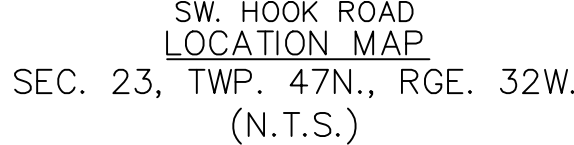


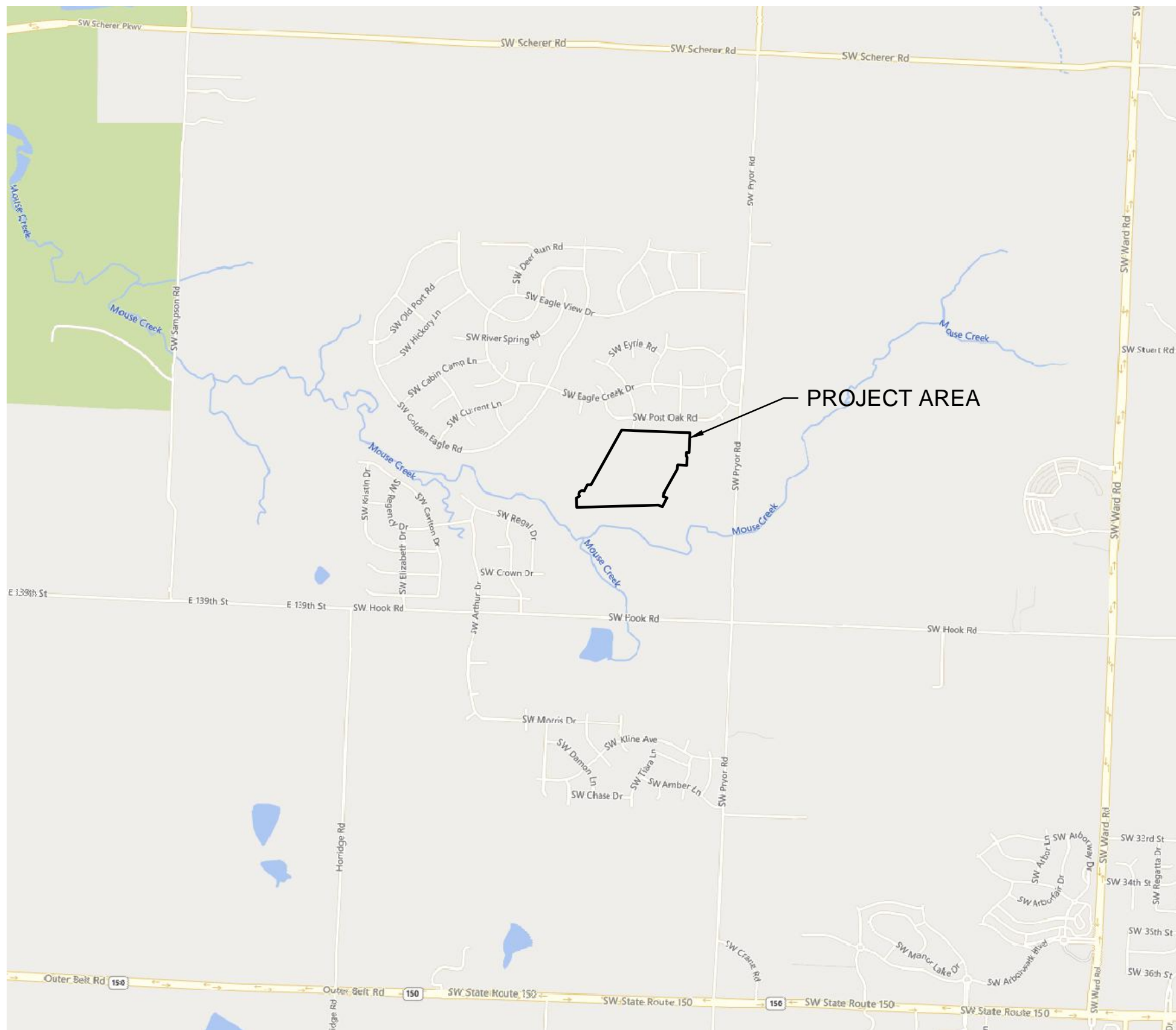
SECTION 23, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



<p><u>HUNTER / DEVELOPER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64181 CONTACT: AARON SCHMIDT PHONE: 816.455.2500</p>	<p><u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800</p> <p>NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940</p>
<p><u>ENGINEER</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM</p>	<p>NAME: SPIRE (MGE) PHONE: 314-342-0500</p> <p>NAME: AT&T PHONE: 800-286-8313</p> <p>NAME: EVERGY PHONE: 816-471-5275</p>
<p><u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBOUSH@OLSSON.COM</p>	<p>NAME: SPECTRUM (TWC) PHONE: 877-772-2253</p> <p>NAME: GOOGLE FIBER PHONE: 877-454-6959</p>

