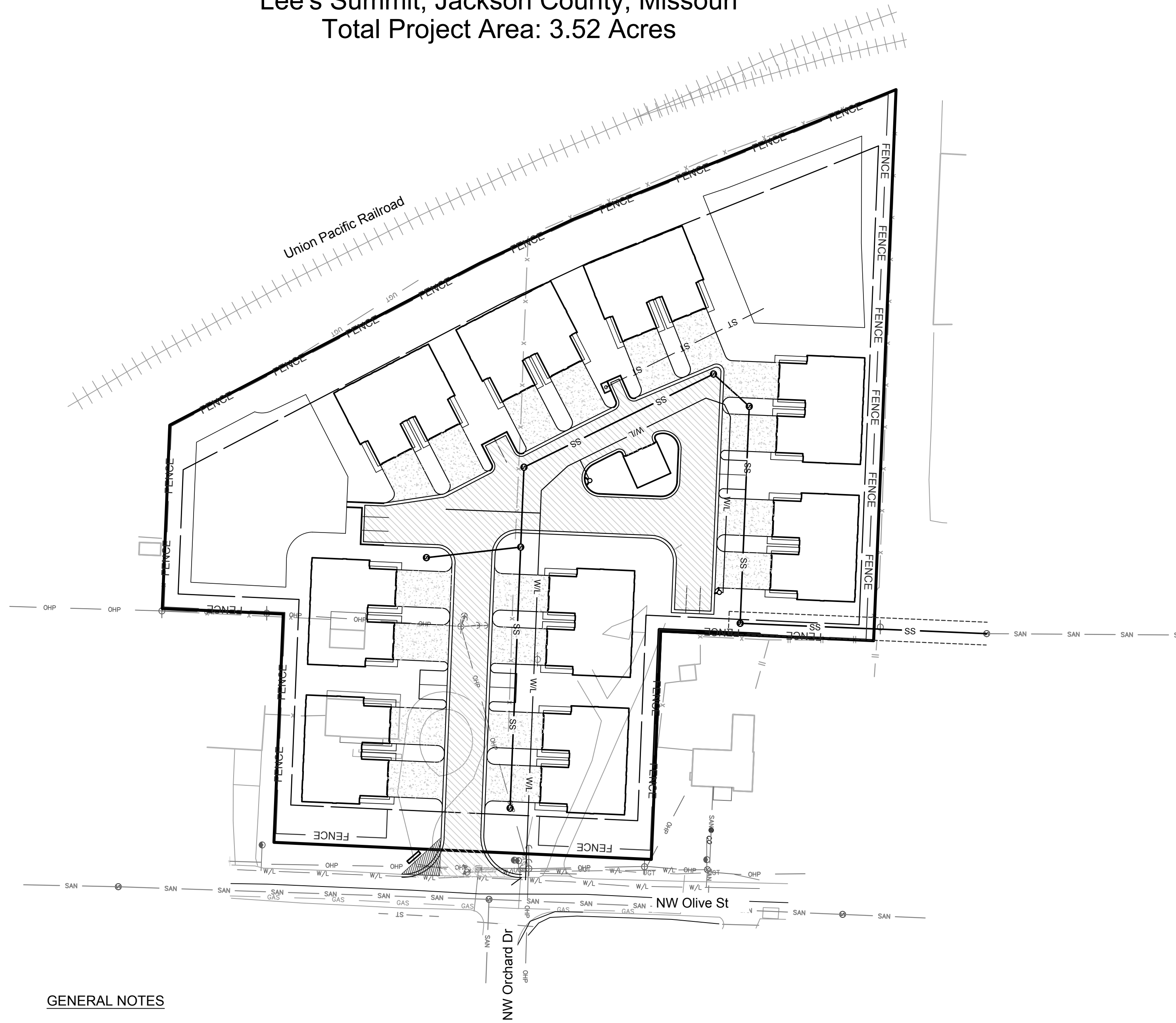


Lee's Summit, Jackson County, Missouri
Total Project Area: 3.52 Acres



| 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 |



UTILITIES

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

Time Warner Cable
Phone: 816.222.5952

Kansas City Power and Light
Phone: 816.471.5275

Comcast
Phone: 816.795.1100

Time Warner Cable
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

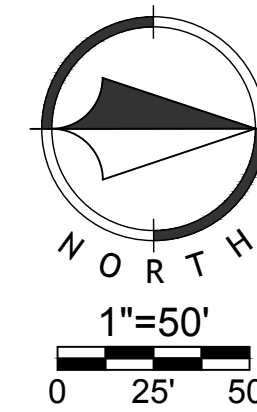
BM-B: 1.3 mi N along the Missouri Pacific Railroad from the station at Lee's Summit, Jackson County, at semaphore 2611, on the top of the concrete base, and 10 ft east of the track. A chiseled square. Elev: 971.80

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.

GENERAL NOTES

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.



Description:

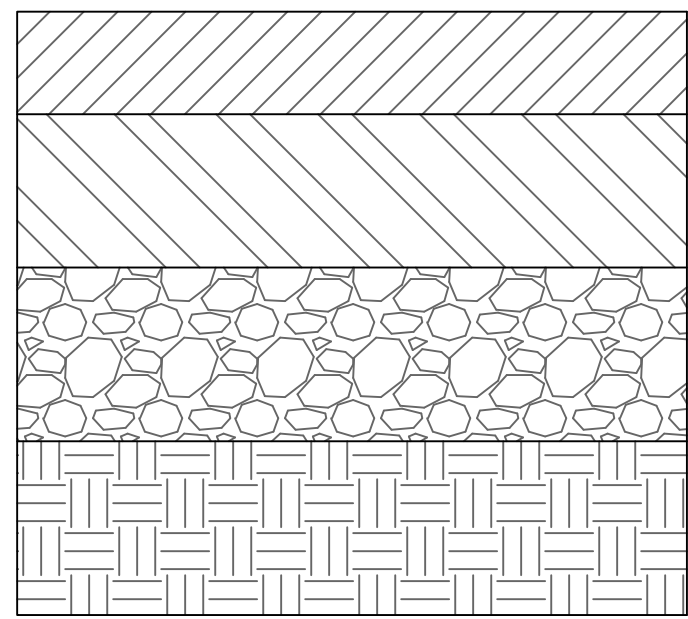
Lots 1, 2, and 3, EXCEPT the North 140 feet of the East 150 feet of Lot 3, HEARNE'S ADDITION, (aka/ HEARNES FIRST ADDITION) and the North Half of vacated Orchard Street lying South and adjacent, a subdivision in Lee's Summit, Jackson County, Missouri.

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.

