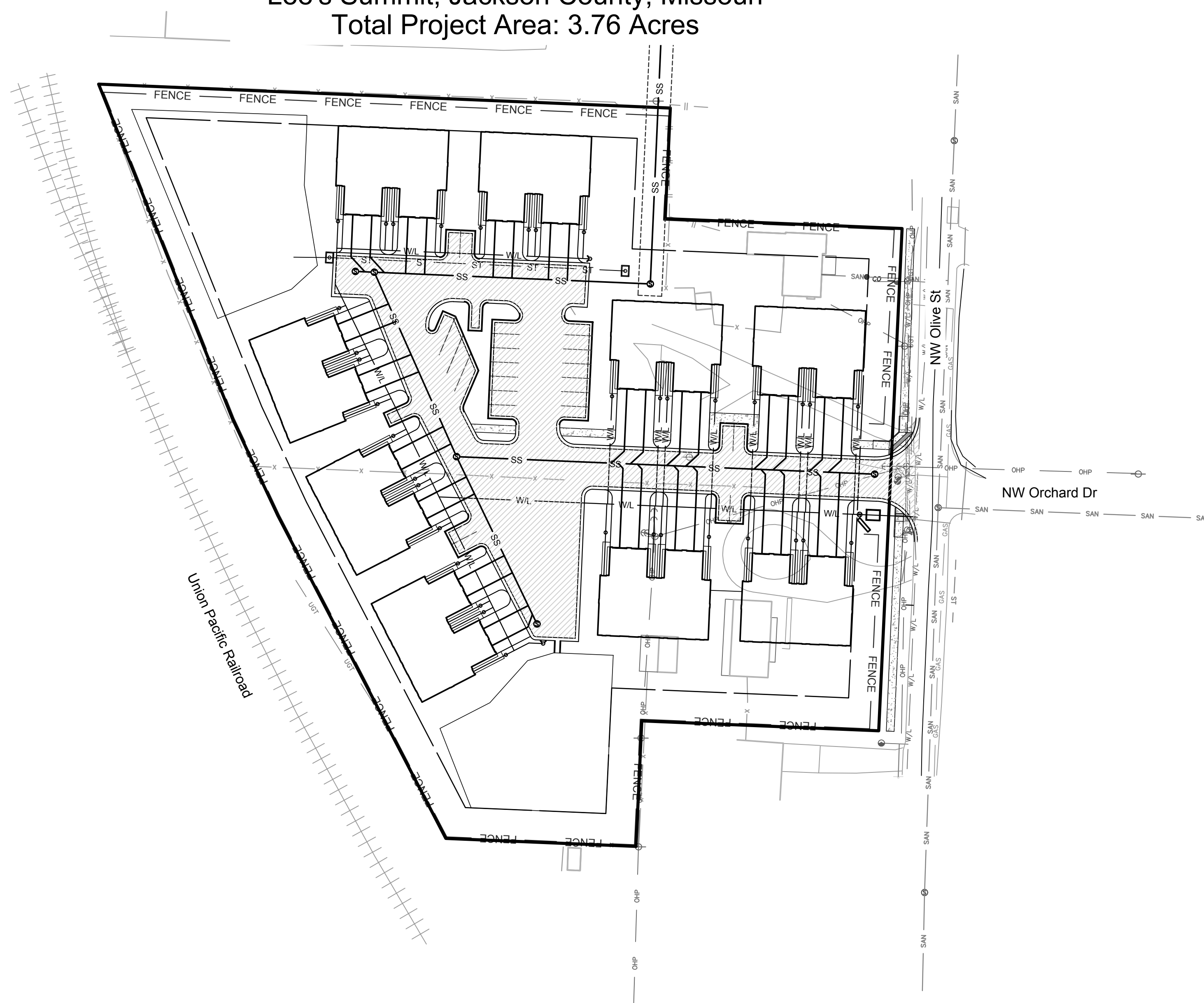
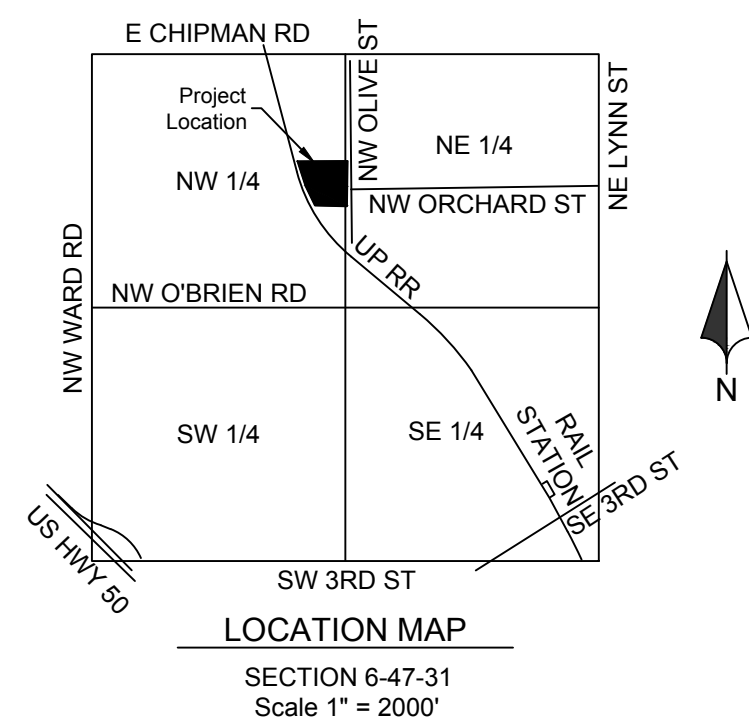


Preliminary Development Plans For Burton Townhomes

Lee's Summit, Jackson County, Missouri
Total Project Area: 3.76 Acres



Sheet List Table	
Sheet Number	Sheet Title
C01	Cover Sheet
C02	General Layout
C03	Rezoning Map
C04	Grading Plan
C05	Utility Plan
C06	Hydrant Coverage
C07	Drainage Map
C08	Erosion Control Phase I
C09	Erosion Control Phase II
C10	Erosion Control Phase III
L01	Landscape Plan



Know what's below.
Call before you dig.

UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
220 SE Green St
Lee's Summit, MO
Phone: 816.969.1900
After Hours: 816.969.7407

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Comcast
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

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 southwest 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

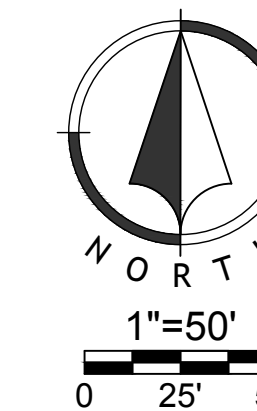
BM-B: 1.3 mi N along the Missouri Pacific Railroad from the station at Lee's Summit, Jackson County, at semaphore 2611, on the top of the concrete base, and 10 ft east of the track. A chiseled square.
Elev: 971.80

Oil / Gas Well Note:
There is no visible evidence, 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.

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 Preliminary Development Plan 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.
- Geo-grid, 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.



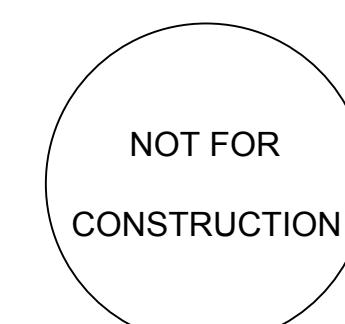
Description:

Lots 1, 2, and 3, EXCEPT the North 70 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.

Common Property:

All common property and common property maintenance plans shall be maintained in accordance with Article 5, Division V of the City of Lee's Summit Unified Development Ordinance. The homeowners association shall have ownership and responsibility of common property and common property maintenance plan revisions.



