

HOOK FARMS POOL

SW 26TH TERRACE & SW PRYOR ROAD

FINAL DEVELOPMENT PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W

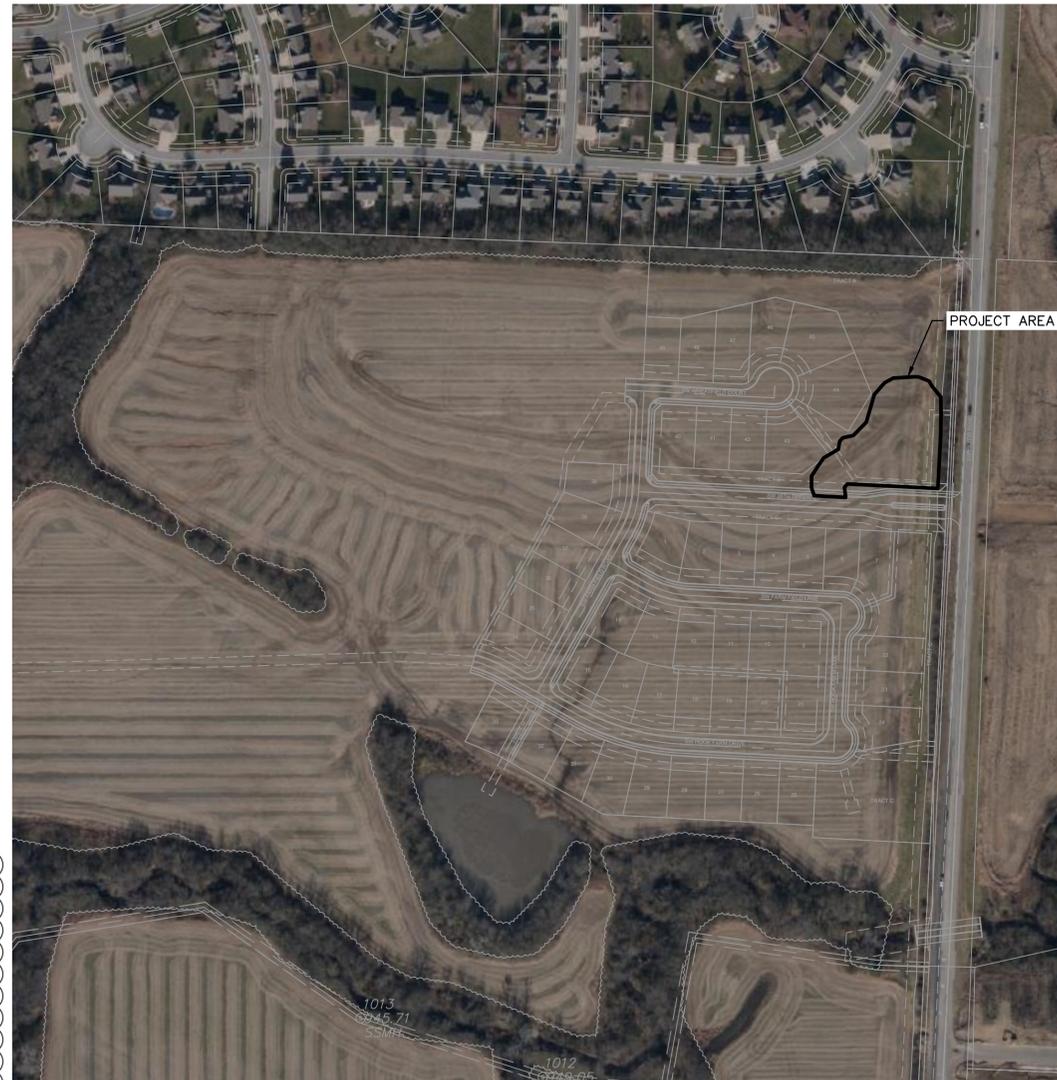
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

olsson

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2	21-09-08	REVISIONS PER CITY COMMENTS	
3	21-10-01	REVISIONS PER CITY COMMENTS	

TITLE SHEET	2020
FINAL DEVELOPMENT PLANS	
HOOK FARMS POOL	
LEE'S SUMMIT, MO	

PROPERTY DESCRIPTION:

ALL OF TRACT B, HOOK FARMS FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

BENCHMARK

BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES ARE SHOWN IN METERS.
N24°54'39"E 7,358.86'

NOTES:

ANY QUANTITIES SHOWN WITHIN THESE 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.

CIVIL ENGINEER:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

Julie Sellers
 JULIE SELLERS, P.E.
 CIVIL ENGINEER
 MO# 2017000367

10/4/21
 DATE

RELEASED FOR CONSTRUCTION
 As Noted on Plans Review
 Development Services Department
 Lee's Summit, Missouri
 02/23/2022



DWG: F:\2019\4001-4500\019-4061-A\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_TTL01_A194061.dwg
 DATE: Oct 01, 2021 1:18pm
 USER: cwhite
 C_PBASE_0194061
 C_PUTIL_0194061
 C_XBASE_A194061

GENERAL NOTES:

- 1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS.
8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.
10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK.
11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION.
17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED.
18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
19. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.
20. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
21. ALL CONSTRUCTION SHALL FOLLOW CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.

WETLANDS NOTICE:

- 1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE CITY OF LEE'S SUMMIT HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

- 1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

- 1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G, REVISION DATE JANUARY 20, 2017

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.
5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.
6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.
9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL. SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

- 1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LANES.
3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. 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.
6. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT PLACED WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). EMBANKMENT PLACED WITHIN THE BUILDING AREAS 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 ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR COMPACTION PROCEDURE. ALL EMBANKMENT PLACED WITHIN 18" OF THE BUILDING SUBGRADE SHOULD HAVE A LIQUID LIMIT LESS THAN 60. THE GEOTECHNICAL REPORT SHALL SUPERSEDE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

- 1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.
6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.
14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

- 18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE. SEE MECH. PLANS FOR ENTRANCE LOCATIONS.
19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

SITE DISTURBANCE NOTES:

- 1. THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN THEIR RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR THEIR AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.
2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:
- PRESERVATION OF EXISTING VEGETATION
- x SEDIMENT BARRIERS
- SEDIMENT TRAPS
- x INLET PROTECTION
- OUTLET PROTECTION
- SOIL RETAINING SYSTEMS
- SLOPE DRAINS
- SUBSURFACE DRAINS

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN TO BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.
A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE, AREAS WITHIN 50' OF A DEFINED DRAINAGE WAY SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.
B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.
C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.
D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:
SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.
PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.
STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.
INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

- 3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.
4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING THE CITY OF LEE'S SUMMIT, STATE OF MISSOURI AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.
5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/23/2022

USER: c9white

DWG: F:\2019\4001-4500\019-4061-A\40-Design\AutoCAD\Final Plans\Sheets\GNC\VC_GEN01_A194061.dwg

DATE: Oct 01, 2021 1:18pm



Table with 4 columns: REV. NO., DATE, REVISIONS DESCRIPTION, REVISIONS PER CITY COMMENTS. Includes revision 3 dated 21-10-01.

Project information including: GENERAL NOTES FINAL DEVELOPMENT PLANS, HOOK FARMS POOL, LEE'S SUMMIT, MO, 2020, SHEET C02, and drawing details.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
1	EXCAVATION	C.Y.	1264	
2	EMBANKMENT	C.Y.	237	
3	5.5" ASPHALT PAVEMENT	S.Y.	1208.2400	
4	8" CONCRETE PAVEMENT	S.Y.	53.0700	
5	6" COMPACTED AGGREGATE	S.Y.	1208.2400	
6	4" COMPACTED AGGREGATE	S.Y.	53.0700	
7	CONCRETE CURB & GUTTER (CG-1)	L.F.	557	
8	4' WIDE CONCRETE SIDEWALK	L.F.	40	
9	5' WIDE CONCRETE SIDEWALK	L.F.	756	
10	6' WIDE CONCRETE SIDEWALK	L.F.	169	
11	5' WIDE ASPHALT TRAIL	L.F.	123	
12	STOP SIGN	EA.	1	
13	CURB RAMP WITHOUT DETECTABLE WARNING	EA.	3	
14	BIKE RACK WITH CONCRETE PAD	EA.	1	
15	REMOVE EXISTING CURB AND GUTTER	L.F.	63.4300	
16	TRAFFIC CONTROL	L.S.	1	
17	ACCESSIBLE PARKING SIGN	EA.	2	
18	ADA CROSSING MARKINGS	L.F.	66.1500	
19	4" THICK PAVEMENT STRIPING	L.F.	468	
20	ADA PARKING SYMBOL	EA.	2	
21	STD. CURB INLET (3'x2' INSIDE)	EA.	1	
22	18" NYLOPLAST DRAIN BASIN W/ DOME GRATE	EA.	2	
23	12" NYLOPLAST DRAIN BASIN W/ CLOSED TOP	EA.	1	
24	18" NYLOPLAST DRAIN BASIN W/ CLOSED TOP	EA.	1	
25	36" NYLOPLAST DRAIN BASIN W/ CLOSED TOP	EA.	1	
26	8" HDPE	L.F.	34.3600	
27	12" HDPE	L.F.	162.4300	
28	15" HDPE	L.F.	75.9900	
29	18" HDPE	L.F.	9.0700	
30	TRENCH DRAIN	L.F.	28	
31	CONNECTION TO EXISTING STORM STRUCTURE	EA.	1	
32	45" PVC BEND WITH CLEANOUT	EA.	1	
33	22.5" PVC BEND WITH CLEANOUT	EA.	1	
34	CONNECTION TO EXISTING SANITARY PIPE	EA.	1	
35	2" WATER SERVICE LINE TYPE K COPPER	L.F.	196	
36	45" WATER SERVICE LINE BEND	EA.	1	
37	1.5" WATER METER	EA.	1	
38	2" TAP CONNECTION	EA.	1	
39	CONNECTION TO EXISTING WATER MAIN	EA.	1	
40	4" PVC CONDUIT	L.F.	301	
41	3" PVC CONDUIT	L.F.	162	
42	INLET PROTECTION	EA.	7	
43	SILT FENCE	L.F.	649	
44	VEHICLE TRACKING CONTROL W/ CONCRETE WASHOUT	EA.	1	
45	PREPARING AS-BUILT DRAWINGS	EA.	1	

LEGEND	
GENERAL	
↑	AST ARROW STRAIGHT
↶	ATL ARROW TURN LEFT
↷	ATR ARROW TURN RIGHT
◻	BLB BILLBOARD
⊗	BOV BLOW OFF VALVE
○	BSH BUSH
○	COL COLUMN
⊗	CTR CONIFEROUS TREE
⊗	DRN DRAIN GRATE
○	DTR DECIDUOUS TREE
♿	HCP ACCESSABLE PARKING MARKER
⊙	LST LIFT STATION
⊗	PIV POST INDICATOR VALVE
⊗	SCV SPRINKLER CONTROL VALVE
⊕	SGN SIGN
⊗	SLB STREET LIGHT BOX
⊗	SLC STREET LIGHT CABINET
⊗	SPB SPRINKLER BOX
○	SPH SPRINKLER HEAD
⊗	SVL SEWER VALVE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING BUILDINGS
---	PROPOSED BUILDINGS
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING ROADWAY CENTER LINE
---	PROPOSED ROADWAY CENTER LINE
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
B.L.	BUILDING SETBACK
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT
F.L.E.	FUEL LINE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER/ELECTRIC EASEMENT
P.S.	PARKING SETBACK
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CONTOURS	
---	EXISTING INDEX CONTOURS
---	EXISTING INTERMEDIATE CONTOURS
---	PROPOSED INDEX CONTOURS
---	PROPOSED INTERMEDIATE CONTOURS
BOUNDARIES	
---	SECTION LINE
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED PROPERTY BOUNDARY
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
UTILITIES	
⊗	GLT GROUND LIGHT
⊗	LTP LIGHT POLE
⊗	PWP POWER POLE
⊗	SSMH SANITARY MANHOLE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	FUTURE SANITARY SEWER
---	EXISTING STEAM LINE
---	PROPOSED STEAM LINE
⊗	SDMH STORM SEWER MANHOLE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
○	FH FIRE HYDRANT
⊗	WMH WATER MANHOLE
○	WMK WATER MARKER
⊗	WMT WATER METER
⊗	WVL WATER VALVE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE

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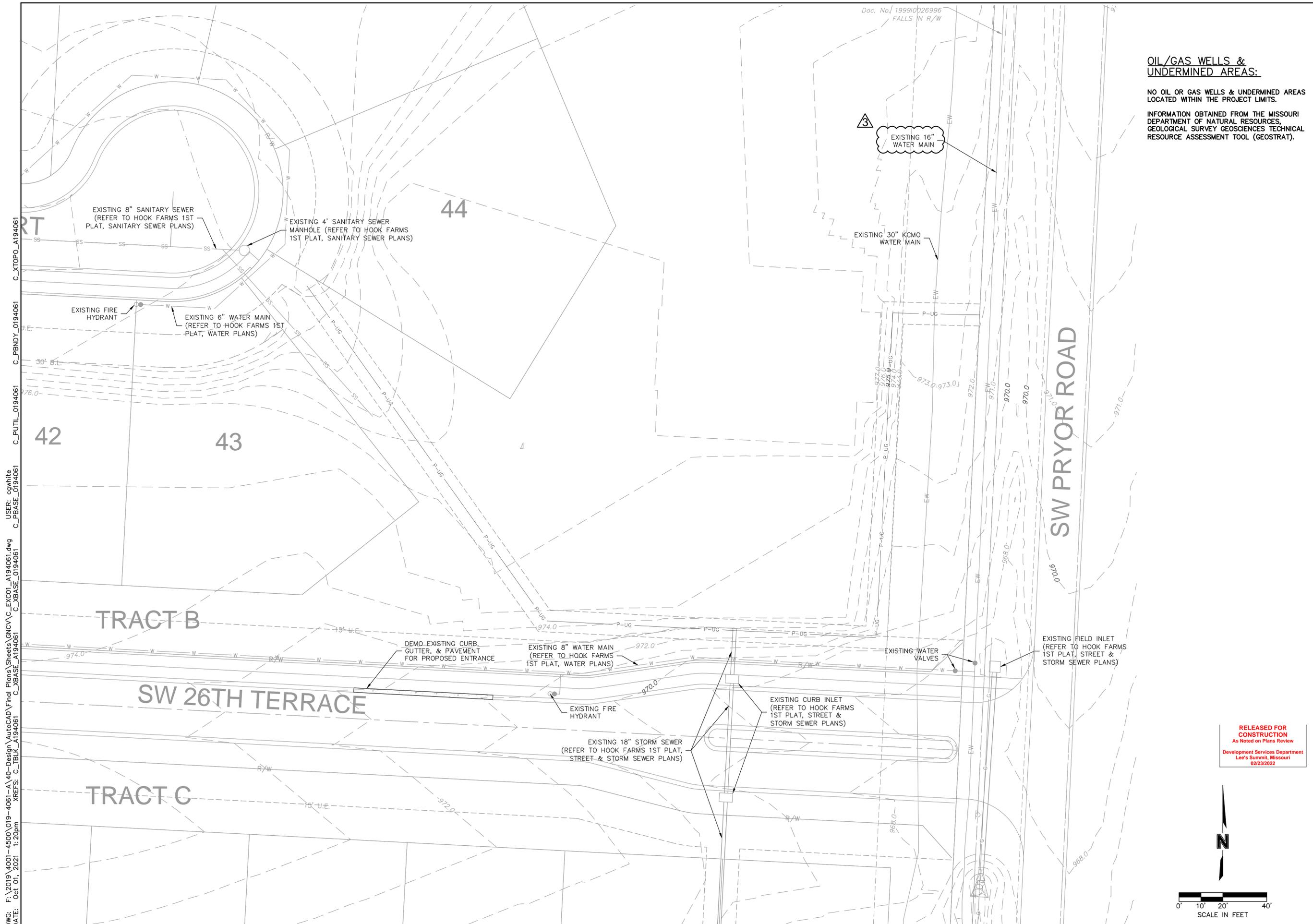


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	21-10-01	REVISIONS PER CITY COMMENTS	

GENERAL NOTES	2020
FINAL DEVELOPMENT PLANS	
HOOK FARMS POOL	
LEE'S SUMMIT, MO	

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_GEN01_A194061
 drawing no.: A19-4061
 date: 20.09.08

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 Lee's Summit, Missouri
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OIL/GAS WELLS & UNDERMINED AREAS:

NO OIL OR GAS WELLS & UNDERMINED AREAS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

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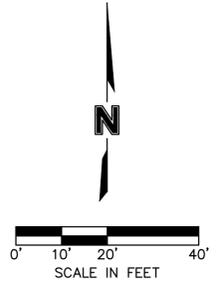
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C_PUTIL_0194061
C_PBNDY_0194061
C_XTOPO_A194061

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
3	21-10-01	REVISIONS PER CITY COMMENTS	

EXISTING CONDITIONS FINAL DEVELOPMENT PLANS	2020
HOOK FARMS POOL	
LEE'S SUMMIT, MO	
2020	

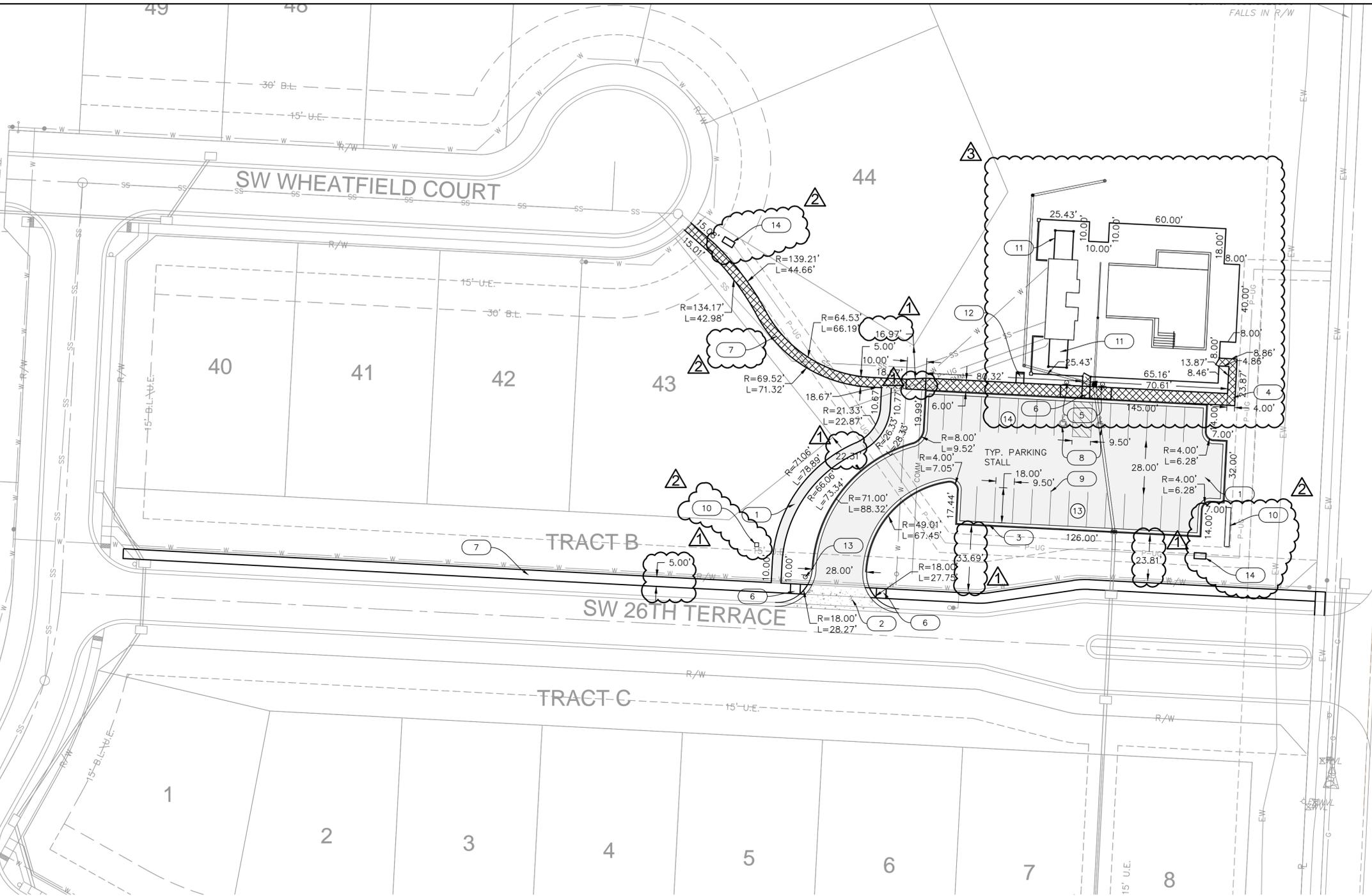
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checked by: CGW
approved by: JES
QA/QC by: CGW
project no.: C_EXC01_A194061
drawing no.: A19-4061
date: 20.09.08

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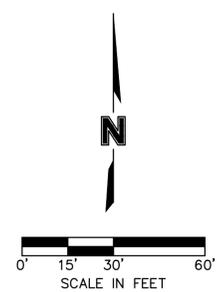
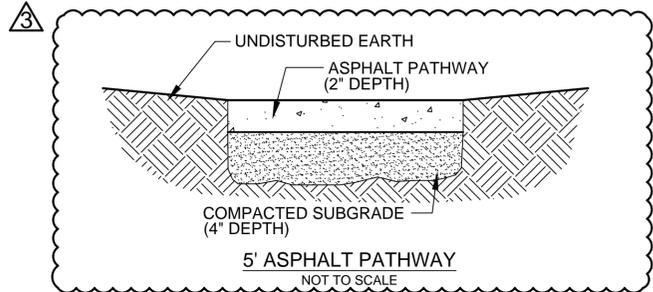
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LEGEND	
	CONCRETE SIDEWALK (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT (See Detail Sheet)
	CONCRETE PAVEMENT (See Detail Sheet)
	CG-1 CURB & GUTTER (See Detail Sheet)
	# OF PARKING STALLS

SITE DATA TABLE	
TOTAL AREA	43,124.40 S.F. (0.99 AC.)
TOTAL BUILDING FLOOR AREA	620 S.F.
FLOOR AREA RATIO	0.01
TOTAL IMPERVIOUS AREA	24,821 S.F. (0.57 AC.)
REQUIRED PARKING (1 STALL:16 LOTS)	17 STALLS (INCLUDING 1 ADA STALL) (259 LOTS)
PROPOSED PARKING	27 STALLS (INCLUDING 2 ADA STALLS)
EXISTING ZONING	RP-3



- CONSTRUCTION NOTES**
- 1 CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND)
 - 2 CONSTRUCT STANDARD CONCRETE PAVEMENT - KCMMB (SEE LEGEND)
 - 3 TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND)
 - 4 CONSTRUCT PRIVATE SIDEWALK
 - 5 PROPOSED ACCESSIBLE PARKING SIGN
 - 6 ADA RAMP WITHOUT TRUNCATED DOMES
 - 7 PROPOSED PUBLIC SIDEWALK

- 8 PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET)
- 9 PROPOSED PAVEMENT STRIPING (TYP.)
- 10 PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- 11 PROPOSED SHADE STRUCTURE (SEE ARCHITECTURAL PLANS)
- 12 PROPOSED BICYCLE RACKS
- 13 PROPOSED 30" STOP SIGN
- 14 PROPOSED 6'X3' SECTIONALIZER

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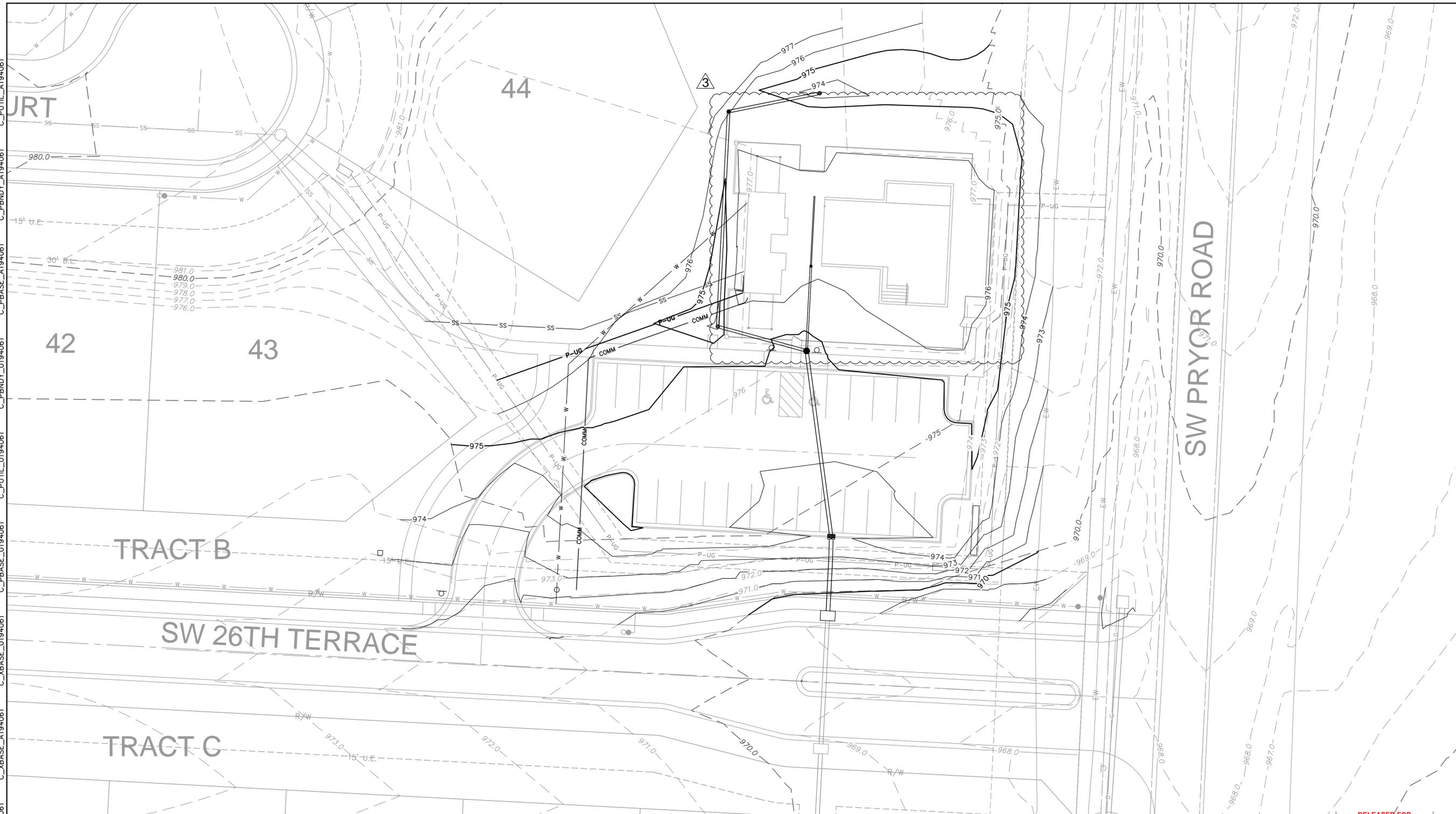
REV. NO.	DATE	REVISIONS DESCRIPTION
1	21-09-24	REVISIONS PER CITY COMMENTS
2	21-09-28	REVISIONS PER CITY COMMENTS
3	21-10-01	REVISIONS PER CITY COMMENTS

SITE PLAN
FINAL DEVELOPMENT PLANS
HOOK FARMS POOL
 LEE'S SUMMIT, MO
 2020

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_SIT01_A194061
 drawing no.: A19-4061
 date: 20.09.08

SHEET C05

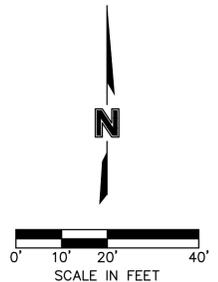
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LEGEND	
- -100 - -	EXISTING INDEX CONTOURS
- -100 - -	EXISTING INTERMEDIATE CONTOURS
- 100 -	PROPOSED INDEX CONTOURS
- 100 -	PROPOSED INTERMEDIATE CONTOURS

EARTHWORK QUANTITIES		
SITE	CUT (C.Y.)	FILL (C.Y.)
1,264	237	

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 THEIR EXPENSE.
 3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". 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 +3 PERCENT OF OPTIMUM MOISTURE CONTENT.