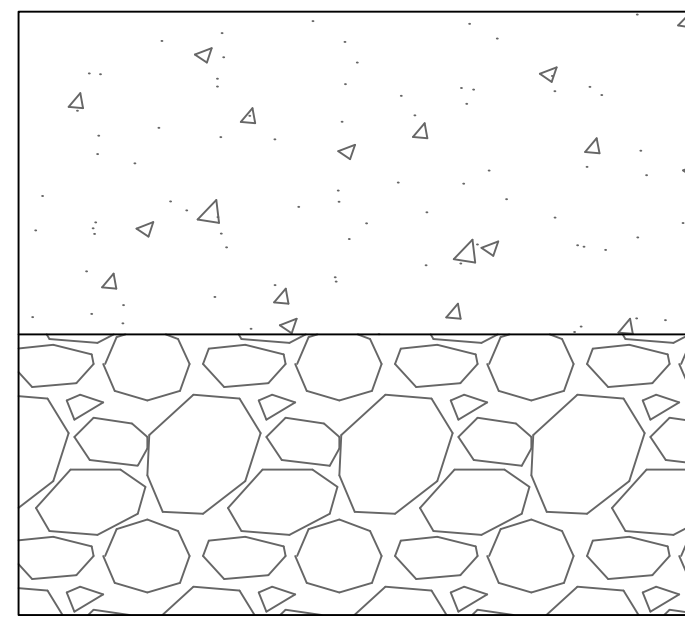
Common Property:

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.

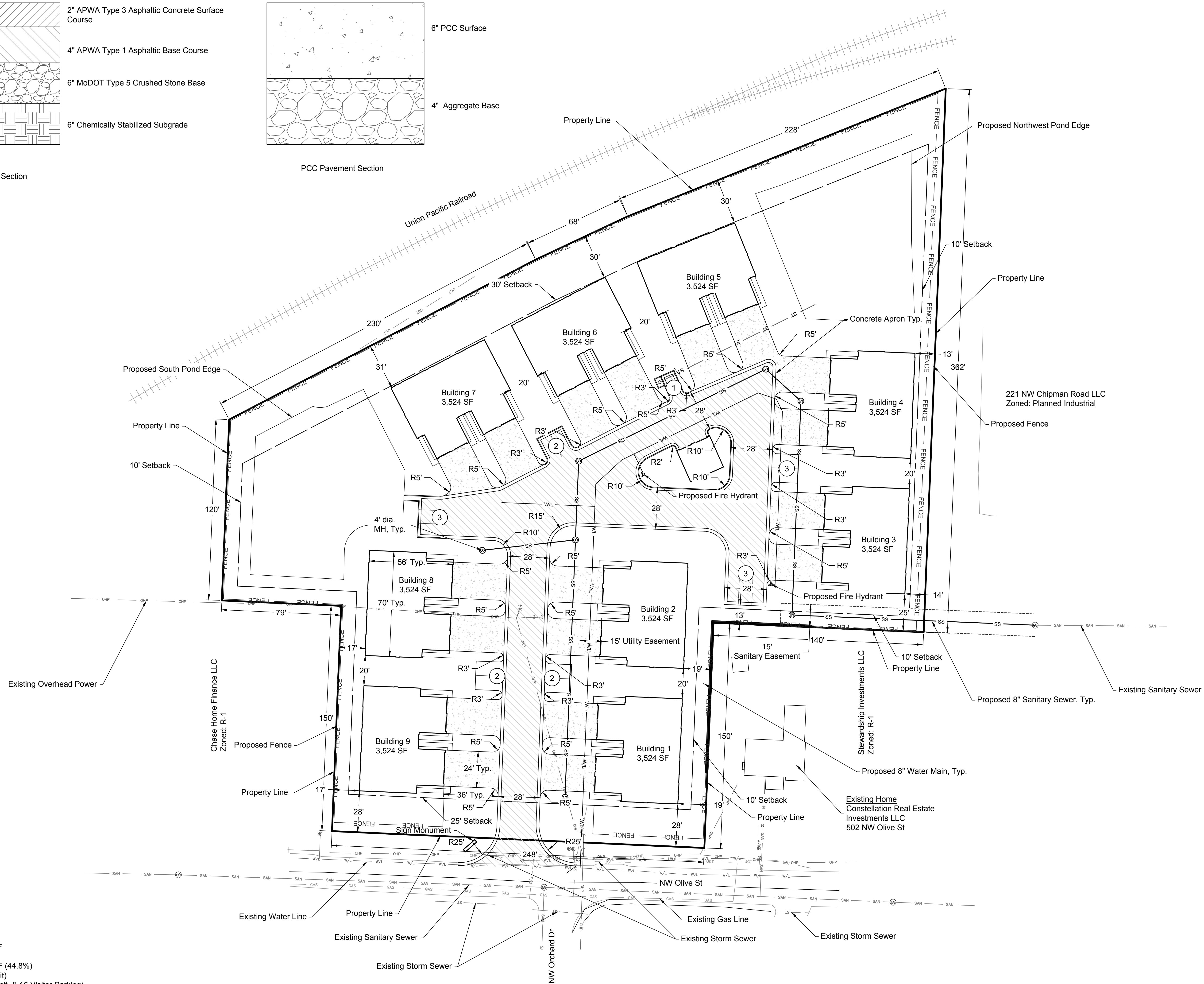
NOT FOR
CONSTRUCTION



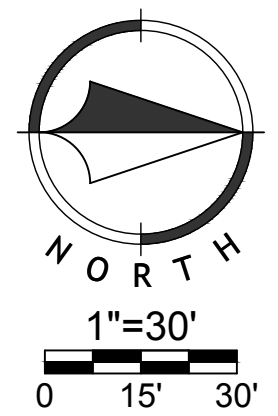
Asphaltic Pavement Section



PCC Pavement Section



Lot Info
Lot Area: 3.52 AC
Units: 36
Units per Acre: 10.22
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: 124 (3/Unit, & 16 Visitor Parking)



| NO. | BY | CD | DATE | REVISION |
|-----|----|-----|----------|--------------------|
| 1 | JD | MES | 07/18/19 | ORIGINAL SUBMITTAL |