Preliminary Development Plans

18-0251

Burton Townhomes
Lee's Summit, Jackson County, Missouri

Cover Sheet

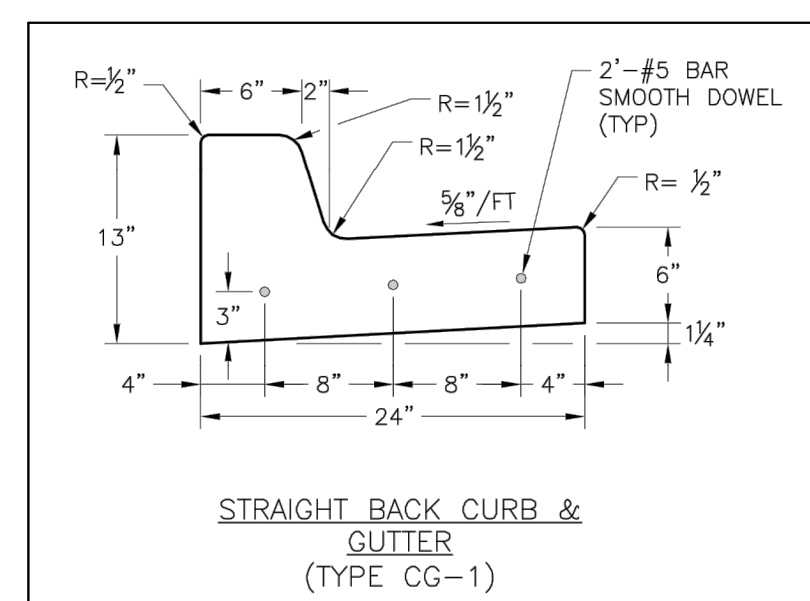
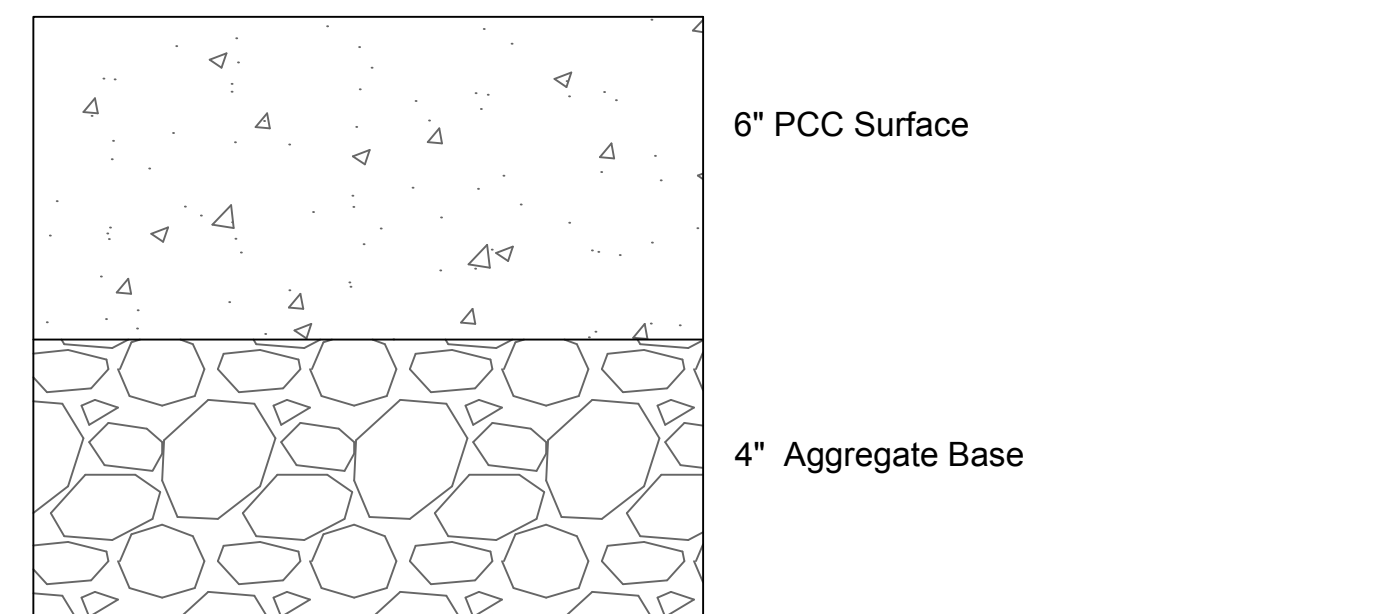
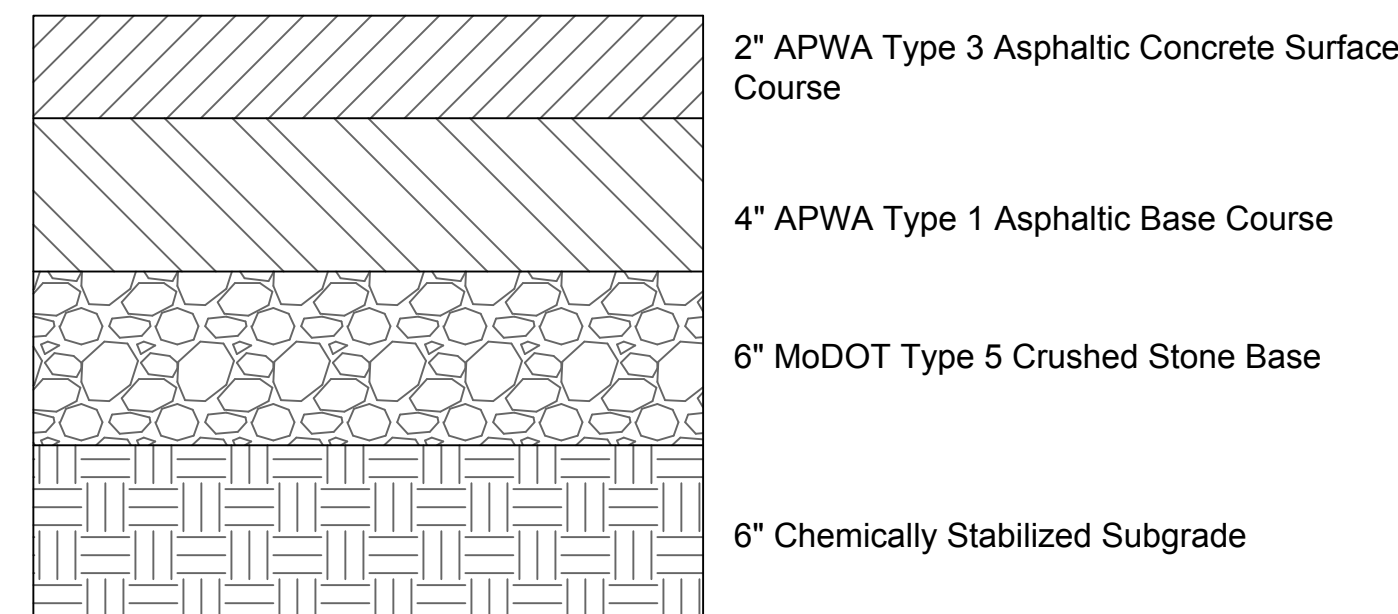
NO.	BY	DATE	DESCRIPTION
1	JCD	01/18/19	ORIGINAL SUBMITTAL
2	JCD	09/13/19	PER CITY COMMENT

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

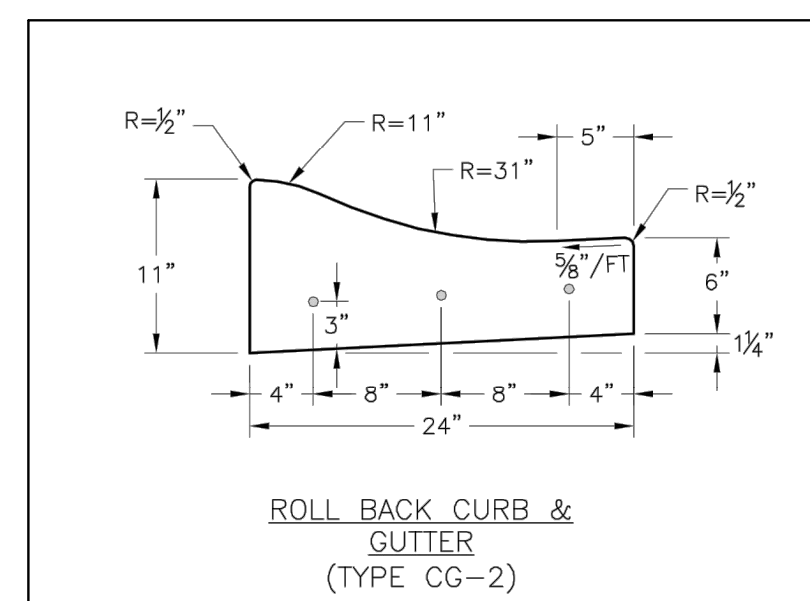
MO Certificate of Authority: E-201003930

