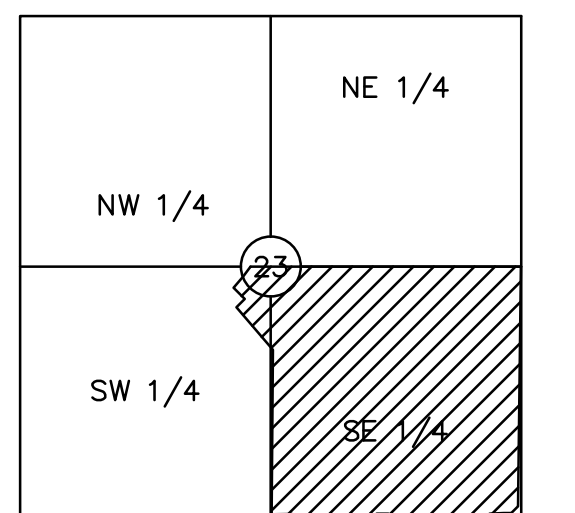


THE RETREAT AT HOOK FARMS STREET AND STORM SEWER PLANS

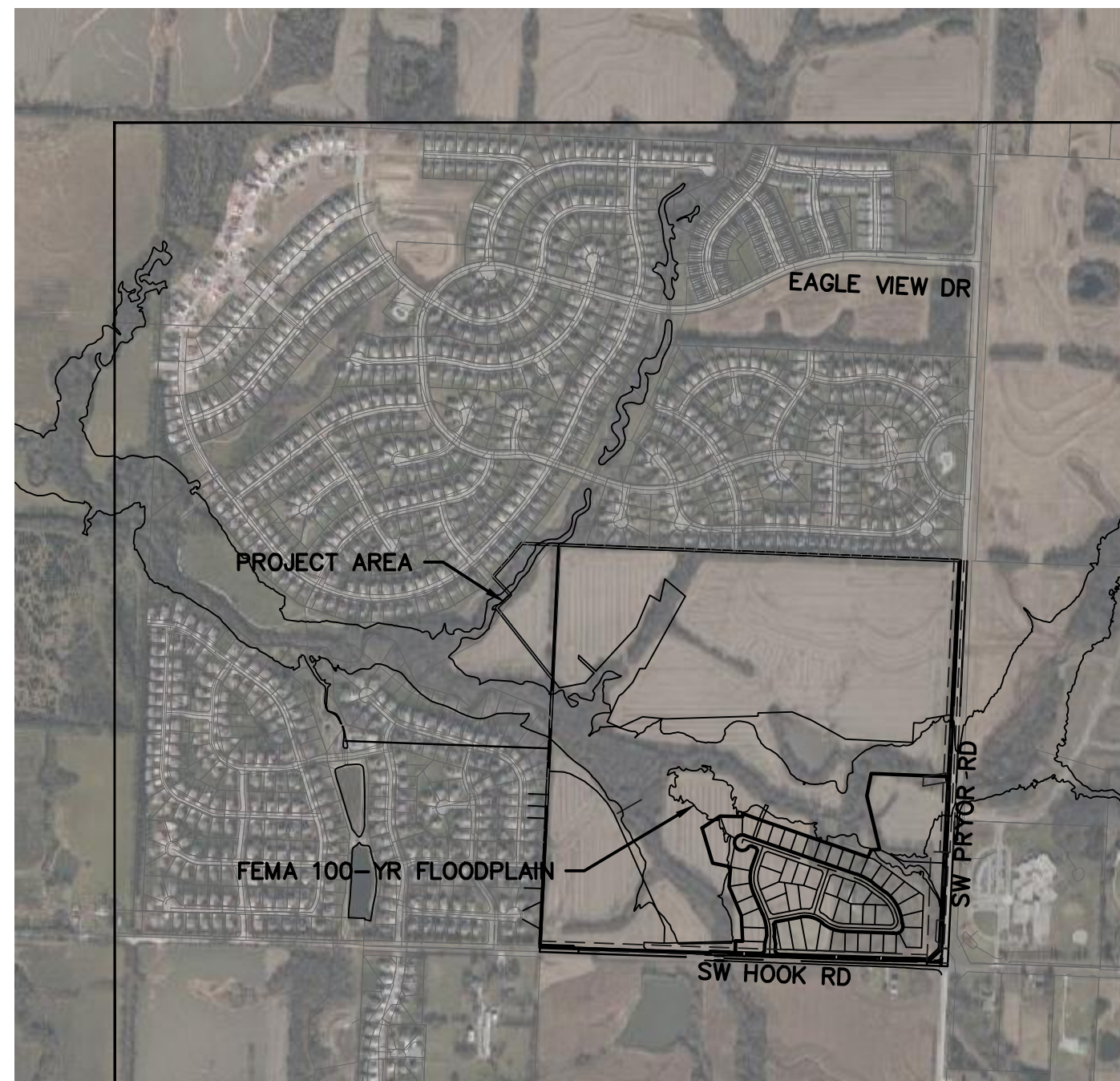
SECTION 23, TOWNSHIP 47N, RANGE 23W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



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

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5	C104	SW RED BARN ROAD PLAN & PROFILE
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8	C107	TRAFFIC CONTROL PLAN
9	C108	INTERSECTION DETAILS
10	C109	INTERSECTION DETAILS
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13	C112	STORM PLAN & PROFILES
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22	C121	SIGNAGE DETAILS
23	C122	STORM DETAILS
24	C123	STORM DETAILS
25	C124	STREET DETAILS
26	C125	STREET DETAILS

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



LEGEND

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

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

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

PROPERTY DESCRIPTION:

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

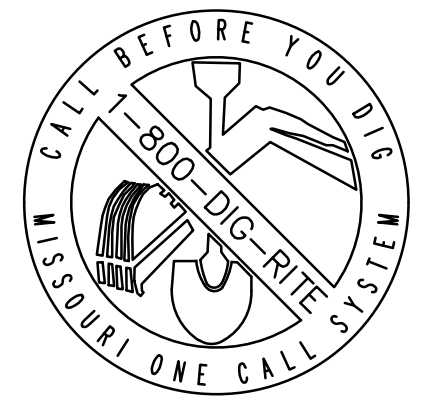
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, ALONG THE NORTH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

ALSO,

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

Accepted Record Drawings
These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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



10/01/2021
MEGAN J. WALTER
NUMBER
PE-2012028697

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COVER SHEET

STREET AND STORM SEWER PLANS

THE RETREAT AT HOOK FARMS

CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

2020

AS-BUILT
2021.09.07

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

DWG: F:\2019\4001-4500\019-4059\40-Design\AutoCAD\Final Plans-As-Built\Sheets\GNVC\C_TTL00_0194059.dwg
 DATE: Sep 20, 2021 8:54am
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GENERAL NOTES

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

REFERENCES

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

EXISTING CONDITIONS

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

CONSTRUCTION

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

SHOP DRAWINGS

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

AS-BUILT
2021.09.01

olsson

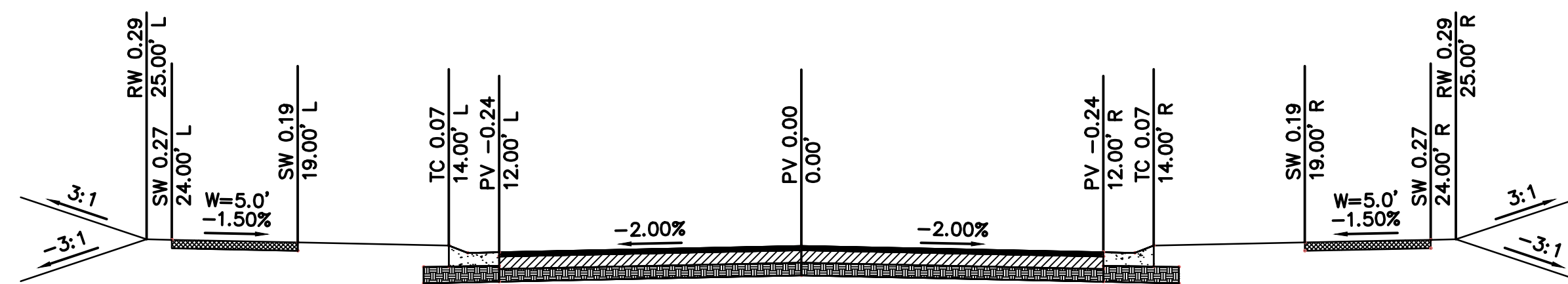


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ESTIMATE OF QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
STREET				
1	EXCAVATION	C.Y.	19470	19470
2	EMBANKMENT	C.Y.	8709	8709
3	SUBGRADE STABILIZATION (6" FLYASH TREATMENT)	S.Y.	9150	9150
4	6" ASPHALT PAVEMENT	S.Y.	9150	9150
5	CONCRETE CURB & GUTTER (CG-2)	L.F.	6340	6340
6	5' CONCRETE SIDEWALK	L.F.	380	380
7	ADA RAMP	EA.	12	12
8	STREET NAME SIGNS WITH STOP SIGNS	EA.	5	5
9	STREET NAME SIGNS	EA.	1	1
STORM				
10	STD. CURB INLET (5'x3' INSIDE)	EA.	15	15
11	STD. FIELD INLET (3'x3' INSIDE)	EA.	5	5
12	STD. MANHOLE (4' DIA. INSIDE)	EA.	3	3
13	STD. MANHOLE (5' DIA. INSIDE)	EA.	1	1
14	WATER QUALITY BASIN OUTLET STRUCTURE	EA.	1	1
15	6" PVC	L.F.	315	312.60
16	15" HDPE	L.F.	18	28.21
17	18" HDPE	L.F.	2002	2004.01
18	24" HDPE	L.F.	810	810.12
19	30" HDPE	L.F.	34	34
20	36" HDPE	L.F.	224	224.45
21	6" FLARED END SECTION	EA.	1	1
22	15" FLARED END SECTION	EA.	2	2
23	18" FLARED END SECTION	EA.	1	1
24	30" FLARED END SECTION	EA.	1	1
25	RIPRAP	S.Y.	62	62

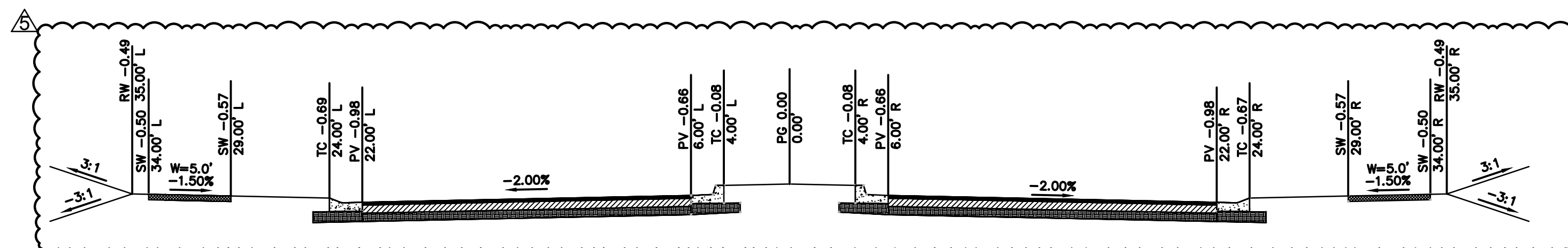
SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.



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

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

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



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

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

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

USER: mossion

DWG: F:\2019\4001-4500\019-4059\40-Design\AutoCAD\Final Plans\As-Built\Sheets\GNC\C_GEN&TABL_0194059.dwg
DATE: Sep 20, 2021 8:54am
XREFS: C_PTBK_0194059_34x22
C_PBASE_0194059

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOD ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION	

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

drawn by: EM
checked by: EM
designed by: RB
QA/QC by: NH
project no.: 019-4059
drawing no.: GEN&TABL_0194059
date: 4/20/2020

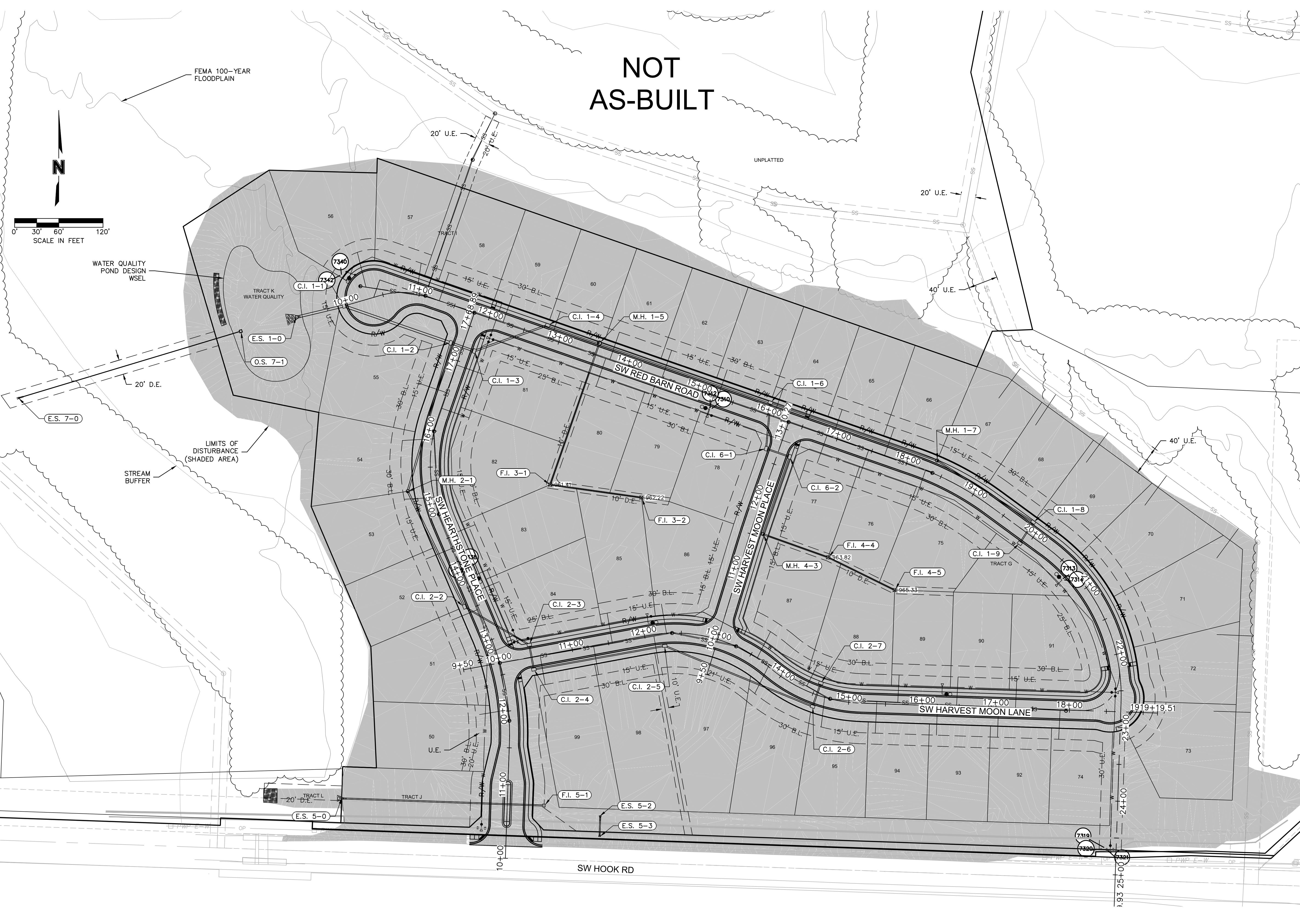
REVISIONS

2020

LEE'S SUMMIT, MO

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.

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10/01/2021
MEGAN J.
WALTER
NUMBER
PE-2012028697
Professional Engineer

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

2020

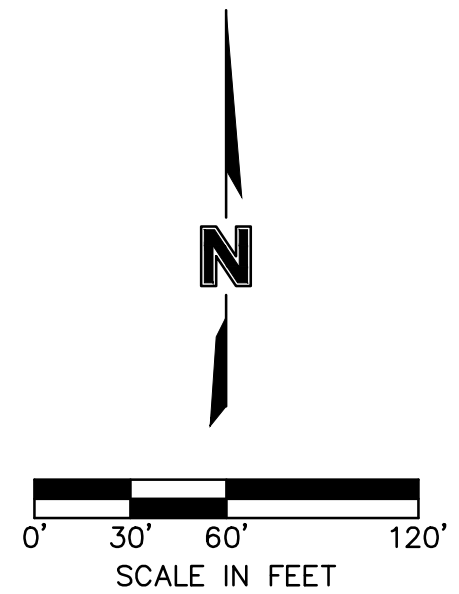
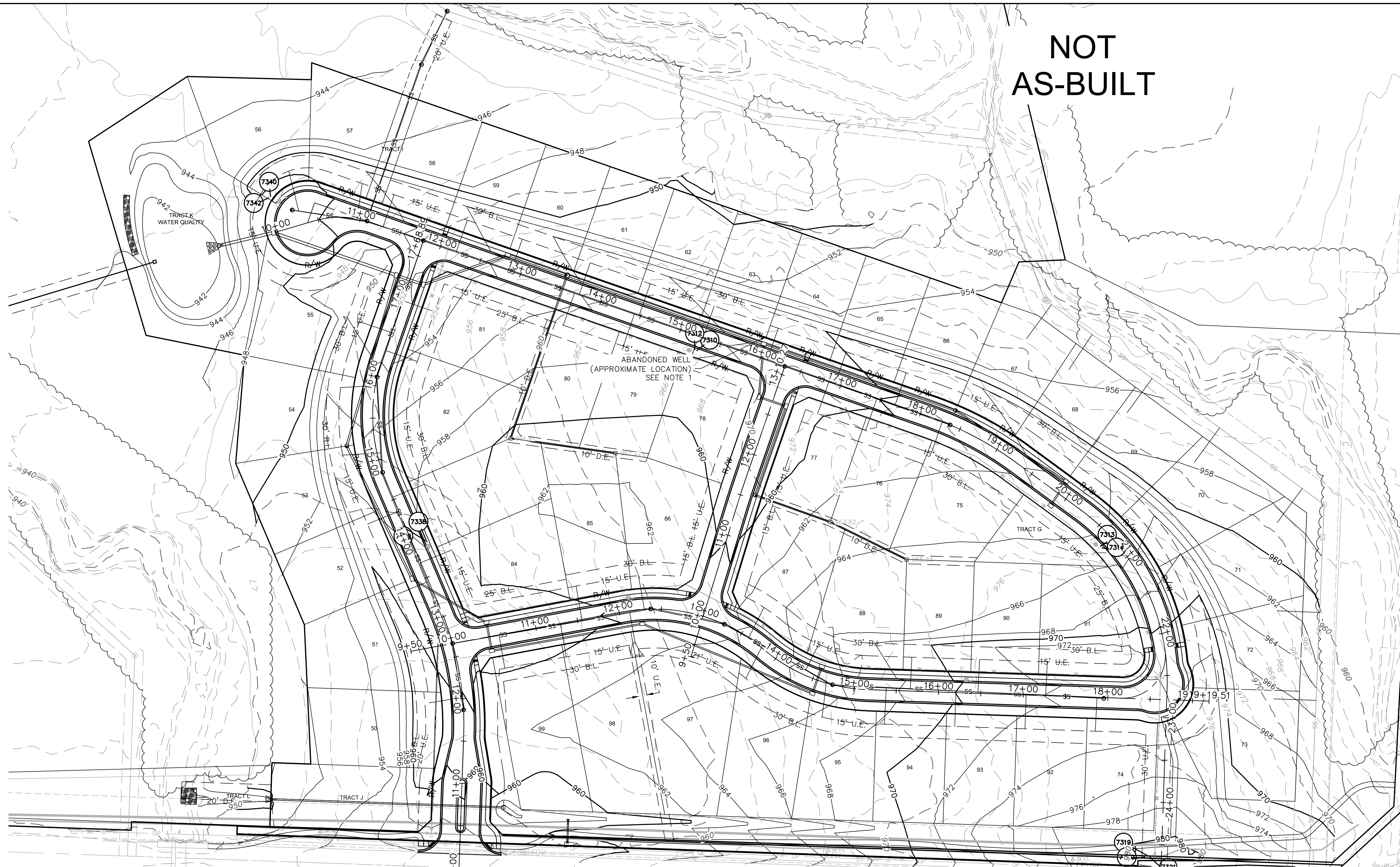
REVISIONS

drawn by: EM
checked by: EM
designed by: RB
QA/QC by: NH
project no.: 019-4059
drawing no.: C_GEN02_0194059
date: 4/20/2020

SHEET C102
3 OF 54

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LOT #	FILL > 8'
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GENERAL NOTES:

- CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
- AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
- ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

LEGEND

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

EARTHWORK QUANTITIES

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

NOTES:

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

EARTHWORK QUANTITIES NOTES:

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

THIRD PARTY TESTING REQUIRED FOR WATER QUALITY BASIN:

- REMOVE TOPSOIL AND ORGANIC MATERIAL FROM THE AREA
- PROOF ROLL TO CHECK THE SUBGRADE
 - REMOVE OR REPAIR ANY UNSTABLE AREA IN ACCORDANCE WITH THIRD-PARTY TESTER
- PLACE 9" LOOSE LIFTS OF 9" MATERIAL WITH LL=50 AND PI=25 OR GREATER. EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

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10/01/2021
 MEGAN J. WALTER
 NUMBER
 PE-2012028697
Megan J. Walter
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
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4	05-04-2021	ADA RAMP REVISIONS
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

REVISIONS

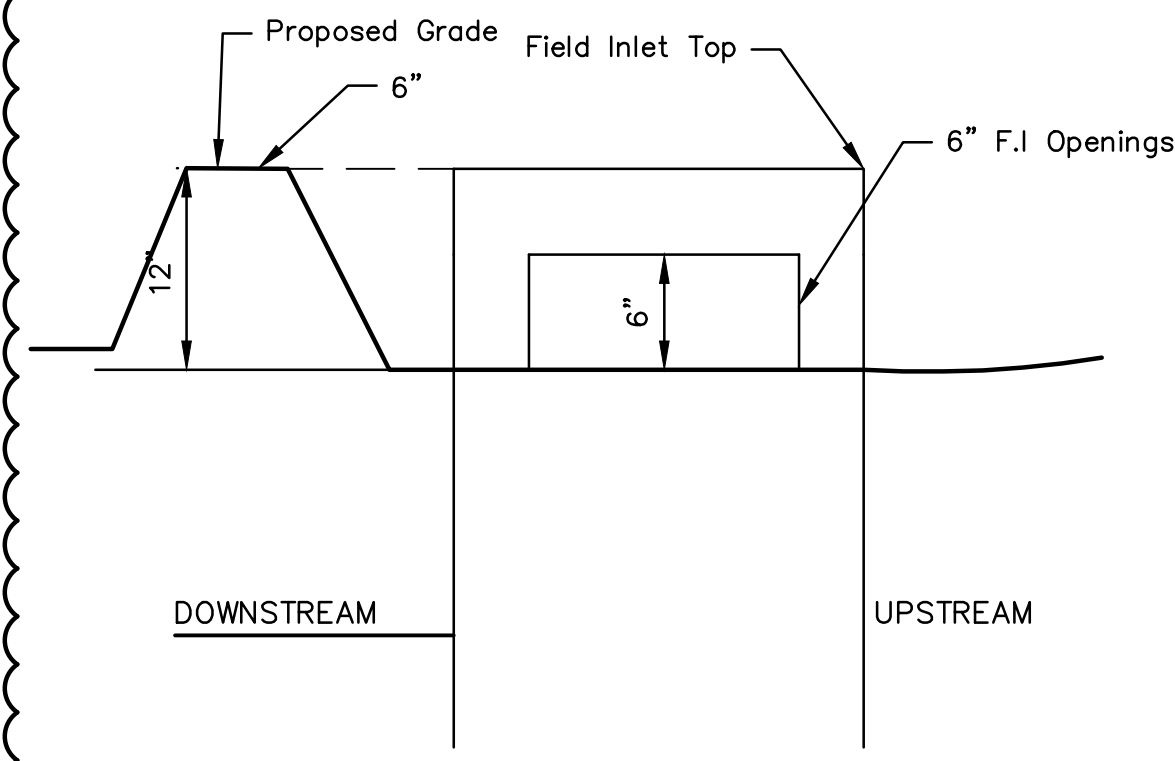
GRADING PLAN	BY
STREET AND STORM SEWER PLANS	
THE RETREAT AT HOOK FARMS	
CONSTRUCTION DOCUMENTS	
LEE'S SUMMIT, MO	2020

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

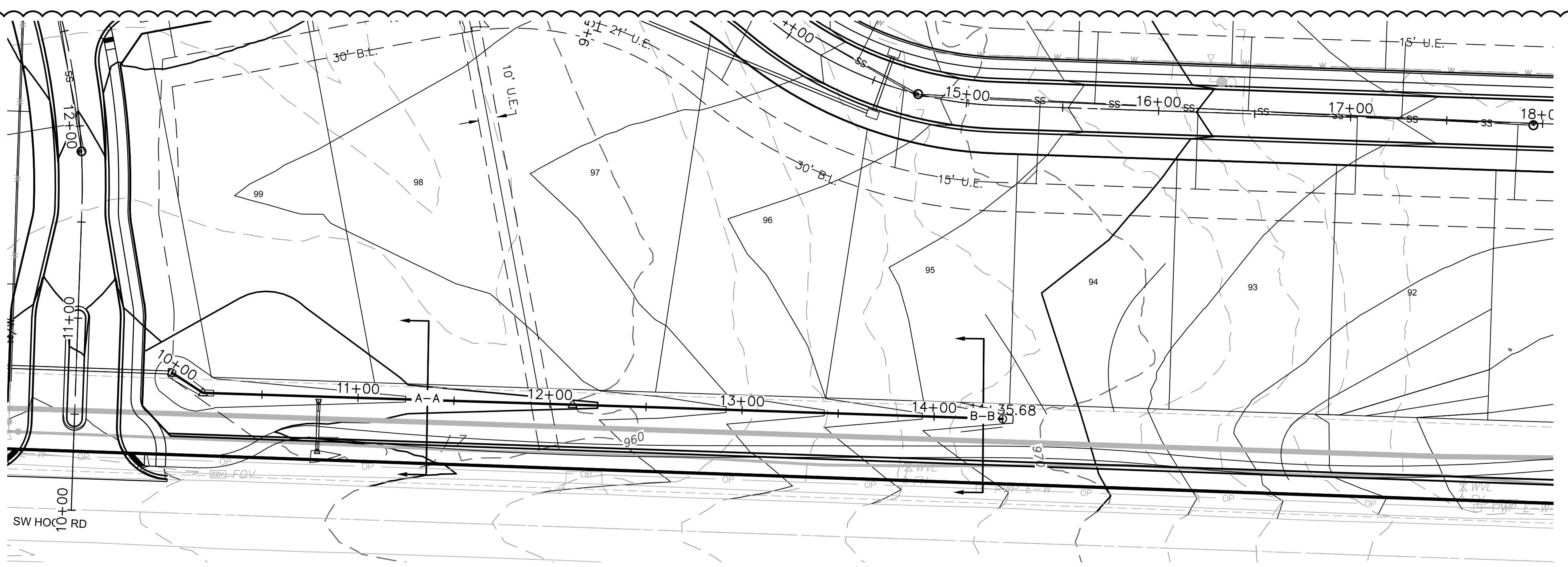
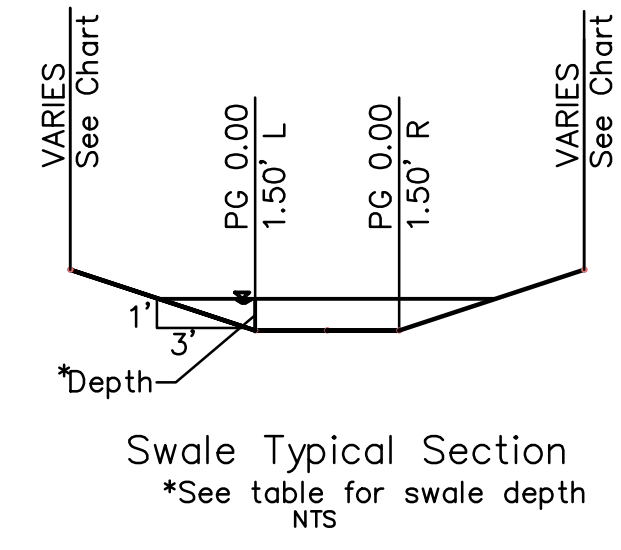
SHEET C103
4 OF 54

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 USER: nheiser

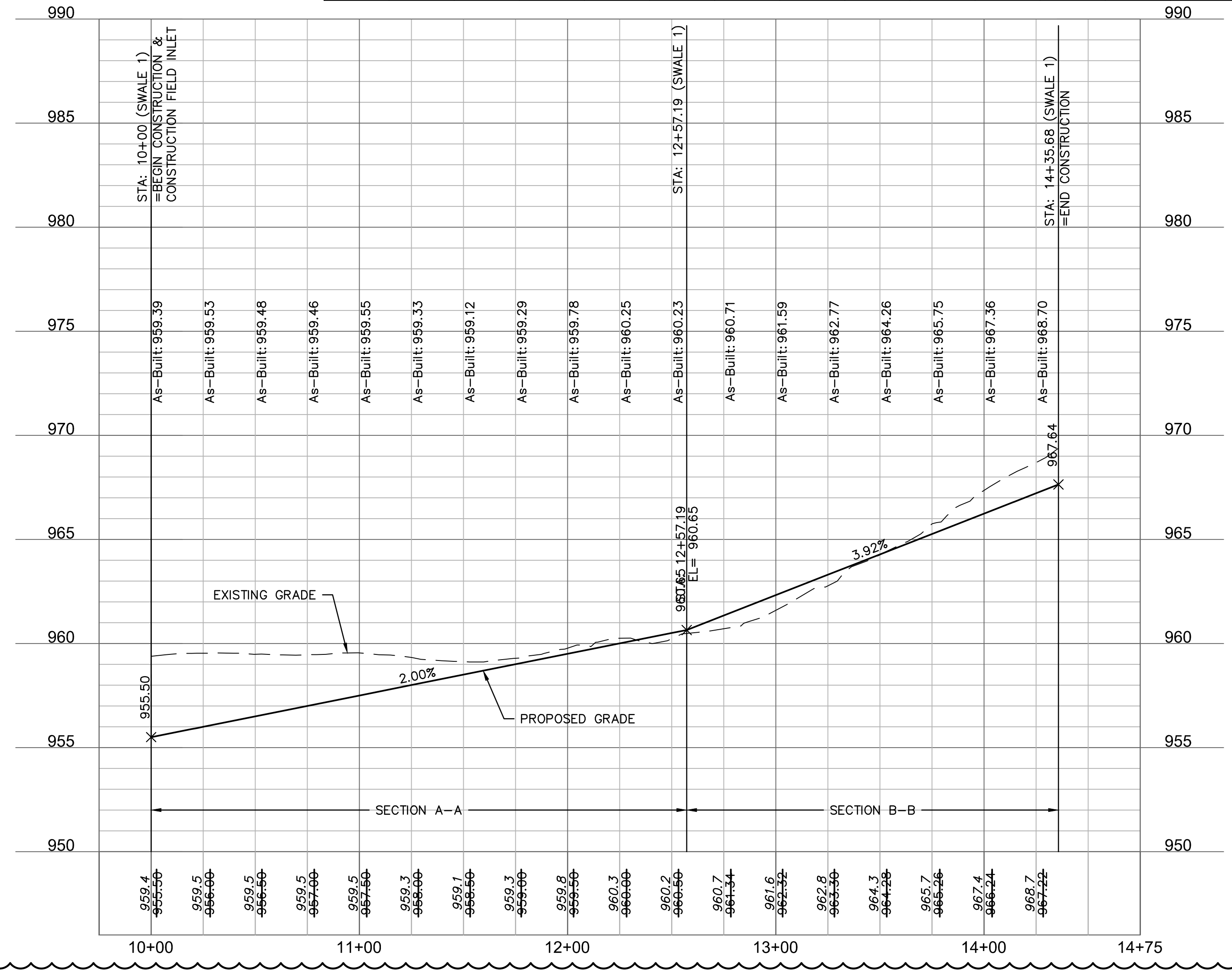
AS-BUILT
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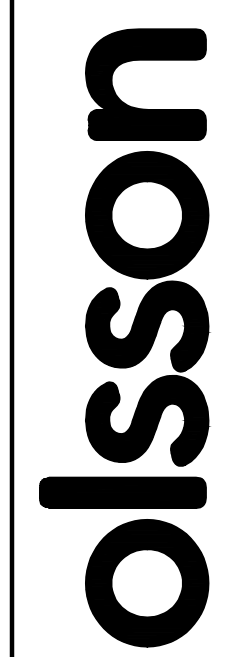


F.I. SUMP DETAIL
 NOT TO SCALE
 NOTE: INCLUDE SUMP PER ABOVE DETAIL WHERE FIELD INLETS ARE LOCATED WITHIN SWALES.

