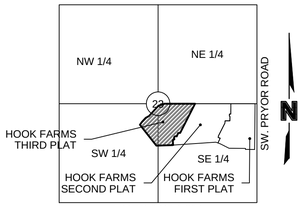
HOOK FARMS
THIRD PLAT
STREET & STORM SEWER PLANS
SECTION 23, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

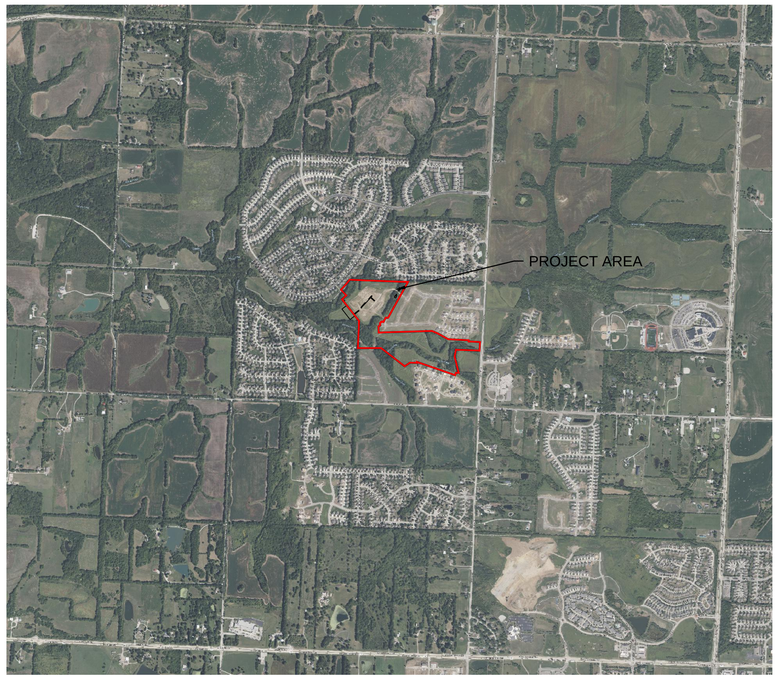


LOCATION MAP
SEC. 23, TWP. 47N., RGE. 32W.
(N.T.S.)

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940 NAME: SPIRE PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT:STEPHEN SAYLOR, P.E. PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM	
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: TIM WISWELL PHONE: 816.361.1177 EMAIL: TWISWELL@OLSSON.COM	

☐ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION



PROPERTY DESCRIPTION:

TO BE DETERMINED - ALL REMAINING UNPLATTED LAND WITHIN HOOK FARMS SUBDIVISION

BENCHMARK

JA-74
ELEVATION: 1058.10
N: 978461.2779
E: 2809447.9650
DESCRIPTION: KC METRO ALUMINUM GRS DISK SET IN CONCRETE. THE STATION IS STAMPED JA-74, 1988, AND PROJECTS ABOUT 1 INCH

INDEX OF SHEETS

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS.
INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

FLOOD CERTIFICATION:

PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE AE "BASE FLOOD ELEVATIONS DETERMINED", ZONE X (SHADED) "AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE X (UNSHADED) " AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G, REVISION DATE JANUARY 20, 2017.

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

Stephen Saylor — 1/5/2026

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

DATE

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MISSOURI CERTIFICATE OF AUTHORITY #:001392
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177

STATE OF MISSOURI — STEPHEN M. SAYLOR — NUMBER PE-2018021248 — 1/5/2026 — PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

TITLE SHEET
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C101

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_TTL01_C194061.dwg
DATE: Jan 05, 2026 7:50am XREFS: C_PBNDY_C194061 C_PTBLK_C194061
USER: ssoylor

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.

3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.

7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.

12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
   A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
   B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
   C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES..
   E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.

3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.

2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.

3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.

4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.

5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES IN CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
   A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
   B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
   C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
   D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
   E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.

2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
   A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
   B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

STORM SEWER GENERAL NOTES:

1. STORM STRUCTURES SHALL BE PER CURRENT CITY DETAILS. IF CITY DOES NOT HAVE PUBLISHED DETAILS STRUCTURES SHALL BE PER CURRENT APWA SPECIFICATIONS.

2. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.

3. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

4. ALL STRUCTURE DIMENSIONS ARE TO INSIDE FACE OF STRUCTURE.

5. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.

6. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.

7. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.

8. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.

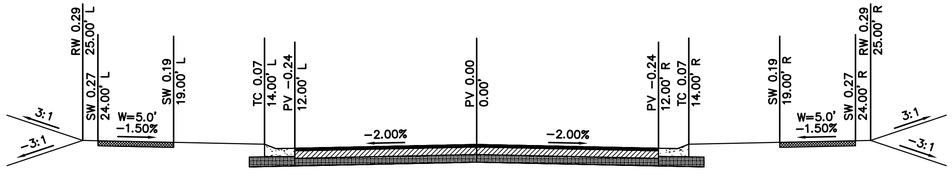
9. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

10. MAINTAIN MINIMUM DEPTH OF COVER PER APWA 5606.06

ESTIMATE OF QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
	STREET			
1	EXCAVATION	C.Y.	2241	
2	EMBANKMENT	C.Y.	12280	
3	8" CHEMICAL SUBGRADE STABILIZATION	S.Y.	7665	
4	6" ASPHALT PAVEMENT	S.Y.	6244	
5	6" AGGREGATE BASE	S.Y.	7665	
6	CONCRETE CURB & GUTTER (CG-2)	L.F.	4262	
7	5' CONCRETE SIDEWALK	L.F.	192	
8	2" MILL & OVERLAY	S.Y.	13.33	
9	ADA RAMP	EA.	4	
10	STOP SIGNS	EA.	1	
11	STREET NAME SIGNS	EA.	6	
	STORM			
12	STD. CURB INLET (5'x3' INSIDE)	EA.	12	
13	STD. CURB INLET (5'x4' INSIDE)	EA.	2	
14	STD. CURB INLET (8'x3' INSIDE)	EA.	2	
15	STD. FIELD INLET (4'x4' INSIDE)	EA.	3	
16	WATER QUALITY OUTLET STRUCTURE	EA.	1	
17	12" HDPE	L.F.	139.66	
18	15" HDPE	L.F.	1400.40	
19	18" HDPE	L.F.	158.28	
20	30" HDPE	L.F.	234.11	
21	60" RCP	L.F.	164.90	
22	12" CMP END SECTION	EA.	1	
23	30" CMP END SECTION	EA.	1	
24	60" RCP END SECTION	EA.	2	
25	RIPRAP	S.Y.	184.73	
26	TURF REINFORCEMENT MATTING	S.Y.	115.22	

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.



SW FARMHOUSE RD, SW DOMITZ CIRCLE, SW HAYLOFT LANE
RESIDENTIAL LOCAL
N.T.S.

SW FARMHOUSE RD: STATION 10+55.45 - 16+11.27; STATION 16+89.27 - 21+41.32
SW DOMITZ CIRCLE: STATION 10+55.45 - 16+39.53
SW HAYLOFT LANE: STATION 10+55.45 - 12+58.44

2" TYPE 6 ASPHALTIC CONCRETE SURFACE
4" TYPE 5 ASPHALTIC CONCRETE BASE COURSE
6" MIN. MODOT TYPE 5 STONE BASE
8" CHEMICAL STABILIZED SUBGRADE
CG-2 CURB & GUTTER

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021248
PROFESSIONAL ENGINEER
1/5/2026

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

GENERAL NOTES
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C102

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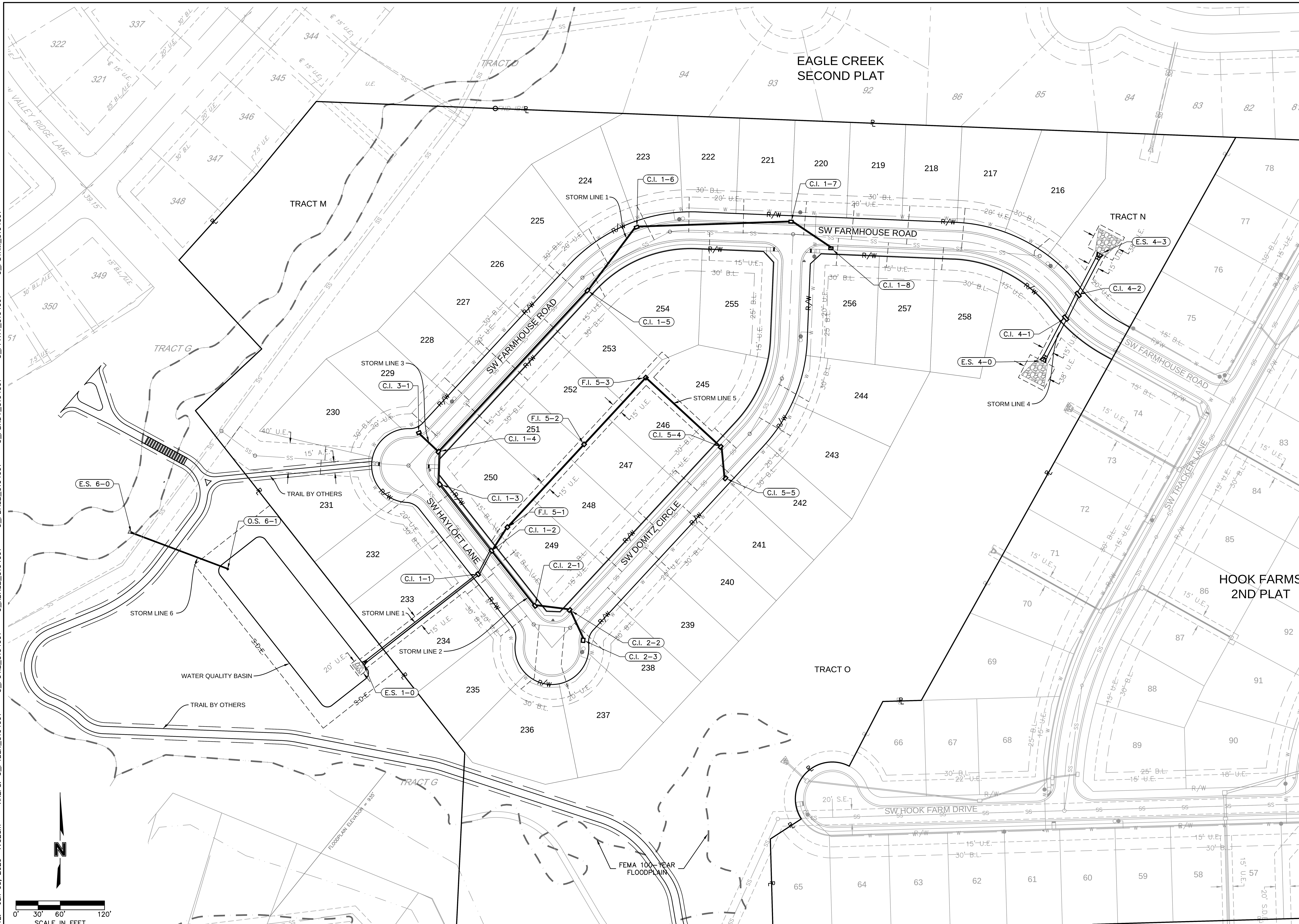

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STATE OF MISSOURI
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REVISIONS

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2025

GENERAL LAYOUT
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C103

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	20602	42810

N

0' 30' 60' 120'
SCALE IN FEET

EAGLE CREEK
SECOND PLAT

HOOK FARM
2ND PLAT

TRACT M

TRACT N

TRACT O

TRACT G

SW FARMHOUSE ROAD

SW HAYLOFT LANE

SW DOMITZ CIRCLE

SW TRACKER LANE

SW HOOK FARM DRIVE

FEMA 100 YEAR FLOODPLAIN

ELEVATION = 935'

EARTHWORK QUANTITIES NOTES:
1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.

2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

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		REVISIONS

GRADING PLAN (FOR REFERENCE ONLY)
STREET & STORM SEWER PLANS

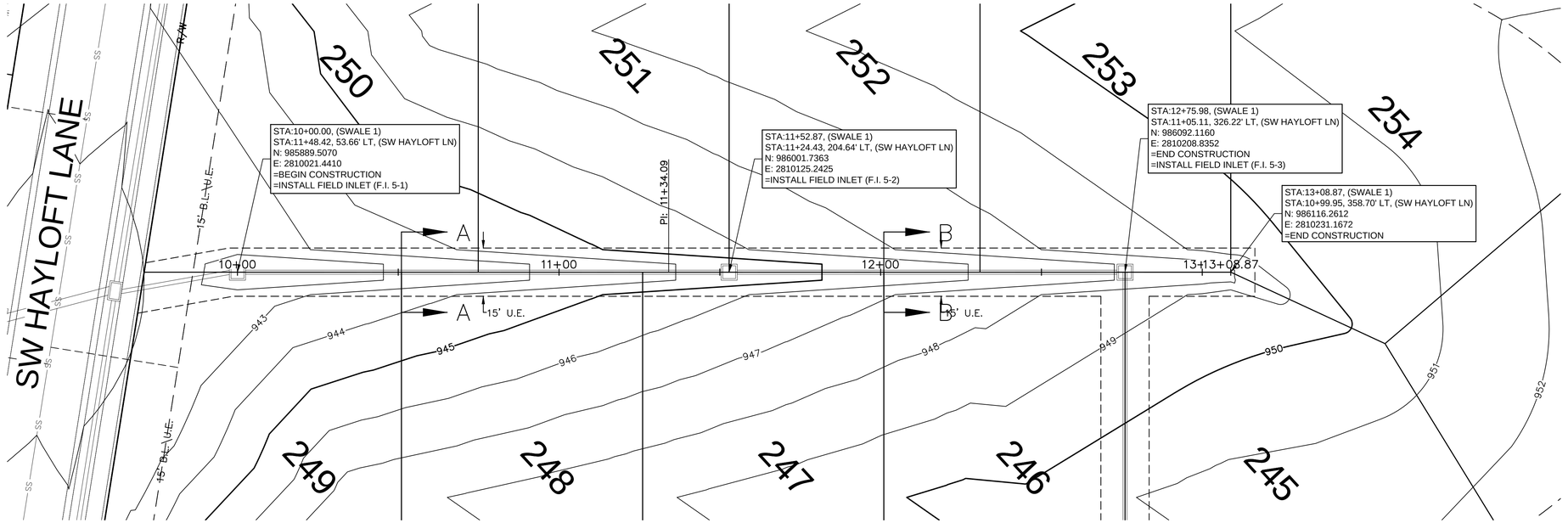
HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

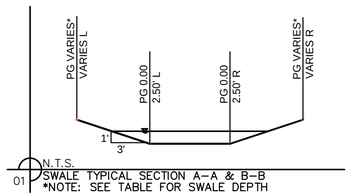
2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C104

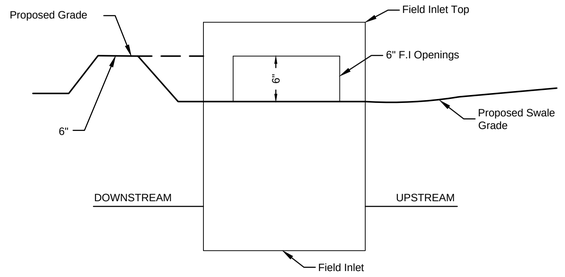


Swale Design Table (100 Year Return Frequency)														
Section Data							Flow Data							
SECTION	Mannings Coefficient	Channel Slope (%)	Swale Depth (ft)	Left Side Slope (H:V)	Right Side Slope (H:V)	Bottom Width (ft)	Discharge (cfs)	Water Depth (ft)	Flow Area (ft^2)	Velocity (ft/sec)	Wetted Perimeter (ft)	Top Width (ft)	Specific Energy (ft)	Shear Stress (lbs/ft^3)
A-A	0.03	2.20%	1.23	3:1	3:1	5.00	3.09	0.23	1.31	2.36	6.45	6.38	0.32	0.28
B-B	0.03	2.20%	1.25	3:1	3:1	5.00	3.62	0.25	1.44	2.52	6.58	6.50	0.35	0.30



SWALE GRADING NOTES:

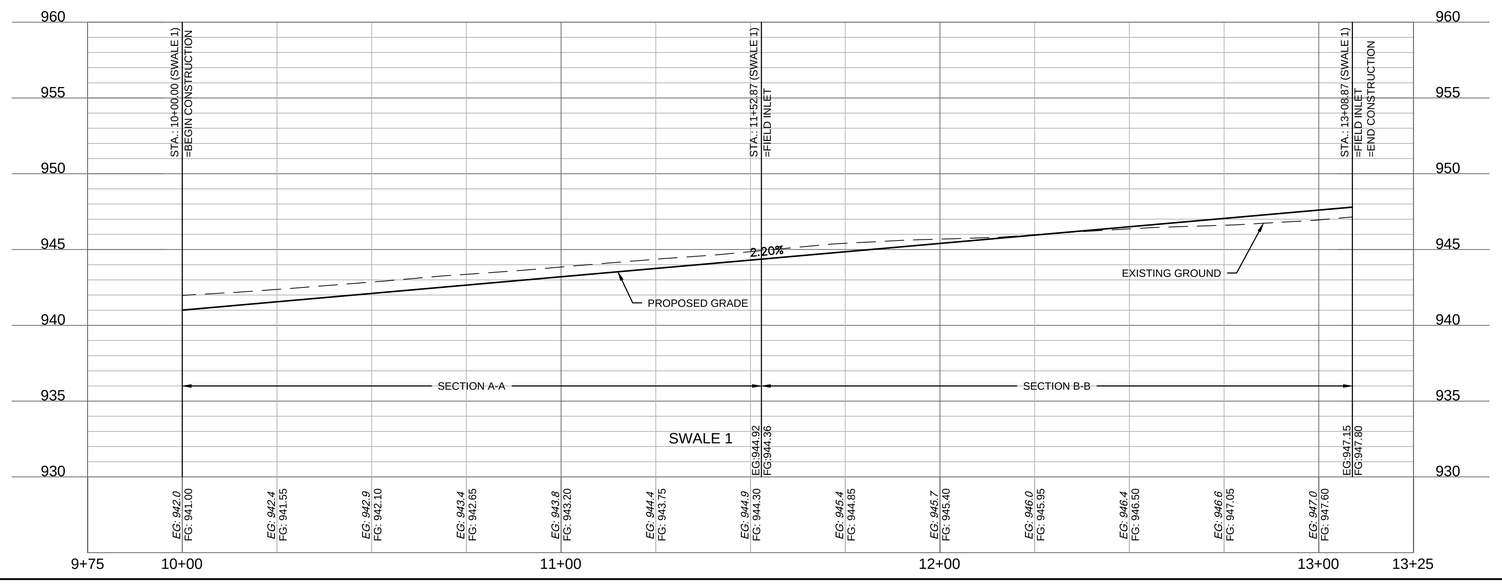
1. CONTRACTOR SHALL CONSTRUCT SWALES WITH MINIMUM SLOPE, WIDTH AND DEPTH AS SHOWN IN THE SWALE DESIGN TABLES.
2. AS-BUILT SURVEY IS REQUIRED/APPROVED BY CITY FOR ALL SWALES AND PRIOR TO APPROVAL FOR ANY BUILDING FOUNDATION PERMIT. CONTRACTOR SHALL BE REQUIRED TO REGRADE SWALES AT CONTRACTOR'S EXPENSE IF ABOVE REQUIREMENTS ARE NOT MET.

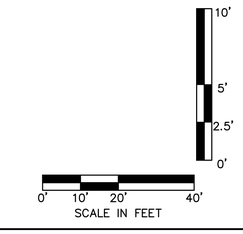


NOTE: INCLUDE SUMP PER ABOVE DETAIL WHERE FIELD INLETS ARE LOCATED WITHIN SWALES.

SUMP DETAIL
N.T.S.

SWALE 1 (9+75 - 13+25)





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TEL 816.361.1177

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS DESCRIPTION | NO. REV. | DATE

SWALE PLAN & PROFILE (SWALE 1)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NE
project no.: C19-40610
date: 01/05/2026

SHEET
C105

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_SWL01_C194061.dwg USER: ssaylor
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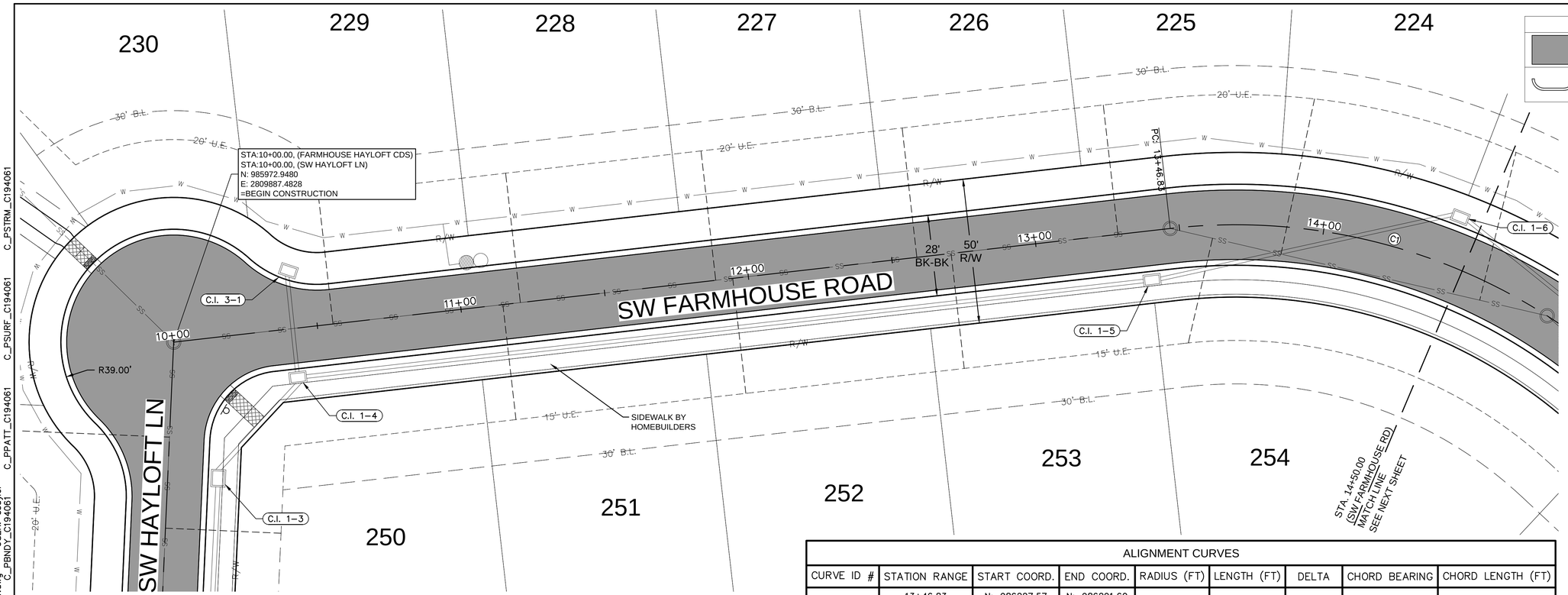
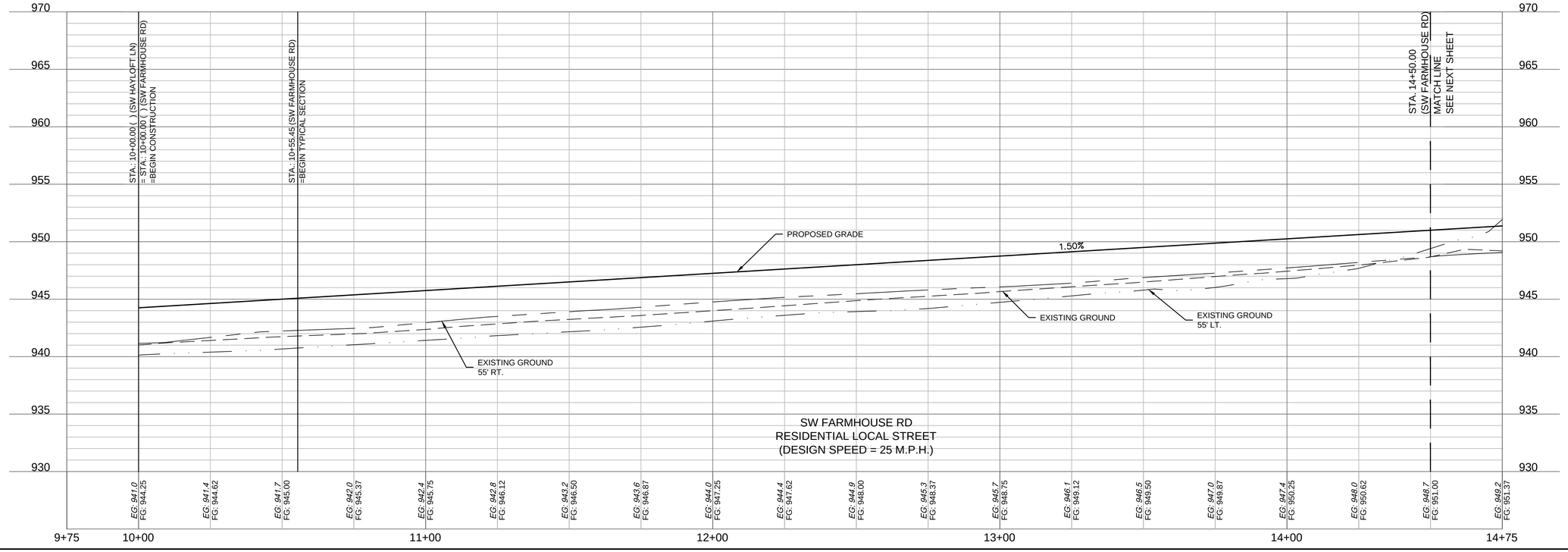


ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	13+46.83 15+19.77	N: 986227.57 E: 2810122.98	N: 986291.60 E: 2810277.87	200.00	172.94	049°32'38"	N67°32'17"E	167.60

SW FARMHOUSE RD (9+75 - 14+75)



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1/5/2026

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

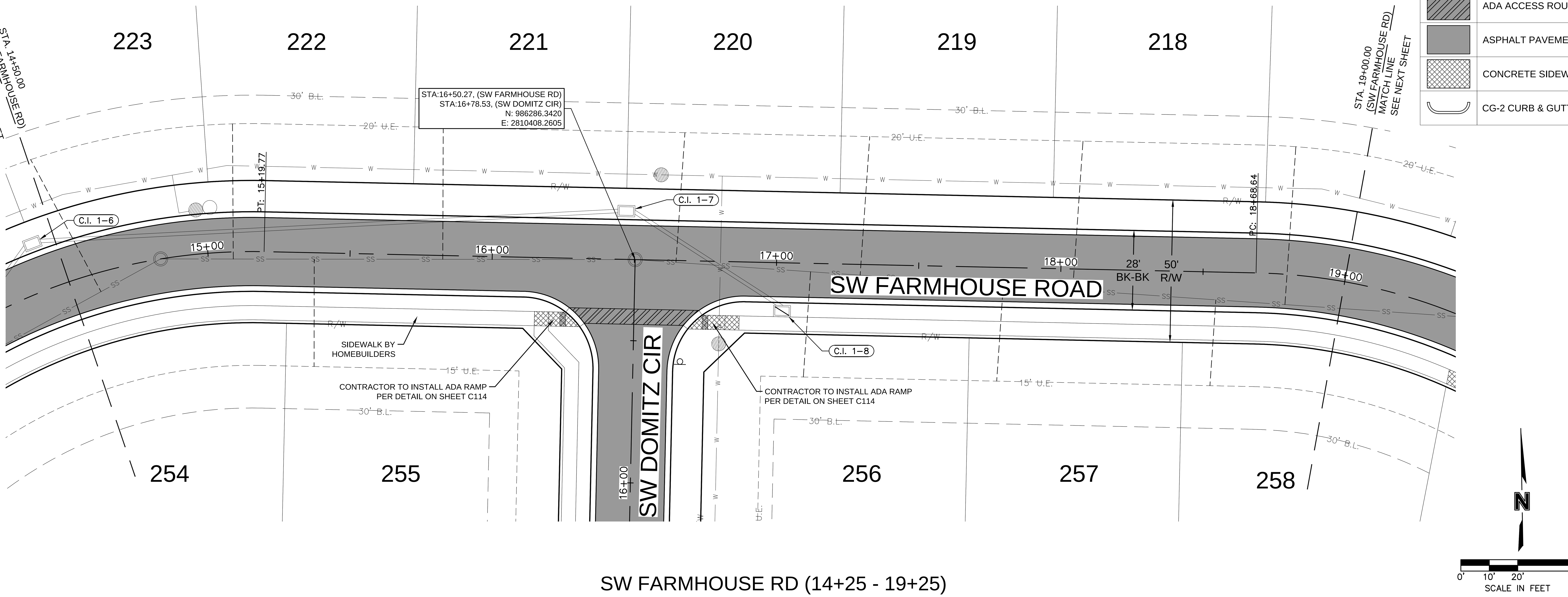
2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

