

PL2022293

PRSUBD20230682

DEVELOPER:

CIVIL ENGINEER

SURVEYOR:

LANDSCAPE ARCHITECT

OLSSON
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THE TRACT OF LAND IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUBUSH, P.L.S., 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°53'43" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF ARBORWALK 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; A MINOR SUBDIVISION IN SAID SUMMIT RECORDED JANUARY 2, 2000 BY INSTRUMENT NUMBER 20000802453 IN BOOK 191 AT PAGE 53 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 02°06'17" EAST, ON THE WESTERLY LINE OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, 70.00 FEET; THENCE NORTH 02°05'48" EAST, ON SAID WESTERLY LINE, 7.33 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 150, AS ESTABLISHED BY A MISSOURI STATE HIGHWAY NO. 150 SURVEY RECORDED ON JULY 9, 2009 AS INSTRUMENT NUMBER 200906068194 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO THE POINT OF BEGINNING OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF ARBORWALK 4TH PLAT, A-4 THRU K-4, BEING ANJENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 26°31'46" AND AN ARC DISTANCE OF 150.48 FEET; THENCE NORTH 24°25'11" WEST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 240.58 FEET; THENCE NORTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 36°32'00" AND AN ARC DISTANCE OF 175.35 FEET; THENCE NORTHEASTERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 100°32'29" AND AN ARC DISTANCE OF 157.54 FEET; THENCE SOUTHERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 100°32'29" AND AN ARC DISTANCE OF 157.54 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF 67°20'44" EAST WITH A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 151°1'39" AND AN ARC DISTANCE OF 111.38 FEET; THENCE SOUTH 52°09'04" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 113.01 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 35°42'22" AND AN ARC DISTANCE OF 29.91 FEET; THENCE SOUTH 87°53'43" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 157.54 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°51'23" EAST WITH A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 22°40'59" AND AN ARC DISTANCE OF 186.07 FEET; THENCE SOUTH 65°10'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 183.16 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 53.03 FEET, A CENTRAL ANGLE OF 02°47'35" AND AN ARC DISTANCE OF 25.84 FEET TO THE SOUTHWEST CORNER OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; THENCE ALONG A LINE NORTHEASTLY TO THE SOUTHWEST CORNER OF SAID WESTERLY LINE OF ARBORWALK 4TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, 92.90 FEET; THENCE SOUTH 02°05'48" WEST, ON SAID WESTERLY LINE, 1.91 FEET; THENCE NORTH 87°54'12" WEST, ON SAID WESTERLY LINE, 66.85 FEET; THENCE SOUTH 02°05'48" WEST, ON SAID WESTERLY LINE, 217.62 FEET TO THE POINT OF BEGINNING, CONTAINING 516,669 SQUARE FEET OR 11.86 ACRES, MORE OR LESS.

Sheet Number	Sheet Title
ST0.0	TITLE SHEET
ST0.1	GENERAL NOTES
ST1.0	DEMOLITION PLAN
ST2.0	STORM SEWER PLAN & PROFILE

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TITLE SHEET	
RAIN TREE VILLAGE PUBLIC STORM SEWER PLANS	
SHEET NO. 01 OF 01	DATE: 01/01/2023 PROJECT: RAIN TREE VILLAGE PUBLIC STORM SEWER PLANS

drawn by: _____ CSM
checked by: _____ CSM
approved by: _____ JS
QA/QC by: _____ JS
project no.: _____ A21-04054
drawing no.: C TTL01 A2104054
date: _____ 01.13.2023

