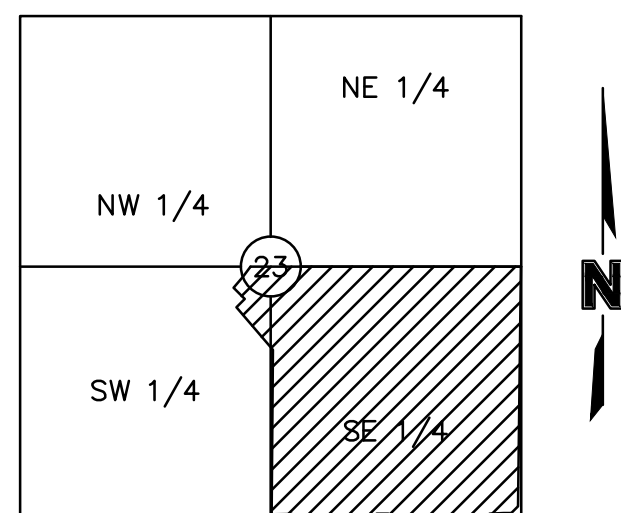


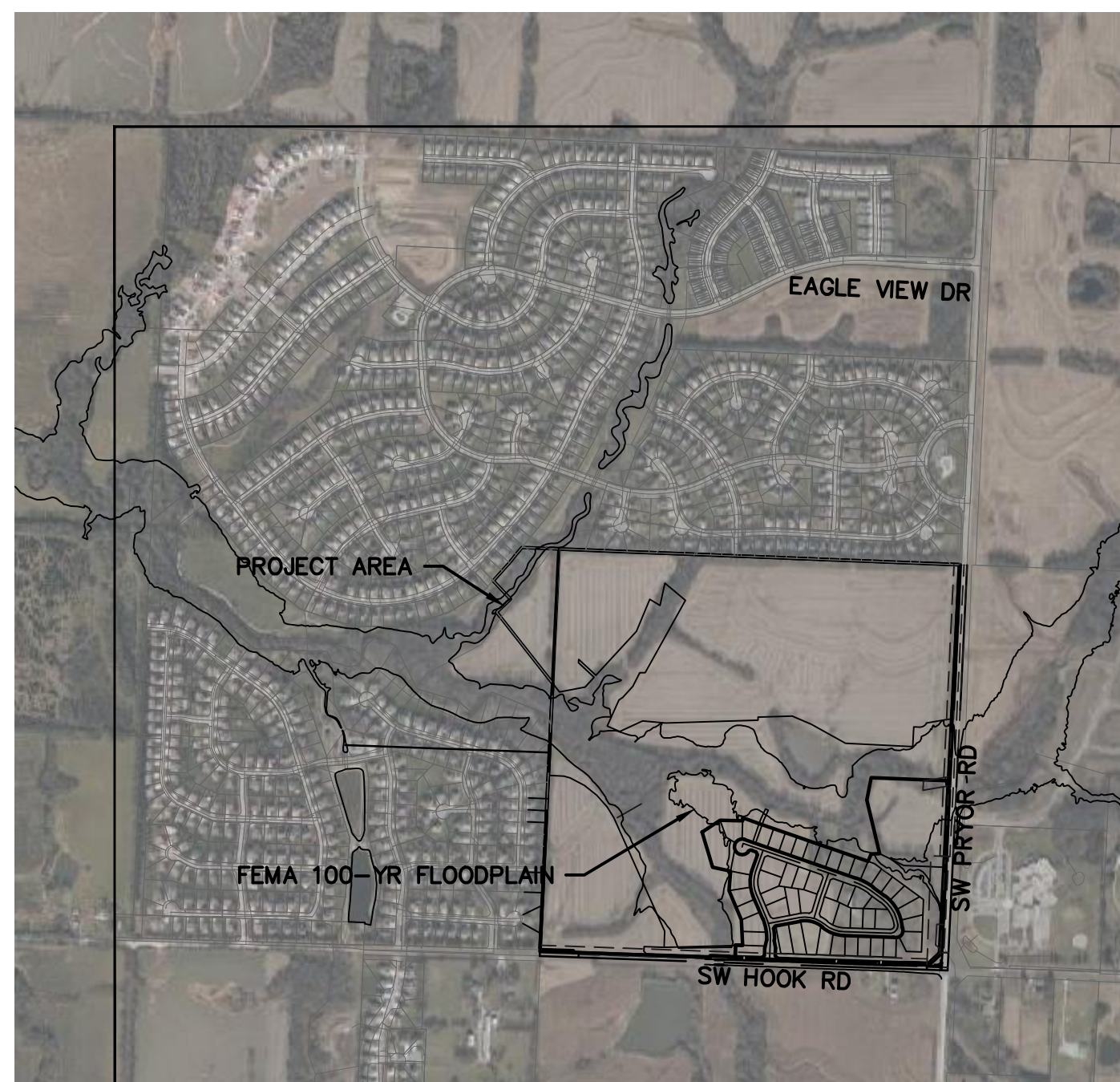
THE RETREAT AT HOOK FARMS STREET AND STORM SEWER PLANS

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



LOCATION MAP
Sec. 23, Twp. 47 N., Rge. 23 W.
(N.T.S.)

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.459.4285	UTILITY SERVICE NUMBERS NAME: DEVELOPMENT SERVICES PHONE: 816-969-1200 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: MEGAN WALTER, P.E. PHONE: 970.635.3737	
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177	



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26	C125	STREET DETAILS

LEGEND

▲CTL SURVEY CONTROL POINT	⊞ TRAFFIC SIGNAL BOX	⊙SPH SPRINKLER HEAD
▲ SURVEY BENCHMARK	⊞ TRAFFIC SIGNAL MANHOLE	⊙SCV SPRINKLER CONTROL VALVE
▲TBM SURVEY TEMPORARY BENCHMARK	⊞ TRAFFIC SIGNAL POLE W/ ARM	⊙ WATER METER PIT
⊞ GAS METER	⊞ TRAFFIC SIGNAL POLE	⊙ FIRE HYDRANT
⊞ GAS RISER	⊞ TRAFFIC SIGNAL CONTROL BOX	⊞ WATER METER
⊞ GAS MANHOLE	⊞ TRAFFIC SIGNAL PEDESTAL	⊞ WATER VALVE
⊞ GAS REGULATOR	⊞ ELECTRIC MANHOLE	⊞ FLAG POLE
⊞ TELEVISION PEDESTAL	⊞ ELECTRIC METER	⊞ SIGN
⊞ FIBER BOX	⊞ ELECTRIC RISER	⊞ BOLLARD
⊞ FIBER PEDESTAL	⊞ ELECTRIC BOX	⊞ WOOD POST
⊞ CABLE BOX	⊞ ELECTRIC CABINET	⊞ STEEL POST
⊞ CABLE VAULT	⊞ ELECTRIC JUNCTION BOX	⊞ COLUMN
⊞ TELEPHONE PEDESTAL	⊞ YARD LIGHT	⊞ BORE HOLE
⊞ STORM MANHOLE	⊞ LIGHT POLE	⊞ STUMP
⊞ STORM GRATE	⊞ POWER POLE	⊞ BUSH
⊞ SANITARY MANHOLE	⊞ POWER POLE W/ LIGHT	⊞ EVERGREEN TREE
	⊞ GUY WIRE	⊞ DECIDUOUS TREE

— SECTION LINE	— TEL —	— EXISTING TELEPHONE LINE
— PROPERTY LINE	— SS —	— EXISTING SANITARY LINE
— CENTER LINE	— —	— EXISTING STORM LINE
— PROPOSED ROW LINE	— G —	— EXISTING GAS LINE
— EXISTING ROW LINE	— W —	— EXISTING WATER LINE
— UTILITY EASEMENT	— X — X — X — X —	— EXISTING CHAIN LINK FENCE
— -1371— EXISTING CONTOUR	— OHE —	— EXISTING OVERHEAD ELECTRIC
— -1371— EXISTING CONTOUR	— P —	— EXISTING PIPE LINE
— -1371— PROPOSED MINOR CONTOUR	— — — — —	— GRADING LIMITS
— -1371— PROPOSED MAJOR CONTOUR	— — — — —	— TEMP CONSTRUCTION EASEMENT
— — — — — EXISTING TREELINE	— — — — —	— PROPOSED CHAIN LINK FENCE
		— PROPOSED WOOD PRIVACY FENCE

M.G. MATCH GRADE	EXIST. EXISTING	ASPHALT
P PAVEMENT	TYP. TYPICAL	2-INCH MILL & OVERLAY
TC TOP OF CURB	(R) REMOVAL	CONCRETE
EP EDGE OF PAVEMENT	CONST. CONSTRUCT	
R/W RIGHT-OF-WAY	TBM TEMPORARY BENCHMARK	
TCE TEMP CONSTRUCTION EASEMENT	C.P. CONTROL POINT	
PROP. PROPOSED	BC BACK OF CURB	

PROPERTY DESCRIPTION:

(AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, NOVEMBER 1, 2018)

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2613.19 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PRYOR ROAD AS NOW ESTABLISHED; THENCE SOUTH 02 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2520.50 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 135.21 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HOOK ROAD, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2264.70 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 252.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 2615.22 FEET TO THE POINT OF BEGINNING.

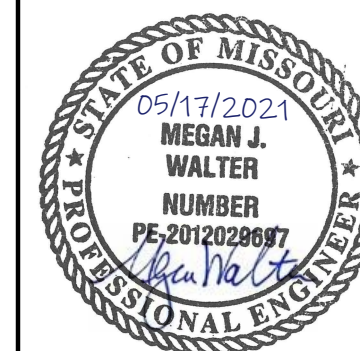
ALSO,

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 47, RANGE 32, LYING NORTH OF EAGLE CREEK GREENWAY, A SUBDIVISION, ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO-WIT: THE SOUTH ONE HALF OF THE NORTHEAST QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 2 DEGREES 36 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1330.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID NORTHWEST QUARTER, THENCE SOUTH 87 DEGREES 40 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF 2657.85 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF, THENCE SOUTH 87 DEGREES 41 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER 2654.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF; THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1323.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 45 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2653.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 2 DEGREES 43 MINUTES 24 SECONDS WEST, (DEED-SOUTH 2 DEGREES 41 MINUTES 49 SECONDS WEST), ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1138.42 FEET TO THE CENTERLINE OF MOUSE CREEK, AS NOW ESTABLISHED; THENCE NORTH 25 DEGREES 51 MINUTES 15 WEST (DEED-NORTH 25 DEGREES 52 MINUTES 53 WEST), ALONG SAID CENTERLINE, 73.83 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 09 SECONDS WEST (DEED-NORTH 67 DEGREES 54 MINUTES 44 SECONDS WEST), ALONG SAID CENTERLINE, 379.20 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 27 SECONDS WEST (DEED-SOUTH 38 DEGREES 58 MINUTES 52 SECONDS WEST), ALONG SAID CENTERLINE, 187.72 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 07 SECONDS WEST (DEED-NORTH 48 DEGREES 38 MINUTES 42 SECONDS WEST), ALONG SAID CENTERLINE, 131.31 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 23 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 58 SECONDS WEST), ALONG SAID CENTERLINE, 279.90 FEET THENCE NORTH 26 DEGREES 34 MINUTES 47 SECONDS WEST (DEED-NORTH 26 DEGREES 36 MINUTES 22 SECONDS WEST), ALONG SAID CENTERLINE, 312.25 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 46 SECONDS WEST (DEED-NORTH 62 DEGREES 31 MINUTES 21 SECONDS WEST), ALONG SAID CENTERLINE, 134.47 FEET; THENCE SOUTH 52 DEGREES 10 MINUTES 15 SECONDS WEST (DEED-SOUTH 52 DEGREES 08 MINUTES 40 SECONDS WEST), ALONG SAID CENTERLINE, 85.16 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 09 SECONDS WEST (DEED-SOUTH 19 DEGREES 35 MINUTES 34 SECONDS WEST), ALONG SAID CENTERLINE, 142.83 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 39 SECONDS WEST (DEED-SOUTH 79 DEGREES 20 MINUTES 04 SECONDS WEST), ALONG SAID CENTERLINE, 68.92 FEET; THENCE NORTH 73 DEGREES 27 MINUTES 48 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 114.02 FEET; THENCE NORTH 25 DEGREES 46 MINUTES 28 SECONDS WEST (DEED-NORTH 25 DEGREES 48 MINUTES 03 SECONDS WEST), ALONG SAID CENTERLINE, 73.12 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 19 SECONDS WEST (DEED-NORTH 87 DEGREES 31 MINUTES 54 SECONDS WEST), ALONG SAID CENTERLINE, 473.33 FEET; THENCE NORTH 49 DEGREES 45 MINUTES 48 SECONDS WEST (DEED-NORTH 49 DEGREES 47 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 343.23 FEET; THENCE NORTH 56 DEGREES 22 MINUTES 25 SECONDS WEST (DEED-NORTH 56 DEGREES 24 MINUTES 00 SECONDS WEST), ALONG SAID CENTERLINE, 277.94 FEET; THENCE NORTH 65 DEGREES 42 MINUTES 49 SECONDS WEST (DEED-NORTH 65 DEGREES 44 MINUTES 24 SECONDS WEST), ALONG SAID CENTERLINE, 182.37 FEET; THENCE NORTH 22 DEGREES 55 MINUTES 55 SECONDS WEST (DEED-NORTH 22 DEGREES 57 MINUTES 30 SECONDS WEST), ALONG SAID CENTERLINE, 65.99 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 2 DEGREES 36 MINUTES 17 SECONDS EAST (DEED-NORTH 2 DEGREES 34 MINUTES 42 SECONDS EAST), ALONG SAID WEST LINE, 239.42 FEET TO THE POINT OF BEGINNING.
(SHOWN FOR CONVENIENCE IN REPORTING.)

<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input checked="" type="checkbox"/>	REVIEWED FOR CONSTRUCTION



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/19/2021



REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

COVER SHEET
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, MO

drawn by: EM
checked by: EM
designed by: RB
QA/QC by: NH
project no.: 019-4059
drawing no.: C_TTL00_0194059
date: 4/20/2020

SHEET C100
1 OF 54

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REVISIONS

2020

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

1. ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.
2. THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER INCLUDING ALL CURRENT ADDENDUMS. THE STANDARDS AND SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.
3. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
 - A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
 - B. ALL CONSTRUCTION IN MISSOURI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MISSOURI DEPARTMENT OF TRANSPORTATION.
 - C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
 - E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
 - A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER. CONTRACTOR SHALL REMOVE EXCESS STRIPPINGS AND EXCESS EXCAVATION WITHIN 30 DAYS OF COMPLETION OF GRADING OPERATIONS.
 - B. AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE SUBGRADE SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS.
 - D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
 - E. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.
4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
5. 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.
6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

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

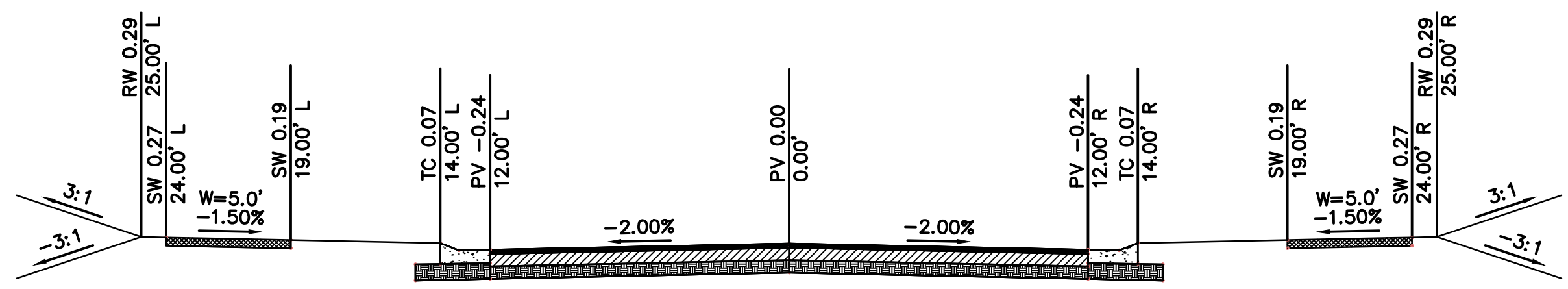
ESTIMATE OF QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
STREET				
1	EXCAVATION	C.Y.	19470	
2	EMBANKMENT	C.Y.	8709	
3	SUBGRADE STABILIZATION (6" FLYASH TREATMENT)	S.Y.	9150	
4	6" ASPHALT PAVEMENT	S.Y.	9150	
5	CONCRETE CURB & GUTTER (CG-2)	L.F.	6340	
6	5' CONCRETE SIDEWALK	L.F.	380	
7	ADA RAMP	EA.	12	
8	STREET NAME SIGNS WITH STOP SIGNS	EA.	5	
9	STREET NAME SIGNS	EA.	1	
STORM				
10	STD. CURB INLET (5'x3' INSIDE)	EA.	15	
11	STD. FIELD INLET (3'x3' INSIDE)	EA.	5	
12	STD. MANHOLE (4' DIA. INSIDE)	EA.	3	
13	STD. MANHOLE (5' DIA. INSIDE)	EA.	1	
14	WATER QUALITY BASIN OUTLET STRUCTURE	EA.	1	
15	6" PVC	L.F.	315	
16	15" HDPE	L.F.	18	
17	18" HDPE	L.F.	2002	
18	24" HDPE	L.F.	810	
19	30" HDPE	L.F.	34	
20	36" HDPE	L.F.	221	
21	6" FLARED END SECTION	EA.	1	
22	15" FLARED END SECTION	EA.	2	
23	18" FLARED END SECTION	EA.	1	
24	30" FLARED END SECTION	EA.	1	
25	RIPRAP	S.Y.	62	

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.

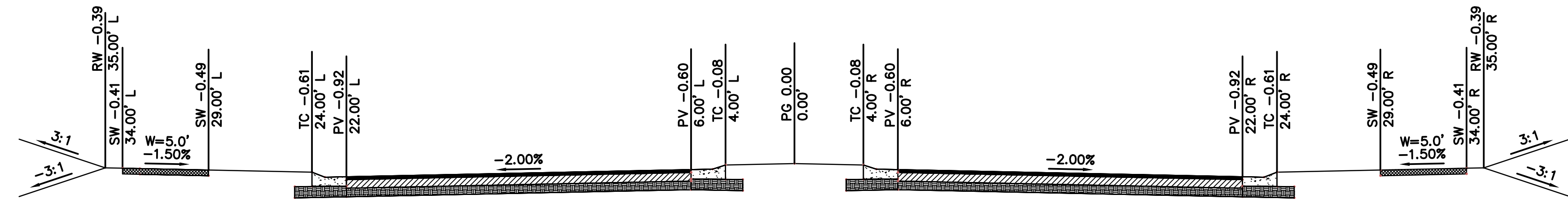
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/19/2021

ALL NOTES REFERENCED ON THIS PLAN SHEET MAY HAVE APPLICATIONS TO EVERY FACET OF THE CONSTRUCTION PLANS. THE NOTE HEADINGS OR TITLES ARE TO BE USED AS A GENERAL GUIDE TO APPLICABLE SITUATIONS.



SW HEARTHSTONE PLACE, SW RED BARN ROAD, SW HARVEST MOON LANE, SW HARVEST MOON PLACE
RESIDENTIAL LOCAL
N.T.S.

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



SW HEARTHSTONE PLACE ENTRY
RESIDENTIAL LOCAL
N.T.S.

- 2" TYPE 6 ASPHALTIC CONCRETE SURFACE
- 4" TYPE 5 ASPHALTIC CONCRETE BASE COURSE
- 6" MIN. MODOT TYPE 5 STONE BASE
- 6" FLYASH STABILIZED SUBGRADE
- CG-2 CURB & GUTTER
- CG-2 DRY CURB & GUTTER AT MEDIAN

USER: nhtaiser

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Scale: N.T.S.
1 RESIDENTIAL LOCAL STREET

Scale: N.T.S.
2 RESIDENTIAL LOCAL STREET

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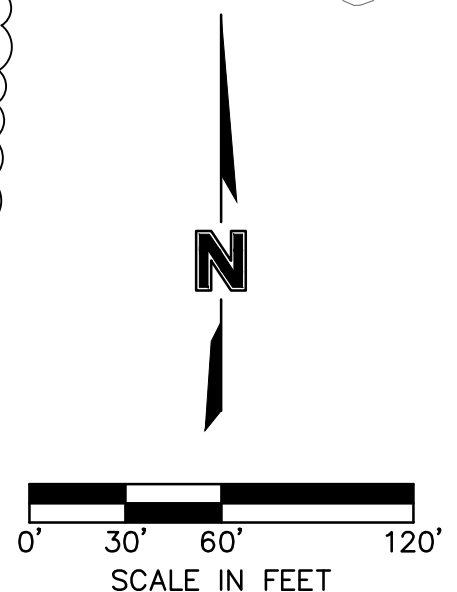
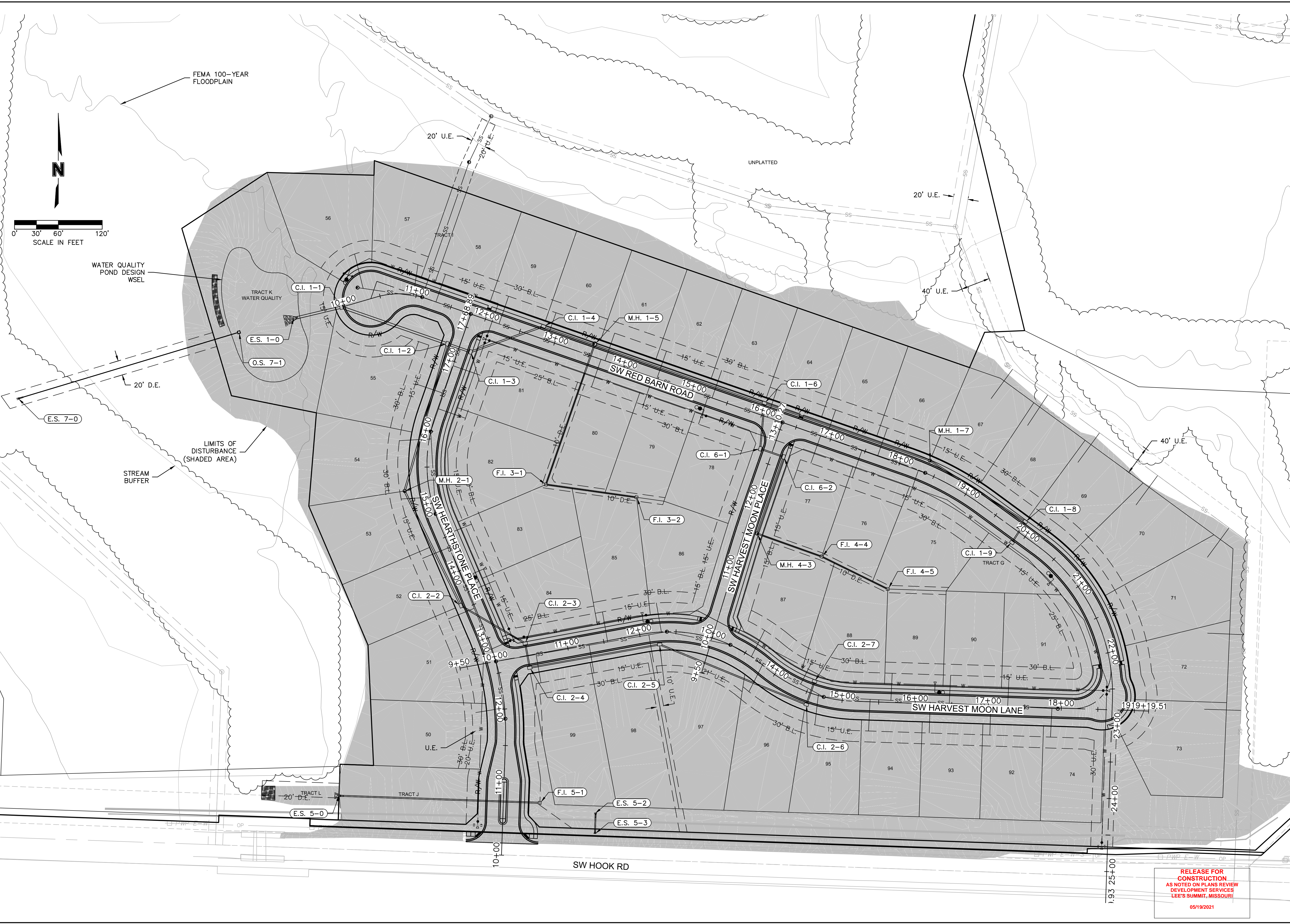
REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

GENERAL NOTES
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS

2020
LEE'S SUMMIT, MO

SHEET C101
2 OF 54

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4	05-04-2021	ADA RAMP REVISIONS	

GENERAL LAYOUT
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020
 SHEET C102
 3 OF 54

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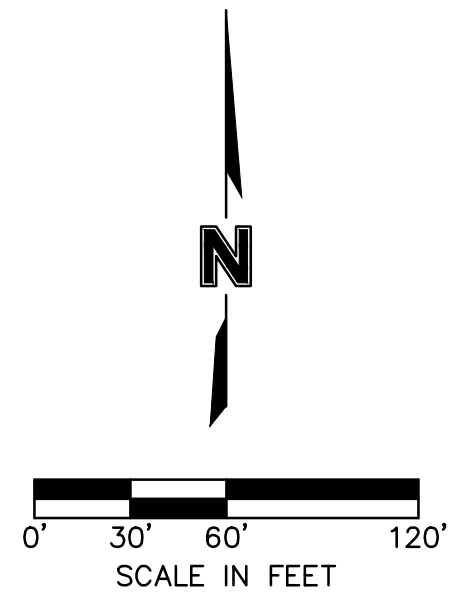
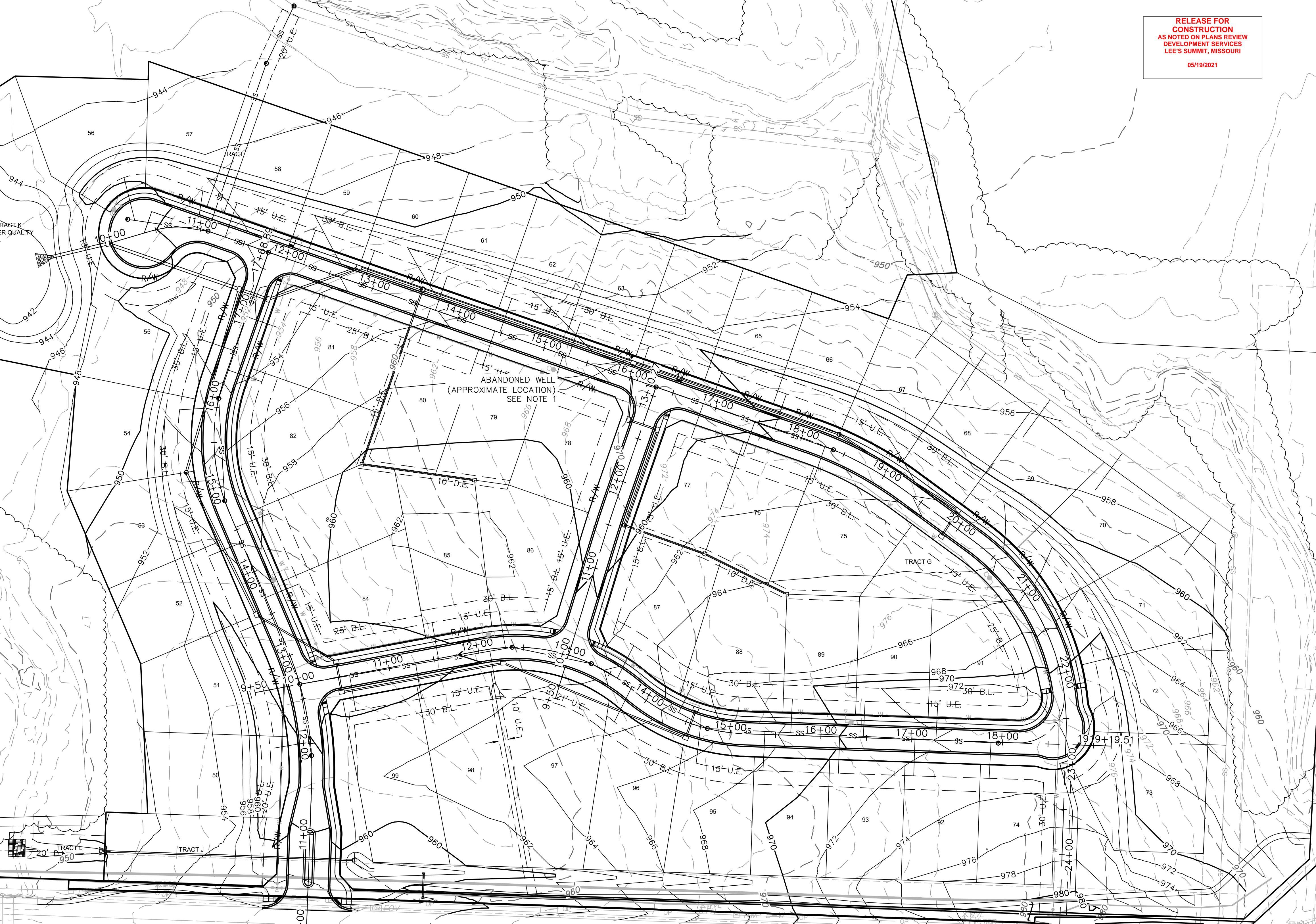
2020

REVISIONS

LOT #	FILL > 8'
50	
51	
52	
53	9
54	9
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59	
60	
61	
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The Retreat at Hook Farms Minimum Building Opening Elevations				
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE
50	952.35	952.59	957.53	959.70
51	952.59	953.56	959.70	959.44
52	953.56	952.02	959.44	958.54
53	952.02	949.49	958.54	957.29
54	949.49	948.52	957.29	955.52
55	955.02	948.52	952.91	957.29
56	943.32	944.18	949.94	950.48
57	944.18	944.81	950.48	951.88
58	945.02	946.14	952.26	953.74
59	946.14	947.55	953.74	955.22
60	947.55	948.68	955.22	956.65
61	948.68	950.51	956.65	957.66
62	950.51	950.16	957.66	958.50
63	950.16	951.26	958.50	959.35
64	951.26	951.36	959.35	960.19
65	951.36	953.20	960.19	961.03
66	953.20	954.94	961.03	961.85
67	954.94	955.28	961.85	962.61
68	955.28	956.50	962.61	963.44
69	956.50	957.30	963.44	965.17
70	957.30	958.12	965.17	968.09
71	958.12	961.28	968.09	971.12
72	961.28	966.20	971.12	974.07
73	966.20	968.87	974.07	975.99
74	968.87	972.41	975.99	975.71
75	965.28	963.82	963.12	961.66
76	963.82	962.95	961.66	960.79
77	962.95	962.25	960.79	960.09
78	962.25	960.60	960.09	958.44
79	960.60	959.76	958.44	957.60
80	959.76	958.72	957.60	956.56
81	958.72	956.47	956.56	954.31
82	956.47	960.54	954.31	958.38
83	960.54	961.37	958.38	959.21
84	961.37	960.07	959.21	959.49
85	961.31	961.86	960.57	961.36
86	972.83	977.49	961.36	961.51
87	969.41	972.83	961.63	965.25
88	966.47	969.41	965.25	969.05
89	966.47	969.41	969.05	971.40
90	966.47	969.41	971.40	972.84
91	966.47	969.41	972.84	972.36
92	966.47	969.41	974.45	972.54
93	966.47	969.41	972.54	970.65
94	966.47	969.41	970.65	968.16
95	966.47	969.41	968.16	966.00
96	966.47	969.41	966.00	963.42
97	966.47	969.41	963.42	961.19
98	966.47	969.41	961.19	960.38
99	966.47	969.41	960.38	959.63

MBOE's have been provided per lot lines, facing the lot from the street. Interpolation will be allowed between the right and left side MBOE's provided, depending on the location of the lowest opening on the proposed structure.