☐ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION



PROPERTY DESCRIPTION

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 110409 IN BOOK 165 AT PAGE 01 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE NORTHWEST CORNER OF PROPOSED HOOK FARMS FIRST PLAT; THENCE CONTINUING NORTH 87°45'24" WEST ON SAID NORTH LINE, ALSO BEING THE PROPOSED NORTH LINE OF SAID PROPOSED HOOK FARMS FIRST PLAT, ALSO BEING THE SOUTH LINE OF SAID EAGLE CREEK—FIRST PLAT, 64,83.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID NORTH AND SOUTH LINES, SOUTH 02°59'10" WEST, ALONG THE PROPOSED WESTERLY LINE OF PROPOSED HOOK FARMS FIRST PLAT, 277.38 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 36.00 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE SOUTH 42°00'50" EAST, ALONG SAID PROPOSED WESTERLY LINE, 19.80 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 116.00 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 126.12 FEET; THENCE SOUTH 07°19'52" WEST, ALONG SAID PROPOSED WESTERLY LINE, 64.17 FEET; THENCE SOUTH 29°10'47" WEST, ALONG SAID PROPOSED WESTERLY LINE, 375.17 FEET; THENCE SOUTH 15°20'56" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE ALONG SAID PROPOSED WESTERLY LINE, EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 74°39'04" EAST WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°57'16" AND AN ARC DISTANCE OF 57.38 FEET; THENCE SOUTH 27°18'12" WEST, ALONG SAID PROPOSED WESTERLY LINE, 138.17 FEET; THENCE LEAVING SAID PROPOSED WESTERLY LINE, NORTH 67°11'53" WEST, 61.05 FEET; THENCE SOUTH 88°21'16" WEST, 1,139.83 FEET; THENCE NORTH 01°38'44" WEST, 128.09 FEET; THENCE NORTH 57°02'58" EAST, 49.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°57'02" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°22'53" AND AN ARC DISTANCE OF 131.23 FEET; THENCE NORTH 27°25'51" EAST, 98.75 FEET; THENCE NORTH 88°21'16" EAST, 52.12 FEET; THENCE NORTH 29°10'47" EAST, 873.51 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF EAGLE CREEK—SECOND PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 200100058889 IN BOOK 165 AT PAGE 09 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°45'24" EAST, ON SAID NORTH LINE AND SAID SOUTH LINE, 682.19 FEET TO THE SOUTHEAST CORNER OF SAID EAGLE CREEK—SECOND PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID EAGLE CREEK—FIRST PLAT; THENCE SOUTH 87°45'24" EAST ON SAID NORTH LINE, AND SAID SOUTH LINE OF EAGLE CREEK—FIRST PLAT, 273.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1,157.274 SQUARE FEET OR 26.57 ACRES, MORE OR LESS.

BENCHMARK

JA-74
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E: 2809447.9650
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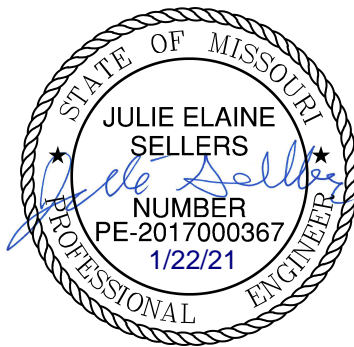
SHEET LIST	
NUMBER	TITLE
C201	TITLE SHEET
C202	GENERAL NOTES
C203	GENERAL LAYOUT
C204	SANITARY SEWER PLAN & PROFILE (LINE 1)
C205	SANITARY SEWER PLAN & PROFILE (LINE 1)
C206	SANITARY SEWER PLAN & PROFILE (LINE 1)
C207	SANITARY SEWER PLAN & PROFILE (LINE 2)
C208	SANITARY SEWER PLAN & PROFILE (LINE 2)
C209	SANITARY SEWER PLAN & PROFILE (LINE 3)
C210	SANITARY SEWER PLAN & PROFILE (LINE 4)
C211	DESIGN TABLES
C212	DETAIL SHEET
C213	DETAIL SHEET

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.


 JULIE E. SELLERS, P.E.
 CIVIL ENGINEER
 MO # PE-2017000367

1/22/21
 DATE

olson

[illegible]

