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DATE: Apr 26, 2022 3:51pm XREFS: C:\PTBLK_A2104054 C:\PBLDG_A2104054 C:\PBLDG2_A2104054 C:\PBASE_A2104054

RAINTREE VILLAGE

PRELIMINARY DEVELOPMENT PLAN

AND

SPECIAL USE PERMIT

1501 SW ARBORWALK BLVD.

LEE'S SUMMIT, MO

PROJECT CONTACTS

DEVELOPER:

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6731 W 121ST STREET STE 100
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CIVIL ENGINEER:

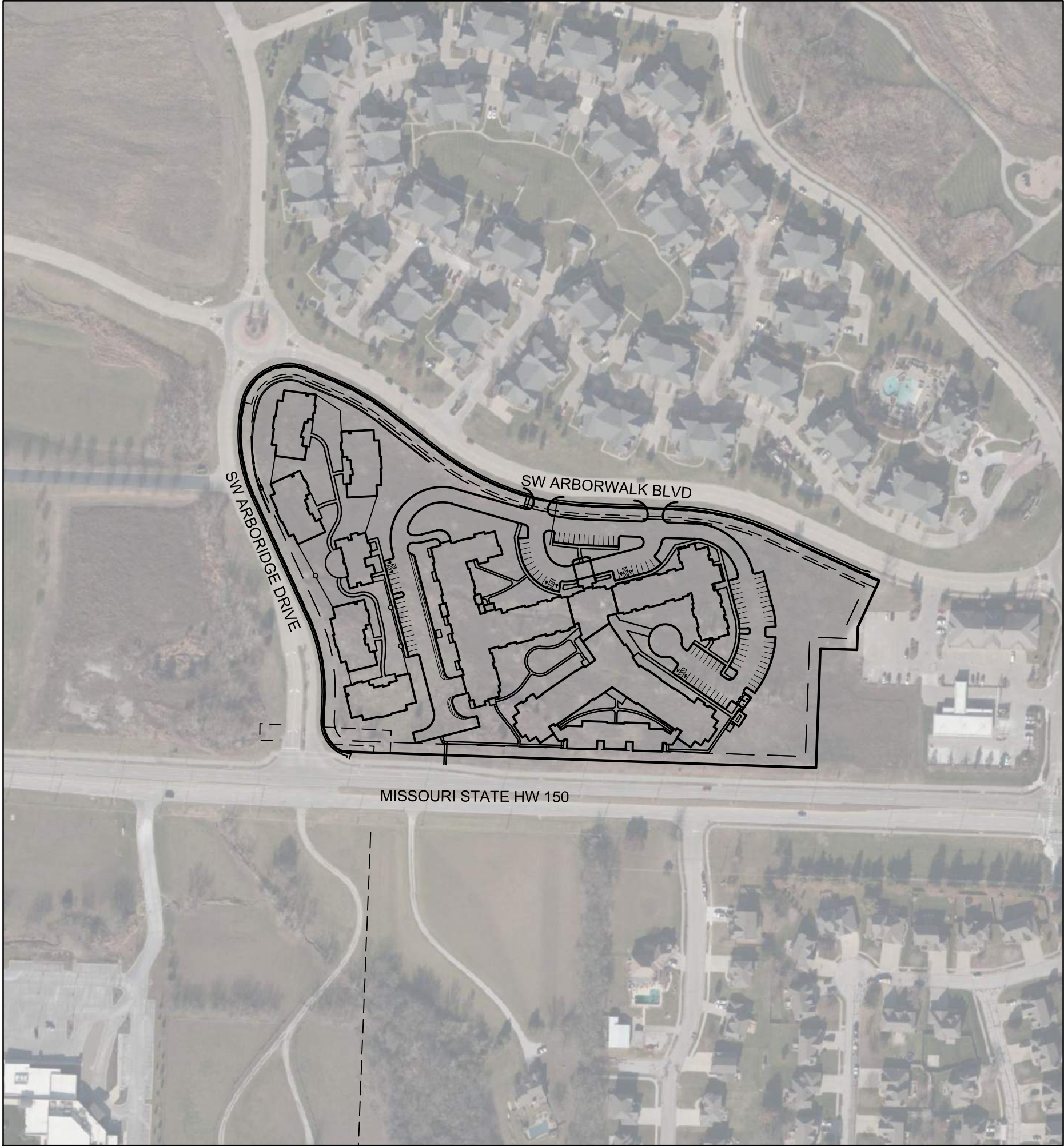
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LANDSCAPE ARCHITECT:

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EMAIL: JHODSON@OLSSON.COM



VICINITY MAP

PROPERTY DESCRIPTION:

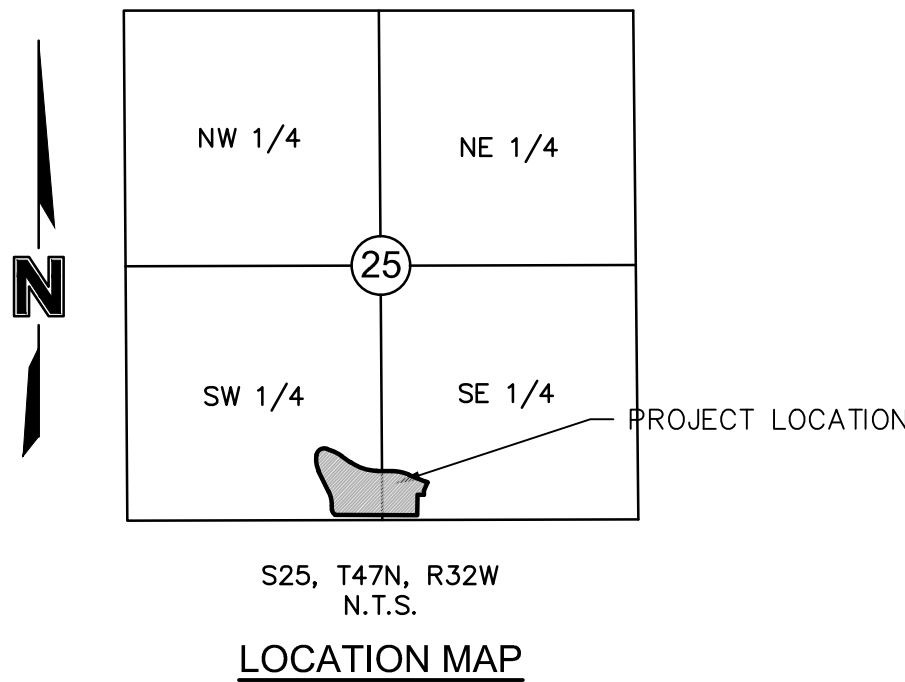
TITLE COMMITMENT NO. 210232

PROPERTY DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY'S ALTA
COMMITMENT FOR TITLE INSURANCE NO. 210232 UPDATE 7/15/2021, DATED JUNE
30, 2021 AT 08:00 AM.

TRACT 1:

ALL THAT PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 47, RANGE 32, IN LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI, LYING NORTH OF THE NORTH LINE OF MISSOURI
HIGHWAY 150, AS PRESENTLY ESTABLISHED, LYING EAST OF THE EAST LINE OF SW
ARBORIDGE DRIVE AND SOUTH OF THE SOUTH LINE OF SW ARBORWALK BOULEVARD AS
SHOWN ON THE PLAT OF ARBORWALK 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI, AND LYING WEST OF THE WEST LINE OF TRACT 6-A, AMENDED
ARBORWALK 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT "6-A", A SUBDIVISION IN LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI. (SHOWN FOR CONVENIENCE IN REPORTING; SEE
SCHEDULE B-1 #15 HEREIN)

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LOCATION MAP

TITLE SHEET

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

REVISIONS

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_TTL01_A2104054
date: 03.25.2022

SHEET
C1.0

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M-150 CORRIDOR DEVELOPMENT DESIGN STANDARDS

1. Sustainability requirements:

a. New mandatory minimum development requirements:

Stormwater Best Management Practices (BMP's) identified in Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria and Section 5600 of Lee's Summit's Design and Construction Manual as amended from time to time shall be utilized in all new and redevelopment projects as further provided herein.

Environmental health and quality of life issue requires mitigation of the environmental impact of increased stormwater runoff due to development. By controlling the large water quantities produced by developing watersheds and minimizing resulting impairment, peak flows and overall quantity of stormwater can be maintained upon completion of the development activities.

Proposed stormwater management system design is sensitive to site characteristics including slopes, soil types, cover types, and infiltration capacity. These characteristics shall be considered in the site layout to improve both site drainage and water quality. The following BMP's shall be utilized either independently or in combination to meet the requirements established in the City's Design and Construction Manual.

(a) Source control BMP's for stormwater management may include:

 - Infiltration trenches;
 - Filter strips;
 - Pervious paving;
 - Rain gardens;
 - Spill prevention;
 - Street and storm drain maintenance.

(a) Source filtration BMPs may include:

 - Bio-retention;
 - Storm filters;
 - Dry swales and grass channels.

(a) Regional retention and treatment may include:

 - Wet ponds;
 - Constructed wetlands;
 - Extended retention wetlands.

(2) Erosion control as established in the Design and Construction Manual and maintained throughout the completion of the project or development.

(3) LED lighting with flat lens full cut-off approved fixtures adhering to the International Dark-Sky Association (IDA).

(4) Native plants per the approved list.

(5) Locally sourced construction materials when possible

(6) Solar ready buildings.

(7) Durable materials.

(8) Construction and demolition debris and waste management plan. The waste management plan is intended to reduce the amount of construction/demolition related debris going into the land fill and to cull out recyclable materials for future use. Such waste management plan shall include provisions relating to:

(a) Land clearing debris;

(b) Waste handling procedures;

(c) Location of waste dumpsters/bins;

(d) Waste segregation if proposed;

(e) Potential recycle location.

(9) Waste containment on site shall be documented as to:

(a) Method of containment;

(b) Pick up/removal schedule;

(c) Person in control of collection including method of 24-hour contact.

(10) Construction staging area including:

(a) Fencing material;

(b) Location on site.

b. New buildings shall incorporate a minimum of three of the following features:

(1) Solar (passive or active), wind or geothermal renewable energy systems;

(2) Energy-efficient materials, including recycled materials that meet the requirements of this Code;

(3) Materials that are produced from renewable resources; know if any of the manufactures met this requirement?

(4) A green roof, such as a vegetated roof, or a cool roof;

(5) Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;

(6) A greywater recycling system; CONSIDERING USING RECLAIMED RAINWATER FOR IRRIGATION

(7) Electrical vehicle charging station; WILL BE PROVIDE IN PARKING GARAGE

(8) Xeriscape or water-conserving landscape materials; LANDSCAPE SHALL INCLUDE NATIVE PLANT SPECIES

(9) Drip irrigation system for landscaped areas; PROVIDED IN PLANTING BEDS

(10) Shared parking;

(11) Shade structures, covered parking, or shaded walkways PARKING GARAGE PROVIDED
3. Renewable energy system standards.

a. Solar array standards. All solar arrays shall be accessory to a principal use and shall comply with the following requirements:

- (1) Setbacks, location, and height.

(a) A solar array shall not be located in the front yard between the principal structure and the public right-of-way.

(b) A solar array shall be located a minimum of six feet from all property lines and other structures.

(c) An accessory solar array in any residential district shall not exceed the greater of one-half the footprint of the principal structure or 600 square feet, whichever is greater. The size of accessory arrays in mixed-use and nonresidential districts shall not exceed one-half of the footprint of the principal structure.

(d) Solar arrays are permitted as an accessory use in a parking lot. However, the maximum lot coverage of any solar array shall not exceed 80 percent.

(e) A solar array shall not exceed 20 feet in height.

(2) Code compliance. Solar arrays shall comply with all applicable building and electrical codes contained in the adopted building code.

(3) Solar easements. A property owner who has installed or intends to install a solar array shall be responsible for negotiating with other property owners in the vicinity for any necessary solar easement and shall record the easement with the county register of deeds.
- b. Solar collection standards.

(1) Setbacks, location, and height.

(a) A solar collection system shall be located a minimum of six feet from all property lines and other structures, except the structure on which it is mounted.

(b) A solar collection system shall not extend more than five feet above the roofline or the maximum height permitted in the zoning district in which it is located, whichever is less.

(c) A solar collection system may be located on an accessory structure.

(d) A development proposed to have a solar collection system located on the roof or attached to a structure, or an application to establish a system on an existing structure, shall provide a structural certification as part of the building permit application.

(2) Code compliance. Solar collection systems shall comply with all applicable building and electrical codes contained in the City's adopted building code.

(3) Solar easements. A property owner who has installed or intends to install a solar collection system shall be responsible for negotiating with other property owners in the vicinity for any necessary solar easement and shall record the easement with the county register of deeds.

