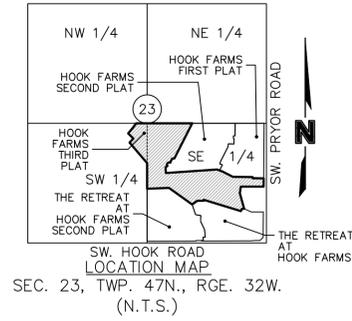


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 DATE: Feb 11, 2026 8:50am  
 USER: smorsh  
 XREFS: C\_PENDY\_C194061  
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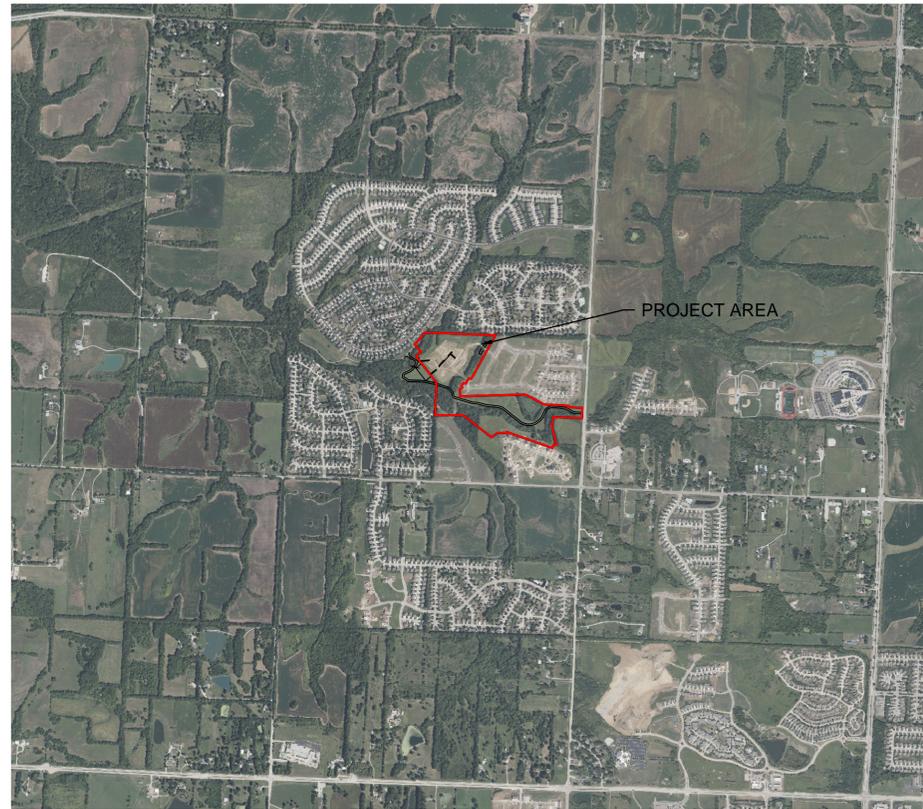
# HOOK FARMS THIRD PLAT

## WATER MAIN EXTENSION PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W  
IN LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT TEAM & UTILITY CONTACT LIST	
<b>OWNER / DEVELOPER</b> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500	<b>UTILITY SERVICE NUMBERS</b> 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
<b>ENGINEER</b> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313  NAME: EVERGY PHONE: 816-471-5275  NAME: SPECTRUM PHONE: 877-772-2253
<b>SURVEYOR</b> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBOUSH@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959

NOT FOR CONSTRUCTION  
 REVIEWED FOR CONSTRUCTION



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### PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter and Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Timothy Blair Wiswell, P.L.S. 2009000067 as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter, also being the Southeast corner of EAGLE CREEK-FIRST PLAT, a subdivision of land in said Lee's Summit recorded December 29, 1998 as Instrument Number 1998I 0104091 in Book 165 at Page 01 in the Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°45'24" West, on the North line of said Southeast Quarter, also being the South line of said EAGLE CREEK - FIRST PLAT, 50.00 feet to the Southeast corner of Lot 3, of said EAGLE CREEK - FIRST PLAT, also being the Northeast corner of HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) a subdivision of land in said Lee's Summit recorded as Instrument Number 2021E0092288 in Book 195 at Page 11 in said Office of Recorder of Deeds, Jackson County, Missouri; thence continuing North 87°45'24" West on said North line of said Southeast Quarter, said South line of said EAGLE CREEK - FIRST PLAT, and also being the North line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 643.83 feet to the Northwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACT I), a subdivision of land in said Lee's Summit recorded in June 8, 2022 as Instrument Number 2022E0054883 in Book 204 at Page 66; thence continuing North 87°45'24" West on said North line of said Southeast Quarter, said South line of said EAGLE CREEK - FIRST PLAT, also being the South line of EAGLE CREEK - SECOND PLAT, a subdivision of land in said Lee's Summit recorded September 5, 2000 as Instrument Number 2000I 0058889 in Book 168 at Page 09, a distance of 955.83 feet to the Northwest corner of HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) and also being the Point of Beginning of the tract of land to be herein described; thence leaving said North line of said Southeast Quarter and leaving said South line of said EAGLE CREEK - SECOND PLAT, South 29°10'47" West, on the Westerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), a distance of 873.51 feet; thence South 88°21'16" West along said Westerly line, 52.12 feet; thence South 27°25'51" West, along said Westerly line, 98.75 feet; thence Southwesterly along said Westerly line, along a curve to the left, having an initial tangent bearing of North 62°34'09" West, with a radius of 50.00 feet, a central angle of 150°22'53" and an arc distance of 131.23 feet; thence South 57°02'58" West, along said Westerly line, 49.90 feet; thence South 01°38'44" East, along said Westerly line, 128.09 feet to the Southwest corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); thence North 88°21'16" East along the Southerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), 1,139.83 feet; thence South 67°11'53" East, along said Southerly line, 61.05 feet to the Southeast corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) also being the Southwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C); thence South 67°11'53" East, along the Southerly line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 74.21 feet; thence South 60°49'13" East, along said Southerly line, 252.48 feet; thence South 87°00'50" East, along said Southerly line, 438.50 feet; thence South 02°59'10" West, along said Southerly line, 25.00 feet; thence South 87°00'50" East, along said Southerly line, 245.56 feet to the Southeast corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) and also being a point on the Existing Westerly line of SW PRYOR ROAD, as established by Right of Way Deed recorded October 3, 2005 as Instrument Number 2005I0087407 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South 02°45'34" West, along said Existing Westerly right-of-way line, 183.44 feet; thence leaving said Existing Westerly right-of-way line, North 87°43'07" West, 506.54 feet; thence South 10°57'14" West, 147.00 feet; thence South 13°29'45" East, 359.07 feet to a point on the Northerly line of THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H) a subdivision of land in said Lee's Summit recorded August 20, 2021 as Instrument Number 2021E0092289 in Book 195 at Page 16 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South 87°33'26" West along said Northerly line, 54.69 feet; thence South 23°08'41" West, along said Northerly line, 52.48 feet; thence North 70°49'21" West, along said Northerly line, 862.03 feet; thence South 01°28'48" West, along said Northerly line, 20.00 feet; thence North 88°31'12" West, along said Northerly line, 146.33 feet; thence South 56°44'46" West, along said Northerly line, 139.48 feet to the Western most point of said THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H); also being a point on the Northerly line of THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), a subdivision of land in said Lee's Summit recorded September 14, 2022 as Instrument Number 2022E0085308 in Book 206 at Page 32 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 52°11'58" West, along said Northerly line, 631.86 feet; thence North 90°00'00" West, along the North line of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), 500.00 feet to the Northwest corner of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), also being a point on the West line of said Southeast Quarter, also being the East line of the Southwest Quarter of said Section 23 and also being the East line of MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, a subdivision of land in said Lee's Summit recorded July 25, 2000 as Instrument 2000I 0048792 in Book 167 at Page 87 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 02°43'00" East along said East line of said MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, along said West line of said Southeast Quarter, along said East line of said Southwest Quarter and along the Easterly line of Proposed EAGLE CREEK GREENWAY (TRACTS G-1 & G-2), 577.37 feet; thence leaving said West line of said Southeast Quarter and leaving said East line of said Southwest Quarter, North 38°11'11" West along said Easterly line, 590.40 feet; thence North 47°02'33" East, along said Easterly line, 122.74 feet; thence North 42°57'27" West, along said Easterly line, 164.35 feet to the Northeast corner of Tract H, of EAGLE CREEK GREENWAY, a subdivision of land in said Lee's Summit recorded November 14, 2006 as Instrument Number 2006E0121720 in Book 100 at Page 65 in said Office of Recorder of Deeds, Jackson County, Missouri, also being a point on the Southerly line of EAGLE CREEK - EIGHTH PLAT, LOTS 283 THRU 348 INCLUSIVE, AND TRACT D, a subdivision of land in said Lee's Summit recorded October 14, 2003 as Instrument Number 2003I0126508 in Book 78 at Page 86 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 42°01'24" East, along said Southerly line, 156.44 feet (Platted 156.43 feet); thence North 39°26'10" East, along said Southerly line, 128.33 feet (Platted 127.83 feet) to a point on the North line of said Southwest Quarter; thence South 87°46'10" East, along said Southerly line and along said North line of said Southwest Quarter, 242.57 feet to the center of said Section 23; thence South 87°45'24" East, along said Southerly line, along said North line of said Southeast Quarter and along said Southerly line of said EAGLE CREEK - SECOND PLAT, 1003.54 feet to the Point of Beginning, Containing 2,342,148 square feet or 53.77 acres, more or less.