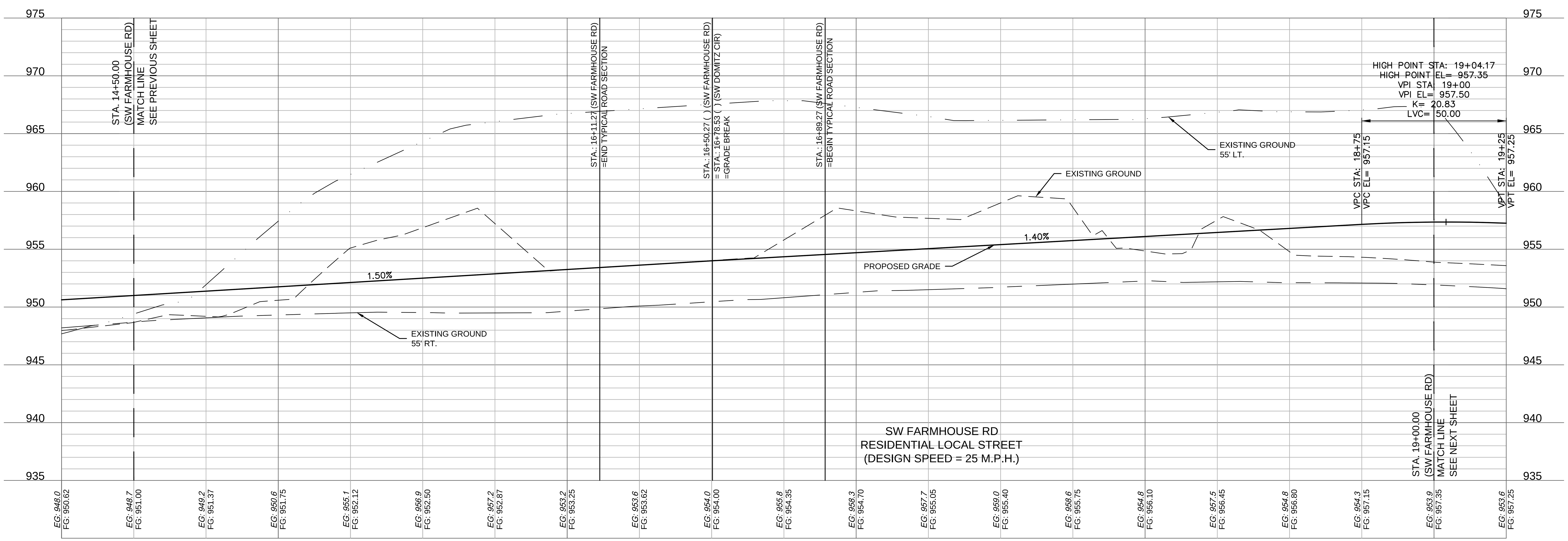
SHEET
C106

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_RPP01_C194061.dwg USER: ssaylor
DATE: Jan 05, 2026 7:57am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PPATT_C194061 C_PSURF_C194061 C_PBNDY_C194061 C_PSTRM_C194061

LEGEND	
(hatched)	ADA ACCESS ROUTE
(grey)	ASPHALT PAVEMENT
(crosshatch)	CONCRETE SIDEWALK
(curb symbol)	CG-2 CURB & GUTTER



SW FARMHOUSE RD (14+25 - 19+25)



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MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C107

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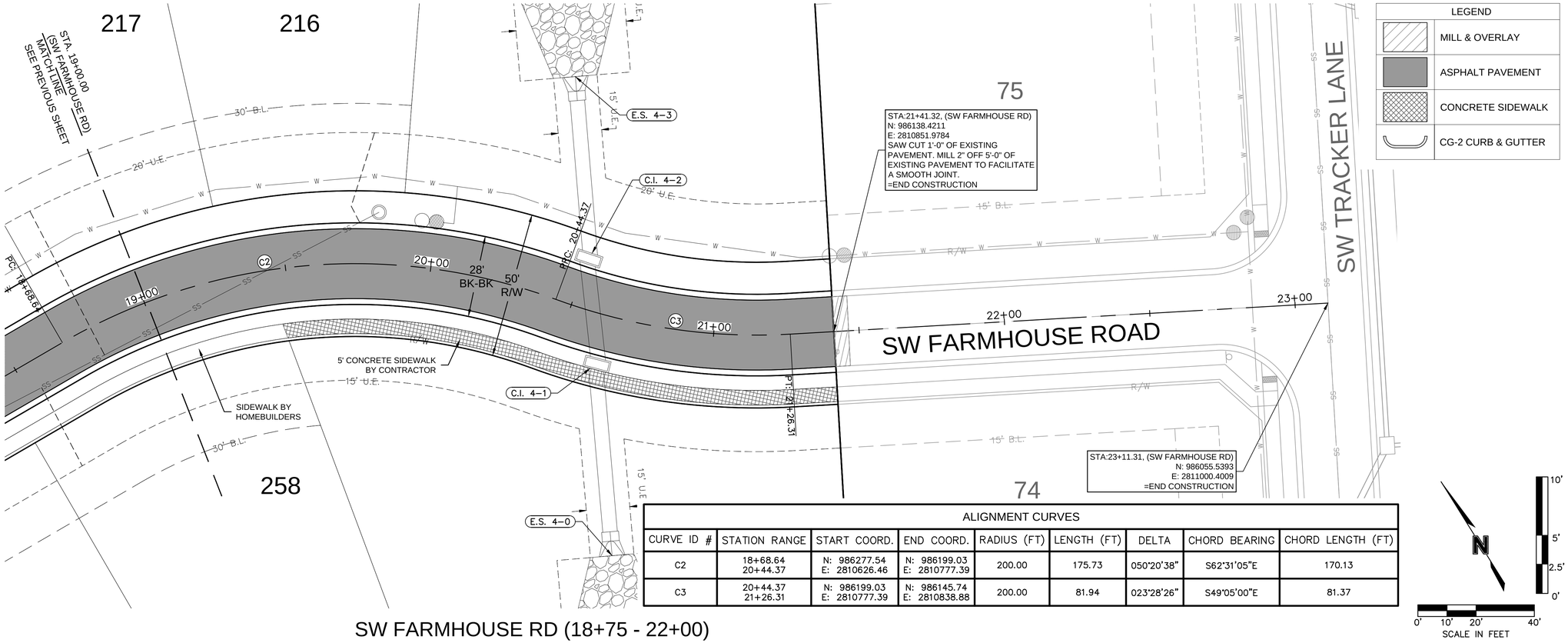
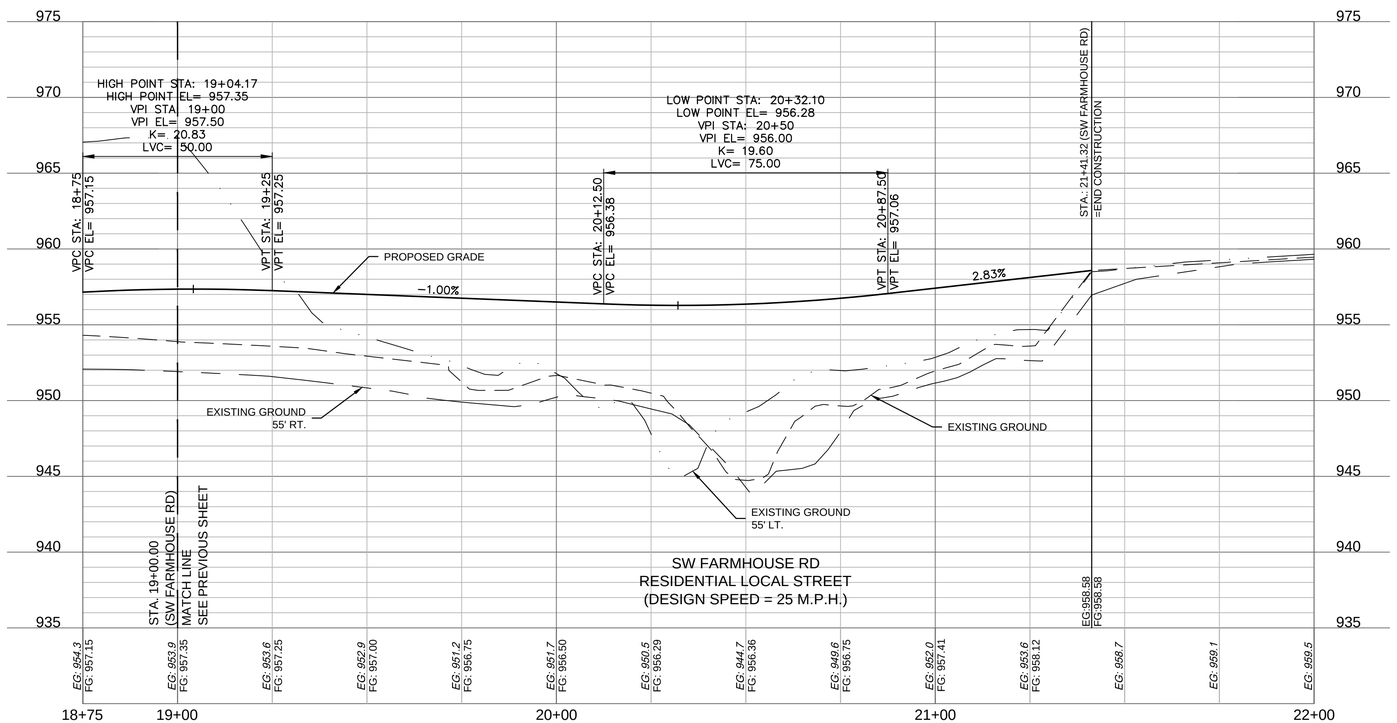


ALIGNMENT CURVES

CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C2	18+68.64 20+44.37	N: 986277.54 E: 2810626.46	N: 986199.03 E: 2810777.39	200.00	175.73	050°20'38"	S62°31'05"E	170.13
C3	20+44.37 21+26.31	N: 986199.03 E: 2810777.39	N: 986145.74 E: 2810838.88	200.00	81.94	023°28'26"	S49°05'00"E	81.37

SW FARMHOUSE RD (18+75 - 22+00)



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MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

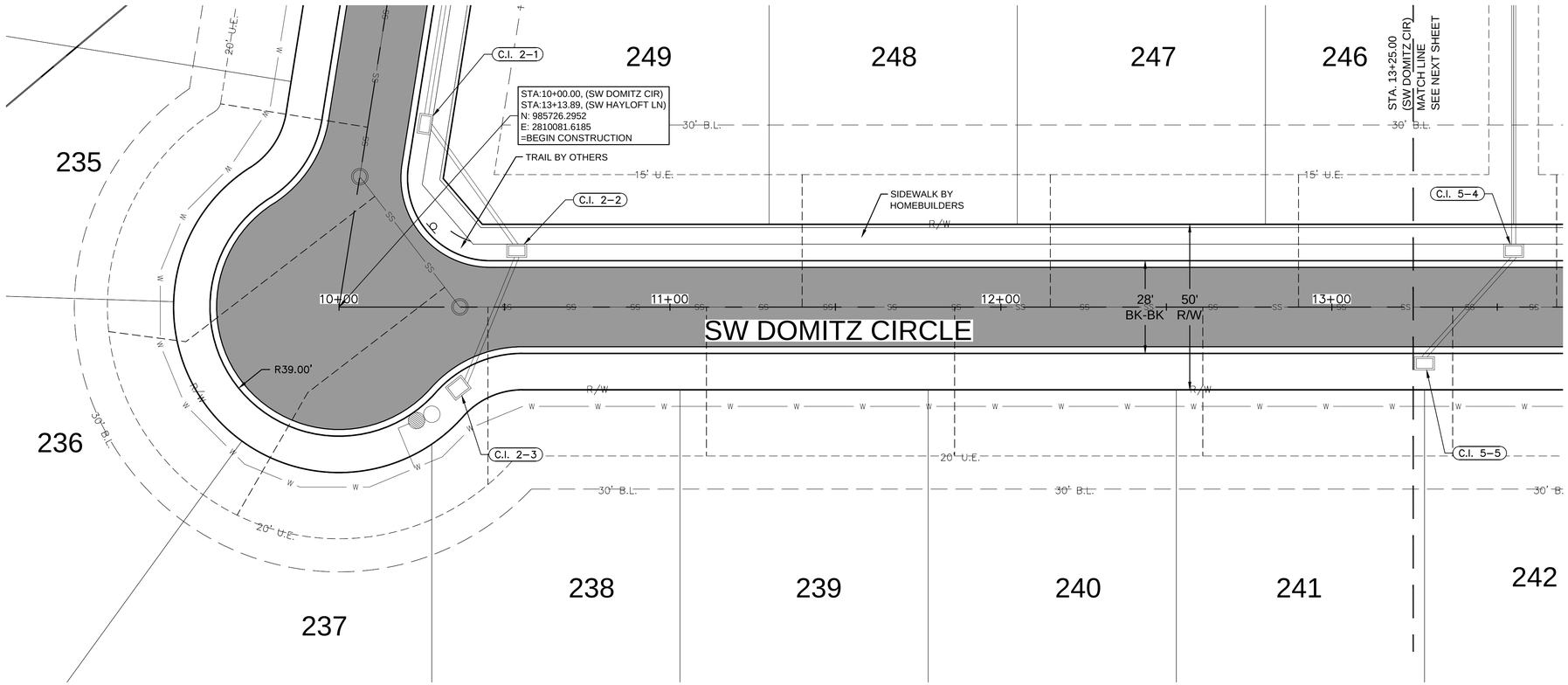
LEE'S SUMMIT, MISSOURI

2025

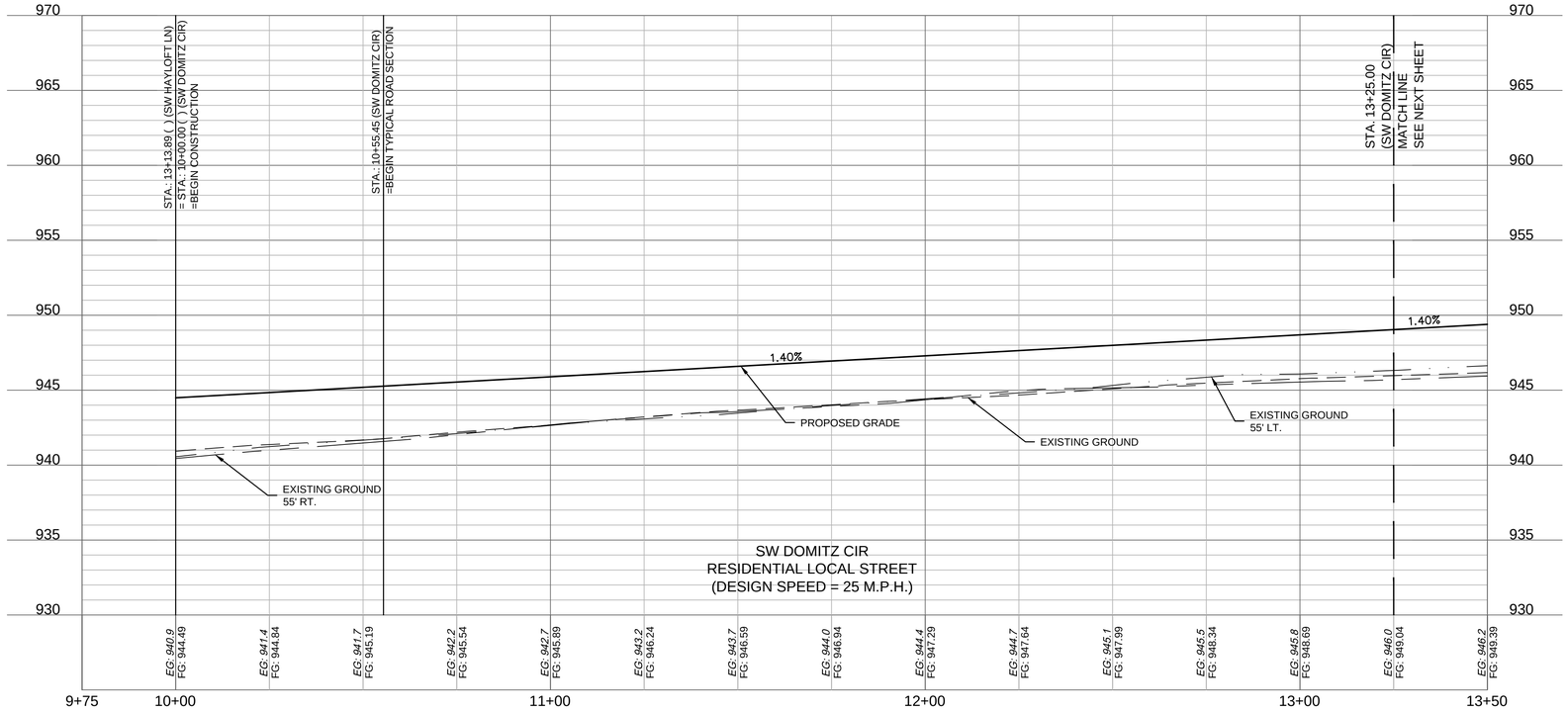
drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

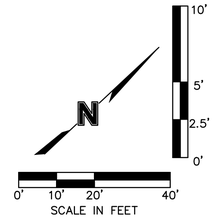
SHEET
C108

DWG: F:\2019\4001-4500\19-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_RPP01_C194061.dwg USER: ssaylor
DATE: Jan 05, 2026 7:58am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PBNDY_C194061 C_PPATT_C194061 C_PSURF_C194061 C_PSTRM_C194061



SW DOMITZ CIR (9+75 - 13+50)





LEGEND	
	ASPHALT PAVEMENT
	CG-2 CURB & GUTTER

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
1/5/2026

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

ROADWAY PLAN & PROFILE (SW DOMITZ CIRCLE)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

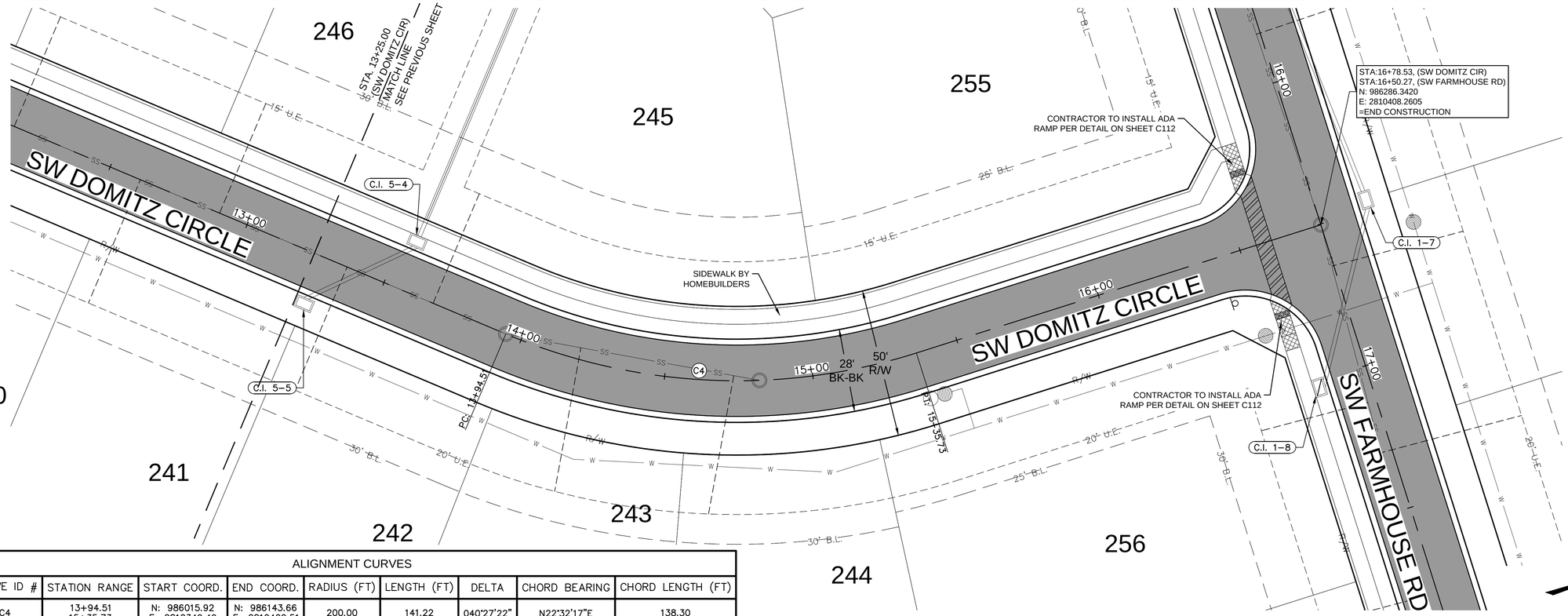
LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

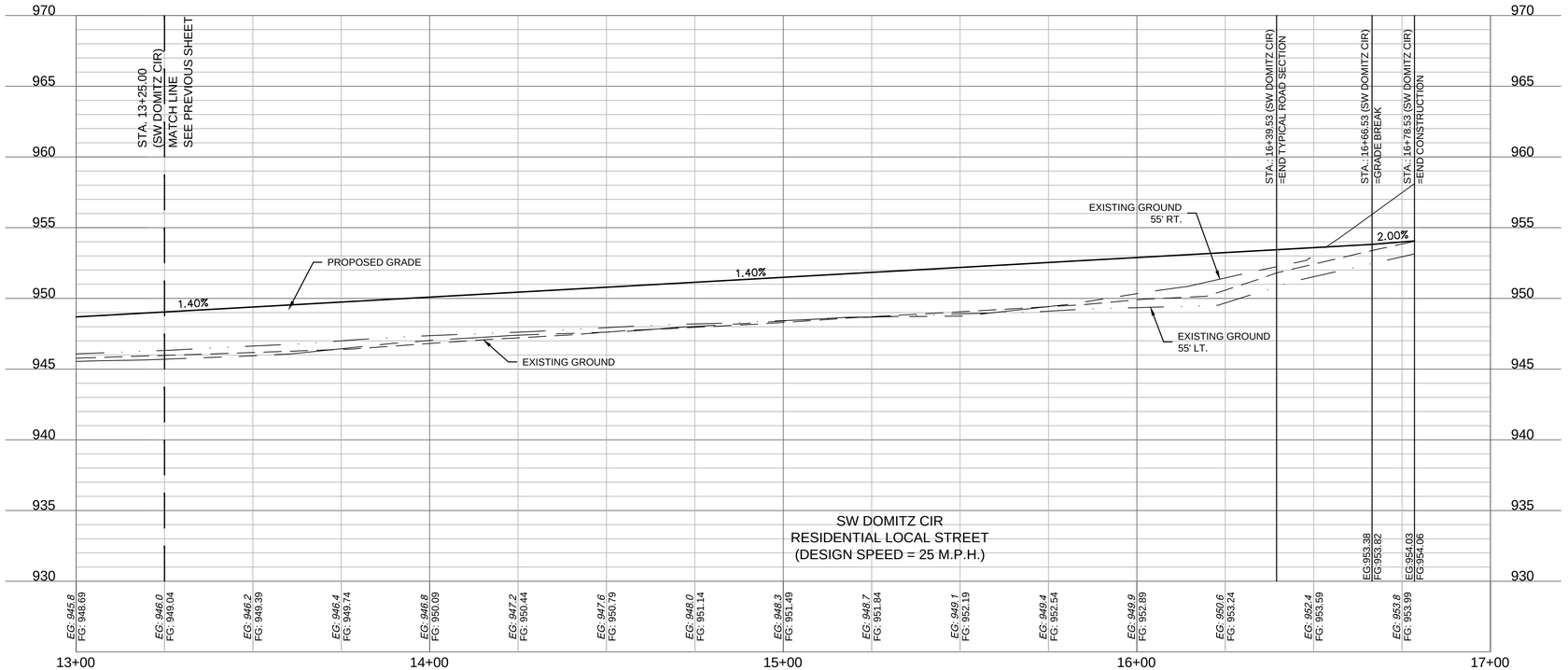
SHEET
C109

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_RPP01_C194061.dwg USER: ssaylor
DATE: Jan 05, 2026 7:58am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PBNDY_C194061 C_PPATT_C194061 C_PSURF_C194061 C_PSTRM_C194061



ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C4	13+94.51 15+35.73	N: 986015.92 E: 2810349.49	N: 986143.66 E: 2810402.51	200.00	141.22	040°27'22"	N22°32'17"E	138.30

SW DOMITZ CIR (13+00 - 17+00)



LEGEND	
	ADA ACCESS ROUTE
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CG-2 CURB & GUTTER

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NUMBER PE-2018021248
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1/5/2026

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

ROADWAY PLAN & PROFILE (SW DOMITZ CIRCLE CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

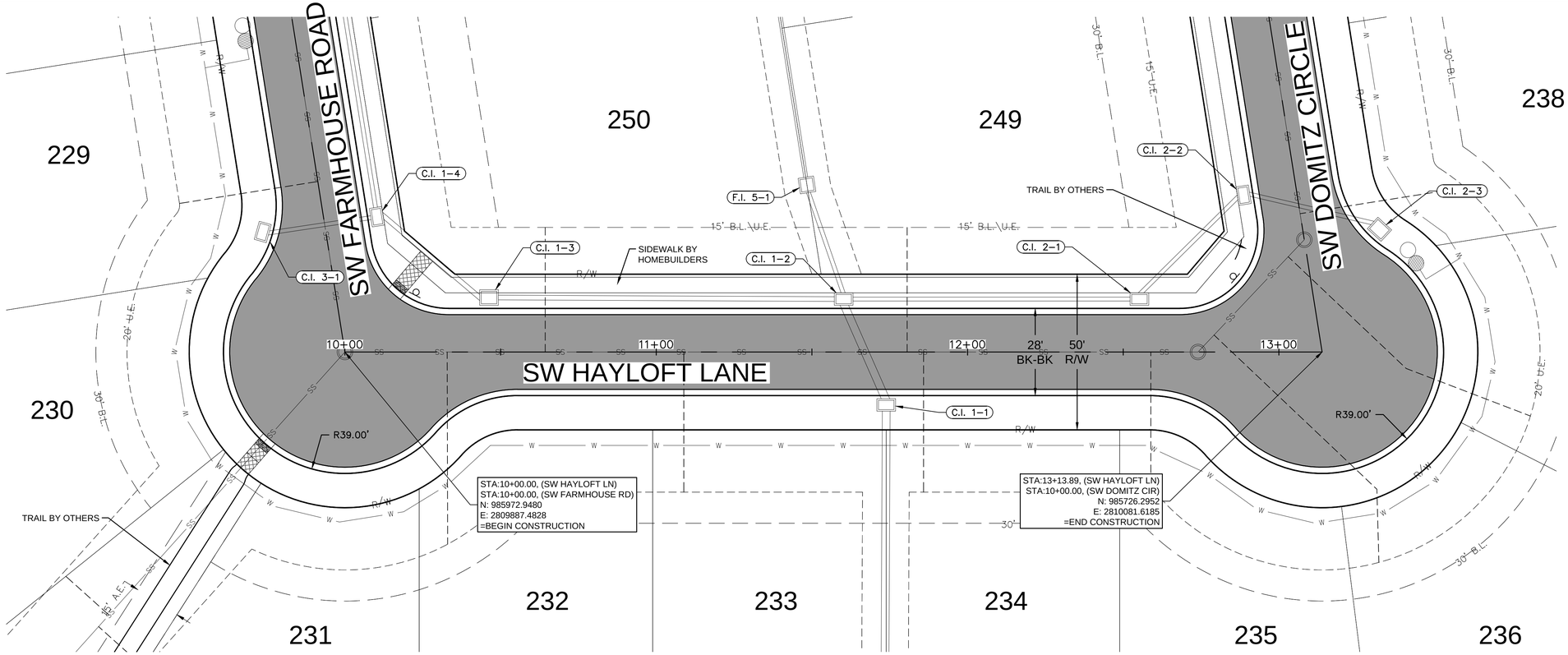
LEE'S SUMMIT, MISSOURI

2025

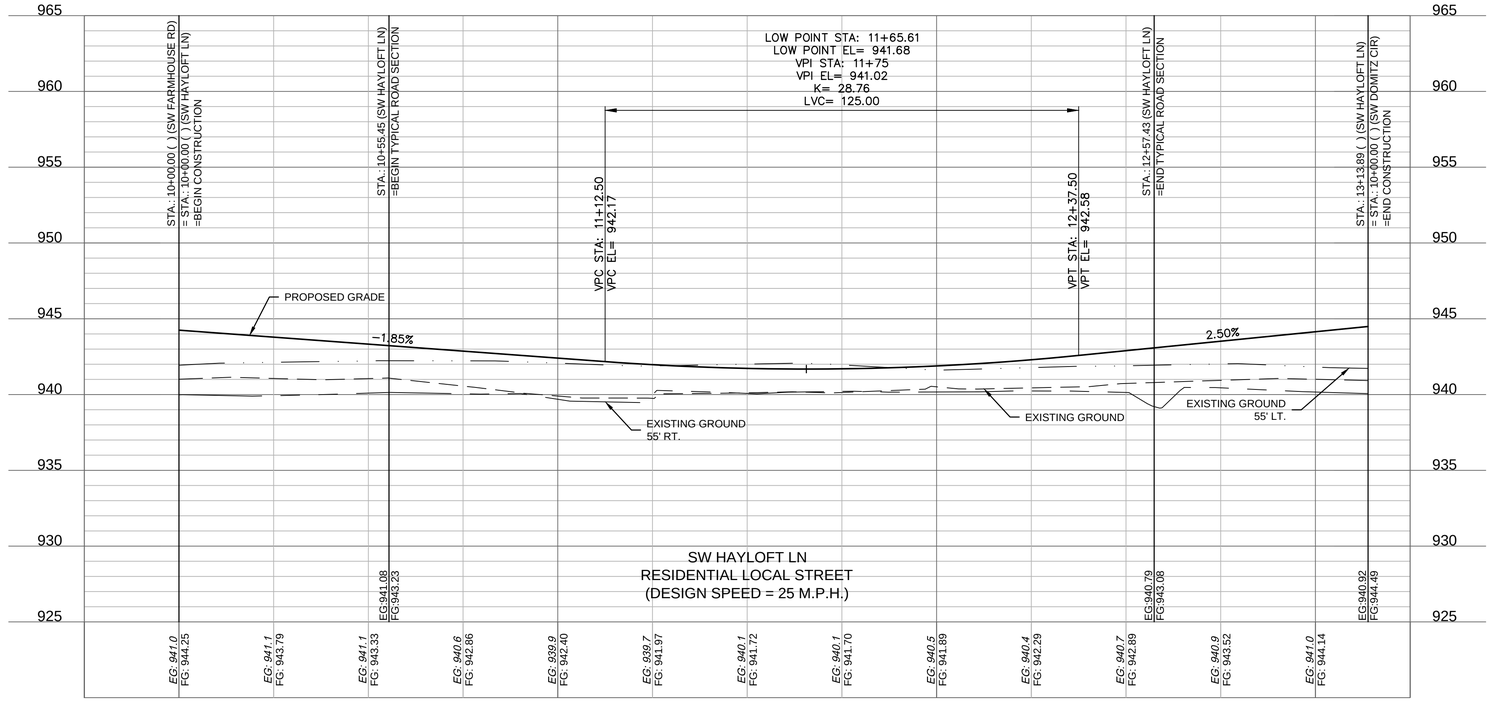
drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C110

