

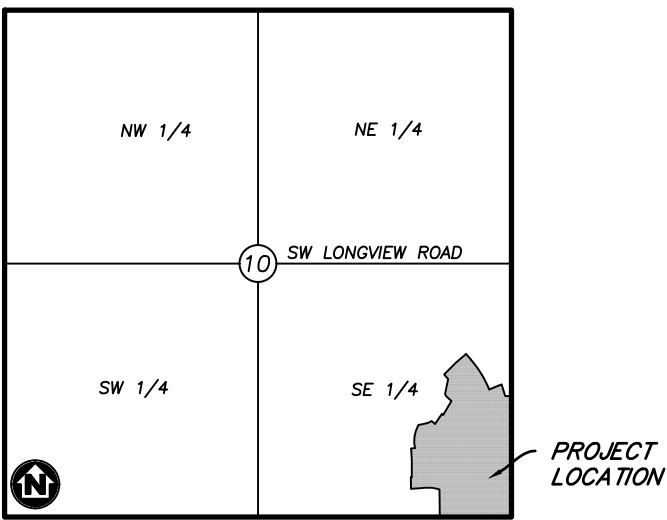
HIGHLAND MEADOWS - 5TH PLAT  
STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 3/15/2021

LOTS: 134-159 (26 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.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN  
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE  
PROPOSED CONSTRUCTION ACTIVITIES, PER THE  
MISSOURI DEPARTMENT OF NATURAL RESOURCES  
(MDNR) PERMITTED OIL AND GAS DATABASE, DATED  
JUNE 2, 2020.



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) 969-1800

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:

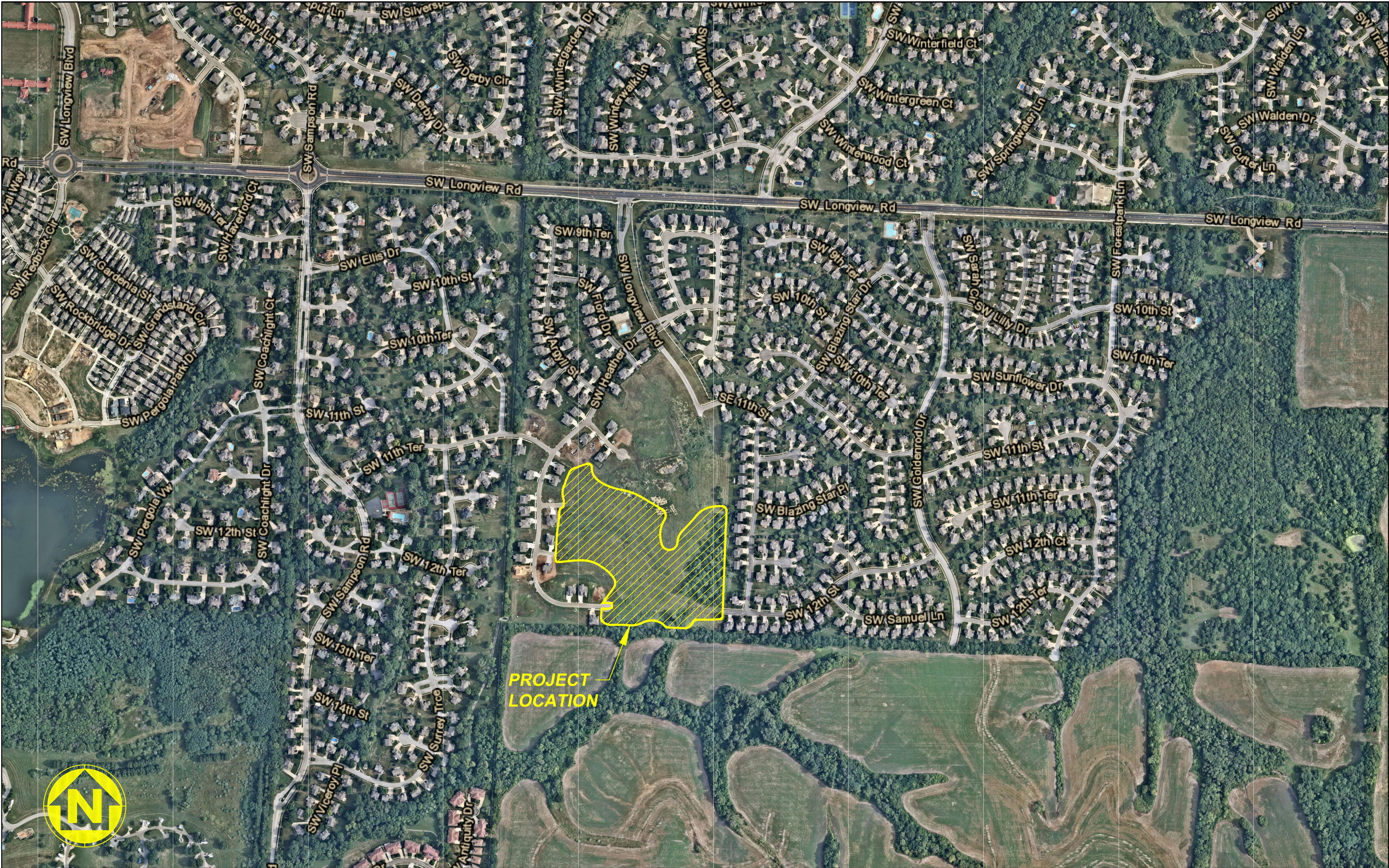
RICHARD FROCK  
3025 SW CLOVER DRIVE  
LEE'S SUMMIT, MO 64082  
PHONE (816) 472-3489

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: 15.3 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

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 obtained by my firm. "100.00  
100.10, 100.20, 100.30, 1.12, 1.25, 1.50, 1.75, 2.00, 2.25, 2.50, 2.75, 3.00, 3.25, 3.50, 3.75, 4.00, 4.25, 4.50, 4.75, 5.00, 5.25, 5.50, 5.75, 6.00, 6.25, 6.50, 6.75, 7.00, 7.25, 7.50, 7.75, 8.00, 8.25, 8.50, 8.75, 9.00, 9.25, 9.50, 9.75, 10.00, 10.25, 10.50, 10.75, 11.00, 11.25, 11.50, 11.75, 12.00, 12.25, 12.50, 12.75, 13.00, 13.25, 13.50, 13.75, 14.00, 14.25, 14.50, 14.75, 15.00, 15.25, 15.50, 15.75, 16.00, 16.25, 16.50, 16.75, 17.00, 17.25, 17.50, 17.75, 18.00, 18.25, 18.50, 18.75, 19.00, 19.25, 19.50, 19.75, 20.00, 20.25, 20.50, 20.75, 21.00, 21.25, 21.50, 21.75, 22.00, 22.25, 22.50, 22.75, 23.00, 23.25, 23.50, 23.75, 24.00, 24.25, 24.50, 24.75, 25.00, 25.25, 25.50, 25.75, 26.00, 26.25, 26.50, 26.75, 27.00, 27.25, 27.50, 27.75, 28.00, 28.25, 28.50, 28.75, 29.00, 29.25, 29.50, 29.75, 30.00, 30.25, 30.50, 30.75, 31.00, 31.25, 31.50, 31.75, 32.00, 32.25, 32.50, 32.75, 33.00, 33.25, 33.50, 33.75, 34.00, 34.25, 34.50, 34.75, 35.00, 35.25, 35.50, 35.75, 36.00, 36.25, 36.50, 36.75, 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GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMITS, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING ALL UTILITY COMPANIES AND SHALL FIELD VERIFY ALL UTILITIES THAT MAY BE ENCOUNTERED. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IN THE EVENT THAT EXISTING UTILITIES ARE CONTACTED, DISRUPTED, OR IN ANY WAY ALTERED, CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY. IN CASE OF EMERGENCY, DIAL 911.

3. THE CONTRACTOR SHALL PROVIDE EROSION AND SILT PROTECTION AS REQUIRED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR KEEPING EXISTING STREET AND ADJACENT LAND FEATURES AND PROPERTY FREE OF MUD AND SILT. SEE "EROSION CONTROL PLAN" FOR MINIMUM EROSION CONTROL MEASURES REQUIRED BY THESE PLANS. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL PROMPTLY REPAIR ANY AREA REQUIRING ATTENTION UNTIL SUBSTANTIAL COMPLETION.

4. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO CERTIFY THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER OBSERVES AND CONTROLS THE PHYSICAL CONSTRUCTION AND THE CONTINUAL BASIS AT THE SITE.

5. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5613. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

6. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT, "SATELLITE CORPORATION", OR EQUAL FOR EVERY 20 WORKMEN ON THE JOB SITE. IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED. THE UNIT(S) SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE PUBLIC VIEW TO THE GREATEST EXTENT PRACTICABLE.

7. ALL AREA TO BE FILLED AND SUBGRADES UNDER PAVEMENTS SHALL BE PROOF-ROLLED WITH A LOADED, RUBBER Tired TRUCK PRIOR TO FILL PLACEMENT OR ROADWAY PAVING OPERATIONS BEGIN. SOFT OR UNSTABLE AREA SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF AND BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT BY ANDERSON ENGINEERING INC., UNLESS SPECIFICALLY NOTED ON THE PLANS. THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT ARE HEREBY INCORPORATED INTO THE PROJECT REQUIREMENTS AND SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND STAKING FOR THIS PROJECT.

10. ALL PIPE LENGTHS ARE SHOWN FROM STRUCTURE CENTER TO STRUCTURE CENTER.

11. ALL STRUCTURE STATION AND OFFSET CALLOUTS ARE TO THE CENTER OF STRUCTURE.

12. ALL CURB STATIONS, OFFSETS AND ELEVATIONS ARE TO THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.

13. ALL CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL BE SUBSIDIARY TO NEW DRAINAGE CONSTRUCTION.

14. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ACCESS TO ALL PROPERTIES IS AVAILABLE DURING CONSTRUCTION OF THE PROJECT.

15. ALL SAW CUTS SHOWN ON THE PLANS SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS OF THE CONTRACT. THE DEPTH OF THE CUT SHALL BE FULL DEPTH.

16. EXISTING CONCRETE PAVEMENT AND EXISTING BITUMINOUS PAVEMENT THAT IS REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR & DISPOSED OF AT HIS EXPENSE.

17. EXISTING DRAINAGE STRUCTURES THAT ARE REMOVED, INCLUDING END SECTIONS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

18. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE ELEVATIONS.

19. CHANNELS SHALL BE CUT AT BOX CULVERTS (UNLESS OTHERWISE NOTED) TO FLOW LINE ELEVATIONS AND TO A WIDTH OF ONE FOOT OUTSIDE OF EACH OUTSIDE WALL AND WITH SLOPES OF 2 TO 1 PRIOR TO CONSTRUCTION OF THE CULVERT.

20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNERS TO LOCATE AND FLAG ALL RELOCATED UNDERGROUND UTILITIES PRIOR TO EXCAVATION TO AVOID DAMAGING THE UTILITIES. THE LOCATIONS SHOWN ON THE PLANS ARE THE ORIGINAL SURVEYED LOCATION, PRIOR TO RELOCATION IN SOME CASES. THE INFORMATION SHOWN IN THESE PLANS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES PROVIDED FOR FIELD LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY OWNERS DURING CONSTRUCTION OF THE PROPOSED STORM SEWER SYSTEM TO AVOID DAMAGES TO EXISTING FACILITIES. DAMAGE TO ANY FACILITIES WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

21. ALL TREES, SHRUBS, BUSHES, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED TO BE SAVED ON THE PLANS.

22. ALL SIGNS REMOVED BY THE CONTRACTOR SHALL BECOME PROPERTY OF THE CITY, UNLESS NOT DESIRED BY CITY. IF NOT DESIRED BY CITY, CONTRACTOR SHALL REMOVE AND DISPOSE OF SIGNS AT HIS EXPENSE.

23. DRAINAGE STRUCTURES WHICH ARE TO REMAIN, WHETHER EXTENDED OR NOT, SHALL BE CLEANED OUT BY THE CONTRACTOR, AS DIRECTED BY THE CITY.

24. CONTRACTOR SHALL ACCOMPANY A DESIGNATED CITY REPRESENTATIVE DURING A PHOTOGRAPHY & VIDEO TOUR BEFORE ANY CONSTRUCTION BEGINS TO RECORD EXISTING CONDITIONS.

25. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE PROJECT PLANS, SPECIFICATIONS AND ANY SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION OF THIS PROJECT.
26. DRIVEWAYS, SIDEWALKS, PARKING LOTS, YARD LIGHTS, FENCES, SPRINKLER SYSTEMS, UTILITY SERVICE LINE CONNECTIONS, LANDSCAPING, SEPTIC SYSTEMS, AND OTHER AREAS OUTSIDE THE CONSTRUCTION EASEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

27. ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR GRADING LIMITS AS DIRECTED BY THE ENGINEER. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE STAKED BY THE CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.

28. THE CONTRACTOR SHALL PROVIDE ADEQUATE SEDIMENT AND EROSION CONTROL TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING STREETS OPEN TO TRAFFIC THE COMPLETED STORM SEWER SYSTEM, OR YARDS OF ADJACENT RESIDENCES AND BUSINESSES.

29. ALL TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST M.U.T.C.D. THE TRAFFIC CONTROL PLANS SHOWN ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION BEGINS. THE REQUIREMENTS SHOWN IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING & IMPLEMENTING THE PROPER DEVICES AND PROCEDURES THAT WILL ASSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, & WORKERS AT ALL TIMES.

30. LABOR, TOOLS, MATERIALS, AND EQUIPMENT REQUIRED FOR TEMPORARY CONNECTIONS TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

31. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ITEMS NOTED IN THE PLANS AND IN THE SUMMARY OF QUANTITIES. WORK SHALL BE PAID FOR UNDER BID ITEM "REMOVAL OF EXISTING STRUCTURES". CONTRACTOR WILL DISPOSE OF EXISTING STRUCTURES AT HIS EXPENSE.

32. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL EXPOSED UTILITIES IN OPEN TRENCHES. WORK SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

33. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING STORM SEWER PIPES AND ADJUST THE PROPOSED FLOWLINE ELEVATIONS, PIPE LENGTHS, AND STRUCTURES AS EACH SECTION OF THE EXISTING DRAINAGE STRUCTURE IS REMOVED AND UNCOVERED.

34. EXCESS MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL.

35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AT ALL TIMES.

36. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF ALL ADA-ACCESSIBLE RAMPS, AS WELL AS ANY SIDEWALK ADJACENT TO TRACTS OR UNPLATTED LAND, AT THE TIME OF INFRASTRUCTURE IMPROVEMENTS.

37. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

38. AN AS-GRADED AND AS-BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FIR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS; VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS-BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS-BUILT SURVEY OF THE DETENTION, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

GENERAL NOTES

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



SHEET NUMBER  
C050  
2 OF 40

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 obtained by my firm. \*100.00 100.1 (100.00% 1.15% 1.15%) 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: 06/07/2022  
Title: Project Engineer

Certified by: GRC  
Firm: Anderson Engineering Inc.

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

REVISIONS				DRAWING INFO.						
NO.	DESCRIPTION	BY	DATE	DRAWN BY:			CHECK BY:			
1.	REVISED PER CITY COMMENTS	GC	1/15/21	GC			ZM			
2.	REVISED PER CITY COMMENTS	GC	2/26/21	GC			FE-2012009232			
							DATE: 12/2/2020			
							ISSUED FOR: FOR REVIEW			
6.	AS-BUILT DRAWINGS	GC	4/27/22	GC			JOB NUMBER: 20KC10057			
7.	AS-BUILT DRAWINGS	GC	6/7/22	GC			MO COA NO. 0000962			

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EMPLOYEE OWNED

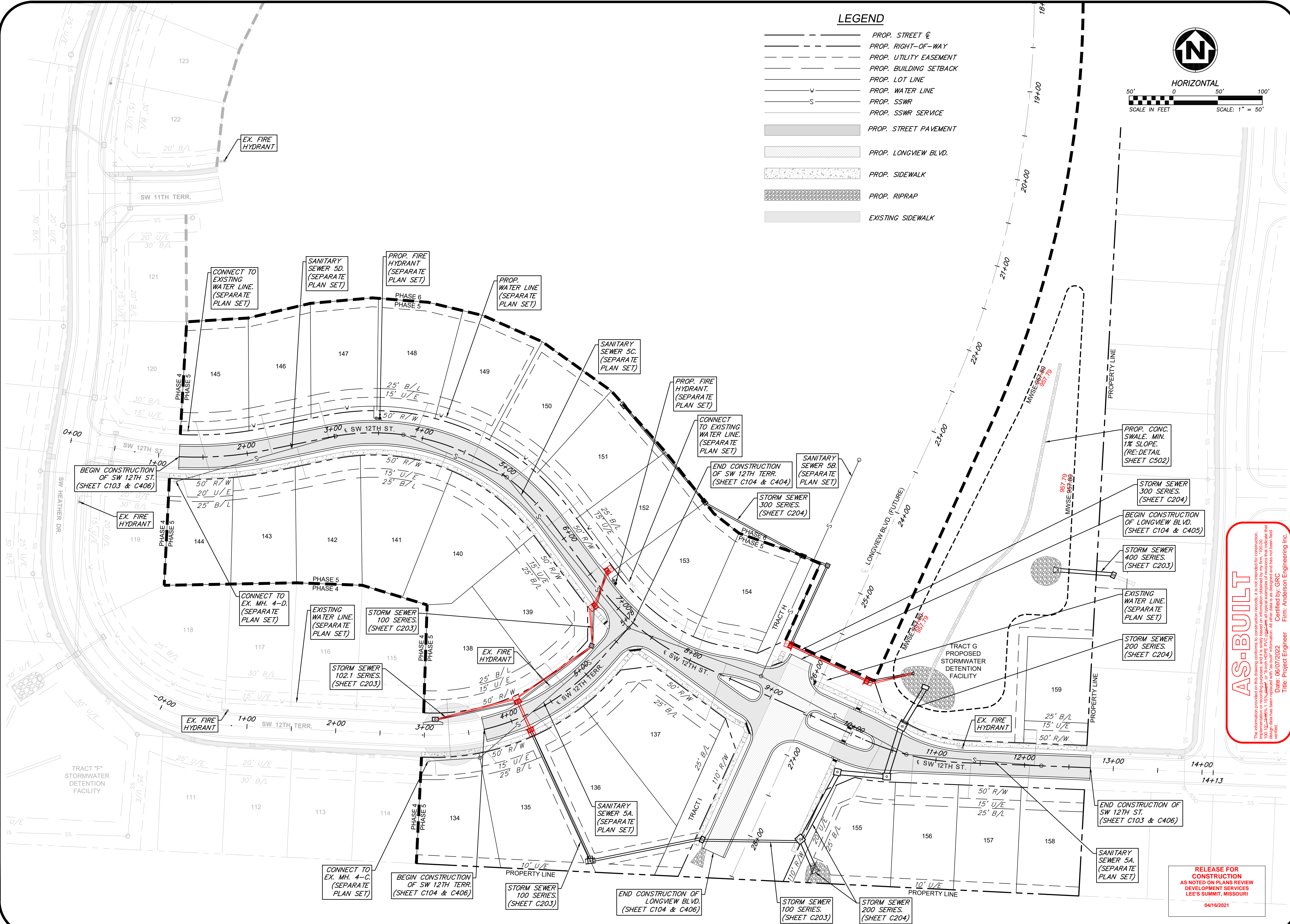
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
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Mar 11, 2021 - 1:57pm Plotted By: gac G:\Shared drives\KCTO - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20K10057 - SHY - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



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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
			DATE: 12/2/2020
			ISSUED FOR: FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22
		JOB NUMBER:	20K10057
		MO COA NO.:	00062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

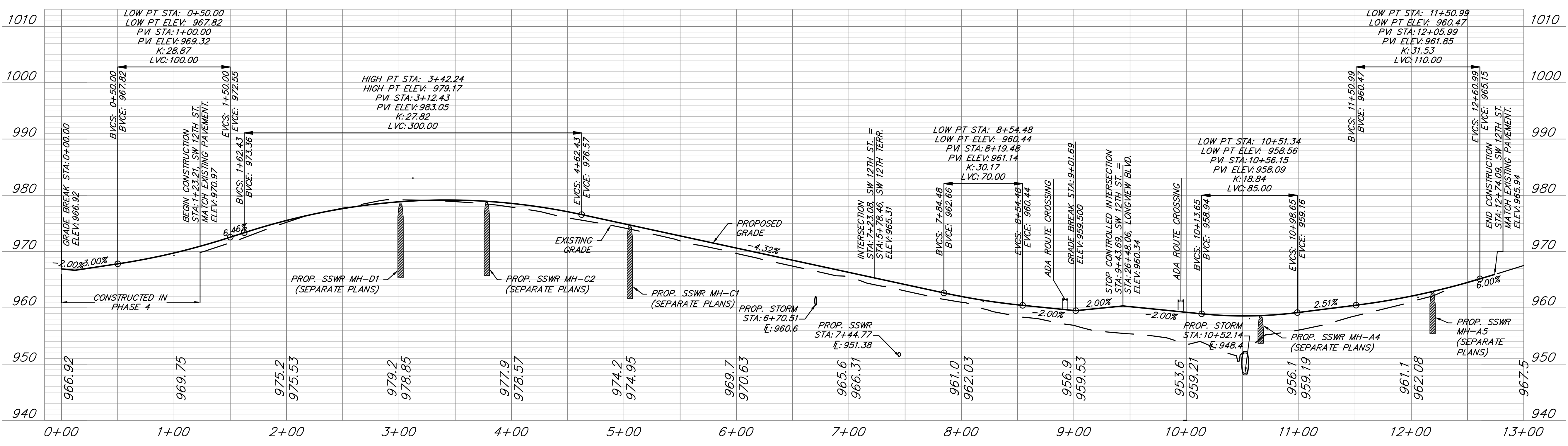
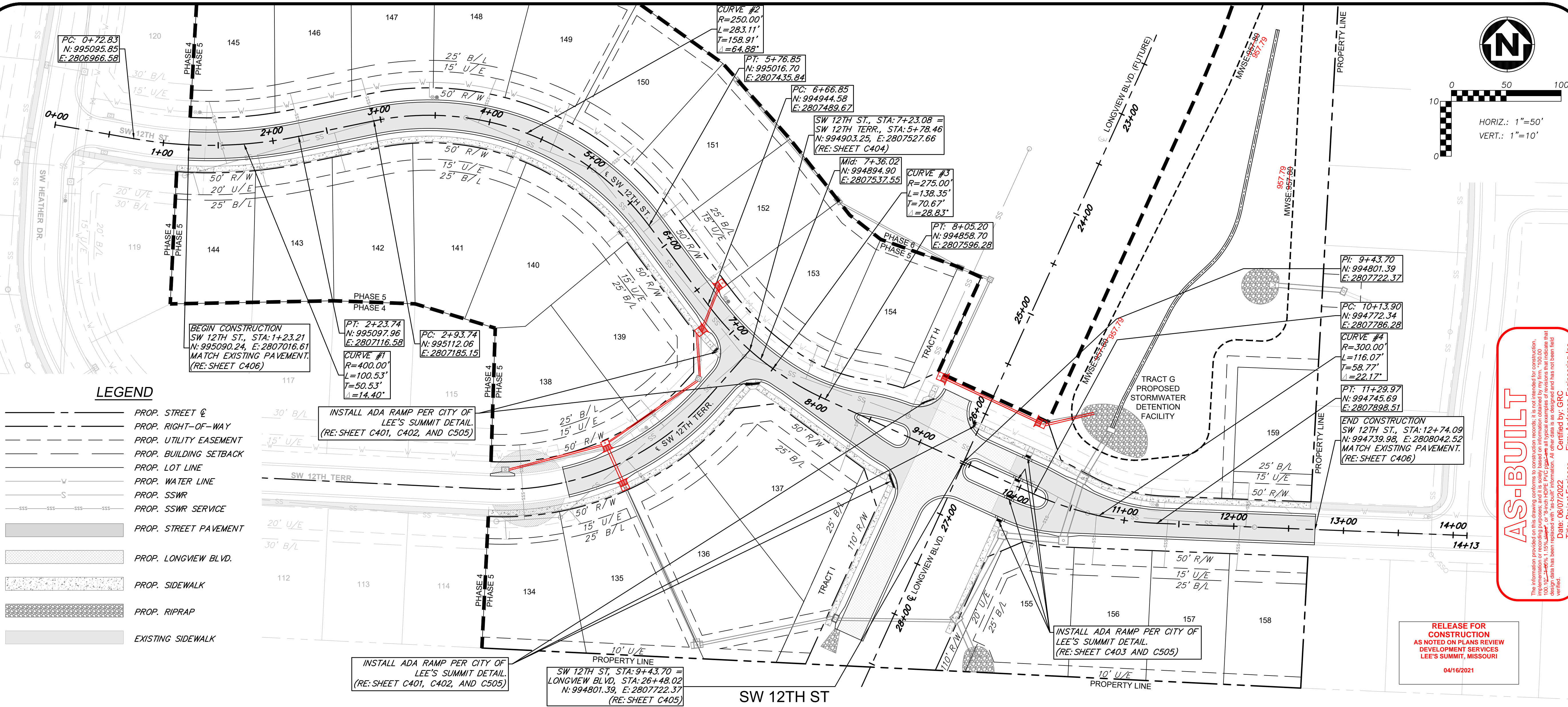
**GENERAL LAYOUT**

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

STATE OF MISSOURI  
ZACH A. MYERS  
Professional Engineer  
No. 2012000232  
2/10/21

**SHEET NUMBER**  
**C102**  
4 OF 40





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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
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

Summit Homes KC  
Highland Meadows - 5th Plat

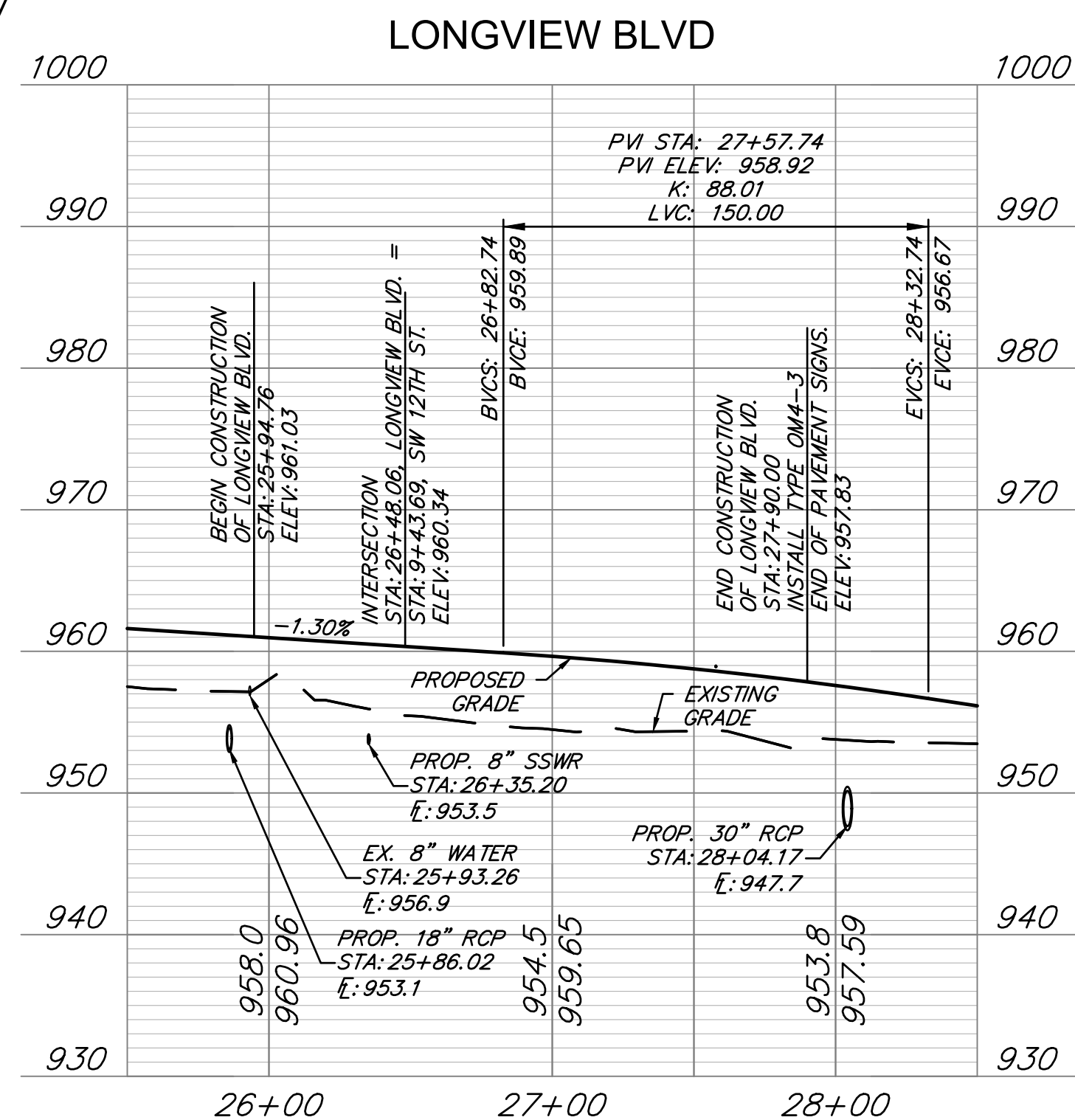
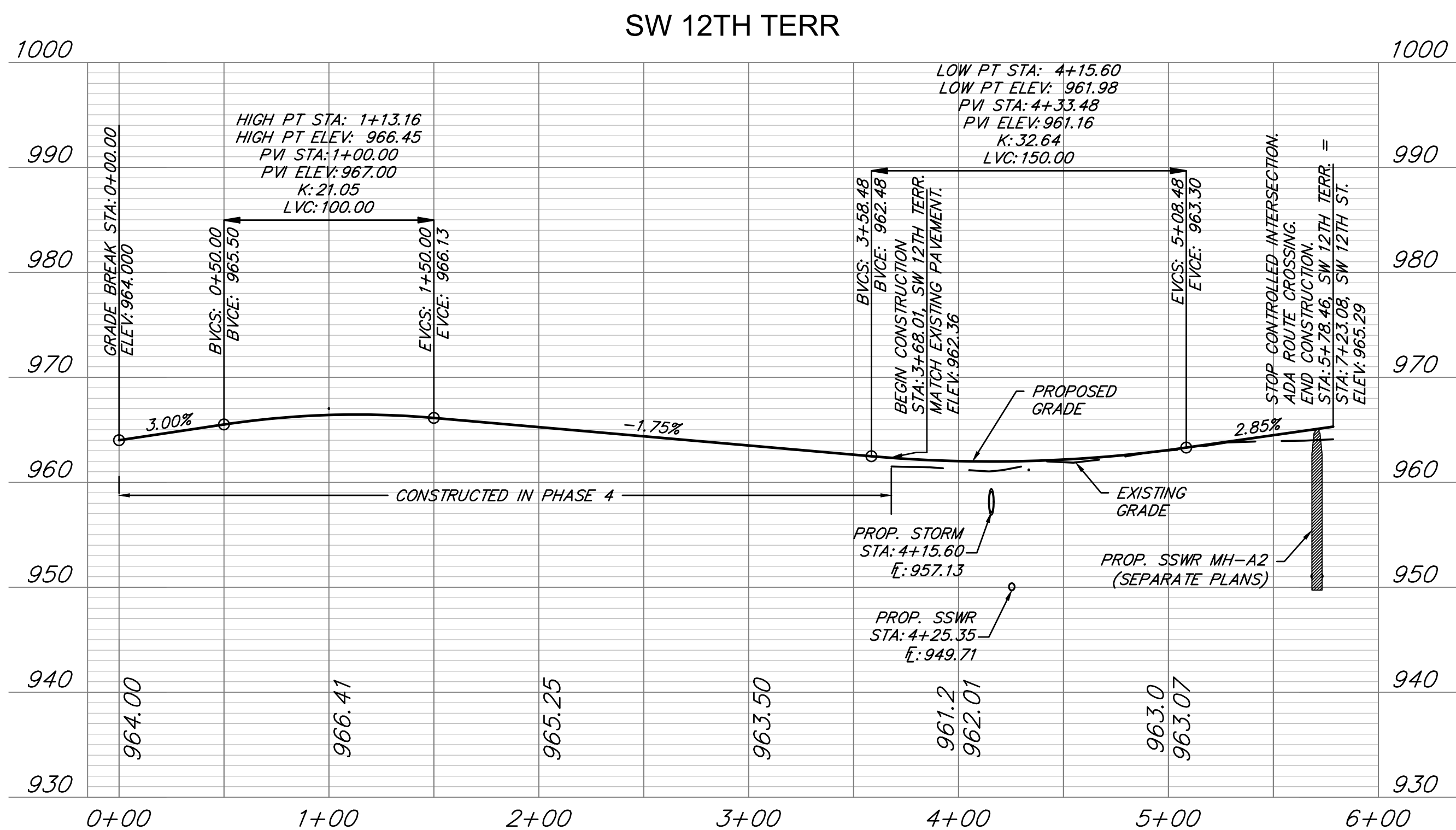
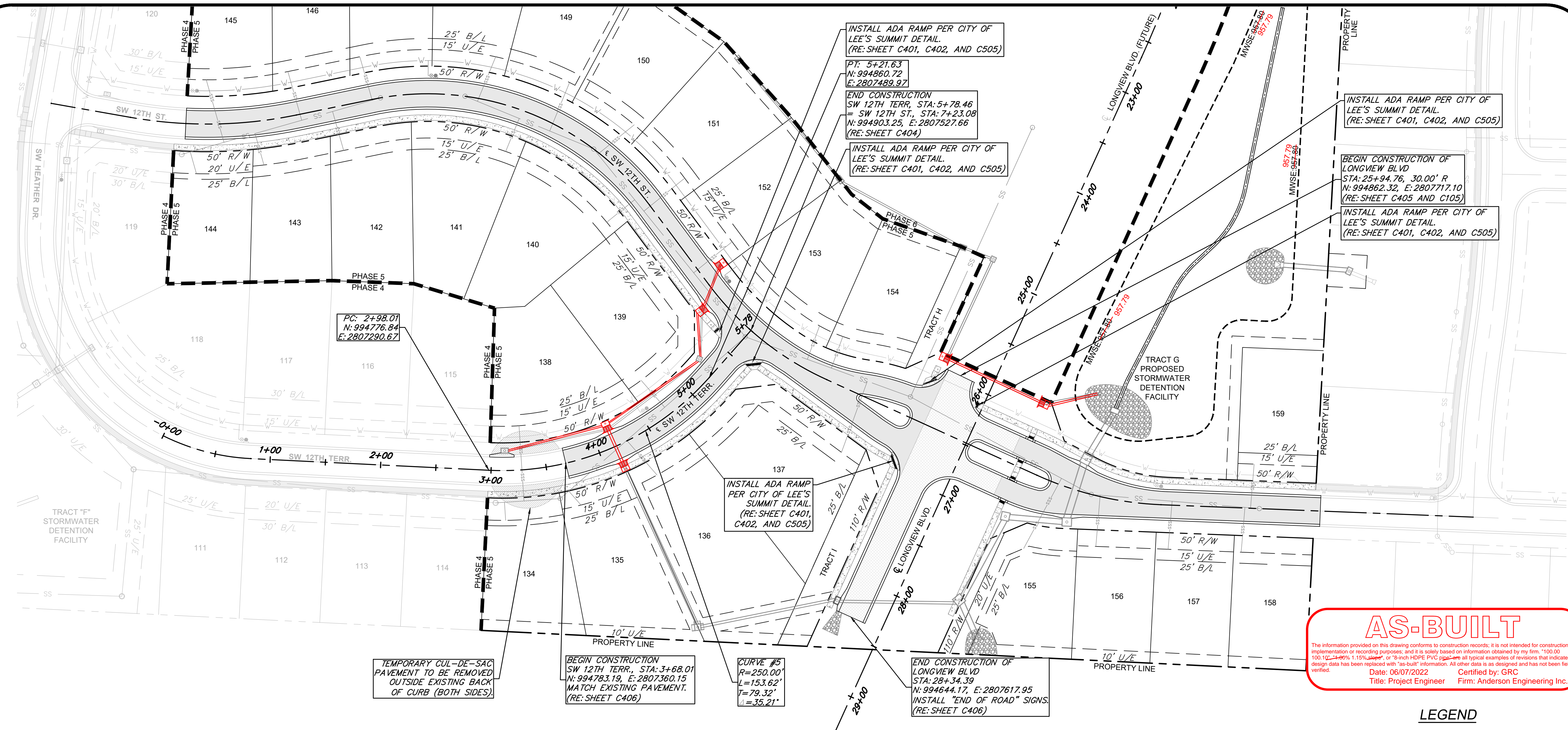
12TH STREET PLAN & PROFILE

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

STATE OF MISSOURI  
ZACH A. MYERS  
Professional Engineer  
No. 2012000923  
2/10/21

SHEET NUMBER  
**C103**  
5 OF 40





REVIEWS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-20120069232
				DATE:	12/21/2020
6.	AS-BUILT DRAWINGS	GC	4/27/22	ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20K1C10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062

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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

12TH TERR. & LONGVIEW BLVD.  
PLAN & PROFILE







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

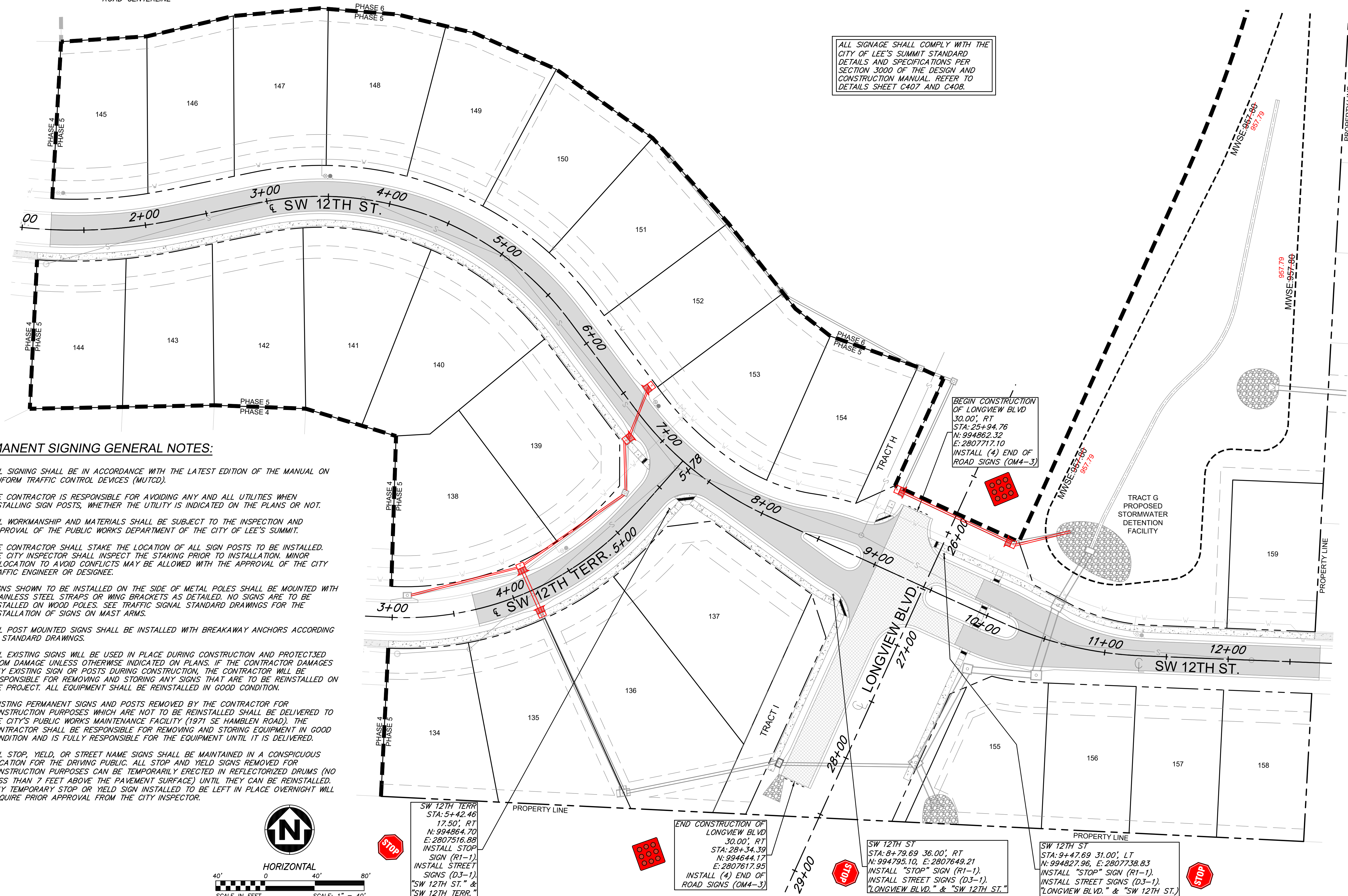
SHEET NUMBER

C104  
6 OF 40



LEGEND

	<i>TYPICAL 28" ROADWAY PAVEMENT SECTION</i>
	<i>LONGVIEW BLVD. PAVEMENT SECTION</i>
	<i>5' CONCRETE SIDEWALK</i>
	<i>RIPRAP OUTLET STABILIZATION</i>
	<i>RIGHT-OF-WAY</i>
	<i>ROAD CENTERLINE</i>

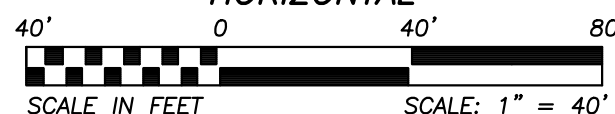


**PERMANENT SIGNING GENERAL NOTES:**

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER OR DESIGNER.
5. SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
6. ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED ON PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
8. EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (171 SE HAMBLE ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLED TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.



HORIZONTAL



SCALE: 1" = 40'

ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS PER SECTION 3000 OF THE DESIGN AND CONSTRUCTION MANUAL. REFER TO DETAILS SHEET C407 AND C408.

# 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 obtained by my firm. "100.00 100.10" ~~±0.00~~ 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate the design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 06/07/2022      Certified by: GRC  
Title: Project Engineer      Firm: Anderson Engineering Inc.



**ANDERSON  
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REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	11/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012089232
				DATE:	12/2/2020
6.	AS-BUILT DRAWINGS	GC	4/27/22	ISSUED FOR:	FOR REVIEW
7.	AS-BUILT DRAWINGS	GC	6/7/22	JOB NUMBER:	20MC10057
				MO COA NO	000962

CODYRICHT ANDERSON ENGINEERING INC 2020

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

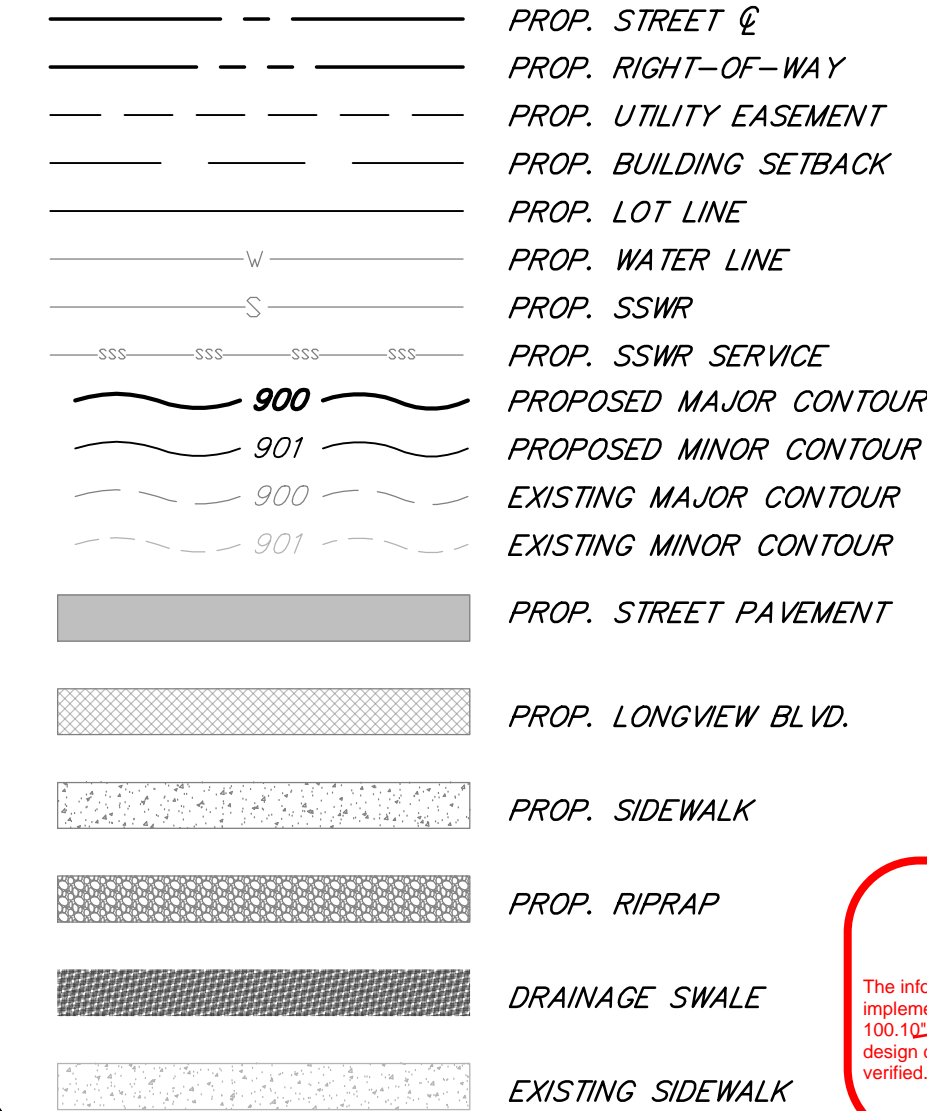
## STREET SIGNAGE PLAN

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

**SHEET NUMBER**

C105  
7 OF 41






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 obtained by my firm. \*100.00 100.10 \*100% 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: 06/07/2022      Certified by: GRC  
 Title: Project Engineer      Firm: Anderson Engineering Inc.

