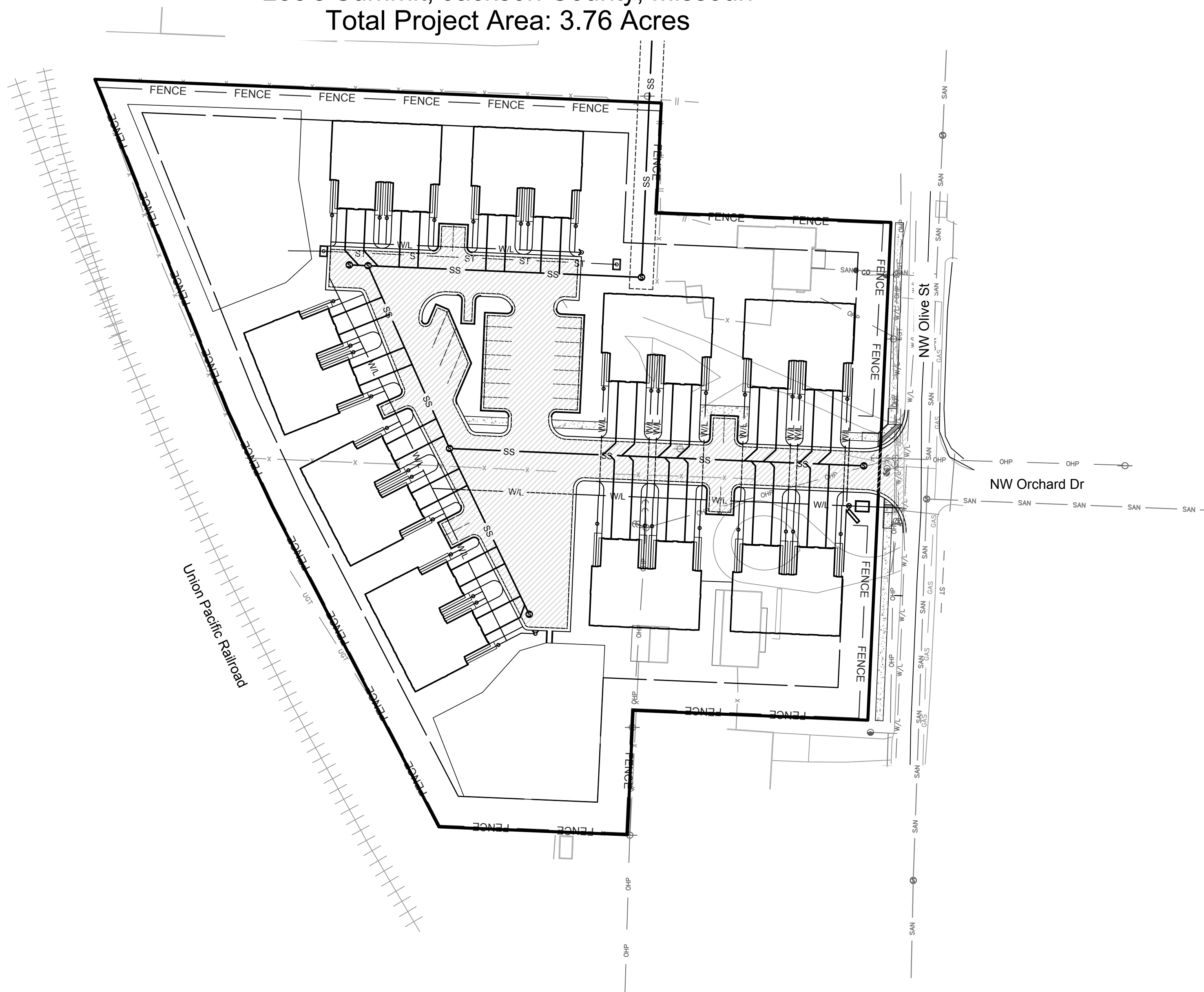


Lee's Summit, Jackson County, Missouri
Total Project Area: 3.76 Acres



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

AT&T
Phone: 800.288.2020

Kansas City Power and Light
Phone: 816.471.5275

Comcast
Phone: 816.795.1100

Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

Phone: 816.358.8833

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

semaphore 2611, on the top of the concrete base, and 10 ft east of the track. A chiseled square.
Elev: 971.80

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)

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.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Contractor shall furnish evidence that his/her insurance meets the requirements of the City of Lee's Summit, Missouri Municipal Code.
9. 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.
10. Connections to the public storm sewers between structures will not be permitted.
11. Contractor shall verify and accept existing topography shown herein. Contractor shall notify Engineer if any discrepancies are found prior to any earthwork activities.
12. Planning and Codes Administration will require a retaining wall design by a registered engineer in the State of Missouri.
13. Geo-grid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way or public easements.
14. A Knox Box shall be provided for Each Building.
15. 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.

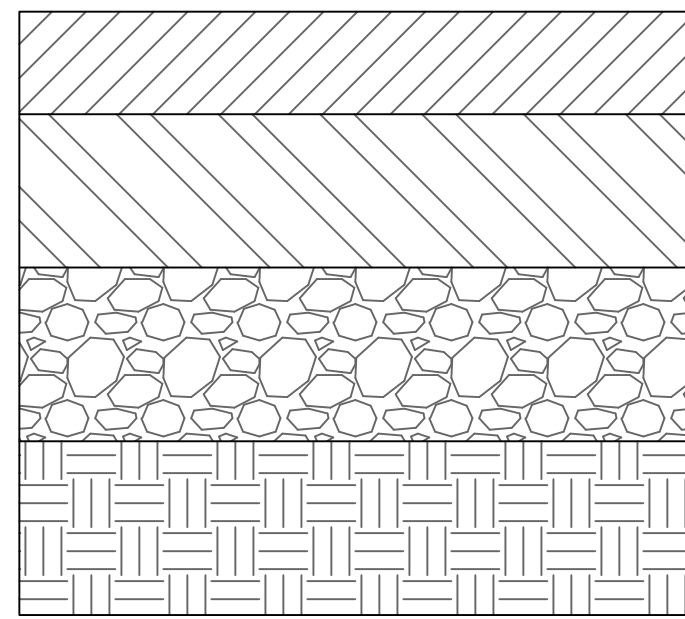
Lots 1, 2, and 3, EXCEPT the North 70 feet of the East 150 feet of Lot 3, HEARNE'S ADDITION, (aka/ HEARNES FIRST ADDITION) and the North Half of vacated Orchard Street lying South and adjacent, a subdivision in Lee's Summit, Jackson County, Missouri.

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.

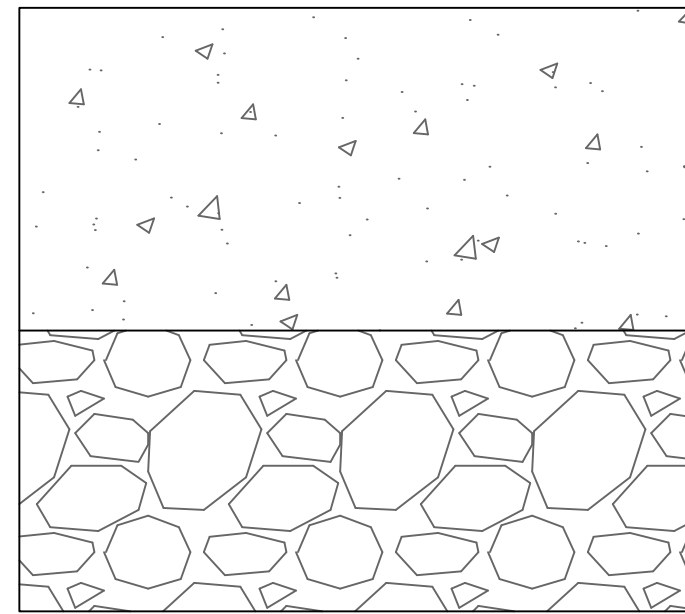
All common property and common property maintenance plans shall be maintained in accordance with Article 5, Division V of the City of Lee's Summit Unified Development Ordinance. The homeowners association shall have ownership and responsibility of common property and common property maintenance plan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

