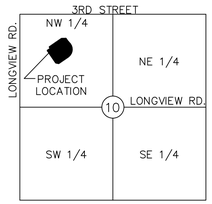
NEW LONGVIEW TOWNHOMES
PUBLIC STREET PLANS

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



LOCATION MAP
Sec. 10, Twp. 47 N., Rge. 32 W.
(N.T.S.)

PROJECT TEAM & UTILITY CONTACT LIST

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: JSELLERS@OLSSON.COM

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

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

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

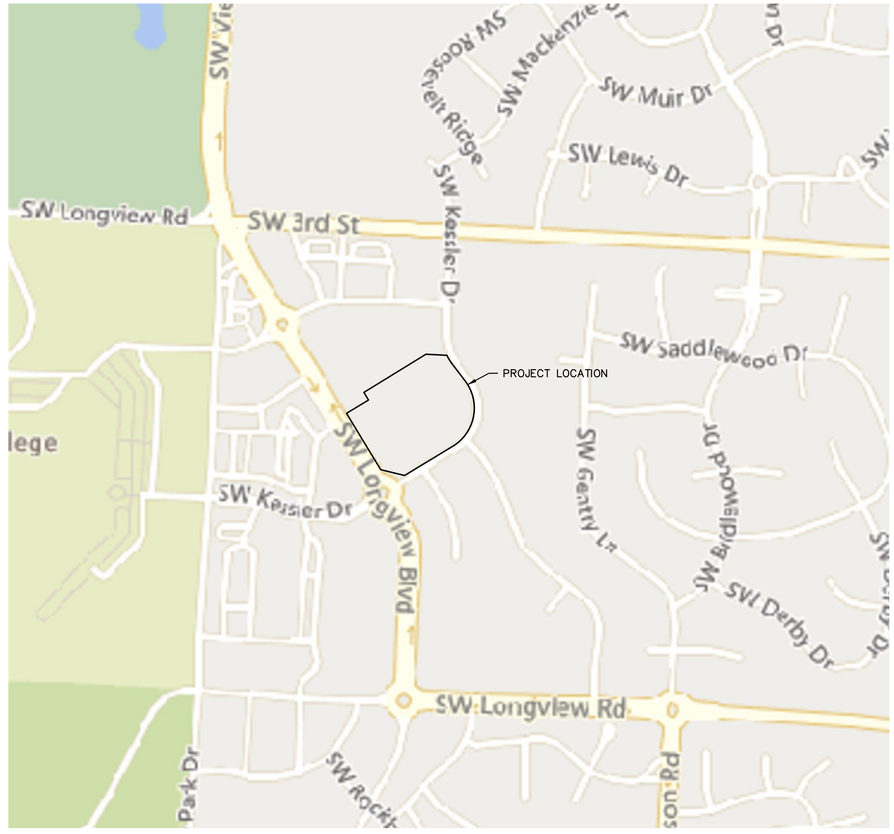
NAME: SPIRE (MGE)
PHONE: 314-342-0500

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



VICINITY MAP
1"=400'

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

CALL BEFORE YOU DIG 1-800-DIG-RITE MISSOURI ONE CALL SYSTEM

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

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

7/28/21
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.

PL2021238
PRSUBD20215636

Kent Monter
I am approving
Kent Monter this document
2022.08.27
13:24:08-05'00'

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Development Services Department
Lee's Summit, Missouri
08/27/2022

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Missouri Certificate of Authority # 001592
1301 Burlington Street
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

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REVISIONS

COVER SHEET
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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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DATE: Jul 28, 2021 11:16am XREFS: C_PTTBLK_02102987

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	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FCTVOH	FUTURE CABLE TV, OVERHEAD
FCTV	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FFOOH	FUTURE FIBER OPTIC, OVERHEAD
FFO	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
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FTELOH	FUTURE TELEPHONE LINE, OVERHEAD
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND
EEOH	EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER\ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER\ELECTRIC LINE, UNDERGROUND
FEOH	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. Fascincation 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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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

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GENERAL NOTES & QUANTITIES
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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SHEET
C401