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Missouri Certificate of Authority #

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REVISIONS DESCRIPTION

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REVISIONS DESCRIPTION

BY

GENERAL NOTES

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: _____

drawing no.: _____

date: _____

CSM

CSM

JS

JS

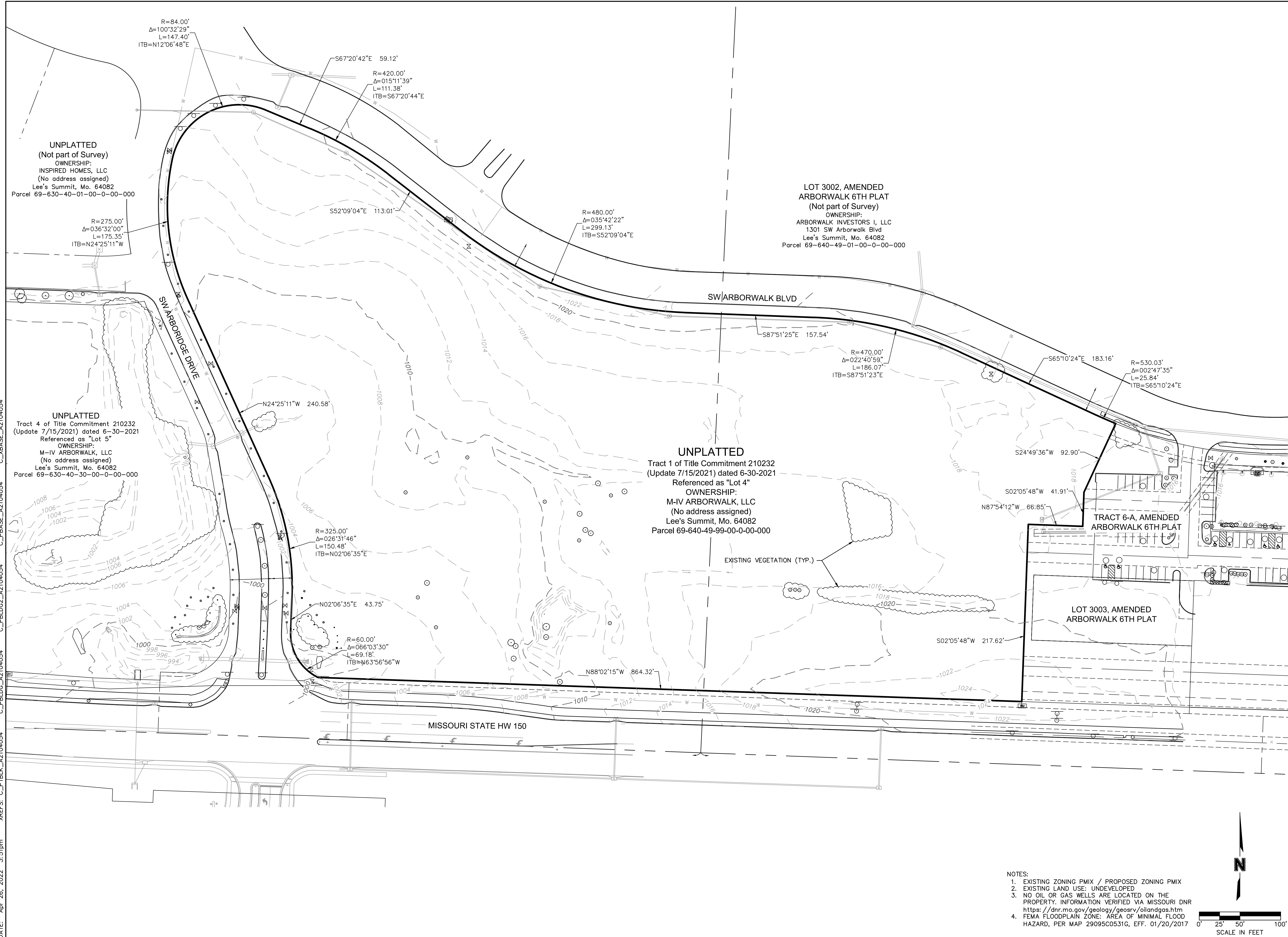
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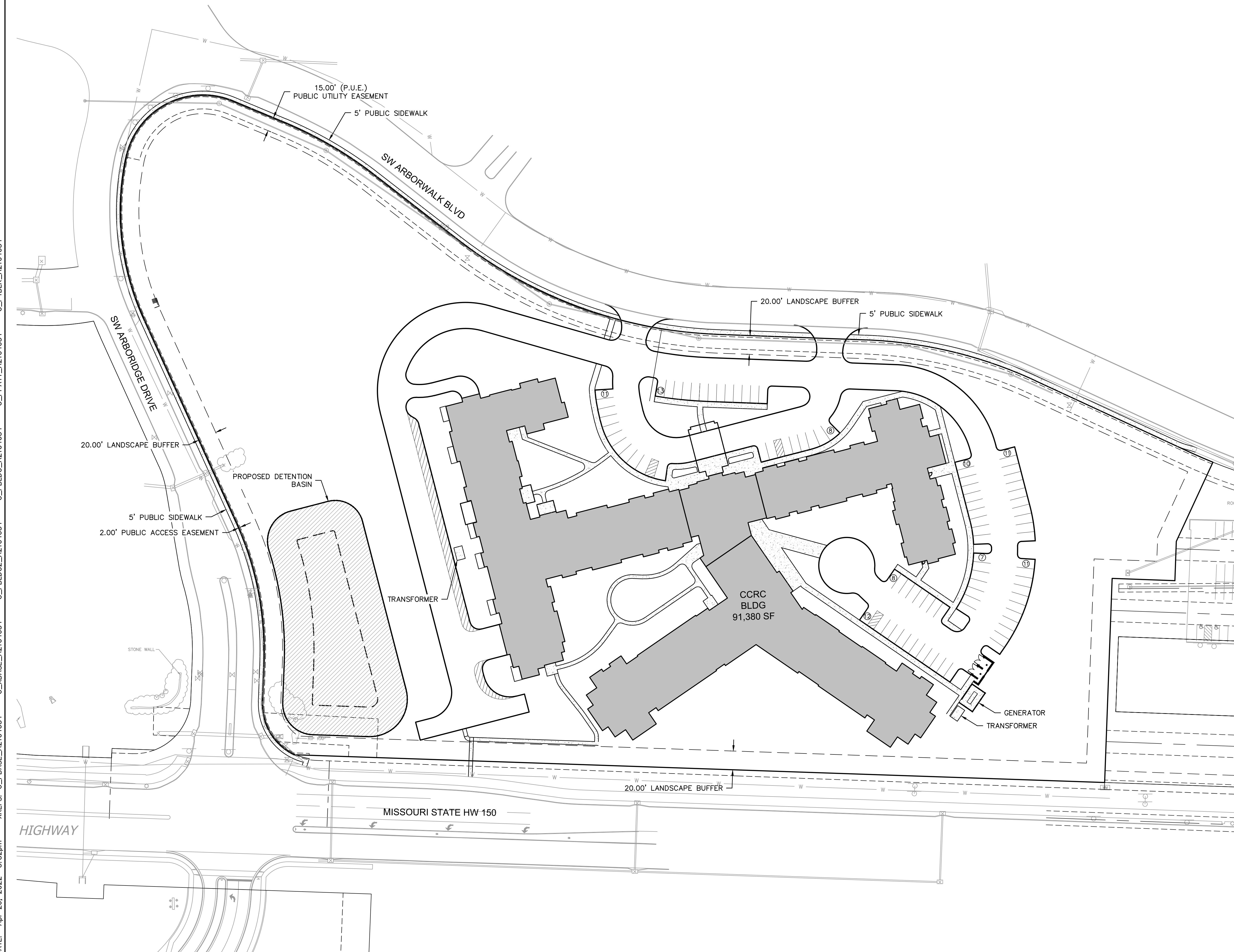
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USER: cmayo C_PBLD02-A2104054



drawn by: _____ CS
checked by: _____ CS
approved by: _____ J
QA/QC by: _____ J
project no.: _____ A21-0405
drawing no.: C SIT02 A210405
date: _____ 03.25.2021

SHEET
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SITE PLAN - PHASE 1

RAINTREE VILLAGE

LEE'S SUMMIT. MO

2022

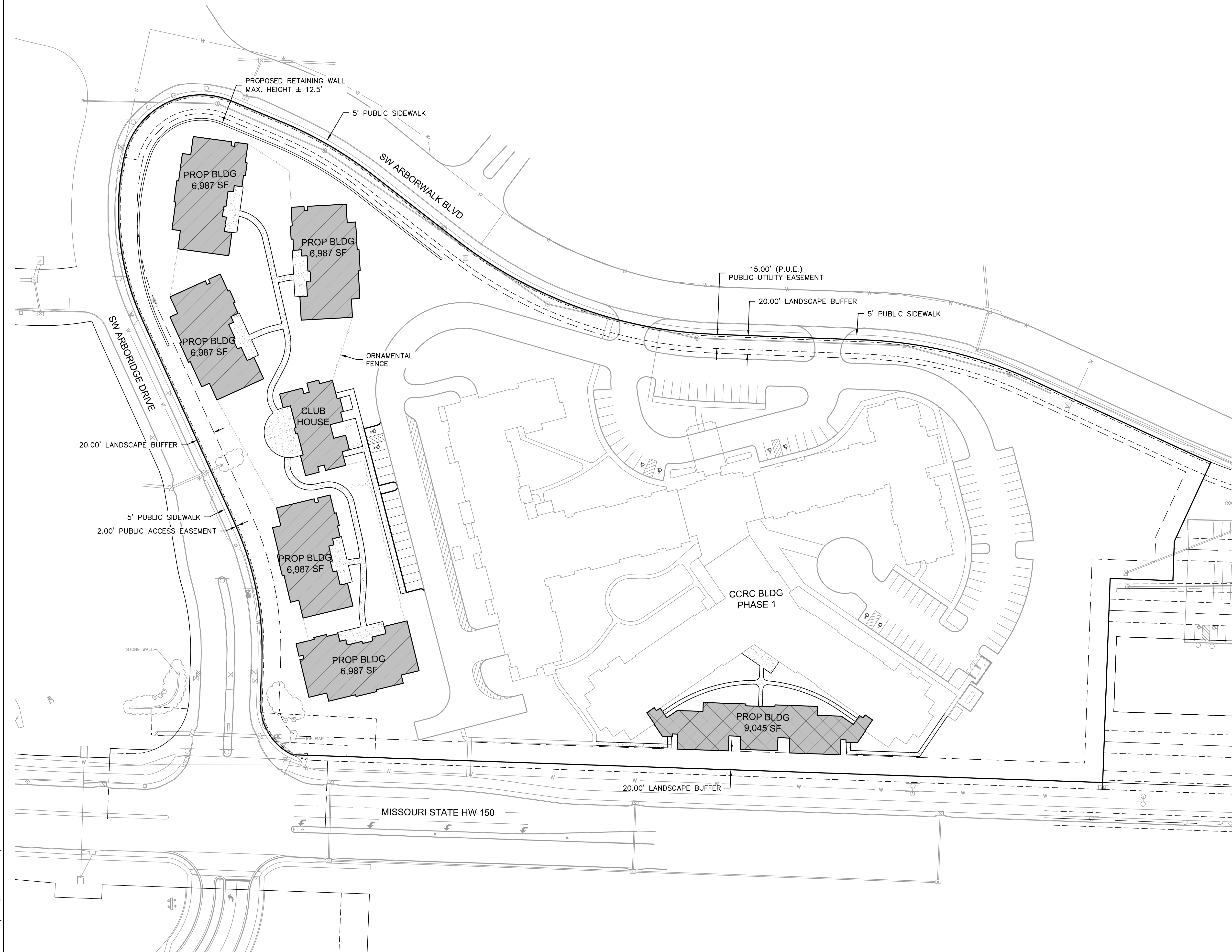
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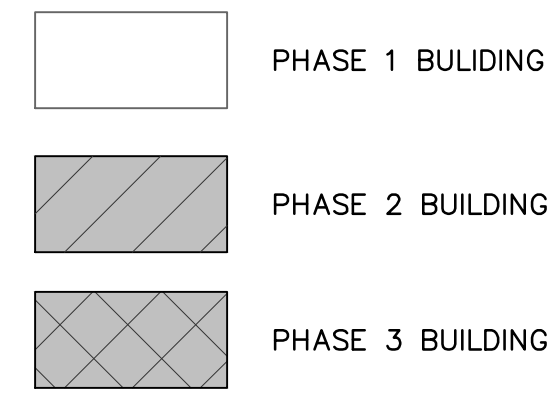
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NOTE

SITE PLAN REFLECTS FULL BUILD OUT CONDITION. PENDING FINAL STORMWATER MANAGEMENT REQUIREMENTS AT TIME OF PHASE 2, ONE OR TWO PHASE 2 BUILDING MAY BE REMOVED FROM THE PLAN TO ALLOW ON SITE DETENTION IF OVERALL DETENTION HAS NOT BEE DETERMINED WITH THE ADJACENT PROPERTY OWNER. THE TWO DEVELOPERS ARE CURRENTLY WORKING TOGETHER ON STORMWATER MANAGEMENT FOR THE AREA.

