

Apr 26, 2022 - 11:46am Plotted By: gae G:\Shared drives\KC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\Sublot\20K10057 - SHT - GRADING PLAN.dwg Layout: GRADING PLAN

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
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	AS-BUILT MAJOR CONTOUR
	AS-BUILT MINOR CONTOUR
	PROP. STREET PAVEMENT
	PROP. LONGVIEW BLVD.
	PROP. SIDEWALK
	PROP. RIPRAP
	DRAINAGE SWALE
	EXISTING SIDEWALK

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: 04/26/2022
Title: Project Engineer

Certified by: GRC
Firm: Anderson Engineering Inc.

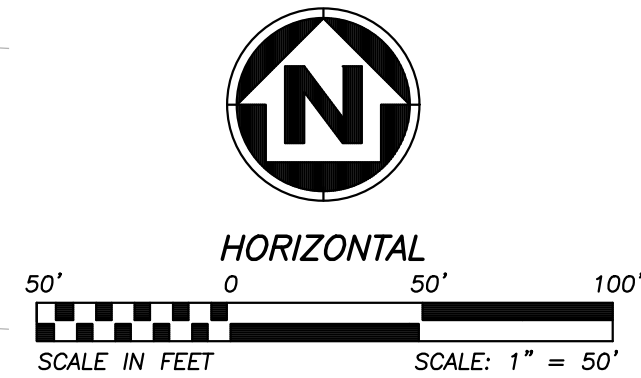
DRAINAGE SWALE CALCULATIONS:
DRAINAGE AREA (A) = 0.48 AC
RATIONAL RUNOFF COE. (C) = 0.3 (LAWN)
100-YR RAIN INTENSITY (I) = 12.6 IN/HR
PEAK DISCHARGE (Q) = 1.81 CFS
100-YR FLOW DEPTH = 1.3 INCHES
FLOW VELOCITY = 1.85 FT/S
GROUND COVER = GRASS

DRAINAGE SWALE TYPICAL SECTION:
NOT TO SCALE

DRAINAGE SWALE
100-YR WSE CONTAINED
WITHIN STORM SEWER
PIPE SYSTEM

INSTALL DRAINAGE
SWALE PER DETAIL
THIS SHEET.

STORM STRUCTURE 205.
7' X 4' DETENTION BASIN
OUTLET CONTROL STRUCTURE
(RE: SHEET C503)



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.

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

GRADING PLAN

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

SHEET NUMBER
C106
8 OF 41

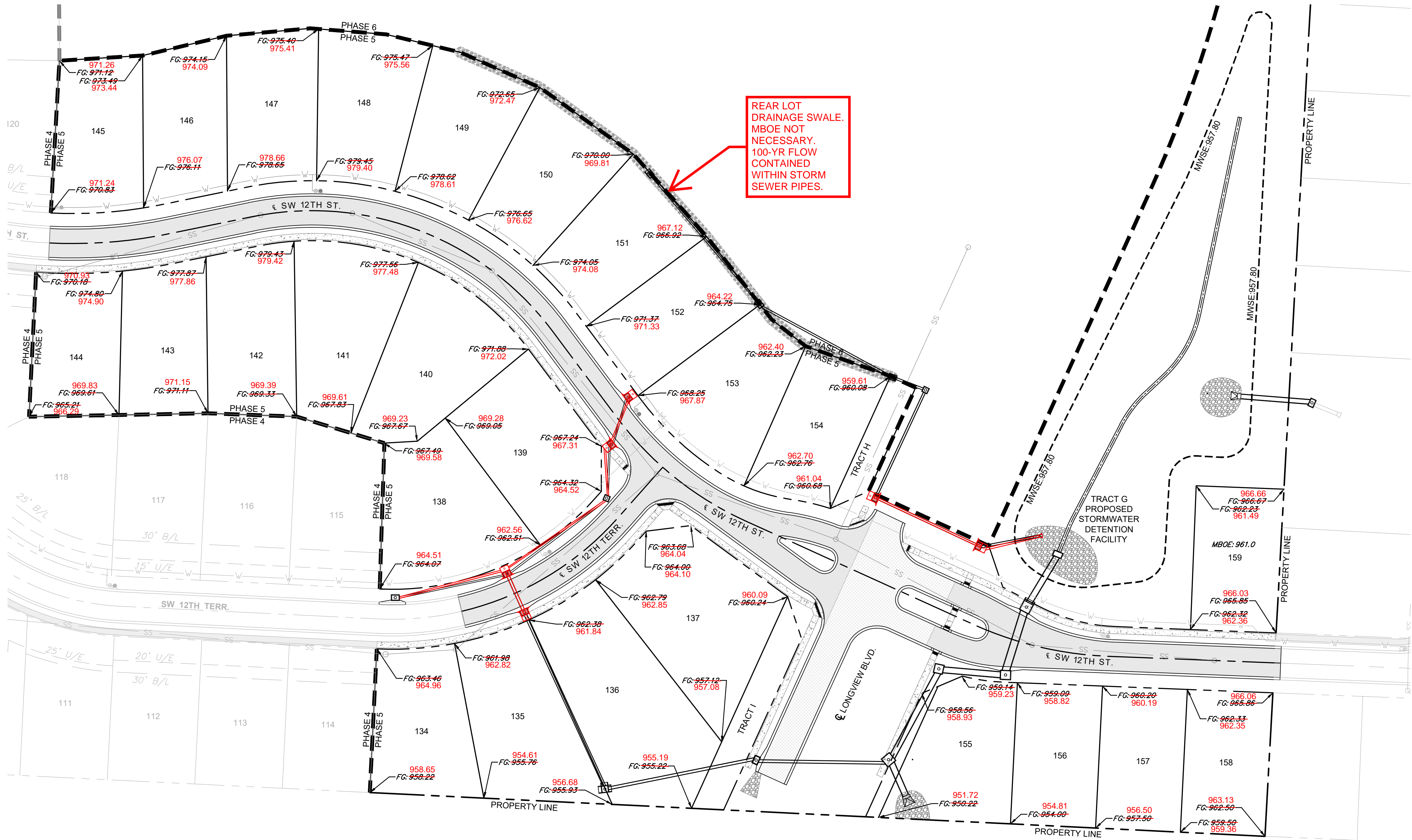
REVISIONS				DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CHECK BY:	LICENSE NO.	DATE:
1.	REVISED PER CITY COMMENTS	GC	1/15/21	GC	ZM	PE-2012006232	12/2/2020
2.	REVISED PER CITY COMMENTS	GC	2/26/21				
6.	AS-BUILT DRAWINGS	GC	4/27/22				
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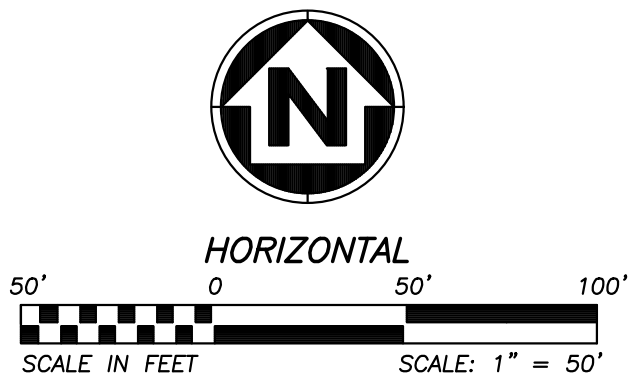


LEGEND

FG FINISH GRADE
MBOE MINIMUM BUILDING OPENING ELEVATION

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.



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
6.	AS-BUILT DRAWINGS	GC	4/27/22

GC	GC	GC	GC	GC	GC
1/15/21	2/26/21	3/24/22	4/27/22	20K10057	000062
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

MINIMUM BUILDING
OPENING PLAN

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

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. 1/4"=1' 100' 10" 1/4"=1' 1.15% slope, or 8-inch-diameter 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: 04/26/2022 Title: Project Engineer Certified by: GRC Firm: Anderson Engineering Inc.

SHEET NUMBER
C206
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