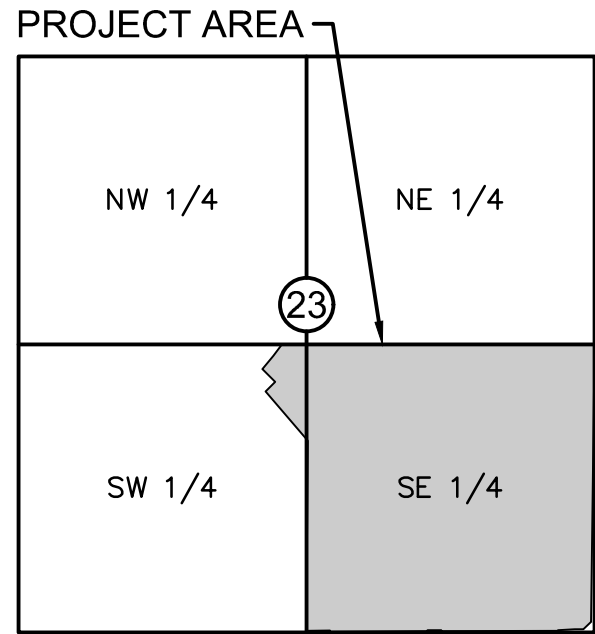


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USER: nheiser



VICINITY MAP
S23, T47N, R32W
SCALE 1"=2000'

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 EMAIL: ASCHMIDT@HUNTMIDWEST.COM
ENGINEER	OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177
SURVEYOR	OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177

- ☐ NOT FOR CONSTRUCTION
- ☒ REVIEWED FOR CONSTRUCTION



PROPERTY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter; thence North 87°45'24" West, on the North line of said Southeast Quarter, 50.00 feet to the Southeast corner of Lot 3, EAGLE CREEK—FIRST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I10409 in Book I65 at Page 01 in Jackson County Recorder of Deeds Office, also being the Northwest corner of SW Pryor Road as described in the Right of Way Deed recorded as Instrument Number 2005I0087407 in said Jackson County Recorder of Deeds Office, also being Point of Beginning of the tract of land to be herein described; thence South 02°45'34" West, on the existing Westerly right-of-way line of said SW Pryor Road of said Right of Way Deed, 1,220.74 feet; thence leaving said existing Westerly right-of-way line, North 87°00'50" West, 245.56 feet; thence North 02°59'10" East, 25.00 feet; thence North 87°00'50" West, 438.50 feet; thence North 60°49'13" West, 252.48 feet; thence North 67°11'53" West, 74.21 feet; thence North 27°18'12" East, 138.17 feet; thence Westerly, on a curve to the left, having an initial tangent bearing of North 62°41'48" West with a radius of 275.00 feet, a central angle of 11°57'16" and an arc distance of 57.38 feet; thence North 15°20'56" East, 50.00 feet; thence North 29°10'47" East, 375.17 feet; thence North 07°19'52" East, 64.17 feet; thence South 87°00'50" East, 126.12 feet; thence North 02°59'10" East, 116.00 feet; thence North 42°00'50" West, 19.80 feet; thence North 02°59'10" East, 50.00 feet; thence South 87°00'50" East, 36.00 feet; thence North 02°59'10" East, 277.38 feet to a point on the South line of said EAGLE CREEK—FIRST PLAT and said North line of said Southeast Quarter; thence South 87°45'24" East, on said South and said North line, 643.83 feet to the Point of Beginning. Containing 953,270 square feet or 21.88 acres, more or less.

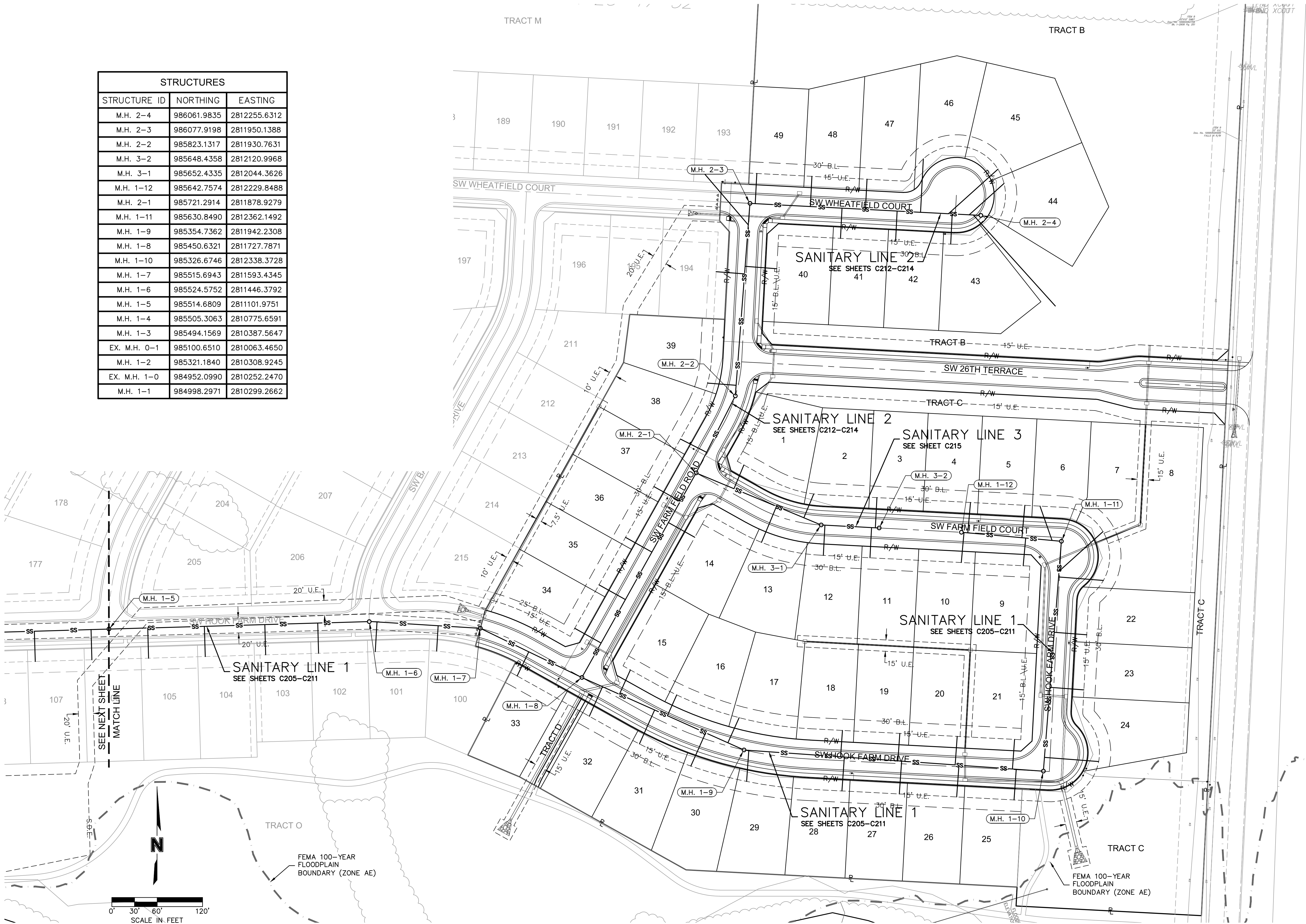
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Sheet Number	Sheet Title
C201	TITLE SHEET
C202	GENERAL NOTES
C203	GENERAL LAYOUT
C204	GENERAL LAYOUT (CONT'D)
C205	SANITARY PLAN & PROFILE (LINE 1)
C206	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C207	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C208	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C209	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C210	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C211	SANITARY PLAN & PROFILE (LINE 1 CONT'D)
C212	SANITARY PLAN & PROFILE (LINE 2)
C213	SANITARY PLAN & PROFILE (LINE 2 CONT'D)
C214	SANITARY PLAN & PROFILE (LINE 2 CONT'D)
C215	SANITARY PLAN & PROFILE (LINE 3)
C216	DESIGN TABLES
C217	DETAIL SHEET
C218	DETAIL SHEET

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FAX 816.361.1888
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TITLE SHEET SANITARY SEWER PLANS	HOOK FARMS FIRST PLAT	2020	LEE'S SUMMIT, MO	REVISIONS	BY			
drawn by: CGW								
checked by: JES								
approved by: NDH								
QA/QC by: JES								
project no.: 019-4061								
drawing no.: 04/20/2020								
SHEET C201								

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USER: nheiser

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M.H. 3-2	985648.4358	2812120.9968
M.H. 3-1	985652.4335	2812044.3626
M.H. 1-12	985642.7574	2812229.8488
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M.H. 1-8	985450.6321	2811727.7871
M.H. 1-10	985326.6746	2812338.3728
M.H. 1-7	985515.6943	2811593.4345
M.H. 1-6	985524.5752	2811446.3792
M.H. 1-5	985514.6809	2811101.9751
M.H. 1-4	985505.3063	2810775.6591
M.H. 1-3	985494.1569	2810387.5647
EX. M.H. 0-1	985100.6510	2810063.4650
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EX. M.H. 1-0	984952.0990	2810252.2470
M.H. 1-1	984998.2971	2810299.2662



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JULIE ELAINE SELLERS
Professional Engineer
NUMBER PE-2017000367
6/30/20

GENERAL LAYOUT
SANITARY SEWER PLANS

HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

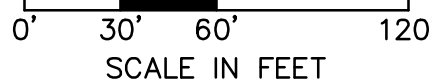
BY

REVISIONS

2020

SHEET
C203

USER: nheiser
94061 C_1



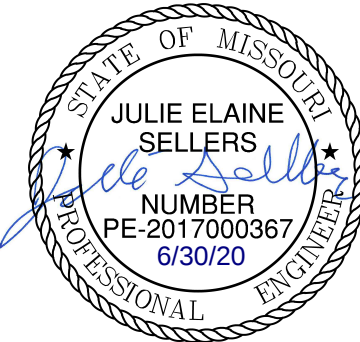
GENERAL LAYOUT SANITARY SEWER PLANS

drawn by: _____ CGW
checked by: _____ JES
approved by: _____ NDH
QA/QC by: _____ JES
project no.: _____ 019-4061
drawing no.: _____
date: _____ 04/20/2020