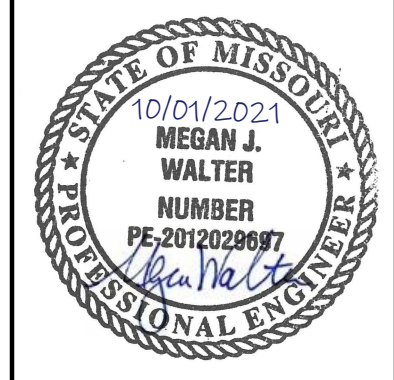


Swale Design Table (100 Year Return Frequency)														
Section Data							Flow Data							
SECTION	Mannings Coefficient	Channel Slope (%)	Swale Depth (ft)	Left Side Slope (H:V)	Right Side Slope (H:V)	Bottom Width (ft)	Discharge (cfs)	Water Depth (ft)	Flow Area (ft ²)	Velocity (ft/sec)	Wetted Perimeter (ft)	Top Width (ft)	Specific Energy (ft)	Shear Stress (lbs/ft ²)
A-A	0.03	2.00%	1.50	3:1	3:1	3.00	8.36	0.51	2.34	3.58	6.32	6.16	0.71	0.46
B-B	0.03	3.92%	1.50	3:1	3:1	3.00	4.28	0.30	1.18	3.63	4.95	4.86	0.50	0.58





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5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION	

SWALE PLAN & PROFILE (SWALE 1)
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS

2020

REVISIONS

drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
 project no.: 019-4059
 drawing no.: C_SWL01_0194059
 date: 4/20/2020

SHEET C103A
4A OF 54

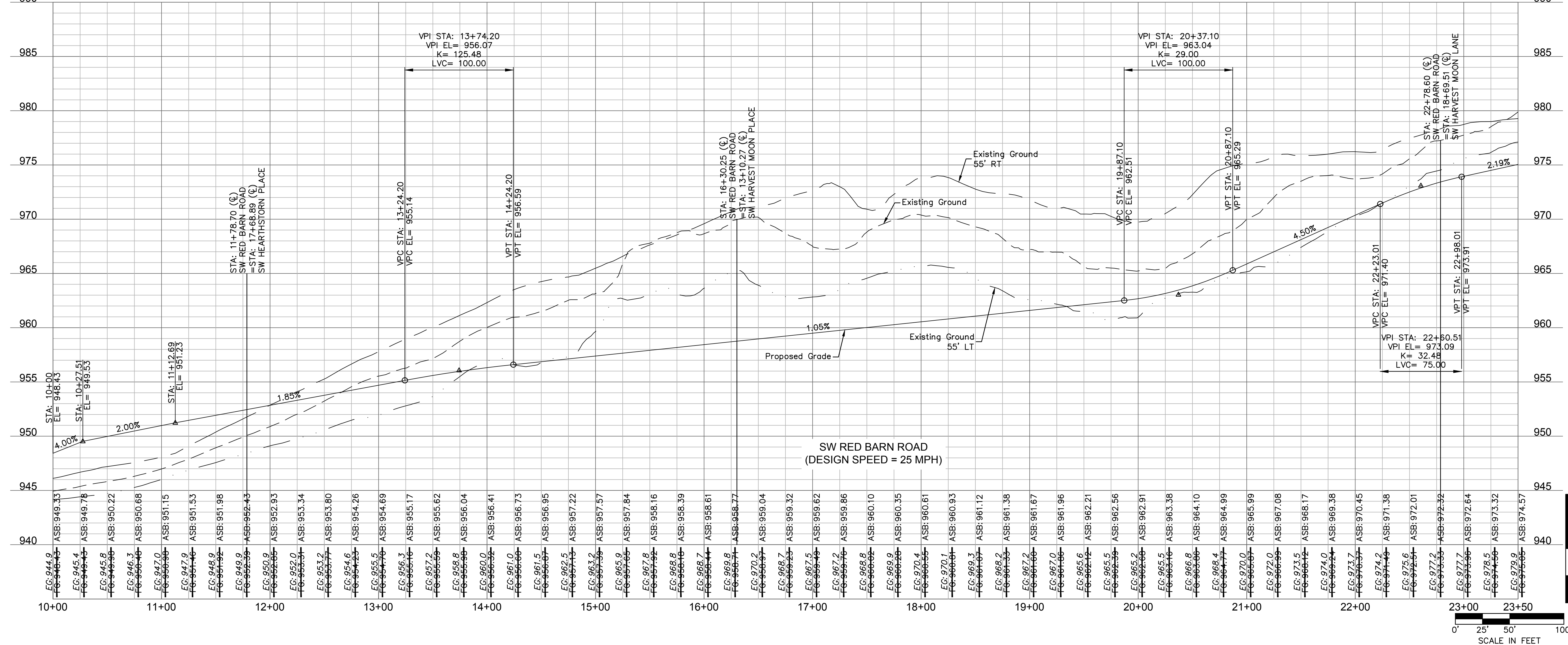
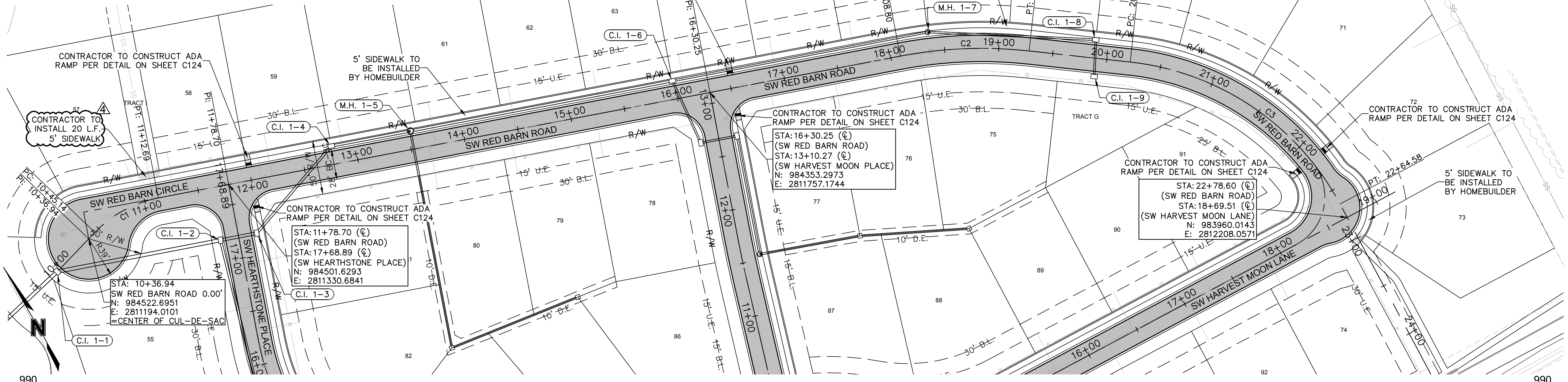
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 USER: mession

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

LEGEND

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

AS-BUILT
2021.09.01



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

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

REVISIONS

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2020

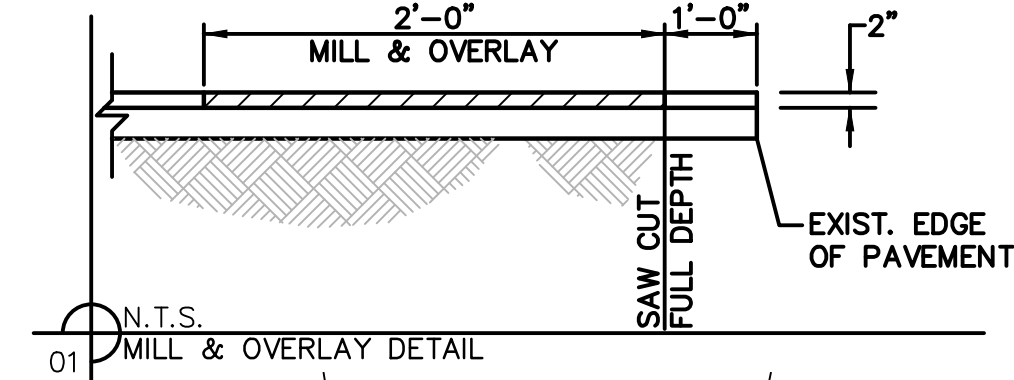
LEE'S SUMMIT, MO

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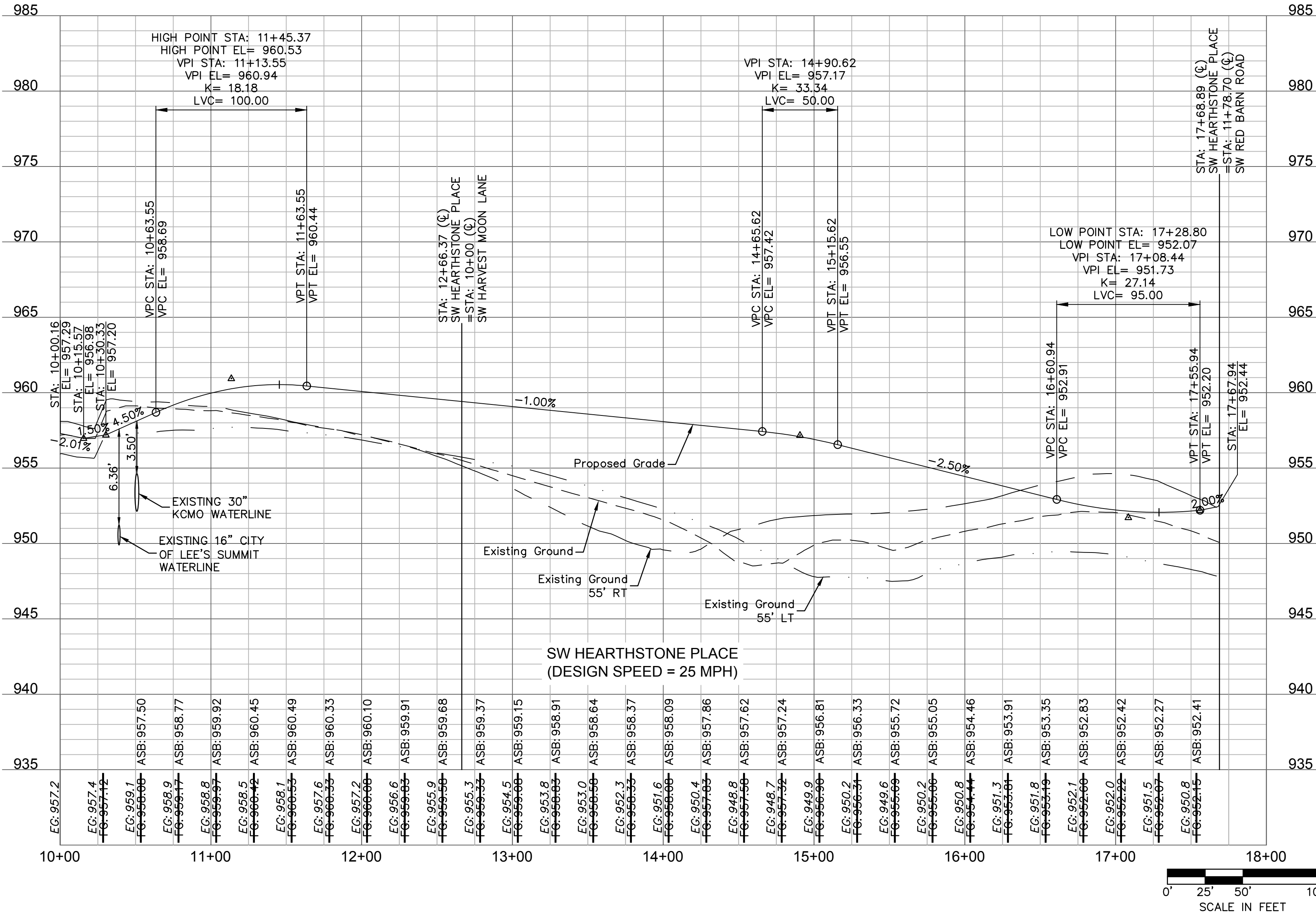
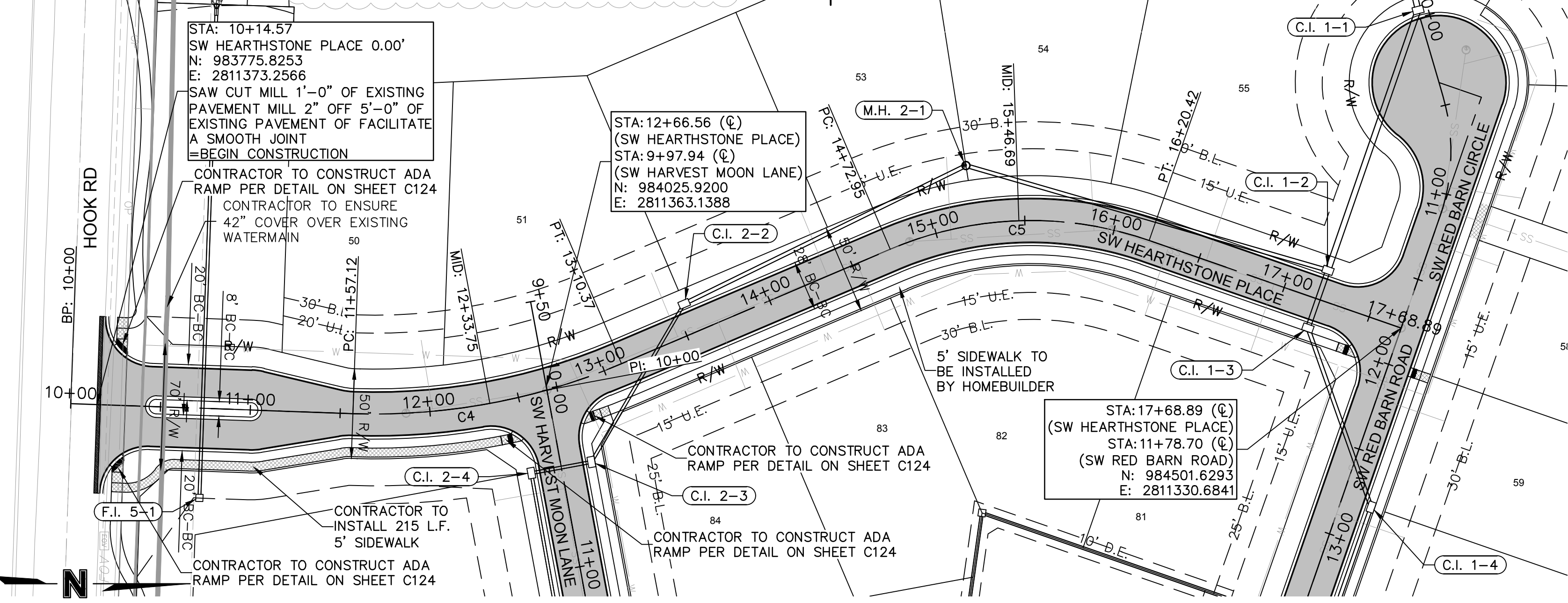
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CURVE TABLE					
CURVE ID #	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	P.I. STA. (BK.)
C4	349.99	153.25	025°05'16"	77.87	12+32.50
C5	200.00	147.47	042°14'45"	77.27	15+43.15

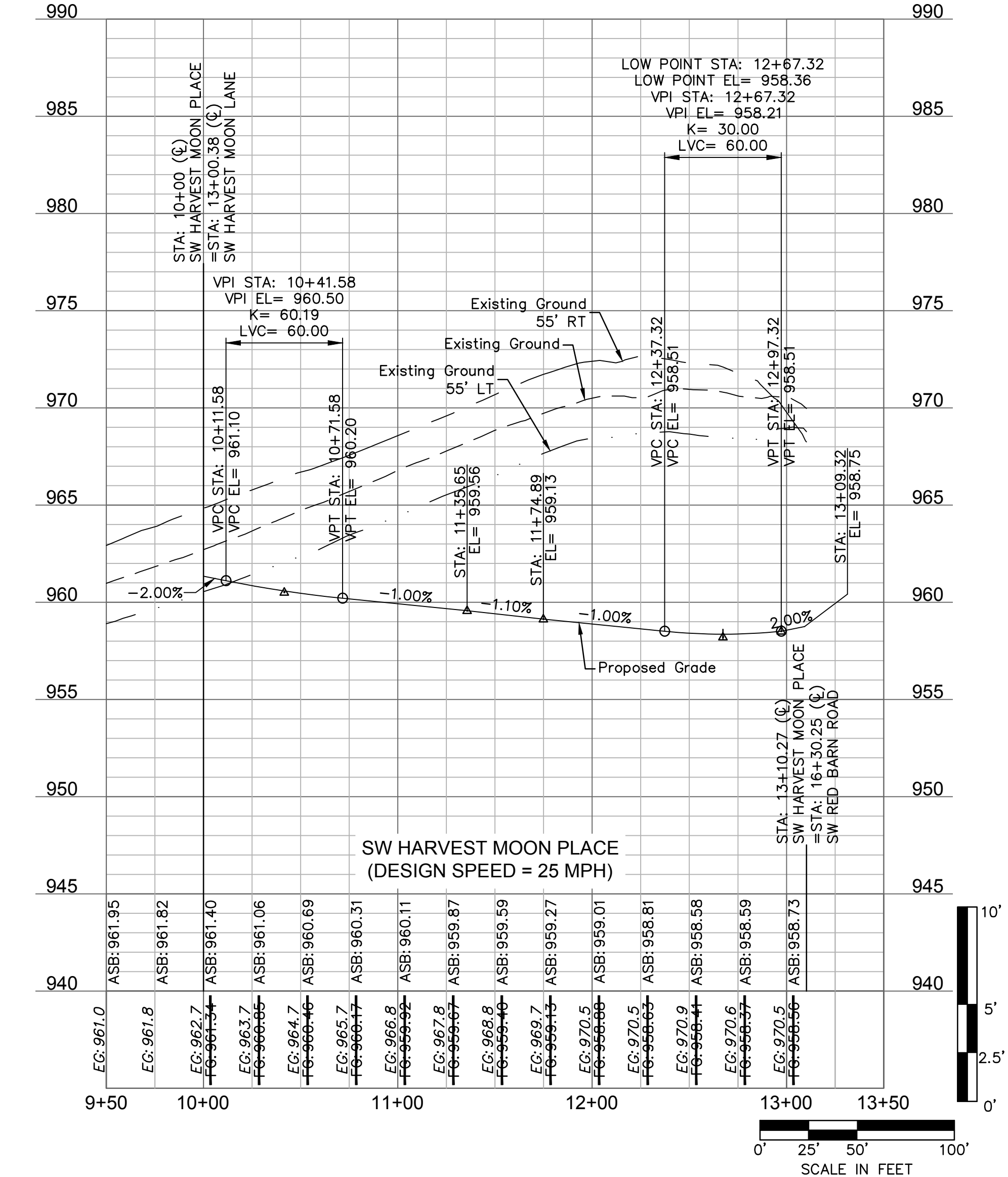
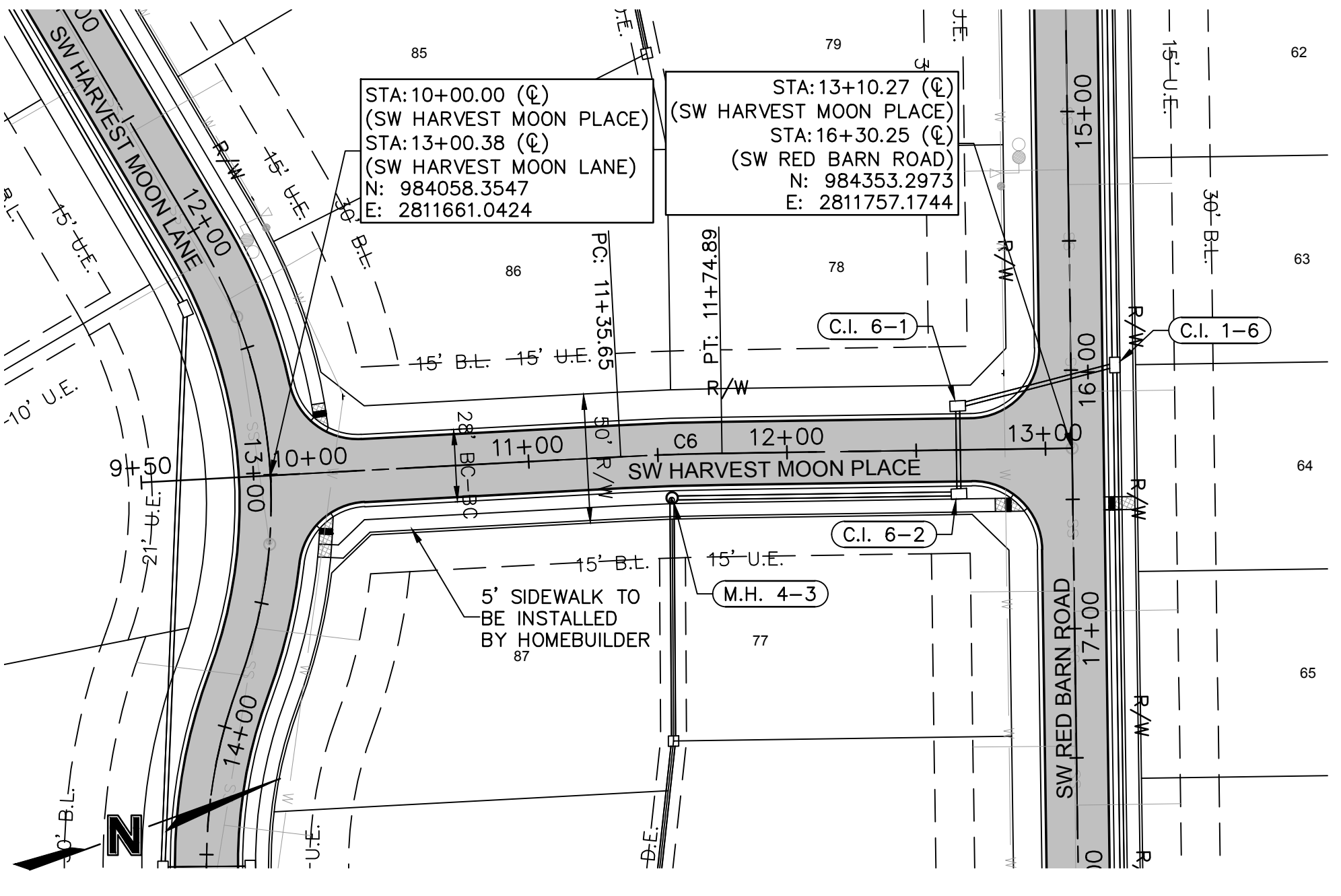


LEGEND	
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	CG-2 CURB & GUTTER



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

AS-BUILT
2021.09.01



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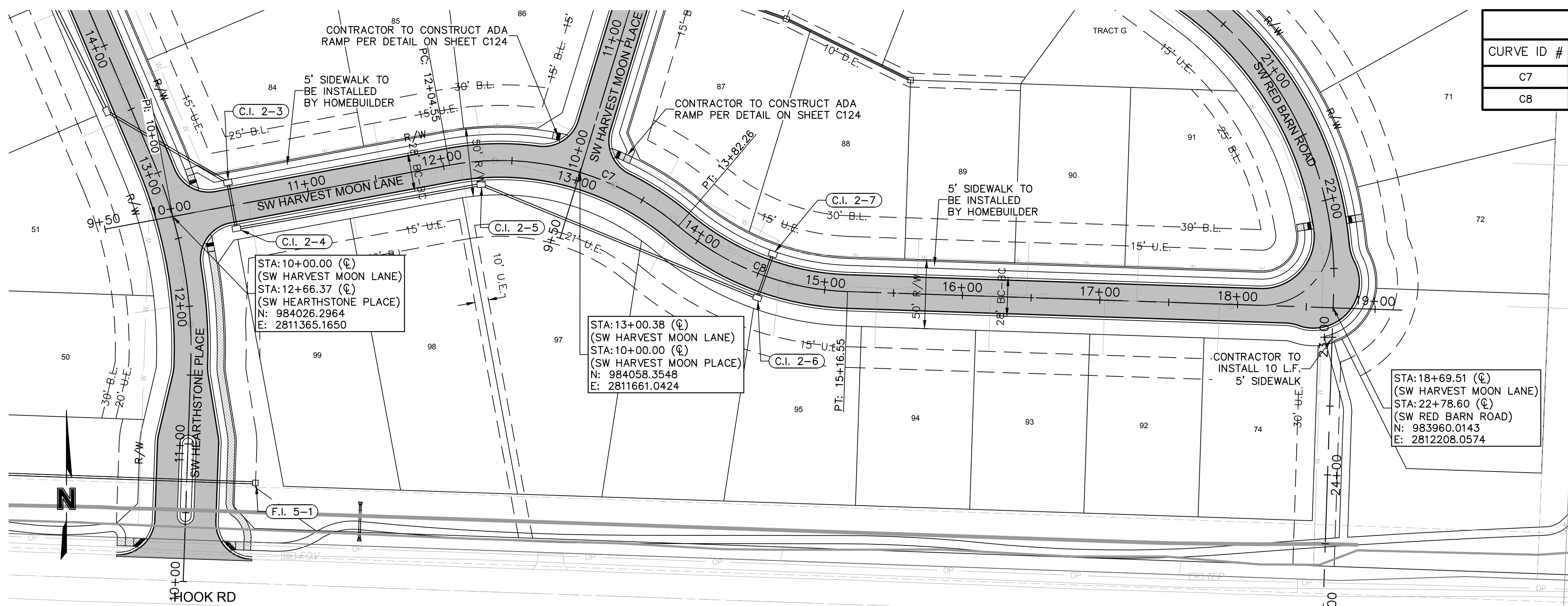
SW HEARTHSTONE PLACE, SW HARVEST MOON LANE PLAN & PROFILE
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO 2020

