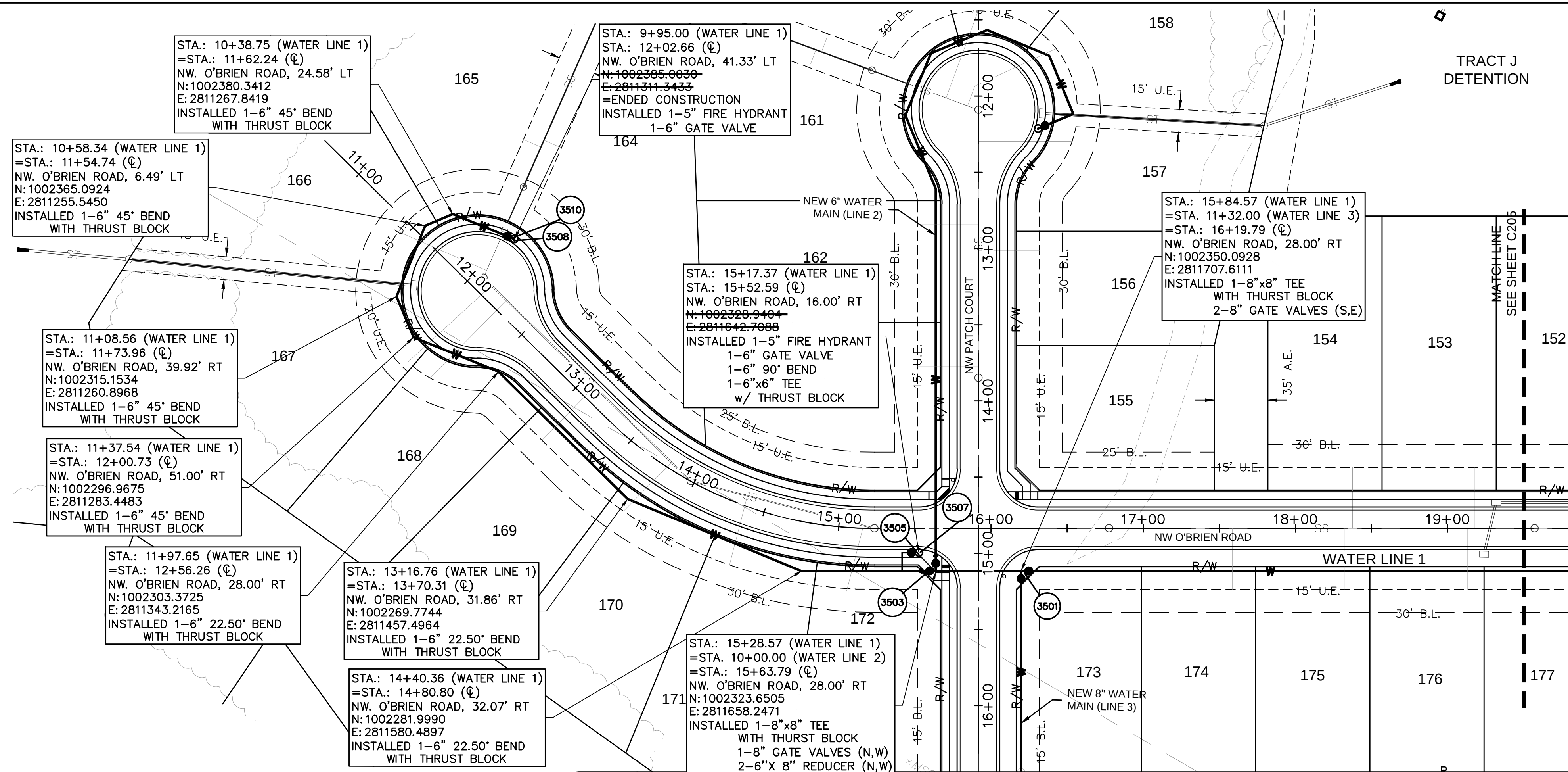
MASTER GENERAL LAYOUT
WATER MAIN EXTENSION

WOODSIDE RIDGE
SECOND PLAT

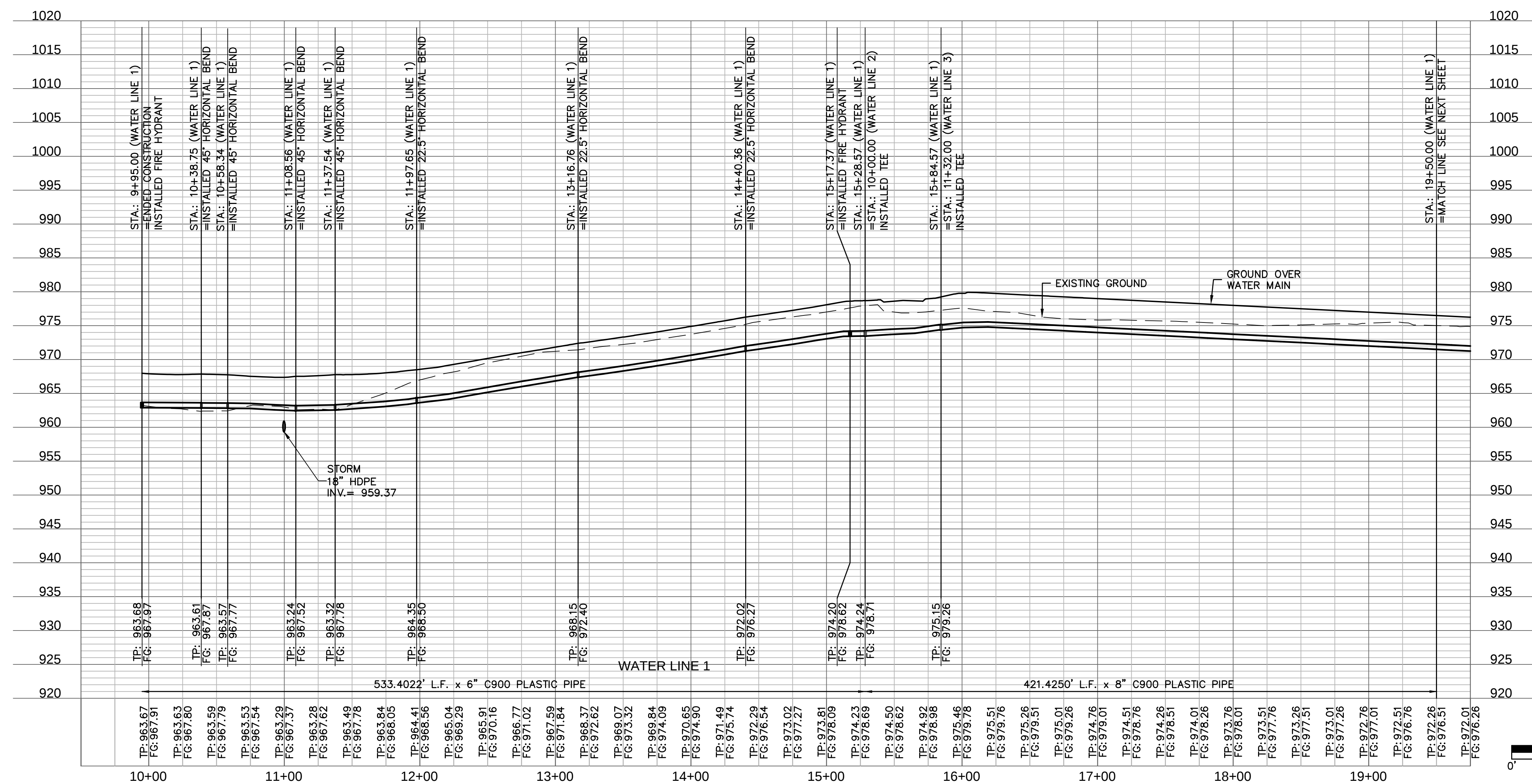
LEE'S SUMMIT, MO

drawn by: C.S.M.
checked by: S.M.S.
designed by: C.S.M.
QA/QC by: J.E.S.
project no.: C18-1140
date: 2020.07.10

