

# THE RETREAT AT HOOK FARMS SANITARY SEWER PLANS

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

### PROJECT TEAM & UTILITY CONTACT LIST **UTILITY SERVICE NUMBERS** OWNER / DEVELOPER NAME: DEVELOPMENT SERVICES HUNT MIDWEST REAL ESTATE DEVELOPMENT, PHONE: 816-969-1200 8300 NE UNDERGROUND DRIVE NAME: LEE'S SUMMIT WATER & SERVICES KANSAS CITY, MO 64161 **DEPARTMENT** CONTACT: AARON SCHMIDT PHONE: 816-969-1940 PHONE: 816.459.4285 FAX: 000.000.0000 NAME: SPIRE (MGE) PHONE: 314-342-0500 ENGINEER OLSSON NAME: AT&T 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 PHONE: 800-286-8313 NAME: EVERGY CONTACT: NAME, P.E. PHONE: 816.299.4341 PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 SURVEYOR OLSSON NAME: GOOGLE FIBER 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 877-454-6959



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drawn by: checked by: designed by QA/QC by: 019-4059 project no.: drawing no.: C\_TTL00\_0194059

**RELEASE FOR** 

CONSTRUCTION

**AS NOTED ON PLANS REVIEW** 

LEE'S SUMMIT, MISSOURI

09/15/2020

SHEET C200

### PROPERTY DESCRIPTION:

ALSO,

(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.

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 MINNUTES 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 18 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

NOT FOR CONSTRUCTION

REVIEWED FOR CONSTRUCTION

PHONE: 816.361.1177

BEGINNING. (SHOWN FOR CONVENIENCE IN REPORTING.)

2. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE CPD—DS—LDD, LEE'S SUMMIT, EXCEPT AS NOTED.

3. THE DEVELOPER SHALL PERFORM ALIGNMENT AND GRADE, INFILTRATION — EXFILTRATION, DEFLECTION, SOIL DENSITY, AND MANHOLE TESTS AS CALLED OUT IN SECTION 2500 OF THE CURRENT APWA (AMERICAN PUBLIC WORKS ASSOCIATION) STANDARDS AND SPECIFICATIONS. ANY SECTION OF SEWER FAILING ANY OF THE ABOVE MENTIONED TESTS SHALL BE RETESTED BY THE DEVELOPER AFTER REPLACEMENT OR REPAIR.

4. THE DEVELOPER MAY, AS AN ALTERNATE, SUBSTITUTE A.B.S. OR V.C.P. PIPE FOR P.V.C. PIPE. THE FOLLOWING PIPE DEFLECTION TEST SHALL BE IMPLEMENTED ON A.B.S. AND P.V.C. PIPE:

THE DEVELOPER SHALL PERFORM DIAMETRICAL DEFLECTION TESTS ON FLEXIBLE AND SEMI-FLEXIBLE (I.E. POLY-VINYL-CHLORIDE AND ACRYLONITRILLE BUTADIENE STYRENE) PIPE WHEN USED AS A PUBLIC DIAMETER. ALL TESTS HALL BE CONDUCTED BETWEEN MANHOLES. SEWER TESTS SHALL BE CONDUCTED BETWEEN MANHOLES. SEWER TESTED SHALL BE 100% OF THE TOTAL SEWER INSTALLED. A MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE BEING INSTALLED SHALL BE USED.

5. THE DEVELOPER SHALL PERFORM DIAMETRICAL DEFLECTION TESTS ON FLEXIBLE AND SEMI-FLEXIBLE (I.E. POLY-VINYL-CHLORIDE AND ACRYLONITRILE BUTADIENE STYRENE) PIPE WHEN USED AS A PUBLIC SEWER PRIOR TO FINAL ACCEPTANCE. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE 5% OF THE INSIDE DIAMETER. ALL TESTS SHALL BE CONDUCTED BETWEEN MANHOLES. SEWER TESTED SHALL BE 100% OF THE TOTAL SEWER INSTALLED. A MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE BEING INSTALLED SHALL BE USED.

6. PRIOR TO ORDERING PRE—CAST STRUCTURES, SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE APPROVAL OF THE SHOP DRAWINGS.

7. DEVELOPER SHALL PROVIDE EARTHWORK AND MATERIAL TESTING TO COMPLY WITH THE STANDARD SPECIFICATIONS OF THE CPD-DS-LDD.

8. DURING CONSTRUCTION OF THE PROJECT, THE DEVELOPER SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD CONDITION. THESE DOCUMENTS SHALL BE ANNOTATED TO SHOW ALL CHANGES MADE DURING CONSTRUCTION. THE EXACT LOCATION OF ALL SEWER WYES, TEES, AND SERVICE LINES SHALL BE RECORD ON THESE DOCUMENTS. AT THE CONCLUSION OF CONSTRUCTION, THESE DOCUMENTS SHALL BE FORWARDED TO THE DESIGN ENGINEER FOR PREPARATION OF AS—BUILT DRAWINGS.

9. THE PROJECT BENCHMARKS AND ALL ELEVATIONS SHOWN ON THE PROFILES ARE N.G.V.D.

10. THE DEVELOPER 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 DEVELOPER MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE DEVELOPERS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES, CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

11. THE DEVELOPER SHALL ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC." 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. THE NAMES AND TELEPHONE NUMBERS OF UTILITY COMPANIES, EVEN IF ONLY REMOTELY INVOLVED WITH THIS HIS PROJECT ARE LISTED UNDER "UTILITY CONTACTS" THIS SHEET.

12. THE DEVELOPER SHALL PROVIDE AND MAINTAIN ALL TRAFFIC CONTROL MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

13. THE SITE PLAN IS BASED ON SURVEY BY OLSSON ASSOCIATES, COMPLETED 12-13-16. CONDITIONS ON SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. DEVELOPER SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

14. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL PERMITS (EXCEPT LAND DISTURBANCE), BONDS, INSURANCE, ETC. AND PAYING ALL FEES. THE COST OF DEVELOPERS BONDS AND INSURANCE AS REQUIRED BY THE CITY OF LEE'S SUMMIT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

15. DEVELOPER SHALL COMPLY WITH ALL APPLICABLE REGULATIONS REQUIRED BY THE CITY AND THE STATE.

16. THE DEVELOPER MUST REMOVE AT HIS COST ANY BAD SUBSURFACE SOIL WHICH WOULD NOT BE ABLE TO SUPPORT ANY PROPOSED PUBLIC IMPROVEMENT. BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTIONS 2100 AND 2201 ENTITLED "GRADING AND SITE PREPARATION" AND "SUBGRADE PREPARATION".

17. VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE DEVELOPER IS ADVISED TO USE BENCHMARK INFORMATION FOR VERTICAL CONTROL. HORIZONTAL CONTROL (CONTROL POINT INFORMATION) IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE DEVELOPER IS ADVISED TO USE CONTROL POINT INFORMATION FOR HORIZONTAL CONTROL.

18. THE CONTRACTOR SHALL CONSTRUCT ALL MH LIDS AT THE CENTERLINE OF THE ROAD.

PLUMBING NOTES:

1. ALL LOTS HAVE BEEN SUPPLIED WITH WYES OR LATERALS. PLUMBER SHALL CONNECT HOUSE SERVICE TO MAIN AT LOCATIONS INDICATED.

2. ALL SERVICE LINES SHALL BE LAID AT 2% MINIMUM SLOPE, UNLESS OTHERWISE NOTED.

3. M.S.F.E. ELEVATION — INDICATES BASEMENT FLOOR ELEVATION OR LOWEST FLOOR ELEVATION SERVICEABLE BY PROPOSED SANITARY SEWER.

**EXCAVATING NOTES:** 

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING ROCK ELEVATIONS AT 25 FOOT (MAXIMUM) INTERVALS WHERE ENCOUNTERED, AND FURNISHING THIS INFORMATION TO THE DESIGN ENGINEER FOR USE ON AS-BUILTS.

3. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION.

4. NO SUBSURFACE EXPLORATION FOR THE DETERMINATION OF AND/OR THE LOCATION OF EXISTING ROCK HAS BEEN MADE.

5. WHEN SEWER LINES CROSS A LOW POINT IN A CREEK, THE SEWER LINE MUST BE ENCASED ACCORDING TO LEE'S SUMMIT.

6. DEVELOPER IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT. INSPECTIONS AND CLEANUP TO OCCUR ON A DAILY BASIS.

7. DEVELOPER SHALL KEEP THE ENTIRE PROJECT SITE FREE OF DEBRIS AND TRASH AT ALL TIMES. DEVELOPER SHALL EXECUTE WORK USING METHODS THAT MINIMIZE EXCESSIVE NOISE OR DUST EMISSIONS. DEVELOPER SHALL PROVIDE METHODS, MEANS AND FACILITIES TO PREVENT CONTAMINATION OF SOIL OR WATER FROM DISCHARGE OF REGULATED MATERIALS (I.E. FUEL) USED DURING CONSTRUCTION.

8. THE DEVELOPER SHALL ERECT AND MAINTAIN ORANGE COLORED TEMPORARY CONSTRUCTION FENCE AROUND ALL AREAS INDICATED ON THE PLANS TO BE LEFT UNDISTURBED BOTH TEMPORARY AND PERMANENTLY THE DEVELOPER WILL BE GIVEN NOTICE WHEN HE MAY ENTER THESE AREAS MARKED TEMPORARY BY THE OWNER ONCE PERMITS HAVE BEEN OBTAINED. THE FENCE MATERIAL SHALL BE 48" TALL. HIGH DENSITY POLYETHYLENE (HDPE) WITH NOMINAL MESH OPENING SIZE OF 1.25 INCHES X 1.25 INCHES.

	LEGEND					
-ECTVOH-	EXISTING CABLE TV, OVERHEAD					
<del></del>	EXISTING CABLE TV, UNDERGROUND					
<del>-CTVOH-</del>	PROPOSED CABLE TV, OVERHEAD					
<del></del>	PROPOSED CABLE TV, UNDERGROUND					
<del>-FCTVOH-</del>	FUTURE CABLE TV, OVERHEAD					
<del></del>	FUTURE CABLE TV, UNDERGROUND					
<del>-EFOOH-</del>	EXISTING FIBER OPTIC, OVERHEAD					
<del>EFO</del>	EXISTING FIBER OPTIC, UNDERGROUND					
<del>F00H</del>	PROPOSED FIBER OPTIC, OVERHEAD					
<del></del>	PROPOSED FIBER OPTIC, UNDERGROUND					
<del>-FF00H-</del>	FUTURE FIBER OPTIC, OVERHEAD					
<del></del>	FUTURE FIBER OPTIC, UNDERGROUND					
EFP	EXISTING FIRE PROTECTION SYSTEM LINE					
— <del>FP</del> —	PROPOSED FIRE PROTECTION SYSTEM LINE					
——FFP——	FUTURE FIRE PROTECTION SYSTEM LINE					
<del></del>	EXISTING FUEL LINE					
<del></del>	PROPOSED FUEL LINE					
——FFL	FUTURE FUEL LINE					
<del>EG</del>	EXISTING NATURAL GAS LINE					
——G—	PROPOSED NATURAL GAS LINE					
<del></del>	FUTURE NATURAL GAS LINE					
<del>-ETELOH-</del>	EXISTING TELEPHONE LINE, OVERHEAD					
<del>ETEL</del>	EXISTING TELEPHONE LINE, UNDERGROUND					
<del>TELOH</del>	PROPOSED TELEPHONE LINE, OVERHEAD					
<del>TEL</del>	PROPOSED TELEPHONE LINE, UNDERGROUND					
<del>-FTELOH-</del>	FUTURE TELEPHONE LINE, OVERHEAD					
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND					
<del>EEOH</del>	EXISTING POWER\ELECTRIC LINE, OVERHEAD					
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND					
<del>EOH</del>	PROPOSED POWER\ELECTRIC LINE, OVERHEAD					
E	PROPOSED POWER\ELECTRIC LINE, UNDERGROUND					
<del>FEOH</del>	FUTURE POWER\ELECTRIC LINE, OVERHEAD					
——FE	FUTURE POWER\ELECTRIC LINE, UNDERGROUND					
<del>ESS</del>	EXISTING SANITARY SEWER					
<del></del>	PROPOSED SANITARY SEWER					
<del>FSS</del>	FUTURE SANITARY SEWER					
<del>ESL</del>	EXISTING STEAM LINE					
<del>SL</del>	PROPOSED STEAM LINE					
<del>-FSL-</del>	FUTURE STEAM LINE					
<del>EST</del>	EXISTING STORM SEWER					
=ST	PROPOSED STORM SEWER					
<del>-FST</del>	FUTURE STORM SEWER					
<del></del>	EXISTING WATER LINE					
—	PROPOSED WATER LINE					
\A/	FLITUDE WATED LINE					

FUTURE WATER LINE

ESTIMATE OF QUANTITIES								
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT				
	SANITARY SEWER							
1	8" SANITARY PVC (SDR-26)	L.F.	2460					
2	MANHOLES, STD. 4' DIA.	EA.	14					
3	CONNECTION TO EXISTING MANHOLE	EA.	1					
4	TRACER WIRE	L.F.	2460					
5	SERVICE WYE	EA.	50					
6	4" LATERAL PIPE	L.F.	2060					

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.