### 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

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

  
 STEPHEN SAYLOR, P.E.  
 CIVIL ENGINEER  
 MO # PE-2018021248  
 DATE: 2/11/2026



OLSSON - CIVIL ENGINEERS  
 MISSOURI CERTIFICATE OF AUTHORITY #1001692  
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STEPHEN SAYLOR, P.E.  
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/6/2026	REVISED PER CITY COMMENTS

TITLE SHEET  
 WATER MAIN EXTENSION PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MISSOURI  
 2026

drawn by: SM  
 checked by: SS  
 designed by: SM  
 QA/QC by: NH  
 project no.: C19-00610  
 date: 01/05/2026

SHEET  
 C301

USER: smorsh

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Water Main Extension Plans\C\_TTL01\_C194061.dwg

final plans\Sheets\GNC\Water Main Extension Plans\C\_TTL01\_C194061.dwg

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 ENCR OACH 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
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

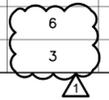
- 1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. 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 SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

WATER PLAN NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.
5. WATER PIPE 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.
6. ALL PRIVATE WATER LINES SHALL BE A MINIMUM OF 48 INCHES AND MAXIMUM OF 60 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.
7. IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.
8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

ESTIMATE OF QUANTITIES table with columns: ITEM NO., DESCRIPTION, UNIT, QUANTITY, AS-BUILT. Rows include 8" C900 PLASTIC PIPE, 8" X 8" TEE, 8" BENDS, FIRE HYDRANT ASSEMBLY (INCLUDING TEE), 8" GATE VALVES.



olsson logo and contact information: OLSSON - CIVIL ENGINEERING, MISSOURI CERTIFICATE OF AUTHORITY #1001692, 1301 EURLINGTON, SUITE 100, NORTH KANSAS CITY, MO 64116, TEL 916.361.1177, www.olsson.com



STEPHEN SAYLOR, P.E. MO# 2018021248

Table with columns: NO. REV., DATE, REVISIONS DESCRIPTION, COMMENTS. Row 1: 1, 2/6/2026, REVISIONS DESCRIPTION, REVISIONS PER CITY COMMENTS.

GENERAL NOTES WATER MAIN EXTENSION PLANS, HOOK FARMS THIRD PLAT, LEE'S SUMMIT, MISSOURI, 2026

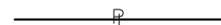
drawn by: SM, checked by: SS, designed by: SM, QA/QC by: NH, project no.: C19-40610, date: 01/05/2026

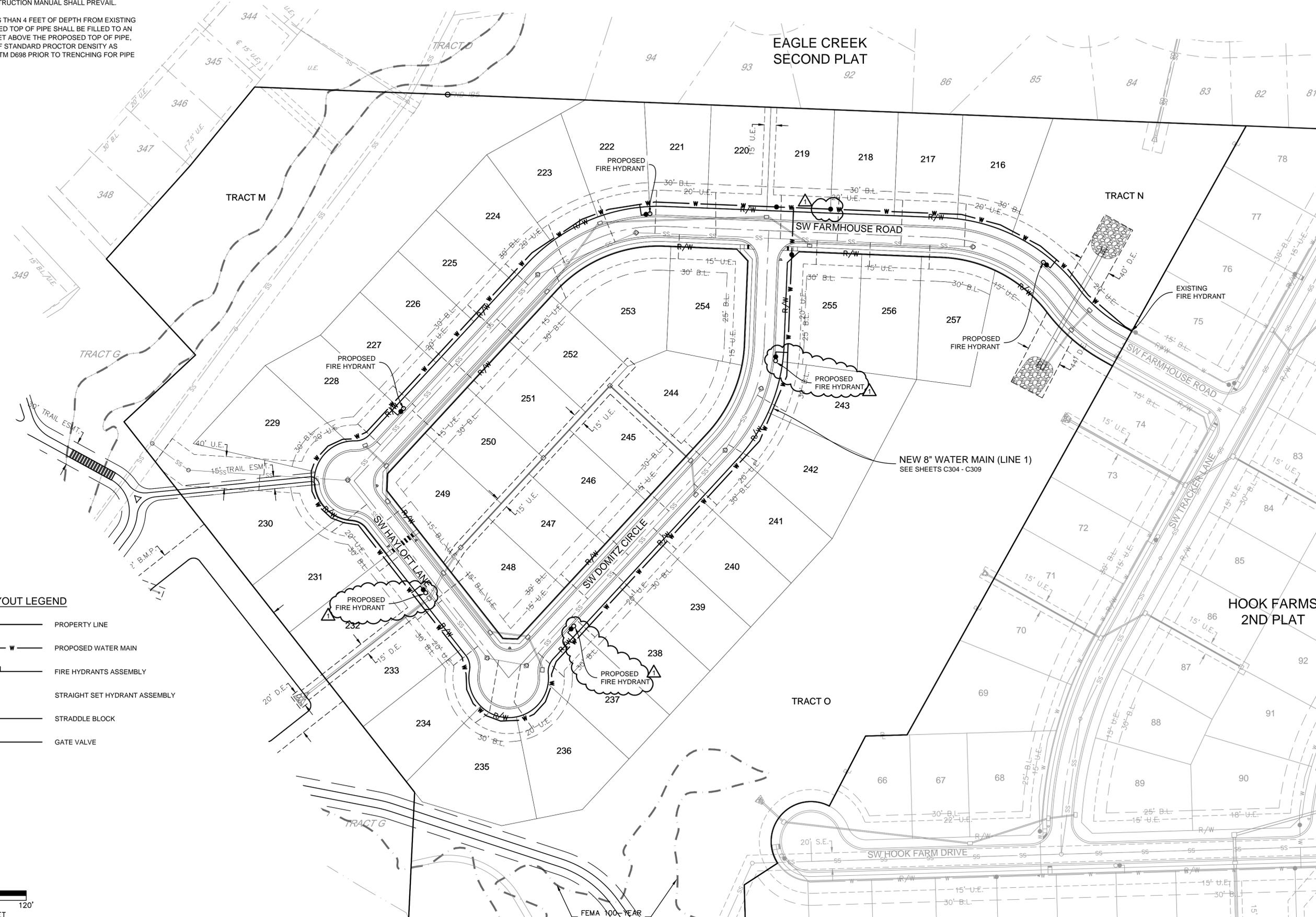
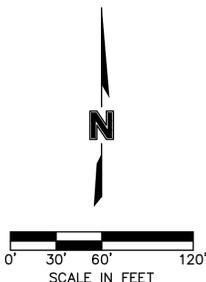
**GENERAL NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS OF THE LEE'S SUMMIT, MISSOURI WATER SERVICES DEPARTMENT. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
2. AREAS WITH LESS THAN 4 FEET OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF 4 FEET ABOVE THE PROPOSED TOP OF PIPE, COMPACTED 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698 PRIOR TO TRENCHING FOR PIPE INSTALLATION.

