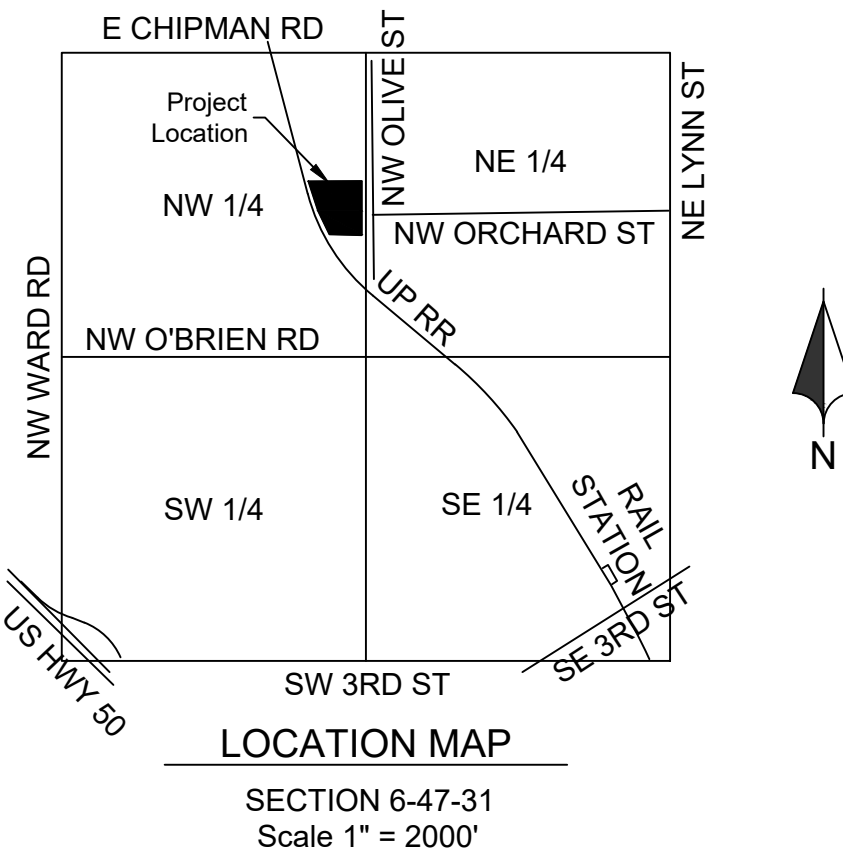


Jun 12, 2020-11:20am
2:40 PM Design 02/18/20251 Burton Townhomes Lee's Summit (Dwg) FPDs Title Sheet.dwg



UTILITIES

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

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275

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

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

CABLE TV
Comcast
Phone: 816.795.1100

Time Warner Cable
Phone: 816.358.8833



Know what's below.
Call before you dig.

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

Commencing at the Northeast Corner of said Lot 3, HEARNE'S ADDITION, thence North 87°37'18" West, along the north line of said Lot 3, and also being along the south line of Lot 1, BENTON HEIGHTS, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 150.00 feet to the Northwest Corner of the East 150 feet of said Lot 3 and being the True Point of Beginning of land being described;

thence continuing North 87°37'18" West, along said north line of lot 3, and along the north line of said Lots 2 and 1, of said HEARNE'S ADDITION, a distance of 362.30 feet to the Northwest Corner of said Lot 1, said point being on the easterly right-of-way line of the Union Pacific Railroad, as now exists;

thence southeasterly along the westerly line of said Lot 1 and said Lot 23, HEARNE'S ADDITION, and being along the easterly right-of-way line of said railroad, on a curve to the left, said curve having an initial tangent bearing of South 19°41'03" East, a chord which bears South 25°03'20" East, a radius of 2,814.79 feet, a chord distance of 527.00 feet, an arc length of 527.77 feet to a point 8 feet due north of and adjacent to the south line of said Lot 23;

thence South 87°40'20" East, along a line 8 feet due north of and adjacent to and parallel with the south line of said Lot 23 and said Lot 22, HEARNE'S ADDITION, a distance of 119.63 feet to the Southwest Corner of the North 80 feet of the South 88 feet of the East 150 feet of said Lot 22;

thence North 02°25'04" East, along the west line of the East 150 feet of said Lot 22, a distance of 80.00 feet to the Northwest Corner of the South 88 feet of the East 150 feet of said Lot 22;

thence South 87°40'20" East, 88 feet due north of and adjacent to and parallel with the south line of said Lot 22, a distance of 150.07 feet (measured) 150 feet (deed) to the Northeast Corner of the South 88 feet of said Lot 22;

thence North 02°20'22" East, along the east line of said Lots 22 and 3, HEARNE'S ADDITION, and also being along the westerly right-of-way line of Olive Street, as now exists, a distance of 317.50 feet to the Southeast Corner of the North 70 feet of said Lot 3;

thence North 87°37'18" West, 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;

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

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 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

Oil / Gas Well Note:

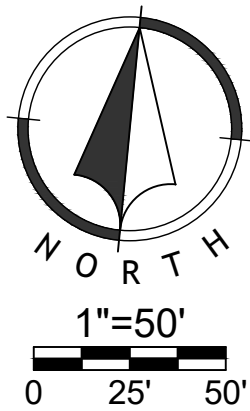
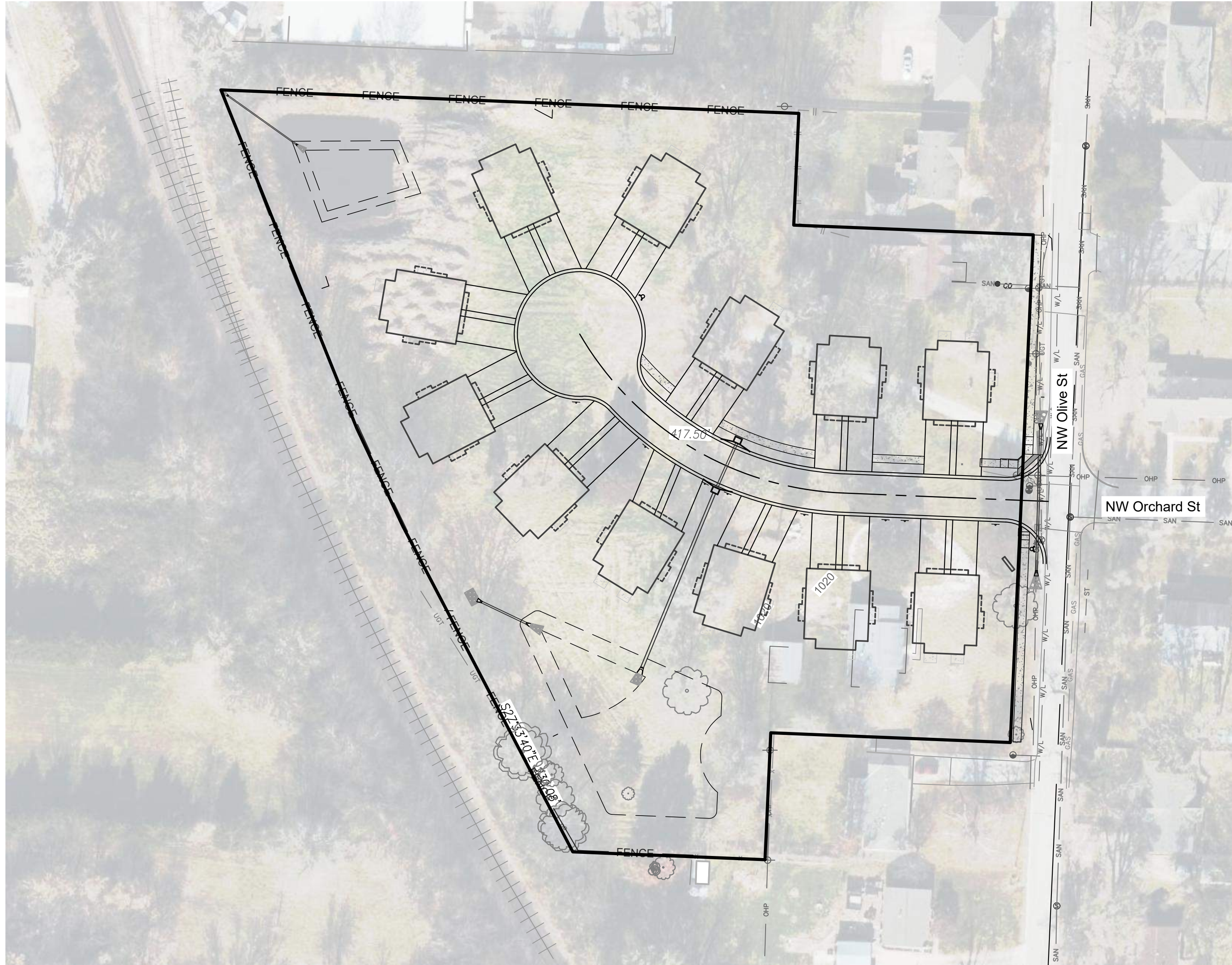
There is no visible evident, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri." (Figure B-4, pg. 91)

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.

Final Development Plans For Sequoia Residential

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



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

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Layout
C03	Existing Conditions & Demolition Plan
C04	Site Dimension Plan
C05	Grading Plan
C06	Site Utility Plan
C07	Drainage Map & Calculations
C08	Storm Plan and Profile
C09	Pond Plan
C10	Pond Plan - 2
C11	Erosion Control Phase I
C12	Erosion Control Phase II
C13	Erosion Control Phase III
C14	Standard Details
C15	Standard Details
C16	Standard Details
C17	Standard Details
C18	Standard Details
C19	Standard Details
C20	Standard Details
C21	Standard Details
L01	Landscape Plan
L02	Separate Schedules 1
L03	Separate Schedules 2
L04	Landscape Notes & Details
L05	Planting Specifications
L06	Lawn Specifications
L07	Irrigation Specifications

APPLICATION/OWNER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023

Sheet
C01

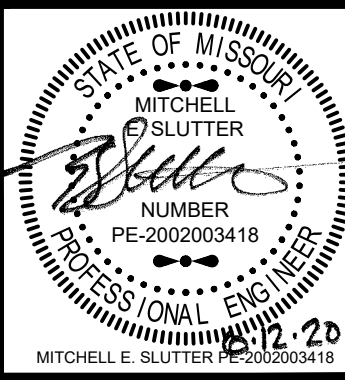
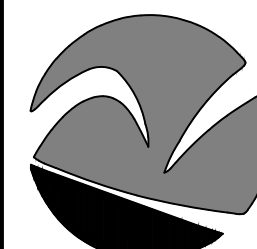
Final Development Plans

18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Title Sheet

**Renaissance
Infrastructure
Consulting**



MO Certificate of Authority: E-20100303030

FOR NON-PUBLIC WORK

- A. Screened items indicate a pre-construction topographic survey
B. Contraction joints shall conform to APWA Section 2200.
C. All concrete to be 4000 psi with 6% (+/- 1%) air entrainment. Cement mixtures with water/cement ratios at 0.5 or below are recommended
D. Construction of reinforced concrete pavements shall be in accordance with ACI 330 standard specifications.
E. Curing compound to be applied to all concrete surfaces immediately after broom finish.
F. Contractor shall reject concrete if it cannot be placed within 90 minutes of batch time. Expiration time shall be reduced to 60 minutes on high summer temperatures.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices" and to the City of Lee's Summit.
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series 1-29/2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.
4. All pavement markings for handicap stalls and aisles shall be blue.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Lee's Summit's minimum design standards.
2. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
3. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
4. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
5. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Lee's Summit public works at 816.969.1800 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
6. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
7. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
8. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
9. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
10. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
11. Excess material shall be disposed of by the contractor off the owner's property at no additional cost in a legal manner.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Concrete curb at all concrete paving and both side of drive-in ramps shall be integral.
14. Contractor shall be responsible for mud and debris on public ROW which shall be removed in a timely manner daily.

GENERAL NOTES

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.
2. Pavement sections shall conform to the City of Lee's Summit minimum design standards.

SITE DATA TABLE

PROPERTY INFO:
Existing Zoning: RP-2 Planned Two-Family Residential
Total Land Area: 3.78 Acres, 164,656.80 sqft
Proposed Street Right-of-way: 0.69 Acres, 30,056.40 sqft
Net Land Area: 3.78 Acres, 164,656.80 sqft
Proposed Use: RP-2 Planned Two-Family Residential

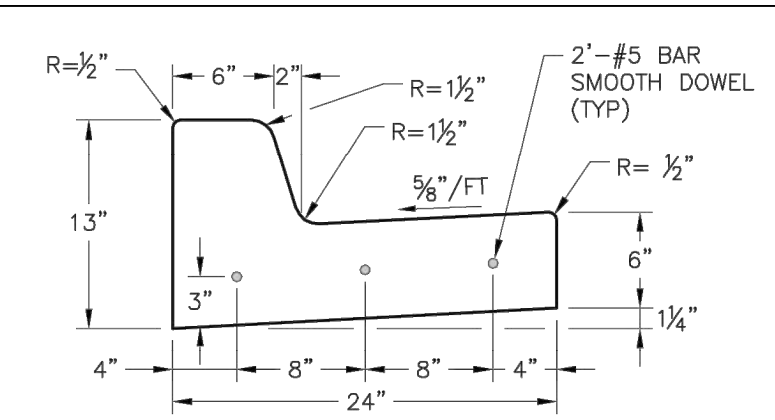
BUILDING INFO:
Building 1-12: Type A - (2 / 2 - 24 Units)
Number of Dwelling Units: 24

PARKING INFO:
1 or 2 Bedroom Residence: = 24 Units
2 Stalls / 2, 3, or 4 BR Unit (1 Fully Enclosed) = 48 Spaces
Total Parking Required = 48 Spaces
Driveway Parking Stalls Provided = 48 Spaces
Fully Enclosed Garage Stalls Provided = 48 Spaces

Total Parking Provided = 96 Spaces

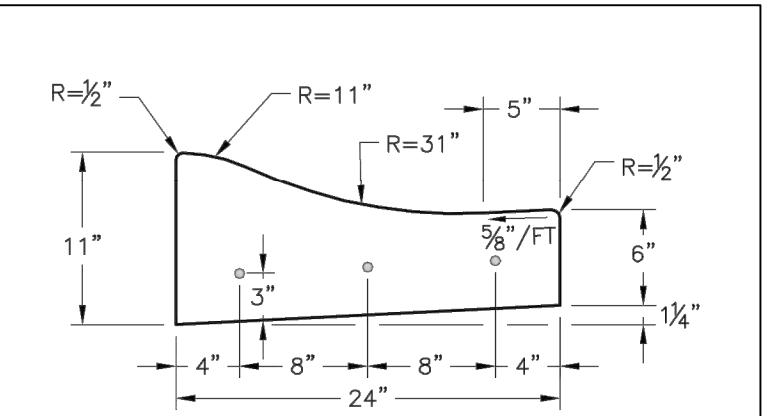
Total Floor Area = 25,320 SF
Total Impervious Area = 61,320 SF (37.24%)

Floor Area Ration (FAR) = 0.13
Dwelling (Units) Per Acre = 6.35
Total Building Height = 28.0 ft



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)

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



ROLL BACK CURB & GUTTER
(TYPE CG-2)

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/28/2023

Contractor to Leave
Gap at Bottom of Fence
to Allow for Storm Drainage

Proposed Northwest Pond
100-yr Boundary

221 NW Chipman Road LLC
Zoned: Planned Industrial

Existing Sanitary MH

Proposed Sanitary Sewer, Typ.

Existing Property Line

Property Line

Stewardship Investments LLC
Zoned: RP-2

20' Setback Typ.

Existing Sanitary Sewer

Existing Storm Sewer

Property Line

Proposed Sidewalk

Existing 59' R/W

Existing Gas Line

Proposed Sidewalk Ramp

Existing Storm Sewer

Existing Power Pole To Be Relocated

Existing Hydrant To Be Removed

Proposed Sidewalk Ramp

Existing Storm Sewer

Sign Monument

Existing Sanitary Sewer

Property Line

20' Setback

Existing Water Line

Proposed Sidewalk

Property Line

Existing Power to be Relocated
By Others

Chase Home Finance LLC
Zoned: R-1

Existing Property Line

Existing Overhead Power

Proposed South Pond
100-yr Boundary

Existing Fence to Remain.
Contractor Shall Maintain Fence
and Repair Any Damage During
Construction.



Sheet
C02

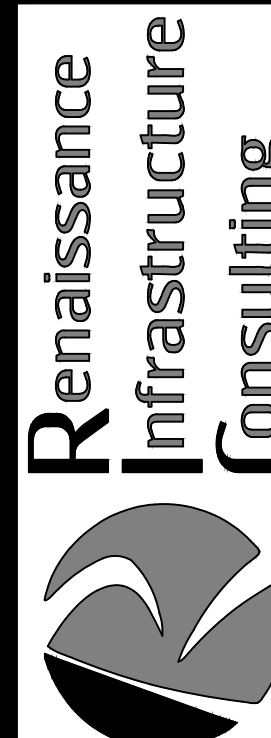
Final Development Plans

18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

General Layout

NO.	BY	DATE	PER CITY COMMENTS
2	JGD	MES 08/11/20	
1	JGD	MES 05/08/2020	ORIGINAL SUBMISSION
			REVISION

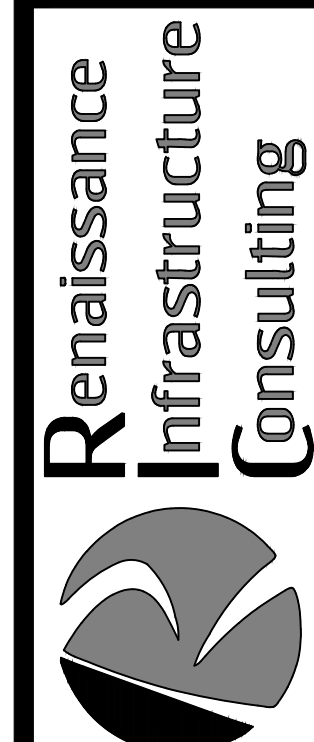


1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

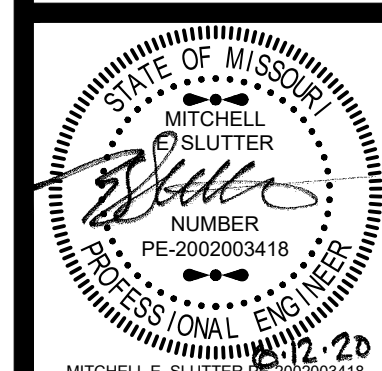


MO Certificate of Authority: E-2010033530

Existing Conditions & Demolition Plan

[illegible]

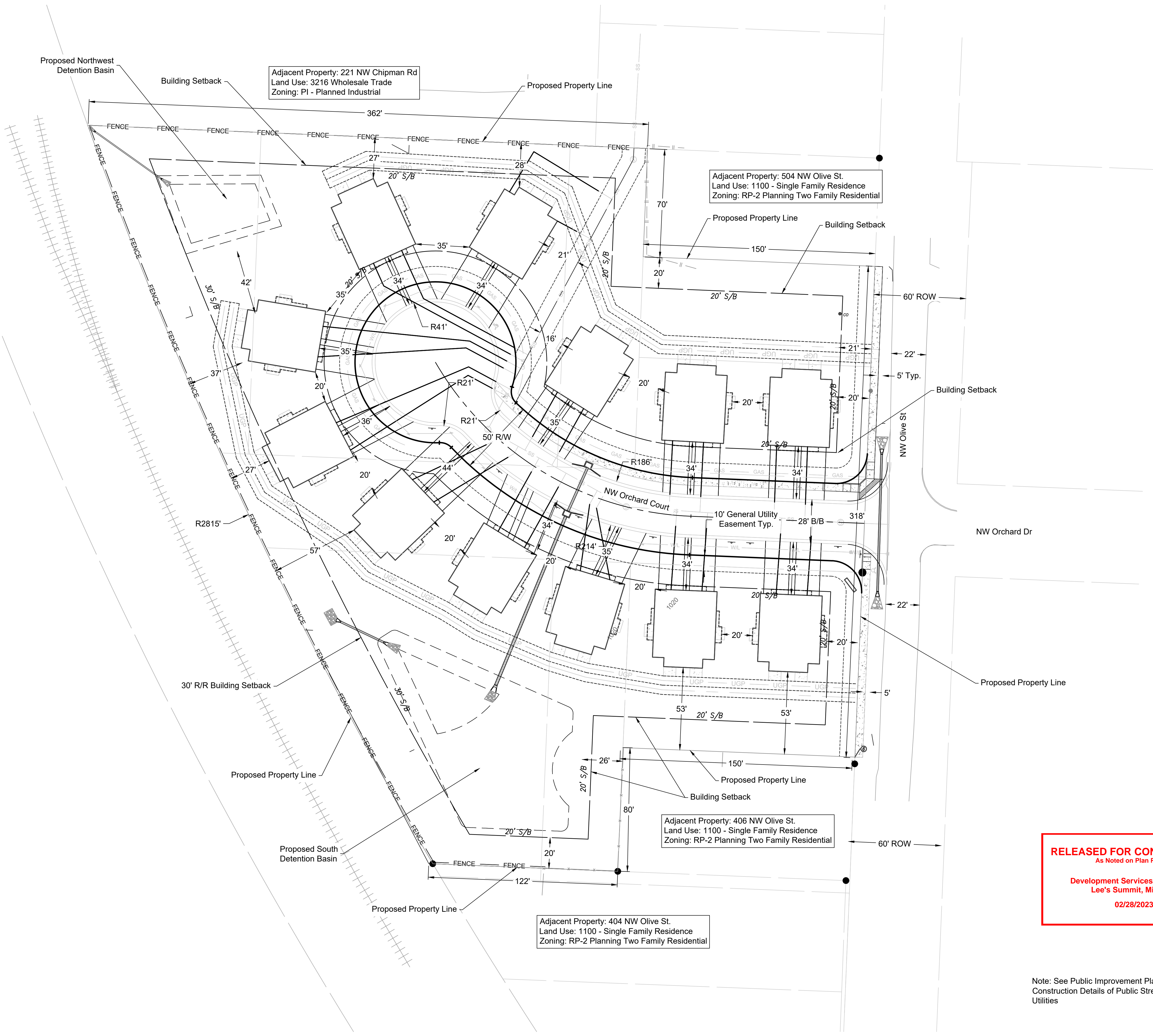
815 MCGEE STREET, SUITE. 200
KANSAS CITY MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM



MO Certificate of Authority: E-2010033630



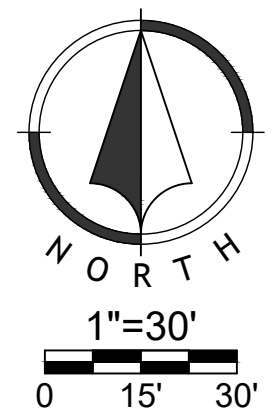
Jun 12, 2020-11:21am
2:16:10 Design 2018-18-0251 Burton Townhomes Lees Summit.Dwg(FDPs)Site Dimension Plan.dwg



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023

Note: See Public Improvement Plans For
Construction Details of Public Street, Storm, and
Utilities



Sheet
C04

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

Site Dimension Plan

NO.	BY	CD	DATE	PER CITY COMMENTS
2	UGD	MES	08/11/20	ORIGINAL SUBMISSION
1	UGD	MES	05/08/2020	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

MITCHELL E. SLUTTER
PE-2020030418
PROFESSIONAL ENGINEER

Jun 12, 2020-11:21am
Z:\RIC Design\2018\18-0251 Burton Townhomes Lees Summit\Drawings\Tributary Area & Drainage Calcula.dwg

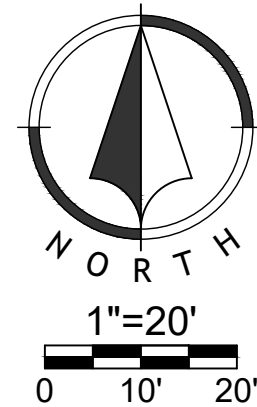


RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023

Note: Drainage calculations are for reference only. See Public Plans for more detail.

