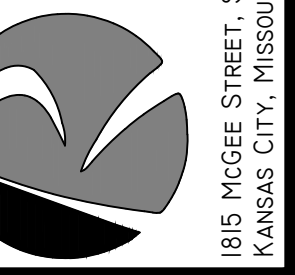


NO.	BY	DATE	REVISION
1	JGD	MES 12/07/20	WATERLINE REVISION
2	JGD	MES 10/01/20	PER CITY COMMENT
3	JGD	MES 08/15/20	PER CITY COMMENT
4	JGD	MES 06/11/20	PER CITY COMMENT
5	JGD	MES 06/08/20	ORIGINAL SUBMISSION

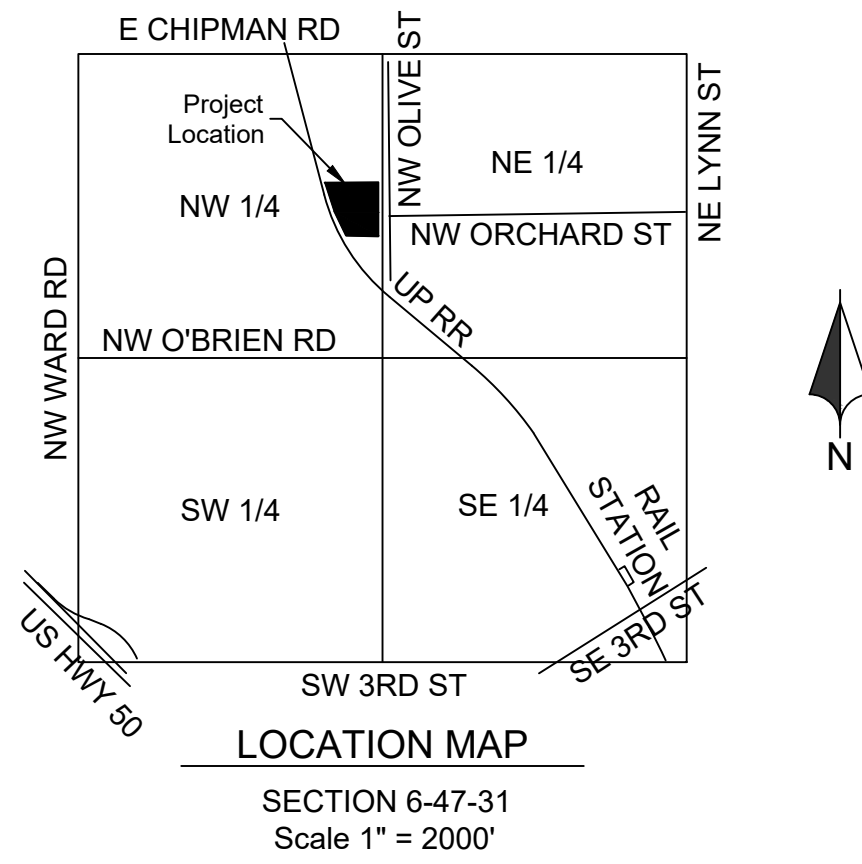
Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



MO Certificate of Authority: E-2010033630
20

Public Street and Storm For Sequoia Residential

Lee's Summit, Jackson County, Missouri
Total Project Area: 3.78 Acres (164,565.80 SF)



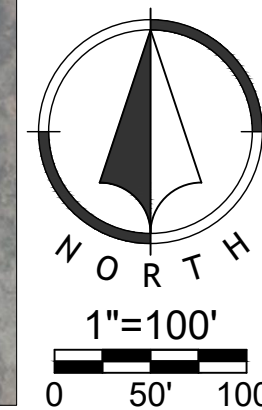
Sheet List Table

Sheet Number	Sheet Title
01	Title Sheet
02	General Notes & Quantities
03	Roadway Typical Section
04	General Layout
05	Grading Plan
06	Utility Plan
07	Signing Plan
08	Drainage Plan
09	Street Plan & Profile
10	Storm Plan & Profile
11	Sanitary Plan
12	Sanitary Plan & Profile
13	Waterline Plan & Profile
14	Erosion Control Phase I
15	Erosion Control Phase II
16	Erosion Control Phase III
17	Standard Details
18	Standard Details
19	Standard Details
20	Standard Details

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

GENERAL NOTES

- All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between the Construction Document and the Design and Construction Manual, the Design and Construction Manual shall govern.
- The contractor will be responsible for securing all bonds, and insurance required by the contract documents, City of Lee's Summit, Mo., and all other governing agencies (including local, county, state, and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all bonds, and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his/her expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his/her expense.
- The demolition of existing pavement, curbs, structures, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state, and federal regulations.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Contractor shall furnish evidence that his/her insurance meets the requirements of the City of Lee's Summit, Missouri Municipal Code.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage systems to the storm sewer), contact Lee Summit Inspections.
- Connections to the public storm sewers between structures will not be permitted.
- Contractor shall verify and accept existing topography shown herein. Contractor shall notify Engineer if any discrepancies are found prior to any earthwork activities.
- Planning and Codes Administration will require a retaining wall design by a registered engineer in the State of Missouri.
- Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way or public easements.
- A Knox Box shall be provided for Each Building.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.



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
— W/L — Existing Waterline	A Proposed Fire Hydrant
— GAS — Existing Gas Main	— WATER — Proposed Waterline
— Existing Sanitary Sewer	— SS — Proposed Sanitary Sewer
⊙ Existing Sanitary Manhole	⊙ Proposed Sanitary Manhole
— — — Existing Contour Major	— Proposed Contour Major
— — — Existing Contour Minor	— Proposed Contour Minor
— — — Proposed Asphaltic Pavement	----- Future Curb & Gutter

APPLICATION/OWNER:
Dick Burton
Cherokee Flight LLC
8 SW AA Highway
Kingsville, MO 64061
daburton@mail.com

CIVIL ENGINEER:
Mick Slutter, P.E.
1815 McGee St. #200
Kansas City, MO 64116
mslutter@ric-consult.com

LANDSCAPE ARCHITECT:
Andy Gabbert, PLA
5015 NW Canal St. #100
Riverside, MO 64150
agabbert@ric-consult.com

LEGAL DESCRIPTION

Lot 1, 2, and 3, EXCEPT the North 140 feet of the East 150 feet of Lot 3, HEARNE'S ADDITION, (aka/ HEARNES FIRST ADDITION) and the North Half of vacated Orchard Street lying South and adjacent, a subdivision in Lee's Summit, Jackson County, Missouri.

Lot 22, and 23, HEARNE'S ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, EXCEPT the South 8 feet of the West 50 feet of Lot 22 and also EXCEPT, the South 8 feet of Lot 23, and ALSO EXCEPT the South 88 feet of the East 150 feet of Lot 22, together with the South 1/2 of vacated Orchard Street lying North of and Adjacent to the said premises in question.

BENCHMARK:

- BM-A: 1.0 mi NW along the Missouri Pacific Railroad from the station at Lee's Summit, at the crossing of Sheer Road, 86 ft southeast of the center line of Sheer Road, 36 ft northeast of the northwest rail, 28.4 ft southeast of a telephone pole, 697 ft southwest of a fence, 1.8 ft west of a witness post, set in the top of a concrete post which projects 0.3 ft above the ground.
Elev: 994.87
- BM-B: 1.3 mi N along the Missouri Pacific Railroad from the station at Lee's Summit, Jackson County, at semaphore 2611, on the top of the concrete base, and 10 ft east of the track. A chiseled square.
Elev: 971.80

Oil / Gas Well Note:

There is no visible evident, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri." (Figure B-4, pg. 91)

Flood Plain Note

We have reviewed the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITIES

WATER & SANITARY SEWER City of Lee's Summit Water Utilities 220 SE Green St 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



Know what's below.
Call before you dig.

ADA ACCESSIBLE ROUTE NOTES

- All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
- Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
- The cross slope of walking surfaces shall not be steeper than 2%.
- The minimum width for a linear segment of accessible route shall be 36 inches.
- Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
- An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
- Ramp runs shall have a running slope not steeper than 1:12.
- Ramp runs with a rise greater than 6 inches shall have handrails.
- Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
- The maximum rise of a ramp run shall be 30 inches.
- The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
- Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
- Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
- Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
- Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

GRADING NOTES

- All construction shall conform to the City's minimum design standards.
- Spot Grades shown herein shall govern over finished grades.
- The contractor shall provide evidence that his insurance meets the requirements of the Project.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- All National Pollution Discharge Elimination System(NPDES) standards shall be met.
- Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

SITE UTILITY NOTES

- 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. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- The construction of storm sewers on this project shall conform to the requirements of Jackson County, Lee's Summit Technical Specifications and Design Criteria.
- The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
- The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Utilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Jackson County, Lee's Summit.
- The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Lee's Summit.
- The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Lee's Summit, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
- By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
- Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
-PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
-PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
- Waterlines shall be as follows (unless otherwise shown on plans):
-for 8" and larger: ductile iron pipe per AWWA C150
-between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per AWWA C150
-For smaller than 2": copper tube Type "K" per ANSI 816.22
- Minimum trench width shall be 2 feet.
- Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
- All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
- Trench Drain shall be ACO S200K or approved equal.
- Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
- When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

EARTHWORK NOTES:

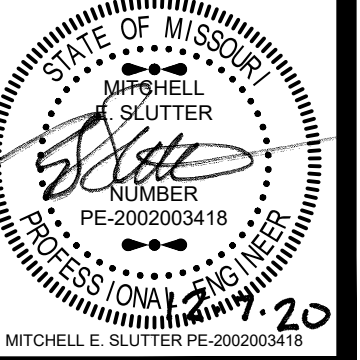
- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
- CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded 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. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
- 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. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Prior to the placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proofrolling areas shall be undercut and replaced with controlled structural fill or treated with flyash per the Geotechnical report.
- EARTHWORK:
 - A. GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report.
 - B. SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C. FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material Shall be pre-approved by the Engineer prior to placement.
 - D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
 - E. COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
- SEEDING: All areas disturbed by earthwork operations in the right-of-way shall be seeded.

Summary of Quantities			
Item	Description	Qty.	Unit
1	Clearing and Grubbing	1	LS
2	Demolition	1	LS
3	2" Asphaltic Concrete Surface	152	TONS
4	4" Asphaltic Concrete Base	305	TONS
5	6" MODOT Type 5 Base	226	CY
6	6" Chemical Subgrade Stabilization	226	CY
7	Curb and Gutter	755	LF
8	Sidewalk	2163	SF
9	ADA Ramp	2	EA
10	R8-3a NO PARKING SIGN (24" x 30")	10	LS
11	R1-1 STOP SIGN (30" x 30")	1	LS
12	4" Data Line Conduit	1,926	LF
13	4" Underground Power Conduit	1,920	LF
14	4' x 3' Curb Inlet	2	EA
15	12" RCP	100	LF
16	15" RCP	35	LF
17	18" HDPE	122	LF
18	End Section	3	EA
19	4' Dia. Sanitary Manhole	4	EA
20	8" (SDR-26) PVC	521	LF
21	Connection to Existing Manhole	1	LS
22	AWWA C900 PVC	510	LF
23	6" Tee	1	LF
24	6" x 11.25° Horizontal Bend	4	EA
25	6" x 22.5° Horizontal Bend	2	EA
26	6" x 45° Horizontal Bend	5	EA
27	6" Gate Valve	1	EA
28	Relocate Existing Fire Hydrant	1	LS
29	Fire Hydrant Assembly	1	EA
30	Erosion Control	1	LS

Note:
Quantities are for Information only

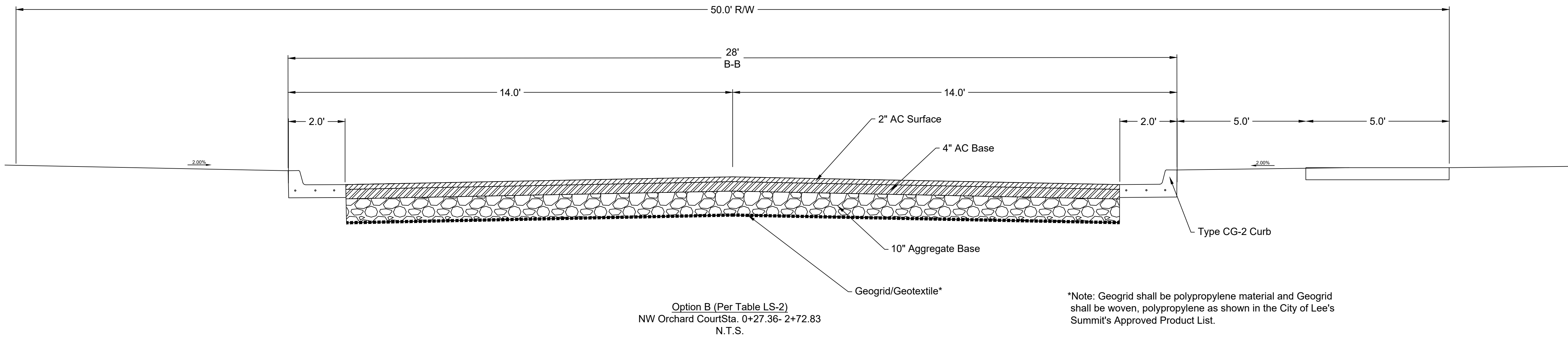
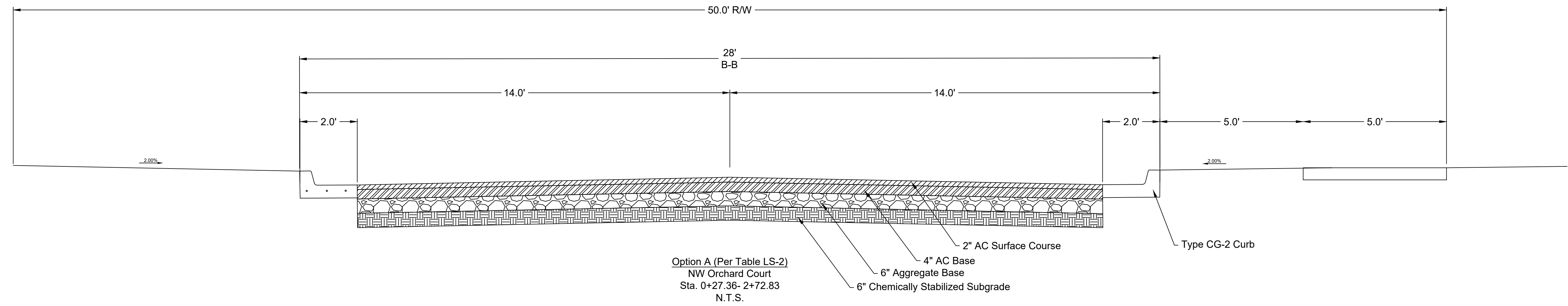
DATE	BY	JOB NO.	ORIGINAL SUBMISSION
06/08/20	JGD	18-0251	1
DATE	BY	JOB NO.	PER CITY COMMENT
06/15/20	JGD	18-0251	2
DATE	BY	JOB NO.	PER CITY COMMENT
12/07/20	JGD	18-0251	3
DATE	BY	JOB NO.	WATERLINE REVISION
12/07/20	JGD	18-0251	1

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

Roadway Typical
Section



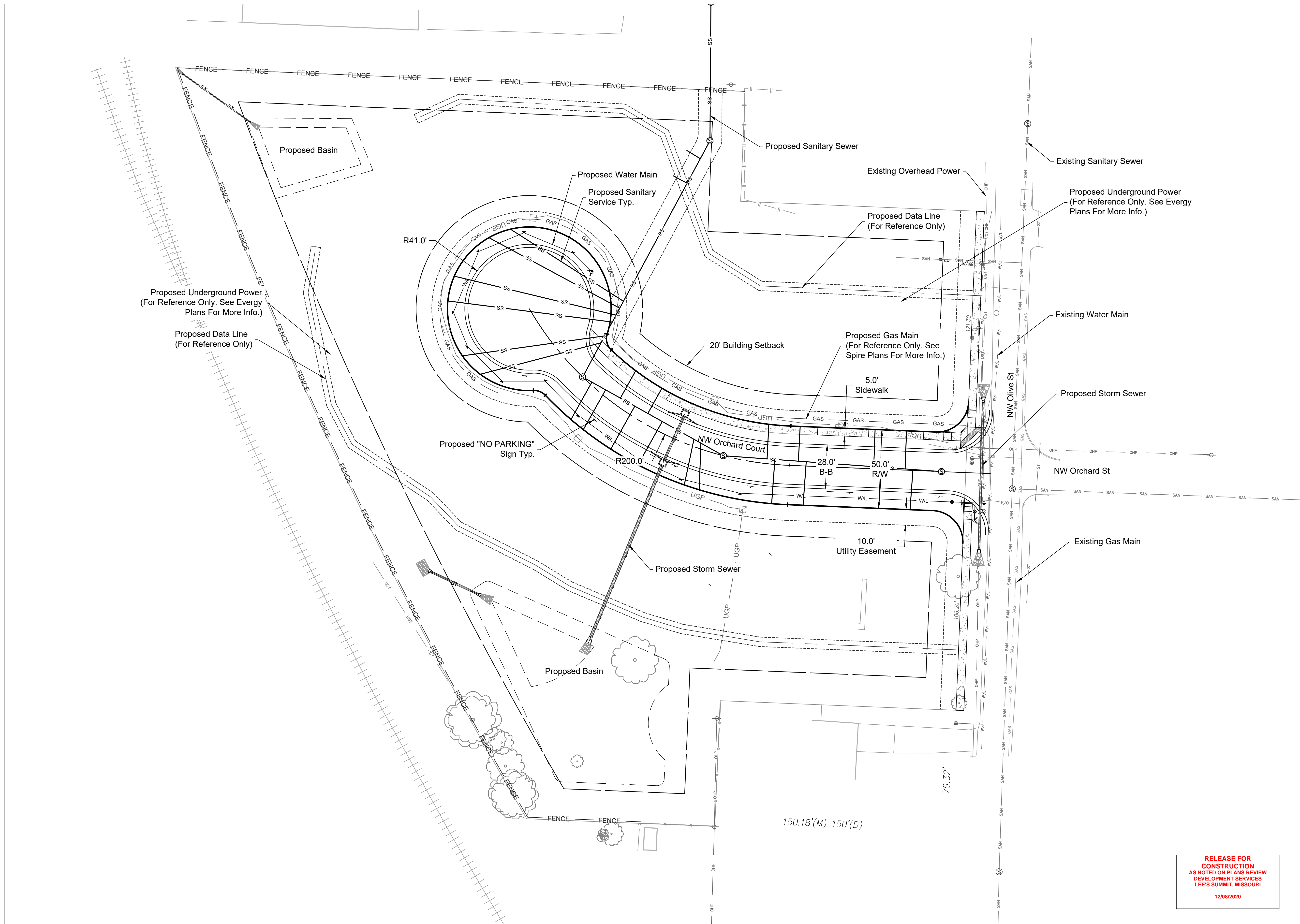
*Note: Geogrid shall be polypropylene material and Geogrid shall be woven, polypropylene as shown in the City of Lee's Summit's Approved Product List.

