

1501 SW ARBORWALK BLVD.  
LEE'S SUMMIT, MO



OLSSON  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116  
CONTACT: JACOB HODSON  
PHONE: 816.442.6030  
EMAIL: JHODSON@OLSSON.COM



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 ROUDEBUSH, 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, 391.50 FEET TO THE SOUTHWEST CORNER OF AMENDED ARBORWALK 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, A 2009060861894 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°00'00" EAST, 3003 FEET TO BOOK 191 AT PAGE 53 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 02°06'18" EAST, 100 FEET 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. 50, AS ESTABLISHED BY A MISSOURI STATE HIGHWAY NO. 150 SURVEY RECORDED ON JULY 9, 2009 AS INSTRUMENT NUMBER 2009060861894 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HERELBY DESCRIBED; THENCE NORTH 88°02'33" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 864.32 FEET TO THE POINT OF BEGINNING RIGHT-OF-WAY LINE OF SW ARBORWALK 4TH PLAT, A-4 THRU K-4, RECORDED MAY 6, 2005 AS INSTRUMENT NUMBER 2005010383230 IN BOOK 186 AT PAGE 73 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTHWESTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 63°56'56" WEST WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 66°03'30" AND AN ARC DISTANCE OF 69.18 FEET; THENCE NORTH 02°06'35" EAST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 157.54 FEET TO THE POINT OF BEGINNING RIGHT-OF-WAY LINE OF SW ARBORWALK 4TH PLAT, A-4 THRU K-4, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 26°31'44" 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 100.32 FEET TO THE POINT OF BEGINNING RIGHT-OF-WAY LINE OF SW ARBORWALK 4TH PLAT, A-4 THRU K-4, AS ESTABLISHED BY SAID ARBORWALK 4TH PLAT, A-4 THRU K-4; THENCE SOUTH 67°20'42" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 59.12 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67°20'44" EAST WITH A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 151°11'39" 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 299.12 FEET; THENCE SOUTH 87°21'22" 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°21'23" 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 530.03 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 NORTHWESTERLY ON SAID CURVE TO THE WEST, SAID WESTERLY LINE OF SAID AMENDED ARBORWALK 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, 92.90 FEET; THENCE SOUTH 02°05'48" WEST, ON SAID WESTERLY LINE, 41.91 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 516,689 SQUARE FEET OR 11.86 ACRES, MORE OR LESS.

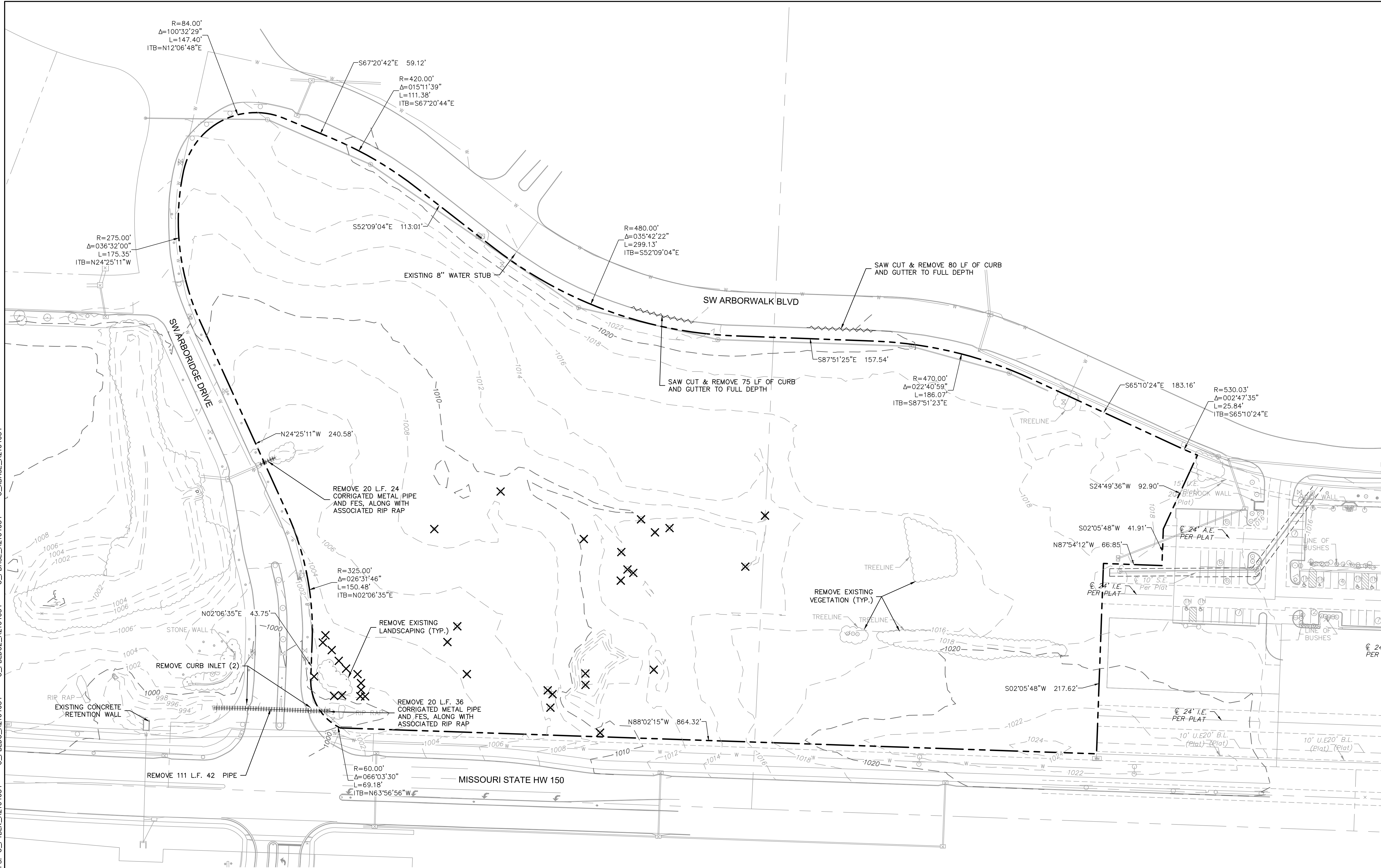
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P

SHEET  
C0.0

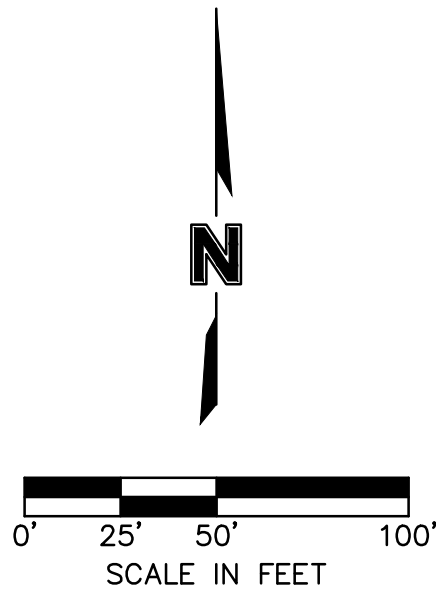


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### EXISTING LEGEND

- |  |                      |     |     |      |     |     |     |                                      |
|--|----------------------|-----|-----|------|-----|-----|-----|--------------------------------------|
|  | SURVEY CONTROL POINT | --- | --- | ---  | --- | --- | --- | PROPERTY BOUNDARY                    |
|  | SURVEY BENCHMARK     | --- | --- | 1370 | --- | --- | --- | EXISTING CONTOUR                     |
|  | CABLE BOX            | --- | --- | 1371 | --- | --- | --- | EXISTING CONTOUR                     |
|  | TELEPHONE BOX        | --- | --- | SS   | --- | --- | --- | EXISTING SANITARY LINE               |
|  | ELECTRIC BOX         | --- | --- | SD   | --- | --- | --- | EXISTING STORM LINE                  |
|  | ELECTRICAL POLE      | --- | --- | -W   | --- | --- | --- | EXISTING WATER LINE                  |
|  |                      |     |     |      |     |     |     | REMOVE CURB AND GUTTER TO FULL DEPTH |
|  | SIGN                 |     |     |      |     |     |     | REMOVE EXISTING PIPE                 |
|  | STORM MANHOLE        | X   |     |      |     |     |     | REMOVE EXISTING TREE/SHRUB           |
|  | STORM INTAKE         |     |     |      |     |     |     |                                      |
|  | SANITARY MANHOLE     |     |     |      |     |     |     |                                      |