DWG: F:\2019\4001-4500\19-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_RPP01_C194061.dwg USER: ssaylor
DATE: Jan 05, 2026 7:58am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PPATT_C194061 C_PSURF_C194061 C_PSTRM_C194061 C_PBNDY_C194061



SW HAYLOFT LN (9+75 - 13+25)



LEGEND	
	ASPHALT PAVEMENT
	CG-2 CURB & GUTTER

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

ROADWAY PLAN & PROFILE (SW HAYLOFT LANE)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C111

DWG: F:\2019\4001-4500\19-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_RPP01_C194061.dwg USER: ssaylor
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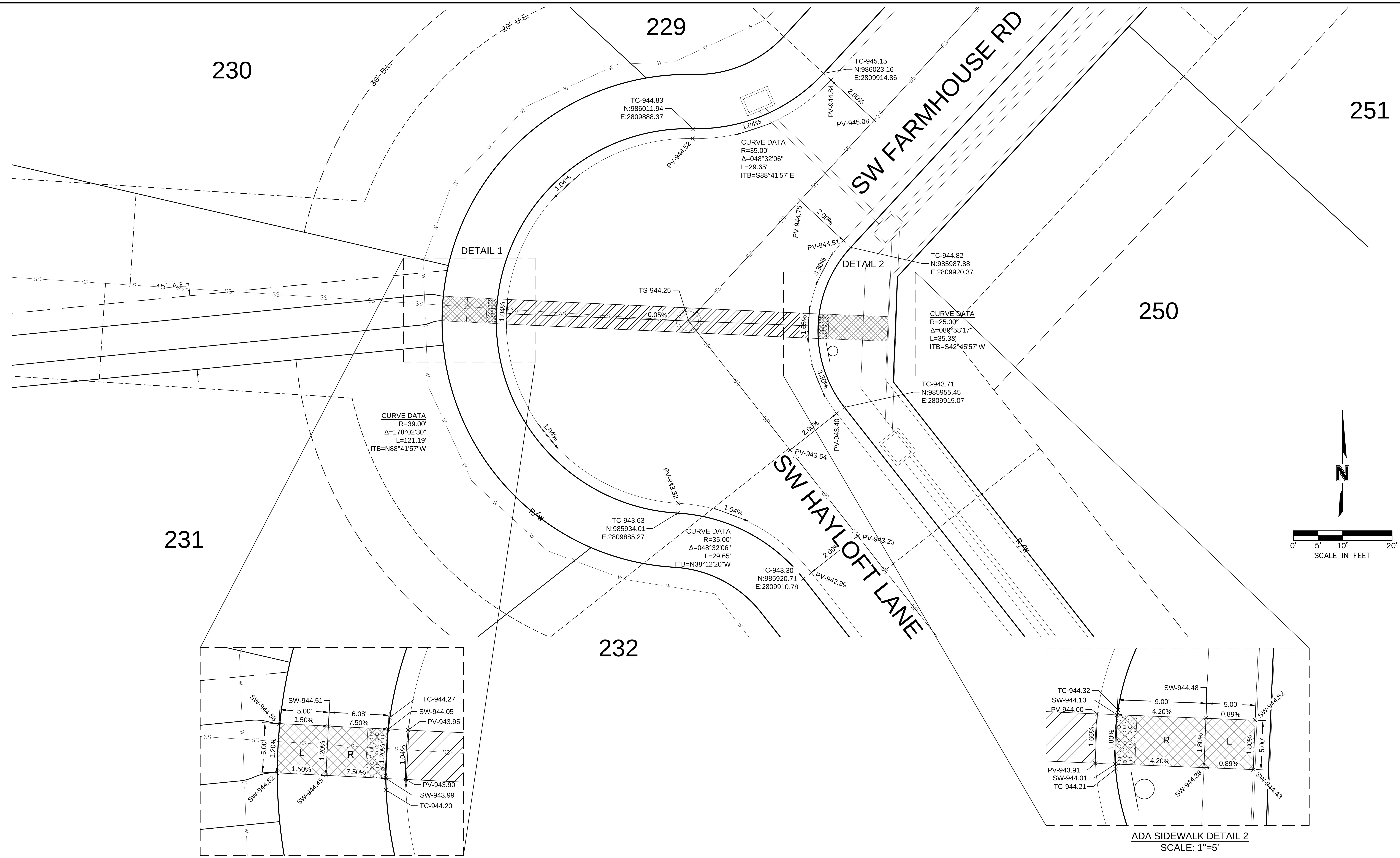

ADA SIDEWALK DETAIL 1
SCALE: 1"=5'

ADA SIDEWALK DETAIL 2
SCALE: 1"=5'

INTERSECTION AND ADA DETAIL 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 SLOPES.
3. LANDING SHALL BE PROVIDED WHERE INDICATED ON PLAN SHEET OR BY PROWAG STANDARDS. LANDING SHALL BE 4'X4' MINIMUM.
4. RAMP RUNS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:12 UNLESS THE RAMP LENGTH IS OVER 15 FEET, THEN THE SLOPE CAN BE GREATER AS INDICATED IN DETAILS TO REACH STREET GRADES.
5. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
6. CROSS SLOPE FOR RAMPS AND SIDEWALK SHALL NOT EXCEED 2%.
7. AFTER CURBS HAVE BEEN CONSTRUCTED, AND BEFORE ASPHALT OR CONCRETE PAVEMENT IS POURED, CURBS SHOULD BE MEASURED WITH A LEVEL TO ENSURE CURB ALONG ADA RAMPS AND LANDINGS WILL MEET ADA REQUIREMENTS.
8. ADA RAMP CONSTRUCTION WILL BE INSPECTED THOROUGHLY BY THE CITY INSPECTOR. CONTRACTOR SHALL BE REQUIRED TO RECONSTRUCT RAMPS, CURBS AND/OR PAVEMENT AT CONTRACTOR'S EXPENSE IF ADA RAMPS AND LANDINGS CANNOT MEET THE ADA REQUIREMENTS, PER APPROVED PLAN OR APPROVED ALTERNATIVE.
9. CURVE DATA IS FOR BACK OF CURB.

LEGEND

TC-	TOP OF CURB
PV-	TOP OF PAVEMENT
SW-	SIDEWALK
L	LANDING AREA
R	RAMP AREA
T	TRANSITION AREA
(hatch)	ADA ACCESS ROUTE
(curb symbol)	CG-2 CURB & GUTTER
(crosshatch)	CONCRETE SIDEWALK (CONSTRUCTED BY CONTRACTOR)

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NUMBER
PE-2018021248
PROFESSIONAL ENGINEER
1/5/2026
STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

SW HAYLOFT LANE & SW FARMHOUSE ROAD CUL-DE-SAC
STREET & STORM SEWER PLANS

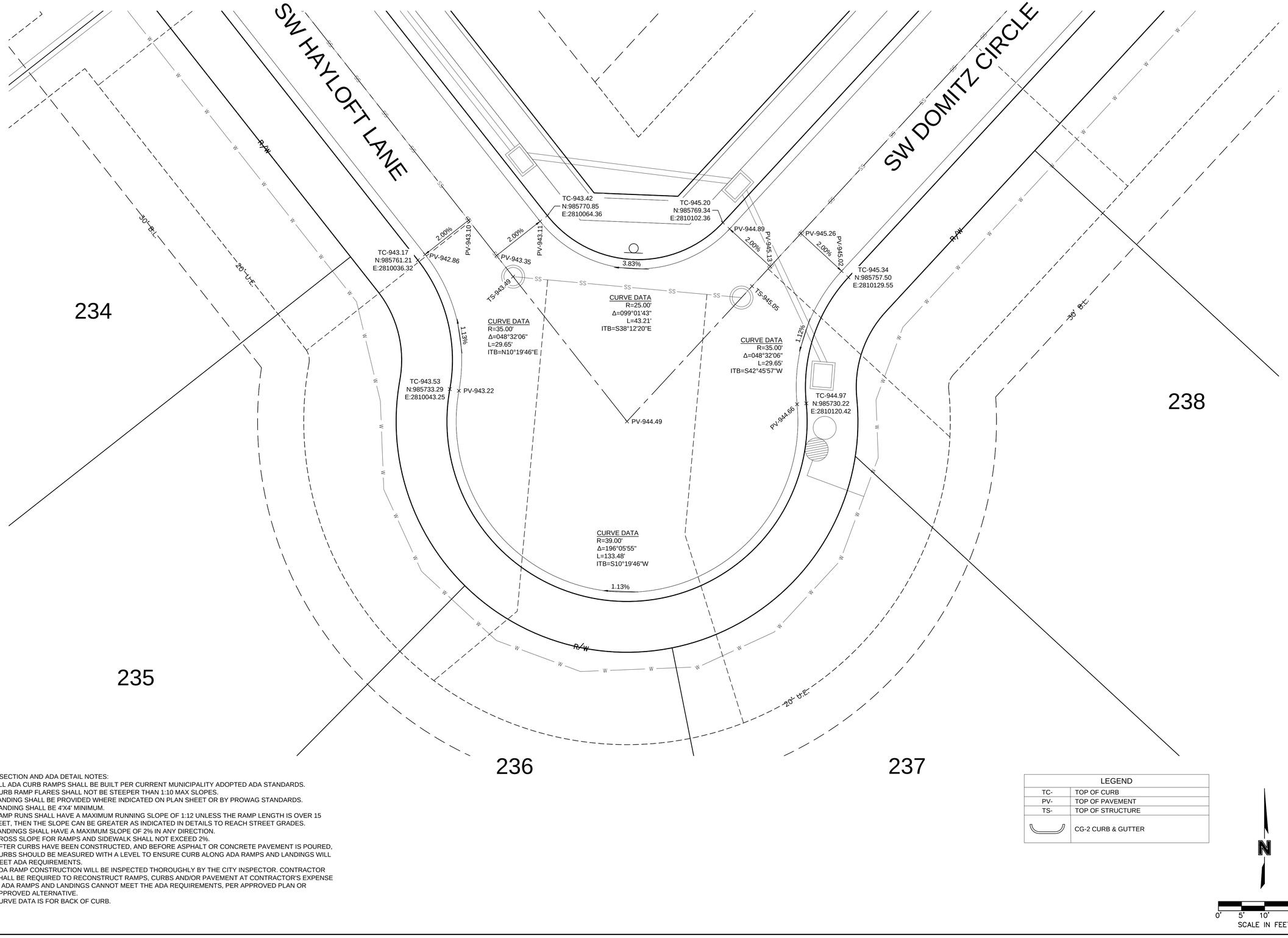
HOOK FARMS
THIRD PLAT

2025

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C112



INTERSECTION AND ADA DETAIL 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 SLOPES.
3. LANDING SHALL BE PROVIDED WHERE INDICATED ON PLAN SHEET OR BY PROWAG STANDARDS. LANDING SHALL BE 4'X4' MINIMUM.
4. RAMP RUNS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:12 UNLESS THE RAMP LENGTH IS OVER 15 FEET, THEN THE SLOPE CAN BE GREATER AS INDICATED IN DETAILS TO REACH STREET GRADES.
5. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
6. CROSS SLOPE FOR RAMPS AND SIDEWALK SHALL NOT EXCEED 2%.
7. AFTER CURBS HAVE BEEN CONSTRUCTED, AND BEFORE ASPHALT OR CONCRETE PAVEMENT IS POURED, CURBS SHOULD BE MEASURED WITH A LEVEL TO ENSURE CURB ALONG ADA RAMPS AND LANDINGS WILL MEET ADA REQUIREMENTS.
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9. CURVE DATA IS FOR BACK OF CURB.

LEGEND	
TC-	TOP OF CURB
PV-	TOP OF PAVEMENT
TS-	TOP OF STRUCTURE
	CG-2 CURB & GUTTER

N

0' 5' 10' 20'
SCALE IN FEET

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STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

SW DOMITZ CIRCLE & SW HAYLOFT LANE CUL-DE-SAC
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C113

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_INT01_C194061.dwg USER: ssoylor
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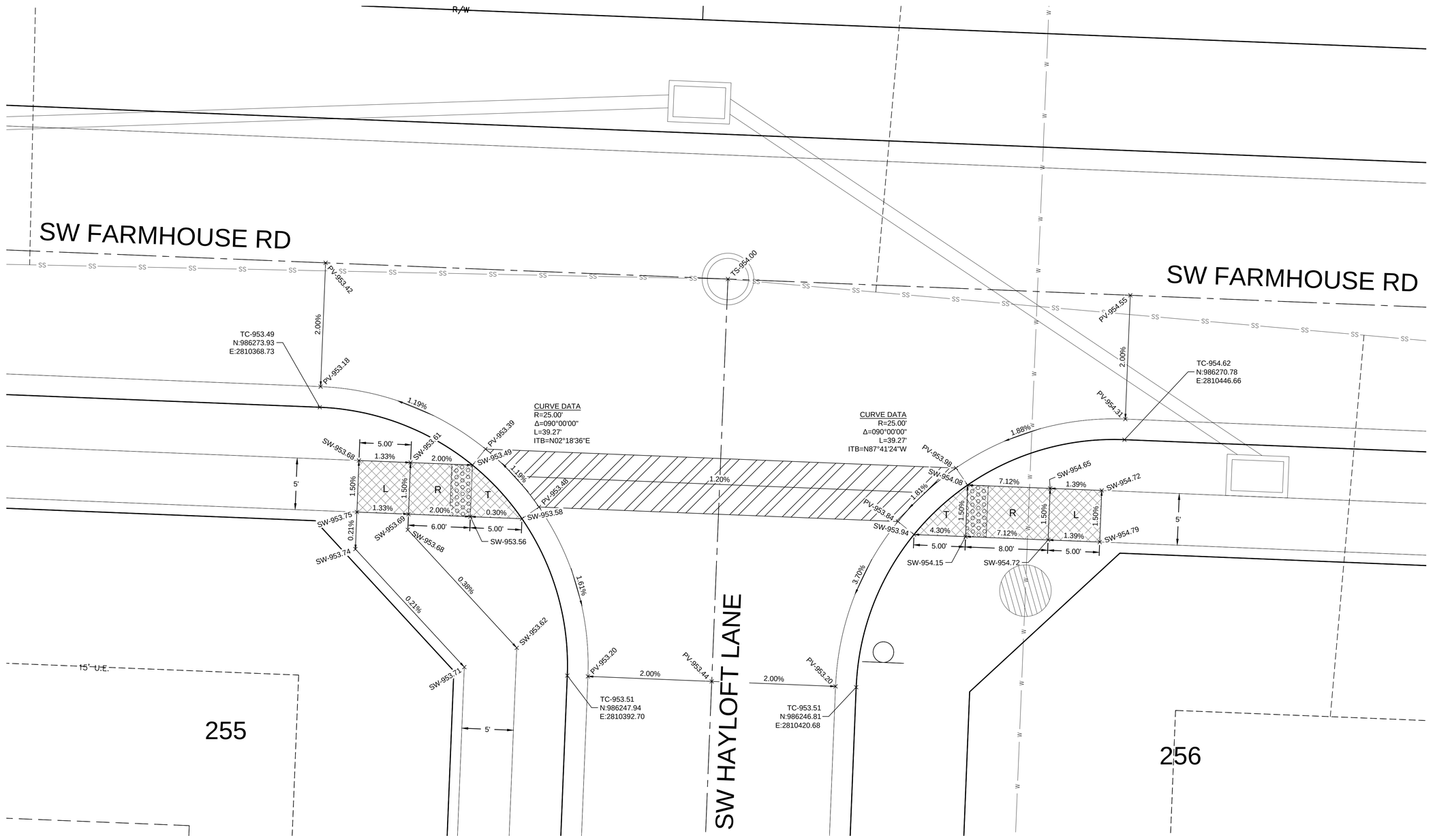

INTERSECTION AND ADA DETAIL NOTES:

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 SLOPES.
3. LANDING SHALL BE PROVIDED WHERE INDICATED ON PLAN SHEET OR BY PROWAG STANDARDS. LANDING SHALL BE 4'X4' MINIMUM.
4. RAMP RUNS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:12 UNLESS THE RAMP LENGTH IS OVER 15 FEET, THEN THE SLOPE CAN BE GREATER AS INDICATED IN DETAILS TO REACH STREET GRADES.
5. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
6. CROSS SLOPE FOR RAMPS AND SIDEWALK SHALL NOT EXCEED 2%.
7. AFTER CURBS HAVE BEEN CONSTRUCTED, AND BEFORE ASPHALT OR CONCRETE PAVEMENT IS POURED, CURBS SHOULD BE MEASURED WITH A LEVEL TO ENSURE CURB ALONG ADA RAMPS AND LANDINGS WILL MEET ADA REQUIREMENTS.
8. ADA RAMP CONSTRUCTION WILL BE INSPECTED THOROUGHLY BY THE CITY INSPECTOR. CONTRACTOR SHALL BE REQUIRED TO RECONSTRUCT RAMPS, CURBS AND/OR PAVEMENT AT CONTRACTOR'S EXPENSE IF ADA RAMPS AND LANDINGS CANNOT MEET THE ADA REQUIREMENTS, PER APPROVED PLAN OR APPROVED ALTERNATIVE.
9. CURVE DATA IS FOR BACK OF CURB.

LEGEND	
TC-	TOP OF CURB
PV-	TOP OF PAVEMENT
SW-	SIDEWALK
L	LANDING AREA
R	RAMP AREA
T	TRANSITION AREA
	ADA ACCESS ROUTE
	CG-2 CURB & GUTTER
	CONCRETE SIDEWALK (CONSTRUCTED BY CONTRACTOR)

N

0' 2.5' 5' 10'
SCALE IN FEET

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

SW FARMHOUSE RD & SW DOMITZ CIRCLE INTERSECTION
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

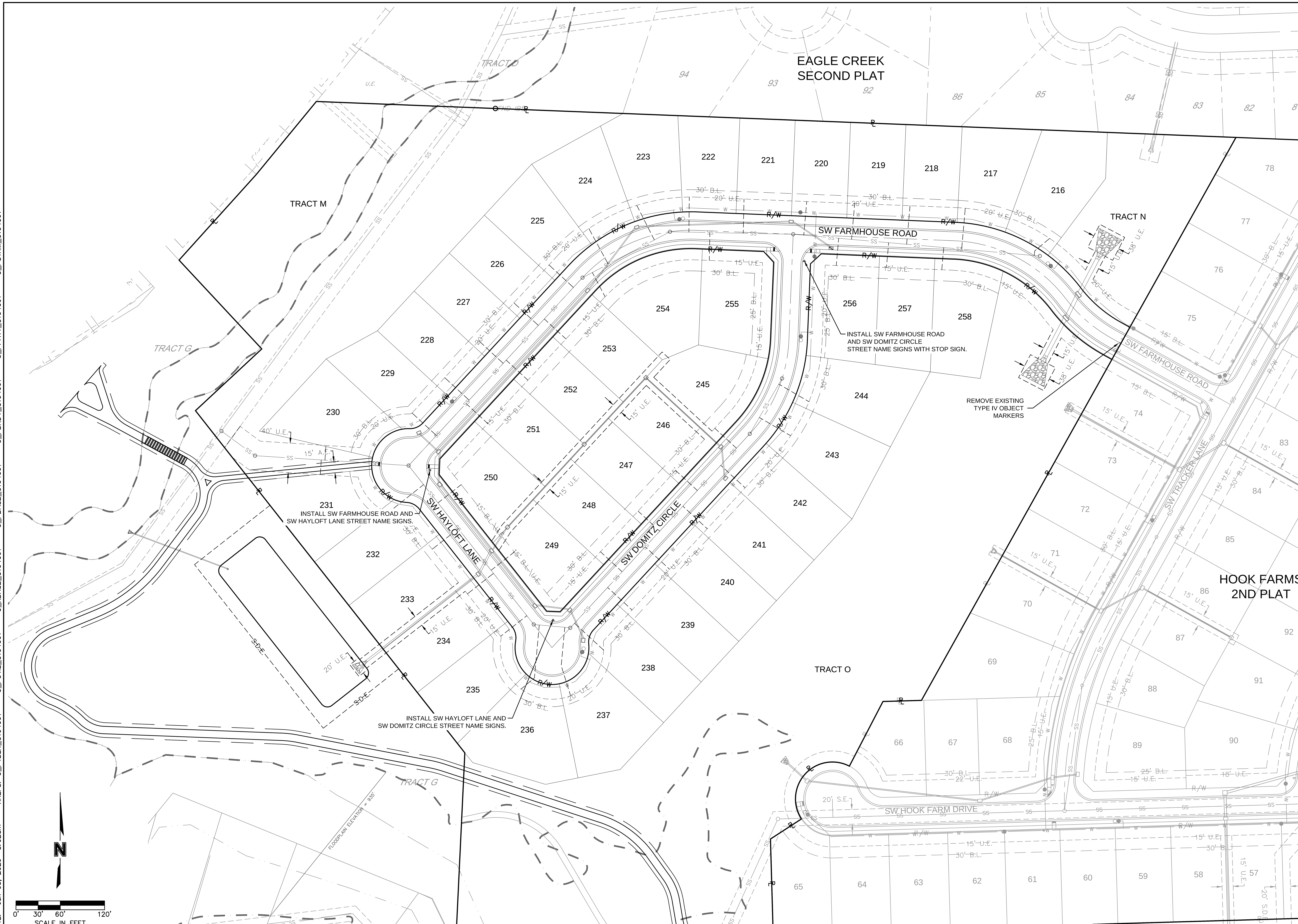
LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C114

DWG: F:\2019_4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_INT01_C194061.dwg USER: ssoylor
DATE: Jan 05, 2026 8:00am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PBNDY_C194061 C_PPATT_C194061



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PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO.	REV.	DATE	REVISIONS DESCRIPTION

2025

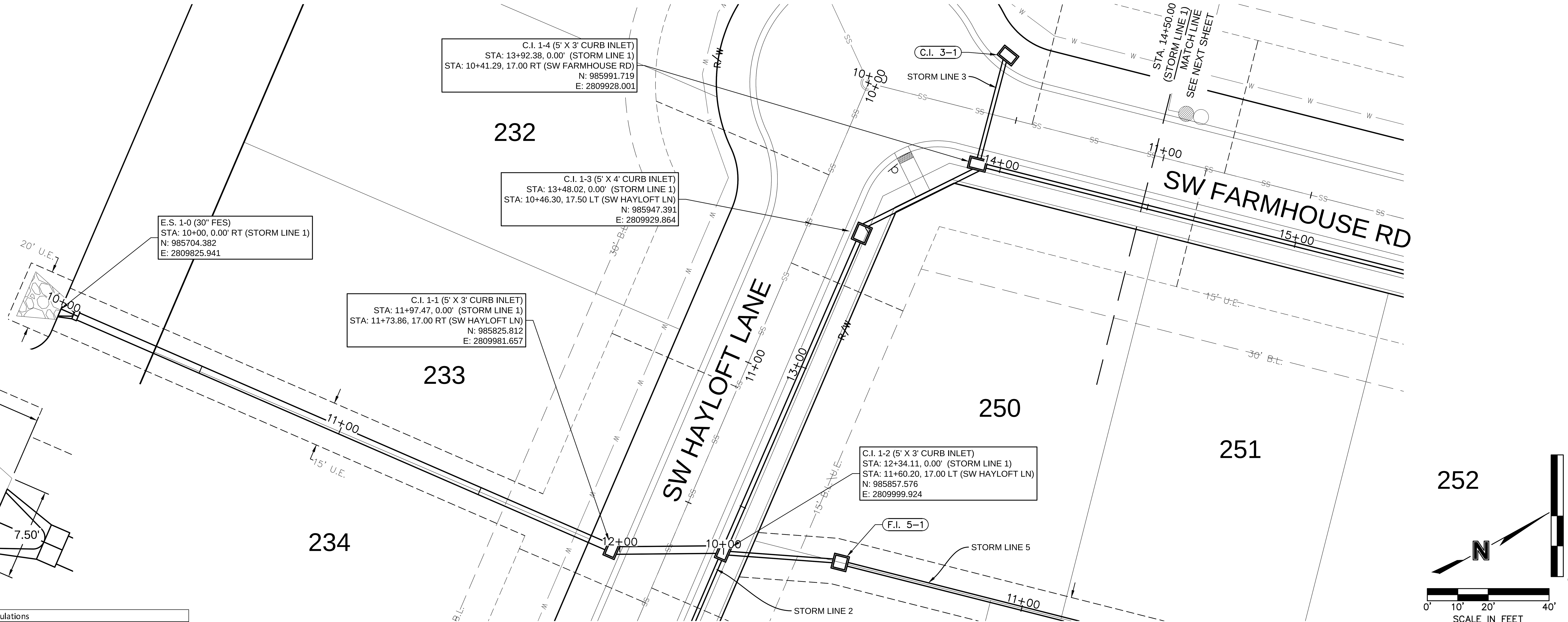
TRAFFIC CONTROL PLAN
STREET & STORM SEWER PLANS