AS-BUILT / SERVICE LINE NOTE

1.) CONTRACTOR SHALL PLACE 2"X4" TIMBER OR METALLIC TAPE AT END OF EACH SERVICE LINE STUB. STANDARD 8' LENGTH MAY BE VARIED WITH 3' EXPOSED WHEN PLACED DIRECTLY OVER THE SERVICE LINE TERMINATION POINT. 2"X4" TIMBER SHALL BE MARKED APPROPRIATELY TO IDENTIFY SEWER SERVICE STUB.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING OF ROCK ELEVATIONS AT 25' INTERVALS

WHERE ENCOUNTERED. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR RECORDING SERVICE LINE

CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ALSO RECORD VERTICAL ELEVATIONS WITH A

REFERENCE POINT. ALL INFORMATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR

PREPARATION OF AS-BUILT PLANS.

LOCATIONS FROM THE DOWNSTREAM OR UPSTREAM MANHOLE AND SERVICE LINE LENGTHS DURING

CONTROL POINT TABLE						
POINT NUMBER	EASTING	NORTHING	POINT ELEVATION	DESCRIPTION		
1	2813424.811	1004323.277	978.52	SET 3" IB/CAP ON THE WEST SIDE OF PRYOF ROAD ON THE NORTH SIDE OF THE NORTH ENTRANCE TO THE JOHN KNOX VILLAGE CARE CENTER. 23.0' S TO BACK OF CURB. 51.0' SI TO POWER POLE. 52.4' S TO LIGHT POLE.		
2	2810579.799	1003600.769	965.27	SET 3" IB/CAP ON THE SW CORNER OF THE INTERSECTION OF NW ASHURST AND NW ESSEX AVE. 12.2' NW TO CENTERLINE FIBER BOX. 37.3' E TO STOP SIGN. 39.7' E-NE TO LIGHT POLE.		
3	2810569.194	1000980.591	904	SET 3" IB/CAP AT THE SE CORNER OF NW CODY DRIVE AND NW WHITLOCK DRIVE. 12.2' TO NW CORNER CURB INLET. 7.7' SE TO POWER POLE. 49.7' W-NW TO STOP SIGN.		
4	2813406.046	1000727.167	958.11	SET 3" IB/CAP ON THE SE CORNER SWIROAD AND SWIST STREET. 10.8' NE TO HYDRANT. 22.1' NE TO SE CORNER CURE INLET. 22.0' SWITO NE CORNER CURB IN		
6	2813383.638	1002469.496	979.56	SET 3" IB/CAP ON THE SW CORNER OF PR' ROAD AND O'BRIEN ROAD. IT IS IN LINE WIT THE PC OF THE CURB RETURN N AND THE BENCHMARK E.		
		E	BENCHM	1ARK		
POINT NUMBER	EASTING	NORTHING	POINT ELEVATION	DESCRIPTION		
5	2813403.101	1002468.034	979.24	CHISELED BOX ON THE SE CORNER OF A CONCRETE PAD FOR A TRAFFIC SIGNAL BOX AT THE SW CORNER OF PRYOR ROAD AND O'BRIEN ROAD.		

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

09/15/2020

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.

checked by: \_\_\_\_\_\_EM designed by: \_\_\_\_\_\_RB QA/QC by: \_\_\_\_\_\_NH project no.: \_\_\_\_\_\_019-4059 drawing n6.:GEN&TABL\_0194059 date: \_\_\_\_\_\_4/20/2020

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DATE REVISIONS DESCRIPTION
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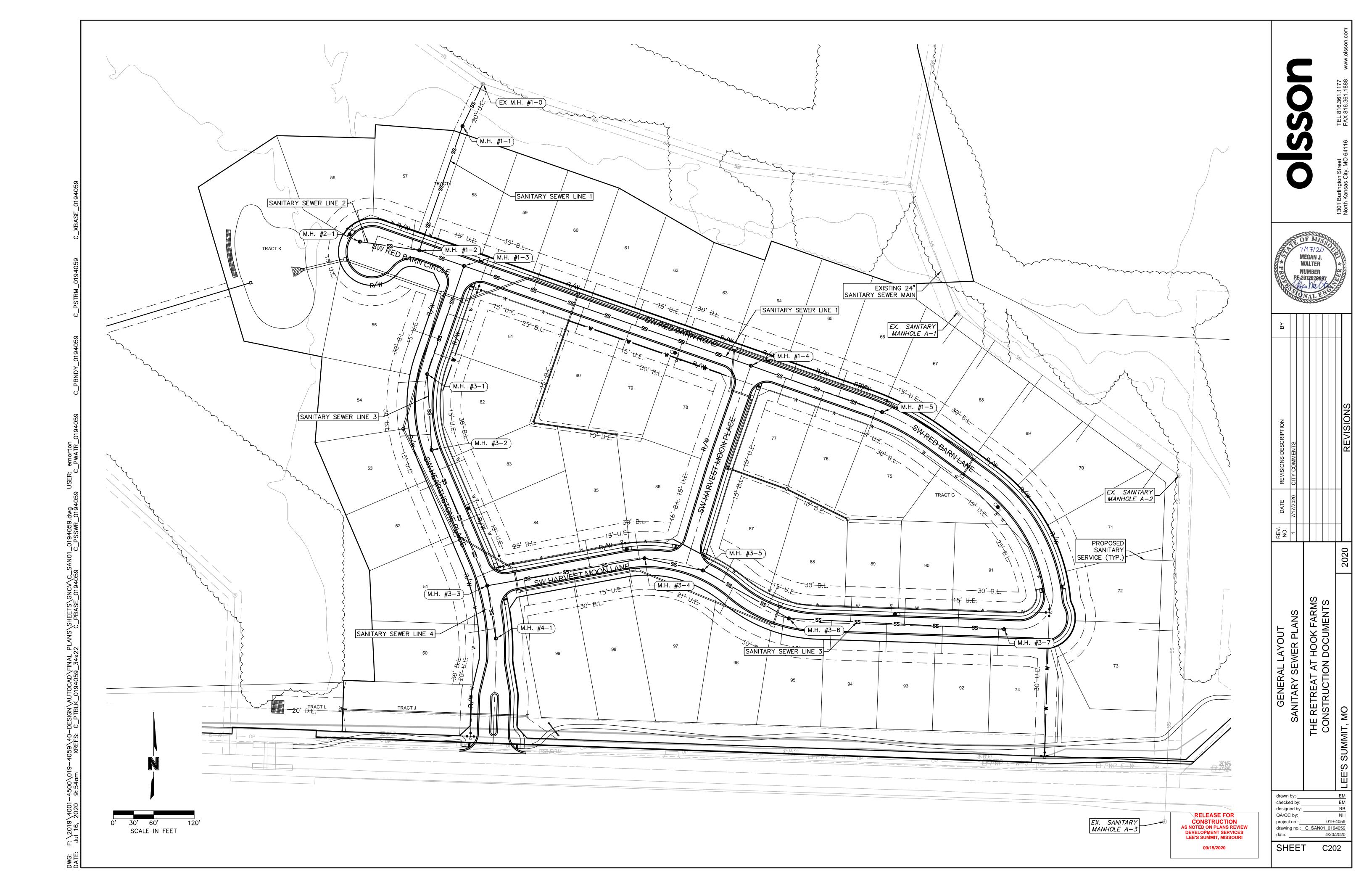
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TREAT AT HOOK FARMS
TRUCTION DOCUMENTS