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JULIE ELAINE SELLERS
 MISSOURI PROFESSIONAL ENGINEER
 NUMBER PE-2017000367
 10/4/21

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
3	21-10-01	REVISIONS PER CITY COMMENTS	

GRADING PLAN
FINAL DEVELOPMENT PLANS

2020

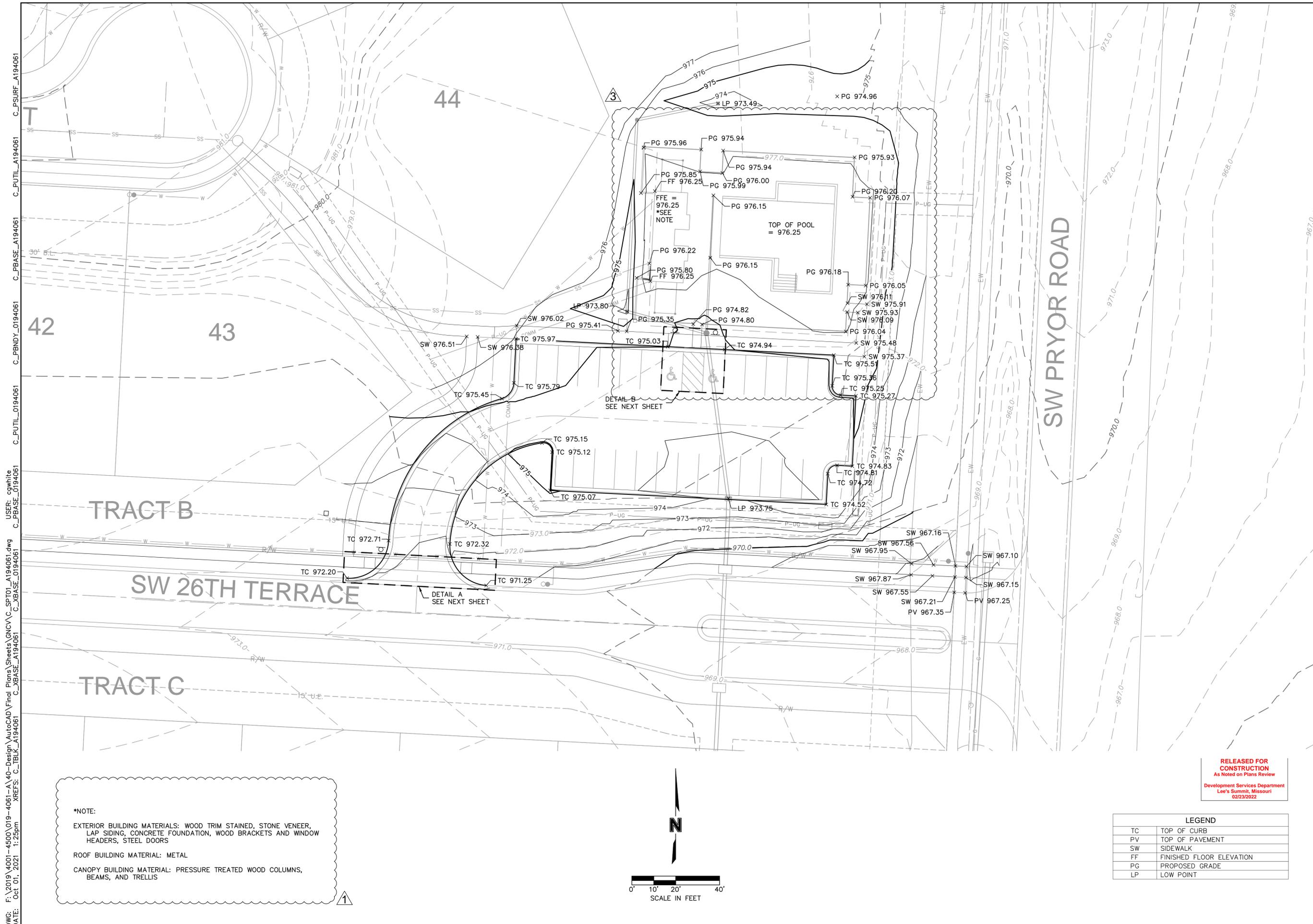
REVISIONS

HOOK FARMS POOL

LEE'S SUMMIT, MO

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C.GRD01_A194061
 drawing no.: A19-4061
 date: 20.09.08

SHEET C06



***NOTE:**
 EXTERIOR BUILDING MATERIALS: WOOD TRIM STAINED, STONE VENEER, LAP SIDING, CONCRETE FOUNDATION, WOOD BRACKETS AND WINDOW HEADERS, STEEL DOORS
 ROOF BUILDING MATERIAL: METAL
 CANOPY BUILDING MATERIAL: PRESSURE TREATED WOOD COLUMNS, BEAMS, AND TRELLIS

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LEGEND	
TC	TOP OF CURB
PV	TOP OF PAVEMENT
SW	SIDEWALK
FF	FINISHED FLOOR ELEVATION
PG	PROPOSED GRADE
LP	LOW POINT

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SPOT ELEVATIONS
FINAL DEVELOPMENT PLANS

2020

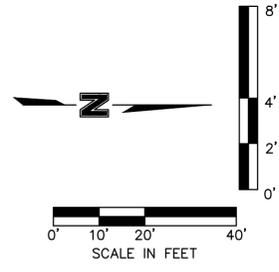
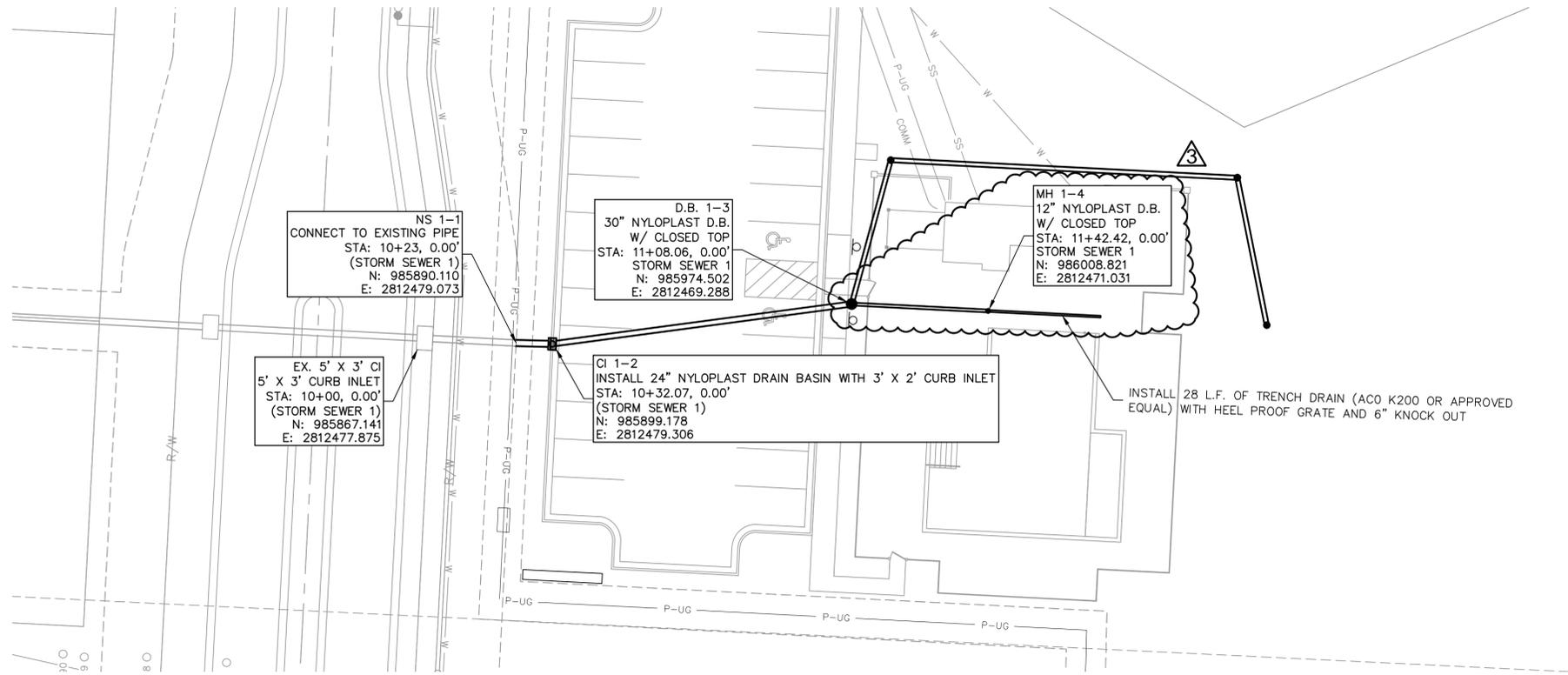
REVISIONS

HOOK FARMS POOL

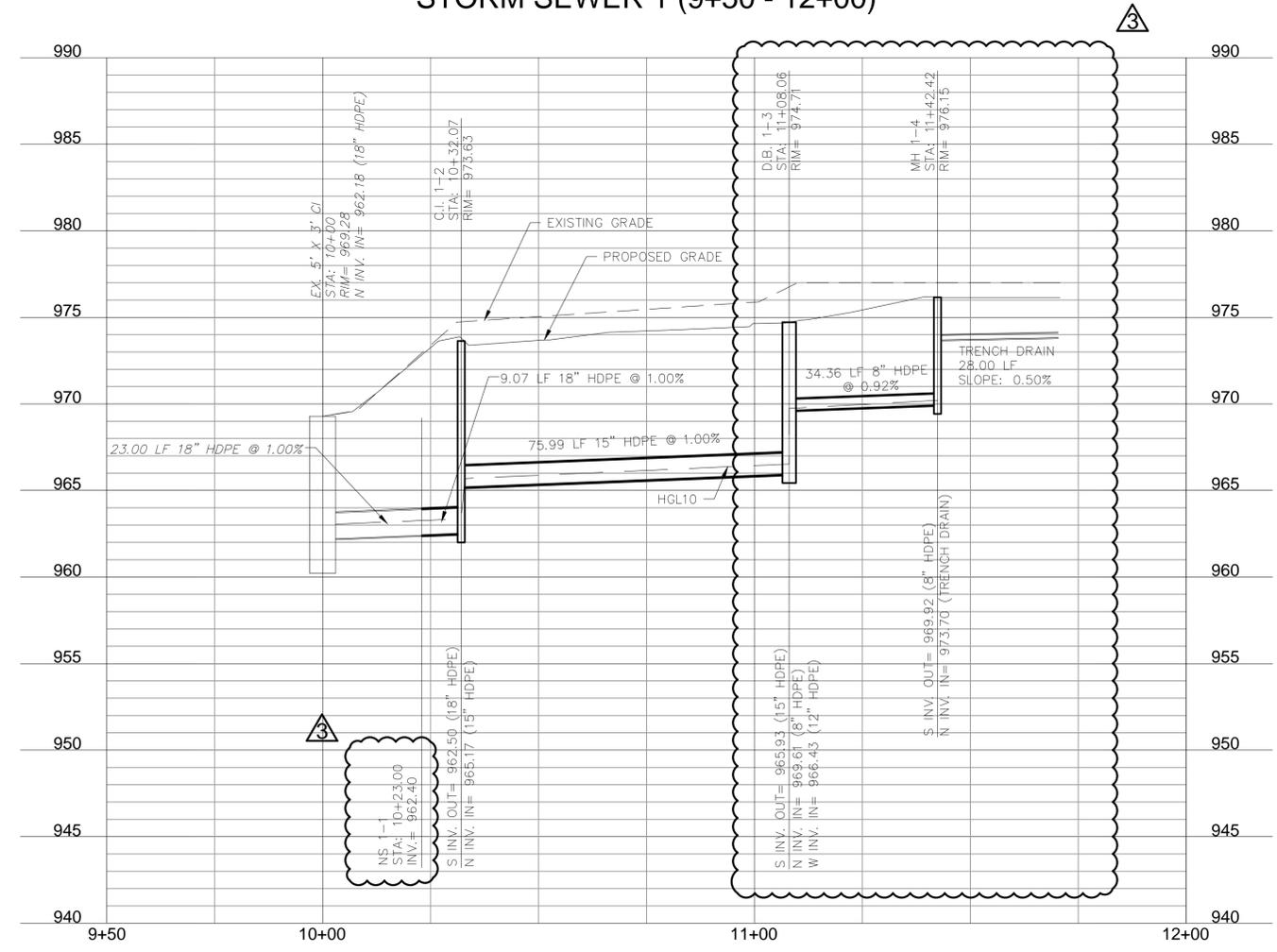
LEE'S SUMMIT, MO

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_SPT01_A194061
 drawing no.: A19-4061
 date: 20.09.08

