

HIGHLAND MEADOWS - 5TH PLAT

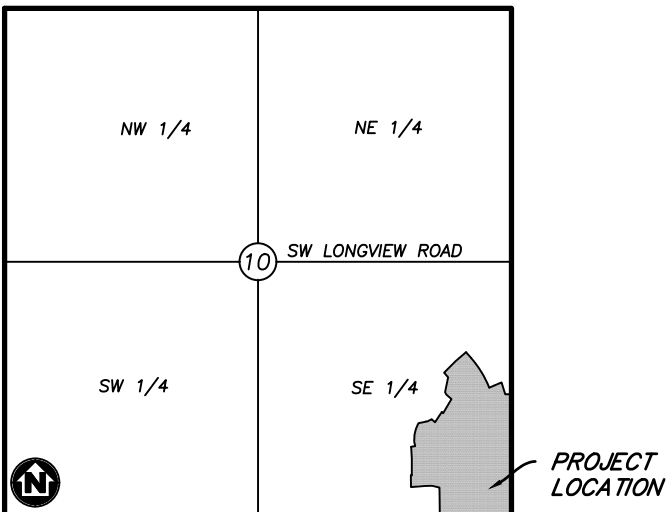
SANITARY SEWER EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 3/10/2021

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
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:

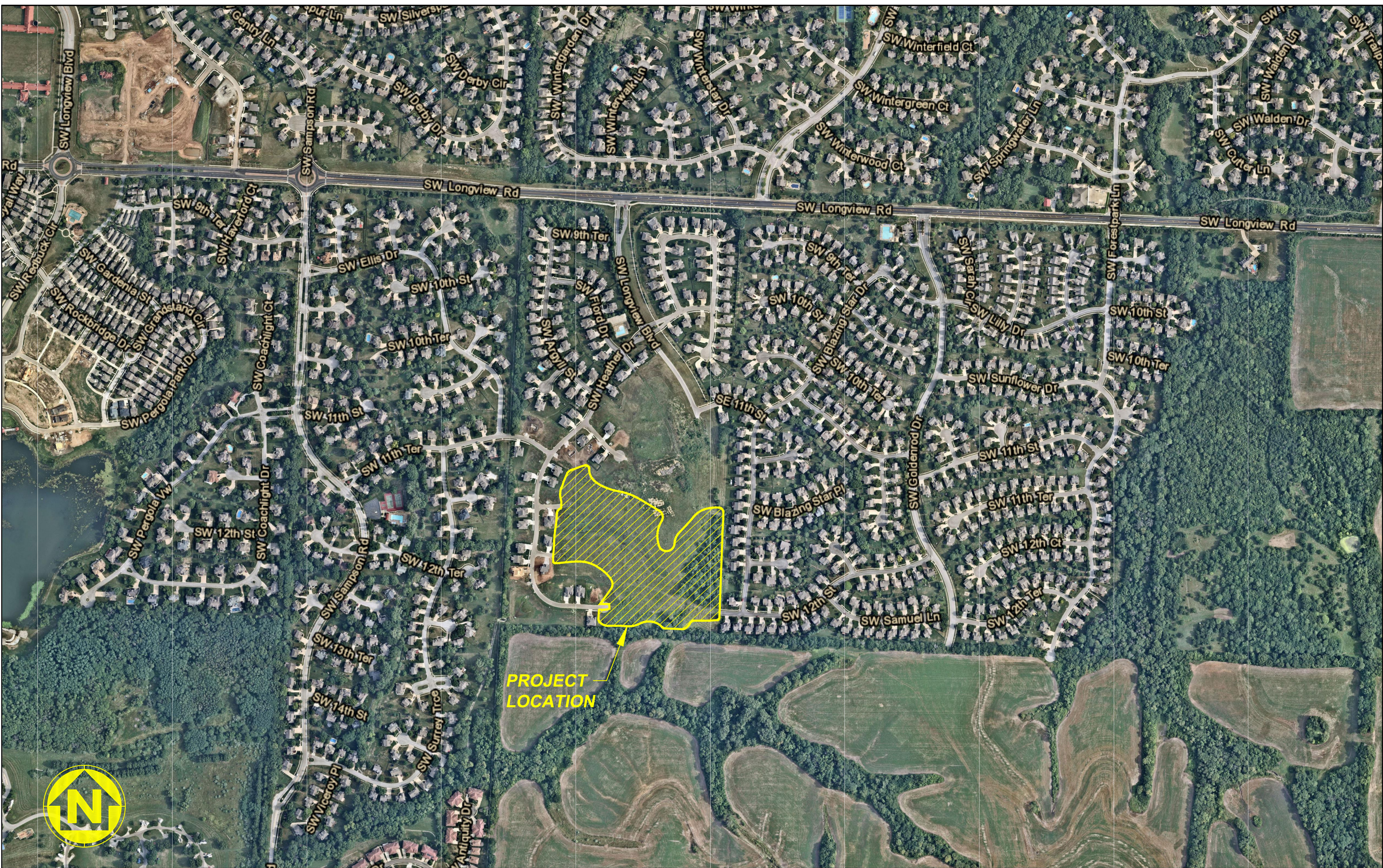
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