NO.	BY	CD	DATE	ORIGINAL SUBMISSION	REVISION
1	JDG	MES	06/11/20	PER CITY COMMENT	
2	JDG	MES	06/08/20	PER CITY COMMENT	
3	JDG	MES	08/15/20	PER CITY COMMENT	
4	JDG	MES	10/01/20	PER CITY COMMENT	
5	JDG	MES	12/07/20	WATERLINE REVISION	

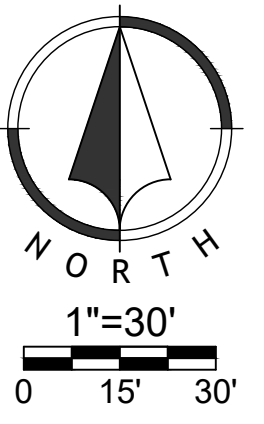
Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

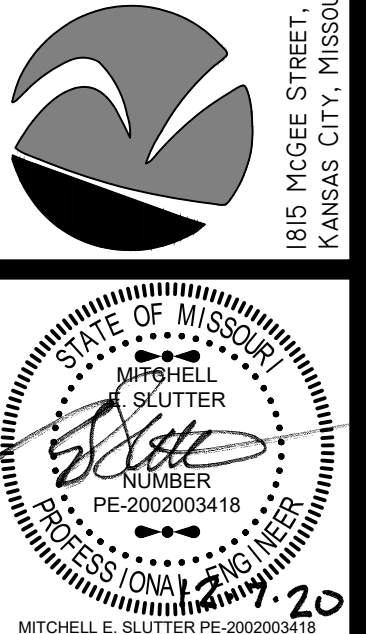


RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

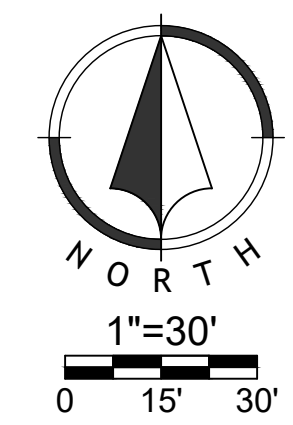


NO.	BY	DATE	ORIGINAL SUBMISSION	REVISION
1	JDG	06/11/20	PER CITY COMMENT	
2	JDG	06/11/20	PER CITY COMMENT	
3	JDG	08/15/20	PER CITY COMMENT	
4	JDG	12/07/20	WATERLINE REVISION	

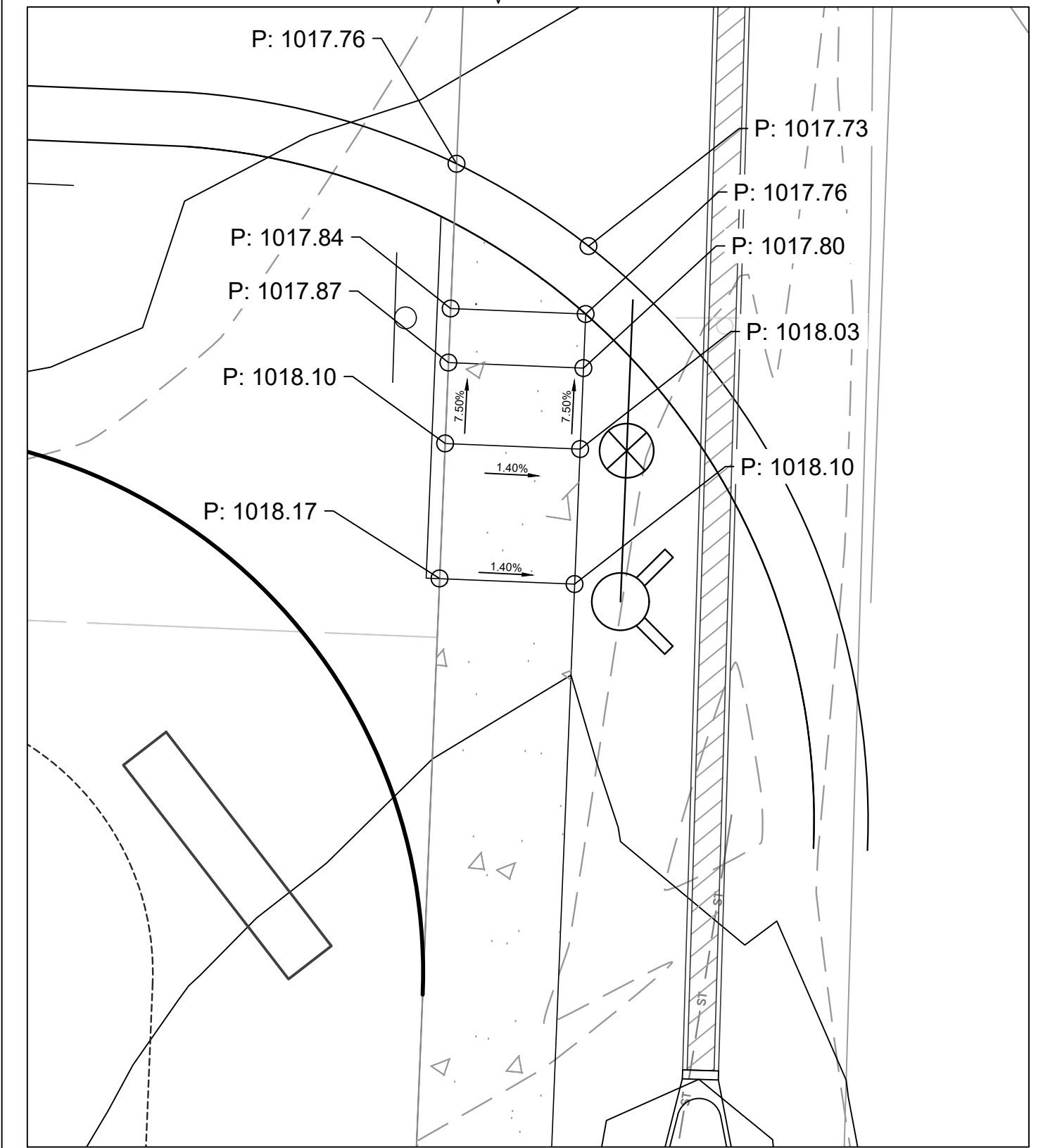
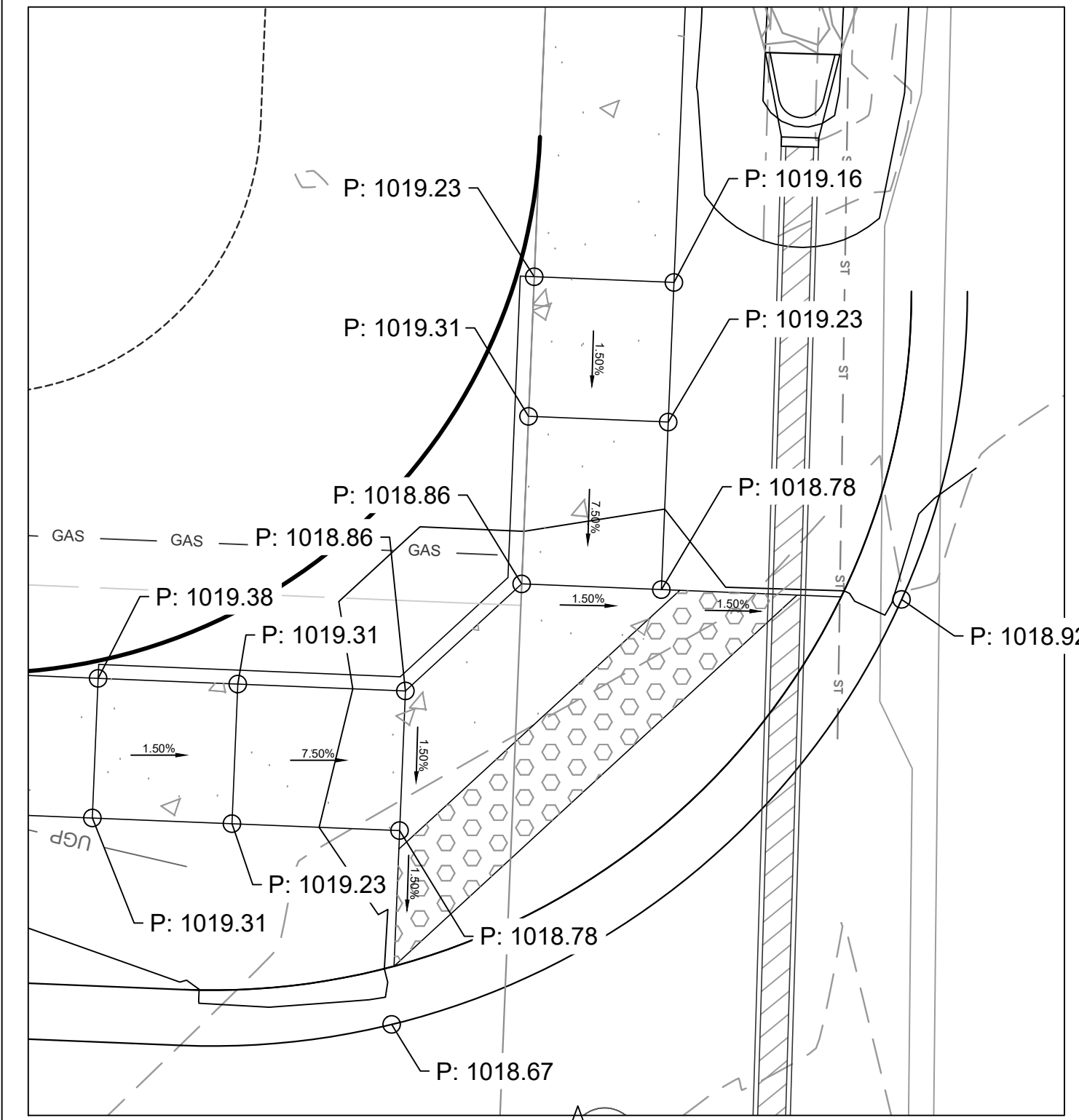
Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



Dec 07, 2020, 3:02pm
 Z:\R\C\Design\2018\18-0251 Burton Townhomes, Lees Summit\DWG\Street & Storm Plans\18-0251 CDGRADT01.dwg



RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 12/08/2020



NO.	BY	DATE	ORIGINAL SUBMISSION	REVISION
1	JGD	MES 06/11/20	PER CITY COMMENT	
2	JGD	MES 06/15/20	PER CITY COMMENT	
3	JGD	MES 08/15/20	PER CITY COMMENT	
4	JGD	MES 12/07/20	WATERLINE REVISION	

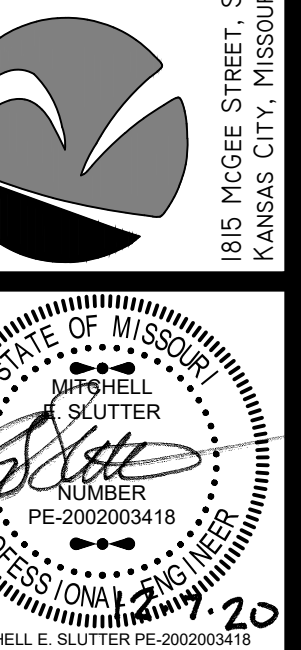
Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816.800.0950
 WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

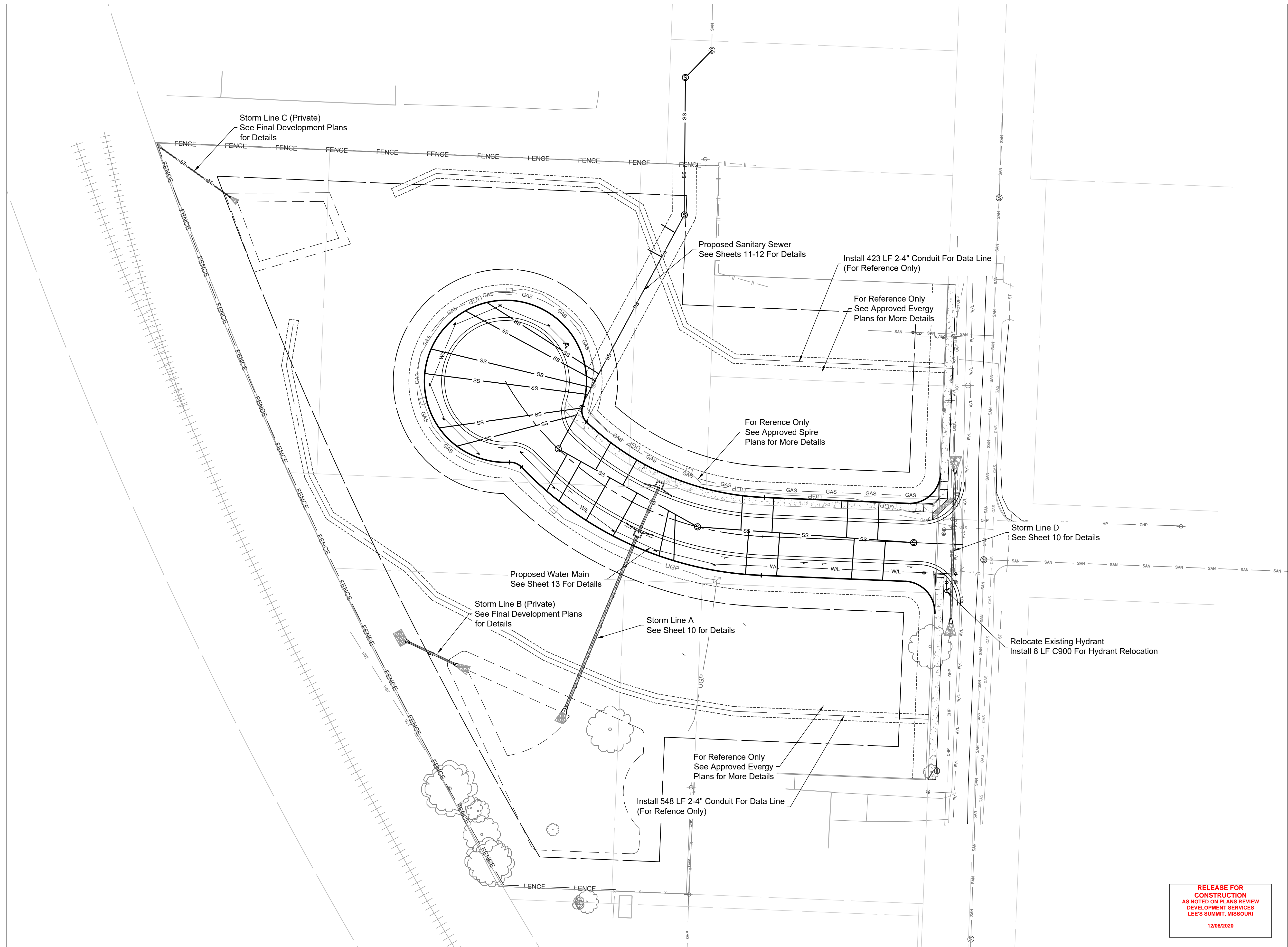
Utility Plan

NO.	BY	DATE	DESCRIPTION
1	JGD	06/11/20	ORIGINAL SUBMISSION
2	JGD	06/11/20	PER CITY COMMENT
3	JGD	08/15/20	PER CITY COMMENT
4	JGD	10/01/20	PER CITY COMMENT
5	JGD	12/07/20	WATERLINE REVISION

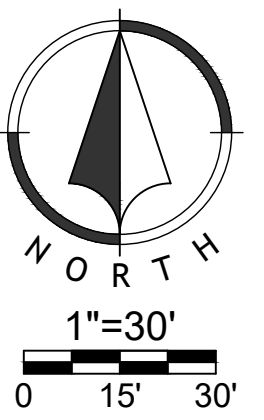
Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

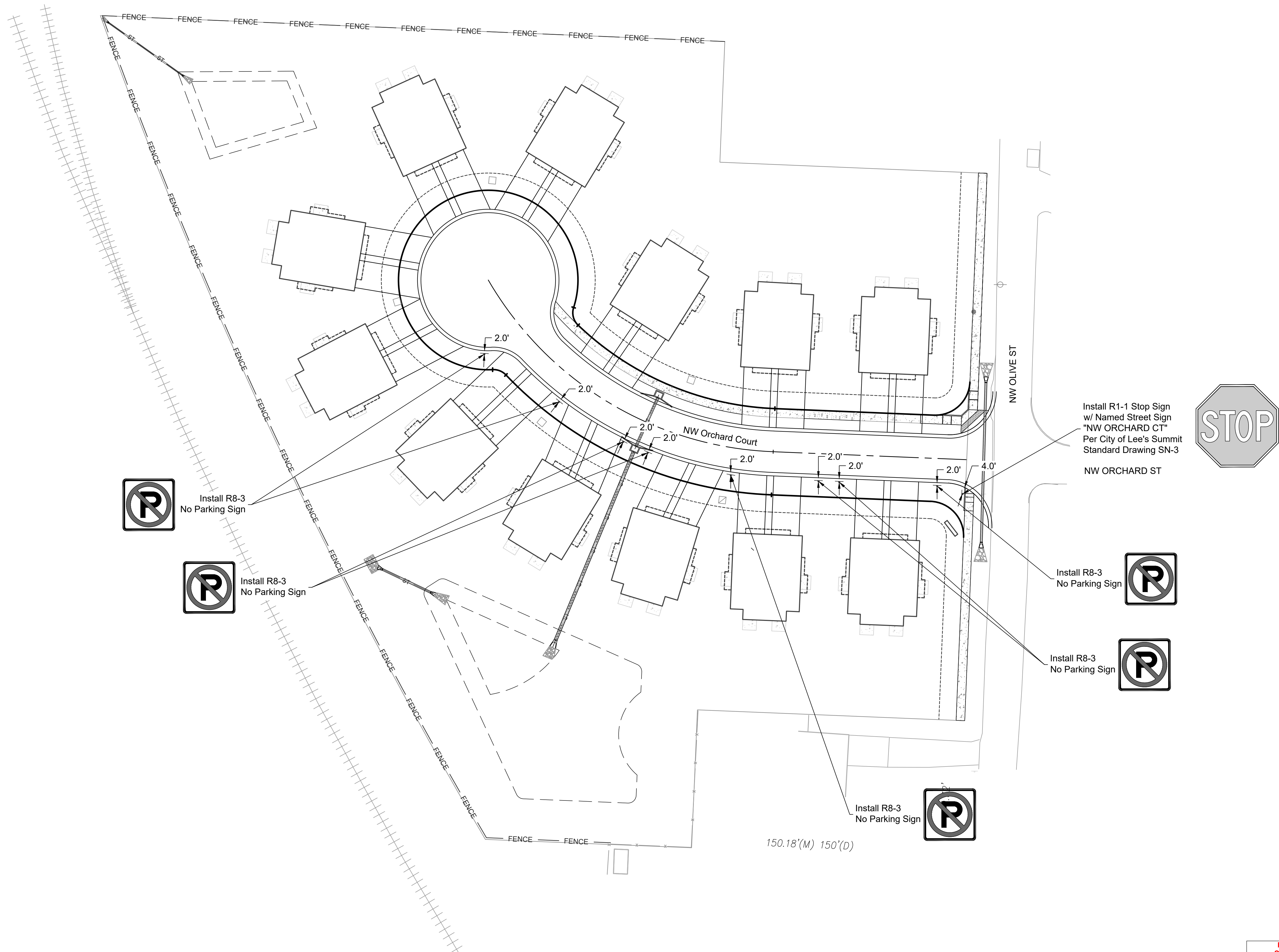


MO Certificate of Authority: E-2010033630

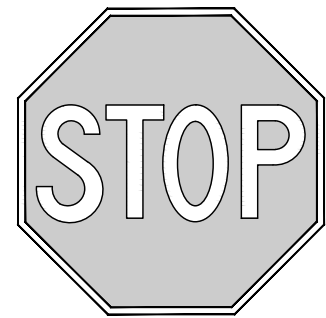


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020





Install R1-1 Stop Sign
w/ Named Street Sign
"NW ORCHARD CT"
Per City of Lee's Summit
Standard Drawing SN-3
NW ORCHARD ST



Install R8-3
No Parking Sign



Install R8-3
No Parking Sign



Install R8-3
No Parking Sign



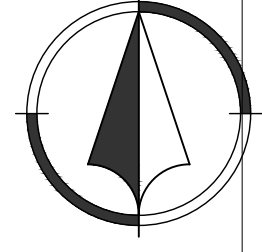
Install R8-3
No Parking Sign



Install R8-3
No Parking Sign



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020



1"=30'
0 15' 30'

NO.	BY	DATE	REVISION
1	JDG	06/11/20	ORIGINAL SUBMISSION
2	JDG	06/11/20	PER CITY COMMENT
3	JDG	08/15/20	PER CITY COMMENT
4	JDG	10/01/20	PER CITY COMMENT
5	JDG	12/07/20	WATERLINE REVISION

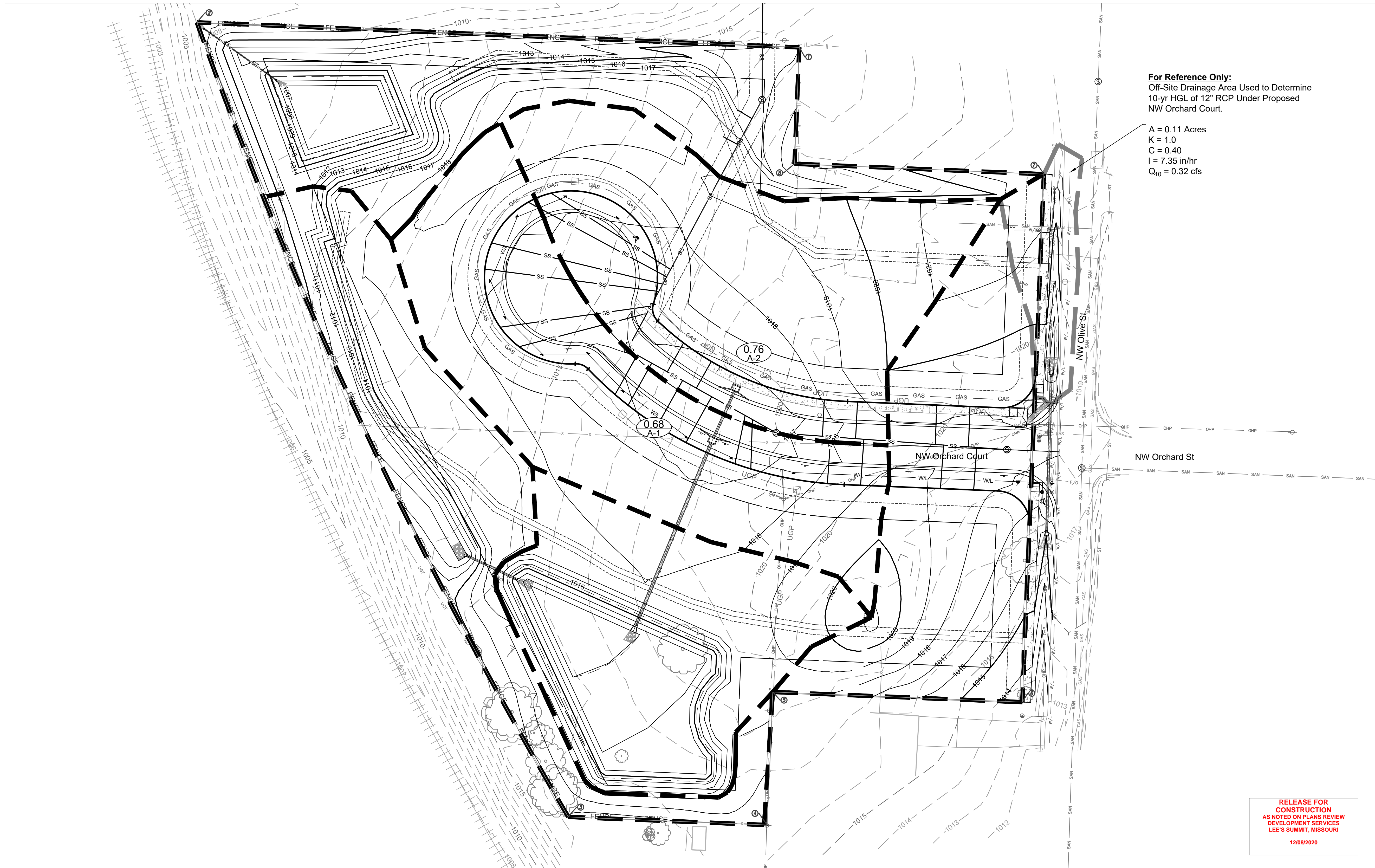
Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

Dec 07, 2020 3:02pm
Z:\RIC\Design\2018\18-0251_Burton_Townhomes_Lee's_Summit\DWG\Street & Storm Plans\18-0251_CDS\SIGN01.dwg

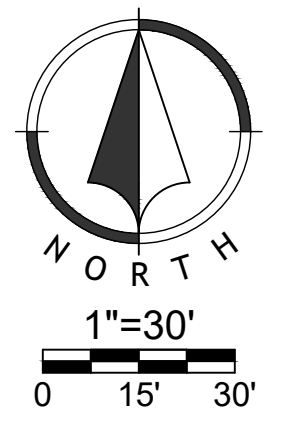
Drainage Plan

For Reference Only:
Off-Site Drainage Area Used to Determine
10-yr HGL of 12" RCP Under Proposed
NW Orchard Court.

