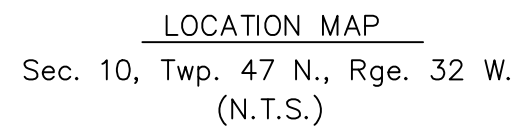
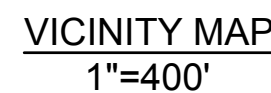


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



PROJECT TEAM & UTILITY CONTACT LIST



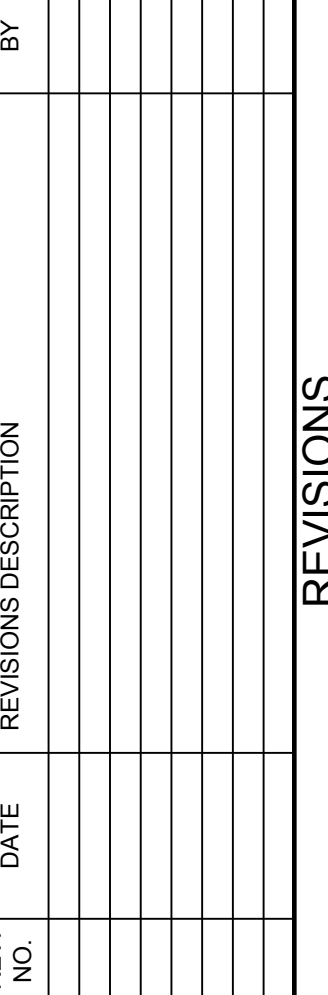
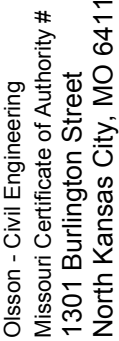
LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

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

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

10/14/21
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. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
(UPDATED MARCH 2021)



LEE'S SUMMIT, MO

SHEET
C400

- 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 INSPECTION TO SCHEDULE A PRE–CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO AN LAND DISTURBANCE WORK 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
FO0H	PROPOSED FIBER OPTIC, OVERHEAD
FO	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	S.Y.	172	
	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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North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
No. PE-2017000367
10/14/21

BY
REV. NO.
DATE
REVISIONS DESCRIPTION

REVISIONS

GENERAL NOTES & QUANTITIES
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

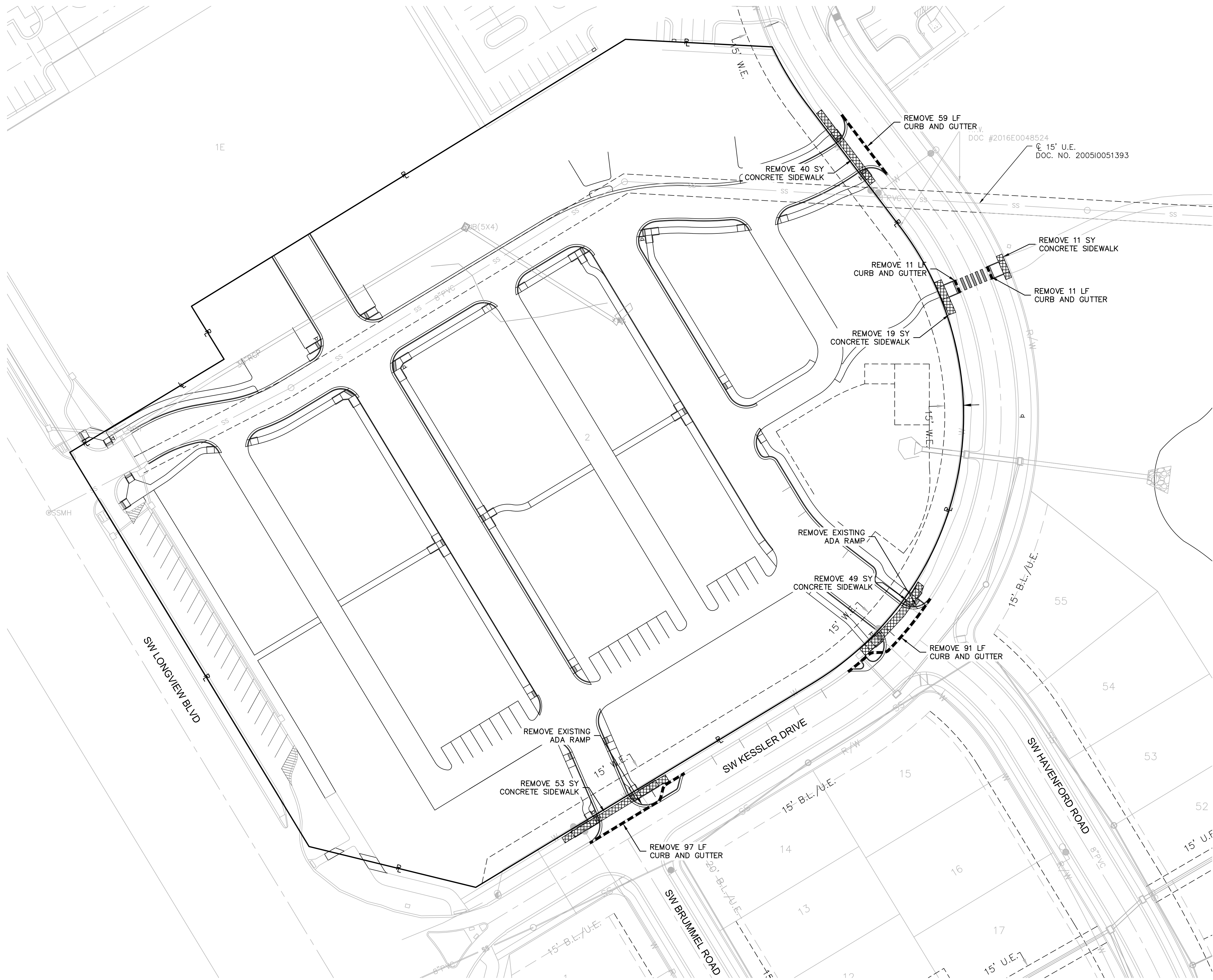
LEE'S SUMMIT, MO

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

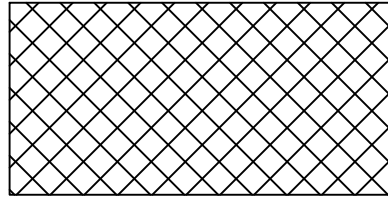
2021

SHEET
C401

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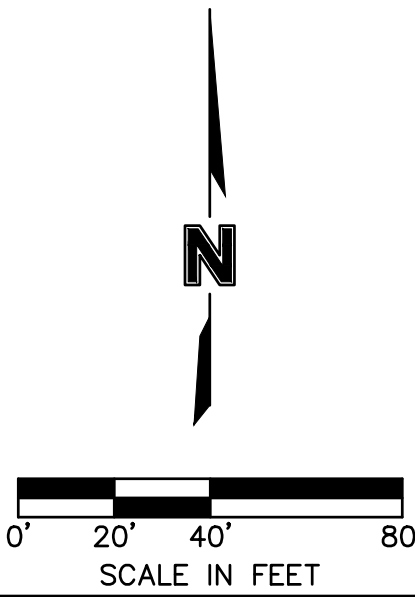


