

HOOK FARMS THIRD PLAT SANITARY SEWER PLANS

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

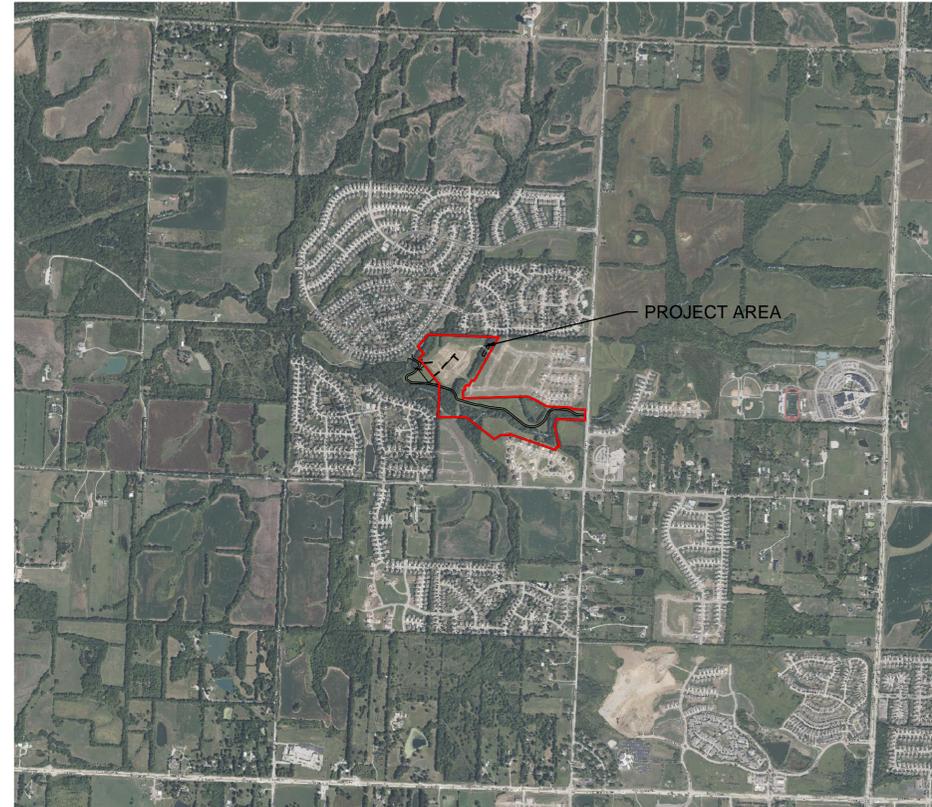
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

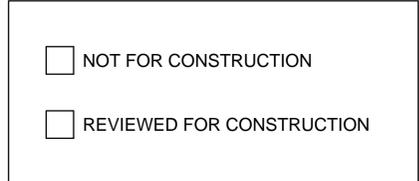
02/27/2026



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	
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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 2909SC0531G, REVISION DATE JANUARY 20, 2017.

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

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

2/11/2026
DATE

PRSUBD20260019
MP20260000028

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 right-of-way line, 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 5 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 5 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 Number 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 10, 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

NO. REV.	DATE	REVISIONS DESCRIPTION	REVISIONS
1	2/8/2026	REVISED PER CITY COMMENTS	2026
TITLE SHEET SANITARY SEWER PLANS			2026
HOOK FARMS THIRD PLAT			2026
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 C201

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 XREFS: C_PENDY_C194061

USER: smcrsh

DWG: F:\2019\4001-4500\019-4061-c\40-design\AutoCAD\final plans\Sheets\GNC\Sanitary Sewer Plans\C_TTL01_C194061.dwg
DATE: Feb 10, 2026 1:47pm XREFS: C_PENDD_C194061 C_PTBK_C194061

GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

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

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

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

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

SHOP DRAWINGS

- 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:
 - ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - 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.
 - ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
- SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
 - ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
 - ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

SANITARY SEWER GENERAL NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL STRUCTURE DIMENSIONS ARE TO INSIDE FACE OF STRUCTURE.
- COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
- SANITARY 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.
- MANHOLE 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 MANHOLE.
- PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
- TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
- SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
 - MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
 - AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
 - VACUUM TEST OF ALL MANHOLES.
- REFER TO SHEET C210 FOR SANITARY DESIGN & SEWER LATERAL INFORMATION.
- ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"x4" PVC WYE, 4" PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP. SEE DETAIL SHEET C210.
- MSFE- INDICATES LOWEST FLOOR SERVICEABLE BY PROPOSED SANITARY SEWER.
- MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2.0' TO AVOID PIPE JOINT.
- SANITARY LATERALS ARE DESIGNED @ 2.00% SLOPE. IF RISER IS INDICATED, IT IS TO BE AT THE SANITARY MAIN, UNLESS OTHERWISE NOTED.
- REFER TO CURRENT CITY SPECIFICATIONS FOR MINIMUM PIPE SLOPES.
- CONTRACTOR MAY BE REQUIRED TO RECONSTRUCT PIPE AND STRUCTURE IF MINIMUM INVERT DROP OR PIPE SLOPE REQUIREMENTS ARE NOT MET.
- SANITARY STRUCTURES SHALL BE PER CURRENT CITY DETAILS. IF CITY DOES NOT HAVE PUBLISHED DETAILS STRUCTURES SHALL BE PER CURRENT APWA SPECIFICATIONS.
- GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

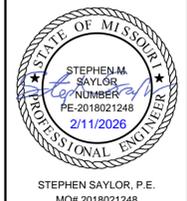
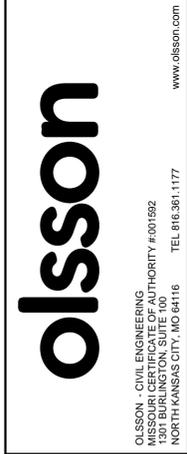
ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
STREET				
1	8" SANITARY PVC (SDR-26)	L.F.	1956.93	
2	MANHOLES, STD. 4' DIA.	EA.	10	
3	CONNECTION TO EXISTING MAIN	EA.	1	
4	SERVICE WYE	EA.	42	
5	4" LATERAL PIPE	L.F.	1877.18	

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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/27/2026



