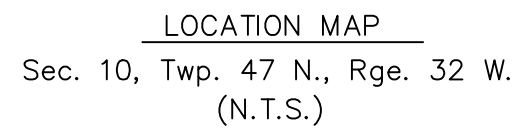


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

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



OWNER / DEVELOPER
BOX REAL ESTATE DEVELOPMENT
3152 SW GRANDSTAND CR.
LEES SUMMIT, MO 64081
CONTACT: RUSSELL PEARSON
PHONE: 913.735.9861
EMAIL: RPEARSON@BOXDEVCO.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JULIE E. SELLERS, P.E.
PHONE: 816.361.1177
EMAIL: JSSELLERS@OLSSON.COM

SURVEYOR
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUDEBUSH
PHONE: 816.587.4320
EMAIL: JROUDEBUSH@OLSSON.COM

NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER UTILITIES
PHONE: 816-969-1900

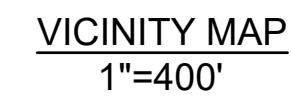
NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: EVERGY
PHONE: 816-471-5275

NAME: SPECTRUM (TWC)
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959



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



7/28/21

DATE

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.

Sheet List	
Number	Title
C400	COVER SHEET
C401	GENERAL NOTES & QUANTITIES
C402	DEMOLITION PLAN
C403	GENERAL LAYOUT
C404	SPOT ELEVATION DETAILS
C405	SPOT ELEVATION DETAILS
C406	SPOT ELEVATION DETAILS
C407	SPOT ELEVATION DETAILS
C408	SPOT ELEVATION DETAILS
C409	INTERSECTION SITE DISTANCE PLAN
C410	INTERSECTION SITE DISTANCE PROFILES

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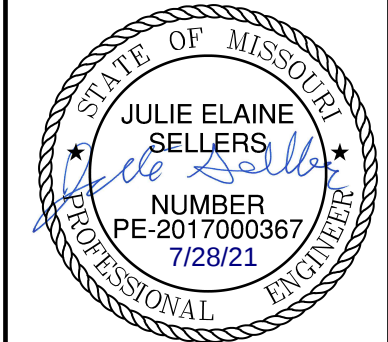
COVER SHEET
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
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.: C TTL01 02102987
date: _____ 06.16.2021

SHEET
C400



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Missouri Certificate of Authority # 001592
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- 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 CITY’S DESIGN AND CONSTRUCTION MANUAL OR AS REQUIRED BY THE CITY’S FIELD REPRESENTATIVE.
 10. THE CONTRACTOR SHALL CONTACT THE CITY’S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY AT (816)969–1200.
 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.	293	
	ADA CURB RAMP	EA.	2	
STREET				
	ADA CURB RAMP	E. A.	10	
	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.

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TEL 816.361.1177
www.olson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
Number
PE-2017000367
7/28/21

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

2021

REVISIONS

GENERAL NOTES & QUANTITIES
PUBLIC STREET PLANS

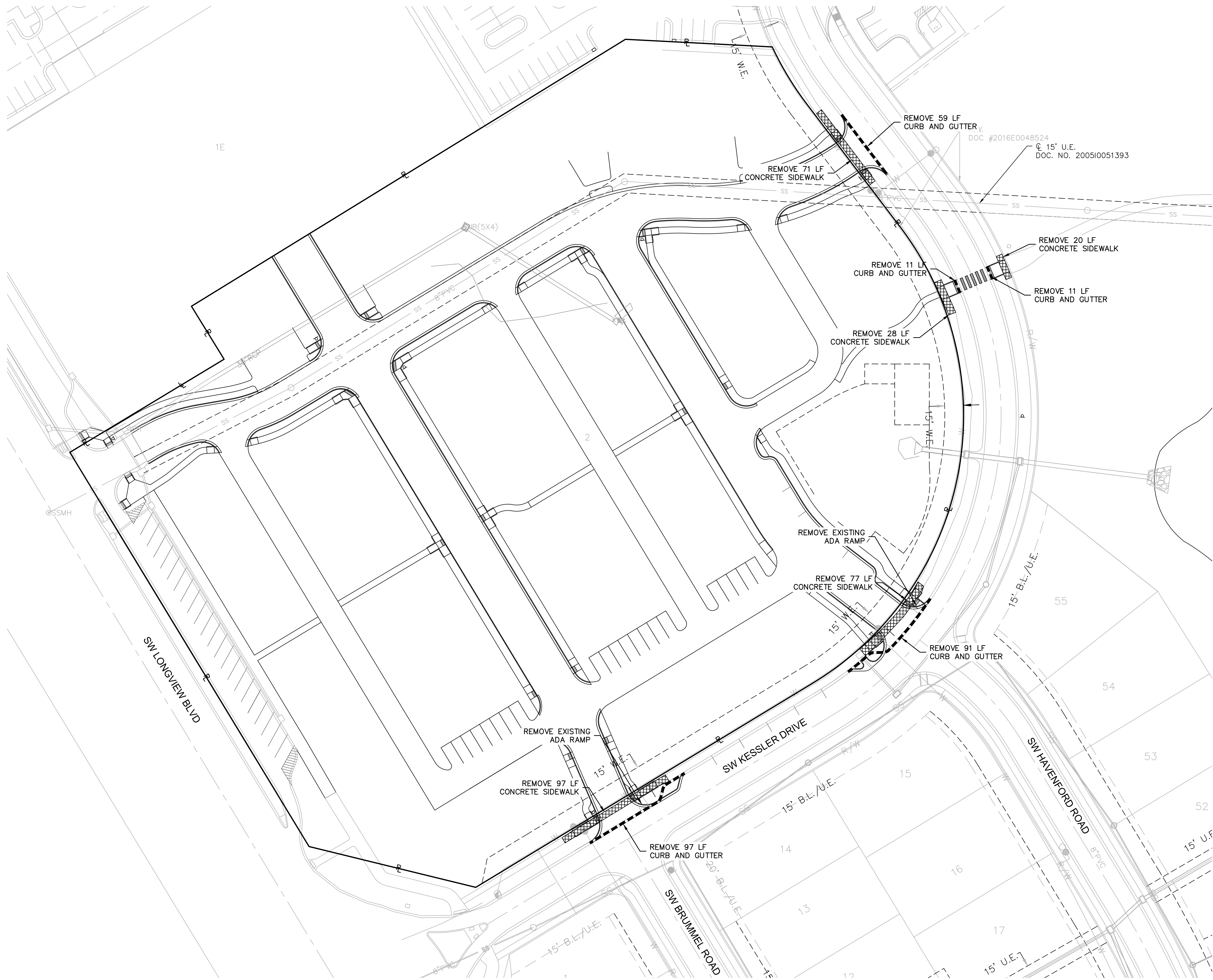
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

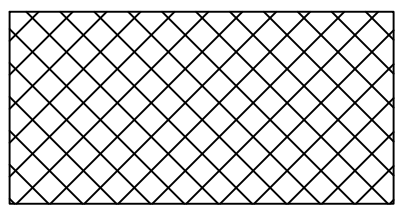
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checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TTL01_02102987
date: 06.16.2021

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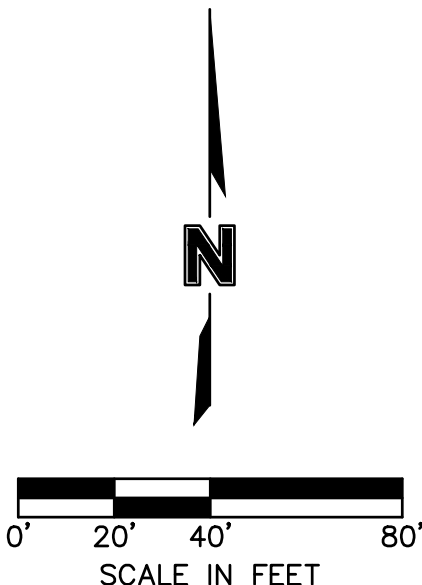


LEGEND:



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

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C402

BY

REVISIONS DESCRIPTION

REV. DATE

REVISIONS

2021

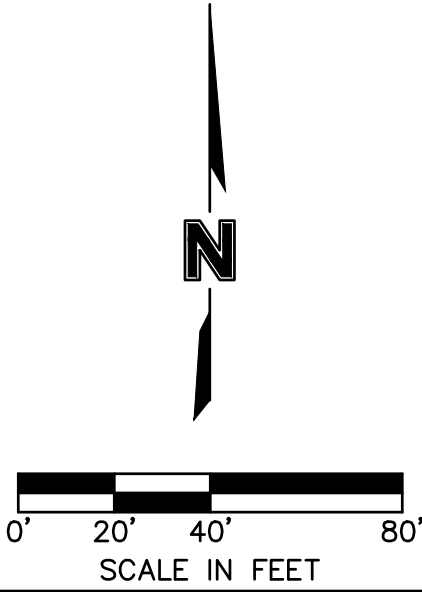
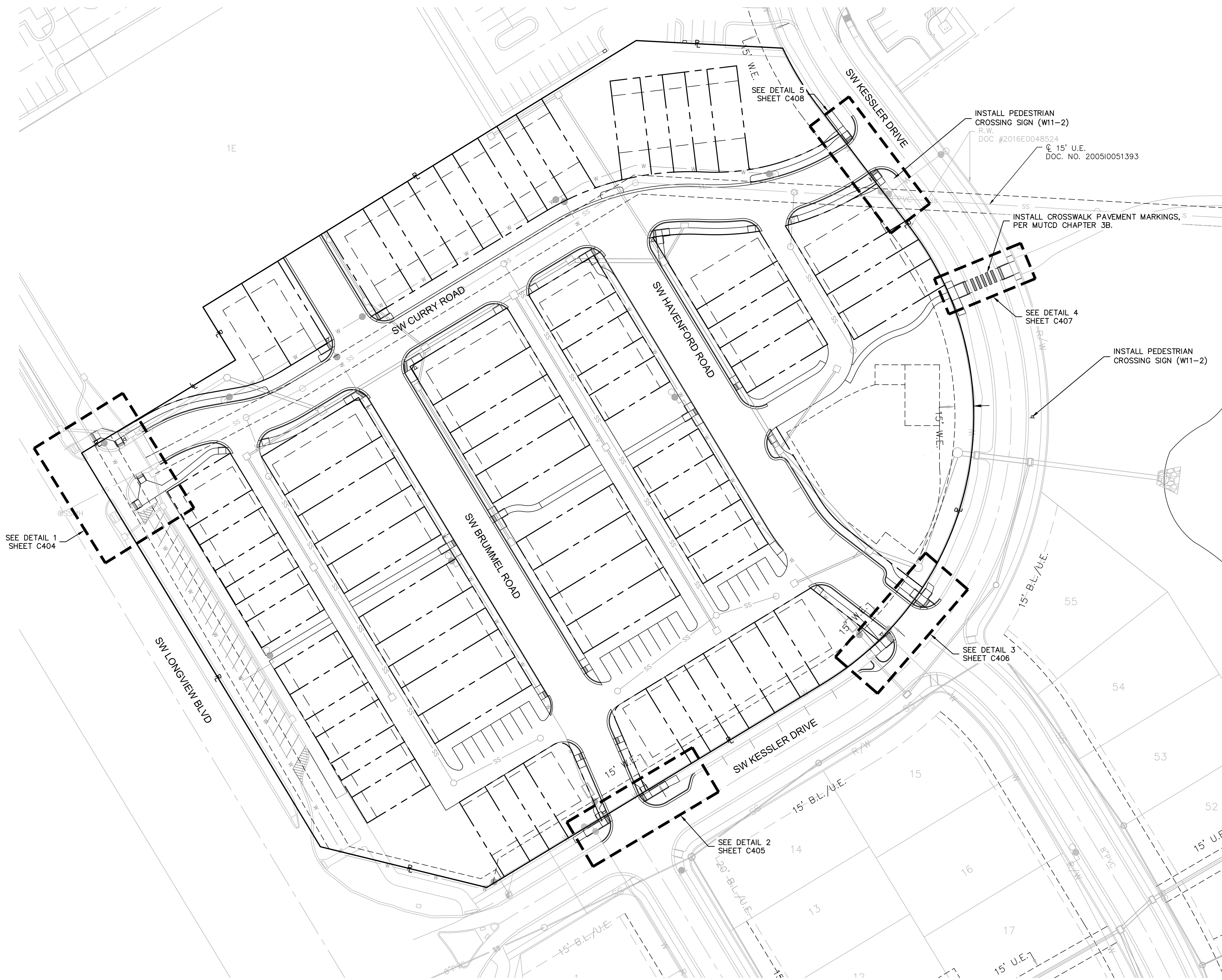
STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

osion

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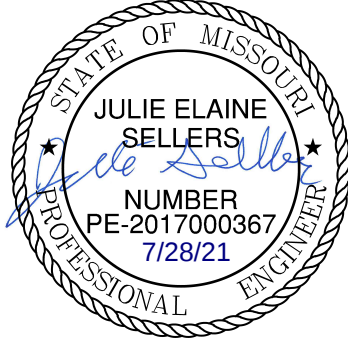
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C_PBN DY_02102987



GENERAL LAYOUT
PUBLIC STREET PLANS

LEE'S SUMMIT, MO

2021

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1301 Burlington Street
North Kansas City, MO 64116

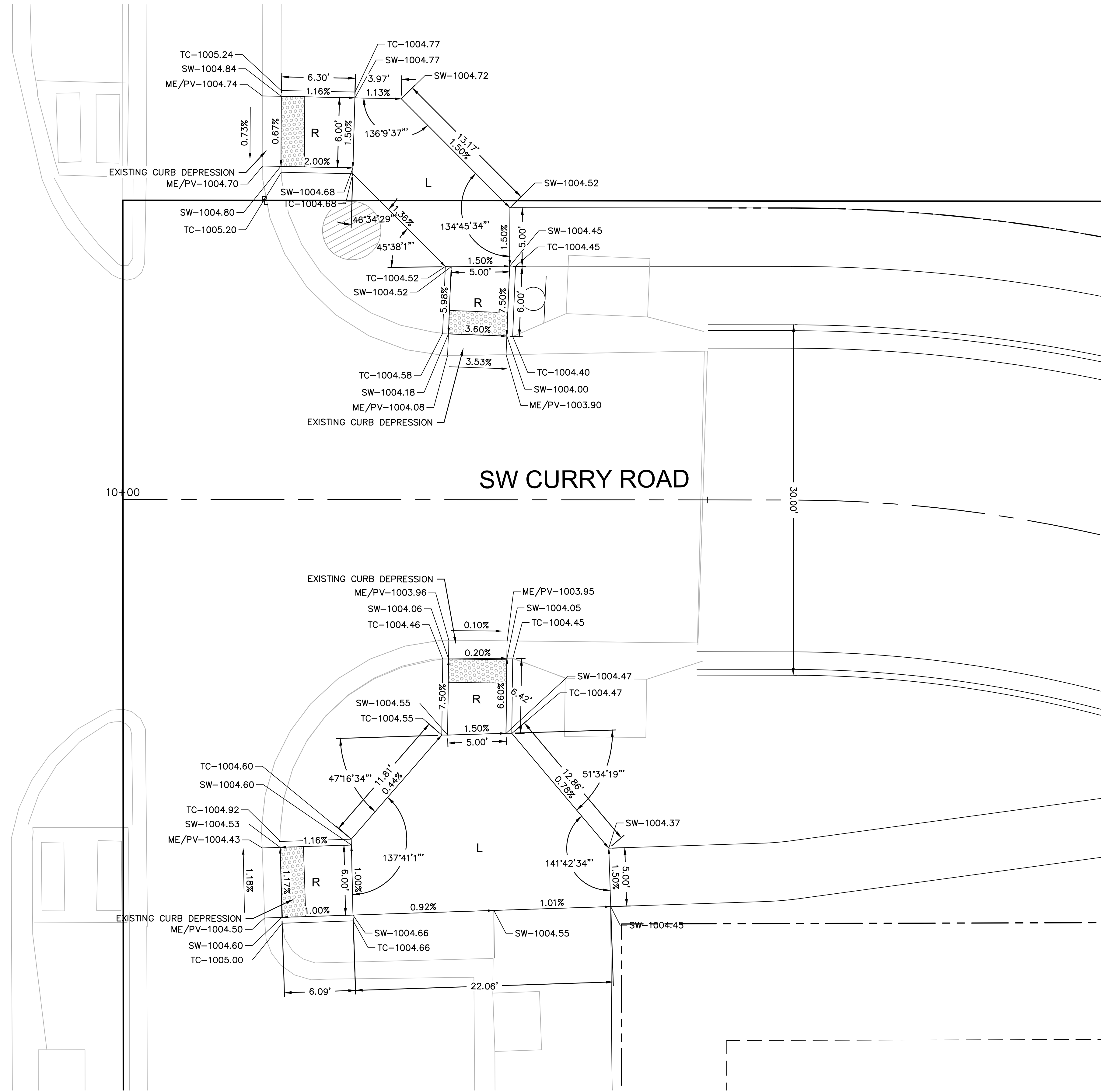
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TEL 816.361.1177

