

Summary of Quantities			
No.	Item	Unit	Qty
1	12" C900 PVC	LF	1236.62
2	12" Gate Valve	EA	17
3	10" Gate Valve	EA	2
4	12" Solid Sleeve	EA	3
5	12"x12" Tee w/ Backing Block	EA	3
6	12"x8" Tee w/ Backing Block	EA	2
7	12" 45deg. Bend w/ Backing Block	EA	6
8	12" 22.5deg. Bend w/ Backing Block	EA	1
9	12" 11.25deg. Bend w/ Backing Block	EA	2
10	Hydrant Assembly	EA	2
11	12"x6" Tee w/ Backing Block	EA	2
12	12"x8" Reducer	EA	1
13	8"x6" Tee w/ Backing Block	EA	1
14	Erosion Control	LS	1
15	Mobilization	LS	1

**Legal Description:**

## UTILITIES

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

AT&T  
Phone: 800.288.2020

Time Warner Cable  
Phone: 816.222.5952

Kansas City Power and Light  
Phone: 816.471.5275

## Comcast

Phone: 816.795.1100

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

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.





































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

# Public Water Extension 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		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
	Utility Easement		
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

Sheet Number	Sheet Title
01	Title Sheet
02	General Notes
03	Existing Conditions
04	Water Plan and Profile
05	Erosion Control Phase 1
06	Erosion Control Phase 2
07	Erosion Control Phase 3
08	Standard Details 1
09	Standard Details 2
10	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 Water Extension Plans

24-0166

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

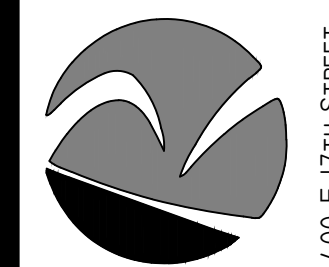
# Title Sheet

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4	02/05/2025	PER CITY COMMENTS
3	10/29/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans
<b>NO.</b>	<b>DATE</b>	<b>REVISION</b>

DRAWN BY	CHECKED BY
TCD	MES

# Renaissance Infrastructure Consulting



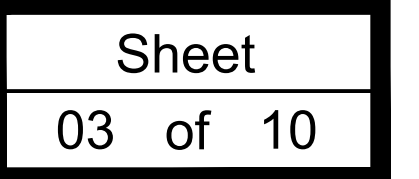
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01 of 10







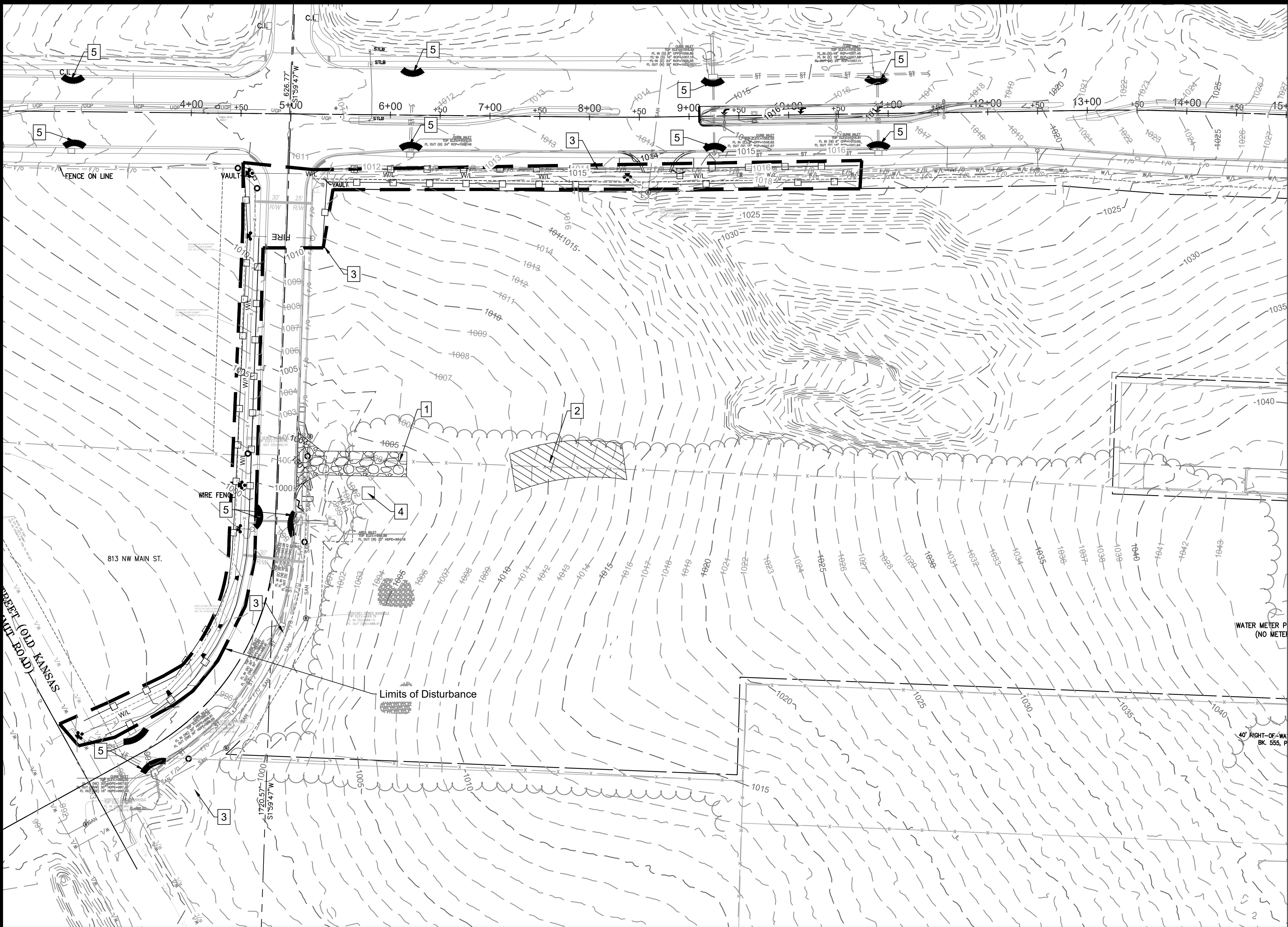








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EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- 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
- Any location that is being accessed by vehicles needs to have a construction entrance.
- 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

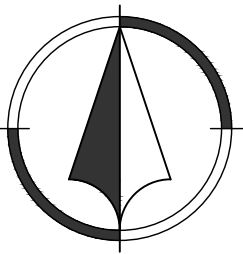
- Implement Pre-Clearing Plan:**  
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural 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.
- Clearing and Grubbing:**  
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

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

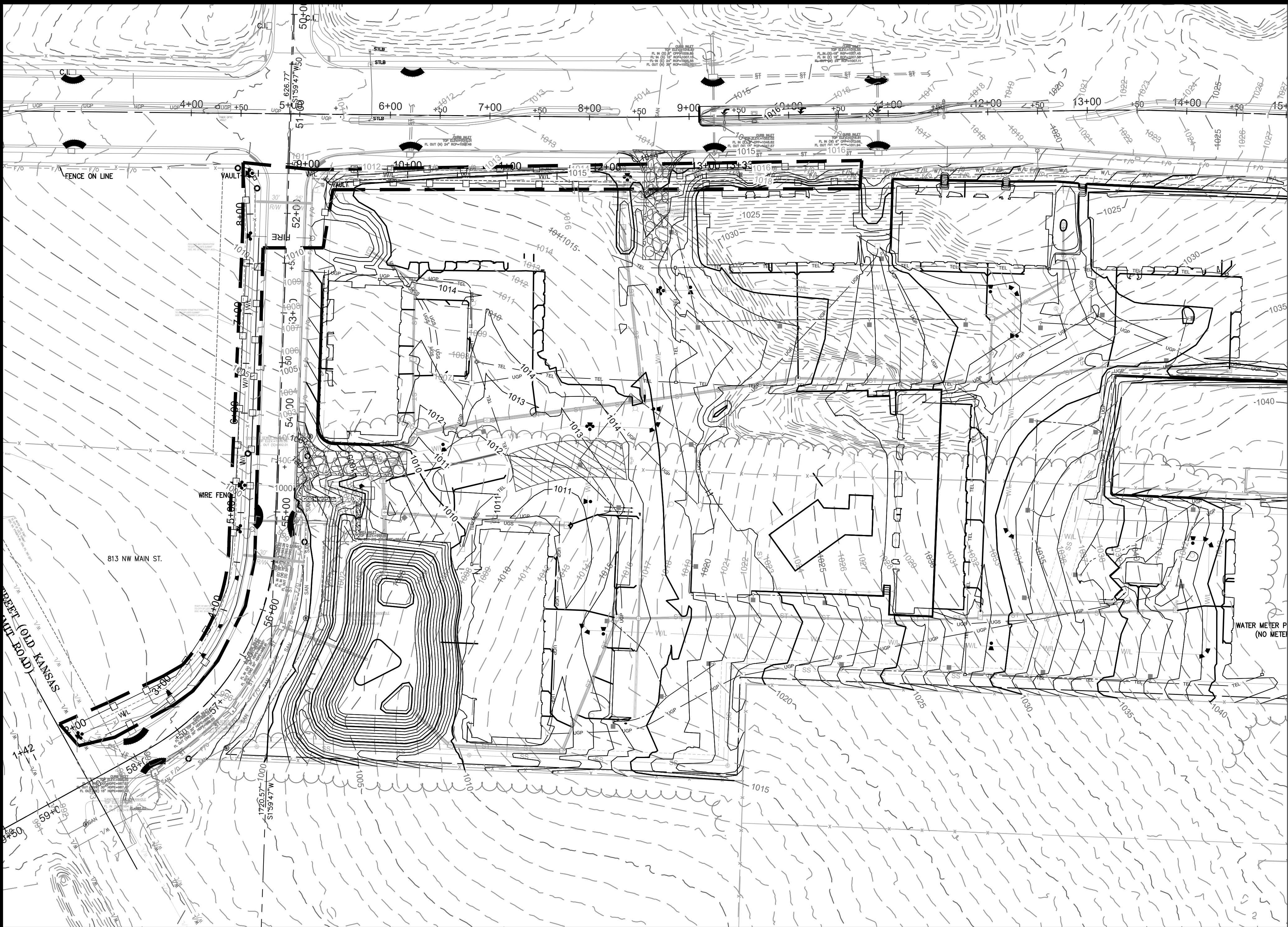


1"=60'  
0 30' 60'