LEGEND



SITE PLAN - PHASE 2 & PHASE 3

RAINTREE VILLAGE

LEE'S SUMMIT, MO

2022

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REVISIONS

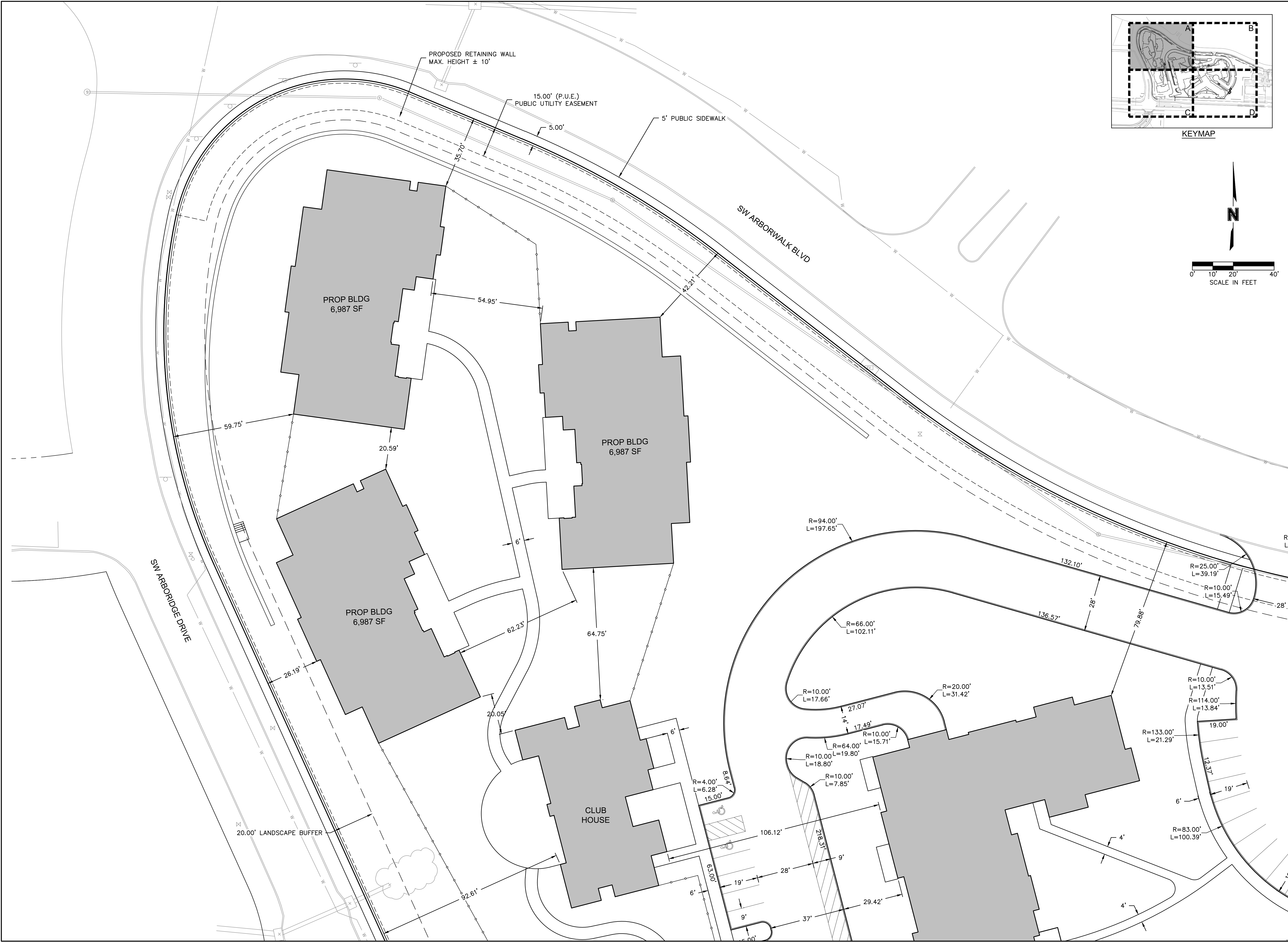
BY

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SHEET
C3.2

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DIMENSION PLAN (A)

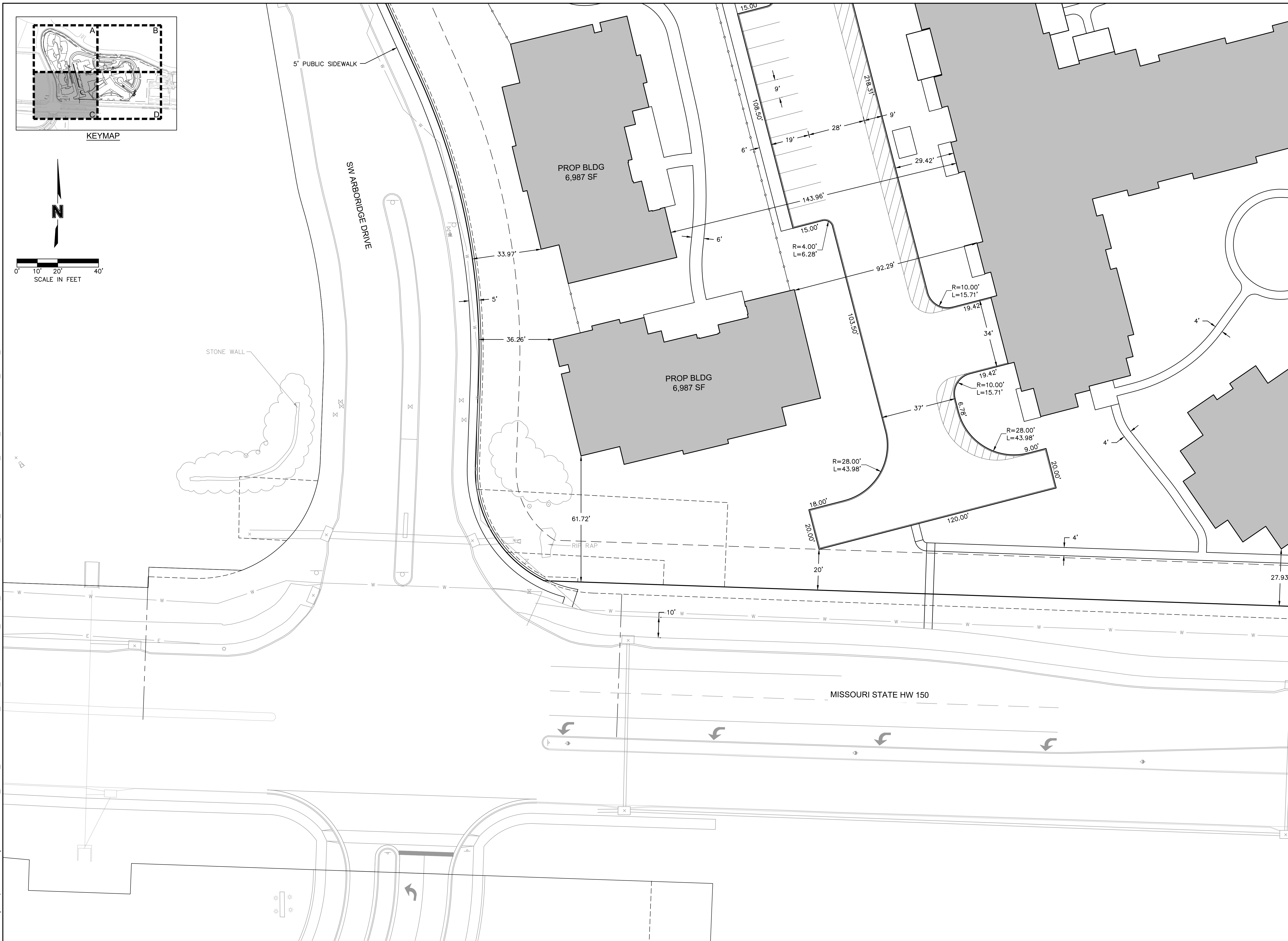
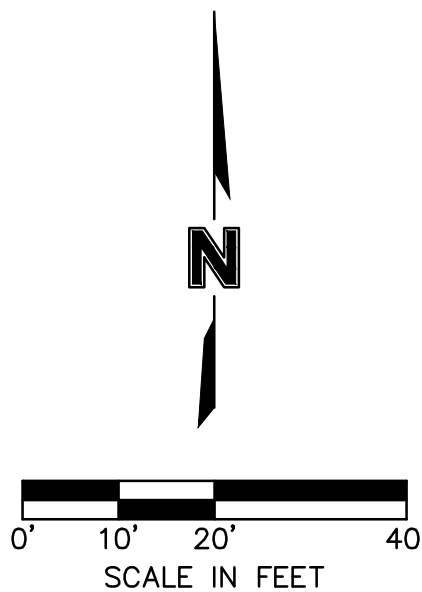
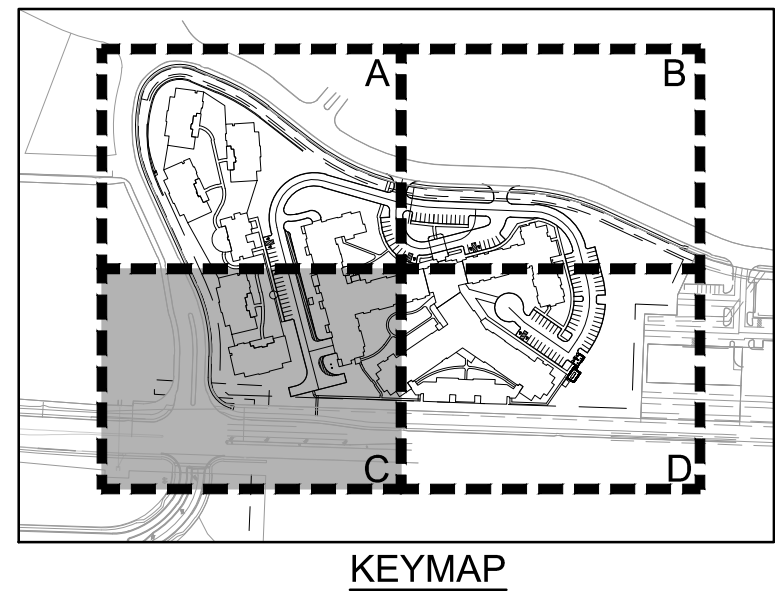
RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_SIT04_A2104054
date: 03.25.2022

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2022



drawn by: _____ CSM
checked by: _____ CSM
approved by: _____ JS
QA/QC by: _____ JS
project no.: _____ A21-04054
drawing no.: C SIT04 A2104054
date: _____ 03.25.2022

SHEET
C3.5

DIMENSION PLAN (C)

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

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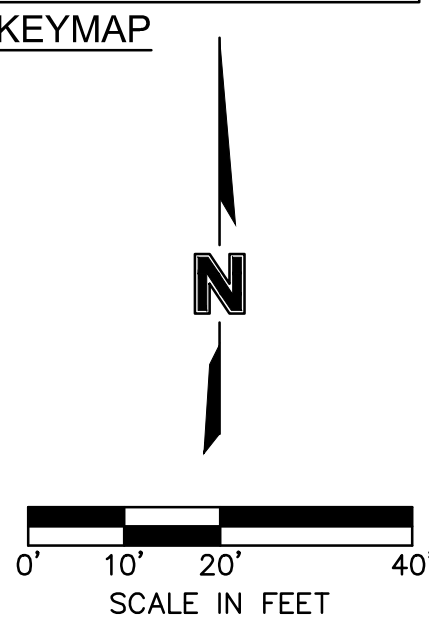
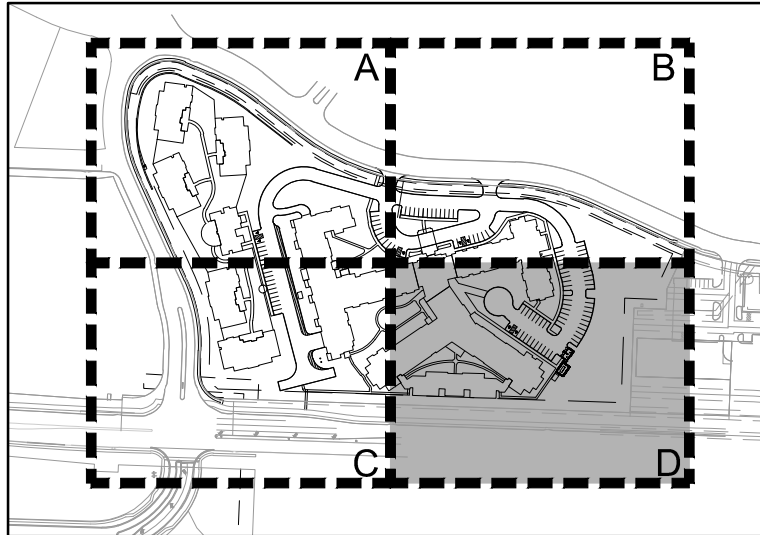
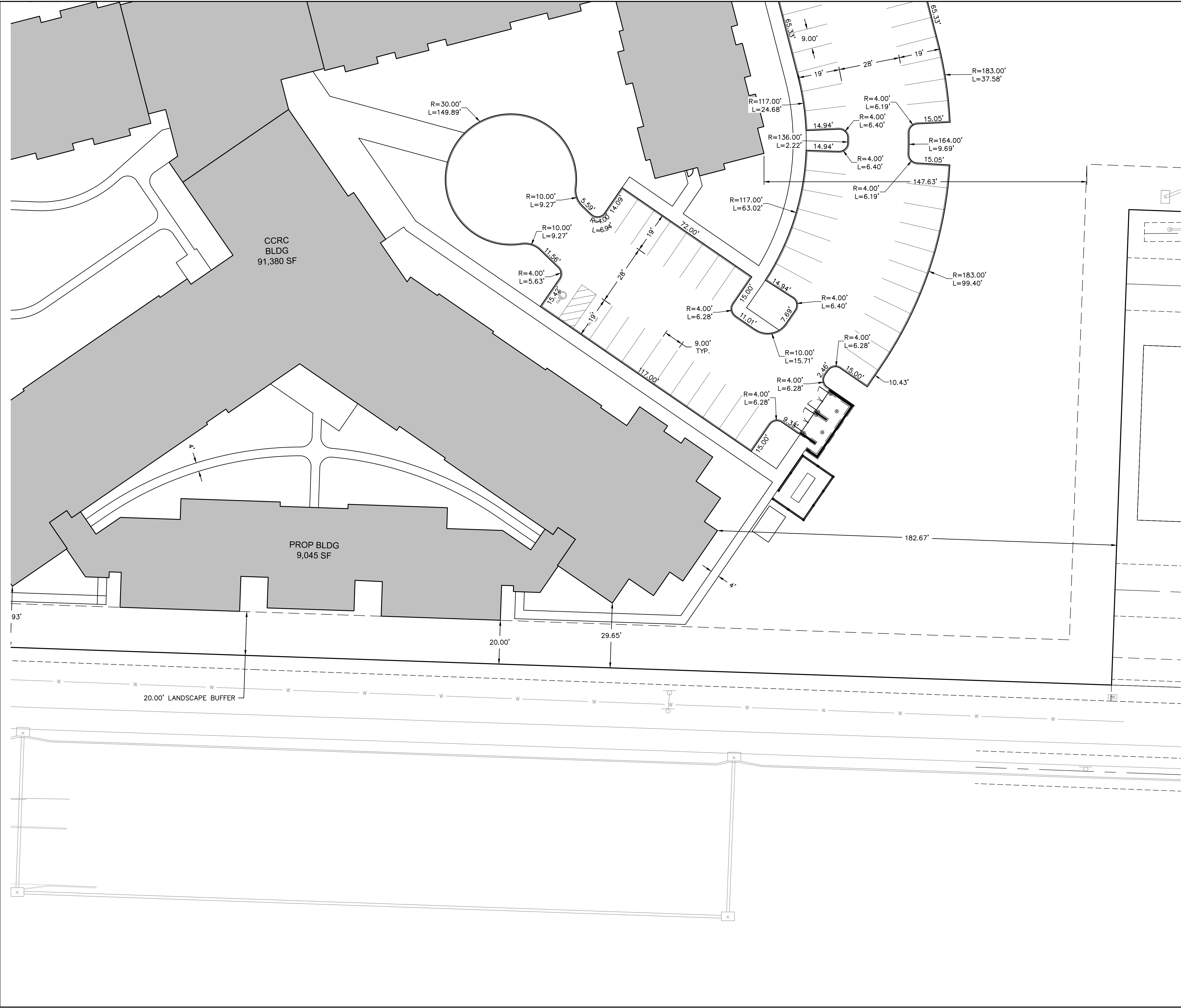
REVISIONS