Overland Flow										System Flow					Pipe Design																Structure Design									
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity I (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K"A"C)	Time of Conc. (min.)	Intensity I (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation	
A	A-2	0.760	0.66		25	1.1	7.35	4.06	0.00	4.06	0.760	0.55	5.00	7.35	4.06																									
					100	1.25	10.32	6.47	1.82	8.29		0.63		10.32	6.47	A-2	A	RCP	Round	15	34.37	0.013	0.52	4.06	4.66	3.79	4.27	10.8	0.13	1013.05	1014.30	1012.87	1014.12	2.34	-2.51	1014.05	1014.05	I	1016.64	
A	A-1	0.680	0.66		25	1.1	7.35	3.63	0.00	3.63	1.440	1.05	5.00	7.35	7.69																									
					100	1.25	10.32	5.79	2.66	8.45		1.19		10.32	12.26	A-1	0	HDPE	Round	18	124.52	0.01	0.50	7.69	9.60	5.43	6.02	12.1	0.34	1012.62	1014.12	1012.00	1013.50	2.51	-1.50	1013.72	1013.57	I	1016.63	
A	A																																							1013.50



Sheet
C07

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

Drainage Map & Calculations

2	JGD	MES	08/1/20	PER CITY COMMENTS
1	JGD	MES	05/08/2020	ORIGINAL SUBMISSION
NO.	BY	QD	DATE	REVISION

Renaissance Infrastructure Consulting

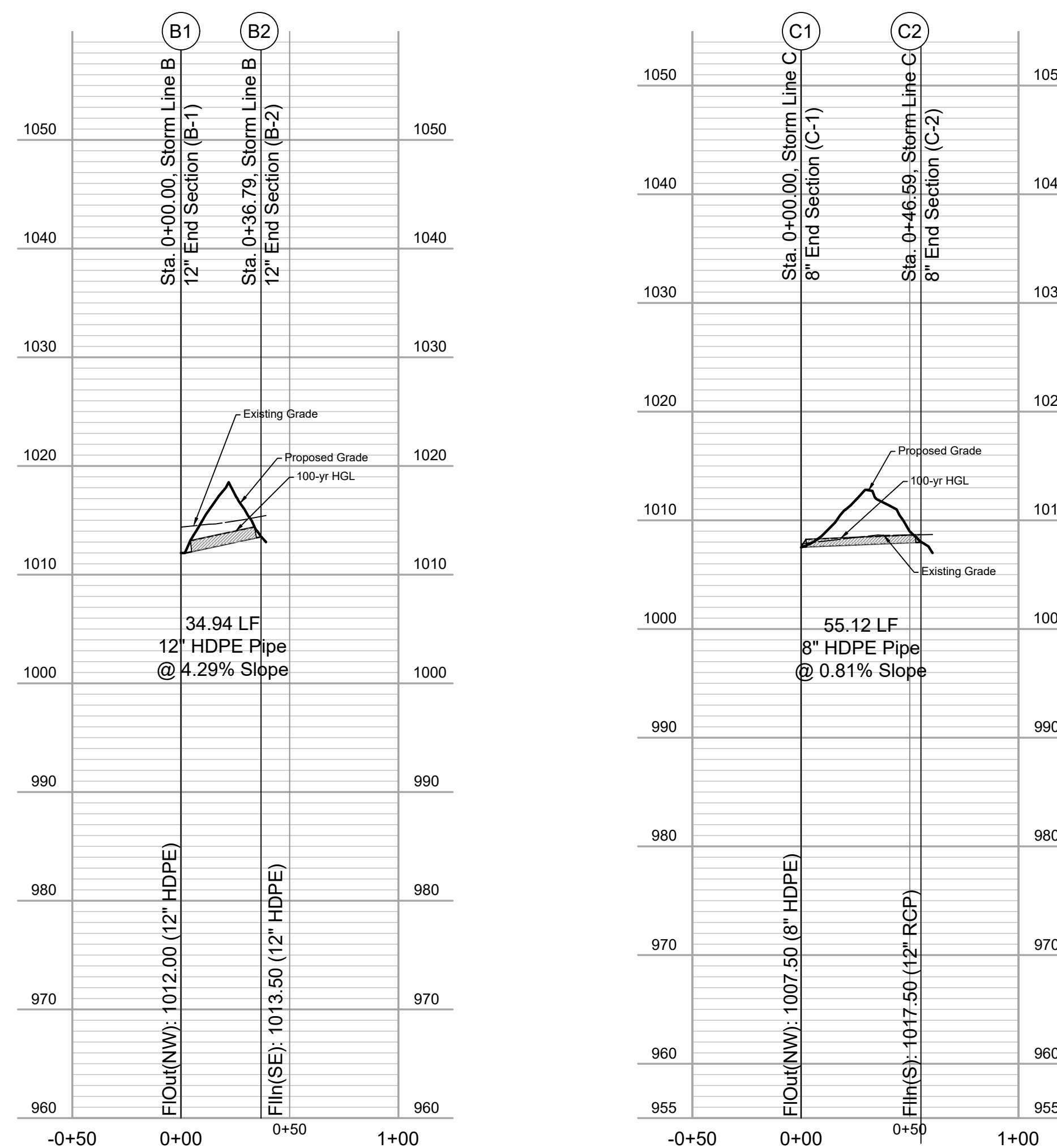
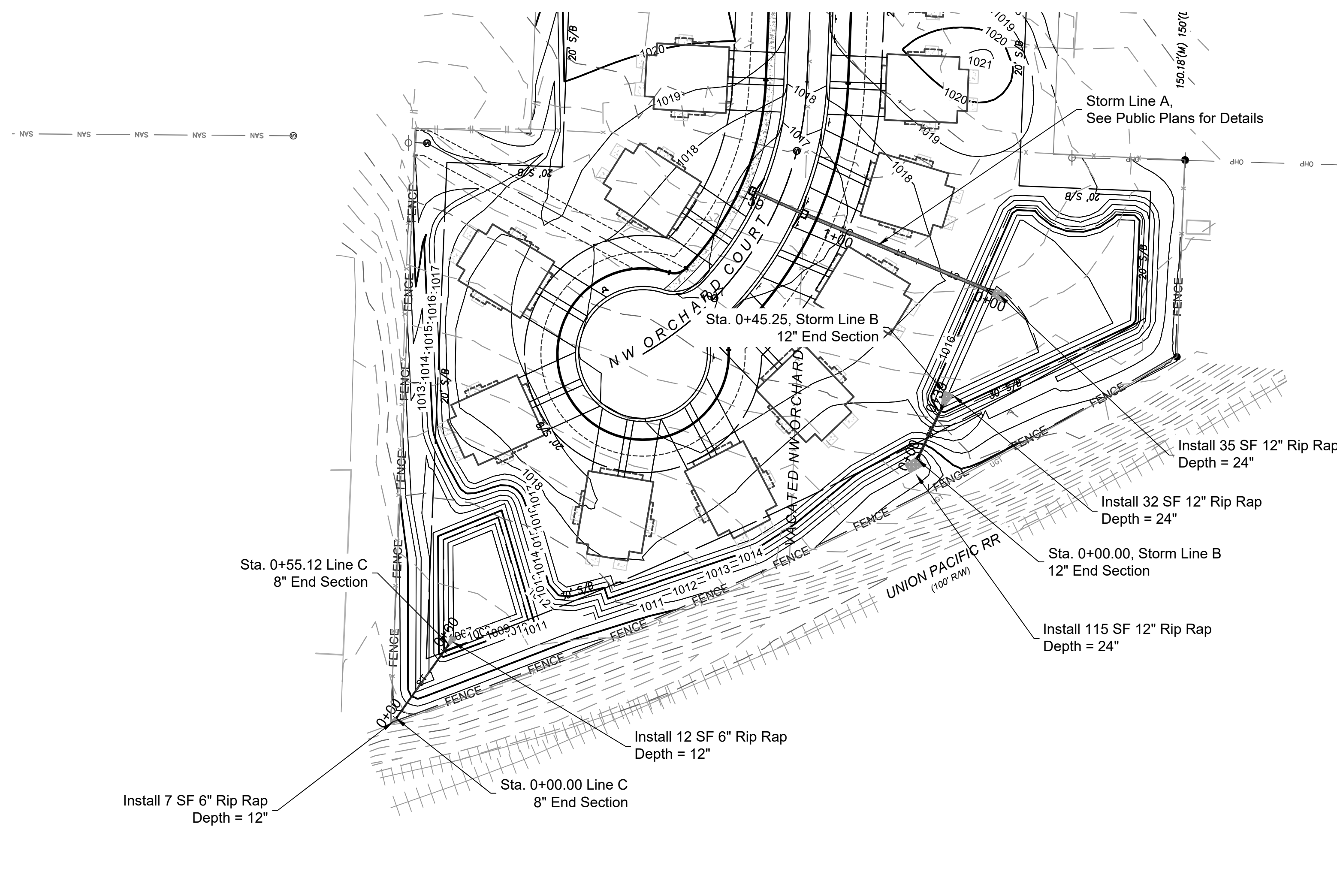
1815 MCCOE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

SEAL OF THE STATE OF MISSOURI
MITCHELL E. SLUTTER
REGISTERED PROFESSIONAL ENGINEER
NUMBER
PE-2002003418
EXPIRATION DATE
02/28/2023

28

Storm Plan And Profile



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/28/2023

Jun 12, 2020-11:22am
Z:\RIC Design\2018\18-0251 Burton Townhomes Lees Summit\Drawings\Tributary Area & Drainage Calcs.dwg



Pond Design Calculations:

Northwest Pond

Runoff Calculations:
A: 0.66 Acres
Tc: 10.09 min.
CN: 90.00

$Q_2 = 2.16$ cfs
 $Q_{10} = 3.57$ cfs
 $Q_{100} = 5.43$ cfs

Stage Storage:

100-yr WSE: 1008.87'

Emergency Spillway Design:

Weir Length: 90 ft
Weir Elevation: 1011.30'
Side Slope: 3:1
Flow Depth: 0.10 ft

Spillway Erosion Protection (APWA 5605.5, E.1):

Flow Area: 9.15 ft²
Flow WP: 90.20 ft
R = 0.10 ft
S = 0.22 ft/ft
Y = 62.4 x 0.10 x 0.22 = 1.37 psf
Spillway to be lined with well maintained turf grass.
No additional erosion protection required.

Pond Design Calculations:

South Pond

Runoff Calculations:
A: 1.98 Acres
Tc: 10.62 min.
CN: 90.00

$Q_2 = 6.45$ cfs
 $Q_{10} = 10.67$ cfs
 $Q_{100} = 16.21$ cfs

Stage Storage:

100-yr WSE: 1015.53'

Emergency Spillway Design:

Weir Length: 50 ft
Weir Elevation: 1017.00'
Side Slope: 3:1
Flow Depth: 0.25 ft

Spillway Erosion Protection (APWA 5605.5, E.1):

Flow Area: 11.38 ft²
Flow WP: 50.46 ft
R = 0.23 ft
S = 0.065 ft/ft
Y = 62.4 x 0.23 x 0.065 = 0.93 psf
Spillway to be lined with well maintained turf grass.
No additional erosion protection required.

Weir Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

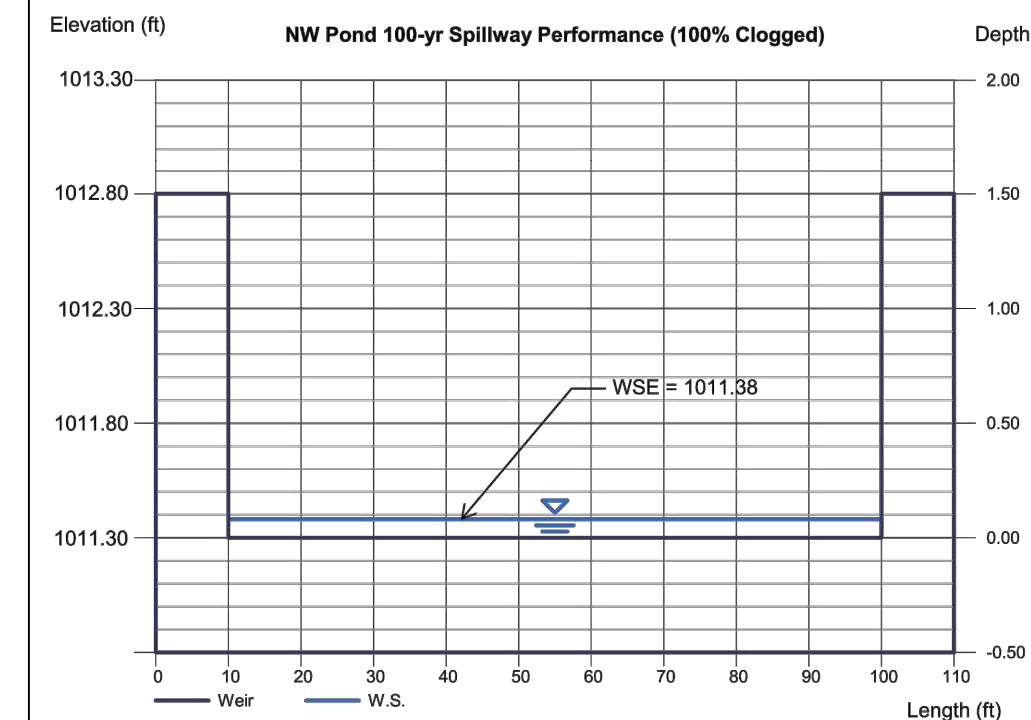
Thursday, Apr 30 2020

NW Pond 100-yr Spillway Performance (100% Clogged)

Rectangular Weir
Crest = Broad
Bottom Length (ft) = 90.00
Total Depth (ft) = 1.50

Highlighted
Depth (ft) = 0.08
Q (cfs) = 5.430
Area (sqft) = 7.31
Velocity (ft/s) = 0.74
Top Width (ft) = 90.00
Energy (ft) = 0.09

Calculations
Weir Coeff. Cw = 2.60
Compute by: Known Q
Known Q (cfs) = 5.43



Weir Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

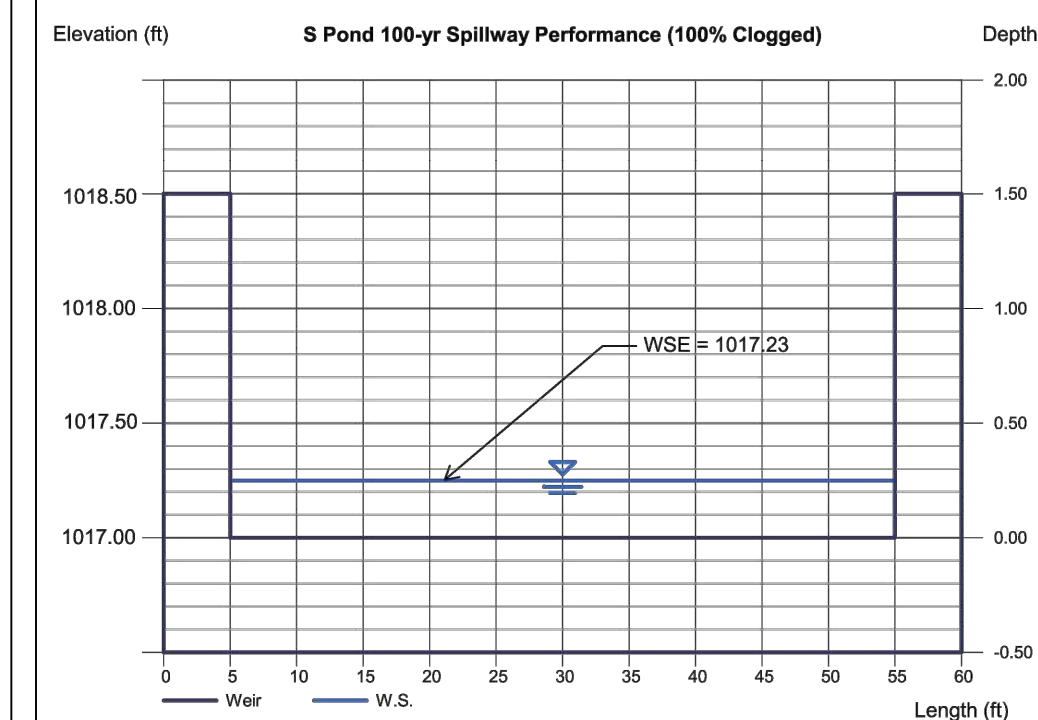
Thursday, Apr 30 2020

S Pond 100-yr Spillway Performance (100% Clogged)

Rectangular Weir
Crest = Broad
Bottom Length (ft) = 50.00
Total Depth (ft) = 1.50

Highlighted
Depth (ft) = 0.25
Q (cfs) = 16.21
Area (sqft) = 12.47
Velocity (ft/s) = 1.30
Top Width (ft) = 50.00
Energy (ft) = 0.28

Calculations
Weir Coeff. Cw = 2.60
Compute by: Known Q
Known Q (cfs) = 16.21



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023



Sheet

C09

Final Development Plans

18-0251

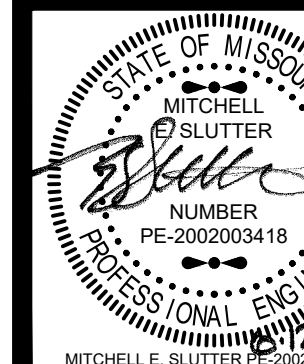
Sequoia Residential
Lee's Summit, Jackson County, Missouri

Pond Plan

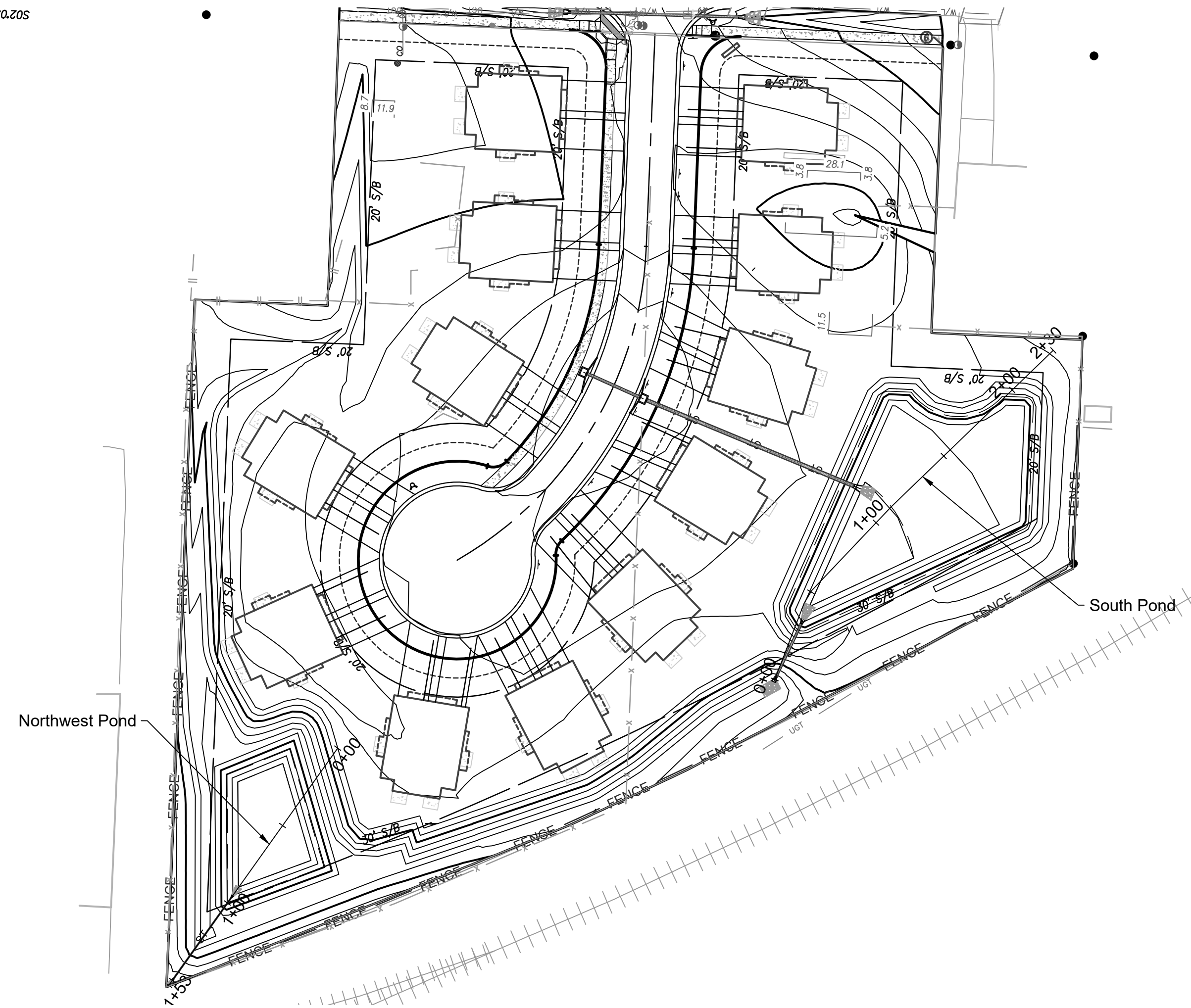
NO.	BY	DATE	REVISION
2	JCD	MES 08/11/20	PER CITY COMMENTS
1	JCD	MES 05/08/2020	ORIGINAL SUBMISSION