A = 0.11 Acres
K = 1.0
C = 0.40
I = 7.35 in/hr
Q₁₀ = 0.32 cfs

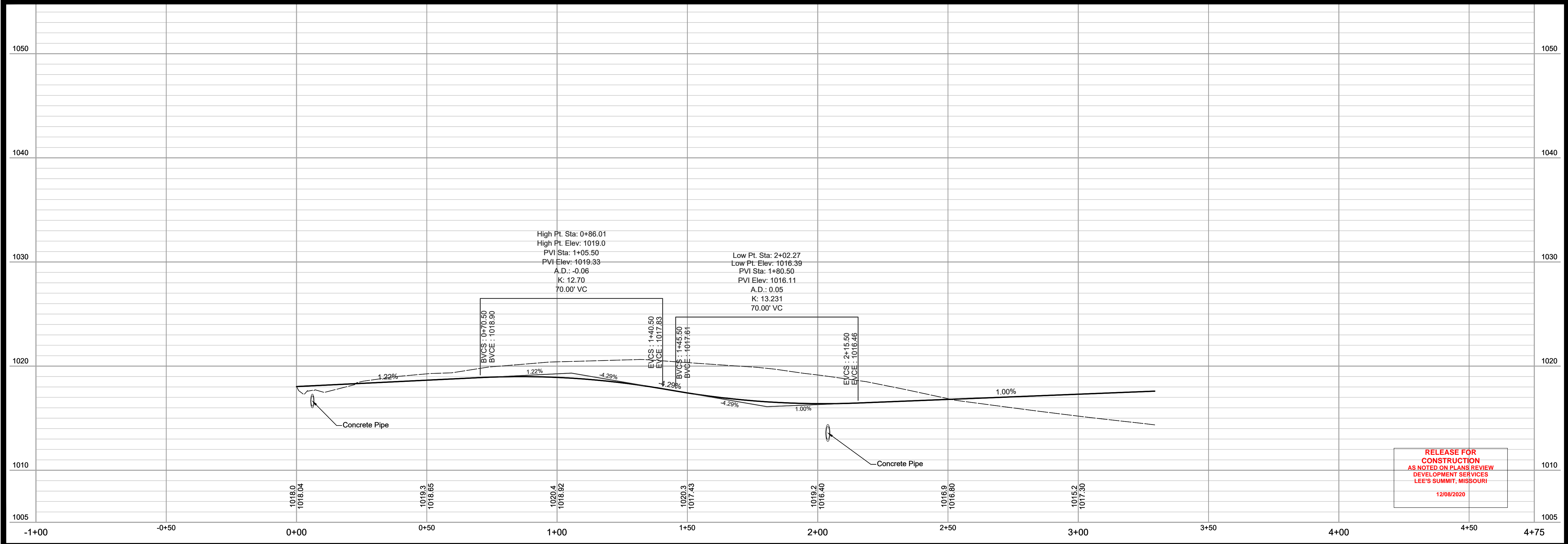
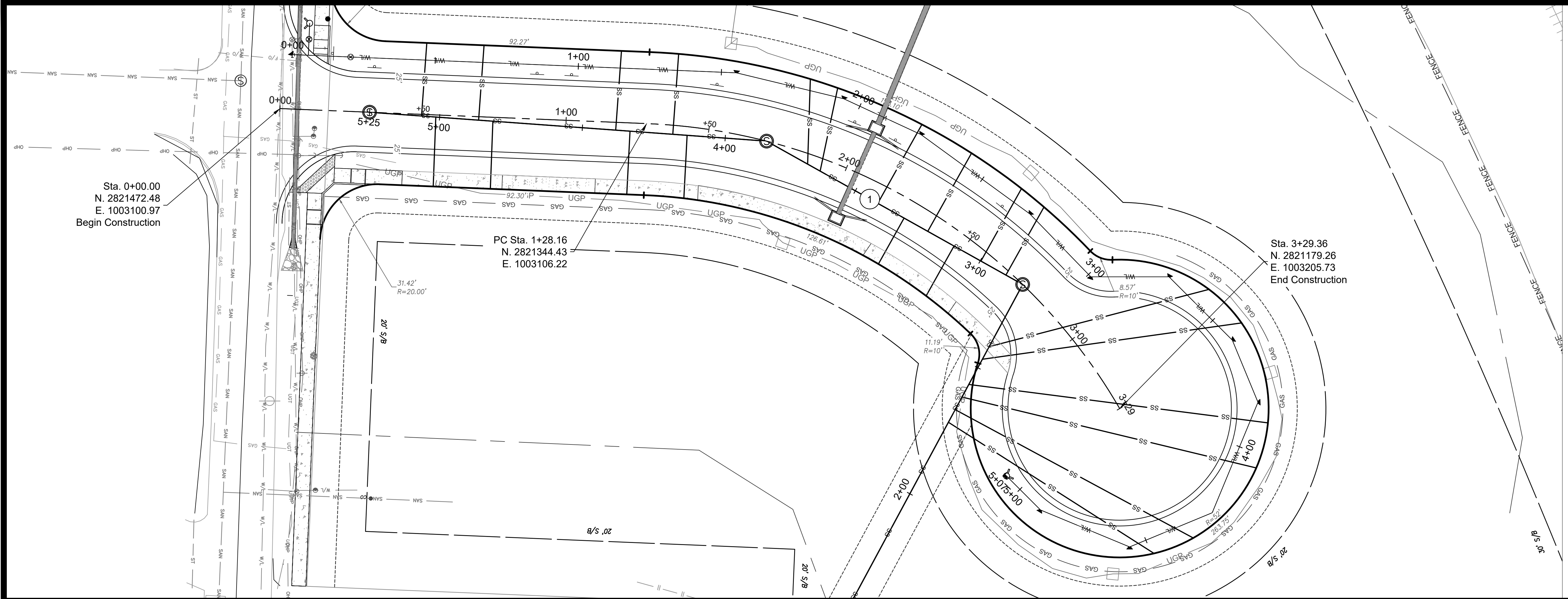
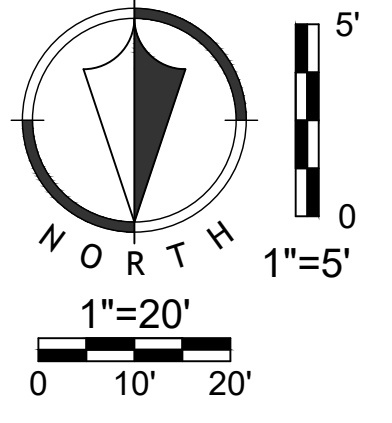


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020



Overland Flow												System Flow					Pipe Design										Structure Design													
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity i (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K*A*C)	Time of Conc. (min.)	Intensity i (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation	
A	A-2	0.760	0.66	25	1.1	5.00	7.35	4.06	0.00	4.06	0.760	0.55	5.00	7.35	4.06	A-2	A	RCP	Round	15	34.37	0.013	0.52	4.06	4.66	3.79	4.27	10.8	0.13	1013.05	1014.30	1012.87	1014.12	2.34	-2.51	1014.05	1014.05	I	1016.64	
				100	1.25		10.32	6.47	1.82	8.29		0.63		10.32	6.47									6.47			5.43													3.79
A	A-1	0.680	0.66	25	1.1	5.00	7.35	3.63	0.00	3.63	1.440	1.05	5.00	7.35	7.69	A-1	0	HDPE	Round	18	124.52	0.01	0.50	7.69	9.60	5.43	6.02	12.1	0.34	1012.62	1014.12	1012.00	1013.50	2.51	-1.50	1013.72	1013.57	I	1016.63	
				100	1.25		10.32	5.79	2.66	8.45		1.19		10.32	12.26									12.26			5.43													18.0
A	A																																							1013.50

Horizontal Curve Data:
PC Sta. 1+28.16
PT Sta. 3+29.36
Radius: 200'
Chord Length: 192.83'
L: 201.20
Delta Angle: 57.64°

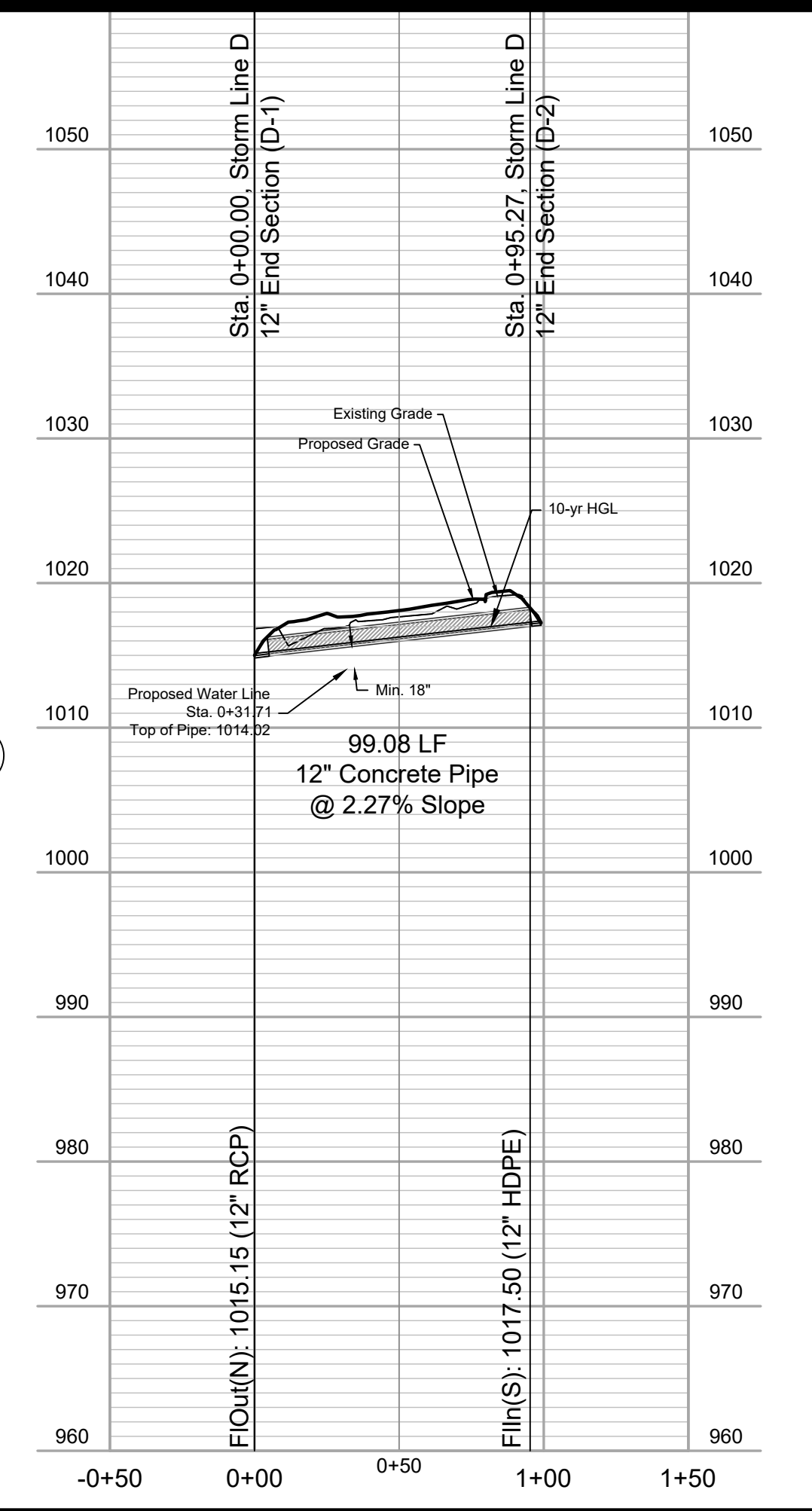
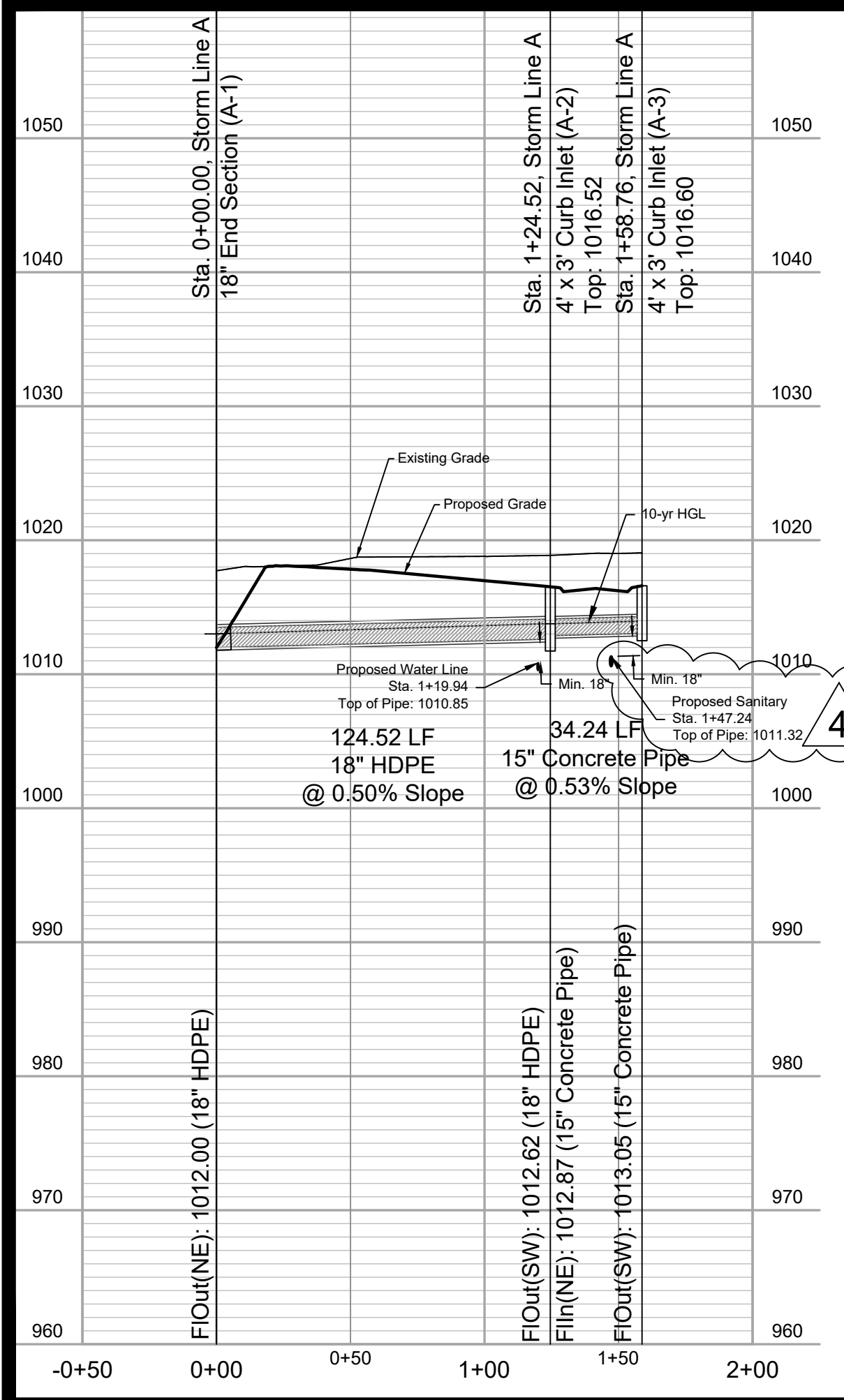
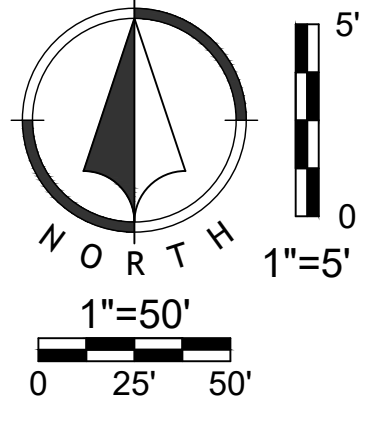
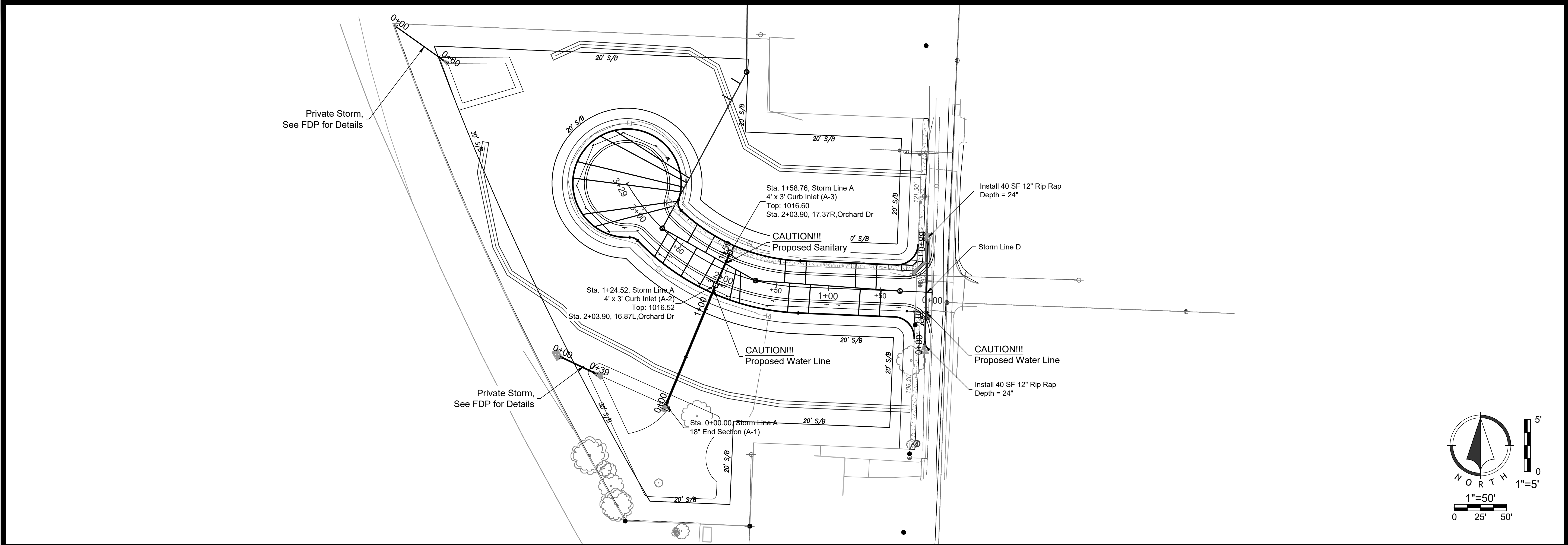


RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

NO.	BY	DATE	REVISION
1	JDG	06/11/20	ORIGINAL SUBMISSION
2	JDG	06/11/20	PER CITY COMMENT
3	JDG	08/15/20	PER CITY COMMENT
4	JDG	10/01/20	PER CITY COMMENT
5	JDG	12/07/20	WATERLINE REVISION

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

Dec 07 2020 3:03pm Z:\RCDesign\2018\18-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251_CDR\DRP01.dwg



Dec 07, 2020 3:03pm Z:\RCDesign\2018\18-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251_CDS\TPP01.dwg

NO.	BY	DATE	REVISION
1	JGD	09/11/20	ORIGINAL SUBMISSION
2	JGD	09/15/20	PER CITY COMMENT
3	JGD	10/01/20	PER CITY COMMENT
4	JGD	12/07/20	WATERLINE REVISION

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

STATE OF MISSOURI
Professional Engineer
MICHAEL M. SLUTTER
NUMBER PE-2002003418
RELEASE FOR CONSTRUCTION
12/08/2020

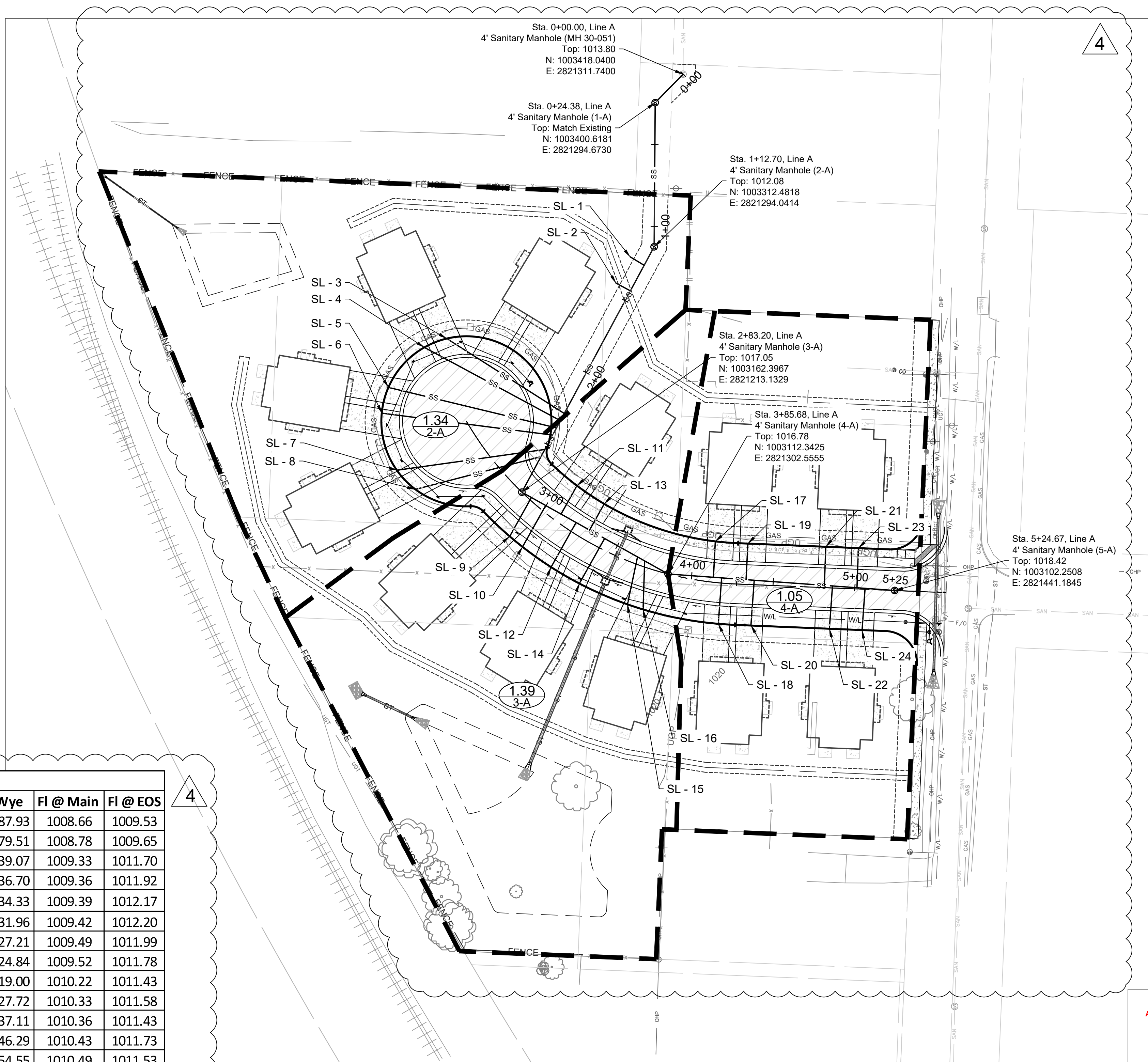
MO Certificate of Authority: E-2010033630

GENERAL NOTES

- All construction materials and procedures on this project shall conform to the following requirements:
 - City of Lee's Summit, Missouri Standard Specifications: Section 3500 - Sanitary Sewers
- The contractor will be responsible for securing all bonds, and insurance required by the Final Development Plans, City of Lee's Summit, and all other governing agencies (including local, county, state, and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all bonds, and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- The demolition of existing pavement, curbs, structures, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state, and federal regulations.
- By use of these Final Development Plans the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Contractor shall furnish evidence that his/her insurance meets the requirements of the City of Lee's Summit Municipal Code.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage systems to the storm sewer), contact Inspections.
- The Developer (not the contractor) to pick up all permits.

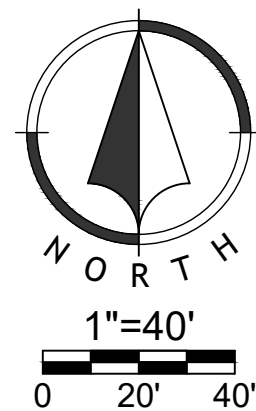
Item	Description	Qty.	Unit
1	8" (SDR-26)PVC	525	LF
2	4" (SDR-26) PVC	1000	LF
3	4" Dia. Concrete Manhole	5	EA
4	8" x 4" PVC Wye	24	EA
5	Erosion Control	1	LS

Service Line	Sta @ Main (ft)	D.D.S (ft)	Install Pipe (LF)	N @ EOS	E @ EOS	N @ Wye	E @ Wye	FI @ Main	FI @ EOS
SL-1	1+25.05	12.87	10.00	1003306.35	2821279.37	1003301.15	2821287.93	1008.66	1009.53
SL-2	1+43.31	30.62	10.00	1003290.28	2821270.71	1003285.53	2821279.51	1008.78	1009.65
SL-3	2+28.53	115.84	85.19	1003256.32	2821167.25	1003210.52	2821239.07	1009.33	1011.70
SL-4	2+33.53	120.84	94.45	1003250.93	2821153.56	1003206.12	2821236.70	1009.36	1011.92
SL-5	2+38.53	125.84	105.69	1003226.47	2821131.58	1003201.71	2821234.33	1009.39	1012.17
SL-6	2+43.53	130.84	105.31	1003210.72	2821127.50	1003197.31	2821231.96	1009.42	1012.20
SL-7	2+53.53	140.84	91.37	1003175.82	2821136.72	1003188.51	2821227.21	1009.49	1011.99
SL-8	2+58.53	145.84	79.32	1003164.12	2821148.08	1003184.11	2821224.84	1009.52	1011.78
SL-9	2+89.92	6.72	27.23	1003135.36	2821205.70	1003159.12	2821219.00	1010.22	1011.43
SL-10	2+99.92	16.72	29.00	1003128.92	2821213.55	1003154.23	2821227.72	1010.33	1011.58
SL-11	3+10.68	27.48	19.94	1003166.37	2821246.85	1003148.98	2821237.11	1010.36	1011.43
SL-12	3+21.20	37.99	31.28	1003116.54	2821231.00	1003143.84	2821246.29	1010.43	1011.73
SL-13	3+30.66	47.46	18.36	1003155.24	2821263.52	1003139.21	2821254.55	1010.49	1011.53
SL-14	3+41.20	58.00	31.57	1003106.52	2821248.32	1003134.07	2821263.74	1010.56	1011.86
SL-15	3+64.26	81.06	29.67	1003093.77	2821277.72	1003122.80	2821283.87	1010.71	1011.97
SL-16	3+69.26	86.06	29.72	1003090.66	2821287.28	1003120.36	2821288.23	1010.74	1012.00
SL-17	4+13.30	27.84	22.02	1003132.31	2821331.45	1003110.32	2821330.32	1011.23	1012.34
SL-18	4+18.52	32.84	28.16	1003081.87	2821333.26	1003109.96	2821335.31	1011.26	1012.49
SL-19	4+33.50	47.82	22.11	1003130.95	2821351.39	1003108.87	2821350.25	1011.36	1012.47
SL-20	4+38.50	52.82	27.74	1003080.84	2821353.23	1003108.51	2821355.24	1011.39	1012.61
SL-21	4+81.51	95.83	23.63	1003129.00	2821399.01	1003105.38	2821398.13	1011.67	1012.81
SL-22	4+86.51	100.83	26.22	1003078.87	2821401.21	1003105.02	2821403.12	1011.70	1012.89
SL-23	5+01.49	115.82	24.27	1003128.12	2821418.96	1003103.93	2821418.07	1011.80	1012.96
SL-24	5+06.50	120.82	25.59	1003078.05	2821421.19	1003103.57	2821423.05	1011.83	1013.01



Segment	Peak Base Flow (Residential)			Peak Infiltration			Peak Inflow			Design Peak Flow, cfs	Pipe Full Capacity, cfs	Pipe Dia. Inches	Pipe Length, ft	Pipe Slope, %	Pipe Vel Full, fps	Design Vel, fps		
	U/S MH	D/S MH	Area, acres	PDWF, gpd/ac	Flow, cfs	Area, acres	Infiltration Rate, gpd/ac	Flow, cfs	Tributary Area, acres								Rainfall Intensity, iph	Inflow Factor
5-A	4-A	0.000	1500	0.000	0.000	500.000	0.000	0.000	5.490	0.006	0.000	0.000	0.907	8.000	139.000	0.650	2.599	0.000
4-A	3-A	1.050	1500	0.002	1.050	500.000	0.001	0.000	5.490	0.006	0.000	0.003	0.907	8.000	102.480	0.650	2.599	0.577
3-A	2-A	1.390	1500	0.003	1.390	500.000	0.001	1.040	5.490	0.006	0.034	0.039	0.907	8.000	170.500	0.650	2.599	1.287
2-A	1-A	1.340	1500	0.003	1.340	500.000	0.001	2.440	5.490	0.006	0.080	0.119	0.907	8.000	88.140	0.650	2.599	1.779
1-A	Existing	1.300	1500	0.003	1.300	500.000	0.001	3.780	5.490	0.006	0.125	0.209	0.914	8.000	24.390	0.660	2.619	2.105
Existing	Existing	0.000	1500	0.000	0.000	500.000	0.000	3.780	5.490	0.006	0.125	0.249	0.900	8.000	323.770	0.470	2.578	2.173

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/08/2020



NO.	BY	DATE	REVISION
5	JGD	MES 12/07/20	WATERLINE REVISION
4	JGD	MES 10/01/20	PER CITY COMMENT
3	JGD	MES 09/15/20	PER CITY COMMENT
2	JGD	MES 06/11/20	PER CITY COMMENT
1	JGD	MES 05/08/20	ORIGINAL SUBMISSION

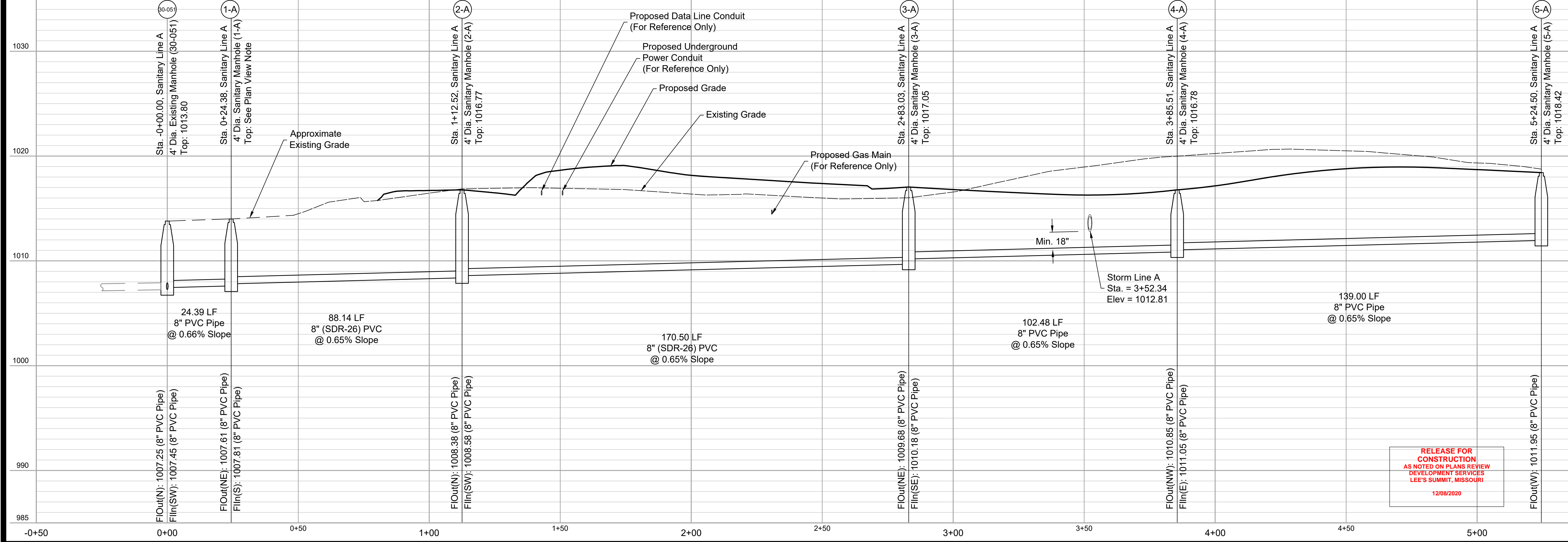
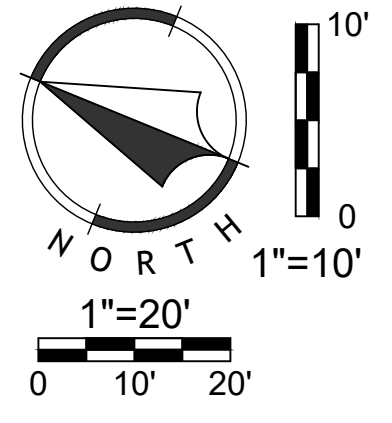
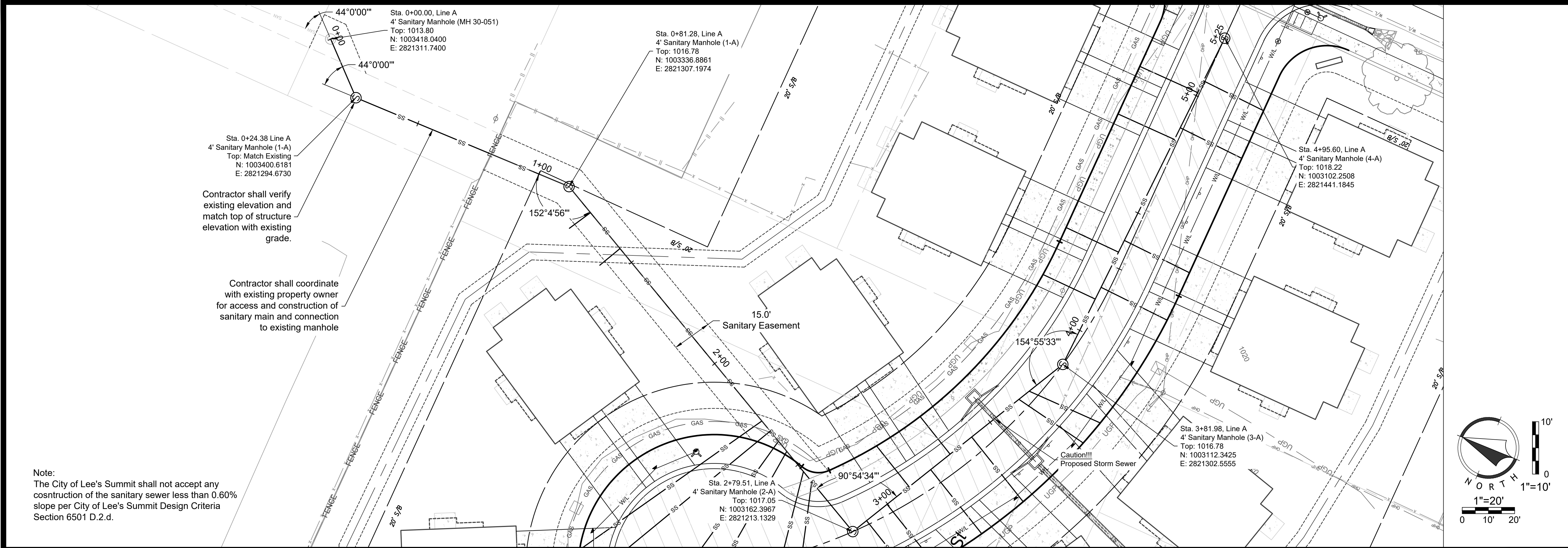
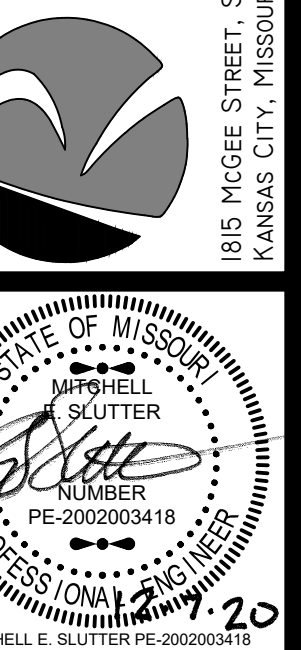
Renaissance Infrastructure Consulting
816.800.0950
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

Professional Engineer Seal for Mitchell E. Slutter, License No. PE-200203418, State of Missouri.

