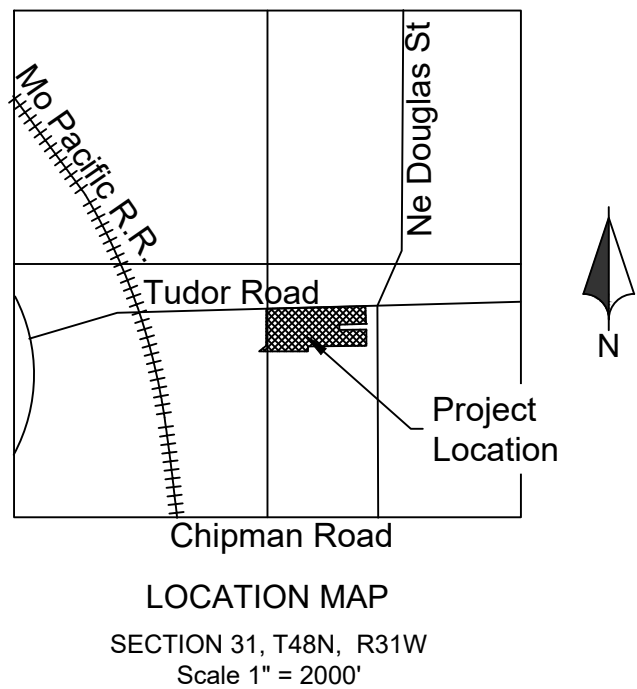


EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri
Section 31, Township 48N, Range 31W

Land Disturbance Plans



Legal Description:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: Beginning at the Southeast Corner of Lot 2A, New Lee's Summit Police and Court Facility, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West right-of-way line of NE Douglas Street, as now established; thence S 01°47'13" W, along said west right-of-way line, a distance of 210.65 feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°39'56" W, a distance of 98.11 feet; thence N 87°41'50" W a distance of 557.31 feet, to a point on the East right-of-way line of NW Commerce Drive, as now established; thence along said East right-of-way line for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 54°18'46" E, and a radius of 280.00 feet, an arc distance of 255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence n 87° 44'32" w, a distance of 5.00 feet; thence N 01°59'47" E, a distance of 288.45 feet, to a point on the South right-of-way line of NE Tudor Road, as now established; thence along said South right-of-way line for the following seven (7) courses ; thence S 89°24'16" E, a distance of 294.23 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet, an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°35'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 88°24'34" E and a radius of 1936.00 feet, an arc distance of 17.84 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West right-of-way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West right-of-way, a distance of 181.57 feet, to the Point of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