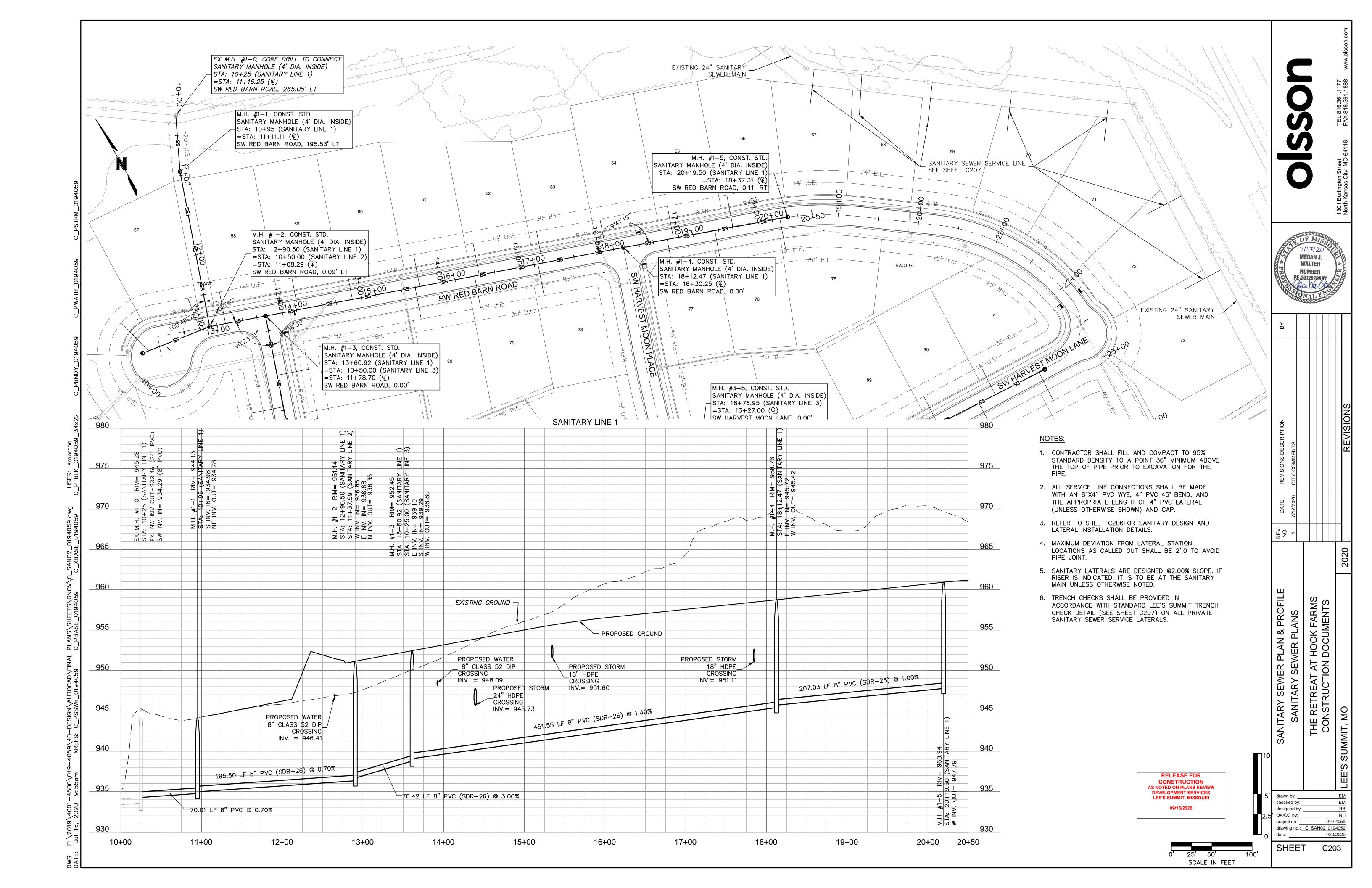
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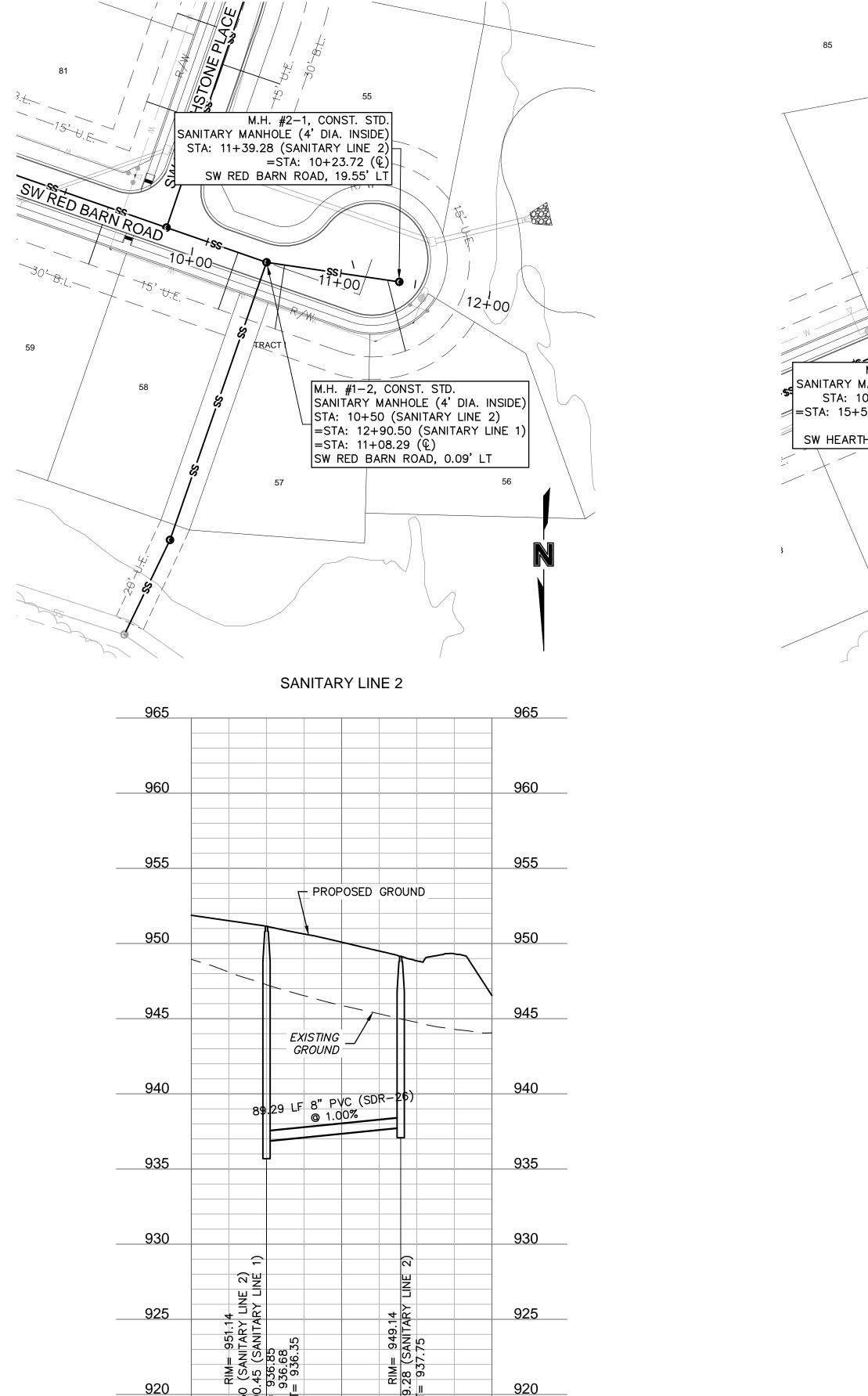
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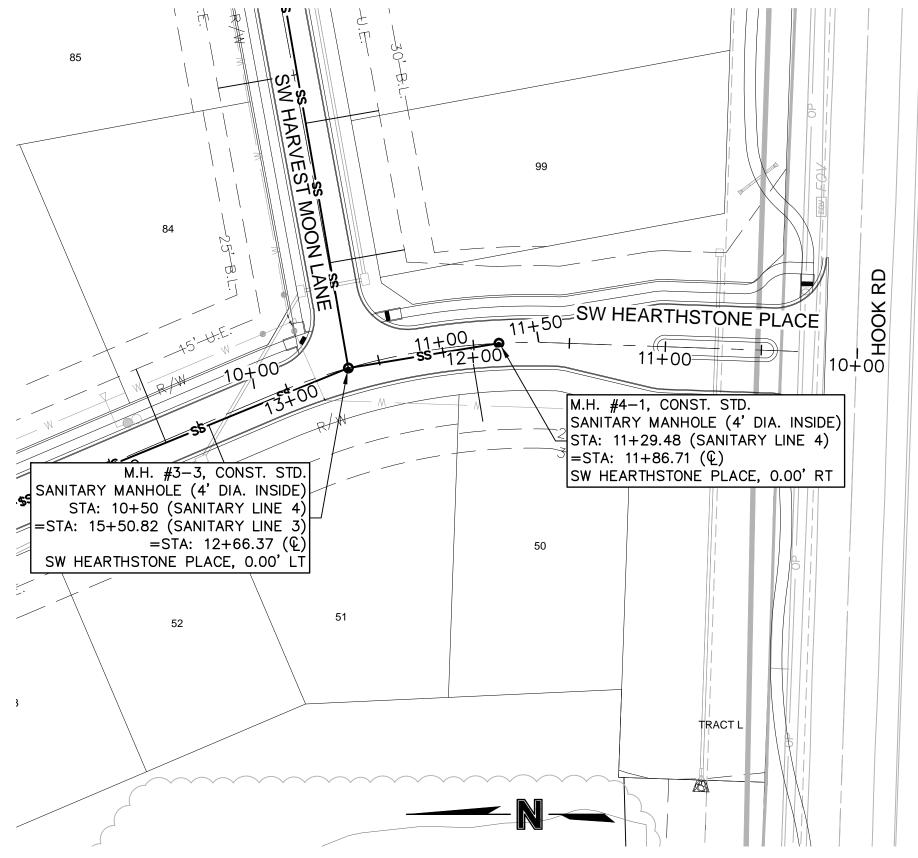


