

HIGHLAND MEADOWS - 6TH PLAT

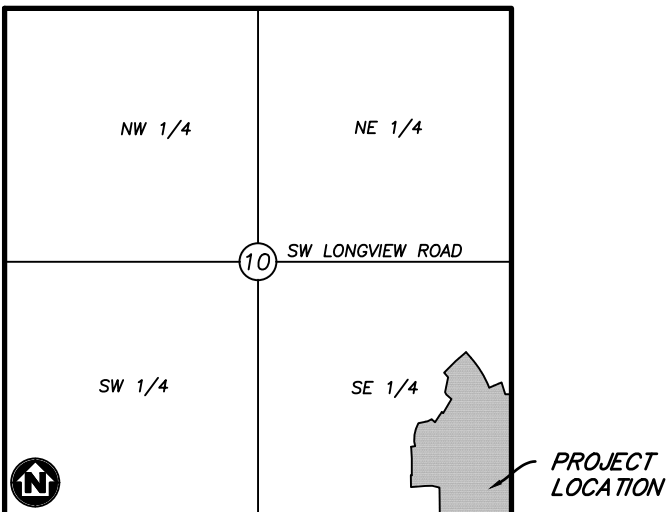
SANITARY SEWER EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 1/7/2021

LOTS: 160-210 (51 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
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

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

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

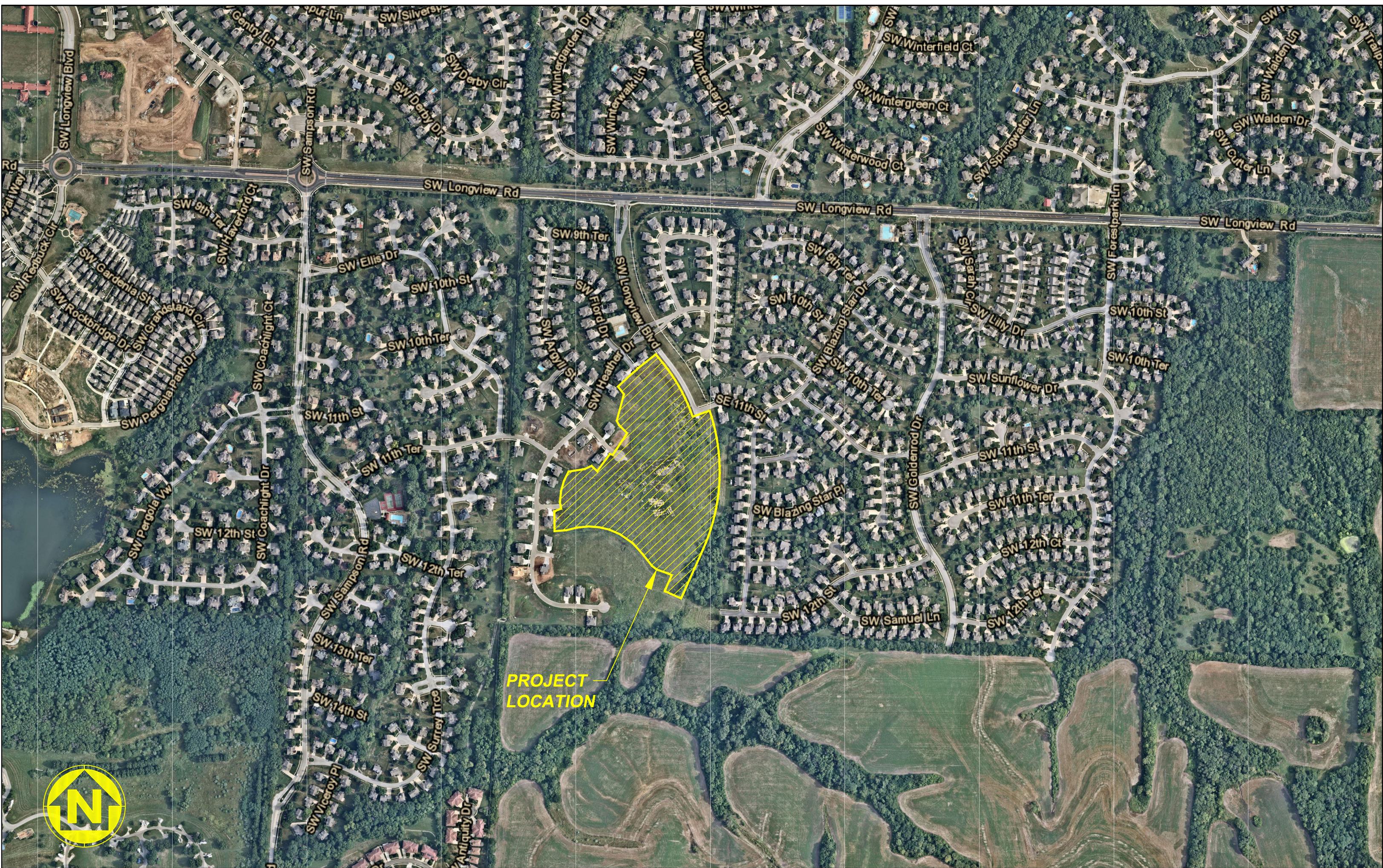
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

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: 14.9 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.
- CONTRACTOR SHALL CONTACT THE CITY'S
DEVELOPMENT SERVICES ENGINEERING
INSPECTORS 48 HOURS PRIOR TO ANY LAND
DISTURBANCE WORK AT (816) 969-1200.

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

DATE

APPROVED BY:

CITY OF LEE'S SUMMIT, MISSOURI

SHEET INDEX:

CVR - COVER SHEET
C101 - GENERAL LAYOUT
C102 - SANITARY SEWER 6A AND 6B PLAN & PROFILE
C103 - SANITARY SEWER 6C PLAN & PROFILE
C104 - SANITARY SEWER 6D AND 6E PLAN & PROFILE
C401 - SANITARY SEWER 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 AS ADOPTED BY ORDINANCE 5813.

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.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE
PROPOSED CONSTRUCTION ACTIVITIES, PER THE
MISSOURI DEPARTMENT OF NATURAL RESOURCES
(MDNR) PERMITTED OIL AND GAS DATABASE, DATED
JUNE 2, 2020.

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EMPLOYEE OWNED

AE

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CHECK BY:	ZM	BY	DATE
LICENSE NO.	FE-2012009232		
DATE:	1/7/2021		
ISSUED FOR:	FOR REVIEW		
JOB NUMBER:	20K010058		
MO COA NO.	00062		
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