	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%



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Feb 06, 2025-10:38am  
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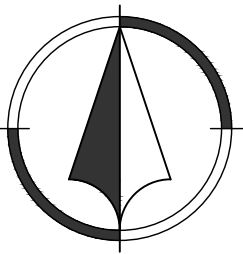
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EROSION CONTROL LEGEND

- 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

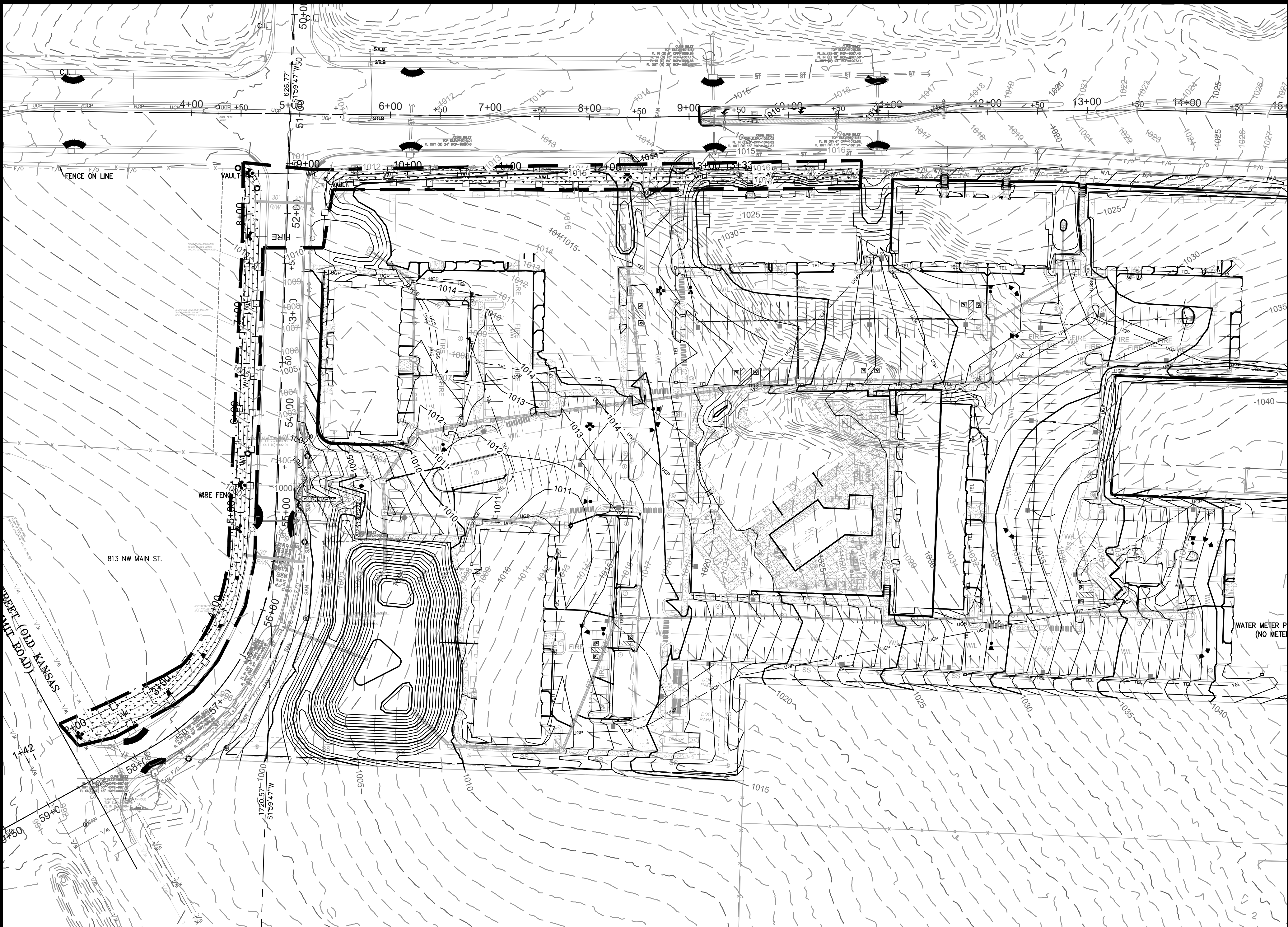


1"=20'  
0 10' 20'

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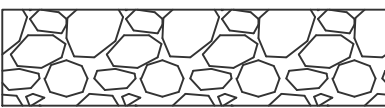
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EROSION CONTROL LEGEND




Temporary Construction Entrance, per detail sheet C13



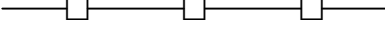
Staging Area




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



Limits of Disturbance




Perimeter Silt Fence




Inlet Protection

	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
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LEGEND




Existing Major Contour



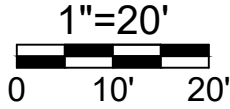
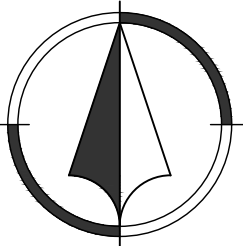
Existing Minor Contour