## EXISTING CONDITIONS & DEMOLITION PLAN

# RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT. MO

2022

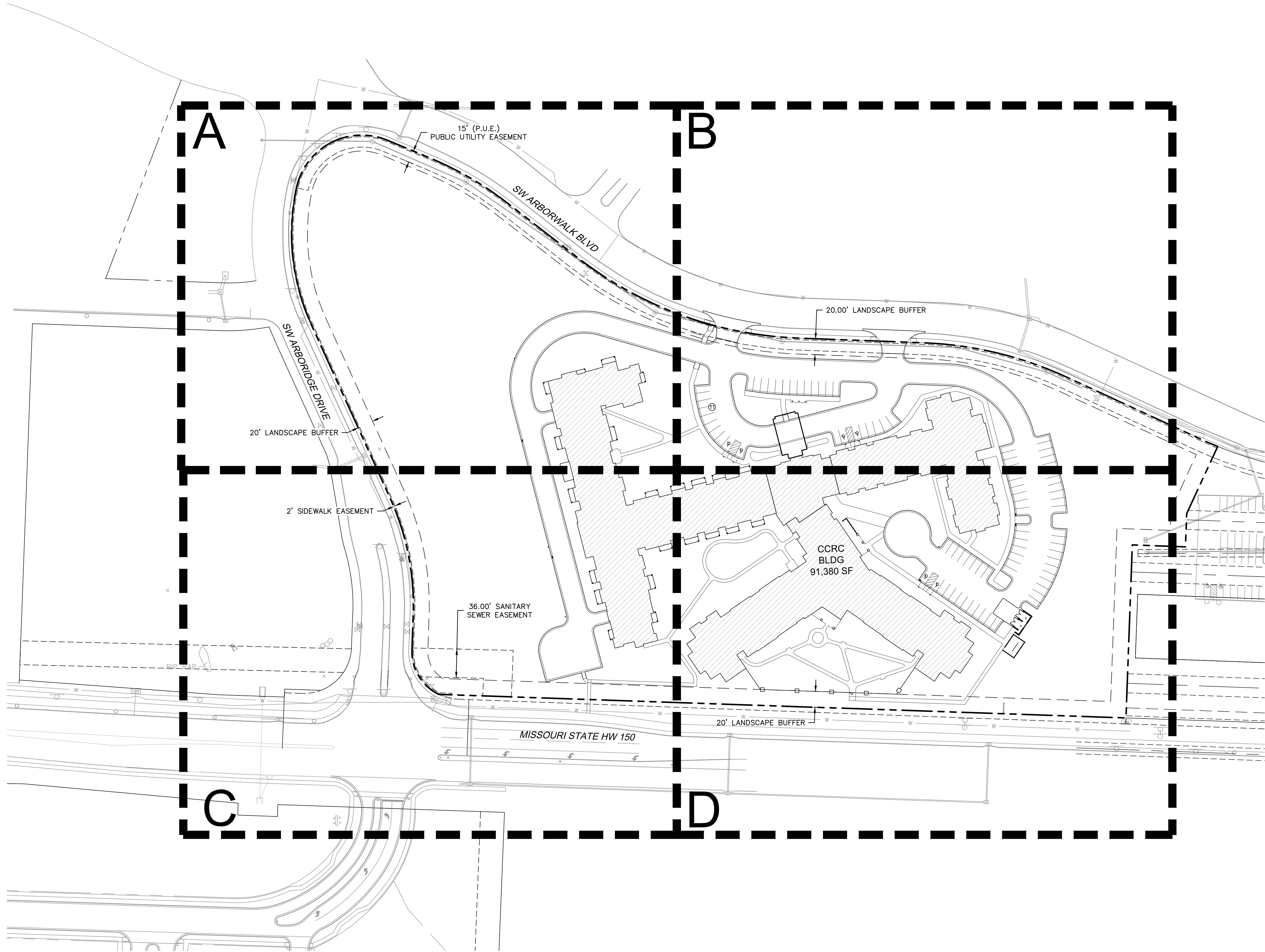
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STATE OF MISSOURI  
JULIE ELAINE  
SELLERS  
NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM

OVERALL DIMENSION PLAN

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

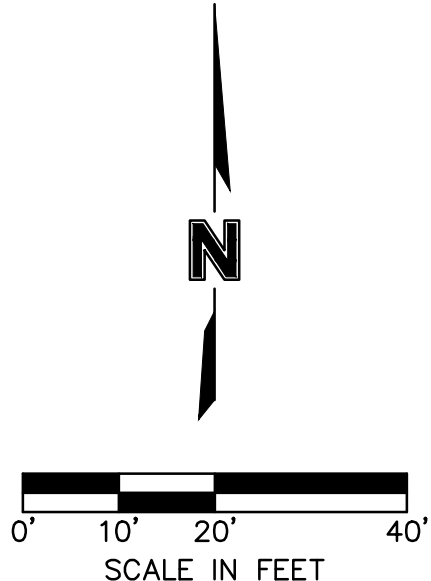
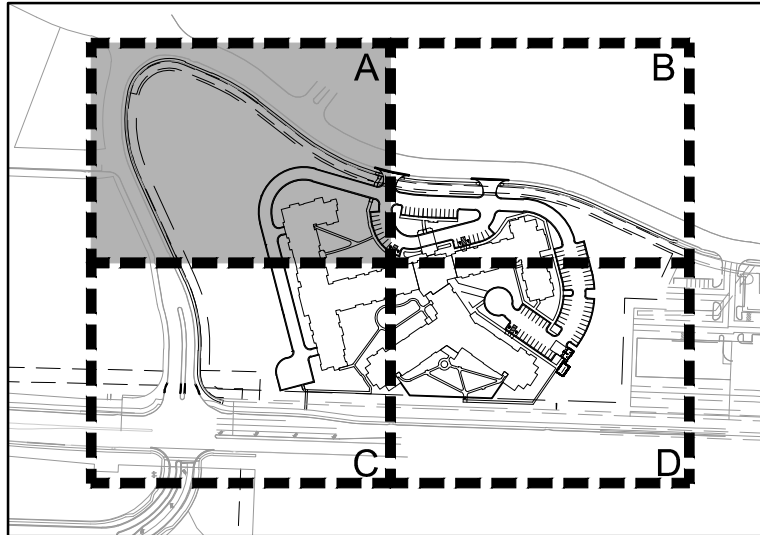
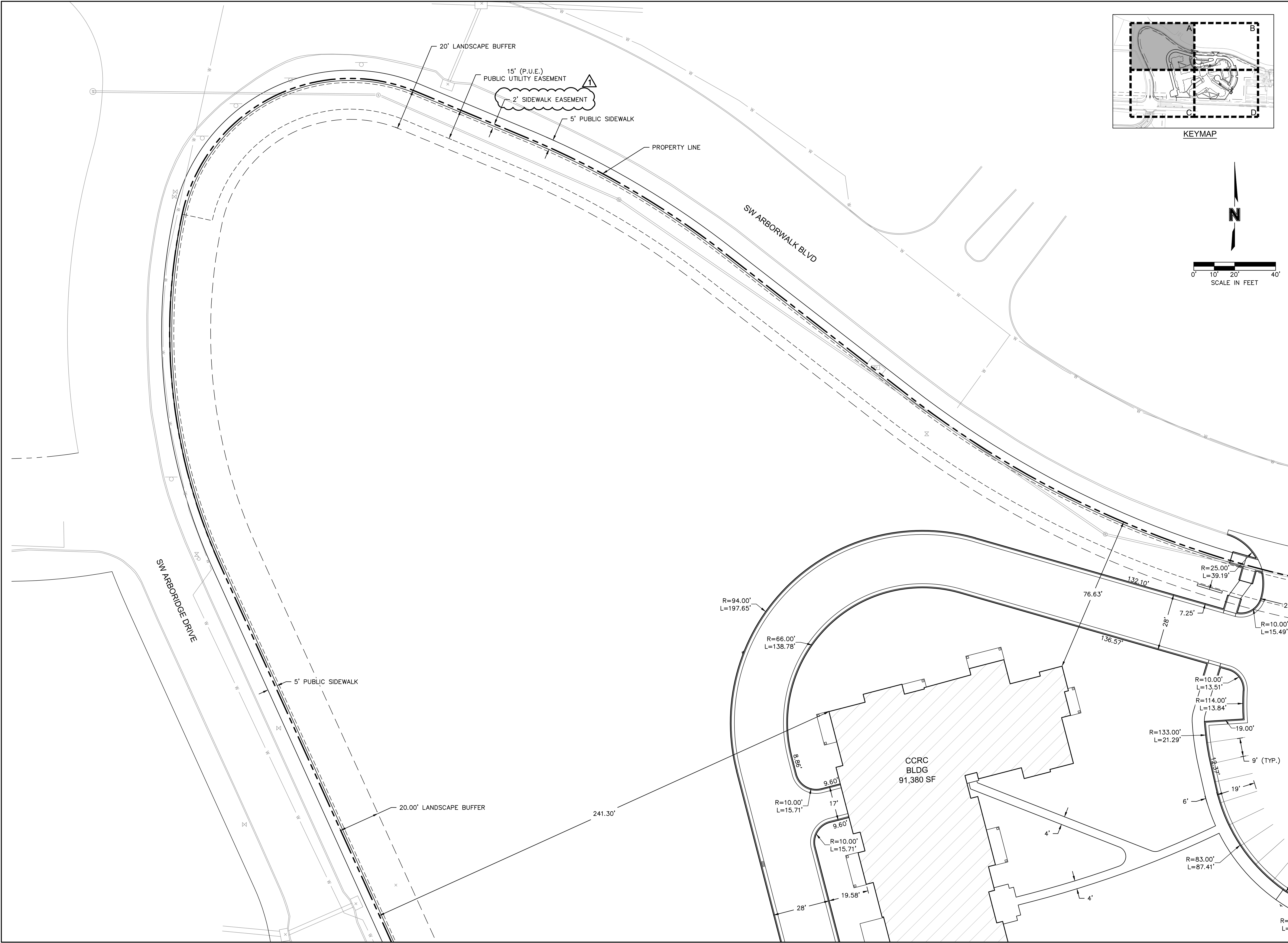
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checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C-ST03\_A2104054  
date: 08.10.2022