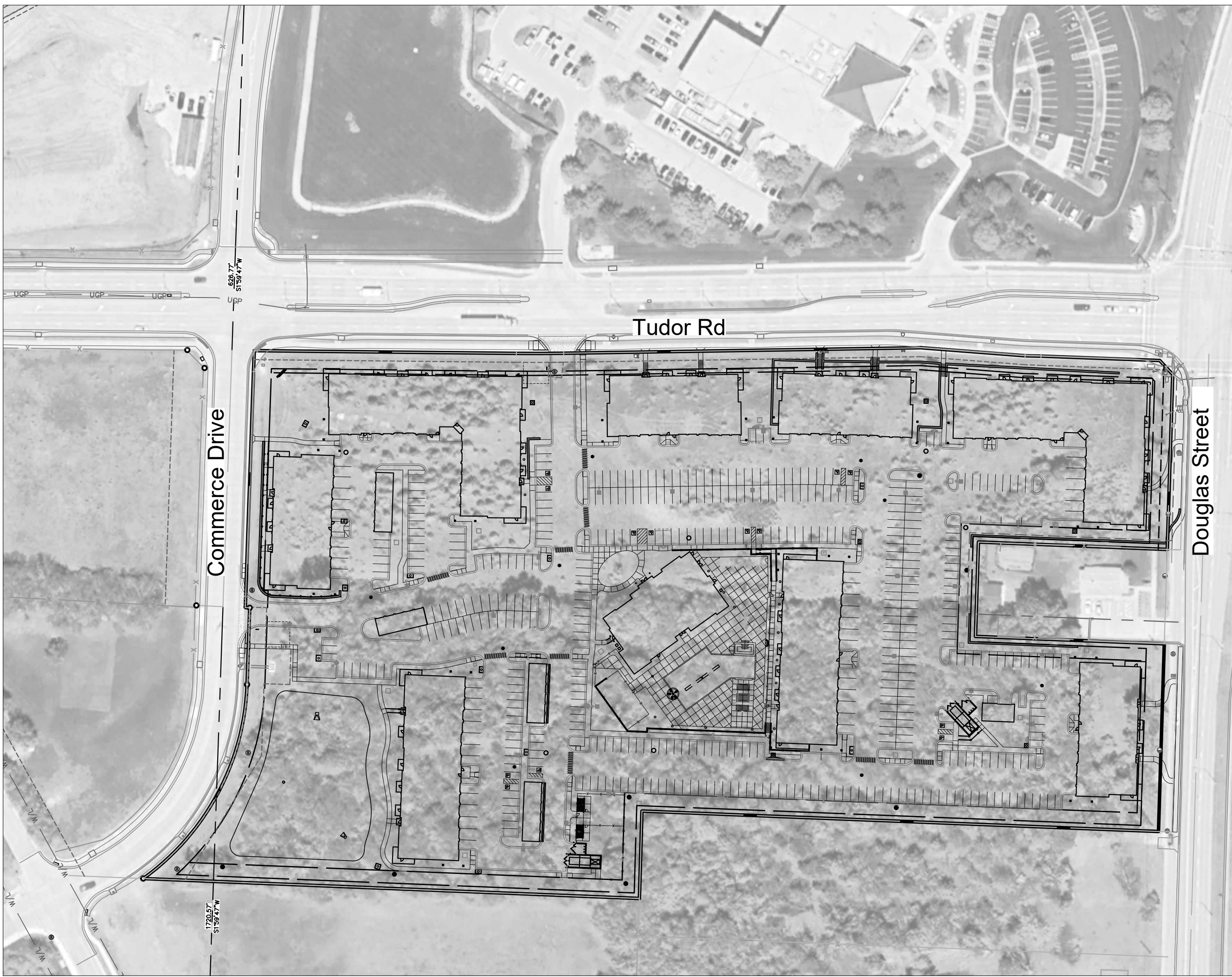
NOTE

According to the ALTA/NSPS LAND TITLE SURVEY, revised September 10th 2024, no oil/gas wells are indicated to be on the property.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20th 2017, this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO
Phone: 816.969.1900

ELECTRICITY
Evergy
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

LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
—	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
---	Existing Waterline	A	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Consultant/Applicant:
Renaissance Infrastructure Consulting
Contact: Mick Slutter, P.E.
