UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
220 SE Green St
Lee's Summit, MO
Phone:616.989.1900

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

Time Warner Cable Phone: 816.358.8833

CABLE TV Comcast Phone: 816.795.1100 TELEPHONE AT&T Phone: 800.288.2020 Time Warner Cable Phone: 816,222,5952

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275



I that part of Lots 1, 2, 3, 22 and 23, HEARNE'S ADDITION, a subdivision of land in the City of Lee's urmit, Jaekson County, Missouri, together with all of vacated Orchard Street lying adjacent to said lots thig more particularly described as follows:

ammencing at the Northeast Corner of said Lot 3, HEARNE'S ADDITION, thence North 87°37'16" West, orgo the north line of said Lot 3, and also being also south line of Lot 1, BENTON HEGHTS, a budwisson of land in the Cly of Lote's Summit, Jackson County, Misscard, a statema of 150.00 feet to the budwisson of the East 150 feet of said Lot 3 and being the True Point of Beginning of land being processed.

Lois 2 and 1, of said HARNETS ADDITION, a distance of 362.30 test to the Northwest Corner of said of 1, said HARNETS ADDITION, a distance of 362.30 test to the Northwest Corner of said of 1, said point being on the assaley of procleman processes of the said of 1, said point being on the assaley of procleman procleman processes of the said of 1, said processes of 1, said processes of 1, said processes of 1, said to 1, said the said of 1, said the 1, said

thence North (27/2072/ East, along the east line of said Lots 22 and 3. HEARNES ADDITION, and also being along the vestelfy light-of-way line of Cline Steet, as now exists, a distance of 317.50 feet to the Southeast Corner of the Month 70 feet of seed Lot 3:

The Contract Corner of the Month 70 feet of seed Lot 3:

Thomas North First Yest, along a line 70 feet due south of and adjacent to and parallel with the north line of said Lot 3, a distance of 150.00 feet to the Southwest Corner of the North 70 feet of the East 150 feet of said Lot 3.

Existing Section Line

Proposed Right-of-Way

Proposed Property Line

LEGEND

Existing Right-of-Way Line

Existing Lot Line

feet to the place of beginning; Containing 164,714.19 square feet or 3.781 acres, more or less. thence North 02°20′22″ East, along the west line of the East 150 feet of said Lot 3, a distance of 70.00

BENCHMARK: BM-A:

1.0 m NW along the Missouri Pacific Ratinod from the station at Lee's Summit, at the crossing of Sheer Road, 88 it southerst of the center line of Sheer Road, 38 in ortheast of the northwest 10 28.4 it southeast of a telephone pole, 697 it southwest of a fence, 1,8 it west of a witness post, set in the top of a concrete post which projects 0,3 it above the ground.

Existing Storm Sewer Existing Sidewalk

Existing Storm Structure

Existing Curb & Gutter Existing Easement Line

Existing Waterline

Proposed Waterline Proposed Sanitary Manhole Proposed Sanitary Sewer Proposed Fire Hydrant Proposed Storm Sewer

Proposed Storm Structure Proposed Sidewalk Proposed Curb & Gutter Proposed Easement roposed Lot Line

Proposed Contour Major

1.3 min Nationg the Missouri Pacific Ralifoad 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

OLI (Das Well Note: There is no viable 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 B4, pp. 91)

Existing Contour Minor Existing Contour Major

Proposed Asphaltic Pavement

Existing Sanitary Manhole Existing Sanitary Sewer Existing Gas Main

[Bodz Plain Nizle
| Flood Plain Nizle
| Flood

Sequoia Residential Final Development Plans For

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





GENERAL NOTES

₹	≗	
Fina	cons	
2	돩	
٤.	25.	
5	9	
3	sha	
3		
Plan	=	
i i		
3	9	
and the	City of Lee's Summit D	
ġ	으	
Š	Lee	
sion and Constr	S	
₹	Ĕ	
3	₫.	
2	ō	
3	Desi	
Š	ä	
Š	ă	
2	õ	
<u> </u>	Suc	
₹	ructi	
ž	ğ.	
eign	Š	
ion and Co	anu	
₹	ä	
3	as	
netric	ad.	
2	ρţe	
3	Ğ.	
ž	Š	
ž	ă.	
eha e	a	
Š	8	
	5813	
	ü	
š	3. Wher	
	œ	
	dis	
	iscrepancie	
	par	
	ČĖ.	
	exis	

The crisis benegoment has and his begin and construction hashall, the begin and Construction hashall stall govern.
The contribution was repossable for securing all blooks and flustrations eventually by the contributed columnists; City of less Summit, Mo., and all other
governing agencies (including local, country, state, and federal authorities) having unsidiation over the work proposed by these construction documents.
The costs for all brooks and resurrous as falls be the contractor's esponsibility and stall be racided in the blook for the work of the contribution of the contribution of the development of the contribution of the contribu

re sevent. The curracute sense the representation of contracting all utility companies for an exact field location of each utility prior to any construction. All
fillies, shown and un-shown, damaged through the negligence of the contractor stall be repaired or replaced by the contractor stall repeat all damages at histher expenses.

A. The contractor will be responsible for all damages to existing fullniss, pawment, fenous, structures, and other features not designated for removal. The
contractor will be responsible for all damages to existing fullniss, pawment, fenous, structures, and other features not designated for removal. The
contractor state material crusts, structures, and all other features necessary to construct the proposed improvements, shall be performed by the
contractor. All unsternatives the contractor shall be disposed of the project site. The contractor shall be responsible for all permits for
realing and disposing of waste material. The disposal of waste material shall be in a boccardance with all local, state, and federal regulations.

8. By use of these construction downments the contractor hereby appress that he shall be solely responsible for the salety of the construction
project. Maintenance of the temporary traffic control clevius will be the contractor sexponsible. All traffic control clevius of the semporary traffic control clevius will be the contractor sexponsible. All traffic control clevius of the sexponsible of the project.

9. Prior to installing, constructing, operatoring any work on the public atoms accordance will not be public atoms appeared to the class of the clip of Levi's Summit Maincipal Code.

10. Contractor shall furnish advance that histories furnishes first unions the sexponsible for the clip of Levi's Summit Maincipal Code.

11. 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 relating wall design by a registened engineer in the State of Missouri.

Recognit Codings, or other dearents of the relating wall (s) cannot encoach into the right of way or public easements.

All codes was they excluded for Earth Budding.

All budding and life safety issues shall comply with the 2012 International Fire Code and local ammedianets as adopted by the City of Lee's Summit.

All proposed signs must comply with the sign requirements as outlined in the City of Lee's Summit Unified Development Ordinance Article 9 - SIGNS.

er),	this he	the	y the	e	not	
Renaissance Infrastructure Consulting						
McGEE S	TREET, SUIT	_		_	800.0950	

Final Developement Plans

Erosion Control Phase I Erosion Control Phase I

A Dim.
Gedding Pu.
Site Utility Plan
Drainage Map & Calculations
Storm Plan and Profile
Pond Plan
'd Plan - 2

Title Sheet
General Layout
Existing Conditions & Demolition Plan

Sheet C01

Erostion Control Phase III
Standard Details

18-0251 Sequoia Residential Lee's Summit, Jackson County, Missouri

Landscape Notes & Details
Planting Specifications
Lawn Specifications
Irrigation Specifications

Separate Schedules 2 Separate Schedules Landscape Plan

Title Sheet

APPLICATIONIOWNER:
Dick Burton
Orchard Park Development LLC
8 SW AA Highway
Kingsville, MO 64061
daburton@mail.com

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

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