LEGEND:



REMOVE EXISTING SIDEWALK

REMOVE EXISTING CURB AND GUTTER



DEMOLITION PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOME
451 SW LONGVIEW BLVD

-EE'S SUMMIT. MO

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

SHEET
C402

BY

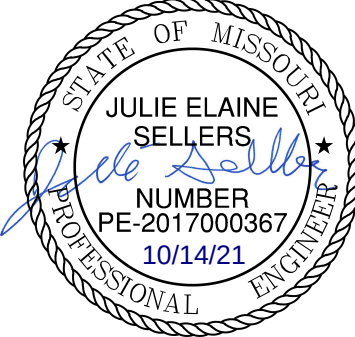
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DATE _____

REV.

DEVISIONS

2021

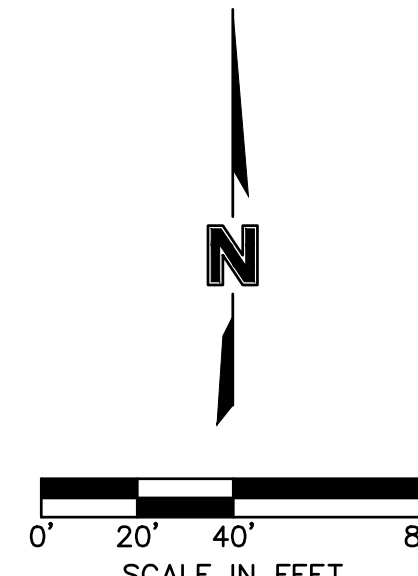
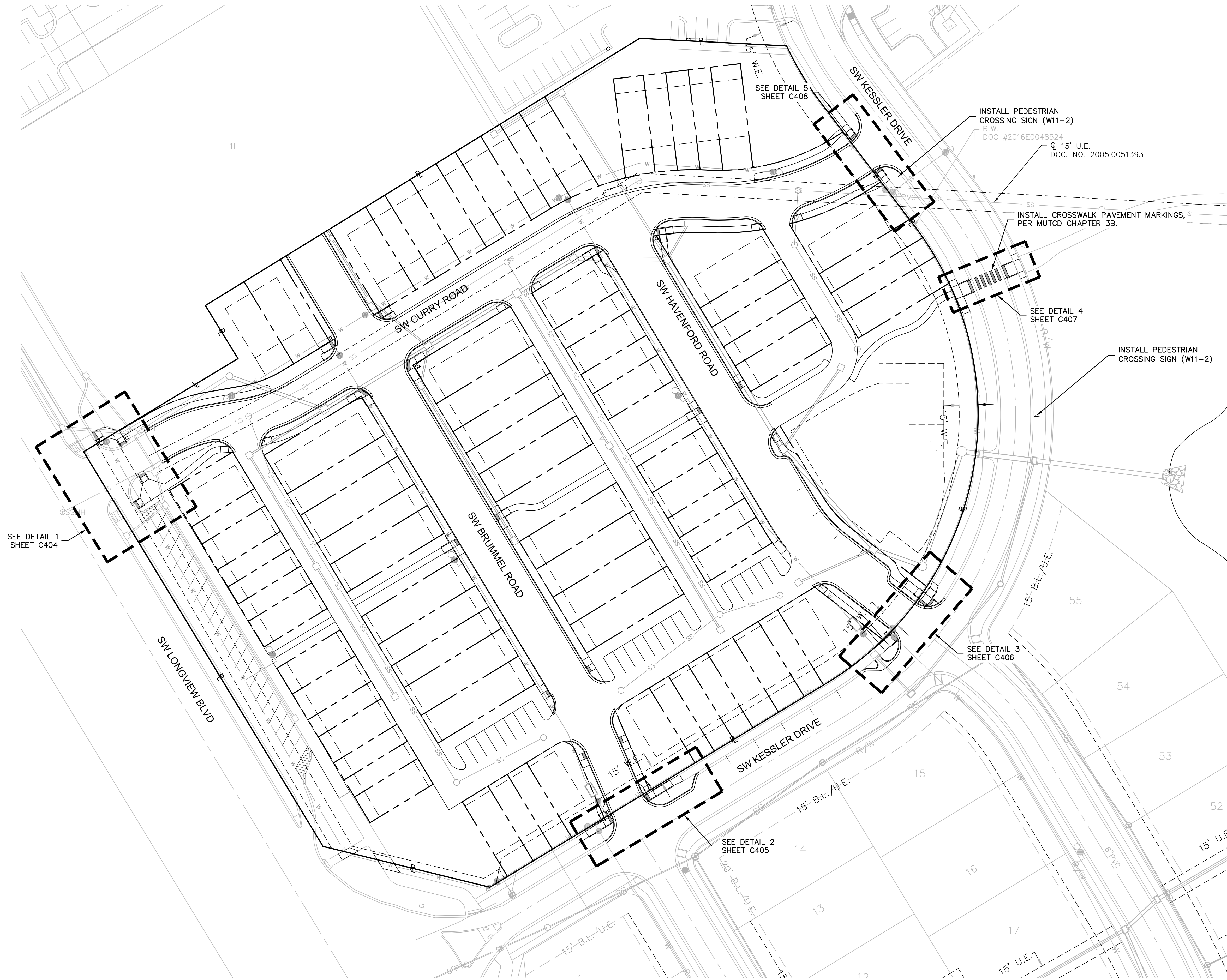


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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
10/14/21
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

GENERAL LAYOUT
PUBLIC STREET PLANS
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.:
date: 08.25.2021

SHEET
C403

USER: jsellers
C_PBN DY_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.