SHEET  
C3.1

2022

REVISIONS

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USER: cmays



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM

DIMENSION PLAN (A)

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C-ST02-A2104054  
date: 08.10.2022

SHEET  
C3.2

2022

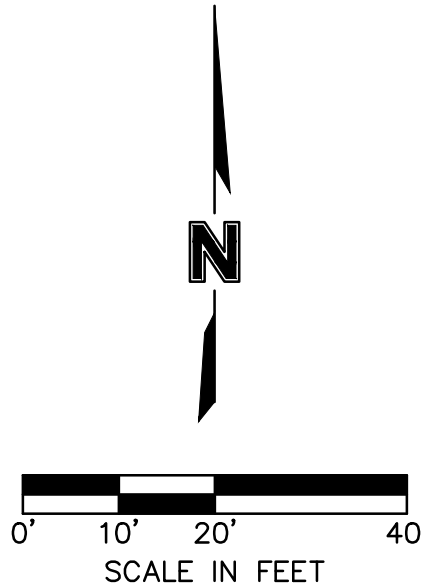
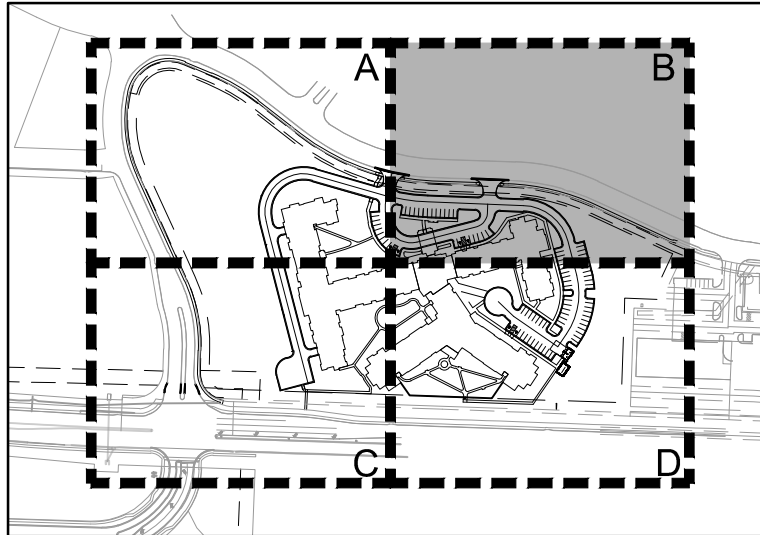
REVISIONS

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USER: cmays

KEYNOTES

X

1. SEE TYPICAL ADA PARKING SPACE LAYOUT DETAIL ON SHEET C10.0 AND GRADING DETAILS SHEET C4.5-C4.6 FOR ADA DIMENSION DETAILS



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1	10.10.2022	CITY COMMENTS	CSM

REVISIONS

DIMENSION PLAN (B)

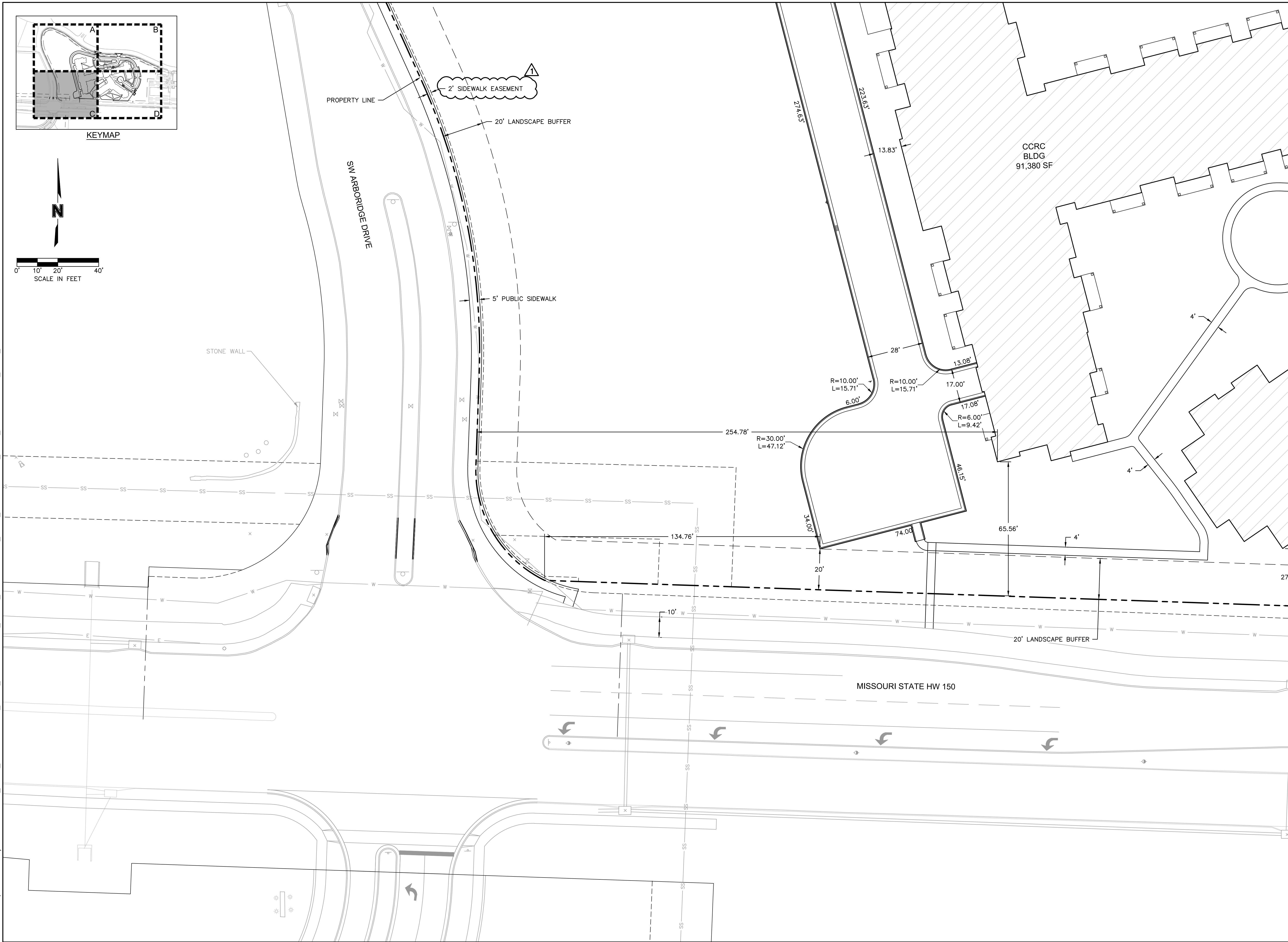
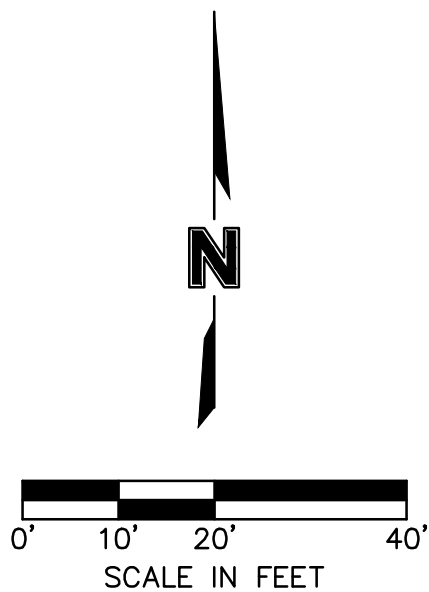
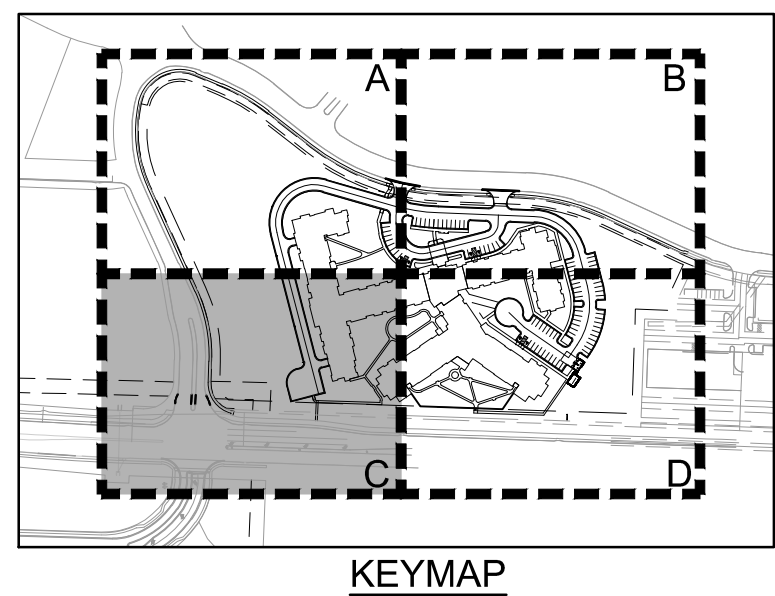
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