COVER SHEET

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

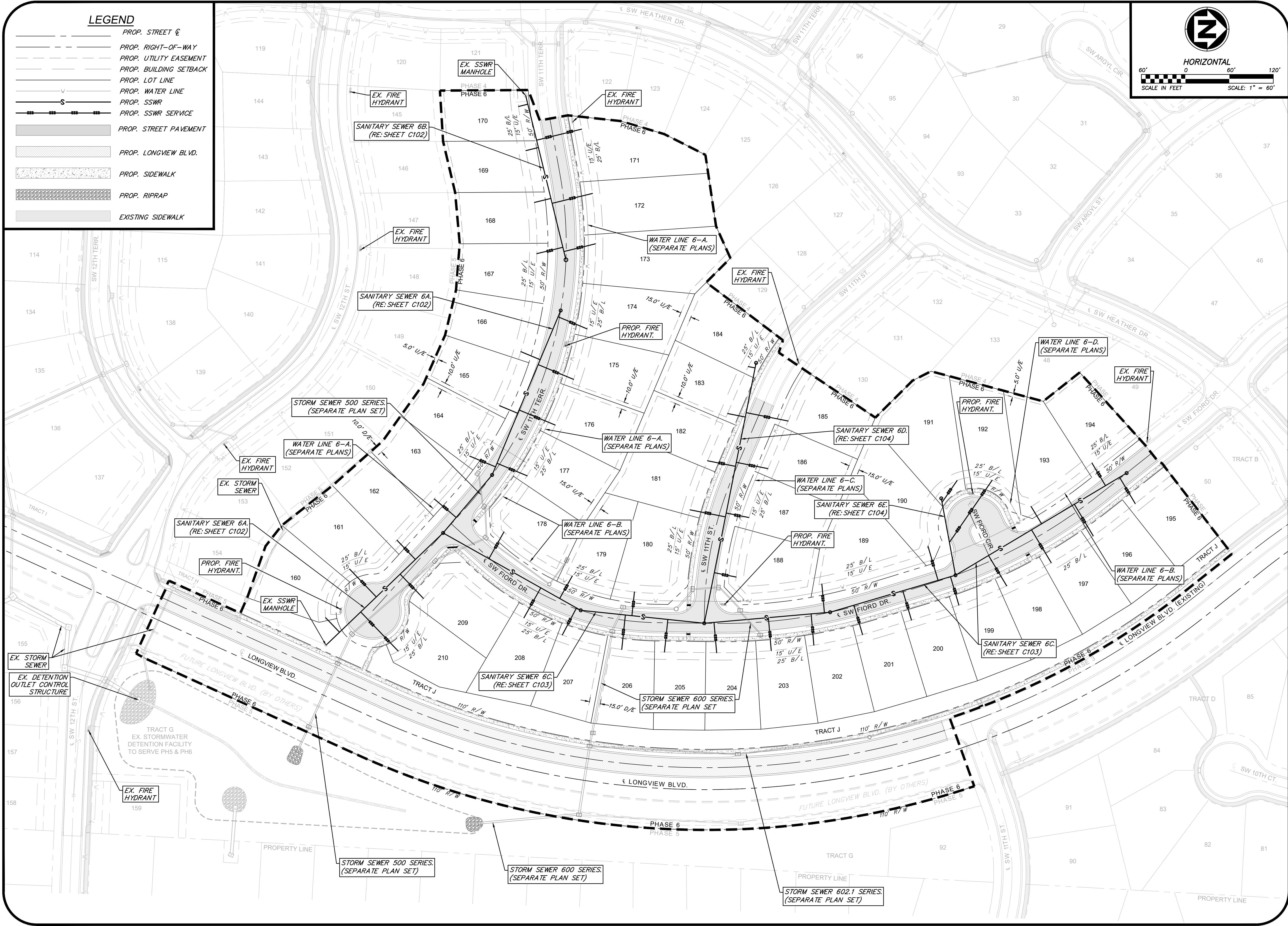


SHEET NUMBER

CVR

1 OF 6

Jan 07, 2021 - 11:04am Plotted By: gca G:\Shared drives\KC10 - Land Development\Projects\2020\20K\10059 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\20K\10059 - SHT - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



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4	17/2021		
5	FOR REVIEW		
6	20K10059		
7	JOB NUMBER:		
8	MO COA NO.		

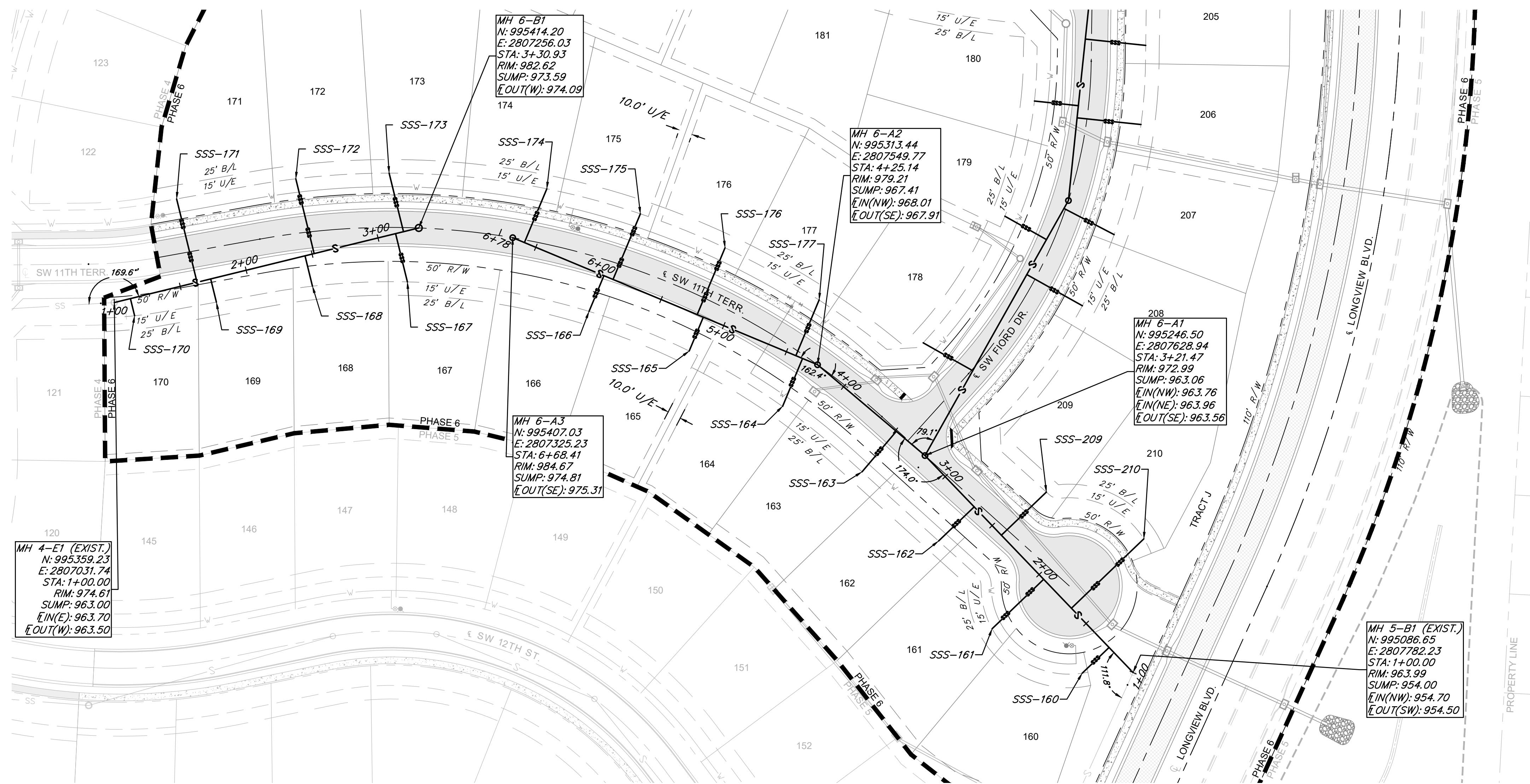
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