STEPHEN SAYLOR, P.E.
MO# 2018021248

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

GENERAL NOTES
SANITARY SEWER PLANS

HOOK FARMS
THIRD PLAT

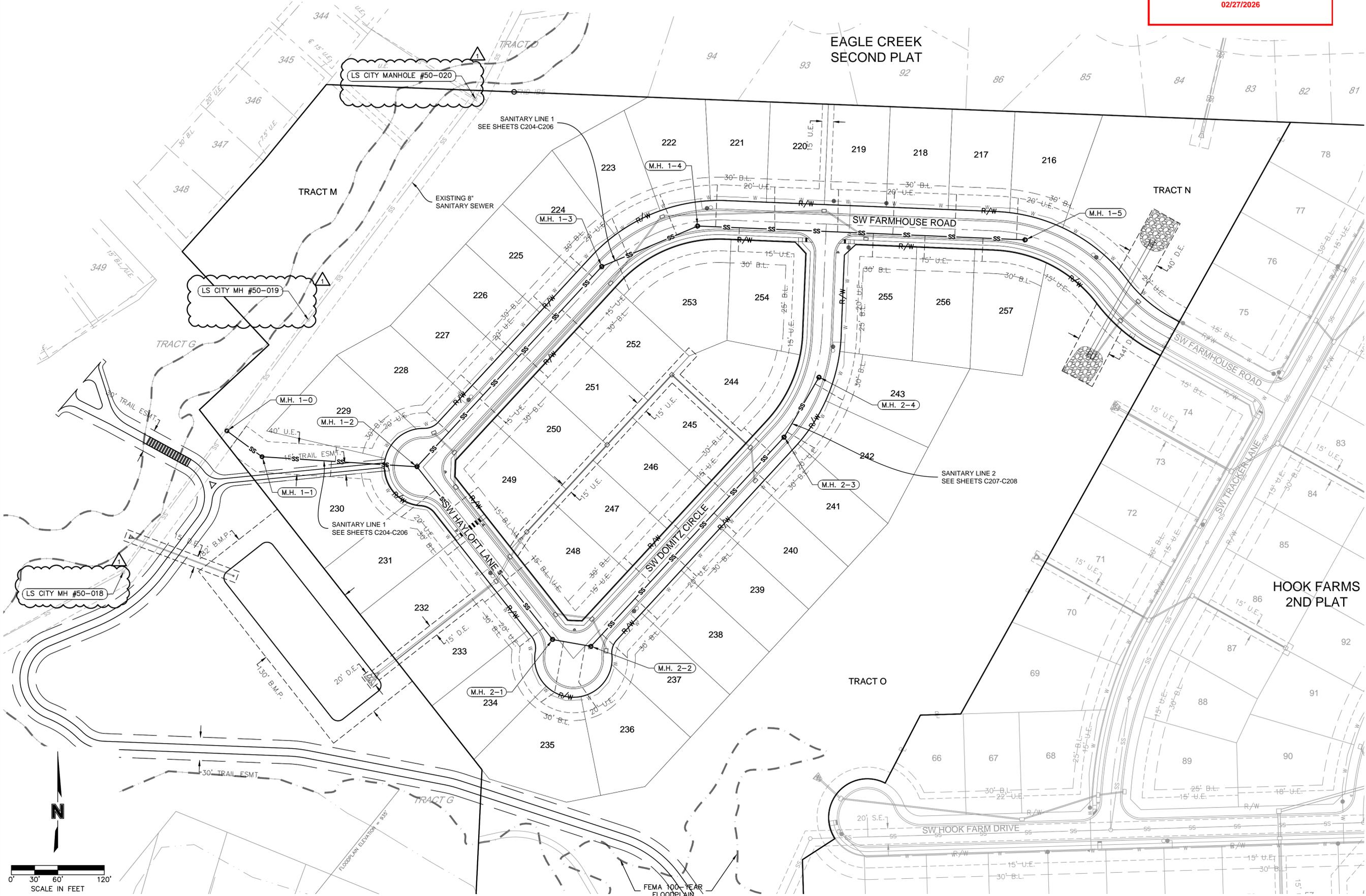
LEE'S SUMMIT, MISSOURI

2026

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

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 02/27/2026

DWG: F:\2019\4001-4500\019-4061-c\40-design\AutoCAD\final plans\Sheets\GNCV\Sanitary Sewer Plans\C_GEN02_C194061.dwg
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 USER: smarsch
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 C_PBASE_C194061
 C_PUTIL_C194061
 C_PPATT_C194061
 C_PSSWR_C194061



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 www.olsson.com

STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 2/11/2026
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

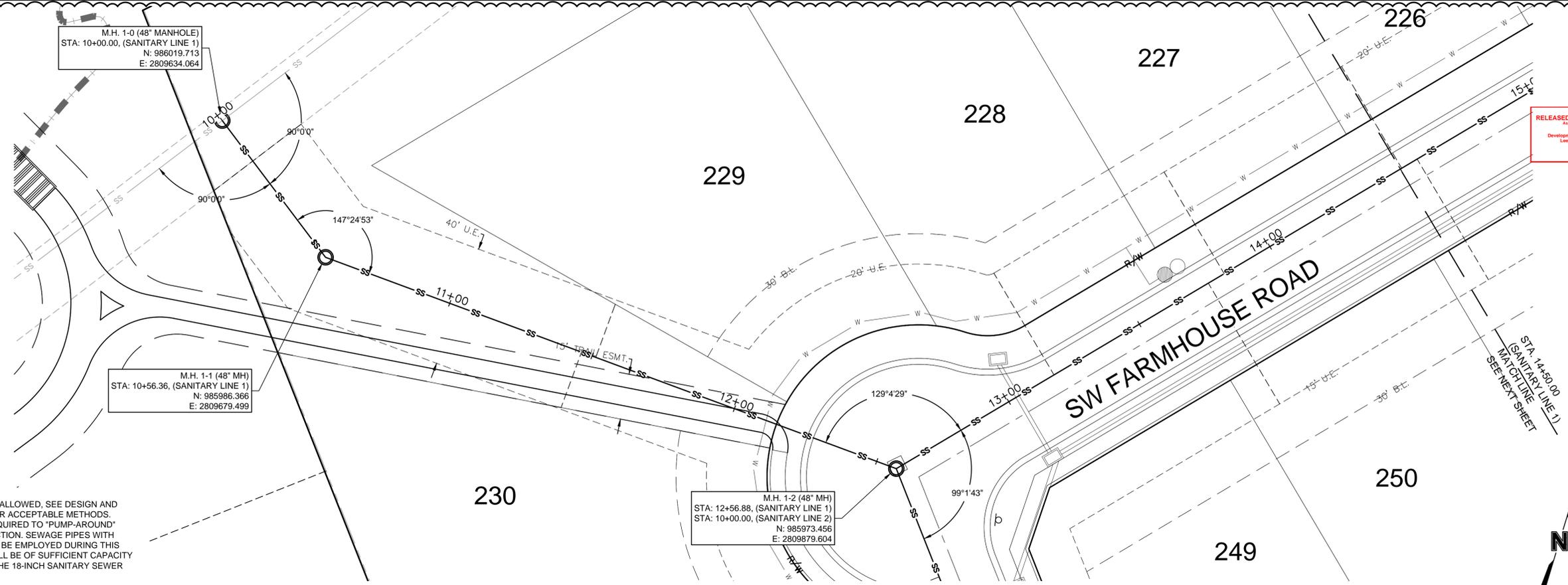
NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/8/2026	REVISED PER CITY COMMENTS

GENERAL LAYOUT SANITARY SEWER PLANS	2026
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
C203**

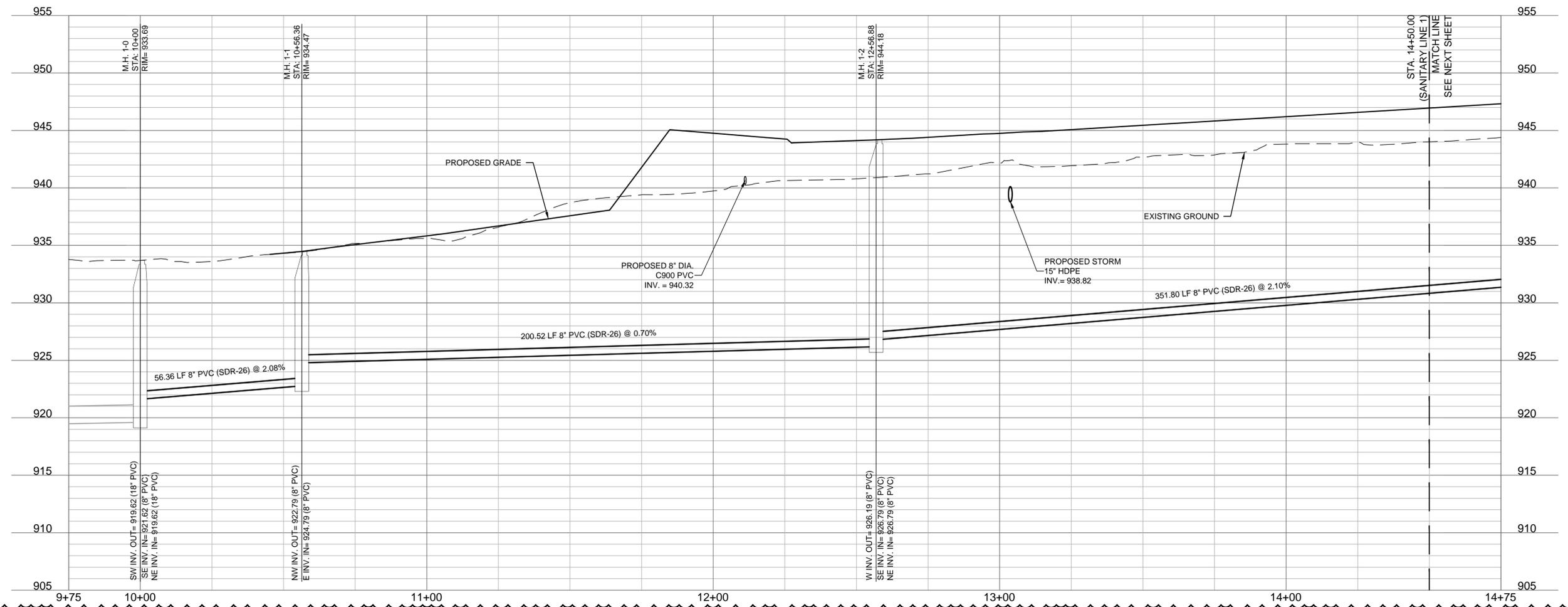
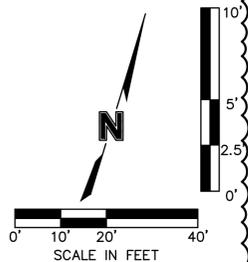
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NOTES:

- NO DOGHOUSE MANHOLE ALLOWED. SEE DESIGN AND CONSTRUCTION MANUAL FOR ACCEPTABLE METHODS. CONTRACTOR SHALL BE REQUIRED TO "PUMP-AROUND" WHILE MAKING THE CONNECTION. SEWAGE PIPES WITH GRINDER CAPABILITY SHALL BE EMPLOYED DURING THIS ACTIVITY, AND PUMP(S) SHALL BE OF SUFFICIENT CAPACITY TO MANAGE FLOWS FROM THE 18-INCH SANITARY SEWER LINE.
- MH 1-0: CONTRACTOR SHALL GROUT A SMOOTH TRANSITION BETWEEN THE NEW 8" PVC TO THE EXISTING 18" OUTGOING PIPE.

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



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

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

SANITARY PLAN & PROFILE (LINE 1)
SANITARY SEWER PLANS

HOOK FARMS
THIRD PLAT

2026

drawn by: SM

checked by: SM

designed by: SM

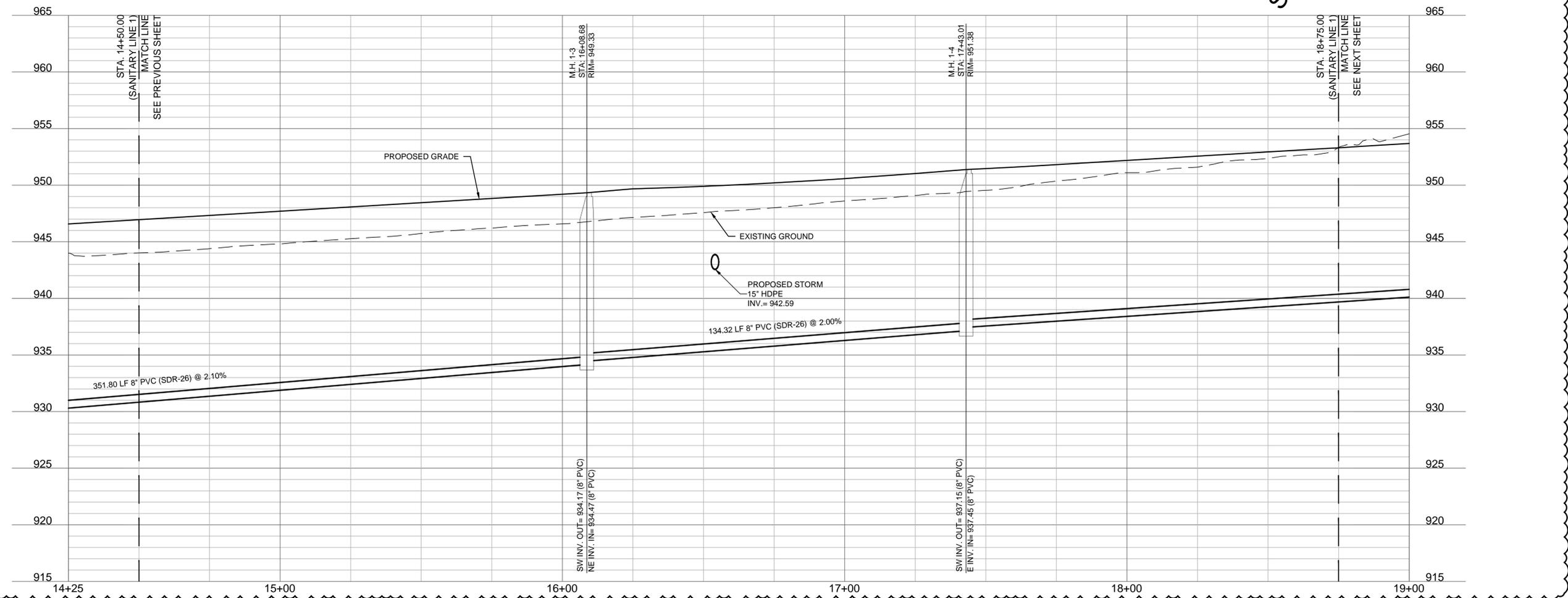
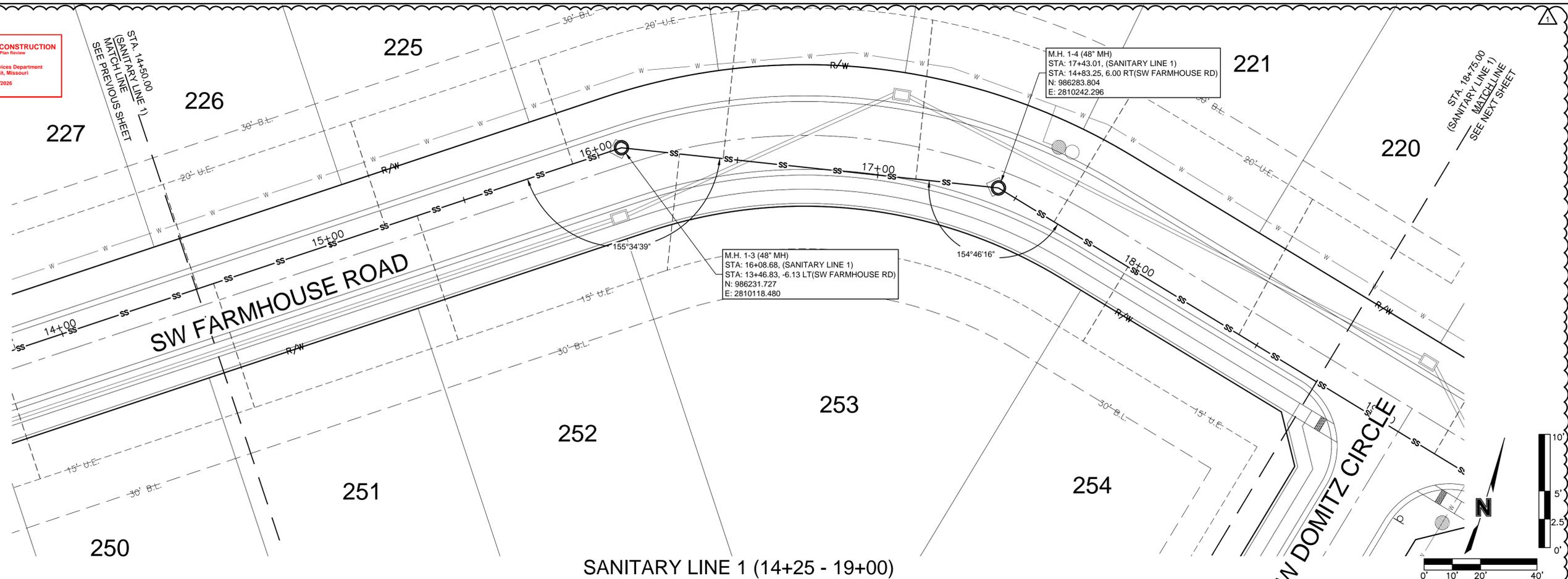
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project no.: C19-40610

date: 01/05/2026

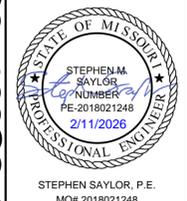
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 Lee's Summit, Missouri
 02/27/2026



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 USER: smarsh C_PENDY_C194061

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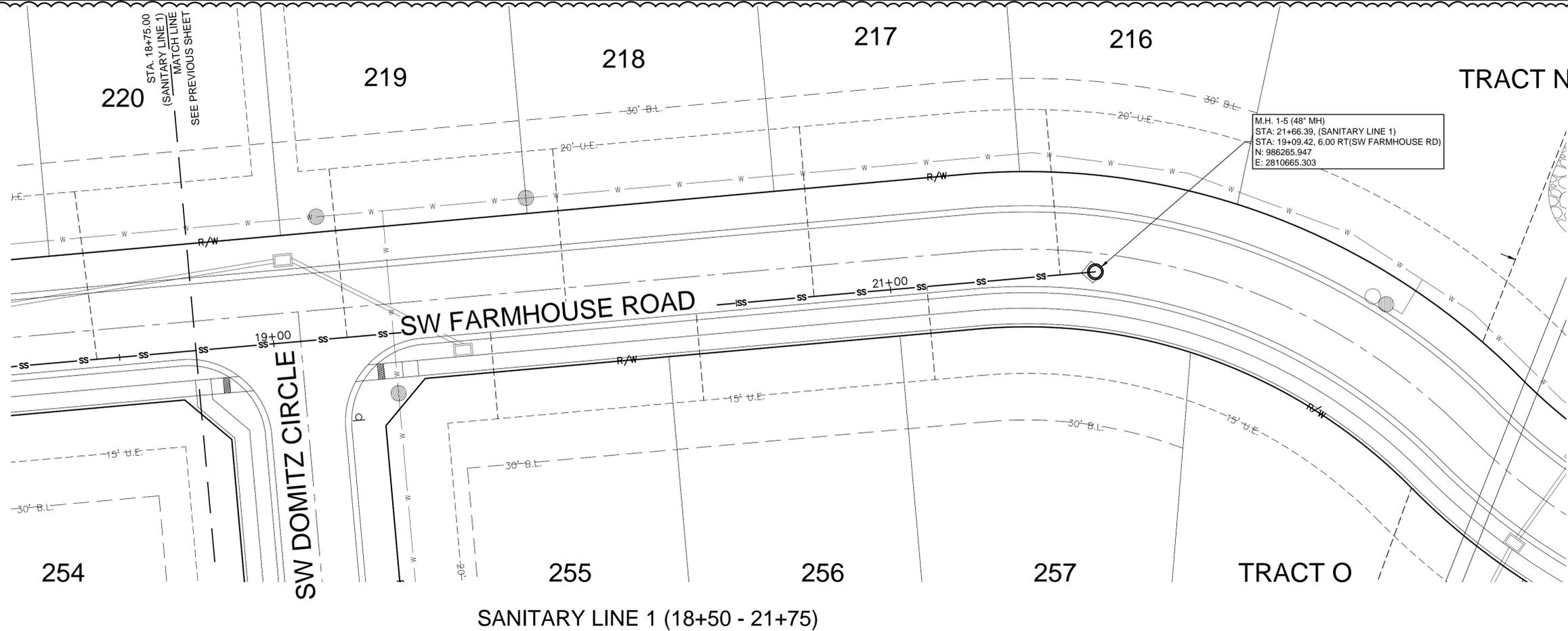
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1		2/6/2026	REVISED PER CITY COMMENTS

SANITARY PLAN & PROFILE (LINE 1 CONT'D)
 SANITARY SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI
 2026

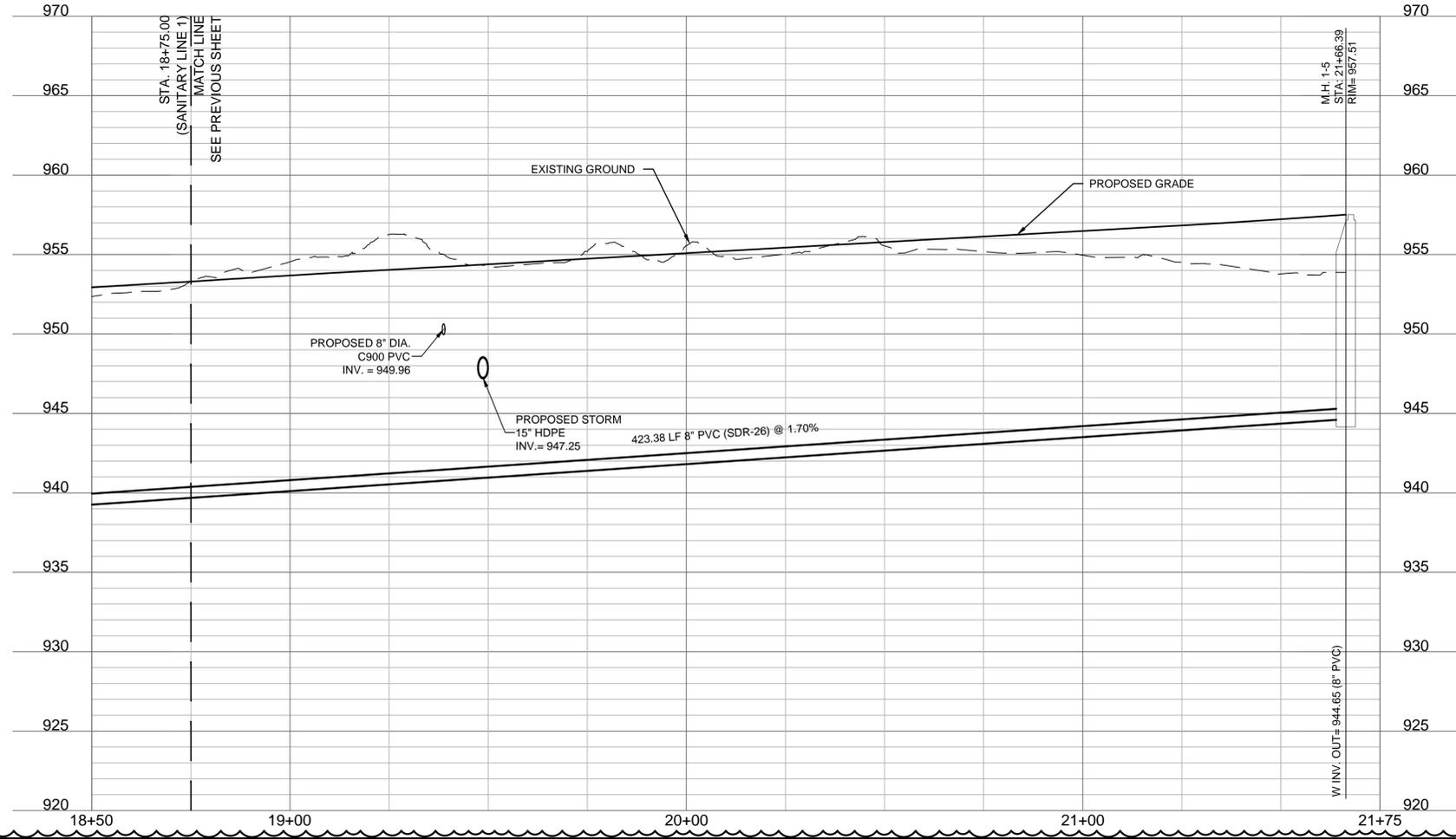
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 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

SHEET
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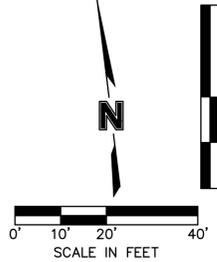
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 USER: ssaylor



M.H. 1-5 (48" MH)
 STA: 21+66.39, (SANITARY LINE 1)
 STA: 19+09.42, 6.00 RT(SW FARMHOUSE RD)
 N: 986265.947
 E: 2810665.303



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STATE OF MISSOURI
 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 2/11/2026
 PROFESSIONAL ENGINEER
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

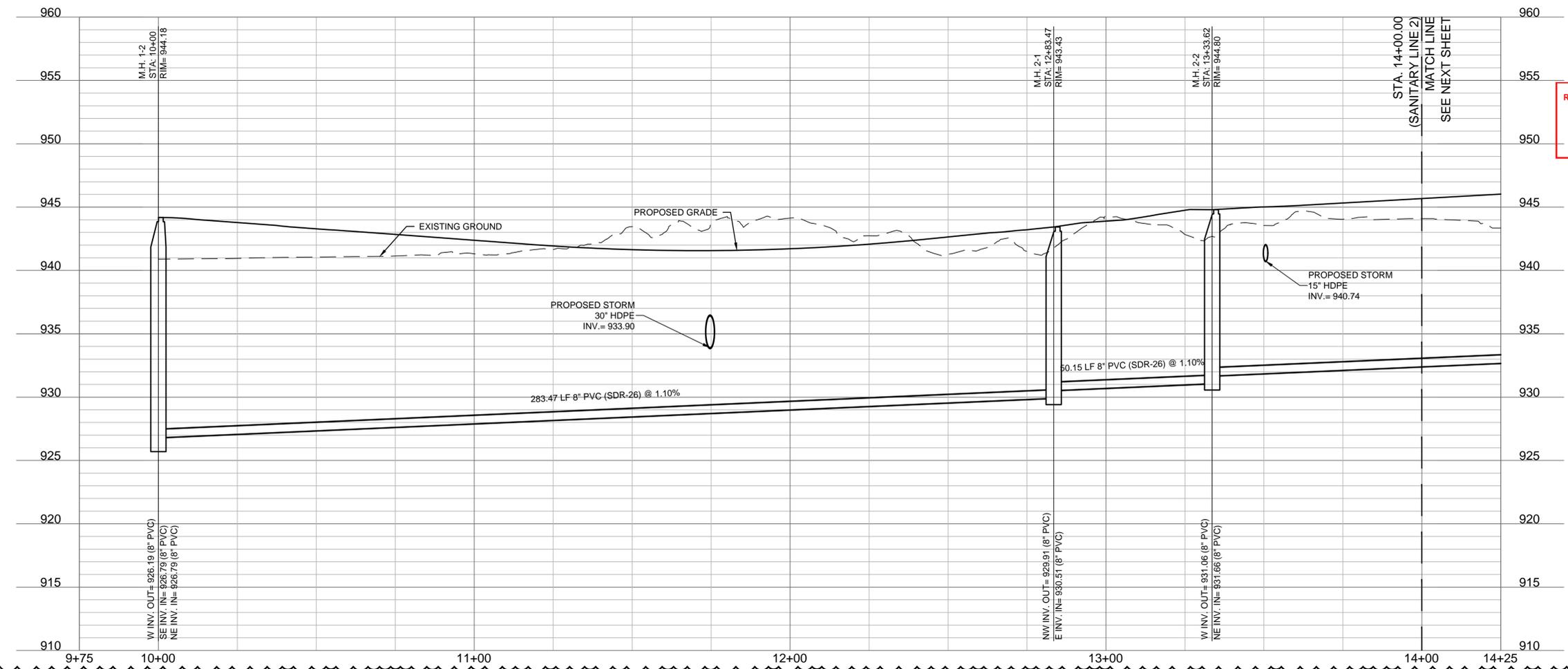
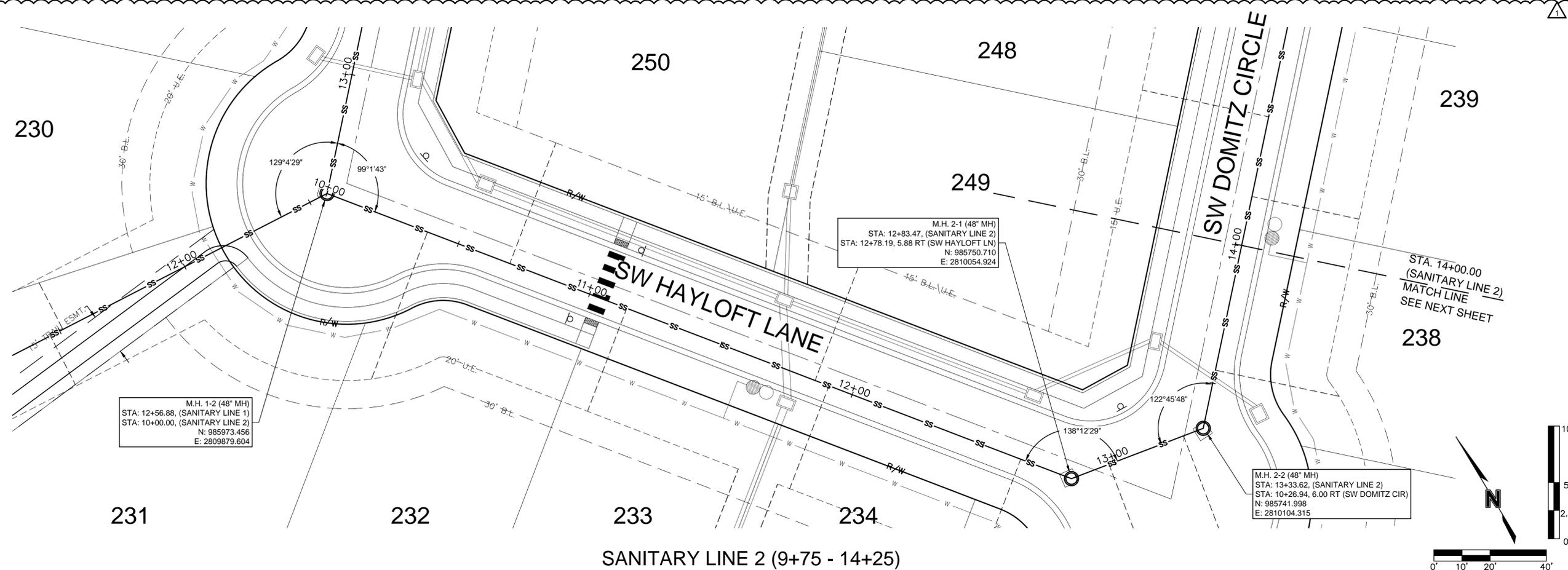
NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/8/2026	REVISED PER CITY COMMENTS

SANITARY PLAN & PROFILE (LINE 1 CONT'D)
 SANITARY SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI
 2026

SHEET
 C206

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: ssaylor C_PATT_C194061 C_PSSWR_C194061 C_PENDY_C194061



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

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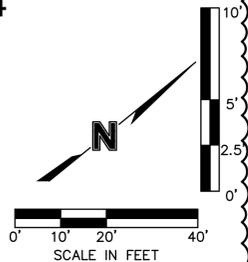
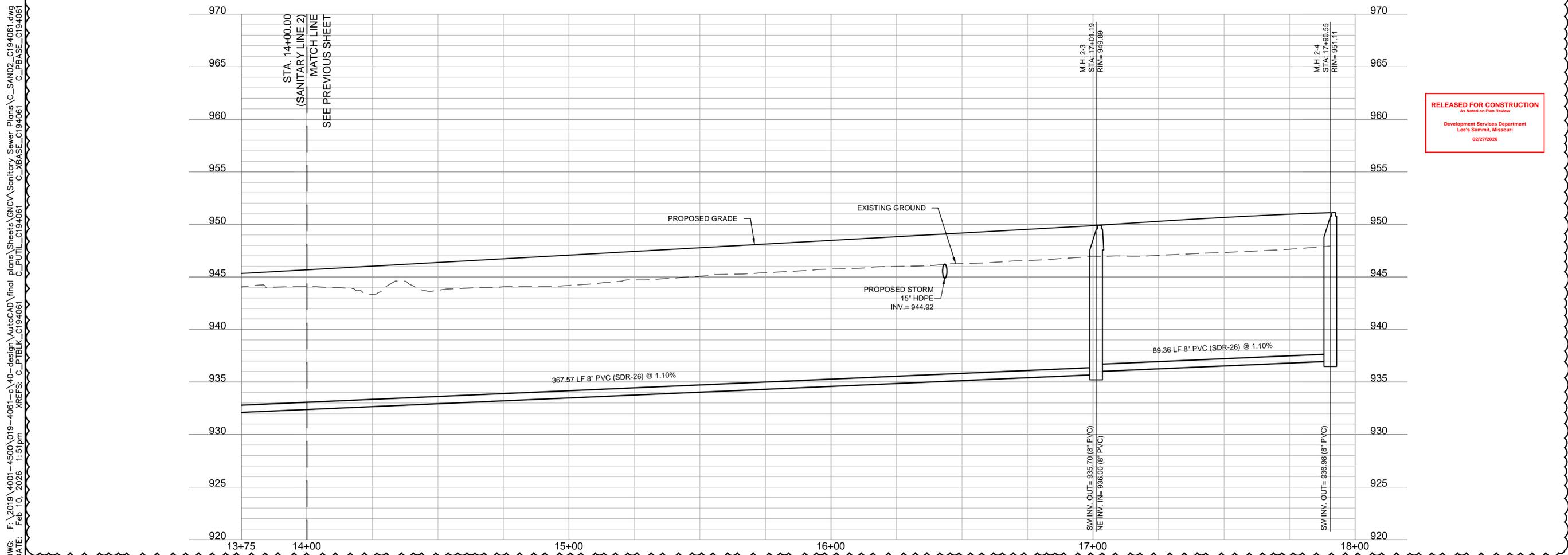
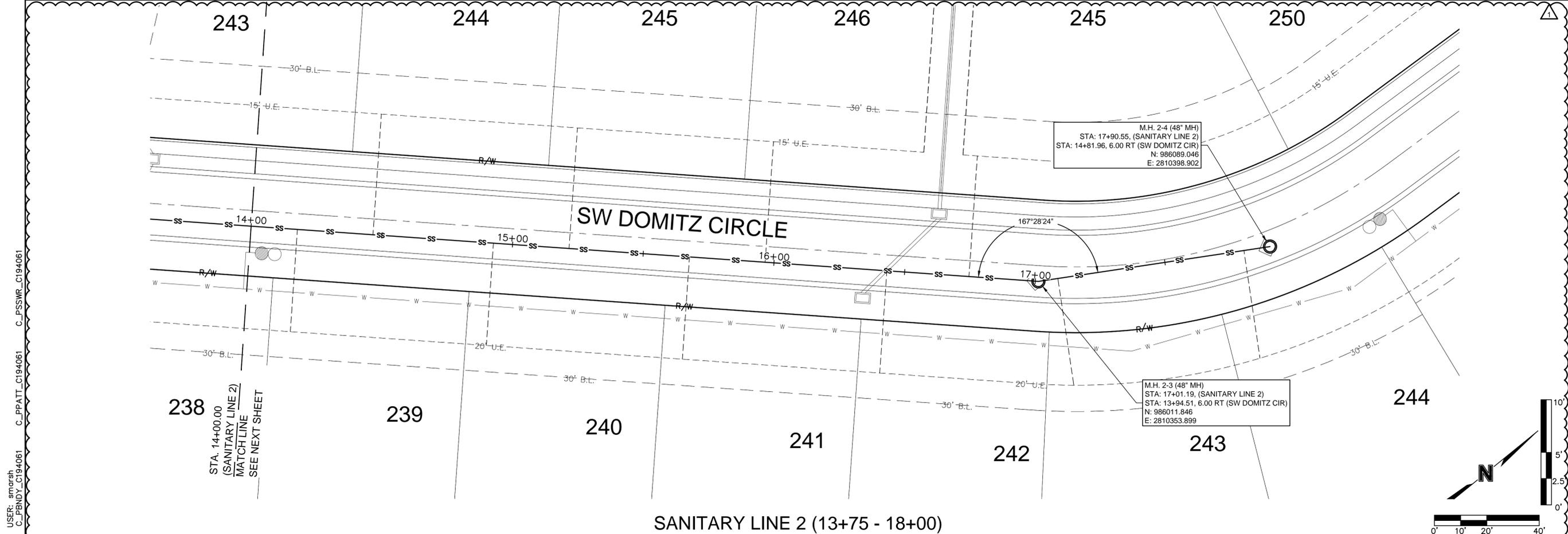
SANITARY PLAN & PROFILE (LINE 2)
 SANITARY SEWER PLANS

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
C207



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Development Services Department
Lee's Summit, Missouri
02/27/2026

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 USER: smarsh
 C_PENDY_C194061

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

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

SANITARY PLAN & PROFILE (LINE 2 CONT'D)
SANITARY 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
C208

2026

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Development Services Department
 Lee's Summit, Missouri

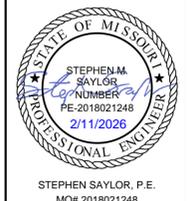
02/27/2026

Sanitary Sewer Laterals							
Lot Number	Lateral Station	Upstream Manhole	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
			(ft)	(ft)	(ft)	(ft)	(ft)
216	21+54.99	MH 1-5	53.39	0.0	944.5	946.5	949.73
217	20+75.17	MH 1-5	54.85	0.0	943.1	945.2	948.41
218	19+95.17	MH 1-5	54.70	0.0	941.7	943.8	947.04
219	19+23.77	MH 1-5	54.57	0.0	940.5	942.6	945.83
220	18+42.67	MH 1-5	54.46	1.0	939.2	942.2	945.42
221	17+66.06	MH 1-5	53.97	1.0	937.9	940.9	944.11
222	17+13.57	MH 1-4	56.53	1.0	936.6	939.7	942.88
223	16+44.94	MH 1-4	52.37	2.0	935.2	939.2	942.41
224	15+90.51	MH 1-3	38.87	2.0	933.8	937.5	940.73
225	15+20.51	MH 1-3	38.87	3.0	932.3	937.0	940.24
226	14+50.51	MH 1-3	38.87	3.0	930.9	935.6	938.77
227	13+76.43	MH 1-3	38.87	4.0	929.3	935.0	938.20
228	13+17.31	MH 1-3	38.87	4.0	928.1	933.8	936.96
229	11+51.29	MH 1-2	18.60	6.0	925.5	932.7	936.01
230	11+46.29	MH 1-2	19.42	5.0	925.4	931.7	935.01
231	10+38.27	MH 2-1	55.86	2.0	927.2	931.3	934.49
232	11+14.14	MH 2-1	39.12	0.0	928.0	929.8	933.03
233	11+91.14	MH 2-1	39.12	0.0	928.9	930.7	933.88
234	12+64.14	MH 2-1	39.15	0.0	929.7	931.5	934.68
235	12+97.73	MH 2-2	88.24	0.0	930.7	933.4	936.63
236	13+26.12	MH 2-2	88.27	0.0	931.0	933.7	936.95
237	13+54.70	MH 2-3	44.93	0.0	931.9	933.8	936.99
238	14+17.70	MH 2-3	39.00	0.0	932.6	934.4	937.57
239	14+92.71	MH 2-3	39.00	1.0	933.4	936.2	939.38
240	15+67.71	MH 2-3	39.00	1.0	934.2	937.0	940.20
241	16+43.21	MH 2-3	39.00	1.0	935.1	937.8	941.03
242	17+08.69	MH 2-4	41.07	1.0	936.1	938.9	942.09
243	17+80.47	MH 2-4	41.45	1.0	936.9	939.7	942.89
244	16+74.62	MH 2-3	46.00	1.0	935.4	938.3	941.62
245	15+96.62	MH 2-3	46.00	1.0	934.6	937.5	940.76
246	15+21.62	MH 2-3	46.00	1.0	933.7	936.6	939.93
247	14+46.62	MH 2-3	46.00	0.0	932.9	934.8	938.13
248	11+85.86	MH 2-1	45.88	4.0	928.8	934.7	937.68
249	10+69.61	MH 2-1	45.88	4.0	927.6	933.4	936.40
250	13+76.43	MH 1-3	46.13	4.0	929.3	935.1	938.44
251	14+56.43	MH 1-3	46.13	3.0	931.0	935.8	939.14
252	15+32.43	MH 1-3	46.13	3.0	932.6	937.4	940.74
253	16+29.35	MH 1-4	41.29	2.0	934.9	938.7	941.97
254	17+96.72	MH 1-5	30.67	1.0	938.4	941.0	944.27
255	19+70.02	MH 1-5	30.35	0.0	941.3	942.9	946.23
256	20+36.79	MH 1-5	30.22	0.0	942.5	944.1	947.36
257	21+11.79	MH 1-5	30.08	0.0	943.7	945.3	948.63

Sanitary Sewer Design Information										
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Minimum Hourly Peak Design Flow	Proposed Cumulative Peak Flows	Future Cumulative Peak Flows	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(cfs/ac)	(cfs)	(cfs)		(cfs)	(fps)
MH 1-1	2.08%	8	13.70	0.00	0.02	0.274	0.000	0.013	1.74	4.99
MH 1-2	0.70%	8	13.70	0.00	0.02	0.274	0.000	0.013	1.01	2.89
MH 1-3	2.10%	8	6.79	0.00	0.02	0.136	0.000	0.013	1.75	5.01
MH 1-4	2.00%	8	4.62	0.00	0.02	0.092	0.000	0.013	1.71	4.90
MH 1-5	1.70%	8	3.57	0.00	0.02	0.071	0.000	0.013	1.58	4.51
MH 2-1	1.10%	8	6.23	0.00	0.02	0.125	0.000	0.013	1.27	3.63
MH 2-2	1.10%	8	4.14	0.00	0.02	0.083	0.000	0.013	1.27	3.63
MH 2-3	1.10%	8	3.41	0.00	0.02	0.068	0.000	0.013	1.27	3.63
MH 2-4	1.10%	8	0.70	0.00	0.02	0.014	0.000	0.013	1.27	3.63

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 NORTH KANSAS CITY, MO 64116
 TEL 816.361.1177
 www.olson.com



STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	DATE	REVISIONS DESCRIPTION
1	2/26/2026	REVISED PER CITY COMMENTS

DESIGN TABLES
 SANITARY SEWER PLANS

HOOK FARMS
 THIRD PLAT

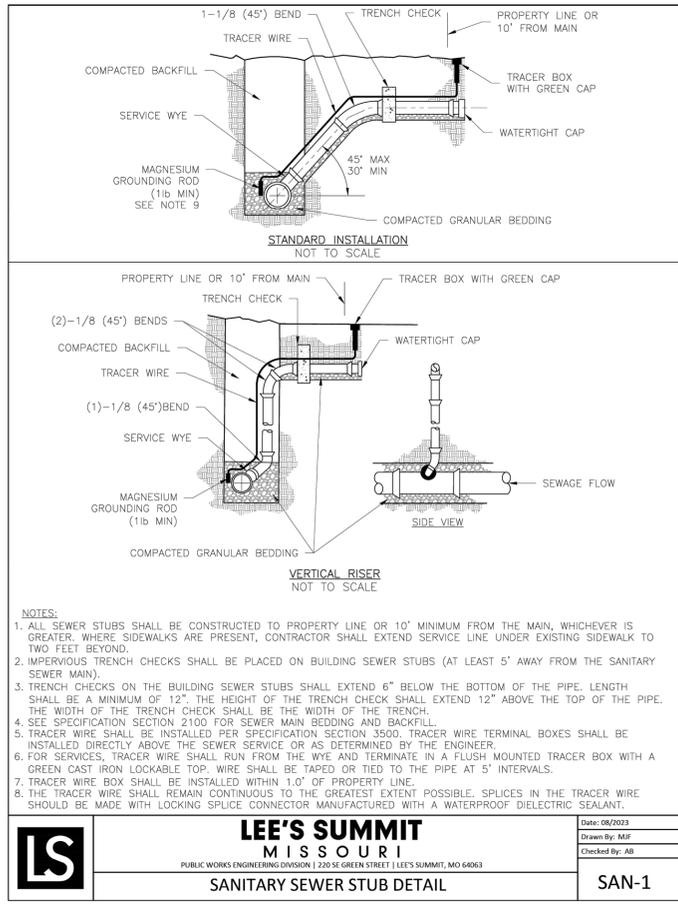
LEE'S SUMMIT, MISSOURI

2026

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

USER: ssaylor

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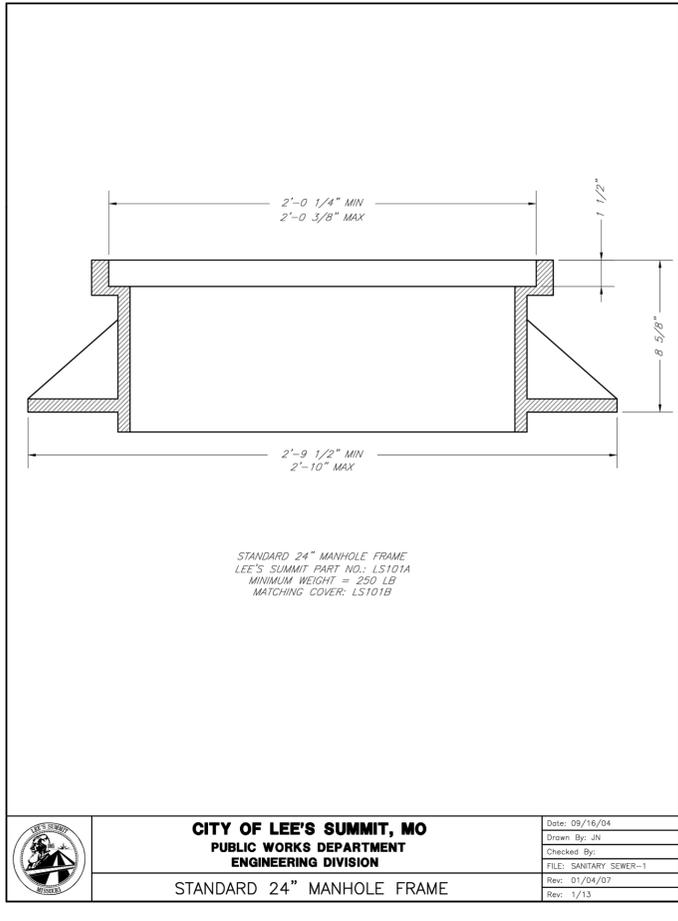


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SANITARY SEWER STUB DETAIL

DATE: 08/2023
DRAWN BY: MIF
CHECKED BY: AB

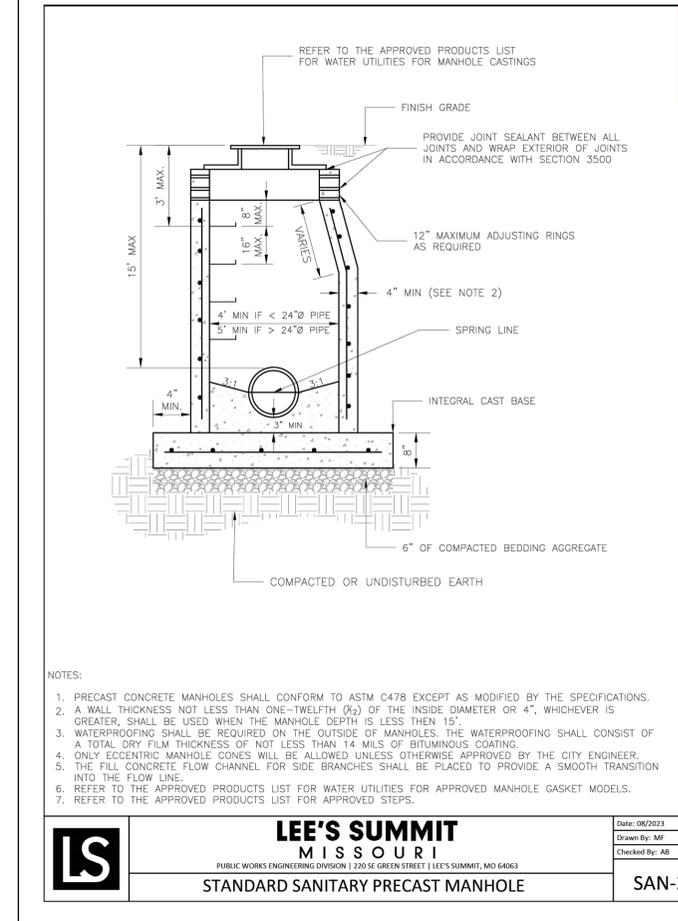
SAN-1



CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD 24" MANHOLE FRAME

DATE: 09/16/04
DRAWN BY: JN
CHECKED BY:
FILE: SANITARY SEWER-1
REV: 01/04/07
REV: 1/13

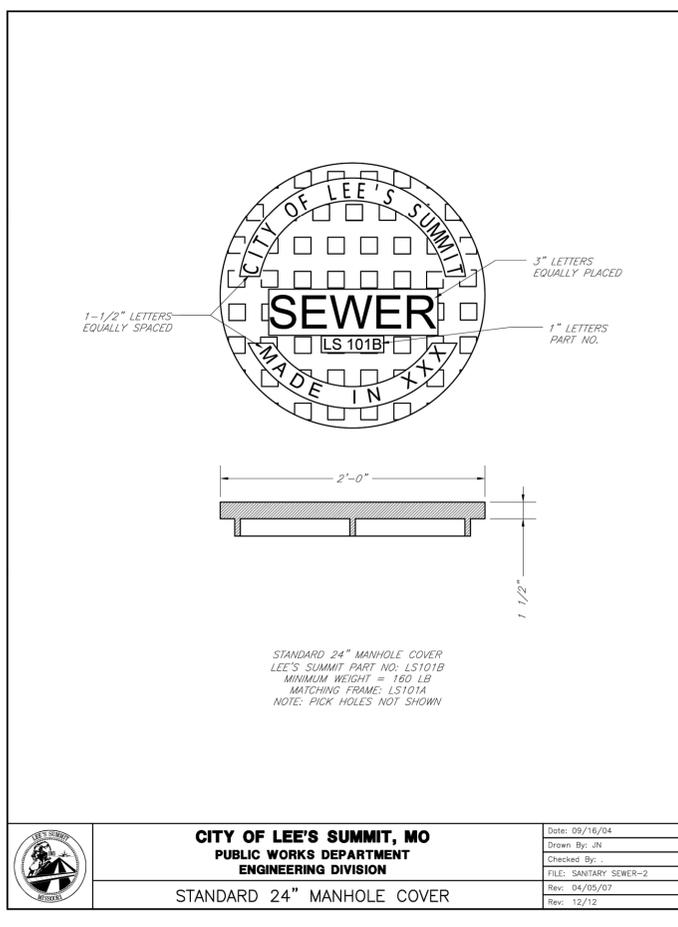


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD SANITARY PRECAST MANHOLE

DATE: 08/2023
DRAWN BY: MIF
CHECKED BY: AB

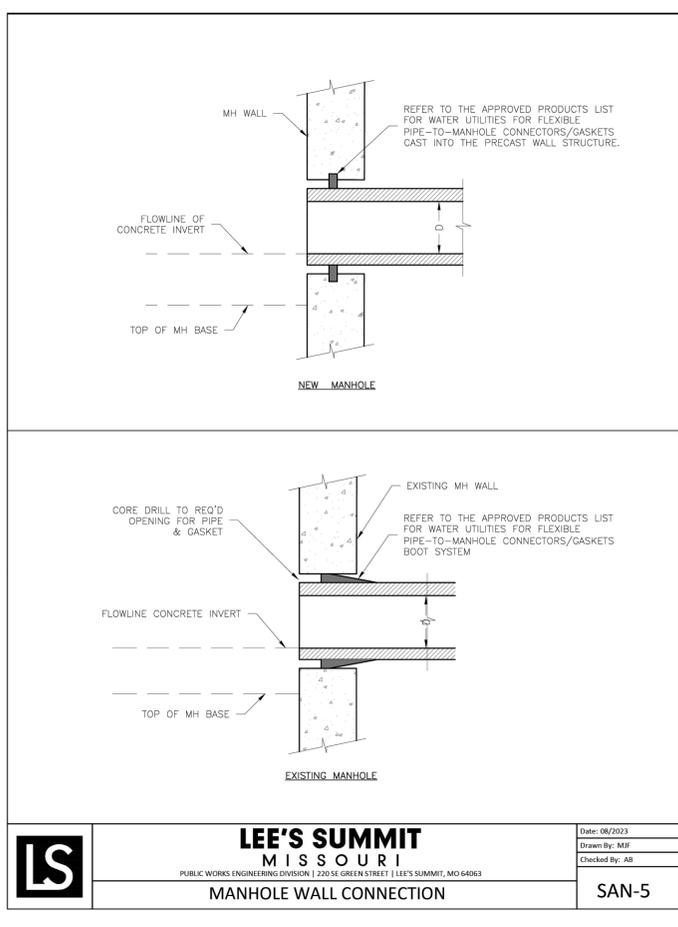
SAN-2



CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD 24" MANHOLE COVER

DATE: 09/16/04
DRAWN BY: JN
CHECKED BY:
FILE: SANITARY SEWER-2
REV: 04/05/07
REV: 12/12

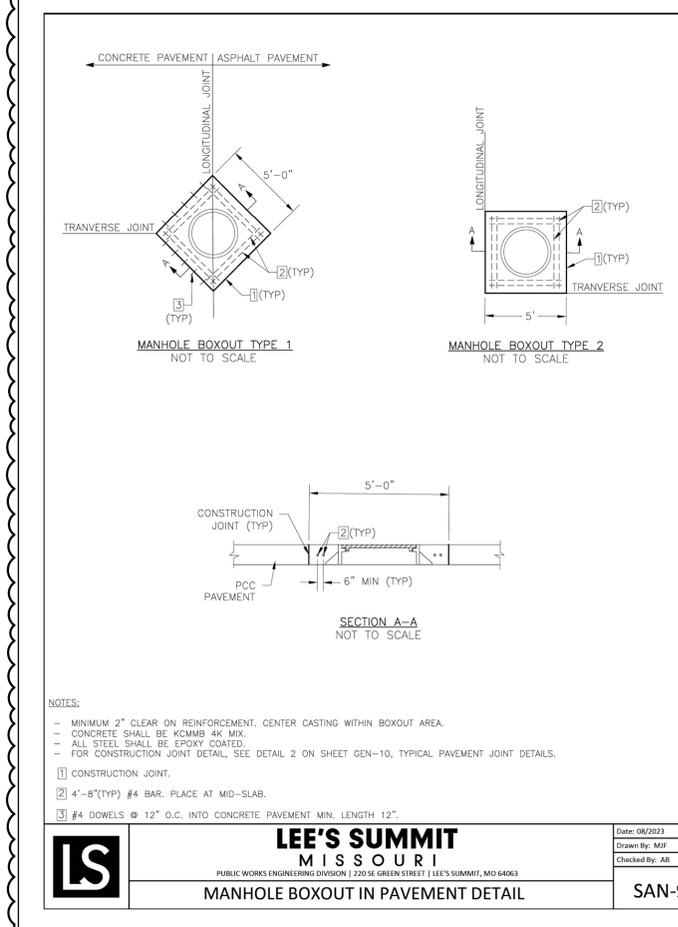


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTION

DATE: 08/2023
DRAWN BY: MIF
CHECKED BY: AB

SAN-5



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

MANHOLE BOXOUT IN PAVEMENT DETAIL

DATE: 08/2023
DRAWN BY: MIF
CHECKED BY: AB

SAN-9

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
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Lee's Summit, Missouri
02/27/2026

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TEL 916.361.1177
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STATE OF MISSOURI
STEPHEN M. SAYLOR
LICENSE NUMBER
PE-2018021248
2/11/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
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REVISIONS

2026

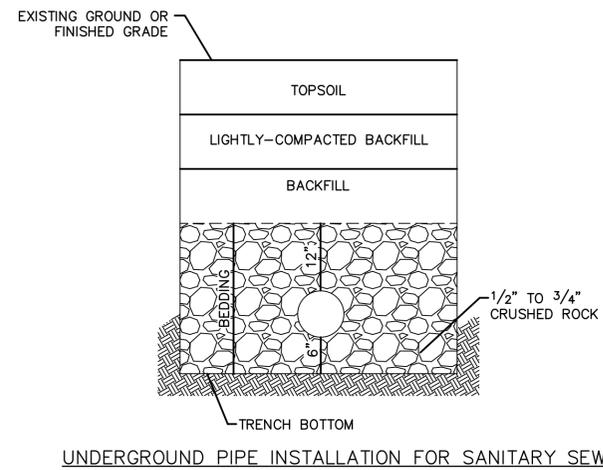
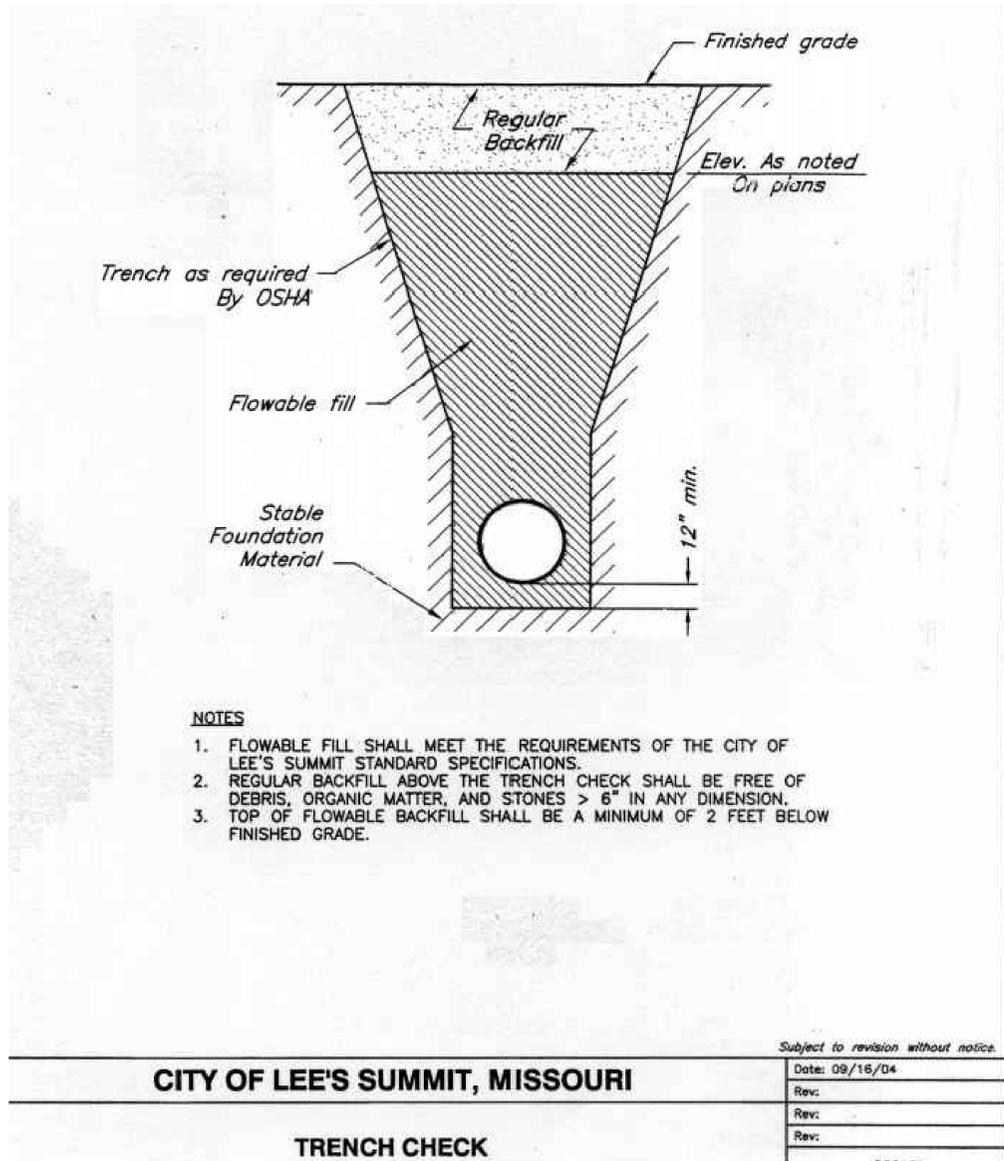
LEE'S SUMMIT, MISSOURI

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

DETAIL SHEET
SANITARY SEWER PLANS
HOOK FARMS
THIRD PLAT
LEE'S SUMMIT, MISSOURI

SHEET C210

DWG: F:\2019\4001-4500\019-4061-c\40-design\AutoCAD\final plans\Sheets\GNC\Sanitary Sewer Plans\C_DET01_C194061.dwg
 DATE: Feb 10, 2026 1:53pm
 USER: smarsh
 XREFS: C_PTBK_C194061



- NOTES:**
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
 2. BEDDING AGGREGATE MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 12 INCHES ABOVE THE TOP OF THE PIPE.
 3. BACKFILL MATERIAL AND PLACEMENT SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL.
 4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
 5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 02/27/2026

olsson

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NO. REV.	DATE	REVISIONS DESCRIPTION

DETAIL SHEET (CONT'D)
 SANITARY SEWER 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

SHEET
 C211