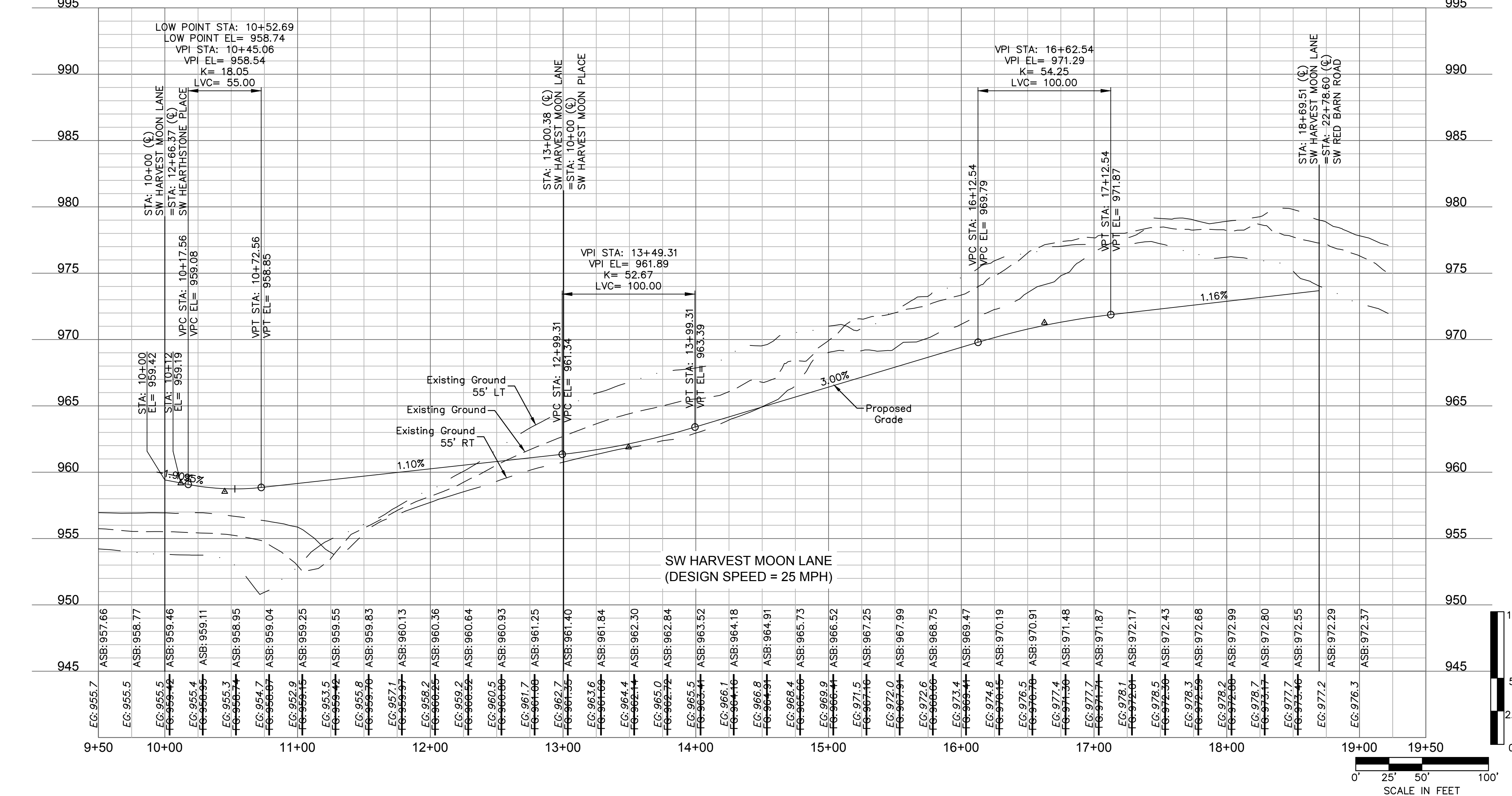
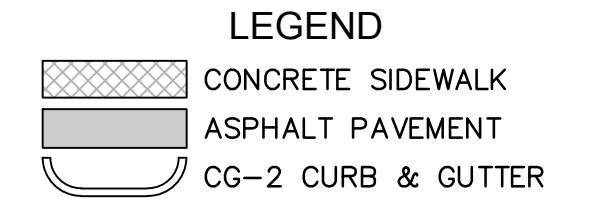
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designed by: _____	RB
QA/QC by: _____	NH
project no.: 019-4059	
drawing no.: C_RRP02_0194059	
date: 4/20/2020	

SHEET C105
6 OF 54

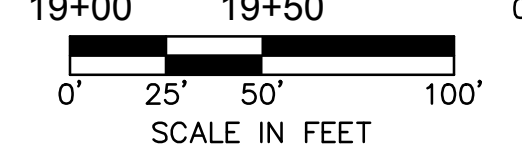
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CURVE TABLE					
CURVE ID #	RADIUS (FT)	LENGTH (FT)	DELTA	TANGENT (FT)	P.I. STA. (BK.)
C7	200.00	177.71	050°54'36"	95.20	12+87.06
C8	200.00	134.29	038°28'13"	69.78	14+46.76



AS-BUILT
2021.09.01



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PROFESSIONAL ENGINEER
STATE OF MISSOURI
10/01/2021
MEGAN J. WALTER
NUMBER
PE-2012028697

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SW HARVEST MOON LANE PLAN & PROFILE
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS

2020

REVISIONS

LEE'S SUMMIT, MO

2020

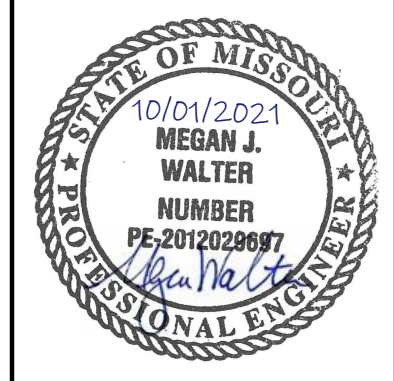
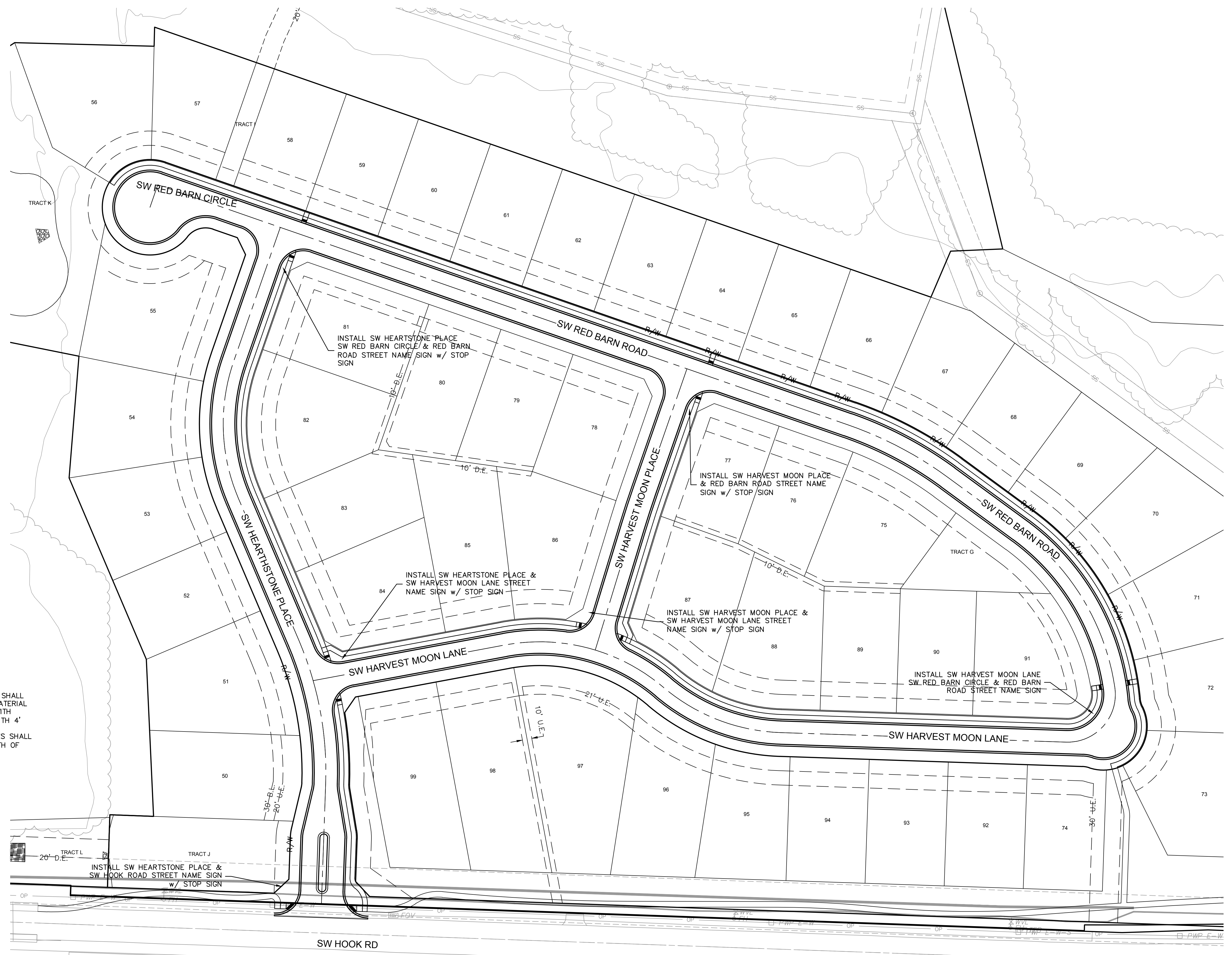
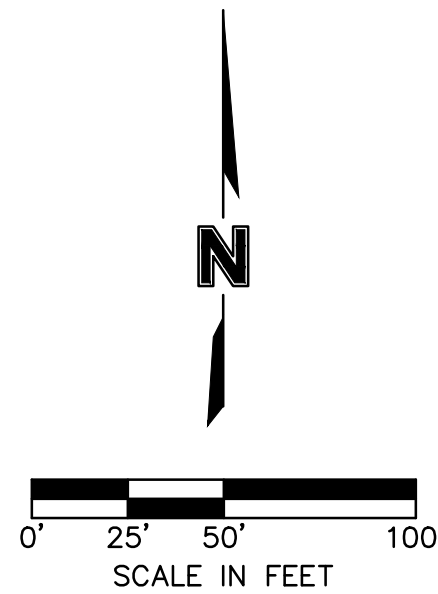
drawn by: _____	EM
checked by: _____	EM
designed by: _____	RB
QA/QC by: _____	NH
project no.: 019-4059	
drawing no.: C_RRP02_0194059	
date: 4/20/2020	

SHEET C106

7 OF 54

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

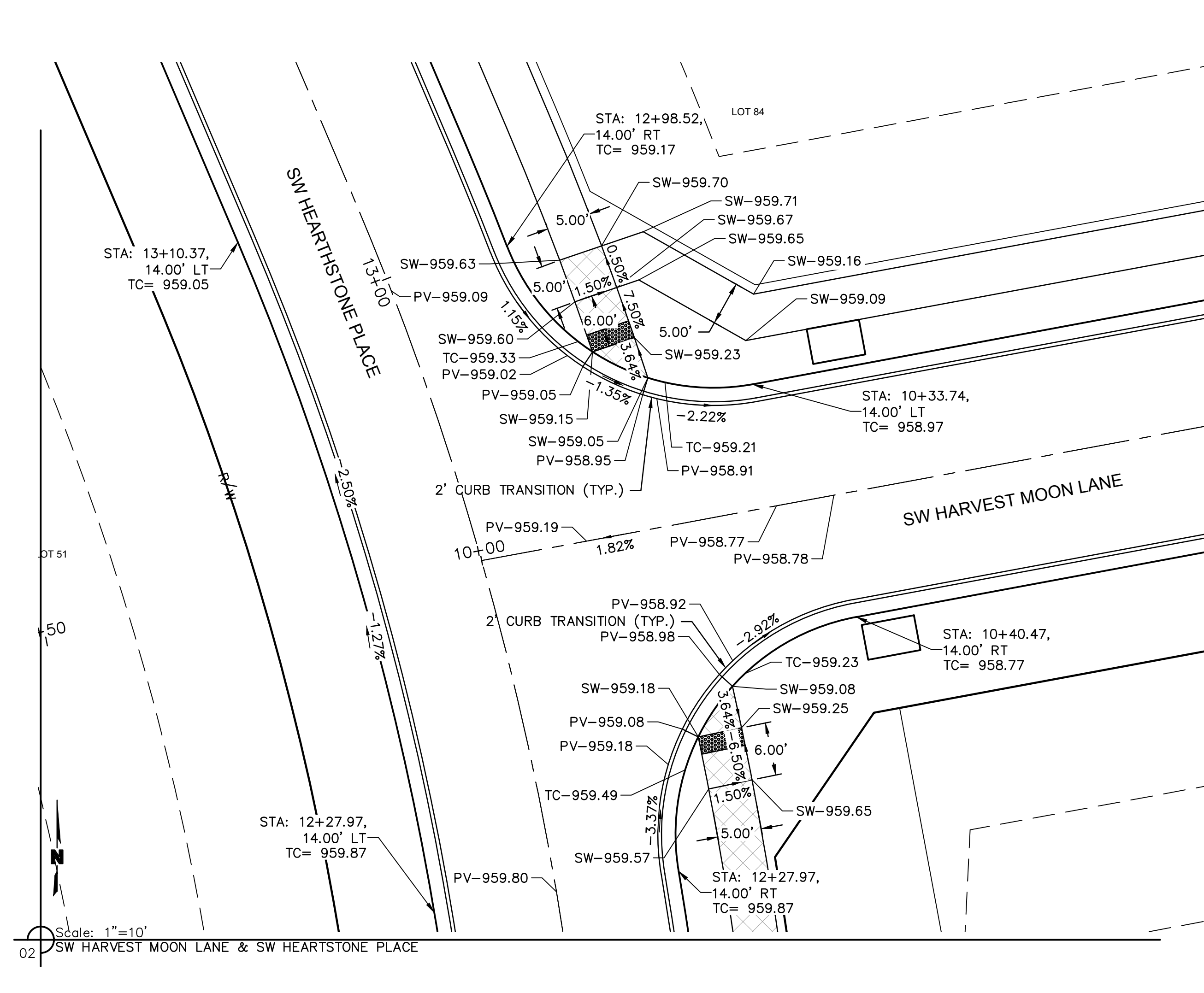
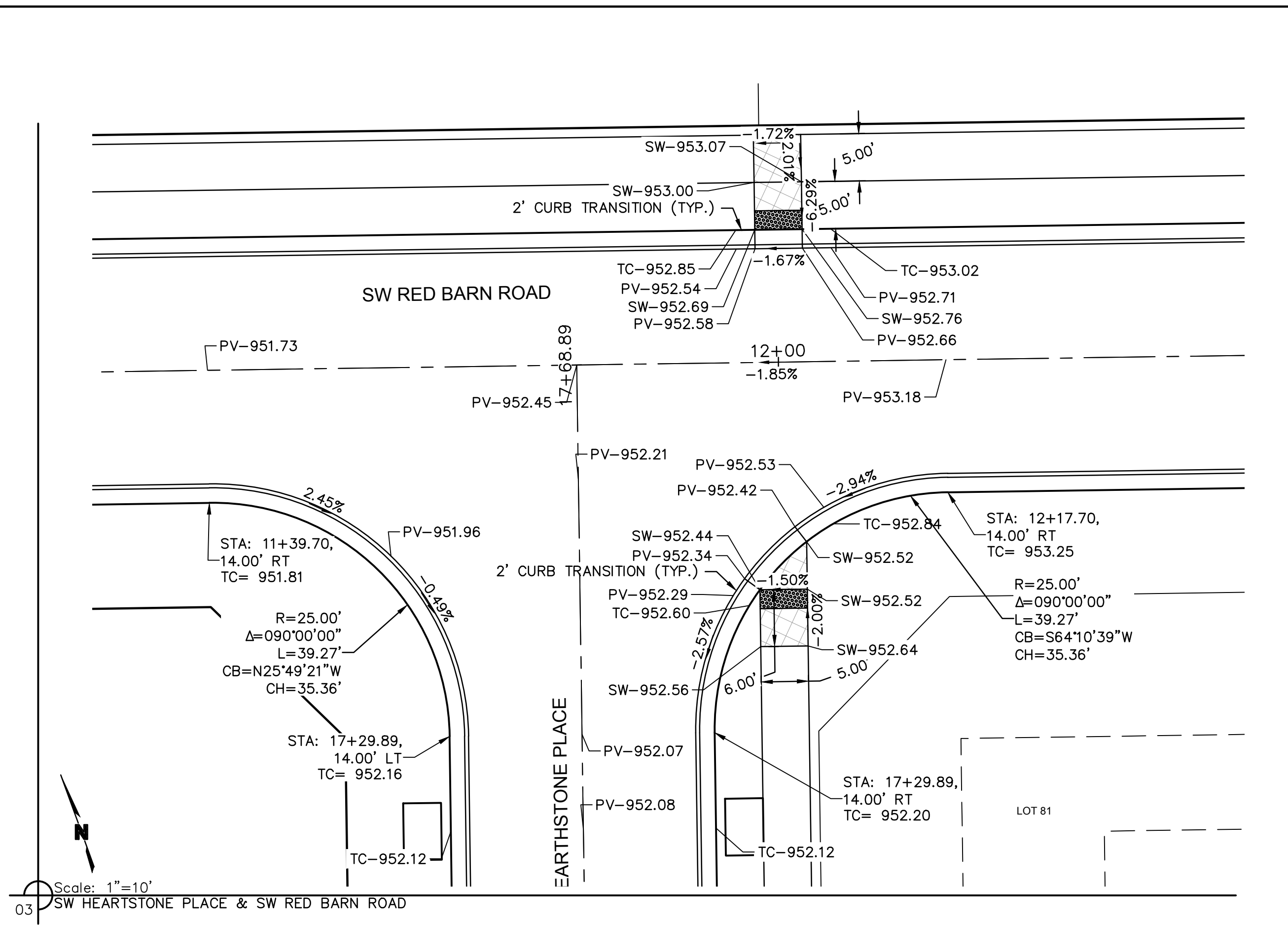
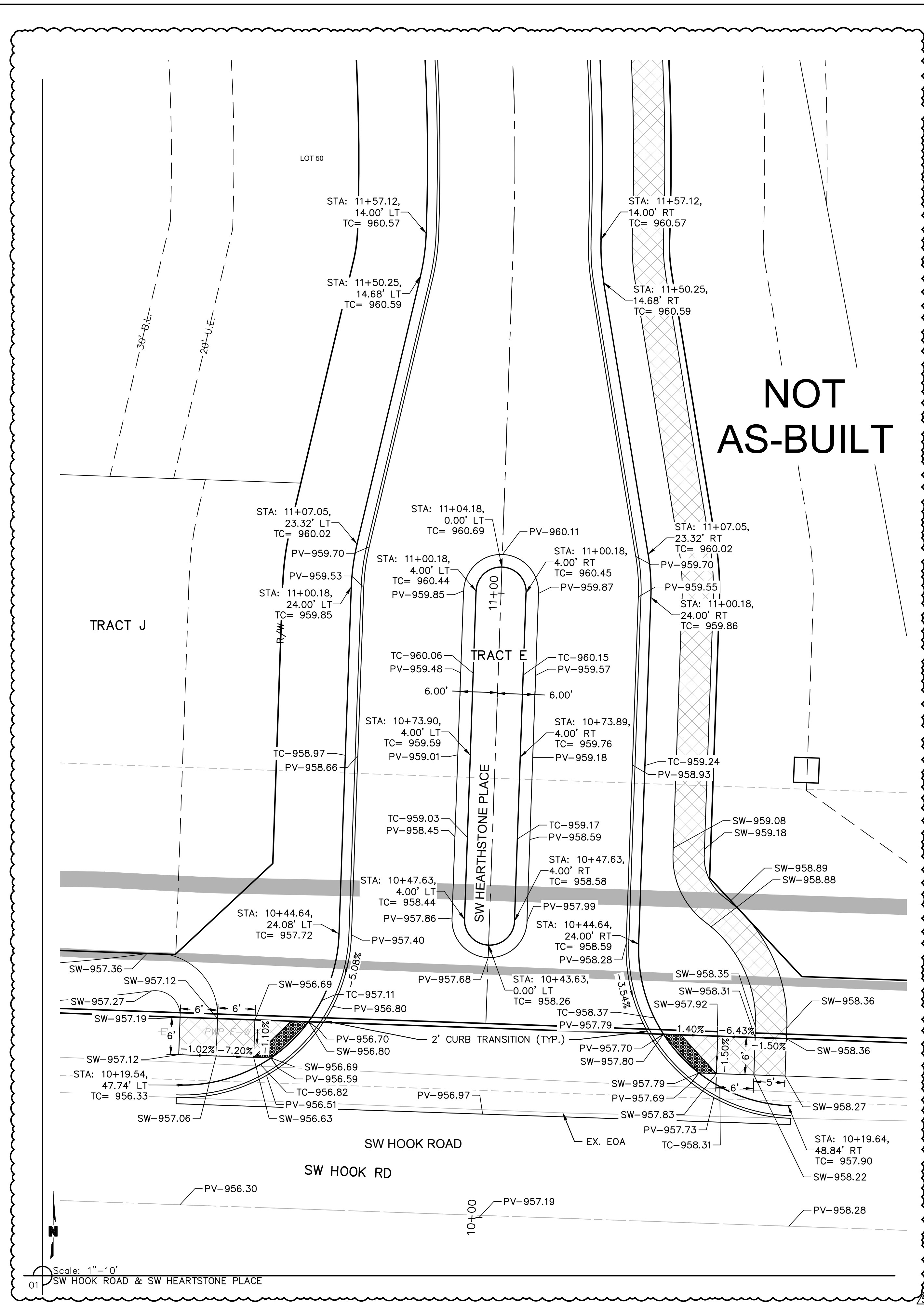


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION	

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

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

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 USER: msson



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10/01/2021
MEGAN J. WALTER
NUMBER
PE-2012028697
Megan J. Walter
PROFESSIONAL ENGINEER

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

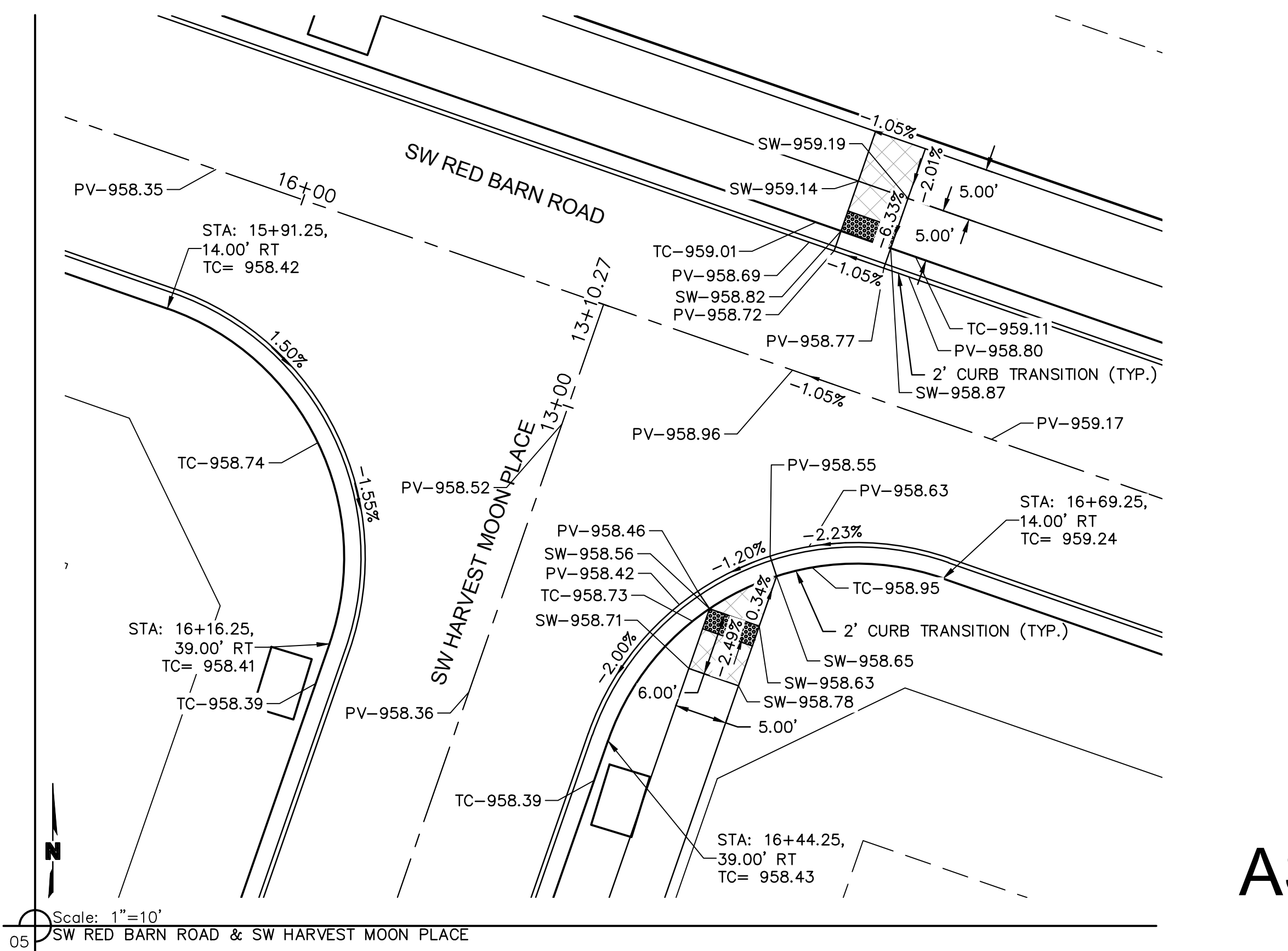
2020

LEE'S SUMMIT, MO

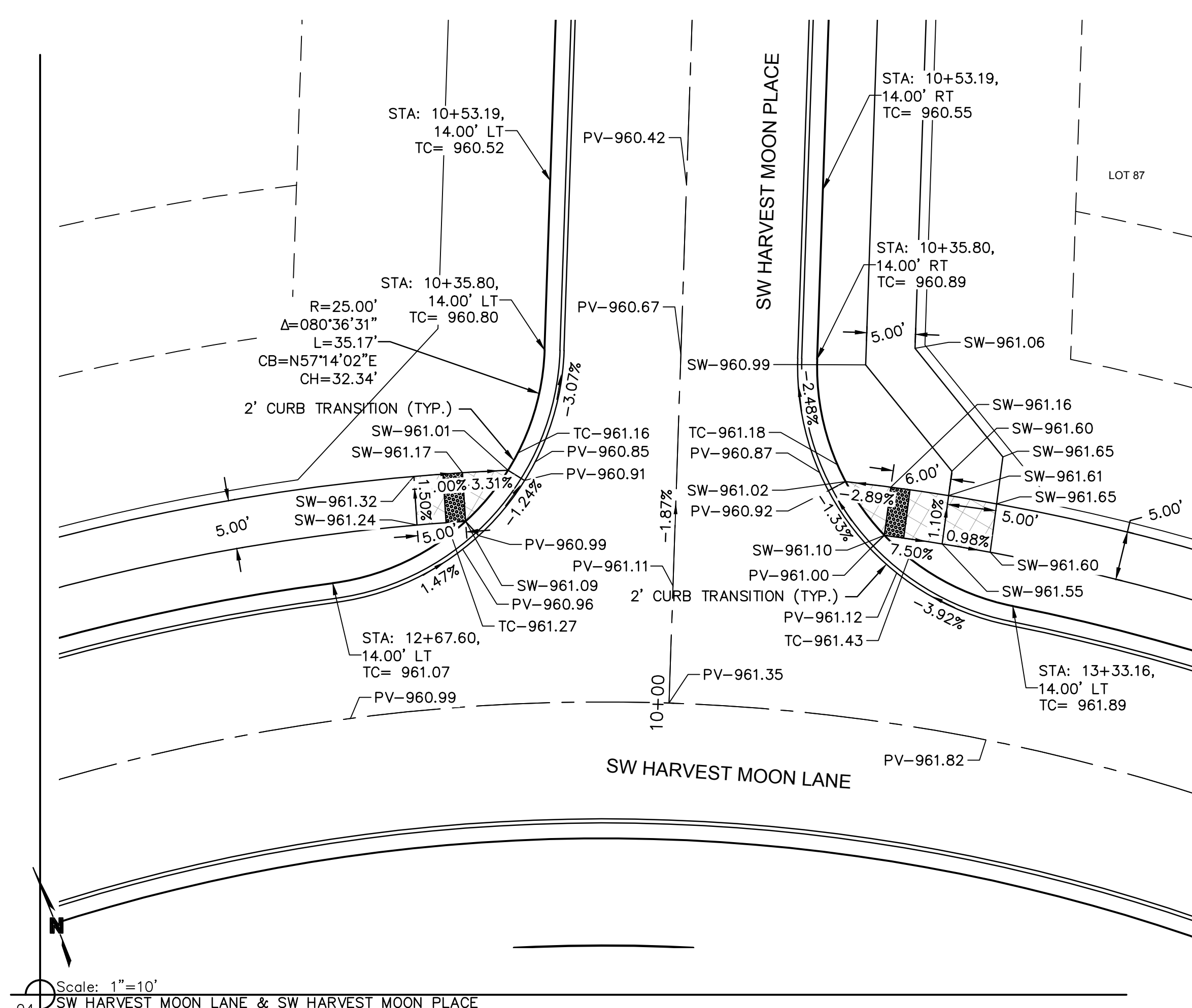
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date: 4/20/2020	