LEE'S SUMMIT, MO

2021

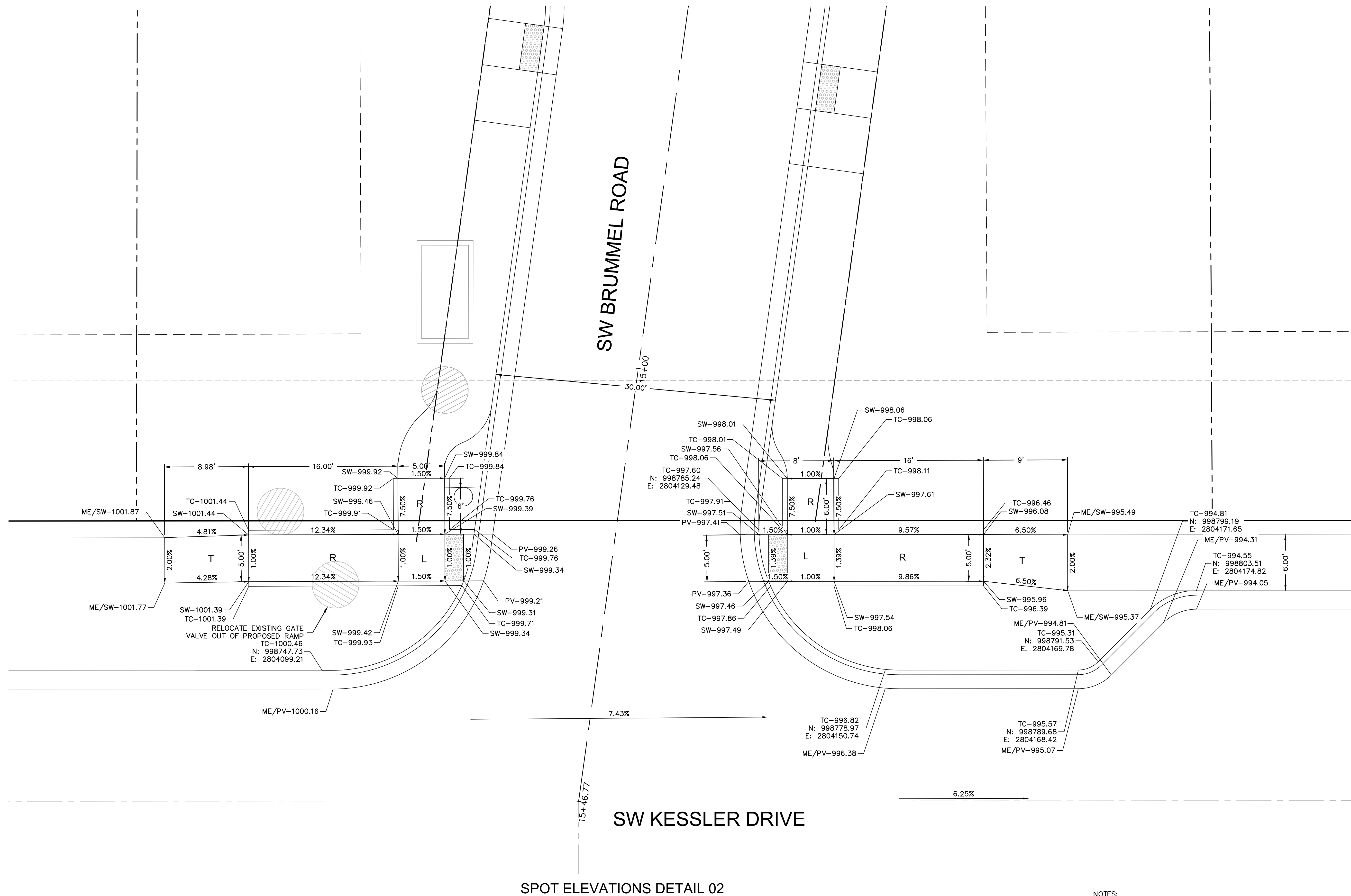
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SHEET
C404

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SPOT ELEVATION LEGEND

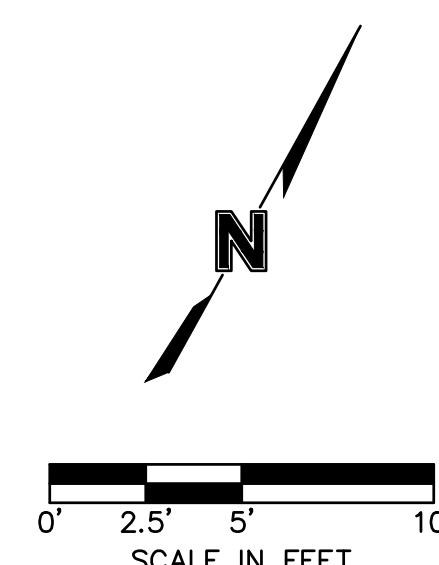
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SPOT ELEVATIONS DETAIL 02

SW KESSLER DRIVE

NOTES:

1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
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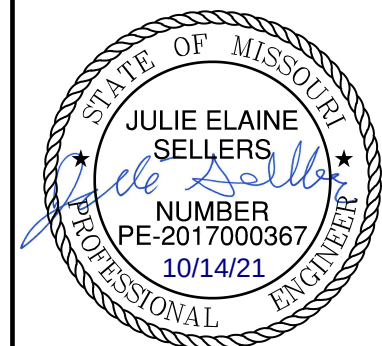
SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021[illegible]

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C_PBN DY_02102987

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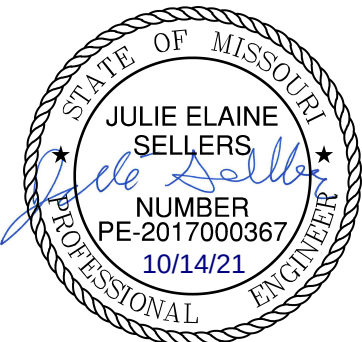


SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

SHEET
C406



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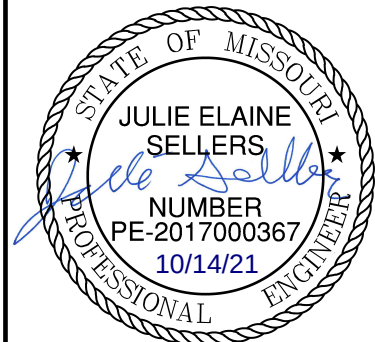
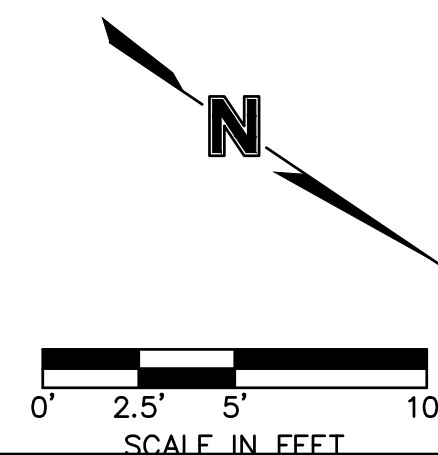
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ME-MATCH EXISTING
L-LANDING
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SW KESSLER DRIVE

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.