2	JCD	MES	09/13/19
1	JCD	MES	01/18/19
1	JCD	MES	01/18/19

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 E-2010039390
 MO Certificate of Authority



City of Lee's Summit Standard Details - GEN 4
Straight Back Dry Curb & Gutter (Type CG-1 Dry)



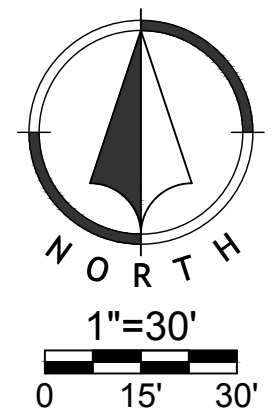
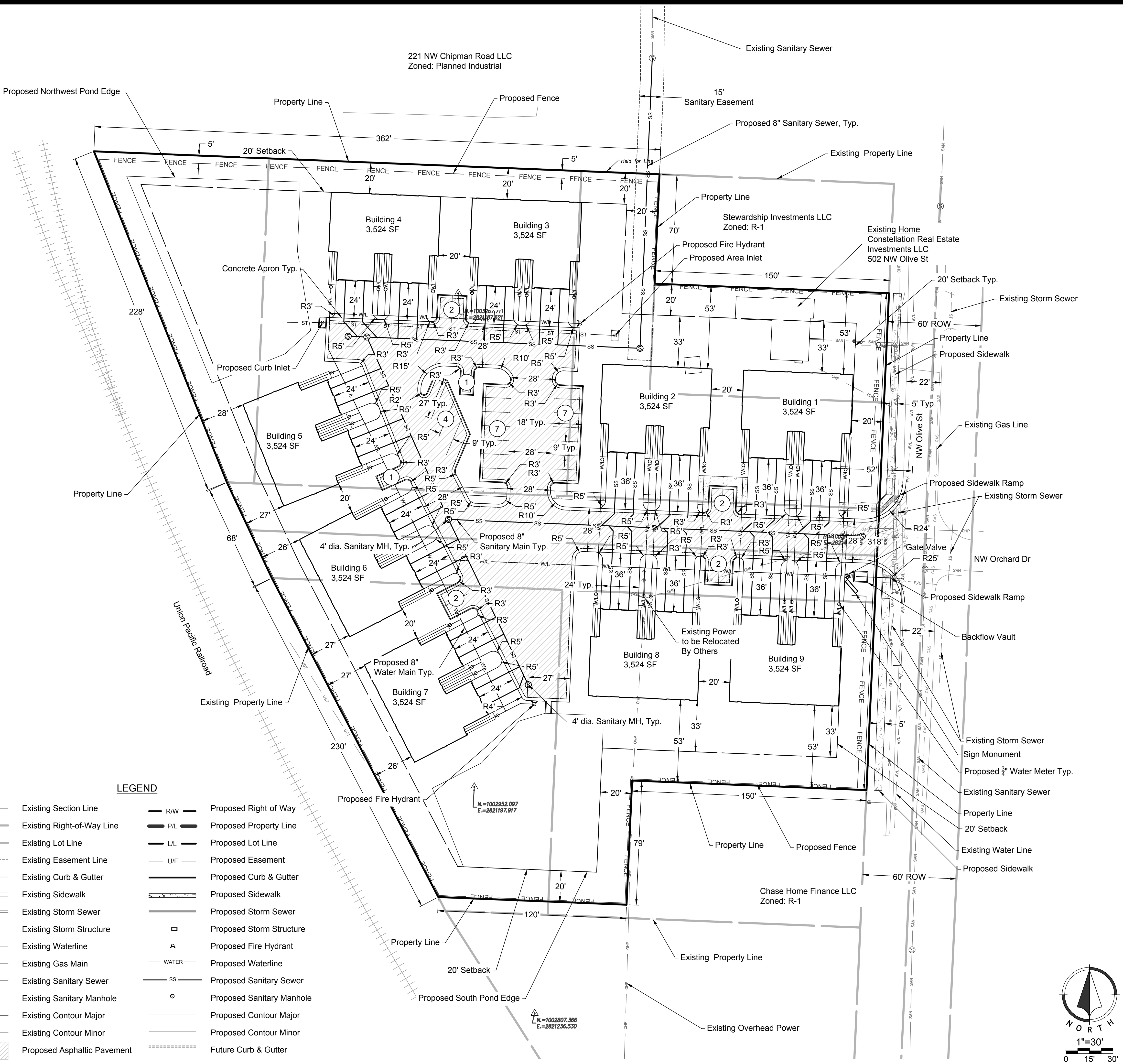
City of Lee's Summit Standard Details - GEN 4
Roll Back Dry Curb & Gutter (Type CG-2 Dry)

Lot Info
 Lot Area: 3.76AC
 Units: 36
 Units per Acre: 9.57
 Unit Size: 1,663 SF
 Total Floor Area: 66,520 SF
 Floor Area Ratio: .43
 Impervious Area: 68,663 SF (44.8%)
 Parking Required: 72 (2/Unit)
 Parking Provided: 136 (3/Unit, & 28 Visitor Parking)

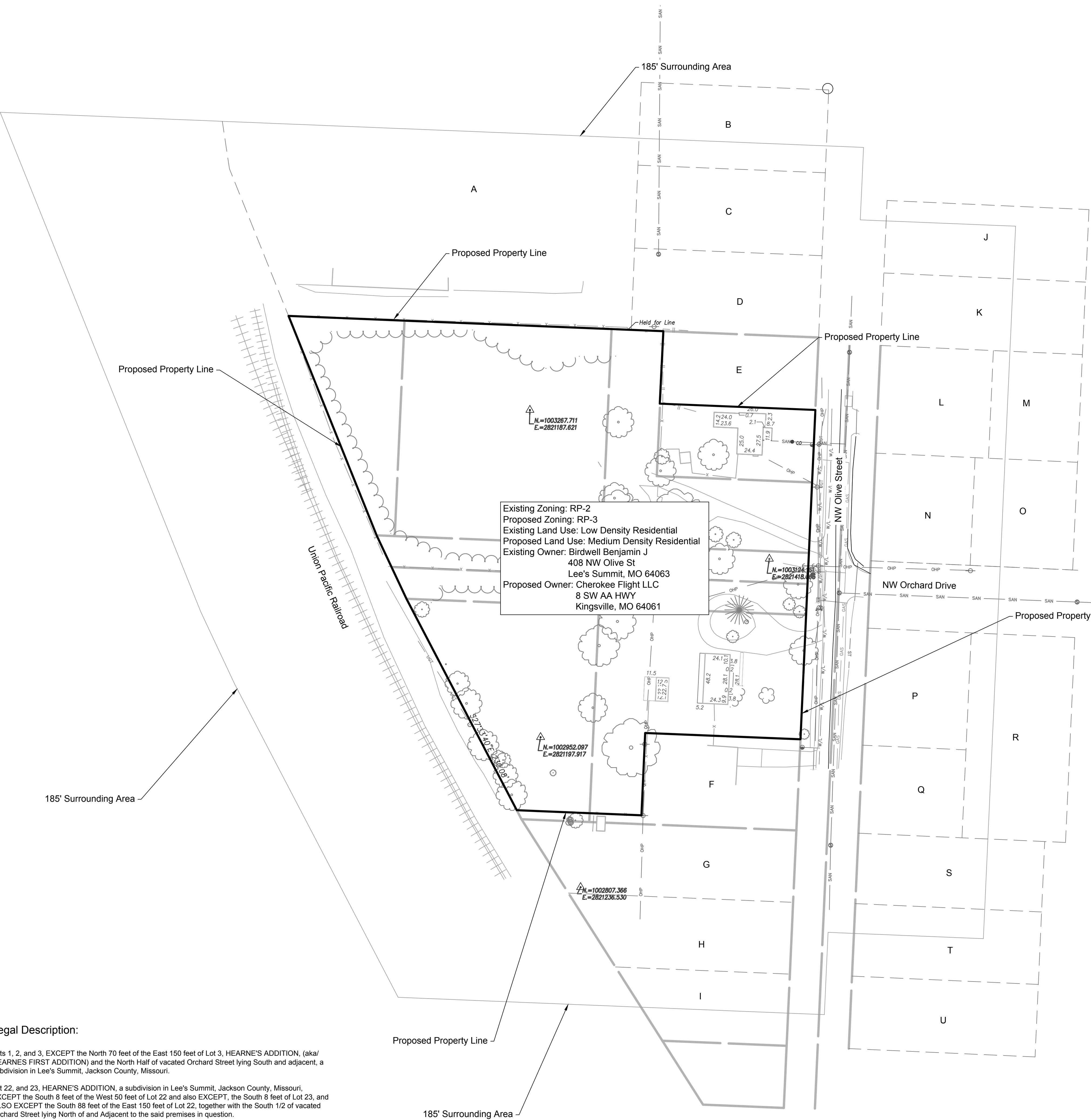
Note:
 1) All fencing constructed adjacent to PI zoning districts shall conform to City of Lee's Summit UDO Section 8.890 minimum buffer screen requirements.