Proposed Major Contour

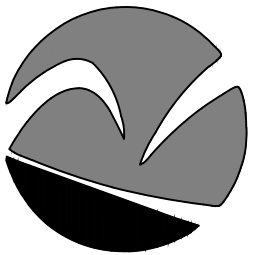


Proposed Minor Contour

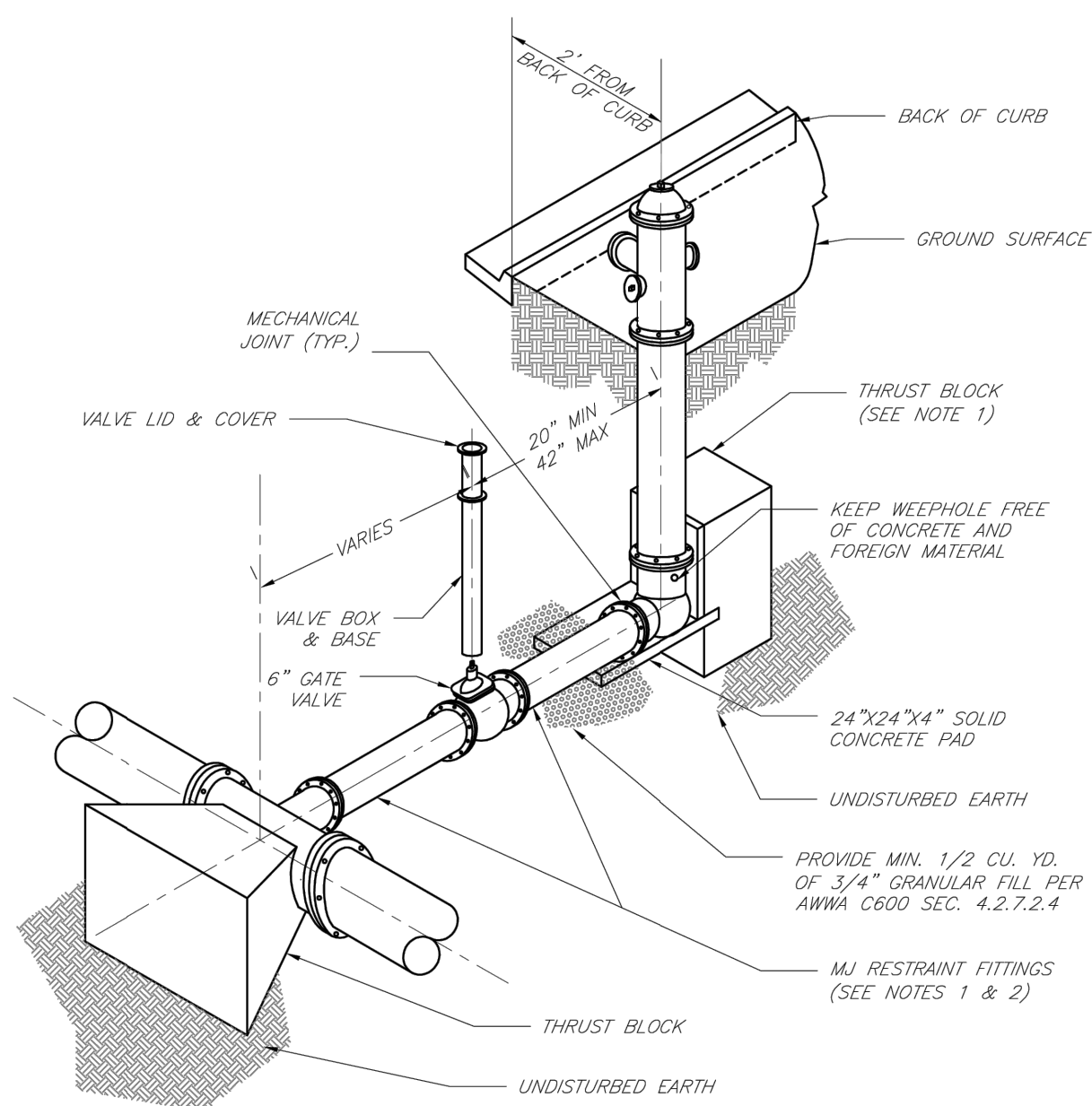


NO.	DATE	REVISION
4	02/05/2025	PER CITY COMMENTS
3	10/29/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans

DRAWN BY	CHECKED BY
TCD	MES







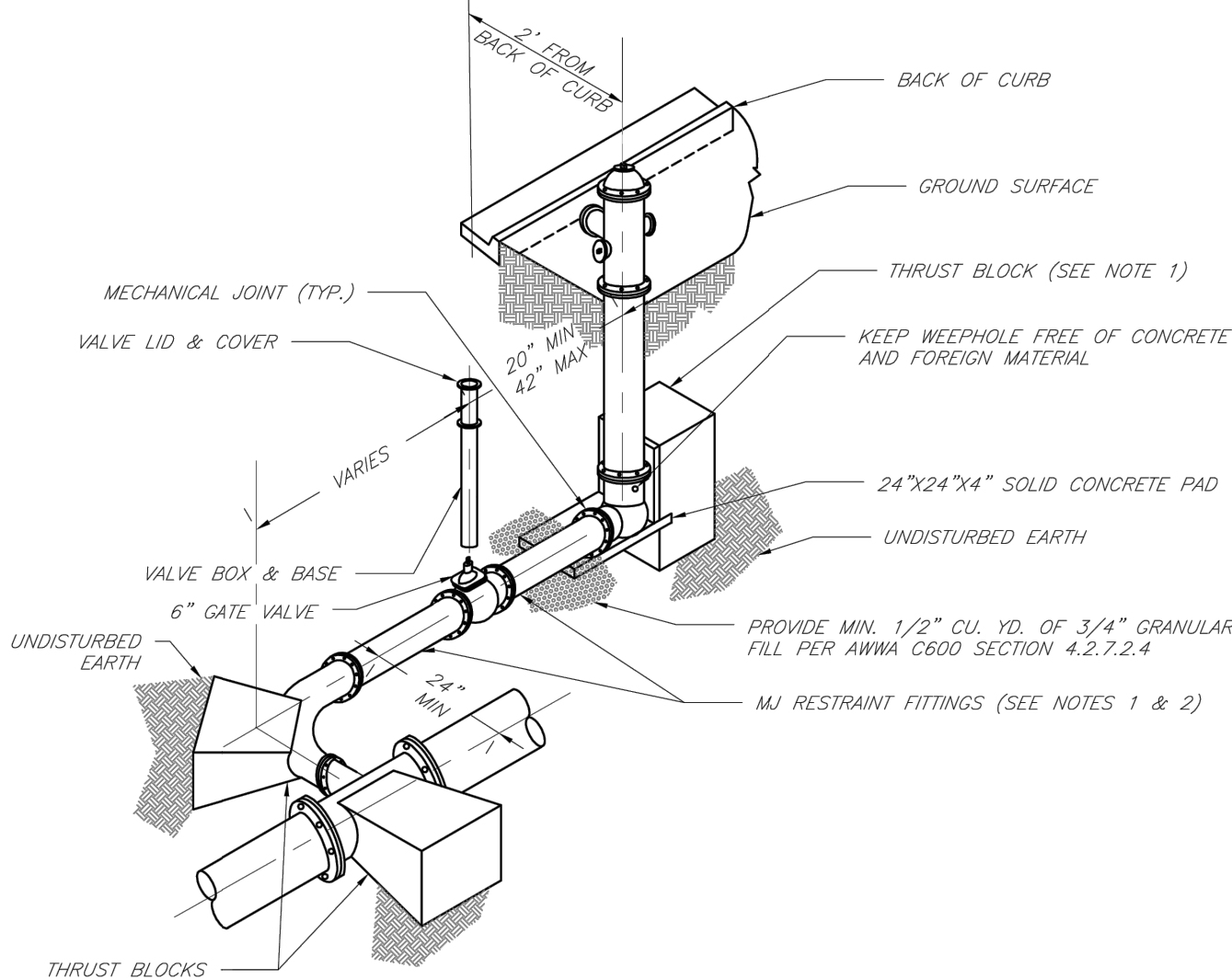
NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.



**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
HYDRANT INSTALLATION — STRAIGHT SET

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



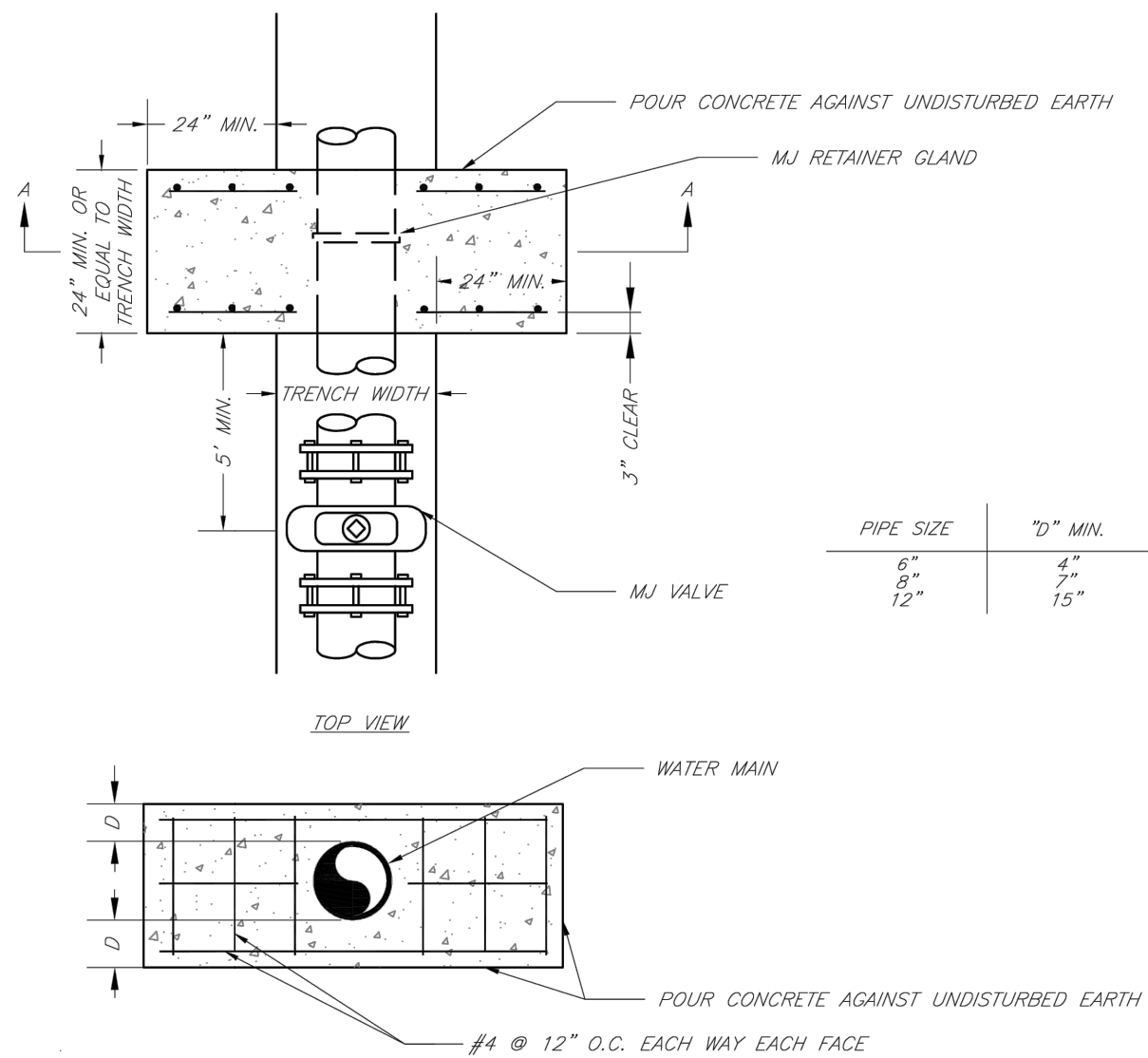
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**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
HYDRANT WITH 90 DEGREE BEND