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BY	
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REVISIONS	
2022	
DIMENSION PLAN (D)	
RAINTREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT	
LEE'S SUMMIT, MO	
drawn by: CSM checked by: CSM approved by: JS QA/QC by: JS project no.: A21-04054 drawing no.: C_SIT04_A2104054 date: 03.25.2022	
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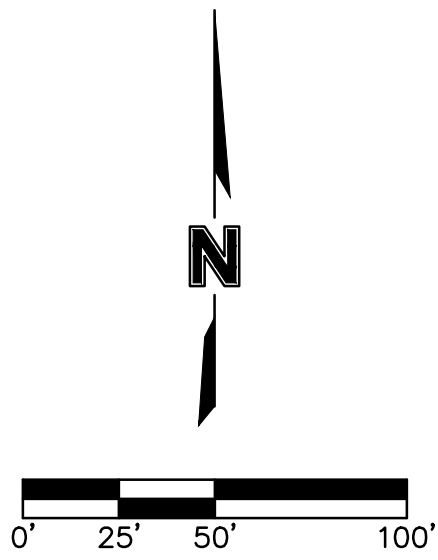
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—100—	PROPOSED INTERMEDIATE CONTOURS

NOTE

GRADING PLAN REFLECTS FULL BUILD OUT CONDITION.
PENDING FINAL STORMWATER MANAGEMENT
REQUIREMENTS AT TIME OF PHASE 2, ONE OR TWO
PHASE 2 BUILDING MAY BE REMOVED FROM THE PLAN
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MANAGEMENT FOR THE AREA.



PRELIMINARY GRADING PLAN

RAINTREE VILLAGE

LEE'S SUMMIT, MO

2022

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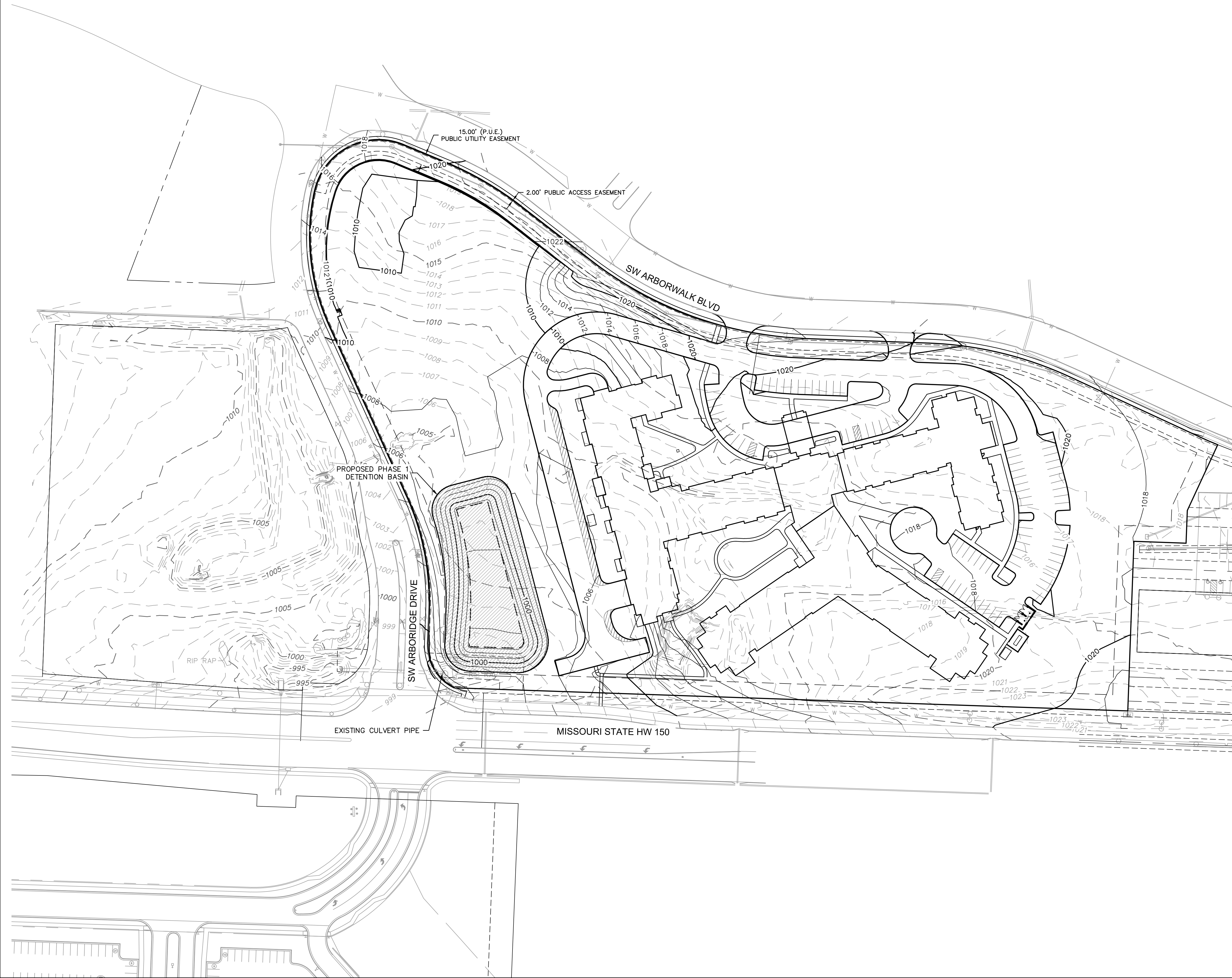
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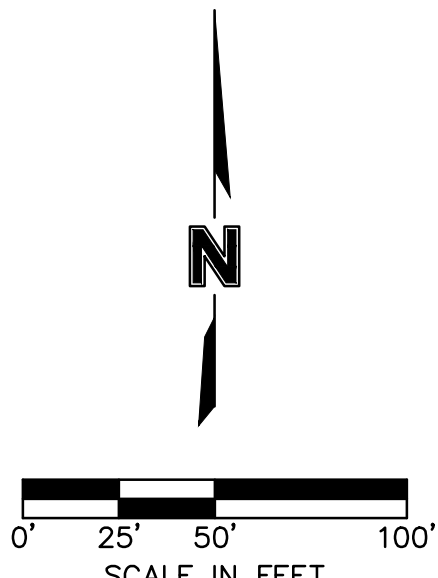
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DRAINAGE PLAN

RAINTREE VILLAGE

LEE'S SUMMIT, MO

2022

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REVISIONS

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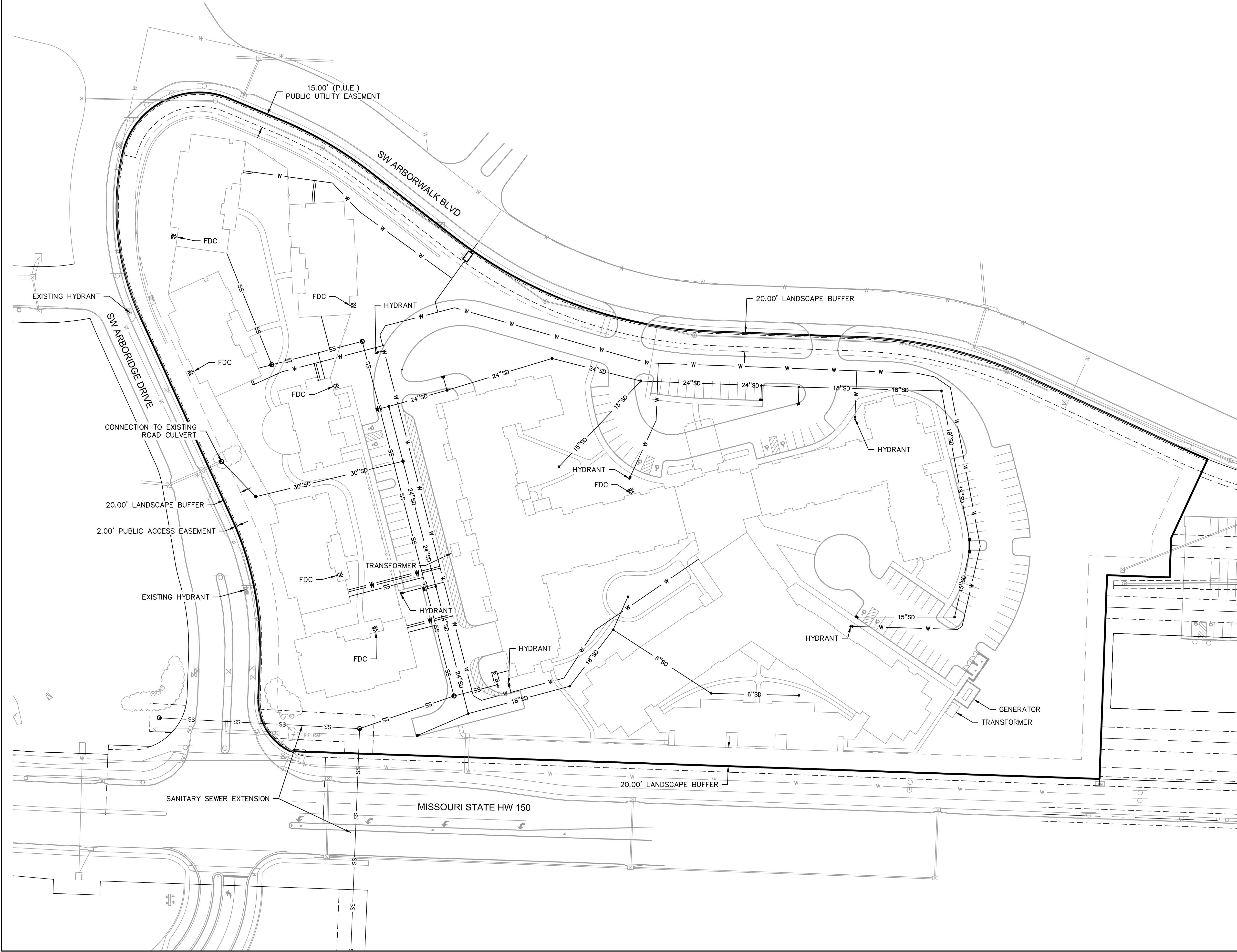
Olsson - Civil Engineering
Missouri Certificate of Authority #
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SHEET
C4.1

drawn by: _____ CSM
checked by: _____ CSM
approved by: _____ JS
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project no.: _____ A21-04054
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- - -	PROPOSED INTERMEDIATE CONTOURS

LEGEND	
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER LINE
---	PROPOSED WATER LINE

PROPOSED PRIVATE UTILITY SIZES:
WATER: 8"
SANITARY 8"
STORM SEE PLAN
(ALL PROPOSED UTILITIES SHALL BE PRIVATE EXCEPT
FOR WATER MAIN WITHIN PUBLIC RIGHT-OF-WAY.)

