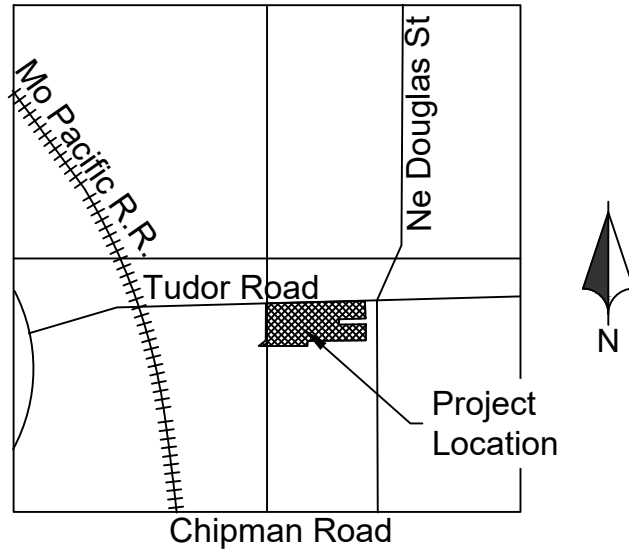


# EVREN APARTMENTS

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

## Public Water Extension Plans



LOCATION MAP

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

Summary of Quantities			
No.	Item	Unit	Qty
1	12" C900 PVC	LF	1133
2	6" C900 PVC	LF	64.5
3	12" Gate Valve	EA	10
4	8" Gate Valve	EA	2
5	12" Solid Sleeve	EA	3
6	12"x12" Tee w/ Backing Block	EA	2
7	12"x8" Tee w/ Backing Block	EA	2
8	12" 45deg. Bend w/ Backing Block	EA	4
9	12" 22.5deg. Bend w/ Backing Block	EA	1
10	12" 11.25deg. Bend w/ Backing Block	EA	3
11	Relocate Fire Hydrant Assembly	EA	1
12	Hydrant Assembly	EA	2
13	12"x6" Tee w/ Backing Block	EA	2
14	12"x8" Reducer	EA	1
15	8"x6" Tee w/ Backing Block	EA	1
16	Erosion Control	LS	1
17	Mobilization	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