GENERAL LAYOUT

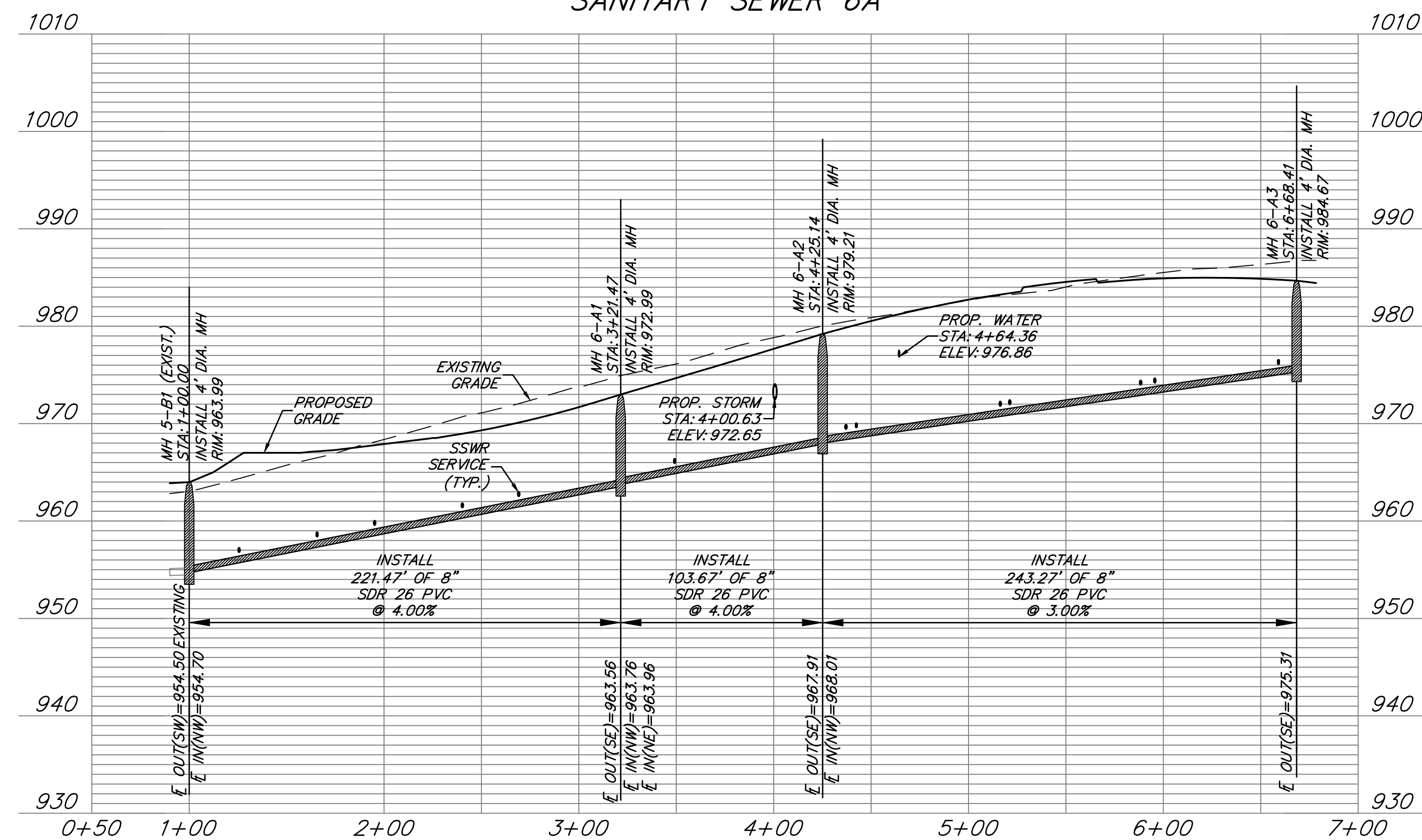
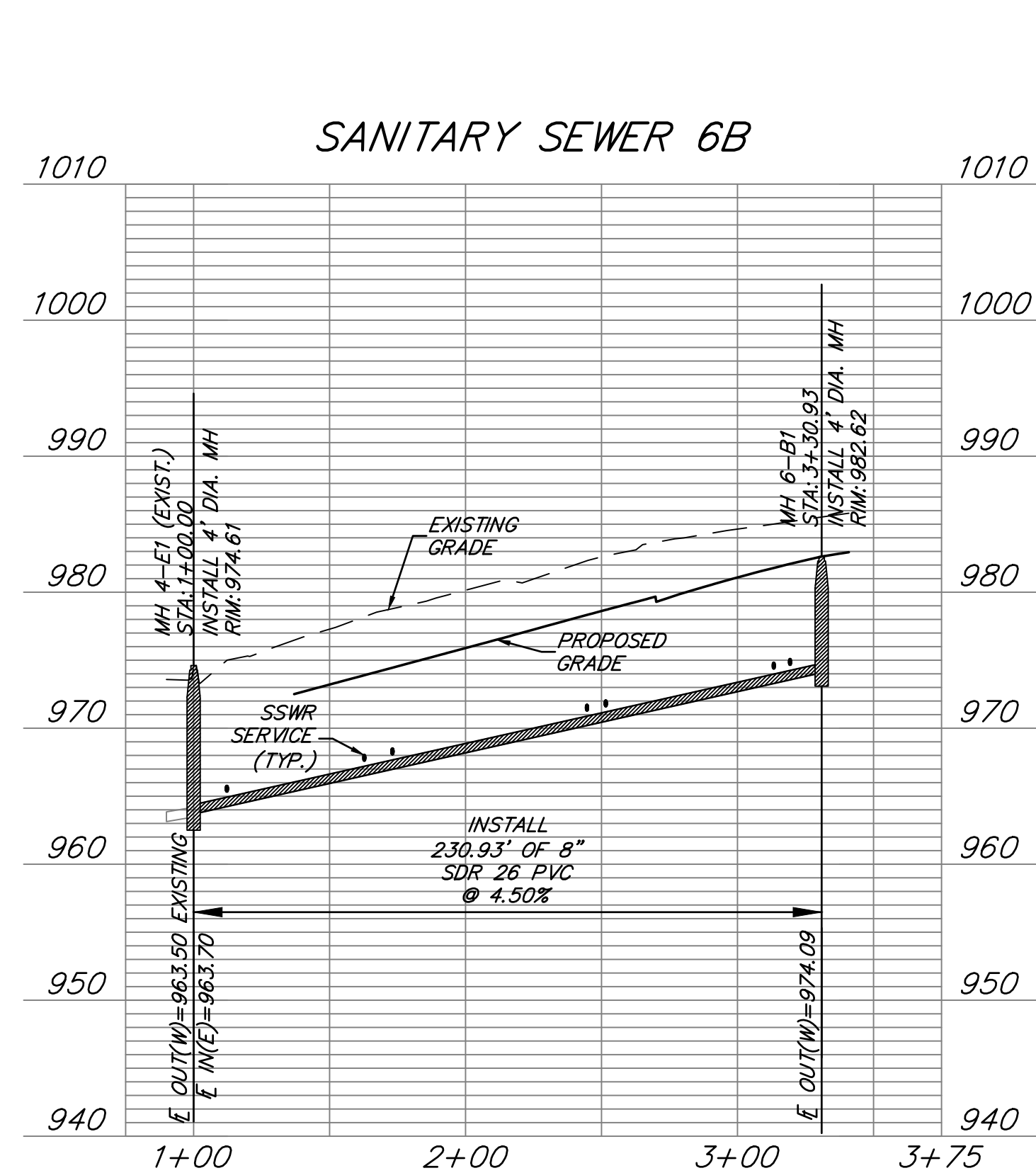
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
FE-2012009232
C-7272

SHEET NUMBER
C101
2 OF 6



SANITARY SEWER 6A

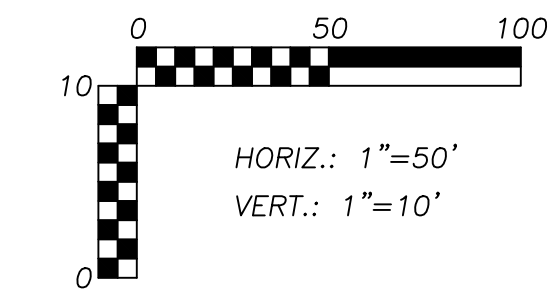


MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAIL.