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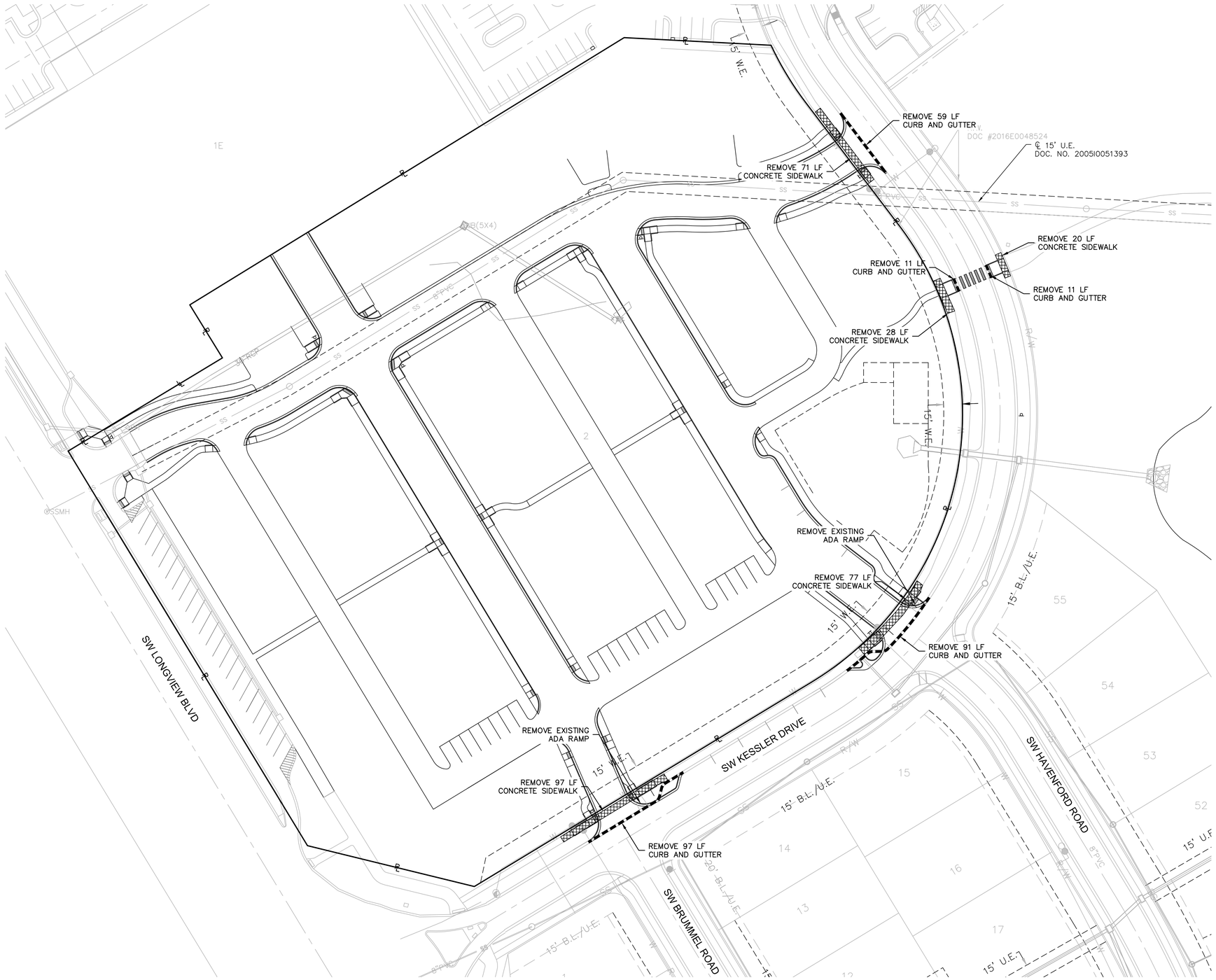

LEGEND:

REMOVE EXISTING SIDEWALK

REMOVE EXISTING CURB AND GUTTER

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0' 20' 40' 80'
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DEMOLITION PLAN
PUBLIC STREET PLANS

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451 SW LONGVIEW BLVD

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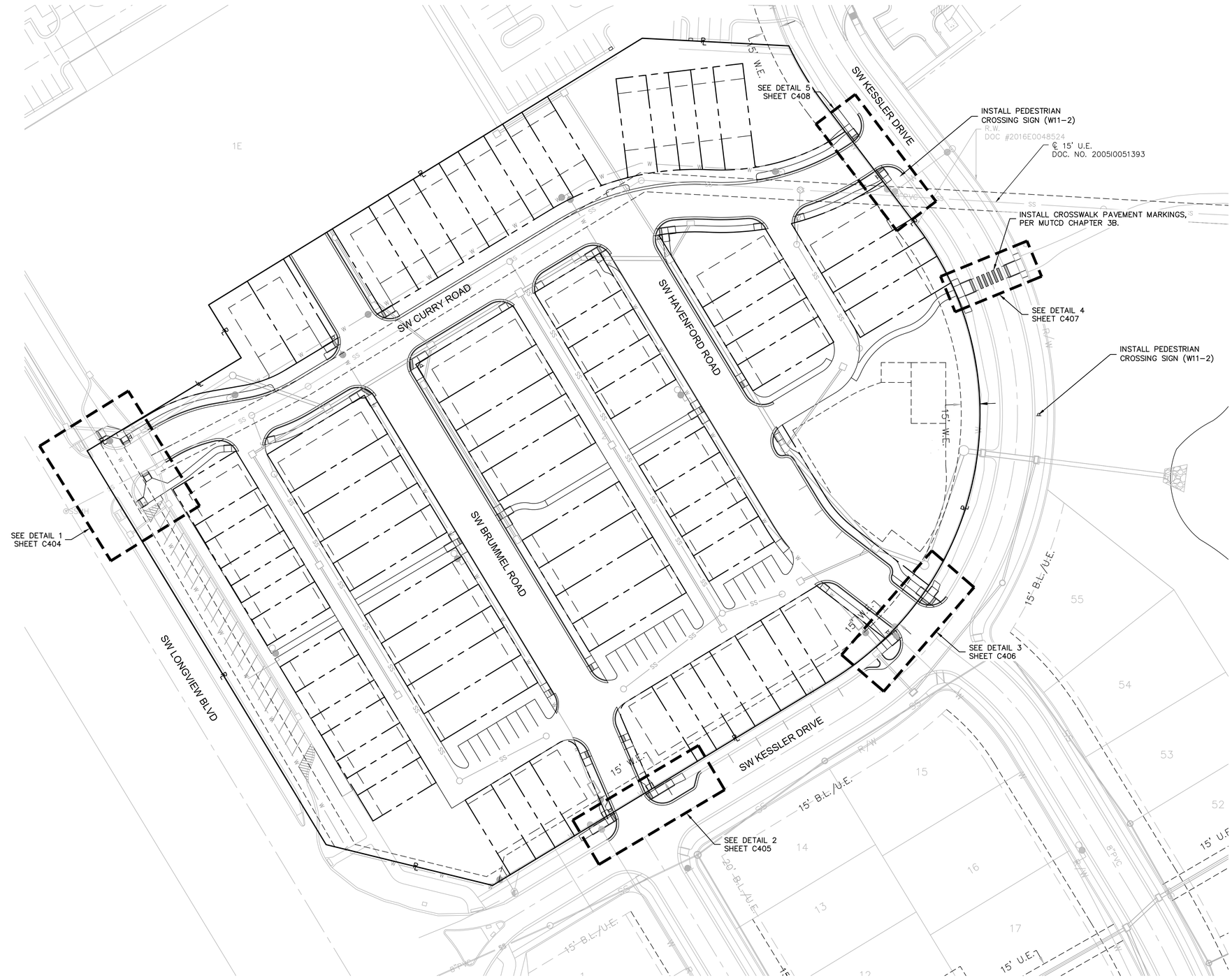

