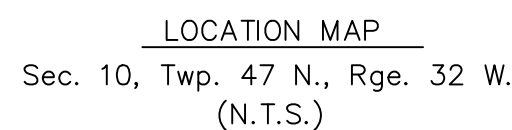
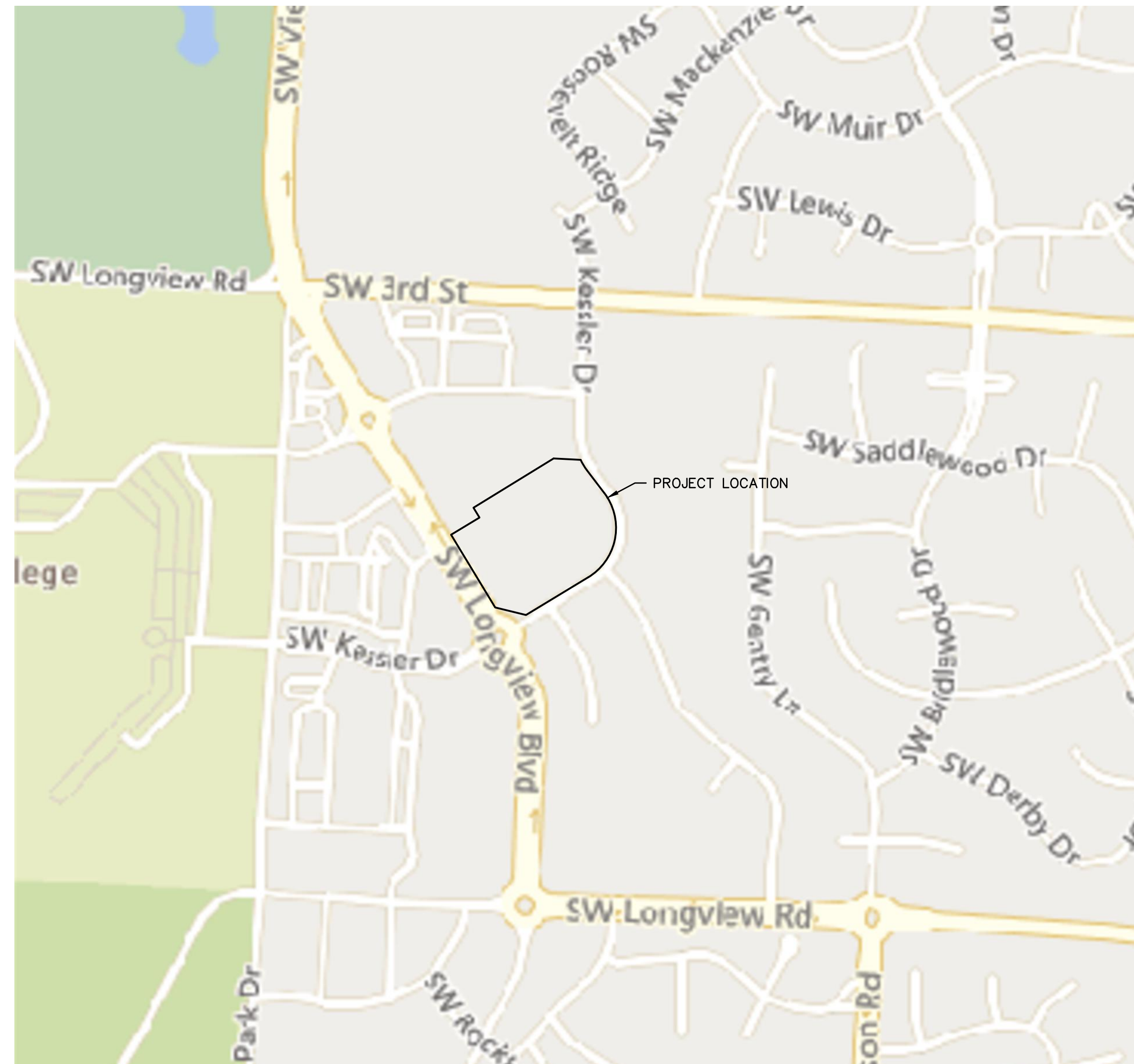


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



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 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
<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: GOOGLE FIBER PHONE: 877-454-6959
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.587.4320 EMAIL: JROUDEBUSH@OLSSON.COM	



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

Record Drawing

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 PROFILE

AS BUILT
03-25-2025


STEPHEN SAYLOR, P.E.
CIVIL ENGINEER
MO# 2018021248

3/25/2025
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 VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
(UPDATED MARCH 2021)

[illegible]

COVER SHEET PUBLIC STREET PLANS	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
PRICED FOR BIDDING	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: _____ 08.25.02

SHEET
C400

olsson

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Missouri Certificate of Authority #
1301 Burlington Street

USER: ssaylor

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DWG: F:\2021\02501-03000\021-02987\40-Design\AutoCAD\Fin
DATE: Mar 25, 2025 11:19am 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 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	269*
	CONCRETE SIDEWALK	S.Y.	172	172*
	ADA CURB RAMP	EA.	2	2*
STREET				
	ADA CURB RAMP	E. A.	10	10*
	CONCRETE CURB AND GUTTER	L.F.	22	22*
	PEDESTRIAN CROSSING SIGN (W11–2)	E. A.	2	2*

*AS PROVIDED BY CONTRACTOR

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.

Record Drawing

AS BUILT
03-25-2025

olsson

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

STEPHEN M. SAYLOR
Professional Engineer
3/25/2025
PE-2018021248

BY

REV. NO.