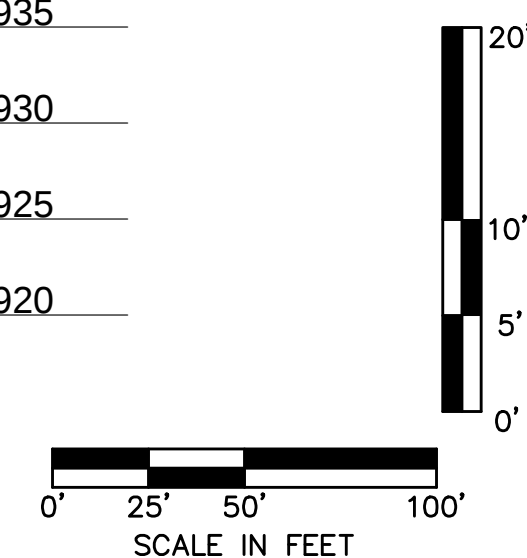
SHEET
C302



POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
3500	1002346.2750	2811709.2970	979.251	8" GATE VALVE
3503	1002322.6310	2811654.6470	978.443	8" GATE VALVE
3505	1002327.1140	2811645.0400	978.235	6" GATE VALVE
3507	1002329.6910	2811643.5140	981.120	5" FIRE HYDRANT
3508	1002383.9610	2811311.7230	970.634	5" FIRE HYDRANT
3510	1002384.0330	2811309.0740	967.581	6" GATE VALVE

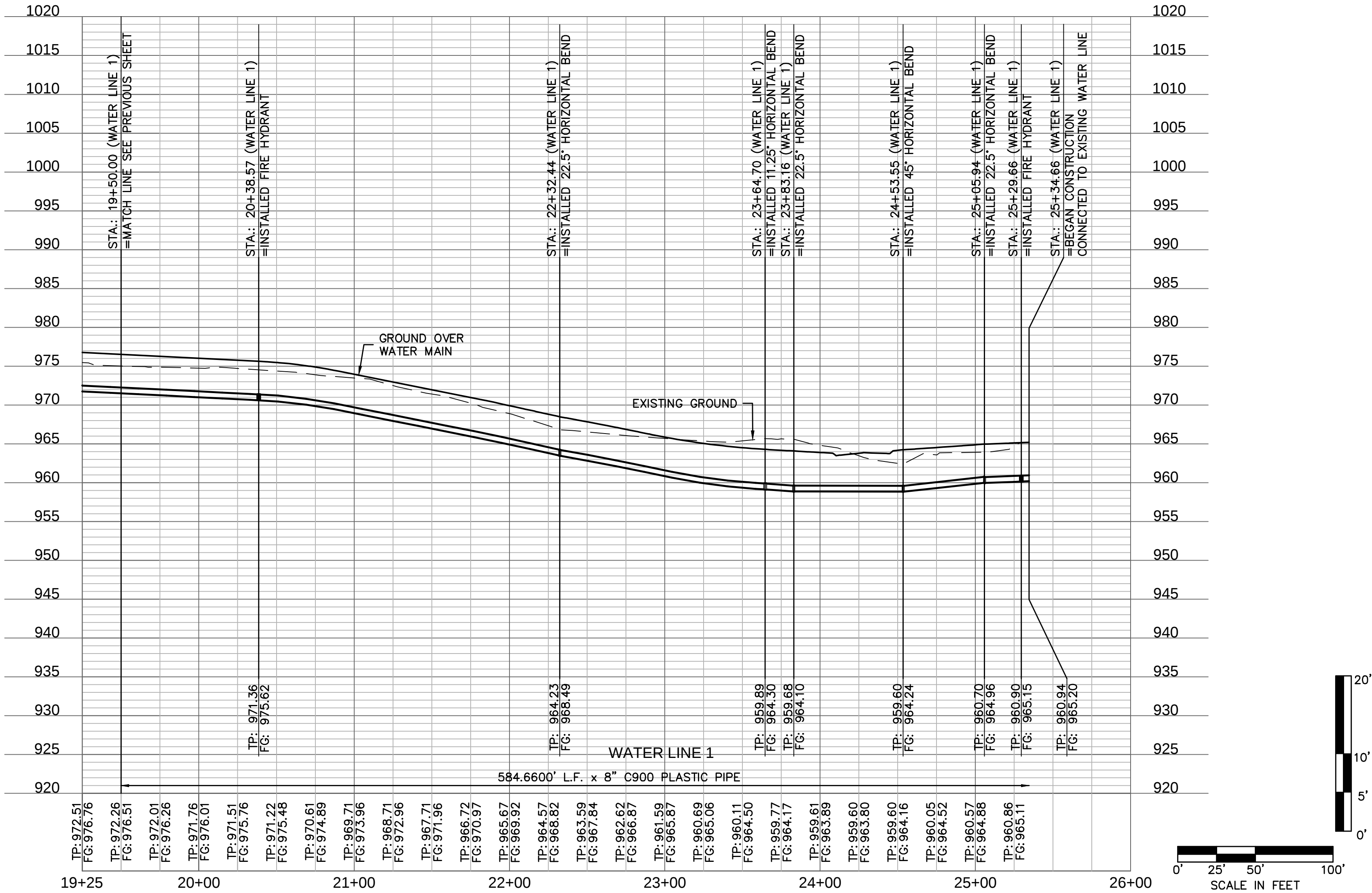
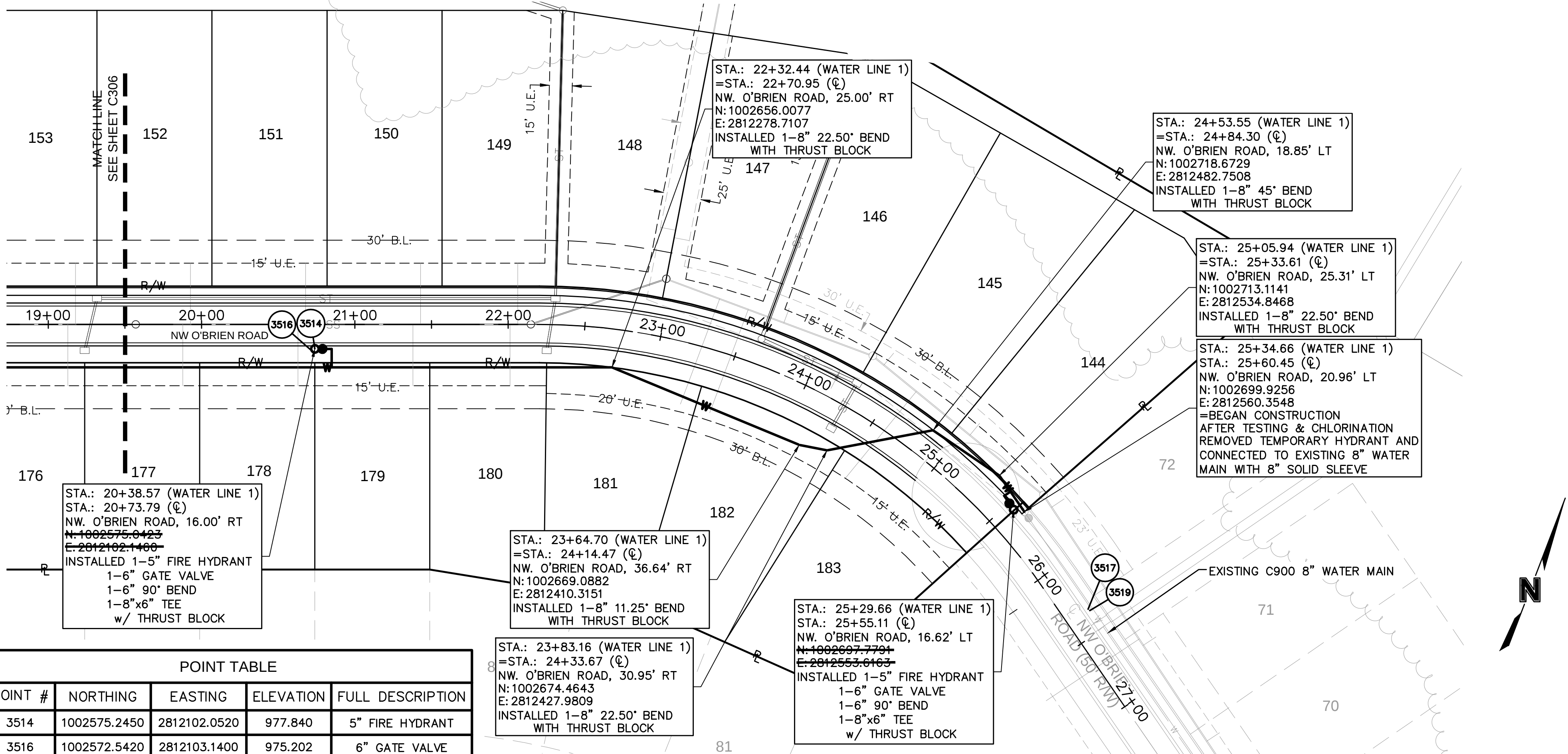