NOT FOR
CONSTRUCTION

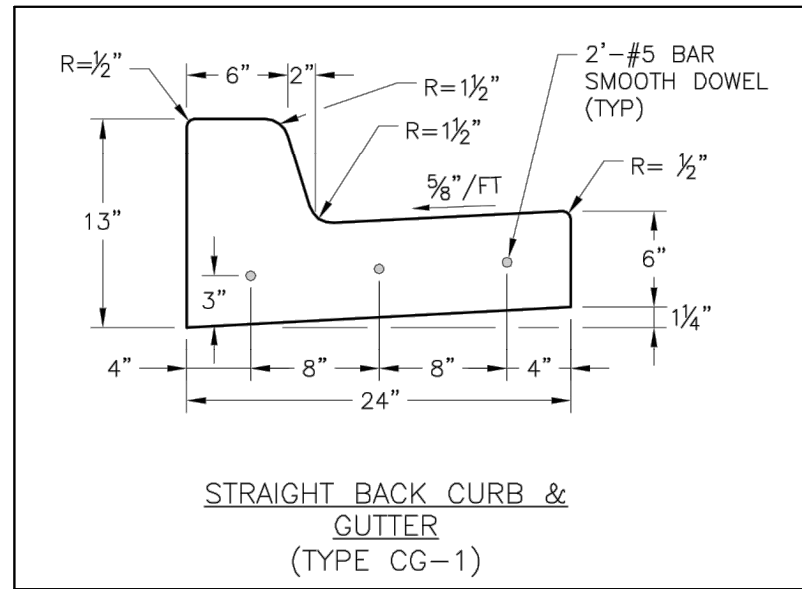
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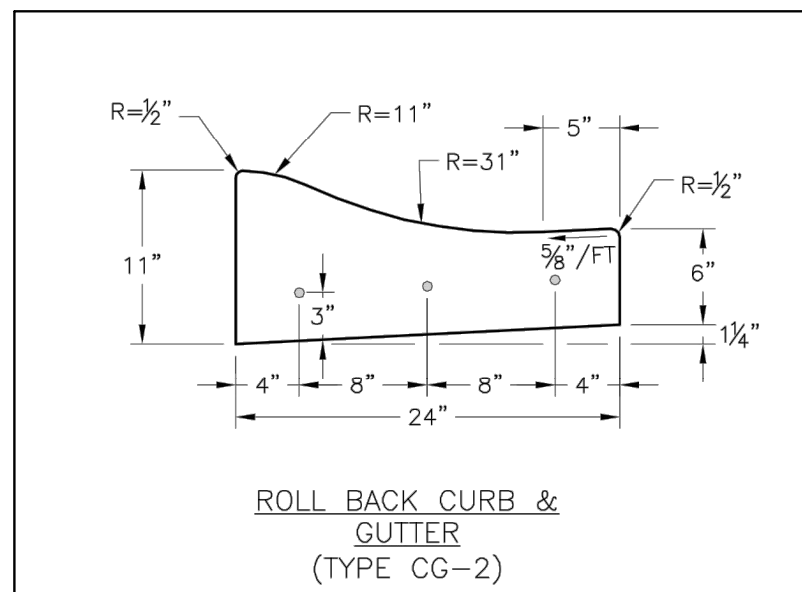
Asphaltic Pavement Section



PCC Pavement Section



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



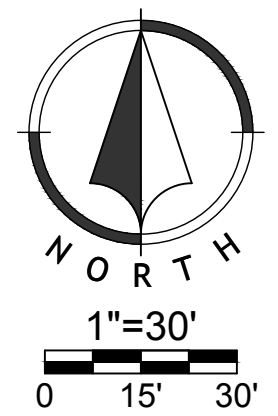
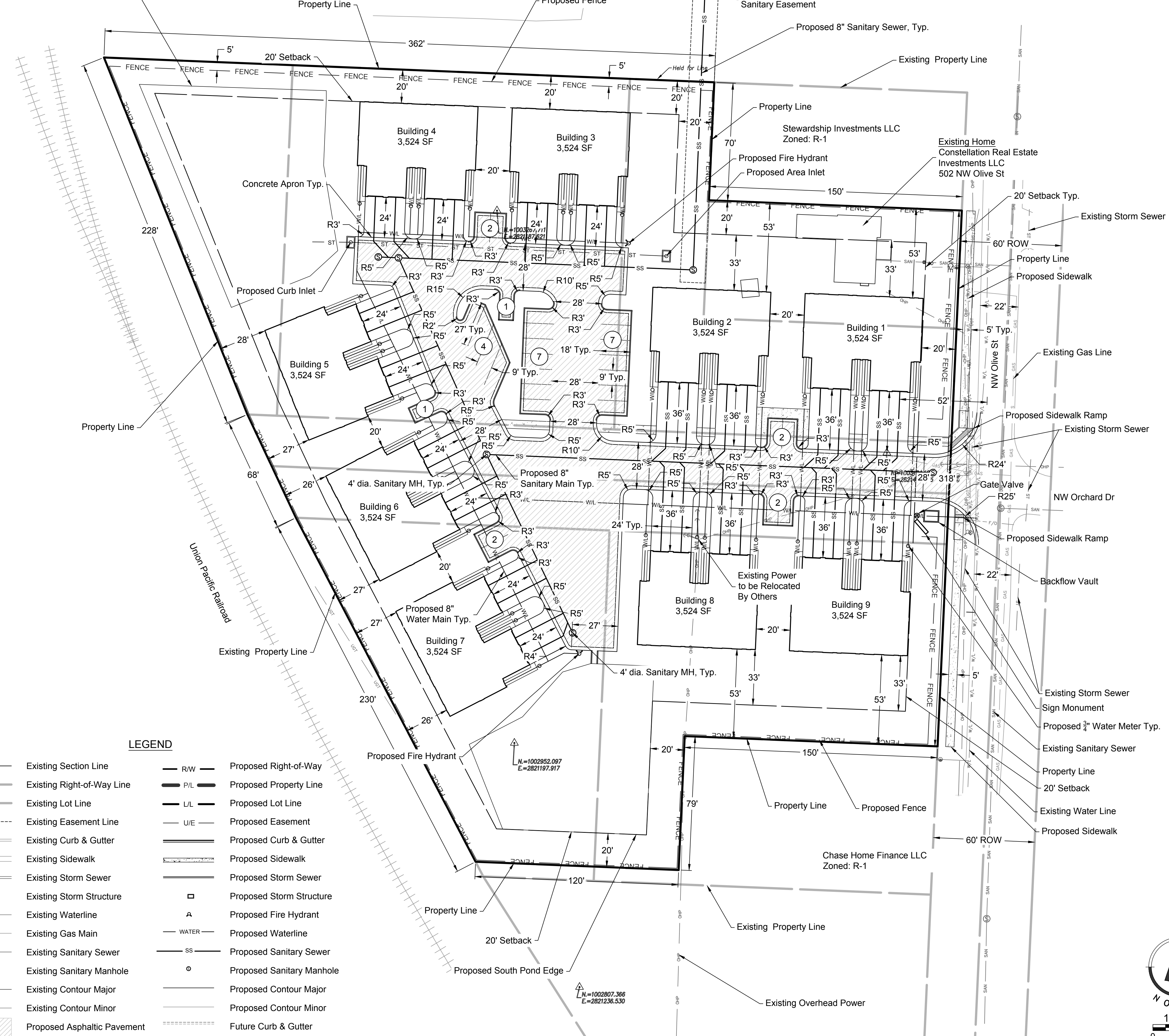
City of Lee's Summit Standard Details - GEN 4
Roll Back Dry Curb & Gutter (Type CG-2 Dry)

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.

