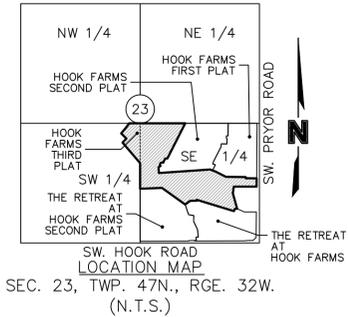


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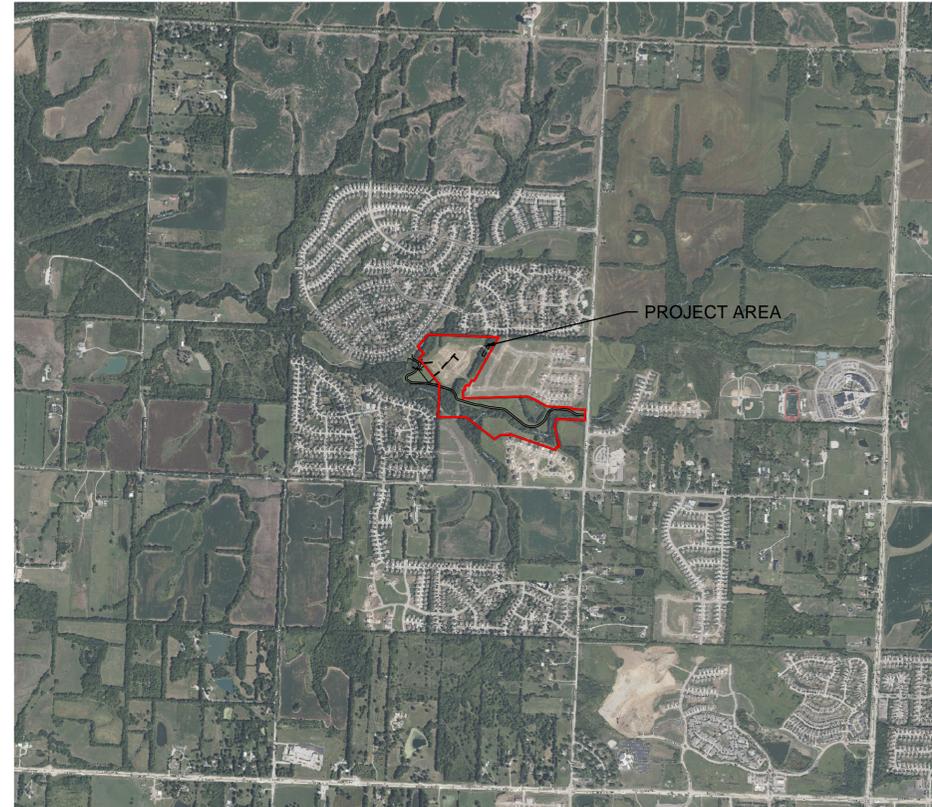
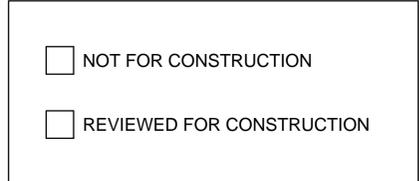


HOOK FARMS THIRD PLAT

STREET & STORM SEWER PLANS

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

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: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBOUSH@OLSSON.COM	



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 TRACTS A, B & C) also being the HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, 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 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 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

INDEX OF SHEETS

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GENERAL LAYOUT	C103
GRADING PLAN (FOR REFERENCE ONLY)	C104
DOWNSTREAM TAILWATER PROFILES	C104A
SWALE PLAN & PROFILE (SWALE 1)	C105
ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD)	C106
ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD CONT'D)	C107
ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD CONT'D)	C108
ROADWAY PLAN & PROFILE (SW DOMITZ CIRCLE)	C109
ROADWAY PLAN & PROFILE (SW DOMITZ CIRCLE CONT'D)	C110
ROADWAY PLAN & PROFILE (SW HAYLOFT LANE)	C111
SW HAYLOFT LANE & SW FARMHOUSE ROAD CUL-DE-SAC	C112
SW DOMITZ CIRCLE & SW HAYLOFT LANE CUL-DE-SAC	C113
SW FARMHOUSE RD & SW DOMITZ CIRCLE INTERSECTION	C114
SIGNAGE AND TRAFFIC CONTROL PLAN	C115
STORM PLAN & PROFILE (LINE 1)	C116
STORM PLAN & PROFILE (LINE 1 CONT'D)	C117
STORM PLAN & PROFILE (LINE 1 CONT'D)	C118
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STORM PLAN & PROFILE (LINE 3 & LINE 4)	C120
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DRAINAGE PLAN	C125
OFFSITE DRAINAGE PLAN	C126
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DETAIL SHEET (CONT'D)	C130
DETAIL SHEET (CONT'D)	C131

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
 3/5/2026
 DATE



STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/6/2026	REVISED PER CITY COMMENTS
2	3/5/2026	REVISED PER CITY COMMENTS

TITLE SHEET
 STREET & STORM 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
 C101

DWG: F:\2019\4001-4500\019-4061-C-40-Design\AutoCAD\Final Plans\Sheets\GNCVA\Street & Storm Sewer Plans\C_TTL01_C194061.dwg
 DATE: Mar 05, 2026 11:17am
 USER: ssoylor
 XREFS: C_PBD_Y_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 AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- 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

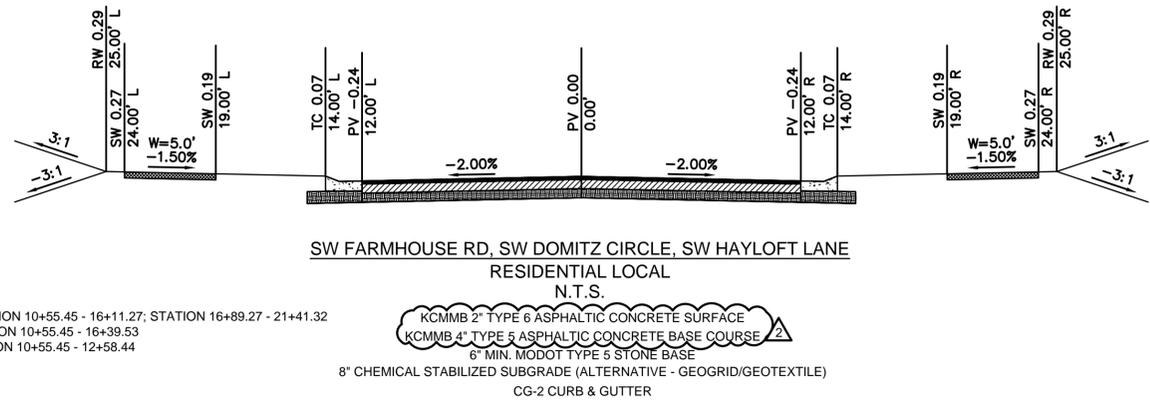
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES IN CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS.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

STORM SEWER GENERAL NOTES:

- STORM STRUCTURES SHALL BE PER CURRENT CITY DETAILS. IF CITY DOES NOT HAVE PUBLISHED DETAILS STRUCTURES SHALL BE PER CURRENT APWA SPECIFICATIONS.
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- ALL PIPE LENGTHS AND ELEVATIONS 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 BOX DURING INSTALLATION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
- 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.
- STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 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.
- PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.
- MAINTAIN MINIMUM DEPTH OF COVER PER APWA 5606.06

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
STREET				
1	EXCAVATION	C.Y.	1435	
2	EMBANKMENT	C.Y.	9821	
3	8" CHEMICAL SUBGRADE STABILIZATION	S.Y.	7665	
4	2" SURFACE COURSE	S.Y.	6244	
5	4" BASE COURSE	S.Y.	6244	
6	6" AGGREGATE BASE	S.Y.	7665	
7	CONCRETE CURB & GUTTER (CG-2)	L.F.	4262	
8	5' CONCRETE SIDEWALK	L.F.	192	
9	2" MILL & OVERLAY	S.Y.	13.33	
10	ADA RAMP	EA.	4	
11	STOP SIGNS	EA.	1	
12	STREET SIGNS	EA.	8	
13	24" SOLID WHITE STRIPING	L.F.	30	
STORM				
14	STD. CURB INLET (5'x3' INSIDE)	EA.	11	
15	STD. CURB INLET (5'x4' INSIDE)	EA.	2	
16	STD. FIELD INLET (4'x4' INSIDE)	EA.	3	
17	WATER QUALITY OUTLET STRUCTURE (4'x4' INSIDE)	EA.	1	
19	15" HDPE	L.F.	1496.57	
20	18" HDPE	L.F.	158.28	
21	30" HDPE	L.F.	369.48	
22	60" HP	L.F.	172.15	
24	30" CMP END SECTION	EA.	2	
25	15" RCP END SECTION	EA.	1	
26	60" RCP END SECTION	EA.	2	
27	RIPRAP	S.Y.	399.91	
28	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: 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

8" CHEMICAL STABILIZED SUBGRADE (ALTERNATIVE - GEOGRID/GEOTEXTILE)
 CG-2 CURB & GUTTER

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1	2/6/2026	REVISED PER CITY COMMENTS
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GENERAL NOTES
 STREET & STORM SEWER PLANS

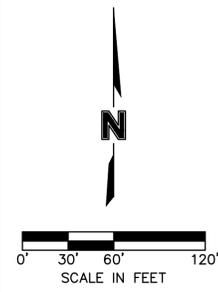
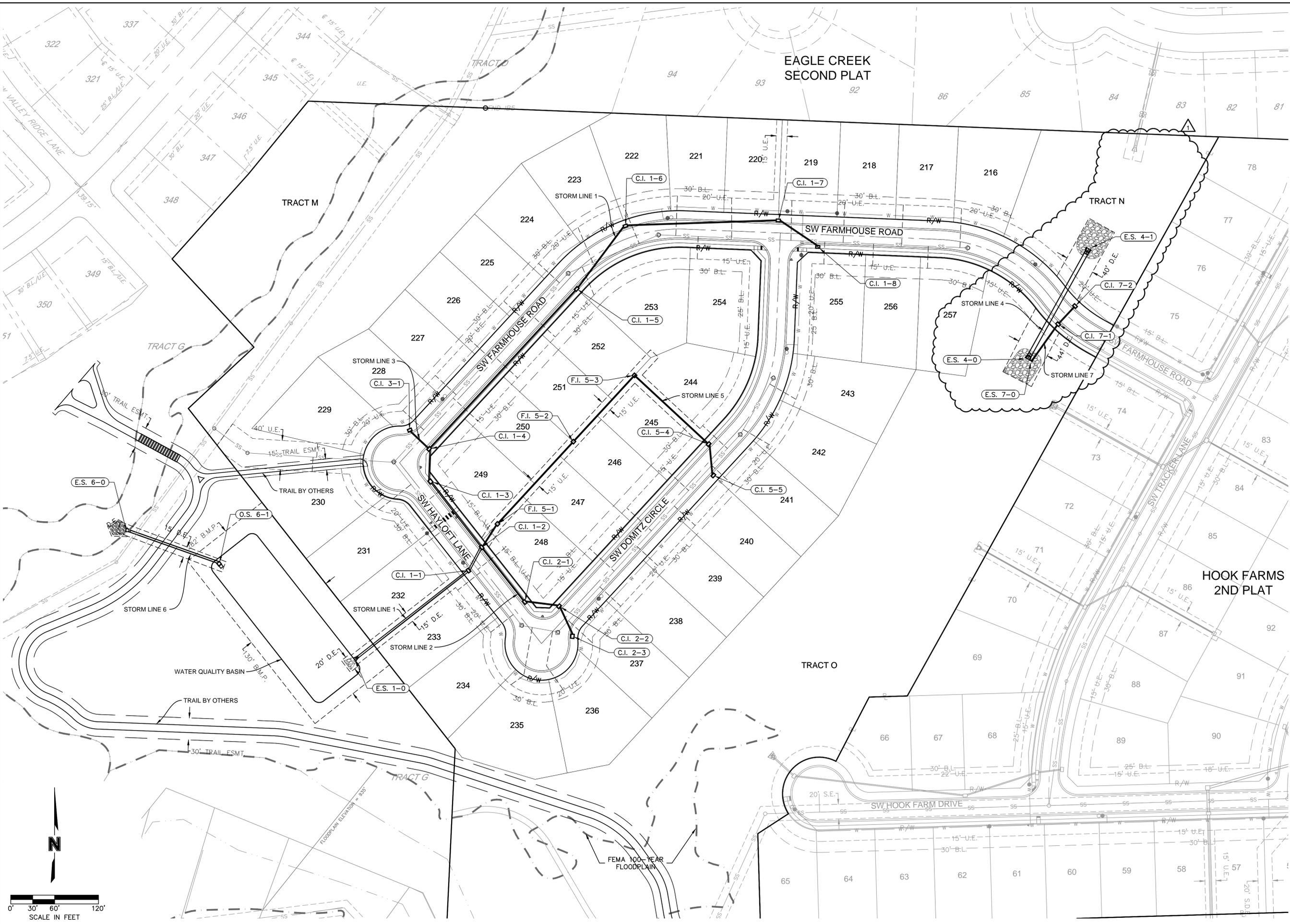
HOOK FARMS
 THIRD PLAT

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
C102

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GENERAL LAYOUT
 STREET & STORM SEWER PLANS

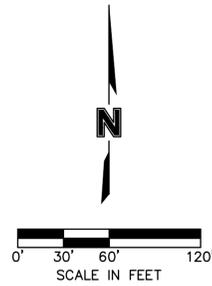
HOOK FARMS
 THIRD PLAT

LEE'S SUMMIT, MISSOURI

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

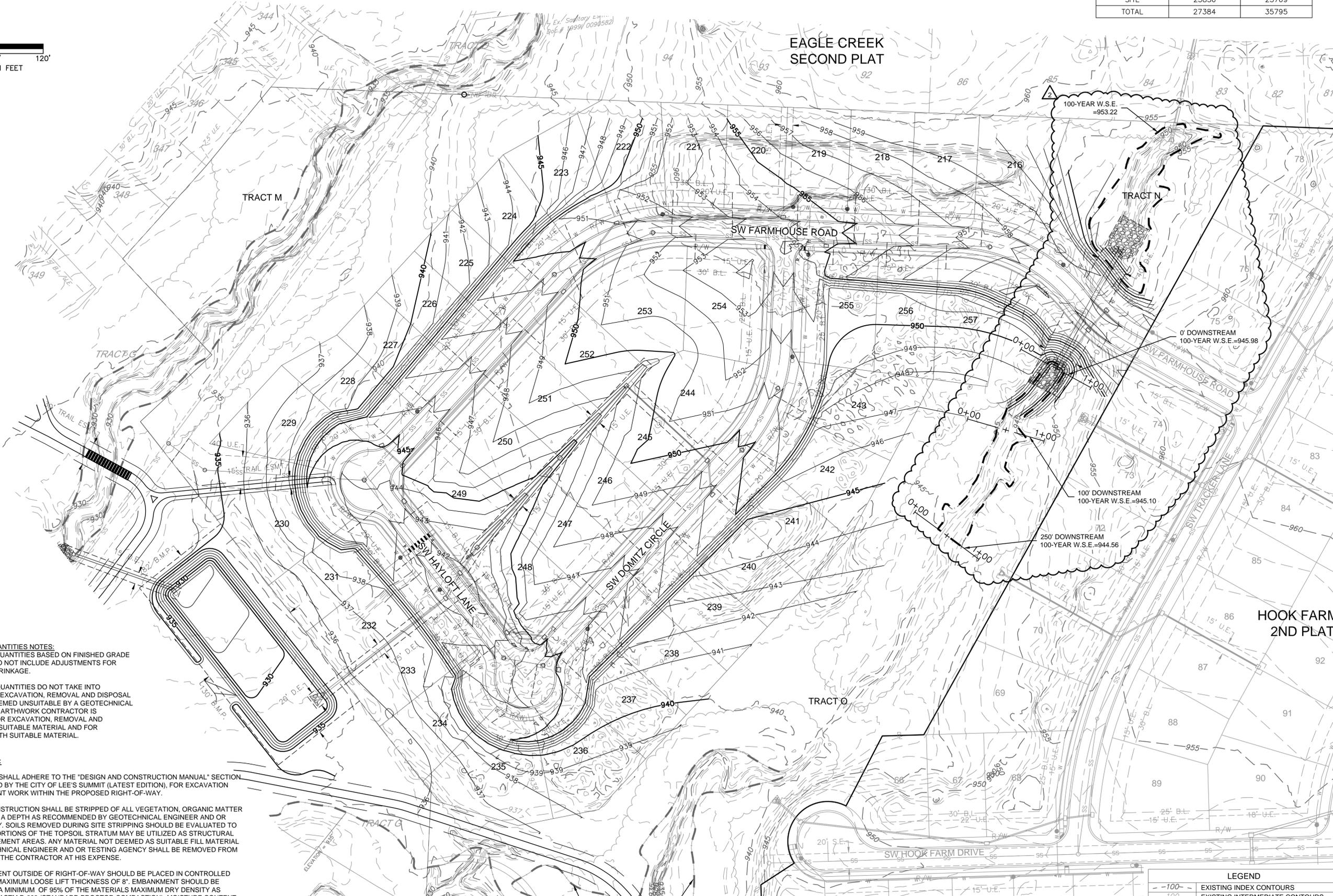
2026

SHEET
C103



EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	1435	9821
SWALE	93	205
SITE	25856	25769
TOTAL	27384	35795

**EAGLE CREEK
SECOND PLAT**



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

	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

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 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 3/5/2026

STEPHEN SAYLOR, P.E.
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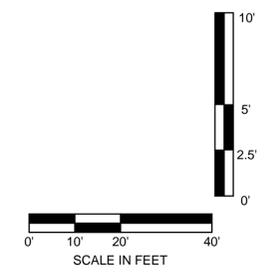
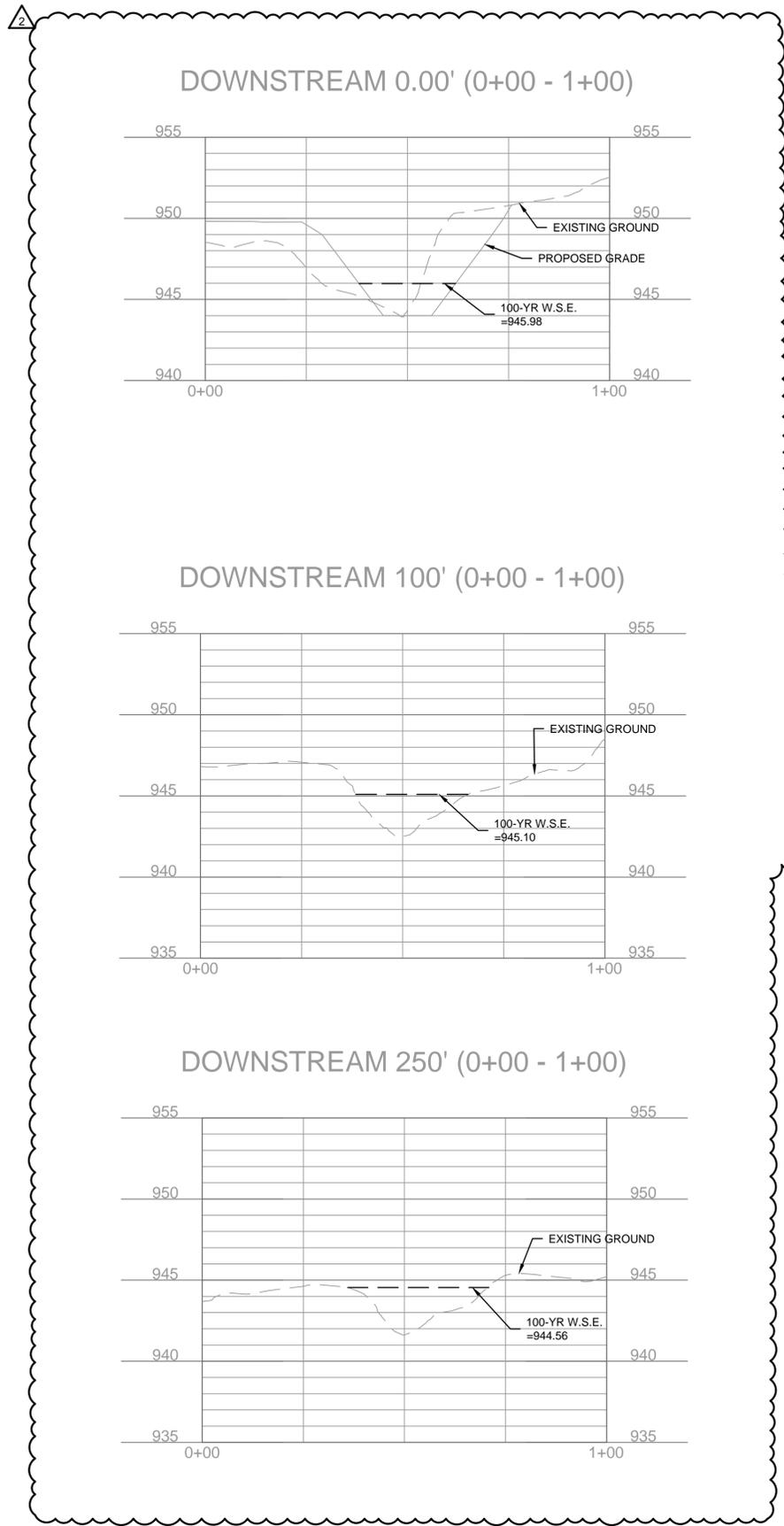
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2		3/5/2026	REVISED PER CITY COMMENTS

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2		3/5/2026	REVISED PER CITY COMMENTS

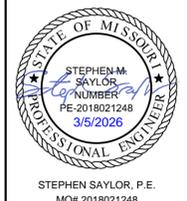
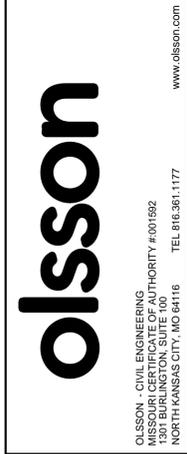
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 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

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TAILWATER RESULTS TABLE							
DOWNSTREAM DISTANCE FROM CULVERT	DRAINAGE AREA (AC)	PEAK FLOW (CFS)	CN VALUE	CHANNEL SLOPE	CHANNEL DEPTH (FT)	100-YR DEPTH (FT)	100-YR W.S.E.
0'	31.30	210.73	87	0.50%	5.78	2.29	945.98
100'	36.23	240.85	87	0.50%	4.70	2.65	945.10
250'	37.01	245.20	87	0.50%	3.11	2.97	944.56



