

HIGHLAND MEADOWS - 6TH PLAT

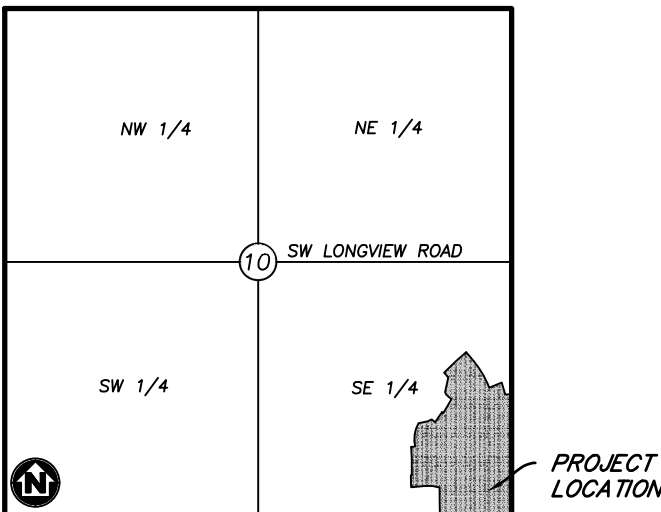
WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 3/4/2021

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) 969-1900

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

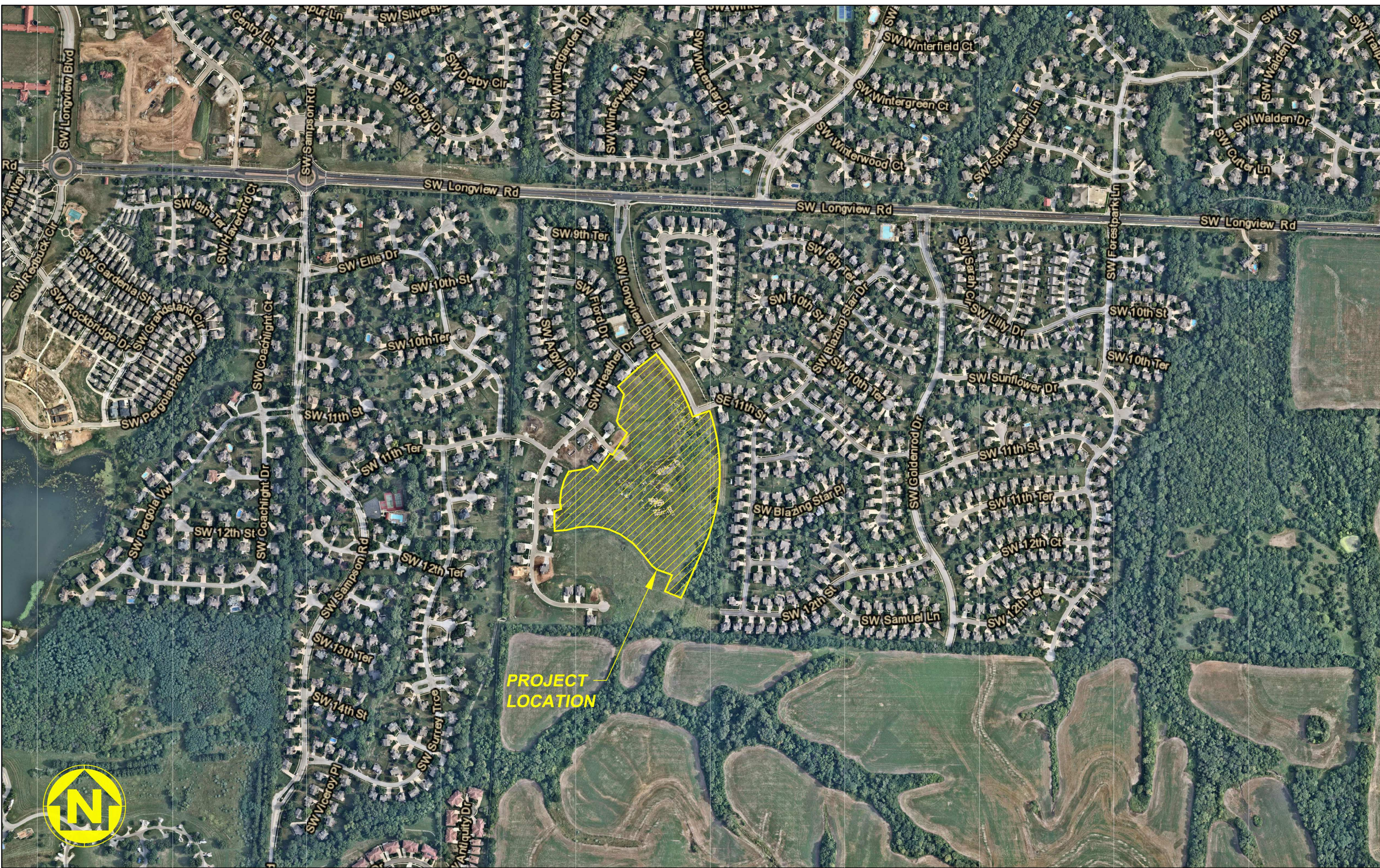
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

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.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR 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

Kent Monter
Digitally signed by Kent Monter
Reason: I am approving this document
Date: 2021.04.16
12:44:29-05'00'

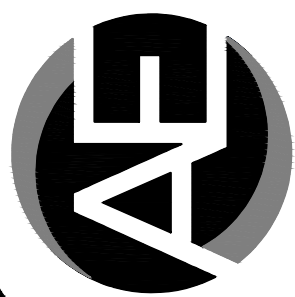
AS-BUILT

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. "100-49 100-10", "100-49 1-15% slope", or "8-inch HDPE 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 Certified by: GRC
Title: Project Engineer Firm: Anderson Engineering Inc.

