

# HIGHLAND MEADOWS - 5TH PLAT

## WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

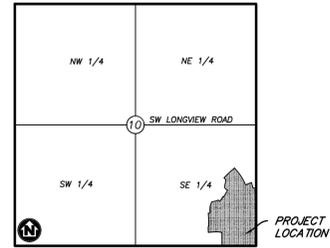
SEC. 10, TWP. 47N, RNG. 32W

LOTS: 134-159 (26 TOTAL)

DATE: 3/10/2021

**Accepted  
Record Drawings**

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



VICINITY MAP

SECTION 10, TOWNSHIP 47, RANGE 32  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
NOT TO SCALE



WATERSHED: LITTLE BLUE RIVER

DISTURBED AREA: 15.3 AC

**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.



**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

**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

Kent Monter

Digitally signed by Kent Monter  
Reason: I am approving this document  
Date: 2021.04.16 12:36:30-05'00'



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

**SHEET INDEX:**

CVR - COVER SHEET  
C101 - WATER LINE PLAN & PROFILE  
C401 - WATER LINE DETAILS

**PROJECT SPECIFICATIONS:**

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:  
1. 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.	
NO.	DESCRIPTION
1.	REVISED PER CITY COMMENTS
2.	REVISED PER CITY COMMENTS
3.	REVISED PER CITY COMMENTS
4.	AS-BUILT DRAWINGS
BY	DATE
GC	1/15/21
GC	2/26/21
GC	3/10/21
GC	3/16/22
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	12/22/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10057
M/D COA NO.	000062

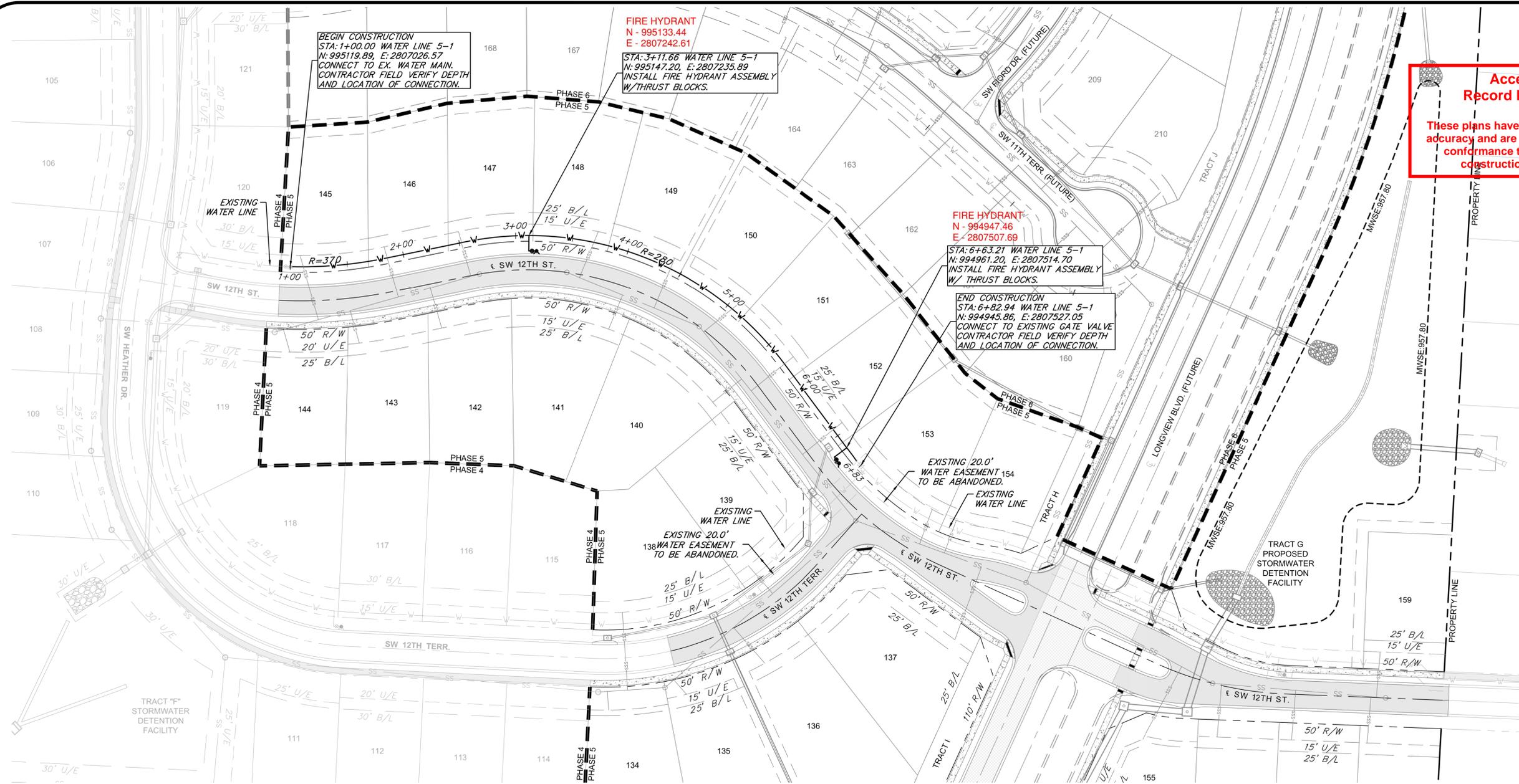
SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT  
COVER SHEET  
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER  
**CVR**  
1 OF 3

Mar 11, 2021 - 2:32pm Plotted By: gacite G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIVL\3-DWG\Sheet\WATER MAIN\20K10057 - SH1 - COVER.dwg Layout: COVER SHEET

Mar 11, 2021 - 2:33pm Plotted By: gac  
G:\Shared drives\KCTO - Land Development\Projects\2020\20KCT0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Bases\20KCT0057 - BASE - PROP - WATER.dwg Layout: WATER LINE PLAN & PROFILE



Accepted  
Record Drawings

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

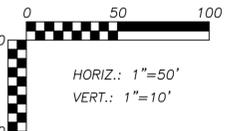
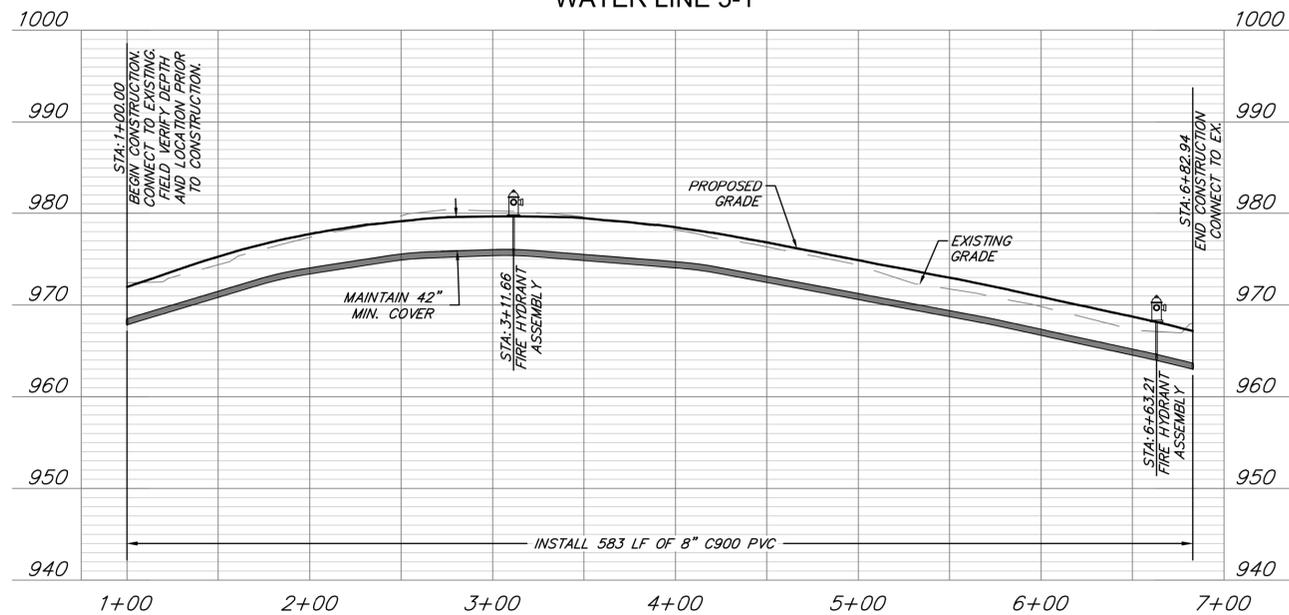
**BEGIN CONSTRUCTION**  
STA: 1+00.00 WATER LINE 5-1  
N: 995119.89, E: 2807026.57  
CONNECT TO EX. WATER MAIN.  
CONTRACTOR FIELD VERIFY DEPTH  
AND LOCATION OF CONNECTION.

**FIRE HYDRANT**  
N - 995133.44  
E - 2807242.61  
STA: 3+11.66 WATER LINE 5-1  
N: 995147.20, E: 2807235.89  
INSTALL FIRE HYDRANT ASSEMBLY  
W/ THRUST BLOCKS.

**FIRE HYDRANT**  
N - 994947.46  
E - 2807507.69  
STA: 6+63.21 WATER LINE 5-1  
N: 994961.20, E: 2807514.70  
INSTALL FIRE HYDRANT ASSEMBLY  
W/ THRUST BLOCKS.

**END CONSTRUCTION**  
STA: 6+82.94 WATER LINE 5-1  
N: 994945.86, E: 2807527.05  
CONNECT TO EXISTING GATE VALVE  
CONTRACTOR FIELD VERIFY DEPTH  
AND LOCATION OF CONNECTION.

**WATER LINE 5-1**



**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 6" 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.

AS-BUILT

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes, and it is solely based on information provided by others / obtained by my firm. 1/8"=100', 1"=100', 1/4"=100', 1/2"=100', 3/4"=100', 1"=100', 1 1/2"=100', 2"=100', 3"=100', 4"=100', 6"=100', 8"=100', 12"=100', 18"=100', 24"=100', 30"=100', 36"=100', 42"=100', 48"=100', 54"=100', 60"=100', 72"=100', 84"=100', 96"=100', 108"=100', 120"=100', 144"=100', 168"=100', 192"=100', 216"=100', 240"=100', 270"=100', 300"=100', 324"=100', 348"=100', 372"=100', 396"=100', 420"=100', 444"=100', 468"=100', 492"=100', 516"=100', 540"=100', 564"=100', 588"=100', 612"=100', 636"=100', 660"=100', 684"=100', 708"=100', 732"=100', 756"=100', 780"=100', 804"=100', 828"=100', 852"=100', 876"=100', 900"=100', 924"=100', 948"=100', 972"=100', 996"=100', 1020"=100', 1044"=100', 1068"=100', 1092"=100', 1116"=100', 1140"=100', 1164"=100', 1188"=100', 1216"=100', 1244"=100', 1272"=100', 1300"=100', 1328"=100', 1356"=100', 1384"=100', 1412"=100', 1440"=100', 1468"=100', 1496"=100', 1524"=100', 1552"=100', 1580"=100', 1608"=100', 1636"=100', 1664"=100', 1692"=100', 1720"=100', 1748"=100', 1776"=100', 1804"=100', 1832"=100', 1860"=100', 1888"=100', 1916"=100', 1944"=100', 1972"=100', 2000"=100', 2028"=100', 2056"=100', 2084"=100', 2112"=100', 2140"=100', 2168"=100', 2196"=100', 2224"=100', 2252"=100', 2280"=100', 2308"=100', 2336"=100', 2364"=100', 2392"=100', 2420"=100', 2448"=100', 2476"=100', 2504"=100', 2532"=100', 2560"=100', 2588"=100', 2616"=100', 2644"=100', 2672"=100', 2700"=100', 2728"=100', 2756"=100', 2784"=100', 2812"=100', 2840"=100', 2868"=100', 2896"=100', 2924"=100', 2952"=100', 2980"=100', 3008"=100', 3036"=100', 3064"=100', 3092"=100', 3120"=100', 3148"=100', 3176"=100', 3204"=100', 3232"=100', 3260"=100', 3288"=100', 3316"=100', 3344"=100', 3372"=100', 3400"=100', 3428"=100', 3456"=100', 3484"=100', 3512"=100', 3540"=100', 3568"=100', 3596"=100', 3624"=100', 3652"=100', 3680"=100', 3708"=100', 3736"=100', 3764"=100', 3792"=100', 3820"=100', 3848"=100', 3876"=100', 3904"=100', 3932"=100', 3960"=100', 3988"=100', 4016"=100', 4044"=100', 4072"=100', 4100"=100', 4128"=100', 4156"=100', 4184"=100', 4212"=100', 4240"=100', 4268"=100', 4296"=100', 4324"=100', 4352"=100', 4380"=100', 4408"=100', 4436"=100', 4464"=100', 4492"=100', 4520"=100', 4548"=100', 4576"=100', 4604"=100', 4632"=100', 4660"=100', 4688"=100', 4716"=100', 4744"=100', 4772"=100', 4800"=100', 4828"=100', 4856"=100', 