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GENERAL LAYOUT
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

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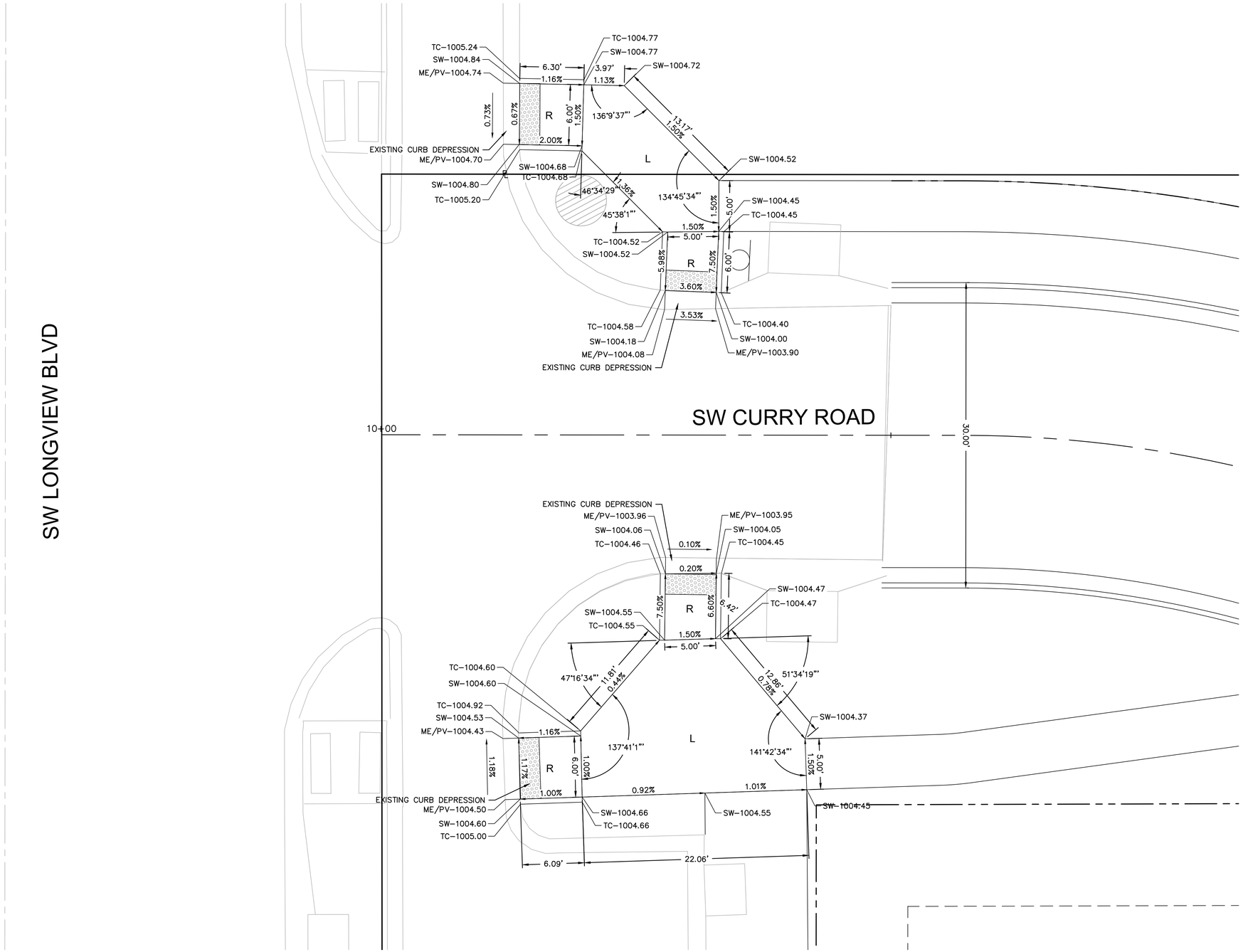