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

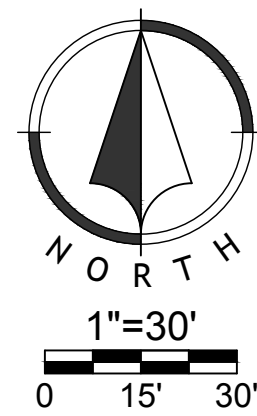
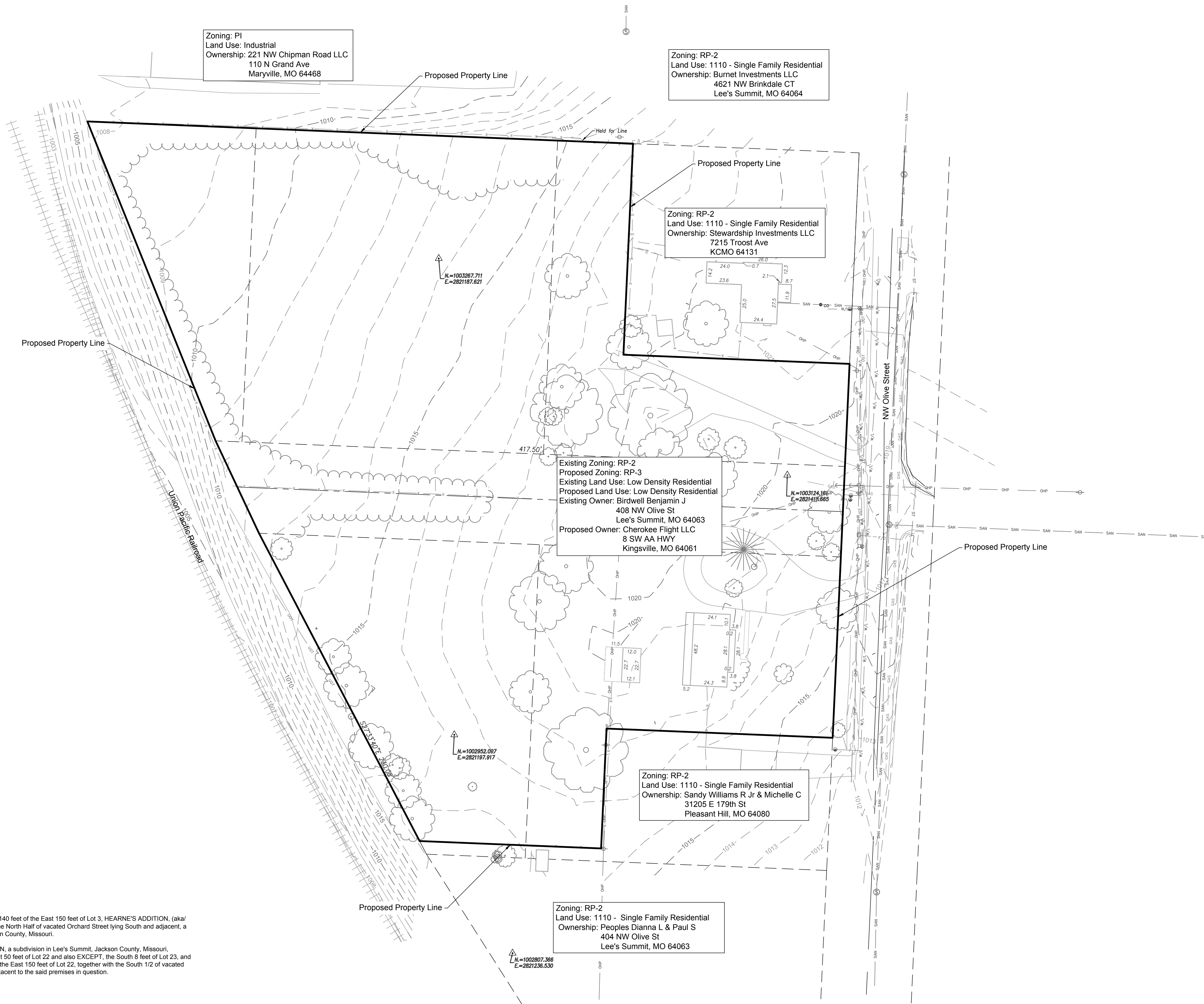
MO Certificate of Authority: E-2010033530

Jan 17, 2019 3:37pm
2:40 PM Design 021818-0251 Burton Townhomes Lees Summit(Dwg)(PDFs)(Rezoning Map.dwg)

Legal Description:

Lots 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.



Sheet
C03

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

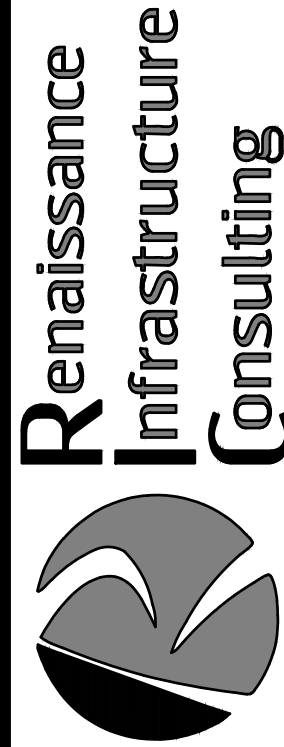
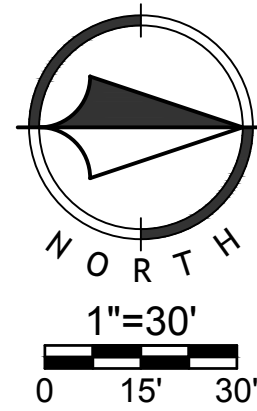
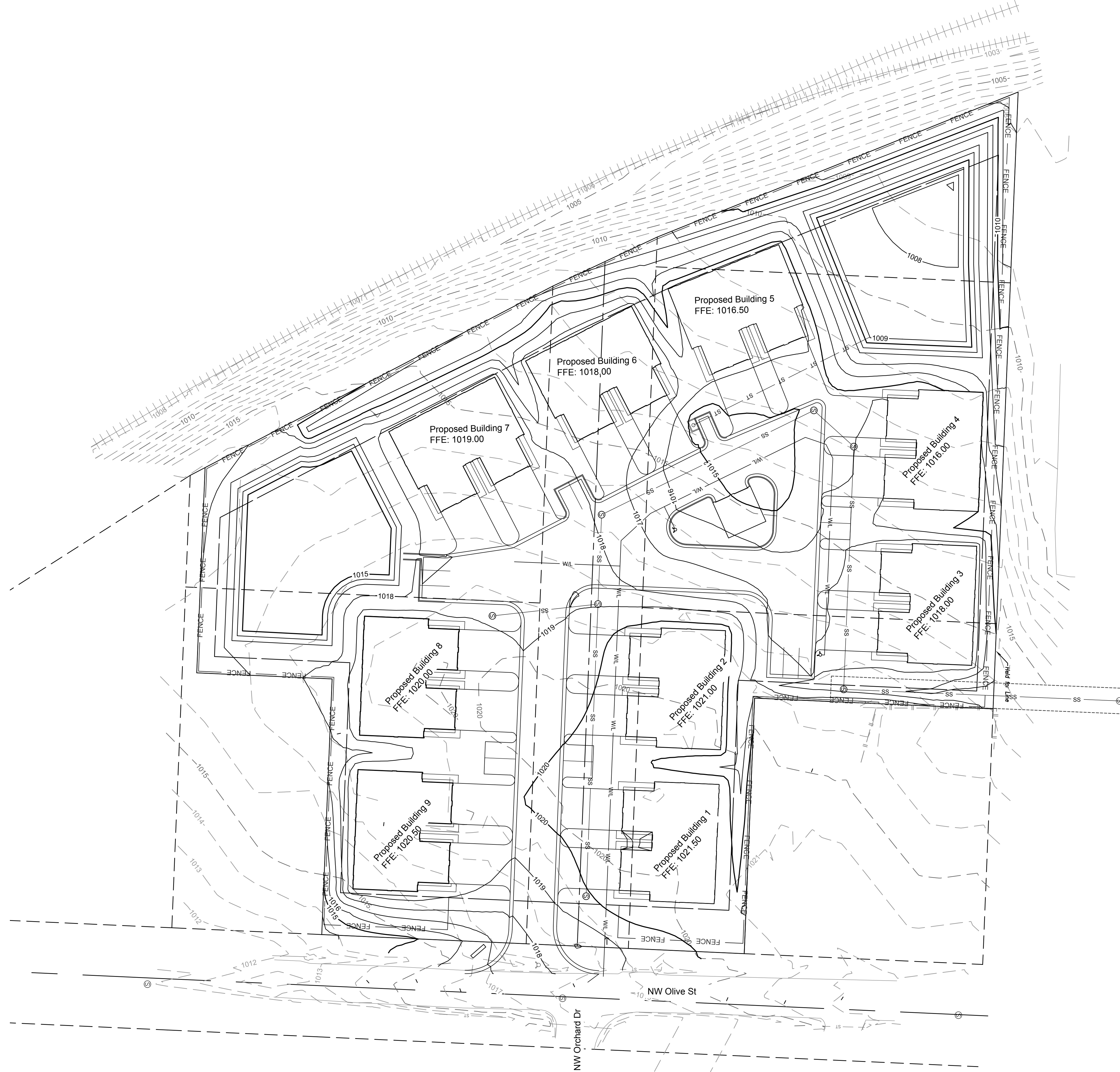
Rezoning Map

