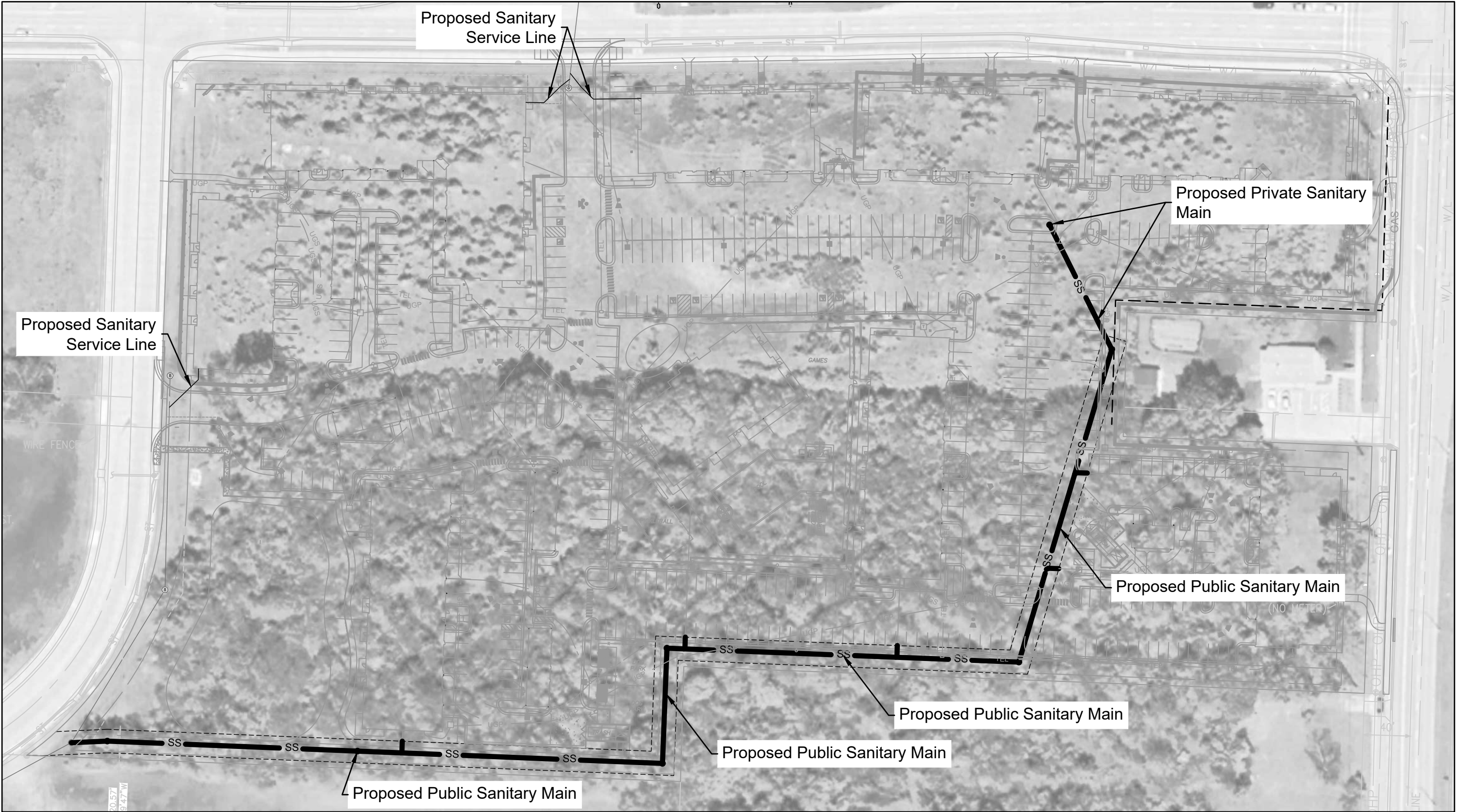


EVREN APARTMENTS

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.



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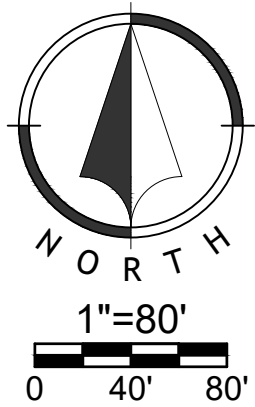
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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

05/06/2025

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

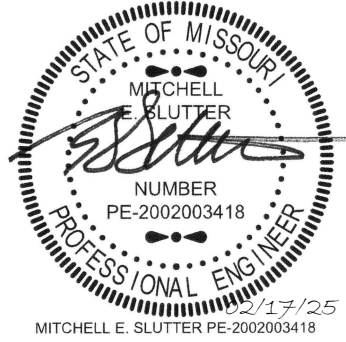
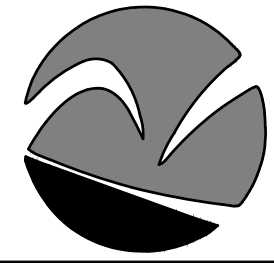
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EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

Title Sheet

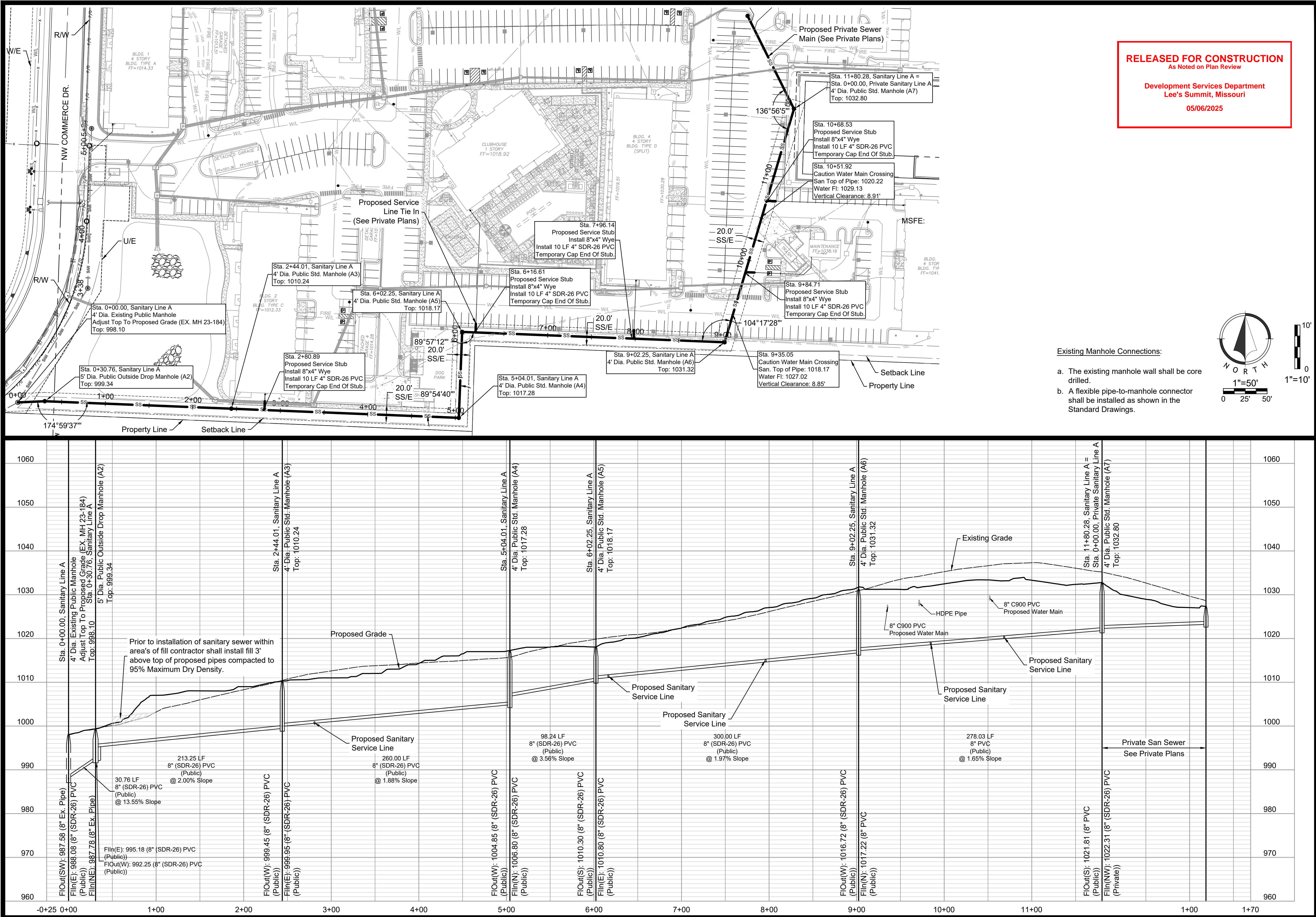
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Sheet