SPOT ELEVATIONS DETAIL 01

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

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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0' 2.5' 5' 10'
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SPOT ELEVATION DETAILS
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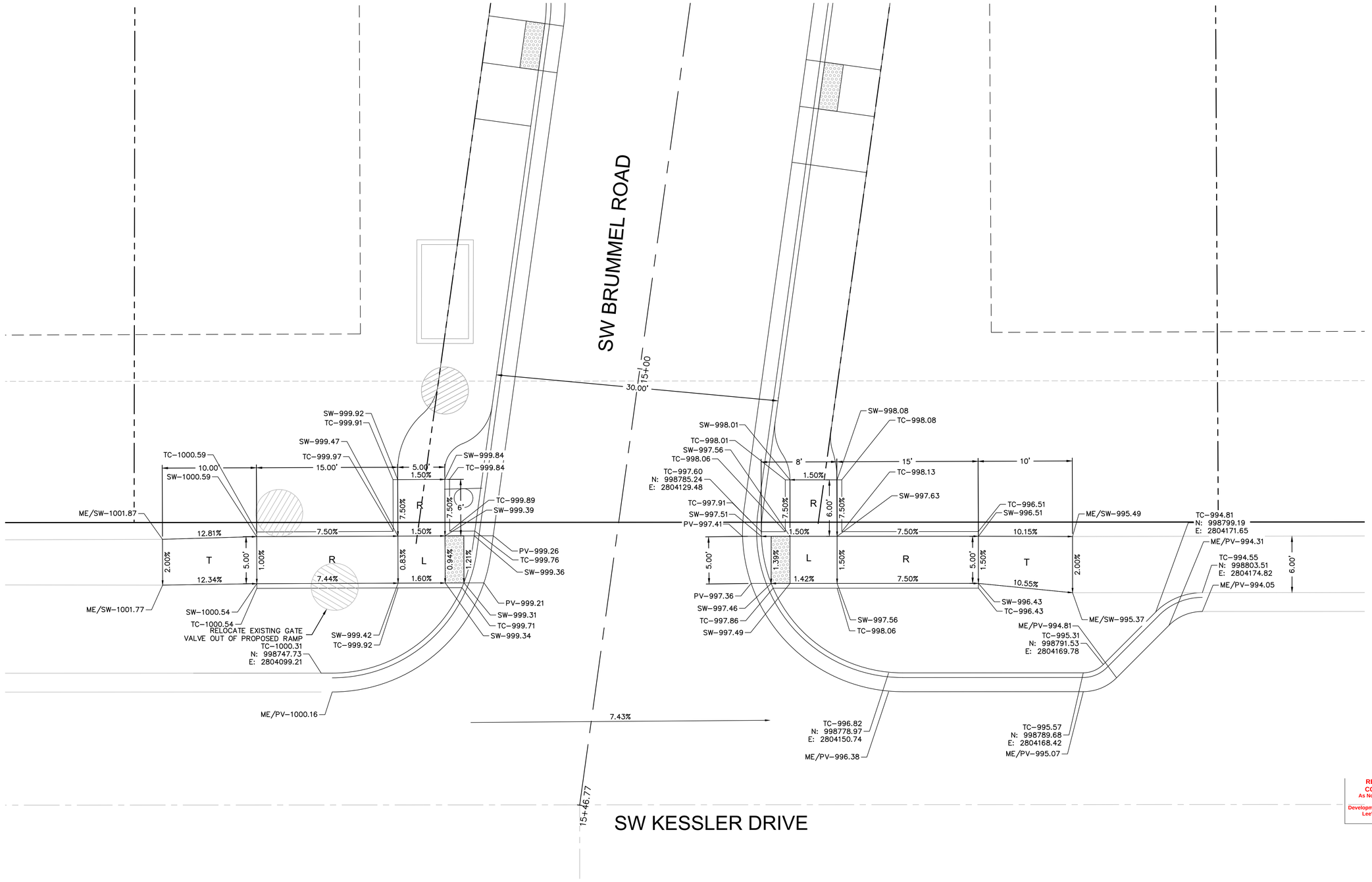

