

HIGHLAND MEADOWS - 6TH PLAT

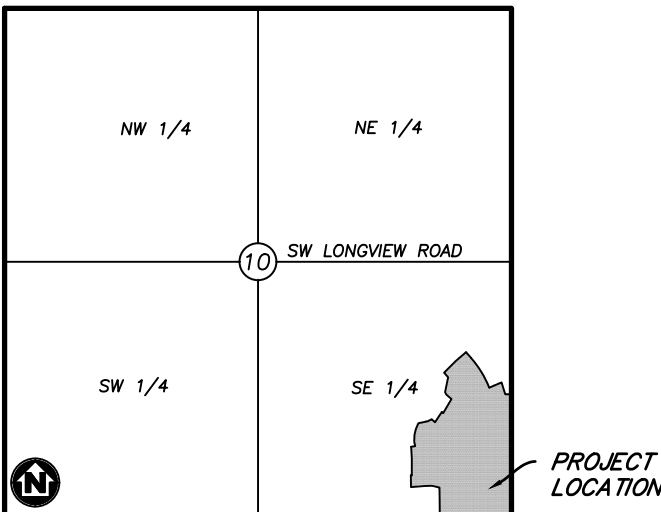
SANITARY SEWER EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 2/11/2021

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:

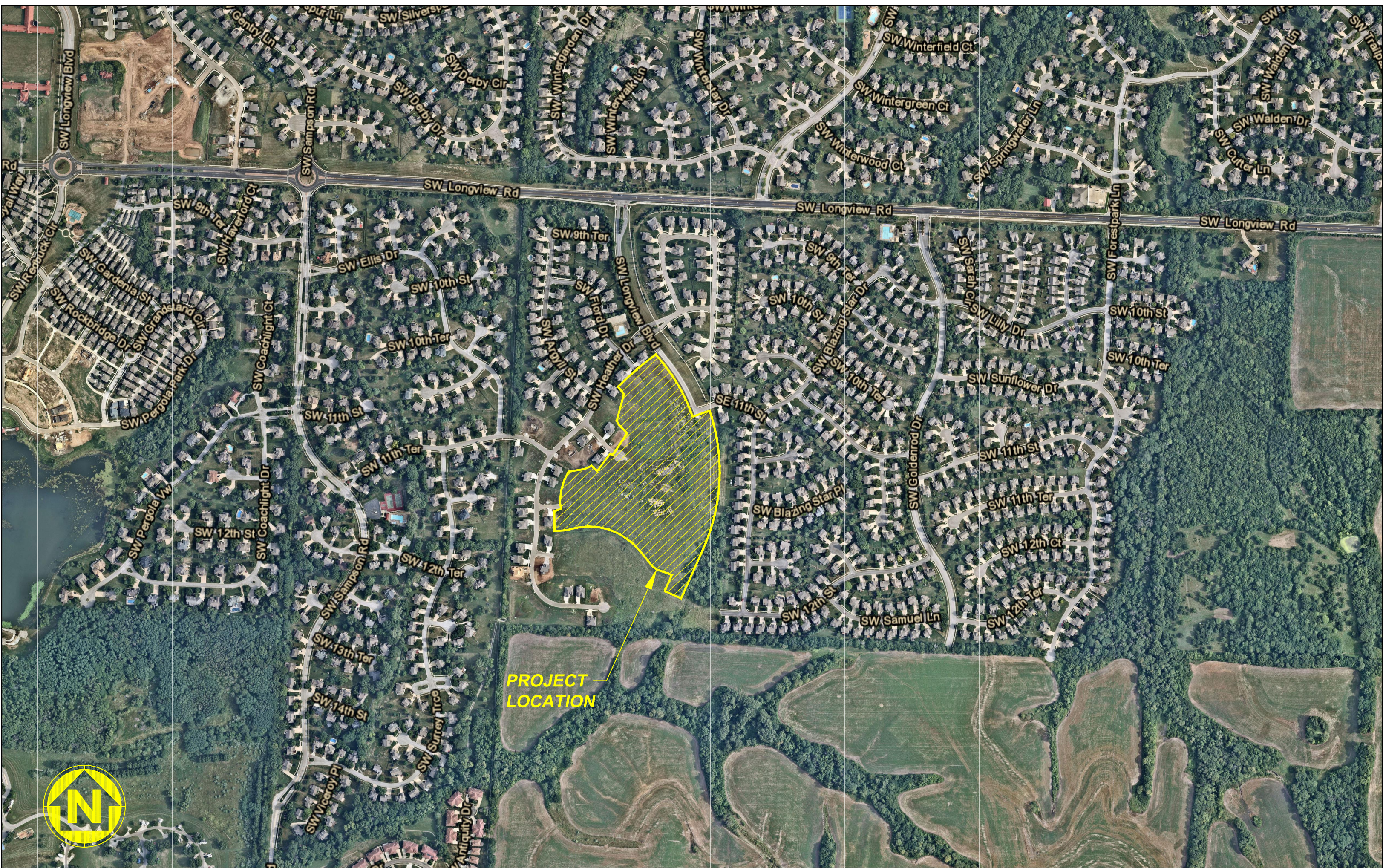
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

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:

BRAD KEMPF
SUMMIT HOMES KC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

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

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.