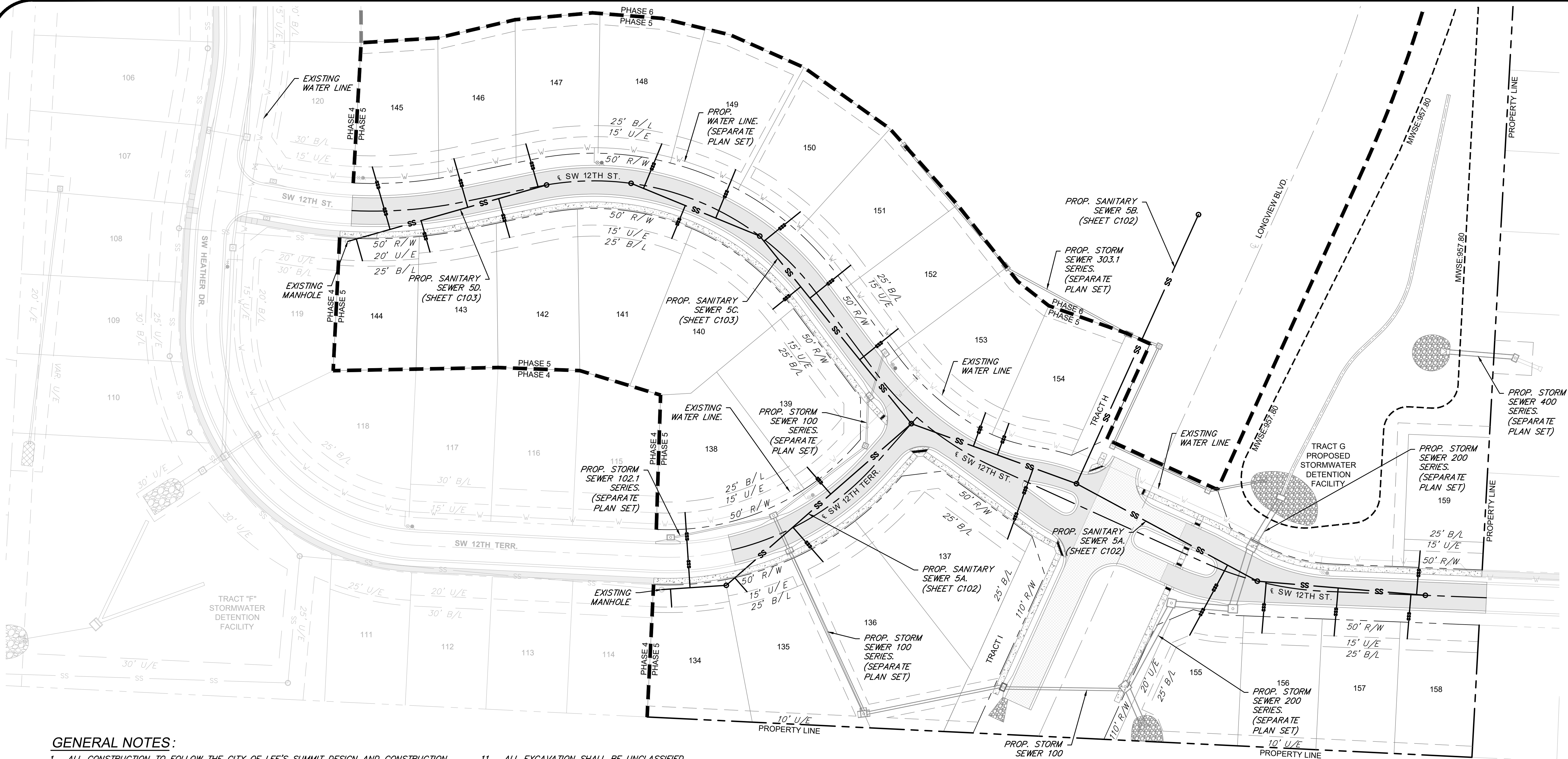
FEMA FLOOD INFORMATION:

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





GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THIS PROJECT.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 72 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.", 1-(800)-DIG RITE OR 811. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATION SHALL BE UNCLASSIFIED.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES, AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
- SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING HE FLOOR SLAB.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- THE CONTRACTOR SHALL CONTACT THE RIGHT-OF-WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF A 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 MAIN.

LEGEND

---	PROP. STREET C
---	PROP. RIGHT-OF-WAY
---	PROP. UTILITY EASEMENT
---	PROP. BUILDING SETBACK
---	PROP. LOT LINE
---	PROP. WATER LINE
---	PROP. SSWR
---	PROP. SSWR SERVICE
---	PROP. STREET PAVEMENT
---	PROP. LONGVIEW BLVD.
---	PROP. SIDEWALK
---	PROP. RIPRAP
---	EXISTING SIDEWALK

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 GRID 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.

PROJECT BENCHMARK(S) AND/OR CONTROL POINT(S)

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

ANDERSON
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941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
		CHECK BY:	ZM
		LICENSE NO.	FE-2012000232
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20KCI0057
		MO COA NO.	00062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

