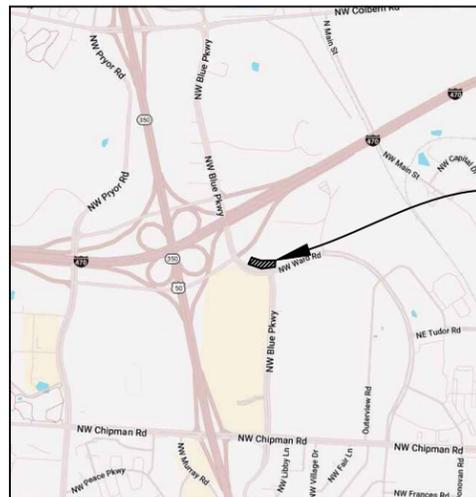


M:\53300 - Premier Automotive Management\53301 Victory Hyundai - Lee's Summit MO\CAD\Plans\SSWR\Victory Hyundai Sanitary Sewer.dwg 12/30/2024 10:17:20 AM petro



NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROJECT LOCATION

VICTORY HYUNDAI

Lee's Summit, Jackson County, Missouri
Section 36, Township 48N, Range 32W

PUBLIC SANITARY SEWER PLANS

NOVEMBER 2024

SANITARY FLOW CALCULATIONS (based on future flow for 17.01 Acre tributary, 2 building of 22,360 SF each. Both are Auto Dealerships with 16 service bays each):

PEAK BASE FLOW	=	4,985 GPD
PEAK INFILTRATION	=	4,253 GPD
PEAK INFLOW	=	125,000 GPD
PEAK FLOW	=	134,238 GPD



united engineering group

4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

NO.	REVISIONS DESCRIPTION	DATE

INDEX TO SHEETS

1. TITLE SHEET
2. GENERAL NOTES
3. PLAN & PROFILE - LINE 'A'
4. EROSION CONTROL PLAN
5. EROSION CONTROL DETAILS
6. STANDARD DETAILS 1

SANITARY SEWER SUMMARY OF QUANTITIES:

ITEM	TOTAL	UNIT
8" PVC Pipe - SDR-26	685	L.S.
4' Diameter Manhole, Type MH-1	4	EA.
4" SDR-26 Service Stubs	1	EA.
8"x8"x4" Wyes	1	EA.
Connection to Ex. Manhole/Sanitary Manhole	1	EA.
Prepare As-Built	1	L.S.

LEGAL DESCRIPTION:

LOT 1A, SUMMIT INNOVATION CENTER, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. SECTION 36, TOWNSHIP 48N, RANGE 32W

UTILITIES

LOCATES

Missouri One Call Inc.
1022 B Northeast Drive
Jefferson City, MO 65109
Phone: 800.344.7483