01 of 11

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Public Sanitary Sewer Plans

24-0166

EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri

Plan & Profile Line A

NO.	DATE	REVISION
4	02/14/2025	PER CITY COMMENTS
3	10/30/2024	PER CITY COMMENTS
2	08/16/2024	City Submittal
1	08/01/2024	90% Plans

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400 E 17TH STREET

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816.800.0950

WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

STATE OF MISSOURI

MITCHELL S. KLUTER

NUMBER

PE-202003418

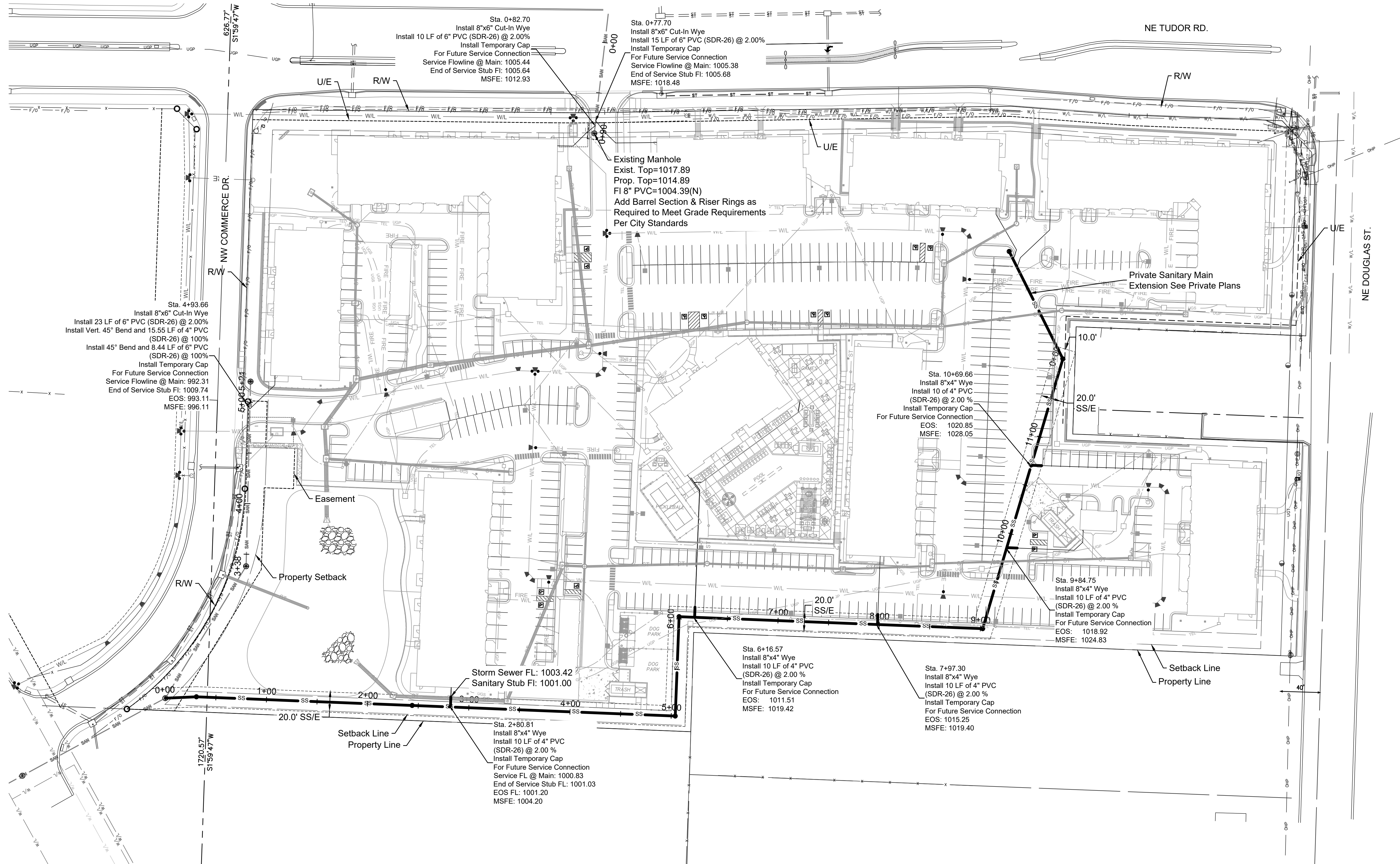
PROFESSIONAL ENGINEER

MITCHELL S. KLUTER PE-202003418

Sheet

05 of 11

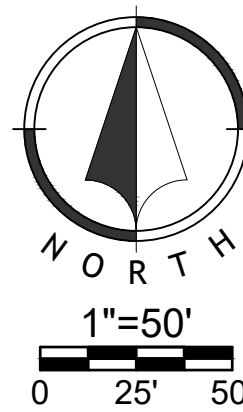
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Sheet
06 of 11

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3 10/30/2024 PER CITY COMMENTS

2 08/16/2024 City Submittal

1 08/01/2024 90% Plans

Service Line Plan

Public Sanitary Sewer Plans

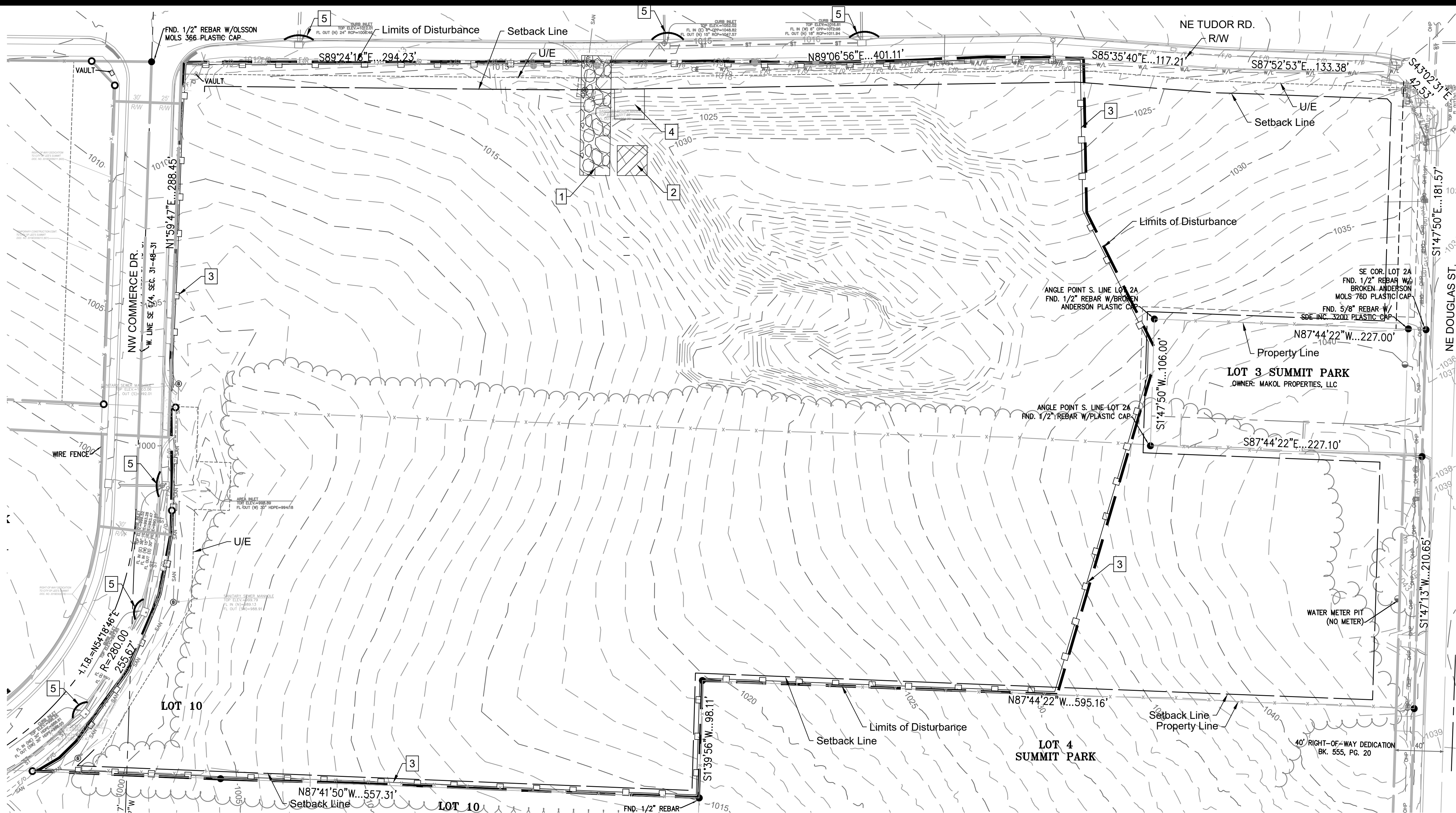
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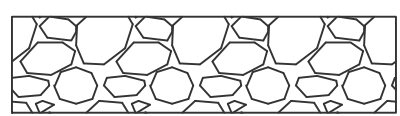
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MO Certificate of Authority: E-2010033630

