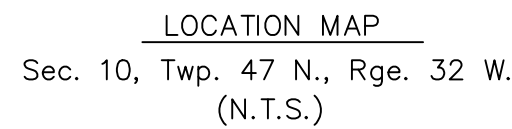
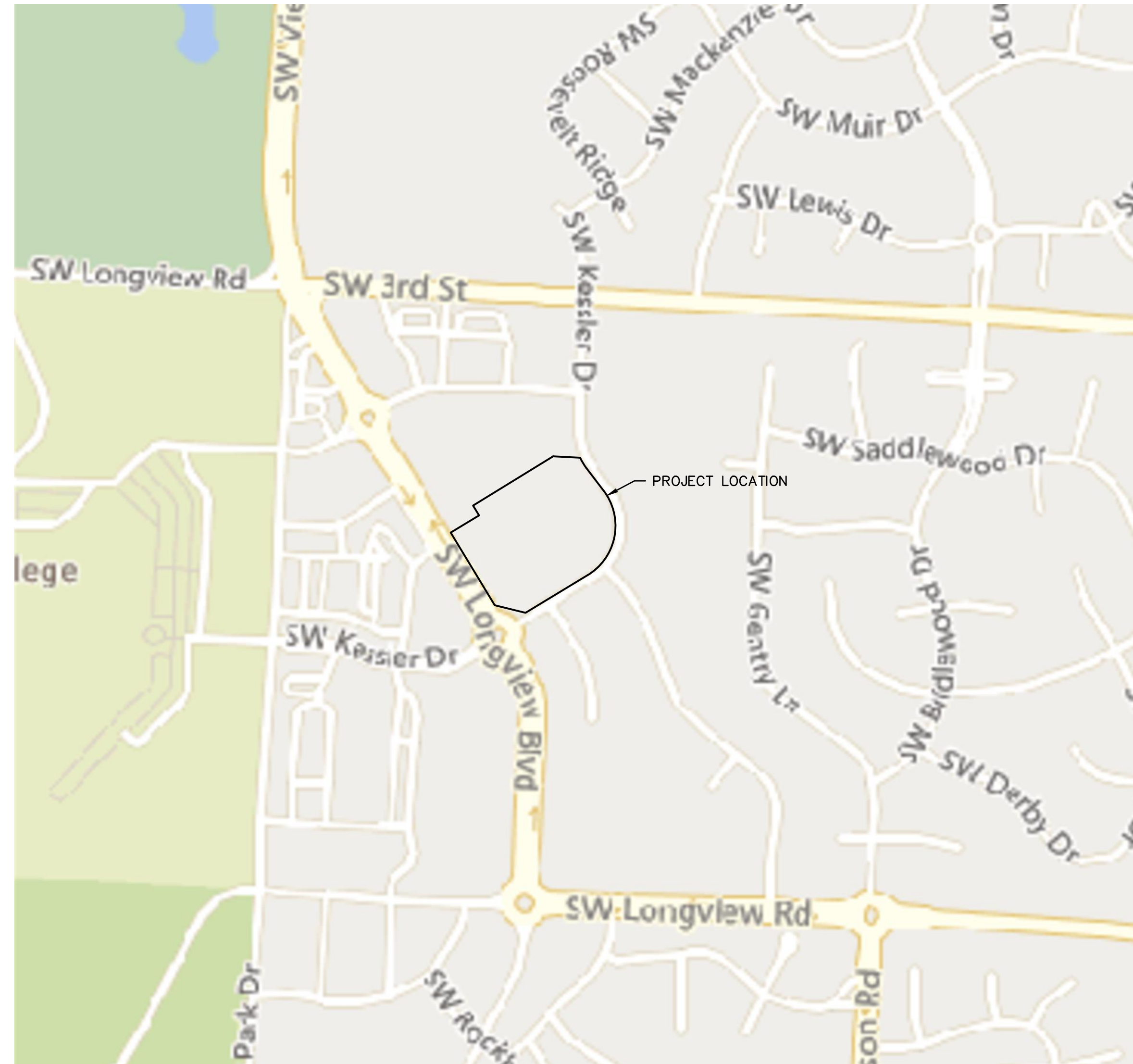


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> BOX REAL ESTATE DEVELOPMENT 3152 SW GRANDSTAND CR. LEES SUMMIT, MO 64081 CONTACT: RUSSELL PEARSON PHONE: 913.735.9861 EMAIL: RPEARSON@BOXDEVCO.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER UTILITES DEPARTMENT PHONE: 816-969-1900
<u>ENGINEER</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.587.4320 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959



VICINITY MAP
1"=400'


PROPERTY DESCRIPTION:

LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS TAMPED JA-147, 2000.
STATION JA-148

Sheet List	
Number	Title
C300	COVER SHEET
C301	GENERAL NOTES
C302	GENERAL LAYOUT
C303	WATER MAIN 1 PLAN & PROFILE
C304	WATER MAIN 2 PLAN & PROFILE
C305	WATER DETAILS


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

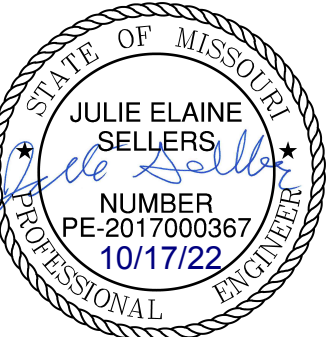
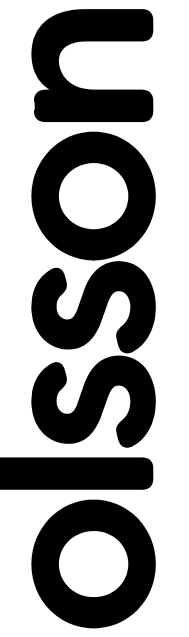
10/17/22
DATE

NOTE:

1. FEMA FIRM MAP NUMBER 29095C0412G SHOWS THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
2. NO OIL OR GAS WELLS OR UNDERMINED AREAS ARE PRESENT ON THE SITE. INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

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As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
12/19/2022

[illegible]

COVER SHEET PUBLIC WATER PLAN	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	2021
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Drawn by: _____ QJ/CM
 Checked by: _____ JES
 Approved by: _____ JES
 A/QC by: _____ JES
 Project no.: 021-02987
 Drawing no.: C_TTL01 02102987
 Date: 08.25.2021

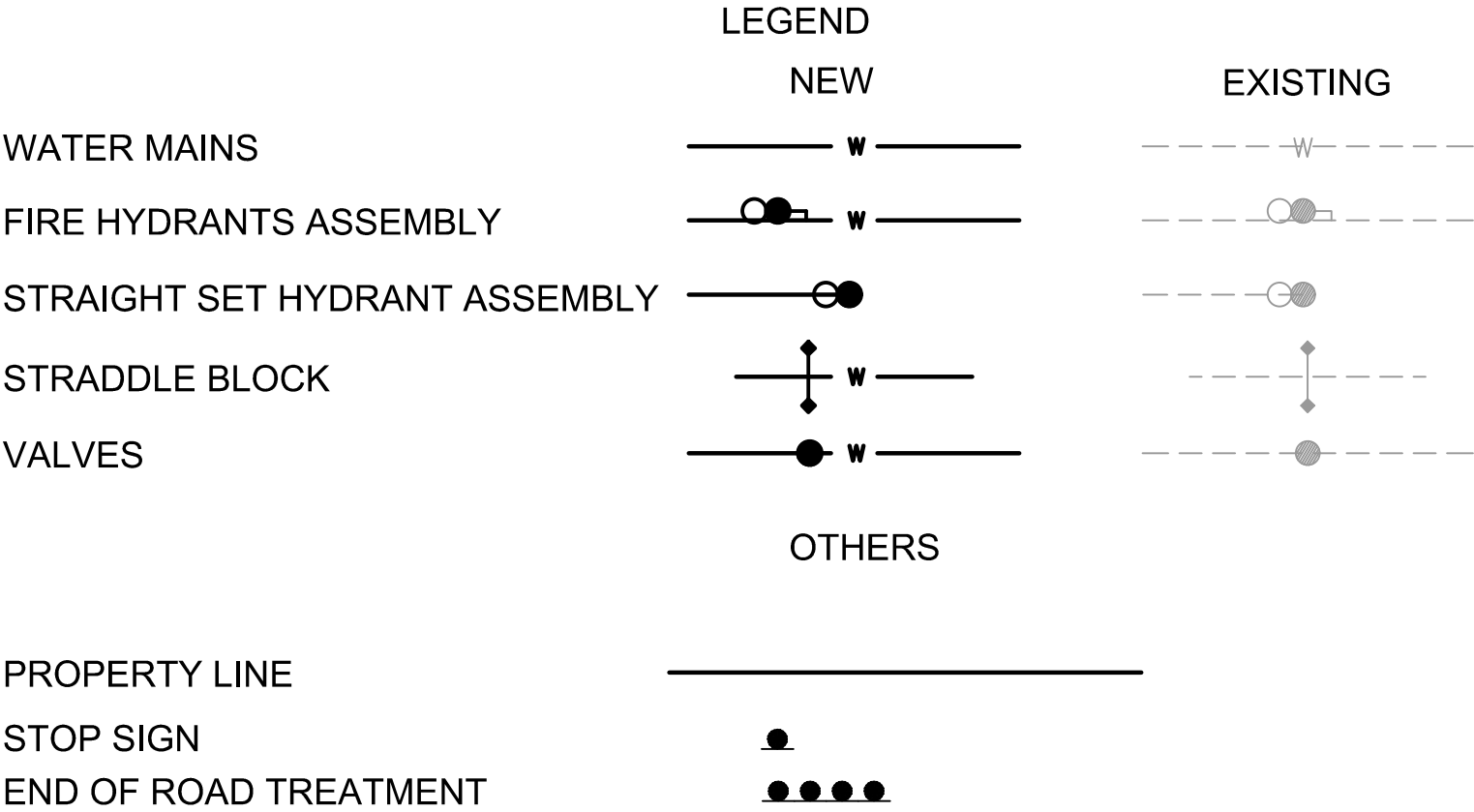
SHEET
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DATE: Oct 14, 2021 11:50am XREFS: C_PTTBLK_02102987 USER: j_sellers