| ORIGINAL SUBMITTAL | | | | REVISION |
|--------------------|----|-----|----------|----------|
| NO. | BY | CD | DATE | |
| 1 | JD | MES | 07/18/19 | |

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

MO Certificate of Authority: E-2010033530

Jan 17, 2019 3:37pm
Z:\RC Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDPS\Grading Plan.dwg



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

MO Certificate of Authority: E-2010033530

| NO. | BY | CD | DATE | ORIGINAL SUBMITTAL | REVISION |
|-----|----|-----|----------|--------------------|----------|
| 1 | JD | MES | 07/18/19 | | |

Grading Plan

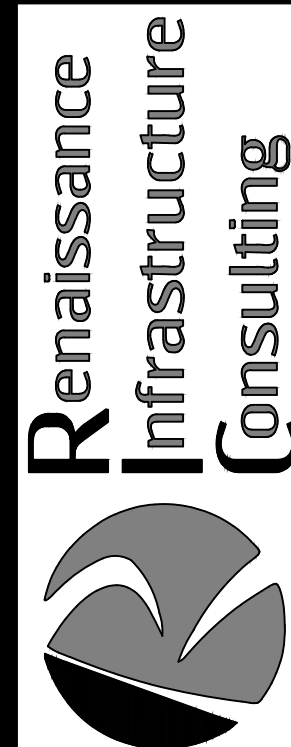
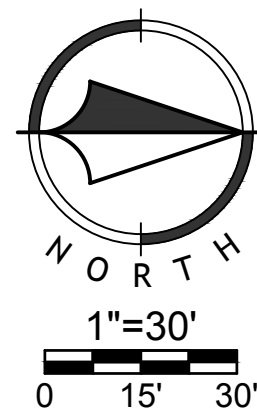
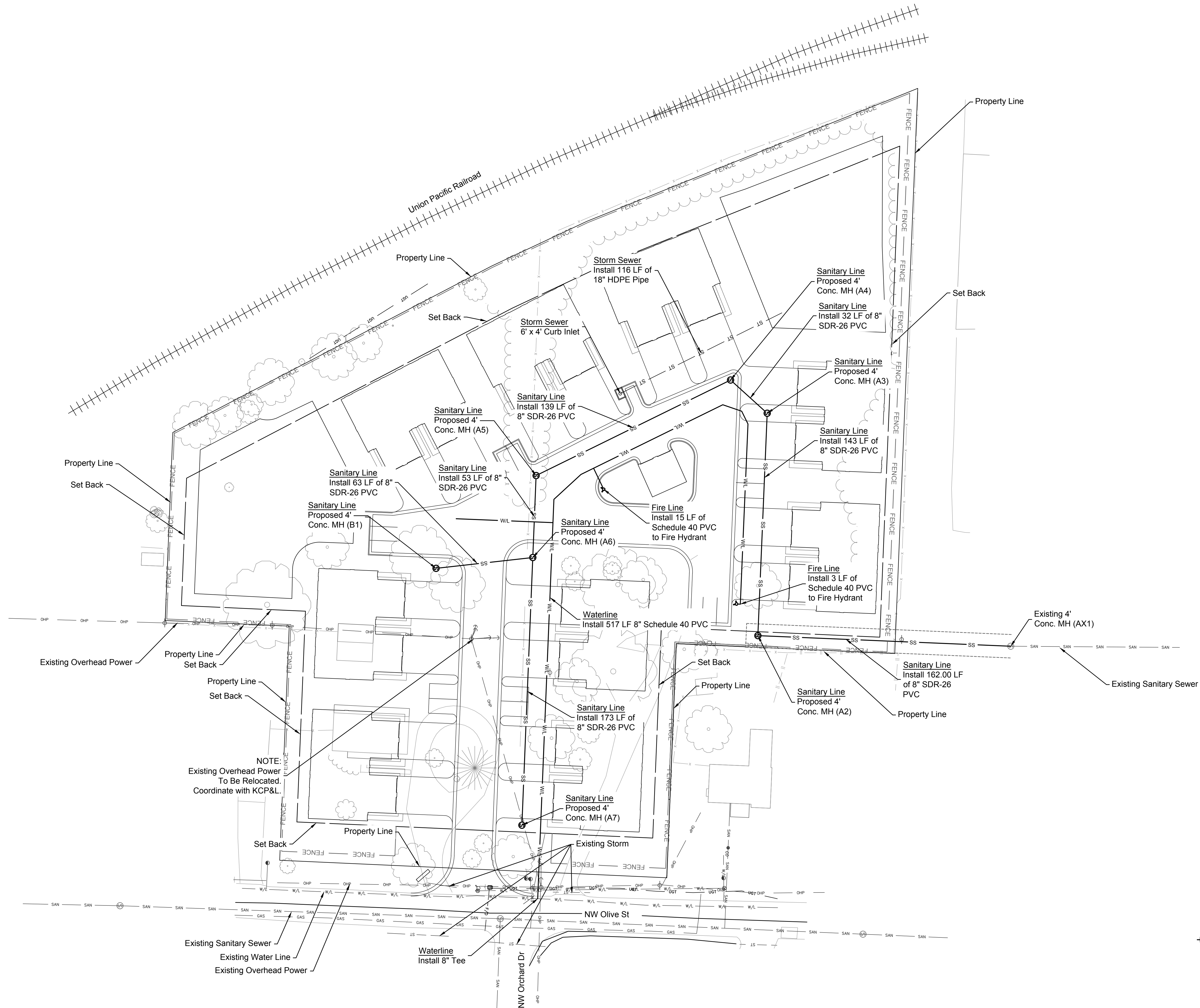
Preliminary Development Plans