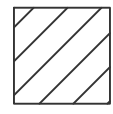
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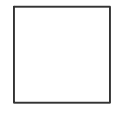
EROSION CONTROL LEGEND



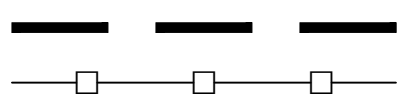
Temporary Construction Entrance, per detail sheet C13



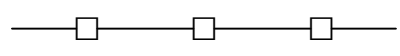
Staging Area



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



Limits of Disturbance



Perimeter Silt Fence



Inlet Protection

EROSION CONTROL NOTES

- 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

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

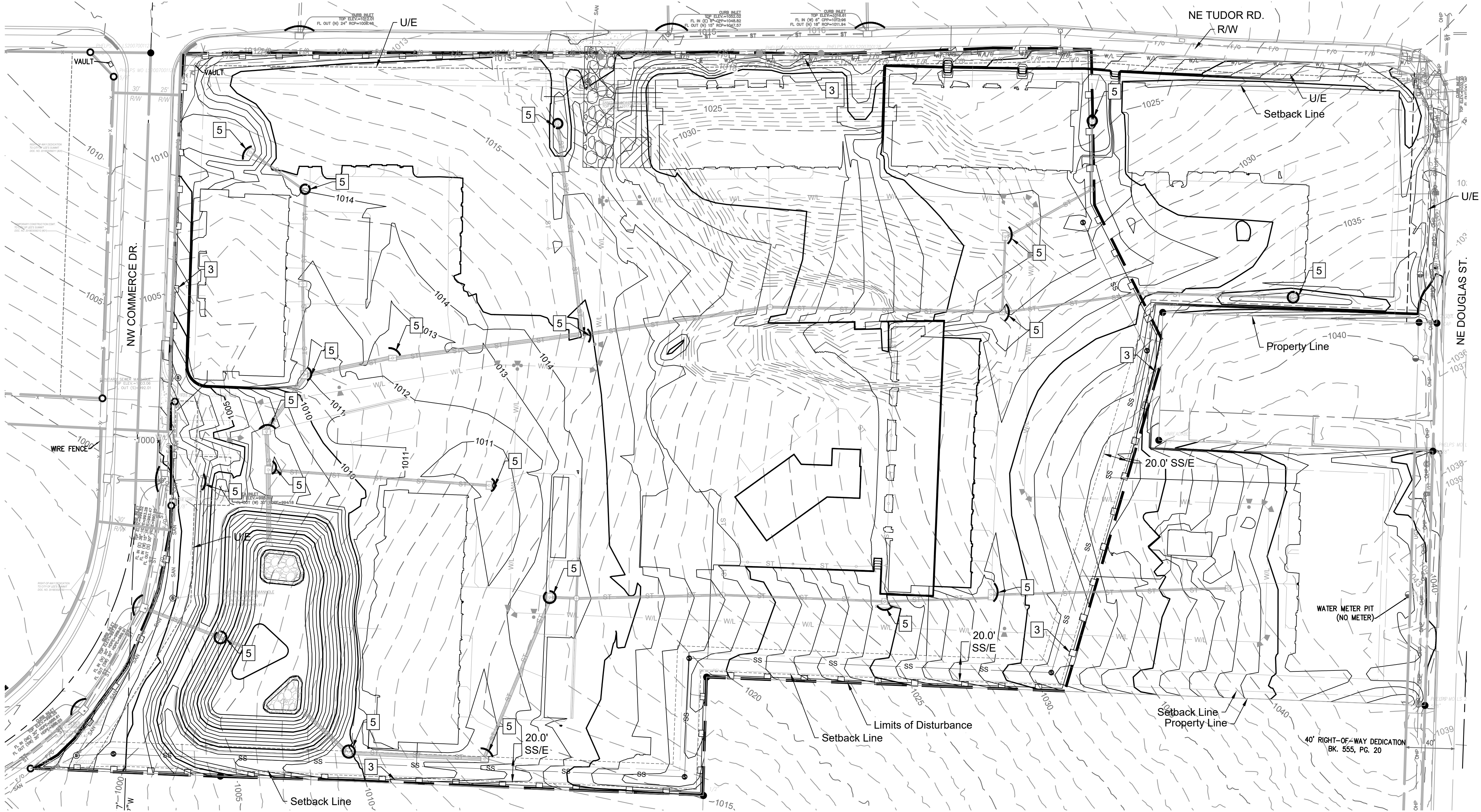


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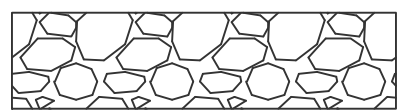
Development Services Department
Lee's Summit, Missouri
05/06/2025

	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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EROSION CONTROL LEGEND



Temporary Construction Entrance, per detail sheet C13



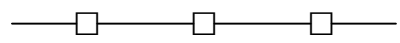
Staging Area



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



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Inlet Protection

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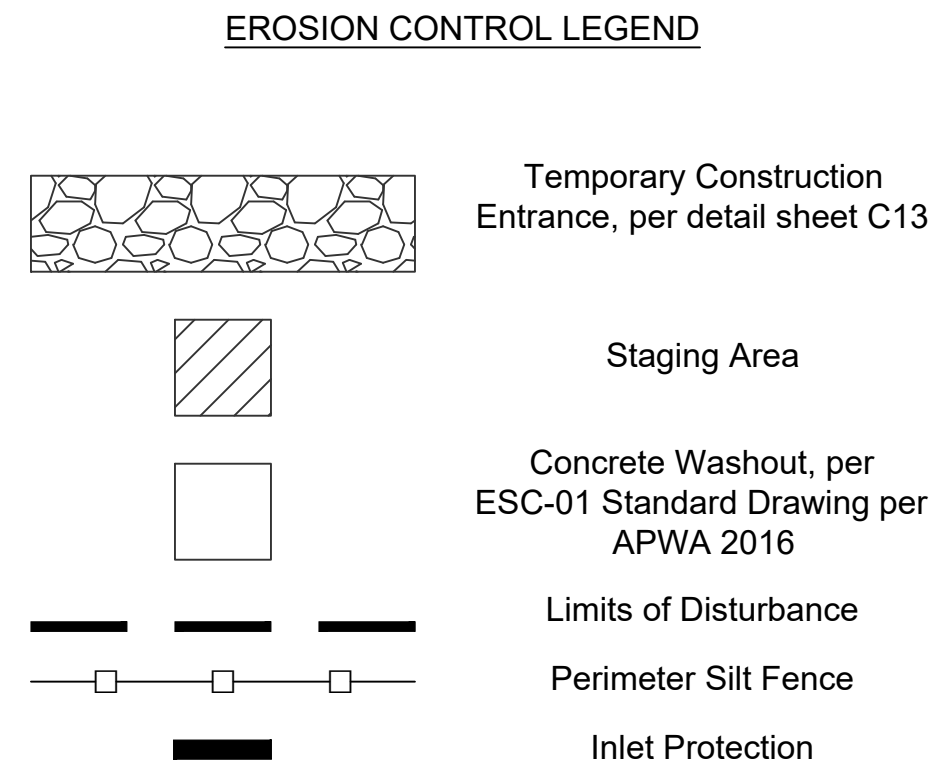
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Lee's Summit, Missouri