TITLE SHEET
SANITARY SEWER PLANS

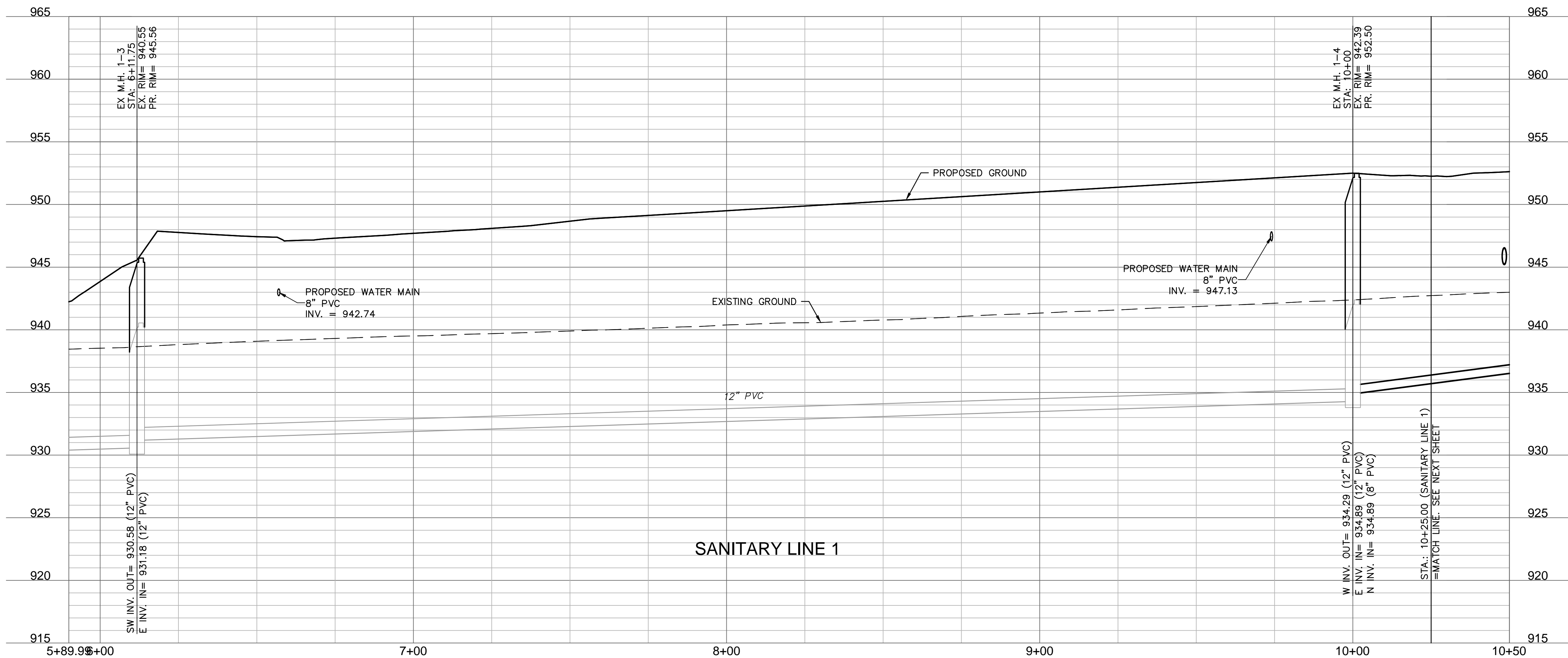
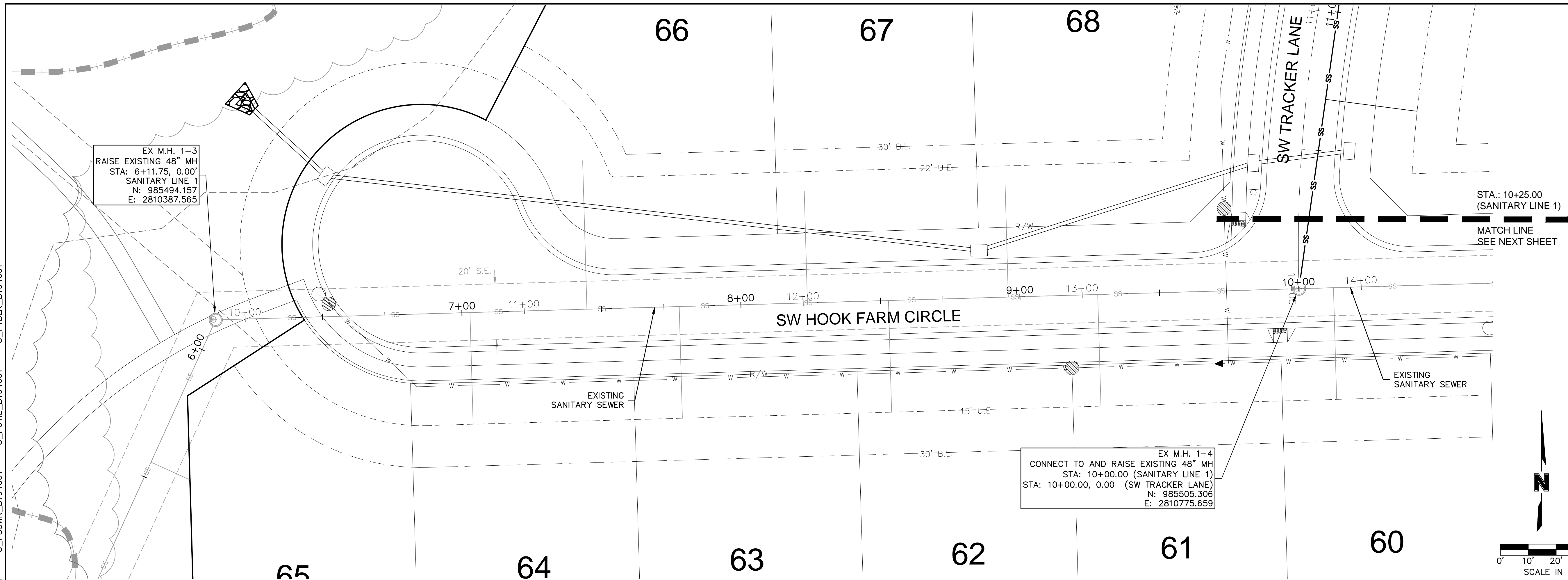
HOOK FARMS
SECOND PLAT