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-ST02-A2104054  
date: 08.10.2022

SHEET  
C3.3



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North Kansas City, MO 64111

[illegible]

DIMENSION PLAN (C)

# RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

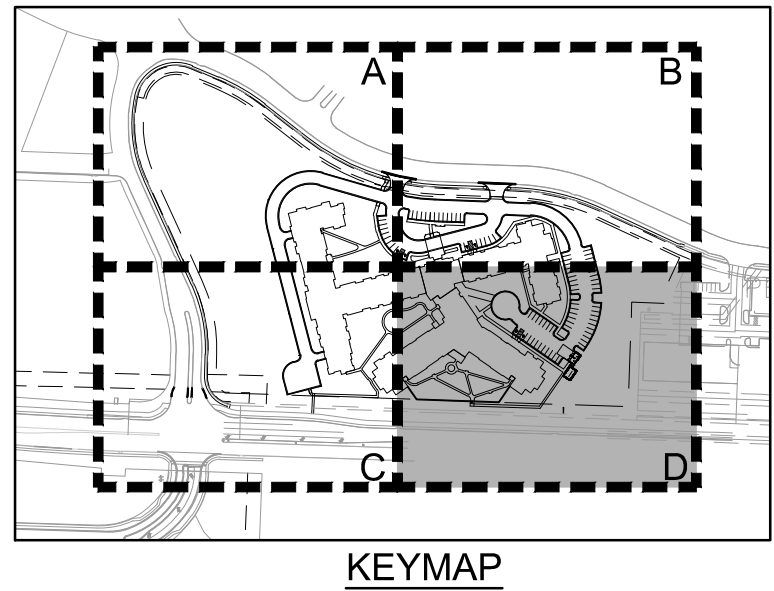
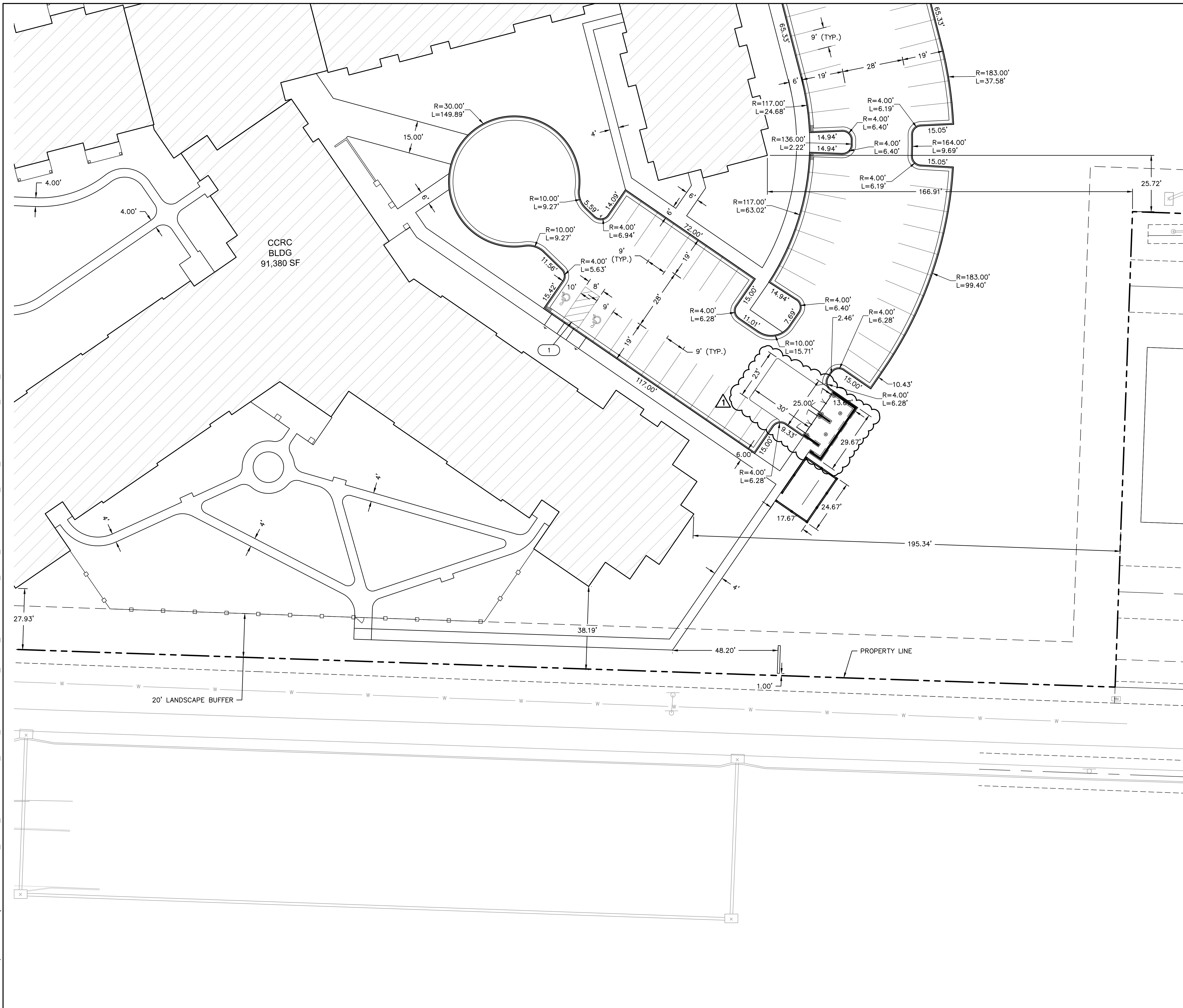
REVISIONS

2022

drawn by: \_\_\_\_\_ CSM  
checked by: \_\_\_\_\_ CSM  
approved by: \_\_\_\_\_ JS  
QA/QC by: \_\_\_\_\_ JS  
project no.: \_\_\_\_\_ A21-04054  
drawing no.: C SIT02 A2104054  
date: \_\_\_\_\_ 08.10.2022

SHEET  
C3.4

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USER: cmayo



**KEYNOTES**      (X)

1. SEE TYPICAL ADA PARKING SPACE LAYOUT  
DETAIL ON SHEET C10.0 AND GRADING DETAILS  
SHEET C4.5-C4.6 FOR ADA DIMENSION DETAILS



DIMENSION PLAN (D)

# RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REV. NO.	DATE	REVISIONS DESCRIPTION
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BY

## REVISIONS

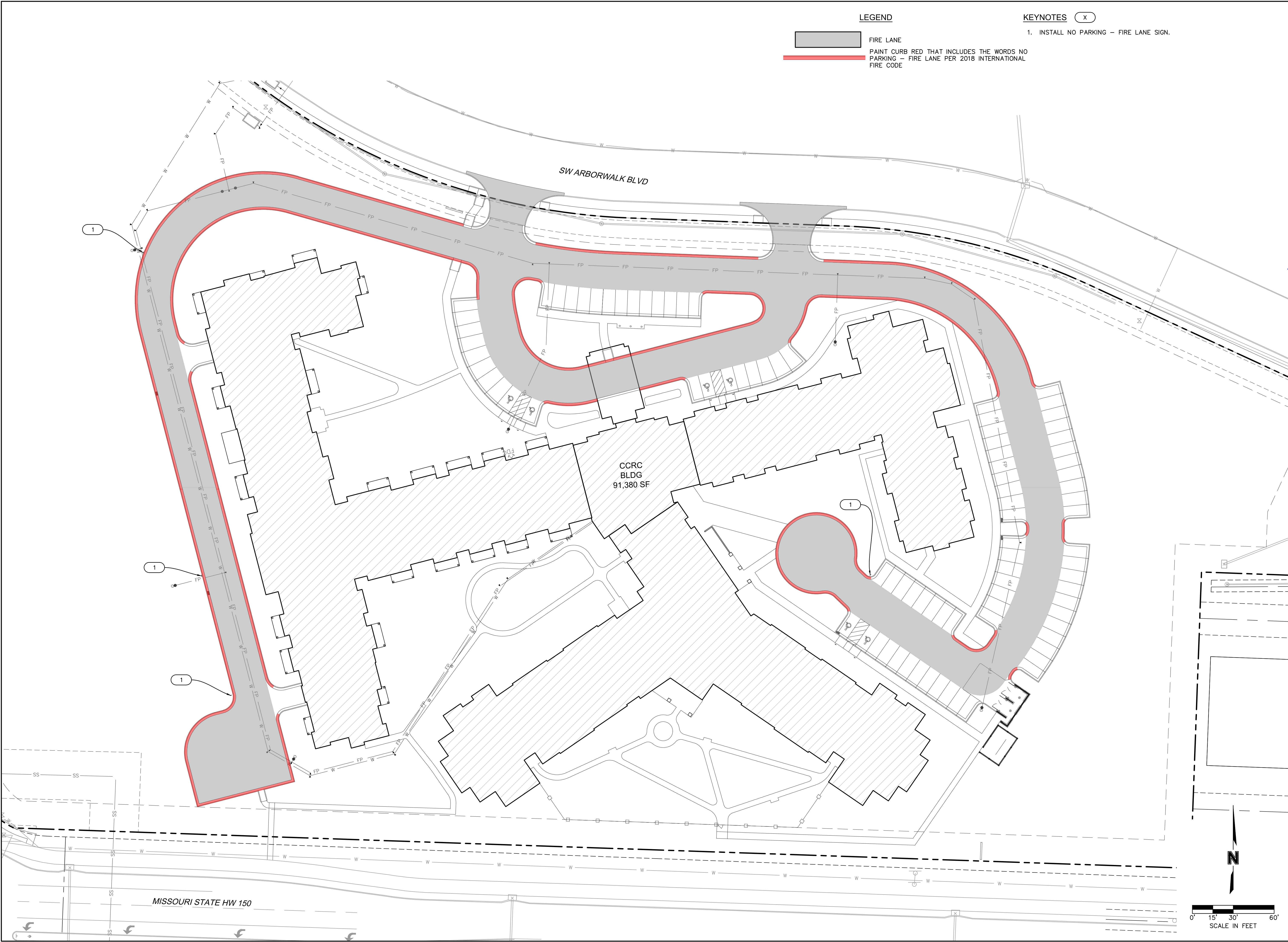
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drawn by: \_\_\_\_\_ CSM  
checked by: \_\_\_\_\_ CSM  
approved by: \_\_\_\_\_ JS  
QA/QC by: \_\_\_\_\_ JS  
project no.: \_\_\_\_\_ A21-04054  
drawing no.: C SIT02 A2104054  
date: \_\_\_\_\_ 08.10.2022

SHEET  
C3.5

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USER: cm92p



LEGEND

- FIRE LANE
- PAINT CURB RED THAT INCLUDES THE WORDS NO PARKING - FIRE LANE PER 2018 INTERNATIONAL FIRE CODE

KEYNOTES

X

- 1. INSTALL NO PARKING - FIRE LANE SIGN.

drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_FIRE01\_A2104054  
date: 08.10.2022

SHEET  
C3.6

FIRE LANE PLAN  
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2022

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM

STATE OF MISSOURI  
JULIE ELAINE  
SELLERS  
NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