18-0251

Burton Townhomes
Lee's Summit, Jackson County, Missouri

Sheet
C04

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

MO Certificate of Authority: E-2010033530

| NO. | BY | CD | DATE | ORIGINAL SUBMITTAL | REVISION |
|-----|----|-----|----------|--------------------|----------|
| 1 | JD | MES | 07/18/19 | | |

Utility Plan

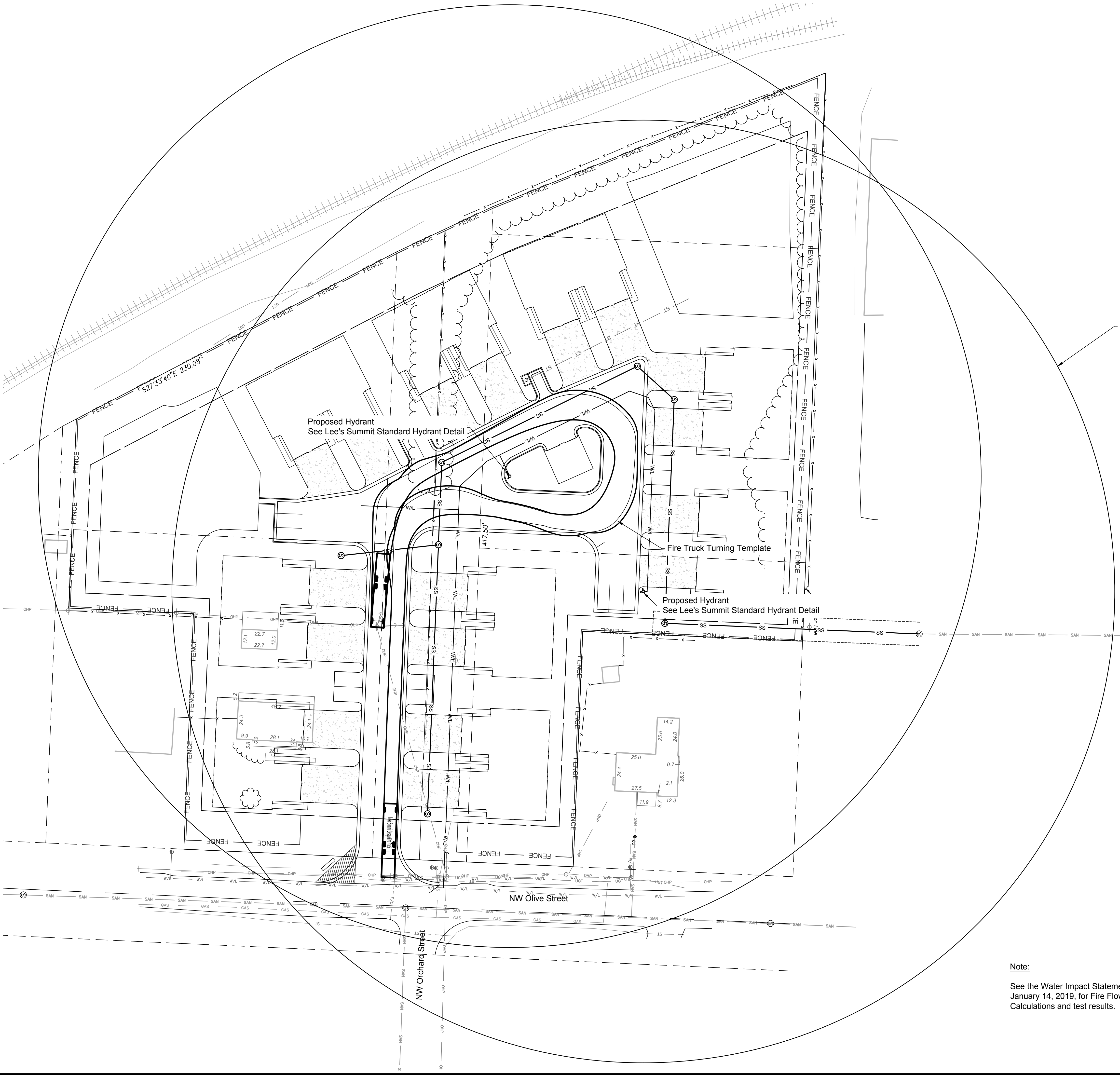
Preliminary Development Plans

18-0251

Burton Townhomes
Lee's Summit, Jackson County, Missouri

Sheet
C05

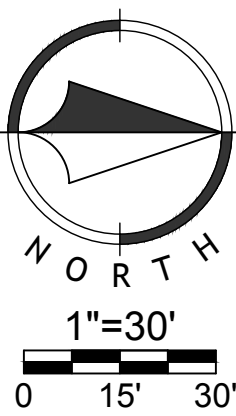
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Lee's Summit Design Fire Truck

| | |
|---------------------------|----------|
| 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° |

