

HIGHLAND MEADOWS - 6TH PLAT

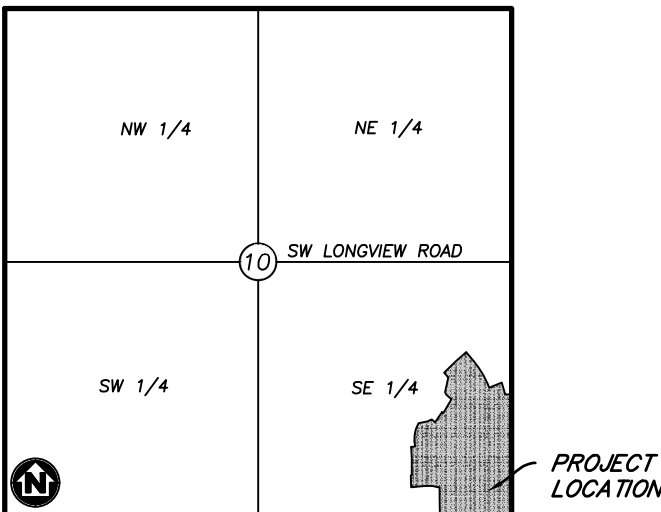
WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

DATE: 3/4/2021

LOTS: 160-210 (51 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.



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) 969-1900

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:

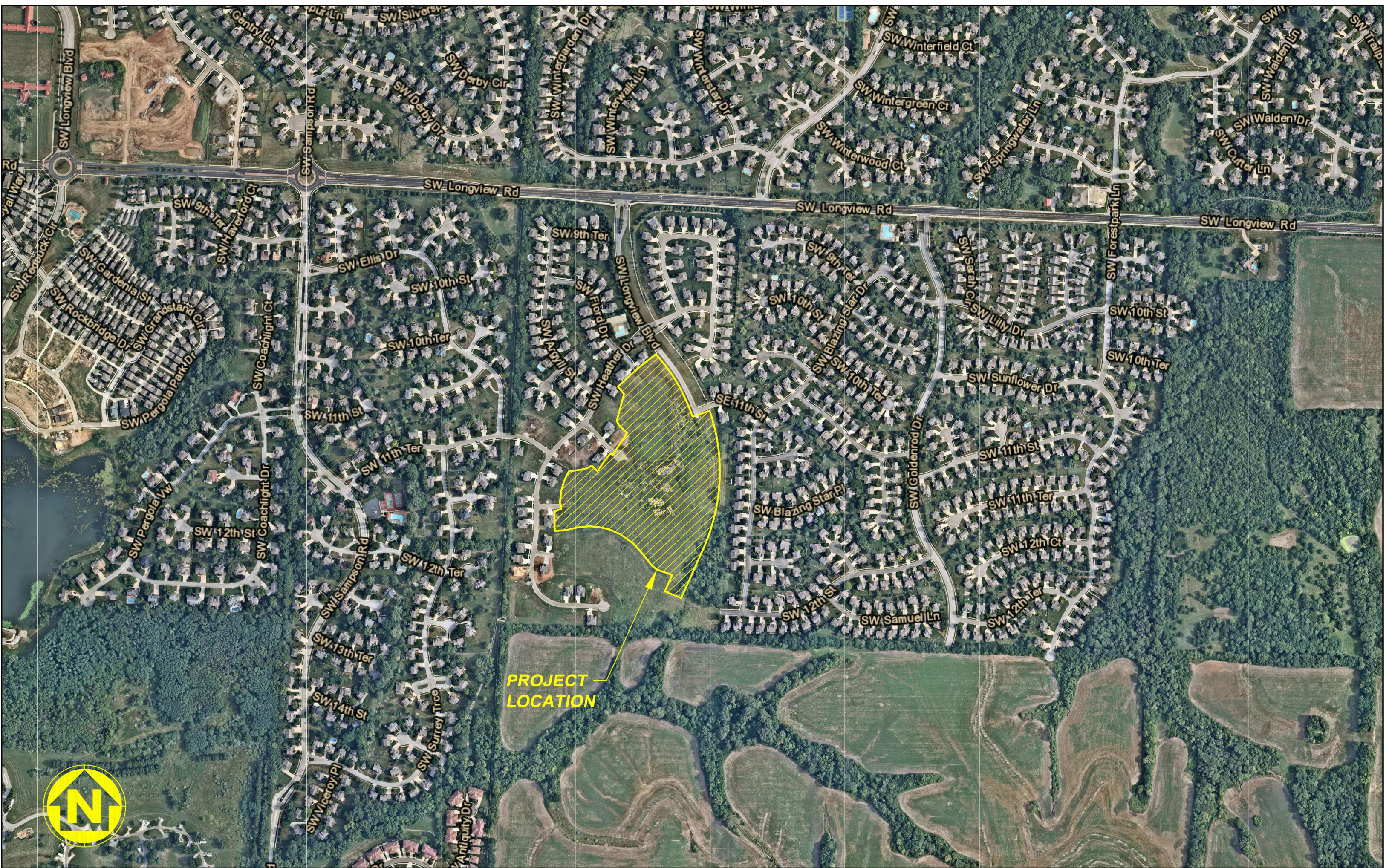
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

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: 14.9 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 provided by others. I obtained by my firm, "100-49 100-10", "100-49 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: 03/24/2022 Certified by: GRC Title: Project Engineer Firm: Anderson Engineering Inc.

Digitally signed
by Kent Monter
Reason: I am
approving this
document.
Date: 2021.04.16
12:44:29-05'00'

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

**Accepted
Record Drawings**

These plans have been reviewed for
accuracy and are accepted for basic
conformance to the approved
construction drawings.

SHEET INDEX:

CVR - COVER SHEET
C101 - GENERAL LAYOUT
C102 - WATER LINE 6-A PLAN & PROFILE
C103 - WATER LINE 6-B PLAN & PROFILE
C104 - WATER LINE 6-C AND 6-D PLAN & PROFILE
C401 - WATER LINE DETAILS

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE
THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND
CONSTRUCTION MANUAL OF THE CITY OF LEE'S
SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND
INCLUDING THE LATEST AMENDMENTS SHALL BE PART
OF THESE PROJECT DRAWINGS AND SPECIFICATIONS
AND ARE INCORPORATED HEREIN BY REFERENCE. THE
MORE STRINGENT OF THESE STANDARD SPECIFICATIONS
AND THOSE PREPARED BY THE ENGINEER PREPARING
THESE PLANS SHALL GOVERN.

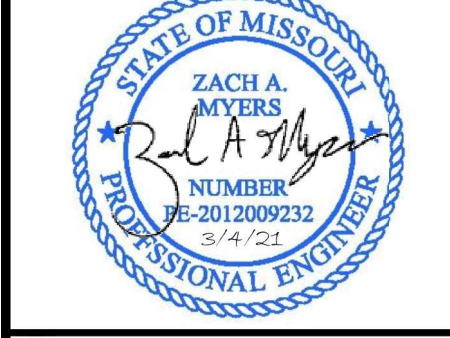
OIL AND GAS WELL NOTES:

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.