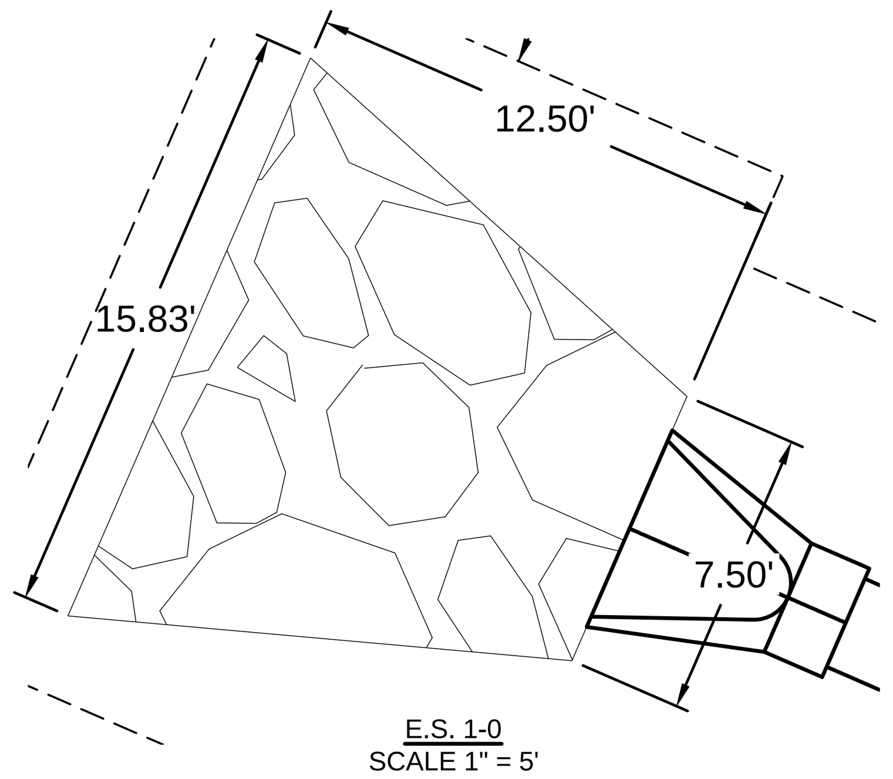
HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C115



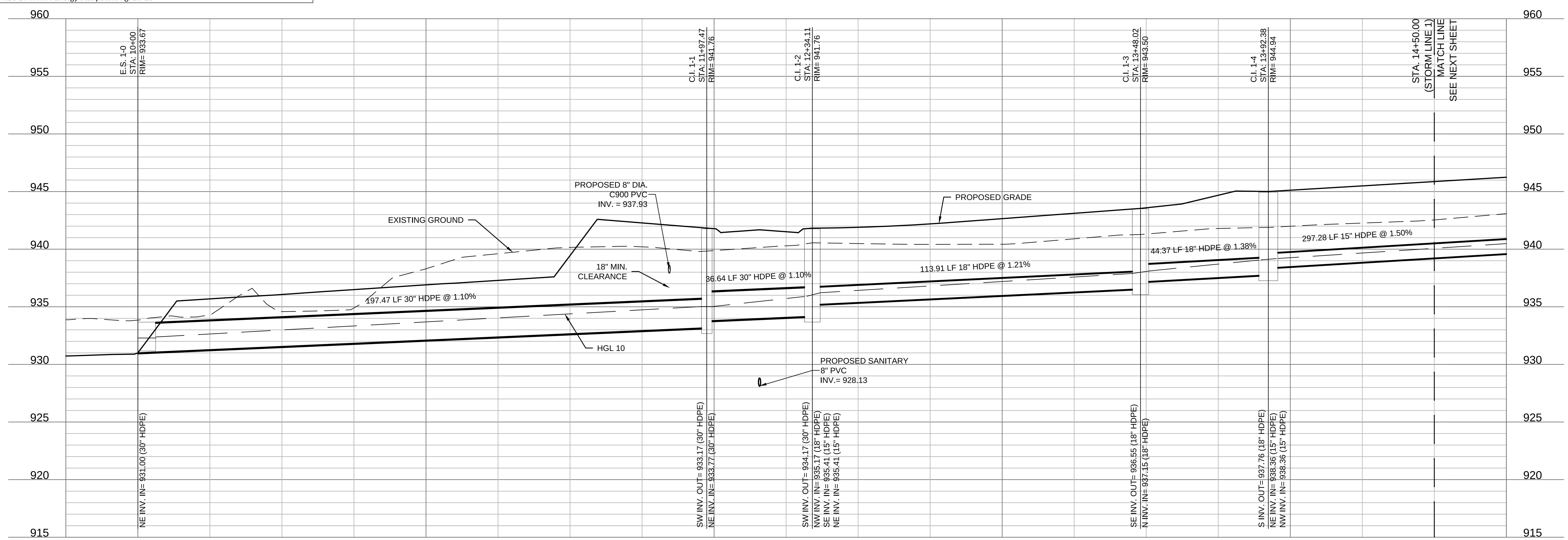


E.S. 1-0
SCALE 1" = 5'

Riprap Calculations							
End Section	Q_{100} (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 1-0	39.29	2.5	3	10	12.5	2.00	16.2

*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18

STORM LINE 1 (9+75 - 14+75)



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STEPHEN M. SAYLOR
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PROFESSIONAL ENGINEER
1/5/2026

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

STORM PLAN & PROFILE (LINE 1)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

2025

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C116

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNC\Street & Storm Sewer Plans\C_STM01_C194061.dwg USER: ssaylor
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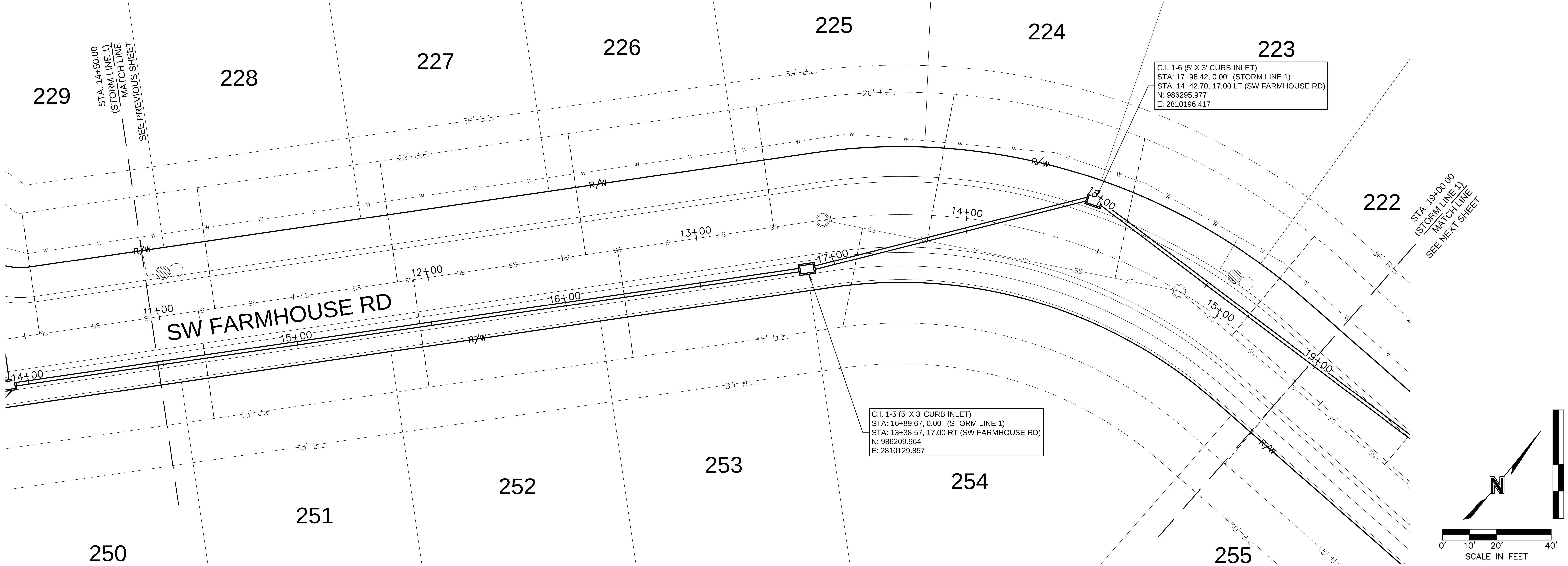
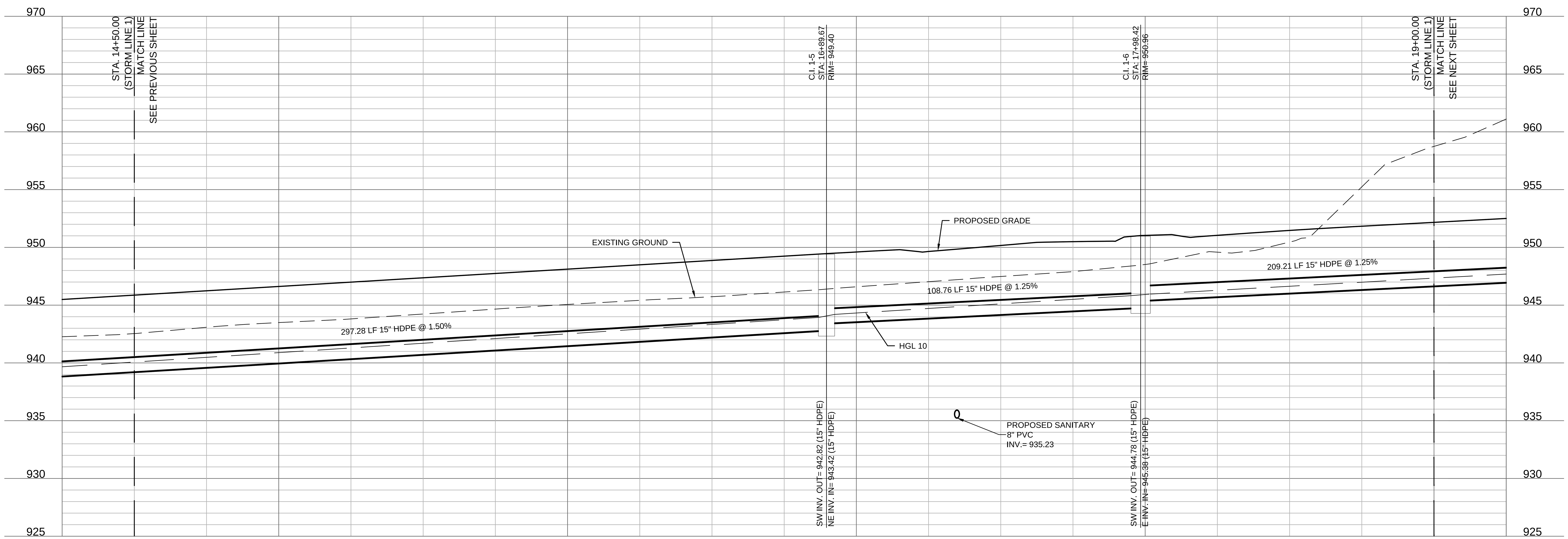
DATE: Jan 05, 2026 8:04am XREFS: C_PTBLK_C194061 C_PUTIL_C194061 C_XBASE_C194061 C_PBASE_C194061 C_PBNDY_C194061 C_PPATT_C194061 C_PSTRM_C194061



STORM LINE 1 (14+25 - 19+25)



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REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

STORM PLAN & PROFILE (LINE 1 CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

2025

LEE'S SUMMIT, MISSOURI

drawn by: SM
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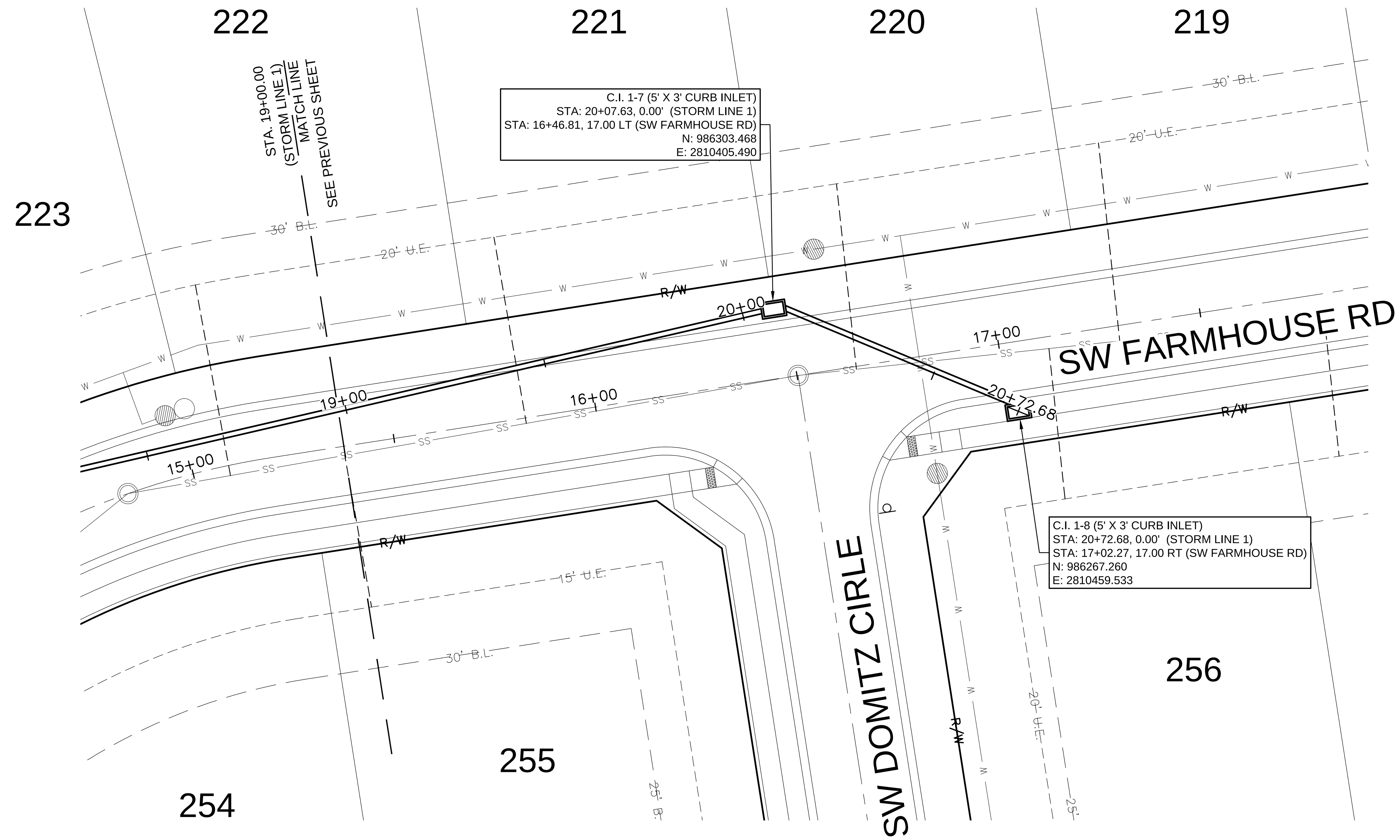
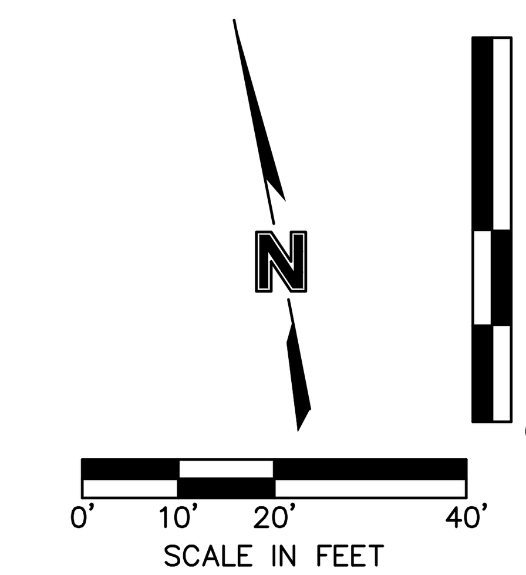
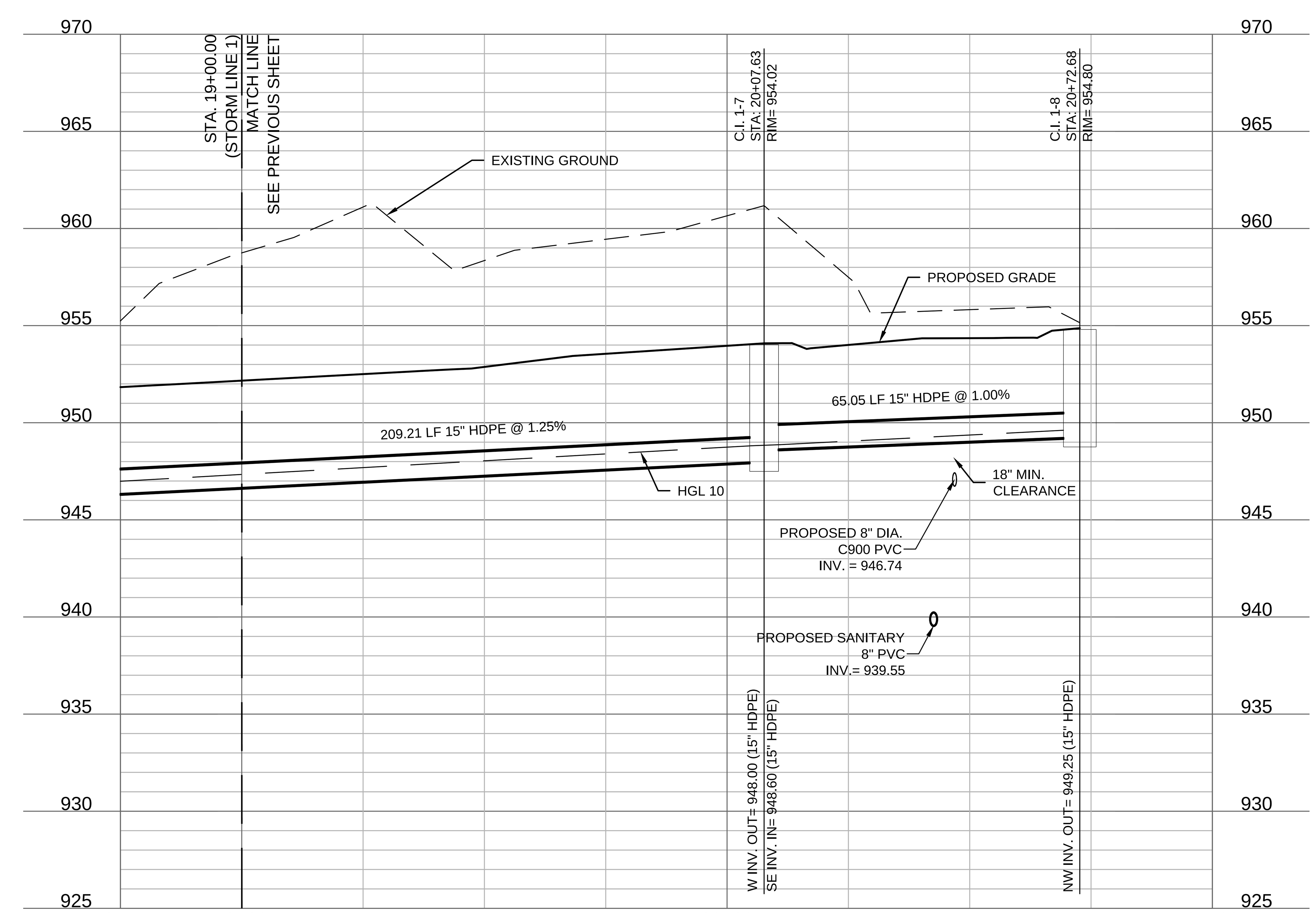
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C117





STORM LINE 1 (18+75 - 21+00)



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REVISIONS

STORM PLAN & PROFILE (LINE 1 CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

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QA/QC by: NH
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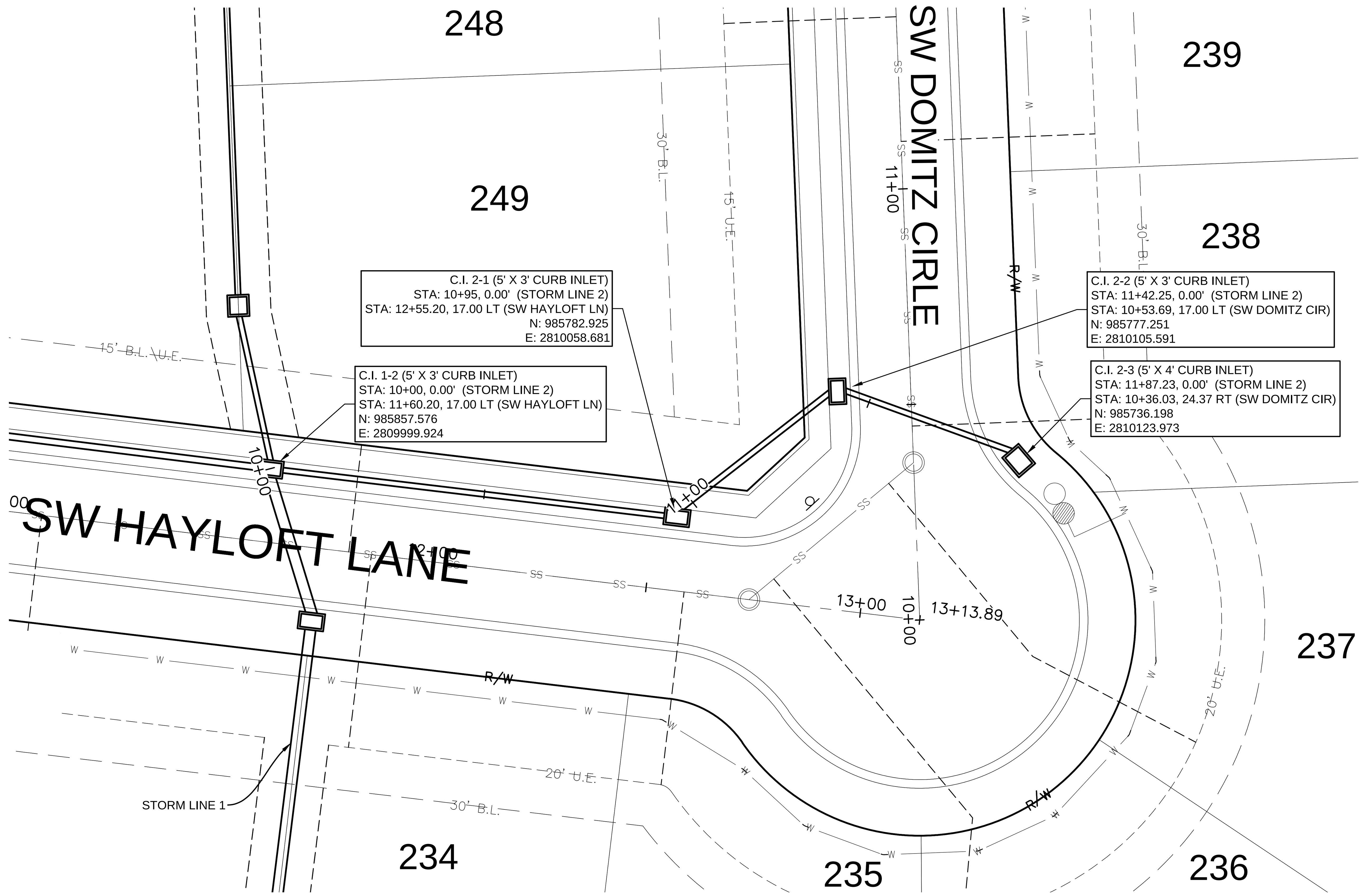
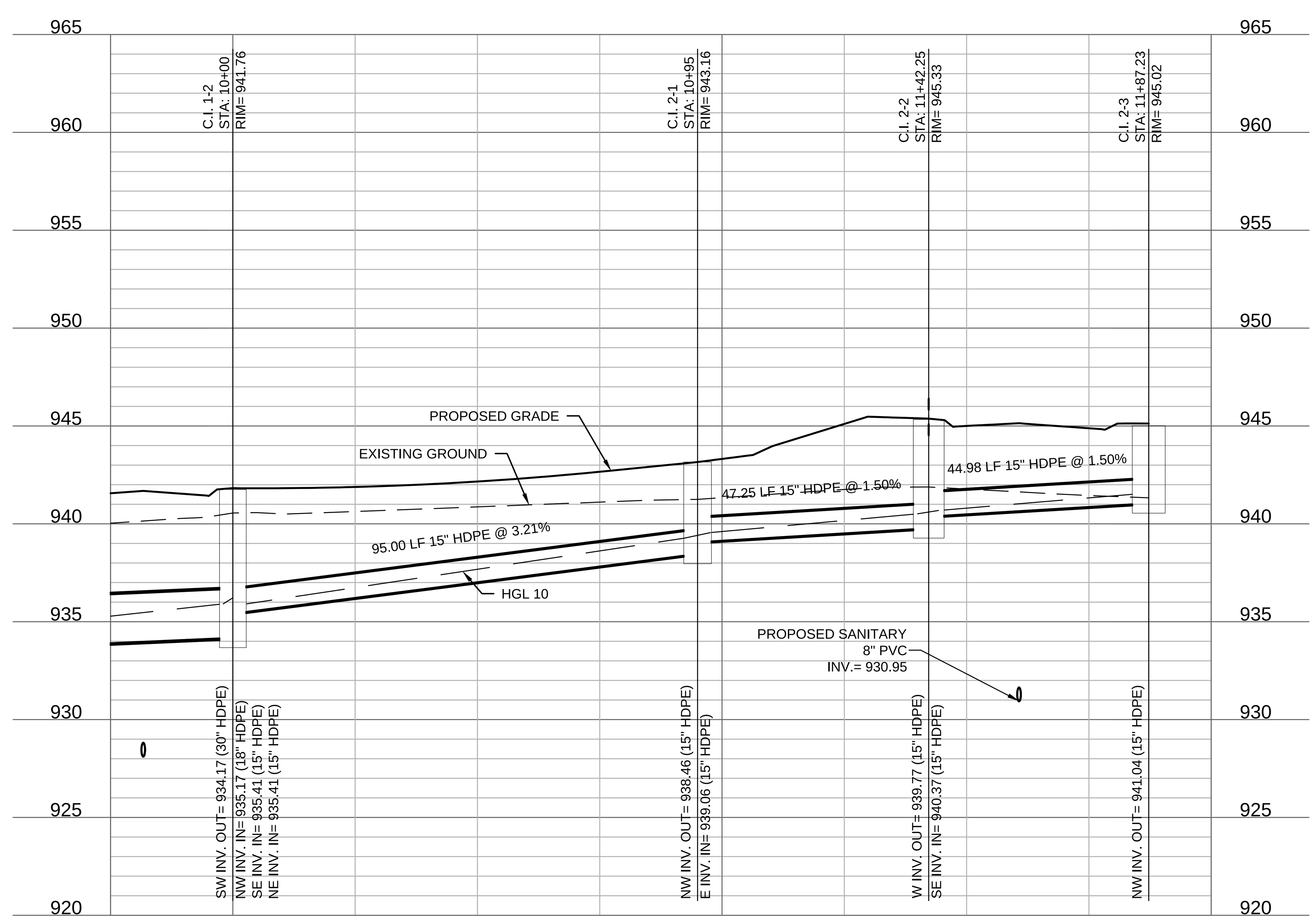
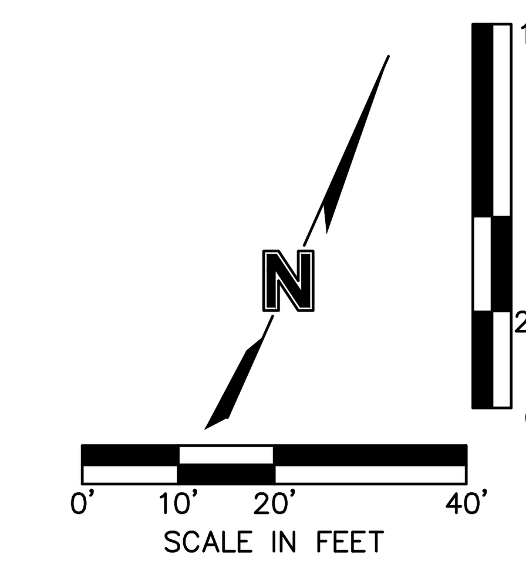
date: 01/05/2026

SHEET
C118



STORM LINE 2 (9+75 - 12+00)