Dec 07, 2020 3:03pm Z:\RGC\Design\181818-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251_CDS\NIC001.dwg

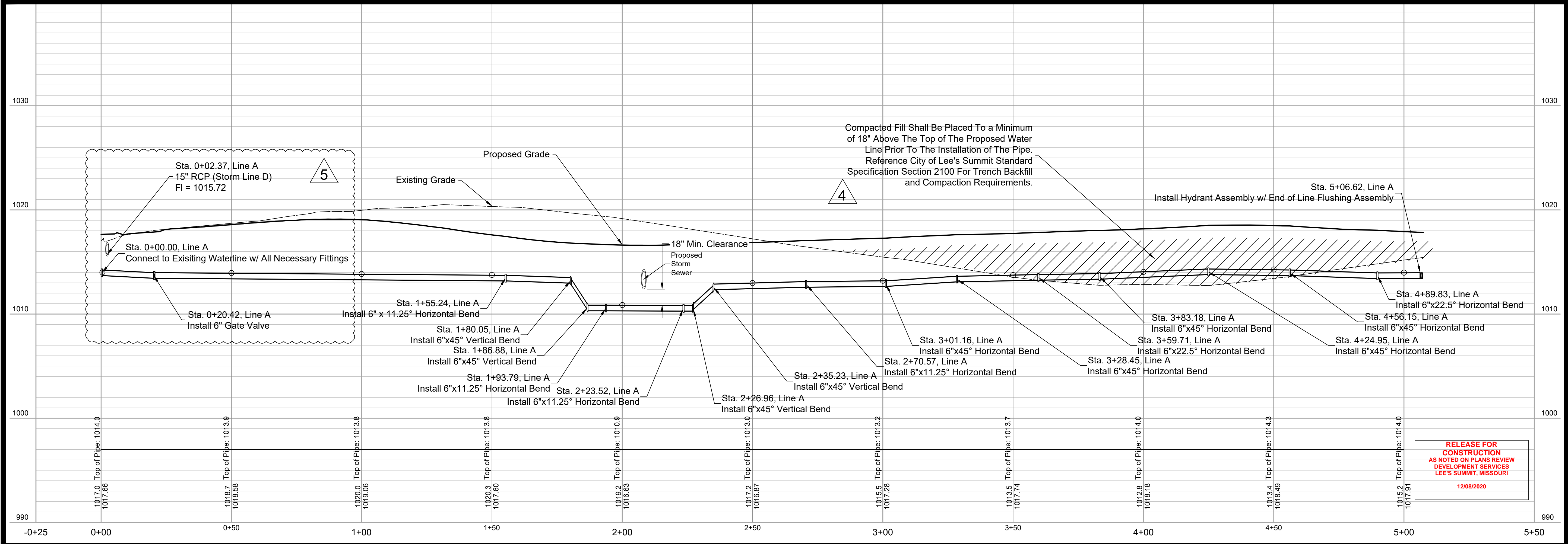
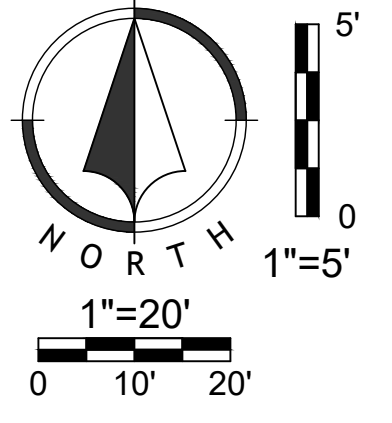
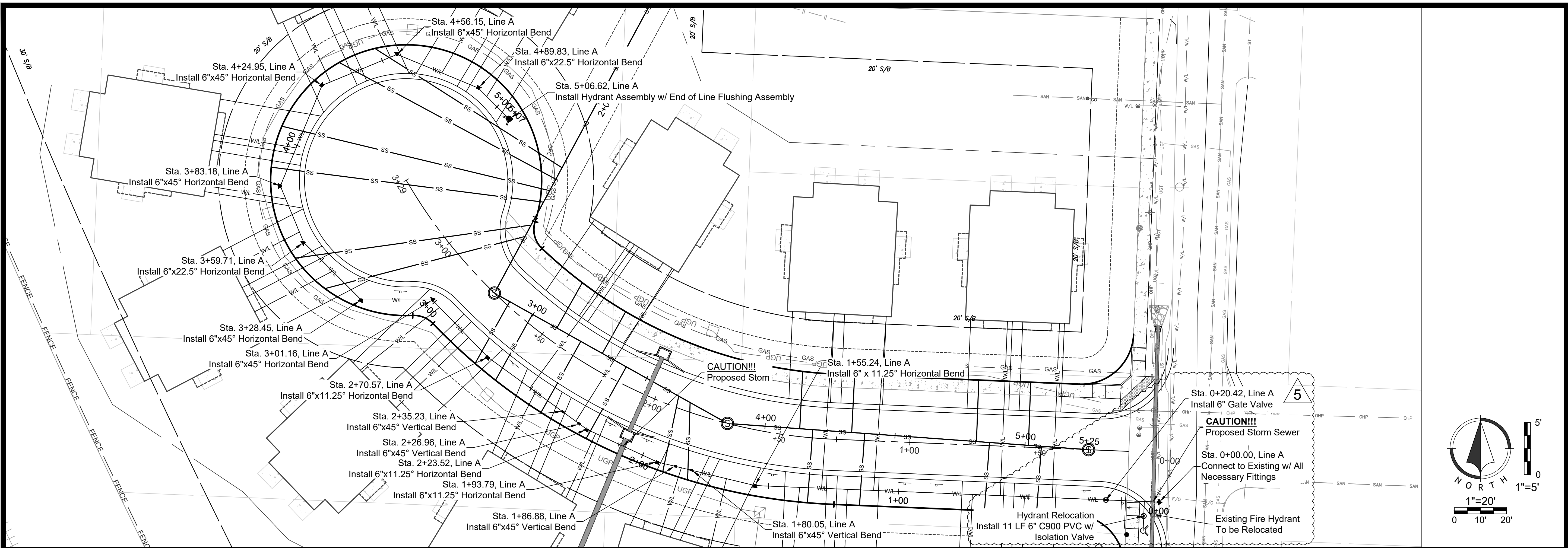
NO.	BY	DATE	ORIGINAL SUBMISSION	REVISION
1	JGD	06/11/20	PER CITY COMMENT	
2	JGD	06/11/20	PER CITY COMMENT	
3	JGD	08/15/20	PER CITY COMMENT	
4	JGD	10/01/20	PER CITY COMMENT	
5	JGD	12/07/20	WATERLINE REVISION	

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM
E: 2010033630



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

Dec 07, 2020 3:03pm Z:\R\C\Design\2018\18-0251-Burton_Townhomes-Lee's Summit\DWG\Street & Storm Plans\18-0251_CDS\NICC01.dwg



Compacted Fill Shall Be Placed To a Minimum of 18" Above The Top of The Proposed Water Line Prior To The Installation of The Pipe. Reference City of Lee's Summit Standard Specification Section 2100 For Trench Backfill and Compaction Requirements.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

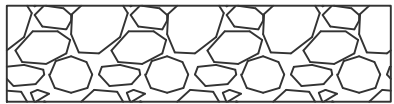




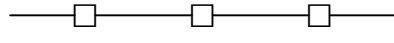


NO.	BY	DATE	ORIGINAL SUBMISSION	REVISION
1	JDG	06/11/20	PER CITY COMMENT	
2	JDG	06/11/20	PER CITY COMMENT	
3	JDG	08/15/20	PER CITY COMMENT	
	JDG	10/01/20	PER CITY COMMENT	
	JDG	12/07/20	WATERLINE REVISION	

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



Dec 07, 2020 3:03pm Z:\RGC\Design\2018\18-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251 CDW\FTC01.dwg

EROSION CONTROL LEGEND

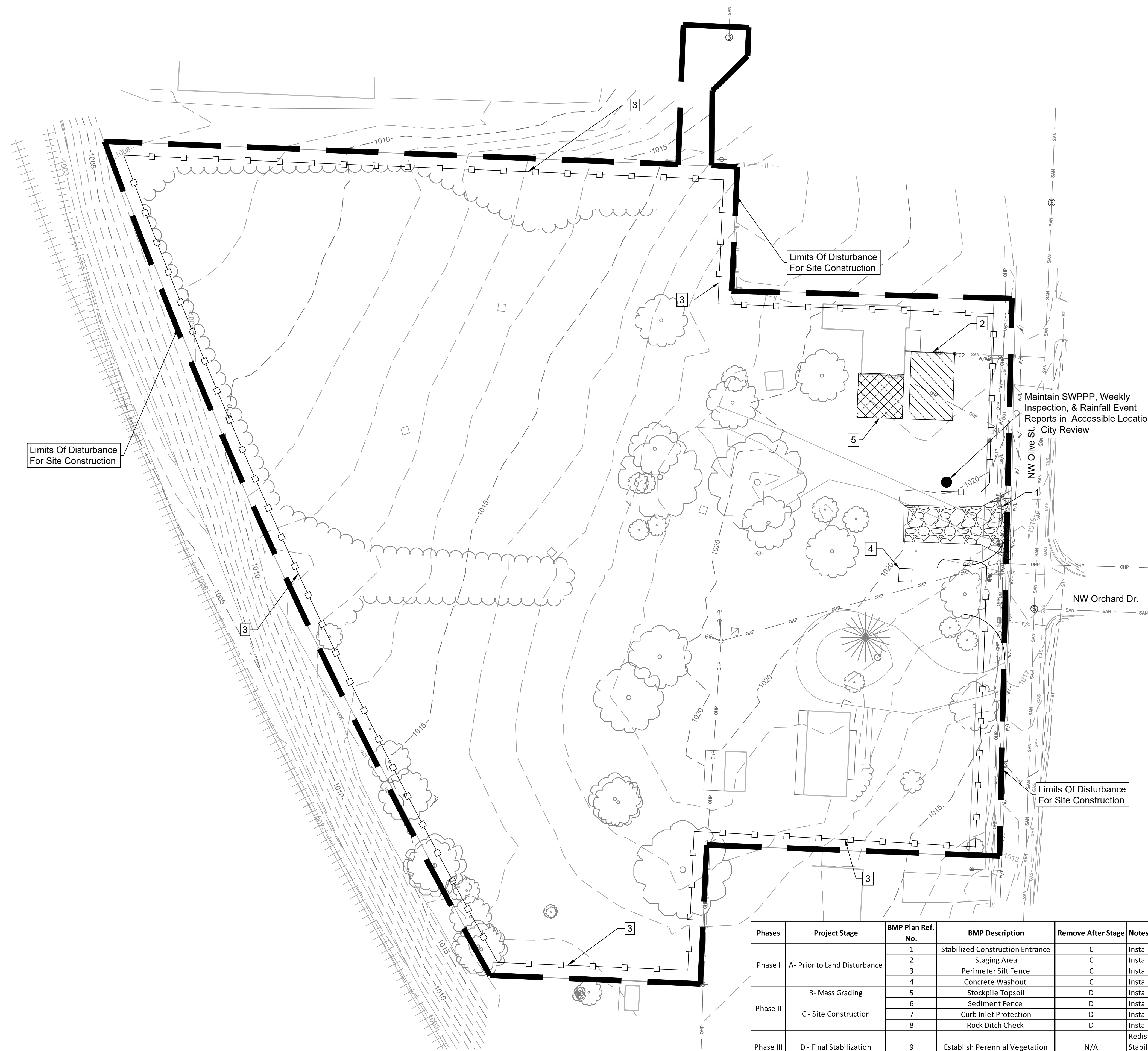
-  Stabilized Construction Entrance
-  Staging Area
-  Stockpile Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection
-  Rock Ditch Check

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 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 there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF



Limits Of Disturbance For Site Construction

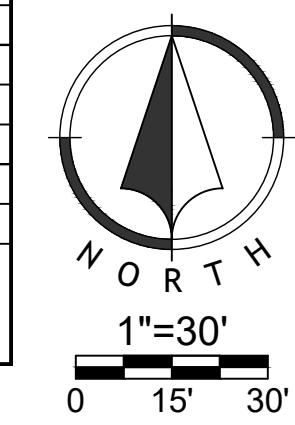
Limits Of Disturbance For Site Construction

Maintain SWPPP, Weekly Inspection, & Rainfall Event Reports in Accessible Location City Review

Limits Of Disturbance For Site Construction

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/09/2020

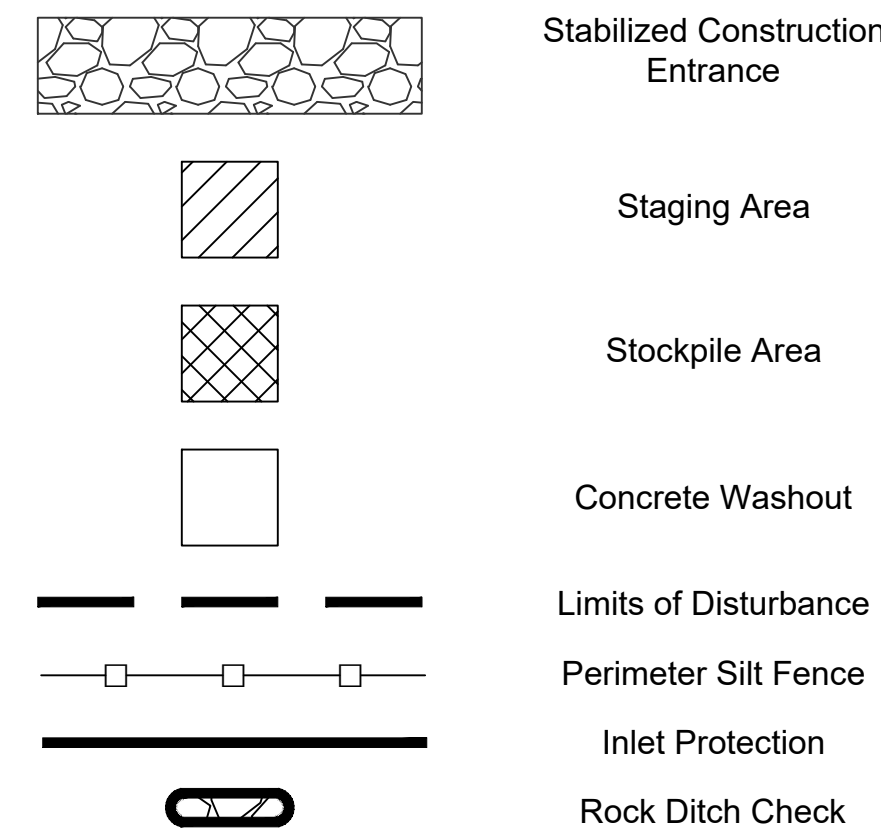
Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D- Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.



Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

EROSION CONTROL LEGEND



WRITTEN SEQUENCING

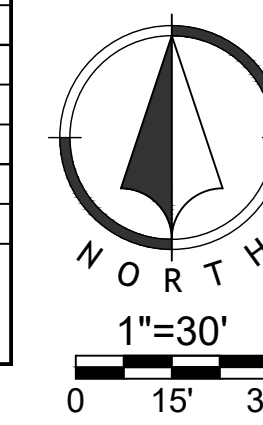
- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural 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 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 there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D- Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

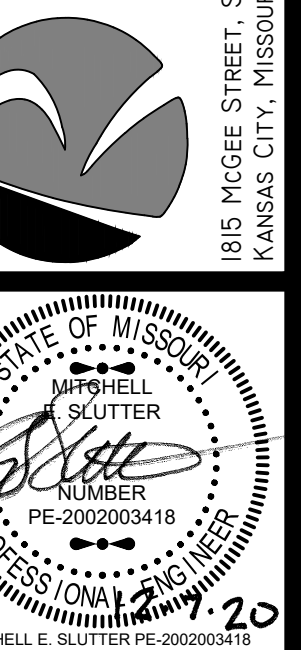


Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

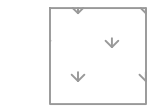
NO.	BY	DATE	REVISION
1	JGD	MES 12/07/20	WATERLINE REVISION
2	JGD	MES 10/01/20	PER CITY COMMENT
3	JGD	MES 08/15/20	PER CITY COMMENT
2	JGD	MES 06/11/20	PER CITY COMMENT
1	JGD	MES 05/08/20	ORIGINAL SUBMISSION

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM



MO Certificate of Authority: E-2010033630

EROSION CONTROL LEGEND



Establish Perennial Vegetation

WRITTEN SEQUENCING

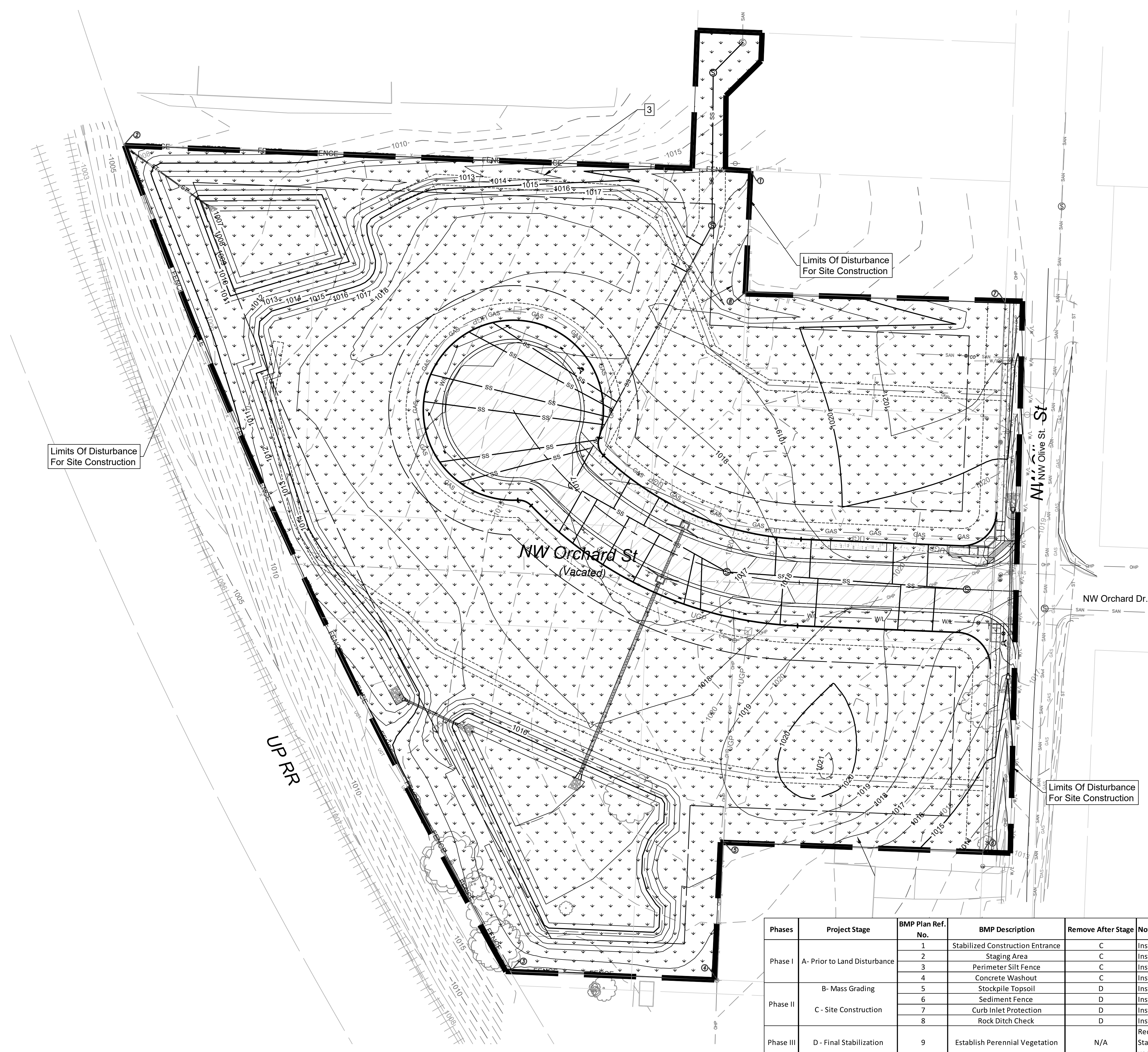
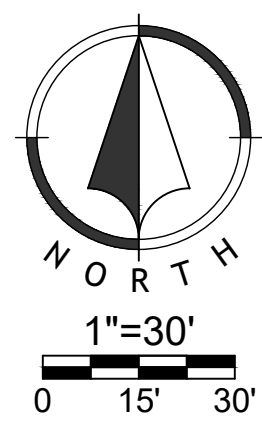
- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural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

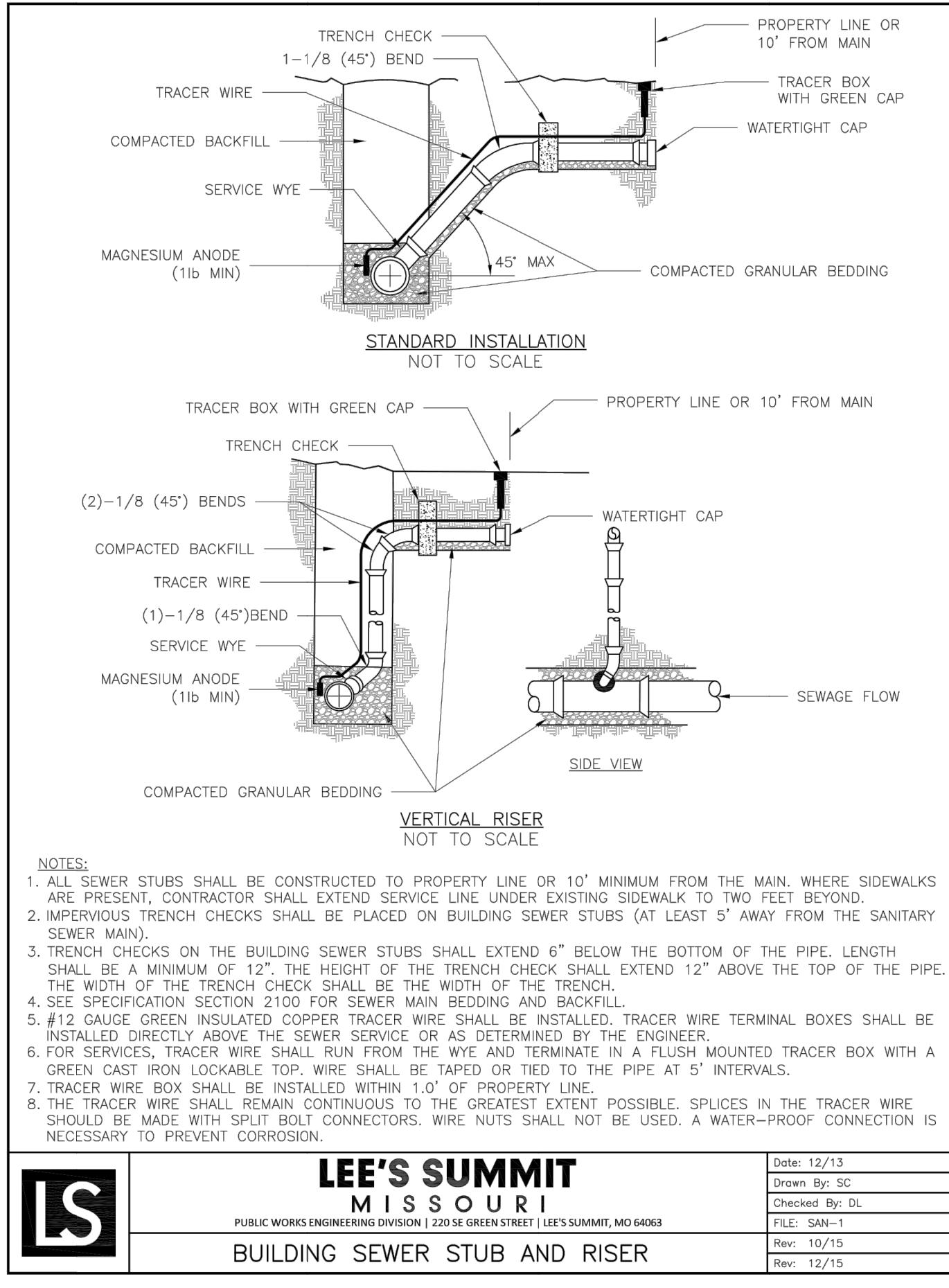
EROSION CONTROL NOTES

- 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 there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D- Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