Renaissance
Infrastructure
Consulting

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



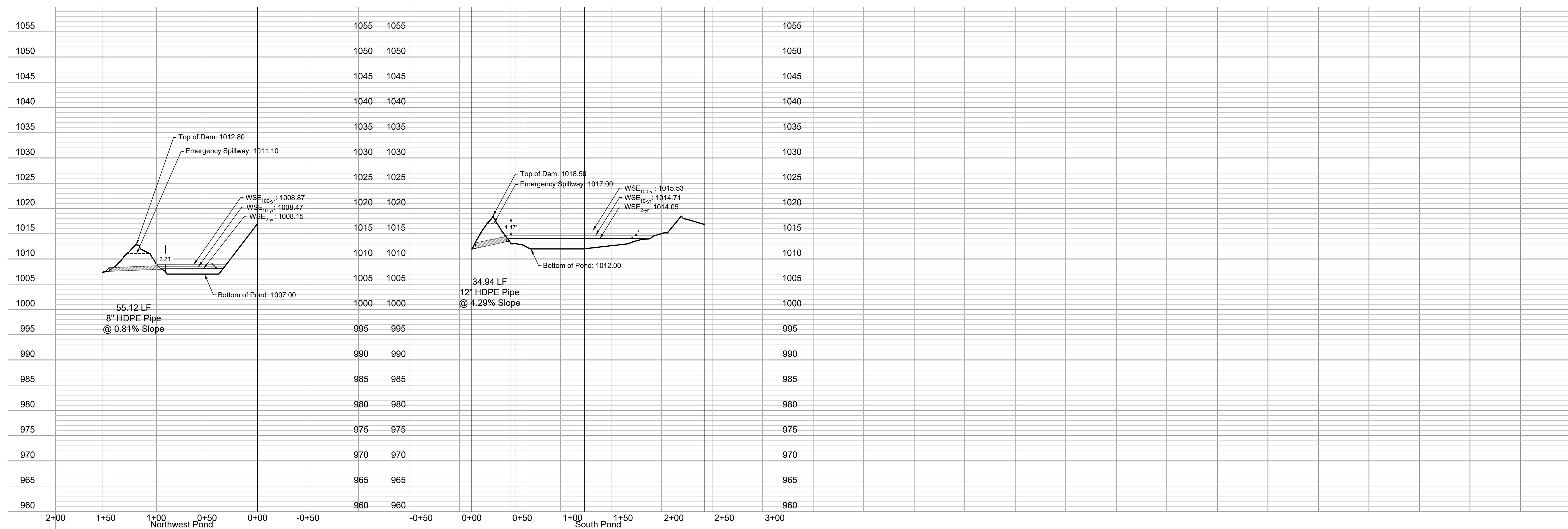
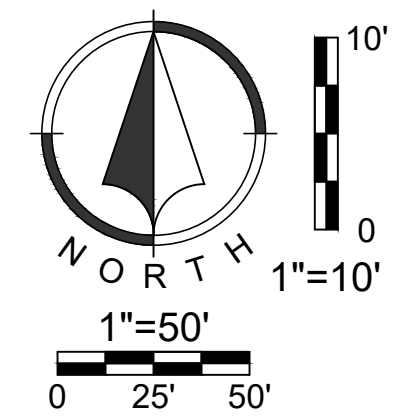
MO Certificate of Authority: E-2010033630



As Noted on Plan Review

**Development Services Department
Lee's Summit, Missouri**

02/28/202



Jun 12, 2020 - 11:22am
Z:\R\G\Design\2018\18-0251 Burton Townhomes Lees Summit\Draw\FDPS-Erosion Control.dwg

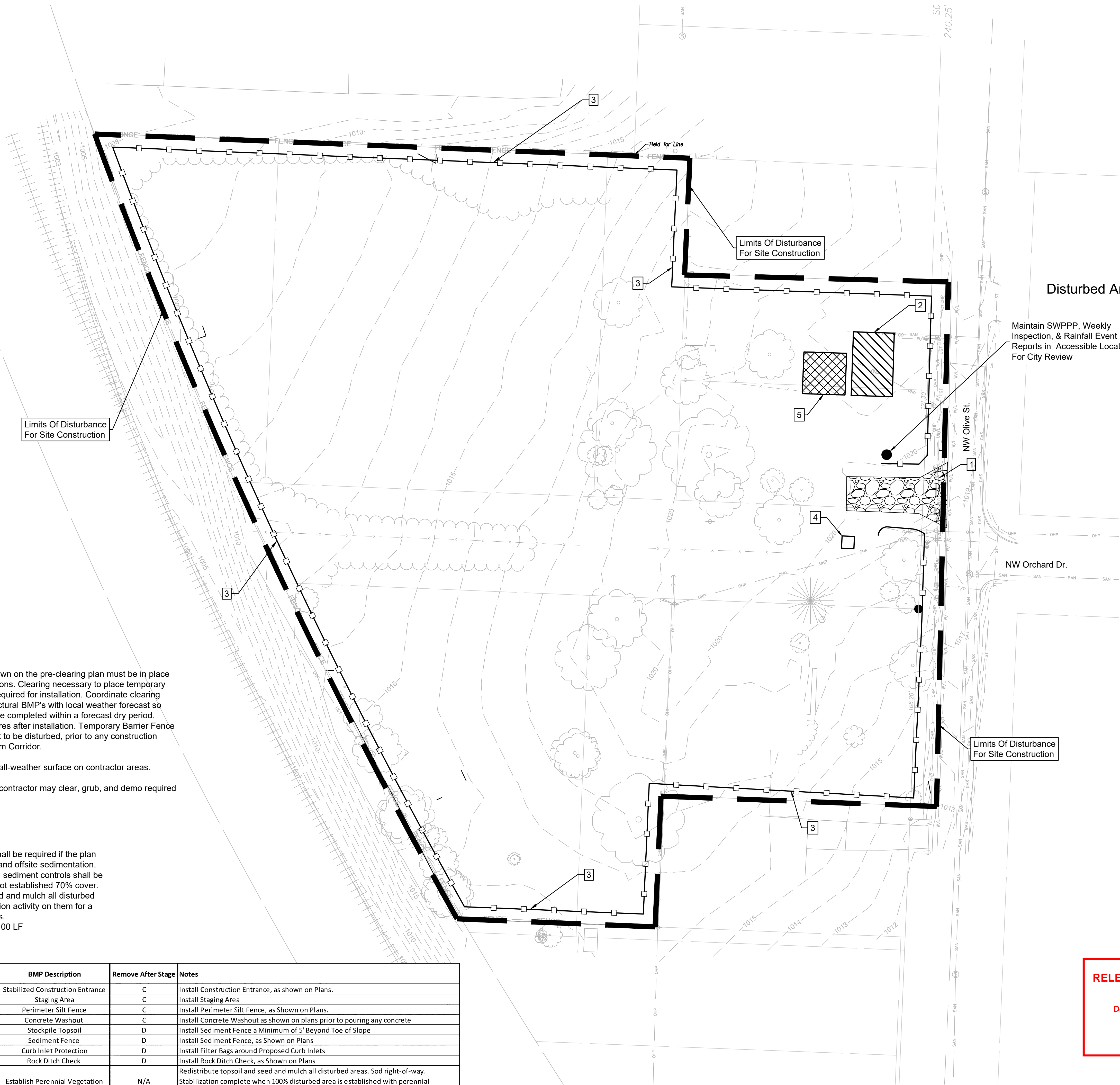
WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.



EROSION CONTROL LEGEND

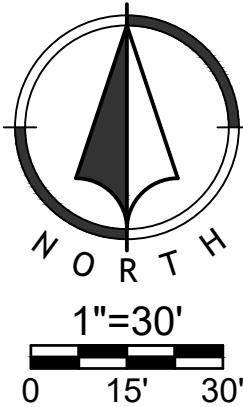
	Stabilized Construction Entrance
	Staging Area
	Stockpile Area
	Concrete Washout
	Limits of Disturbance
	Perimeter Silt Fence
	Inlet Protection
	Rock Ditch Check

Disturbed Area for Site Improvements : 3.78 Acres

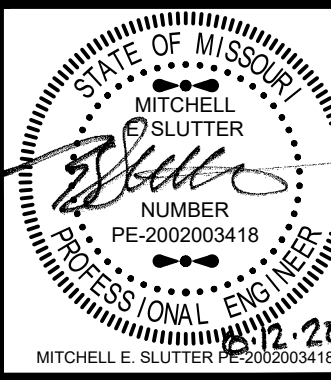
Maintain SWPPP, Weekly Inspection, & Rainfall Event Reports in Accessible Location For City Review

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023



Renaissance
Infrastructure
Consulting



NO.	BY	DATE	PER CITY COMMENTS
2	JGD	MES 08/11/20	ORIGINAL SUBMISSION
1	JGD	MES 05/08/2020	REVISION

Erosion Control Phase I

Final Development Plans

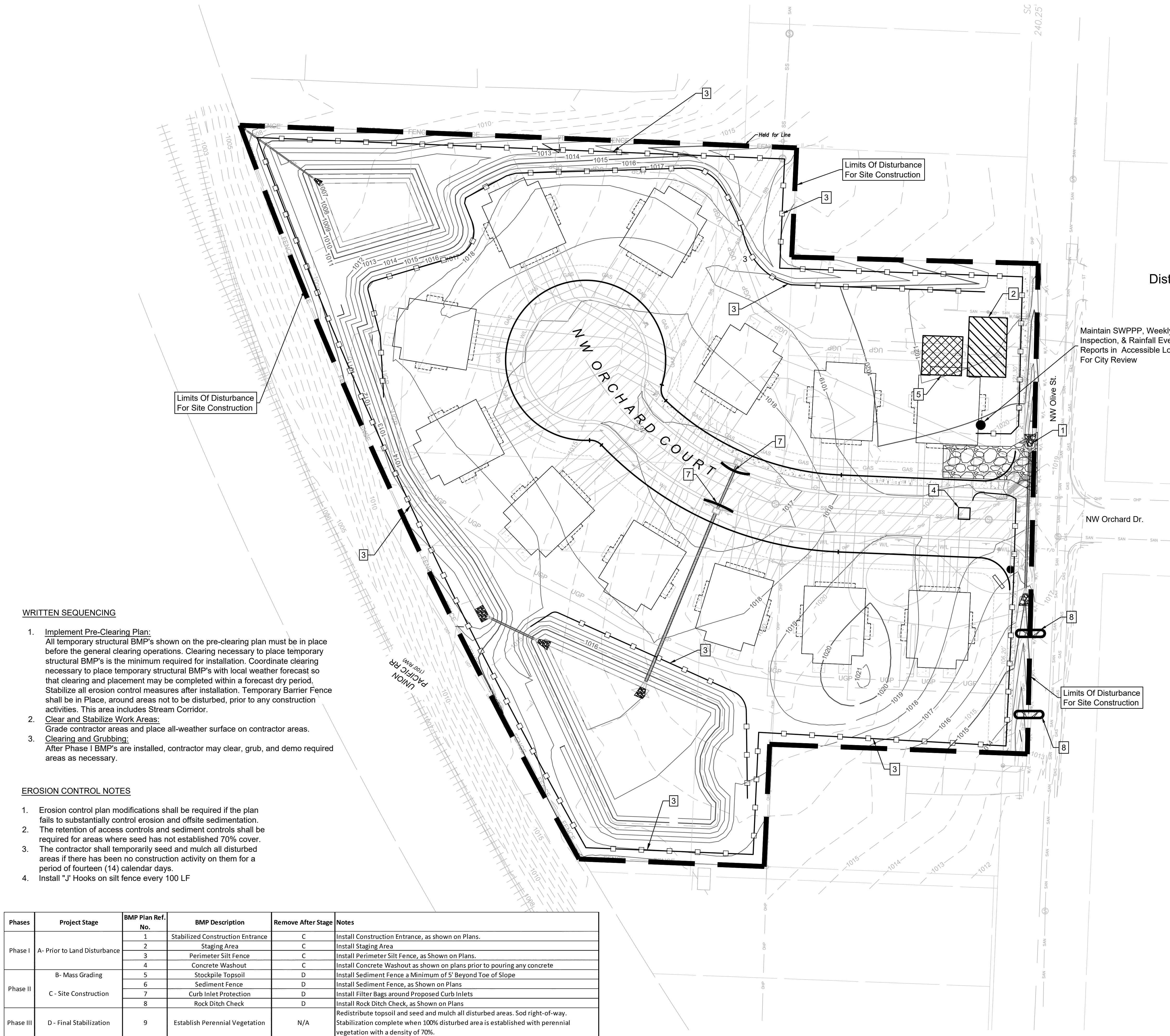
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

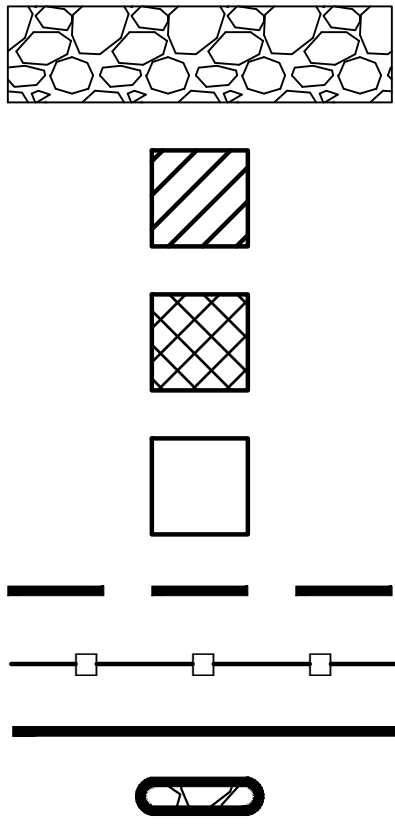
Sheet
C11

MO Certificate of Authority: E-2010033530

Jun 12, 2020-11:22am
2:40:25
Burton Townhomes Lees Summit(Dwg)Erosion Control.dwg



EROSION CONTROL LEGEND



Stabilized Construction Entrance
Staging Area
Stockpile Area
Concrete Washout
Limits of Disturbance
Perimeter Silt Fence
Inlet Protection
Rock Ditch Check

Disturbed Area for Site Improvements : 3.78 Acres

WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

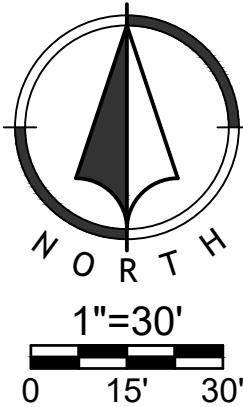
EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D- Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023



Sheet
C12

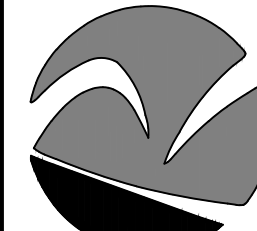
Final Development Plans

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

Erosion Control Phase II

NO.	BY	DATE	PER CITY COMMENTS
2	JGD	MES 08/11/20	ORIGINAL SUBMISSION
1	JGD	MES 05/08/2020	REVISION

Renaissance
Infrastructure
Consulting



1816 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
E-2010033530
MO Certificate of Authority

Jun 12, 2020 - 11:22am
2:40 PM Design 02/18/20251 Burton Townhomes Lees Summit.Dwg(FDP)-Erosion Control.dwg

WRITTEN SEQUENCING

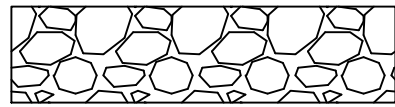
1. **Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

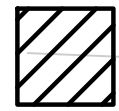
1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
4. Install "J" Hooks on silt fence every 100 LF

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading C - Site Construction	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

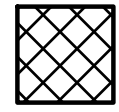
EROSION CONTROL LEGEND



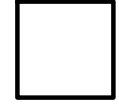
Stabilized Construction Entrance



Staging Area



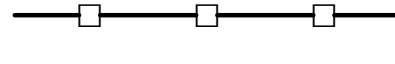
Stockpile Area



Concrete Washout



Limits of Disturbance



Perimeter Silt Fence



Inlet Protection



Establish Perennial Vegetation

Disturbed Area for Site Improvements : 3.78 Acres

Sheet
C13

Final Development Plans

18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Erosion Control Phase
III

NO.	BY	CD	DATE	PER CITY COMMENTS
2	JGD	MES	08/11/20	ORIGINAL SUBMISSION
1	JGD	MES	05/08/2020	REVISION

Renaissance Infrastructure Consulting



MO Certificate of Authority: E-2010033530


RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/28/2023





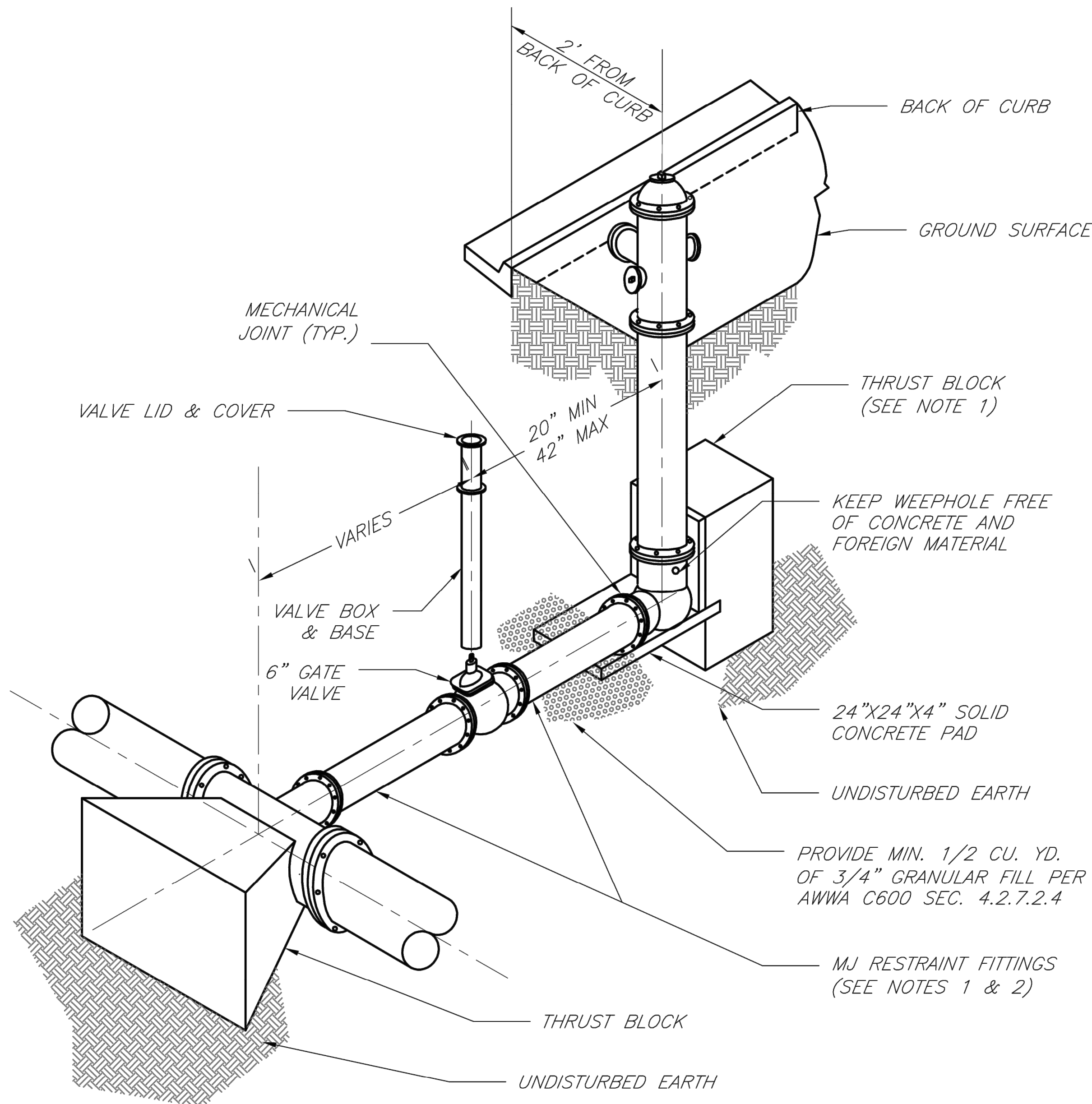
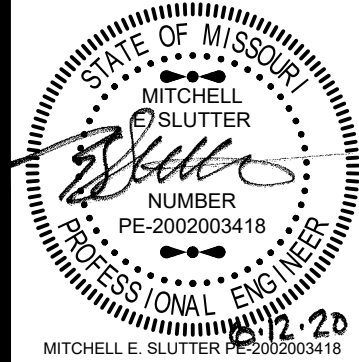
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
	HORIZONTAL THRUST BLOCKS	Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:

NO.	BY	CD	DATE	PER CITY COMMENTS	ORIGINAL SUBMISSION	REVISION
2	JGD	MES	08/1/20			
1	JGD	MES	05/08/2020			

Renaissance Infrastructure Consulting

1816 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033530



NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.