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

Kent Monter

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DRAWING INFO.		REVISIONS		BY		DATE	
GC	GC	NO.	DESCRIPTION	BY	DATE	GC	2/11/21
GC	GC	1	REVISED PER CITY COMMENT	GC	2/11/21	GC	3/4/21
GC	GC	2	REVISED PER CITY COMMENT	GC	3/4/21	GC	3/24/22
GC	GC	3	AS-BUILT DRAWINGS	GC	3/24/22	GC	3/24/22
JOB NUMBER:		ISSUED FOR:		FOR REVIEW		20K010056	
MO COA NO.		DATE:		1/7/2021		00062	
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

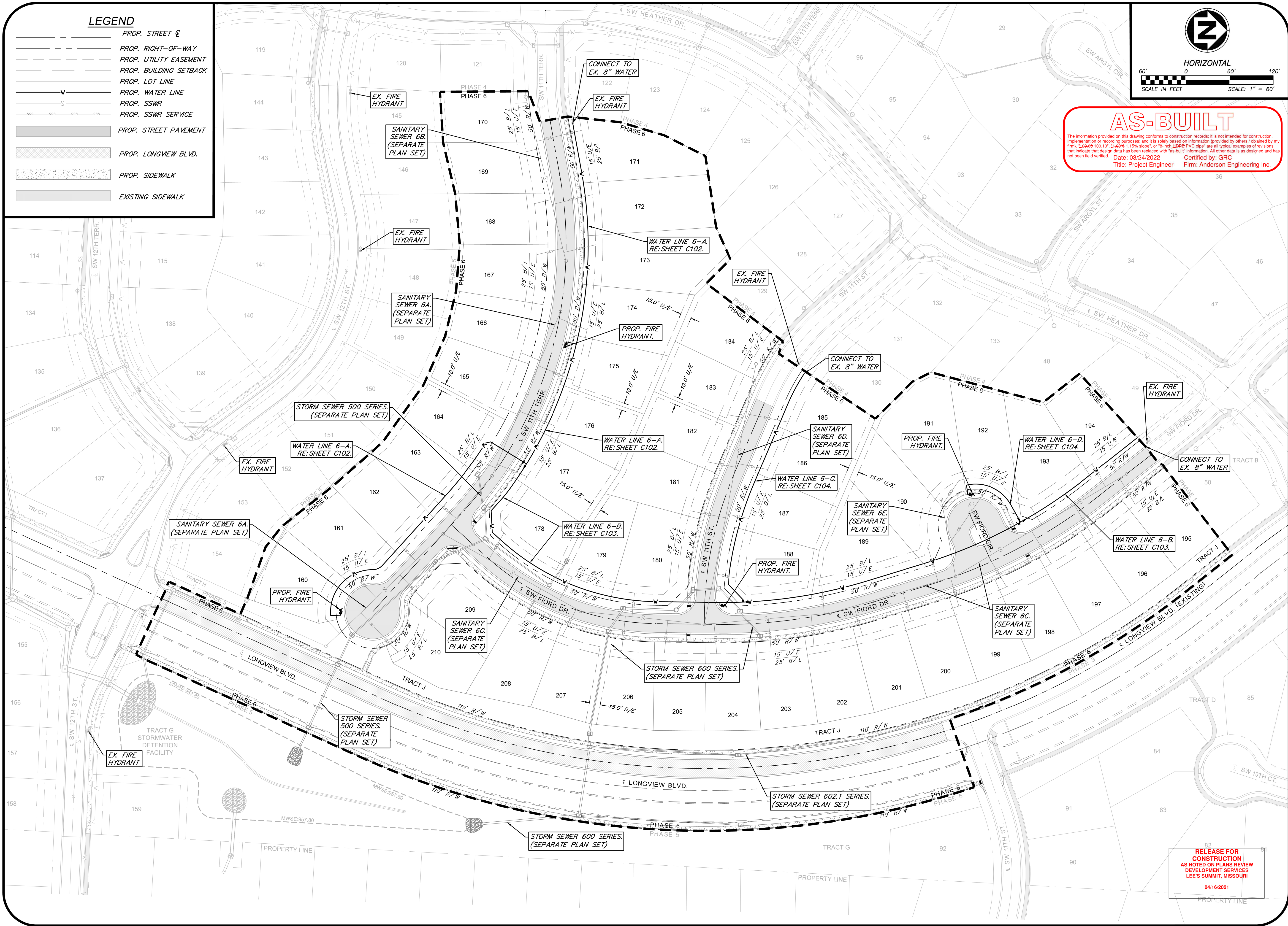
COVER SHEET

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



SHEET NUMBER
CVR
1 OF 6

Mar 16, 2021 - 3:04pm Plotted Bx geote G:\Shared drives\VC10 - Land Development\Projects\2020\20KVC10059 Highland Meadows - 6th Plat\VC10 Dwg\VC10 Dwg\Sheet\WATER MAIN\20KVC10059 - SHT - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



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DRAWING INFO.		
NO.	DESCRIPTION	BY DATE
1	REVISED PER CITY COMMENT	GC 2/11/21
3	AS-BUILT DRAWINGS	GC 3/24/22
REVISIONS		
NO.	DESCRIPTION	BY DATE
1	REVISED PER CITY COMMENT	GC 2/11/21
3	AS-BUILT DRAWINGS	GC 3/24/22
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CHECK BY:	ZM	DATE:
LICENSE NO.	PE-2012009232	DATE:
DATE:	1/7/2021	DATE:
ISSUED FOR:	FOR REVIEW	DATE:
JOB NUMBER:	20KVC10059	DATE:
MO COA NO.	00062	DATE:

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

GENERAL LAYOUT

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

STATE OF MISSOURI
ZACH A. MYERS
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-2012009232
EXPIRATION DATE 3/4/25

SHEET NUMBER
C101
2 OF 6

The profile view shows the proposed sewer line (thick black line) and existing ground (thin black line) from station 1+00 to 10+00. The vertical axis represents elevation in feet, ranging from 945 to 1000. Key features include:

- Station 1+00:** EX. GATE VALVE EX. FIRE HYDRANT. STA: 1+00.00. BEGIN CONSTRUCTION. CONNECT TO EXISTING. FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
- Station 4+00:** FIRE HYDRANT ASSEMBLY W/ THRUST BLOCKS. STA: 4+05.28. FIRE HYD. N 995413.65 E 2807372.93.
- Station 5+82.85:** 8"x8"x8" TEE GATE VALVE. STA: 5+82.85.
- Station 6+12.85:** SW 11TH TERR. STA: 6+12.85.
- Station 6+40.35:** 45° BEND 45° BEND. STA: 6+40.35. STA: 6+47.44.
- Station 6+20.31:** PROP. SAN. SEWER STA: 6+20.31. ELEV: 969.05.
- Station 9+76.77:** FIRE HYDRANT ASSEMBLY W/ THRUST BLOCKS. STA: 9+76.77. END CONSTRUCTION.