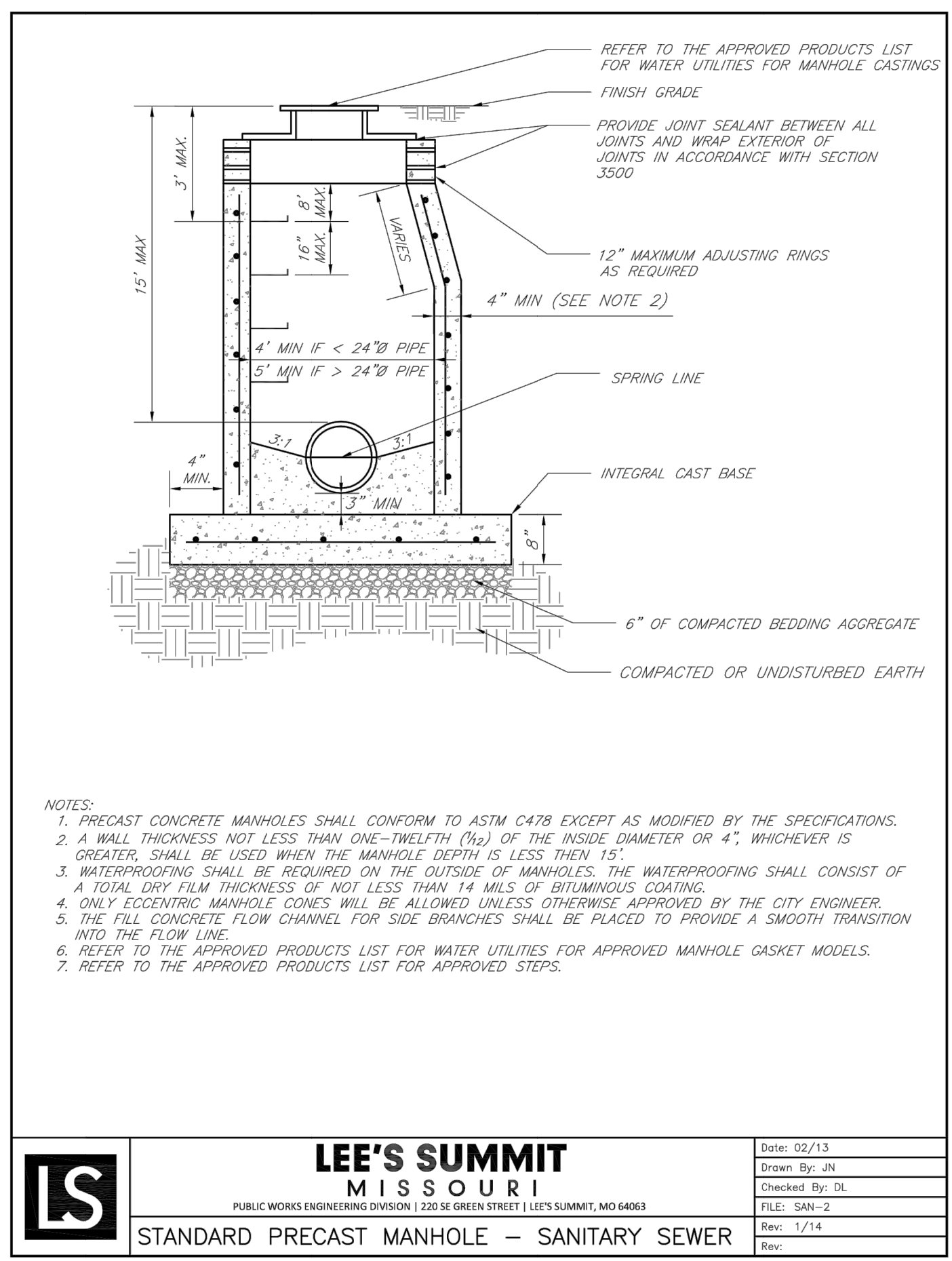




LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

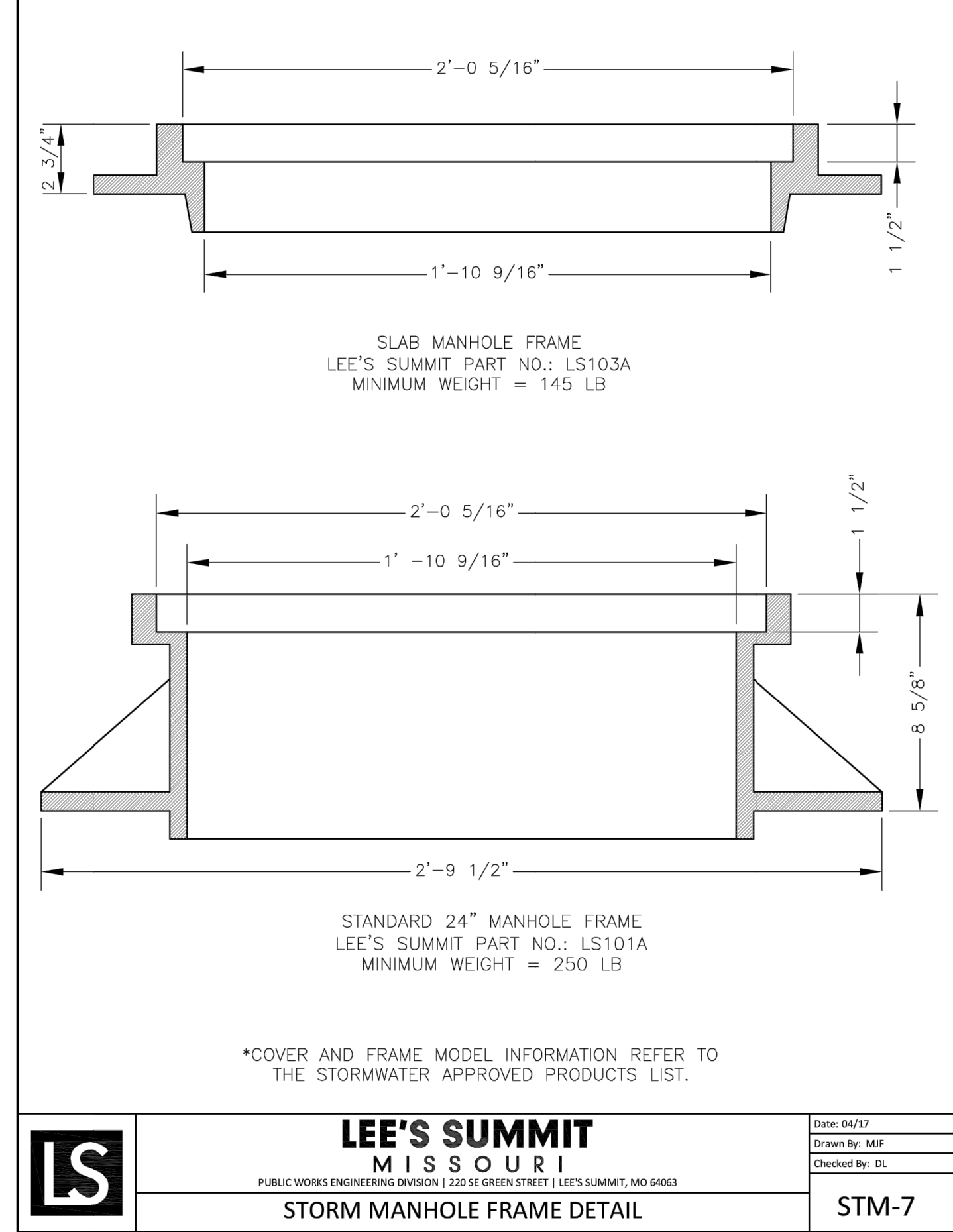
Date: 12/13
Drawn By: SC
Checked By: DL
FILE: SAN-1
Rev: 10/15
Rev: 12/15



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD PRECAST MANHOLE - SANITARY SEWER

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

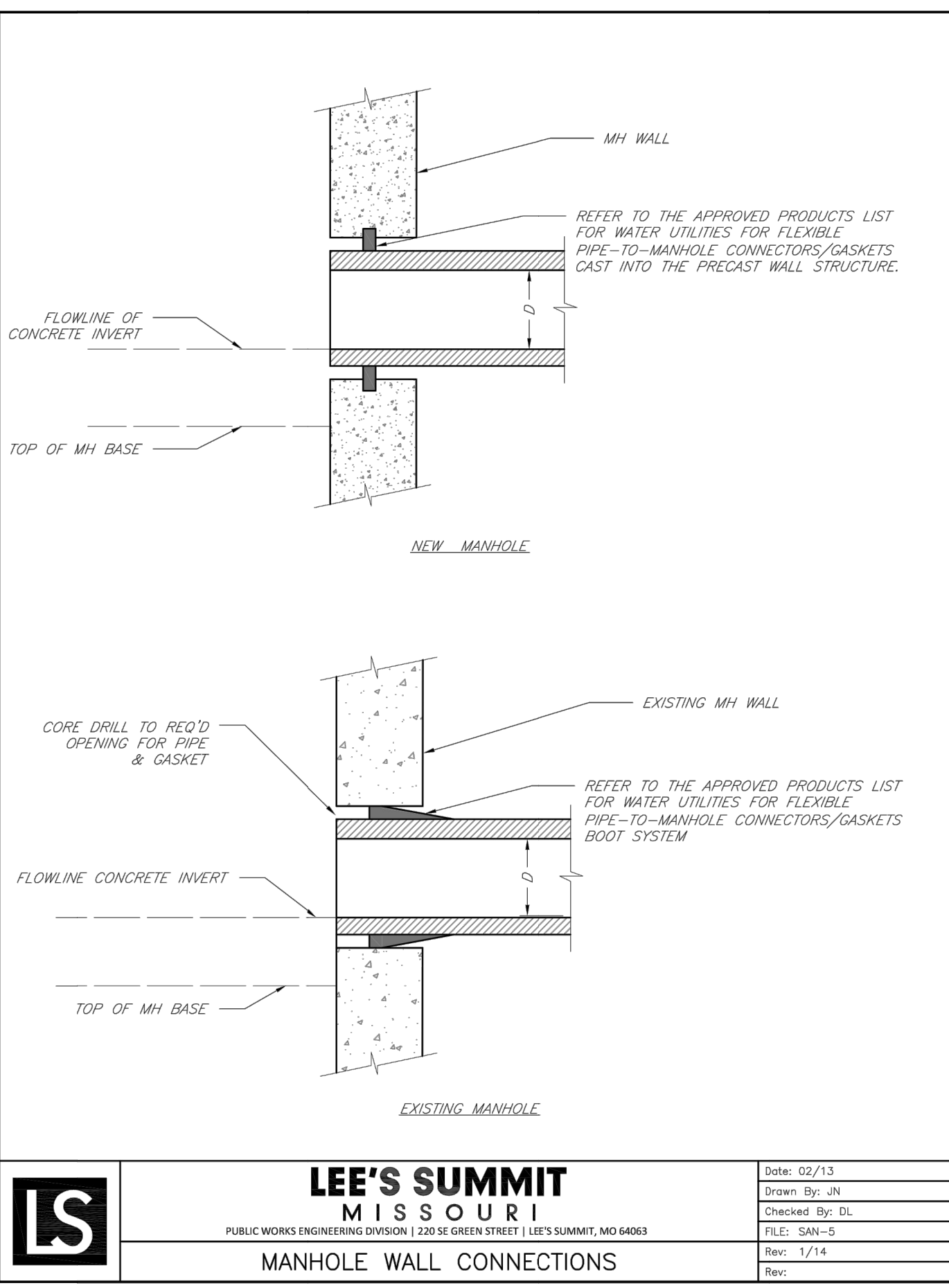


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

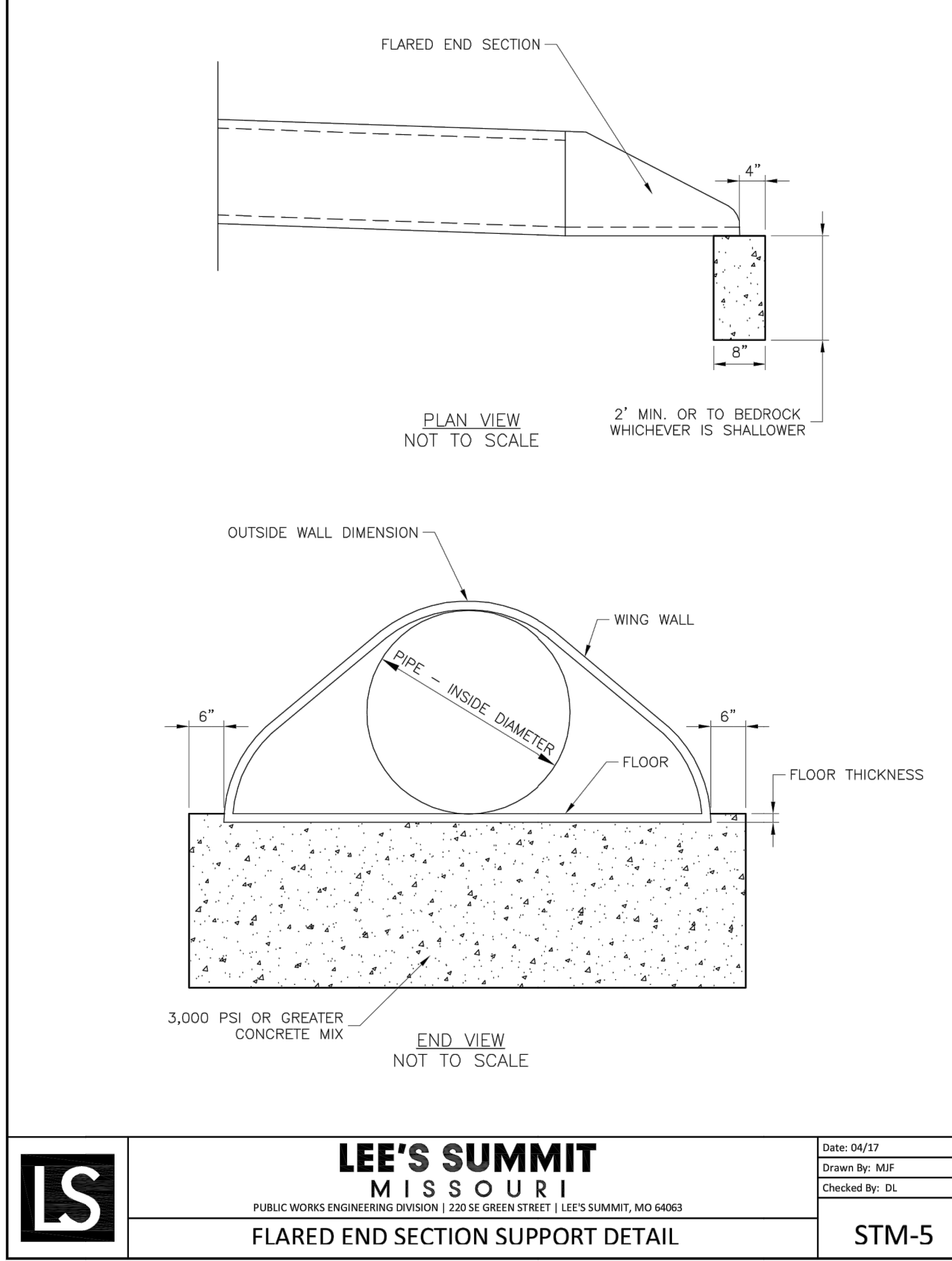
STM-7



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTIONS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:

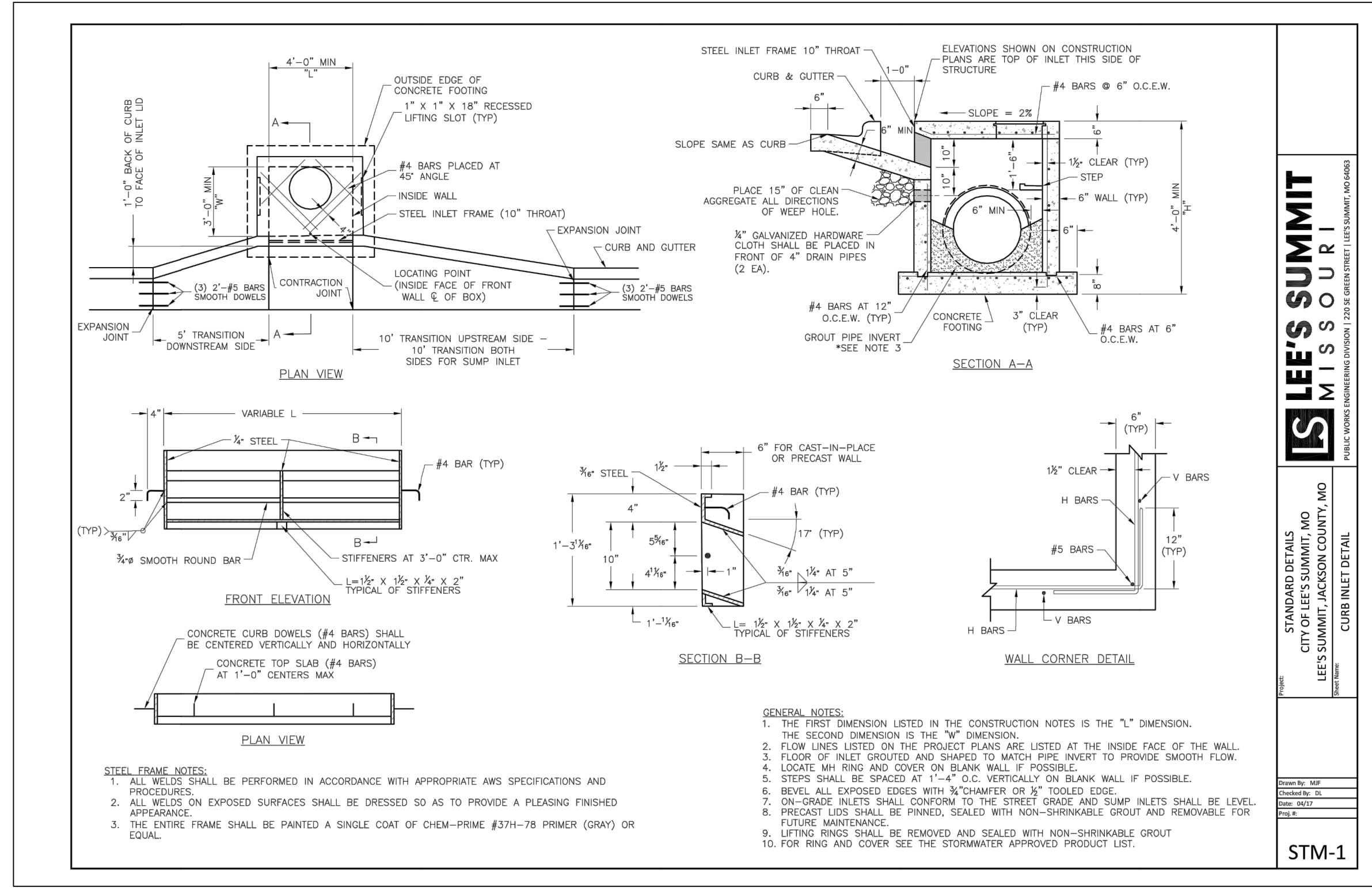


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

FLARED END SECTION SUPPORT DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-5



