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C04	Grading Plan
C05	Utility Plan
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## 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.

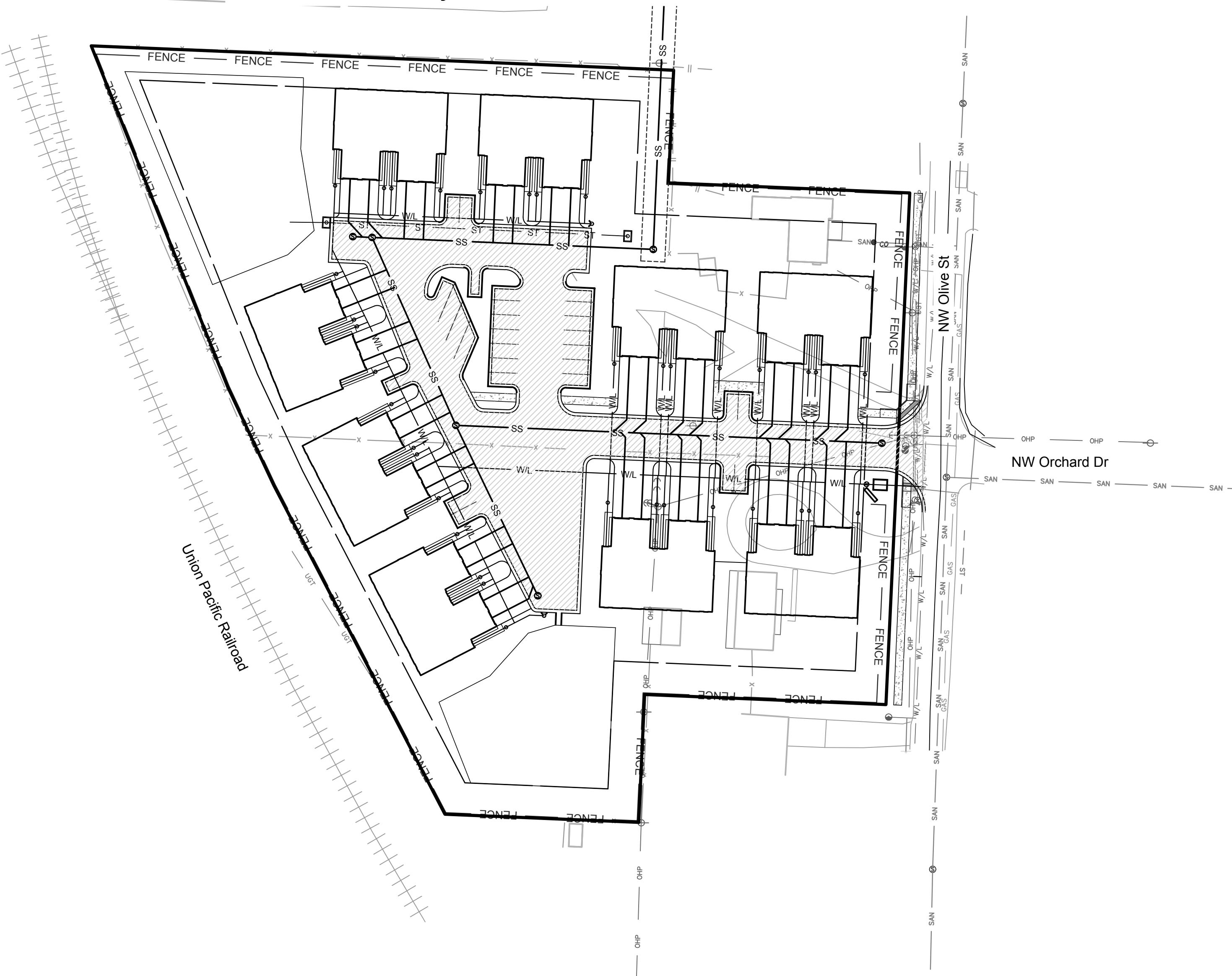
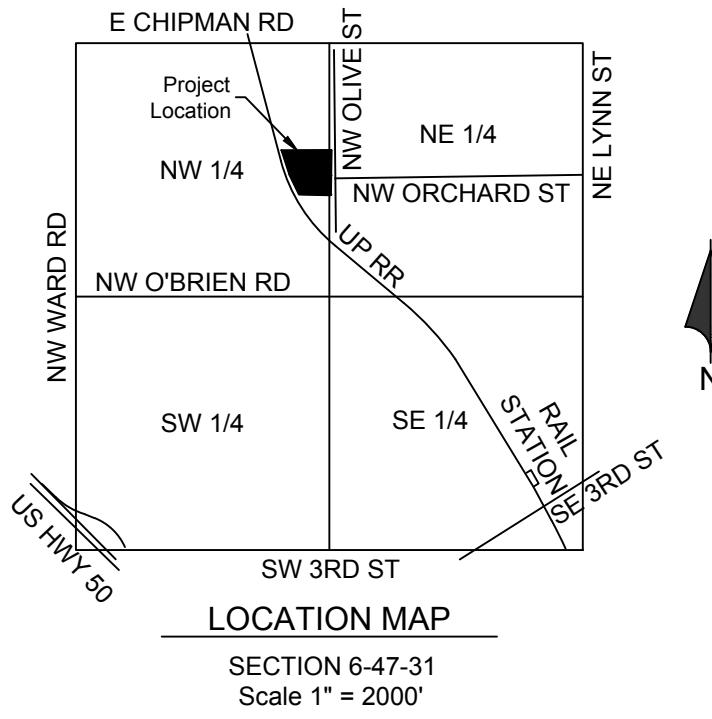
Lot 22, and 23, HEARNE'S ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, EXCEPT the South 8 feet of the West 50 feet of Lot 22 and also EXCEPT, the South 8 feet of Lot 23, and ALSO EXCEPT the South 88 feet of the East 150 feet of Lot 22, together with the South 1/2 of vacated Orchard 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 For Burton Townhomes