DWG: F:\2019\4001-4500\019-4061-c\40-design\AutoCAD\final plans\Sheets\GNCV\Water Main Extension Plans\C\_GEN02\_C194061.dwg USER: smarsh  
 DATE: Feb 10, 2026 1:54pm XREFS: C\_PTBK\_C194061 C\_PUTIL\_C194061 C\_PBASE\_C194061 C\_PPATT\_C194061

**GENERAL LAYOUT LEGEND**

-  PROPERTY LINE
-  PROPOSED WATER MAIN
-  FIRE HYDRANTS ASSEMBLY
-  STRAIGHT SET HYDRANT ASSEMBLY
-  STRADDLE BLOCK
-  GATE VALVE



**olsson**

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STATE OF MISSOURI  
 STEPHEN M. SAYLOR  
 MISSOURI REGISTERED PROFESSIONAL ENGINEER  
 NO. 2018021248  
 2/11/2026

STEPHEN SAYLOR, P.E.  
 MO# 2018021248

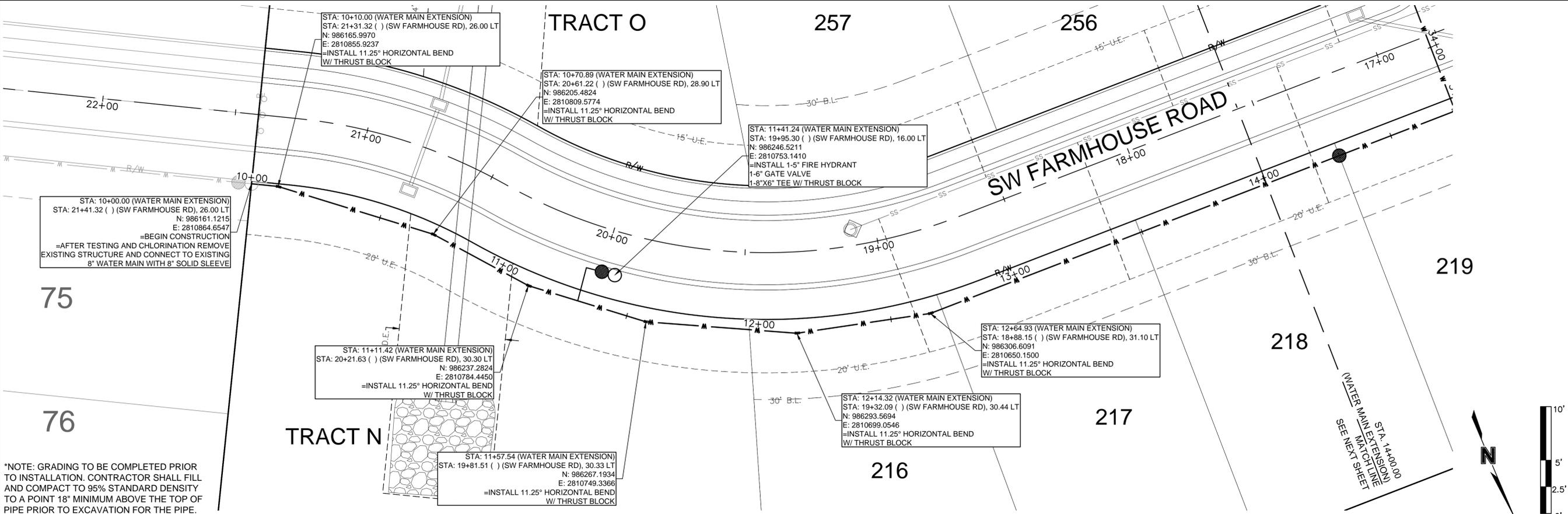
NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/8/2026	REVISED PER CITY COMMENTS

GENERAL LAYOUT WATER MAIN EXTENSION 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

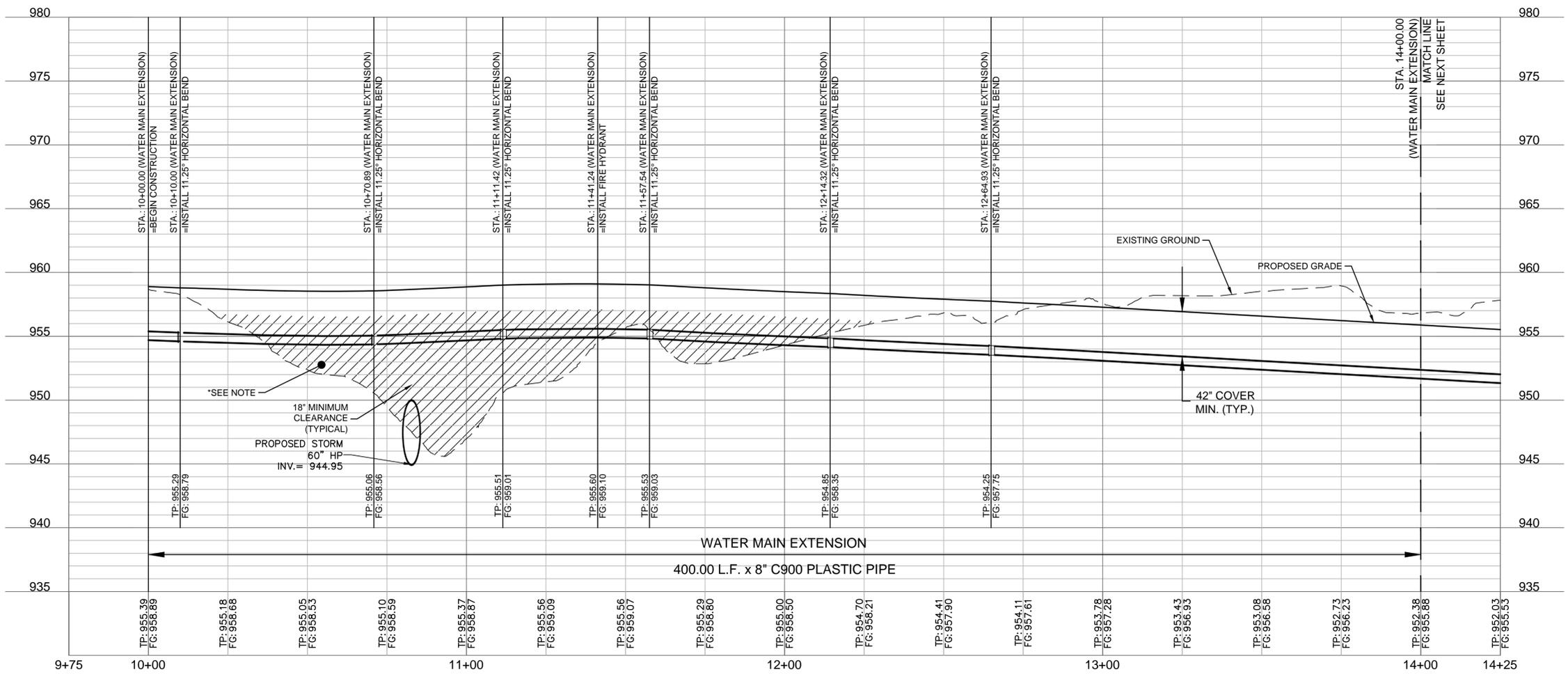
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**C303**

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 USER: smarsh  
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 C:\PWATR\_C194061  
 C:\PBASE\_C194061  
 C:\PUTIL\_C194061  
 XREFS: C:\PTBLK\_C194061



NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

WATER MAIN EXTENSION (9+75 - 14+25)



OLSSON - CIVIL ENGINEERS  
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 1301 EURLINGTON, SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 TEL 913.361.1177  
 www.olsson.com

NO.	REV.	DESCRIPTION	DATE

NO.	REV.	REVISIONS

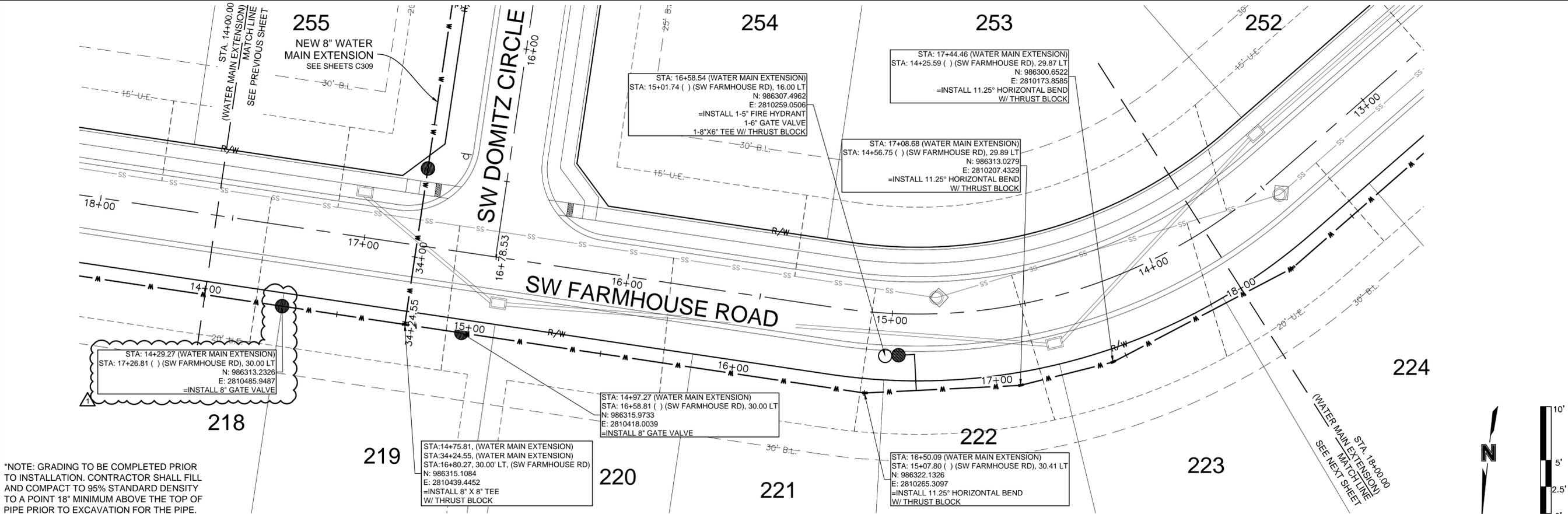
WATER MAIN EXTENSION PLAN & PROFILE  
 WATER MAIN EXTENSION PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MISSOURI

2026

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SS  
 designed by: \_\_\_\_\_ SM  
 QA/QC by: \_\_\_\_\_ NH  
 project no.: C19-4061.0  
 date: 01/05/2026

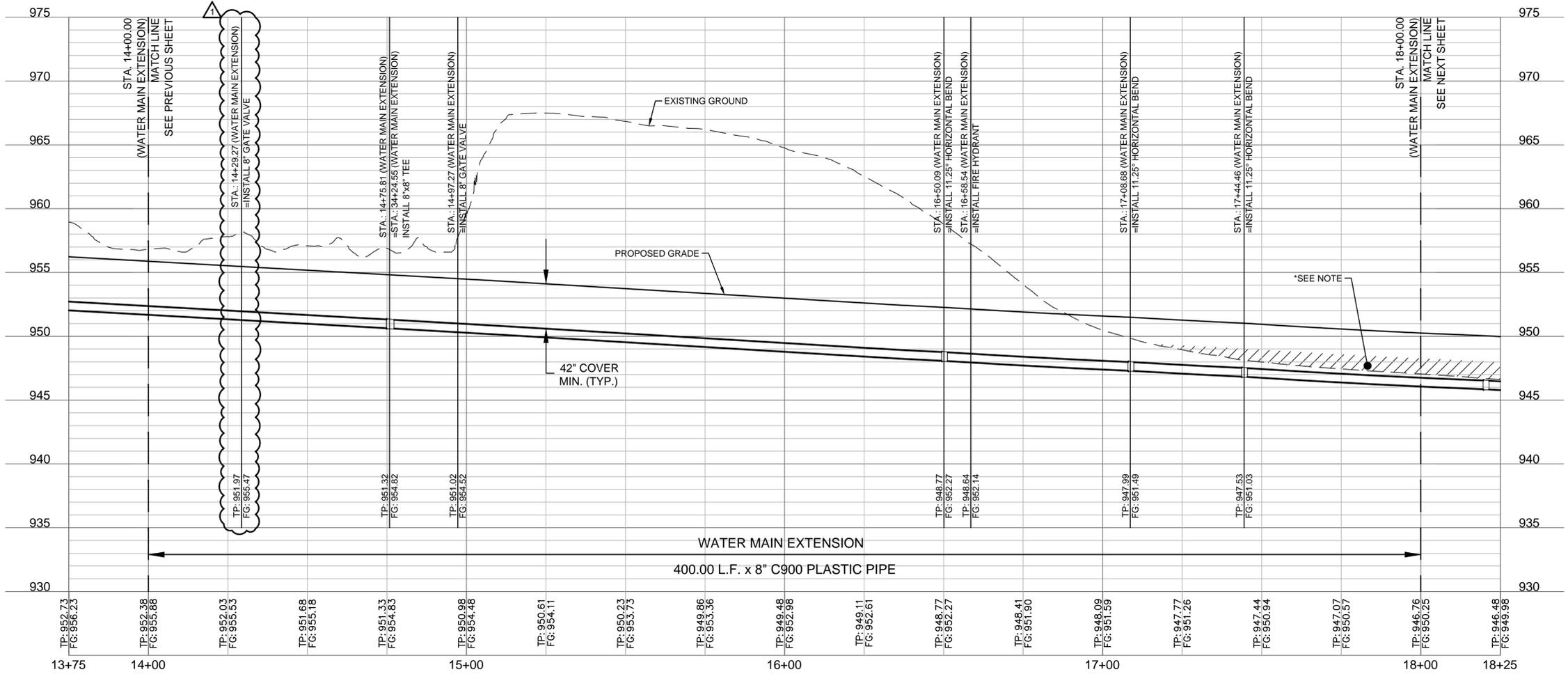
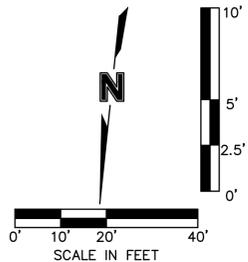
**SHEET**  
C304

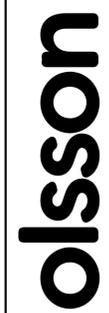
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 USER: smarsh C\_PBNDY\_C194061



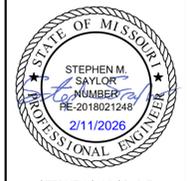
\*NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

WATER MAIN EXTENSION (13+75 - 18+25)





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STEPHEN M. SAYLOR, P.E.  
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/6/2026	REVISED PER CITY COMMENTS

REVISIONS

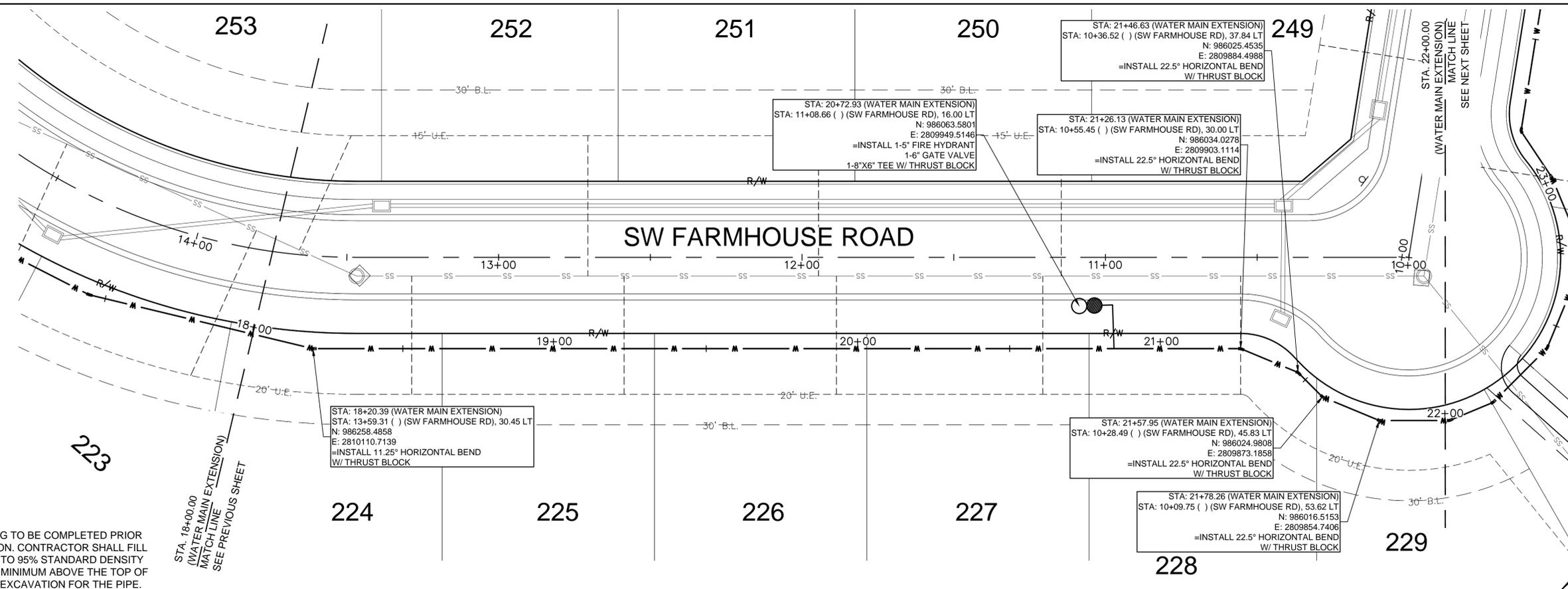
2026

WATER MAIN EXTENSION PLAN & PROFILE  
 WATER MAIN EXTENSION PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MISSOURI

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SM  
 designed by: \_\_\_\_\_ SM  
 QA/QC by: \_\_\_\_\_ NH  
 project no.: C19-4061-10  
 date: 01/05/2026

SHEET  
 C305

DWG: F:\2019\4001-4500\019-4061-c40-design\AutoCAD\final plans\Sheets\GNC\Water Main Extension Plans\C\_WAT01\_C194061.dwg  
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 USER: smmarsh C\_PBNY\_C194061



NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

STA. 18+00.00 (WATER MAIN EXTENSION) MATCH LINE SEE PREVIOUS SHEET

STA: 18+20.39 (WATER MAIN EXTENSION)  
 STA: 13+59.31 ( ) (SW FARMHOUSE RD), 30.45 LT  
 N: 986258.4858  
 E: 2810110.7139  
 =INSTALL 11.25" HORIZONTAL BEND  
 W/ THRUST BLOCK

STA: 20+72.93 (WATER MAIN EXTENSION)  
 STA: 11+08.66 ( ) (SW FARMHOUSE RD), 16.00 LT  
 N: 986063.5801  
 E: 2809949.5146  
 =INSTALL 1.5" FIRE HYDRANT  
 1-6" GATE VALVE  
 1-8"X6" TEE W/ THRUST BLOCK

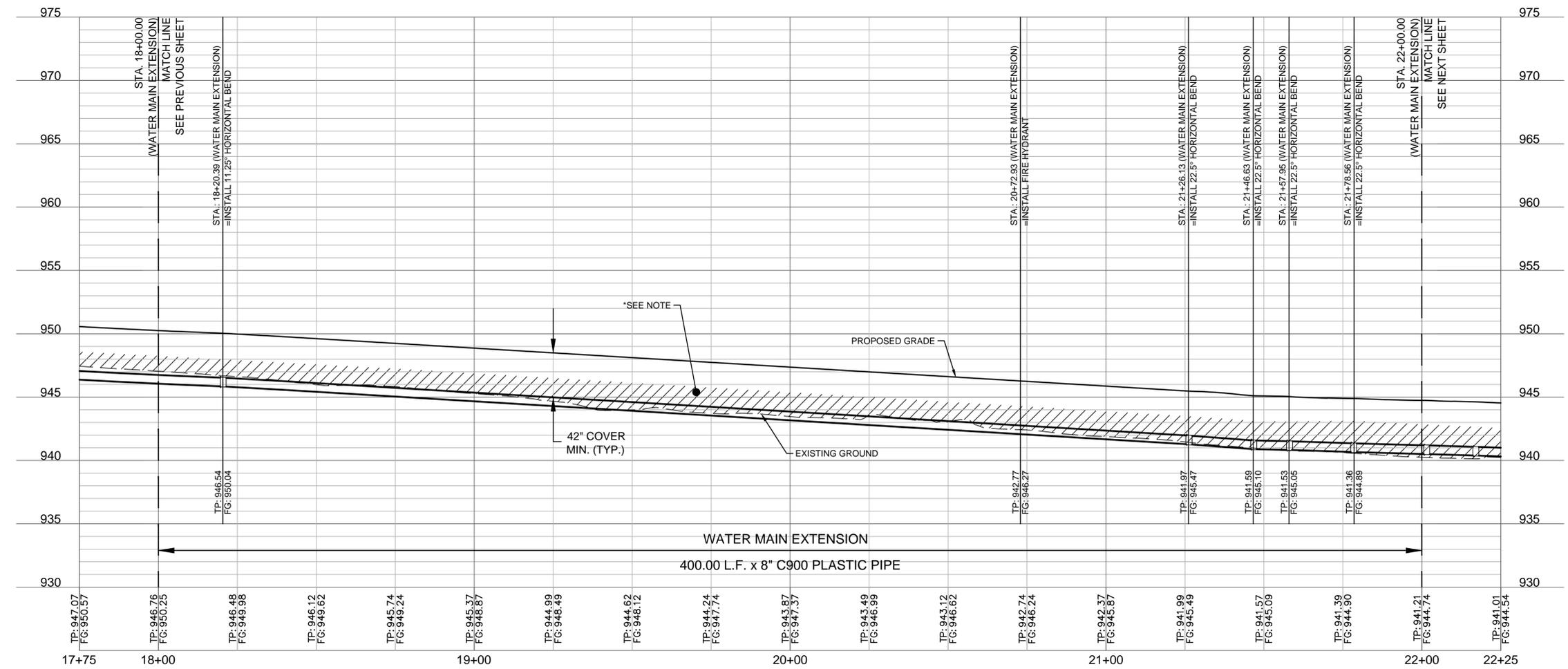
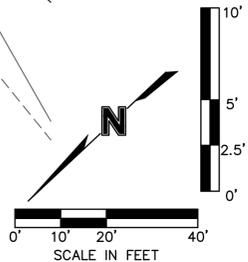
STA: 21+26.13 (WATER MAIN EXTENSION)  
 STA: 10+55.45 ( ) (SW FARMHOUSE RD), 30.00 LT  
 N: 986034.0278  
 E: 2809903.1114  
 =INSTALL 22.5" HORIZONTAL BEND  
 W/ THRUST BLOCK

STA: 21+57.95 (WATER MAIN EXTENSION)  
 STA: 10+28.49 ( ) (SW FARMHOUSE RD), 45.83 LT  
 N: 986024.9808  
 E: 2809873.1858  
 =INSTALL 22.5" HORIZONTAL BEND  
 W/ THRUST BLOCK

STA: 21+78.26 (WATER MAIN EXTENSION)  
 STA: 10+09.75 ( ) (SW FARMHOUSE RD), 53.62 LT  
 N: 986016.5153  
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 W/ THRUST BLOCK

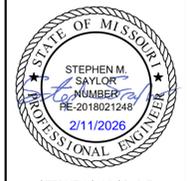
STA. 22+00.00 (WATER MAIN EXTENSION) MATCH LINE SEE NEXT SHEET

WATER MAIN EXTENSION (17+75 - 22+25)





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STEPHEN SAYLOR, P.E.  
 MO# 2018021248

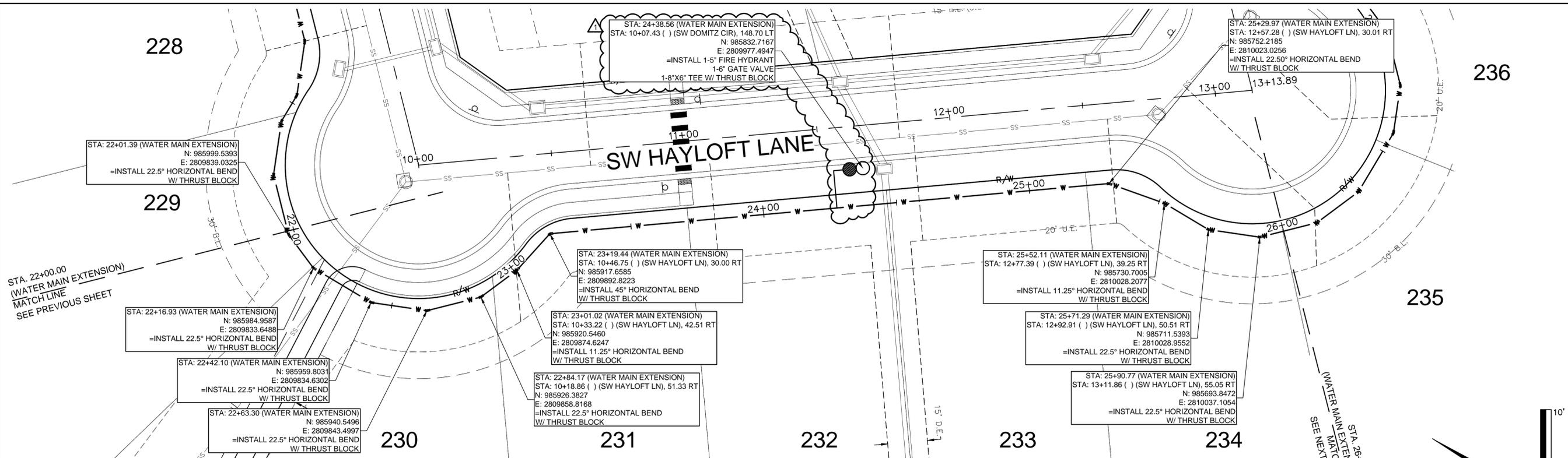
NO.	REV.	DATE	REVISIONS DESCRIPTION

WATER MAIN EXTENSION PLAN & PROFILE	2026
WATER MAIN EXTENSION PLANS	HOOK FARMS
THIRD PLAT	THIRD PLAT
LEE'S SUMMIT, MISSOURI	LEE'S SUMMIT, MISSOURI

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SM  
 designed by: \_\_\_\_\_ SM  
 QA/QC by: \_\_\_\_\_ NH  
 project no.: C19-4061-0  
 date: 01/05/2026

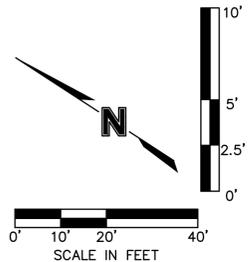
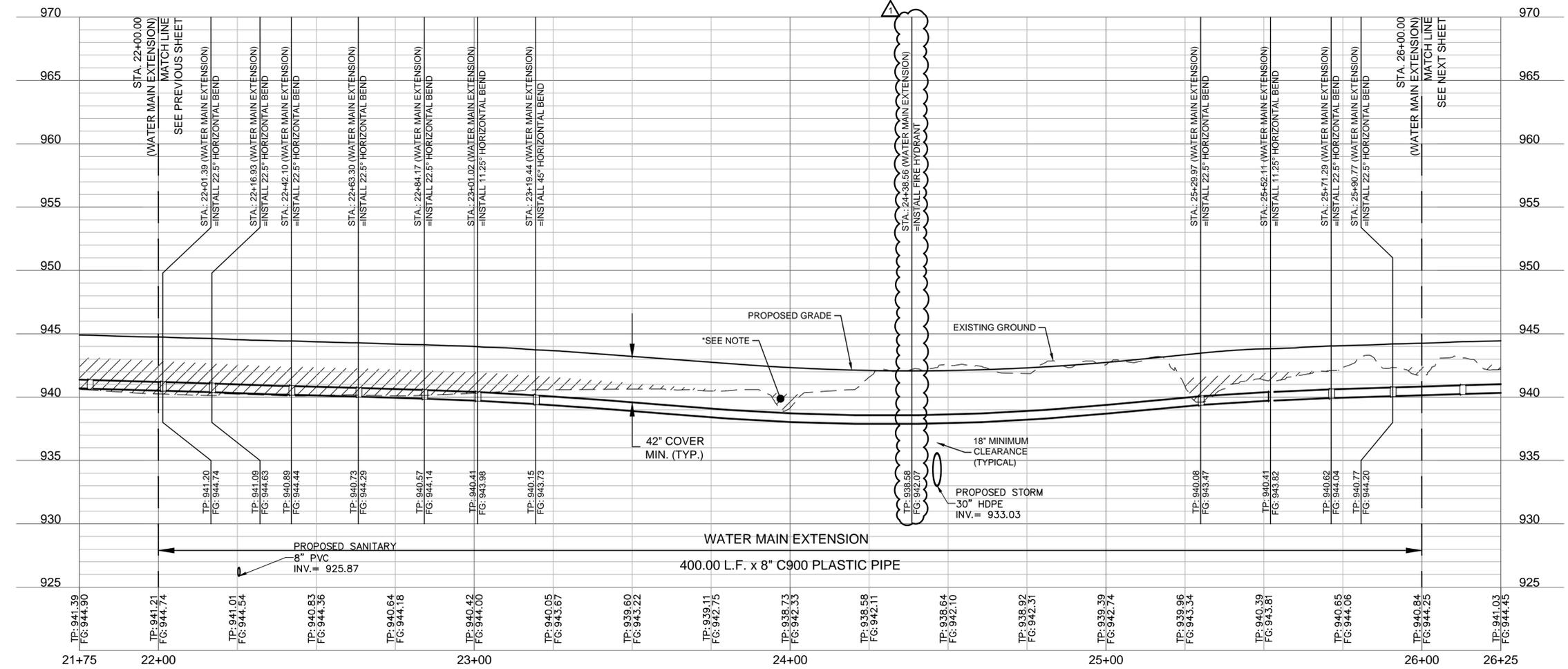
**SHEET**  
C306

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 USER: smarsh C\_PBNDY\_C194061



NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

WATER MAIN EXTENSION (21+75 - 26+25)



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STEPHEN M. SAYLOR, P.E.  
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/6/2026	REVISED PER CITY COMMENTS

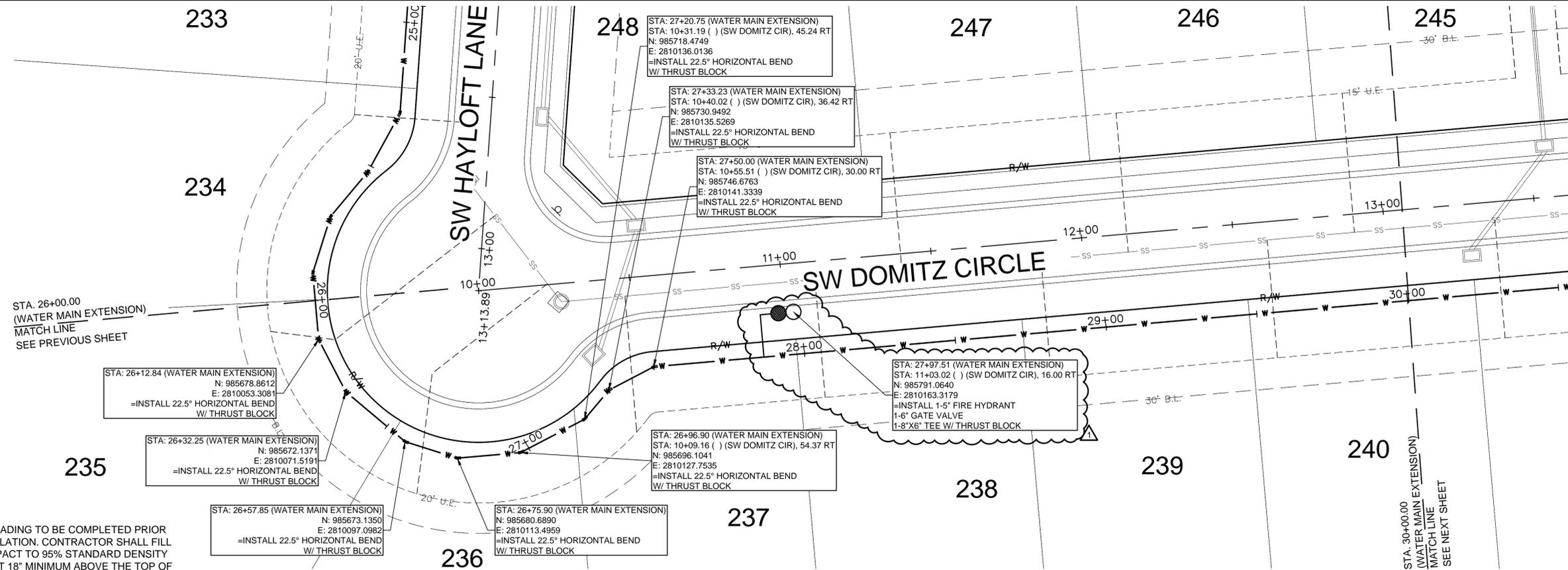
NO.	DATE	REVISIONS
2026		

WATER MAIN EXTENSION PLAN & PROFILE  
 WATER MAIN EXTENSION PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MISSOURI

drawn by: SM  
 checked by: SS  
 designed by: SM  
 QA/QC by: NH  
 project no.: C19-4061-0  
 date: 01/05/2026

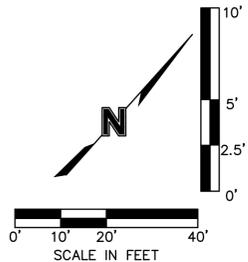
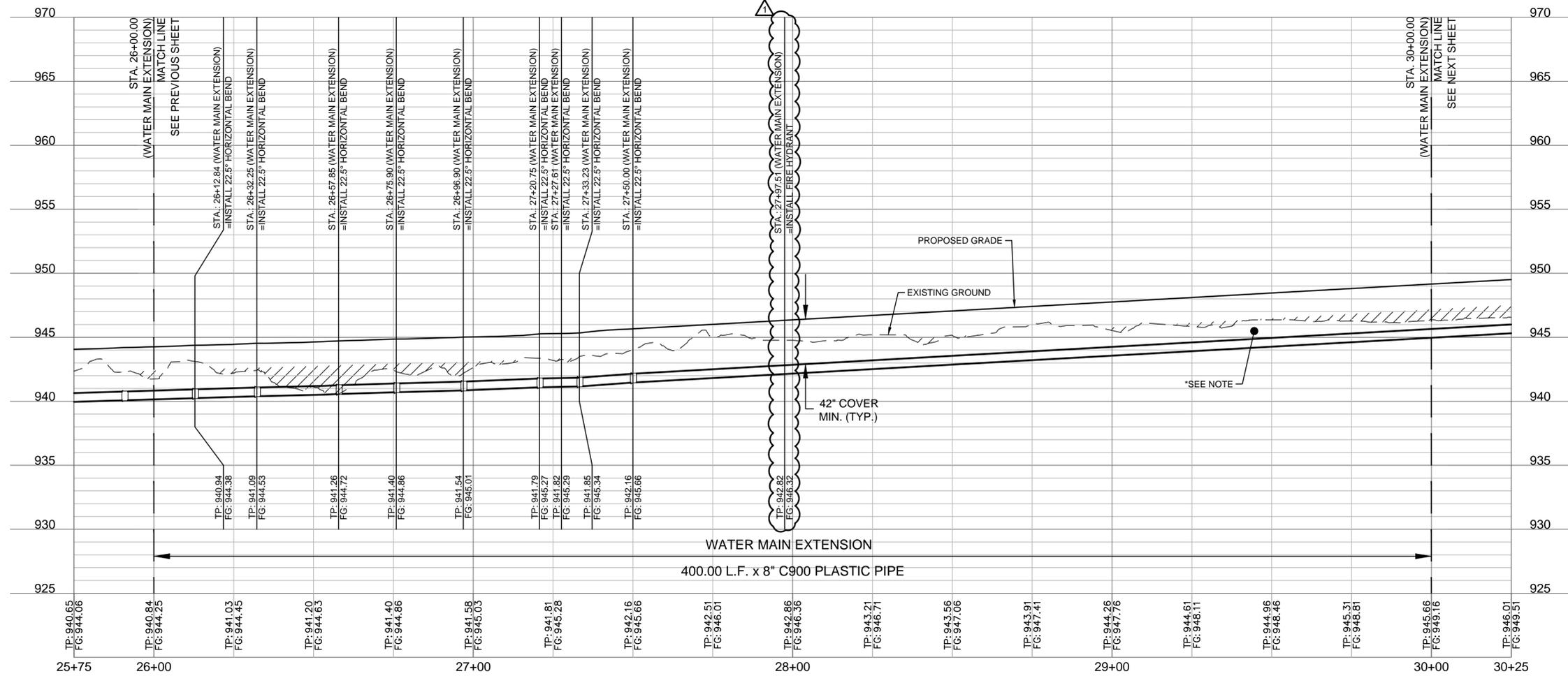
SHEET  
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 USER: smmarsh C\_PBNDY\_C194061



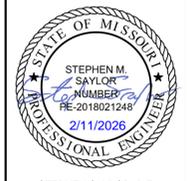
NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

WATER MAIN EXTENSION (25+75 - 30+25)





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STEPHEN M. SAYLOR, P.E.  
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/6/2026	REVISED PER CITY COMMENTS