SPOT ELEVATIONS DETAIL 02

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
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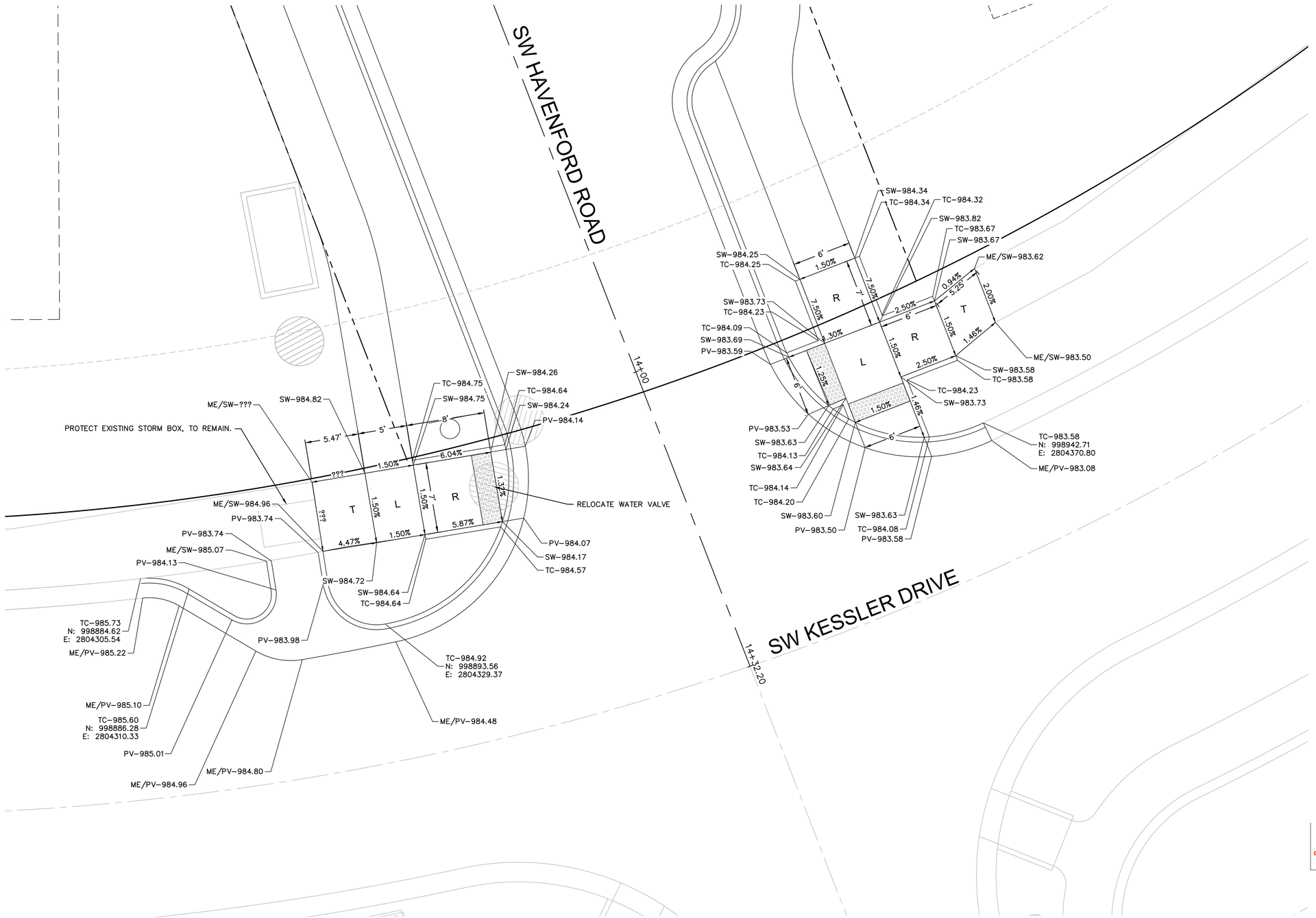