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
---	Proposed Asphaltic Pavement	---	Future Curb & Gutter



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Existing Zoning: RP-2
 Proposed Zoning: RP-3
 Existing Land Use: Low Density Residential
 Proposed Land Use: Medium Density Residential
 Existing Owner: Birdwell Benjamin J
 408 NW Olive St
 Lee's Summit, MO 64063
 Proposed Owner: Cherokee Flight LLC
 8 SW AA HWY
 Kingsville, MO 64061

Surrounding Properties			
	Zoning	Land Use	Ownership
A	PI	3216 - Wholesale Trade	221 NW CHIPMAN ROAD LLC 110 N GRAND AVE MARYVILLE MO 64468
B	RP-2	1120 - Duplex	BURNETT INVESTMENTS LLC 4621 NW BIRKDALE CT LEES SUMMIT MO 64064
C	RP-2	1120 - Duplex	BRAY-MAGEE CHERIE 1210 E LUCY WEBB RD RAYMORE MO 64083-9422
D	RP-2	1120 - Duplex	BURNETT INVESTMENTS LLC 4621 NW BIRKDALE CT LEES SUMMIT MO 64064
E	RP-2	1110 - Single Family Residence	STEWARDSHIP INVESTMENTS LLC 7215 TROOST AVE KANSAS CITY MO 64131
F	RP-2	1110 - Single Family Residence	SANDY WILLIAM R JR & MICHELLE C 31205 E 179TH ST PLEASANT HILL MO 64080
G	RP-2	1110 - Single Family Residence	PEOPLES DIANNA L & PAUL S 404 NW OLIVE ST LEES SUMMIT MO 64063-1949
H	RP-2	1110 - Single Family Residence	VANBEBBER RALPH & PATSY C 701 SW MURRAY LEES SUMMIT MO 64081
I	RP-2	1110 - Single Family Residence	REDMON ALBERT D 400 NW OLIVE ST LEES SUMMIT MO 64063
J	RP-2	1100 - Single Family Residence	TAYLOR MICHAEL S & KAREN L 509 NW OLIVE ST LEES SUMMIT MO 64063
K	RP-2	1110 - Single Family Residence	FORESTER HEATHER 507 NW OLIVE ST LEES SUMMIT MO 64063
L	RP-2	1120 - Duplex	LW PROPERTIES LLC 612 NE ENGLISH MANOR DR UNIT D LEES SUMMIT MO 64086
M	RP-2	1120 - Duplex	LW PROPERTIES LLC 612 NE ENGLISH MANOR DR UNIT D LEES SUMMIT MO 64086
N	RP-2	1110 - Single Family Residence	MATSON AMY 106 NW ORCHARD DR LEES SUMMIT MO 64063
O	RP-2	1120 - Duplex	SEILER TIM & MACHELL 224 SW SEAGULL CT LEES SUMMIT MO 64082
P	RP-2	1110 - Single Family Residence	NEWMAN JANICE 109 NW ORCHARD DR LEES SUMMIT MO 64063
Q	RP-2	1110 - Single Family Residence	MCCLINTOCK CATHY D 407 NW OLIVE LEES SUMMIT MO 64063
R	RP-2	1110 - Single Family Residence	NEILL TRACEY A & TANA M 107 NW ORCHARD DR LEES SUMMIT MO 64063
S	RP-2	1110 - Single Family Residence	POSEY CAROL S 405 NW OLIVE ST LEES SUMMIT MO 64063
T	RP-2	1110 - Single Family Residence	LONG ERIC & ZEHNDER LINDSAY 403 NW OLIVE ST LEES SUMMIT MO 64063
U	RP-2	1100 - Single Family Residence	FARNAM HARVIE L & SHARON L 401 NW OLIVE ST LEES SUMMIT MO 64063-1948

Legal Description:

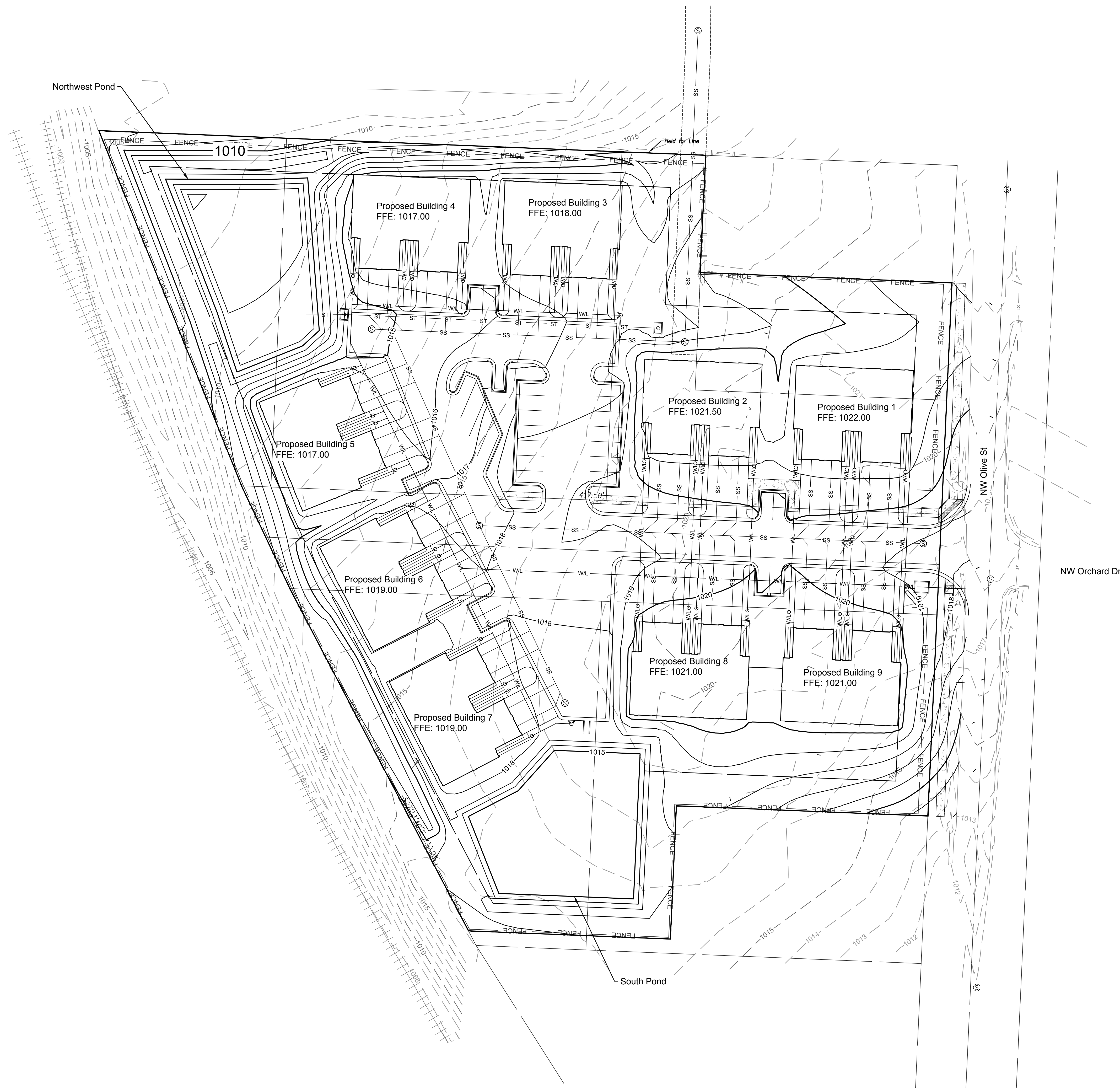
Lots 1, 2, and 3, EXCEPT the North 70 feet of the East 150 feet of Lot 3, HEARNE'S ADDITION, (aka/ HEARNE'S FIRST ADDITION) and the North Half of vacated Orchard Street lying South and adjacent, a subdivision in Lee's Summit, Jackson County, Missouri.
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NO.	BY	DATE	PER CITY COMMENT
2	JCD MES	09/13/19	ORIGINAL SUBMITTAL
1	JCD MES	01/18/19	REVISION