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 3.5' OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF 18" ABOVE THE PROPOSED TOP OF PIPE, COMPACTED 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698 PRIOR TO TRENCHING FOR PIPE INSTALLATION.

ESTIMATE OF QUANTITIES			
DESCRIPTION	UNIT	QUANTITY	AS-BUILT
8" C900 PLASTIC PIPE	L.F.	14	
12" C900 PLASTIC PIPE	L.F.	537	
8"x8" TEE	EA.	1	
12"x8" REDUCER	EA.	1	
8" BEND	EA.	1	
12" BEND	EA.	2	
FIRE HYDRANT ASSEMBLY	EA.	1	
GATE VALVES	E.A.	2	
REMOVE AND REPLACE CONCRETE SIDEWALK	S.Y.	24	
REMOVE AND REPLACE CONCRETE CURB & GUTTER	L.F.	32	
REMOVE AND REPLACE ASPHALT PAVEMENT	S.Y.	156	



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Lee's Summit, Missouri
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Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER PE-2017000367
10/17/22

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

GENERAL NOTES
PUBLIC WATER PLAN

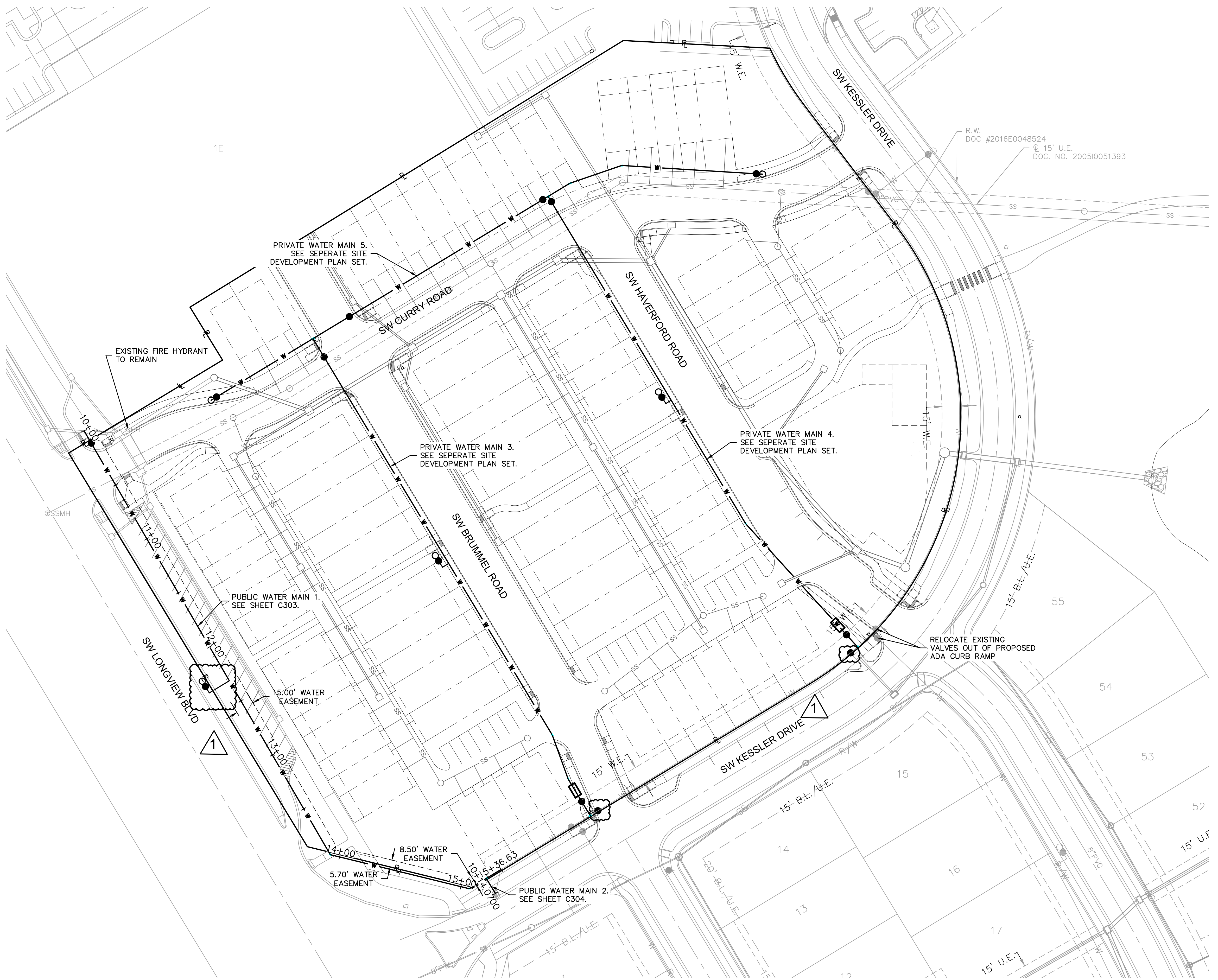
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

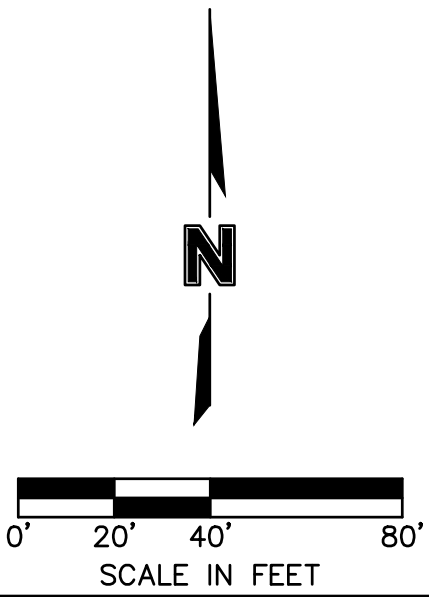
drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TTL01_02102987
date: 08.25.2021

SHEET
C301

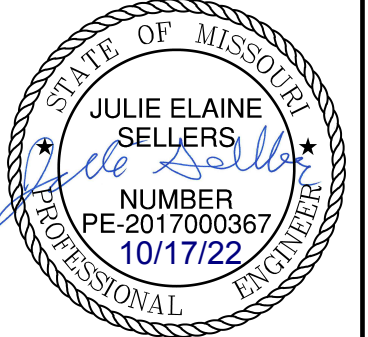


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CONSTRUCTION**
As Noted on Plans Review

