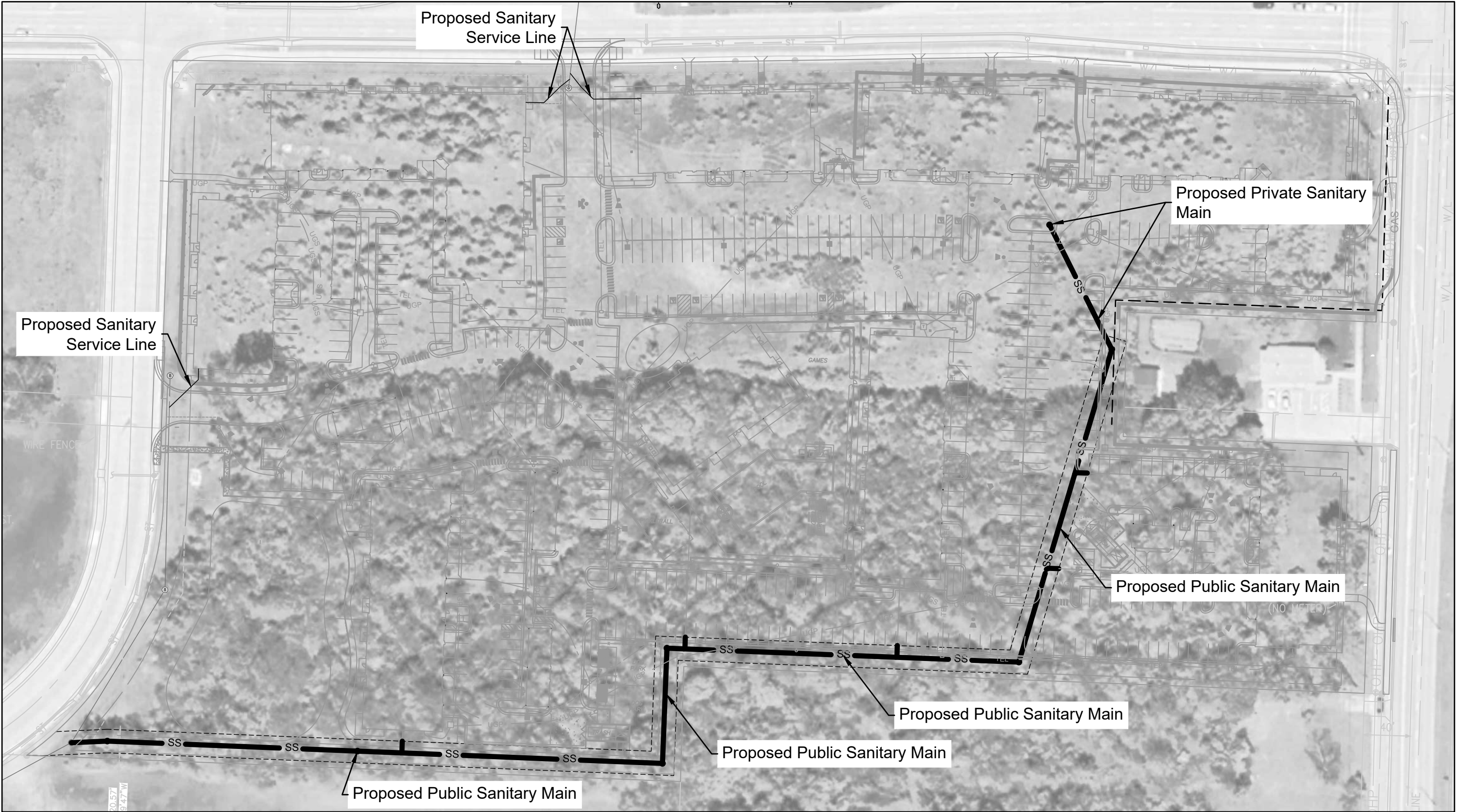


# EVREN APARTMENTS

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

## Public Sanitary Sewer Plans

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	Service Line Plan
07	Erosion Control Plan I
08	Erosion Control Plan II
09	Erosion Control Plan III
10	Erosion Control Details
11	Standard Details I



### SANITARY SEWER SUMMARY OF QUANTITIES:

ITEM	UNIT	QUANTITY	AS BUILT
8" PVC Pipe - SDR-26	LF	1180	
4" SDR-26 Service Stubs	LF	53	
4' Diameter Manhole, Type MH-1	EA	5	
5' Diameter Drop Manhole, Type MH-1	EA	1	
8"x8"x4" Wyes	EA	5	
Connection to Ex. Manhole/Sanitary Manhole	EA	1	
Lower Ex. Manhole/Sanitary Manhole	VF	3	
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

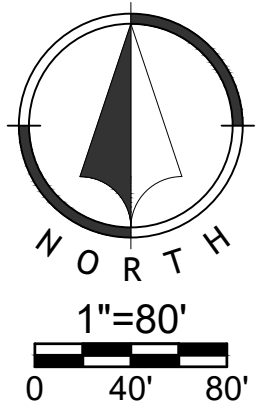
According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20th 2017, this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

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	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



**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 Sanitary Sewer Plans

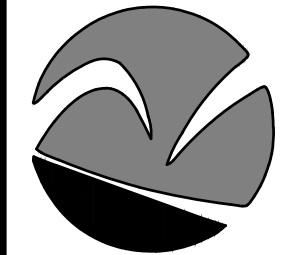
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EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

Title Sheet

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816.800.0950  
www.ric-consulting.com



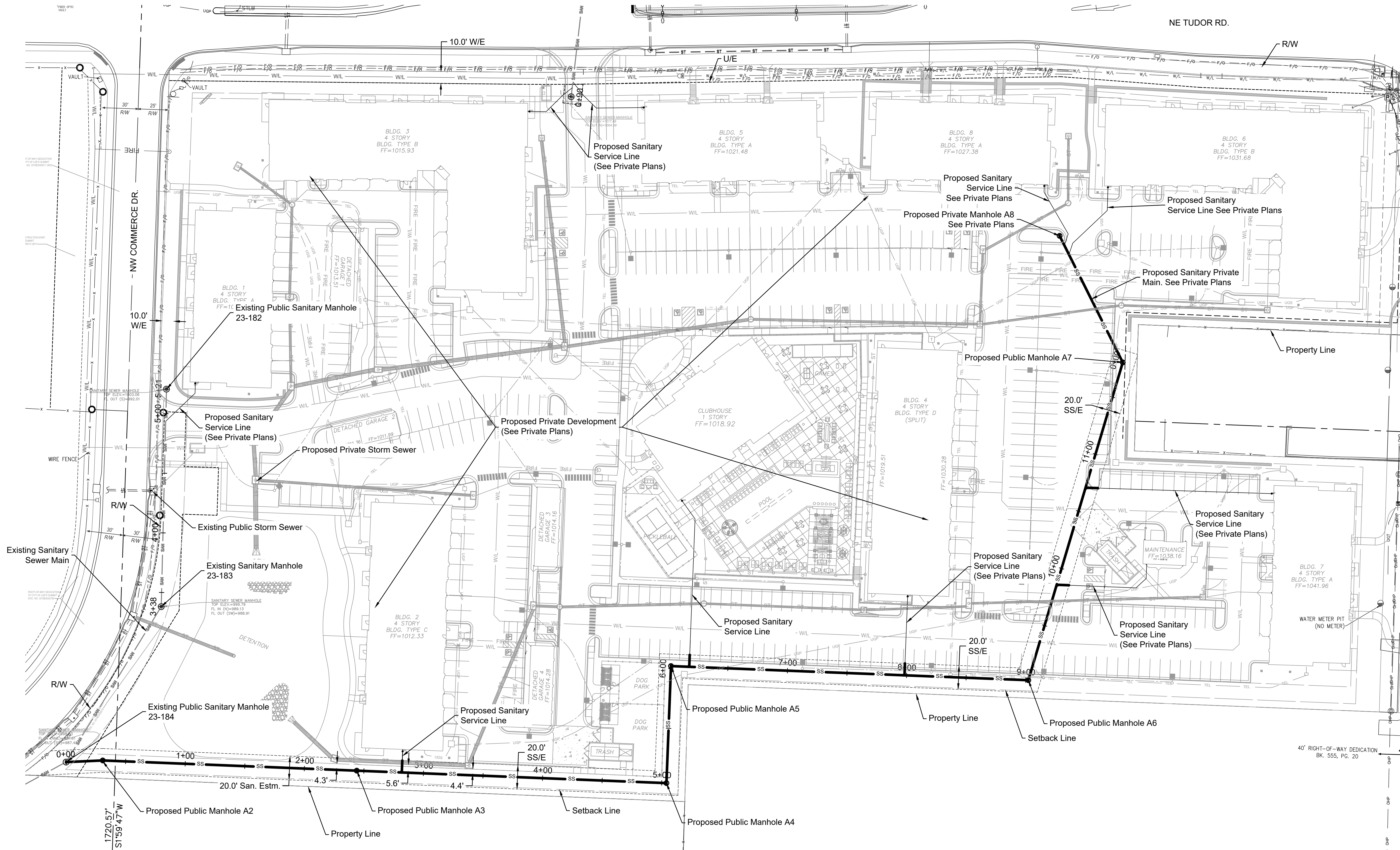
Sheet

01 of 11



## 02 of 11





Public Sanitary Sewer Plans

24-0166

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

General Layout

NO.	DATE	REVISION
4	02/14/2025	PER CITY COMMENTS
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CMP