400 E. 17th Street
Kansas City, Mo. 64108
(816) 800-0950

Prepared For:
LSMO Tudor Apartments, LLC
Contact: Ryan Adams, VP
10000 College Blvd Overland Park, Kansas
radams@cityscaperesidential.com

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	Grading Plan
C05	Drainage Area Map
C06	Erosion Control Plan I
C07	Erosion Control Plan II
C08	Erosion Control Plan III
C09	Erosion Control Details

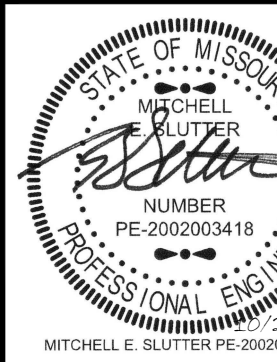
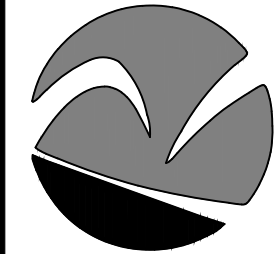
Land Disturbance Plans

24-0166

EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

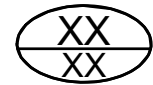
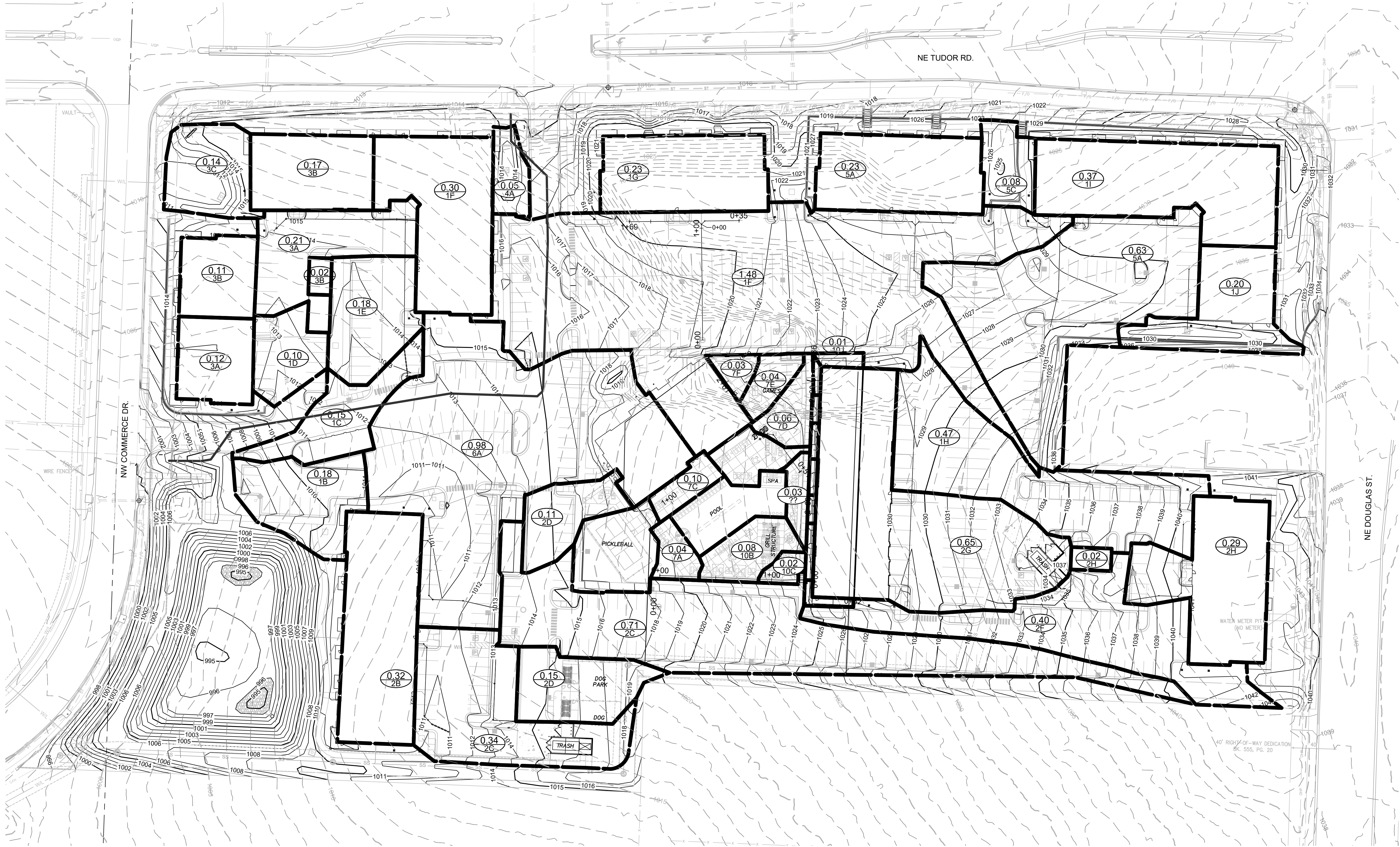
Title Sheet

