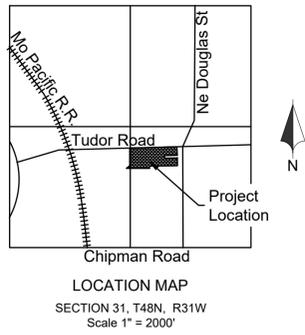


TUDOR MULTIFAMILY

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

Public Sanitary Sewer Plans



Legal Description:

SANITARY SEWER SUMMARY OF QUANTITIES:

ITEM	UNIT	QUANTITY	AS BUILT
8" PVC Pipe - SDR-26	LF	1298.00	
4" SDR-26 Service Stubs	LF	828.34	
4' Diameter Manhole, Type MH-1	EA	7	
8"x8"x4" Wyes	EA	6	
Connection to Ex. Manhole/Sanitary Manhole	EA	2	
Raise Ex. Manhole/Sanitary Manhole	EA	**	
Prepare As-built	LS	1	

UTILITIES

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

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275

CABLE TV
Comcast
Phone: 816.795.1100

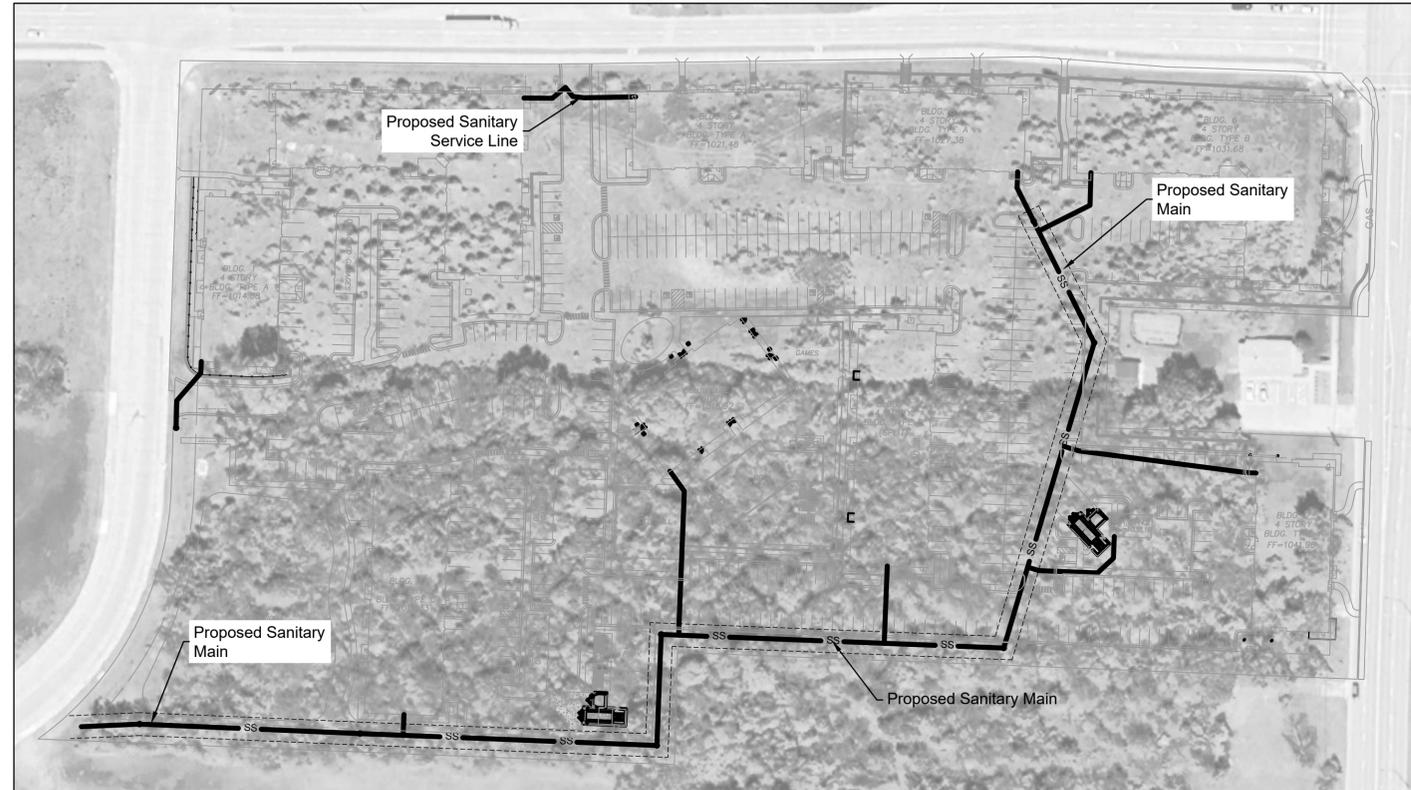
GAS
Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

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.



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		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
	Utility Easement		Future Curb and Gutter
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement



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

Sheet List Table

Sheet Number	Sheet Title
01	Title Sheet
02	General Notes
03	General Layout
04	Grading Plan
05	Plan & Profile Line A
06	Plan & Profile Line B
07	Service Line Plan
08	Erosion Control Plan I
09	Erosion Control Plan II
10	Erosion Control Plan III
11	Erosion Control Details
12	Standard Details I

Public Sanitary Sewer Plans

24-0166

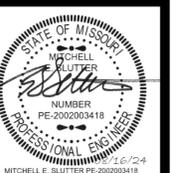
TUDOR MULTIFAMILY
Lee's Summit, Jackson County, Missouri

Title Sheet

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

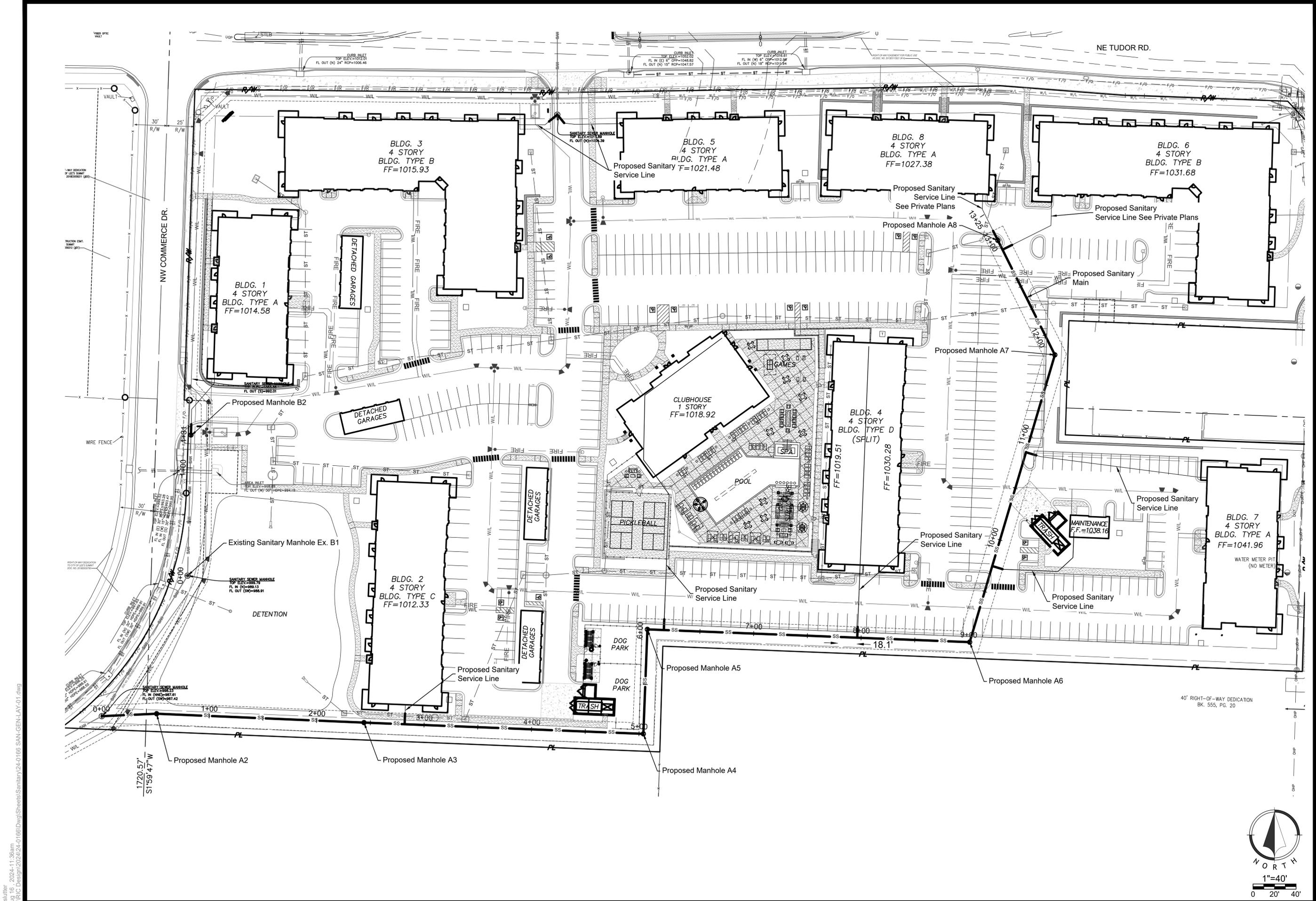
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Sheet

01 of 12



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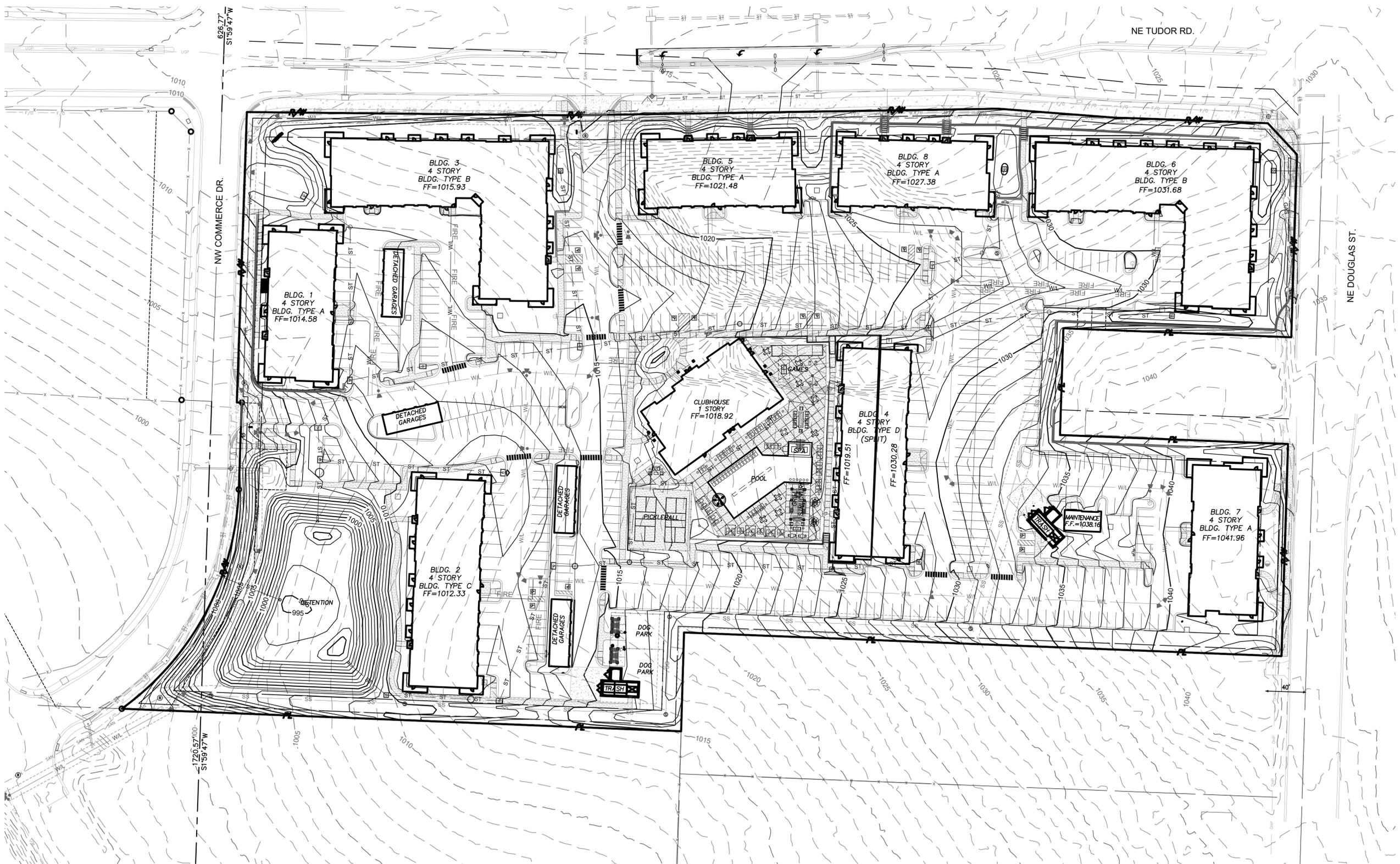
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 BIG, 800, 0950
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Public Sanitary Sewer Plans
 24-0166
 TUDOR MULTIFAMILY
 Lee's Summit, Jackson County, Missouri

Grading Plan

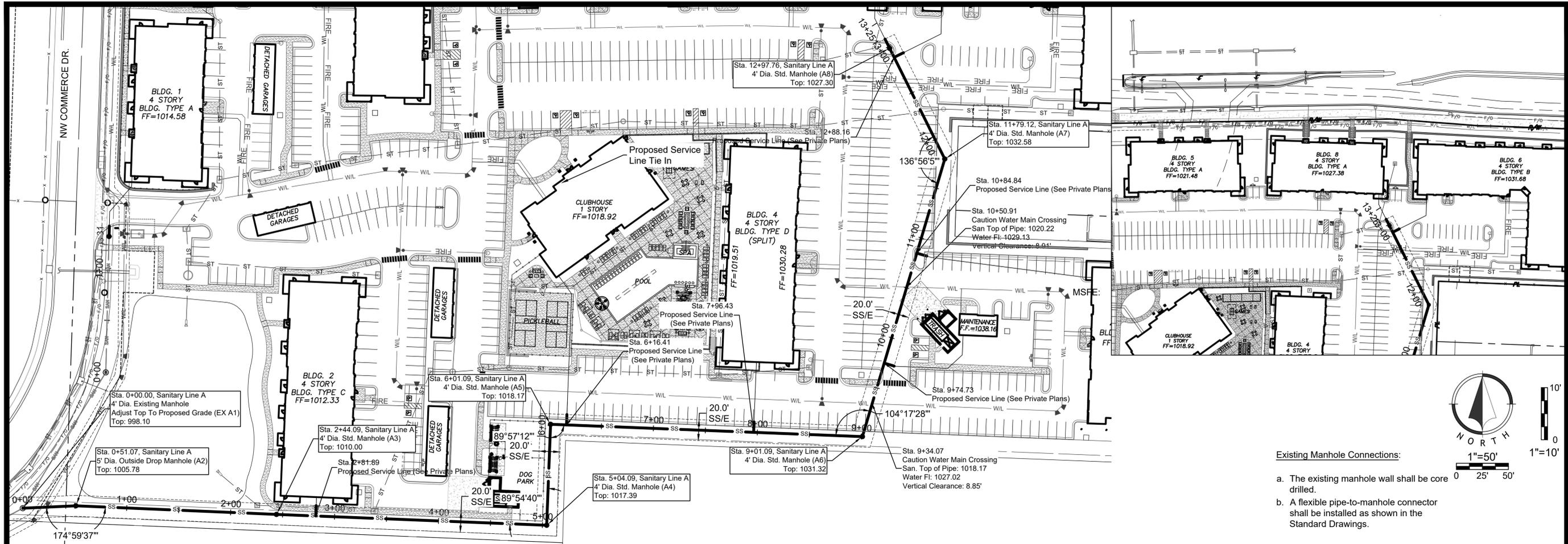
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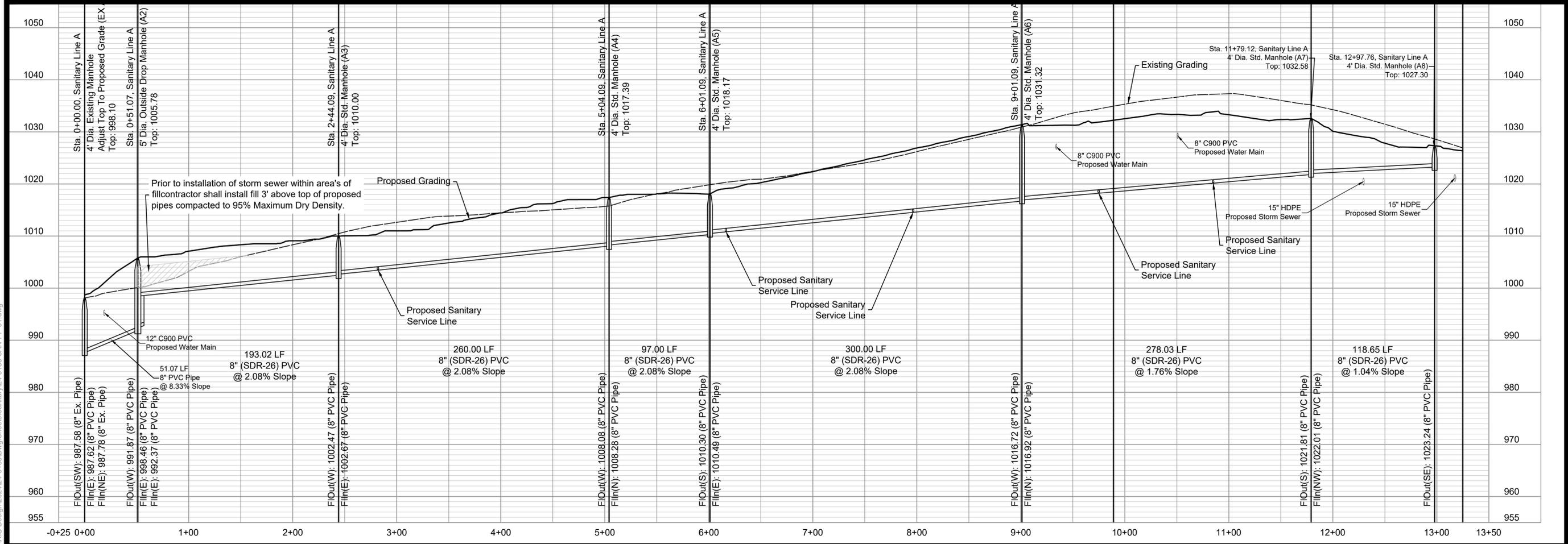


Sheet
 04 of 12



Existing Manhole Connections:

- The existing manhole wall shall be core drilled.
- A flexible pipe-to-manhole connector shall be installed as shown in the Standard Drawings.



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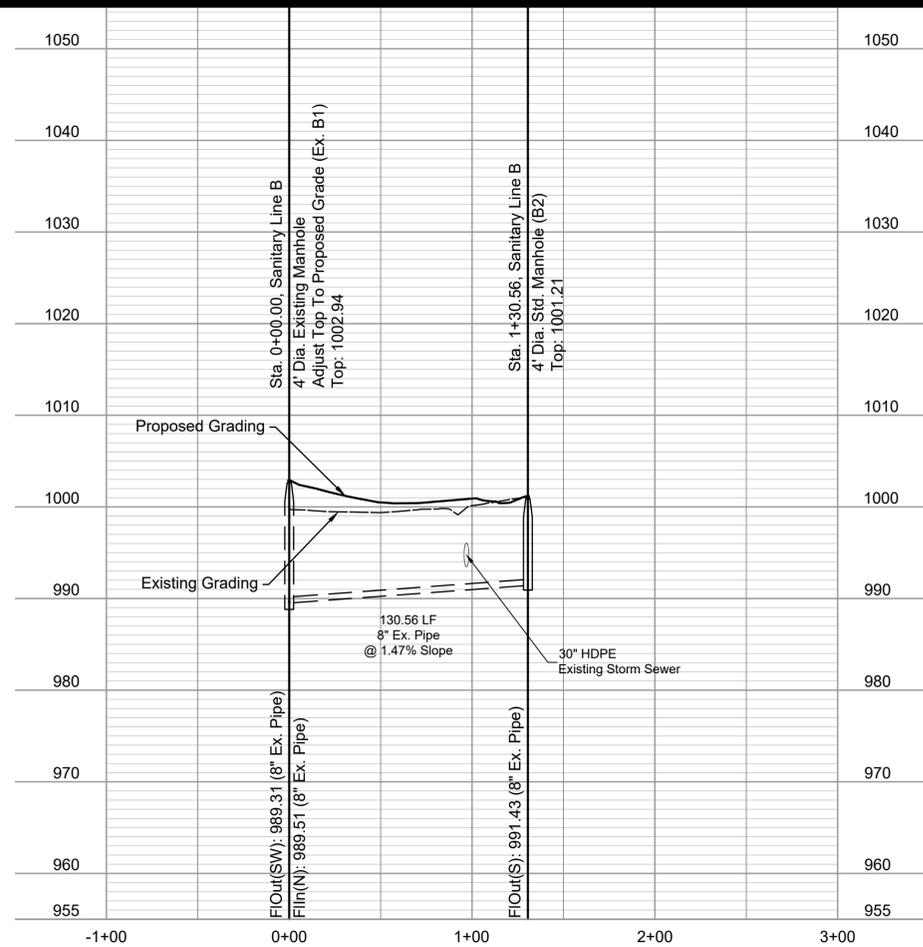
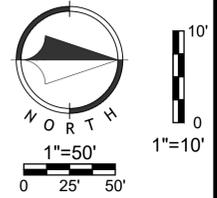
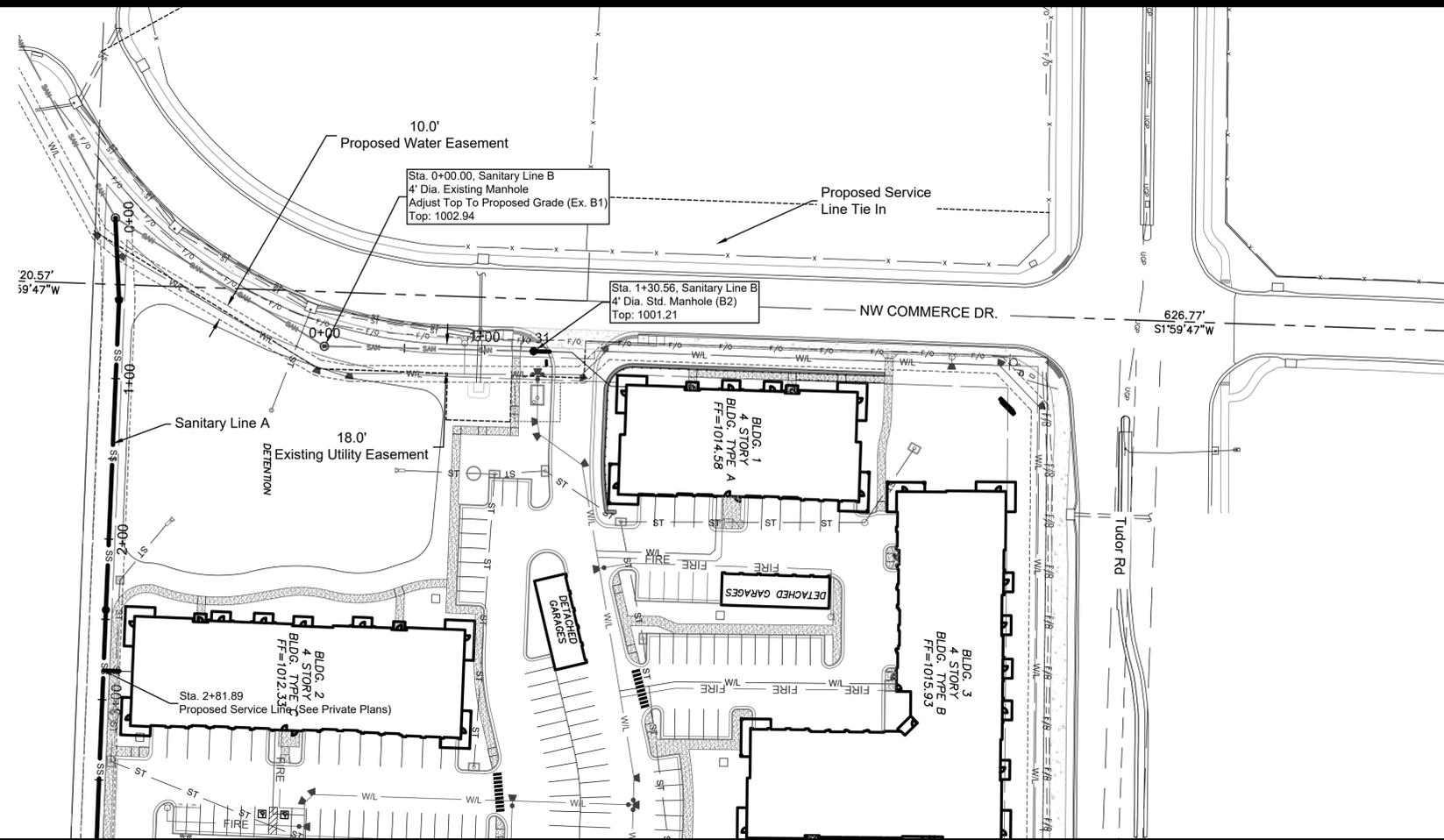
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Existing Manhole Connections:

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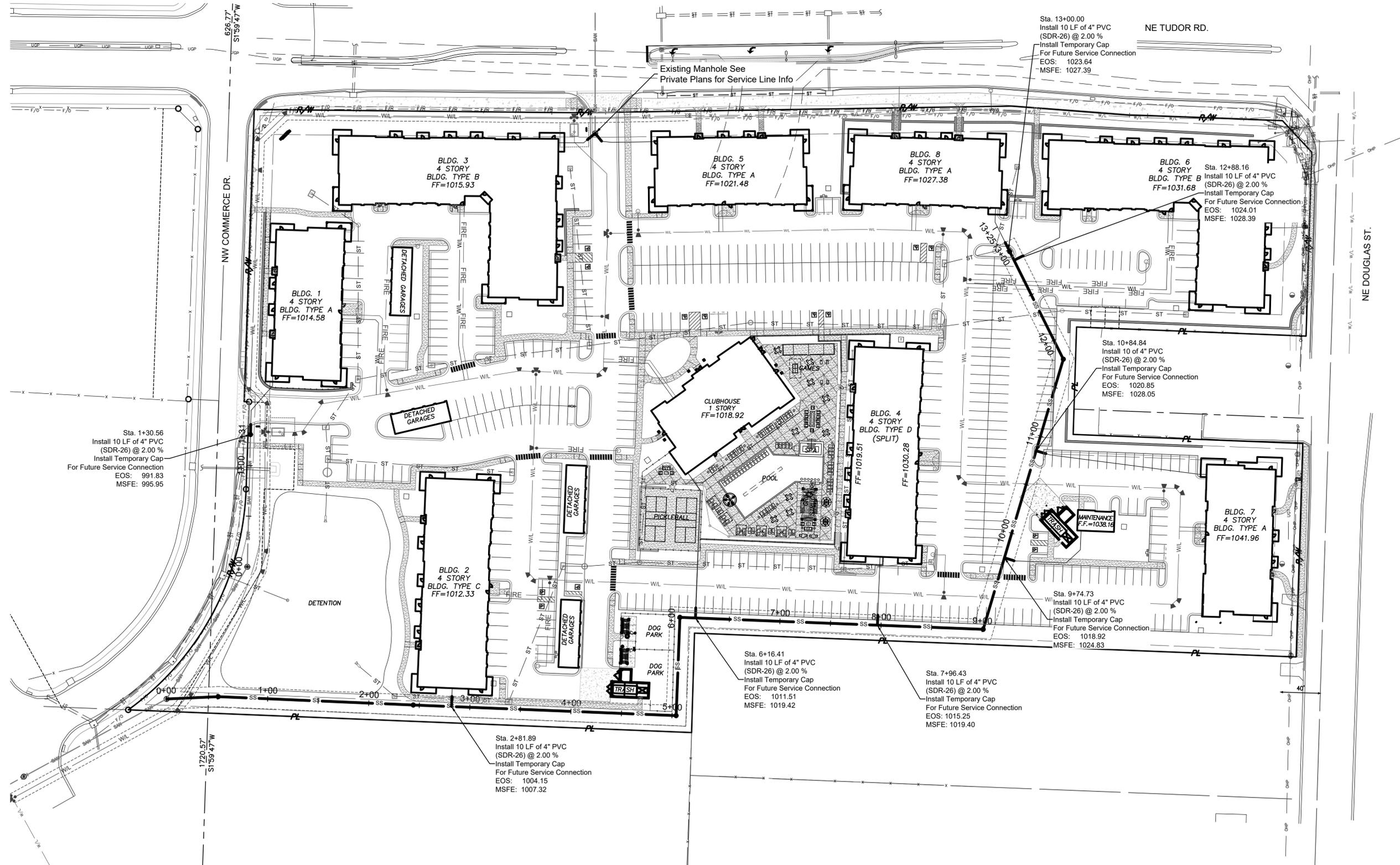
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STATE OF MISSOURI
 MICHELLE SLUTTER
 NUMBER PE-2002003418
 PROFESSIONAL ENGINEER
 1/16/24
 MITCHELL E. SLUTTER PE-2002003418

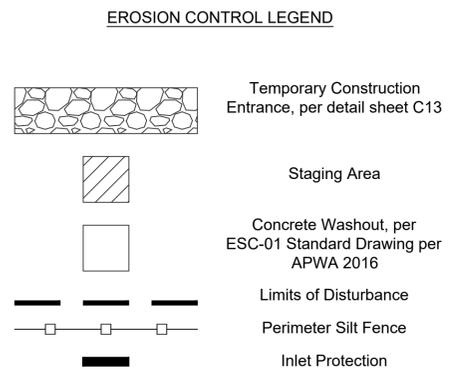
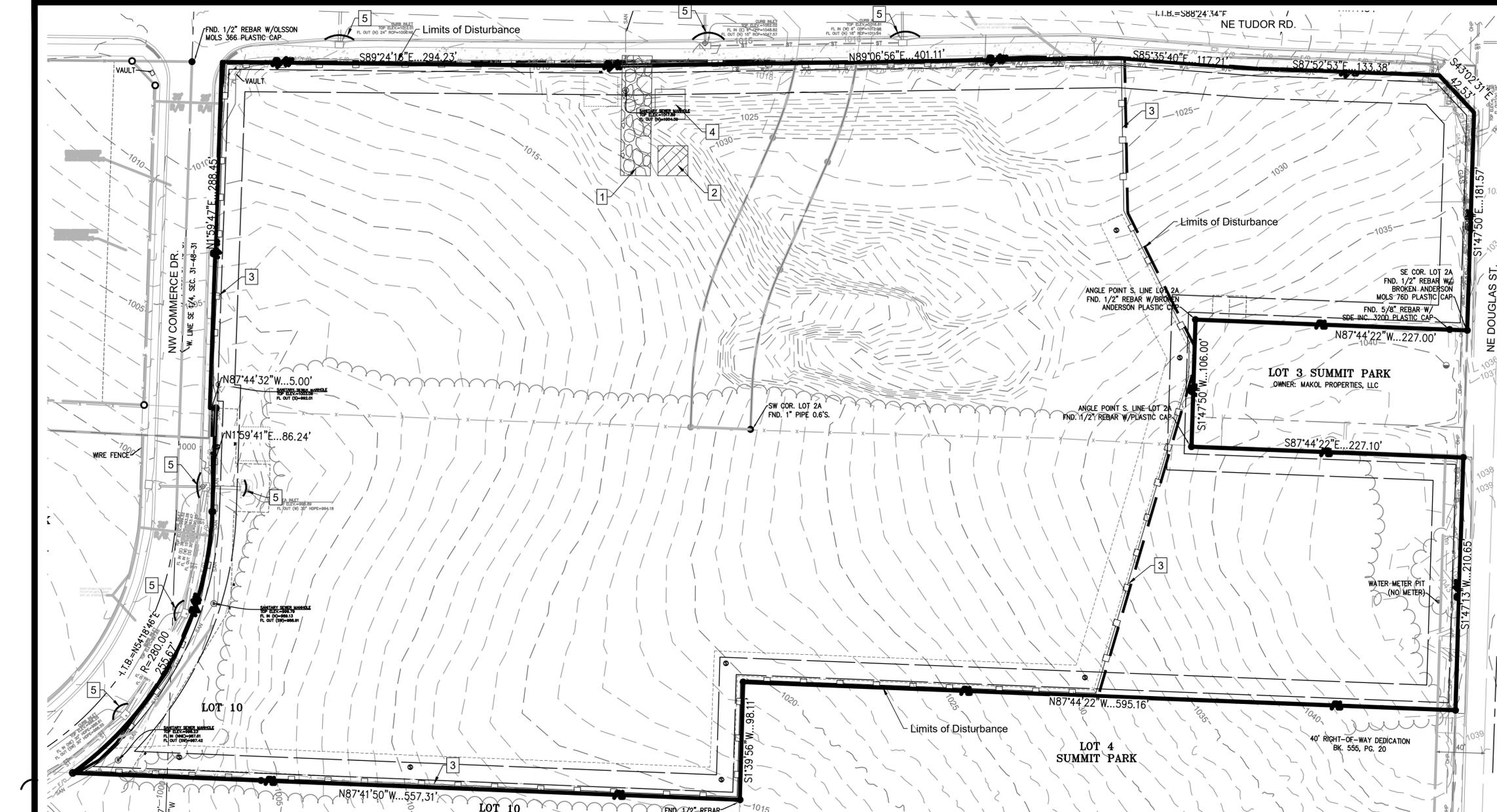
Sheet
 07 of 12

Public Sanitary Sewer Plans
 24-0166
 TUDOR MULTIFAMILY
 Lee's Summit, Jackson County, Missouri

Service Line Plan

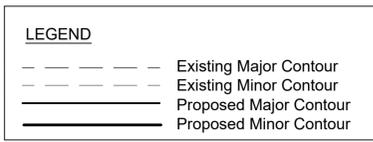
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 - The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
 - Install "J" Hooks on silt fence every 100 LF
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 - Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
 - Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

- WRITTEN SEQUENCING**
- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
 - Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
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Phase I A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
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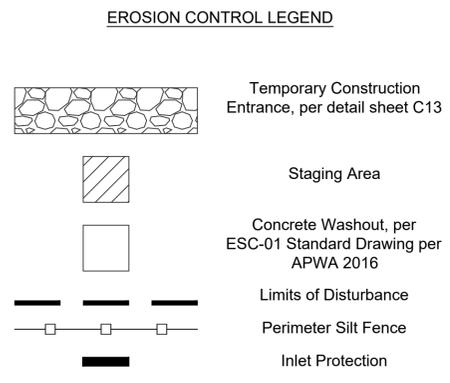
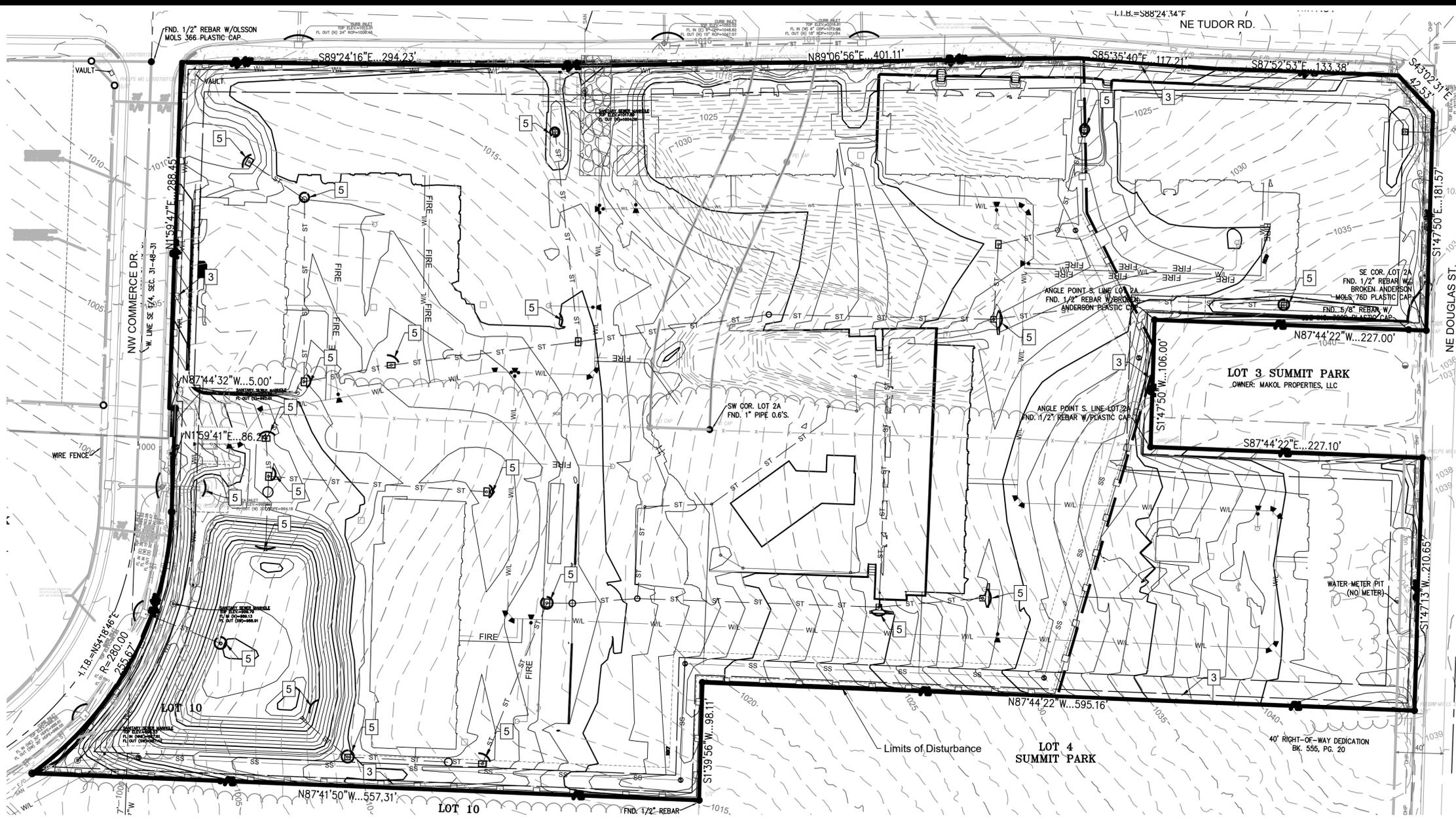
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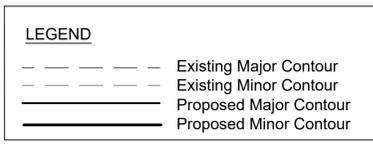
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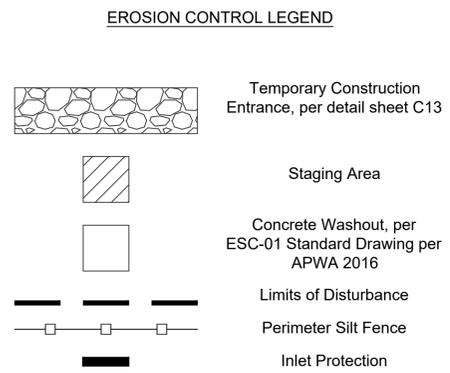
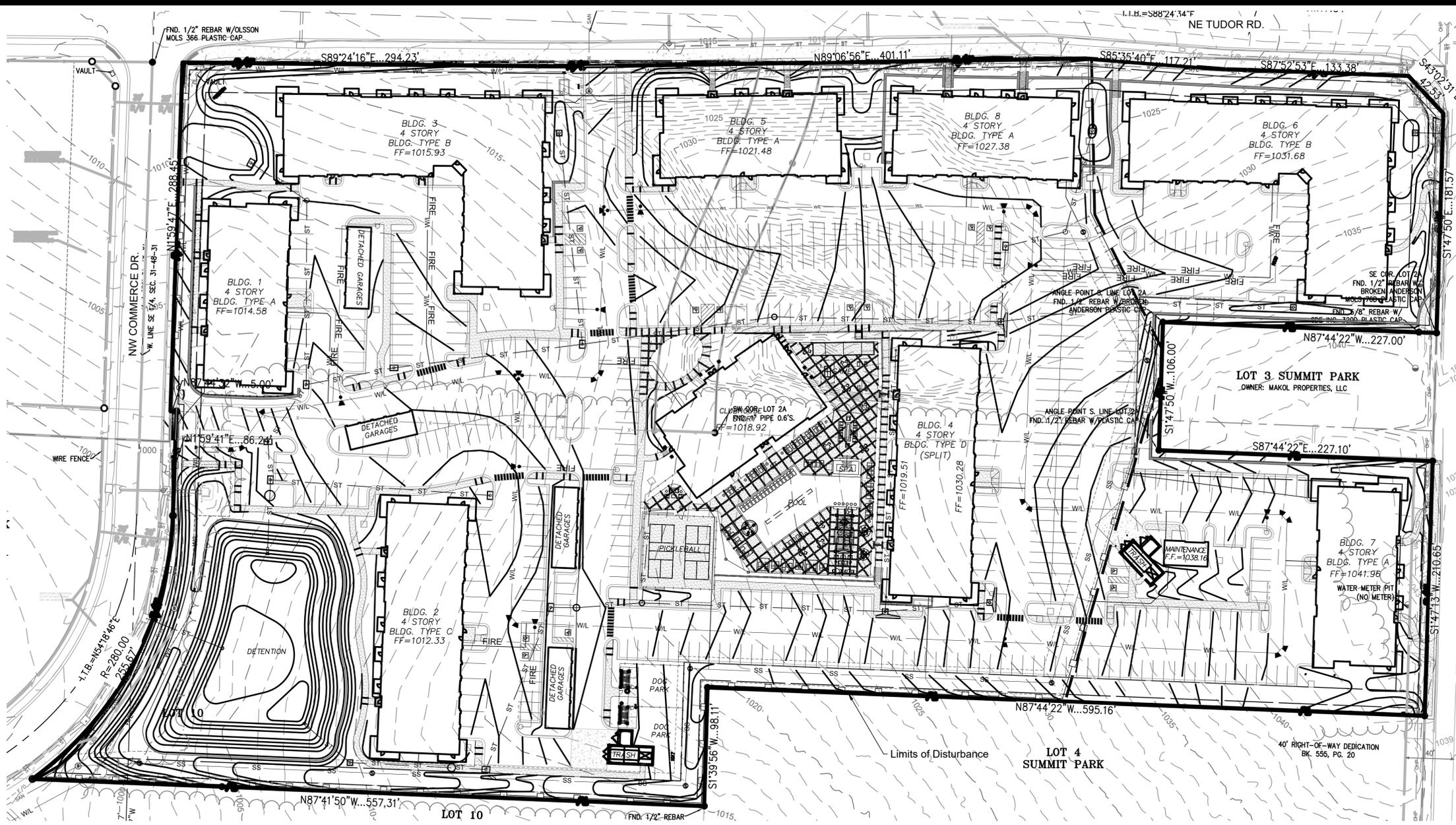
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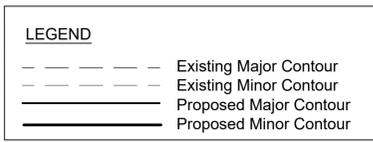
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E-2010033630
MO Certificate of Authority