SHEET C07



STORM SEWER 1 (9+50 - 12+00)



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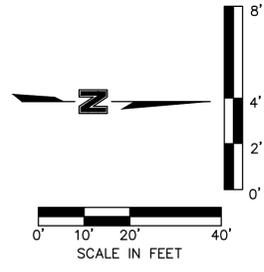
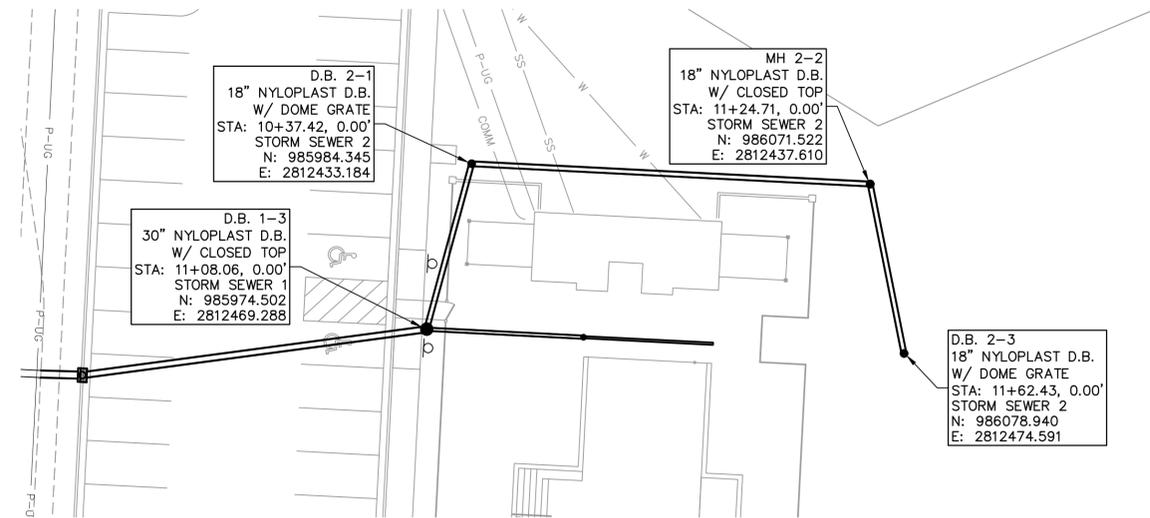
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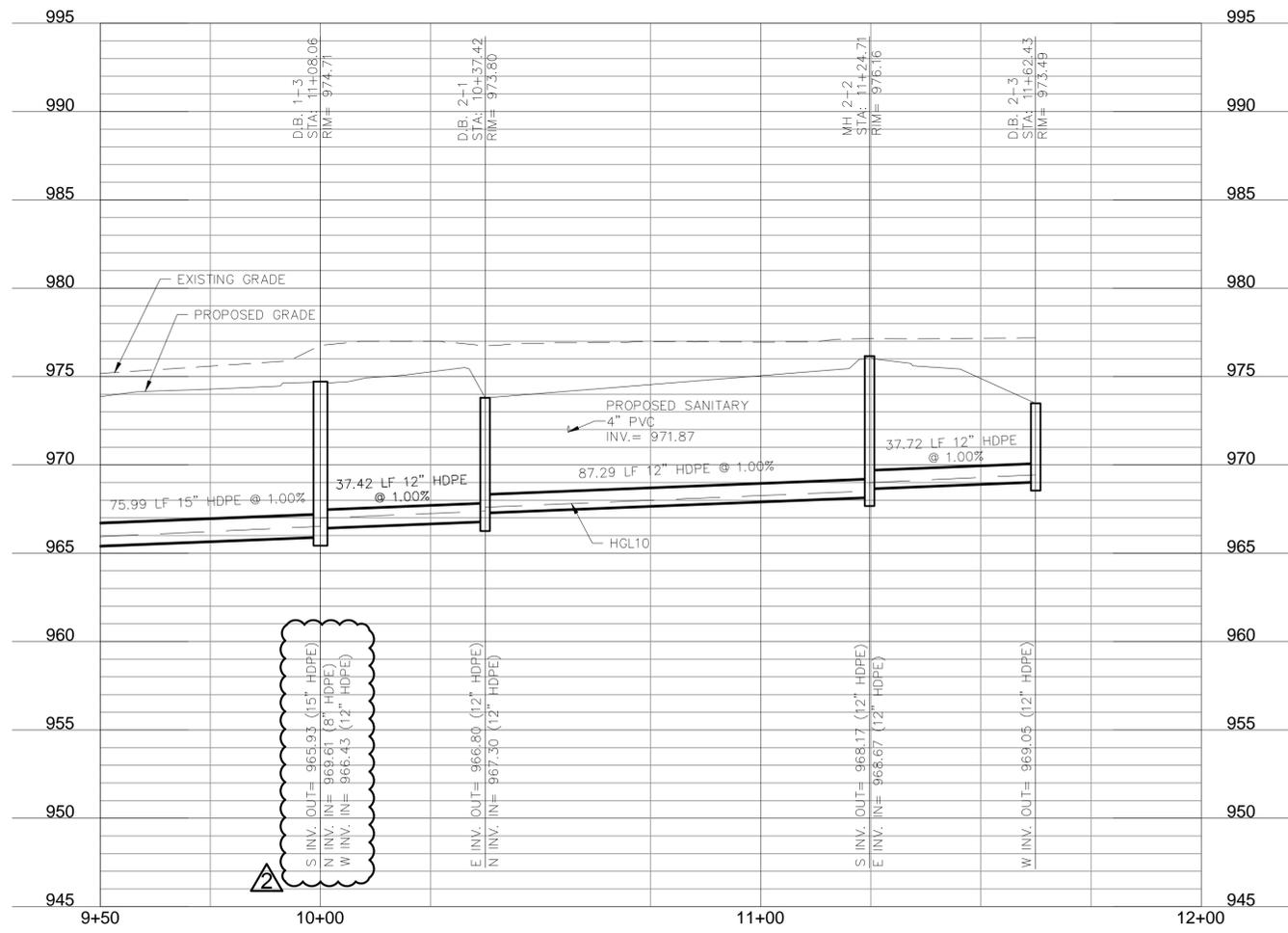
REV. NO.	DATE	REVISIONS DESCRIPTION
1	21-09-24	REVISIONS PER CITY COMMENTS
2	21-09-28	REVISIONS PER CITY COMMENTS
3	21-10-01	REVISIONS PER CITY COMMENTS

STORM SEWER 1 FINAL DEVELOPMENT PLANS	2020
HOOK FARMS POOL	
LEE'S SUMMIT, MO	

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_STM01_A194061
 drawing no.: A19-4061
 date: 20.09.08



STORM SEWER 2 (9+50 - 12+00)



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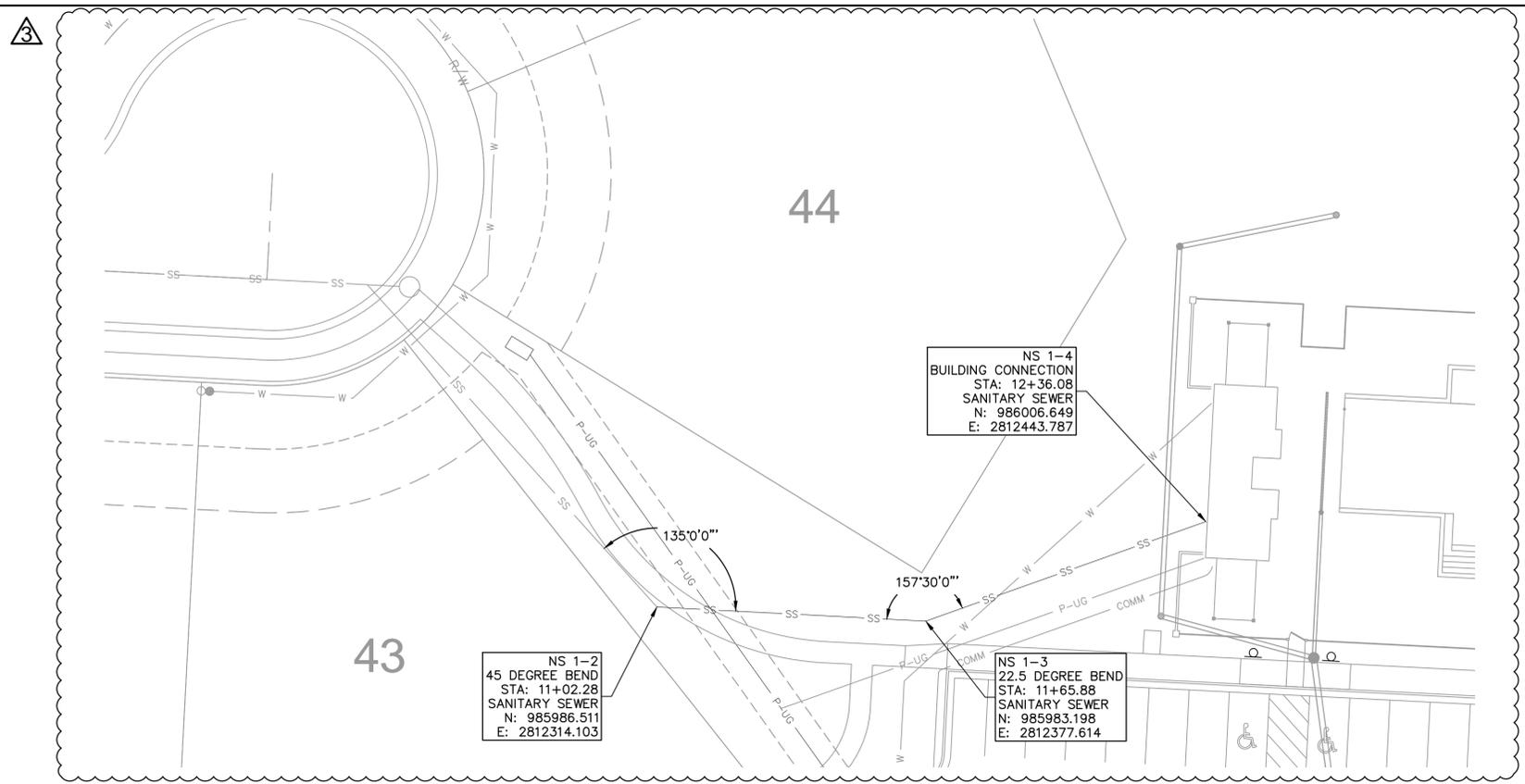


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1	21-09-24	REVISIONS PER CITY COMMENTS	
2	21-09-08	REVISIONS PER CITY COMMENTS	