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



The diagram illustrates a cross-section of an asphaltic pavement. It consists of four distinct layers. The top layer is characterized by a pattern of diagonal hatching. Below it is a layer with a repeating hexagonal or honeycomb-like pattern. The third layer from the top features a woven fabric or mat-like texture. The bottom layer is defined by a series of horizontal lines. The entire diagram is enclosed within a rectangular border.

- 2" APWA Type 3 Asphaltic Concrete Surface Course
- 4" APWA Type 1 Asphaltic Base Course
- 6" MoDOT Type 5 Crushed Stone Base
- 6" Chemically Stabilized Subgrade

The diagram consists of two distinct layers. The upper layer is a collection of small, open triangles of various sizes scattered across a white background. The lower layer is a regular hexagonal lattice, where numerous hexagonal cells are arranged in a grid pattern, separated from the top layer by a thin black horizontal line.

6" PCC Surface

4" Aggregate Base

Technical drawing of a 'STRAIGHT BACK CURB & GUTTER (TYPE CG-1)'. The drawing shows a cross-section of the curb and gutter assembly. Key dimensions include a total width of 24", a height of 13", and a back height of 4". The curb has a top radius of  $1\frac{1}{2}''$  and a bottom radius of  $1\frac{1}{2}''$ . The gutter has a top radius of  $1\frac{1}{2}''$  and a bottom radius of  $1\frac{1}{2}''$ . The gutter depth is  $5\frac{1}{8}''/\text{FT}$ . The curb thickness is 2". Material specifications include '2'-#5 BAR SMOOTH DOWEL (TYP)'.

