

# HIGHLAND MEADOWS - 5TH PLAT

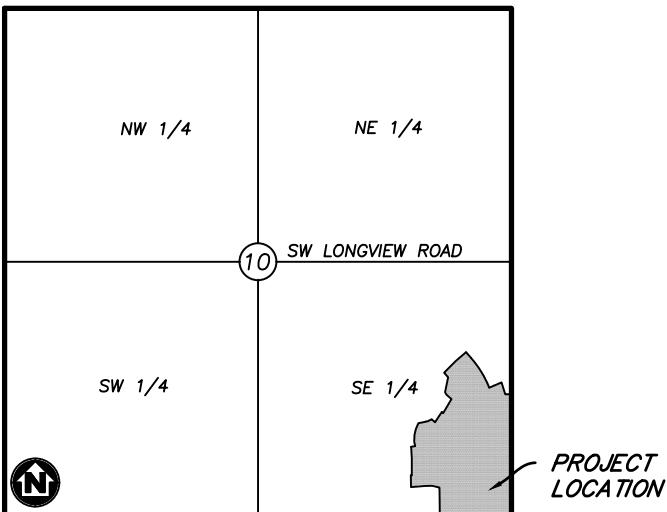
## WATER MAIN EXTENSION PLANS

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

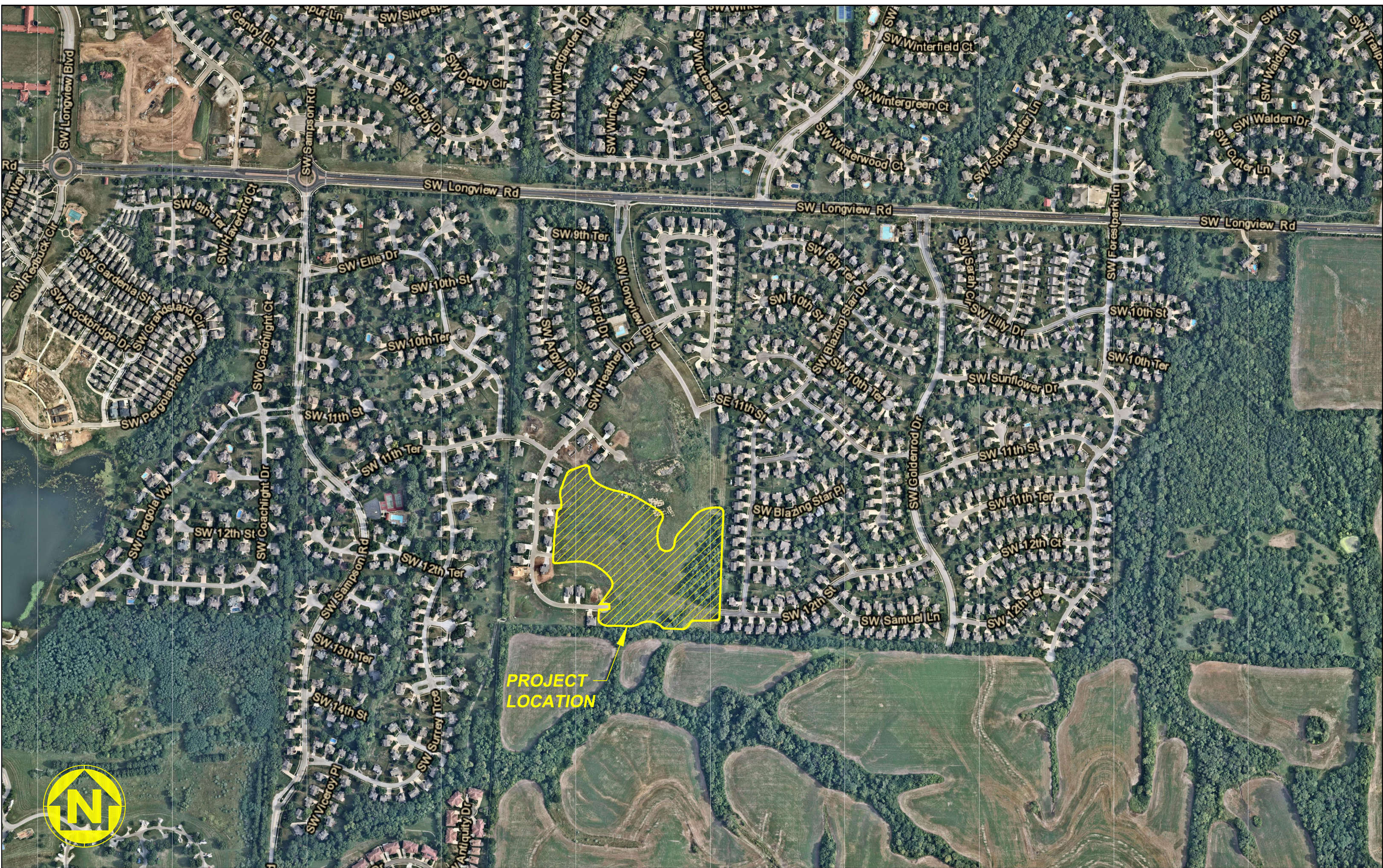
**MISSOURI GAS ENERGY:**  
RICHARD FROCK  
3025 SW CLOVER DRIVE  
LEE'S SUMMIT, MO 64082  
PHONE (816) 472-3489