---	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	---	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

Proposed Northwest Pond Edge



Sheet
C02

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

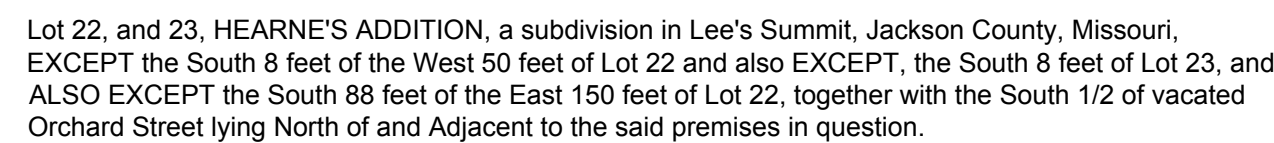
General Layout

NO.	BY	CD	DATE	PER CITY COMMENT
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1	JGD	MES	07/18/19	REVISION

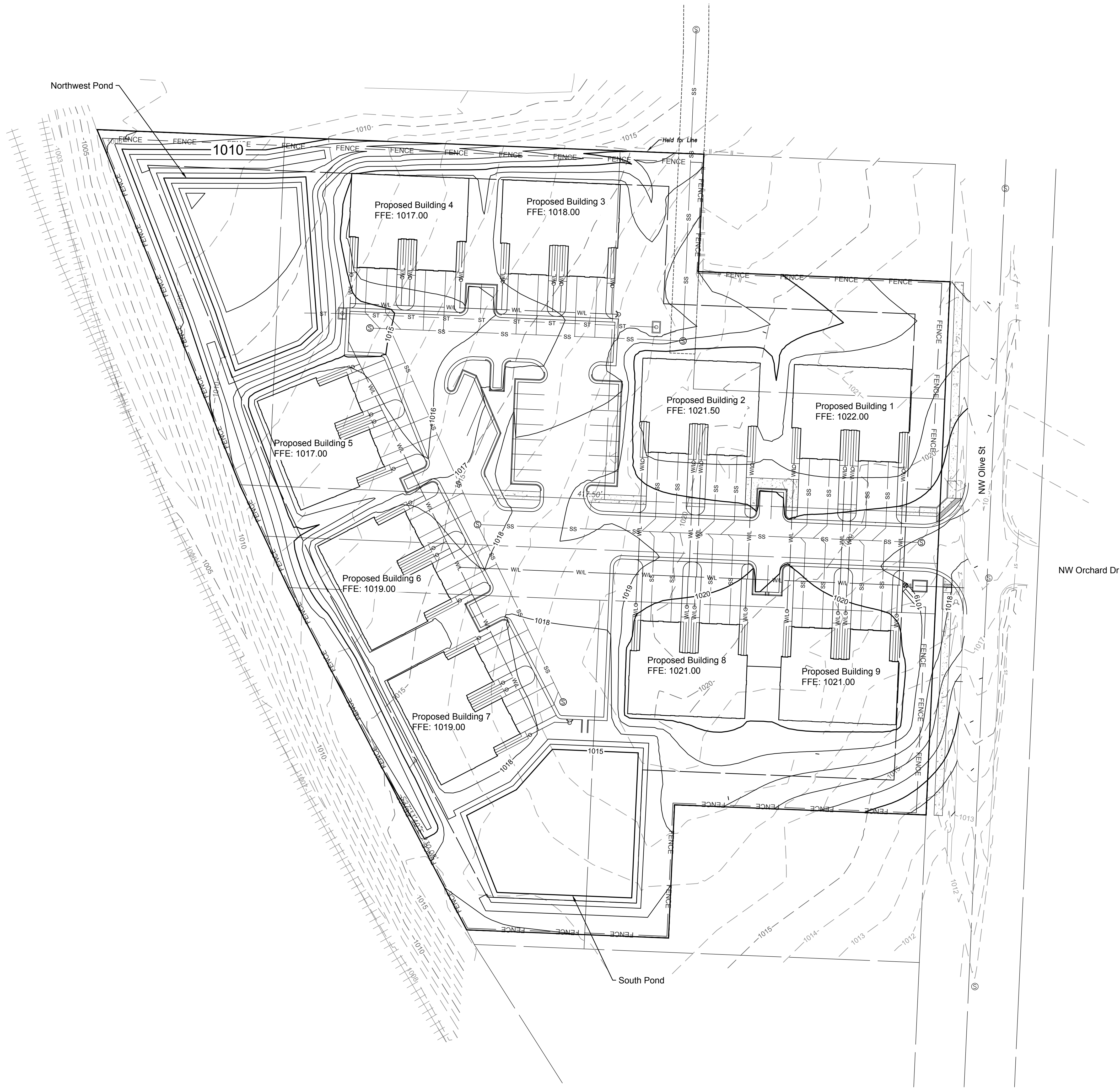
Renaissance
Infrastructure
Consulting

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

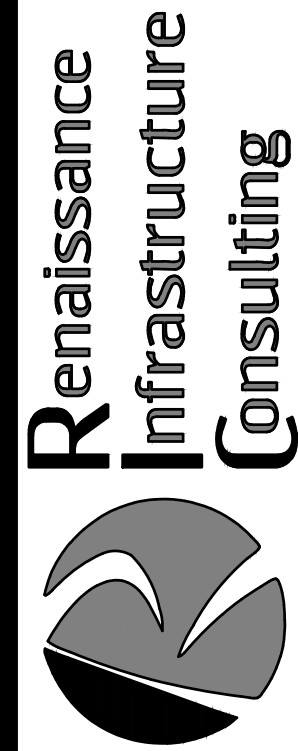
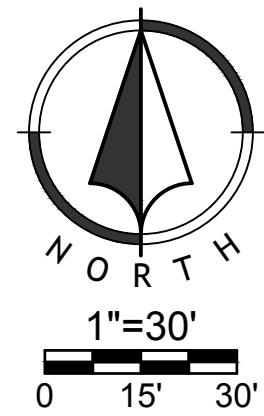
MO Certificate of Authority: E-2010033530



Mar 14, 2019 10:17am
2:ARC Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDPA\Grading Plan.dwg



- Legend**
- Proposed Major Contour
 - Proposed Minor Contour
 - Existing Major Contour
 - Existing Minor Contour