Renaissance Infrastructure Consulting
 1815 MCCREE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816.800.0950
 WWW.RIC-CONSULT.COM
 E-20100303930
 MO Certificate of Authority

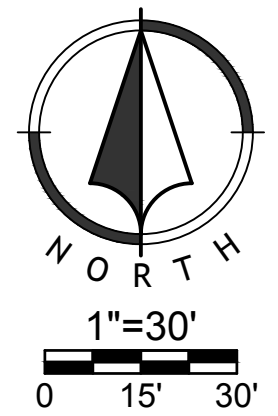


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Legend

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

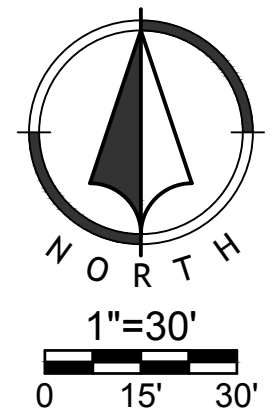
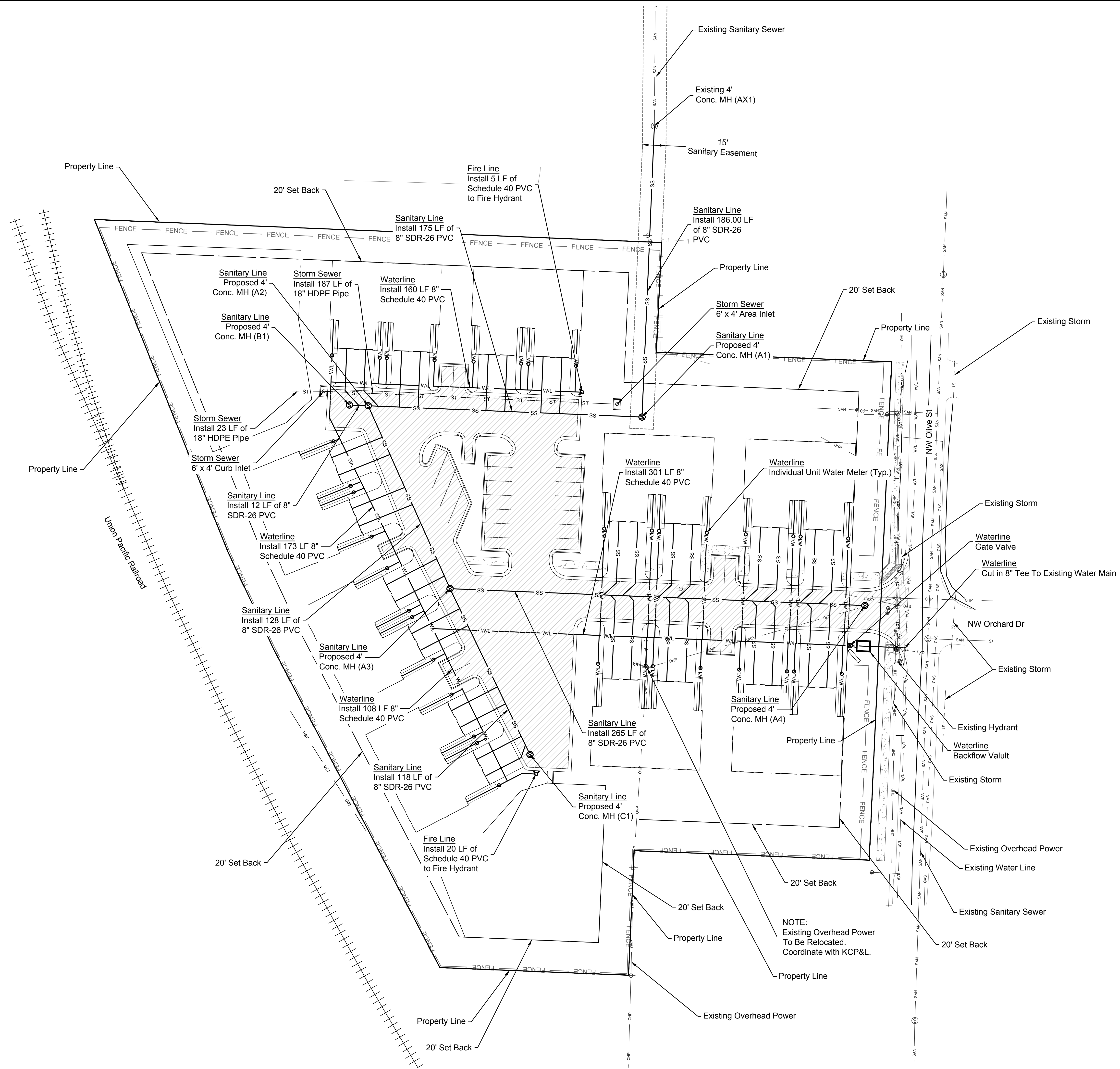