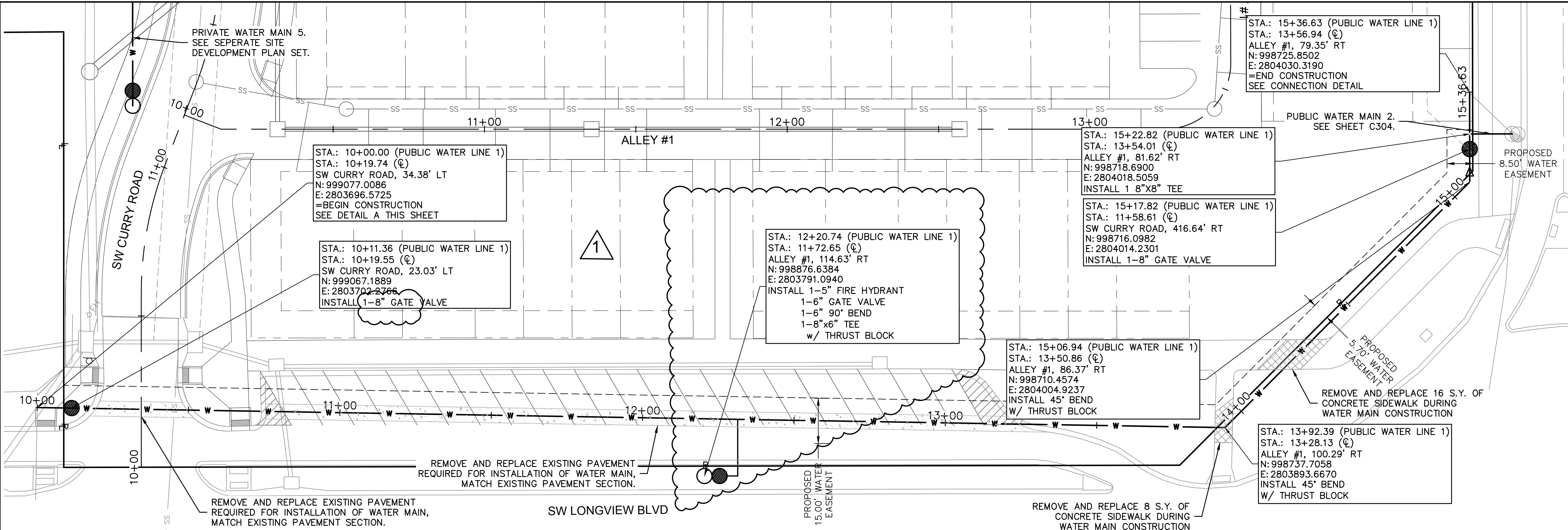
Development Services Department
Lee's Summit, Missouri
12/19/2022



drawn by: _____		_____ QLICM			
checked by: _____		_____ JES			
approved by: _____		_____ JES			
QLICM by: _____		_____ JES			
project no.: _____		_____ 021-02987			
drawing no.: _____		_____ 08 25 2021			
GENERAL LAYOUT PUBLIC WATER PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	1	09/29/2022	REVISIONS PER CITY COMMENTS		
LEE'S SUMMIT, MO		2021	REVISIONS		
SHEET C302					



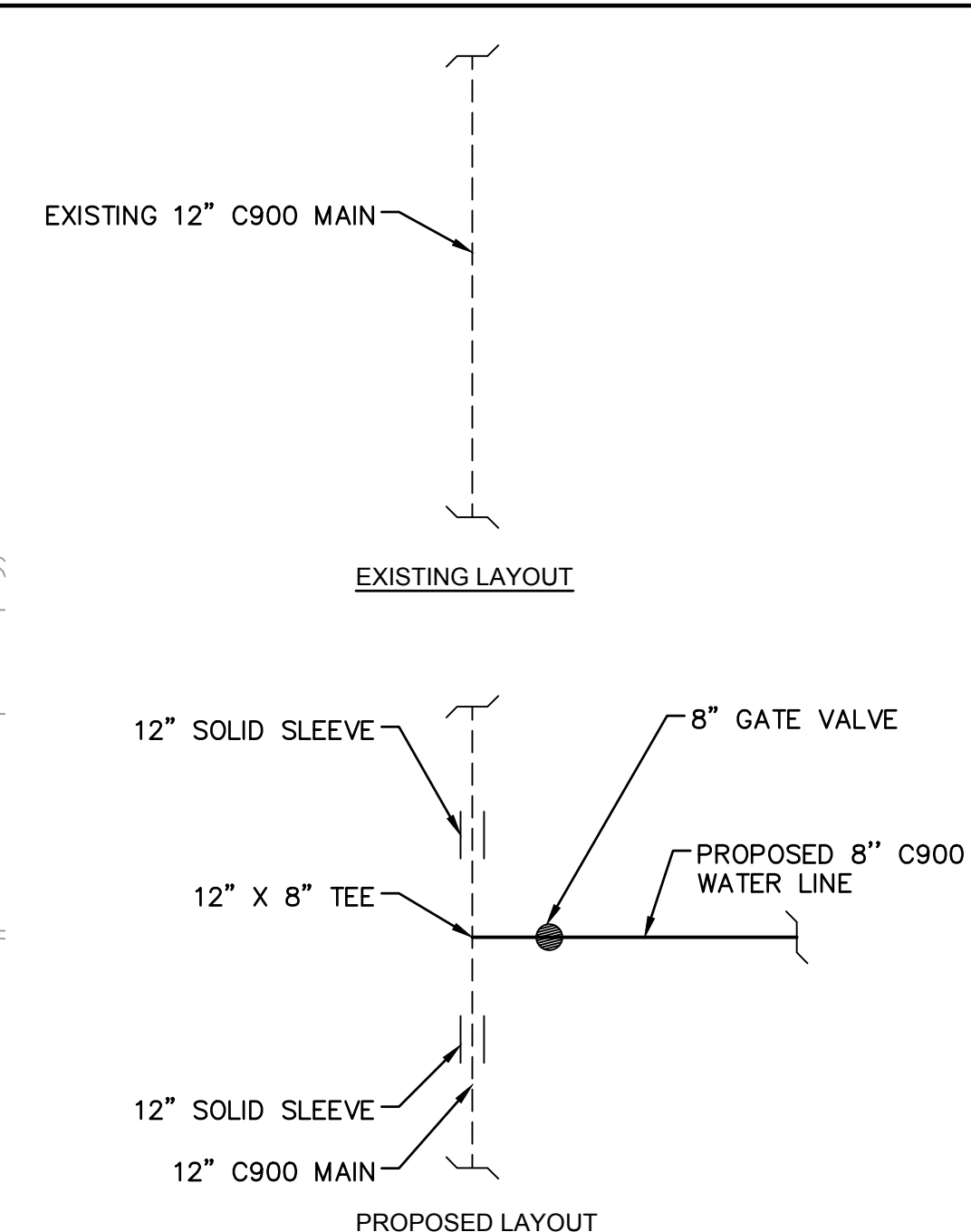
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USER: jallers



- NOTES:
- CONTRACTOR TO VERIFY EXISTING EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 - CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 3.5' MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE. AREAS WITH LESS THAN 3.5' OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF 18" ABOVE THE PROPOSED TOP OF PIPE, COMPACTED 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698 PRIOR TO TRENCHING FOR PIPE INSTALLATION.
 - CONTRACTOR SHALL NOT INSTALL GATE VALVES WITHIN ADA RAMPS.
 - MAXIMUM DEPTH OF THE WATER MAIN SHALL NOT EXCEED 7' FROM FINISH GRADE.