REVISIONS DESCRIPTION

DATE

2021

GENERAL NOTES & QUANTITIES
PUBLIC STREET PLANS

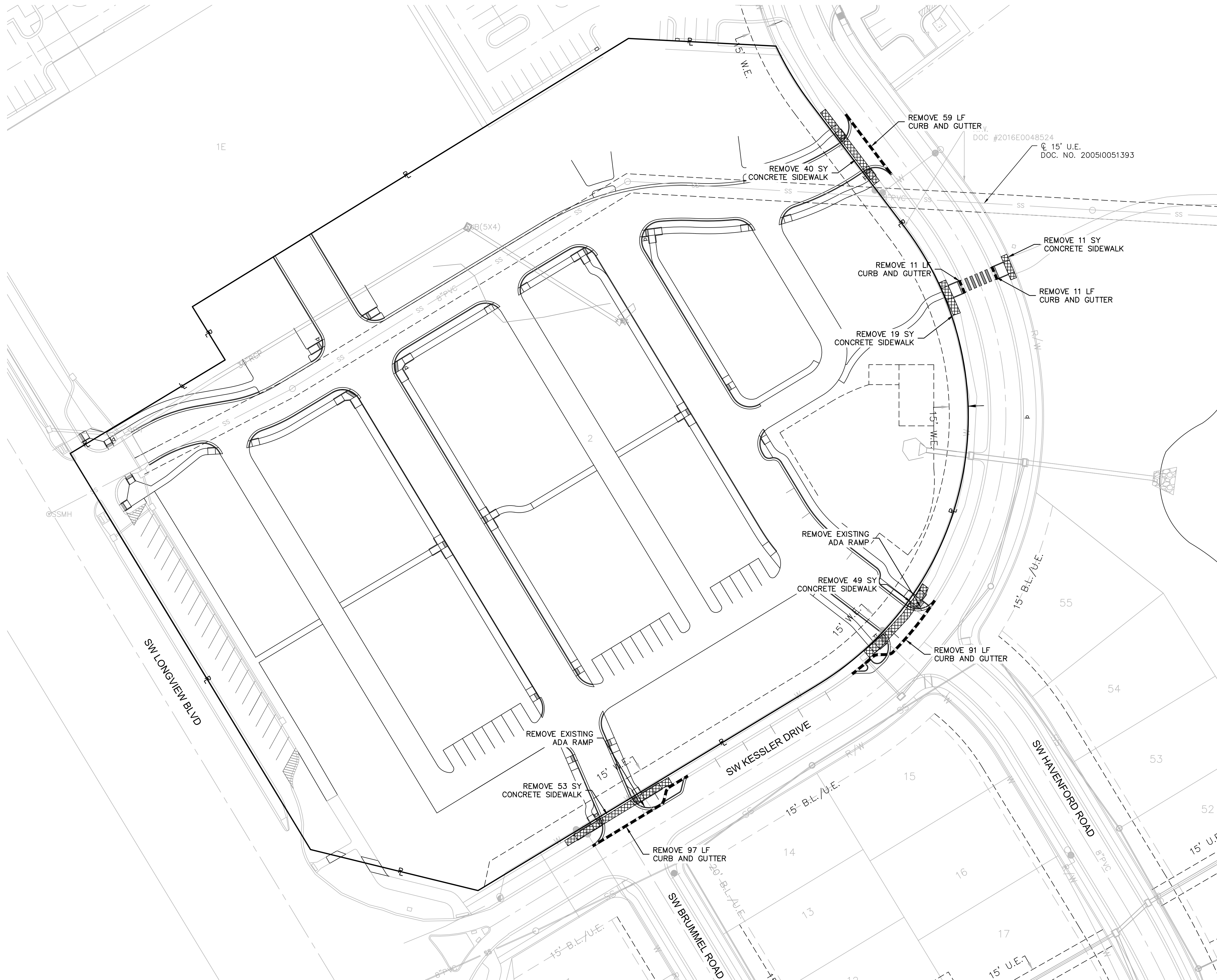
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

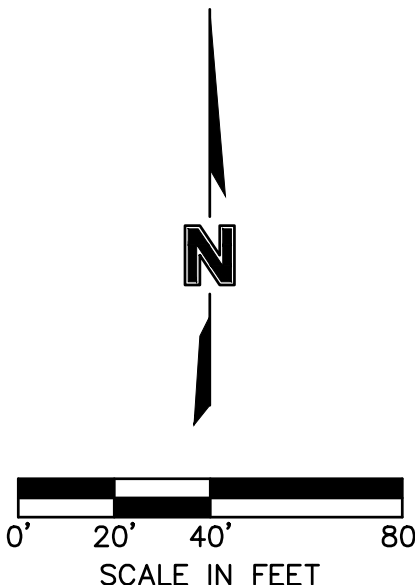
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checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_TTL01_02102987
date: 08.25.2021

SHEET
C401

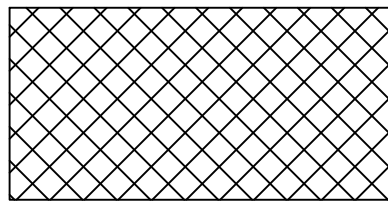
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NOT AS BUILT



LEGEND:



REMOVE EXISTING SIDEWALK

REMOVE EXISTING CURB AND GUTTER

DEMOLITION PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: _____ QI/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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ATE

EV.