## City of Lee's Summit Standard Details - GEN 4

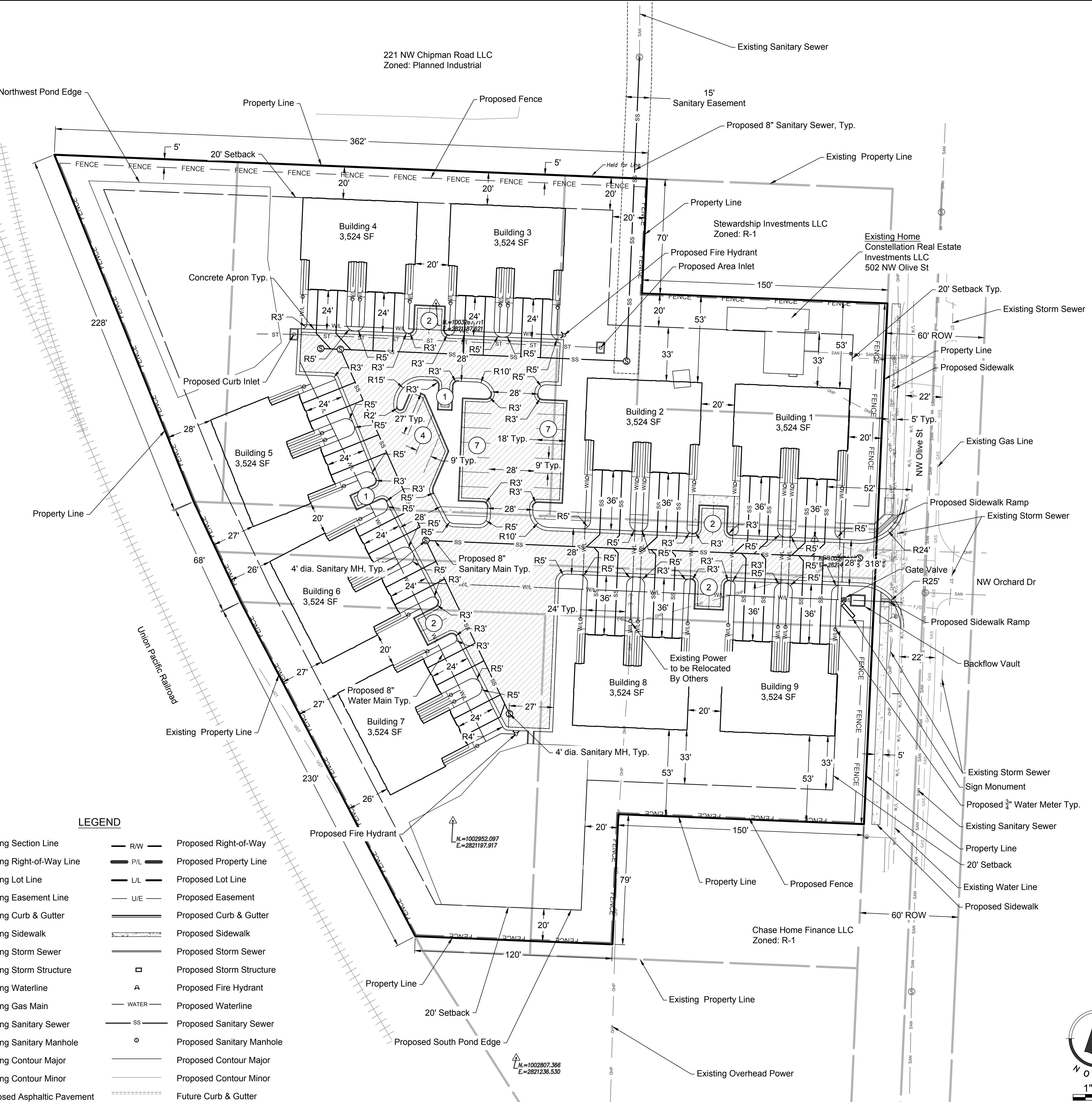
### Straight Back Dry Curb & Gutter (Type CG-1 Dry)

City of Lee's Summit Standard Details - GEN 4

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.