0  AS-BUILT MAJOR CONTOUR

1  AS-BUILT MINOR CONTOUR



- 

REVISIONS		
NO.	DESCRIPTION	E
1.	REVISED PER CITY COMMENTS	C
2.	REVISED PER CITY COMMENTS	C
5.	AS-BUILT DRAWINGS	C
6.	AS-BUILT DRAWINGS	C
7.	AS-BUILT DRAWINGS	C
7.	AS-BUILT DRAWINGS	C

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**SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT**

# GRADING PLAN

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

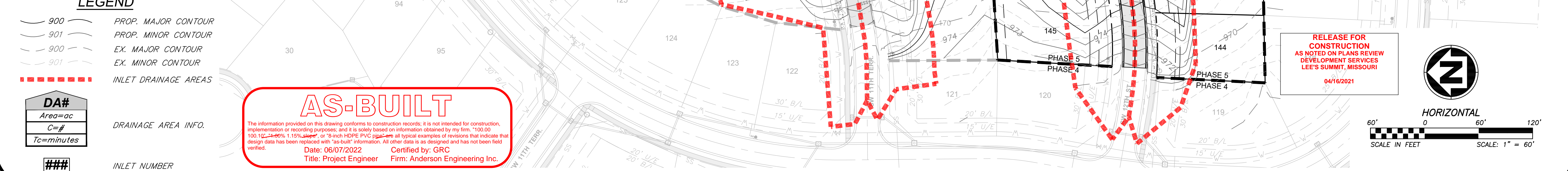
**SHEET NUMBER**  
**C106**  
**8 OF 41**




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NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012009332
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20KCI0057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062



STATE OF MISSOURI  
ZACH A. MYERS  
NUMBER  
JE-2012009232  
3/10/21  
PROFESSIONAL ENGINEER

**SHEET NUMBER**  
**C201**  
9 OF 40



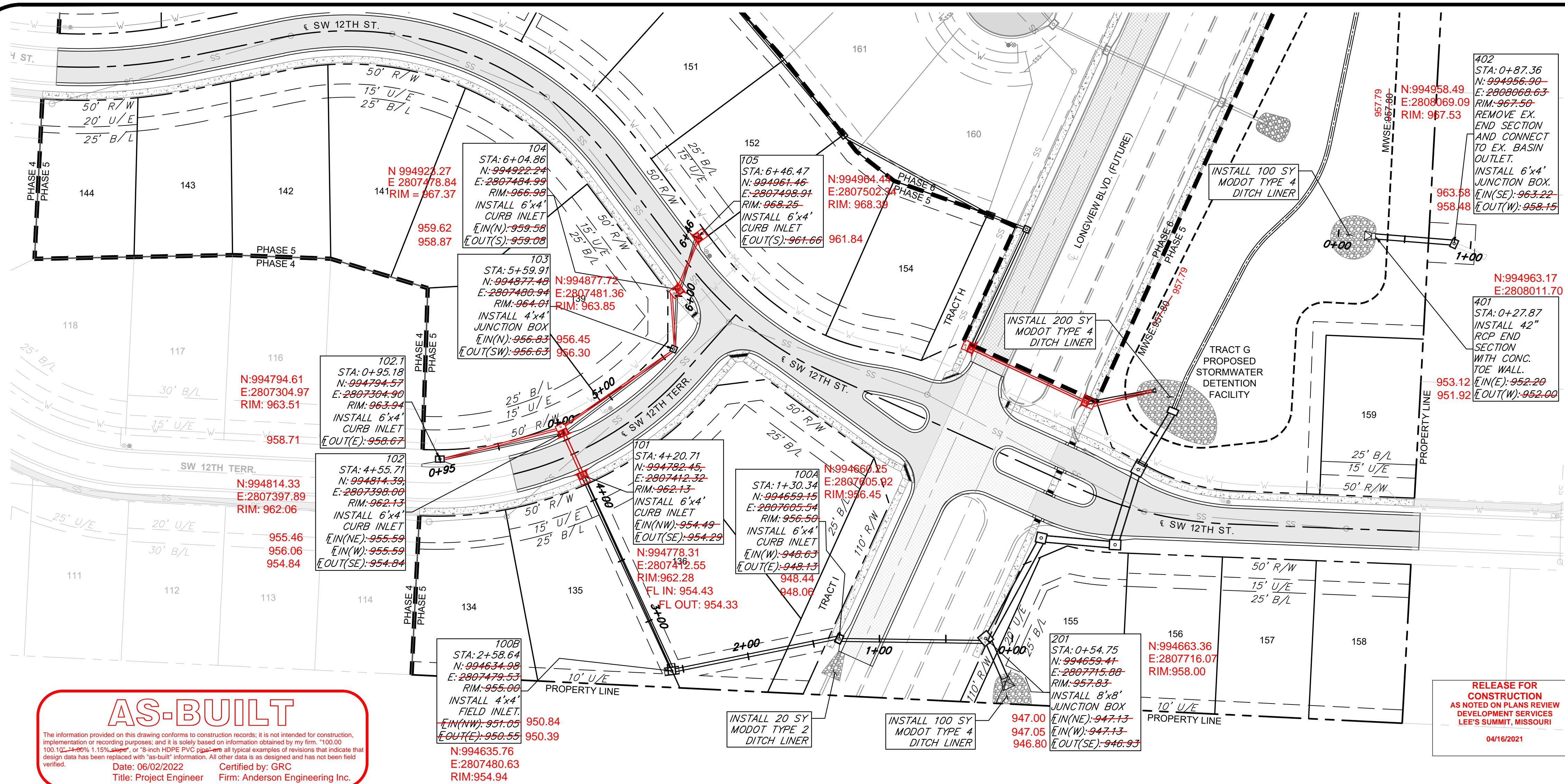
Jun 07, 2022 - 12:51pm Plotted By: gsc Shared drives \VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG Base\AS-BUILT\2022.06.07 - BASE - PROP - STORM CALCULATIONS.dwg Layout: DRAINAGE CALCULATIONS

STORM SEWER DRAINAGE CALCULATIONS:

10-YEAR			HYDROLOGY									HYDRAULICS														GUTTER/INLET DESIGN						
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(%)	(ft)	(ft)
1	401	Outfall	0.00	0.00	0	0	0.0	0.00	0.00	0.00	0.00	LINE 401	401	967.53	958.48	953.12	59.49	9.01	36	0.013	200.19	0.00	9.01	9.01	960.87	955.51	LINE 401	....	....	....	....	....
2	EX. DET.	1	0.00	0.00	0	0	0.0	0.00	0.00	54.51	0.00	LINE 402 (EX)	402	969.00	963.77	963.22	22.98	2.39	36	0.012	111.78	0.00	12.36	15.71	966.16	964.70	LINE 402 (EX)	....	....	....	....	....
3	201	Outfall	0.00	0.00	0	0	7.7	0.00	7.06	0.00	22.43	LINE 201	201	958.00	946.80	946.66	31.01	0.45	54	0.013	132.15	22.29	9.55	9.71	950.07	949.83	LINE 201	....	....	....	....	....
4	100A	3	0.96	0.51	0.49	0.49	7.2	8.34	7.26	4.09	18.92	LINE 100A	100A	956.45	948.06	947.05	110.34	0.92	30	0.013	39.24	18.81	3.83	3.83	951.58	951.35	LINE 100A	1.64	5.41	0.020	11.76	2.00
5	100B	4	0.38	0.51	0.19	0.19	6.7	8.34	7.45	1.62	15.77	LINE 100B	100B	954.94	950.39	948.44	128.30	1.52	24	0.012	30.21	15.67	5.20	4.99	952.13	951.69	LINE 100B	1.62	....	Sag	....	....
6	101	5	0.88	0.51	0.45	0.45	6.2	8.34	7.72	3.75	14.85	LINE 101	101	962.28	954.33	950.84	162.07	2.15	24	0.013	33.19	14.75	5.54	4.72	955.71	952.80	LINE 101	3.75	....	Sag	....	....
7	102	6	0.77	0.51	0.39	0.39	6.0	8.34	7.80	3.28	11.50	LINE 102	102	962.06	954.84	954.43	45.00	0.91	24	0.013	21.59	11.46	5.56	5.38	956.05	955.71	LINE 102	7.60	....	Sag	....	....
8	103	7	0.00	0.00	0	0	5.5	0.00	8.05	0.00	4.44	LINE 103	103	963.85	956.30	955.46	103.55	0.81	15	0.012	6.30	4.42	5.26	5.56	957.15	956.23	LINE 103	....	....	....	....	....
9	104	8	0.43	0.51	0.22	0.22	5.3	8.34	8.17	1.83	4.50	LINE 104	104	967.37	958.87	956.45	39.95	6.06	15	0.012	17.22	4.47	5.65	6.32	959.73	957.15	LINE 104	0.65	1.18	0.050	5.34	2.00
10	105	9	0.65	0.51	0.33	0.33	5.0	8.34	8.34	2.77	2.77	LINE 105	105	968.39	961.84	959.62	52.10	4.26	15	0.013	13.33	2.77	6.36	8.56	962.51	960.01	LINE 105	0.81	1.95	0.050	6.50	2.00
11	102.1	7	1.04	0.51	0.53	0.53	5.0	8.34	8.34	4.43	4.43	LINE 102.1	102.1	963.51	958.71	956.06	94.95	2.79	15	0.012	11.69	4.43	6.91	8.86	959.56	956.59	LINE 102.1	1.28	3.14	0.020	9.73	2.00
12	202	3	0.00	0.00	0	0	5.3	0.00	8.17	0.00	4.66	LINE 202	202	958.94	947.49	947.00	86.54	0.57	54	0.013	147.98	4.66	7.66	6.27	950.41	951.35	LINE 202	....	....	....	....	....
13	203	12	0.68	0.51	0.35	0.35	5.2	8.34	8.25	2.89	4.71	LINE 203	203	958.66	947.91	947.69	55.83	0.39	54	0.013	123.44	4.71	8.62	8.62	950.95	950.74	LINE 203	2.89	....	Sag	....	....
14	204	13	0.44	0.51	0.22	0.22	5.0	8.34	8.34	1.87	1.87	LINE 204	204	958.62	948.51	948.16	57.23	0.61	43 x 68	0.012	164.35	1.87	6.01	6.01	953.94	953.82	LINE 204	2.65	....	Sag	....	....
15	205	14	0.00	0.00	0	0	0.0	0.00	0.00	94.04	0.00	LINE 205	205	958.25	948.70	948.66	53.16	0.08	54	0.013	53.97	0.00	5.91	5.91	954.34	954.22	LINE 205	....	....	....	....	....
16	302	Outfall	0.31	0.51	0.16	0.16	7.6	8.34	7.09	1.32	9.25	LINE 301	301	960.76	952.16	950.29	40.96	4.57	18	0.013	22.45	9.22	6.22	6.22	953.33	951.46	LINE 301	0.54	0.78	0.050	4.50	2.00
17	303	16	0.38	0.51	0.19	0.19	7.0	8.34	7.34	1.62	8.42	LINE 302	302	960.68	953.38	952.51	105.01	0.83	24	0.013	20.59	8.42	5.68	6.22	954.41	953.40	LINE 302	0.61	1.01	0.050	5.01	2.00
18	304	17	0.00	0.00	0	0	6.6	0.00	7.52	0.00	7.17	LINE 303	303	962.12	955.51	953.93	98.86	1.60	18	0.012	14.38	7.17	6.82	8.13	956.55	954.68	LINE 303	....	....	....	....	....
19	305	18	0.52	0.51	0.27	0.27	6.5	8.34	7.57	2.21	7.22	LINE 304	304	960.11	956.11	956.08	28.60	0.10	18	0.012	3.68	7.22	4.09	4.09	957.70	957.58	LINE 304	2.21	....	Sag	....	....
20	306	19	0.47	0.51	0.24	0.24	5.8	8.34	7.91	2.00	5.45	LINE 305	305	964.68	959.23	956.21	126.66	2.38	18	0.012	17.57	5.45	4.01	3.08	960.13	957.83	LINE 305	2.00	....	Sag	....	....
21	307	20	0.88	0.51	0.45	0.45	5.0	8.34	8.34	3.75	3.75	LINE 306	306	969.76	964.81	958.73	141.99	4.28	15	0.012	14.48	3.75	3.85	3.05	965.59	960.13	LINE 306	3.75	....	Sag	....	....

100-YEAR			HYDROLOGY									HYDRAULICS														GUTTER/INLET DESIGN						
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(%)	(ft)	(ft)
1	401	Outfall	0.00	0.00	0	0	0.0	0.00	0.00	0.00	0.00	LINE 401	401	967.53	958.48	953.12	59.49	9.01	36	0.013	200.19	0.00	15.99	15.99	961.41	956.05	LINE 401	....	....	....	....	....
2	EX. DET.	1	0.00	0.00	0	0	0.0	0.00	0.00	112.38	0.00	LINE 402 (EX)	402	969.00	963.77	963.22	22.98	2.39	36	0.012	111.78	0.00	17.01	18.02	966.70	965.69	LINE 402 (EX)	....	....	....	....	....
3	201	Outfall	0.00	0.00	0	0	6.8	0.00	11.18	0.00	35.51	LINE 201	201	958.00	946.80	946.66	31.01	0.45	54	0.013	132.15	35.35	14.64	14.86	951.45	950.86	LINE 201	....	....	....	....	....
4	100A	3	0.96	0.51	0.49	0.49	6.4	12.60	11.41	6.17	29.74	LINE 100A	100A	956.45	948.06	947.05	110.34	0.92	30	0.013	39.24	29.61	6.03	6.03	955.03	954.45	LINE 100A	2.07	8.95	0.020	14.05	2.00
5	100B	4	0.38	0.51	0.19	0.19	6.1	12.60	11.63	2.44	24.61	LINE 100B	100B	954.94	950.39	948.44	128.30	1.52	24	0.012	30.21	24.50	7.80	7.80	956.60	955.31	LINE 100B	2.44	....	Sag	....	....
6	101	5	0.88	0.51	0.45	0.45	5.8	12.60	11.93	5.65	22.94	LINE 101	101	962.28	954.33	950.84	162.07	2.15	24	0.013	33.19	22.83	7.27	7.27	959.64	957.98	LINE 101	5.65	....	Sag	....	....
7	102	6	0.77	0.51	0.39	0.39	5.7	12.60	12.02	4.95	17.71	LINE 102	102	962.06	954.84	954.43	45.00	0.91	24	0.013	21.59	17.67	5.62	5.63	960.32	960.05	LINE 102	11.99	....	Sag	....	....
8	103	7	0.00	0.00	0	0	5.3	0.00	12.29	0.00	6.77	LINE 103	103	963.85	956.30	955.46	103.55	0.81	15	0.012	6.30	6.75	5.50	5.50	962.01	961.05	LINE 103	....	....	....	....	....
9	104	8	0.43	0.51	0.22	0.22	5.2	12.60	12.41	2.76	6.84	LINE 104	104	967.37	958.87	956.45	39.95	6.06	15	0.012	17.22	6.81	5.55	5.55	962.76	962.38	LINE 104	0.81	1.95	0.050	6.50	2.00
10	105	9	0.65	0.51	0.33	0.33	5.0	12.60	12.60	4.18	4.18	LINE 105	105	968.39	961.84	959.62	52.10	4.26	15	0.013	13.33	4.18	3.40	3.40	963.21	963.00	LINE 105	1.00	3.17	0.050	7.82	2.00
11	102.1	7	1.04	0.51	0.53	0.53	5.0	12.60	12.60	6.68	6.68	LINE 102.1	102.1	963.51	958.71	956.06	94.95	2.79	15	0.012	11.69	6.68	5.45	5.45	961.91	961.05	LINE 102.1	1.59	5.09	0.020	11.51	2.00
12	202	3																														





**LEGEND**

RIP RAP  
FILL PRIOR TO PIPE INSTALLATION

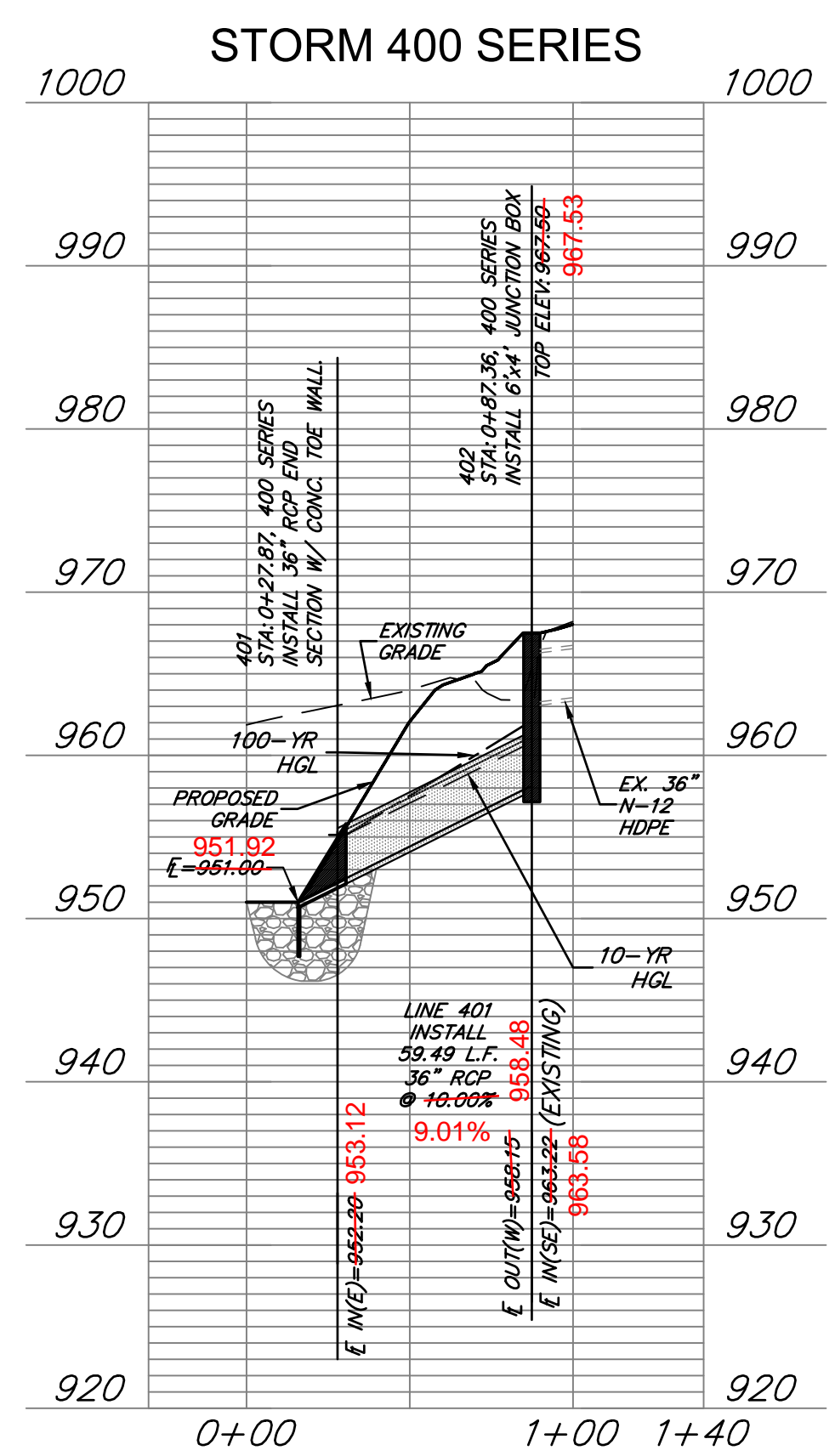
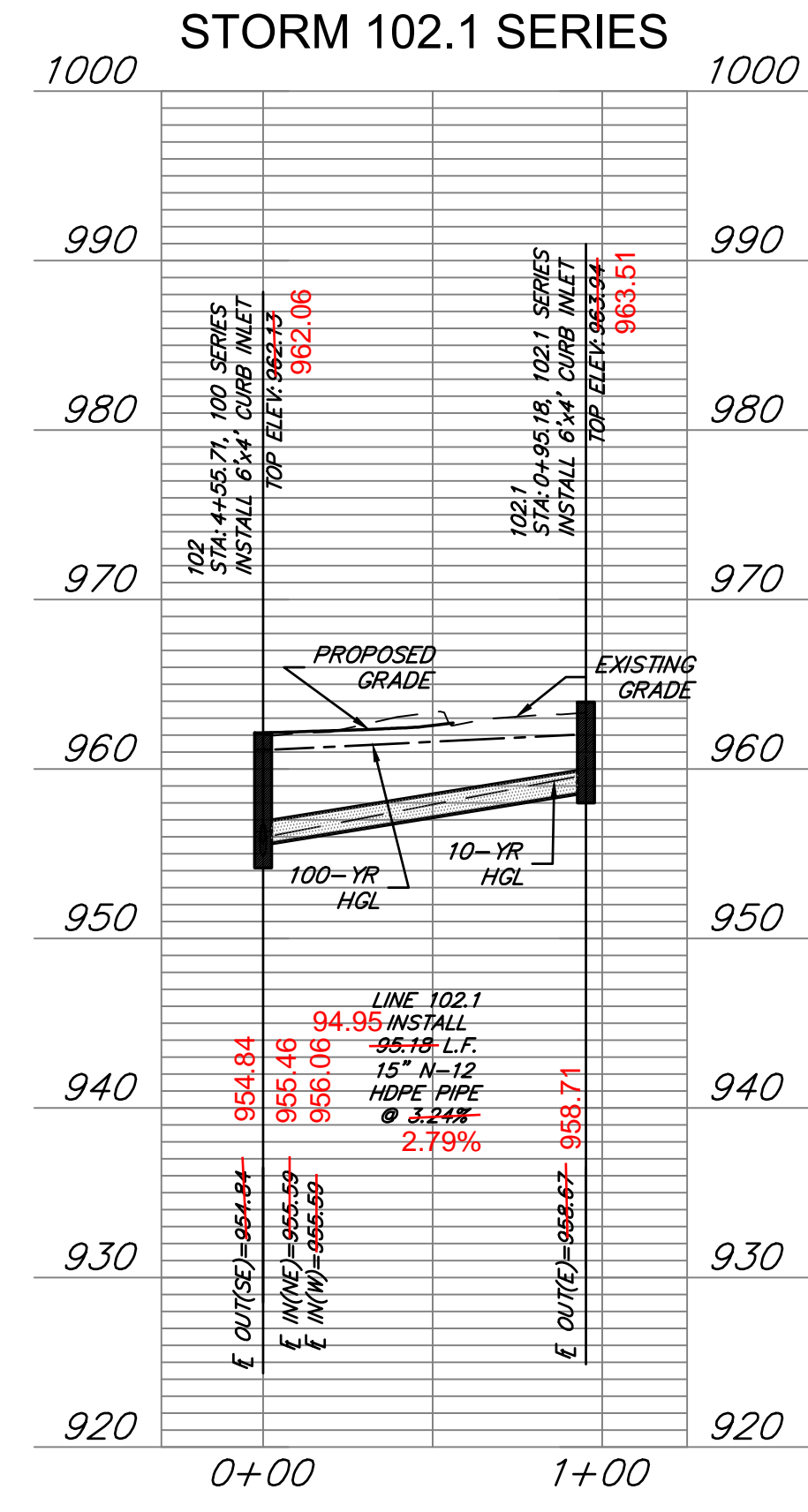
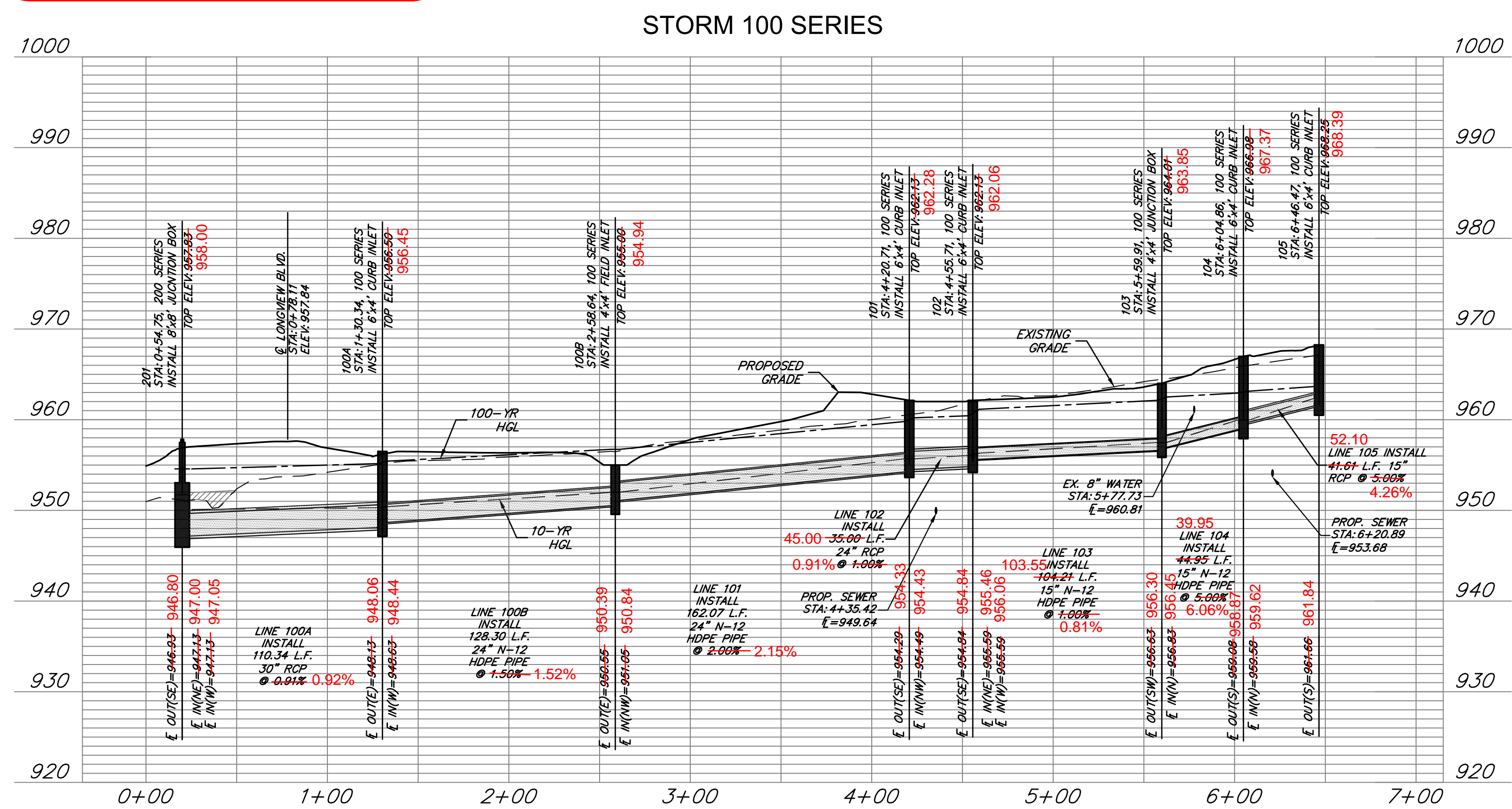
**STORM PIPE AND STRUCTURES:**

- HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
- CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROOVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
- PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
- DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.G. OF THE DESIGN AND CONSTRUCTION MANUAL.

**GENERAL NOTES:**

- COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES, ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
- PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
- TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
- WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
- CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER 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 2 FEET ABOVE THE TOP OF PIPE.

**Scale:**  
HORIZ.: 1"=50'  
VERT.: 1"=10'



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DRAWING INFO.	
NO.	DESCRIPTION
1.	REVISED PER CITY COMMENTS
2.	REVISED PER CITY COMMENTS
3.	REVISED PER CITY COMMENTS
4.	REVISED PER CITY COMMENTS
6.	AS-BUILT DRAWINGS
7.	AS-BUILT DRAWINGS

**REVISIONS**

NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CHECK BY:
1.	REVISED PER CITY COMMENTS	GC	1/15/21	GC	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	GC	FE-2012000232
3.	REVISED PER CITY COMMENTS	GC	3/10/21	GC	12/2/2020
4.	REVISED PER CITY COMMENTS	GC	3/15/21	GC	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	GC	20K10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	GC	00062

**PROJECT INFORMATION**

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

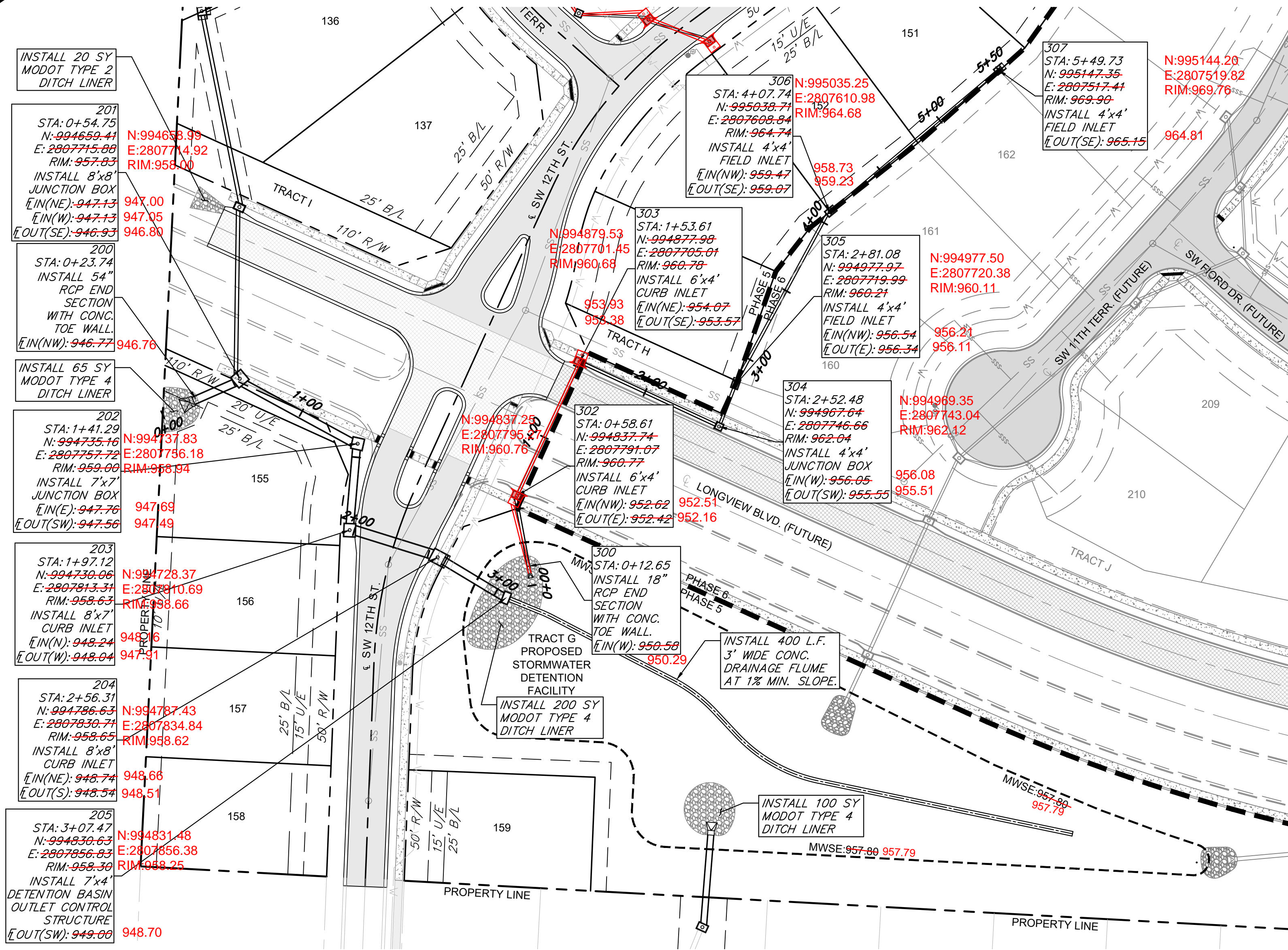
**STORM SEWER PLAN & PROFILE**

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

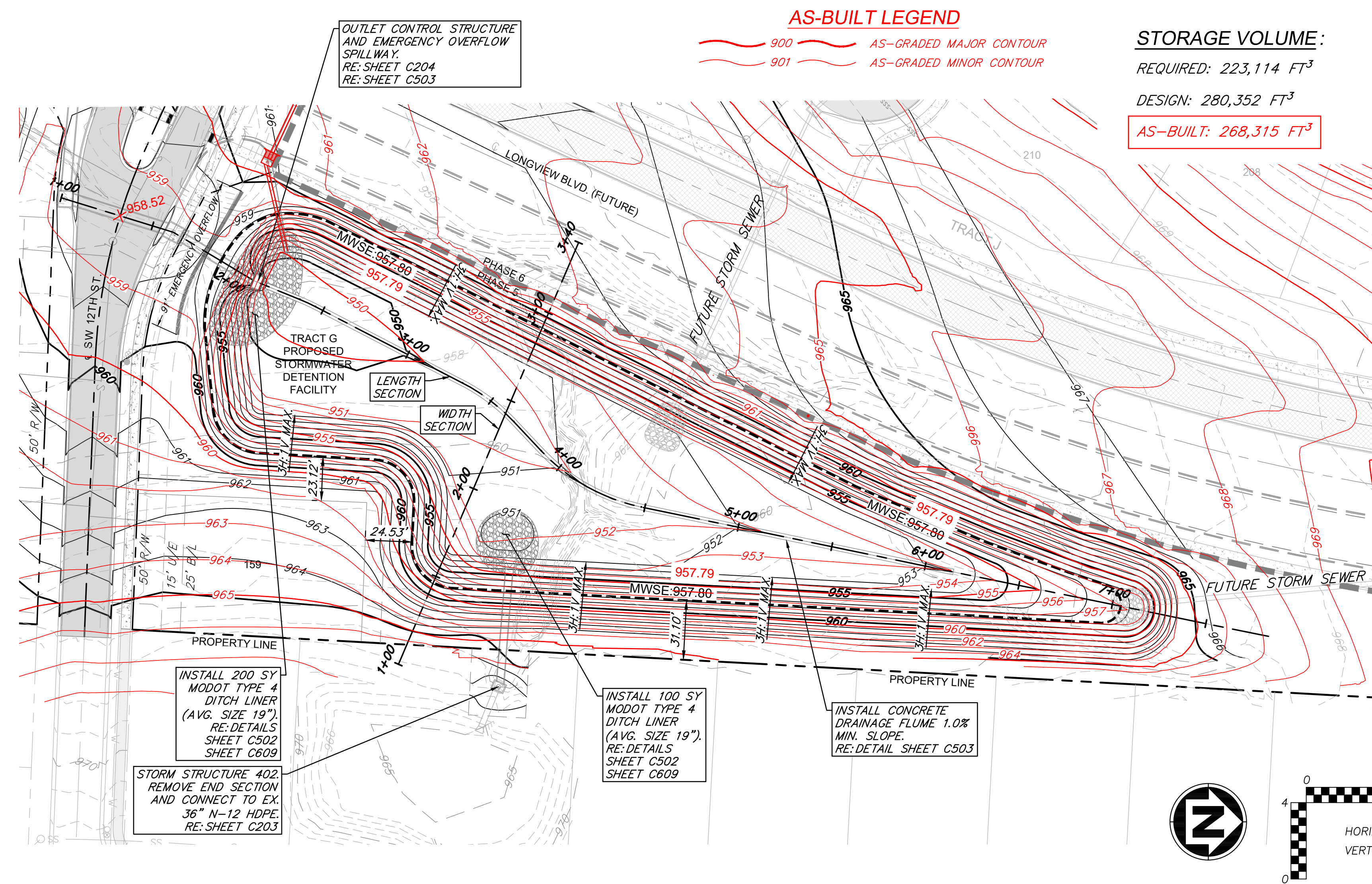
**STATE OF MISSOURI**  
ZACH A. MYERS  
NUMBER  
FE-2012009232  
EX-15723

**SHEET NUMBER**  
**C203**  
11 OF 40

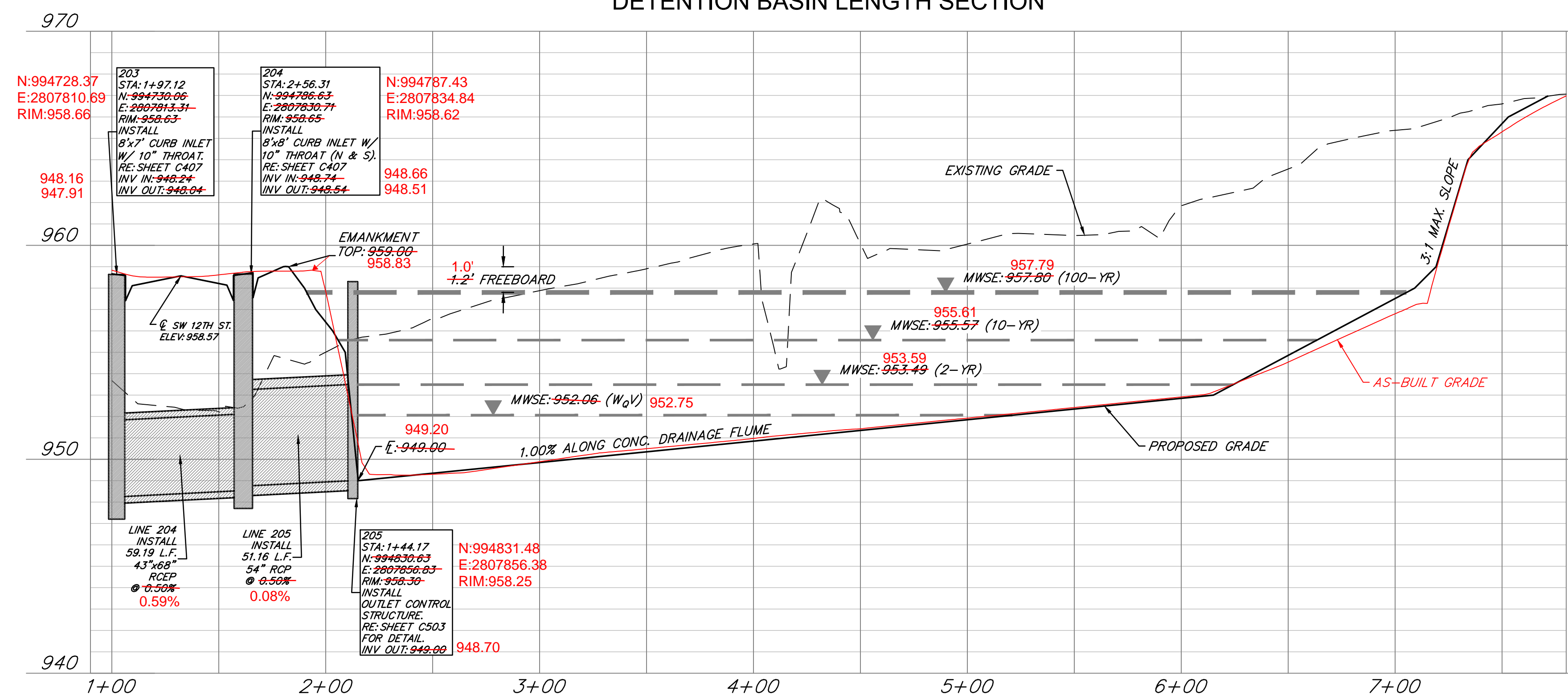




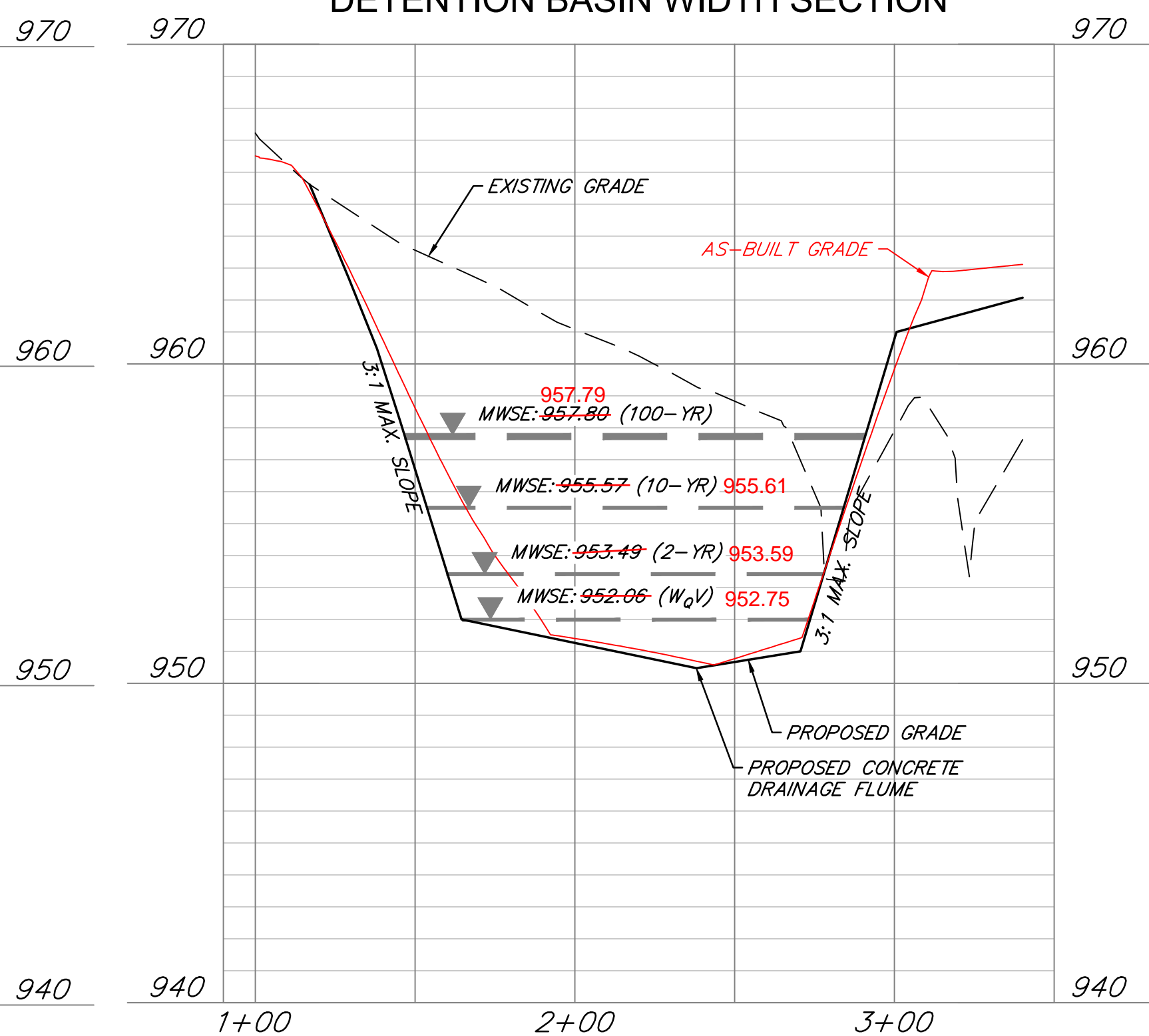




### DETENTION BASIN LENGTH SECTION



### DETENTION BASIN WIDTH SECTION



# AS-BUILT

The information provided on this drawing conforms to construction records; it is not intended for construction, interpretation or recording purposes; and it is solely based on information obtained by my firm. \*100.00  
100.10 ~~100.00~~ 1.15% or 8-inch HDPE 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: 06/07/2022  
 Title: Project Engineer  
 Certified by: GRC  
 Firm: Anderson Engineering Inc.

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

# DETENTION BASIN PLAN & PROFILE

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

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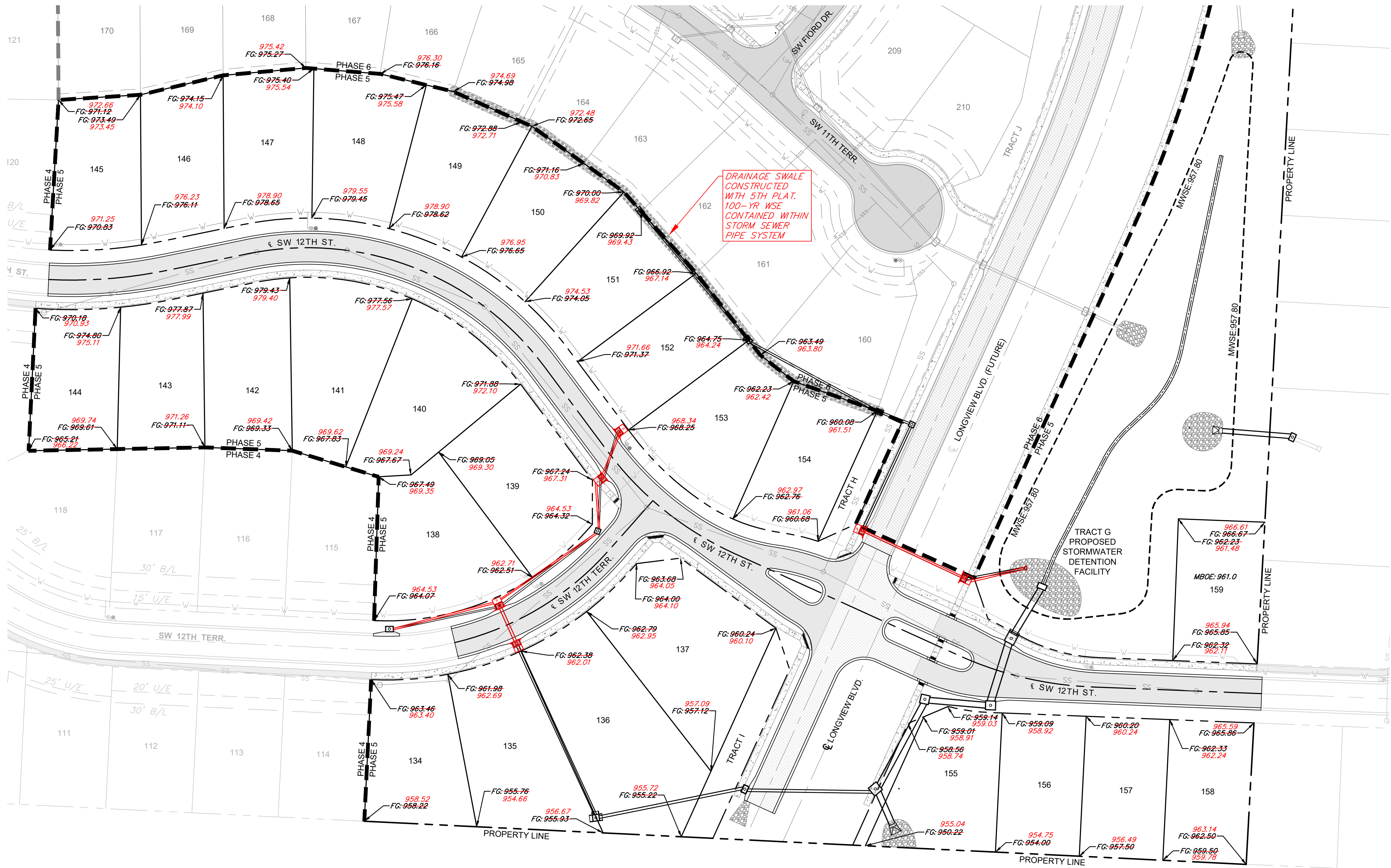
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REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZMI
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-201-2009232
2.	REVISED PER CITY COMMENTS	GC	3/10/21	DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20KCI10057
7.	AS-BUILT DRAWINGS	GC	8/7/22	MO COA NO.	000062

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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 - STORL.dwg Layout: MINIMUM BUILDING OPENING PLAN



LEGEND

FG FINISH GRADE  
MBOE MINIMUM BUILDING OPENING ELEVATION

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. HOMEBUILDER 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'

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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
7.	AS-BUILT DRAWINGS	GC	6/7/22

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2010006232
DATE:	12/2/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20K10057
MO COA NO.	00062

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 obtained by my firm. \*100.00  
100% (100% ± 0.00%) 1.5% (1.5% ± 0.02%) or 16-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: 06/07/2022 Certified by: GRC  
Title: Project Engineer Firm: Anderson Engineering Inc.

SHEET NUMBER

C206  
14 OF 41



Mar 11, 2021 - 2:03pm Plotted By: gacite G:\Shared drives\KC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SHYS - EROSION.dwg Layout: PRE-CLEARING EROSION CONTROL PLAN

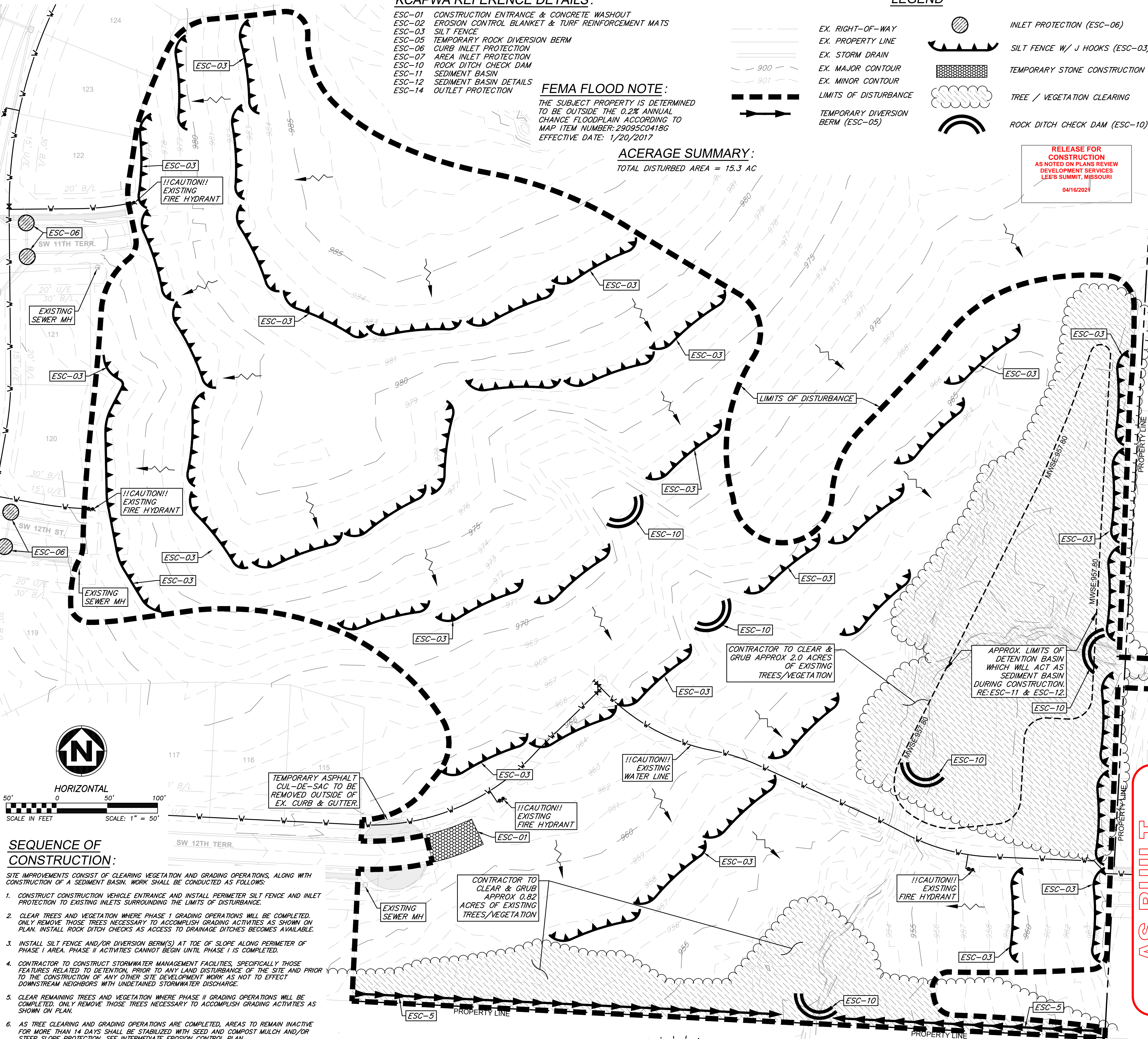
## GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SWAMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

## EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETRIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.



## KCAPWA REFERENCE DETAILS:

- ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
- ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
- ESC-03 SILT FENCE
- ESC-05 TEMPORARY ROCK DIVERSION BERM
- ESC-06 CURB INLET PROTECTION
- ESC-07 AREA INLET PROTECTION
- ESC-10 ROCK DITCH CHECK DAM
- ESC-11 SEDIMENT BASIN
- ESC-12 SEDIMENT BASIN DETAILS
- ESC-14 OUTLET PROTECTION

## FEMA FLOOD NOTE:

THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G EFFECTIVE DATE: 1/20/2017

## ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 15.3 AC

## LEGEND

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. STORM DRAIN
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION BERM (ESC-05)
- INLET PROTECTION (ESC-06)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- TREE / VEGETATION CLEARING
- ROCK DITCH CHECK DAM (ESC-10)

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

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

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	FE-2017000232
DATE:	12/2/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20K10057
MO COA NO.	000062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT  
PRE-CLEARING EROSION  
CONTROL PLAN  
S10, T47N, R2W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER  
C301  
15 OF 40

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 obtained by my firm. 100.00  
design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.  
Date: 06/07/2022  
Title: Project Engineer  
Firm: Anderson Engineering Inc.