C204

2020

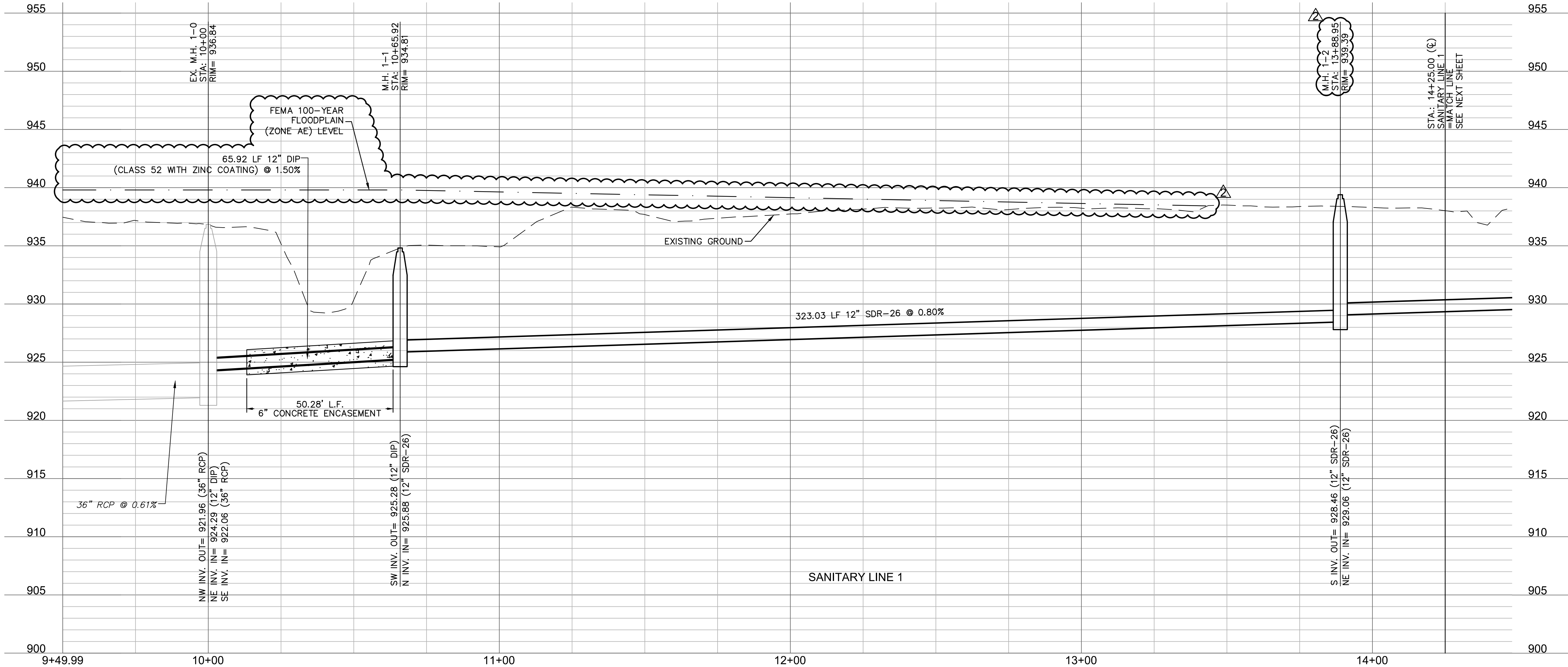
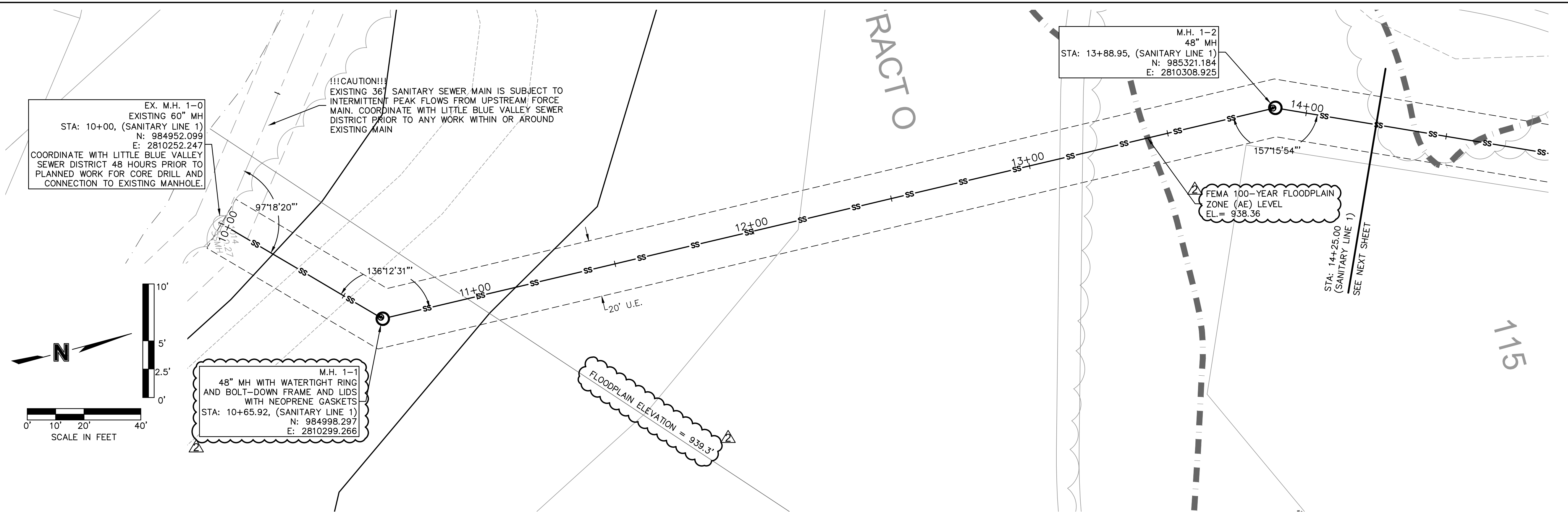
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2		06/25/2020	REVISED PER CITY COMMENTS	

SANITARY PLAN & PROFILE (LINE 1)
STREET AND STORM SEWER PLANS

HOOK FARMS
FIRST PLAT

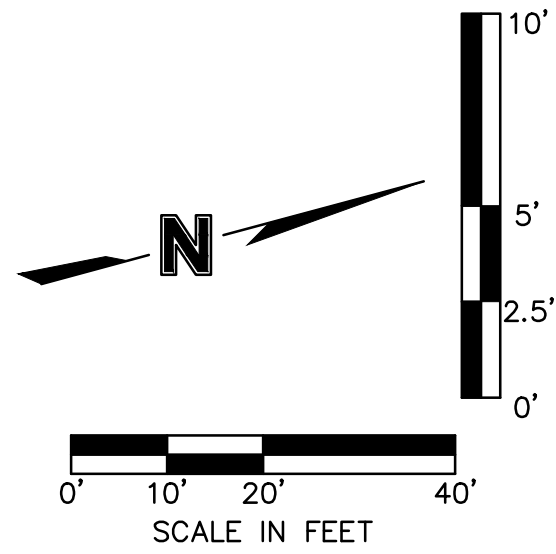
LEE'S SUMMIT, MO

2020

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

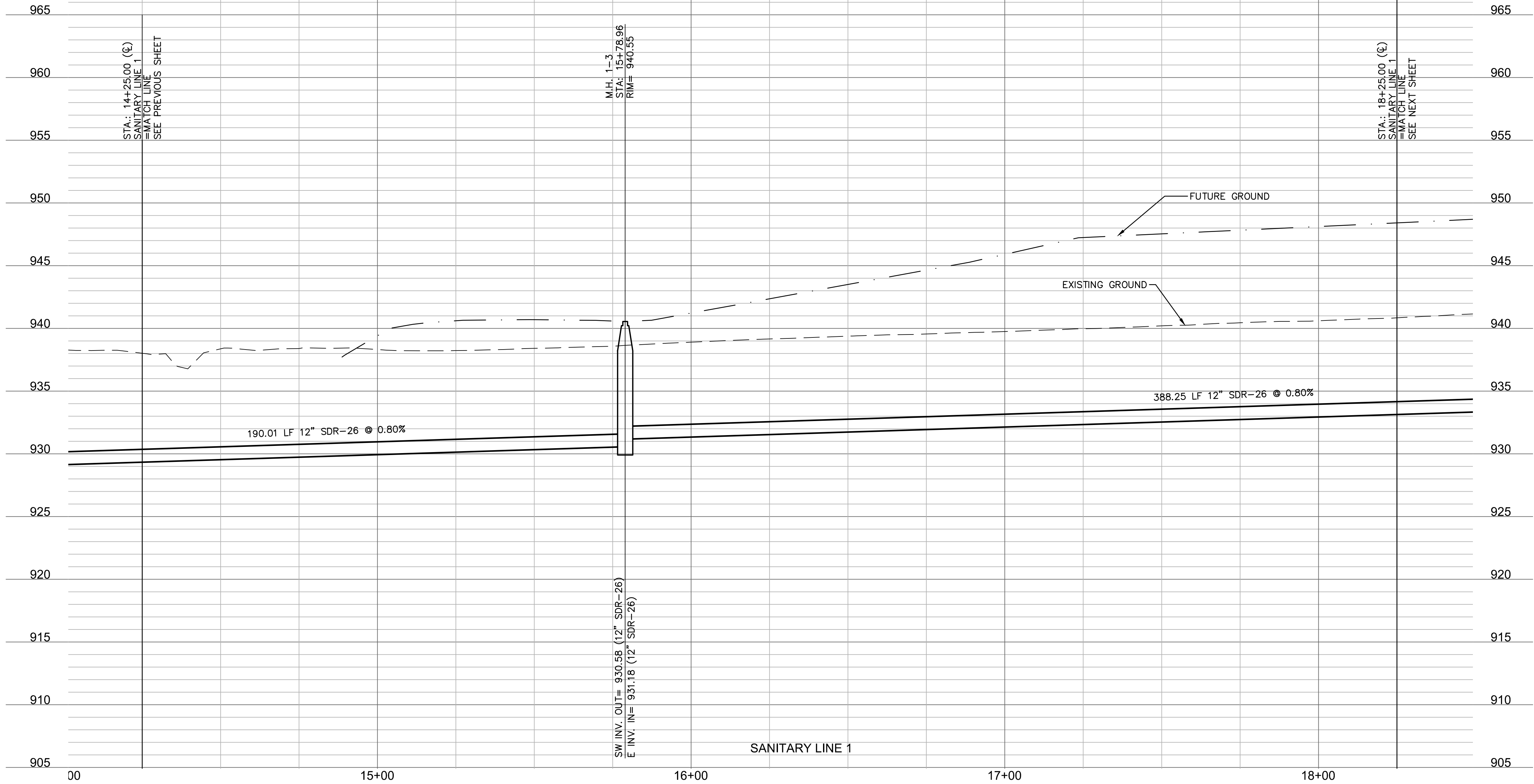
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USER: nheiser



M.H. 1-2
48" MH
STA: 13+88.95, (SANITARY LINE 1)
N: 985321.184
E: 2810308.925

M.H. 1-3
48" MH
STA: 15+78.96, (SANITARY LINE 1)
N: 985494.157
E: 2810387.565



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2	06/25/2020	REVISED PER CITY COMMENTS	

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

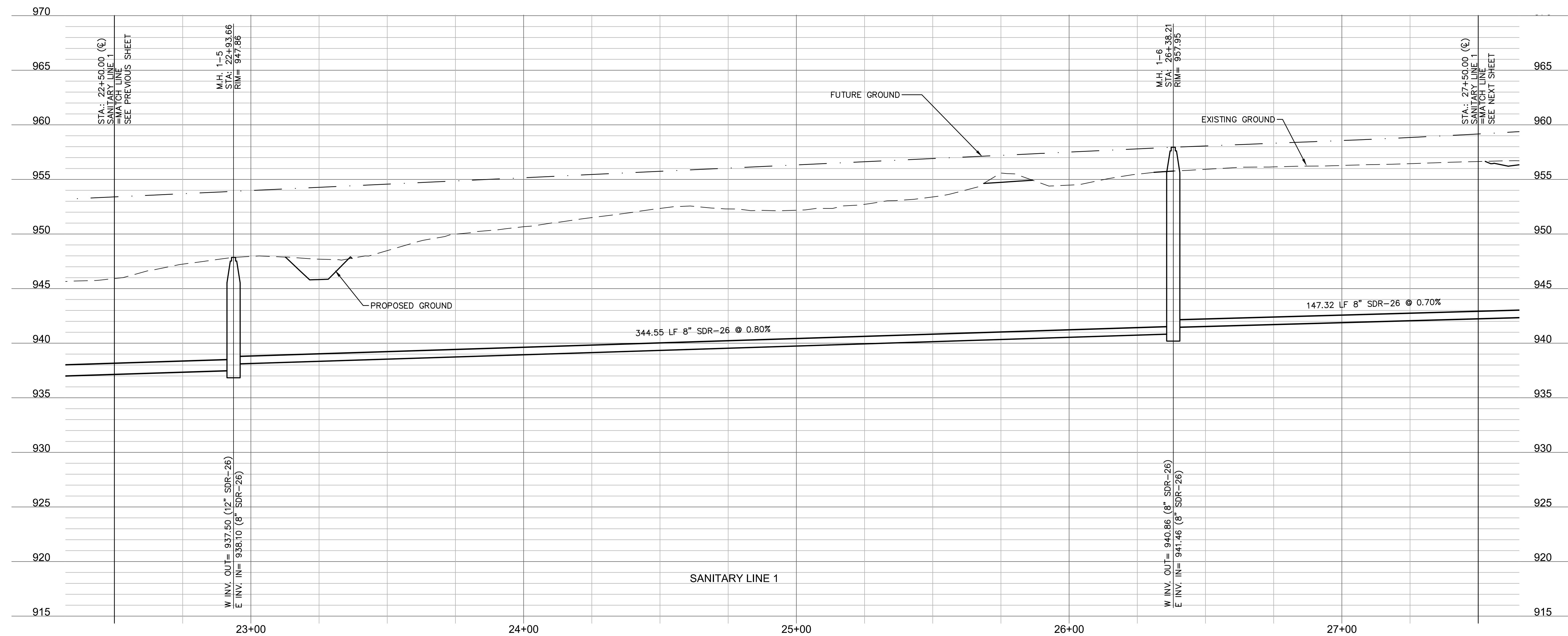
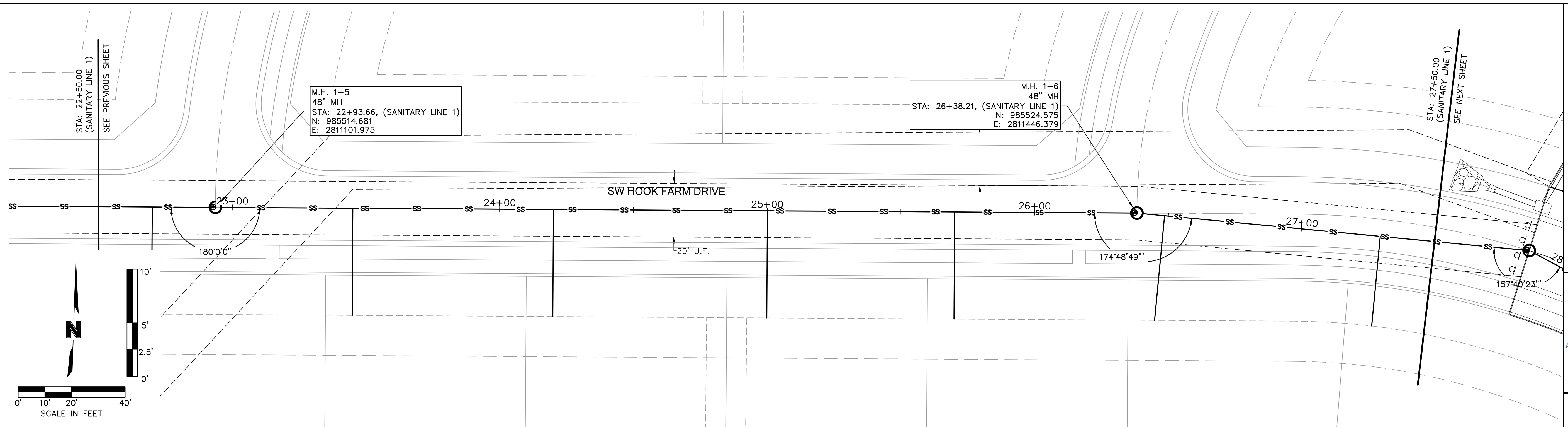
HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