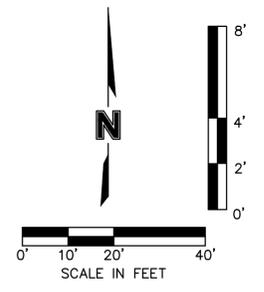
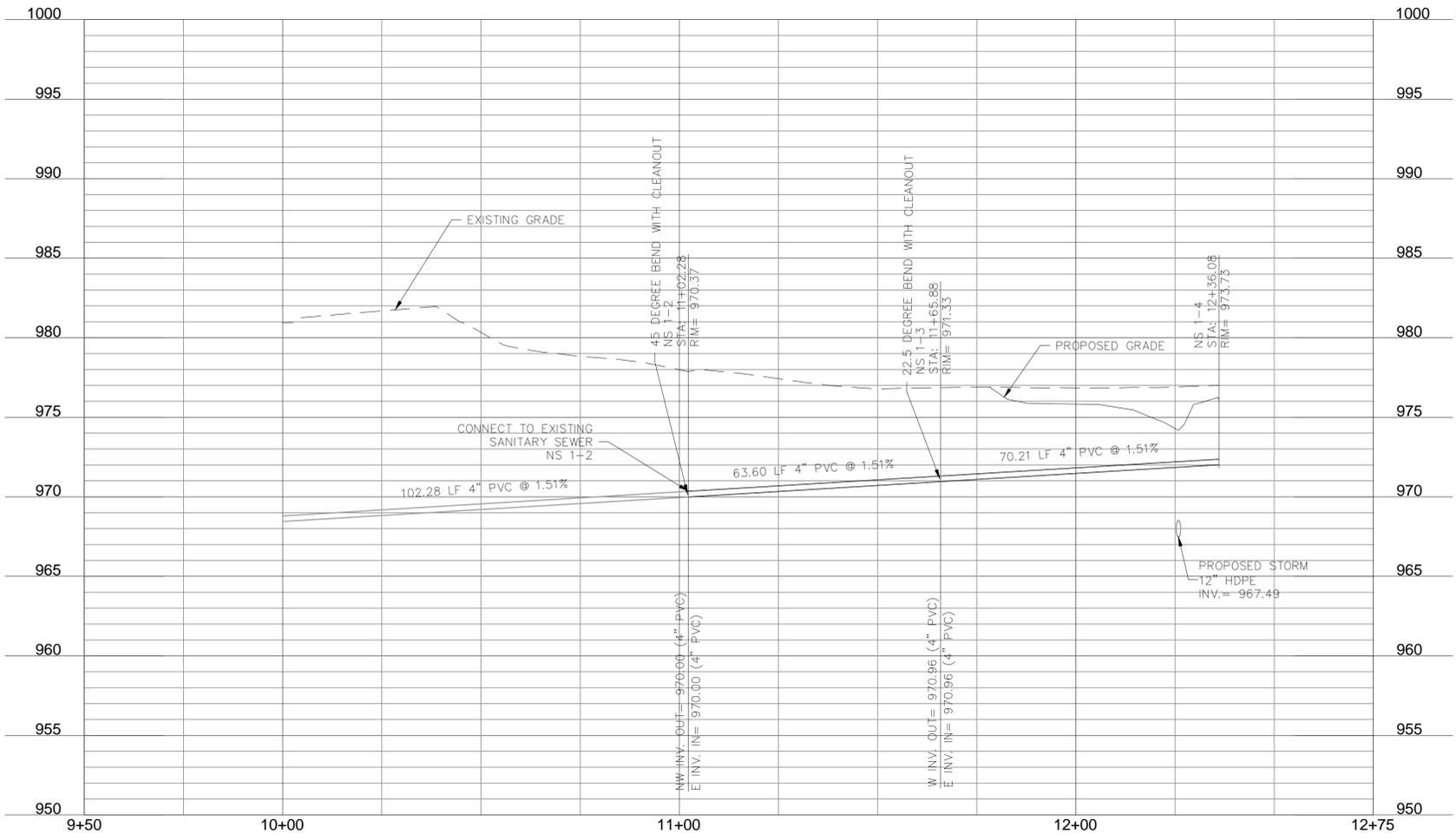
STORM SEWER 2 FINAL DEVELOPMENT PLANS	2020
HOOK FARMS POOL	
LEE'S SUMMIT, MO	

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_STM01_A194061
 drawing no.: A19-4061
 date: 20.09.08

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SANITARY SEWER (9+50 - 12+75)



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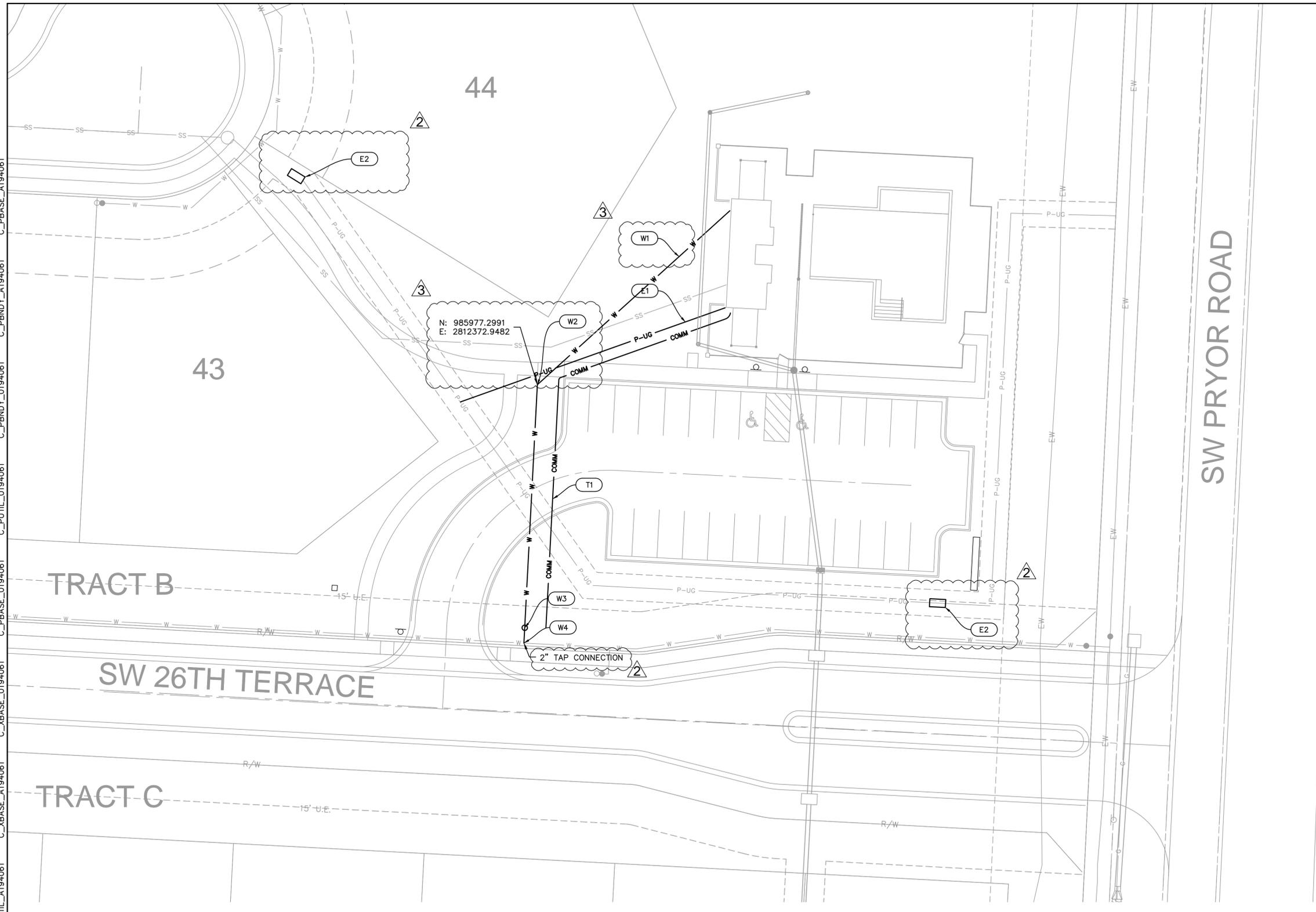
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3	21-10-01	REVISIONS PER CITY COMMENTS

SANITARY SEWER FINAL DEVELOPMENT PLANS		2020
HOOK FARMS POOL		
LEE'S SUMMIT, MO		

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_SAN01_A194061
 drawing no.: A19-4061
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WATER

W1 INSTALL 98 LF. OF 2" SERVICE LINE TYPE K COPPER FOR WATER SERVICE.

W2 INSTALL 45' BEND THEN 98 LF. OF 2" SERVICE LINE TYPE K COPPER FOR WATER SERVICE.

W3 INSTALL 1.5" WATER METER
 N: 985877.6525
 E: 2812367.7500

W4 CONTRACTOR TO COORDINATE TAP OF EXISTING 8" WATER MAIN FOR PROPOSED 2" SERVICE LINE WITH CITY.

ELECTRIC

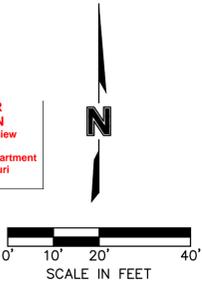
E1 INSTALL 106 LF. OF 4" CONDUIT FOR KCPL. (CONTRACTOR TO COORDINATE WITH EVERGY FOR SERVICE AND LOCATION OF EXISTING LINES.)

E2 INSTALL 6'X3' SECTIONALIZER

TELECOM

T1 INSTALL 162 FT. OF 3" PVC CONDUIT FROM RIGHT-OF-WAY TO WITHIN 5'-0" OF BUILDING (30" MIN. COVER) FOR USE BY TELEPHONE/CABLE/DATA COMPANY. OWNER TO COORDINATE FOR INSTALLATION OF SERVICE AND LOCATION OF PROPOSED PEDESTALS, ETC. ALL CONDUITS SHALL BE CAPPED AND ACCURATELY STAKED WITH HARDWOOD POSTS, OR STUBBED UP TO SURFACE AT ENDS AND BENDS. MAINTAIN STAKES OR STUBS THROUGHOUT CONSTRUCTION.

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2	21-09-08	REVISIONS PER CITY COMMENTS	
3	21-10-01	REVISIONS PER CITY COMMENTS	

UTILITY PLAN
 FINAL DEVELOPMENT PLANS

HOOK FARMS POOL

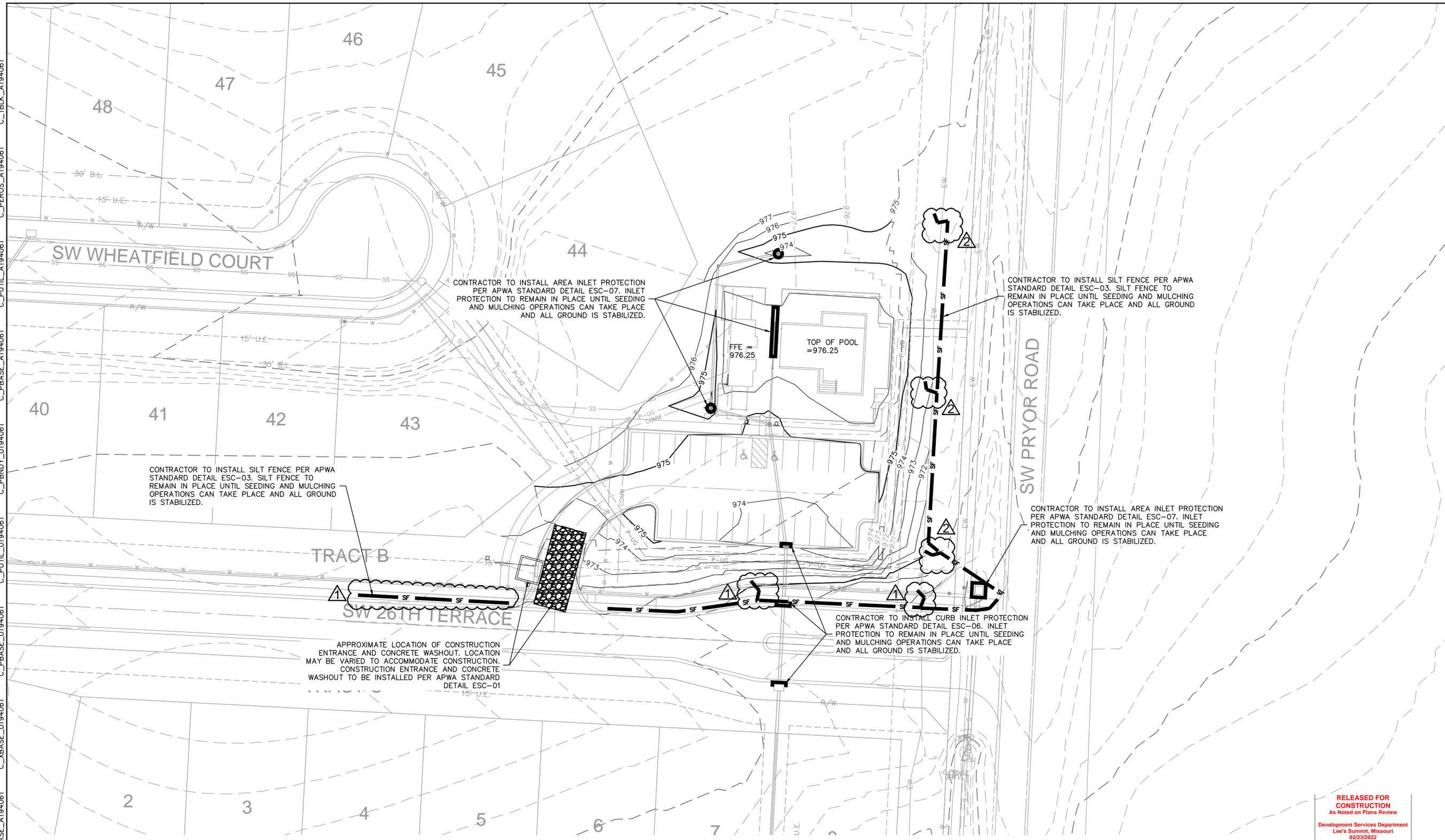
2020

LEE'S SUMMIT, MO

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_UTL01_A194061
 drawing no.: A19-4061
 date: 20.09.08

SHEET
 C09D

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CONTRACTOR TO INSTALL AREA INLET PROTECTION PER APWA STANDARD DETAIL ESC-07. INLET PROTECTION TO REMAIN IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE AND ALL GROUND IS STABILIZED.

CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC-03. SILT FENCE TO REMAIN IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE AND ALL GROUND IS STABILIZED.

CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC-03. SILT FENCE TO REMAIN IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE AND ALL GROUND IS STABILIZED.

CONTRACTOR TO INSTALL AREA INLET PROTECTION PER APWA STANDARD DETAIL ESC-07. INLET PROTECTION TO REMAIN IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE AND ALL GROUND IS STABILIZED.

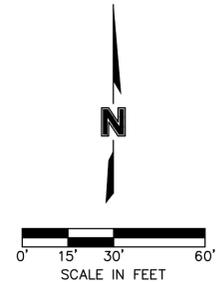
CONTRACTOR TO INSTALL CURB INLET PROTECTION PER APWA STANDARD DETAIL ESC-06. INLET PROTECTION TO REMAIN IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE AND ALL GROUND IS STABILIZED.