GENERAL NOTES:

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
5. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



REVISIONS			DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC	
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				LICENSE NO.	PE-2012009232	
				DATE:	1/7/2021	
				ISSUED FOR:	FOR REVIEW	
				JOB NUMBER:	20KC10058	
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANITARY SEWER 6A AND 6B PLAN & PROFILE

S10, T47N, R32W

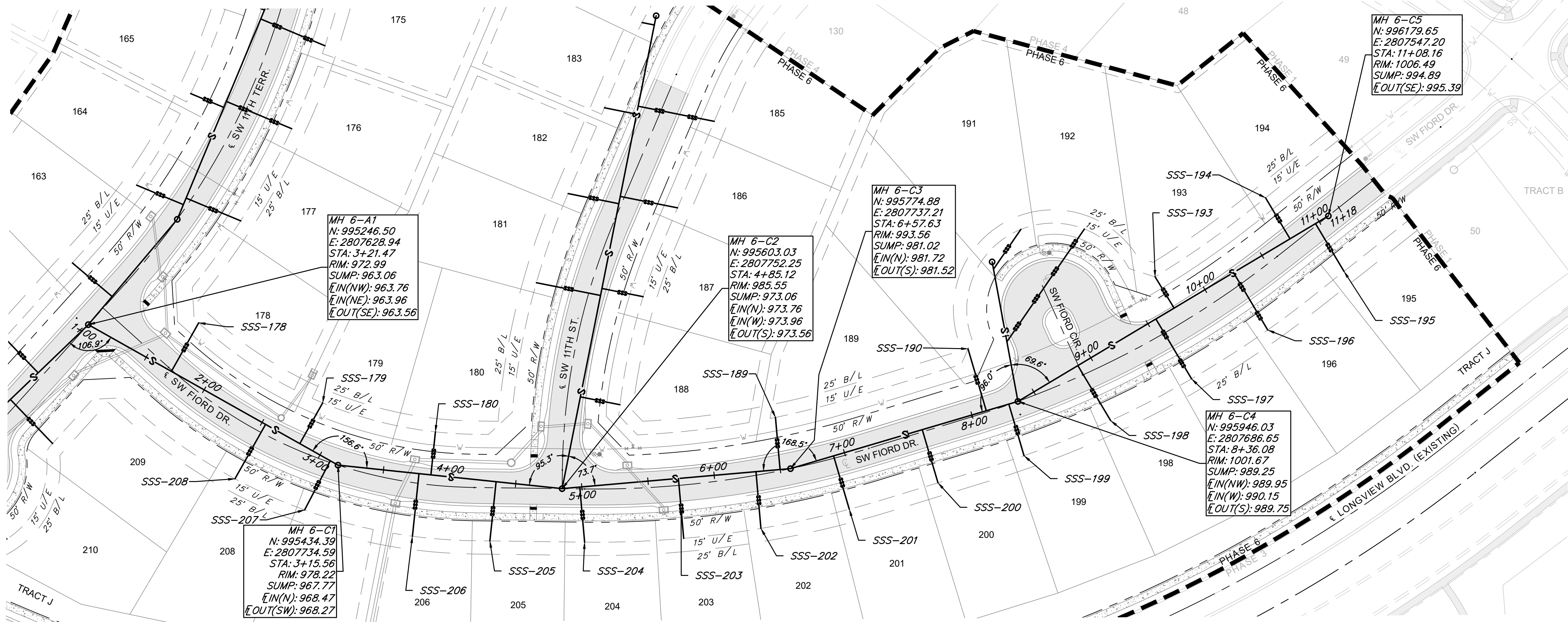
310, 147°N, K32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

C102
3 OF 6

Jan 07, 2021 - 11:04am Plotted By: gca 3/ Shared drives \\KC10 - Land Development\\Projects\\2020\\20K10059 Highland Meadows - 6th Plat\\01 CIVIL\\03-DWG\\Sheet\\SANTITARY SEWER 6C\\SANTITARY SEWER 6C PLAN & PROFILE

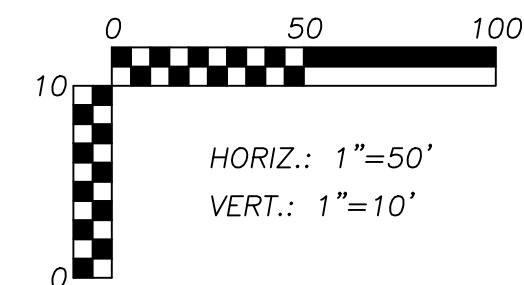


MANHOLE STRUCTURE NOTE:

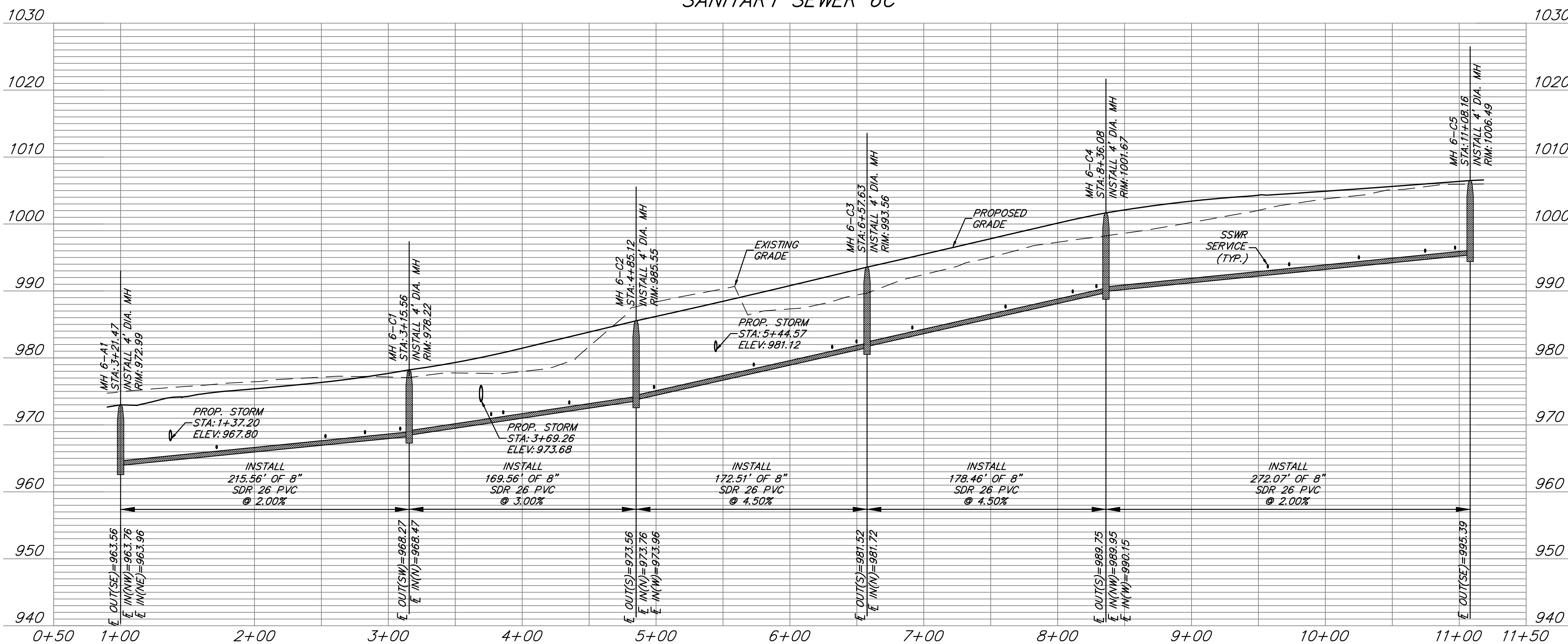
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SANITARY SEWER 6C



SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-193	9+72.97	28'	2.00%	994.37+(3.5')
SSS-194	10+74.56	36'	2.00%	996.57+(3.5')
SSS-195	10+96.89	42'	2.00%	997.14+(3.5')
SSS-196	10+25.02	50'	2.00%	995.87+(3.5')
SSS-197	9+56.99	52'	2.00%	994.55+(3.5')
SSS-198	8+91.89	44'	2.00%	993.90+(3.5')
SSS-204	4+98.48	42'	2.00%	976.33+(3.5')
SSS-205	4+35.16	45'	2.00%	974.09+(3.5')
SSS-206	3+76.82	47'	2.00%	972.39+(3.5')
SSS-207	3+08.89	42'	2.00%	970.11+(3.5')
SSS-208	2+53.01	47'	2.00%	969.09+(3.5')
SSS-199	8+28.94	40'	2.00%	991.37+(3.5')
SSS-200	7+61.05	42'	2.00%	988.34+(3.5')
SSS-201	6+91.43	42'	2.00%	985.21+(3.5')
SSS-202	6+31.56	43'	2.00%	982.34+(3.5')
SSS-203	5+72.98	45'	2.00%	979.75+(3.5')
SSS-178	1+71.73	42'	2.00%	967.37+(3.5')
SSS-179	2+82.56	35'	2.00%	969.45+(3.5')
SSS-180	3+85.84	33'	2.00%	972.36+(3.5')
SSS-189	6+49.75	39'	2.00%	983.09+(3.5')
SSS-190	8+11.25	49'	2.00%	990.74+(3.5')

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1/7/2021	DATE:		
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20K10059	JOB NUMBER:		
00062	MO COA NO.		

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANTITARY SEWER 6C PLAN & PROFILE

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
PROFESSIONAL ENGINEER
NUMBER
FE-2012009232
1/7/21

SHEET NUMBER
C103
4 OF 6

Profile view of Sanitary Sewer SD. The vertical axis shows elevation from 940 to 1020 feet. The horizontal axis shows stationing from 0+50 to 5+00.

Existing Conditions:

- Existing Grade:** Solid line representing the current ground surface.
- SSWR Service (Typ.):** Shaded area representing the existing sewer service.
- Manhole 6-C2:** Located at station 1+00.00. Elevation: 985.55. Rim: 985.55.
- Manhole 6-D1:** Located at station 4+52.53. Elevation: 994.21. Rim: 994.21.

Proposed Conditions:

- Proposed Grade:** Dashed line representing the proposed ground surface.
- Prop. Water:** Solid line representing the proposed water line. Station: 1+20.51. Elevation: 981.61.
- Prop. Storm:** Solid line representing the proposed storm line. Station: 1+39.14. Elevation: 978.74.
- Installation:** 362.53' of 8" SDR 26 PVC @ 3.00% slope.

Manhole Details:

- Manhole 6-C2:** STA: 1+00.00. ELEV: 985.55. RIM: 985.55.
- Manhole 6-D1:** STA: 4+52.53. ELEV: 994.21. RIM: 994.21.

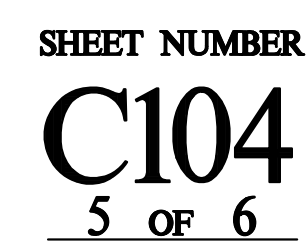
Profile view of sewer line from station 0+50 to 2+50. The diagram shows a sewer pipe with a proposed grade and an existing grade. The pipe is labeled "INSTALL 106.67' OF 8" SDR 26 PVC @ 3.00%". The pipe is shown with a 3.00% slope. The existing grade is shown as a dashed line. The proposed grade is shown as a solid line. The pipe is labeled "MH 6-CA" at station 1+00 and "MH 6-EI" at station 2+00. The pipe is labeled "INSTALL 4' DIA. MH" at station 1+00 and "INSTALL 4' DIA. MH" at station 2+00. The pipe is labeled "SSWR SERVICE (TYP.)" at station 1+00. The pipe is labeled "PROP. WATER STA: 1+30.44 ELEV: 997.88" at station 1+30.44. The pipe is labeled "E OUT(S)=989.75", "E IN(W)=989.95", "E IN(W)=990.15" at station 1+00 and "E OUT(E)=993.35" at station 2+00. The vertical axis shows elevations from 960 to 1030. The horizontal axis shows stations from 0+50 to 2+50.

Diagram illustrating a 100' x 100' square area with a checkerboard pattern. The horizontal axis is labeled 0, 50, 100. The vertical axis is labeled 0, 10. Text indicates: HORIZ.: 1"=50', VERT.: 1"=10'.