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



Sheet

C06

Preliminary Development Plans

18-0251

Burton Townhomes

Lee's Summit, Jackson County, Missouri

Hydrant Coverage

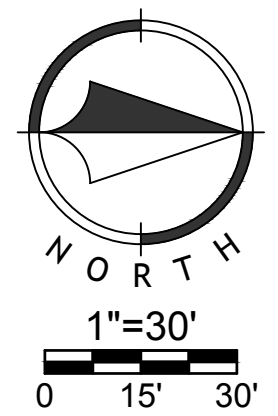
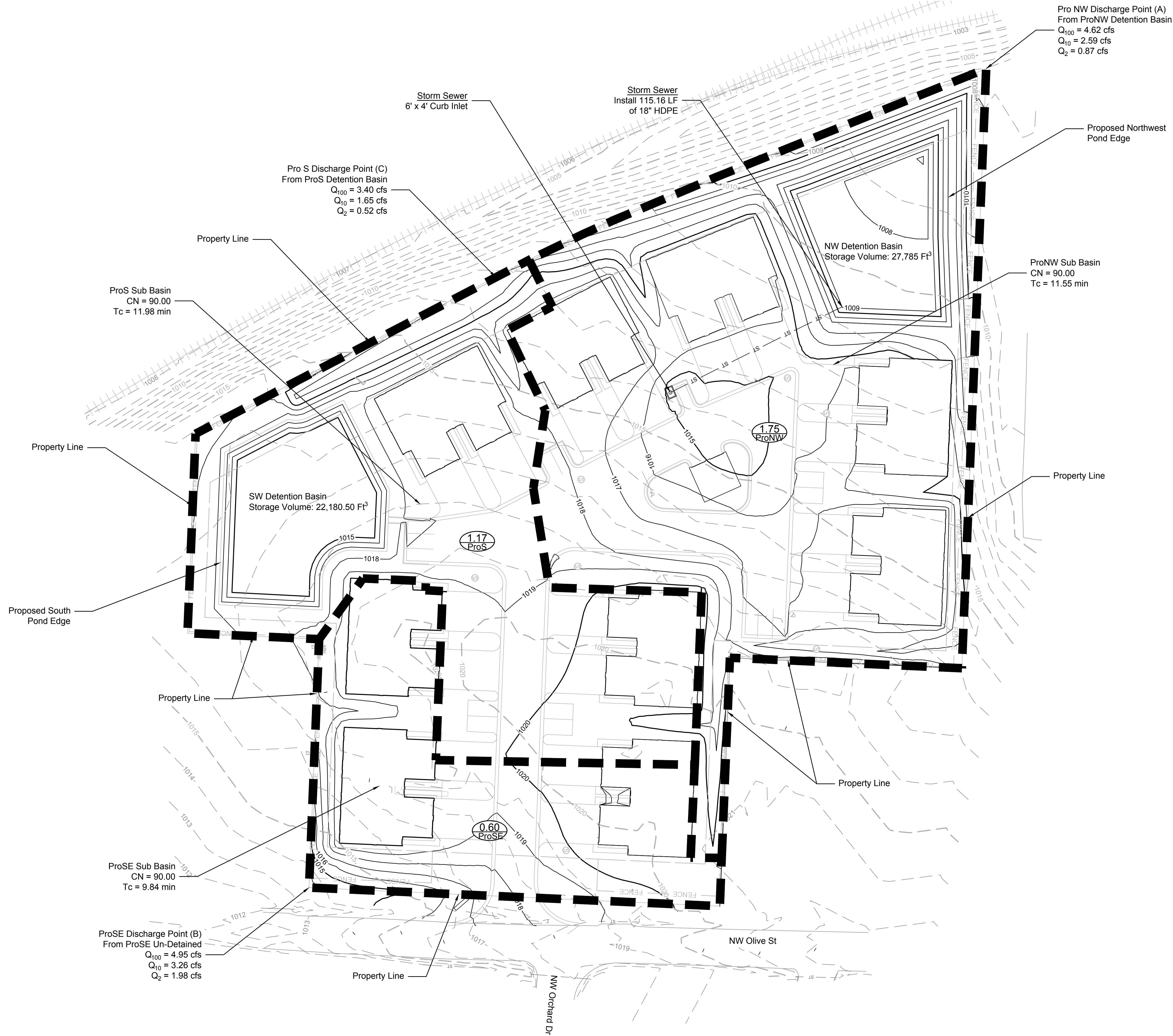
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| NO. | BY | GD | DATE | REVISION | |

Renaissance
Infrastructure
Consulting

132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
913.317.9500
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

Jan 17, 2019 3:38pm
2:10:00 Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDPS\Drainage Map.dwg



Sheet
C07

Preliminary Development Plans

18-0251

Burton Townhomes
Lee's Summit, Jackson County, Missouri

Drainage Map

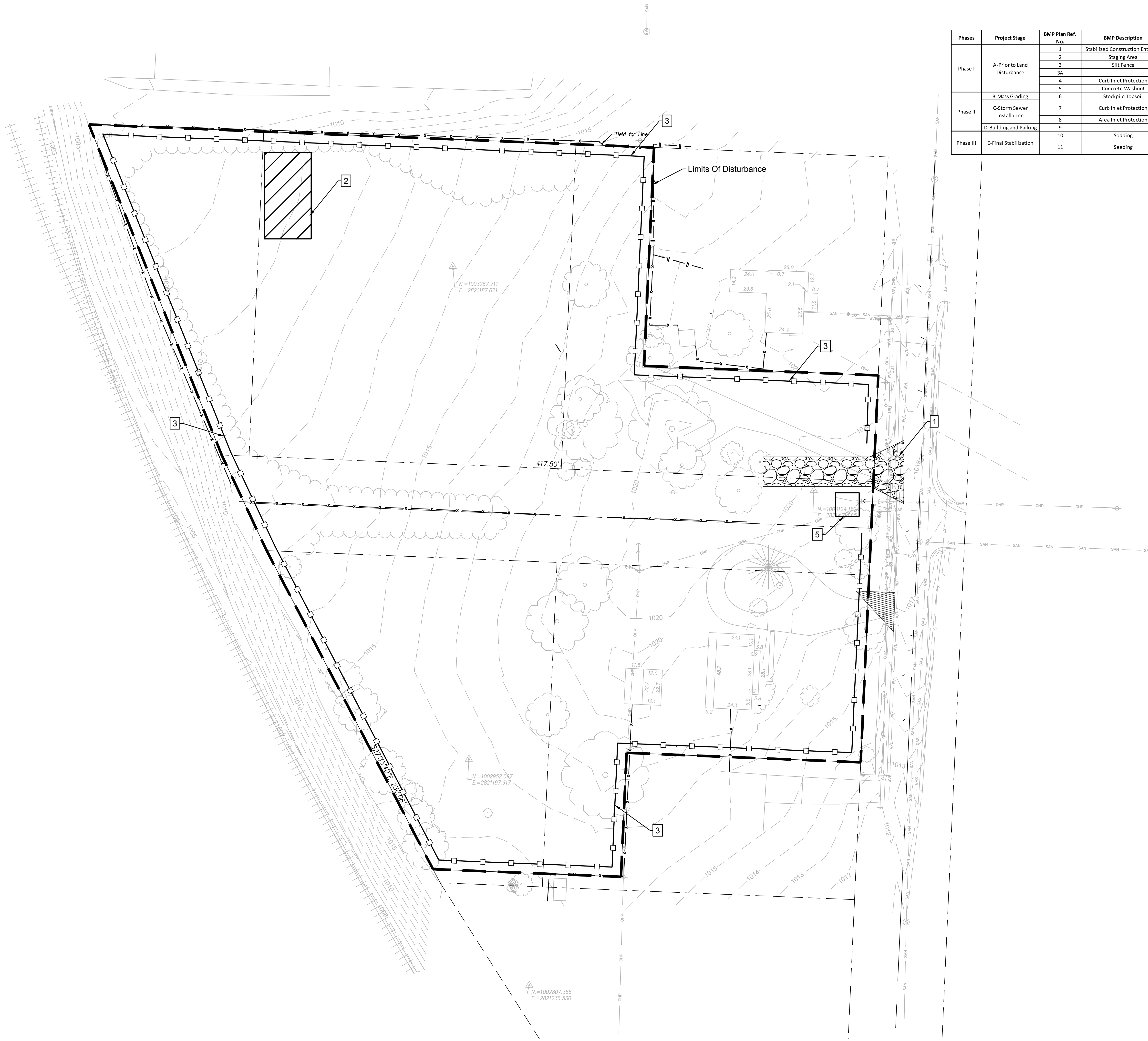
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| 1 | JD | MES | 07/18/19 | | |