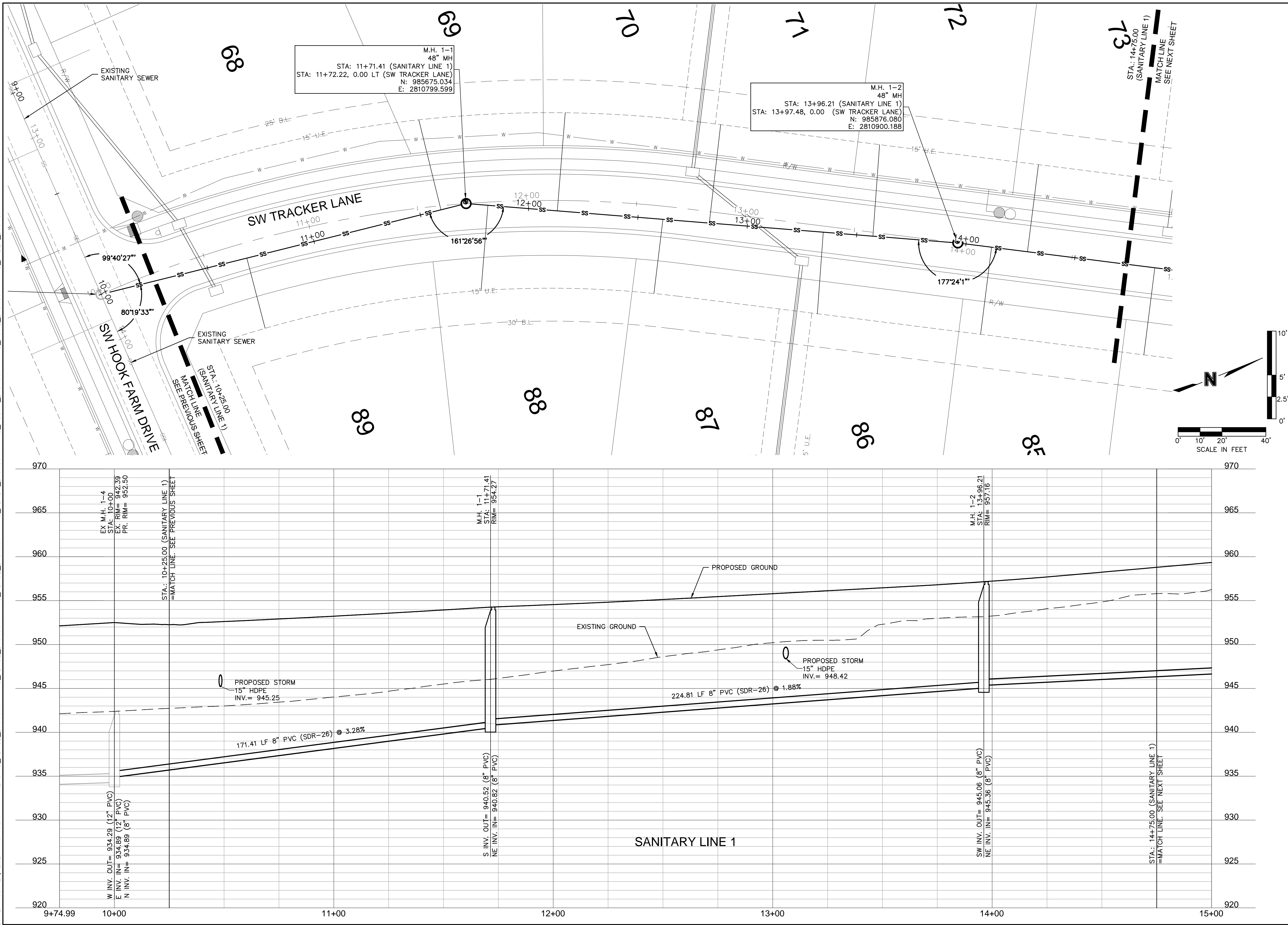
LEE'S SUMMIT. MO.

drawn by: B.M.W./A.A.
checked by: B.M.W.
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C201

DWG: F:\2019\4001-4500\019-4061-b\40-design\AutoCAD\final plans\Sheets\GNCV\Sanitary Plans\C_SAN01_B194061.dwg
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USER: aabdiqaliyev



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FAX 816.361.1888
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
1/22/21
PROFESSIONAL ENGINEER

SANITARY SEWER PLAN & PROFILE (LINE 1)
SANITARY SEWER PLANS

HOOK FARMS
SECOND PLAT

LEE'S SUMMIT, MO

2021

drawn by: B.M.W./A.A.
checked by: B.M.W./
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C206

BY

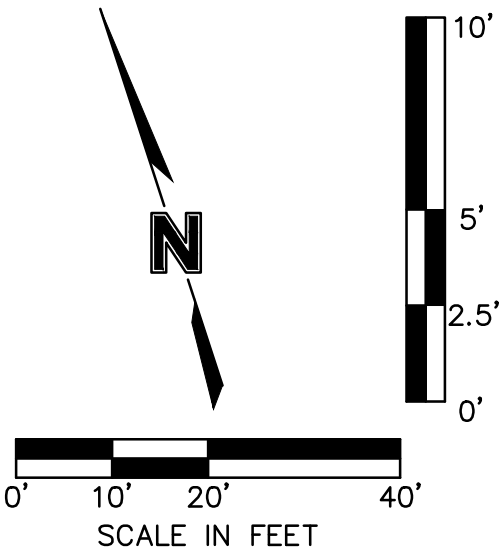
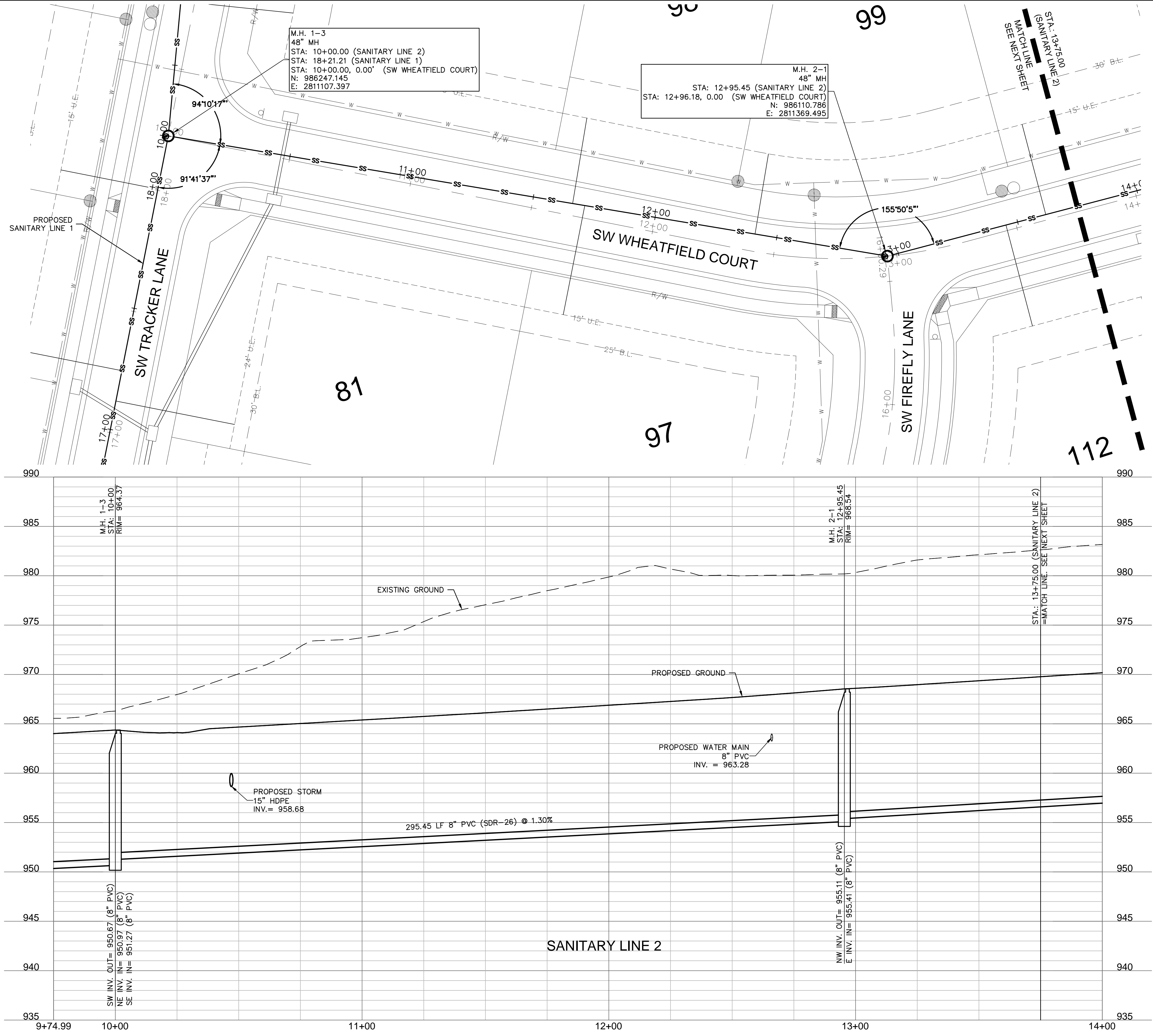
REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

