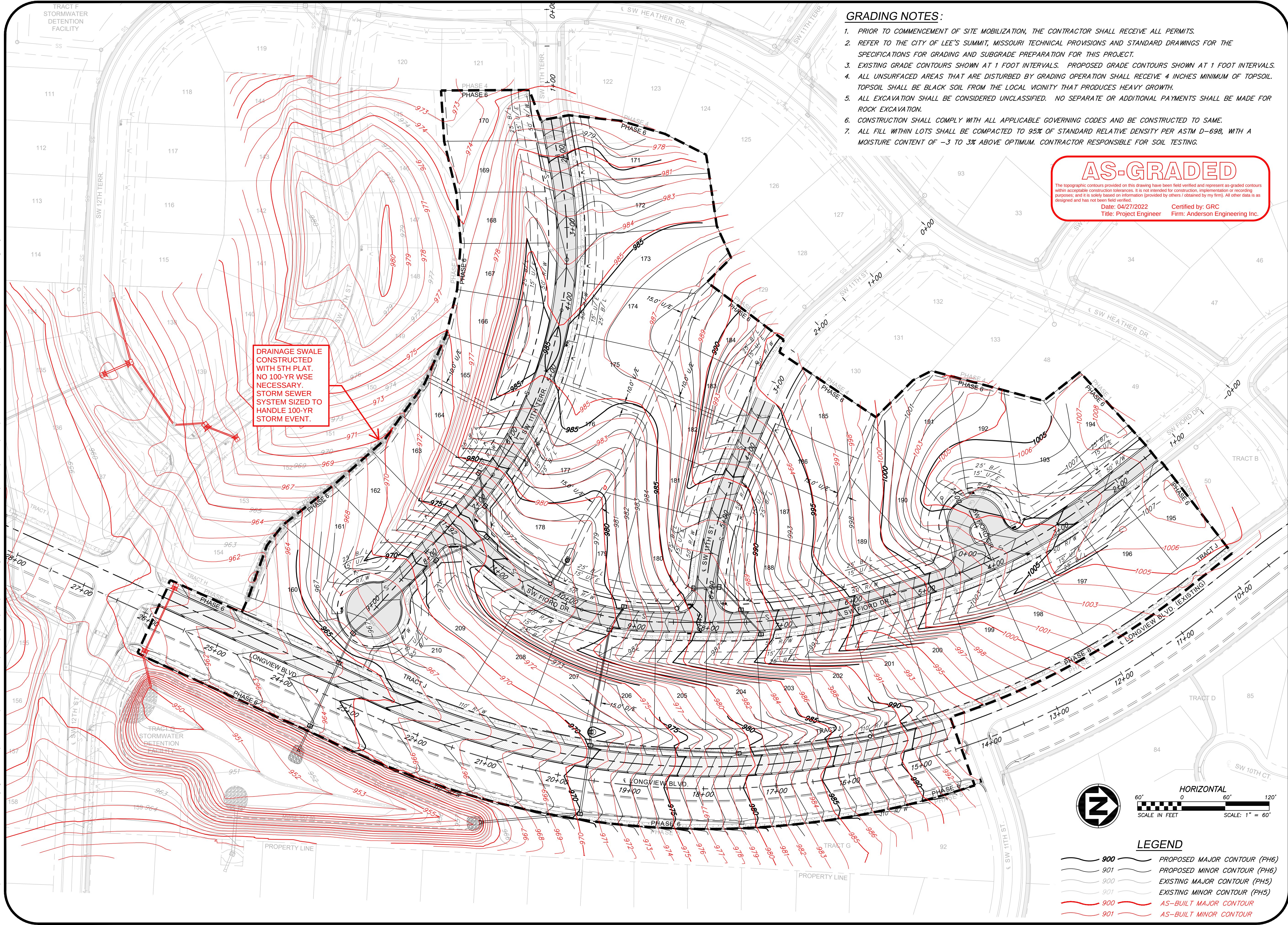


Apr 27, 2022 - 8:56am Potted Bx pcate G:\Shared drives\VC10 - Land Development\Projects\2020\20K10058 Highland Meadows - 6th Plat\01 CIVL\03-DWG\Sheet\STREET AND STORM\AS-BUILT\20K10058 - 6TH PLAT - GRADING.dwg Layout: GRADING PLAN



GRADING NOTES:

1. PRIOR TO COMMENCEMENT OF SITE MOBILIZATION, THE CONTRACTOR SHALL RECEIVE ALL PERMITS.
2. 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.
3. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. 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.
5. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. 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.

AS-GRADED

The topographic contours provided on this drawing have been field verified and represent as-graded contours within acceptable construction tolerances. It is not intended for construction, implementation or recording purposes, and it is solely based on information (provided by others / obtained by my firm). All other data is as designed and has not been field verified.

Date: 04/27/2022
Title: Project Engineer
Certified by: GRC
Firm: Anderson Engineering Inc.

DRAINAGE SWALE
CONSTRUCTED
WITH 5TH PLAT.
NO 100-YR WSE
NECESSARY.
STORM SEWER
SYSTEM SIZED TO
HANDLE 100-YR
STORM EVENT.

