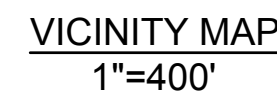
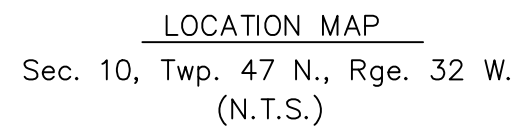


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



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.

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

Yelle Selby

6/16/2021

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.

[illegible]

COVER SHEET PUBLIC STREET PLANS	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	PROJECT NO. 140 0004
--	--	---

drawn by: _____ QL/C
checked by: _____ JE
approved by: _____ JE
QA/QC by: _____ JE
project no.: _____ 021-0298
drawing no.: C TTL01 0210298
date: _____ 06.16.202

SHEET
C400

Olson

Olson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street

- GENERAL NOTES:
1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE LEE’S SUMMIT, MISSOURI DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
 2. ALL MANHOLES, CATCH BASINS, UTILITY VALVES, AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
 3. ALL SIGNS (I.E. STREET NAME AND STOP SIGNS) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE’S SUMMIT, DESIGN AND CONSTRUCTION MANUAL, PRIOR TO SUBSTANTIAL COMPLETION.
 4. THE ASPHALTIC CONCRETE SURFACES ON ALL PERMITTED STREETS SHALL BE VIRGIN MATERIAL.
 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ROCK ELEVATIONS AT 25 FOOT (MAXIMUM) INTERVALS WHERE ENCOUNTERED, AND FURNISHING THIS INFORMATION TO THE DESIGN ENGINEER FOR USE ON “AS–BUILT” PLANS.
 7. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
 8. NO SUBSURFACE EXPLORATION FOR THE DETERMINATION OF AND/OR THE LOCATION OF EXISTING ROCK HAS BEEN MADE.
 9. CONTRACTOR SHALL PROVIDE EARTHWORK AND MATERIAL TESTING TO COMPLY WITH THE STANDARD SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OR AS REQUIRED BY THE CITY’S FIELD REPRESENTATIVE.
 10. CONTRACTOR MUST CONTACT DEVELOPMENT SERVICES INSPECTIONS AT 816–969–1200 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 11. P.O.S= PROPOSED OPEN SPACE.

LEGEND	
EOTVOH	EXISTING CABLE TV, OVERHEAD
EOTV	EXISTING CABLE TV, UNDERGROUND
OTVOH	PROPOSED CABLE TV, OVERHEAD
OTV	PROPOSED CABLE TV, UNDERGROUND
FOTVOH	FUTURE CABLE TV, OVERHEAD
FOTV	FUTURE CABLE TV, UNDERGROUND
EF00H	EXISTING FIBER OPTIC, OVERHEAD
EF0	EXISTING FIBER OPTIC, UNDERGROUND
F00H	PROPOSED FIBER OPTIC, OVERHEAD
F0	PROPOSED FIBER OPTIC, UNDERGROUND
FF00H	FUTURE FIBER OPTIC, OVERHEAD
FF0	FUTURE FIBER OPTIC, UNDERGROUND
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
FFP	FUTURE FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
FFL	FUTURE FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
FG	FUTURE NATURAL GAS LINE
ETEL0H	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TEL0H	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FTEL0H	FUTURE TELEPHONE LINE, OVERHEAD
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND
EE0H	EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER\ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER\ELECTRIC LINE, UNDERGROUND
FE0H	FUTURE POWER\ELECTRIC LINE, OVERHEAD
FE	FUTURE POWER\ELECTRIC LINE, UNDERGROUND
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
FSL	FUTURE STEAM LINE
=====	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE

Control Point Information				
Point Number	Elevation	North	Easting	Description
CP #102	988.71	999264.487	2804343.208	At intersection of SW. Fascination Dr. and SW Kessler Dr. go south along SW. Kessler Dr. to where curb jogs right (west) up against sidewalk.
CP#100	988.67	999658.163	2803977.829	At intersection of SW Fascination Drive and SW Kessler Drive go west along SW Fascination Drive to west side of parking stalls on south side of street.
CP #26	1010.42	999510.913	2803459.510	In south east quadrant of roundabout located at intersection of S.W. Fascination Dr. and Longview Parkway. West 1' to east edge of sidewalk. Southwest to corner of side walk where side walk ends but will be connected to at a later date.
CP#101	1003.96	999030.752	2803749.080	At intersection of Longview Parkway and SW Fascination Drive go south to second entrance on east signe of Longview Parkway.

ESTIMATE OF QUANTITIES				
	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
DEMOLITION				
	CONCRETE CURB AND GUTTER	L.F.	269	
	CONCRETE SIDEWALK	L.F.	225	
	ADA CURB RAMP	EA.	2	
STREET				
	ADA HANDICAP RAMP	E. A.	9	
	CONCRETE CURB AND GUTTER	L.F.	22	
	PEDESTRIAN CROSSING SIGN (W11–2)	E. A.	2	

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

GENERAL NOTES & QUANTITIES
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TTL01_02102987
date: 06.16.2021

SHEET
C401

olsson

Olsson - Civil Engineering
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
6/16/2021

BY

REV. NO.

DATE

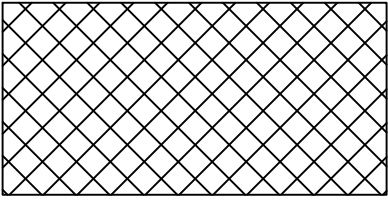
REVISIONS DESCRIPTION

REVISIONS

USER: qlowrey
C_PBDY_02102987

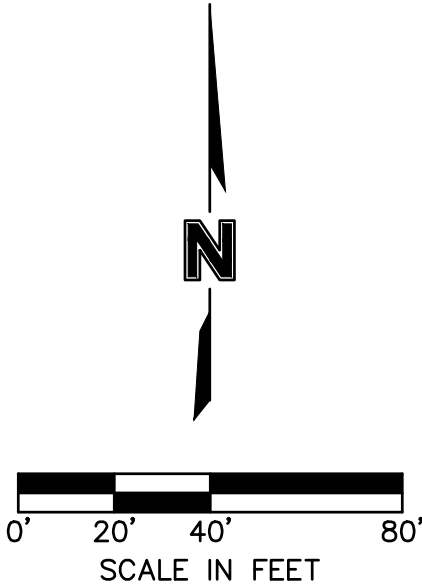


LEGEND:



REMOVE EXISTING SIDEWALK

REMOVE EXISTING CURB AND GUTTER



DEMOLITION PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOME
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO.

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 06.16.2021

SHEET
C402

BY

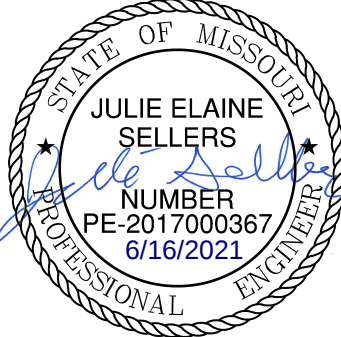
REVISIONS DESCRIPTION

DATE _____

REV. AIC

DEVISIONS

2021



oslo

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

TEL 816 361.1177 www.ojsson.com

USER: qlowrey
C_PBDY_02102987

HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

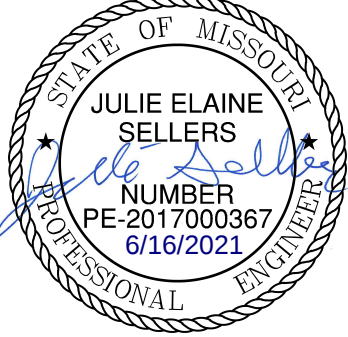
NOTES:

1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.



NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

2021

[illegible]

Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64111

TEL 816.361.1177

USER: qlowrey
C_PBDY_02102987

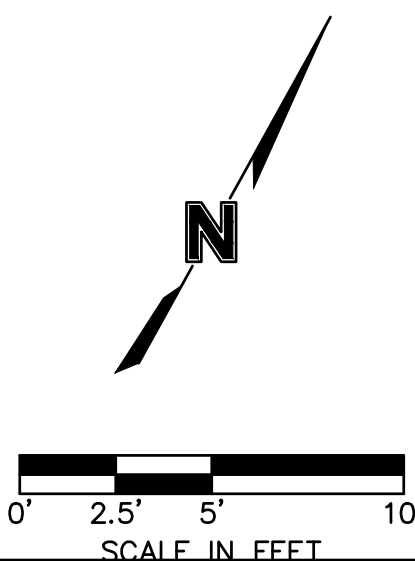


HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SW KESSLER DRIVE

NOTES:

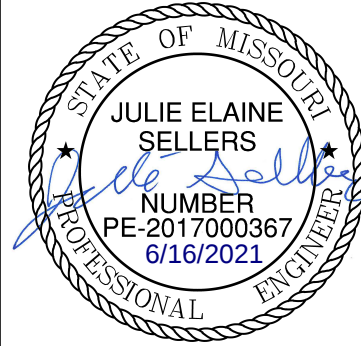
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.

SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

2021