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USER: oabdiqaliyev



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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
1/22/21
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

SANITARY SEWER PLAN & PROFILE (LINE 2)
SANITARY SEWER PLANS

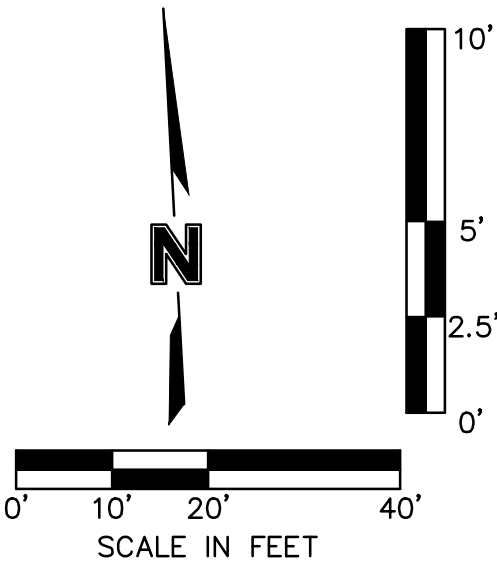
HOOK FARMS
SECOND PLAT

LEE'S SUMMIT, MO

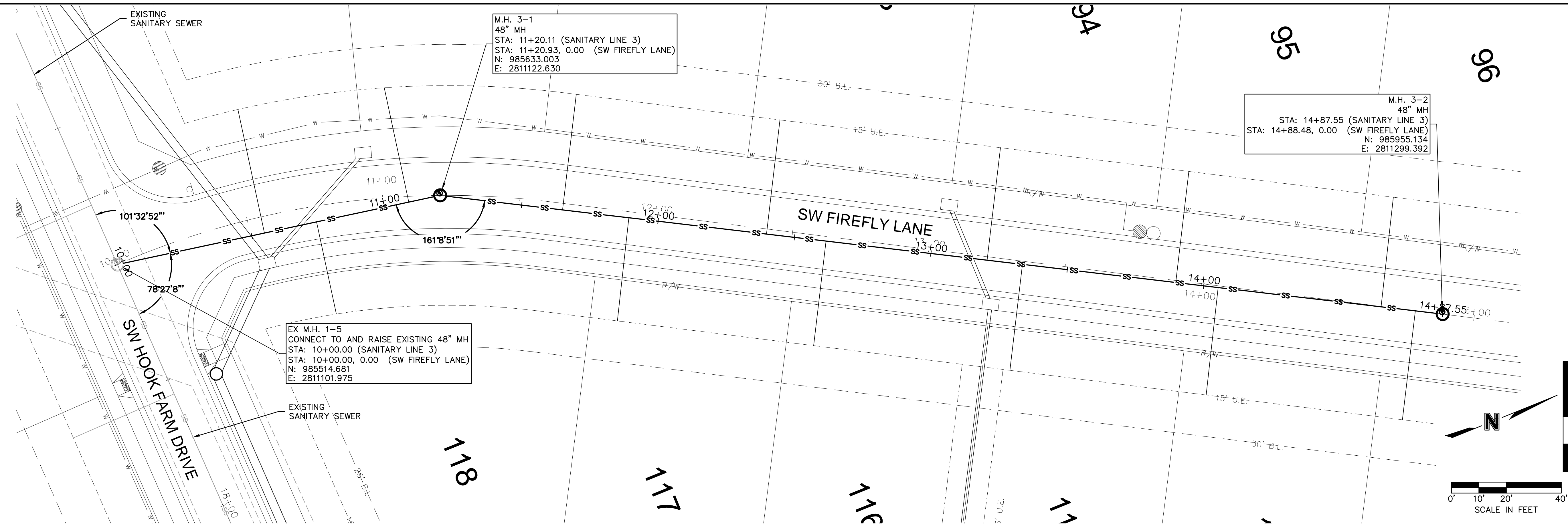
2021


drawn by: B.M.W./A.A.
checked by: B.M.W.
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