WATER & SANITARY SEWER

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

ELECTRIC

Evergry
1300 SE Hamblen Rd
Lee's Summit, MO 64081
Phone: 816.347.4310

GAS

Spire Gas
3025 SE Clover Drive
Lee's Summit, Missouri 64082
Phone: 816.472.3489

TELEPHONE

AT&T
215 N. Spring
Independence, MO
Phone: 816.325.5619

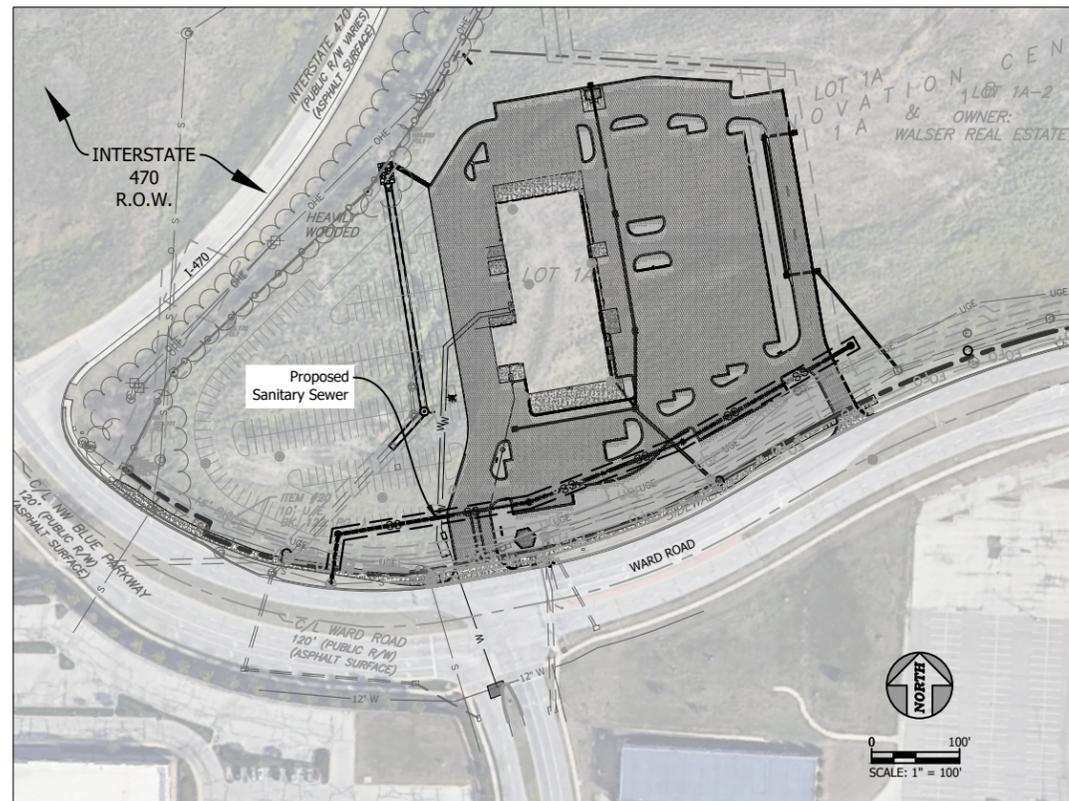
CABLE TV

Time Warner Cable
6550 Winchester Avenue
Kansas City, MO
Phone: 913.643.1901

Google Fiber

913.663.1900

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

— OHE —	EXISTING OVERHEAD ELECTRIC
— UGE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
— W —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER
— UGC —	EXISTING CABLE LINE
— w —	PROPOSED WATER LINE
— G —	PROPOSED GAS LINE
— UGE —	PROPOSED UNDERGROUND ELECTRIC LINE
— — —	PROPOSED SANITARY SEWER
— — —	PROPOSED STORM SEWER

Consultant/Applicant:

United Engineering Group - Midwest
Contact: Steve LaCasse, P.E.
4501 NW Oakley Ave. Ste 232
Topeka, KS 66618
785.215.4101

Prepared For:

Premier Re of Lees Summit LLC
13040 I-10 Service Road
New Orleans, LA 70128

TITLE SHEET

SANITARY SEWER PLANS
FOR: PREMIER AUTOMOTIVE MANAGEMENT
LEE'S SUMMIT, MISSOURI

SUBMITTALS:
11/22/2024

DESIGNED BY: RCP/SEL

DRAWN BY: RCP

CHECKED BY: SEL



SHEET 1 OF 6

PROJECT NUMBER

GENERAL NOTES

- 1. All Sanitary Sewer construction & testing methods and materials shall be in compliance with Section 3500 - sanitary Sewers, City of Lee's Summit, Missouri Standard Specifications
2. All work in public easements and right of way and all erosion control work must comply with the latest edition of the "City of Lee's Summit Design and Construction Manual"...

DEMOLITION NOTES

- 1. Contractor shall be responsible for razing and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations.

EROSION CONTROL NOTES

- 1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the "City of Lee's Summit Design and Construction Manual".
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control...

WRITTEN SEQUENCING

- 1. Implement Pre-Construction Plan:
2. All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation.

EARTHWORK NOTES:

- 1. CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer.
2. TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner.

GRADING NOTES

- 1. All construction shall conform to the City's minimum design standards.
2. The contractor shall provide evidence that his insurance meets the requirements of the Project.
3. The contractor is responsible for the protection of all property corners and section corners.

LAYOUT NOTES

- 1. All construction shall conform to the City of Lee's Summit minimum standard specifications.
2. Contractor shall keep a full set of City of Lee's Summit Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.

SITE UTILITY NOTES

- 1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, and where possible, measurements taken in the field.
2. It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area.