GENERAL NOTES:

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

LEGEND

100- -	EXISTING INDEX CONTOURS
100- -	EXISTING INTERMEDIATE CONTOURS
100- -	PROPOSED INDEX CONTOURS
100- -	PROPOSED INTERMEDIATE CONTOURS

EARTHWORK QUANTITIES

LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	19470	8709
SITE	64236	41874
TOTAL	83706	50583

NOTES:

- ONE OIL OR GAS WELL IS LOCATED ON THE PROPERTY (DRY HOLE, ABANDONED AS OF 5/11/1928).
COORDINATES: 38.87019N, -94.41911W
INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geoserv/oilandgas.htm>
(UPDATED AUGUST 2018)
- 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.

THIRD PARTY TESTING REQUIRED FOR WATER QUALITY BASIN:

- REMOVE TOPSOIL AND ORGANIC MATERIAL FROM THE AREA
- PROOF ROLL TO CHECK THE SUBGRADE
- REMOVE OR REPAIR ANY UNSTABLE AREA IN ACCORDANCE WITH THIRD-PARTY TESTER
- PLACE 9" LOOSE LIFTS OF 9" MATERIAL WITH LL=50 AND PI=25 OR GREATER. 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.

drawn by: EM
checked by: EM
designed by: RB
QA/QC by: NH
project no.: 019-4059
drawing no.: C_GRD01_0194059
date: 4/20/2020

SHEET C103
4 OF 54

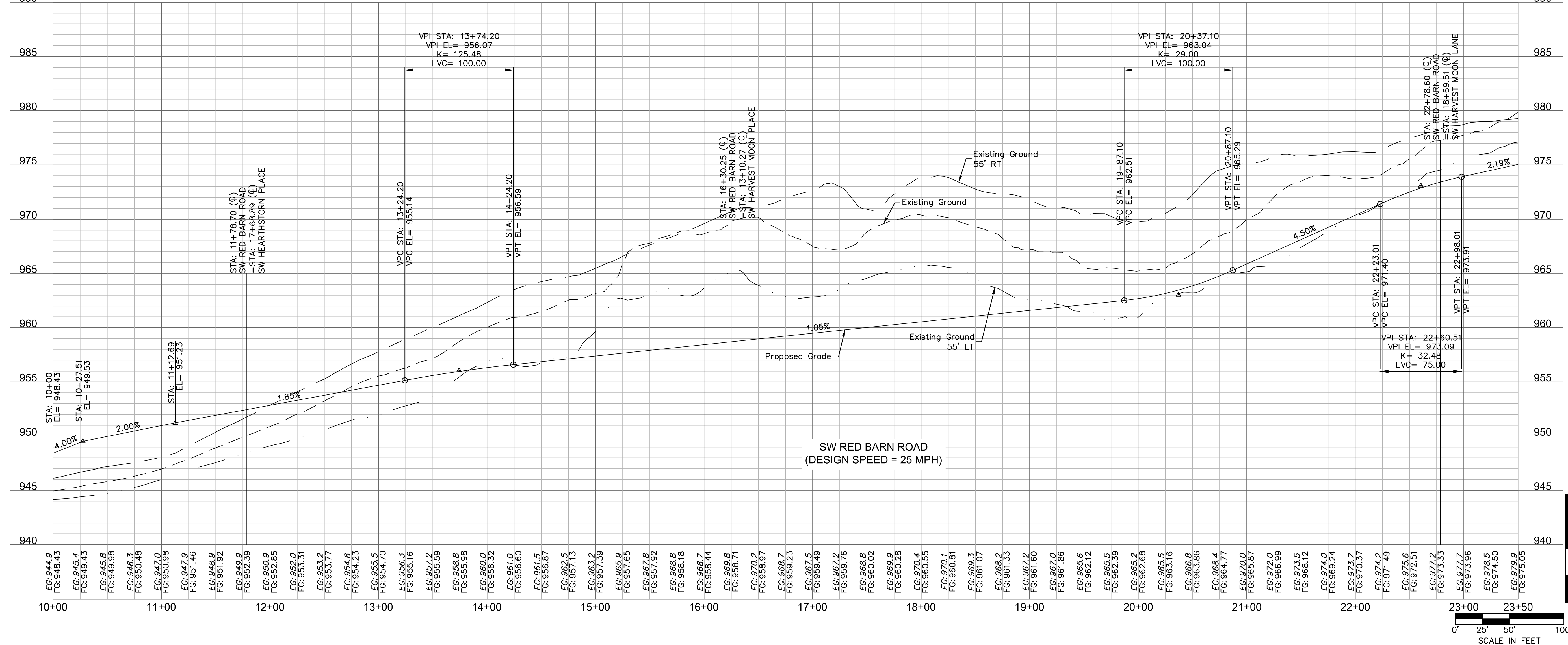
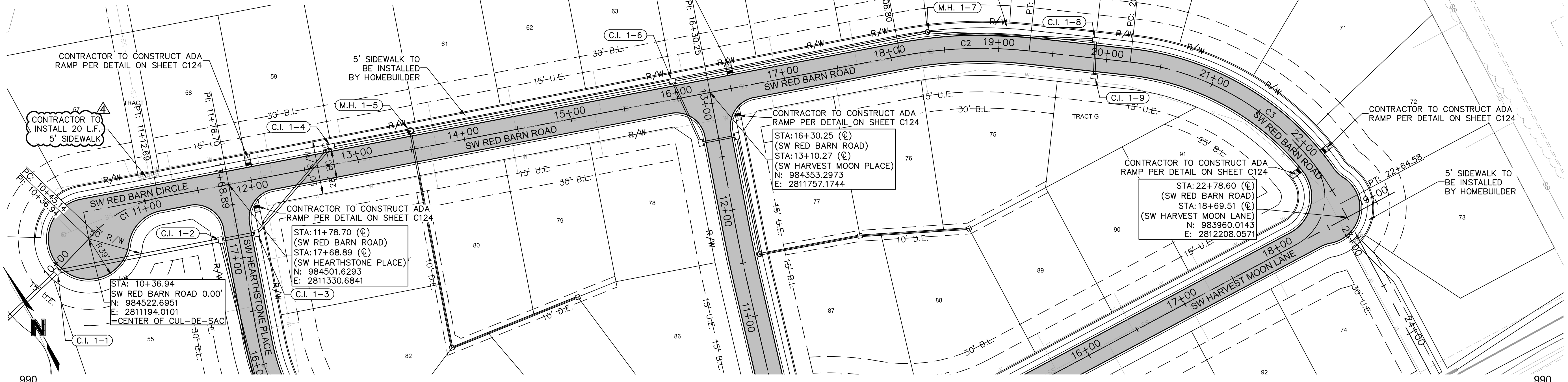
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 C_PBDY_0194059 C_PBLK_0194059_34x22

CURVE TABLE					
CURVE ID #	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	P.I. STA. (BK.)
C1	109.16	67.55	035°27'33"	34.90	10+77.80
C2	400.00	119.26	017°04'57"	60.07	18+67.98
C3	250.00	242.84	055°39'20"	131.97	21+32.61

LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CG-2 CURB & GUTTER

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021



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REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

SW RED BARN ROAD PLAN & PROFILE
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

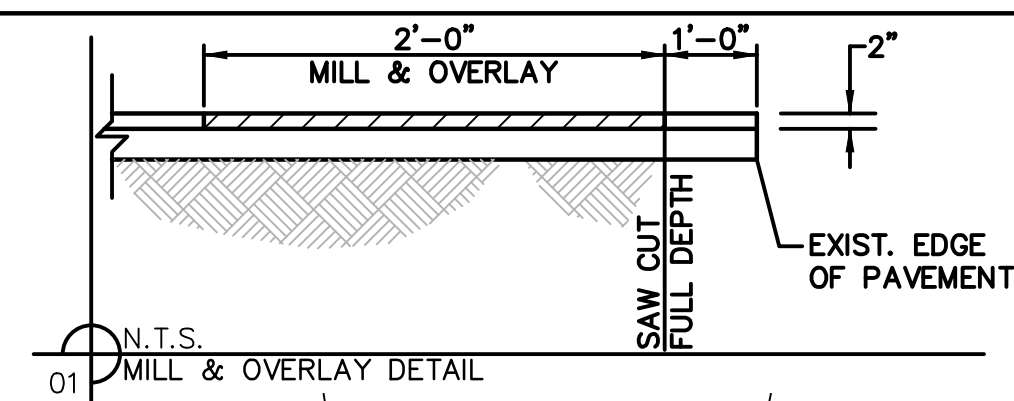
2020
 REVISIONS

drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
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 drawing no.: C_RRP02_0194059
 date: 4/20/2020

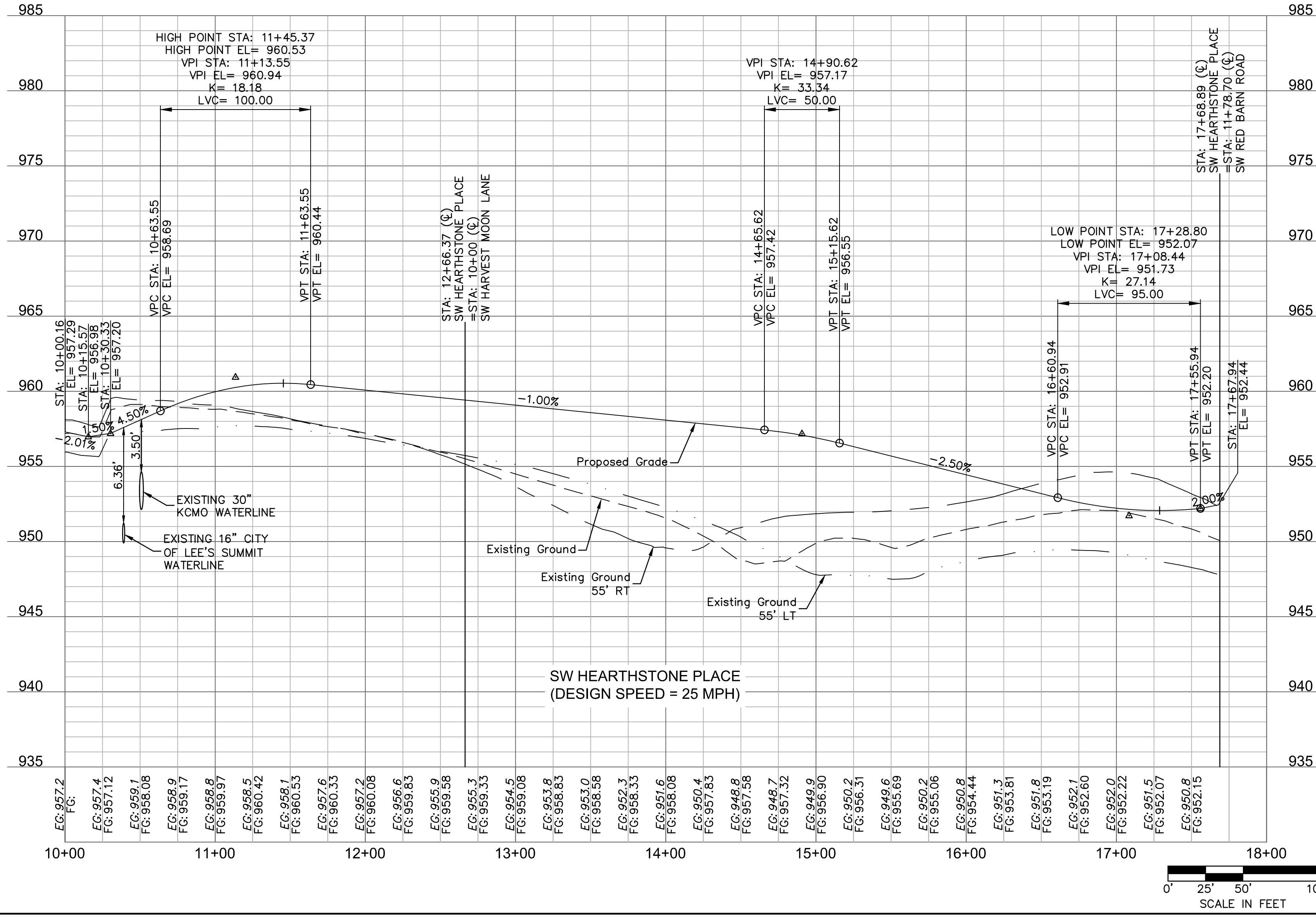
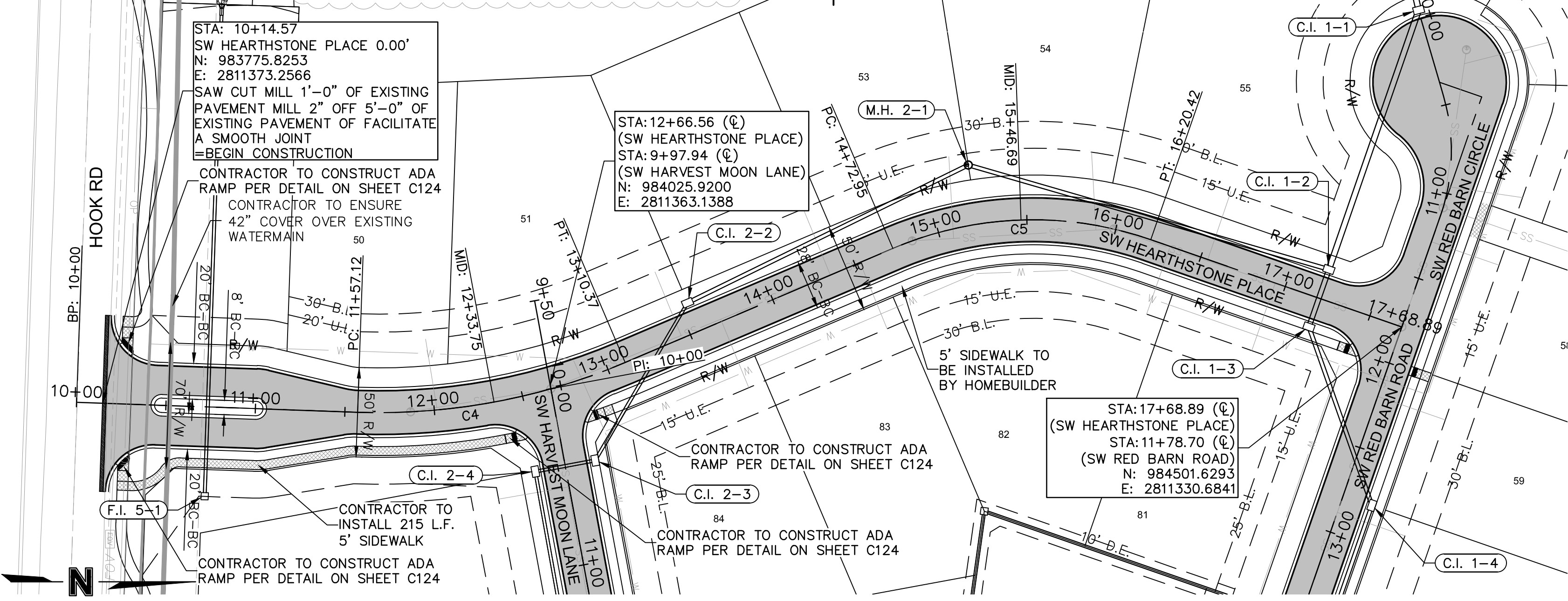
SHEET C104
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CURVE TABLE					
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C5	200.00	147.47	042°14'45"	77.27	15+43.15

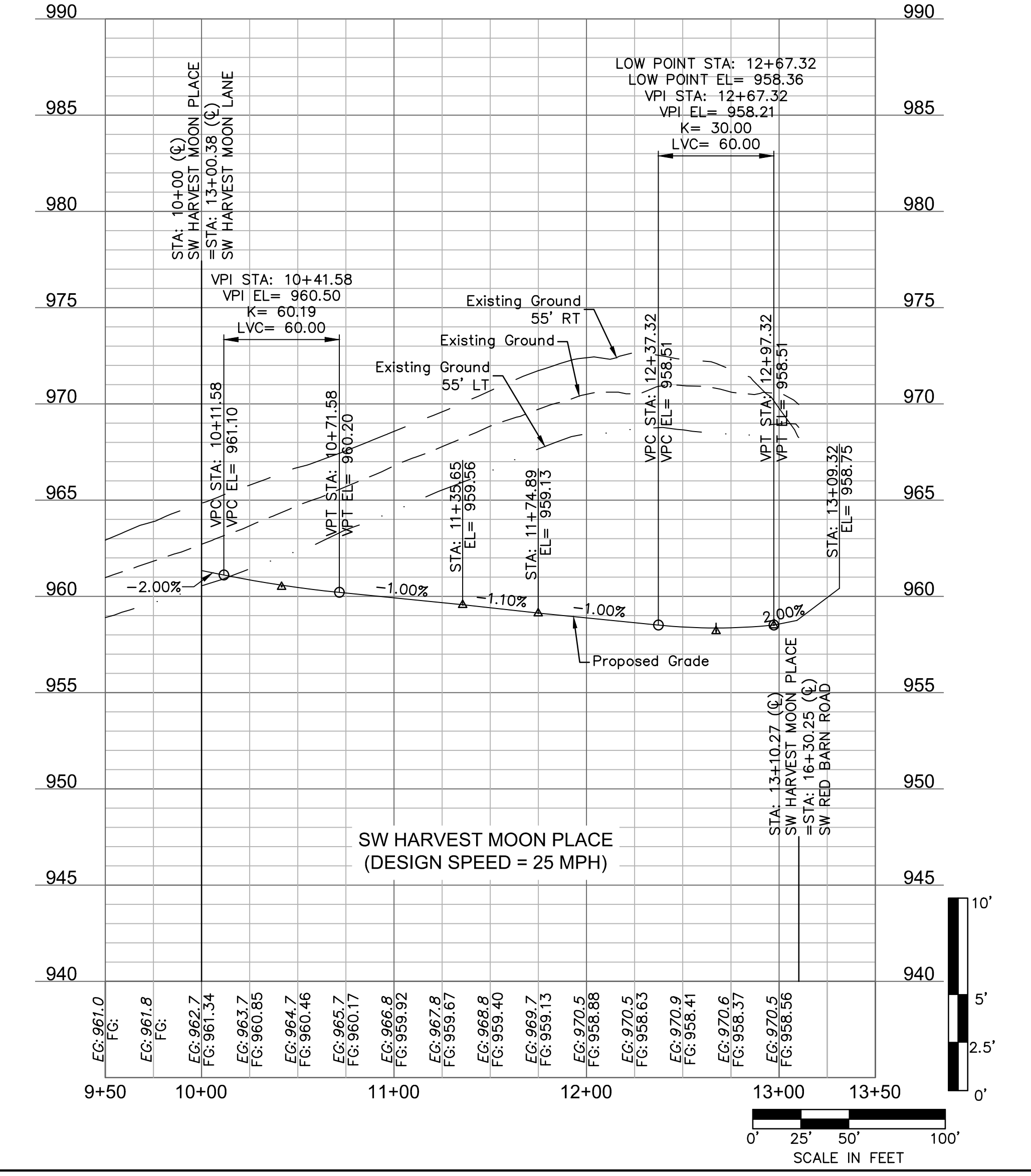
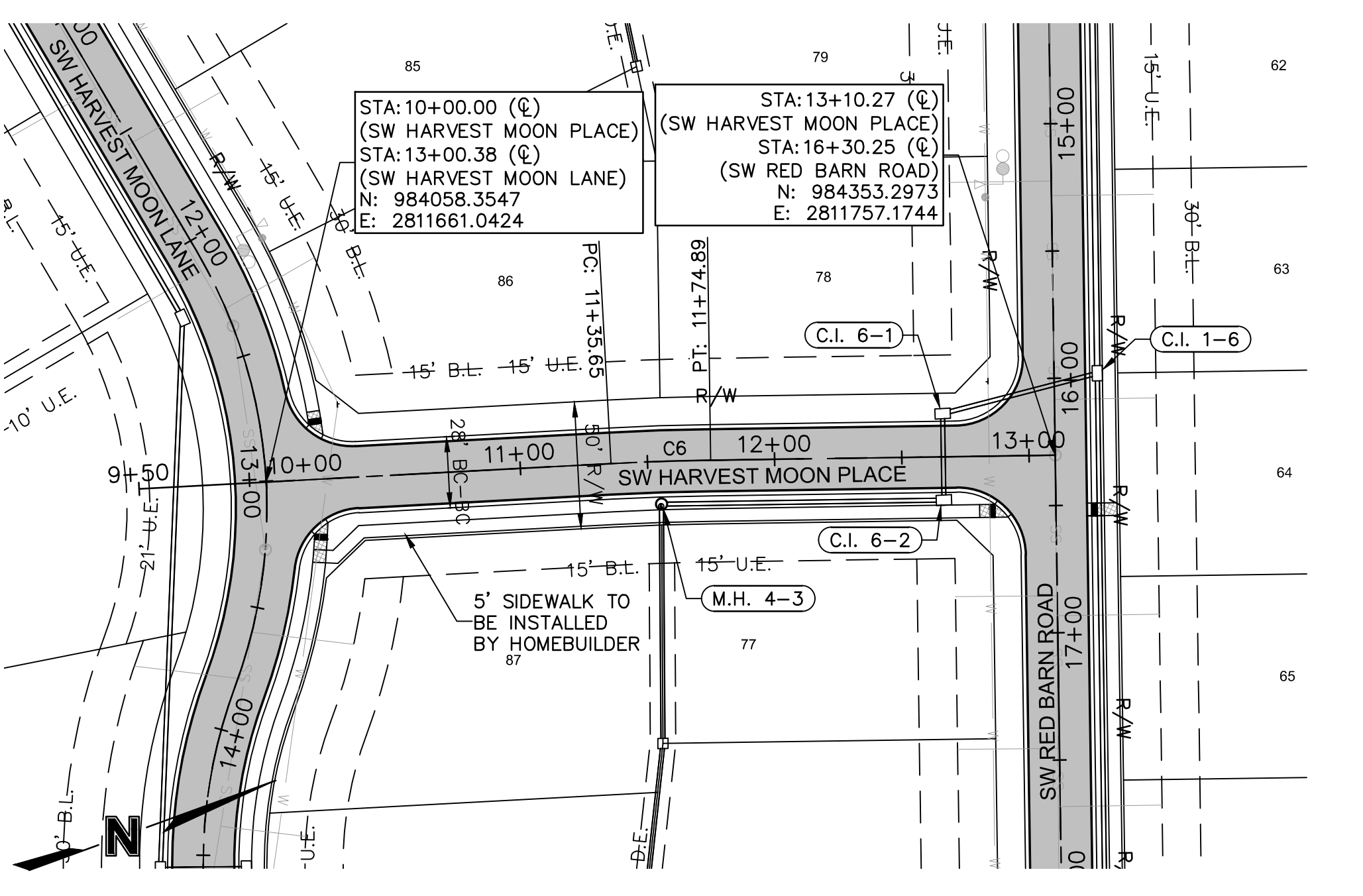


LEGEND	
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	CG-2 CURB & GUTTER



CURVE TABLE					
CURVE ID #	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	P.I. STA. (BK.)
C6	1000.00	39.23	002°14'52"	19.62	11+55.27

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
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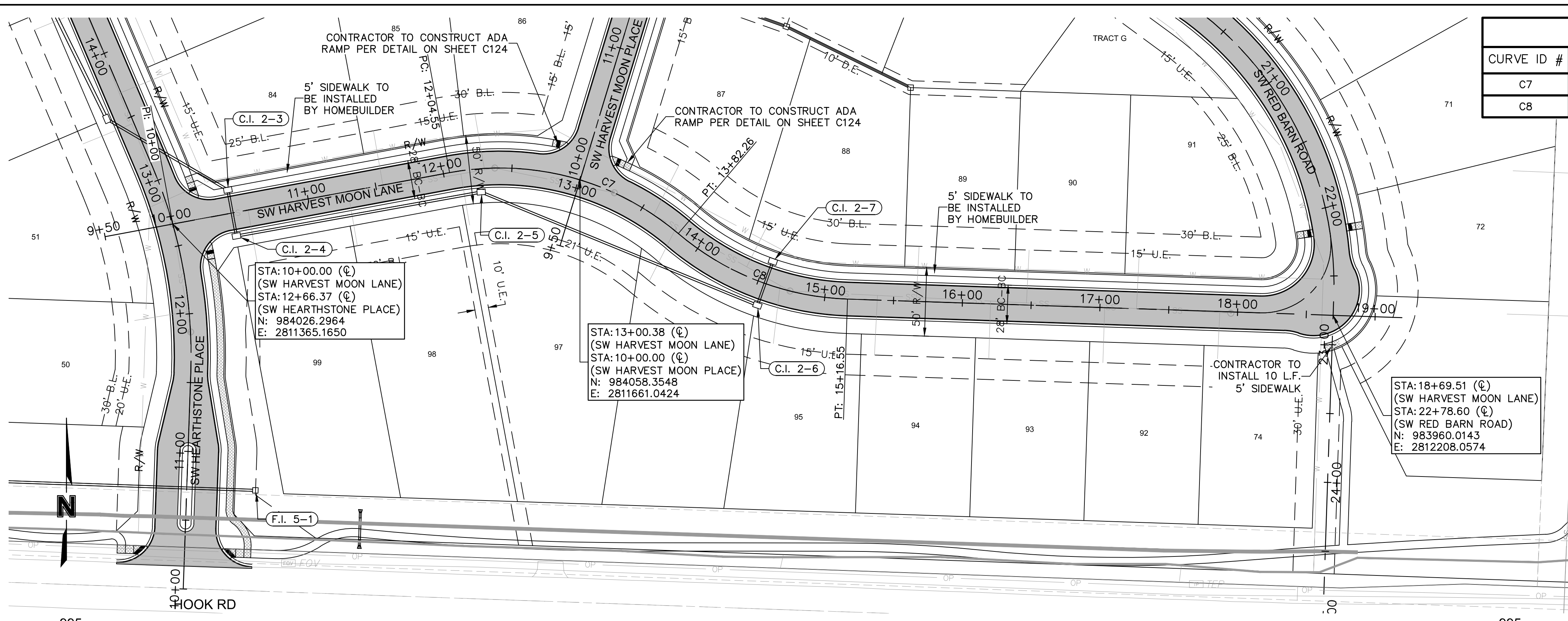
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SW HEARTHSTONE PLACE, SW HARVEST MOON LANE PLAN & PROFILE
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO

drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
 project no.: 019-4059
 drawing no.: C_RRP02_0194059
 date: 4/20/2020

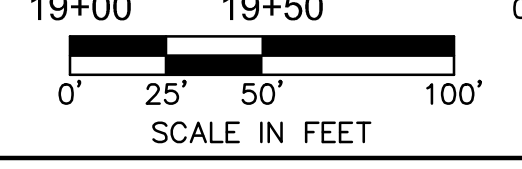
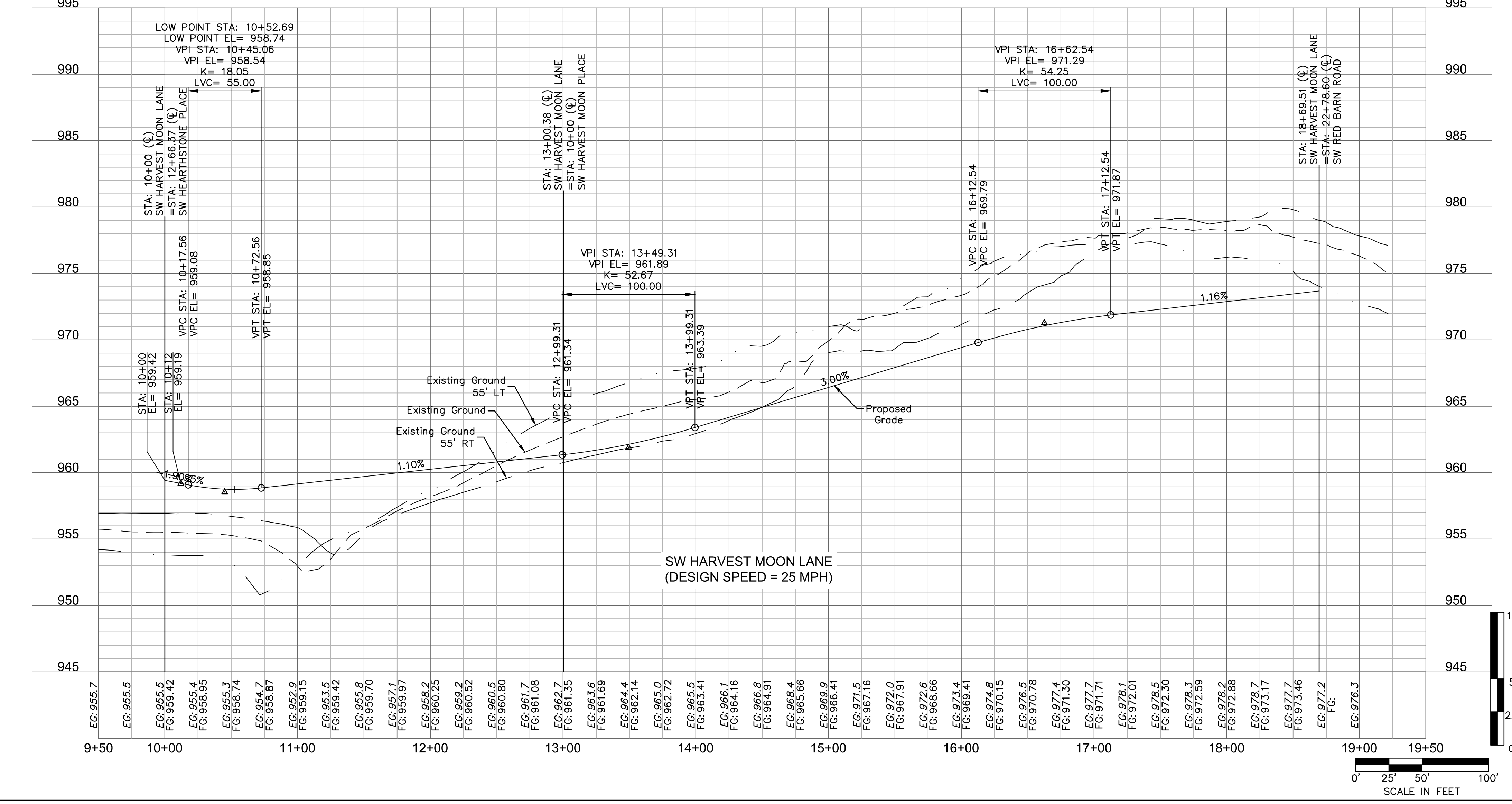
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6 OF 54