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Mar 11, 2021 - 2:03pm Plotted By: gacite G:\Shared drives\KVC10 - Land Development\Projects\2020\20KVC10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20KVC10057 - SHYS - EROSION.dwg Layout: INTERMEDIATE EROSION CONTROL PLAN

GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. WATERS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

KCAPWA REFERENCE DETAILS:

- ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
- ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
- ESC-03 SILT FENCE
- ESC-05 TEMPORARY ROCK DIVERSION BERM
- ESC-06 CURB INLET PROTECTION
- ESC-07 AREA INLET PROTECTION
- ESC-10 ROCK DITCH CHECK DAM
- ESC-11 SEDIMENT BASIN
- ESC-12 SEDIMENT BASIN DETAILS
- ESC-14 OUTLET PROTECTION

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G EFFECTIVE DATE: 1/20/2017

ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 15.3 AC

LEGEND

- PROP. STORM DRAIN
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION BERM (ESC-05)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)

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



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

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

PHASE I CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

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 obtained by my firm. 100.00  
This drawing is a reproduction of the original design data. All design data is as designed and has not been field verified.

Date: 06/07/2022 Certified by: GRC  
Title: Project Engineer Firm: Anderson Engineering Inc.

REVISIONS				DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:			
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM		
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-20120069232		
3.	REVISED PER CITY COMMENTS	GC	3/10/21	DATE:	12/20/2020		
6.	AS-BUILT DRAWINGS	GC	4/27/22	ISSUED FOR:	FOR REVIEW		
7.	AS-BUILT DRAWINGS	GC	6/7/22	JOB NUMBER:	20KC10057		
				MO COA NO.	000062		

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

INTERMEDIATE EROSION  
CONTROL PLAN

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



SHEET NUMBER  
C302  
16 OF 40



Mar 11, 2021 - 2:03pm Plotted By: gscite G:\Shared drives\KC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SHYS - EROSION.dwg Layout: FINAL STABILIZATION EROSION CONTROL PLAN

## GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

## EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

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2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

## KCAPWA REFERENCE DETAILS:

- ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
- ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
- ESC-03 SILT FENCE
- ESC-05 TEMPORARY ROCK DIVERSION BERM
- ESC-06 CURB INLET PROTECTION
- ESC-07 AREA INLET PROTECTION
- ESC-10 ROCK DITCH CHECK DAM
- ESC-11 SEDIMENT BASIN
- ESC-12 SEDIMENT BASIN DETAILS
- ESC-14 OUTLET PROTECTION

## FEMA FLOOD NOTE:

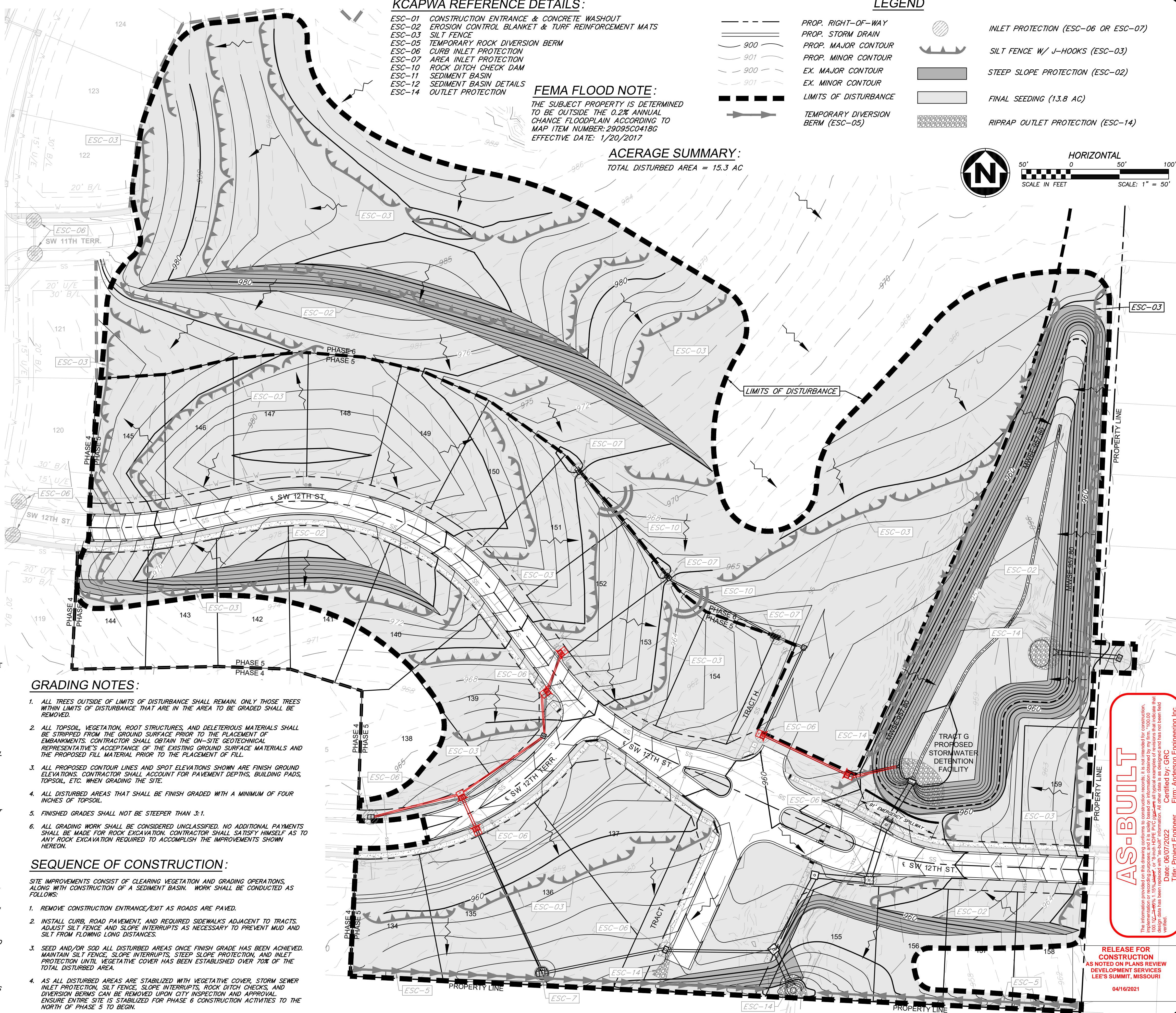
THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G  
EFFECTIVE DATE: 1/20/2017

## ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 15.3 AC

## LEGEND

- PROP. RIGHT-OF-WAY
- PROP. STORM DRAIN
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION BERM (ESC-05)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J-HOOKS (ESC-03)
- STEEP SLOPE PROTECTION (ESC-02)
- FINAL SEEDING (13.8 AC)
- RIPRAP OUTLET PROTECTION (ESC-14)



## GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

## SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND GRADING OPERATIONS, ALONG WITH CONSTRUCTION OF A SEDIMENT BASIN. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED FOR PHASE 6 CONSTRUCTION ACTIVITIES TO THE NORTH OF PHASE 5 TO BEGIN.

AS-BUILT

The information provided on this drawing conforms to the contract documents. It is not intended for construction, implementation or recording purposes, and it is solely based on information obtained by the firm. "100% VERIFIED" is a term used by the firm to indicate that the information has been verified by the firm. The information provided on this drawing conforms to the contract documents. It is not intended for construction, implementation or recording purposes, and it is solely based on information obtained by the firm. "100% VERIFIED" is a term used by the firm to indicate that the information has been verified by the firm.

Date: 06/07/2022  
Title: Project Engineer  
Firm: Anderson Engineering Inc.

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

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

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941 W. 141ST TER. • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-9400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

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
3.	REVISED PER CITY COMMENTS	GC	3/10/21
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

MO COA NO. 00062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

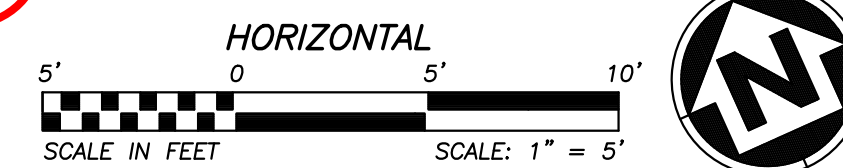
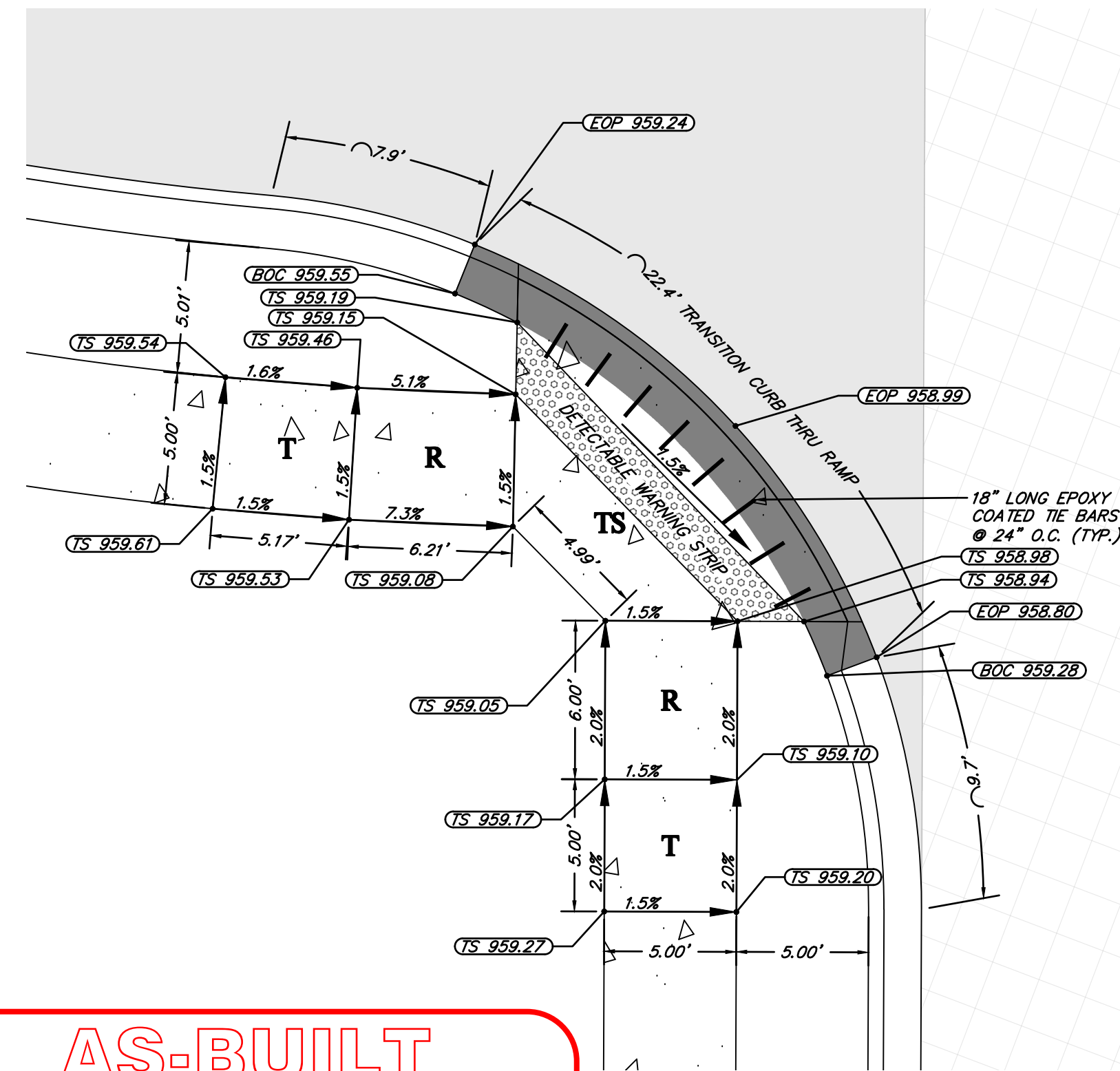
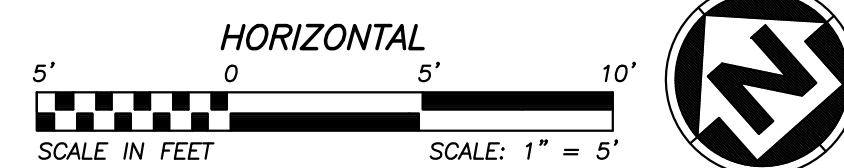
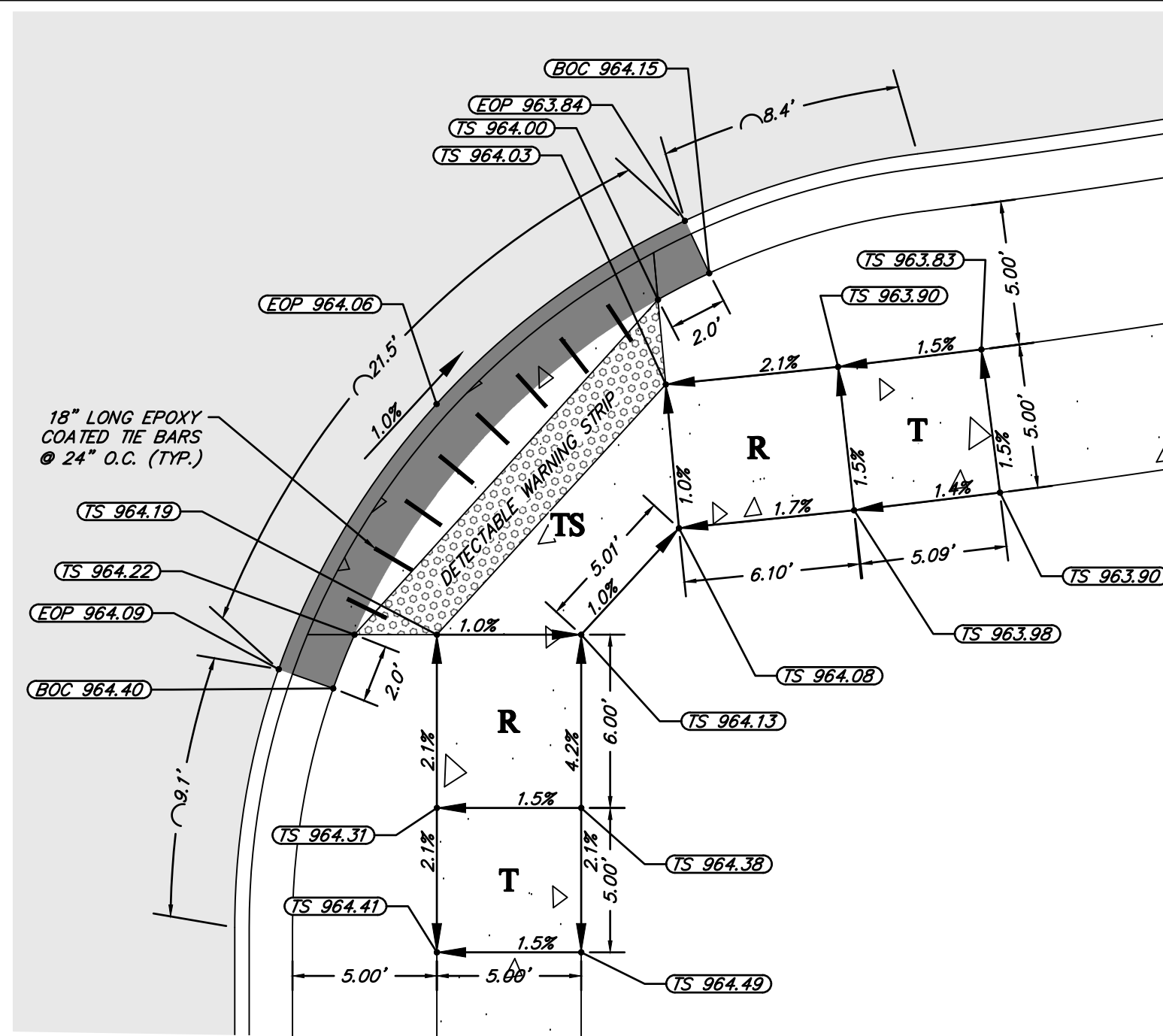
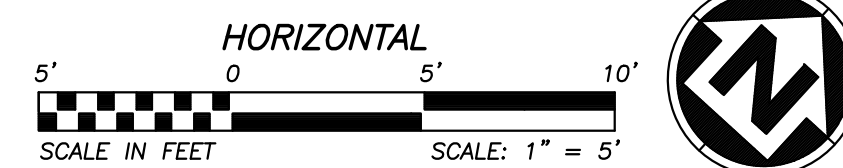
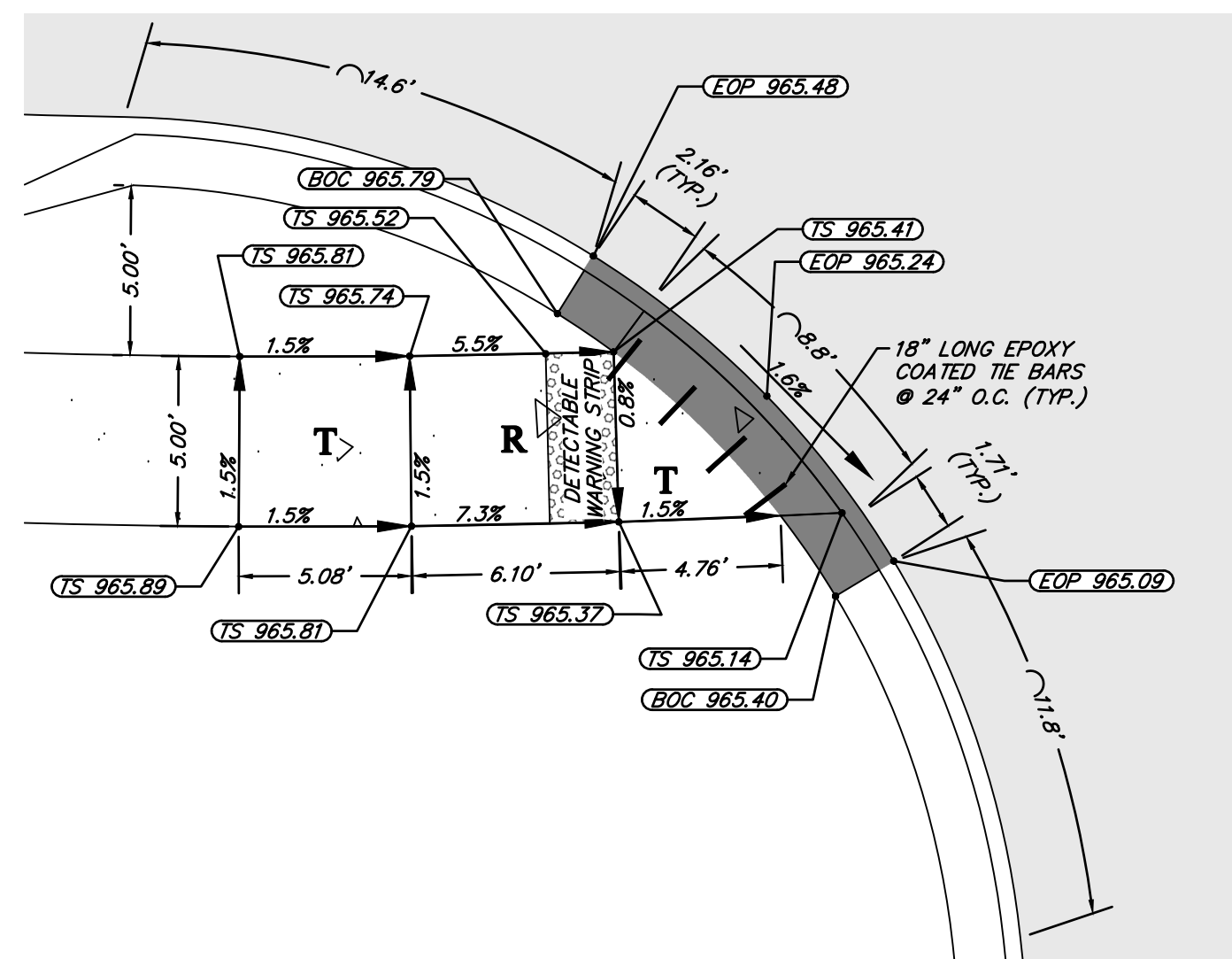
FINAL STABILIZATION  
EROSION CONTROL PLAN

SHEET NUMBER  
**C303**  
17 OF 40

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

STATE OF MISSOURI  
ZACH A. MYERS  
NUMBER 16-2013089232  
3/10/21  
Professional Engineer





# 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 obtained by my firm, "100.00 100.10 100.11 100.12 100.13 100.14 100.15 100.16 100.17 100.18 100.19 100.20 100.21 100.22 100.23 100.24 100.25 100.26 100.27 100.28 100.29 100.30 100.31 100.32 100.33 100.34 100.35 100.36 100.37 100.38 100.39 100.40 100.41 100.42 100.43 100.44 100.45 100.46 100.47 100.48 100.49 100.50 100.51 100.52 100.53 100.54 100.55 100.56 100.57 100.58 100.59 100.60 100.61 100.62 100.63 100.64 100.65 100.66 100.67 100.68 100.69 100.70 100.71 100.72 100.73 100.74 100.75 100.76 100.77 100.78 100.79 100.80 100.81 100.82 100.83 100.84 100.85 100.86 100.87 100.88 100.89 100.90 100.91 100.92 100.93 100.94 100.95 100.96 100.97 100.98 100.99 100.100 100.101 100.102 100.103 100.104 100.105 100.106 100.107 100.108 100.109 100.110 100.111 100.112 100.113 100.114 100.115 100.116 100.117 100.118 100.119 100.120 100.121 100.122 100.123 100.124 100.125 100.126 100.127 100.128 100.129 100.130 100.131 100.132 100.133 100.134 100.135 100.136 100.137 100.138 100.139 100.140 100.141 100.142 100.143 100.144 100.145 100.146 100.147 100.148 100.149 100.150 100.151 100.152 100.153 100.154 100.155 100.156 100.157 100.158 100.159 100.160 100.161 100.162 100.163 100.164 100.165 100.166 100.167 100.168 100.169 100.170 100.171 100.172 100.173 100.174 100.175 100.176 100.177 100.178 100.179 100.180 100.181 100.182 100.183 100.184 100.185 100.186 100.187 100.188 100.189 100.190 100.191 100.192 100.193 100.194 100.195 100.196 100.197 100.198 100.199 100.200 100.201 100.202 100.203 100.204 100.205 100.206 100.207 100.208 100.209 100.210 100.211 100.212 100.213 100.214 100.215 100.216 100.217 100.218 100.219 100.220 100.221 100.222 100.223 100.224 100.225 100.226 100.227 100.228 100.229 100.230 100.231 100.232 100.233 100.234 100.235 100.236 100.237 100.238 100.239 100.240 100.241 100.242 100.243 100.244 100.245 100.246 100.247 100.248 100.249 100.250 100.251 100.252 100.253 100.254 100.255 100.256 100.257 100.258 100.259 100.260 100.261 100.262 100.263 100.264 100.265 100.266 100.267 100.268 100.269 100.270 100.271 100.272 100.273 100.274 100.275 100.276 100.277 100.278 100.279 100.280 100.281 100.282 100.283 100.284 100.285 100.286 100.287 100.288 100.289 100.290 100.291 100.292 100.293 100.294 100.295 100.296 100.297 100.298 100.299 100.300 100.301 100.302 100.303 100.304 100.305 100.306 100.307 100.308 100.309 100.310 100.311 100.312 100.313 100.314 100.315 100.316 100.317 100.318 100.319 100.320 100.321 100.322 100.323 100.324 100.325 100.326 100.327 100.328 100.329 100.330 100.331 100.332 100.333 100.334 100.335 100.336 100.337 100.338 100.339 100.340 100.341 100.342 100.343 100.344 100.345 100.346 100.347 100.348 100.349 100.350 100.351 100.352 100.353 100.354 100.355 100.356 100.357 100.358 100.359 100.360 100.361 100.362 100.363 100.364 100.365 100.366 100.367 100.368 100.369 100.370 100.371 100.372 100.373 100.374 100.375 100.376 100.377 100.378 100.379 100.380 100.381 100.382 100.383 100.384 100.385 100.386 100.387 100.388 100.389 100.390 100.391 100.392 100.393 100.394 100.395 100.396 100.397 100.398 100.399 100.400 100.401 100.402 100.403 100.404 100.405 100.406 100.407 100.408 100.409 100.410 100.411 100.412 100.413 100.414 100.415 100.416 100.417 100.418 100.419 100.420 100.421 100.422 100.423 100.424 100.425 100.426 100.427 100.428 100.429 100.430 100.431 100.432 100.433 100.434 100.435 100.436 100.437 100.438 100.439 100.440 100.441 100.442 100.443 100.444 100.445 100.446 100.447 100.448 100.449 100.450 100.451 100.452 100.453 100.454 100.455 100.456 100.457 100.458 100.459 100.460 100.461 100.462 100.463 100.464 100.465 100.466 100.467 100.468 100.469 100.470 100.471 100.472 100.473 100.474 100.475 100.476 100.477 100.478 100.479 100.480 100.481 100.482 100.483 100.484 100.485 100.486 100.487 100.488 100.489 100.490 100.491 100.492 100.493 100.494 100.495 100.496 100.497 100.498 100.499 100.500 100.501 100.502 100.503 100.504 100.505 100.506 100.507 100.508 100.509 100.510 100.511 100.512 100.513 100.514 100.515 100.516 100.517 100.518 100.519 100.520 100.521 100.522 100.523 100.524 100.525 100.526 100.52

### ADA RAMP #3

LEGEND

*EOP* = *EDGE OF PAVEMENT*  
*TS* = *TOP OF SIDEWALK*  
*TYP* = *TYPICAL*  
**T** = *TRANSITION*  
**TS** = *TURNING SPACE*  
**R** = *RAMP*

*DRY CURB & GUTTER*

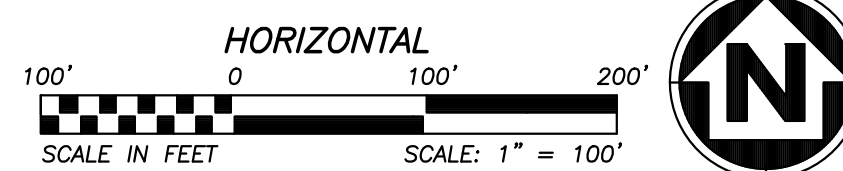
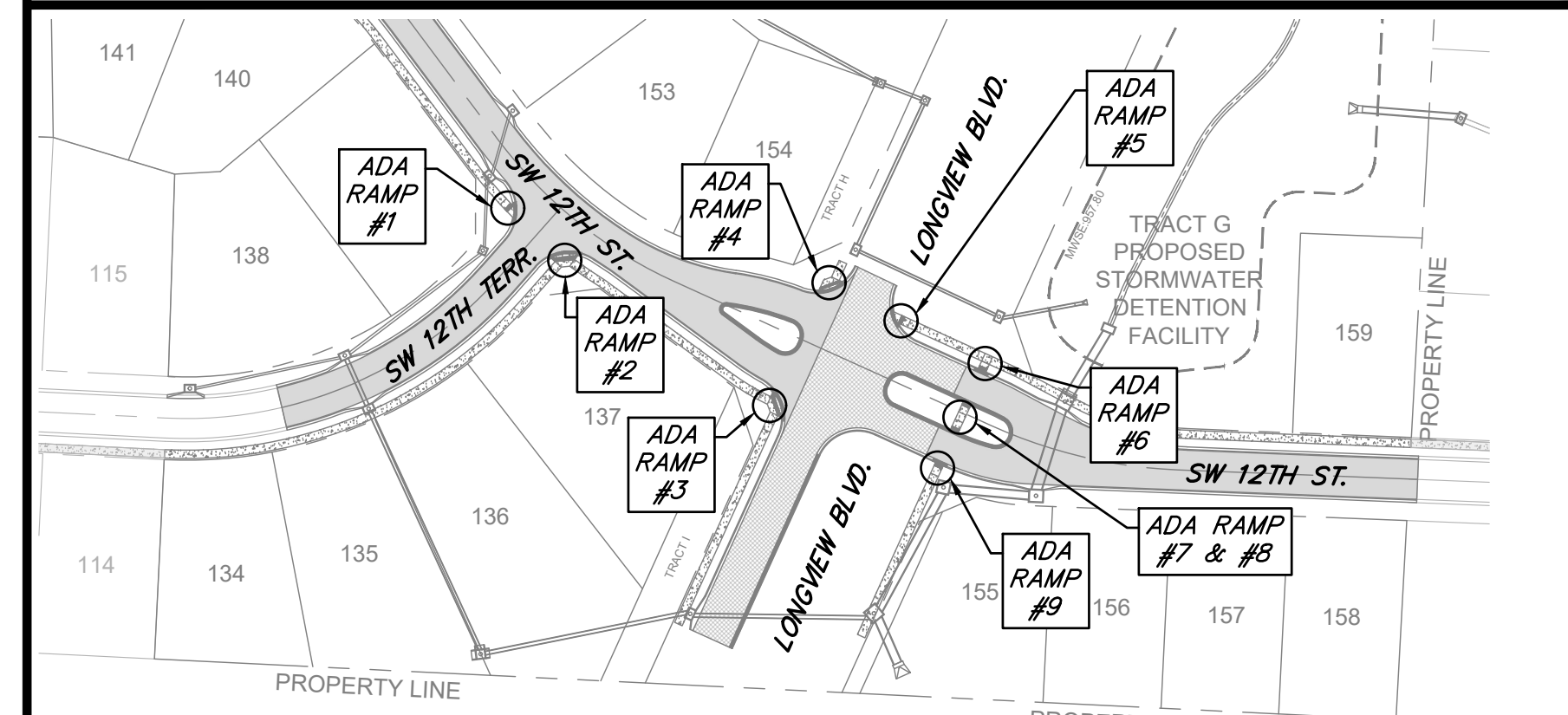
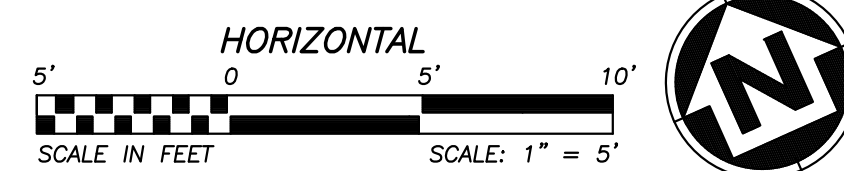
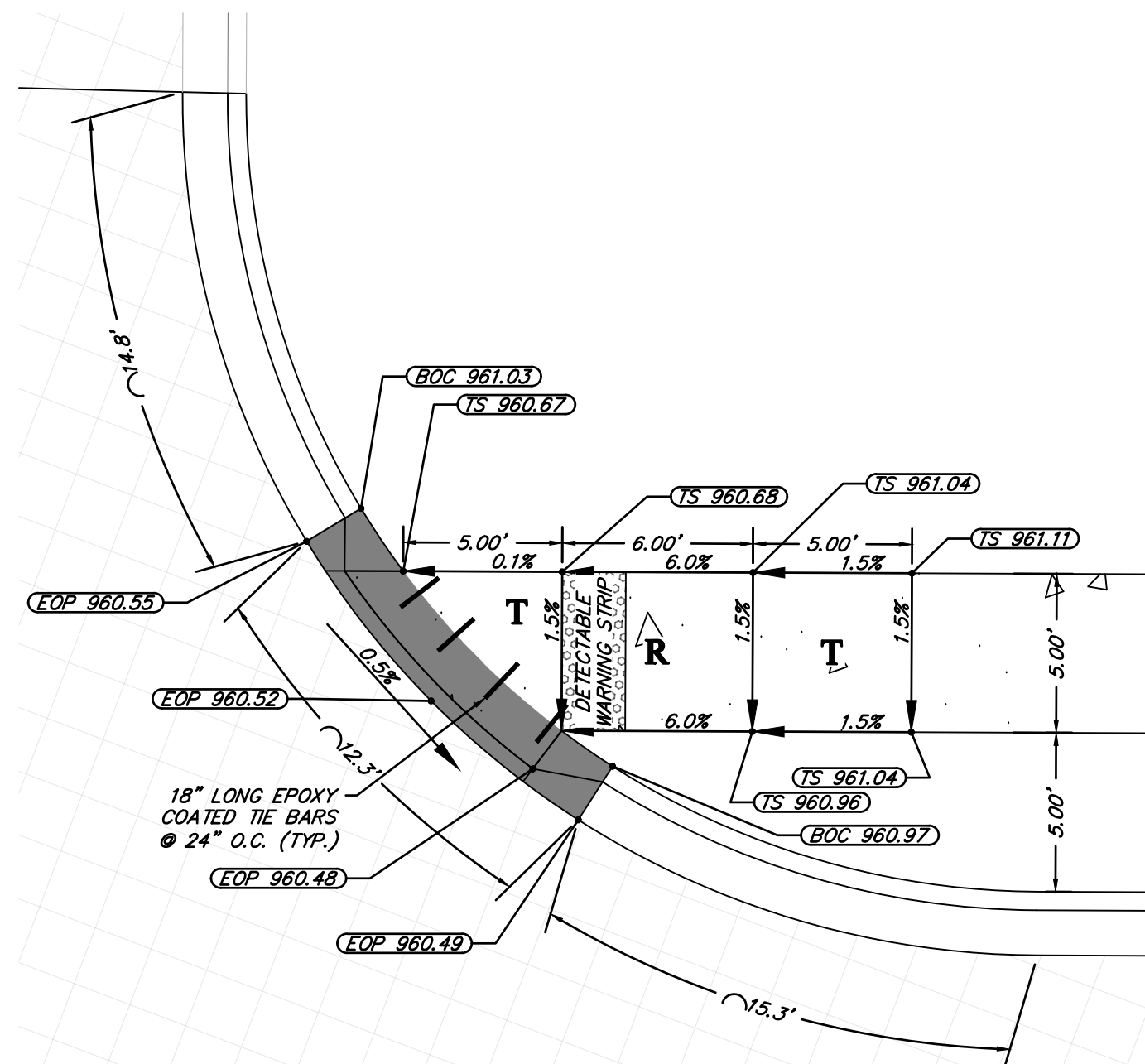
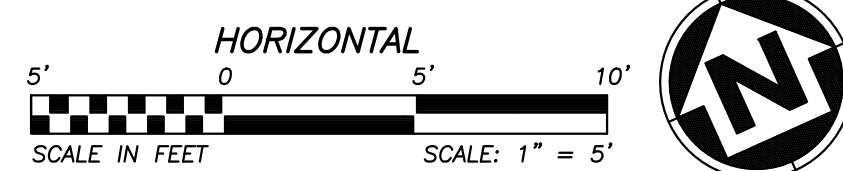
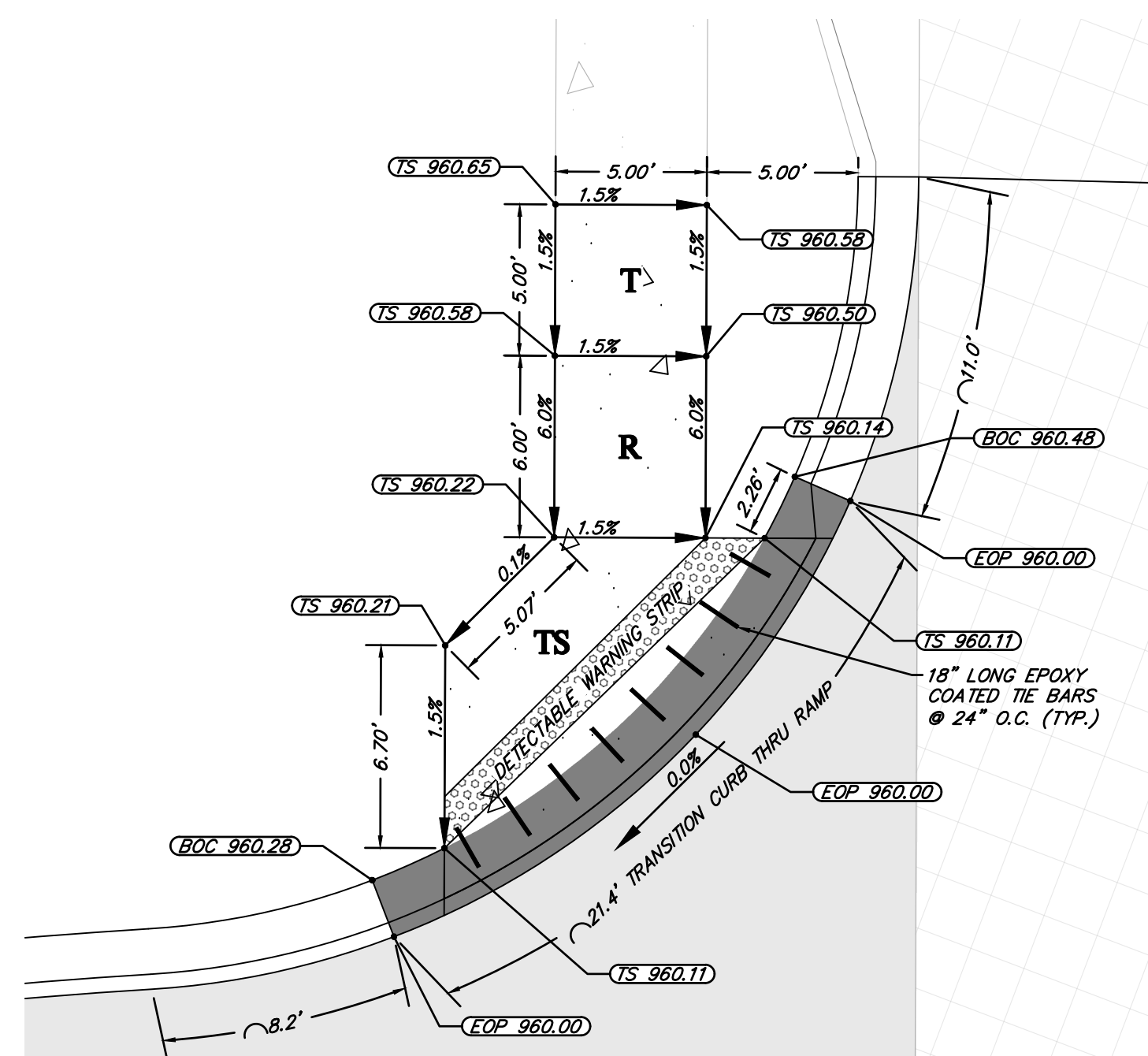
*DETECTIBLE WARNING STRIP*

TYPICAL 28' ROADWAY PAVEMENT SECTION

KCMMB4K CONCRETE SIDEWALK

**GENERAL NOTES:**

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WITH AN OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED REBARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
3. CURBS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENISE GRADED AGGREGATE BASE. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABOUT DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
5. ADA MAXIMUM RAMP SLOPE = 8.33% ADA MAXIMUM CROSS SLOPE = 2.0%  
"ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE LIMITED TO A MAXIMUM OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% ±0.5%.
6. TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA, TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
7. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
8. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE EXISTING SIDEWALK TO BE EXTENDED TO MATCH WIDTH OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
9. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



### LOCATION MAP

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012009232
				DATE:	12/2/2020
6.	AS-BUILT DRAWINGS	GC	4/27/22	ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20NC10037
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

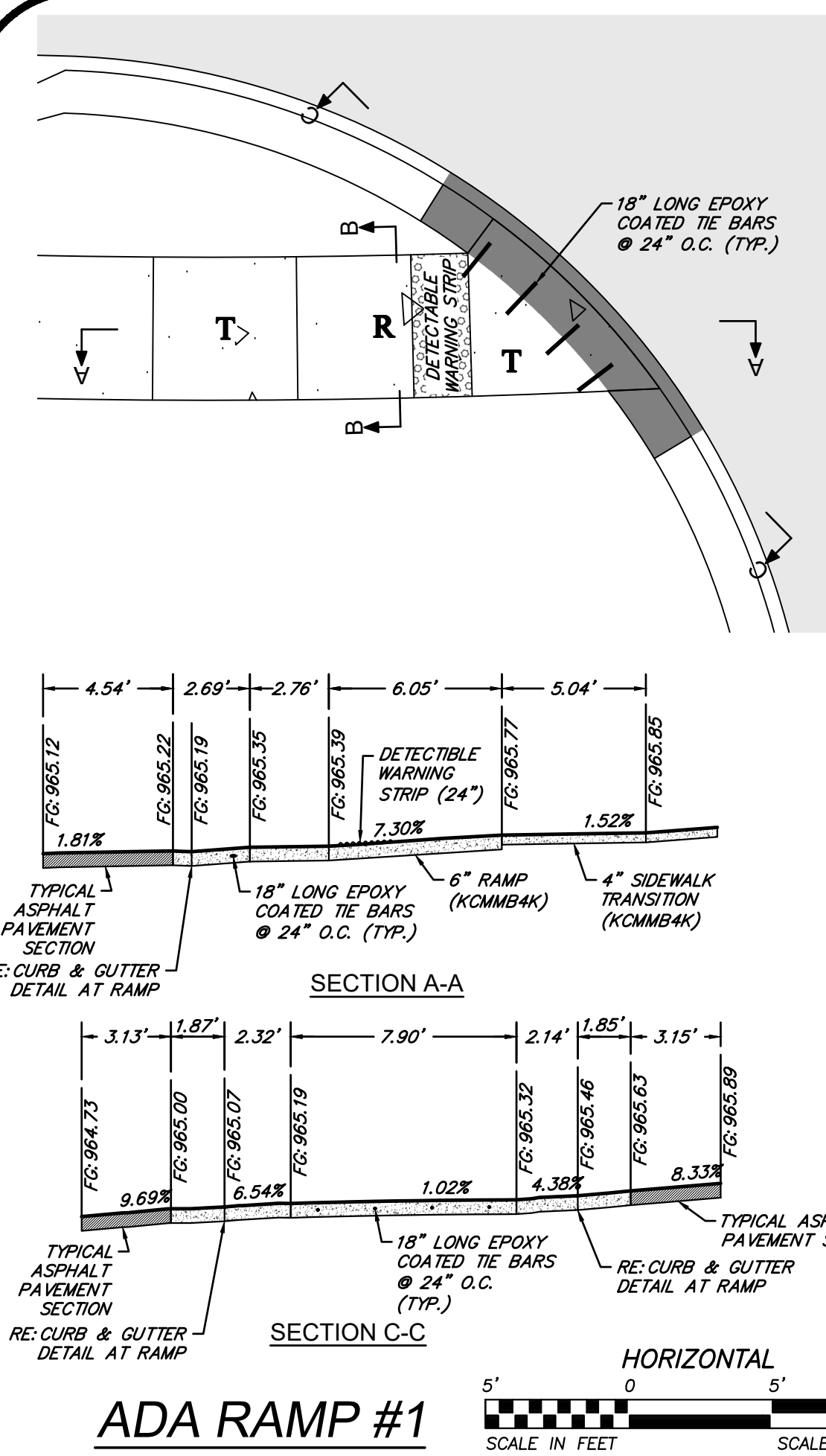
## ADA RAMP PLAN

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

**SHEET NUMBER**  
**C401**  
**18 OF 41**

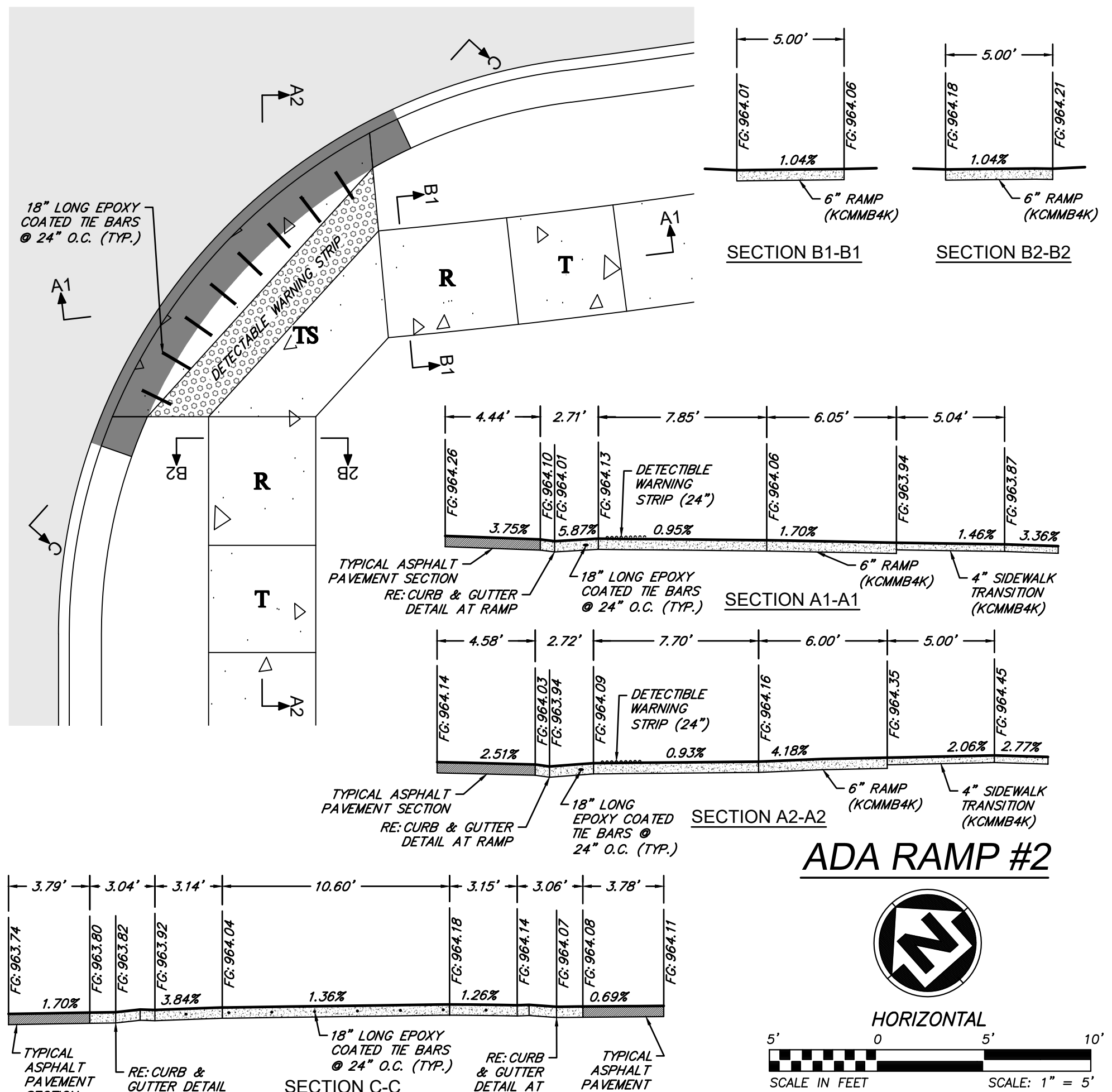
18 OF 41



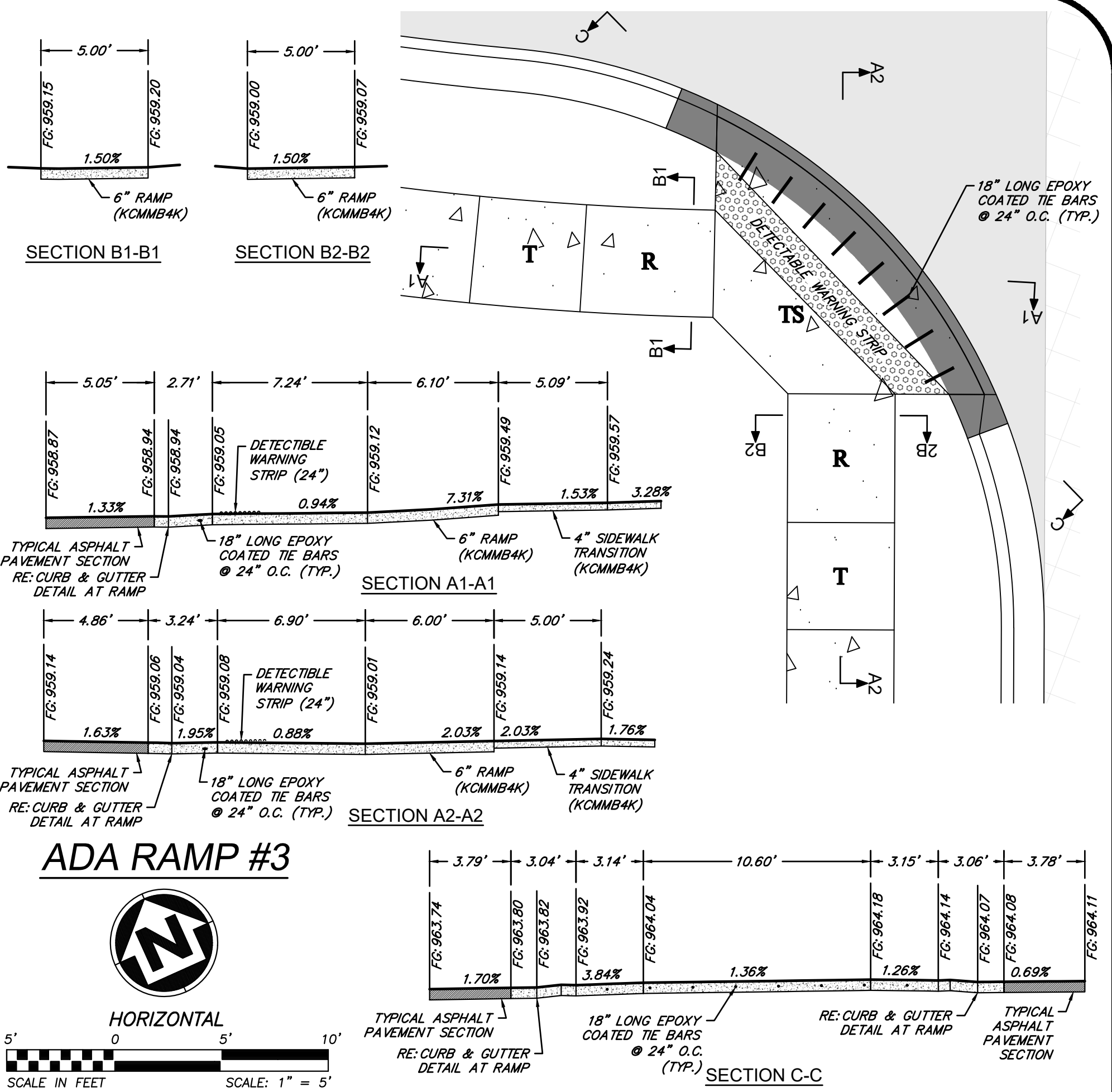
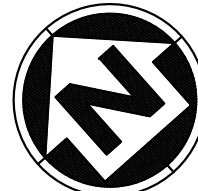