[illegible]

olsson

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

TEL 816.361.1177 www.olsson.com

by:	QL/CM
by:	JES
by:	JES
by:	JES
no.:	021-02987
no.:	06.16.2021

SHEET
C405

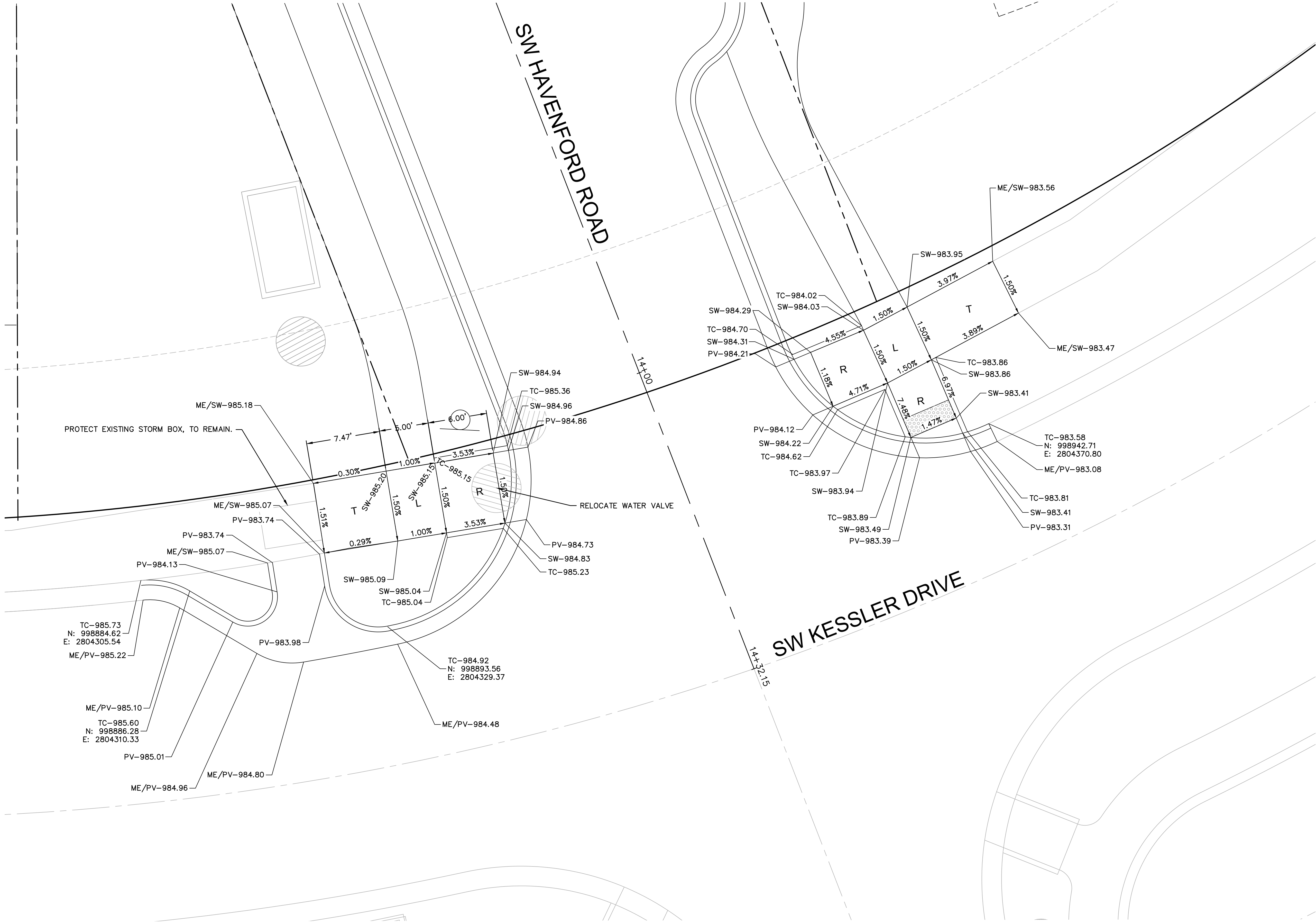
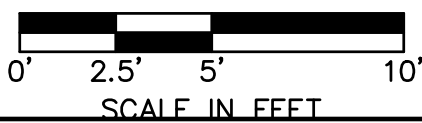
DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNC\Public Street Plans\C_SPT01_02102987.dwg USER: dlowry C:\BASE_02102987
DATE: Jun 16, 2021 2:18pm XREFS: C:\BASE_02102987 C:\UTIL_02102987