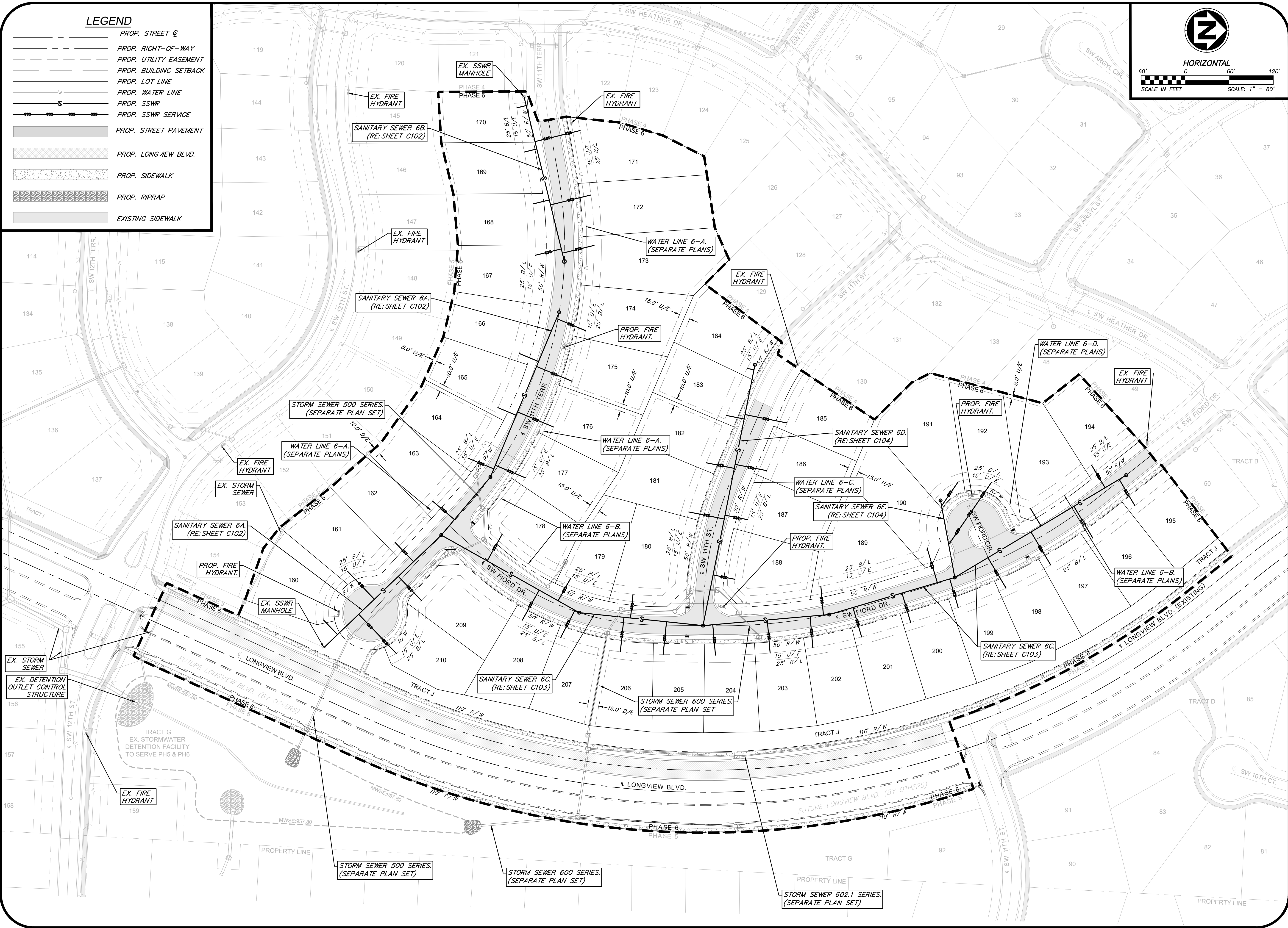
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LICENSE NO.	FE-2012009232	DATE:	1/7/2021	1			
ISSUED FOR:	FOR REVIEW	JOB NUMBER:	20K010058				
MO COA NO.	00062						

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT
COVER SHEET
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 6

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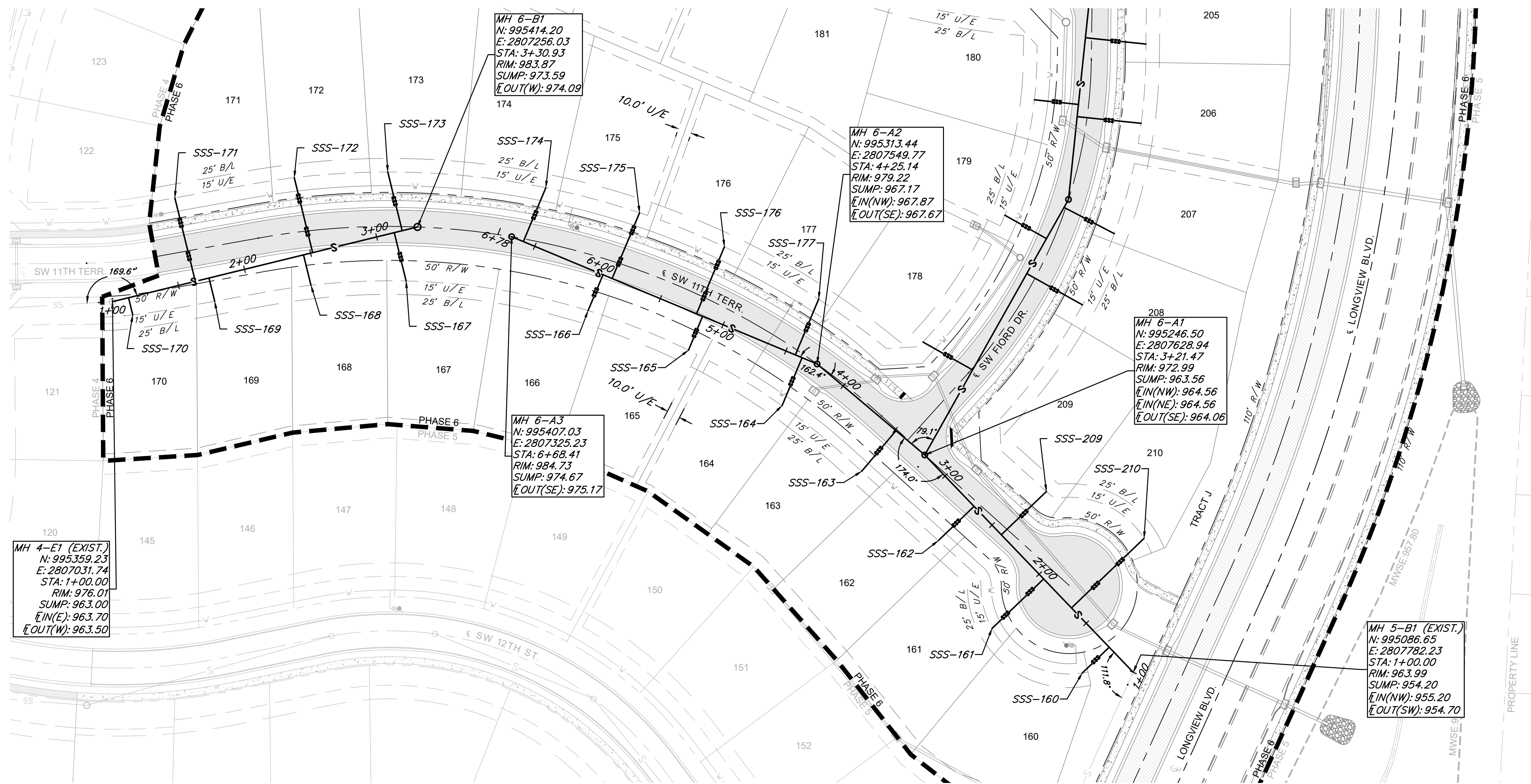
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