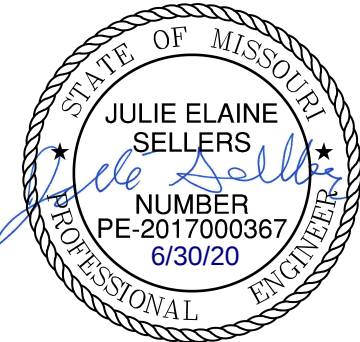
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QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

SHEET
C206

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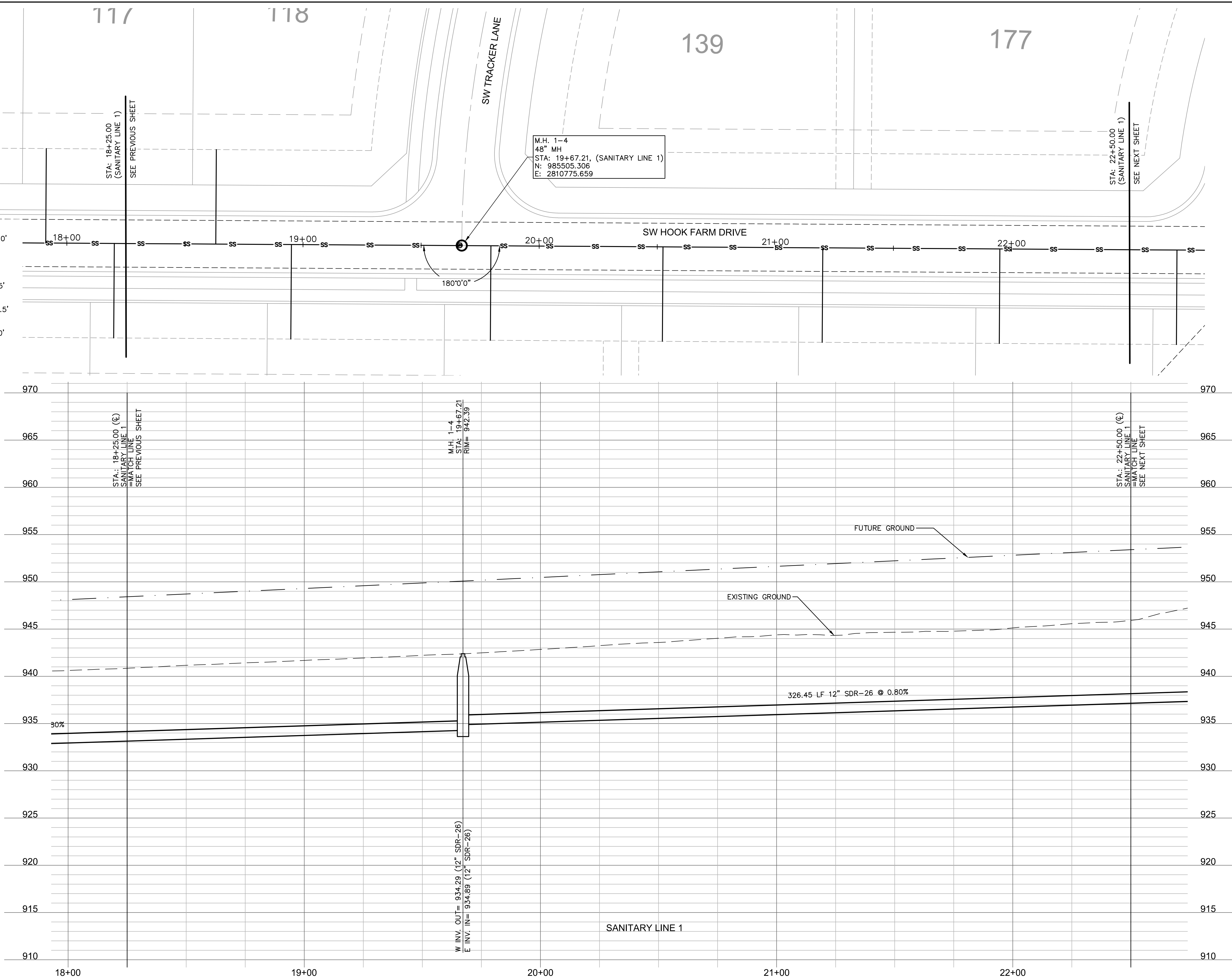
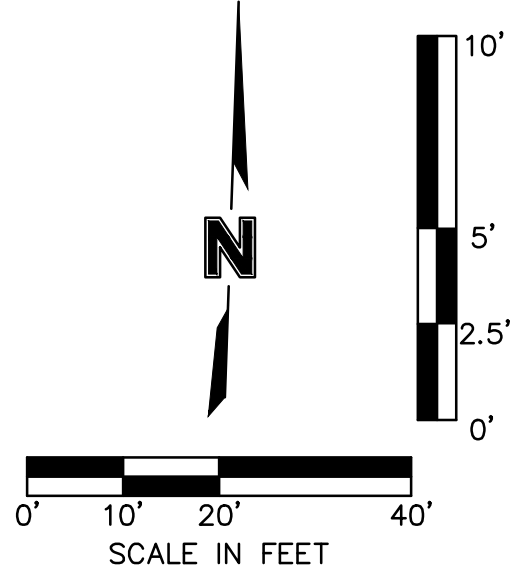


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drawn by: _____ CGW						
checked by: _____ JES						
QA/QC by: _____ NDH						
project no.: _____ JES						
drawing no.: _____ 019-4061						
date: _____ 04/20/2020						
SANITARY PLAN & PROFILE (LINE 1 CONT'D) STREET AND STORM SEWER PLANS		HOOK FARMS FIRST PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
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				2	06/25/2020	REVISED PER CITY COMMENTS
LEE'S SUMMIT, MO		2020		REVISIONS		

SHEET
C208

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JULIE ELAINE SELLERS
PROFESSIONAL ENGINEER
NUMBER PE-2017000367
03/30/21

BY

REVISIONS

DATE

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REVISIONS DESCRIPTION

06/15/2020

1

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06/25/2020

2

REVISED PER CITY COMMENTS

2020

LEE'S SUMMIT, MO

HOOK FARMS FIRST PLAT

drawn by: CGW

checked by: JES

approved by: NDH

QA/QC by: JES

project no.: 019-4061

drawing no.: 04/20/2020

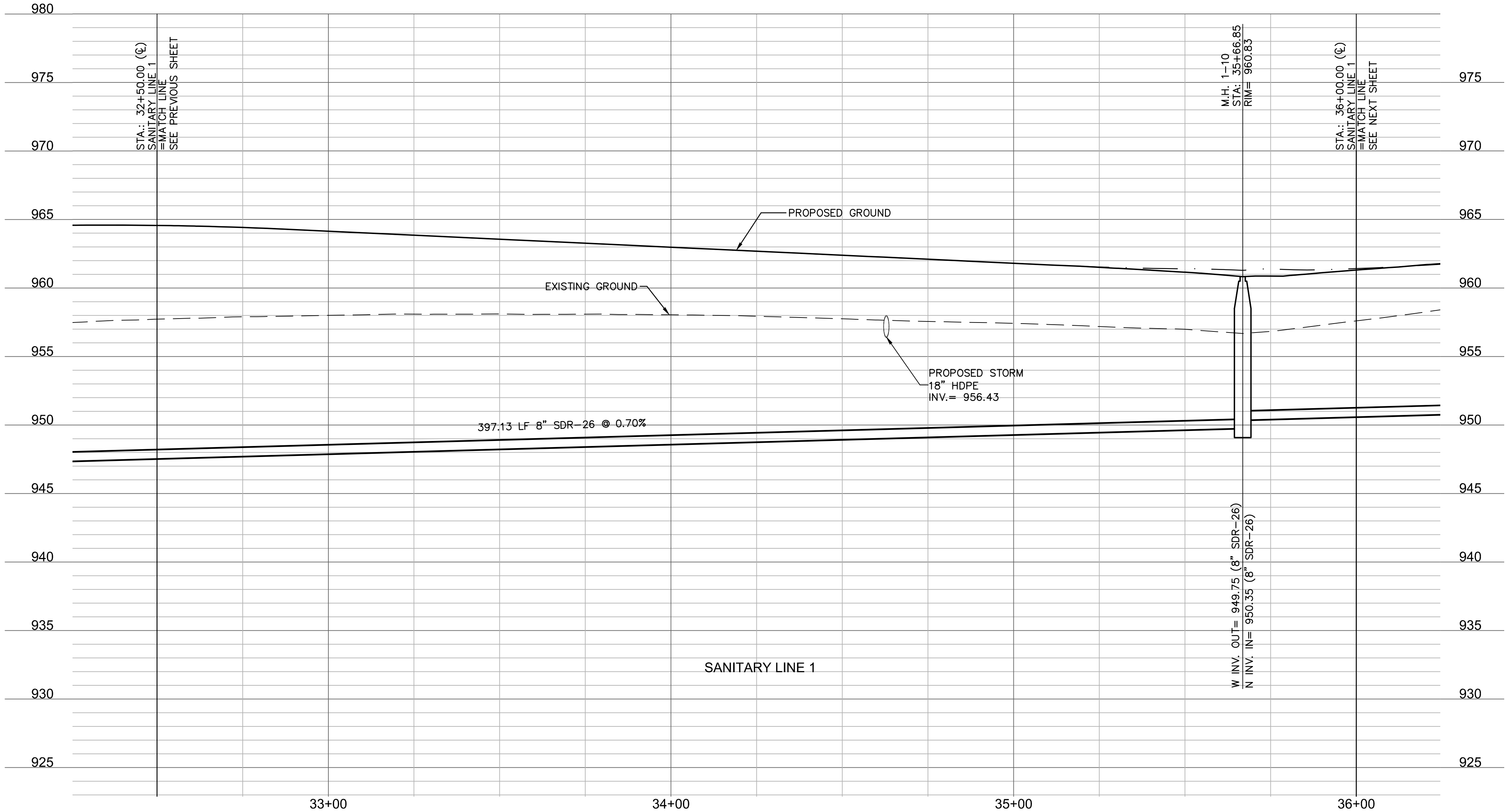
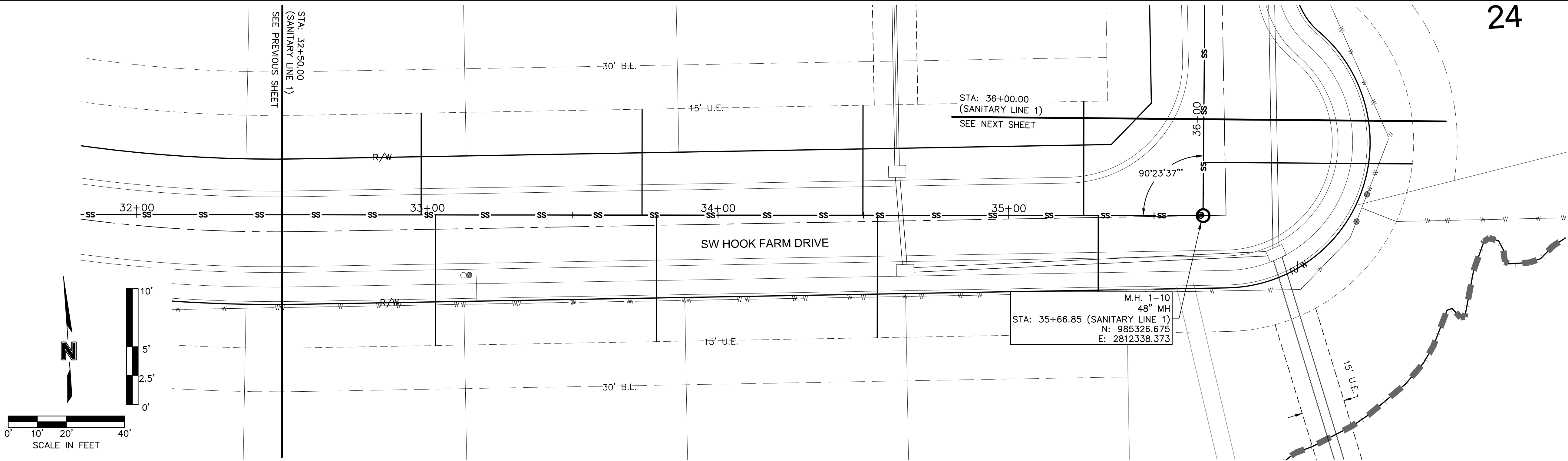
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drawn by: _____ CGW checked by: _____ JES approved by: _____ NDH QA/QC by: _____ JES project no.: _____ 019-4061 drawing no.: _____ date: _____ 04/20/2020		SANITARY PLAN & PROFILE (LINE 1 CONT'D) STREET AND STORM SEWER PLANS		REV. NO. DATE REVISIONS DESCRIPTION BY			
		HOOK FARMS FIRST PLAT		1	06/15/2020	REVISED PER CITY COMMENTS	
				2	06/25/2020	REVISED PER CITY COMMENTS	
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				2020			