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

GRADING PLAN

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



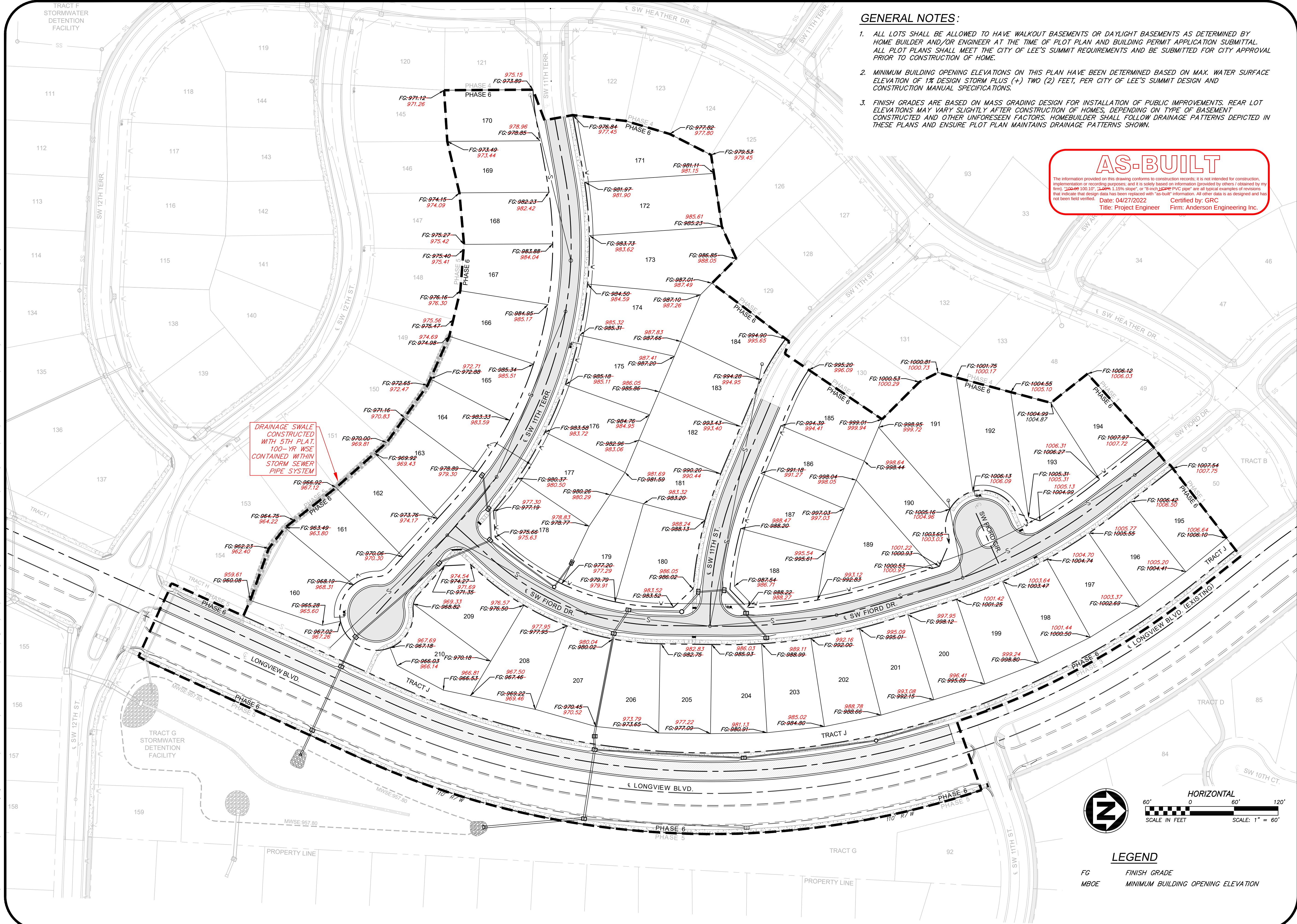
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 82

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21
		CHECK BY:	ZM
		LICENSE NO.	PE-2012000232
		DATE:	1/7/2021
		ISSUED FOR:	FOR REVIEW
3	AS-BUILT DRAWINGS	GC	4/27/22
		JOB NUMBER:	20K10058
		MO COA NO.	000062

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SHEET NUMBER
C113
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Apr 27, 2022 - 1:44pm Potted Bx geote G:\Shared drives\WC10 - Land Development\Projects\2020\20K10059 Highland Meadows - 6th Plat\01 CIVL\03-DWG\Sheet\STREET AND STORM (AS-BUILT)\20K10059 - SH1 - MBOE.dwg Layout: GRADING PLAN



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. HOMEOWNER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.

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), "AS-BUILT" (1.15% slope) or "8-inch" (1.15% slope) 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: 04/27/2022 Certified by: GRC
Title: Project Engineer Firm: Anderson Engineering Inc.

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	AS-BUILT DRAWINGS	GC	4/27/22
2			
3			

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	FE-2012000232
DATE:	4/27/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20K10059
MO COA NO.	00062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

MINIMUM BUILDING
OPENING PLAN

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

ANDERSON
ENGINEERING
EMPLOYEE OWNED



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SHEET NUMBER

C601
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