GENERAL LAYOUT

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

STATE OF MISSOURI
ZACH A. MYERS
PROFESSIONAL ENGINEER
NUMBER
FE-2012009232
2/12/21

SHEET NUMBER
C101
2 OF 6

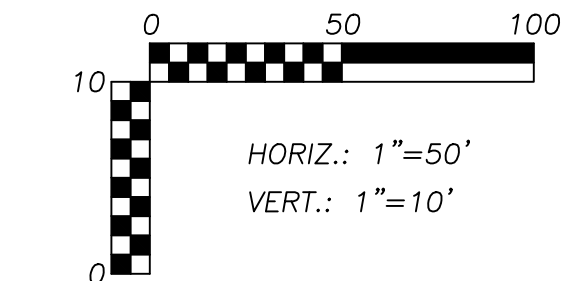


MANHOLE STRUCTURE NOTE:

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

GENERAL NOTES:

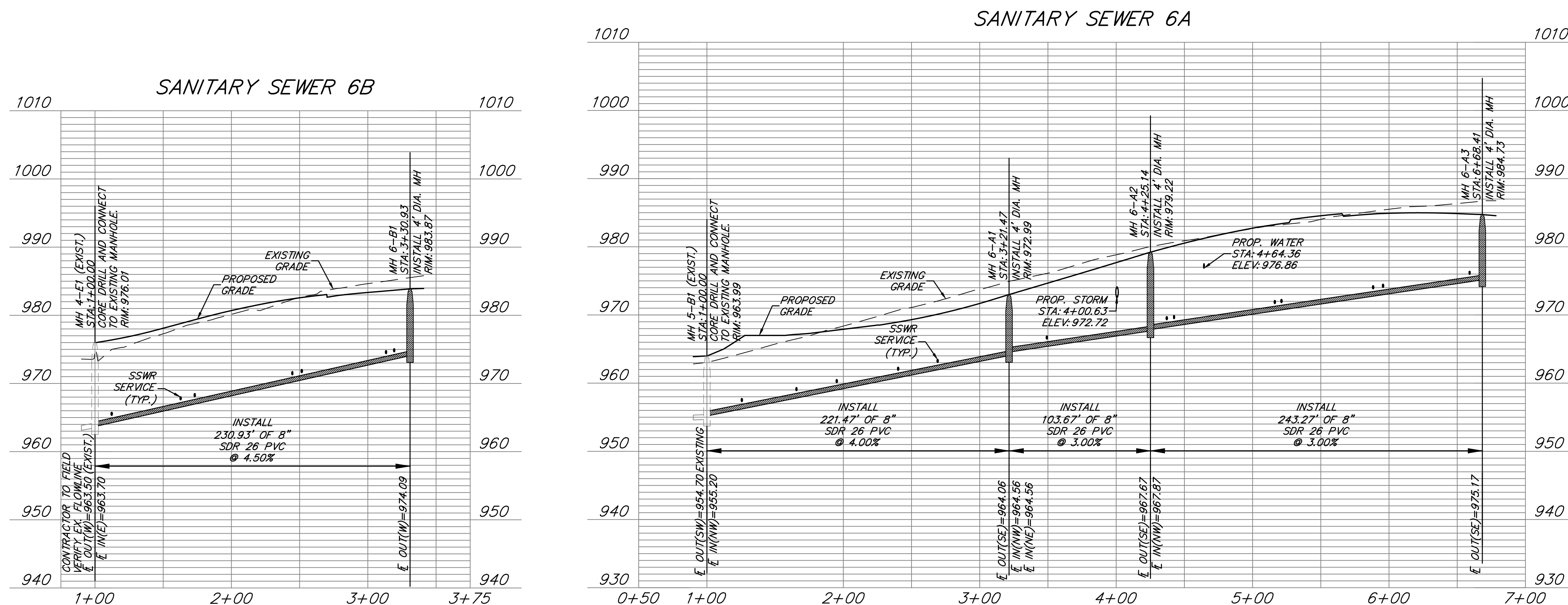
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION 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.



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		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20K10058
		MO COA NO.	00062

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SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-160	1+25.59	27'	2.00%	957.91+(3.5')
SSS-161	1+95.17	53'	2.00%	961.19+(3.5')
SSS-162	2+69.12	36'	2.00%	963.83+(3.5')
SSS-163	3+49.16	39'	2.00%	967.31+(3.5')
SSS-164	4+37.10	38'	2.00%	970.13+(3.5')
SSS-165	5+16.29	27'	2.00%	972.28+(3.5')
SSS-166	5+95.63	29'	2.00%	974.69+(3.5')
SSS-167	3+13.32	37'	2.00%	975.17+(3.5')
SSS-174	6+59.09	43'	2.00%	976.88+(3.5')
SSS-175	5+88.37	52'	2.00%	974.95+(3.5')
SSS-176	5+21.17	53'	2.00%	972.95+(3.5')
SSS-177	4+42.43	45'	2.00%	970.42+(3.5')
SSS-168	2+44.63	23'	2.00%	971.80+(3.5')
SSS-169	1+73.10	18'	2.00%	968.48+(3.5')
SSS-170	1+12.21	13'	2.00%	965.65+(3.5')
SSS-171	1+62.75	63'	2.00%	968.92+(3.5')
SSS-172	2+51.55	57'	2.00%	972.79+(3.5')
SSS-173	3+19.31	44'	2.00%	975.59+(3.5')
SSS-209	2+40.19	46'	2.00%	962.86+(3.5')
SSS-210	1+65.62	74'	2.00%	960.44+(3.5')

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANITARY SEWER 6A AND 6B PLAN & PROFILE