SHEET
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

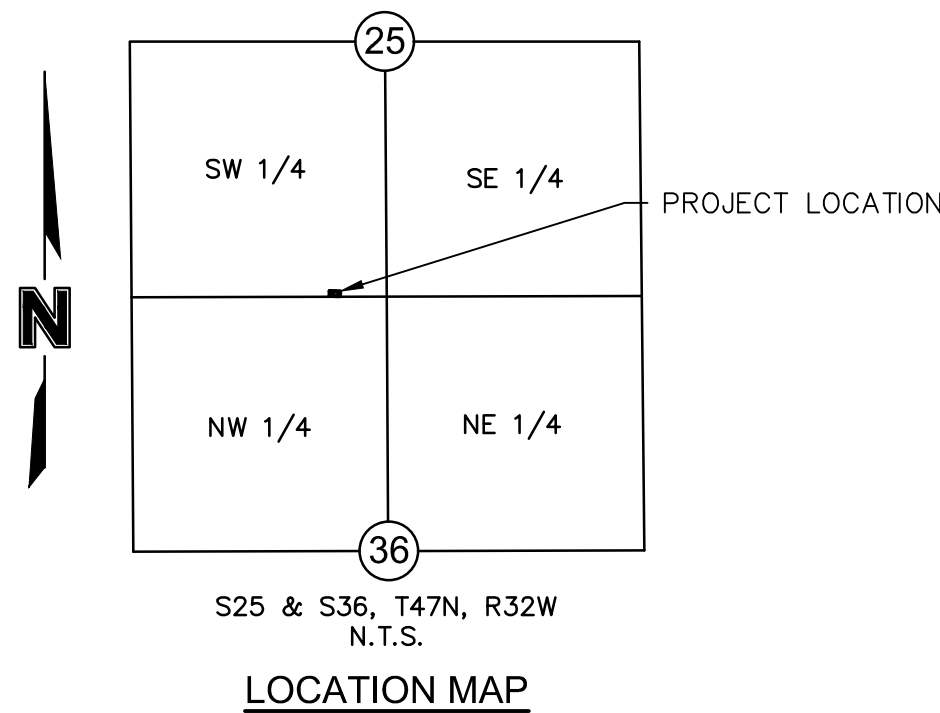
03/08/2023



JULIE E SELLERS, P.E.
CIVIL ENGINEER
MO# 2017000367

1/26/23

DATE



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
 - A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
 - B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
 - C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
 - E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. UNLESS THE CONTRACTOR IS NOTIFIED BY ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
 - A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
 - E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
 - B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

STORM SEWER PLAN NOTES

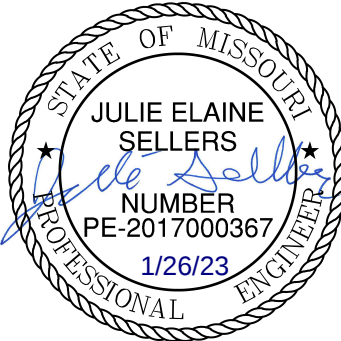
1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH LEE'S SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
STREET				
1	REMOVE CONCRETE CURB & GUTTER	L.F.	80	
2	REMOVE CONCRETE PAVEMENT	S.Y.	127	
3	36" RCP	L.F.	222.34	
4	10' X 4' CURB INLET	EA.	2	
5	36" FLARED END SECTION	EA.	2	
6	CONCRETE CURB & GUTTER (TYPE CG-1)	L.F.	80	
7	CONCRETE PAVEMENT (MATCH EXISTING)	S.Y.	127	

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS. HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

olsson

Olsson • Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
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GENERAL NOTES	
RAINTREE VILLAGE PUBLIC STORM SEWER PLANS	
LEE'S SUMMIT, MO	2023