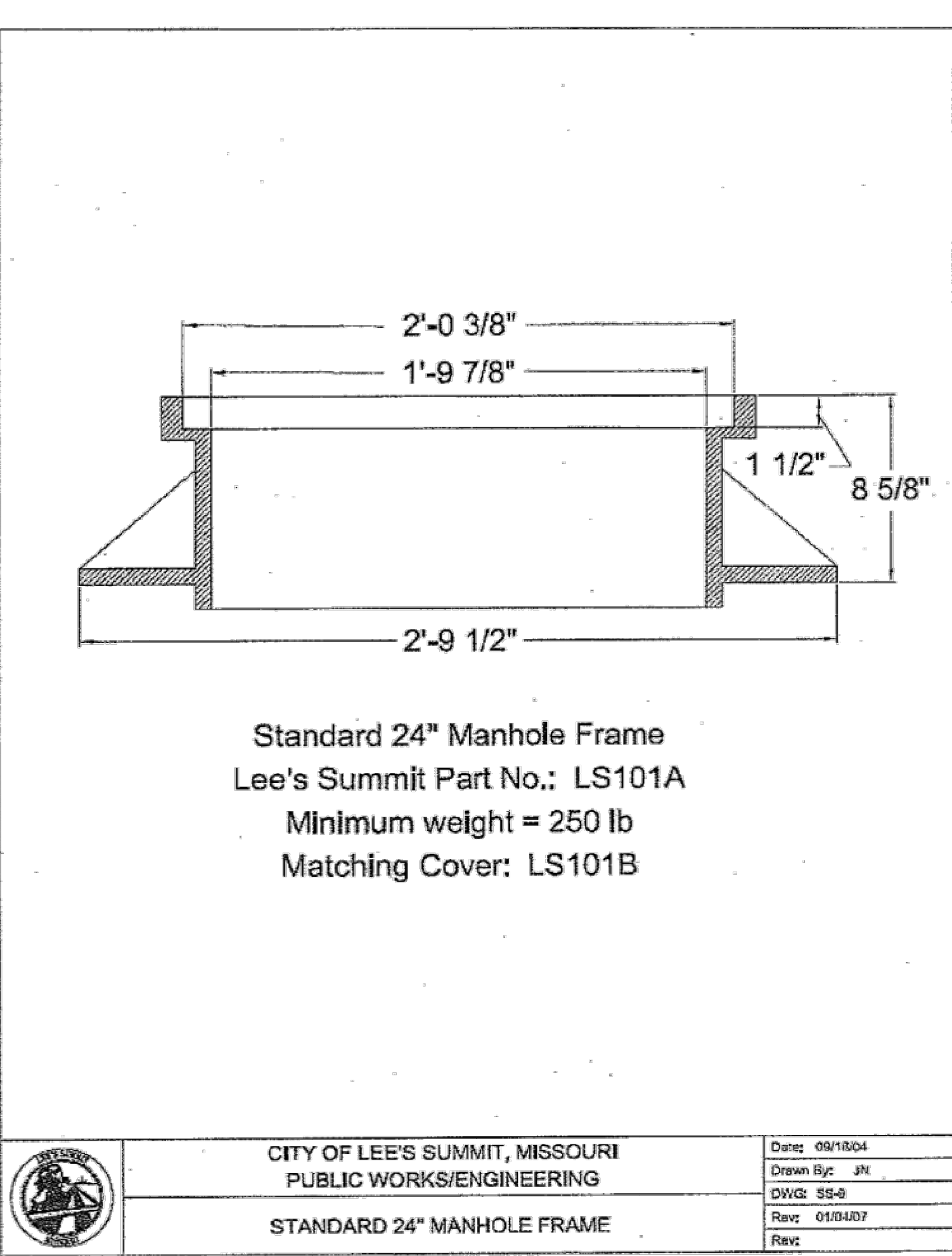
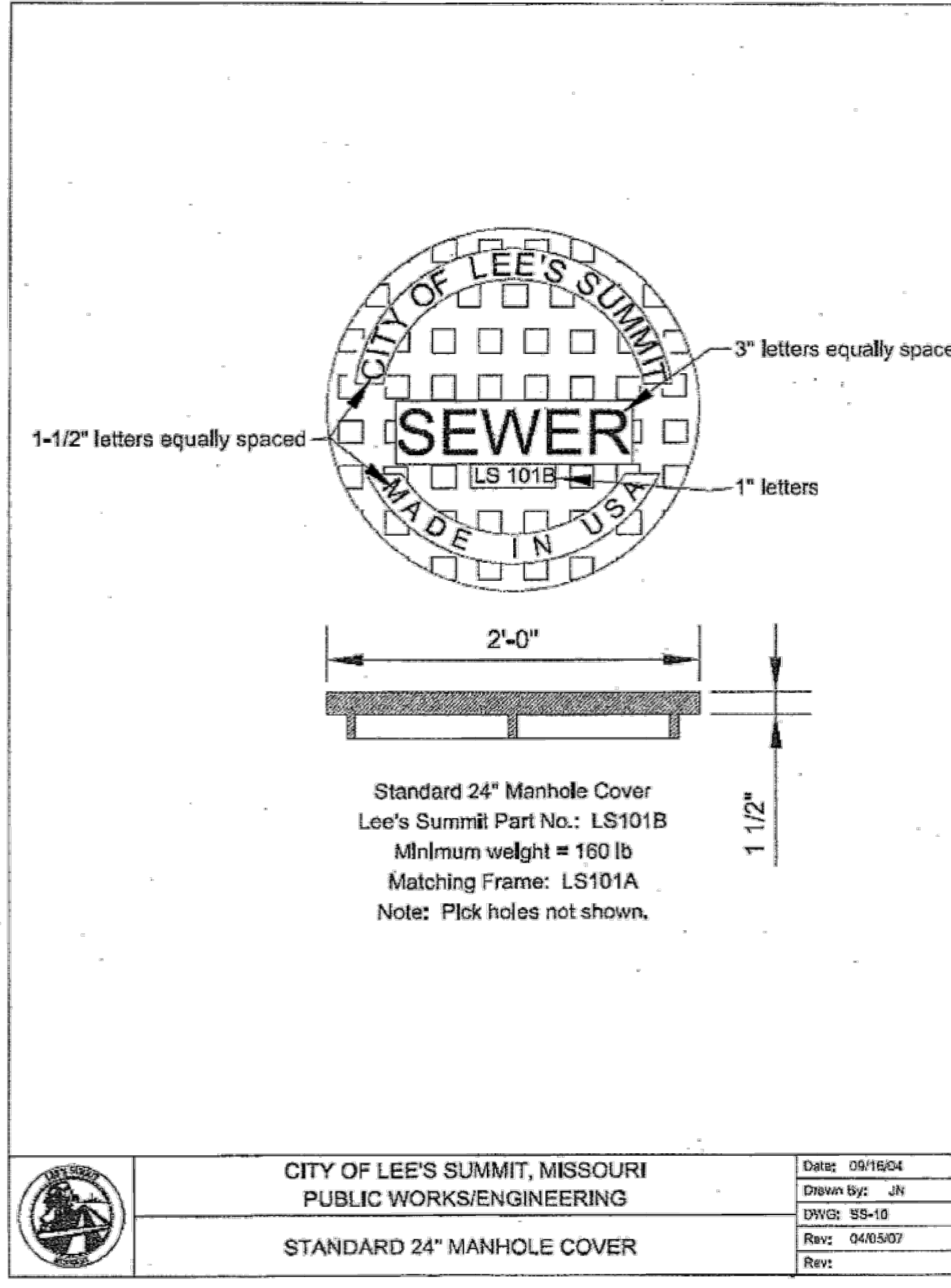
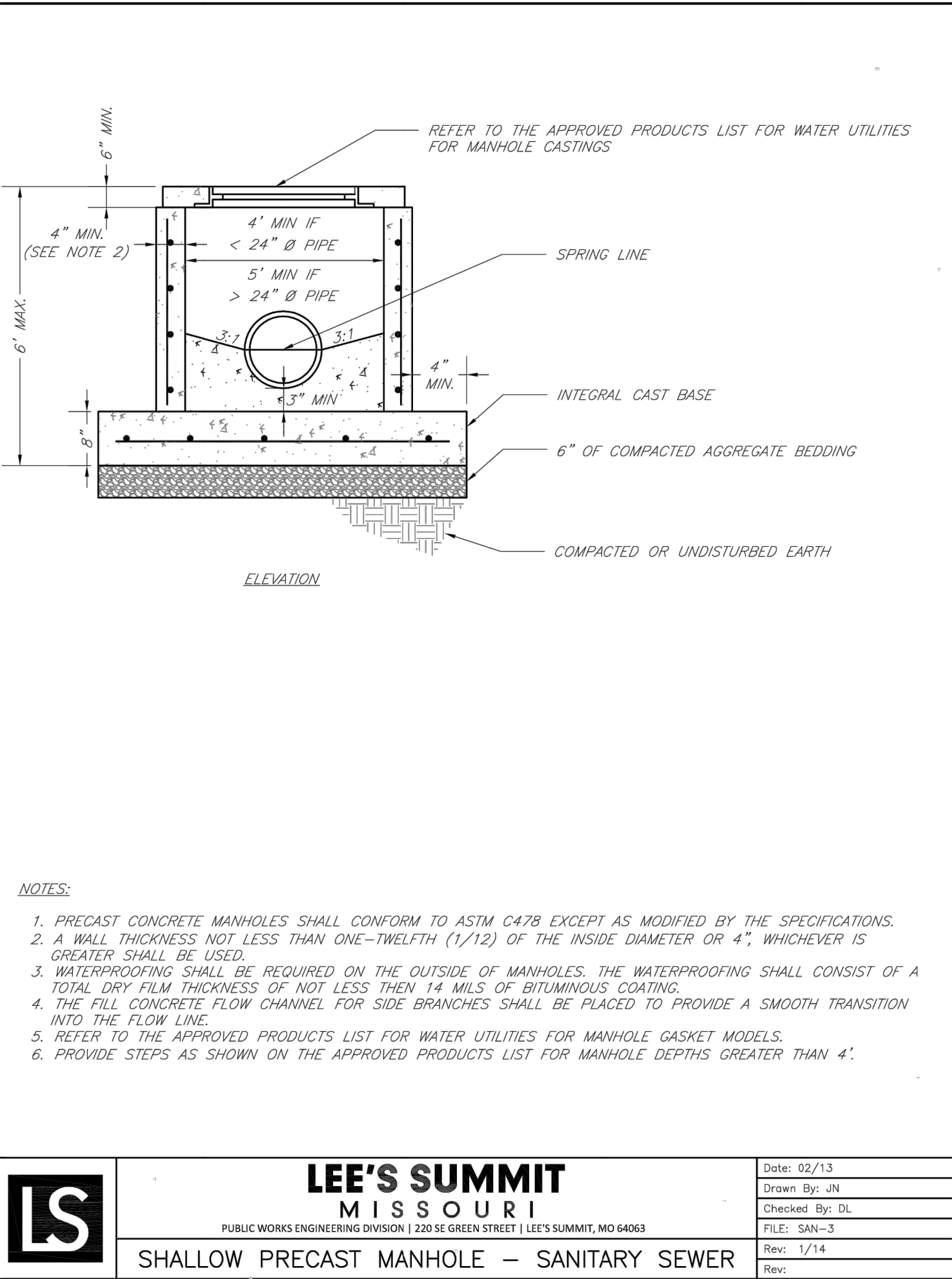
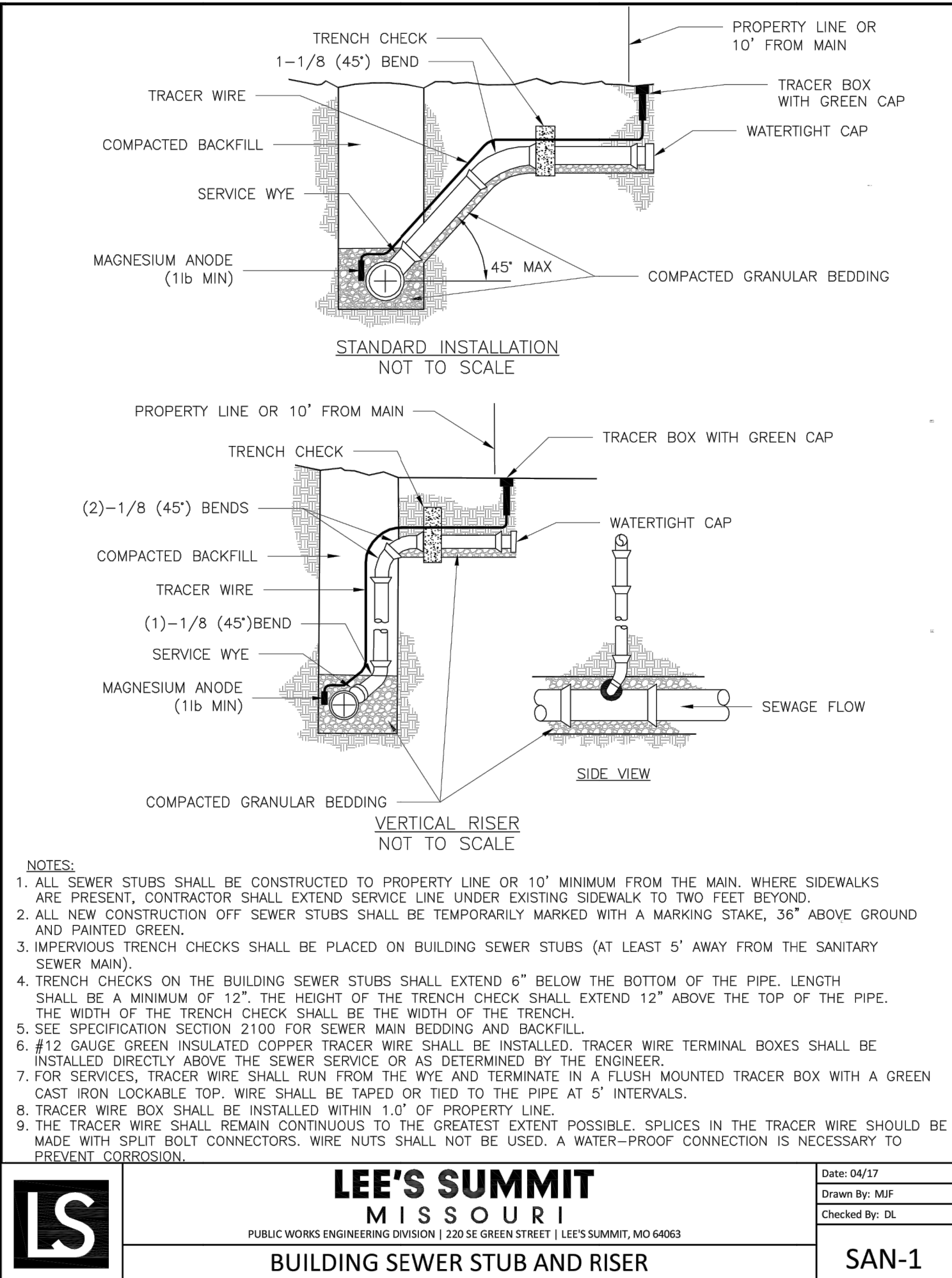