UTILITY PLAN

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

olsson

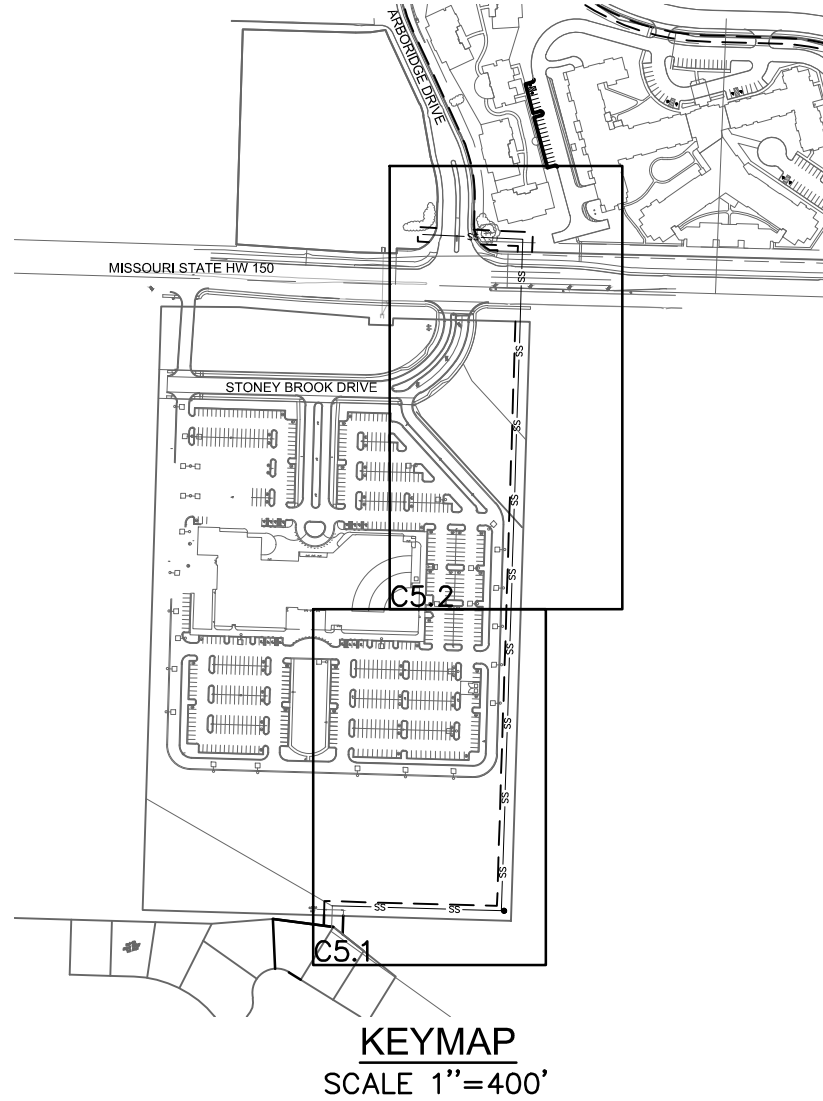
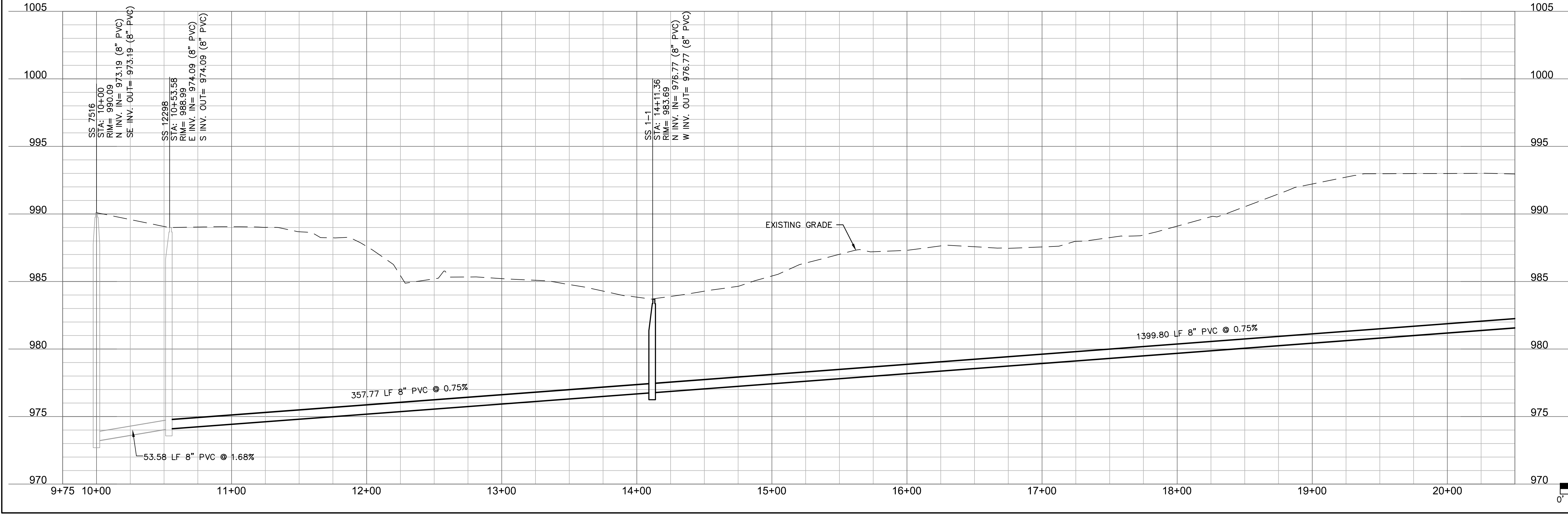
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TEL 816.361.1177
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drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_UTL01_A2104054
date: 03.23.2022

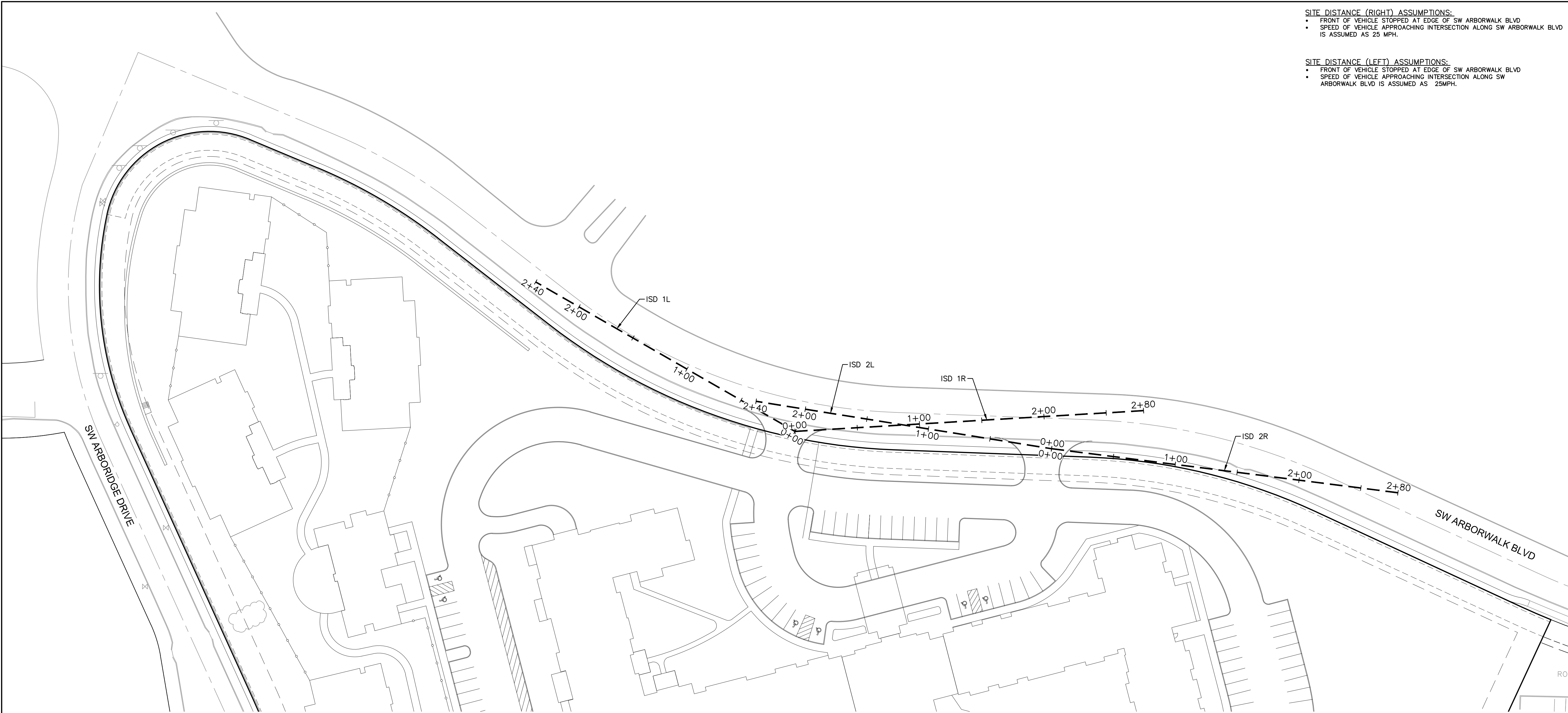
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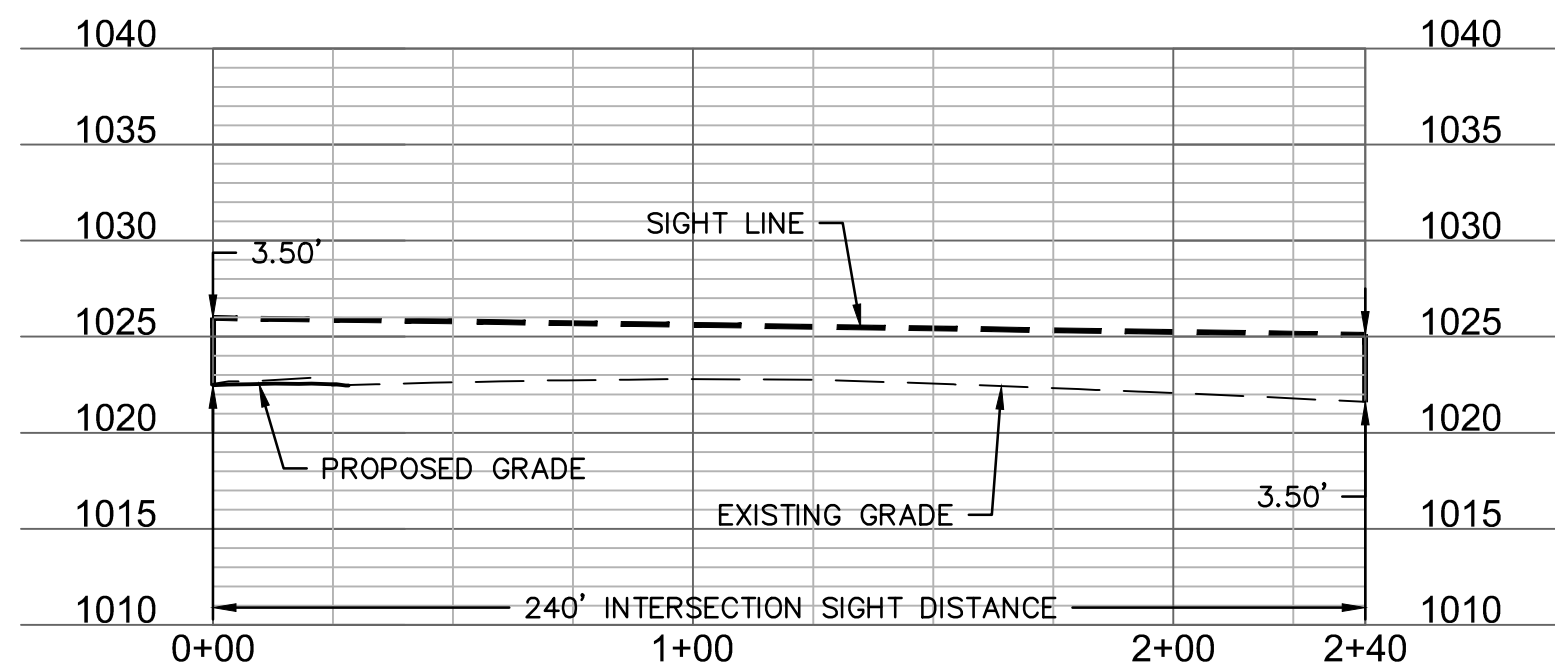
SANITARY'S SEWER PLAN & PROFILE		BY	
RAINTREE VILLAGE			
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT			
LEE'S SUMMIT, MO			
2022			
SHEET C5.1		REV. NO.	
drawn by: CSM		REVISIONS DESCRIPTION	
checked by: CSM		DATE	
approved by: JS		REV. NO.	
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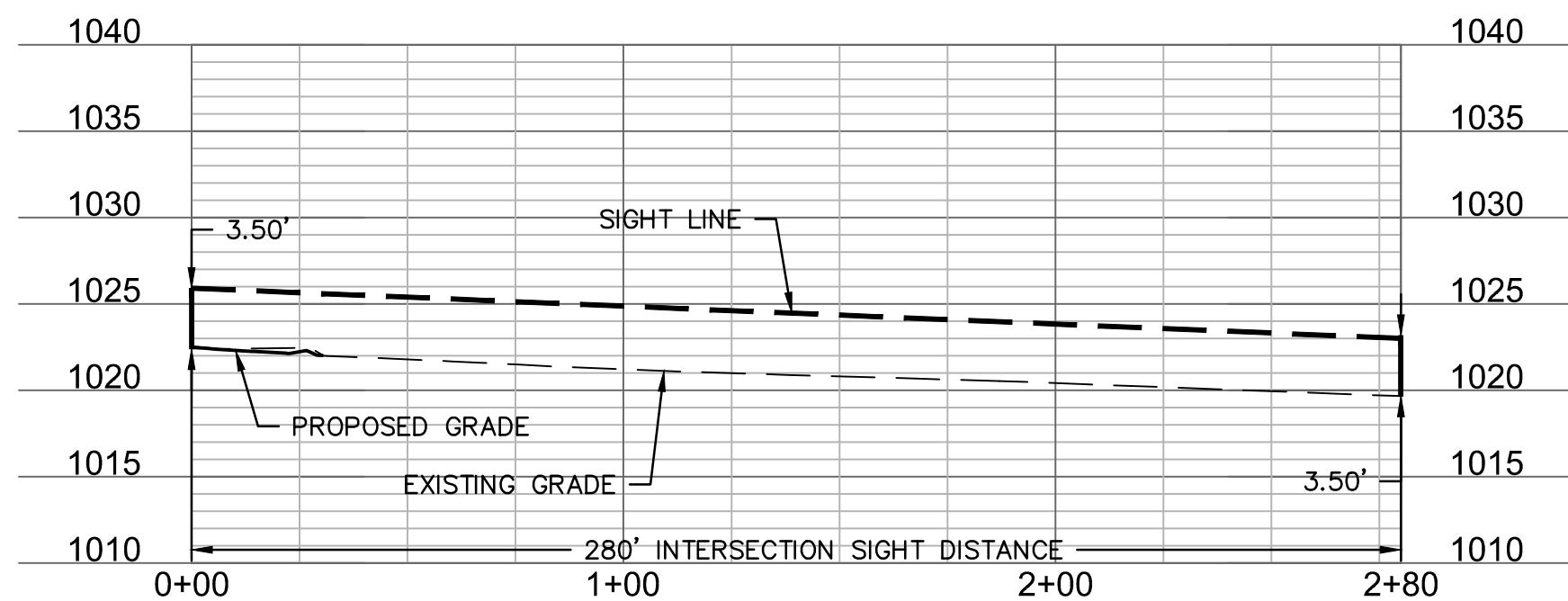


- SITE DISTANCE (RIGHT) ASSUMPTIONS:**
- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
 - SPEED OF VEHICLE APPROACHING INTERSECTION ALONG SW ARBORWALK BLVD IS ASSUMED AS 25 MPH.
- SITE DISTANCE (LEFT) ASSUMPTIONS:**
- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
 - SPEED OF VEHICLE APPROACHING INTERSECTION ALONG SW ARBORWALK BLVD IS ASSUMED AS 25MPH.