Renaissance
Infrastructure
Consulting



Sheet
C01

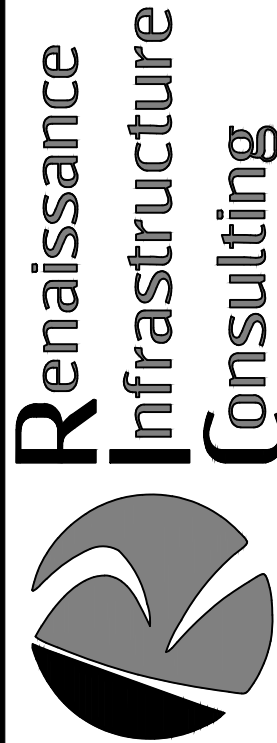
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Drainage Acres
Drainage Area

Contour Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



400 E 17th Street
Kansas City, Missouri 64108
www.ri-consult.com
B16-800-0950
E-2010033630



Sheet
C05

Drainage Area Map

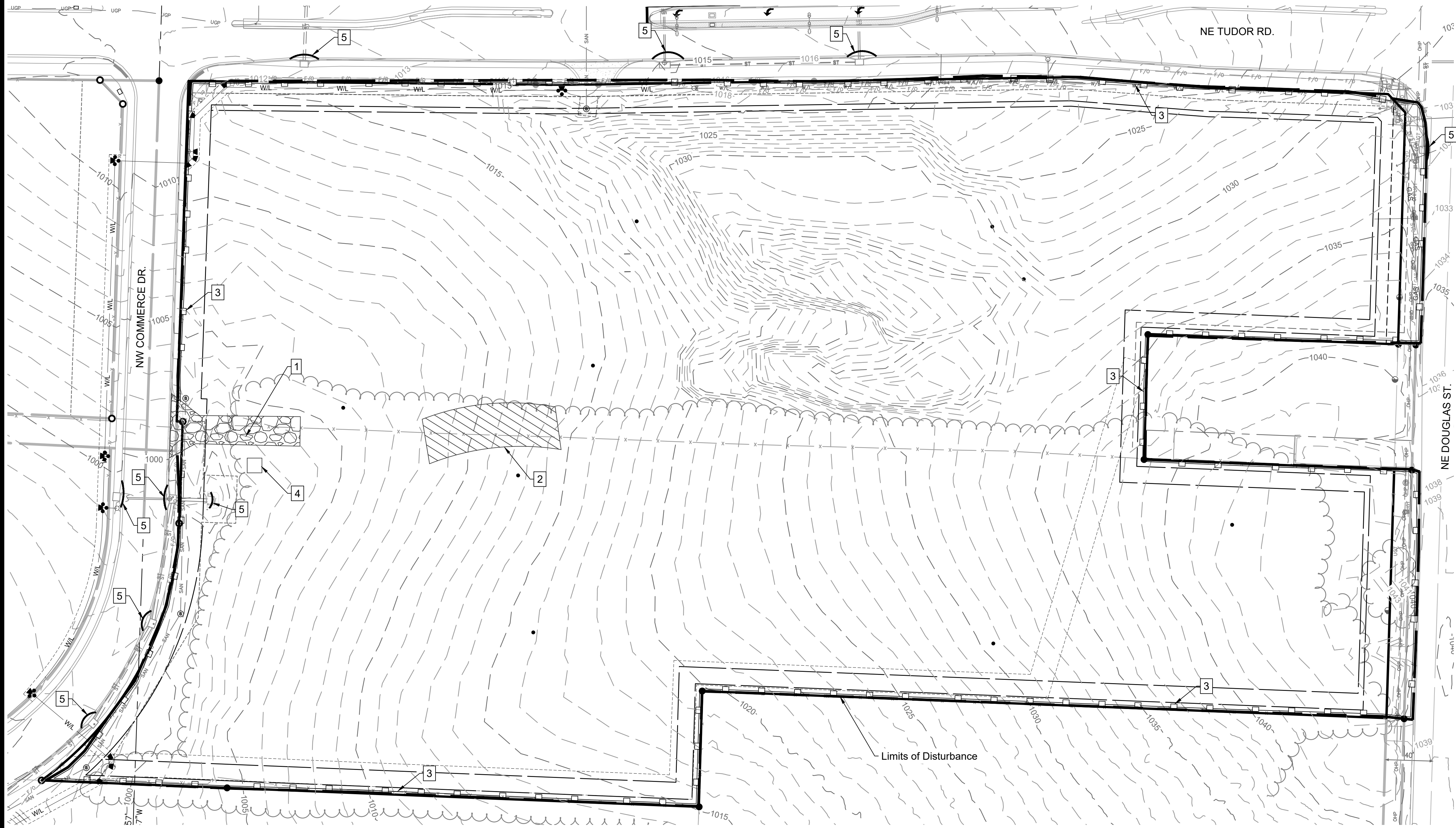
Land Disturbance Plans

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

NO.	DATE	REVISION
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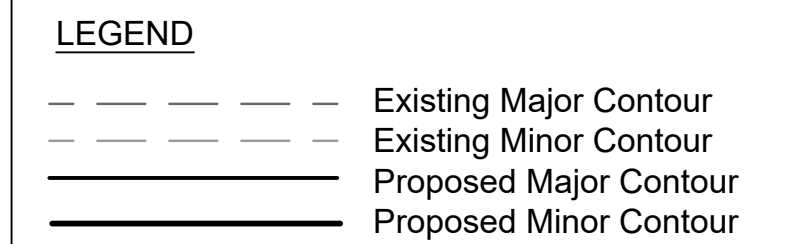
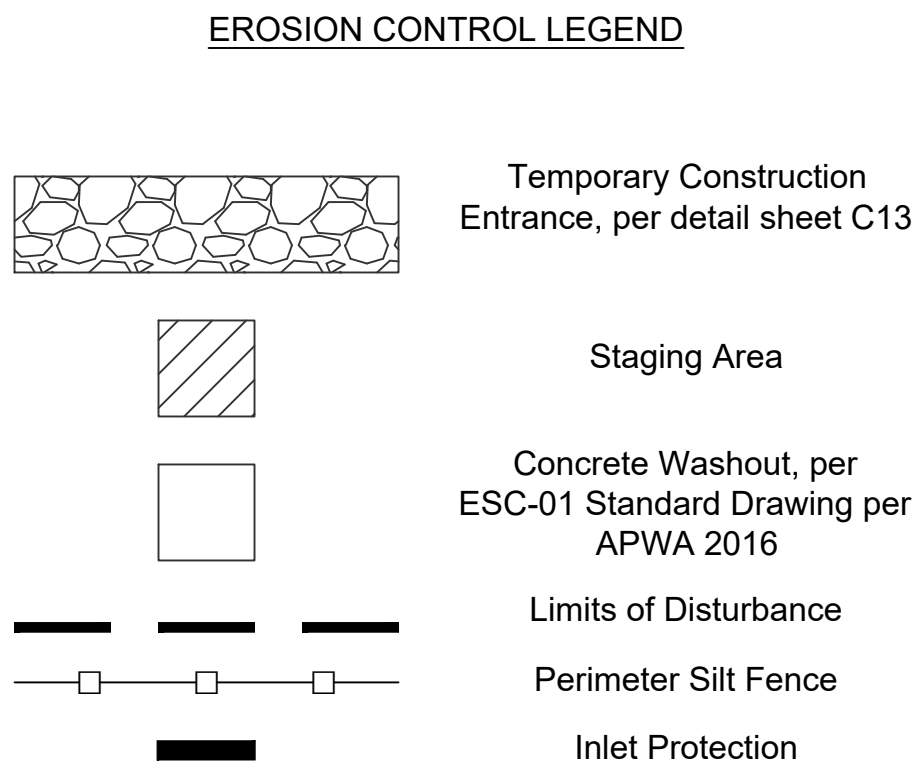
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	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

- 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 soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
 - Install "J" Hooks on silt fence every 100 LF
 - Any location that is being accessed by vehicles needs to have a construction entrance.
 - Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
 - Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