ASBUILT
03-24-2022



- NOTES:
1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4' MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.
 3. CONTRACTOR SHALL NOT INSTALL GATE VALVES WITHIN ADA RAMP.
 4. MAXIMUM DEPTH OF THE WATER MAIN SHALL NOT EXCEED 7' FROM FINISH GRADE.

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
3514	1002575.2450	2812102.0520	977.840	5" FIRE HYDRANT
3516	1002572.5420	2812103.1400	975.202	6" GATE VALVE
3517	1002663.6170	2812627.0250	968.605	5" FIRE HYDRANT
3519	1002663.3480	2812628.4250	965.703	6" GATE VALVE



ASBUILT
03-24-2022

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NO. 00000000 of Arkansas at 031892
300 E. BURGESS STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL. 816.861.1177
WWW.OLSSON.COM

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000387
3/24/22
PROFESSIONAL ENGINEER

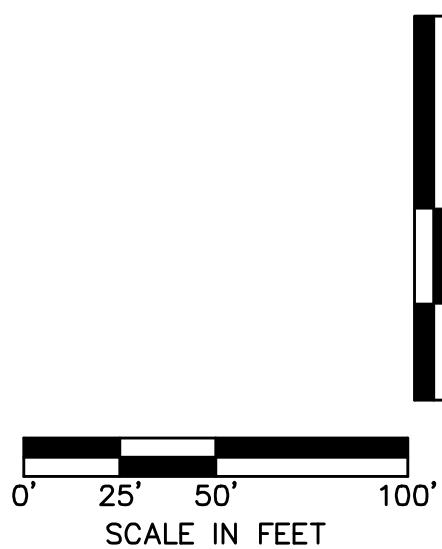
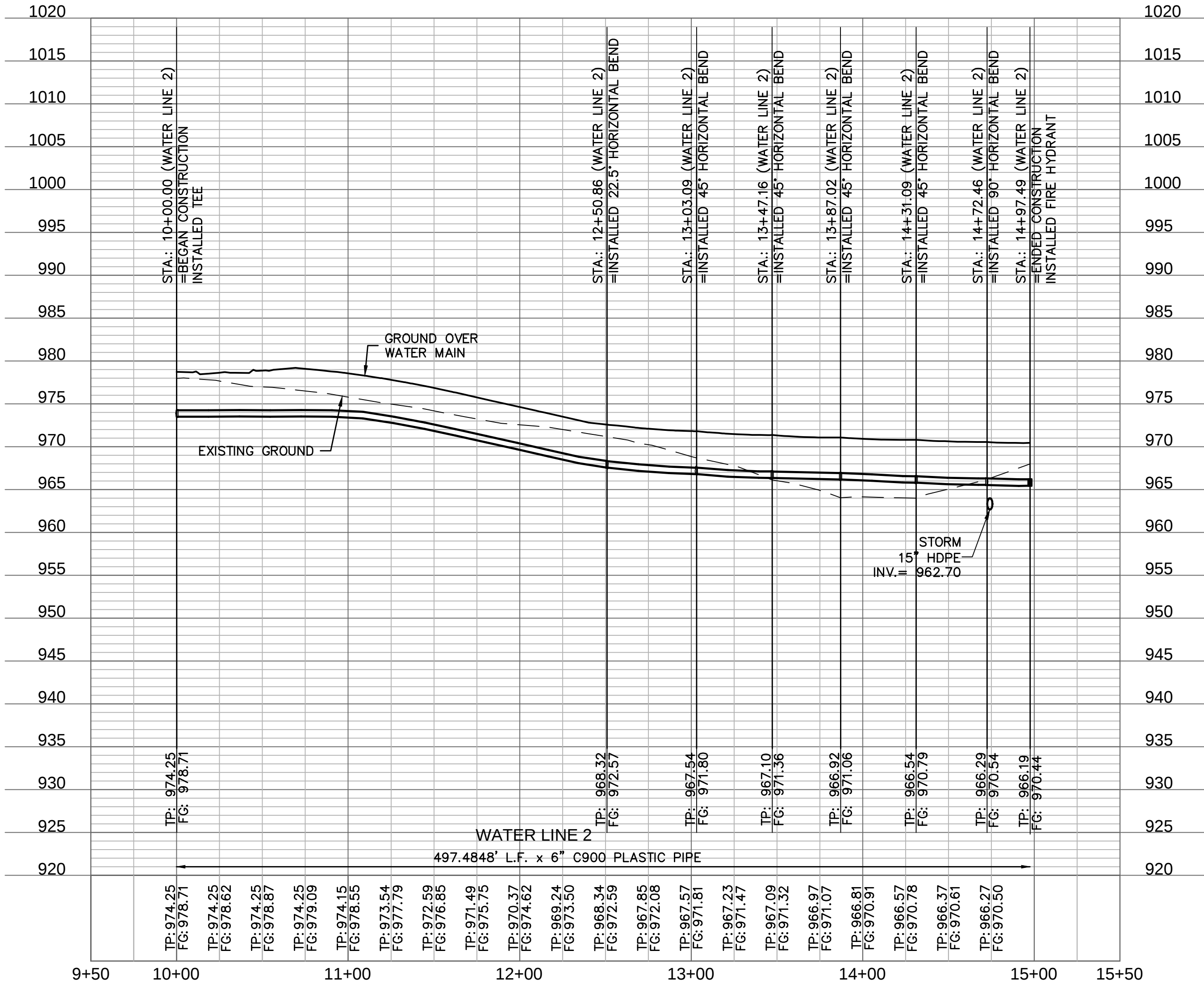
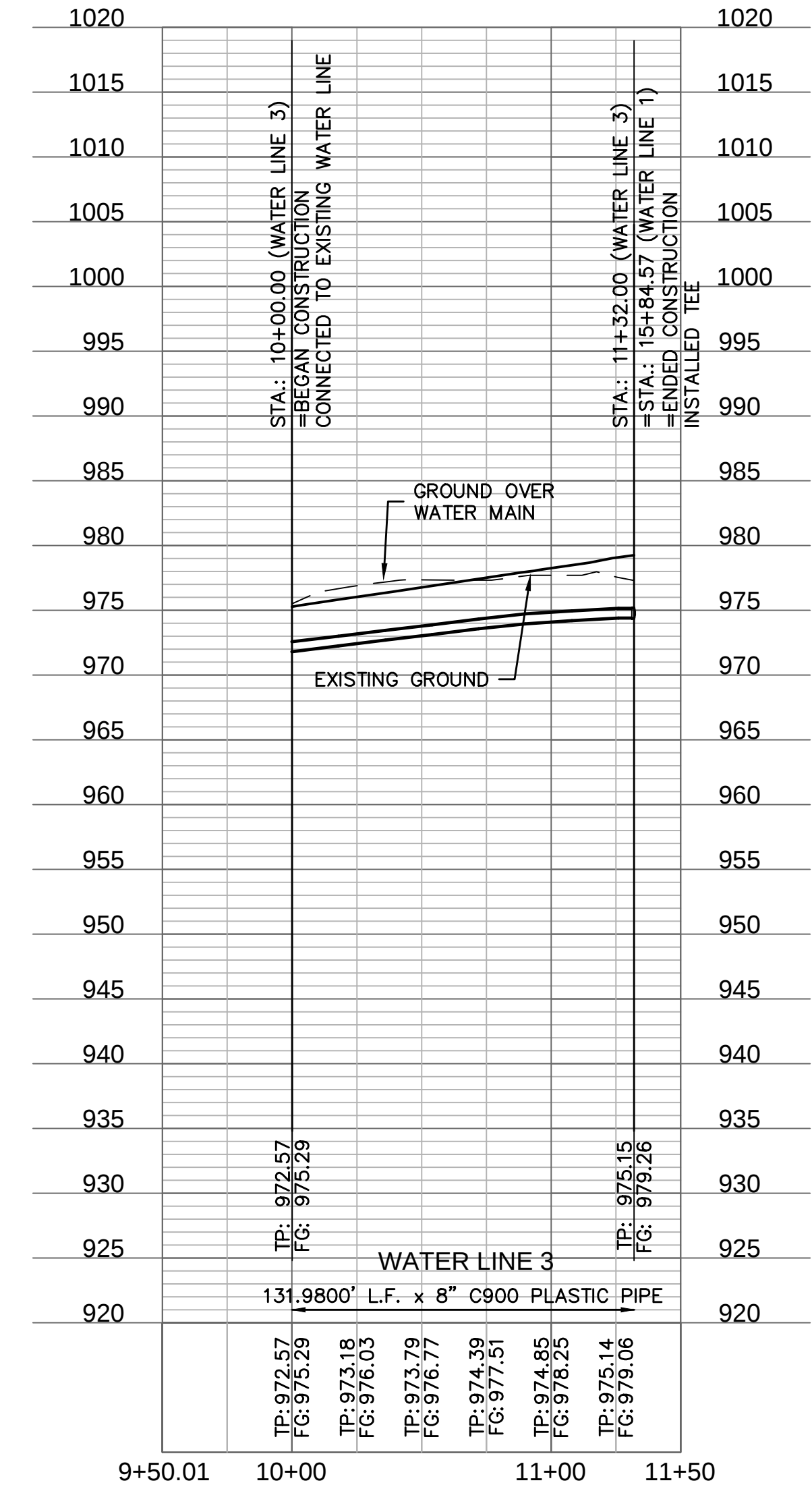
BY: _____
REVISIONS DESCRIPTION
NO. REV. DATE
2020
LEE'S SUMMIT, MO

WATER MAIN PLAN & PROFILE
WATER MAIN EXTENSION
WOODSIDE RIDGE
SECOND PLAT
2020

drawn by: _____ C.S.M.
checked by: _____ S.M.S.
designed by: _____ C.S.M.
QA/QC by: _____ J.E.S.
project no.: C18-1140
date: 2020.07.10

SHEET
C307

- NOTES:
1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4' MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.
 3. CONTRACTOR SHALL NOT INSTALL GATE VALVES WITHIN ADA RAMPS.
 4. MAXIMUM DEPTH OF THE WATER MAIN SHALL NOT EXCEED 7' FROM FINISH GRADE.



POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
3500	1002346.2750	2811709.2970	979.251	8" GATE VALVE

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
3504	1002326.2950	2811656.1950	978.144	8" GATE VALVE
3511	1002614.9150	2811583.0760	970.068	6" GATE VALVE
3513	1002612.7580	2811580.6180	973.210	5" FIRE HYDRANT

ASBUILT
03-24-2022

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NS Consultants of Arkansas, Inc.
300 E. UNIVERSITY AVENUE, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.861.1177
WWW.OLSSON.COM

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000387
3/24/22
PROFESSIONAL ENGINEER