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

CURB INLET DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-1

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
12/08/2020

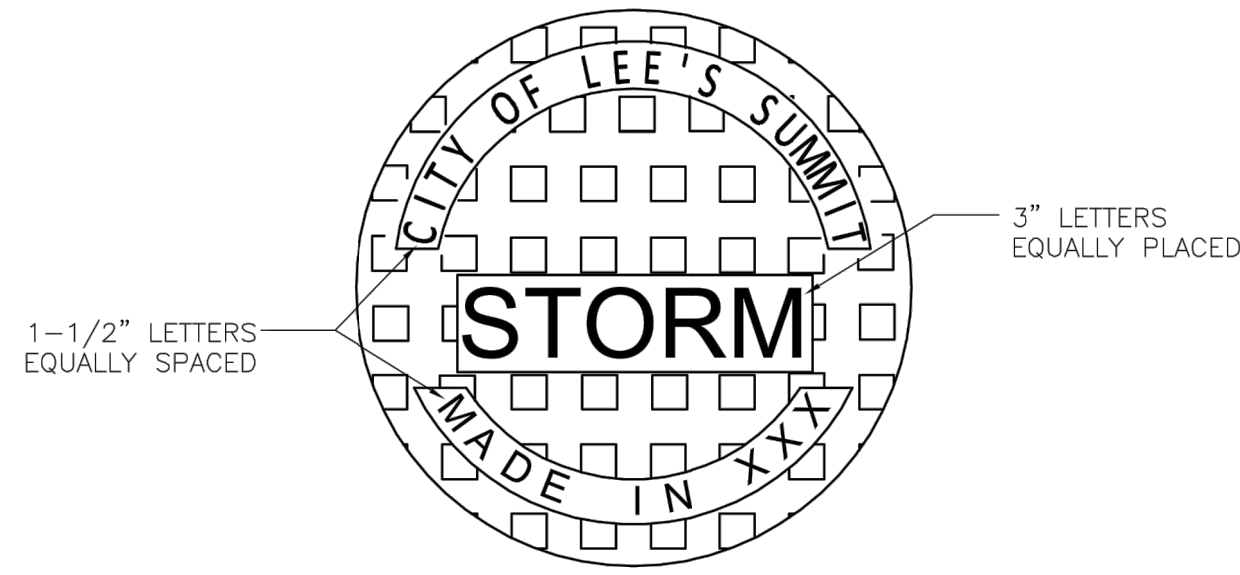
NO.	BY	DATE	REVISION
1	JGD	MES 12/07/20	WATERLINE REVISION
2	JGD	MES 10/01/20	PER CITY COMMENT
3	JGD	MES 08/15/20	PER CITY COMMENT
2	JGD	MES 06/11/20	PER CITY COMMENT
1	JGD	MES 05/08/20	ORIGINAL SUBMISSION

Renaissance Infrastructure Consulting
816.800.0950
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

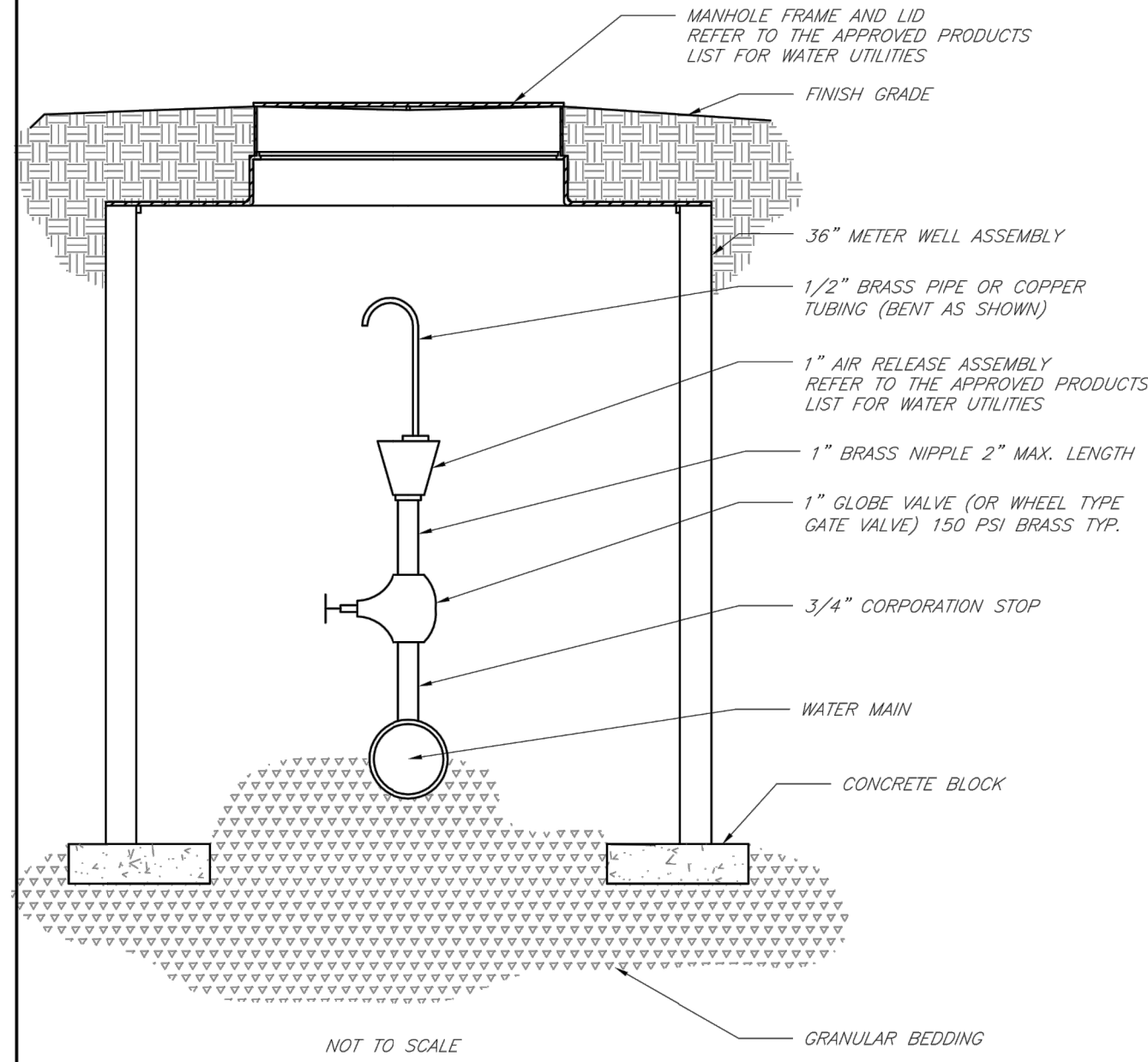


Dec 07 - 2020 - 3:04pm Z:\RCD\Design\2018\18-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251_CDDSTD101.dwg



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN
*COVER AND FRAME MODEL INFORMATION REFER TO
THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE COVER DETAIL
Date: 04/17
Drawn By: MIF
Checked By: DL
STM-6

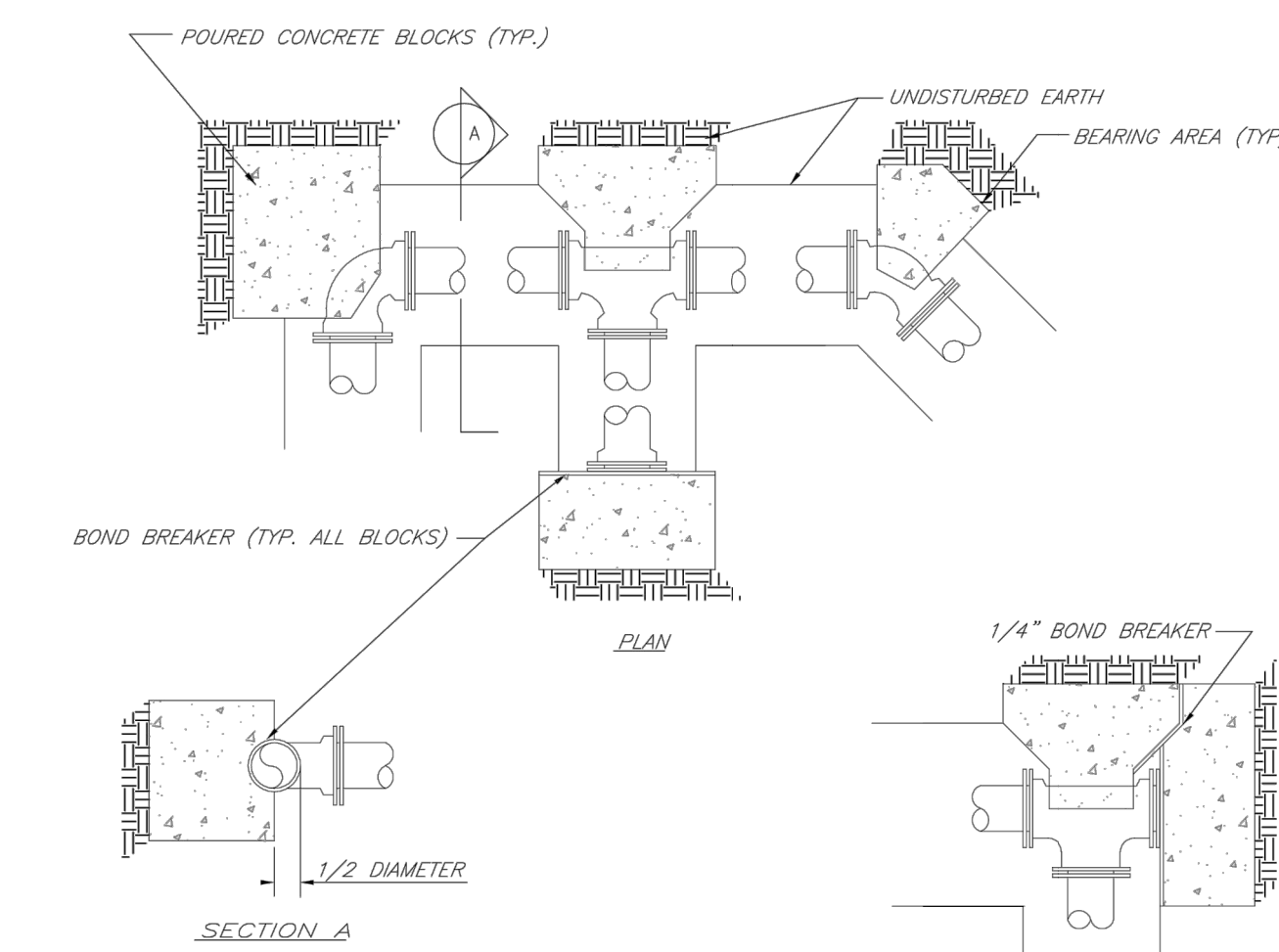


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
AIR RELEASE ASSEMBLY
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-10
Rev: 1/14

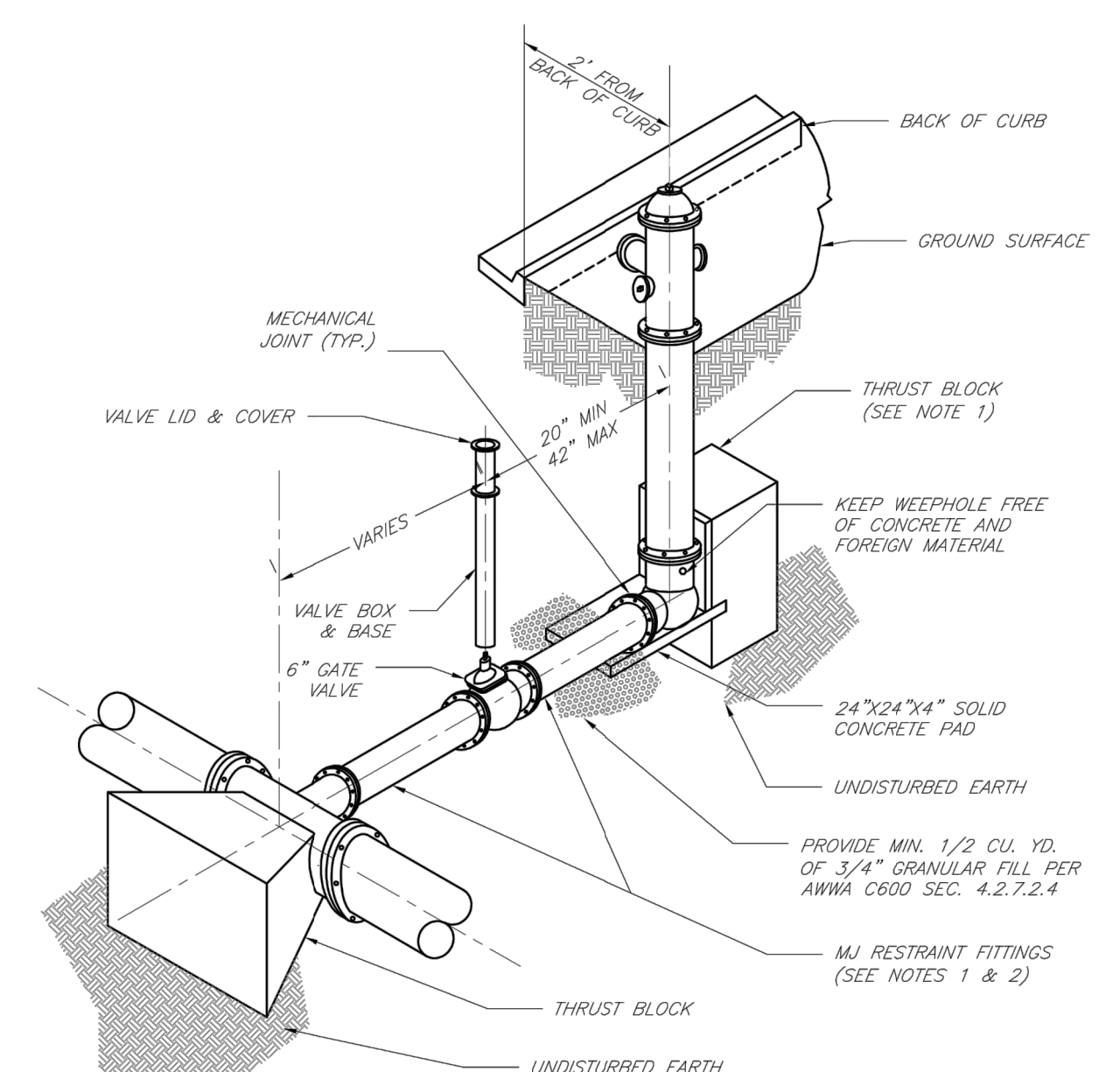
REQUIRED CONCRETE BEARING AREA (SQ. FEET - SF)

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	60.1	32.5	16.5	8.3
20	52.4	74.4	40.1	20.4	10.3
24	68.4	98.4	52.4	29.4	14.8

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 AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

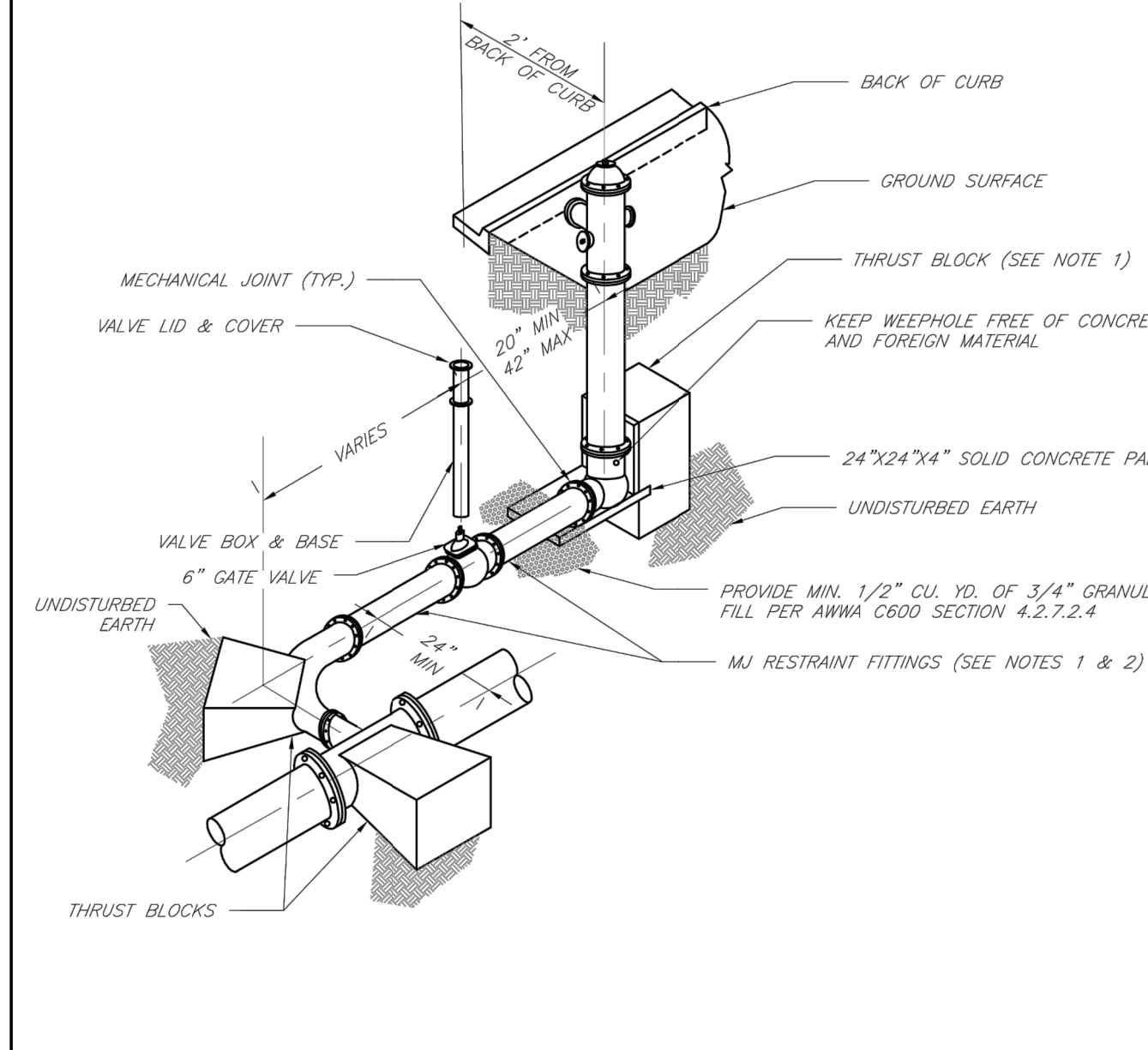


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14



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 64063
HYDRANT INSTALLATION - STRAIGHT SET
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14



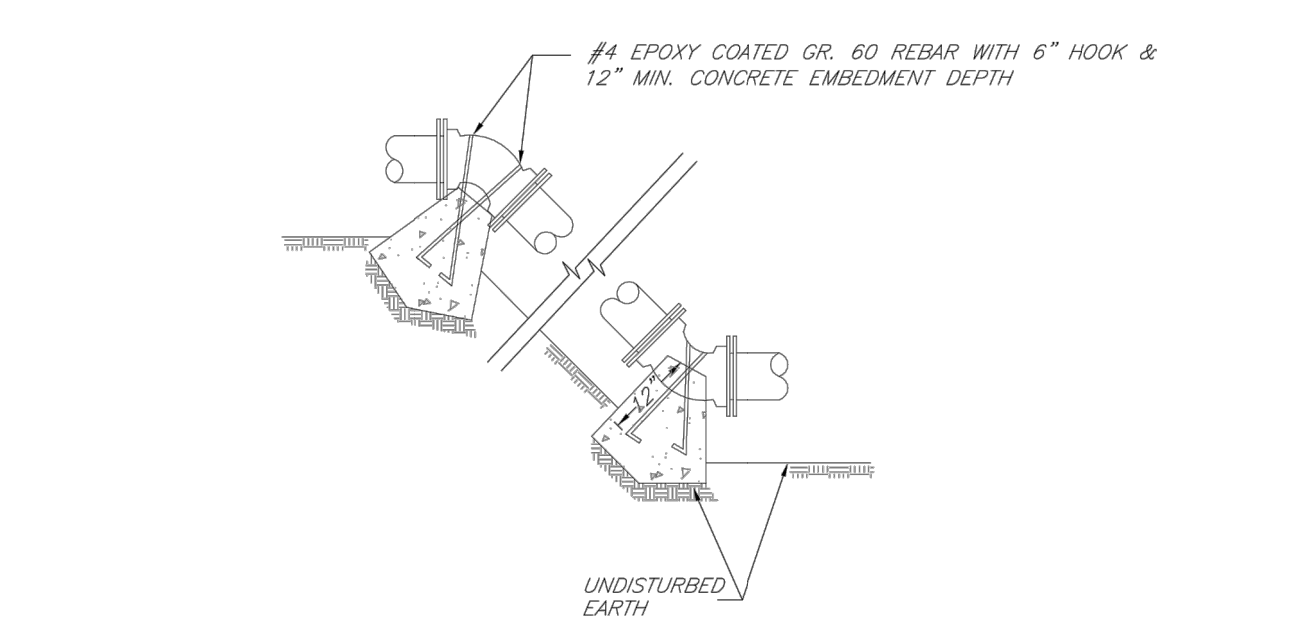
NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM 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 64063
HYDRANT WITH 90 DEGREE BEND
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-8
Rev: 1/14

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	8.9
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	282.0	154.6	78.8	39.6
14	274.0	384.0	210.4	107.3	53.9
16	356.0	504.0	274.0	140.1	70.4
18	448.0	648.0	348.0	177.3	89.1
20	550.0	816.0	432.0	220.0	110.0
24	816.0	1200.0	624.0	312.0	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 AREA 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 64063
VERTICAL THRUST BLOCKS
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-2
Rev: 1/14