**AS-BUILT**

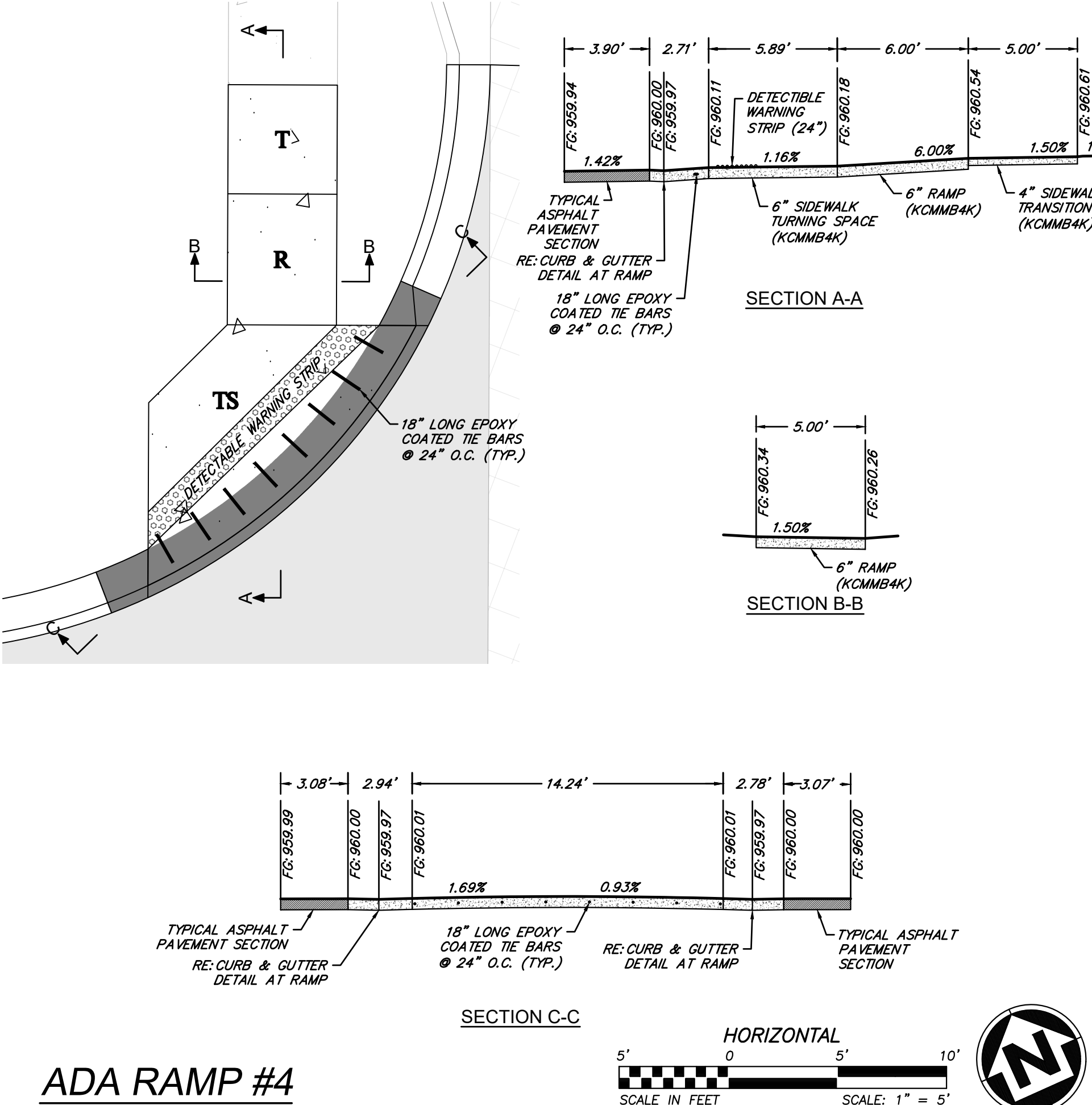
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes, and it is solely based on information obtained by my firm. "AS-BUILT" information has been provided on this drawing. All other data is as designed and has not been field verified.  
Date: 06/07/2022  
Certified by: GRC  
Title: Project Engineer  
Firm: Anderson Engineering Inc.



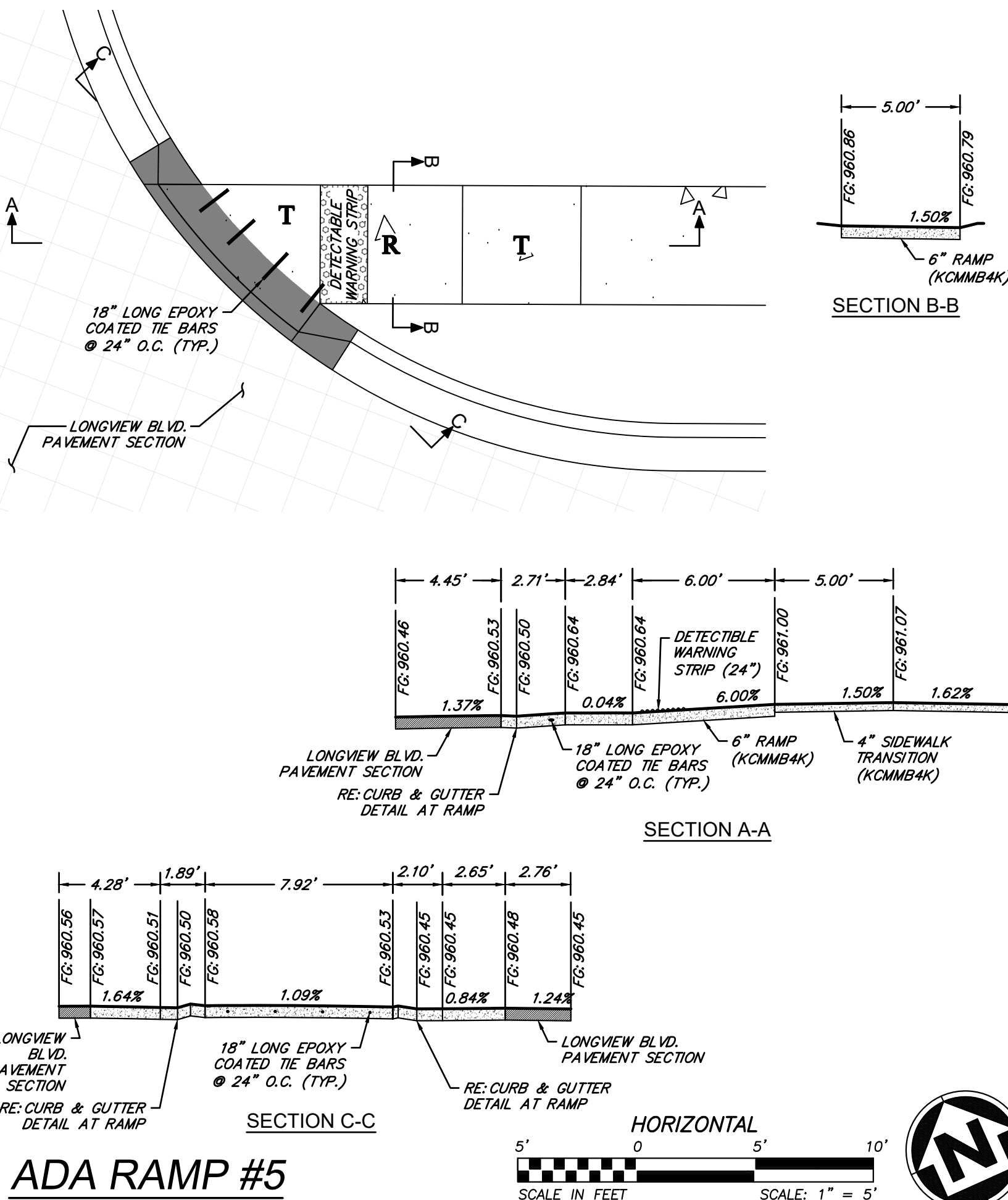
ADA RAMP #2



ADA RAMP #3



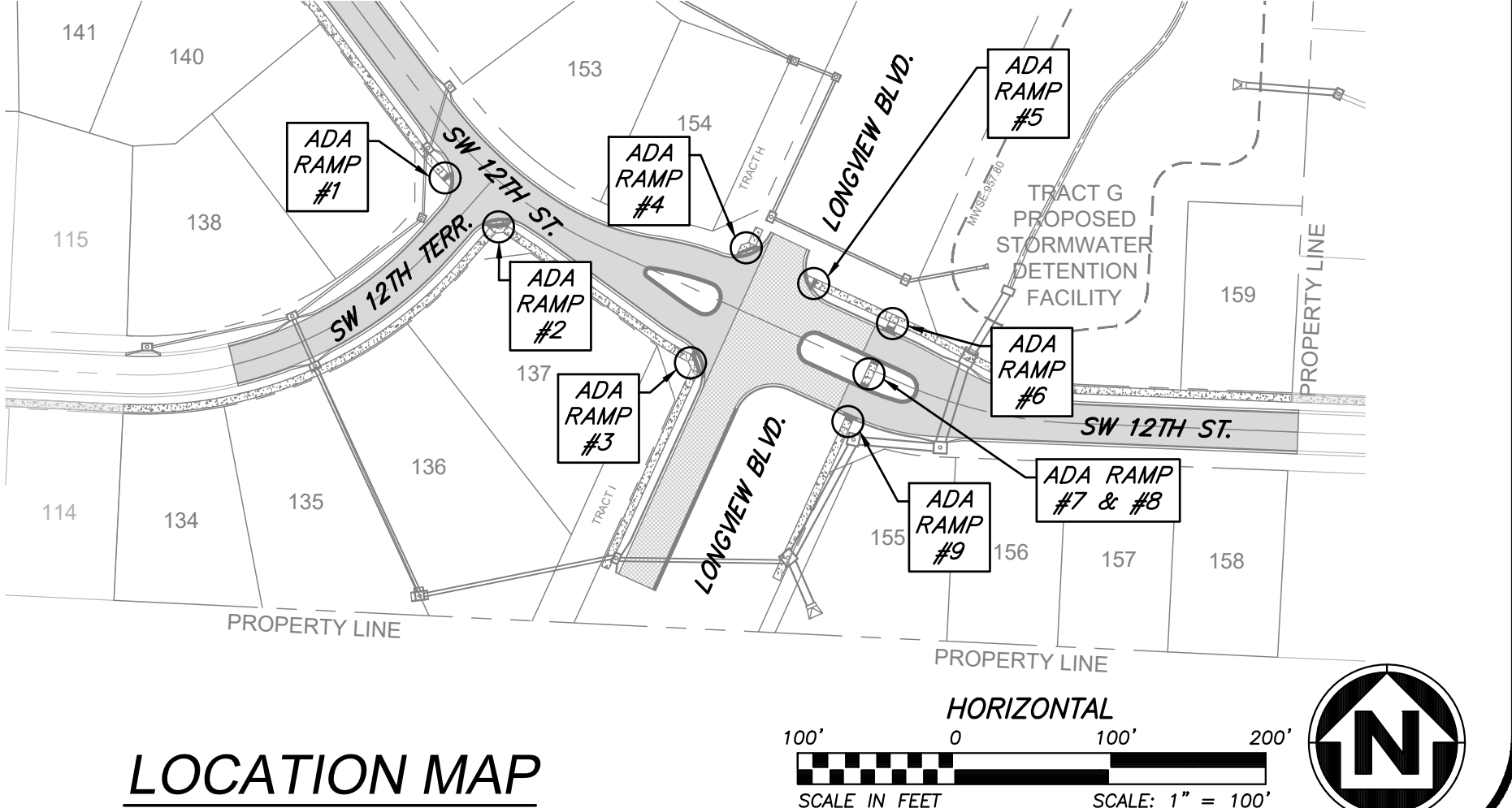
ADA RAMP #4



ADA RAMP #5

LEGEND			
EOP = EDGE OF PAVEMENT			DRY CURB & GUTTER
TS = TOP OF SIDEWALK			DETECTIBLE WARNING STRIP
TYP = TYPICAL			TYPICAL 28' ROADWAY PAVEMENT SECTION
T = TRANSITION			KCMMB4K CONCRETE SIDEWALK
TS = TURNING SPACE			
R = RAMP			

- GENERAL NOTES:**
- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WITH AN OPENING SHALL BE AT LEAST 48" WIDE.
  - USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
  - ALL RAMP, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
  - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
  - ADA MAXIMUM RAMP SLOPE = 8.33% ADA MAXIMUM CROSS SLOPE = 2.0% \*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% ±0.5%.
  - TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
  - FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
  - RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
  - ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



LOCATION MAP

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

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941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
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DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22
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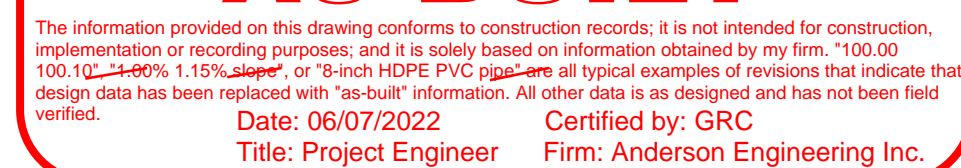
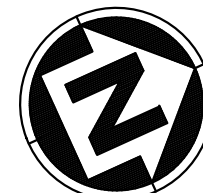
SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

ADA RAMP CROSS SECTIONS

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

SHEET NUMBER  
**C402**  
19 OF 41



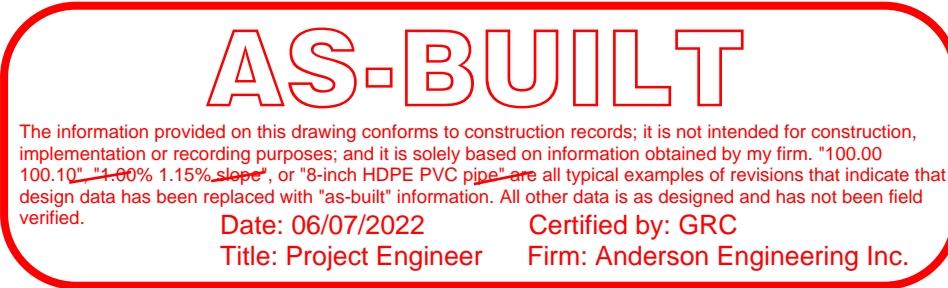


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NO.	DESCRIPTION	BY	DATE	DRAWN BY	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-201200823233
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20KPC10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062

**SHEET NUMBER**  
**C403**  
20 OF 41





LEGEND

*EOP = EDGE OF PAVEMENT*  
*TP = TOP OF PAVEMENT*  
*TS = TOP OF SIDEWALK*  
*B-B = BACK OF CURB TO BACK OF CURB*  
*TYP = TYPICAL*

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## INTERSECTION DETAILS

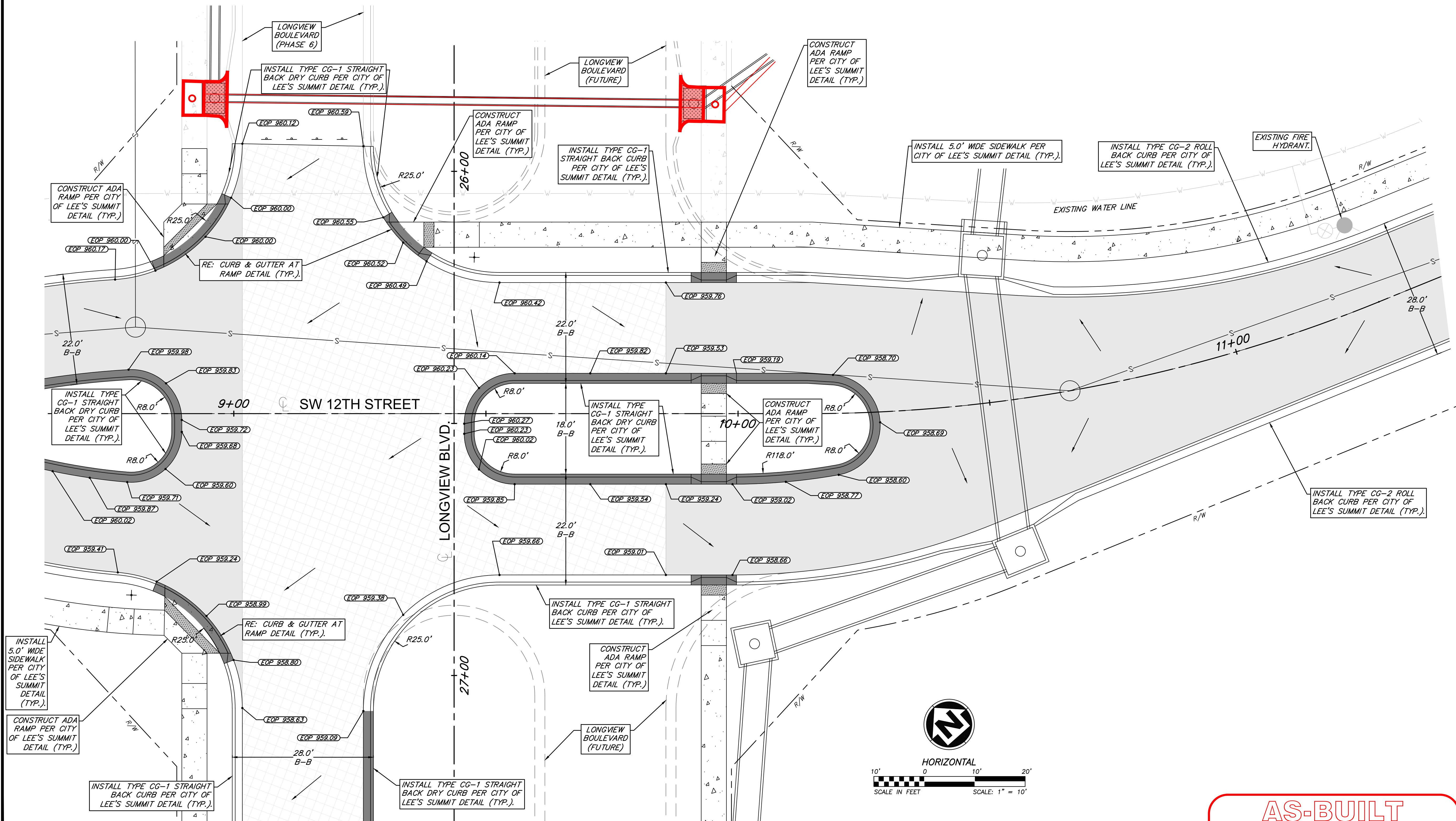
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI!

**SHEET NUMBER**  
**C404**  
21 OF 41



LEGEND

	TYPICAL 28' ROADWAY PAVEMENT SECTION	EOP = EDGE OF PAVEMENT
	TYPICAL LONGVIEW BLVD. PAVEMENT SECTION	TP = TOP OF PAVEMENT
	5' CONCRETE SIDEWALK	TS = TOP OF SIDEWALK
	DRY CURB & GUTTER	B-B = BACK OF CURB TO BACK OF CURB
	RIGHT-OF-WAY	TYP = TYPICAL
	ROAD CENTERLINE	
	DRAINAGE PATH	



## INTERSECTION OF SW 12TH STREET & LONGVIEW BOULEVARD

# AS-BUILT

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or reproduction for purposes; and it is solely based on information obtained by my firm. \*100.00, 100.10, 100.15, 100.20, 100.25, 100.30, 100.35, 100.40, 100.45, 100.50, 100.55, 100.60, 100.65, 100.70, 100.75, 100.80, 100.85, 100.90, 100.95, 101.00, 101.05, 101.10, 101.15, 101.20, 101.25, 101.30, 101.35, 101.40, 101.45, 101.50, 101.55, 101.60, 101.65, 101.70, 101.75, 101.80, 101.85, 101.90, 101.95, 102.00, 102.05, 102.10, 102.15, 102.20, 102.25, 102.30, 102.35, 102.40, 102.45, 102.50, 102.55, 102.60, 102.65, 102.70, 102.75, 102.80, 102.85, 102.90, 102.95, 103.00, 103.05, 103.10, 103.15, 103.20, 103.25, 103.30, 103.35, 103.40, 103.45, 103.50, 103.55, 103.60, 103.65, 103.70, 103.75, 103.80, 103.85, 103.90, 103.95, 104.00, 104.05, 104.10, 104.15, 104.20, 104.25, 104.30, 104.35, 104.40, 104.45, 104.50, 104.55, 104.60, 104.65, 104.70, 104.75, 104.80, 104.85, 104.90, 104.95, 105.00, 105.05, 105.10, 105.15, 105.20, 105.25, 105.30, 105.35, 105.40, 105.45, 105.50, 105.55, 105.60, 105.65, 105.70, 105.75, 105.80, 105.85, 105.90, 105.95, 106.00, 106.05, 106.10, 106.15, 106.20, 106.25, 106.30, 106.35, 106.40, 106.45, 106.50, 106.55, 106.60, 106.65, 106.70, 106.75, 106.80, 106.85, 106.90, 106.95, 107.00, 107.05, 107.10, 107.15, 107.20, 107.25, 107.30, 107.35, 107.40, 107.45, 107.50, 107.55, 107.60, 107.65, 107.70, 107.75, 107.80, 107.85, 107.90, 107.95, 108.00, 108.05, 108.10, 108.15, 108.20, 108.25, 108.30, 108.35, 108.40, 108.45, 108.50, 108.55, 108.60, 108.65, 108.70, 108.75, 108.80, 108.85, 108.90, 108.95, 109.00, 109.05, 109.10, 109.15, 109.20, 109.25, 109.30, 109.35, 109.40, 109.45, 109.50, 109.55, 109.60, 109.65, 109.70, 109.75, 109.80, 109.85, 109.90, 109.95, 110.00, 110.05, 110.10, 110.15, 110.20, 110.25, 110.30, 110.35, 110.40, 110.45, 110.50, 110.55, 110.60, 110.65, 110.70, 110.75, 110.80, 110.85, 110.90, 110.95, 111.00, 111.05, 111.10, 111.15, 111.20, 111.25, 111.30, 111.35, 111.40, 111.45, 111.50, 111.55, 111.60, 111.65, 111.70, 111.75, 111.80, 111.85, 111.90, 111.95, 112.00, 112.05, 112.10, 112.15, 112.20, 112.25, 112.30, 112.35, 112.40, 112.45, 112.50, 112.55, 112.60, 112.65, 112.70, 112.75, 112.80, 112.85, 112.90, 112.95, 113.00, 113.05, 113.10, 113.15, 113.20, 113.25, 113.30, 113.35, 113.40, 113.45, 113.50, 113.55, 113.60, 113.65, 113.70, 113.75, 113.80, 113.85, 113.90, 113.95, 114.00, 114.05, 114.10, 114.15, 114.20, 114.25, 114.30, 114.35, 114.40, 114.45, 114.50, 114.55, 114.60, 114.65, 114.70, 114.75, 114.80, 114.85, 114.90, 114.95, 115.00, 115.05, 115.10, 115.15, 115.20, 115.25, 115.30, 115.35, 115.40, 115.45, 115.50, 115.55, 115.60, 115.65, 115.70, 115.75, 115.80, 115.85, 115.90, 115.95, 116.00, 116.05, 116.10, 116.15, 116.20, 116.25, 116.30, 116.35, 116.40, 116.45, 116.50, 116.55, 116.60, 116.65, 116.70, 116.75, 116.80, 116.85, 116.90, 116.95, 117.00, 117.05, 117.10, 117.15, 117.20, 117.25, 117.30, 117.35, 117.40, 117.45, 117.50, 117.55, 117.60, 117.65, 117.70, 117.75, 117.80, 117.85, 117.90, 117.95, 118.00, 118.05, 118.10, 118.15, 118.20, 118.25, 118.30, 118.35, 118.40, 118.45, 118.50, 118.55, 118.60, 118.65, 118.70, 118.75, 118.80, 118.85, 118.90, 118.95, 119.00, 119.05, 119.10, 119.15, 119.20, 119.25, 119.30, 119.35, 119.40, 119.45, 119.50, 119.55, 119.60, 119.65, 119.70, 119.75, 119.80, 119.85, 119.90, 119.95, 120.00, 120.05, 120.10, 120.15, 120.20, 120.25, 120.30, 120.35, 120.40, 120.45, 120.50, 120.55, 120.60, 120.65, 120.70, 120.75, 120.80, 120.85, 120.90, 120.95, 121.00, 121.05, 121.10, 121.15, 121.20, 121.25, 121.30, 121.35, 121.40, 121.45, 121.50, 121.55, 121.60, 121.65, 121.70, 121.75, 121.80, 121.85, 121.90, 121.95, 122.00, 122.05, 122.10, 122.15, 122.20, 122.25, 122.30, 122.35, 122.40, 122.45, 122.50, 122.55, 122.60, 122.65, 122.70, 122.75, 122.80, 122.85, 122.90, 122.95, 123.00, 123.05, 123.10, 123.15, 123.20, 123.25, 123.30, 123.35, 123.40, 123.45, 123.50, 123.55, 123.60, 123.65, 123.70, 123.75, 123.80, 123.85, 123.90, 123.95, 124.00, 124.05, 124.10, 124.15, 124.20, 124.25, 124.30, 124.35, 124.40, 124.45, 124.50, 124.55, 124.60, 124.65, 124.70, 124.75, 124.80, 124.85, 124.90, 124.95, 125.00, 125.05, 125.10, 125.15, 125.20, 125.25, 125.30, 125.35, 12

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

## INTERSECTION DETAILS (2)

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



**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED

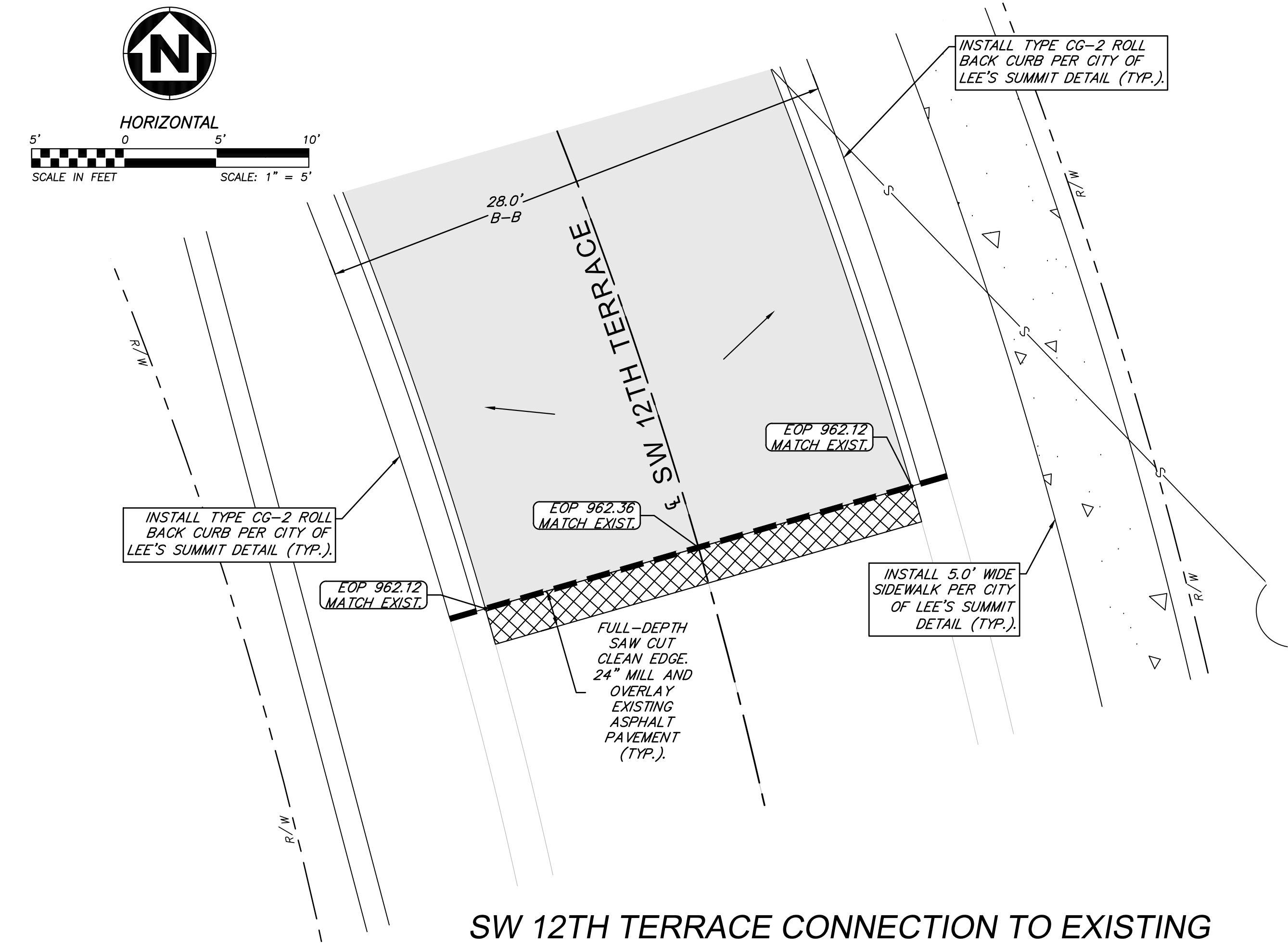
**ENGINEERS • SURVEYORS • LABORATORIES • DRILLING**  
241 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 626

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	11/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-20-2009232
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20MC10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062

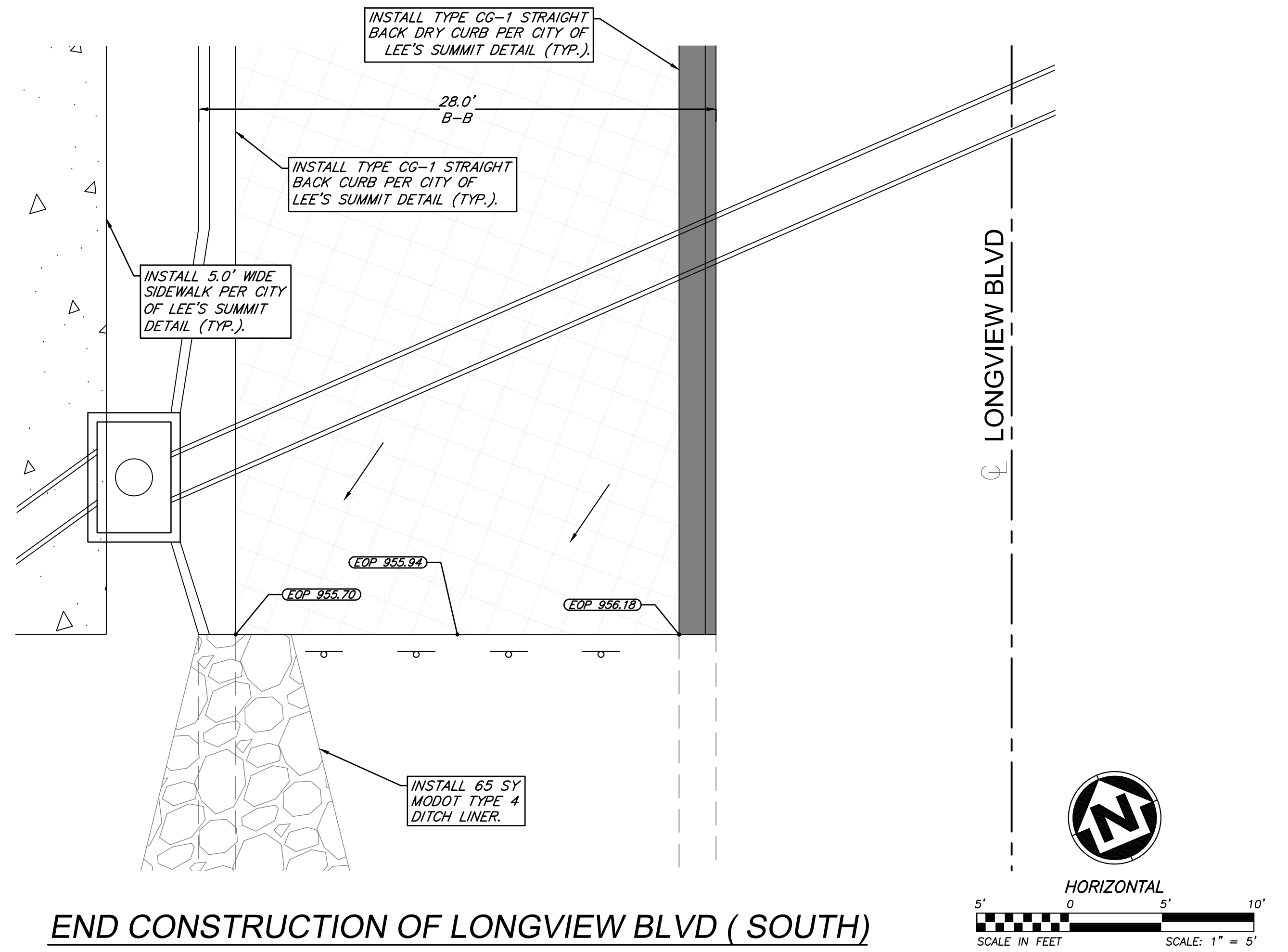
CORVIRIGHT ANDERSON ENGINEERING INC 2020



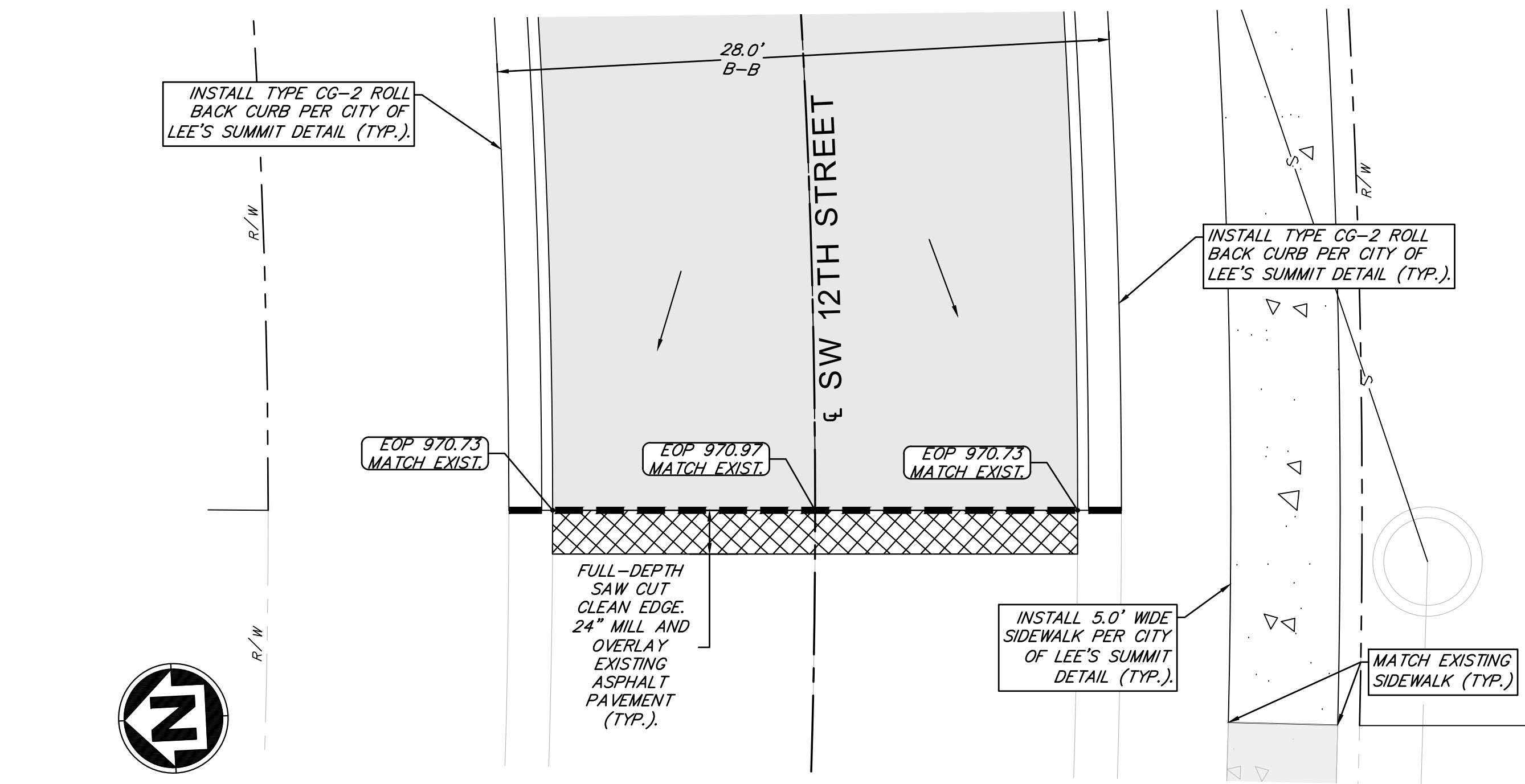
Apr 26, 2022 - 5:36pm Plotted Bx gcode G:\Shared drives\KC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVL\03-DWG\Sheet\STREET AND STORM\20K10057 - SHT - INTERSECTION DETAILS.dwg Layout: MATCH EXISTING PAVEMENT DETAILS



SW 12TH TERRACE CONNECTION TO EXISTING

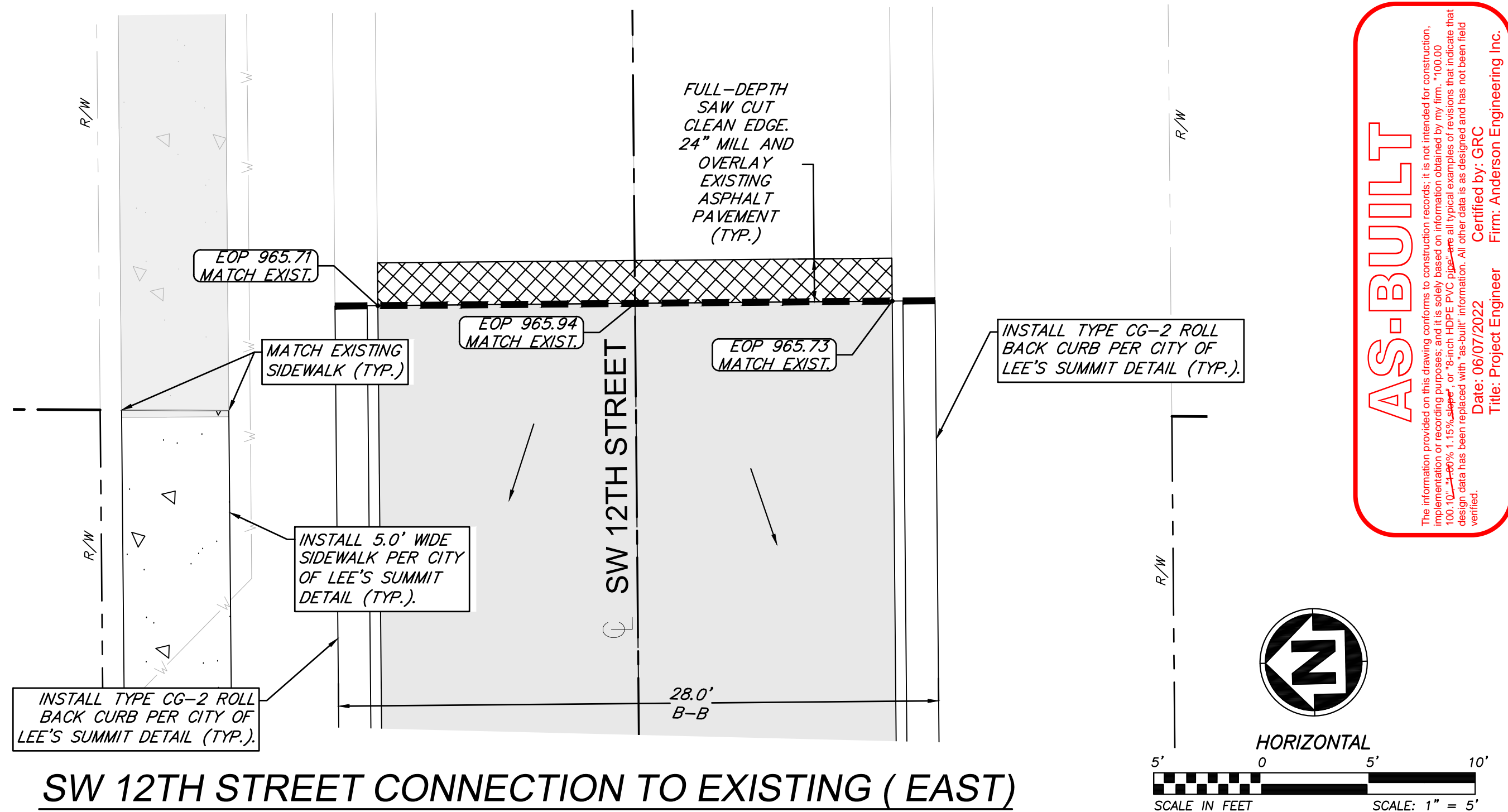


END CONSTRUCTION OF LONGVIEW BLVD ( SOUTH)



SW 12TH STREET CONNECTION TO EXISTING ( WEST)

LEGEND			
	TYPICAL 28' ROADWAY PAVEMENT SECTION		DRY CURB & GUTTER
	TYPICAL LONGVIEW BLVD. PAVEMENT SECTION		FULL DEPTH SAWCUT
	5' CONCRETE SIDEWALK		RIGHT-OF-WAY
	24" MILL AND OVERLAY EXISTING ASPHALT		ROAD CENTERLINE
			DRAINAGE PATH
		EOP = EDGE OF PAVEMENT TP = TOP OF PAVEMENT B-B = BACK OF CURB TO BACK OF CURB TYP = TYPICAL	



SW 12TH STREET CONNECTION TO EXISTING ( EAST)

ANDERSON  
ENGINEERING

EMPLOYEE OWNED

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941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
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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
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	FE-2012000232
DATE:	12/2/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20K10057
MO COA NO.	00062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