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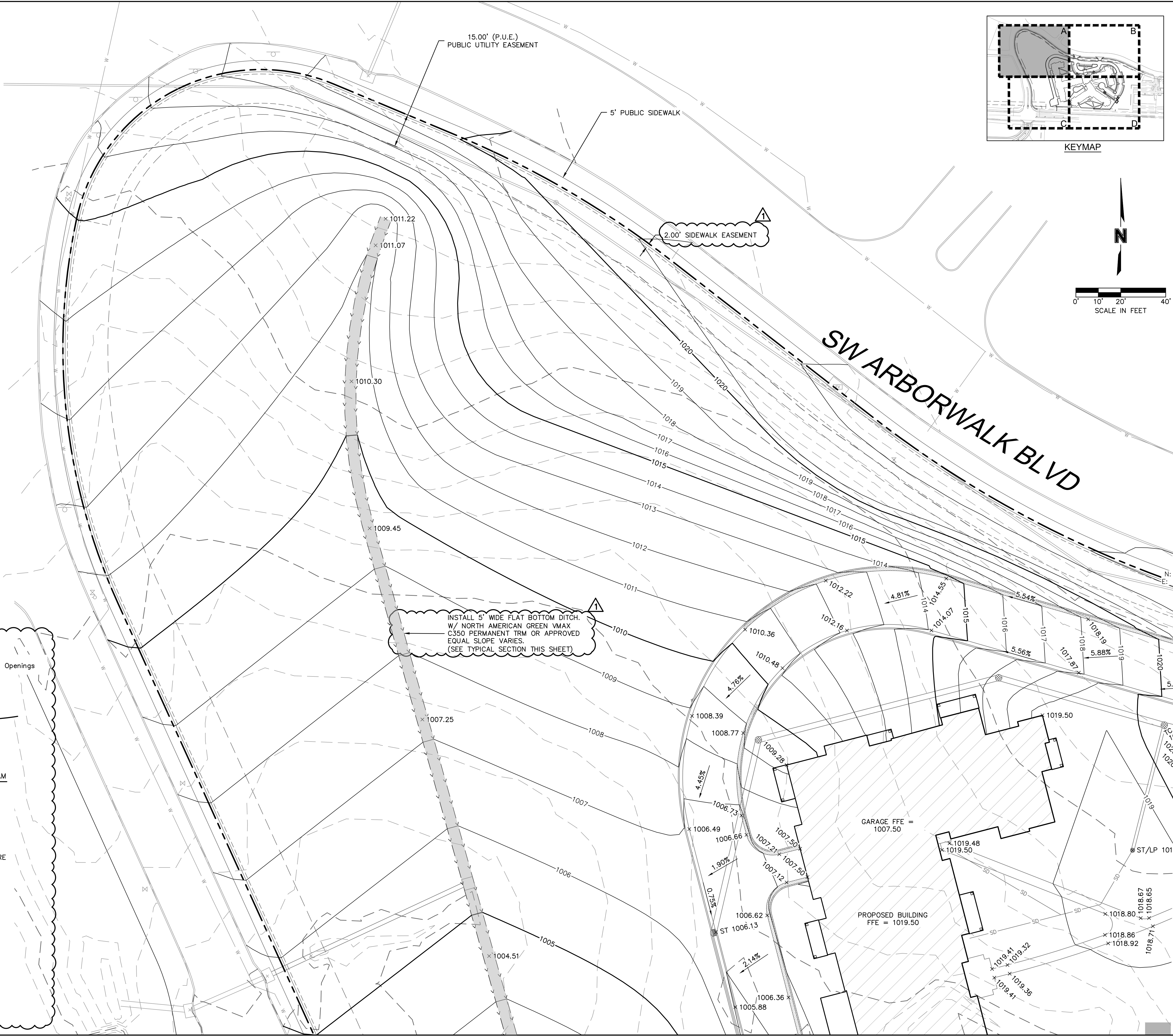
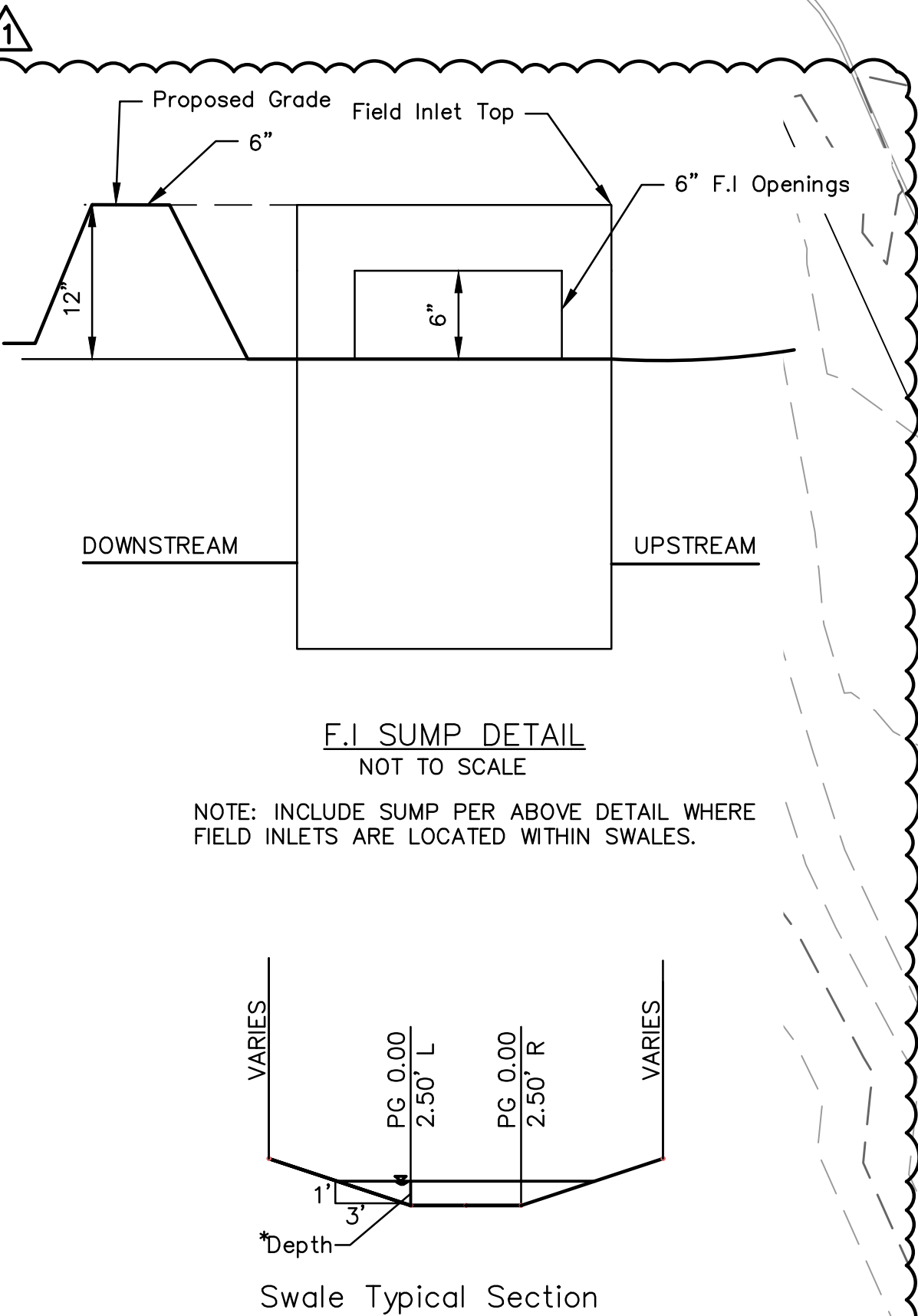
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USER: erp9p C\_PBLK\_A2104054

- LEGEND**
- 1020— FINISHED GRADE MAJOR CONTOUR
  - 1021— FINISHED GRADE MINOR CONTOUR
  - - -1020- - - EXISTING GRADE MAJOR CONTOUR
  - - -1021- - - EXISTING GRADE MINOR CONTOUR
  - - - - - PROPOSED PROPERTY LINE
  - > - > - > - > - PROPOSED FLOWLINE
  - - - - - PROPOSED RIDGE LINE
  - ===== INSTALL STRAIGHT BACK "WET" CURB & GUTTER
  - ===== INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
  - ===== TRANSITION BETWEEN "WET" AND "DRY" CURB & GUTTER
  - ===== INSTALL RIBBON CURB
  - TURF REINFORCEMENT MAT

**SPOT ELEVATION LEGEND:**

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATES FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

FFE FINISHED FLOOR ELEVATION  
HP HIGH POINT  
LP LOW POINT  
TC TOP OF CURB AT BACK  
TS TOP OF STRUCTURE  
ME MATCH EXISTING  
PV PAVEMENT



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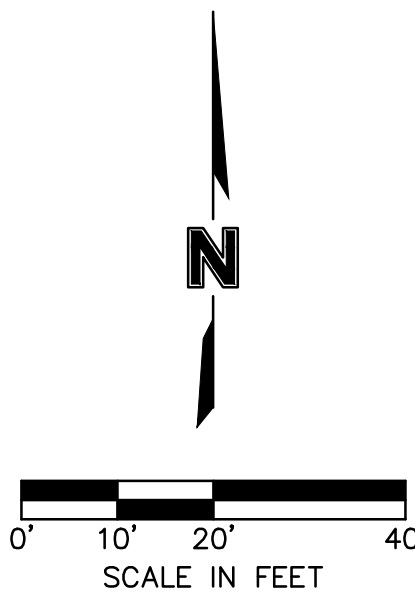
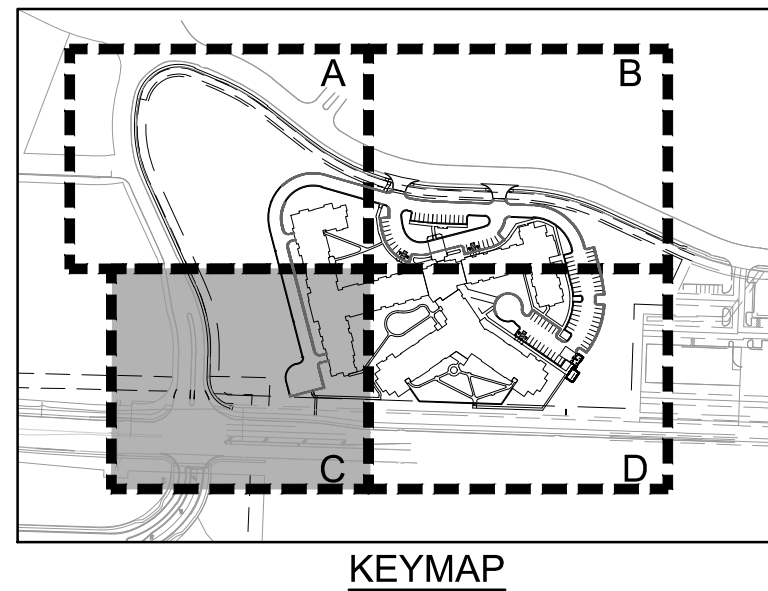
SPOT ELEVATIONS (A)	RAINTREE VILLAGE FINAL DEVELOPMENT PLAN	2022
LEE'S SUMMIT, MO		

drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_GRD02\_A2104054  
date: 08.10.2022

**SHEET**  
C4.1



DWG: F:\2021\04001-04500\021-04054-a\40-design\AutoCAD\final\plans\Sheets\GNV\C-GRD02\_A2104054.dwg  
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USER: cm90p