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1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
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2	08/16/2024	City Submittal
1	08/01/2024	90% Plans
NO.	DATE	REVISION

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TUA	CMP

**Renaissance
Infrastructure
Consulting**



400 E 17TH STREET
KANSAS CITY, MISSOURI

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
12/17/25
MITCHELL E. SLUTTER PE-2002003418

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Development Services Department
Lee's Summit, Missouri
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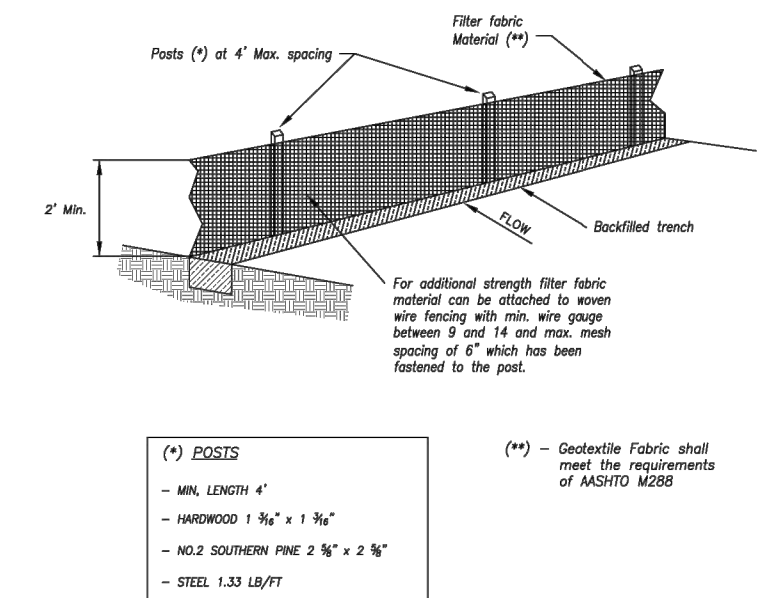
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Renaissance Infrastructure Consulting

816.800.0950
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630



SILT FENCE DETAILS
Not to Scale

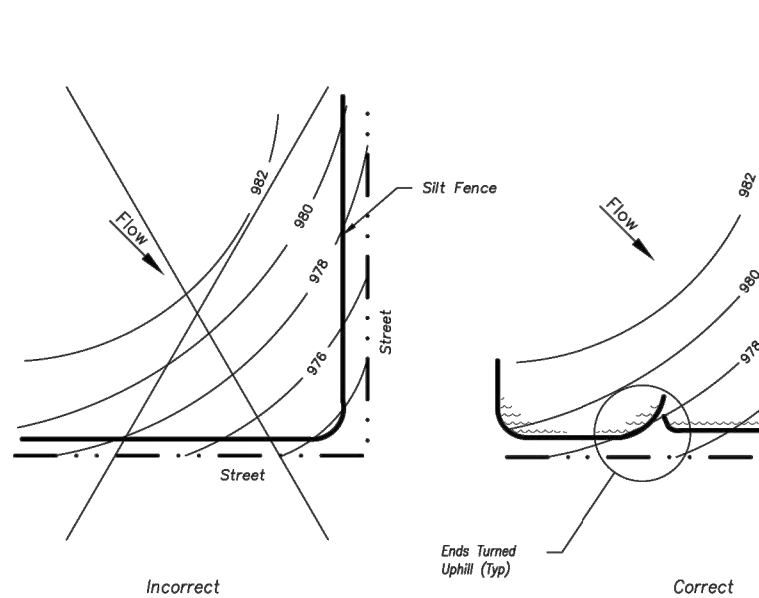
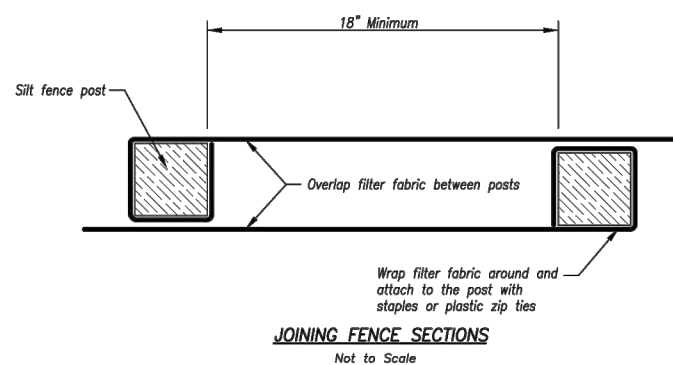


Figure A

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.



JOINING FENCE SECTIONS
Not to Scale

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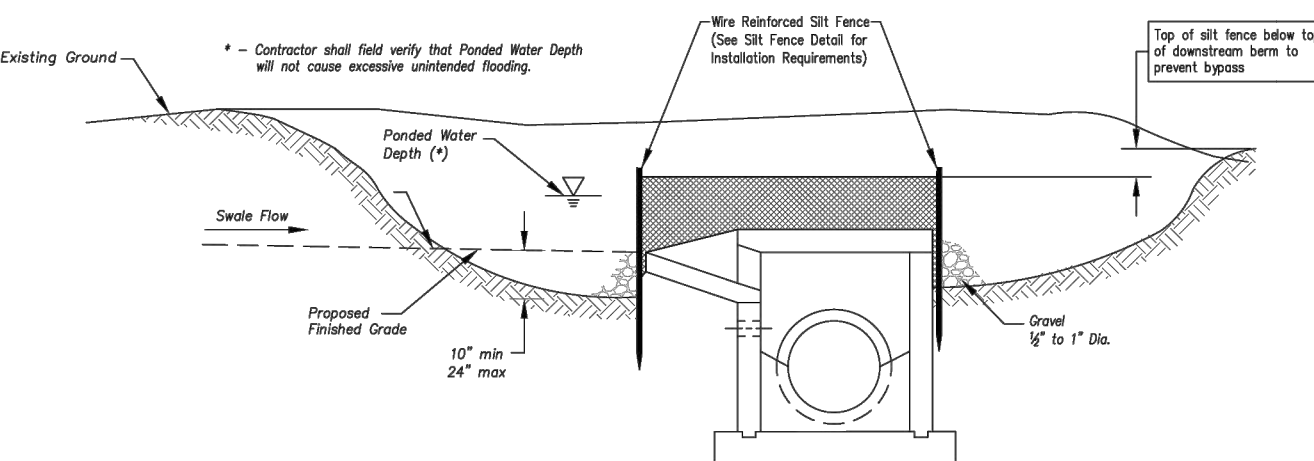
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KANSAS CITY
METRO CHAPTER