SHEET C108
9 OF 54

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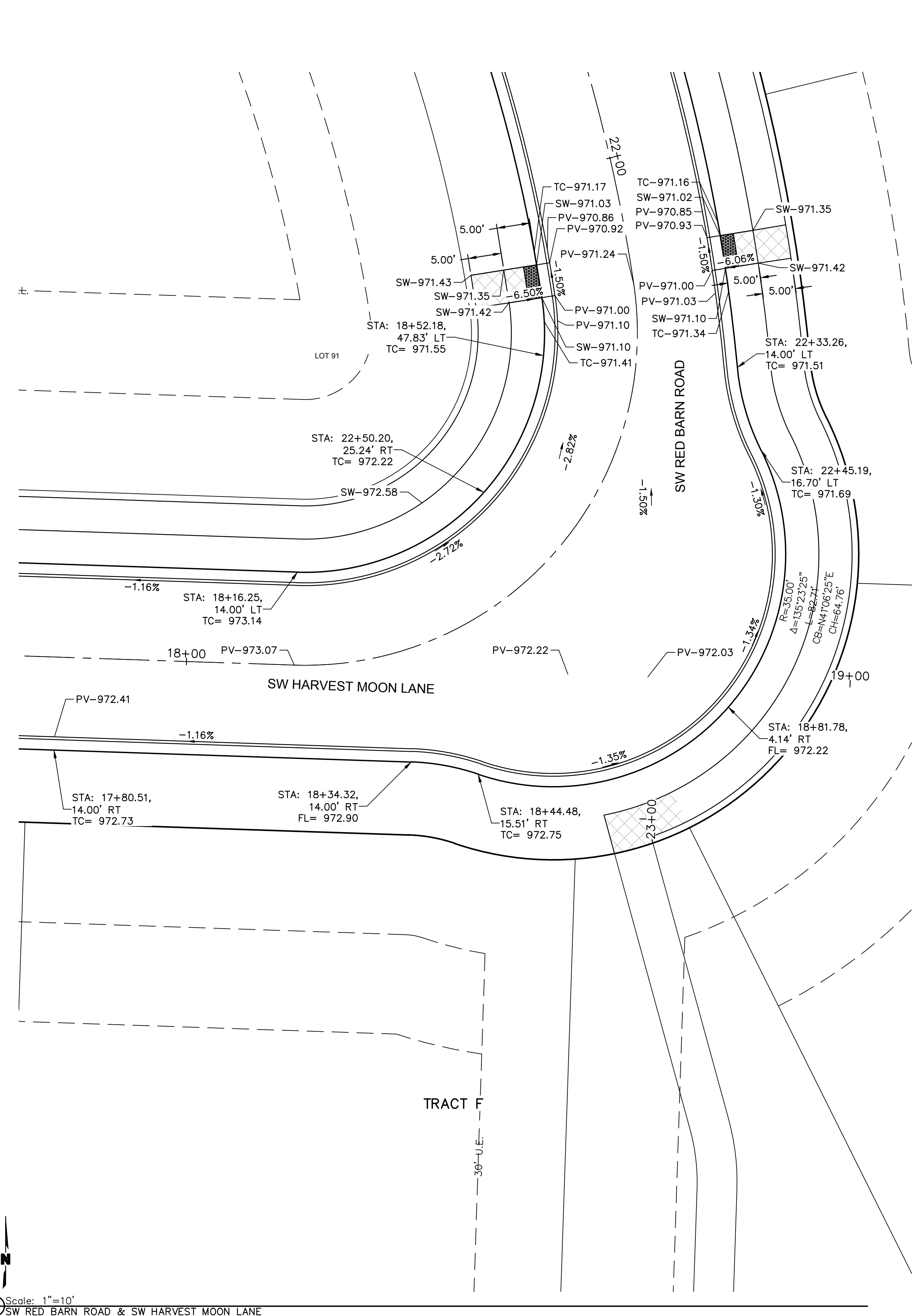


Scale: 1"=10'
 05 SW RED BARN ROAD & SW HARVEST MOON PLACE



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

NOT
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Scale: 1"=10'
 06 SW RED BARN ROAD & SW HARVEST MOON LANE

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

REVISIONS

LEE'S SUMMIT, MO

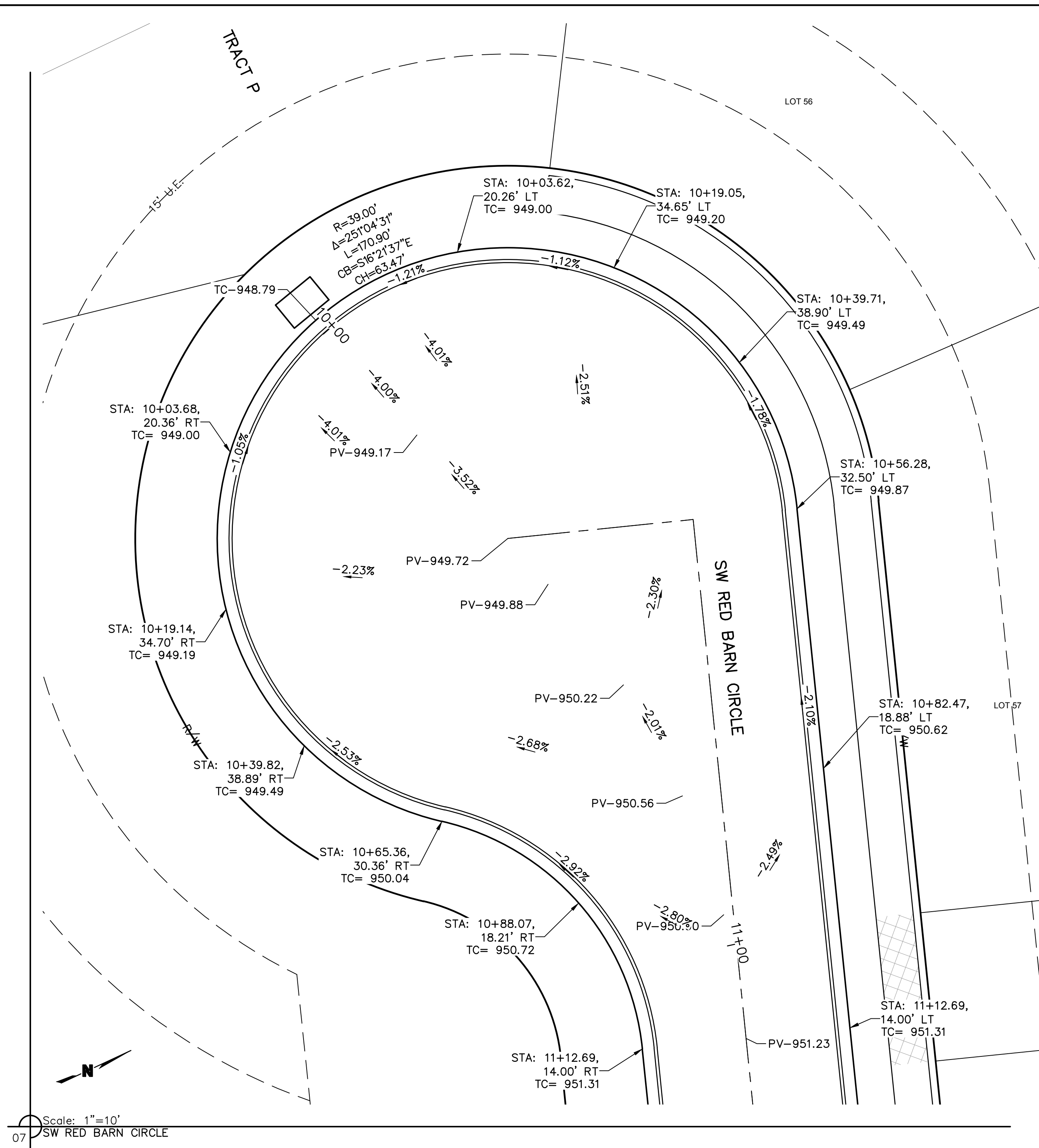
2020

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

SHEET C109
10 OF 54

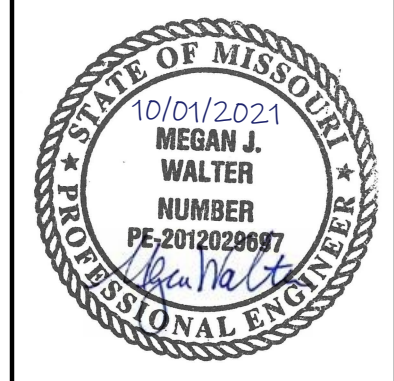
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USER: mossian
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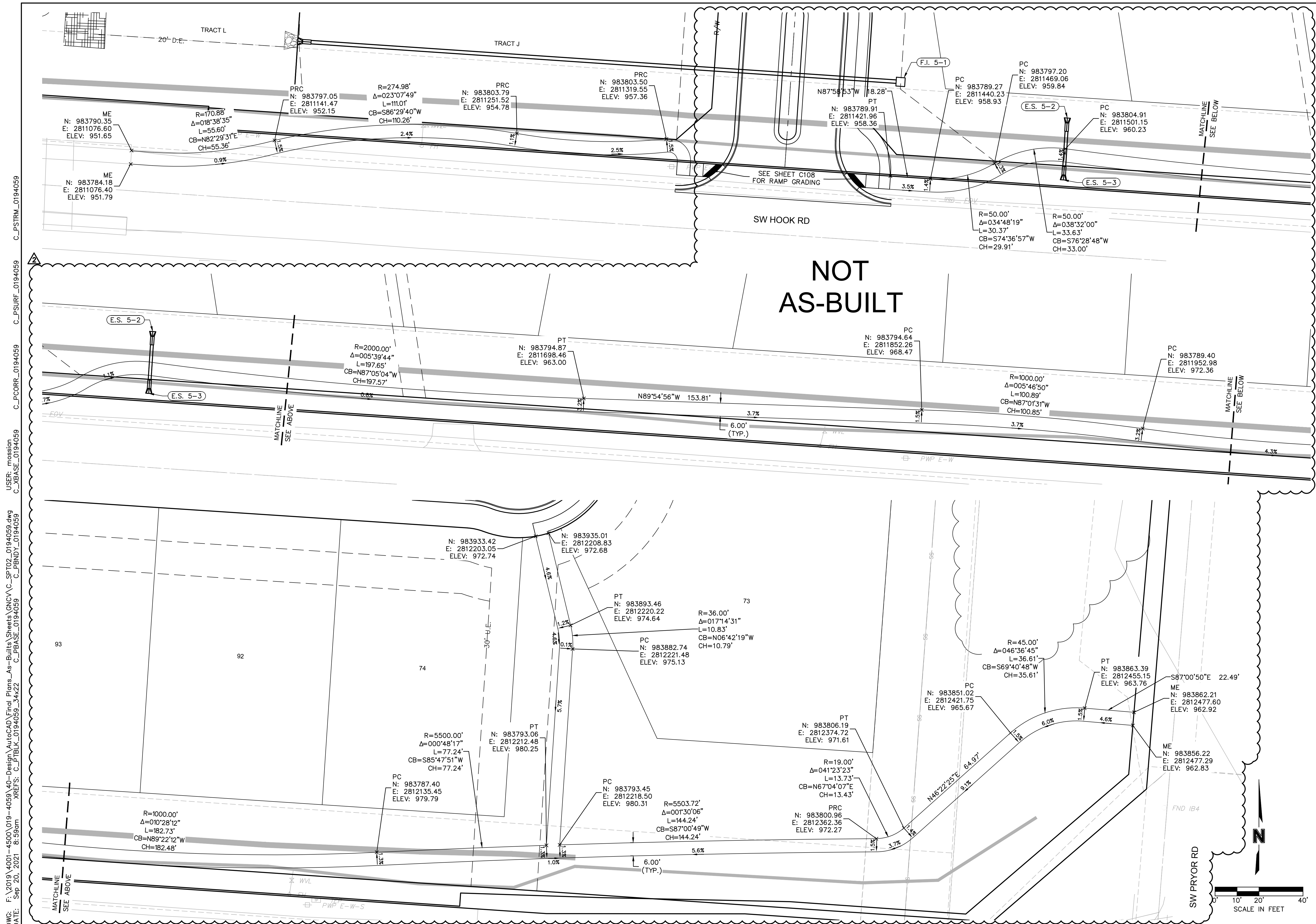


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INTERSECTION DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO 2020

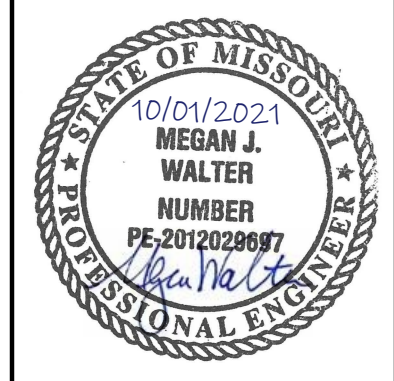
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 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_SPT01_0194059
 date: 4/20/2020



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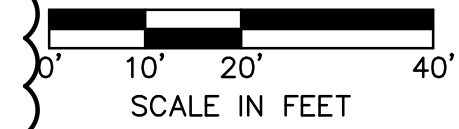


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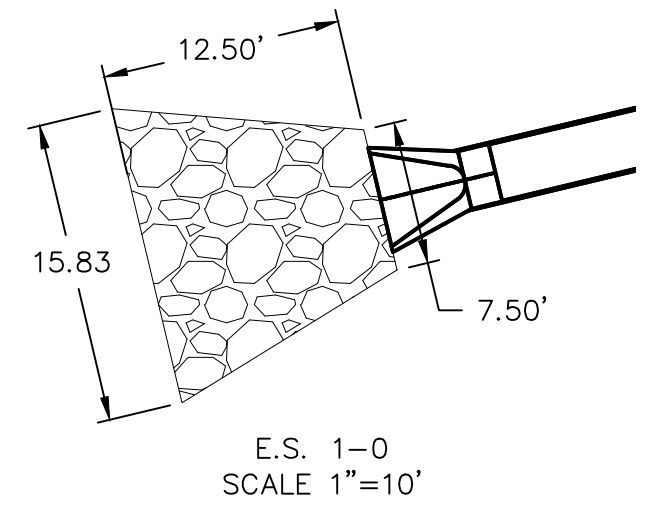
TRAIL GRADING PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_SPT02_0194059
 date: 4/20/2020

SHEET C111
 12 OF 54



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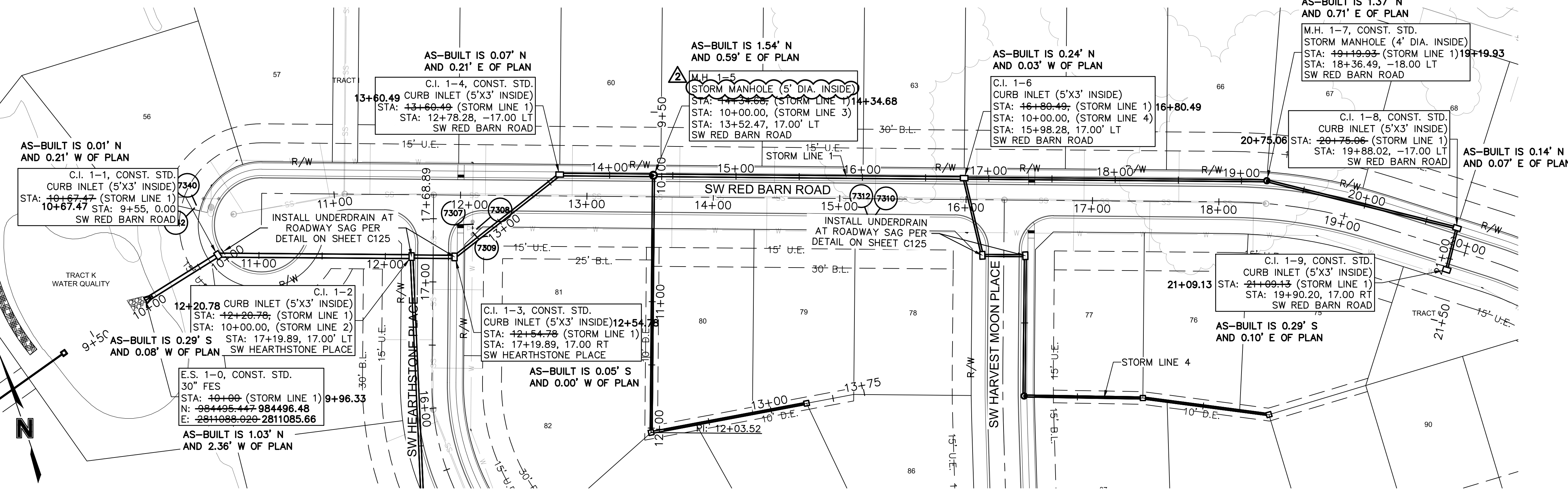
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E.S. 1-0	37.93	2.5	3	10	12.5	2.00	16.2
E.S. 5-0	9.09	1.5	2	6	6	1.65	4.3
E.S. 7-0	0.61	0.5	1	5	2	1.46	0.5

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

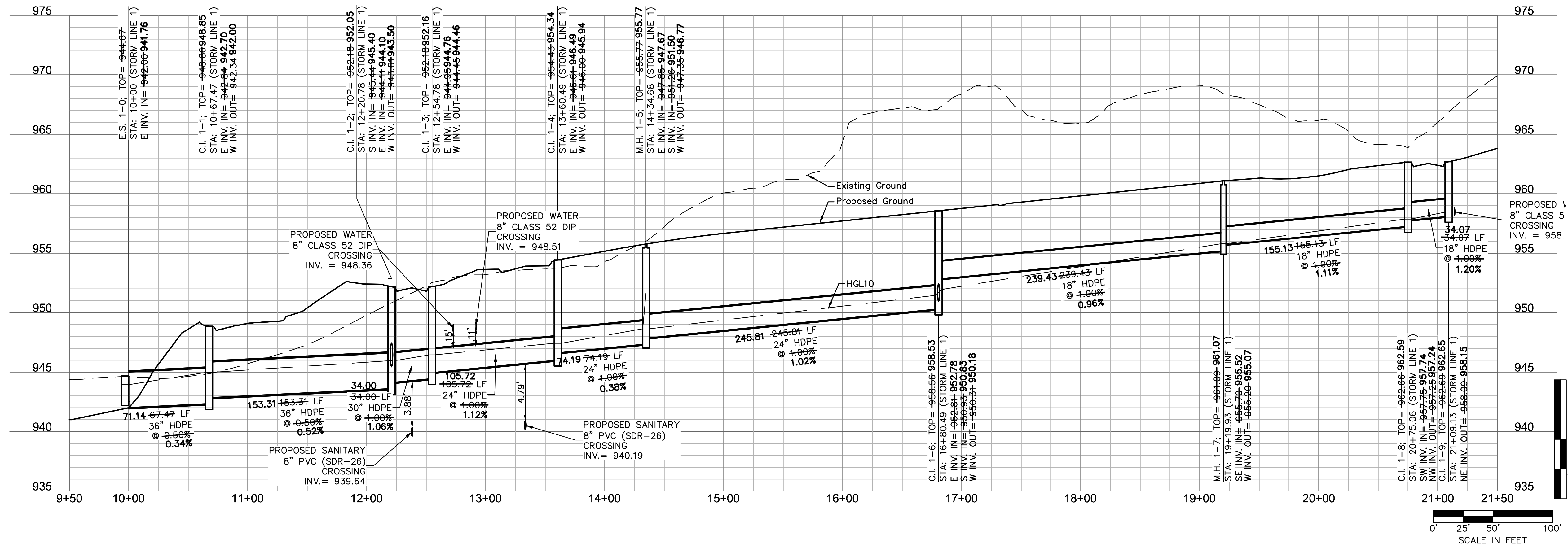
AS-BUILT

2021.09.01

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



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



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

2020

REVISIONS

LEE'S SUMMIT, MO

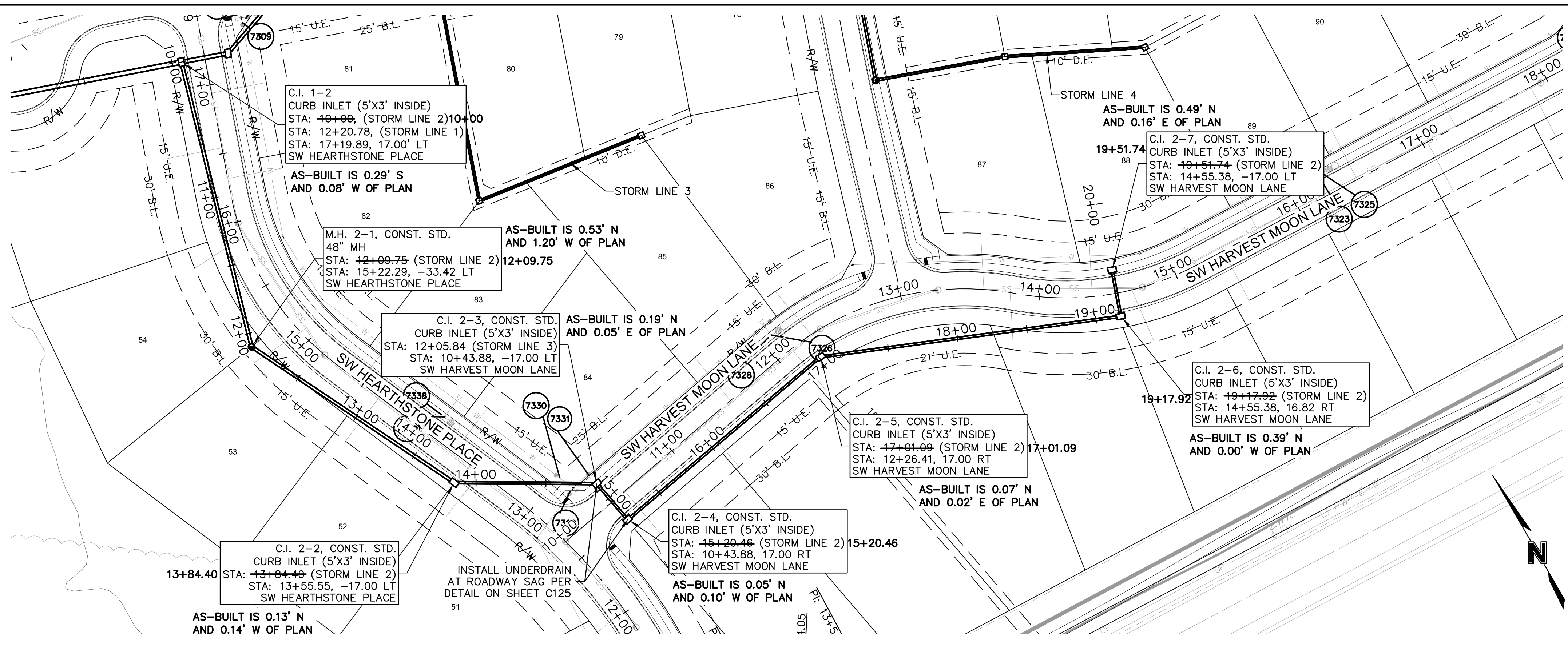
SHEET C112
 13 OF 54

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

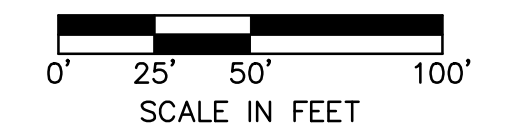
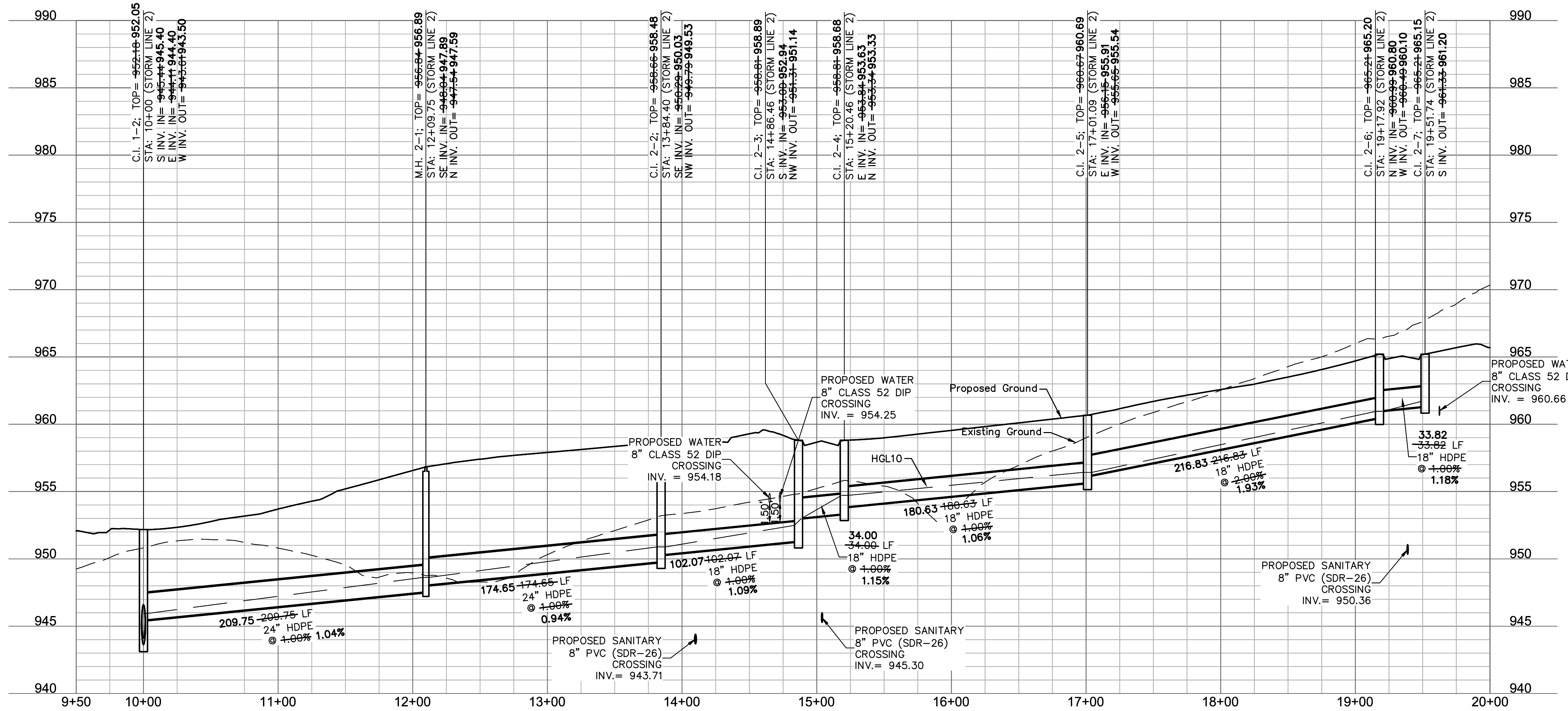
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NOTES:
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 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