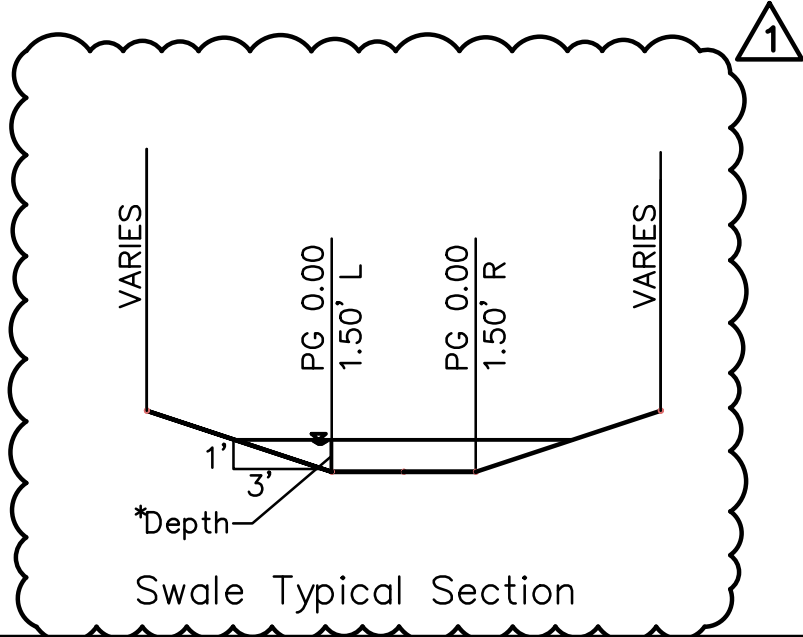
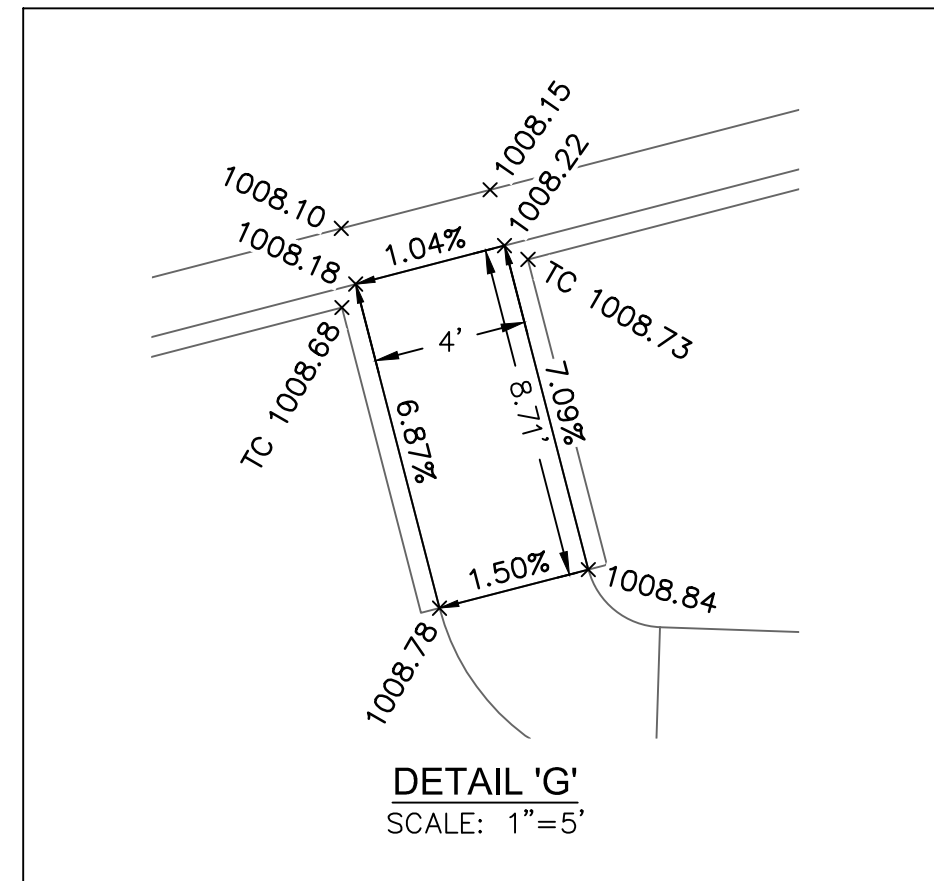
LEGEND

- 1020 FINISHED GRADE MAJOR CONTOUR
- 1021 FINISHED GRADE MINOR CONTOUR
- 1020 EXISTING GRADE MAJOR CONTOUR
- 1021 EXISTING GRADE MINOR CONTOUR
- PROPOSED PROPERTY LINE
- > > > > PROPOSED FLOWLINE
- PROPOSED RIDGE LINE
- INSTALL STRAIGHT BACK "WET" CURB & GUTTER
- INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
- TRANSITION BETWEEN "WET" AND "DRY" CURB & GUTTER
- INSTALL RIBBON CURB
- TURF REINFORCEMENT MAT

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- FFE FINISHED FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- TC TOP OF CURB AT BACK
- TS TOP OF STRUCTURE
- ME MATCH EXISTING
- PV PAVEMENT



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STATE OF MISSOURI  
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NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

BY	CSM	REVISIONS DESCRIPTION	DATE	REV NO.	CITY COMMENTS
			10.10.2022	1	

SPOT ELEVATIONS (C)

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CSM

checked by: CSM

approved by: JS

QA/QC by: JS

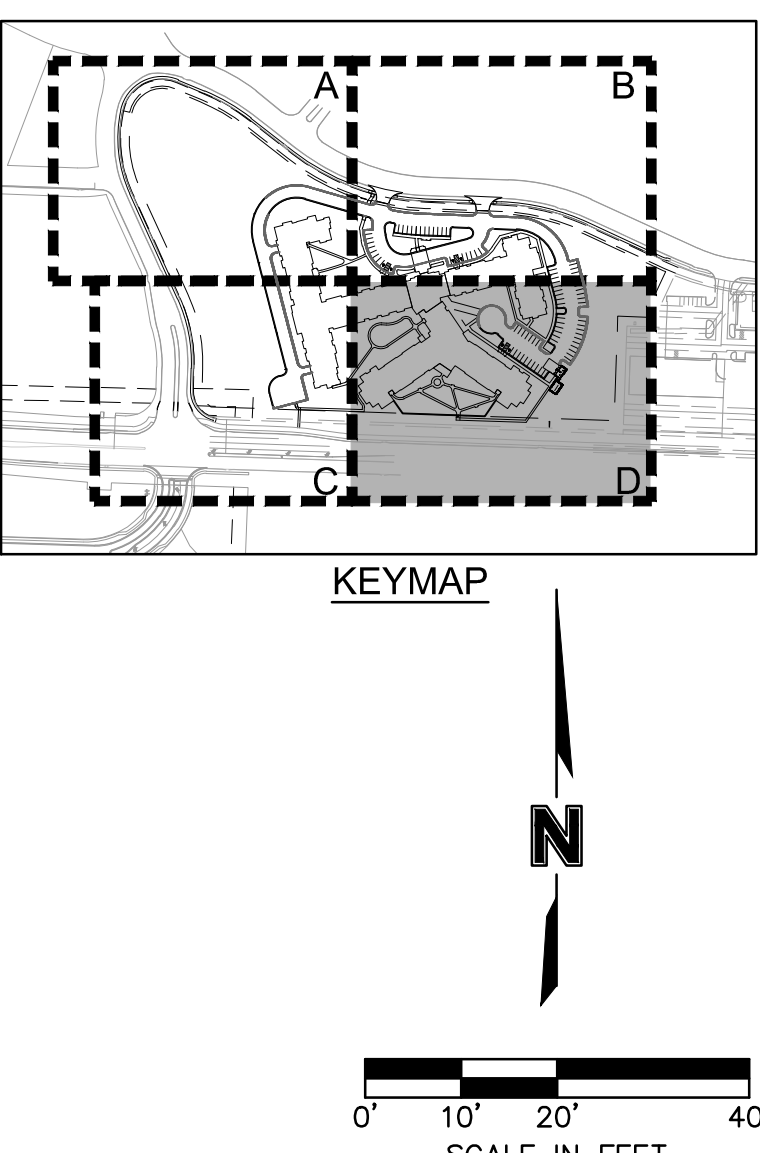
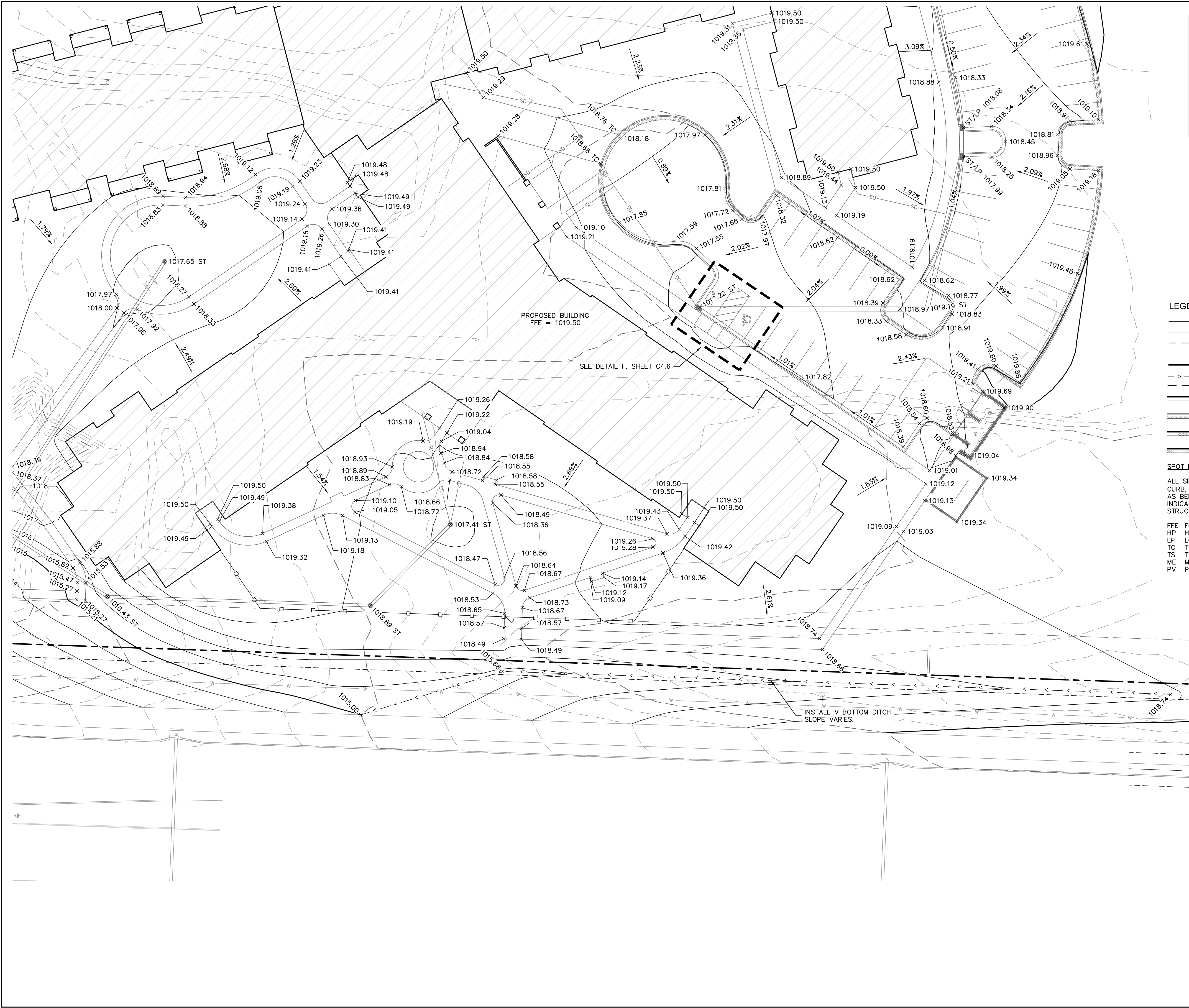
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SHEET  
C4.3