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-8  
Rev: 1/14  
Rev:



NOTE:

THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"



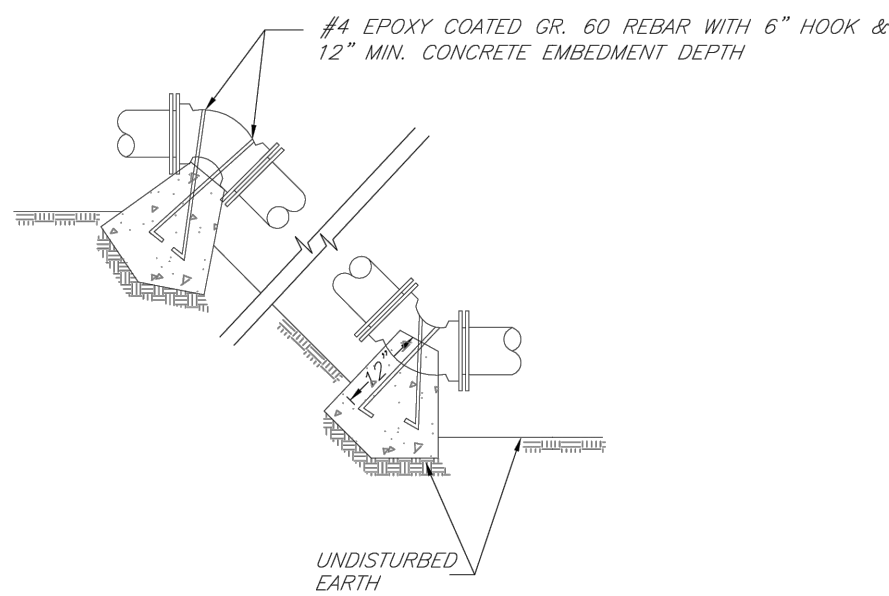
**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
STRADDLE BLOCK

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

REQUIRED CONCRETE VOLUME (CUBIC FEET — CF)										
NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND					
6	50.5	71.4	38.6	19.7	9.9					
8	89.8	126.9	68.7	35.0	17.6					
10	140.2	198.3	107.3	54.7	27.5					
12	202.0	REST. JT.	154.6	78.9	39.6					
14	REST. JT.	REST. JT.	210.4	107.3	53.9					
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4					
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1					
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0					
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4					

NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



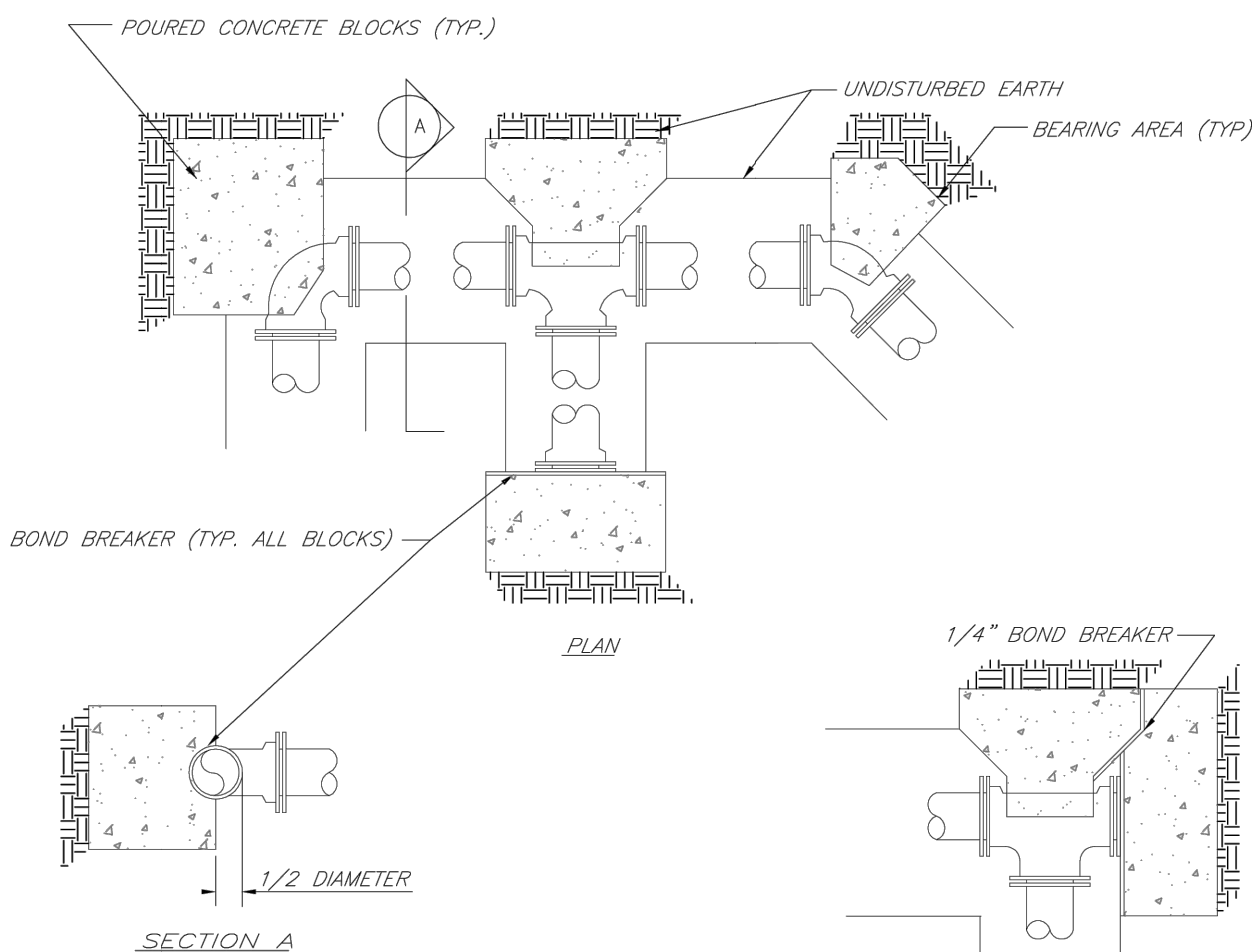
**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
VERTICAL THRUST BLOCKS

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

REQUIRED CONCRETE BEARING AREA (SQUARE FEET — SF)										
NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND					
6	4.7	6.7	4.0	4.0	4.0					
8	8.4	11.8	6.4	4.0	4.0					
10	13.1	18.5	10.0	5.1	4.0					
12	18.8	26.7	14.4	7.4	4.0					
14	25.7	36.3	19.6	10.0	5.0					
16	33.5	47.4	25.6	13.1	6.6					
18	42.4	REST. JT.	32.5	16.5	8.3					
20	REST. JT.	REST. JT.	40.1	20.4	10.3					
24	REST. JT.	REST. JT.	REST. JT.	28.4	14.8					

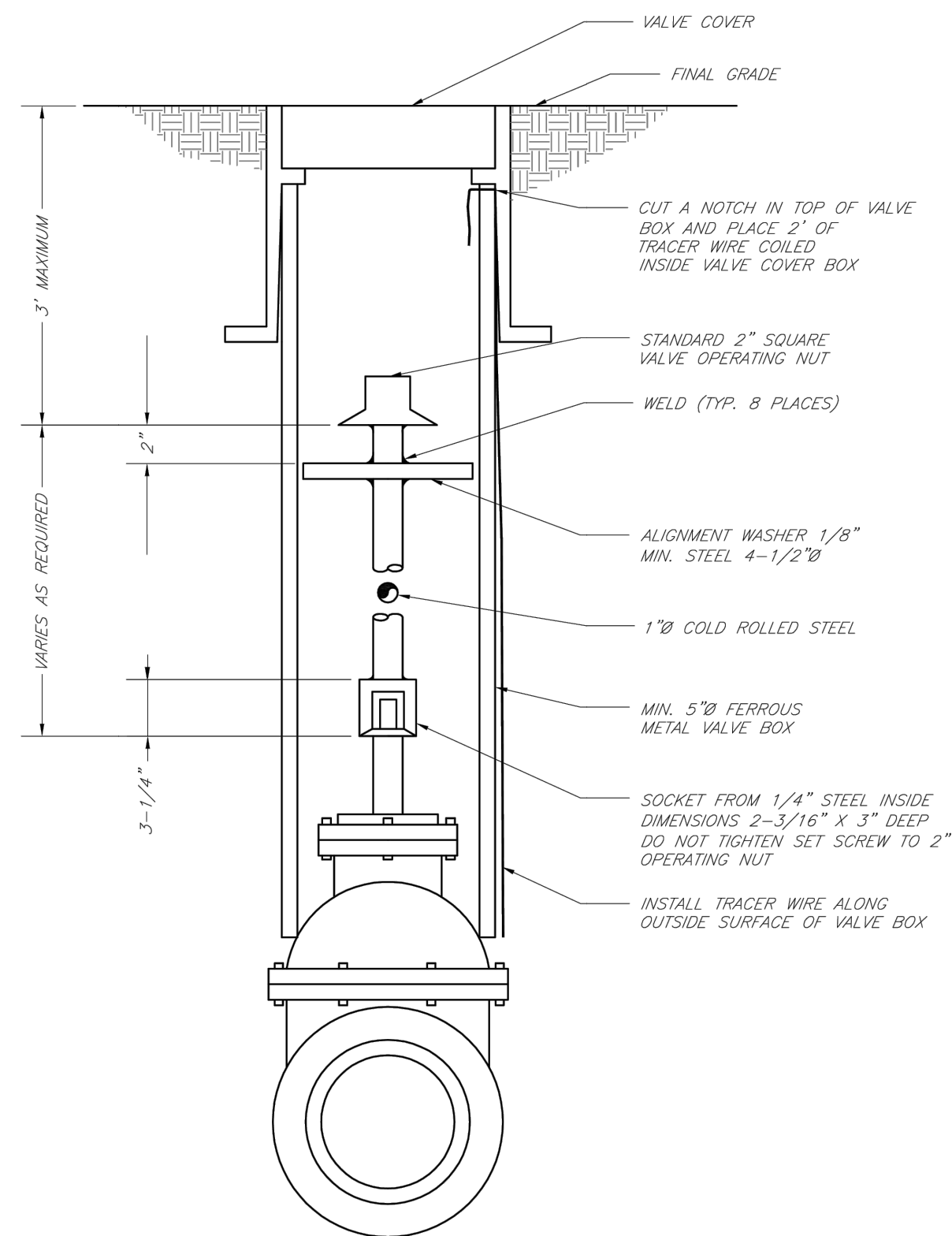
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**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
HORIZONTAL THRUST BLOCKS