STATE OF MISSOURI
MICHAEL E. SLUTTER
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-2002003418
1/16/24

SILT FENCE DETAILS
Not to Scale

SILT FENCE LAYOUT
Not to Scale

Figure A

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

SILT FENCE

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

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

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

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

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

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

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

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

AREA INLET AND JUNCTION BOX PROTECTION

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

ON GRADE CURB INLET PROTECTION

SUMP INLET SEDIMENT FILTER

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

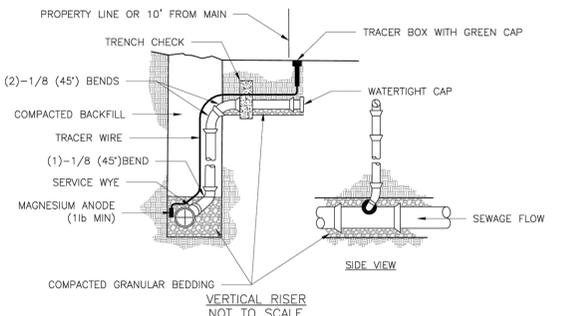
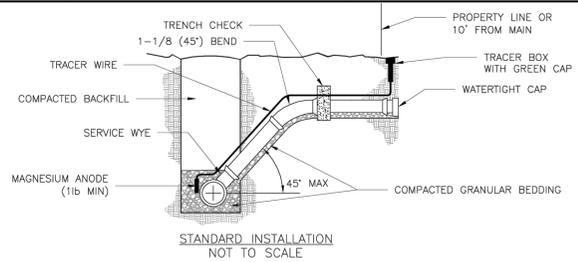
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

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

CURB INLET PROTECTION

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

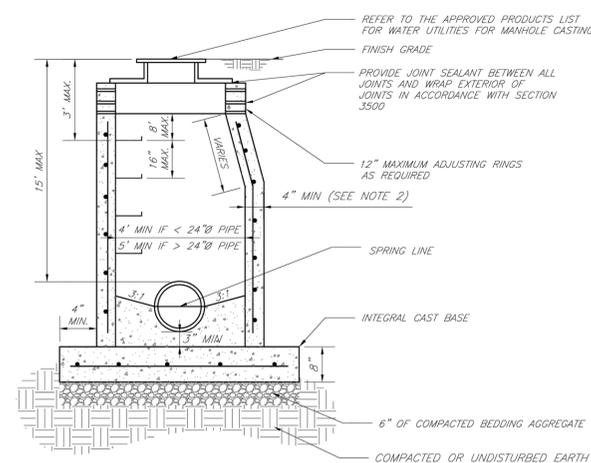
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- NOTES:**
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
 3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 10' OF PROPERTY LINE.
 9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER

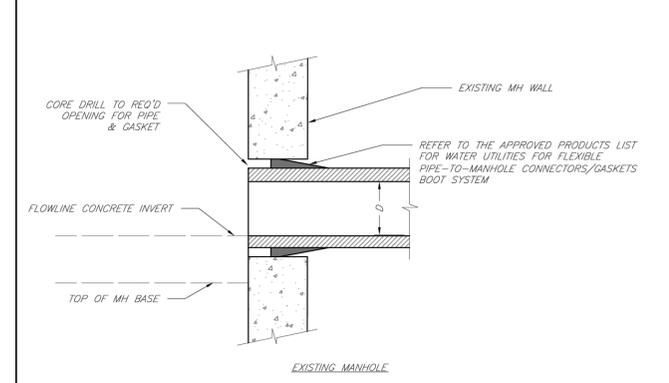
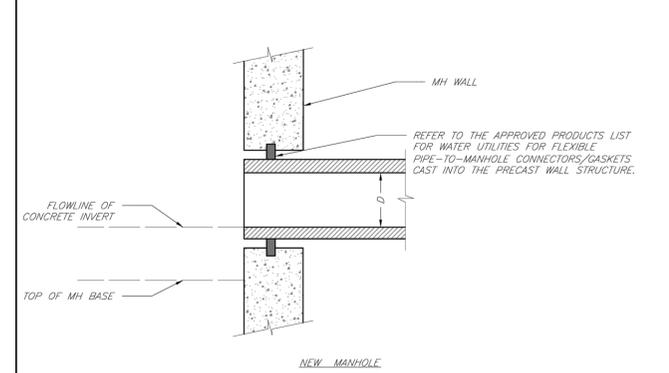
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- NOTES:**
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

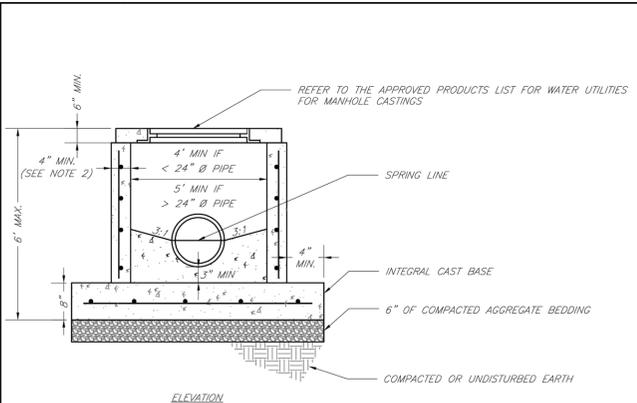
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD PRECAST MANHOLE - SANITARY SEWER

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: SAN-2
 Rev: 1/14



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

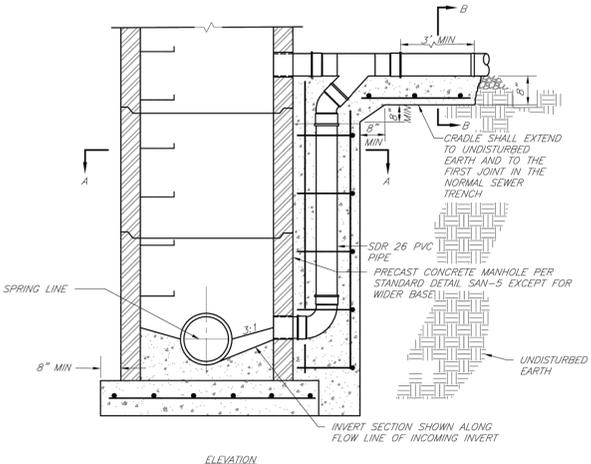
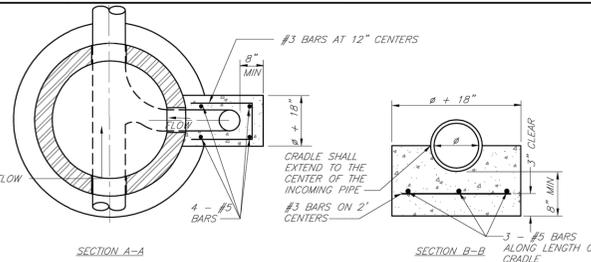
Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: SAN-5
 Rev: 1/14



- NOTES:**
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 5. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR MANHOLE GASKET MODELS.
 6. PROVIDE STEPS AS SHOWN ON THE APPROVED PRODUCTS LIST FOR MANHOLE DEPTHS GREATER THAN 4'.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SHALLOW PRECAST MANHOLE - SANITARY SEWER

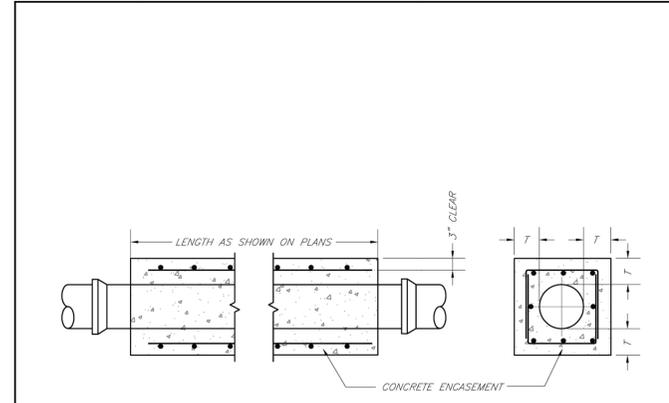
Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: SAN-3
 Rev: 1/14



NOTE: REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
DROP SANITARY SEWER MANHOLE

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: SAN-4
 Rev: 1/14



- NOTES:**
1. FOR PIPES LESS THAN 15", T = 6" MIN.
 2. FOR PIPES 15" THRU 36", T = 8" MIN.
 3. INTERMEDIATE BELLS SHALL BE ENCASED.
 4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

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

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: SAN-7
 Rev: 1/14

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

DRAWN BY: TUA
 CHECKED BY: CMP

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 WWW.RIC-CONSULT.COM
 E-2010033630

STATE OF MISSOURI
 MICHAEL E. SLUTTER
 LICENSED PROFESSIONAL ENGINEER
 NUMBER PE-2002003418
 1/16/24

mslutter
 Aug 16, 2024 11:37am
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