Renaissance

Infrastructure

Consulting

816.800.0950

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STATE OF MISSOURI

MITCHELL E. BLUTER

NUMBER

PE-2002003418

PROFESSIONAL ENGINEER

MITCHELL E. BLUTER PE-2002003418

Sheet

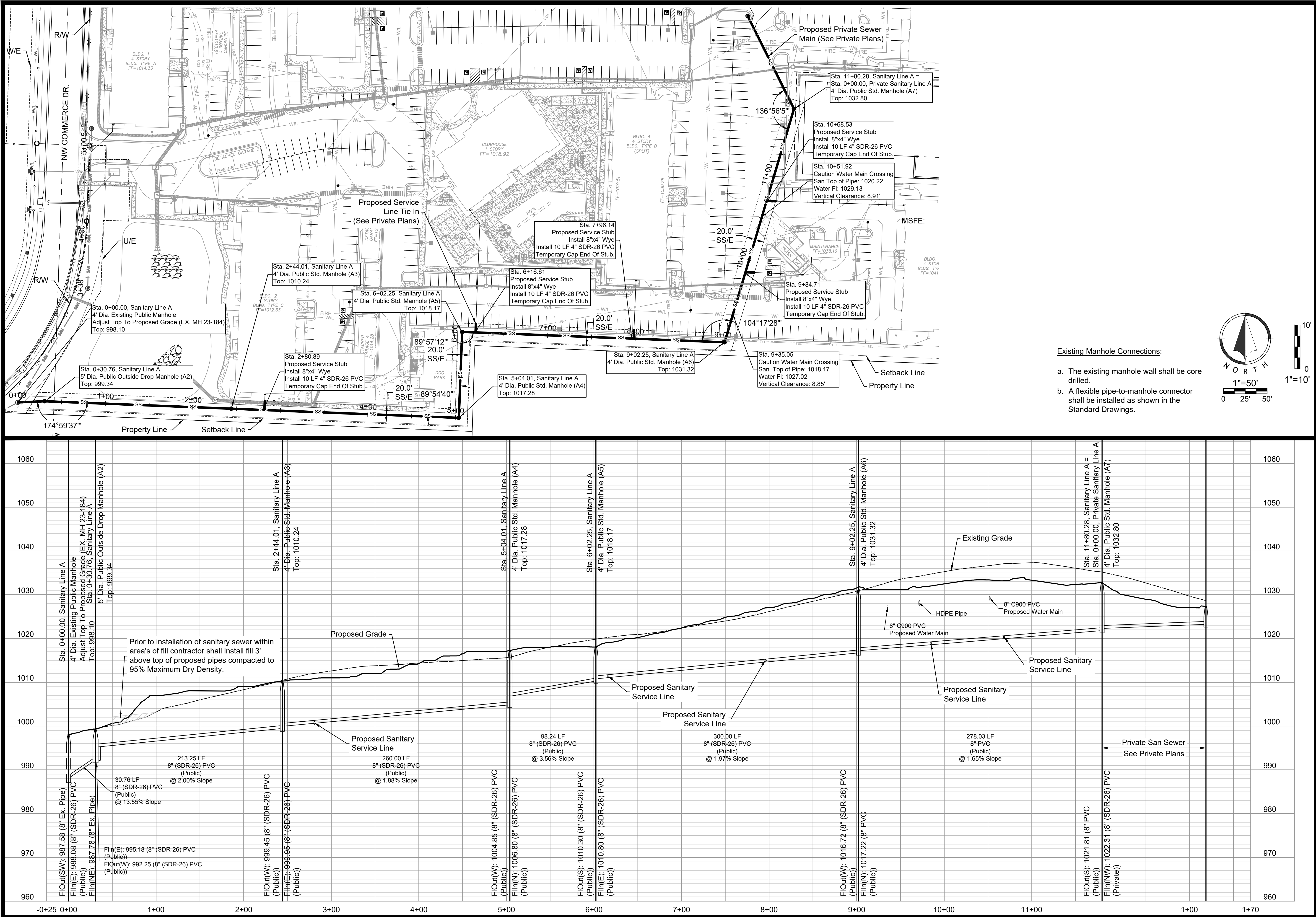
03 of 11





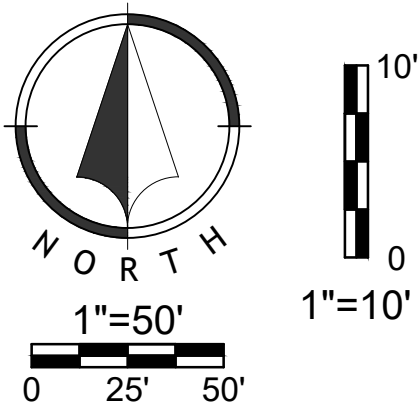


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Existing Manhole Connections:

- 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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DRAWN BY	TUA	CHECKED BY
		CMP

