

# HIGHLAND MEADOWS - 5TH PLAT

## SANITARY SEWER 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.

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W. 141ST TERR. KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-9400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC #2

DRAWING INFO.	
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.:	PE-0070089232
DATE:	12/22/2020
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KCC10057
M/D COA NO.:	000062

SUMMIT HOMES KC  
HIGHLAND MEADOWS - 5TH PLAT

**COVER SHEET**

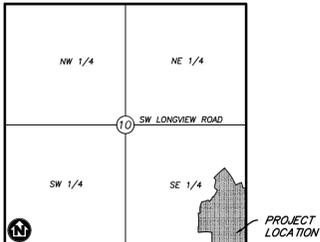
S10, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**SHEET NUMBER**

# CVR

1 OF 5



**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) 969-1800

**STREETS:**  
CITY OF LEE'S SUMMIT  
MICHAEL PARK  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
PHONE (816) 969-1900

**A&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

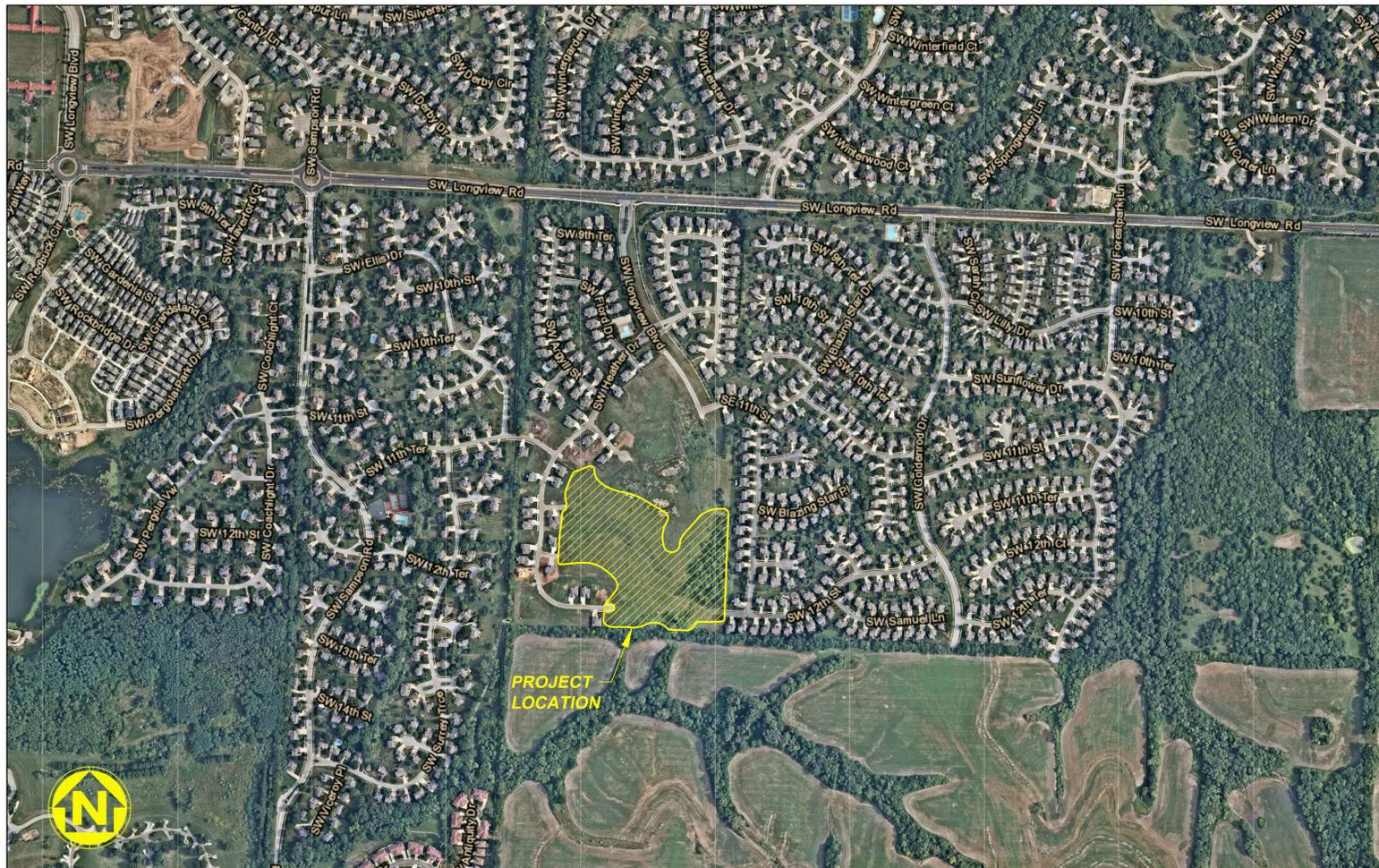
**MISSOURI GAS ENERGY:**  
RICHARD FROCK  
3025 SW CLOVER DRIVE  
LEE'S SUMMIT, MO 64082  
PHONE (816) 472-3489