### FEMA FLOOD INFORMATION:

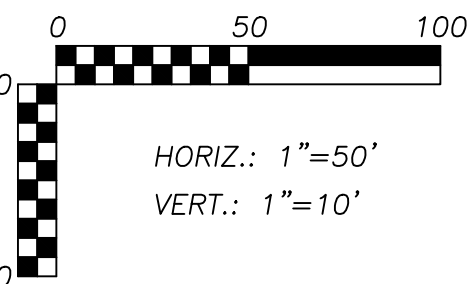
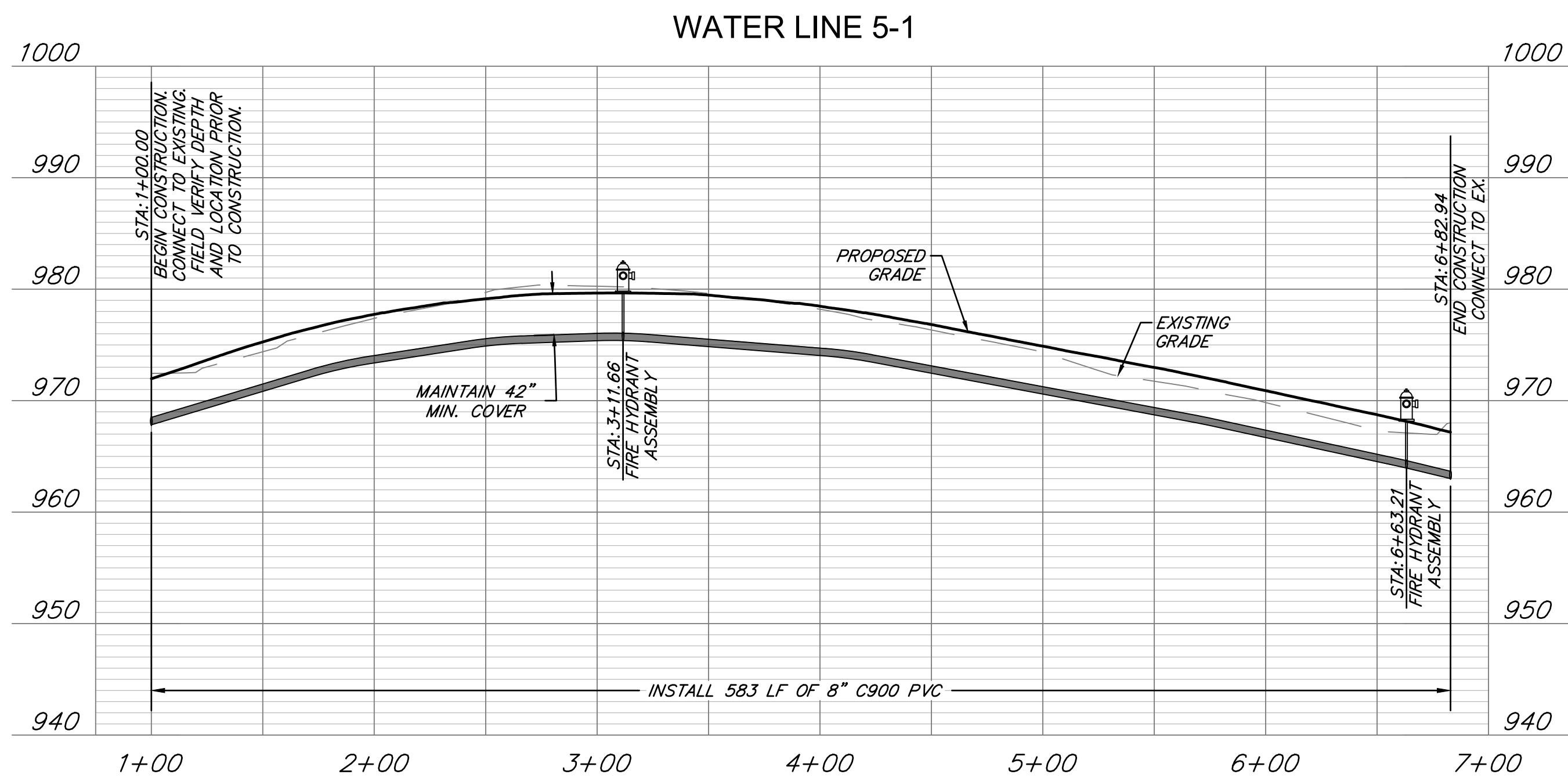
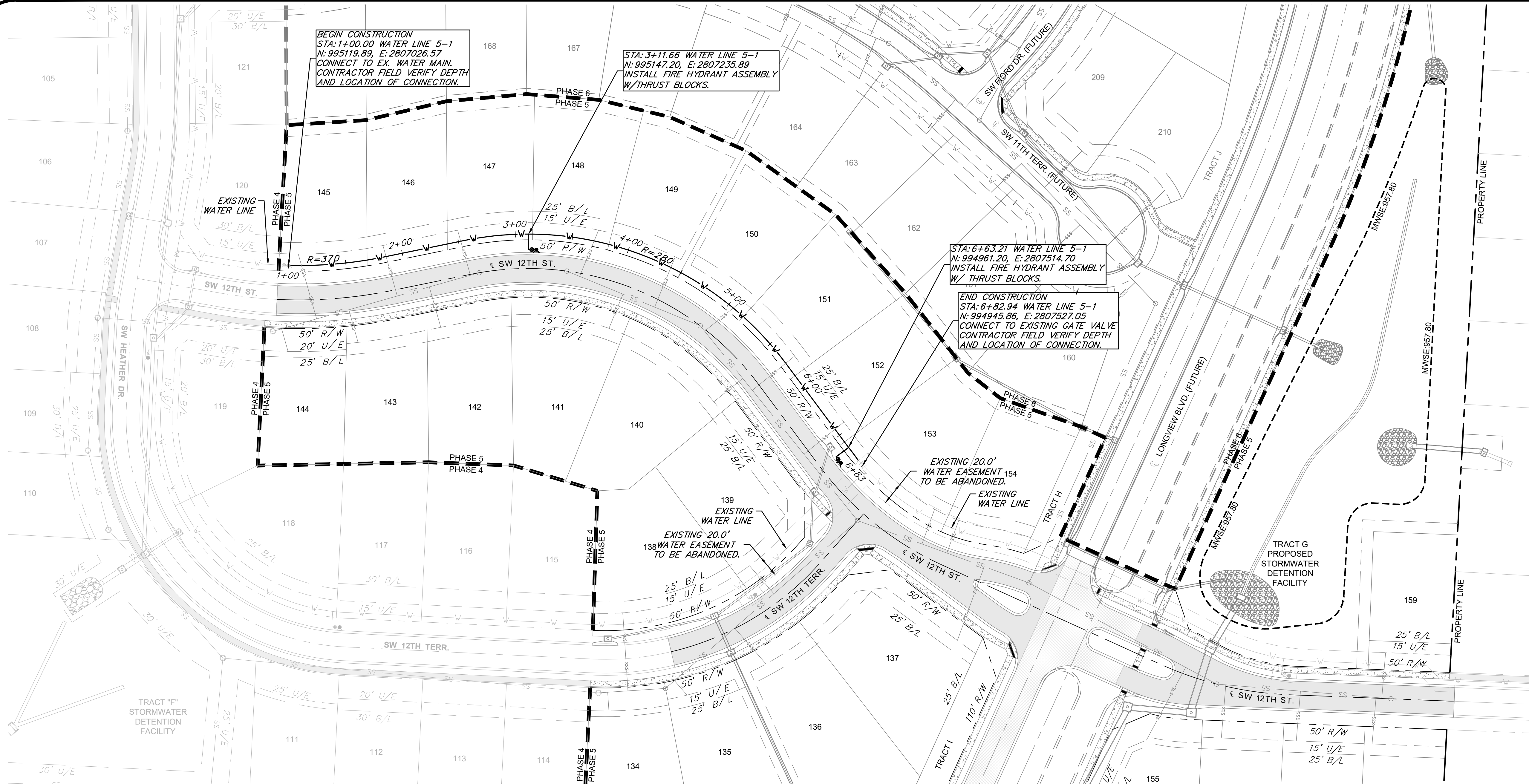
THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 29095C0418G: EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