**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

Jan 17, 2019 3:38pm
Z:\RG Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDPS\Erosion Control.dwg



| 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. |

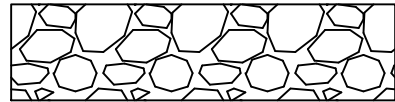
Disturbed Area: 3.52 AC

ESTIMATED EARTHWORK

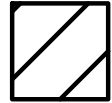
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Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers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

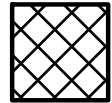
EROSION CONTROL LEGEND



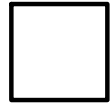
Stabilized Construction Entrance



Staging Area



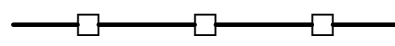
Stockpile Area



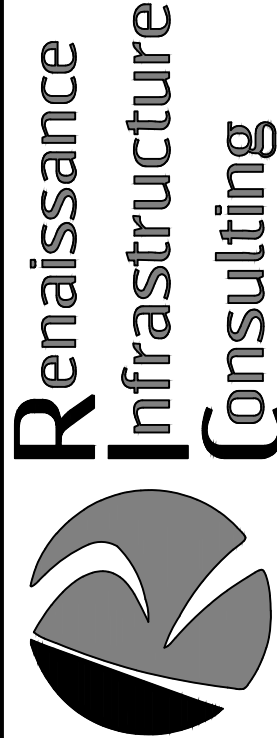
Concrete Washout



Limits of Disturbance



Silt Fence



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Erosion Control Phase I

Preliminary Development Plans

18-0251

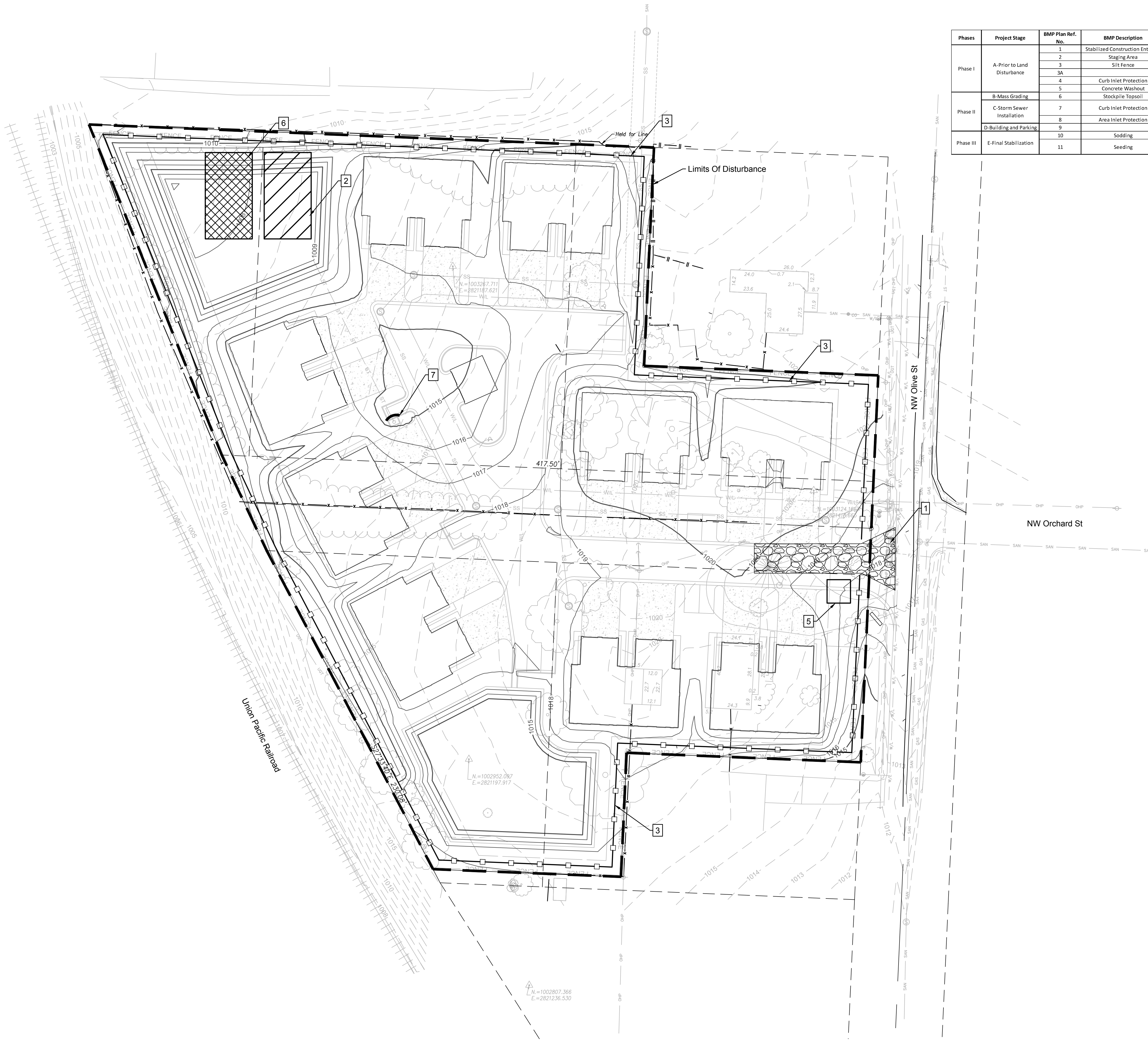
Burton Townhomes

Lee's Summit, Jackson County, Missouri

Sheet
C08

| NO. | BY | CD | DATE | REVISION |
|-----|----|-----|----------|--------------------|
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Jan 17, 2019 3:38pm
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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. |
| | | 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. |