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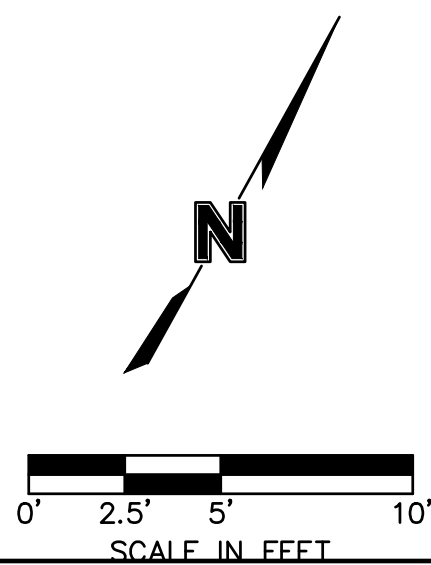
SPOT ELEVATION LEGEND

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 01

- 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.

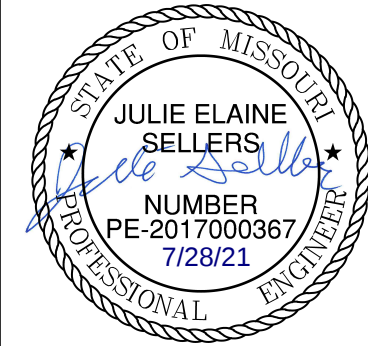


SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

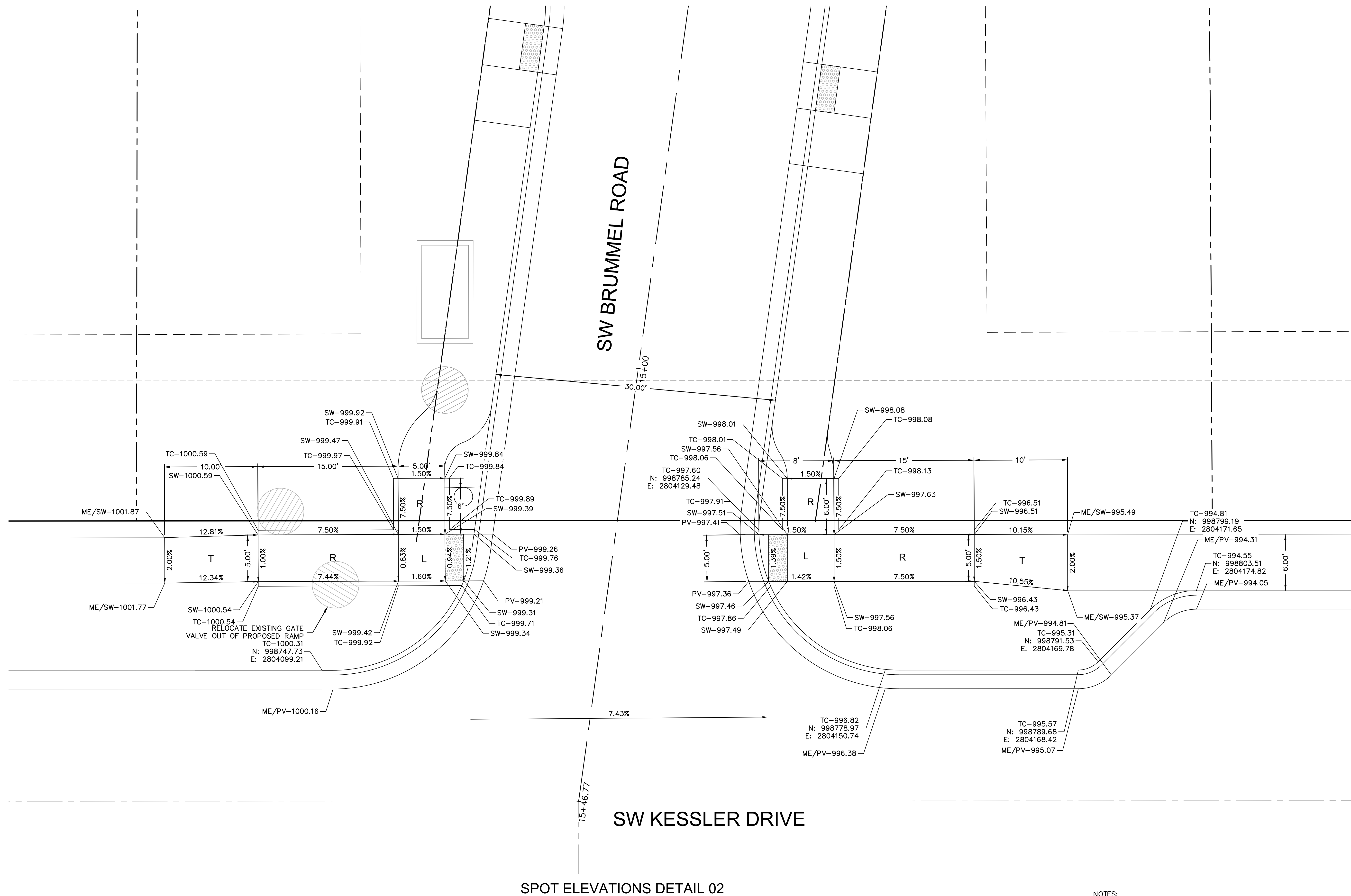
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SPOT ELEVATION LEGEND

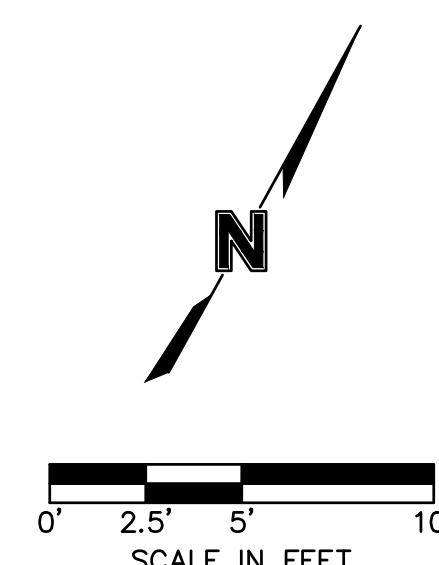
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LP-LOW POINT
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SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SPOT ELEVATIONS DETAIL 02

SW KESSLER DRIVE

NOTES:

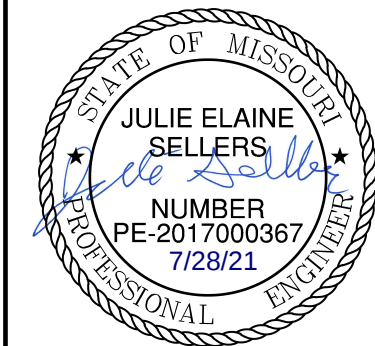
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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4. Curve data is for back of curbs.



SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

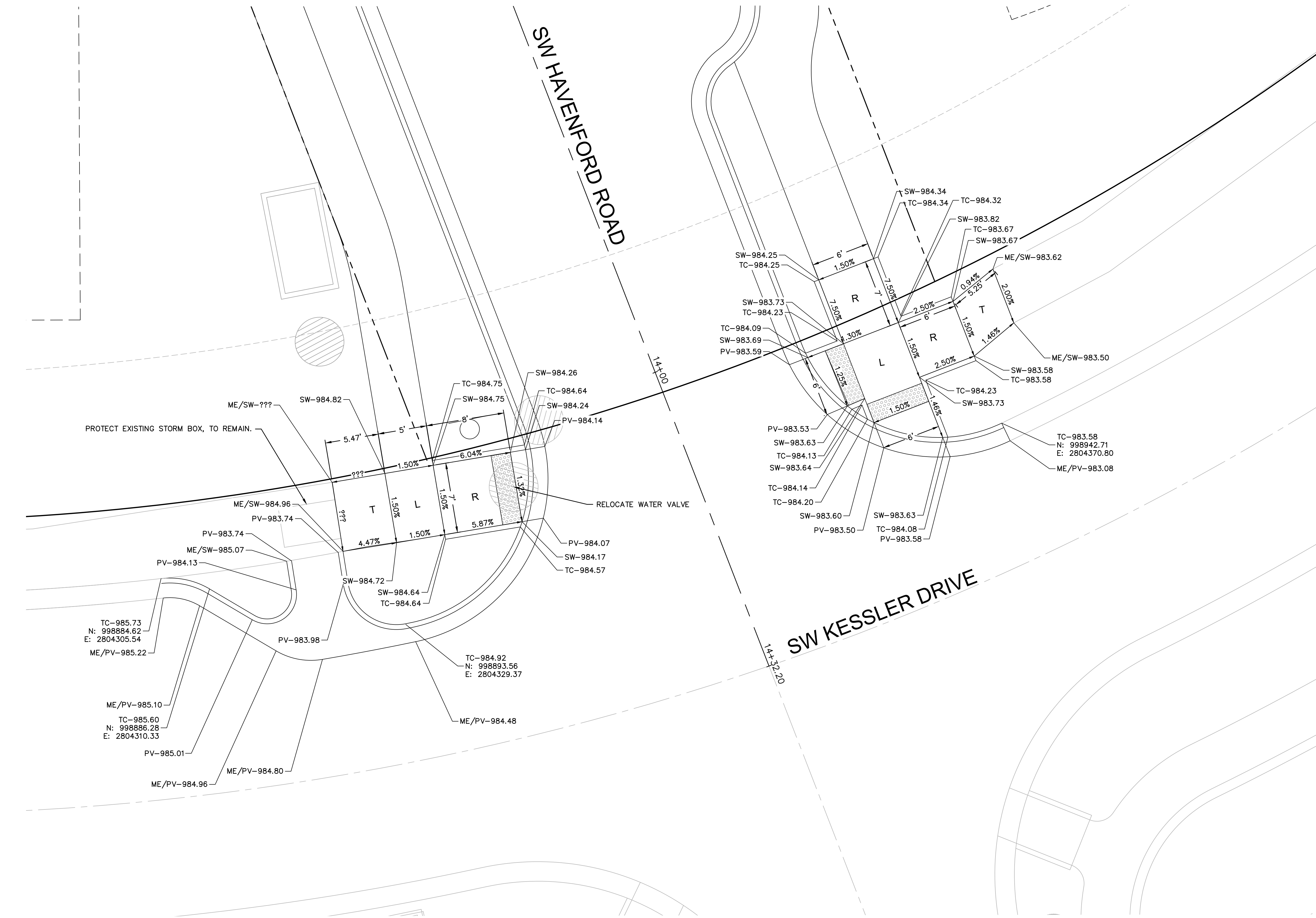
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2021[illegible]

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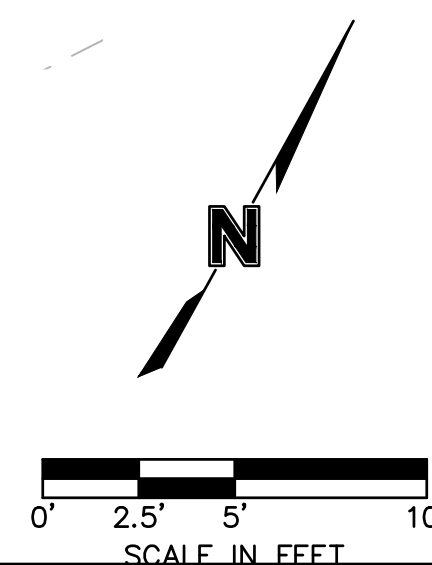


SPOT ELEVATION LEGEND

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.

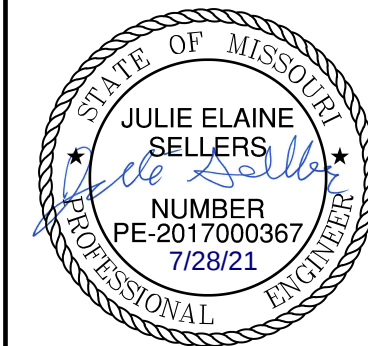


SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

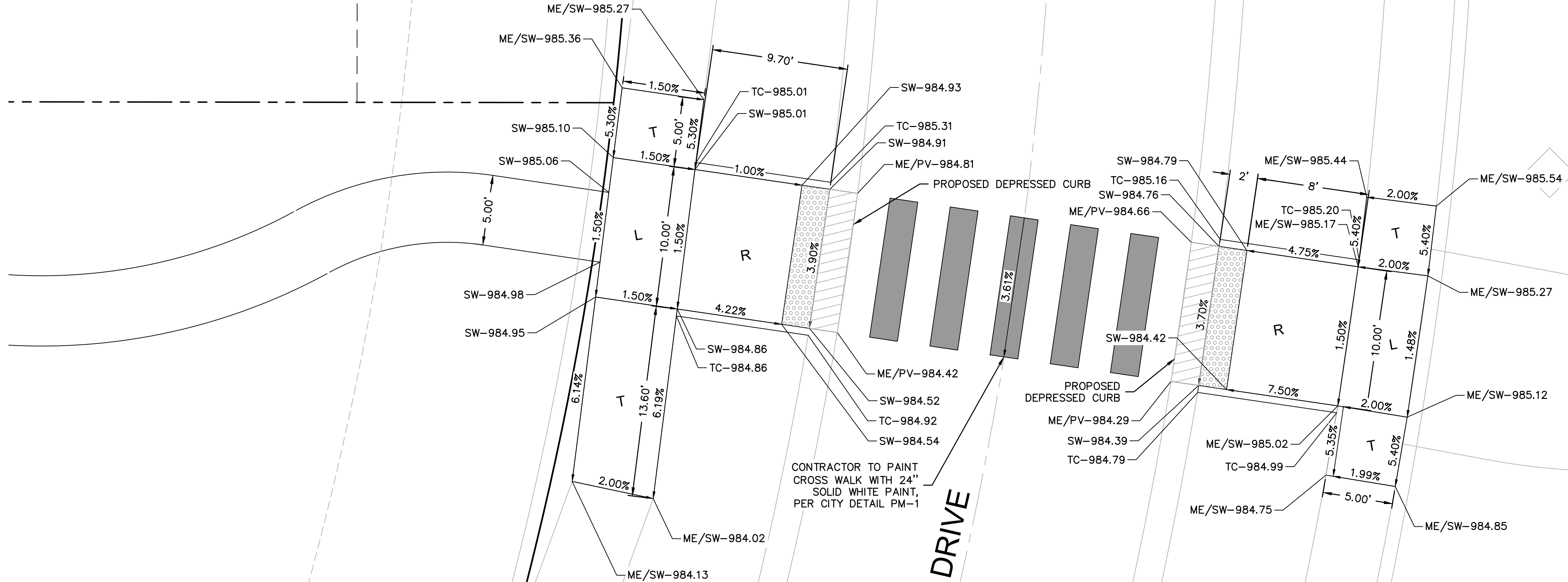
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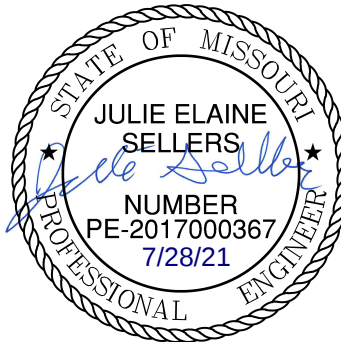
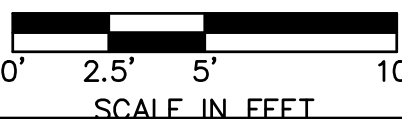
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HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
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T-TRANSITION
R-RAMP

SW KESSLER DRIVE

1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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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.

