

HIGHLAND MEADOWS - 5TH PLAT

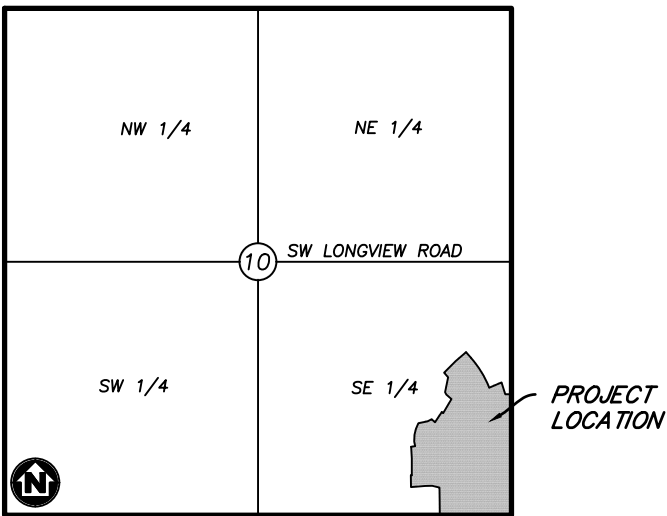
WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 10, TWP. 47N, RNG. 32W

DATE: 11/11/2020

LOTS: 134-159 (26 TOTAL)



VICINITY MAP

SECTION 10, TOWNSHIP 47, RANGE 32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST,
EXCEPT THOSE PARTS PLATTED AS HIGHLAND
MEADOWS FIRST PLAT, HIGHLAND MEADOWS SECOND
PLAT, HIGHLAND MEADOWS THIRD PLAT,
HIGHLAND MEADOWS 4TH PLAT, SUBDIVISIONS IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:
CITY OF LEE'S SUMMIT
GENE WILLIAMS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:
RONALD GIFFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

KCP&L:
DOUG DAVIN
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

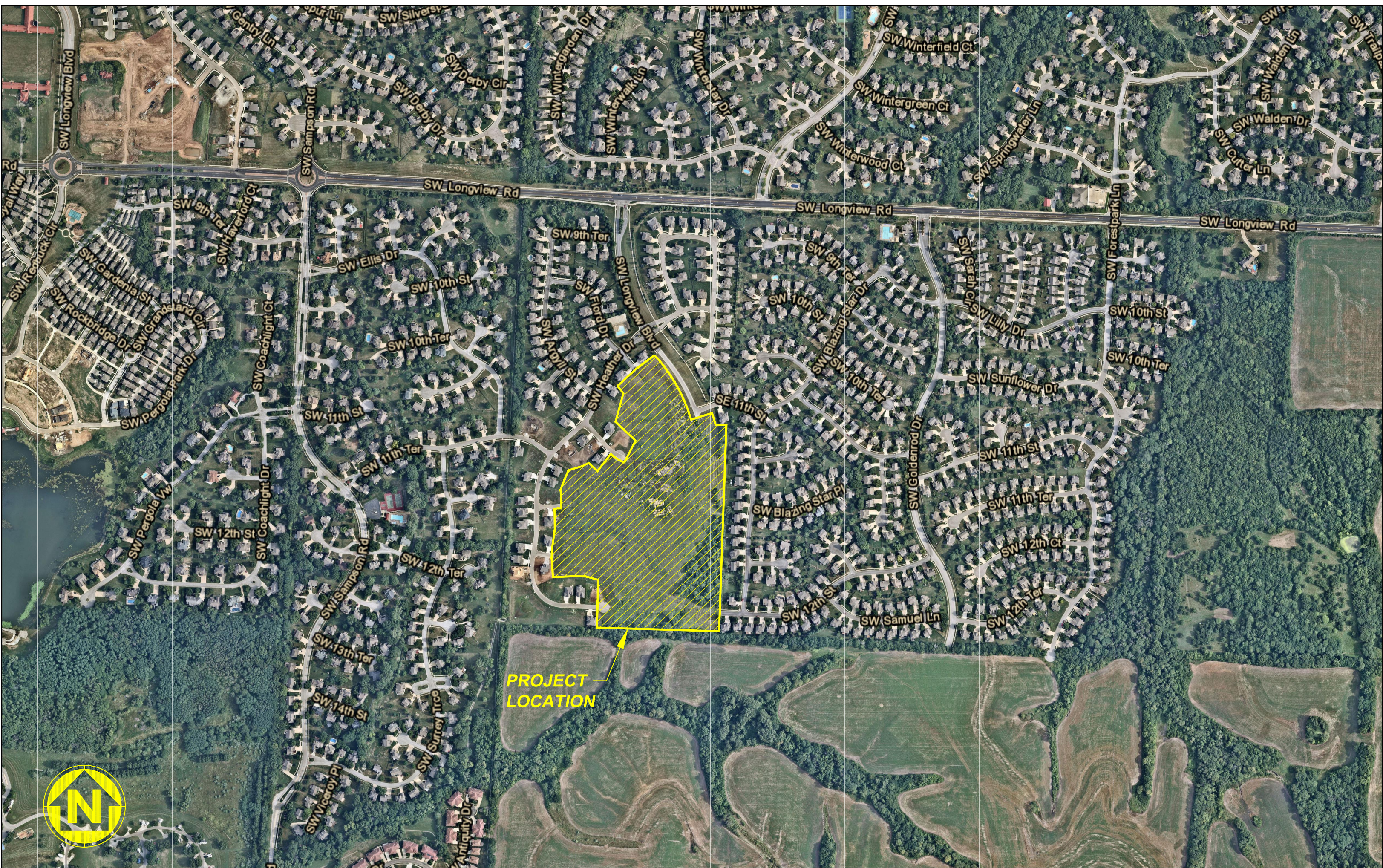
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL
FLOOD HAZARD, PER FEMA FIRM MAP 29095C0418G.
EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS
OF MAP AMENDMENT OR REVISIONS ARE BEING
PROPOSED.