BY: _____
NO. REV. _____
DATE _____
REVISIONS DESCRIPTION _____
REVISIONS _____

WATER MAIN PLAN & PROFILE
WATER MAIN EXTENSION

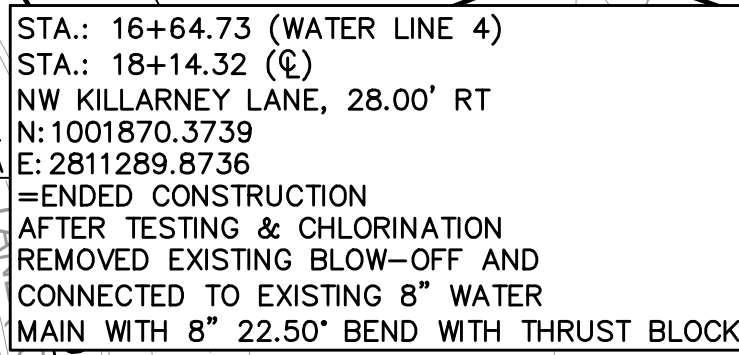
WOODSIDE RIDGE
SECOND PLAT

LEE'S SUMMIT, MO

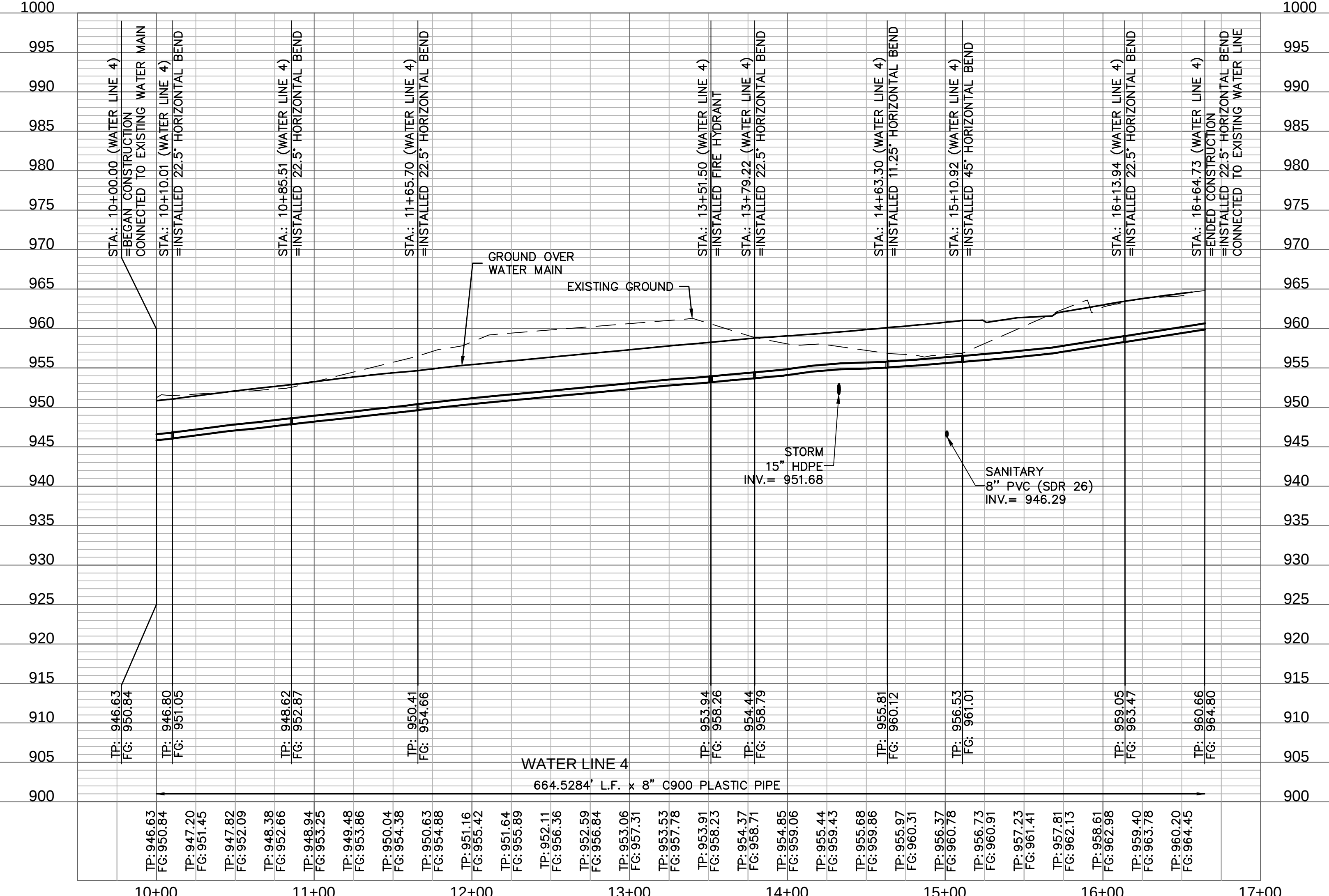
drawn by: _____
checked by: _____
designed by: _____
QA/QC by: _____
project no.: _____
date: _____