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1	JGD	MES	07/18/19	REVISION

Grading Plan

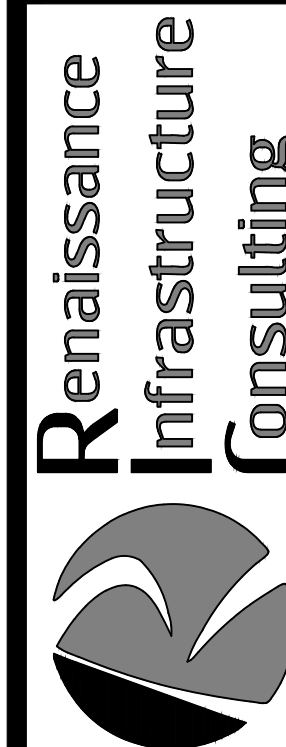
Preliminary Development Plans

18-0251

Burton Townhomes
Lee's Summit, Jackson County, Missouri

Sheet
C04

Utility Plan

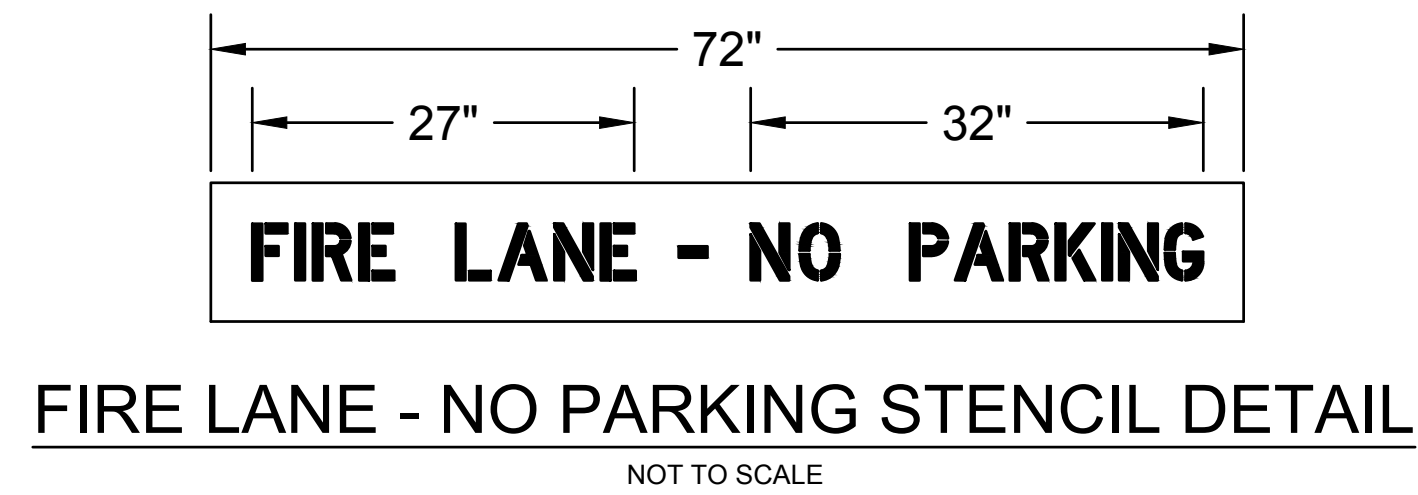
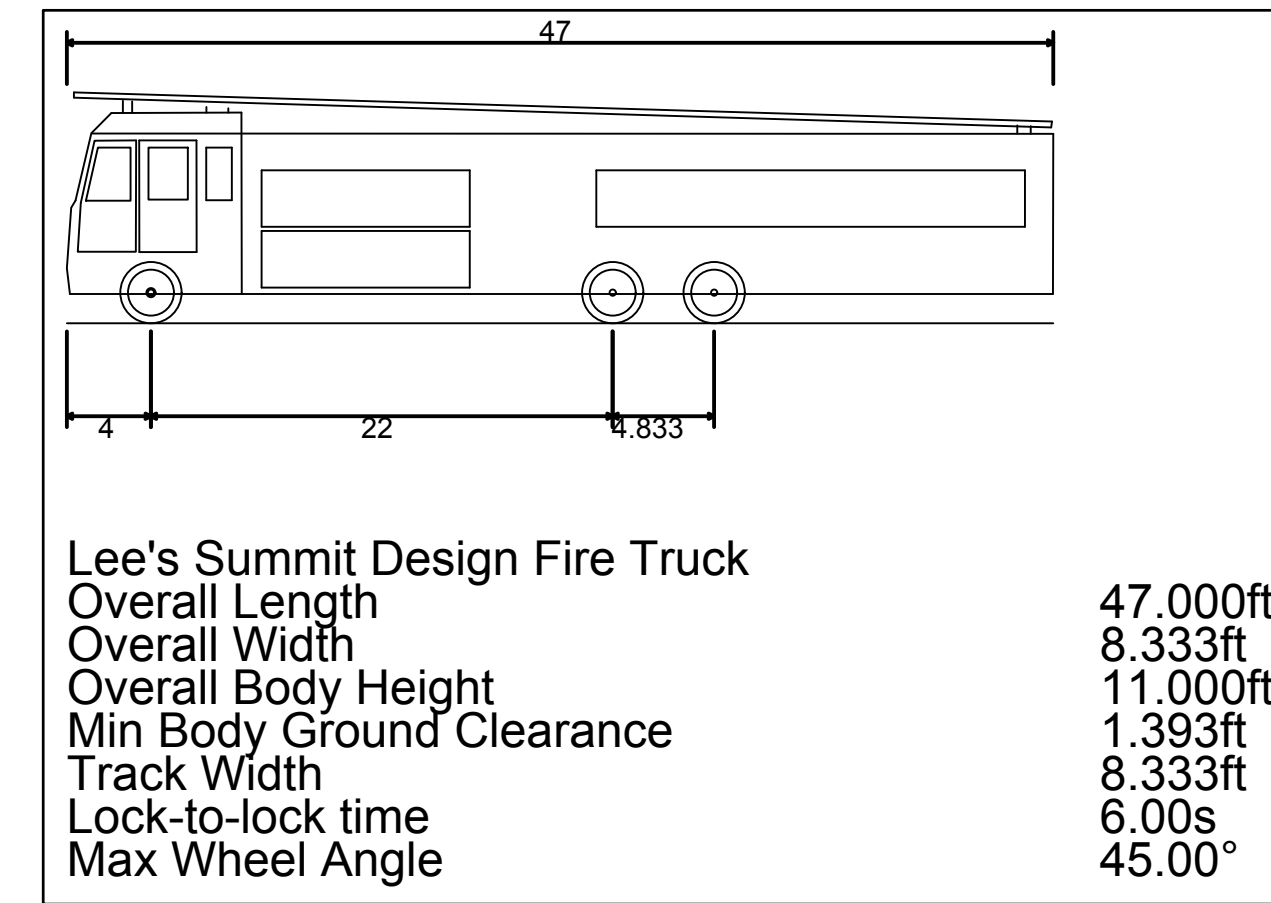
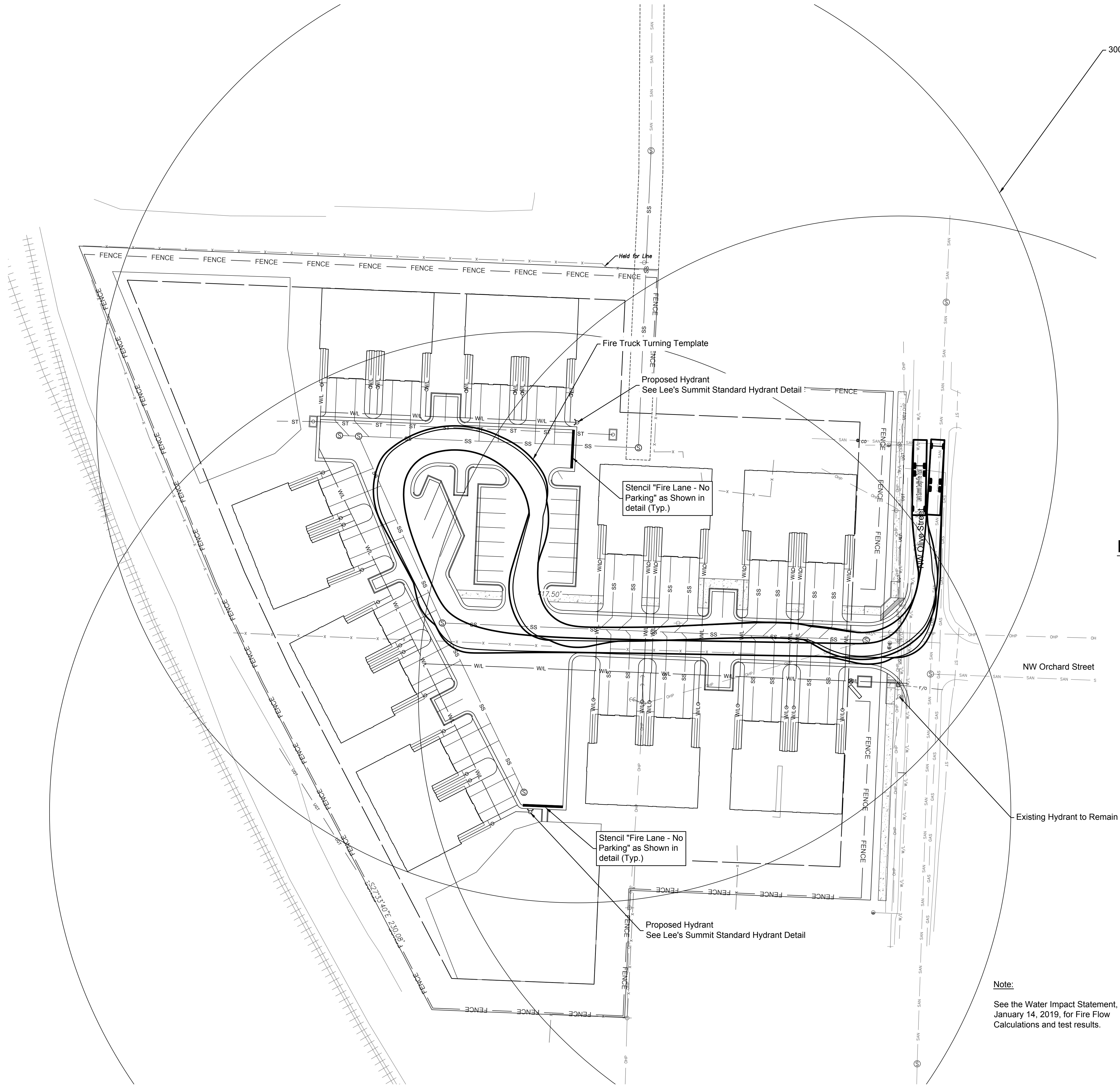
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KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

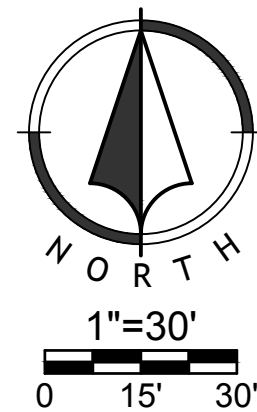
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Mar 14, 2019 10:17am
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Note:
See the Water Impact Statement, Dated
January 14, 2019, for Fire Flow
Calculations and test results.