[illegible]

LEE'S SUMMIT, MO
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
PUBLIC STREET PLANS
SPOT ELEVATION DETAILS

SHEET
C407

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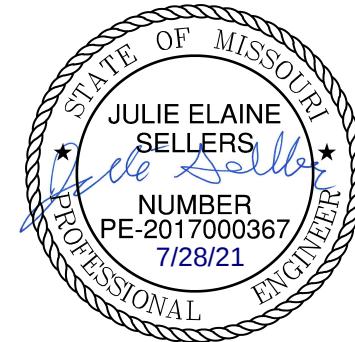
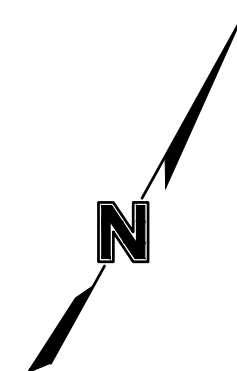
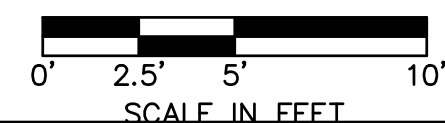
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LP-LOW POINT
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SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

SW CURRY ROAD

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.
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4. Curve data is for back of curbs.

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SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOME
451 SW LONGVIEW BLVD

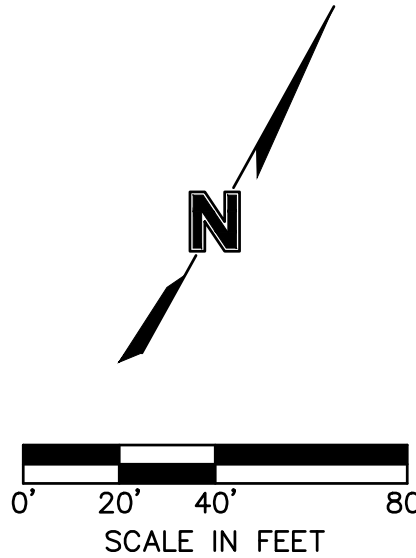
LEE'S SUMMIT. MO

SHEET
C408

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Missouri Certificate of Authority # 001592
1301 Burlington Street
North Kansas City, MO 64116

USER: qlowrey



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.

SECTION SITE DISTANCE PLAN PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

