

May 03, 2022 - 9:23am Potted Bx gcite G:\Shared drives\KC10 - Land Development\Projects\2020\20K10059 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\AS-BUILT\5/20K10059 - SHY - GRADING PLAN Layout: GRADING PLAN

**Accepted  
Master Drainage Plan**

This as-graded Master Drainage Plan (MDP) has been reviewed for accuracy. It is accepted for basic conformance to the approved MDP and may be used for the review of individual lot grading (plot) plans.

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

**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 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.

| 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      |
| 3         | AS-BUILT DRAWINGS        | ISSUED FOR:   | FOR REVIEW    |
| 4         | AS-BUILT DRAWINGS        | JOB NUMBER:   | 20K10059      |
|           |                          | MO COA NO.    | 000062        |

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 6TH PLAT

**GRADING PLAN**

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

**SHEET NUMBER**  
**C113**  
15 OF 43

**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED

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**LEGEND**

- 900 PROPOSED MAJOR CONTOUR (PH6)
- 901 PROPOSED MINOR CONTOUR (PH6)
- 900 EXISTING MAJOR CONTOUR (PH5)
- 901 EXISTING MINOR CONTOUR (PH5)
- 900 EXISTING MAJOR CONTOUR
- 901 EXISTING MINOR CONTOUR

**AS-BUILT LEGEND**

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



May 03, 2022 - 8:09am Plotted By: gcoyle G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\ASBUILTS\20KC10058 - SHT - MBCE.dwg Layout: GRADING PLAN

TRACT F  
STORMWATER  
DETENTION  
FACILITY

**Accepted  
Master Drainage Plan**

SS

111 116

**This as-graded Master Drainage Plan (MDP) has been reviewed for accuracy. It is accepted for basic conformance to the approved MDP and may be used for the review of individual lot grading (plot) plans.**

DRAINAGE SWALE  
CONSTRUCTED  
WITH 5TH PLAT.  
100-YR WSE  
CONTAINED WITHIN  
STORM SEWER  
PIPE SYSTEM

GENERAL NOTES:

1. 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.
2. 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.
3. 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.

# 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). ~~100.00~~ 100.10", ~~1.00%~~ 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: 05/03/2022      Certified by: GRC  
Title: Project Engineer      Firm: Anderson Engineering Inc.

| REVISIONS                                   |                   |    | DRAWING INFO. |             |               |
|---------------------------------------------|-------------------|----|---------------|-------------|---------------|
| NO.                                         | DESCRIPTION       | BY | DATE          | DRAWN BY:   | GC            |
|                                             |                   |    |               | CHECK BY:   | ZM            |
|                                             |                   |    |               | LICENSE NO. | PE-2012006232 |
|                                             |                   |    |               | DATE:       | 4/27/2022     |
| 3                                           | AS-BUILT DRAWINGS |    | GC            | ISSUED FOR: | FOR REVIEW    |
| 4                                           | AS-BUILT DRAWINGS |    | GC            | JOB NUMBER: | 20K10058      |
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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 6TH PLAT

# MINIMUM BUILDING OPENING PLAN

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



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**C601**  
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