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STORM LINE 2 (9+50 - 20+00)



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

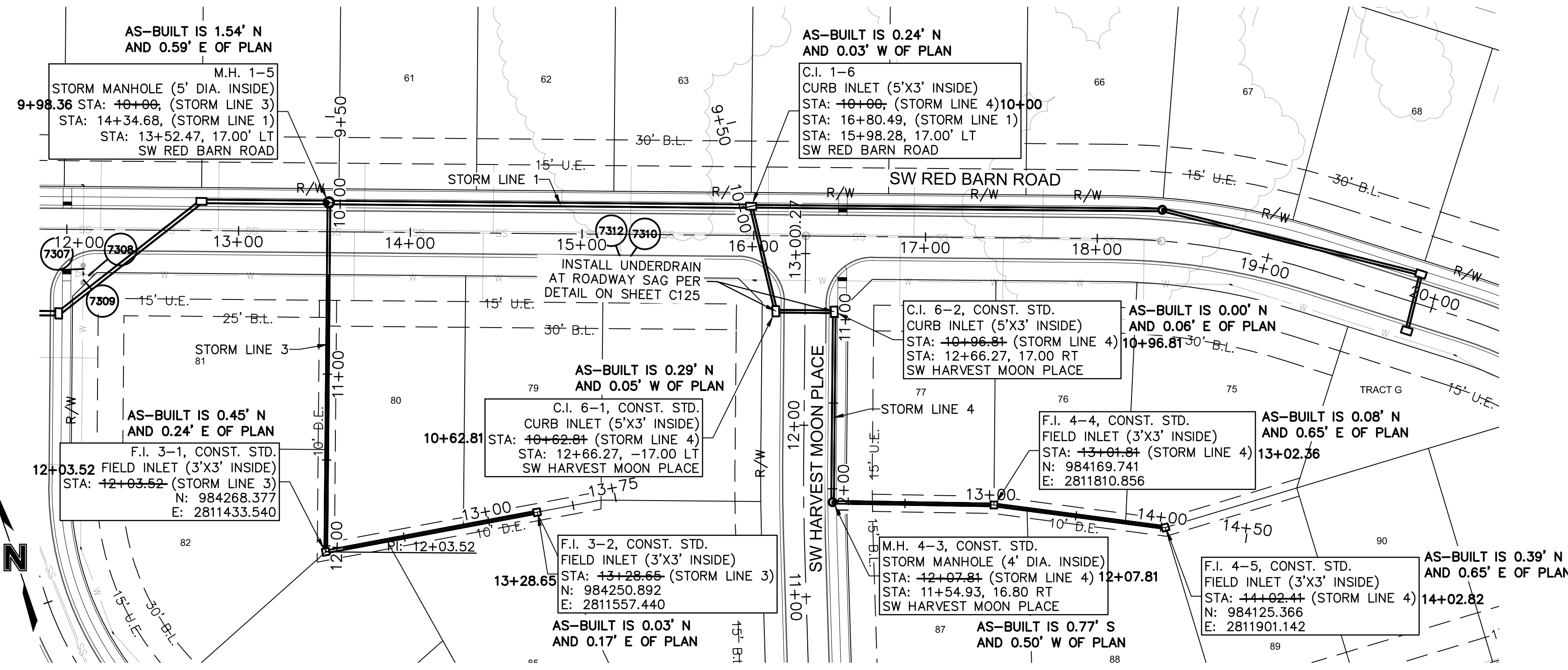
2020

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drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
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 date: 4/20/2020

SHEET C113
14 OF 54

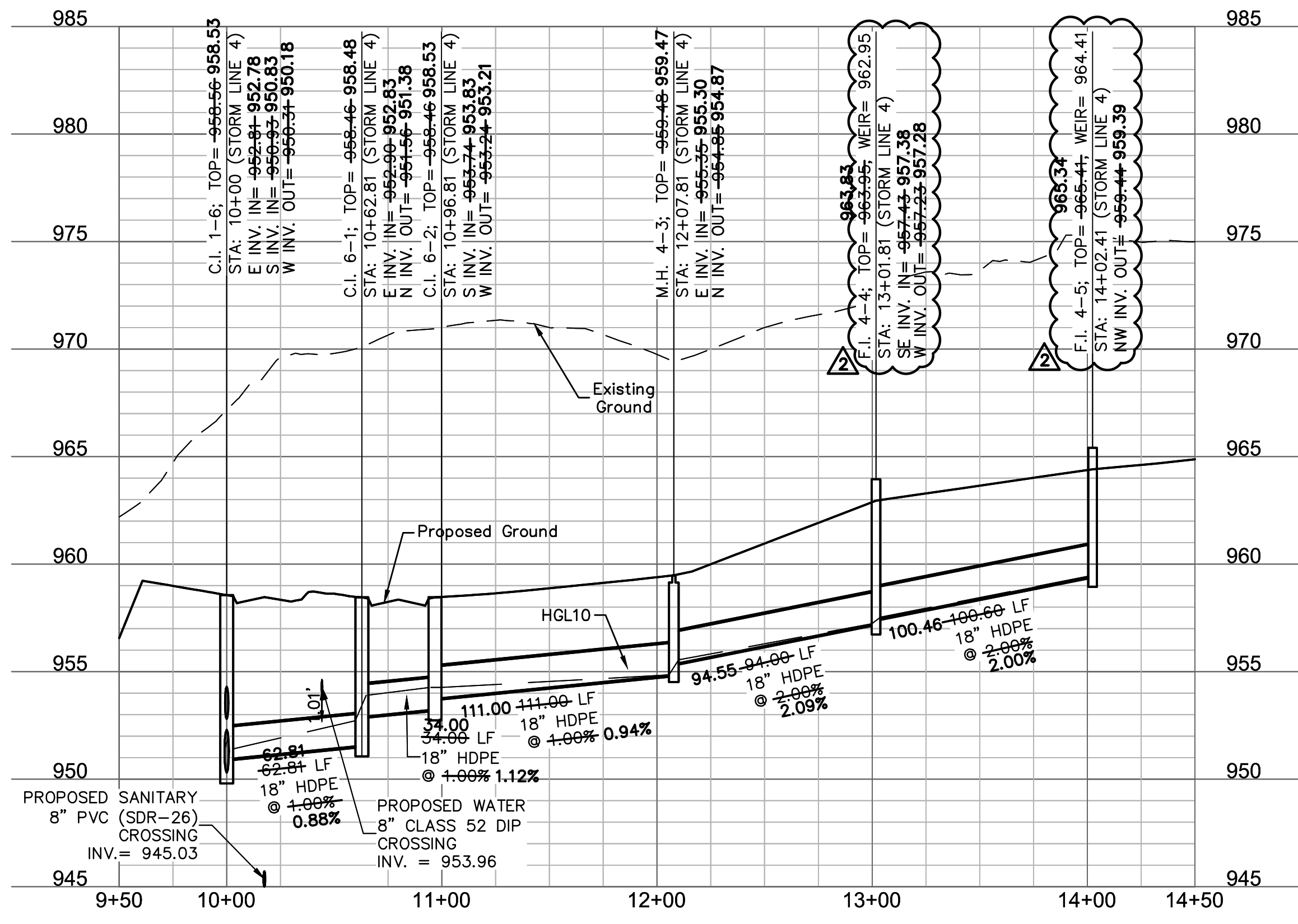
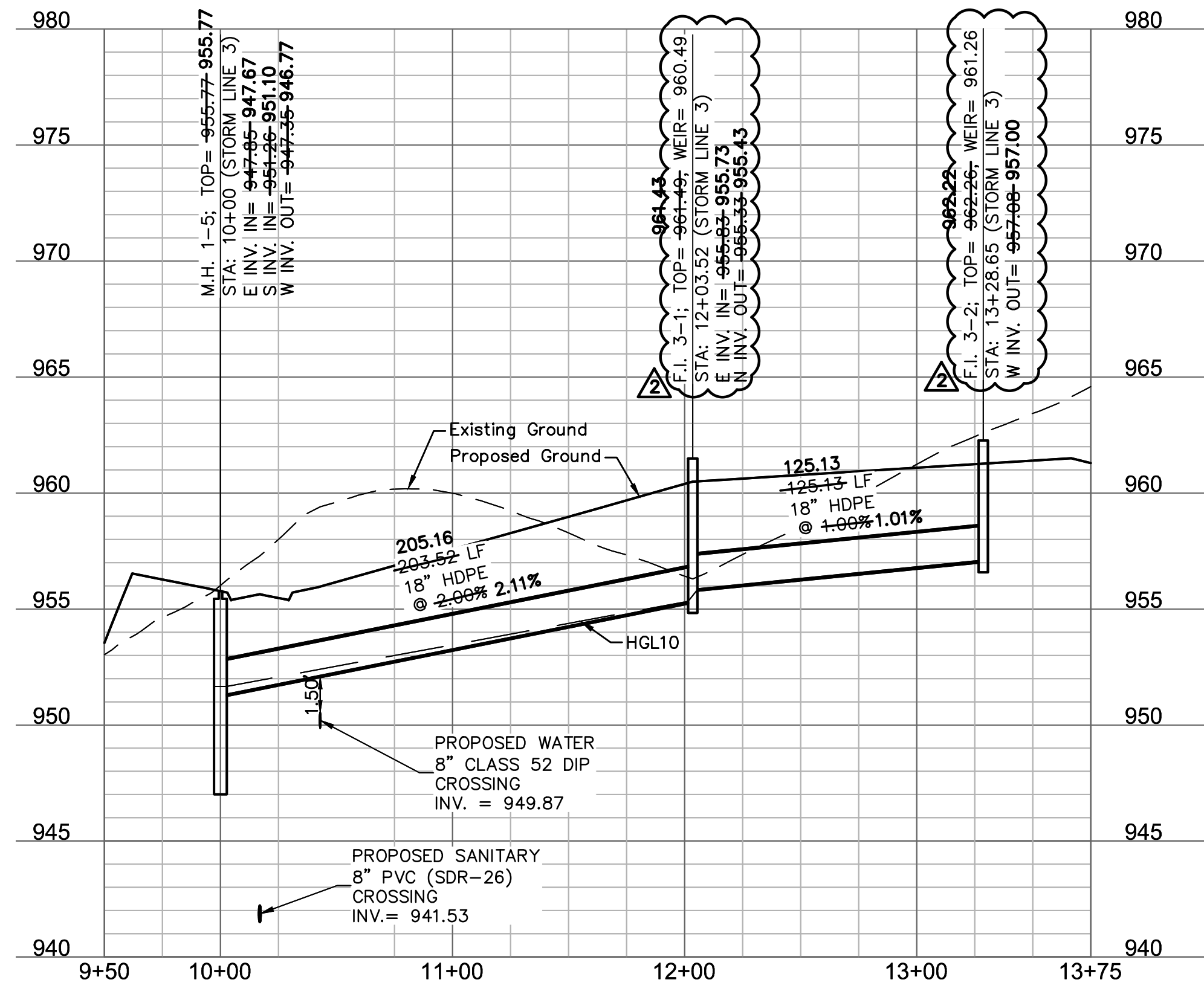
NOTES:
 1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COMMUNICATE WITH ENGINEER IF DIFFERENT THAN PLANS.
 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



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 2021.09.01

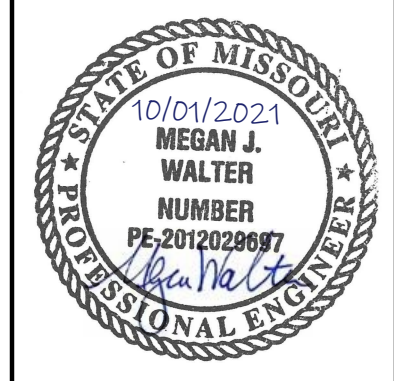
STORM LINE 3 (9+50 - 13+75)

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



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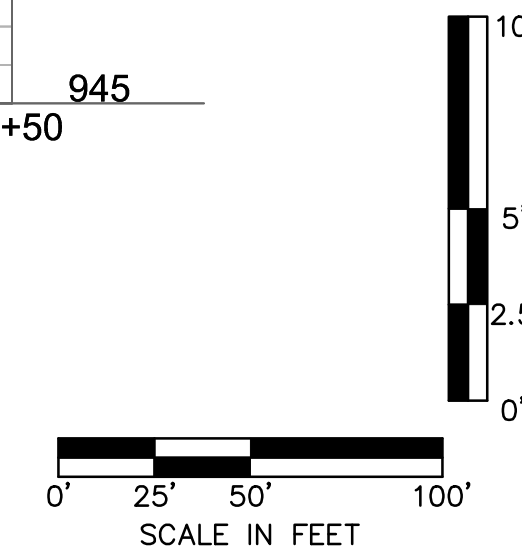
STORM PLAN & PROFILES
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

2020

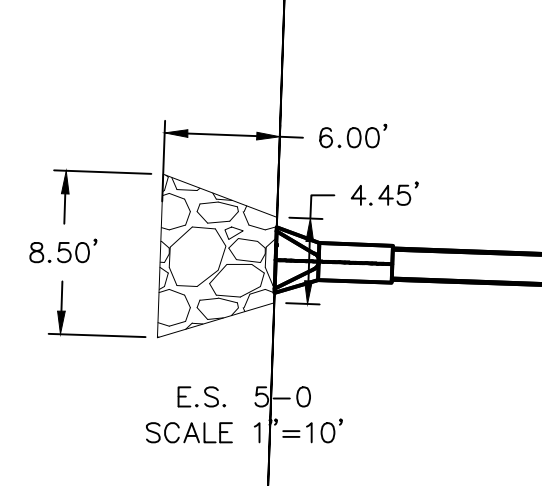
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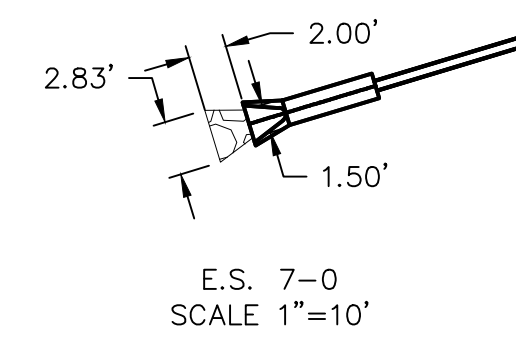
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NOTES:
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 2. CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 4" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

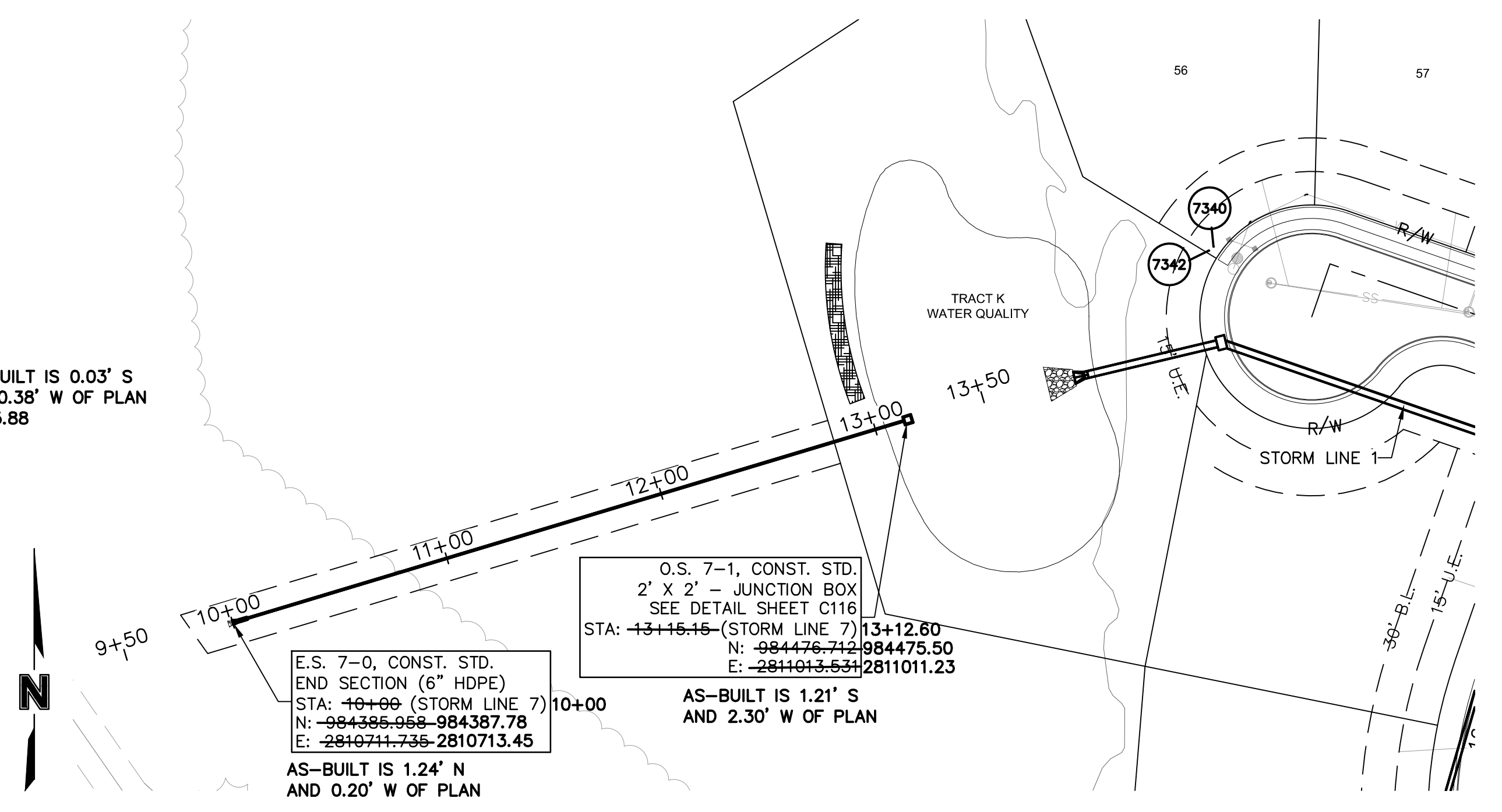
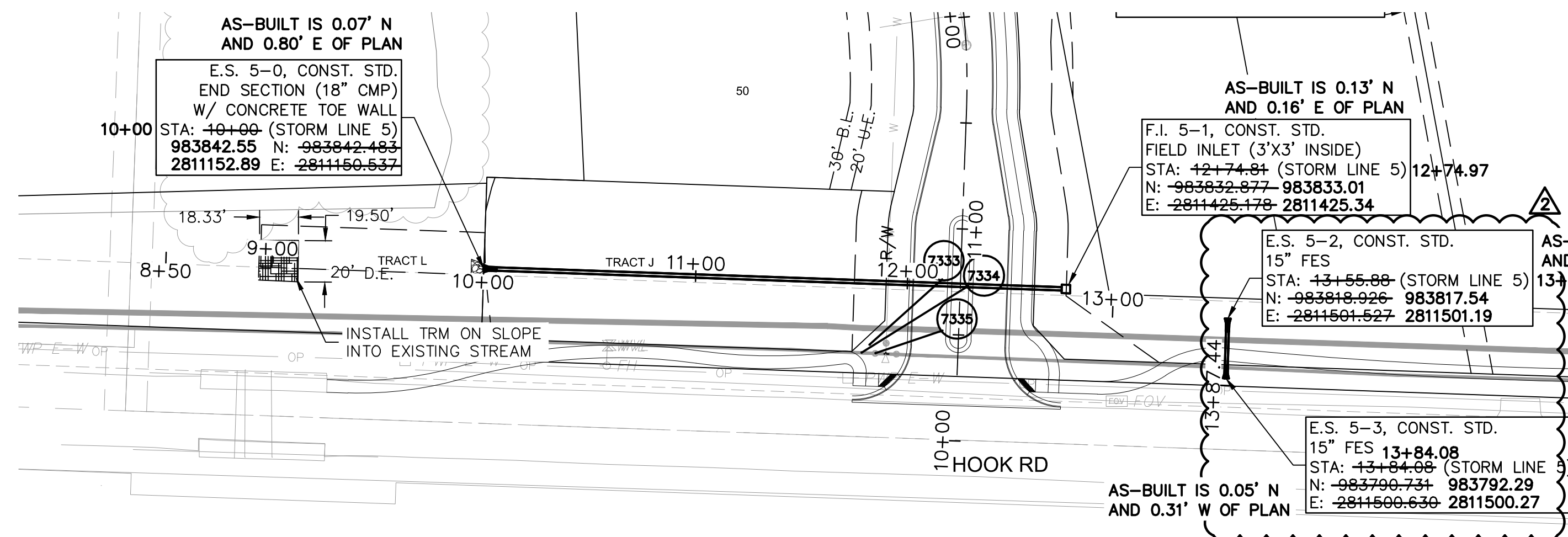


Riprap Calculations							
End Section	Q ₁₀₀ (cfs)	Pipe Diameter (ft)	Class*	D50* (in)	Apron Length (ft)	Apron Depth (ft)	Area (SV)
E.S. 1-0	37.93	2.5	3	10	12.5	2.00	16.2
E.S. 5-0	9.09	1.5	2	6	6	1.65	4.3
E.S. 7-0	0.61	0.5	1	5	2	1.46	0.5

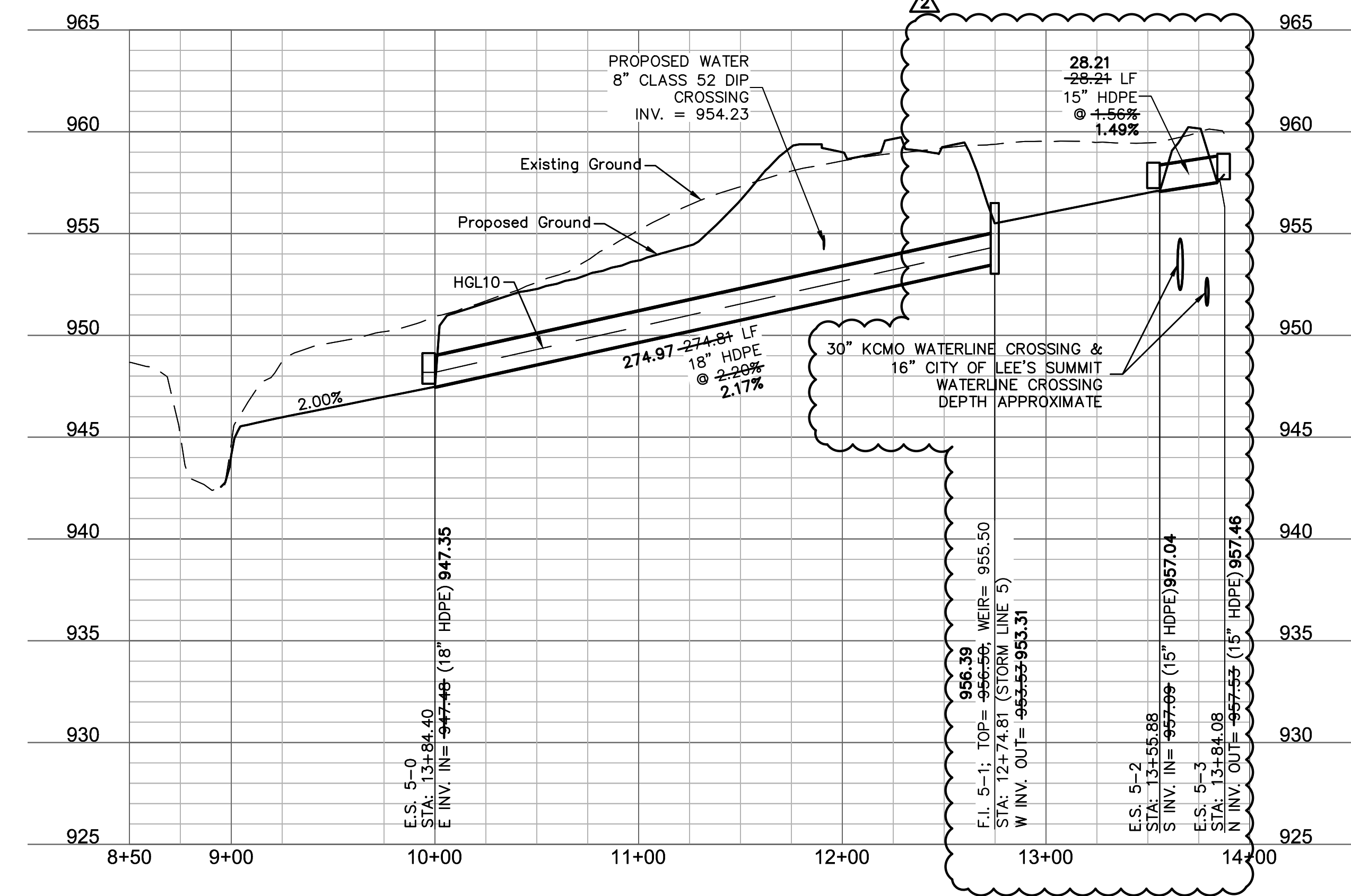
*Per Table 10.1 HEC 14-FHWA-Energy Dissipators Pg. 10-18



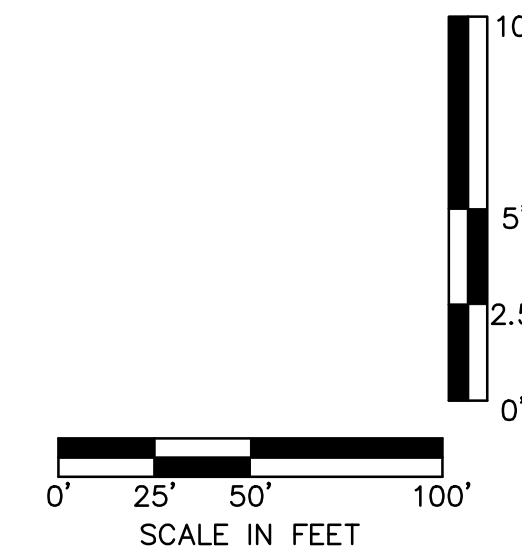
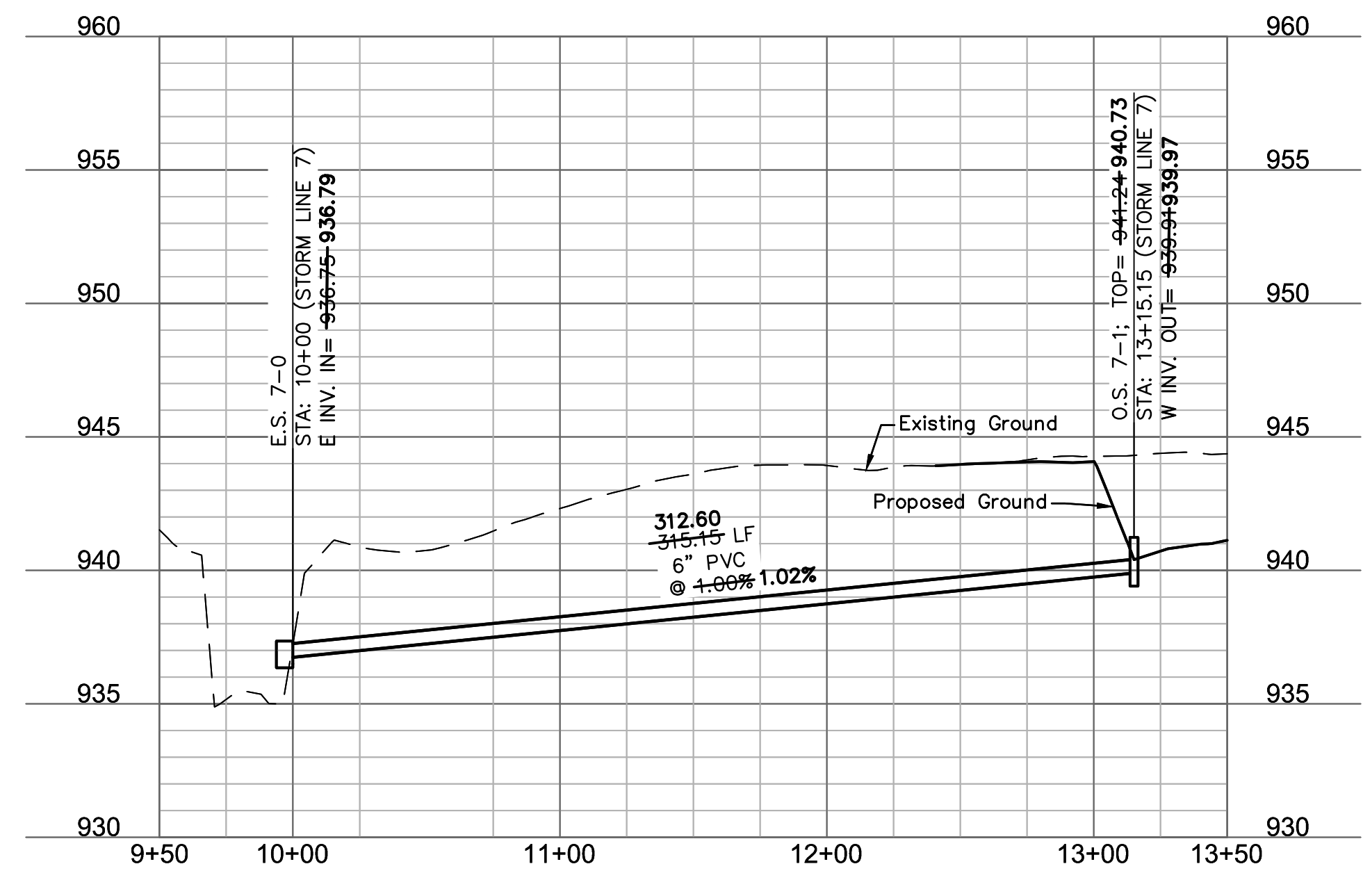
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STORM LINE 5 (8+50 - 14+00)