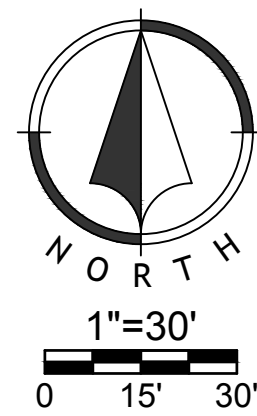
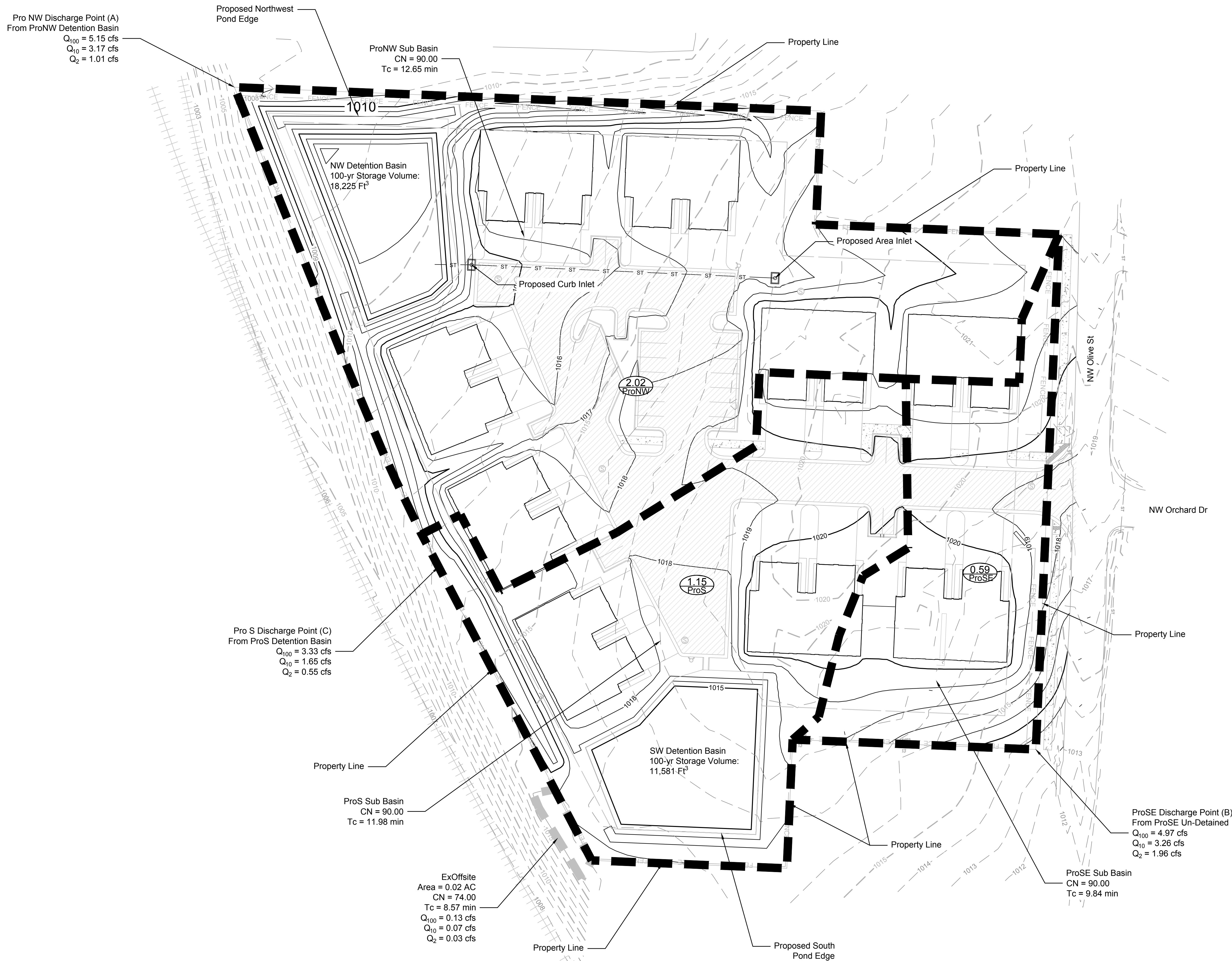
Preliminary Development Plans	Sheet
	C06
Hydrant Coverage	18-0251
	Burton Townhomes
	Lee's Summit, Jackson County, Missouri
Renaissance Infrastructure Consulting	2 JGD MES 03/13/19 PER CITY COMMENT
	1 JGD MES 07/18/19 ORIGINAL SUBMITTAL
NO. BY CD DATE	1 JGD MES 07/18/19
	1 JGD MES 07/18/19
1815 MCCREE STREET, SUITE 200 KANSAS CITY, MISSOURI 64108	816.800.0950
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MO Certificate of Authority: E-2010033530	

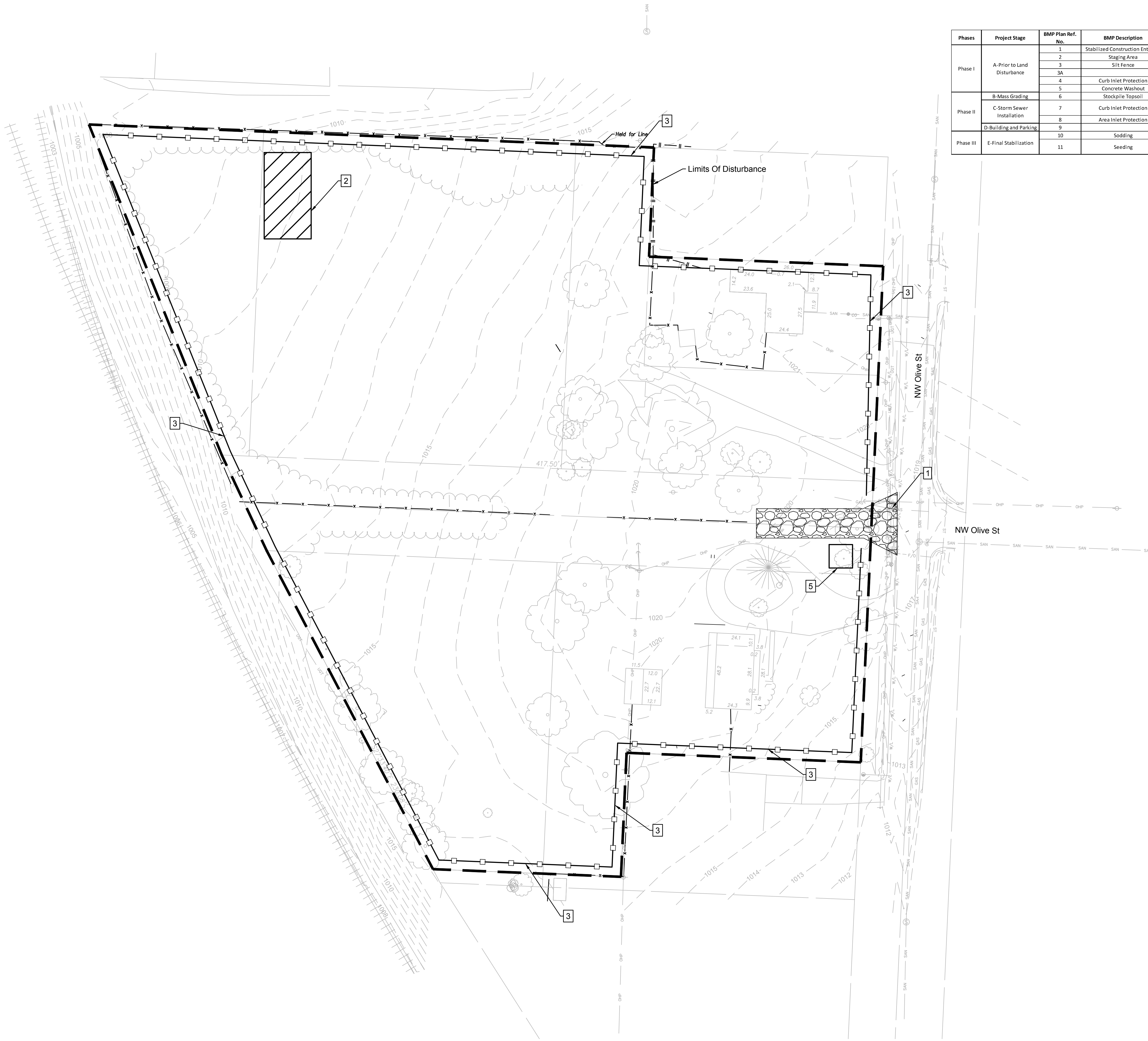
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1	JGD	MES	07/18/19		REVISION