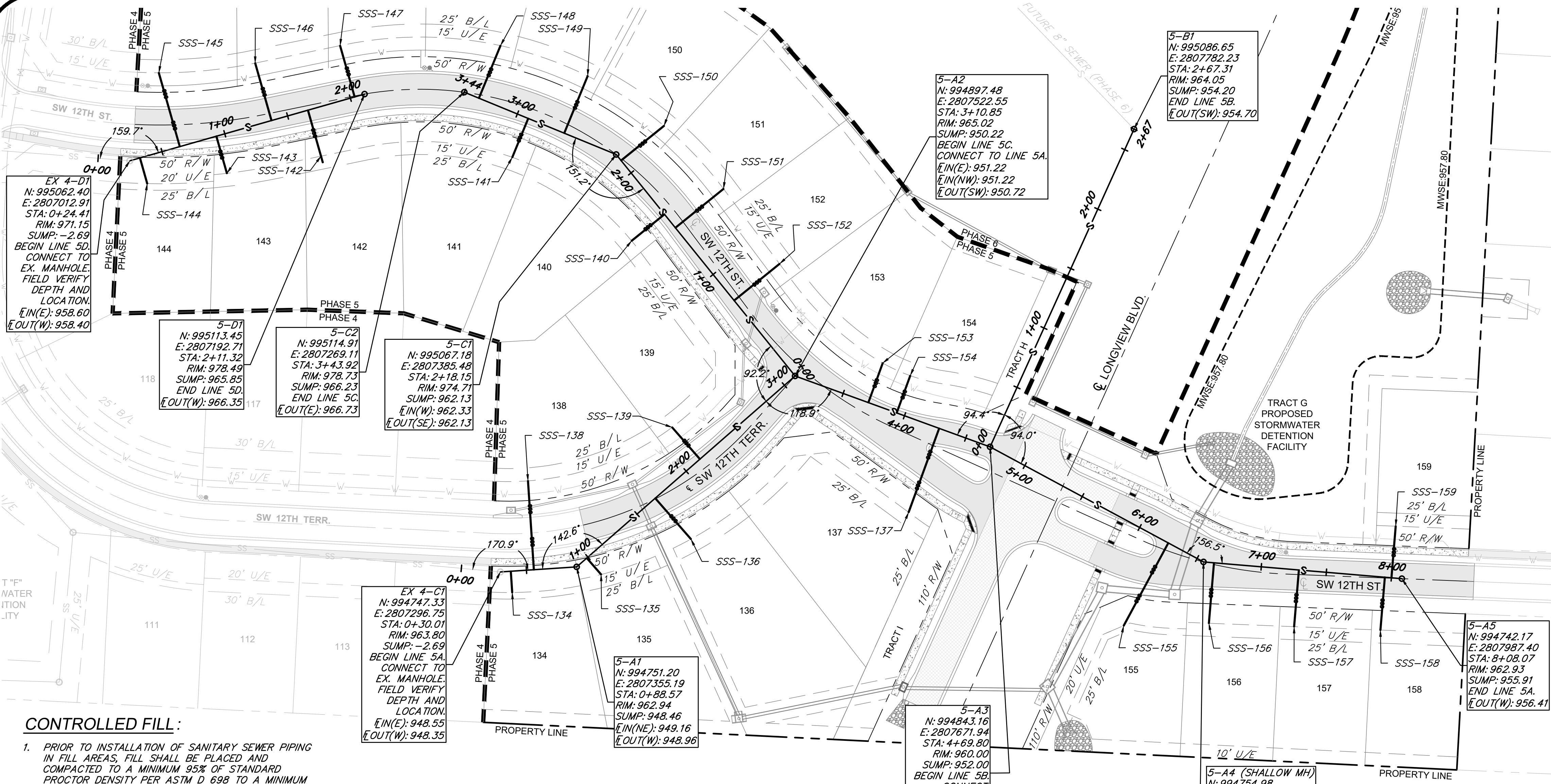
GENERAL LAYOUT

S10, T47N, R2W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
FE-2012009232
5/10/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C101
2 OF 5

Mar 11, 2021 - 2:37pm Plotted By: gacite G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\3-DWG\Base\20K10057 - BASE - PROP - SANITARY.dwg Layout: SANITARY SEWER A AND B PLAN & PROFILE



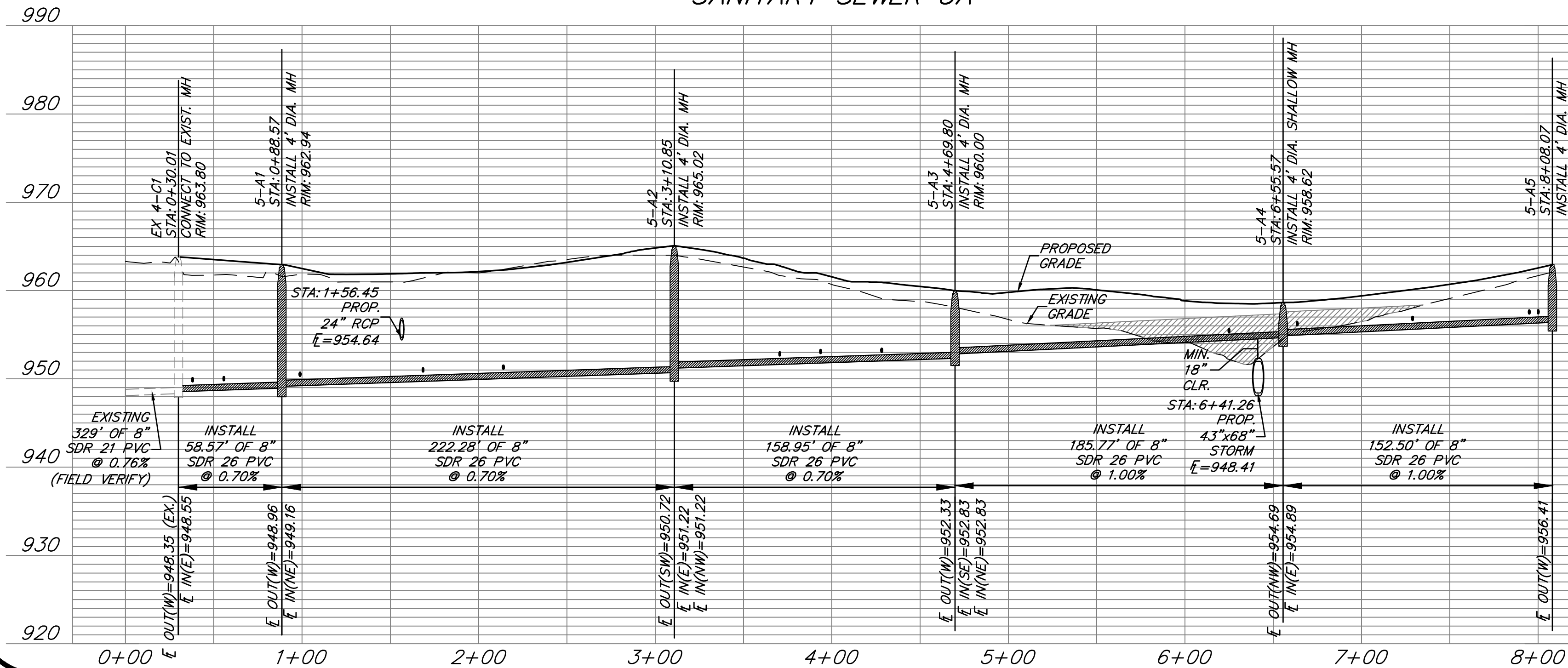
CONTROLLED FILL:

- PRIOR TO INSTALLATION OF SANITARY SEWER 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 2 FEET ABOVE THE TOP OF PIPE.