REVISIONS

2021



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North Kansas City, MO 64116

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C_PBN DY_02102987

Record Drawing

SEE DETAIL
SHEET C40

SEE DETAIL
SHEET C4

INSTALL PEDESTRIAN
CROSSING SIGN (W11-
R.W.
DOC #2016F0048524

Q 15' U.E.
DOC. NO. 2005100513

INSTALL CROSSWALK PAVEMENT MARKINGS
PER MUTCD CHAPTER 3B

INSTALL PEDESTRIAN
CROSSING SIGN (W11)

SEE D
SHEET

SEE DETAIL
SHEET C40



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REVISED

2021

GENERAL LAYOUT

NEW LONGVIEW TOWNHOMES

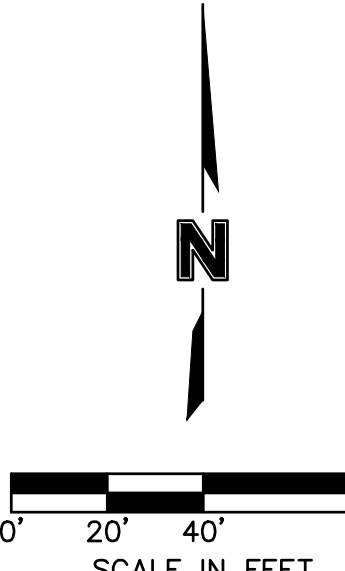
EE'S SUMMIT MO

drawn by: _____ C
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 021-1
drawing no.: _____
date: 00.00

SHEE
C403

301 Burlington Street
 North Kansas City, MO 64116
 TEL 816 361 1177
 WWW.AJESON.COM

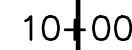
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USER: jsellers
C_PBN DY_02102987

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

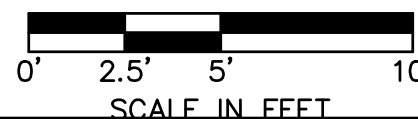
SW LONGVIEW BLVD



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.



Record Drawing

NOT AS BUILT

[illegible]

SPOT ELEVATION DETAILS PUBLIC STREET PLANS	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	2021

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

SHEET
C404

also

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North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

USER: jsellers
C_PBN DY_02102987

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BASE_02102987

Final Plans\Sheets\GNCV\
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DATE: Oct 14, 2021

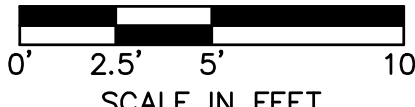


HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWALK
ME-MATCH EXISTING
L-LANDING
T-TRANSITION
R-RAMP

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.



Record Drawing



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SPOT ELEVATION DETAILS PUBLIC STREET PLANS	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	0004
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drawn by: _____ QL/C
checked by: _____ JE
approved by: _____ JE
QA/QC by: _____ JE
project no.: _____ 021-0298
drawing no.: _____
date: _____ 08.25.202

SHEET
C405

oslo

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Missouri Certificate of Authority #
1301 Burlington Street

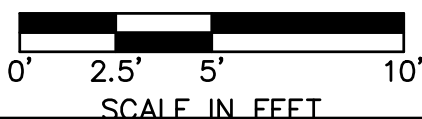
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DATE: Oct 14, 2021 5:08pm XREFS: C_PBASE_02102987 C_PUTIL_02102987 C_XBASE_02102987

SPOT ELEVATION LEGEND

HP-HIGH POINT
LP-LOW POINT
PV-PAVEMENT
TC-TOP OF CURB AT BACK
SW-SIDEWLAK
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.



Record Drawing

NOT AS BUILT

SPOT ELEVATION DETAILS
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

REVISIONS



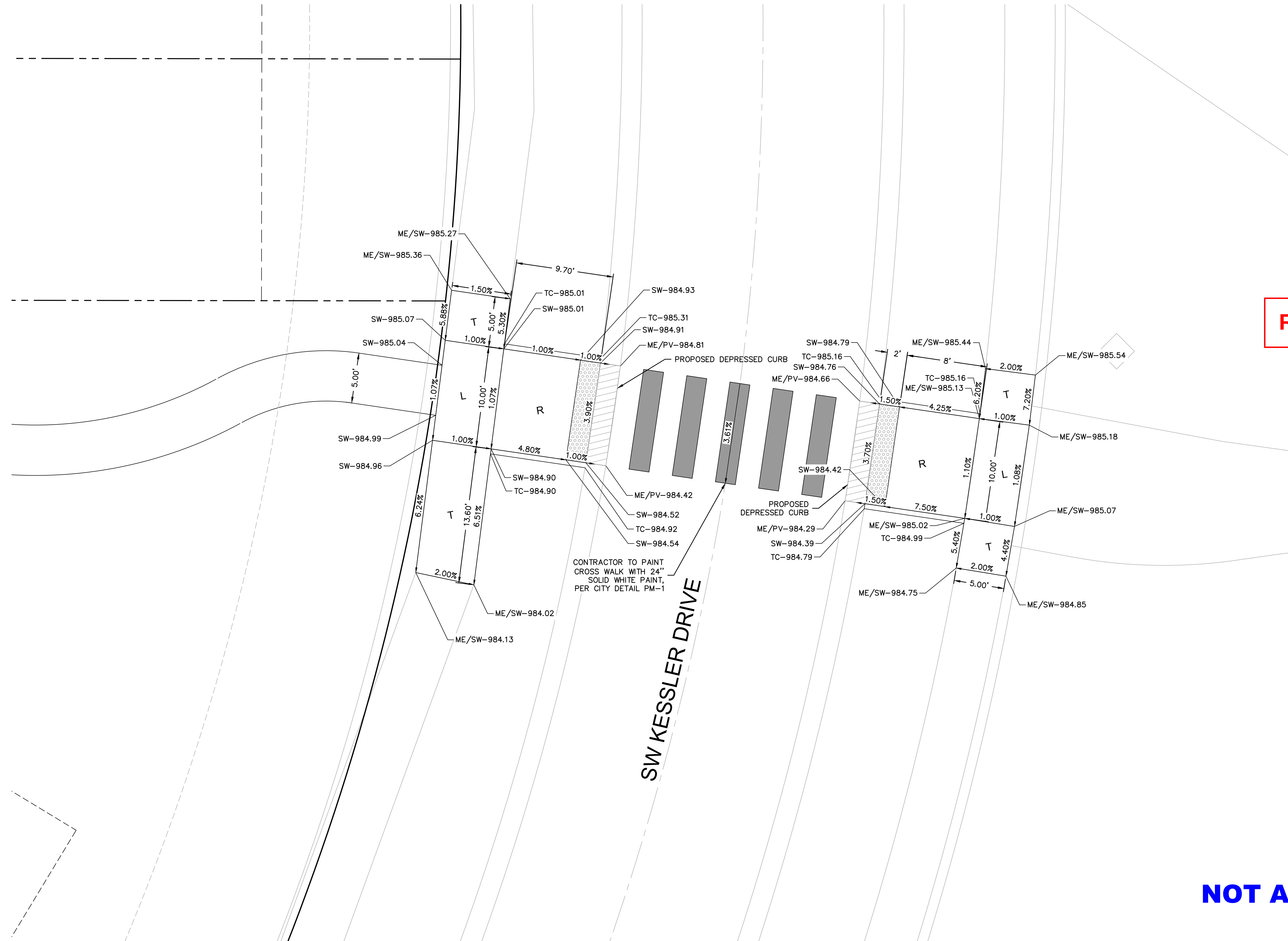
olsson

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Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
www.olson.com
TEL 816.361.1177