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SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOME
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

SHEET
C407

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ME-MATCH EXISTING
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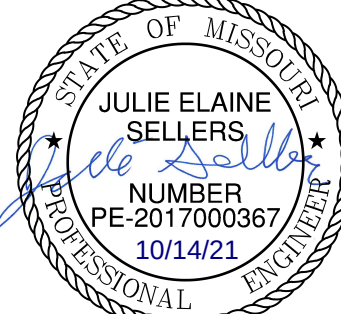
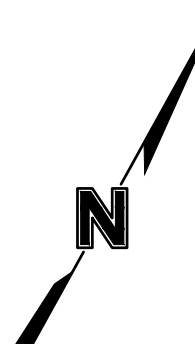
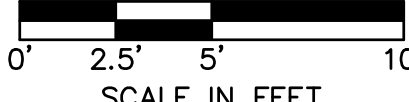
SPOT ELEVATIONS DETAIL 05

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

EE'S SUMMIT MO

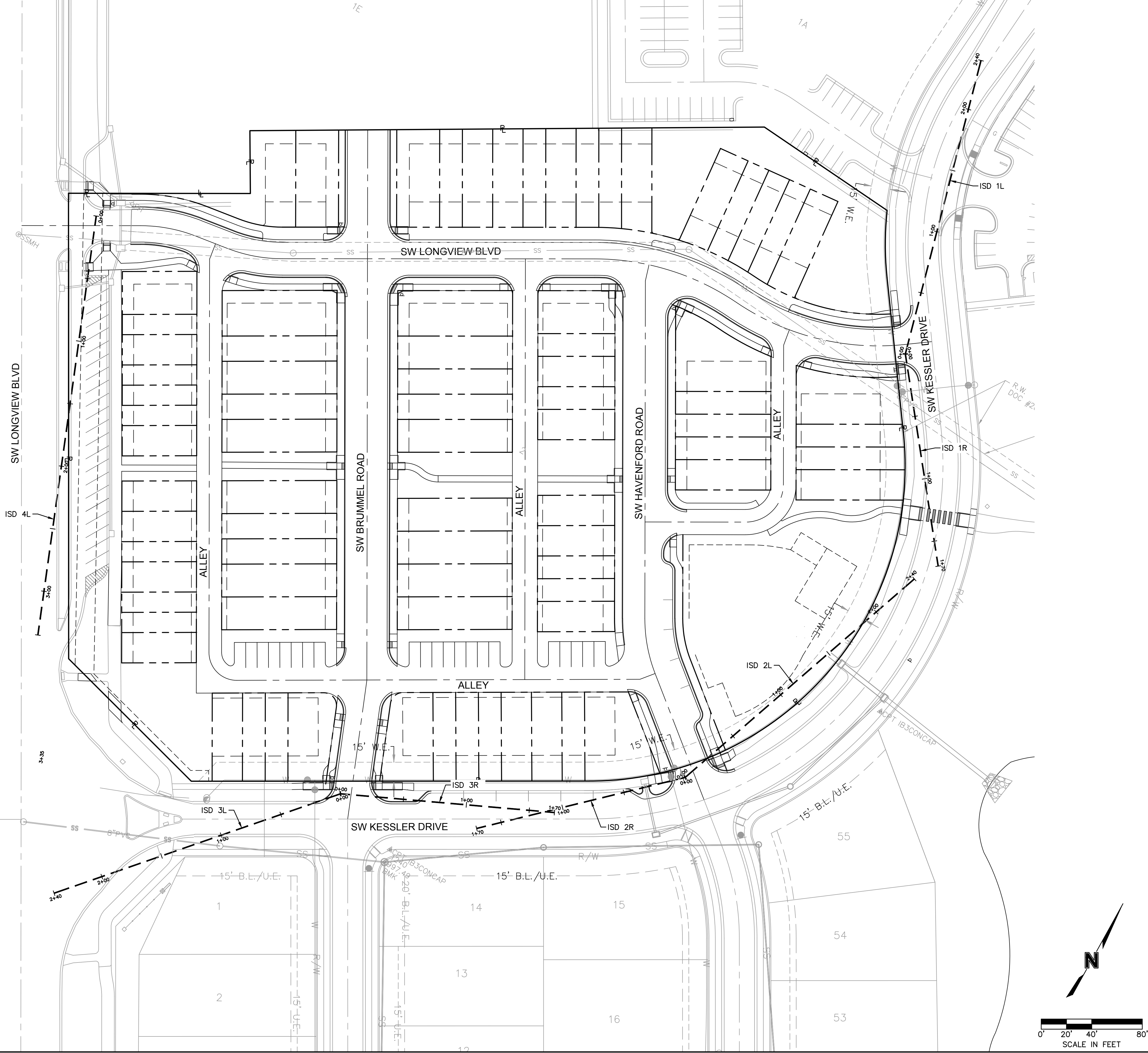
drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: _____
date: _____ 08.25.2021

SHEET
C408

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- 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.
- 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.

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

SHEET
C409

INTERSECTION SITE DISTANCE PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

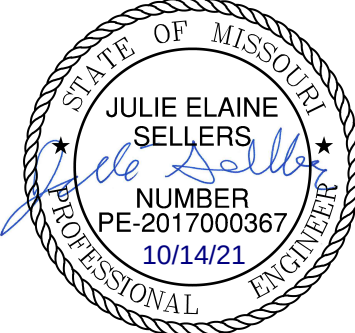
REVISIONS DESCRIPTION

DATE

REV. NO.