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1/5/2026

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2025

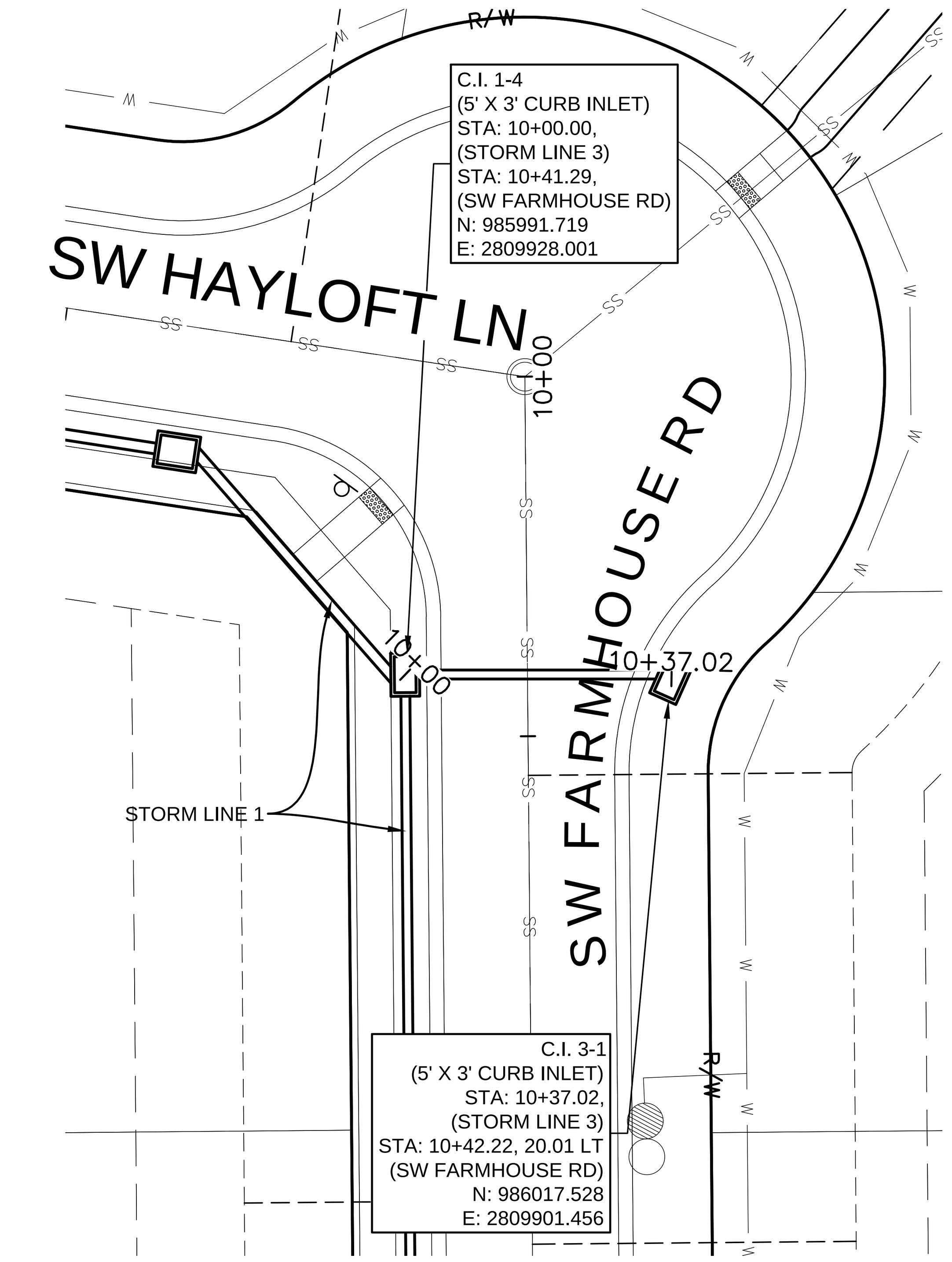
STORM PLAN & PROFILE (LINE 2)
STREET & STORM SEWER PLANS

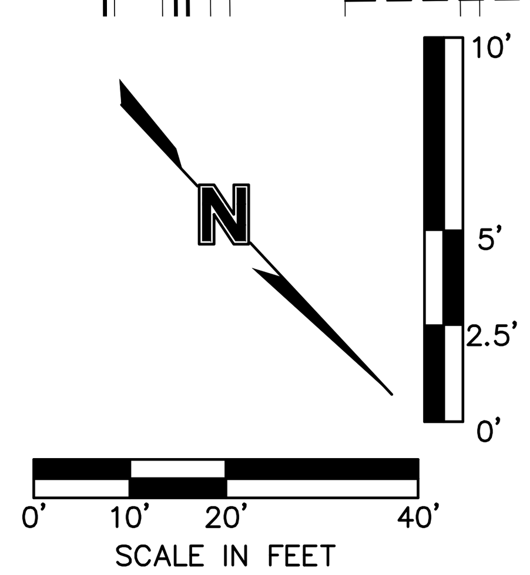
HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

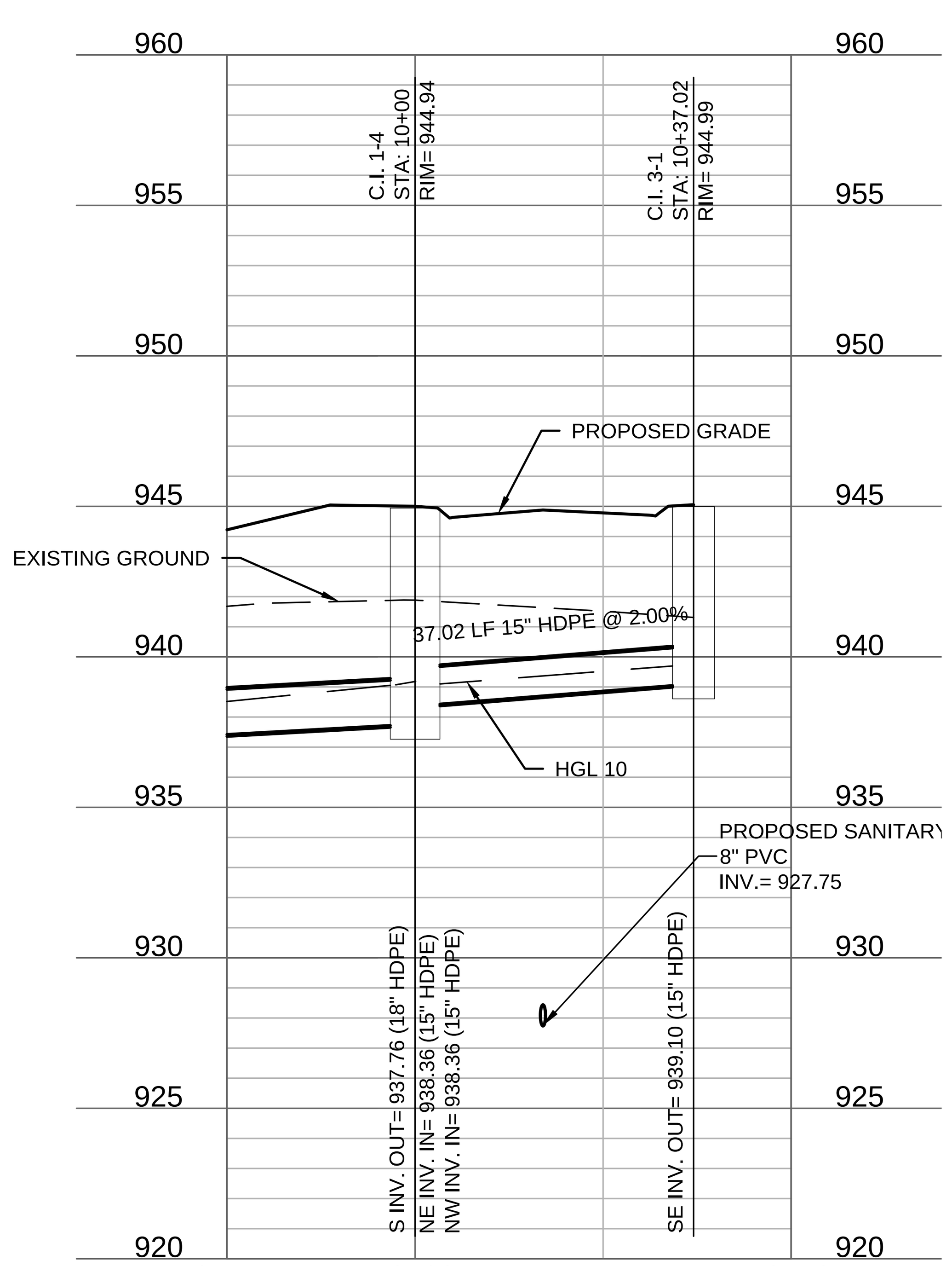
drawn by:	SM
checked by:	SS
designed by:	SM
QA/QC by:	NH
project no.:	C19-40610
date:	01/05/2026

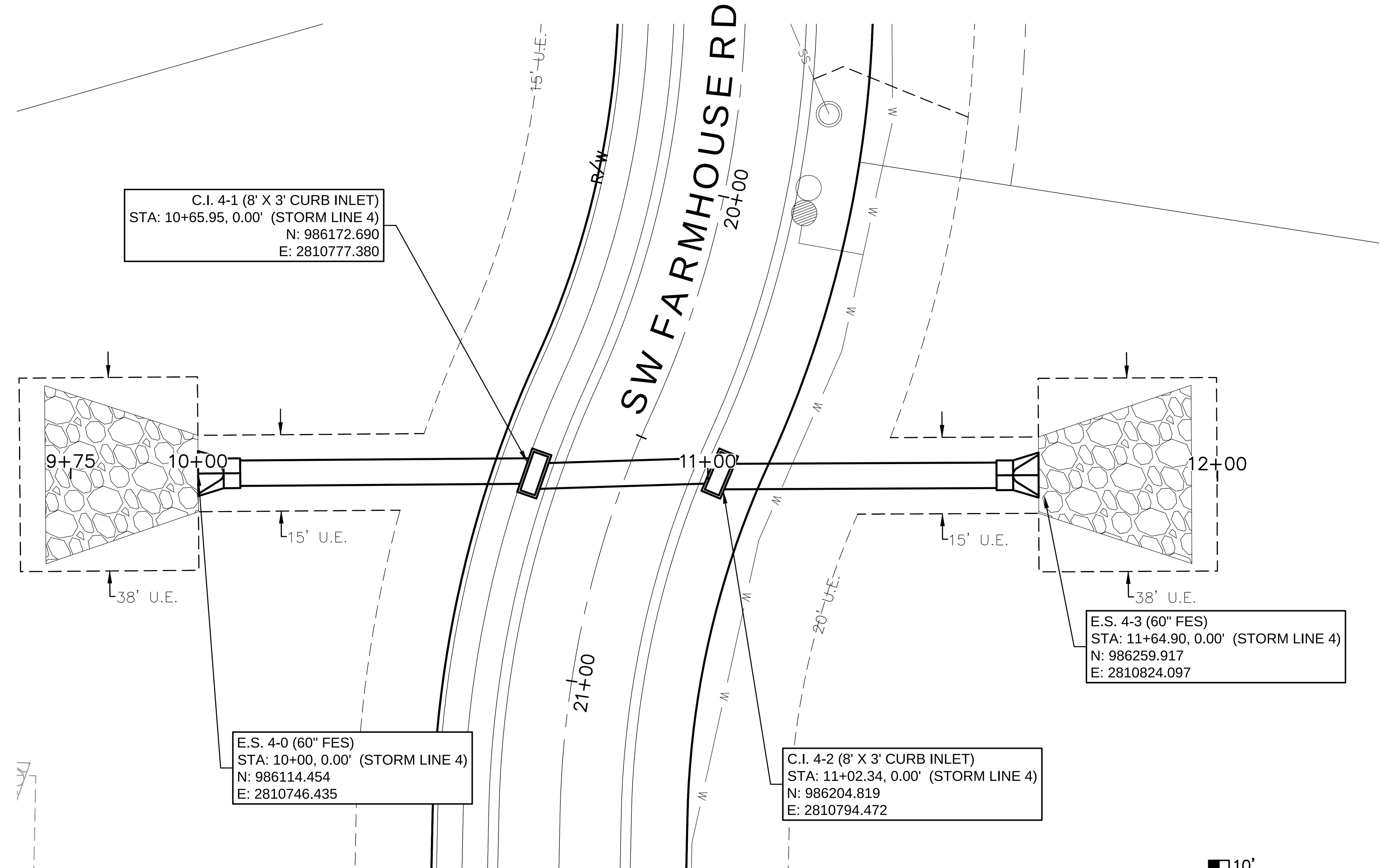
SHEET
C119

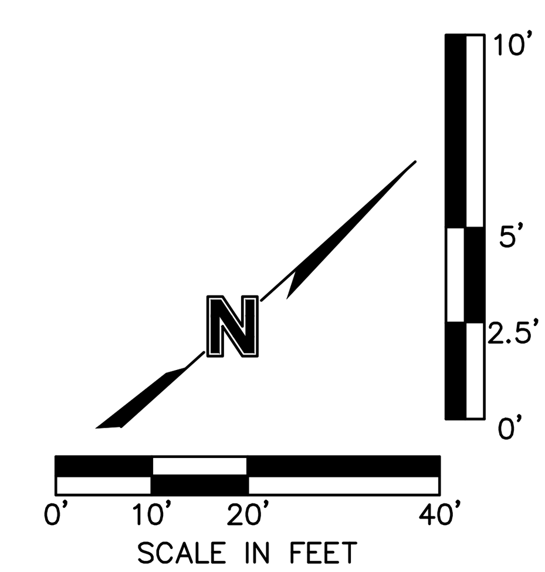




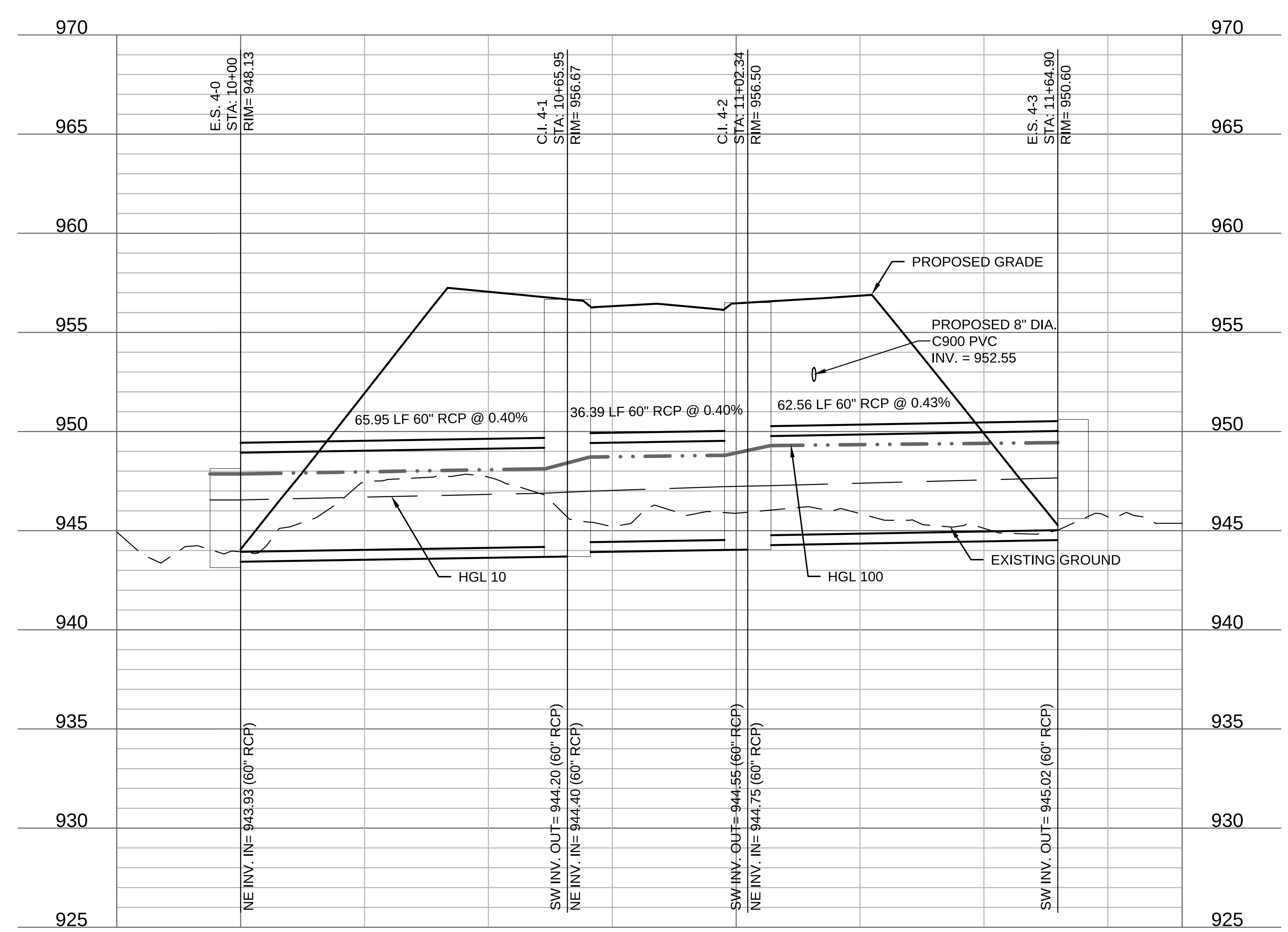
STORM LINE 3 (9+75 - 10+50)

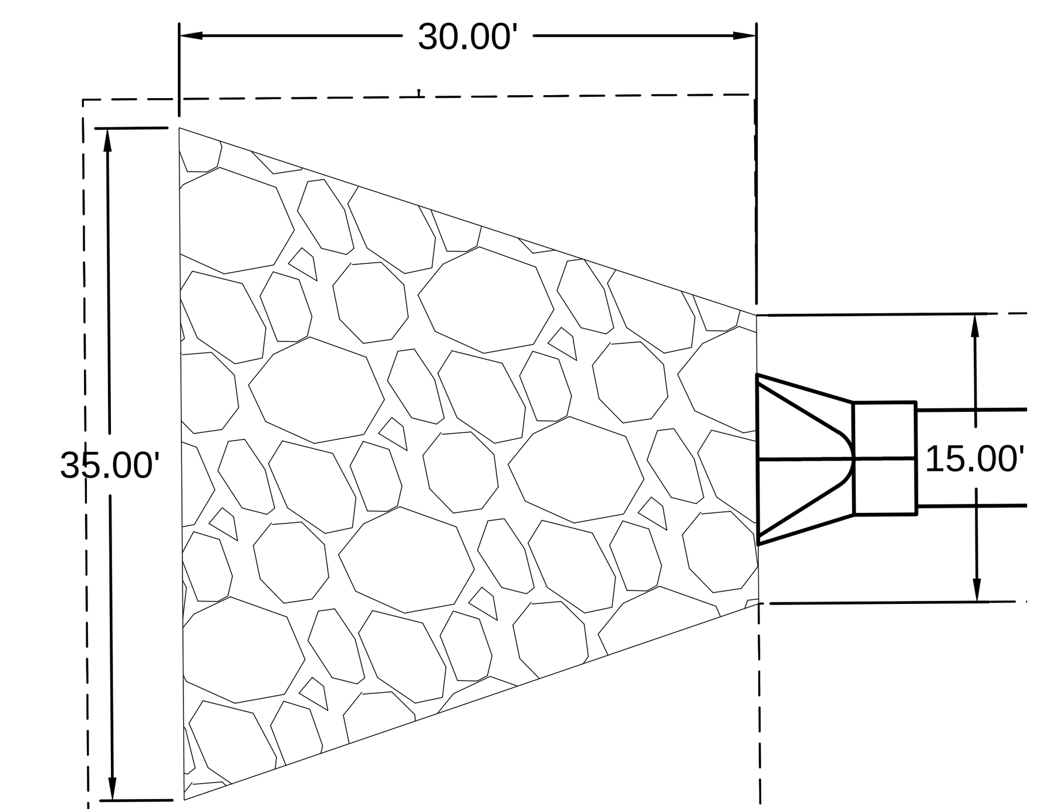






STORM LINE 4 (9+75 - 11+90)



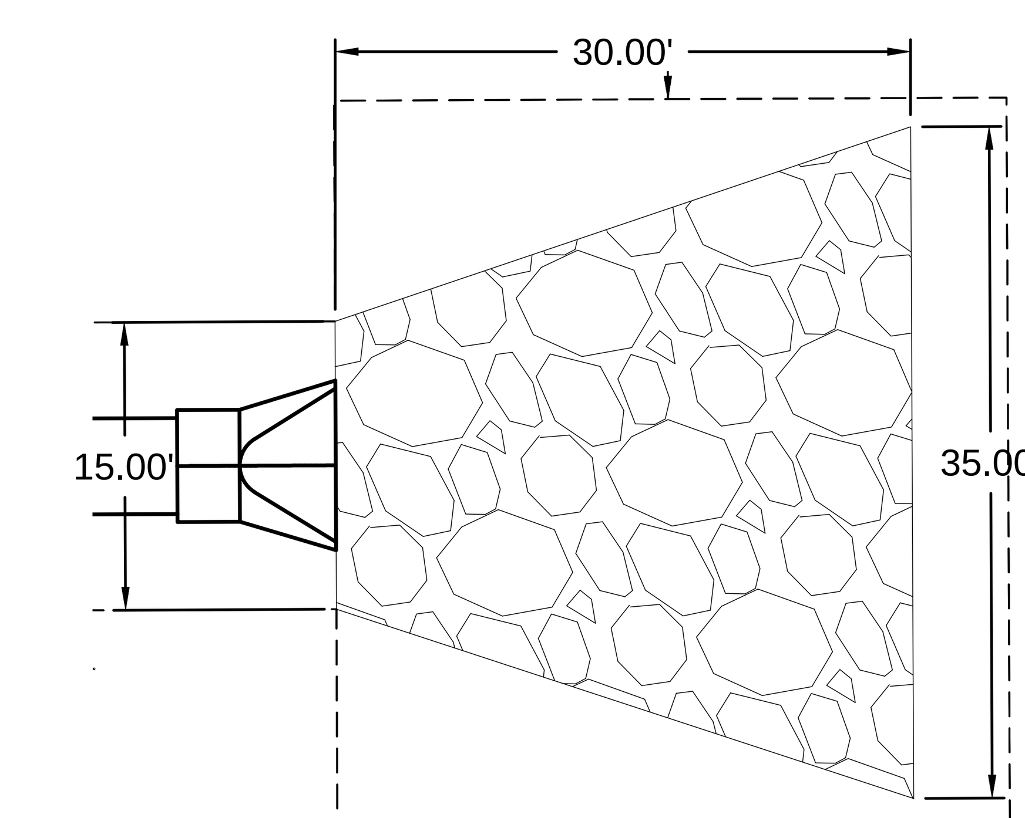


E.S. 4-0
SCALE 1' = 10'

Riprap Calculations

End Section	Q_{100} (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 4-0	159.88	5	4	14	30	2.57	83.3

*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18



E.S. 4-3
SCALE 1' = 10'

Riprap Calculations

End Section	Q_{100} (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 4-3	153.4	5	4	14	30	2.57	83.3

*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18

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STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

STORM PLAN & PROFILE (LINE 3 & LINE 4)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

2025

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C120

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNC\Street & Storm Sewer Plans\C_STM02_C194061.dwg USER: ssaylor
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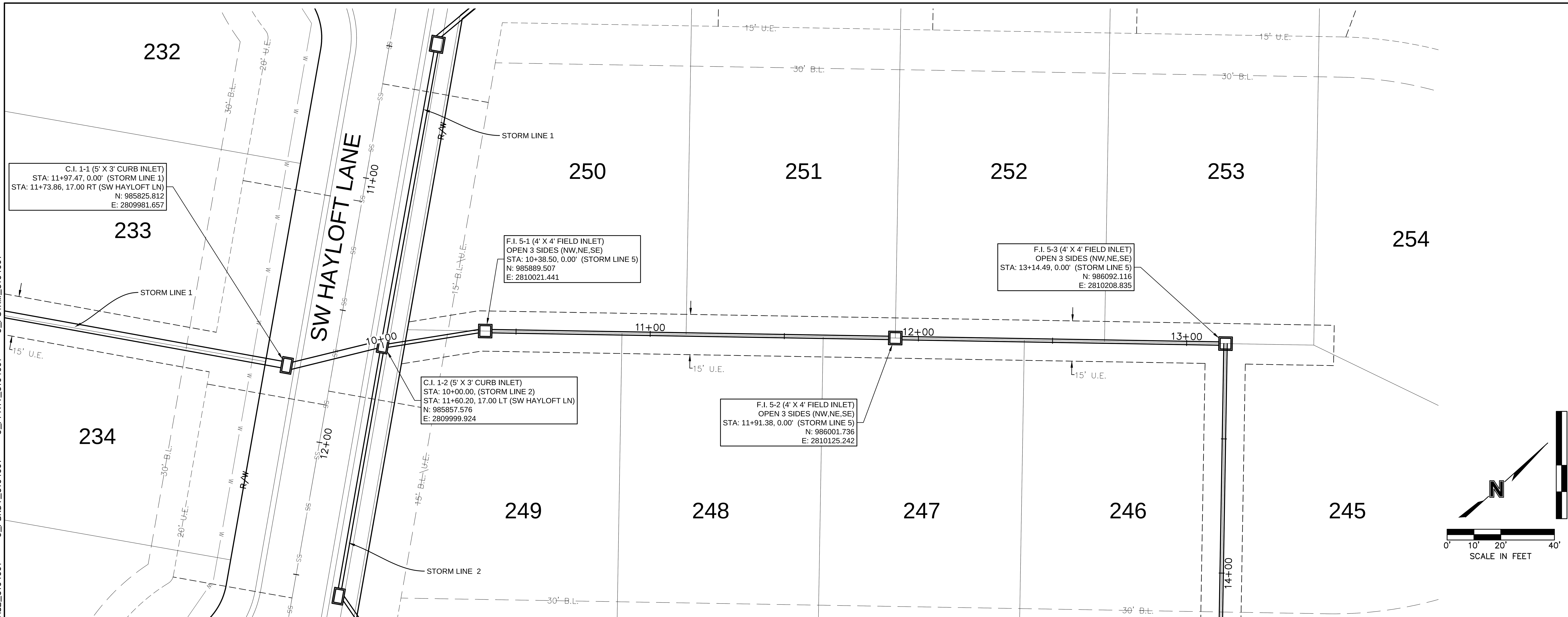
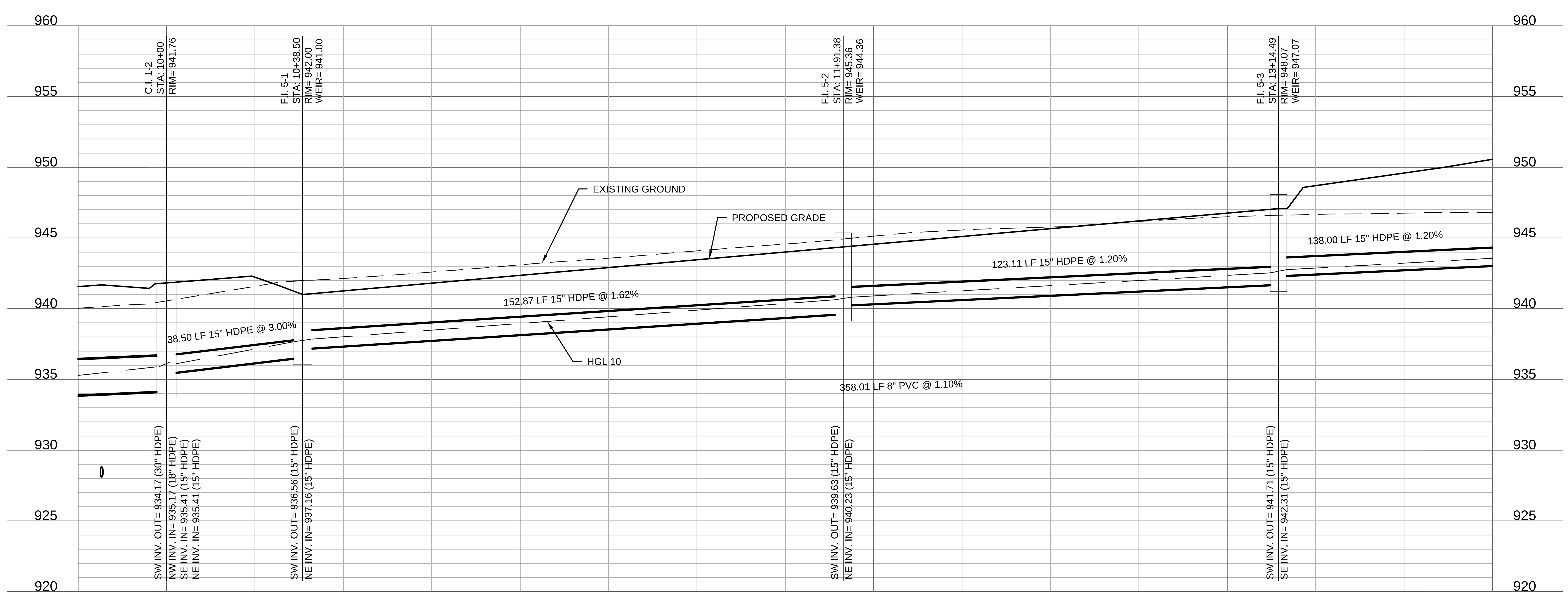