Additional notes include: "MAINTAIN 42" MIN. COVER" (twice), "PROPOSED GRADE", "EXISTING GRADE", and "INSTALL 876.8 LF OF 8" C900 PVC".

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 the information provided by others / obtained by my firm. ~~100.00~~ 100.10', ~~1.00%~~ 1.15% slope, or "8-inch ~~HDP~~ 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.

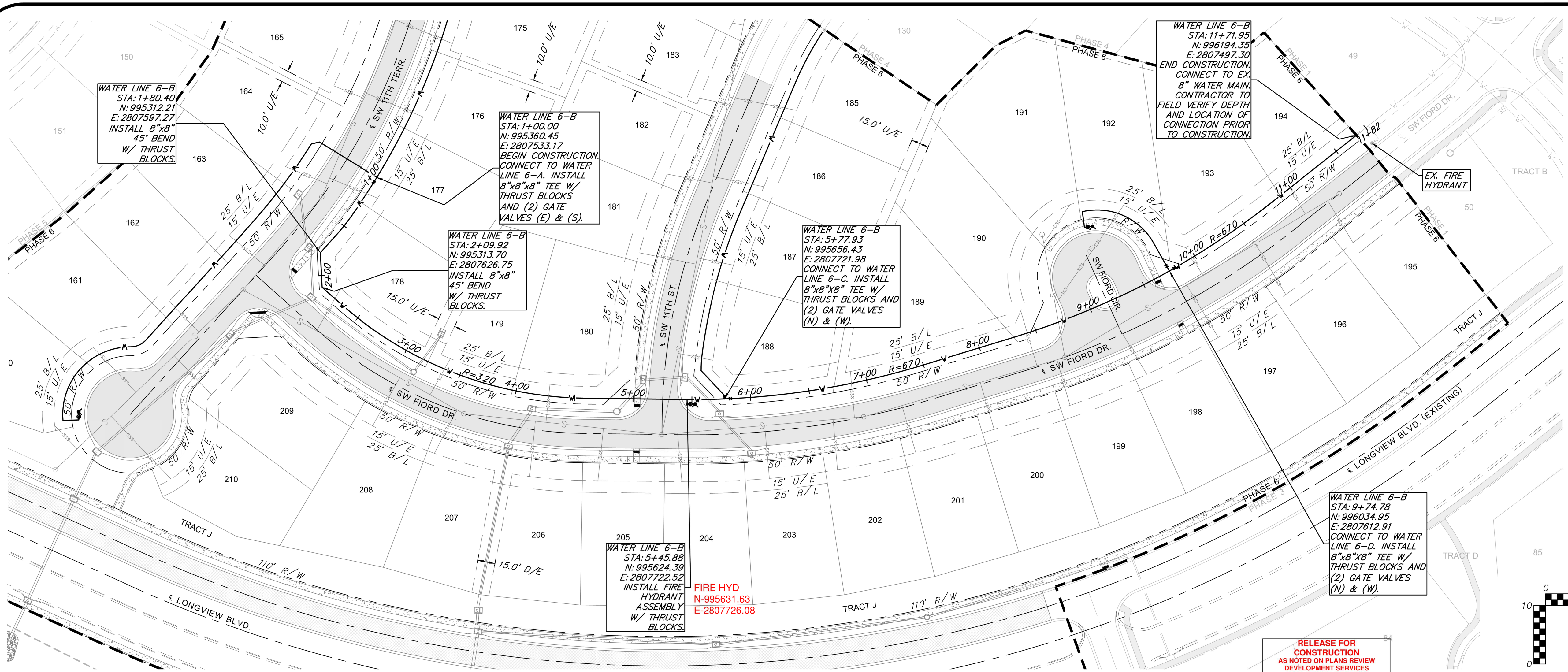
Date: 03/24/2022 Certified by: GRC
Title: Project Engineer Firm: Anderson Engineering Inc.

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

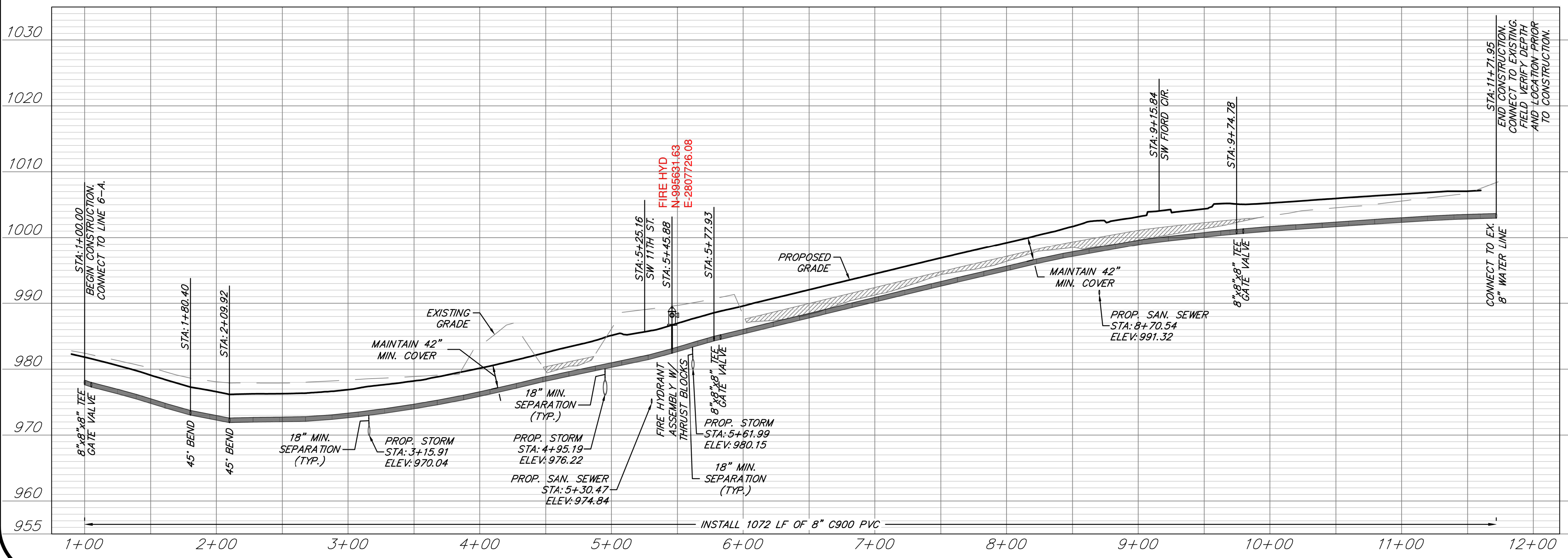
1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 18" 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.