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CURVE TABLE					
CURVE ID #	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	P.I. STA. (BK.)
C7	200.00	177.71	050°54'36"	95.20	12+87.06
C8	200.00	134.29	038°28'13"	69.78	14+46.76

LEGEND
 CONCRETE SIDEWALK
 ASPHALT PAVEMENT
 CG-2 CURB & GUTTER



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SW HARVEST MOON LANE PLAN & PROFILE
 STREET AND STORM SEWER PLANS
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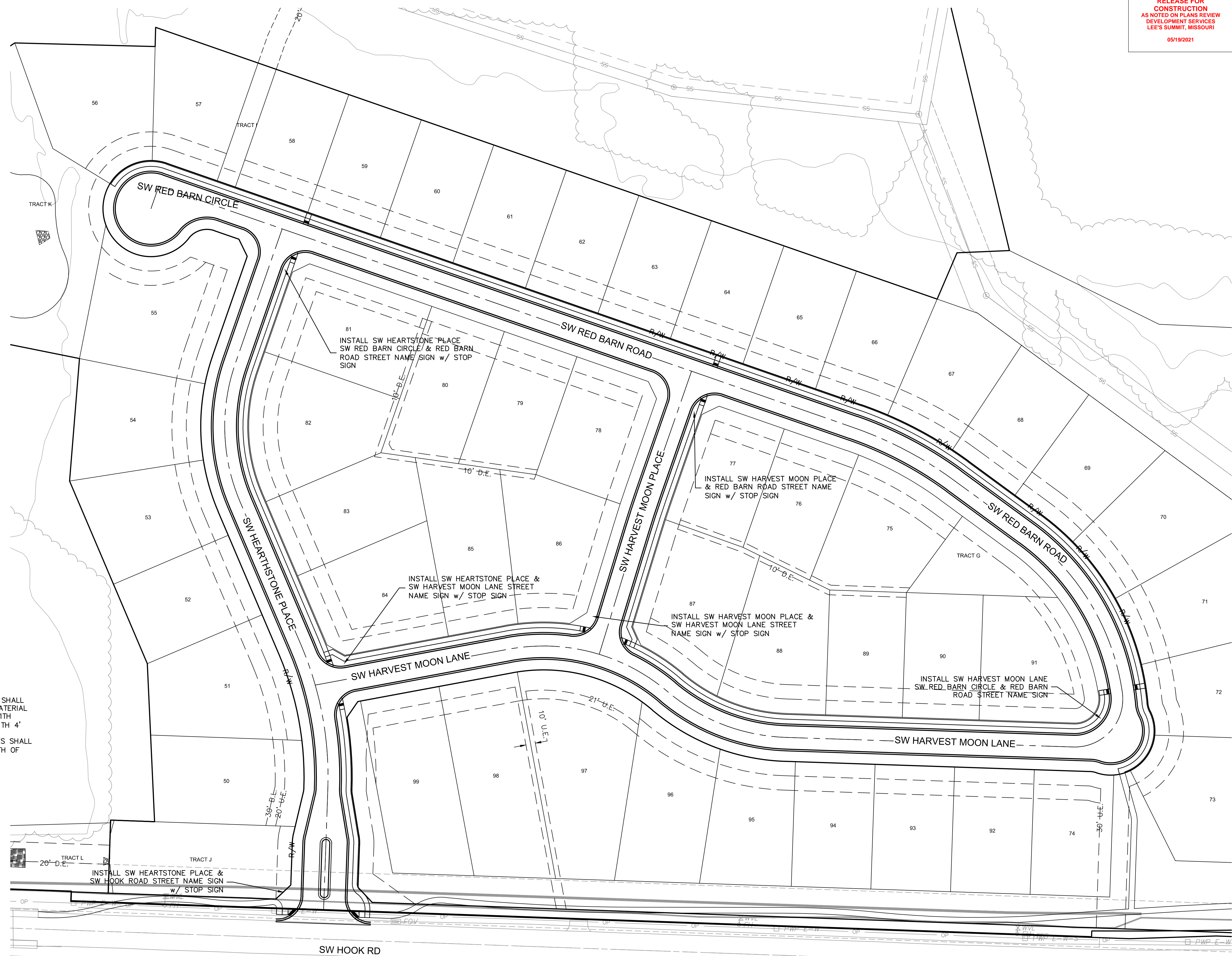
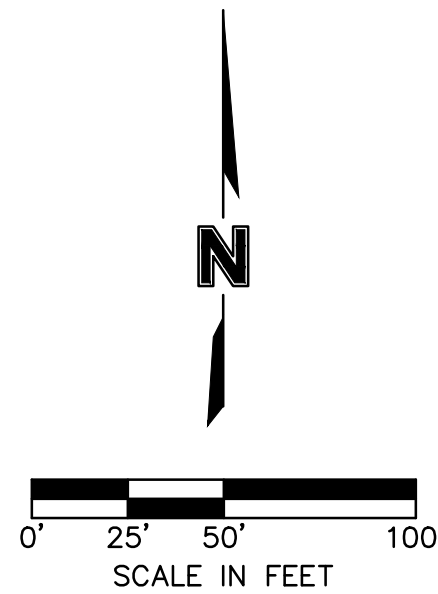
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 date: 4/20/2020

2020

SHEET C106
 7 OF 54

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NOTE:
 THE CROSSWALK AND STOP LINES SHALL BE PERFORMED THERMOPLASTIC MATERIAL AND LOCATED IN CONFORMANCE WITH STANDARD DETAILS AND MUTCD WITH 4' OF SEPERATION AND CONSISTENT PARALLEL WIDTH. CROSSWALK LINES SHALL BE 10' APART MATCHING THE WIDTH OF THE SHARED-USE PATH.



RELEASE FOR
 CONSTRUCTION
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 LEE'S SUMMIT, MISSOURI
 05/19/2021

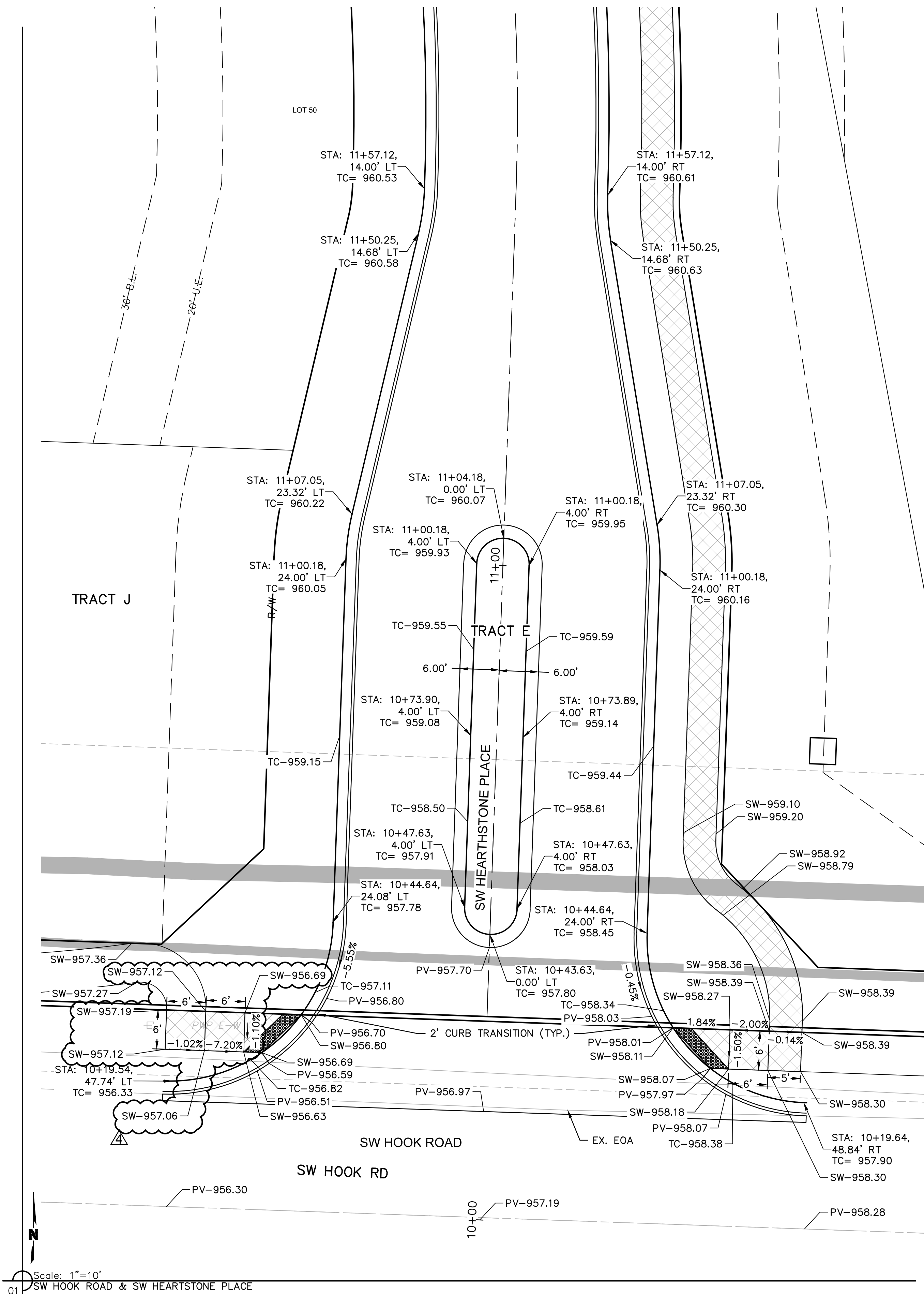


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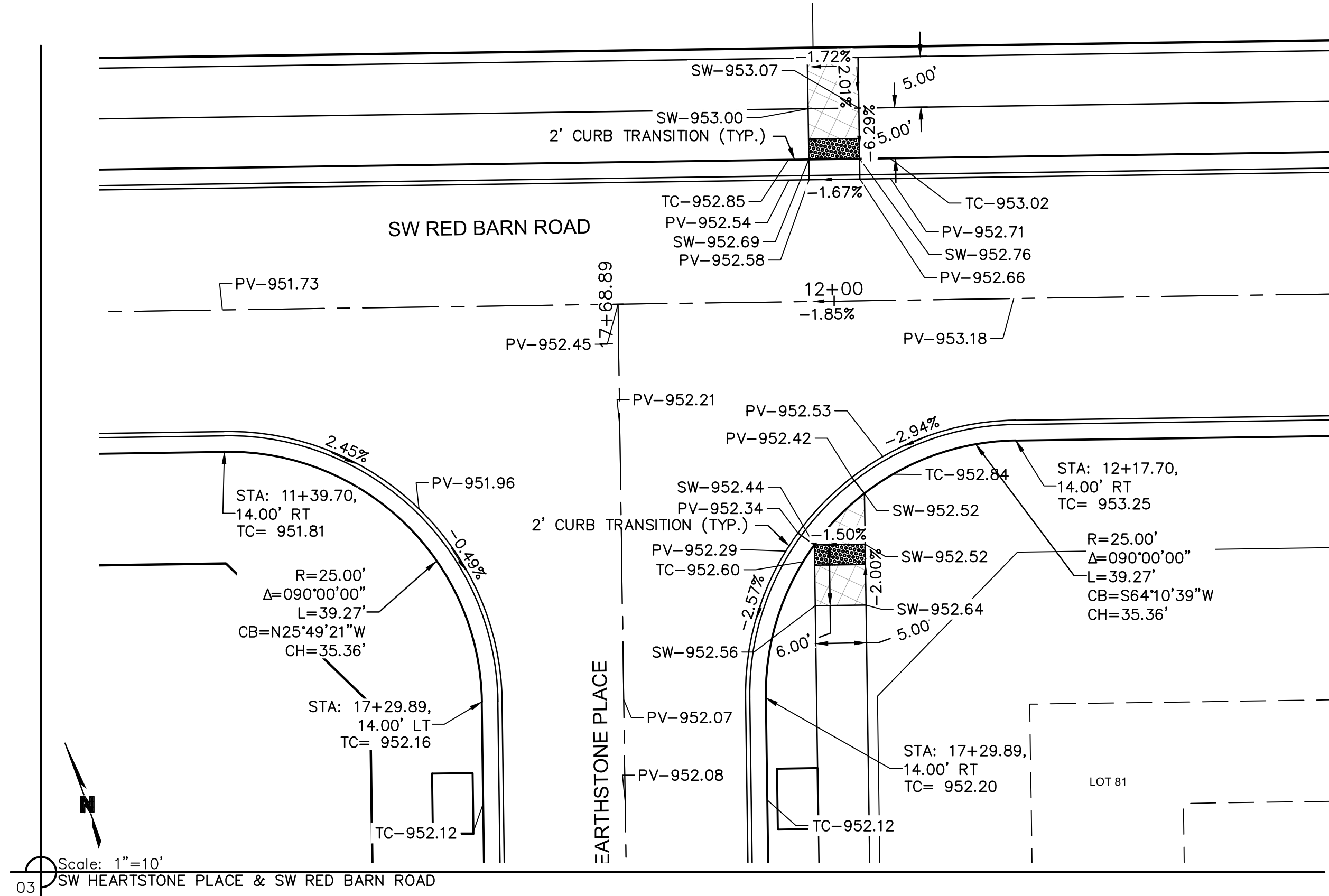
TRAFFIC CONTROL PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_TRF01_0194059
 date: 4/20/2020

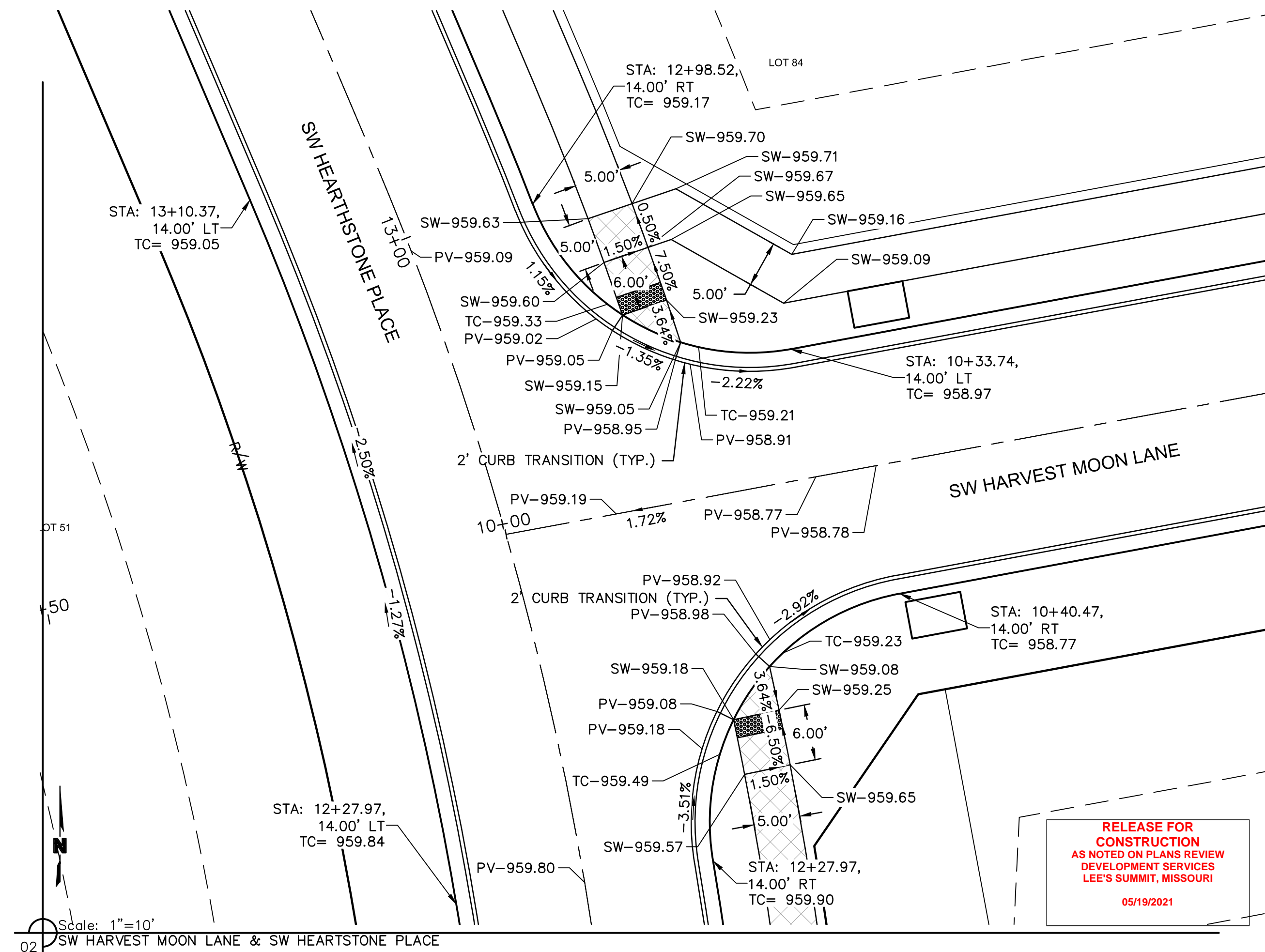
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Scale: 1"=10'
 01 SW HOOK ROAD & SW HEARTSTONE PLACE



Scale: 1"=10'
 03 SW HEARTSTONE PLACE & SW RED BARN ROAD



Scale: 1"=10'
 02 SW HARVEST MOON LANE & SW HEARTSTONE PLACE

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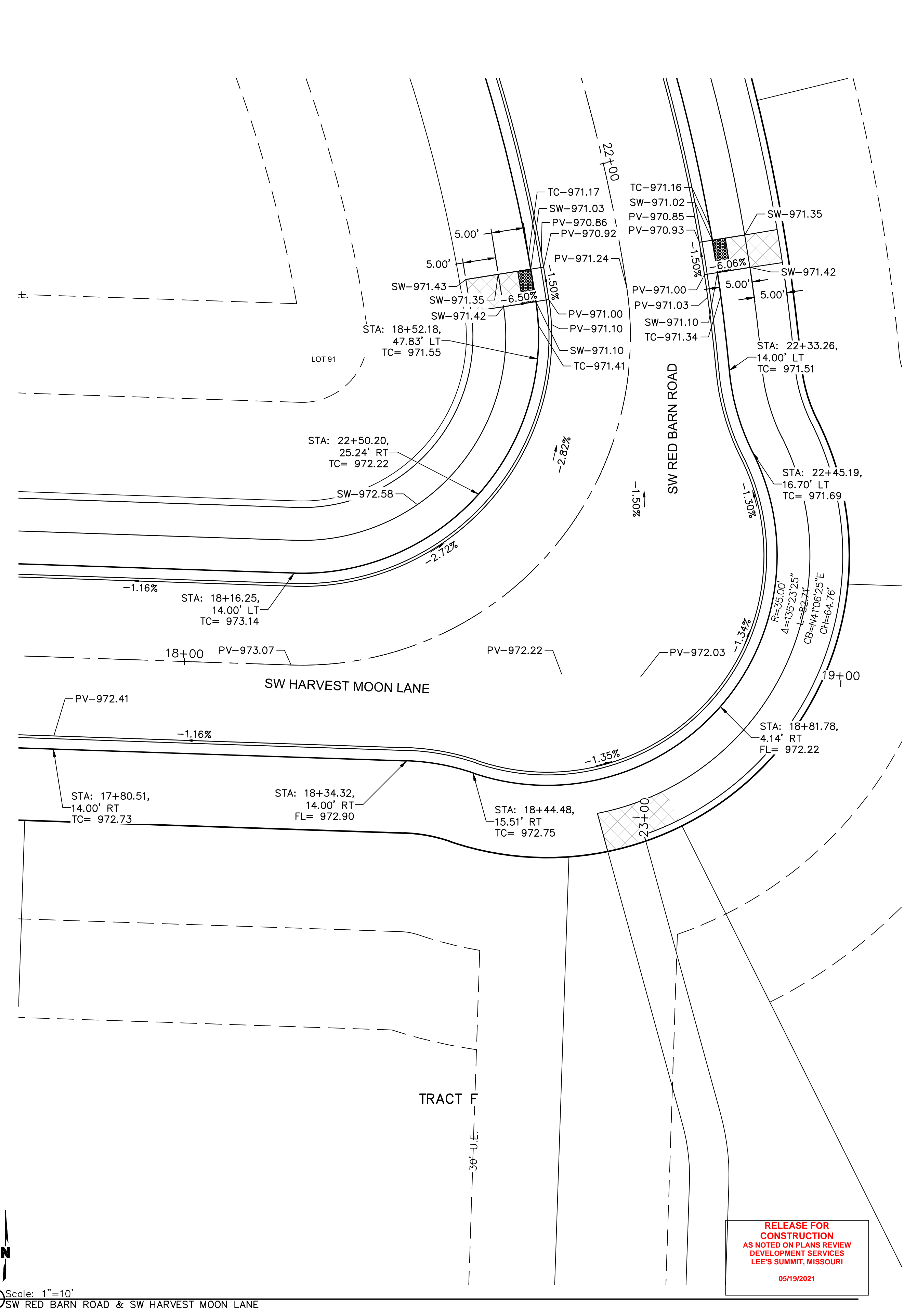
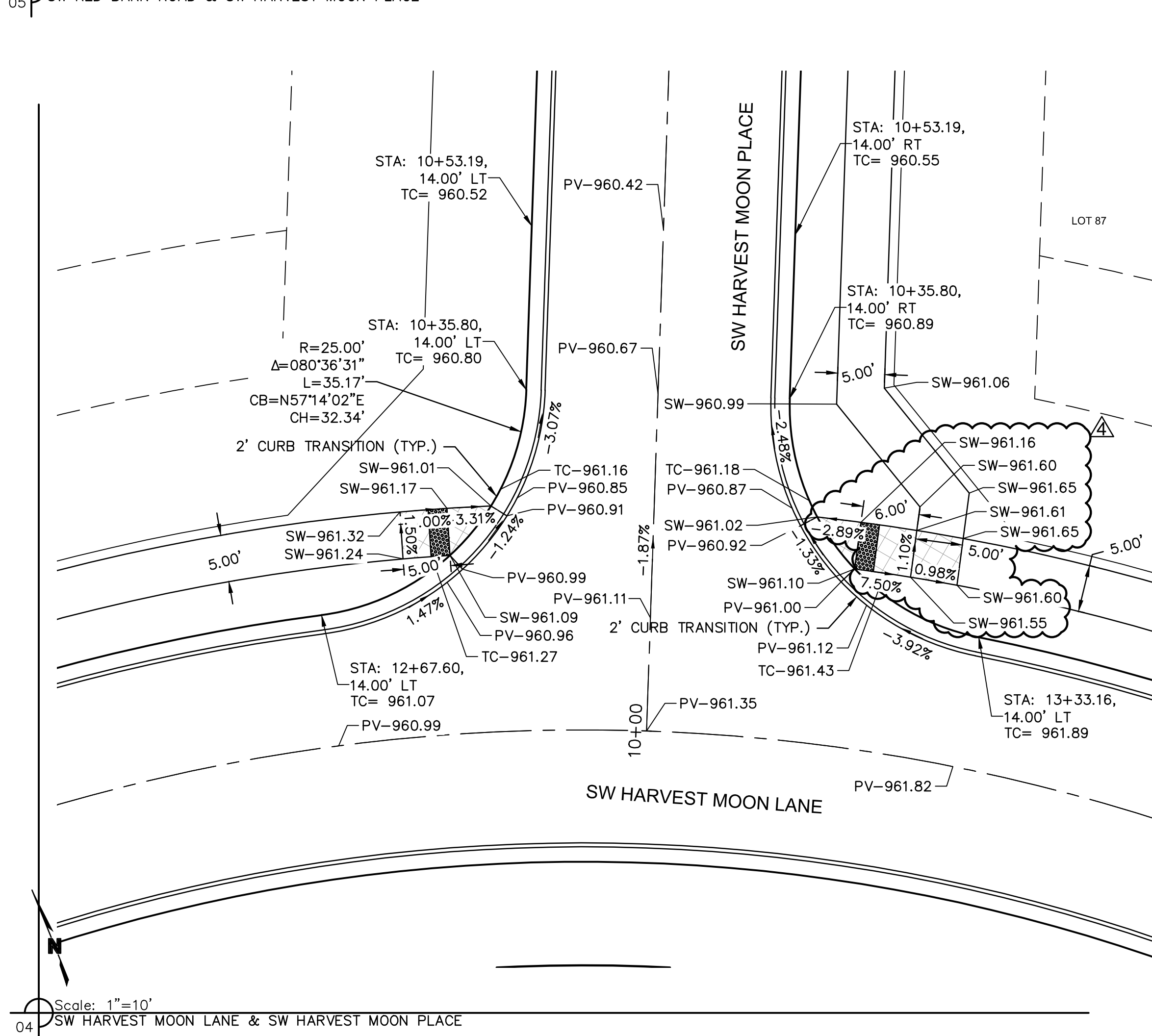
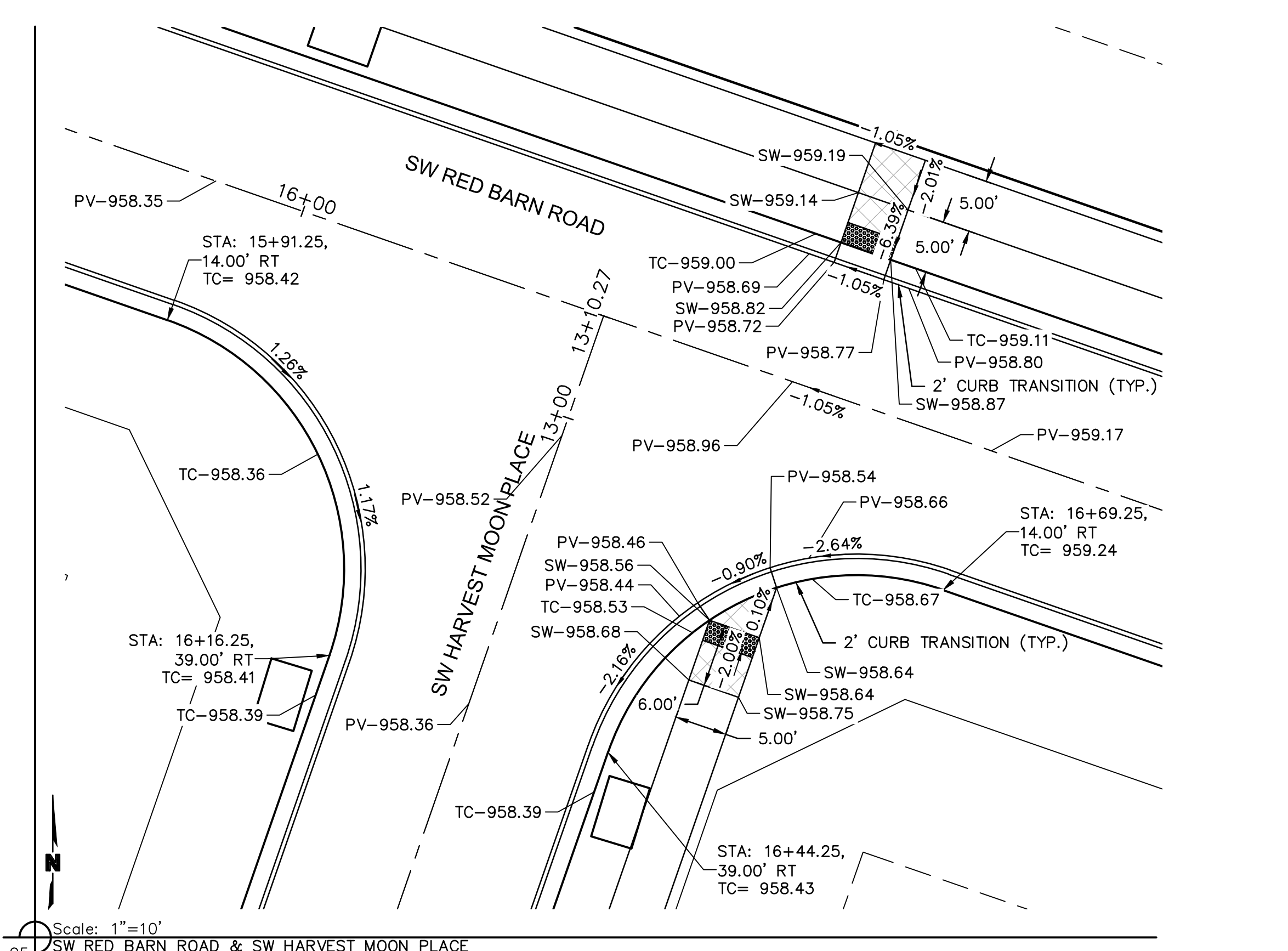
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	

INTERSECTION DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_SPT01_0194059
 date: 4/20/2020

RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

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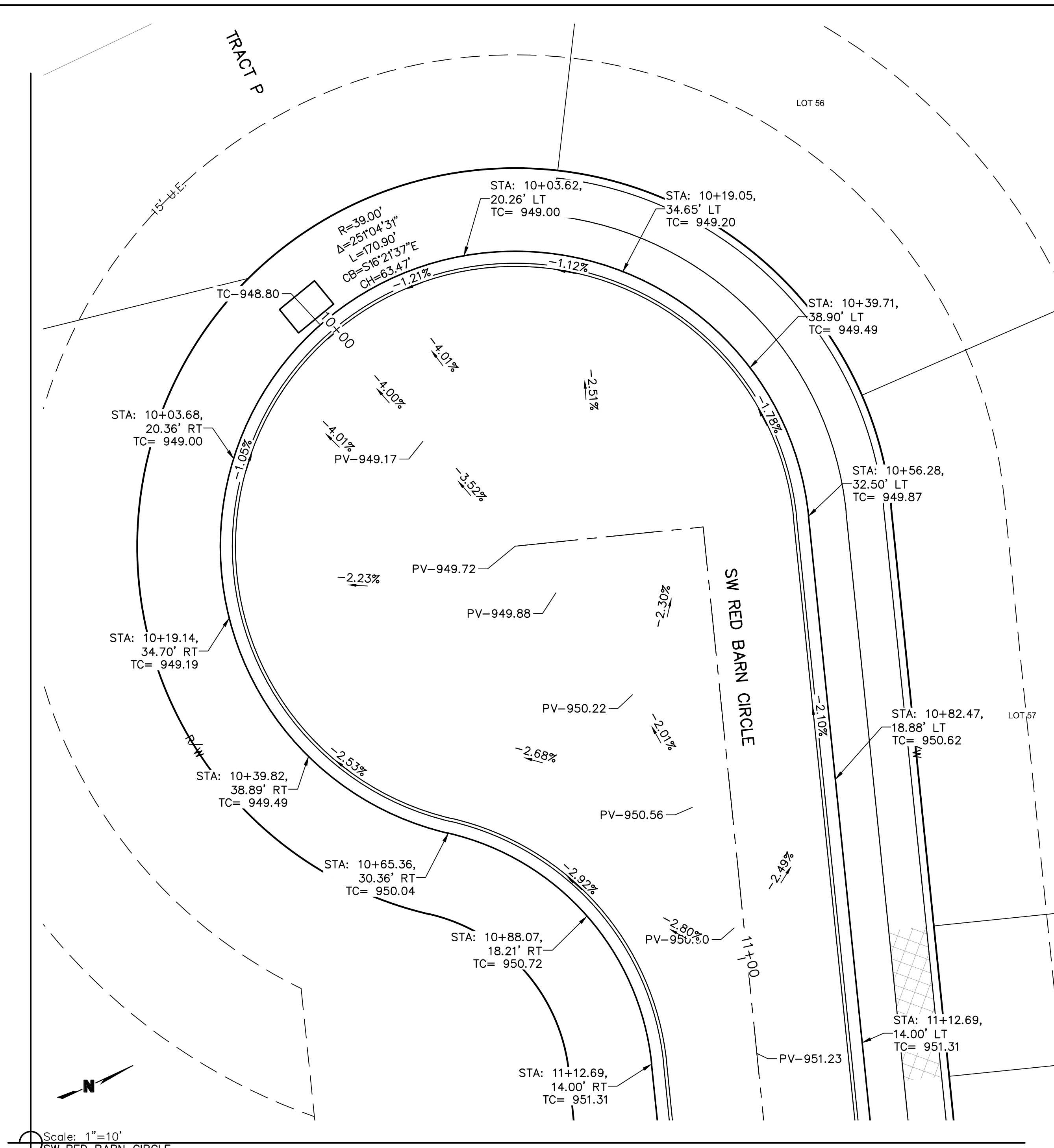
2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_SPT01_0194059
 date: 4/20/2020

SHEET C109
 10 OF 54

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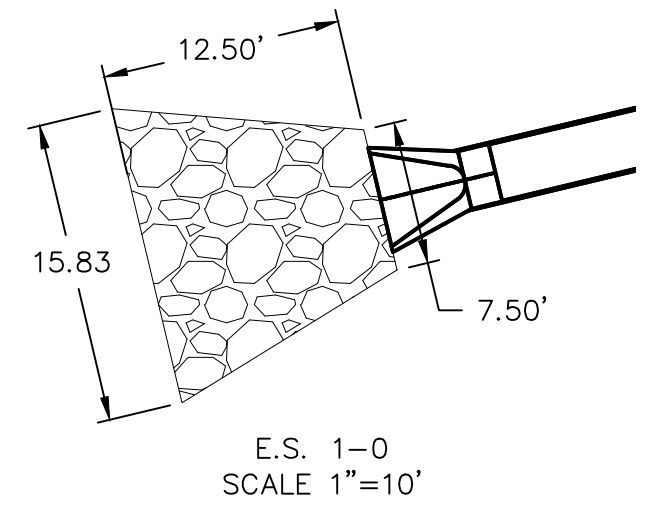


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
 project no.: 019-4059
 drawing no.: C_SPT01_0194059
 date: 4/20/2020

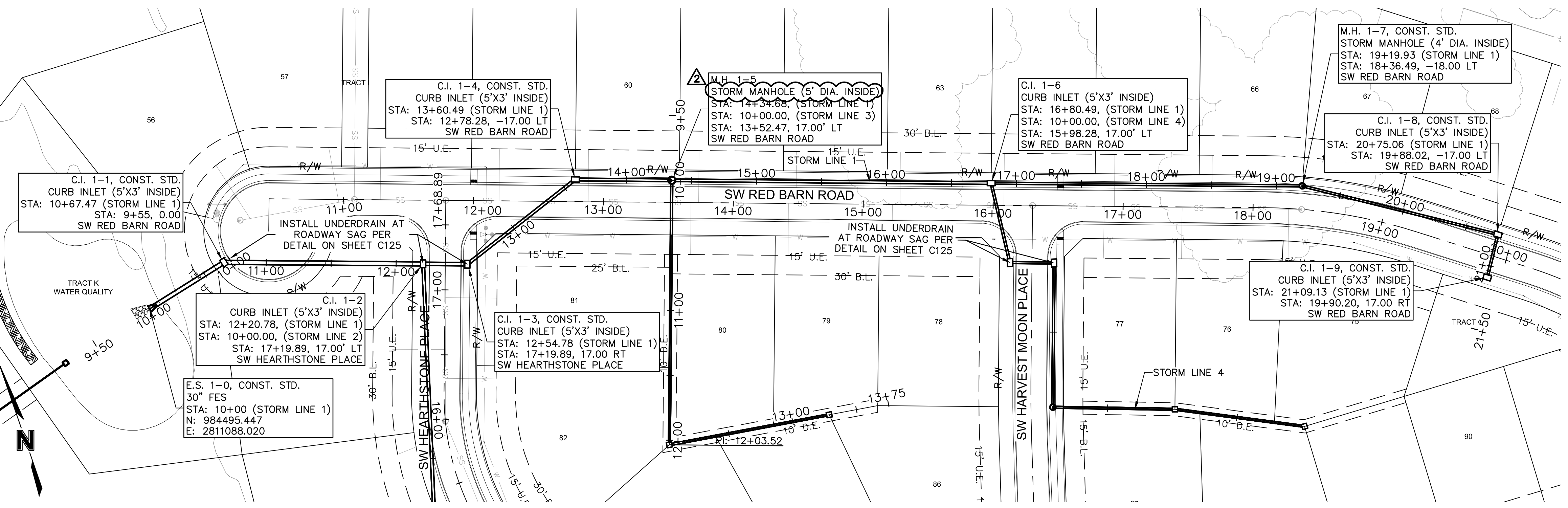
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Riprap Calculations							
End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SY)
E.S. 1-0	37.93	2.5	3	10	12.5	2.00	16.2
E.S. 5-0	9.09	1.5	2	6	6	1.65	4.3
E.S. 7-0	0.61	0.5	1	5	2	1.46	0.5

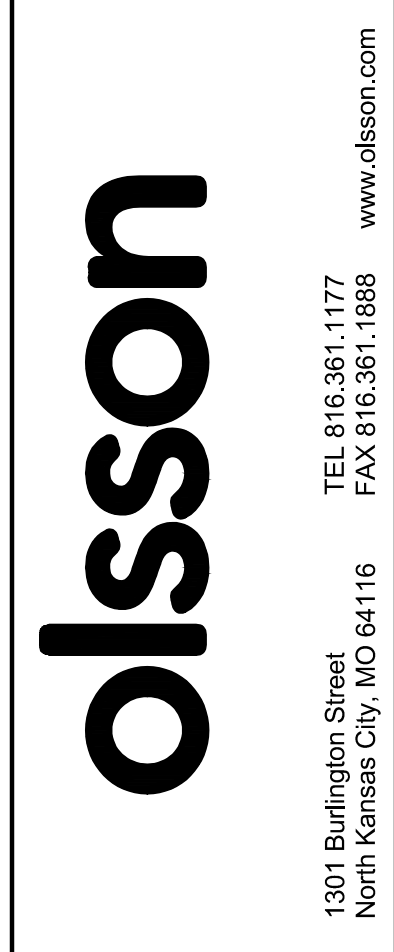
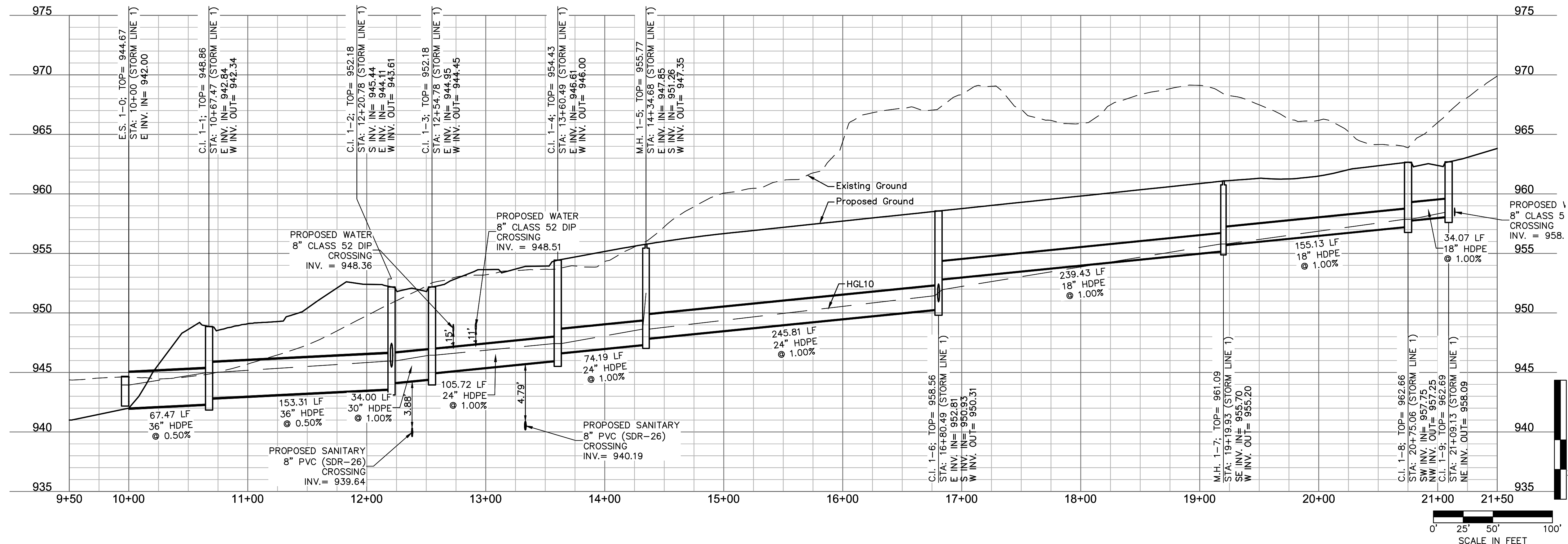
*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18

NOTES:
 1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4' MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



STORM LINE 1 (9+50 - 21+50)

RELEASE FOR CONSTRUCTION
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 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
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STORM PLAN & PROFILES
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

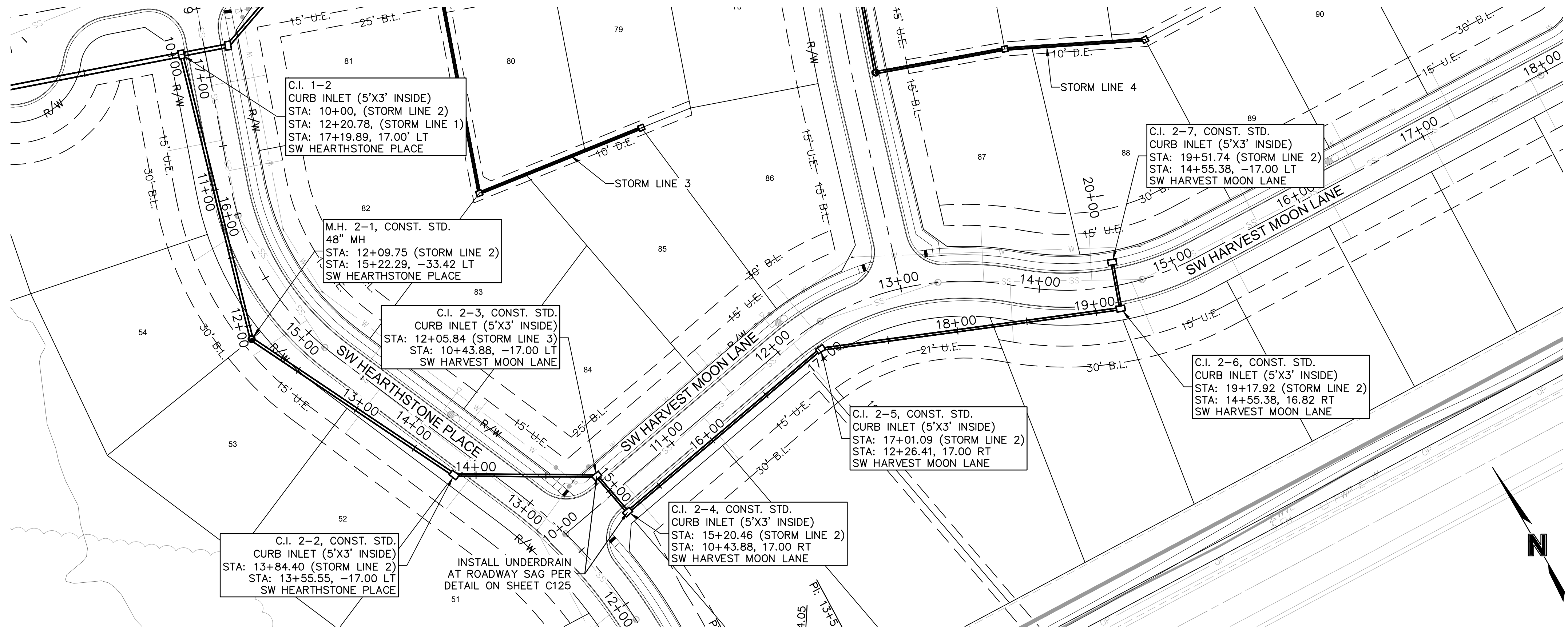
2020

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 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_STM02_0194059
 date: 4/20/2020

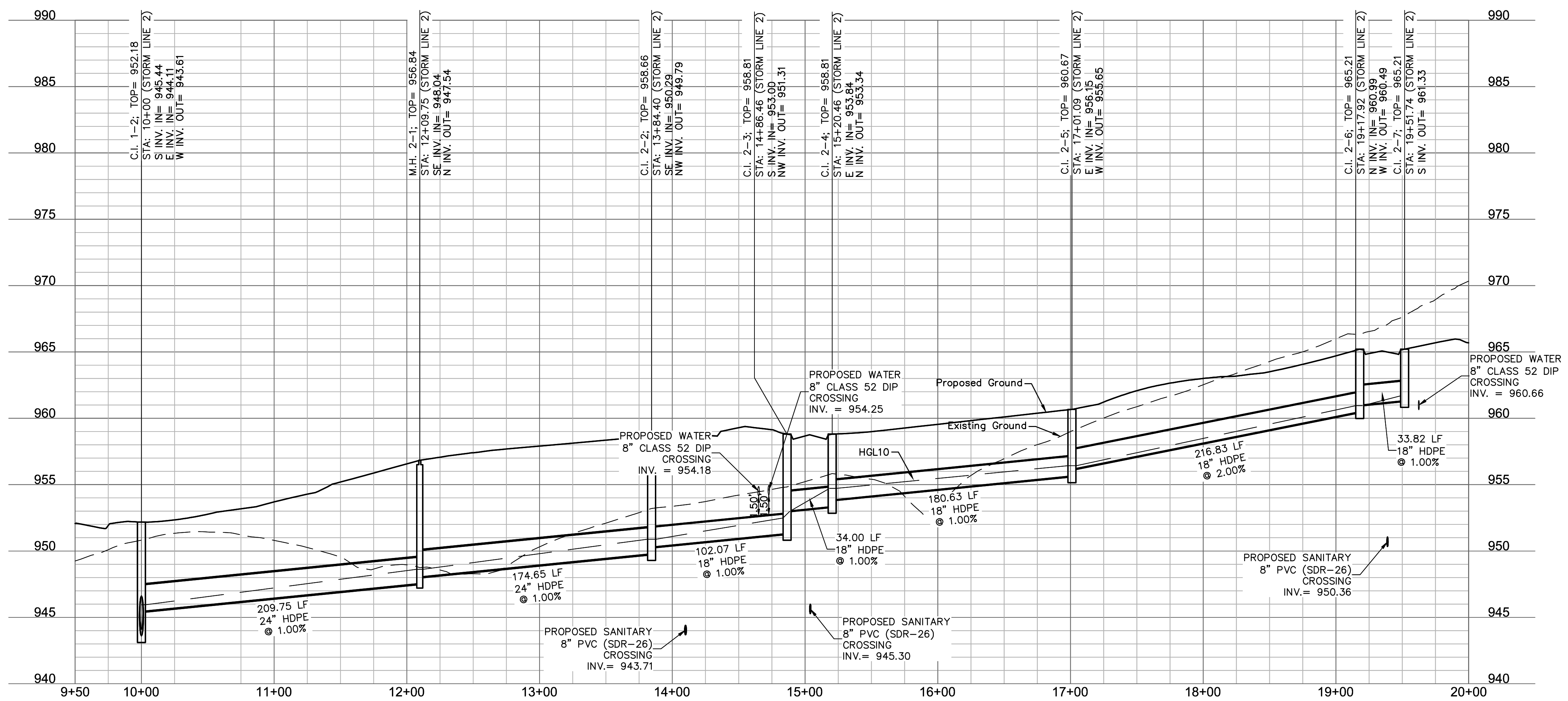
SHEET C112
 13 OF 54

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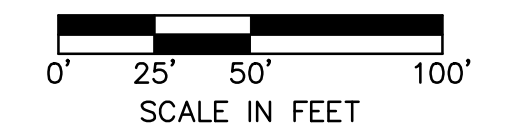
NOTES:
 1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
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STORM LINE 2 (9+50 - 20+00)



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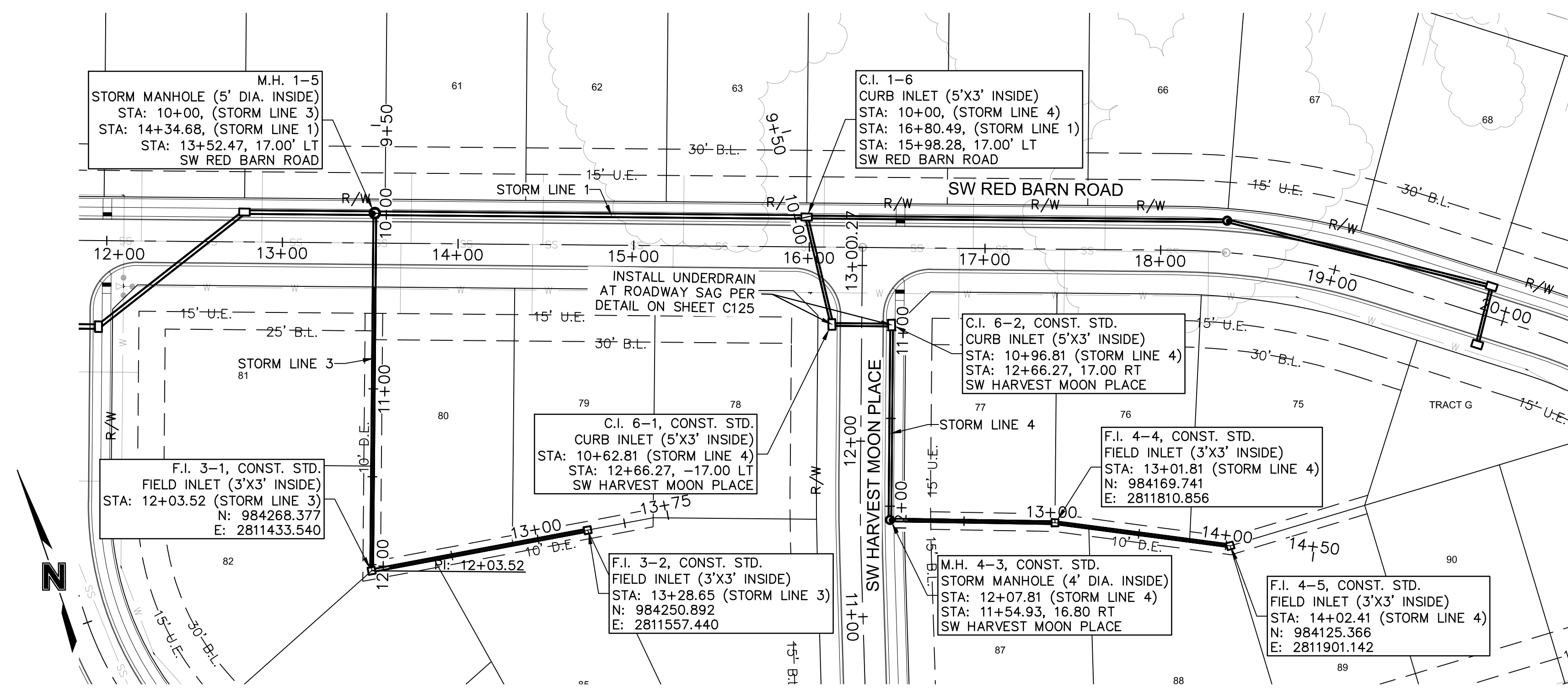
STORM PLAN & PROFILES
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_STM02_0194059
 date: 4/20/2020

SHEET C113
 14 OF 54

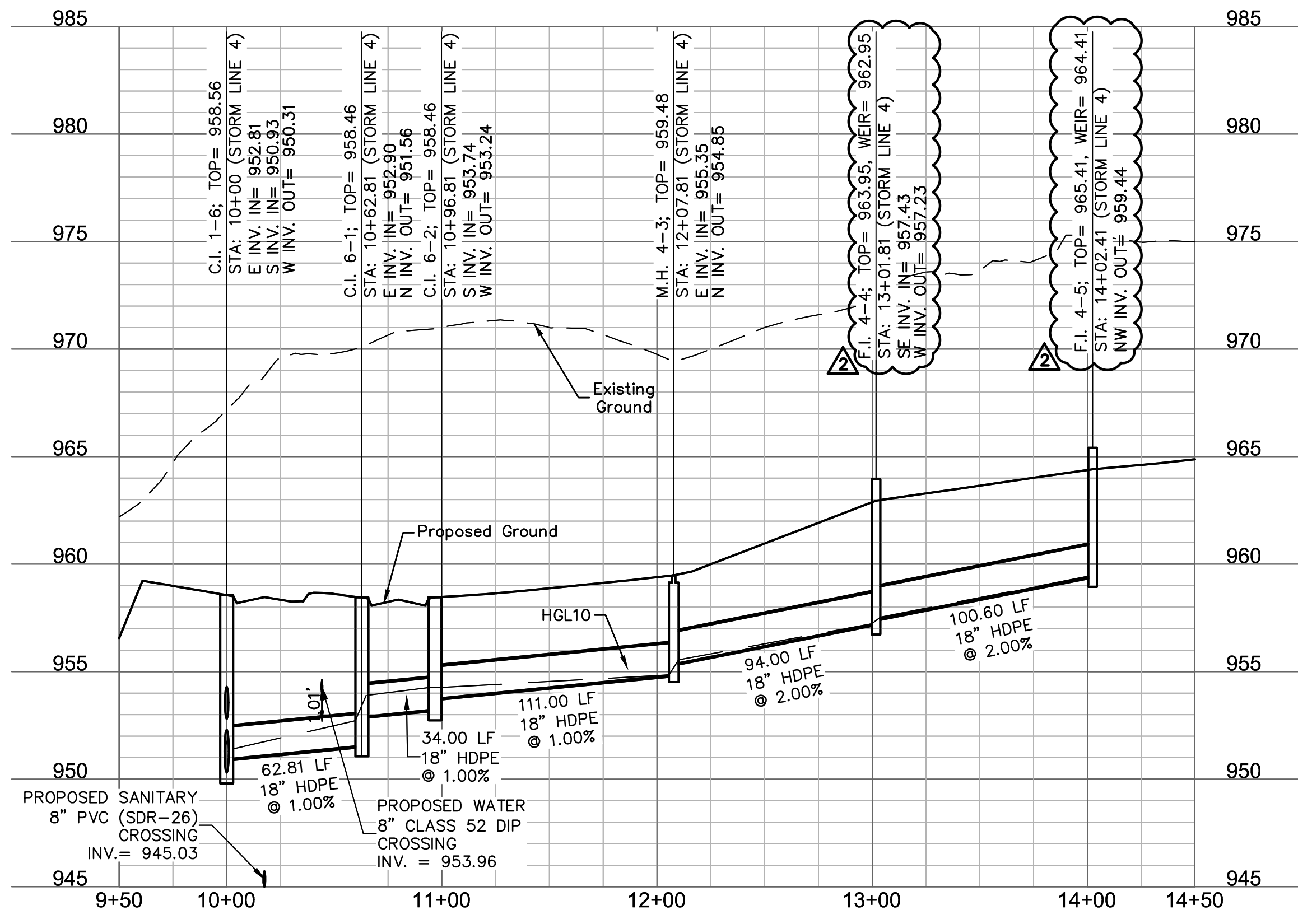
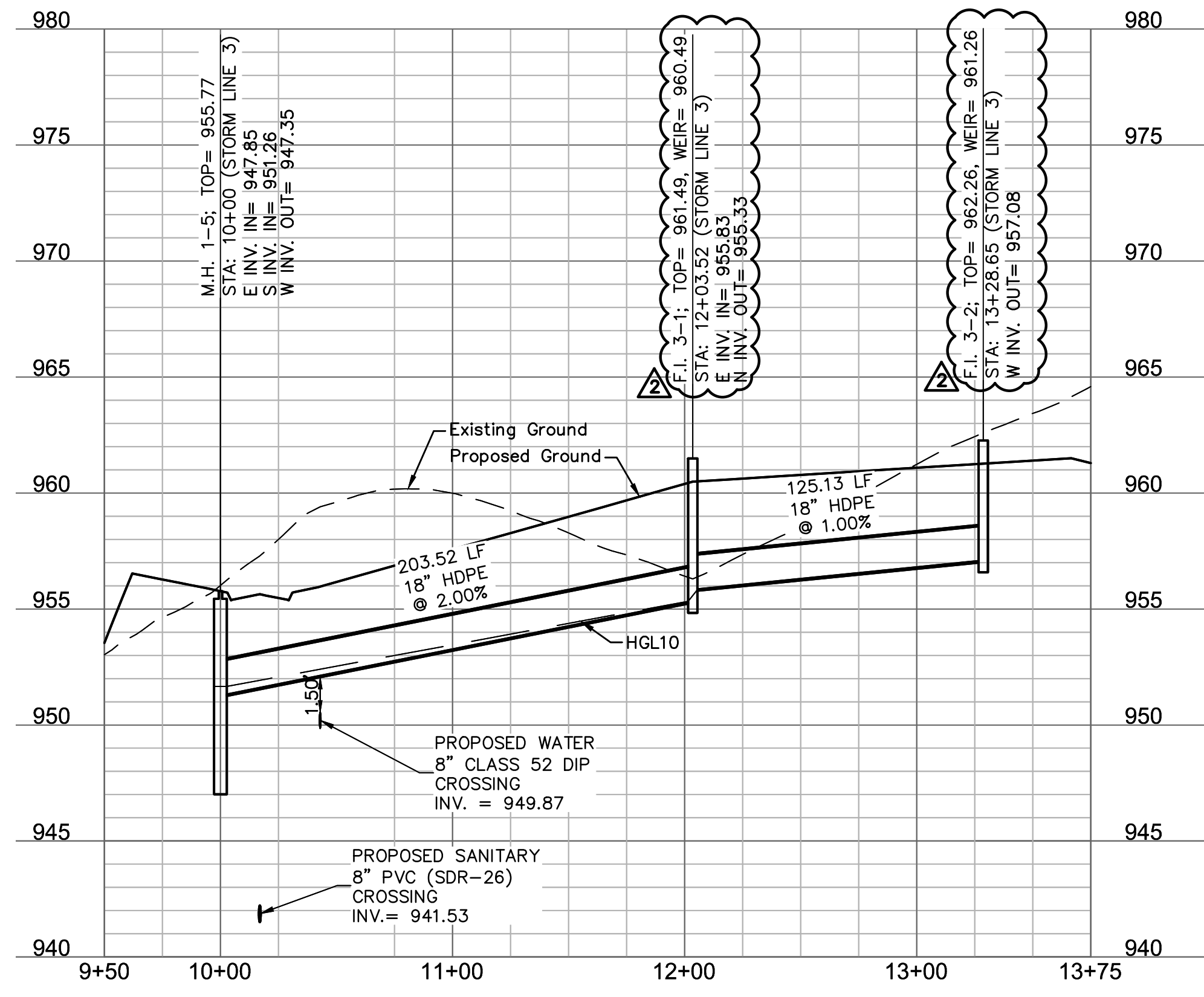
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NOTES:
 1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
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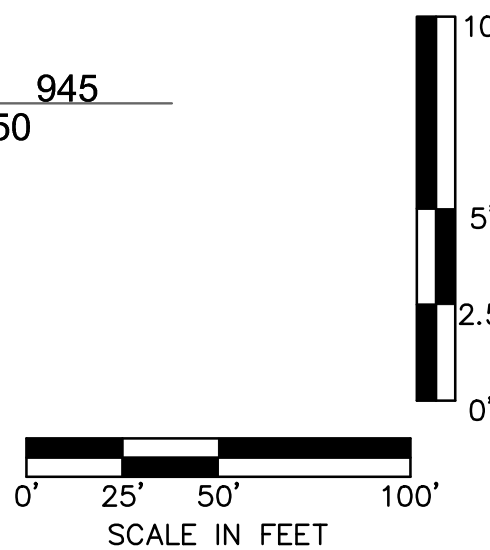


STORM LINE 3 (9+50 - 13+75)

STORM LINE 4 (9+50 - 14+50)



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STATE OF MISSOURI
 MEGAN J. WALTER
 PROFESSIONAL ENGINEER
 NUMBER PE-201202897
 EXPIRES 05/17/2021

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
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STORM PLAN & PROFILES
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

2020

drawn by: EM

checked by: EM

designed by: RB

QA/QC by: NH

project no.: 019-4059

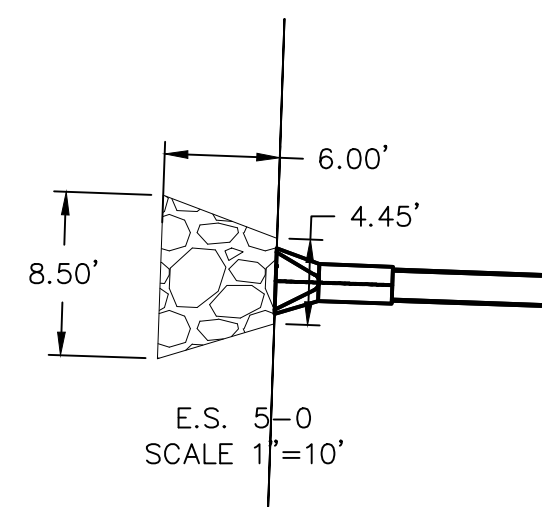
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date: 4/20/2020