SHEET
C406

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

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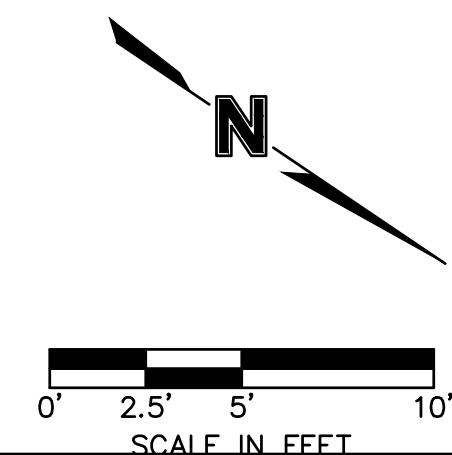
SPOT ELEVATION LEGEND

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 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

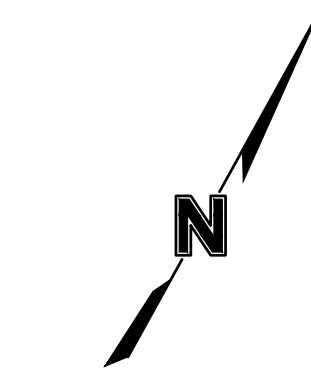
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TEL 816.361.1177 www.olsson.com

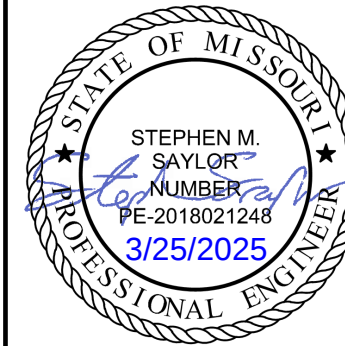
USER: jsellers



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.