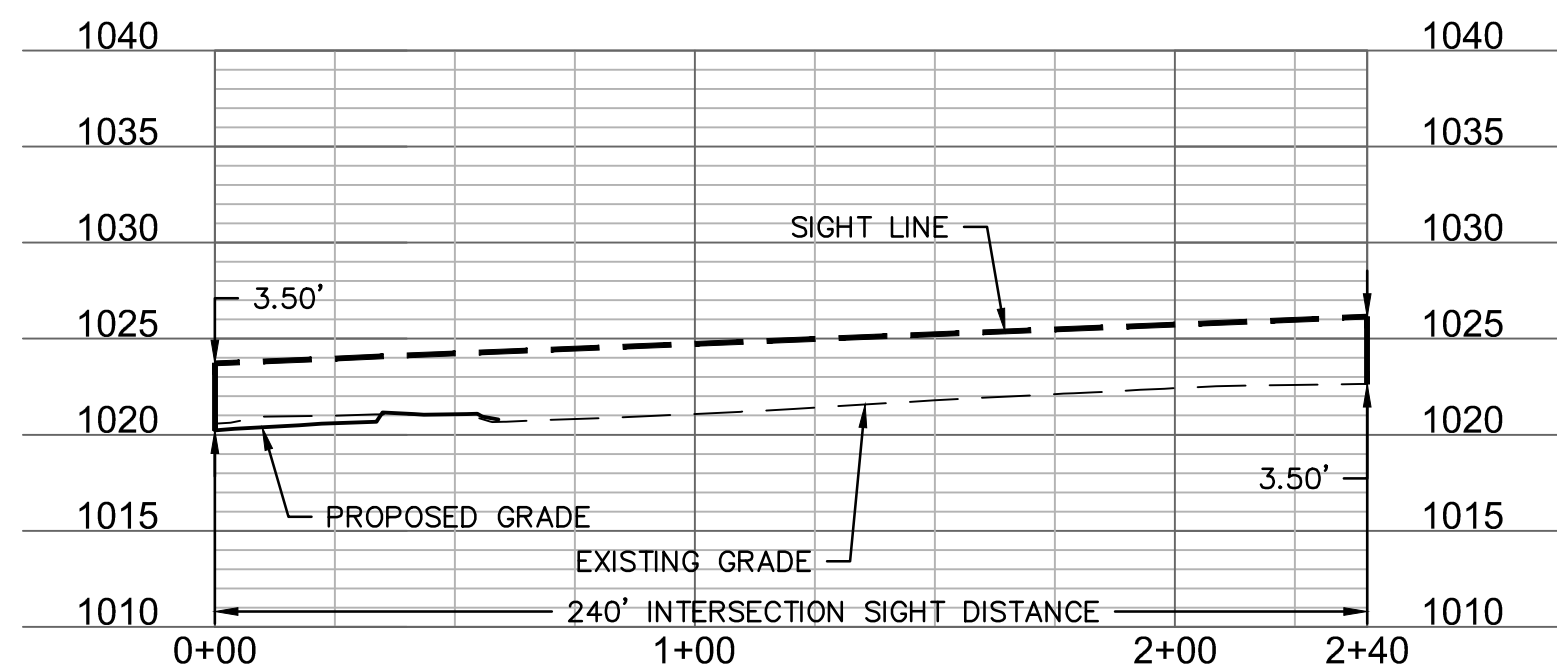
ISD 1L (0+00 - 2+40)



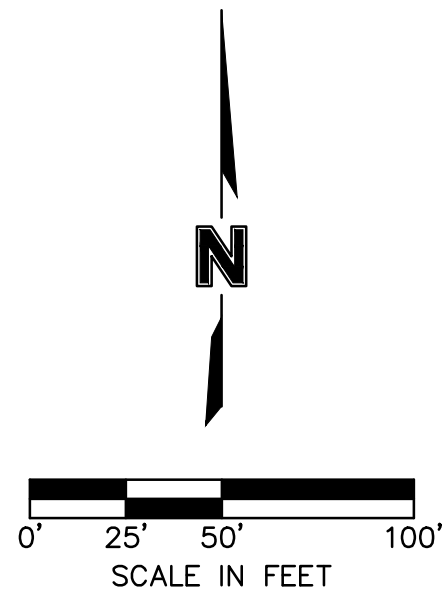
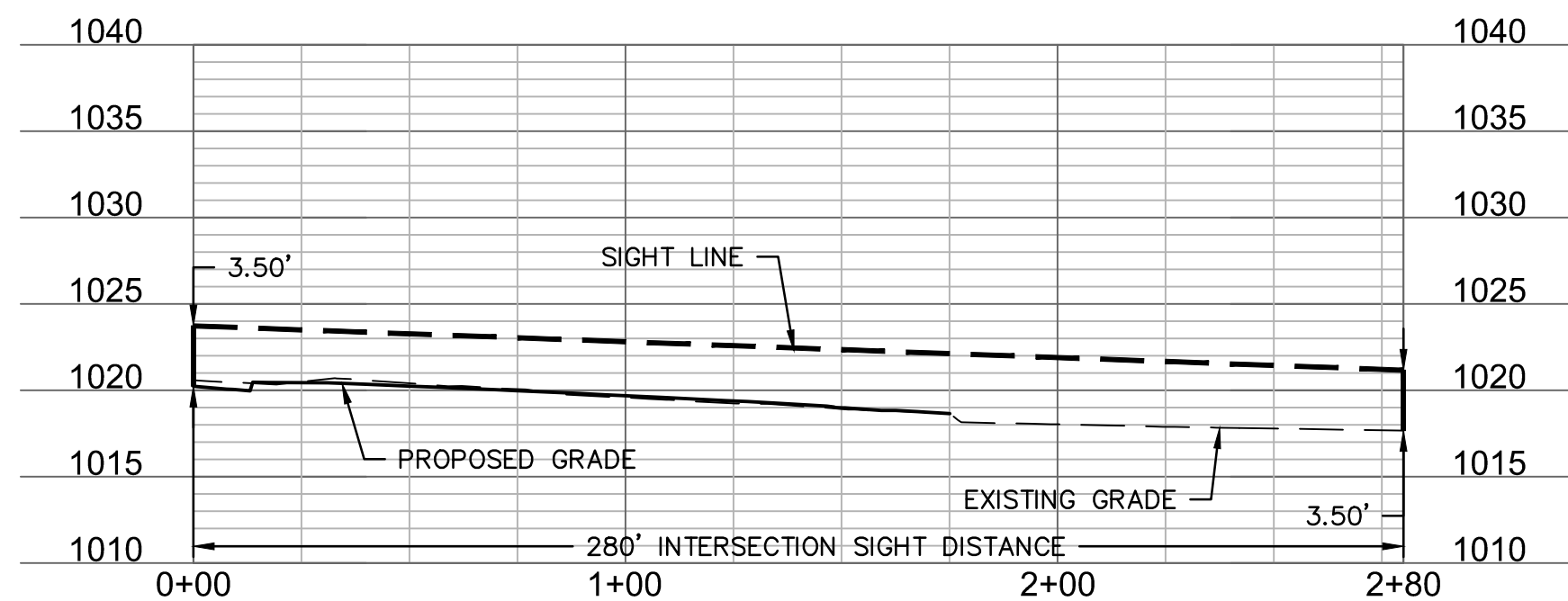
ISD 1R (0+00 - 2+80)



ISD 2L (0+00 - 2+40)



ISD 2R (0+00 - 2+80)



INTERSECTION SITE DISTANCE PLAN & PROFILES

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

REVISIONS

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_TRF01_A2104054
date: 03.23.2022

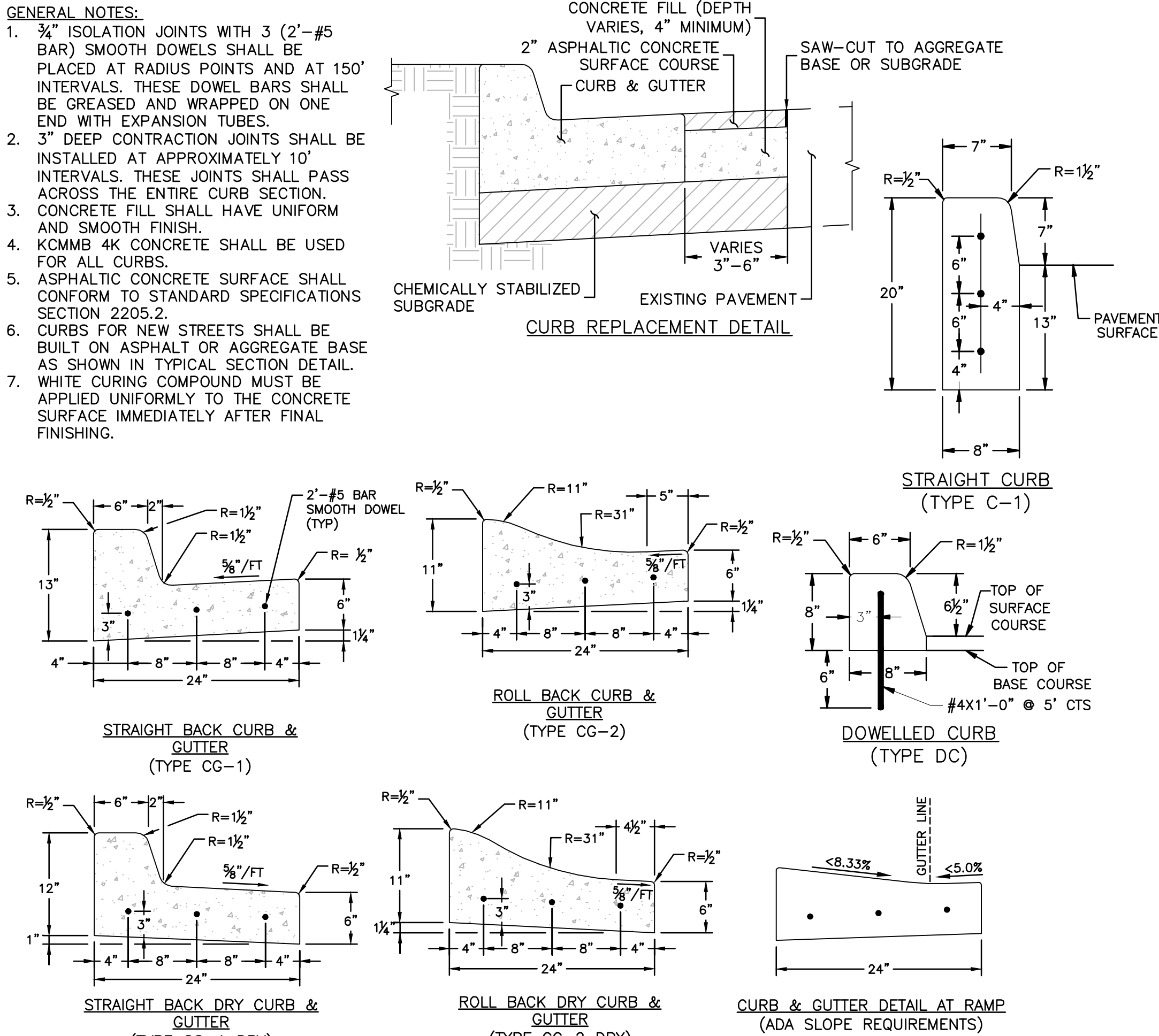
SHEET
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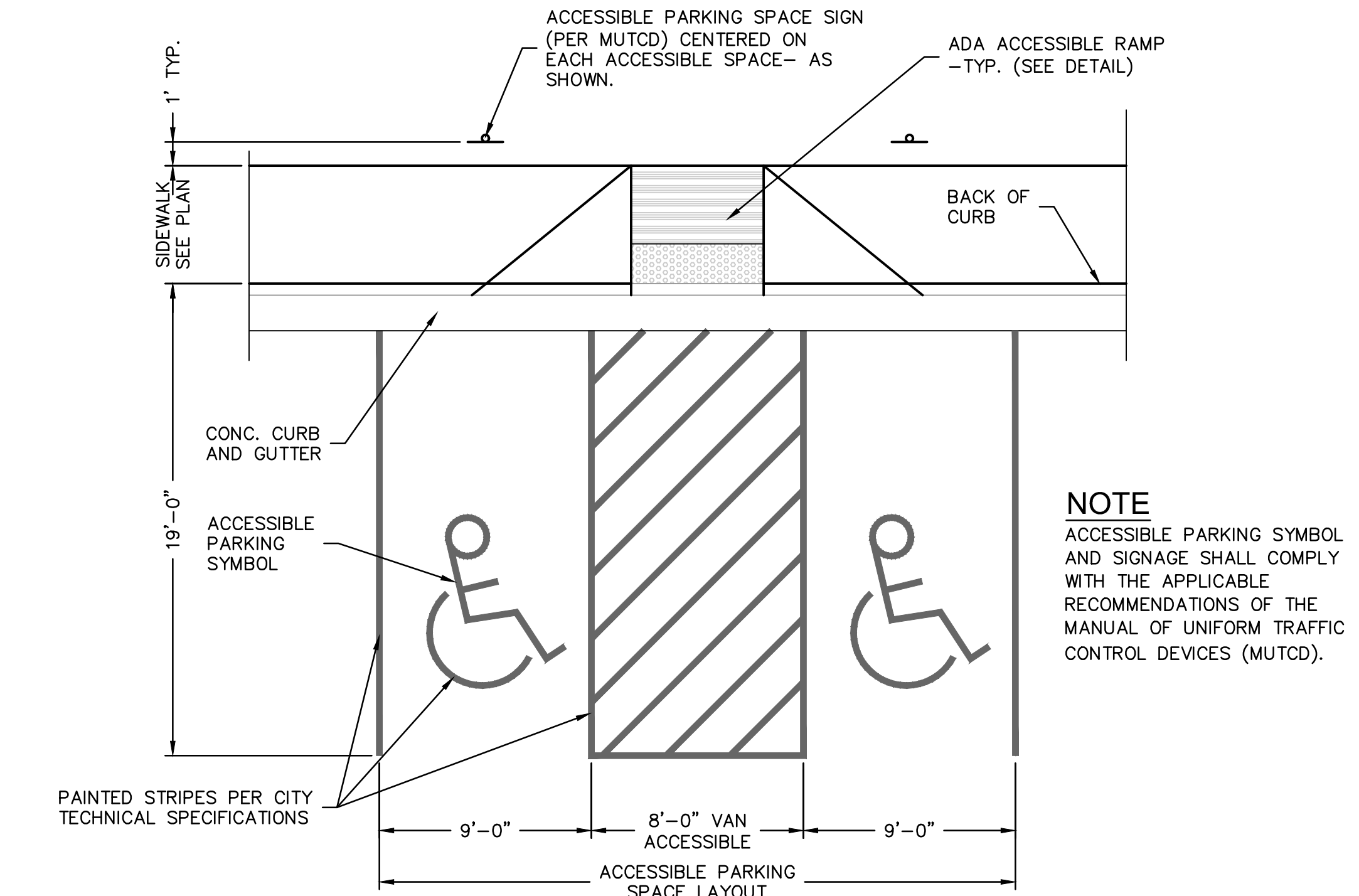
Olsson - Civil Engineering
Missouri Certificate of Authority #
130T Burlington Street
North Kansas City, MO 64116