SHEET C114
 15 OF 54

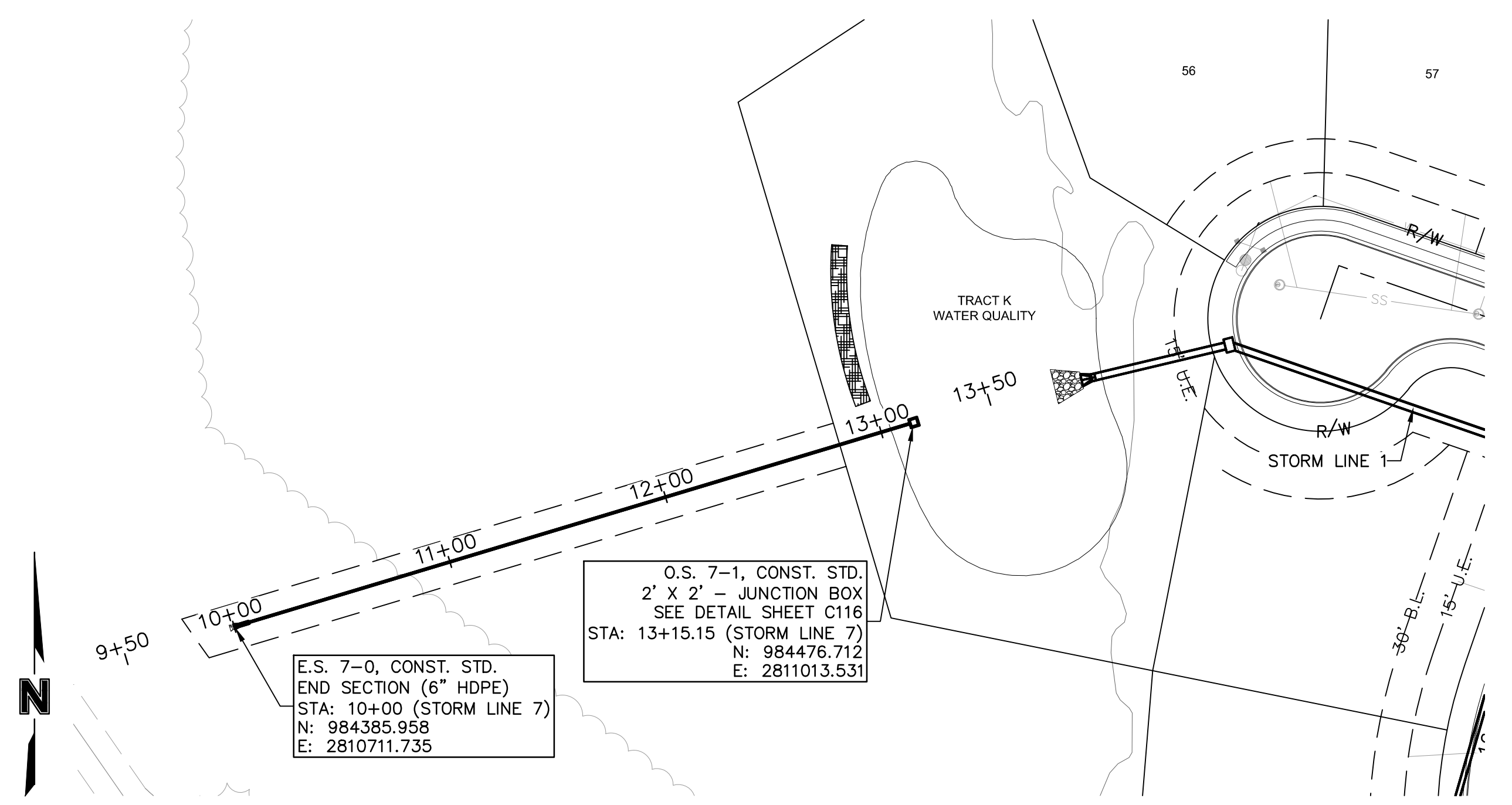
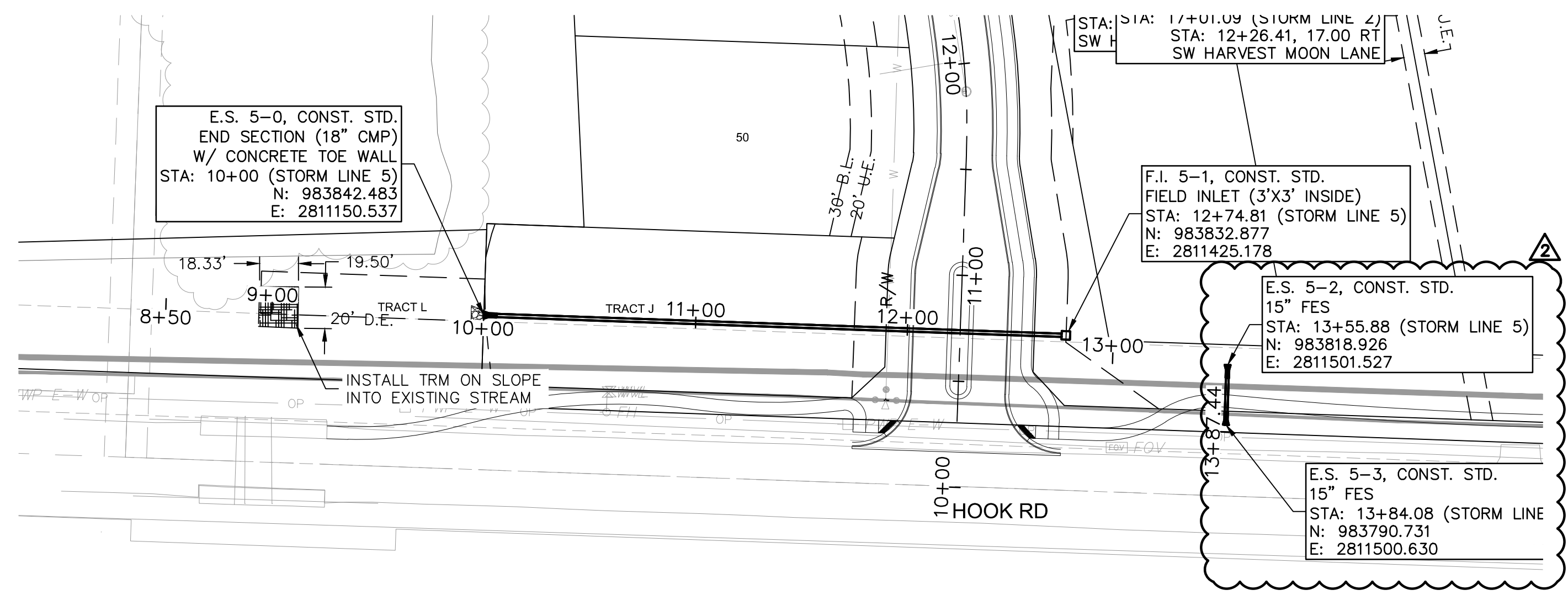
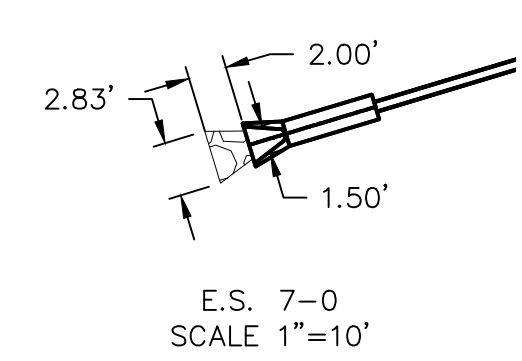
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 USER: rtheiser

NOTES:
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 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

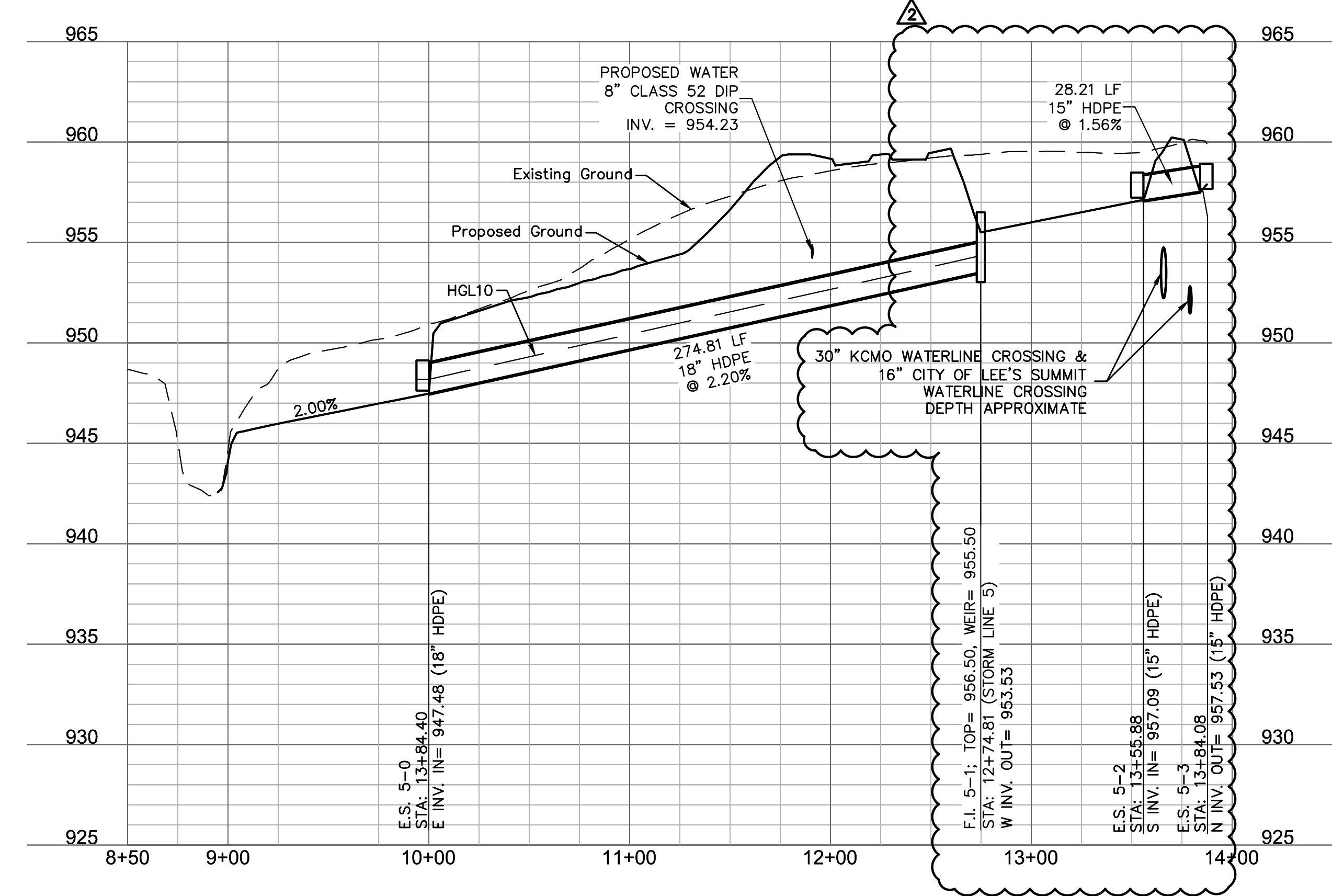


Riprap Calculations							
End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SV)
E.S. 1-0	37.93	2.5	3	10	12.5	2.00	16.2
E.S. 5-0	9.09	1.5	2	6	6	1.65	4.3
E.S. 7-0	0.61	0.5	1	5	2	1.46	0.5

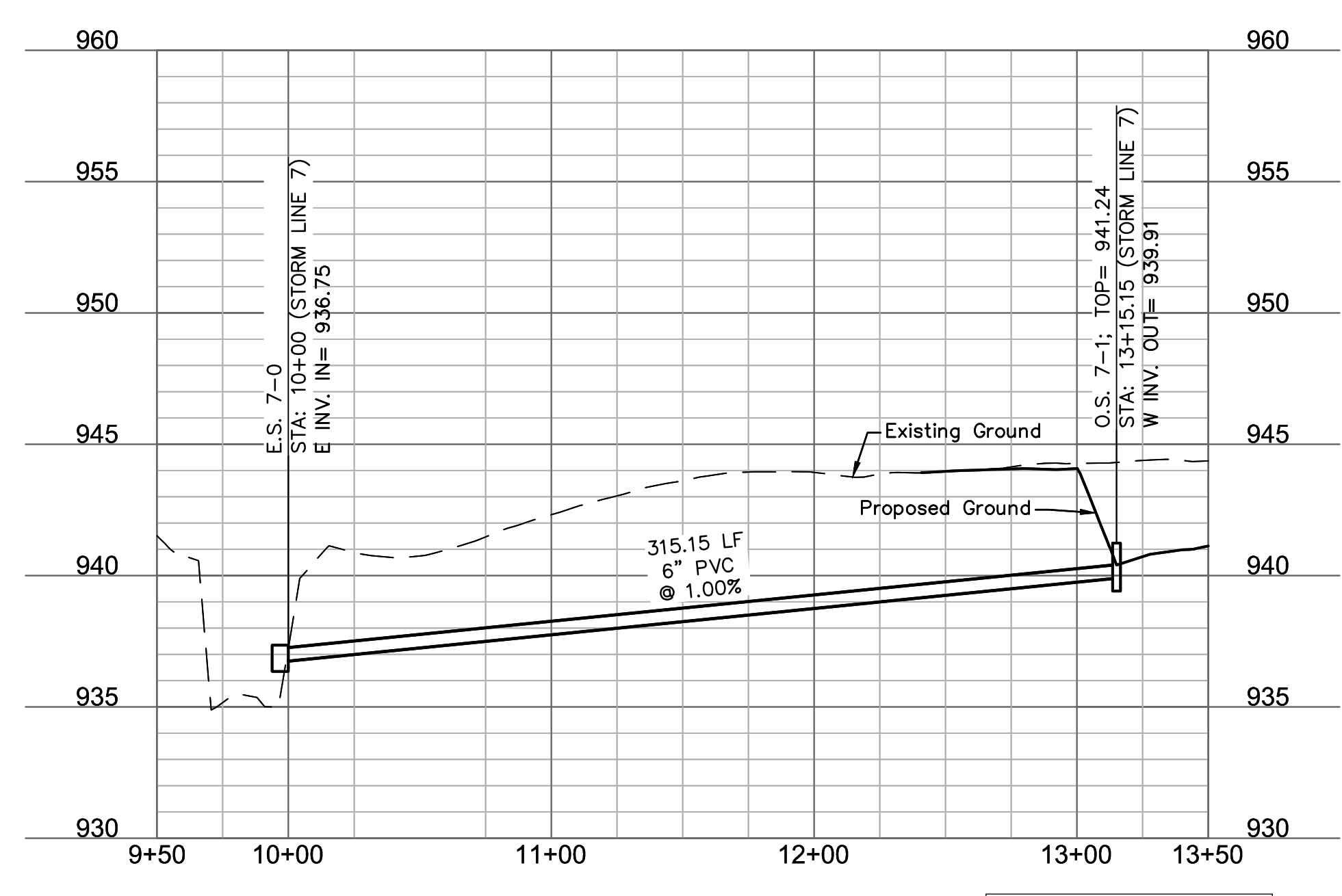
*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18



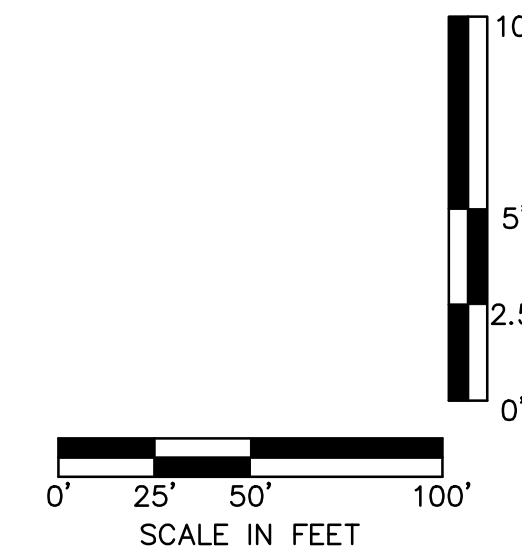
STORM LINE 5 (8+50 - 14+00)



STORM LINE 7 (9+50 - 13+50)



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STORM PLAN & PROFILES
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

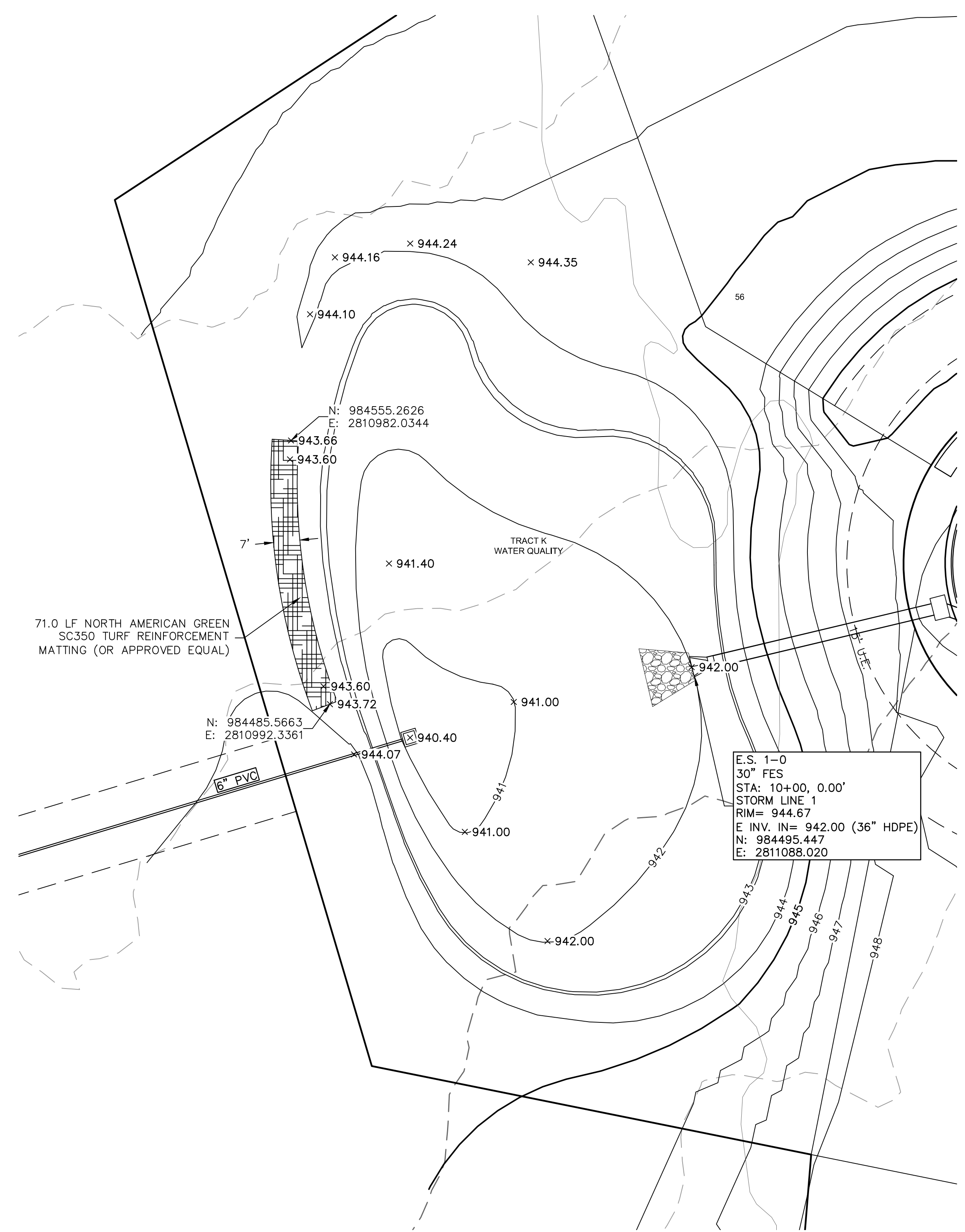
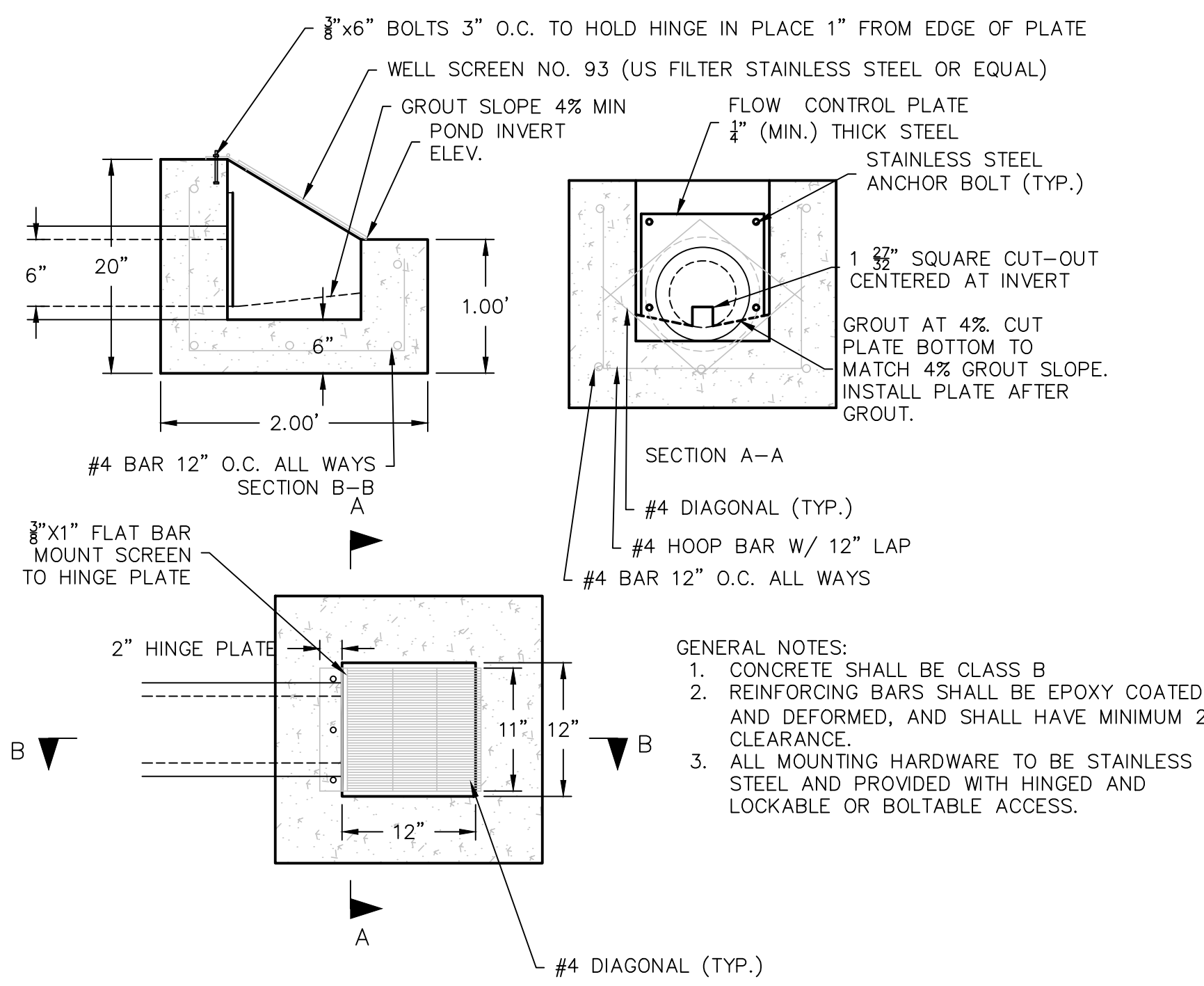
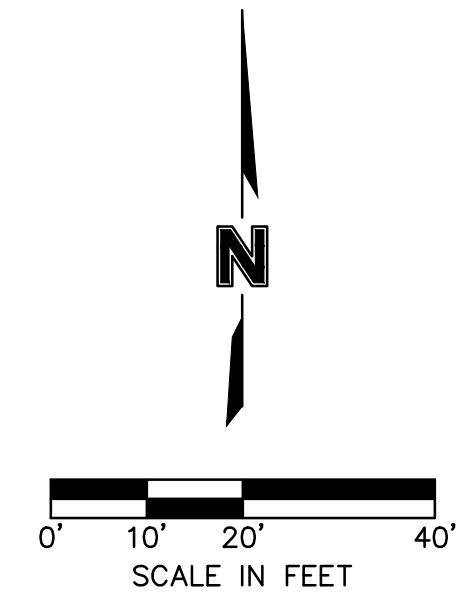
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 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_STM02_0194059
 date: 4/20/2020

2020

SHEET C115
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Scale: 1"=1'
 01 WATER QUALITY POND 2 OULET STRUCTURE



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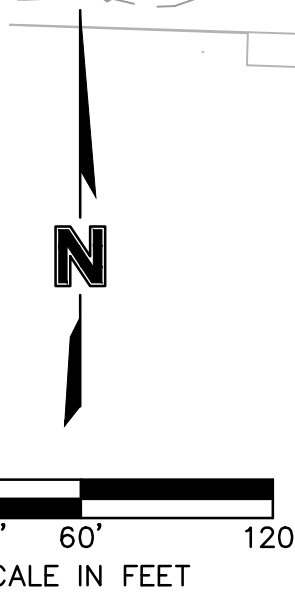
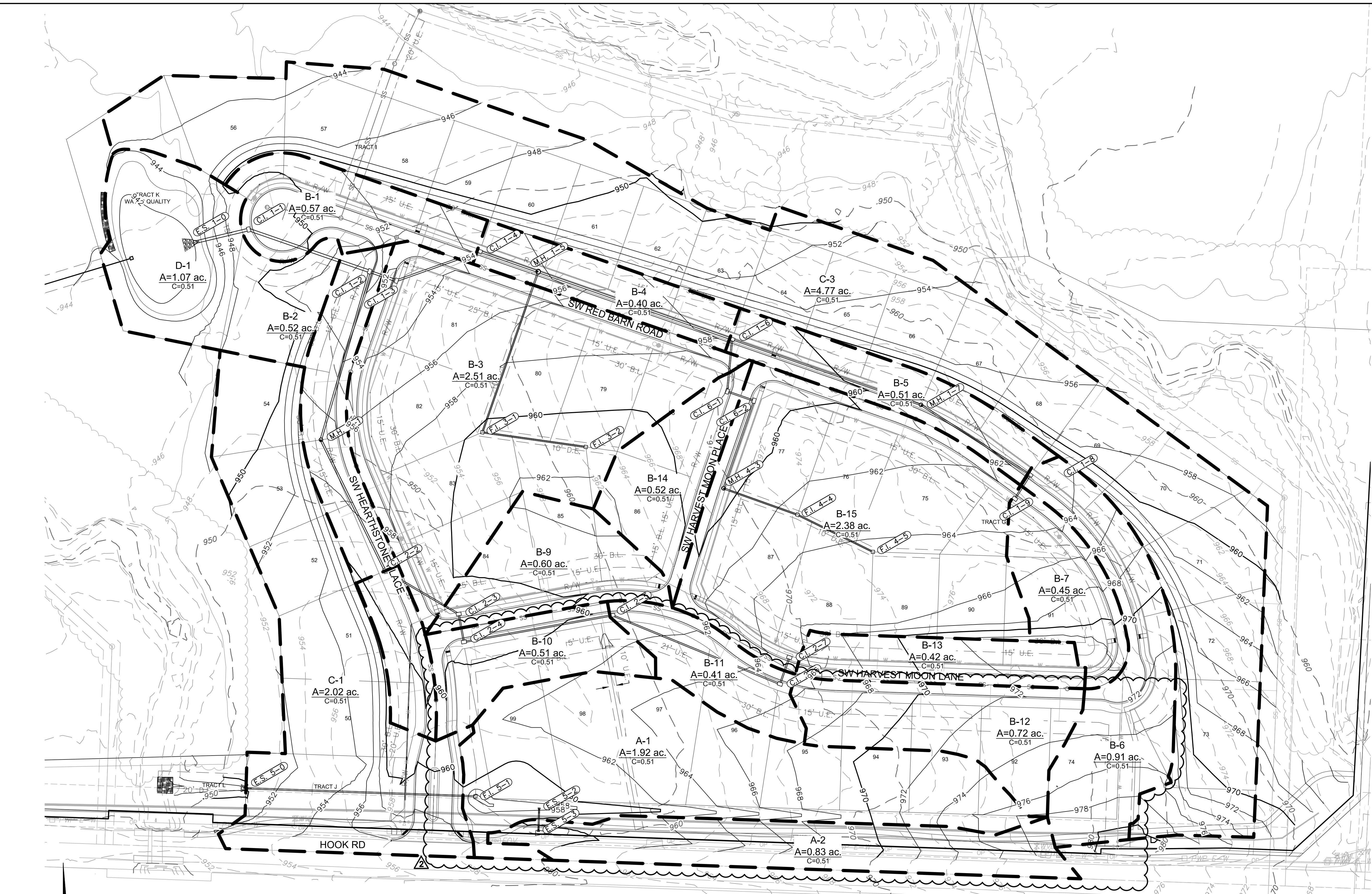


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DETECTION BASIN PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_GRD02_0194059
 date: 4/20/2020

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 DATE: May 17, 2021 11:14am XREFS: C_PTBK_0194059_34x22 C_PSSWR_0194059



NOTES:
 1. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 2. PLAT IS LOCATED IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, AREAS OF 1-PERCENT ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE"

- 3. BUFFER ZONE FOR NATURAL STREAMS IS LOCATED WITHIN PLAT.
- 4. MLO ELEVATIONS HAVE BEEN PROVIDED AT EACH LOT CORNER. INTERPOLATION WILL BE ALLOWED BETWEEN CORNER MBOES SHOWN ON THE MASTER DRAINAGE PLAN, DEPENDING ON THE LOCATION OF THE LOWEST OPENING ON THE PROPOSED STRUCTURE.
- 5. NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.