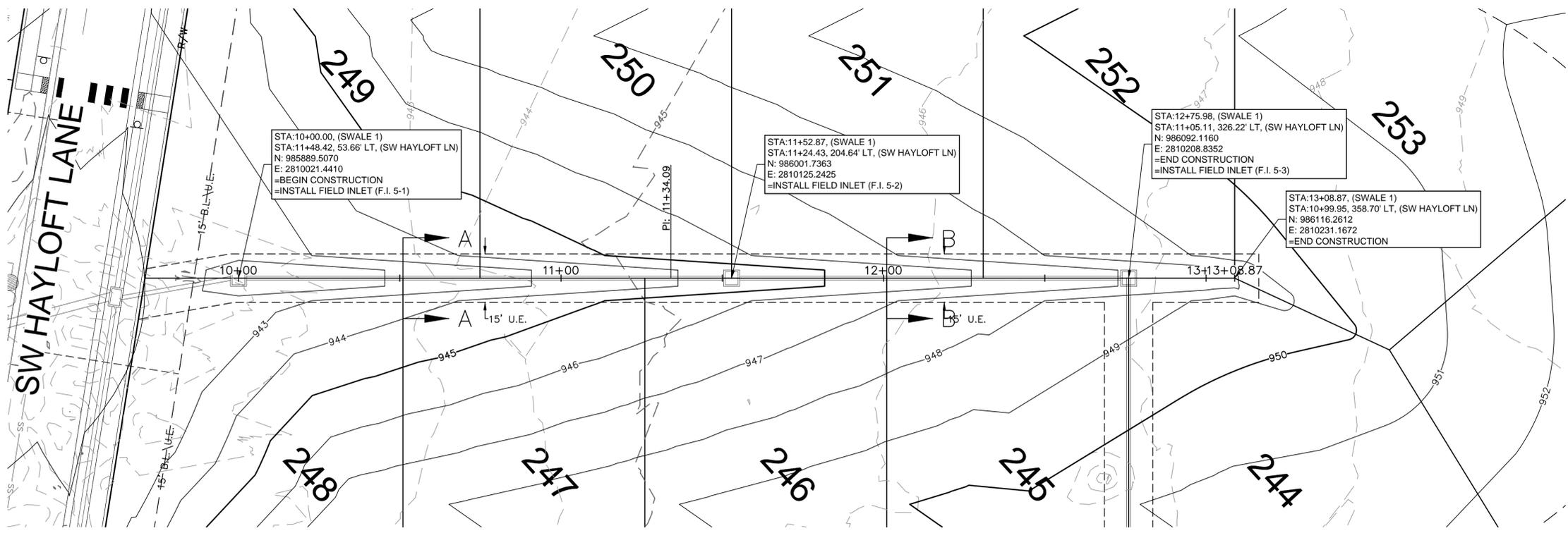
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DOWNSTREAM TAILWATER PROFILES
 STREET & STORM SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI

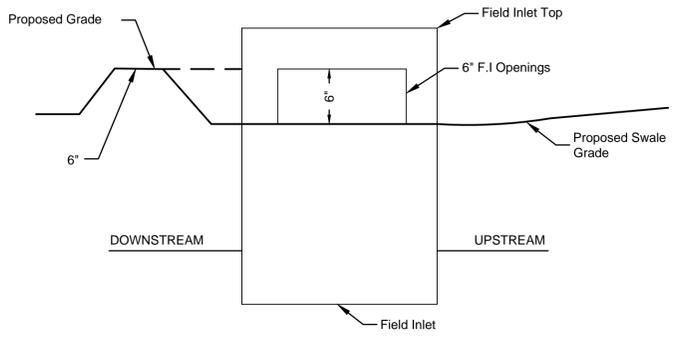
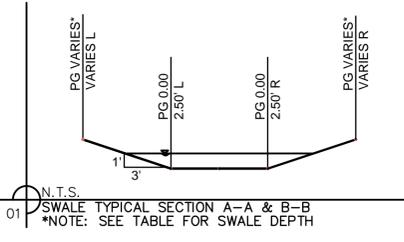
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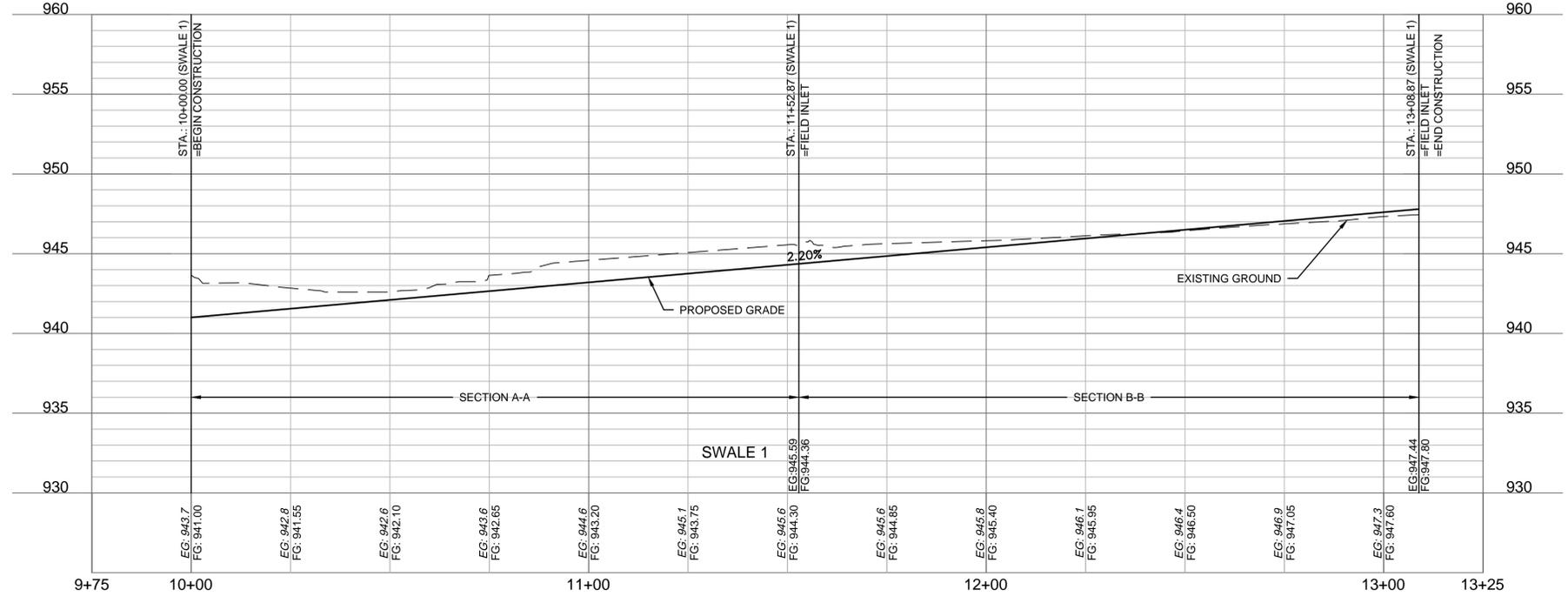


Swale Design Table (100 Year Return Frequency)														
SECTION	Mannings Coefficient	Channel Slope (%)	Swale Depth (ft)	Section Data			Flow Data							
				Left Side Slope (H:V)	Right Side Slope (H:V)	Bottom Width (ft)	Discharge (cfs)	Water Depth (ft)	Flow Area (ft ²)	Velocity (ft/sec)	Wetted Perimeter (ft)	Top Width (ft)	Specific Energy (ft)	Shear Stress (lbs/ft ²)
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



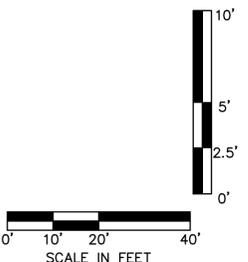
- SWALE GRADING NOTES:**
- CONTRACTOR SHALL CONSTRUCT SWALES WITH MINIMUM SLOPE, WIDTH AND DEPTH AS SHOWN IN THE SWALE DESIGN TABLES.
 - AS-BUILT SURVEY IS REQUIRED/APPROVED BY CITY FOR ALL SWALES AND PRIOR TO APPROVAL FOR ANY BUILDING FOUNDATION PERMIT. CONTRACTOR SHALL BE REQUIRED TO REGRADE SWALES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

SWALE 1 (9+75 - 13+25)



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

SUMP DETAIL
N.T.S.



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 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

2026

REVISIONS

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

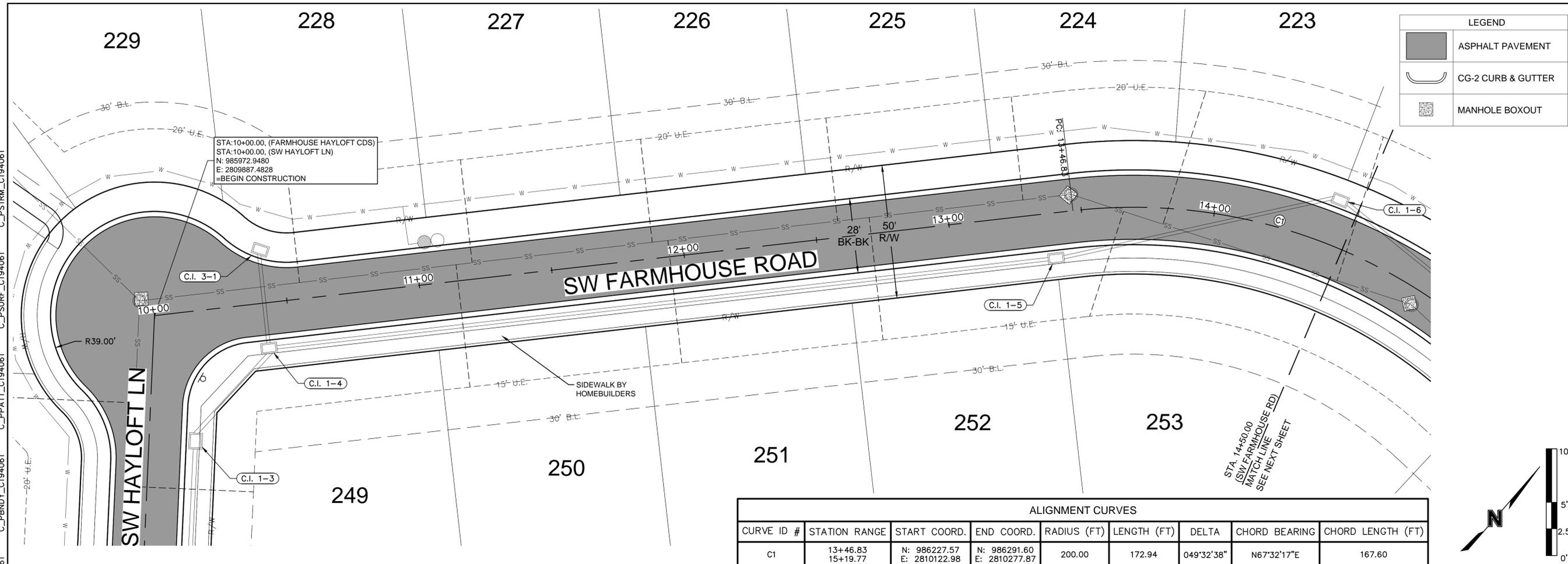
HOOK FARMS
 THIRD PLAT

LEES SUMMIT, MISSOURI

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

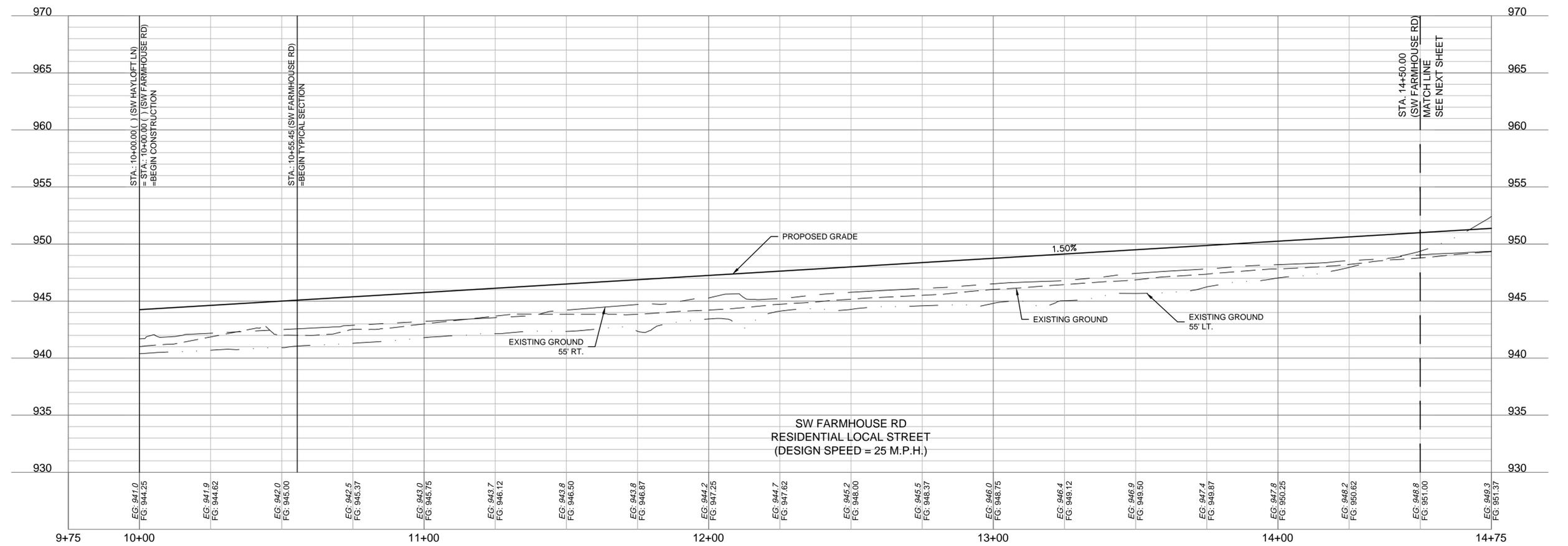
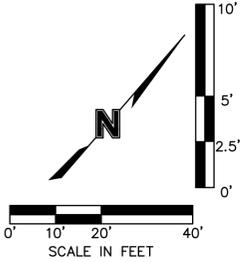
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 USER: ssaylor C_PBDY_C194061



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

HOOK FARMS
 THIRD PLAT

LEES SUMMIT, MISSOURI

drawn by: SM

checked by: SS

designed by: SM

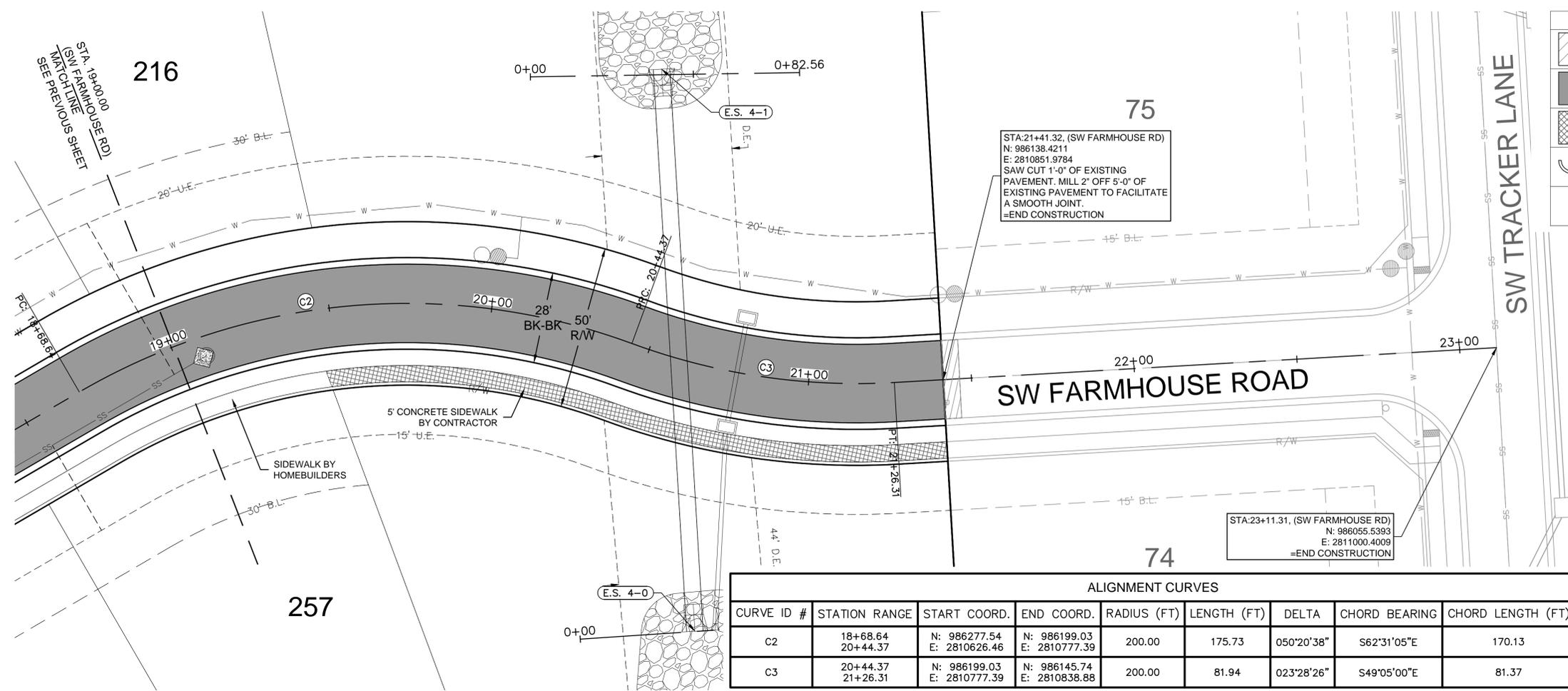
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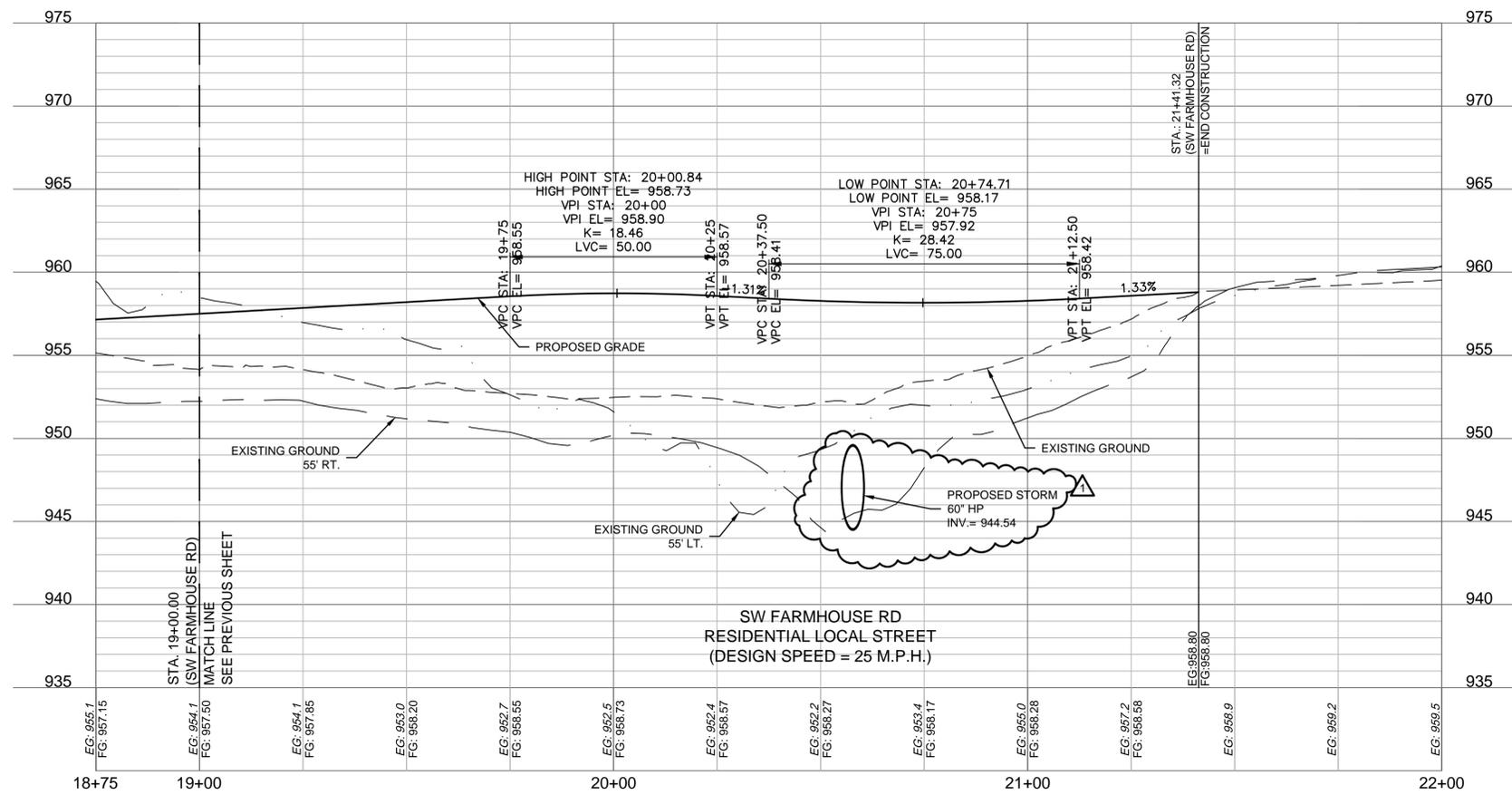
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ALIGNMENT CURVES								
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C2	18+68.64 20+44.37	N: 986277.54 E: 2810626.46	N: 986199.03 E: 2810777.39	200.00	175.73	050°20'38"	S62°31'05"E	170.13
C3	20+44.37 21+26.31	N: 986199.03 E: 2810777.39	N: 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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ROADWAY PLAN & PROFILE (SW FARMHOUSE ROAD CONT'D)
 STREET & STORM SEWER PLANS