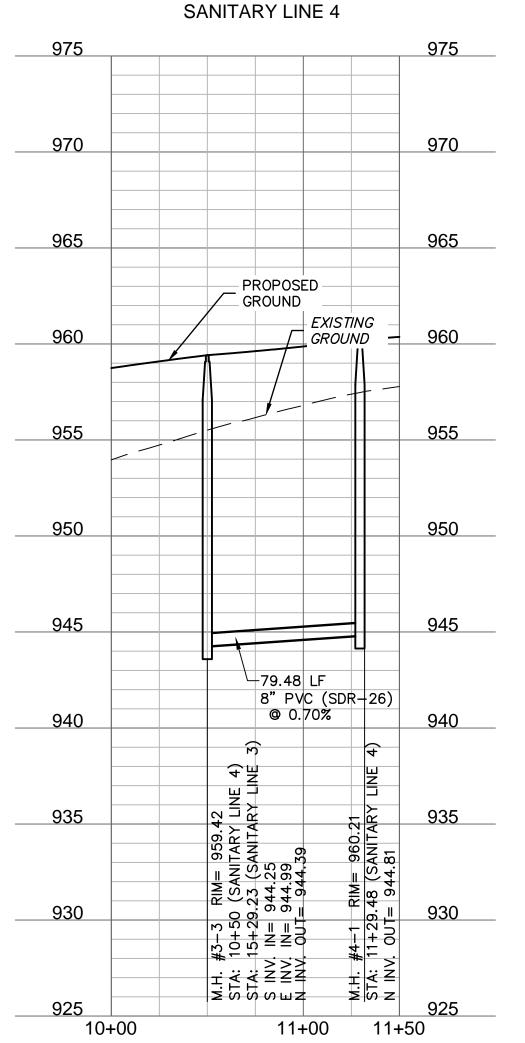


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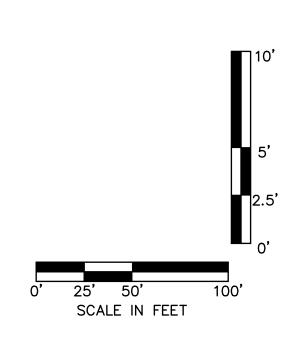
12+00