MATCH EXISTING  
PAVEMENT DETAILS

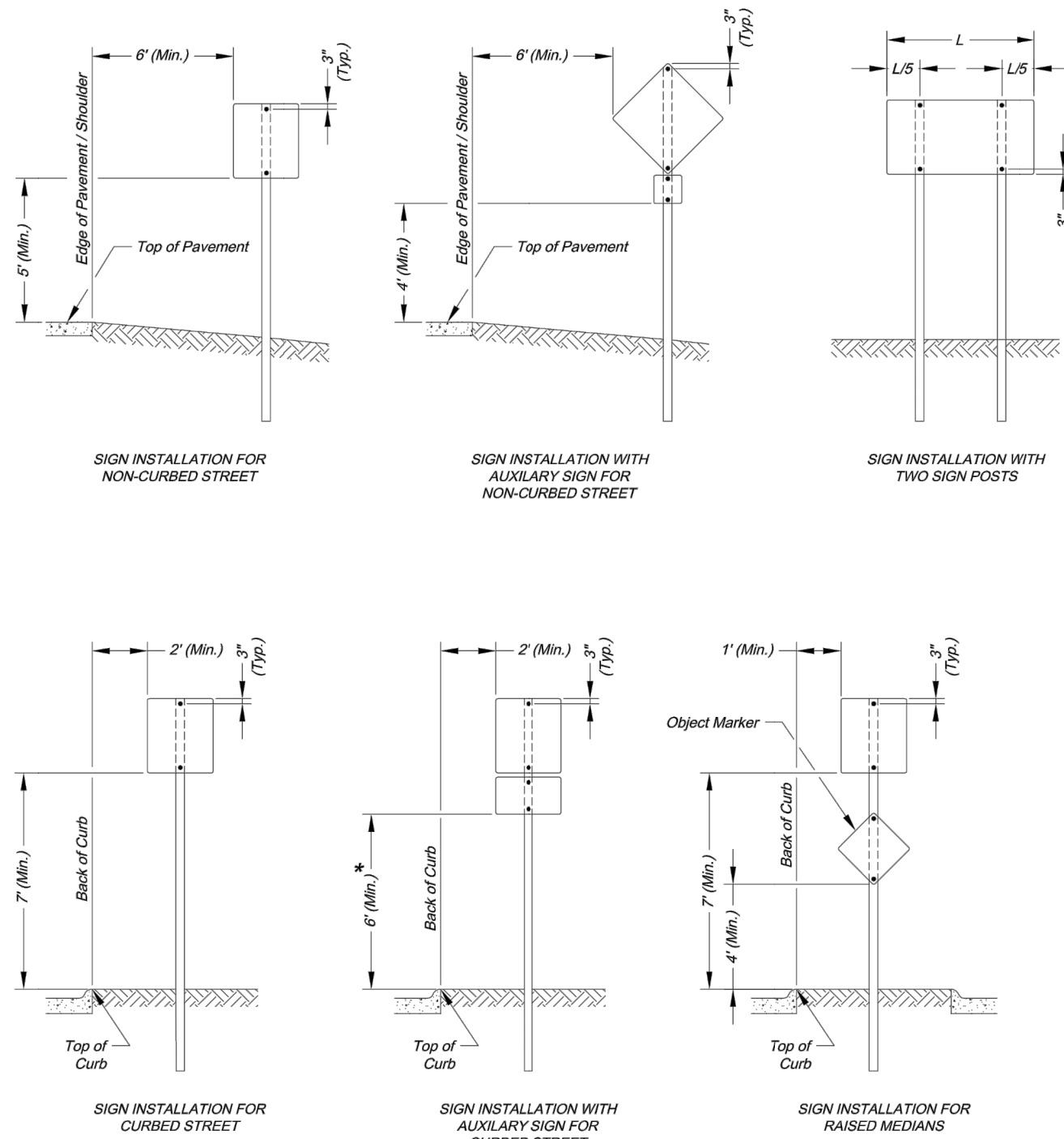
S10, T47N, R22W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SHEET NUMBER

C406

23 OF 41

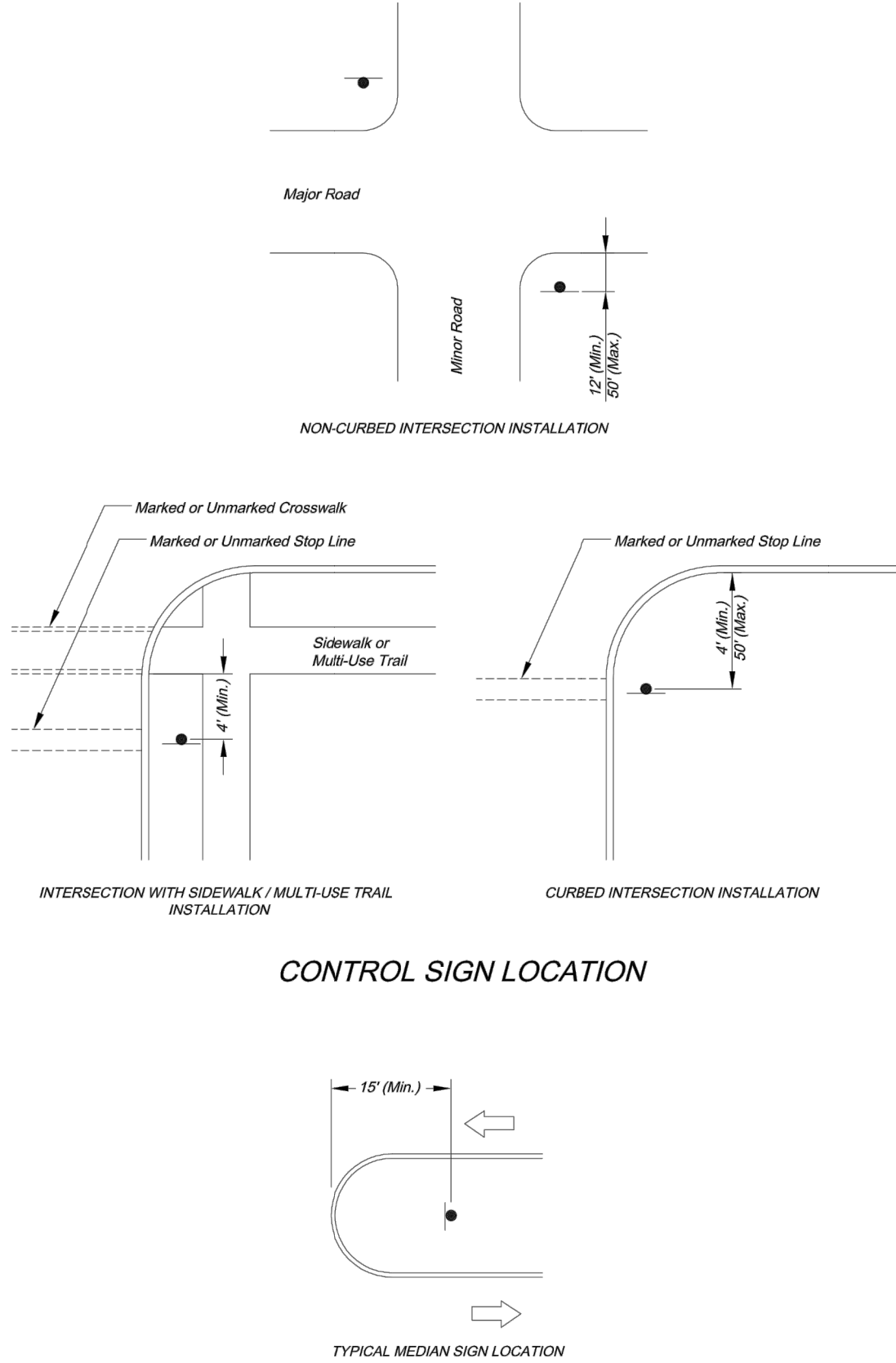




#### SIGN MOUNTING DETAILS

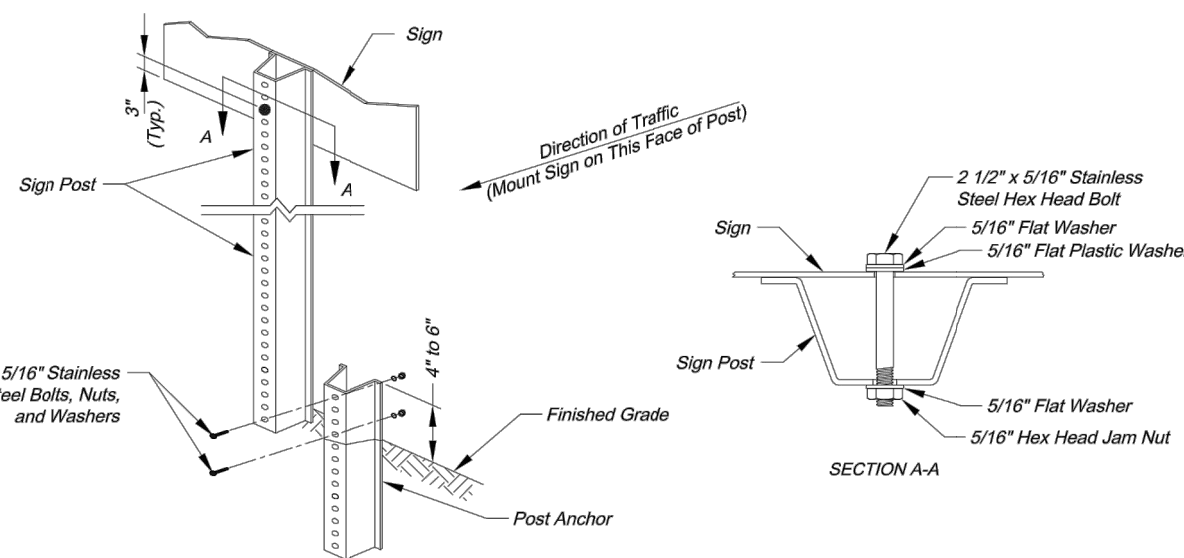
\* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.

- NOTE:
- Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.



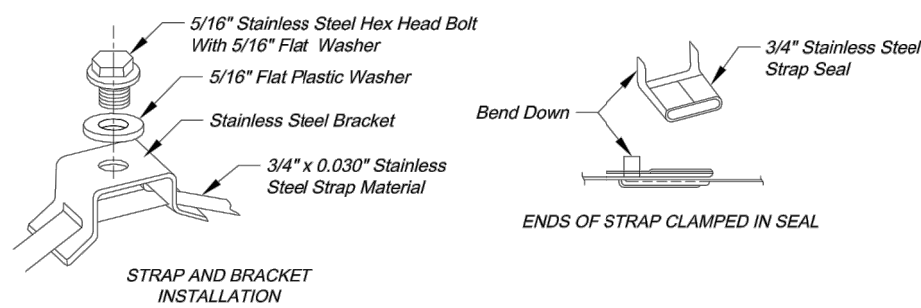
#### MEDIAN SIGN LOCATION

- NOTES:
- A 4" P.V.C. sleeve shall be installed in new concrete medians at each location where a sign is to be installed.
  - For existing concrete medians, a 4" hole shall be cored into the concrete.



#### U-STEEL POST DETAILS

- U-STEEL POST NOTES:
- Splice shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
  - U-Steel post shall be 3 ft. tall, galvanized according to ASTM A123.
  - U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
  - All posts shall be embedded a minimum of 3 feet.

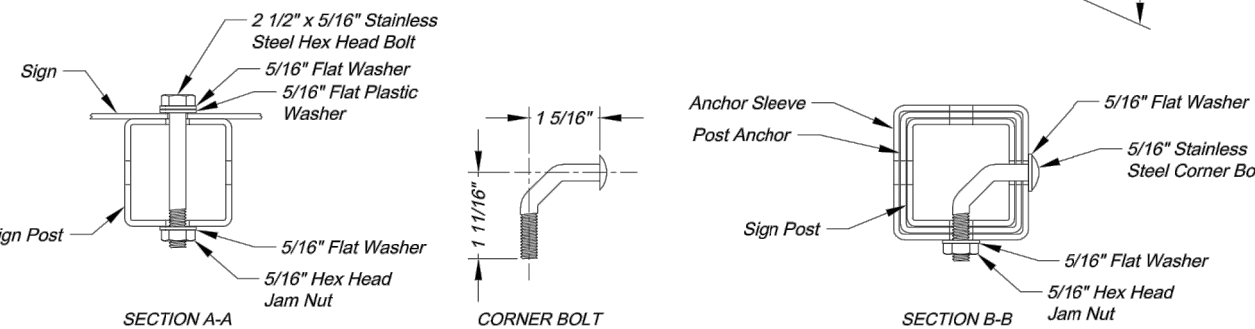


#### STRAP TYPE SIGN SUPPORT DETAILS

- METAL POLE SIGN MOUNTING NOTES:
- Signs on metal poles shall be attached with two brackets and stainless steel bands.
  - Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
  - Holes in sign shall be located such that the sign is level.
  - All strap, bracket, and seal materials should be Type 301 stainless steel.

- PERMANENT SIGNING GENERAL NOTES:
- All signing shall be in accordance with the latest edition of the *Manual on Uniform Traffic Control Devices (MUTCD)*.
  - The Contractor is responsible for avoiding any and all utilities when installing sign posts, whether the utility is indicated on the plans or not.
  - All workmanship and materials shall be subject to the inspection and approval of the Public Works Department of the City of Lee's Summit.
  - The Contractor shall stake the location of all sign posts to be installed. The City Inspector shall inspect the staking prior to installation.
  - Minor relocation to avoid conflicts may be allowed with the approval of the City Traffic Engineer or designee.
  - Signs shown to be installed on the side of metal poles shall be mounted with stainless steel straps or wing brackets as detailed. No signs are to be installed on wood poles. See Traffic Signal Standard Drawings for the installation of signs on mast arms.
  - All post mounted signs shall be installed with breakaway anchors according to the Standard Drawings.
  - All existing signs will be used in place during construction and protected from damage unless otherwise indicated in the plans. If the Contractor damages any existing sign or posts during construction, the Contractor will be required to replace the damaged materials with new signs or posts of the same type and size at the Contractor's expense. The Contractor shall be responsible for removing and storing any signs that are to be reinstalled on the project. All equipment shall be reinstalled in good condition.
  - Existing permanent signs and posts removed by the Contractor for construction purposes which are not to be reinstalled shall be delivered to the City's Public Works Maintenance Facility (1971 SE Hamblen Road). The Contractor shall be responsible for removing and storing equipment in good condition and is fully responsible for the equipment until it is delivered.
  - All Stop, Yield, or street name signs shall be maintained in a conspicuous location for the driving public. All Stop and Yield signs removed for construction purposes can be temporarily encased in reflectorized drums (no less than 7 feet above the pavement surface) until they can be reinstalled. Any temporary Stop or Yield sign installation to be left in place overnight will require prior approval from the City Inspector.

- SQUARE STEEL POST INSTALLATION SEQUENCE:
- Sign post anchor driven partially into the ground using a drive cap with a sledge or power equipment.
  - Anchor sleeve slipped over anchor and drive into the ground together with the sign post anchor.
  - Insert sign post into the post anchor and bolt in place.



#### SQUARE STEEL POST DETAILS

- SQUARE STEEL POST NOTES:
- Square steel sign posts and break-away anchor shall consist of the following materials:
    - Sign Post - 14 Ga. 2" x 2" Square Steel Post
    - Post Anchor - 12 Ga. 2 1/4" x 2 1/4" x 36" Square Steel Post
    - Anchor Sleeve - 12 Ga. 2 1/4" x 2 1/4" x 18" Square Steel Post
  - 14 Gauge posts must meet a certified minimum yield strength of 80,000 psi.
  - In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the come-bolt.
  - The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.



CITY OF LEE'S SUMMIT  
PUBLIC WORKS DEPARTMENT  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
PHONE: (816) 989-1800 FAX: (816) 989-1809

Project: SIGN MOUNTING DETAILS  
Sheet Name: STANDARD DRAWING SN-1

Drawn By: AS  
Checked By: JW  
Date: 08/26/2009  
Project#

1 OF 1



CITY OF LEE'S SUMMIT  
PUBLIC WORKS DEPARTMENT  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
PHONE: (816) 989-1800 FAX: (816) 989-1809

Project: SIGN POST DETAILS  
Sheet Name: STANDARD DRAWING SN-2

Drawn By: AS  
Checked By: JW  
Date: 08/26/2009  
Project#

2 OF 3

2

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 obtained by my firm. 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214.30 214.40 214.50 214.60 214.70 214.80 214.90 215.00 215.10 215.20 215.30 215.40 215.50 215.60 215.70 215.80 215.90 216.00 216.10 216.20 216.30 216.40 216.50 216.60 216.70 216.80 216.90 217.00 217.10 217.20 217.30 217.40 217.50 217.60 217.70 217.80 217.90 218.00 218.10 218.20 218.30 218.40 218.50 218.60 218.70 218.80 218.90 219.00 219.10 219.20 219.30 219.40 219.50 219.60 219.70 219.80 219.90 220.00 220.10 220.20 220.30 220.40 220.50 220.60 220.70 220.80 220.90 221.00 221.10 221.20 221.30 221.40 221.50 221.60 221.70 221.80 221.90 222.00 222.10 222.20 222.30 222.40 222.50 222.60 222.70 222.80 222.90 223.00 223.10 223.20 223.30 223.40 223.50 223.60 223.70 223.80 223.90 224.00 224.10 224.20 224.30 224.40 224.50 224.60 224.70 224.



Mar 11, 2021 - 2:07pm Plotted By: gacite - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SHVS - DETAILS.dwg Layout: STREET NAME SIGN DETAILS

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 obtained by my firm. \*100.00 (100.00-24.80%) 1.15% paper, or 1/8-inch HDPE PVC plate. See 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: 06/07/2022 Certified by: GRC  
Title: Project Engineer Firm: Anderson Engineering Inc.

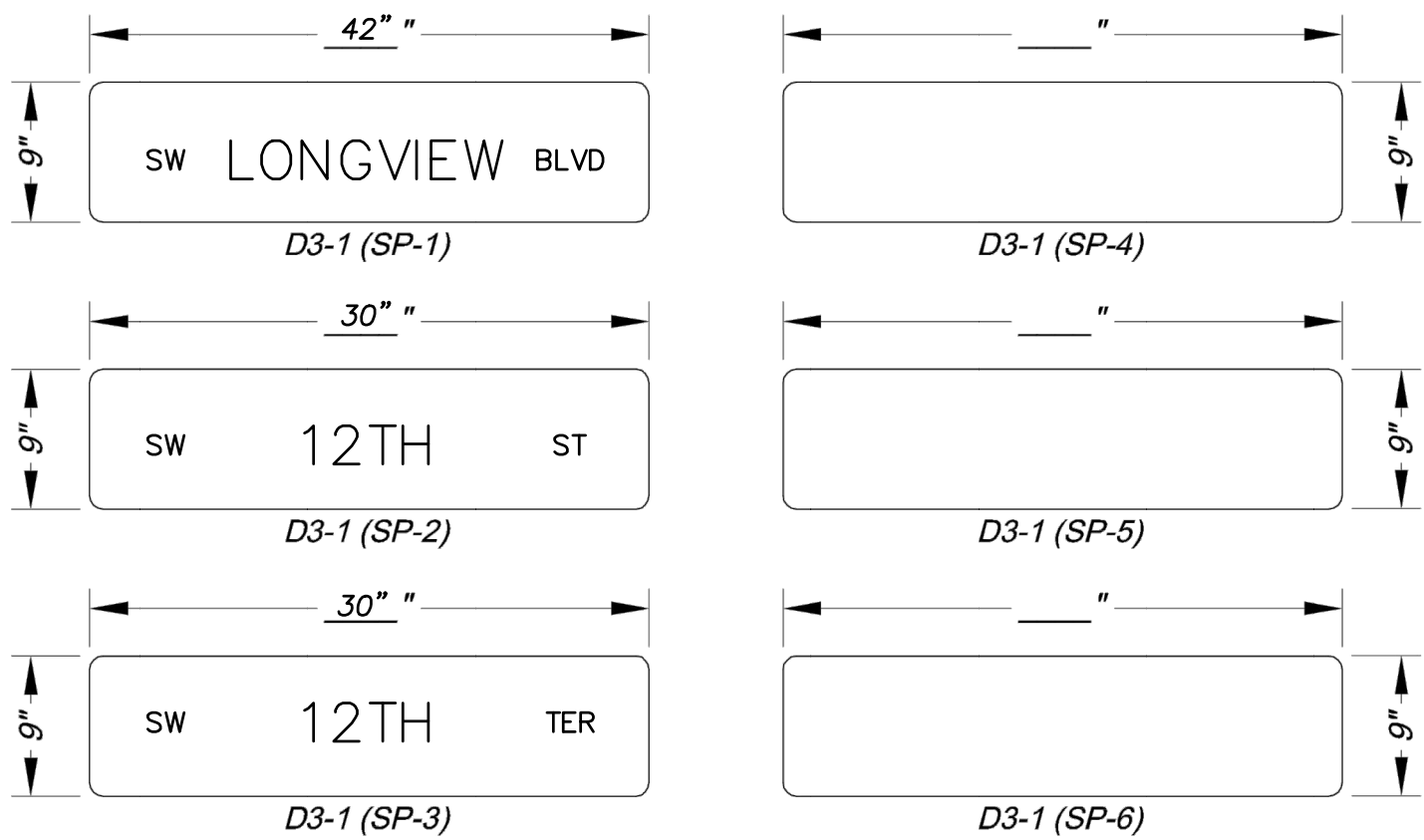
## STANDARD ABBREVIATION LISTS

Named Streets	
Avenue	AVE
Boulevard	BLVD
Circle	CIR
Creek	CR
Court	CT
Crossing	XING
Drive	DR
Highway	HWY
Lane	LN
Parkway	PKWY
Place	PL
Road	RD
Street	ST
Terrace	TER
Trail	TRL
Way	WAY

Numbered Streets	
First	ST
Second	ND
Third	RD
Fourth to Tenth	TH

## STREET NAME SIGN QUANTITIES

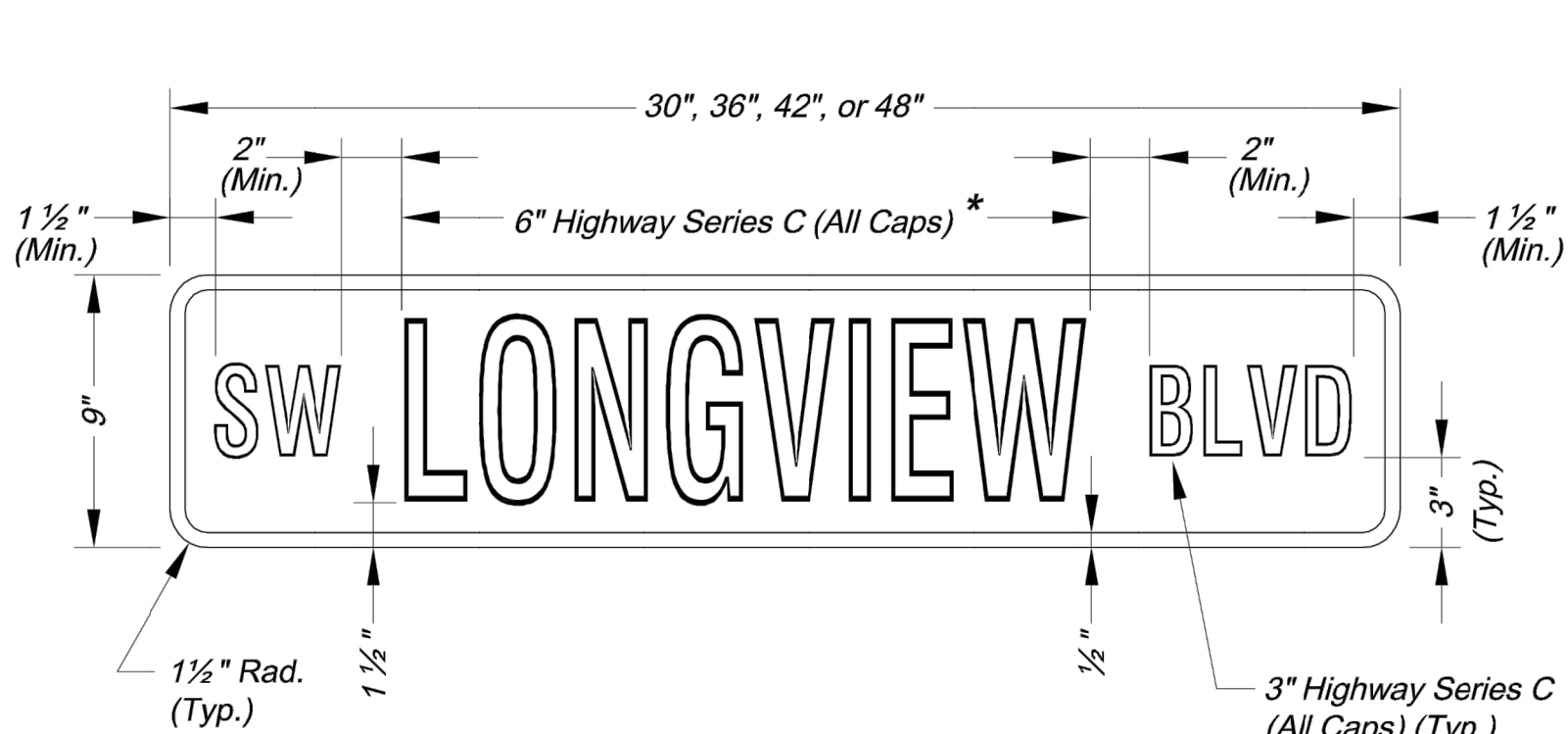
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x 42"	2.625	2	5.25
D3-1 (SP-2)	9" x 30"	1.875	3	5.625
D3-1 (SP-3)	9" x 30"	1.875	1	1.875
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



## PROJECT SIGN DETAILS

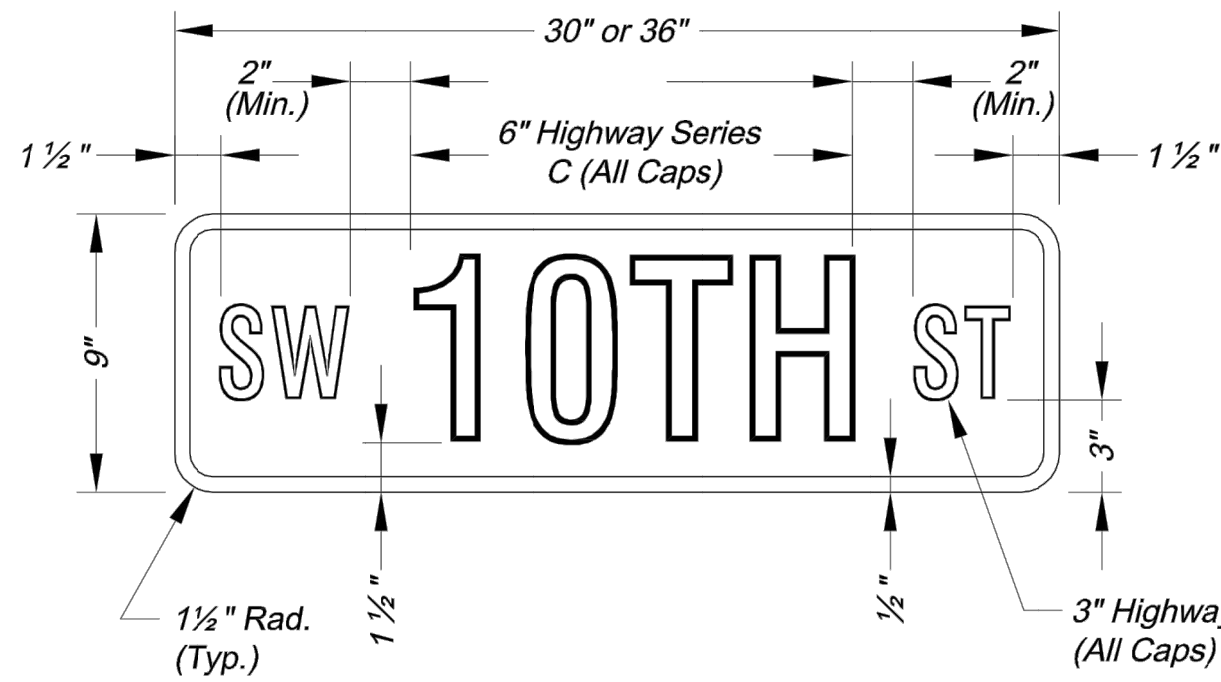
## STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts

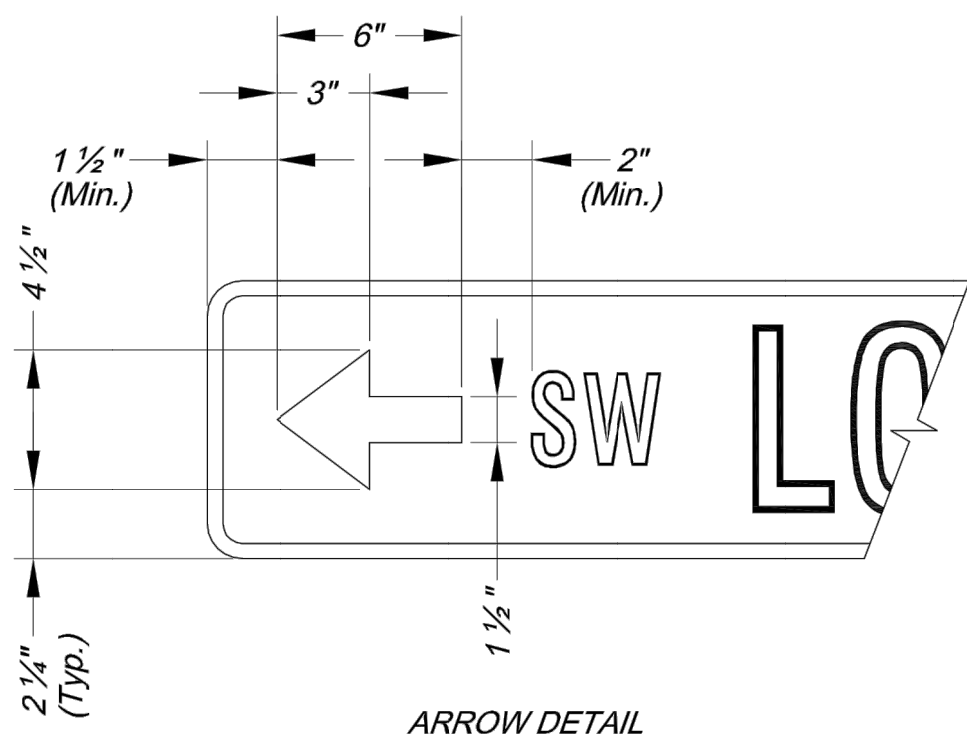


NAMED STREET NAME SIGN DETAIL

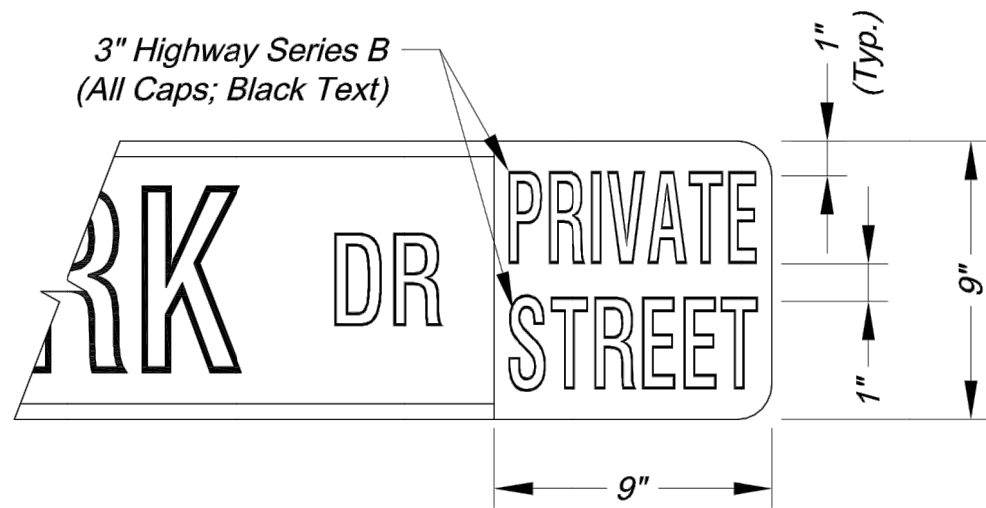
\* Use Highway Series B (All Caps) in lieu of series C if necessary to fit text on a 36" sign blank.



NUMBERED STREET NAME SIGN DETAIL



ARROW DETAIL

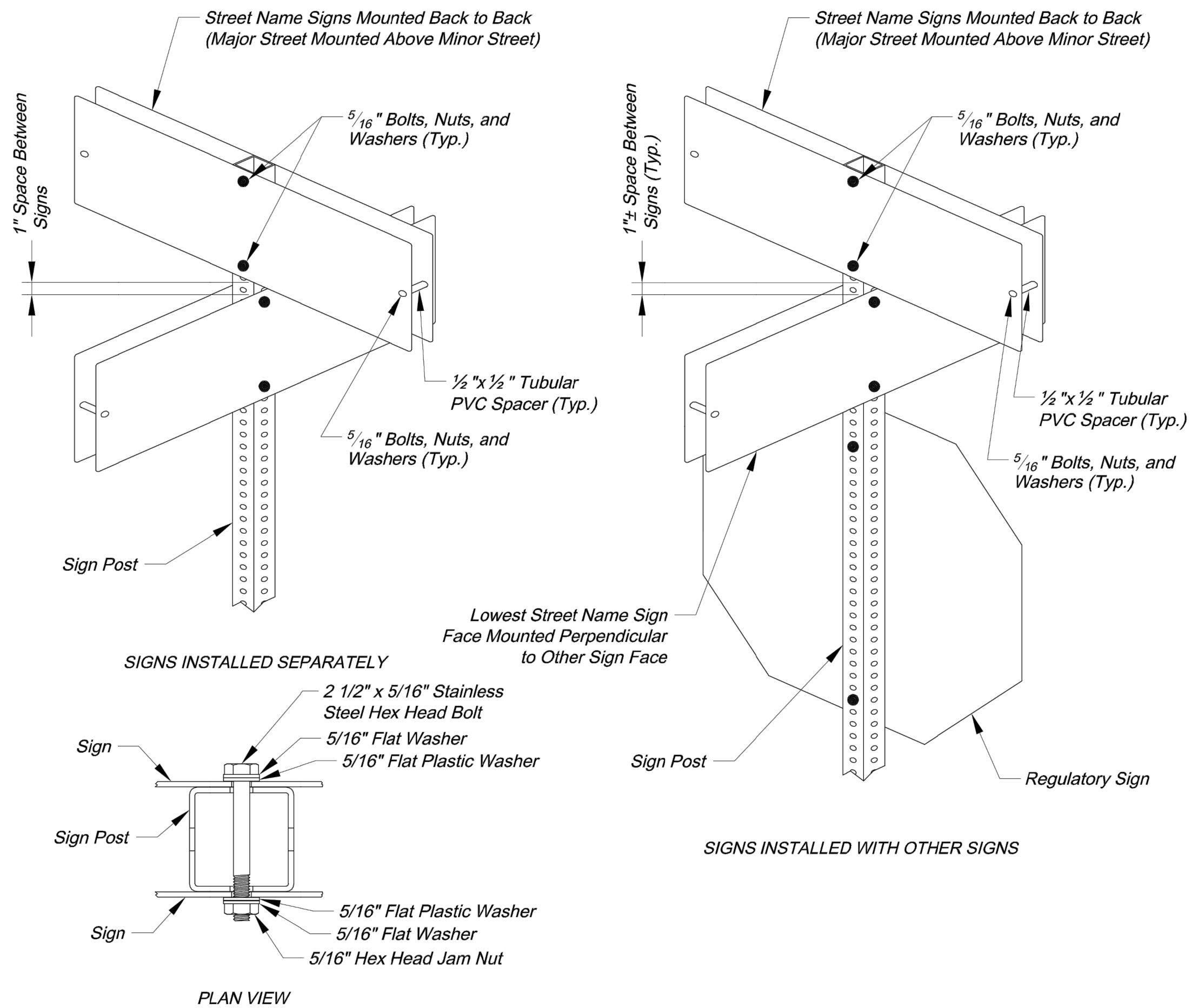


PRIVATE STREET TAG DETAIL

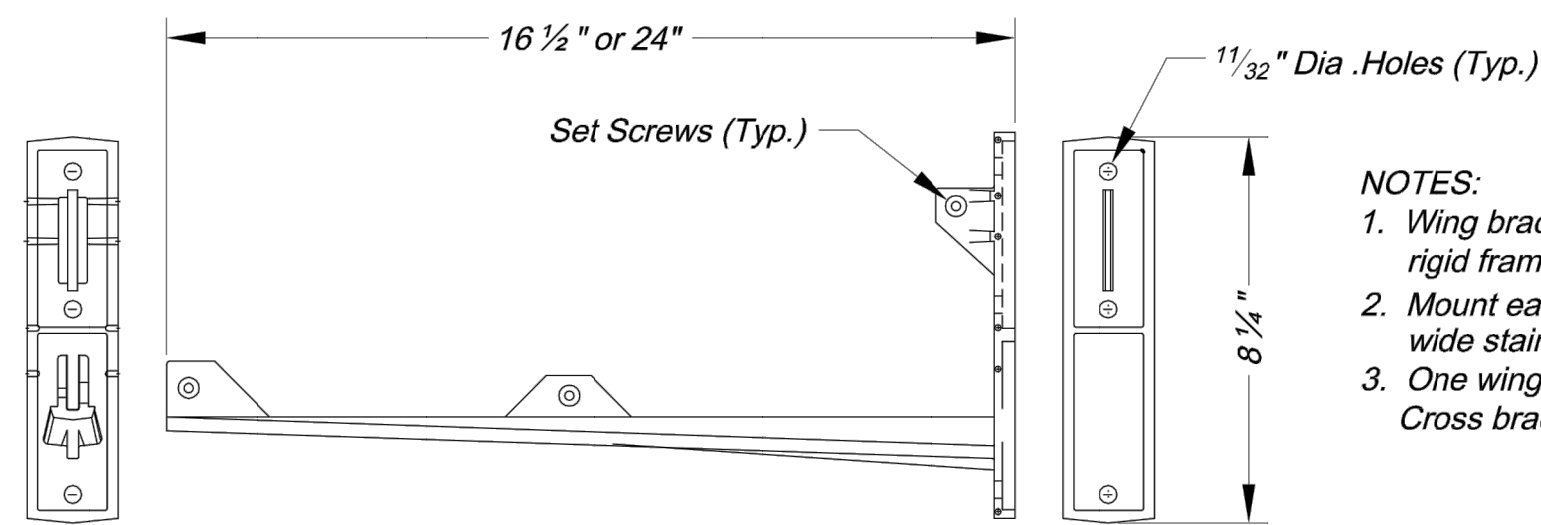
### NOTES:

- For all street name signs, the legend shall be white and the background shall be green.
- Arrows shall be added to street name signs where the name of a street changes at an intersection. Street name signs with arrows are to be installed on each side of the intersection to indicate the change in names. Arrows shall be white.
- The "PRIVATE STREET" tag should be added to the end of street name signs to indicate where a street that is outside the right-of-way intersects a public street. The background for the "PRIVATE STREET" tag shall be yellow.

## STREET NAME SIGN FACE DETAILS

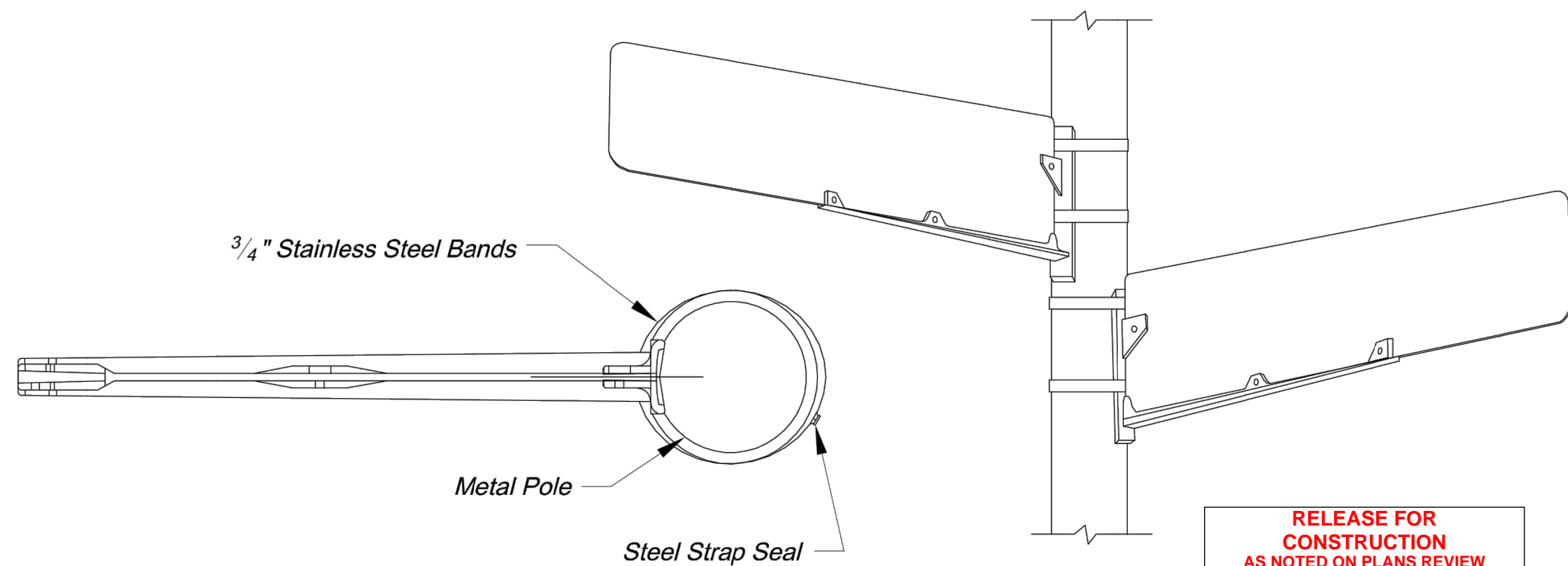


## SQUARE STEEL POST MOUNTING DETAILS



### NOTES:

- Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
- Mount each wing bracket to metal pole using two 3/4" wide stainless steel straps.
- One wing bracket shall be installed per each sign. Cross brackets are not allowed.



## WING BRACKET MOUNTING DETAILS

CITY OF LEE'S SUMMIT  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
PHONE: (816) 969-1800 FAX: (816) 969-1809



STREET NAME SIGN DETAILS

STANDARD DRAWING SN-3

Project:

Sheet Name:

Drawn By: AS  
Checked By: JW  
Date: 08/26/2009  
Project#

3 OF 3

3

**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

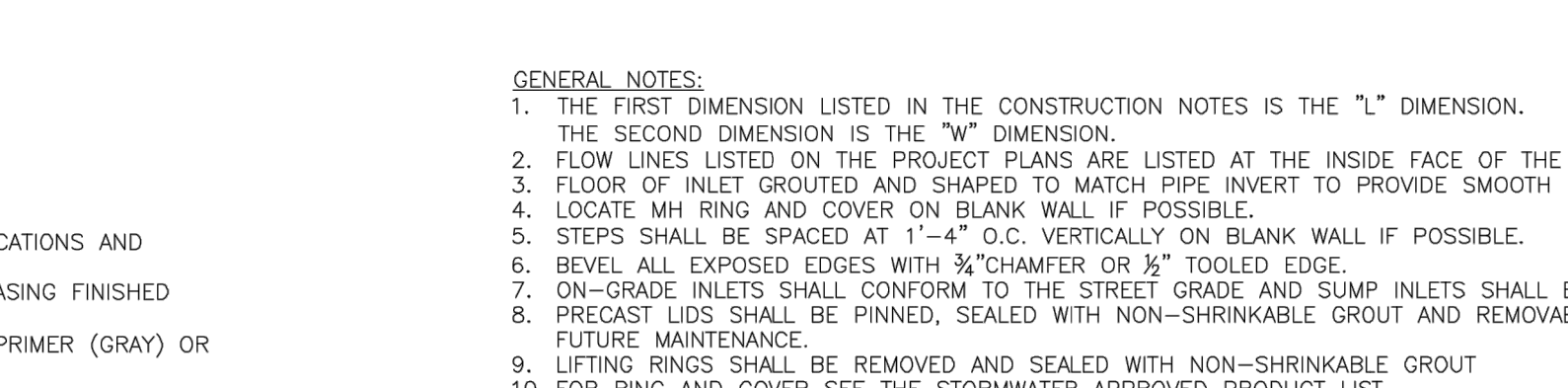
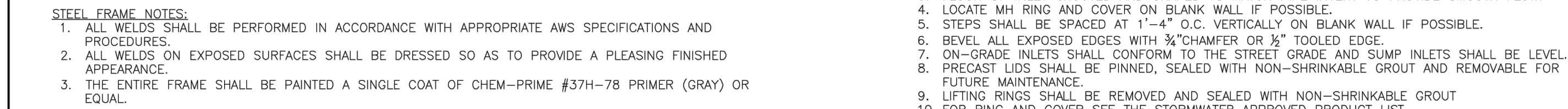
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NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT  
STREET NAME SIGN DETAILS  
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI  
ZACH A. MYERS  
NUMBER  
FE-2012000232  
2/10/21  
PROFESSIONAL ENGINEER

SHEET NUMBER  
C408  
25 OF 40





10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.



FLARED END SECTION

4"

This diagram shows the side elevation of the roof structure. It features a main roof section with a 12:12 pitch and a smaller, flared end section. The flared end section is labeled "FLARED END SECTION" and has a horizontal dimension of 4 inches. The roof is supported by a wall on the left and a vertical post on the right. The roof surface is shown with a dashed line indicating the underside.



# LEE'S SUMMIT

## MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Drawn By: MJF

Checked By: DL

**RELEASE FOR  
CONSTRUCTION  
BIDTENTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
STATE'S SUMMIT, MISSOURI**

---

KC  
- 5TH PLAT

DETAILS

W  
UNTY, MISSOURI

1

7.