TEL 816.361.1177
www.olson.com

- GENERAL NOTES:**
1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
 4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURBS.
 5. ASPHALTIC CONCRETE SURFACE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



CURB & GUTTER DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SPACE LAYOUT DETAIL
NOT TO SCALE

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DETAILS

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_DTL01_A2104054
date: 03.25.2022

SHEET
C7.0

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

REVISIONS

RAINTREE VILLAGE PDP - LANDSCAPE CALCULATIONS														
BUILDING COVERAGE (SF)	PARKING SPACES	LANDSCAPE ISLANDS AREA (SF)	PARKING LOT AREA (SF)	PARKING AREA LANDSCAPE ISLAND % (5% MIN.)	R/W LENGTH (LF)	(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(4A) BUFFER TREES: DECIDUOUS / ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS	(5) PARKING LOT SCREENING
149,439	148	6,015	73,049	8.23%	1,190	REQUIRE 20' WIDE PROVIDE	40 40	106 106	367,229	73 73	147 147	8/15/15 8/15/15	15 15	45 45

LANDSCAPE REQUIREMENTS DESCRIPTIONS

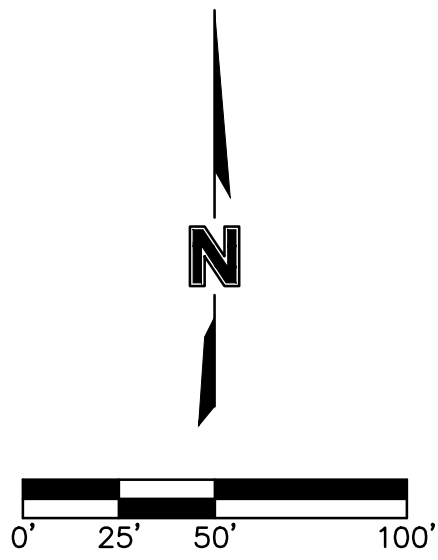
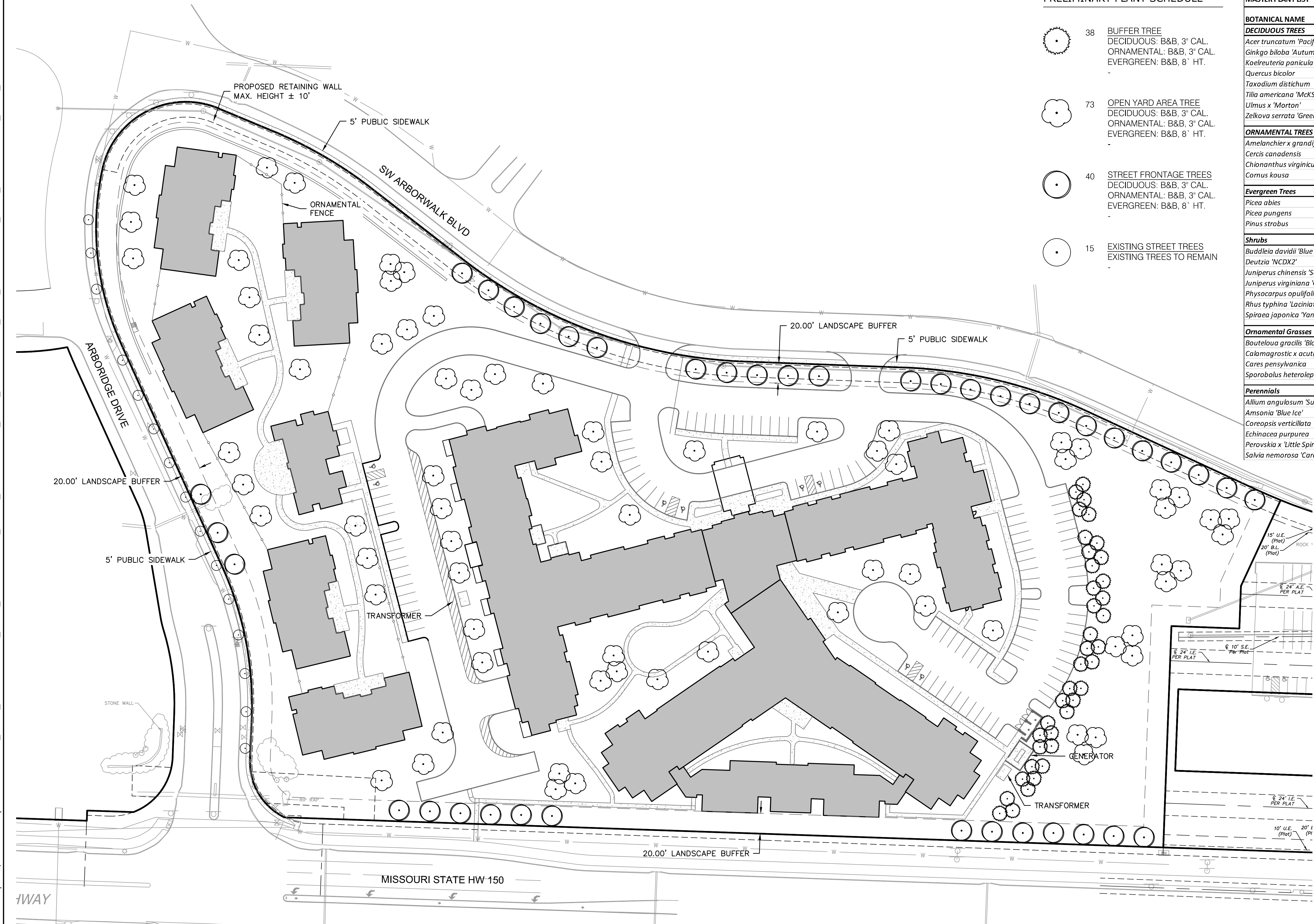
(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET
(2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.
(3A) IN ADDITION TO STREET FRONTAGE TREES, ONE (1) TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA
(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.
(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED PER PLAN, IN THE FORM OF (4A) 1 SHADE TREE PER 1,000 SF; 1 ORNAMENTAL TREE PER 500 SF; 1 EVERGREEN TREE PER 500; AND (4B) 1 SHRUB PER 500 SF
(5) A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET

NOTES:

- * All shrub requirements shall be met, per Article 8 of Lee's Summit UDO. Final development plans shall include final landscaping design.

PRELIMINARY PLANT SCHEDULE

MASTER PLANT LIST				
BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS TREES				
<i>Acer truncatum</i> 'Pacific Sunset' TM	Pacific Sunset Maple	B&B	3"	
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3"	
<i>Koelreuteria paniculata</i>	Golden Raintree			
<i>Quercus bicolor</i>	Swamp White Oak	B&B	3"	
<i>Taxodium distichum</i>	Bald Cypress	B&B	3"	
<i>Tilia americana</i> 'McSentry'	American Sentry Linden	B&B	3"	
<i>Ulmus</i> x 'Morton'	Accolade Elm	B&B	3"	
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	B&B	3"	
ORNAMENTAL TREES				
<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	3"	
<i>Cercis canadensis</i>	Eastern Redbud	B&B	3"	
<i>Chionanthus virginicus</i>	White Fringetree	B&B	3"	
<i>Cornus kousa</i>	Kousa Dogwood	B&B	3"	
Evergreen Trees				
<i>Picea abies</i>	Norway Spruce	B&B		8' HT.
<i>Picea pungens</i>	Colorado Spruce	B&B		8' HT.
<i>Pinus strobus</i>	Eastern White Pine	B&B		8' HT.
Shrubs				
<i>Buddleia davidii</i> 'Blue Chip Jr.'	Lo & Behold Blue Chip Jr. Butterfly Bush	Cont.		18" SP.
<i>Deutzia</i> 'NCDX2'	Yuki Cherry Blossom	Cont.		18" SP.
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	Cont.		36" HT.
<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	Cont.		36" HT.
<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	Cont.		18" HT.
<i>Rhus typhina</i> 'Laciniata'	Cutleaf Staghorn Sumac	Cont.		4'-5" HT.
<i>Spiraea japonica</i> 'Yan'	Double Fall Gold Spiraea	Cont.		18" SP.
Ornamental Grasses				
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal		
<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		
<i>Cares pensylvanica</i>	Pennsylvania Sedge	1 gal		
<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Popsseed	1 gal		
Perennials				
<i>Allium angulosum</i> 'Summer Beauty'	Summer Beauty Allium	1 gal		
<i>Amsonia</i> 'Blue Ice'	Blue Ice Amsonia	1 gal		
<i>Coreopsis verticillata</i> 'Grandiflora'	Grandiflora Coreopsis	1 gal		
<i>Echinacea purpurea</i>	Pale Purple Coneflower	1 gal		
<i>Perovskia</i> x 'Little Spire'	Little Spire Russian Sage	1 gal		
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Perennial Salvia	1 gal		





NORTH ELEVATION - ILU WING



SOUTH ELEVATION - ILU WING



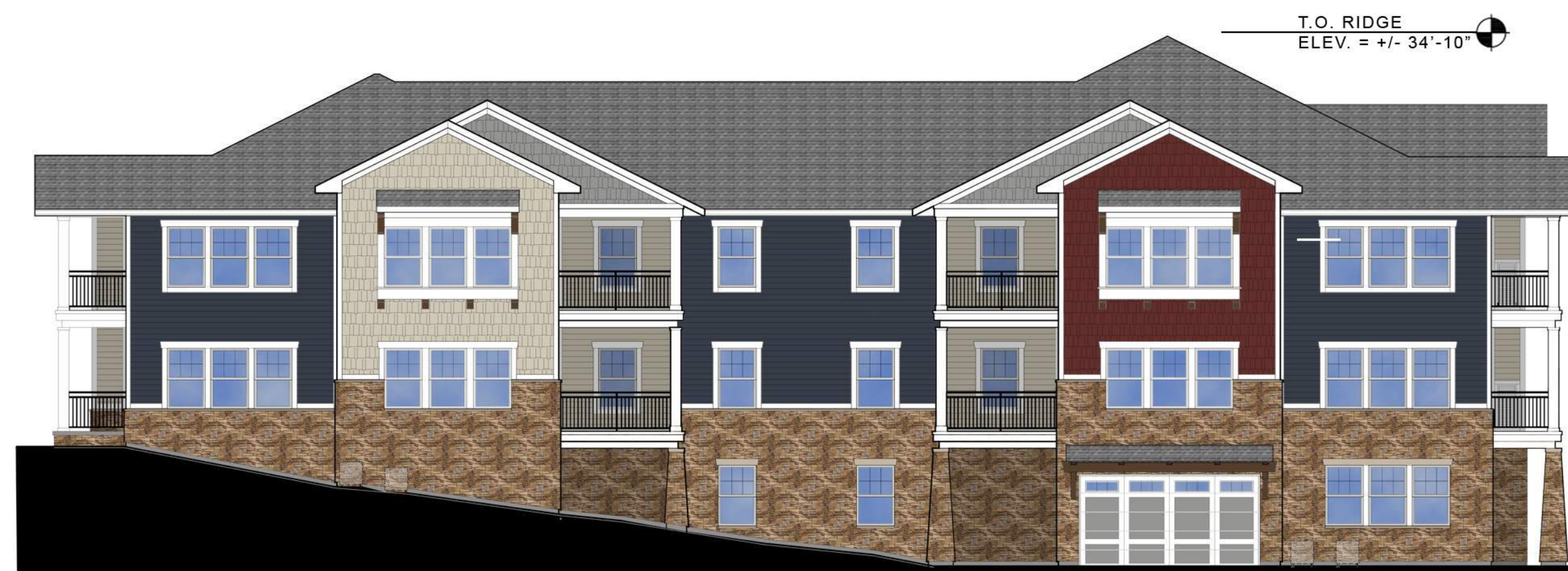
EAST ELEVATION - ILU WING



NORTH ELEVATION - ALU WING & V.C.