**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.



### 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
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

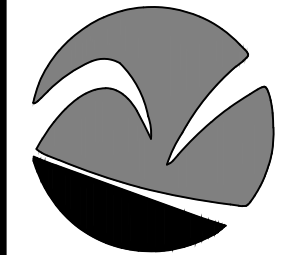
24-0166

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

Title Sheet

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



Sheet

01 of 09

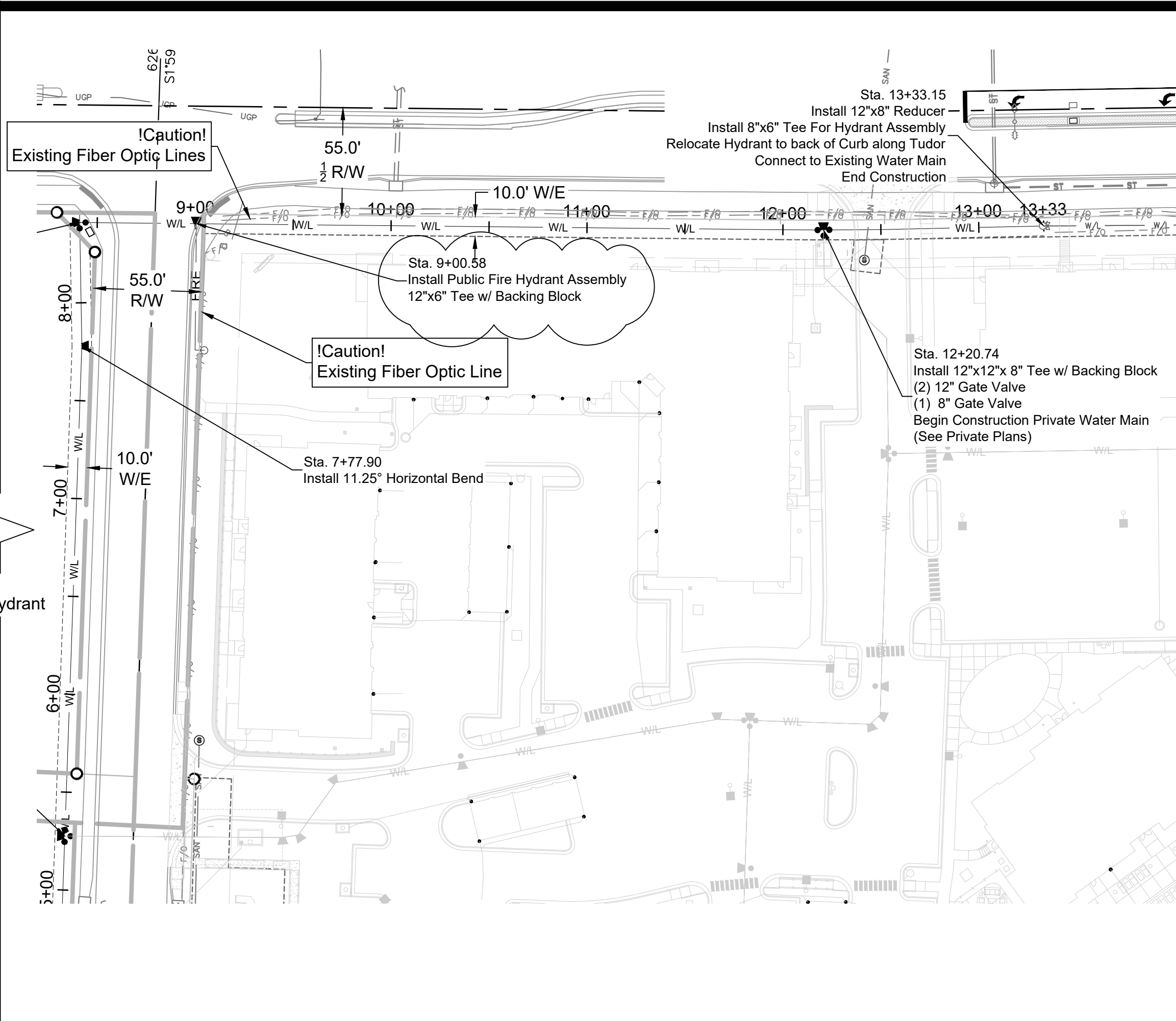
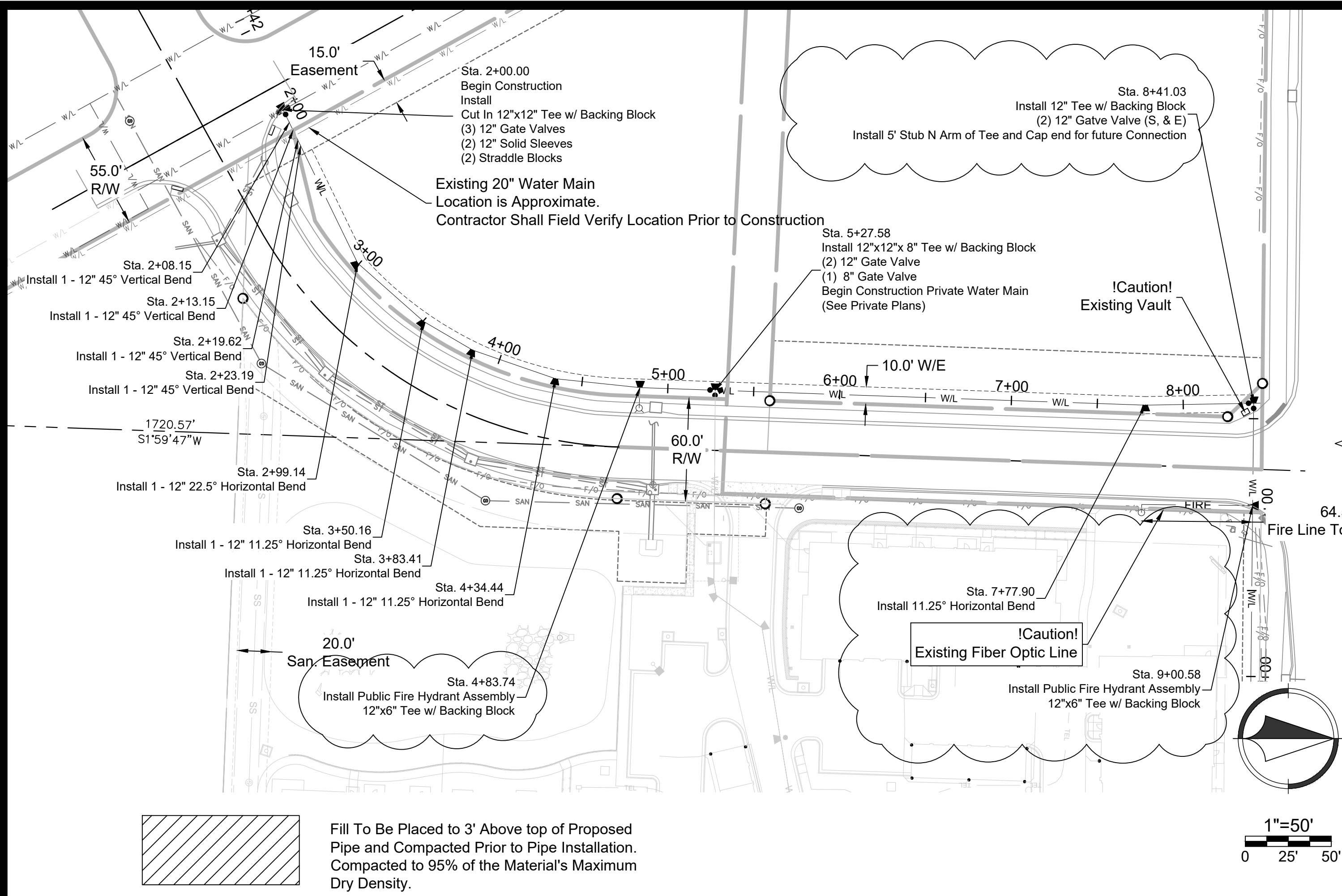
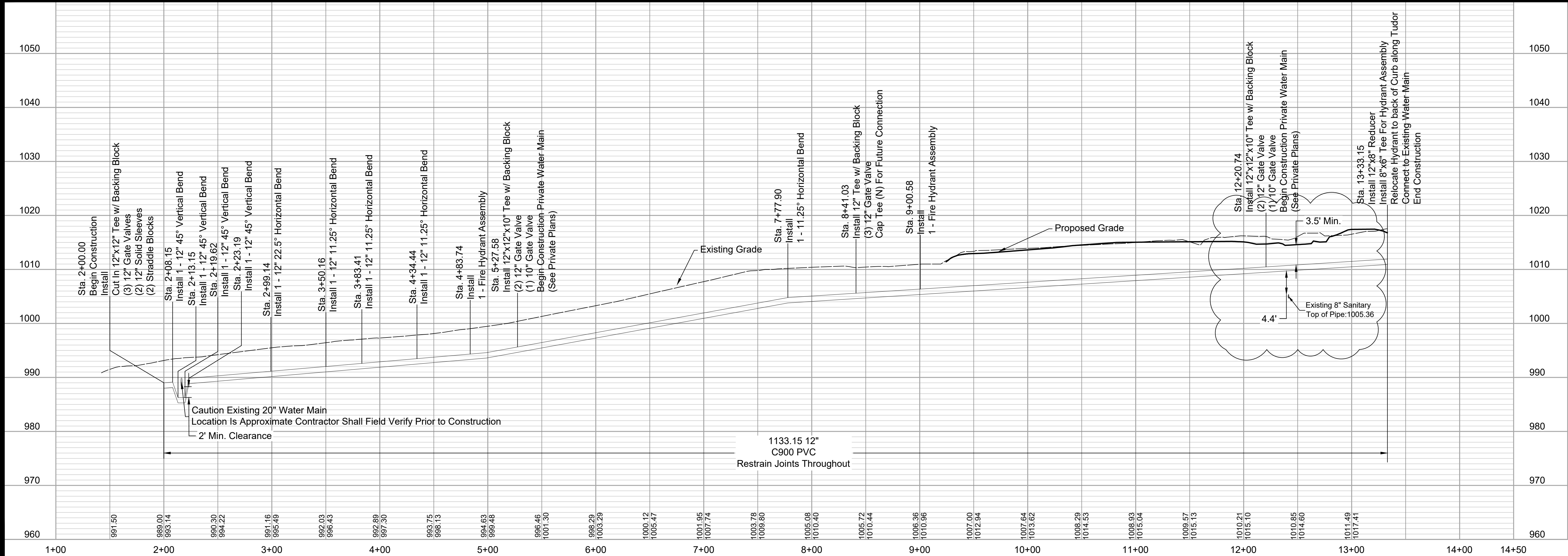