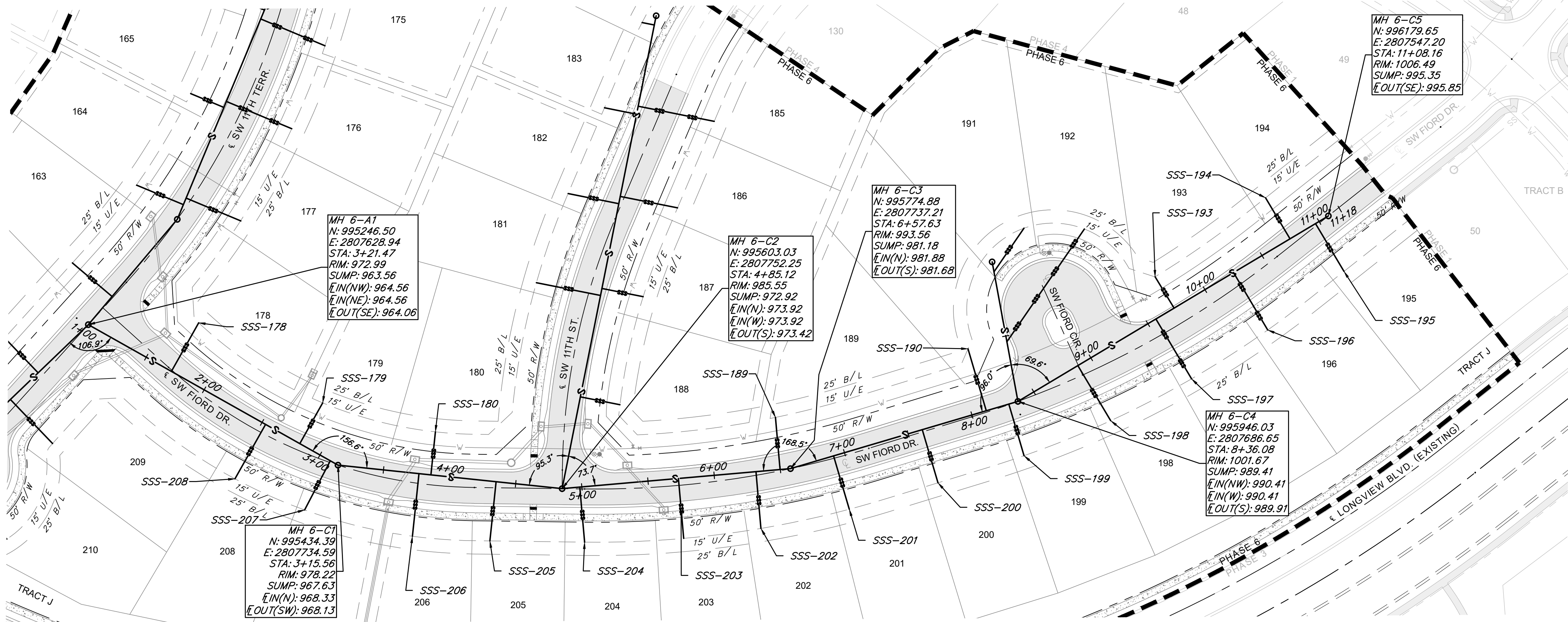
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

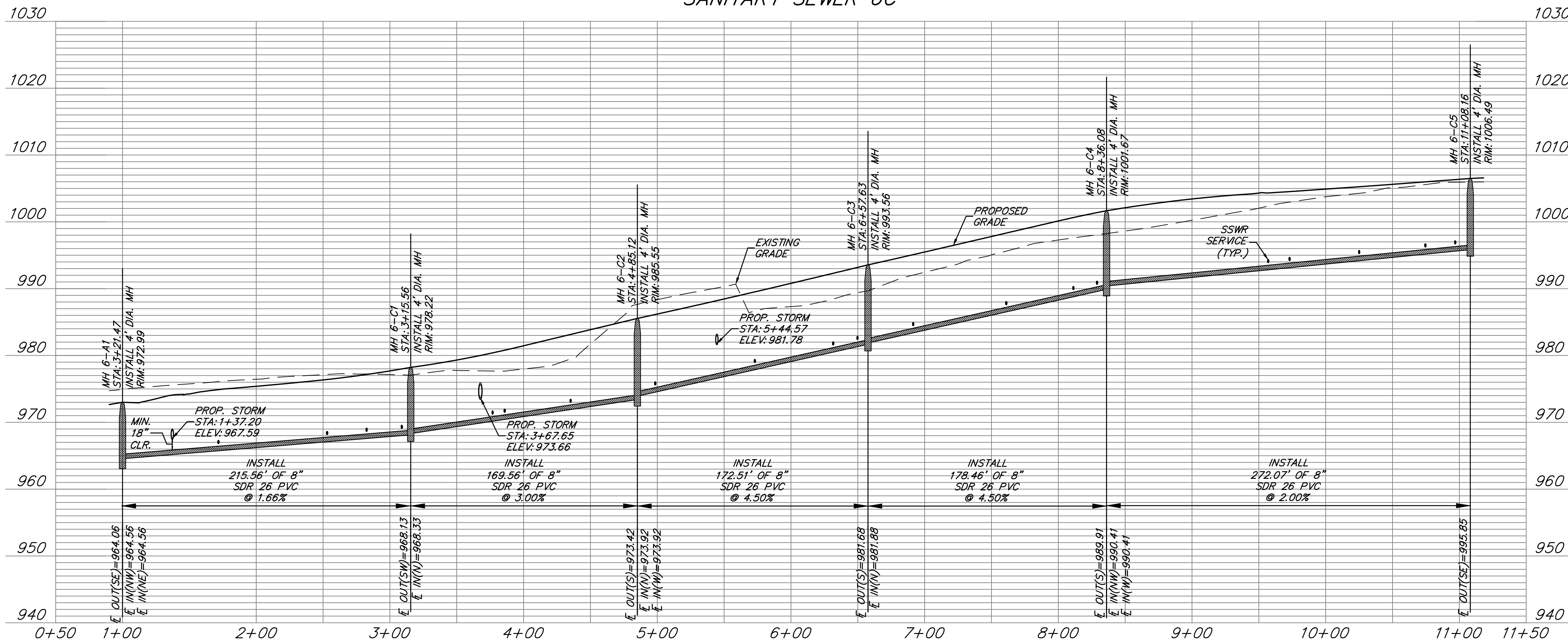


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SANITARY SEWER 6C

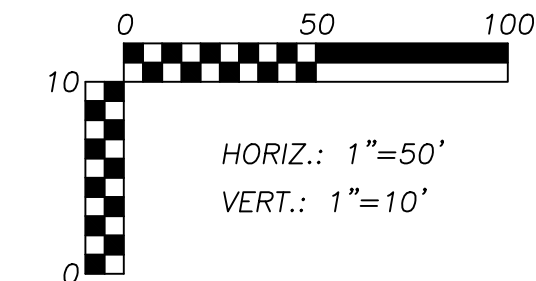


MANHOLE STRUCTURE NOTE:

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

GENERAL NOTES:

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SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-202	6+31.56	43'	2.00%	982.50+(3.5')
SSS-203	5+72.98	45'	2.00%	979.91+(3.5')
SSS-204	4+98.48	42'	2.00%	976.49+(3.5')
SSS-205	4+35.16	45'	2.00%	973.95+(3.5')
SSS-206	3+76.82	47'	2.00%	972.25+(3.5')
SSS-178	1+71.73	42'	2.00%	967.72+(3.5')
SSS-179	2+82.56	35'	2.00%	969.42+(3.5')
SSS-189	6+49.75	39'	2.00%	983.25+(3.5')
SSS-190	8+11.25	49'	2.00%	990.90+(3.5')
SSS-193	9+72.97	28'	2.00%	994.83+(3.5')
SSS-194	10+74.56	36'	2.00%	997.03+(3.5')
SSS-195	10+96.89	42'	2.00%	997.60+(3.5')
SSS-180	3+85.84	33'	2.00%	972.22+(3.5')
SSS-196	10+25.02	50'	2.00%	996.33+(3.5')
SSS-197	9+56.99	52'	2.00%	995.01+(3.5')
SSS-198	8+91.89	44'	2.00%	993.90+(3.5')
SSS-199	8+28.94	40'	2.00%	991.53+(3.5')
SSS-200	7+61.05	42'	2.00%	988.50+(3.5')
SSS-201	6+91.43	42'	2.00%	985.37+(3.5')
SSS-207	3+08.89	42'	2.00%	969.99+(3.5')
SSS-208	2+53.01	47'	2.00%	969.17+(3.5')

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		MO COA NO.	
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANITARY SEWER 6C PLAN & PROFILE

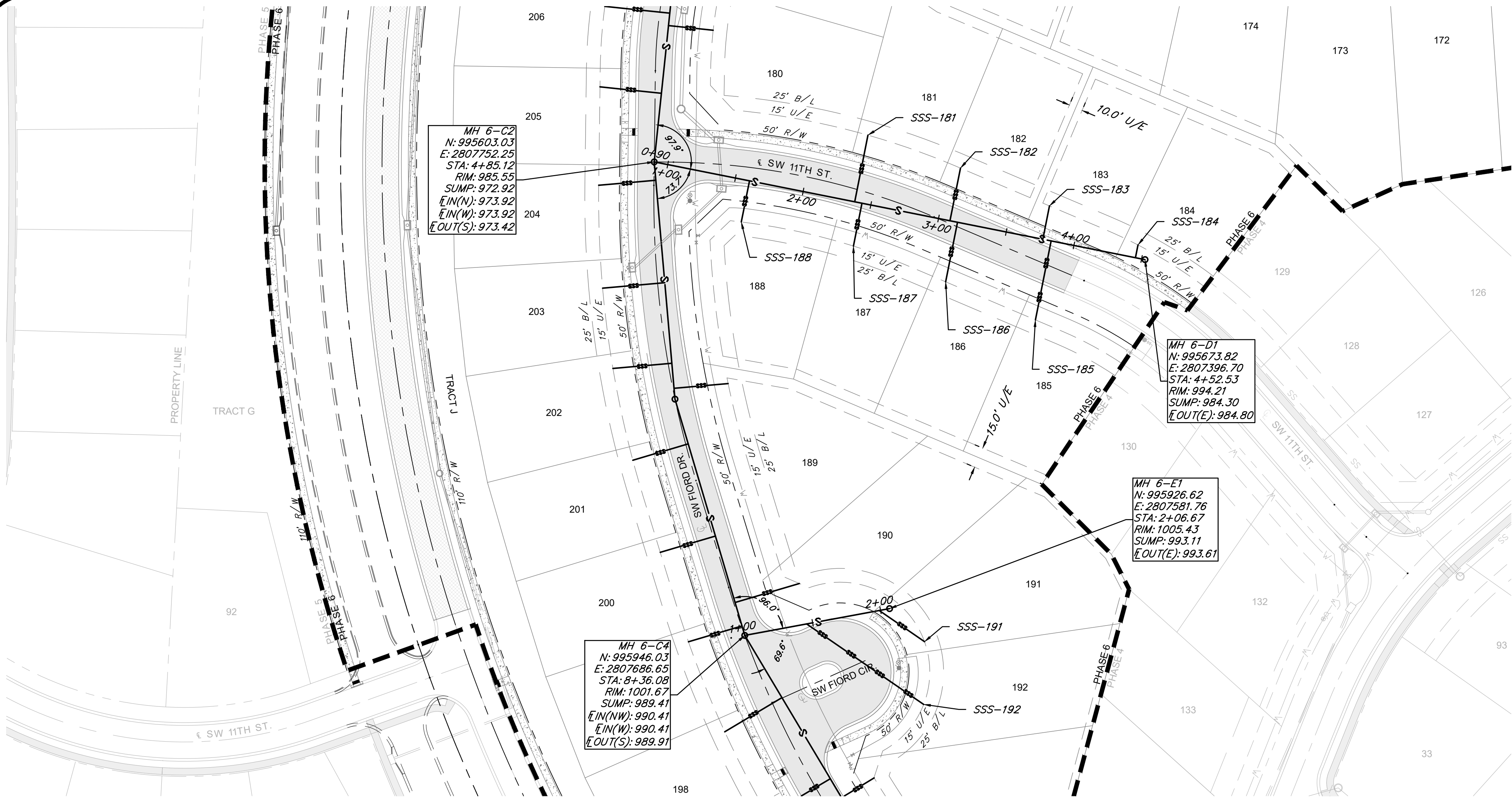
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SHEET NUMBER

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

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
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PROFESSIONAL ENGINEER

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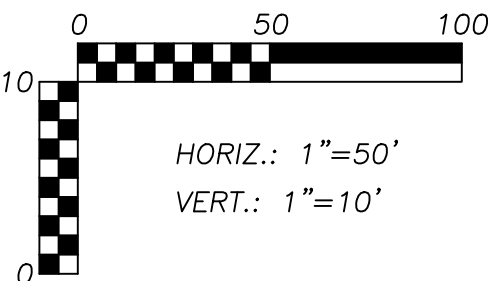


MANHOLE STRUCTURE NOTE:

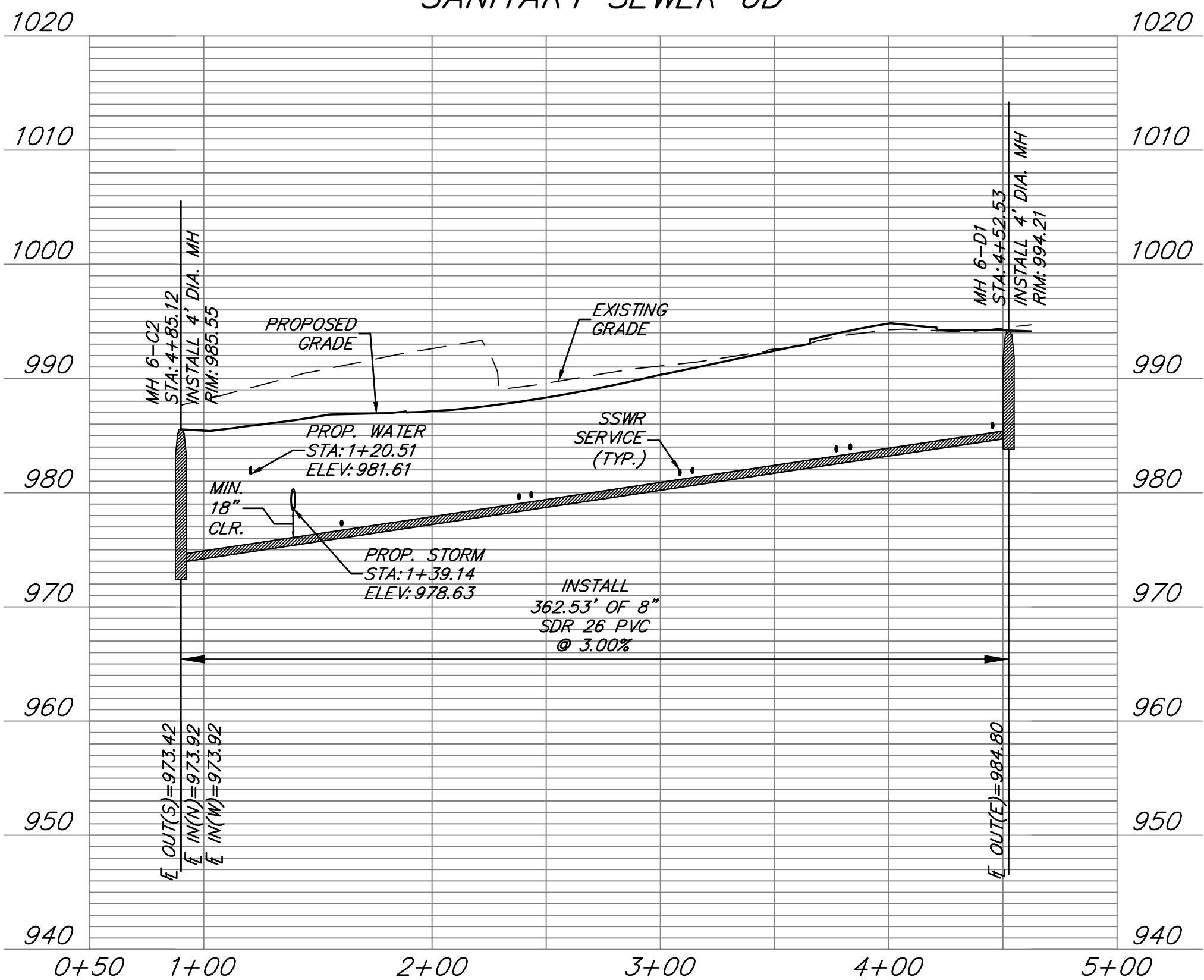
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GENERAL NOTES:

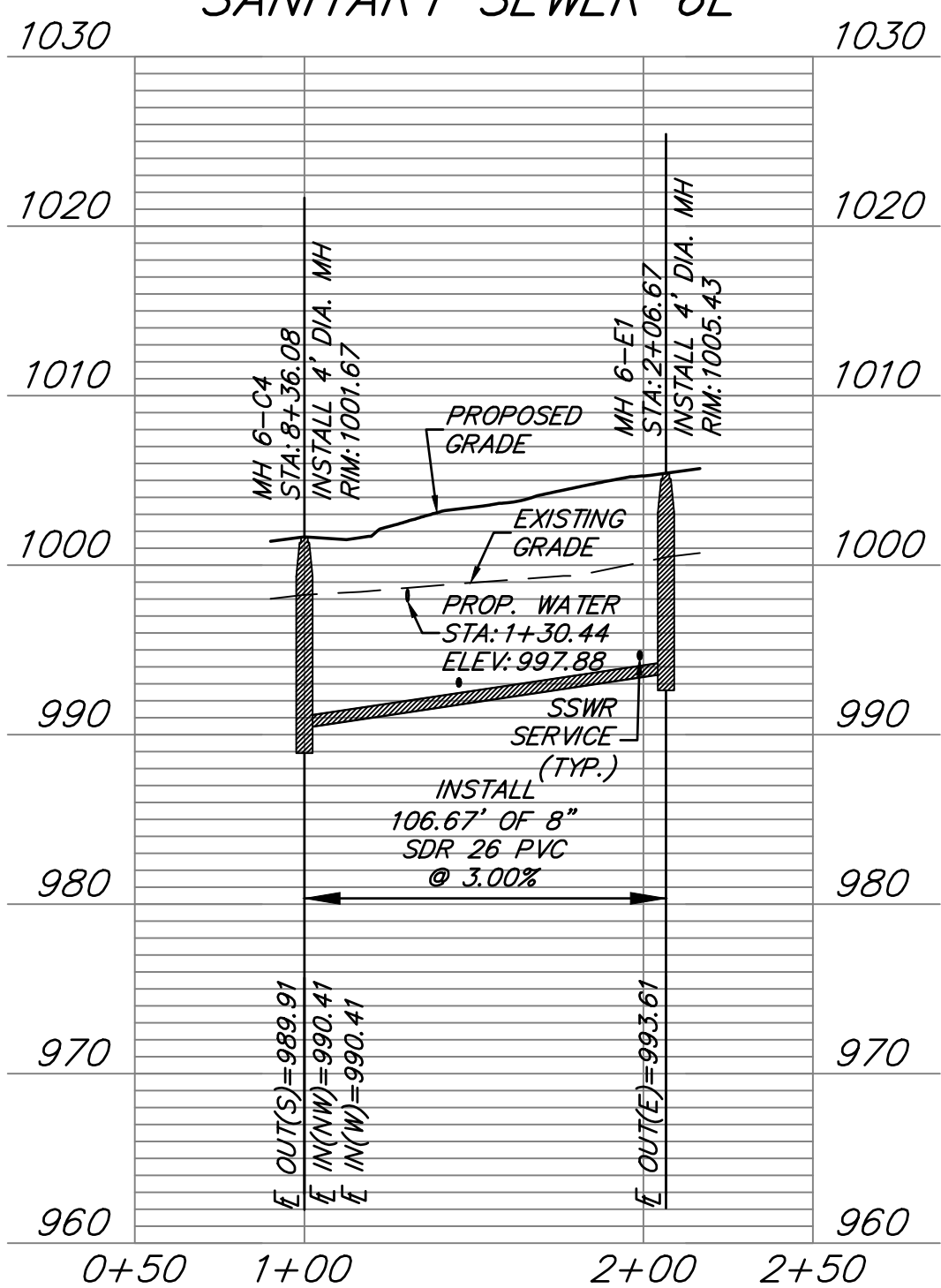
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SANITARY SEWER 6D