DRAWING INFO.	
OWN BY:	GC
CK BY:	ZM
USE NO.	PE-2012009232
DATE:	12/2/2020
REVIEWED FOR:	FOR REVIEW
NUMBER:	20KC10057
COA NO.	000062

**SHEET NUMBER**  
**C501**  
26 OF 40

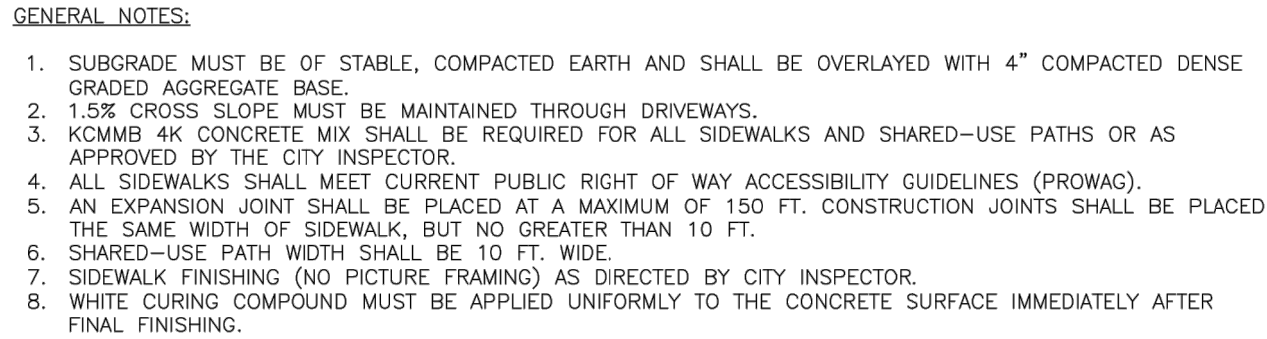
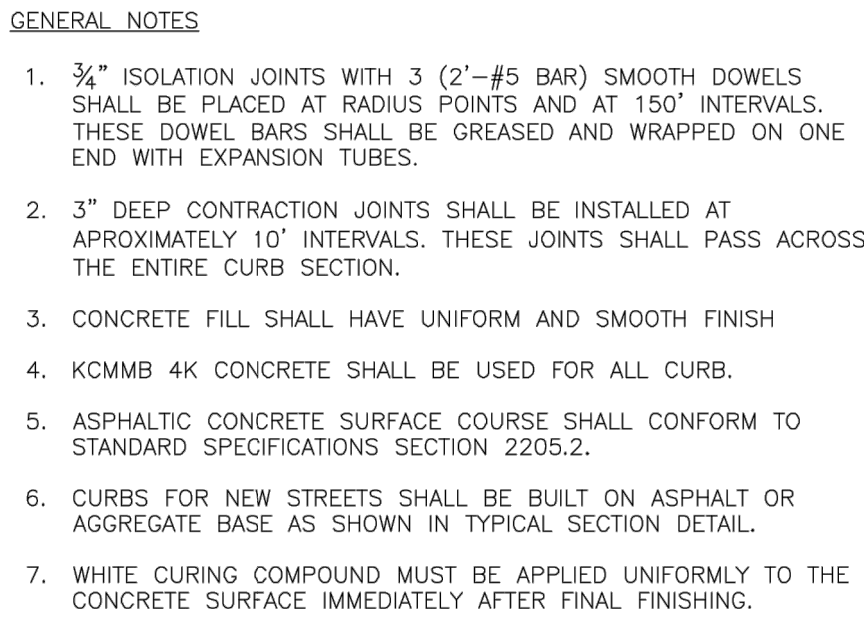







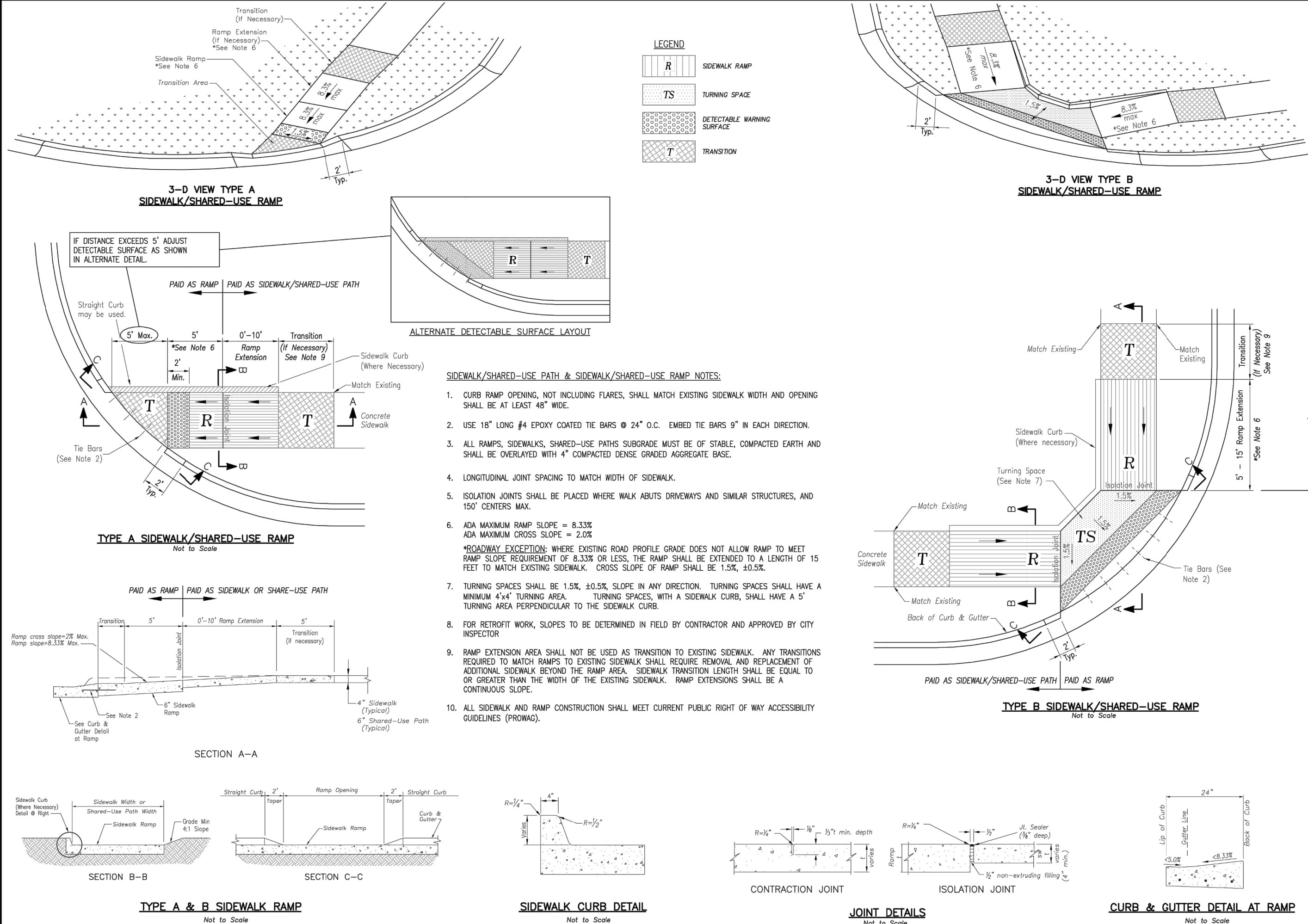






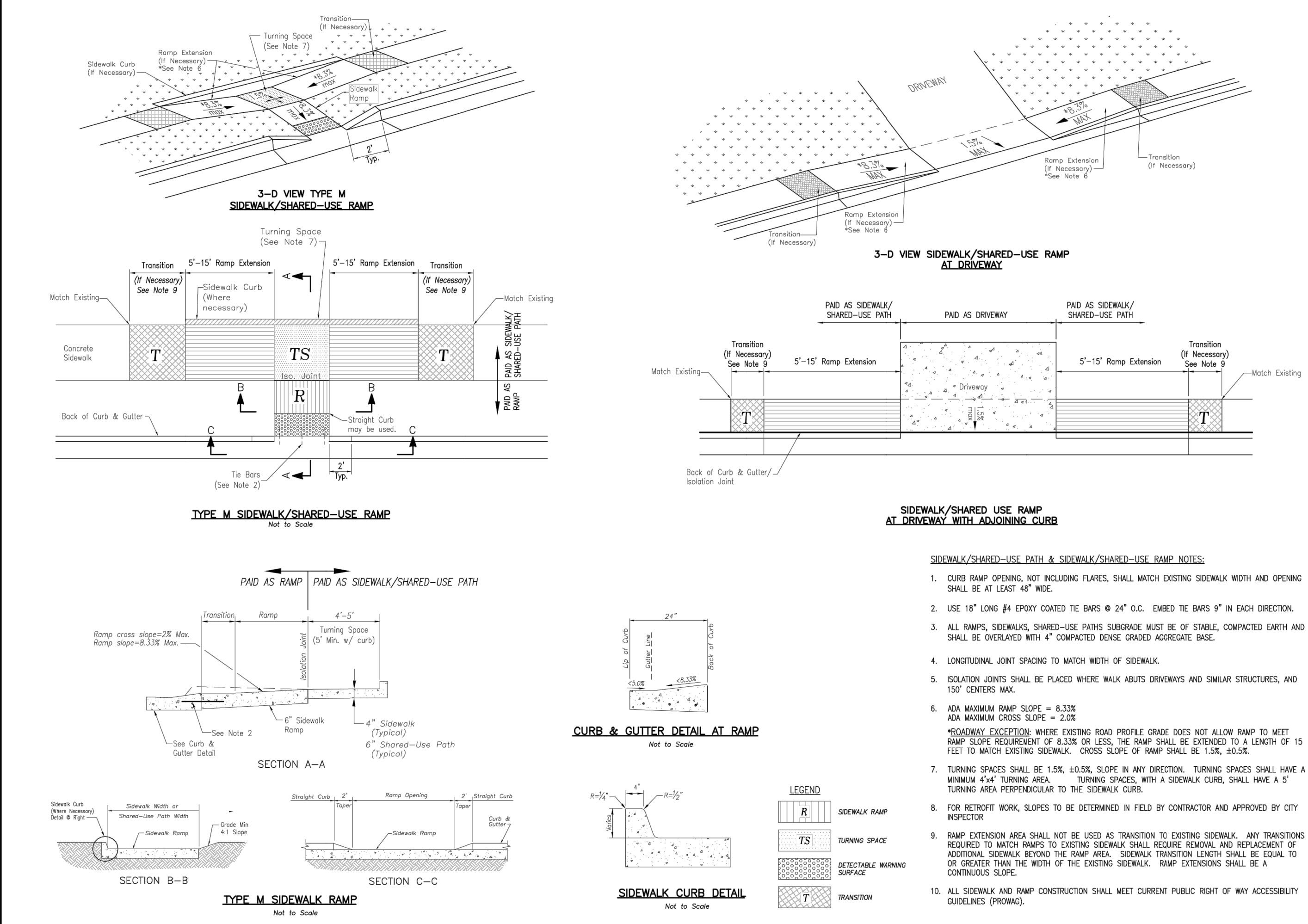
SUMMIT HOMES KC HIGHLAND MEADOWS - 5TH PLAT	CURB & SIDEWALK DETAILS	S10, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
		
SHEET NUMBER <div style="font-size: 2em; font-weight: bold; margin: 0;">C504</div> <div style="display: flex; justify-content: center; align-items: center; gap: 10px;"> <span style="font-size: 1.5em;">29</span> <span style="font-size: 1.5em;">OF</span> <span style="font-size: 1.5em;">40</span> </div>		





PROJECT	STANDARD DETAILS	CITY OF LEE'S SUMMIT, MO
SHEET NAME	LEE'S SUMMIT, JACKSON COUNTY, MO	ADA RAMP RETROFIT DETAIL
PROJECT	LEE'S SUMMIT, JACKSON COUNTY, MO	ADA RAMP RETROFIT DETAIL
DRAWN BY: MJP	CHECKED BY: DL	DATE: 06/17
PROJ. #:		

GEN-3A



PROJECT	STANDARD DETAILS	CITY OF LEE'S SUMMIT, MO
SHEET NAME	LEE'S SUMMIT, JACKSON COUNTY, MO	ADA RAMP RETROFIT DETAIL
PROJECT	LEE'S SUMMIT, JACKSON COUNTY, MO	ADA RAMP RETROFIT DETAIL
DRAWN BY: MJP	CHECKED BY: DL	DATE: 06/17
PROJ. #:		

GEN-3B

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 obtained by my firm. \*100.00 100.10% ±4.49% 1.15% Slope and 18-inch HOPE 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: 06/07/2022  
Title: Project Engineer

Certified by: GRC  
Firm: Anderson Engineering Inc.

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

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

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
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

ADA RAMP DETAILS

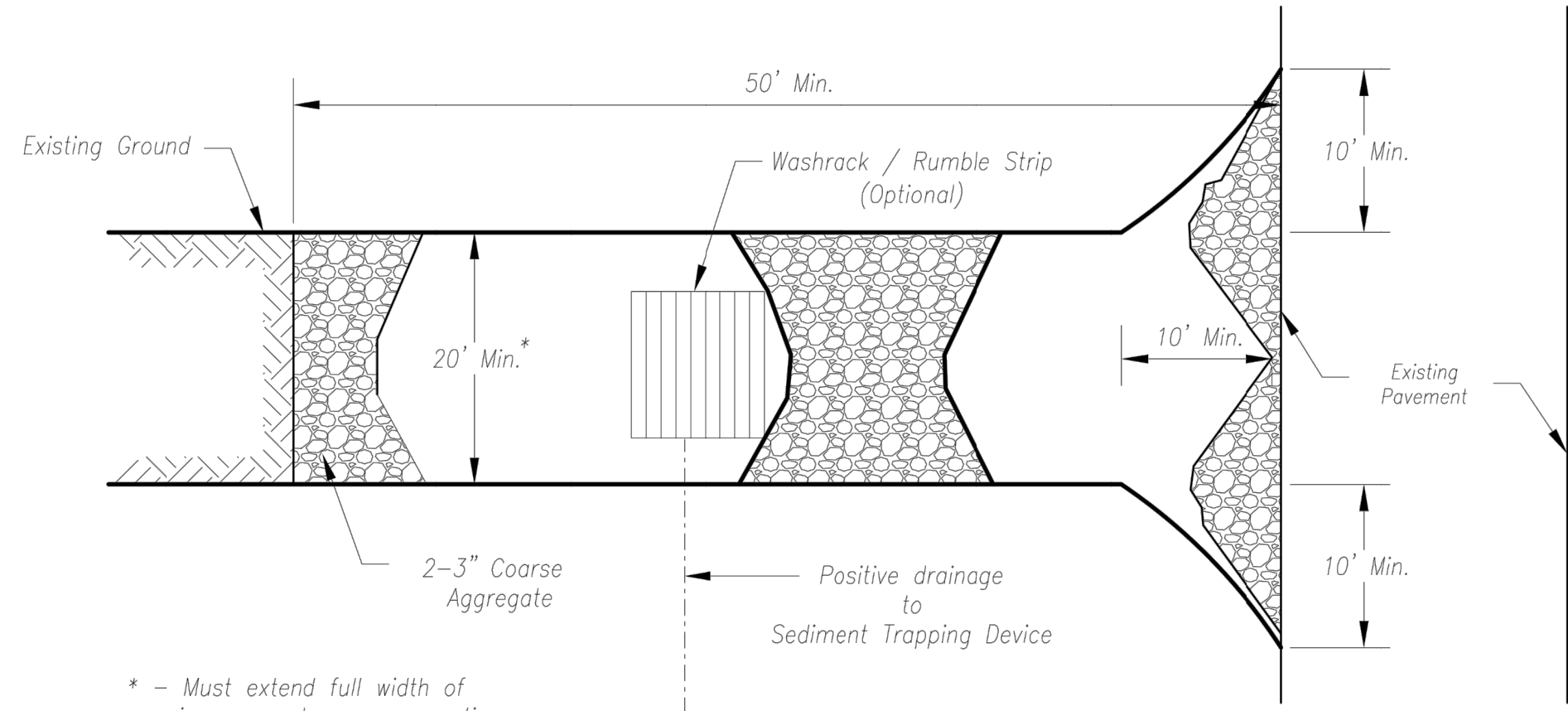
S10, T47N, R22W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI  
ZACH A. MYERS  
NUMBER  
PE-2012000232  
2/10/21  
PROFESSIONAL ENGINEER

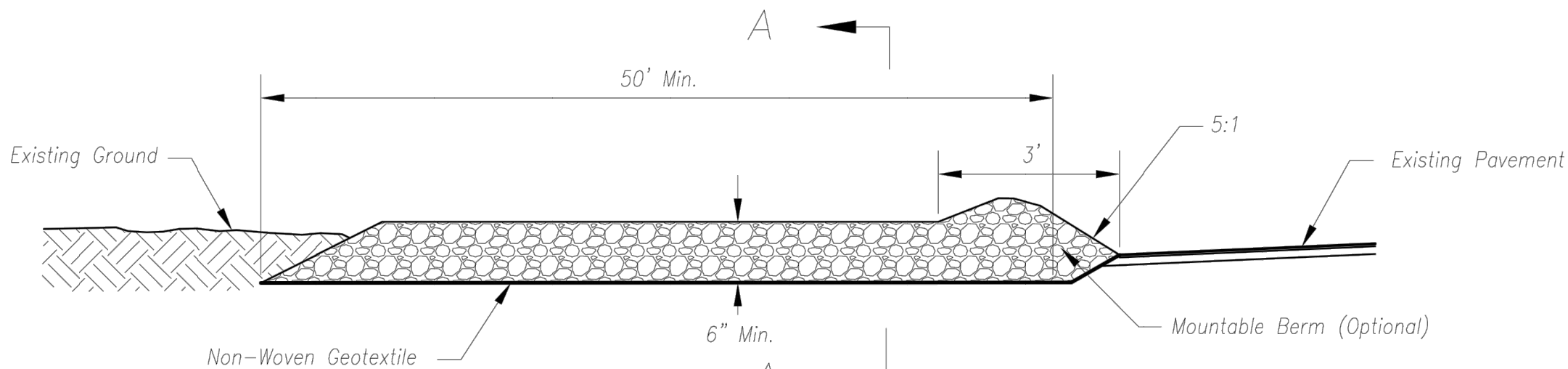
SHEET NUMBER  
C505  
30 OF 40



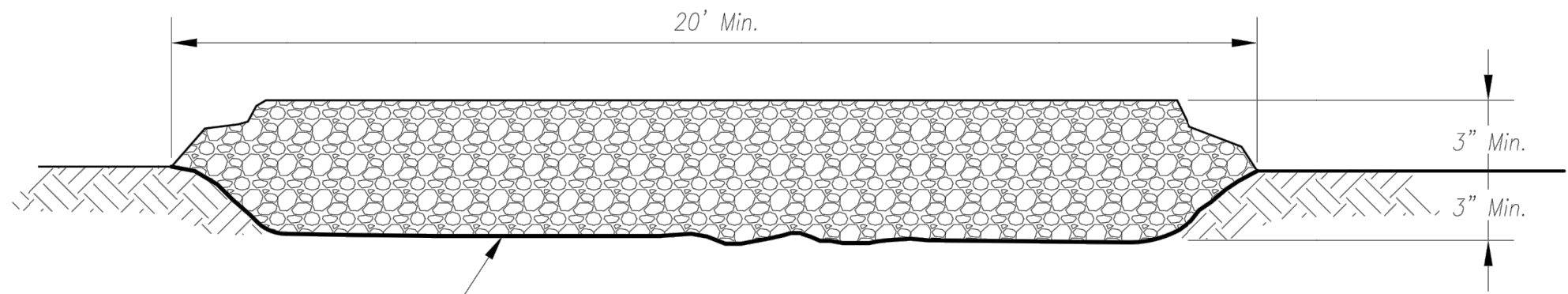
Mar 11, 2021 - 2:07pm Plotted By: gscite G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20K10057 - SHYS - DETAILS.dwg Layout: CONSTRUCTION ENTRANCE DETAILS



Plan View  
Not to Scale



Side Elevation  
Not to Scale



Section A-A  
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

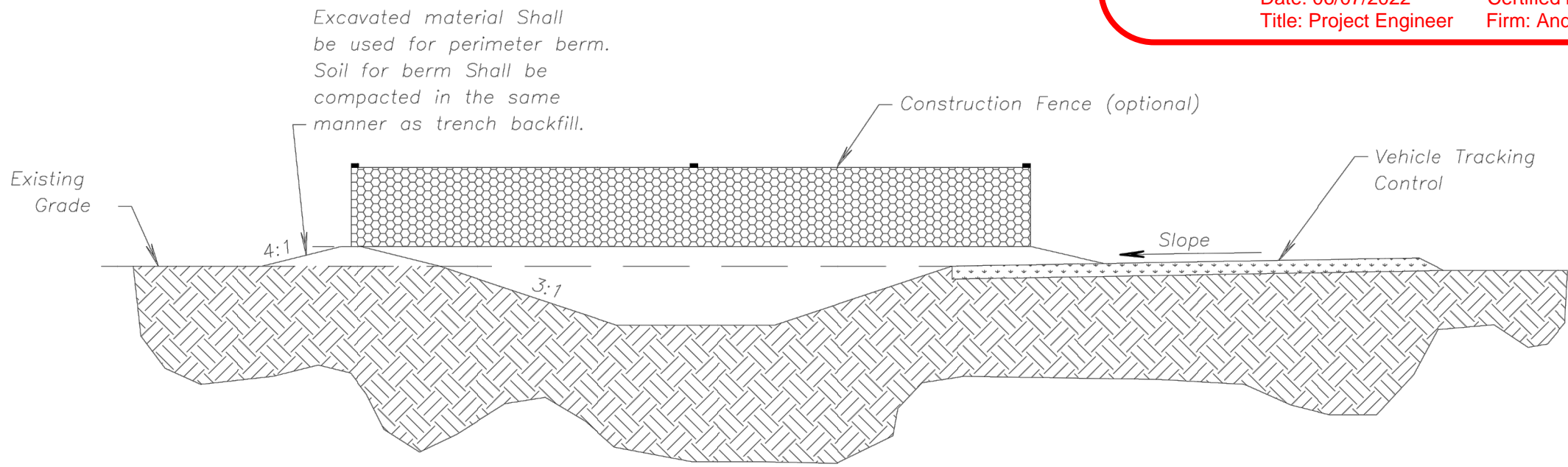
1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

AS-BUILT

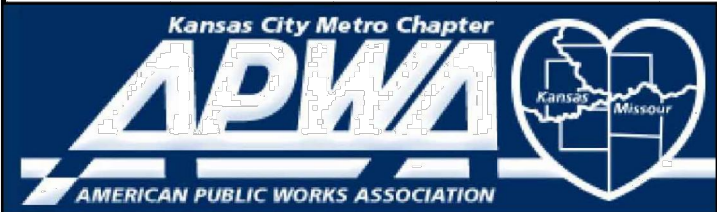
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes, and it is solely based on information obtained by my firm. \*100.00 100.10-1499% 1.15% slope, or 8-inch HDPE PVC pipe. All typical examples of revisions 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: 06/07/2022 Title: Project Engineer  
Certified by: GRC Firm: Anderson Engineering Inc.



CONCRETE WASHOUT

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

AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY  
METRO CHAPTER

CONSTRUCTION ENTRANCE  
AND CONCRETE WASHOUT

STANDARD DRAWING  
NUMBER ESC-OI  
ADOPTED:  
10/24/2016

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

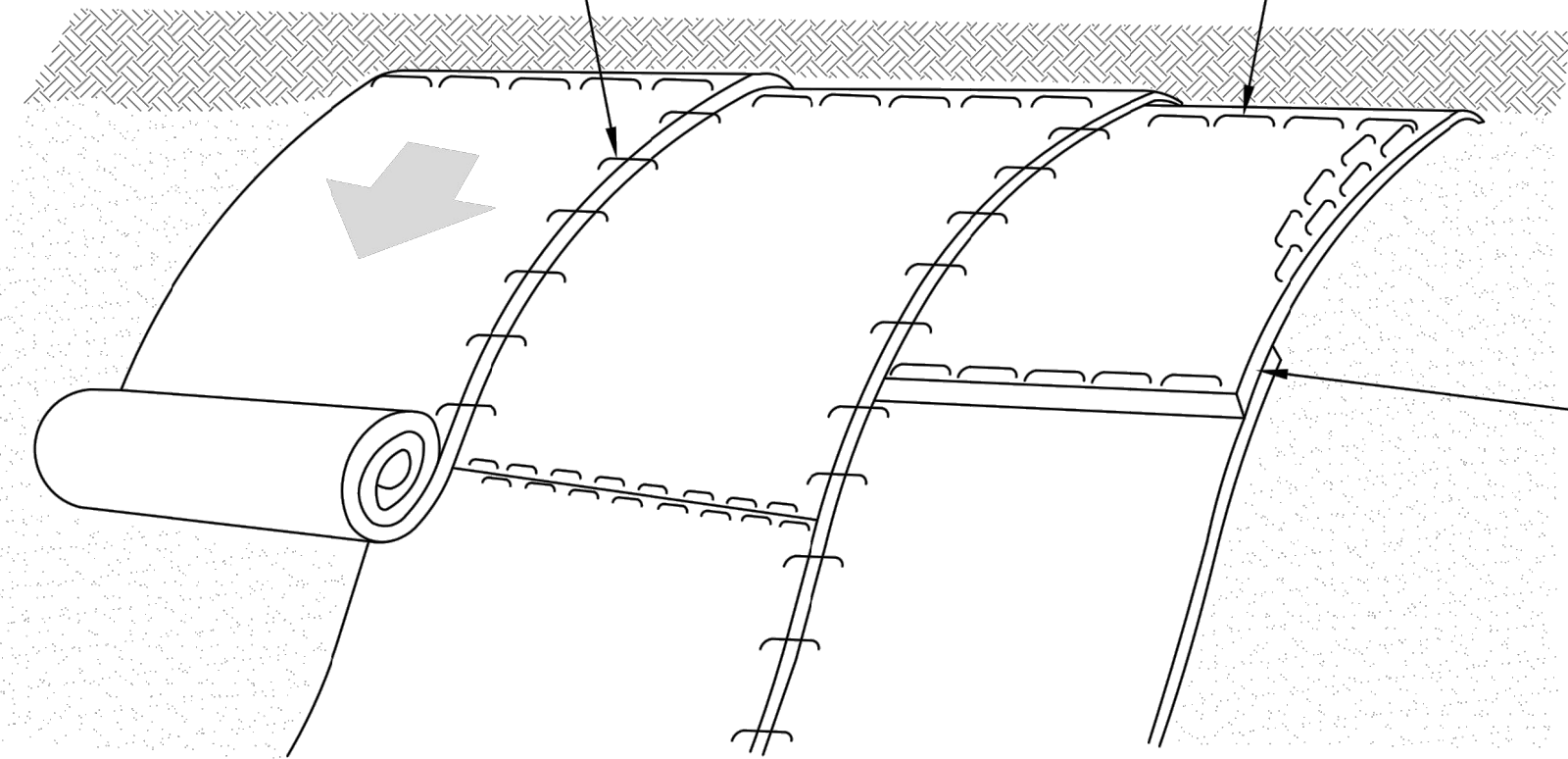
CONSTRUCTION  
ENTRANCE DETAILS

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

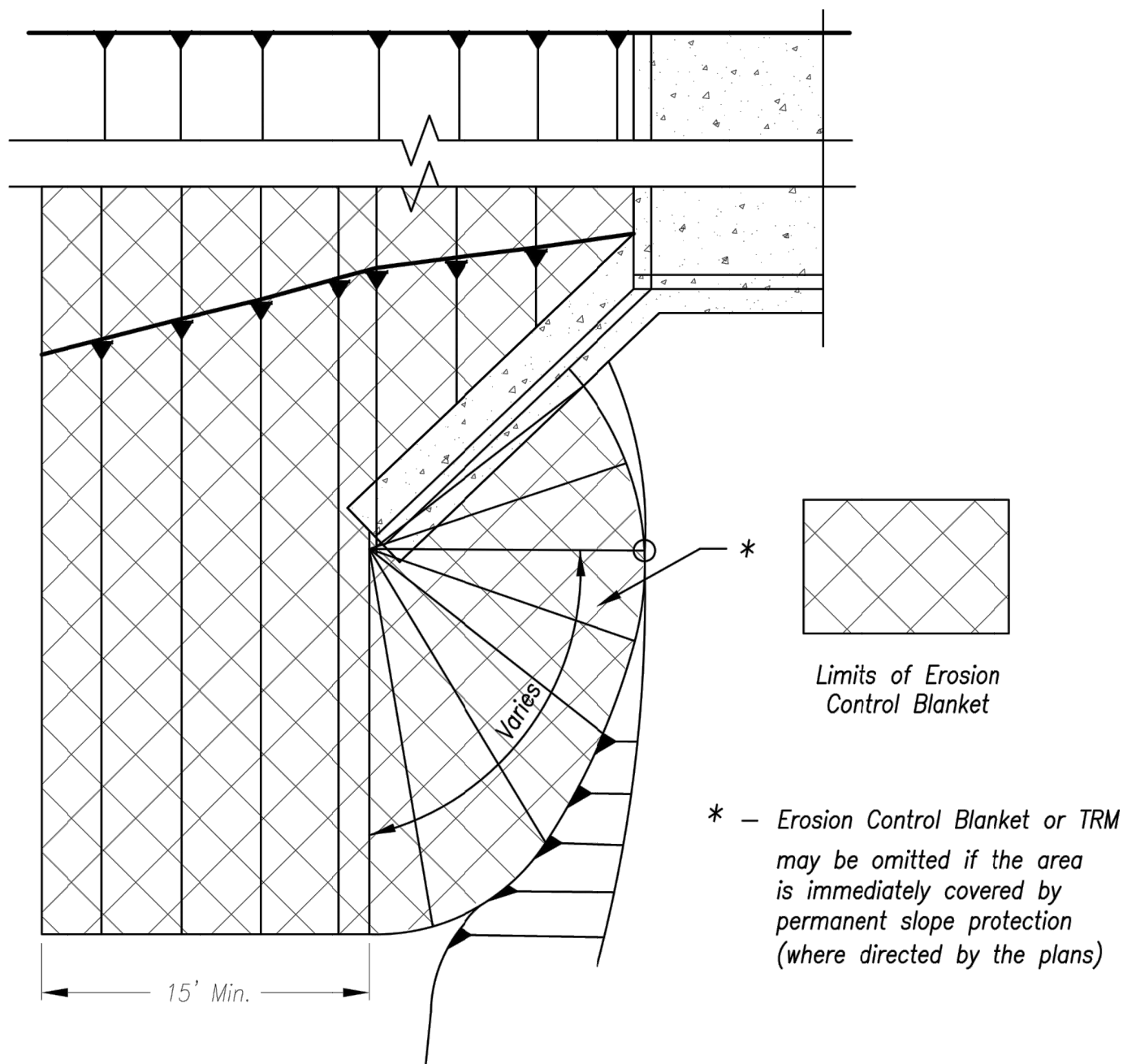


SHEET NUMBER  
C601  
31 OF 40





### Installation on Slopes



Partial Box Culvert Plan  
Not to Scale

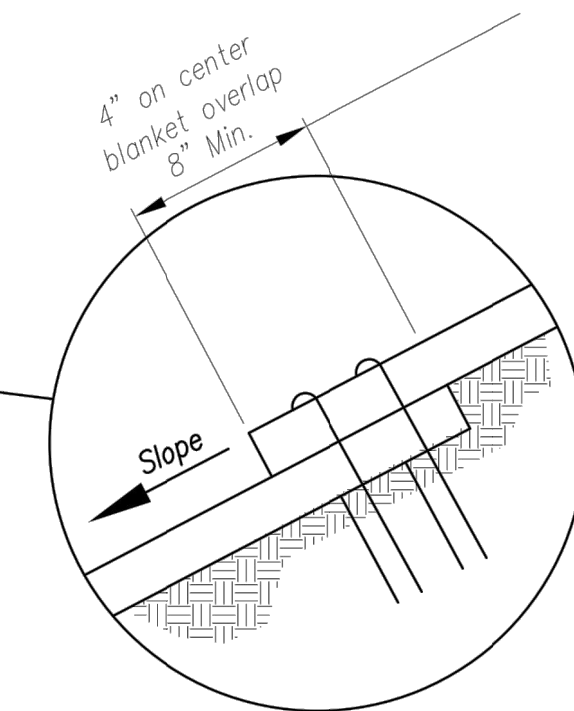
### Installation Around Culvert Slope

General Notes:

1. *APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.*
2. *Typical anchors and pattern/spacing shall be installed according to the manufacturers instructions.*
3. *LONGITUDINAL SEAMS: The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.*

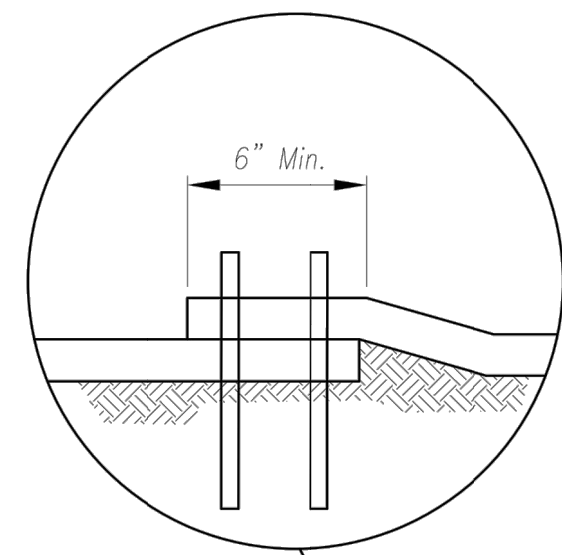
Maintenance:

1. Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
2. Edges or seams that are loose or frayed shall be secured.

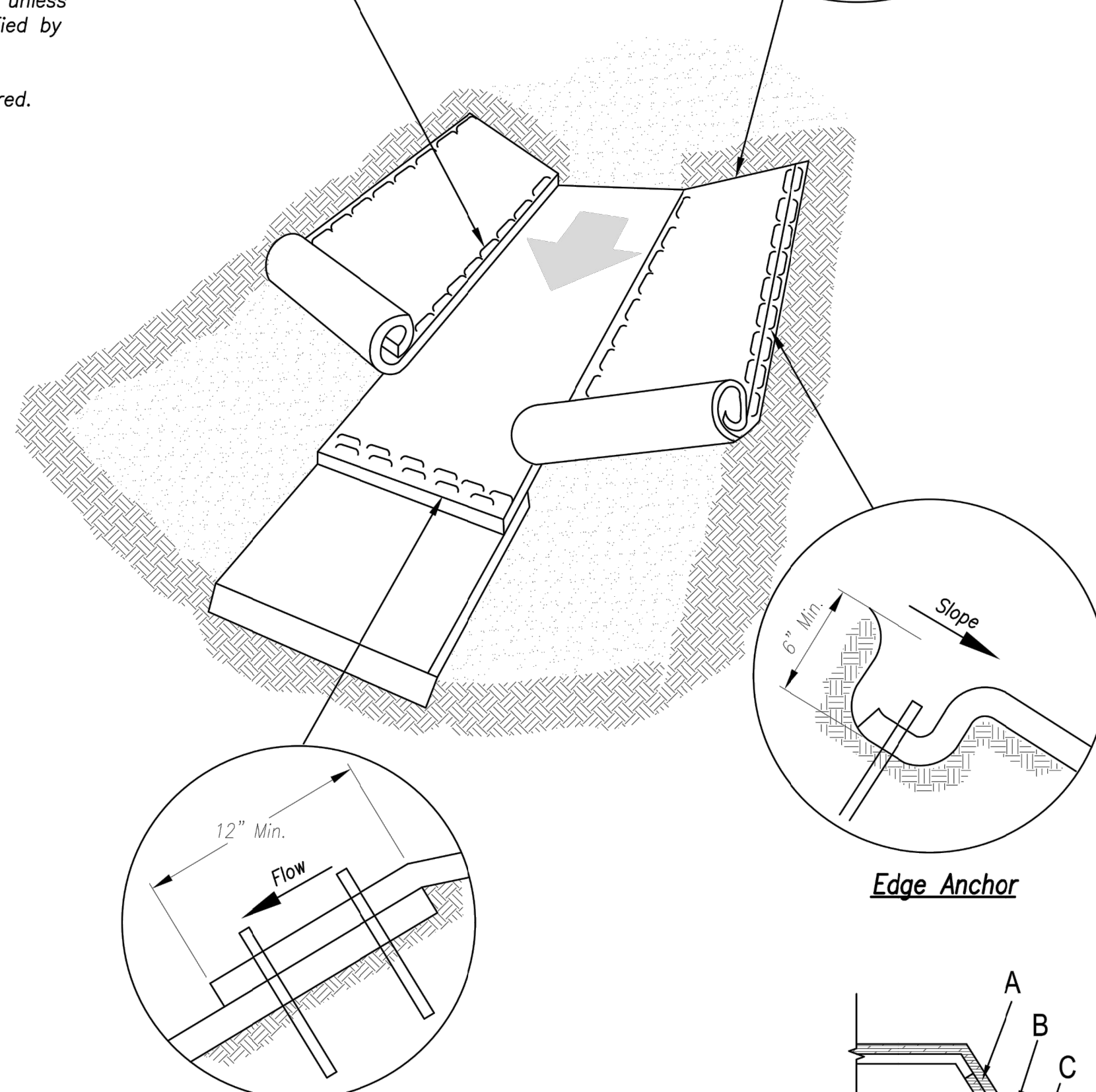
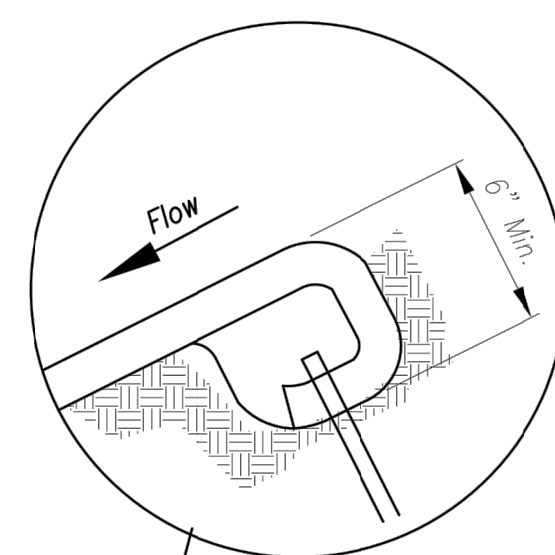


### Splice Seam

### Longitudinal Seam

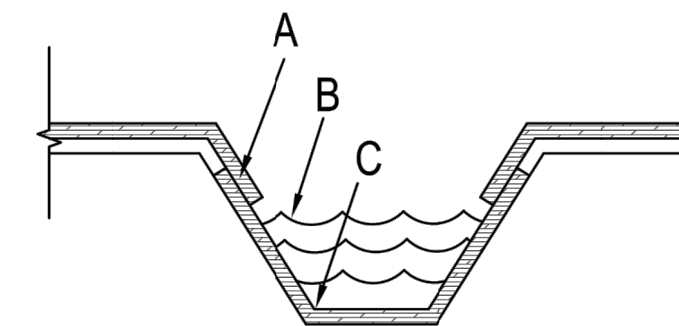


### Anchor Fold

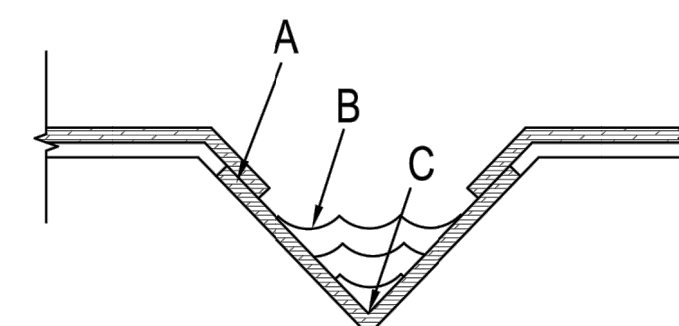


### Splice Seam

Edge Anchor



Trapezoidal Channel

V Channel

### Installation in Channels

Notes for Installation in Channels:

1. **Erosion Control Blankets and TRMs** shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable. In order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.
2. **ANCHOR FOLD:** The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.
3. **SPLICE SEAM:** When splices are necessary, overlap end a minimum of 12 inches in direction of water flow. Stagger splice seams.
4. **CHECK SLOTS:** Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.
5. **EDGE ANCHORS:** Lay outside edge of mat into trench at top of the slope and anchor.
6. **TERMINUS:** The bottom edge of the mat shall be anchored.

# 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 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: 06/07/2022  
Title: Project Engineer

Certified by: GRC  
Firm: Anderson Engineering Inc.

Critical Points:

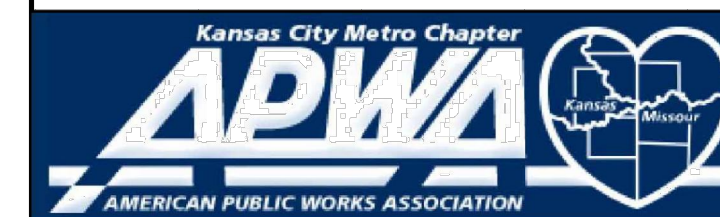
- A – *Overlaps and seams;*
- B – *Projected water line;*
- C – *Channel bottom / side slope vertices;*

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METRO CHAPTER

## EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS

S	STANDARD DRAWING NUMBER ESC-02
	ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details  
for Erosion and Sediment Control.

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012009232
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20KIC10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062

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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

## STEEP SLOPE PROTECTION DETAILS

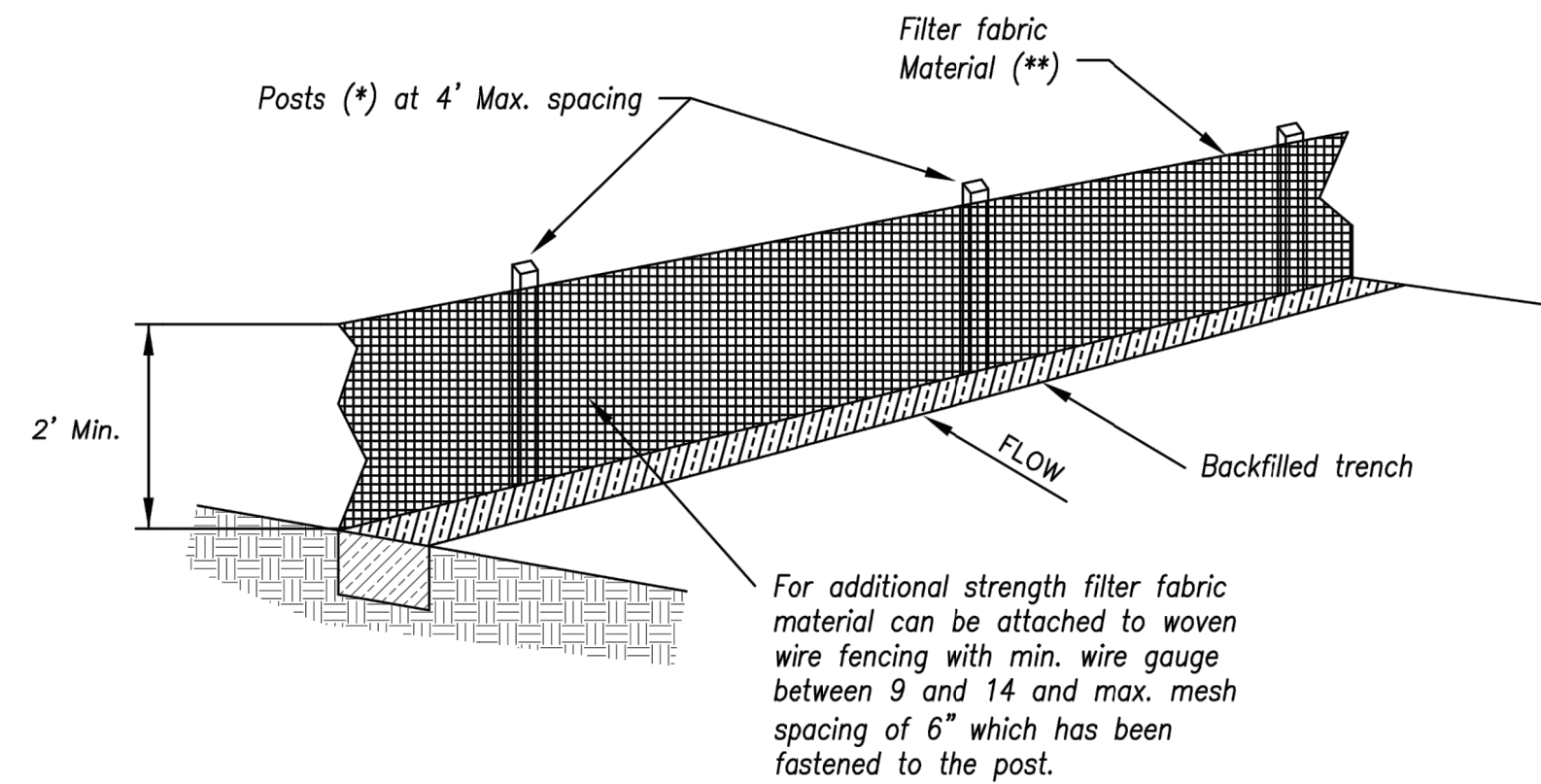
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**SHEET NUMBER**

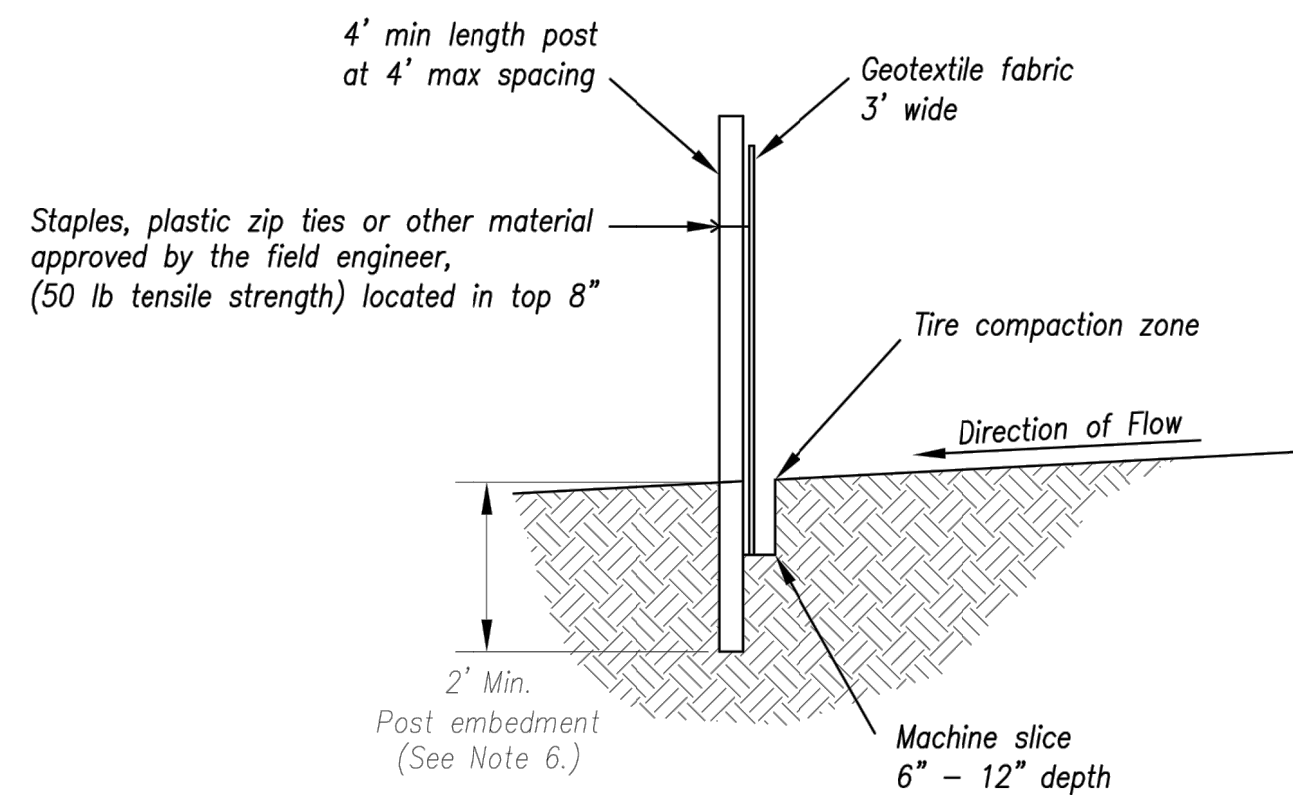
**C602**  
32 OF 40





- MIN, LENGTH 4'
- HARDWOOD 1  $\frac{3}{16}$ " x 1  $\frac{3}{16}$ "
- NO.2 SOUTHERN PINE 2  $\frac{5}{8}$ " x 2  $\frac{5}{8}$ "
- STEEL 1.33 LB/FT

(\*\*) - Geotextile Fabric shall meet the requirements of AASHTO M288



Not to Scale

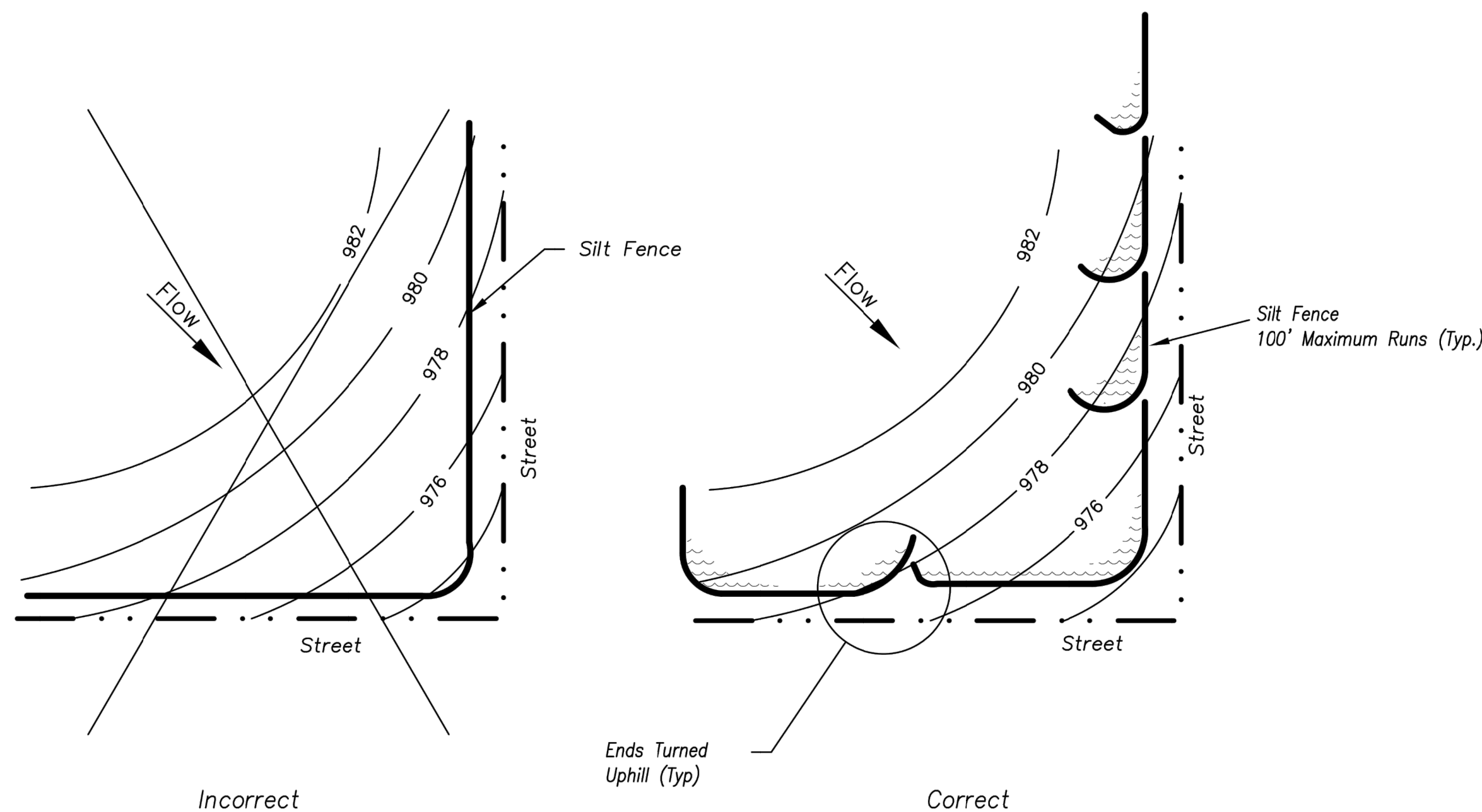
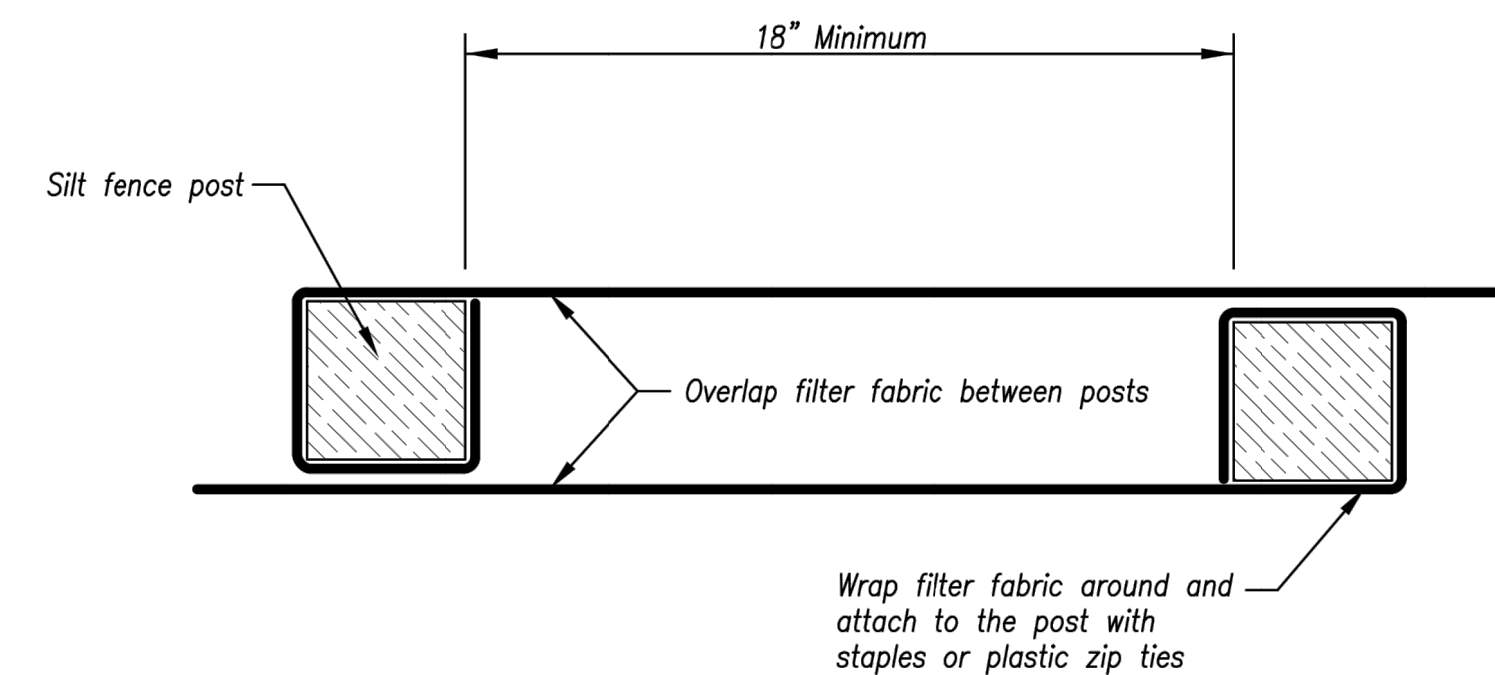
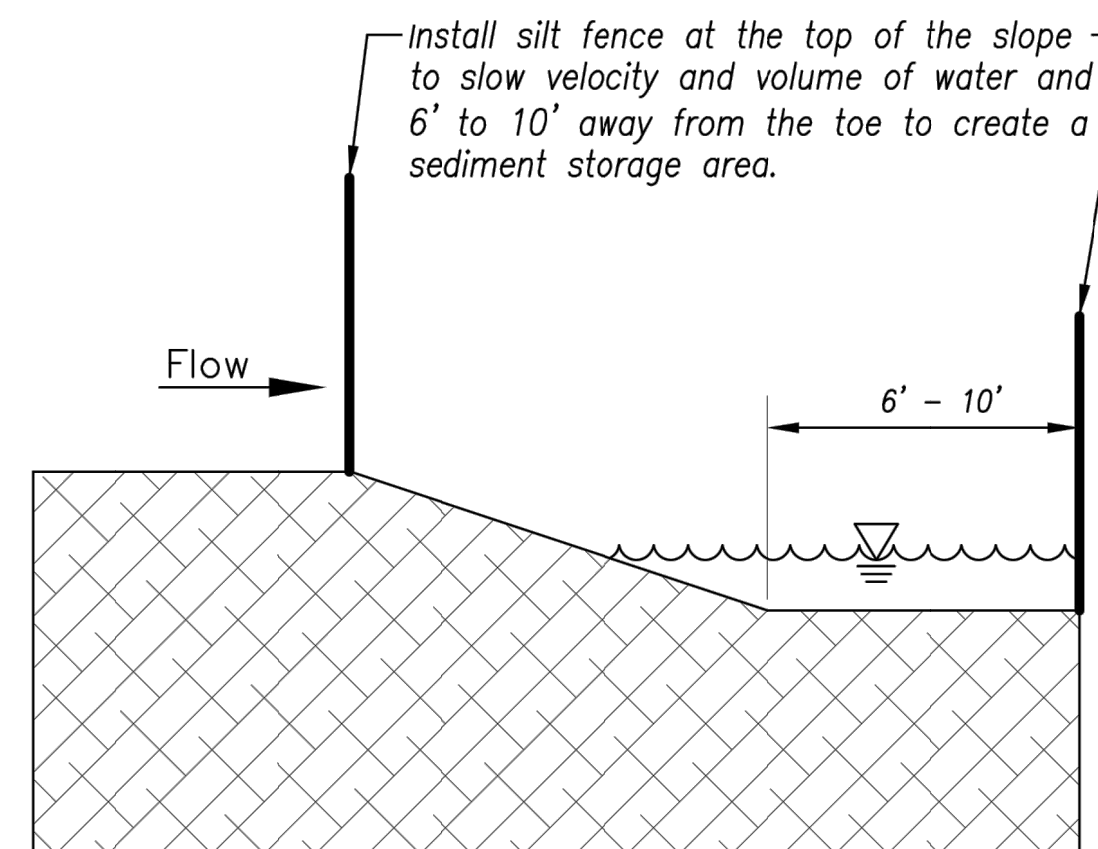


Figure A



### JOINING FENCE SECTIONS

*Not to Scale*

# AS-BUILT

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KANSAS CITY  
METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details  
for Erosion and Sediment Control.