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



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10/01/2021
MEGAN J. WALTER
NUMBER
PE-2012028697
Professional Engineer

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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STORM PLAN & PROFILES
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

drawn by: EM

checked by: EM

designed by: RB

QA/QC by: NH

project no.: 019-4059

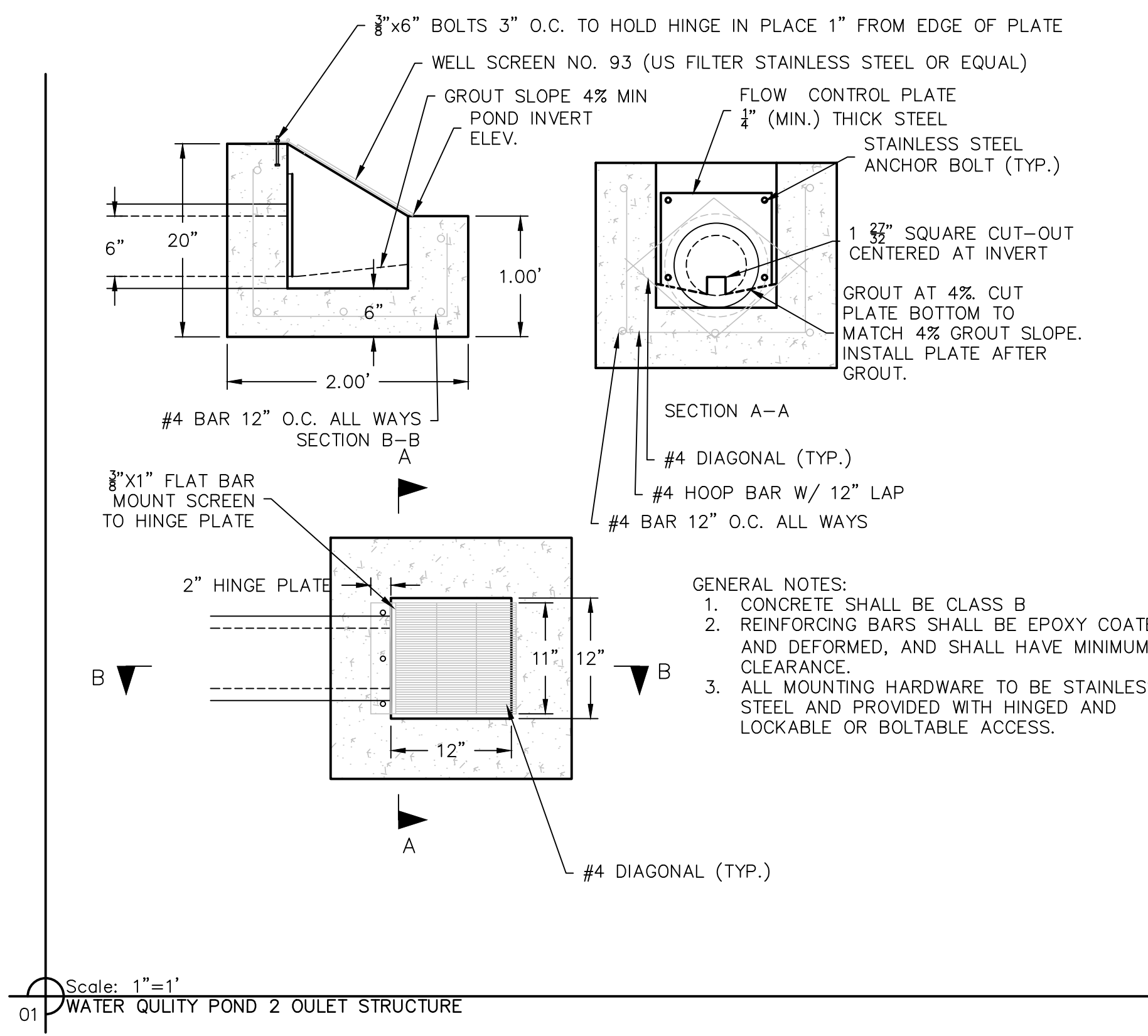
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SHEET C115

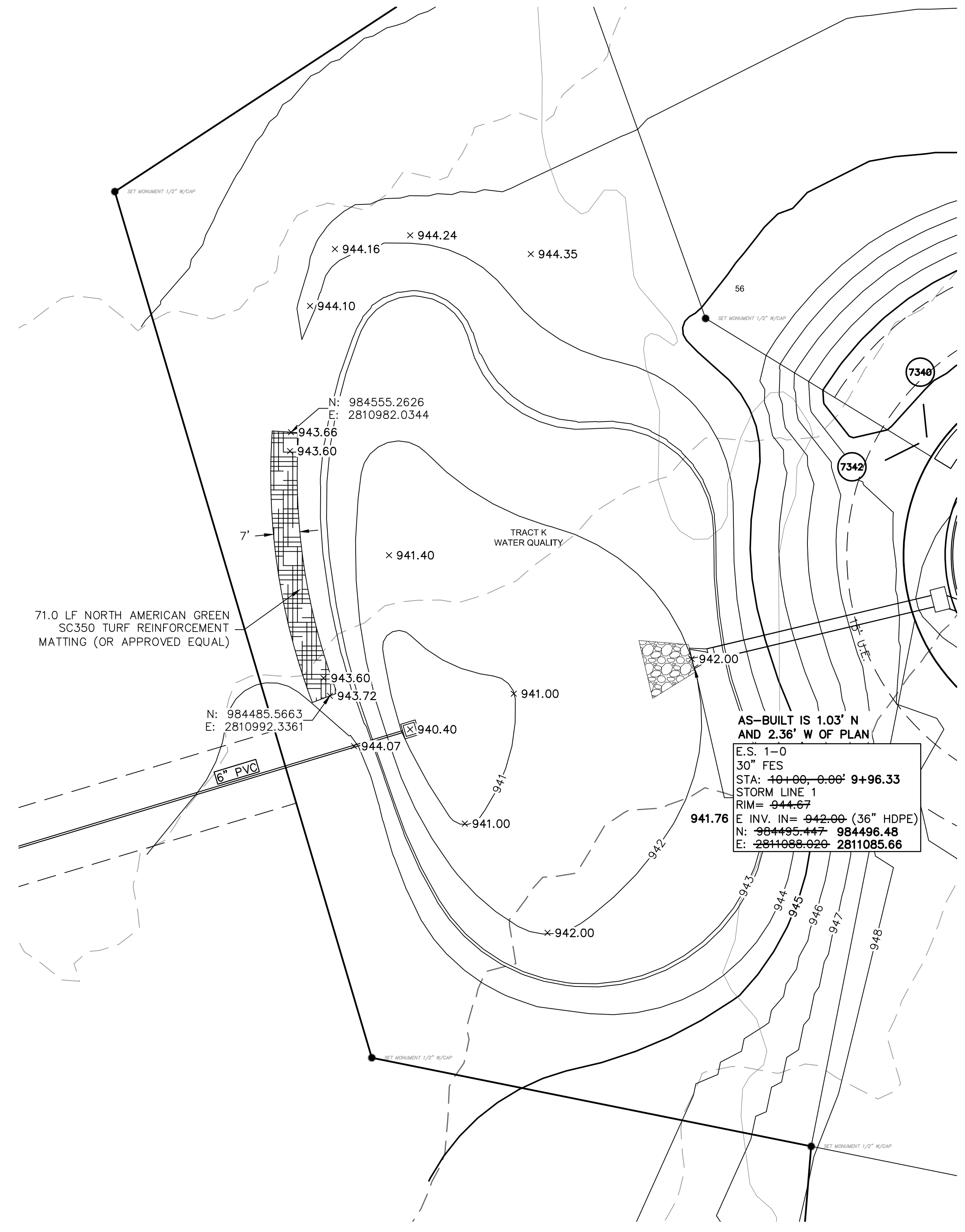
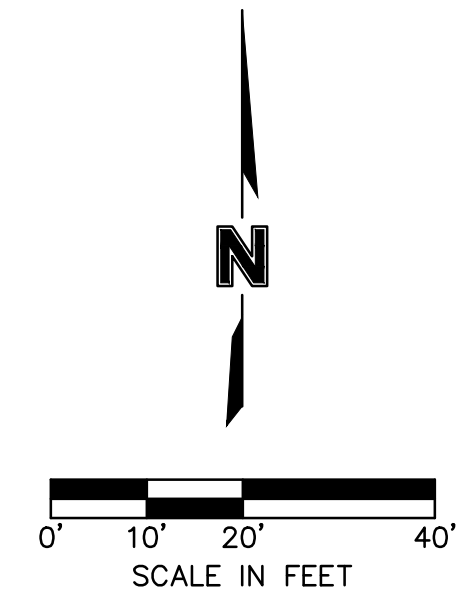
16 OF 54

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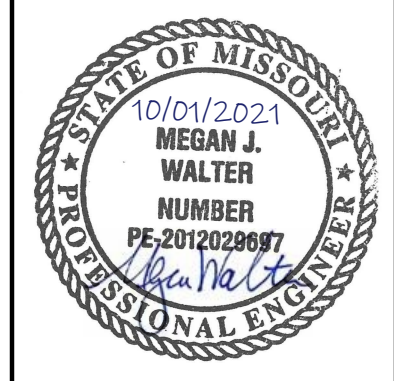


- GENERAL NOTES:
1. CONCRETE SHALL BE CLASS B
 2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE MINIMUM 2" CLEARANCE.
 3. ALL MOUNTING HARDWARE TO BE STAINLESS STEEL AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS.

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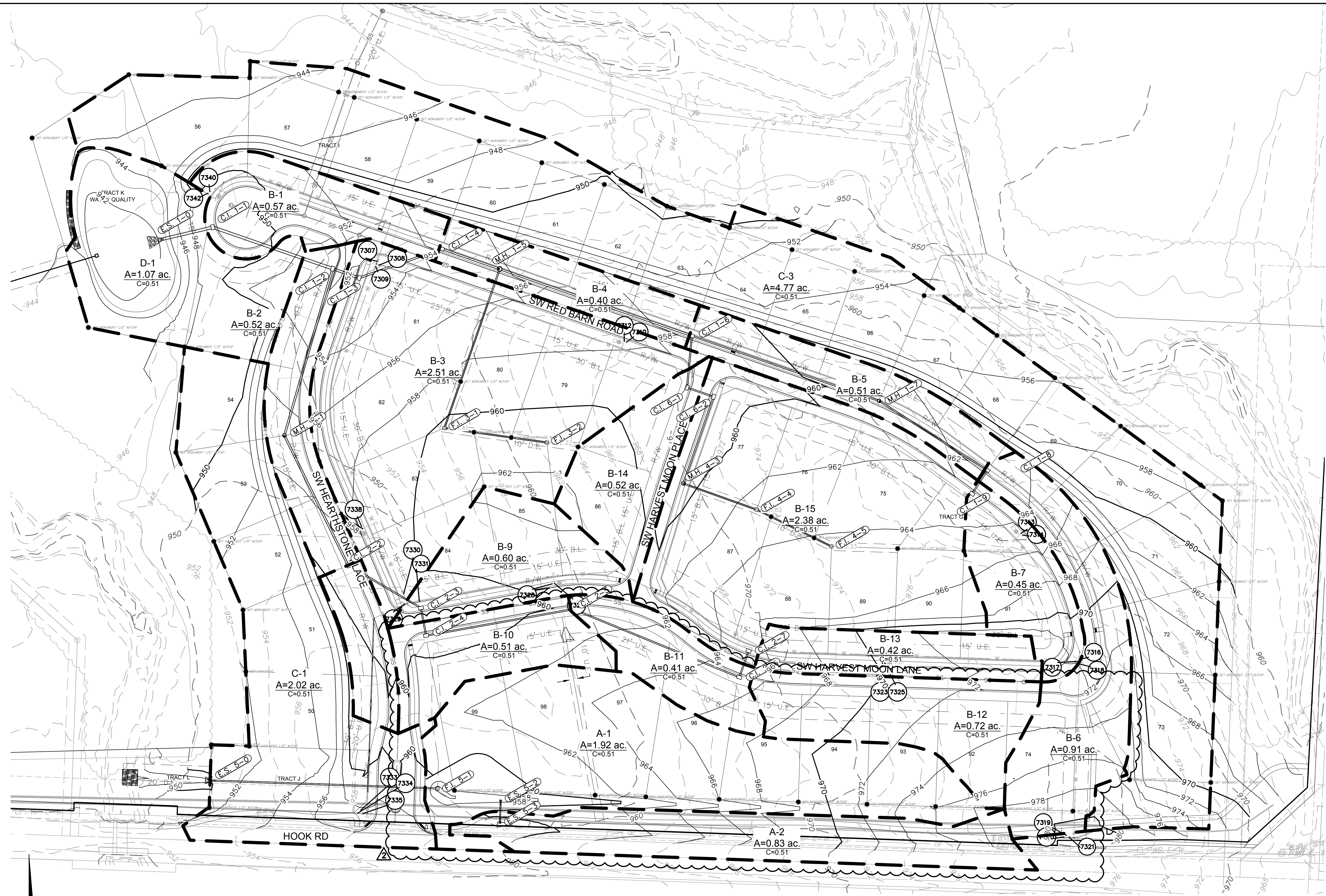
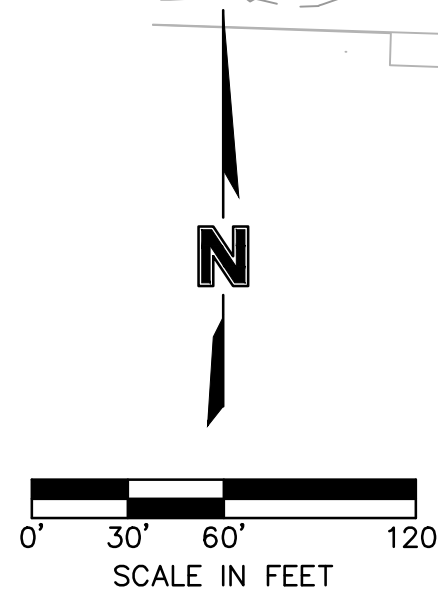


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DETECTION BASIN PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS
 LEE'S SUMMIT, MO
 2020

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

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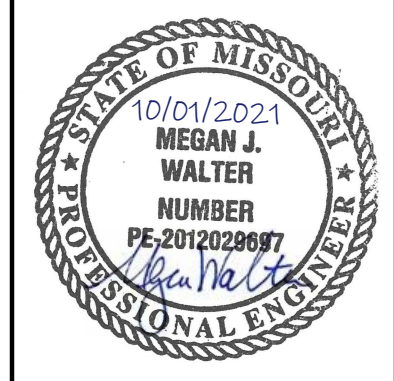
NOTES:
 1. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 2. PLAT IS LOCATED IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS,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

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

LEGEND	
	FINISHED INDEX CONTOURS
	FINISHED INTERMEDIATE CONTOURS
	RIDGE LINE
	DRAINAGE AREA
	RUNOFF COEFFICIENT
	STORM STRUCTURE NUMBER

NOT
AS-BUILT

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 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06-24-2020	CITY COMMENTS	
2	02-01-2021	ADDED HOOK ROAD SWALE	
3	04-06-2021	SWALE AND ADA RAMP REVISIONS	
4	05-04-2021	ADA RAMP REVISIONS	
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION	

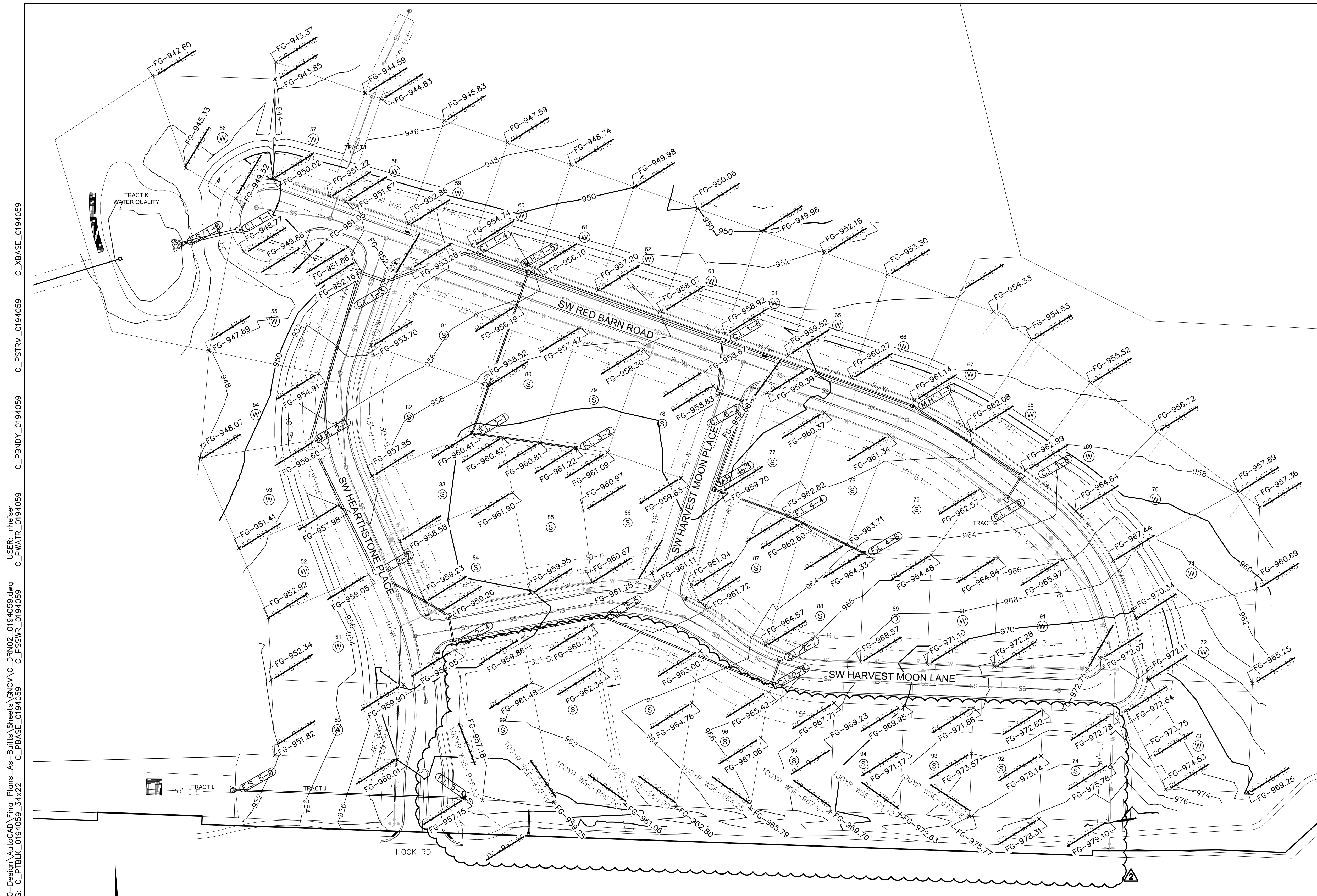
DRAINAGE PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

2020

LEE'S SUMMIT, MO

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

SHEET C117
 18 OF 54



Retreat at Hook Farms 1st Plat As-Built				
Minimum Building Opening Elevation				
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE
50	952.42	952.94	960.98	960.76
51	952.94	953.52	960.76	959.28
52	953.52	952.01	959.28	958.46
53	952.01	948.67	958.46	957.21
54	948.67	948.49	957.21	955.39
55	954.85	946.10	953.60	950.02
56	946.10	944.45	949.93	950.47
57	943.97	945.19	950.47	951.82
58	945.43	946.43	952.22	953.52
59	946.43	948.19	953.52	955.11
60	948.19	949.34	955.11	956.57
61	949.34	950.58	956.57	957.68
62	950.58	950.66	957.68	958.62
63	950.66	950.58	958.62	959.39
64	950.58	952.76	959.39	960.14
65	952.76	953.90	960.14	961.06
66	953.90	954.65	961.06	961.71
67	954.65	955.13	961.71	962.52
68	955.13	956.12	962.52	963.36
69	956.12	957.32	963.36	965.29
70	957.32	958.49	965.29	967.98
71	958.49	961.30	967.98	971.34
72	961.30	965.85	971.34	972.83
73	965.85	969.85	972.83	973.26
74	979.70	978.92	973.42	973.50
75	965.08	963.07	963.13	961.79
76	963.07	962.17	961.79	960.89
77	962.17	960.05	960.89	959.31
78	959.83	959.70	959.29	958.42
79	959.70	958.92	958.42	957.64
80	958.92	957.75	957.64	956.47
81	955.92	957.62	954.09	956.34
82	955.62	959.55	954.34	958.27
83	959.55	960.40	958.27	959.12
84	960.40	960.14	959.12	959.69
85	961.85	962.64	960.57	961.36
86	962.82	960.33	961.36	961.26
87	960.35	963.20	961.22	965.13
88	963.20	965.93	965.13	968.03
89	965.93	965.08	969.03	971.35
90	965.08	965.44	971.35	972.90
91	965.44	967.81	972.90	971.68
92	974.78	973.81	973.50	972.53
93	973.81	973.63	972.53	970.65
94	973.65	970.71	970.65	968.04
95	970.71	966.53	968.04	965.94
96	966.53	962.82	965.94	963.23
97	962.61	961.60	963.23	961.20
98	961.60	959.86	961.20	960.29
99	959.86	958.38	960.29	959.42

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

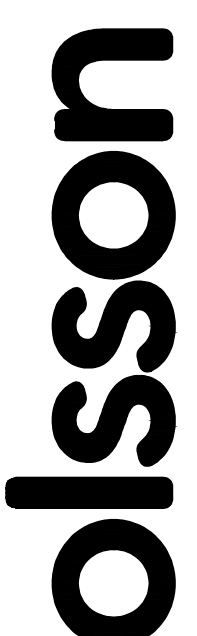
- NOTES:
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE WATER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 - PLAT IS LOCATED IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, AREAS OF 1-PERCENT ANNUAL CHANCE SHEET FLOOD FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE"
 - BUFFER ZONE FOR NATURAL STREAMS IS LOCATED WITHIN PLAT.
 - MLO ELEVATIONS HAVE BEEN PROVIDED PER LOT LINES. INTERPOLATION WILL BE ALLOWED BETWEEN THE RIGHT AND LEFT SIDE MBOES SHOWN ON THE MASTER DRAINAGE PLAN, DEPENDING ON THE LOCATION OF THE LOWEST OPENING ON THE PROPOSED STRUCTURE.
 - SWALES TO BE CONSTRUCTED BETWEEN EACH OF THE LOTS 75-84, 92-94 TO DRAIN TOWARDS THE ROADWAY.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.

RMLO - REAR MINIMUM LOW OPENING
FMLO - FRONT MINIMUM LOW OPENING

LOT TYPES:
S - STANDARD
D - DAYLIGHT
W - WALKOUT

AS-BUILT
2021.09.01

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 C_PBDY_0194059
 C_XBASE_0194059



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10/01/2021
MEGAN J. WALTER
NUMBER
PE-201202897
Professional Engineer

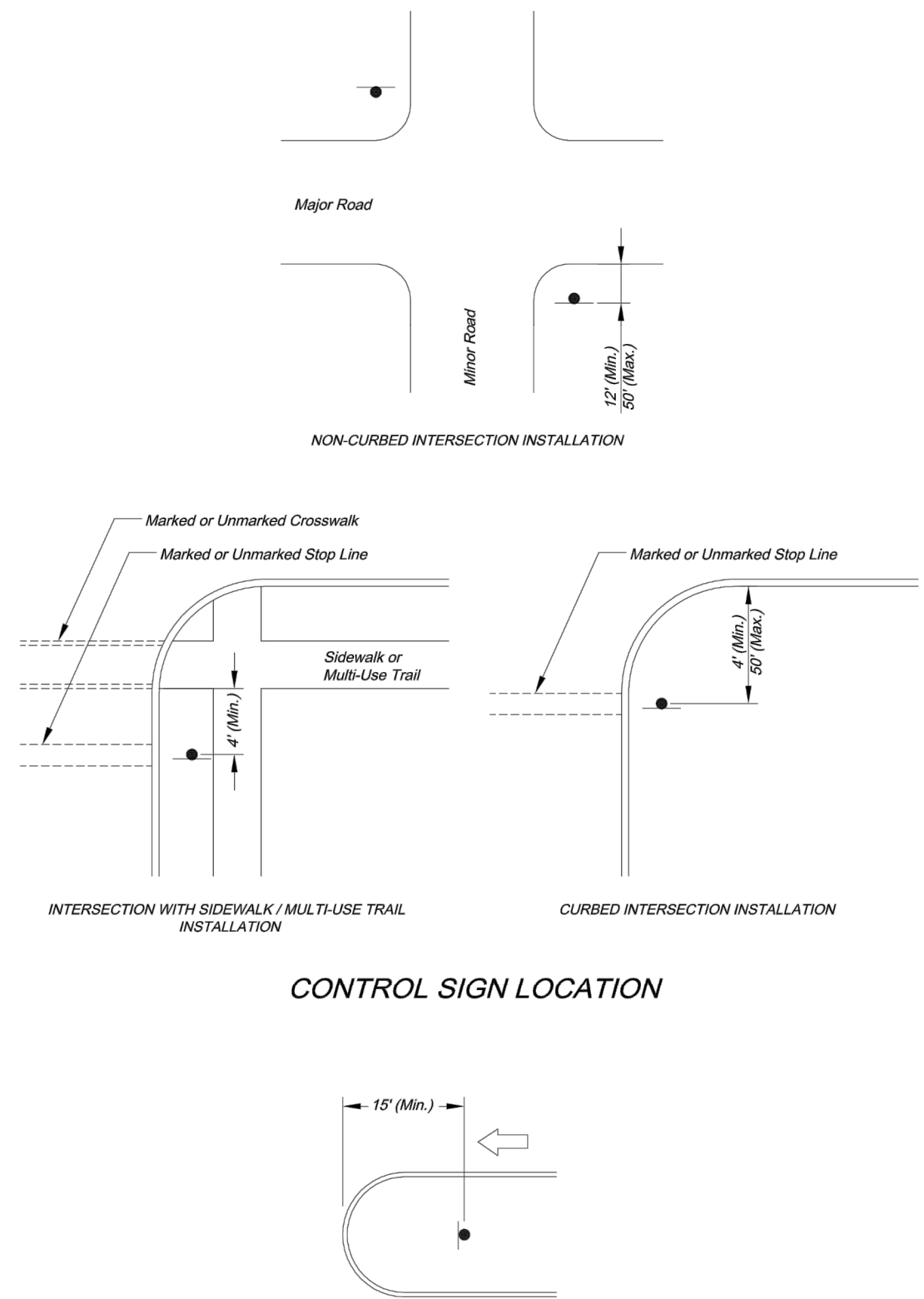
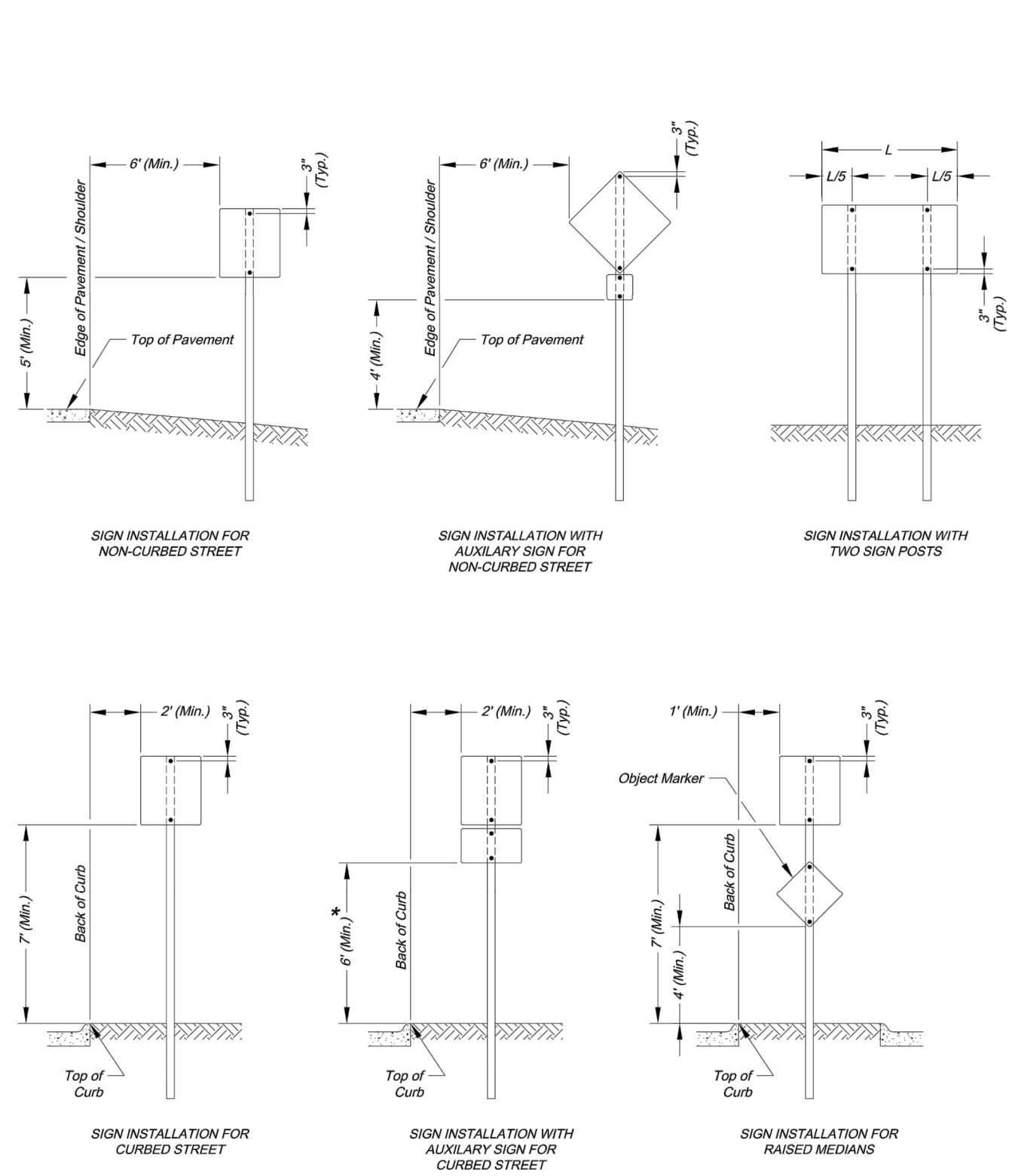
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5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