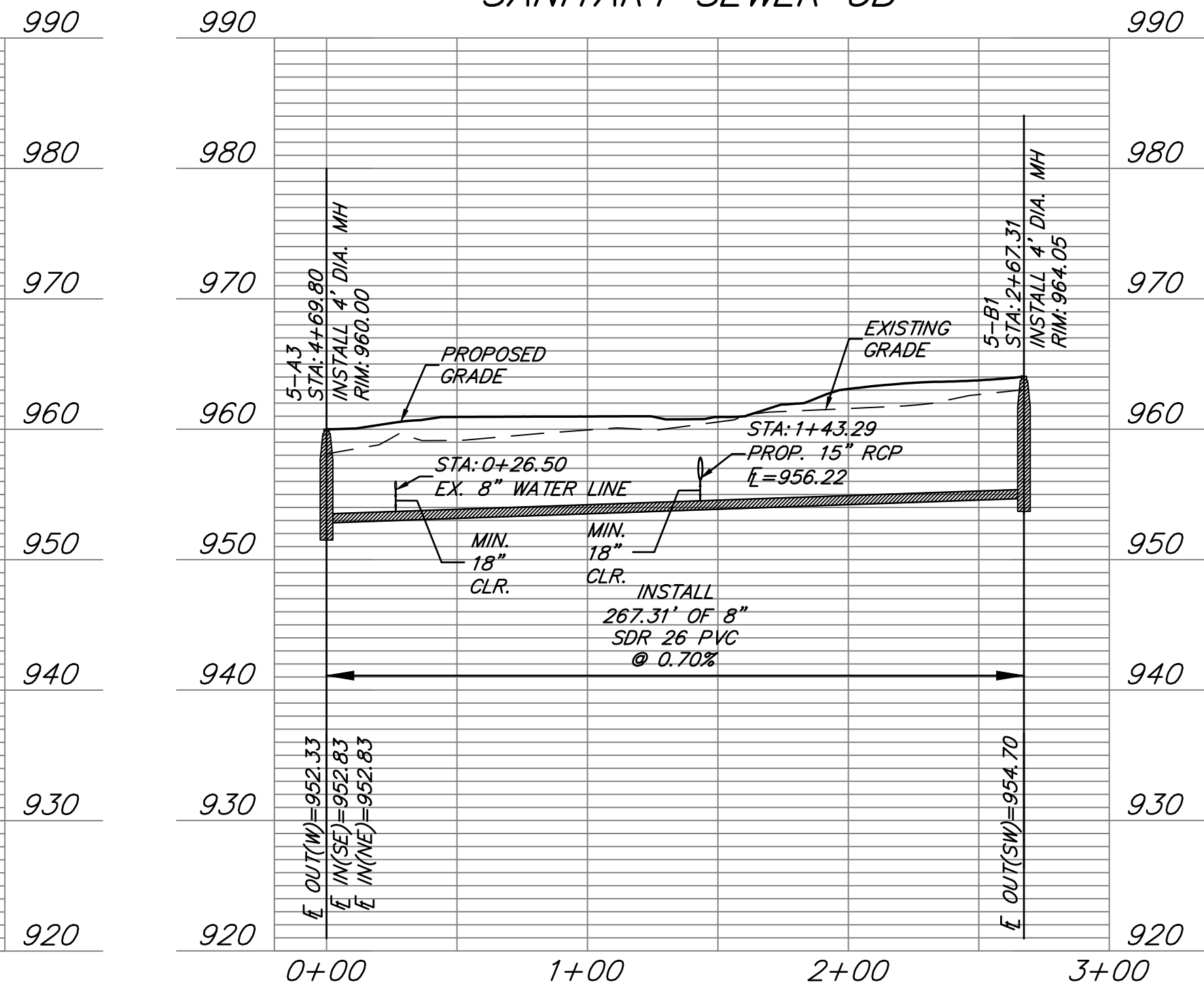
LEGEND

FILL PRIOR TO PIPE INSTALLATION

SANITARY SEWER 5A



SANITARY SEWER 5B

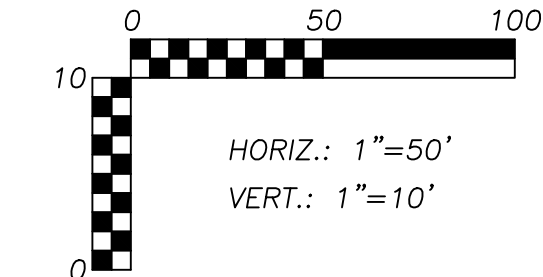


MANHOLE STRUCTURE NOTE:

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

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.



SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-157	7+28.92	44'	2.00%	957.55+(3.5')
SSS-158	7+95.00	41'	2.00%	958.22+(3.5')
SSS-159	8+00.07	40'	2.00%	958.22+(3.5')
SSS-154	3+93.65	30'	2.00%	953.54+(3.5')
SSS-153	3+70.55	32'	2.00%	953.31+(3.5')
SSS-134	0+38.01	16'	2.00%	950.06+(3.5')
SSS-135	0+98.85	17'	2.00%	950.69+(3.5')
SSS-138	0+55.72	68'	2.00%	951.22+(3.5')
SSS-139	2+14.01	32'	2.00%	951.81+(3.5')
SSS-136	1+68.52	42'	2.00%	951.68+(3.5')
SSS-137	4+28.28	68'	2.00%	954.44+(3.5')
SSS-155	6+24.94	72'	2.00%	956.75+(3.5')
SSS-156	6+63.61	46'	2.00%	957.00+(3.5')

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DRAWING INFO.		REVISIONS		NO.	
DRAWN BY:	GC	DATE:	1/15/21	DESCRIPTION	1.
CHECK BY:	ZM	REVISED PER CITY COMMENTS	GC	REVISED PER CITY COMMENTS	2.
LICENSE NO.	FE-2012000322	DATE:	12/2/2020	FOR REVIEW	
ISSUED FOR:	20K10057	JOB NUMBER:		MO COA NO.	
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

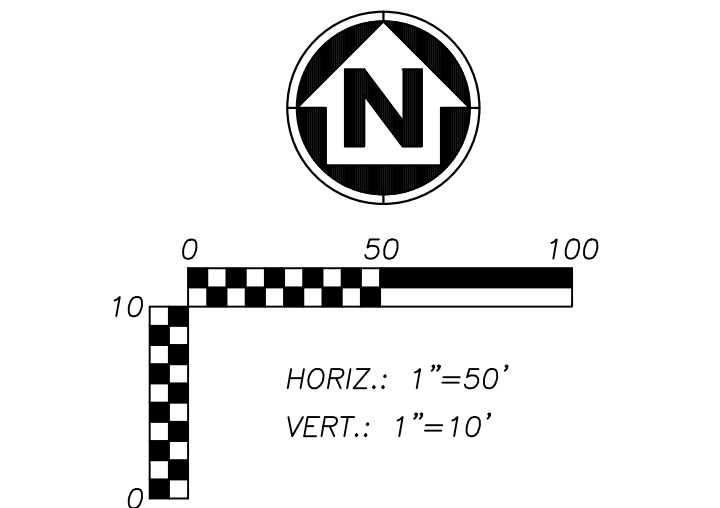
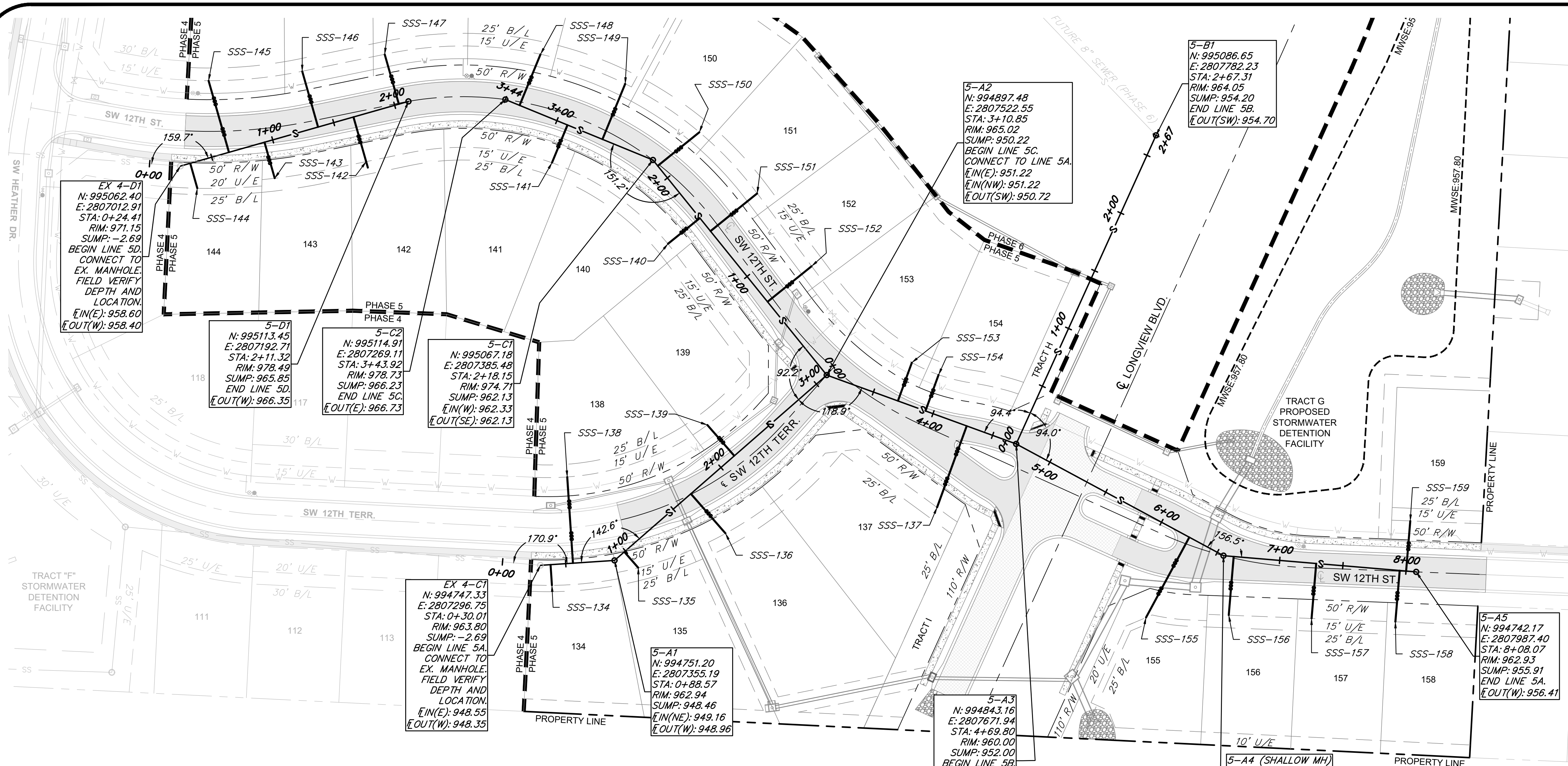
SANITARY SEWER A AND B PLAN & PROFILE



SHEET NUMBER
C102
3 OF 5

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

Mar 11, 2021 - 2:38pm Plotted By: gac
G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Bases\20K10057 - BASE - PROP - SANITARY.dwg Layout: SANITARY SEWER C AND D PLAN & PROFILE



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.
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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.