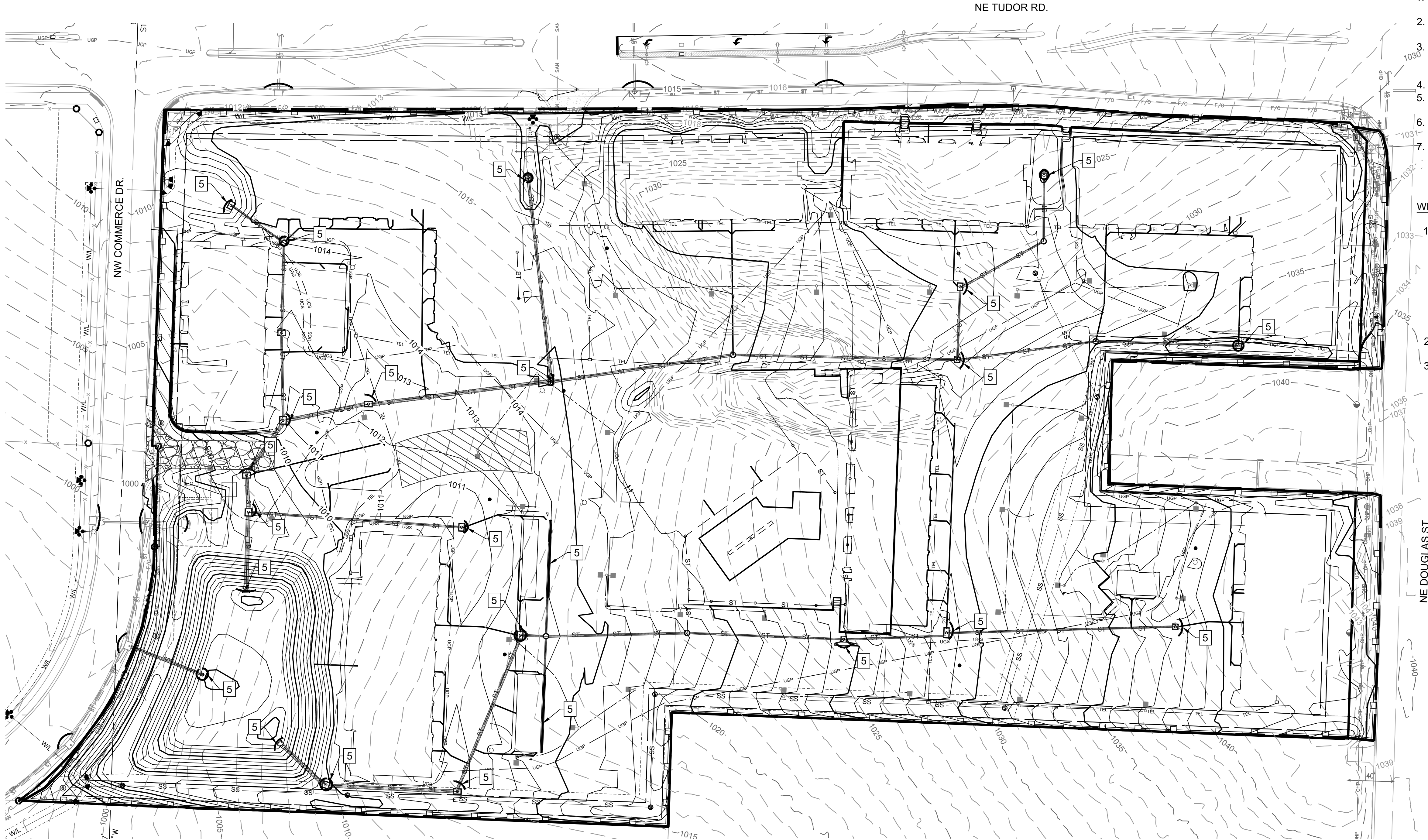
- WRITTEN SEQUENCING**
- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary 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.



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CHECKED BY: CMP

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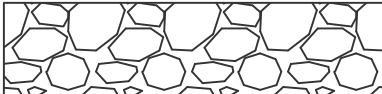
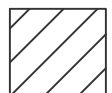


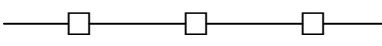

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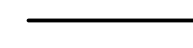

WRITTEN SEQUENCING

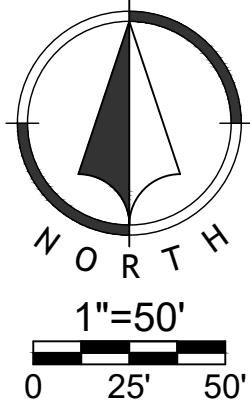
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EROSION CONTROL LEGEND

-  Temporary Construction Entrance, per detail sheet C13
-  Staging Area
-  Concrete Washout, per ESC-01 Standard Drawing per APWA 2016
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

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LEGEND	
	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



