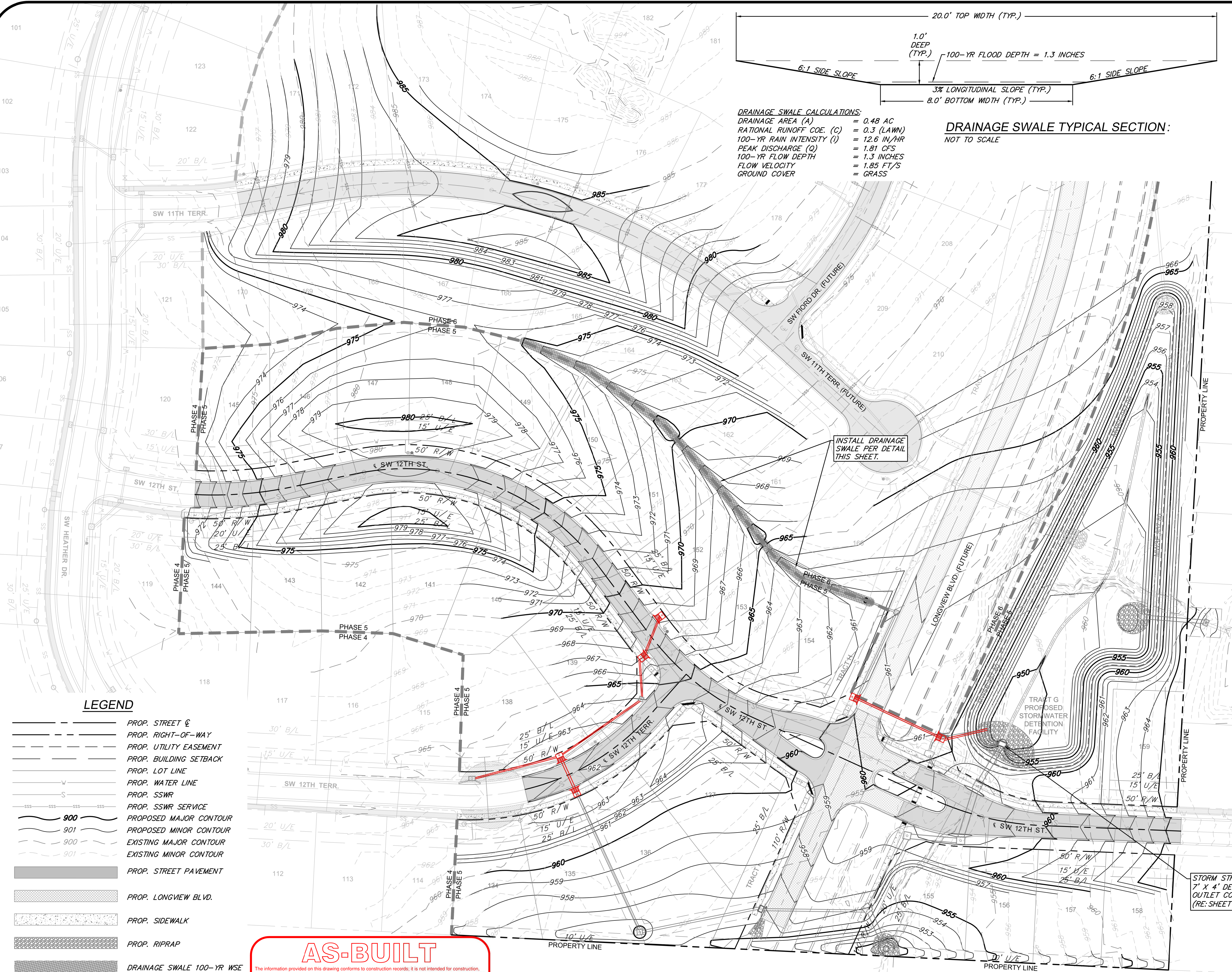


Mar 11, 2021 - 1:59pm Plotted By: gacite G:\Shared drives\KCTO - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20K10057 - 5TH - GRADING PLAN.dwg Layout: GRADING PLAN

LEGEND	
	PROP. STREET C/L
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROP. STREET PAVEMENT
	PROP. LONGVIEW BLVD.
	PROP. SIDEWALK
	PROP. RIPRAP
	DRAINAGE SWALE 100-YR WSE
	EXISTING SIDEWALK