BY

REVISIONS



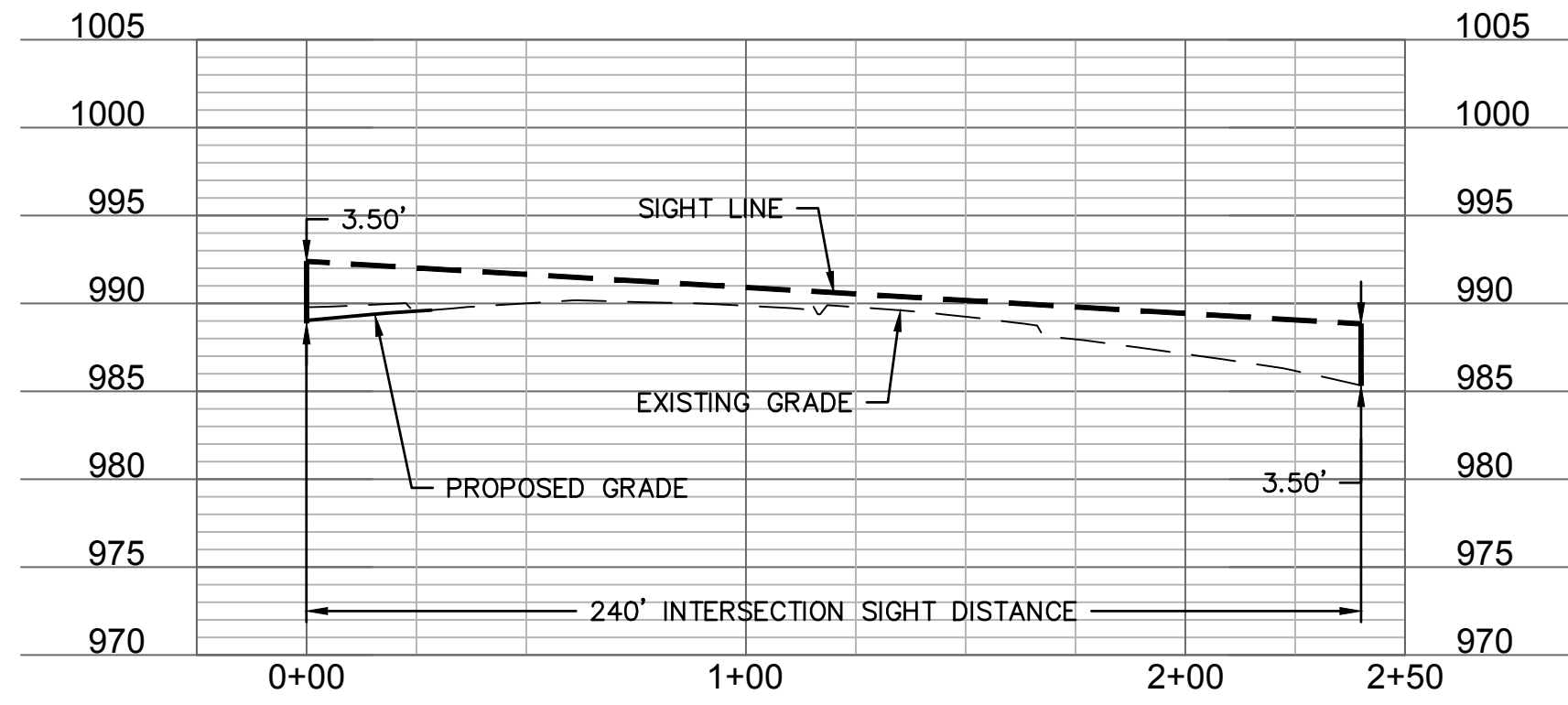
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130T Burlington Street
North Kansas City, MO 64116