BENCHMARK:

BM #1 N=999843.9665 E=2898946.9717 ELEV=935.04
DESCRIPTION = "JA-148" REFERENCE SYSTEM MONUMENT



WATERSHED: LITTLE BLUE RIVER

DISTURBED AREA: 14.8 AC

SURVEY CONTROL:

COORDINATES ARE BASED ON THE MISSOURI
STATE PLANE COORDINATE SYSTEM, WEST ZONE,
USING JACKSON COUNTY, MISSOURI, GEOGRAPHIC
REFERENCE SYSTEM MONUMENT JA-148 (2003
ADJUSTMENT) AND ARE MODIFIED FROM GRIS
COORDINATES TO GROUND COORDINATES BY
UTILIZING A GRID SCALE FACTOR OF 0.9999020
AT REFERENCE MONUMENT JA-148.

PROJECT ELEVATIONS ARE BASED ON JACKSON
COUNTY, MISSOURI, GEOGRAPHIC REFERENCE
SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT).

"JA-148" - STANDARD KC METRO ALUMINUM
GRS DISK SET IN CONCRETE FLUSH WITH THE
GROUND AND STAMPED "JA-148, 2002" LOCATED
ON THE NORTH SIDE OF 3RD STREET, 12.5 FEET
NORTH OF A SIDEWALK AND 102.5 FEET WEST OF
THE PARKING LOT EXIT OF CEDAR CREEK
ELEMENTARY SCHOOL.

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES
AS TO THE EXISTING CONDITIONS OF THE
SITE AND HAVE ALL UTILITIES MARKED
PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL
CONNECTION POINTS TO EXISTING UTILITIES
AND POTENTIAL UTILITY CONFLICT
LOCATIONS PRIOR TO ANY CONSTRUCTION
ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY
IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING
STRUCTURES TO REMAIN FROM DAMAGE
DURING DEMOLITION AND CONSTRUCTION.
ANY DAMAGE SHALL BE REPAIRED/
REPLACED TO PRE-CONSTRUCTION
CONDITION AT CONTRACTOR'S EXPENSE.

DEVELOPER:

VINCENT WALKER
SUMMIT HOMES KC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
VINCENT@SUMMITHOMESKC.COM
(816) 246-6700

CIVIL ENGINEER:

ZACH MYERS
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
ZMYERS@ANDERSONENGINEERINGINC.COM
(816) 380-4821

PREPARED & SUBMITTED BY:
ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

ZACH MYERS, P.E.
MISSOURI P.E. NO. 2012009232

APPROVED BY:
CITY OF LEE'S SUMMIT, MISSOURI

AUTHORIZING POSITION

DATE

SHEET INDEX:

CVR - COVER SHEET
C101 - WATER LINE PLAN & PROFILE
C401 - WATER LINE DETAILS

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE
THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND
CONSTRUCTION MANUAL OF THE CITY OF LEE'S
SUMMIT, MISSOURI.
- MOST CURRENT EDITION OF AMERICAN PUBLIC
WORKS ASSOCIATION (APWA) KANSAS CITY
METROPOLITAN CHAPTER "STANDARD
SPECIFICATIONS AND DESIGN CRITERIA"

THE STANDARD SPECIFICATIONS THROUGH AND
INCLUDING THE LATEST AMENDMENTS SHALL BE PART
OF THESE PROJECT DRAWINGS AND SPECIFICATIONS
AND ARE INCORPORATED HEREIN BY REFERENCE. THE
MORE STRINGENT OF THESE STANDARD SPECIFICATIONS
AND THOSE PREPARED BY THE ENGINEER PREPARING
THESE PLANS SHALL GOVERN.