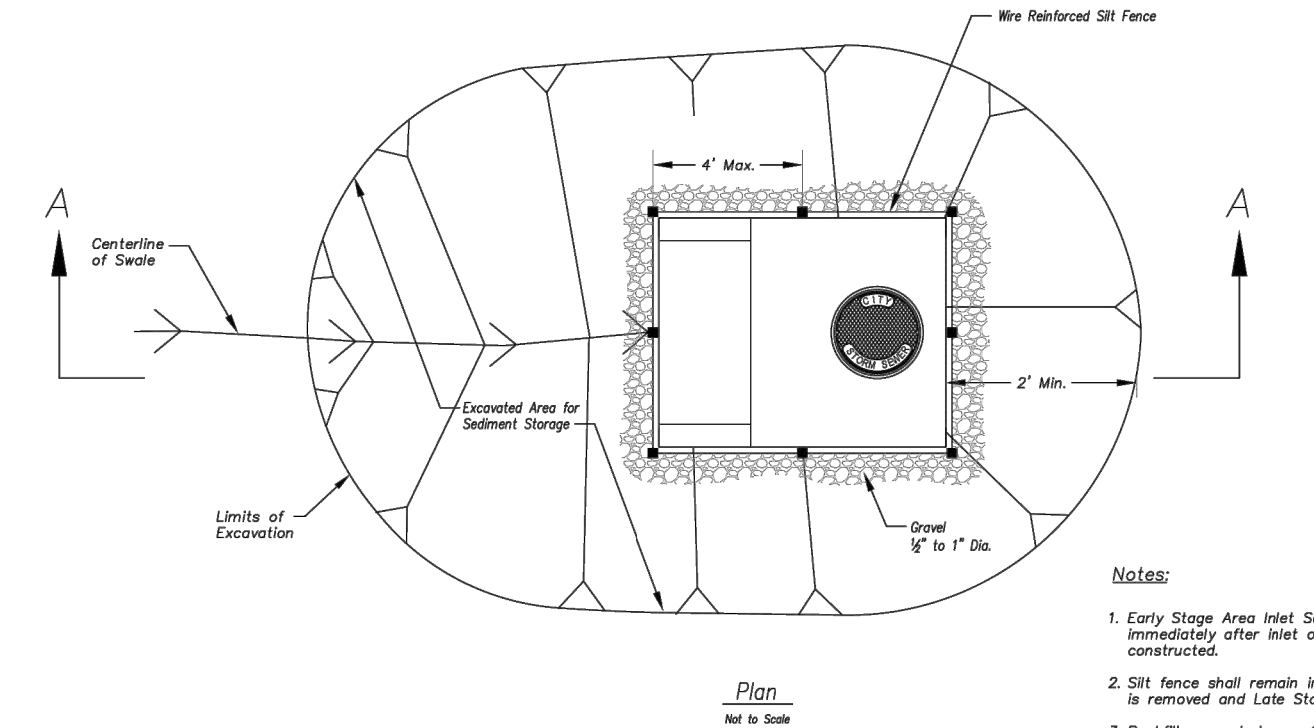
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NUMBER ESC-03
ADOPTED:
10/24/2016

SILT FENCE

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



Section A-A
Not to Scale



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

- Notes:**
- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
 - Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
 - Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
 - Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

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

- Maintenance:**
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
 - Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
 - Repair or replace as necessary to maintain function and integrity of installation.

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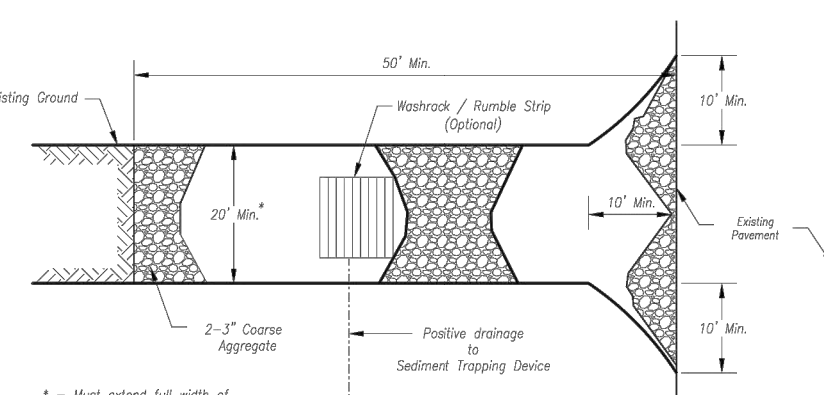
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KANSAS CITY
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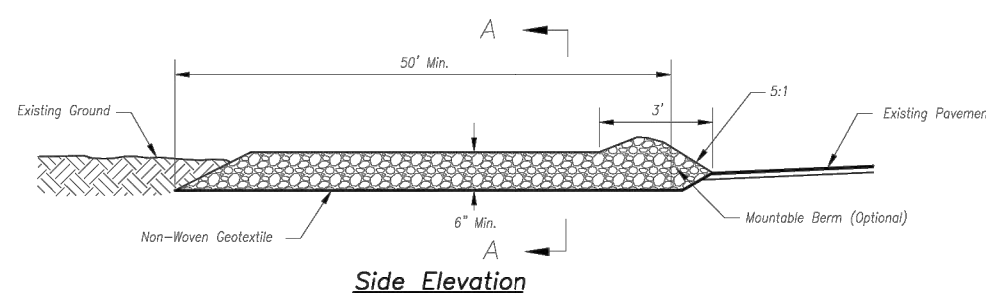
AREA INLET AND
JUNCTION BOX PROTECTION

STANDARD DRAWING
NUMBER ESC-07
ADOPTED:
10/24/2016

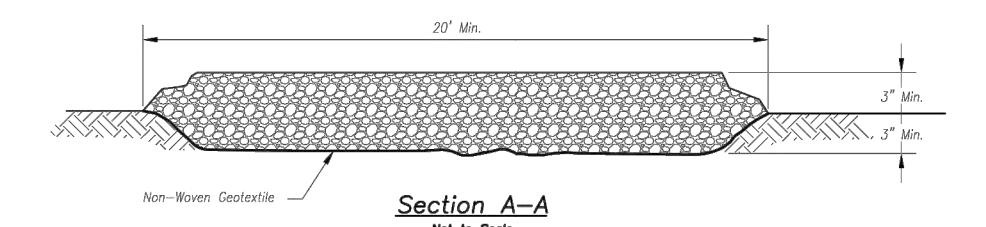
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



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 adjacent to obstructed 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 3:1 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
 - Install pipe under the entrance if needed to maintain drainage ditches along public roads.
 - Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
 - Divert all surface runoff and drainage from the entrance to a sediment control device.
 - If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

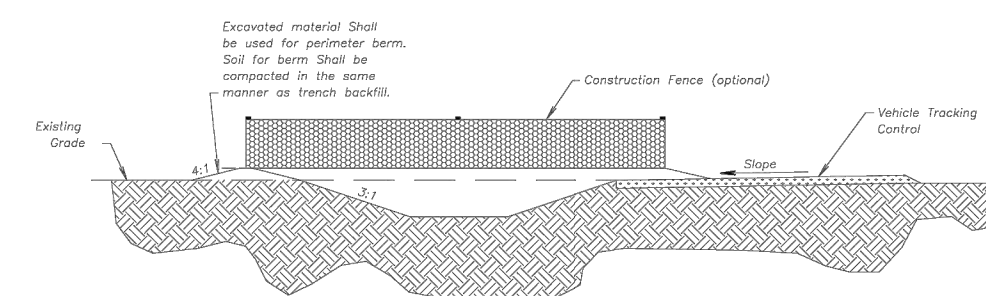
- Maintenance for Construction Entrance:**
- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

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

- Notes for Concrete Washout:**
- Concrete washout areas shall be installed prior to any concrete placement on site.
 - Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit and the silt fence vehicle tracking post shall be sloped towards the concrete washout area.
 - Vehicle tracking control is required of 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 truck.
 - A one-place impervious liner may be required along the bottom and sides of the subsurface 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 wasted concrete.
 - Concrete washout within washed place of concrete and all other debris in the subsurface 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 topped, any disturbed areas associated with the installation, maintenance and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