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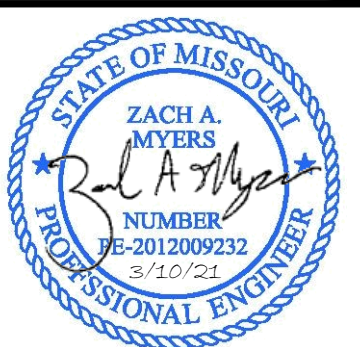
REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
1.	REVISED PER CITY COMMENTS	GC	1/1/5/21	DRAWN BY: GC
2.	REVISED PER CITY COMMENTS	GC	2/26/21	CHECK BY: ZM
				LICENSE NO. PE-2012009232
				DATE: 12/2/2020
				ISSUED FOR: FOR REVIEW
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER: 20KC10057
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO. 000062

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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

## SILT FENCE DETAILS

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

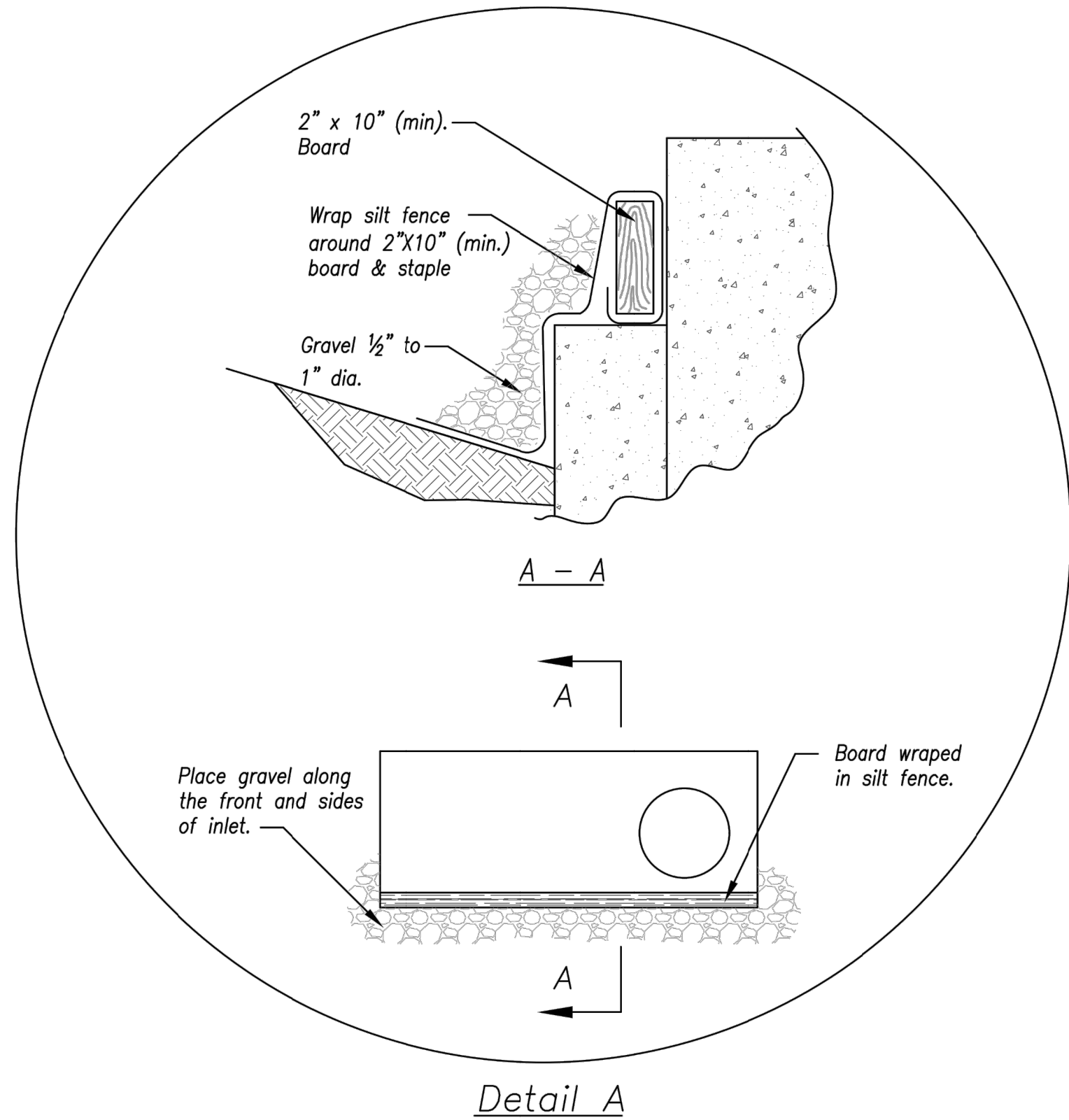
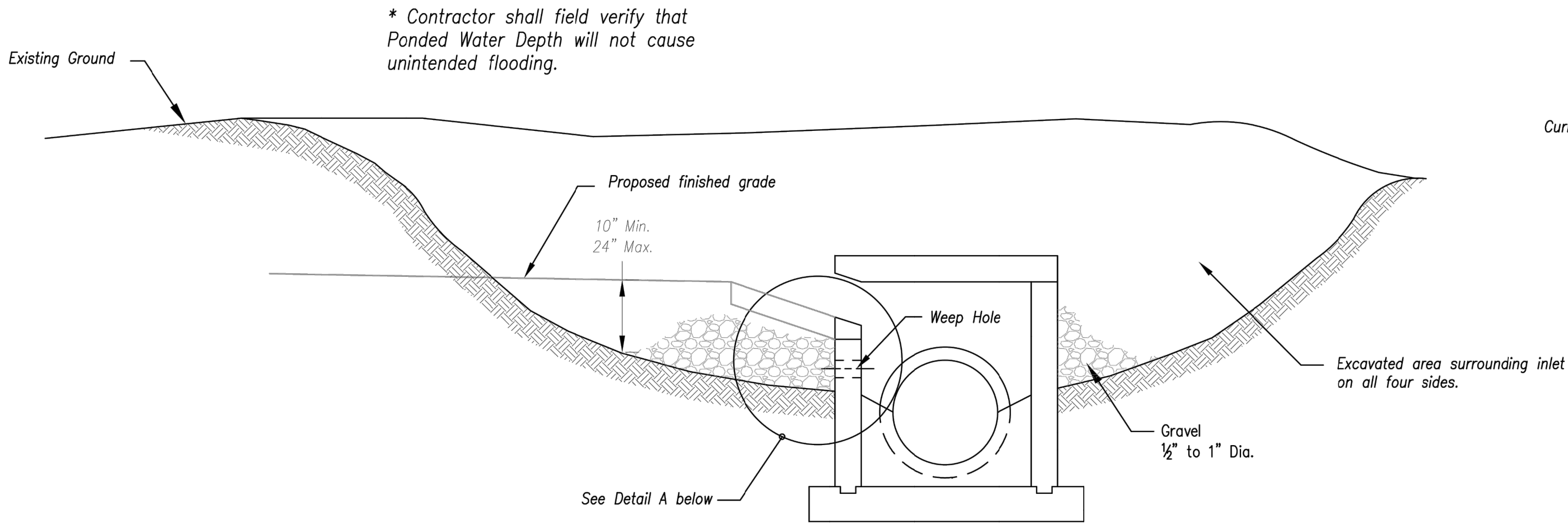


**SHEET NUMBER**

C603  
33 OF 40



Mar 11, 2021 -- 2:07pm Plotted By: gscite G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SHYS - DETAILS.dwg Layout: CURB INLET PROTECTION DETAILS



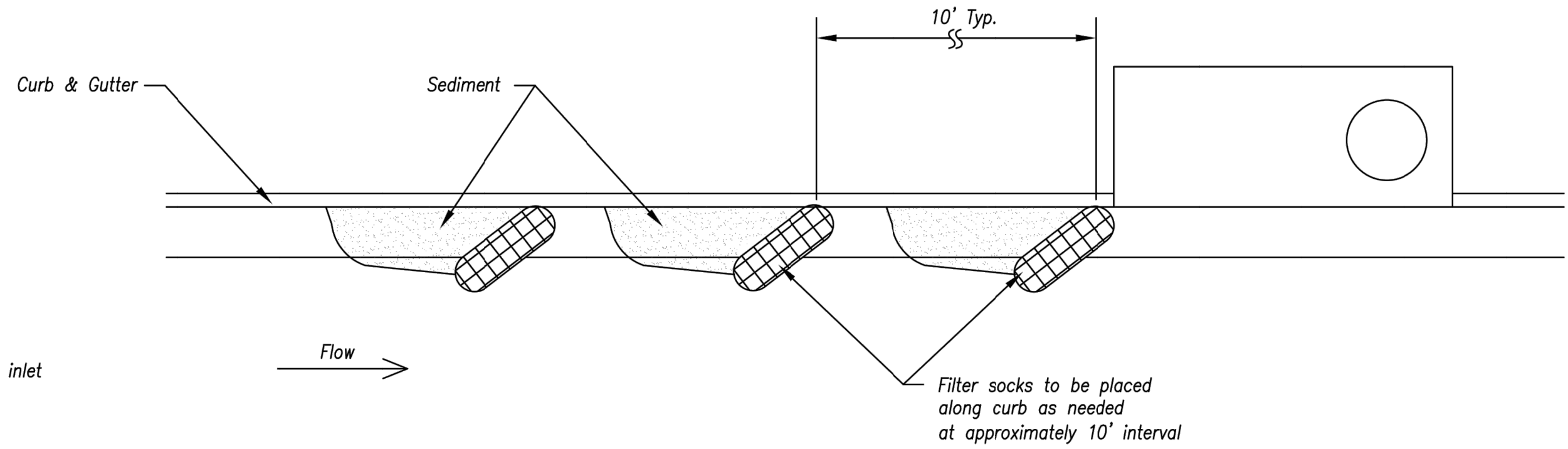
EARLY STAGE CURB INLET  
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

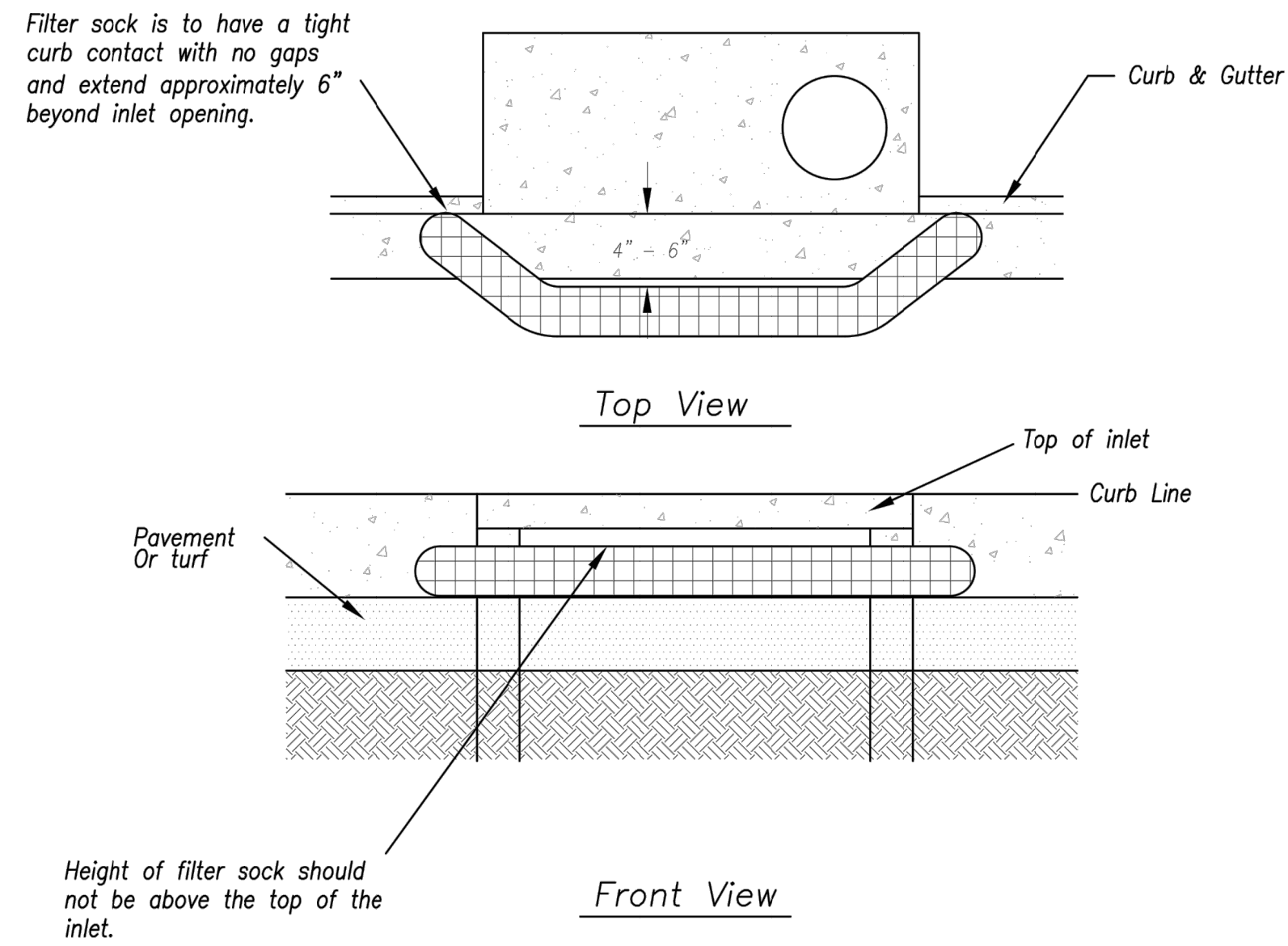
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET  
(After Pouring Curb and Inlet Throat)

AS-BUILT

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Date: 06/07/2022 Title: Project Engineer Firm: Anderson Engineering Inc.

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STATE OF MISSOURI

ZACH A. MYERS

NUMBER

FE-2012009232

2/10/21

PROFESSIONAL ENGINEER

KANSAS CITY METRO CHAPTER

STANDARD DRAWING  
NUMBER ESC-06  
ADOPTED:  
10/24/2016

CURB INLET PROTECTION

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7.	AS-BUILT DRAWINGS	GC	6/7/22

DRAWN BY:	GC
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LICENSE NO.	FE-2012009232
DATE:	12/2/2020
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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

CURB INLET  
PROTECTION DETAILS

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

STATE OF MISSOURI

ZACH A. MYERS

NUMBER

FE-2012009232

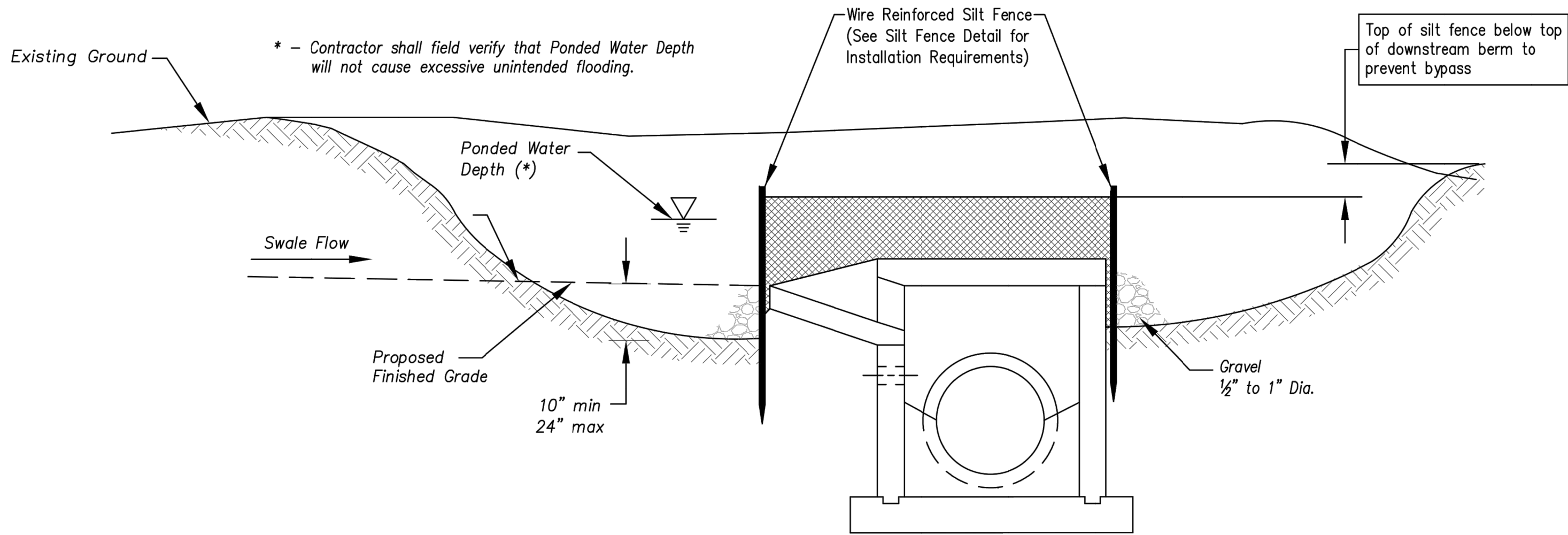
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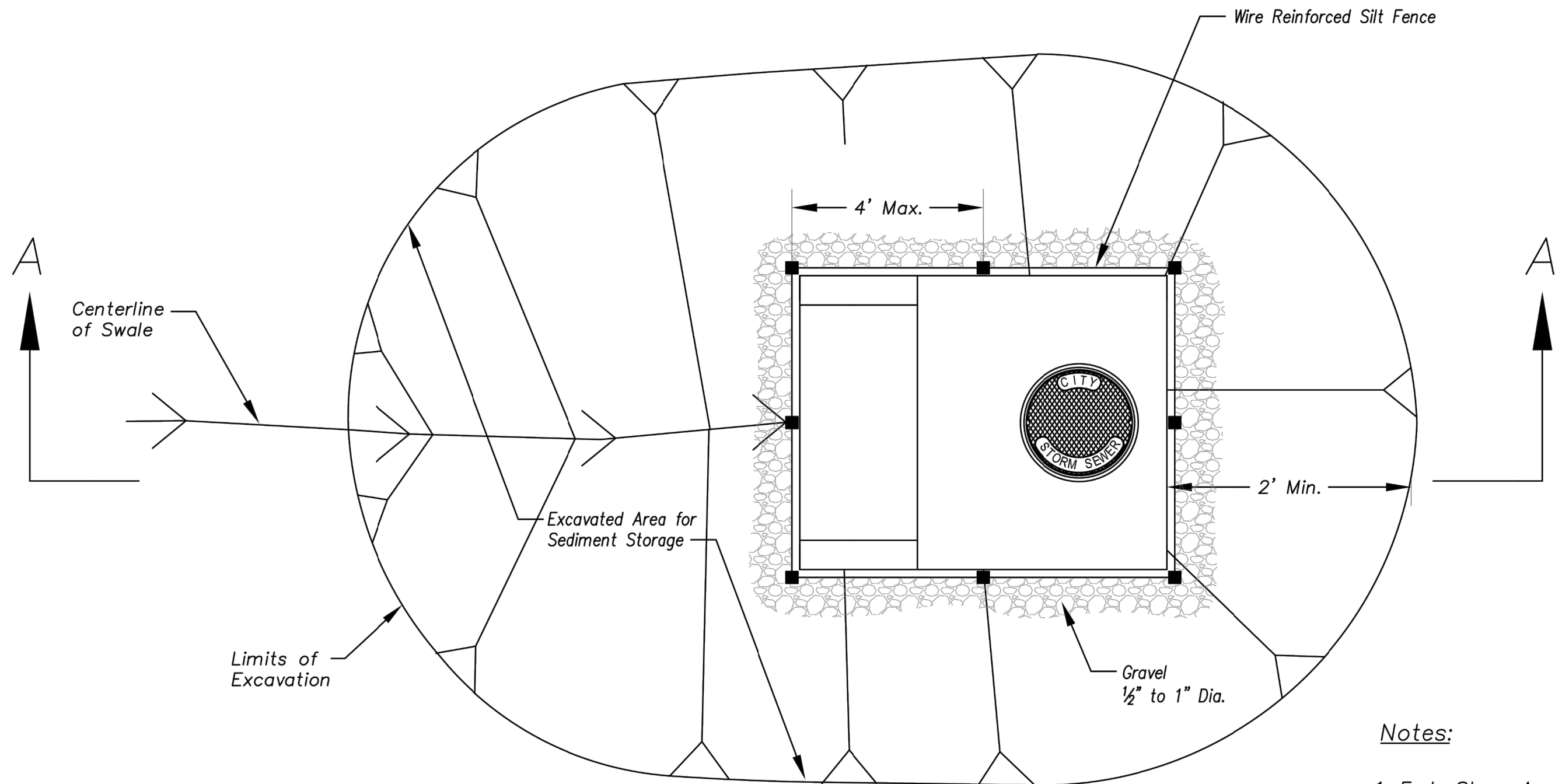
SHEET NUMBER  
C604  
34 OF 40

Modified from 2015 Overland Park Standard Details  
for Erosion and Sediment Control.





Section A-A  
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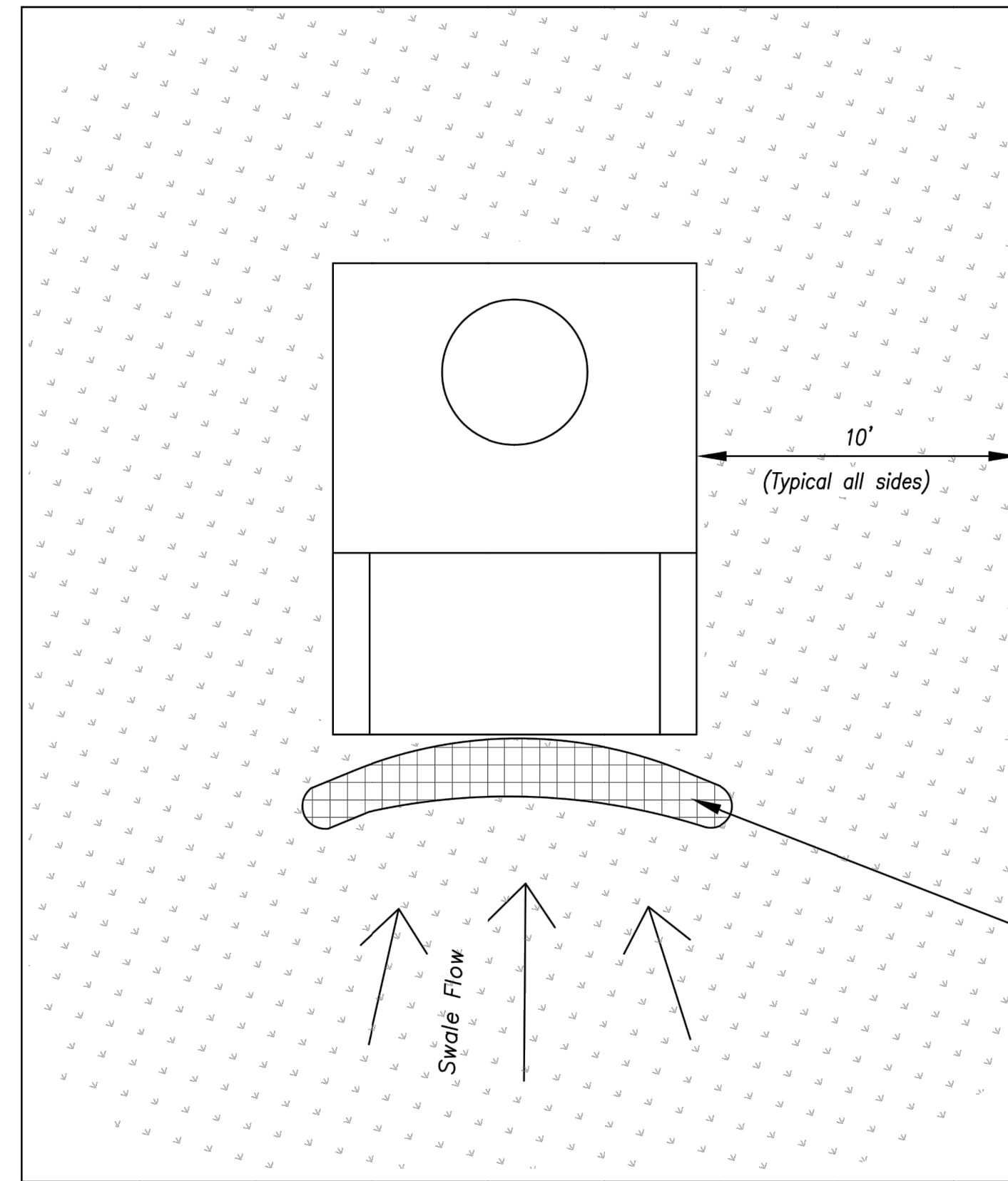
Plan  
Not to Scale

**EARLY STAGE AREA INLET**  
(All open boxes and inlets not at final grade)

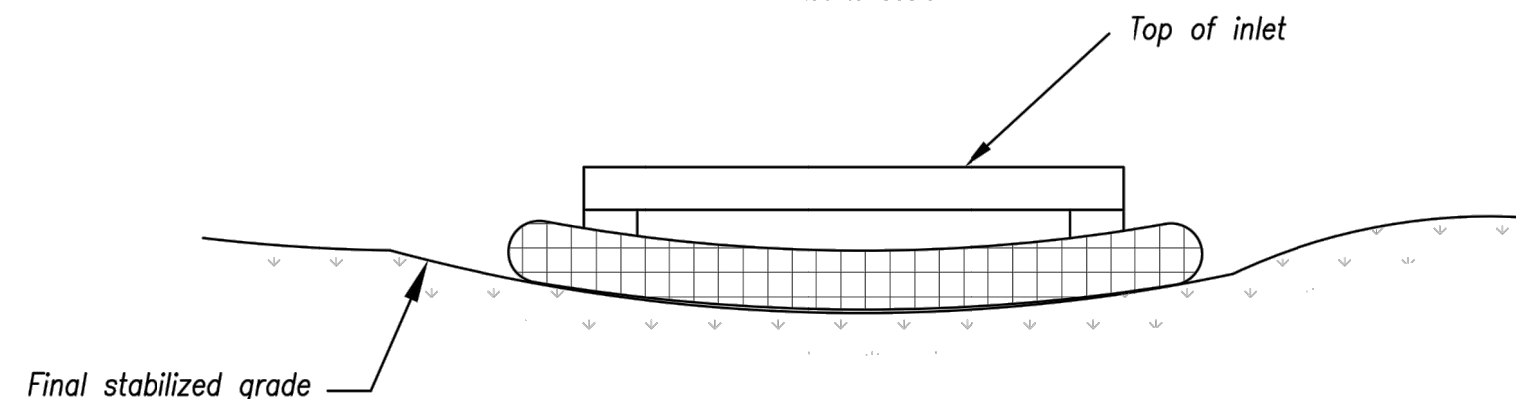
**Notes:**

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



Plan  
Not to Scale



Front View

**LATE STAGE AREA INLET**  
(Area inlets at final grade and existing inlets)

**Maintenance:**

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

**RELEASE FOR CONSTRUCTION**  
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Date: 06/07/2022  
Title: Project Engineer  
Firm: Anderson Engineering Inc.

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KANSAS CITY  
METRO CHAPTER

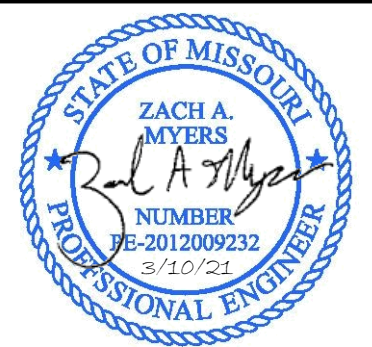
AREA INLET AND  
JUNCTION BOX PROTECTION

STANDARD DRAWING  
NUMBER ESC-07  
ADOPTED:  
10/24/2016

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

**AREA INLET  
PROTECTION DETAILS**

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



SHEET NUMBER  
**C605**  
35 OF 40

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1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

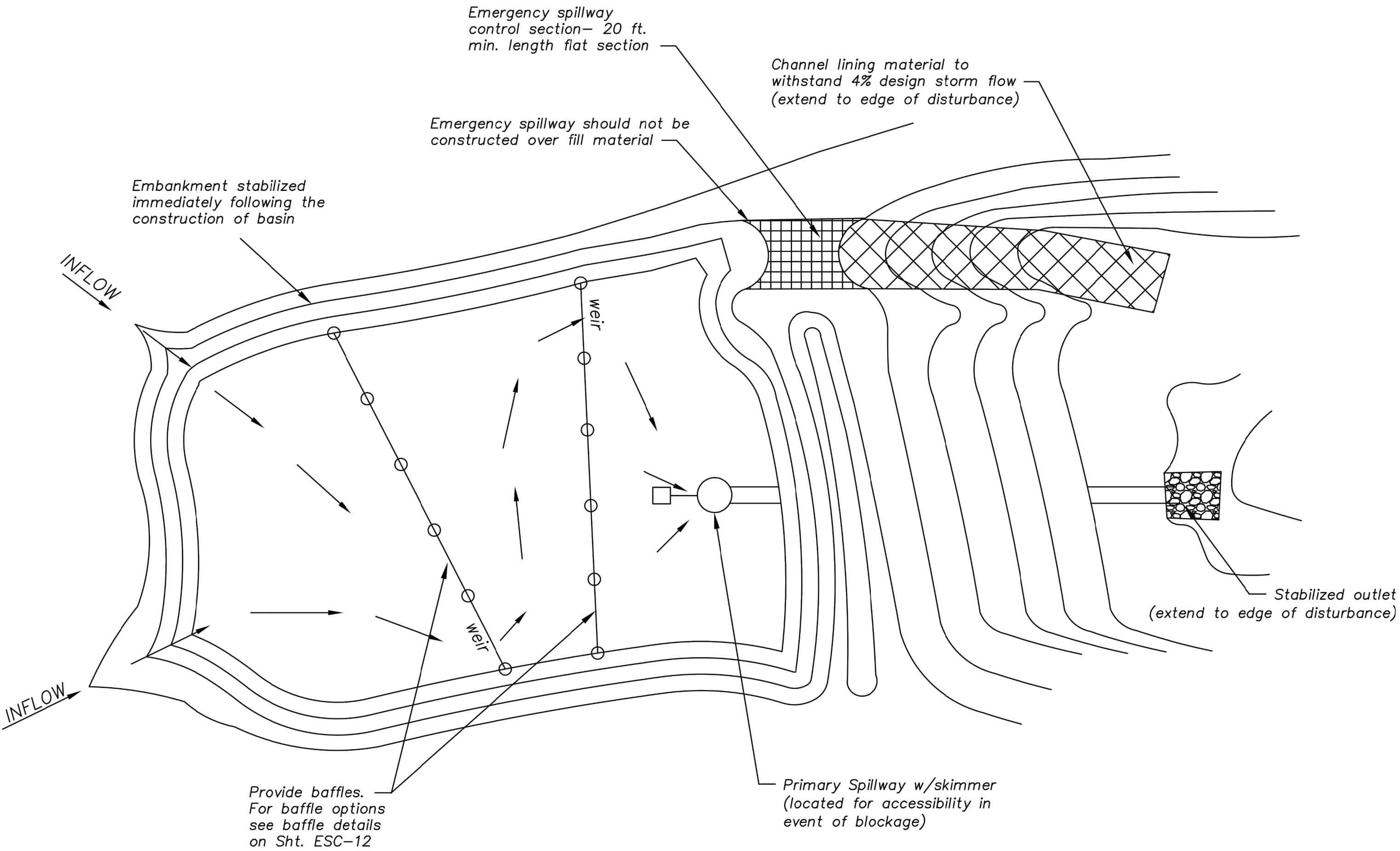
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	12/2/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KCI0057
MO COA NO.	00062



**C606**  
36 OF 40

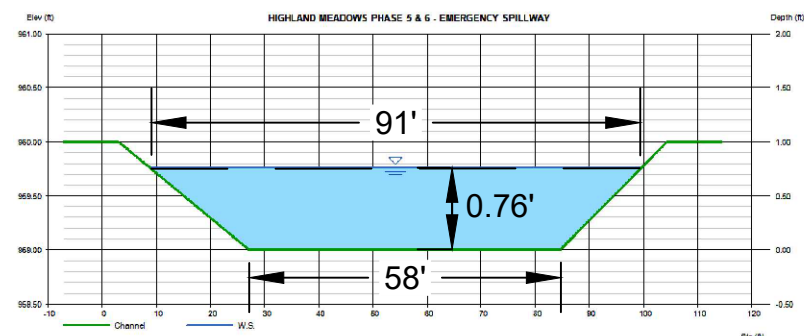


Mar 11, 2021 - 2:08pm Plotted By: gsc Title: Project Engineer Date: 06/07/2022 Certified by: GRC Firm: Anderson Engineering Inc.

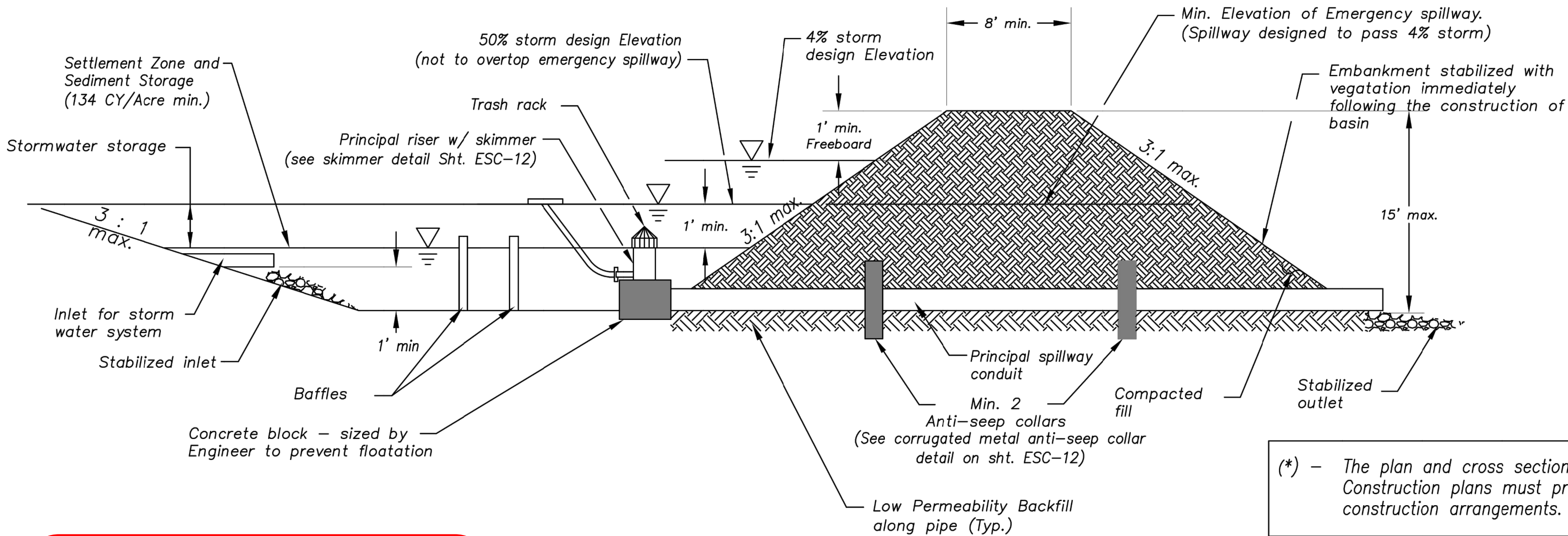


#### EMERGENCY SPILLWAY CALCULATIONS:

DEPTH — 0.76 FT  
Q<sub>SPILL</sub> — 203.4 CFS  
Q<sub>top</sub> — 194.2 CFS  
AREA — 56.4 SQ.FT.  
V — 3.61 FT/S  
W<sub>P</sub> — 90.9 FT  
Y<sub>C</sub> — 0.67  
TOP W — 91 FT  
BOT. W — 58 FT



Plan View (\*)  
Not to Scale



Cross Section (\*)  
Not to Scale

(\*) — The plan and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

#### Sediment Basin Design Summary (\*\*)

Design Item	Basin #1	Basin #2	Units	Notes
Site Data:				
Tributary Drainage Area to Pond	18.87		Acre	
50% (2 yr) Design Flow	52		cfs	
4% (25 yr) Design Flow	165		cfs	
Pond Data:				
Minimum Sediment Storage Volume	2,529		cu yd	134 cy/acre required minimum
Provided Sediment Storage Volume	3,550		cu yd	
Bottom Elevation	949.00		Ft	
Sediment Cleanout Elevation	951.40		Ft	Elevation equal to 20% of original design volume
Top of Riser Elevation	954.50		Ft	Top of dry storage volume
Emergency Spillway Elevation	959.00		Ft	at or above Q-2 elevation. 1.0 ft min above principal spillway
Top of Dam Elevation	959.00		Ft	1.0 ft min above Q-25 elevation
Basin Shape Data:				
A = Area at Normal Pool	33,261		SF	
L = Length of Flow Path	505		Ft	
We = Effective Width = A/L	88.4		Ft	
Length to Width Ratio = L/We	3.7			
Principal Spillway Data:				
Riser Pipe dia	60		in	15" min. Size for 2 year flow minimum
Barrel Pipe dia	54		in	15" min. Size for 2 year flow minimum
Concrete Base size for Riser Pipe	1.5		CY	Size to prevent flotation. 1.25 safety factor required
Skimmer Size	6"			Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:				
Design Depth in Spillway	0.76		ft	
Design Velocity in Spillway	3.61		ft/sec	
Lining Material	CH-CL			Designer to provide specific details and calculations per application

(\*\*) — Required on all Sediment Basin Plan Sheets

#### Sediment Basin Notes:

- Interior baffles shall be provided to reduce short-circuiting of the basin. See Sht. ESC-12 for approved baffle options.
- Emergency spillways to be located in a non-fill location when feasible and shall be lined with a non-erodible material such as Riprap or Turf Reinforcement Mat.
- When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger — KEEP OUT".

#### Maintenance:

- Check temporary sediment basins after periods of significant runoff.
- Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20% of the storage capacity.
- Immediately repair any erosion damage to the embankment and outlets.
- Repair and/or replace baffles as necessary to maintain function and integrity of installation.
- Keep outlet, skimmer and pool area free of all trash and other debris.