**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. \_\_\_\_\_ DATE  
MISSOURI P.E. NO. 2012009232

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, 1/8" slope, or "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.

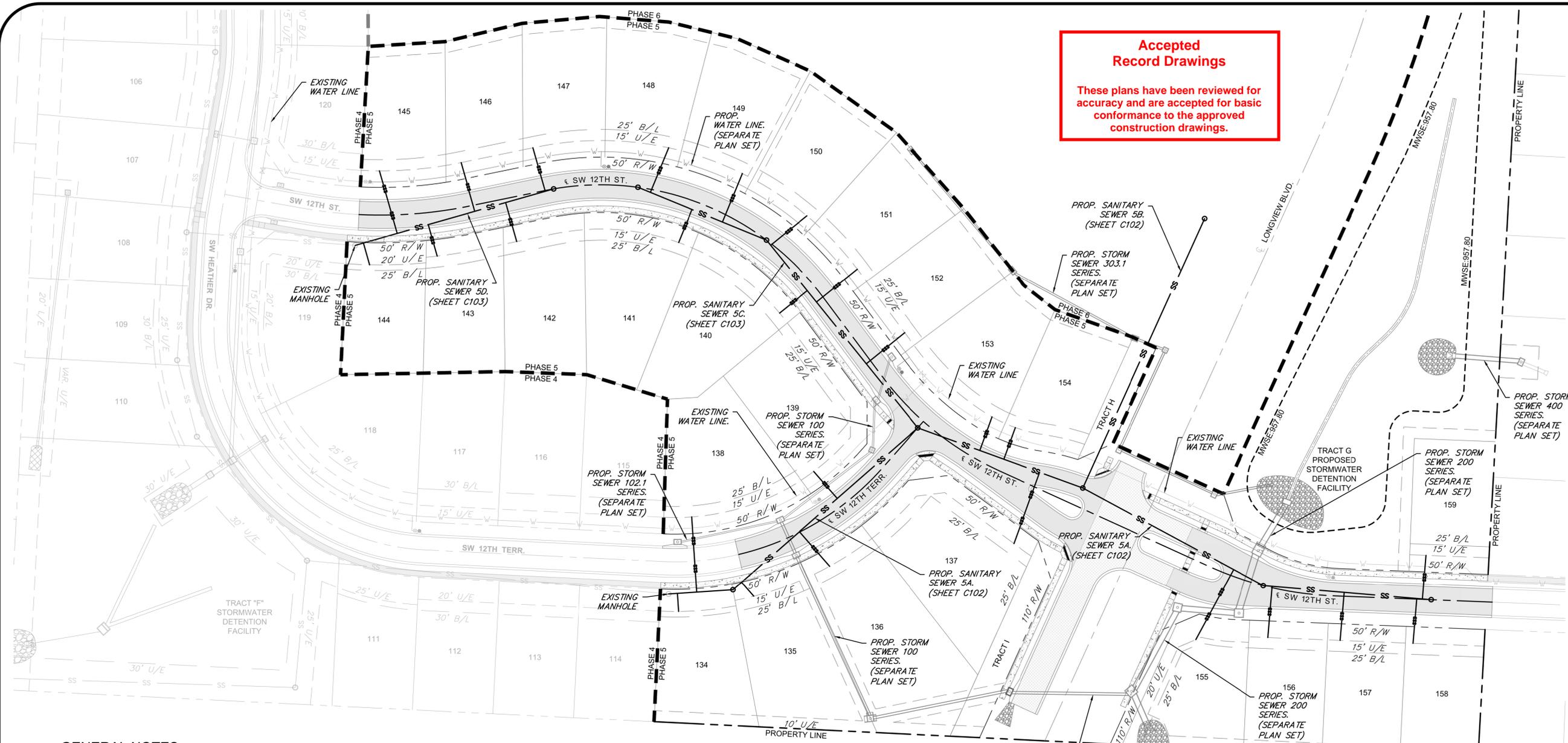
Date: 03/24/2022 Certified by: GRC  
Title: Project Engineer Firm: Anderson Engineering Inc.