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**Renaissance Infrastructure Consulting**  
816.800.0950  
400 E 17TH STREET  
KANSAS CITY, MISSOURI 64108  
WWW.RIC-CONSULT.COM  
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI  
MICHAEL E. SLUTTER  
NUMBER PE-2002003418  
PROFESSIONAL ENGINEER  
3/28/25  
MITCHELL E. SLUTTER PE-2002003418

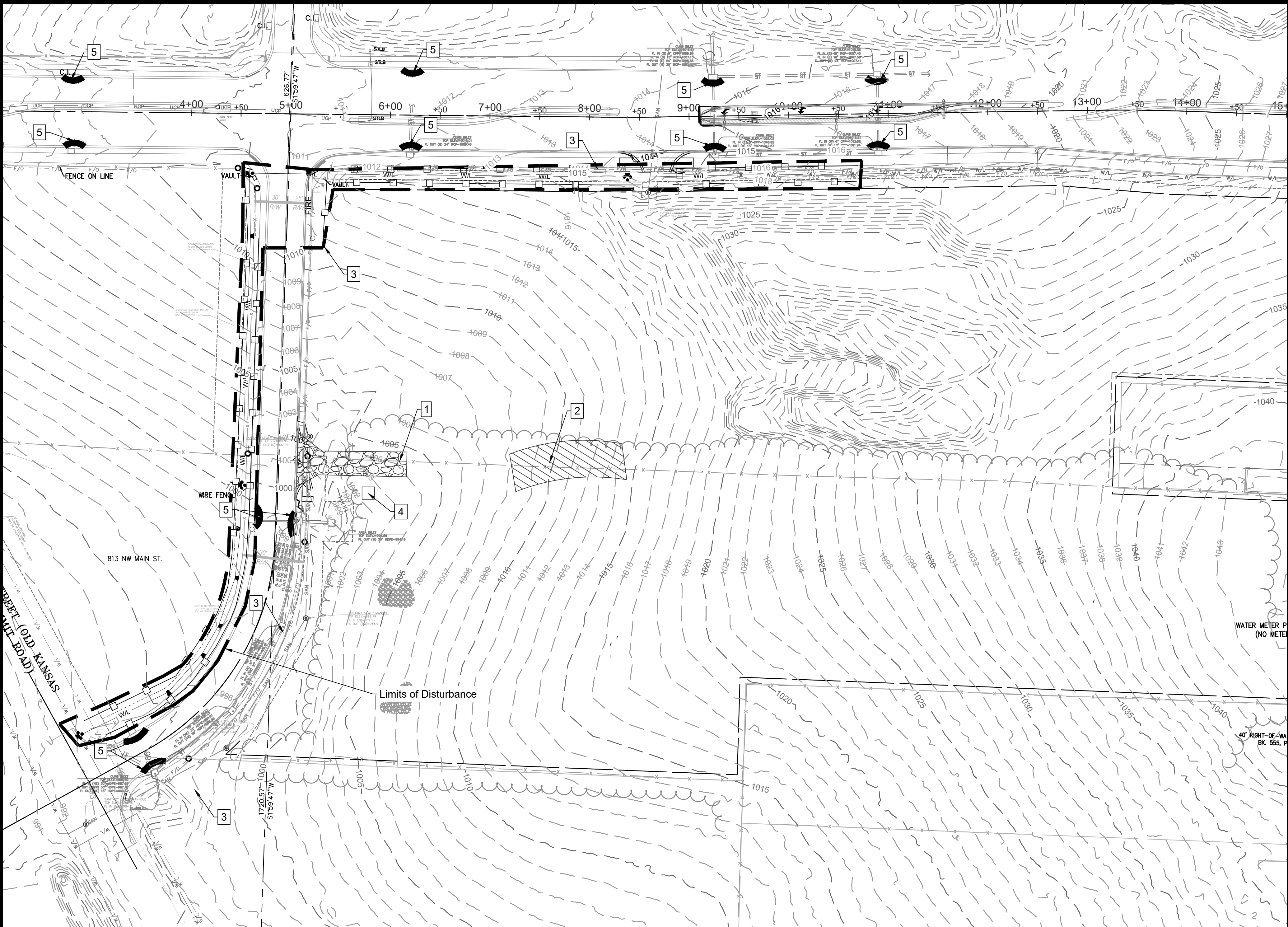
NO.	DATE	REVISION
5	02/28/2025	PER CITY COMMENTS
4	02/05/2025	PER CITY COMMENTS
3	10/29/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans

NO.	DATE	REVISION
5	02/28/2025	PER CITY COMMENTS
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CHECKED BY	MES



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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

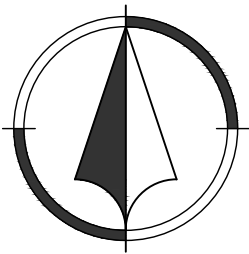
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All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to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

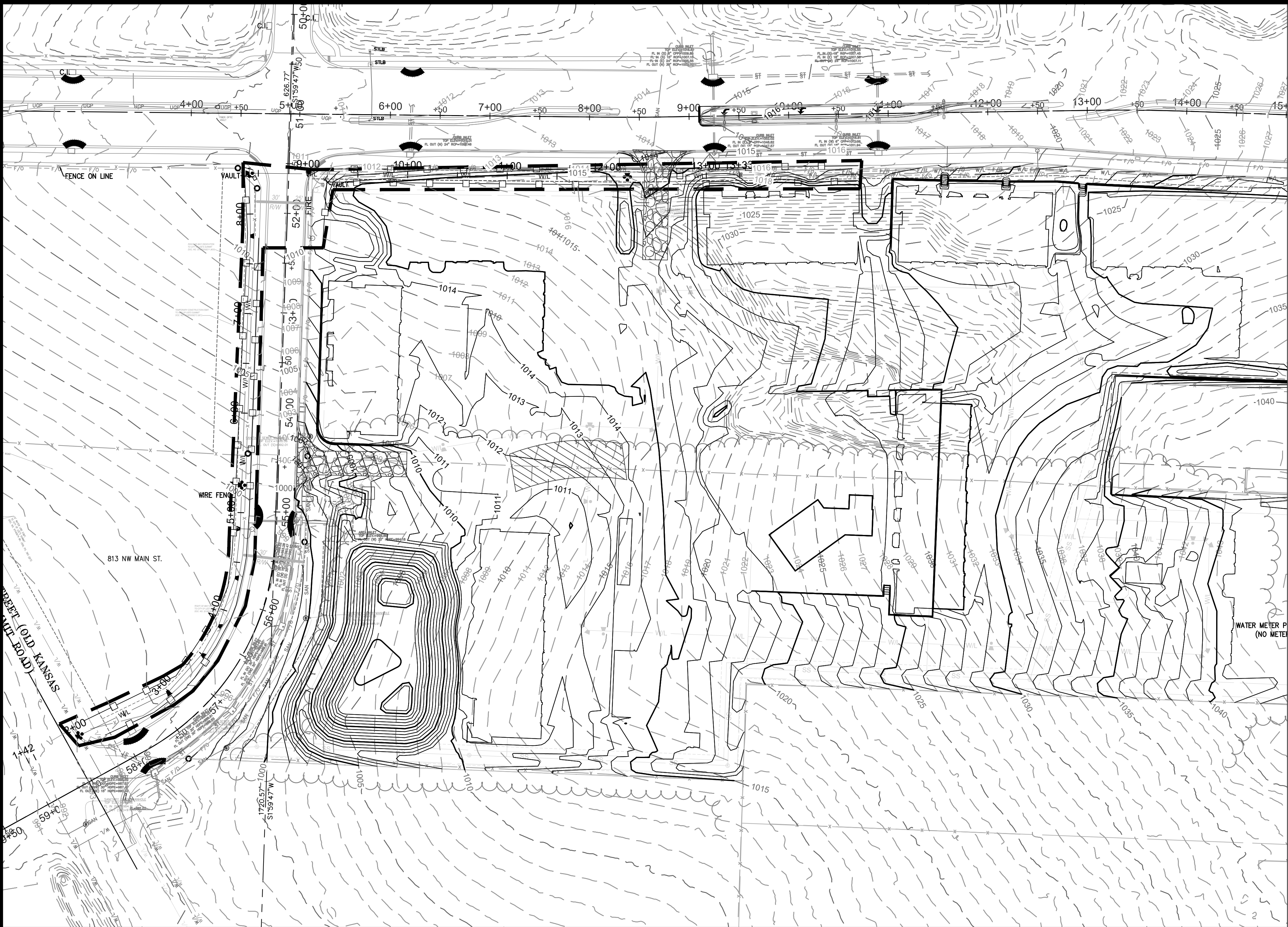


1"=60'  
0 30' 60'

	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
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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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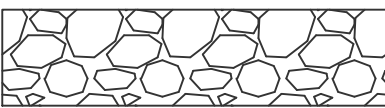
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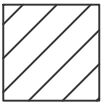
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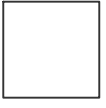
EROSION CONTROL LEGEND