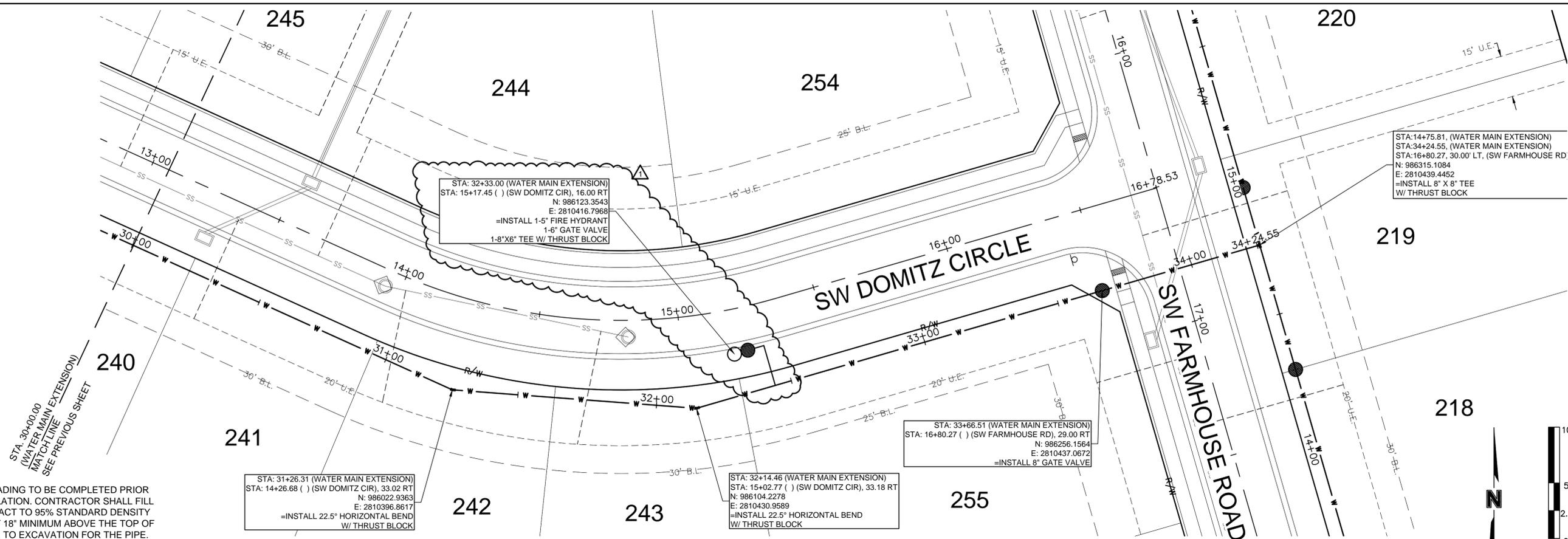
REVISIONS	REVISIONS
2026	

WATER MAIN EXTENSION PLAN & PROFILE  
 WATER MAIN EXTENSION 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

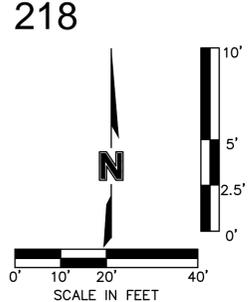
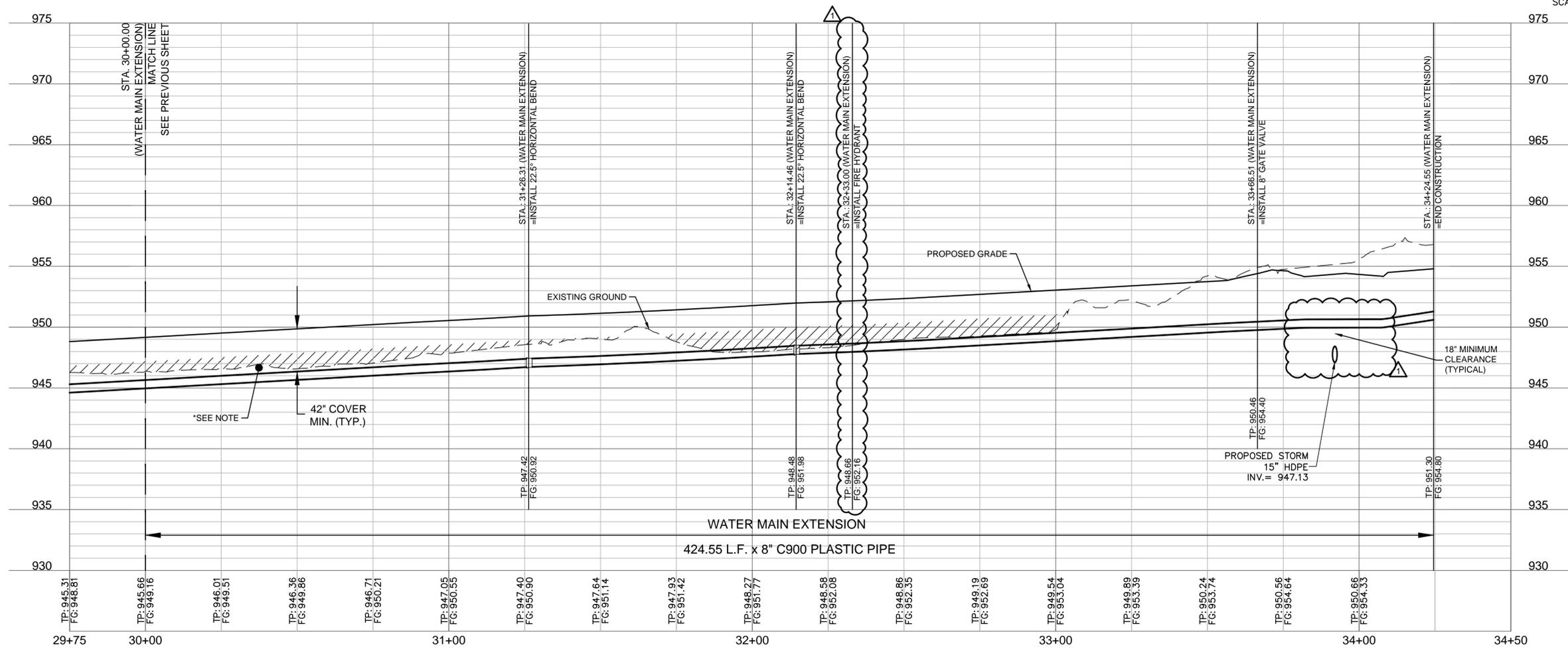
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 USER: smarsh C\_PBNY\_C194061



NOTE: GRADING TO BE COMPLETED PRIOR TO INSTALLATION. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18\"/>

WATER MAIN EXTENSION (29+75 - 34+50)



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STATE OF MISSOURI  
 STEPHEN M. SAYLOR  
 PROFESSIONAL ENGINEER  
 MISSOURI LICENSE NO. 2018021248  
 2/11/2026  
 STEPHEN SAYLOR, P.E.  
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/8/2026	REVISED PER CITY COMMENTS

WATER MAIN EXTENSION PLAN & PROFILE  
 WATER MAIN EXTENSION PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MISSOURI  
 2026

drawn by: SM  
 checked by: SM  
 designed by: SM  
 QA/QC by: NH  
 project no.: C19-4061-0  
 date: 01/05/2026

SHEET  
 C309

DWG: F:\2019\4001-4500\019-4061-c-40-design\Autocad\final plans\Water Main Extension Plans\C\_DETO1\_C194061.dwg  
 DATE: Feb 10, 2026 1:57pm  
 USER: smarsh  
 XREFS: C\_PTBK\_C194061

**REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)**

NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

**NOTES:**  
 1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.  
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.  
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.  
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-1
Rev:	1/14

**REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)**

NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	173.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4

**NOTES:**  
 1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.  
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.  
 3. BEARING MUST BE AGAINST UNDISTURBED SOIL.  
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-2
Rev:	1/14

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

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-3
Rev:	1/14

**NOTES:**  
 1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.  
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.  
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.  
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-6
Rev:	1/14

**NOTES:**  
 1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.  
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.  
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.  
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.  
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.  
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**HYDRANT WITH 90 DEGREE BEND**

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-8
Rev:	1/14

OLSSON CIVIL ENGINEERS  
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STEPHEN SAYLOR, P.E.  
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/6/2026	REVISED PER CITY COMMENTS

DETAIL SHEET  
 WATER MAIN EXTENSION 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**  
**C310**