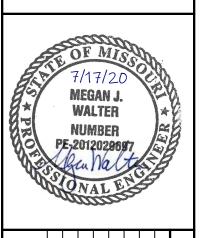
## NOTES:

- 1. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 36" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE
- 2. ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"X4" PVC WYE, 4" PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP.
- 3. REFER TO SHEET C206FOR SANITARY DESIGN AND LATERAL INSTALLATION DETAILS.
- 4. MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2'.0 TO AVOID PIPE JOINT.
- 5. SANITARY LATERALS ARE DESIGNED @2.00% SLOPE. IF RISER IS INDICATED, IT IS TO BE AT THE SANITARY MAIN UNLESS OTHERWISE NOTED.
- 6. TRENCH CHECKS SHALL BE PROVIDED IN ACCORDANCE WITH STANDARD LEE'S SUMMIT TRENCH CHECK DETAIL (SEE SHEET C207) ON ALL PRIVATE SANITARY SEWER SERVICE LATERALS.
- 7. FOR PIPE ANGLES AT MANHOLE, REFER TO SHEET C203 OR C205.



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

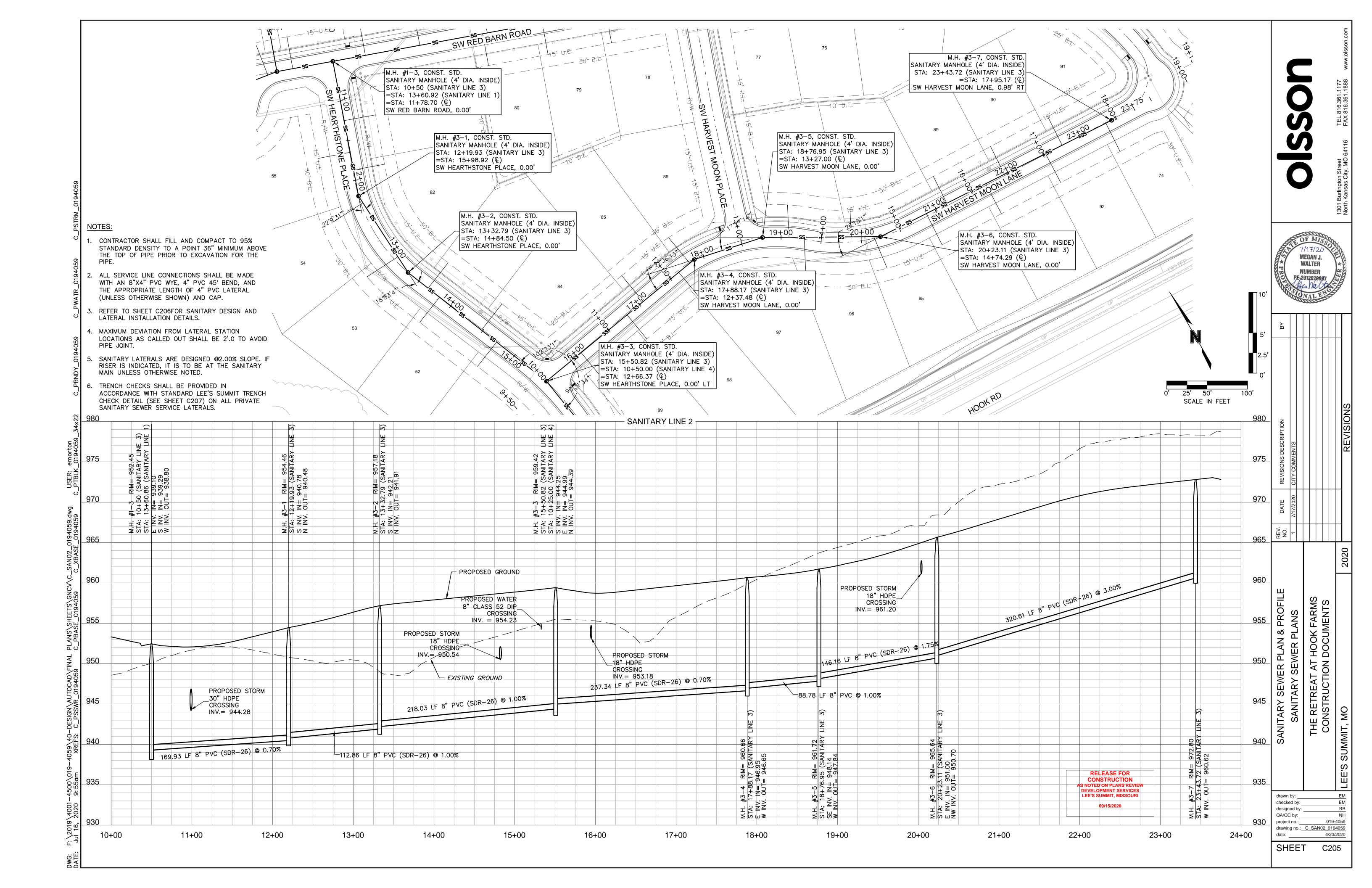
09/15/2020



THE RETREAT CONSTRUCT

drawn by: checked by: designed by: QA/QC by: \_ 019-4059 project no.:\_ drawing no.: C\_SAN02\_0194059

SHEET C204



VS/SHEE IS/GNCV/C_GEN&	C_PBASE_0194059	
-DESIGN \AU IOCAD \FINAL PLAI	20 9:55am XREFS: C_PTBLK_0194059_34x22 C_PBASE_0194059	
9-4029/40-	XREFS:	
1-4500\01	9:55am	
F: \2019\400	Jul 16, 2020	
	)ATE:	