Grading Plan

NO.	BY	CD	DATE	PER CITY COMMENT
2	JGD	MES	09/13/19	ORIGINAL SUBMITTAL
1	JGD	MES	07/18/19	REVISION

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Sheet
C05

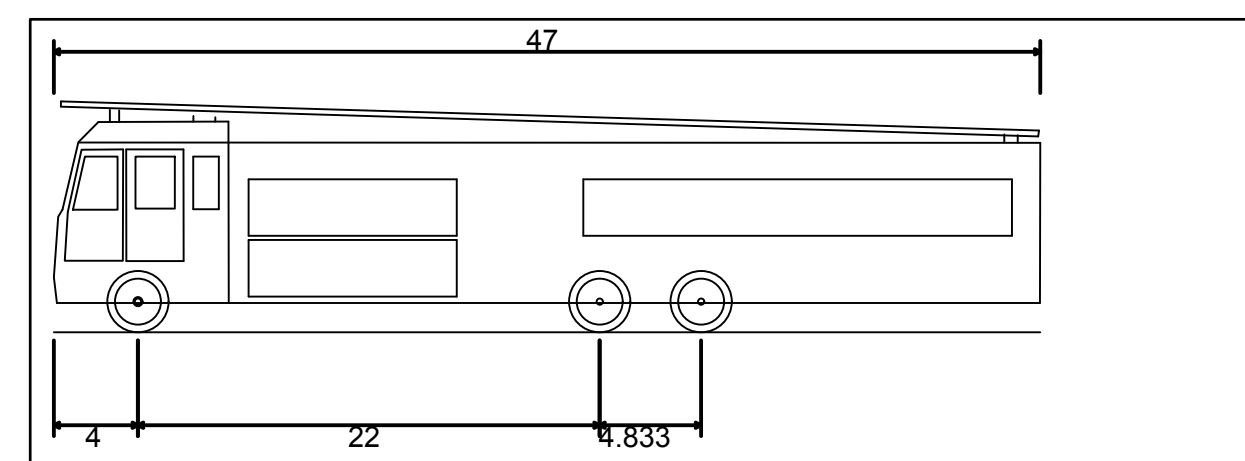
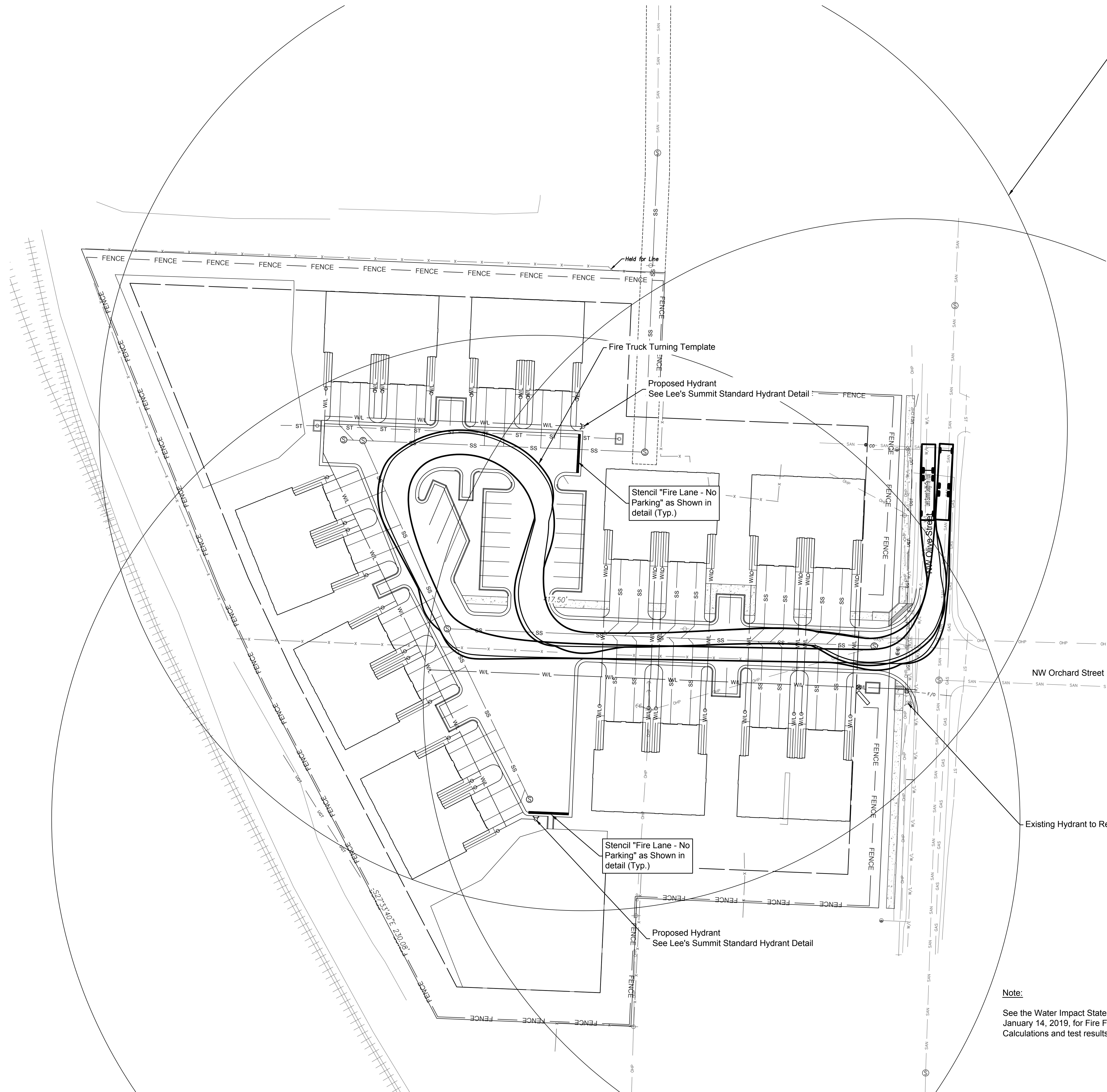
Preliminary Development Plans
 18-0251
 Burton Townhomes
 Lee's Summit, Jackson County, Missouri

Utility Plan

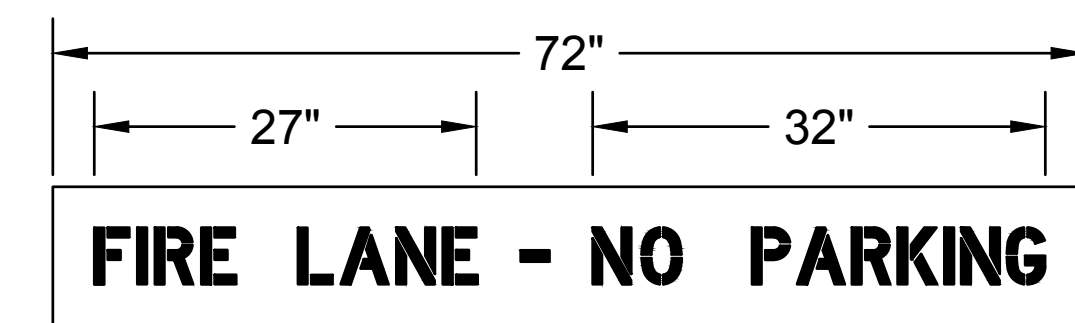
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1	JGD	01/18/19	REVISION

Renaissance Infrastructure Consulting
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 WWW.RIC-CONSULT.COM
 E-2010035930
 MO Certificate of Authority

Mar 14, 2019 10:17 am
 2:16:10 Design\0181\18-0251 Burton Townhomes Lees Summit\DWG\Hydrant Coverage.dwg



Lee's Summit Design Fire Truck
 Overall Length 47.000ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



FIRE LANE - NO PARKING STENCIL DETAIL
 NOT TO SCALE

Note:
 See the Water Impact Statement, Dated
 January 14, 2019, for Fire Flow
 Calculations and test results.



NO.	BY	CD	DATE	PER CITY COMMENT
2	JCD	MES	09/13/19	ORIGINAL SUBMITTAL
1	JCD	MES	07/18/19	REVISION

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NO.	BY	DATE	REVISION
2	JCD	MES 09/13/19	PER CITY COMMENT
1	JCD	MES 07/18/19	ORIGINAL SUBMITTAL

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 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033530

Pro NW Discharge Point (A)
From ProNW Detention Basin
 $Q_{100} = 5.15$ cfs
 $Q_{10} = 3.17$ cfs
 $Q_2 = 1.01$ cfs

Proposed Northwest
Pond Edge

ProNW Sub Basin
 CN = 90.00
 $T_c = 12.65$ min

NW Detention Basin
 100-yr Storage Volume:
 18,225 Ft³

Proposed Curb Inlet

2.02
ProNW

Proposed Area Inlet

Pro S Discharge Point (C)
From ProS Detention Basin
 $Q_{100} = 3.33$ cfs
 $Q_{10} = 1.65$ cfs
 $Q_2 = 0.55$ cfs

ProS Sub Basin
 CN = 90.00
 $T_c = 11.98$ min

1.15
ProS

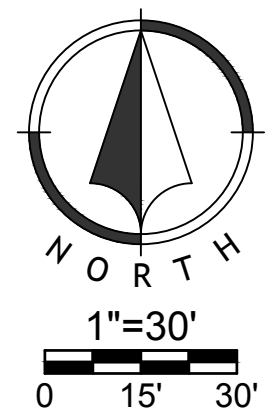
SW Detention Basin
 100-yr Storage Volume:
 11,581 Ft³

0.59
ProSE

ProSE Discharge Point (B)
From ProSE Un-Detained
 $Q_{100} = 4.97$ cfs
 $Q_{10} = 3.26$ cfs
 $Q_2 = 1.96$ cfs

ProSE Sub Basin
 CN = 90.00
 $T_c = 9.84$ min

ExOffsite
 Area = 0.02 AC
 CN = 74.00
 $T_c = 8.57$ min
 $Q_{100} = 0.13$ cfs
 $Q_{10} = 0.07$ cfs
 $Q_2 = 0.03$ cfs



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Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A-Prior to Land Disturbance	1	Stabilized Construction Entrance	D	Install Construction Entrance. Construction Entrance to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area
		3	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		3A			
		4	Curb Inlet Protection	E	Install Filter Bags on Existing Inlets
Phase II	B-Mass Grading	5	Concrete Washout	D	Install Concrete Washout, as Shown on Plans Prior to Pouring any Concrete.
		6	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond the Toe of the Slope.
		7	Curb Inlet Protection	E	Install Sediment Fence Around Curb Inlets Prior to Pavement Placement. Install Filter Bags Around Pavement After Pavement Placement
		8	Area Inlet Protection	E	Install Stabilized Buffer and Filter Bags.
Phase III	C-Storm Sewer Installation	9			
		10	Sodding	N/A	Redistribute Topsoil and Sod Disturbed Area.
		11	Seeding	N/A	Redistribute Topsoil and Seed Disturbed Area. Establish Perennial Vegetation with 70% Density over 100% Disturbed Area.
	D-Building and Parking				
	E-Final Stabilization				