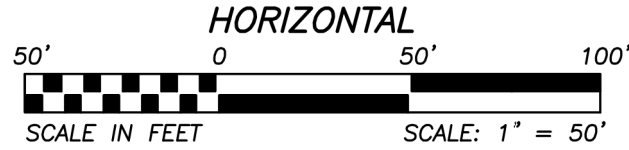


DRAINAGE SWALE CALCULATIONS:  
DRAINAGE AREA (A) = 0.48 AC  
RATIONAL RUNOFF COE. (C) = 0.3 (LAWN)  
100-YR RAIN INTENSITY (I) = 12.6 IN/HR  
PEAK DISCHARGE (Q) = 1.81 CFS  
100-YR FLOW DEPTH = 1.3 INCHES  
FLOW VELOCITY = 1.85 FT/S  
GROUND COVER = GRASS

DRAINAGE SWALE TYPICAL SECTION:  
NOT TO SCALE

#### GRADING NOTES:

- PRIOR TO COMMENCEMENT OF SITE MOBILIZATION, THE CONTRACTOR SHALL RECEIVE ALL PERMITS.
- REFER TO THE CITY OF LEE'S SUMMIT, MISSOURI TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR THE SPECIFICATIONS FOR GRADING AND SUBGRADE PREPARATION FOR THIS PROJECT.
- EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
- ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL FILL WITHIN LOTS SHALL BE COMPACTED TO 95% OF STANDARD RELATIVE DENSITY PER ASTM D-698, WITH A MOISTURE CONTENT OF -3 TO 3% ABOVE OPTIMUM. CONTRACTOR RESPONSIBLE FOR SOIL TESTING.



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
5.	AS-BUILT DRAWINGS	GC	3/24/22

NO.	DATE	DRAWN BY:	GC
1.	1/15/21	CHECK BY:	ZM
2.	2/26/21	LICENSE NO.	FE-2012009232
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20K10057
		MO COA NO.	00062