2021

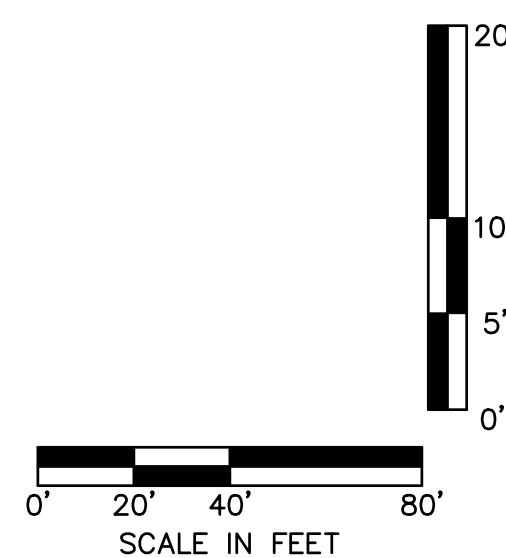
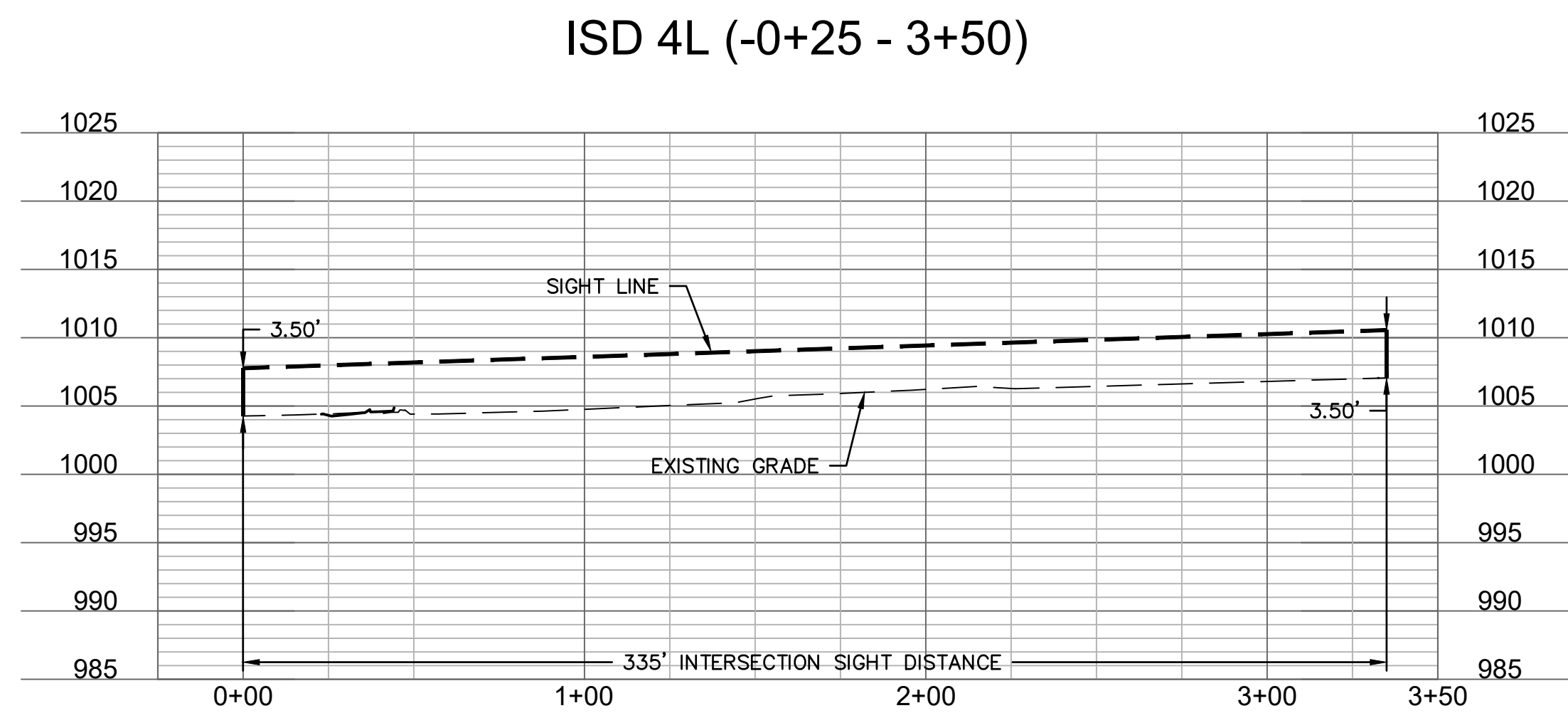
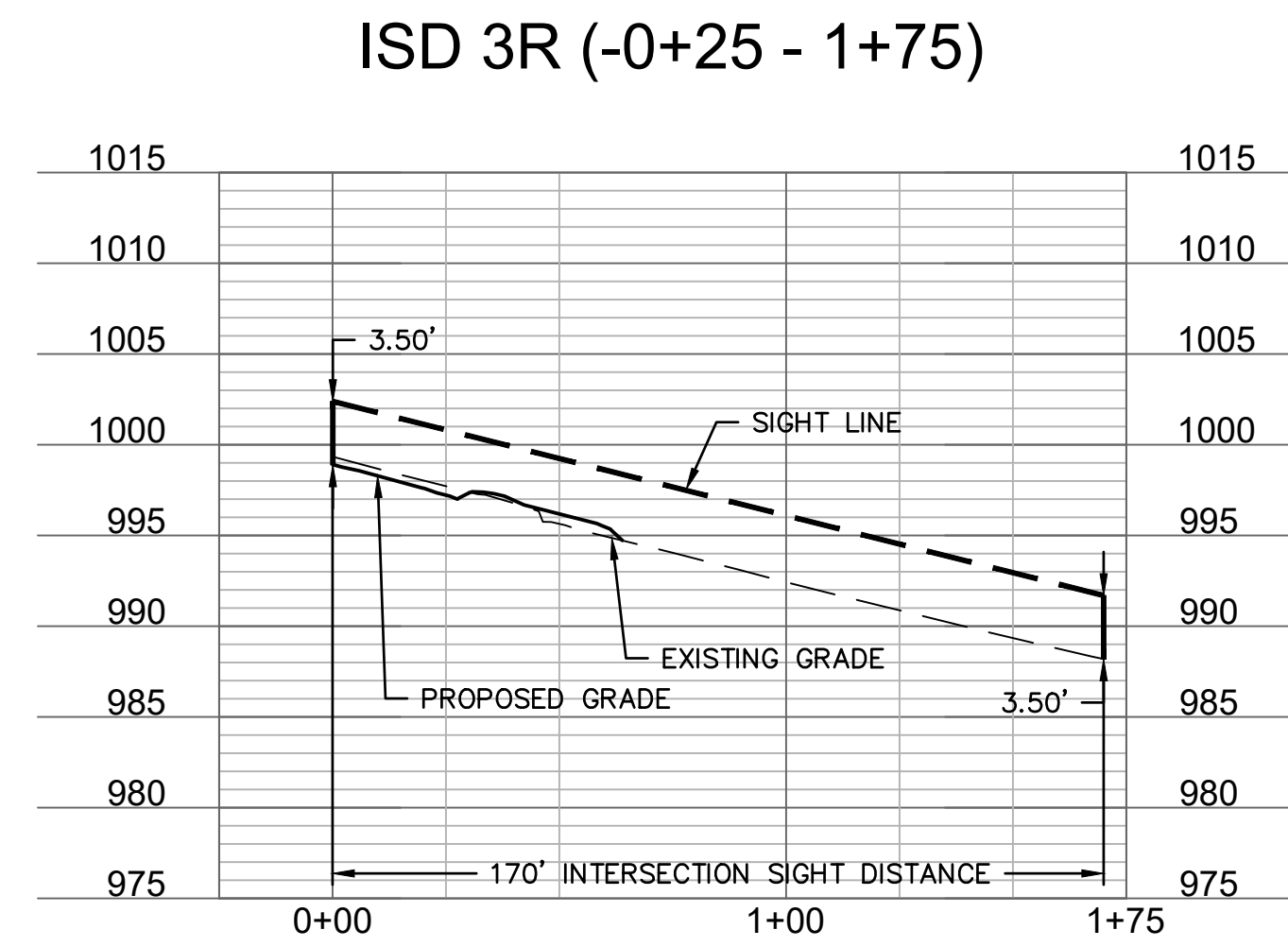
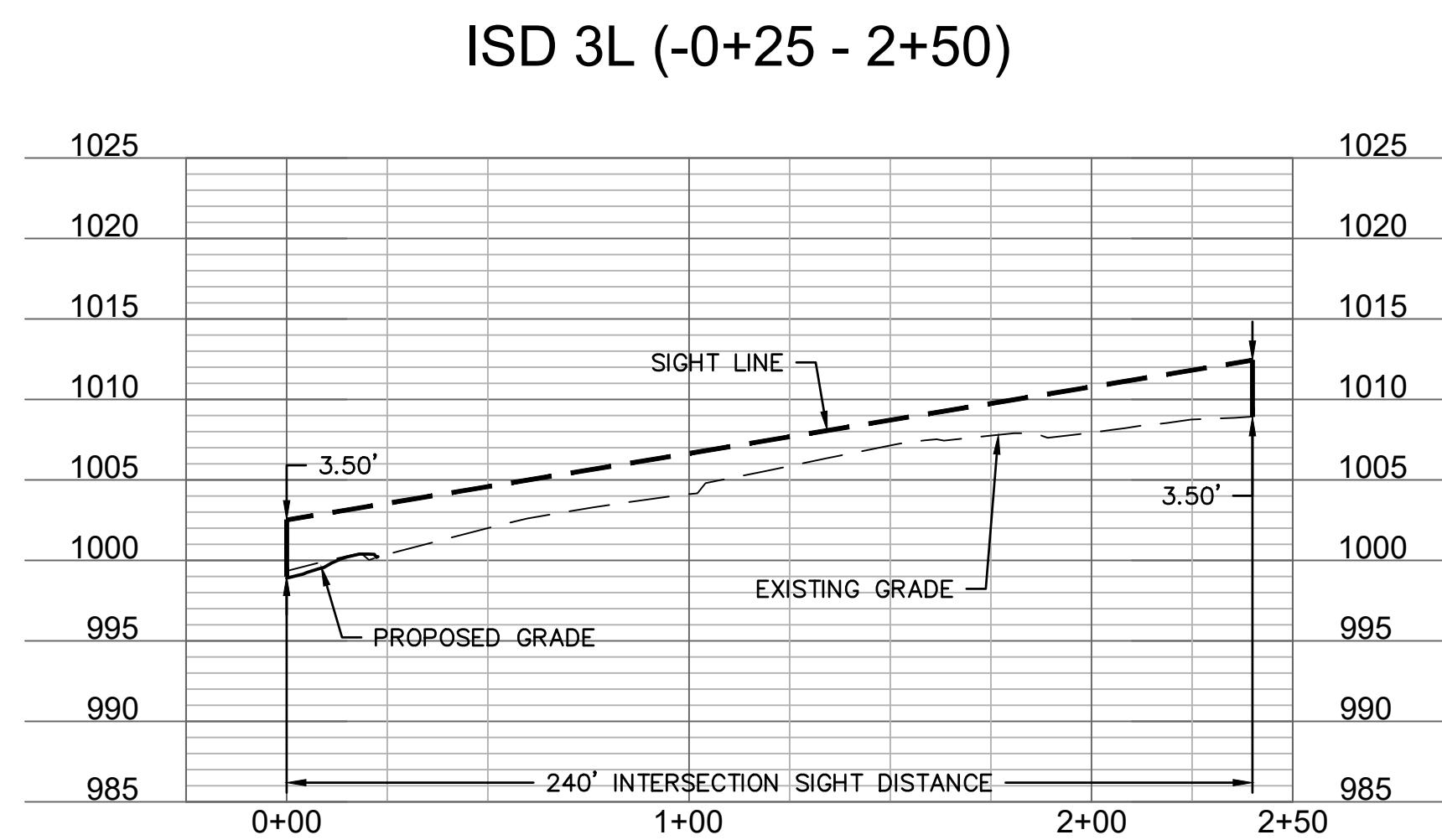
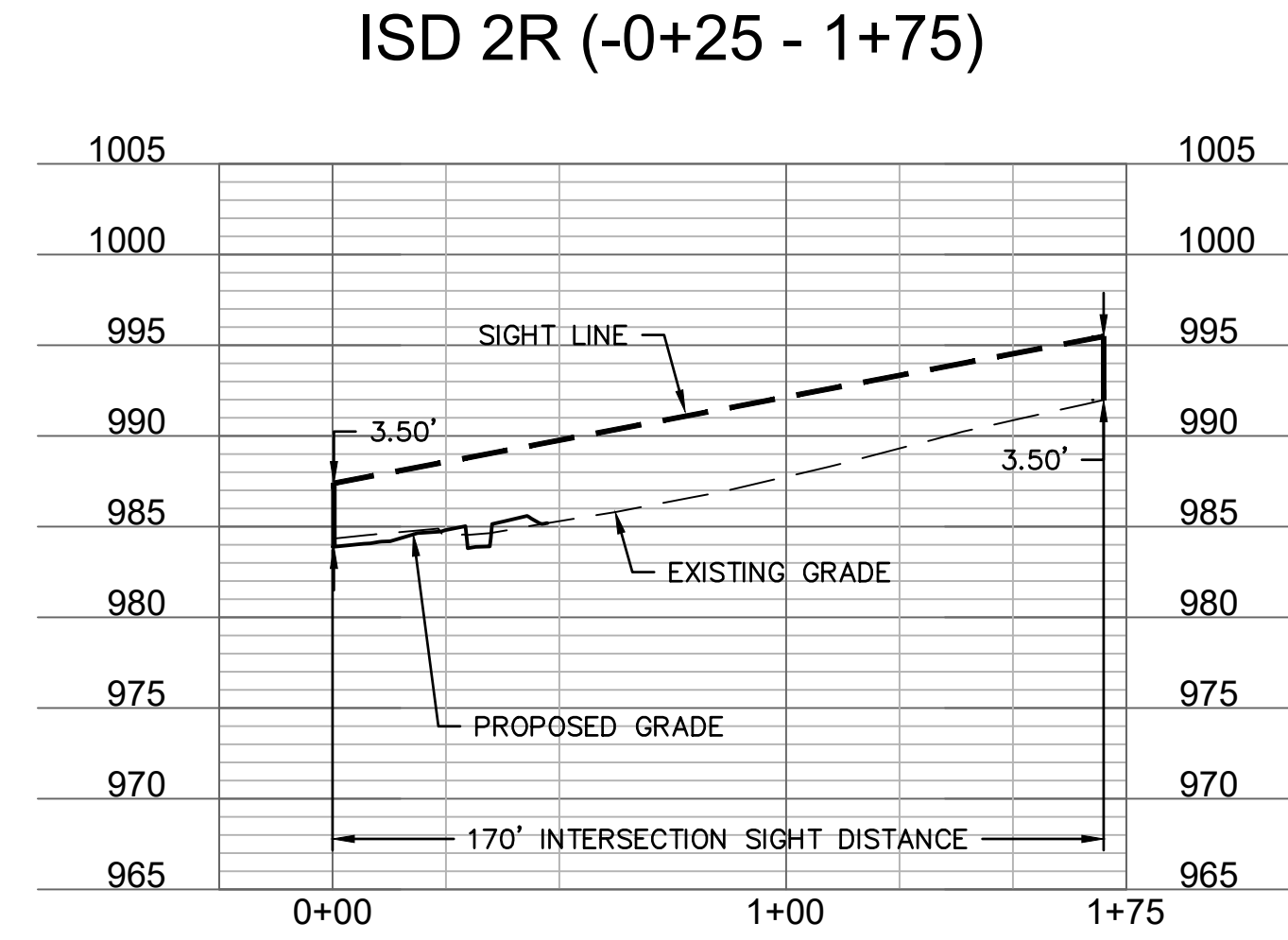
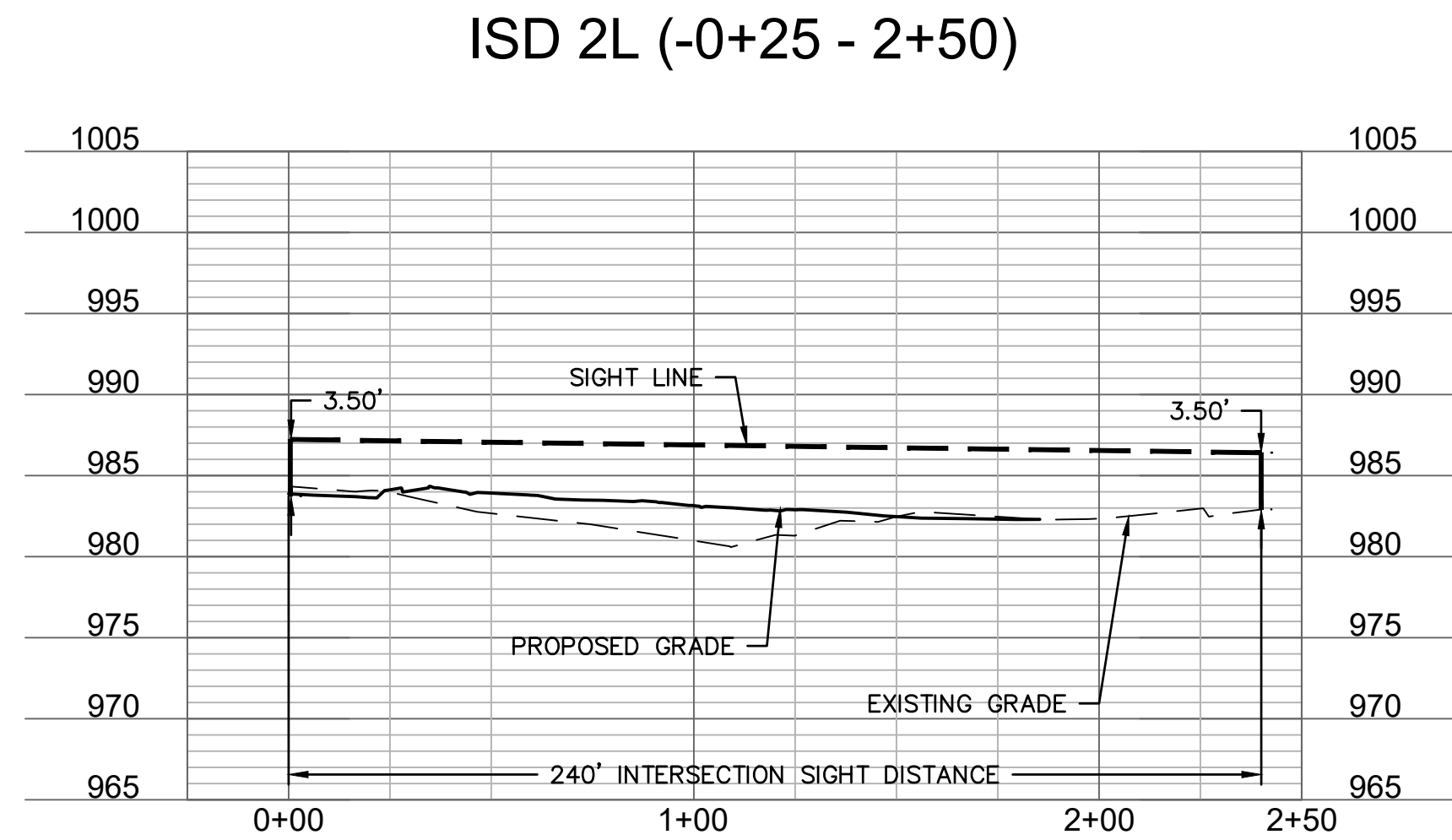