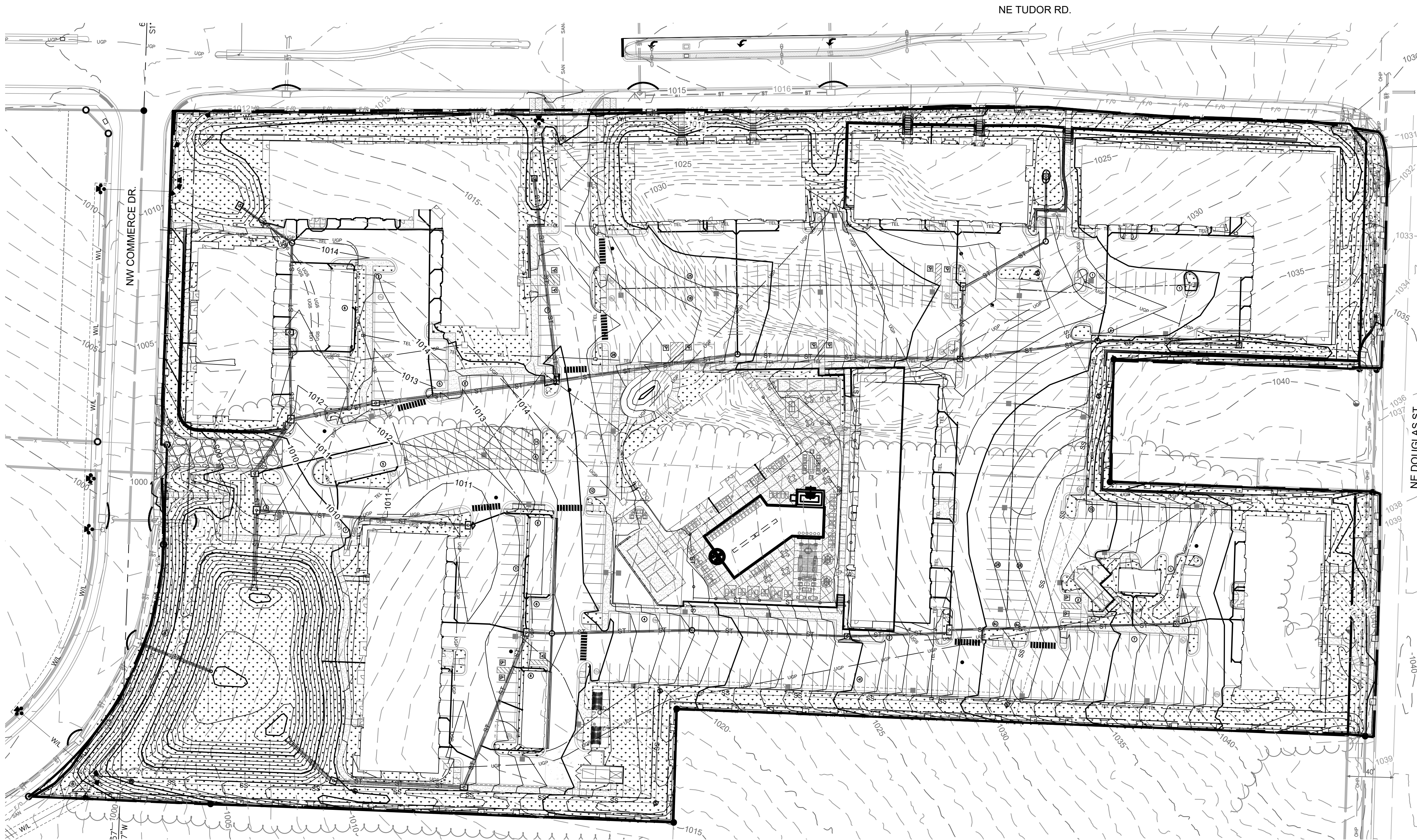
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TUA	CMP

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Kansas City, Missouri 64108
B16-800.0950
www.RIC-consult.com
E-2010033630
Professional Engineer
Missouri License No. 23724
Mitchell E. Sautter PE-200209419



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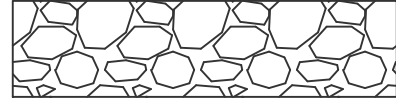
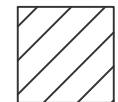


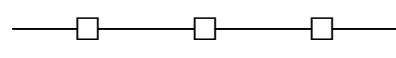

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EROSION CONTROL LEGEND

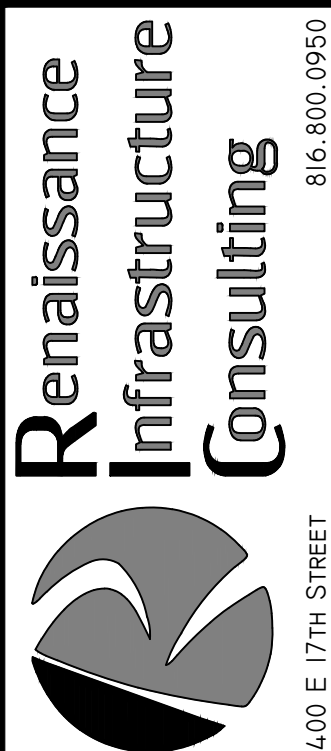
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-  Inlet Protection