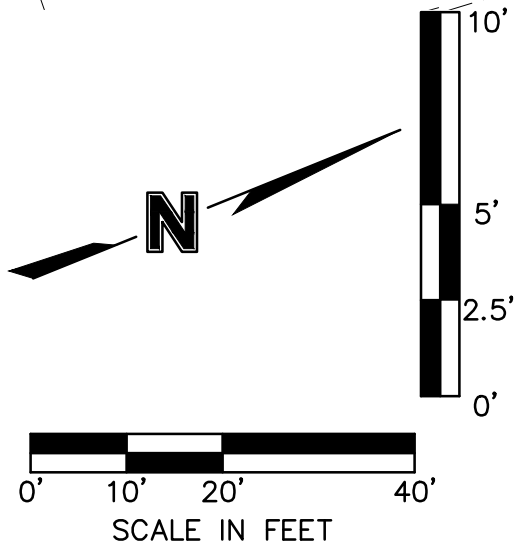
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USER: aabdigaliyev
4061 C_PSSWR_



				BY	olsson	Olsson - Civil Engineering Missouri Certificate of Authority #001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1777 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)
69	11+59.73	42.25	1.0	940.6	943.4	946.21
70	12+13.15	44.87	0.0	941.6	943.5	946.29
71	12+84.03	45.15	0.0	942.9	944.8	947.63
72	13+57.15	41.82	0.0	944.3	946.1	948.94
73	14+28.26	40.00	0.0	945.7	947.5	950.34
74	15+01.29	40.00	0.0	946.6	948.4	951.25
75	16+51.76	40.00	1.0	948.5	951.3	954.11
76	17+24.26	40.00	1.0	949.4	952.2	955.02
77	17+99.26	40.00	1.0	950.4	953.2	955.95
78	18+84.74	33.68	1.0	951.6	954.3	957.10
79	19+45.09	43.37	0.0	952.3	954.2	956.98
80	18+75.33	45.79	1.0	951.5	954.4	957.24
81	17+11.74	49.00	1.0	949.3	952.2	955.04
82	16+36.74	40.00	1.0	948.3	951.1	953.92
83	15+61.72	40.00	1.0	947.4	950.2	952.98
84	14+86.74	40.00	0.0	946.5	948.3	951.07
85	14+11.74	40.00	0.0	945.5	947.3	950.13
86	13+34.97	37.26	0.0	943.9	945.6	948.43
87	12+60.18	34.02	0.0	942.5	944.2	946.96
88	11+81.41	38.94	1.0	941.0	943.8	946.56
89	10+68.93	33.05	3.0	937.1	941.7	944.55
90	10+54.72	46.03	1.0	940.2	943.1	945.94
91	11+08.46	42.61	0.0	942.9	944.8	947.59
92	11+64.99	42.39	0.0	943.6	945.5	948.29
93	12+39.73	41.84	1.0	944.6	947.4	950.20
94	13+20.61	41.28	1.0	945.6	948.4	951.20
95	13+89.73	40.73	1.0	946.5	949.3	952.05
96	14+64.74	40.17	2.0	947.4	951.2	953.96
97	11+69.84	45.06	0.0	953.5	955.4	958.16
98	11+66.11	35.11	1.0	953.4	956.1	958.89
99	12+41.08	32.92	1.0	954.4	957.0	959.82
100	13+61.79	37.82	1.0	956.4	959.1	961.92
101	14+36.79	38.25	1.0	957.5	960.3	963.05
102	15+11.79	38.69	1.0	958.6	961.4	964.19
103	15+86.79	39.13	1.0	959.8	962.5	965.32
104	16+61.79	39.57	1.0	960.9	963.7	966.45
105	17+36.02	40.00	1.0	962.0	964.8	967.58
108	17+04.26	40.19	1.0	961.5	964.3	967.10
109	16+41.35	40.55	1.0	960.6	963.4	966.17
110	14+76.26	41.51	1.0	958.1	960.9	963.74
111	14+08.26	41.91	1.0	957.1	959.9	962.70
112	13+45.14	42.28	0.0	956.1	958.0	960.78
113	14+77.55	39.93	3.0	947.6	952.3	955.09
114	14+05.52	39.39	1.0	946.7	949.4	952.22
115	13+33.55	38.86	1.0	945.8	948.5	951.31
116	12+61.55	38.32	1.0	944.9	947.6	950.40
117	11+89.53	37.79	0.0	944.0	945.7	948.51
118	10+74.13	34.31	2.0	941.0	944.6	947.44
119	10+52.17	41.75	1.0	944.8	947.6	950.40
120	10+96.06	43.94	0.0	946.4	948.3	951.09
121	11+76.95	43.13	0.0	947.8	949.7	952.49
122	12+56.94	42.06	0.0	949.2	951.1	953.86
123	13+36.93	40.99	1.0	950.6	953.4	956.22
124	14+18.72	40.12	2.0	952.1	955.8	958.62
125	13+41.67	39.08	1.0	950.7	953.5	956.27
126	12+61.72	38.01	0.0	949.3	951.1	953.87
127	11+82.70	36.95	0.0	947.9	949.7	952.46
128	11+06.22	35.93	0.0	946.6	948.3	951.10

*Basement sewer service may not be available. A pump associated piping located on the interior of the building may need to be provided to lift