DRAWING INFO.		REVISIONS		BY		DATE	
DRAWN BY:	GC	NO.	DESCRIPTION	BY	DATE	BY	DATE
CHECK BY:	ZM	1	REVISED PER CITY COMMENT	GC	2/11/21	GC	3/4/21
LICENSE NO.	PE-2012009232	2	REVISED PER CITY COMMENT	GC			
DATE:	1/7/2021	3	AS-BUILT DRAWINGS	GC	3/24/22		
ISSUED FOR:	FOR REVIEW						
JOB NUMBER:	20K010056						
MO COA NO.	00062						

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT
COVER SHEET
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

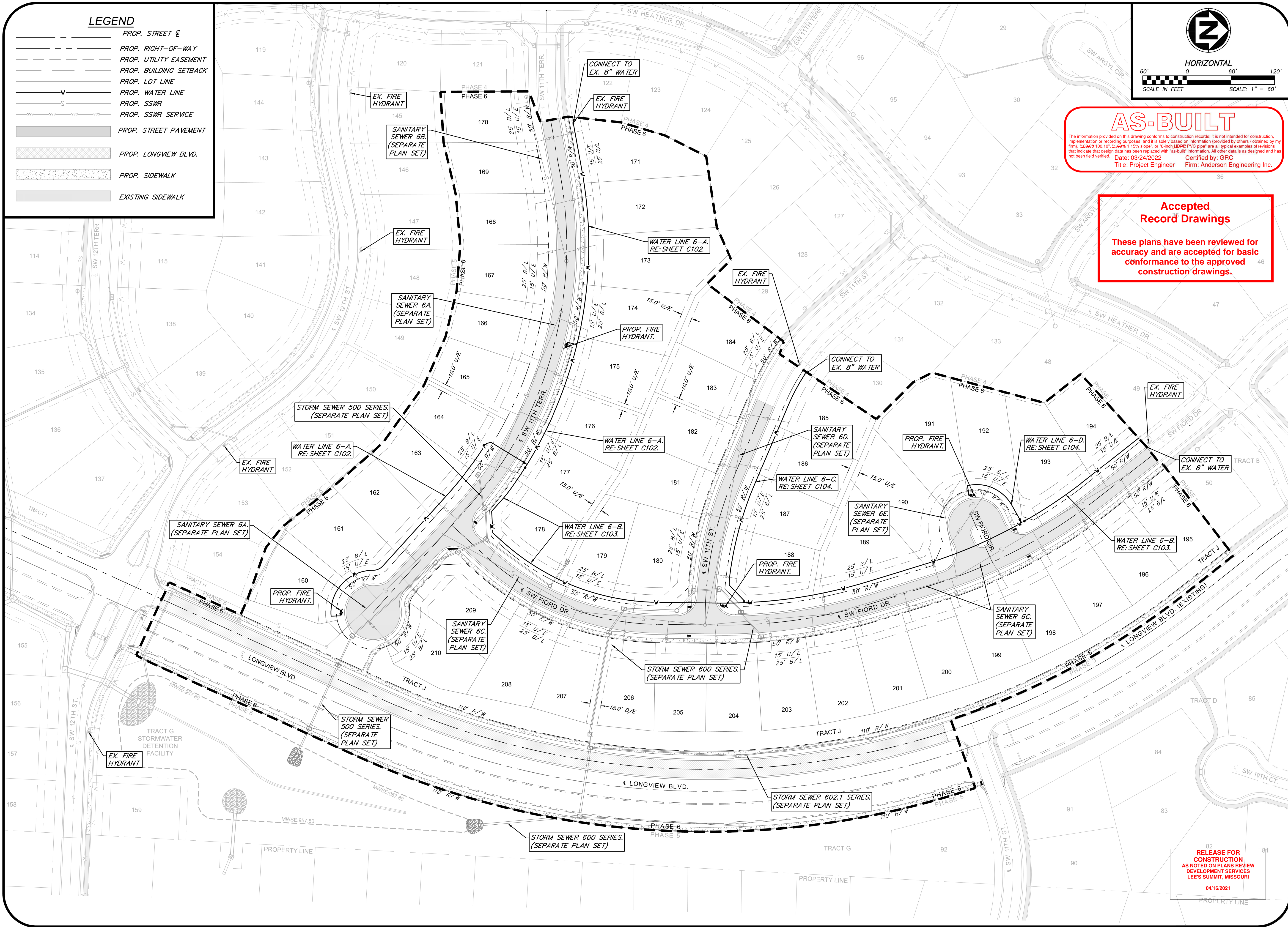


SHEET NUMBER
CVR
1 OF 6

Mar 16, 2021 - 3:04pm Plotted Bx: geate G:\Shared drives\VC10 - Land Development\Projects\2020\20KVC10059 Highland Meadows - 6th Plat\VC10 Dwg\VC10 Dwg\Sheet\WATER MAIN\20KVC10059 - SHT - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT

LEGEND

- PROP. STREET C
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. STREET PAVEMENT
- PROP. LONGVIEW BLVD.
- PROP. SIDEWALK
- EXISTING SIDEWALK



AS-BUILT

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Date: 03/24/2022 Certified by: GRC Title: Project Engineer Firm: Anderson Engineering Inc.

Accepted
Record Drawings

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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21
3	AS-BUILT DRAWINGS	GC	3/24/22

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-20120092323
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KVC10059
MO COA NO.	00062