Renaissance
Infrastructure
Consulting

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KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033530





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.
		9			
Phase III	E-Final Stabilization	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.

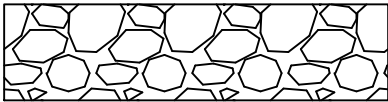
Disturbed Area: 3.76 AC

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.

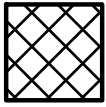
EROSION CONTROL LEGEND



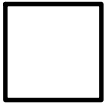
Stabilized Construction Entrance



Staging Area



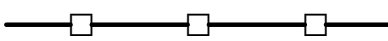
Stockpile Area



Concrete Washout



Limits of Disturbance



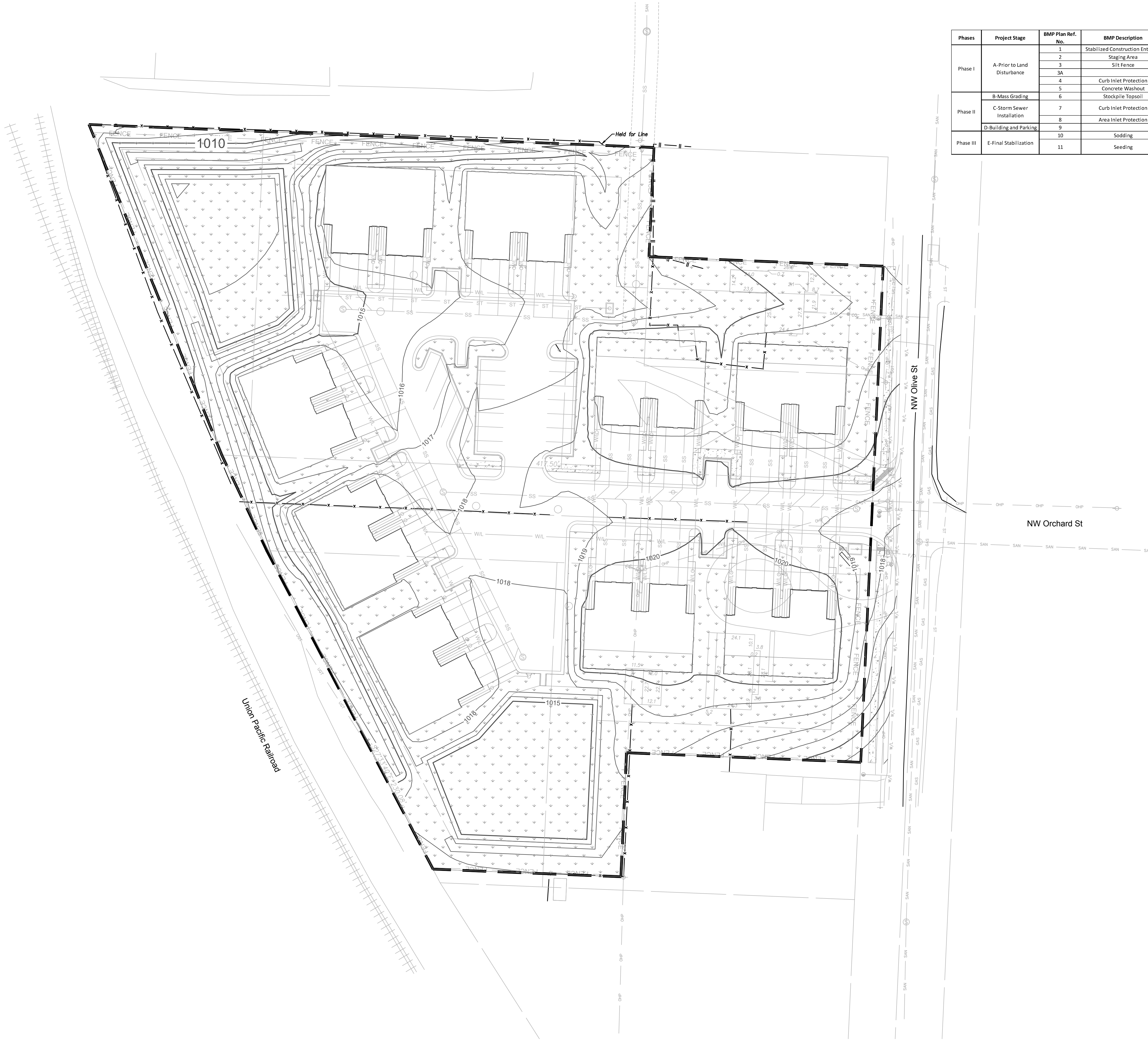
Silt Fence



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Curb Inlet Protection



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.
	C-Storm Sewer Installation	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	E-Final Stabilization	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.

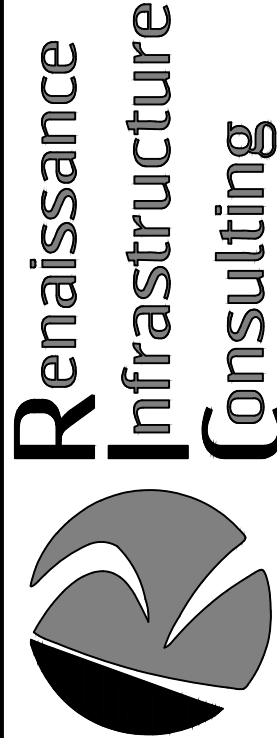
Disturbed Area: 3.76 AC

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.