	<i>PROP. STREET @</i>
	<i>PROP. RIGHT-OF-WAY</i>
	<i>PROP. UTILITY EASEMENT</i>
	<i>PROP. BUILDING SETBACK</i>
	<i>PROP. LOT LINE</i>
	<i>PROP. WATER LINE</i>
	<i>PROP. SSWR</i>
	<i>PROP. SSWR SERVICE</i>
	<i>PROP. STREET PAVEMENT</i>
	<i>PROP. LONGVIEW BLVD.</i>
	<i>PROP. SIDEWALK</i>
	<i>EXISTING SIDEWALK</i>

Mar 16, 2021 - 3:03pm Plotted Bx gpcote G:\Shared drives\VC10 - Land Development\Projects\2020\20K10059 Highland Meadows - 6th Plat\VC10\DWG\Sheet\WATER MAIN\20K10059 - SHT - WATER PLAN.dwg Layout: WATER LINE 6-B PLAN & PROFILE



WATER LINE 6-B



WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
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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
- ▒ FILL PRIOR TO INSTALL

AS-BUILT

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Date: 03/24/2022
Title: Project Engineer
Firm: Anderson Engineering Inc.

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REVISIONS		DRAWING INFO.	
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3	AS-BUILT DRAWINGS	GC	3/24/22

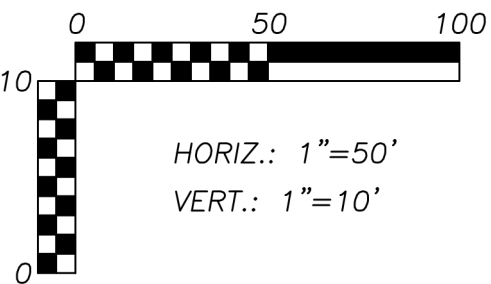
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE 6-B
PLAN & PROFILE

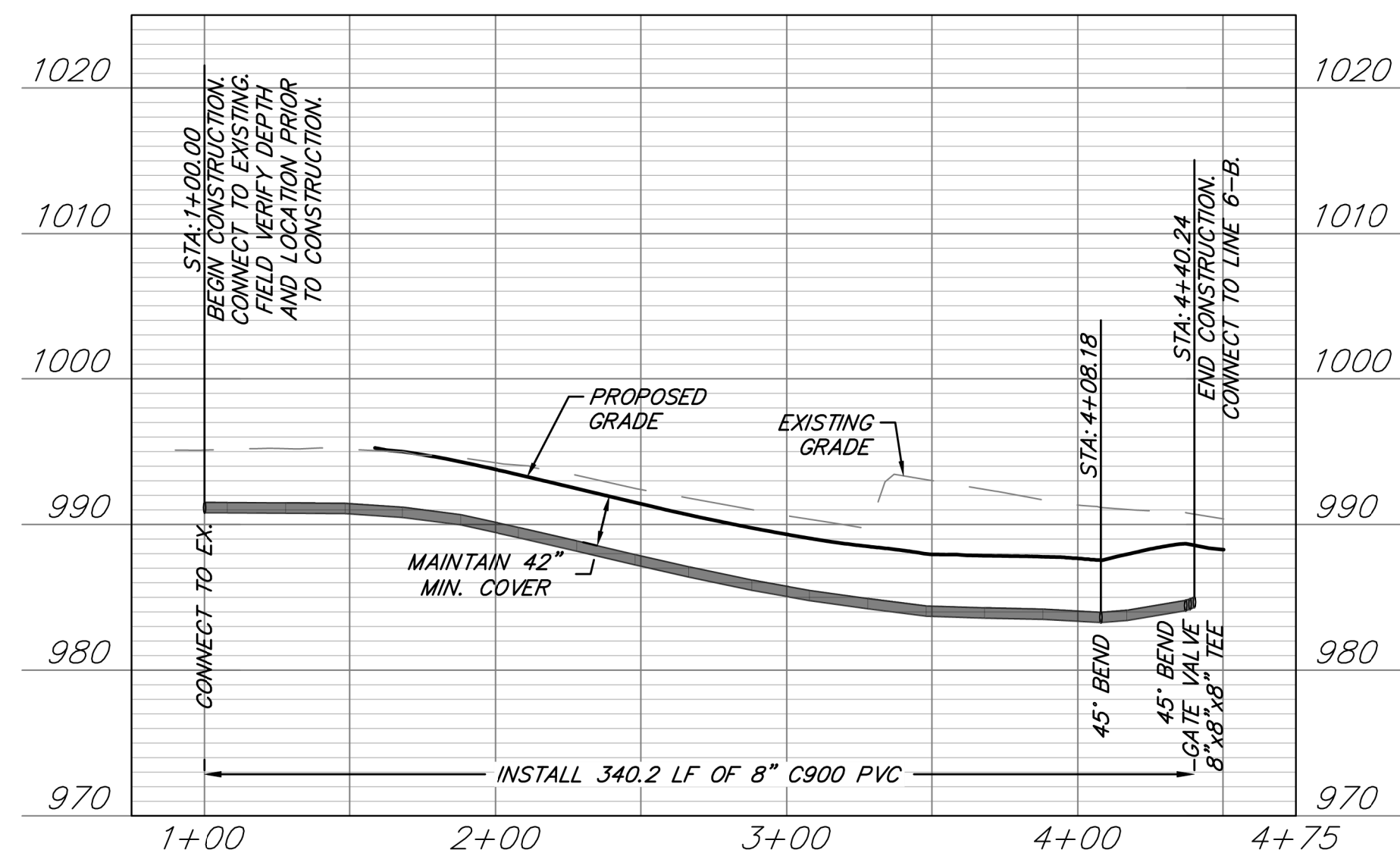
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
PROFESSIONAL ENGINEER
NUMBER 76-2012009232