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

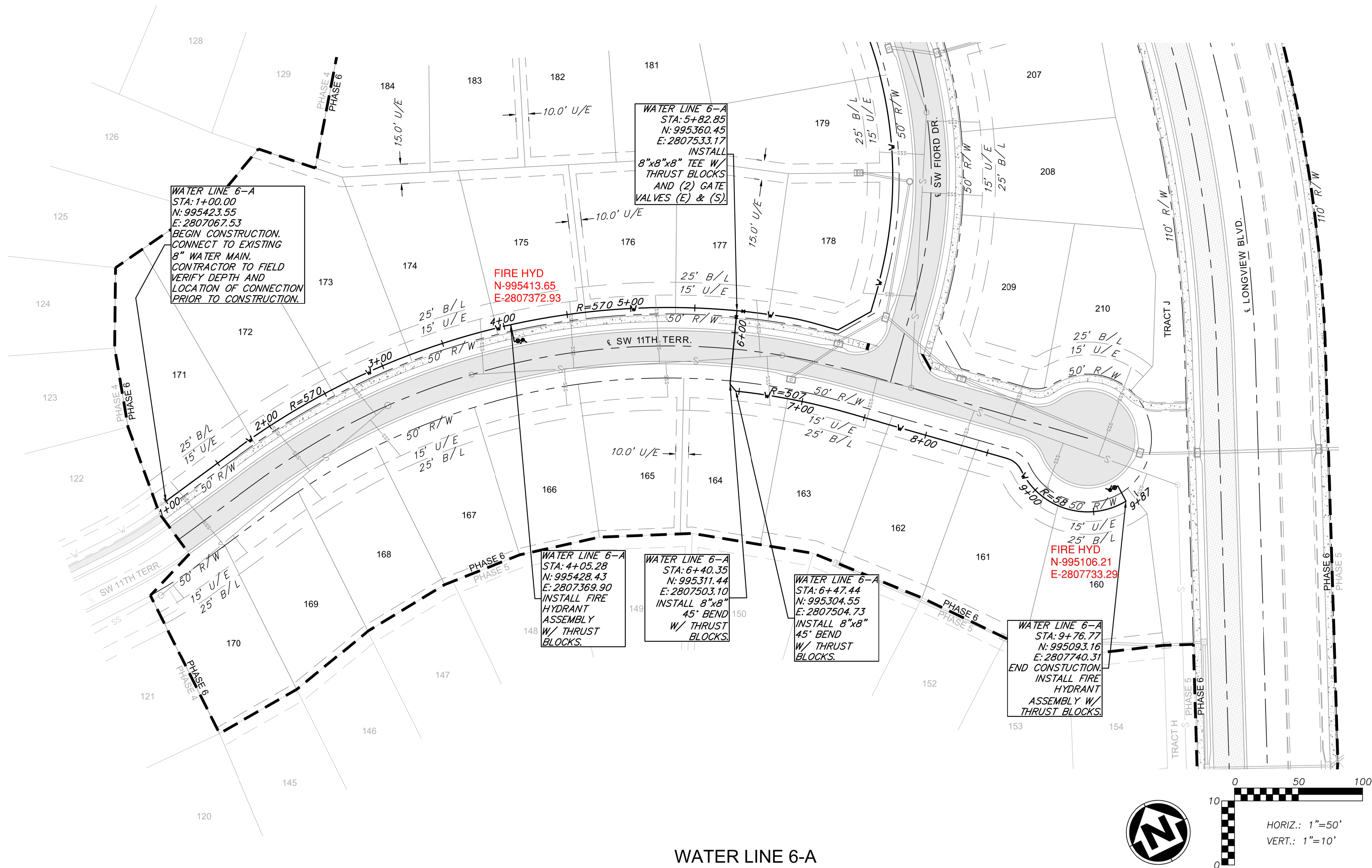
GENERAL LAYOUT

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

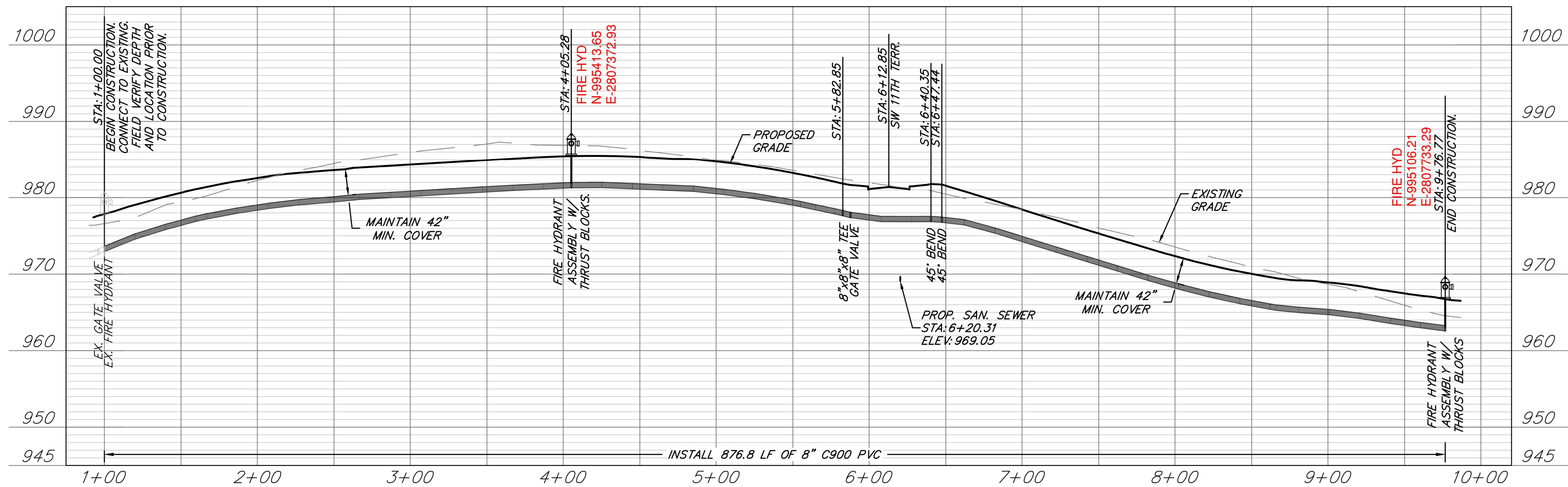


SHEET NUMBER
C101
2 OF 6

Mar 16, 2021 - 3:03pm Plotted Bp: geote G:\Shared drives\VC10 - Land Development\Projects\2020\20KCT0059 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\WATER MAIN\20KCT0059 - SH1 - WATER MAIN.dwg Layout: WATER LINE 6-A PLAN & PROFILE



WATER LINE 6-A



WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER 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 18" ABOVE THE TOP OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALUES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.

LEGEND

- PROP. STREET &
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. STREET PAVEMENT
- PROP. LONGVIEW BLVD.
- PROP. SIDEWALK
- EXISTING SIDEWALK

Accepted
Record Drawings

These plans have been reviewed for
accuracy and are accepted for basic
conformance to the approved
construction drawings.

AS-BUILT

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information provided by others / obtained by my firm. "As-Built" drawings 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: 03/24/2022
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