C.S.M.
S.M.S.
C.S.M.
J.E.S.
C18-1140
2020.07.10

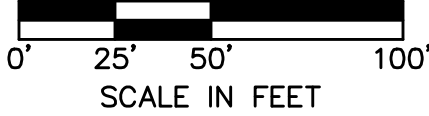
SHEET
C308

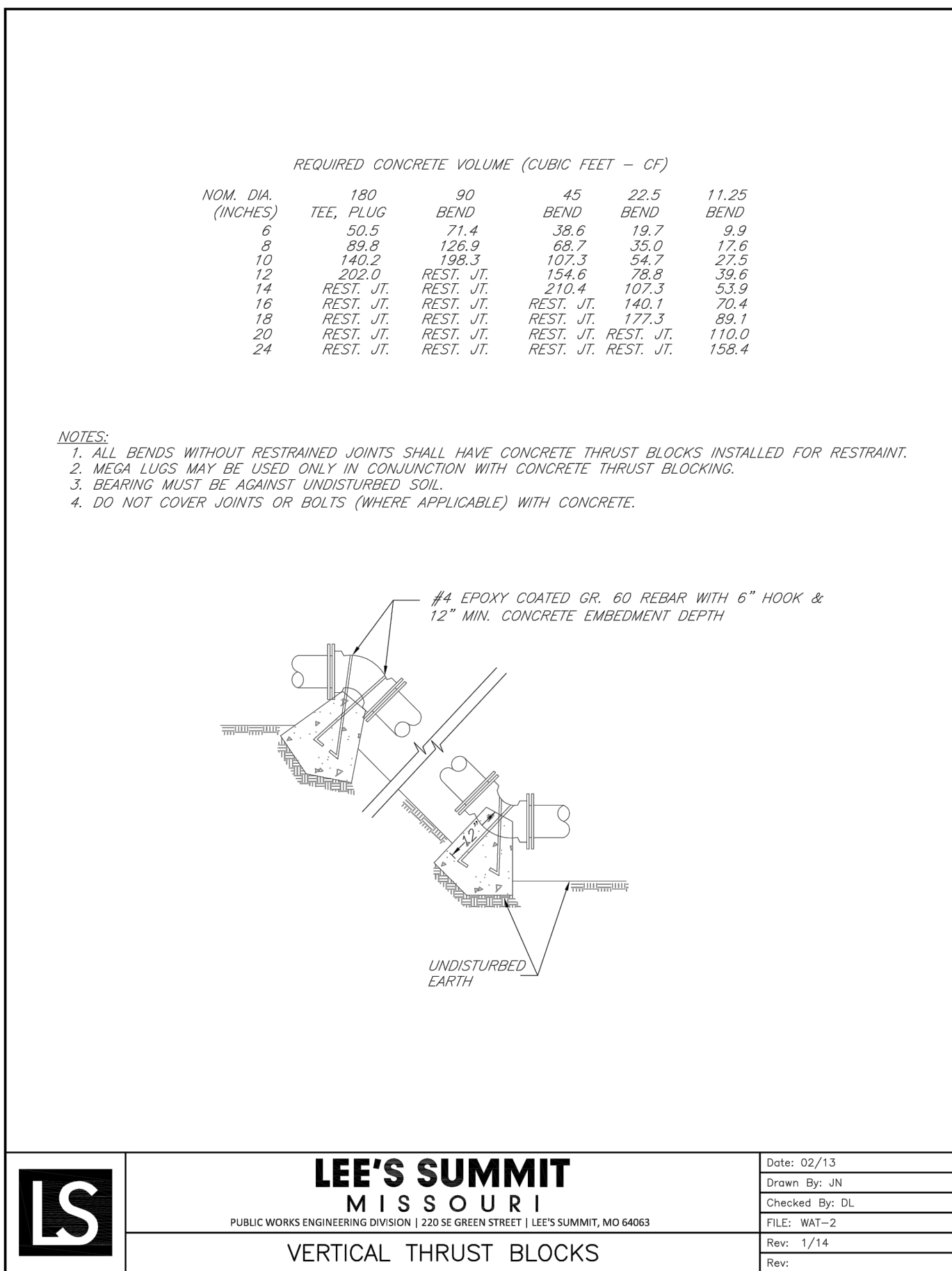
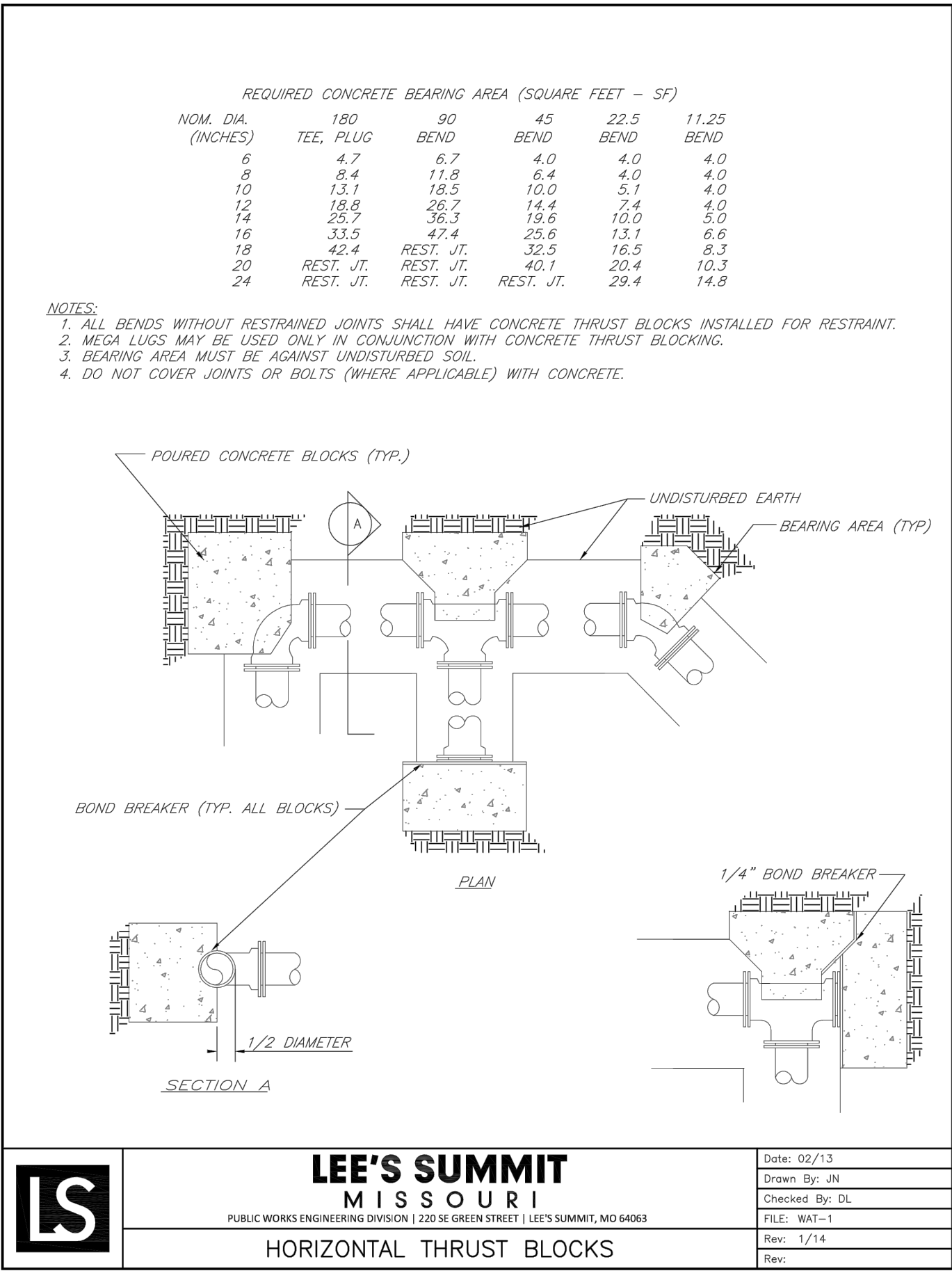


POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
3497	1001803.5120	2811028.6250	960.550	FIRE HYDRANT
3498	1001805.1630	2811026.4040	960.098	6" GATE VALVE