drawn by: _____ CSM
checked by: _____ CSM
approved by: _____ JS
QA/QC by: _____ JS
project no.: _____ A21-04054
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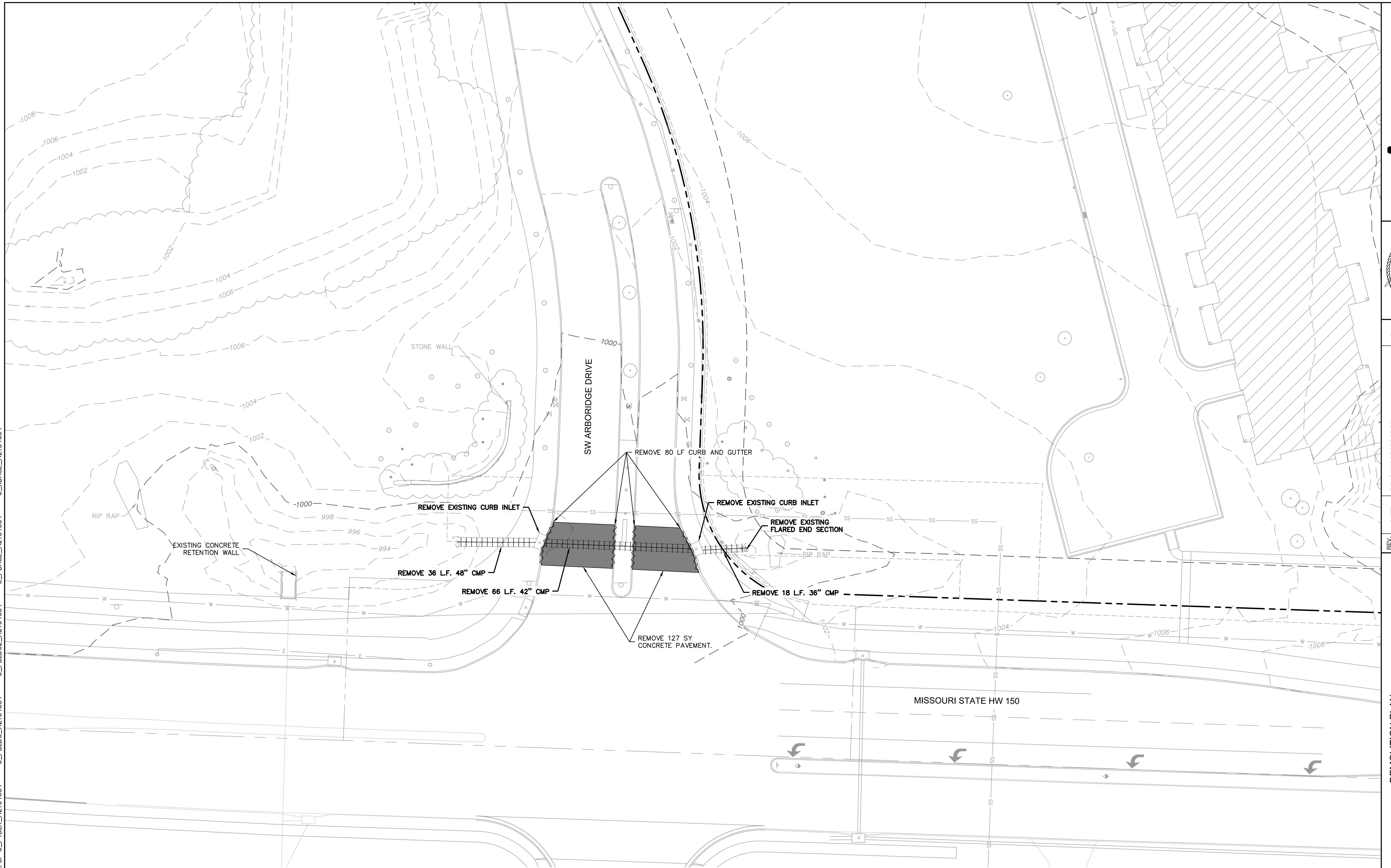
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Lee's Summit, Missouri

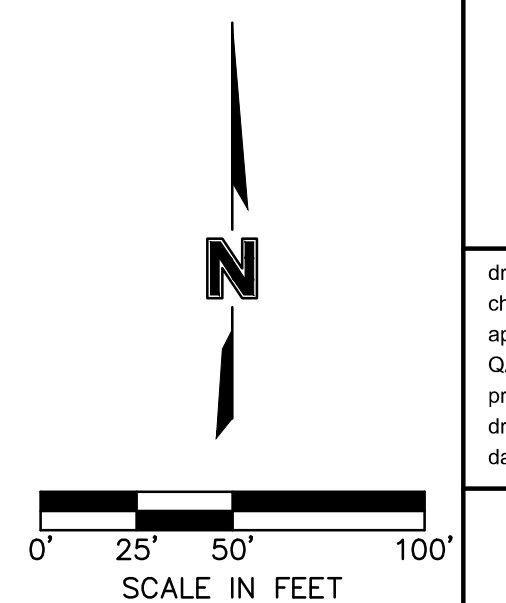
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EXISTING LEGEND

- | | | | |
|---|----------------------|---|--------------------------------------|
|  | SURVEY CONTROL POINT |  | PROPERTY BOUNDARY |
|  | SURVEY BENCHMARK |  | EXISTING CONTOUR |
|  | CABLE BOX |  | EXISTING CONTOUR |
|  | TELEPHONE BOX |  | EXISTING SANITARY LINE |
|  | ELECTRIC BOX |  | EXISTING STORM LINE |
|  | ELECTRICAL POLE |  | EXISTING WATER LINE |
|  | SIGN |  | REMOVE CURB AND GUTTER TO FULL DEPTH |
|  | STORM MANHOLE |  | REMOVE EXISTING PIPE |
|  | STORM INTAKE | | |
|  | SANITARY MANHOLE | | |



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Lee's Summit, Missouri

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Drawn by: _____ CSM
 Checked by: _____ CSM
 Approved by: _____ JS
 A/QC by: _____ JS
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 Date: _____ 01.13.2023

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DEMOLITION PLAN

RAINTREE VILLAGE
PUBLIC STORM SEWER PROJECT

LEE'S SUMMIT, MO

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
1/26/23
PROFESSIONAL ENGINEER

olson

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Missouri Certificate of Authority #
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