Digitally signed by Kent Monter  
Reason: I am approving this document  
Date: 2021.04.15  
20:42:11-05'00'

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/15/2021

Mar 11, 2021 - 2:36pm Plotted By: gacite G:\Shared drives\VC10 - Land Development\Projects\2020\20KCC10057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\20KCC10057 - SHT - COVER.dwg Layout: COVER SHEET

Mar 11, 2021 - 2:36pm Plotted By: gcaite  
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**Accepted  
Record Drawings**  
 These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

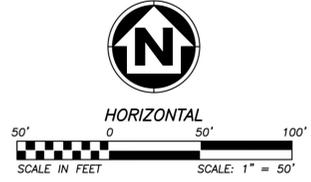
**GENERAL NOTES:**

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THIS PROJECT.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DON SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 72 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-(800)-DIG RITE OR 811. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATION SHALL BE UNCLASSIFIED.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES, AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
14. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUD DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
15. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
16. THE CONTRACTOR SHALL CONTACT THE RIGHT-OF-WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).
18. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
19. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF A FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES, TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

**AS-BUILT**  
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information (provided by others / obtained by my firm) "100% 100.10", "1.00% 1.15% slope", or "8-inch 100% 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.

**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
	PROP. RIPRAP
	EXISTING SIDEWALK



**RELEASE FOR  
CONSTRUCTION**  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 04/15/2021

**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 GRID 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.

PROJECT BENCHMARK(S) AND/OR CONTROL POINT(S)

BM #1 N=999843.9665 E=2898946.9717 ELEV=935.04  
 DESC="JA-148" REFERENCE SYSTEM MONUMENT

**ANDERSON  
ENGINEERING**  
 EMPLOYEE OWNED

**AE**

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 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 82

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

NO.	BY	DATE
GC	GC	1/15/21
ZM	GC	2/28/21
FE-3072008232	GC	3/24/22

CHECK BY:	LICENSE NO.	DATE:	ISSUED FOR:	JOB NUMBER:	M/D COA NO.
ZM	FE-3072008232	12/22/20	FOR REVIEW	20KC10057	00062

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SUMMIT HOMES KC  
 HIGHLAND MEADOWS - 5TH PLAT

GENERAL LAYOUT

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

STATE OF MISSOURI

ZACH A. AYERS

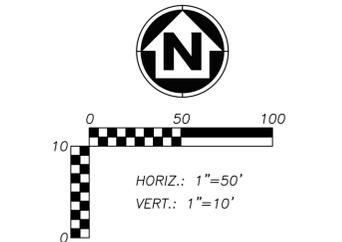
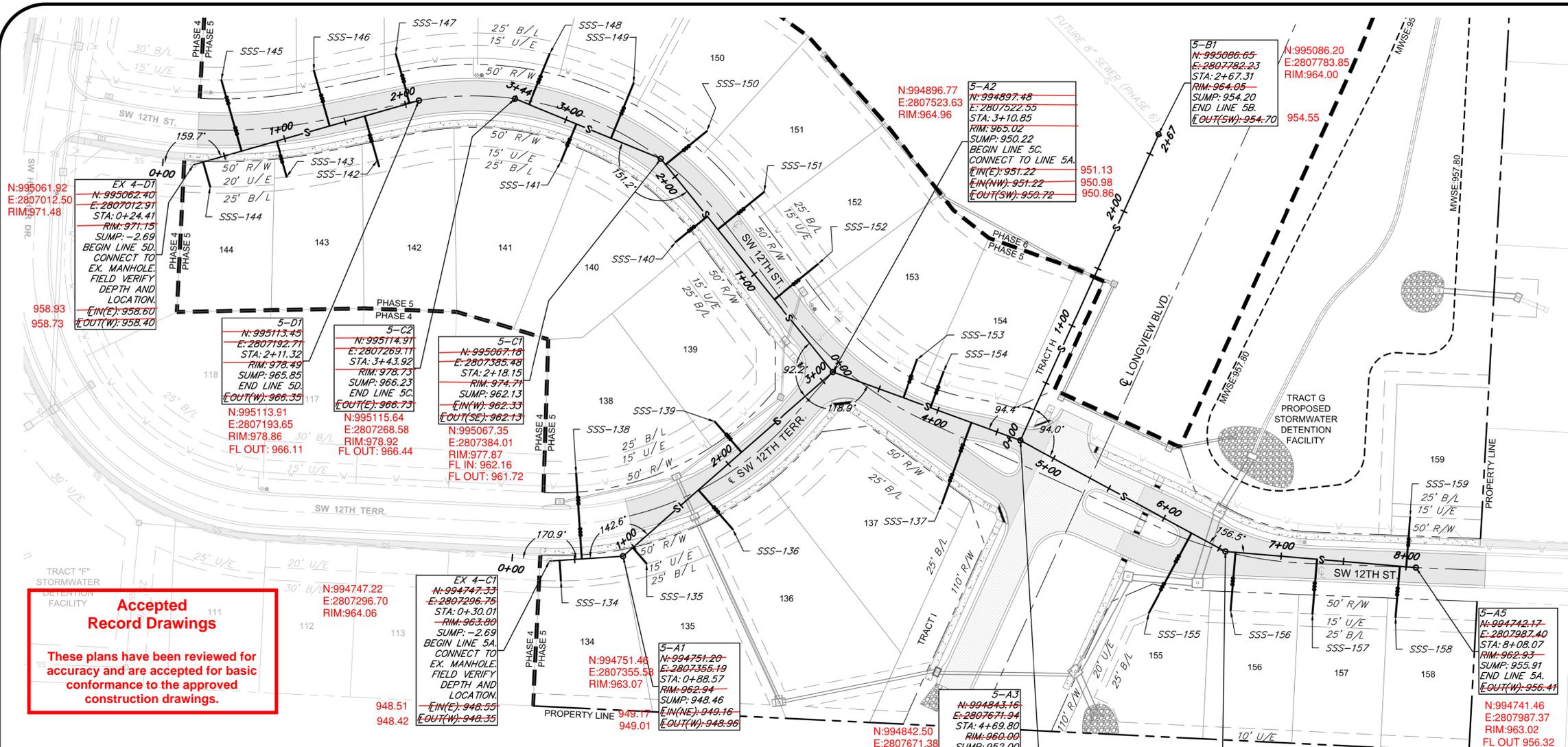
NUMBER  
E-3012009232  
3/10/22

PROFESSIONAL ENGINEER

**SHEET NUMBER**  
**C101**  
 2 OF 5



Mar 11, 2021 - 2:38pm Plotted By: gac  
 G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 C103-DWG (Base) 20K10057 - BASE - PROP - SANITARY SEWER C AND D PLAN & PROFILE Layout: SANITARY SEWER C AND D PLAN & PROFILE



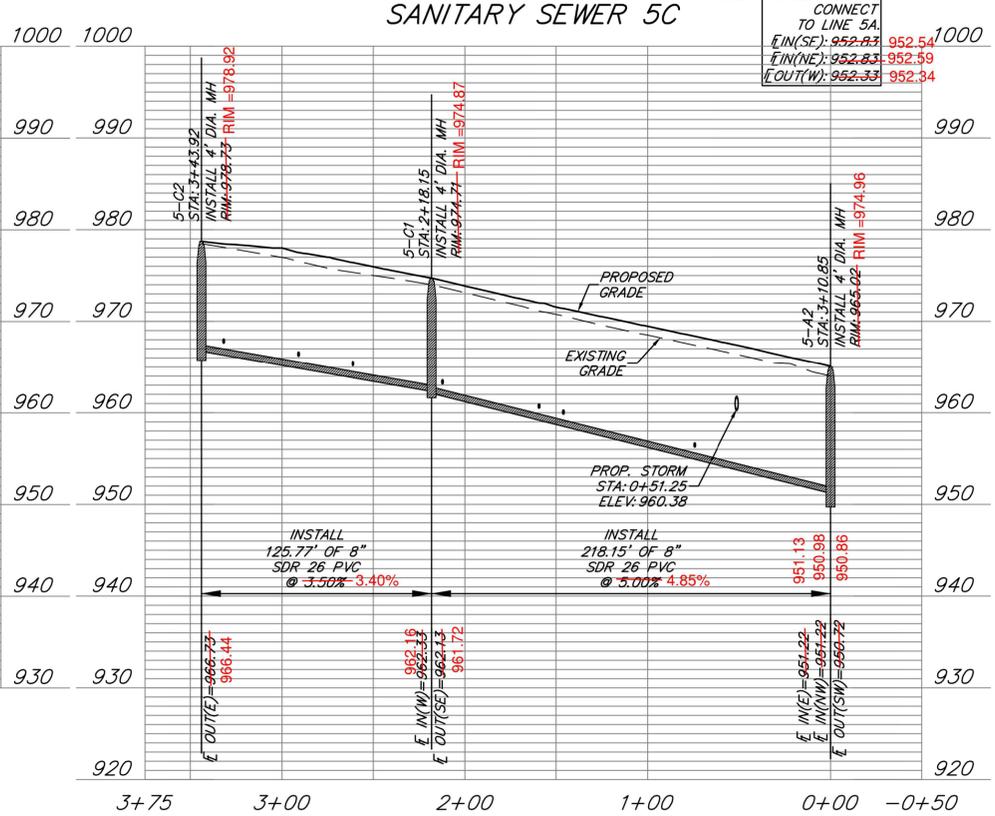
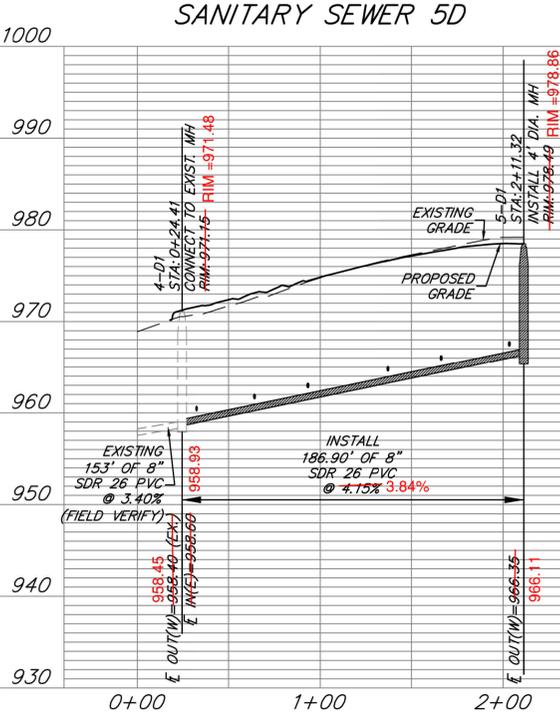
**MANHOLE STRUCTURE NOTE:**

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAIL.

**GENERAL NOTES:**

- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
- WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
- WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE. FOR A MINIMUM LENGTH OF 12 INCHES, TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
- ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.

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



SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	
SSS-152	0+74.34	45'	2.00%	957.21+(3.5')	
SSS-151	1+45.99	47'	2.00%	960.84+(3.5')	
SSS-140	1+59.27	32'	2.00%	961.21+(3.5')	
SSS-150	2+12.20	42'	2.00%	964.05+(3.5')	
SSS-149	2+61.19	47'	2.00%	966.16+(3.5')	
SSS-141	2+90.98	32'	2.00%	966.90+(3.5')	
SSS-148	3+31.82	44'	2.00%	968.55+(3.5')	
SSS-147	2+03.42	41'	2.00%	968.21+(3.5')	
SSS-146	1+37.18	46'	2.00%	965.57+(3.5')	
SSS-142	1+66.21	42'	2.00%	966.69+(3.5')	
SSS-144	0+32.41	20'	2.00%	960.72+(3.5')	
SSS-145	0+64.13	59'	2.00%	962.80+(3.5')	
SSS-143	0+93.28	30'	2.00%	963.42+(3.5')	

**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. 2020-07-10 10:10:21. 1.15% slope, or 8-inch diameter 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: GFC  
 Title: Project Engineer Firm: Anderson Engineering Inc.

Sewer laterals were constructed per plan as indicated by Redford Construction

**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
	PROP. RIPRAP
	EXISTING SIDEWALK

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI  
 04/15/2021

**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

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

DRAWN BY:	GC	CHECK BY:	ZM
FE-001000232		FOR REVIEW	12/29/20
20K10057		JOB NUMBER:	20K10057
00062		MO COA NO.:	00062

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SUMMIT HOMES KC  
 HIGHLAND MEADOWS - 5TH PLAT

**SANITARY SEWER C AND D  
 PLAN & PROFILE**

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

ZACH A. MYERS  
 LICENSE NO. 35-012009232  
 3/10/22  
 PROFESSIONAL ENGINEER

**SHEET NUMBER**  
**C103**  
 4 OF 5