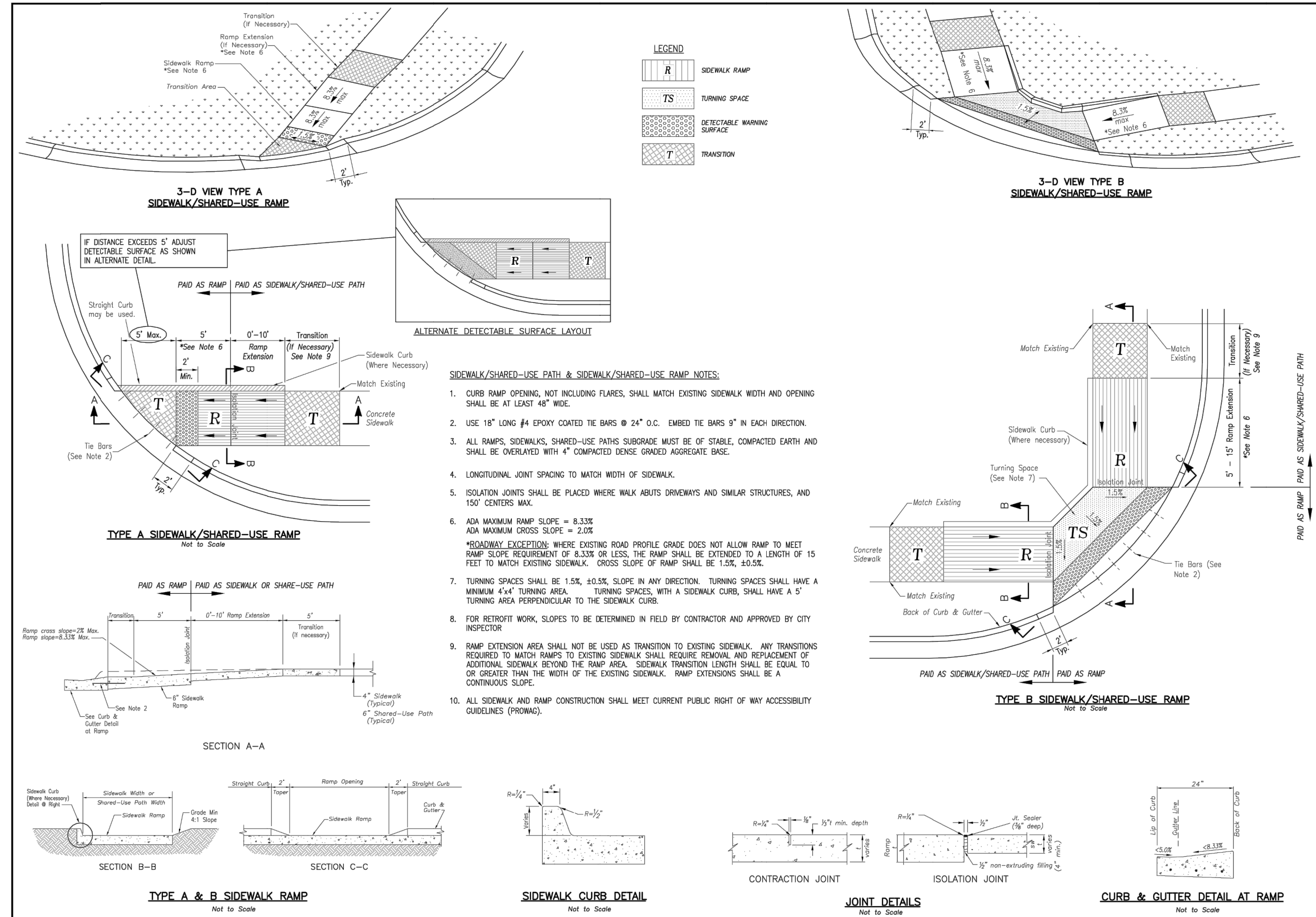
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

NO.	BY	DATE	ORIGINAL SUBMISSION	PER CITY COMMENT	PER CITY COMMENT	WATERLINE REVISION
1	JGD	06/11/20				
2	JGD	06/11/20				
3	JGD	08/15/20				
4	JGD	10/01/20				
5	JGD	12/07/20				

Renaissance Infrastructure Consulting
816.800.0950
1815 MCCOY STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM
E-2010033630
MO Certificate of Authority

STATE OF MISSOURI
MICHHELL SLUTTER
REGISTERED PROFESSIONAL ENGINEER
NO. 000000000
PE-202003418
12/08/2020

Dec 07 - 2020 - 3:04pm
Z:\R\C\Design\2018\18-0251 Burton Townhomes Lee's Summit\DWG\Street & Storm Plans\18-0251_CDDSTD101.dwg

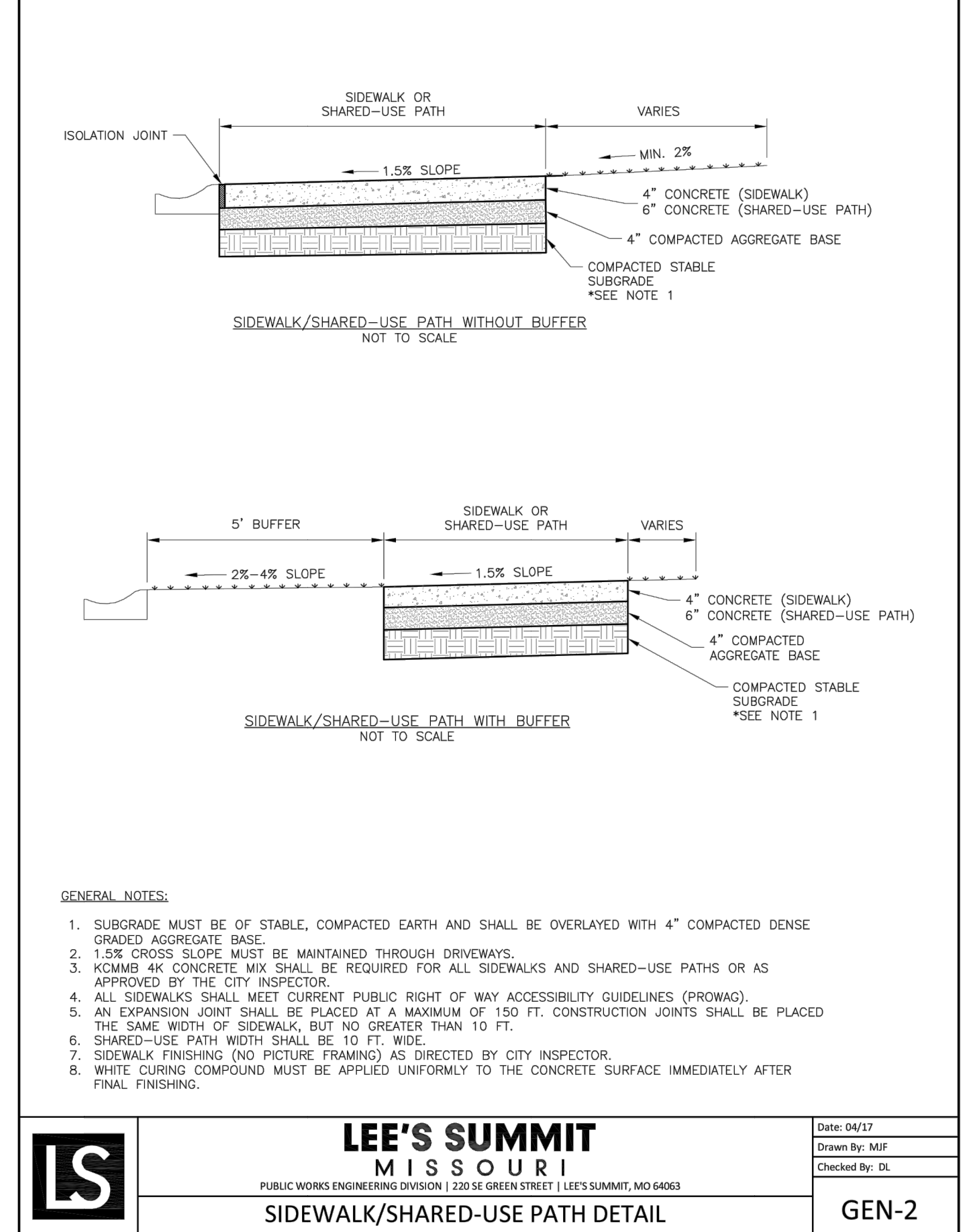


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-3A
CURB & GUTTER DETAIL

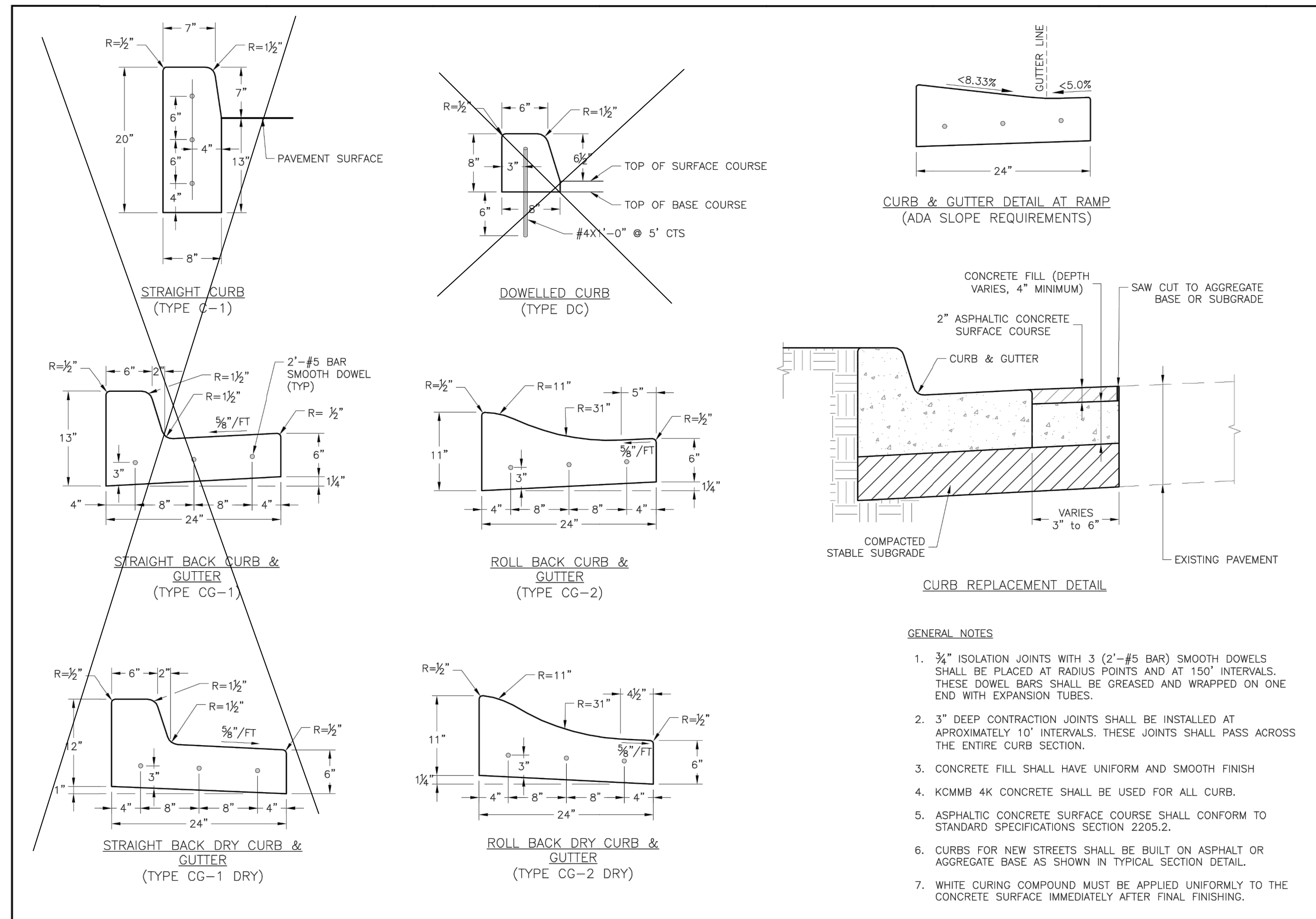
Drawn By: MIF
Checked By: DL
Date: 04/17
Scale: 1/8" = 1'-0"



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

GEN-2
SIDEWALK/SHARED-USE PATH DETAIL

Drawn By: MIF
Checked By: DL
Date: 04/17
Scale: 1" = 1'-0"

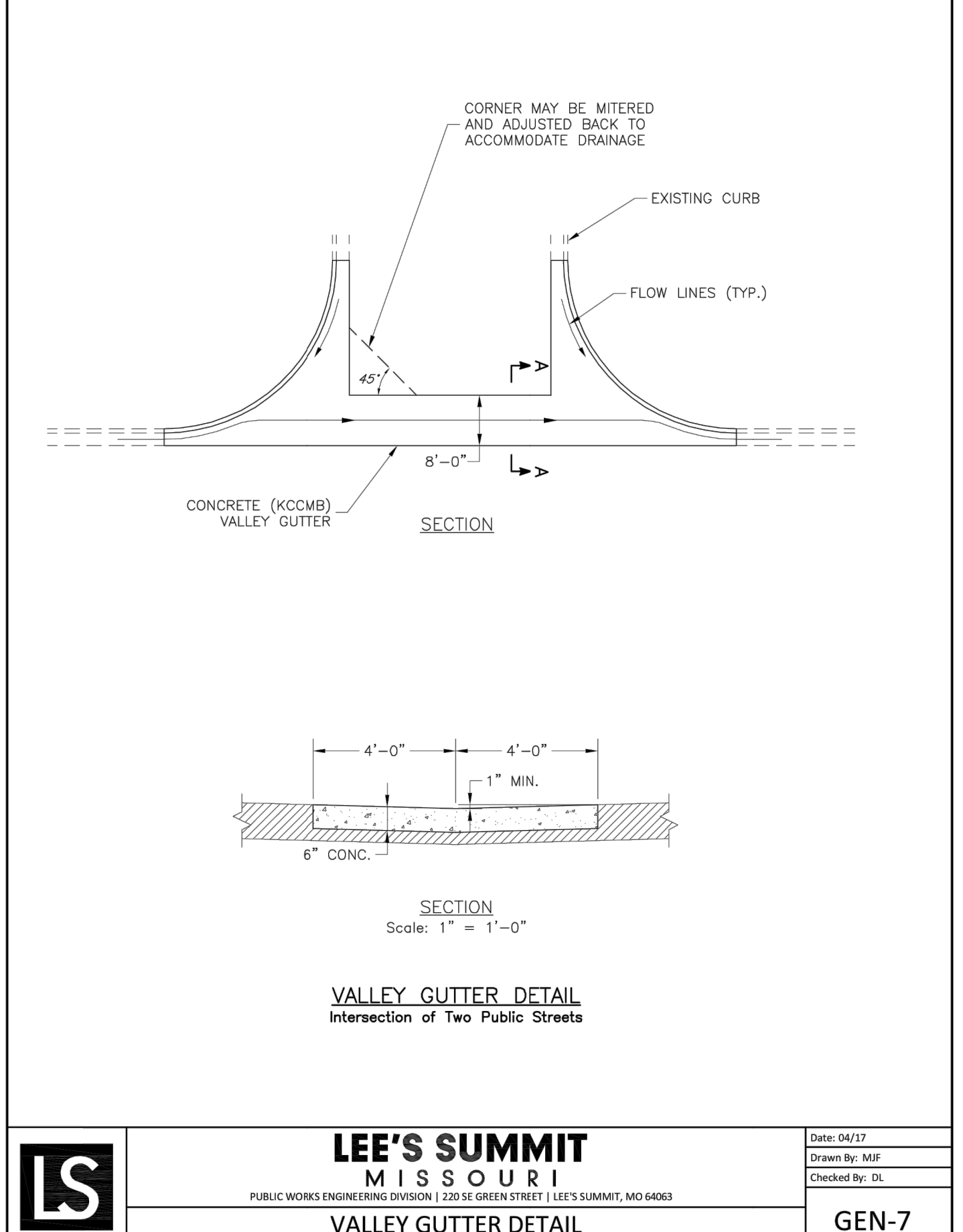


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-4
CURB & GUTTER DETAIL

Drawn By: MIF
Checked By: DL
Date: 04/17
Scale: 1/8" = 1'-0"



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

GEN-7
VALLEY GUTTER DETAIL

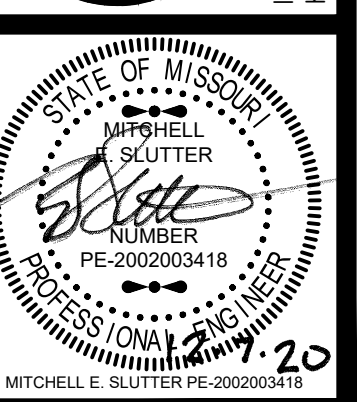
Drawn By: MIF
Checked By: DL
Date: 04/17
Scale: 1" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

NO.	BY	DATE	REVISION
1	JGD	06/11/20	ORIGINAL SUBMISSION
2	JGD	06/11/20	PER CITY COMMENT
3	JGD	08/15/20	PER CITY COMMENT
4	JGD	10/01/20	PER CITY COMMENT
5	JGD	12/07/20	WATERLINE REVISION

Renaissance Infrastructure Consulting
816.800.0950
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630



WATERLINE REVISION	
PER CITY COMMENT	
PER CITY COMMENT	
PER CITY COMMENT	
ORIGINAL SUBMISSION	
REVISION	

JDD MES	12/07/20
JDD MES	10/01/20
JDD MES	08/15/20
JDD MES	06/11/20
JDD MES	05/08/20
NO.	BY: JDD DATE

Renaissance Infrastructure Consulting

1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

MITCHELL E. SLUTTER PE-2002003418

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/08/2020

SIGN MOUNTING DETAILS

* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.

NOTE:
1. Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.

CONTROL SIGN LOCATION

MEDIAN SIGN LOCATION

PROJECT: CITY OF LEE'S SUMMIT, PUBLIC WORKS DEPARTMENT, 220 SE GREEN STREET, LEE'S SUMMIT, MISSOURI 64043. PHONE: (816) 999-1800. FAX: (816) 999-1809.

SIGN MOUNTING DETAILS
Sheet Name: STANDARD DRAWING SN-1
1 of 1

U-STEEL POST DETAILS

U-STEEL POST NOTES:
1. Sign post shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
2. U-Steel post shall be 3.0 ft. galvanized according to ASTM A152.
3. U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
4. All posts shall be embedded a minimum of 3 feet.

STRAP TYPE SIGN SUPPORT DETAILS

METAL POLE SIGN MOUNTING NOTES:
1. Signs on metal poles shall be attached with two brackets and stainless steel bands.
2. Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
3. Holes in sign shall be located such that the sign is level.
4. All strap, brackets, and seal materials should be Type 201 stainless steel.

SQUARE STEEL POST DETAILS

SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
Sign Post - 14 Ga. 2 1/2" x 2" Square Steel Post
Post Anchor - 12 Ga. 2 1/2" x 1/2" x 36" Square Steel Post
Anchor Sleeve - 12 Ga. 2 1/2" x 2 1/2" x 18" Square Steel Post
2. 14 Gauge posts must meet certified minimum yield strength of 60,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.

PROJECT: CITY OF LEE'S SUMMIT, PUBLIC WORKS DEPARTMENT, 220 SE GREEN STREET, LEE'S SUMMIT, MISSOURI 64043. PHONE: (816) 999-1800. FAX: (816) 999-1809.

SIGN POST DETAILS
Sheet Name: STANDARD DRAWING SN-2
2 of 2

STANDARD ABBREVIATION LISTS

Named Streets	AVE	Numbered Streets	First	ST
Bolevard	BLVD	Second	ND	
Circle	CR	Third	RD	
Creek	CR	Fourth to Tenth	TH	
Court	CT			
Crossing	XING			
Drive	DR			
Highway	HWY			
Lane	LN			
Parkway	PKWY			
Place	PL			
Road	RD			
Street	ST			
Terrace	TER			
Trail	TRL			
Way	WAY			

STREET NAME SIGN QUANTITIES

Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	8" x 36"	Sq. Ft.	1	1
D3-1 (SP-2)	8" x 48"	Sq. Ft.	1	1
D3-1 (SP-3)	8" x 36"	Sq. Ft.	1	1
D3-1 (SP-4)	8" x 48"	Sq. Ft.	1	1
D3-1 (SP-5)	8" x 36"	Sq. Ft.	1	1
D3-1 (SP-6)	8" x 48"	Sq. Ft.	1	1

STREET NAME SIGN BLANK DETAILS

PROJECT SIGN DETAILS

SQUARE STEEL POST MOUNTING DETAILS

WING BRACKET MOUNTING DETAILS

PROJECT: CITY OF LEE'S SUMMIT, PUBLIC WORKS DEPARTMENT, 220 SE GREEN STREET, LEE'S SUMMIT, MISSOURI 64043. PHONE: (816) 999-1800. FAX: (816) 999-1809.

STREET NAME SIGN DETAILS
Sheet Name: STANDARD DRAWING SN-3
3 of 3

Dec 07, 2020 3:04pm
Z:\RCD\Design\2018\18-0251_Burton_Townhomes-Lee's Summit\DWG\Street & Storm Plans\18-0251_CDDSTD101.dwg