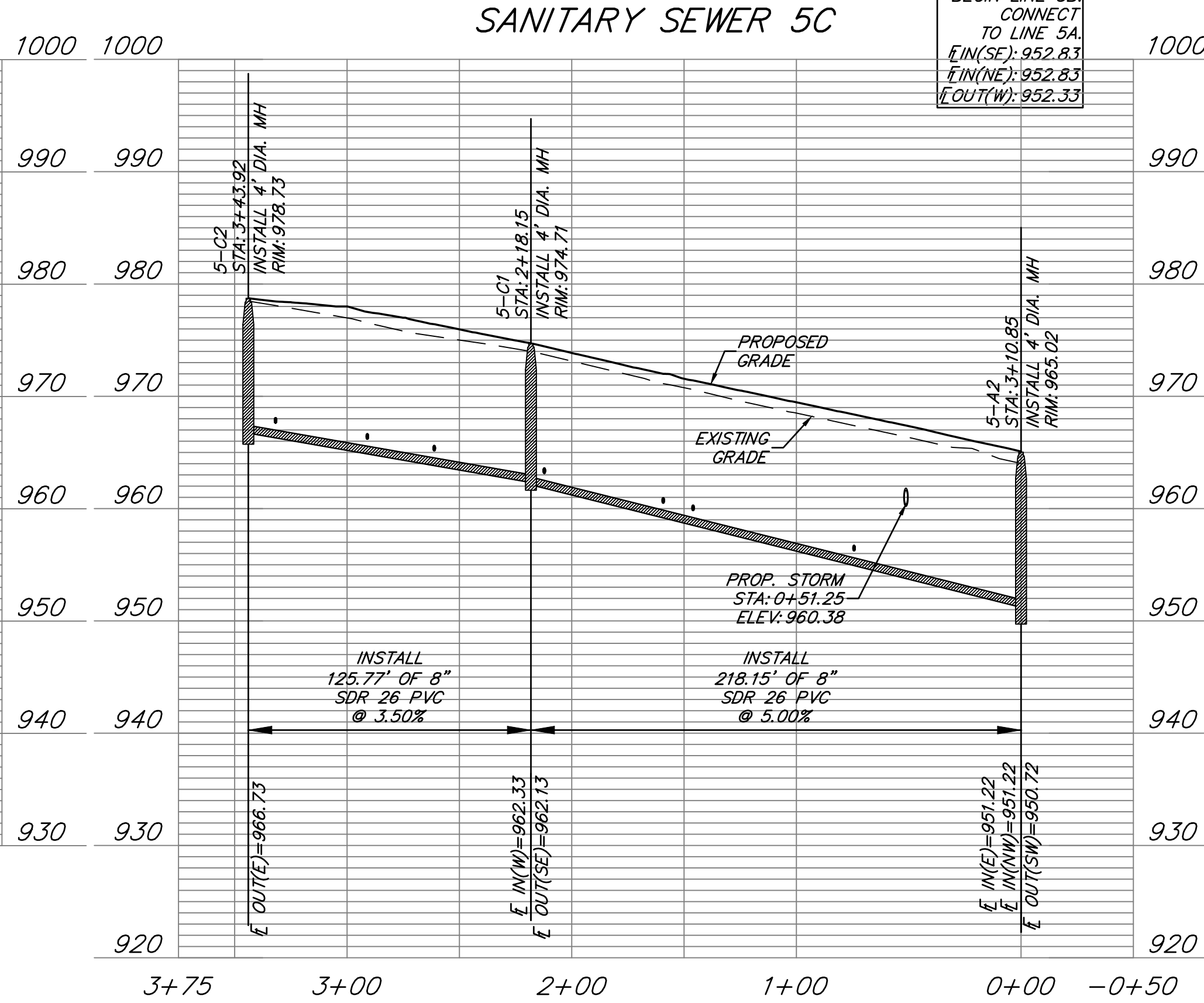
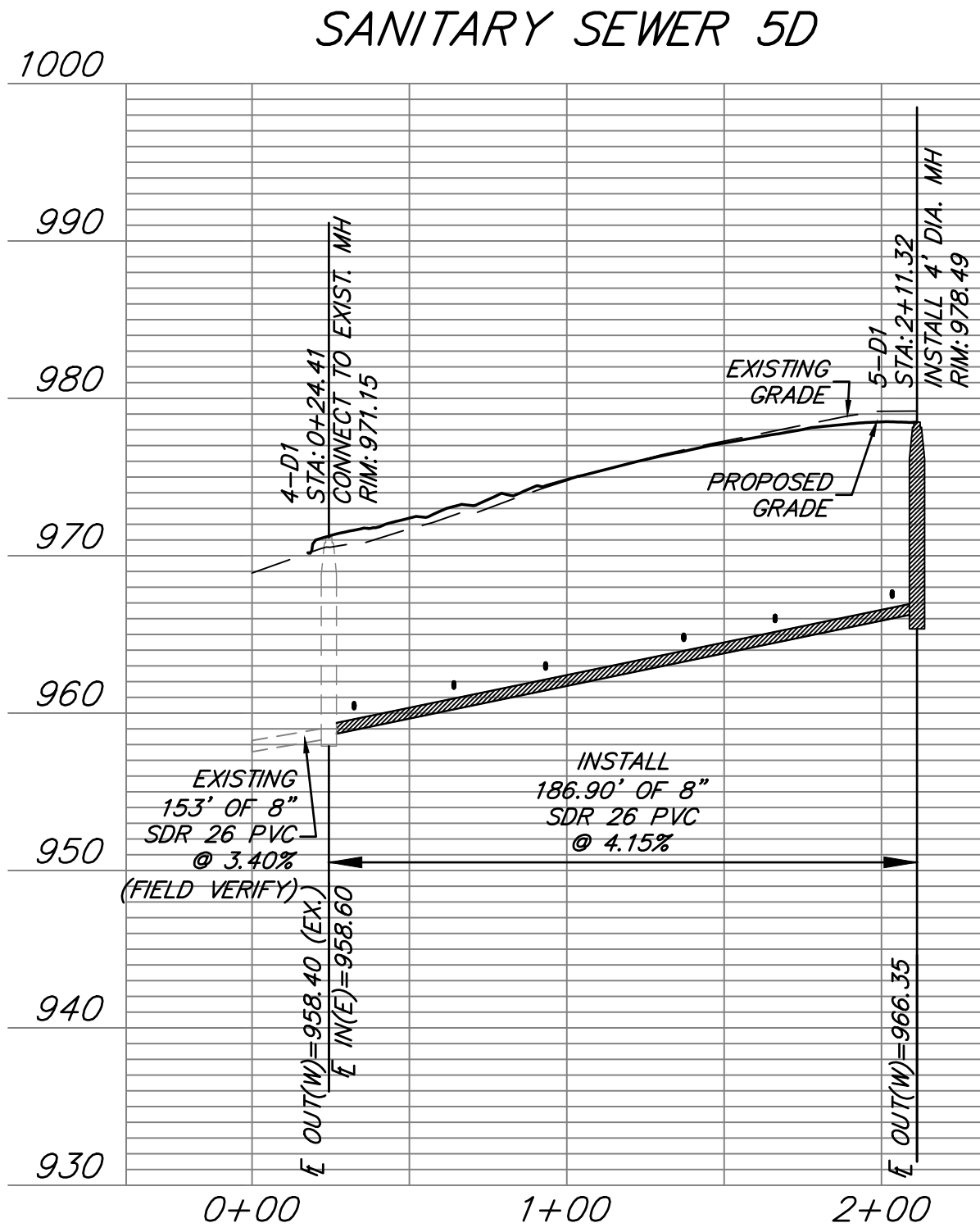
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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21