**LEE'S SUMMIT
MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT INSTALLATION – STRAIGHT SET

Date: 02/13

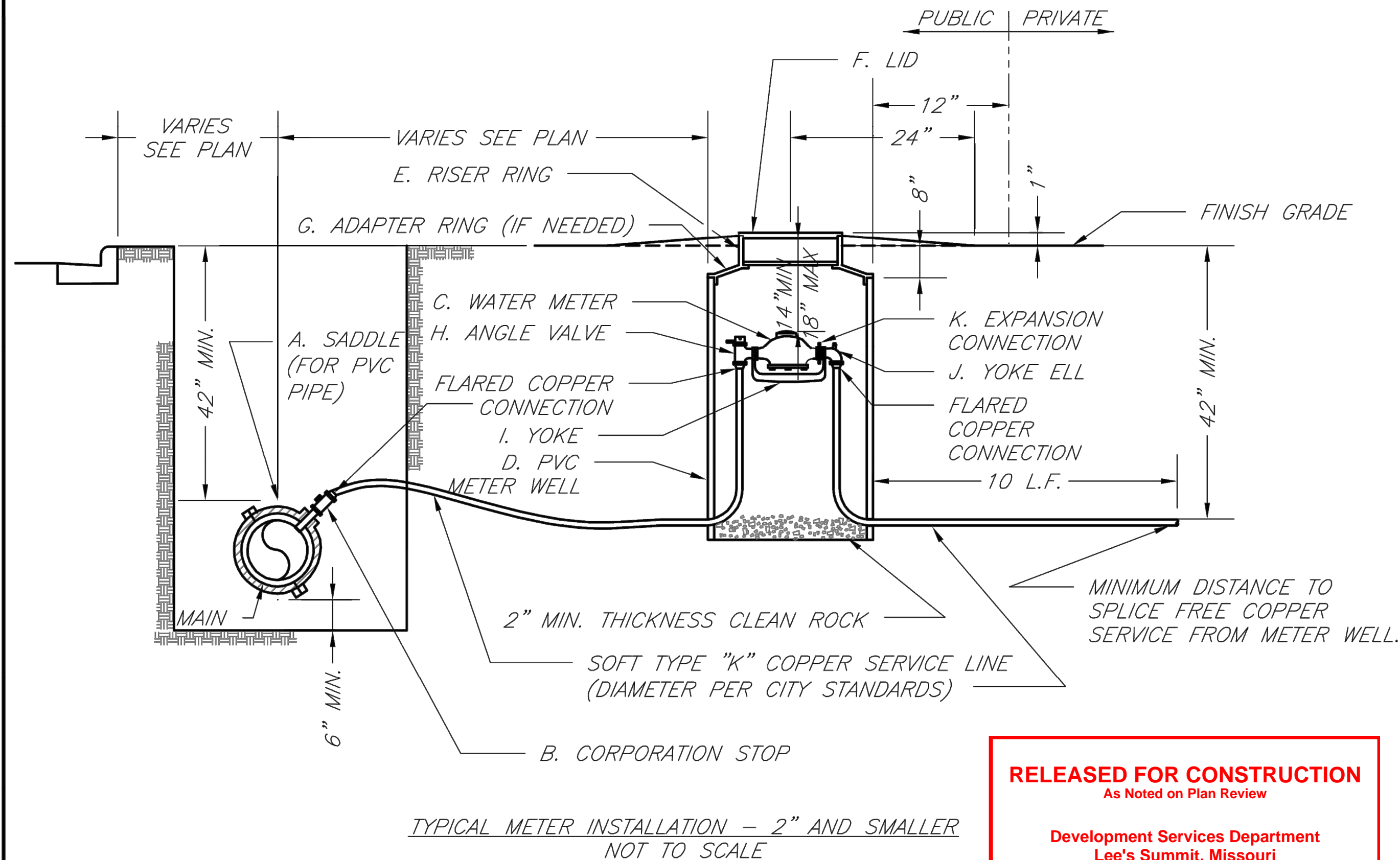
Drawn By: JN

Checked By: DL

FILE: WAT-7

Rev: 1/14

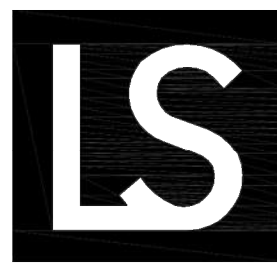
Rev:



*TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE*

NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"



**LEE'S SUMMIT
MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION/METER WELL

Date: 02/13

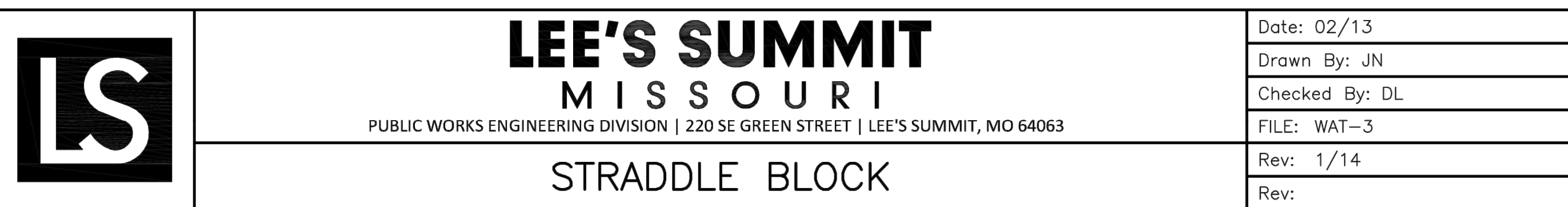
Drawn By: JN

Checked By: DL

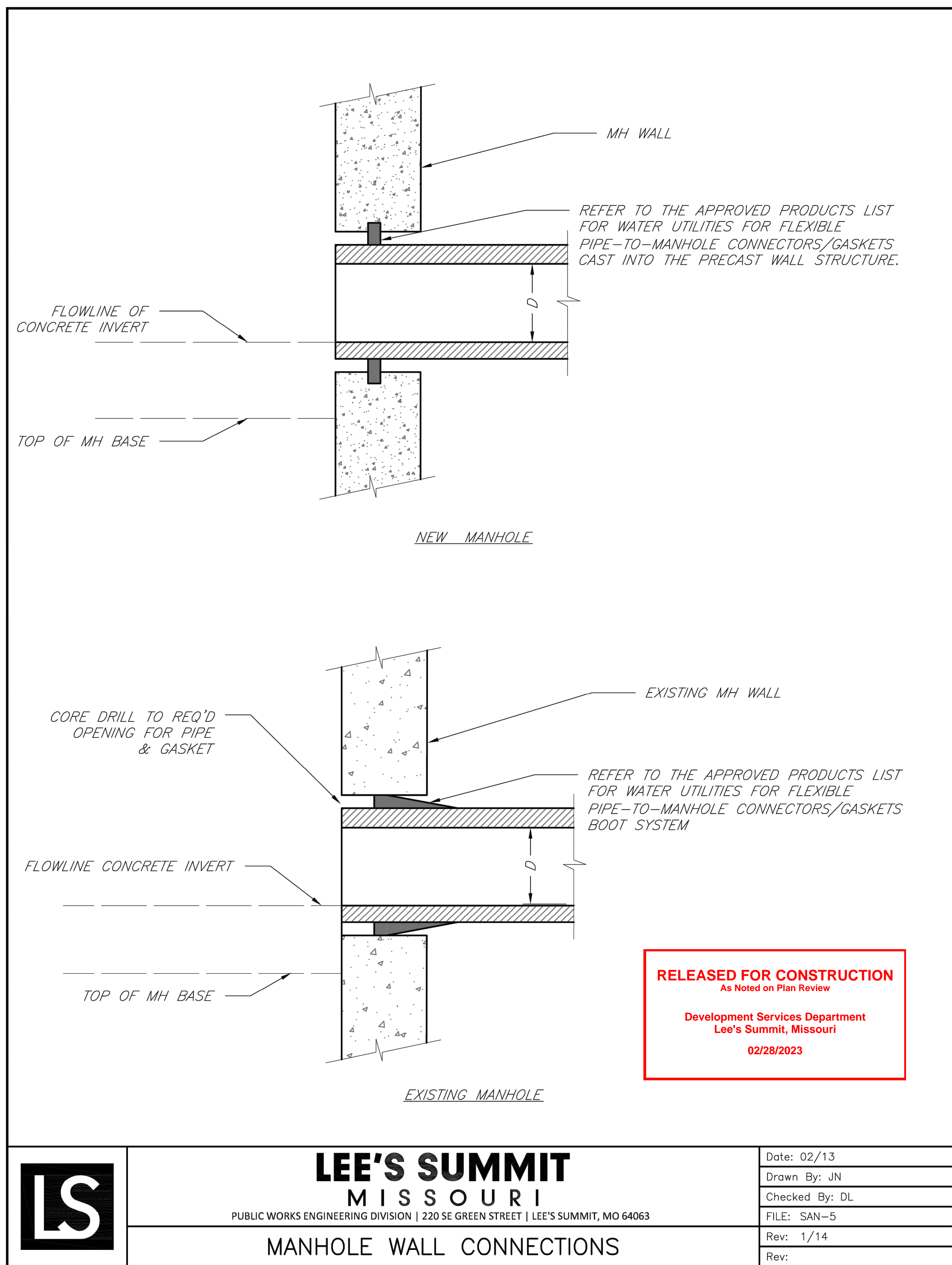
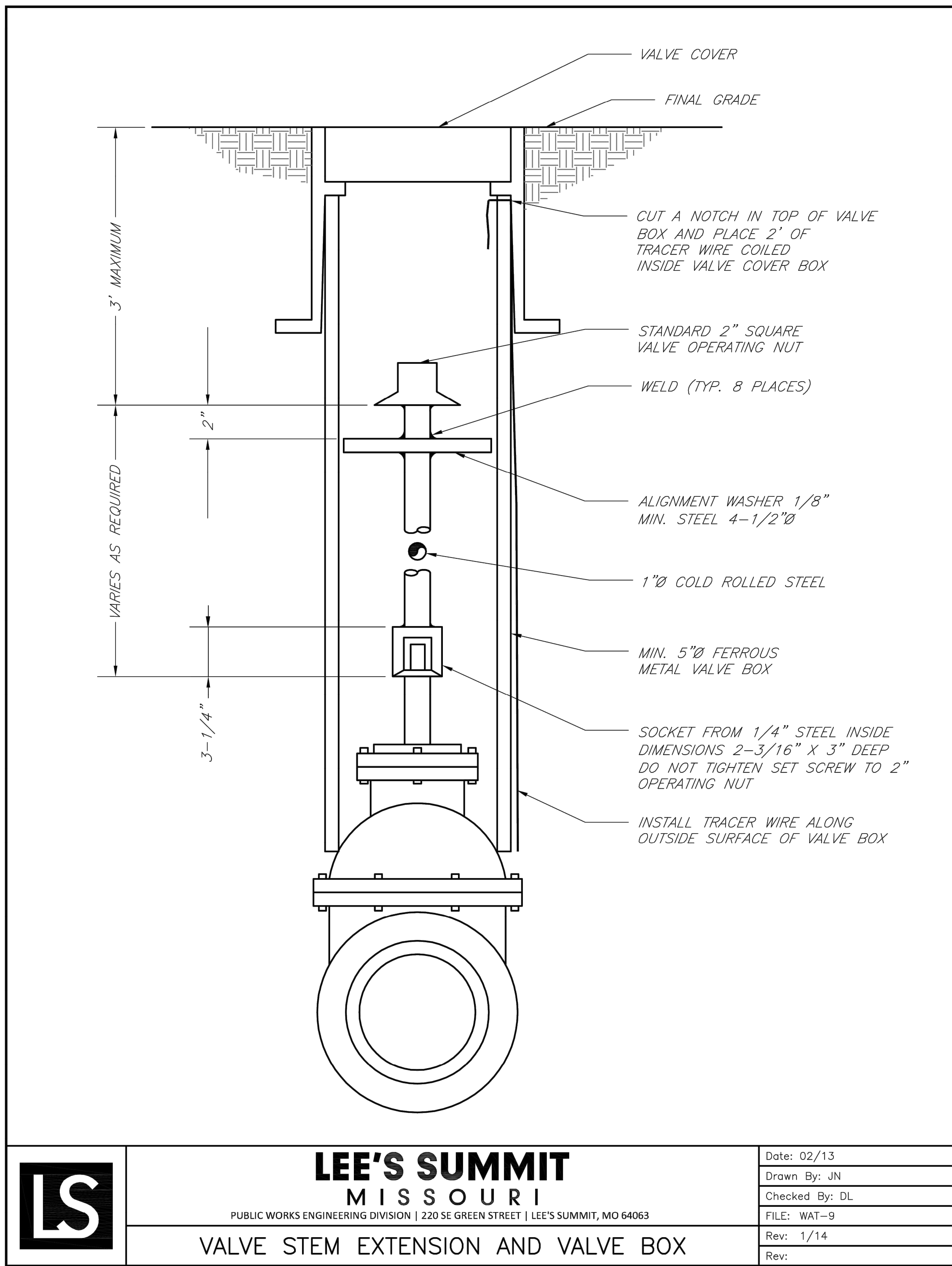
FILE: WAT-11

Rev: 1/14

Rev:

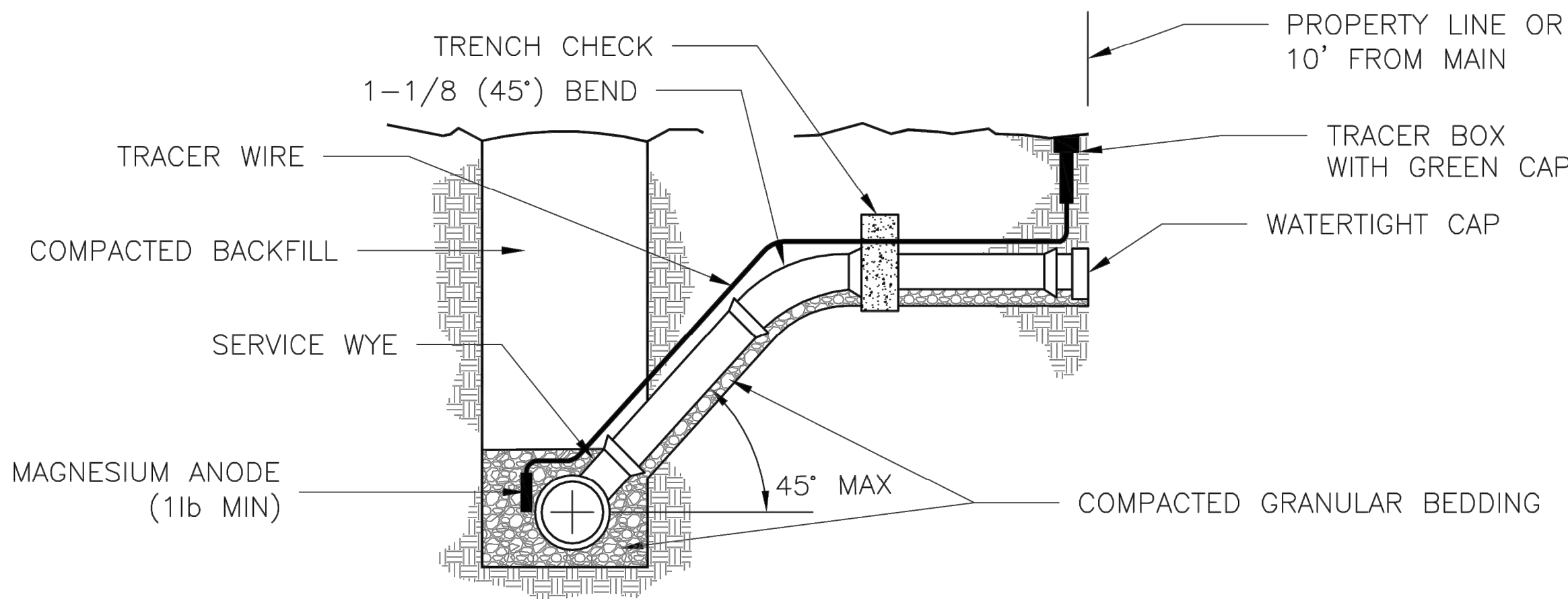


Jun 12, 2020 - 11:23am
Z:\WG Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\FDPs\Standard Details.dwg

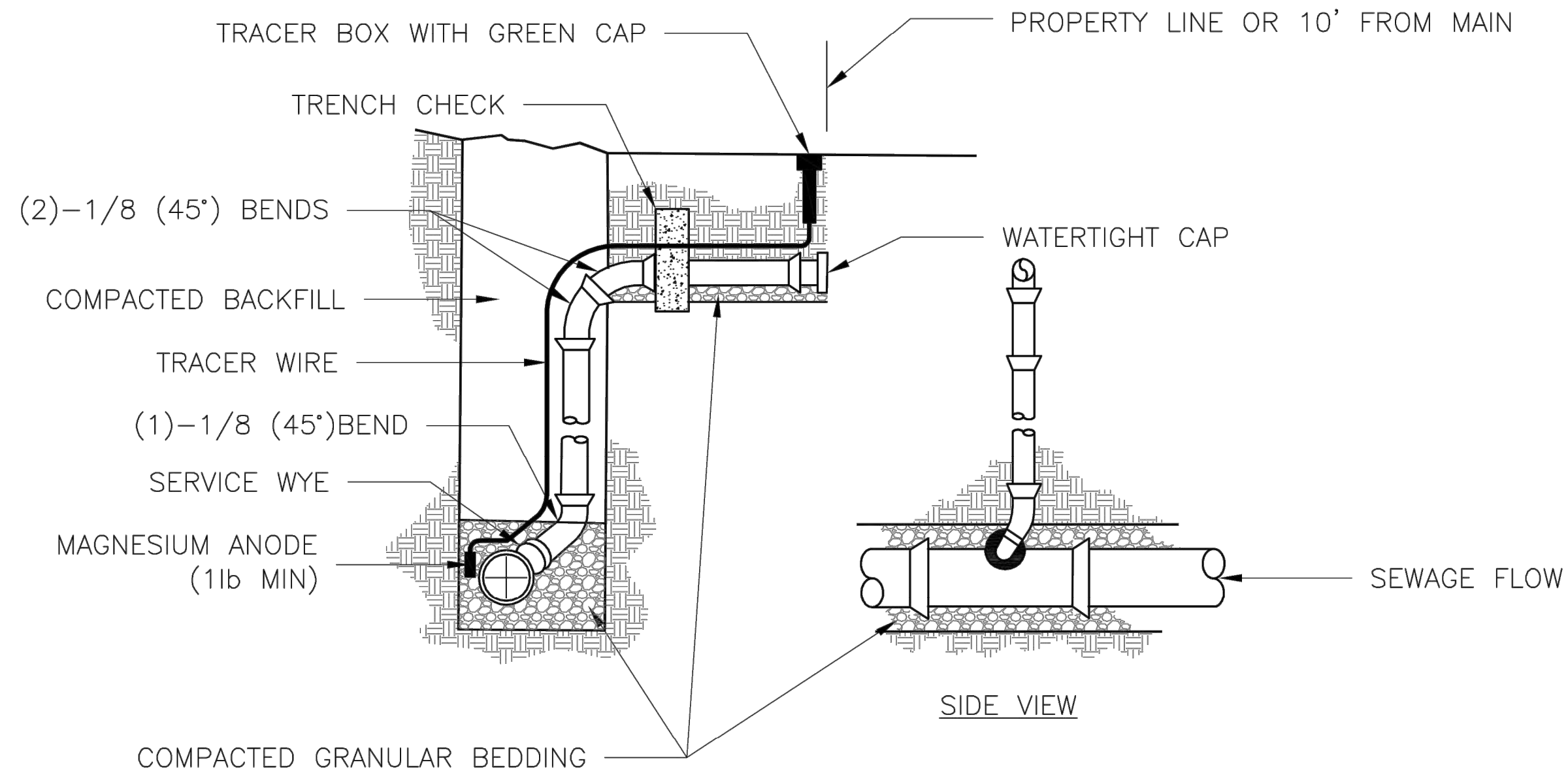


NO.	BY	CD	DATE	REVISION	PER CITY COMMENTS
2	JGD	MES	08/11/20		
1	JGD	MES	05/08/2020		
1	JGD	MES	05/08/2020		

Jun 12, 2020 - 11:23am
2:10 PM Design 02/18/18-0251 Burton Townhomes Lees Summit(Dwg)FDPs(Standard Details).dwg



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



**LEE'S SUMMIT
MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

Date: 12/13

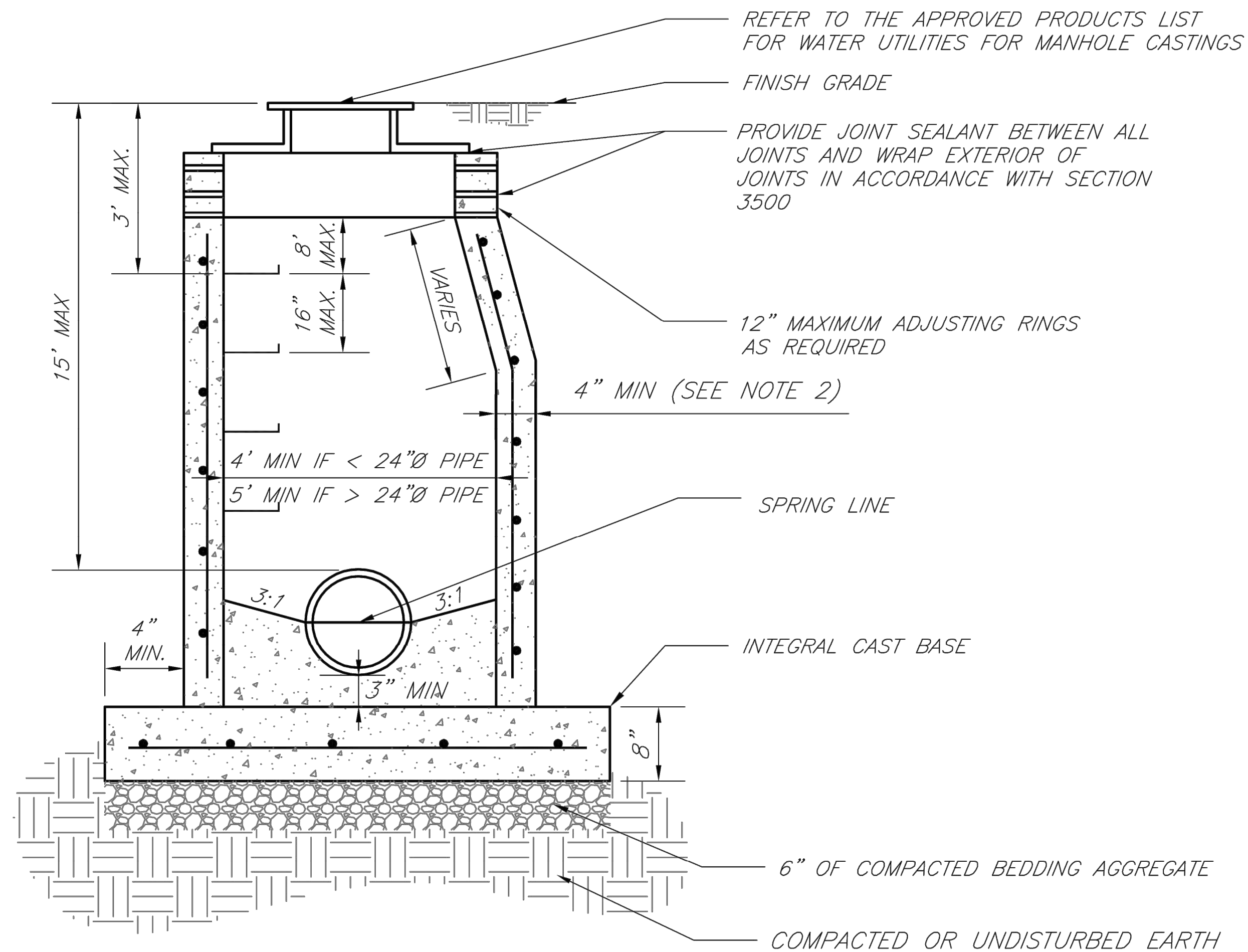
Drawn By: SC

Checked By: DL

FILE: SAN-1

Rev: 10/15

Rev: 12/15



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/28/2023



**LEE'S SUMMIT
MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD PRECAST MANHOLE - SANITARY SEWER

Date: 02/13

Drawn By: JN

Checked By: DL

FILE: SAN-2

Rev: 1/14

Rev:

Sheet
C18

Final Development Plans

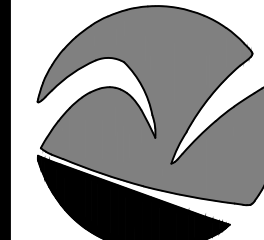
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