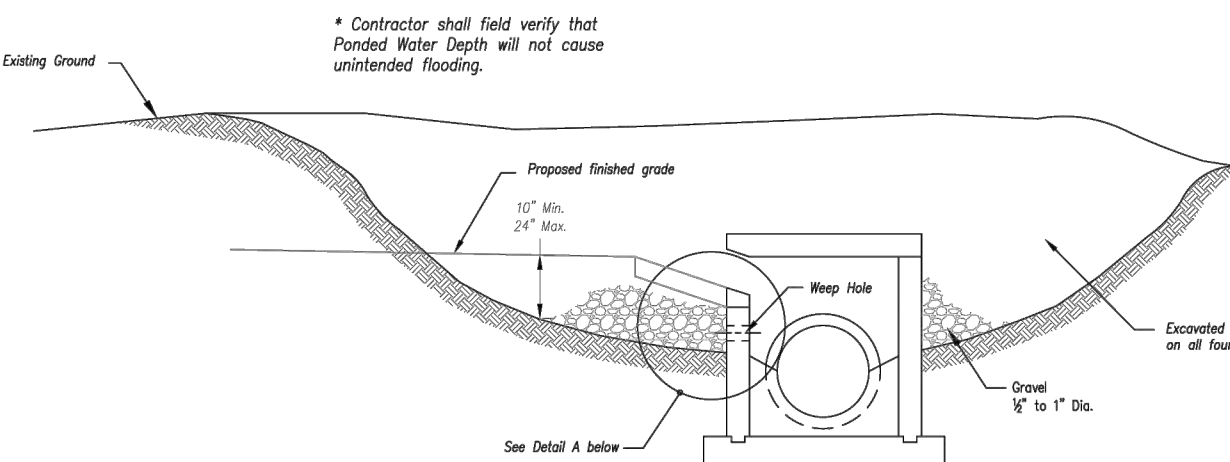
AMERICAN PUBLIC WORKS ASSOCIATION

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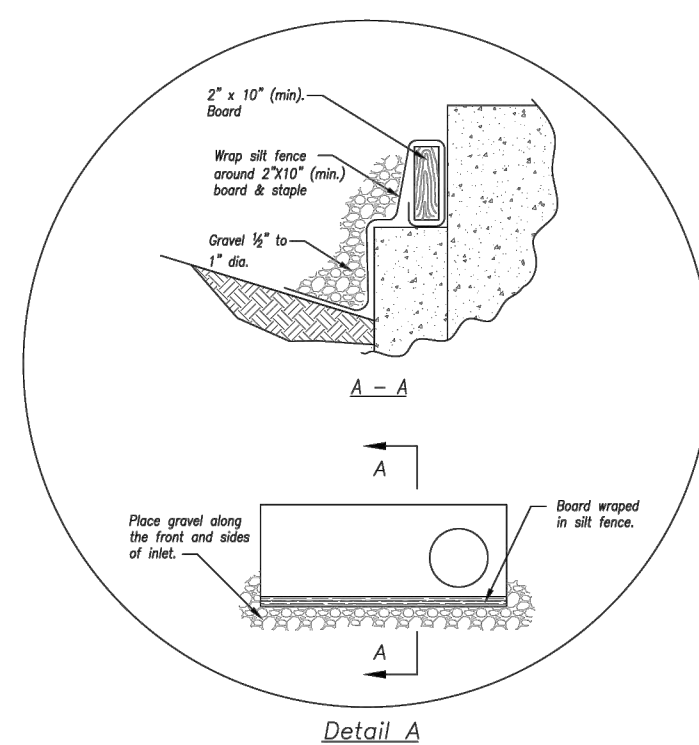
KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

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



Section A-A
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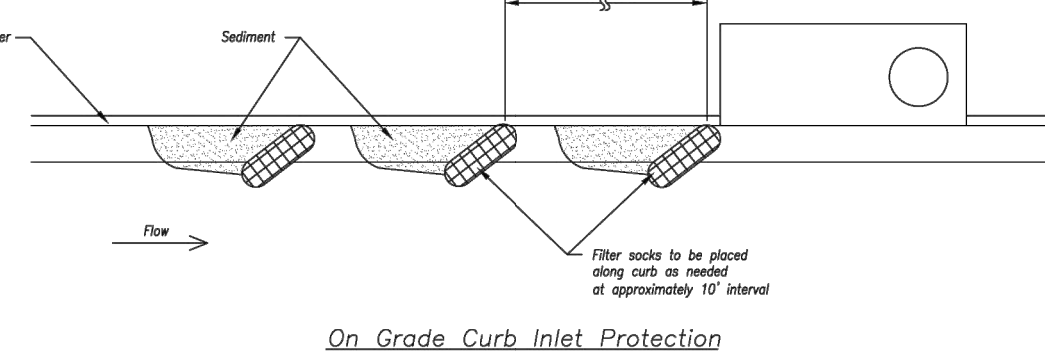


EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)

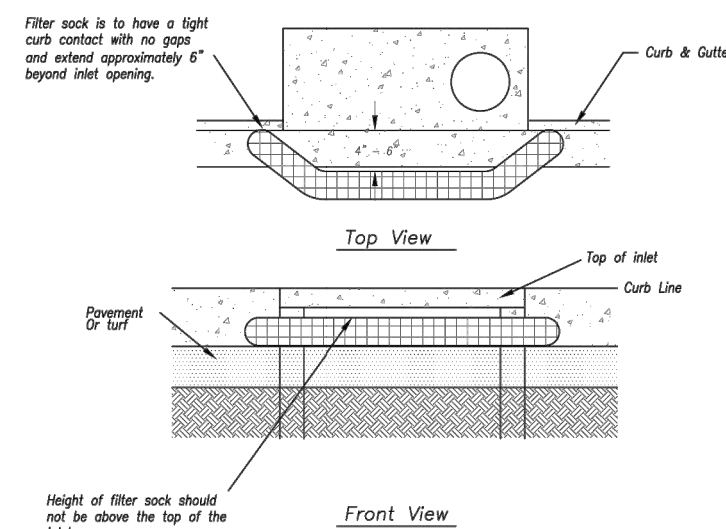
- Notes:**
- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
 - When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Silt fences are not approved for curb inlet use.
 - Contractor to field verify ponding water shall not create a traffic hazard.

- Maintenance:**
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 25%.
 - Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
 - Repair or replace as necessary to maintain function and integrity of installation.

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)