STORM LINE 5 (9+75 - 13+75)



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DATE: Jan 05, 2026 8:06am
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STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION

2025

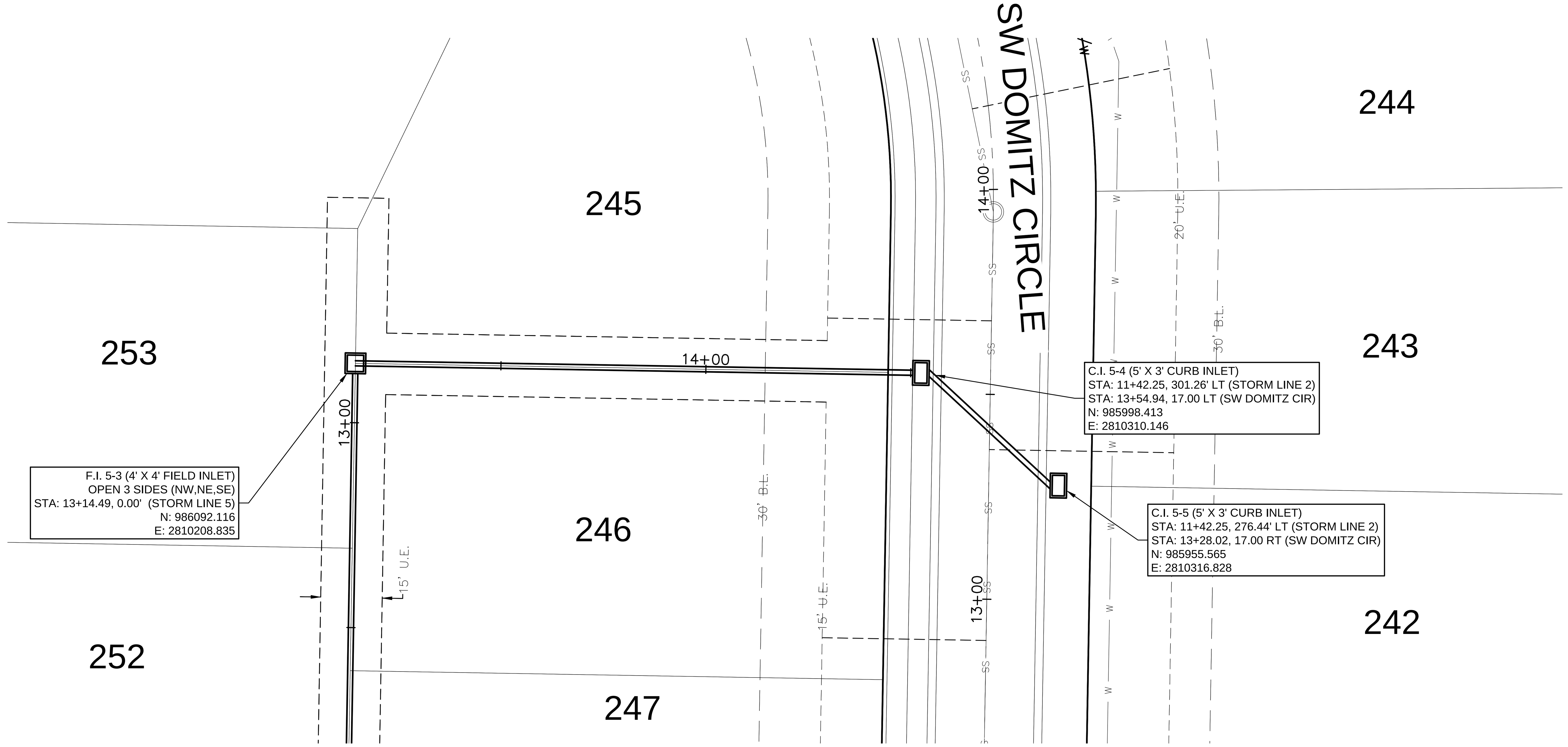
STORM PLAN & PROFILE (LINE 5)
STREET & STORM SEWER PLANS

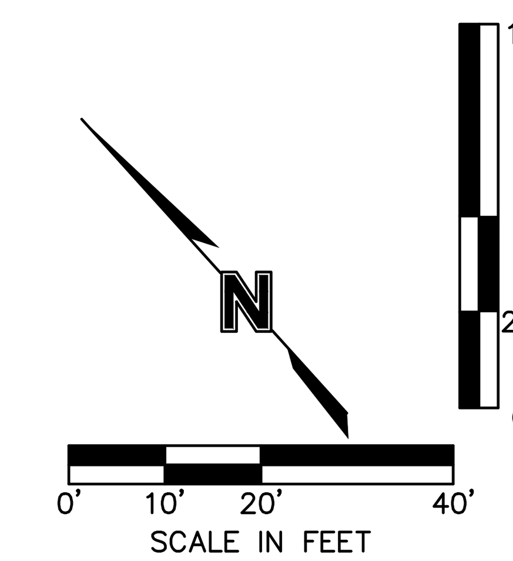
HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

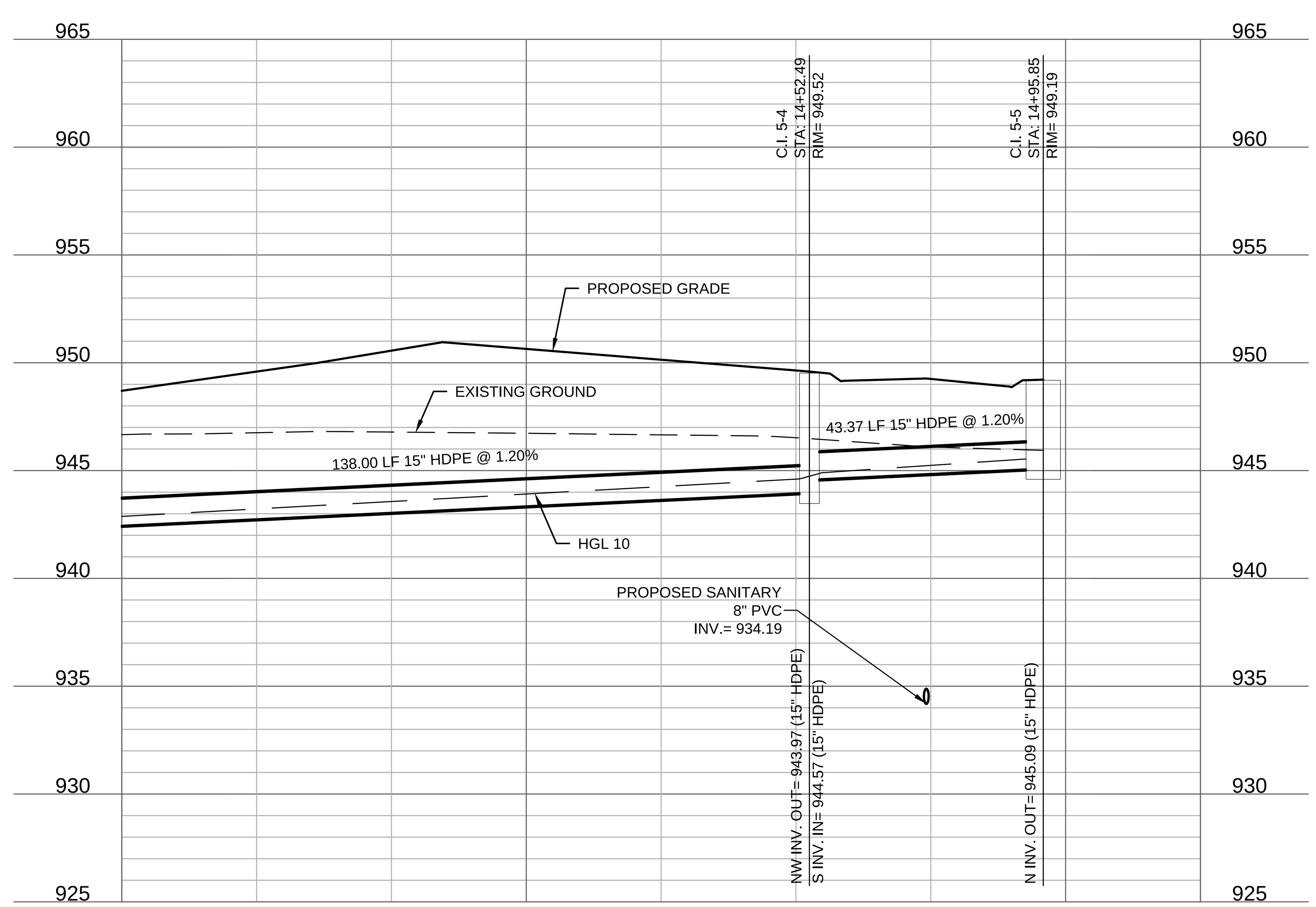
drawn by:	SM
checked by:	SS
designed by:	SM
QA/QC by:	NH
project no.:	C19-40610
date:	01/05/2026

SHEET
C121





STORM LINE 5 (13+25 - 15+25)



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

STREET & STORM SEWER PLANS
STORM PLAN & PROFILE (LINE 5 CONT'D)

HOOK FARMS
THIRD PLAT

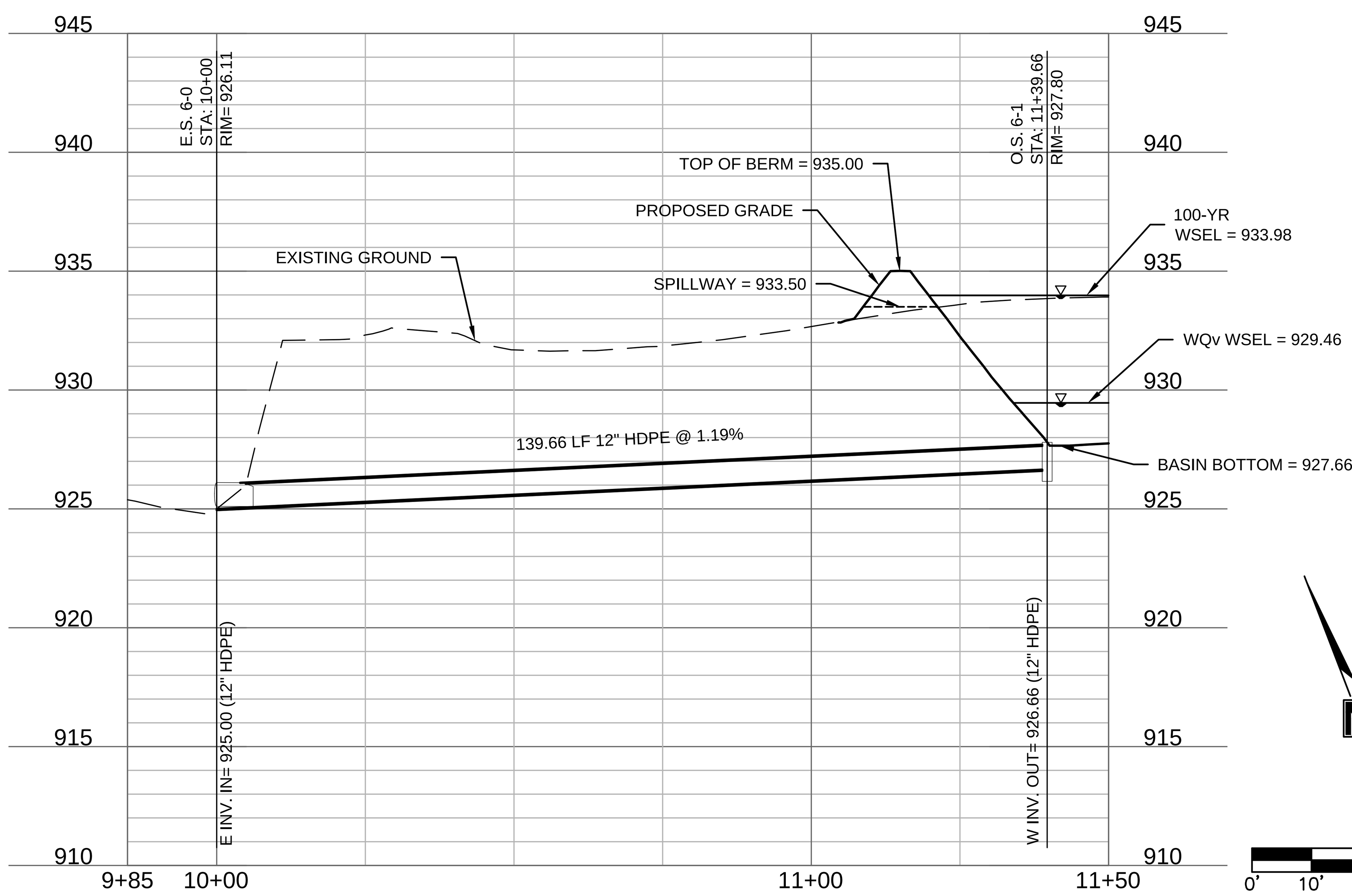
LEE'S SUMMIT, MISSOURI

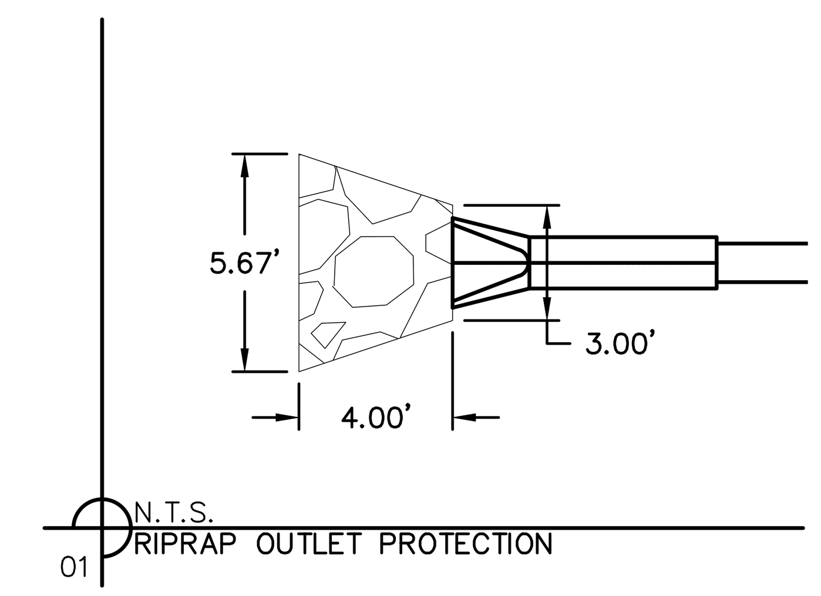
2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C122

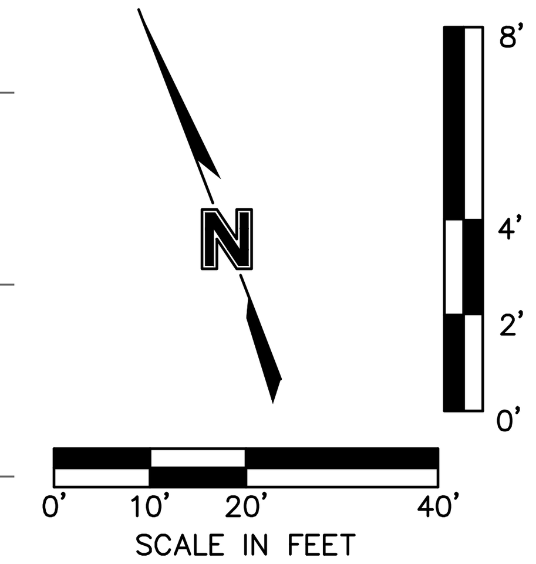
STORM LINE 6 (9+85 - 11+50)

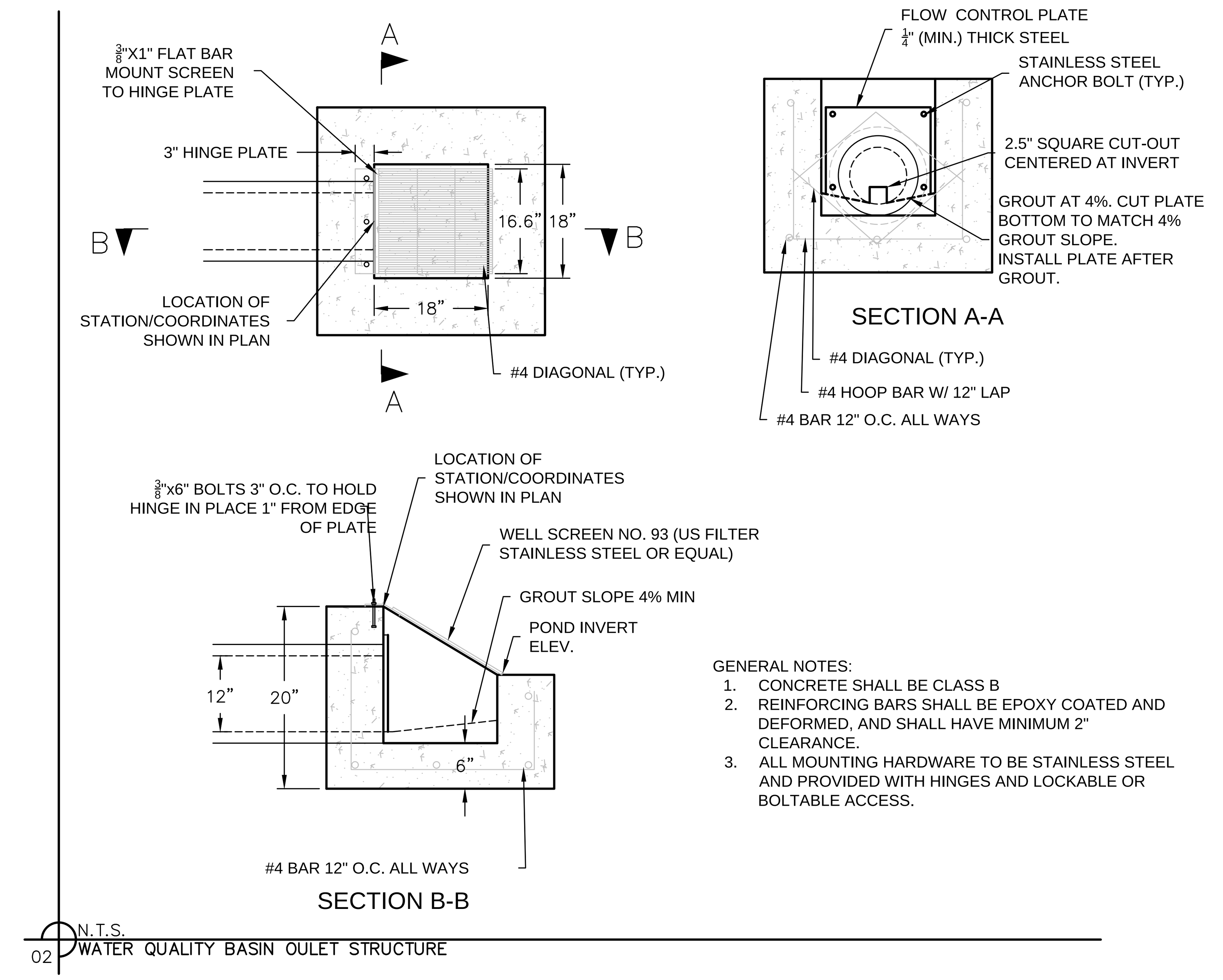




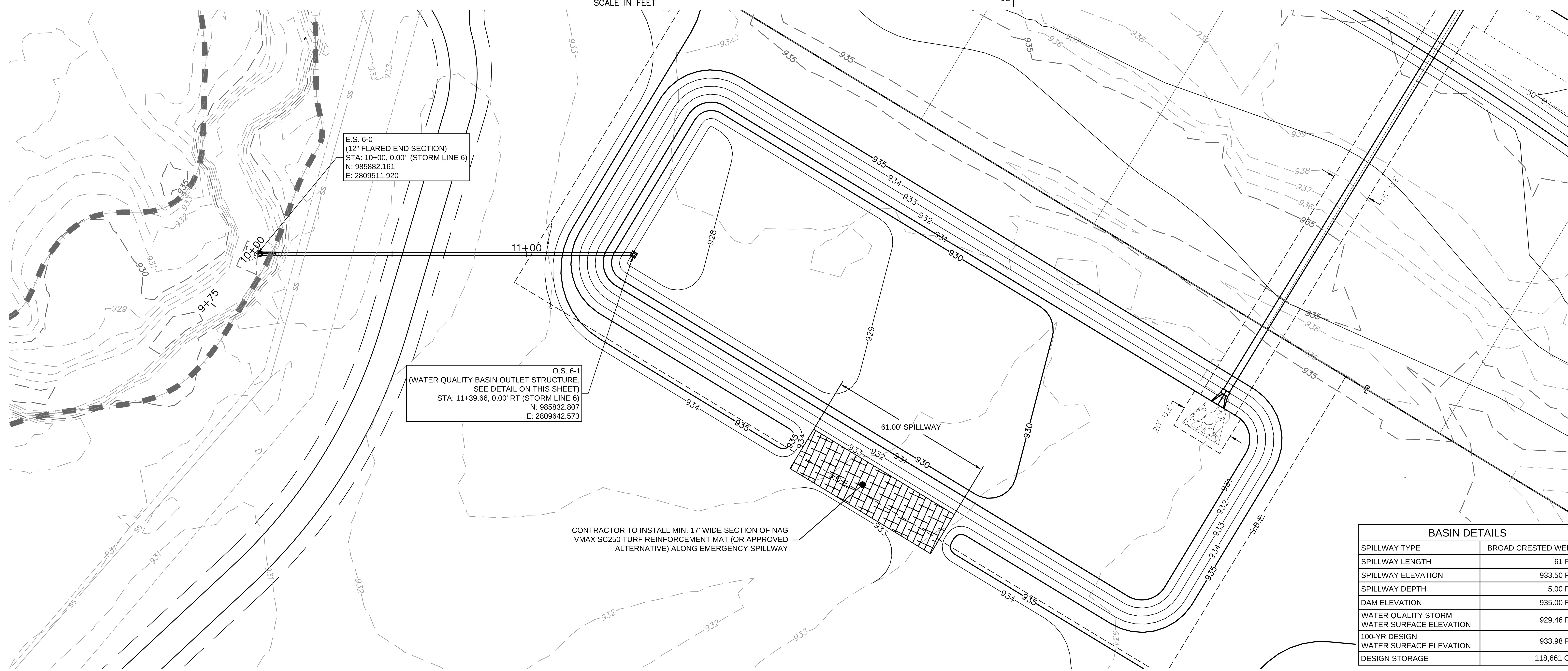
Riprap Calculations							
End Section	Q_{100} (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 6-0	3.195	1	1	5	4	1.46	1.9

*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18





GENERAL NOTES:
1. CONCRETE SHALL BE CLASS B
2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE MINIMUM 2" CLEARANCE.
3. ALL MOUNTING HARDWARE TO BE STAINLESS STEEL AND PROVIDED WITH HINGES AND LOCKABLE OR BOLTABLE ACCESS.



BASIN DETAILS	
SPILLWAY TYPE	BROAD CRESTED WEIR
SPILLWAY LENGTH	61 FT
SPILLWAY ELEVATION	933.50 FT
SPILLWAY DEPTH	5.00 FT
DAM ELEVATION	935.00 FT
WATER QUALITY STORM WATER SURFACE ELEVATION	929.46 FT
100-YR DESIGN WATER SURFACE ELEVATION	933.98 FT
DESIGN STORAGE	118,661 CF

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STEPHEN M. SAYLOR
NUMBER PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER
STEPHEN SAYLOR, P.E.
MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

WATER QUALITY BASIN PLAN
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by:	SM
checked by:	SS
designed by:	SM
QA/QC by:	NH
project no.:	C19-40610
date:	01/05/2026

SHEET
C123

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_STM03_C194061.dwg USER: ssaylor
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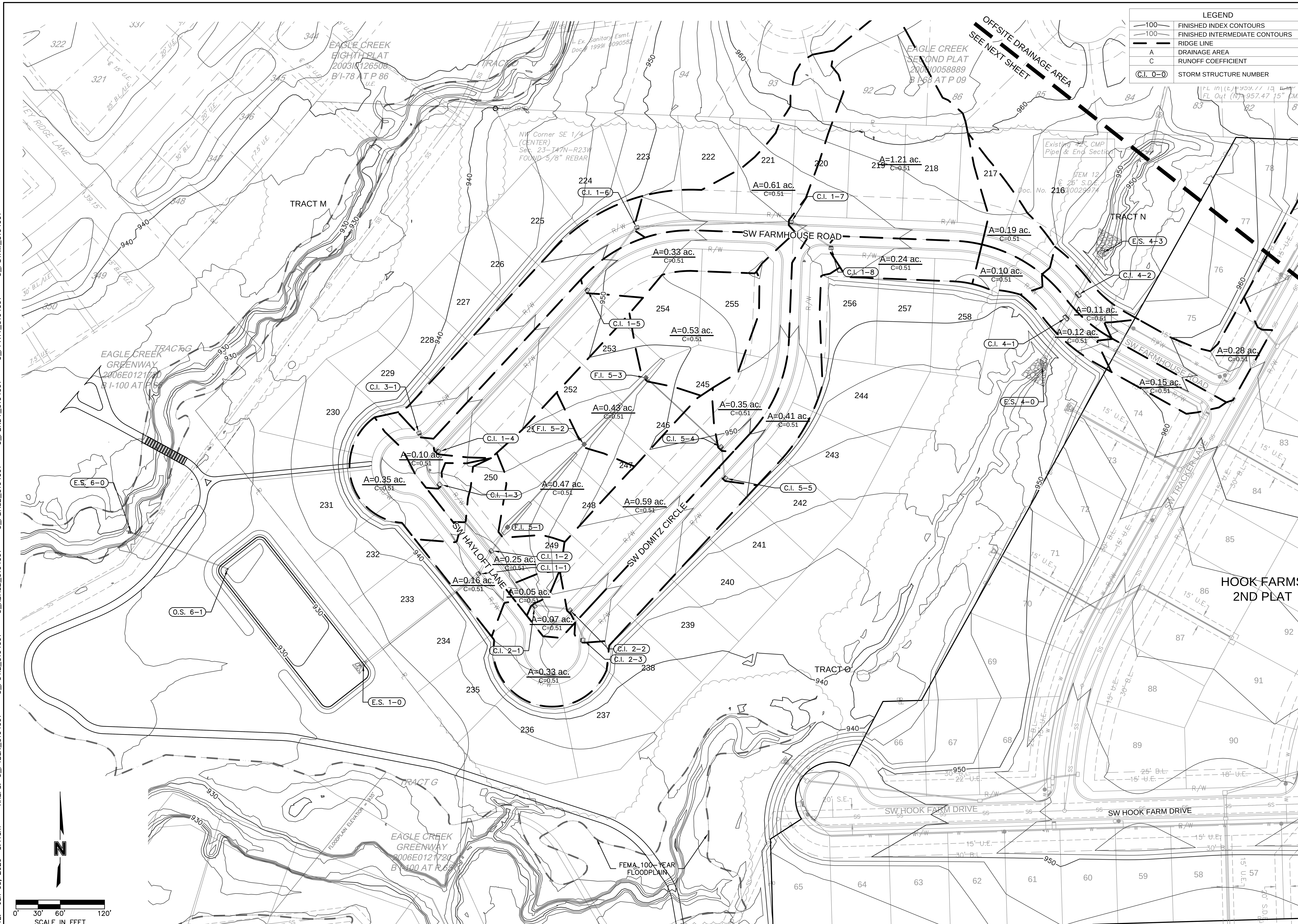