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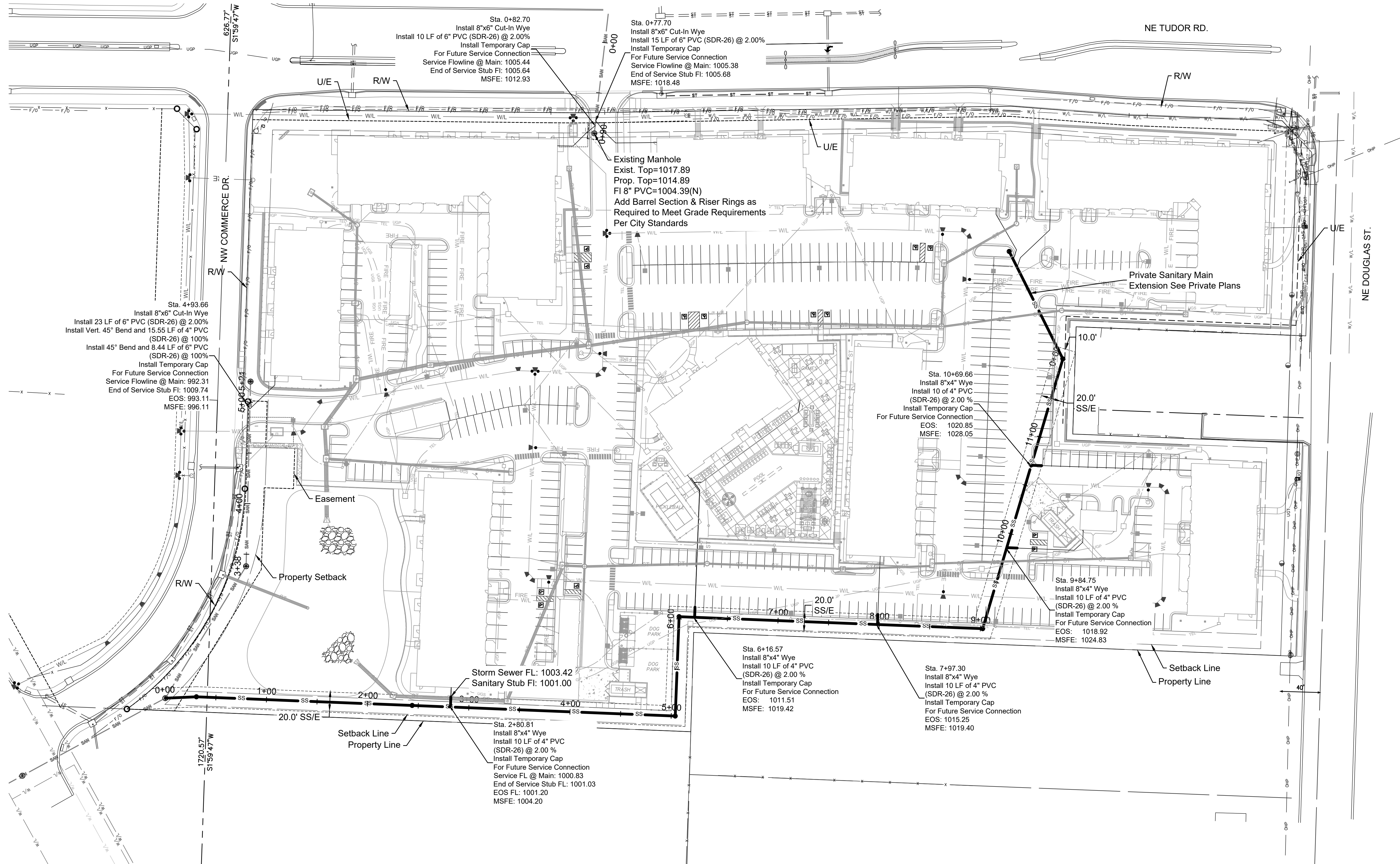
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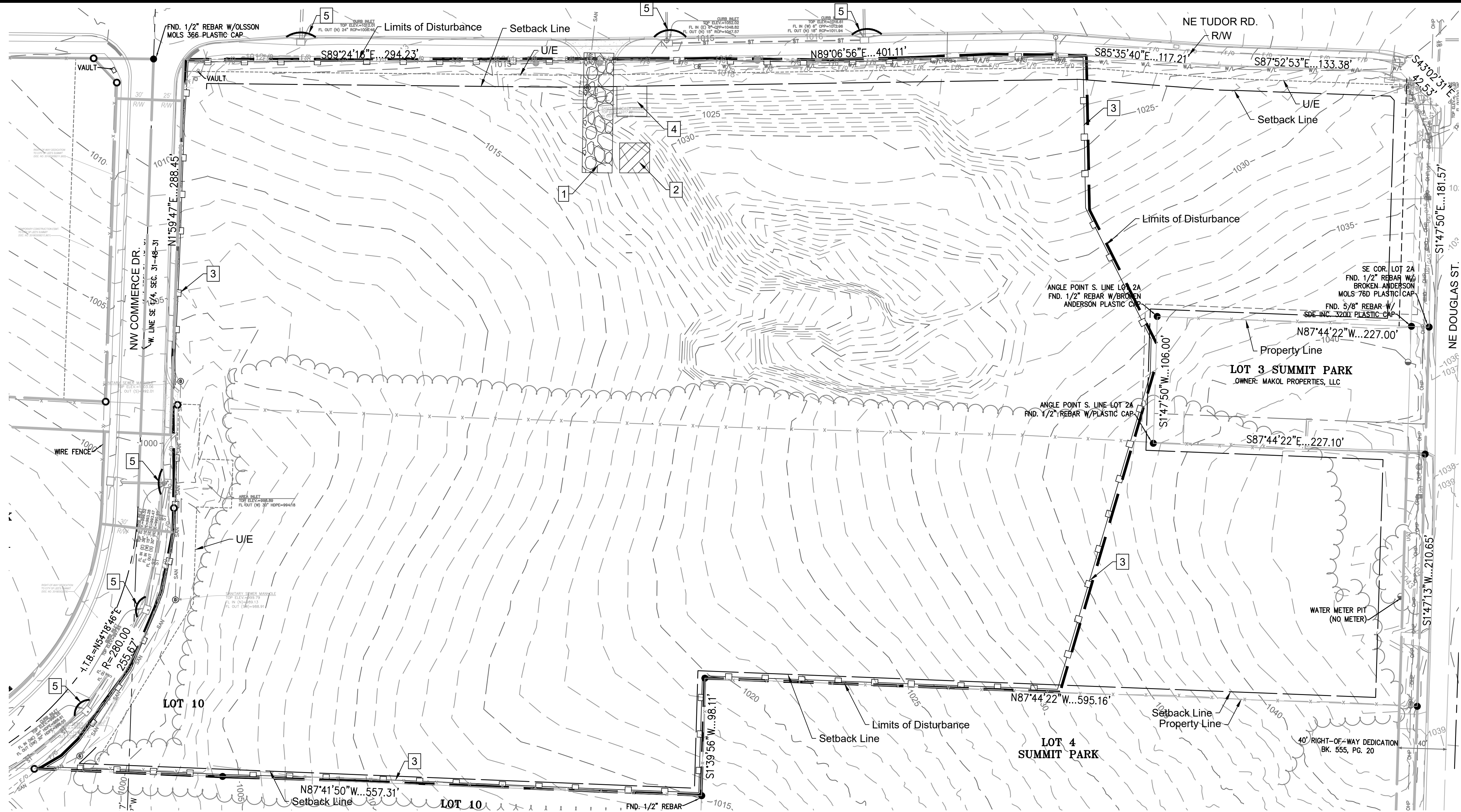




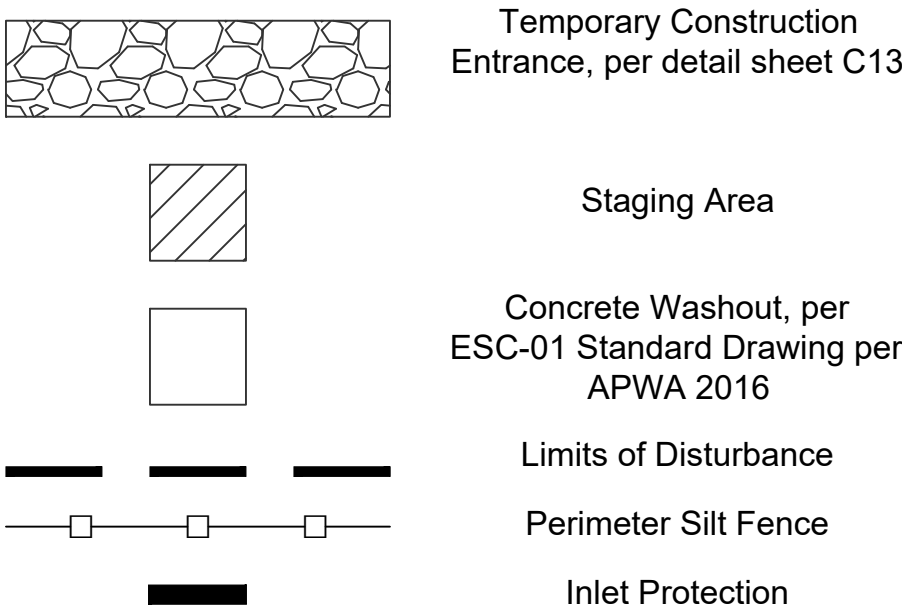


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	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt 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



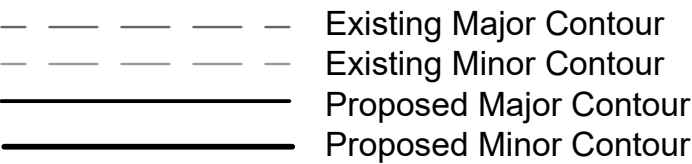
EROSION CONTROL NOTES

- 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

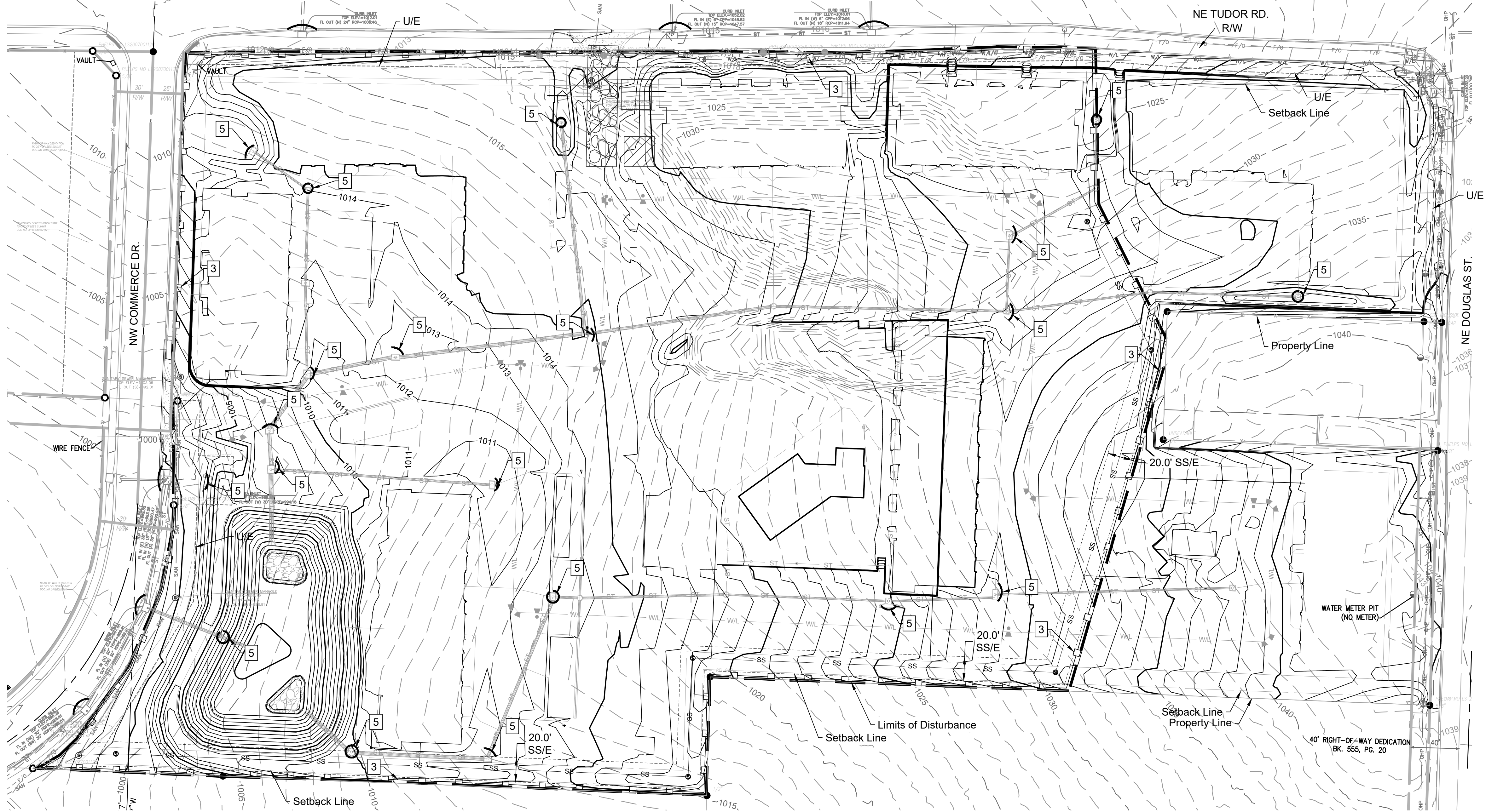
- Implement Pre-Clearing Plan:**  
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural 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.