DRAWING INFO.		REVISIONS	
GC	DRAWN BY:	DATE	DESCRIPTION
ZM	CHECK BY:	BY	
FE-2012009232	LICENSE NO.		
11/11/2020	DATE:		
FOR REVIEW	ISSUED FOR:		
20K010057	JOB NUMBER:		
00062	MO COA NO.		

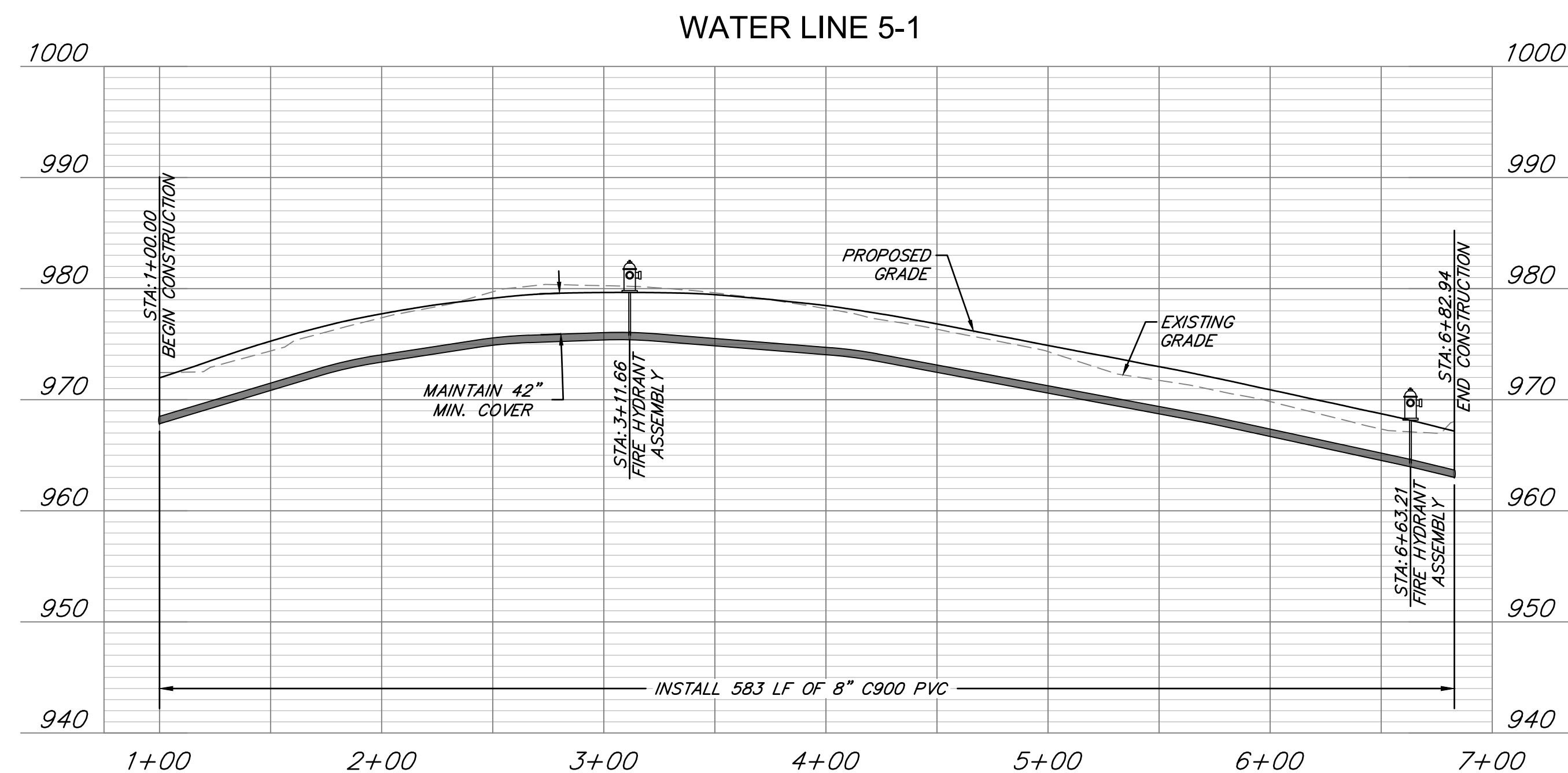
SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

COVER SHEET

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 3



50 100

HORIZ.: 1"=50'

VERT.: 1"=10'

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALVES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

WATER LINE PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

C101
1 OF 3

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				JOB NUMBER: 20KCI0057
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AE **ANDERSON**
ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. THIRD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7389

ALICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