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE 6-A
PLAN & PROFILE

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

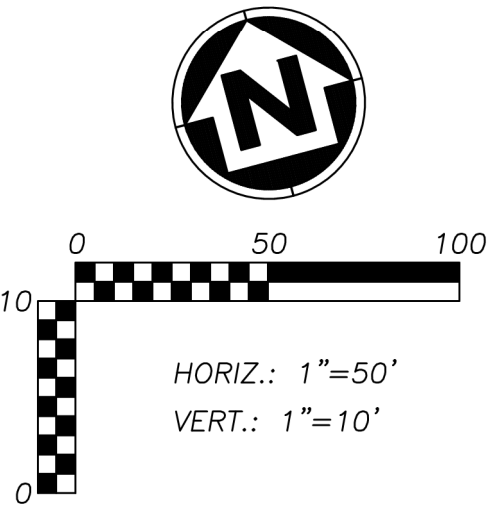
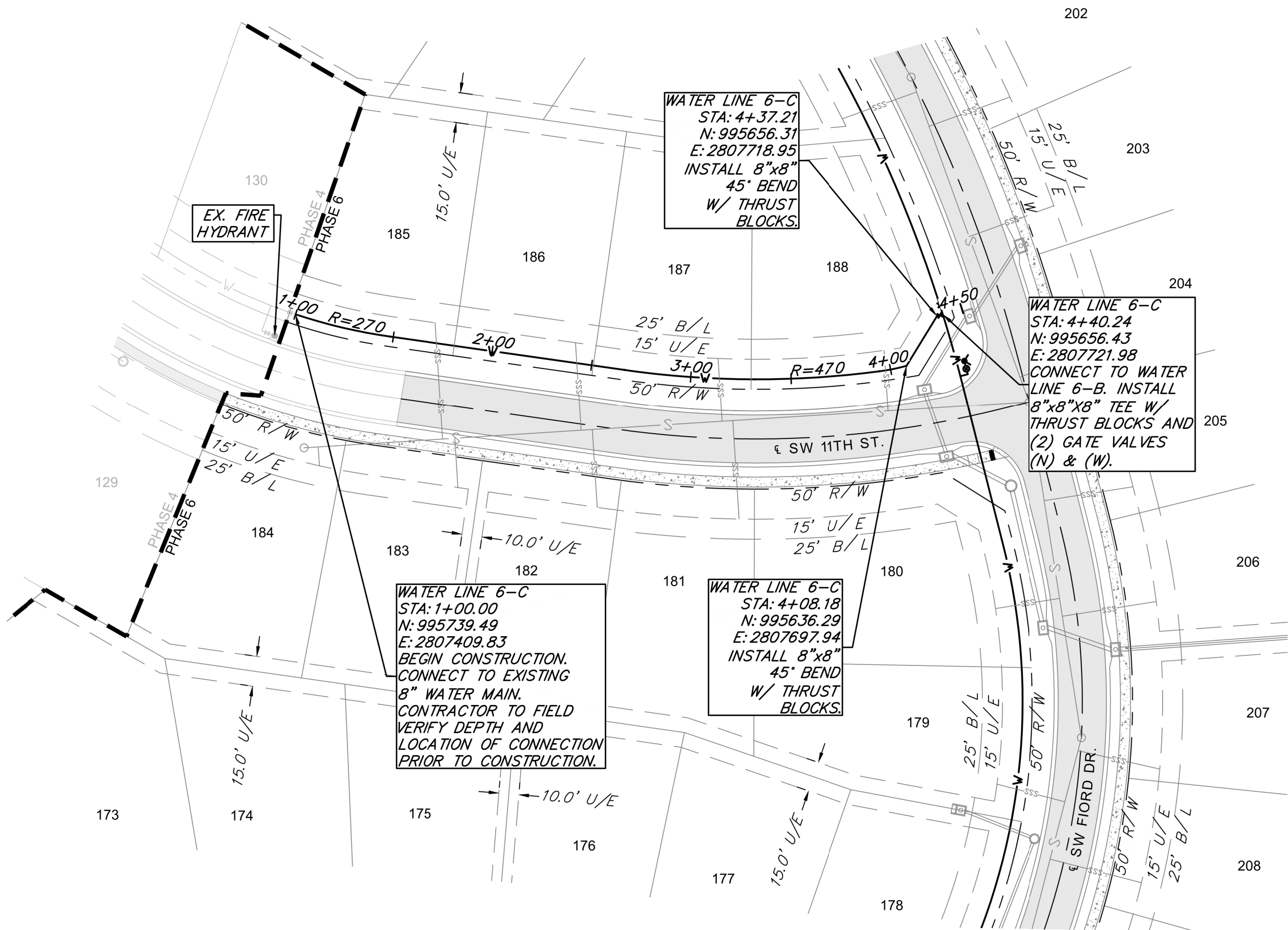


SHEET NUMBER
C102
3 OF 6

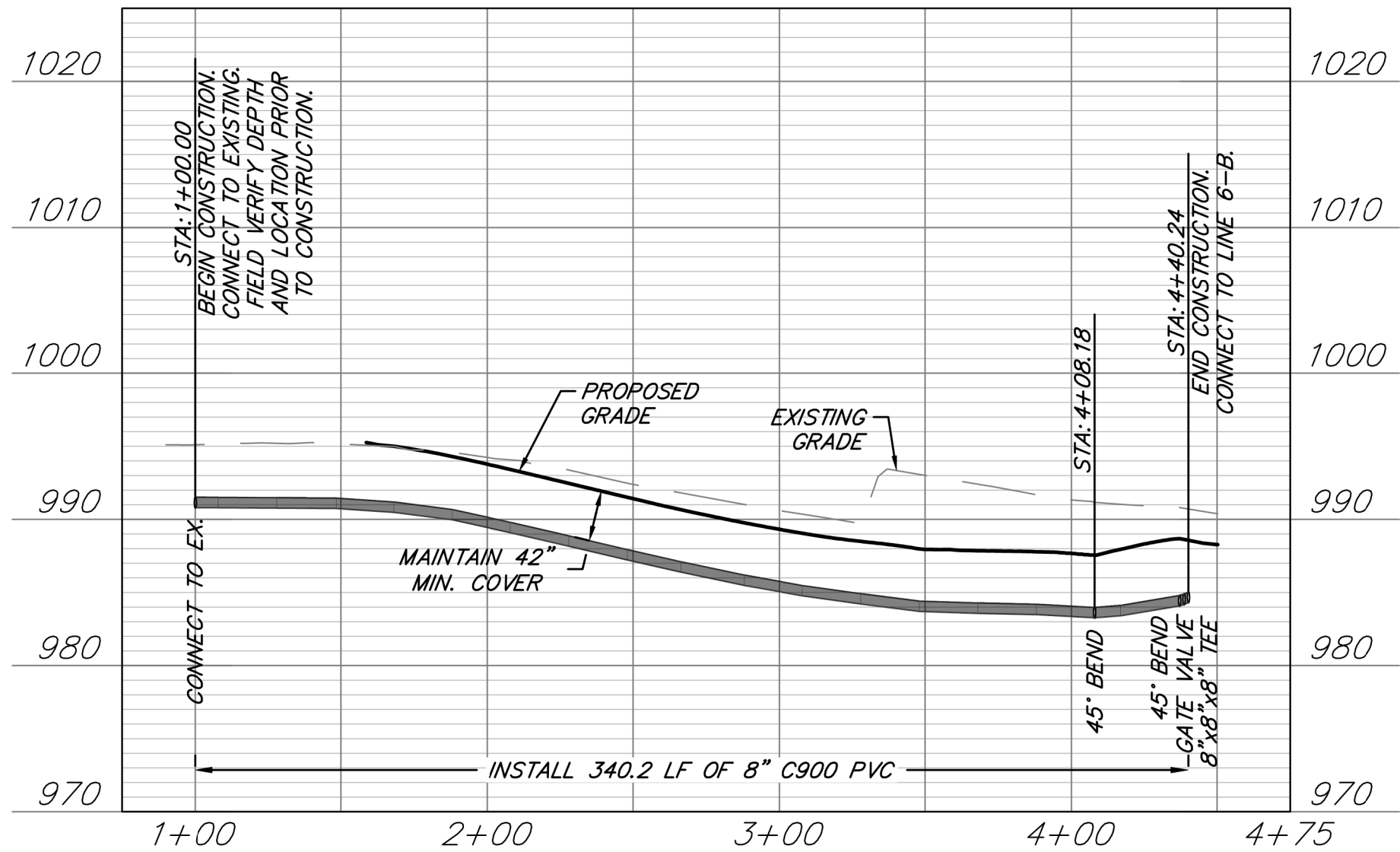
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ENGINEERING**
EMPLOYEE OWNED

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DRAWING INFO.			REVISIONS		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CHECK BY:
1	REVISED PER CITY COMMENT	GC	2/11/21	GC	ZM
2	REVISED PER CITY COMMENT	GC	3/4/21	GC	PE-2012009232
3	AS-BUILT DRAWINGS	GC	3/24/22	GC	FOR REVIEW
			DATE:	ISSUED FOR:	20KCT0059
			JOB NUMBER:	MO COA NO.	000062



WATER LINE 6-C

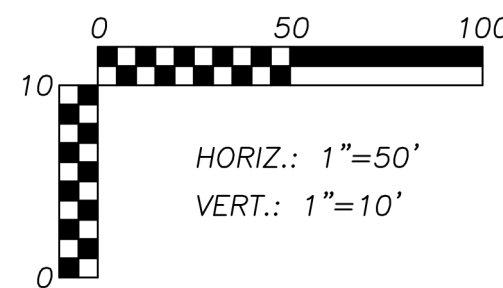
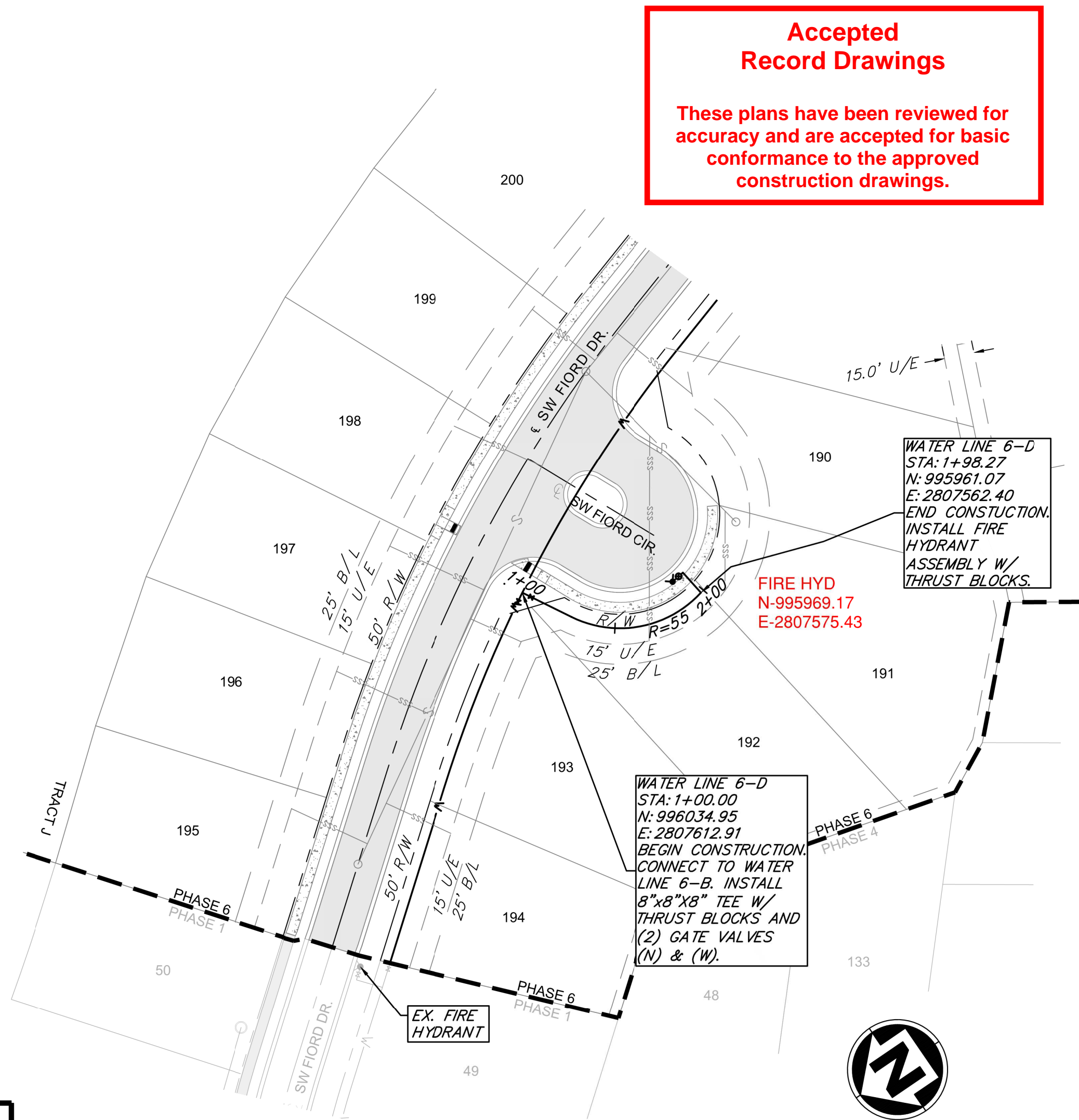


WATER MAIN NOTES:

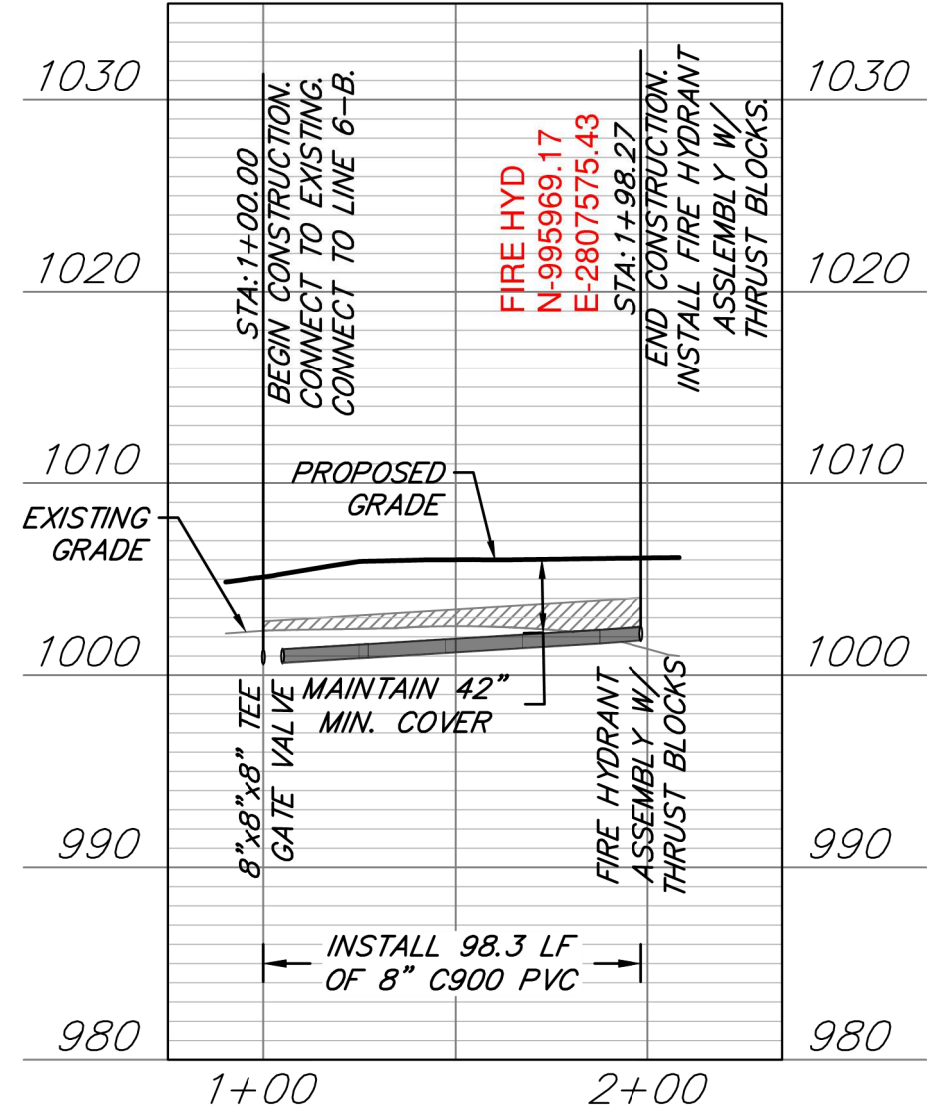
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4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALVES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.

LEGEND

---	PROP. STREET &
---	PROP. RIGHT-OF-WAY
---	PROP. UTILITY EASEMENT
---	PROP. BUILDING SETBACK
---	PROP. LOT LINE
---	PROP. WATER LINE
---	PROP. SSWR
---	PROP. SSWR SERVICE
---	PROP. STREET PAVEMENT
---	PROP. LONGVIEW BLVD.
---	PROP. SIDEWALK
---	EXISTING SIDEWALK
---	FILL PRIOR TO INSTALL



WATER LINE 6-D



AS-BUILT

This information provides a true and accurate depiction of construction results. It is not intended for construction, implementation or recording purposes, and it is solely based on information provided by others obtained by my firm. I have not been provided with any information that would allow me to verify the accuracy of the information provided. I have not been field verified. Date: 03/24/2022 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
1	REVISED PER CITY COMMENT	GC	2/11/21
3	AS-BUILT DRAWINGS	GC	3/24/22
		CHECK BY:	ZM
		LICENSE NO.	FE-2012008323
		DATE:	1/7/2021
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20KCT0059
		MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE 6-C AND
6-D PLAN & PROFILE

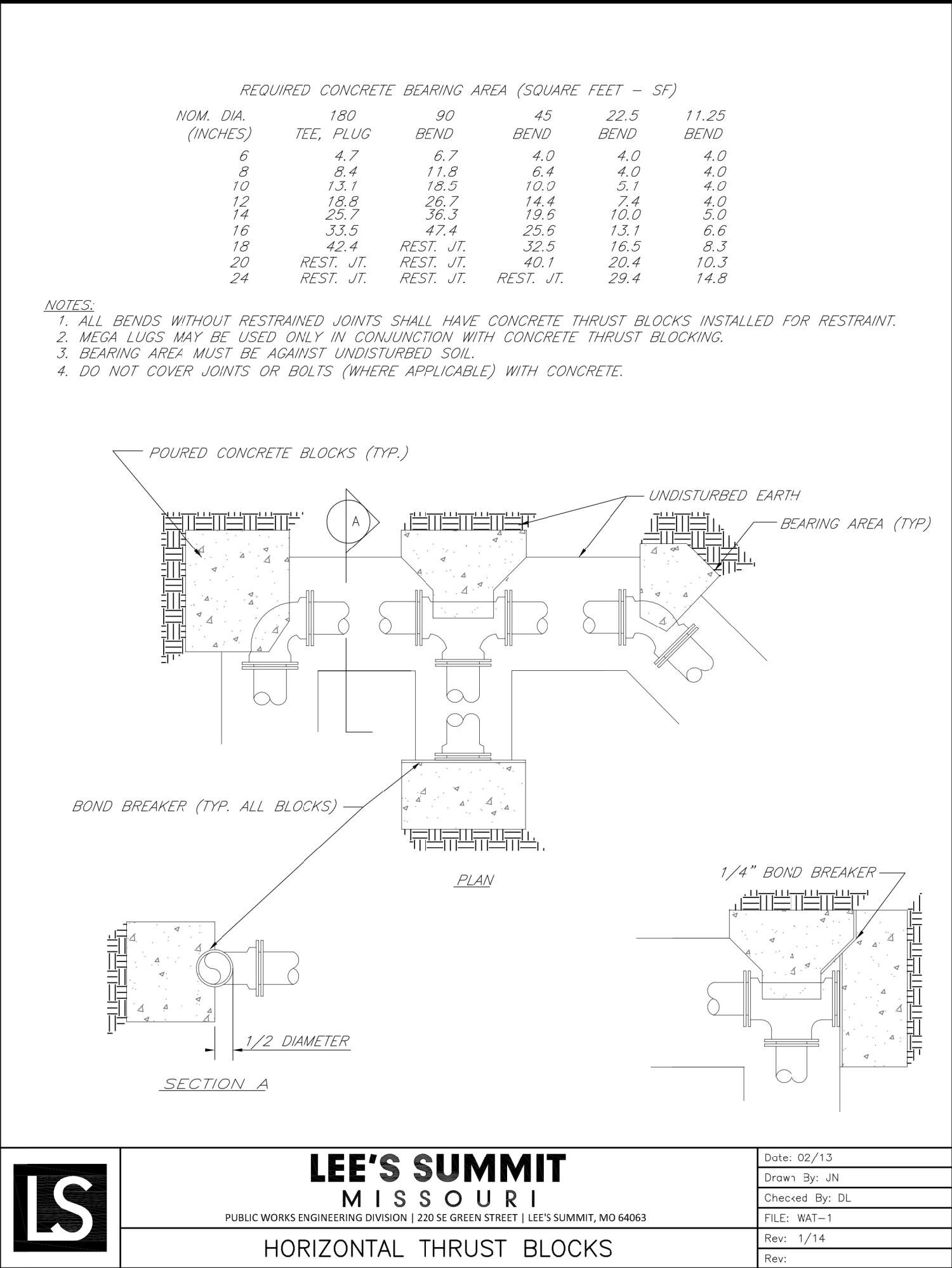
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