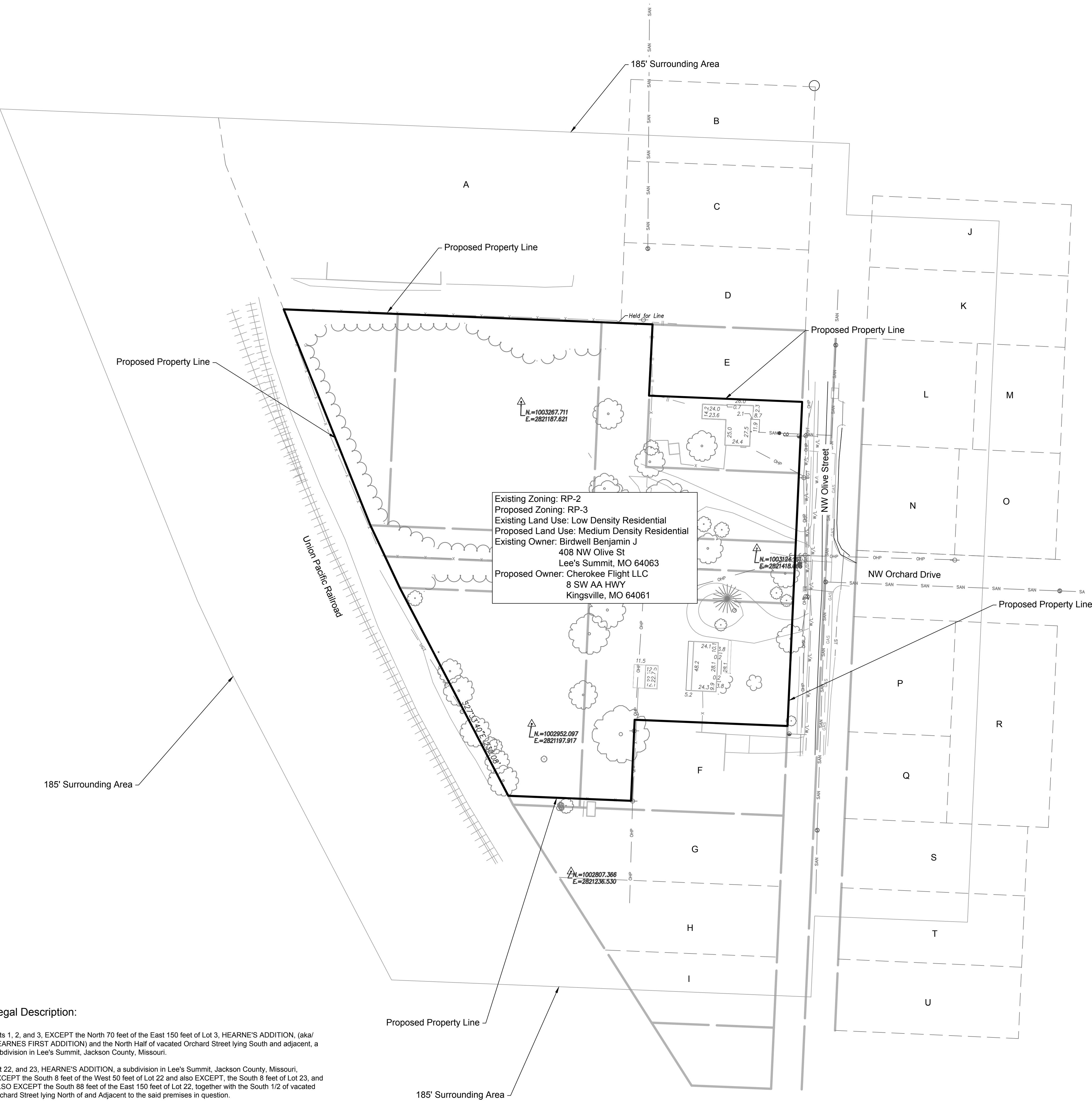


0 15' 30'

The logo for Renaissance Infrastructure Consulting is a vertical rectangular design. At the bottom is a stylized graphic of a globe, composed of three curved, overlapping bands of grey and white that meet at the bottom. Above this graphic, the company name is written in a large, serif font, with each word on a new line: "Renaissance" on the first line, "Infrastructure" on the second line, and "Consulting" on the third line. The entire logo is set against a white background with a thin black border.

31

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BIC Design\2018\18-0251 Burton Townhomes | eas Summit\DualBNDs\General | avoid dwa