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CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
12/19/2022

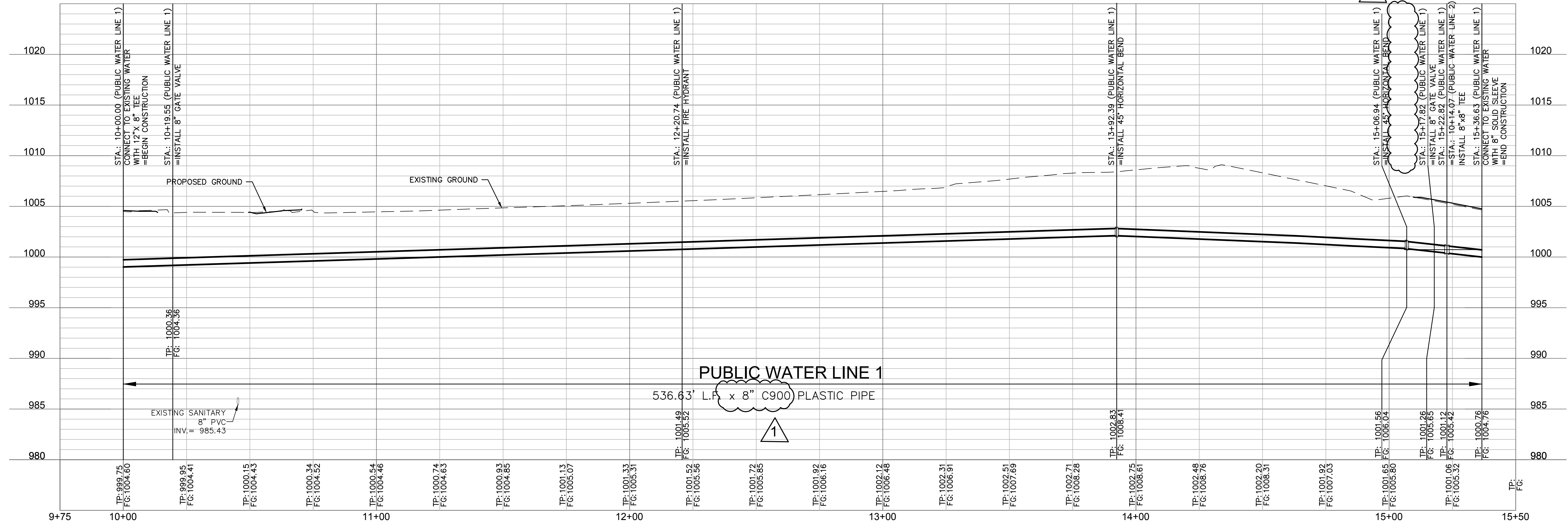
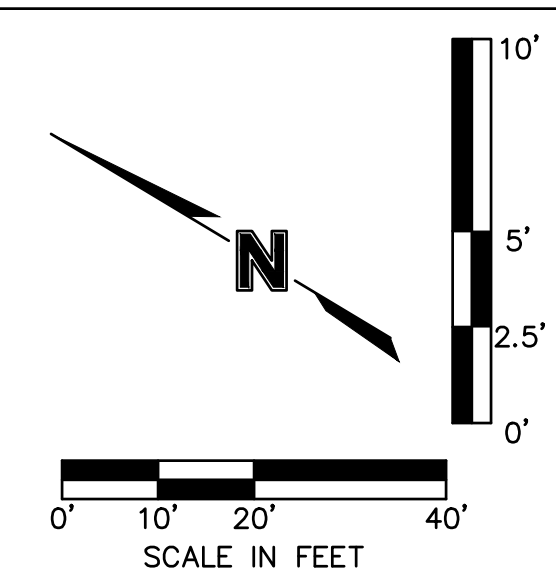


CONNECTION DETAIL A

NOTES

THRUST BLOCKS TO BE USED AT ALL TEES AND BENDS PER LEE'S SUMMIT WATER SERVICES STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO VERIFY EXISTING WATER PIPE MATERIAL.



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www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER
PE-201700367
10/17/22

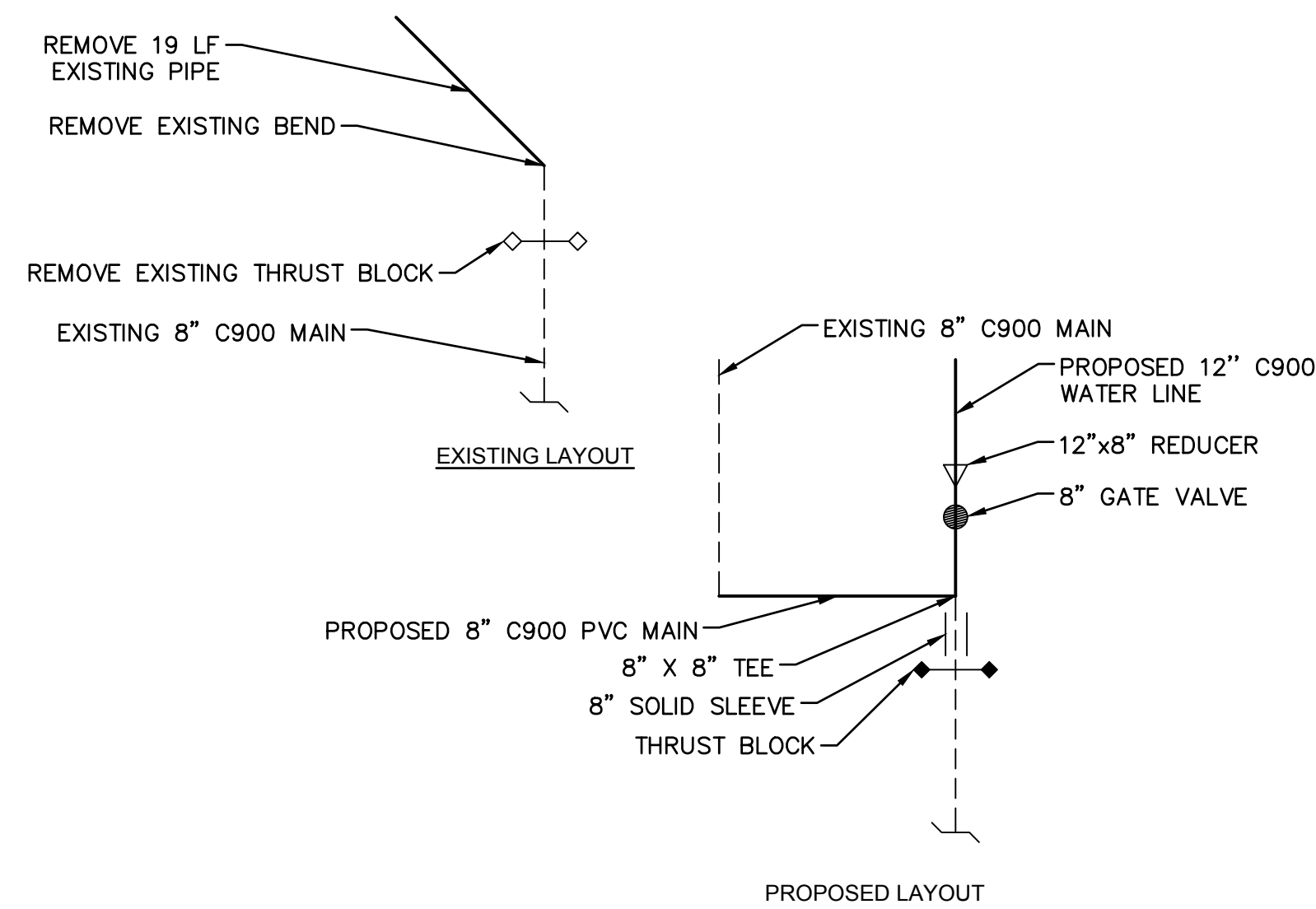
BY
DATE
REV. NO.
1
09/29/2022
REVISIONS PER CITY COMMENTS
REVISIONS
2021

WATER MAIN 1 PLAN & PROFILE
PUBLIC WATER PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 08.25.2021