### BENCHMARK:

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



Mar 11, 2021 - 2:32pm Plotted By: gac  
G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\3-DWG\Bases\20KCI0057 - BASE - PROP - WATER.dwg Layout: WATER LINE PLAN & PROFILE



#### WATER MAIN NOTES:

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.

#### 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
	EXISTING SIDEWALK

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/16/2021

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

#### WATER LINE PLAN & PROFILE



SHEET NUMBER  
**C101**  
2 OF 3

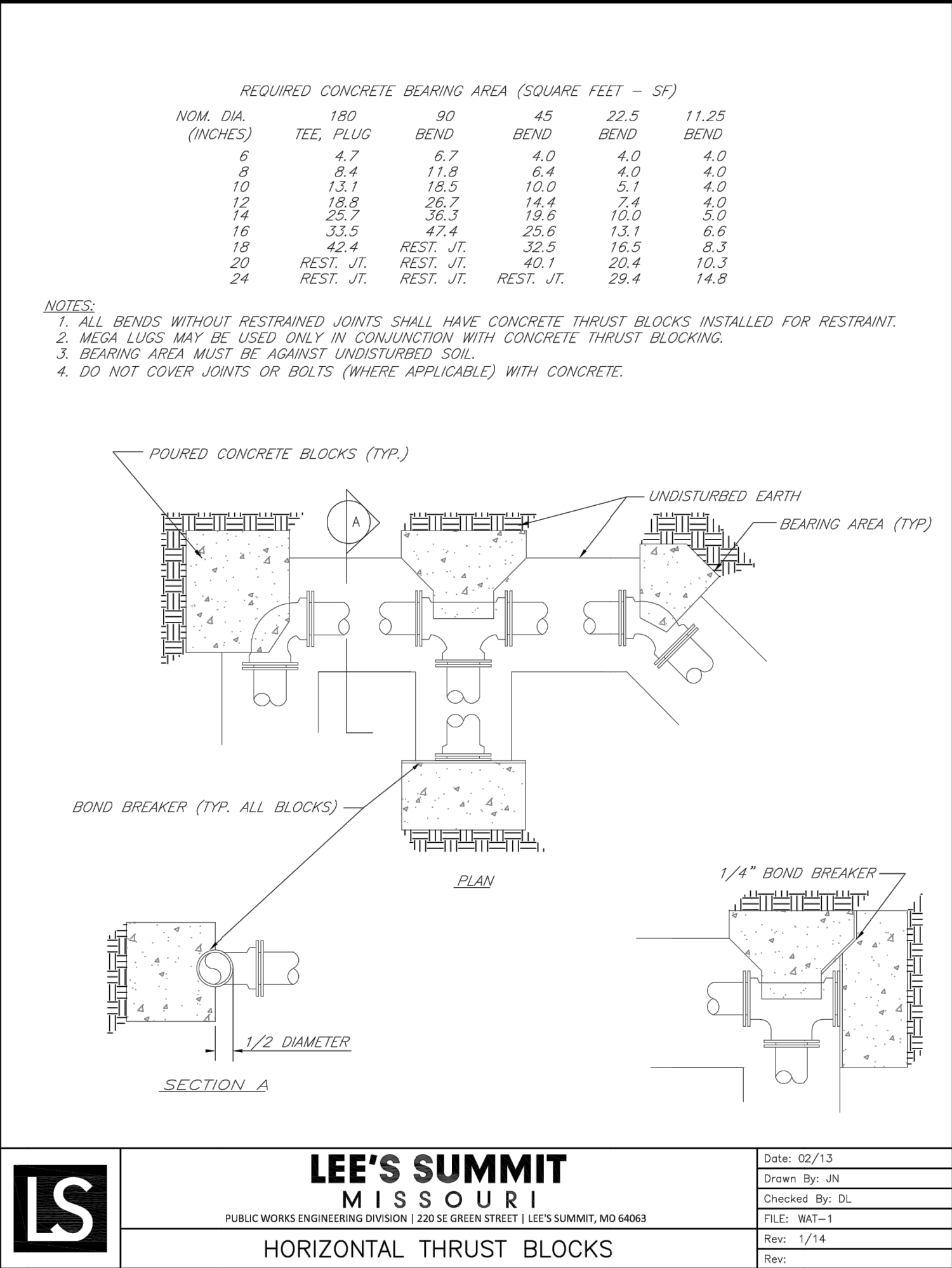
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20KCI0057
		MO COA NO.	00062