Sanitary Sewer Design Information											
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Existing Cumulative Area	Peak Base Flow	Peak Infiltration Flow	Peak Inflow	Total Peak Flow	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(gpd)	(gpd)	(cfs)	(cfs)		(cfs)	(fps)
EX M.H. 1-4	0.80%	12	21.54	20.54	63120	21040	1.001	1.131	0.013	3.19	4.06
EX M.H. 1-5	0.80%	12	8.92	18.43	41025	13675	0.697	0.782	0.013	3.19	4.06
EX M.H. 1-6	0.80%	12	3.93	16.92	31275	10425	0.552	0.616	0.013	3.19	4.06
M.H. 1-1	3.28%	8	10.81	0.00	16215	5405	0.309	0.342	0.013	2.19	6.27
M.H. 1-2	1.88%	8	8.73	0.00	13095	4365	0.255	0.282	0.013	1.66	4.75
M.H. 1-3	1.25%	8	5.50	0.00	8250	2750	0.167	0.184	0.013	1.35	3.87
M.H. 1-4	1.10%	8	0.00	0.00	0	0	0.000	0.000	0.013	1.27	3.63
M.H. 2-1	1.30%	8	3.30	0.00	4950	1650	0.104	0.114	0.013	1.38	3.95
M.H. 2-2	1.50%	8	0.00	0.00	0	0	0.000	0.000	0.013	1.48	4.24
M.H. 3-1	3.90%	8	2.91	0.00	4365	1455	0.093	0.102	0.013	2.39	6.84
M.H. 3-2	1.25%	8	0.00	0.00	0	0	0.000	0.000	0.013	1.35	3.87
M.H. 4-1	6.38%	8	2.85	0.00	4275	1425	0.091	0.100	0.013	3.05	8.74
M.H. 4-2	1.75%	8	0.00	0.00	0	0	0.000	0.000	0.013	1.60	4.58

NOTE: NO FUTURE FLOWS ARE ANTICIPATED

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1301 Burlington Street
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FAX 816.361.1888
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
1/22/21
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

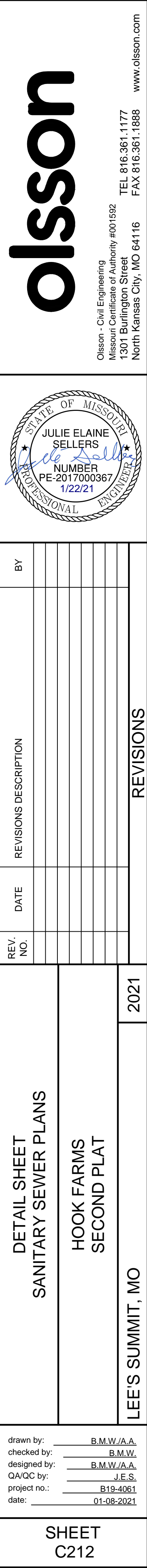
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2021