APPROXIMATE LOCATION OF CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT. LOCATION MAY BE VARIED TO ACCOMMODATE CONSTRUCTION. CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT TO BE INSTALLED PER APWA STANDARD DETAIL ESC-01

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 Lee's Summit, Missouri
 02/23/2022

DISTURBED AREA = 0.99 AC.

NOTES:
 1. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
 2. REFER TO LANDSCAPING PLAN FOR SEEDING + LANDSCAPING REQUIREMENTS.



LEGEND	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE

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 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
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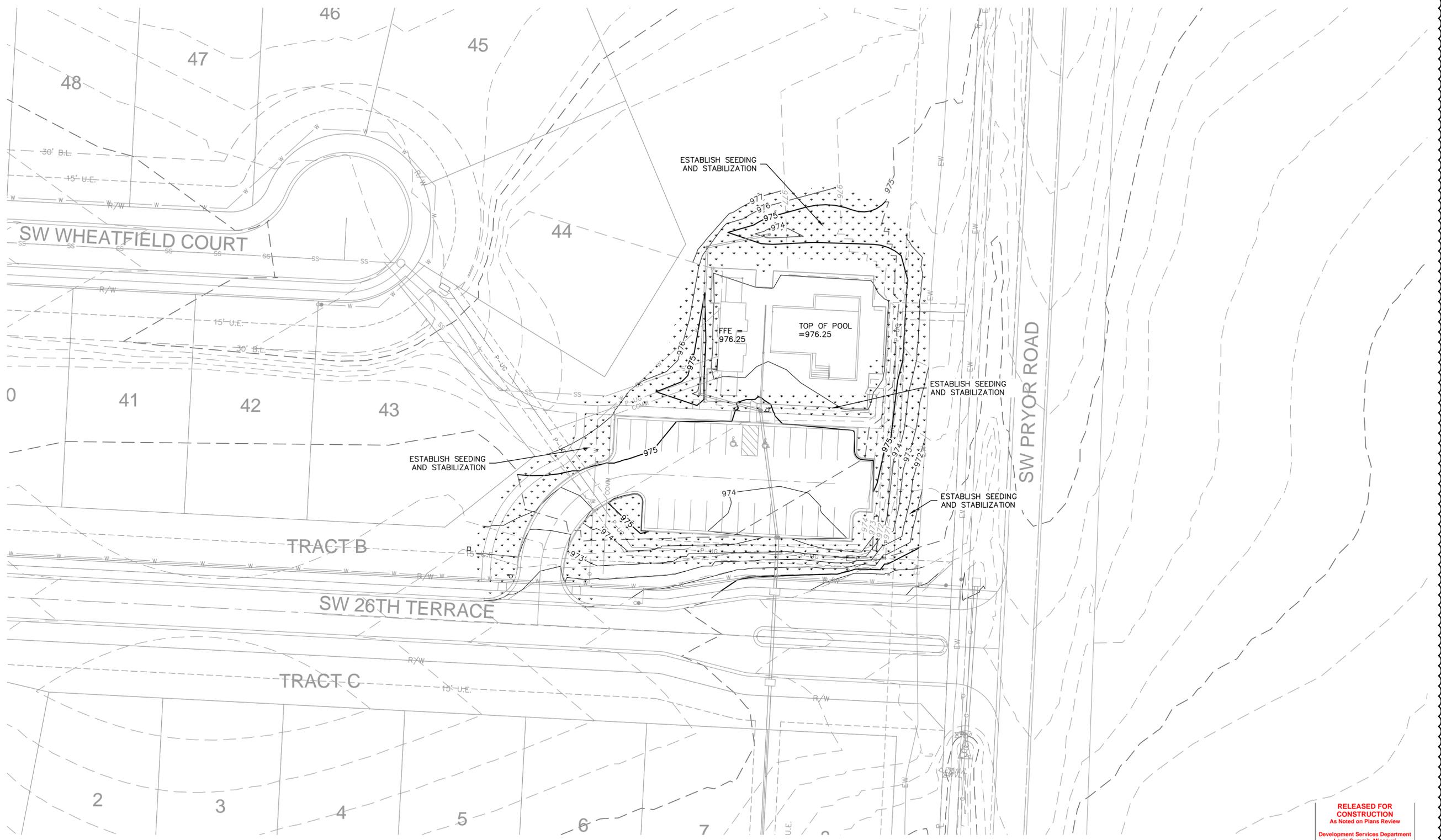


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	21-09-24	REVISIONS PER CITY COMMENTS	
2	21-09-28	REVISIONS PER CITY COMMENTS	

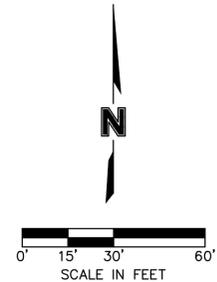
EROSION CONTROL PLAN
 FINAL DEVELOPMENT PLANS
 HOOK FARMS POOL
 LEE'S SUMMIT, MO
 2020
 REVISIONS

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project: ERC01_OVERALL_A19406
 drawing no.: A19-4061
 date: 20.09.08

DWG: F:\2019\4001-4500\019-4061-A\40-Design\AutoCAD\Final Plans\Sheets\GNC\VC_ERC02_OVERALL_A19406.dwg USER: cwhite
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NOTES:
 1. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
 2. REFER TO LANDSCAPING PLAN FOR SEEDING + LANDSCAPING REQUIREMENTS.



DISTURBED AREA = 0.99 AC.

LEGEND	
↓ ↓ ↓ ↓	SEEDING AND STABILIZATION

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 TEL 816.361.1177 www.olsson.com



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	21-09-24	REVISIONS PER CITY COMMENTS	

EROSION CONTROL PLAN - FINAL PLACEMENT
 FINAL DEVELOPMENT PLANS
 HOOK FARMS POOL
 LEE'S SUMMIT, MO
 2020

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project: ERC02_OVERALL_A19406
 drawing no.: A19-4061
 date: 20.09.08

SHEET
 C11

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)	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
EX. C.I.	GRADE	3.17	0.00	3.17	1.00	2.87	2.87	2.87	0.30	90.60%	...
C.I. 1-2	SAG	1.81	0.00	1.81	0.80	11.64	9.31	1.81	0.00	100.00%	...
TRENCH 1-5	SAG	0.13	0.00	0.13	0.80	2.33	1.87	0.13	0.00	100.00%	0.07
D.B. 2-1	SAG	1.14	0.00	1.14	0.80	2.33	1.87	1.14	0.00	100.00%	0.31
D.B. 2-3	SAG	1.57	0.00	1.57	0.80	32.67	26.13	1.57	0.00	100.00%	0.07

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%

Drainage Area Design Table						
10 Year Return Frequency						
Inlet ID	Drainage Area	C	Tc	i	K	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
EX. C.I.	0.98	0.44	5.00	7.35	1.00	3.17
C.I. 1-2	0.28	0.88	5.00	7.35	1.00	1.81
TRENCH 1-5	0.02	0.90	5.00	7.35	1.00	0.13
D.B. 2-1	0.47	0.33	5.00	7.35	1.00	1.14
D.B. 2-3	0.69	0.31	5.00	7.35	1.00	1.57

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)
STORM NS - 01	EX. C.I.	23	962.41	962.18	1	18	0.012	4.65	6.11	11.38	0.83	963.24
C.I. 1-2	STORM N.S. - 01	9.071	962.5	962.41	0.99	18	0.012	4.65	4.65	11.33	0.83	963.33
D.B. 1-3	C.I. 1-2	75.987	965.93	965.17	1	15	0.012	2.84	5.4	7	0.68	966.61
MH 1-4	D.B. 1-3	42.646	970	969.61	0.91	8	0.012	0.13	2.32	1.25	0.16	970.16
D.B. 2-1	D.B. 1-3	37.422	966.55	966.18	0.99	12	0.012	2.71	5.29	3.84	0.71	967.26
MH 2-2	D.B. 2-1	87.289	968.02	967.15	1	12	0.012	1.57	4.65	3.85	0.53	968.55
D.B. 2-3	MH 2-2	37.717	969	968.62	1.01	12	0.012	1.57	4.67	3.87	0.53	969.53

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)	Ponding Depth
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
EX. C.I.	GRADE	5.56	0.00	5.56	1.00	4.46	4.46	4.46	1.11	80.13%	...
C.I. 1-2	SAG	3.18	0.13	3.31	0.80	11.64	9.31	3.31	0.00	100.00%	...
TRENCH 1-5	SAG	0.23	0.00	0.23	0.80	2.33	1.87	0.23	0.00	100.00%	0.11
D.B. 2-1	SAG	2.00	0.00	2.00	0.80	2.33	1.87	1.87	0.13	93.28%	0.45
D.B. 2-3	SAG	2.76	0.00	2.76	0.80	32.67	26.13	2.76	0.00	100.00%	0.10

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%

Drainage Area Design Table						
100 Year Return Frequency						
Inlet ID	Drainage Area	C	Tc	i	K	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
EX. C.I.	0.98	0.44	5.00	10.32	1.25	5.56
C.I. 1-2	0.28	0.88	5.00	10.32	1.25	3.18
TRENCH 1-5	0.02	0.90	5.00	10.32	1.25	0.23
D.B. 2-1	0.47	0.33	5.00	10.32	1.25	2.00
D.B. 2-3	0.69	0.31	5.00	10.32	1.25	2.76

Storm Sewer Design Calculation Table												
100 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)
STORM NS - 01	EX. C.I.	23	962.41	962.18	1	18	0.012	8.17	7	11.38	1.11	963.52
C.I. 1-2	STORM N.S. - 01	9.071	962.5	962.41	0.99	18	0.012	8.17	5.85	11.33	1.11	963.61
D.B. 1-3	C.I. 1-2	75.987	965.93	965.17	1	15	0.012	4.86	6.16	7	0.89	966.82
MH 1-4	D.B. 1-3	42.646	970	969.61	0.91	8	0.012	0.23	2.73	1.25	0.22	970.22
D.B. 2-1	D.B. 1-3	37.422	966.55	966.18	0.99	12	0.012	4.63	5.9	3.84	1	967.72
MH 2-2	D.B. 2-1	87.289	968.02	967.15	1	12	0.012	2.76	5.1	3.85	0.71	968.73
D.B. 2-3	MH 2-2	37.717	969	968.62	1.01	12	0.012	2.76	5.35	3.87	0.71	969.71

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 Development Services Department
 Lee's Summit, Missouri
 02/23/2022

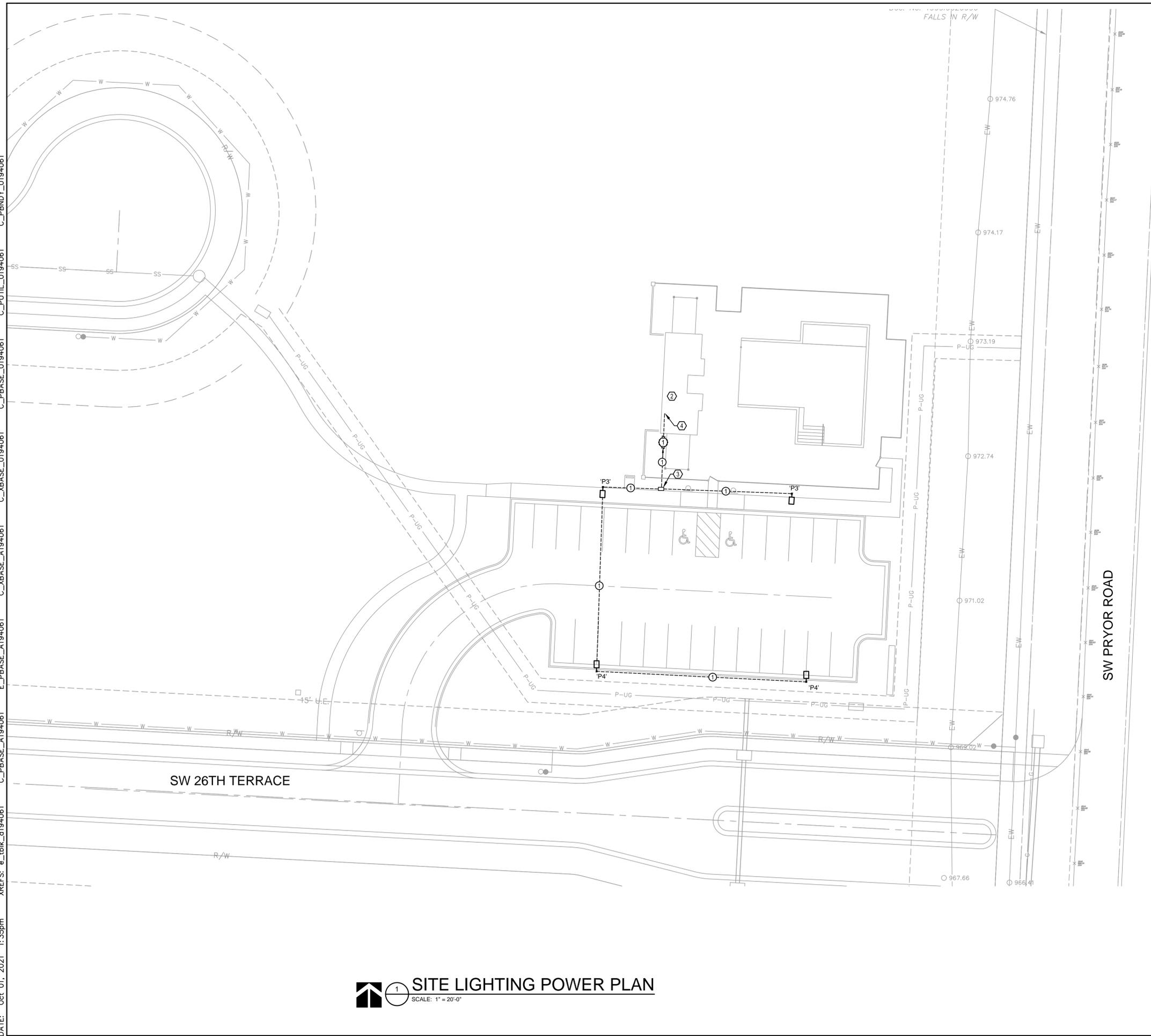


REV. NO.	DATE	REVISIONS DESCRIPTION	BY

STORM SEWER CALCULATIONS
 FINAL DEVELOPMENT PLANS
 HOOK FARMS POOL
 LEE'S SUMMIT, MO
 2020

drawn by: MGO
 checked by: CGW
 approved by: JES
 QA/QC by: CGW
 project no.: C_TAB01_A194061
 drawing no.: A19-4061
 date: 20.09.08

DWG: F:\2019\4001-4500\019-4061-A\40-Design\AutoCAD\Final Plans\Sheets\MECH\E_SIT01_A194061.dwg
 DATE: Oct 01, 2021 1:35pm
 USER: cwhite
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GENERAL NOTES

- A. TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- B. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
- D. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
- E. REFER TO LIGHT FIXTURE SCHEDULE AND LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.

