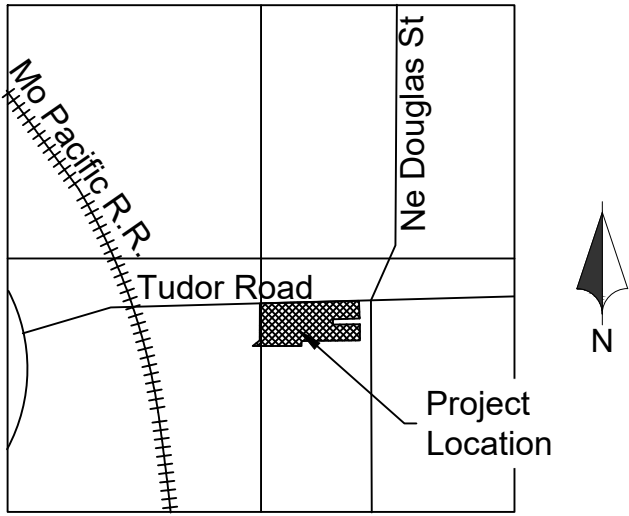


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LOCATION MAP
SECTION 31, T48N, R31W
Scale 1" = 2000'

STREET IMPROVEMENTS					
Item	Bid Item	Quantity	As-Built	Unit	Contract No.
1	Remove Sidewalk	152		SY	1
2	Remove Curb and Gutter	457		LF	1
3	Concrete Curb and Gutter, Standard	341		LF	1
4	Concrete Sidewalk	87		SY	1
5	Curb Access Ramp	4		EA	1
6	Granular Subbase (AB-3)	226		SY	1
7	Asphalt Base Course 8"	320		SY	1
8	Asphalt Surface Course 2"	320		SY	1
10	Inlet Protection	17		EA	1
11	8" PCC Commercial Entrance Drive	139		SY	1

Legal Description:

UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO
Phone: 816.969.1900

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275

GAS
Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

CABLE TV
Comcast
Phone: 816.795.1100

Time Warner Cable
Phone: 816.358.8833

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20th 2017, this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Know what's below.
Call before you dig.

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri
Section 31, Township 48N, Range 31W

Public Road Plans



LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
- - - - -	Existing Right-of-Way Line	————	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
- - - - -	Existing Easement Line	- - - - -	Proposed Easement
————	Existing Curb & Gutter	————	Proposed Curb & Gutter
————	Existing Sidewalk	————	Proposed Sidewalk
————	Existing Storm Sewer	————	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
- - - - -	Existing Waterline	A	Proposed Fire Hydrant
- - - - -	Existing Gas Main	- - - - -	Proposed Waterline
————	Existing Sanitary Sewer	————	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
- - - - -	Existing Contour Major	————	Proposed Contour Major
- - - - -	Existing Contour Minor	————	Proposed Contour Minor
		=====	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Sheet List Table	
Sheet Number	Sheet Title
01	Title Sheet
02	General Notes
03	Existing Conditions & Demolition Plan
04	General Layout
05	Pavement Marking Plan
06	Turn Lane Grading Plan
07	Traffic Control Plan
08	Traffic Control Details
09	Erosion Control
10	Erosion Control Details
11	Standard Details
12	Standard Details 2
13	Standard Details 3

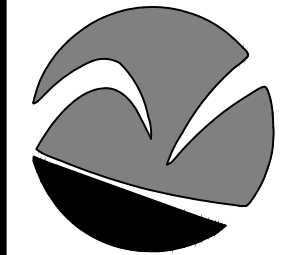
Consultant/Applicant:
Renaissance Infrastructure Consulting
Contact: Mick Slutter, P.E.
400 E. 17th Street
Kansas City, Mo. 64108
(816) 800-0950

Prepared For:
Cityscape Residential
Contact: Ryan Adams, VP
10000 College Blvd Suite 120
Overland Park, KS 66227
radams@cityscaperesidential.com

Public Road Plans
24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Title Sheet

Renaissance Infrastructure Consulting
816.800.0950
WWW.RIC-CONSULT.COM



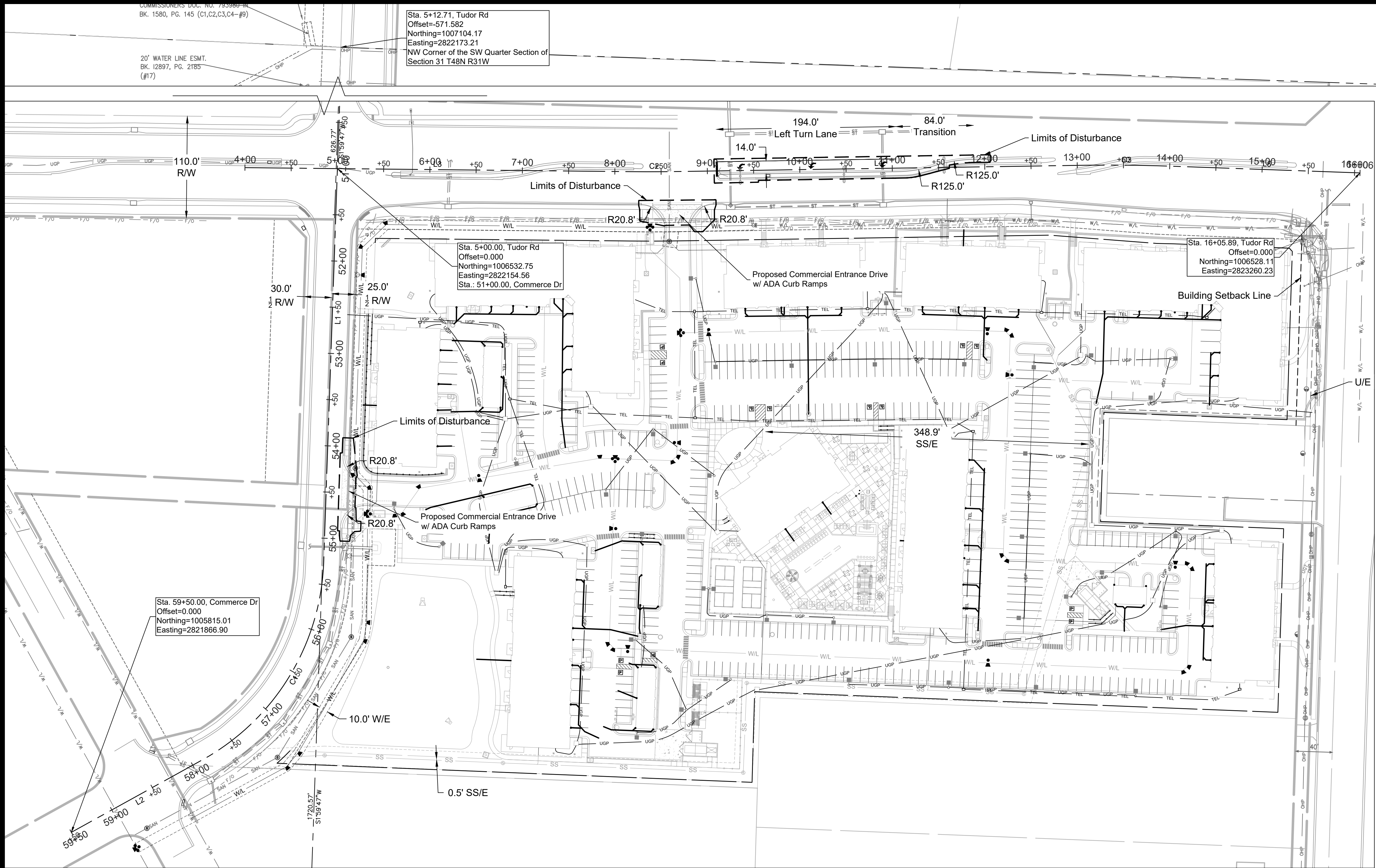
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KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