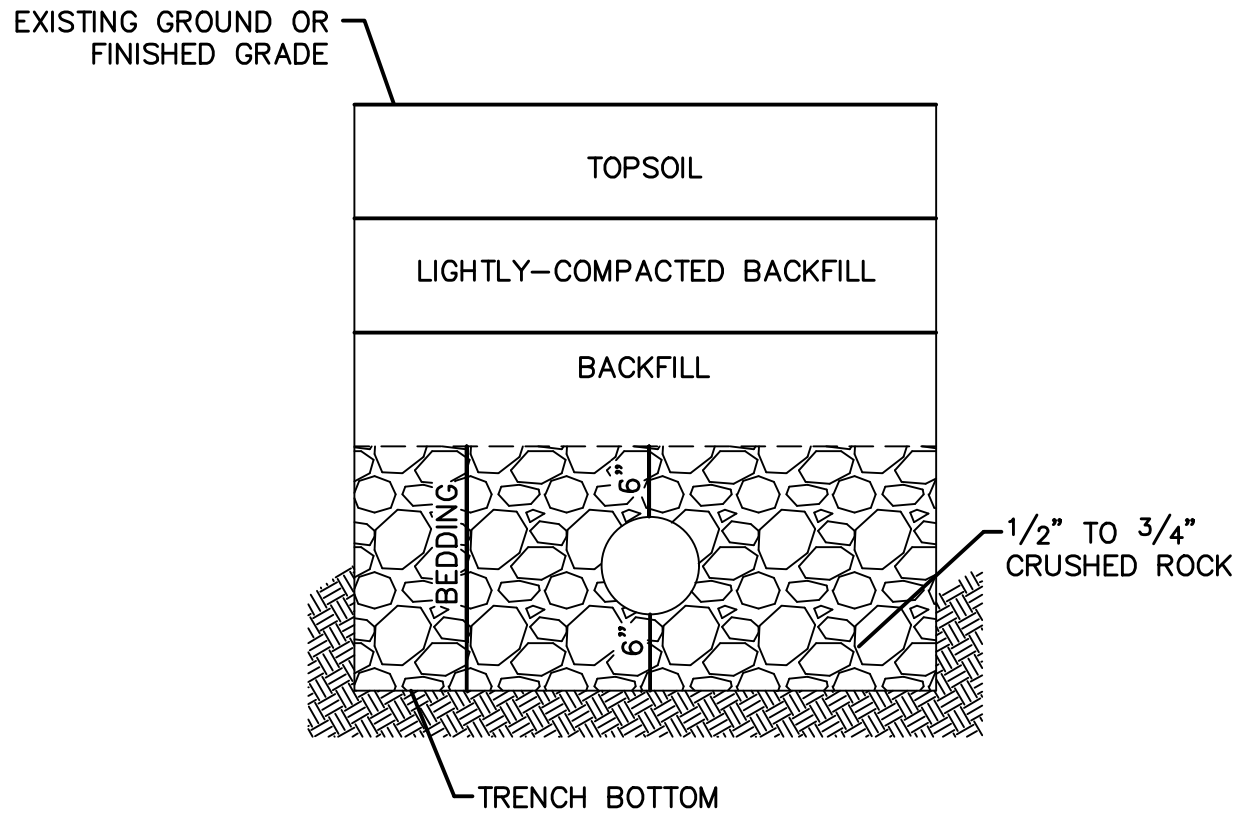
ASBUILT
03-24-2022





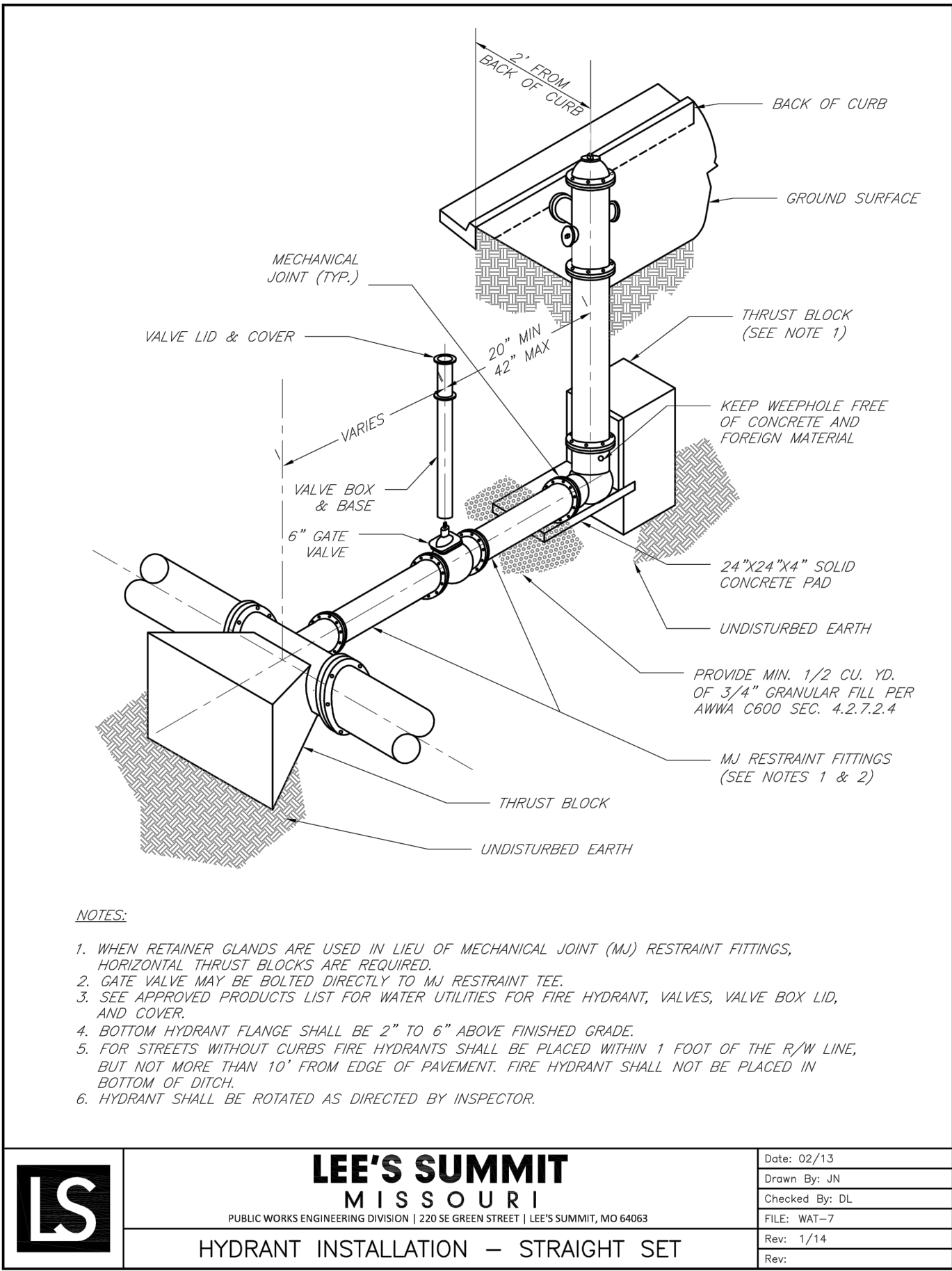
THRUST BLOCK DETAILS

N.T.S.