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

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DRAINAGE PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

2020

LEE'S SUMMIT, MO

drawn by:	EM
checked by:	EM
designed by:	RB
QA/QC by:	NH
project no.:	019-4059
drawing no.:	C_DRN01_0194059
date:	4/20/2020

SHEET C117
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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	0.57	0.51	8.01	6.53	1.00	1.90
C.I. 1-2	0.52	0.51	7.61	6.63	1.00	1.76
C.I. 1-3	2.50	0.51	19.85	4.60	1.00	5.86
C.I. 1-4	0.40	0.51	7.06	6.77	1.00	1.38
C.I. 1-6	0.51	0.51	7.74	6.59	1.00	1.71
C.I. 1-8	0.91	0.51	7.94	6.54	1.00	3.04
C.I. 1-9	0.45	0.51	13.89	5.35	1.00	1.23
C.I. 2-2	0.25	0.51	5.89	7.09	1.00	0.90
C.I. 2-3	0.60	0.51	10.88	5.90	1.00	1.80
C.I. 2-4	0.51	0.51	13.50	5.42	1.00	1.41
C.I. 2-5	0.41	0.51	12.15	5.65	1.00	1.18
C.I. 2-6	0.72	0.51	19.54	4.63	1.00	1.70
C.I. 2-7	0.42	0.51	7.14	6.75	1.00	1.45
C.I. 4-1	0.52	0.51	11.84	5.71	1.00	1.51
C.I. 4-2	2.38	0.51	18.47	4.74	1.00	5.75

Drainage Area Design Table						
100 Year Return Frequency						
Inlet ID	Drainage Area	C	Tc	i	K	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
C.I. 1-1	0.57	0.51	8.01	9.20	1.25	3.34
C.I. 1-2	0.52	0.51	7.61	9.34	1.25	3.10
C.I. 1-3	2.50	0.51	19.85	6.64	1.25	10.58
C.I. 1-4	0.40	0.51	7.06	9.53	1.25	2.43
C.I. 1-6	0.51	0.51	7.74	9.29	1.25	3.02
C.I. 1-8	0.91	0.51	7.94	9.23	1.25	5.35
C.I. 1-9	0.45	0.51	13.89	7.60	1.25	2.18
C.I. 2-2	0.25	0.51	5.89	9.96	1.25	1.59
C.I. 2-3	0.60	0.51	10.88	8.34	1.25	3.19
C.I. 2-4	0.51	0.51	13.50	7.69	1.25	2.50
C.I. 2-5	0.41	0.51	12.15	8.01	1.25	2.09
C.I. 2-6	0.72	0.51	19.54	6.68	1.25	3.07
C.I. 2-7	0.42	0.51	7.14	9.50	1.25	2.54
C.I. 4-1	0.52	0.51	11.84	8.09	1.25	2.68
C.I. 4-2	2.38	0.51	18.47	6.83	1.25	10.36

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	Downstream Bypass Inlet	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)		(%)	(ft)	(ft)	(ft)
C.I. 1-1	SAG	1.90	1.30	3.20	0.80	19.40	15.52	3.20	0.00		100.00%	0.21	7.03	...
C.I. 1-2	SAG	1.76	0.09	1.84	0.80	19.40	15.52	1.84	0.00		100.00%	0.21	5.78	...
C.I. 1-3	SAG	5.86	0.00	5.86	0.80	19.40	15.52	5.86	0.00		100.00%	0.32	8.91	...
C.I. 1-4	GRADE	1.38	0.88	2.26	1.00	1.84	1.84	1.84	0.42	C.I. 1-1	81.51%	0.16	8.15	...
C.I. 1-6	GRADE	1.71	0.58	2.29	1.00	1.99	1.99	1.99	0.30	C.I. 1-4	86.69%	0.18	9.02	...
C.I. 1-8	GRADE	3.04	0.00	3.04	1.00	2.46	2.46	2.46	0.58	C.I. 1-6	80.99%	0.20	9.77	...
C.I. 1-9	GRADE	1.23	0.00	1.23	1.00	1.13	1.13	1.13	0.09	C.I. 4-2	92.33%	0.14	6.96	...
C.I. 2-2	GRADE	0.90	0.00	0.90	1.00	0.82	0.82	0.82	0.09	C.I. 1-2	90.43%	0.11	5.41	...
C.I. 2-3	SAG	1.80	0.00	1.80	0.80	19.40	15.52	1.80	0.00		100.00%	0.19	6.62	...
C.I. 2-4	SAG	1.41	0.49	1.90	0.80	19.40	15.52	1.90	0.00		100.00%	0.19	6.75	...
C.I. 2-5	GRADE	1.18	0.33	1.51	1.00	1.35	1.35	1.35	0.16	C.I. 2-4	89.30%	0.15	7.30	...
C.I. 2-6	GRADE	1.70	0.00	1.70	1.00	1.37	1.37	1.37	0.33	C.I. 2-5	80.77%	0.13	6.71	...
C.I. 2-7	GRADE	1.45	0.00	1.45	1.00	1.21	1.21	1.21	0.24	C.I. 4-2	83.46%	0.13	6.31	...
C.I. 4-1	SAG	1.51	0.00	1.51	0.80	19.40	15.52	1.51	0.00		100.00%	0.15	7.42	...
C.I. 4-2	SAG	5.75	0.33	6.08	0.80	19.40	15.52	6.08	0.00		100.00%	0.25	12.49	...
F.I. 5-1	SAG	6.57	0.00	6.57	0.50	18.19	9.09	6.57	0.00		100.00%	0.82

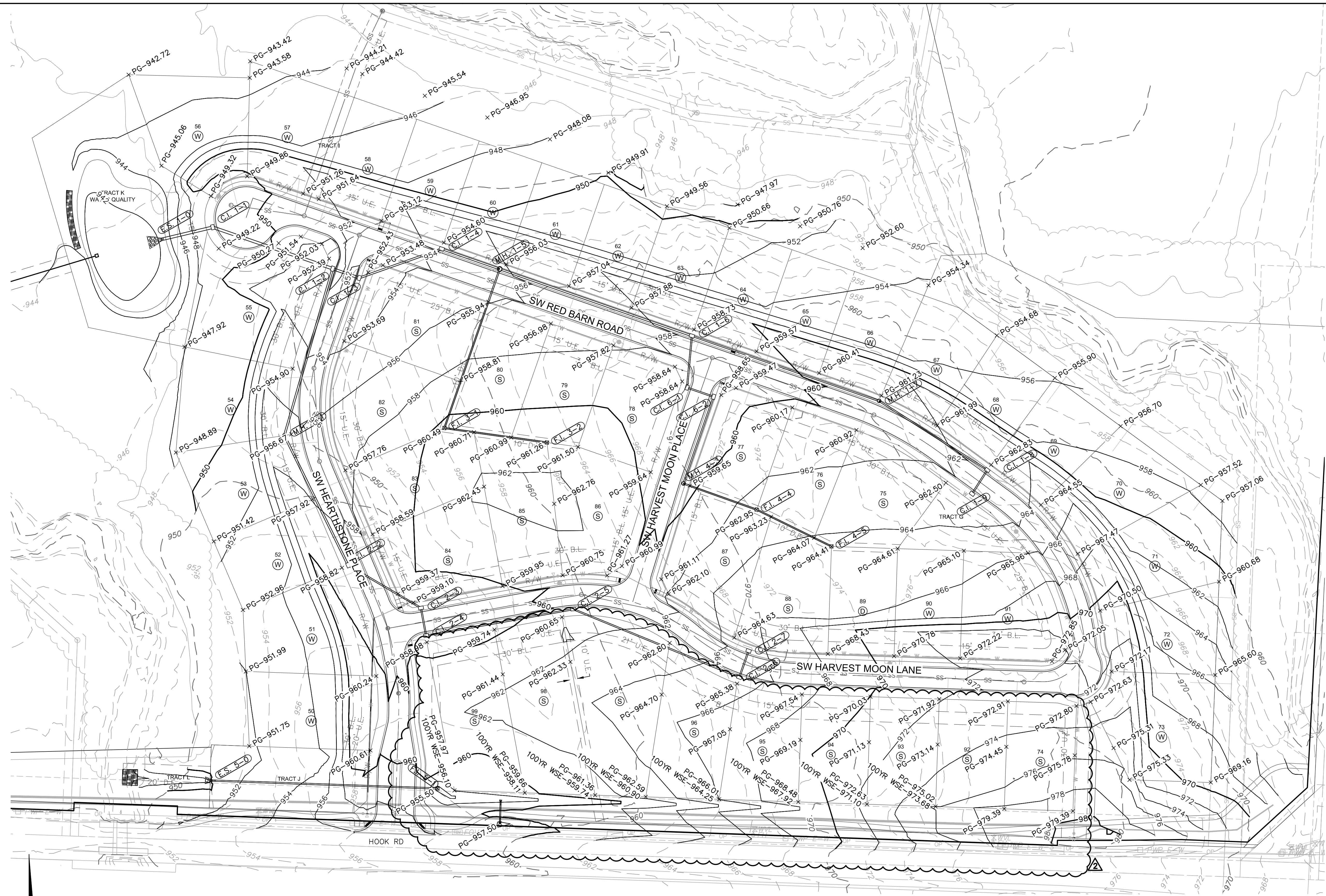
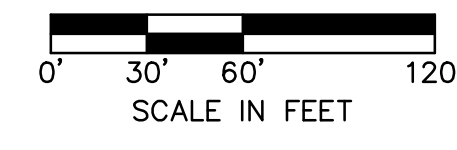
Notes:
 1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600. Both theoretical capacity and reduced capacity are shown.
 2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting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

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	Downstream Bypass Inlet	Inlet Efficiency (Note 2)	Gutter Depth	Gutter Spread	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)		(%)	(ft)	(ft)	(ft)
C.I. 1-1	SAG	3.34	4.83	8.17	0.80	19.40	15.52	8.17	0.00		100.00%	0.30	9.99	...
C.I. 1-2	SAG	3.10	0.27	3.36	0.80	19.40	15.52	3.36	0.00		100.00%	0.26	7.23	...
C.I. 1-3	SAG	10.58	0.00	10.58	0.80	19.40	15.52	10.58	0.00		100.00%	0.40	11.12	...
C.I. 1-4	GRADE	2.43	2.85	5.28	1.00	3.31	3.31	3.31	1.98	C.I. 1-1	62.59%	0.22	11.20	...
C.I. 1-6	GRADE	3.02	1.65	4.68	1.00	3.48	3.48	3.48	1.20	C.I. 1-4	74.39%	0.24	11.78	...
C.I. 1-8	GRADE	5.35	0.00	5.35	1.00	3.70	3.70	3.70	1.65	C.I. 1-6	69.10%	0.24	12.09	...
C.I. 1-9	GRADE	2.18	0.00	2.18	1.00	1.88	1.88	1.88	0.30	C.I. 4-2	86.11%	0.17	8.63	...
C.I. 2-2	GRADE	1.59	0.00	1.59	1.00	1.32	1.32	1.32	0.27	C.I. 1-2	83.22%	0.13	6.68	...
C.I. 2-3	SAG	3.19	0.00	3.19	0.80	19.40	15.52	3.19	0.00		100.00%	0.24	8.20	...
C.I. 2-4	SAG	2.50	1.62	4.12	0.80	19.40	15.52	4.12	0.00		100.00%	0.26	9.03	...
C.I. 2-5	GRADE	2.09	0.97	3.07	1.00	2.42	2.42	2.42	0.65	C.I. 2-4	78.84%	0.19	9.53	...
C.I. 2-6	GRADE	3.07	0.00	3.07	1.00	2.09	2.09	2.09	0.97	C.I. 2-5	68.21%	0.17	8.37	...
C.I. 2-7	GRADE	2.54	0.00	2.54	1.00	1.85	1.85	1.85	0.70	C.I. 4-2	72.66%	0.16	7.80	...
C.I. 4-1	SAG	2.68	0.00	2.68	0.80	19.40	15.52	2.68	0.00		100.00%	0.18	9.19	...
C.I. 4-2	SAG	10.36	1.00	11.36	0.80	19.40	15.52	11.36	0.00		100.00%	0.32	15.79	...
F.I. 5-1	SAG	11.56	0.00	11.56	0.50	18.19	9.09	11.56	0.00		100.00%	1.50

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.

From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope (%)	Pipe Diameter (inches)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Peak Flow (cfs)	Max Flow Velocity (ft/sec)	Travel Time (min)	Design Flow Capacity (cfs)	Max Flow / Design Flow Ratio	Max Flow Depth / Total Depth Ratio	Max Flow Depth (ft)
C.I. 1-9	C.I. 1-8	34.07	958.09	957.75	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	1.27	3.78	0.15	11.38	0.11	0.25	0.36
C.I. 1-8	M.H. 1-7	155.13	957.25	955.70	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	4.31	5.60	0.46	11.38	0.38	0.45	0.67
M.H. 1-7	C.I. 1-6	239.43	955.20	952.81	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	4.27	5.71	0.70	11.38	0.38	0.44	0.66
C.I. 1-6	M.H. 1-5	245.81	950.31	947.85	1.0000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	13.54	7.40	0.55	24.51	0.55	0.56	1.13
M.H. 1-5	C.I. 1-4	74.19	947.35	946.61	1.0000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	13.54	6.80	0.18	24.51	0.55	0.61	1.21
C.I. 1-4	C.I. 1-3	105.72	946.00	944.95	1.0000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	15.00	6.61	0.27	24.48	0.61	0.74	1.48
C.I. 1-3	C.I. 1-2	34.00	944.45	944.11	1.0000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	20.86	6.47	0.09	44.44	0.47	0.74	1.84
C.I. 1-2	C.I. 1-1	153.31	943.61	942.84	0.5000	36.00	0.0120	0.5000	0.5000	0.0000	0.00	31.14	5.90	0.43	51.21	0.61	0.71	2.12
C.I. 1-1	E.S. 1-0	67.47	942.34	942.00	0.5000	36.00	0.0120	0.5000	0.5000	0.0000	0.00	36.51	6.57	0.17	51.15	0.71	0.73	2.20
C.I. 2-7	C.I. 2-6	33.82	961.33	960.99	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	1.50	3.94	0.14	11.38	0.13	0.27	0.40
C.I. 2-6	C.I. 2-5	216.83	960.49	956.15	2.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	3.15	6.81	0.53	16.09	0.20	0.31	0.46
C.I. 2-5	C.I. 2-4	180.63	955.65	953.84	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	4.33	5.65	0.53	11.38	0.38	0.45	0.67
C.I. 2-4	C.I. 2-3	34.00	953.34	953.00	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	5.74	5.40	0.10	11.38	0.50	0.58	0.87
C.I. 2-3	C.I. 2-2	102.07	951.31	950.29	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	7.54	6.14	0.28	11.38	0.66	0.66	0.98
C.I. 2-2	M.H. 2-1	174.65	949.79	948.04	1.0000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	8.46	6.53	0.45	24.51	0.35	0.43	0.86
M.H. 2-1	C.I. 1-2	209.75	947.54	945.44	1.0000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	8.47	6.60	0.53	24.51	0.35	0.43	0.85
F.I. 3-2	F.I. 3-1	125.13	957.08	955.83	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.00	0.00		11.38	0.00	0.00	0.00
F.I. 3-1	M.H. 1-5	203.52	955.33	951.26	2.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.00	0.00		16.09	0.00	0.00	0.00
F.I. 4-5	F.I. 4-4	100.60	959.44	957.43	2.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.00	0.00		16.09	0.00	0.00	0.00
F.I. 4-4	M.H. 4-3	94.00	957.23	955.35	2.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.00	0.00		16.09	0.00	0.00	0.00
M.H. 4-3	C.I. 4-2	111.00	954.85	953.74	1.0000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.00	0.00					

DWG: F:\2019\4001-4059-4059-Design\AutoCAD\Final Plans\Sheets\GNCV\C_DRN02_0194059.dwg USER: nheiser
 DATE: May 17, 2021 11:19am XREFS: C_PTBK_0194059_34x22 C_PBASE_0194059 C_PSSWR_0194059 C_PWATR_0194059 C_PBDY_0194059 C_PSTRM_0194059 C_XBASE_0194059



NOTES:
 1. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE WATER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 2. PLAT IS LOCATED IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, AREAS OF 1-PERCENT ANNUAL CHANCE SHEET FLOOD FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE"

3. BUFFER ZONE FOR NATURAL STREAMS IS LOCATED WITHIN PLAT.
 4. MLO ELEVATIONS HAVE BEEN PROVIDED PER LOT LINES. INTERPOLATION WILL BE ALLOWED BETWEEN THE RIGHT AND LEFT SIDE MBOES SHOWN ON THE MASTER DRAINAGE PLAN, DEPENDING ON THE LOCATION OF THE LOWEST OPENING ON THE PROPOSED STRUCTURE.
 5. SWALES TO BE CONSTRUCTED BETWEEN EACH OF THE LOTS 75-84, 92-94 TO DRAIN TOWARDS THE ROADWAY.

6. NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.
 RML0 - REAR MINIMUM LOW OPENING
 FML0 - FRONT MINIMUM LOW OPENING
 LOT TYPES:
 S - STANDARD
 D - DAYLIGHT
 W - WALKOUT

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

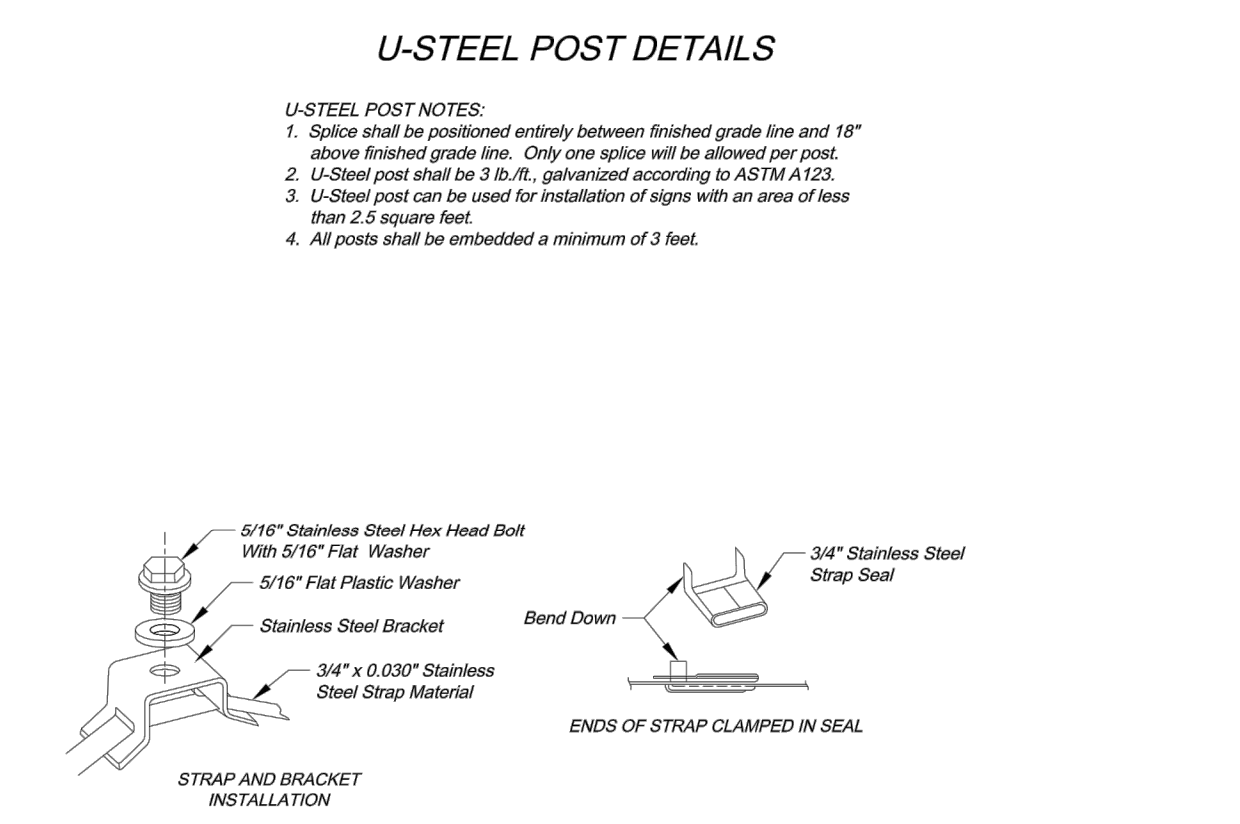
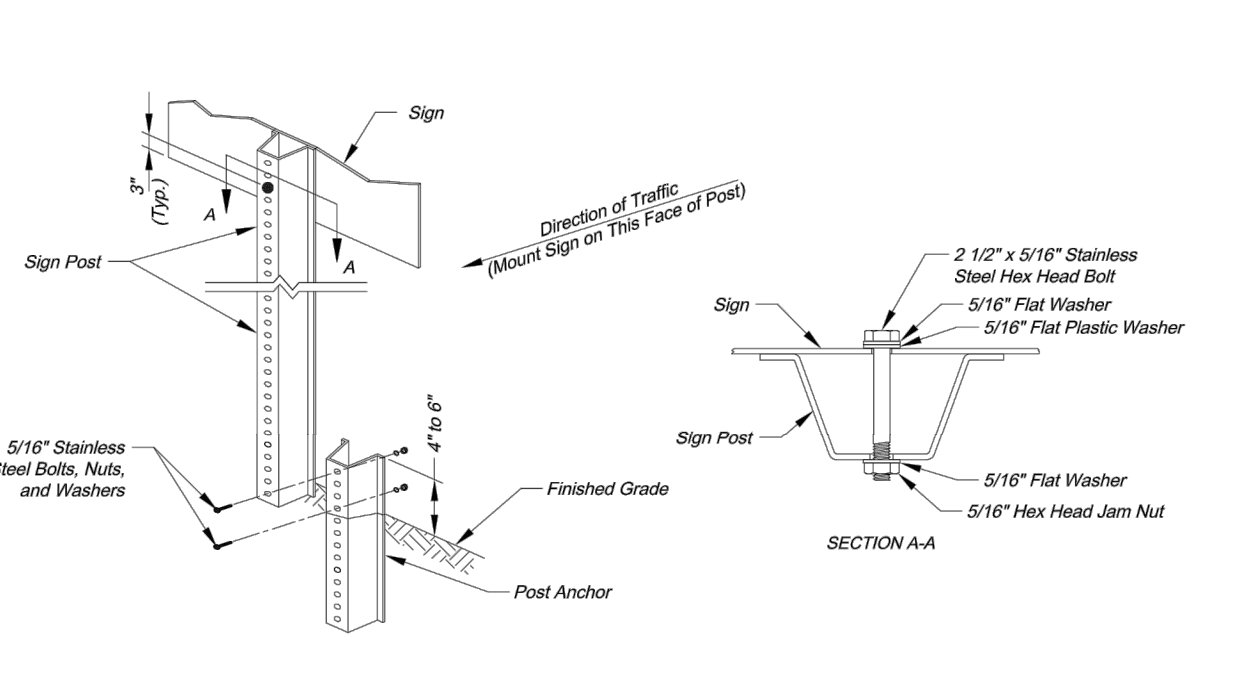
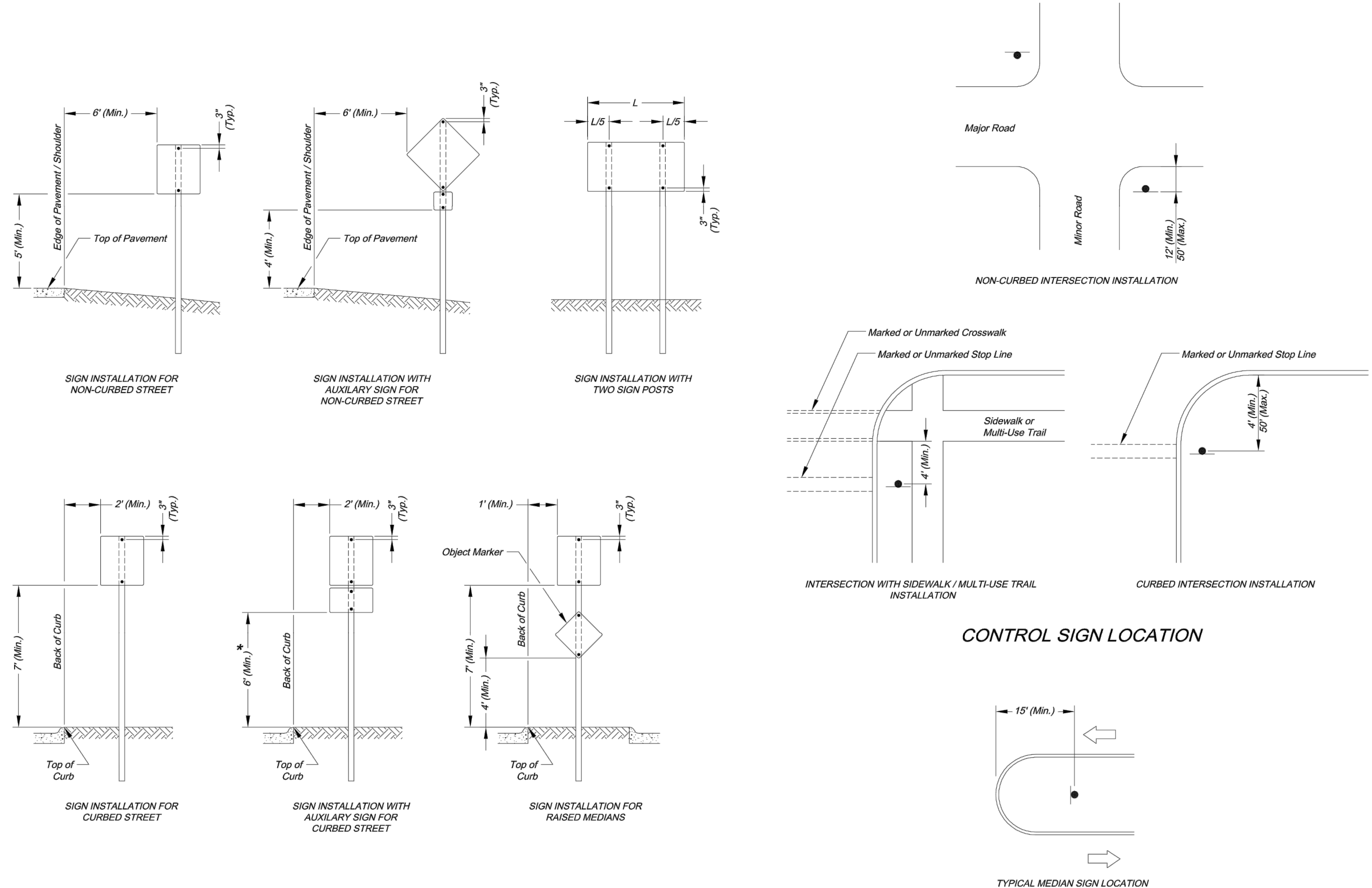
MASTER DRAINAGE PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	

2020

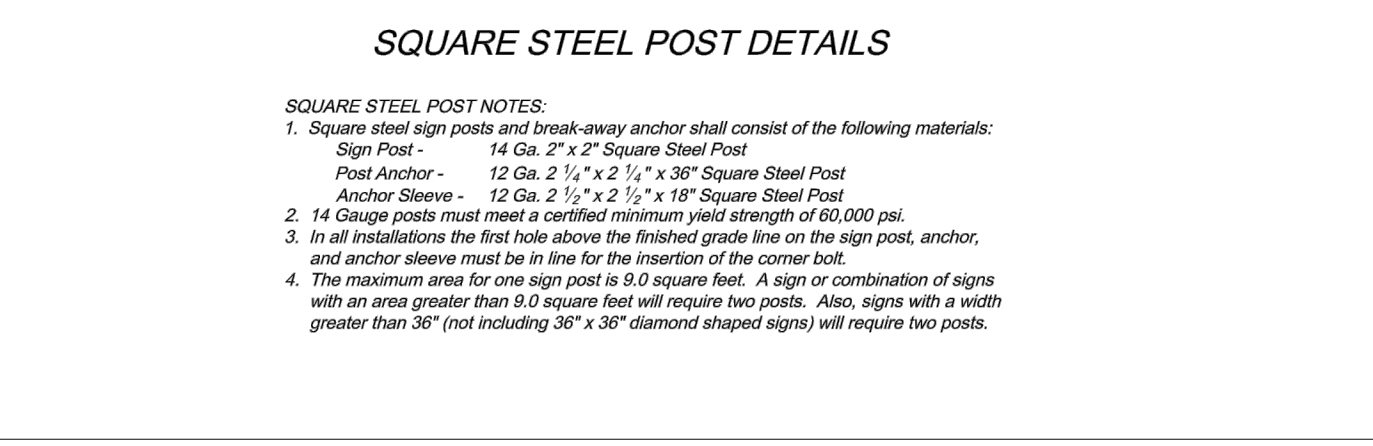
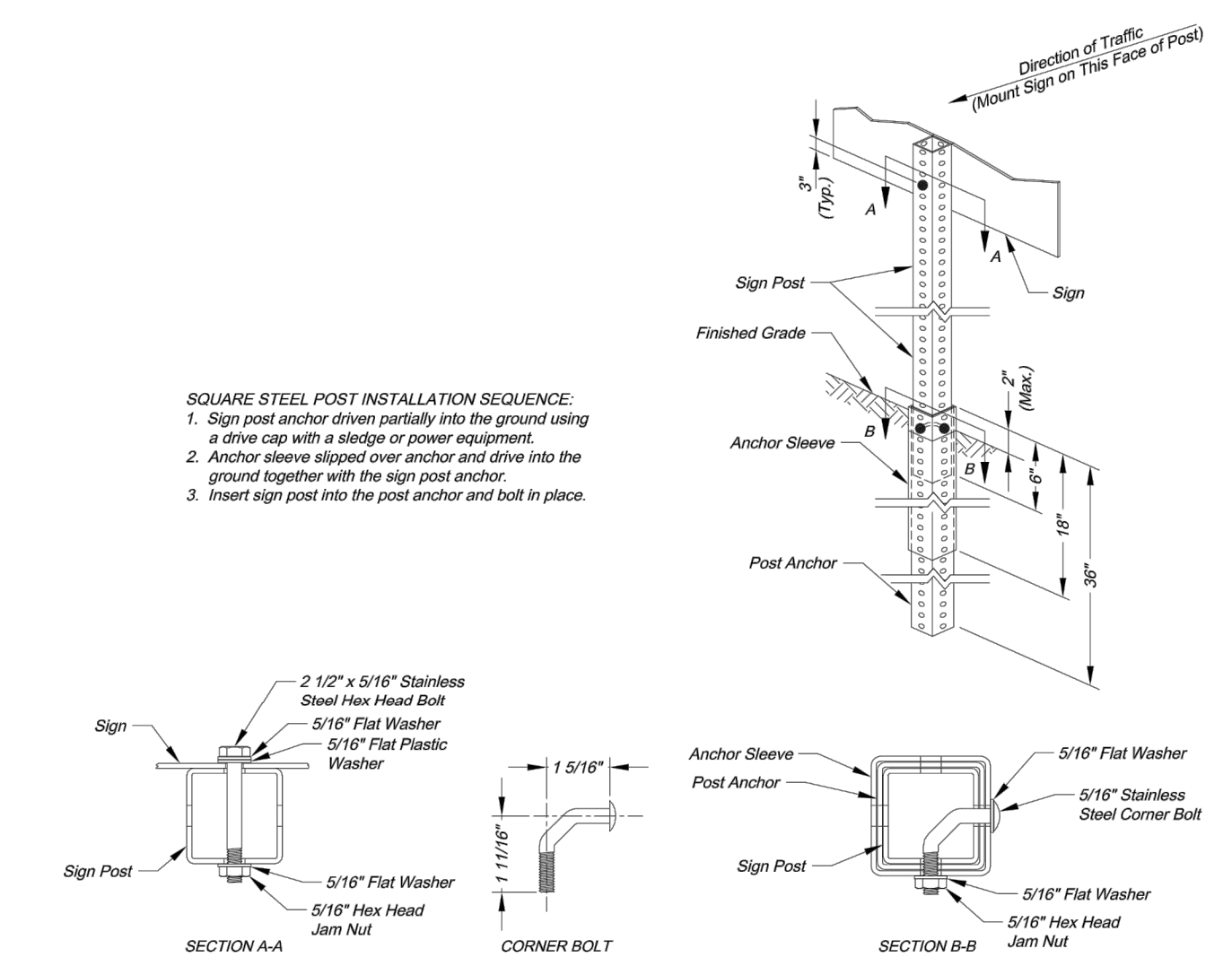


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 FAX 816.361.1888
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PERMANENT SIGNING GENERAL NOTES:

- All signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor is responsible for avoiding any and all utilities when installing sign posts, whether the utility is indicated on the plans or not.
- All workmanship and materials shall be subject to the inspection and approval of the Public Works Department of the City of Lee's Summit.
- The Contractor shall stake the location of all sign posts to be installed. The City Inspector shall inspect the staking prior to installation. Minor relocation to avoid conflicts may be allowed with the approval of the City Traffic Engineer or designee.
- Signs shown to be installed on the side of metal poles shall be mounted with stainless steel straps or wing brackets as detailed. No signs are to be installed on wood poles. See Traffic Signal Standard Drawings for the installation of signs on mast arms.
- All post mounted signs shall be installed with breakaway anchors according to the Standard Drawings.
- All existing signs will be used in place during construction and protected from damage unless otherwise indicated in the plans. If the Contractor damages any existing sign or posts during construction, the Contractor shall be responsible for removing and storing any signs that are to be reinstalled on the project. All equipment shall be reinstalled in good condition.
- Existing permanent signs and posts removed by the Contractor for construction purposes which are not to be reinstalled shall be delivered to the City's Public Works Maintenance Facility (1977 SE Hannibal Road). The Contractor shall be responsible for removing and storing equipment in good condition and is fully responsible for the equipment until it is delivered.
- All Stop, Yield, or street name signs shall be maintained in a conspicuous location for the driving public. All Stop and Yield signs removed for construction purposes can be temporarily erected in reflectorized drums (no less than 7 feet above the pavement surface) until they can be reinstalled. Any temporary Stop or Yield sign installation to be left in place overnight will require prior approval from the City Inspector.