SANITARY SEWER 6E



SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-185	3+83.18	58'	2.00%	985.02+(3.5')
SSS-186	3+14.02	44'	2.00%	982.66+(3.5')
SSS-187	2+43.45	32'	2.00%	980.29+(3.5')
SSS-188	1+60.38	30'	2.00%	977.77+(3.5')
SSS-191	1+98.80	40'	2.00%	995.31+(3.5')
SSS-192	1+45.59	103'	2.00%	994.97+(3.5')
SSS-181	2+38.08	49'	2.00%	980.48+(3.5')
SSS-182	3+08.46	39'	2.00%	982.39+(3.5')
SSS-183	3+77.06	25'	2.00%	984.16+(3.5')
SSS-184	4+45.46	9'	2.00%	985.91+(3.5')

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SANITARY SEWER 6D AND 6E
PLAN & PROFILE

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



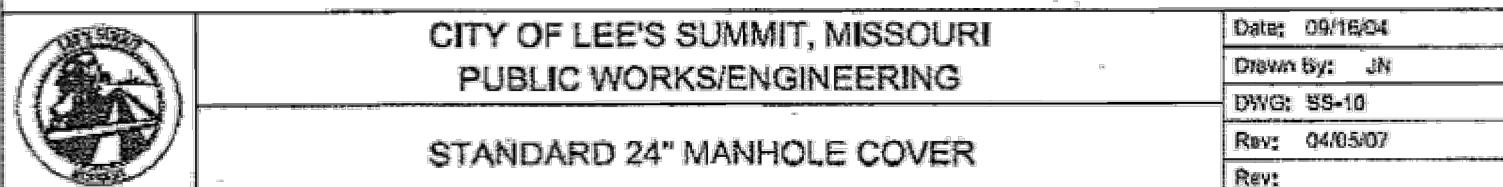
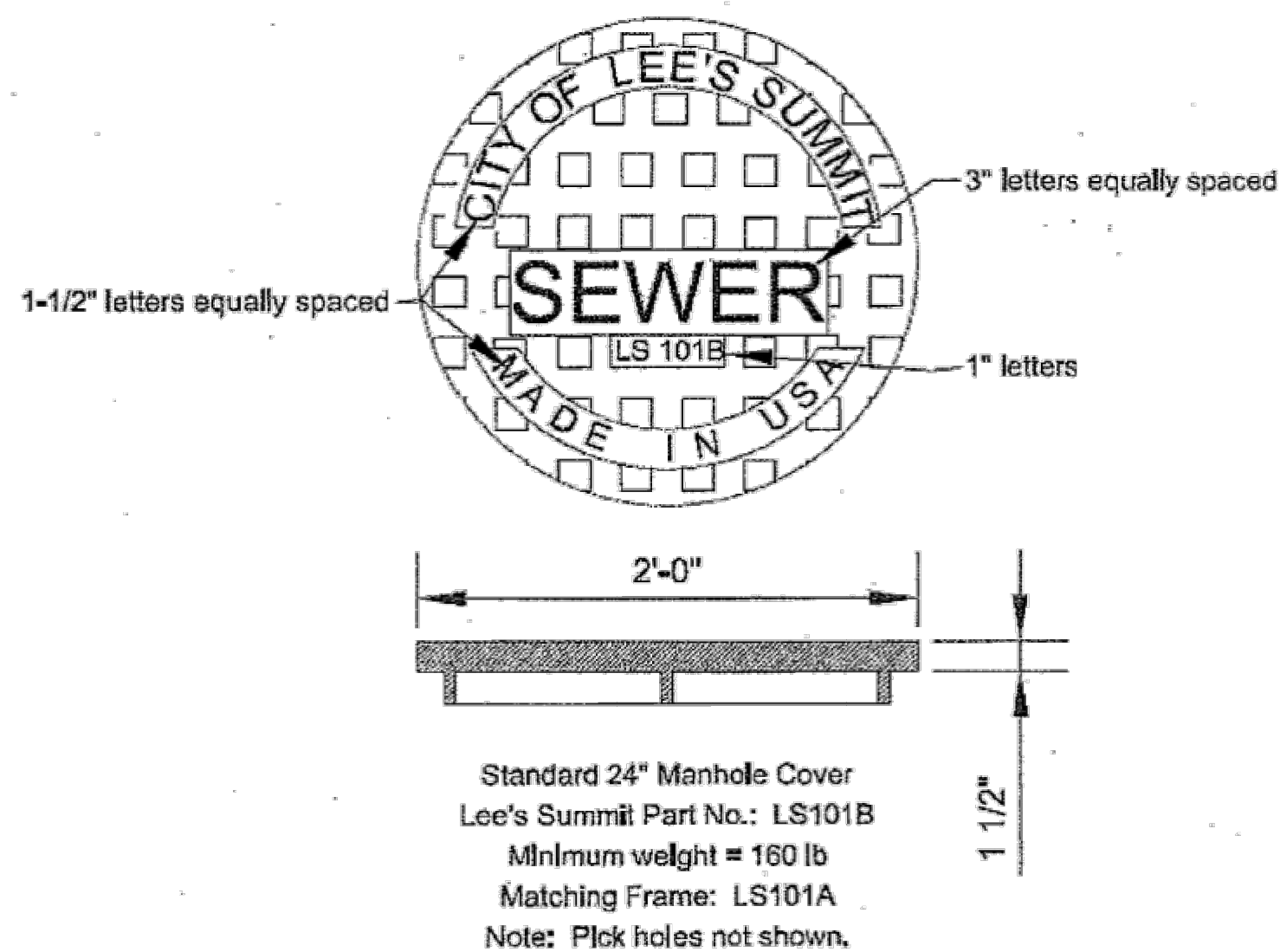
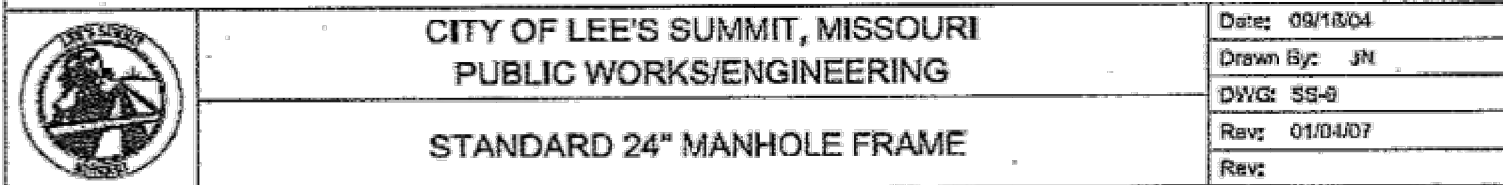
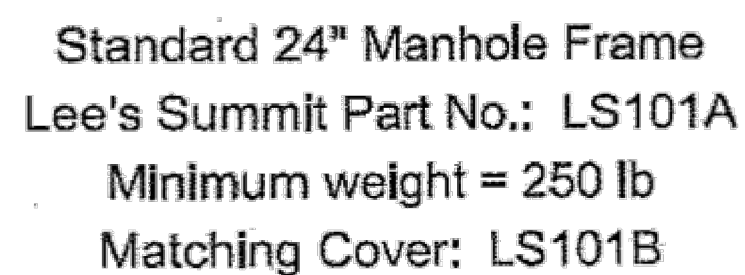
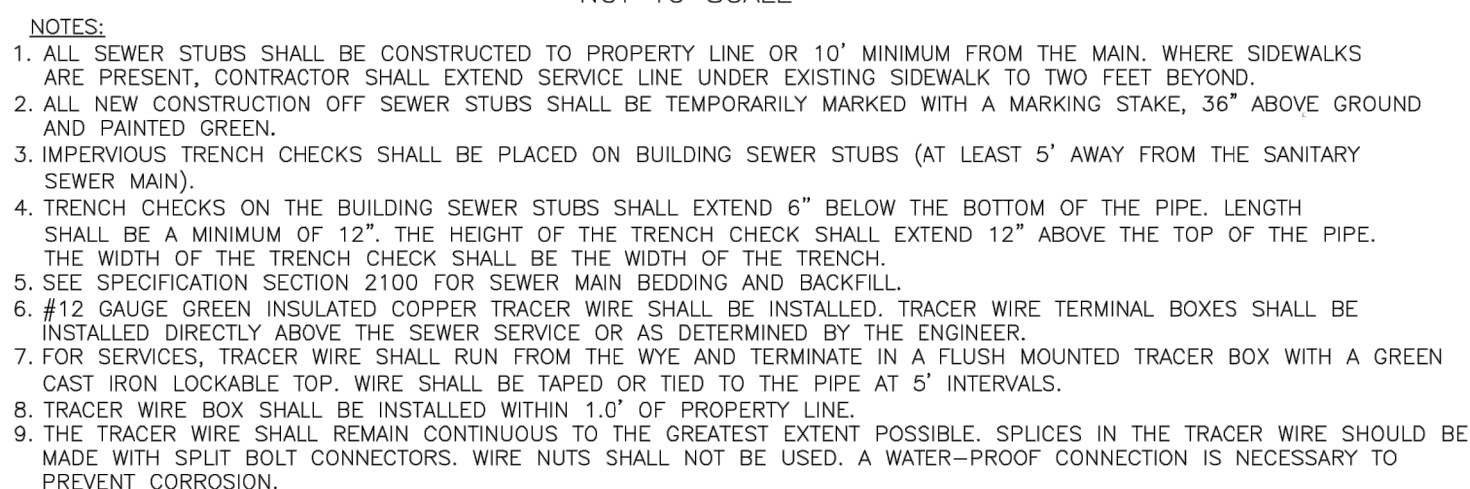
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5 OF 6