4884"=100', 4912"=100', 4940"=100', 4968"=100', 4996"=100', 5024"=100', 5052"=100', 5080"=100', 5108"=100', 5136"=100', 5164"=100', 5192"=100', 5220"=100', 5248"=100', 5276"=100', 5304"=100', 5332"=100', 5360"=100', 5388"=100', 5416"=100', 5444"=100', 5472"=100', 5500"=100', 5528"=100', 5556"=100', 5584"=100', 5612"=100', 5640"=100', 5668"=100', 5696"=100', 5724"=100', 5752"=100', 5780"=100', 5808"=100', 5836"=100', 5864"=100', 5892"=100', 5920"=100', 5948"=100', 5976"=100', 6004"=100', 6032"=100', 6060"=100', 6088"=100', 6116"=100', 6144"=100', 6172"=100', 6200"=100', 6228"=100', 6256"=100', 6284"=100', 6312"=100', 6340"=100', 6368"=100', 6396"=100', 6424"=100', 6452"=100', 6480"=100', 6508"=100', 6536"=100', 6564"=100', 6592"=100', 6620"=100', 6648"=100', 6676"=100', 6704"=100', 6732"=100', 6760"=100', 6788"=100', 6816"=100', 6844"=100', 6872"=100', 6900"=100', 6928"=100', 6956"=100', 6984"=100', 7012"=100', 7040"=100', 7068"=100', 7096"=100', 7124"=100', 7152"=100', 7180"=100', 7208"=100', 7236"=100', 7264"=100', 7292"=100', 7320"=100', 7348"=100', 7376"=100', 7404"=100', 7432"=100', 7460"=100', 7488"=100', 7516"=100', 7544"=100', 7572"=100', 7600"=100', 7628"=100', 7656"=100', 7684"=100', 7712"=100', 7740"=100', 7768"=100', 7796"=100', 7824"=100', 7852"=100', 7880"=100', 7908"=100', 7936"=100', 7964"=100', 7992"=100', 8020"=100', 8048"=100', 8076"=100', 8104"=100', 8132"=100', 8160"=100', 8188"=100', 8216"=100', 8244"=100', 8272"=100', 8300"=100', 8328"=100', 8356"=100', 8384"=100', 8412"=100', 8440"=100', 8468"=100', 8496"=100', 8524"=100', 8552"=100', 8580"=100', 8608"=100', 8636"=100', 8664"=100', 8692"=100', 8720"=100', 8748"=100', 8776"=100', 8804"=100', 8832"=100', 8860"=100', 8888"=100', 8916"=100', 8944"=100', 8972"=100', 9000"=100', 9028"=100', 9056"=100', 9084"=100', 9112"=100', 9140"=100', 9168"=100', 9196"=100', 9224"=100', 9252"=100', 9280"=100', 9308"=100', 9336"=100', 9364"=100', 9392"=100', 9420"=100', 9448"=100', 9476"=100', 9504"=100', 9532"=100', 9560"=100', 9588"=100', 9616"=100', 9644"=100', 9672"=100', 9700"=100', 9728"=100', 9756"=100', 9784"=100', 9812"=100', 9840"=100', 9868"=100', 9896"=100', 9924"=100', 9952"=100', 9980"=100', 10000"=100'

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

**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

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

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ENGINEERING

EMPLOYEE OWNED

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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

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

DRAWN BY: GC	CHECK BY: ZM	LICENSE NO. FE-2012009232	DATE: 12/2/2020	ISSUED FOR: FOR REVIEW	JOB NUMBER: 20KCT0057	M/D COA NO. 00062
BY DATE	GC 1/15/21	GC 2/26/21	GC 3/16/22			
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SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

WATER LINE PLAN & PROFILE

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

STATE OF MISSOURI

ZACH A. MYERS

PROFESSIONAL ENGINEER

NUMBER: FE-2012009232

EXPIRES: 3/31/22

SHEET NUMBER  
C101  
2 OF 3