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

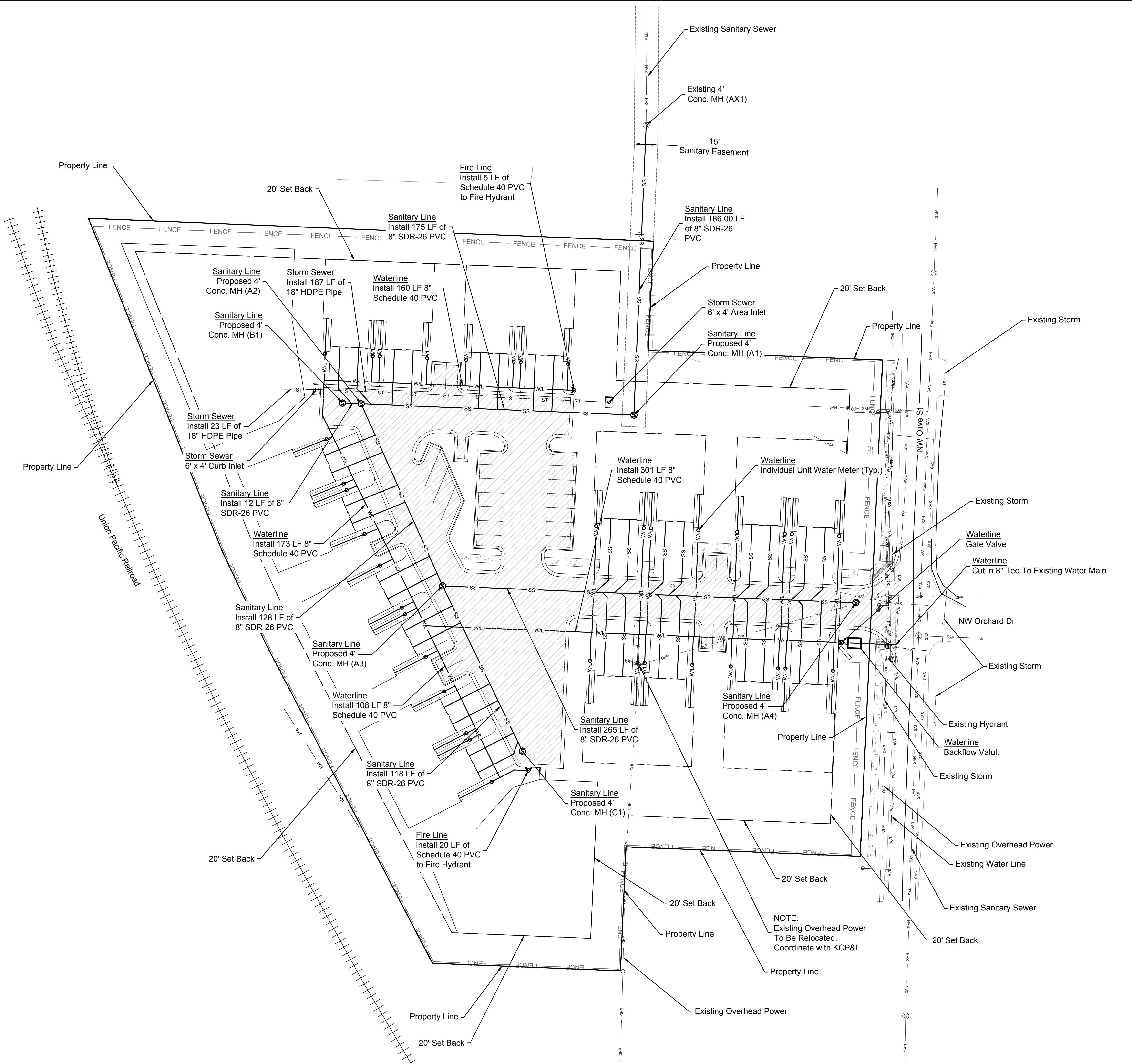


## Legal Description:

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Burton Townhomes Lees Summit(Dwg\PDPS\Hydrant Coverage.dwg  
RRC Design2018\18-0251

**Fire Truck Turning Template**

**Proposed Hydrant**  
See Lee's Summit Standard Hydrant Detail

**Stencil "Fire Lane - No Parking" as Shown in detail (Typ.)**

**Existing Hydrant to Remove**

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

00' Hydrant Coverage

47

4 22 4.833

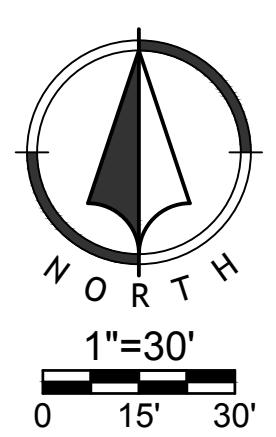
72"

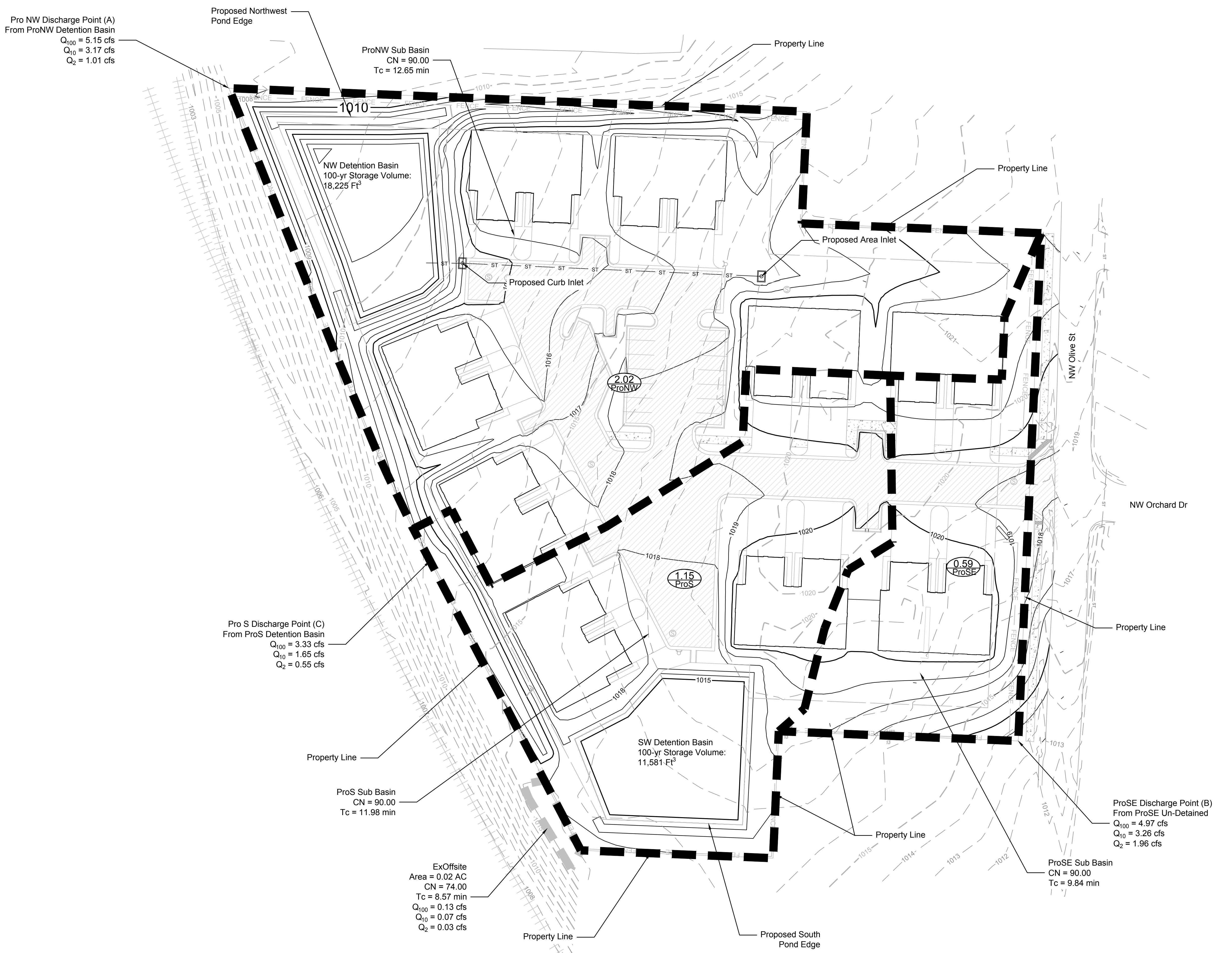
27"