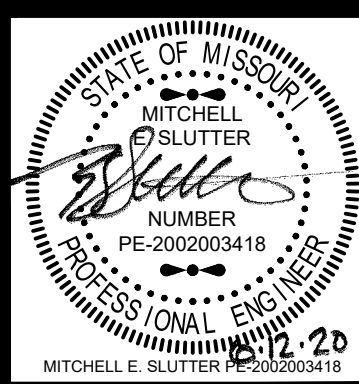
Standard Details

NO.	BY	DATE	REVISION	PER CITY COMMENTS
1	JGD	MES	05/08/2020	ORIGINAL SUBMISSION
2	JGD	MES	08/11/20	

**Renaissance
Infrastructure
Consulting**

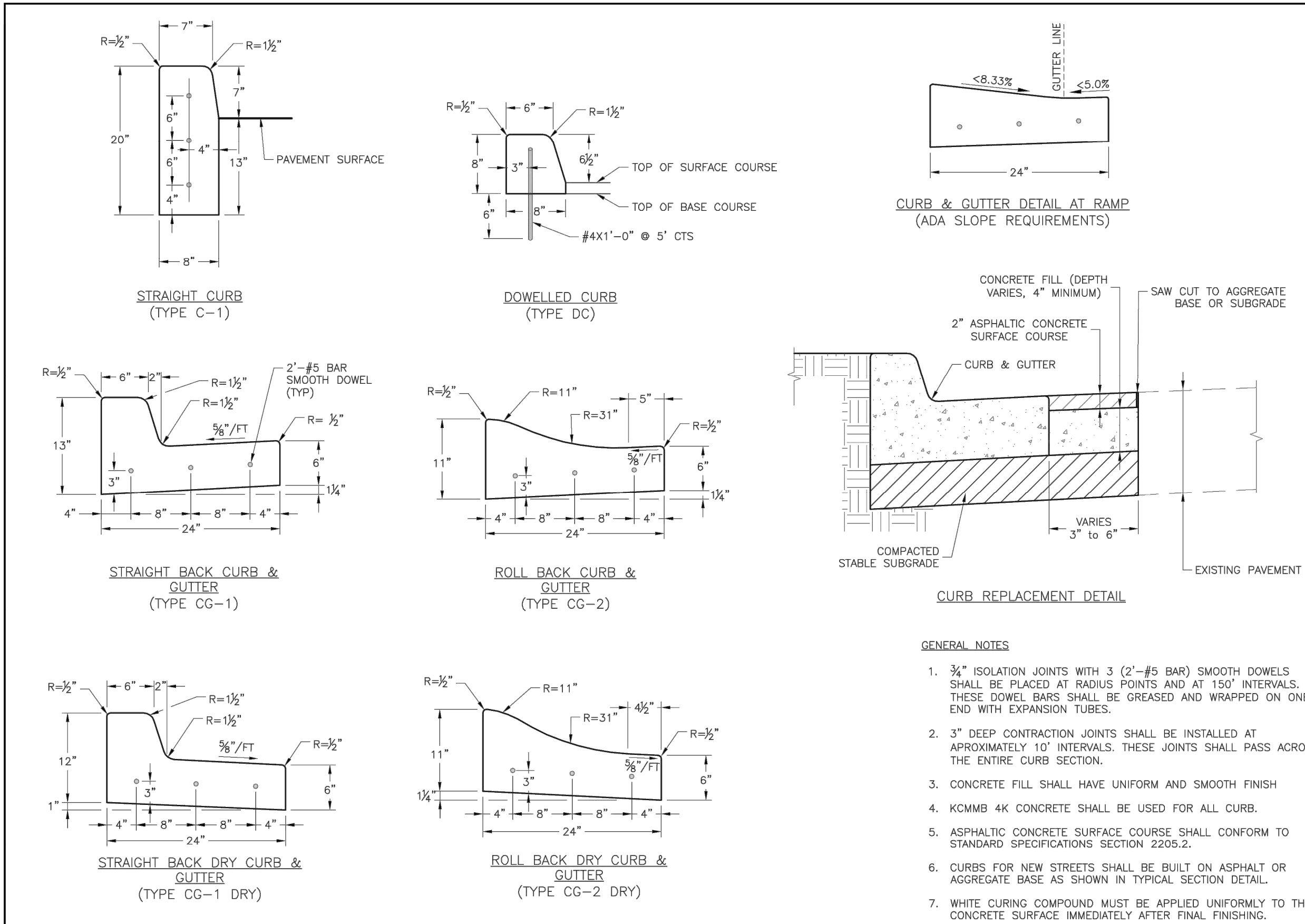


1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM



MO Certificate of Authority: E-2010033630

Jun 12, 2020-11:23am
2:10 PM Design/2018/18-0251 Burton Townhomes Lees Summit/Dwg/FPDs/Standard Details.dwg

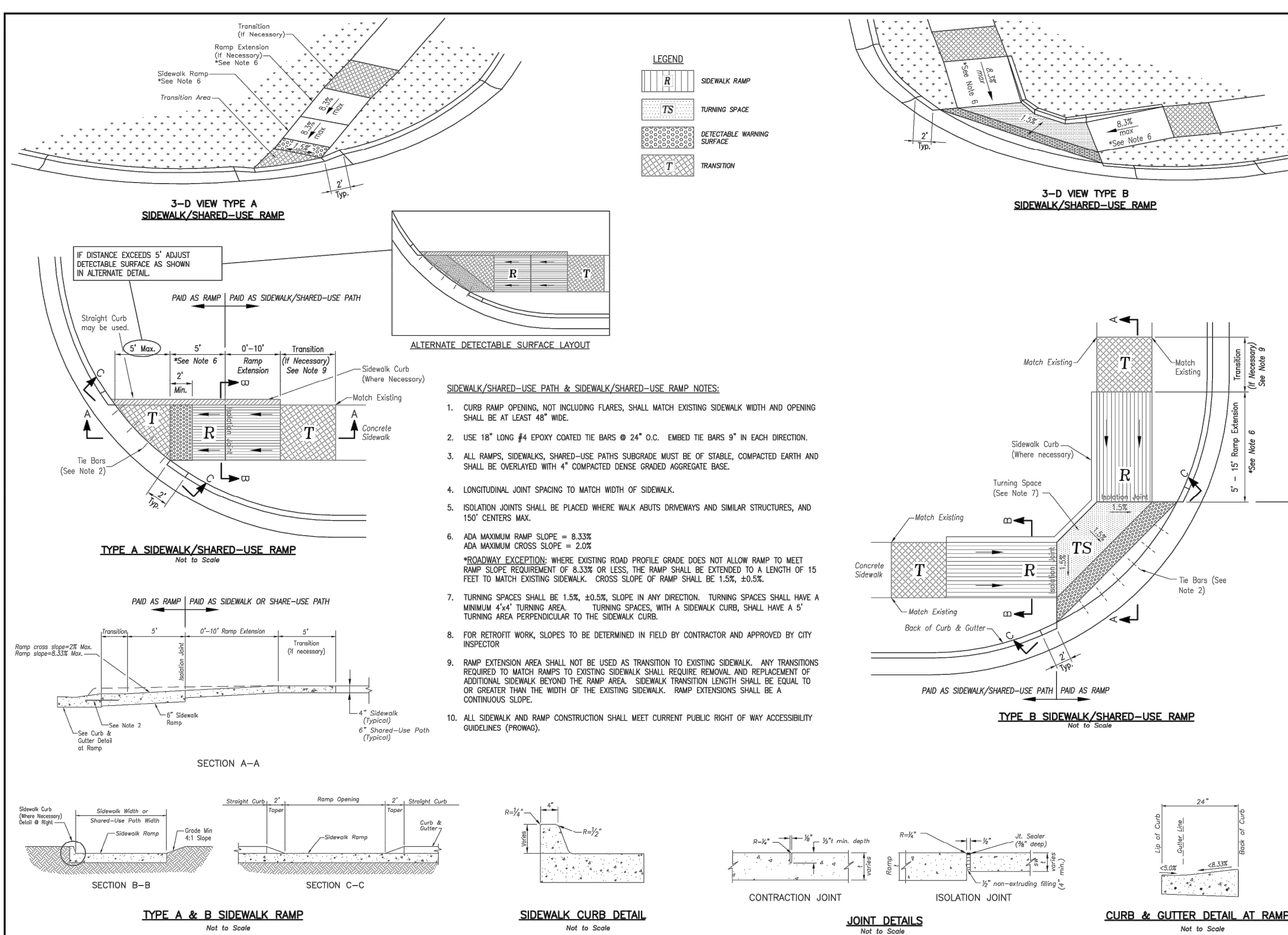
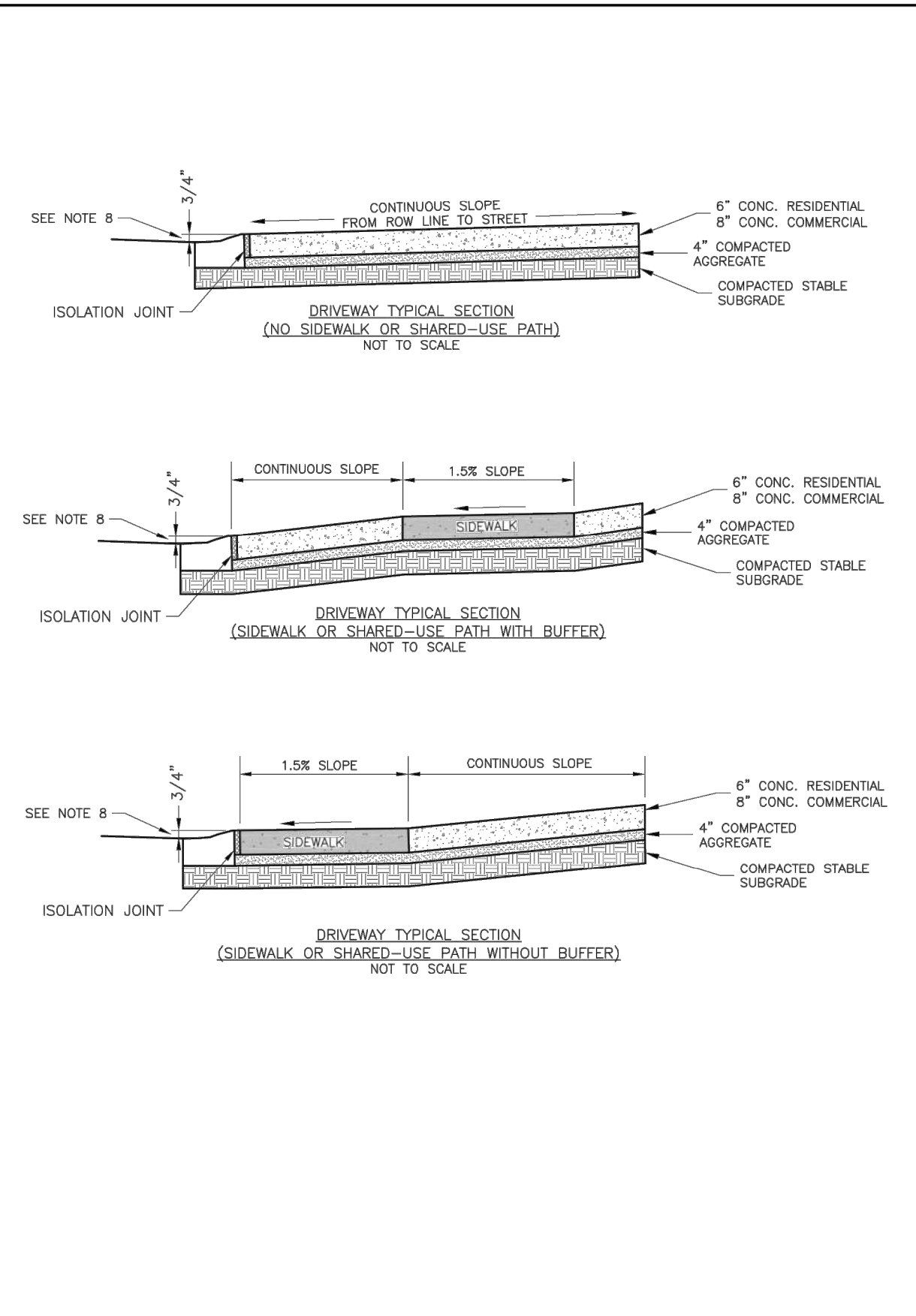
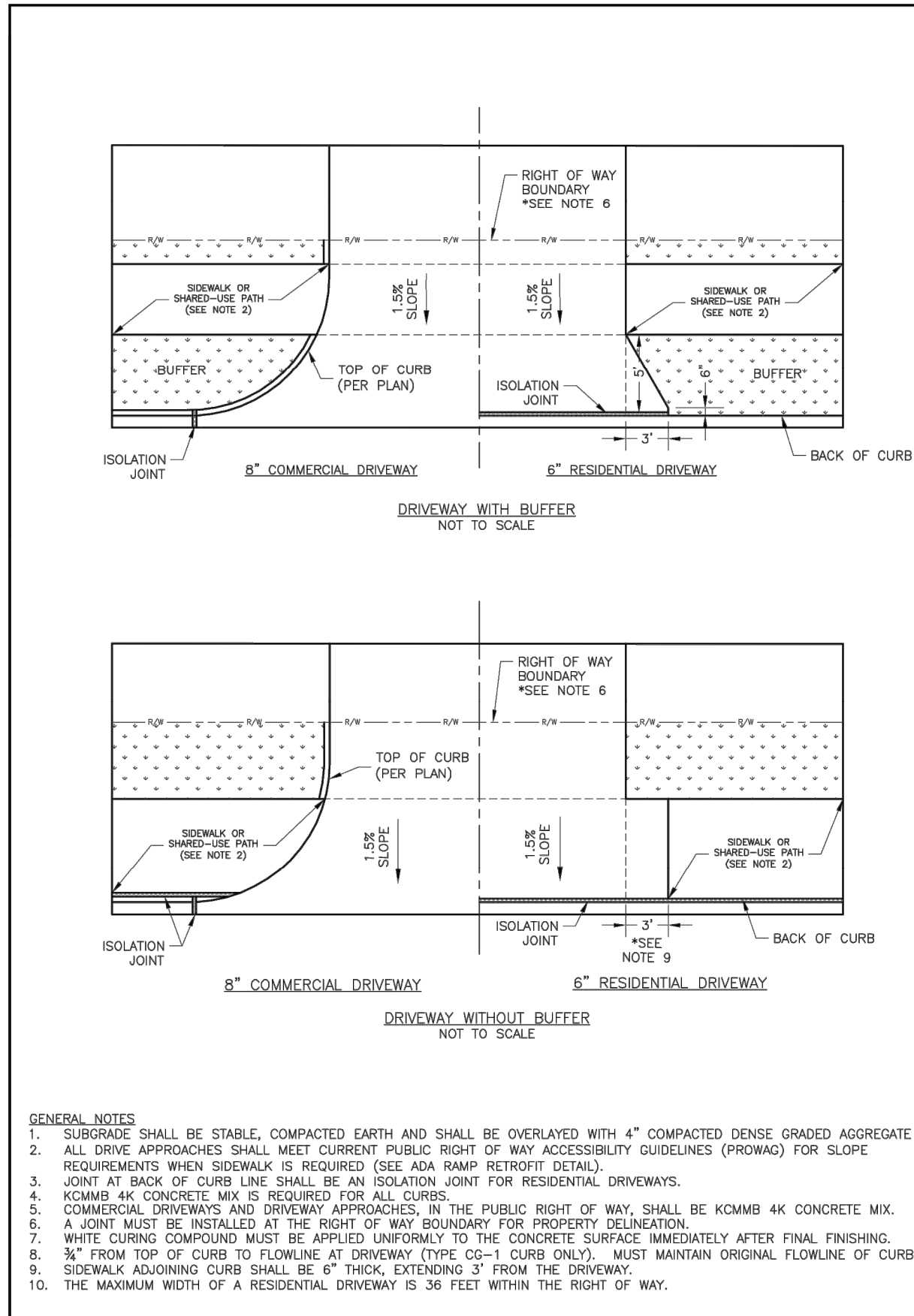


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

GEN-4

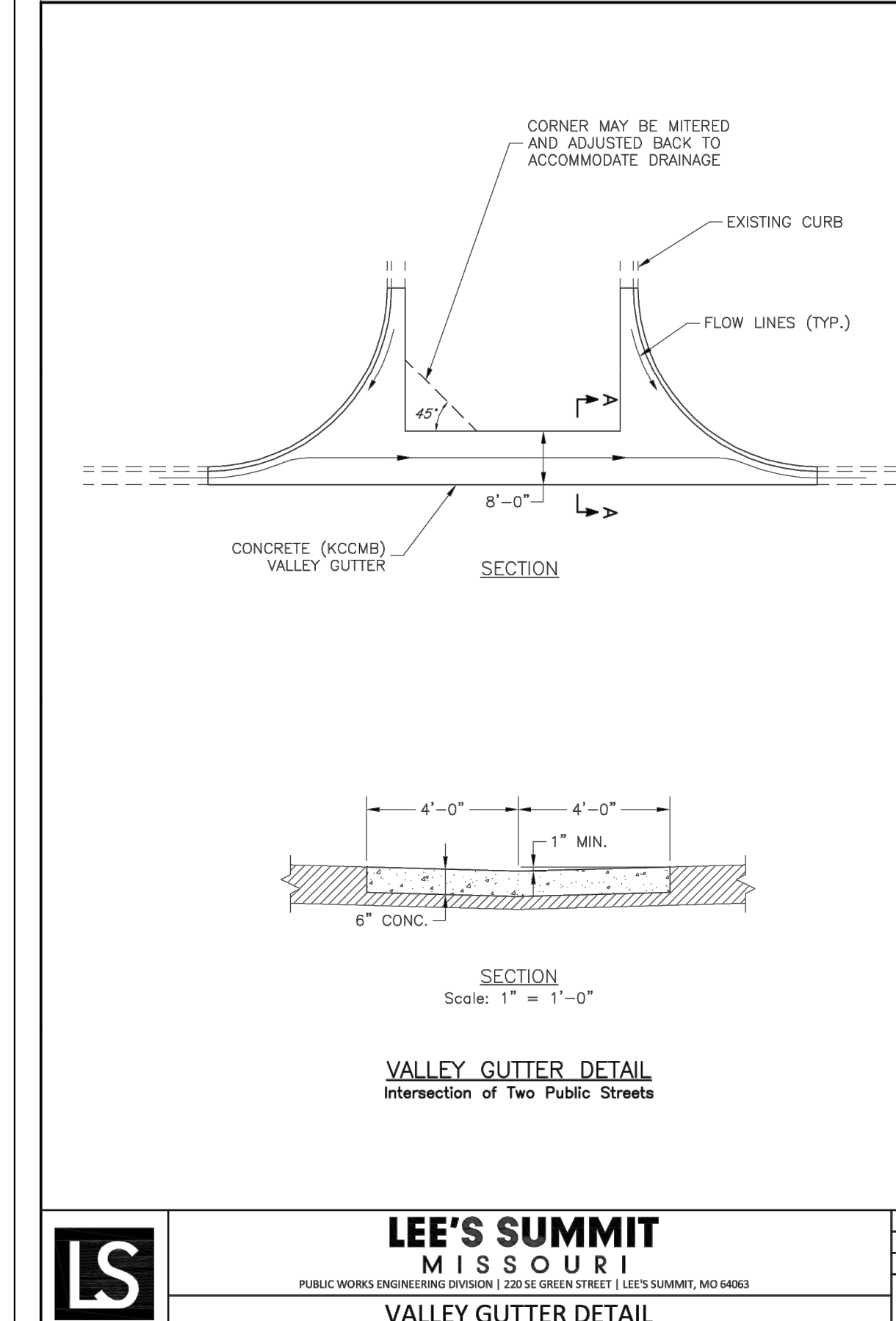
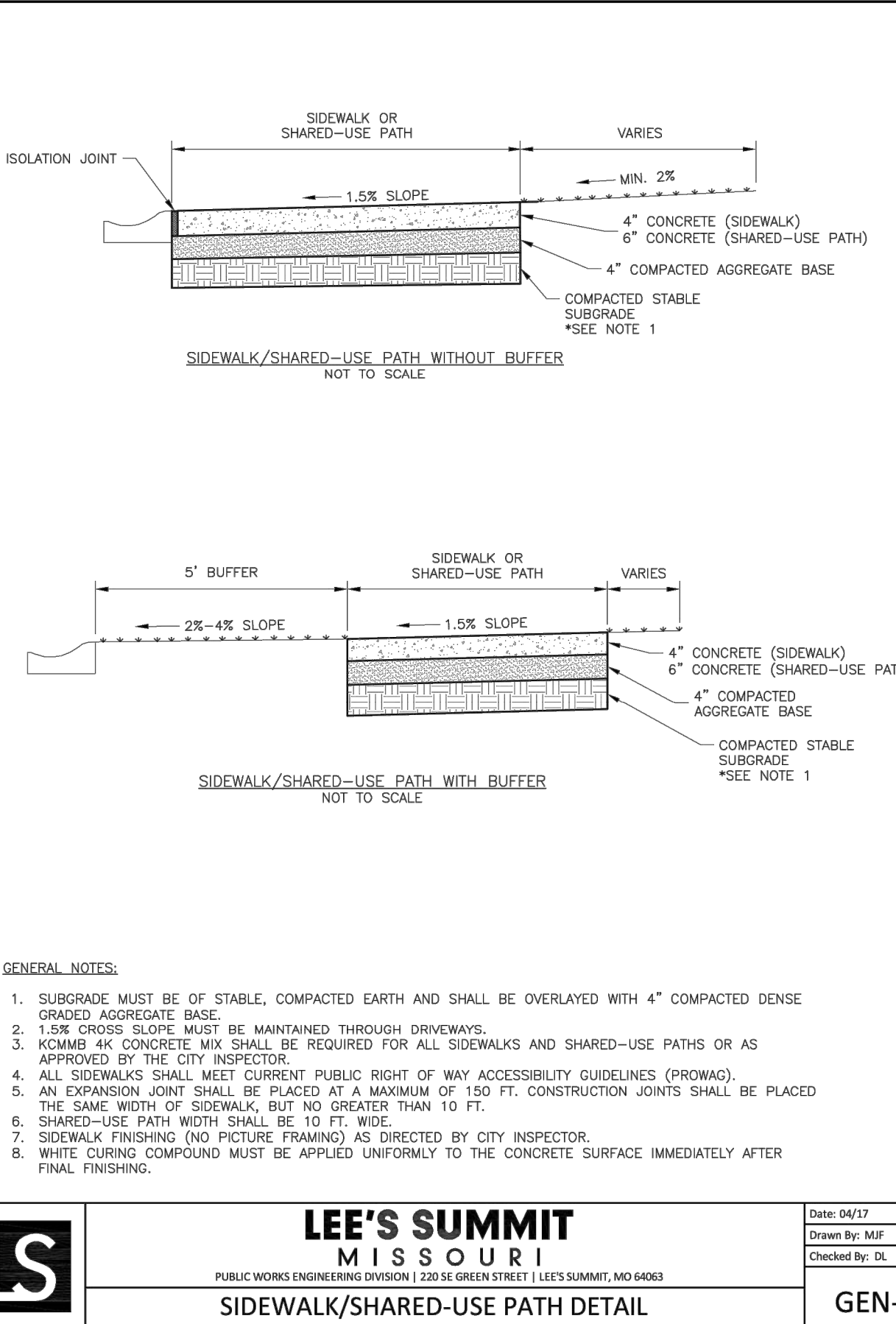