LEGEND

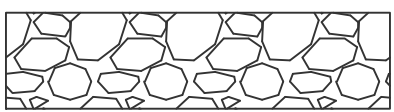




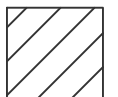
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EROSION CONTROL LEGEND



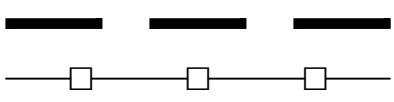
Temporary Construction Entrance, per detail sheet C13



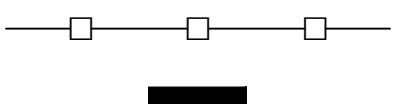
Staging Area



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



Limits of Disturbance



Perimeter Silt Fence



Inlet Protection

EROSION CONTROL NOTES

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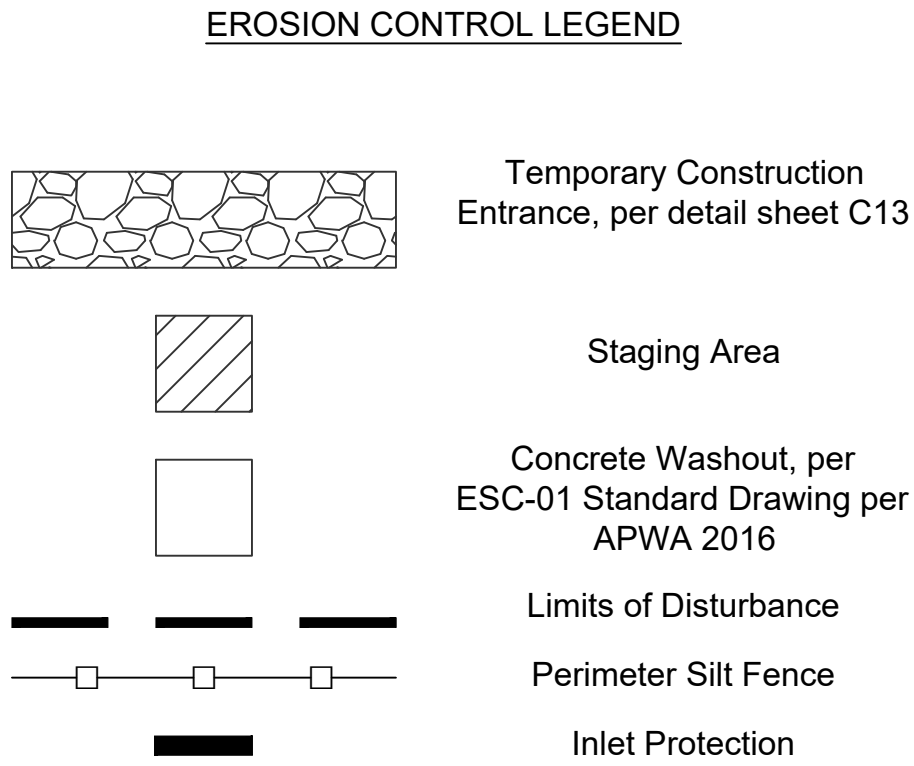
- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



1"=50'  
0 25' 50'