SPOT ELEVATIONS DETAIL 03

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
L–LANDING
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SPOT ELEVATION DETAILS
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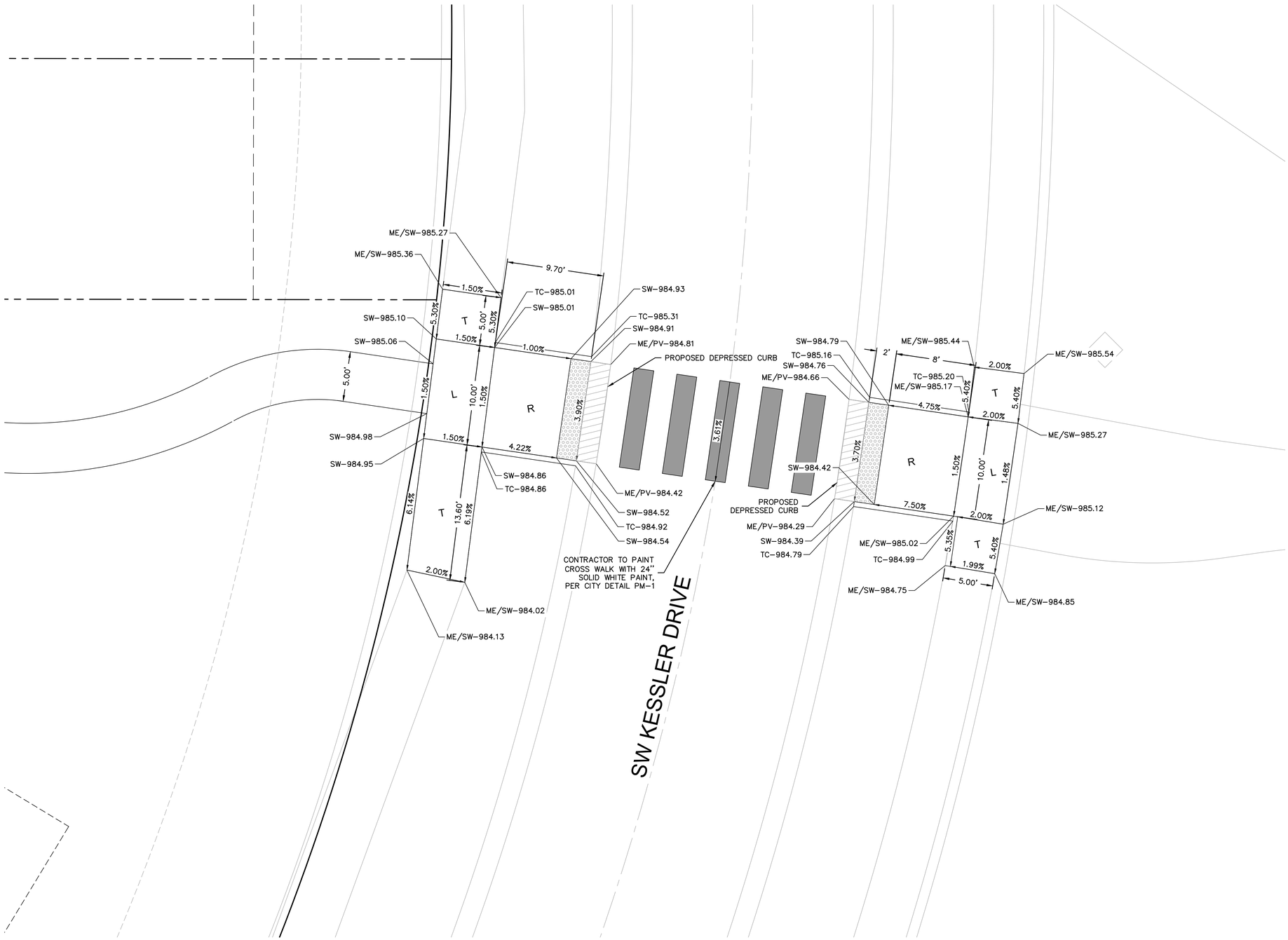

SPOT ELEVATIONS DETAIL 04

SPOT ELEVATION LEGEND

HP–HIGH POINT
LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
ME–MATCH EXISTING
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SHEET
C407

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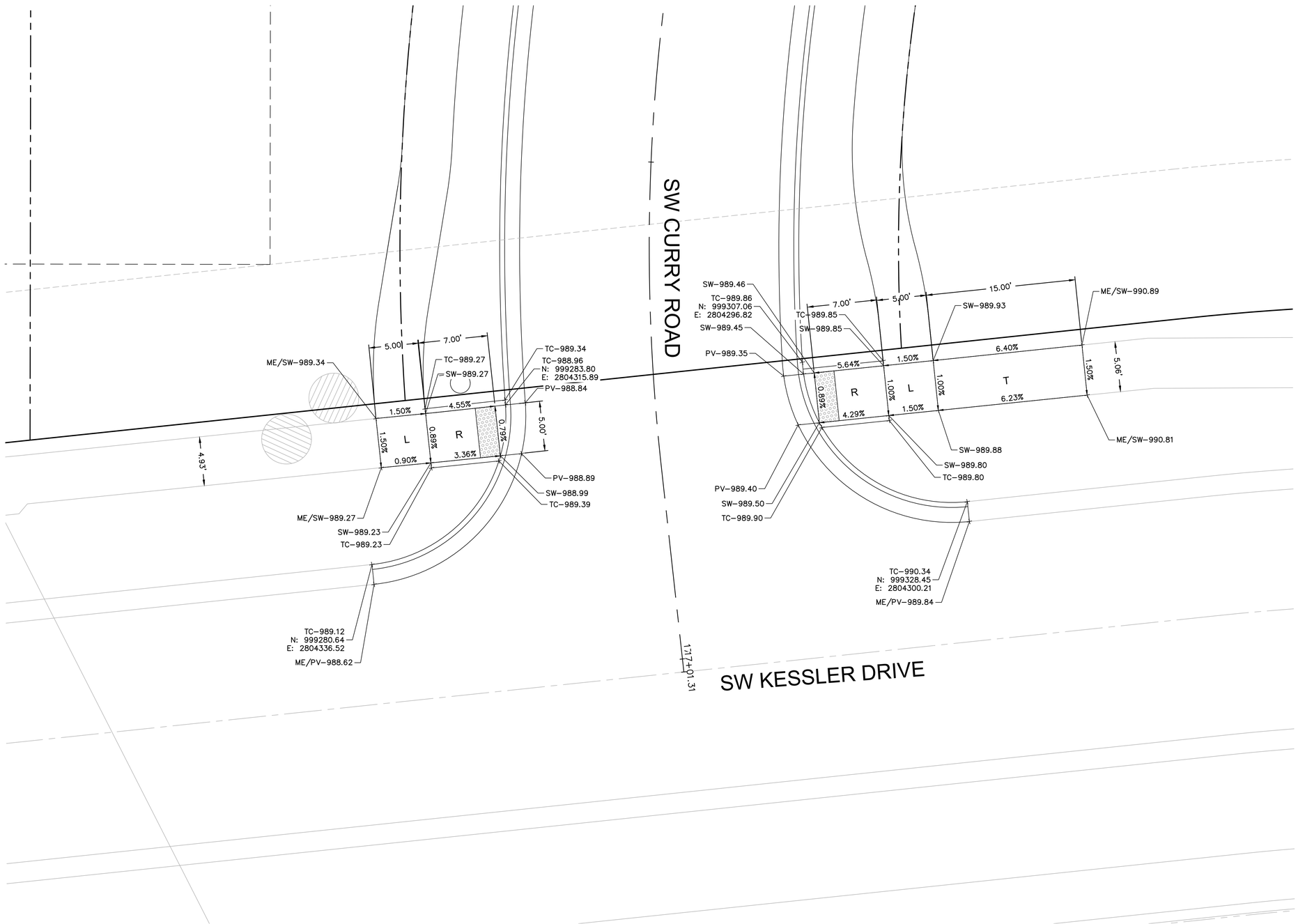