Sanitary Sewer Laterals								
Minimum								
Lot	Lateral	Upstream	Lateral			Flowline	Servicable	
Number	Station	Manhole	Length	Riser	at Main	at End of	Floor	
						Lateral	Elevation	
			(ft)	(ft) (ft) (ft) (ft)		(ft)	(ft)	
50	11+14.62	MH 4-1	38.74	1.0	945.2	947.9	950.72	
51	14+72.29	MH 3-3	38.36 1.0 943.6 946.4		949.16			
52	13+82.30	MH 3-3	39.63 1.0 942.7 945.5		948.29			
53	13+09.56	MH 3-2	45.82	1.0	941.7	944.6	947.38	
54	12+29.93	MH 3-2	43.57	2.0	940.9	944.7	947.52	
55	11+64.73	MH 3-1	40.44	0.0	940.1	941.9	944.71	
56	11+31.45	MH 2-1	48.61	0.0	937.7	939.6	942.44	
57	10+62.14	MH 2-1	43.04	1.0	937.0	939.8	942.61	
58	13+10.50	MH 1-3	40.00	2.0	937.3	941.0	943.85	
59	14+01.92	MH 1-4	40.00	1.0	939.7	942.5	945.25	
60	14+70.50	MH 1-4	40.00	1.0	940.6	943.4	946.21	
61	15+55.50	MH 1-4	40.00	1.0	941.8	944.6	947.40	
62	16+30.50	MH 1-4	40.00	1.0	942.9	945.7	948.45	
63	17+10.50	MH 1-4	40.00	1.0	944.0	946.8	949.57	
64	17+90.50	MH 1-4	40.00	1.0	945.1	947.9	950.69	
65	18+75.50	MH 1-5	40.35	0.0	946.4	948.2	950.96	
66	19+50.50	MH 1-5	40.76	0.0	947.1	948.9	951.72	
67	2+10.96	MH A-2	50.00	6.0	942.6	950.5	953.26	
68	2+70.47	MH A-2	50.00	6.0	943.2	951.1	953.85	
69	3+58.30	MH A-2	50.00	6.0	944.1	951.9	954.73	
70	4+56.96	MH A-2	50.00	8.0	945.0	954.9	957.68	
71	5+77.95	MH A-2	50.00	10.0	946.2	958.0	960.85	
72	7+30.73	MH A-3	50.00	10.0	948.7	960.5	963.26	
73	8+34.44	MH A-3	50.00	11.0	950.3	963.0	965.84	
74	23+35.72	MH 3-7	50.00	2.0	960.4	964.3	967.14	
75	20+09.52	MH 1-5	39.03	1.0	947.7	950.5	953.25	
76	19+27.69	MH 1-5	39.37	0.0	946.9	948.7	951.46	
77	18+67.69	MH 1-5	39.70	0.0	946.3	948.1	950.87	
78	17+04.69	MH 1-4	40.00	1.0	943.9	946.7	949.49	
79	16+24.69	MH 1-4	40.00	2.0	942.8	946.6	949.35	
80	15+49.69	MH 1-4	40.00	2.0	941.7	945.5	948.30	
81	11+24.82	MH 3-1	39.56	0.0	940.8	941.6	944.41	
82	11+87.00	MH 3-1	39.07	2.0	941.3	944.0	946.80	
83	13+64.30	MH 3-3	40.12	2.0	943.5	946.3	949.10	
84	14+48.30	MH 3-3	41.31	2.0	944.4	947.2	949.96	
85 86	17+06.49 17+80.73	MH 3-4	41.77	1.0	947.1	948.9	951.70	
86	17+80.73	MH 3-4 MH 3-6	41.23 40.22	1.0	947.6	949.4	952.21 954.31	
88	19+09.80	MH 3-6		3.0	949.7 951.1	951.5 954.7	954.31	
 89	21+15.12	MH 3-7	33.75 37.12	3.0	951.1	954.7 958.4	961.25	
90	21+15.12	MH 3-7	37.12	2.0	954.8 957.2	958.4	961.25	
90 91	21+95.11	MH 3-7	39.82	1.0	957.2	961.3	962.69	
91	22+75.10	MH 3-7	40.57	1.0	959.6	960.7	964.14	
92	21+69.01	MH 3-7	41.98	2.0	956.4	959.2	963.46	
93 94	20+86.75	MH 3-7	43.38	2.0	953.9	959.2	959.54	
9 <del>4</del> 95	20+66.75	MH 3-6	42.49	3.0	953.9	955.4	959.5 <del>4</del> 958.15	
96	19+28.45	MH 3-6	43.56	2.0	950.0	952.9	955.68	
97	17+62.78	MH 3-4	37.75	2.0	947.5	950.2	953.00	
98	16+79.77	MH 3-4	38.53	1.0	946.9	948.7	951.45	
99	16+06.06	MH 3-4	39.37	1.0	946.4	948.2	950.95	
33	10100.00	IVII I U-H	09.01	1.0	J J T U . T	J-70.2	550.55	

FOR SERVICES TO LOTS 67-74: CONTRACTOR TO VERIFY ELEVATION OF EXISTING SANITARY SEWER MAIN AND CONSTRUCT 6" SANITARY SERVICE @ 2.00% THAT EXTENDS 30 FEET INTO LOT PER DETAIL SAN-1 ON SHEET C207. REFERENCE TABLE ABOVE FOR APPROXIMATE INVERT ELEVATIONS AND RISER LENGTHS.

Sanitary Sewer Design Information										
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Minimum Hourly Peak Design Flow	Proposed Cumulative Peak Flows	Future Cumulative Peak Flows	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(cfs/ac)	(cfs)	(cfs)		(cfs)	(fps)
EX MH 1-0	2.00%	8	12.33	0.00	0.02	0.234	0.234	0.014	1.59	4.55
MH 1-1	0.70%	8	12.33	0.00	0.02	0.234	0.234	0.014	0.94	2.69
MH 1-2	0.70%	8	12.33	0.00	0.02	0.234	0.234	0.014	0.94	2.69
MH 1-3	3.00%	8	11.25	0.00	0.02	0.214	0.214	0.014	1.94	5.57
MH 1-4	1.40%	8	1.77	0.00	0.02	0.034	0.034	0.014	1.33	3.80
MH 1-5	1.00%	8	0.00	0.00	0.02	0.000	0.000	0.014	1.12	3.21
MH 2-1	1.00%	8	0.00	0.00	0.02	0.000	0.000	0.014	1.12	3.21
MH 3-1	0.70%	8	4.90	0.00	0.02	0.093	0.093	0.014	0.94	2.69
MH 3-2	1.00%	8	4.19	0.00	0.02	0.080	0.080	0.014	1.12	3.21
MH 3-3	1.00%	8	2.64	0.00	0.02	0.050	0.050	0.014	1.12	3.21
MH 3-4	0.70%	8	0.00	0.00	0.02	0.000	0.000	0.014	0.94	2.69
MH 3-5	1.00%	8	2.37	0.00	0.02	0.045	0.045	0.014	1.12	3.21
MH 3-6	1.75%	8	0.00	0.00	0.02	0.000	0.000	0.014	1.48	4.25
MH 4-1	0.70%	8	0.00	0.00	0.02	0.000	0.000	0.014	0.94	2.69
MH A-1	0.52%	24	2.43	0.00	0.02	0.046	0.046	0.014	15.15	4.82
MH A-2	1.00%	24	2.43	0.00	0.02	0.046	0.046	0.014	21.01	6.69
MH A-3	1.54%	24	0.73	0.00	0.02	0.014	0.014	0.014	26.07	8.30