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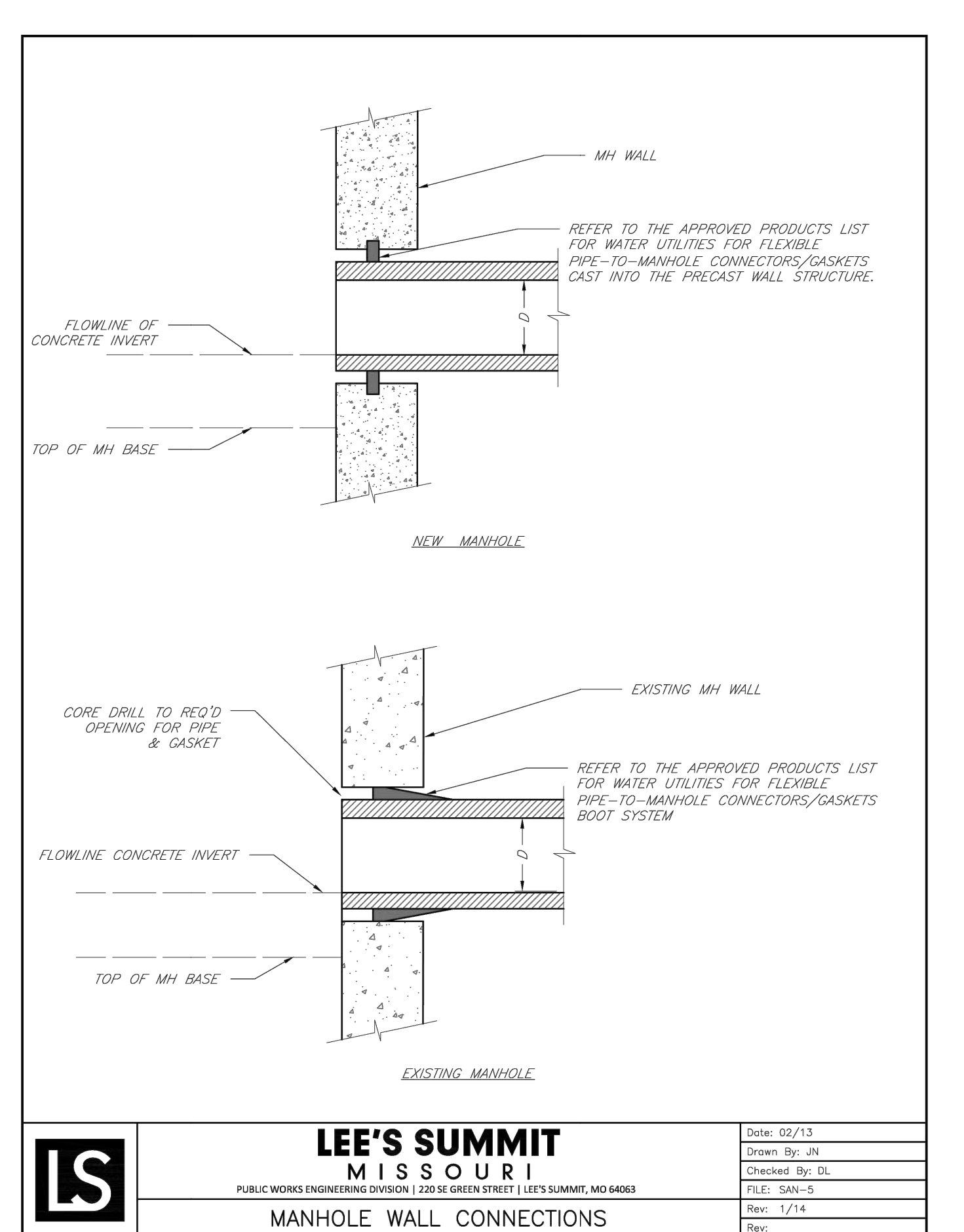
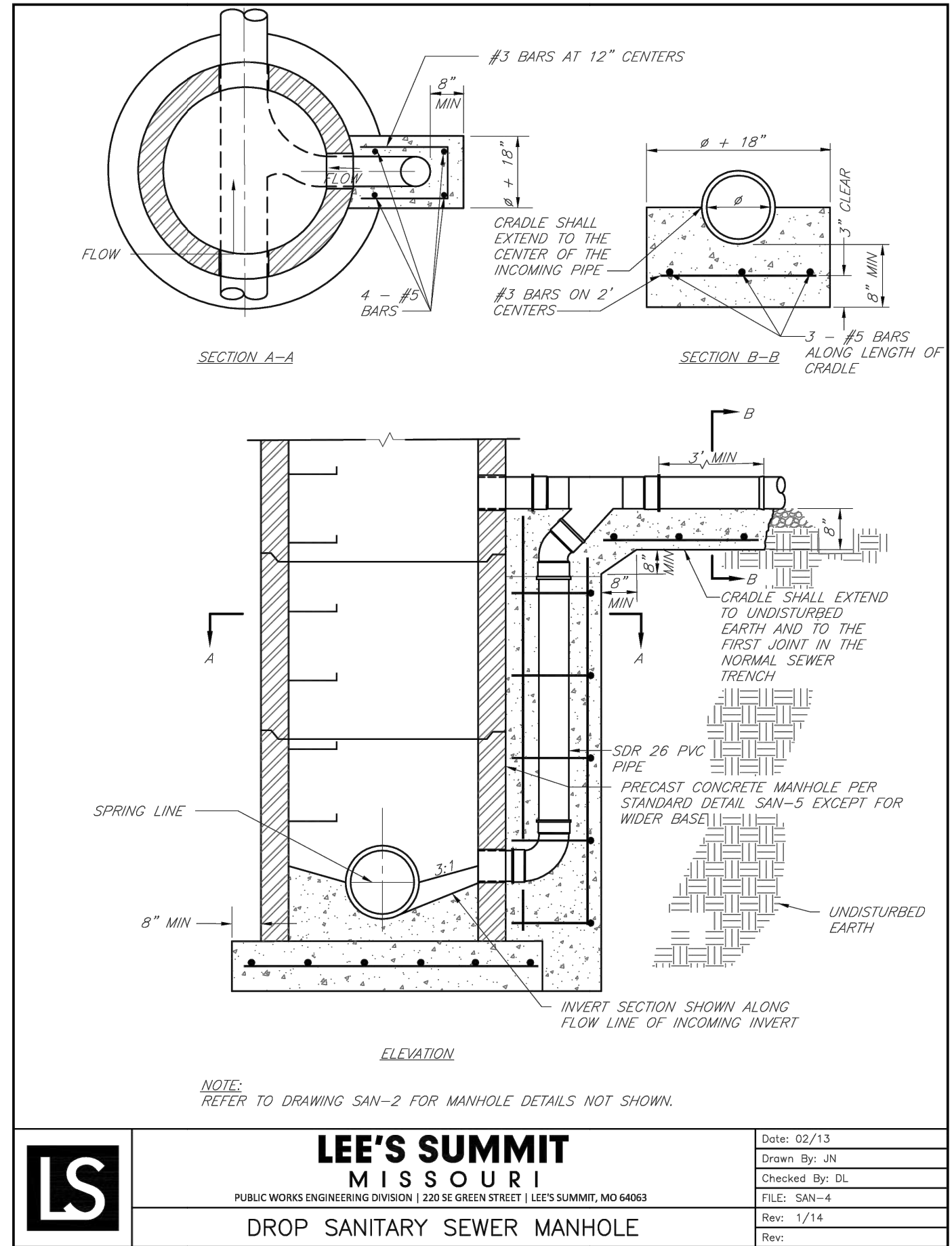
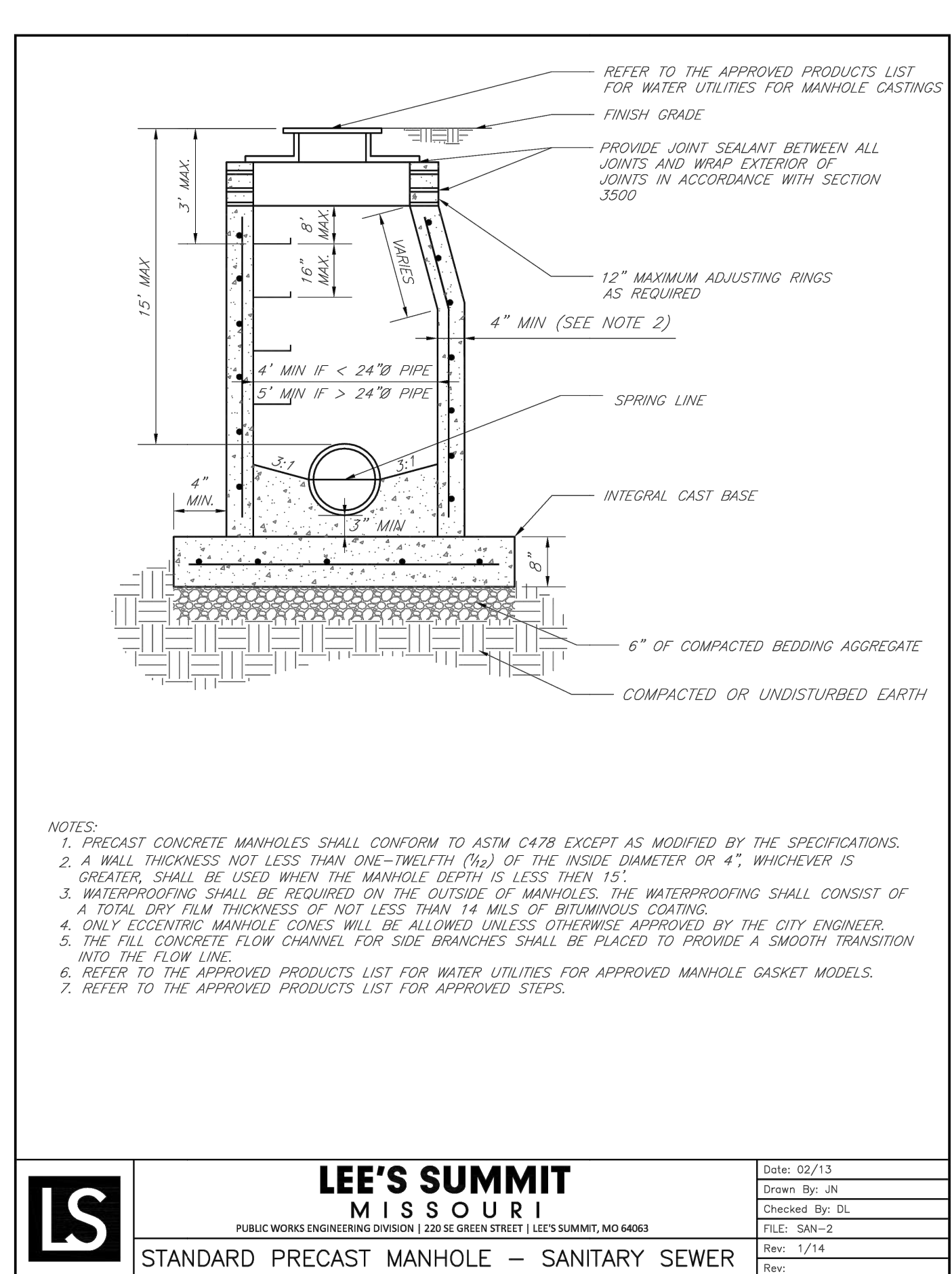
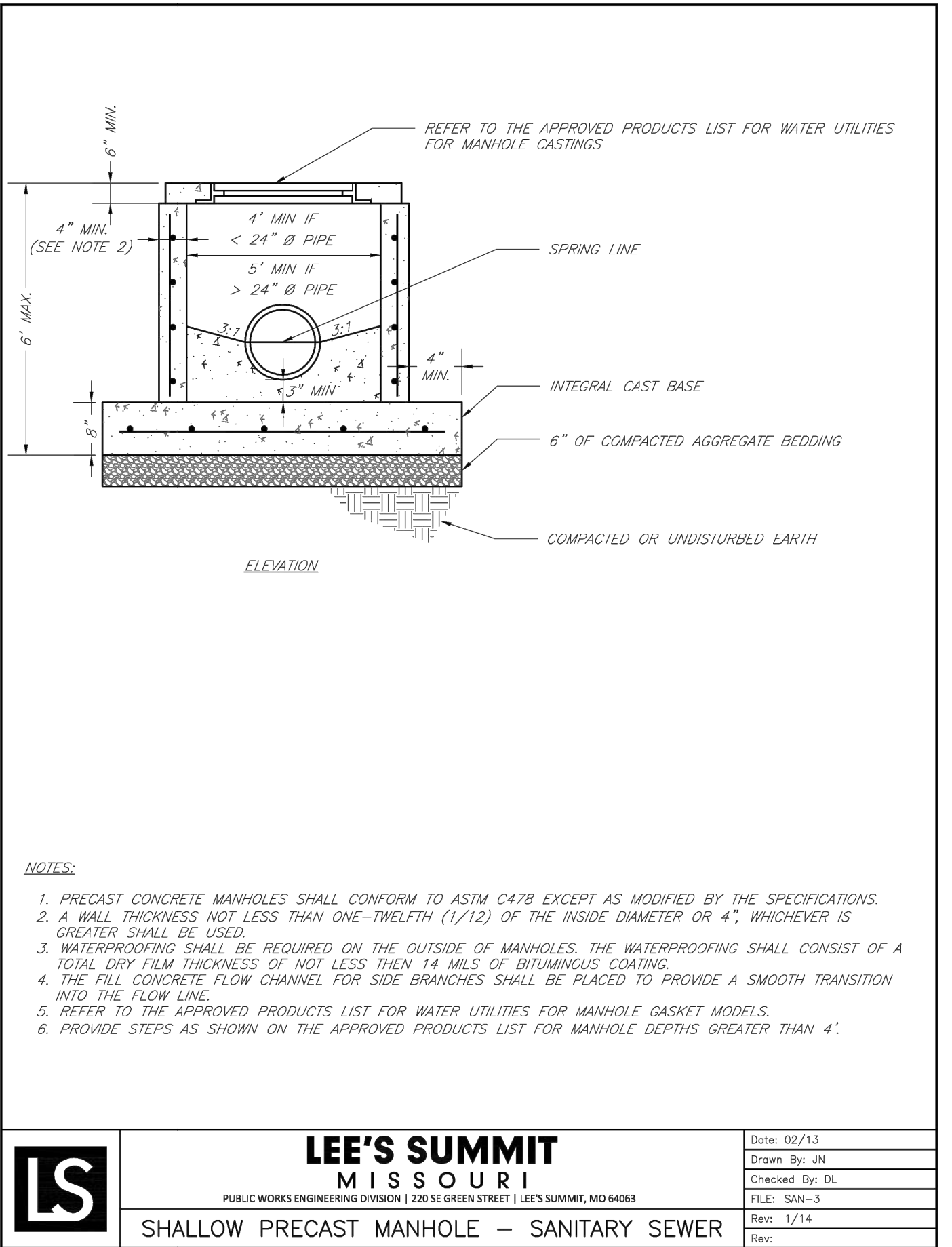