LEGEND
100 FINISHED INDEX CONTOURS
100 FINISHED INTERMEDIATE CONTOURS
RIDGE LINE
A DRAINAGE AREA
C RUNOFF COEFFICIENT
C.I. 0-0 STORM STRUCTURE NUMBER
OFFSITE DRAINAGE AREA
SEE NEXT SHEET
SW FARMHOUSE ROAD
SW HAYLOFT LANE
SW DOMITZ CIRCLE
SW TRACKER LANE
SW HOOK FARM DRIVE
TRACT M
TRACT N
TRACT O
TRACT G
EAGLE CREEK EIGHTH PLAT
EAGLE CREEK SECOND PLAT
EAGLE CREEK GREENWAY
HOOK FARMS 2ND PLAT
FEMA 100-YEAR FLOODPLAIN
A=1.21 ac. C=0.51
A=0.61 ac. C=0.51
A=0.33 ac. C=0.51
A=0.19 ac. C=0.51
A=0.24 ac. C=0.51
A=0.10 ac. C=0.51
A=0.53 ac. C=0.51
A=0.11 ac. C=0.51
A=0.12 ac. C=0.51
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A=0.15 ac. C=0.51
A=0.43 ac. C=0.51
A=0.35 ac. C=0.51
A=0.41 ac. C=0.51
A=0.47 ac. C=0.51
A=0.59 ac. C=0.51
A=0.25 ac. C=0.51
A=0.16 ac. C=0.51
A=0.05 ac. C=0.51
A=0.07 ac. C=0.51
C.I. 1-1
C.I. 1-2
C.I. 1-3
C.I. 1-4
C.I. 1-5
C.I. 1-6
C.I. 1-7
C.I. 1-8
C.I. 2-1
C.I. 2-2
C.I. 2-3
C.I. 3-1
C.I. 4-1
C.I. 4-2
C.I. 5-4
C.I. 5-5
F.I. 5-1
F.I. 5-2
F.I. 5-3
E.S. 1-0
E.S. 4-0
E.S. 4-3
E.S. 6-0
O.S. 6-1
N
0' 30' 60' 120'
SCALE IN FEET

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MO# 2018021248

REVISIONS

NO.	REV.	DATE	REVISIONS DESCRIPTION

2025

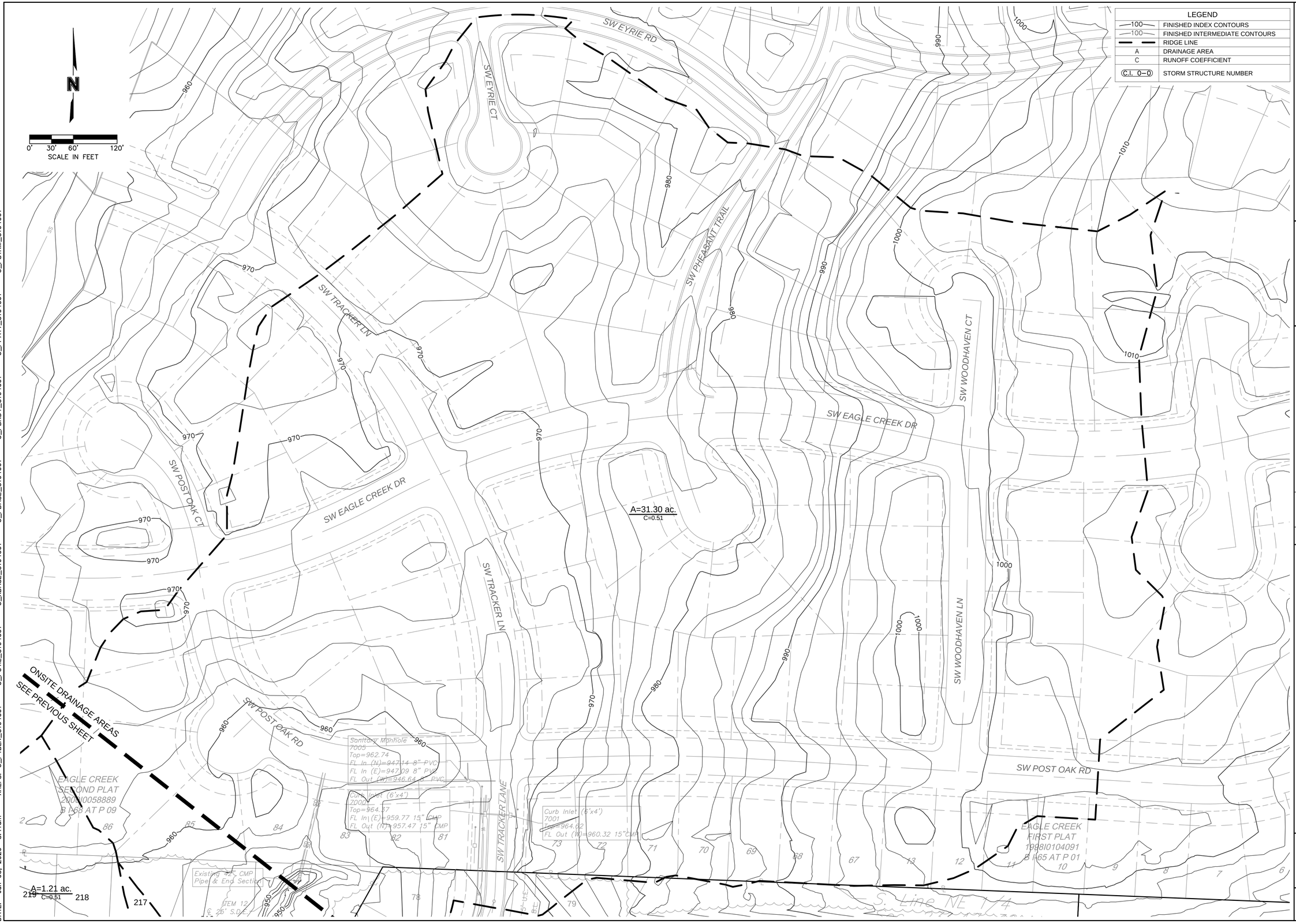
HOOK FARMS THIRD PLAT

DRAINAGE PLAN
STREET & STORM SEWER PLANS

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C124



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PROFESSIONAL ENGINEER

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NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

OFFSITE DRAINAGE PLAN
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C125

Inlet Design Table
10 Year Return Frequency

Inlet ID	Inlet Location	Peak Flow	Upstream Bypass	Total Flow	Clogging Factor	Inlet Capacity	Sag Inlet Capacity (Note 1)	Captured Flow	Bypass Flow	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)
C.I. 1-1(L)	SAG	1.24	...	...	...	...	...	...	...	...	0.13	6.34	...
C.I. 1-1(R)	SAG	1.05	...	...	...	...	...	...	...	...	0.14	7.21	...
C.I. 1-1	SAG	2.89	0.77	3.66	0.80	19.40	15.52	3.66	0.00	100.00%	...	...	...
C.I. 1-2(L)	SAG	0.26	...	...	...	...	...	...	...	...	0.08	3.80	...
C.I. 1-2(R)	SAG	0.19	...	...	...	...	...	...	...	...	0.06	3.24	...
C.I. 1-2	SAG	1.39	0.08	1.47	0.80	19.40	15.52	1.47	0.00	100.00%	...	...	...
C.I. 1-3	GRADE	0.38	0.34	0.71	1.00	0.67	0.67	0.67	0.04	94.14%	0.10	5.24	...
C.I. 1-3	GRADE	0.38	0.34	0.71	1.00	0.67	0.67	0.67	0.04	94.14%	0.10	5.24	...
C.I. 1-4	GRADE	2.03	0.11	2.14	1.00	1.80	1.80	1.80	0.34	84.15%	0.16	8.22	...
C.I. 1-5	GRADE	1.24	0.00	1.24	1.00	1.12	1.12	1.12	0.11	90.85%	0.13	6.69	...
C.I. 1-6	GRADE	2.29	1.39	3.68	1.00	2.73	2.73	2.73	0.95	74.17%	0.20	10.07	...
C.I. 1-7	GRADE	4.54	0.00	4.54	1.00	3.15	3.15	3.15	1.39	69.32%	0.22	10.89	...
C.I. 1-8	GRADE	0.90	0.00	0.90	1.00	0.84	0.84	0.84	0.06	93.89%	0.12	6.02	...
C.I. 2-1	GRADE	0.26	0.38	0.65	1.00	0.60	0.60	0.60	0.04	93.34%	0.10	4.77	...
C.I. 2-2	GRADE	2.21	0.12	2.33	1.00	1.95	1.95	1.95	0.38	83.55%	0.17	8.60	...
C.I. 2-3	GRADE	1.39	0.17	1.56	1.00	1.41	1.41	1.41	0.15	90.49%	0.15	7.68	...
C.I. 3-1	GRADE	1.99	0.95	2.94	1.00	2.31	2.31	2.31	0.62	78.76%	0.19	9.26	...
C.I. 4-1(L)	SAG	0.56	...	...	...	...	...	...	...	...	0.09	4.47	...
C.I. 4-1(R)	SAG	0.38	...	...	...	...	...	...	...	...	0.09	4.56	...
C.I. 4-1	SAG	1.39	0.00	1.39	0.80	19.40	15.52	1.39	0.00	100.00%	...	...	...
C.I. 4-2(L)	SAG	0.71	...	...	...	...	...	...	...	...	0.12	5.92	...
C.I. 4-2(R)	SAG	1.05	...	...	...	...	...	...	...	...	0.11	5.66	...
C.I. 4-2	SAG	2.18	0.07	2.25	0.80	19.40	15.52	2.25	0.00	100.00%	...	...	...
F.I. 5-1	GRADE	1.76	0.00	1.76	0.80	14.00	11.20	1.76	0.00	100.00%	...	...	0.13
F.I. 5-2	GRADE	2.06	0.00	2.06	0.80	14.00	11.20	2.06	0.00	100.00%	...	...	0.14
F.I. 5-3	GRADE	1.54	0.00	1.54	0.80	14.00	11.20	1.54	0.00	100.00%	...	...	0.11
C.I. 5-4	GRADE	1.31	0.00	1.31	1.00	1.19	1.19	1.19	0.12	90.75%	0.14	6.93	...
C.I. 5-5	GRADE	1.54	0.00	1.54	1.00	1.37	1.37	1.37	0.17	89.09%	0.15	7.36	...

Notes:
1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600.
Both theoretical capacity and reduced capacity are shown.
2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80% of theoretical capacity.

Drainage Area Design Table
10 Year Return Frequency

Inlet ID	Drainage Area	C	Tc	i	K	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
C.I. 1-1(L)	0.33	0.51	5.00	7.35	1.00	1.24
C.I. 1-1(R)	0.28	0.51	5.00	7.35	1.00	1.05
C.I. 1-1(B)	0.16	0.51	5.00	7.35	1.00	0.60
C.I. 1-1	0.77	0.51	5.00	7.35	1.00	2.89
C.I. 1-2(L)	0.07	0.51	5.00	7.35	1.00	0.26
C.I. 1-2(R)	0.05	0.51	5.00	7.35	1.00	0.19
C.I. 1-2(B)	0.25	0.51	5.00	7.35	1.00	0.94
C.I. 1-2	0.37	0.51	5.00	7.35	1.00	1.39
C.I. 1-3	0.10	0.51	5.00	7.35	1.00	0.38
C.I. 1-3	0.10	0.51	5.00	7.35	1.00	0.38
C.I. 1-4	0.54	0.51	5.00	7.35	1.00	2.03
C.I. 1-5	0.33	0.51	5.00	7.35	1.00	1.24
C.I. 1-6	0.61	0.51	5.00	7.35	1.00	2.29
C.I. 1-7	1.21	0.51	5.00	7.35	1.00	4.54
C.I. 1-8	0.24	0.51	5.00	7.35	1.00	0.90
C.I. 2-1	0.07	0.51	5.00	7.35	1.00	0.26
C.I. 2-2	0.59	0.51	5.00	7.35	1.00	2.21
C.I. 2-3	0.37	0.51	5.00	7.35	1.00	1.39
C.I. 3-1	0.53	0.51	5.00	7.35	1.00	1.99
C.I. 4-1(L)	0.15	0.51	5.00	7.35	1.00	0.56
C.I. 4-1(R)	0.10	0.51	5.00	7.35	1.00	0.38
C.I. 4-1(B)	0.12	0.51	5.00	7.35	1.00	0.45
C.I. 4-1	0.37	0.51	5.00	7.35	1.00	1.39
C.I. 4-2(L)	0.19	0.51	5.00	7.35	1.00	0.71
C.I. 4-2(R)	0.28	0.51	5.00	7.35	1.00	1.05
C.I. 4-2(B)	0.11	0.51	5.00	7.35	1.00	0.41
C.I. 4-2	0.58	0.51	5.00	7.35	1.00	2.18
F.I. 5-1	0.47	0.51	5.00	7.35	1.00	1.76
F.I. 5-2	0.55	0.51	5.00	7.35	1.00	2.06
F.I. 5-3	0.41	0.51	5.00	7.35	1.00	1.54
C.I. 5-4	0.35	0.51	5.00	7.35	1.00	1.31
C.I. 5-5	0.41	0.51	5.00	7.35	1.00	1.54

Storm Sewer Design Calculation Table
10 Year Return Frequency

Upstream Structure	Downstream Structure	Length	Upstream Invert	Downstream Invert	Slope	Diameter	Manning's n	Total Flow	Velocity	Capacity	Flow Depth	Upstream Struct. HGL
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)
C.I. 1-1	E.S. 1-0	197.47	933.17	931.00	1.10	30	0.010	29.63	9.57	55.89	1.29	935.02
C.I. 1-2	C.I. 1-1	36.64	934.17	933.77	1.09	30	0.010	25.97	8.84	55.70	1.25	935.91
C.I. 1-3	C.I. 1-2	113.91	936.55	935.17	1.21	18	0.010	12.62	8.56	15.03	1.05	937.89
C.I. 1-4	C.I. 1-3	44.37	937.76	937.15	1.37	18	0.010	11.95	8.61	16.01	0.97	939.07
C.I. 1-5	C.I. 1-4	297.28	942.82	938.36	1.50	15	0.010	7.84	8.02	10.28	0.82	943.93
C.I. 1-6	C.I. 1-5	108.76	944.78	943.42	1.25	15	0.010	6.72	7.23	9.39	0.78	945.82
C.I. 1-7	C.I. 1-6	209.21	948.00	945.38	1.25	15	0.010	3.99	6.05	9.39	0.57	948.81
C.I. 1-8	C.I. 1-7	65.05	949.25	948.60	1.00	15	0.010	0.84	3.63	8.39	0.27	949.61
C.I. 2-1	C.I. 1-2	95.00	938.46	935.41	3.21	15	0.010	3.96	6.75	15.04	0.50	939.26
C.I. 2-2	C.I. 2-1	47.25	939.77	939.06	1.50	15	0.010	3.36	5.97	10.29	0.49	940.51
C.I. 2-3	C.I. 2-2	44.98	941.04	940.37	1.49	15	0.010	1.41	4.60	10.25	0.31	941.51
C.I. 3-1	C.I. 1-4	37.02	939.10	938.36	2.00	15	0.010	2.31	3.56	11.87	0.71	939.71
C.I. 4-1	E.S. 4-0	65.95	944.20	943.93	0.41	60	0.013	90.13	8.50	166.67	2.62	946.89
C.I. 4-2	C.I. 4-1	36.39	944.55	944.40	0.41	60	0.013	88.74	8.48	167.20	2.59	947.22
E.S. 4-3	C.I. 4-2	62.56	945.02	944.75	0.43	60	0.013	86.49	8.49	171.12	2.52	947.66
F.I. 5-1	C.I. 1-2	38.50	936.56	935.41	2.99	15	0.010	7.92	9.47	14.51	0.66	937.67
F.I. 5-2	F.I. 5-1	152.87	939.63	937.16	1.62	15	0.010	6.16	7.42	10.67	0.68	940.63
F.I. 5-3	F.I. 5-2	123.11	941.71	940.23	1.20	15	0.010	4.10	6.05	9.20	0.58	942.53
C.I. 5-4	F.I. 5-3	138.00	943.97	942.31	1.20	15	0.010	2.56	5.23	9.21	0.45	944.61
C.I. 5-5	C.I. 5-4	43.37	945.09	944.57	1.20	15	0.010	1.37	4.35	9.19	0.33	945.55

Inlet Design Table
100 Year Return Frequency

Inlet ID	Inlet Location	Peak Flow	Upstream Bypass	Total Flow	Clogging Factor	Inlet Capacity	Sag Inlet Capacity (Note 1)	Captured Flow	Bypass Flow	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)
C.I. 1-1(L)	SAG	2.17	...	...	...	...	...	...	...	...	0.16	8.15	...
C.I. 1-1(R)	SAG	1.84	...	...	...	...	...	...	...	...	0.21	10.67	...
C.I. 1-1	SAG	5.07	3.45	8.52	0.80	19.40	15.52	8.52	0.00	100.00%	...	...	...
C.I. 1-2(L)	SAG	0.46	...	...	...	...	...	...	...	...	0.10	5.24	...
C.I. 1-2(R)	SAG	0.33	...	...	...	...	...	...	...	...	0.09	4.68	...
C.I. 1-2	SAG	2.43	0.54	2.98	0.80	19.40	15.52	2.98	0.00	100.00%	...	...	...
C.I. 1-3	GRADE	0.66	1.06	1.72	1.00	1.46	1.46	1.46	0.25	85.22%	0.15	7.28	...
C.I. 1-3	GRADE	0.66	1.06	1.72	1.00	1.46	1.46	1.46	0.25	85.22%	0.15	7.28	...
C.I. 1-4	GRADE	3.55	0.35	3.90	1.00	2.84	2.84	2.84	1.06	72.87%	0.21	10.30	...
C.I. 1-5	GRADE	2.17	0.00	2.17	1.00	1.82	1.82	1.82	0.35	83.92%	0.17	8.26	...
C.I. 1-6	GRADE	4.01	3.67	7.68	1.00	4.22	4.22	4.22	3.46	54.99%	0.27	13.27	...
C.I. 1-7	GRADE	7.96	0.00	7.96	1.00	4.29	4.29	4.29	3.67	53.93%	0.27	13.45	...
C.I. 1-8	GRADE	1.58	0.00	1.58	1.00	1.40	1.40	1.40	0.18	88.79%	0.15	7.43	...
C.I. 2-1	GRADE	0.46	1.19	1.65	1.00	1.37	1.37	1.37	0.29	82.58%	0.14	6.78	...
C.I. 2-2	GRADE	3.88	0.37	4.26	1.00	3.06	3.06	3.06	1.19	71.99%	0.22	10.78	...
C.I. 2-3	GRADE	2.43	0.51	2.94	1.00	2.42	2.42	2.42	0.53	82.14%	0.20	9.75	...
C.I. 3-1	GRADE	3.49	3.46	6.95	1.00	4.02	4.02	4.02	2.92	57.93%	0.26	12.78	...
C.I. 4-1(L)	SAG	0.99	...	...	...	...	...	...	...	...	0.11	5.52	...
C.I. 4-1(R)	SAG	0.66	...	...	...	...	...	...	...	...	0.11	5.63	...
C.I. 4-1	SAG	2.43	0.00	2.43	0.80	19.40	15.52	2.43	0.00	100.00%	...	...	...
C.I. 4-2(L)	SAG	1.25	...	...	...	...	...	...	...	...	0.15	7.31	...
C.I. 4-2(R)	SAG	1.84	...	...	...	...	...	...	...	...	0.14	7.13	...
C.I. 4-2	SAG	3.82	0.23	4.05	0.80	19.40	15.52	4.05	0.00	100.00%	...	...	...
F.I. 5-1	GRADE	3.09	0.00	3.09	0.80	14.00	11.20	3.09	0.00	100.00%	...	...	0.18
F.I. 5-2	GRADE	3.62	0.00	3.62	0.80	14.00	11.20	3.62	0.00	100.00%	...	...	0.20
F.I. 5-3	GRADE	2.70	0.00	2.70	0.80	14.00	11.20	2.70	0.00	100.00%	...	...	0.17
C.I. 5-4	GRADE	2.30	0.00	2.30	1.00	1.93	1.93	1.93	0.37	83.76%	0.17	8.56	...
C.I. 5-5	GRADE	2.70	0.00	2.70	1.00	2.19	2.19	2.19	0.51	81.17%	0.18	9.08	...

Notes:
1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600.
Both theoretical capacity and reduced capacity are shown.
2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80% of theoretical capacity.

Drainage Area Design Table
100 Year Return Frequency

Inlet ID	Drainage Area	C	Tc	i	K	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
C.I. 1-1(L)	0.33	0.51	5.00	10.32	1.25	2.17
C.I. 1-1(R)	0.28	0.51	5.00	10.32	1.25	1.84
C.I. 1-1(B)	0.16	0.51	5.00	10.32	1.25	1.05
C.I. 1-1	0.77	0.51	5.00	10.32	1.25	5.07
C.I. 1-2(L)	0.07	0.51	5.00	10.32	1.25	0.46
C.I. 1-2(R)	0.05	0.51	5.00	10.32	1.25	0.33
C.I. 1-2(B)	0.25	0.51	5.00	10.32	1.25	1.65
C.I. 1-2	0.37	0.51	5.00	10.32	1.25	2.43
C.I. 1-3	0.10	0.51	5.00	10.32	1.25	0.66
C.I. 1-3	0.10	0.51	5.00	10.32	1.25	0.66
C.I. 1-4	0.54	0.51	5.00	10.32	1.25	3.55
C.I. 1-5	0.33	0.51	5.00	10.32	1.25	2.17
C.I. 1-6	0.61	0.51	5.00	10.32	1.25	4.01
C.I. 1-7	1.21	0.51	5.00	10.32	1.25	7.96
C.I. 1-8	0.24	0.51	5.00	10.32	1.25	1.58
C.I. 2-1	0.07	0.51	5.00	10.32	1.25	0.46
C.I. 2-2	0.59	0.51	5.00	10.32	1.25	3.88
C.I. 2-3	0.37	0.51	5.00	10.32	1.25	2.43
C.I. 3-1	0.53	0.51	5.00	10.32	1.25	3.49
C.I. 4-1(L)	0.15	0.51	5.00	10.32	1.25	0.99
C.I. 4-1(R)	0.10	0.51	5.00	10.32	1.25	0.66
C.I. 4-1(B)	0.12	0.51	5.00	10.32	1.25	0.79
C.I. 4-1	0.37	0.51	5.00	10.32	1.25	2.43
C.I. 4-2(L)	0.19	0.51	5.00	10.32	1.25	1.25
C.I. 4-2(R)	0.28	0.51	5.00	10.32	1.25	1.84
C.I. 4-2(B)	0.11	0.51	5.00	10.32	1.25	0.72
C.I. 4-2	0.58	0.51	5.00	10.32	1.25	3.82
F.I. 5-1	0.47	0.51	5.00	10.32	1.25	3.09
F.I. 5-2	0.55	0.51	5.00	10.32	1.25	3.62
F.I. 5-3	0.41	0.51	5.00	10.32	1.25	2.70
C.I. 5-4	0.35	0.51	5.00	10.32	1.25	2.30
C.I. 5-5	0.41	0.51	5.00	10.32	1.25	2.70

Storm Sewer Design Calculation Table
100 Year Return Frequency

Upstream Structure	Downstream Structure	Length	Upstream Invert	Downstream Invert	Slope	Diameter	Manning's n	Total Flow	Velocity	Capacity	Flow Depth	Upstream Struct. HGL
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)
C.I. 1-1	E.S. 1-0	197.47	933.17	931.00	1.10	30	0.010	51.93	11.91	55.89	1.91	935.49
C.I. 1-2	C.I. 1-1	36.64	934.17	933.77	1.09	30	0.010	43.41	10.77	55.70	1.72	936.37
C.I. 1-3	C.I. 1-2	113.91	936.55	935.17	1.21	18	0.010	20.05	11.35	15.03	1.50	939.13
C.I. 1-4	C.I. 1-3	44.37	937.76	937.15	1.37	18	0.010	18.59	10.52	16.01	1.50	940.75
C.I. 1-5	C.I. 1-4	297.28	942.82	938.36	1.50	15	0.010	11.73	9.56	10.28	1.25	947.25
C.I. 1-6	C.I. 1-5	108.76	944.78	943.42	1.25	15	0.010	9.91	8.08	9.39	1.25	949.33
C.I. 1-7	C.I. 1-6	209.21	948.00	945.38	1.25	15	0.010	5.69	4.64	9.39	1.25	950.70
C.I. 1-8	C.I. 1-7	65.05	949.25	948.60	1.00	15	0.010	1.40	1.14	8.39	1.25	951.05
C.I. 2-1	C.I. 1-2	95.00	938.46	935.41	3.21	15	0.010	6.85	6.51	15.04	0.96	939.51
C.I. 2-2	C.I. 2-1	47.25	939.77	939.06	1.50	15	0.010	5.48	7.00	10.29	0.65	940.72
C.I. 2-3	C.I. 2-2	44.98	941.04	940.37	1.49	15	0.010	2.42	5.40	10.25	0.41	941.66
C.I. 3-1	C.I. 1-4	37.02	939.10	938.36	2.00	15	0.010	4.02	3.28	11.87	1.25	941.53
C.I. 4-1	E.S. 4-0	65.95	944.20	943.93	0.41	60	0.013	159.88	9.65	166.67	3.93	948.13
C.I. 4-2	C.I. 4-1	36.39	944.55	944.40	0.41	60	0.013	157.45	8.79	167.20	4.31	948.81
E.S. 4-3	C.I. 4-2	62.56	945.02	944.75	0.43	60	0.013	153.40	8.26	171.12	4.55	949.45
F.I. 5-1	C.I. 1-2	38.50	936.56	935.41	2.99	15	0.010	13.53	12.25	14.51	0.96	937.79
F.I. 5-2	F.I. 5-1	152.87	939.63	937.16	1.62	15	0.010	10.44	9.28	10.67	1.00	940.82
F.I. 5-3	F.I. 5-2	123.11	941.71	940.23	1.20	15	0.010	6.82	7.21	9.20	0.80	942.76
C.I. 5-4	F.I. 5-3	138.00	943.97	942.31	1.20	15	0.010	4.12	6.06	9.21	0.59	944.79
C.I. 5-5	C.I. 5-4	43.37	945.09	944.57	1.20	15	0.010	2.19	4.99	9.19	0.42	945.68

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER
STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS

NO.	REV.	DATE	REVISIONS DESCRIPTION

DRAINAGE TABLES
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C126

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Hook Farms Third Plat Minimum Building Opening Elevations		
Lot	MBOE Required*	As-Built Grading Plan Required
216	X	X
217		
218		
219		
220		
221		
222		
223		
224	X	X
225	X	X
226	X	X
227	X	X
228	X	X
229	X	X
230	X	X
231	X	X
232	X	X
233	X	X
234	X	X
235	X	X
236	X	X
237	X	X
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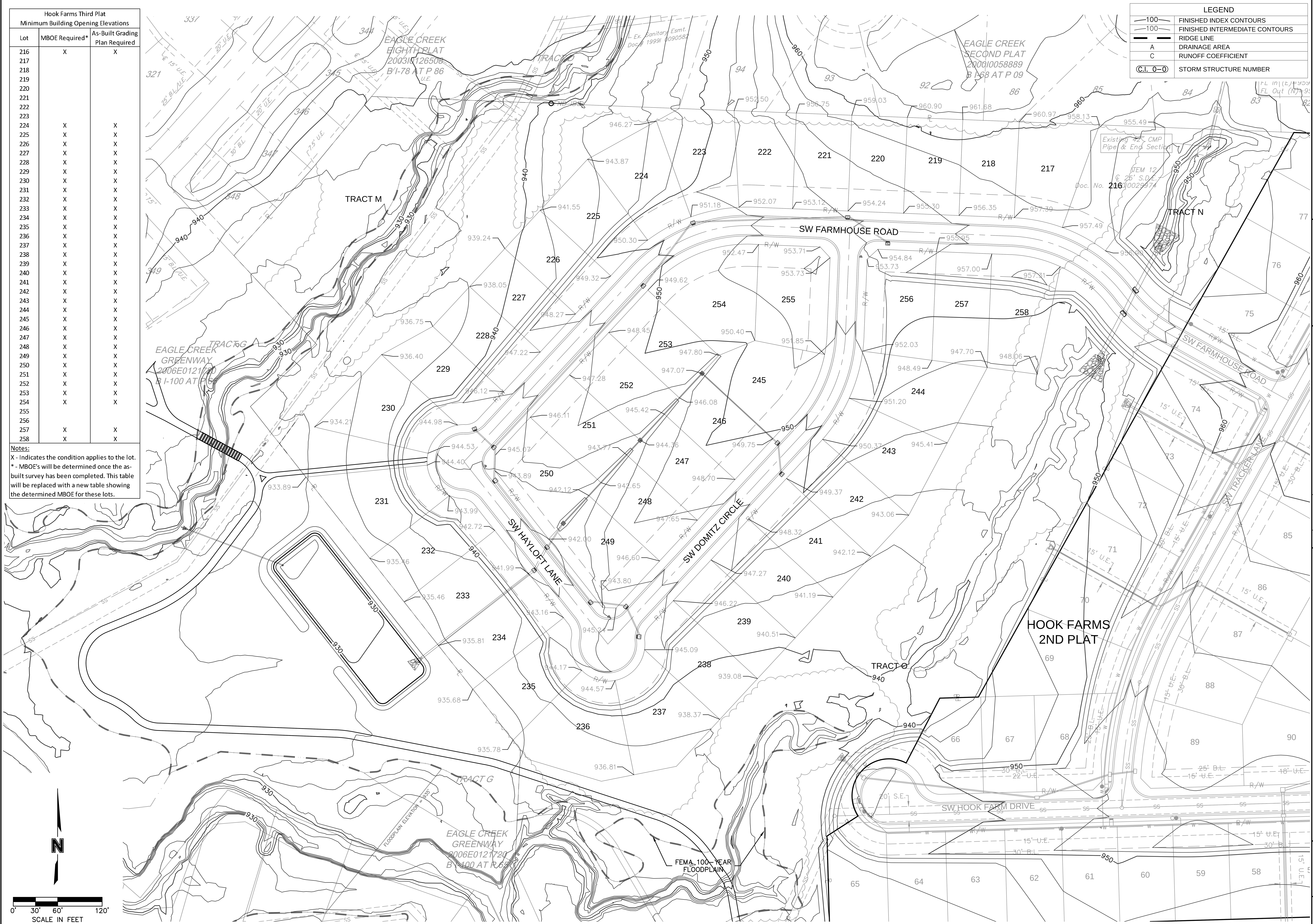
242	X	X
243	X	X
244	X	X
245	X	X
246	X	X
247	X	X
248	X	X
249	X	X
250	X	X
251	X	X
252	X	X
253	X	X
254	X	X
255		
256		
257	X	X
258	X	X

Notes:
X - Indicates the condition applies to the lot.
* - MBOE's will be determined once the as-built survey has been completed. This table will be replaced with a new table showing the determined MBOE for these lots.