SPOT ELEVATIONS DETAIL 05

SPOT ELEVATION LEGEND

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LP–LOW POINT
PV–PAVEMENT
TC–TOP OF CURB AT BACK
SW–SIDEWLAK
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.

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/27/2022

N

0' 2.5' 5' 10'
SCALE IN FEET

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Olsson - Civil Engineering
Missouri Certificate of Authority # 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

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

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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
C408

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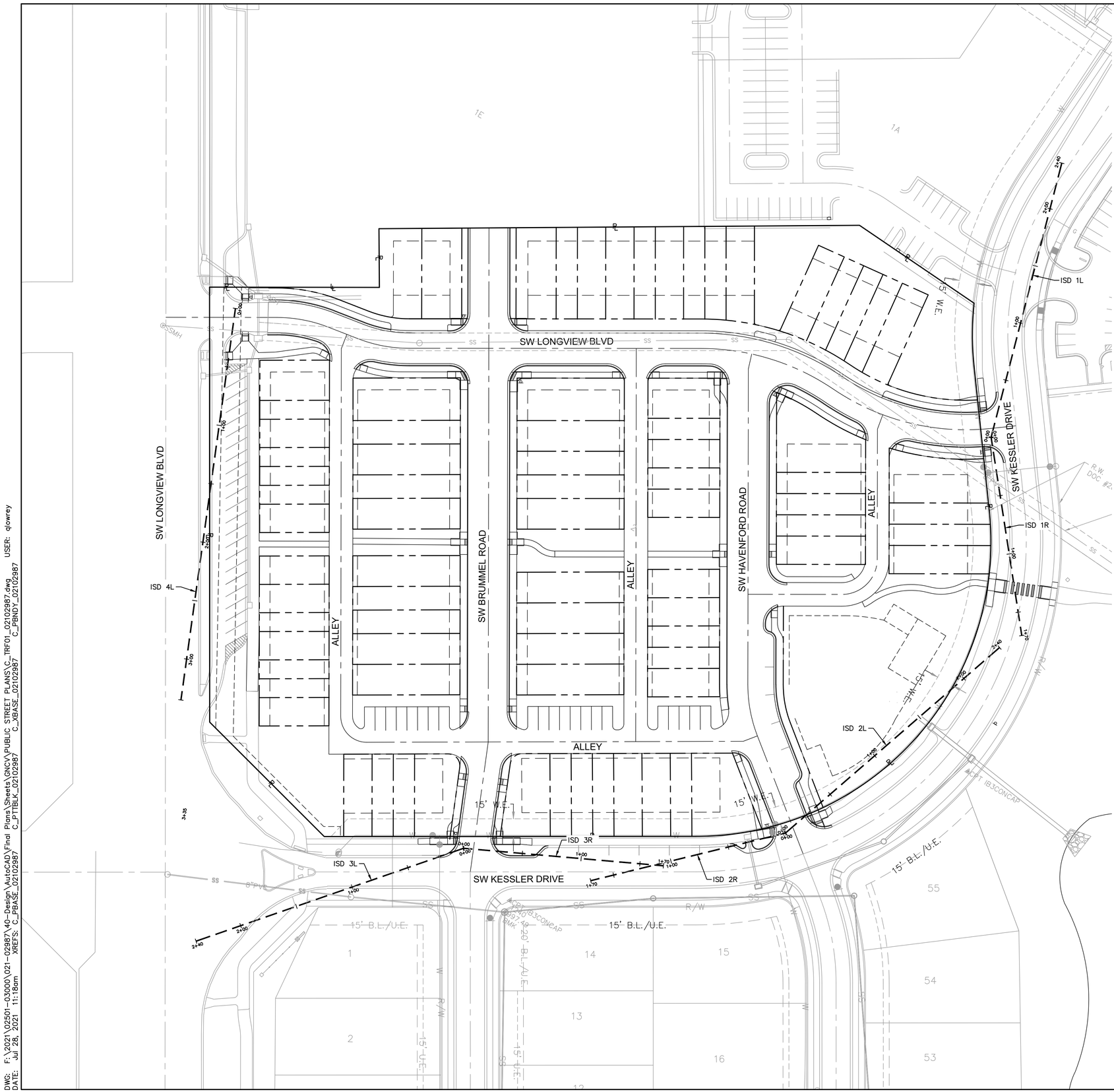

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08/27/2022

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.