Project: CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 969-1800 FAX: (816) 969-1809

SIGN MOUNTING DETAILS STANDARD DRAWING SN-1

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

1 OF 3

Project: CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 969-1800 FAX: (816) 969-1809

SIGN POST DETAILS STANDARD DRAWING SN-2

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

2 OF 3

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 05/19/2021

olsson

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STATE OF MISSOURI
 MEGAN J. WALTER
 NUMBER PE-2012028697
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

BY

SIGNAGE DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

2020

LEE'S SUMMIT, MO

REVISIONS

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020

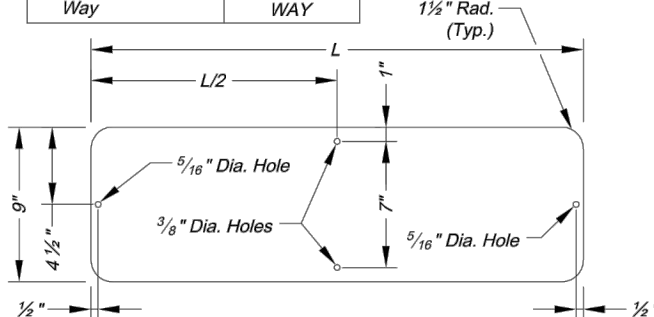
SHEET C120
 21 OF 54

STANDARD ABBREVIATION LISTS

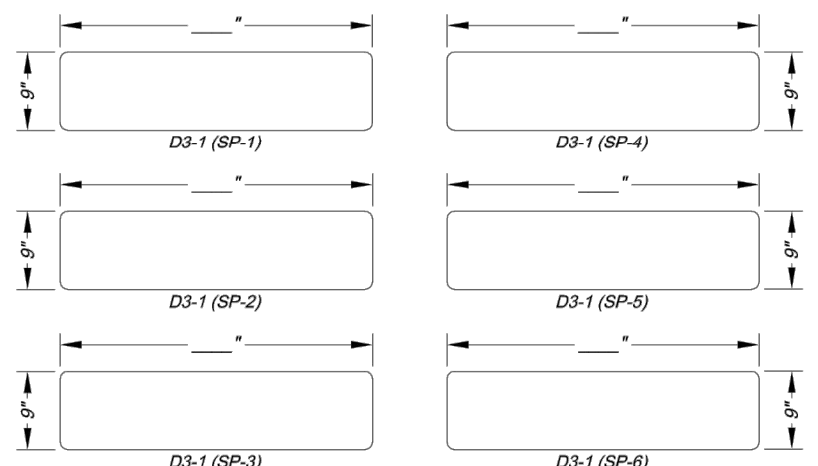
Named Streets		Numbered Streets	
Avenue	AVE	First	ST
Boulevard	BLVD	Second	ND
Circle	CR	Third	RD
Creek	CR	Fourth to Tenth	TH
Court	CT		
Crossing	XING		
Drive	DR		
Highway	Hwy		
Lane	LN		
Parkway	Pkwy		
Place	PL		
Road	RD		
Street	ST		
Terrace	TR		
Trail	TRL		
Way	WAY		

STREET NAME SIGN QUANTITIES

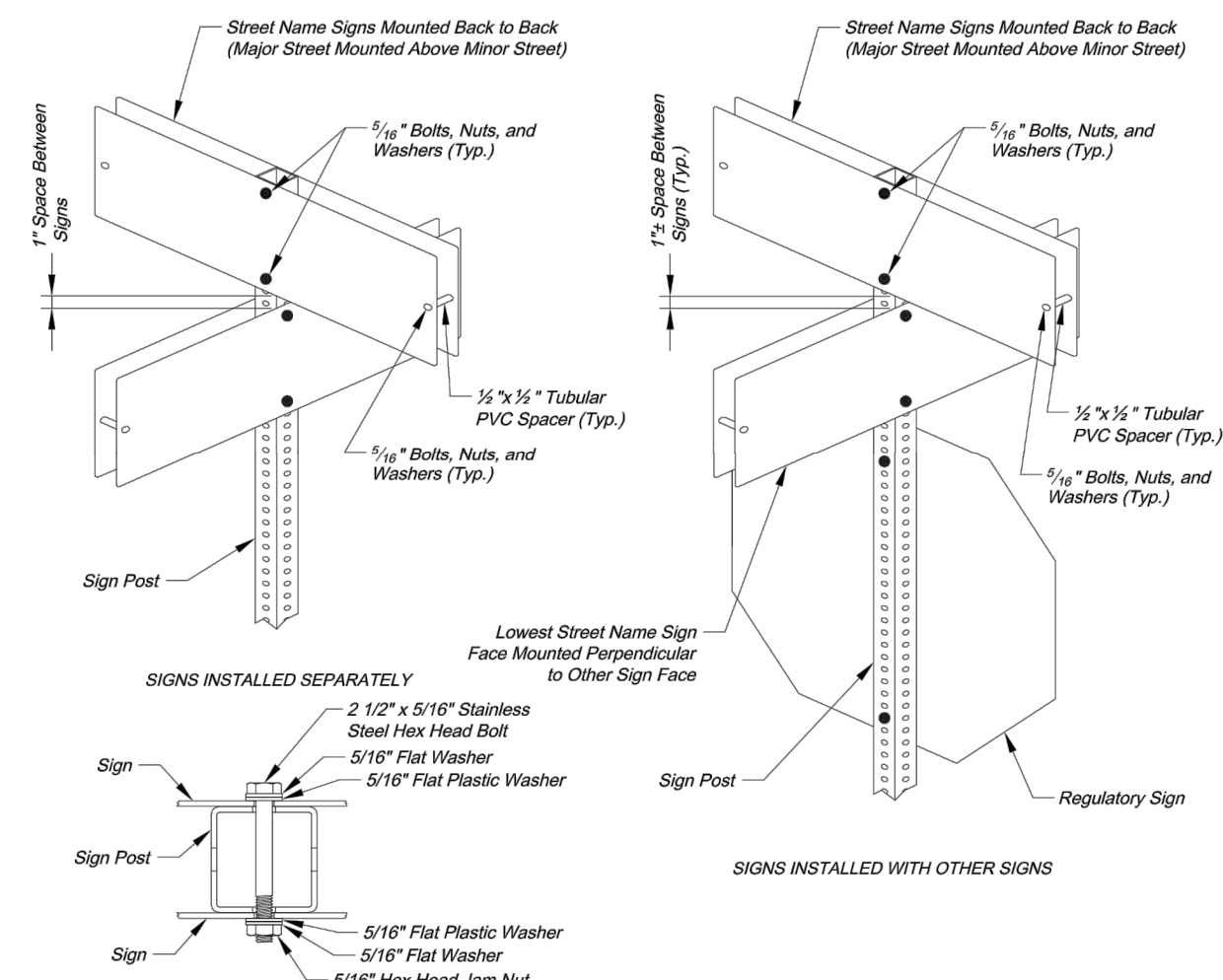
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x 3"	Sq. Ft.	1	1
D3-1 (SP-2)	9" x 3"			
D3-1 (SP-3)	9" x 3"			
D3-1 (SP-4)	9" x 3"			
D3-1 (SP-5)	9" x 3"			
D3-1 (SP-6)	9" x 3"			



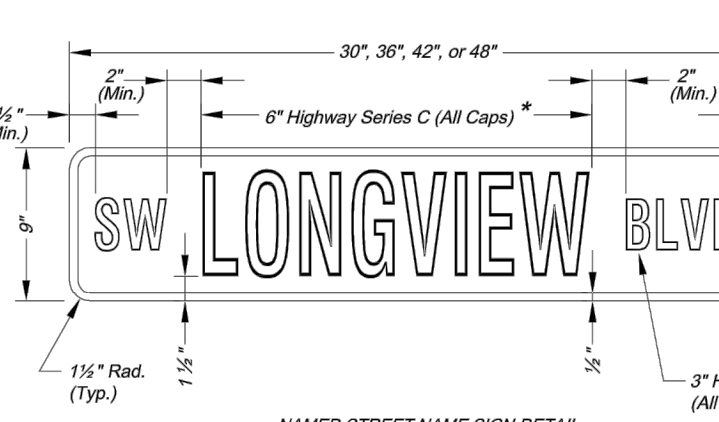
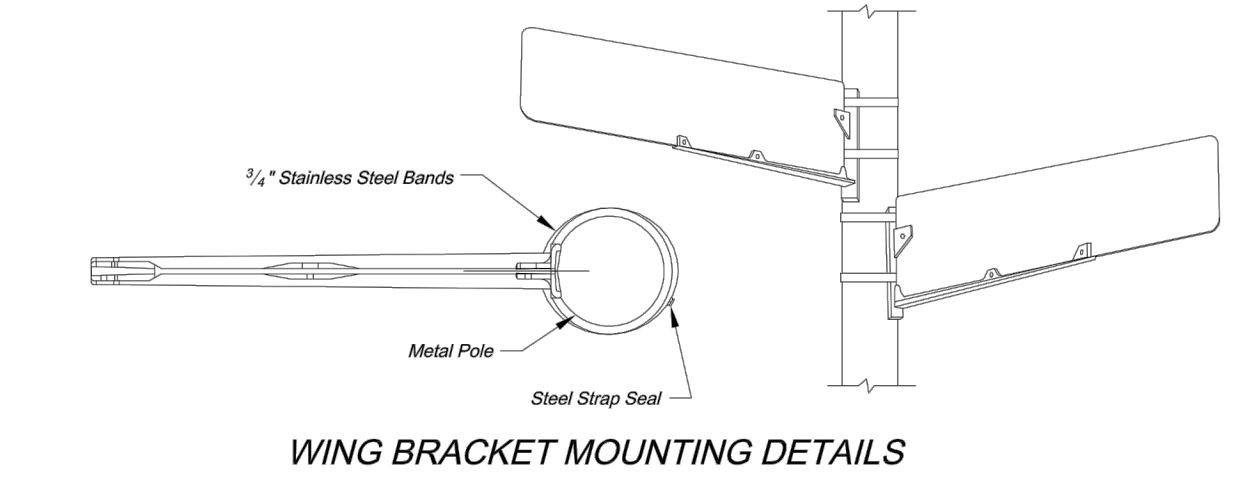
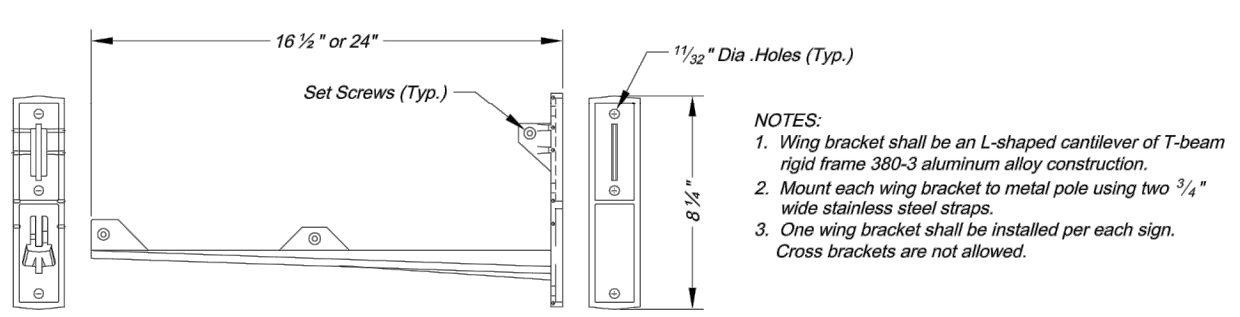
STREET NAME SIGN BLANK DETAILS
For Mounting on Square Steel Posts



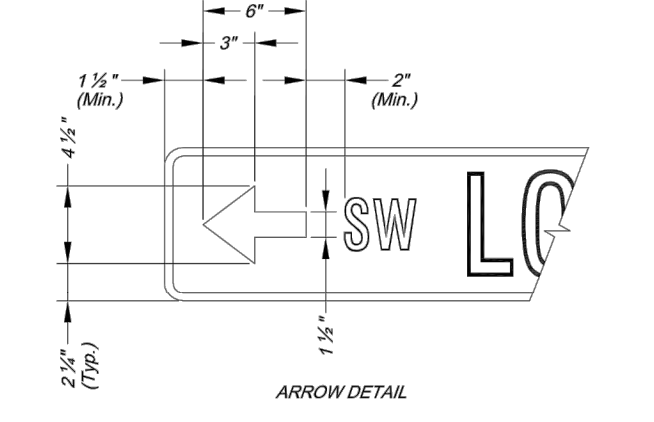
PROJECT SIGN DETAILS



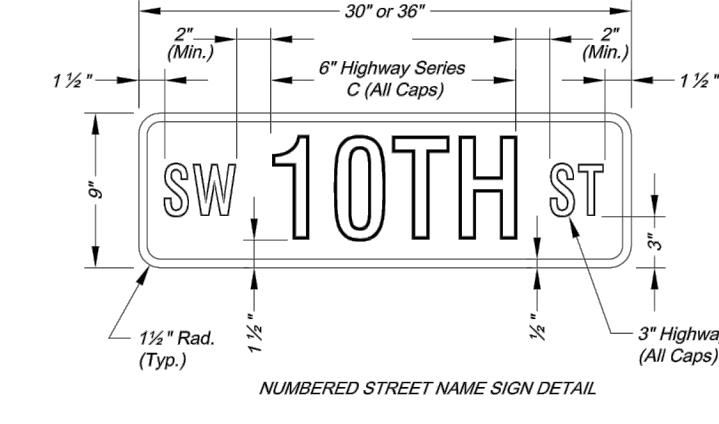
SQUARE STEEL POST MOUNTING DETAILS



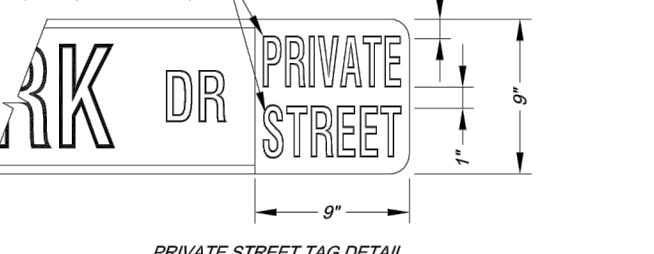
NAMED STREET NAME SIGN DETAIL
* Use Highway Series B (All Caps) in lieu of series C if necessary to fit text on a 36" sign blank.



ARROW DETAIL



NUMBERED STREET NAME SIGN DETAIL



PRIVATE STREET TAG DETAIL

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

STREET NAME SIGN FACE DETAILS

CITY OF LEE'S SUMMIT
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 220 SE GREEN STREET
 LEE'S SUMMIT, MISSOURI 64083
 PHONE: (816) 869-1800 FAX: (816) 869-1809

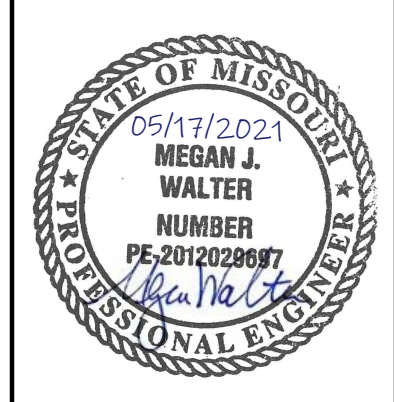
Project: STREET NAME SIGN DETAILS
 Sheet Name: STANDARD DRAWING SW-3

Drawn By: AS
 Checked By: JW
 Date: 05/25/2020
 Project#

3 OF 3
3

olsson

1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olson.com



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	

SIGNAGE DETAILS

STREET AND STORM SEWER PLANS

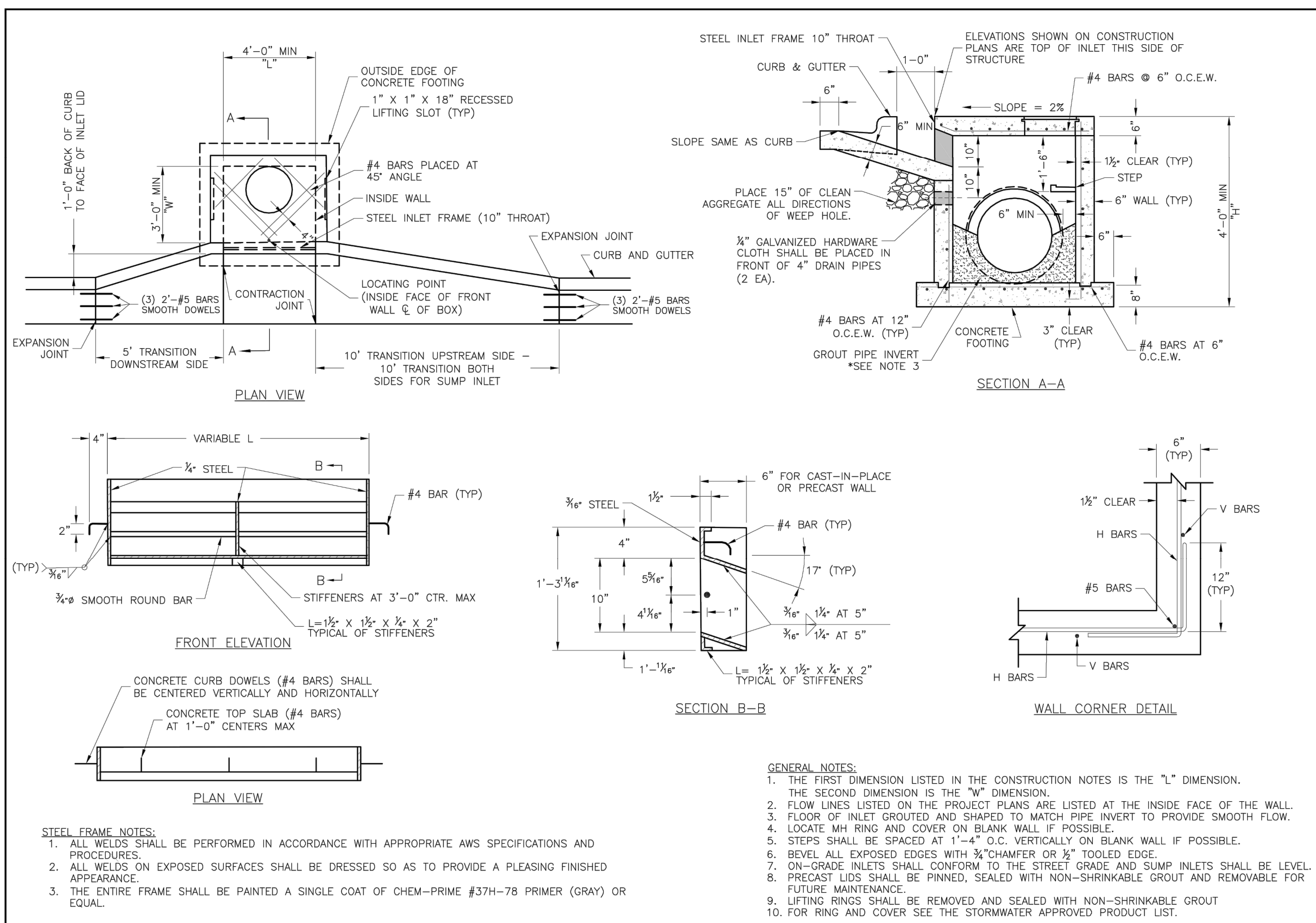
THE RETREAT AT HOOK FARMS

CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO 2020

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

drawn by:	EM
checked by:	EM
designed by:	RB
QA/QC by:	NH
project no.:	019-4059
drawing no.:	C_DTL00_0194059
date:	4/20/2020

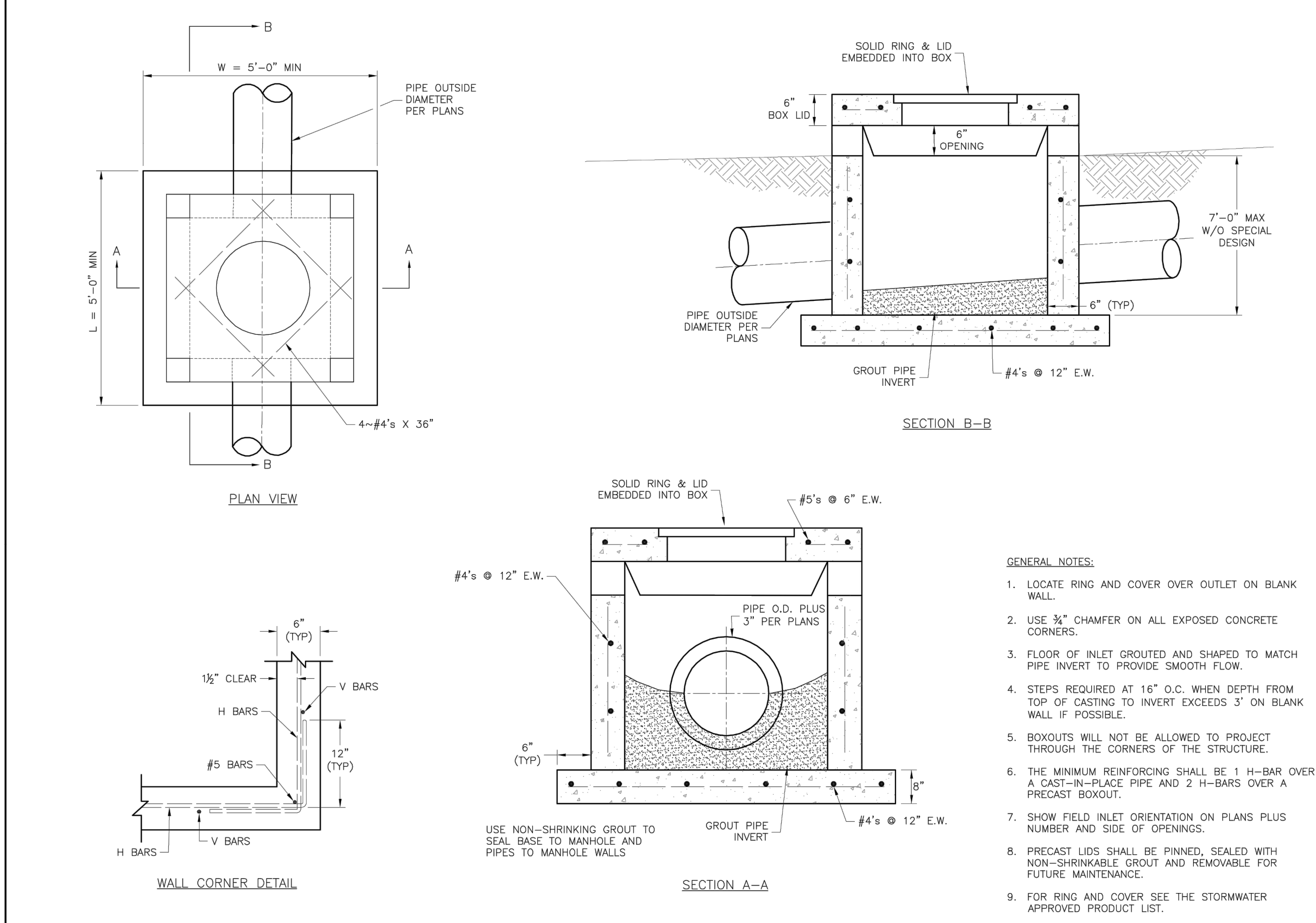


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Title: STM-1
 Project:

STM-1
 CURB INLET DETAIL

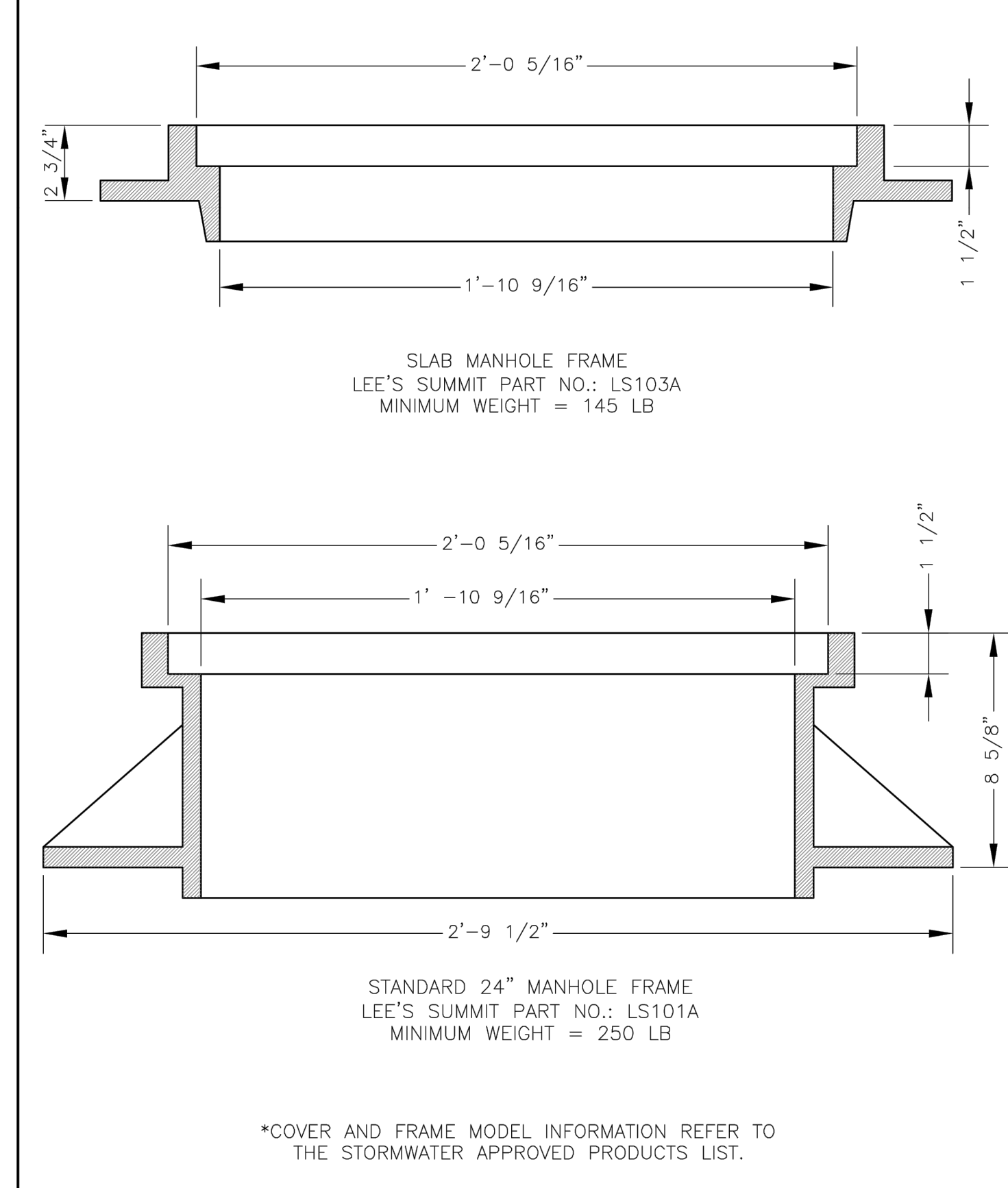


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Title: STM-2
 Project:

STM-2
 FIELD INLET DETAIL

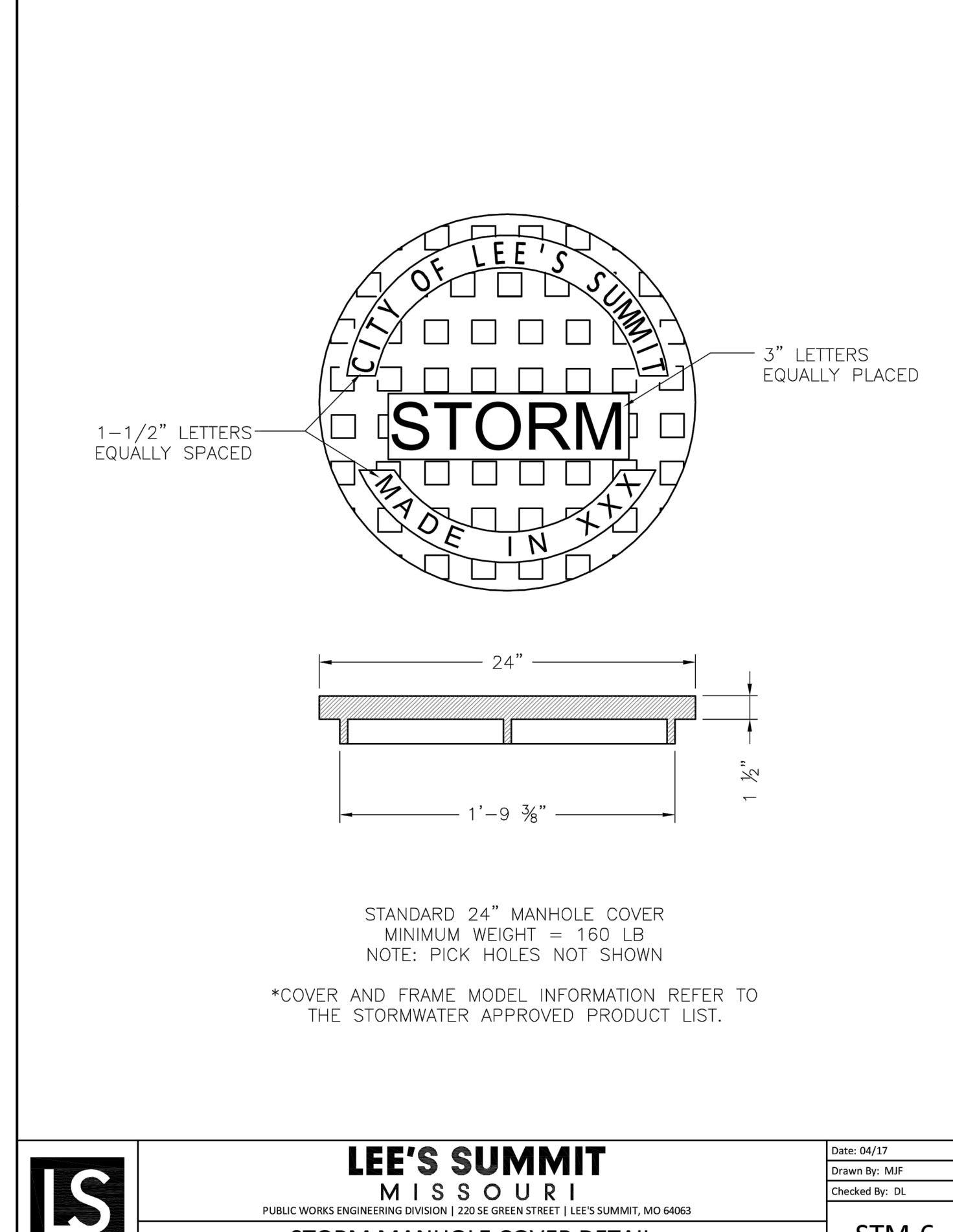


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Title: STM-7
 Project:

STM-7
 STORM MANHOLE FRAME DETAIL



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

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Title: STM-6
 Project:

STM-6
 STORM MANHOLE COVER DETAIL

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
 05/19/2021

olsson
 1301 Burlington Street
 North Kansas City, MO 64116
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 FAX 816.361.1888
 www.olson.com

STATE OF MISSOURI
 MEGAN J. WALTER
 PROFESSIONAL ENGINEER
 NUMBER PE-201202867
 EXPIRES 05/17/2021

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

BY: _____

STORM DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

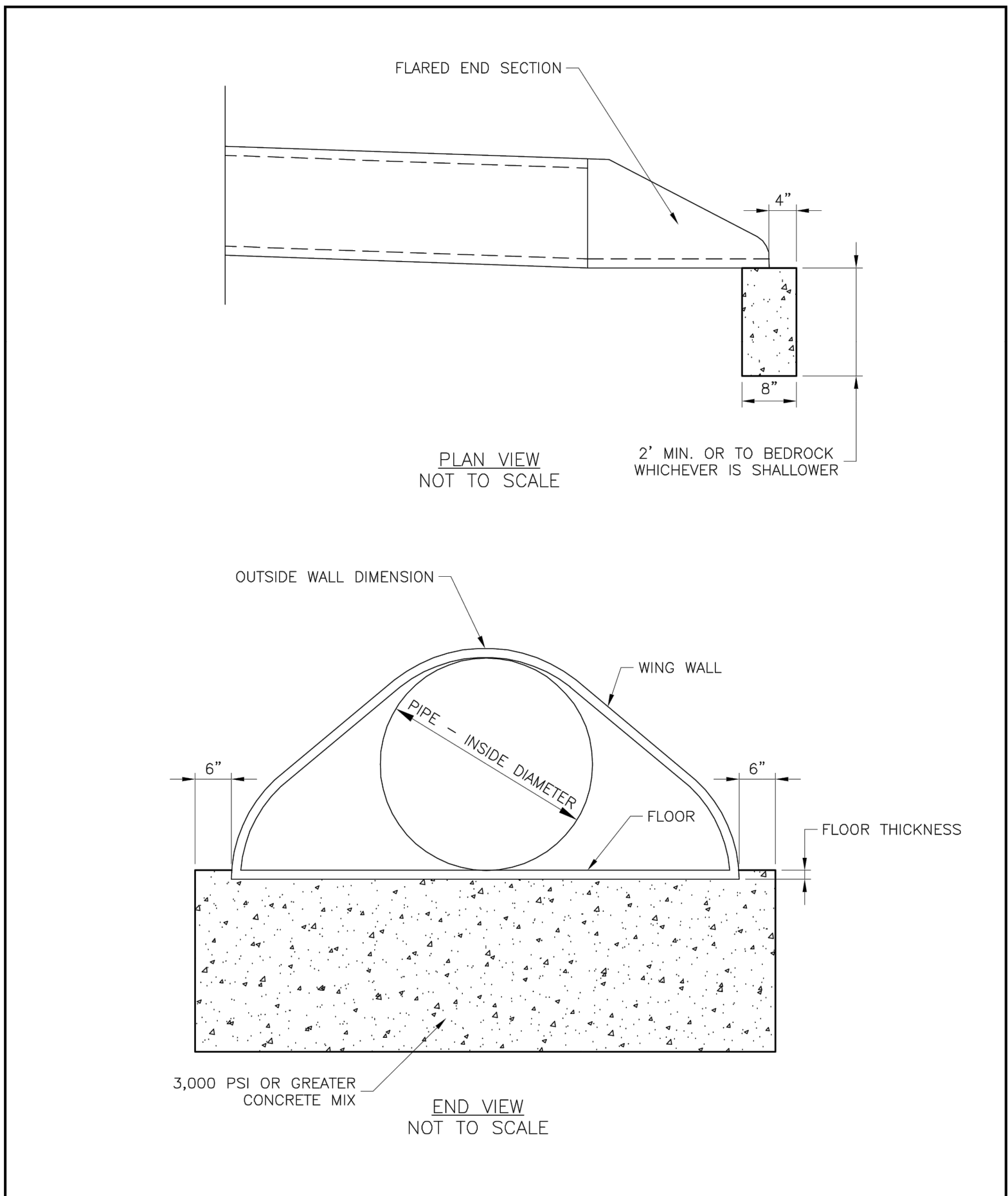
2020

LEE'S SUMMIT, MO

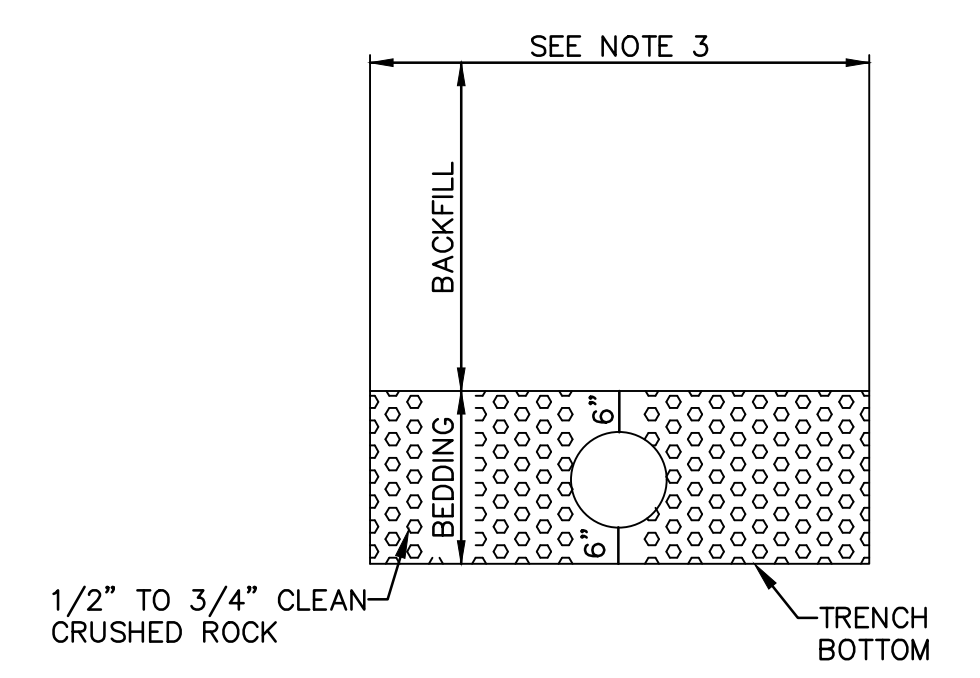
drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020

SHEET C122
 23 OF 54

DWG: F:\2019\4001-4500\019-4059\40-Design\AutoCAD\Final Plans\GNCV\C_DTL00_0194059.dwg
 DATE: May 17, 2021 11:20am XREFS: C_PTBULK_0194059_34x22 C_PBASE_0194059 USER: mheiser



LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 04/17
	FLARED END SECTION SUPPORT DETAIL	Drawn By: MJF
	STM-5	Checked By: DL



TYPICAL SECTION FOR PLASTIC PIPE
(IN ROCK OR SOIL)

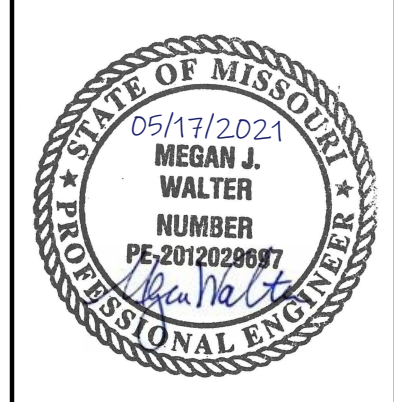
1. BACKFILL SHALL BE JOB EXCAVATED MATERIAL FREE FROM DEBRIS AND STONES COMPACTED TO 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 FOR BACKFILL UNDER PAVEMENT (EXISTING OR PROPOSED).
2. TRENCH BANKS MAY BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS, BUT ONLY IN AREAS WHERE THE INCREASED TRENCH WIDTH WILL NOT INTERFERE WITH SURFACE FEATURES. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
3. MINIMUM AND MAXIMUM WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

01 N.T.S. UNDERGROUND PIPE INSTALLATION FROM STORM SEWER LINES

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

olsson

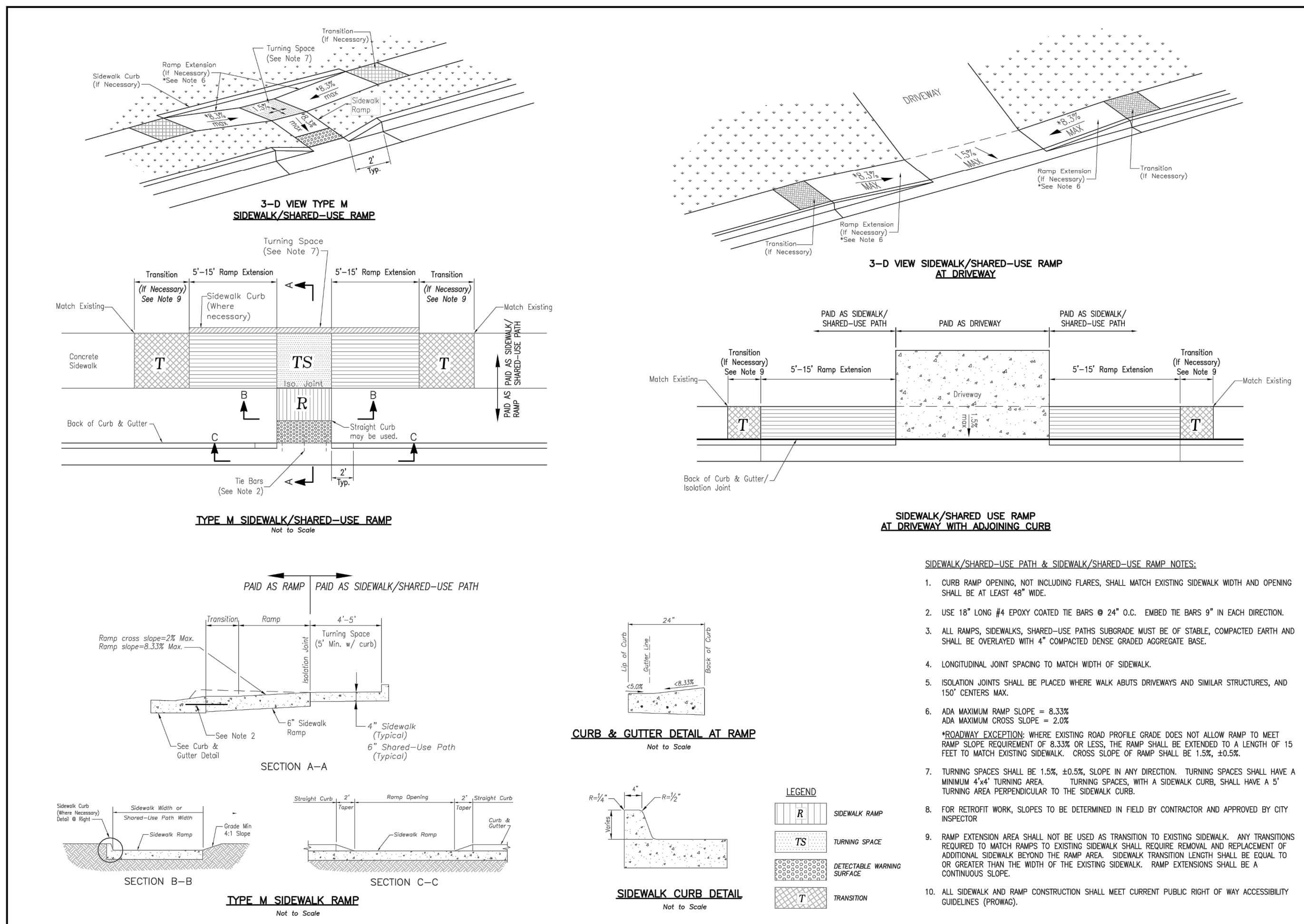
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsosn.com



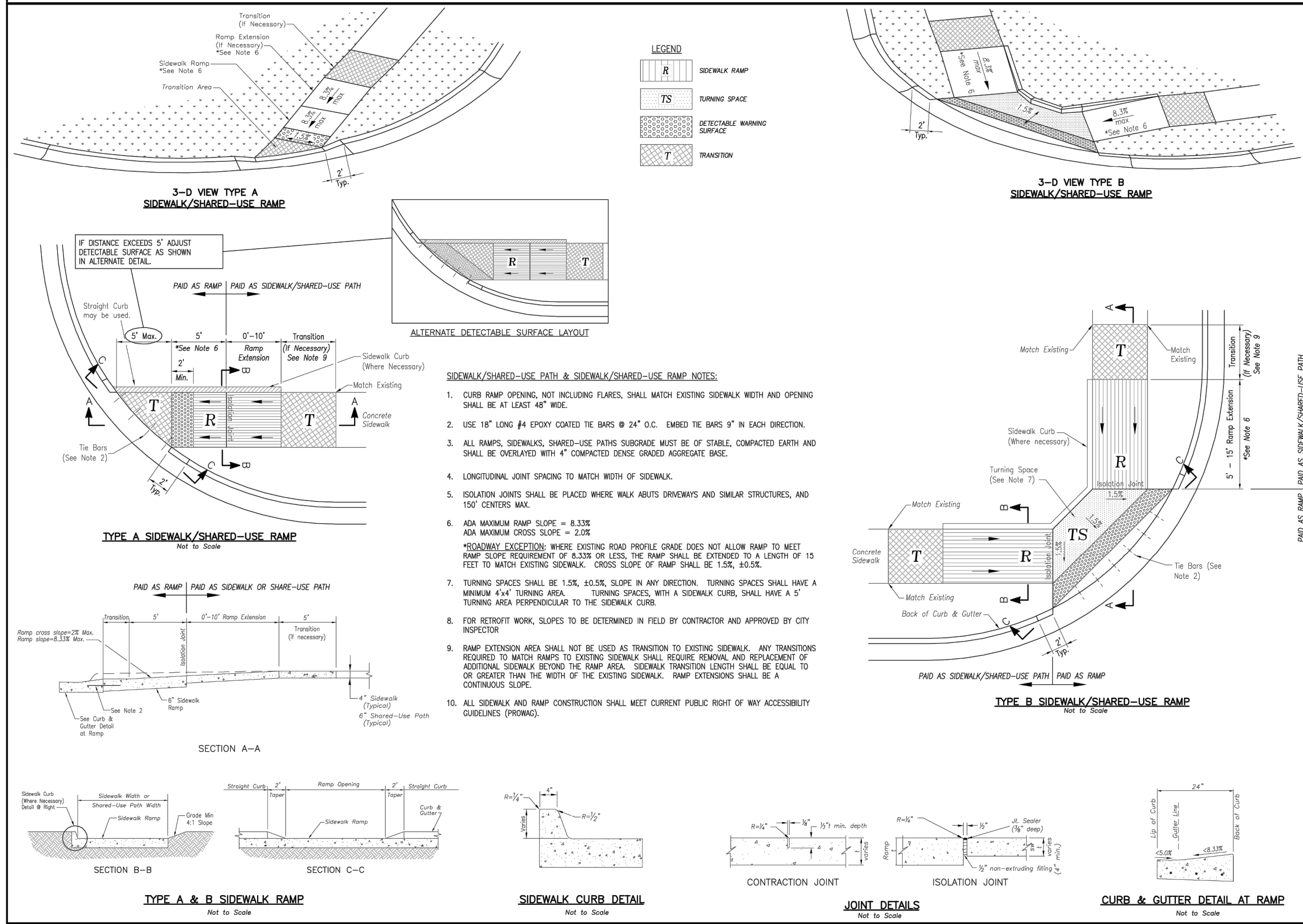
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	

STORM DETAILS STREET AND STORM SEWER PLANS THE RETREAT AT HOOK FARMS CONSTRUCTION DOCUMENTS	2020
LEE'S SUMMIT, MO	

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020



- SIDEWALK/SHARED USE RAMP AT DRIVEWAY WITH ADJOINING CURB**
- SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:**
- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
 - USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
 - ALL RAMP, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
 - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
 - ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
 - *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
 - TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
 - FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
 - RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
 - ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



- SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:**
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 - ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 SHEET NAME: ADA RAMP RETROFIT DETAIL

GEN-3B

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 SHEET NAME: ADA RAMP RETROFIT DETAIL

GEN-3A

Drawn By: MJI
 Checked By: RL
 Date: 04/17
 Proj. #:

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

olsson
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olson.com

STATE OF MISSOURI
 05/17/2021
 MEGAN J. WALTER
 NUMBER
 PE-201202897
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOD ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS

STREET DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

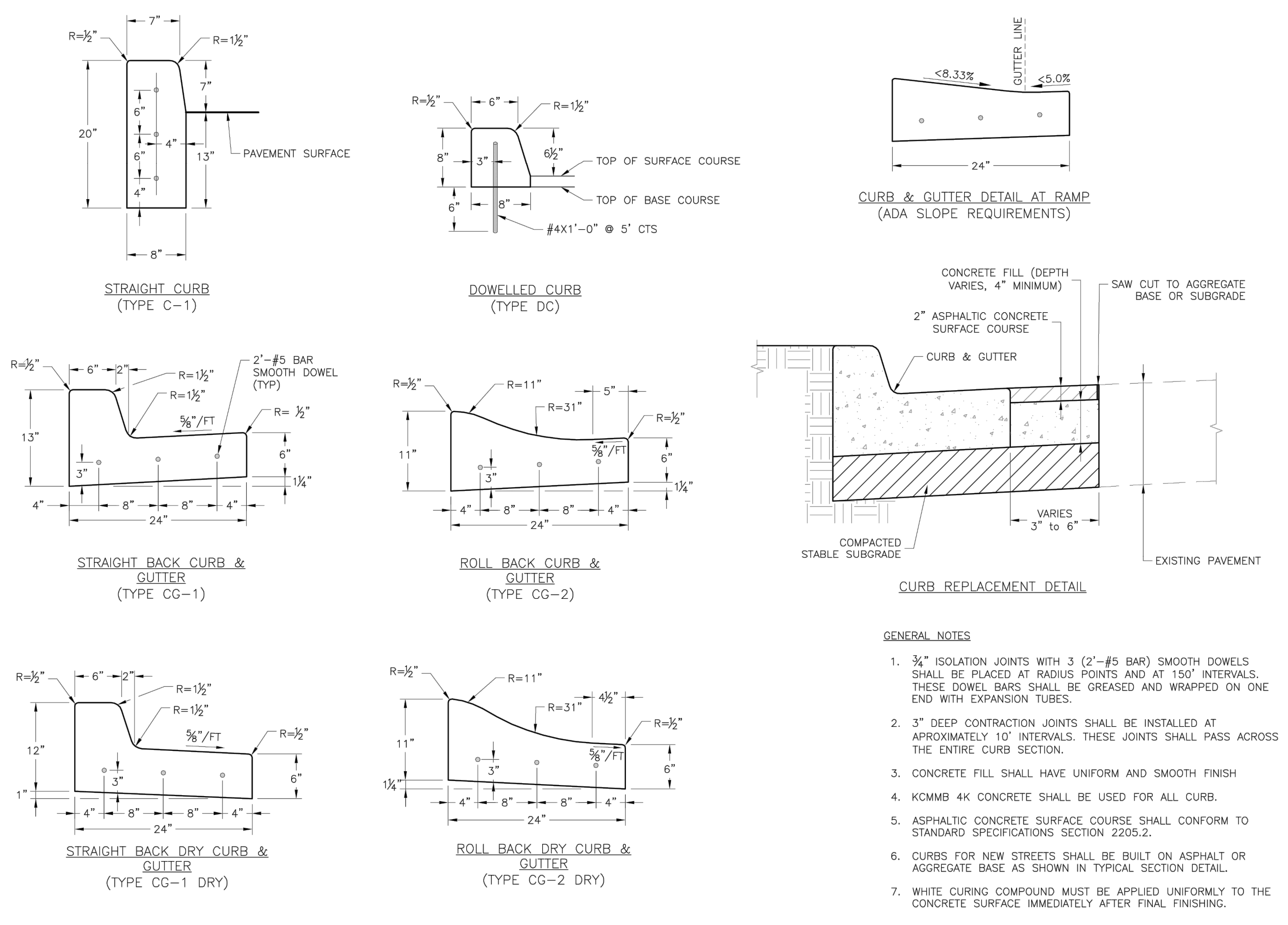
2020

LEE'S SUMMIT, MO

drawn by: MJI
 checked by: RL
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020

SHEET C124
 25 OF 54

REVISIONS

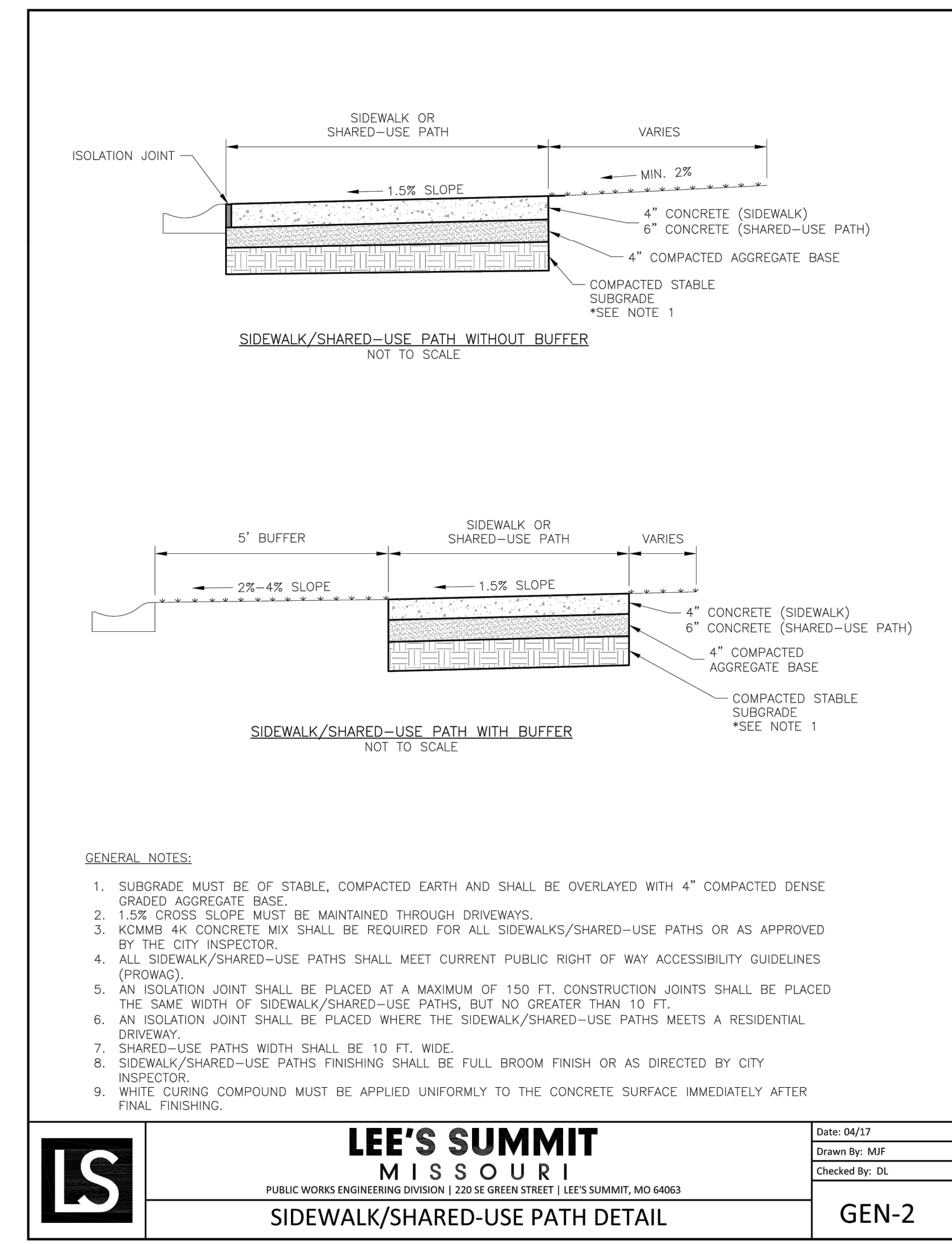


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS
 City: CITY OF LEE'S SUMMIT, MO
 Location: LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet Name: CURB & GUTTER DETAIL

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

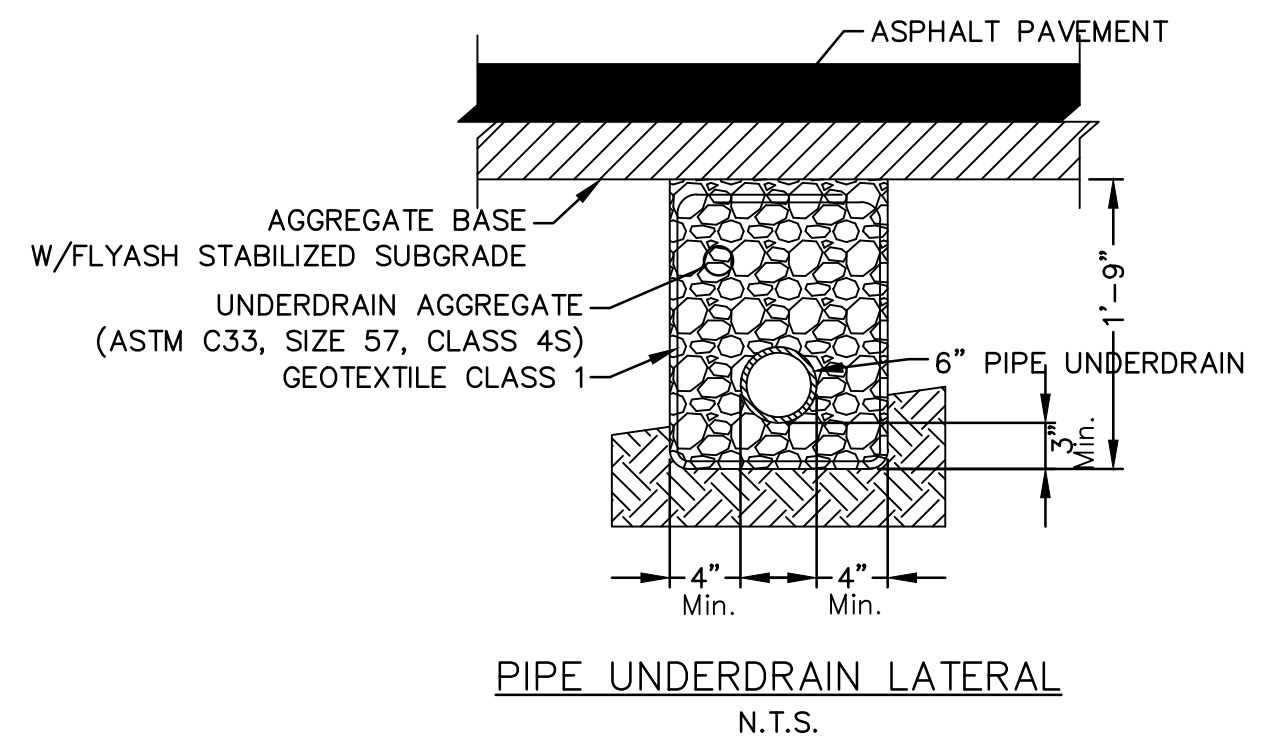
GEN-4



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

Date: 04/17
 Drawn By: MIF
 Checked By: DL

GEN-2



- NOTES:**
- Where Pipe Underdrains are used, all Underdrain Outlet Pipes shall be solid wall with watertight joints. All Outlet Pipes shall be tied into the nearest storm sewer inlets at roadway sag locations as indicated in the street profile.
 - All Underdrain Pipes shall be installed at a minimum slope of 1%.
 - Underdrain Pipe shall be installed with the perforations placed down.
 - Blanket Underdrain Aggregate, Pipe Underdrain Aggregate, Pipe Underdrain, Edge Underdrain and Outlet Pipe shall conform to City of Lee's Summit Specifications.
 - Overlap geotextile at top of trench a minimum of 12".

RELEASE FOR CONSTRUCTION
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 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/19/2021

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STATE OF MISSOURI
 05/17/2021
 MEGAN J. WALTER
 NUMBER PE-201202897
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	

STREET DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

2020

LEE'S SUMMIT, MO

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020

SHEET C125
 26 OF 54