SHEET
C303

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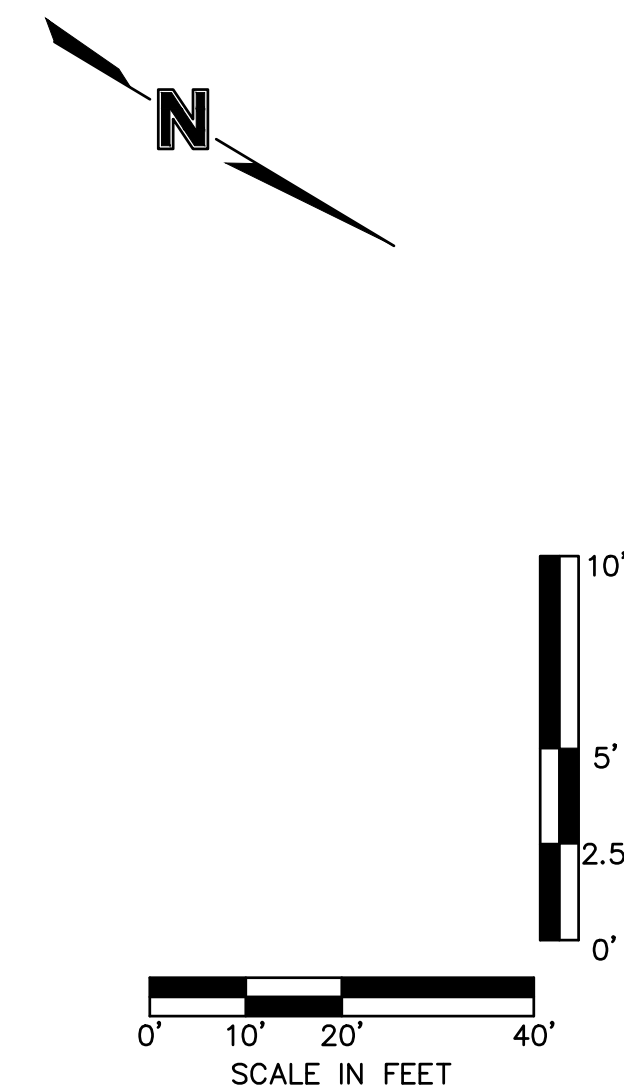
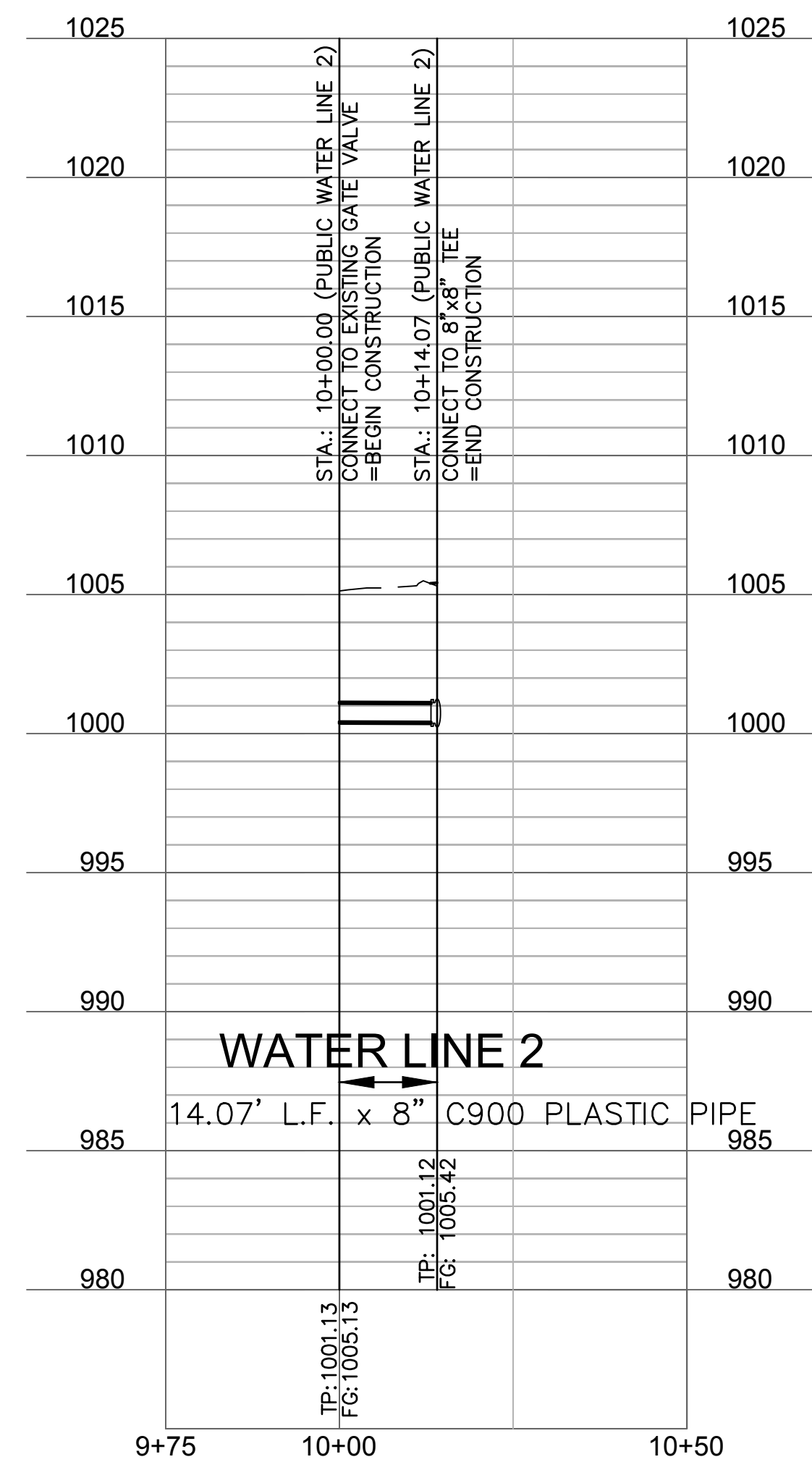
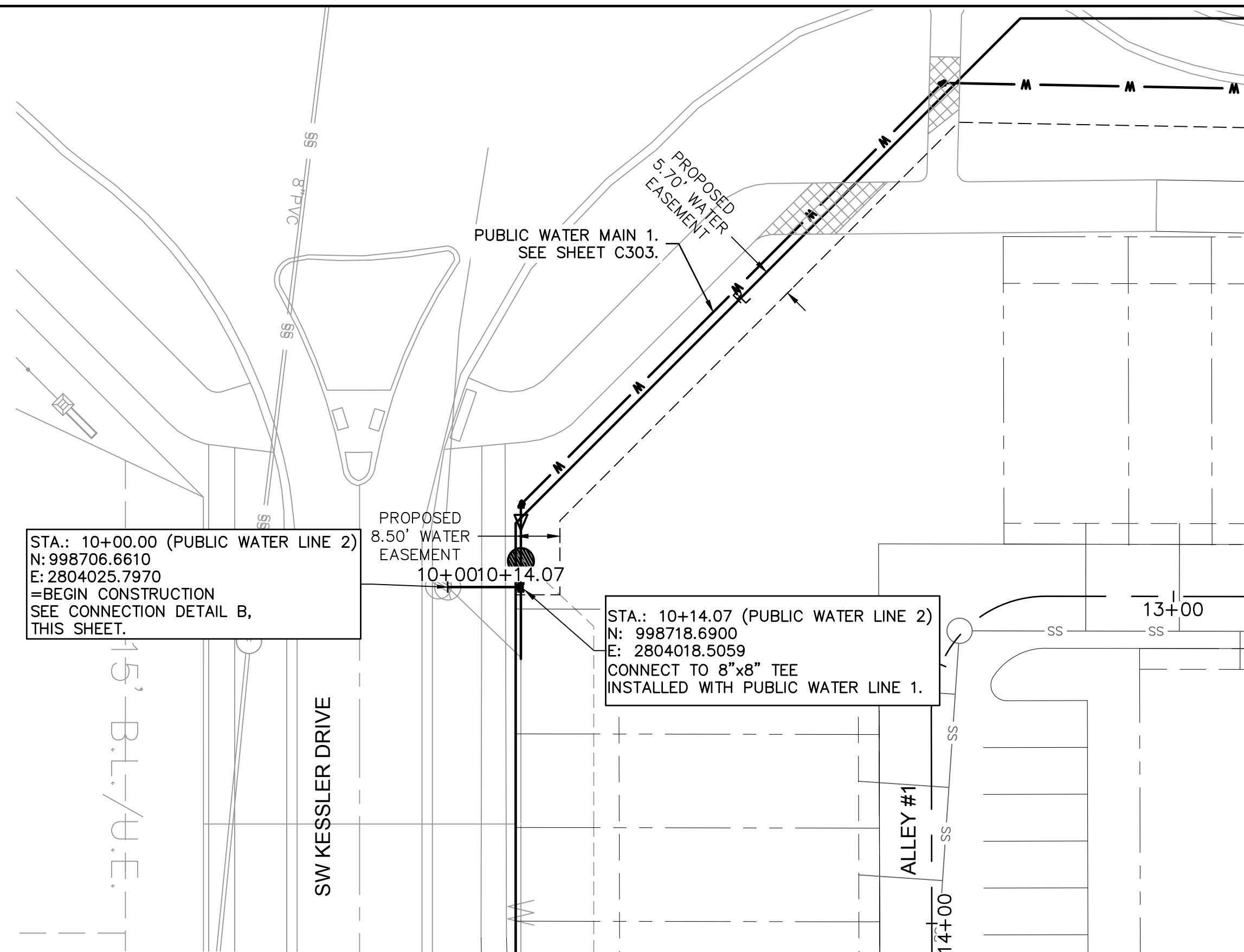


CONNECTION DETAIL B

NOTE

THRUST BLOCKS TO BE USED AT ALL TEES
AND BENDS PER LEE'S SUMMIT WATER
SERVICES STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO VERIFY EXISTING WATER
PIPE MATERIAL.