RELEASE FOR
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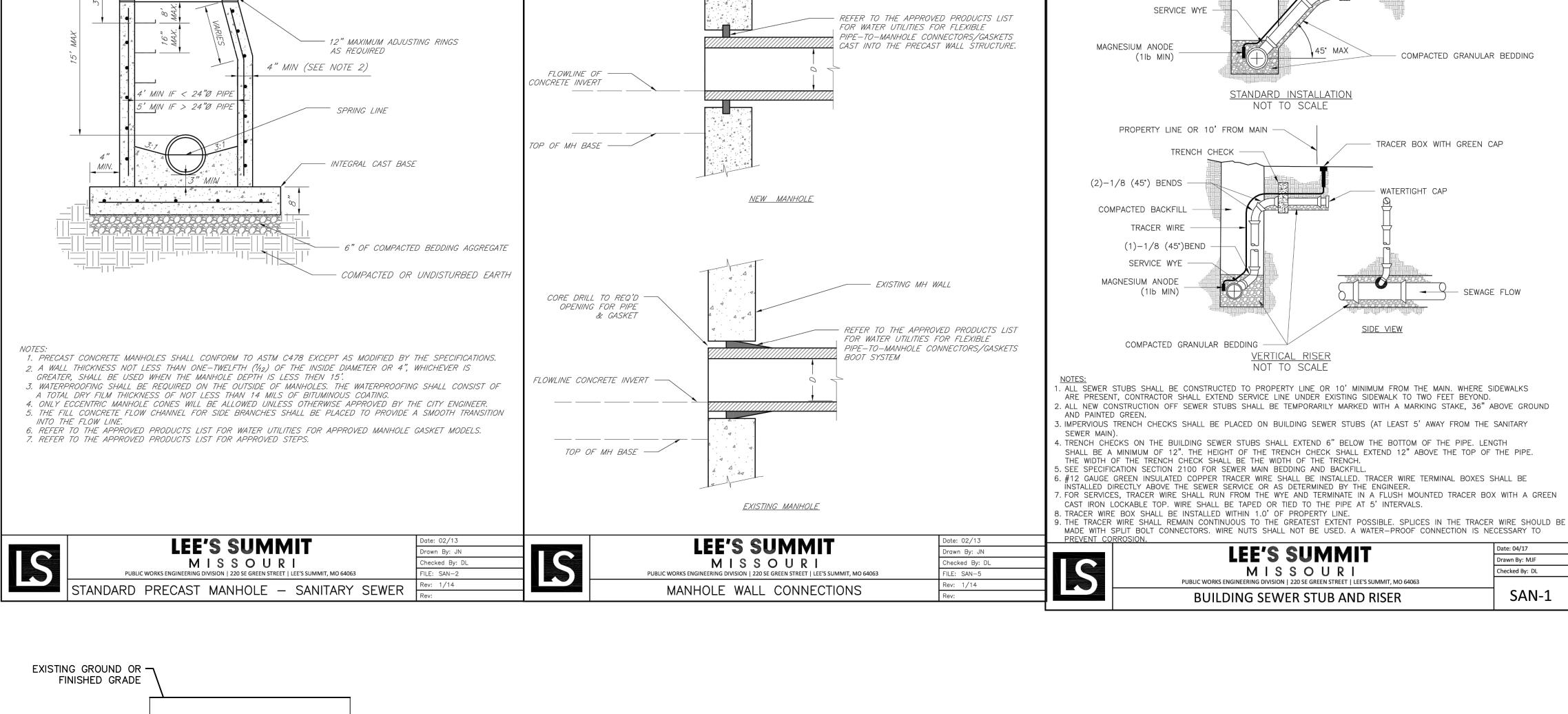
SANITARY SEWER TABLES
SANITARY SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS
IMIT, MO checked by: designed by: QA/QC by: \_ 019-4059 project no.:\_

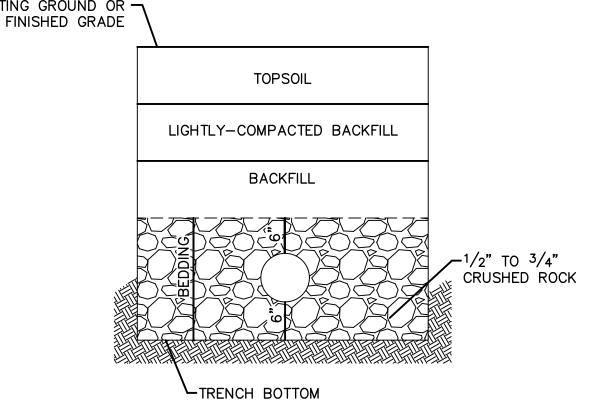
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SHEET

4/20/2020

C206





## UNDERGROUND PIPE INSTALLATION FOR SANITARY SEWER

1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.

REFER TO THE APPROVED PRODUCTS LIST

PROVIDE JOINT SEALANT BETWEEN ALL

JOINTS IN ACCORDANCE WITH SECTION

JOINTS AND WRAP EXTERIOR OF

FOR WATER UTILITIES FOR MANHOLE CASTING

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.

CONSTRUCTION **AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI 09/15/2020

WALTER HOOK FARMS DOCUMENTS THE RETREAT CONSTRUCTION checked by: QA/QC by: project no.: 019-4059 drawing no.: C\_DTL00\_0194059 4/20/2020

PROPERTY LINE OR

TRACER BOX

WATERTIGHT CAP

WITH GREEN CAP

Drawn By: MJF

Checked By: DL

SAN-1

10' FROM MAIN

TRENCH CHECK -

1-1/8 (45°) BEND -

TRACER WIRE -

COMPACTED BACKFILL

SHEET C207