SPOT ELEVATION LEGEND

HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SPOT ELEVATIONS DETAIL 03

- NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
 2. Curb ramp flares shall not be steeper than 1:10 max slope.
 3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
 4. Curve data is for back of curbs.



SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

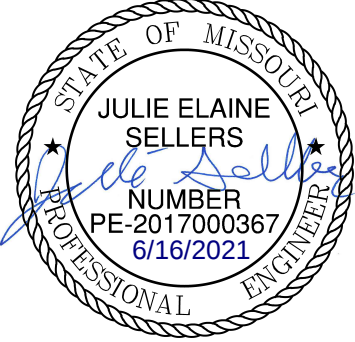
2021

REV.
NO.

DATE

REVISIONS DESCRIPTION

BY



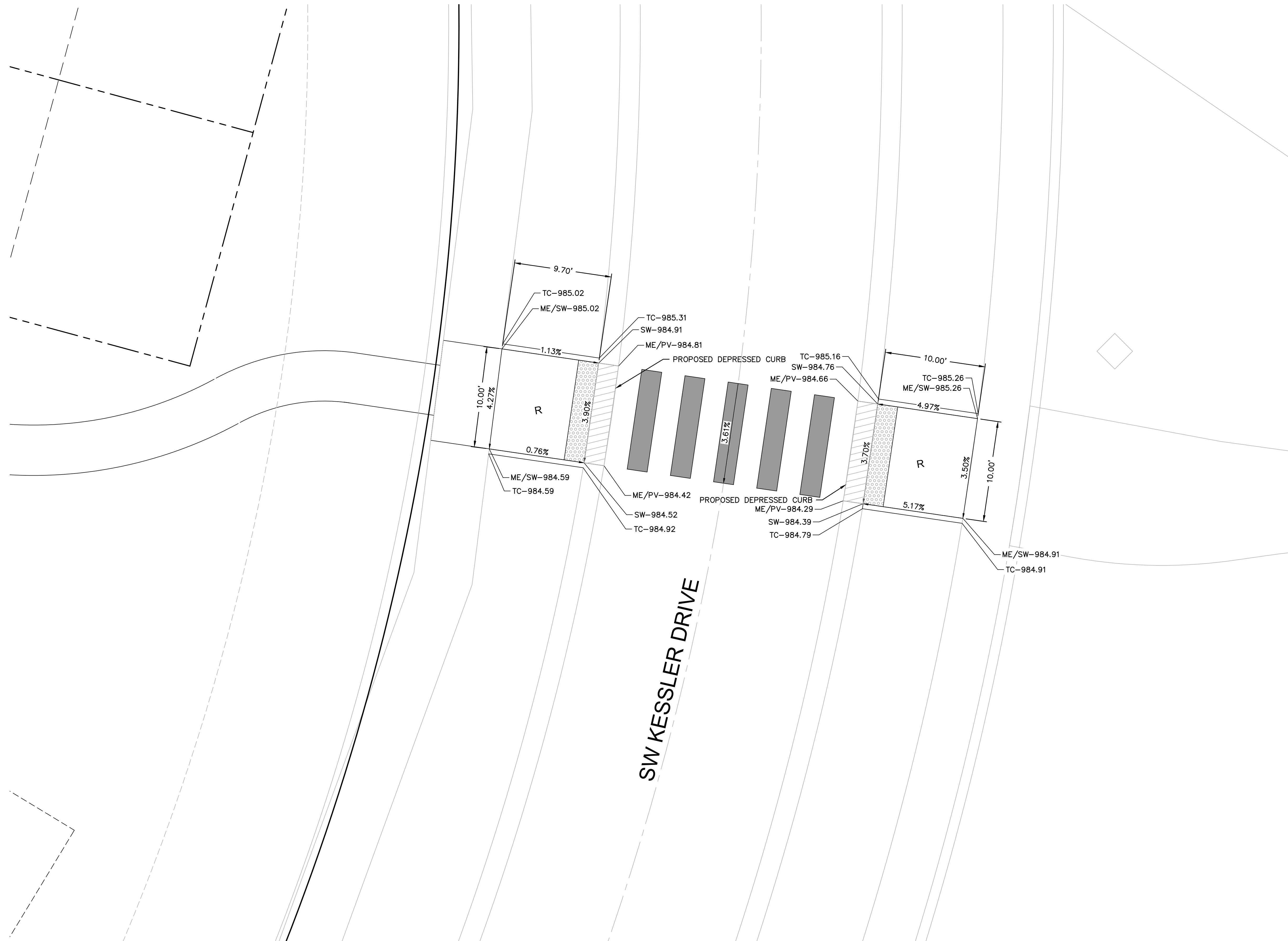
olsson

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

SHEET
C406

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.:
date: 06.16.2021

DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PUBLIC STREET PLANS\C_SPT01_02102987.dwg
DATE: Jun 16, 2021 2:18pm XREFS: C_PARSE_02102987 C_PTBK_02102987 C_PUTIL_02102987 C_XBASE_02102987
USER: glwrey C_PENDY_02102987

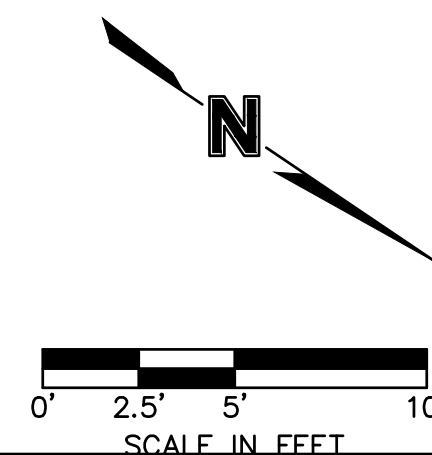


SPOT ELEVATION LEGEND

HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SPOT ELEVATIONS DETAIL 04

- NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
 2. Curb ramp flares shall not be steeper than 1:10 max slope.
 3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
 4. Curve data is for back of curbs.



SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

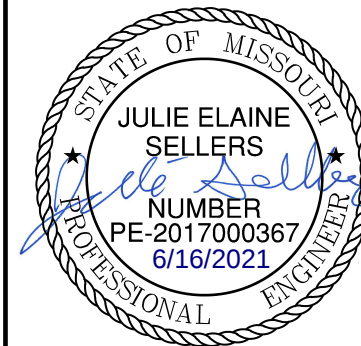
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

[illegible]

REVISIONS



olsson

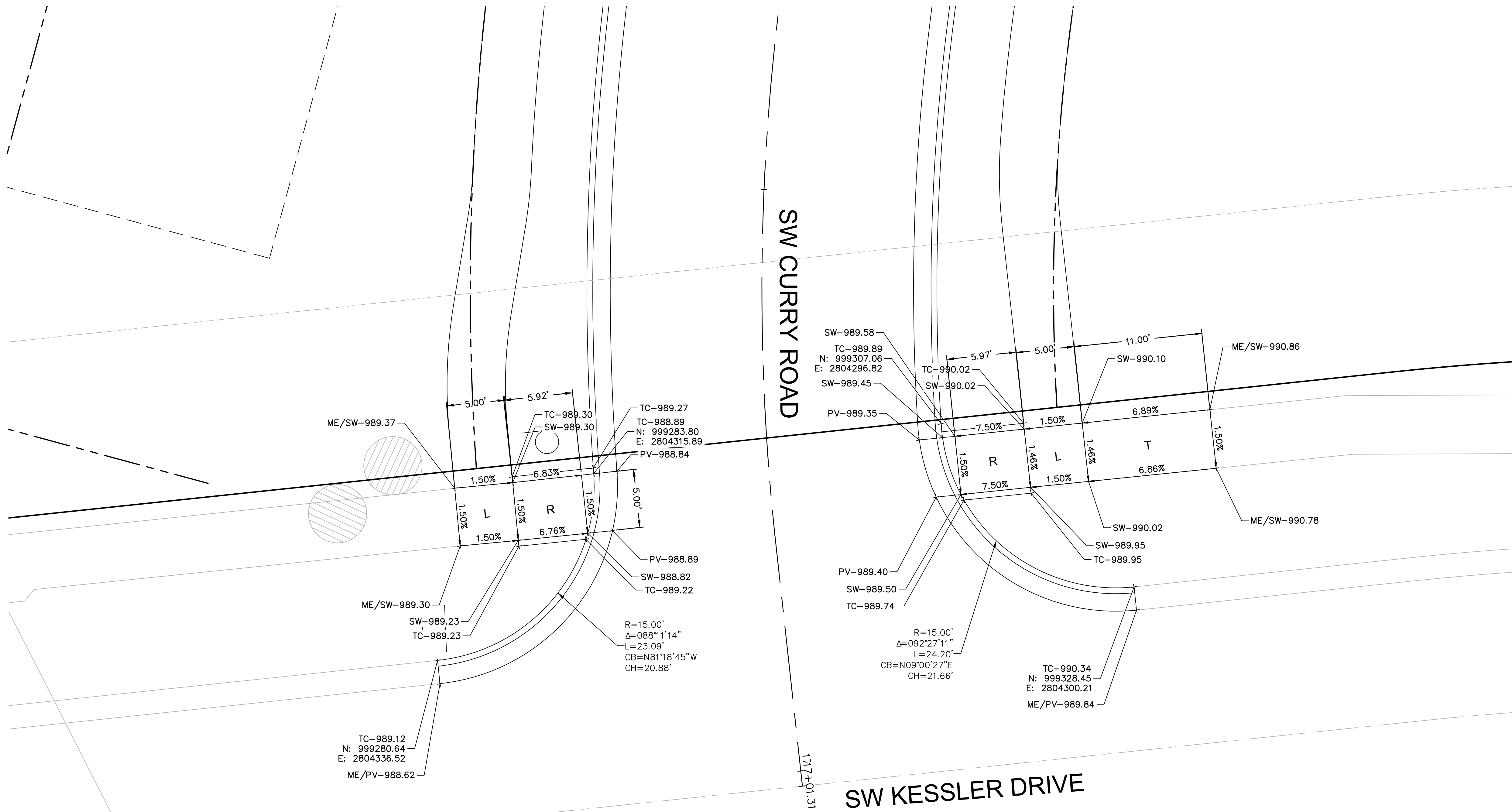
Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64111