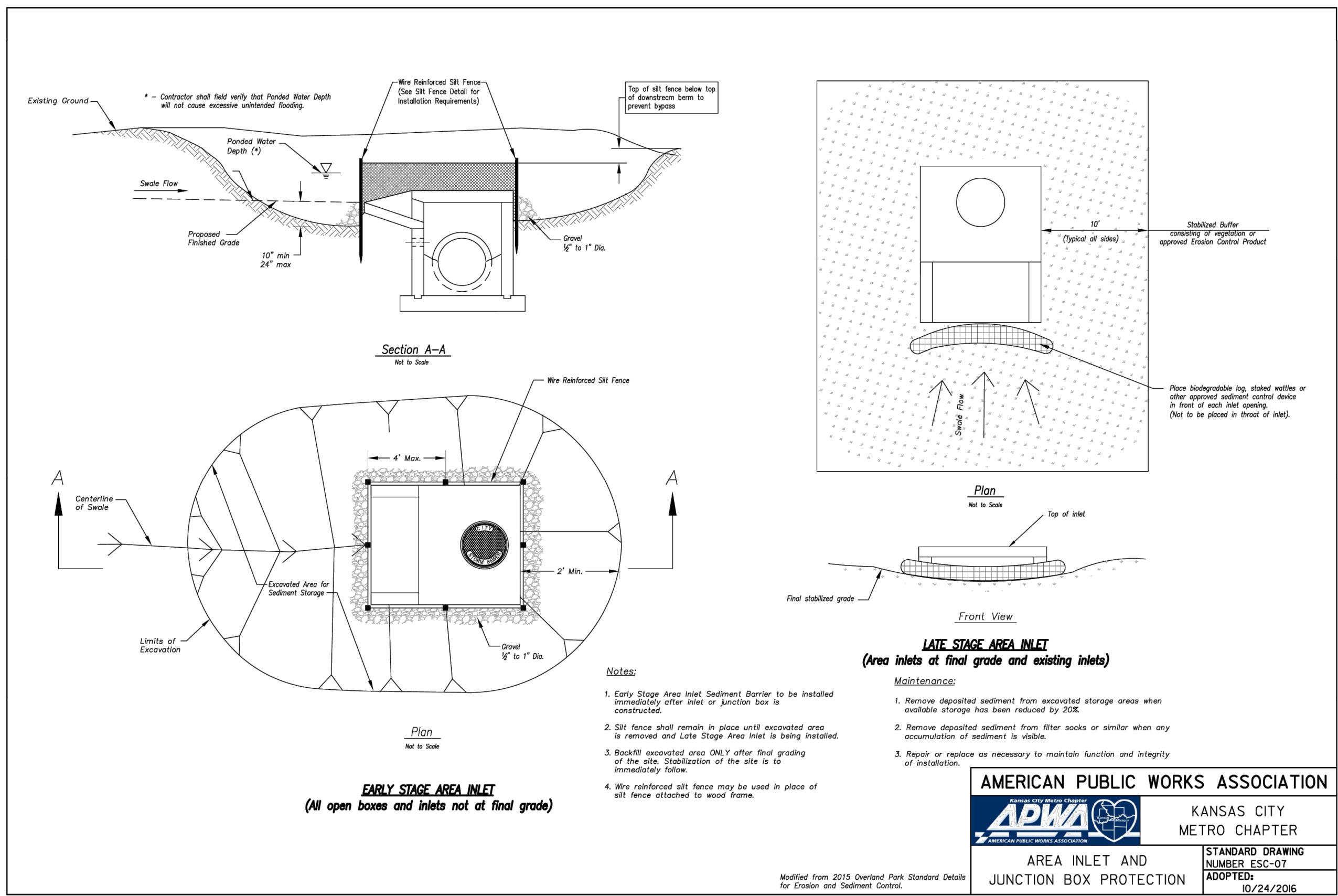
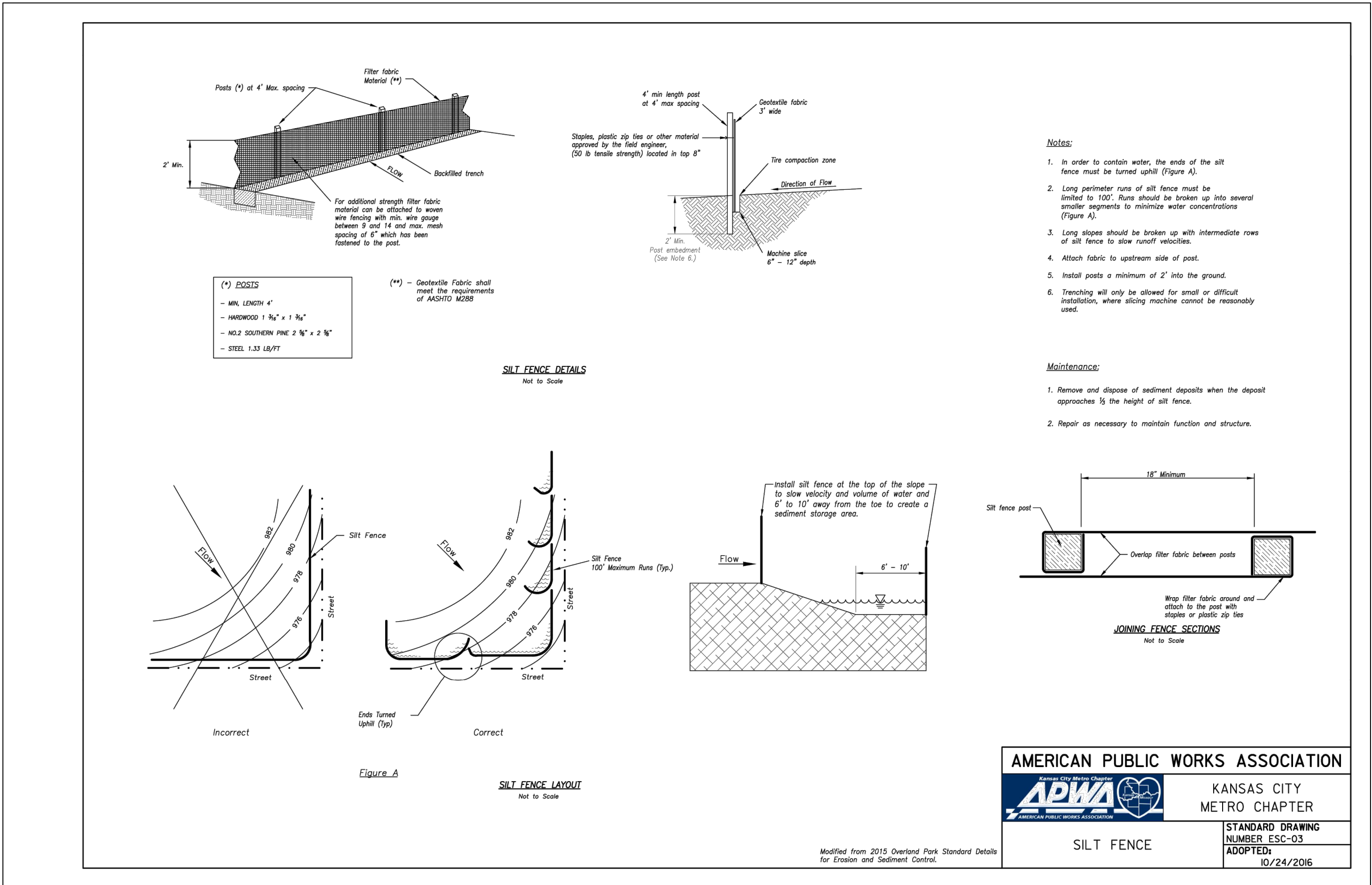