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Consulting**

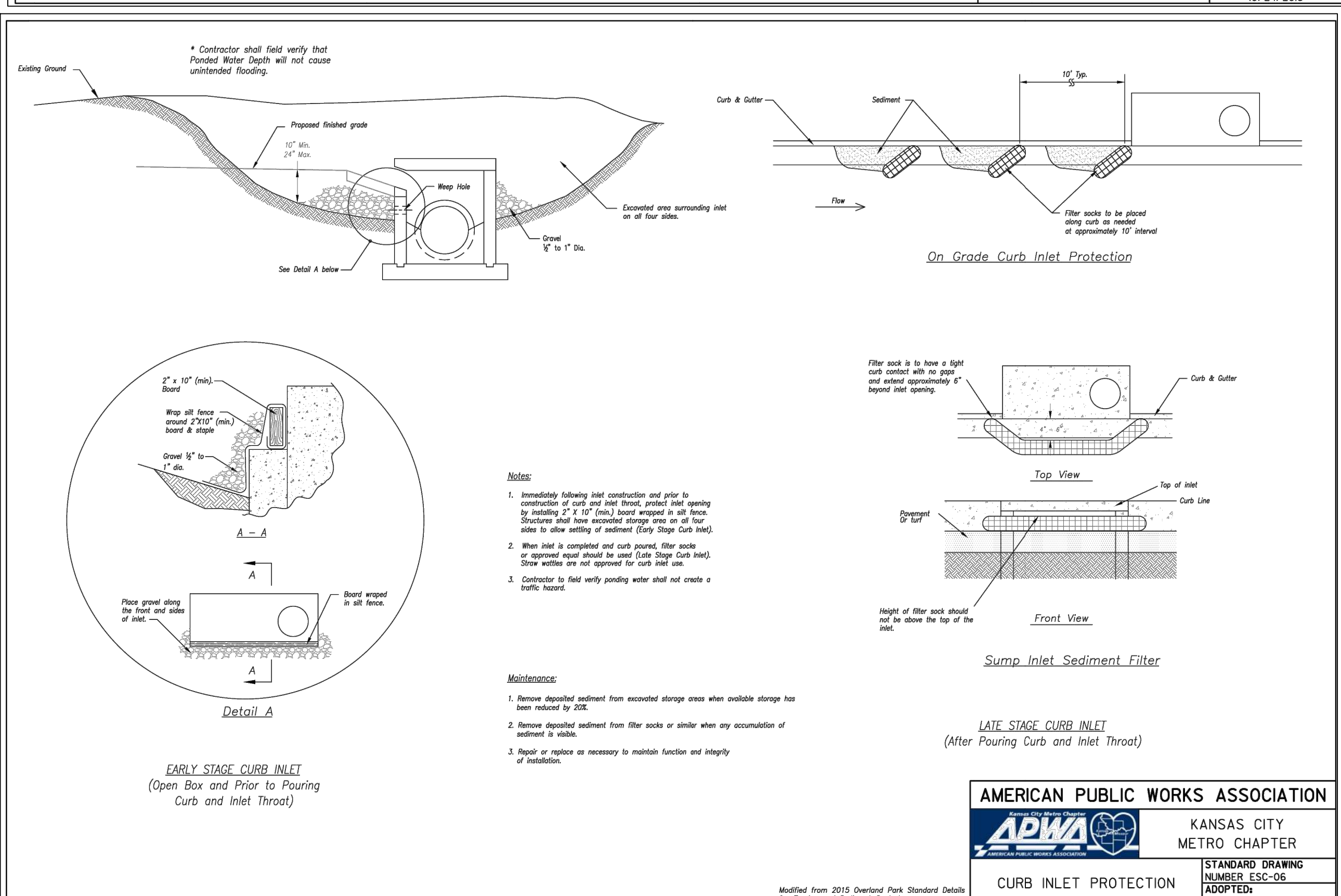