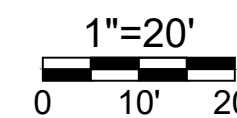
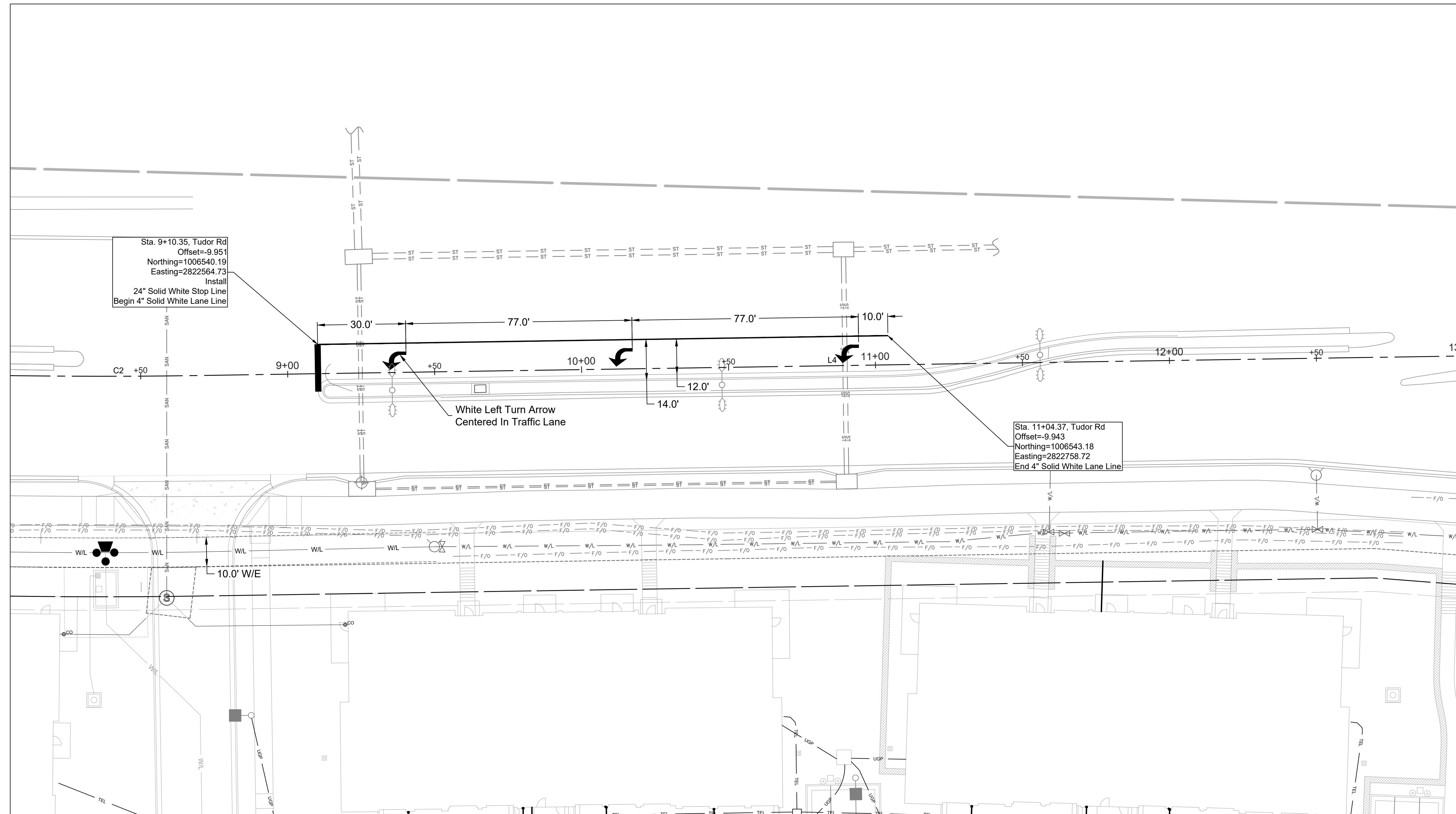
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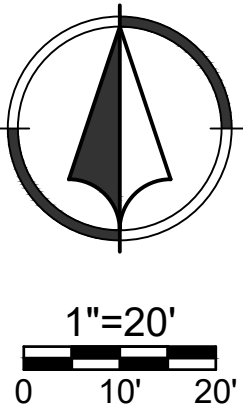
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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Turn Lane Grading Plan

[illegible]

3	10/18/2024	PER CITY COMMENTS
2.	08/18/2024	City Submittal
1	08/01/2024	90% Plans
NO.	DATE	REVISION

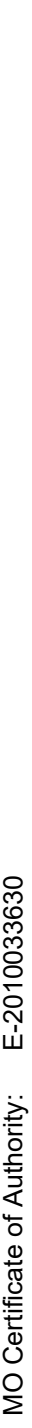
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TCD	MES



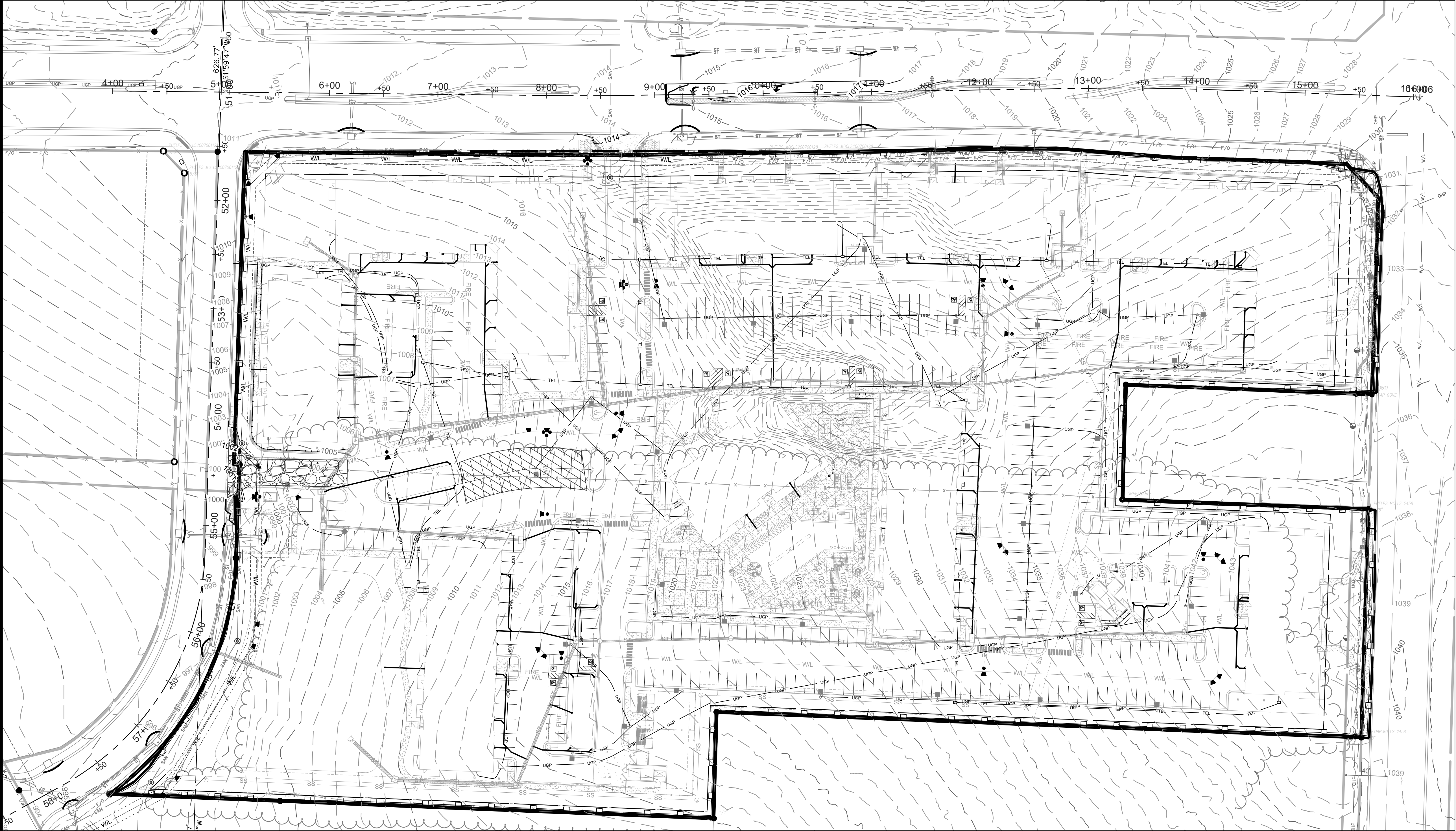
**Renaissance
Infrastructure
Consulting**

400 E. 17TH STREET
KANSAS CITY, MISSOURI 64108
816.300.0950
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06 of 13

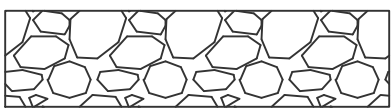


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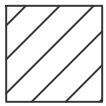


	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

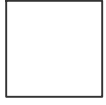
EROSION CONTROL LEGEND



Temporary Construction Entrance, per detail sheet C13



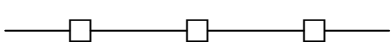
Staging Area



Concrete Washout, per ESC-01 Standard Drawing per APWA 2016



Limits of Disturbance



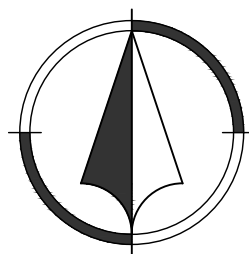
Perimeter Silt Fence



Inlet Protection

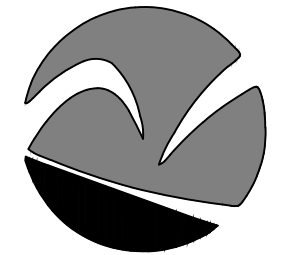
LEGEND

- Existing Major Contour
- - - Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



1"=20'
0 10' 20'

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Public Road Plans
24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

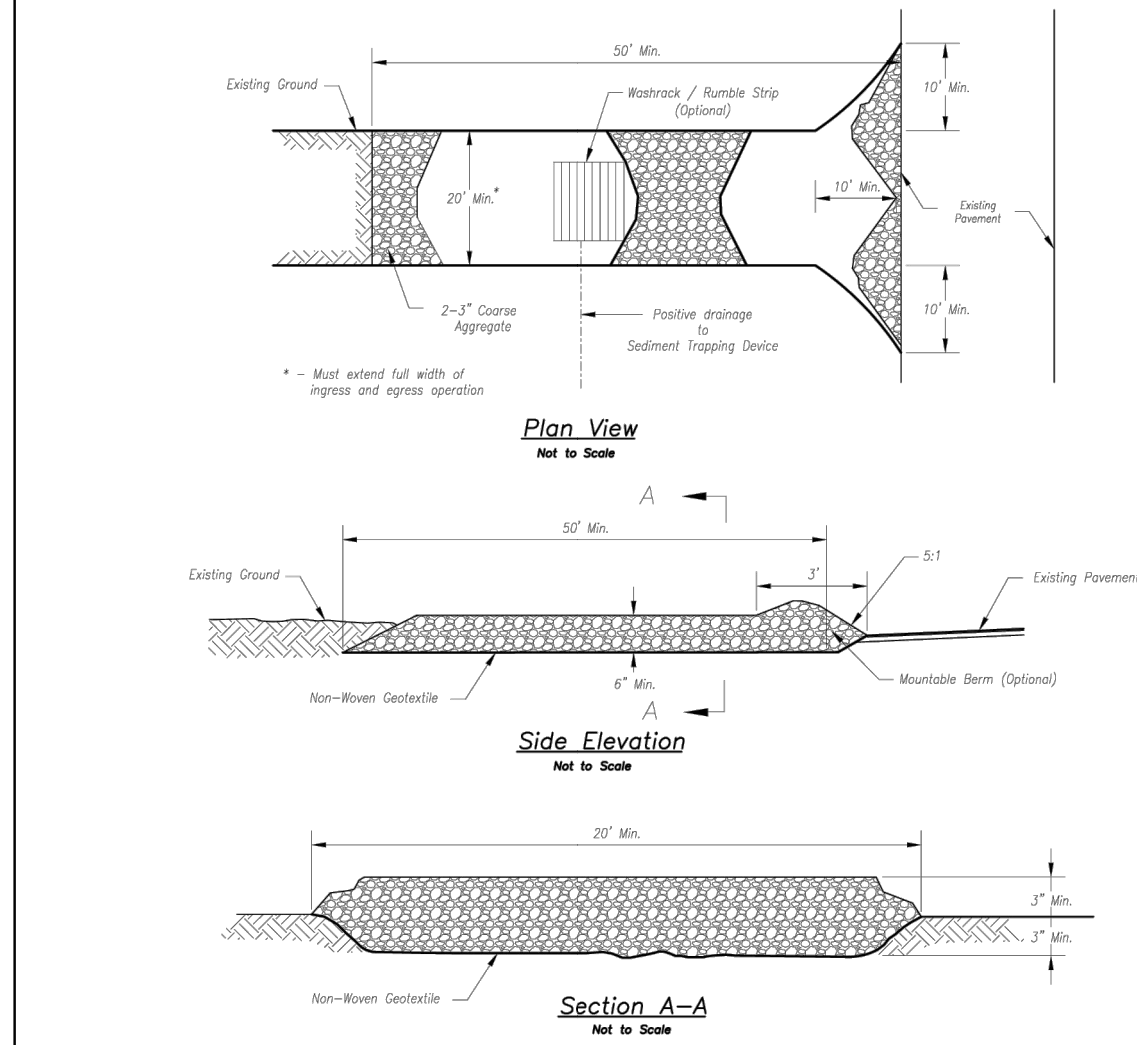
Erosion Control

NO.	DATE	REVISION
3	10/18/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans

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Sheet
09 of 13

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Notes for Construction Entrance

1. Avoid locating an steep slopes, or curves on public roads, or adjacent to disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and curves for positive drainage.
3. If slope towards the public road exceeds 3%, construct a 6- to 8-inch high ridge with 361V 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 of 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

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control, Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

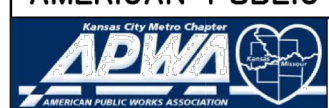
Notes for Concrete Washout

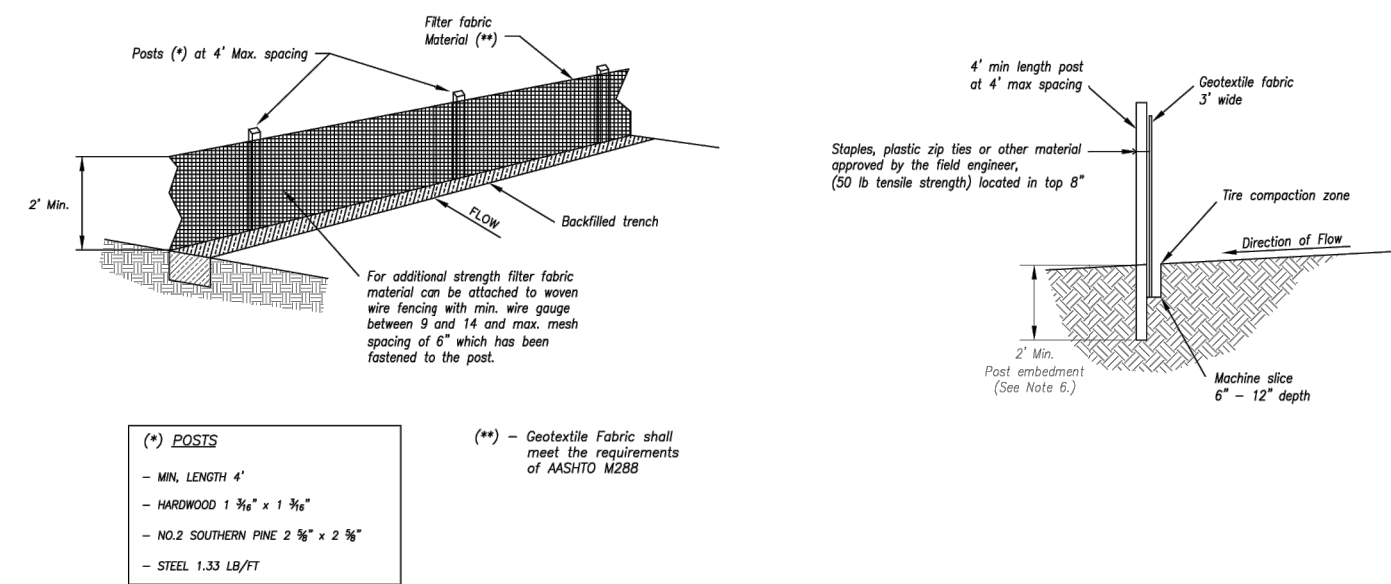
1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat subsurface pit placed relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 2:1. The vehicle tracking post shall 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 whenever necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A non-place 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 washed concrete.
3. Concrete washout water, washed 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 topped with compacted gravel or crushed stone. The surface shall be graded and compacted.

CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

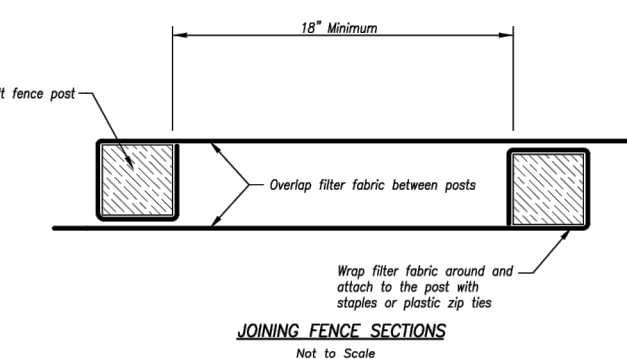



Notes

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where staking machine cannot be reasonably used.

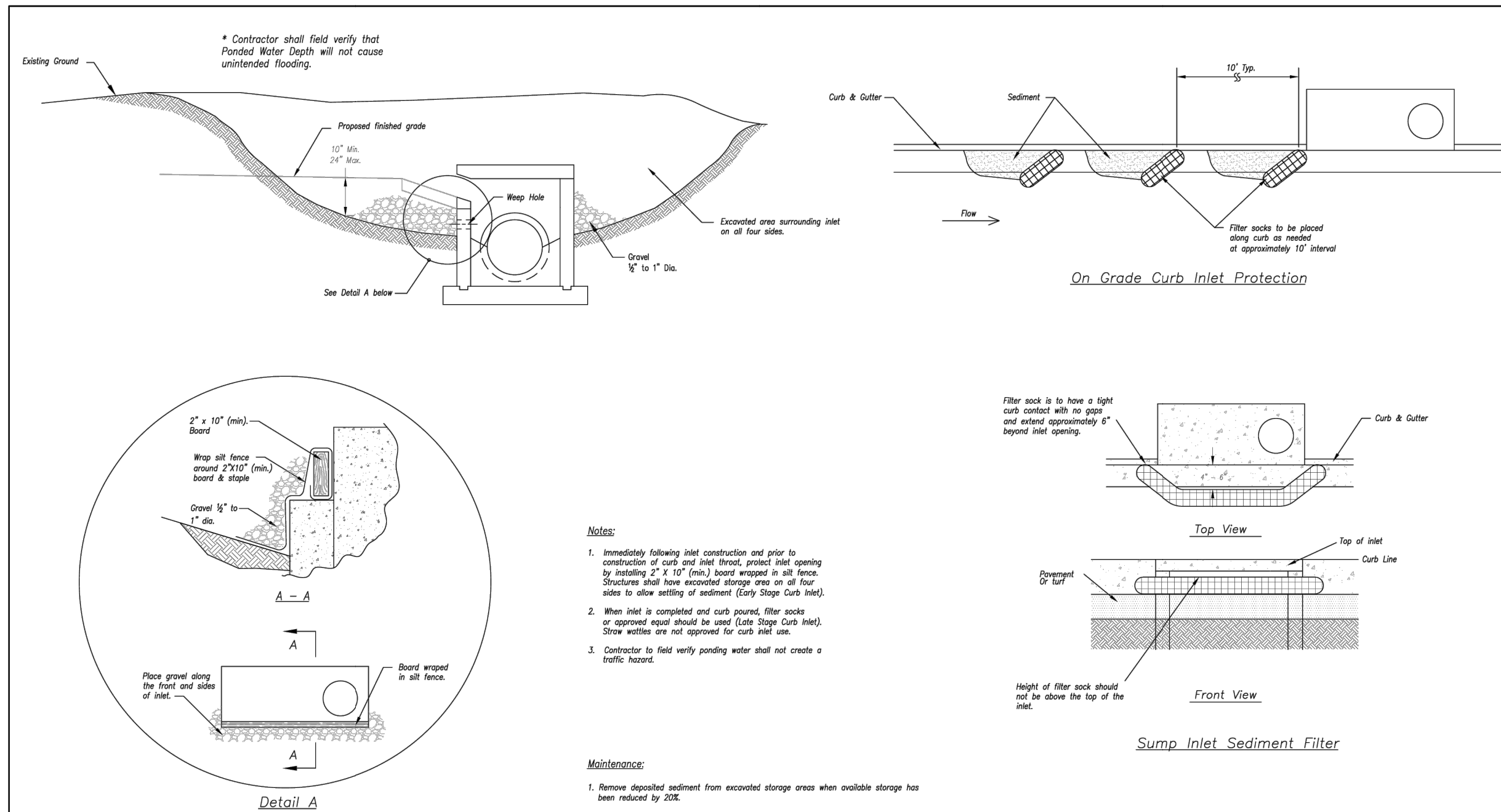
Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.




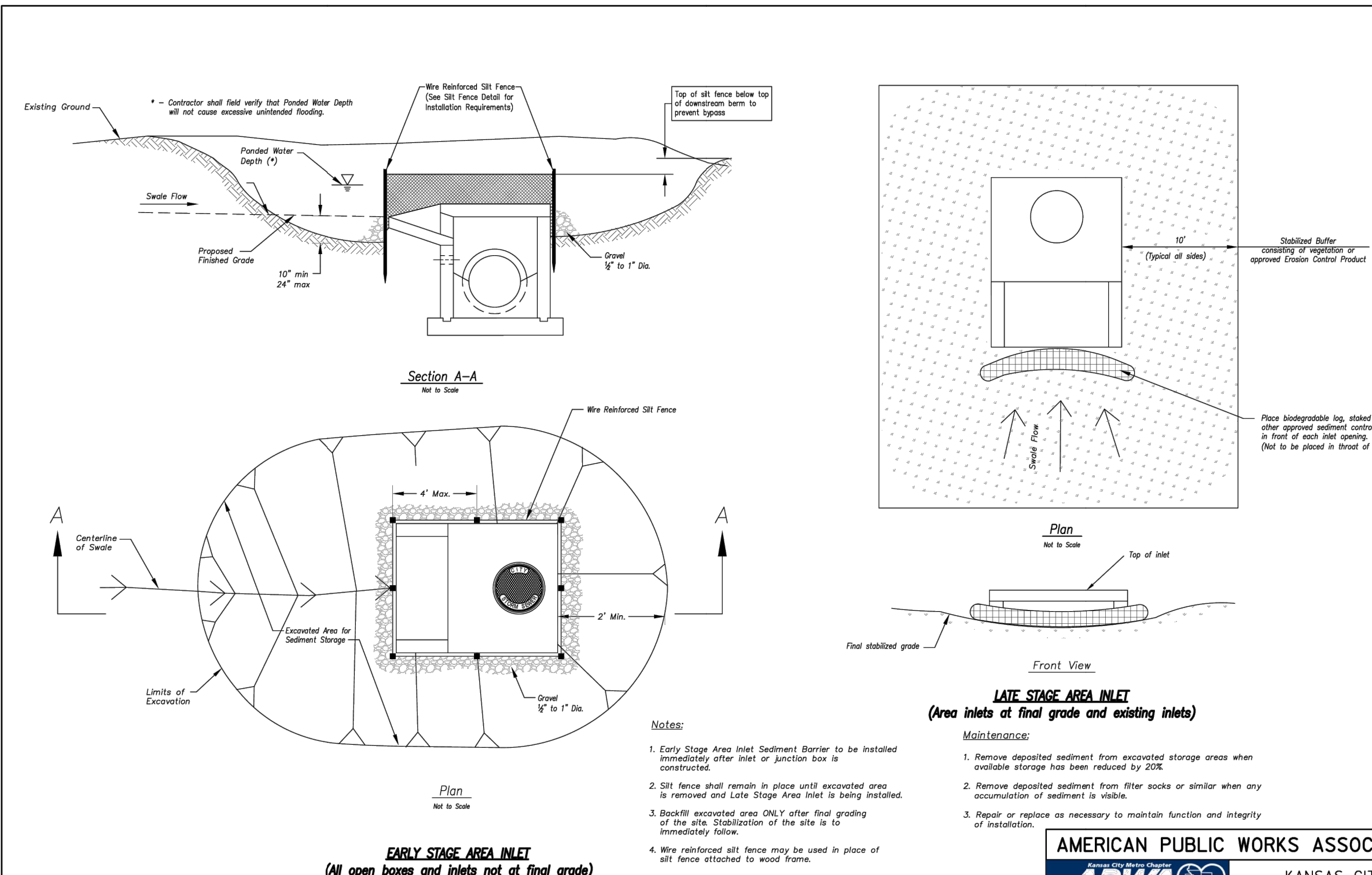
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

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




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

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



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

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

NO.	DATE	REVISION
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2	08/16/2024	City Submittal
1	08/01/2024	90% Plans

NO.	DATE	REVISION

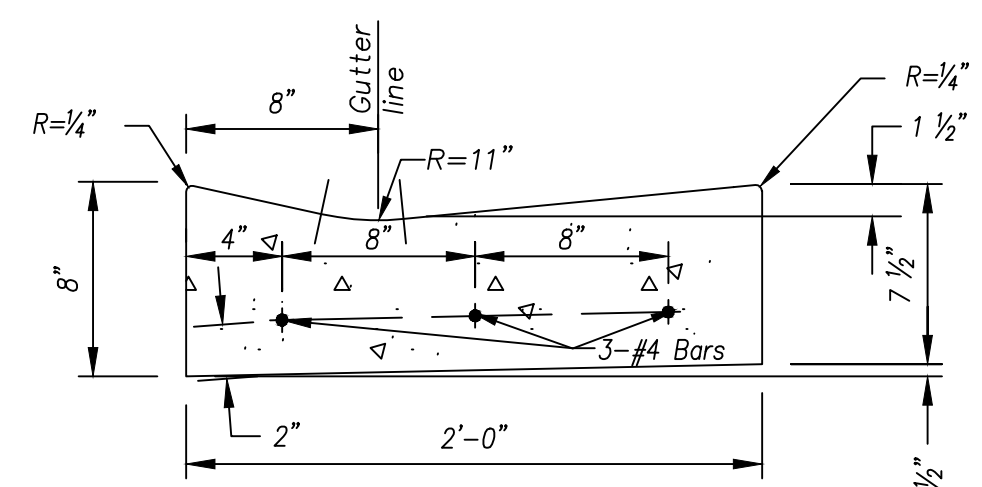
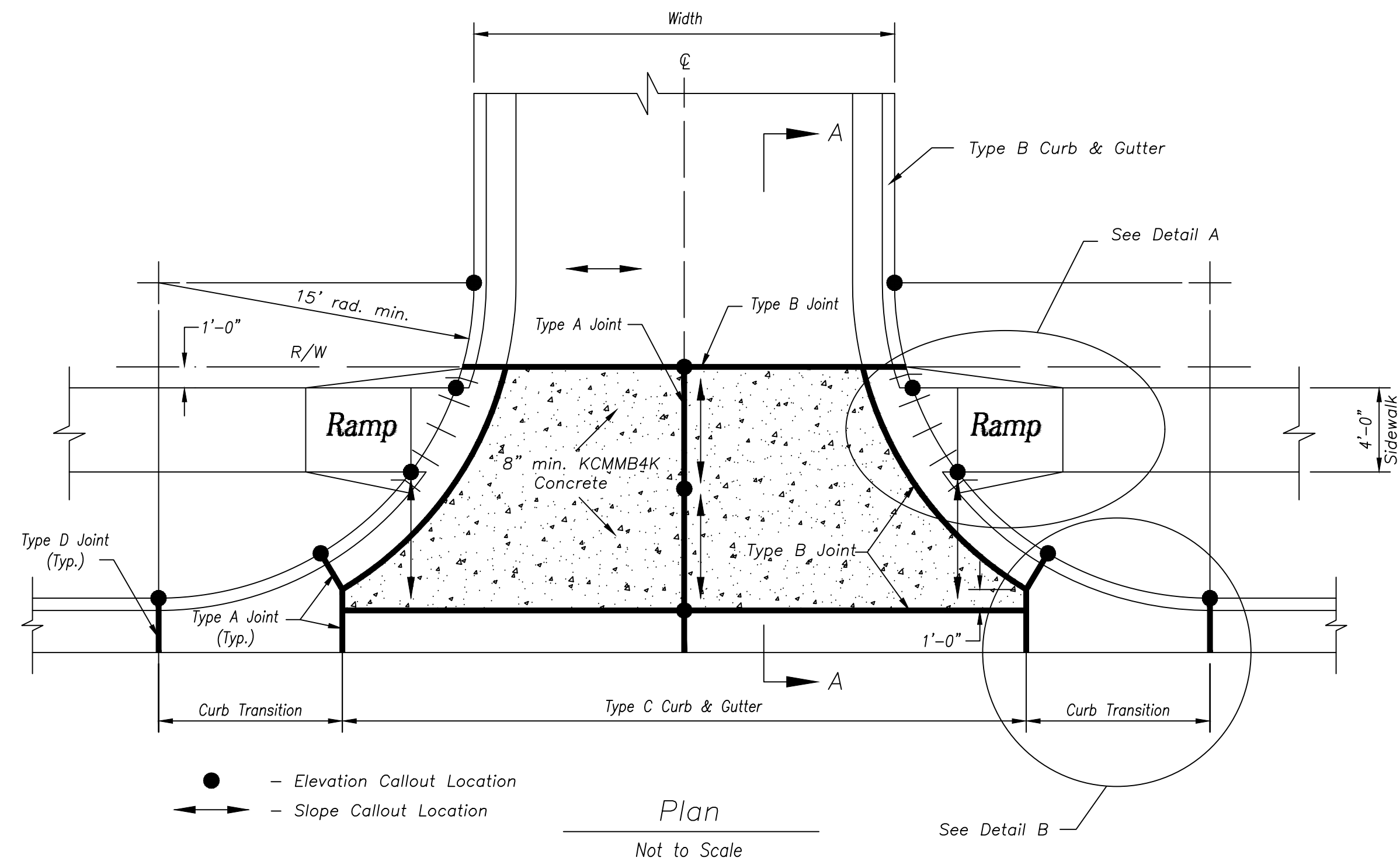
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Curb & Gutter Notes:

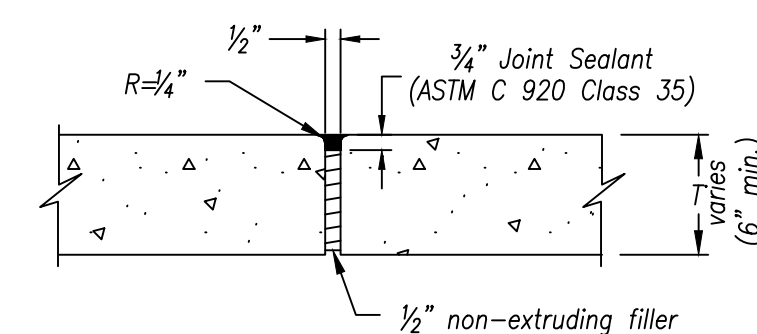
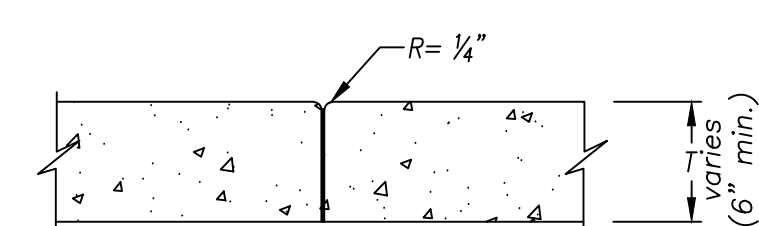
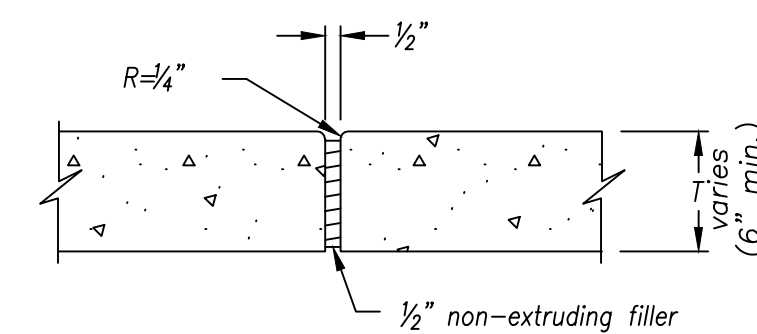
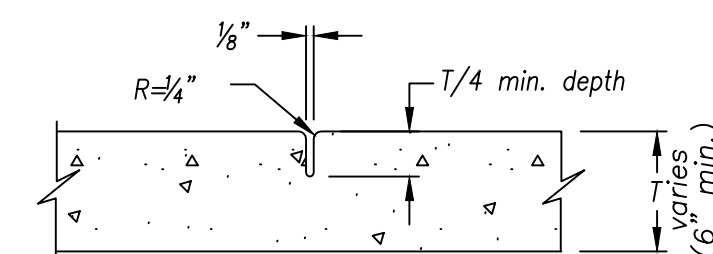
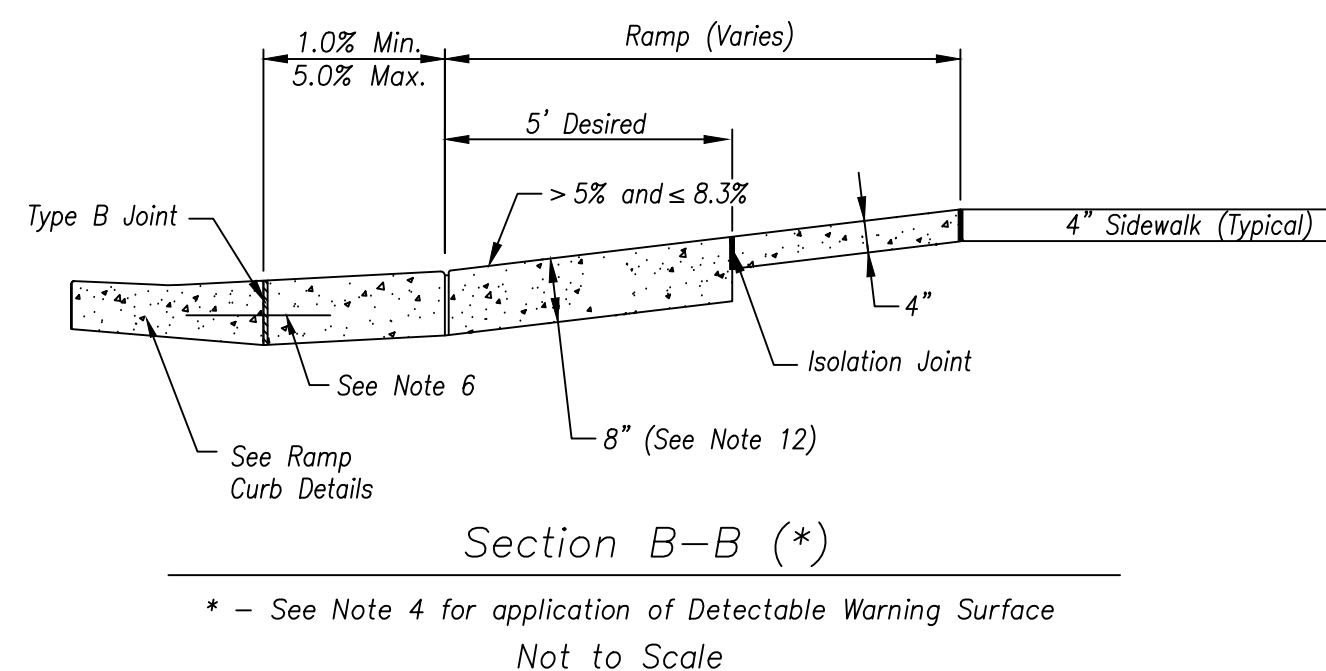
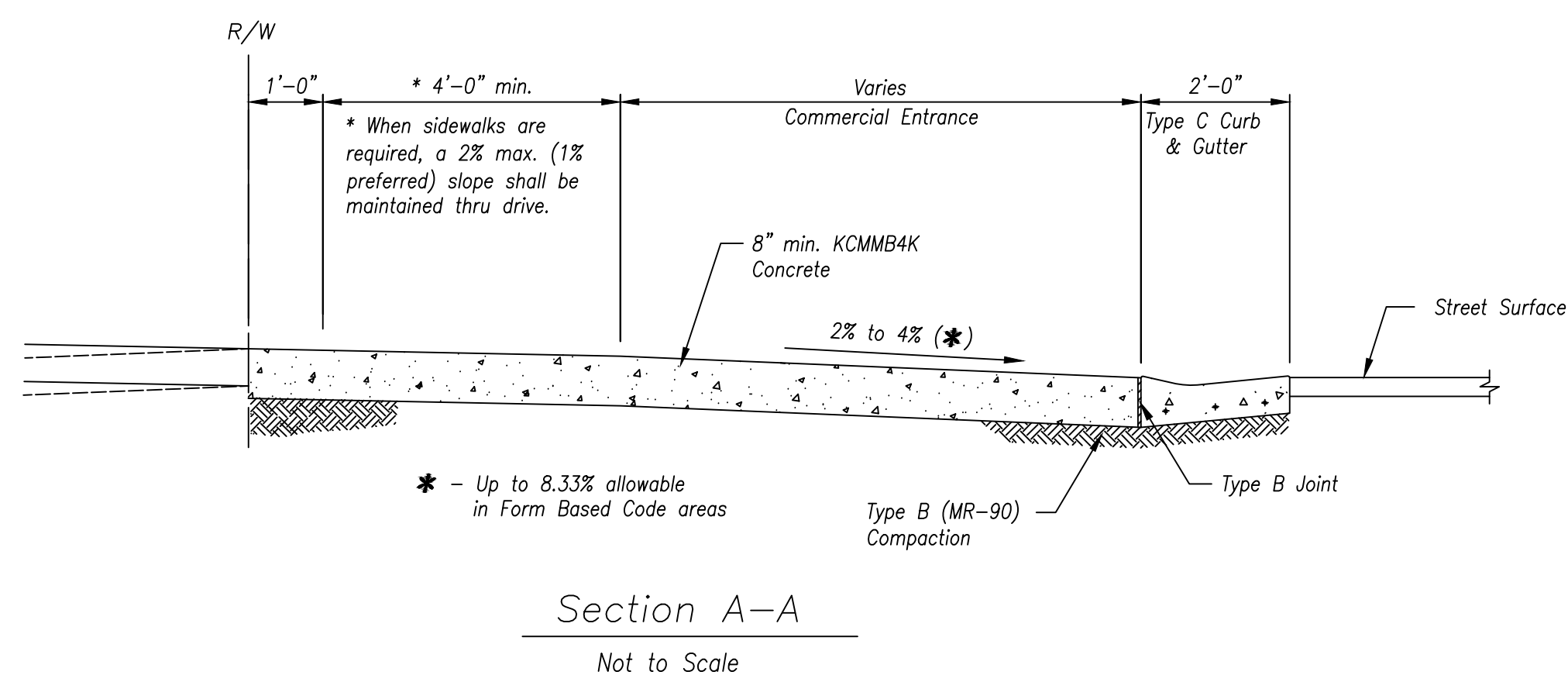
$\frac{1}{2}$ " premolded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers.

Contraction joints shall be 2" deep, and placed at 15' intervals equally spaced between expansion joints.

KCMMB4K Concrete shall be used throughout.

For hand-formed curb all reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing, or as directed by the City Engineer.

See sidewalk ramp details for typical sidewalk ramp curb & gutter sections.



Commercial Drive Notes:

KCMMB4K Concrete shall be used throughout.

Concrete pavement shall be jointed with Type A joints. No jointed slab shall exceed 12' x 12'.

Where driveways are controlled with yield or stop control devices or traffic signals, detectable warning surfaces shall be provided on the pedestrian circulation path where the pedestrian circulation path meets the driveway.

PROWAG compliance will be measured at points labeled (Elev.).

Install 18" tie bars #4 epoxy coated @ 18" o.c. and through wings as shown.

Sidewalk Ramp shall be lengthened to provide PROWAG compliant slope, but need not exceed 15'.

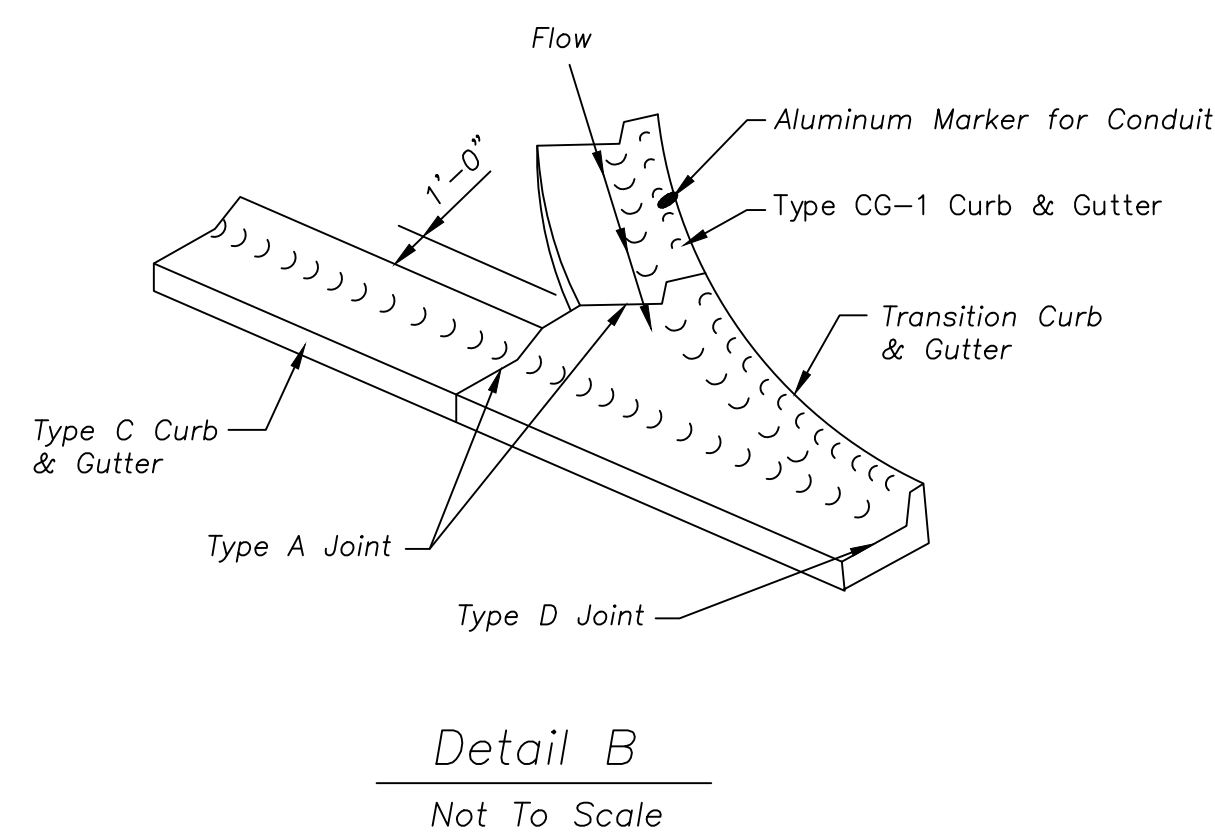
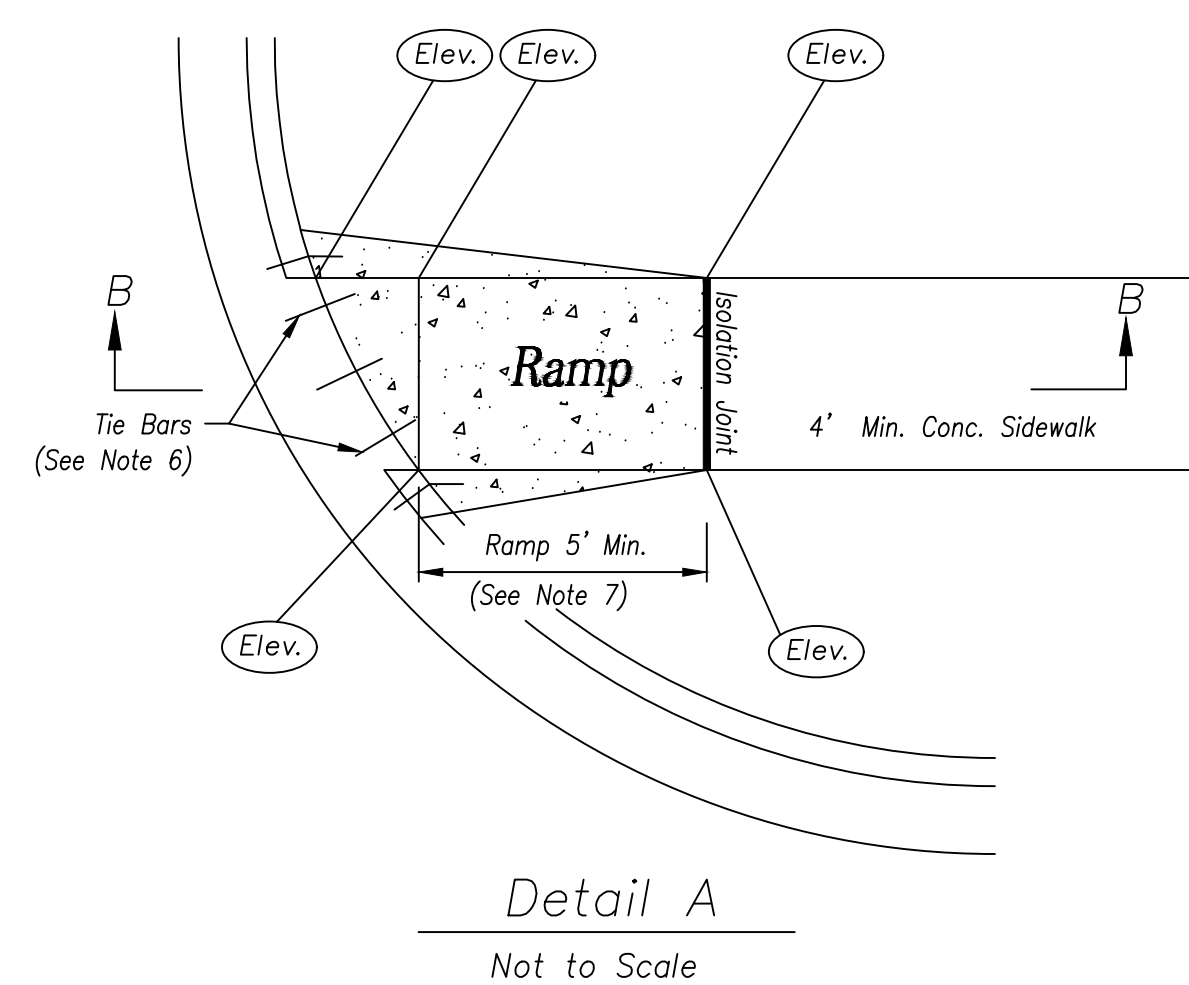
Maximum ramp slope = 8.33%
Maximum cross slope = 2%.

Top of curb elevations shall be shown at quarter points and curb returns.

Any additional steel reinforcement shall be approved by the City Engineer.

See Curb Replacement Detail for additional requirements.

Only 8" thick panels will be paid for as "RAMP". Sidewalk behind isolation joint will be paid for as "4" SIDEWALK".



COMMERCIAL ENTRANCE DETAIL

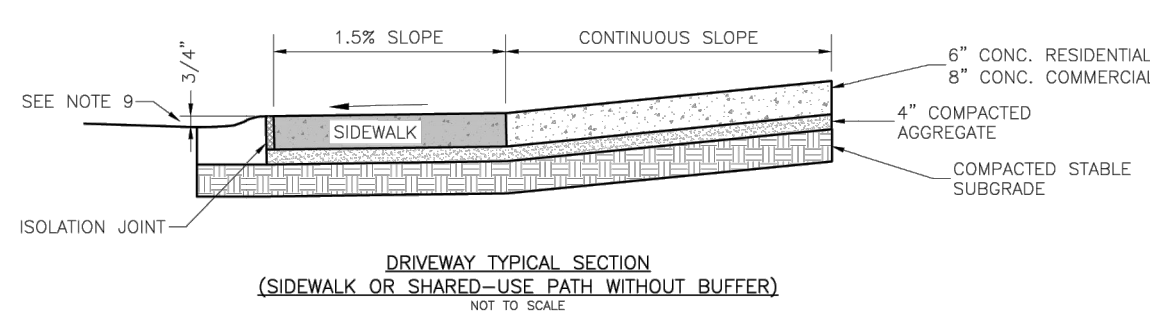
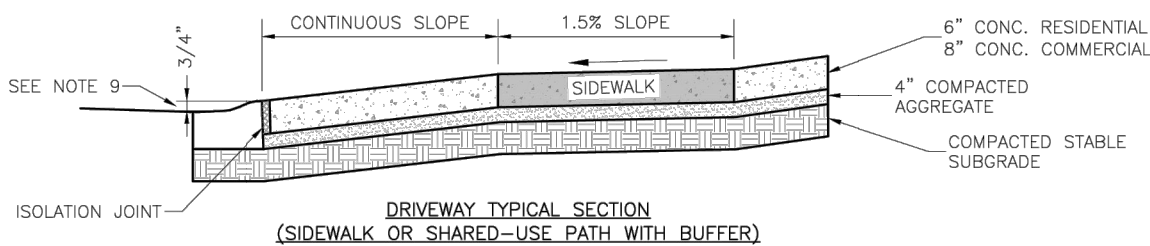
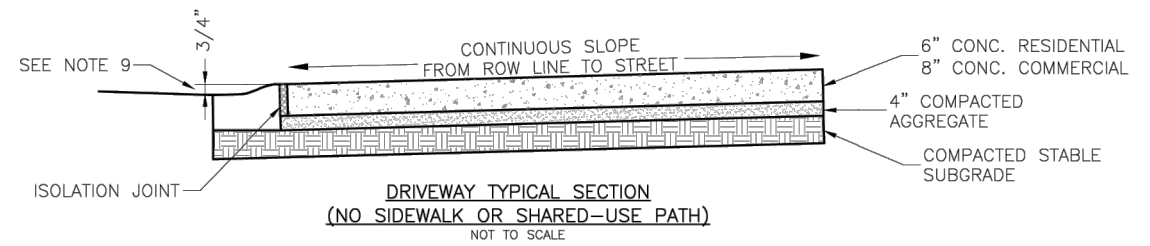
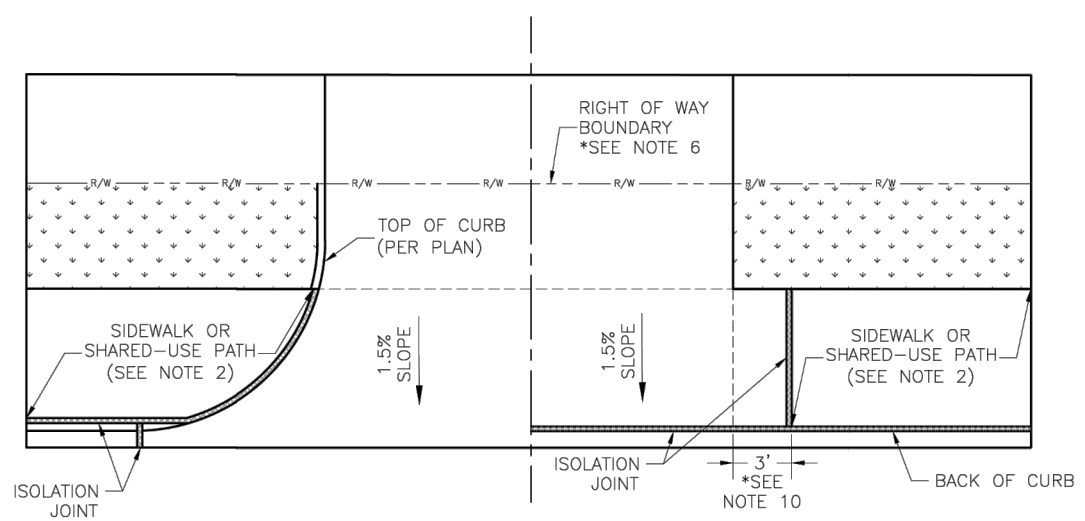
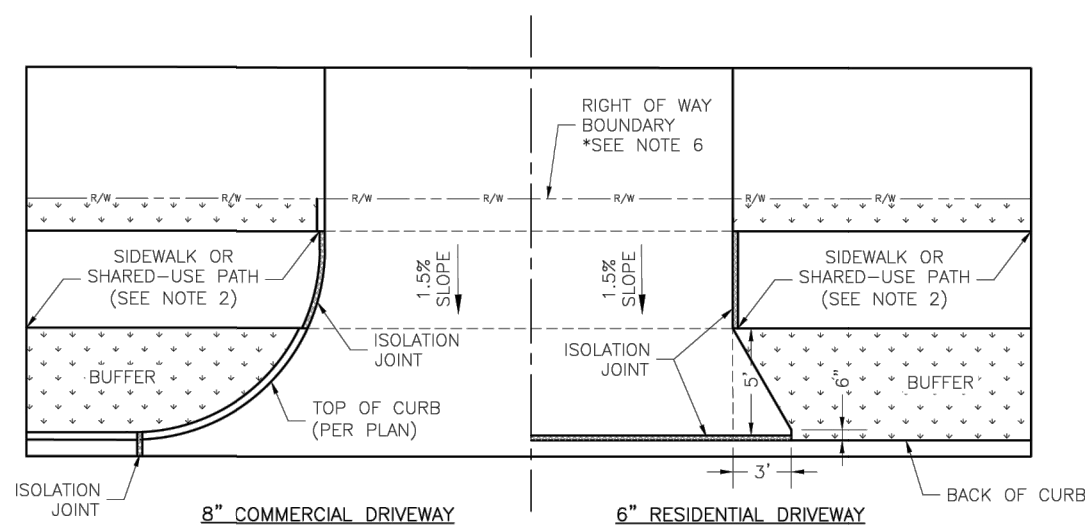
JOINT DETAILS