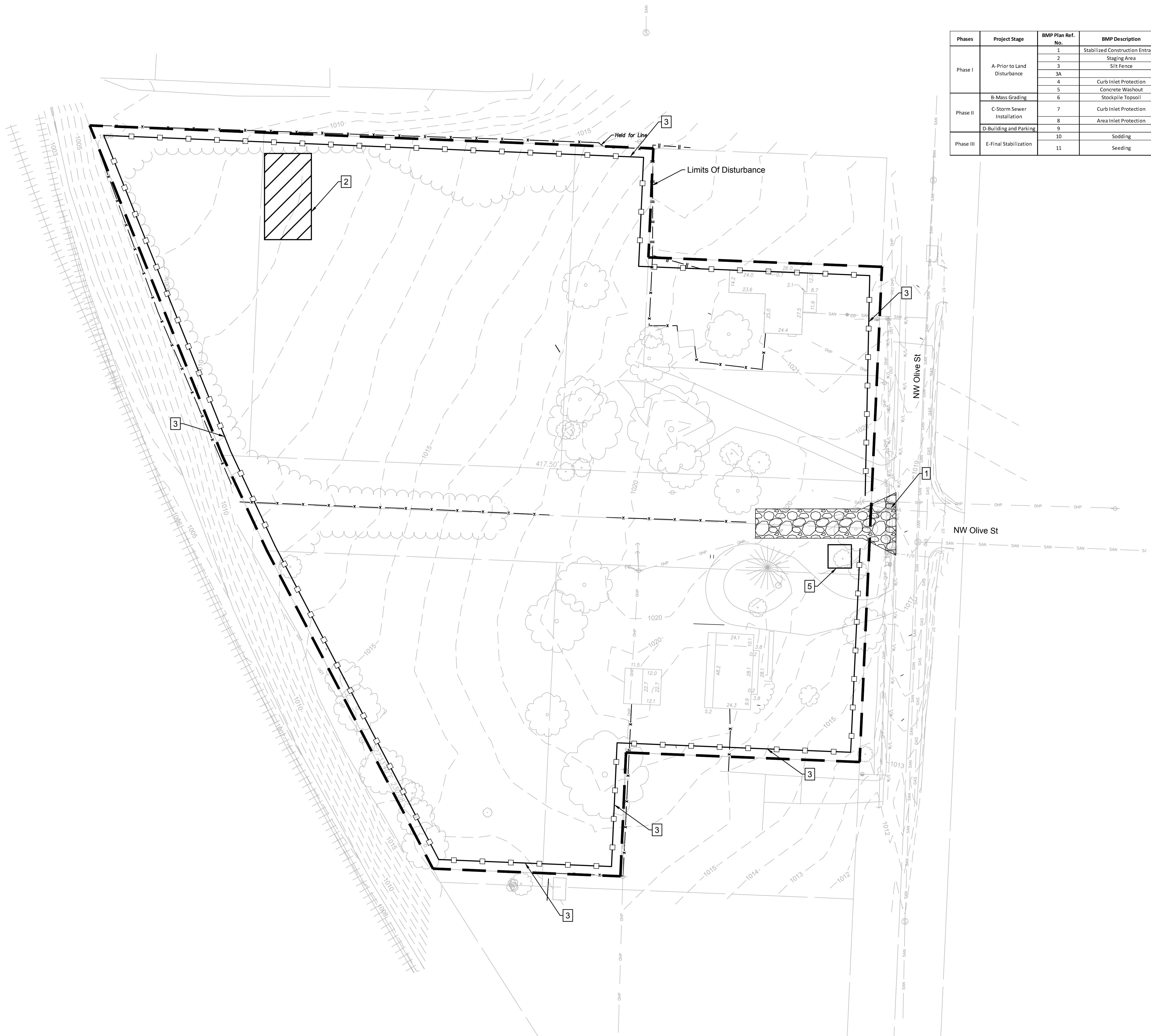
32"

# FIRE LANE - NO PARKING STENCIL DETAIL

Note:







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.
Phase II	B-Mass Grading	3A			
		4	Curb inlet Protection	E	Install Filter Bags on Existing Inlets
		5	Concrete Washout	D	Install Concrete Washout, as Shown on Plans Prior to Pouring any Concrete.
Phase III	C-Storm Sewer Installation	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 IV	D-Building and Parking	9			
		10	Sodding	N/A	Redistribute Topsoil and Sed Disturbed Area.
		11	Seeding	N/A	Redistribute Topsoil and Sed Disturbed Area. Establish Perennial Vegetation with 70% Density over 100% Disturbed Area.

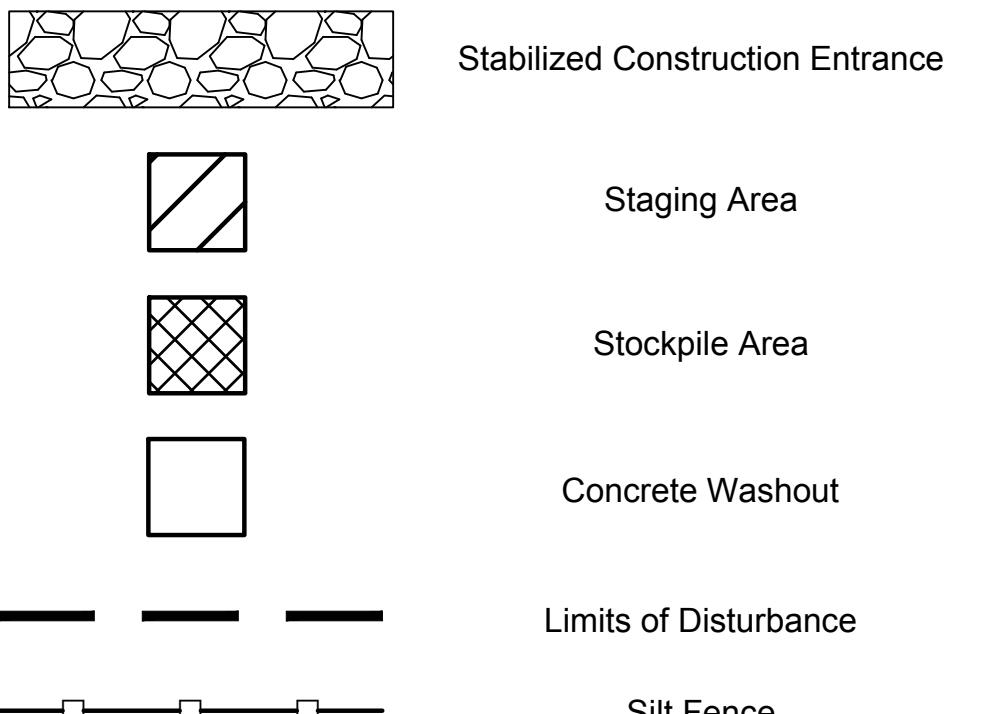
Disturbed Area: 3.76 AC

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



Erosion Control Phase I

Renaissance  
Infrastructure  
Consulting

8115 McEEF STREET, SUITE 200  
KANSAS CITY, MISSOURI 64108  
MO Certificate of Authority: E-2010039330

PER CITY COMMENT  
ORIGINAL SUBMITTAL  
REVISION



1"=30'