REVISIONS

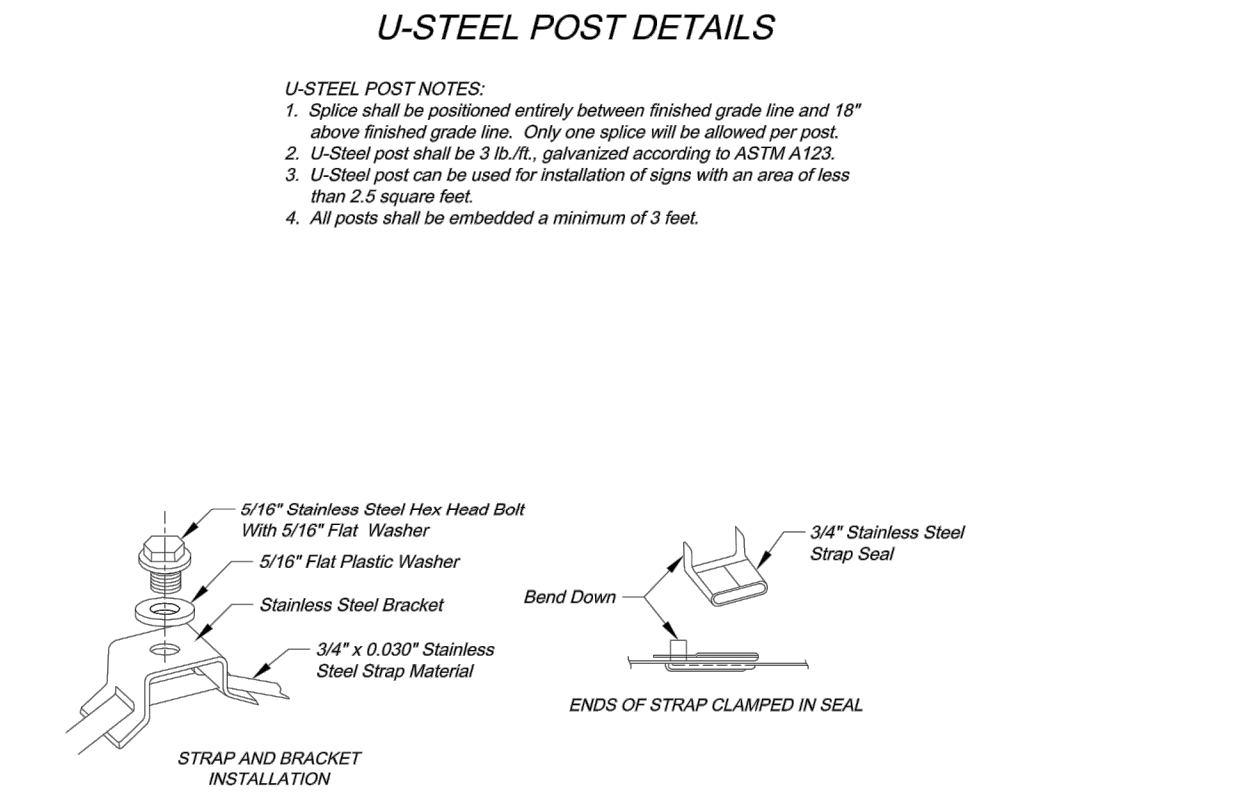
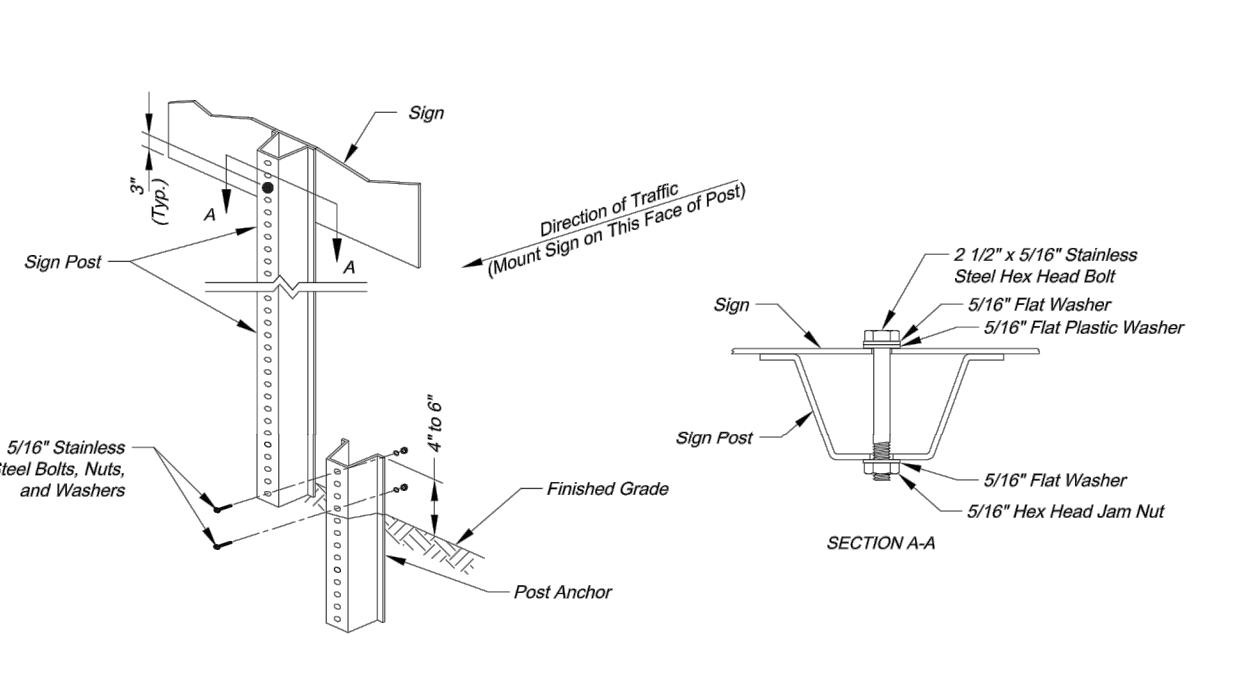
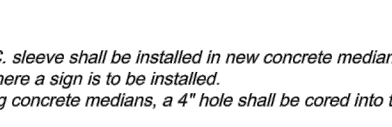
MASTER DRAINAGE PLAN	BY
STREET AND STORM SEWER PLANS	
THE RETREAT AT HOOK FARMS	
CONSTRUCTION DOCUMENTS	
LEES SUMMIT, MO	2020

drawn by: _____ EM
 checked by: _____ EM
 designed by: _____ RB
 QA/QC by: _____ NH
 project no.: 019-4059
 drawing no.: C_DRN02_0194059
 date: 4/20/2020

SHEET C119
20 OF 54

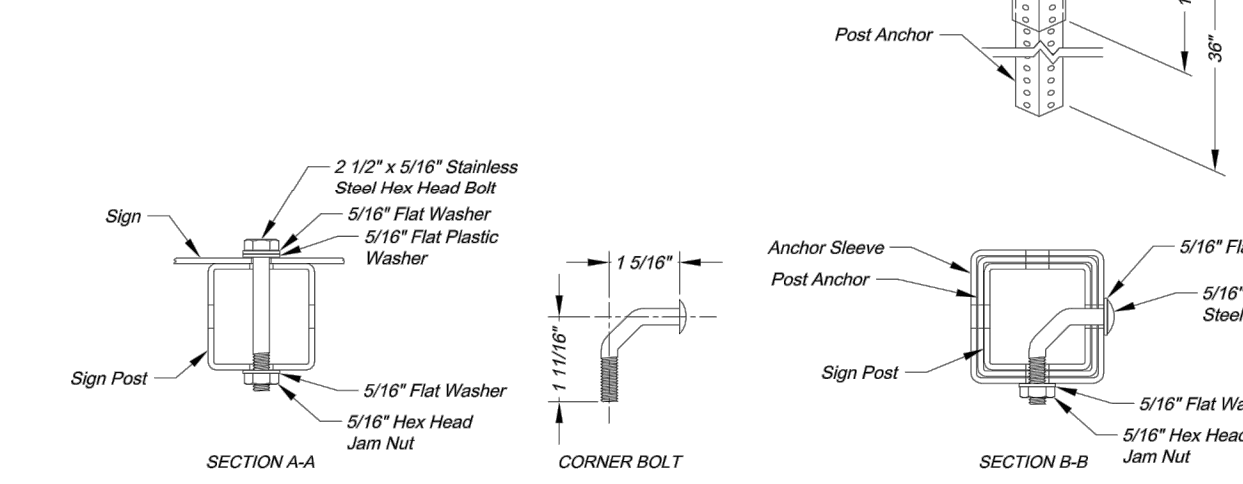
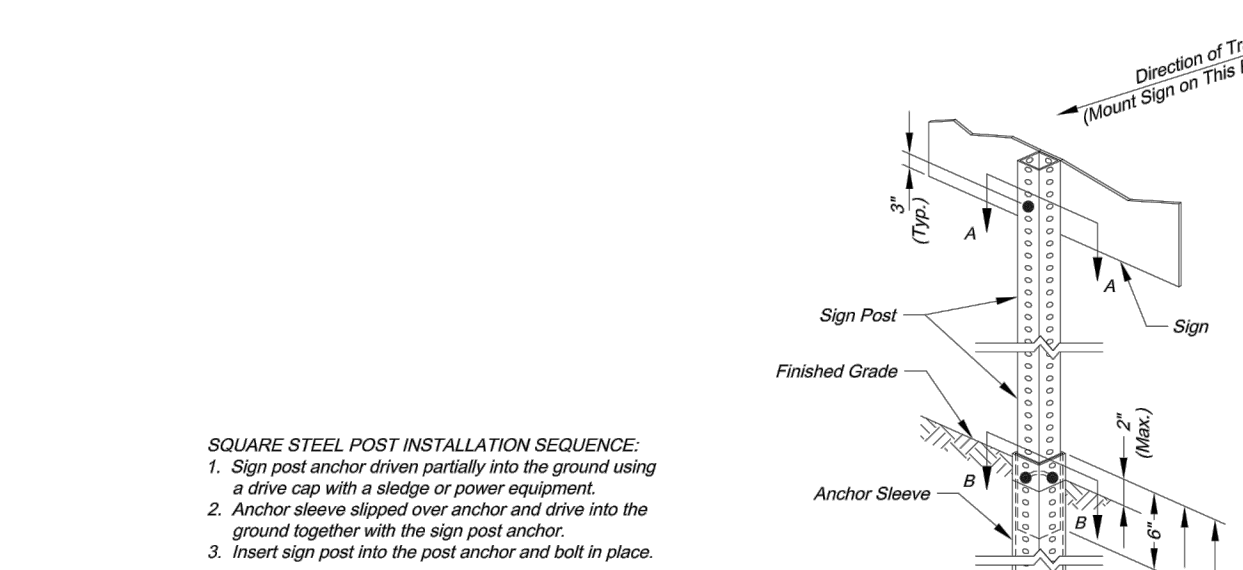


MEDIAN SIGN LOCATION



PERMANENT SIGNING GENERAL NOTES:

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



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

SIGN MOUNTING DETAILS STANDARD DRAWING SN-1

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

1 OF 3

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

SIGN POST DETAILS STANDARD DRAWING SN-2

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

2 OF 3

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 www.olson.com

10/01/2021
 MEGAN J. WALTER
 NUMBER
 PE-2012028697
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

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

BY

2020

LEE'S SUMMIT, MO

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

SHEET C120
 21 OF 54

STANDARD ABBREVIATION LISTS

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

STREET NAME SIGN QUANTITIES

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

PROJECT SIGN DETAILS

STREET NAME SIGN FACE DETAILS

NOTES:

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

WING BRACKET MOUNTING DETAILS

NOTES:

- Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
- Mount each wing bracket to metal pole using two 3/4\"/>

SQUARE STEEL POST MOUNTING DETAILS

NOTES:

- Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
- Mount each wing bracket to metal pole using two 3/4\"/>

WING BRACKET MOUNTING DETAILS

STREET NAME SIGN DETAILS

Project: CITY OF LEE'S SUMMIT
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64503
 PHONE: (816) 869-1800 FAX: (816) 869-1809

Drawn By: AS
 Checked By: JW
 Date: 08/25/2009
 Project#:
 3 OF 3
3

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 North Kansas City, MO 64116
 TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION
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SIGNAGE DETAILS

STREET AND STORM SEWER PLANS

THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

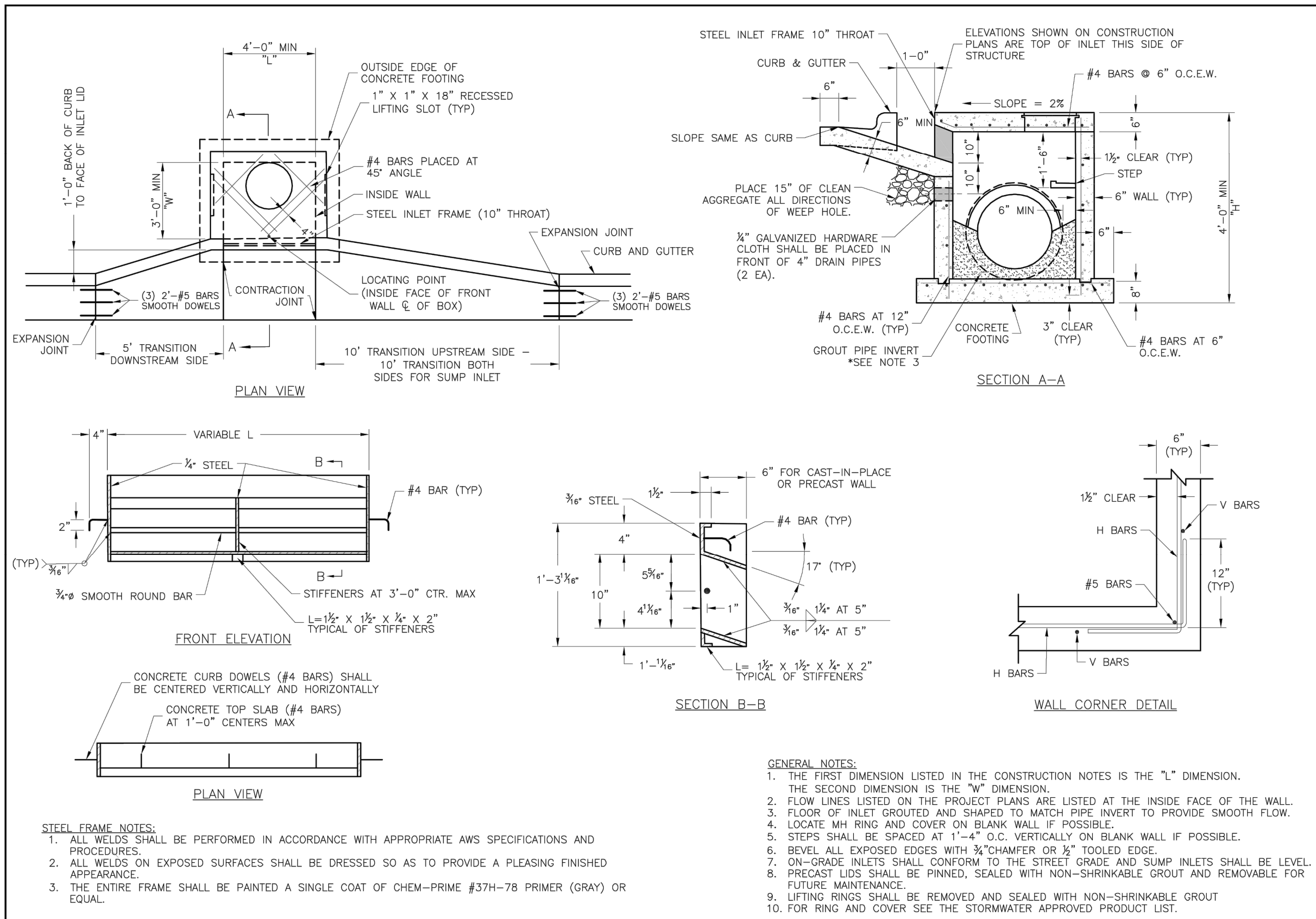
2020

REVISIONS

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

SHEET C121

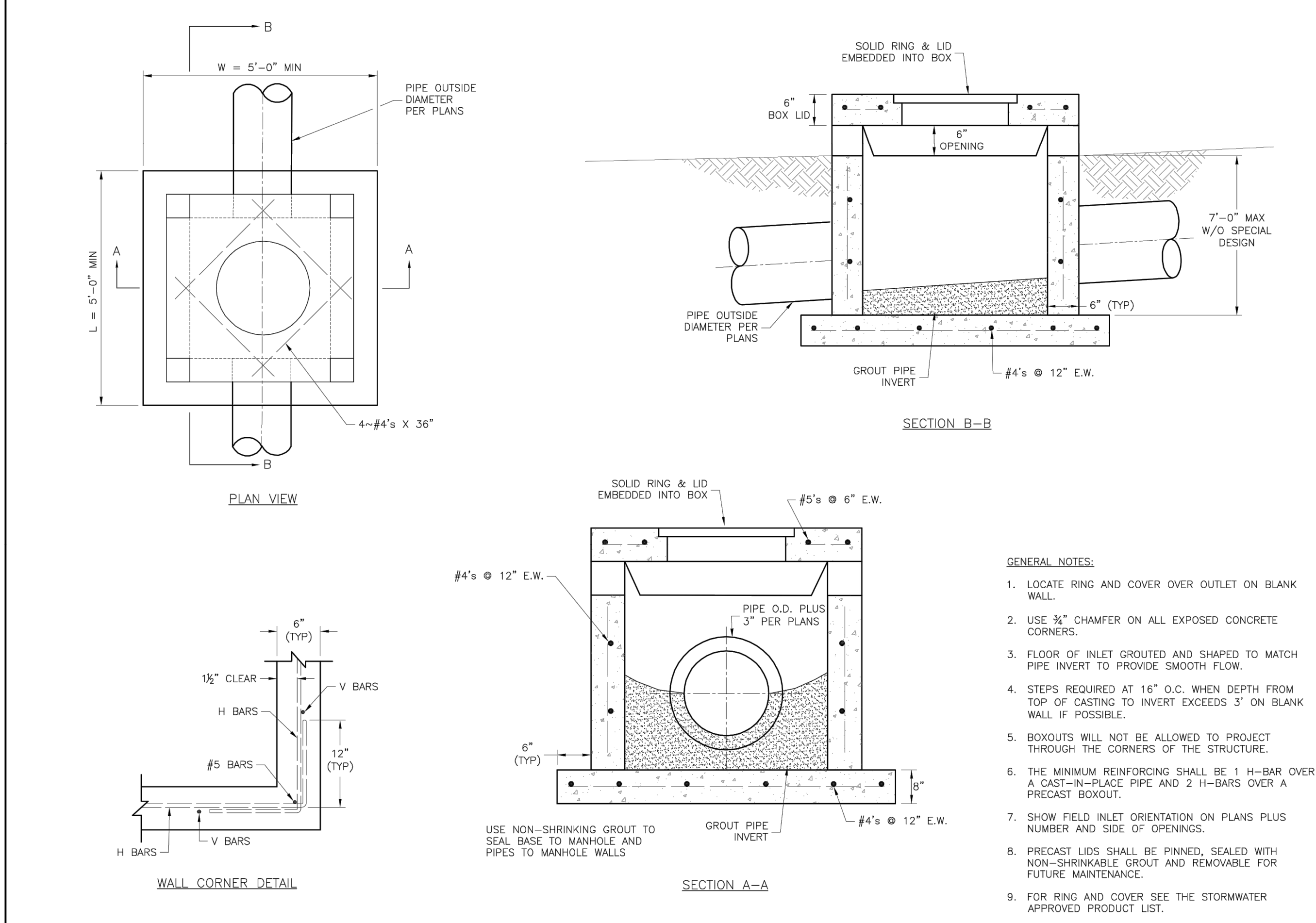
22 OF 54



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet Name: CURB INLET DETAIL

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

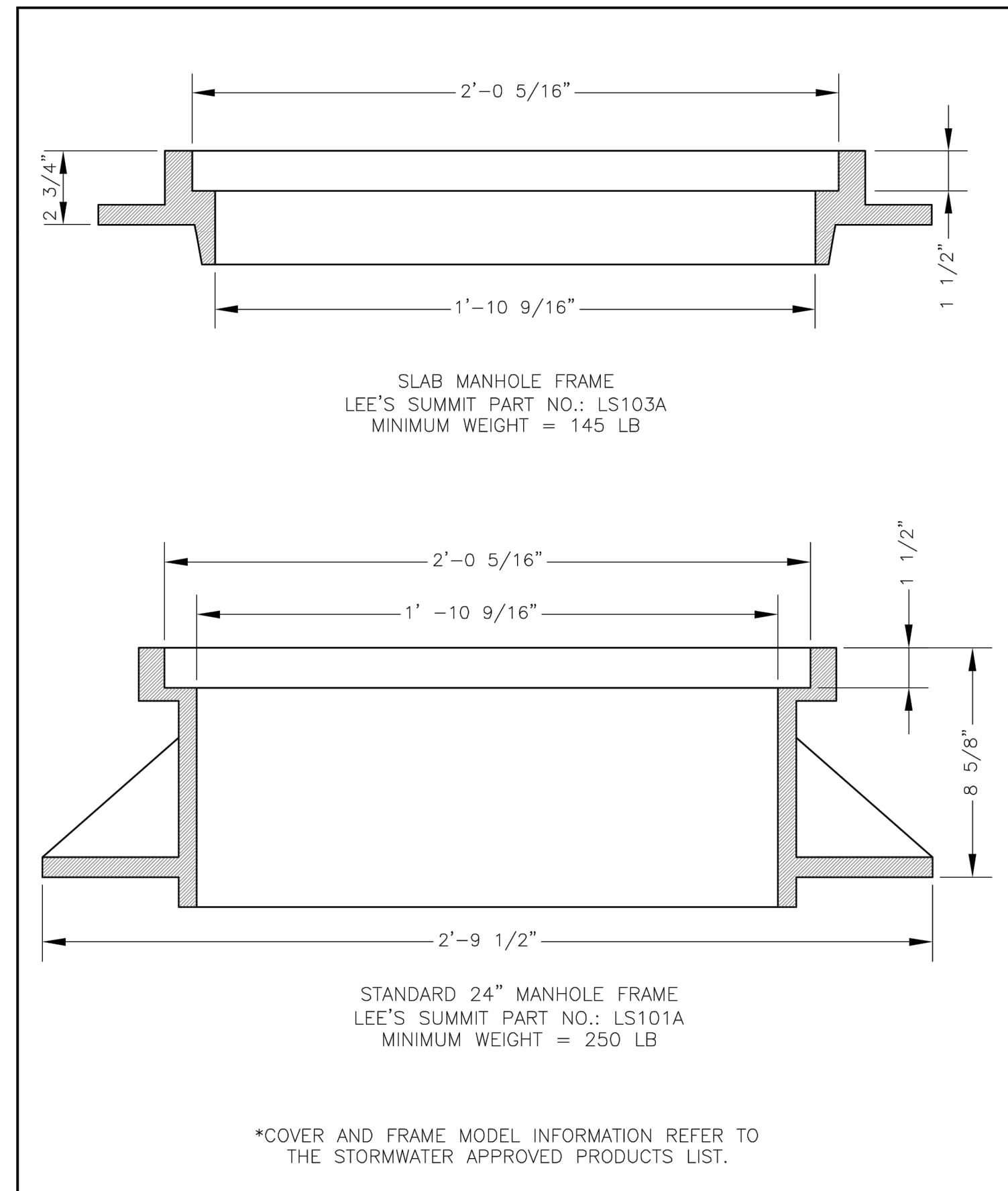


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet Name: FIELD INLET DETAIL

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

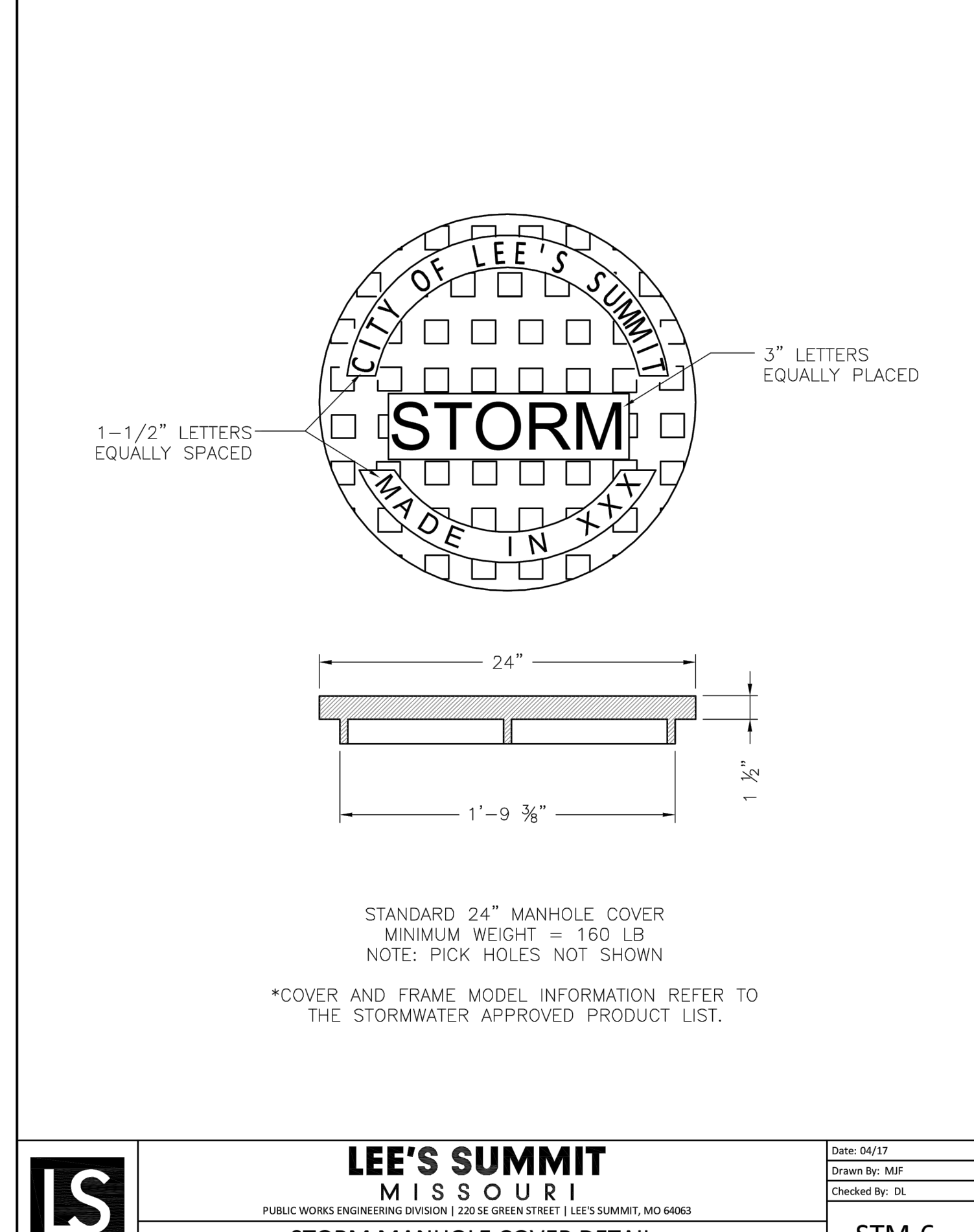
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LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