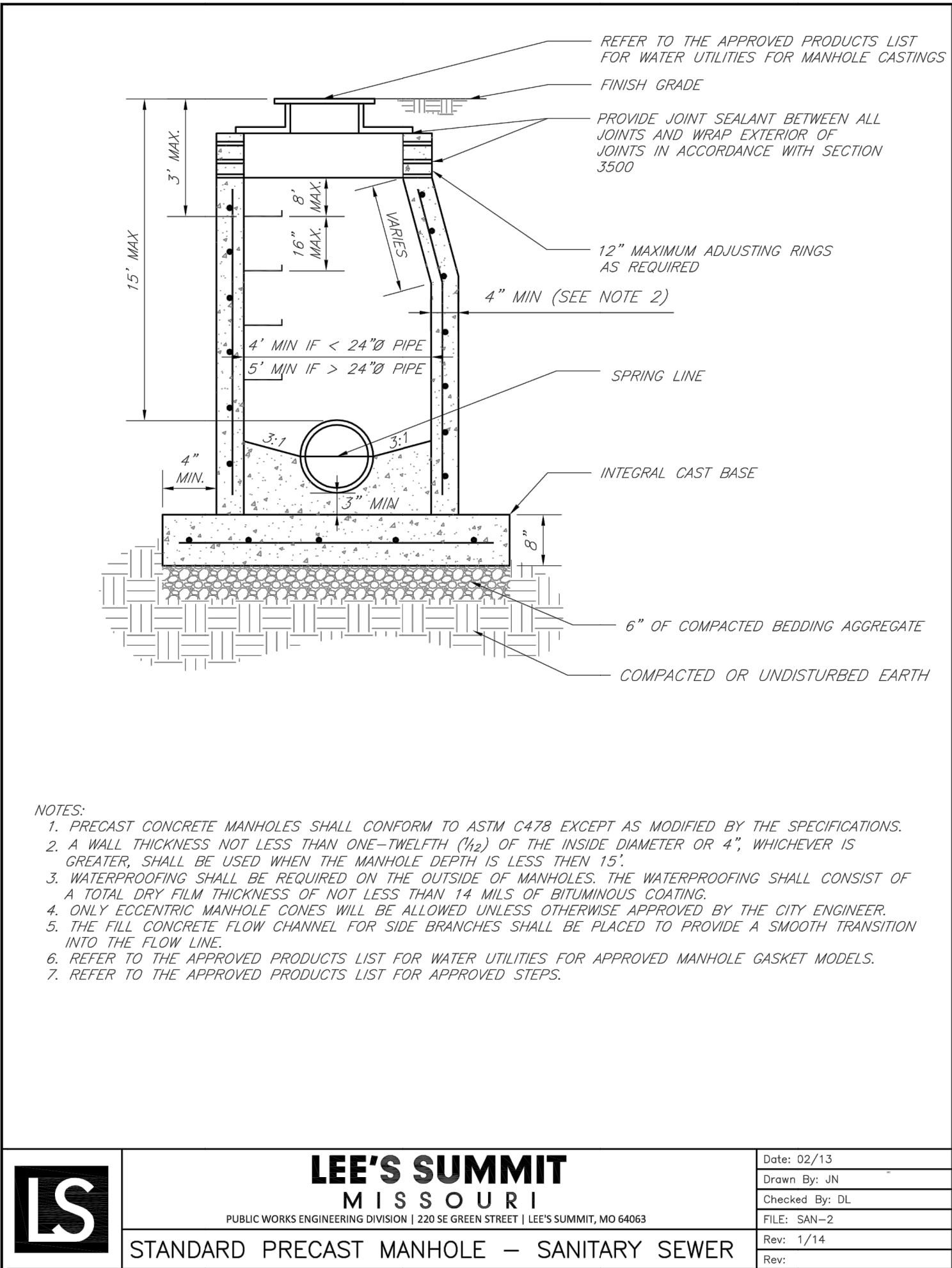
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANITARY SEWER 6D AND 6E
PLAN & PROFILE