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



**LEE'S SUMMIT  
MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64068  
VALVE STEM EXTENSION AND VALVE BOX

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-9  
Rev: 1/14  
Rev:

NO.	DATE	REVISION
1	08/16/2024	City Submittal
2	08/16/2024	90% Plans
3	10/29/2024	PER CITY COMMENTS
4	02/05/2025	PER CITY COMMENTS

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TCD	MES

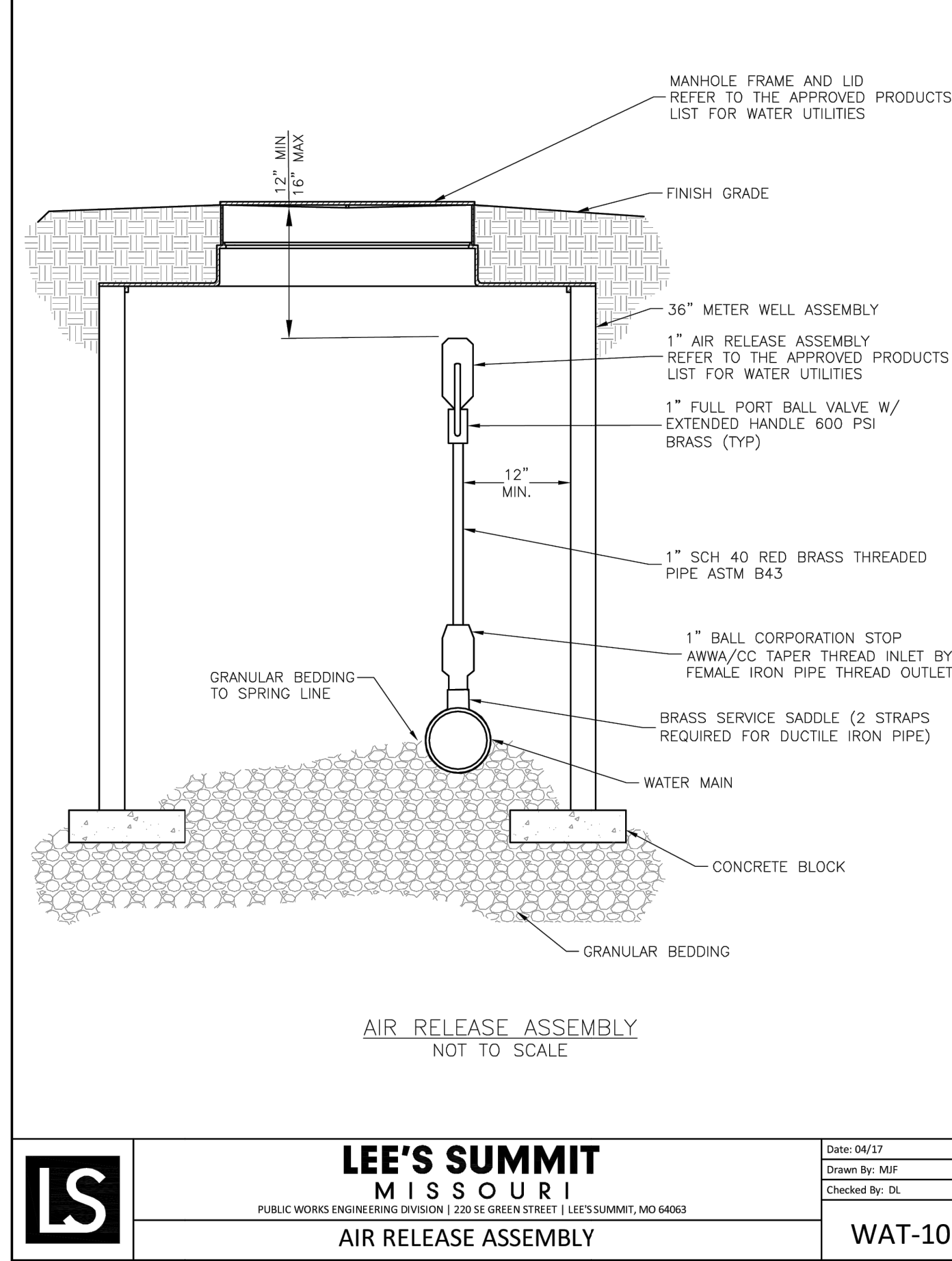
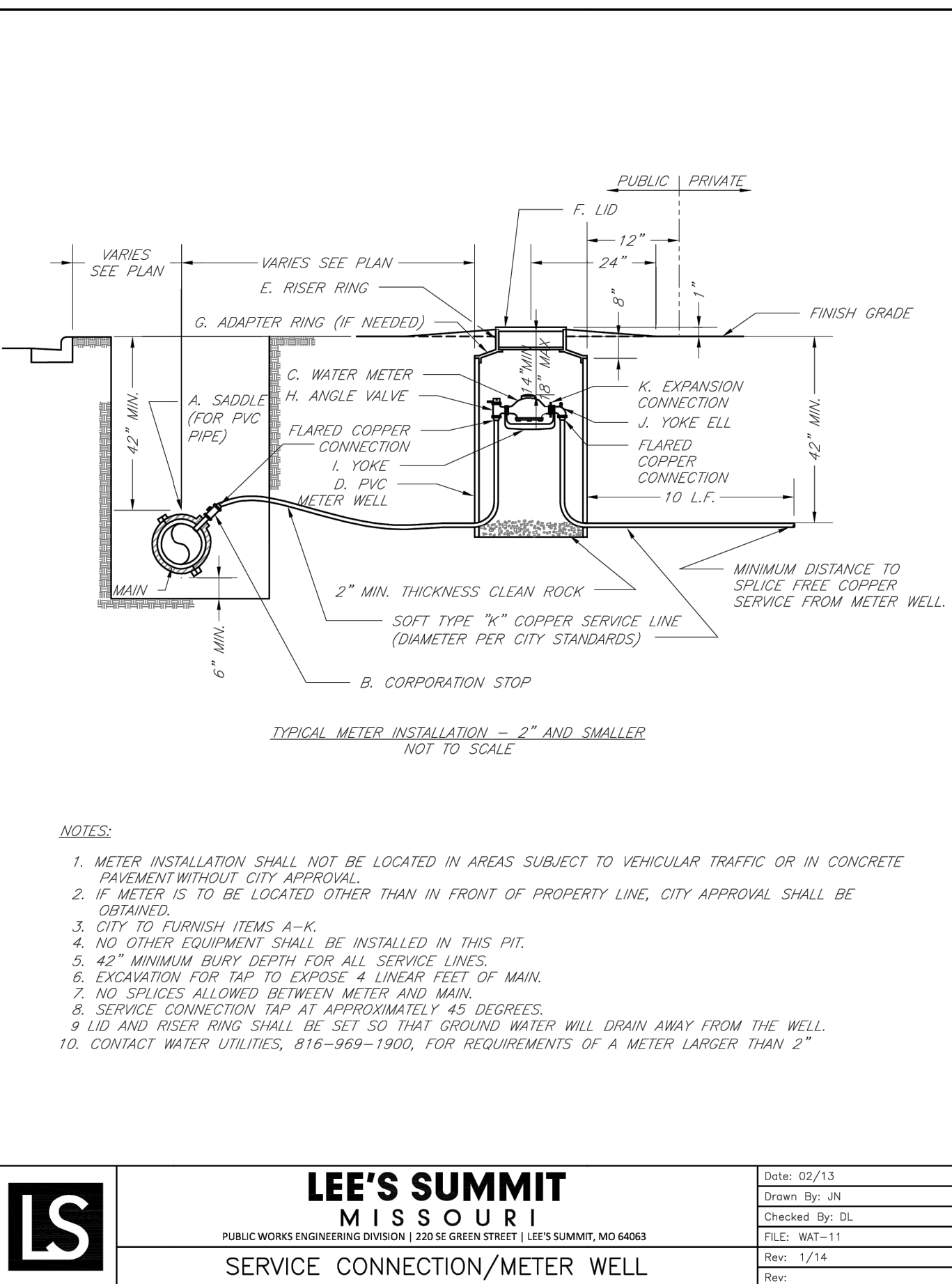
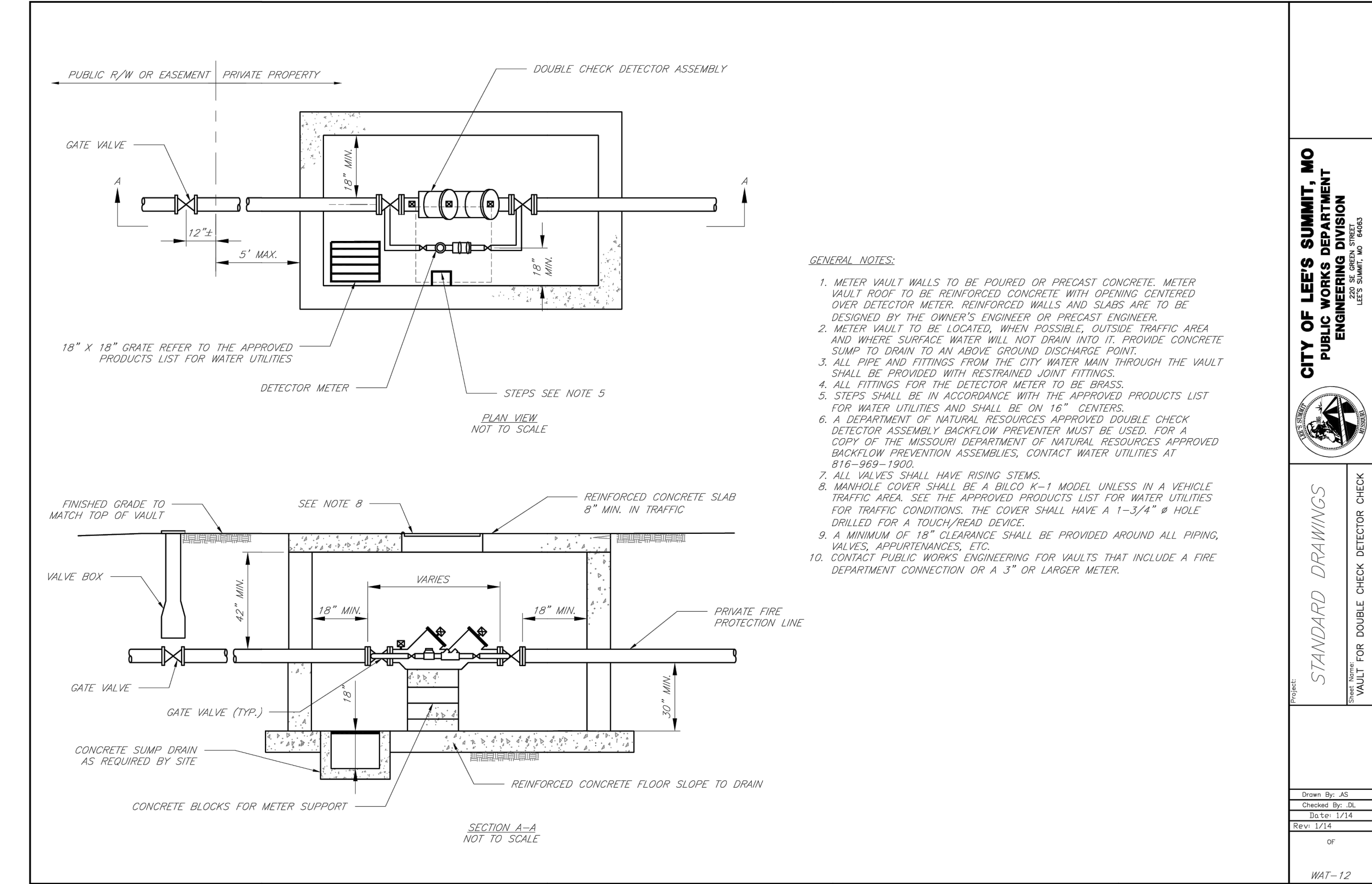
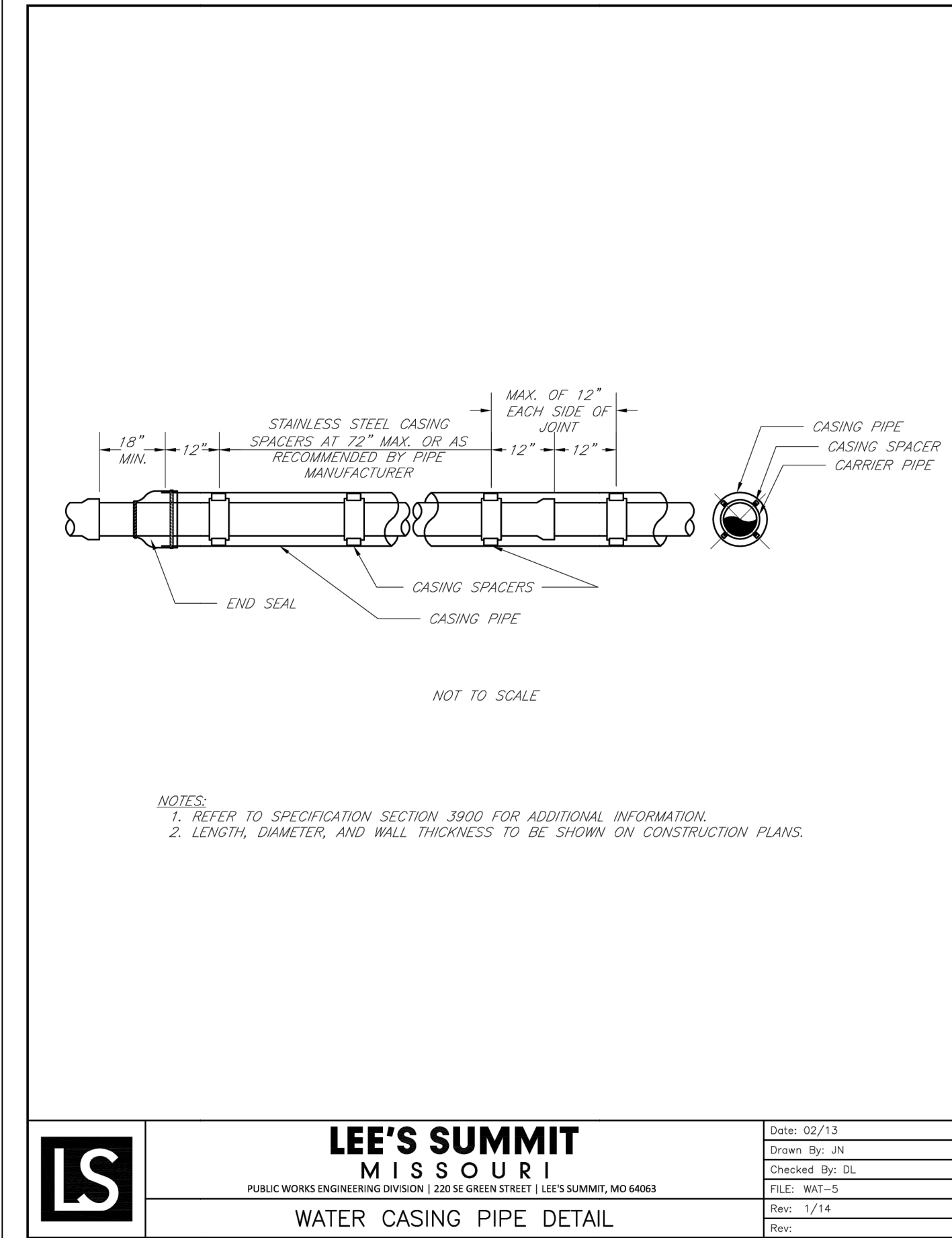
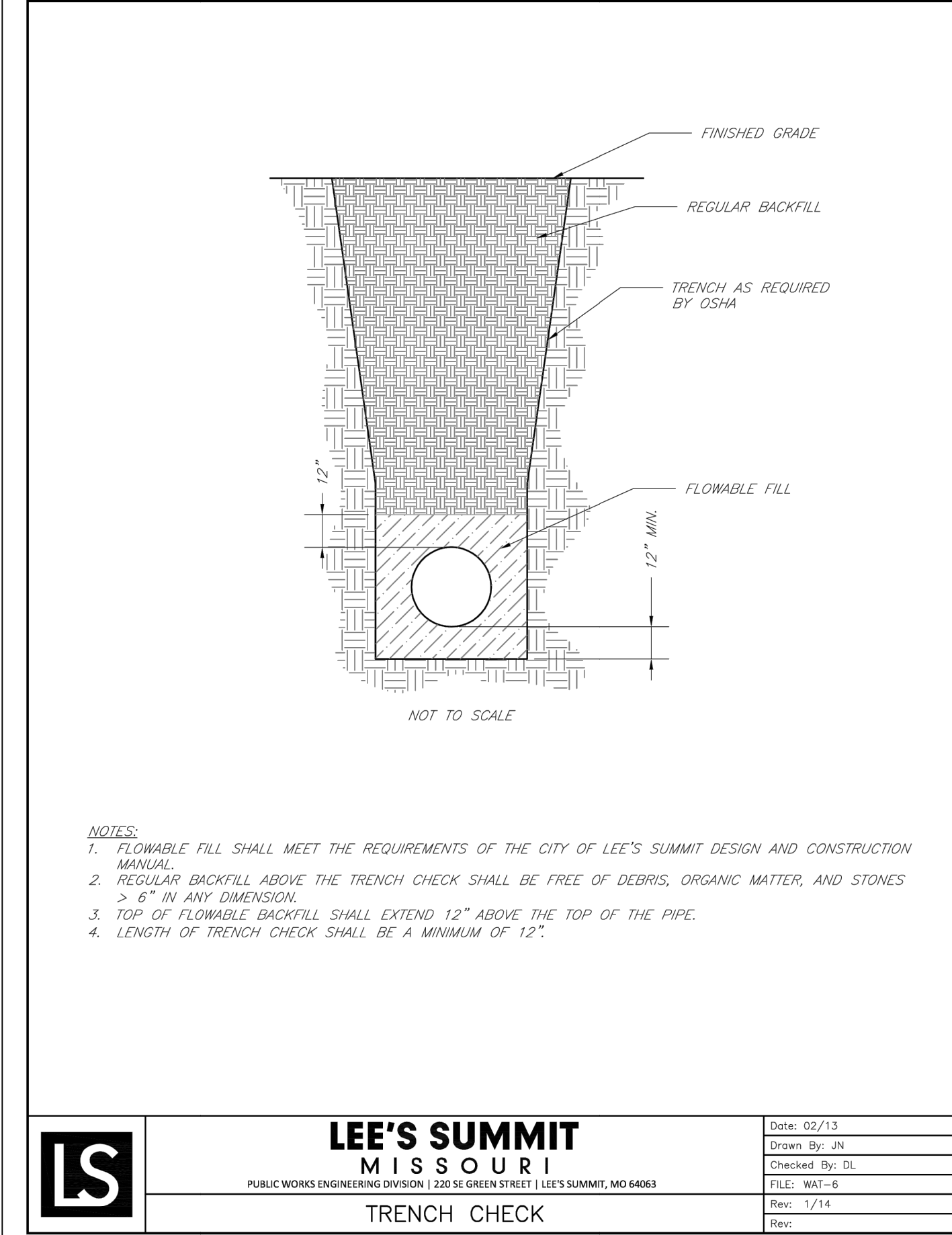
**Renaissance  
Infrastructure  
Consulting**  
816.800.0950  
WWW.RIC-CONSULT.COM