Not to Scale


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3	10/18/2024	PER CITY COMMENTS
2.	08/16/2024	City Submittal
1	08/01/2024	90% Plans
NO.	DATE	REVISION

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TCD	MES



- GENERAL NOTES**
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAPPED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-B3, SIDEWALK/SHARED USE RAMP RATCH AT DRIVEWAY DETAIL).
 3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 4. CONCRETE DRIVEWAY SHALL BE REQUIRED FOR ALL CURBS.
 5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMW4 4K CONCRETE MIX.
 6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMW4 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY THE INSPECTOR.
 7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 8. MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 9. 3% FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 11. MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

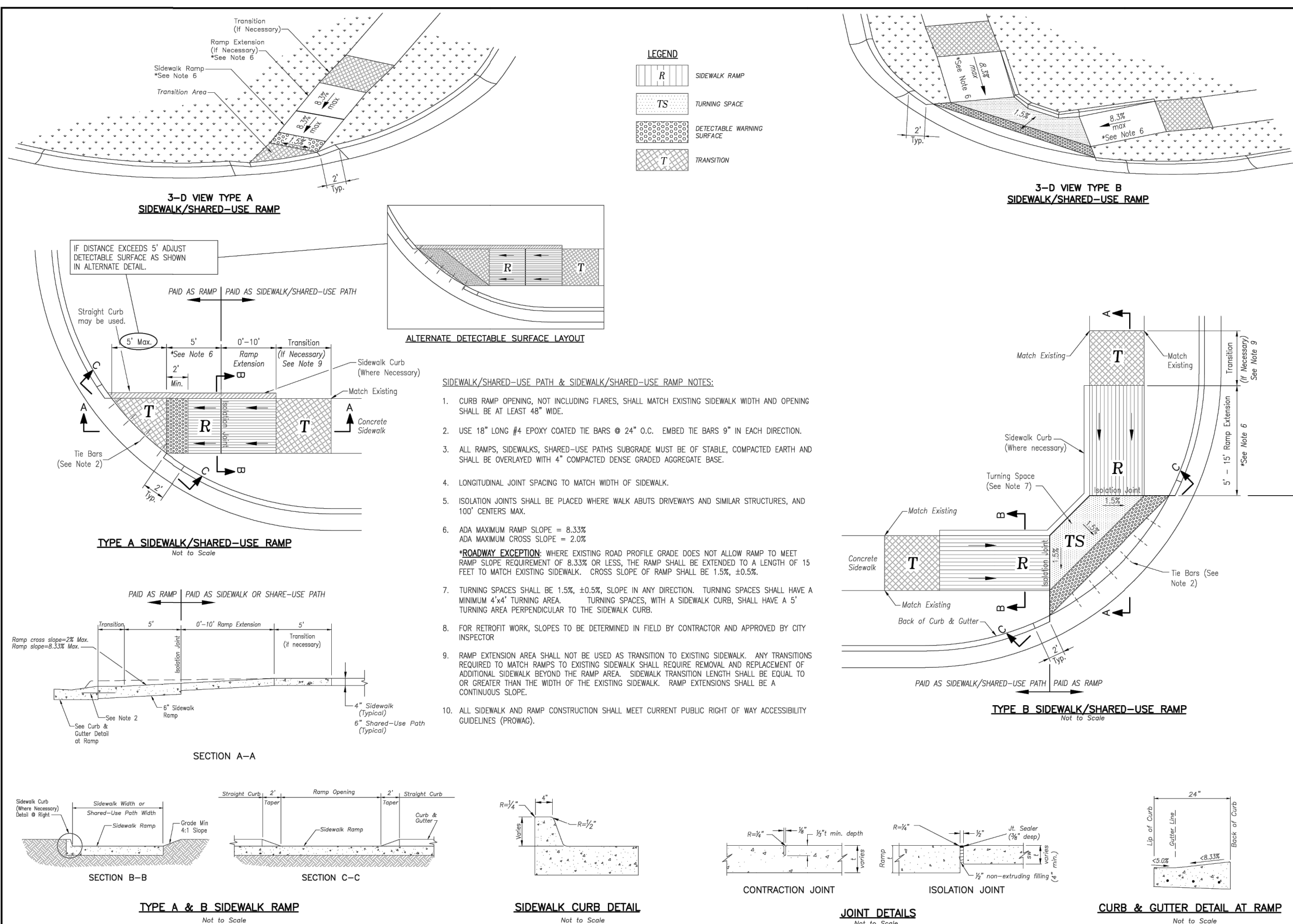


LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

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Checked By: DL
Date: 08/2023
Proj. #:

GEN-1

LS LEE'S SUMMIT
MISSOURI

Project:

STANDARD DETAILS

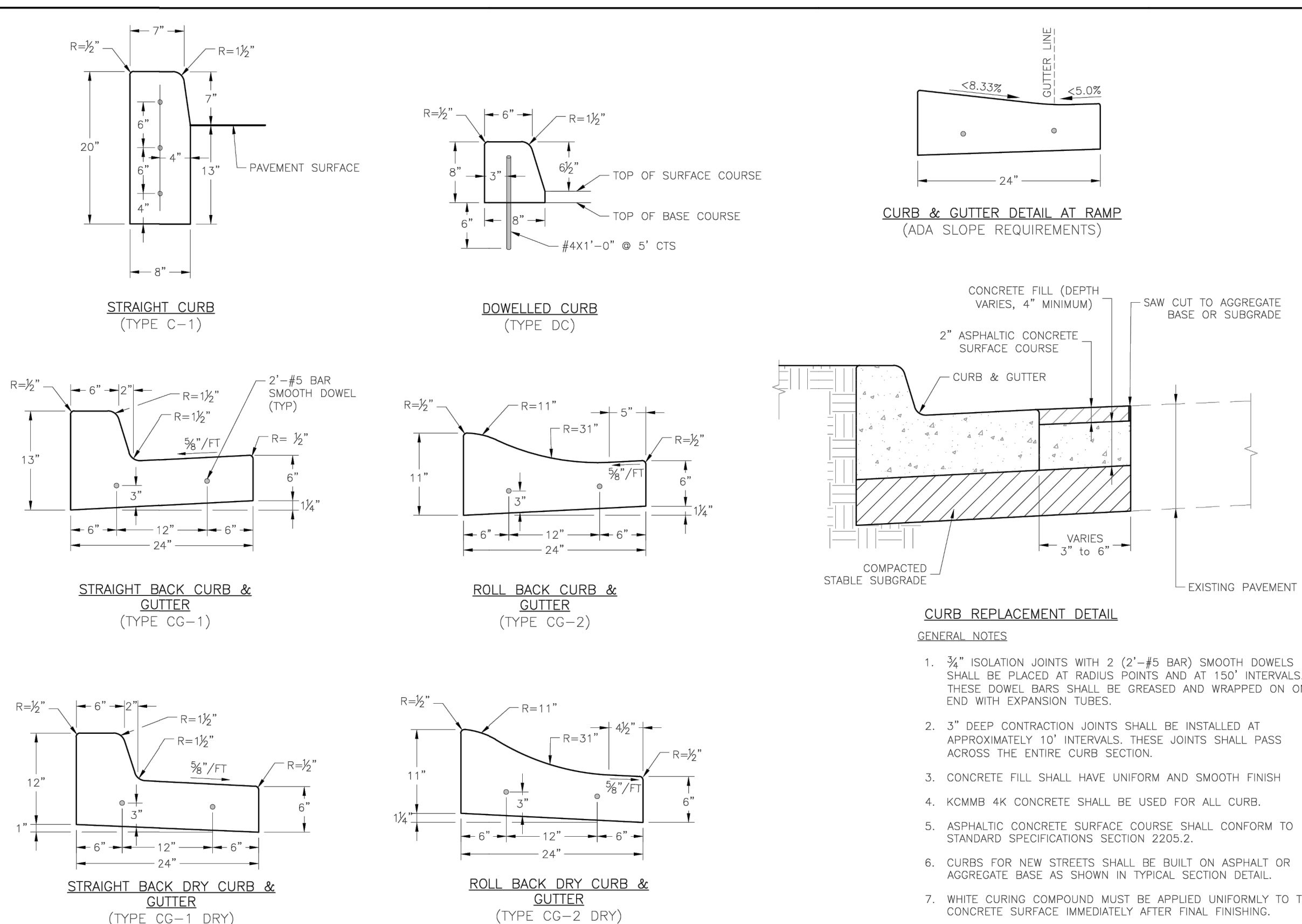
CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, I

Physical Worksheet

Date: 06/2023
Proj. #:

GEN-3



1. 3/4" ISOLATION JOINTS WITH 2 (2'-6" BARS) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
4. KCMWB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

LS LEE'S SUMMIT MISSOURI

Project:	STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY,
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Date: 08/2023
Proj. #:

GEN-

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TCD	MES