LEGEND



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KANSAS CITY, MISSOURI 64108
816.800.0950
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MO Certificate of Authority: E-2010033530

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2	JGD	MES	03/13/19	ORIGINAL SUBMITTAL
1	JGD	MES	07/18/19	REVISION

Erosion Control Phase III

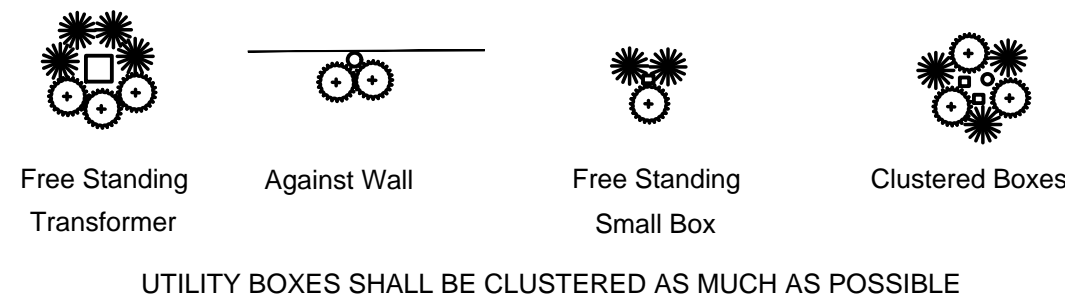
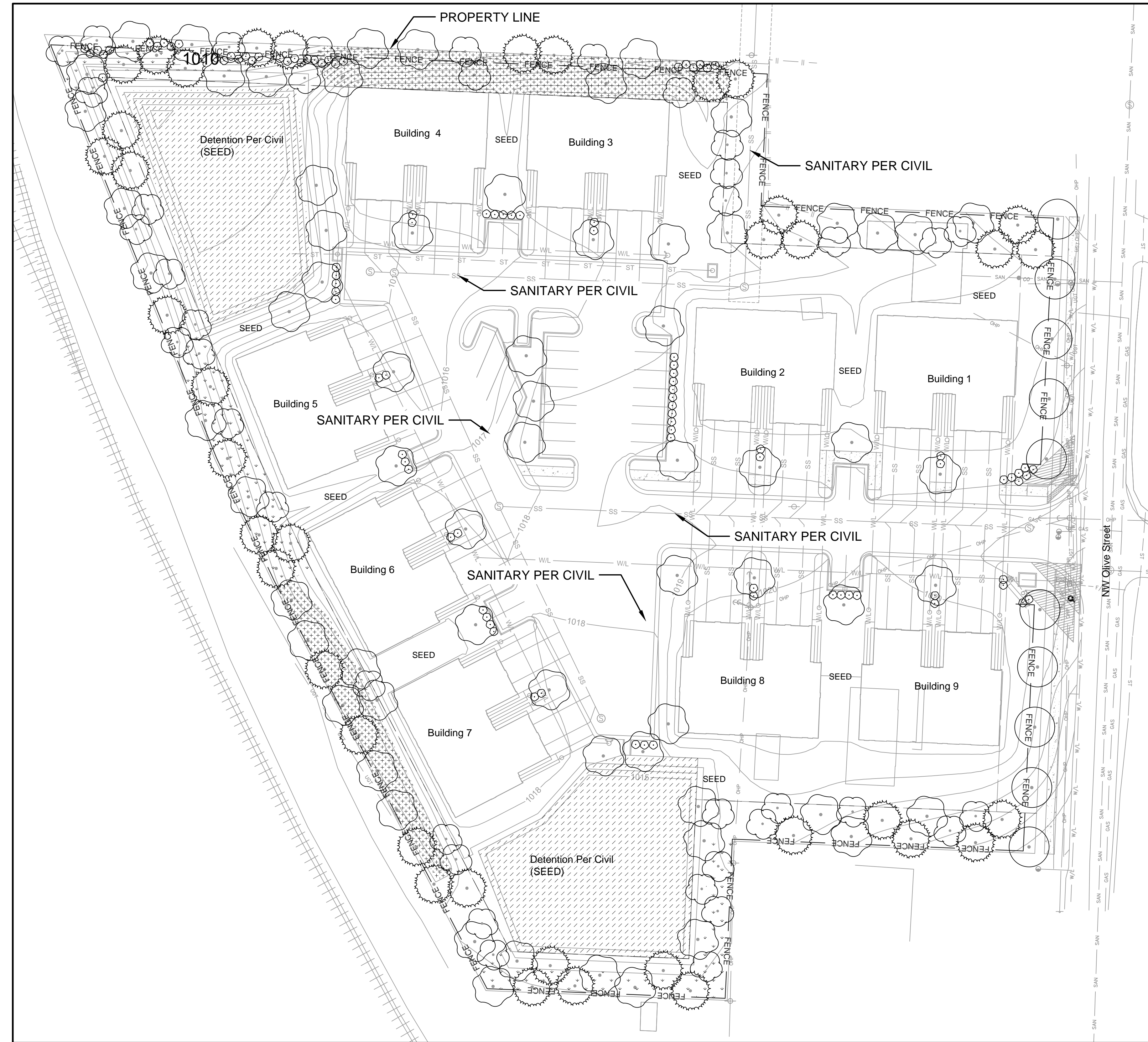
Preliminary Development Plans

18-0251

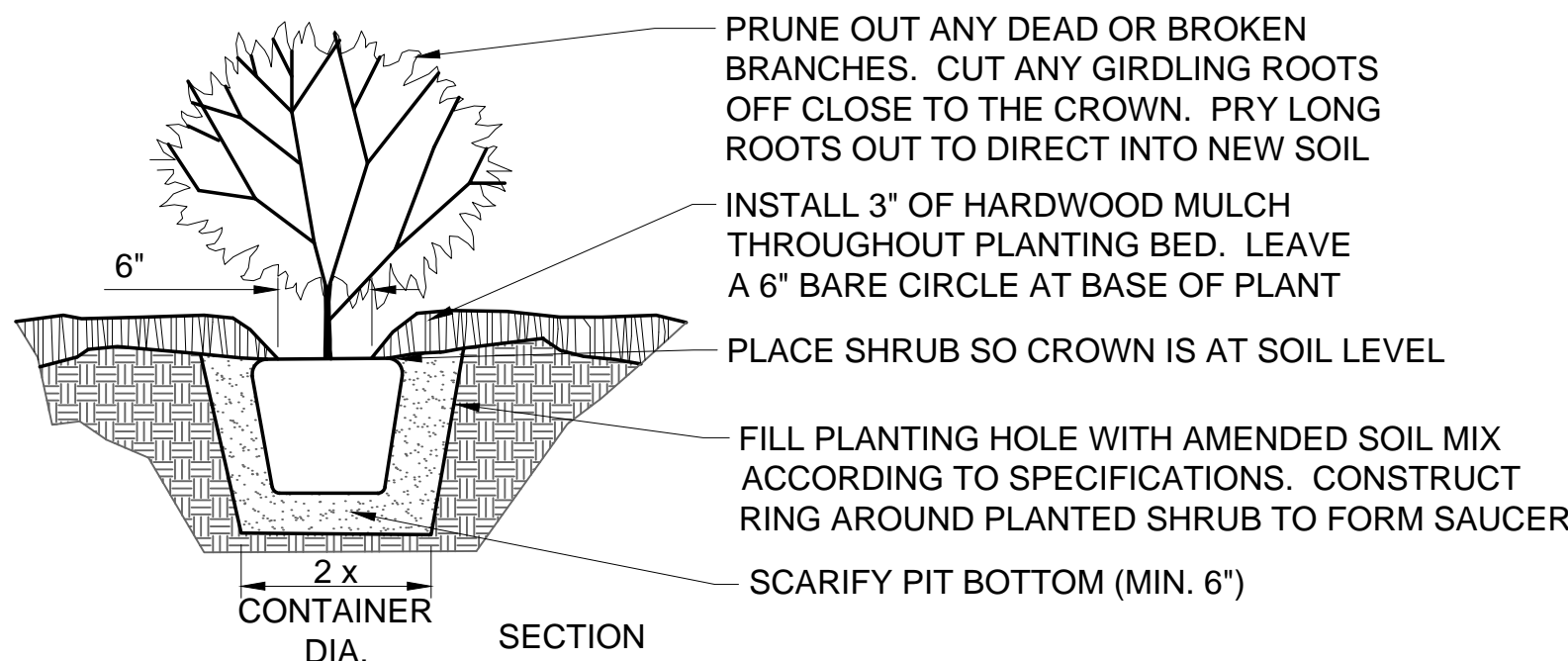
Burton Townhomes

Lee's Summit, Jackson County, Missouri

Mar 07 2019 12:57pm
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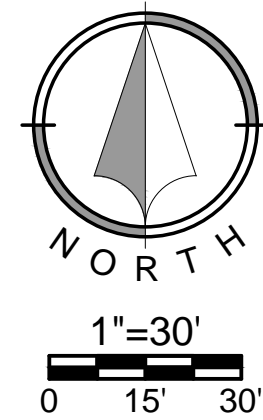


TYPICAL UTILITY BOX SCREENING DETAILS - NTS

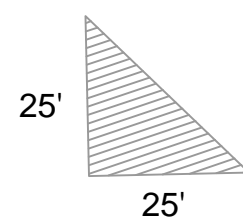


- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS



NOTE:
SIGHT TRIANGLE TO RUN ALONG EDGE OF PAVEMENT AT POINT OF INTERSECTION



SIGHT TRIANGLE - NTS

Landscape Notes

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL PLANT MATERIAL SHALL BE NATIVE OR ADAPTED SPECIES.
14. ALL SEED SHALL BE TURF-TYPE TALL FESCUE UNLESS OTHERWISE INDICATED.