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: _____ 06.16.2021

SHEET
C407

USER: qlowrey
C_PBDY_02102987



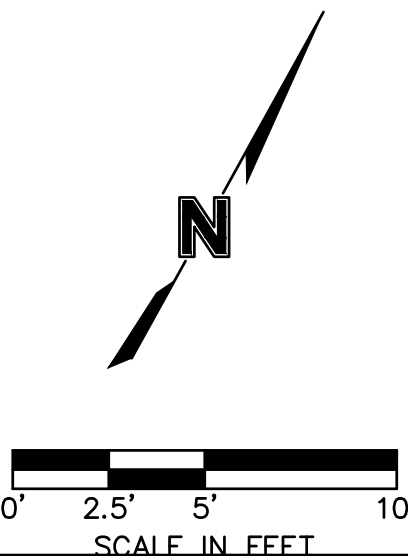
SPOT ELEVATION LEGEND

HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SPOT ELEVATIONS DETAIL 05

NOTES:

1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10 max slope.
3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
4. Curve data is for back of curbs.



POT ELEVATION DETAILS PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

[illegible]

REVISIONS

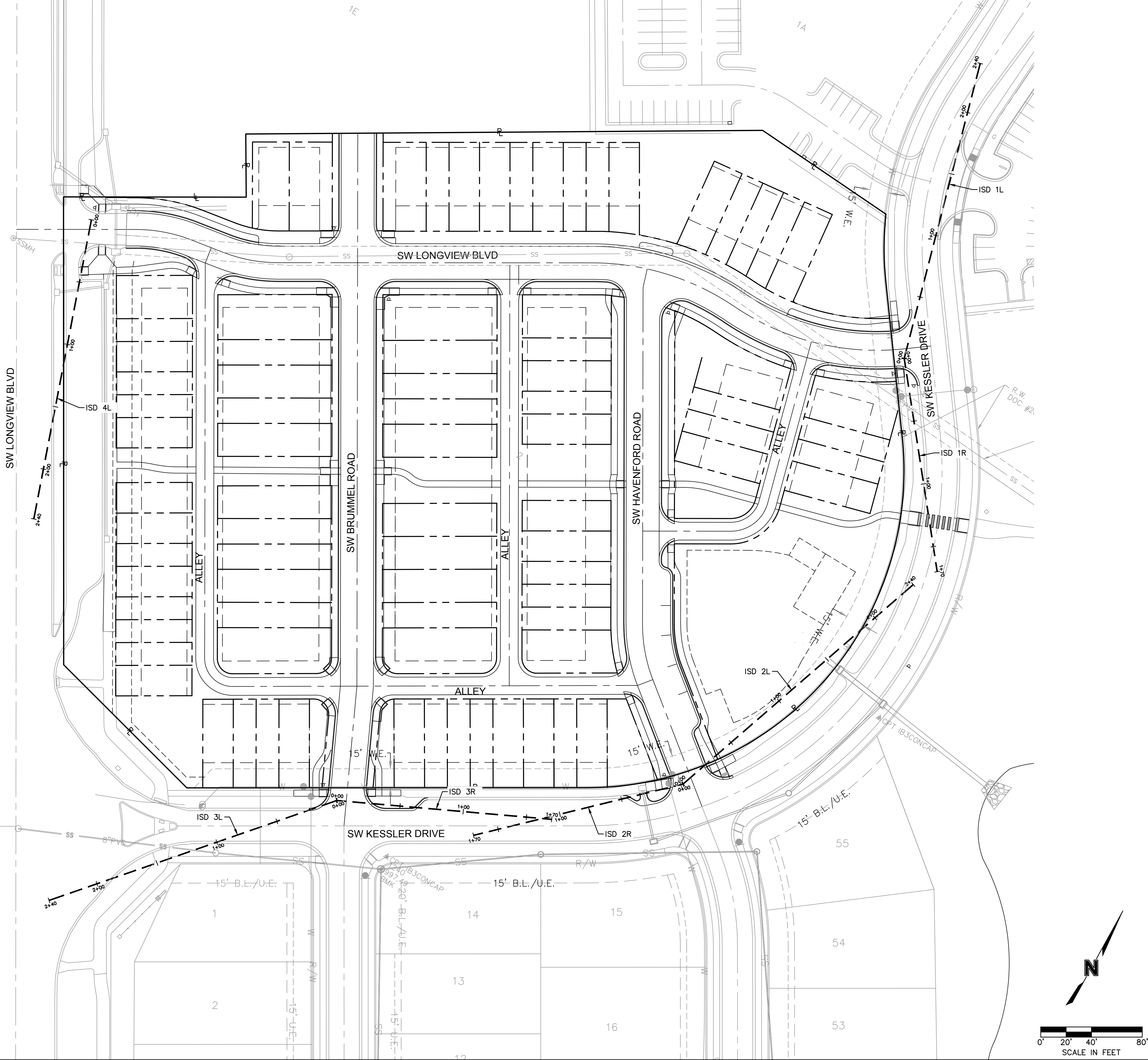


olson

Bliss - Civil Engineering
Missouri Certificate of Authority #
301 Burlington Street
North Kansas City, MO 6411

TEL 816.361.1177
www.olsson.com

1_02102987.dwg USER: qlowrey
C_PBN DY_02102987



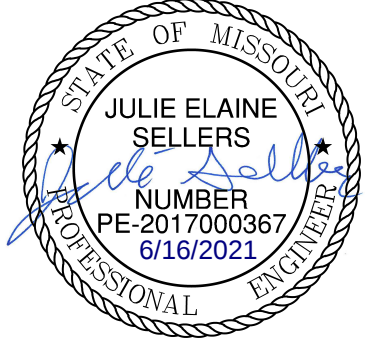
SITE DISTANCE (RIGHT) ASSUMPTIONS:

- FRONT OF VEHICLE STOPPED AT EDGE OF KESSLER DR ROADWAY
- SPEED OF VEHICLE APPROACHING INTERSECTION ALONG KESSLER DR IS 15MPH THIS IS DUE TO THE RELATION MULTIPLE RESIDENTIAL STREET INTERSECTIONS SPACED WITHIN PROXIMITY TO PRIVATE DRIVE INTERSECTION.

SITE DISTANCE (LEFT) ASSUMPTIONS:

- FRONT OF VEHICLE STOPPED AT EDGE OF KESSLER DR ROADWAY
- SPEED OF VEHICLE APPROACHING INTERSECTION ALONG KESSLER DR IS 25MPH, AS POSTED.

SHEET
C409

[illegible]

INTERSECTION SITE DISTANCE PLAN PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

EE'S SUMMIT MO

REVISIONS

2021

olson

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

www.olsson.com