400 E 17TH STREET  
KANSAS CITY, MISSOURI 64108





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DRAWN BY	CHECKED BY
TCD	MES

**Renaissance Infrastructure Consulting**

816.800.0950  
WWW.RIC-CONSULT.COM

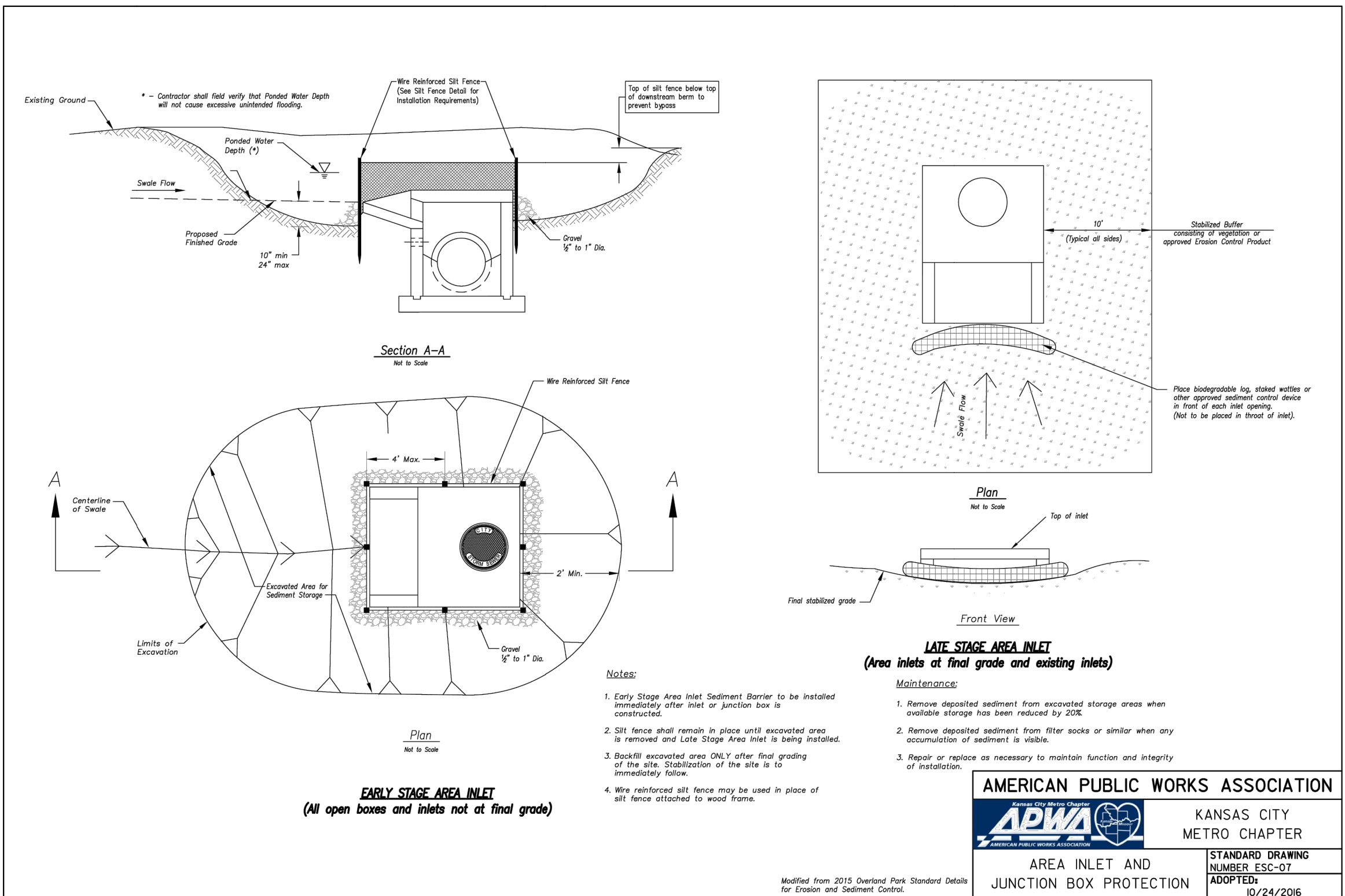
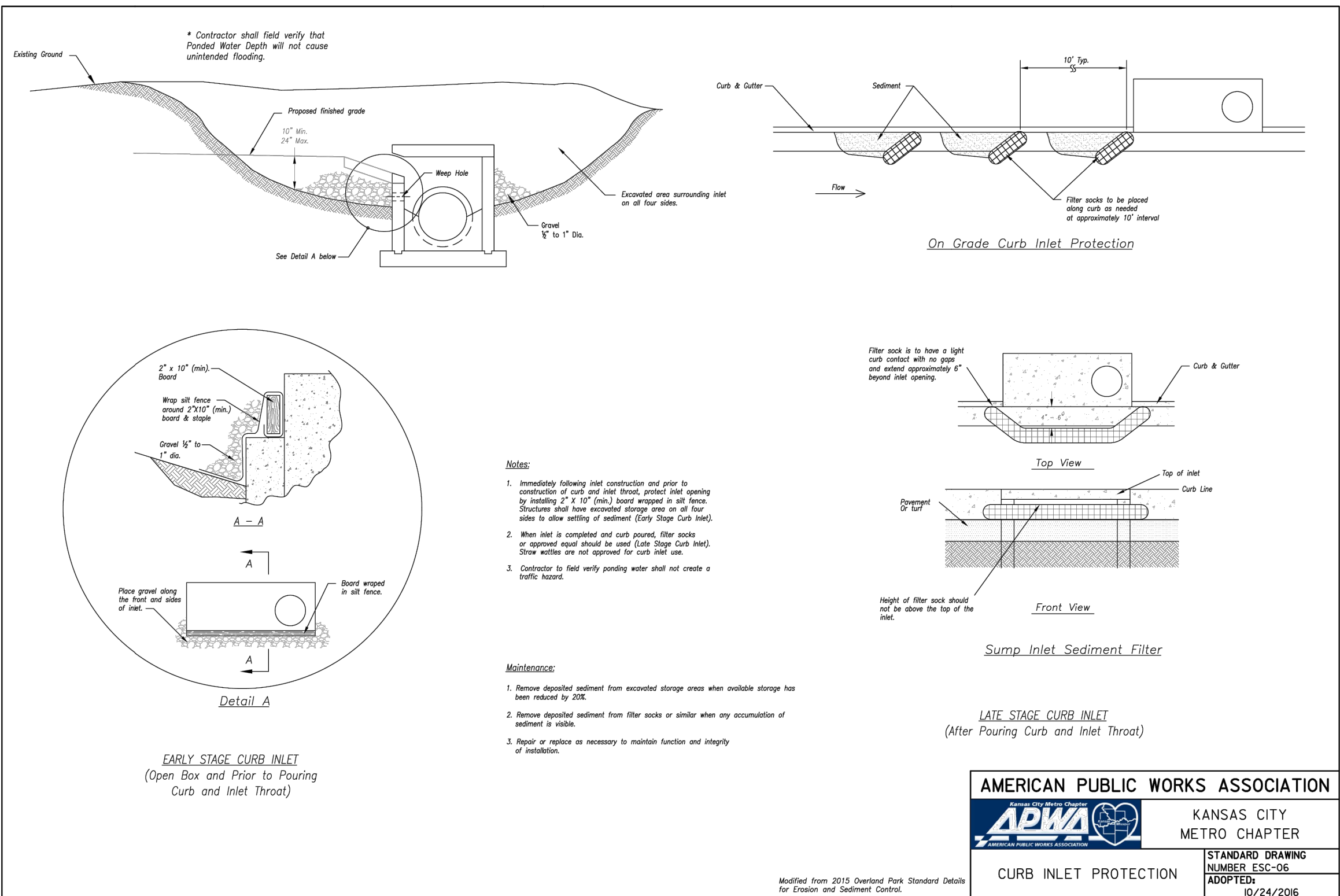
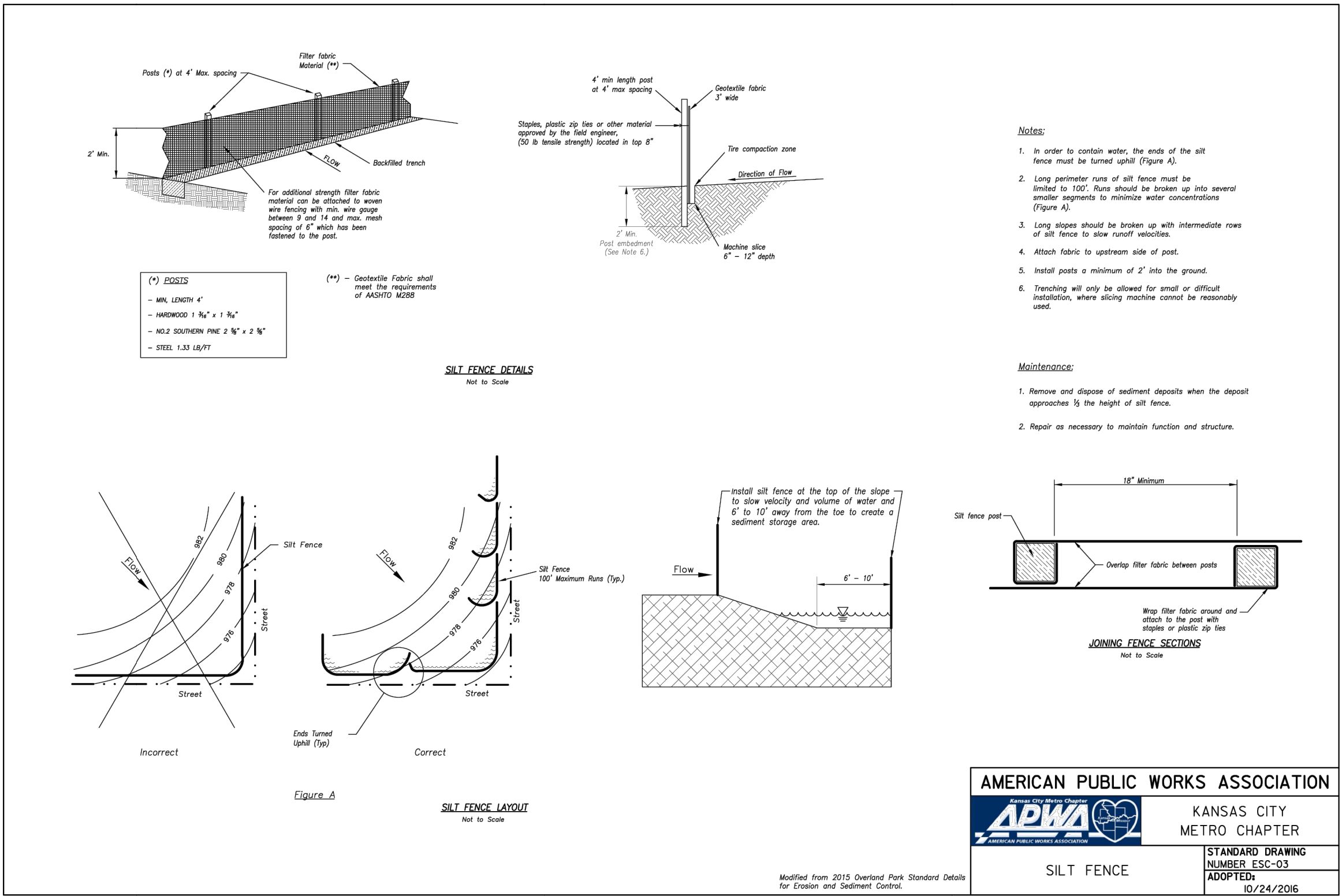