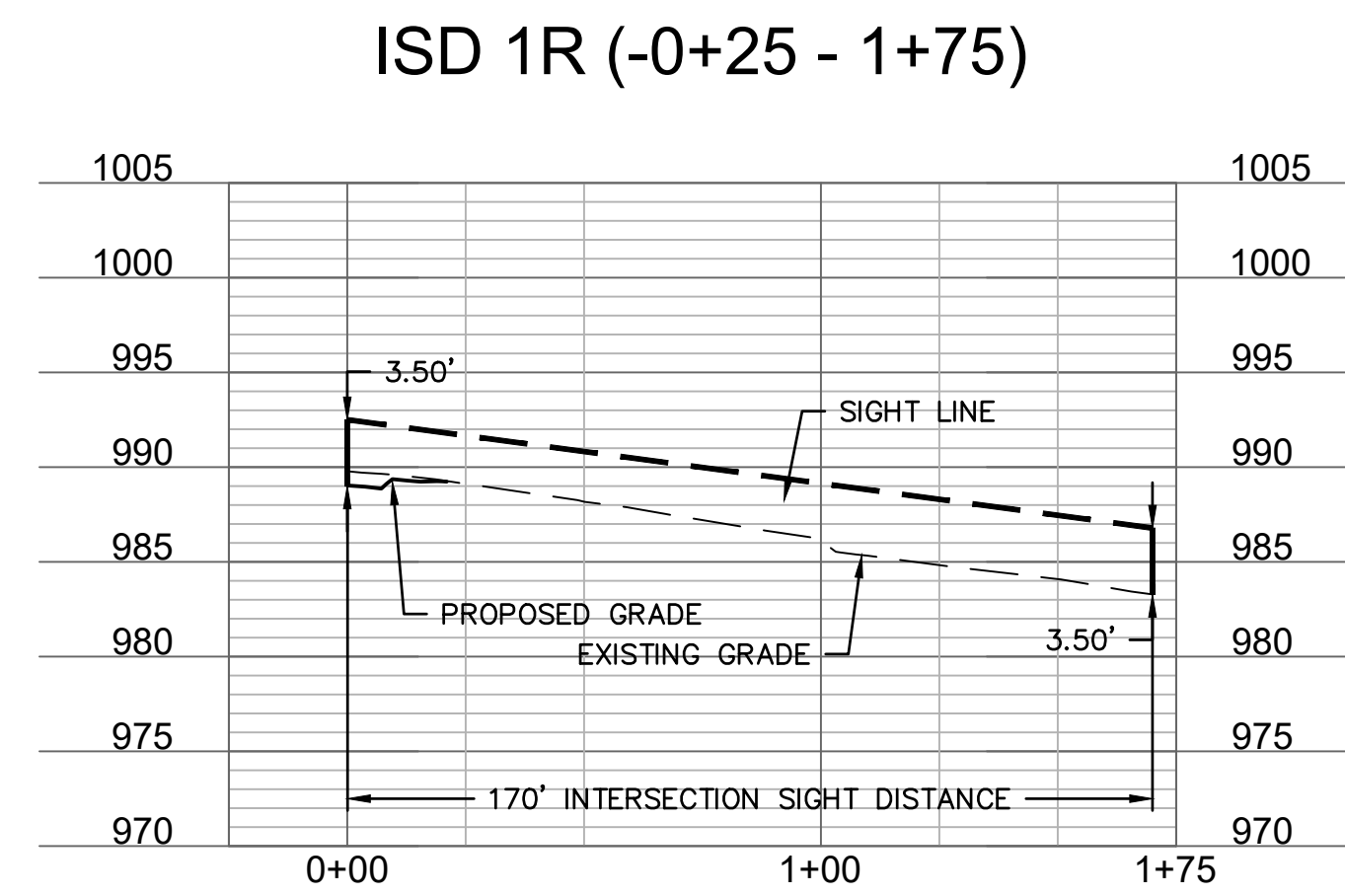
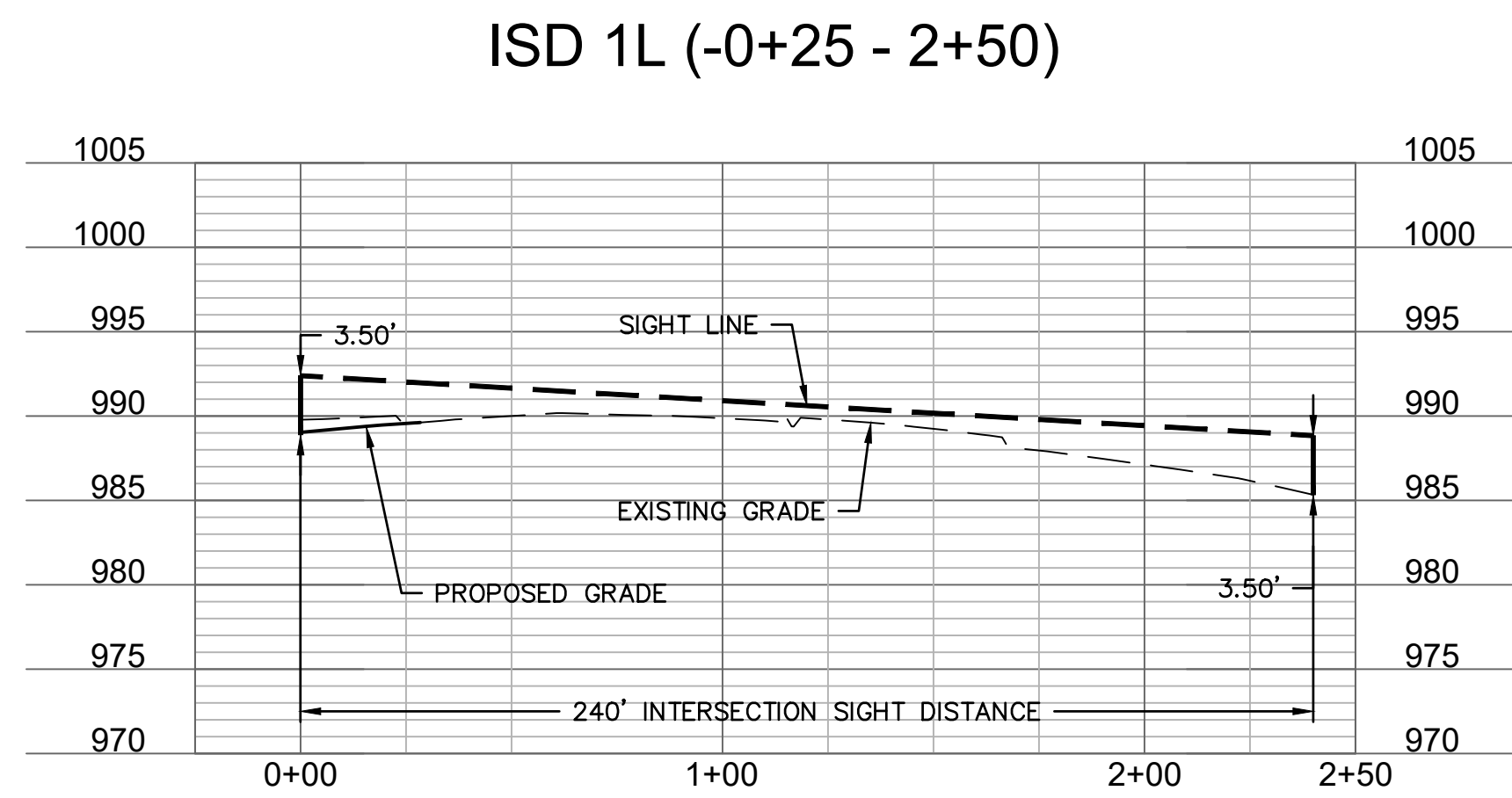
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DATE: Jul 28, 2021 11:18am
USER: qlowrey



INTERSECTION SITE DISTANCE PROFILES PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
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
C410

BY

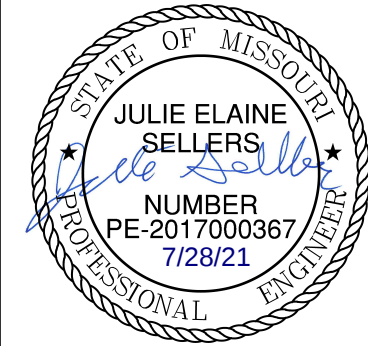
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DATE _____

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