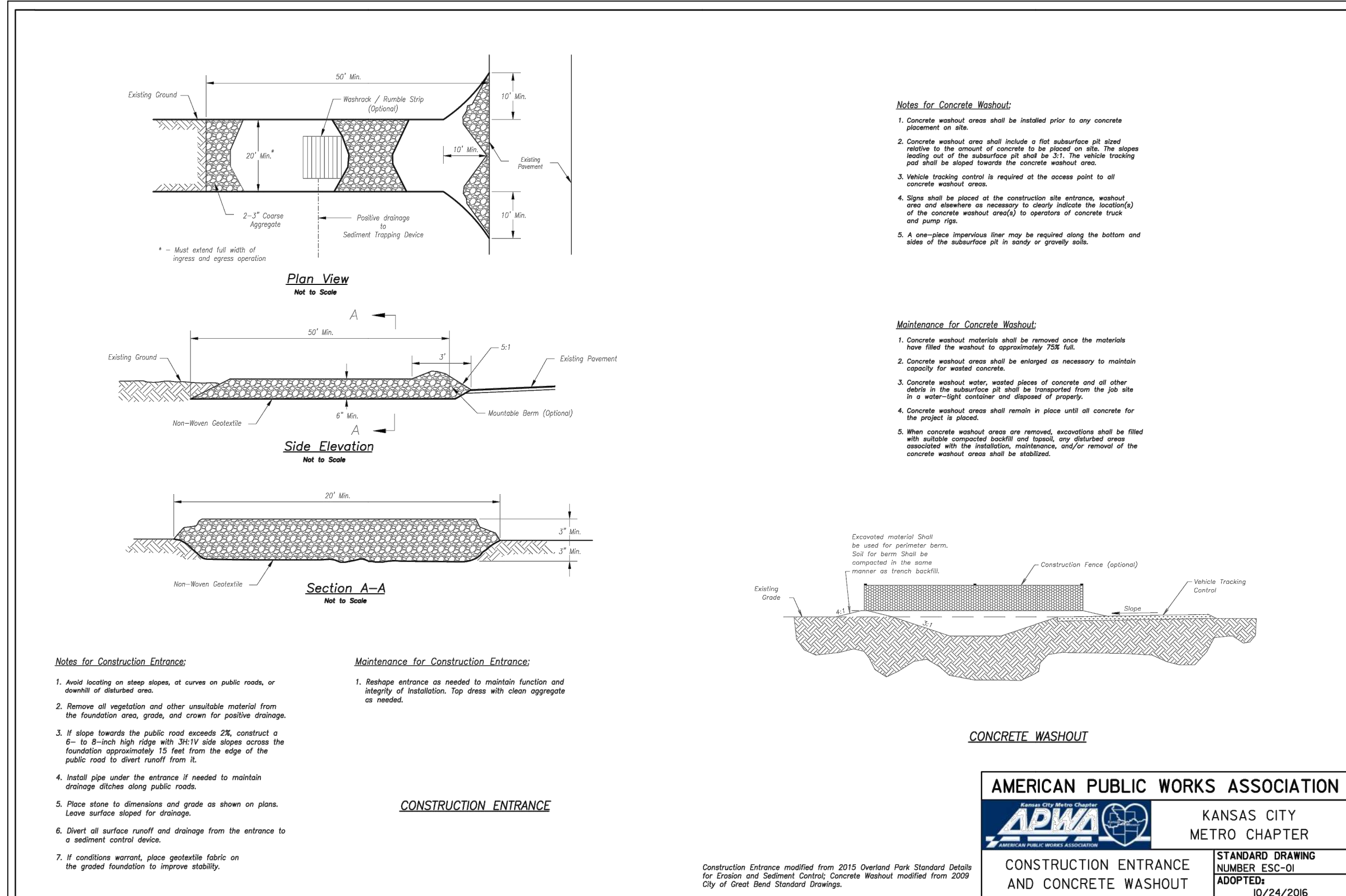
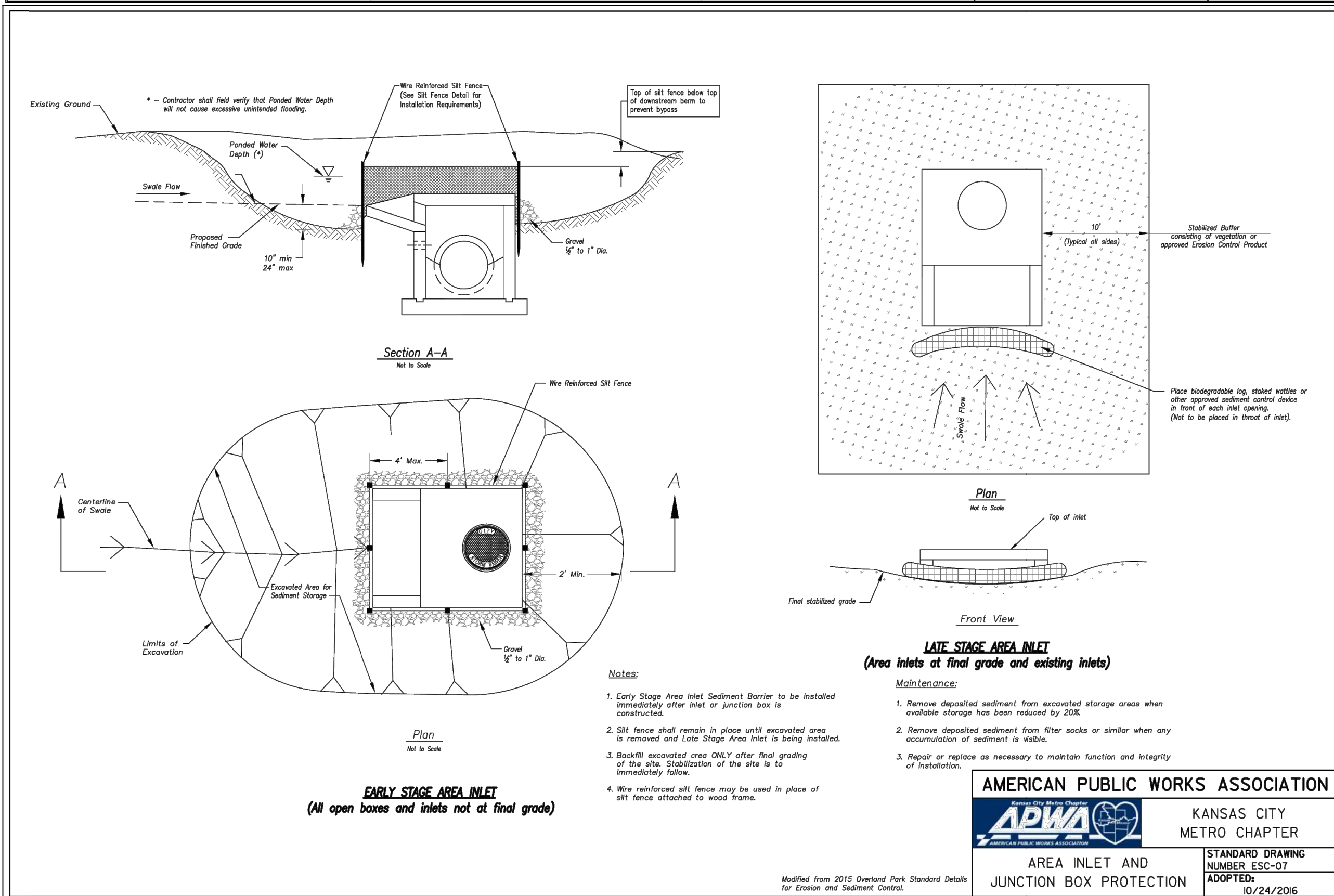
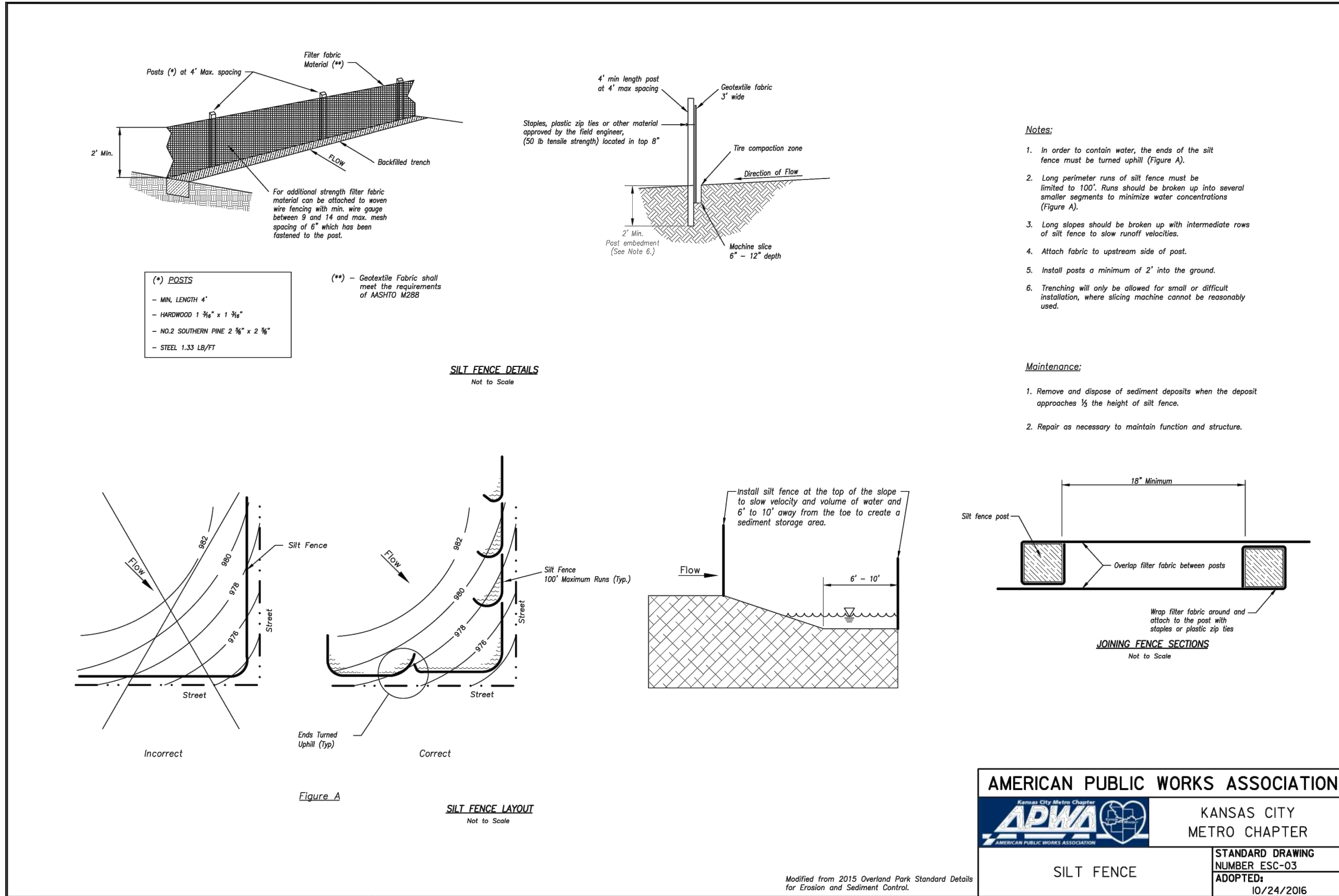