- NOTES:
1. CONTRACTOR TO VERIFY EXISTING EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 3.5' MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE. AREAS WITH LESS THAN 3.5' OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF 18" ABOVE THE PROPOSED TOP OF PIPE, COMPACTED 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698 PRIOR TO TRENCHING FOR PIPE INSTALLATION.
 3. CONTRACTOR SHALL NOT INSTALL GATE VALVES WITHIN ADA RAMPS.
 4. MAXIMUM DEPTH OF THE WATER MAIN SHALL NOT EXCEED 7' FROM FINISH GRADE.

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CONSTRUCTION**
As Noted on Plans Review

**Development Services Department
Lee's Summit, Missouri
12/19/2022**

WATER MAIN 2 PLAN & PROFILE PUBLIC WATER PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

REVISIONS

BY

STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
10/17/22
PROFESSIONAL ENGINEER

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116

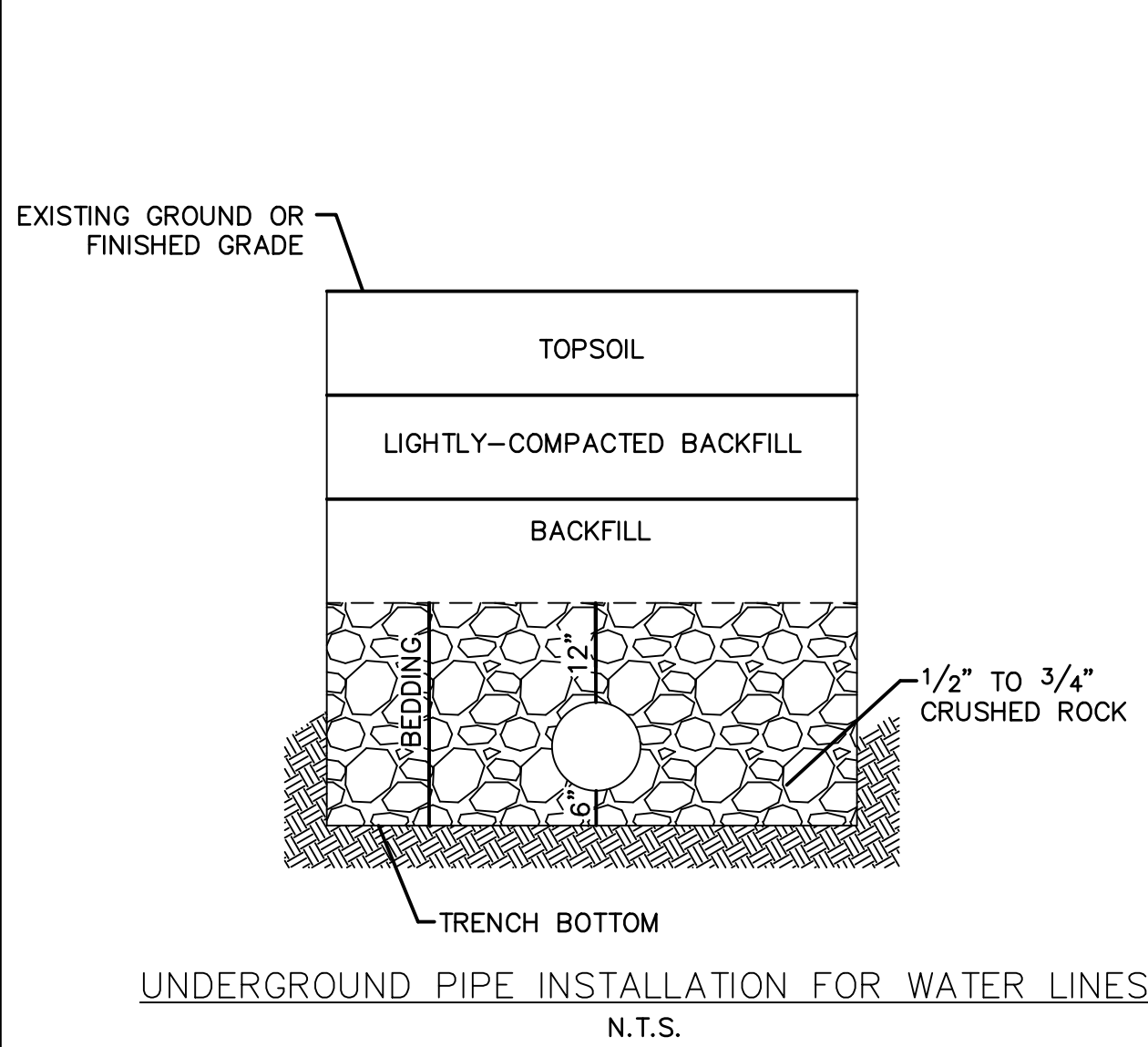
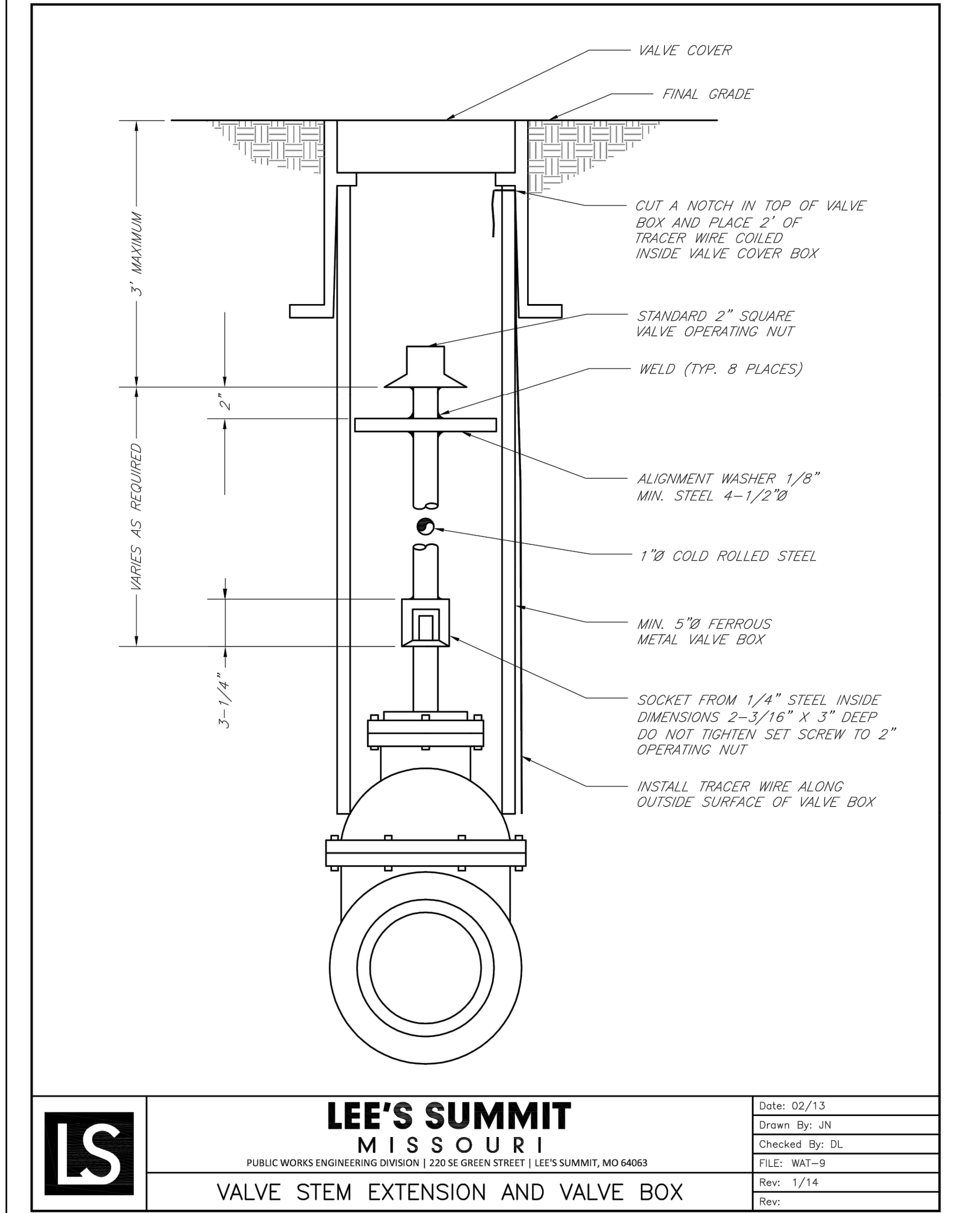
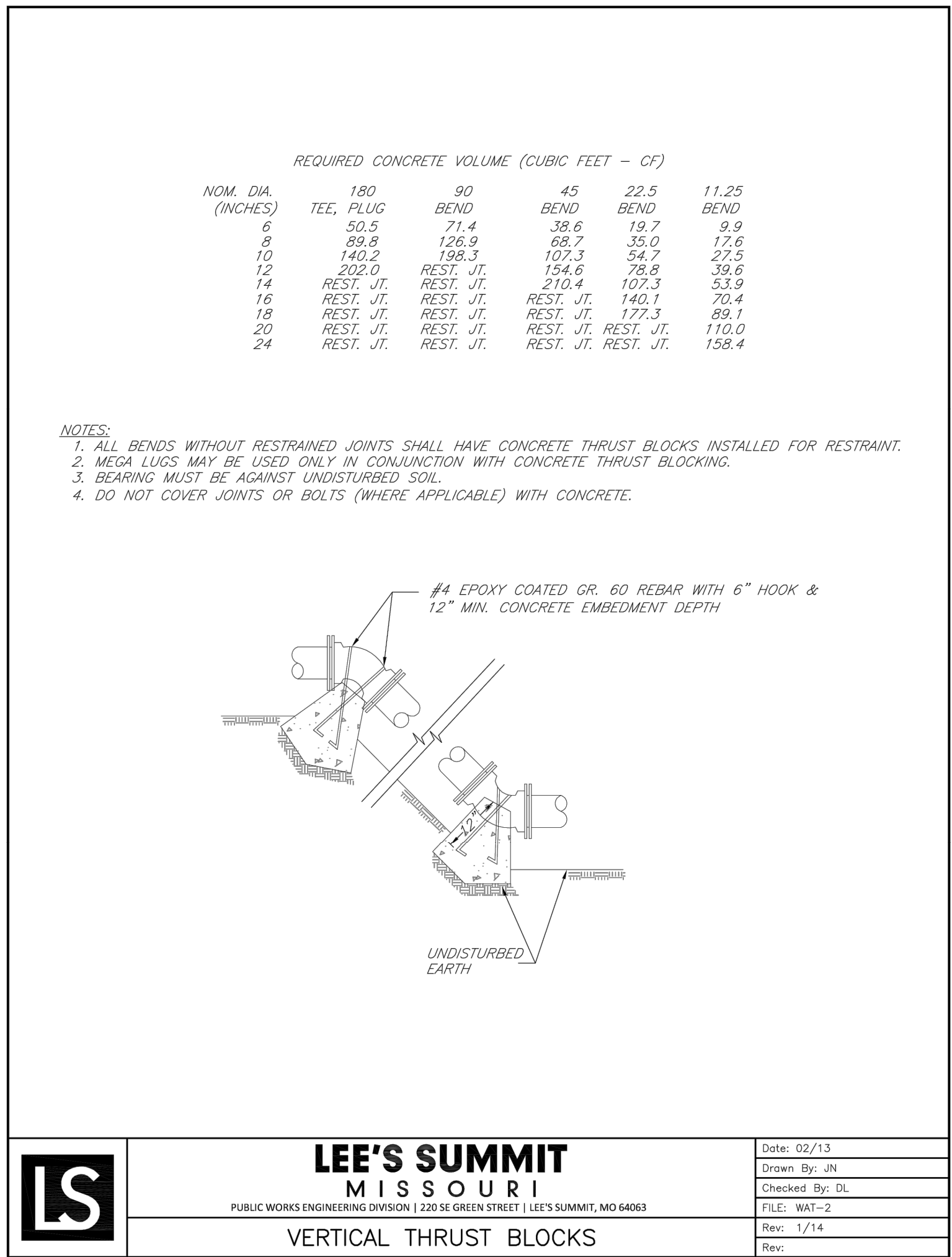
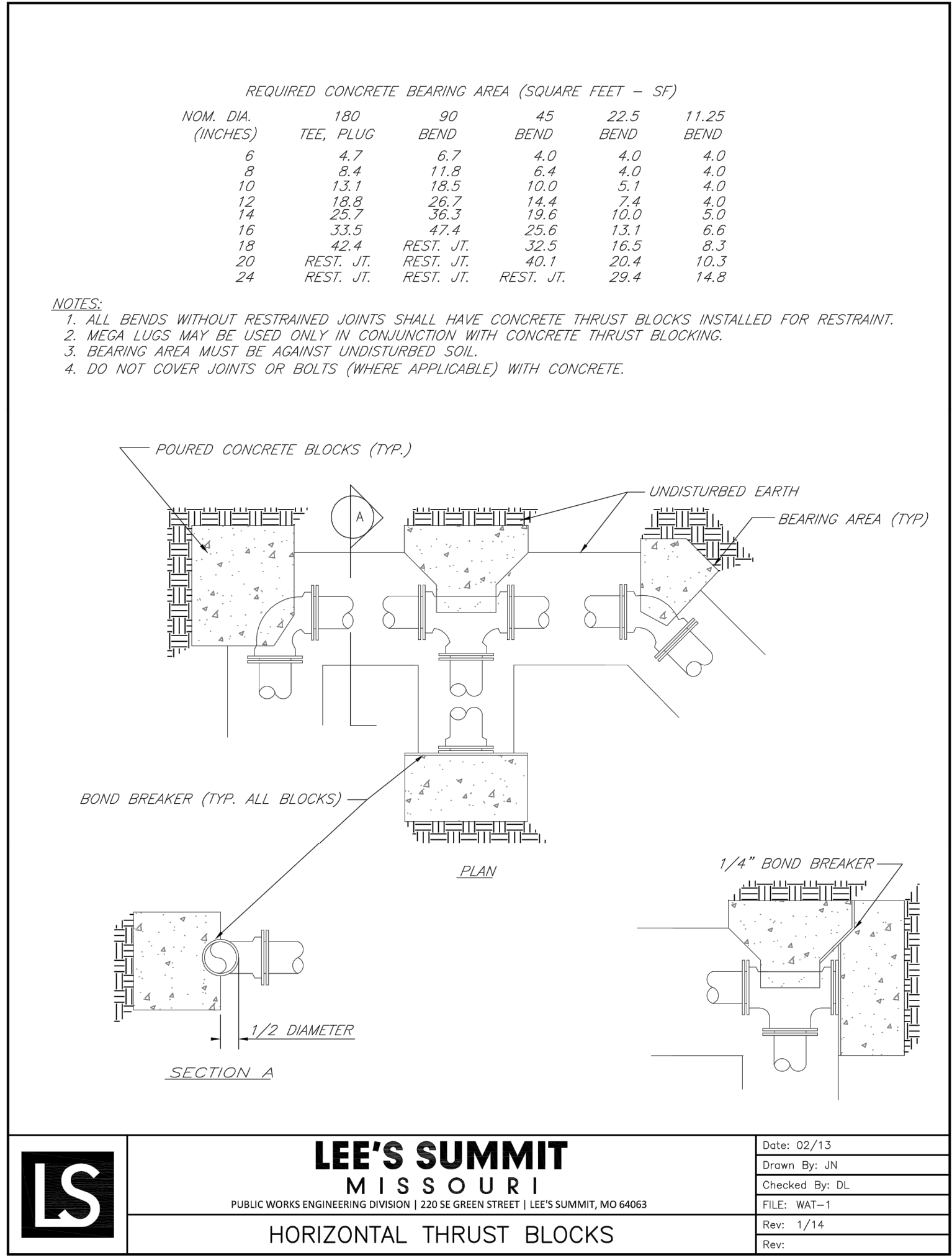
TEL 816.361.1177