Record Drawing



INTERSECTION SITE DISTANCE PLAN
PUBLIC STREET PLANS

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

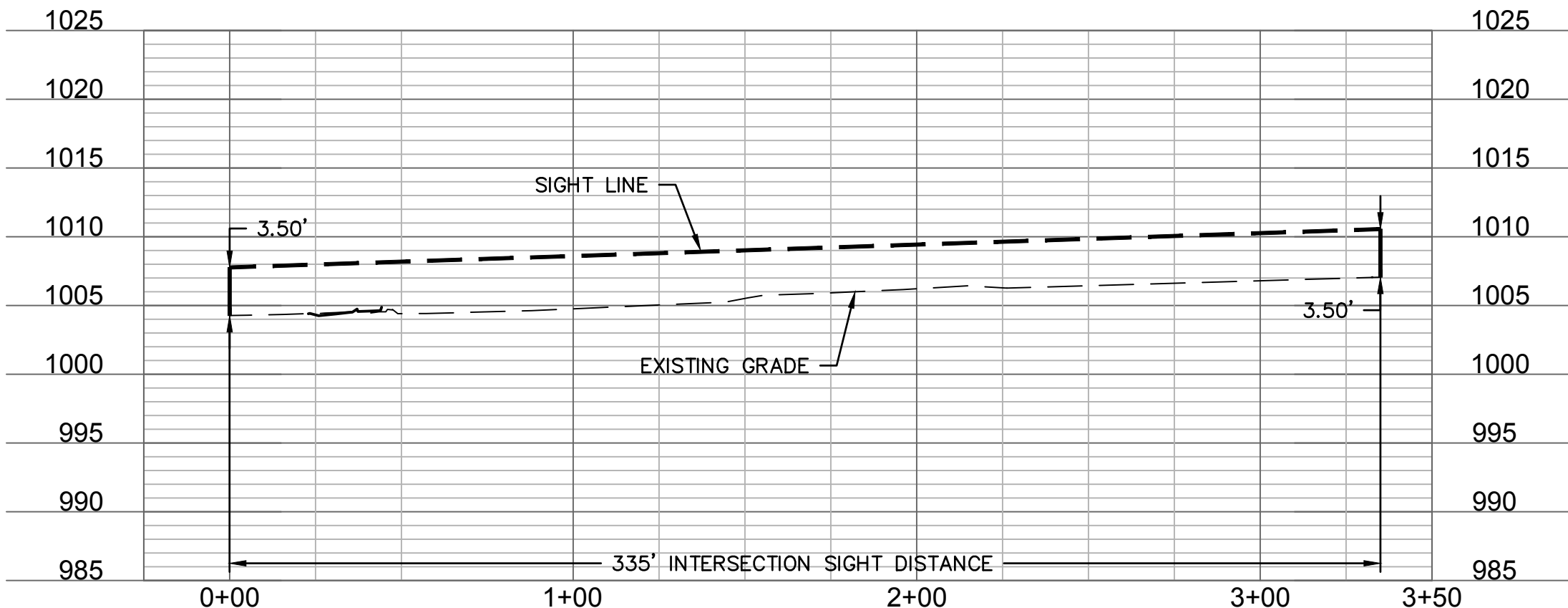
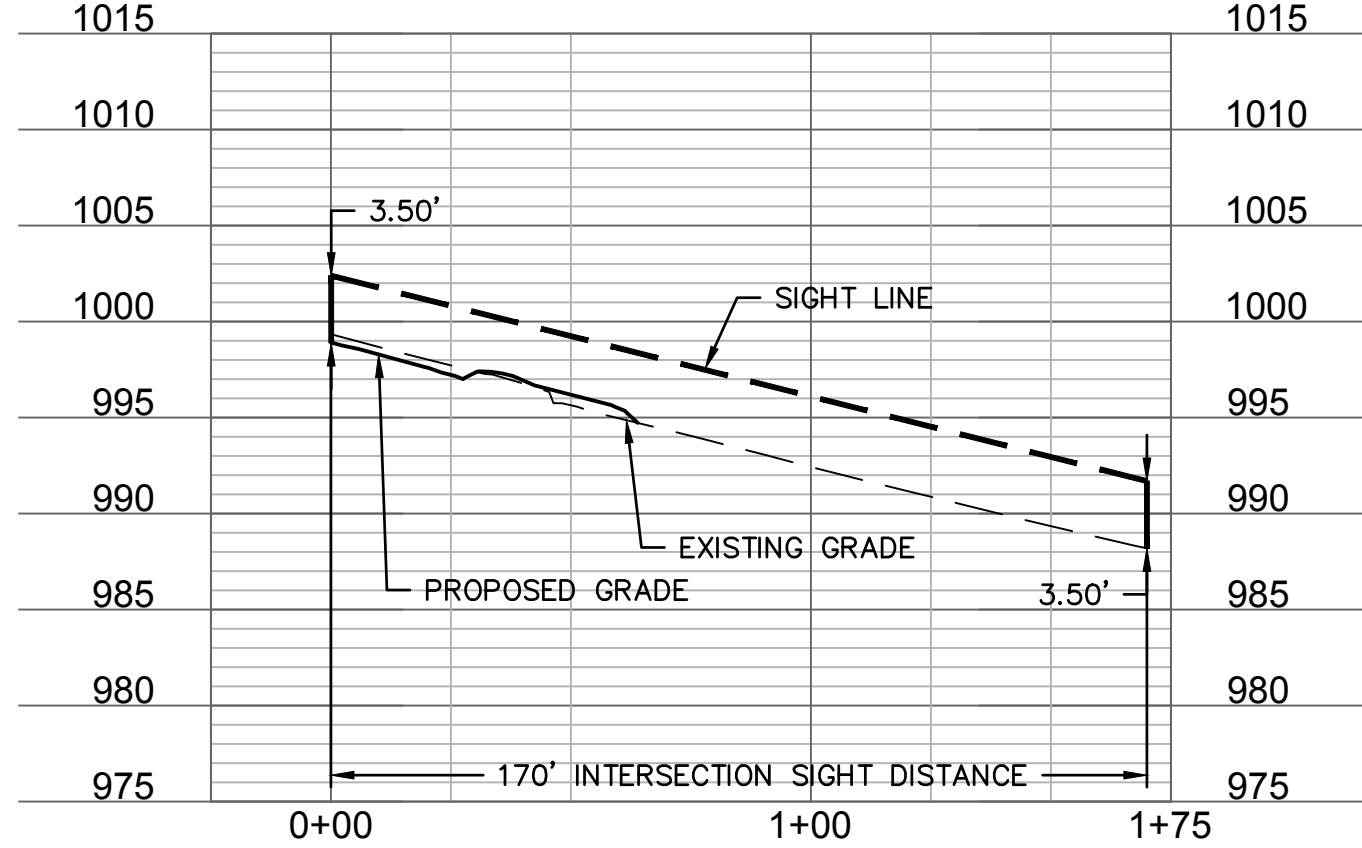
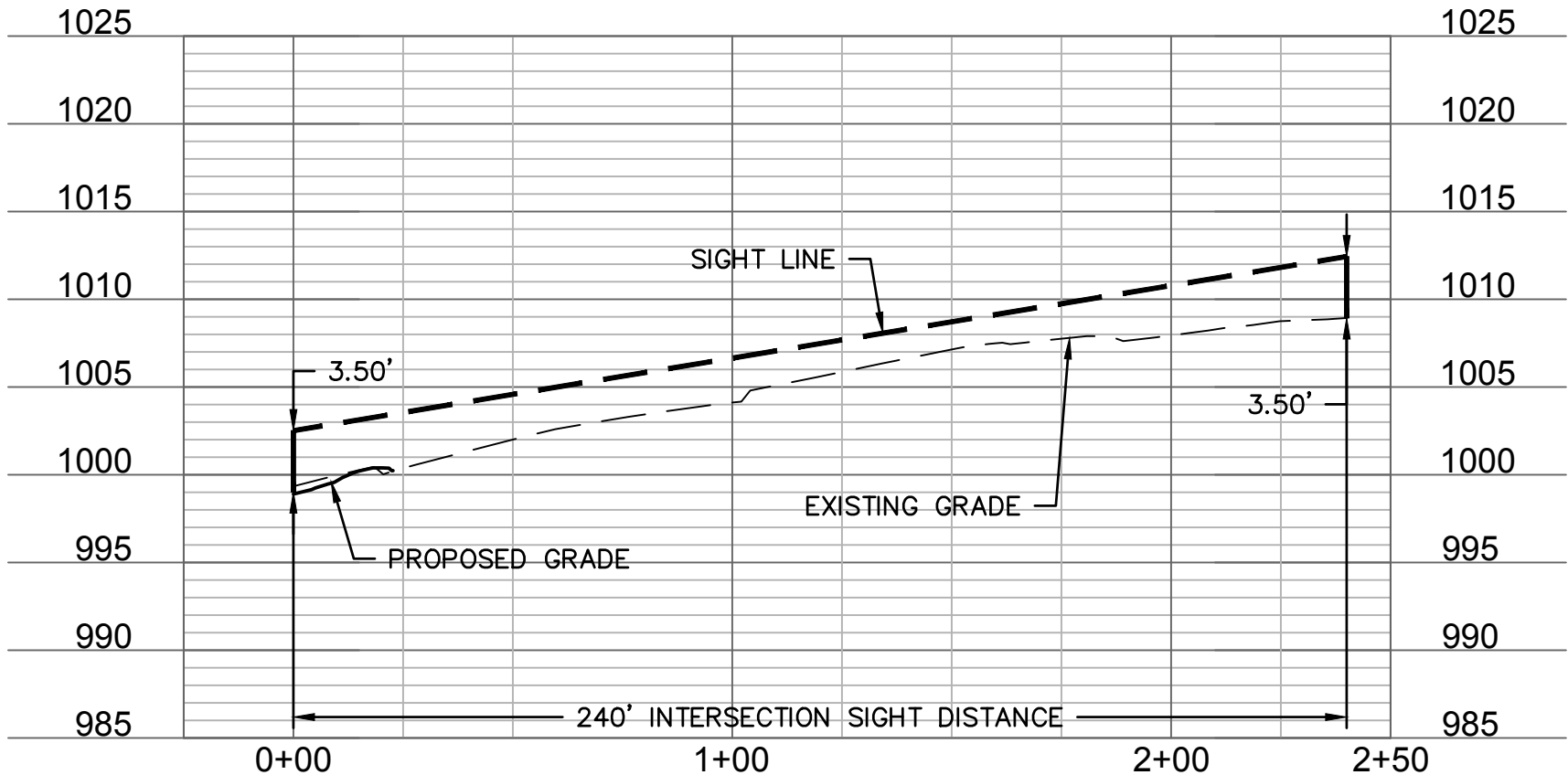
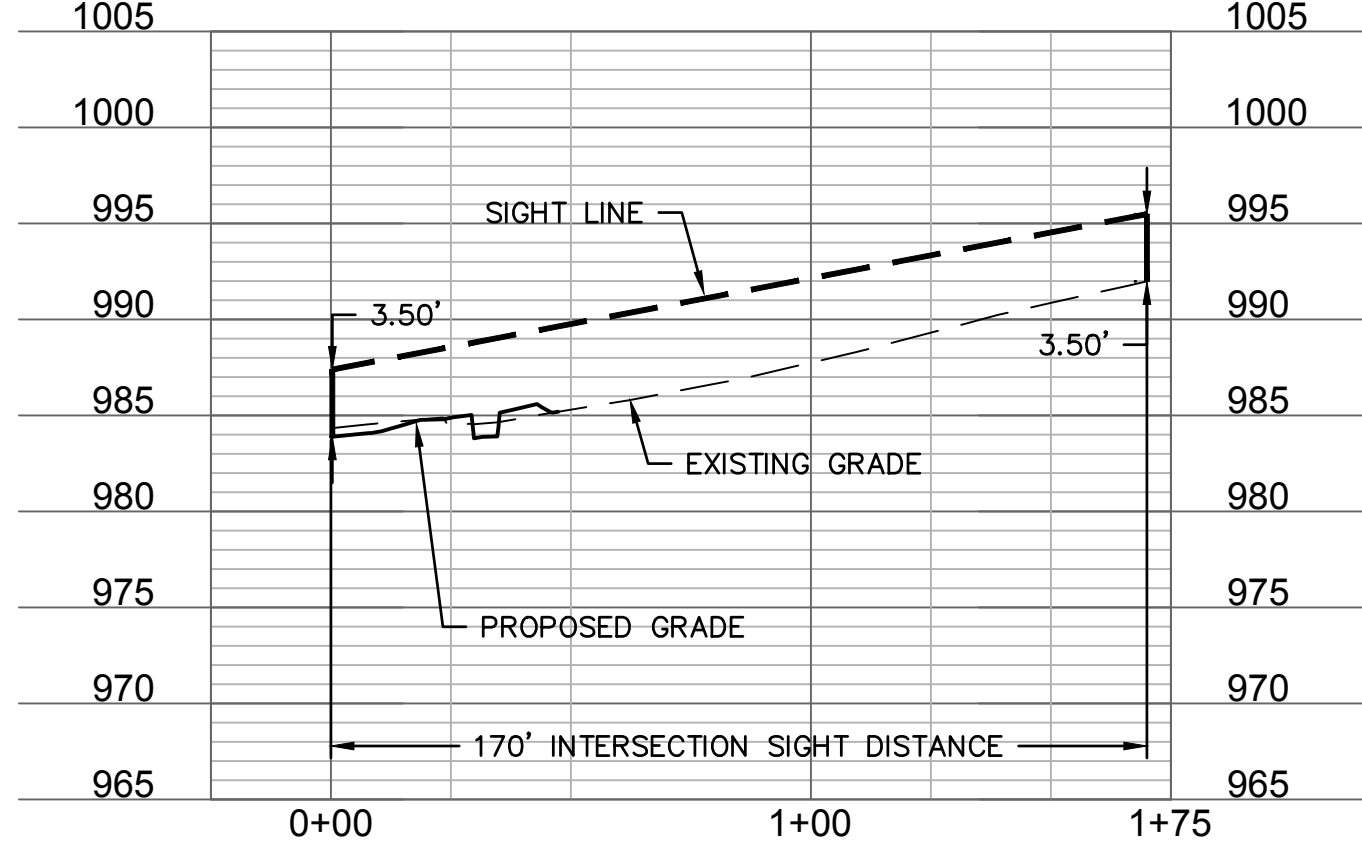