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INTERSECTION SITE DISTANCE PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

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
C409

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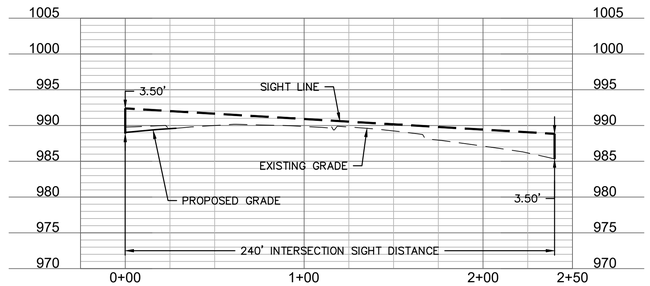

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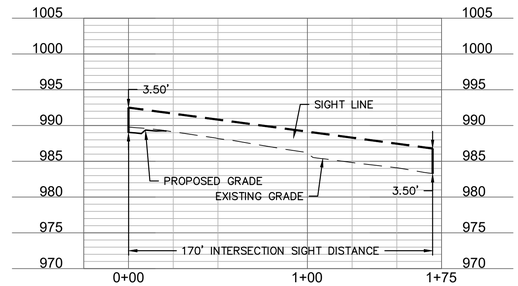

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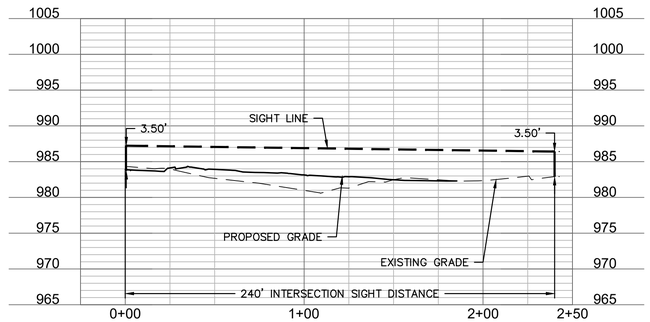

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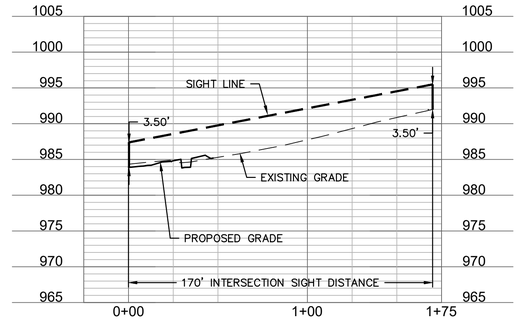

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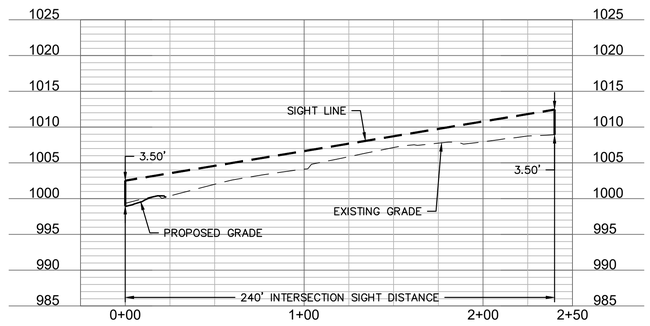

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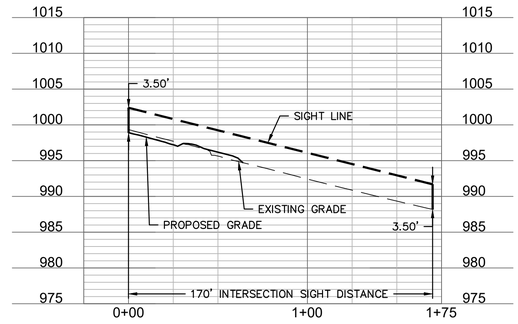

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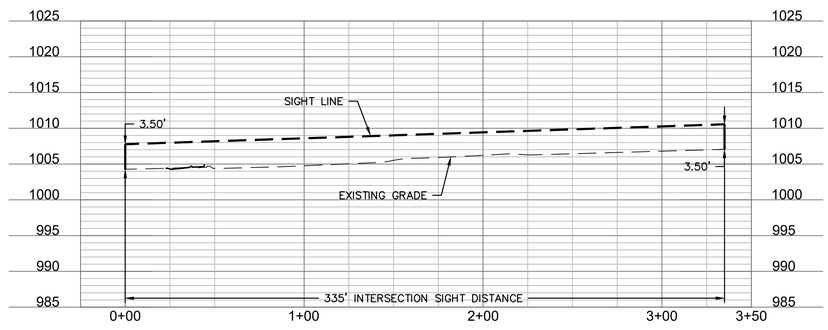

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20'
10'
5'
0'

0' 20' 40' 80'
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