400 E 17TH STREET  
KANSAS CITY, MISSOURI

STATE OF MISSOURI  
MITCHELL E. SLUTTER  
NUMBER  
PE-2002003418  
PROFESSIONAL ENGINEER  
06/17/25  
MITCHELL E. SLUTTER PE-2002003418



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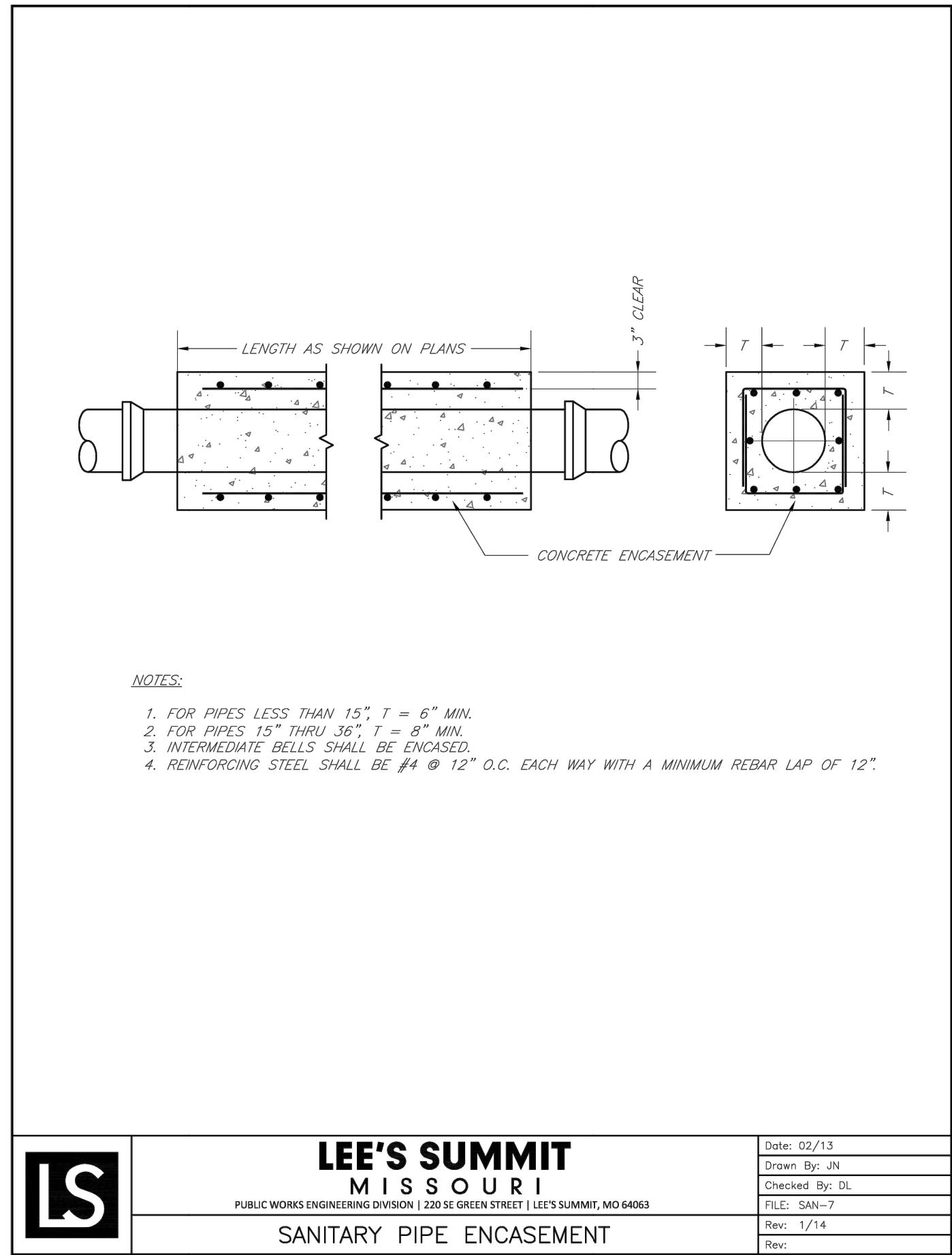