0 15' 30'

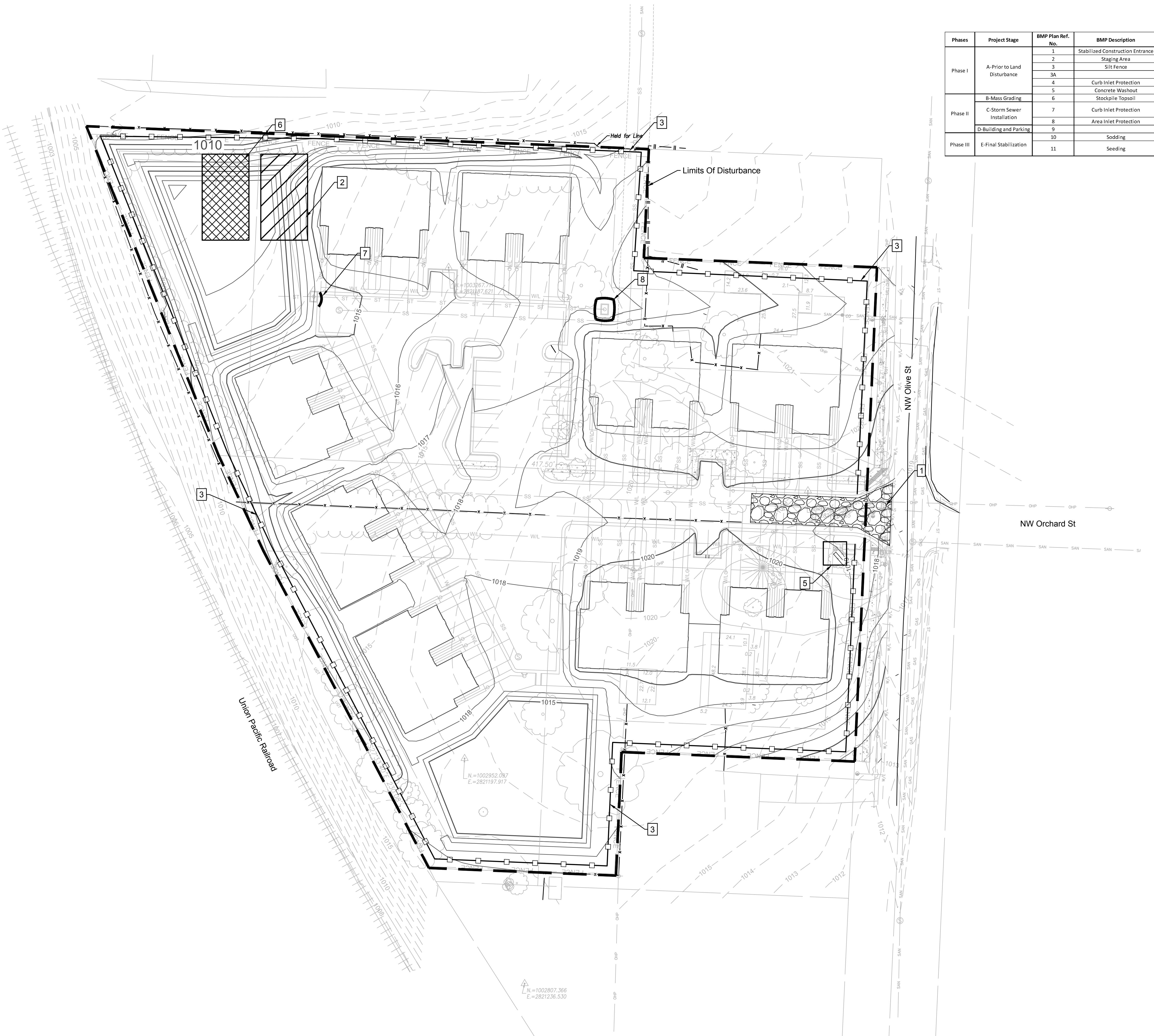
Disturbed Area: 3.76 AC

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		3	Silt Fence	D	Install Silt Fence. As Shown on the Plans.
		3A			
		4	Curb Inlet Protection	E	Install Filter Bags on Existing Inlets
		5	Concrete Washout	D	Install Concrete Washout, as Shown on Plans Prior to Pouring any Concrete.
Phase II	B-Mass Grading	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 Pavment After Pavment Placement
		8	Area Inlet Protection	E	Install Stabilized Buffer and Filter Bags.
	D-Building and Parking	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.



Erosion Control Phase II