**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED

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941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
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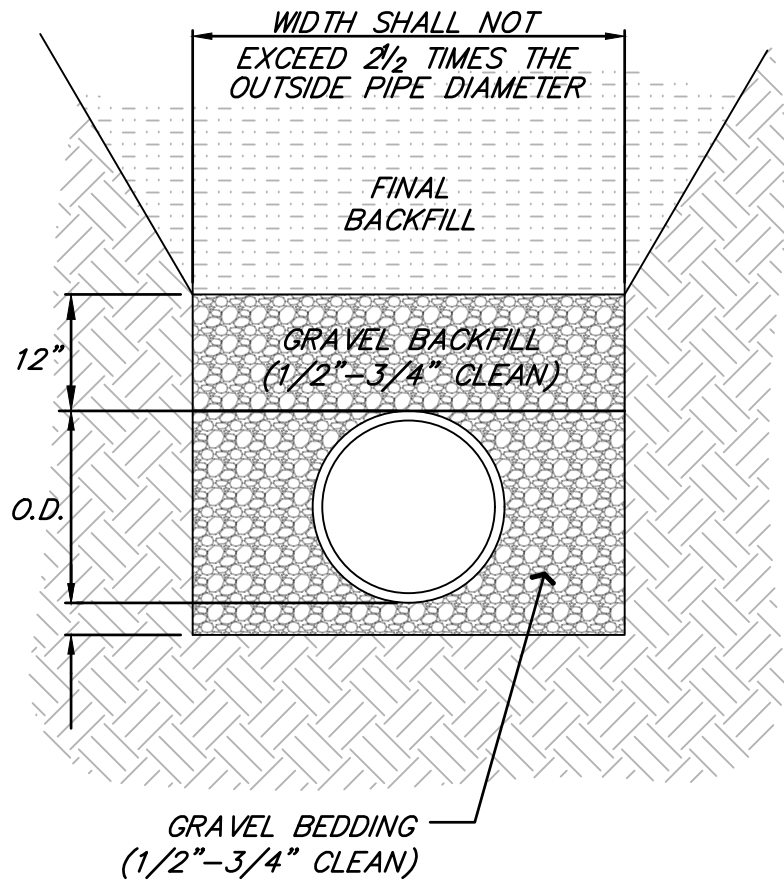
Mar 11, 2021 -- 2:33pm Plotted By: gacate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\WATER MAIN\20KCI0057 - SHT - DETAILS.dwg Layout: WATER LINE DETAILS