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

ADA RAMP RETROFIT DETAIL

GEN-3A



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/28/2023

Sheet C19

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

Standard Details

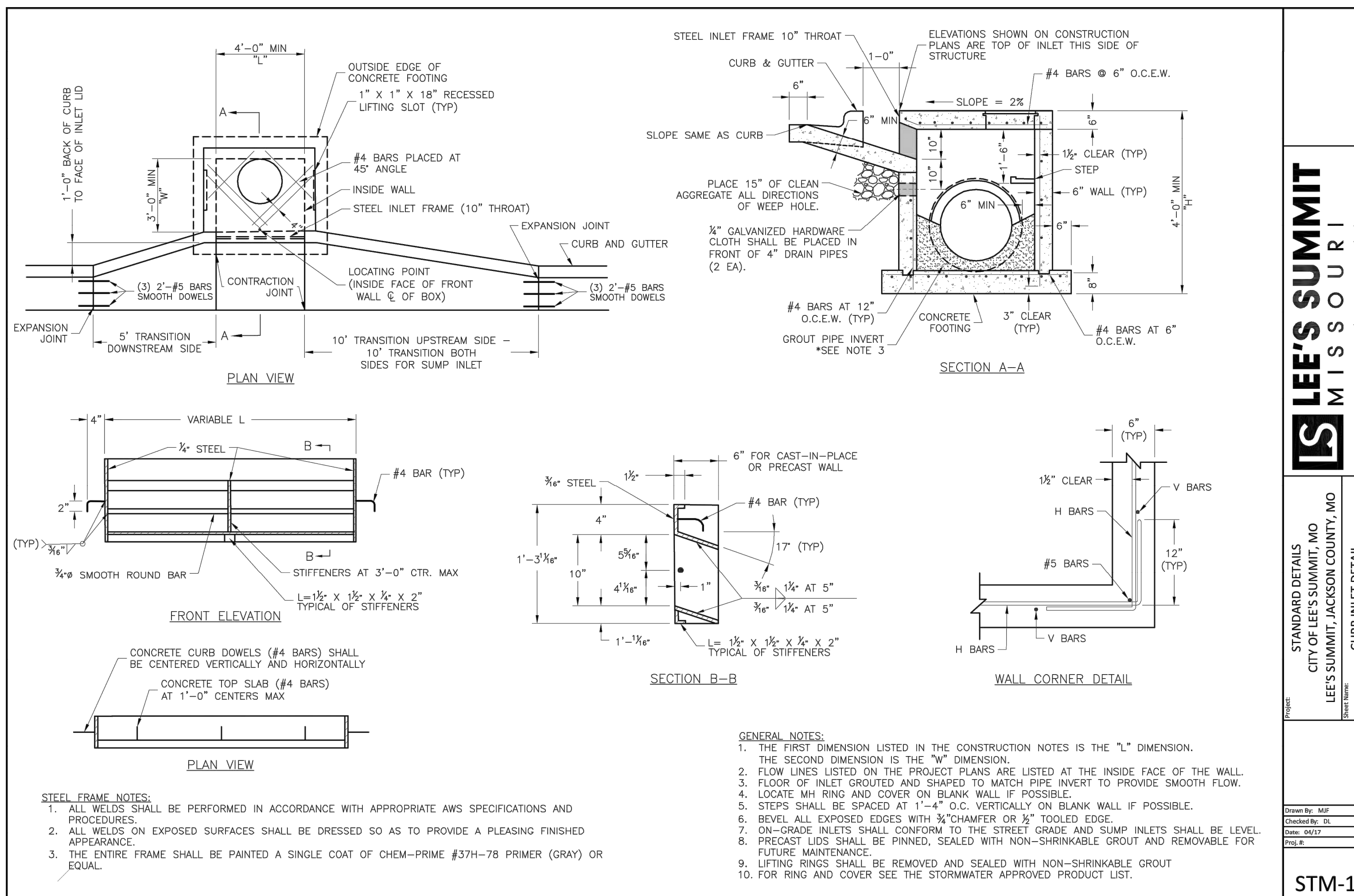
NO.	BY	CD	DATE	REVISION	PER CITY COMMENTS
2	JGD	MES	08/11/20		
1	JGD	MES	05/08/2020		

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

MO Certificate of Authority
E-201003350

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER
PE-2020030418
EXPIRATION DATE
02-28-2026

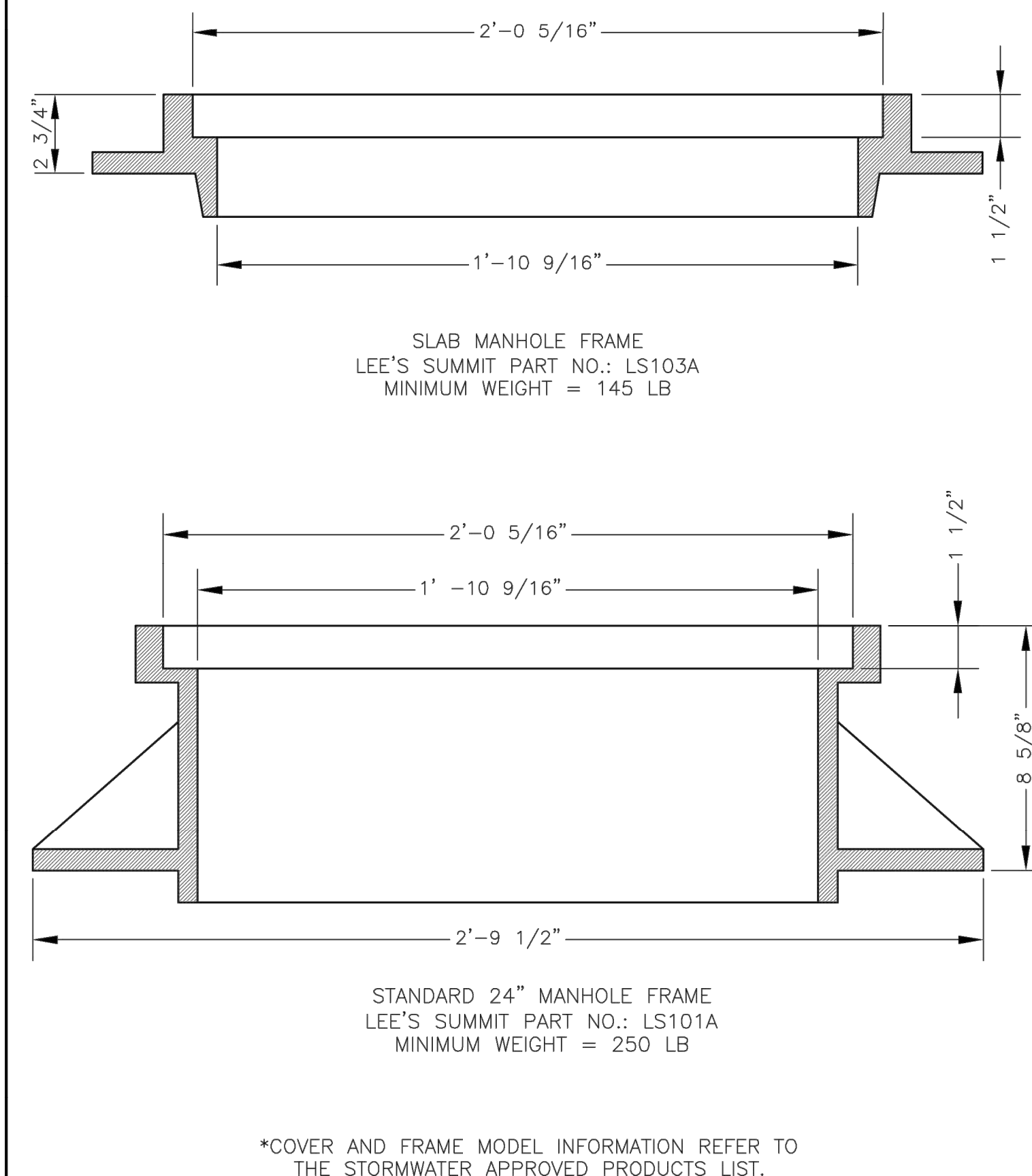
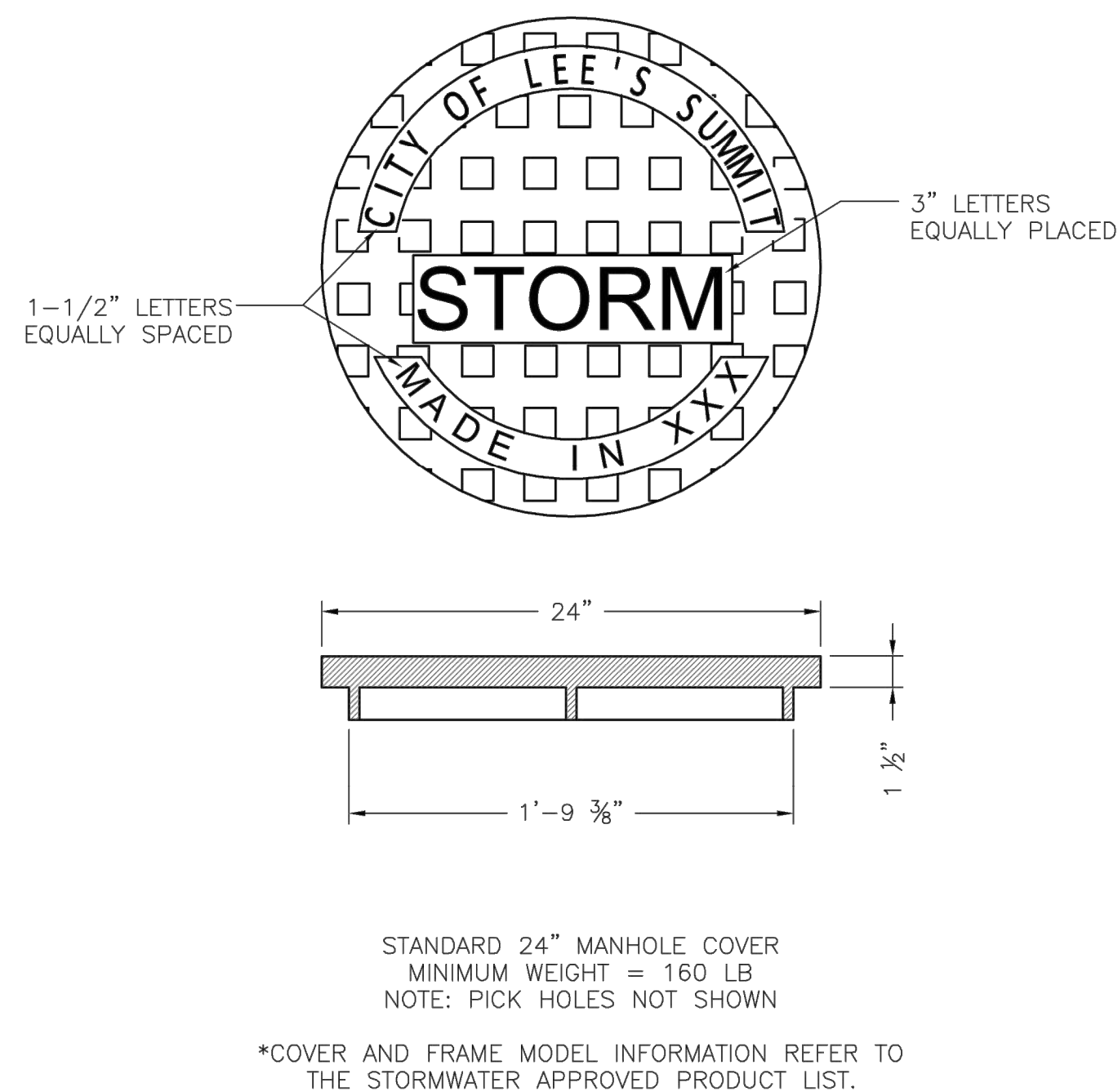
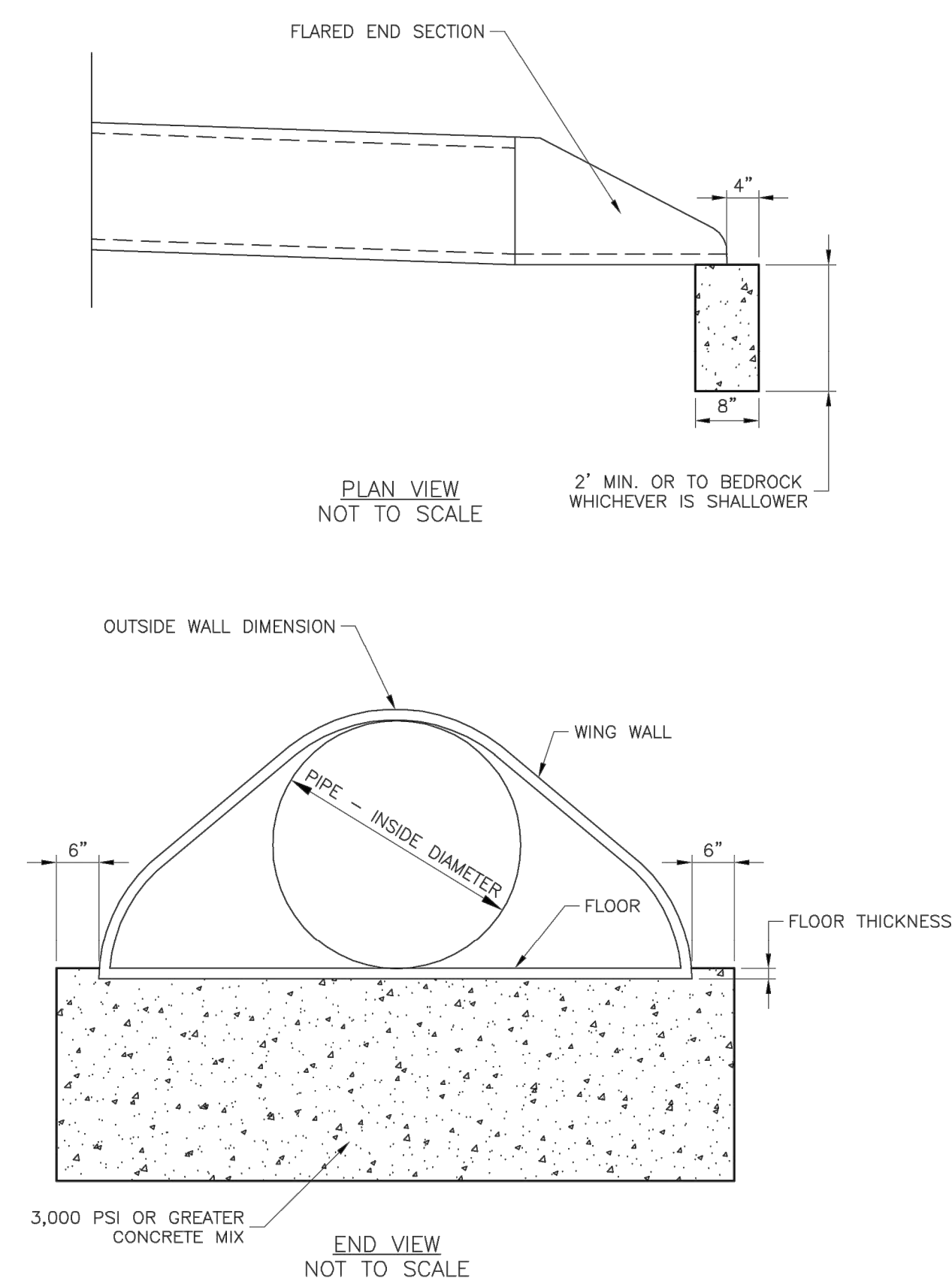
NO.	REV.	CD.	DATE	PER CITY COMMENTS
1	1	RGD	05/08/2028	ORIGINAL SUBMISSION
2	2	RGD	06/11/20	

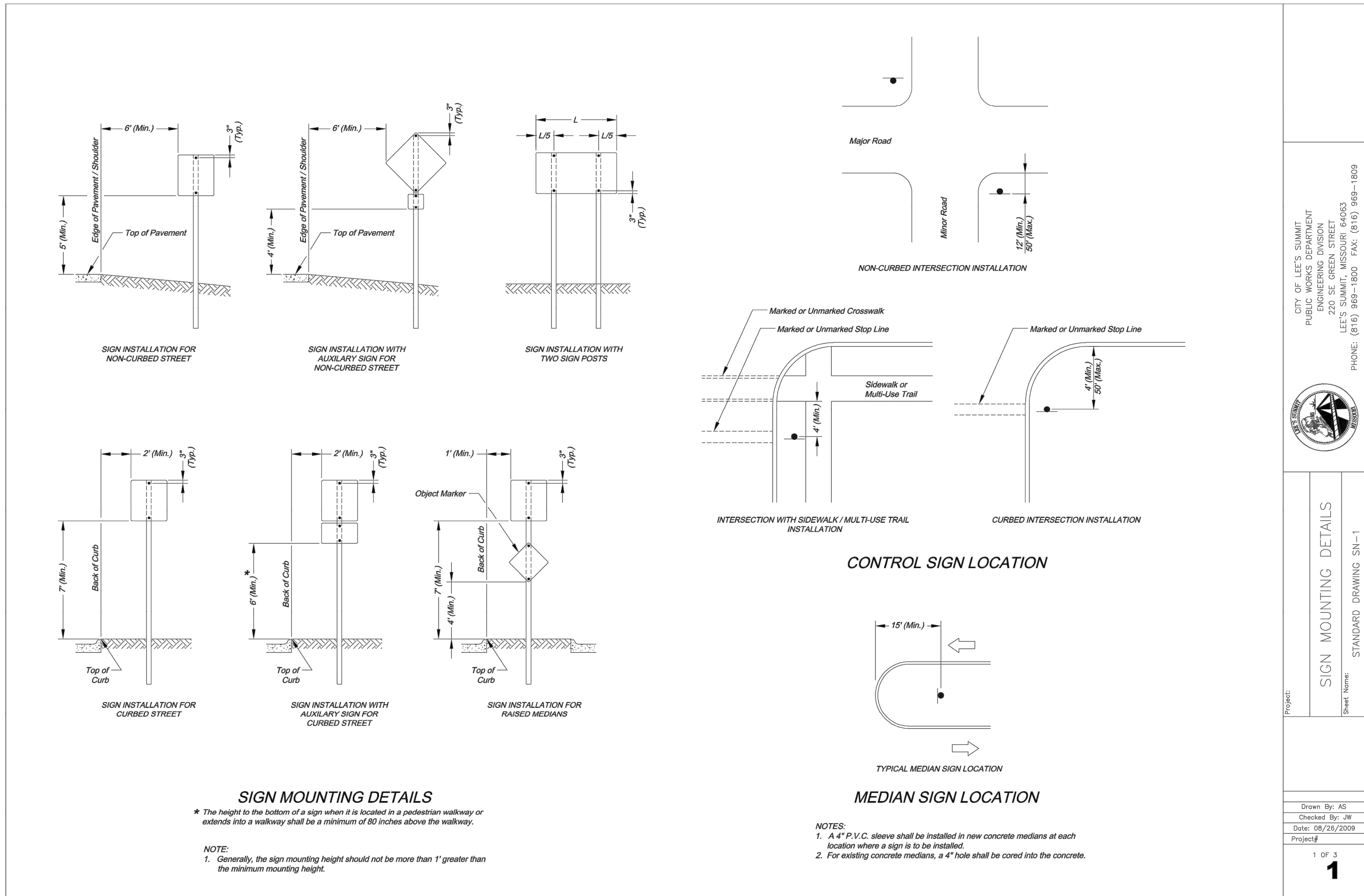


RELEASED FOR CONSTRUCTION
As Noted on Plan Review

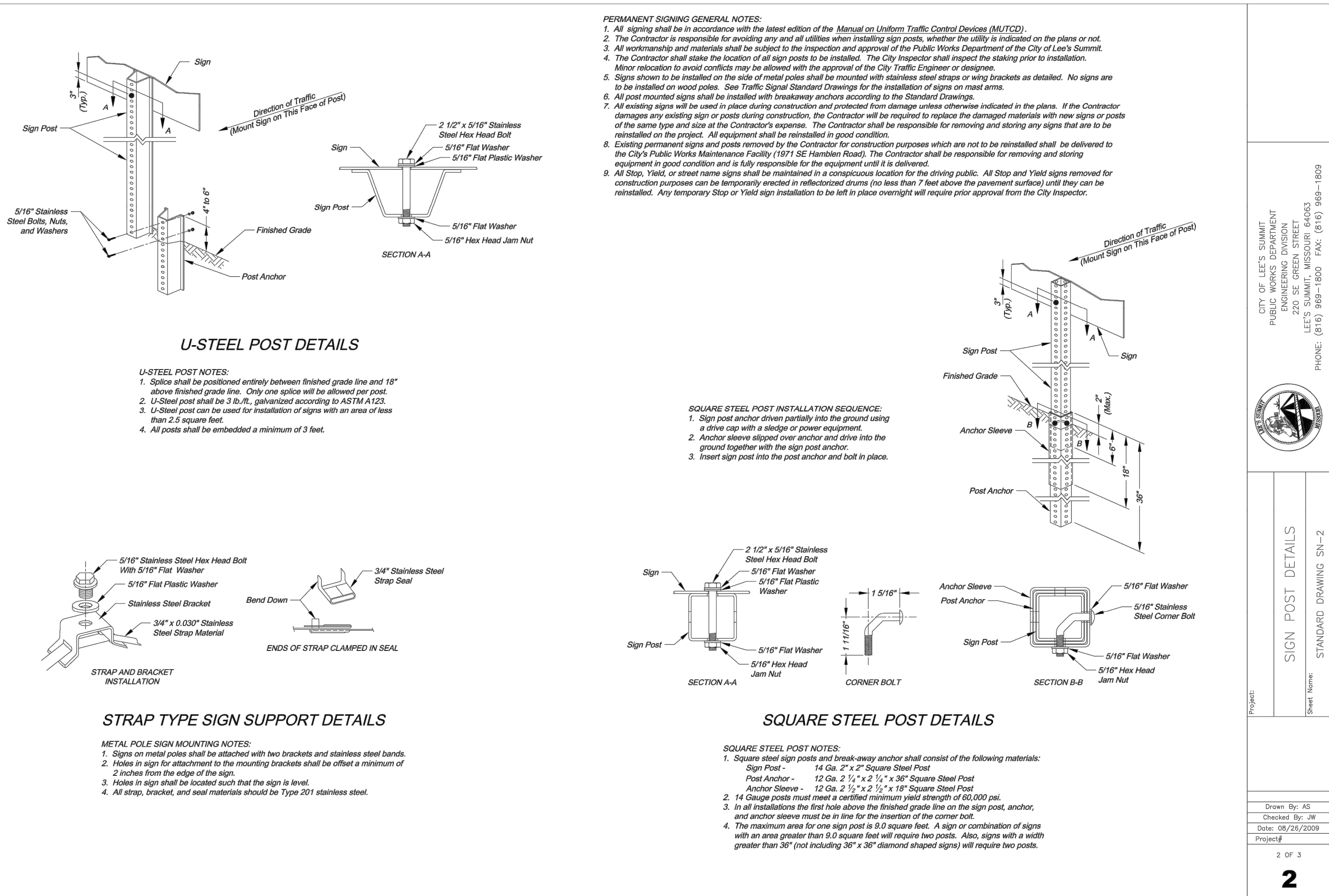
Development Services Department
Lee's Summit, Missouri