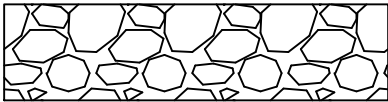
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ESTIMATED EARTHWORK

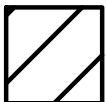
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Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers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

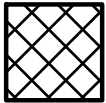
EROSION CONTROL LEGEND



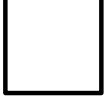
Stabilized Construction Entrance



Staging Area



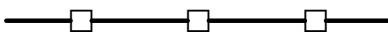
Stockpile Area



Concrete Washout



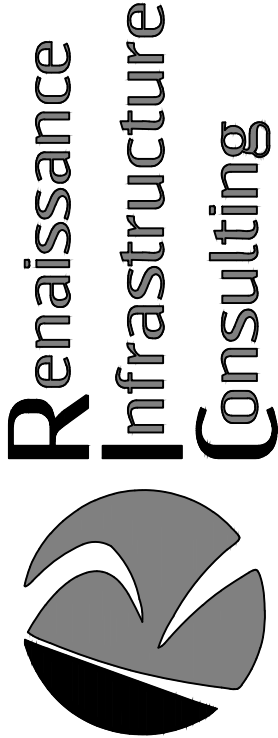
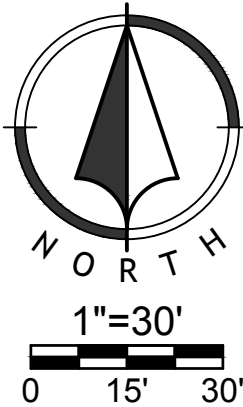
Limits of Disturbance



Silt Fence



Curb Inlet Protection



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

MO Certificate of Authority: E-2010033530

Erosion Control Phase II

Preliminary Development Plans

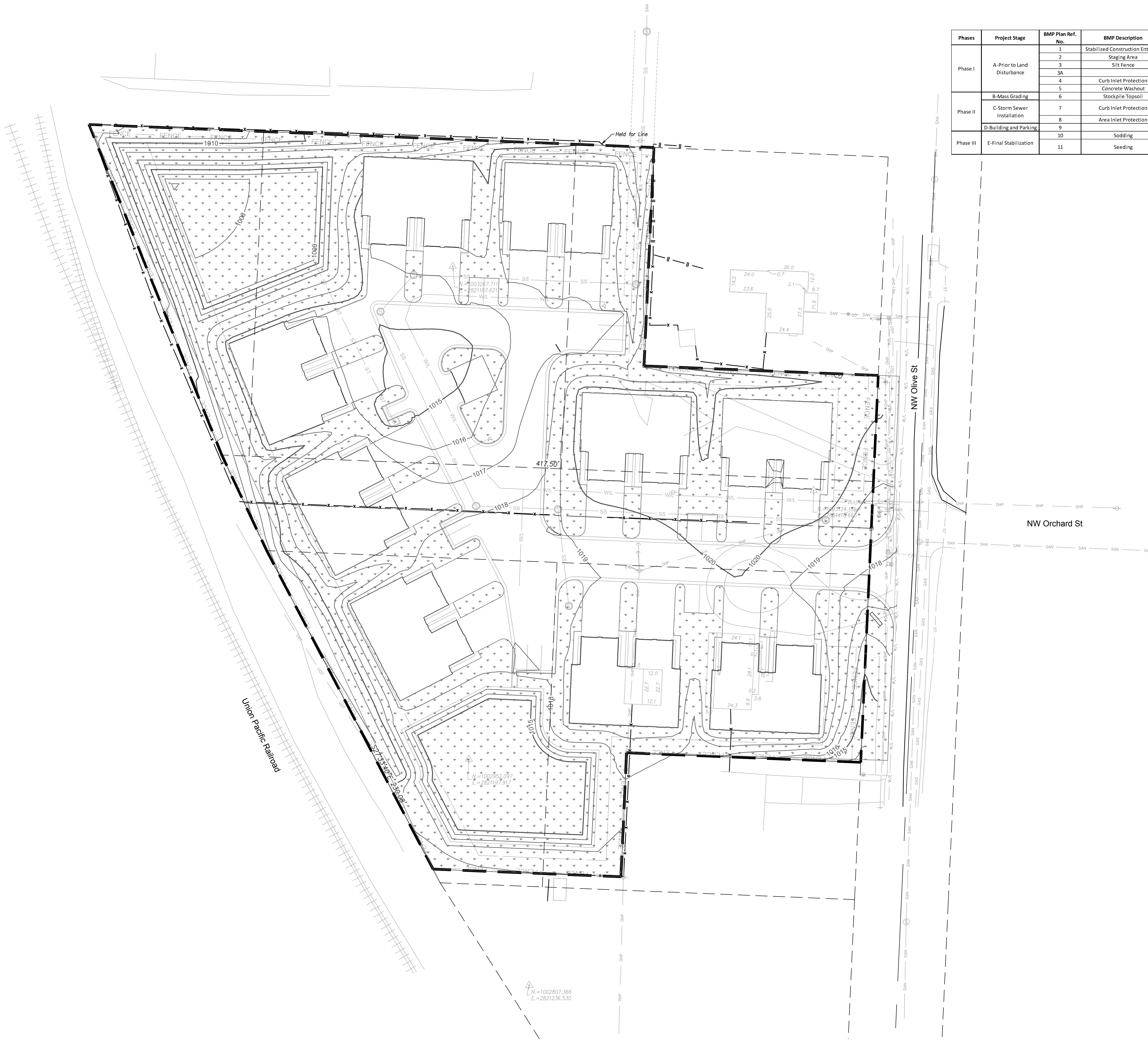
18-0251

Burton Townhomes

Lee's Summit, Jackson County, Missouri

Sheet
C09

| NO. | BY | CD | DATE | ORIGINAL SUBMITTAL | REVISION |
|-----|----|-----|----------|--------------------|----------|
| 1 | JD | MES | 07/18/19 | | |



| 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 | 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. |

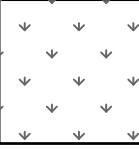
Disturbed Area: 3.52 AC

ESTIMATED EARTHWORK

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Fill: 7657 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



See Landscape Plan