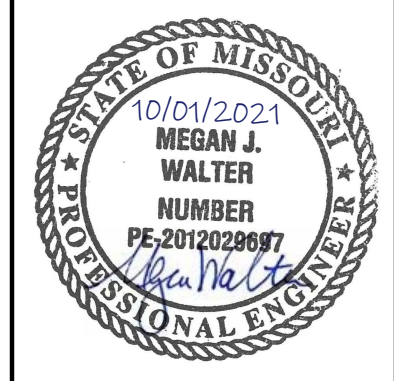
Drawn By: MJF
 Checked By: DL
 Date: 04/17
 Title: STM-7



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

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



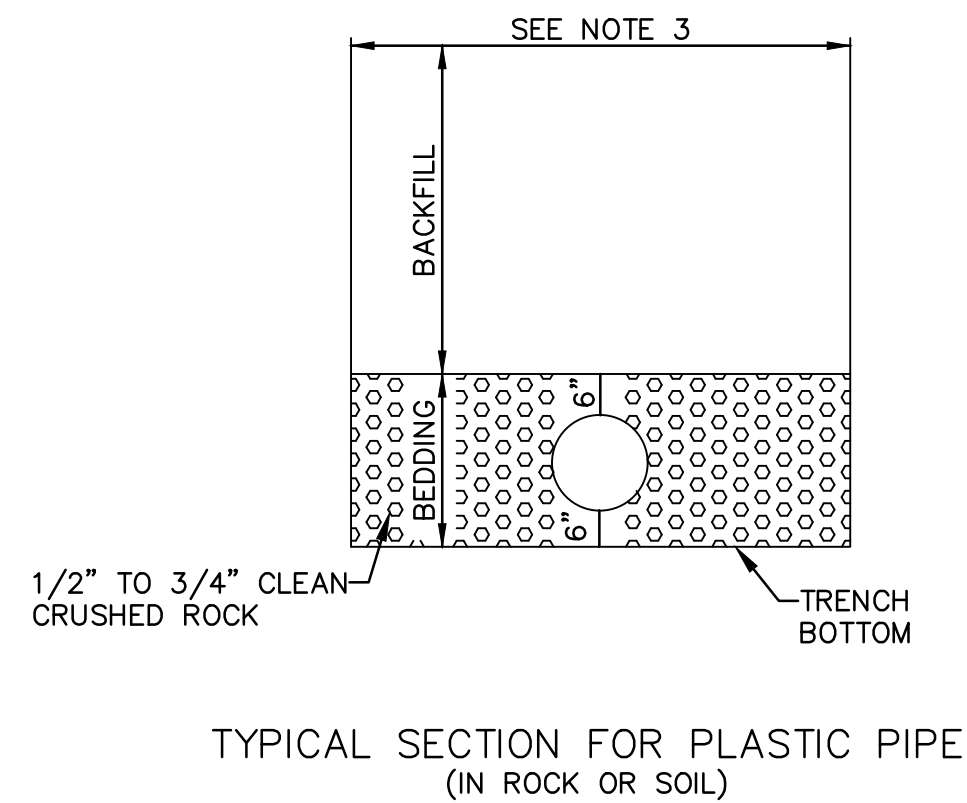
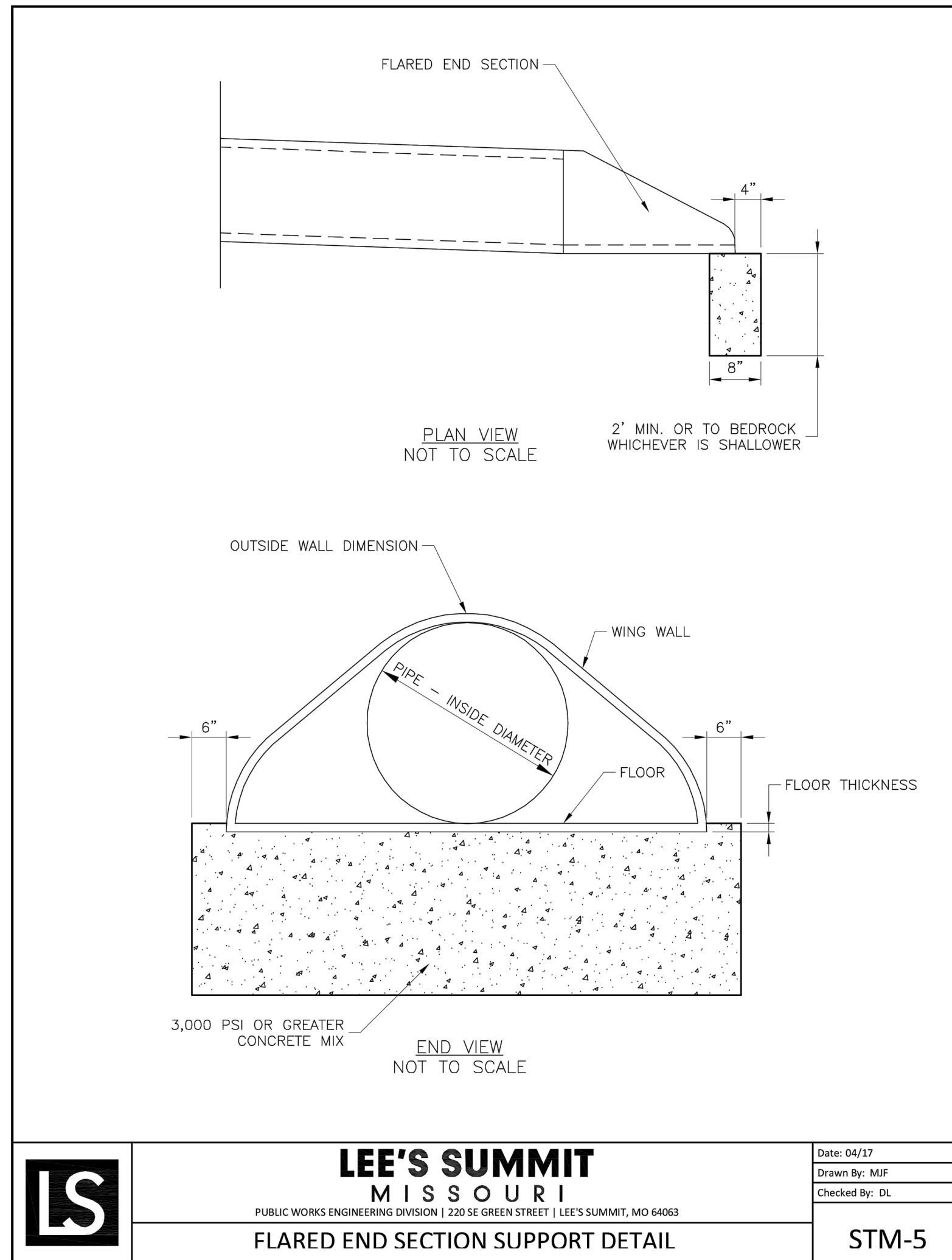
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STORM DETAILS
STREET AND STORM SEWER PLANS
THE RETREAT AT HOOK FARMS
CONSTRUCTION DOCUMENTS

2020

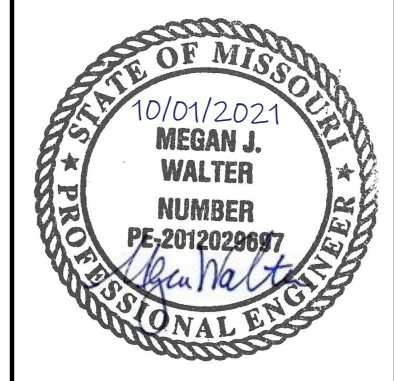
LEE'S SUMMIT, MO

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



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

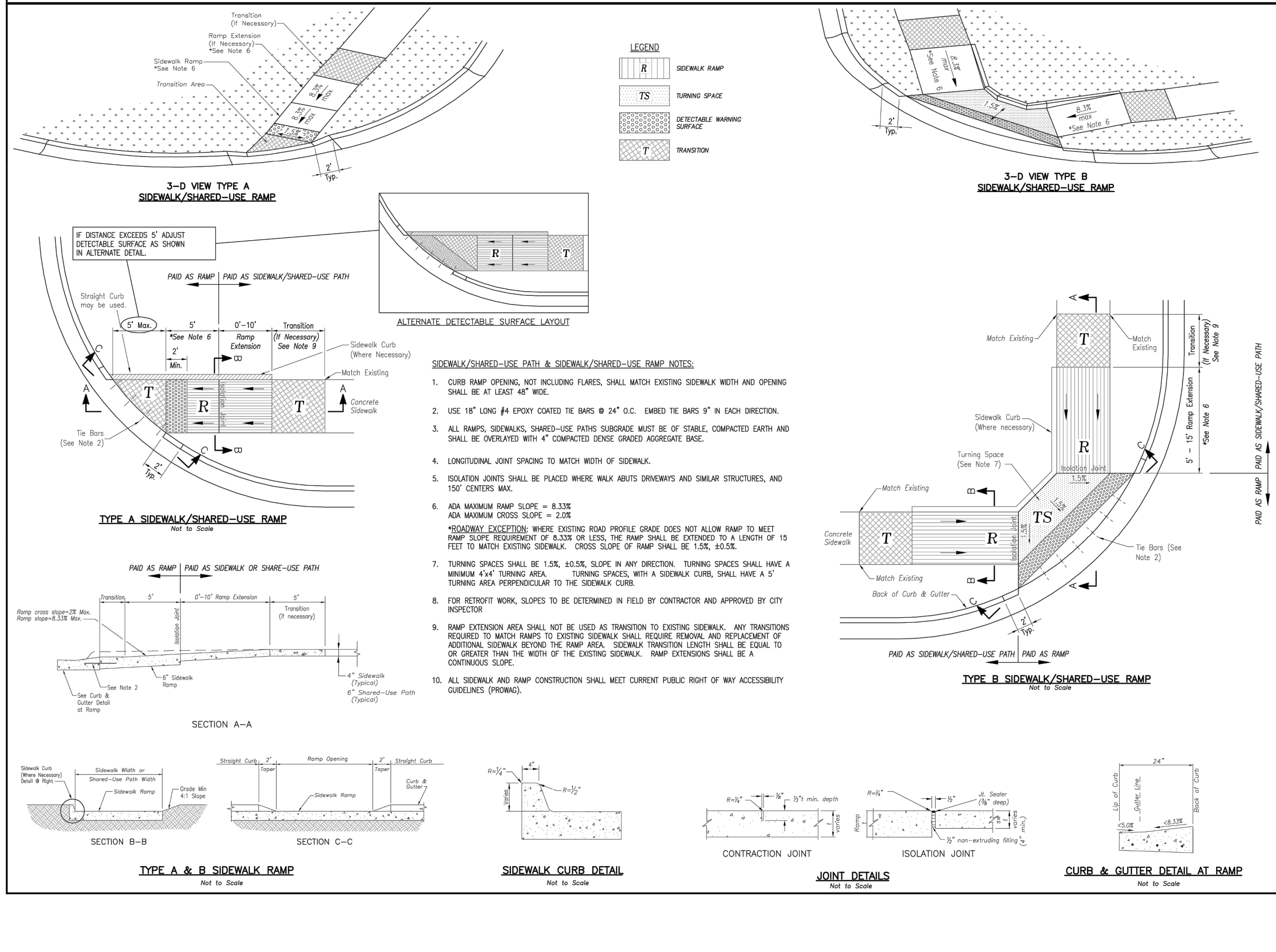
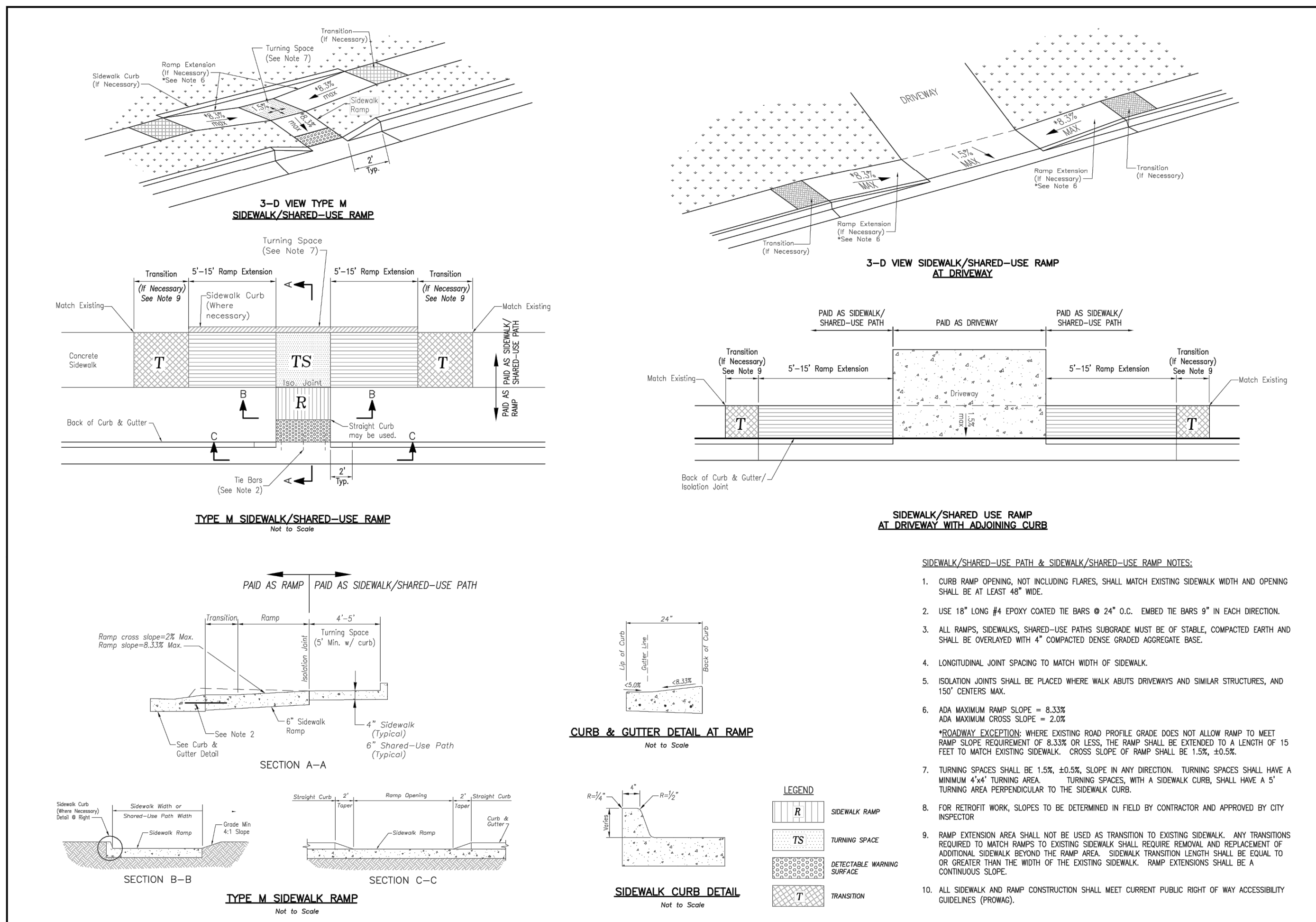
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STORM DETAILS	2020
STREET AND STORM SEWER PLANS	
THE RETREAT AT HOOK FARMS CONSTRUCTION DOCUMENTS	
LEE'S SUMMIT, MO	

drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
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LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 E. GREEN STREET | LEE'S SUMMIT, MO 64083

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

GEN-3B

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

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

GEN-3A

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10/01/2021
 MEGAN J. WALTER
 NUMBER
 PE-2012028697
 PROFESSIONAL ENGINEER

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3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

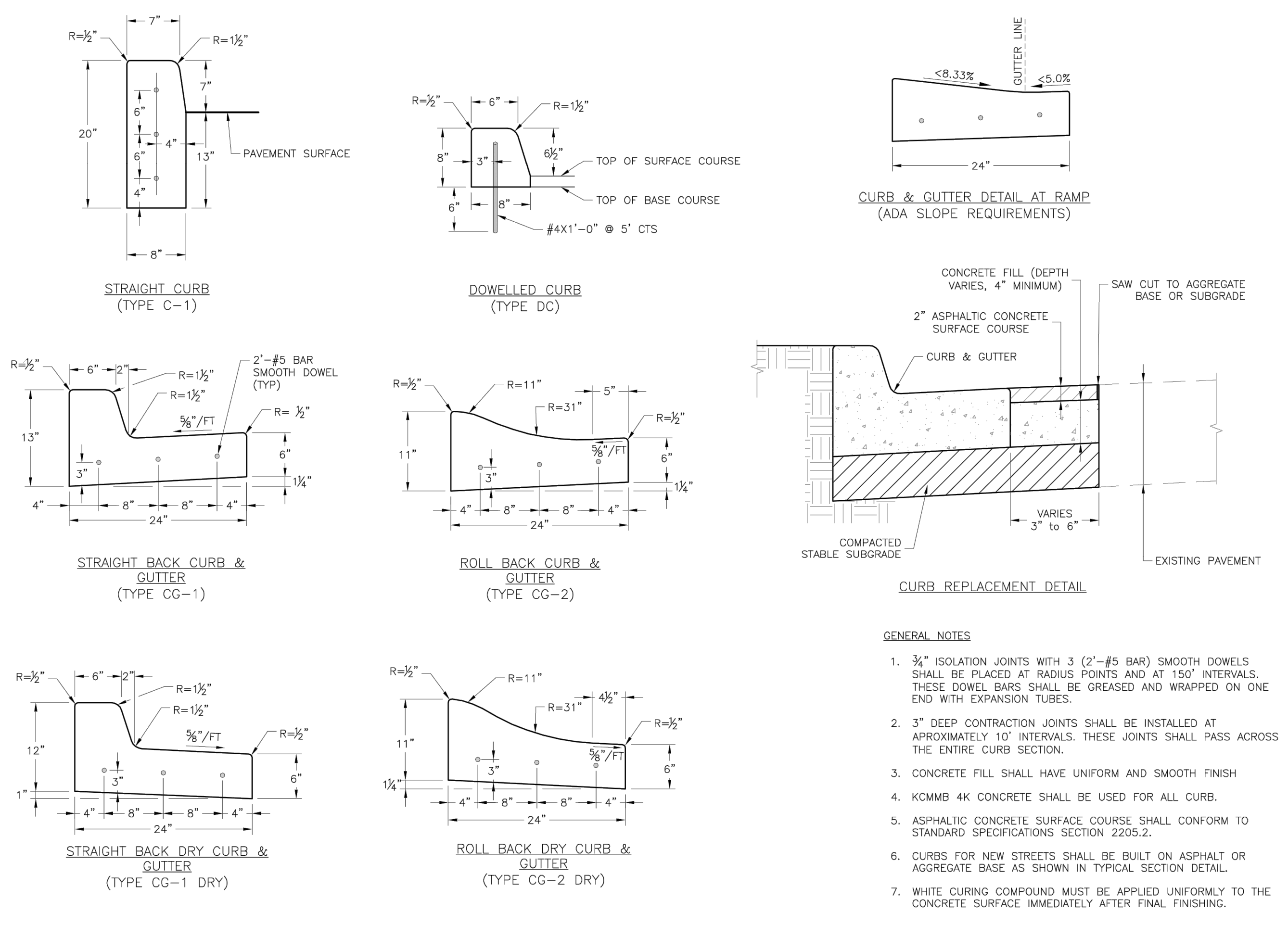
STREET DETAILS
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

2020

LEE'S SUMMIT, MO

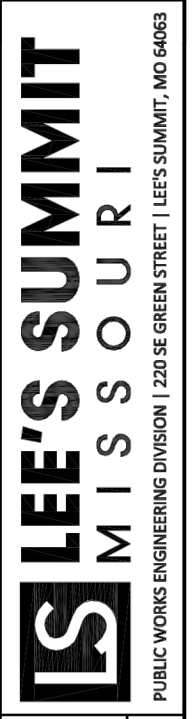
drawn by: EM
 checked by: EM
 designed by: RB
 QA/QC by: NH
 project no.: 019-4059
 drawing no.: C_DTL00_0194059
 date: 4/20/2020

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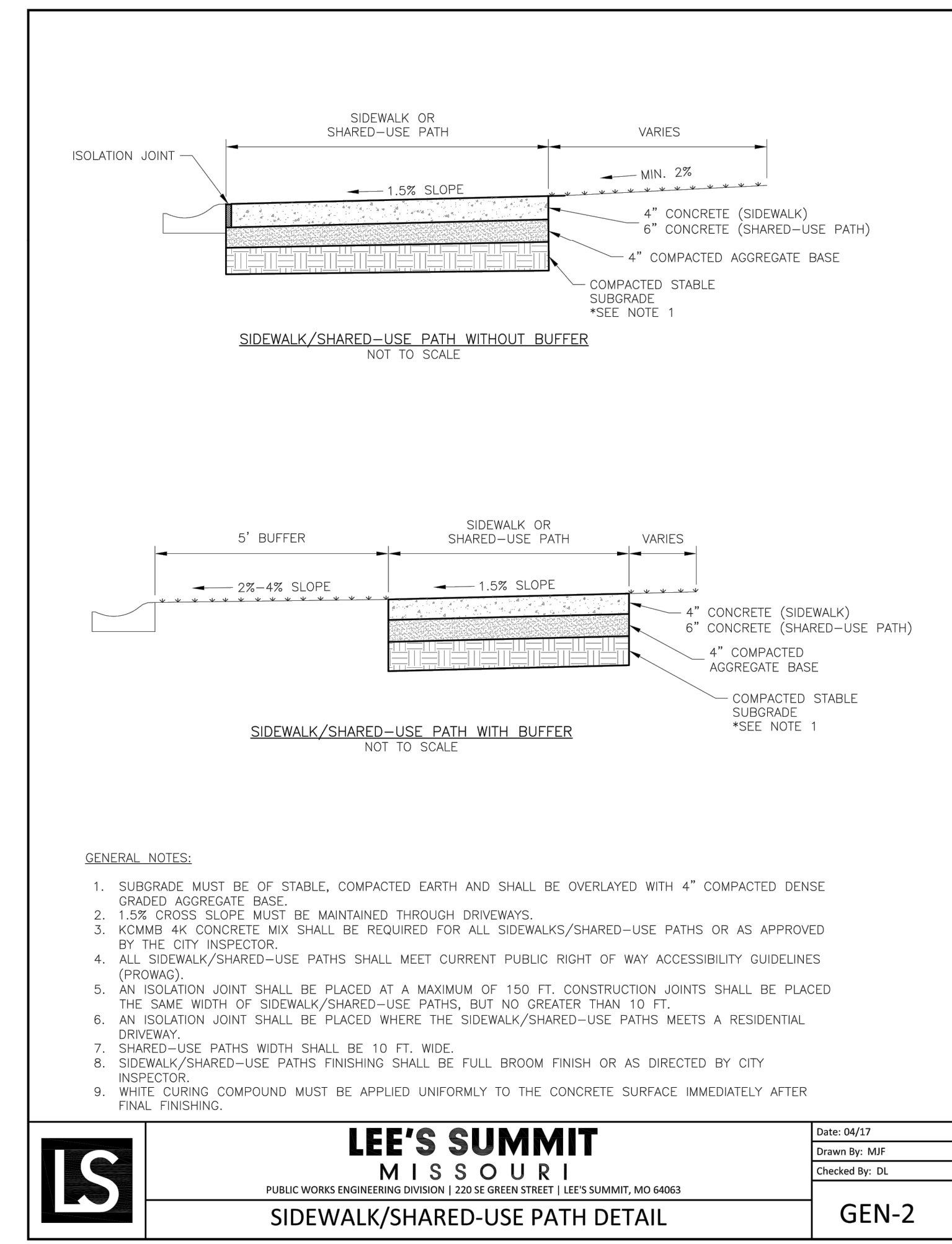


- GENERAL NOTES**
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
 - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 CURB & GUTTER DETAIL
 Project: LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet: GEN-4
 Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Proj. #:
GEN-4

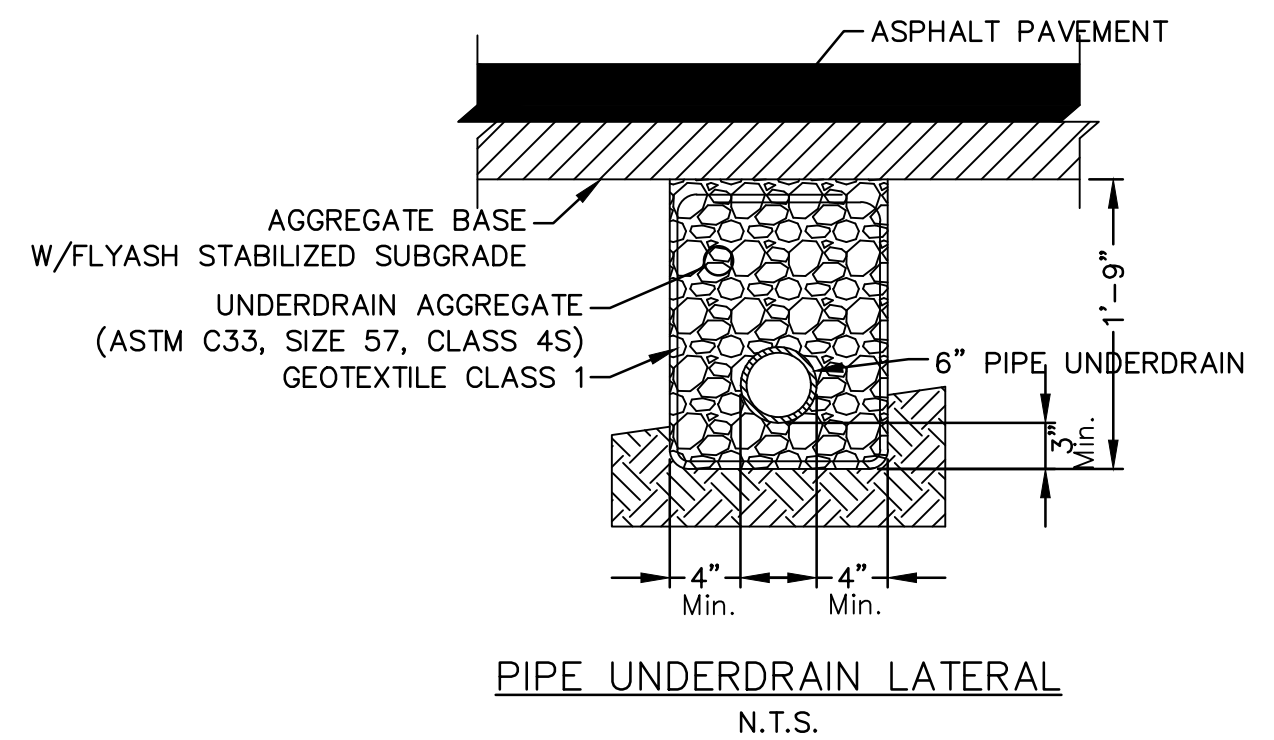


NOT AS-BUILT



- GENERAL NOTES:**
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
 Date: 04/17
 Drawn By: MIF
 Checked By: DL
GEN-2



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

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10/01/2021
MEGAN J. WALTER
NUMBER
PE-2012028697
Professional Engineer

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
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