02/28/2023

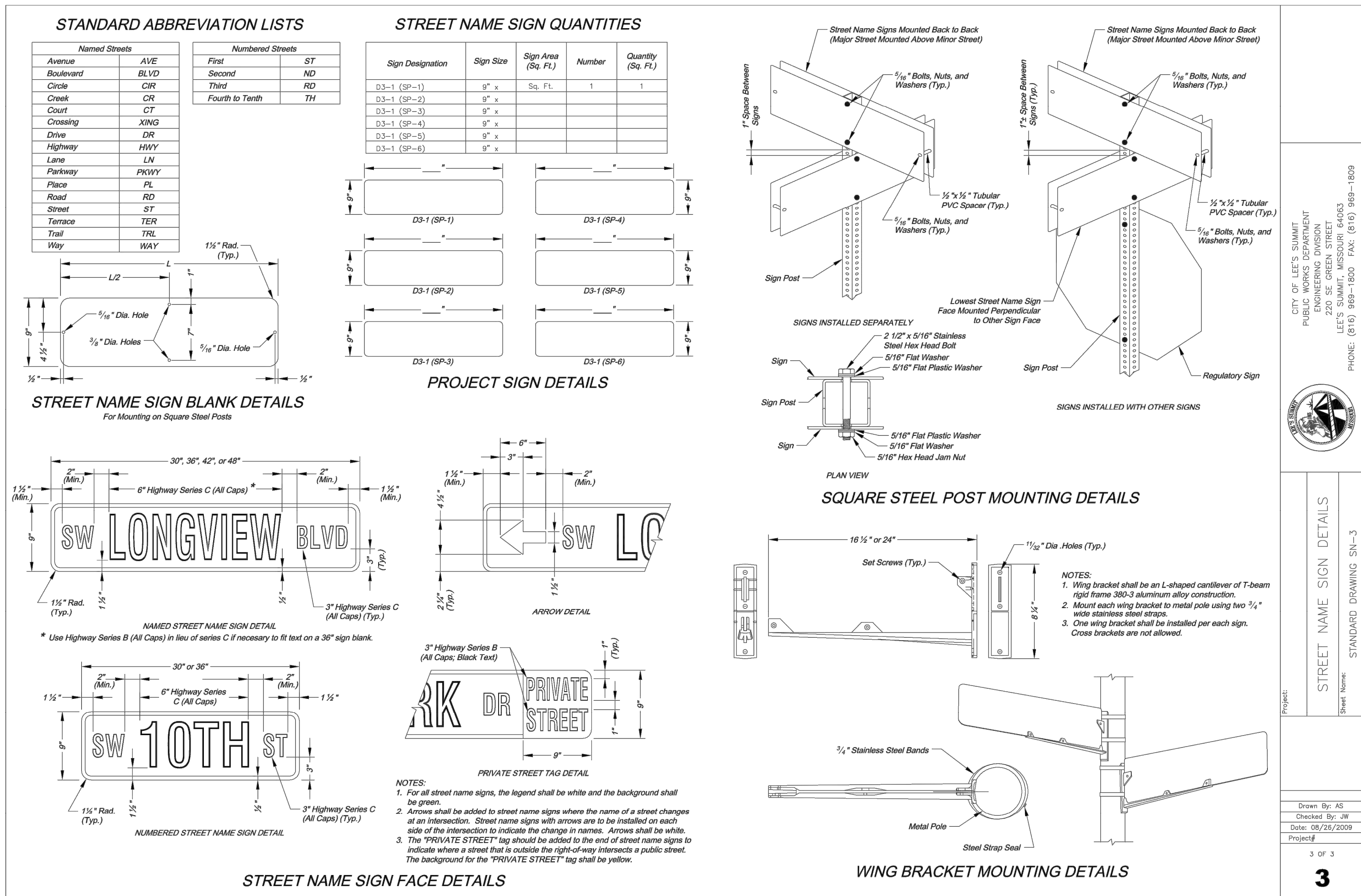




CITY OF LEE'S SUMMIT PLANNING & ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64083 PHONE: (816) 369-1800 FAX: (816) 369-1809	
Project:	STANDARD DRAWING SN-1
Drawn By: AE	Checked By: JH
Date: 06/25/2009	Project:
1 OF 3	1



CITY OF LEE'S SUMMIT PLANNING & ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64083 PHONE: (816) 369-1800 FAX: (816) 369-1809	
Project:	STANDARD DRAWING SN-2
Drawn By: AE	Checked By: JH
Date: 06/25/2009	Project:
2 OF 3	2



CITY OF LEE'S SUMMIT PLANNING & ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64083 PHONE: (816) 369-1800 FAX: (816) 369-1809	
Project:	STANDARD DRAWING SN-3
Drawn By: AE	Checked By: JH
Date: 06/25/2009	Project:
3 OF 3	3

Jun 12, 2020-9:45am
Z:\LIC Design\2018-0251 Burton Townhomes Lees Summit\Draw\PDFs\18-0251 FDP LND.dwg



Landscape Data
Sight Distance Triangle 25'x25'

Street Frontage		Distance in ft:		Provided Width:	
Required Width = 20 ft				20 ft	
NW OLIVE STREET				285.7	
Required Trees = 1/30 ft	9.5	Provided Trees:	10		
Required Shrubs = 1/20 ft	14.3	Provided Shrubs:	15		
NW ORCHARD CIRCLE				760	
Required Trees = 1/30 ft	25.3	Provided Trees:	26		
Required Shrubs = 1/20 ft	38.0	Provided Shrubs:	38		

Open Yard		Distance in ft:		Provided Width:	
Required Width = 20 ft				20 ft	
Required Trees = 1/5000 sf				285.7	
Required Shrubs = 2/5000 sf				760	

Screening		Distance in ft:		Provided Width:	
North Property Line				20 ft	
Required Intensity				285.7	
Required Width in ft				760	
Required Wall/Vinyl Fence ht				25.3	
Required Shade Tree = 1/750 sf				38.0	
Required Ornamental Tree = 1/750 sf				25.3	
Required Evergreen Tree = 1/750 sf				38.0	
Required Shrubs = 2/200 sf				33.0	

Northeast Property Line		Distance in ft:		Provided Width:	
Required Intensity				20 ft	
Required Width in ft				285.7	
Required Wall/Vinyl Fence ht				760	
Required Shade Tree = 1/750 sf				25.3	
Required Ornamental Tree = 1/750 sf				38.0	
Required Evergreen Tree = 1/750 sf				25.3	
Required Shrubs = 2/200 sf				33.0	

South Property Line		Distance in ft:		Provided Width:	
Required Intensity				20 ft	
Required Width in ft				285.7	
Required Wall/Vinyl Fence ht				760	
Required Shade Tree = 1/750 sf				25.3	
Required Ornamental Tree = 1/750 sf				38.0	
Required Evergreen Tree = 1/750 sf				25.3	
Required Shrubs = 2/200 sf				33.0	

West Property Line		Distance in ft:		Provided Width:	
Required Intensity				20 ft	
Required Width in ft				285.7	
Required Wall/Vinyl Fence ht				760	
Required Shade Tree = 1/750 sf				25.3	
Required Ornamental Tree = 1/750 sf				38.0	
Required Evergreen Tree = 1/750 sf				25.3	
Required Shrubs = 2/200 sf				33.0	

PLANT SCHEDULE OVERALL LANDSCAPE

ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
CC	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2"	Cal.	12
CF	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2"	Cal.	18
MX	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2"	Cal.	15
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5"	Cal.	18
CB	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5"	Cal.	8
GBP2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B	2.5"	Cal.	13
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	Cal.	16
QRR	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5"	Cal.	7
QS	Quercus shumardii / Shumard Red Oak	B&B	2.5"	Cal.	15
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5"	Cal.	14
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
JC	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B	6"	Ht. Min.	11
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B	6"	Ht. Min.	14
PS	Pinus strobus / White Pine	B&B	6"	Ht. Min.	4
TD	Taxodium distichum / Bald Cypress	B&B	6"	Ht. Min.	10
SHRUBS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.	.	.	35
IG	Ilex glabra / Inkberry Holly	6"	Ht.		7
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.			23
JG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			14
JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			12
MS	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.			9
PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.			8
PD	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.			23
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	ANNUAL/SEASONAL Plants Per OWNER	TBD			61
	Detention Basin and BioSwale Seed Mix / Seed Prairie Nursery Detention Basin - Bioswale Seed Mix	SEED			26,041 sf
	Turfgrass Sod Fescue Mix / Fescue Sod	SOD			81,290 sf

PLANT SCHEDULE NOTE:

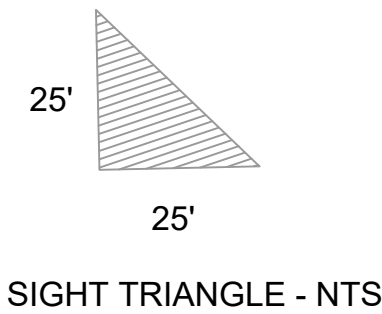
- OVERALL SEED AND SOD SCHEDULE INCLUDES STREET FRONTAGE AREAS
- SEE SHEET L02 FOR SEPARATE BUFFER PLANTING SCHEDULES
 - NORTH PROPERTY LINE BUFFER
 - NORTHEAST PROPERTY LINE BUFFER
 - SOUTH PROPERTY LINE BUFFER
 - WEST PROPERTY LINE BUFFER
- SEE SHEET L03 FOR SEPARATE OPEN SPACE
 - OPEN SPACE
- SEE SHEET L03 FOR STREET PLANTINGS
 - NW OLIVE STREET
 - NW ORCHARD STREET

PLANTING NOTE:

- 15 OPEN SPACE SHRUBS HAVE BEEN RELOCATED TO THE NORTHERN BUFFER ADJACENT TO PI ZONING DISTRICT
- FRONTAGE SHRUBS FOR NW ORCHARD STREET HAVE BEEN RELOCATED TO NW OLIVE STREET. REFER TO SHEET L03 FOR STREET PLANTING SCHEDULES

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

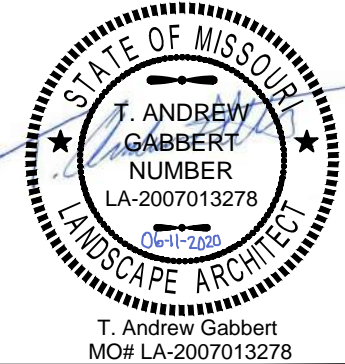
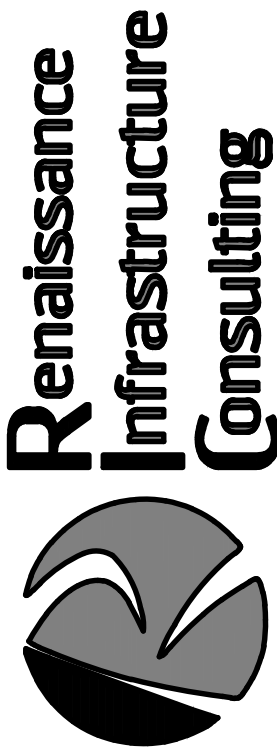
Development Services Department
Lee's Summit, Missouri
02/28/2023



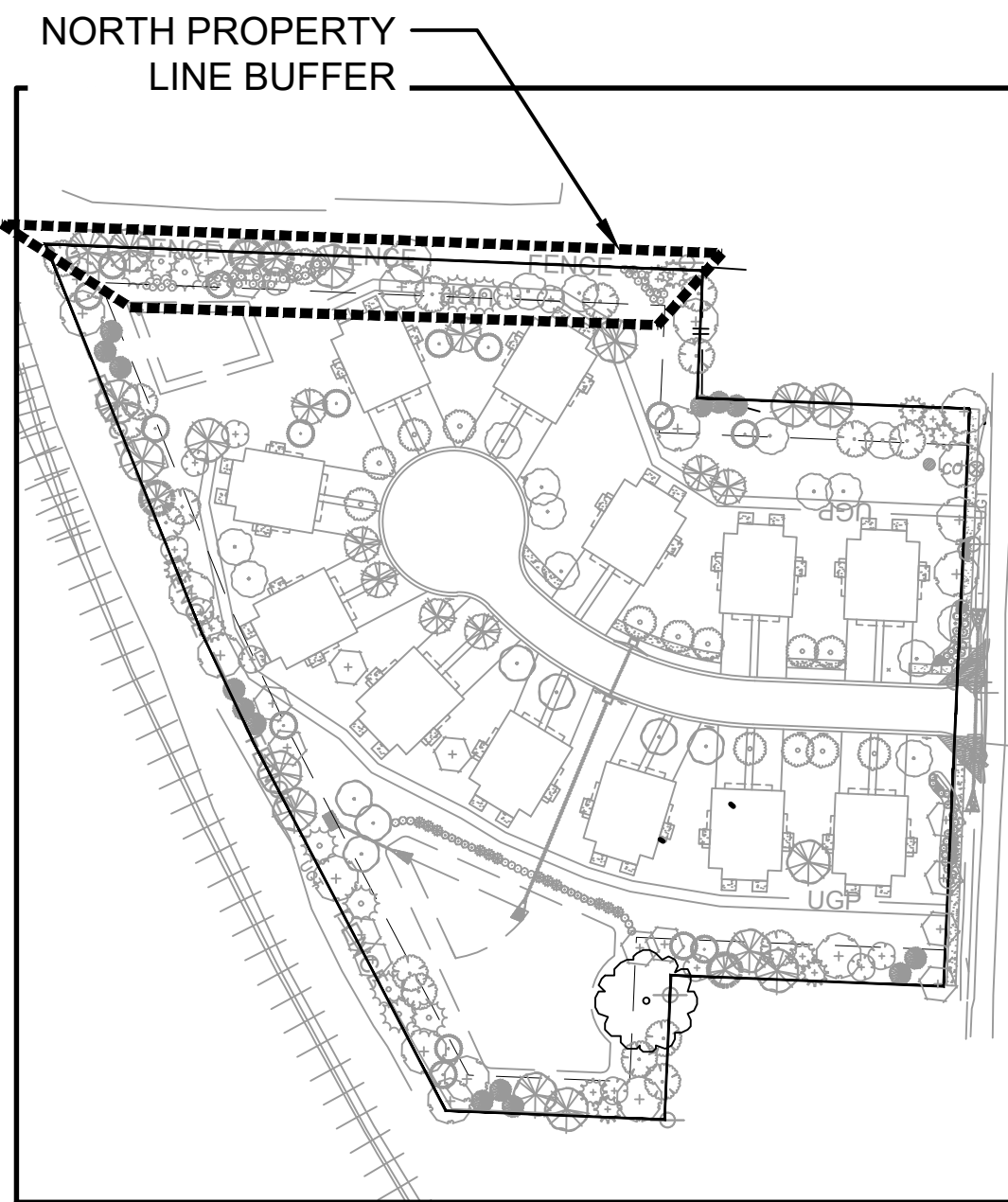
SIGHT TRIANGLE - NTS



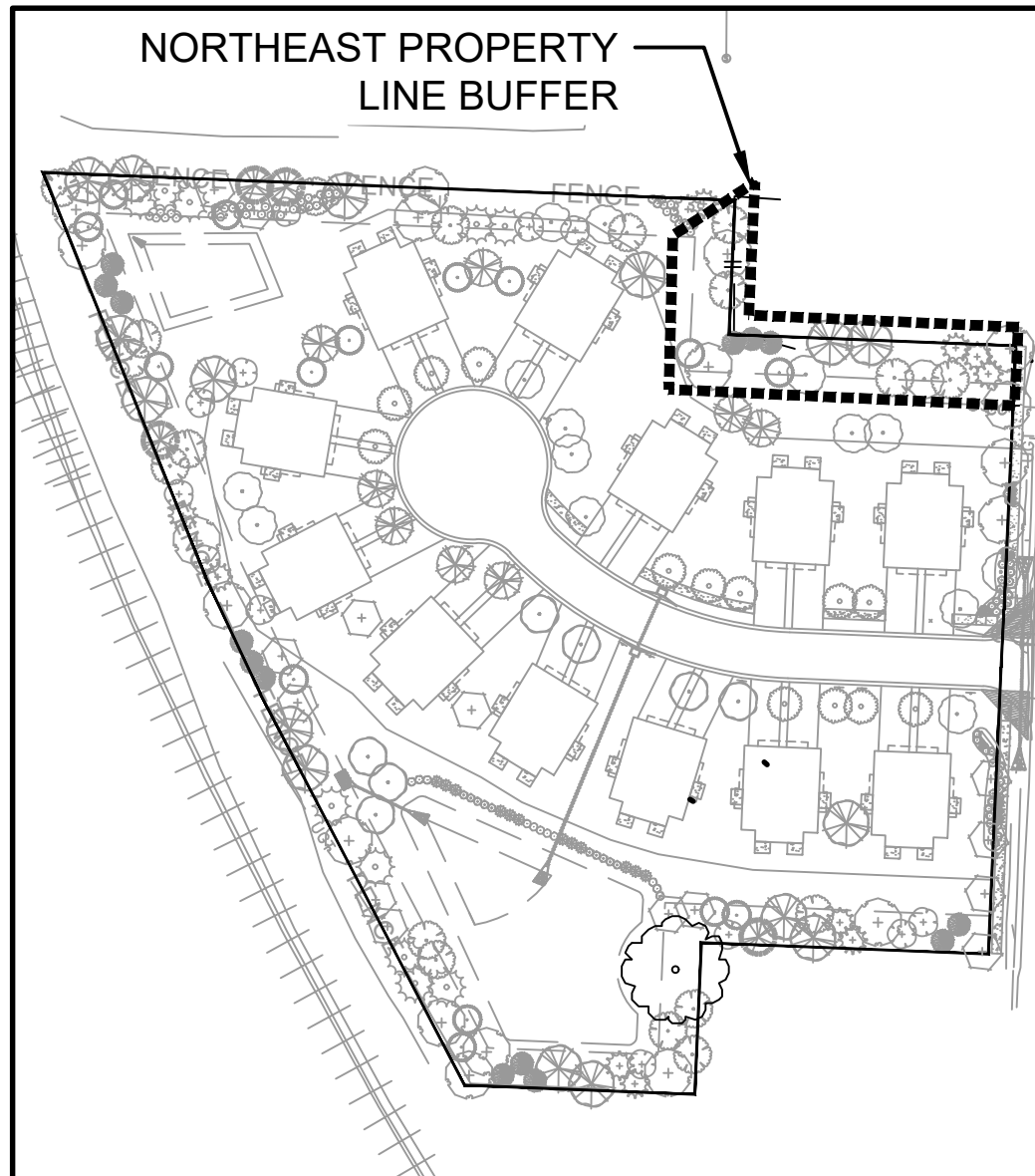
PER CITY COMMENTS	PER CITY COMMENTS	ORIGINAL SUBMISSION	REVISION
2	JMM AG 08/11/2023	1	JMM AG 05/08/2023
NO	BY	NO	BY
DATE	DATE	DATE	DATE



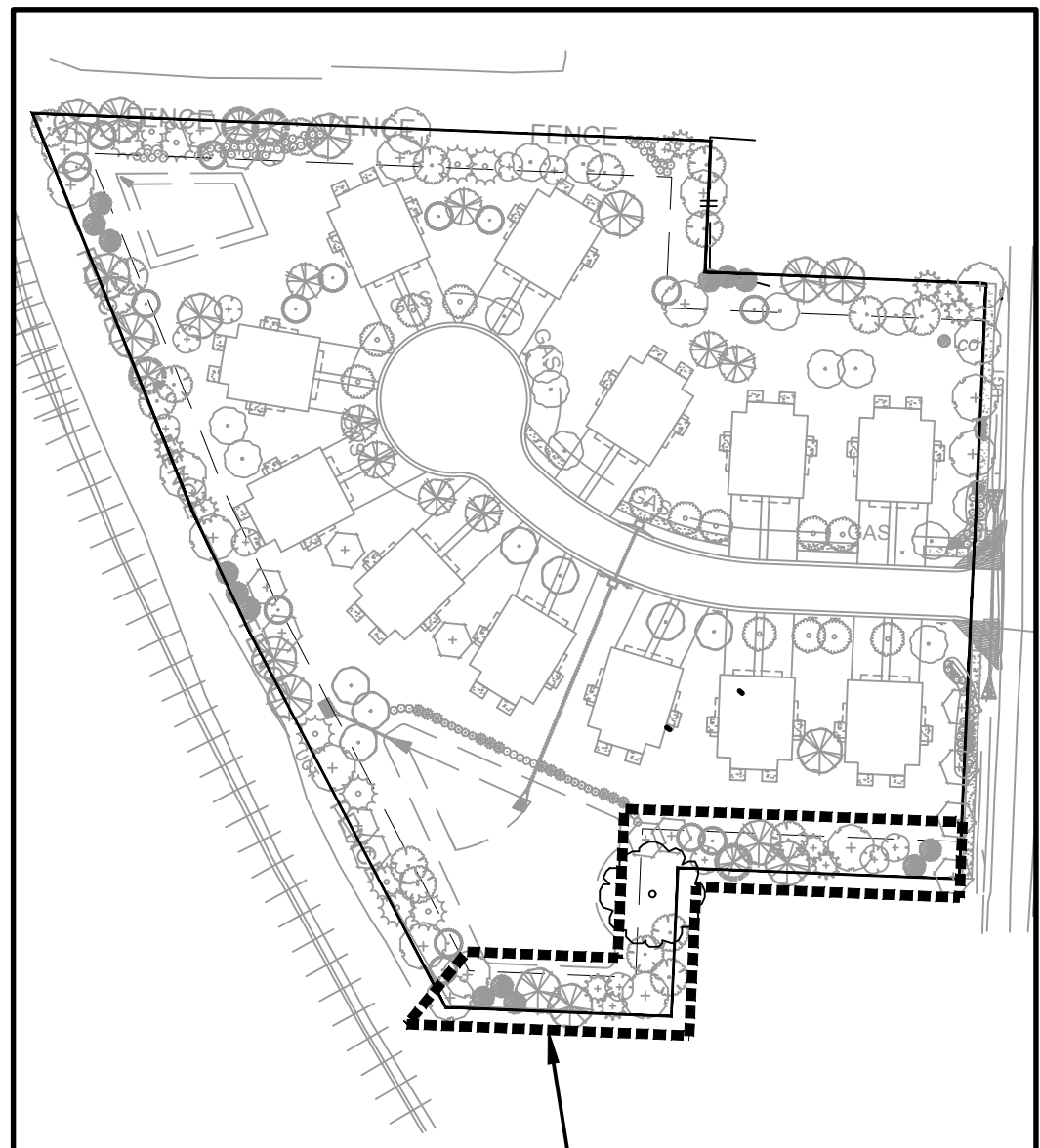
2	JMM	AG	06/11/20	PER CITY COMMENTS
1	JMM	AG	05/08/2020	ORIGINAL SUBMISSION
NO	REV	OD	DATE	REVISION