© COPYRIGHT ANDERSON ENGINEERING, INC. 2020

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

#### GRADING PLAN

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

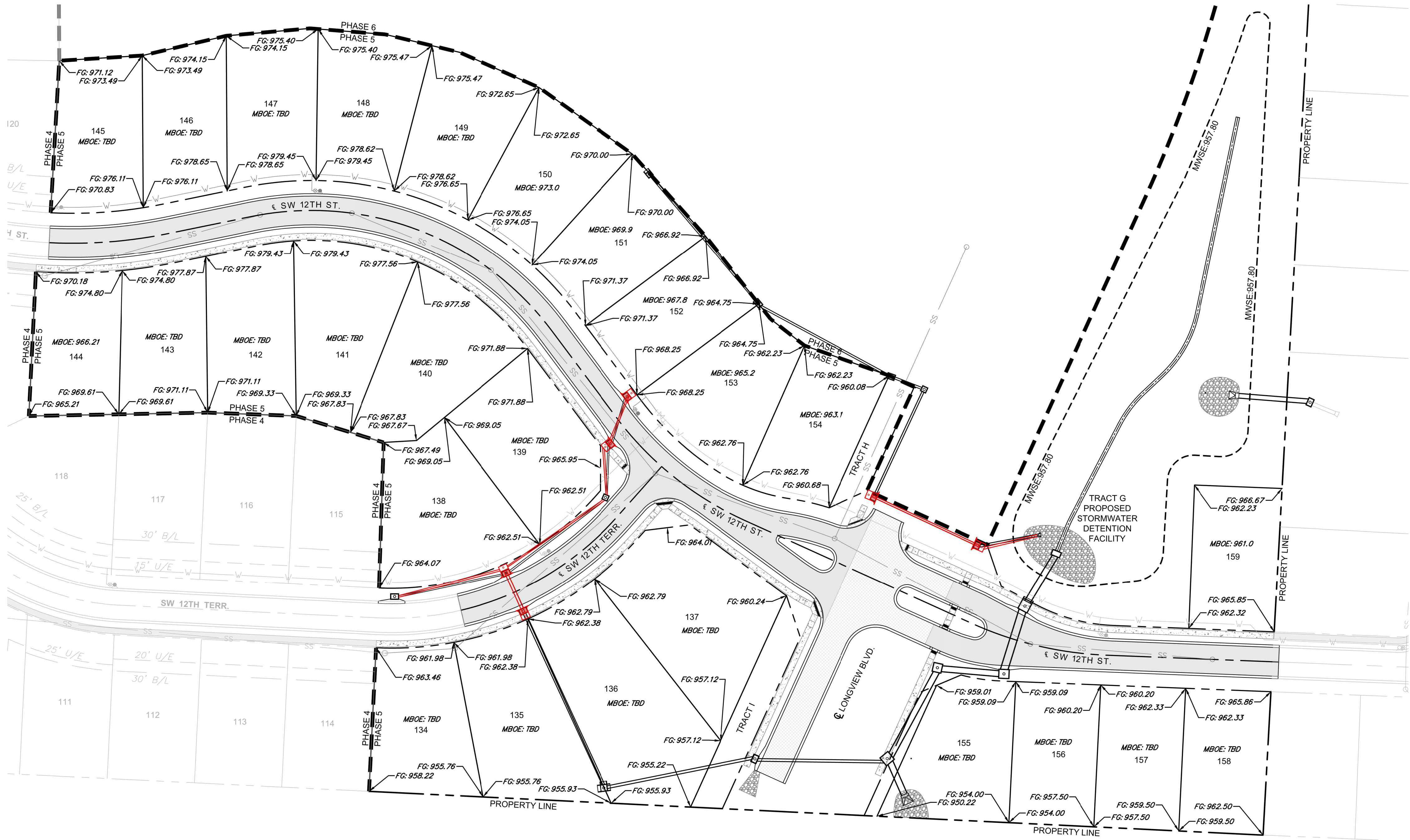


SHEET NUMBER  
**C106**  
8 OF 40

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

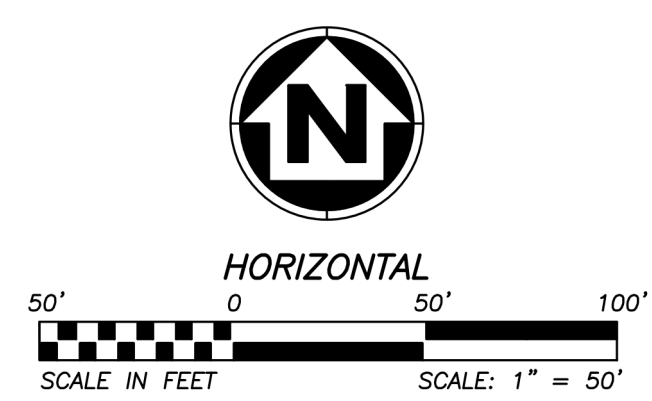


Mar 11, 2021 -- 2:03pm Plotted By: gpcate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Bases\20KCI0057 - BASE - PROP - STORM.dwg Layout: MINIMUM BUILDING OPENING PLAN



**LEGEND**  
FG FINISH GRADE  
MBOE MINIMUM BUILDING OPENING ELEVATION  
TBD TO BE DETERMINED BY HOME BUILDER AND  
PLOT PLAN ENGINEER BASED ON HOUSE  
STYLE AND FOOTPRINT

- GENERAL NOTES:**
- ALL LOTS SHALL BE ALLOWED TO HAVE WALKOUT BASEMENTS OR DAYLIGHT BASEMENTS AS DETERMINED BY HOME BUILDER AND/OR ENGINEER AT THE TIME OF PLOT PLAN AND BUILDING PERMIT APPLICATION SUBMITTAL. ALL PLOT PLANS SHALL MEET THE CITY OF LEE'S SUMMIT REQUIREMENTS AND BE SUBMITTED FOR CITY APPROVAL PRIOR TO CONSTRUCTION OF HOME.
  - MINIMUM BUILDING OPENING ELEVATIONS ON THIS PLAN HAVE BEEN DETERMINED BASED ON MAX. WATER SURFACE ELEVATION OF 1% DESIGN STORM PLUS (+) TWO (2) FEET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SPECIFICATIONS.
  - FINISH GRADES ARE BASED ON MASS GRADING DESIGN FOR INSTALLATION OF PUBLIC IMPROVEMENTS. REAR LOT ELEVATIONS MAY VARY SLIGHTLY AFTER CONSTRUCTION OF HOMES, DEPENDING ON TYPE OF BASEMENT CONSTRUCTED AND OTHER UNFORESEEN FACTORS. HOME BUILDER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.



REVISIONS				DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CHECK BY:	DATE:	ISSUED FOR:
1.	REVISED PER CITY COMMENTS	GC	1/15/21	GC	ZM	PE-20120069232	FOR REVIEW
2.	REVISED PER CITY COMMENTS	GC	2/26/21				
5.	AS-BUILT DRAWINGS	GC	3/24/22				
© COPYRIGHT ANDERSON ENGINEERING, INC. 2020				MO COA NO.		00062	

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

**MINIMUM BUILDING  
OPENING PLAN**

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



**SHEET NUMBER**  
**C206**  
14 OF 40

**AS-BUILT**

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information provided by others / obtained by my firm. "1/4000 100, 10" 1/4000, 1.15% slope" or "6-inch 1/4000 PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 03/24/2022  
Title: Project Engineer

Certified by: GRC  
Firm: Anderson Engineering Inc.

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

04/16/2021