LEGEND	
—100—	FINISHED INDEX CONTOURS
—100—	FINISHED INTERMEDIATE CONTOURS
— —	RIDGE LINE
A	DRAINAGE AREA
C	RUNOFF COEFFICIENT
C.I. 0—0	STORM STRUCTURE NUMBER



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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

2025

MASTER DRAINAGE PLAN
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C127

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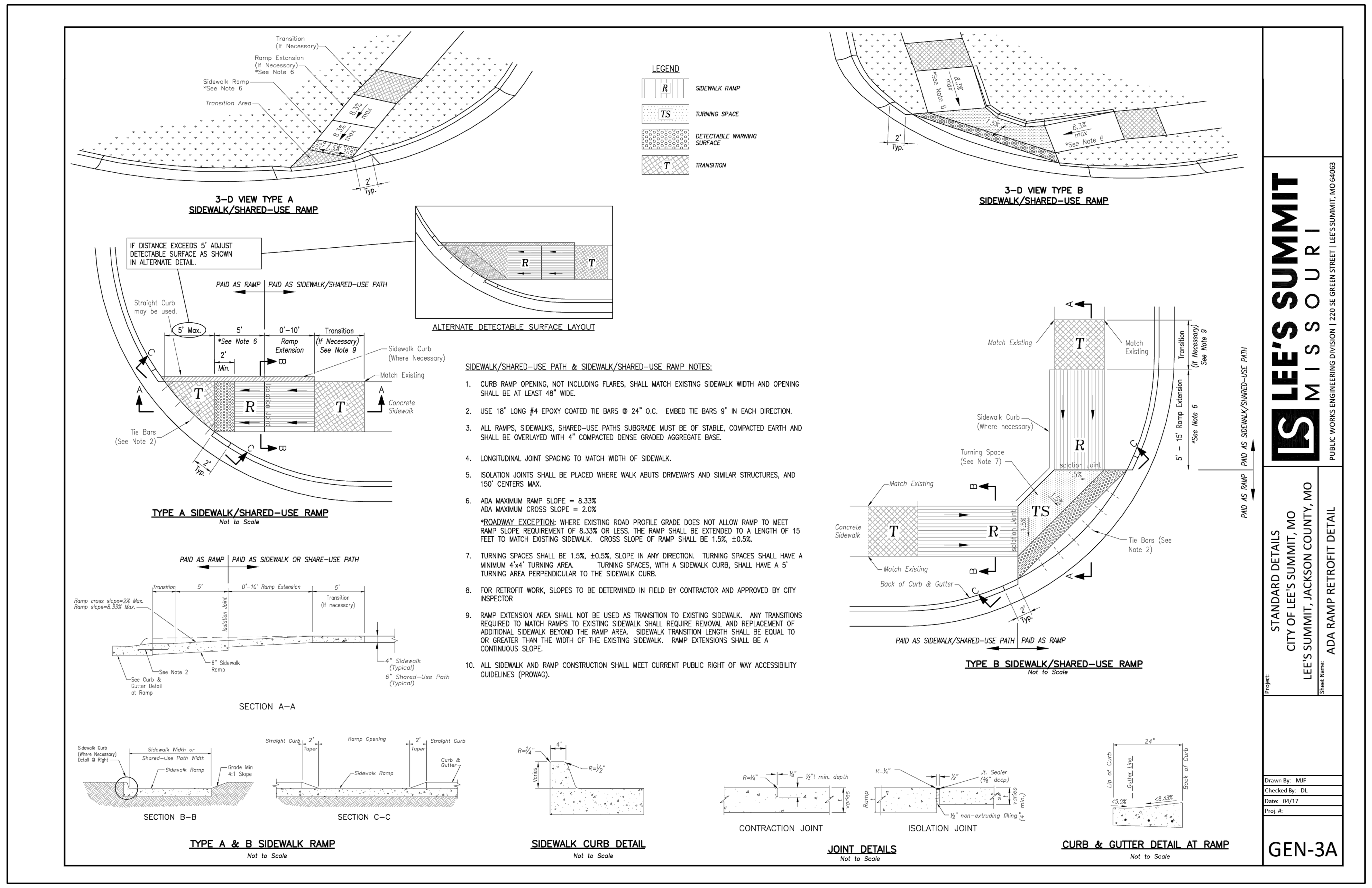
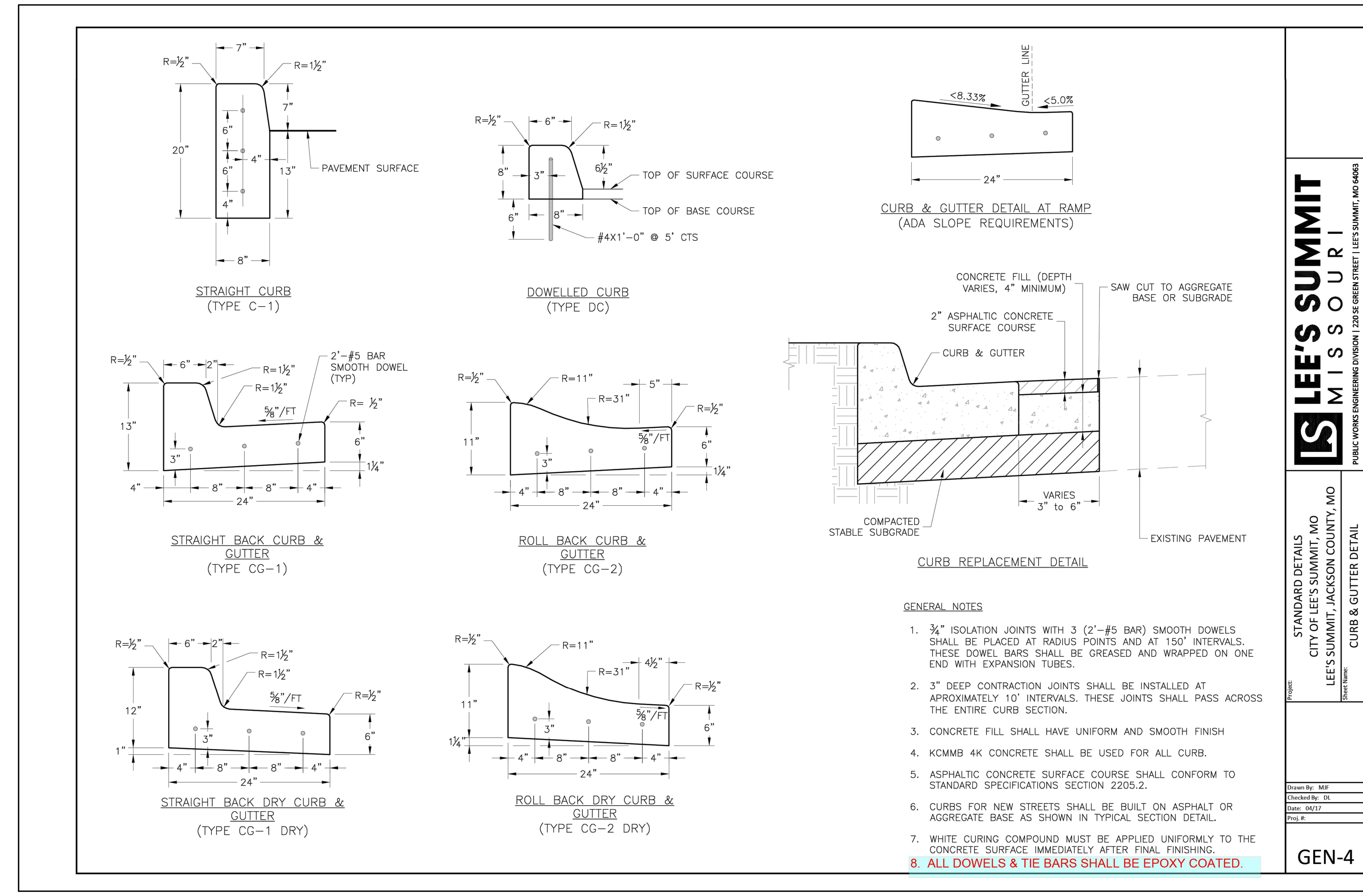
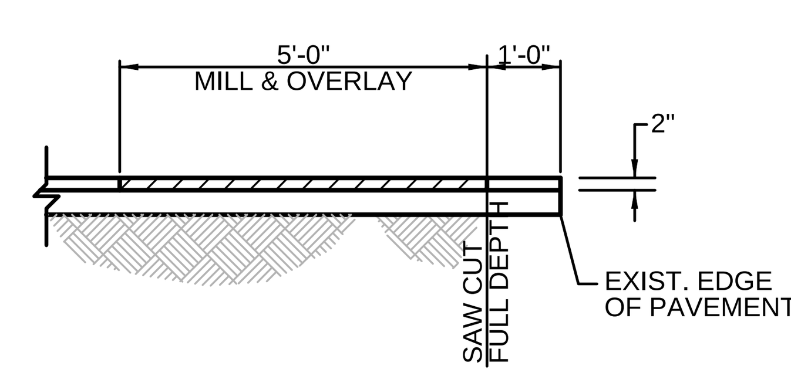
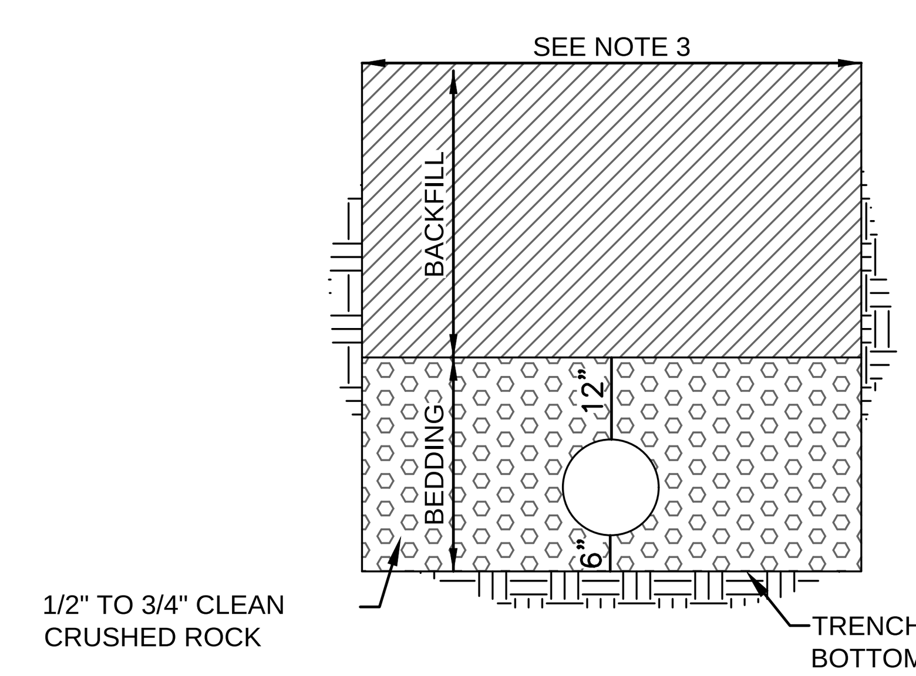






MILL & OVERLAY DETAIL

N.T.S.



TYPICAL SECTION FOR PLASTIC PIPE

(IN ROCK OR SOIL)

UNDERGROUND PIPE INSTALLATION FOR STORM SEWER LINES

N.T.S.

1. BACKFILL SHALL BE JOB EXECAVATED MATERIAL FREE FROM DEBRIS AND STONES COMPACTED TO 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. BACKFILL UNDER PAVEMENT (EXISTING OR PROPOSED), SHALL BE FLOWABLE FILL.

2. TRENCH BANKS MAY BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS, BUT ONLY IN AREAS WHERE THE INCREASED TRENCH WIDTH WILL NOT INTERFERE WITH SURFACE FEATURES. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.

3. MINIMUM AND MAXIMUM WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

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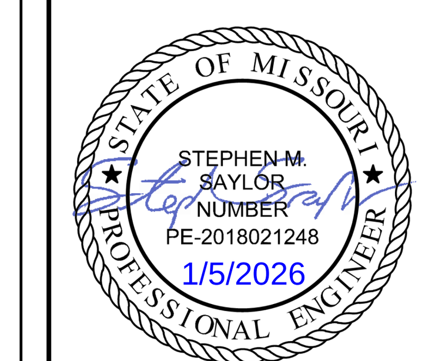

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

DETAIL SHEET
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

2025

LEE'S SUMMIT, MISSOURI

drawn by:	SM
checked by:	SS
designed by:	SM
QA/QC by:	NH
project no.:	C19-40610
date:	01/05/2026

SHEET
C128

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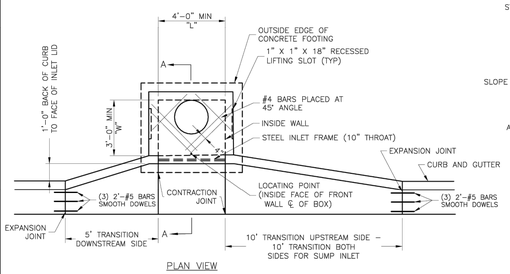
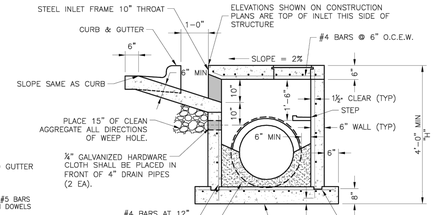
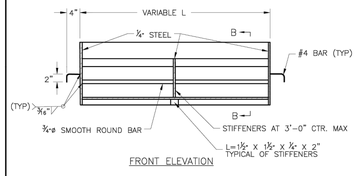


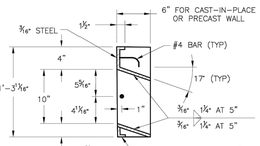
PLAN VIEW



SECTION A–A



FRONT ELEVATION



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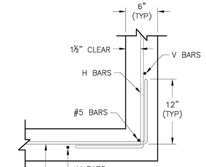
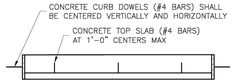


WALL CORNER DETAIL



PLAN VIEW

STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

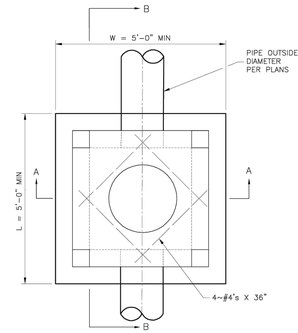
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

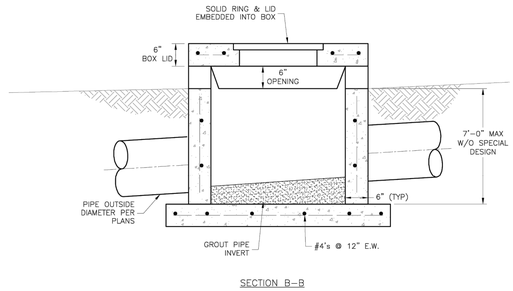
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Project
CURB INLET DETAIL
Sheet Name

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

STM-1



PLAN VIEW



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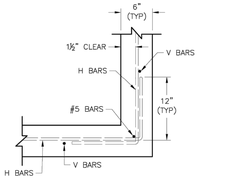
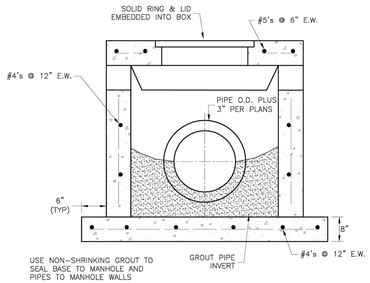


WALL CORNER DETAIL



SECTION A–A

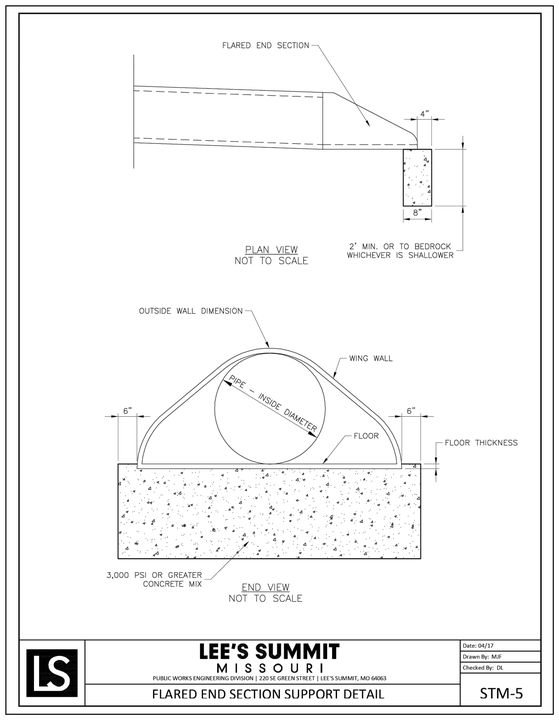
GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Project
FIELD INLET DETAIL
Sheet Name

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

STM-2



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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

REVISIONS DESCRIPTION | DATE | NO. REV.

REVISIONS

DETAIL SHEET (CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C129

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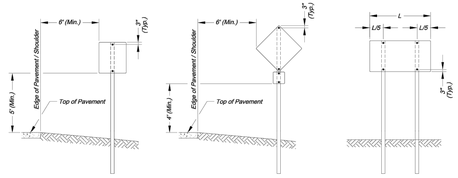
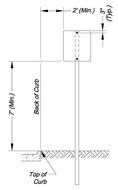


SIGN INSTALLATION FOR NON-CURBED STREET

SIGN INSTALLATION WITH AUXILARY SIGN FOR NON-CURBED STREET

SIGN INSTALLATION WITH TWO SIGN POSTS



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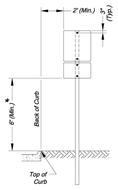
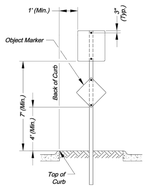


SIGN INSTALLATION WITH AUXILARY SIGN FOR CURBED STREET

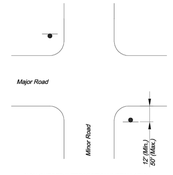


SIGN INSTALLATION FOR RAISED MEDIANS

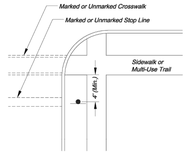
SIGN MOUNTING DETAILS

* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.

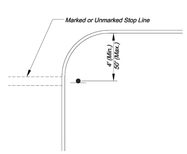
NOTE:
1. Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.



NON-CURBED INTERSECTION INSTALLATION

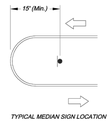


INTERSECTION WITH SIDEWALK / MULTI-USE TRAIL INSTALLATION



CURBED INTERSECTION INSTALLATION

CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN LOCATION

MEDIAN SIGN LOCATION

NOTES:
1. A 4" P.V.C. sleeve shall be installed in new concrete medians at each location where a sign is to be installed.
2. For existing concrete medians, a 4" hole shall be cored into the concrete.

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ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
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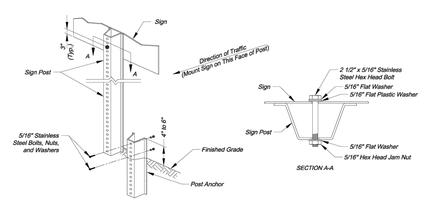
Project:
SIGN MOUNTING DETAILS
Sheet Name
STANDARD DRAWING SN-1

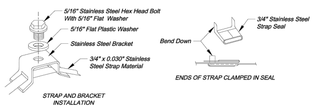
Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#
1 OF 3

1



U-STEEL POST DETAILS

U-STEEL POST NOTES:
1. Splice shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
2. U-Steel post shall be 3 lb./ft., galvanized according to ASTM A123.
3. U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
4. All posts shall be embedded a minimum of 3 feet.

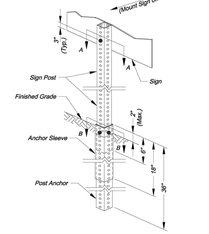


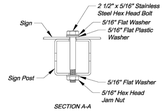
STRAP TYPE SIGN SUPPORT DETAILS

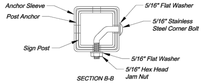
METAL POLE SIGN MOUNTING NOTES:
1. Signs on metal poles shall be attached with two brackets and stainless steel bands.
2. Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
3. Holes in sign shall be located such that the sign is level.
4. All strap, bracket, and seal materials should be Type 201 stainless steel.

PERMANENT SIGNING GENERAL NOTES:
1. All signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
2. The Contractor is responsible for avoiding any and all utilities when installing sign posts, whether the utility is indicated on the plans or not.
3. All workmanship and materials shall be subject to the inspection and approval of the Public Works Department of the City of Lee's Summit.
4. The Contractor shall stake the location of all sign posts to be installed. The City Inspector shall inspect the staking prior to installation. Minor relocation to avoid conflicts may be allowed with the approval of the City Traffic Engineer or designee.
5. Signs shown to be installed on the side of metal poles shall be mounted with stainless steel straps or wing brackets as detailed. No signs are to be installed on wood poles. See Traffic Signal Standard Drawings for the installation of signs on mast arms.
6. All post mounted signs shall be installed with breakaway anchors according to the Standard Drawings.
7. All existing signs will be used in place during construction and protected from damage unless otherwise indicated in the plans. If the Contractor damages any existing sign or posts during construction, the Contractor will be required to replace the damaged materials with new signs or posts of the same type and size at the Contractor's expense. The Contractor shall be responsible for removing and storing any signs that are to be reinstalled on the project. All equipment shall be reinstalled in good condition.
8. Existing permanent signs and posts removed by the Contractor for construction purposes which are not to be reinstalled shall be delivered to the City's Public Works Maintenance Facility (1971 SE Hamblen Road). The Contractor shall be responsible for removing and storing equipment in good condition and is fully responsible for the equipment until it is delivered.
9. All Stop, Yield, or street name signs shall be maintained in a conspicuous location for the driving public. All Stop and Yield signs removed for construction purposes can be temporarily erected in reflectorized drums (no less than 7 feet above the pavement surface) until they can be reinstalled. Any temporary Stop or Yield sign installation to be left in place overnight will require prior approval from the City Inspector.

SQUARE STEEL POST INSTALLATION SEQUENCE:
1. Sign post anchor driven partially into the ground using a drive cap with a sledge or power equipment.
2. Anchor sleeve slipped over anchor and drive into the ground together with the sign post anchor.
3. Insert sign post into the post anchor and bolt in place.







SQUARE STEEL POST DETAILS

SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
   Sign Post - 14 Ga. 2" x 2" Square Steel Post
   Post Anchor - 12 Ga. 2 ½" x 2 ½" x 36" Square Steel Post
   Anchor Sleeve - 12 Ga. 2 ½" x 2 ½" x 18" Square Steel Post.
2. 14 Gauge posts must meet a certified minimum yield strength of 80,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.

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Project:
SIGN POST DETAILS
Sheet Name
STANDARD DRAWING SN-2

Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#
2 OF 3

2

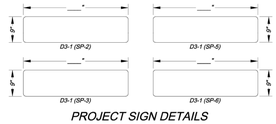
STANDARD ABBREVIATION LISTS

Named Streets	
Avenue	AVE
Boulevard	BLVD
Circle	CIR
Creek	CR
Court	CT
Crossing	XING
Drive	DR
Highway	HWY
Lane	LN
Parkway	PKWY
Place	PL
Road	RD
Street	ST
Terrace	TER
Trail	TRL
Way	WAY

Numbered Streets	
First	ST
Second	ND
Third	RD
Fourth to Tenth	TH

STREET NAME SIGN QUANTITIES

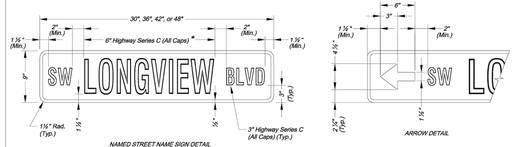
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x	Sq. Ft.	1	1
D3-1 (SP-2)	9" x			
D3-1 (SP-3)	9" x			
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts

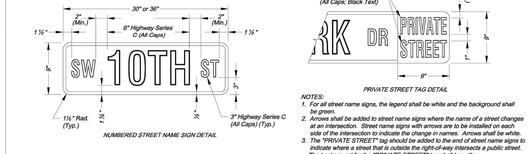
PROJECT SIGN DETAILS



NAMED STREET NAME SIGN DETAIL

* Use Highway Series B (All Caps) in lieu of series C if necesary to fit text on a 36" sign blank.

ARROW DETAIL

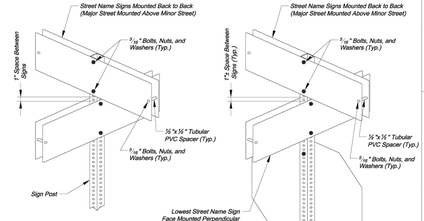


NUMBERED STRIEET NAME SIGN DETAIL

PRIVATE STREET TAG DETAIL

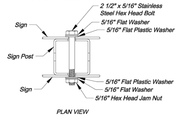
NOTES:
1. For all street name signs, the legend shall be white and the background shall be green.
2. Arrows shall be added to street name signs where the name of a street changes at an intersection. Street name signs with arrows are to be installed on each side of the intersection to indicate the change in names. Arrows shall be white.
3. The "PRIVATE STREET" tag should be added to the end of street name signs to indicate where a street that is outside the right-of-way intersects a public street. The background for the "PRIVATE STREET" tag shall be yellow.

STREET NAME SIGN FACE DETAILS



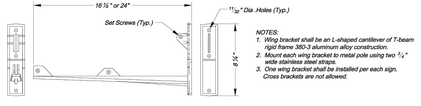
SIGNS INSTALLED SEPARATELY

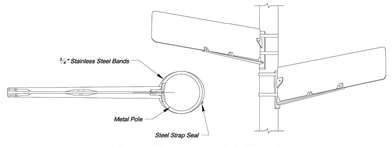
SIGNS INSTALLED WITH OTHER SIGNS



PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS





WING BRACKET MOUNTING DETAILS

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LEE'S SUMMIT, MISSOURI 64063
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Project:
STREET NAME SIGN DETAILS
Sheet Name
STANDARD DRAWING SN-3

Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#
3 OF 3

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olsson
OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY #:001592
1800 LITTLE BLUE PKWY
NORTH KANSAS CITY, MO 64116
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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
1/5/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

DETAIL SHEET (CONT'D)
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SM
QA/QC by: NH
project no.: C19-40610
date: 01/05/2026

SHEET
C130

DWG: F:\2019\4001-4500\019-4061-C\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_DTL01_C194061.dwg
DATE: Jan 05, 2026 8:15am USER: ssaylor
XREFS: C_PTBLK_C194061