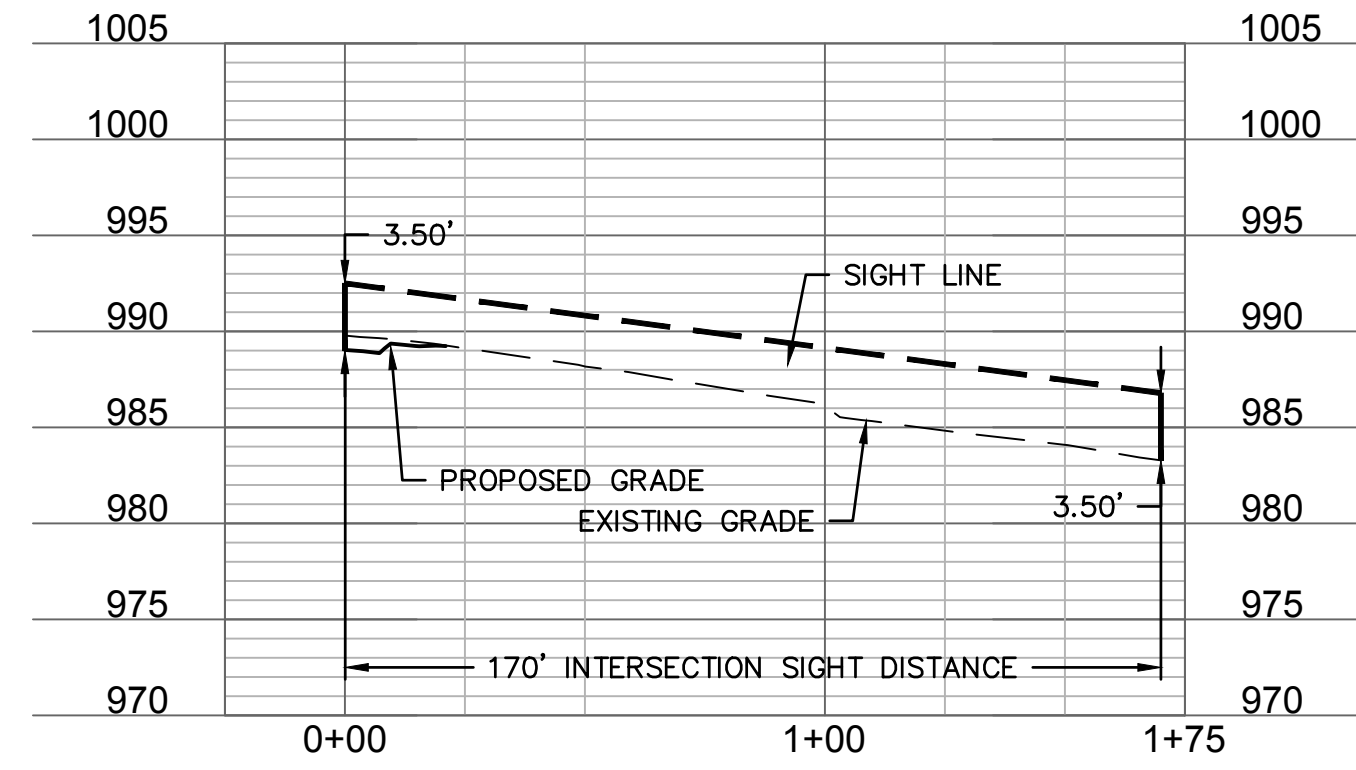
TEL 816.361.1177 www.olsson.com

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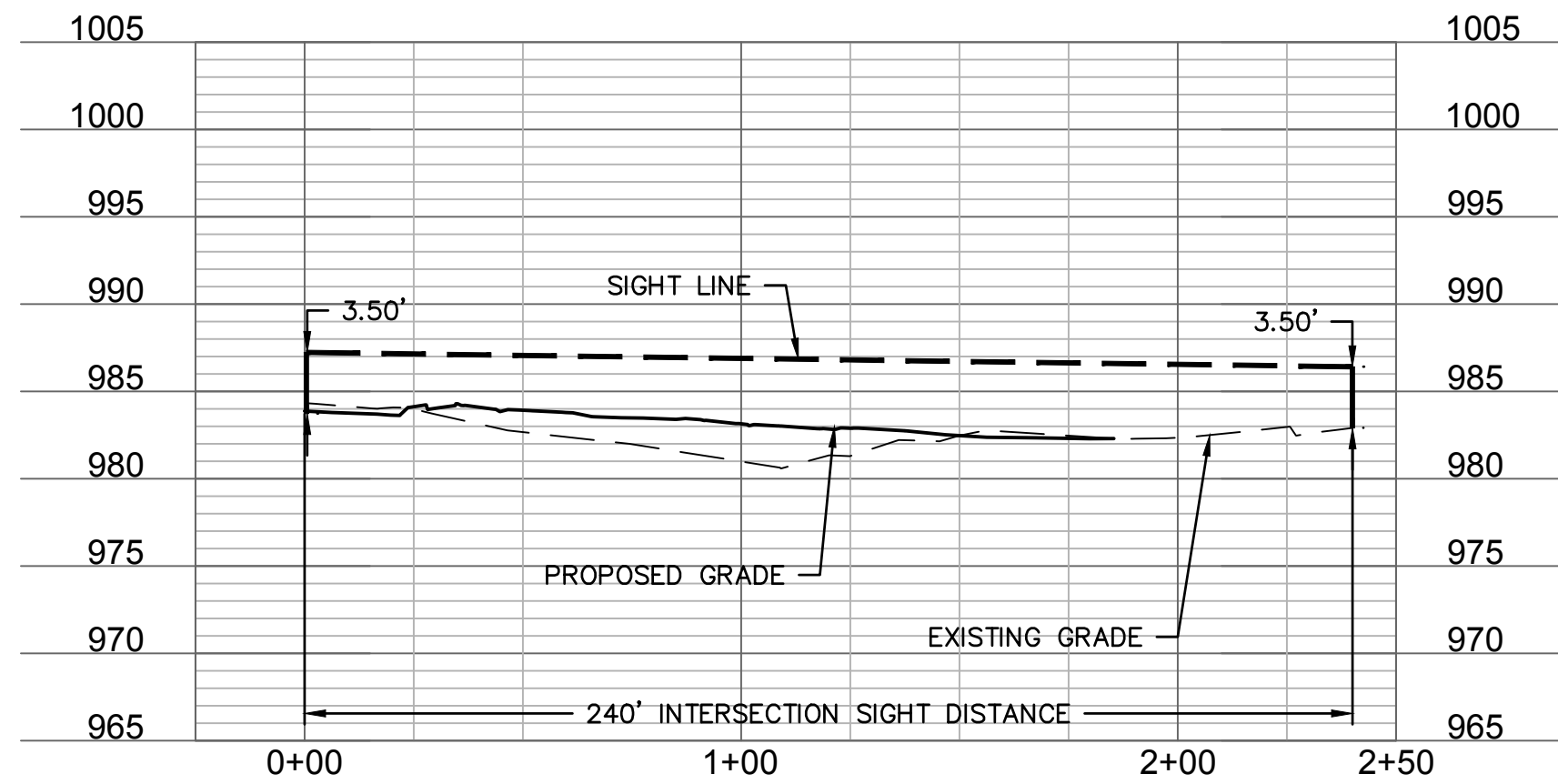
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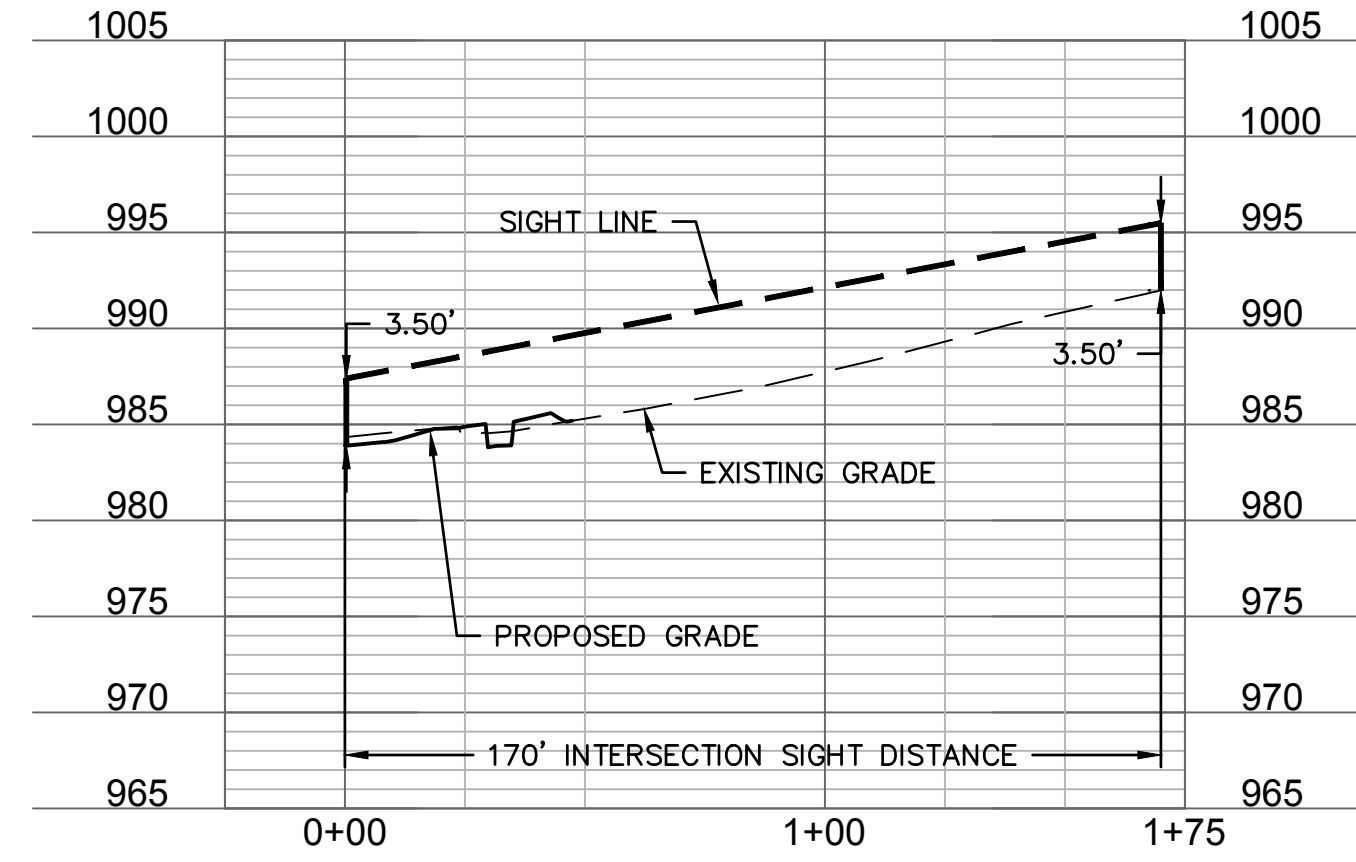
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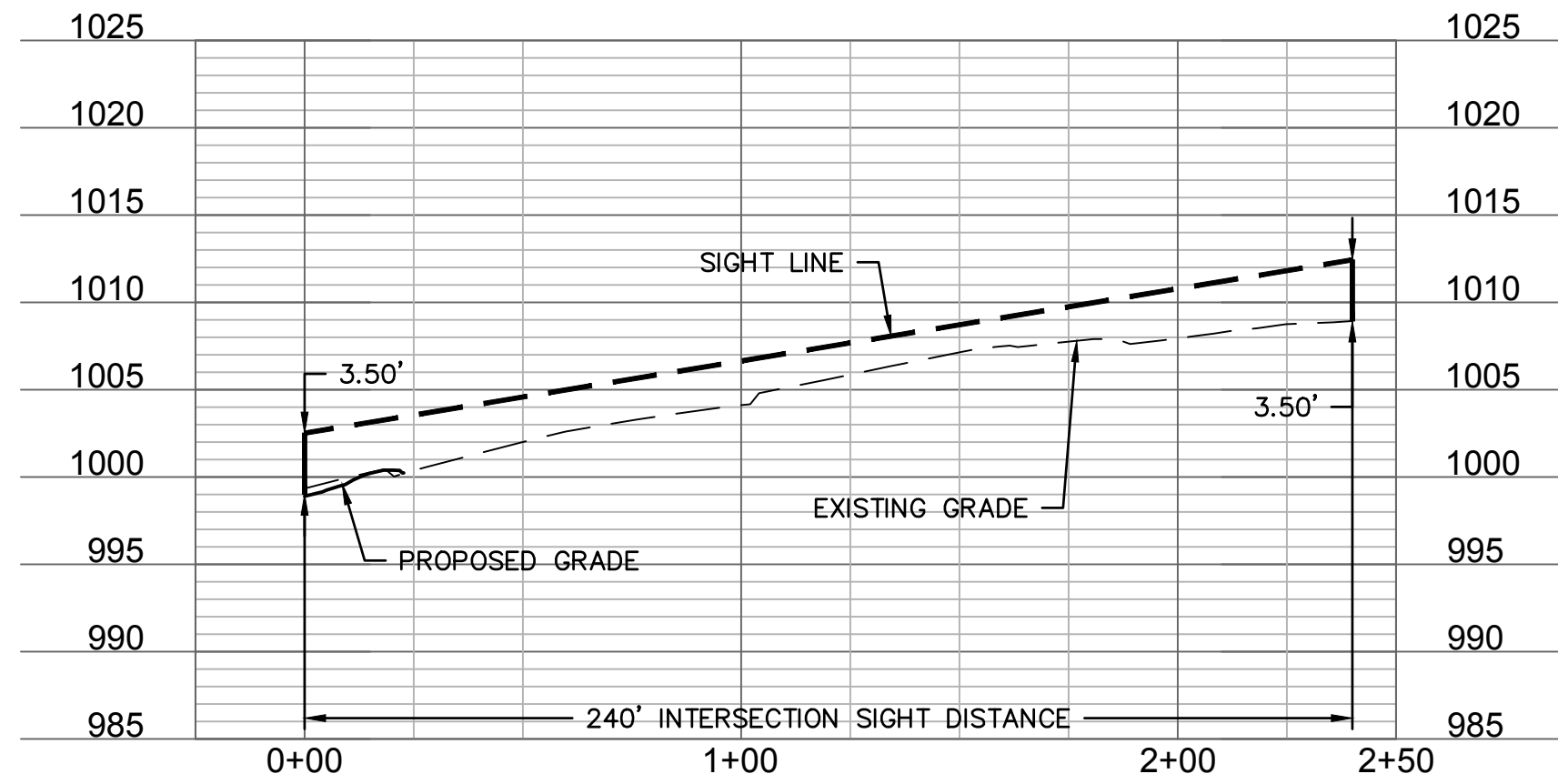
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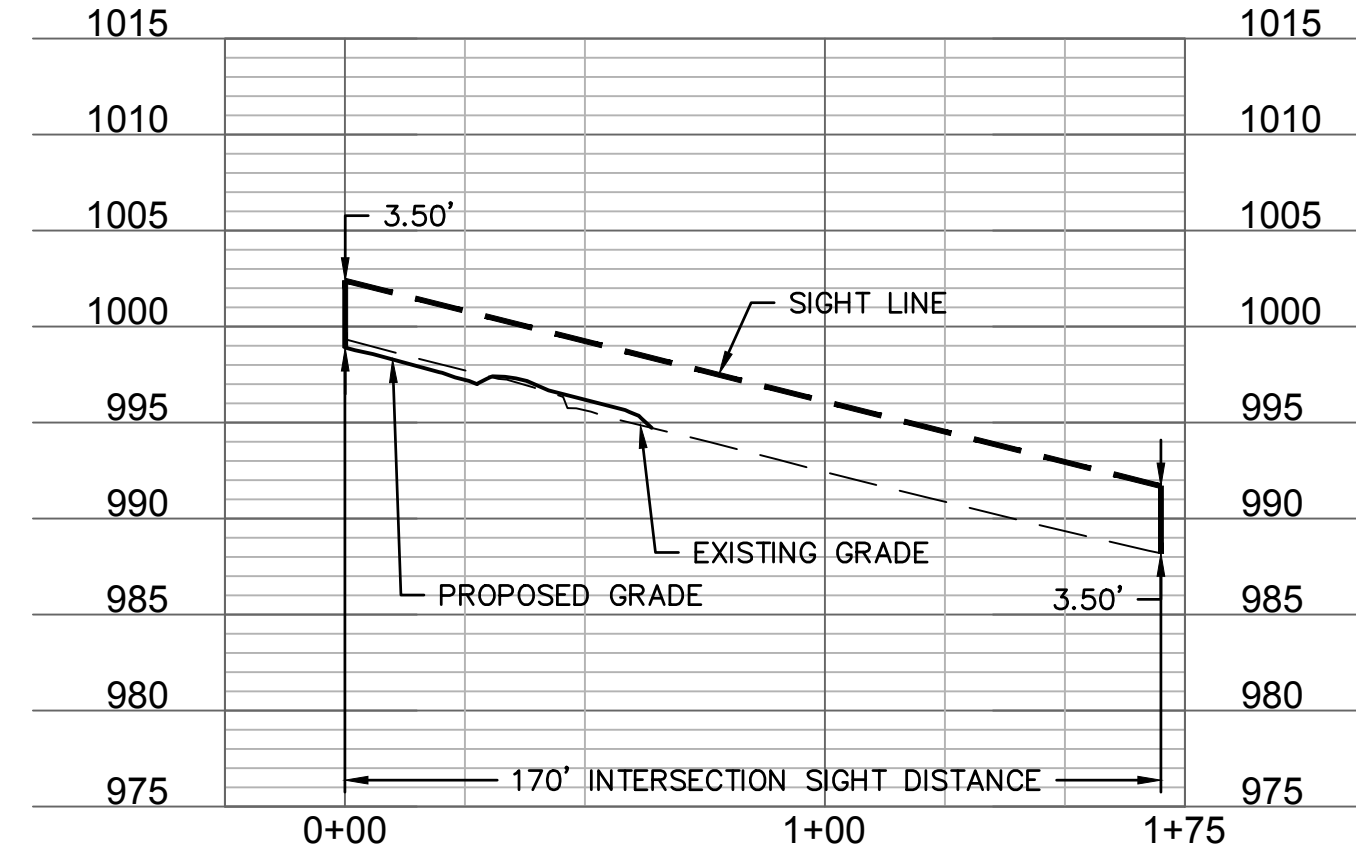
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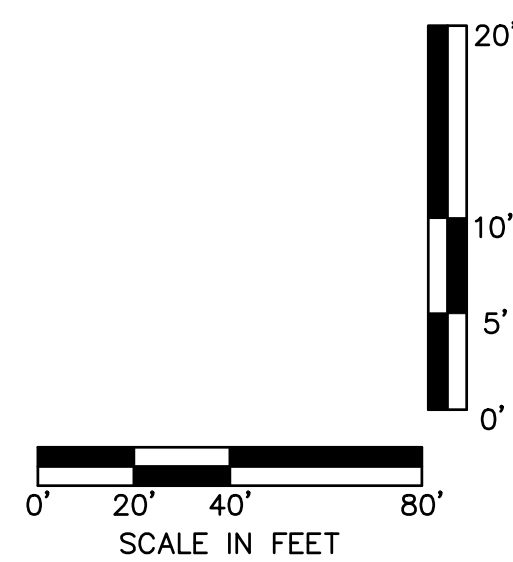
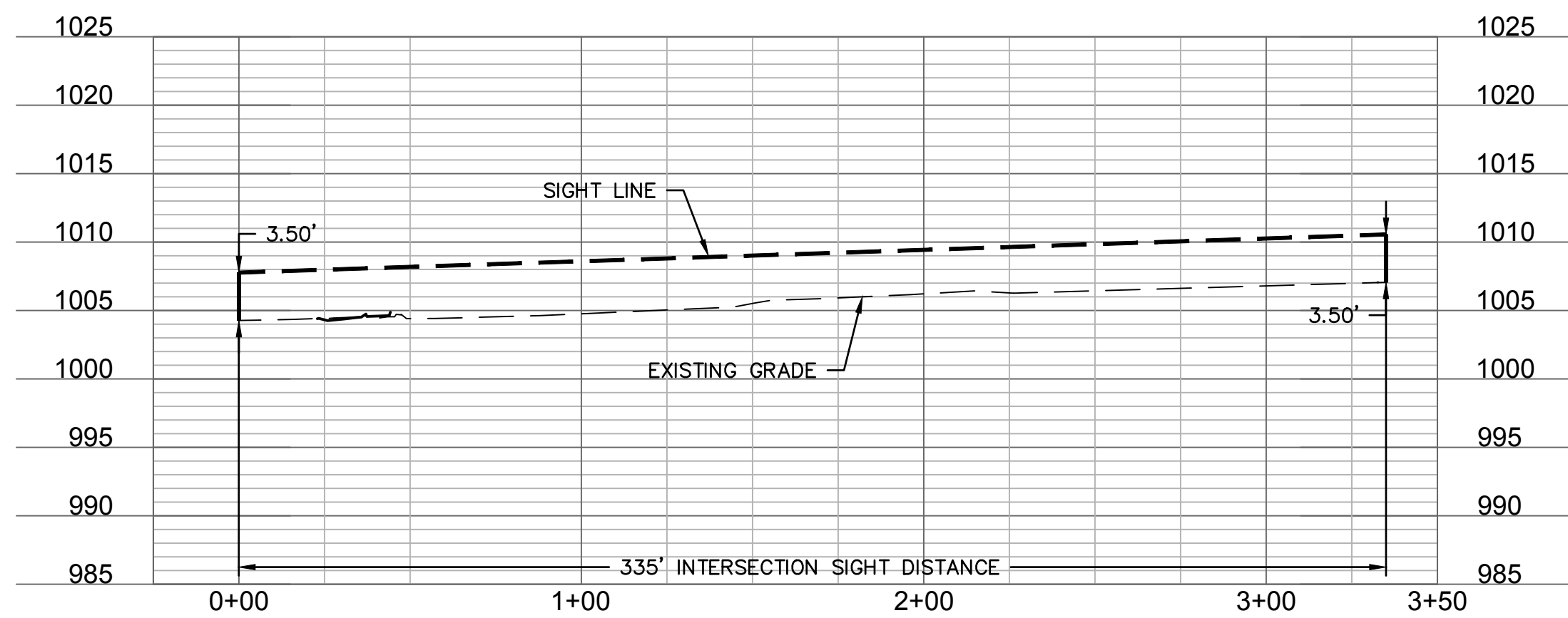
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ISD 3R (-0+25 - 1+75)



ISD 4L (-0+25 - 3+50)



INTERSECTION SITE DISTANCE PROFILES PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

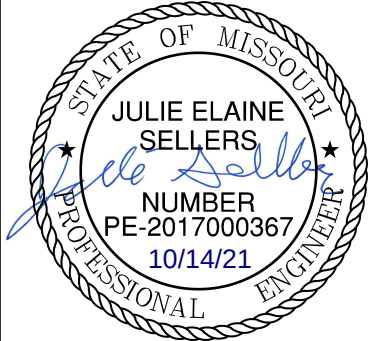
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checked by:	JES
approved by:	JES
QA/QC by:	JES
project no.:	021-02987
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SHEET
C410

[illegible]

REVISIONS

2021



olson

Olsson - Civil Engineering
Missouri Certificate of Authority #
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