SHEET NUMBER
C103
4 OF 6



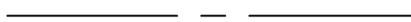
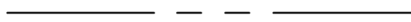
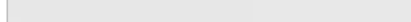
WATER LINE 6-C

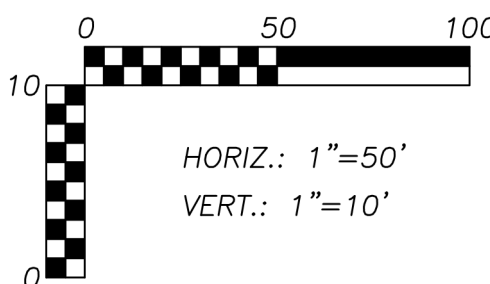


- WATER MAIN NOTES:

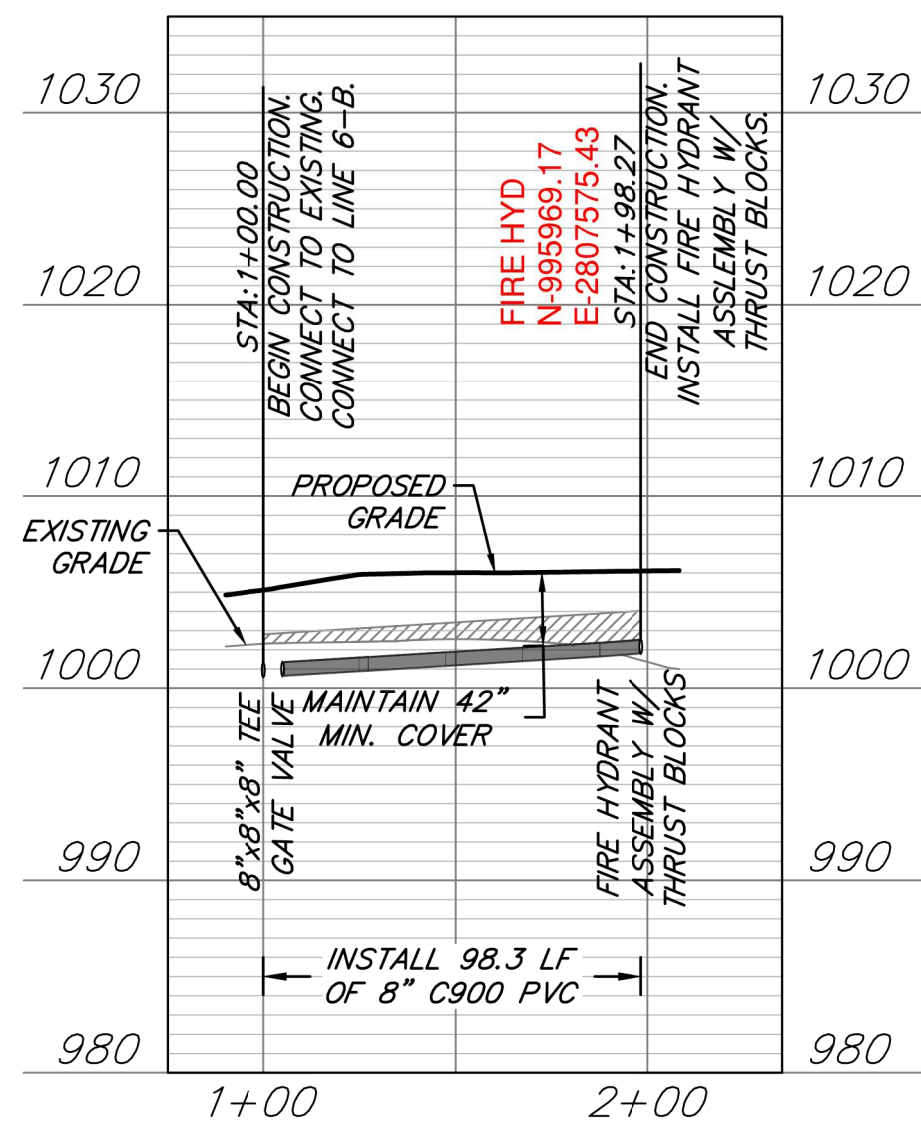
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LEGEND

	PROP. STREET $\mathcal{C}$
	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
	FILL PRIOR TO INSTALL



WATER LINE 6-D



AS-BUILT

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Date: 09.09.09 Confirmed by: CRC

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

REVISIONS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1	REVISED PER CITY COMMENT	GC	2/11/21	CHECK BY:	ZM
				LICENSE NO.	PE-2012009323
				DATE:	1/17/2021
3	AS-BUILT DRAWINGS	GC	3/24/22	ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20K010058
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