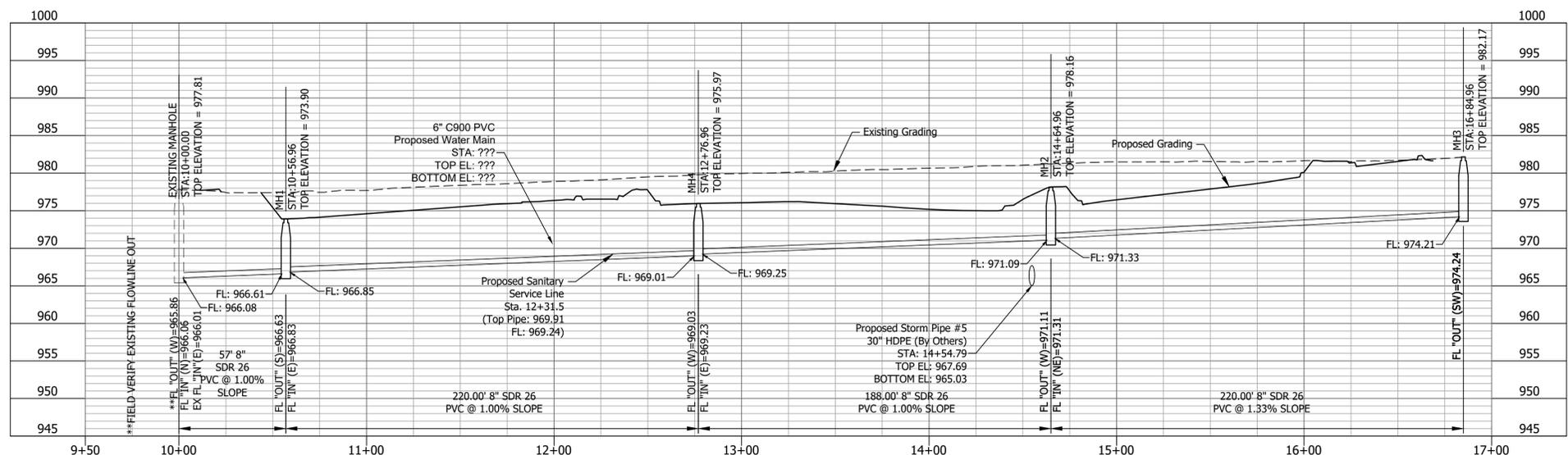
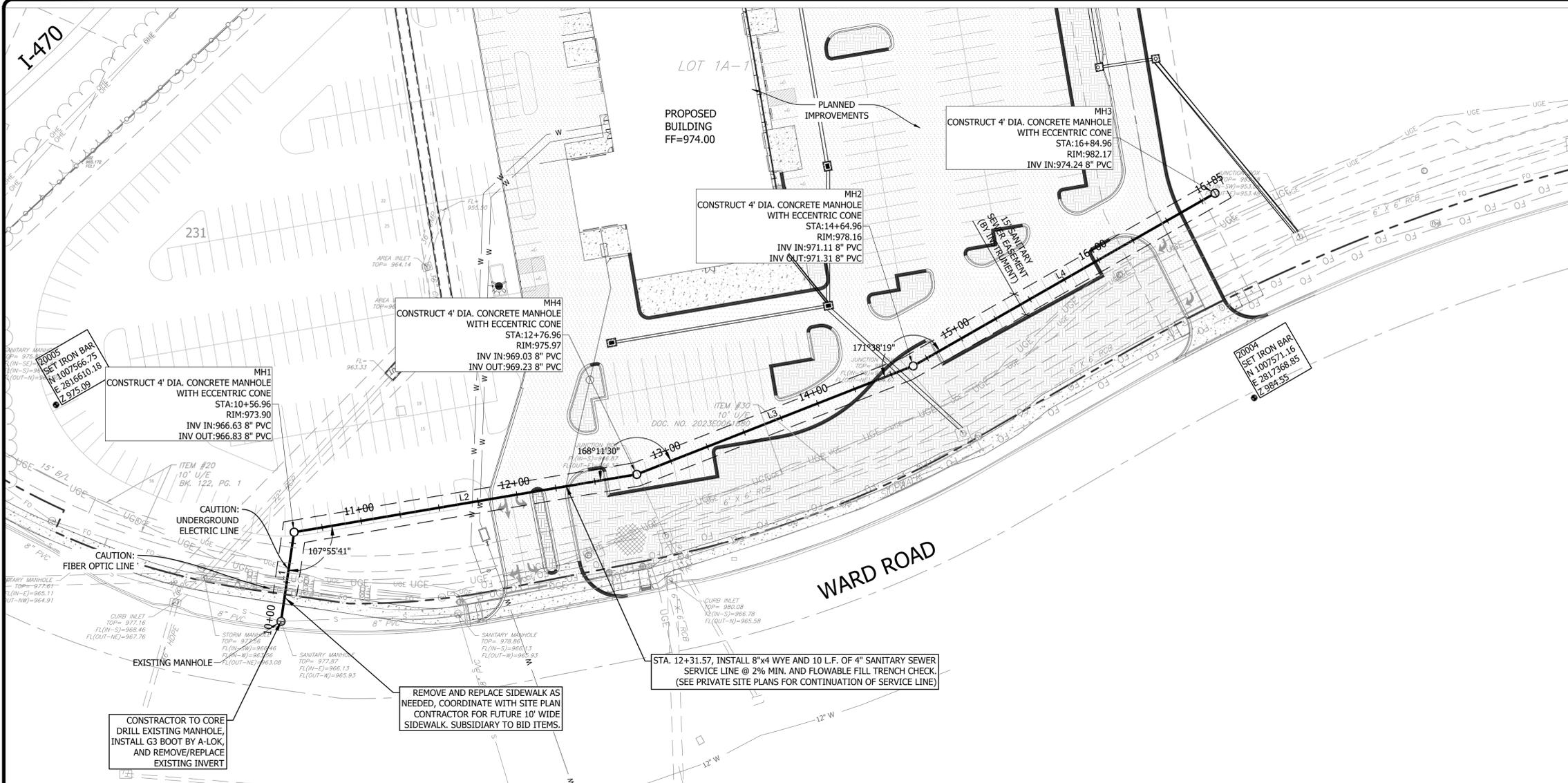
Logo for 'ueg' (United Engineering Group) and contact information: 4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618 | Phone: 785.806.2806 | www.unitedeng.com

Table with 2 columns: NO., DESCRIPTION and 2 columns: REVISIONS, DATE

GENERAL NOTES
SANITARY SEWER PLANS
FOR: PREMIER AUTOMOTIVE MANAGEMENT
LEE'S SUMMIT, MISSOURI

Table with 2 columns: SUBMITTALS, DATE (11/22/2024) and 2 columns: DESIGNED BY: RCP/SEL, DRAWN BY: RCP, CHECKED BY: SEL





SANITARY SEWER ALIGNMENT						
Line #	Length	Direction	Start Point	End Point	Start Station	End Station
L1	56.96	N08° 22' 25.15"E	(2816752.63,1007429.97)	(2816760.92,1007486.33)	10+00.00	10+56.96
L2	220.00	N80° 26' 44.03"E	(2816760.92,1007486.33)	(2816977.87,1007522.84)	10+56.96	12+76.96
L3	188.00	N68° 38' 14.06"E	(2816977.87,1007522.84)	(2817152.96,1007591.33)	12+76.96	14+64.96
L4	220.00	N60° 16' 24.22"E	(2817152.96,1007591.33)	(2817344.00,1007700.42)	14+64.96	16+84.96

SANITARY SEWER PROFILE 1"=40' HORZ. 1"=10' VERT.

LEGEND

- OHE — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- UGC — EXISTING CABLE LINE
- W — PROPOSED WATER LINE
- G — PROPOSED GAS LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- — PROPOSED SANITARY SEWER
- — PROPOSED STORM SEWER
- ⊙ — PROPOSED STORM SEWER STRUCTURE ID
- ⊙ — PROPOSED STORM SEWER PIPE ID
- # — MATCH EXISTING (FIELD VERIFY)

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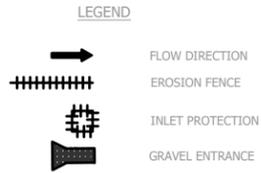
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NO.	DESCRIPTION	DATE

SANITARY PLAN & PROFILE
SANITARY SEWER PLANS
FOR: PREMIER AUTOMOTIVE MANAGEMENT
 LEE'S SUMMIT, MISSOURI

SUBMITTALS: 11/22/2024
 DESIGNED BY: RCP/SEL
 DRAWN BY: RCP
 CHECKED BY: SEL

 SHEET 3 OF 6
 PROJECT NUMBER



EROSION CONTROL NOTES

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. 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.
4. Install "J" Hooks on silt fence every 100 LF
5. Any location that is being accessed by vehicles needs to have a construction entrance.
6. Contractor must keep a broom on site in order to clean up mud tracked on the streets immediately
7. Any contractor parking this is in a disturbed area must be rocked to prevent tracking of mud.

WRITTEN SEQUENCING

1. Implement Pre-Construction Plan:
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. 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.
2. Clear and Stabilize Work Areas:
Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
After BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

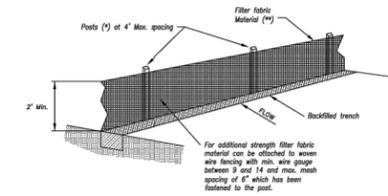
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 united engineering group
 4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
 Phone: 785.806.2806 | www.unitedeng.com

NO.	REVISIONS	DESCRIPTION	DATE

EROSION CONTROL PLAN
SANITARY SEWER PLANS
FOR: PREMIER AUTOMOTIVE MANAGEMENT
 LEE'S SUMMIT, MISSOURI

SUBMITTALS:	11/22/2024
DESIGNED BY:	RCP/SEL
DRAWN BY:	RCP
CHECKED BY:	SEL





- (*) EGGS
- MIN. LENGTH 4"
 - HOLLOWED 1 1/2" x 1 1/2"
 - NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
 - STEEL 1.33 LB/YD

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

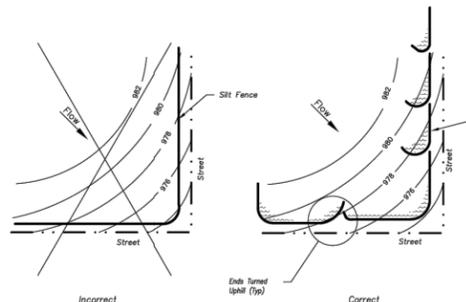
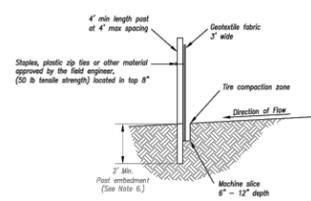


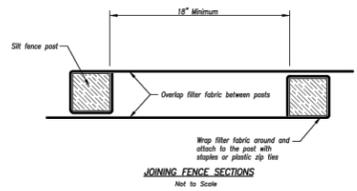
Figure A

SILT FENCE LAYOUT
Not to Scale



- Notes:
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 - 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).
 - Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
 - Attach fabric to upstream side of post.
 - Install posts a minimum of 2' into the ground.
 - Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

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

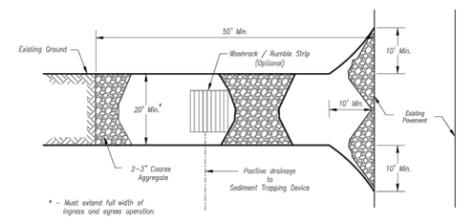


AMERICAN PUBLIC WORKS ASSOCIATION

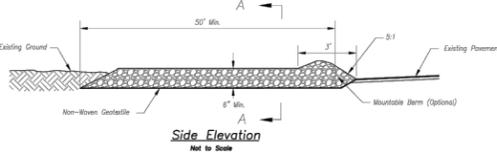
KANSAS CITY METRO CHAPTER

SILT FENCE

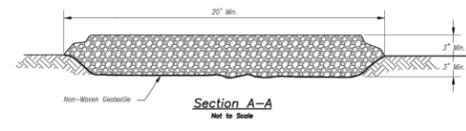
STANDARD DRAWING NUMBER ESC-03 ADOPTED 10/24/2016



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

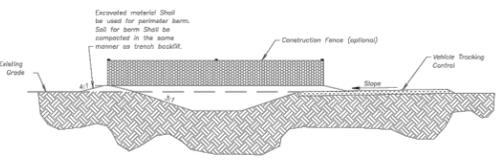
- Notes for Construction Entrance:
- Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
 - Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
 - If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3/4\"/>

- Maintenance for Construction Entrance:
- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

- Notes for Concrete Washout:
- Concrete washout areas shall be installed prior to any concrete placement on site.
 - Concrete washout area shall include a flat sub-surface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the sub-surface pit shall be 2:1. The vehicle tracking and shall be sloped towards the concrete washout area.
 - Vehicle tracking control is required at the access point to all concrete washout areas.
 - Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
 - A one-way impervious flow may be required along the bottom and sides of the sub-surface pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:
- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
 - Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
 - Concrete washout water, washed pieces of concrete and all other debris in the sub-surface pit shall be transported from the job site in a water-tight container and disposed of properly.
 - Concrete washout areas shall remain in place until all concrete for the project is placed.
 - When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and repaired. Any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01 ADOPTED 10/24/2016

NO.	DESCRIPTION	DATE

EROSION CONTROL DETAILS

SANITARY SEWER PLANS

FOR: PREMIER AUTOMOTIVE MANAGEMENT

LEE'S SUMMIT, MISSOURI

SUBMITTALS:

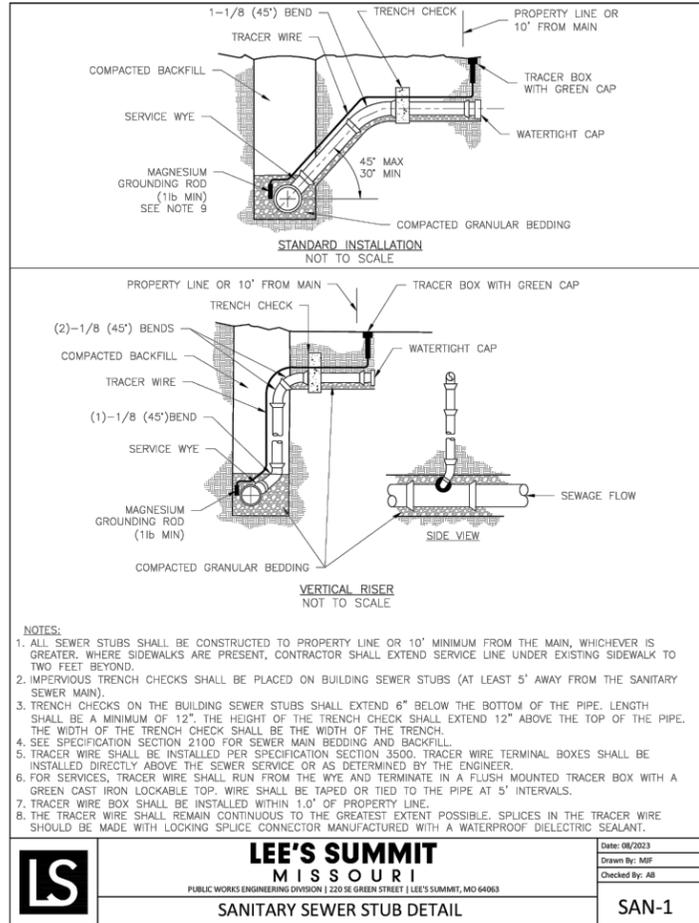
11/22/2024

DESIGNED BY: RCP/SEL

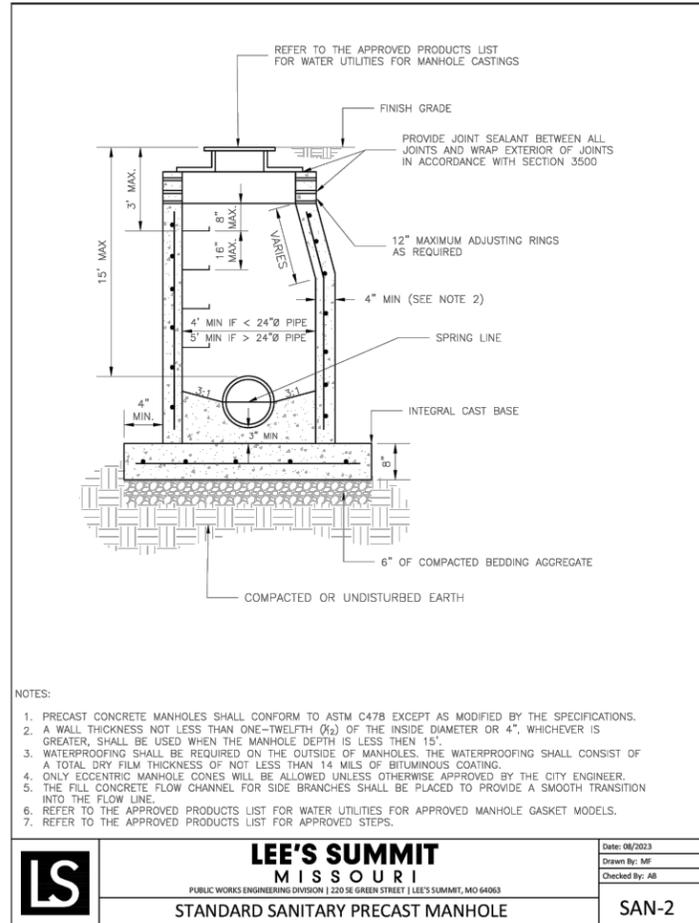
DRAWN BY: RCP

CHECKED BY: SEL

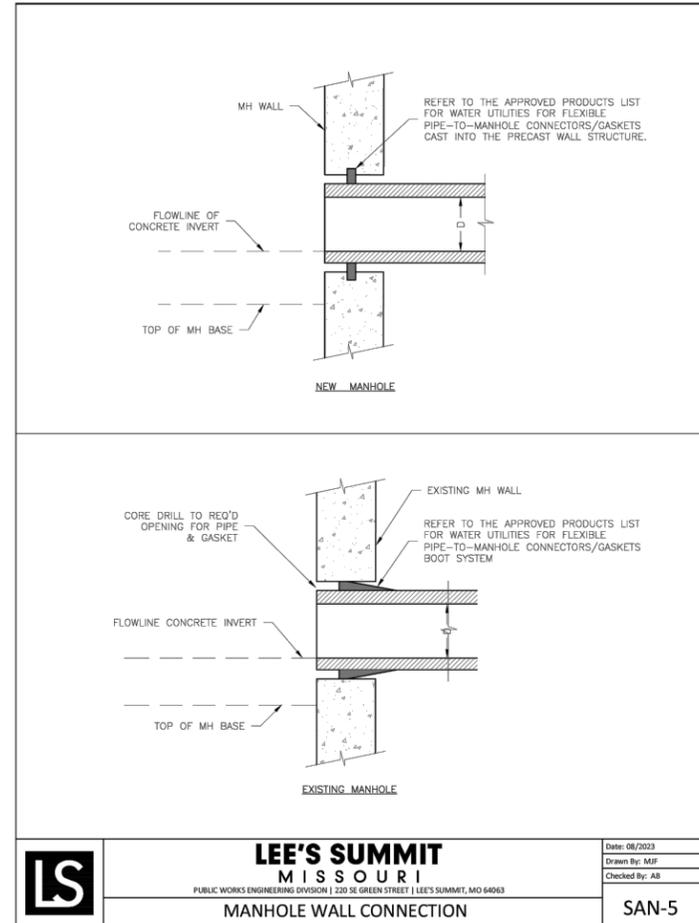




LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: 08/2023
	SANITARY SEWER STUB DETAIL	Drawn By: MJF Checked By: AB
		SAN-1



LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: 08/2023
	STANDARD SANITARY PRECAST MANHOLE	Drawn By: MJF Checked By: AB
		SAN-2



LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: 08/2023
	MANHOLE WALL CONNECTION	Drawn By: MJF Checked By: AB
		SAN-5

REVISIONS	
NO.	DESCRIPTION

STANDARD DETAILS 1
SANITARY SEWER PLANS
FOR: PREMIER AUTOMOTIVE MANAGEMENT
LEE'S SUMMIT, MISSOURI

SUBMITTALS:	11/22/2024
DESIGNED BY:	RCP/SEL
DRAWN BY:	RCP
CHECKED BY:	SEL