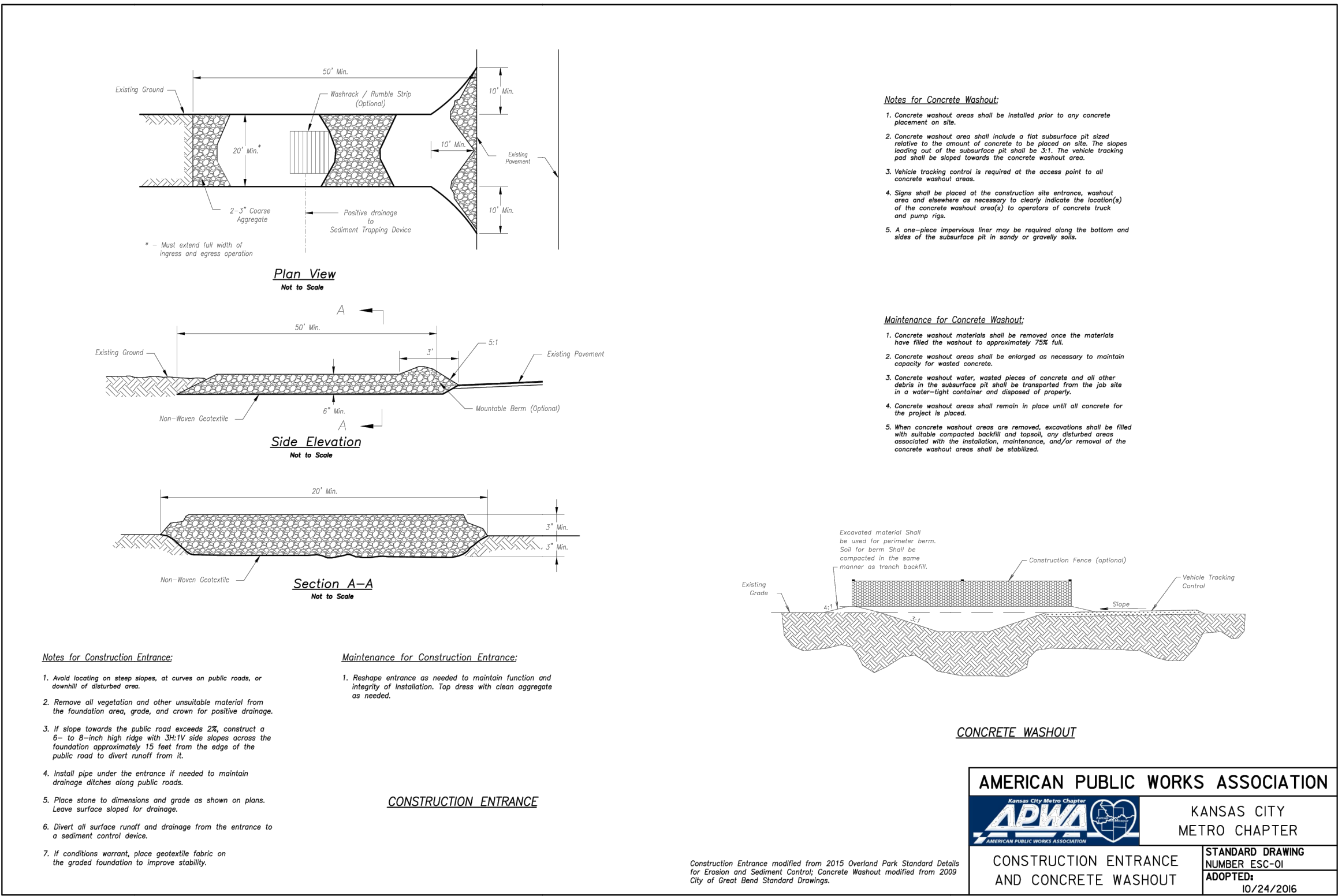
400 E 17TH STREET  
KANSAS CITY, MISSOURI 64108

MO Certificate of Authority: E-2010033630





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4	02/05/2025	PER CITY COMMENTS
3	10/29/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
TCD	MES

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