○ SHEET KEYNOTES

1. ROUTE NEW LIGHTING CIRCUIT TO SPARE 20A/2P CIRCUIT BREAKER IN NEAREST 120/208V OR 120/240V PANELBOARD. EXTERIOR LIGHTING CIRCUITS SHALL BE ROUTED THROUGH TIME CLOCK.
2. APPROXIMATE LOCATION OF PANELBOARD FOR NEW EXTERIOR LIGHTING CIRCUITS. REFER TO BUILDING INTERIOR PLANS FOR EXACT LOCATION AND CONTROL SCHEME. LIGHTING CIRCUIT(S) TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL. REFER TO LIGHTING CONTROL DIAGRAM FOR ADDITIONAL INFORMATION.
3. IN GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY FOR ROUTING NEW LIGHTING CIRCUITS.
4. REFER TO INTERIOR BUILDING PLANS FOR ROUTING CONDUIT IN BUILDING.

○ FEEDER SCHEDULE

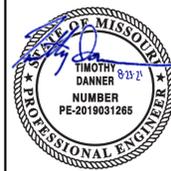
1. (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT.

1 SITE LIGHTING POWER PLAN

SCALE: 1" = 20'-0"

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 Development Services Department
 Lee's Summit, Missouri
 02/23/2022

Olsson - Civil Engineering
 Missouri Certificate of Authority #
 1301 Burlington Street
 North Kansas City, MO 64116
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING POWER PLAN
 FINAL DEVELOPMENT PLANS

HOOK FARMS POOL

LEE'S SUMMIT, MO

drawn by: _____ SH
 checked by: _____ TD
 approved by: _____ TD
 QA/QC by: _____ TD
 project no.: E_SIT01_A194061
 drawing no.: A19-4061
 date: 20.09.08

2020

REVISIONS

SHEET E02

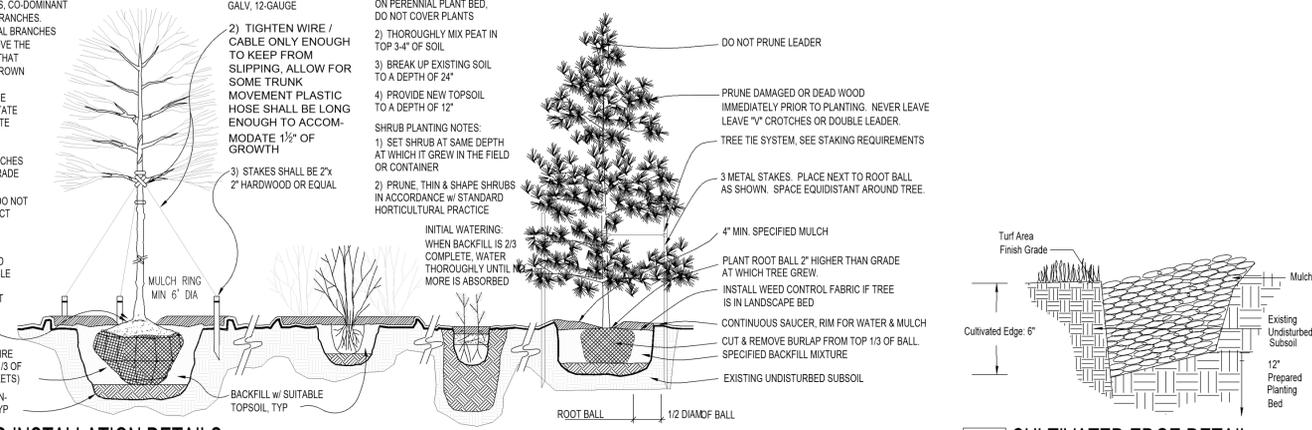
- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TOP

- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
 - STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

- PERENNIAL PLANTING NOTES:**
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - BREAK UP EXISTING SOIL TO A DEPTH OF 2"
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

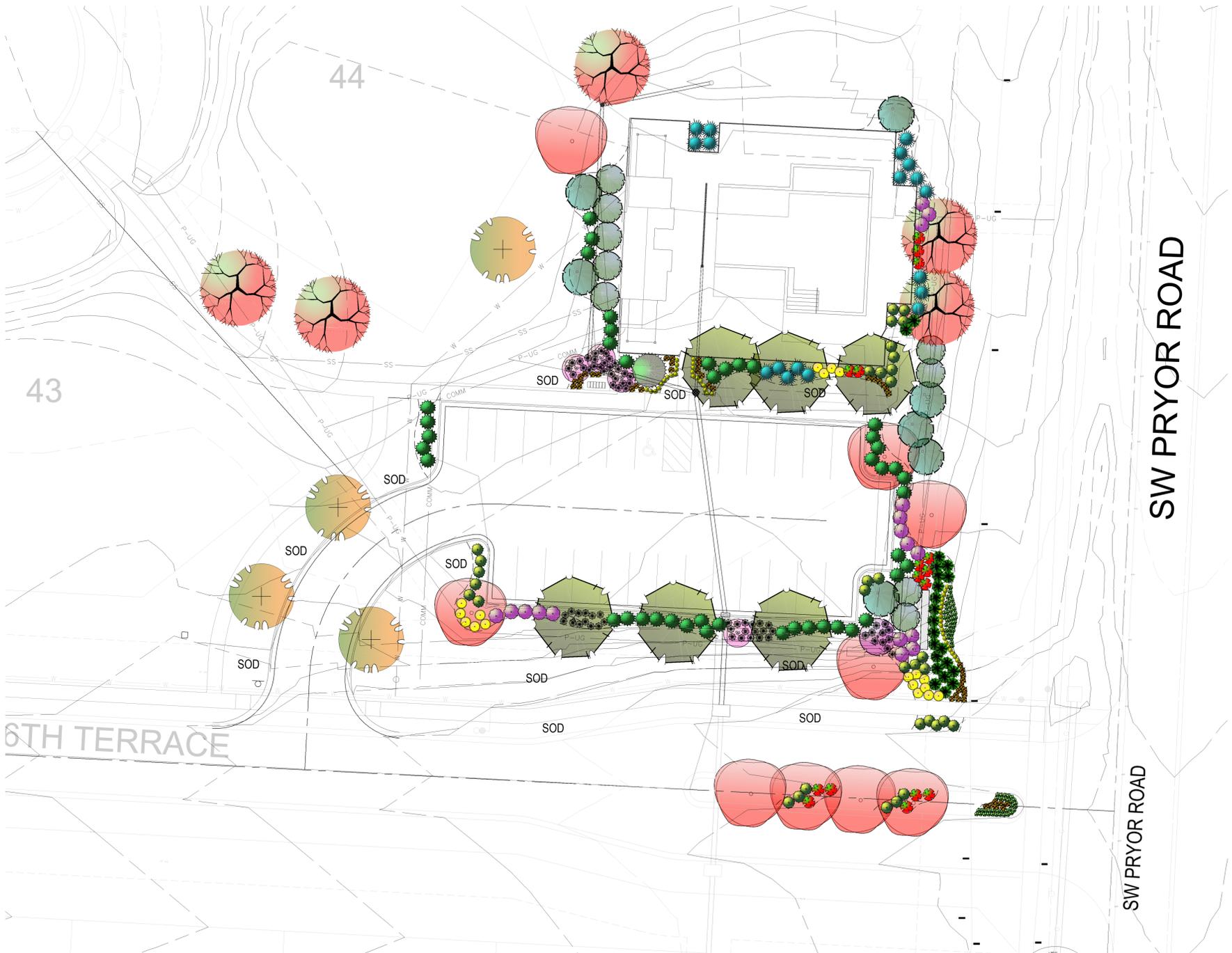
- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

- INITIAL WATERING:**
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL MORE IS ABSORBED



1 PLANTING INSTALLATION DETAILS
SCALE: NTS

2 CULTIVATED EDGE DETAIL
SCALE: NTS



3 LANDSCAPE PLAN - POOL/ENTRY MONUMENT AREA LANDSCAPE PLAN
SCALE: 1"=20'-0"

Landscape Schedule (Pool area, and Entry Monument)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	6	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6'	min. clear., ground to canopy
	4	Platanus x acerifolia	London Plane Tree		3"	6'	min. clear., ground to canopy
	5	Quercus shumardii	Shumard Oak		3"	6'	min. clear., ground to canopy
	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6'	min. clear., ground to canopy
EVERGREEN TREES							
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8'	ht.	symmetrical pyramidal form
	1	Picea pungens 'Fat Albert'	Fat Albert Spruce		8'	ht.	symmetrical pyramidal form
	7	Picea abies	Norway Spruce		8'	ht.	symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Malus 'Prairiefire'	Prairiefire Crabapple		1.5"		
	4	Populus tremuloides 'Quaking'	Quaking Aspen		2"	5'	min. clear.
DECIDUOUS SHRUBS							
	16	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	17	Syringa X 'Penda'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
	18	Spiraea x bumalda 'Limemound'	Limemound spirea	5 gal.			Plant @ 3' O.C.
EVERGREEN SHRUBS							
	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	34	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	18	Juniperus chinensis 'Spartan'	Spartan Juniper		5'	ht.	Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	42	Liriope muscari 'Variegated'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	68	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
	22	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
PERENNIALS							
	69	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	3 fans min		Plant @ 18" O.C.
	46	Allium 'Millenium'	Onion - Ornamental	1 gal.			Plant @ 18" O.C.
EXISTING TREES TO BE REMOVED							
EXISTING TREES/SHRUBS TO BE PRESERVED							
LAWN AREAS							
SOD	SOD	SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
	SEED	SPECIES	% OF MIX	SPECIES	% OF MIX		
		FALCON III TALL FESCUE	30	FALCON IV TALL FESCUE	20		
		HOUNDG V TALL FESCUE	15	SHENANDOAH TALL FESCUE	15		
		FINLEAF PETTIE TALL FESCUE	15	RYE SEED	15		
		SEED AT A RATE OF 100% PER 1,000 SF					

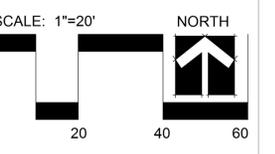
Planting Notes

- Location of all existing utilities needs to be done before commencing work.
 - The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
- Materials:**
- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 - Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.
- Installation:**
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
 - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 - Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