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03/02/21

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

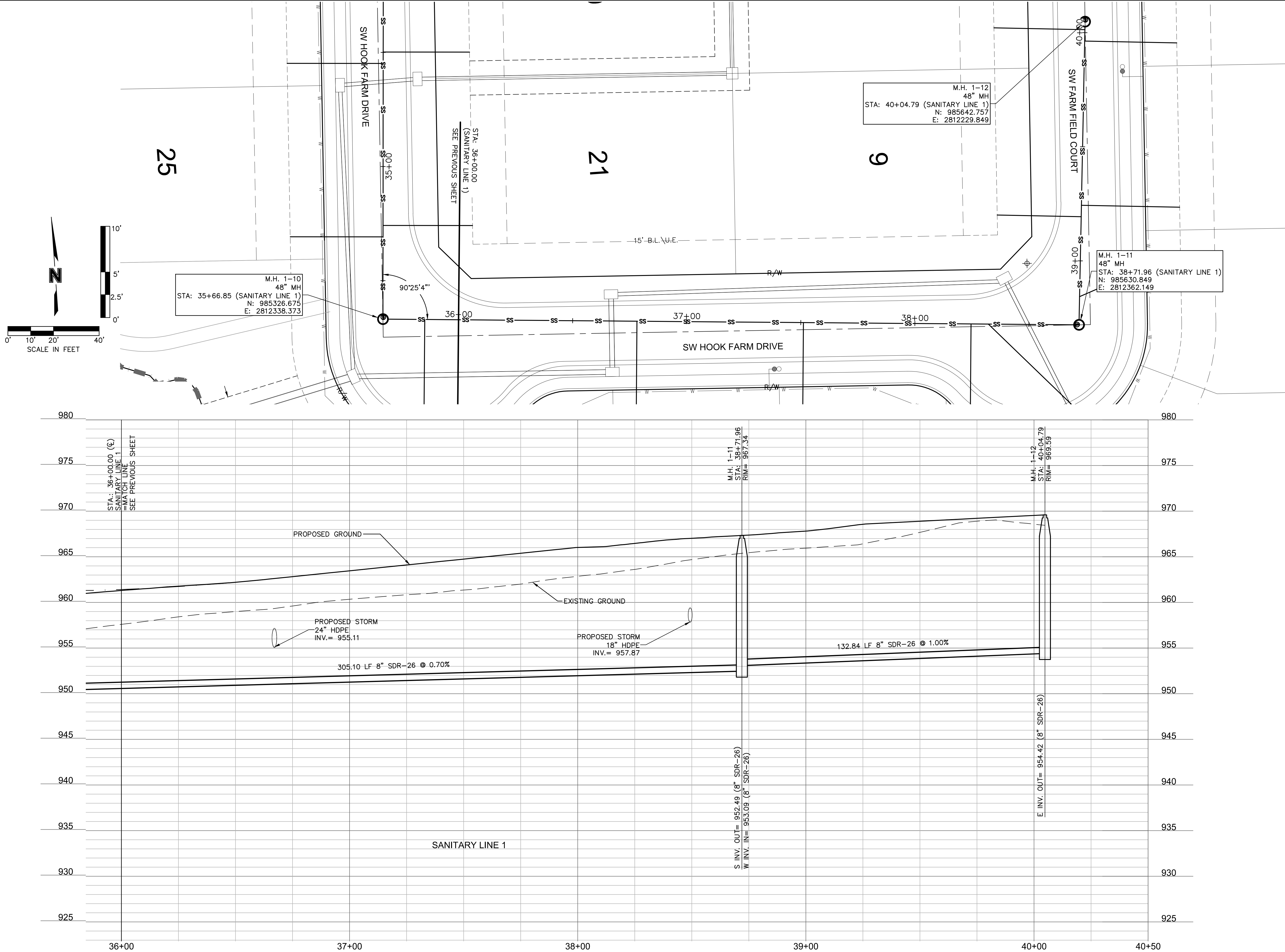
HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

SHEET
C210

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drawn by: _____ CGV
checked by: _____ JES
approved by: _____ NDH
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project no.: _____ 019-406
drawing no.: _____
date: _____ 04/20/2021

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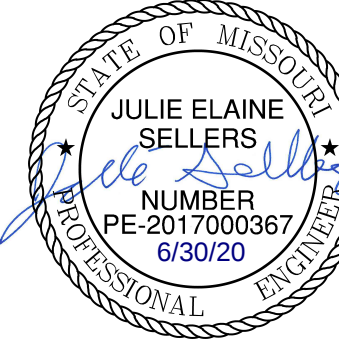
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STREET AND STORM SEWER PLANS

HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

2020

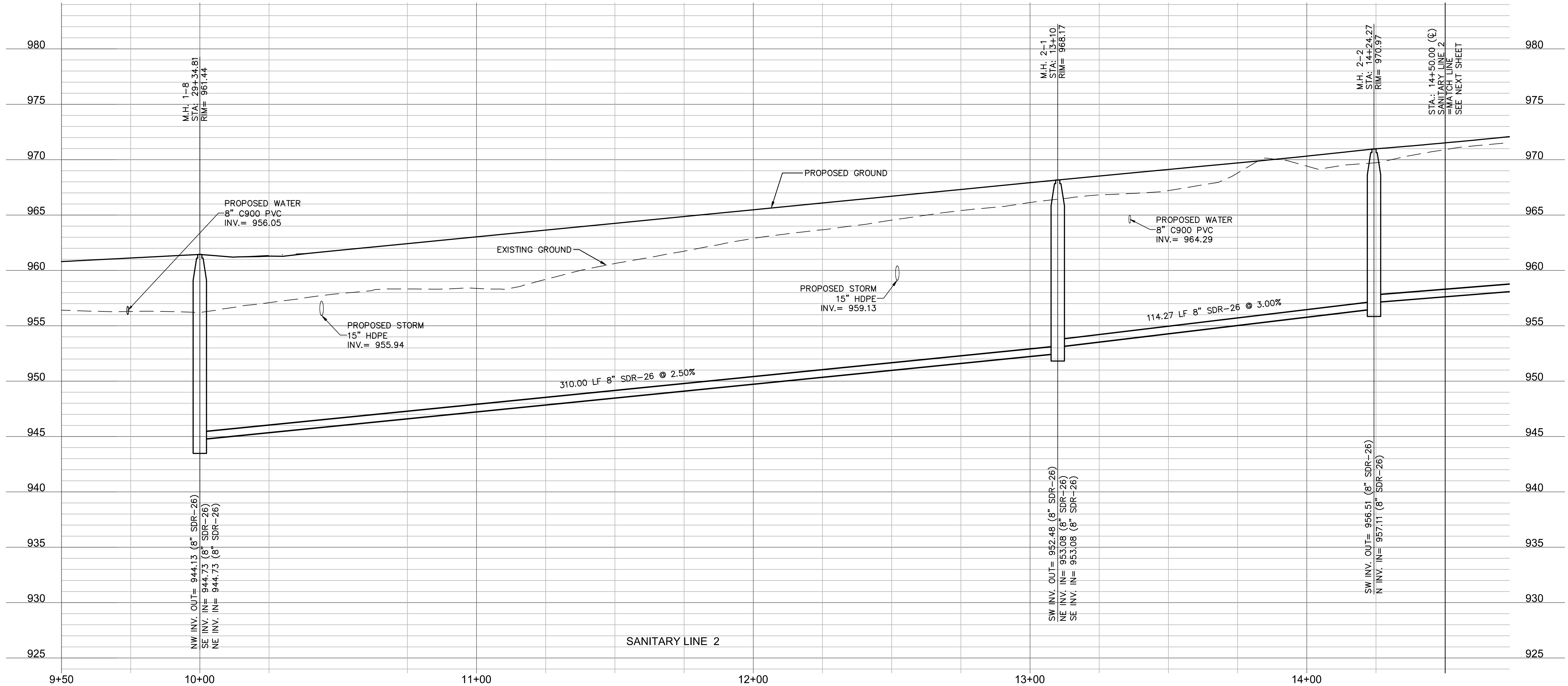
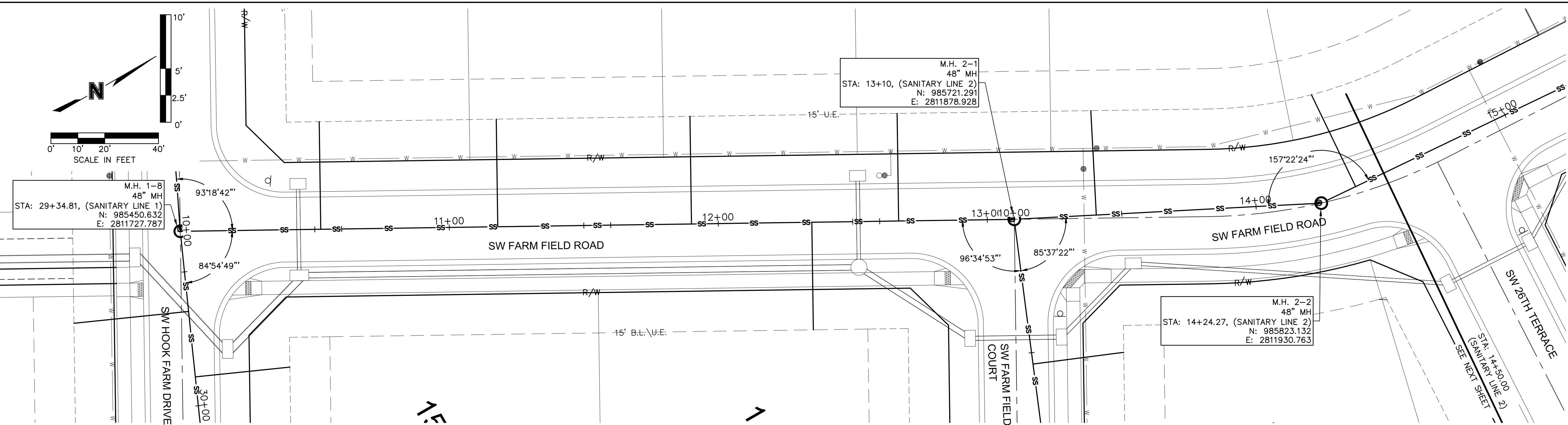
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USER: nheiser



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JULIE ELAINE SELLERS
NUMBER PE-2017000367
6/30/20
PROFESSIONAL ENGINEER

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1		06/15/2020	REVISED PER CITY COMMENTS
2		06/25/2020	REVISED PER CITY COMMENTS

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

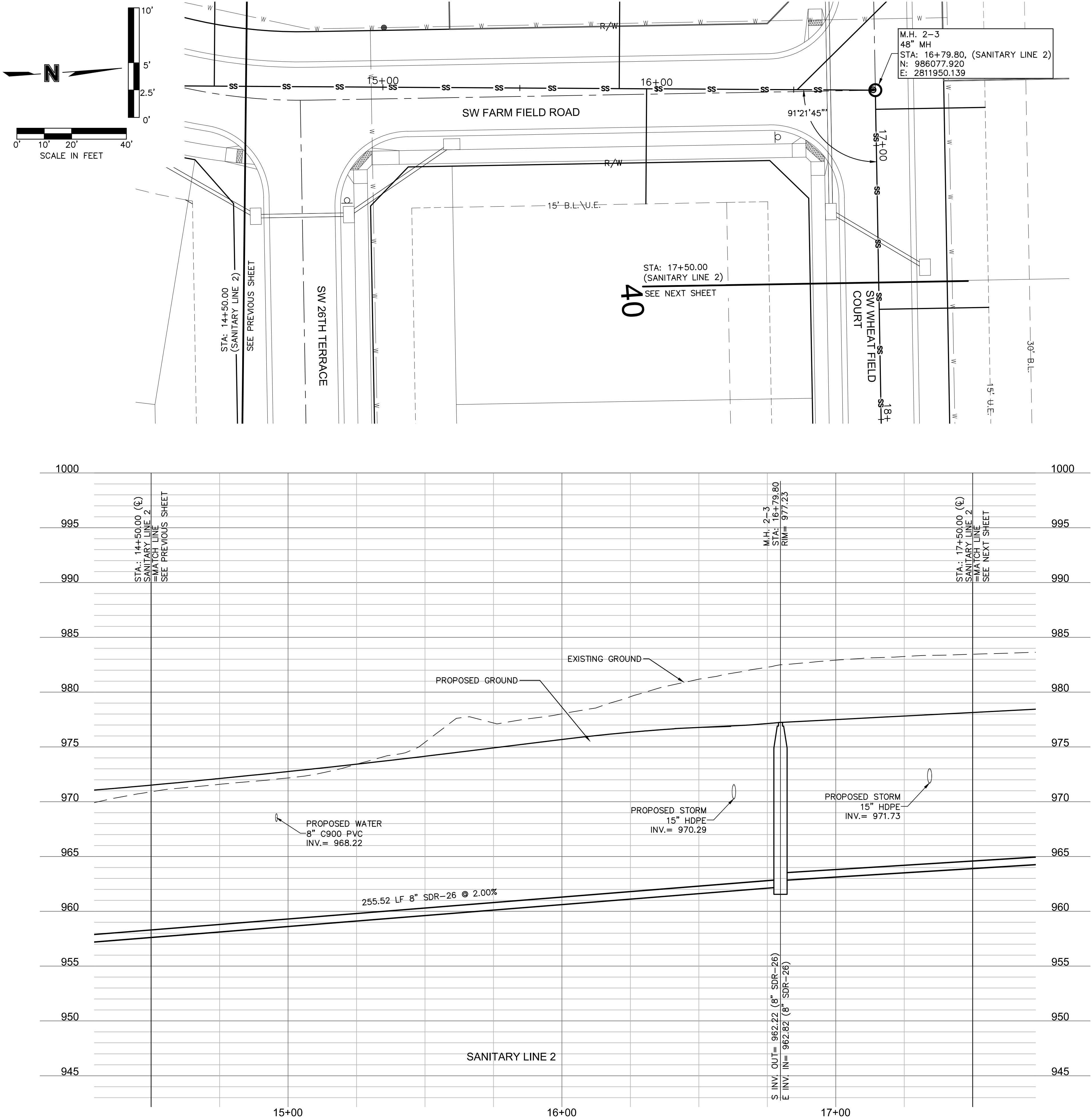
HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

2020

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

SHEET
C212



drawn by: CGW

checked by: JES

approved by: NDH

QA/QC by: JES

project no.: 019-4061

drawing no.: 04/20/2020

SHEET

C213

SANITARY PLAN & PROFILE (LINE 2 CONT'D)

STREET AND STORM SEWER PLANS

HOOK FARMS

FIRST PLAT

LEE'S SUMMIT, MO

2020

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

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2	06/25/2020	REVISED PER CITY COMMENTS	

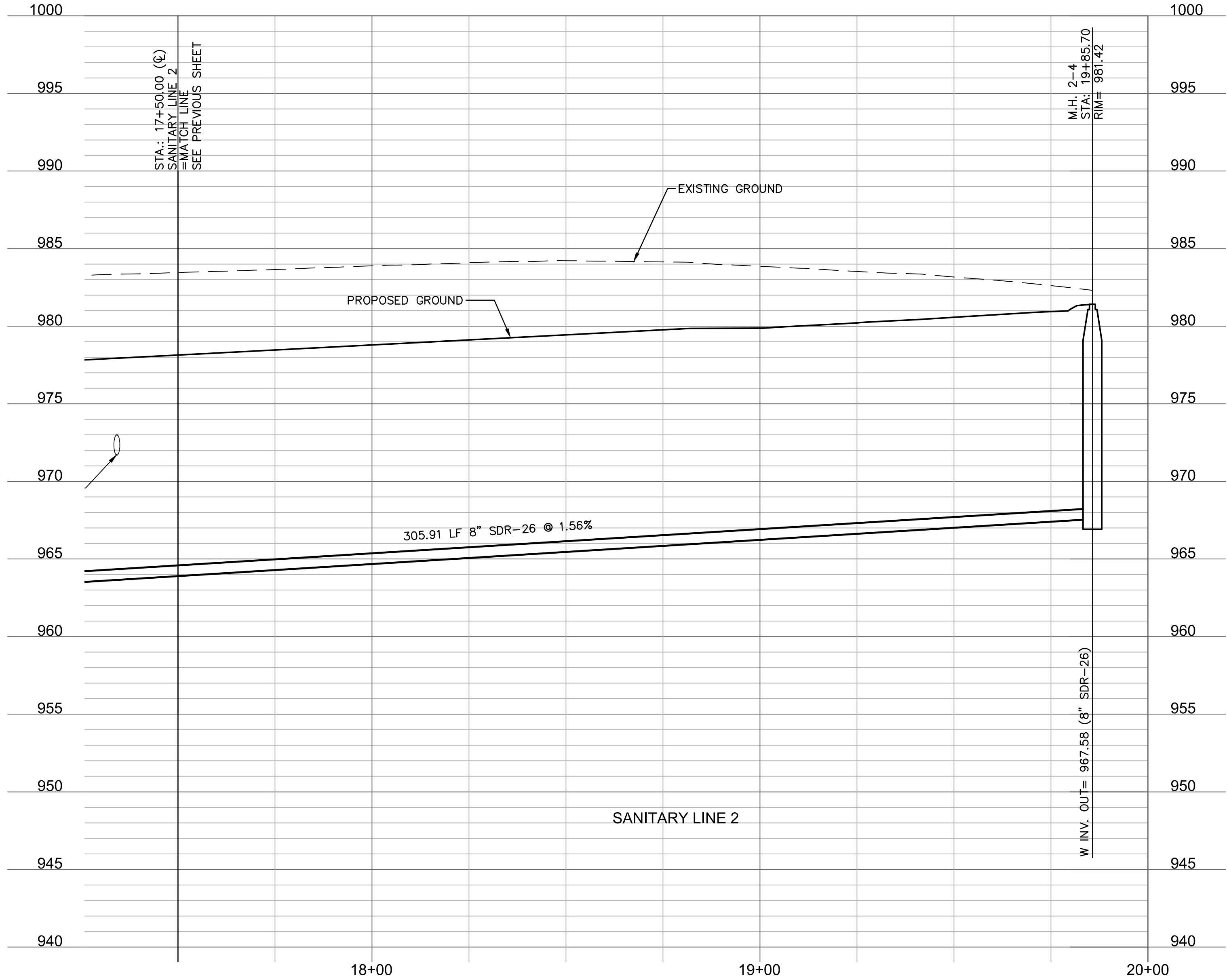
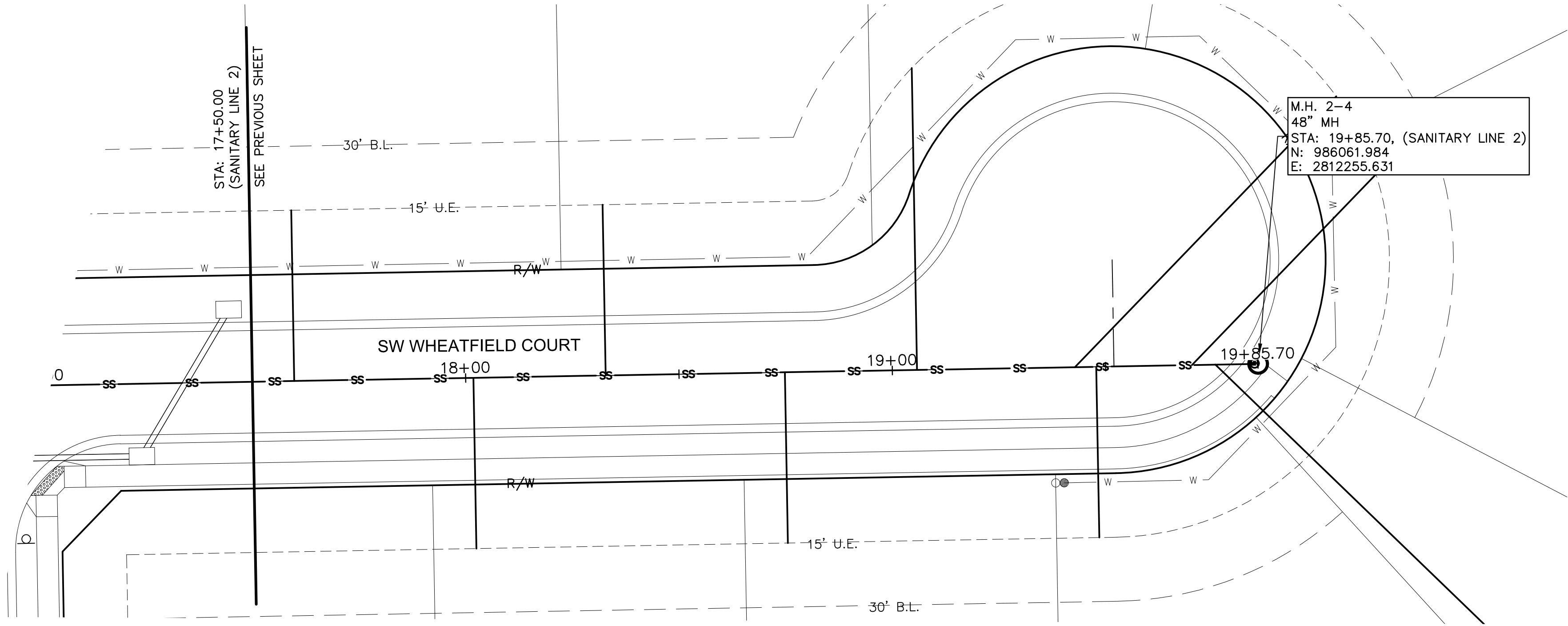
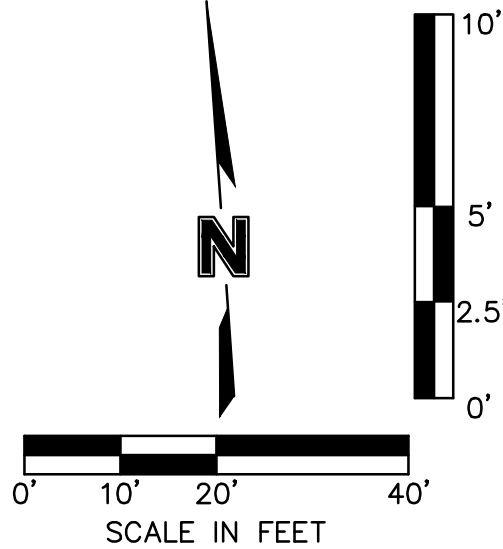
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
03/02/21
PROFESSIONAL ENGINEER

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DATE

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2	06/25/2020	REVISED PER CITY COMMENTS	

SANITARY PLAN & PROFILE (LINE 2 CONT'D)
STREET AND STORM SEWER PLANS

HOOK FARMS
FIRST PLAT

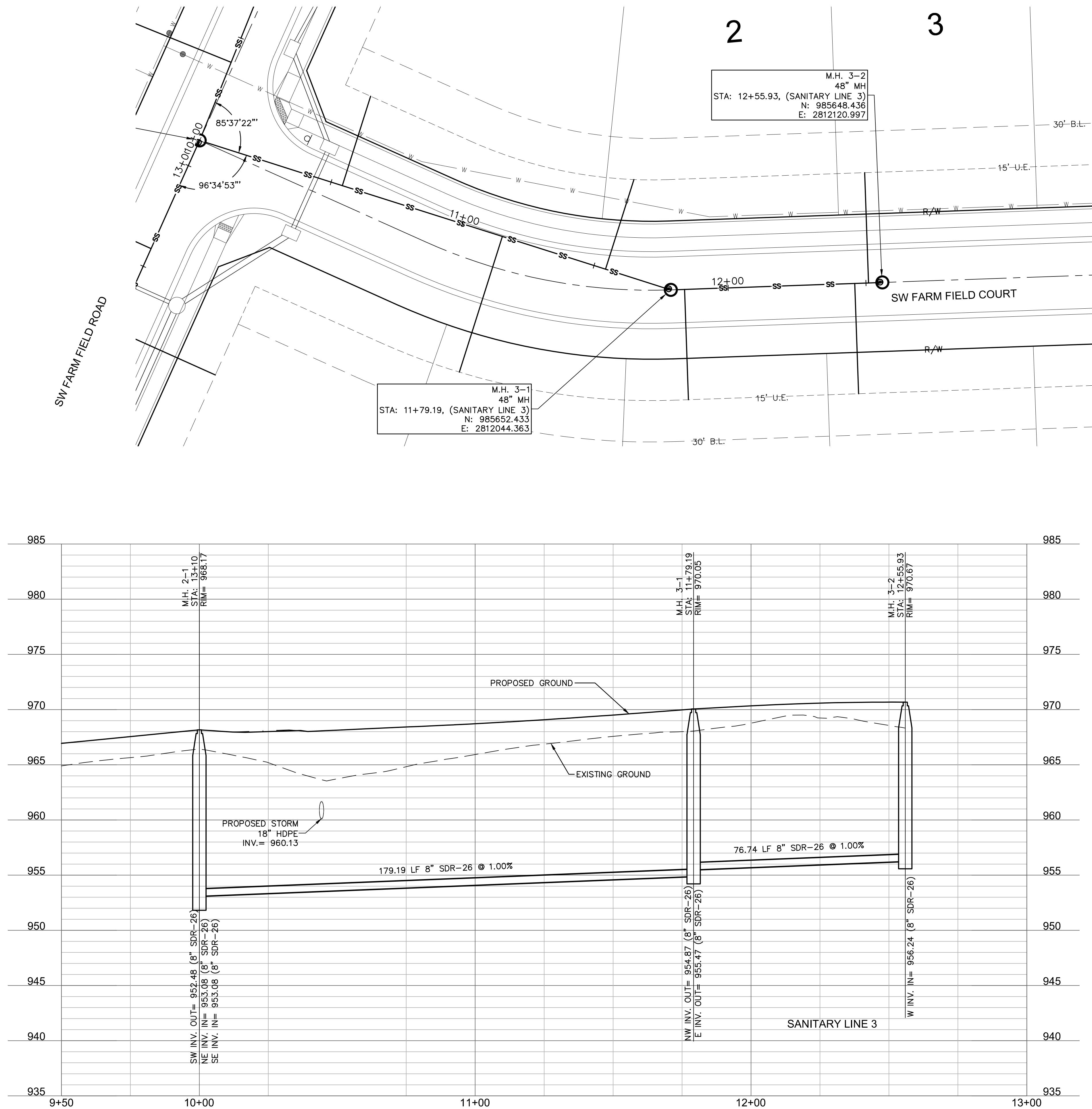
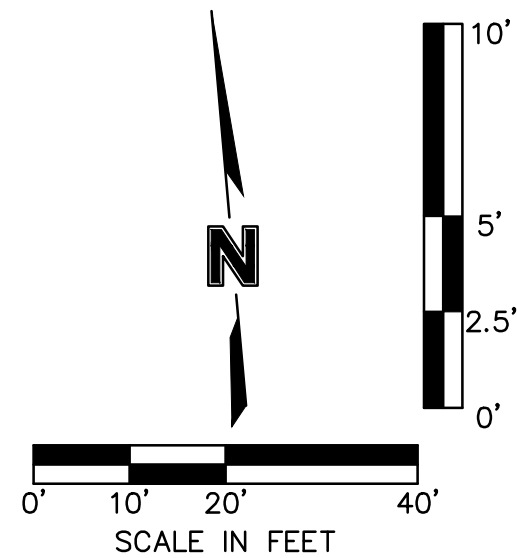
LEE'S SUMMIT, MO

2020

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

SHEET
C214

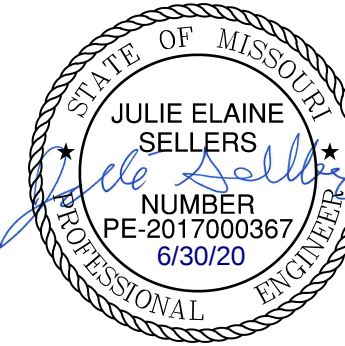
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USER: nheiser



drawn by: _____ CGW
checked by: _____ JES
approved by: _____ NDH
QA/QC by: _____ JES
project no.: _____ 019-4061
drawing no.: _____
date: _____ 04/20/2020

SHEET
C215

SANITARY PLAN & PROFILE (LINE 3) STREET AND STORM SEWER PLANS	HOOK FARMS FIRST PLAT	2020
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[illegible]

olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

Sanitary Sewer Laterals						
Lot Number	Lateral Station	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
		(ft)	(ft)	(ft)	(ft)	(ft)
1	10+54.26	34.01	2.0	953.6	957.3	960.06
2	11+54.37	34.09	3.0	954.6	959.2	962.05
3	12+50.93	40.00	1.0	956.2	959.0	961.77
4	39+96.30	40.35	2.0	954.3	958.1	960.90
5	39+24.36	43.06	3.0	953.6	958.4	961.22
6	38+84.32	48.18	2.0	952.6	956.5	959.30
7	38+32.21	78.32	2.0	952.2	956.7	959.54
8	38+24.63	59.49	1.0	952.2	955.3	958.13
9	39+19.36	36.81	3.0	953.6	958.2	961.04
10	40+01.30	39.90	3.0	954.4	959.1	961.92
11	12+45.93	40.00	1.0	956.1	958.9	961.72
12	11+84.19	40.00	2.0	955.5	959.3	962.08
13	11+15.13	51.58	2.0	954.2	958.2	961.02
14	12+34.78	40.00	5.0	950.6	957.3	960.10
15	29+89.23	35.31	4.0	945.1	950.7	953.54
16	30+58.77	30.16	5.0	945.6	952.1	954.90
17	31+46.44	36.39	5.0	946.2	952.8	955.64
18	32+97.85	35.00	4.0	947.9	953.5	956.29
19	33+73.83	36.42	2.0	948.4	952.1	954.89
20	34+49.82	37.86	1.0	948.9	951.7	954.48
21	35+25.81	39.24	0.0	949.5	951.3	954.06
22	37+51.18	43.14	1.0	951.6	954.5	957.29
23	36+78.21	45.03	0.0	951.1	953.0	955.84
24	35+85.21	71.89	0.0	950.5	952.9	955.72
25	35+30.81	40.68	0.0	949.5	951.3	954.12
26	34+54.82	42.09	1.0	949.0	951.8	954.60
27	33+78.83	43.50	2.0	948.4	952.3	955.07
28	33+02.85	44.92	4.0	947.9	953.7	956.53
29	31+76.12	41.30	5.0	947.0	953.7	956.55
30	31+14.21	48.14	5.0	946.0	952.9	955.65
31	30+40.23	49.19	4.0	945.5	951.4	954.18
32	29+64.77	42.82	4.0	944.9	950.7	953.52
33	28+56.79	35.51	4.0	943.6	949.2	952.02
34	10+52.24	40.00	3.0	946.0	950.8	953.58
35	11+18.04	40.00	4.0	947.7	953.4	956.20
36	11+90.04	40.00	4.0	949.5	955.2	958.00
37	12+67.04	40.00	3.0	951.4	956.1	958.95
38	13+40.56	38.85	3.0	954.0	958.7	961.51
39	14+38.45	37.89	2.0	957.4	961.1	963.91
40	15+96.28	42.00	5.0	960.5	967.3	970.09
41	18+01.80	40.00	2.0	964.6	968.4	971.21
42	18+74.80	40.00	1.0	965.7	968.5	971.32
43	19+47.80	40.00	1.0	966.8	969.6	972.42
44	19+70.22	62.12	1.0	967.2	970.4	973.20
45	19+42.80	88.18	1.0	966.8	970.5	973.31
46	19+05.79	70.76	1.0	966.2	969.6	972.40
47	18+32.79	40.00	1.0	965.1	967.9	970.69
48	17+59.79	40.00	2.0	964.0	967.8	970.58
49	16+86.79	40.00	2.0	962.9	966.7	969.48
POOL	19+75.70	162.07	0.0	967.3	971.5	974.30
100	27+29.63	33.63	5.0	942.1	948.7	951.47
101	26+48.62	39.23	4.0	941.5	947.2	950.03
102	25+70.09	40.00	4.0	940.3	946.0	948.83
103	25+00.09	40.00	4.0	939.8	945.5	948.27
104	24+20.09	40.00	4.0	939.1	944.8	947.63
105	23+45.09	40.00	3.0	938.5	943.3	946.05
106	22+70.09	40.00	4.0	937.3	943.0	945.83
107	21+95.09	40.00	3.0	936.7	941.5	944.25
108	21+20.09	40.00	3.0	936.1	940.9	943.65
109	20+52.43	40.00	3.0	935.6	940.3	943.11
110	19+79.58	40.00	3.0	935.0	939.7	942.53
111	18+95.09	40.00	3.0	933.7	938.5	941.75
112	18+20.09	40.00	3.0	933.1	937.9	941.65
113	17+45.09	40.00	2.0	932.5	936.3	941.39*
114	16+70.09	40.00	1.0	931.9	934.7	941.39*
115	15+22.99	15.00	2.0	930.1	933.4	941.39*
116	17+12.00	53.21	1.0	932.2	935.3	941.39*
117	17+91.05	40.00	2.0	932.9	936.6	941.39*
118	18+63.05	40.00	3.0	933.5	938.2	941.50
193	16+51.28	94.66	1.0	961.6	965.5	968.32
194	15+86.28	37.79	3.0	960.3	965.0	967.84

*BASEMENT SEWER SERVICE MAY NOT BE AVAILABLE. GRINDER PUMP IS REQUIRED IF FINISHED FLOOR OF BASEMENT IS LOWER THAN INDICATED MSFE

Sanitary Sewer Design Information											
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Peak Base Flow 50-Year Design	Peak Infiltration Flow 50-Year Design	Peak Inflow 50-Year Design	Total Peak Flow	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(gpd)	(gpd)	(cfs)	(cfs)		(cfs)	(fps)
MH 1-1	1.50%	12	21.08	18.43	59265.00	19755.000	0.950	1.073	0.014	4.05	5.16
MH 1-2	0.80%	12	21.08	18.43	59265.00	19755.000	0.950	1.073	0.014	2.96	3.77
MH 1-3	0.80%	12	21.08	18.43	59265.00	19755.000	0.950	1.073	0.014	2.96	3.77
MH 1-4	0.80%	12	20.54	18.43	58455.00	19485.000	0.939	1.060	0.014	2.96	3.77
MH 1-5	0.80%	8	18.43	10.97	44100.00	14700.000	0.741	0.832	0.014	1.00	2.88
MH 1-6	0.80%	8	16.92	5.23	33225.00	11075.000	0.581	0.650	0.014	1.00	2.88
MH 1-7	0.70%	8	15.78	0.00	23670.00	7890.000	0.432	0.481	0.014	0.94	2.69
MH 1-8	0.70%	8	15.15	0.00	22725.00	7575.000	0.417	0.464	0.014	0.94	2.69
MH 1-9	0.70%	8	7.04	0.00	10560.00	3520.000	0.209	0.231	0.014	0.94	2.69
MH 1-10	0.70%	8	5.29	0.00	7935.00	2645.000	0.161	0.178	0.014	0.94	2.69
MH 1-11	0.70%	8	2.81	0.00	4215.00	1405.000	0.090	0.098	0.014	0.94	2.69
MH 1-12	1.00%	8	1.08	0.00	1620.00	540.000	0.036	0.040	0.014	1.12	3.21
MH 2-1	2.50%	8	7.83	0.00	11745.00	3915.000	0.231	0.255	0.014	1.77	5.08
MH 2-2	3.00%	8	4.65	0.00	6975.00	2325.000	0.143	0.158	0.014	1.94	5.57
MH 2-3	2.00%	8	4.36	0.00	6540.00	2180.000	0.135	0.148	0.014	1.59	4.55
MH 2-4	1.50%	8	3.42	0.00	5130.00	1710.000	0.108	0.118	0.014	1.37	3.94
MH 3-1	1.00%	8	1.75	0.00	2625.00	875.000	0.057	0.063	0.014	1.12	3.21
MH 3-2	1.00%	8	0.52	0.00	780.00	260.000	0.018	0.020	0.014	1.12	3.21

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STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER PE-2017000367
6/30/21

DESIGN TABLES
SANITARY SEWER PLANS

HOOK FARMS
FIRST PLAT

LEE'S SUMMIT, MO

2020

drawn by: CGW
checked by: JES
approved by: NDH
QA/QC by: JES
project no.: 019-4061
drawing no.:
date: 04/20/2020

SHEET
C216

BY

REVISIONS DESCRIPTION

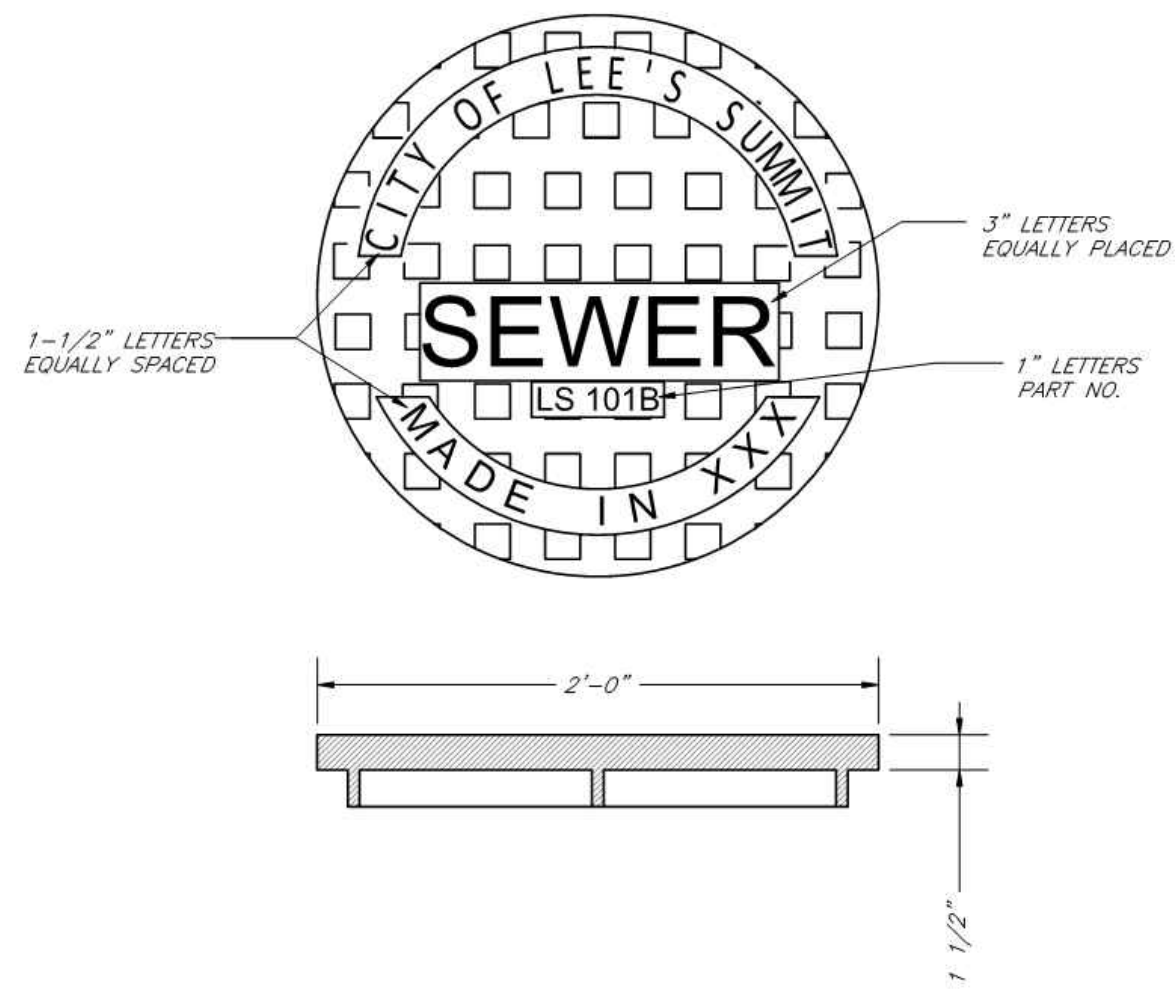
DATE

REV. NO.

1 06/15/2020 REVISED PER CITY COMMENTS

2 06/25/2020 REVISED PER CITY COMMENTS

REVISIONS



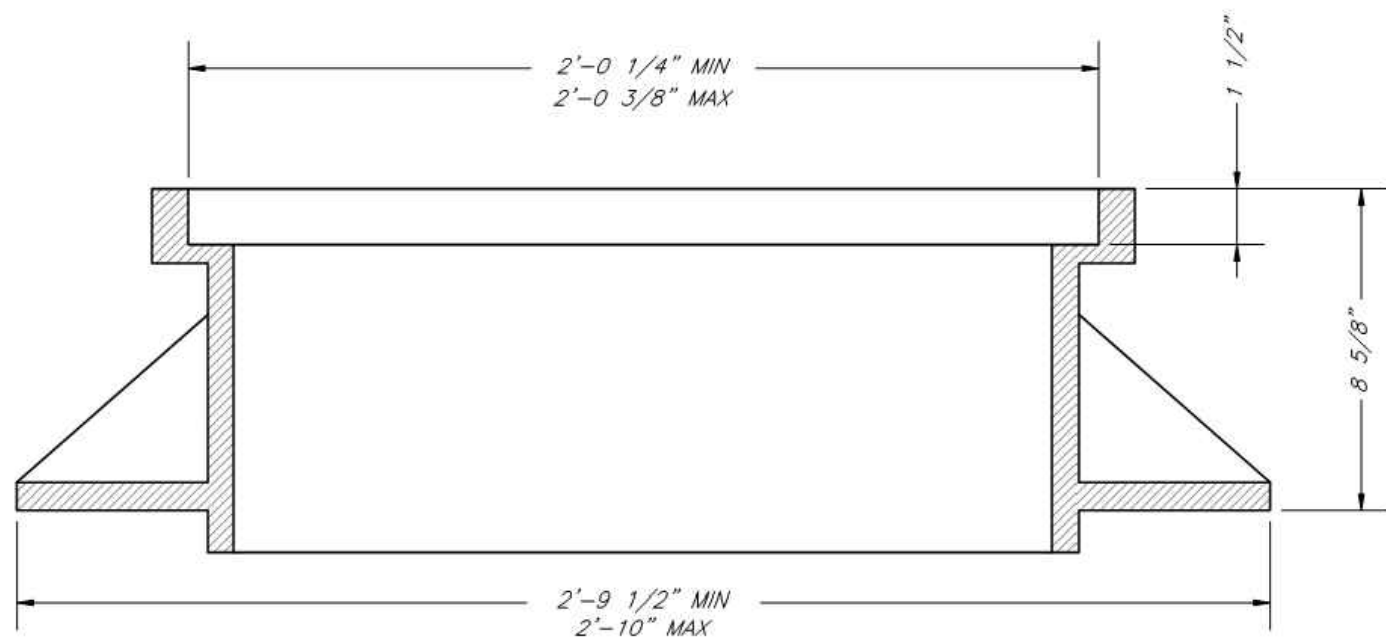
STANDARD 24" MANHOLE COVER
LEE'S SUMMIT PART NO: LS101B
MINIMUM WEIGHT = 160 LB
MATCHING FRAME: LS101A
NOTE: PICK HOLES NOT SHOWN



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

STANDARD 24" MANHOLE COVER

Date: 09/16/04
Drawn By: JN
Checked By: .
FILE: SANITARY SEWER-2
Rev: 04/05/07
Rev: 12/12



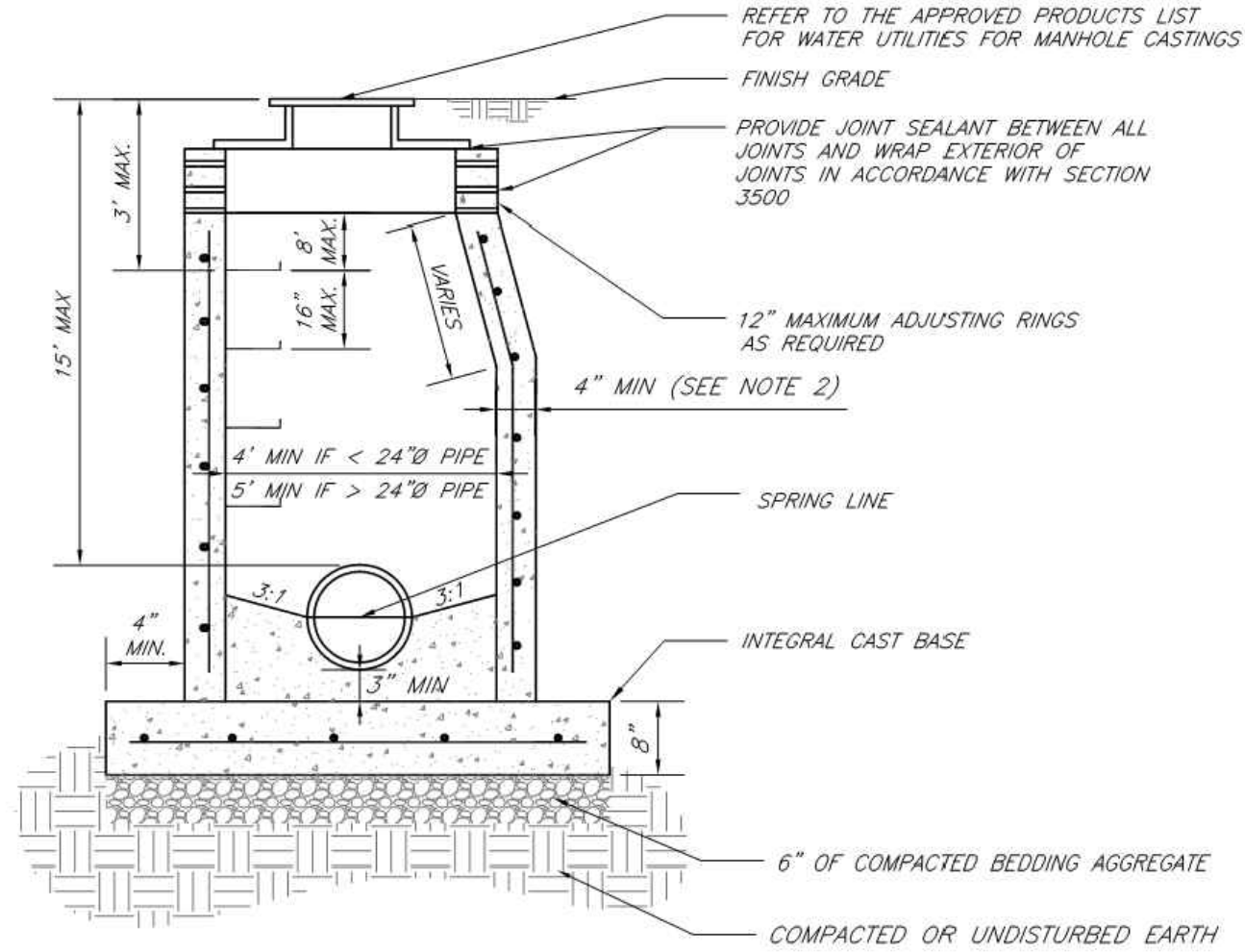
STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB
MATCHING COVER: LS101B