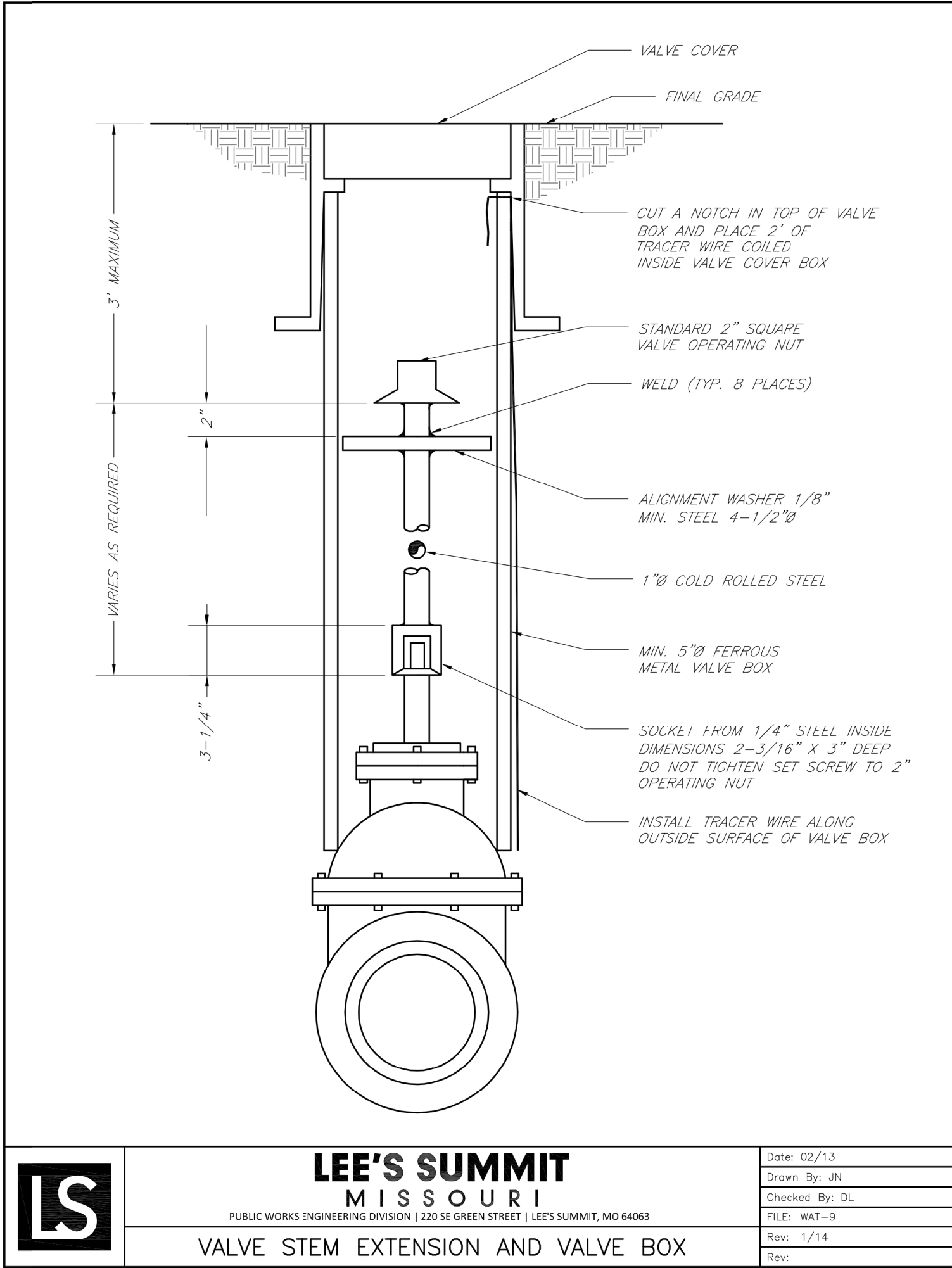
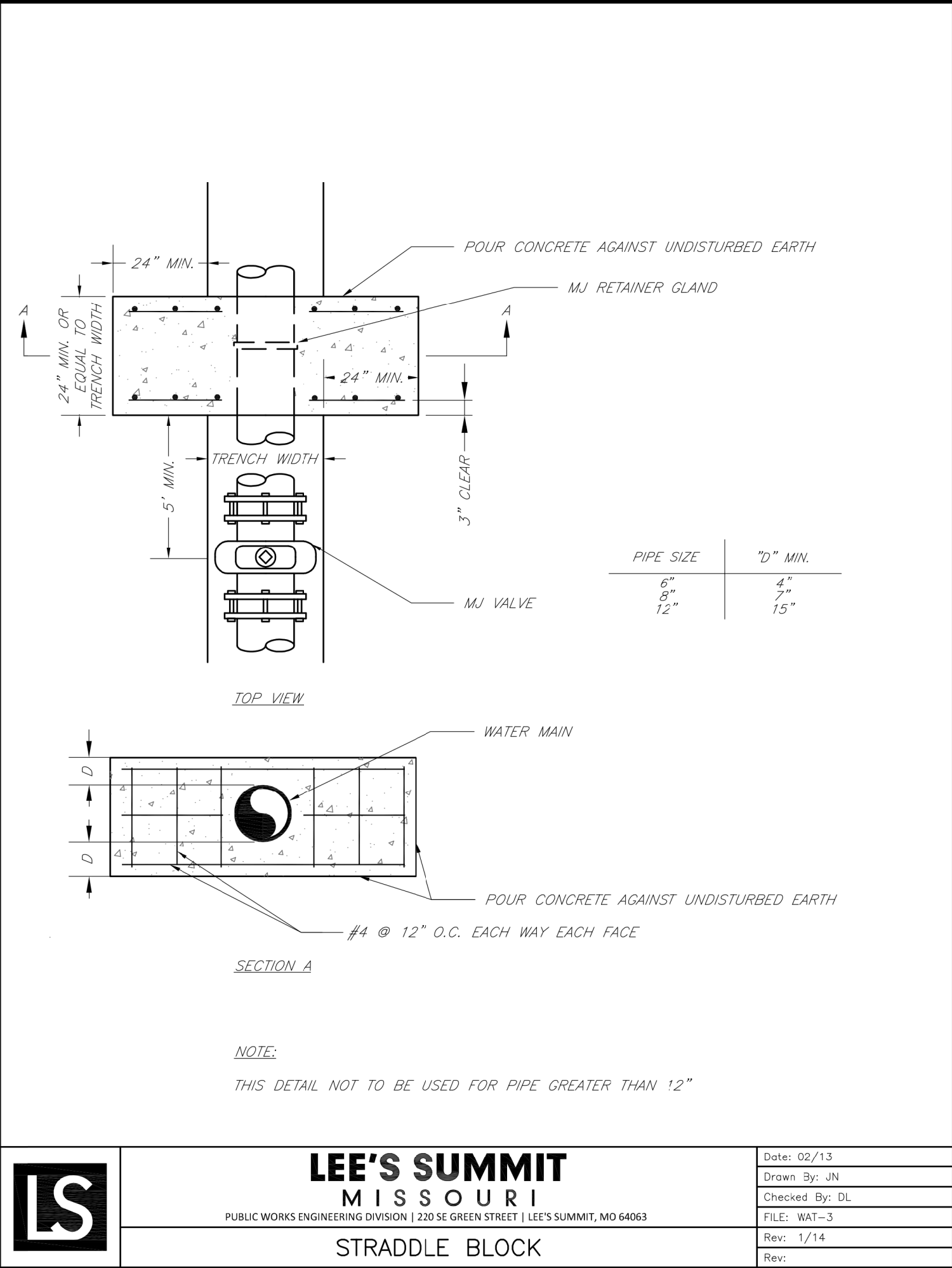
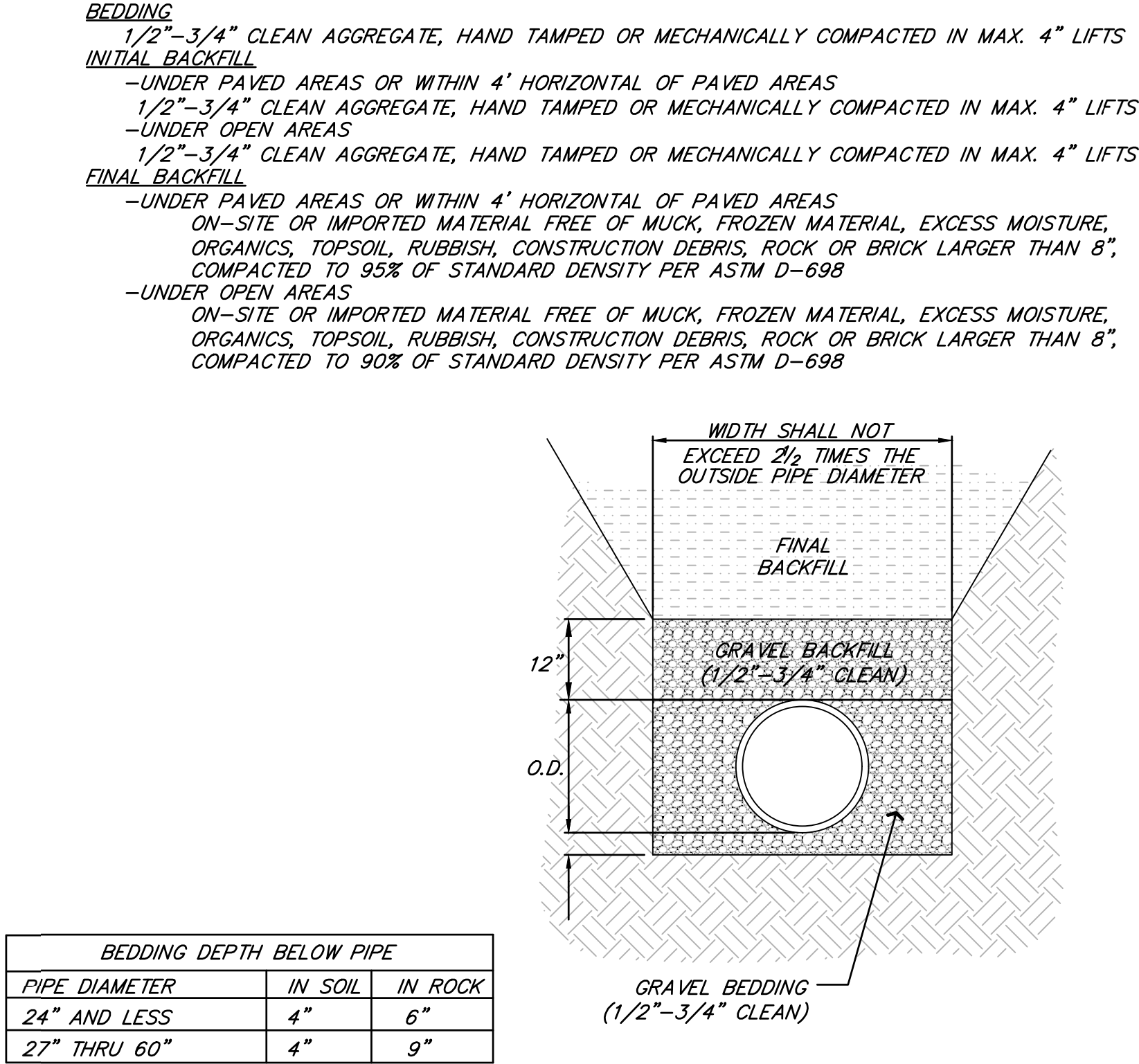
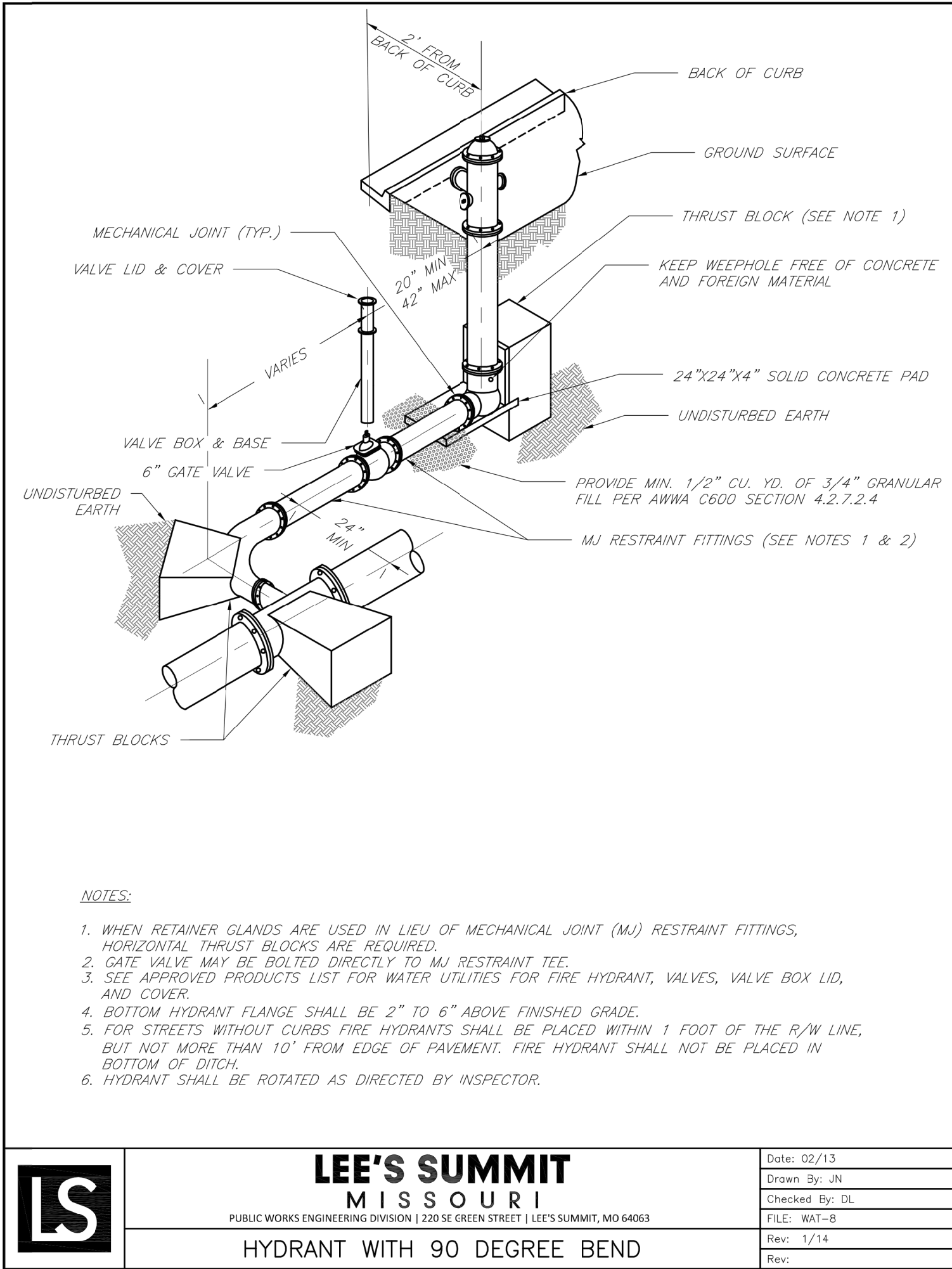
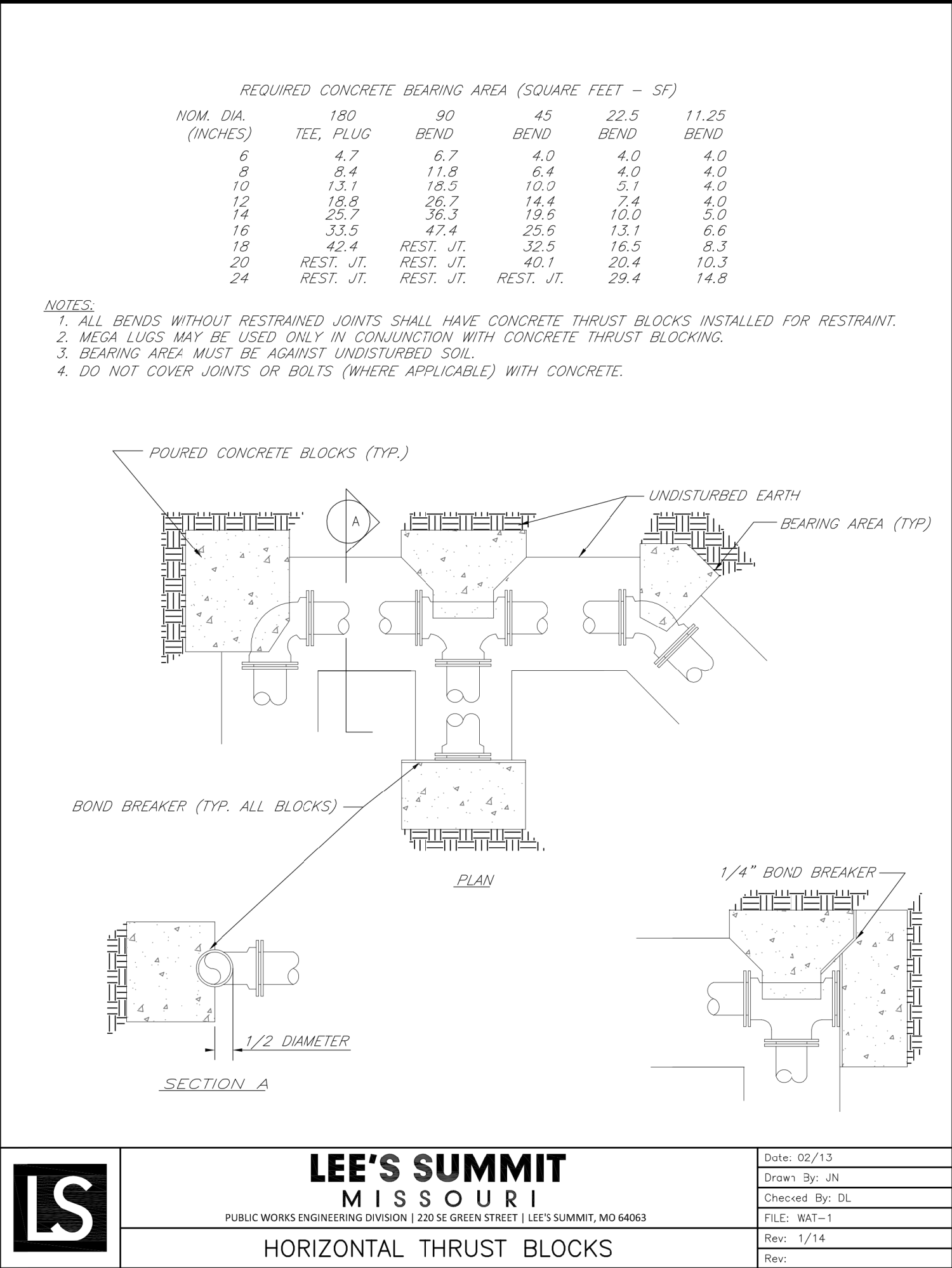
WATER LINE 6-C AND 6-D PLAN & PROFILE

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



SHEET NUMBER
C104
5 OF 6

Mar 16, 2021 - 3:09pm Plotted By: gscate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCTC0059 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\WATER MAIN\20KCTC0059 - SH1 - DETAILS.dwg Layout: WATER LINE DETAILS



AS-BUILT

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				JOB NUMBER:	20KCT00169		
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