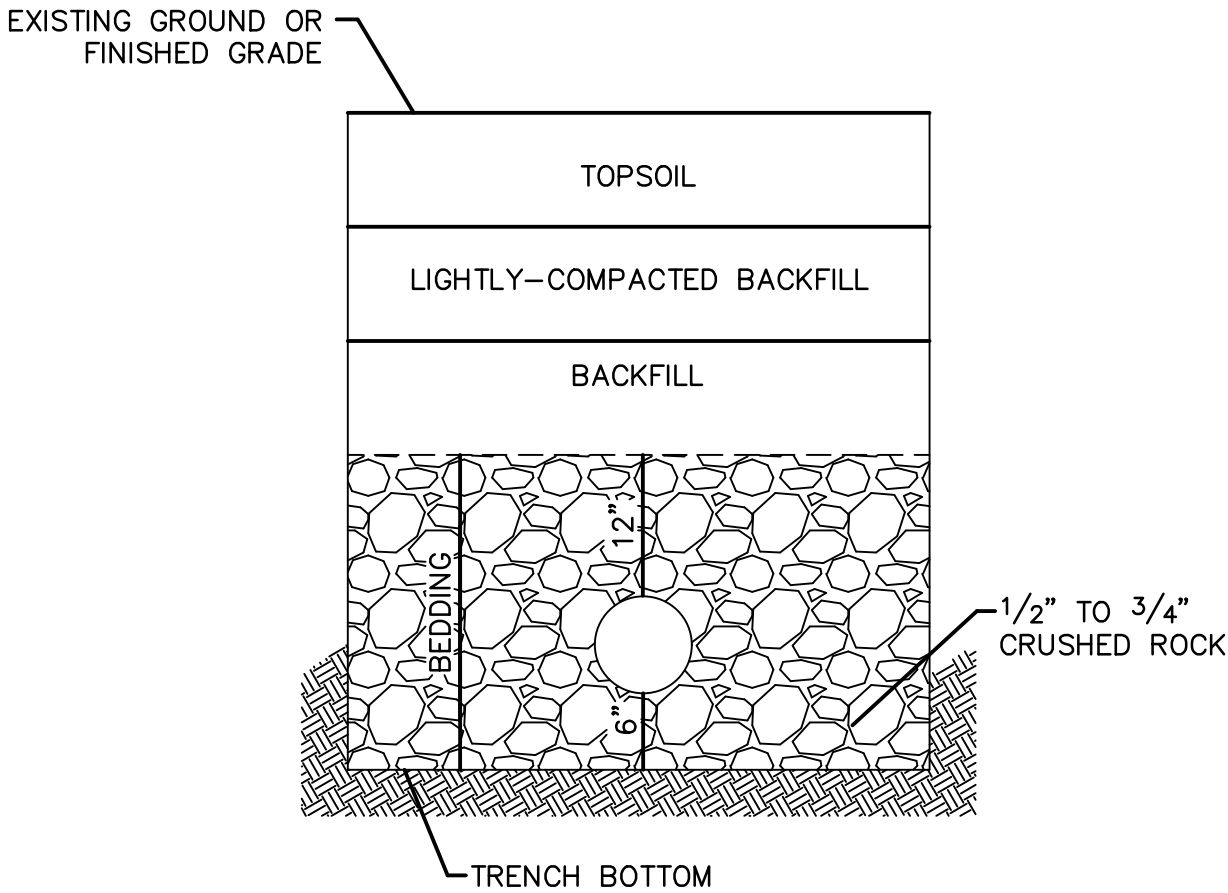
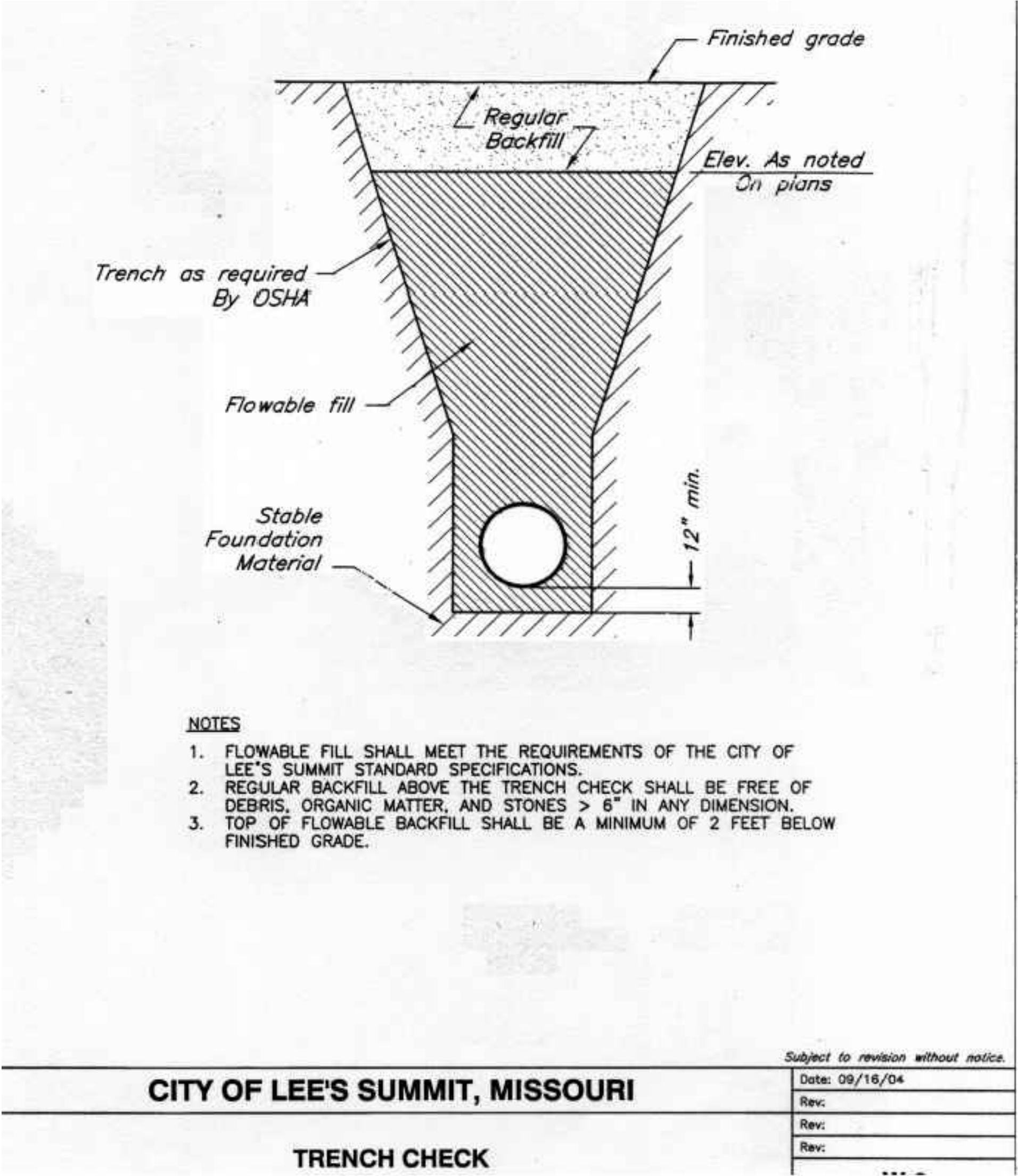
DESIGN TABLES
SANITARY SEWER PLANS
HOOK FARMS
SECOND PLAT
LEE'S SUMMIT, MO

drawn by: B.M.W./A.A.
checked by: B.M.W./
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C211



DWG: F:\2019\4001-4500\019-4061-b\40-design\AutoCAD\final plans\Sheets\GNC\Sanitary Plans\C_DTL01_B194061.dwg
DATE: Jan 21, 2021 10:48am XREFS: C_PTELK_B194061 USER: oabdigaliyev



UNDERGROUND PIPE INSTALLATION FOR SANITARY SEWER

- NOTES:**
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.
 2. BEDDING AGGREGATE MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 12 INCHES ABOVE THE TOP OF THE PIPE.
 3. BACKFILL MATERIAL AND PLACEMENT SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL.
 4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
 5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

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Missouri Certificate of Authority #001592
1301 Burlington Street
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TEL 816.361.1177
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DETAIL SHEET SANITARY SEWER PLANS	HOOK FARMS SECOND PLAT	LEE'S SUMMIT, MO	2021	REVISIONS			
				REV. NO.	DATE	REVISIONS DESCRIPTION	BY

drawn by: B.M.W./A.A.
checked by: B.M.W./
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C213