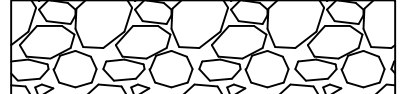
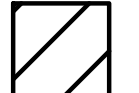
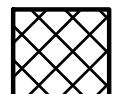


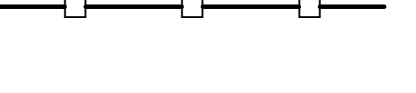
Disturbed Area: 3.76 AC

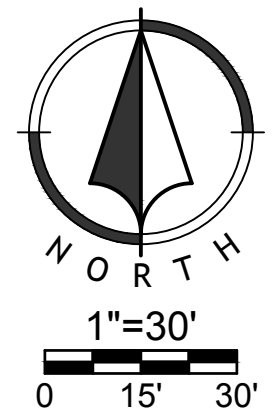
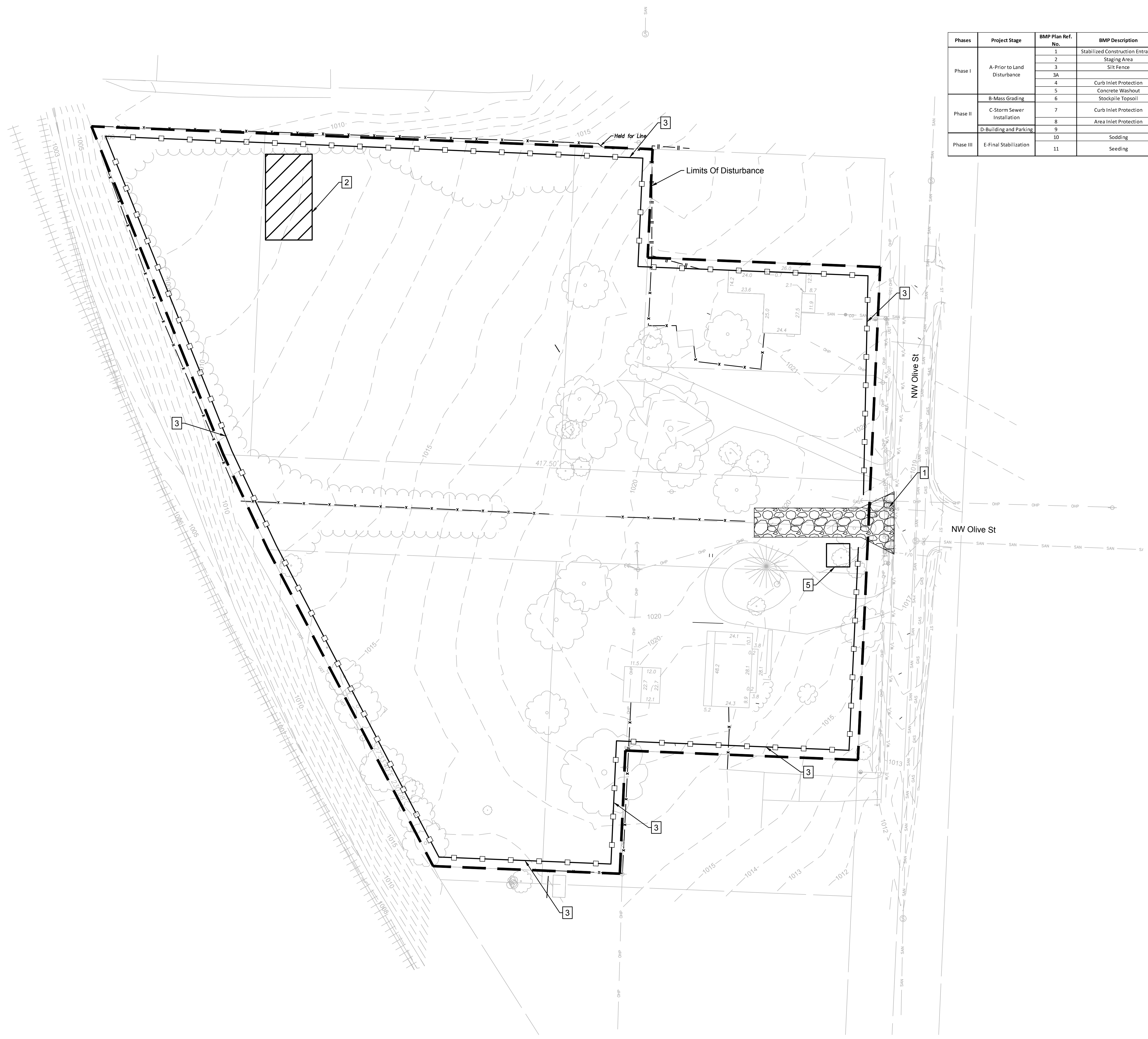
ESTIMATED EARTHWORK

Cut: 1852 CY
Fill: 4737 CY

Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Stockpile Area
-  Concrete Washout
-  Limits of Disturbance
-  Silt Fence



NO.	BY	DATE	REVISION
2	JGD	09/13/19	PER CITY COMMENT
1	JGD	01/18/19	ORIGINAL SUBMITTAL

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A-Prior to Land Disturbance	1	Stabilized Construction Entrance	D	Install Construction Entrance. Construction Entrance to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area
		3	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		3A			
		4	Curb Inlet Protection	E	Install Filter Bags on Existing Inlets
Phase II	B-Mass Grading	5	Concrete Washout	D	Install Concrete Washout, as Shown on Plans Prior to Pouring any Concrete.
		6	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond the Toe of the Slope.
		7	Curb Inlet Protection	E	Install Sediment Fence Around Curb Inlets Prior to Pavement Placement. Install Filter Bags Around Pavement After Pavement Placement
		8	Area Inlet Protection	E	Install Stabilized Buffer and Filter Bags.
Phase III	D-Building and Parking	9			
		10	Sodding	N/A	Redistribute Topsoil and Sod Disturbed Area.
		11	Seeding	N/A	Redistribute Topsoil and Seed Disturbed Area. Establish Perennial Vegetation with 70% Density over 100% Disturbed Area.

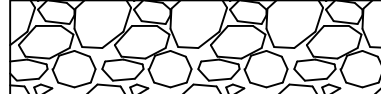
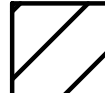
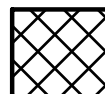
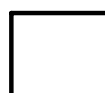