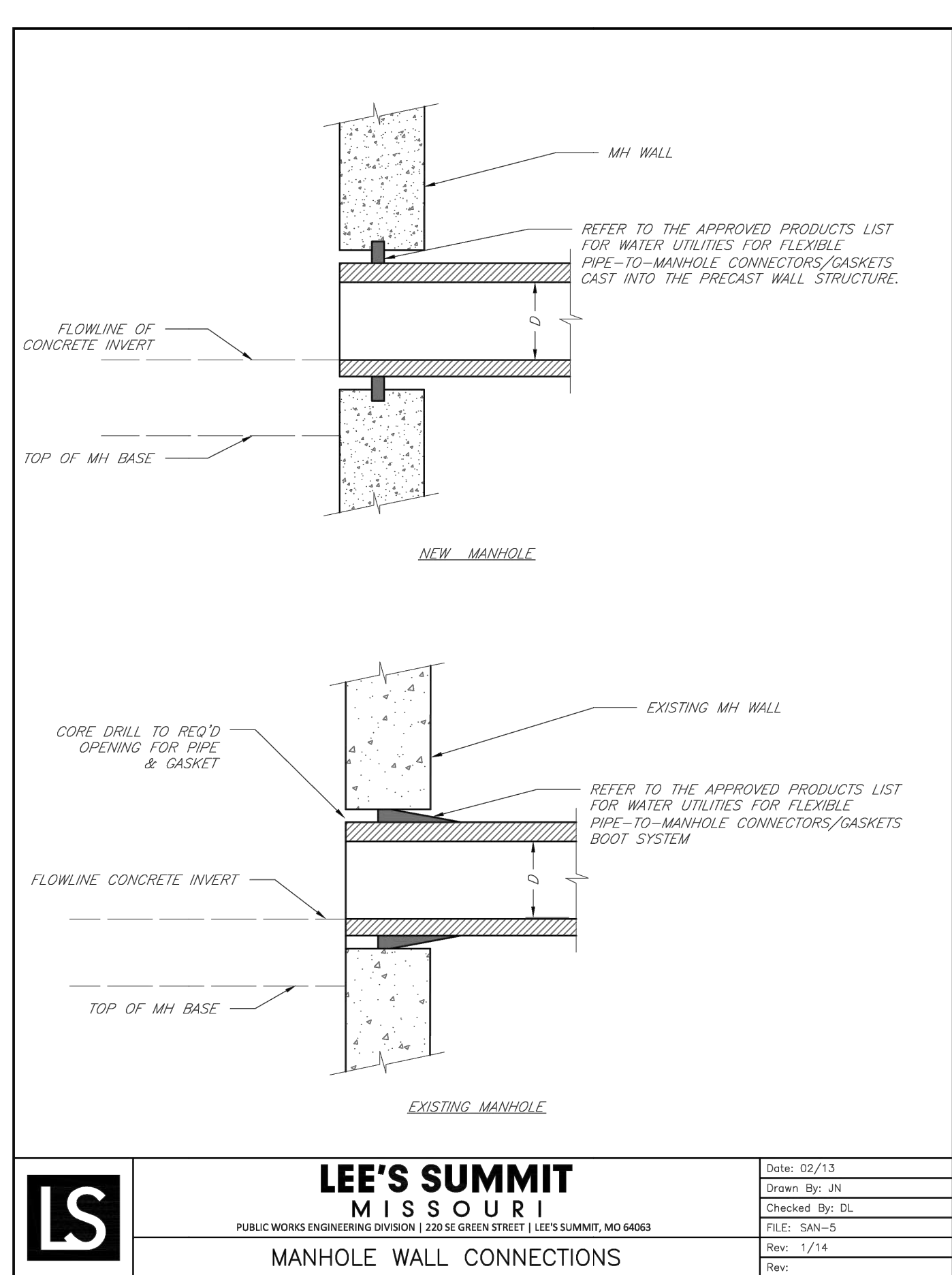
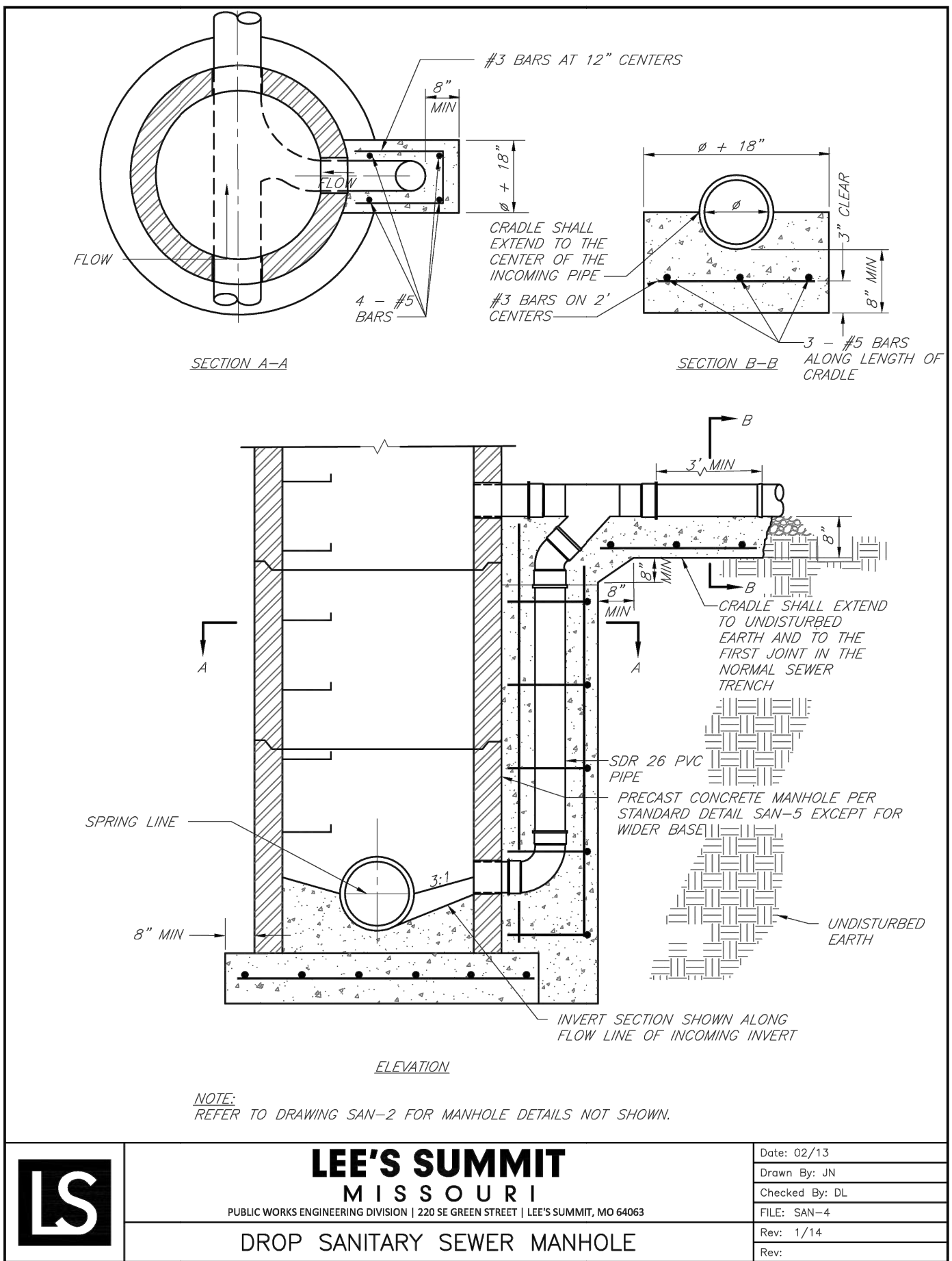
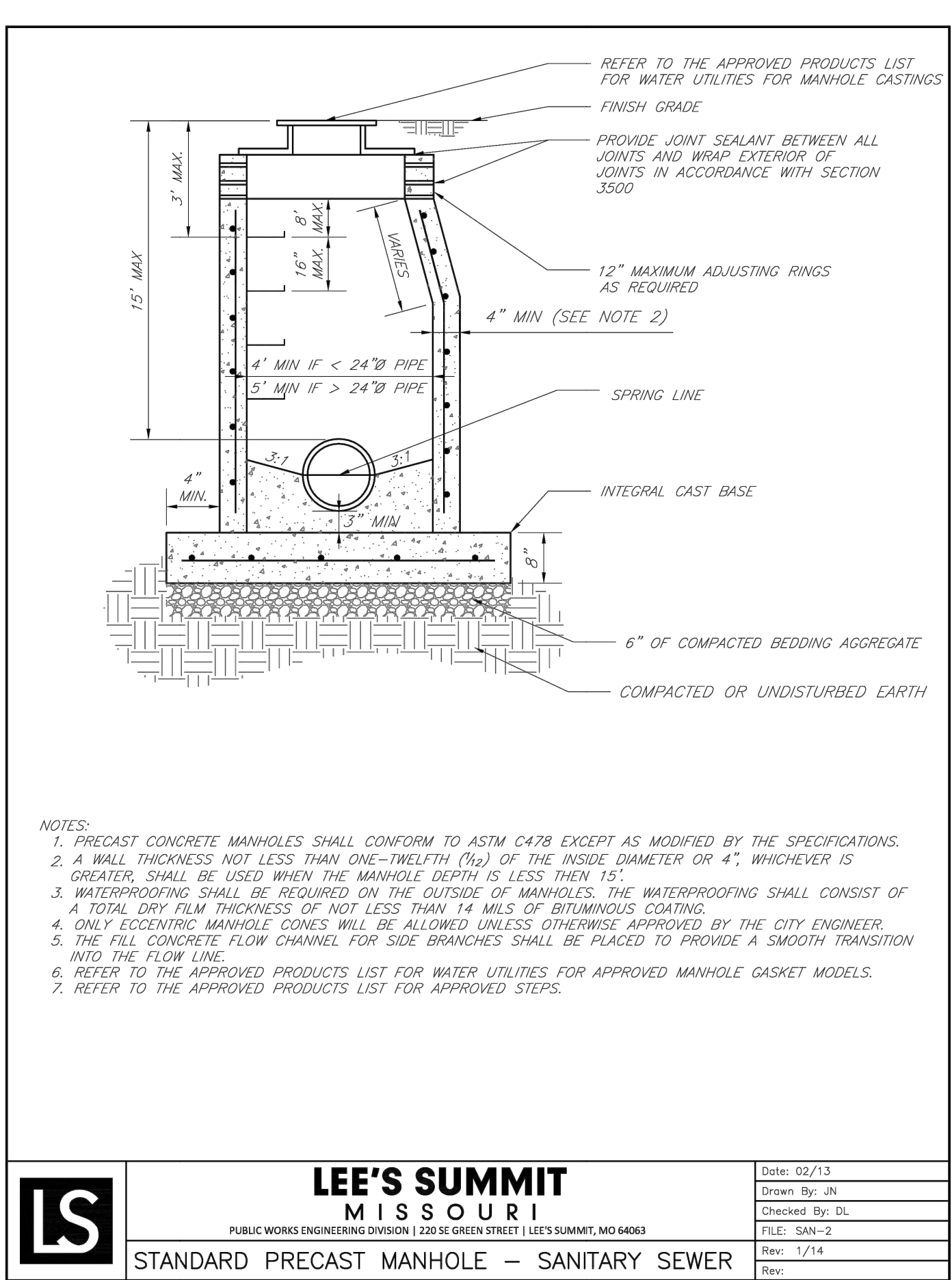
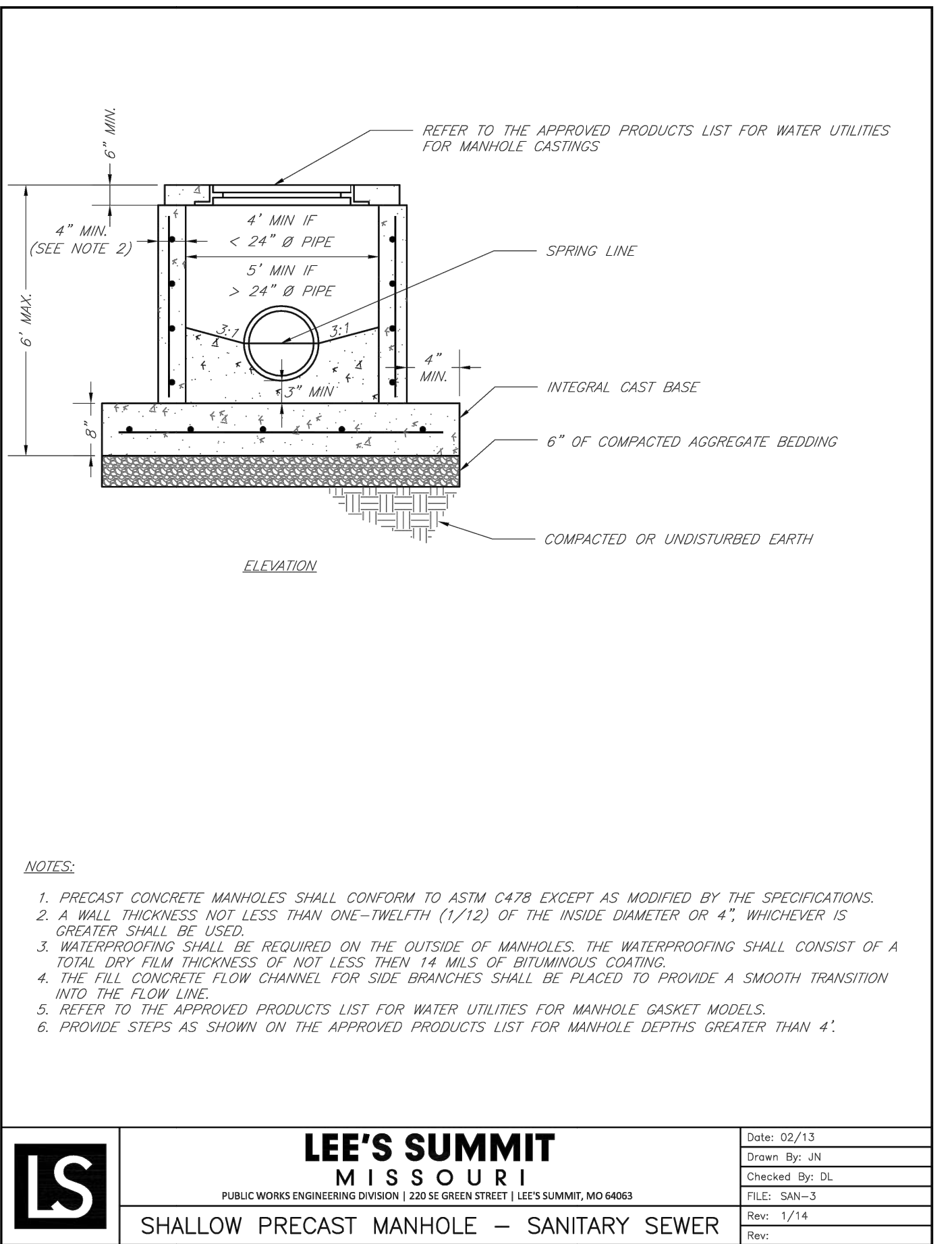
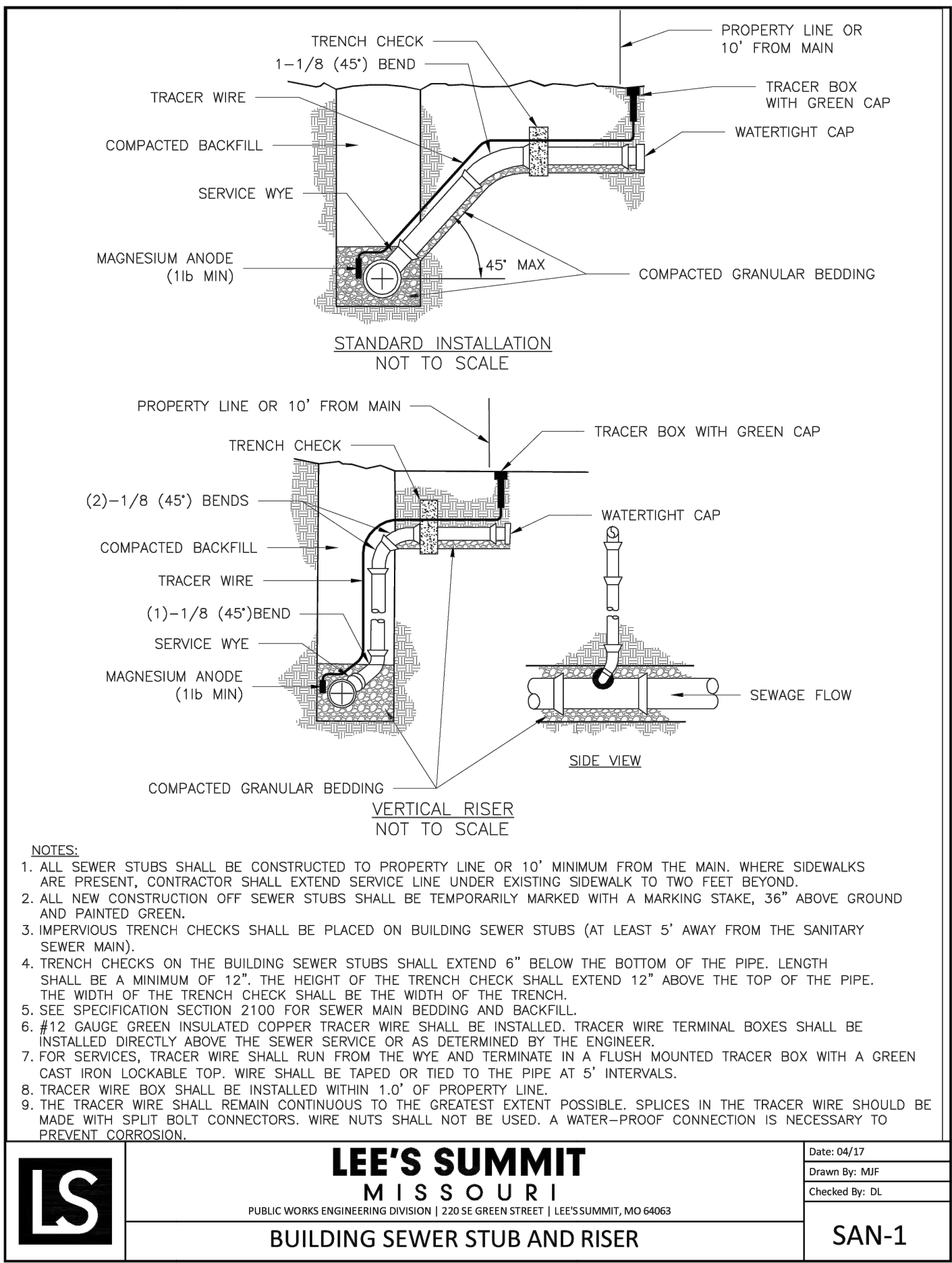
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