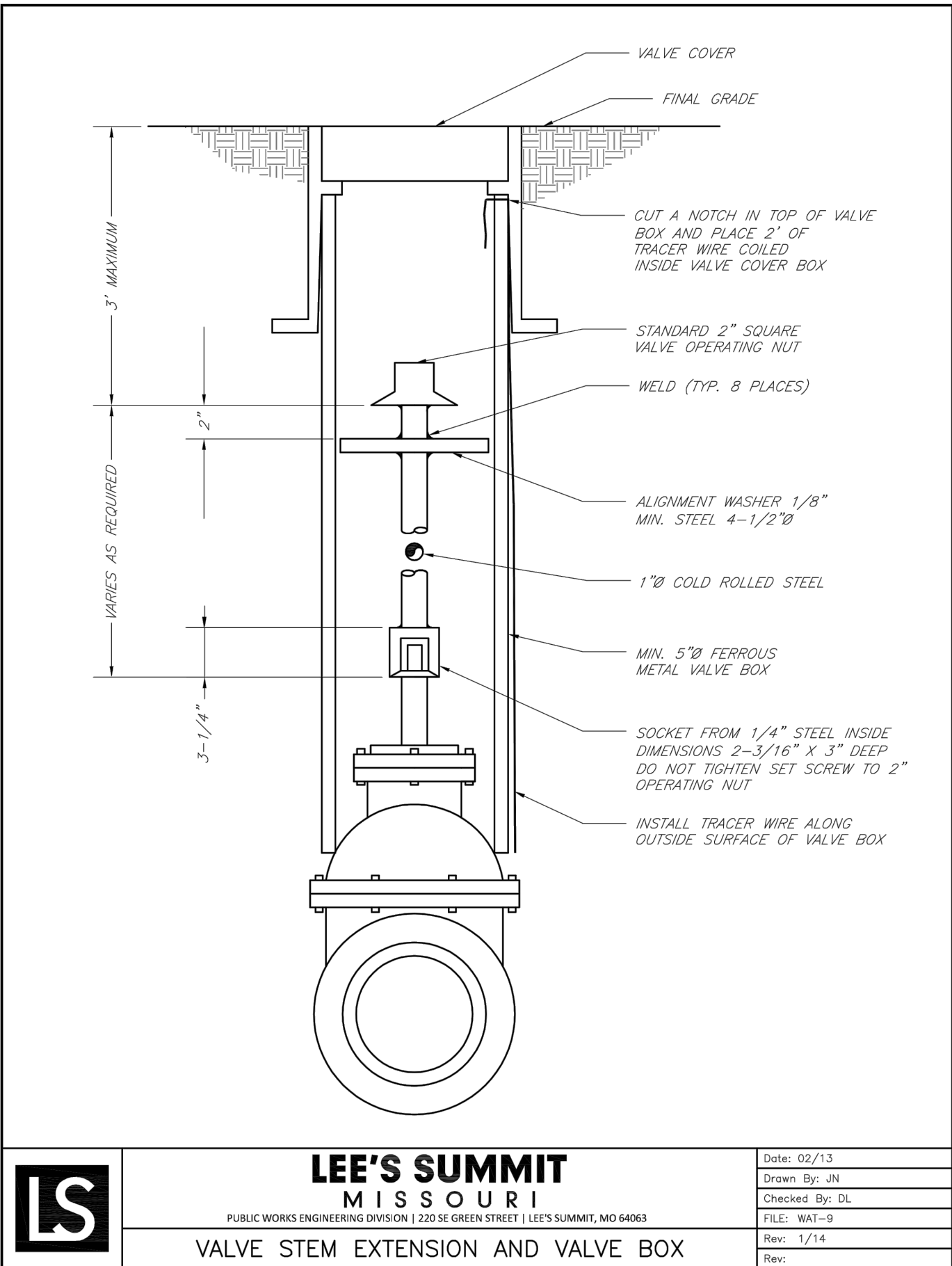
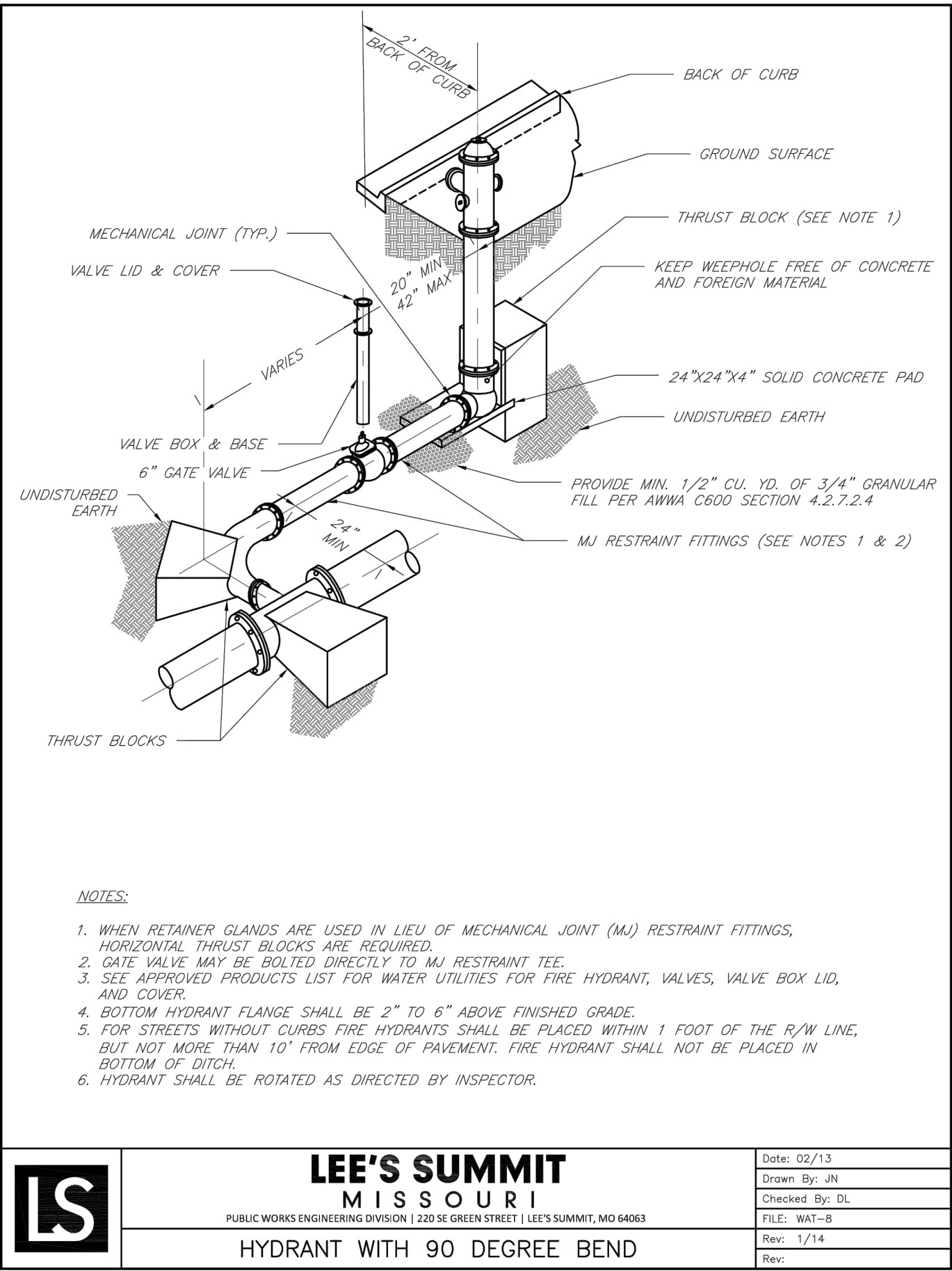
UNDERGROUND PIPE INSTALLATION FOR WATER LINES
N.T.S.

- NOTES:
1. A MINIMUM OF 42 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE. A MAXIMUM COVER OF 7' SHALL BE ALLOWED.
2. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 6 INCHES ABOVE THE TOP OF THE PIPE.
3. TRENCH BACKFILL IN PAVED AREAS WITHIN STREET OR ALLEY RIGHT OF WAYS
a. NARROW TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES 24 INCHES OR LESS IN WIDTH AND SHALL BE TYPE A FLOWABLE FILL.
b. STANDARD TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN 24 TO 48 INCHES WIDE SHALL BE EITHER TYPE A FLOWABLE FILL OR DENSE, WELL GRADED AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS FOR KDOT AB-3; MODOT TYPES 1 OR 5; OR APWA 2202.2.
c. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN GREATER THAN 48 INCHES WIDE SHALL BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C.
4. SUITABLE BACKFILL MATERIAL OUTSIDE OF PAVED AREAS WITHIN RIGHT OF WAY, AND ALL AREAS OUTSIDE RIGHT OF WAY, MAY BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C. SUITABLE BACKFILL MATERIAL MAY ALSO BE OTHER TRENCH BACKFILL MATERIAL (FLOWABLE FILL OR AGGREGATE BASE) DEPENDING ON SITE CONDITIONS, TRENCH WIDTHS OR AT THE DIRECTION OF THE CITY'S ON SITE INSPECTOR.



FIRE HYDRANT DETAIL

N.T.S.



NOT ASBUILT

olsson

NO. Certificate of Authority: 001092
300 E. BURLINGAME STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL. 816.851.1177
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-2017000367
3/24/22

BY
REVISIONS DESCRIPTION
DATE
NO. REV.
DETAIL SHEET
WATER MAIN EXTENSION
WOODSIDE RIDGE
SECOND PLAT
LEE'S SUMMIT, MO
2020

drawn by: _____ C.S.M.
checked by: _____ S.M.S.
designed by: _____ C.S.M.
QA/QC by: _____ J.E.S.
project no.: C18-1140
date: 2020.07.10

SHEET
C310