CLIENT
Hunt Midwest
8300 NE Underground Drive
Kansas City, MO 64161

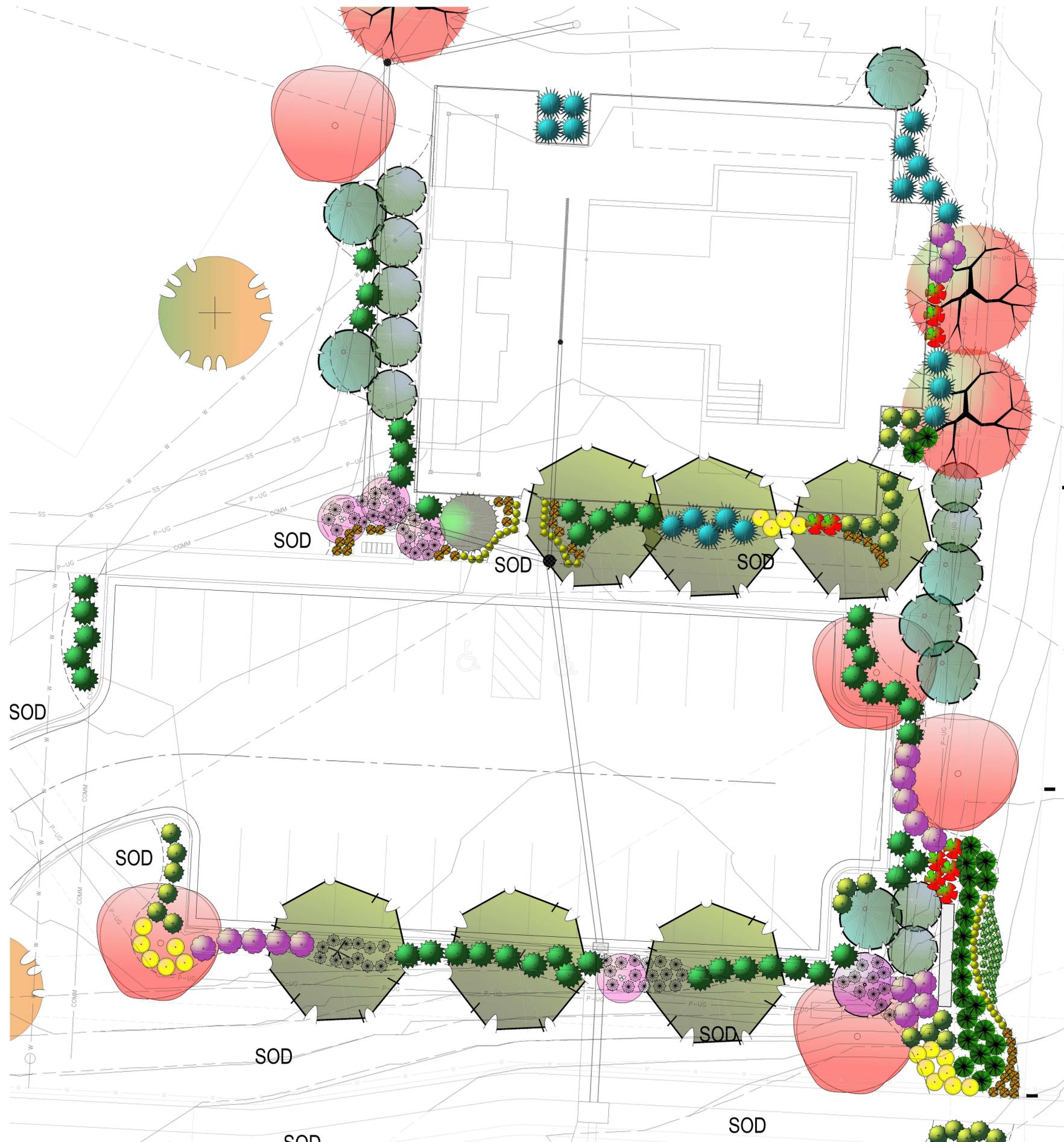
PROJECT
The Retreat at Hook Farms
Entry Monument Area
Lee's Summit MO



Date: 9.8.2021
Project #: 656
Landscape Plan

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/23/2022

L1



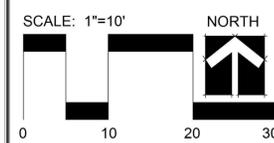
Landscape Schedule (Pool area, and Entry Monument)

Symbol	Qty	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	6	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6" min. clear., ground to canopy	
	4	Platanus x acerifolia	London Plane Tree		3"	6" min. clear., ground to canopy	
	5	Quercus shumardii	Shumard Oak		3"	6" min. clear., ground to canopy	
	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	8' ht.			symmetrical pyramidal form
	1	Picea pungens 'Fat Albert'	Fat Albert Spruce	8' ht.			symmetrical pyramidal form
	7	Picea abies	Norway Spruce	8' ht.			symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Malus 'Prairiefire'	Prairiefire Crabapple		1.5"		
	4	Populus tremuloides 'Quaking'	Quaking Aspen		2"	5' min. clear.	
DECIDUOUS SHRUBS							
	16	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	17	Syringa X 'Pendo'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
	18	Spiraea x bumalda 'Limemound'	Limemound spirea	5 gal.			Plant @ 3' O.C.
EVERGREEN SHRUBS							
	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	34	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	18	Juniperus chinensis 'Spartan'	Spartan Juniper	5' ht.			Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	42	Liriope muscari 'Variegated'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	68	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
	22	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
PERENNIALS							
	69	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	3 fans min		Plant @ 18" O.C.
	46	Allium 'Millenium'	Ornamental Onion	1 gal.			Plant @ 18" O.C.
EXISTING TREES TO BE REMOVED							
EXISTING TREES/SHRUBS TO BE PRESERVED							
LAWN AREAS							
SOD	SOD	SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SEED	SEED	SPECIES	% OF MIX	SPECIES	% OF MIX		
		FALCON W TALL FESCUE	30	FALCON W TALL FESCUE	30		
		HOUNDDOG V TALL FESCUE	15	SHENANDOAH TALL FESCUE	15		
		FINLAWN PETITE TALL FESCUE	15	RYE SEED	15		
		SEED AT A RATE OF 100# PER 1,000 SF					



CLIENT
Hunt Midwest
8300 NE Underground Drive
Kansas City, MO 64161

PROJECT
The Retreat at Hook Farms
Entry Monument Area
Lee's Summit MO



Date: 9.8.2021
Project #: 656
Landscape Plan

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/23/2022

L2



Dwarf Fountain Grass



Quaking Aspen



Little Quick Fire Hydrangea



Blooming Purple Lilac



Sea Green Juniper



Spartan Juniper



Prairie Fire Crabapple



Pacific Sunset Maple



London Plane Tree



Fat Albert Blue Spruce



Blue Rug Juniper



Variegated Liriope



Limemound Spirea



Onion - Ornamental



Happy Returns Daylily



Shumard Oak



Keteleeri Juniper



Norway Spruce



Gold Coast Juniper

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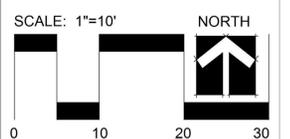
CLIENT

Hunt Midwest
8300 NE Underground
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Kansas City, MO 64161

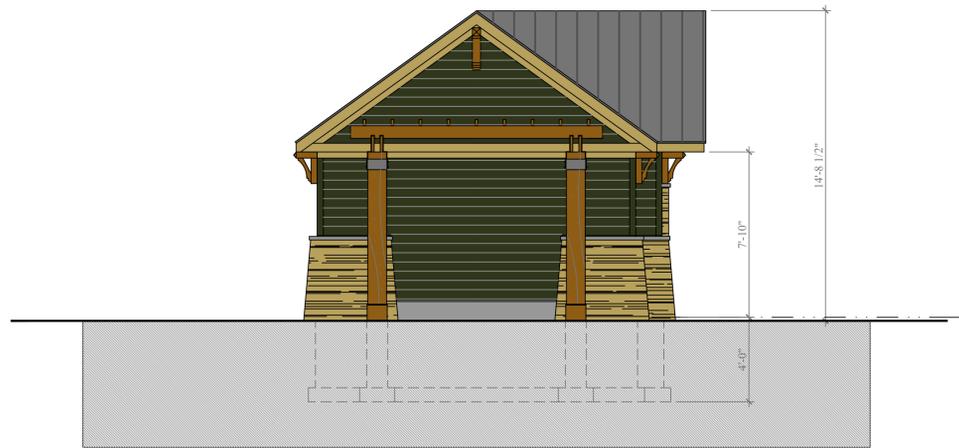
PROJECT

The Retreat at Hook
Farms
Entry Monument Area
Lee's Summit MO

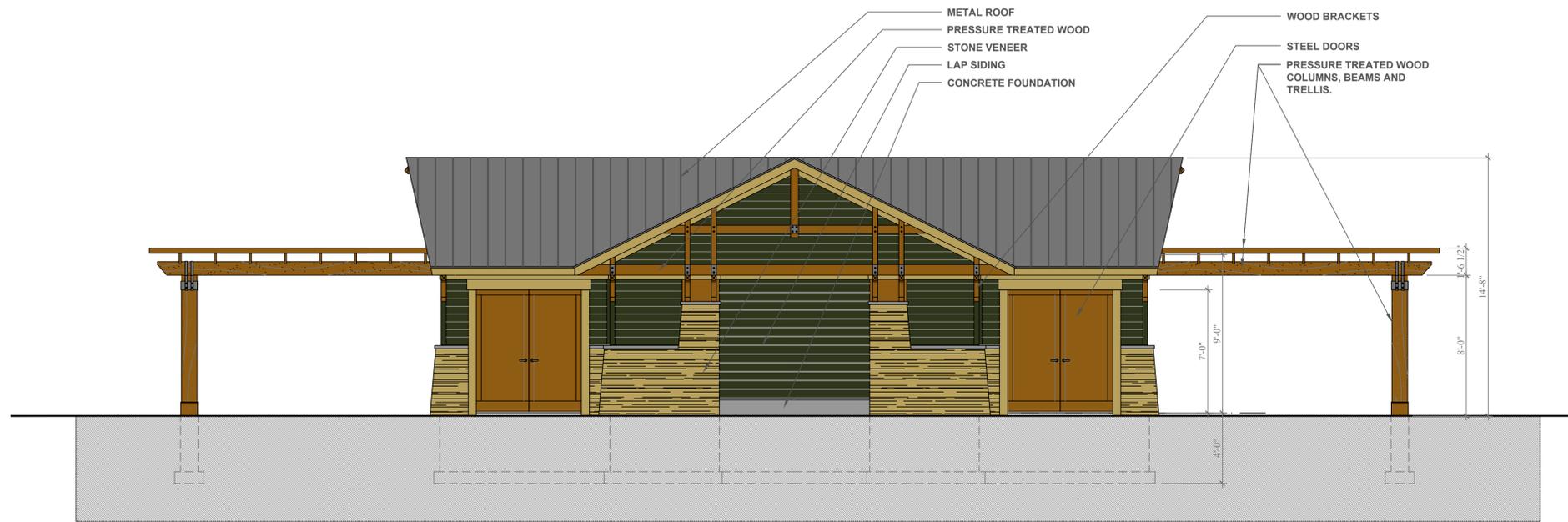
RELEASED FOR
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Development Services Department
Lee's Summit, Missouri
02/23/2022



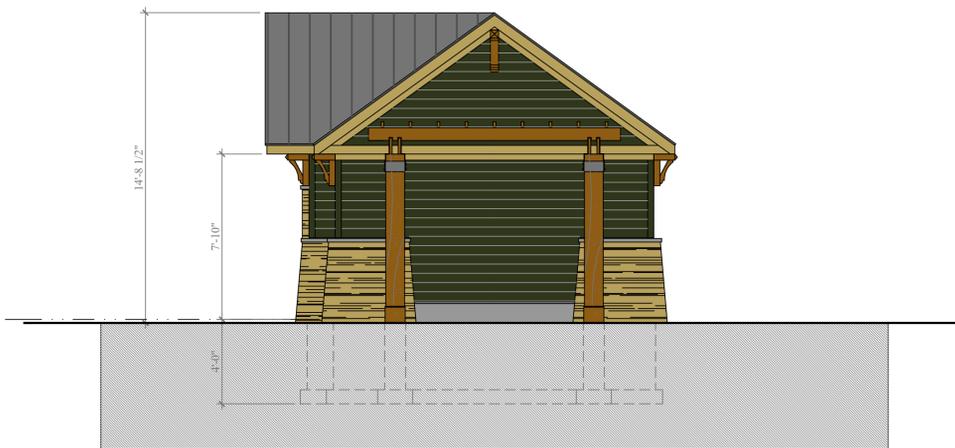
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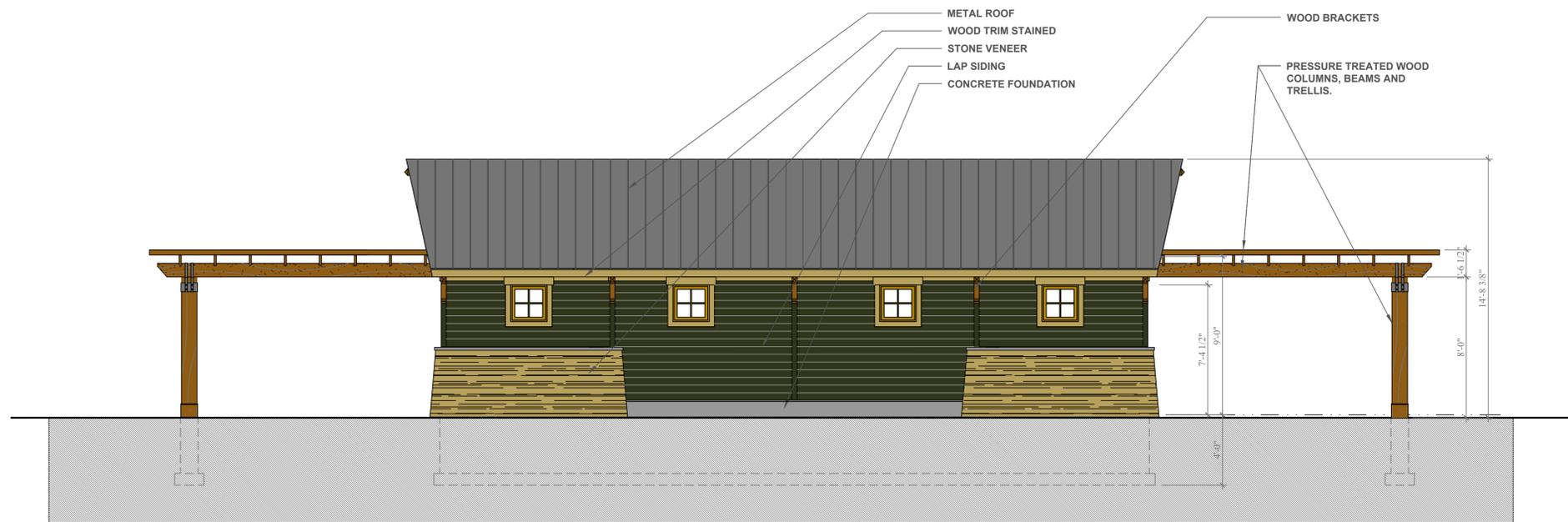
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION