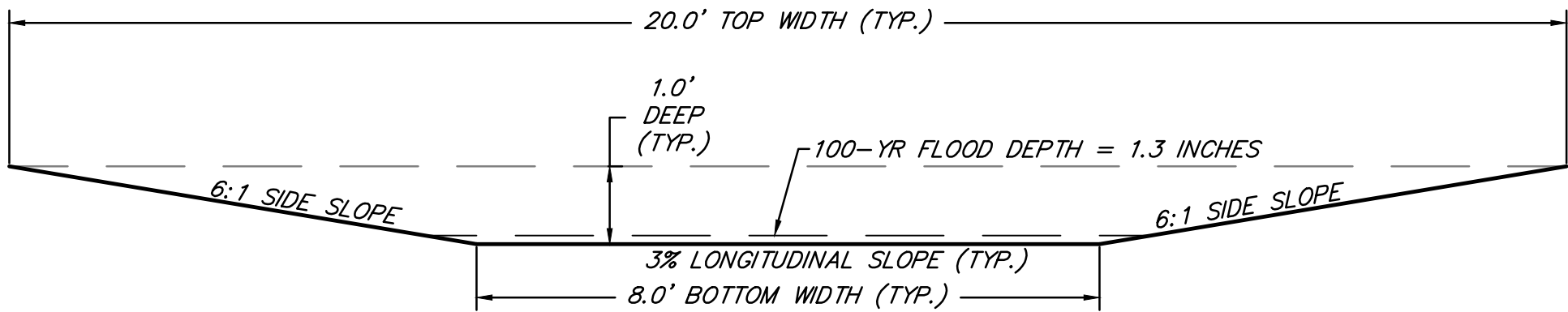


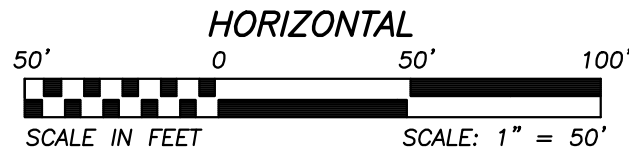
**DRAINAGE SWALE CALCULATIONS:**  
DRAINAGE AREA (A) = 0.48 AC  
RATIONAL RUNOFF COE. (C) = 0.3 (LAWN)  
100-YR RAIN INTENSITY (I) = 12.6 IN/HR  
PEAK DISCHARGE (Q) = 1.81 CFS  
100-YR FLOW DEPTH = 1.3 INCHES  
FLOW VELOCITY = 1.85 FT/S  
GROUND COVER = GRASS

**DRAINAGE SWALE TYPICAL SECTION:**  
NOT TO SCALE



**GRADING NOTES:**

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.



**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
- 900 PROPOSED MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 EXISTING 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 obtained by my firm. All other data is as designed and has not been field verified.

Date: 05/03/2022  
Title: Project Engineer  
Certified by: GRC  
Firm: Anderson Engineering Inc.

**AS-BUILT LEGEND**

- 900 AS-BUILT MAJOR CONTOUR
- 901 AS-BUILT MINOR CONTOUR

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

**GRADING PLAN**

**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED



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

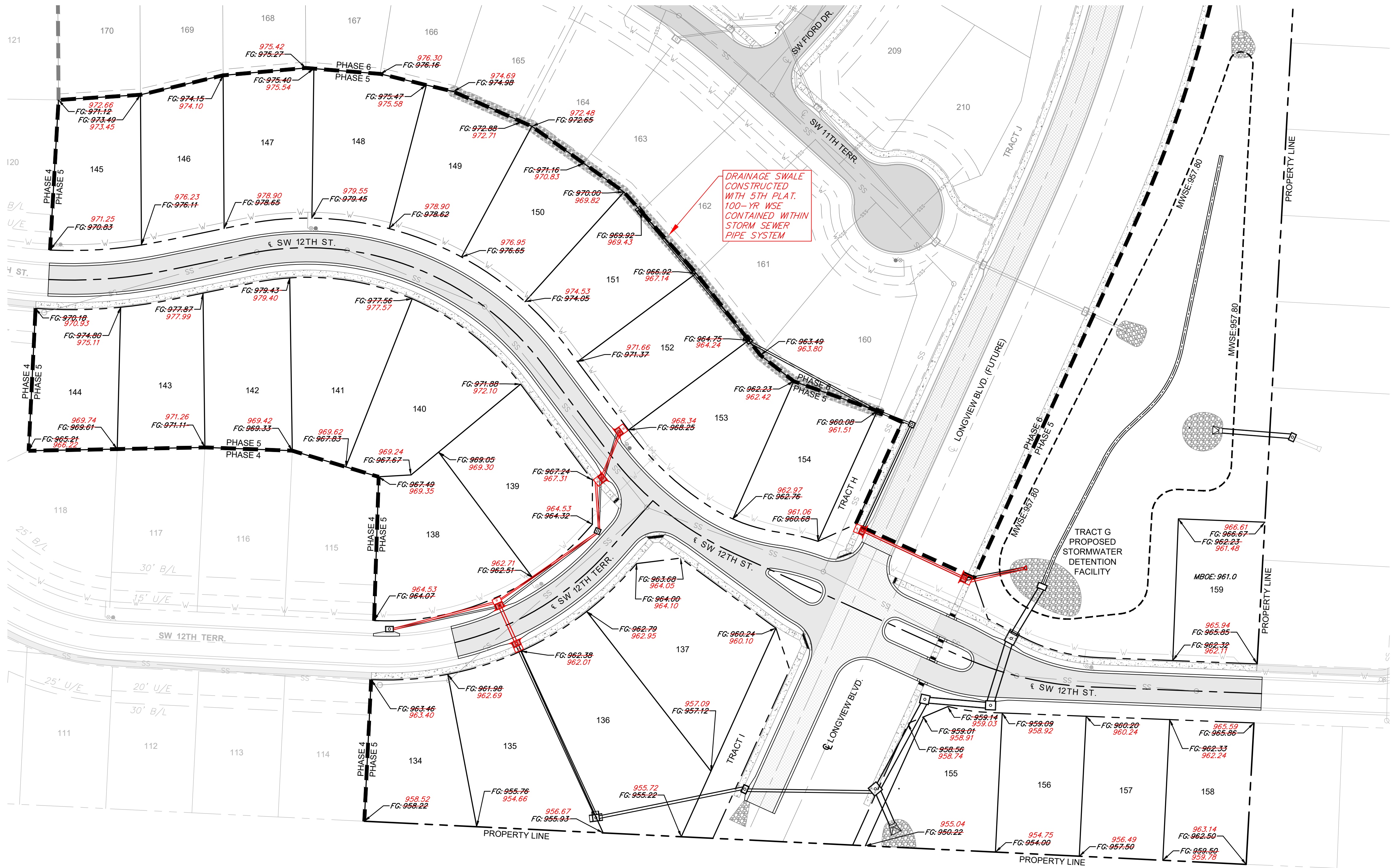
REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
5.	AS-BUILT DRAWINGS	GC	3/24/22
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	5/3/22

DRAWN BY:	GC	CHECK BY:	ZM	PERMIT NO.:	FE-2012000622
DATE:	12/2/2020	ISSUED FOR:	FOR REVIEW	JOB NUMBER:	20K10057
MO COA NO.:	00062	© COPYRIGHT ANDERSON ENGINEERING, INC. 2020			

SHEET NUMBER  
**C106**  
8 OF 41

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

May 02, 2022 - 5:17pm Potted Bx gcite G:\Shared drives\KC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVL\03-DWG\Bare\AS-BUILT\20K10057 - BASE - PROP - STORLAW.dwg Layout: MINIMUM BUILDING OPENING PLAN



### 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. HOME BUILDER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.



HORIZONTAL  
50' 0 50' 100'  
SCALE IN FEET SCALE: 1" = 50'

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

DATE: 12/2/2020	FOR REVIEW	20K10057	000062
© COPYRIGHT ANDERSON ENGINEERING, INC. 2020			

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

### MINIMUM BUILDING OPENING PLAN

S10, T47N, R23W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SHEET NUMBER

C206  
14 OF 41

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. 24x48 100,10' 24x48 1.15% slope" or 18-in. 100' 24x48 1.15% slope" 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: 05/03/2022  
Title: Project Engineer  
Certified by: GRC  
Firm: Anderson Engineering Inc.

ANDERSON  
ENGINEERING  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62