Landscape Data

Street Frontage - 219lf

Required Setback: 20'
Required Trees: 1 / 30lf = 8
Required Shrubs: 1 / 20lf = 11

Provided Setback: 20'
Provided Trees: 8
Provided Shrubs: 11

Open Space - 163,829sf

Required Trees: 1 / 5,000sf = 27
Required Shrubs: 2 / 5,000sf = 53

Provided Trees: 27
Provided Shrubs: 53

Buffer

Required Intensity: High - 330' North Property Line adjacent to Industrial Zone = 6600sf
low impact screening to be planted on both sides of structure

Required Side Width: 20'
Required Fence: Opaque, 6' Height
Required Shade Trees : 1/750sf x 2 = 8.8
Required Ornamental Trees: 1/750sf x 2 = 8.8
Required Evergreen Trees: 1/750sf = 8.8
Required Shrubs: 1/200sf = 33

Provided Width: 20'
Provided Fence: 6'
Provided Shade Trees: 9
Provided Ornamental Trees: 9
Provided Evergreen Trees: 9
Provided Shrubs: 33

Required Intensity: Low - 220' Northeast Property Line adjacent to RP-2 = 4,400sf
Required Side Width: 20'
Required Back Width: 20'
Required Shade Trees : 1/750sf = 5.86
Required Ornamental Trees: 1/750sf = 5.86
Required Evergreen Trees: 1/750sf = 5.86
Required Shrubs: 1/200sf = 22

Provided Width: 20'
Provided Width: 20'
Provided Shade Trees: 6
Provided Ornamental Trees: 6
Provided Evergreen Trees: 6
Provided Shrubs: Fence in lieu of shrubs

Required Intensity: Low - 340' South Property Line adjacent to RP-2 = 6,800 sf
Required Side Width: 20'
Required Back Width: 20'
Required Shade Trees : 1/750sf = 9.06
Required Ornamental Trees: 1/750sf = 9.06
Required Evergreen Trees: 1/750sf = 9.06
Required Shrubs: 1/200sf = 34

Provided Width: 20'
Provided Width: 20'
Provided Shade Trees: 10
Provided Ornamental Trees: 10
Provided Evergreen Trees: 10
Provided Shrubs: Fence in lieu of shrubs

Required Intensity: Low - 503' West Property Line = 10,060 sf
Required Side Width: 20'
Required Back Width: 20'
Required Shade Trees : 1/750sf = 13.41
Required Ornamental Trees: 1/750sf = 13.41
Required Evergreen Trees: 1/750sf = 13.41
Required Shrubs: 1/200sf = 50.3

Provided Width: 20'
Provided Width: 20'
Provided Shade Trees: 14
Provided Ornamental Trees: 14
Provided Evergreen Trees: 14
Provided Shrubs: Fence in lieu of shrubs

CONCEPT PLANT SCHEDULE

	STREET TREE Minimum 3" Cal.	10
	SHADE TREE Minimum 3" Cal.	67
	ORNAMENTAL TREE Minimum 3" Cal.	39
	EVERGREEN TREE Minimum 8' Ht	39
	SHRUB 18" to 24" B&B or 2 gal 24" to 30" B&B or 5 gal	98
	NATIVE GRASS SWALE Wet/Dry prairie grasses	6,531 sf
	NATIVE GRASSES Dry Short Prairie Grasses	6,056 sf
	NATIVE GRASS DETENTION Extended Dry Prairie Grass	16,220 sf

NOTES:

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.

SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND

SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.

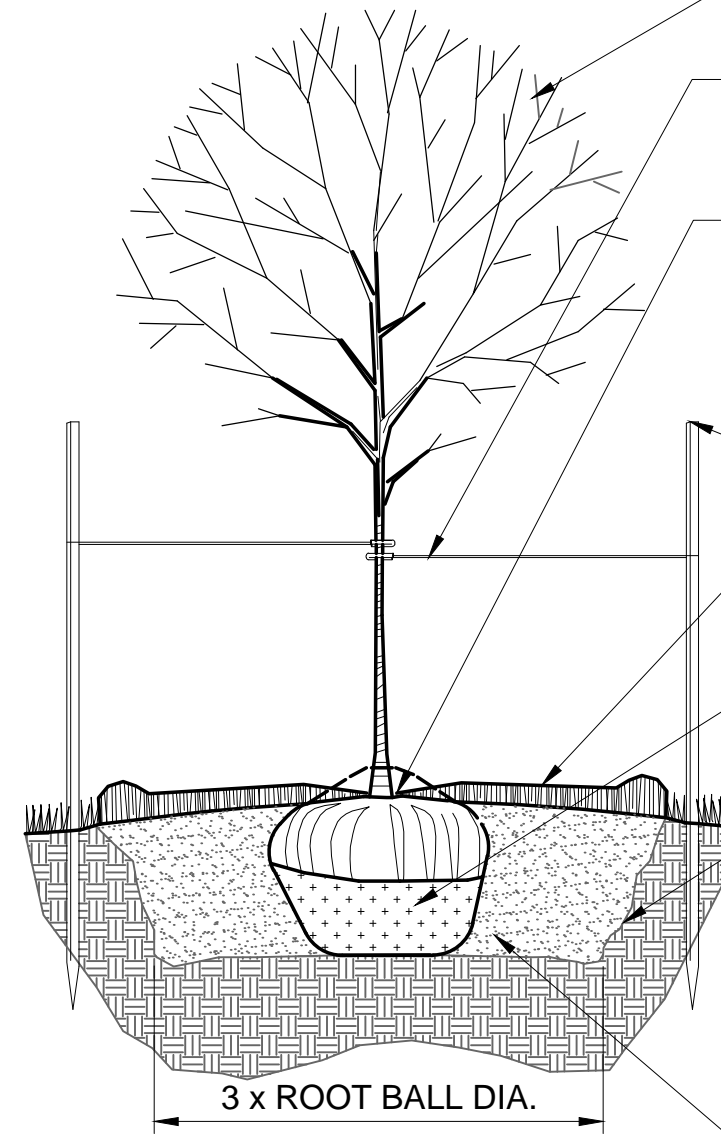
MIN. 6" LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.

3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.

REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL.

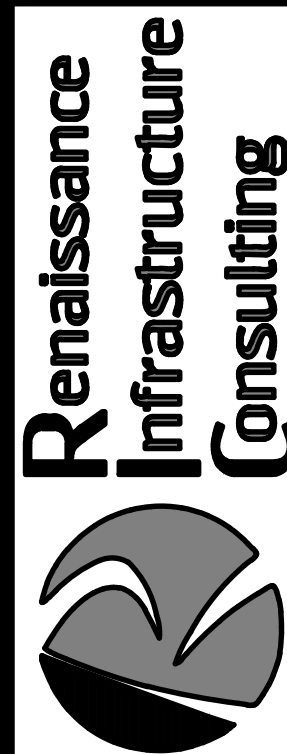
PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

AMEND SOIL ACCORDING TO SPECIFICATIONS.



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	BY	CD	DATE	REVISION
1	JMM	AG	3/8/19	PER CITY COMMENTS
	JMM	AG	1/7/19	ORIGINAL SUBMITAL



132 ABBE AVE
KANSAS CITY, KANSAS 66103
913.317.9500
WWW.RIC-CONSULT.COM