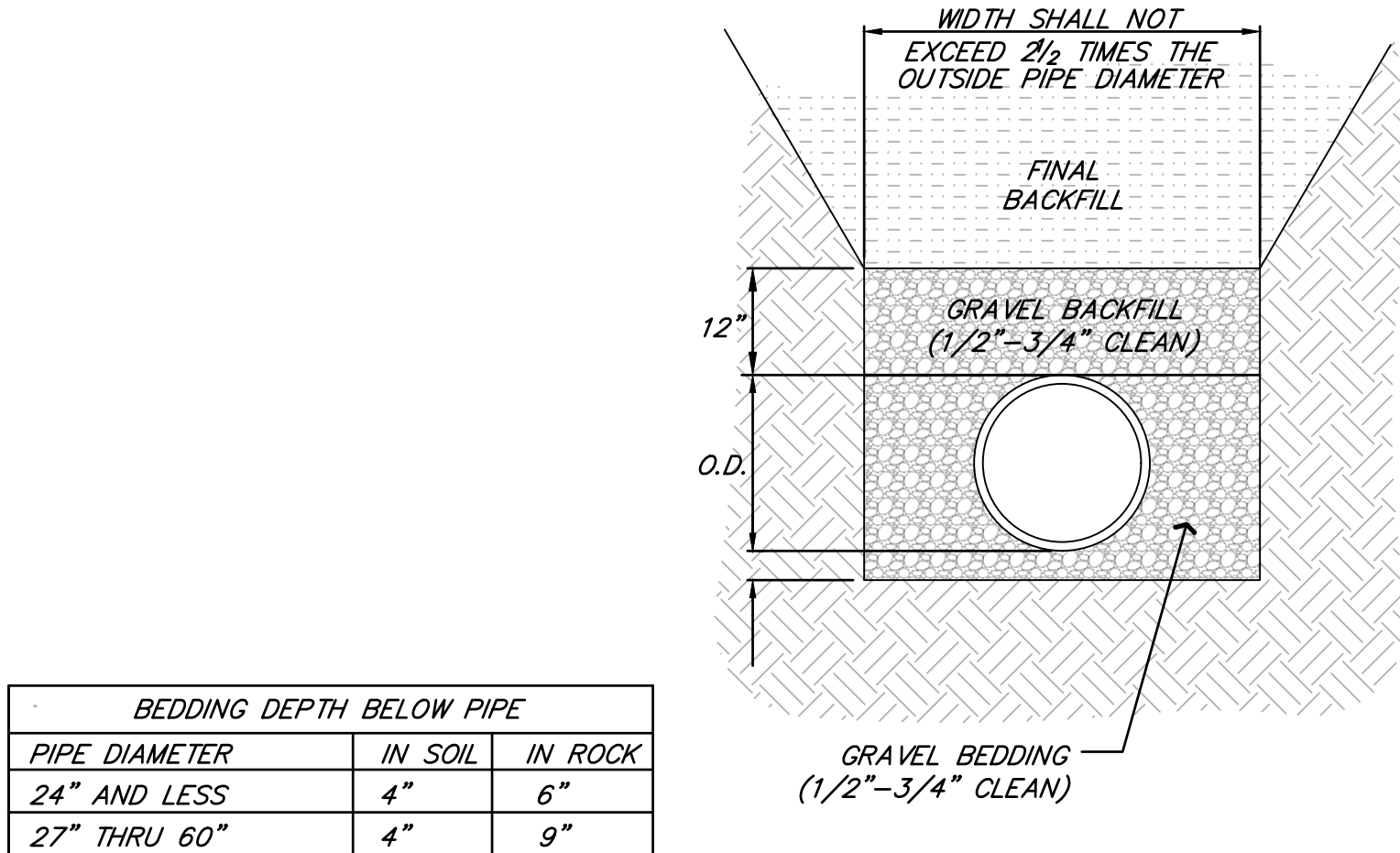
S10, T47N, R32W
SHEFF'S SUMMIT - JACKSON COUNTY, MISSOURI



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BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698



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HIGHLAND MEADOWS - 6TH PLAT
SANITARY SEWER DETAILS
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
PE-2012009232
1/7/21
PROFESSIONAL ENGINEER
SHEET NUMBER
C401
6 OF 6