GC	GC	ZM	FE-2012009232
DATE:	12/2/2020	FOR REVIEW	20K10057
ISSUED FOR:		JOB NUMBER:	000062
		MO COA NO.	

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SANITARY SEWER SERVICE				
PIPE NAME	STATION	LENGTH	SLOPE	MSFE
SSS-152	0+74.34	45'	2.00%	957.21+(3.5')
SSS-151	1+45.99	47'	2.00%	960.84+(3.5')
SSS-140	1+59.27	32'	2.00%	961.21+(3.5')
SSS-150	2+12.20	42'	2.00%	964.05+(3.5')
SSS-149	2+61.19	47'	2.00%	966.16+(3.5')
SSS-141	2+90.98	32'	2.00%	966.90+(3.5')
SSS-148	3+31.82	44'	2.00%	968.55+(3.5')
SSS-147	2+03.42	41'	2.00%	968.21+(3.5')
SSS-146	1+37.18	46'	2.00%	965.57+(3.5')
SSS-142	1+66.21	42'	2.00%	966.69+(3.5')
SSS-144	0+32.41	20'	2.00%	960.72+(3.5')
SSS-145	0+64.13	59'	2.00%	962.80+(3.5')
SSS-143	0+93.28	30'	2.00%	963.42+(3.5')

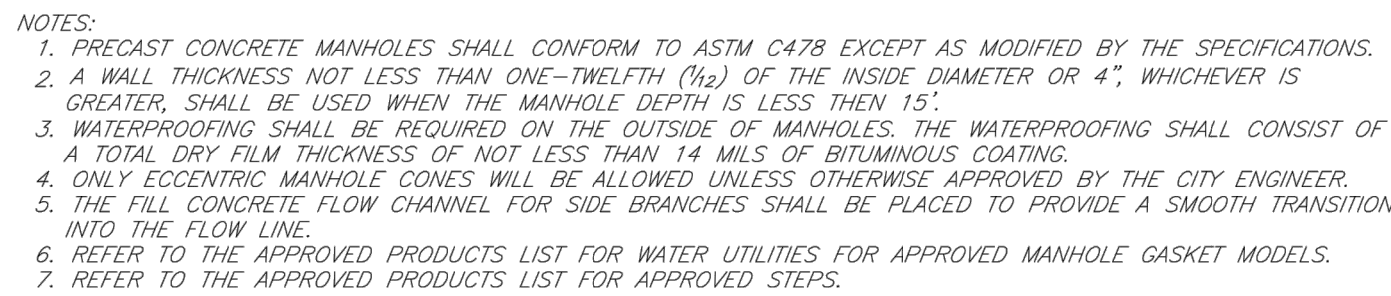
- LEGEND
- PROP. STREET &
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - PROP. WATER LINE
 - PROP. SSWR
 - PROP. SSWR SERVICE
 - PROP. STREET PAVEMENT
 - PROP. LONGVIEW BLVD.
 - PROP. SIDEWALK
 - PROP. RIPRAP
 - EXISTING SIDEWALK