Temporary Construction Entrance, per detail sheet C13



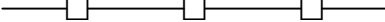
Staging Area



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



Limits of Disturbance



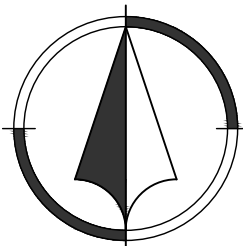
Perimeter Silt Fence



Inlet Protection

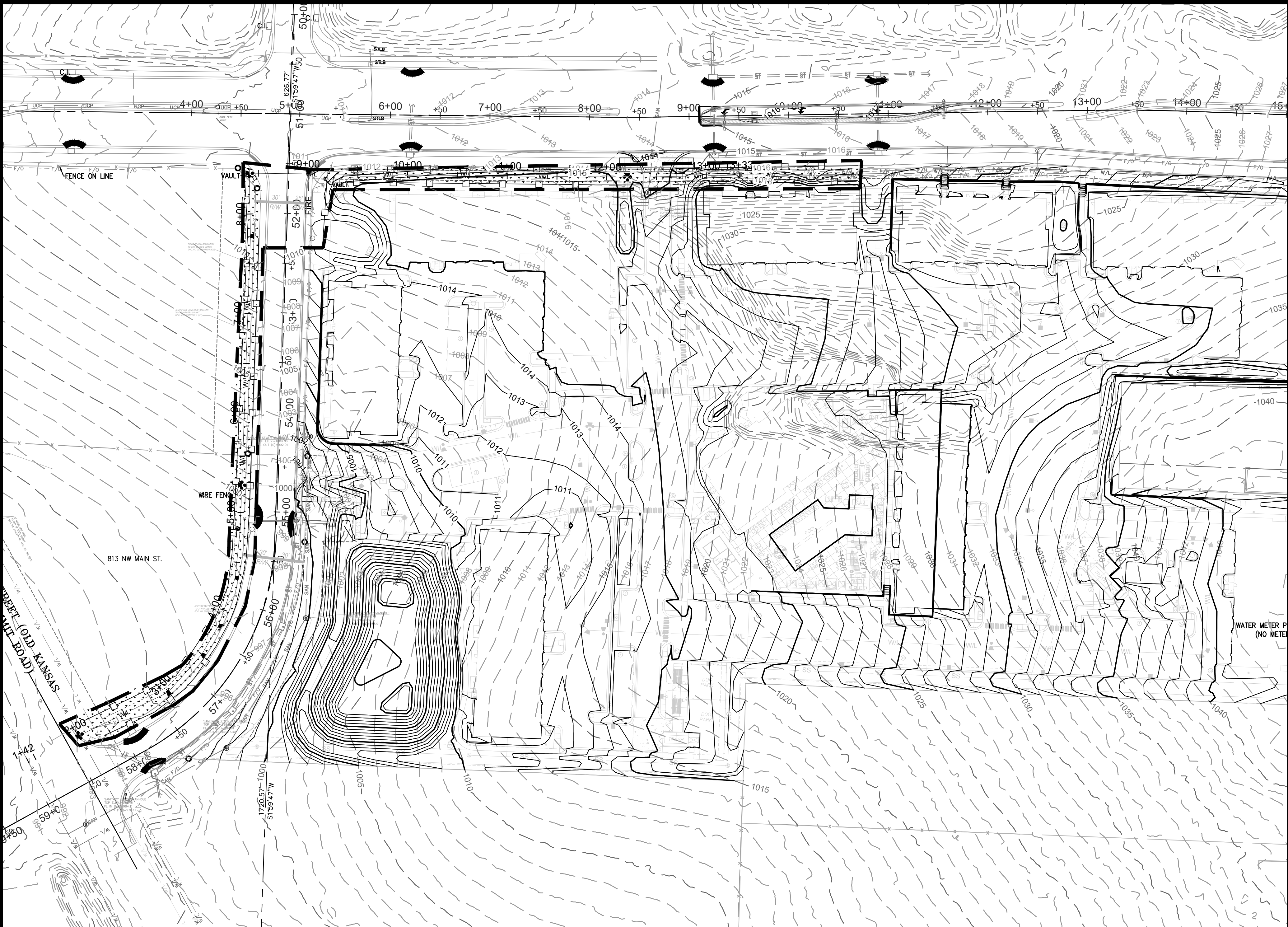
LEGEND

- Existing Major Contour
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- Proposed Minor Contour



1"=20'  
0 10' 20'





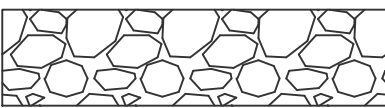
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EROSION CONTROL LEGEND



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

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LEGEND

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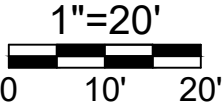
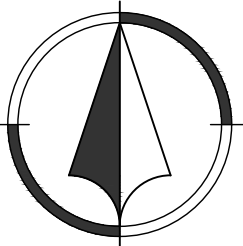
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Existing Major Contour

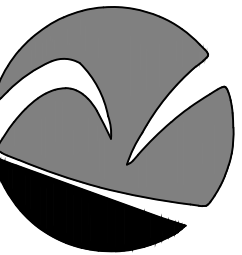
Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour



Renaissance  
Infrastructure  
Consulting



Sheet  
07 of 09

Public Water Extension Plans

24-0166

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

Erosion Control Phase  
3

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5 02/28/2025 PER CITY COMMENTS  
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1 08/01/2024 90% Plans  
NO. DATE REVISION

MO Certificate of Authority: E-2010033630