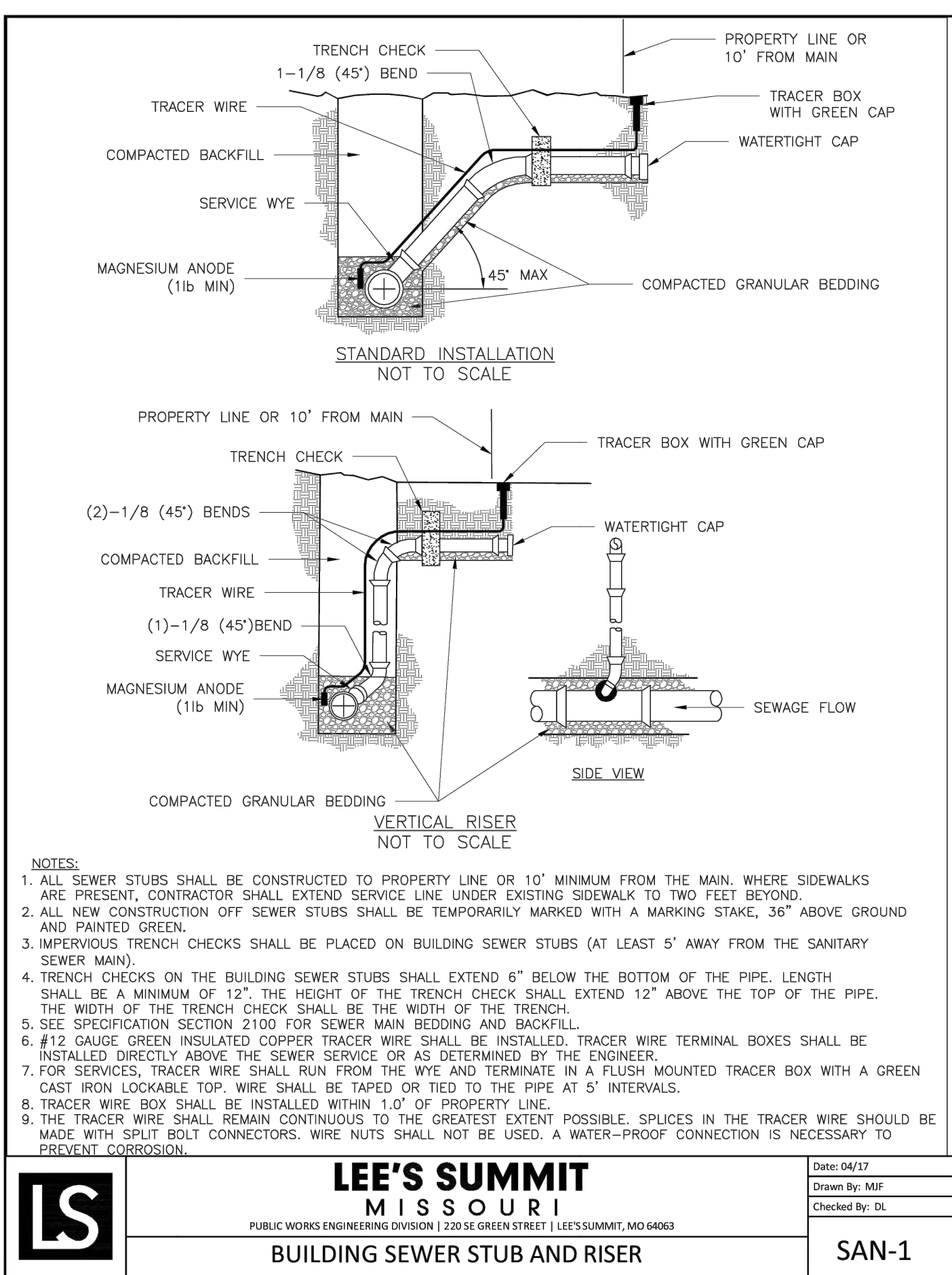
APWA

KANSAS CITY
METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING
NUMBER ESC-06
ADOPTED:
10/24/2016

pshohytn
Feb 17, 2025-5:21am
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/06/2025