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

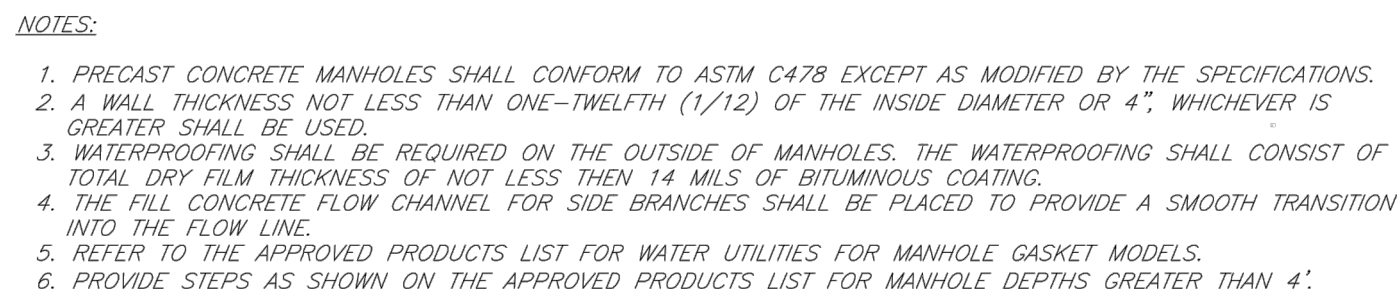
**SANITARY SEWER C AND D
PLAN & PROFILE**

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

SHEET NUMBER
C103
4 OF 5



Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-2
Rev: 1/14
Rev:



Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-3
Rev: 1/14
Rev:

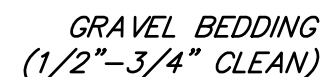


CITY OF LEE'S SUMMIT, MISSOURI
PUBLIC WORKS/ENGINEERING
STANDARD 24" MANHOLE COVER

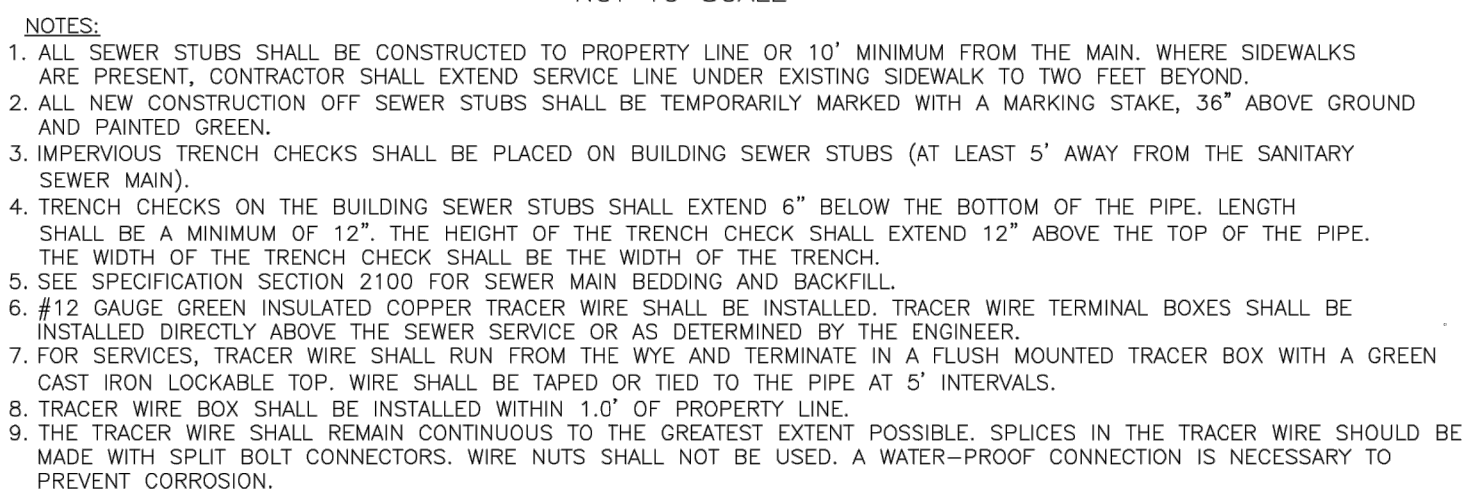
Date:	09/16/04
Drawn By:	JN
DWG:	SS-10
Rev:	04/05/07
Rev:	

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

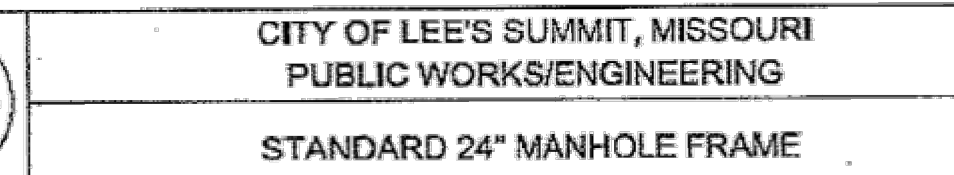
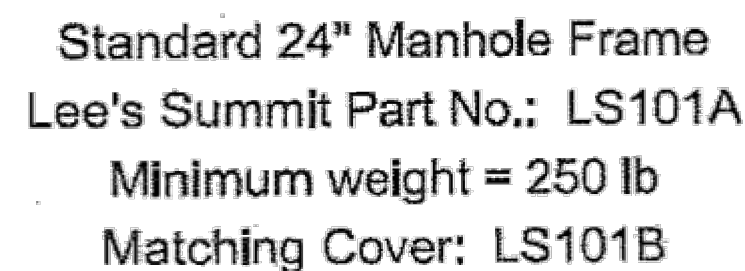
BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"



PIPE BEDDING DETAIL
NOT TO SCALE



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



Date:	09/18/04
Drawn By:	JN
DWG:	SS-B
Rev:	01/04/07
Rev:	



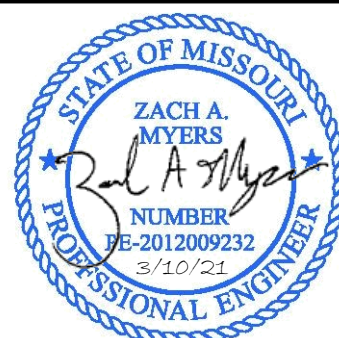
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTIONS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:

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SANITARY SEWER DETAILS



SHEET NUMBER
C401
5 OF 5

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

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