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KANSAS CITY  
METRO CHAPTER

SEDIMENT BASIN

STANDARD DRAWING  
NUMBER ESC-II  
ADOPTED:  
10/24/2016

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

#### SEDIMENT BASIN

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



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37 OF 40

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EMPLOYEE OWNED

**AE**

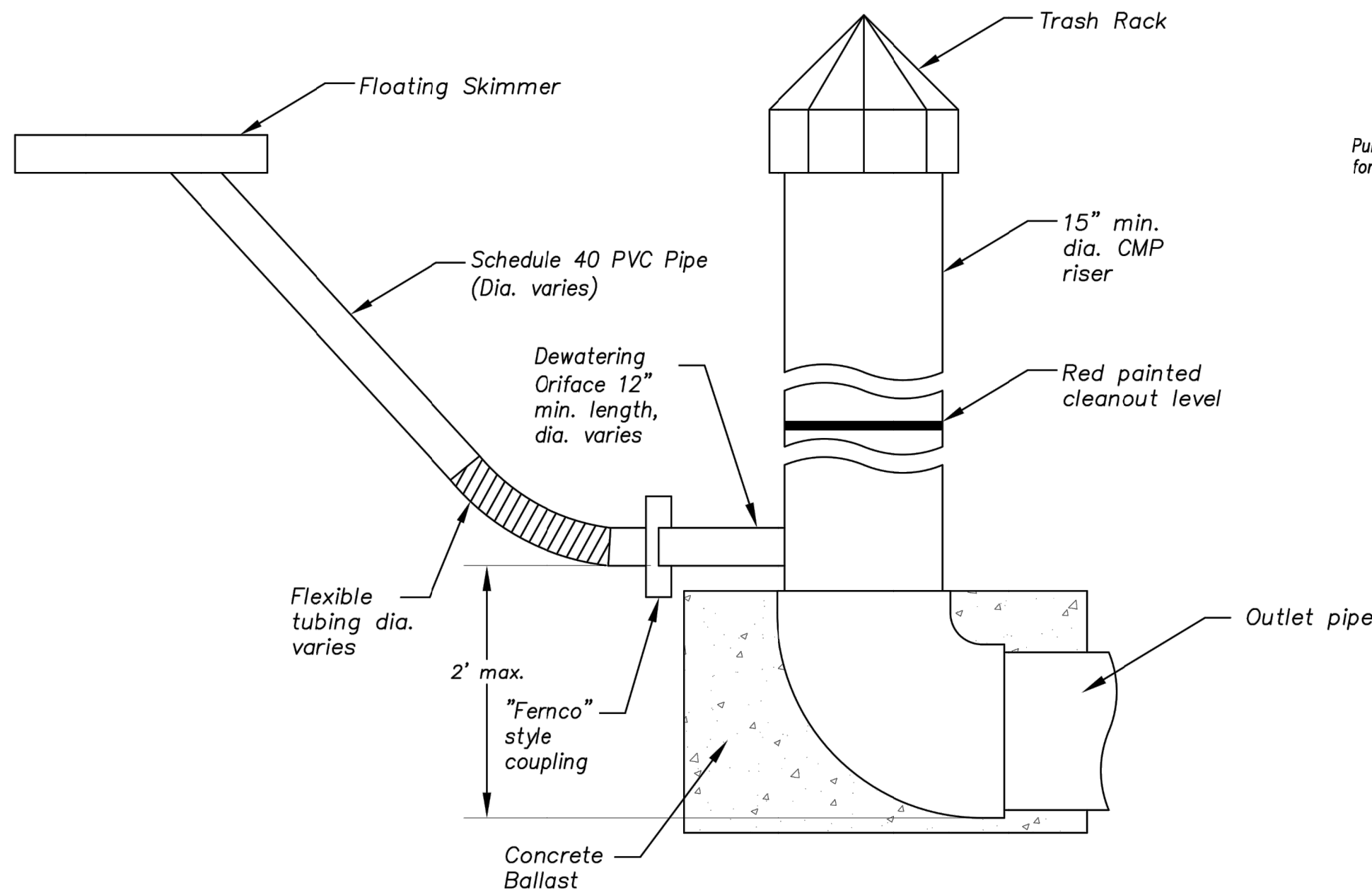
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

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
3.	REVISED PER CITY COMMENTS	GC	3/10/21
6.	AS-BUILT DRAWINGS	GC	4/27/22
7.	AS-BUILT DRAWINGS	GC	6/7/22

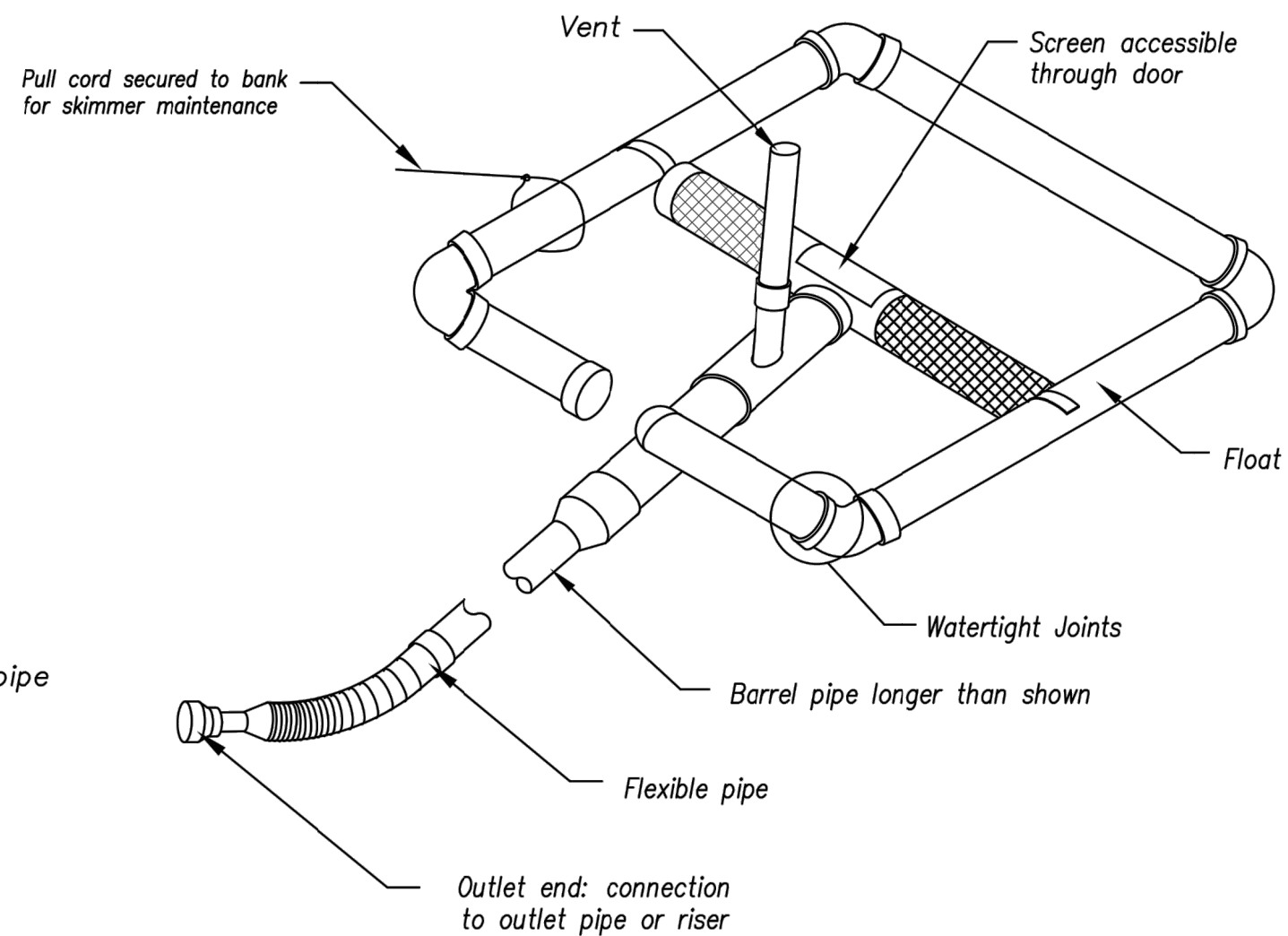
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Mar 11, 2021 - 2:08pm Plotted By: gpc  
G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SHYS - DETAILS.dwg Layout: SEDIMENT BASIN DETAILS



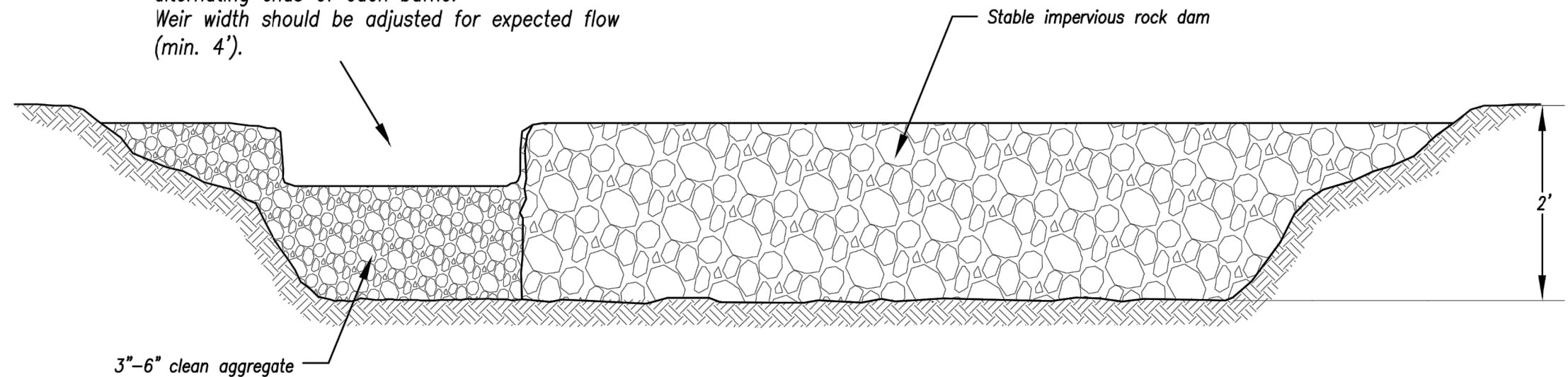
PRINCIPAL SPILLWAY DETAIL



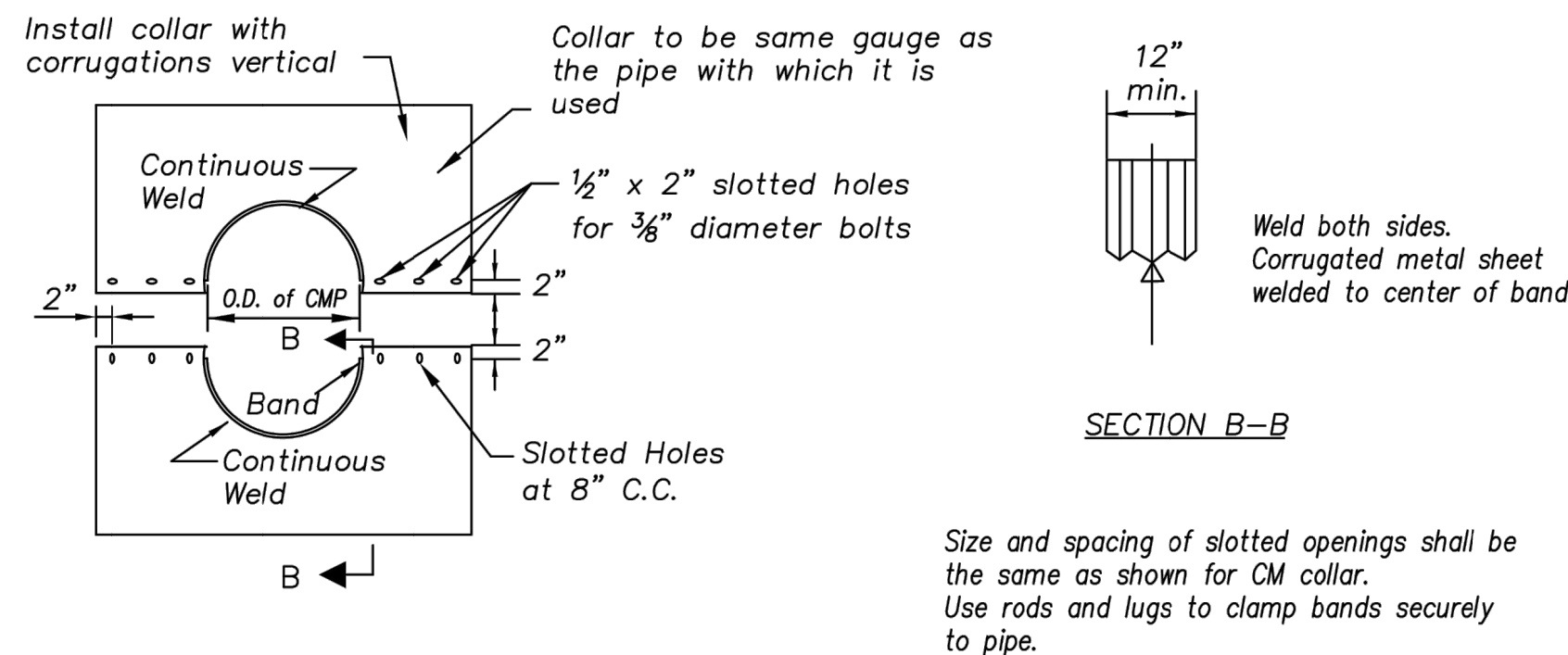
SKIMMER DETAIL (Typ.) \*

\* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.

To increase flow path construct 1' deep weirs at alternating ends of each baffle. Weir width should be adjusted for expected flow (min. 4').

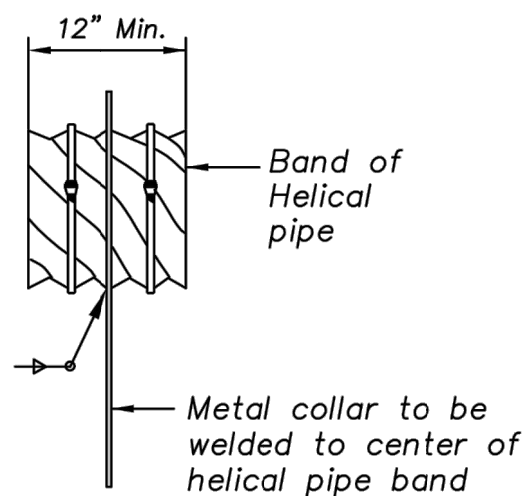


Option A - Rock with Weir



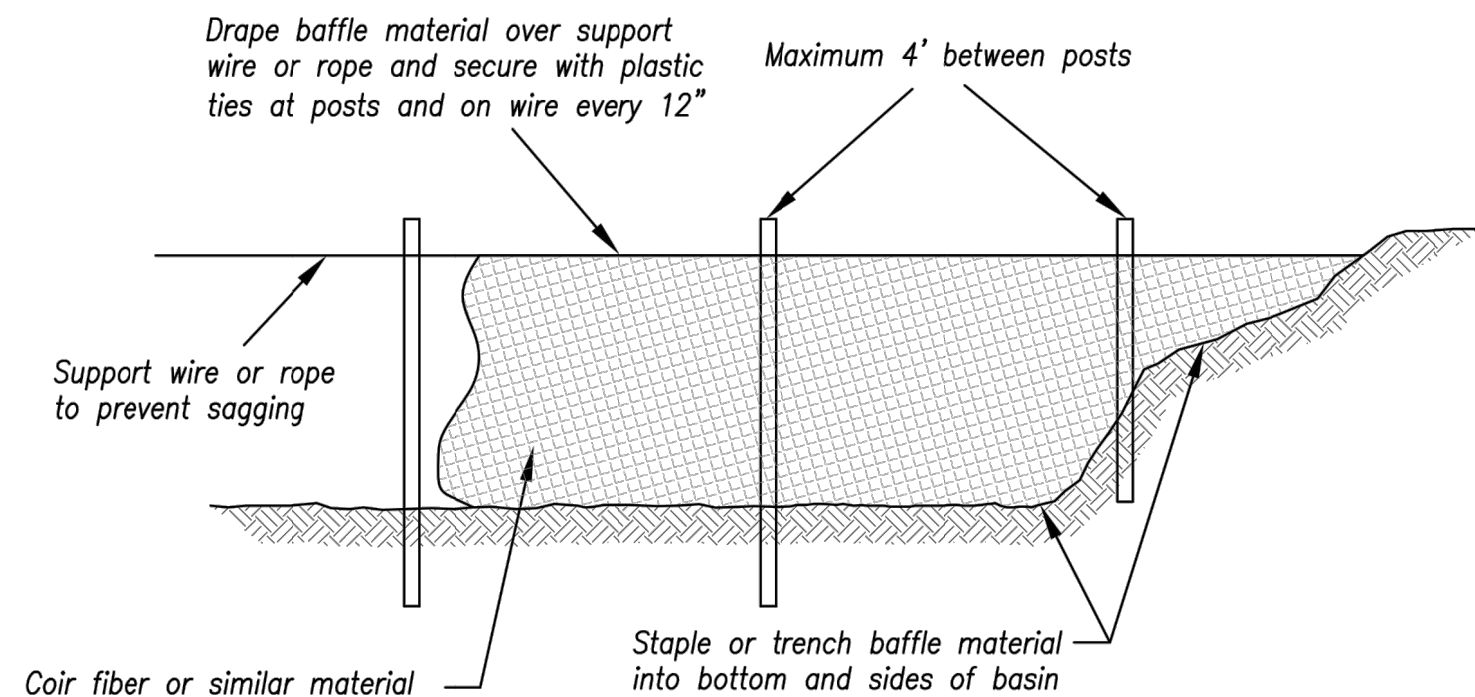
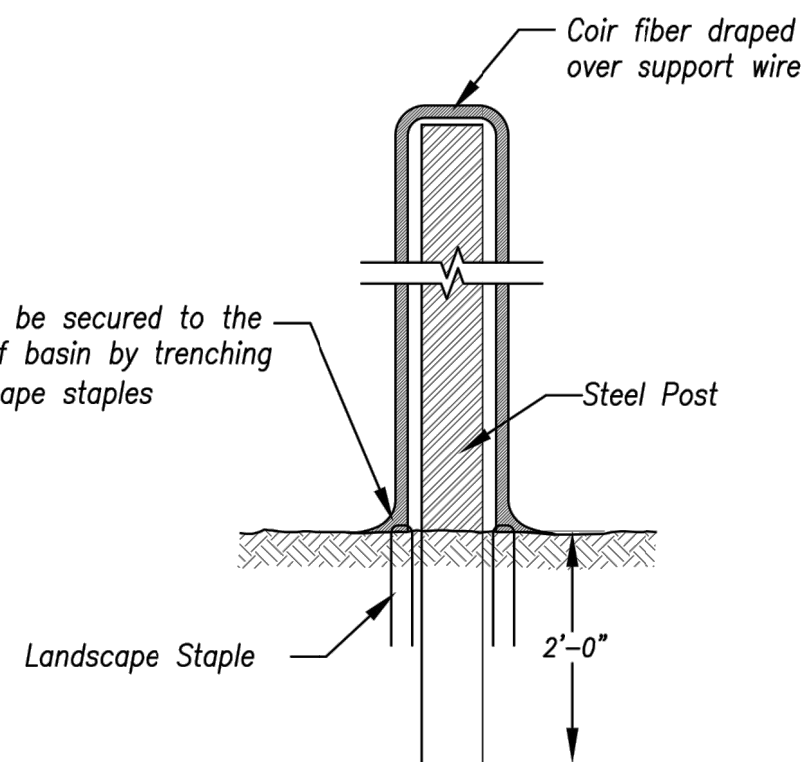
SECTION B-B

Size and spacing of slotted openings shall be the same as shown for CM collar. Use rods and lugs to clamp bands securely to pipe.

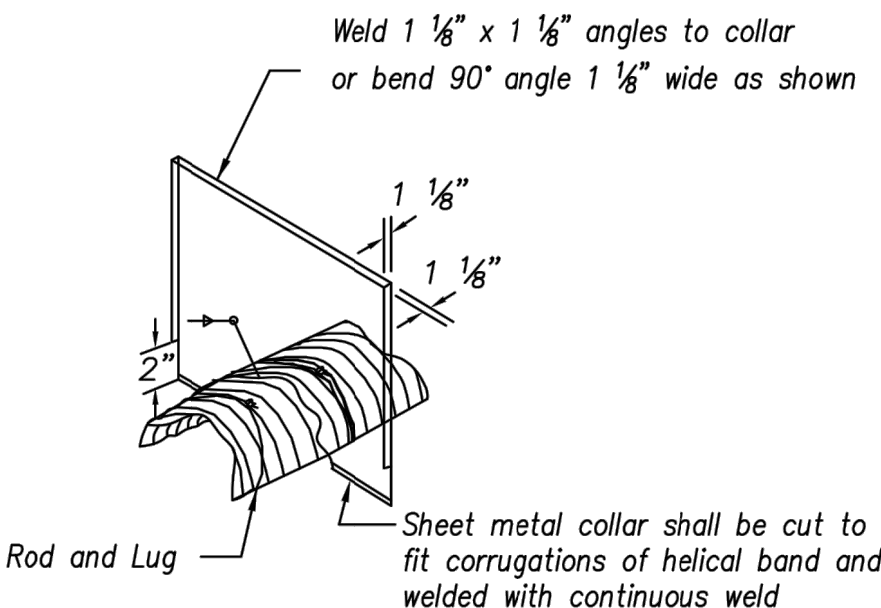


PARTIAL ELEVATION

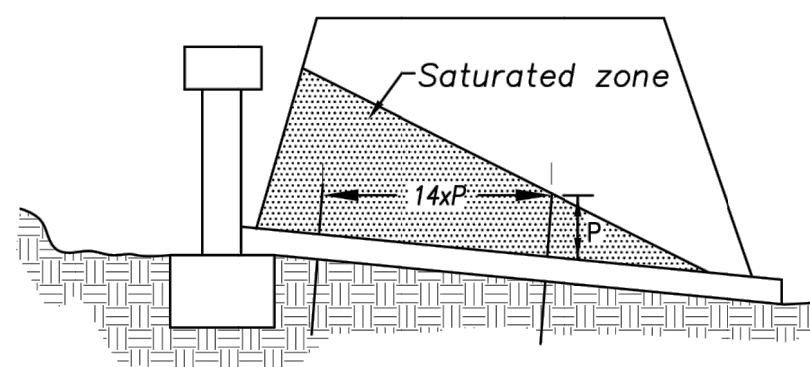
Baffle material shall be secured to the bottom and sides of basin by trenching or using 12" landscape staples



Option B - Coir Fiber Material



ISOMETRIC VIEW



ANTI-SEEPAGE COLLAR LOCATIONS

CORRUGATED METAL ANTI-SEEPAGE COLLAR DETAIL

Not to Scale

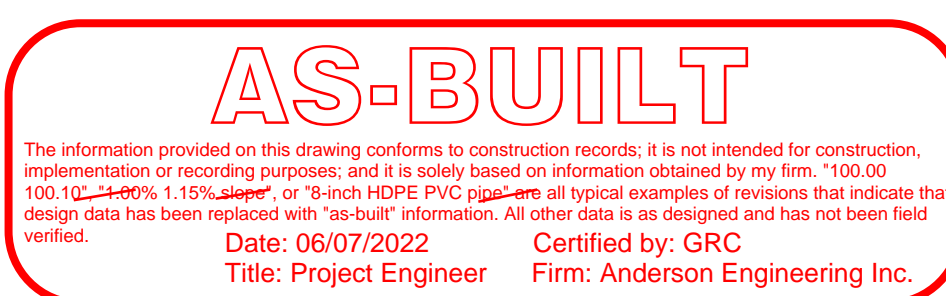
Anti-Seepage Collar Notes:

- Connections between the anti-seepage collar and the barrel must be watertight.
- P = projection distance. Sized as required to achieve at least a 10% increase in seepage length.
- 14xP = Max. spacing between collars.
- Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
- All materials to be in accordance with construction material specifications.
- When specified on the plans, coating of collars shall be in accordance with construction material specifications.
- Unassembled collars shall be marked by painting or tagging to identify matching pairs.
- The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
- Each collar shall be furnished with two (2) 1/2 inch diameter rods with standard tank lugs for connecting the collars to the pipe.
- For bands and collars, modification of the details shown may be used providing equal water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
- Two other types of anti-seep collars are:
  - Corrugated metal, similar to above, except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
  - Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

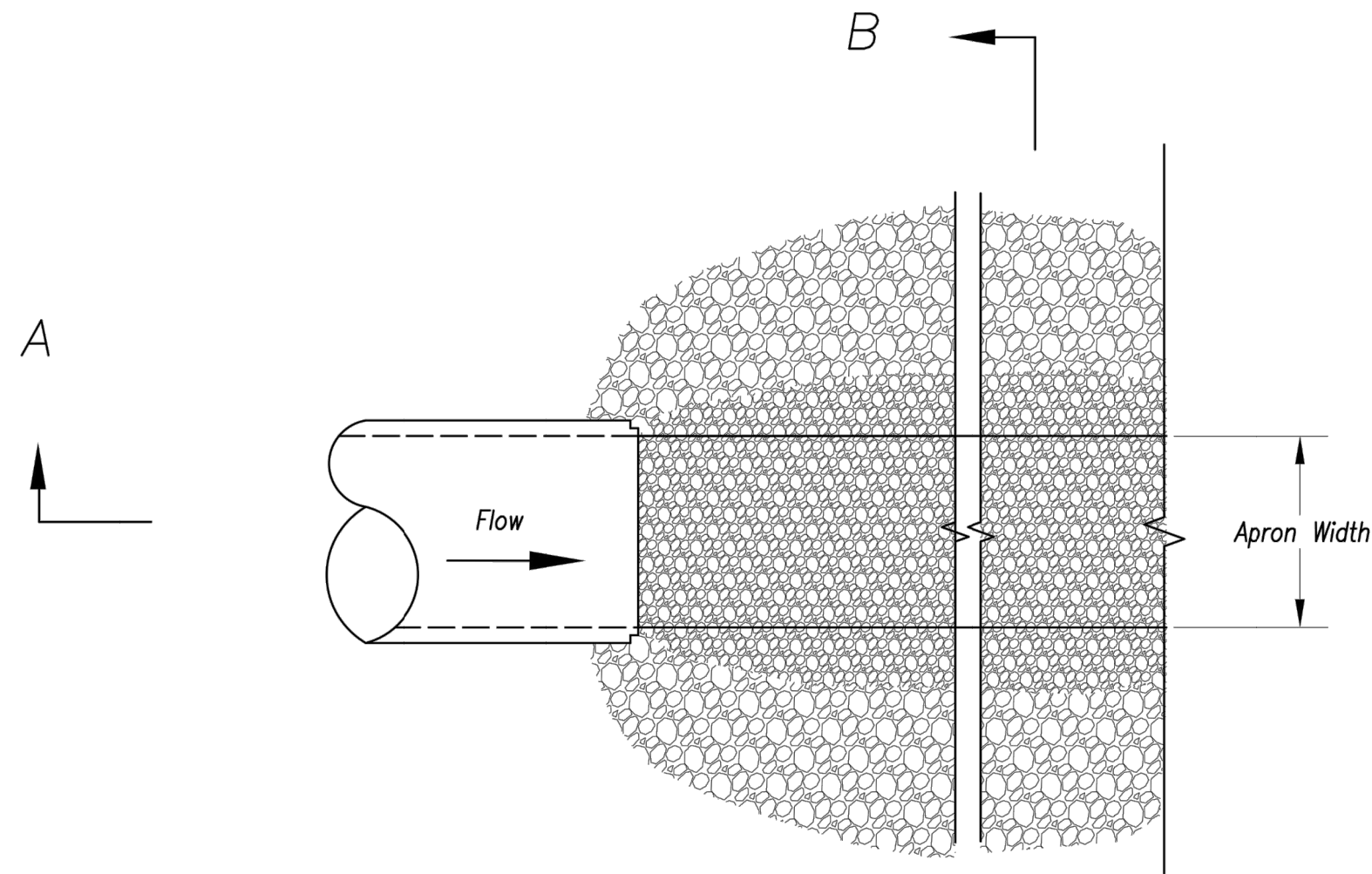
BAFFLE DETAILS

Not to Scale

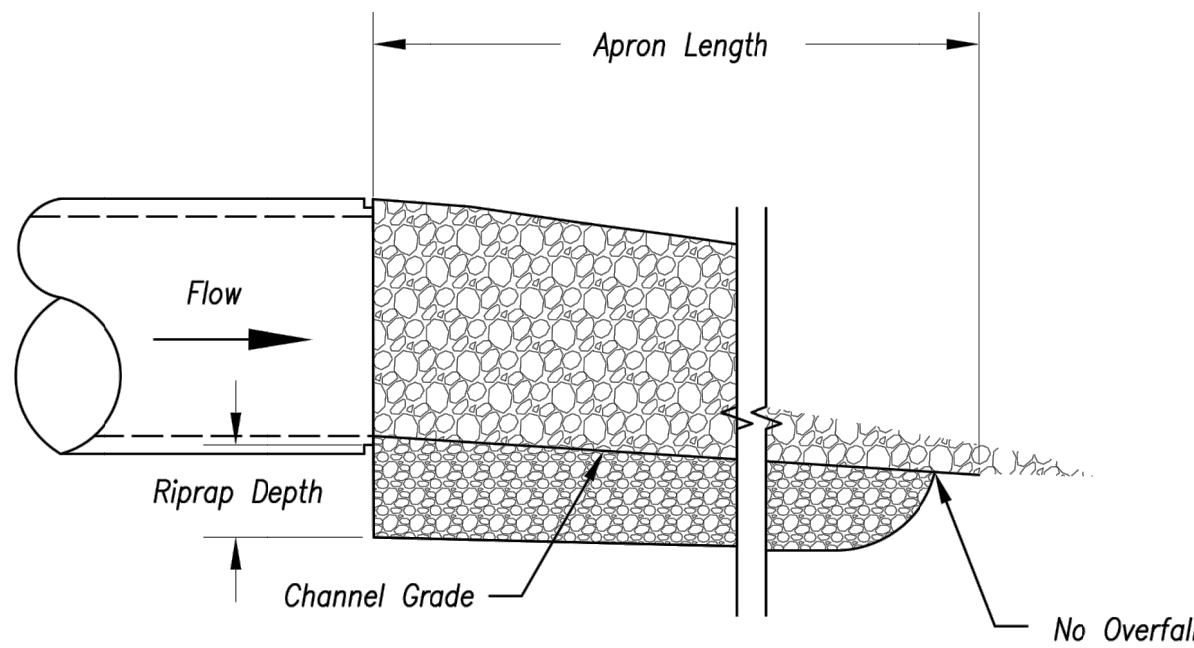




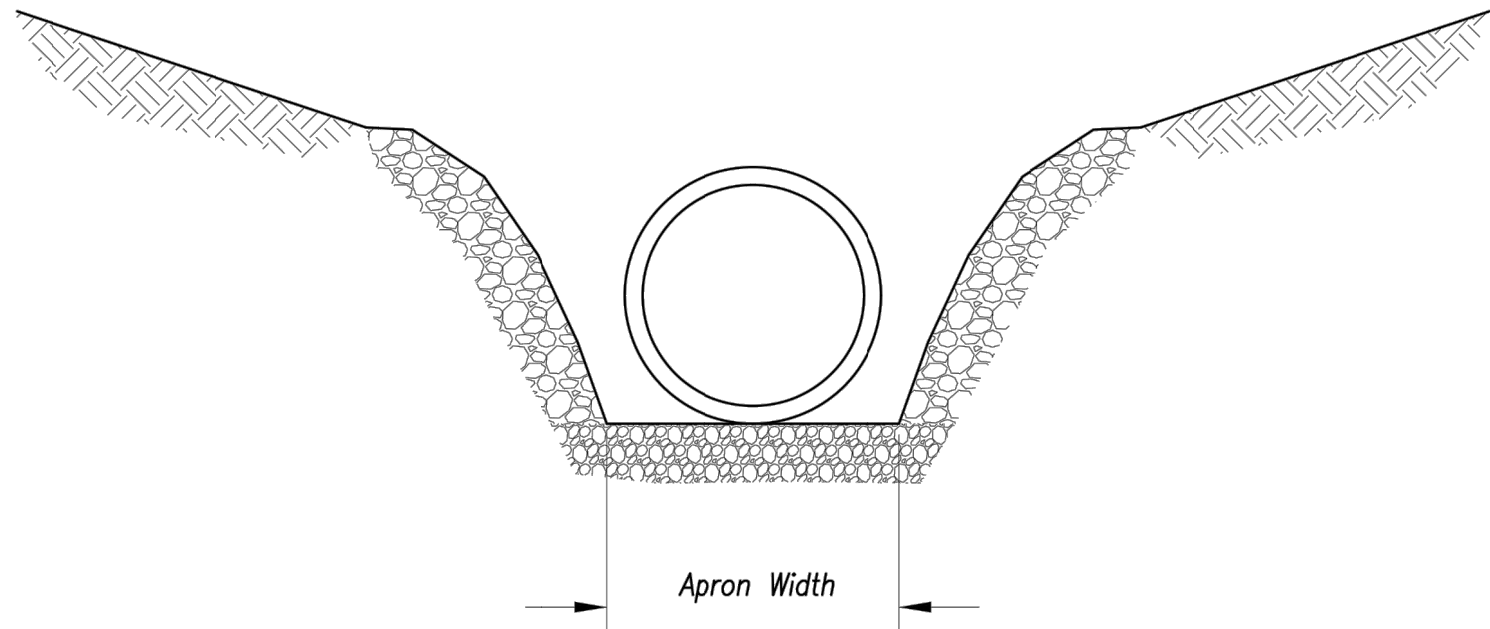
Mar 11, 2021 -- 2:08pm Plotted By: gscate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SHYS - DETAILS.dwg Layout: OUTLET PROTECTION DETAILS



Plan View  
Not to Scale

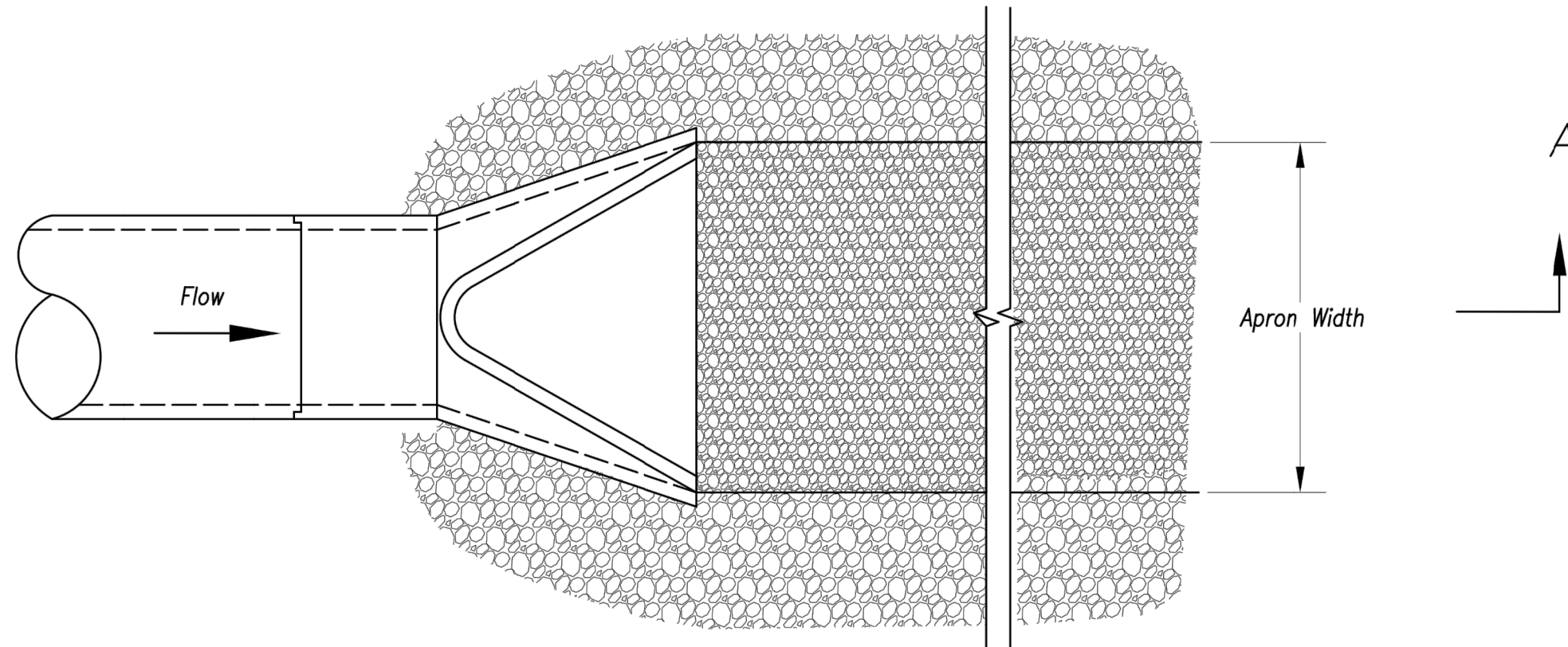


Section A-A  
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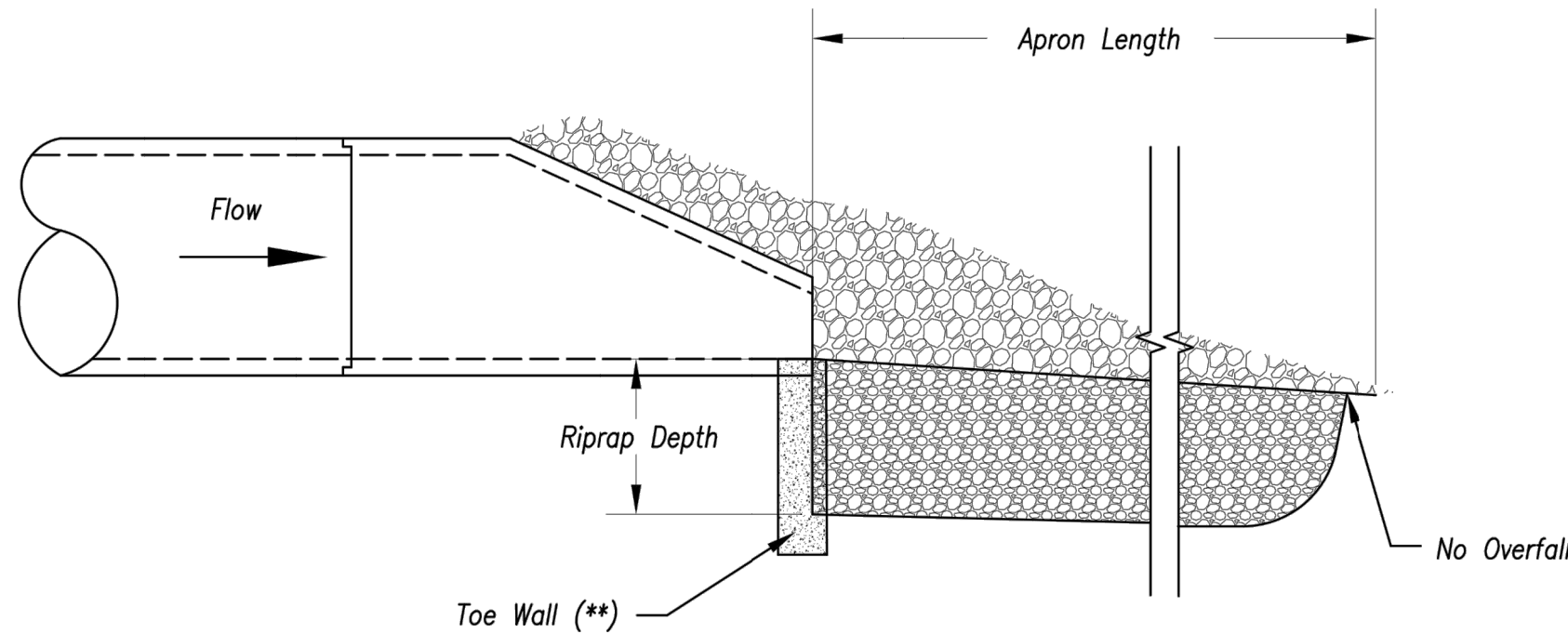


Section B-B  
Not to Scale

OUTLET PROTECTION W/O END SECTION



Plan View  
Not to Scale



Section A-A  
Not to Scale

OUTLET PROTECTION WITH END SECTION

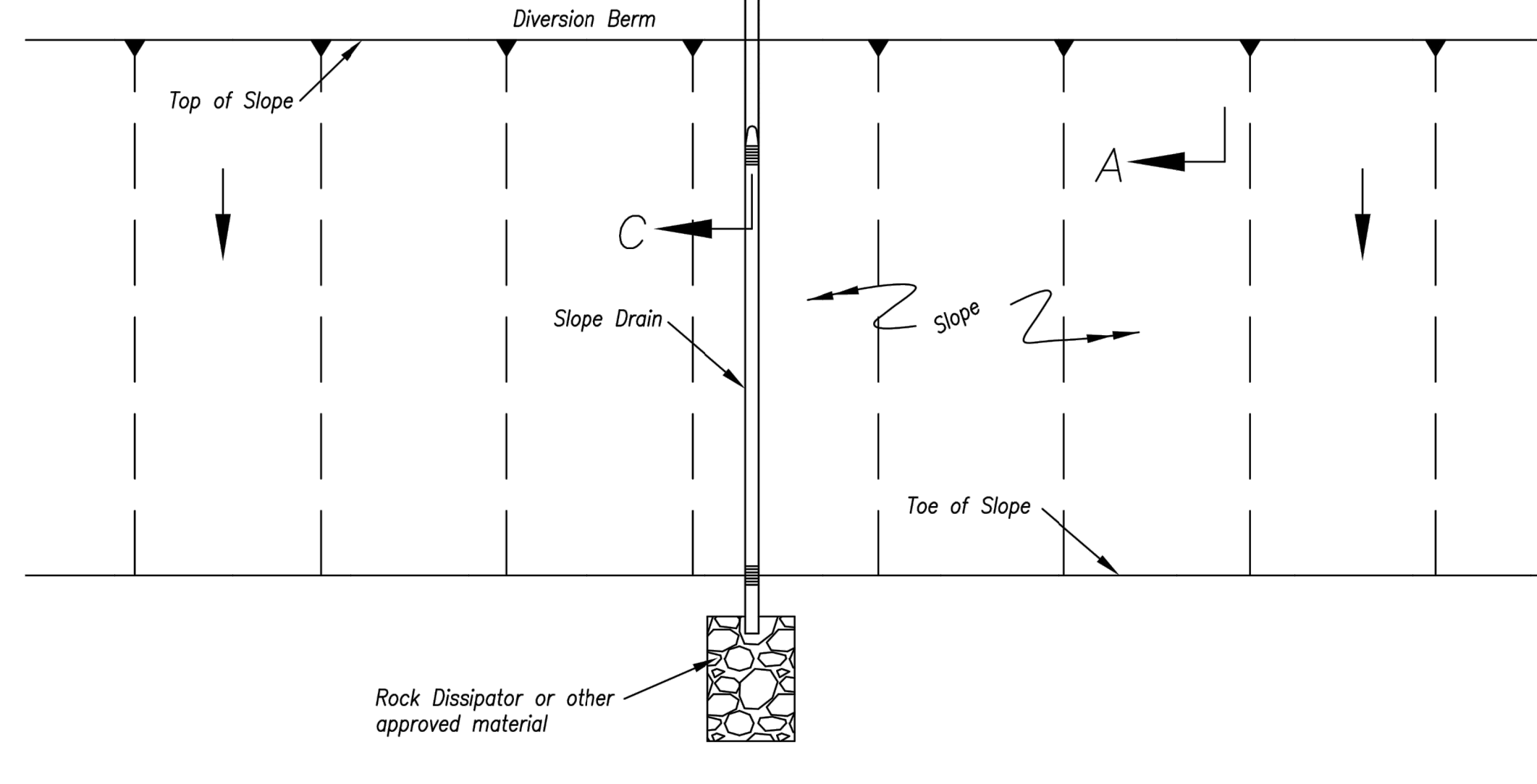
Notes:

1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

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 obtained by my firm. "100.00 100.10 100.20 100.30 100.40 100.50 100.60 100.70 100.80 100.90 101.00 101.10 101.20 101.30 101.40 101.50 101.60 101.70 101.80 101.90 102.00 102.10 102.20 102.30 102.40 102.50 102.60 102.70 102.80 102.90 103.00 103.10 103.20 103.30 103.40 103.50 103.60 103.70 103.80 103.90 104.00 104.10 104.20 104.30 104.40 104.50 104.60 104.70 104.80 104.90 105.00 105.10 105.20 105.30 105.40 105.50 105.60 105.70 105.80 105.90 106.00 106.10 106.20 106.30 106.40 106.50 106.60 106.70 106.80 106.90 107.00 107.10 107.20 107.30 107.40 107.50 107.60 107.70 107.80 107.90 108.00 108.10 108.20 108.30 108.40 108.50 108.60 108.70 108.80 108.90 109.00 109.10 109.20 109.30 109.40 109.50 109.60 109.70 109.80 109.90 110.00 110.10 110.20 110.30 110.40 110.50 110.60 110.70 110.80 110.90 111.00 111.10 111.20 111.30 111.40 111.50 111.60 111.70 111.80 111.90 112.00 112.10 112.20 112.30 112.40 112.50 112.60 112.70 112.80 112.90 113.00 113.10 113.20 113.30 113.40 113.50 113.60 113.70 113.80 113.90 114.00 114.10 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TYPICAL PLAN VIEW OF DIVERSION BERM  
AND SLOPE DRAIN

Notes for Diversion Berm:

1. Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
2. Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upslope land disturbance.
3. The berm should be adequately compacted to prevent failure.
4. Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
5. Place the berm so to minimize damages by construction operations and traffic.
6. The berm must discharge to a temporary sediment trap or stabilized area.
7. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
8. The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
9. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

Maintenance:

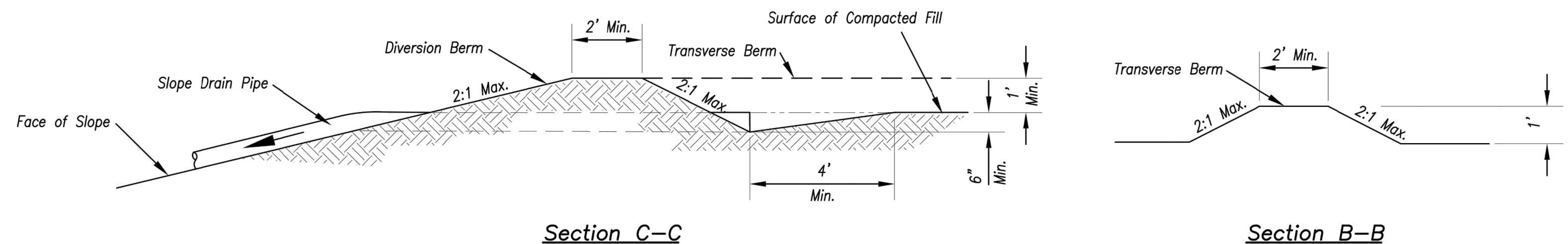
1. Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
2. Breaches in the berm shall be repaired immediately.

Notes for Slope Drain:

1. *Slope Drain and Diversion Berm may be used on either project foreslopes or project backslopes.*
2. *Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.*
3. *Pipe shall be secured in place as approved by Engineer.*

Maintenance:

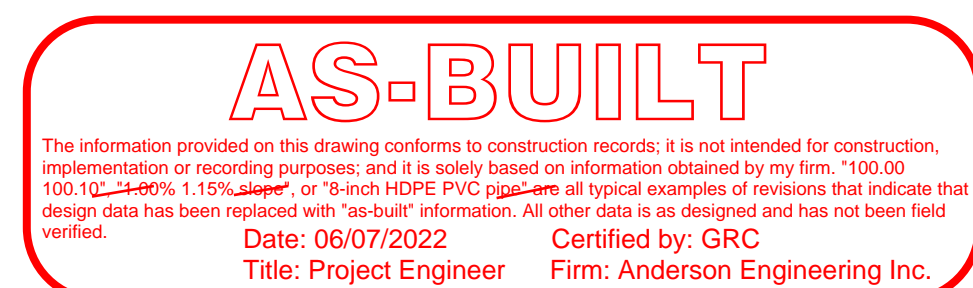
1. Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
2. Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.
3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.



Section C-C

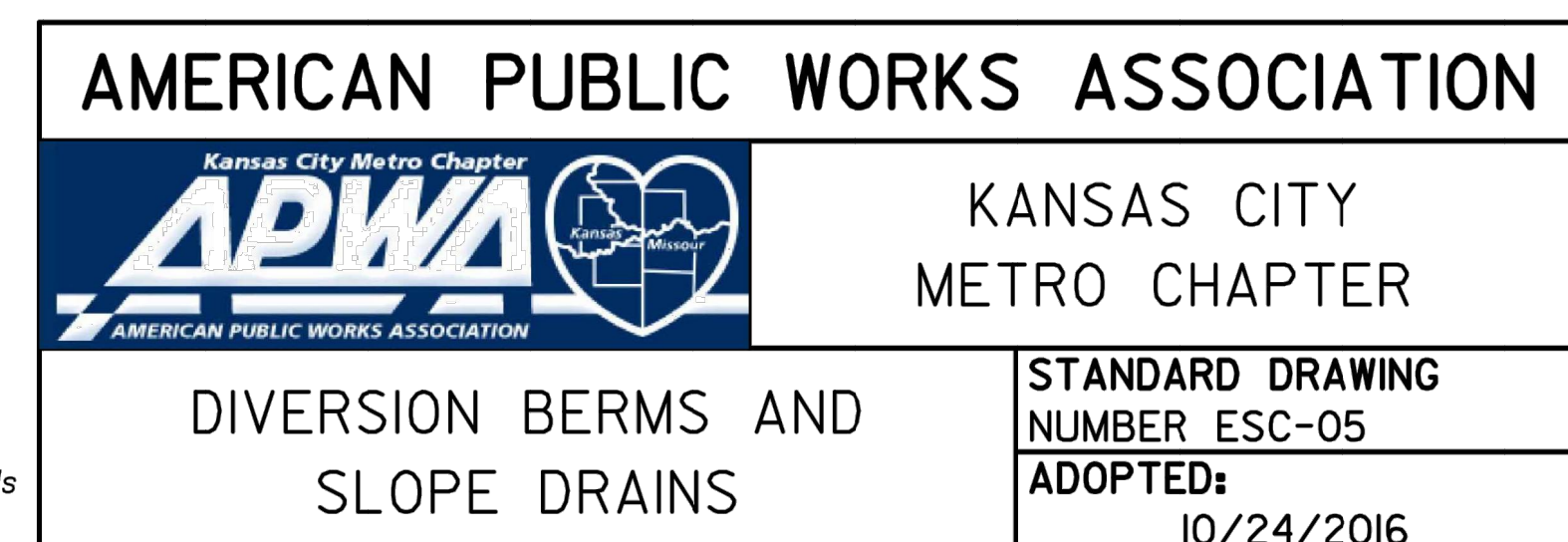
Section B-B

TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN



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

**04/16/2021**



REVISIONS				DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC	
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM	
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012009232	
				DATE:	12/2/2020	
				ISSUED FOR:	FOR REVIEW	
6.	AS-BUILT DRAWINGS	GC	4/27/22	JOB NUMBER:	20KCC10057	
7.	AS-BUILT DRAWINGS	GC	6/7/22	MO COA NO.	000062	

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SUMMIT HUMES KC  
HIGHLAND MEADOWS - 5TH PLAT

## TEMPORARY DIVERSION BERM

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



SHEET NUMBER

**C610**  
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