www.olsson.com

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

SHEET
C304

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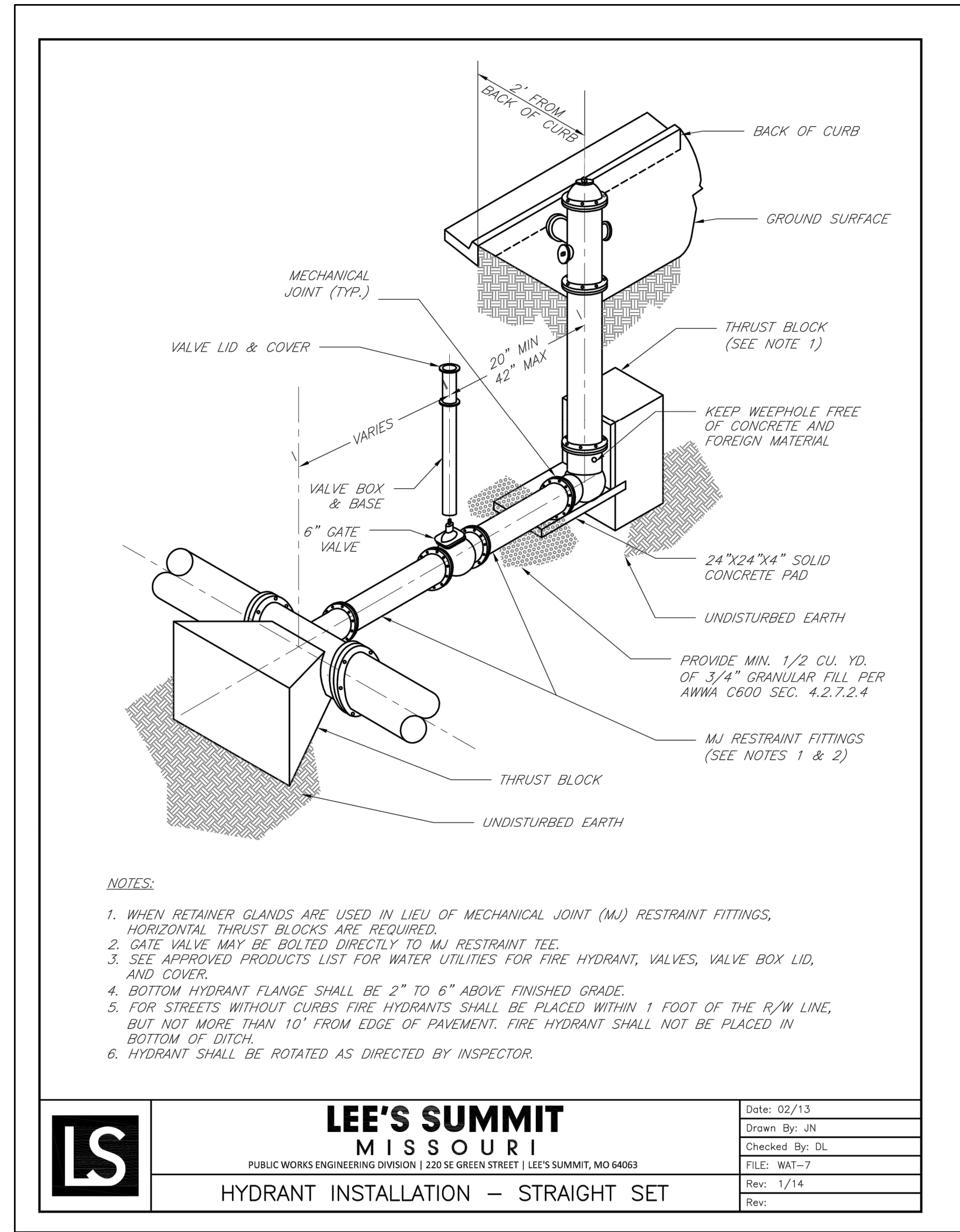
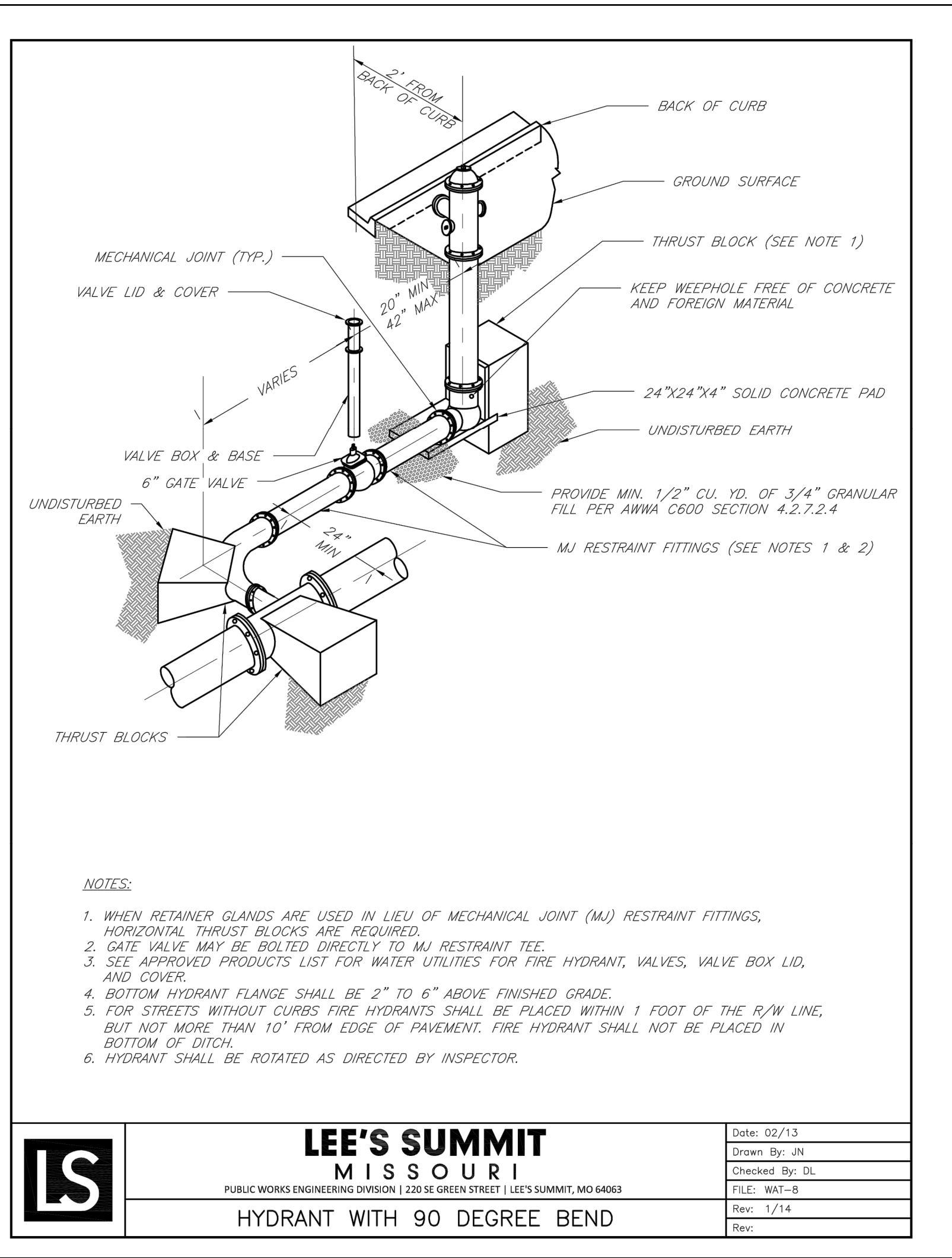
- NOTES:
1. A MINIMUM OF 42 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE. A MAXIMUM COVER OF 7' SHALL BE ALLOWED.
2. BEDDING AGGREGATE SHALL BE PLACES FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 12 INCHES 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. 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.
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.

THRUST BLOCK DETAILS

N.T.S.

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STATE OF MISSOURI
JULIE ELAINE
SELLERS
Missouri Professional Engineer
NUMBER
PE-2017000367
10/17/22

BY
REV. NO.
REVISIONS DESCRIPTION
DATE
2021

WATER DETAILS
PUBLIC WATER PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLUCM
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approved by: JES
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