SOUTH COURTYARD ELEVATION - ILU WING



NORTH ELEVATION - ILU WING



EAST ELEVATION - ILU WING

ALUMINUM GUARDRAIL - BLACK

EXTERIOR MATERIALS

- MANUF. SHINGLE SIDING
- MANUF. LAP SIDING
- MANUF. TRIM
- MANUF. STONE VENEER
- ASPHALT SHINGLES
- STAINED EXPOSED WOOD
- VINYL WINDOWS

EXTERIOR COLORS

- SW7036: ACCESSIBLE BEIGE
- SW2739: CHARCOAL BLUE
- SW7669: SUMMIT GRAY
- SW2802: ROCKWOOD RED
- SW7005: PURE WHITE

RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS



A2.01



NORTH ELEVATION - ALU WING



EAST ELEVATION - ALU WING



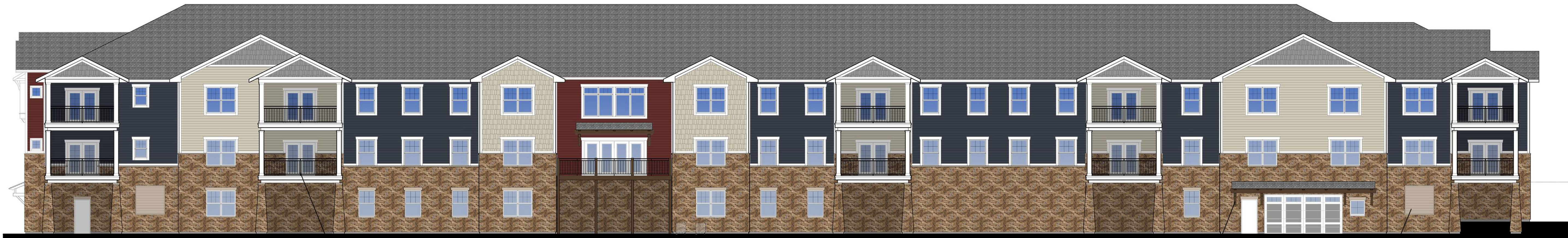
SOUTH ELEVATION - ILU WING



WEST ELEVATION - ALU WING



SOUTH ELEVATION - ALU WING



WEST ELEVATION - ILU WING

EXTERIOR MATERIALS	
-	MANUF. SHINGLE SIDING
-	MANUF. LAP SIDING
-	MANUF. TRIM
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RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS



NORTH ELEVATION - SNF WING



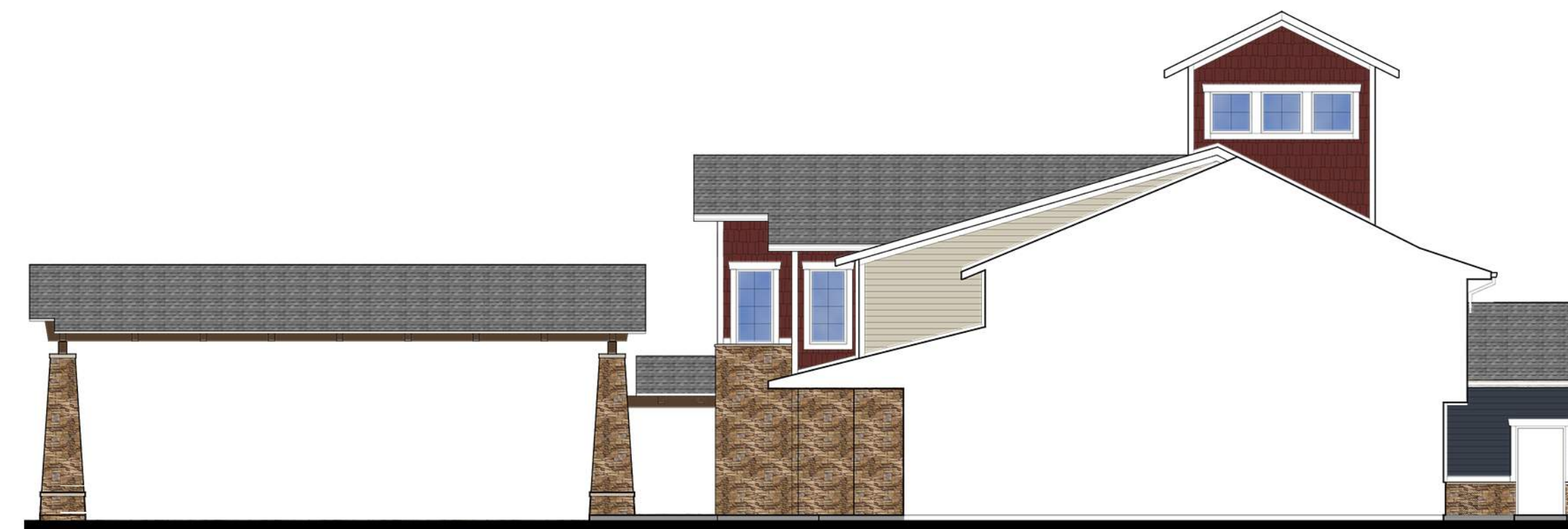
SOUTH AND WEST ELEVATION - SNF WING



SOUTH COURTYARD ELEVATION - SNF WING



S.W. ELEVATION - SNF WING



WEST ELEVATION - VC & SNF WING



EAST ELEVATION - VC & SNF WING



EAST ELEVATION - SNF WING



WEST COURTYARD ELEVATION - SNF WING

EXTERIOR MATERIALS	
-	MANUF. SHINGLE SIDING
-	MANUF. LAP SIDING
-	MANUF. TRIM
-	MANUF. STONE VENEER
-	ASPHALT SHINGLES
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RAINTREE VILLAGE

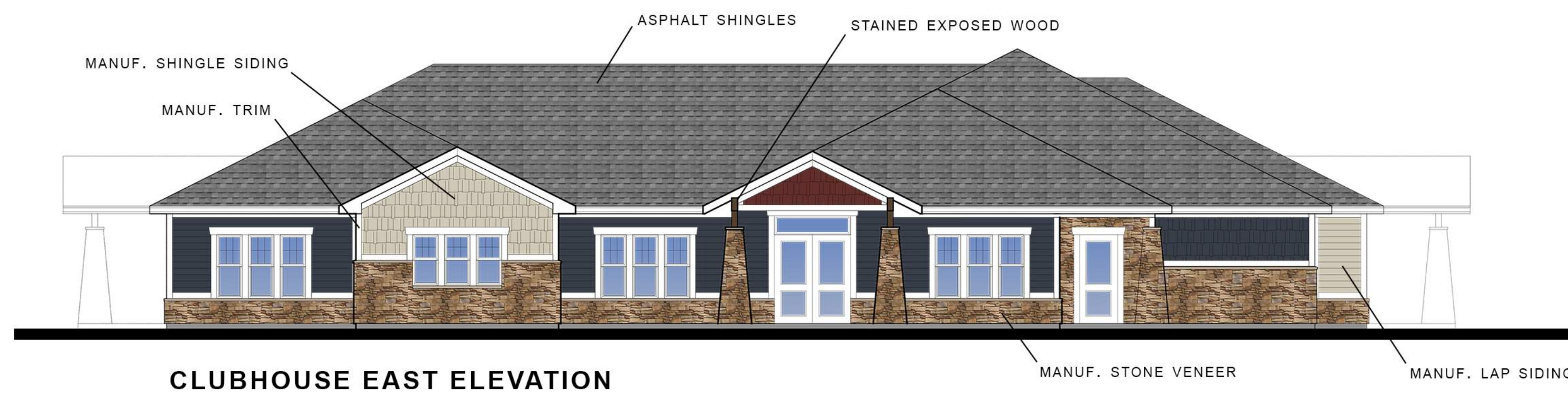
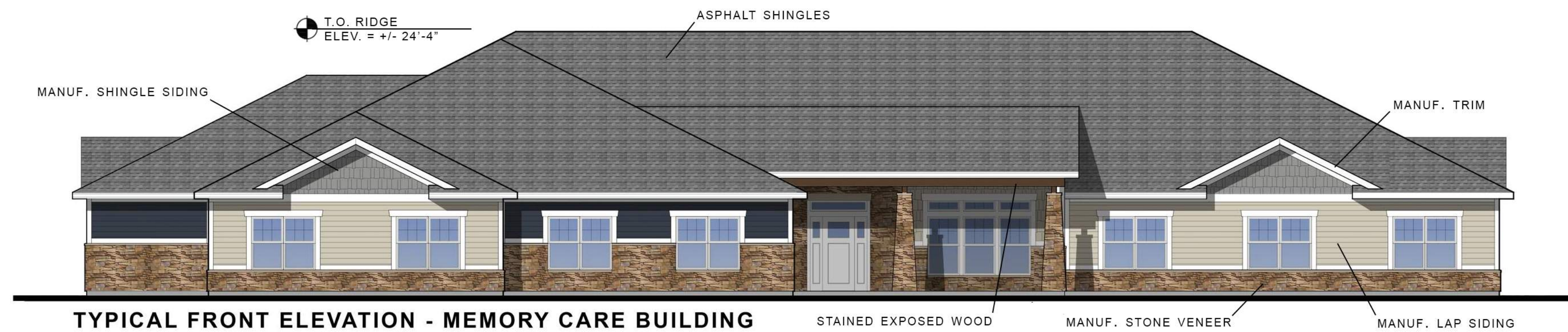
LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS



FISHER
ARCHITECTS, P.A.

A2.03



EXTERIOR MATERIALS

- MANUF. SHINGLE SIDING
- MANUF. LAP SIDING
- MANUF. TRIM
- MANUF. STONE VENEER
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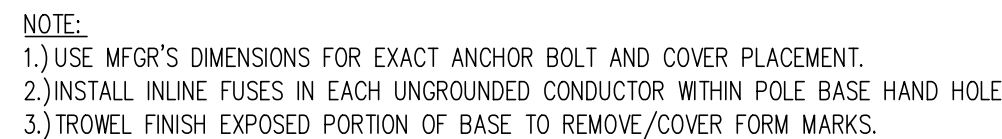
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RAINTREE VILLAGE

LEE'S SUMMIT, MO

	120V DUPLEX OUTLET		MOTOR CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	240 VOLT RECEPTACLE		ELECTRICAL STARTER DISCONNECT
	DATA/COMMUNICATIONS OUTLET		ELECTRICAL CONNECTION W/NON-FUSED DISCONNECT
	TELEPHONE OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECTS
	TELEVISION OUTLET		PANELBOARD
	DATA/TV COMBO OUTLET		THERMOSTAT MOUNTED AT 48" A.F.F.
	FLOOR OUTLET		SMOKE/CO ALARM
	JUNCTION BOX		SMOKE ALARM
	PUSHBUTTON STATION		NO ₂ NITROGEN DIOXIDE DETECTOR
	EMERGENCY E-STOP FOR GRILL OR FIREPIT		CO ₂ CARBON MONOXIDE DETECTOR
	TIME CLOCK		GFI GROUND FAULT CIRCUIT INTERRUPTER
	TIMER FOR GRILL OR FIREPIT		WEATHER PROOF COVER WITH GROUND FAULT CIRCUIT INTERRUPTER
	BELOW COUNTER OUTLET		
	ABOVE COUNTER OUTLET		

	RECESSED 2x4 FIXTURE		SINGLE POLE SWITCH
	RECESSED 2x2 FIXTURE		2-POLE SWITCH
	INDICATES NIGHTLIGHT FIXTURE		3-WAY SWITCH
	INDICATES EMERGENCY FIXTURE		4-WAY SWITCH
	INDICATES EMERGENCY/NIGHTLIGHT FIXTURE		WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR SEE SCHEDULE
	SURFACE MOUNT 1x4 FIXTURE		WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR SEE SCHEDULE
	HIGH BAY 2x4 FIXTURE		CEILING MOUNTED OCCUPANCY SENSOR – SEE SCHEDULE
	SURFACE WALL MOUNTED FIXTURE	NL	INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
	SURFACE CEILING MOUNT FIXTURE	a.b	INDICATES LIGHT FIXTURE SWITCH-LEGS
	RECESSED DOWNLIGHT OR DISC FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	SURFACE WALL MOUNTED FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	SURFACE MOUNTED PENDANT FIXTURE	EX	INDICATES EXISTING FIXTURE
	OUTSIDE POLE-MOUNT LIGHT FIXTURE	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR GROUND MOUNTED LIGHT FIXTURE	TC	INDICATES FIXTURE CONTROLLED BY TIMECLOCK
	EMERGENCY LIGHTING FIXTURE	EM	INDICATES FIXTURE ON EMERGENCY OR STANDBY POWER
	LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	EXTERIOR EMERGENCY EGRESS LIGHT		



2 POLE B
E1.1 NOT TO SCALE

NOTES:



1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
9. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
10. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
11. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

1. THE CONTRACTOR SHALL PROVIDE "ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM."
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL NOT COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING-WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

SHEET NO. E1.1

ELECTRICAL SITE PLAN

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2020 Polce Street

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Tel 715-232-8490
Fax 715-232-8492

Auth Consulting/associates

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