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

STANDARD 24" MANHOLE FRAME

Date: 09/16/04
Drawn By: JN
Checked By:
FILE: SANITARY SEWER-1
Rev: 01/04/07
Rev: 1/13



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. MANHOLE WATERPROOFING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS BY THE CITY ENGINEER.
5. THE PILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

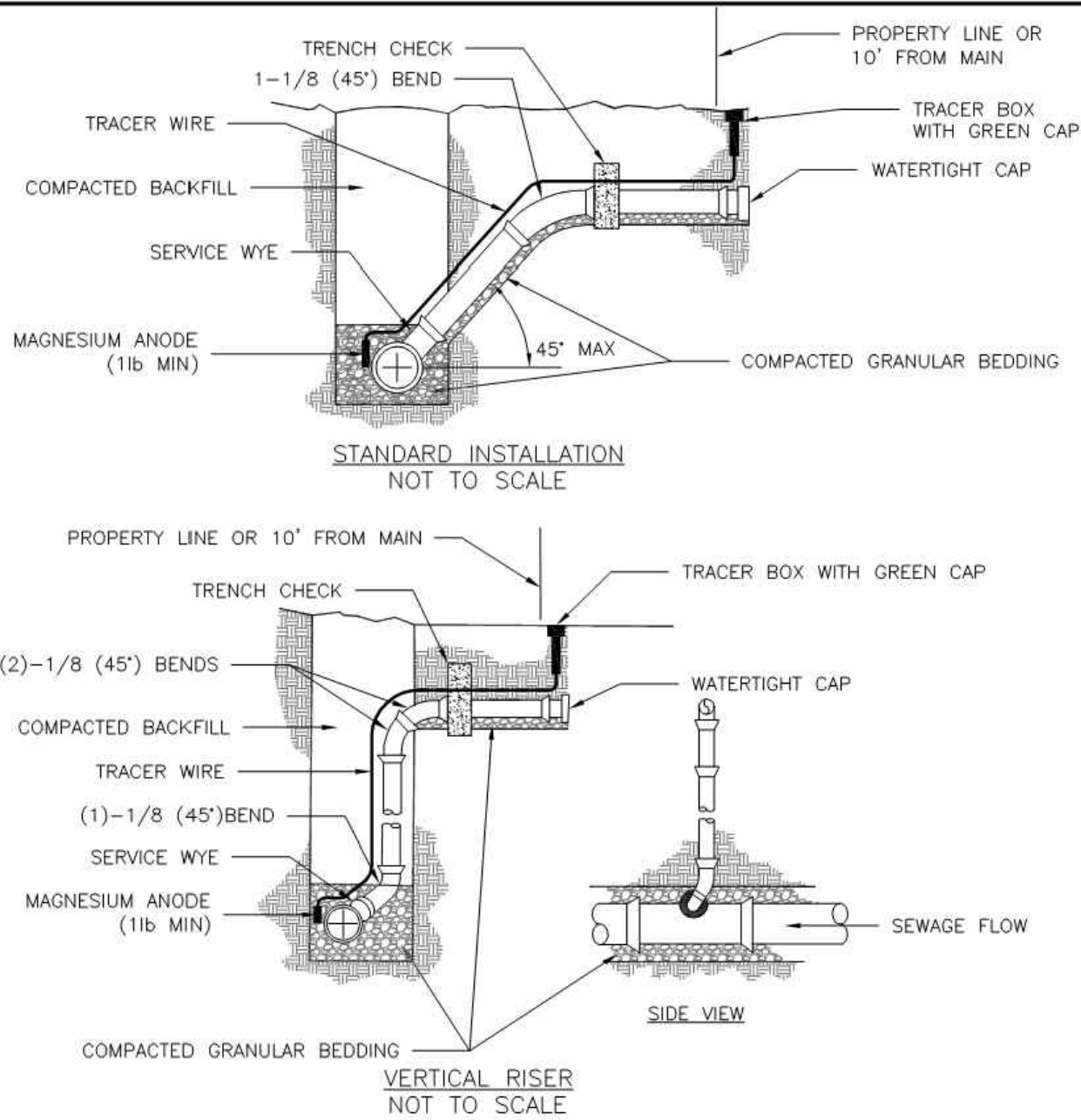


LEE'S SUMMIT
MISSOURI

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

STANDARD PRECAST MANHOLE – SANITARY SEWER

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



NOTES:

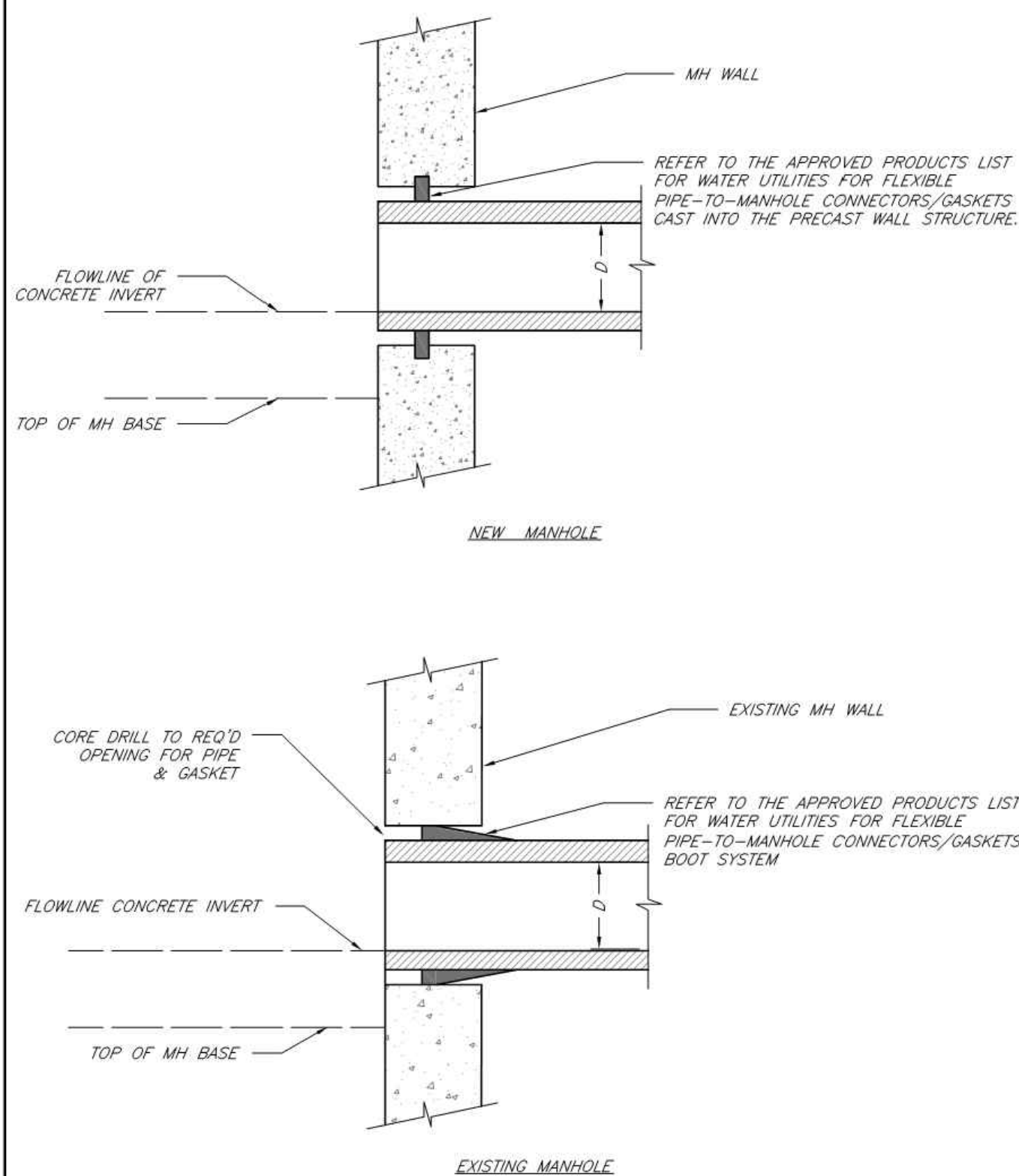
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS EXIST. EXISTING CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET FROM EDGE OF SIDEWALK.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. EXISTING SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL SHALL BE USED.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. ALL TRACER WIRING, TRACER WIRE SHALL RUN FROM THE WIRE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE TRACER WIRE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER

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

SAN-1



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

MANHOLE WALL CONNECTIONS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:

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REVISIONS

DETAIL SHEET
SANITARY SEWER PLANS

HOOK FARMS
FIRST PLAT

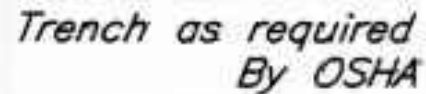
LEE'S SUMMIT, MO

2020

drawn by: _____ CGV
checked by: _____ JES
approved by: _____ NDH
QA/QC by: _____ JES
project no.: _____ 019-406
drawing no.: _____
date: _____ 04/20/2021

SHEET
C217

XREFS: C:\PTBLK_0194061_34x22
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1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL BE A MINIMUM OF 2 FEET BELOW FINISHED GRADE.

Date: 09/16/04
Rev:
Rev:
Rev:

TRENCH CHECK



TOPSOIL

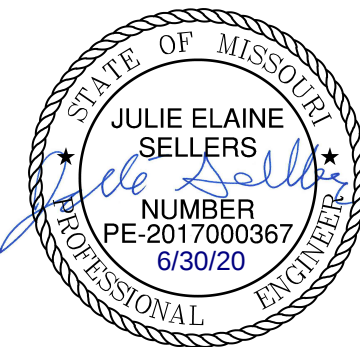
BACKFILL

-1/2" TO 3/4"
CRUSHED ROCK

\TRENCH BOTTOM

1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF THE PIPE TO THE FINISHED GRADE.
2. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 6 INCHES ABOVE THE TOP OF THE PIPE.
3. TRENCH BACKFILL IN PAVED AREAS WITHIN STREET OR ALLEY RIGHT OF WAYS
 - a. NARROW TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES 24 INCHES OR LESS IN WIDTH AND SHALL BE TYPE A FLOWABLE FILL.
 - b. STANDARD TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN 24 TO 48 INCHES WIDE SHALL BE EITHER TYPE A FLOWABLE FILL OR DENSE, WELL GRADED AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS FOR KDOT AB-3; MODOT TYPES 1 OR 5; OR APWA 2202.2.
 - c. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES GREATER THAN 48 INCHES WIDE SHALL BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C.
4. SUITABLE BACKFILL MATERIAL OUTSIDE OF PAVED AREAS WITHIN RIGHT OF WAY, AND ALL AREAS OUTSIDE RIGHT OF WAY, MAY BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C. SUITABLE BACKFILL MATERIAL MAY ALSO BE OTHER TRENCH BACKFILL MATERIAL (FLOWABLE FILL OR AGGREGATE BASE) DEPENDING ON SITE CONDITIONS, TRENCH WIDTHS OR AT THE DIRECTION OF THE CITY'S ON SITE INSPECTOR.

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116



	REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	1	06/15/2020	REVISED PER CITY COMMENTS	
	2	06/25/2020	REVISED PER CITY COMMENTS	
2020			REVISIONS	

HOOK FARMS
FIRST PLAT

2020

drawn by: _____ CGW
checked by: _____ JES
approved by: _____ NDH
QA/QC by: _____ JES
project no.: _____ 019-4061
drawing no.: _____
date: _____ 04/20/2020

SHEET
C218