HOOK FARMS
 THIRD PLAT

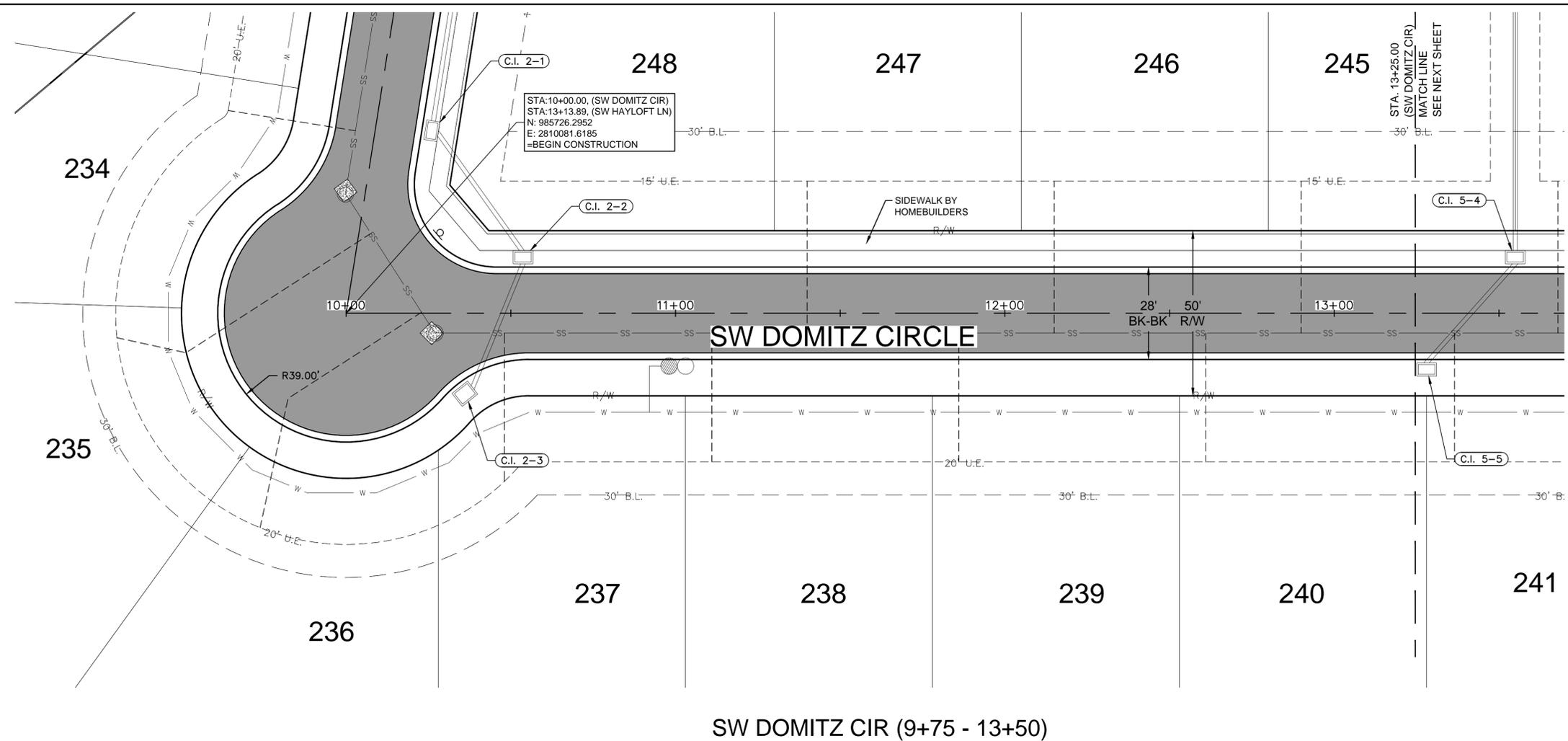
LEE'S SUMMIT, MISSOURI

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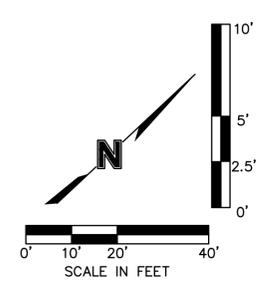
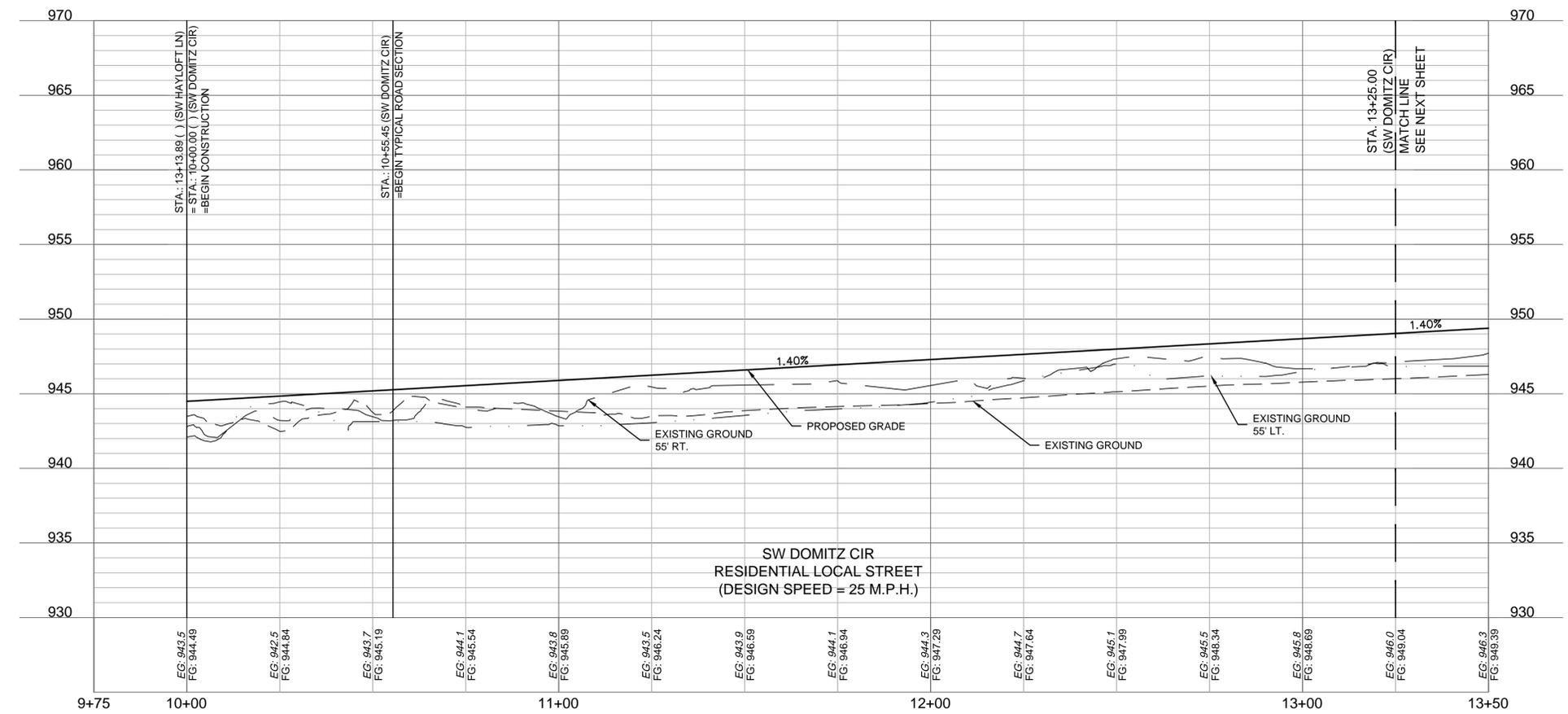
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 designed by: SM
 QA/QC by: NH
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SW DOMITZ CIR (9+75 - 13+50)



LEGEND

	ASPHALT PAVEMENT
	CG-2 CURB & GUTTER
	MANHOLE BOXOUT

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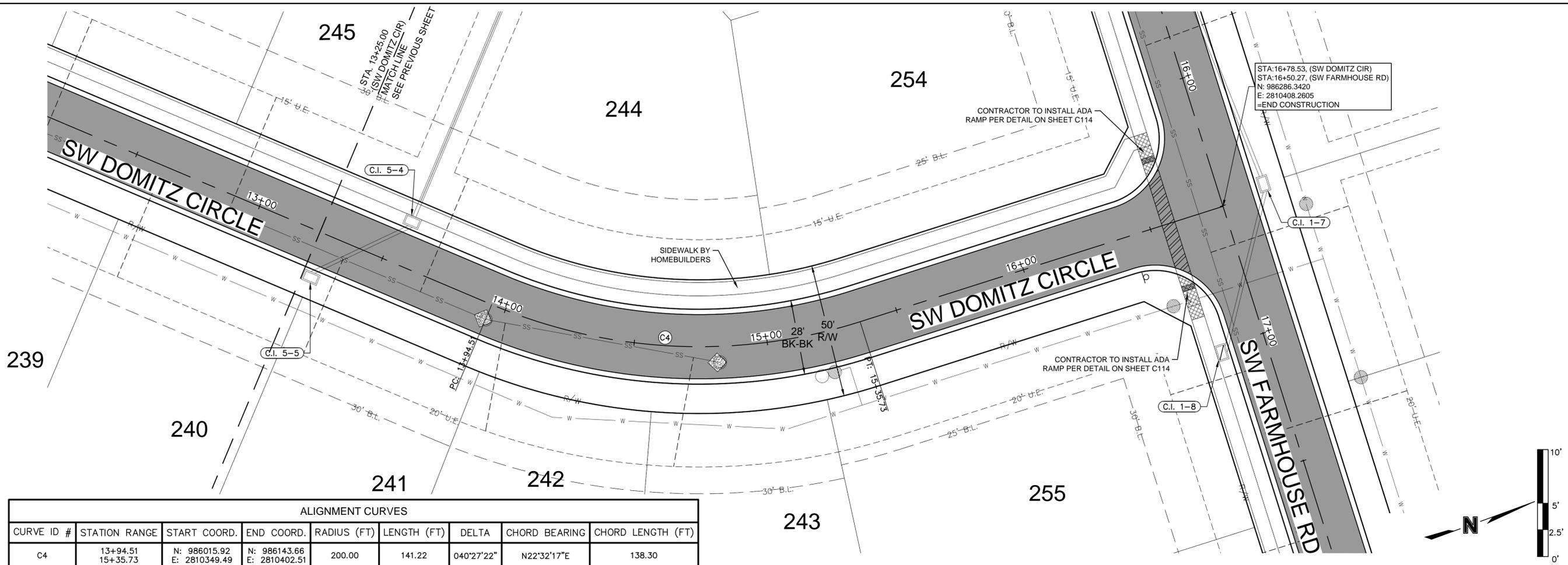
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ROADWAY PLAN & PROFILE (SW DOMITZ CIRCLE)
 STREET & STORM SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI
 2026

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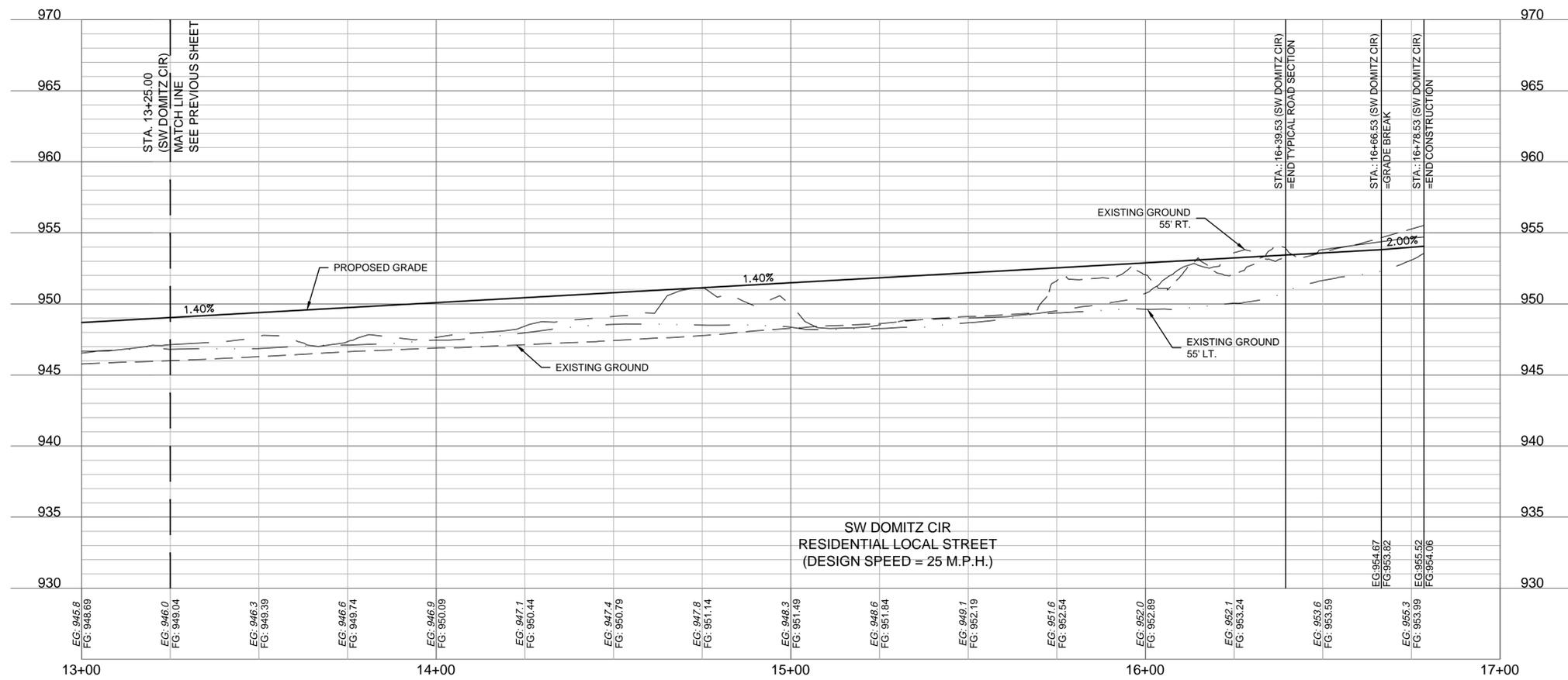
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ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C4	13+94.51 15+35.73	N: 986015.92 E: 2810349.49	N: 986143.66 E: 2810402.51	200.00	141.22	040°27'22"	N22°32'17"E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

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



LEGEND

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

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

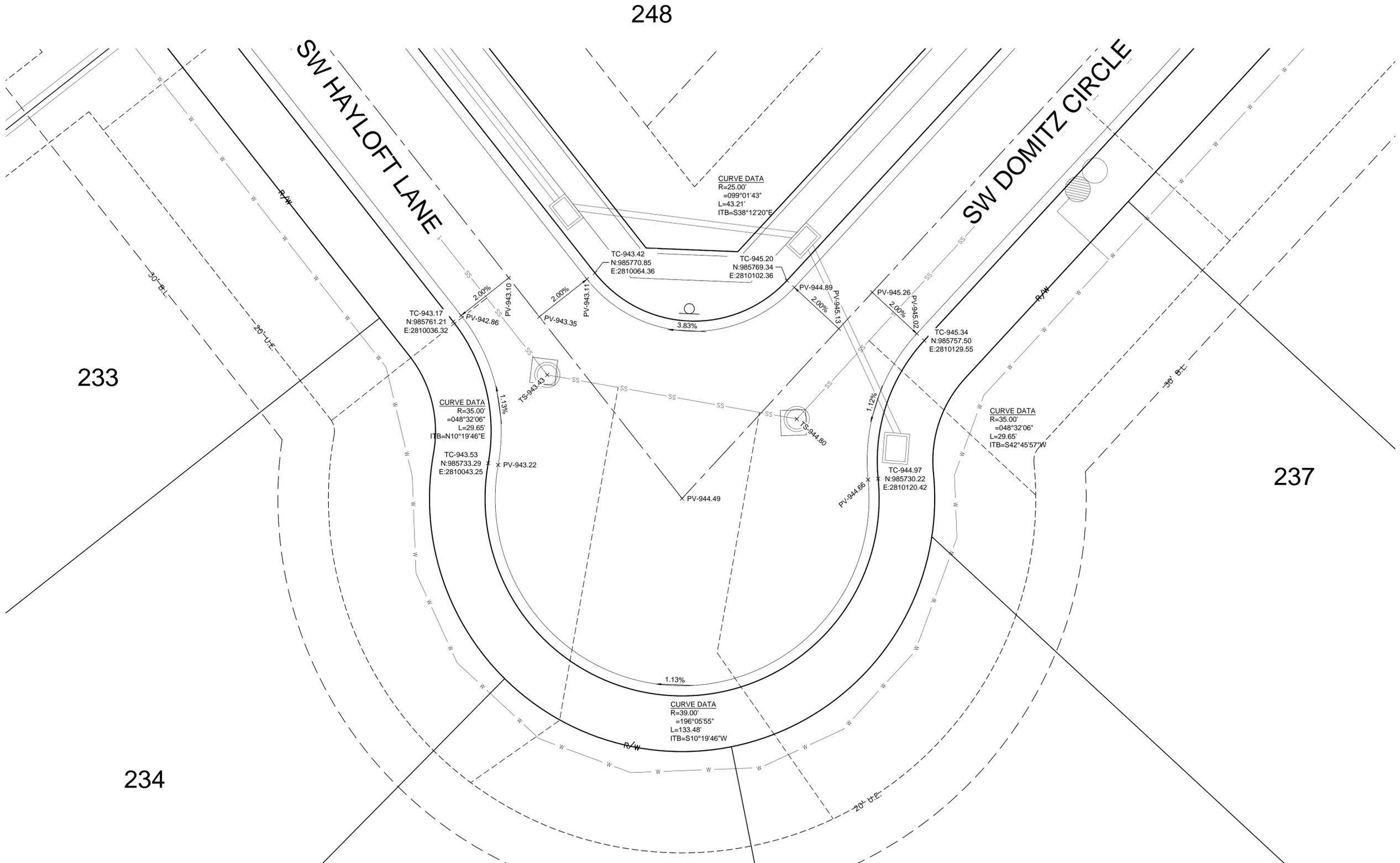
HOOK FARMS
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LEE'S SUMMIT, MISSOURI

SHEET
C110

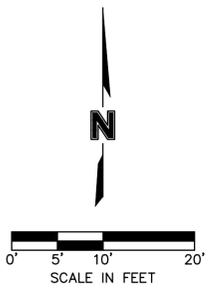
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- INTERSECTION AND ADA DETAIL NOTES:
1. ALL ADA CURB RAMPS SHALL BE BUILT PER CURRENT MUNICIPALITY ADOPTED ADA STANDARDS.
 2. CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10 MAX SLOPES.
 3. LANDING SHALL BE PROVIDED WHERE INDICATED ON PLAN SHEET OR 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
TS-	TOP OF STRUCTURE
	CG-2 CURB & GUTTER



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 NORTH KANSAS CITY, MO 64116
 TEL 913.361.1177
 www.olson.com

STATE OF MISSOURI
 PROFESSIONAL ENGINEER

STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 3/5/2026

STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

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

HOOK FARMS
 THIRD PLAT

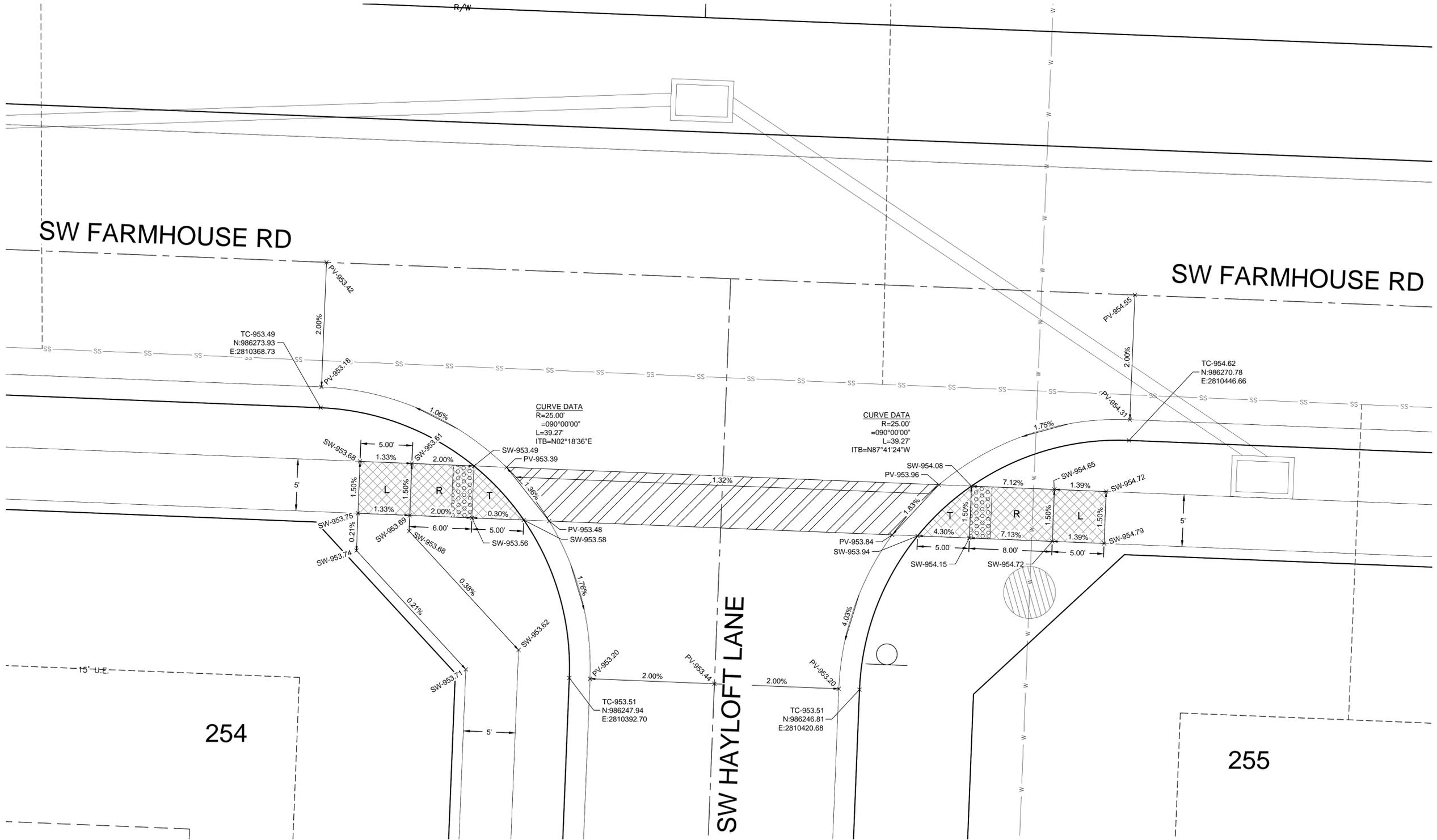
LEES SUMMIT, MISSOURI

2026

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

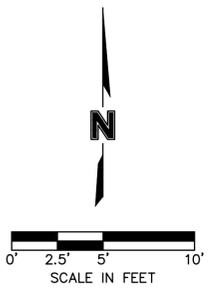
SHEET
 C113

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 DATE: Mar 05, 2026 11:36am XREFS: C_PUTIL_C194061 C_PBASE_C194061 C_PATT_C194061 C_PBDY_C194061



- INTERSECTION AND ADA DETAIL NOTES:**
- ALL ADA CURB RAMPS SHALL BE BUILT PER CURRENT MUNICIPALITY ADOPTED ADA STANDARDS.
 - CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10 MAX SLOPES.
 - LANDING SHALL BE PROVIDED WHERE INDICATED ON PLAN SHEET OR BY PROWAG STANDARDS. LANDING SHALL BE 4'X4' MINIMUM.
 - 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.
 - LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 - CROSS SLOPE FOR RAMPS AND SIDEWALK SHALL NOT EXCEED 2%.
 - 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.
 - 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.
 - 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)



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STEPHEN SAYLOR, P.E.
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NO. REV.	REVISIONS DESCRIPTION	DATE

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

HOOK FARMS
 THIRD PLAT

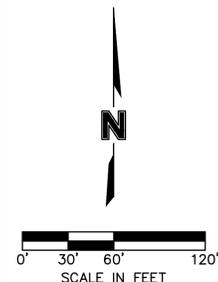
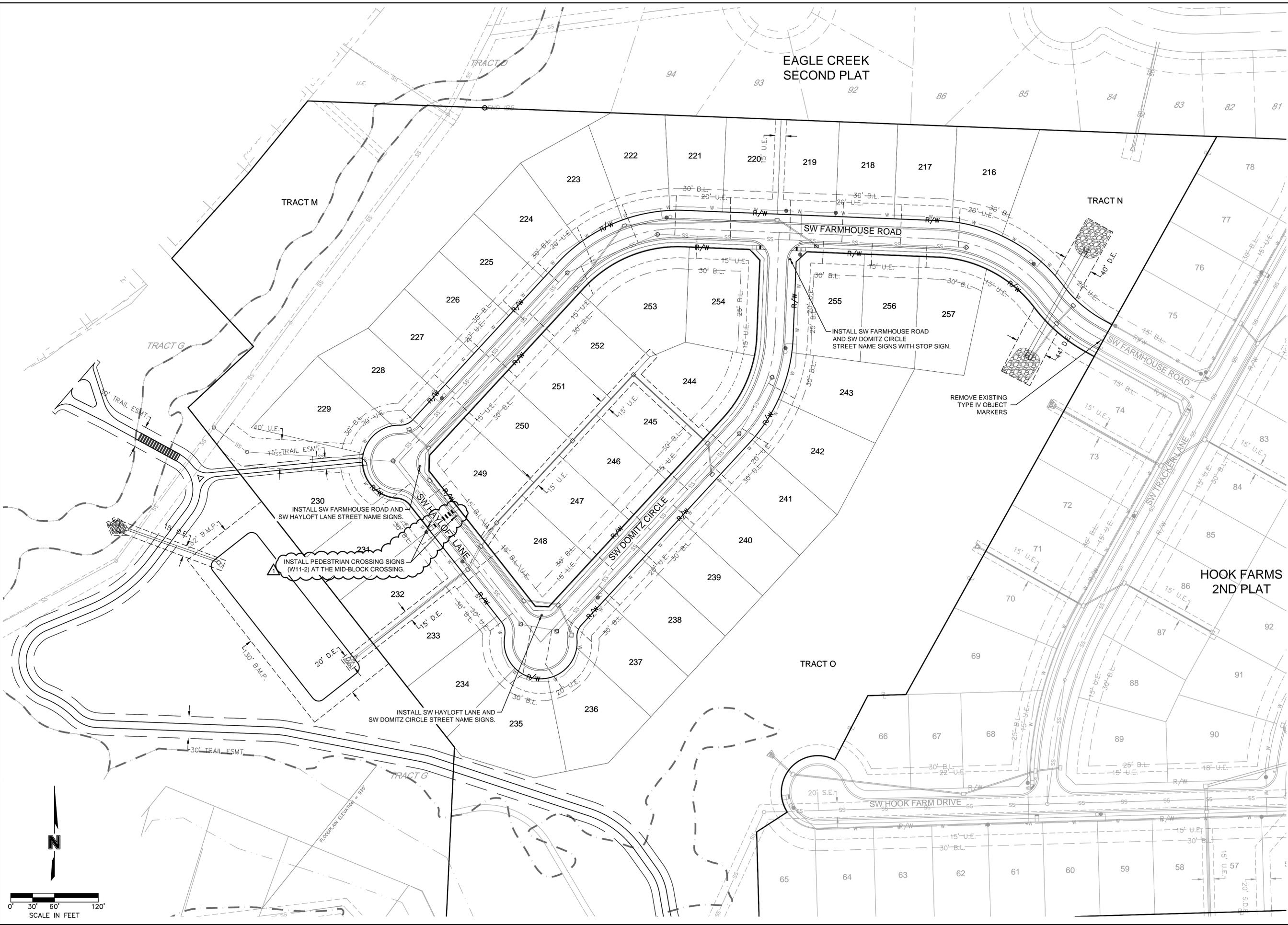
LEE'S SUMMIT, MISSOURI

2026

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

SHEET
 C114

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

SIGNAGE AND TRAFFIC CONTROL PLAN
 STREET & STORM SEWER PLANS

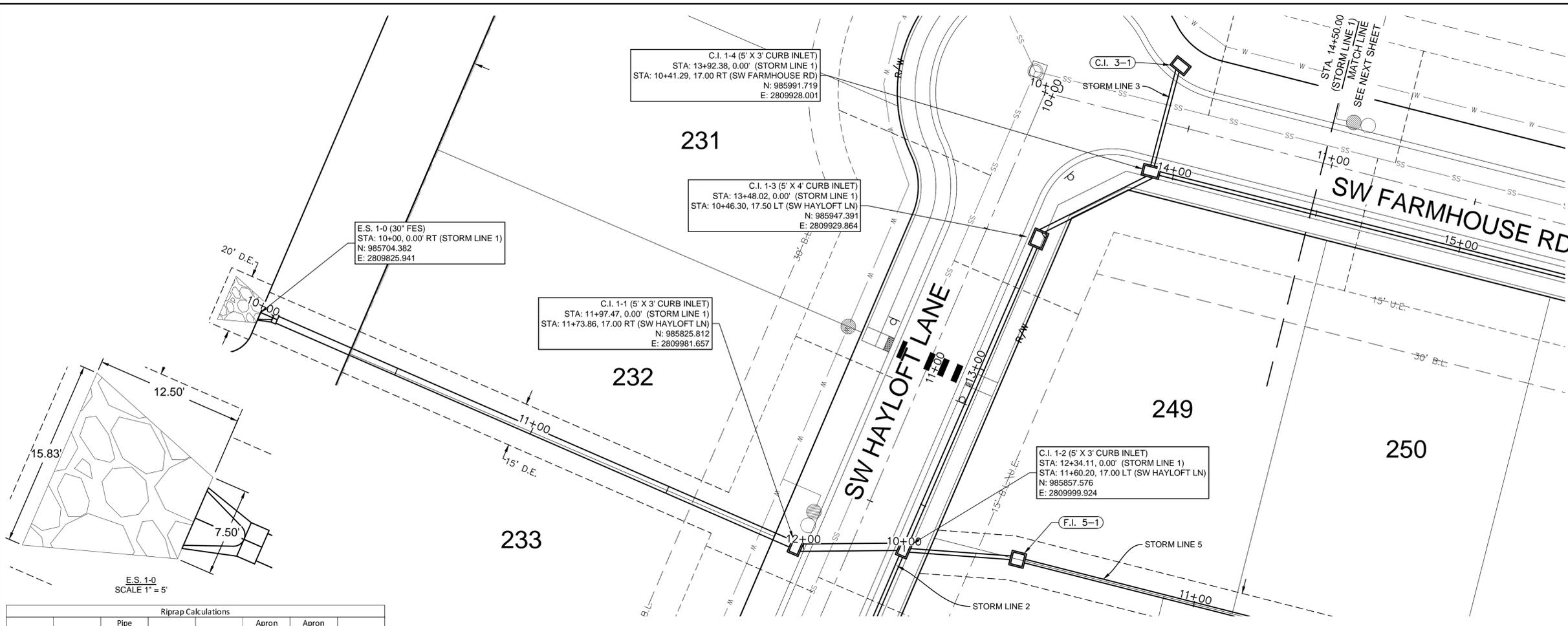
HOOK FARMS
 THIRD PLAT

LEE'S SUMMIT, MISSOURI

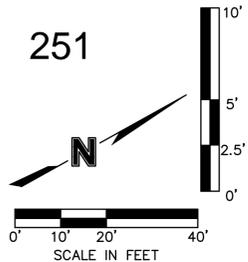
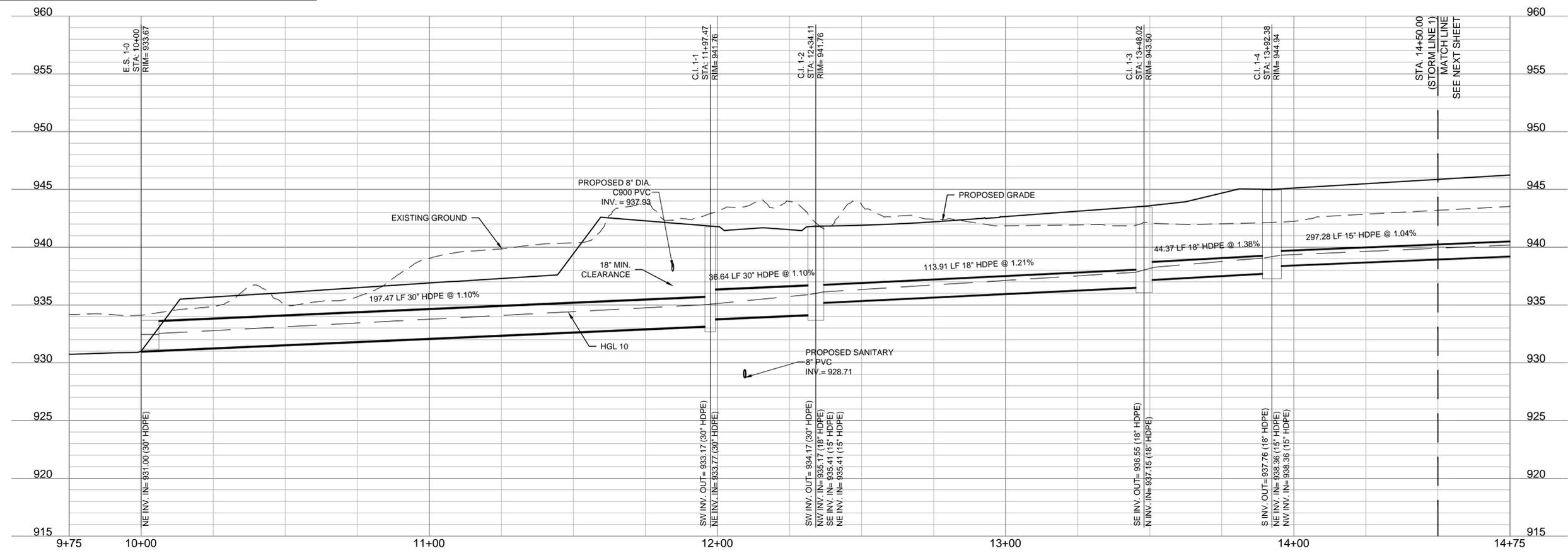
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 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

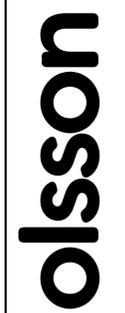
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STORM LINE 1 (9+75 - 14+75)





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NO.	REV.	DATE	REVISIONS DESCRIPTION

2026

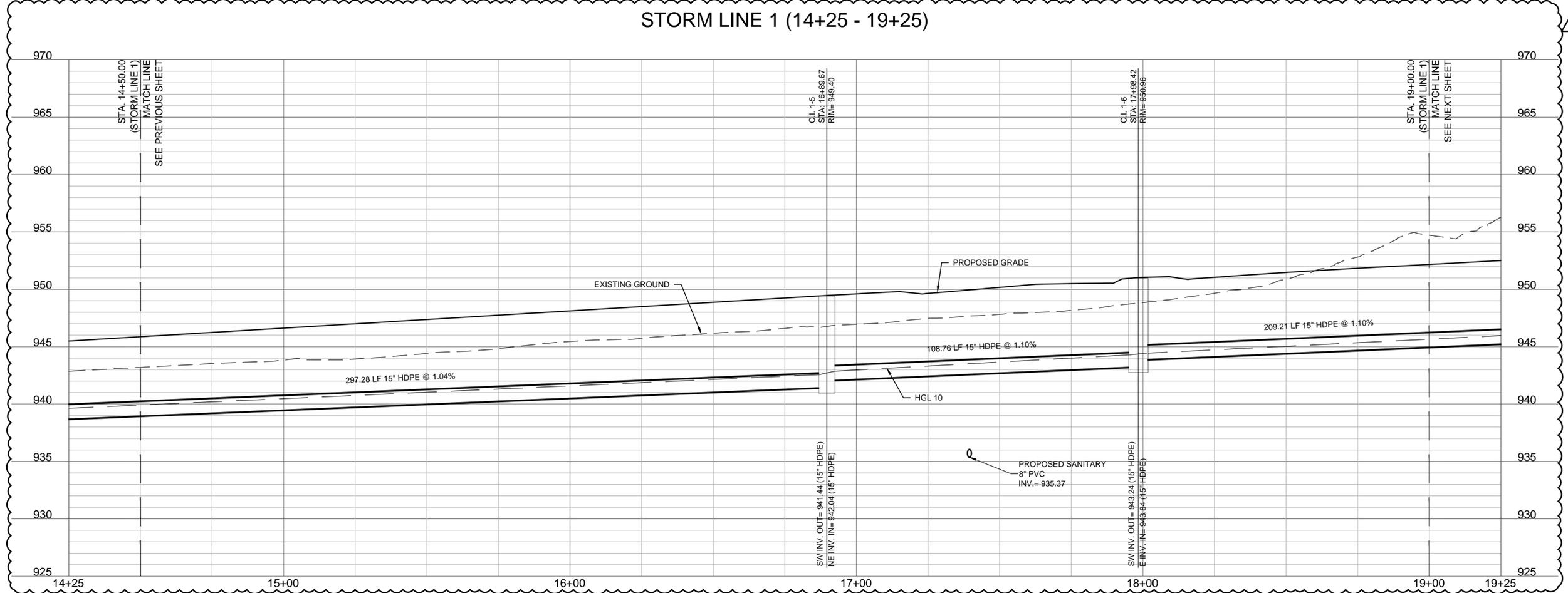
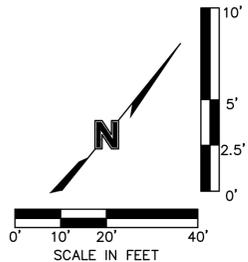
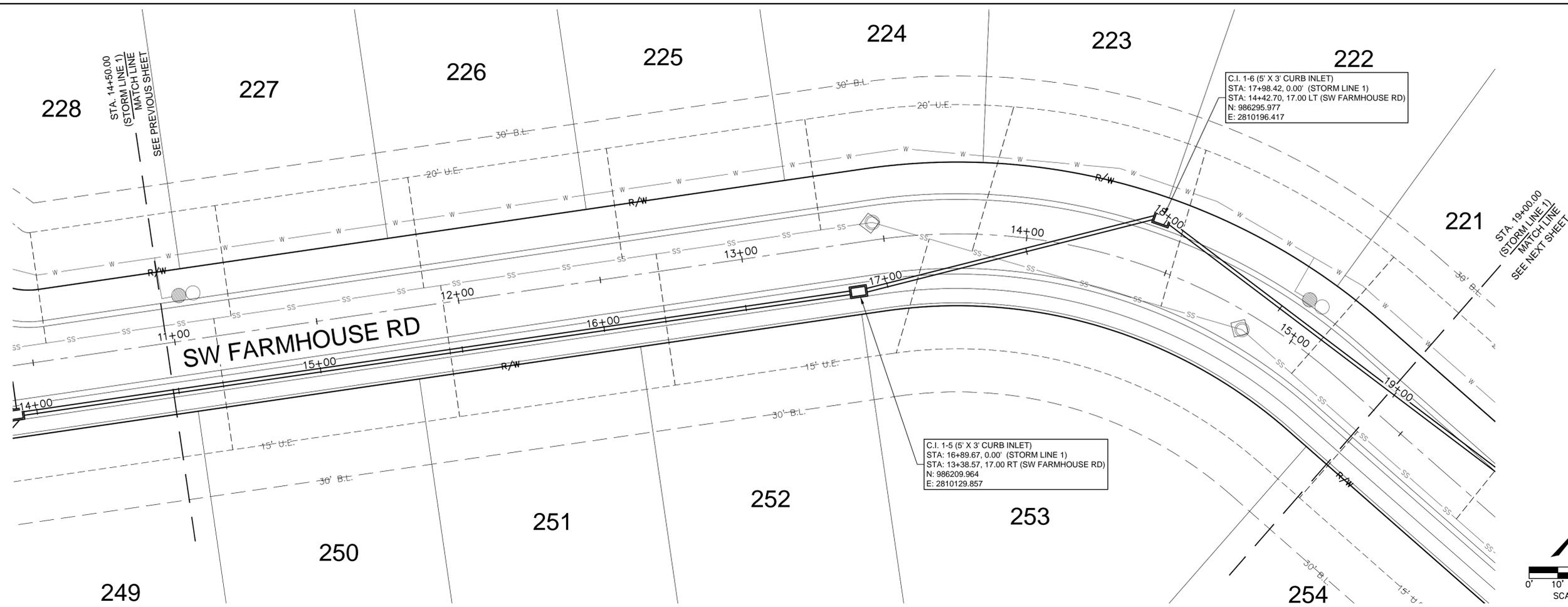
REVISIONS

STORM PLAN & PROFILE (LINE 1)
 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
 C116

DWG: F:\2019\4001-4500\019-4061-C-40-Design\AutoCAD\Final Plans\Sheets\GNCVA\Street & Storm Sewer Plans\C_STM01_C194061.dwg USER: ssoylor
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STEPHEN M. SAYLOR, P.E.
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NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/8/2026	REVISED PER CITY COMMENTS

REVISIONS	DATE
	2026

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

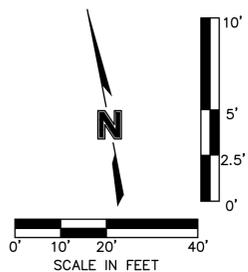
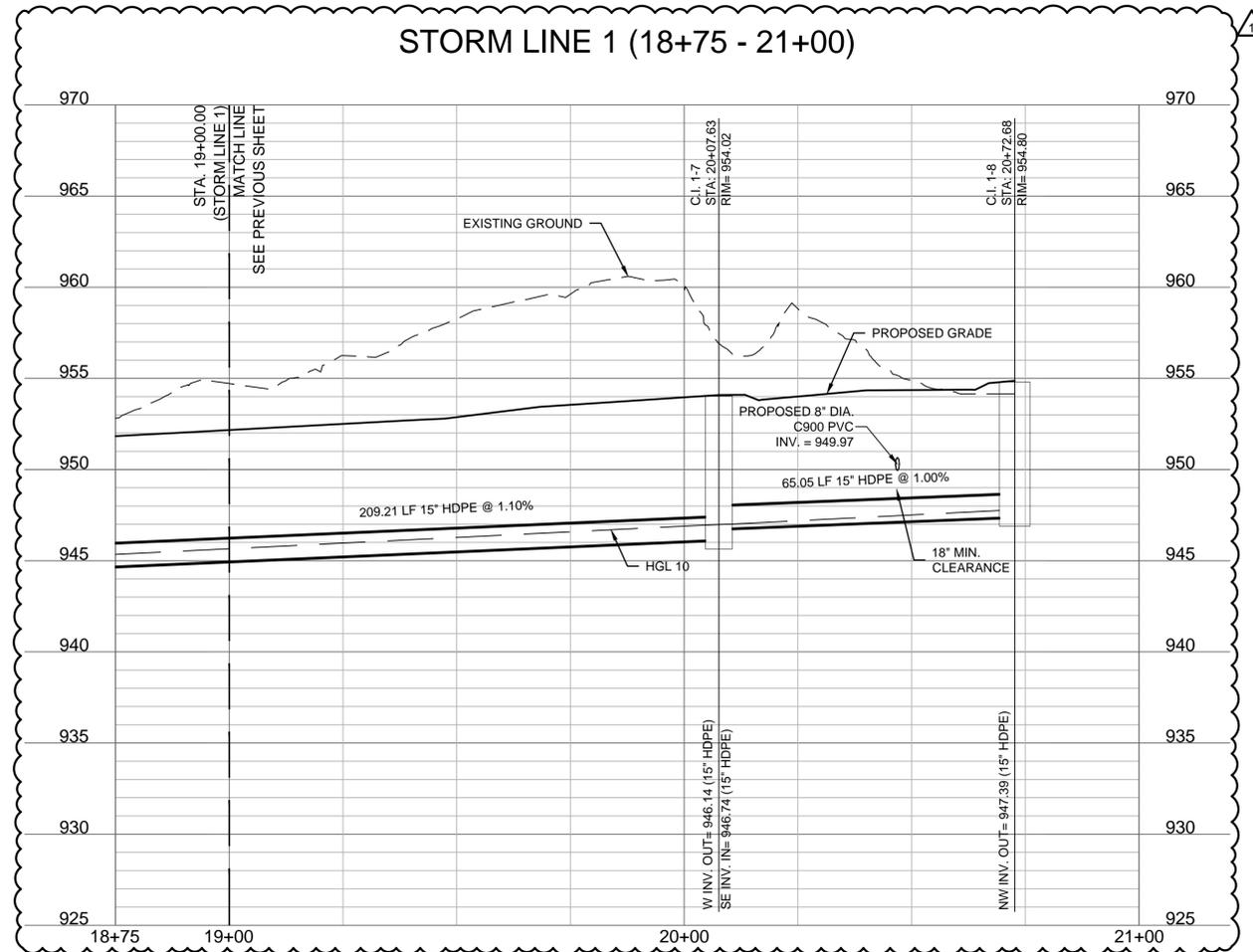
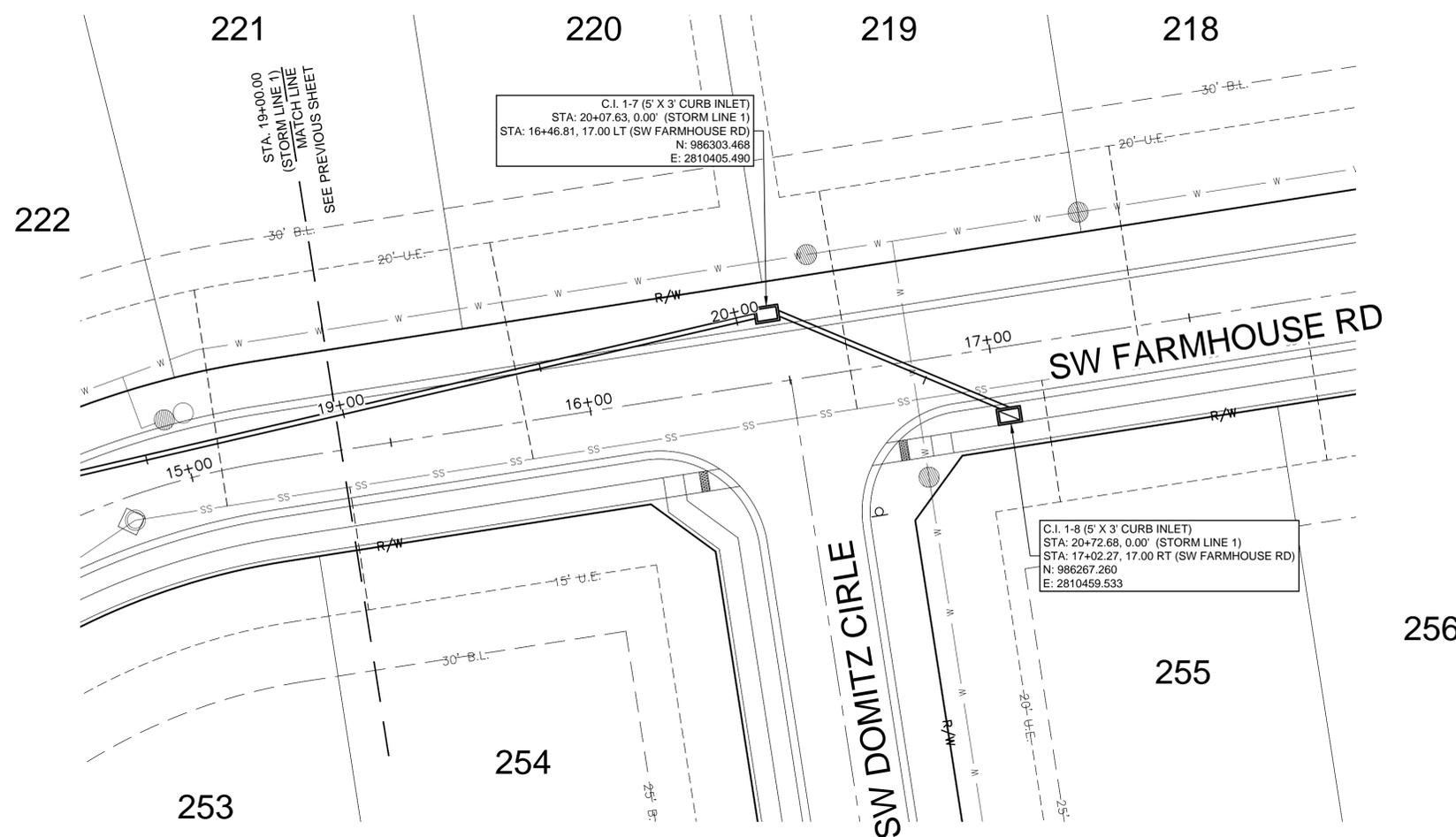
HOOK FARMS
 THIRD PLAT

LEES SUMMIT, MISSOURI

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

SHEET
 C117

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

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

HOOK FARMS
 THIRD PLAT

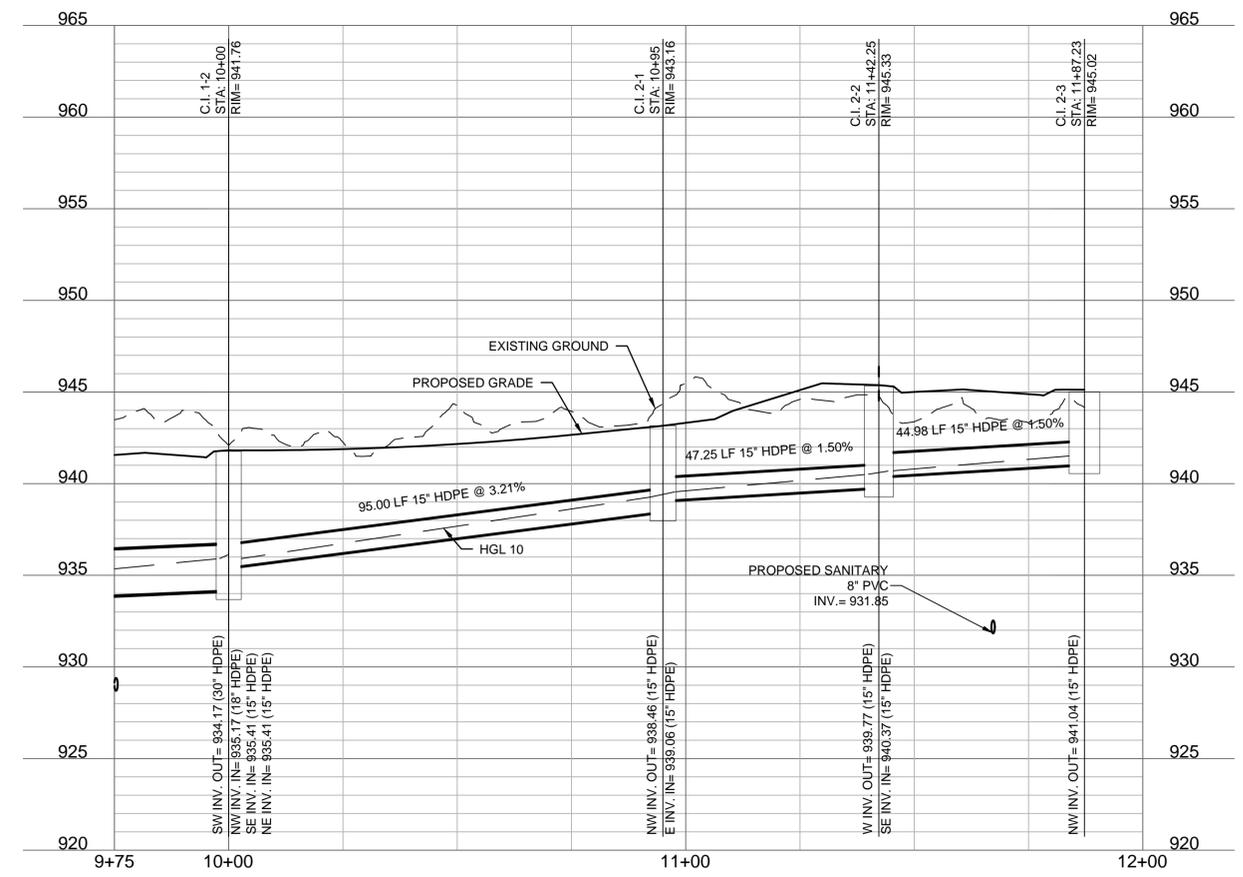
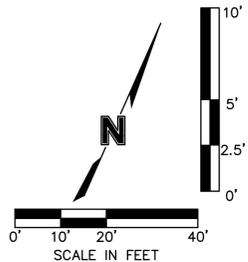
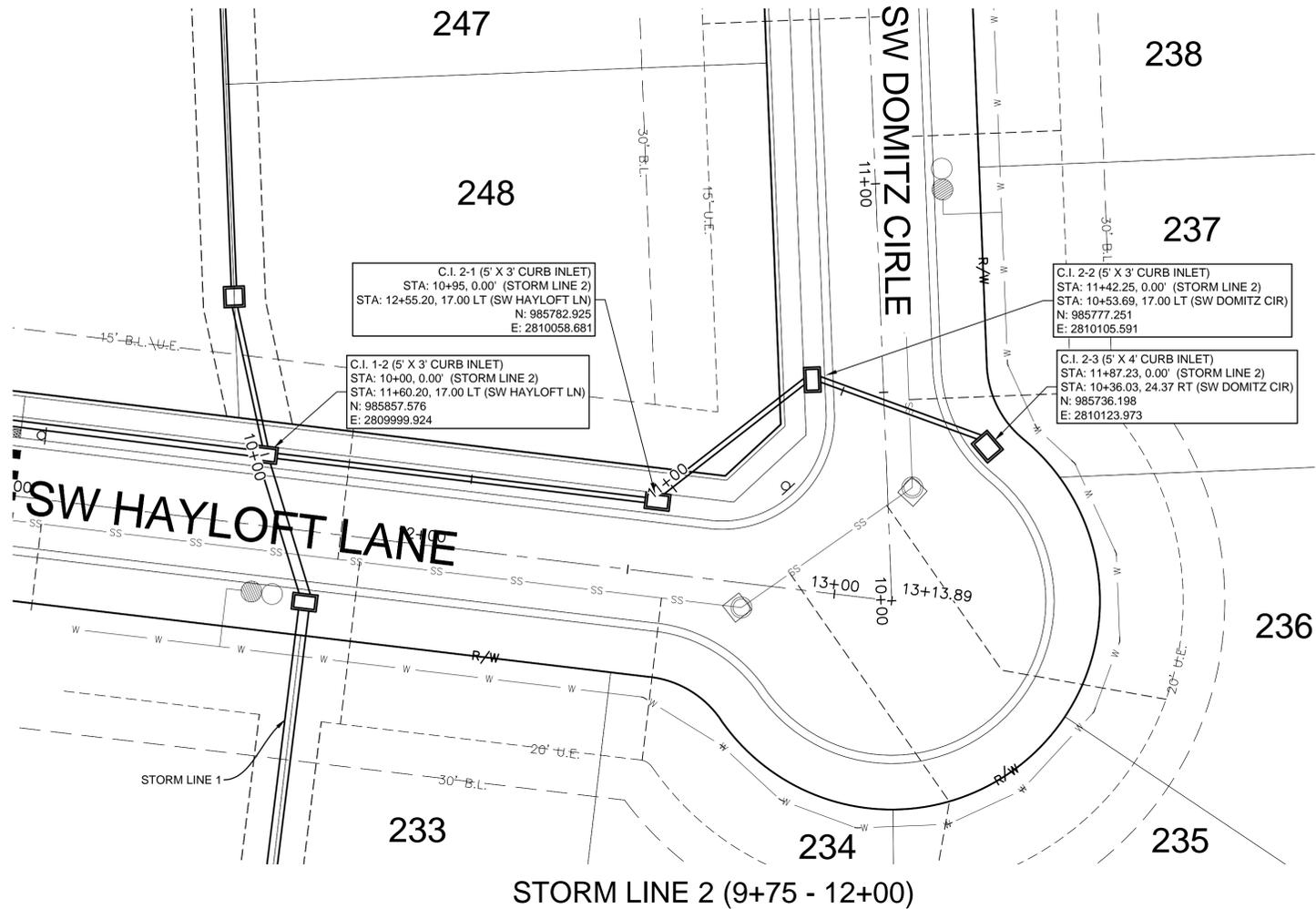
LEE'S SUMMIT, MISSOURI

2026

REVISIONS

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

SHEET
C118



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 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

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

HOOK FARMS
THIRD PLAT

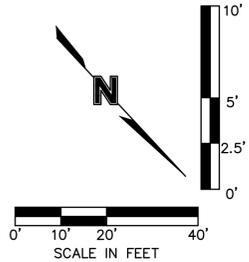
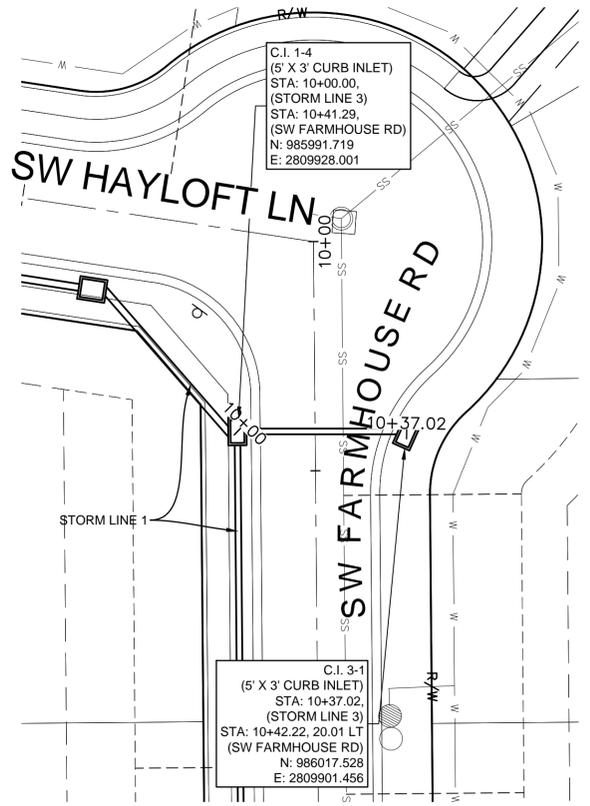
LEES SUMMIT, MISSOURI

2026

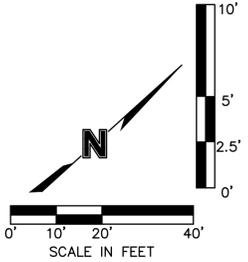
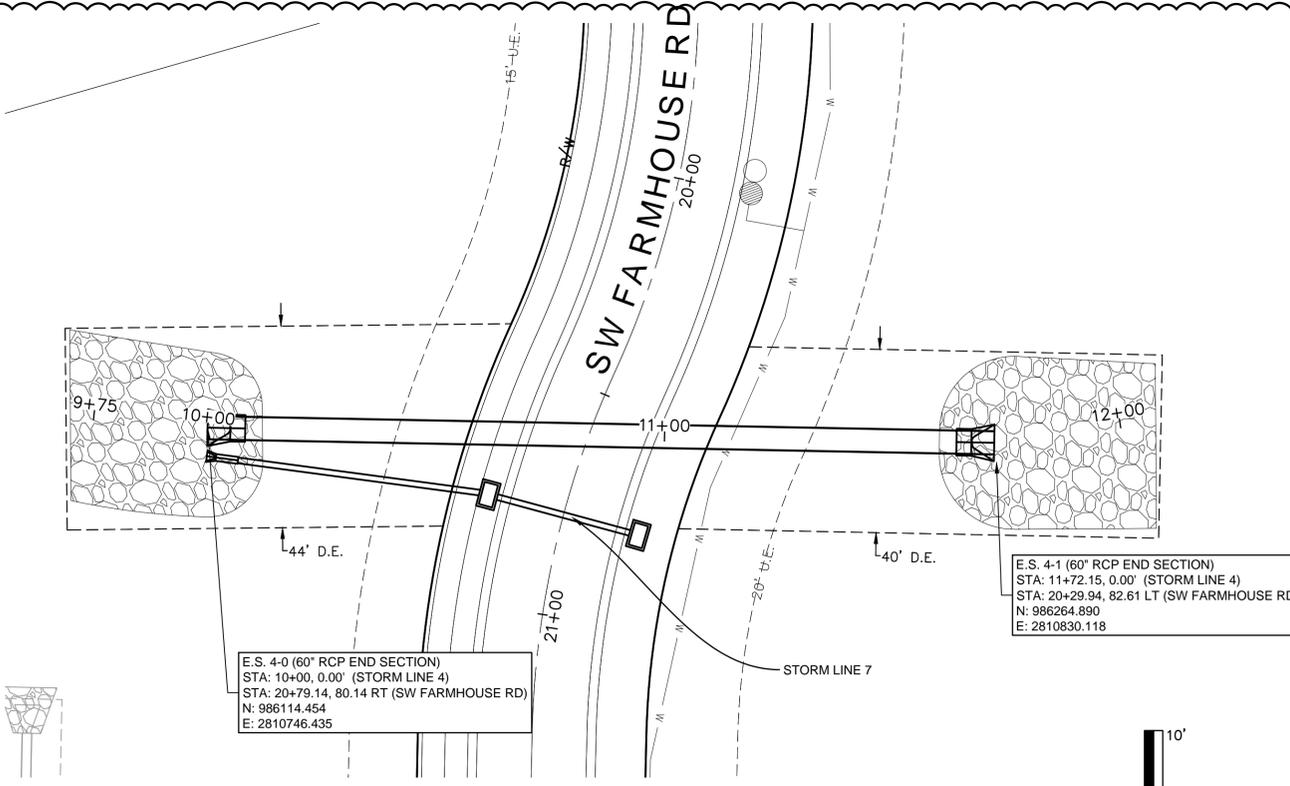
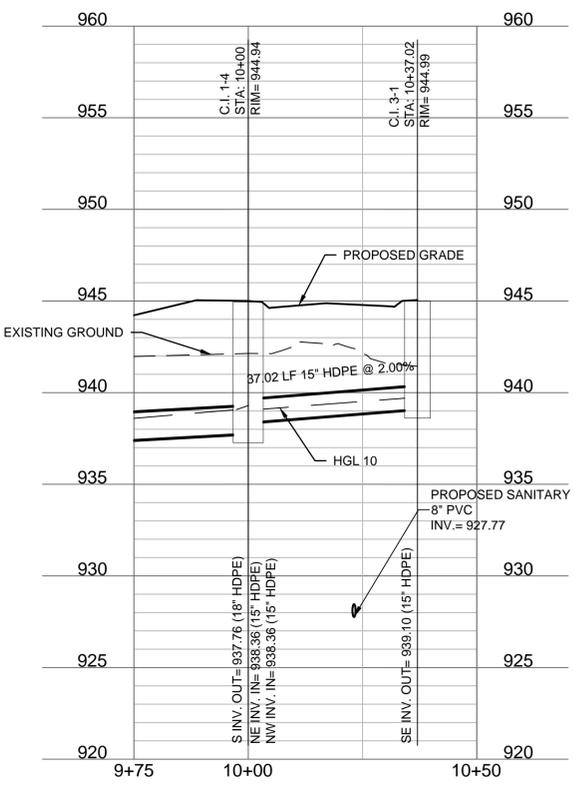
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SHEET
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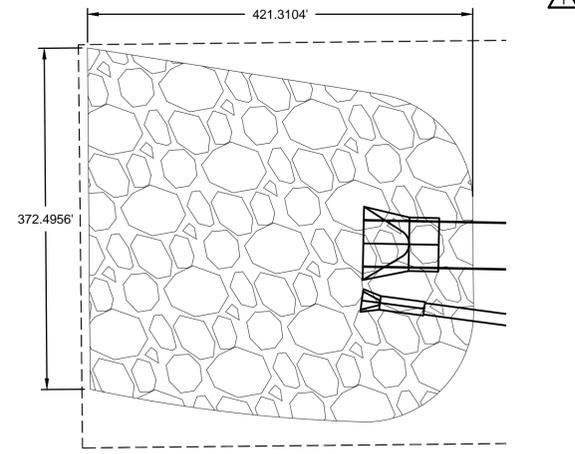
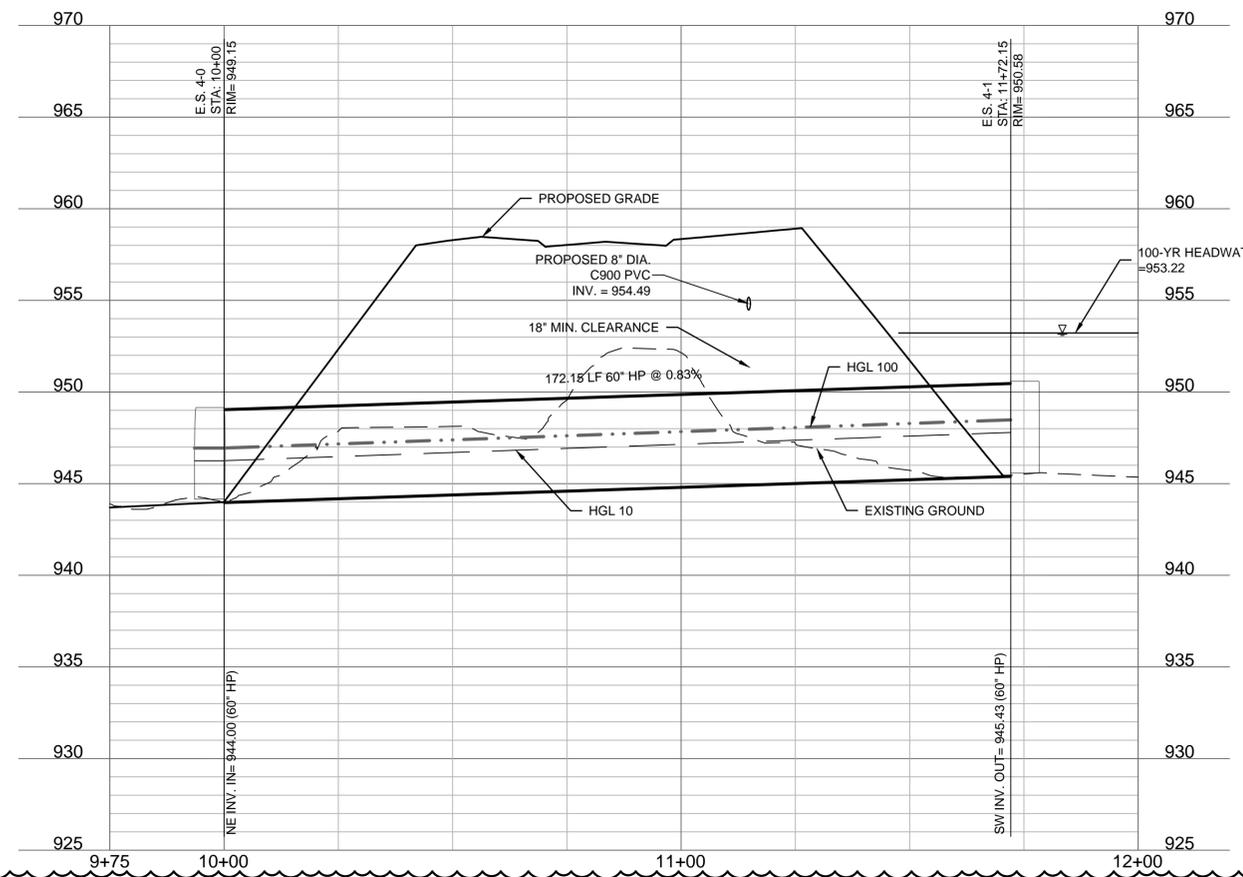
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STORM LINE 3 (9+75 - 10+50)



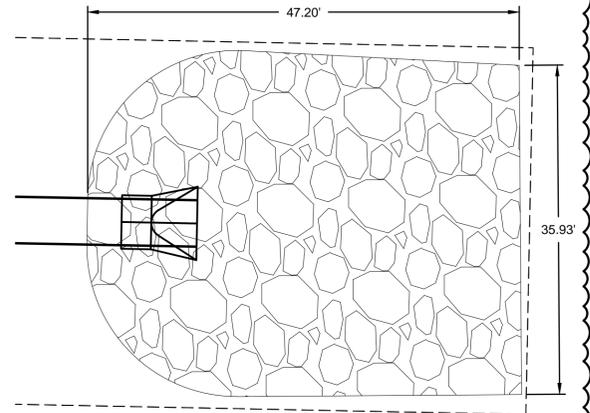
STORM LINE 4 (9+75 - 12+00)



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)	Minimum Area (SY)
E.S. 4-0	208.24	5	5	20	35	3.33	103.7

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



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

Riprap Calculations							
End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Minimum Area (SY)
E.S. 4-1	208.24	5	5	20	35	3.33	103.7

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

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STEPHEN M. SAYLOR
 LICENSE NUMBER 3512026
 PE-2018021248
 3/5/2026
 PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
 MO# 2018021248

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

REVISIONS

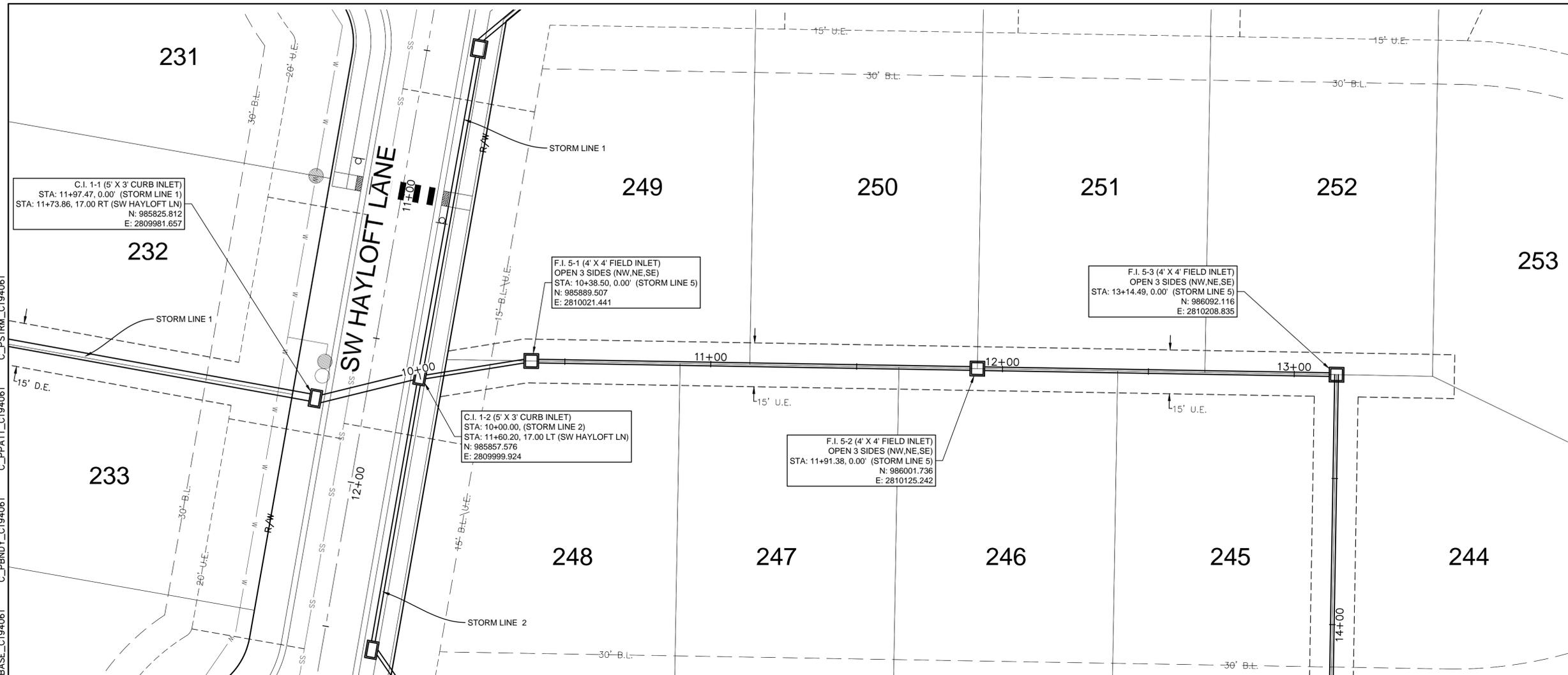
2026

STORM PLAN & PROFILE (LINE 3 & LINE 4)
 STREET & STORM SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI

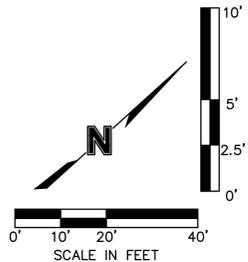
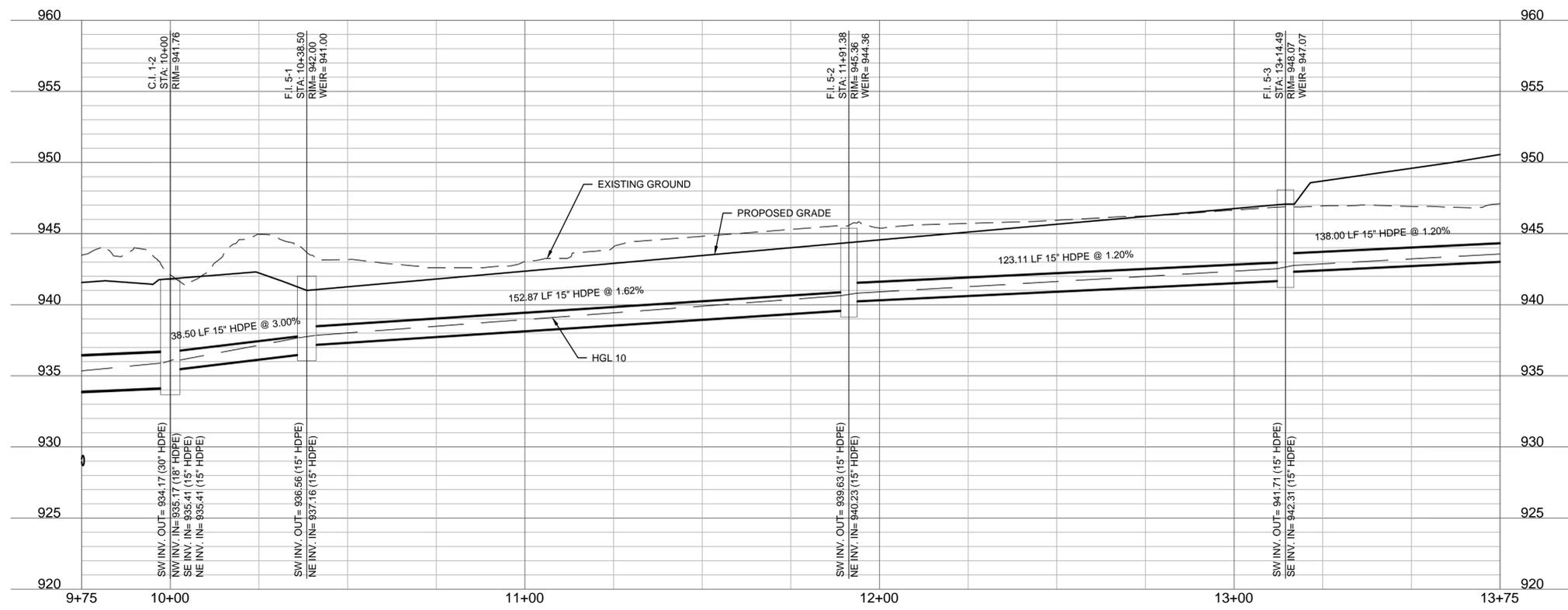
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 project no.: C19-40610
 date: 01/05/2026