Disturbed Area: 3.76 AC

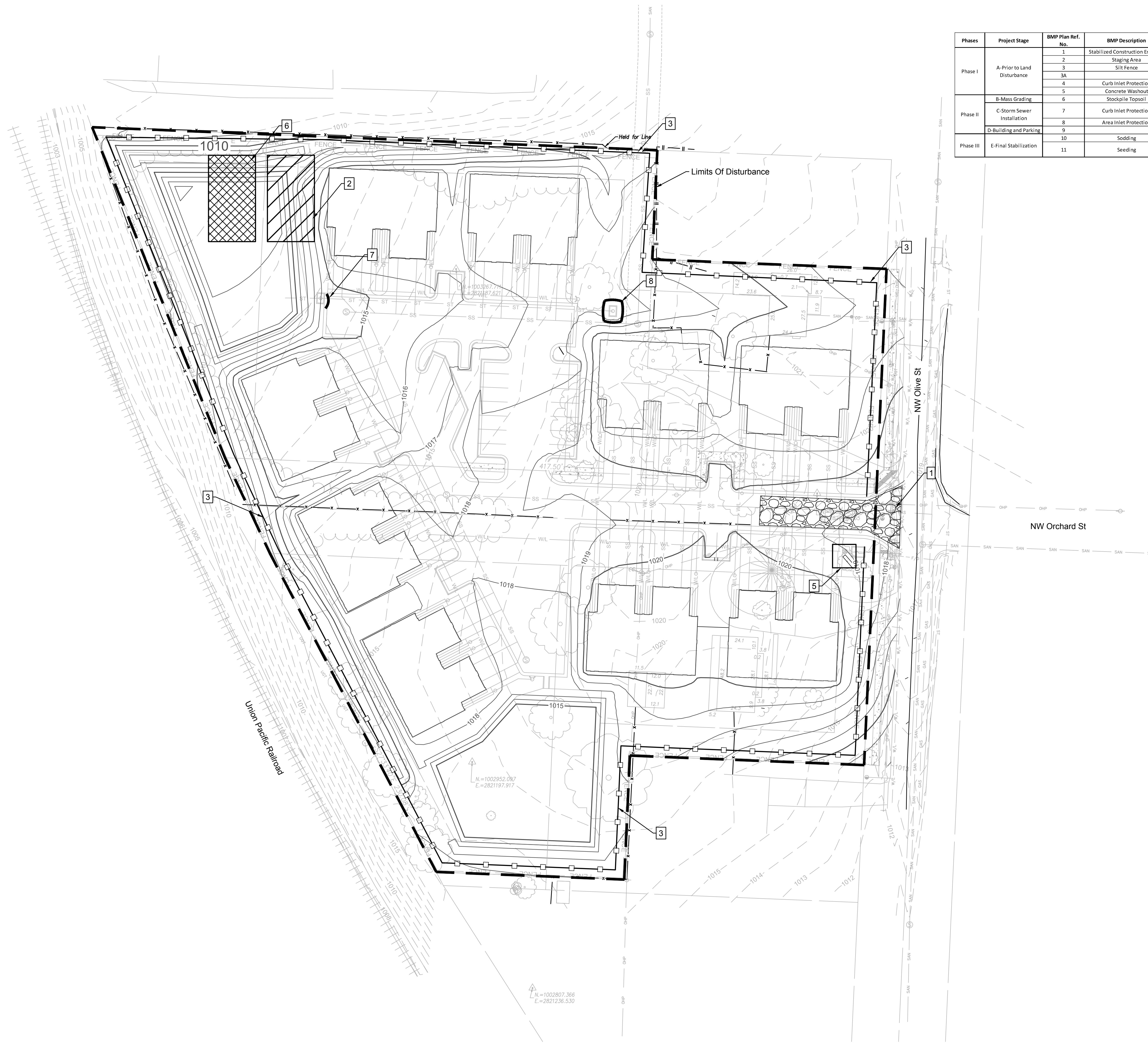
ESTIMATED EARTHWORK

Cut: 1852 CY
Fill: 4737 CY

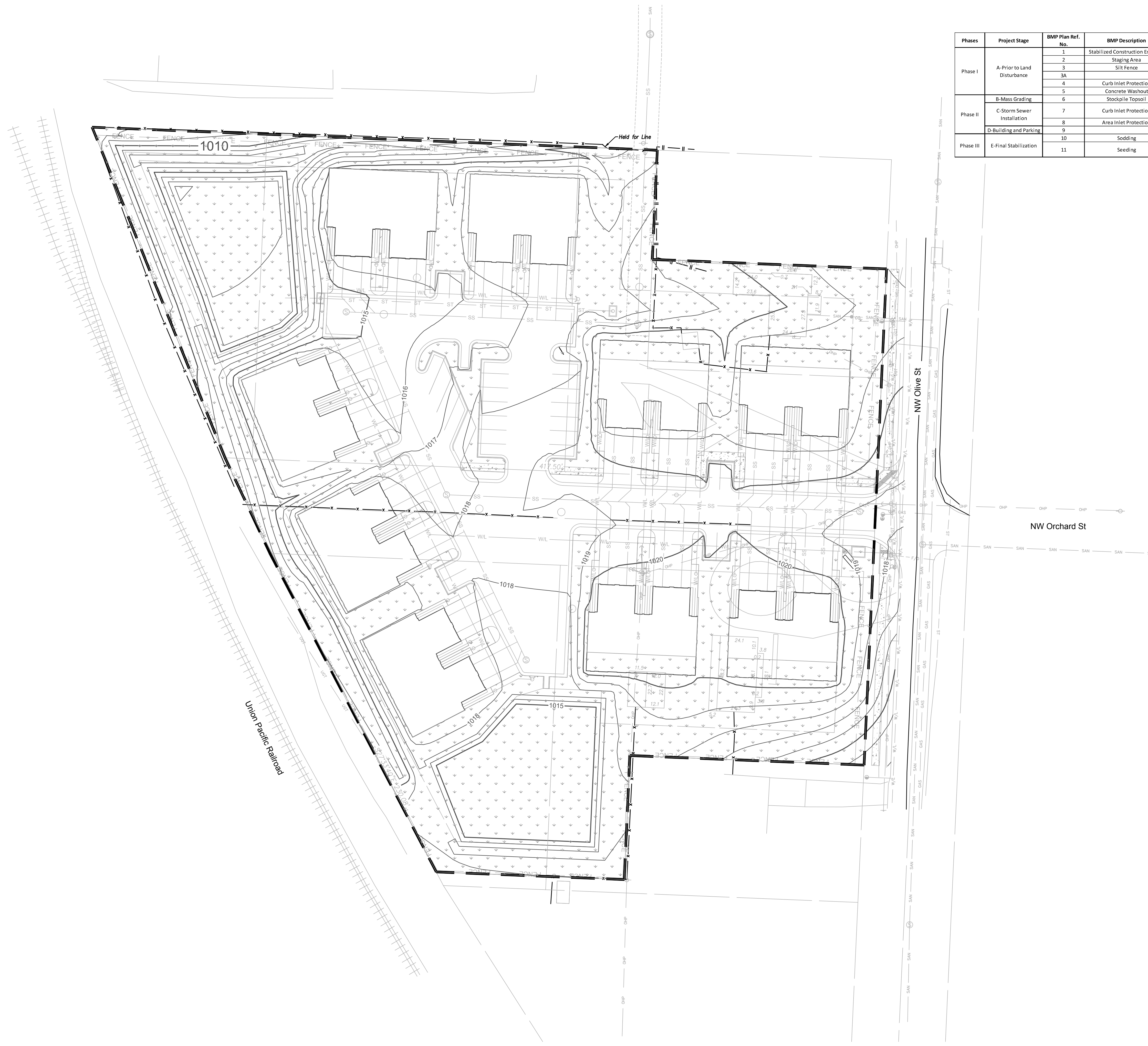
Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Stockpile Area
-  Concrete Washout
-  Limits of Disturbance
-  Silt Fence
-  Curb Inlet Protection
-  Area Inlet Protection



NO.	BY	DATE	REVISION
2	JGD	09/13/19	PER CITY COMMENT
1	JGD	01/18/19	ORIGINAL SUBMITTAL



Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A-Prior to Land Disturbance	1	Stabilized Construction Entrance	D	Install Construction Entrance. Construction Entrance to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area
		3	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		3A			
		4	Curb Inlet Protection	E	Install Filter Bags on Existing Inlets
Phase II	B-Mass Grading	5	Concrete Washout	D	Install Concrete Washout, as Shown on Plans Prior to Pouring any Concrete.
		6	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond the Toe of the Slope.
		7	Curb Inlet Protection	E	Install Sediment Fence Around Curb Inlets Prior to Pavement Placement. Install Filter Bags Around Pavement After Pavement Placement
		8	Area Inlet Protection	E	Install Stabilized Buffer and Filter Bags.
Phase III	C-Storm Sewer Installation	9			
		10	Sodding	N/A	Redistribute Topsoil and Sod Disturbed Area.
		11	Seeding	N/A	Redistribute Topsoil and Seed Disturbed Area. Establish Perennial Vegetation with 70% Density over 100% Disturbed Area.

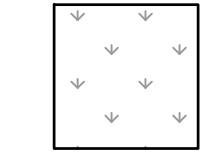
Disturbed Area: 3.76 AC

ESTIMATED EARTHWORK

Cut: 1852 CY
 Fill: 4737 CY

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LEGEND



See Landscape Plan

NO.	BY	DATE	REVISION
2	JCD	09/13/19	PER CITY COMMENT
1	JCD	07/18/19	ORIGINAL SUBMITTAL

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