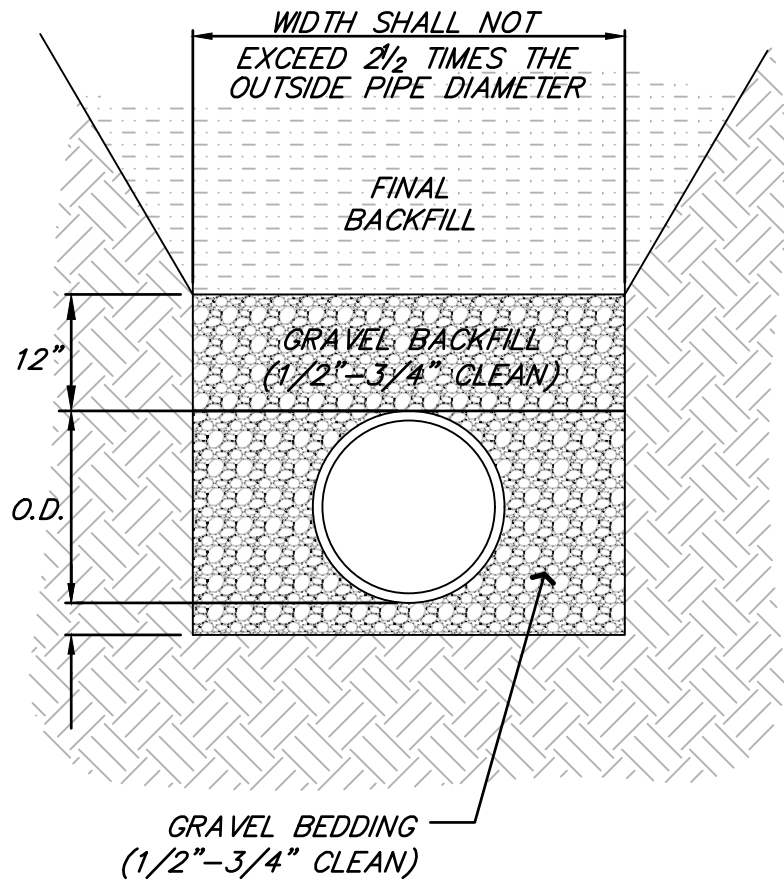
SHEET NUMBER
C104
5 OF 6

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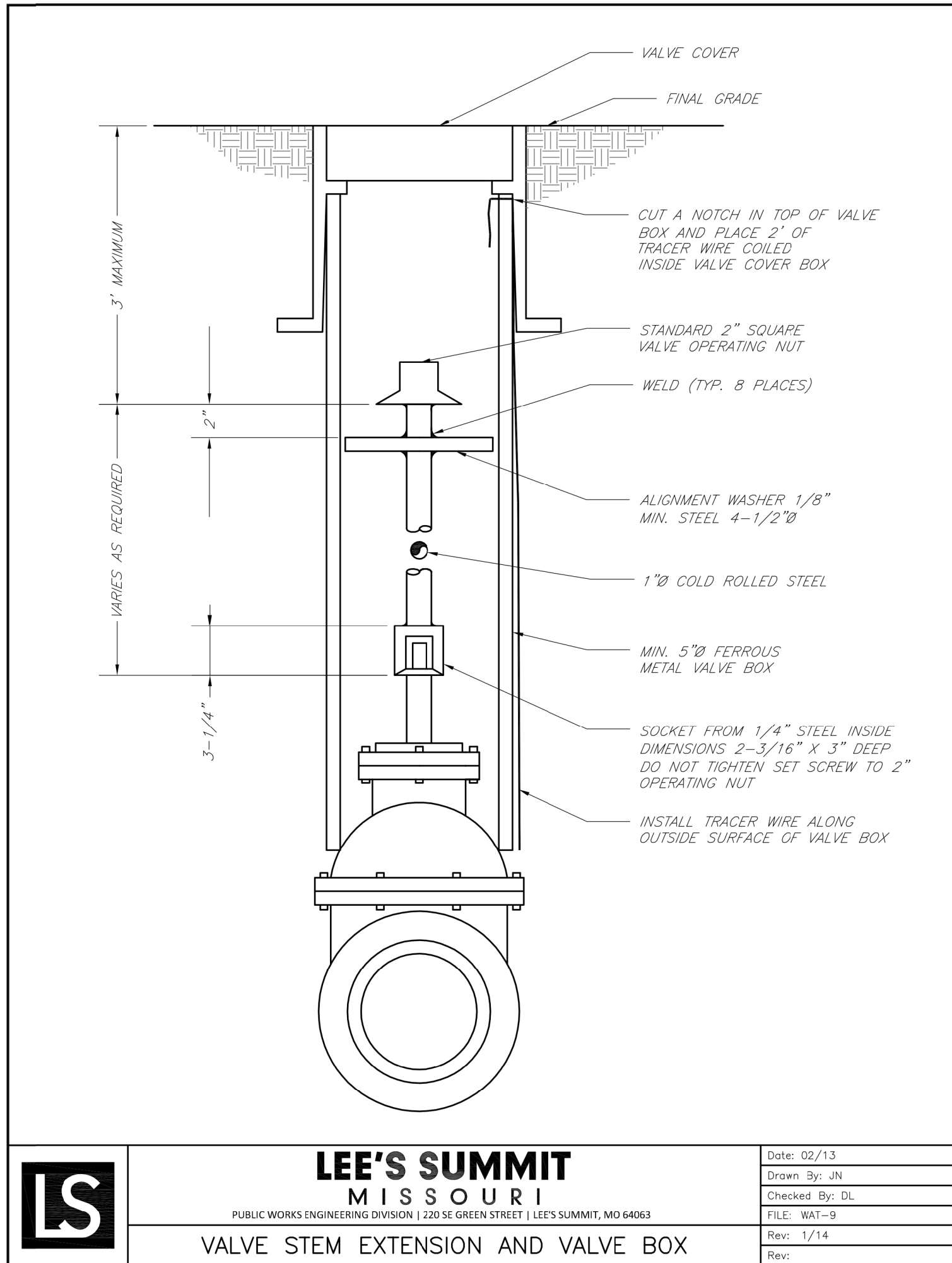
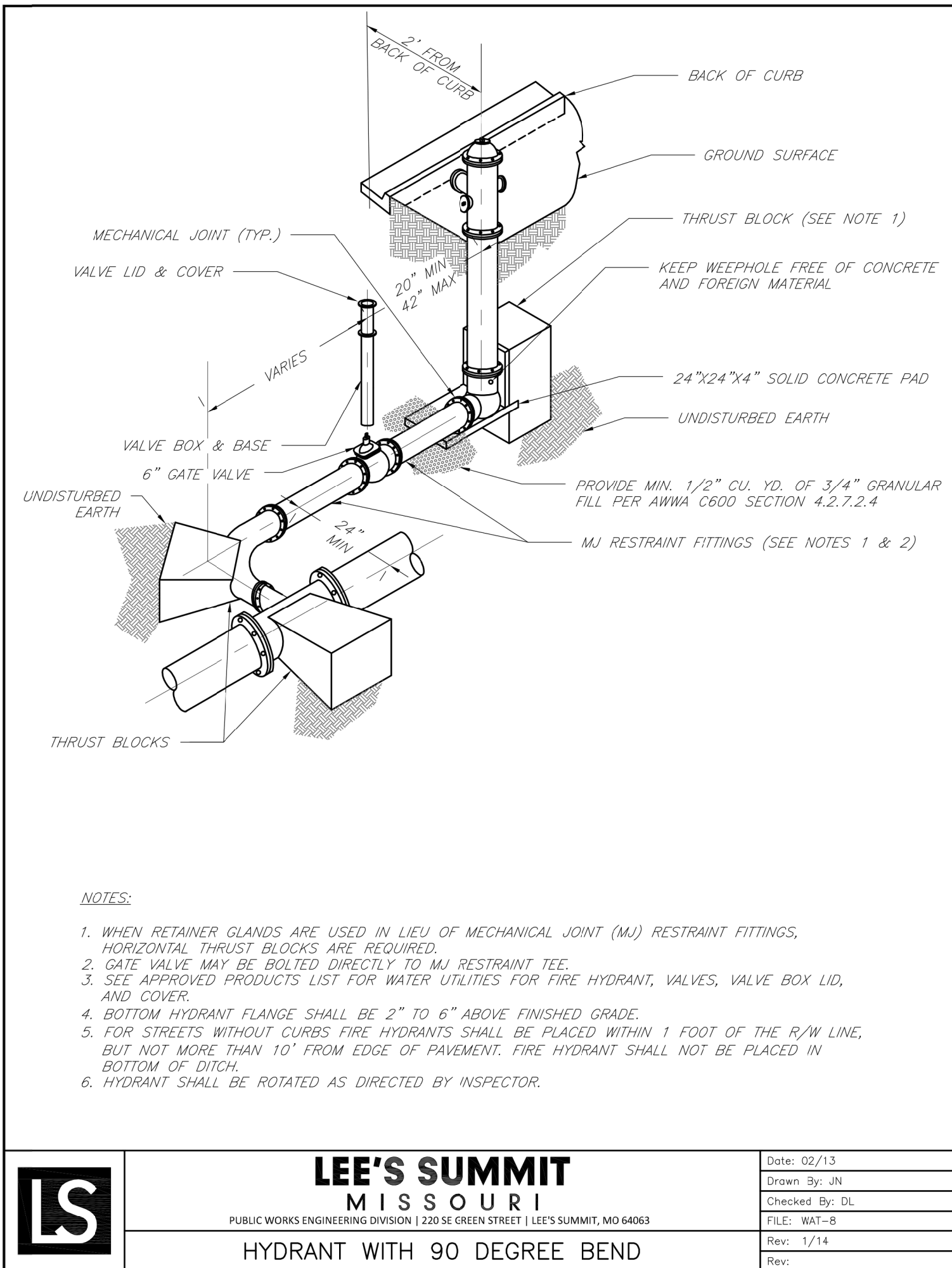
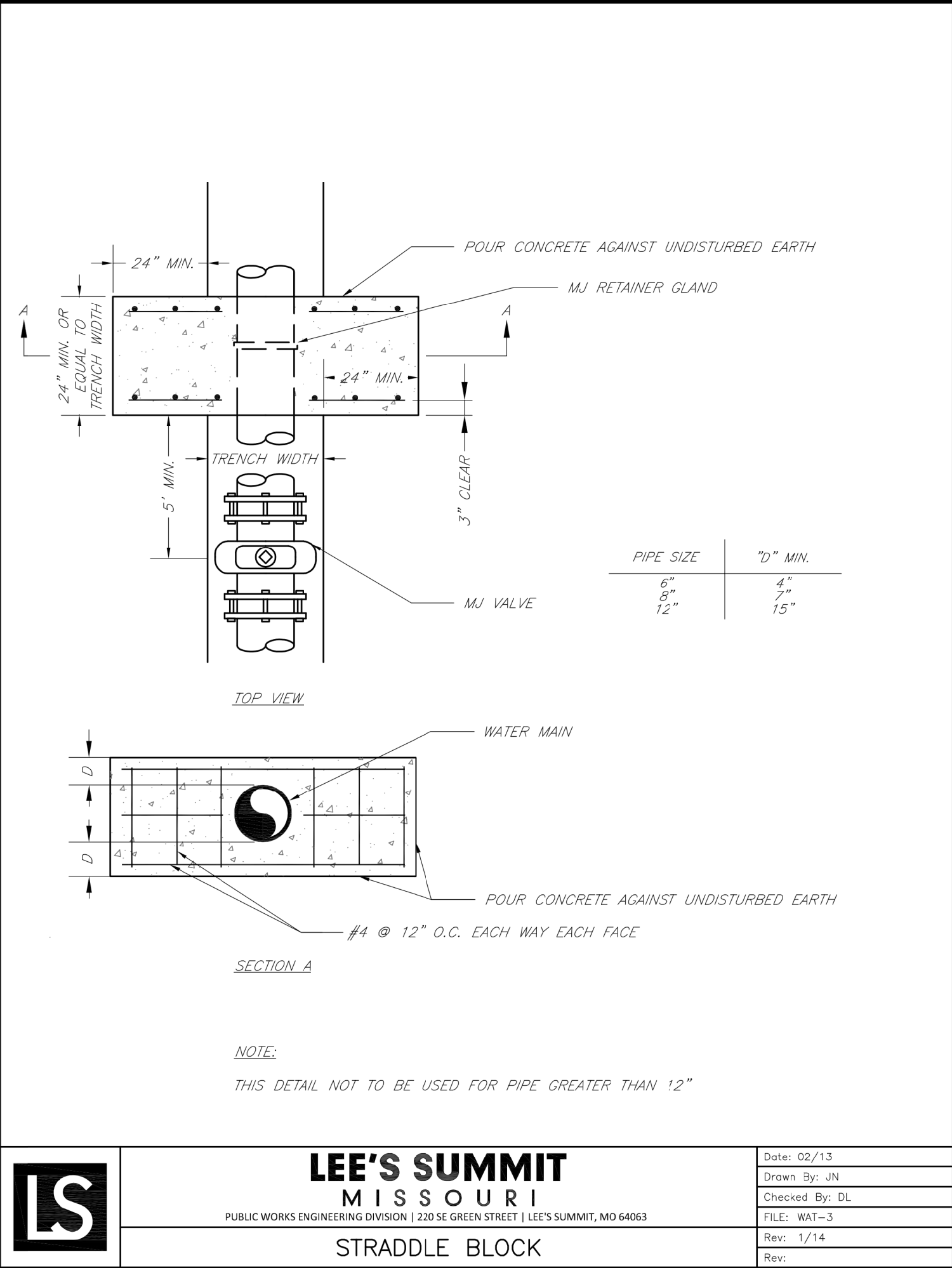
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BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698



PIPE BEDDING DETAIL
NOT TO SCALE



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

AS-BUILT

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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/16/2021

ANDERSON ENGINEERING
EMPLOYEE OWNED

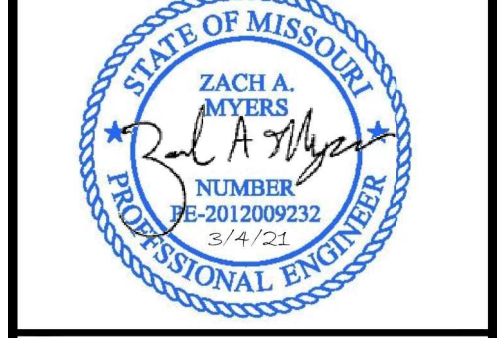
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DRAWING INFO.		DRAWN BY:		CHECK BY:		LICENSE NO.		DATE:		ISSUED FOR:		JOB NUMBER:		MO COA NO.	
NO.	DESCRIPTION	BY	DATE	GC	ZM	PE-2012008323		1/7/2021		FOR REVIEW		20KCT0059			000062
1	REVISED PER CITY COMMENT	GC	2/11/21												
3	AS-BUILT DRAWINGS														

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE DETAILS

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



SHEET NUMBER
C401
6 OF 6