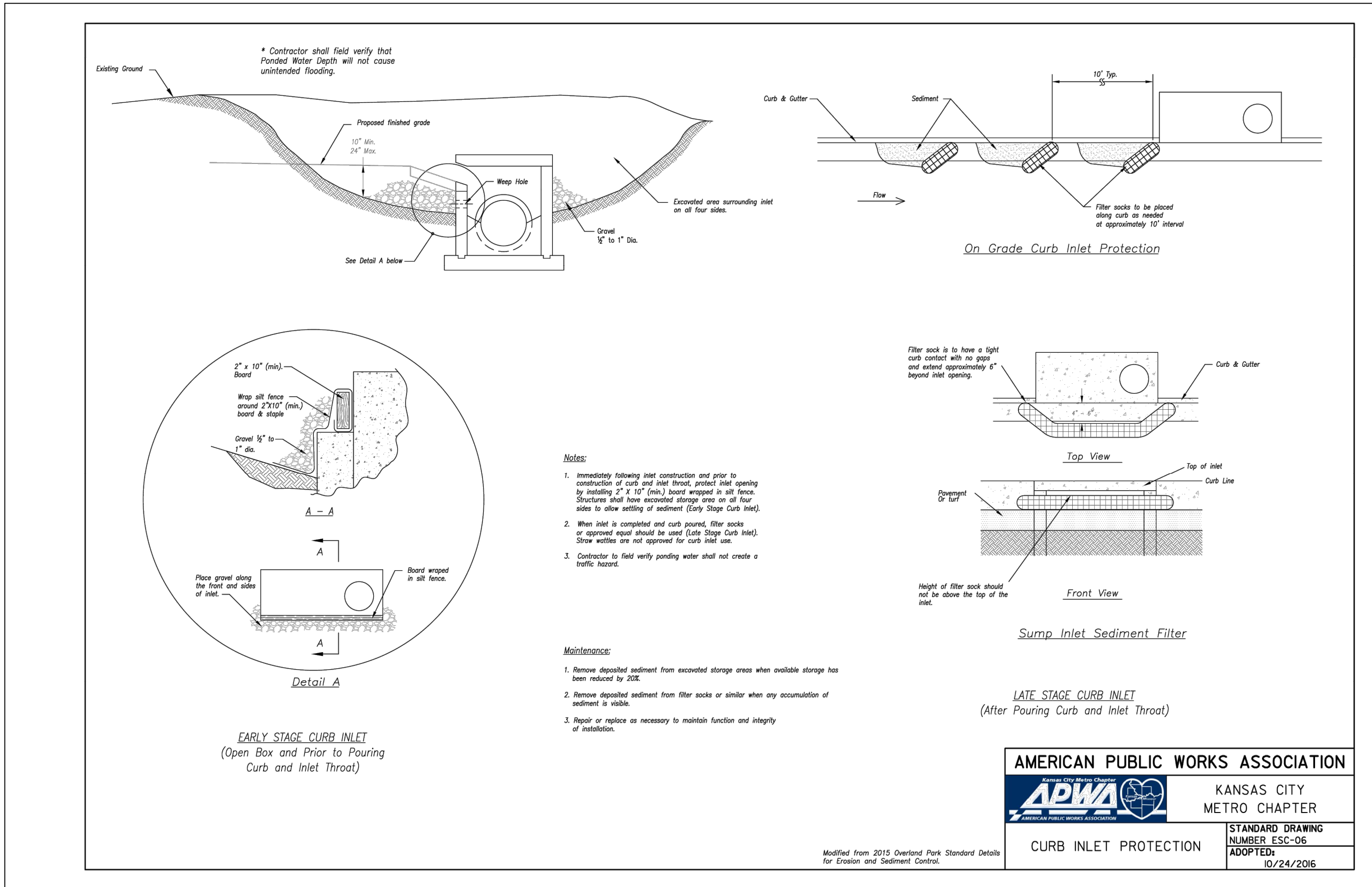
LEGEND

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