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

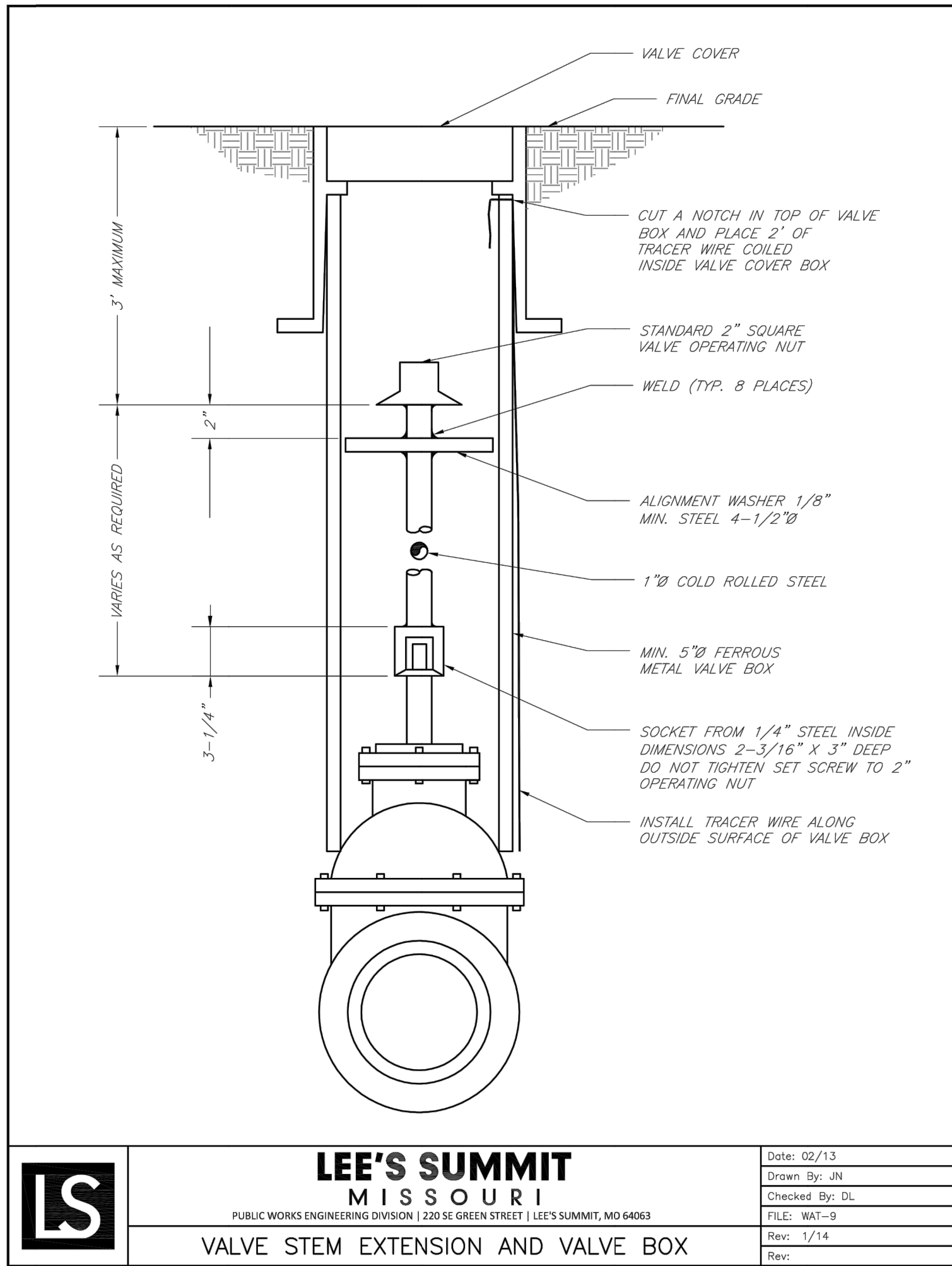
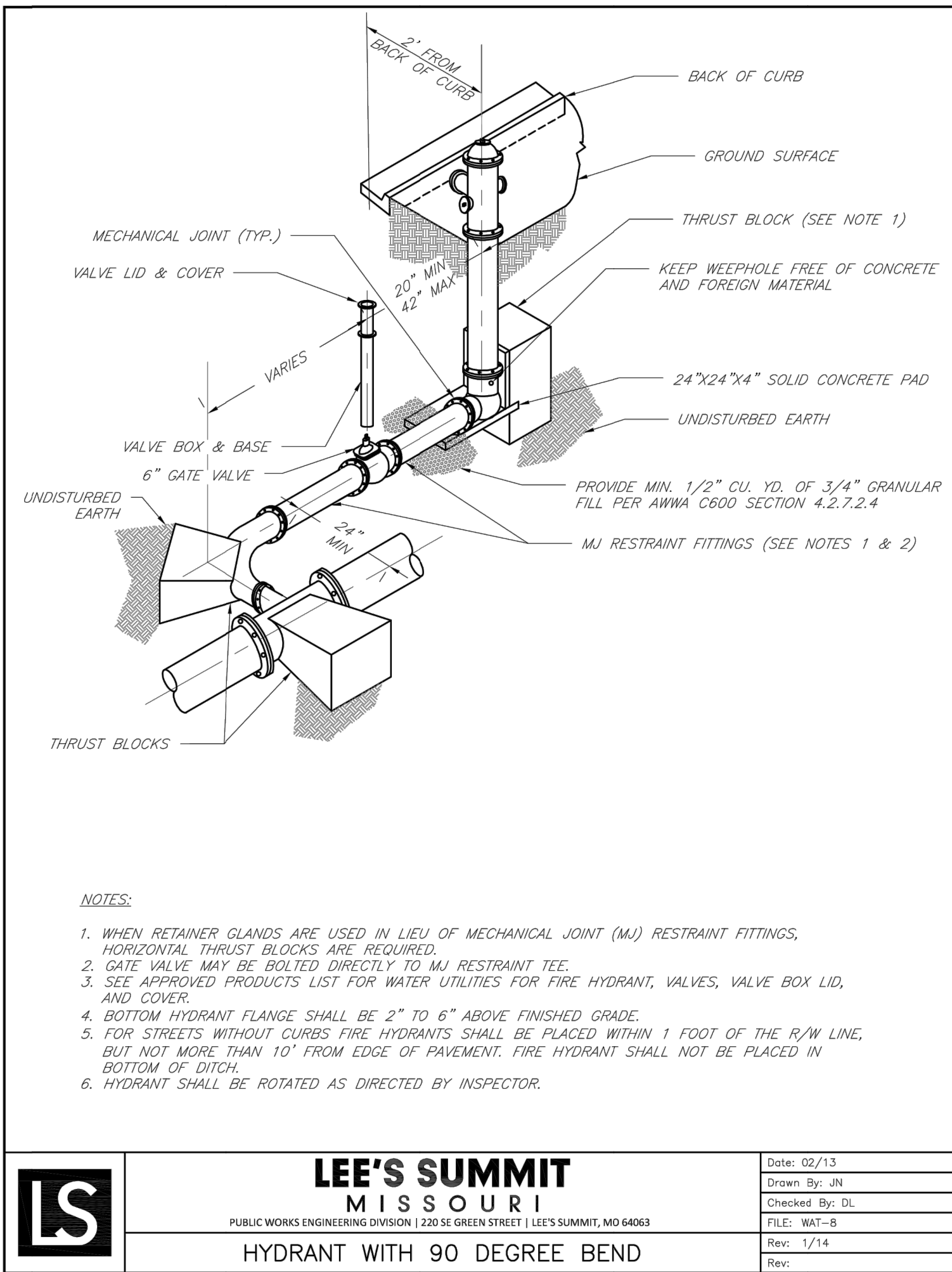
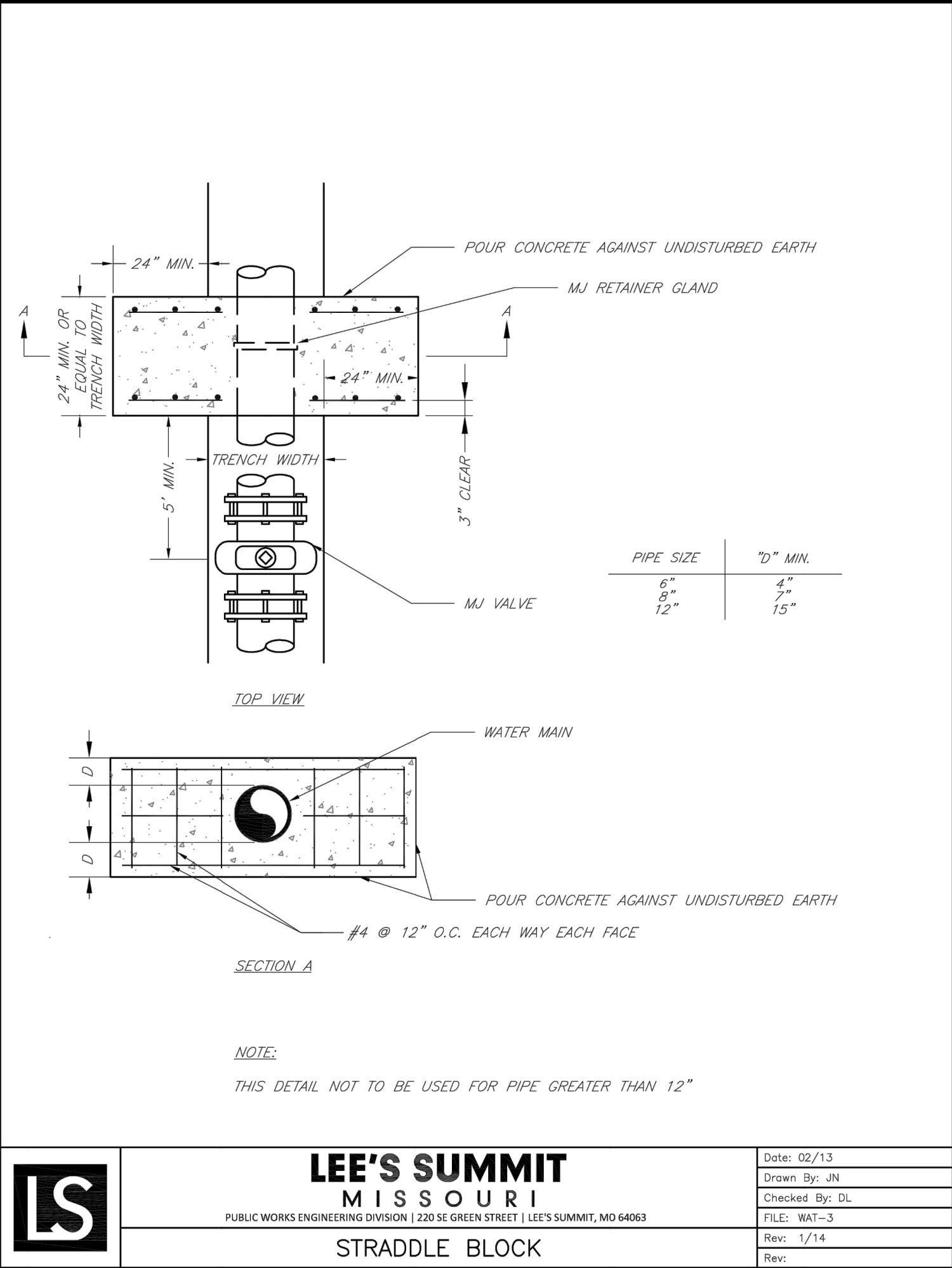
**INITIAL BACKFILL**  
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS  
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS  
-UNDER OPEN AREAS  
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

**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



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



RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

04/16/2021

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NO.		DRAWING INFO.		REVISIONS	
		DATE	BY	DESCRIPTION	
1.	REVISED PER CITY COMMENTS	1/15/21	GC	DRAWN BY: JN	GC
2.	REVISED PER CITY COMMENTS	2/26/21	GC	CHECK BY: JN	ZM
				LICENSE NO.	FE-2012000232
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20KCI0057
				MO COA NO.	00062

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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

**WATER LINE DETAILS**

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

STATE OF MISSOURI  
ZACH A. MYERS  
NUMBER  
FE-2012000232  
2/16/21  
PROFESSIONAL ENGINEER

SHEET NUMBER  
**C401**  
3 OF 3