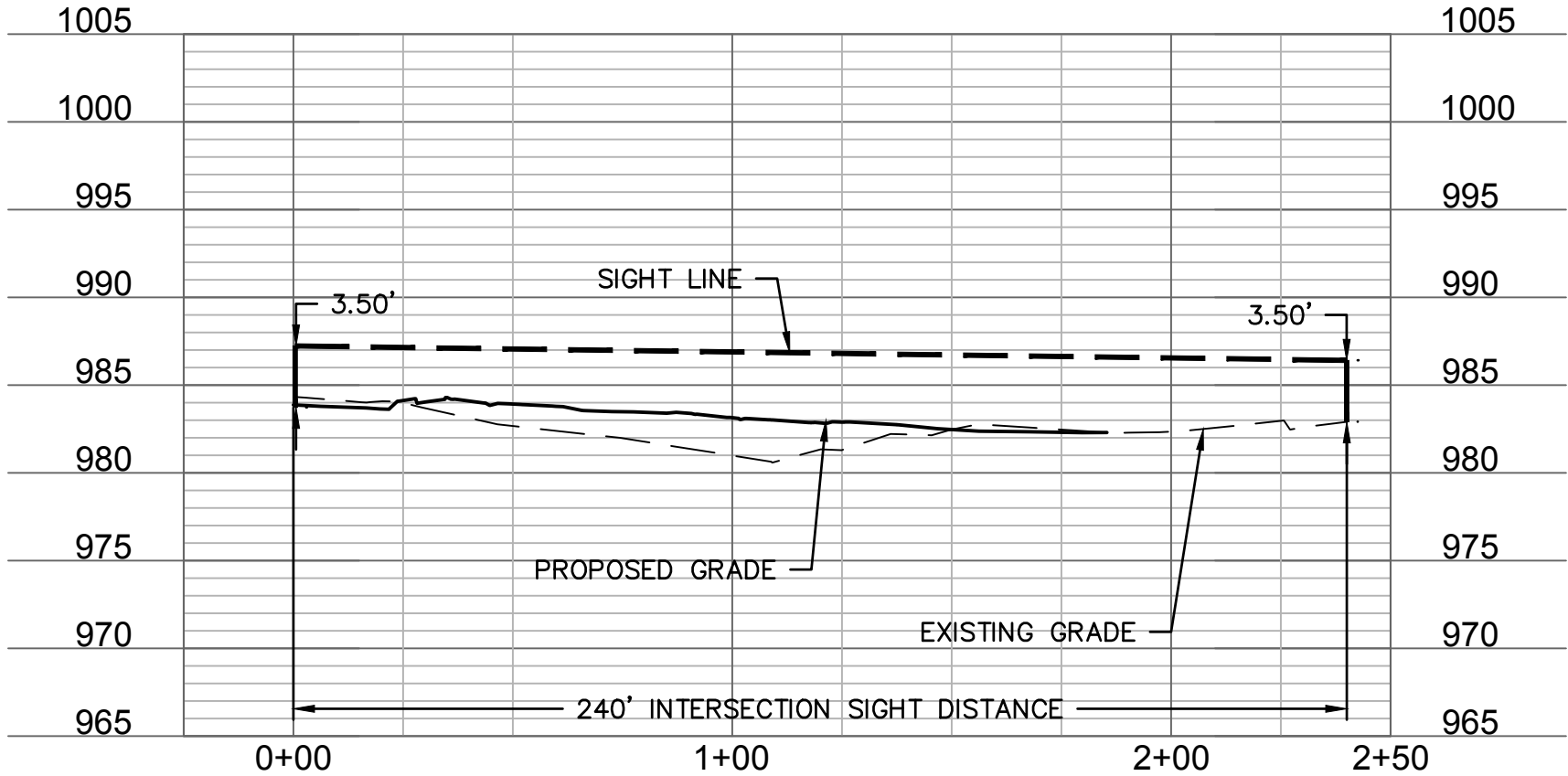
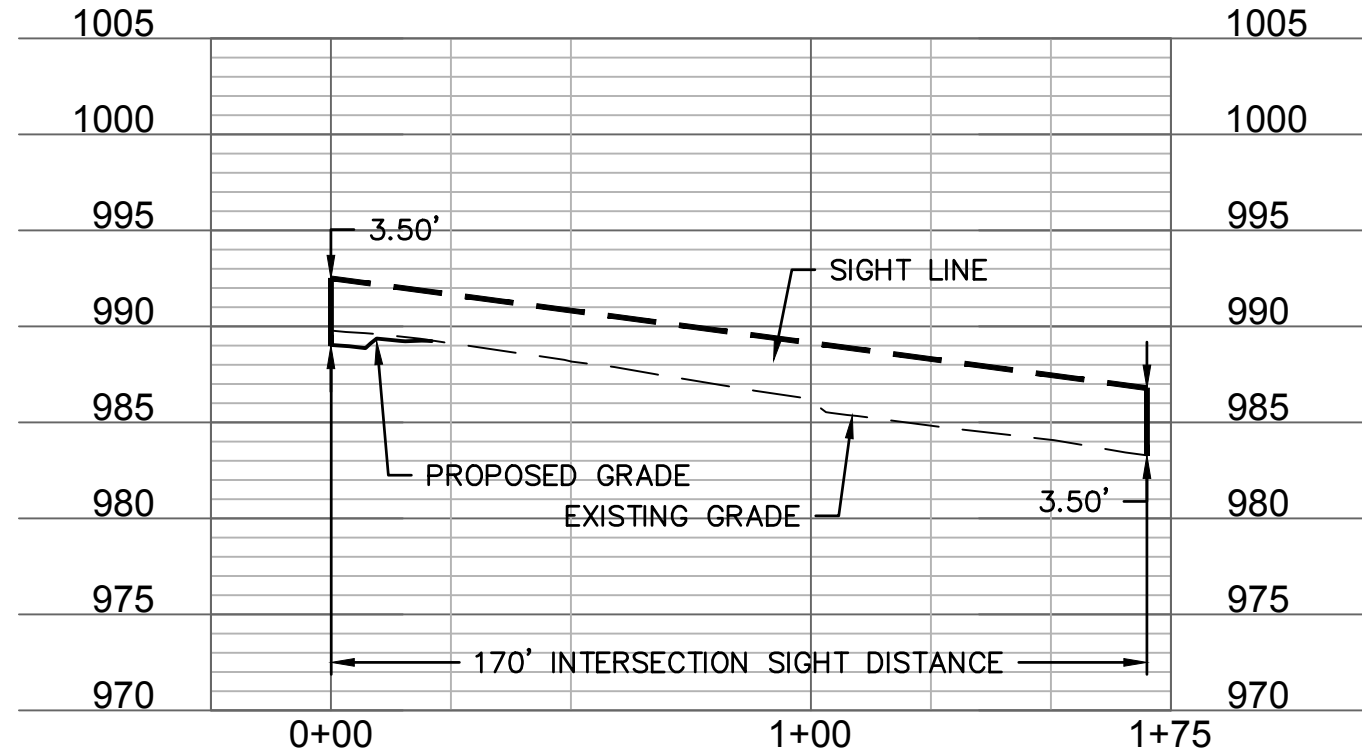
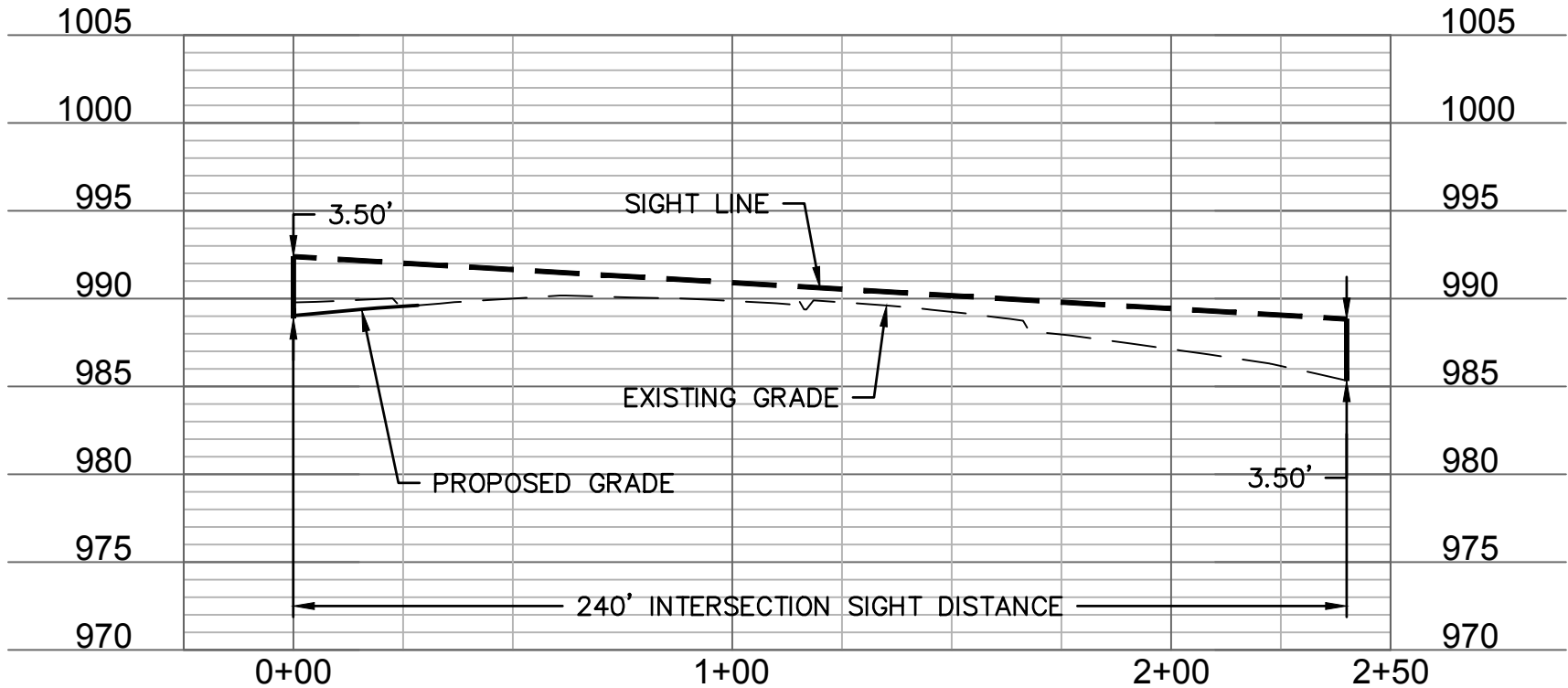
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INTERSECTION SITE DISTANCE PLAN PUBLIC STREET PLANS	
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
LEE'S SUMMIT, MO	2021

SHEET
C409

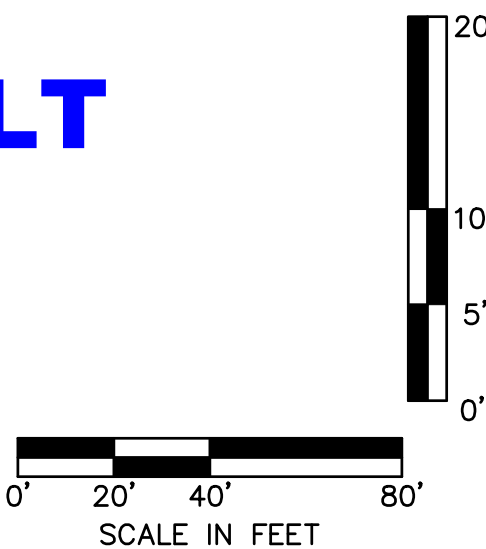
Olsson

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1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com



Record Drawing

NOT AS BUILT



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: _____ 08.25.2021

SHEET
C410

[illegible]

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
3/25/2025
PROFESSIONAL ENGINEER

os/n

Disson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64117

TEL 816.361.1177
www.olsson.com