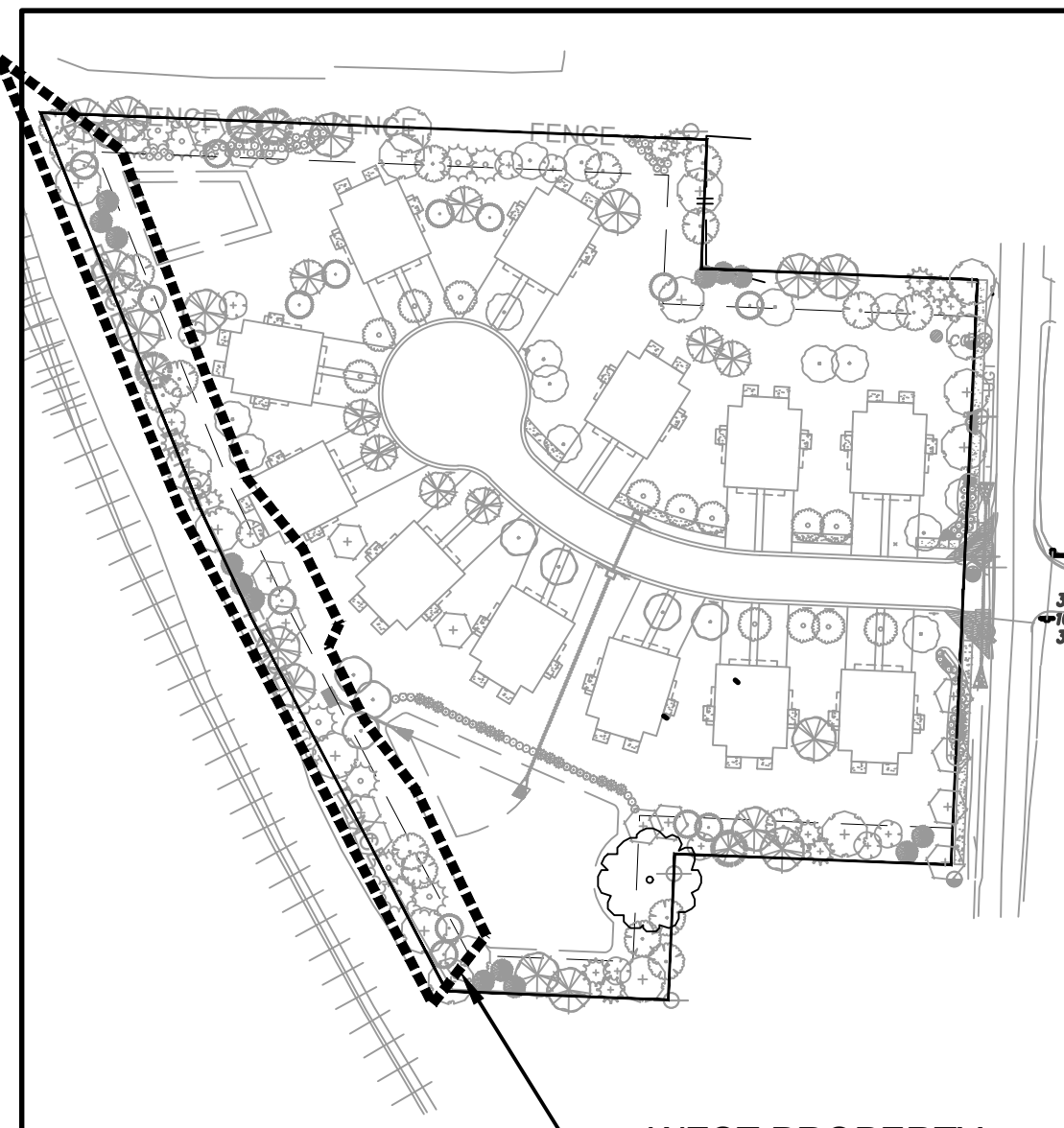
<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		2
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		3
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.		2
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		2
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B		6' Ht. Min.	2
	Pinus strobus / White Pine	B&B		6' Ht. Min.	2
	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	5
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			22
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.			17



<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		2
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		2
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.		2
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B		6' Ht. Min.	3
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	3



<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		4
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		4
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		2
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B&B		6' Ht. Min.	4
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	5
	Pinus strobus / White Pine	B&B		6' Ht. Min.	1

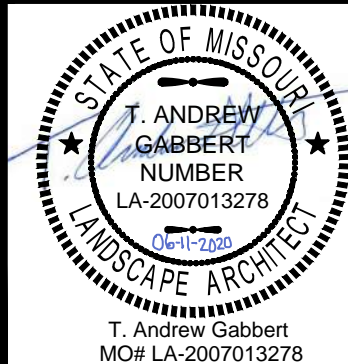
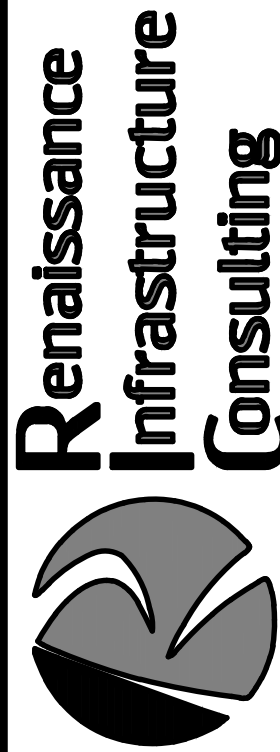


ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		6
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		5
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		6
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		4
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B		6' Ht. Min.	2
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	6
	Pinus strobus / White Pine	B&B		6' Ht. Min.	1
	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	5

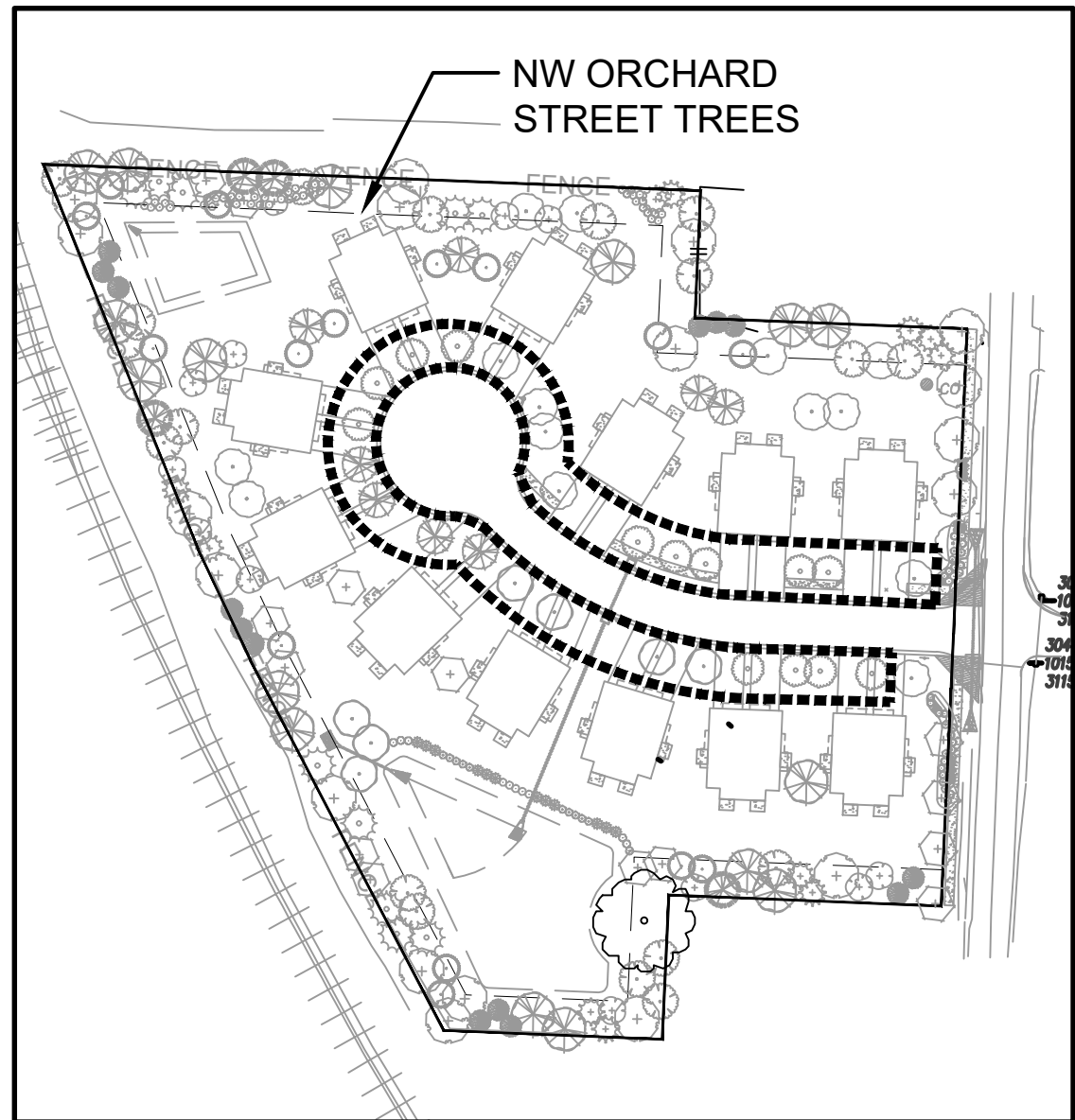
1. SEE SHEET L01 FOR OVERALL LANDSCAPE PLAN AND SCHEDULE
2. SEE SHEET L01 FOR SEED AND SOD SCHEDULE
3. SEE SHEET L03 FOR SEPARATE OPEN SPACE SCHEDULE
4. SEE SHEET L03 FOR SEPARATE NW ORCHARD STREET SCHEDULE
5. SEE SHEET L03 FOR SEPARATE NW OLIVE STREET SCHEDULE





As Noted on Plan Review

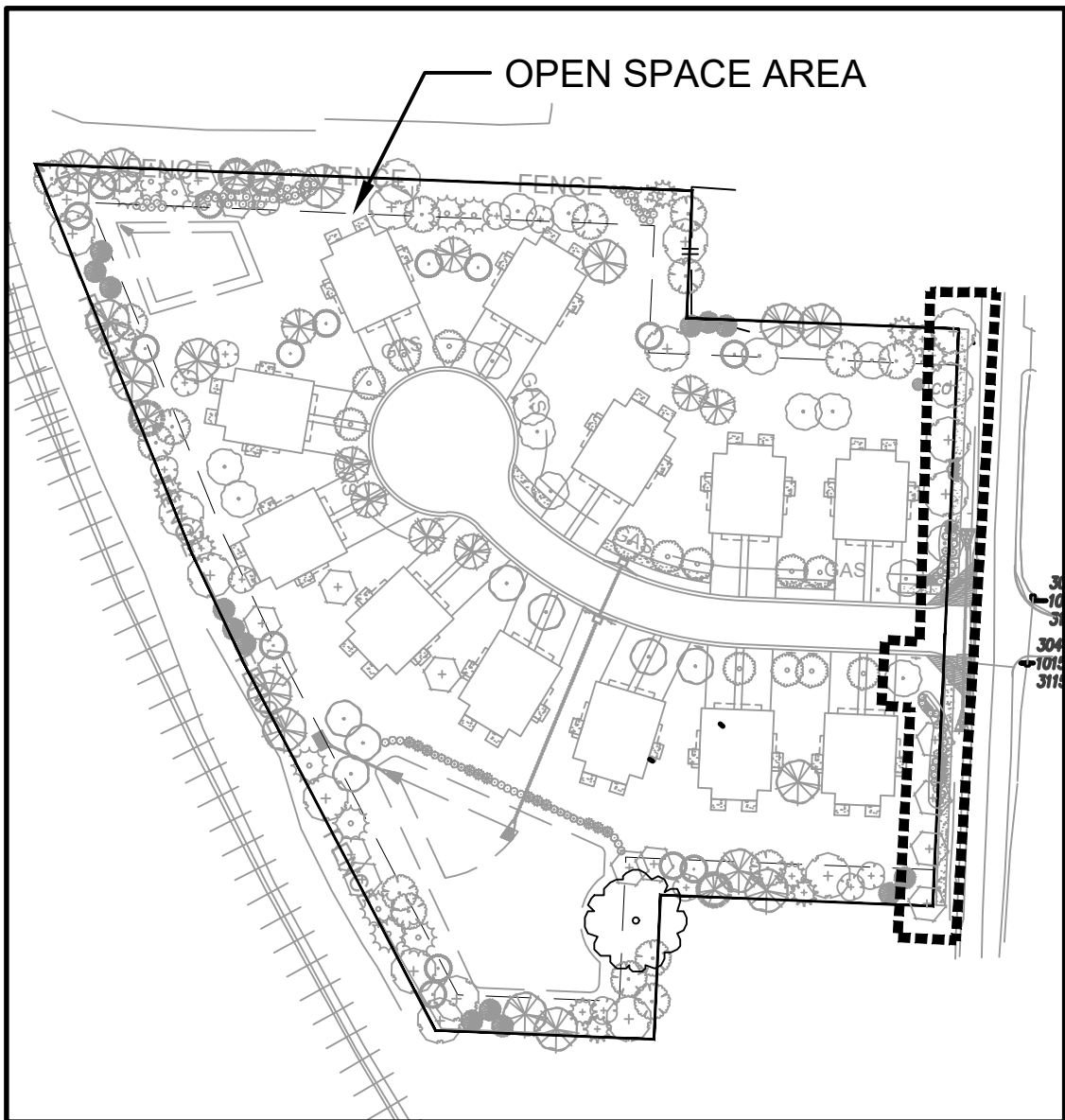
02/28/2023










[illegible]

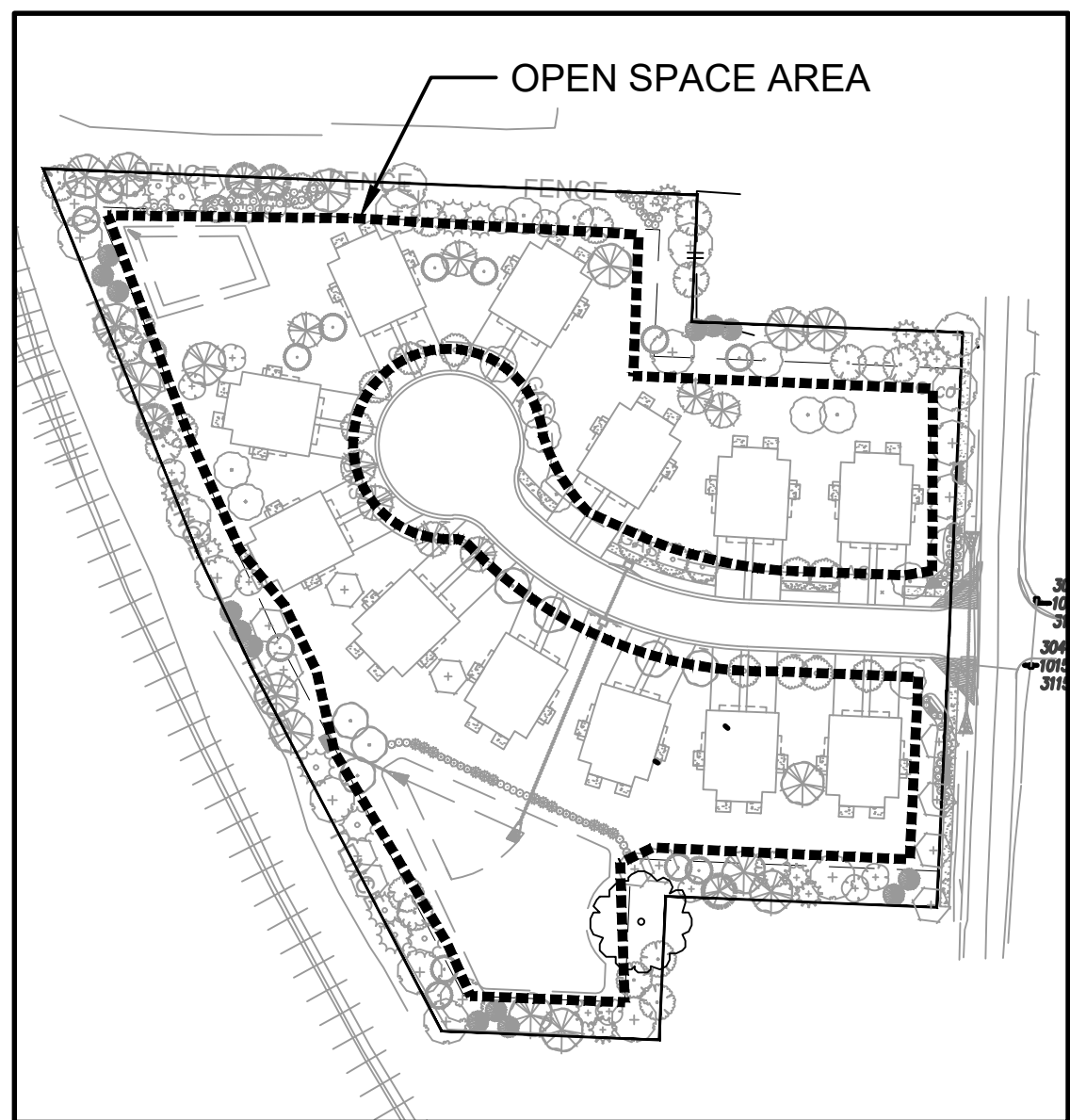
MO Certificate of Authority: E-2010033630



DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5" Cal.	4
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B	2.5" Cal.	13
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	4
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	5



DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer rubrum 'October Glory'™ / October Glory Maple	B&B	2.5" Cal.	4
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	2
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.	4
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
	Aronia melanocarpa 'Morton'™ / Iroquois Beauty Black Chokeberry	3 Gal.		3
	Ilex glabra / Inkberry Holly	6" Ht.		7
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		13
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		14
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.		9
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.		8



<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	2
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.	4
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5" Cal.	4
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.	3
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	3
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.	2
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.		5
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		10
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		12
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.		6

PLANT SCHEDULE NOTE:

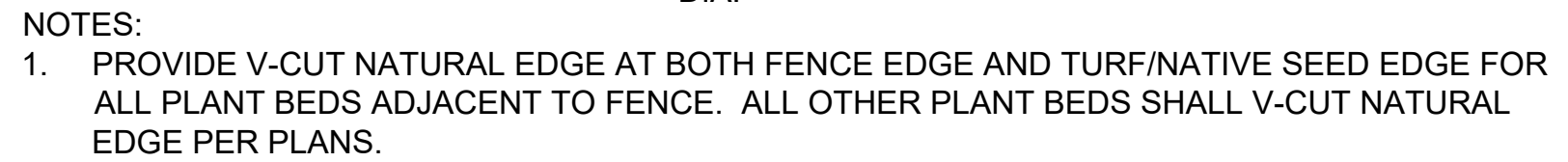
1. SEE SHEET L01 FOR OVERALL LANDSCAPE PLAN AND SCHEDULE
2. SEE SHEET L01 FOR SEED AND SOD SCHEDULE
3. SEE SHEET L02 FOR SEPARATE BUFFER SCHEDULES
4. SHRUBS FOR NW ORCHARD STREET HAVE BEEN RELOCATED TO NW OLIVE STREET.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

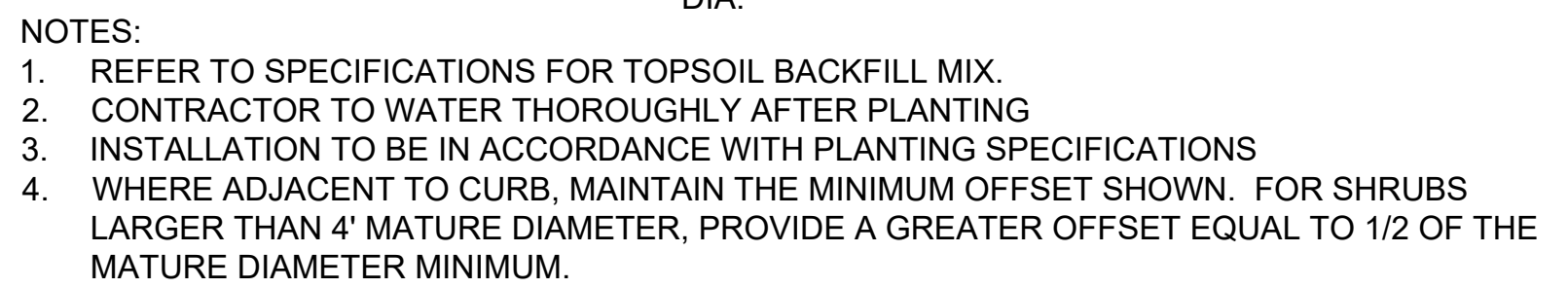
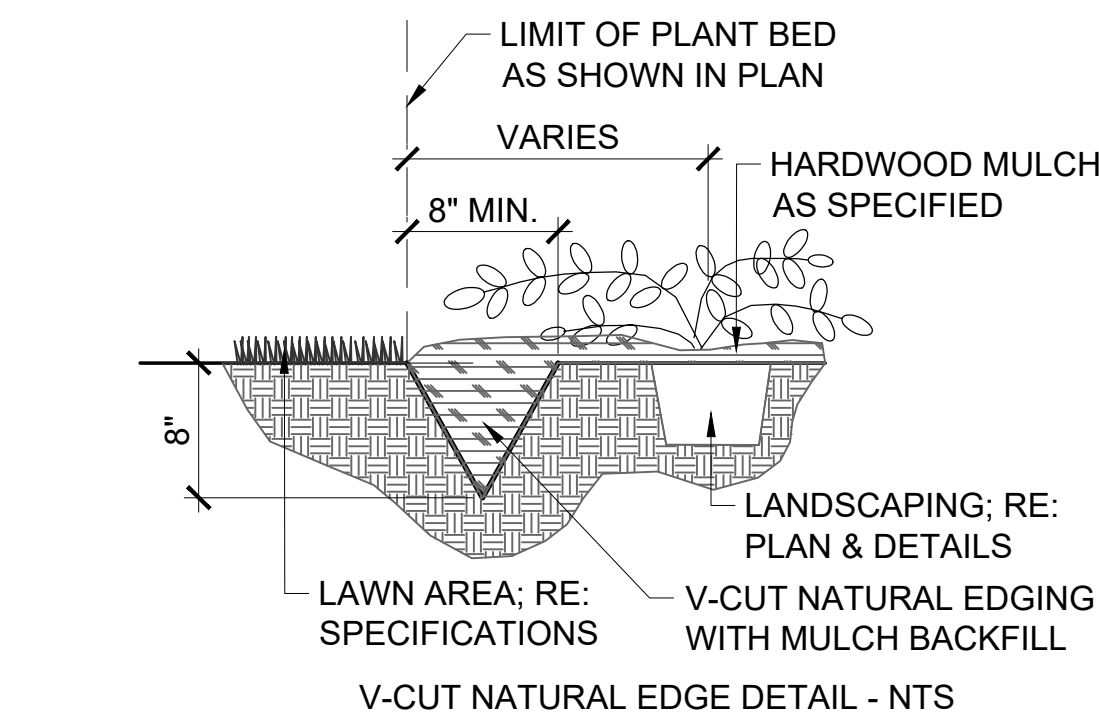
Development Services Department
Lee's Summit, Missouri

02/28/2023

2. 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 AS SHOWN IN PLAN.
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. LIMITS OF IRRIGATION SHALL BE DETERMINED BY OWNER. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



PLANT BED W/ V-CUT NATURAL EDGE - NTS



SHRUB PLANTING DETAIL - NTS



02/28/2023