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BEDDING
1/2" - 3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

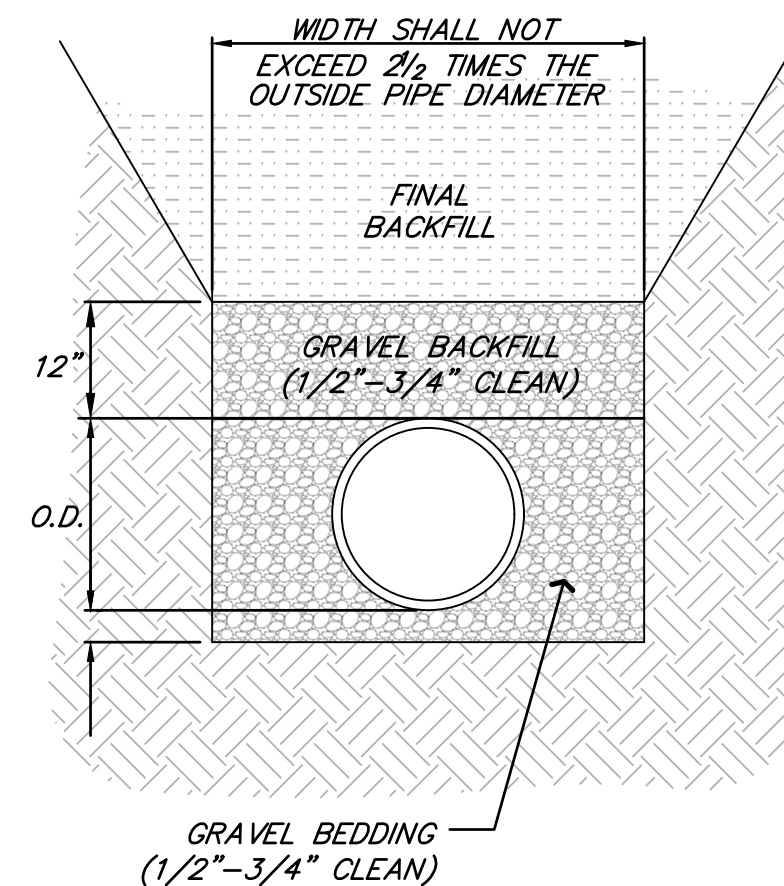
INITIAL BACKFILL
- UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2" - 3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

FINAL BACKFILL
- 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

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"



PIPE BEDDING DETAIL
NOT TO SCALE



DRAWING INFO.					
NO.		BY	DATE	DRAWN BY:	GC
1	REVISED PER CITY COMMENT	GC	2/11/21	CHECK BY:	ZM
				LICENSE NO.	PE-2012009232
				DATE:	1/7/2021
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20KCI0088
				MO COA NO	000062

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