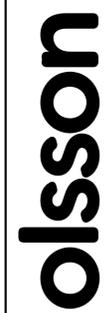
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STORM LINE 5 (9+75 - 13+75)





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 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

STORM PLAN & PROFILE (LINE 5)
 STREET & STORM SEWER PLANS
 HOOK FARMS
 THIRD PLAT

2026

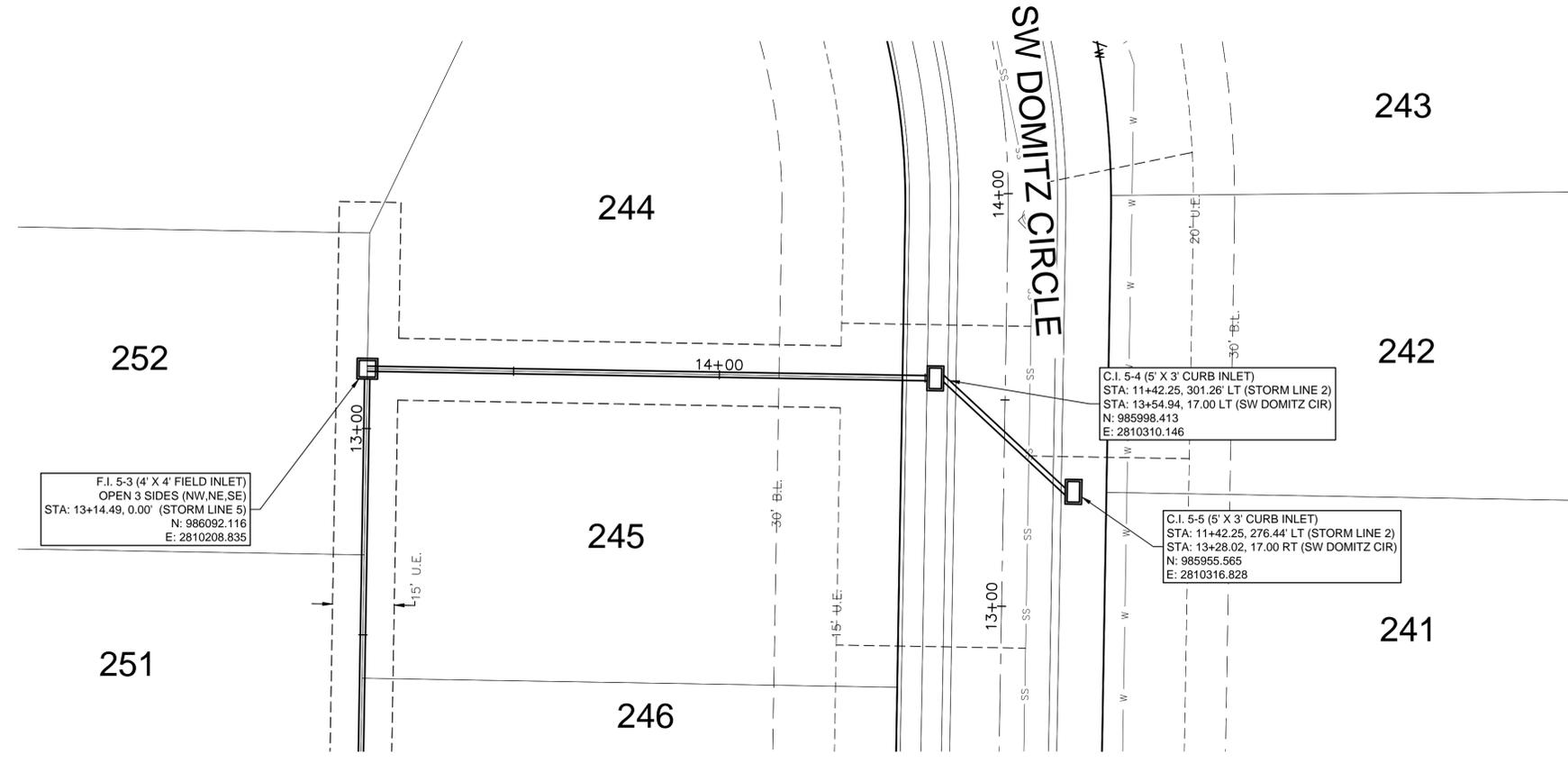
LEE'S SUMMIT, MISSOURI

2026

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

SHEET
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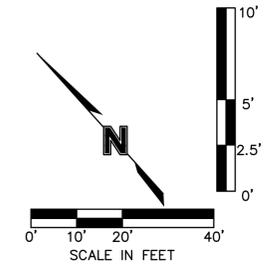
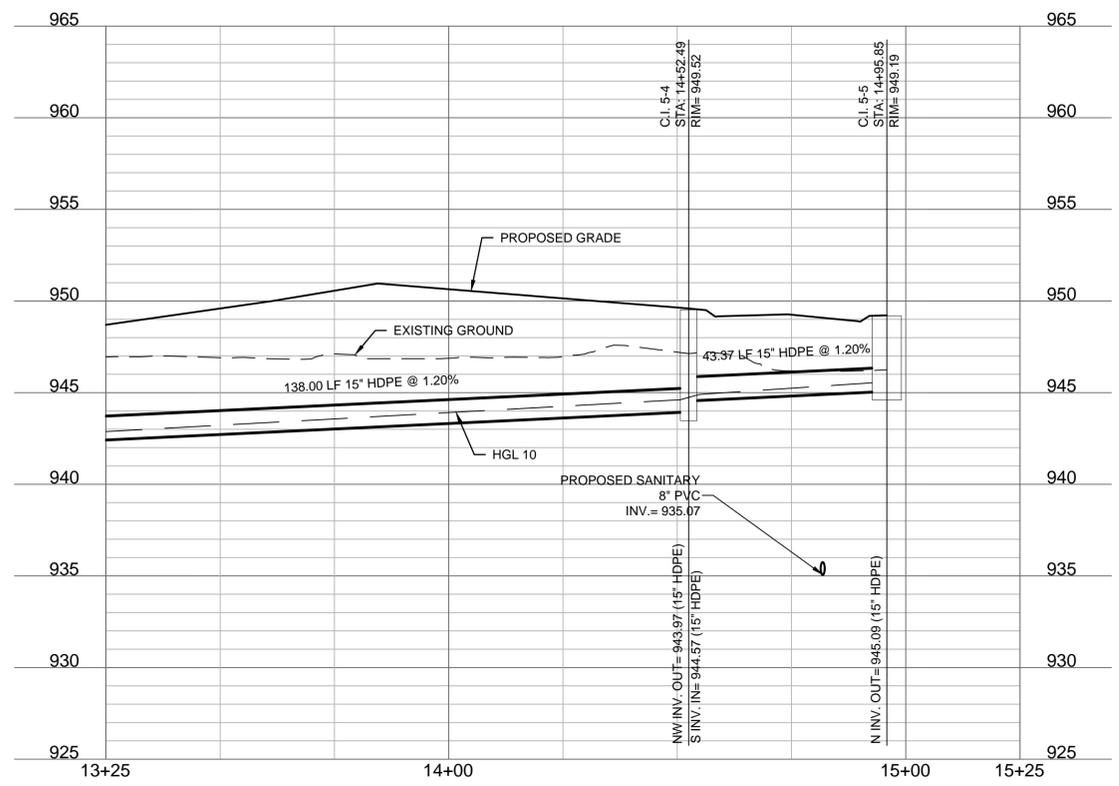


F.I. 5-3 (4' X 4' FIELD INLET)
 OPEN 3 SIDES (NW, NE, SE)
 STA: 13+14.49, 0.00' (STORM LINE 5)
 N: 986092.116
 E: 2810208.835

C.I. 5-4 (5' X 3' CURB INLET)
 STA: 11+42.25, 301.26' LT (STORM LINE 2)
 STA: 13+54.94, 17.00' LT (SW DOMITZ CIR)
 N: 985998.413
 E: 2810310.146

C.I. 5-5 (5' X 3' CURB INLET)
 STA: 11+42.25, 276.44' LT (STORM LINE 2)
 STA: 13+28.02, 17.00' RT (SW DOMITZ CIR)
 N: 985955.565
 E: 2810316.828

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



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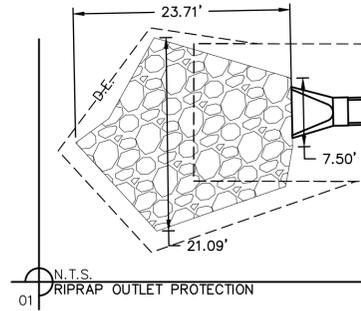
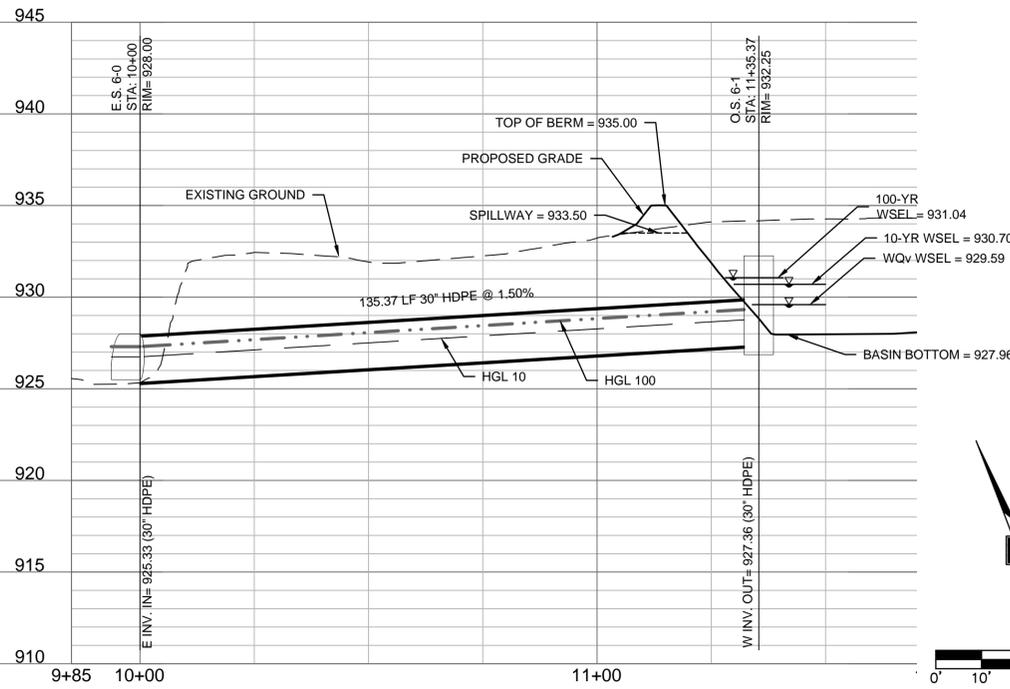
STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 NUMBER
 PE-2018021248
 3/5/2026
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

STORM PLAN & PROFILE (LINE 5 CONT'D)
 STREET & STORM SEWER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI
 2026

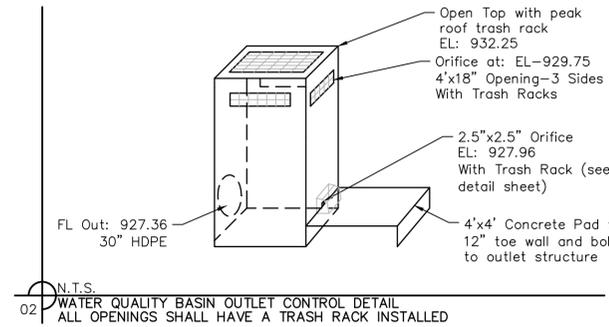
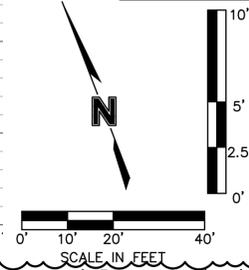
drawn by: SM
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 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

STORM LINE 6 (9+85 - 11+75)

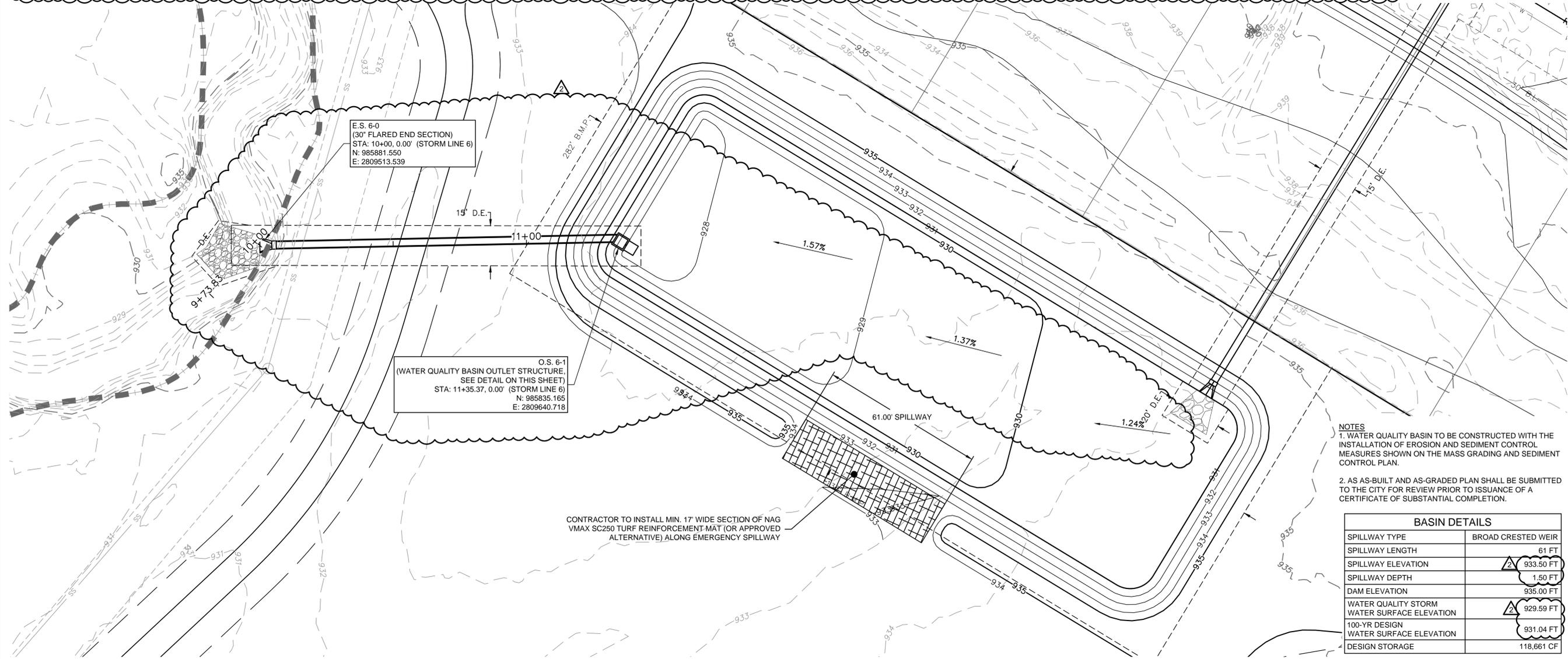


Riprap Calculations						
End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)
E.S. 6-0	62.83	2.5	5	20	17.5	3.33

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



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- NOTES**
- WATER QUALITY BASIN TO BE CONSTRUCTED WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE MASS GRADING AND SEDIMENT CONTROL PLAN.
 - AS AS-BUILT AND AS-GRADED PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION.

BASIN DETAILS	
SPILLWAY TYPE	BROAD CRESTED WEIR
SPILLWAY LENGTH	61 FT
SPILLWAY ELEVATION	933.50 FT
SPILLWAY DEPTH	1.50 FT
DAM ELEVATION	935.00 FT
WATER QUALITY STORM WATER SURFACE ELEVATION	929.59 FT
100-YR DESIGN WATER SURFACE ELEVATION	931.04 FT
DESIGN STORAGE	118,661 CF

OLSSON CIVIL ENGINEERS
MISSOURI CERTIFICATE OF AUTHORITY #1001692
1301 BURLINGTON SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 916.361.1177
www.olsson.com

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

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/6/2026	REVISED PER CITY COMMENTS
2		3/5/2026	REVISED PER CITY COMMENTS

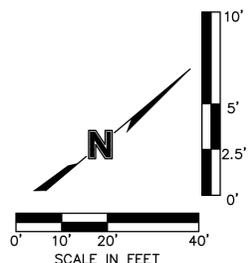
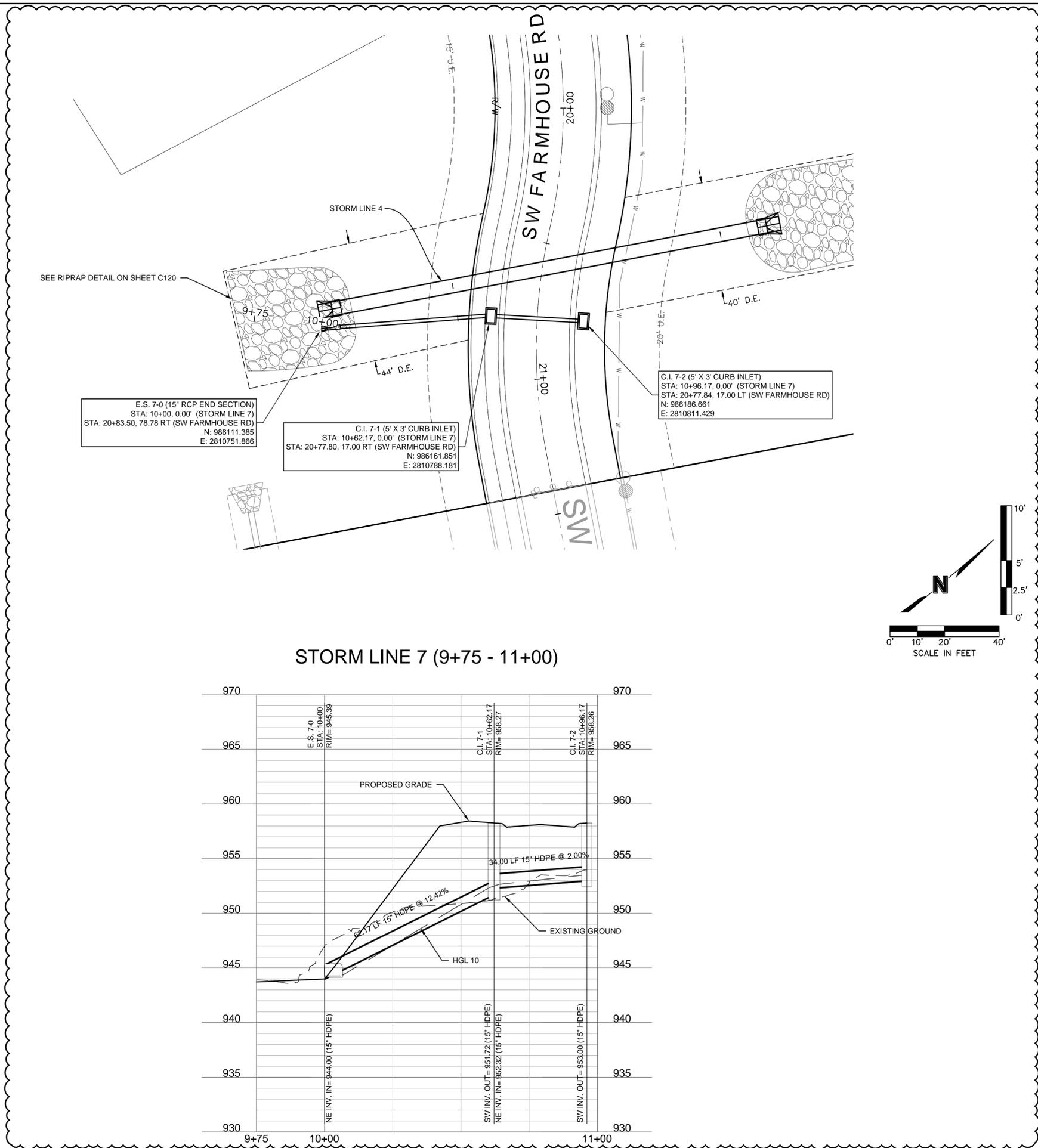
WATER QUALITY BASIN PLAN
STREET & STORM SEWER PLANS

HOOK FARMS
THIRD PLAT

LEES SUMMIT, MISSOURI

SHEET
C123

2026

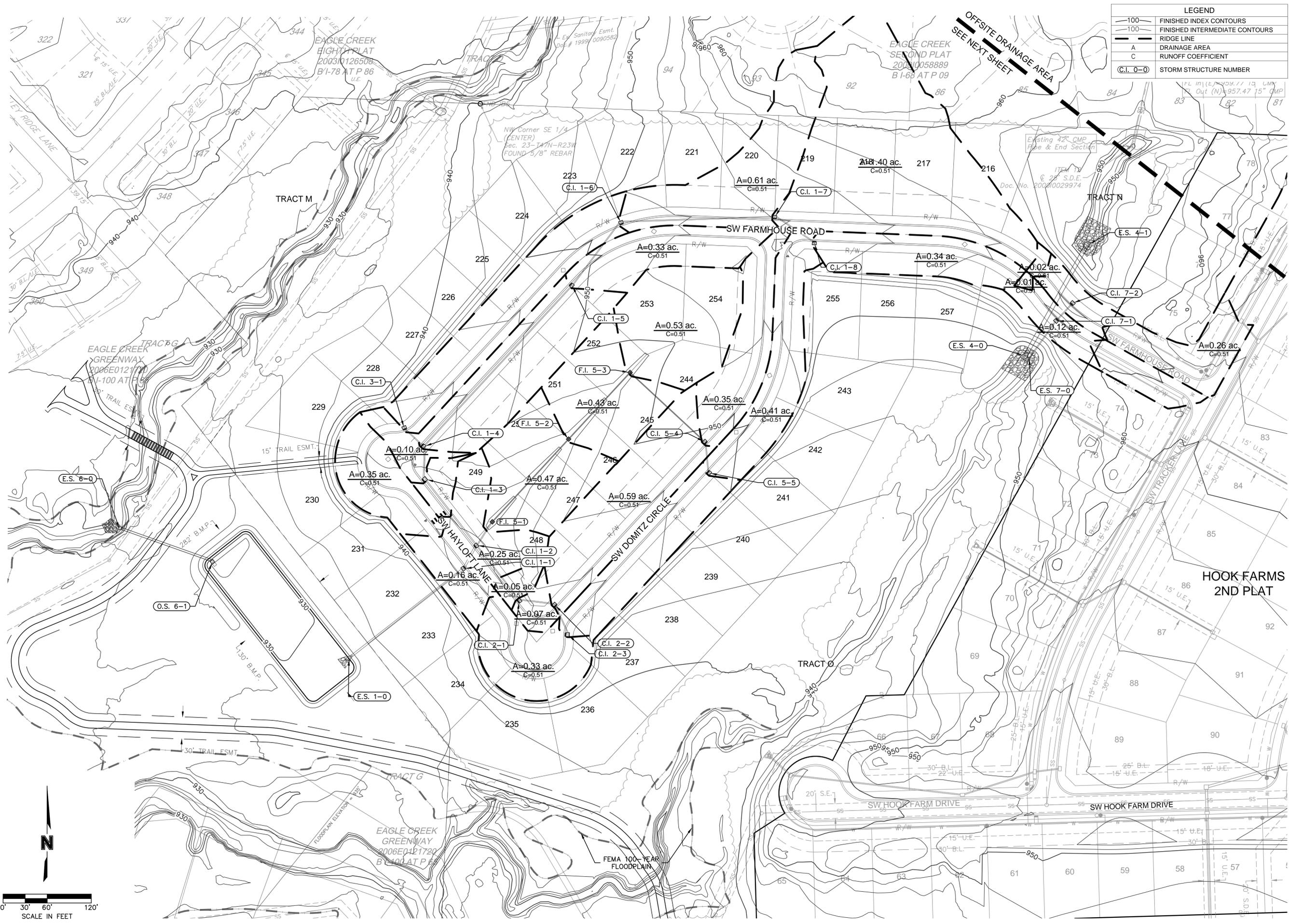


NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/6/2026	REVISED PER CITY COMMENTS

STORM PLAN & PROFILE (LINE 7) STREET & STORM SEWER PLANS	2026
HOOK FARMS THIRD PLAT	
LEES SUMMIT, MISSOURI	

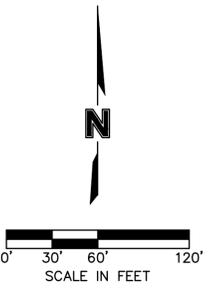
drawn by: SM
 checked by: SM
 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

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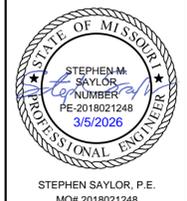


LEGEND

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



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 MO# 2018021248

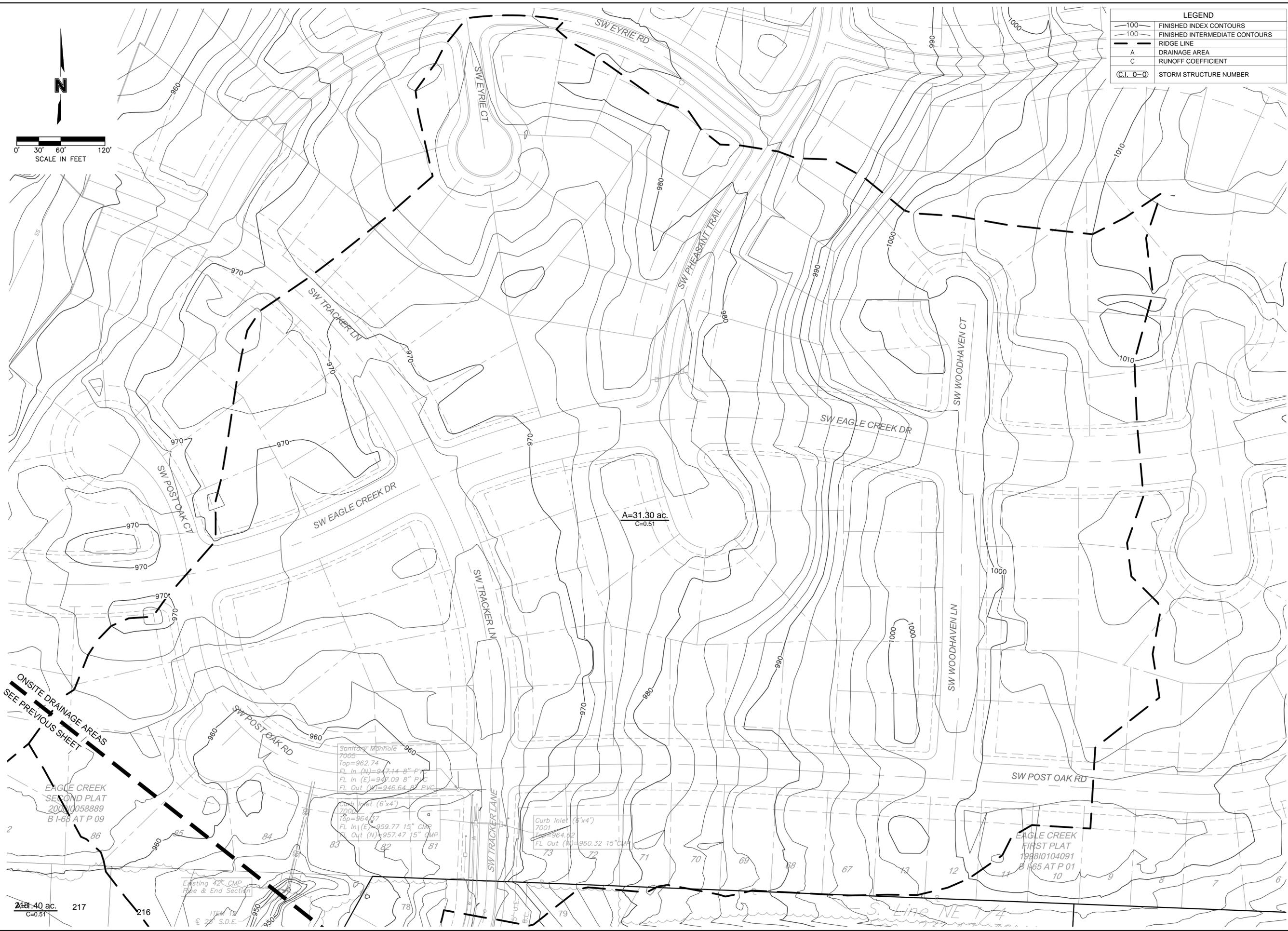
NO. REV.	DATE	REVISIONS DESCRIPTION

NO.	REV.	DATE	REVISIONS DESCRIPTION

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

SHEET C125

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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

ONSITE DRAINAGE AREAS
 SEE PREVIOUS SHEET

EAGLE CREEK
 SECOND PLAT
 200810058889
 B 1-68 AT P 09

Sanitary Manhole
 7005
 Top=962.74
 FL In (N)=977.14 8" PVC
 FL In (E)=967.09 8" PVC
 FL Out (W)=946.64 8" PVC

Curb Inlet (6'x4')
 7001
 Top=964.67
 FL In (E)=959.77 15" CMP
 FL Out (N)=957.47 15" CMP

Curb Inlet (6'x4')
 7001
 Top=964.62
 FL Out (W)=960.32 15" CMP

EAGLE CREEK
 FIRST PLAT
 199810104091
 B 1-65 AT P 01

A=31.40 ac.
 C=0.51

Existing 42" CMP
 Pipe & End Section
 ITEM 11
 @ 2' S.D.E.

S. Line NE 1/4

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STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION	REVISIONS

OFFSITE DRAINAGE PLAN
 STREET & STORM 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
 C126

DWG: F:\2019\4001-4500\019-4061-C40-Design\AutoCAD\Final Plans\Sheets\GNCVA\Street & Storm Sewer Plans\C_DRN01_C194061.dwg
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 C_PBASE_C194061
 C_PJTL_C194061

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	...
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	...
C.I. 7-1(L)	SAG	0.49	...	...	...	...	...	...	...	...	0.10	5.01	...
C.I. 7-1(R)	SAG	0.04	...	...	...	...	...	...	...	...	0.04	2.07	...
C.I. 7-1	SAG	0.98	0.00	0.98	0.80	19.40	15.52	0.98	0.00	100.00%	...	...	...
C.I. 7-2(L)	SAG	0.08	...	...	...	...	...	...	...	...	0.06	2.82	...
C.I. 7-2(R)	SAG	0.94	...	...	...	...	...	...	...	...	0.13	6.43	...
C.I. 7-2	SAG	1.43	0.07	1.50	0.80	19.40	15.52	1.50	0.00	100.00%	...	...	...

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
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
C.I. 7-1(L)	0.13	0.51	5.00	7.35	1.00	0.49
C.I. 7-1(R)	0.01	0.51	5.00	7.35	1.00	0.04
C.I. 7-1(B)	0.12	0.51	5.00	7.35	1.00	0.45
C.I. 7-1	0.26	0.51	5.00	7.35	1.00	0.98
C.I. 7-2(L)	0.02	0.51	5.00	7.35	1.00	0.08
C.I. 7-2(R)	0.25	0.51	5.00	7.35	1.00	0.94
C.I. 7-2(B)	0.11	0.51	5.00	7.35	1.00	0.41
C.I. 7-2	0.38	0.51	5.00	7.35	1.00	1.43

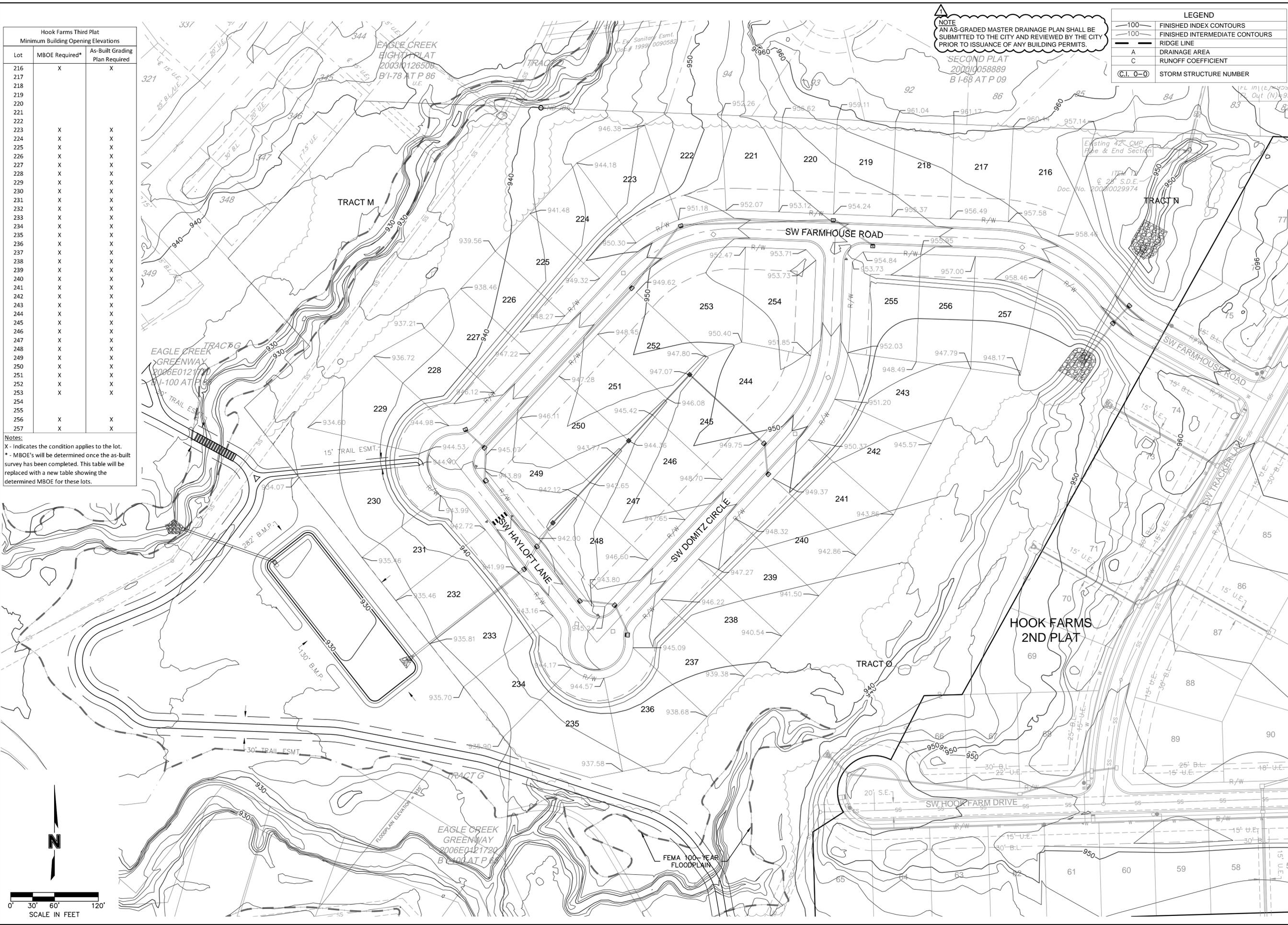
Storm Sewer Design Calculation Table												
10 Year Return Frequency												
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)
C.I. 1-1	E.S. 1-0	197.47	933.17	931.00	1.10	30	0.01	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	0.01	25.97	8.84	55.7	1.25	935.91
C.I. 1-3	C.I. 1-2	113.91	936.55	935.17	1.21	18	0.01	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	0.01	11.95	8.61	16.01	0.97	939.07
C.I. 1-5	C.I. 1-4	297.28	941.44	938.36	1.04	15	0.01	7.84	7.36	8.54	0.94	942.55
C.I. 1-6	C.I. 1-5	108.76	943.24	942.04	1.10	15	0.01	6.72	7.03	8.82	0.82	944.28
C.I. 1-7	C.I. 1-6	209.21	946.14	943.84	1.10	15	0.01	3.99	5.88	8.8	0.59	946.95
C.I. 1-8	C.I. 1-7	65.05	947.39	946.74	1.00	15	0.01	0.84	3.63	8.39	0.27	947.75
C.I. 2-1	C.I. 1-2	95.00	938.46	935.41	3.21	15	0.01	3.96	6.75	15.04	0.5	939.26
C.I. 2-2	C.I. 2-1	47.25	939.77	939.06	1.50	15	0.01	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	0.01	1.41	4.6	10.25	0.31	941.51
C.I. 3-1	C.I. 1-4	37.02	939.10	938.36	2.00	15	0.01	2.31	3.56	11.87	0.71	939.71 j
E.S. 4-1	E.S. 4-0	172.15	945.43	944.00	0.83	60	0.01	133.22	15.56	308.46	2.25	947.79
F.I. 5-1	C.I. 1-2	38.50	936.56	935.41	2.99	15	0.01	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	0.01	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	0.01	4.1	6.05	9.2	0.58	942.53
C.I. 5-4	F.I. 5-3	138.00	943.97	942.31	1.20	15	0.01	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	0.01	1.37	4.35	9.19	0.33	945.55
C.I. 7-1	E.S. 7-0	62.17	951.72	944.00	12.42	15	0.01	2.48	9.31	29.58	0.24	952.35
C.I. 7-2	C.I. 7-1	34.00	953.00	952.32	2.00	15	0.01	1.5	5.01	11.87	0.3	953.48

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	...
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	...
C.I. 7-1(L)	SAG	0.86	0.12	6.19	...
C.I													

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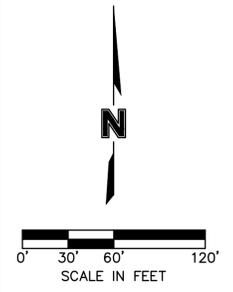
Hook Farms Third Plat Minimum Building Opening Elevations		
Lot	MBOE Required*	As-Built Grading Plan Required
216	X	X
217		
218		
219		
220		
221		
222		
223	X	X
224	X	X
225	X	X
226	X	X
227	X	X
228	X	X
229	X	X
230	X	X
231	X	X
232	X	X
233	X	X
234	X	X
235	X	X
236	X	X
237	X	X
238	X	X
239	X	X
240	X	X
241	X	X
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	X	X
256	X	X
257	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.

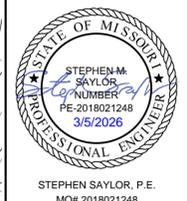


NOTE
 AN AS-GRADED MASTER DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY AND REVIEWED BY THE CITY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

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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STEPHEN SAYLOR, P.E.
 MO# 2018021248

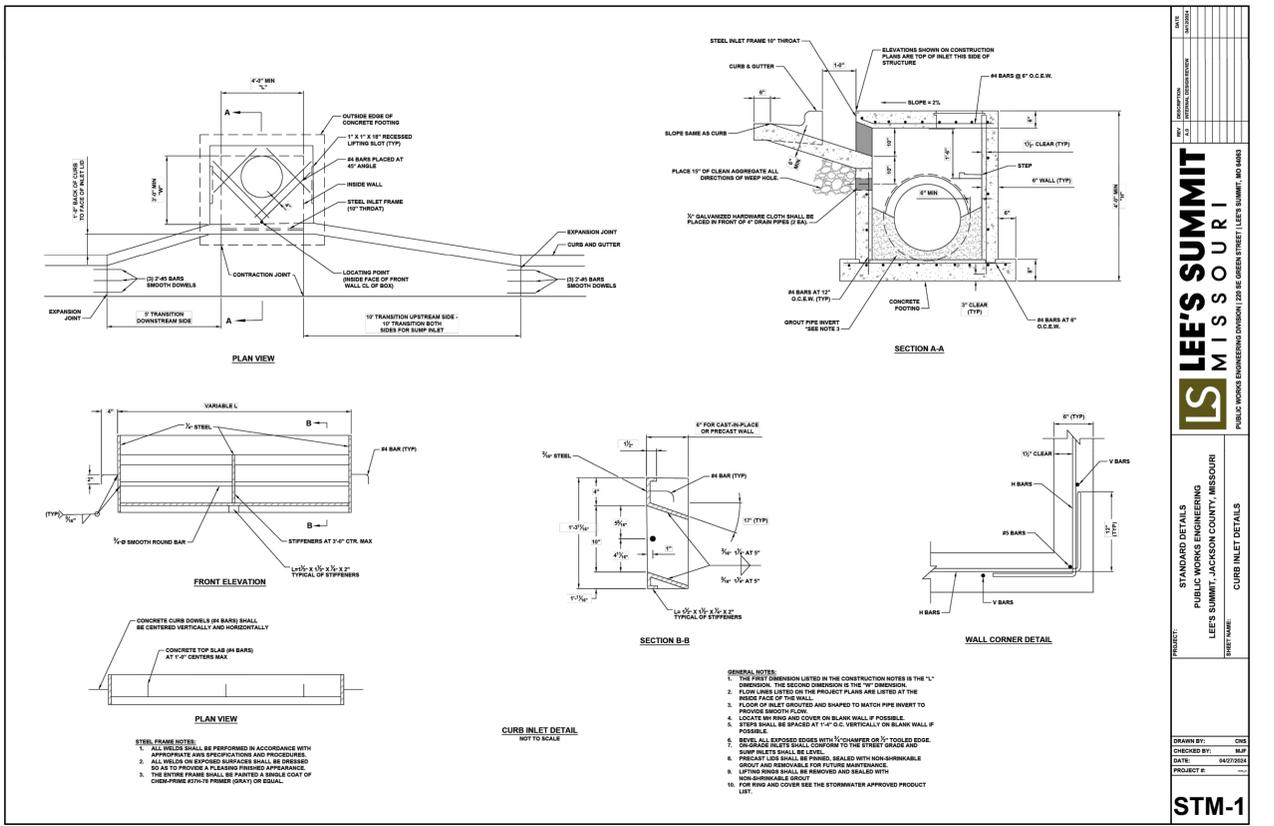
NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/6/2026	REVISED PER CITY COMMENTS

MASTER DRAINAGE PLAN STREET & STORM 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
 C128

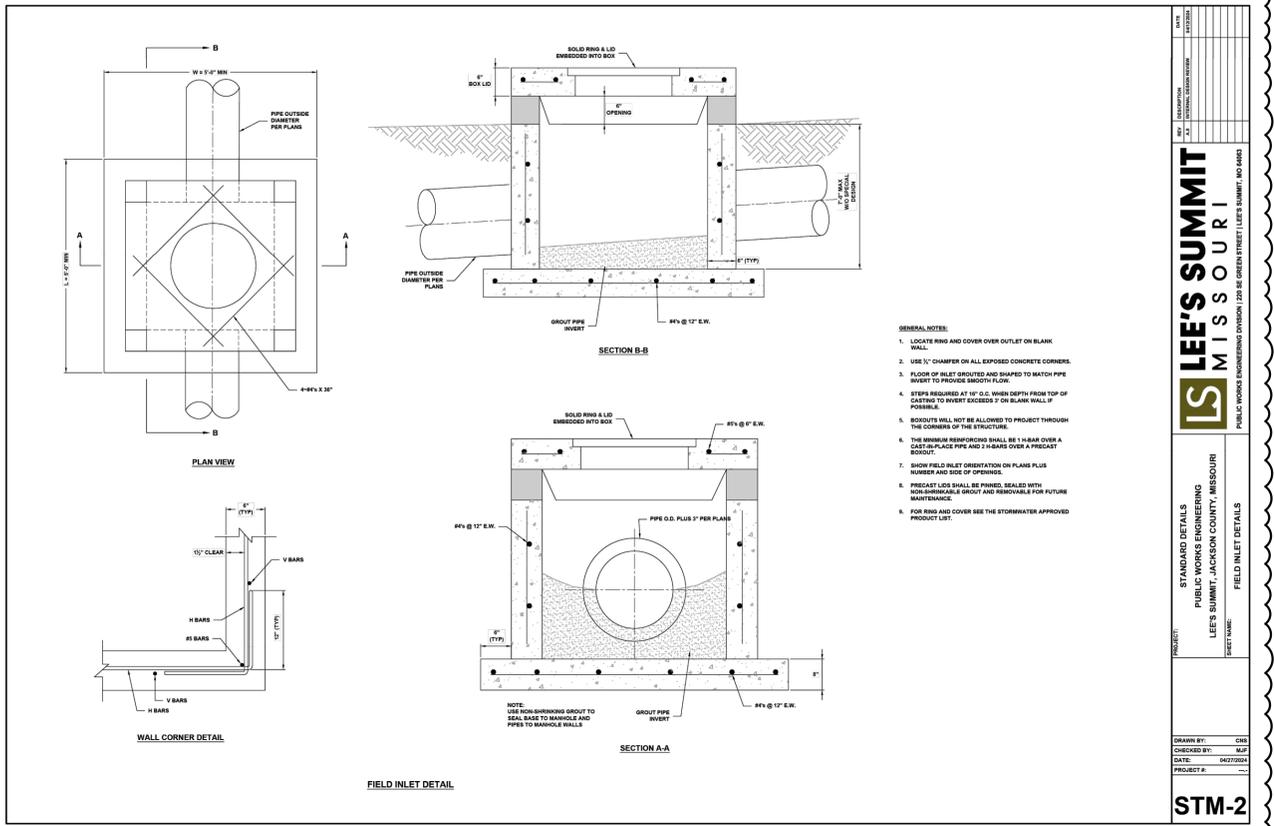
DWG: F:\2019\4001-4500\019-4061-C-40-Design\AutoCAD\Final Plans\Sheets\GNCVA\Street & Storm Sewer Plans\C-DTL01_C194061.dwg
 DATE: Mar 05, 2026 12:08pm
 USER: ssa/or
 XREFS: C_PTBK_C194061



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION (222 SE GREEN STREET | LEE'S SUMMIT, MO 64663)

STANDARD DETAILS
 PUBLIC WORKS ENGINEERING
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 SHEET NAME: CURB INLET DETAILS
 SHEET NO.: STM-1

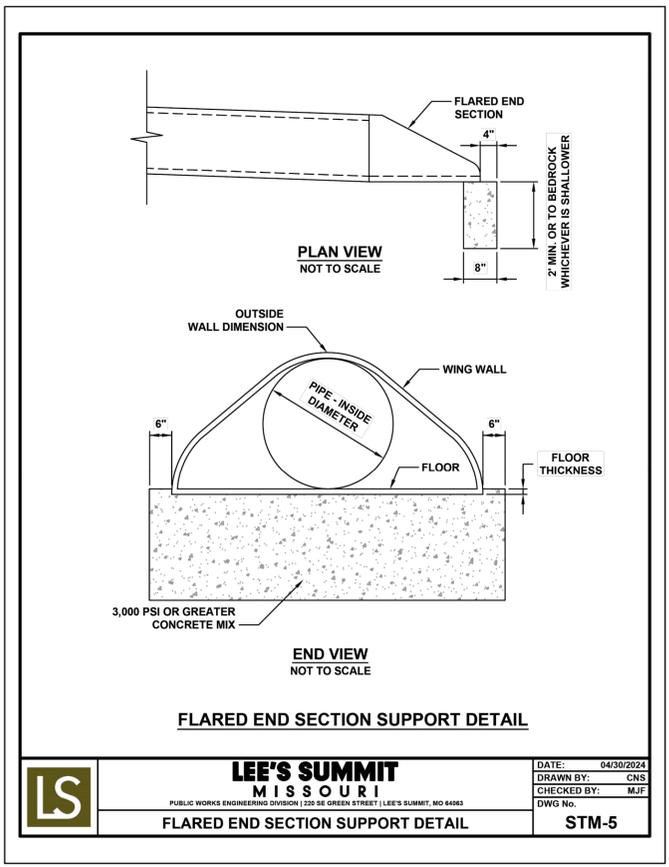
DATE: 04/30/2024
 DRAWN BY: CNS
 CHECKED BY: MJP
 DATE: 04/30/2024
 PROJECT #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION (222 SE GREEN STREET | LEE'S SUMMIT, MO 64663)

STANDARD DETAILS
 PUBLIC WORKS ENGINEERING
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 SHEET NAME: FIELD INLET DETAILS
 SHEET NO.: STM-2

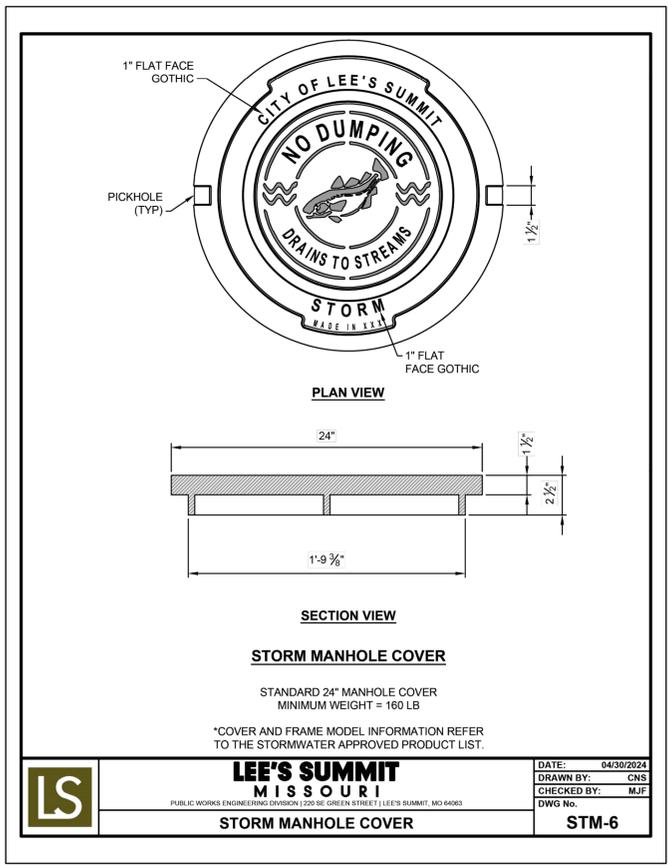
DATE: 04/30/2024
 DRAWN BY: CNS
 CHECKED BY: MJP
 DATE: 04/30/2024
 PROJECT #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION (222 SE GREEN STREET | LEE'S SUMMIT, MO 64663)

FLARED END SECTION SUPPORT DETAIL
 SHEET NO.: STM-5

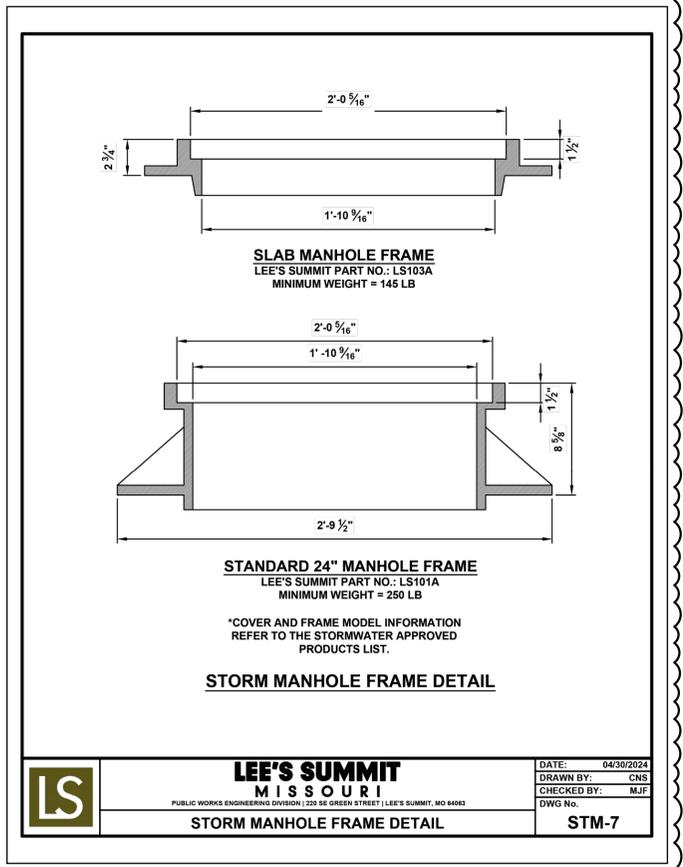
DATE: 04/30/2024
 DRAWN BY: CNS
 CHECKED BY: MJP
 DATE: 04/30/2024
 PROJECT #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION (222 SE GREEN STREET | LEE'S SUMMIT, MO 64663)

STORM MANHOLE COVER
 SHEET NO.: STM-6

DATE: 04/30/2024
 DRAWN BY: CNS
 CHECKED BY: MJP
 DATE: 04/30/2024
 PROJECT #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION (222 SE GREEN STREET | LEE'S SUMMIT, MO 64663)

STORM MANHOLE FRAME DETAIL
 SHEET NO.: STM-7

DATE: 04/30/2024
 DRAWN BY: CNS
 CHECKED BY: MJP
 DATE: 04/30/2024
 PROJECT #:

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STEPHEN SAYLOR, P.E.
 MO# 2018021248

STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 3/5/2026

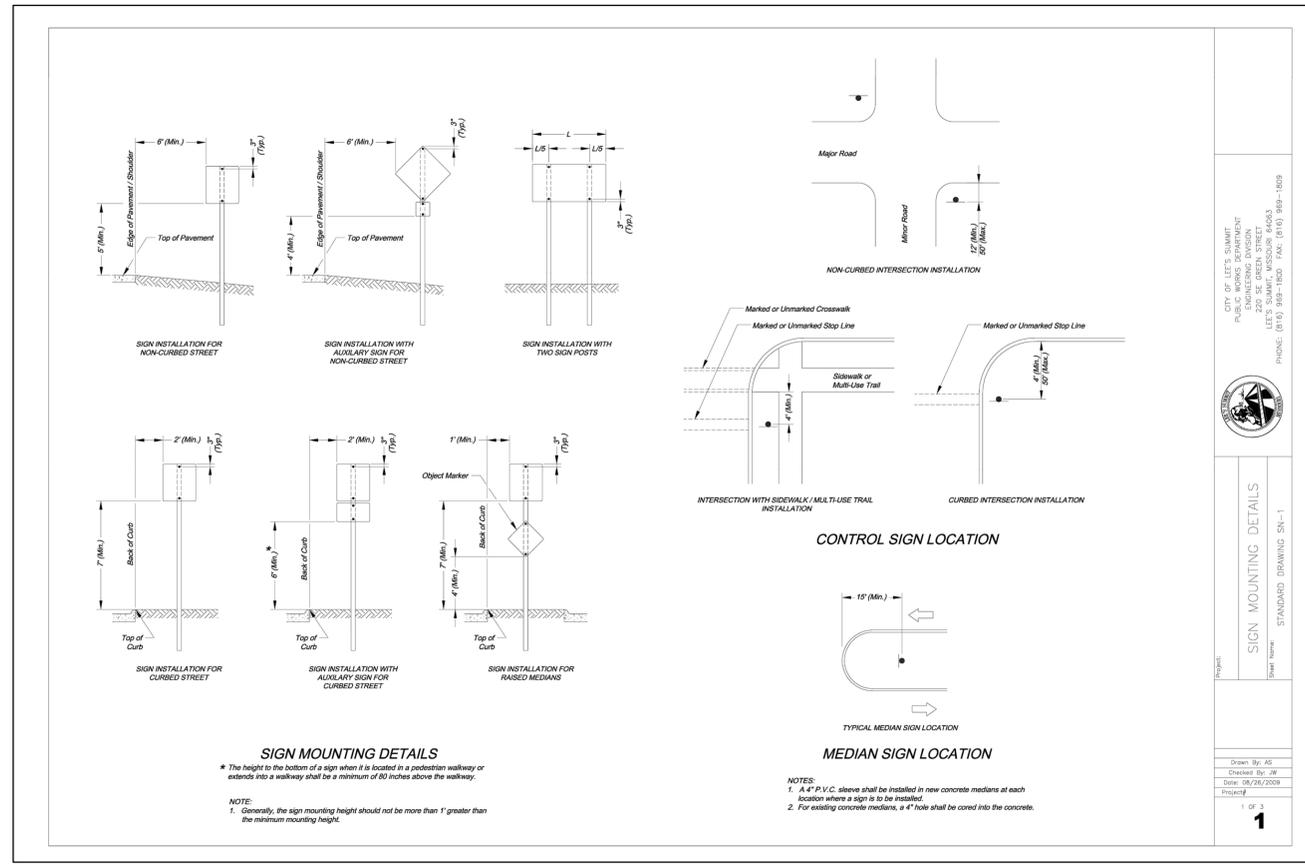
REVISIONS DESCRIPTION
 NO. REV. DATE REVISION PER CITY COMMENTS

1 2/6/2026
 2

DETAIL SHEET (CONT'D)
 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.: C19-4061-0
 date: 01/05/2026

SHEET C130

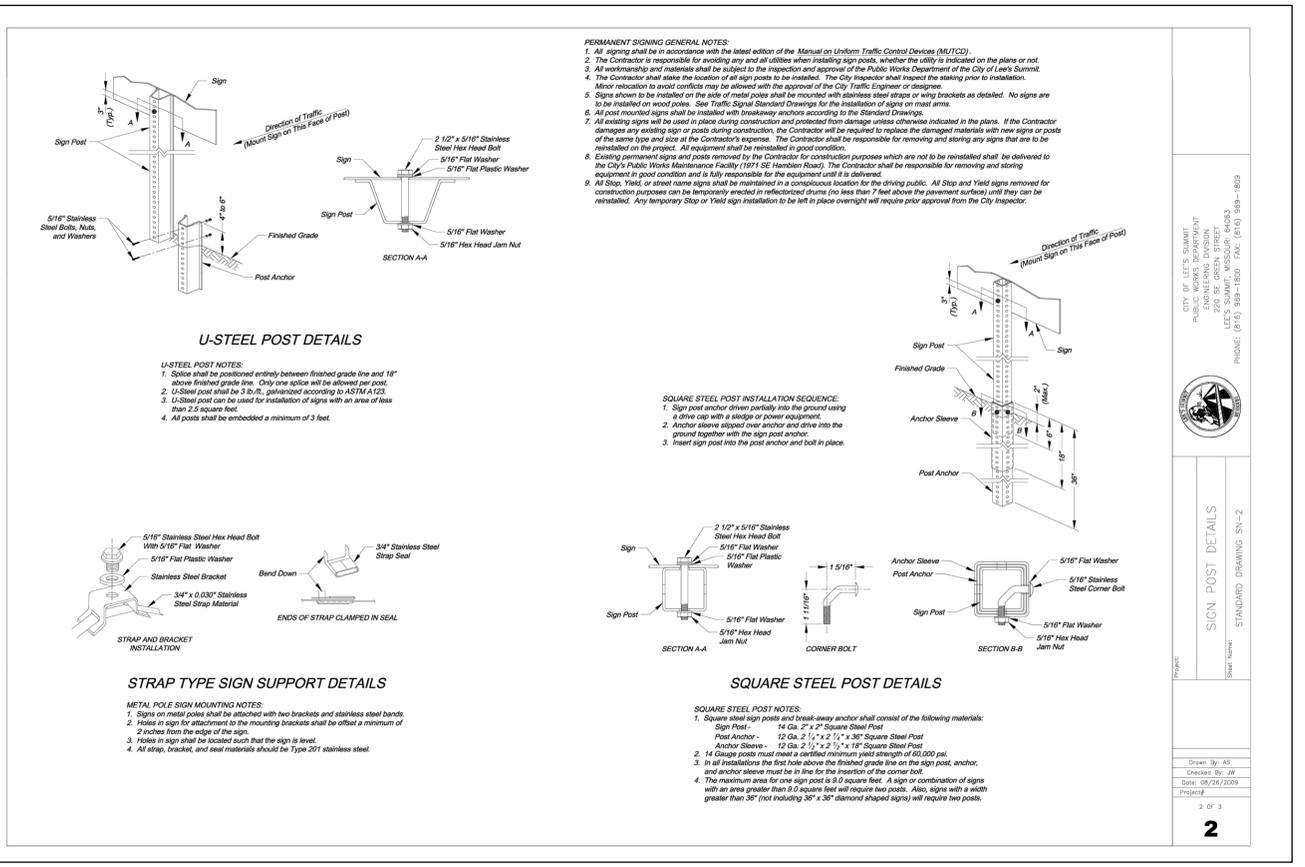


CITY OF LEE'S SUMMIT
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 ENGINEERING DIVISION
 LEE'S SUMMIT, MISSOURI 64063
 PHONE: (816) 998-1800 FAX: (816) 998-1809

PROJECT: SIGN MOUNTING DETAILS
 STANDARD DRAWING: SN-1

Drawn By: JS
 Checked By: JW
 Date: 08/26/2009

1 of 3
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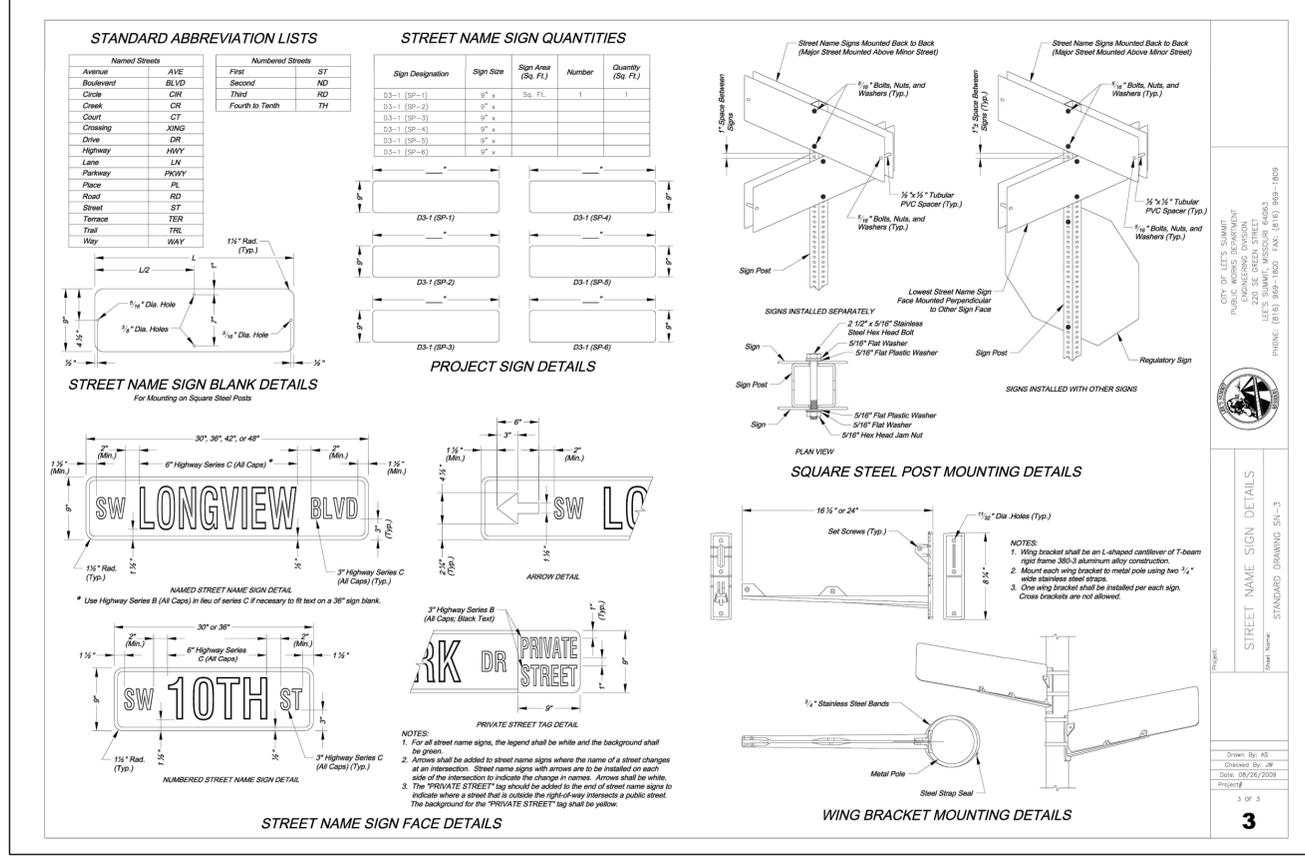


CITY OF LEE'S SUMMIT
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 LEE'S SUMMIT, MISSOURI 64063
 PHONE: (816) 998-1800 FAX: (816) 998-1809

PROJECT: SIGN POST DETAILS
 STANDARD DRAWING: SN-2

Drawn By: JS
 Checked By: JW
 Date: 08/26/2009

2 of 3
2

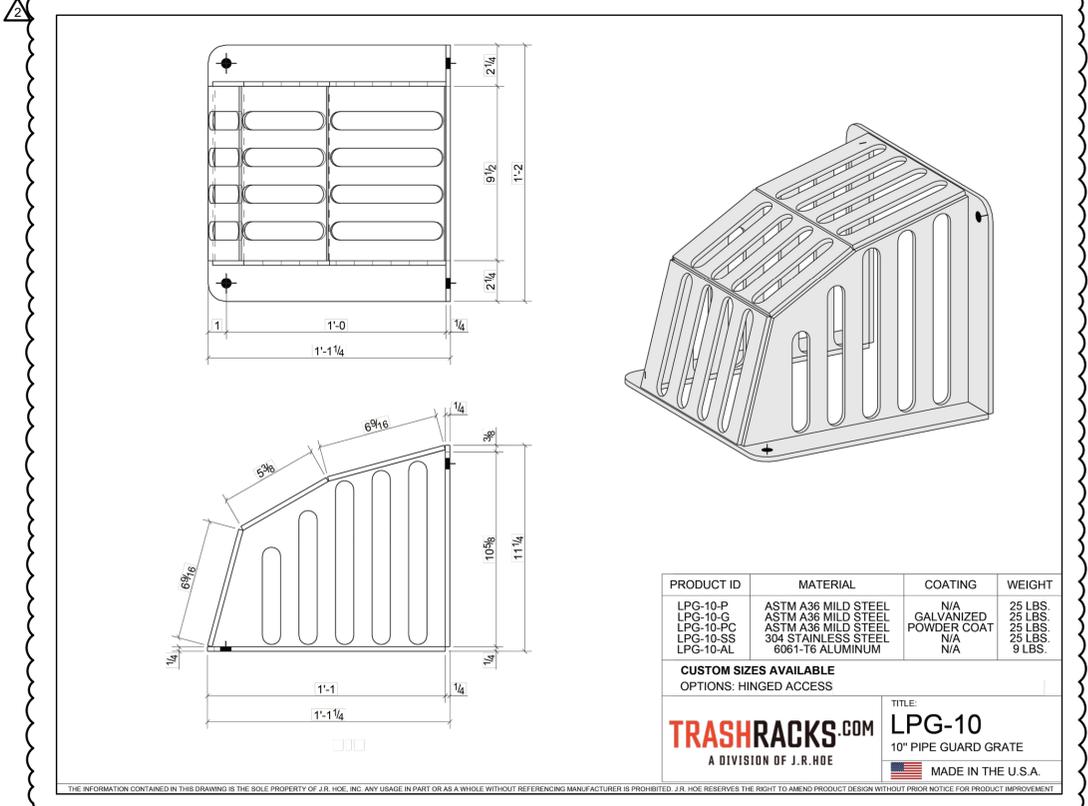


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 ENGINEERING DIVISION
 LEE'S SUMMIT, MISSOURI 64063
 PHONE: (816) 998-1800 FAX: (816) 998-1809

PROJECT: STREET NAME SIGN DETAILS
 STANDARD DRAWING: SN-3

Drawn By: JS
 Checked By: JW
 Date: 08/26/2009

3 of 3
3



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 3/5/2026
 PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION
2	3/5/2026	REVISED PER CITY COMMENTS

DETAIL SHEET (CONT'D)
 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.: C19-4061
 date: 01/05/2026

SHEET
 C131