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- LEGEND**
- 1020 FINISHED GRADE MAJOR CONTOUR
  - 1021 FINISHED GRADE MINOR CONTOUR
  - 1020 EXISTING GRADE MAJOR CONTOUR
  - 1021 EXISTING GRADE MINOR CONTOUR
  - PROPOSED PROPERTY LINE
  - PROPOSED FLOWLINE
  - PROPOSED RIDGE LINE
  - INSTALL STRAIGHT BACK "WET" CURB & GUTTER
  - INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
  - TRANSITION BETWEEN "WET" AND "DRY" CURB & GUTTER
  - INSTALL RIBBON CURB
- SPOT ELEVATION LEGEND:**
- ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATES FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.
- FFE FINISHED FLOOR ELEVATION  
HP HIGH POINT  
LP LOW POINT  
TS TOP OF CURB AT BACK  
TS TOP OF STRUCTURE  
ME MATCH EXISTING  
PV PAVEMENT

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JULIE ELAINE  
SELLERS  
NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY	CSM
1		10.10.2022	CITY COMMENTS		

SPOT ELEVATIONS (D)		RAINTREE VILLAGE FINAL DEVELOPMENT PLAN		2022	
		LEE'S SUMMIT, MO			

drawn by: CSM

checked by: CSM

approved by: JS

QA/QC by: JS

project no.: A21-04054

drawing no.: C\_GRD02\_A2104054

date: 08.10.2022

SHEET  
C4.4



T	TRANSITION
L	LANDING
R	RAMP



SCALE: 1"=5'

C\_PPATT\_A2104054

## REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM

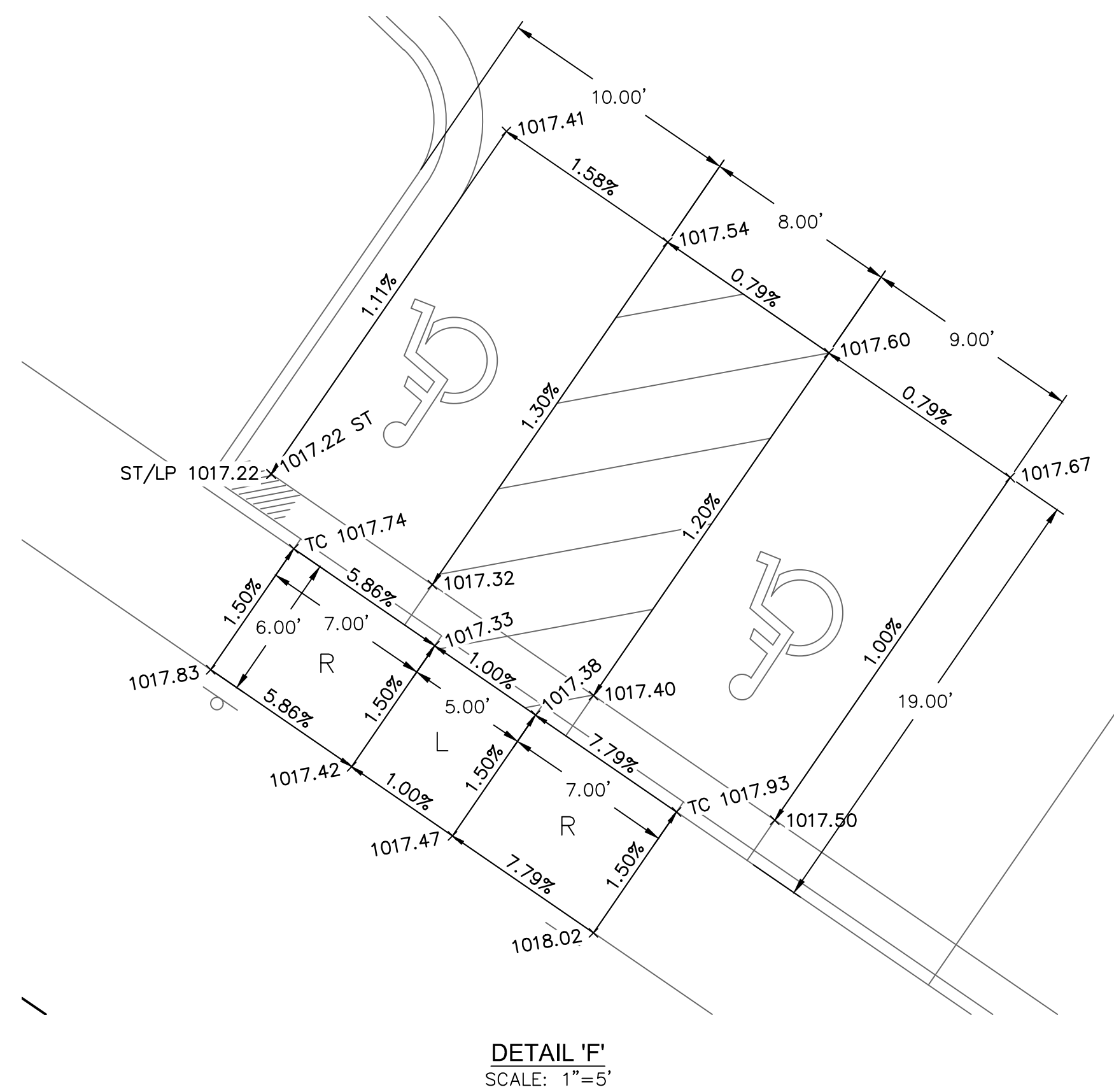
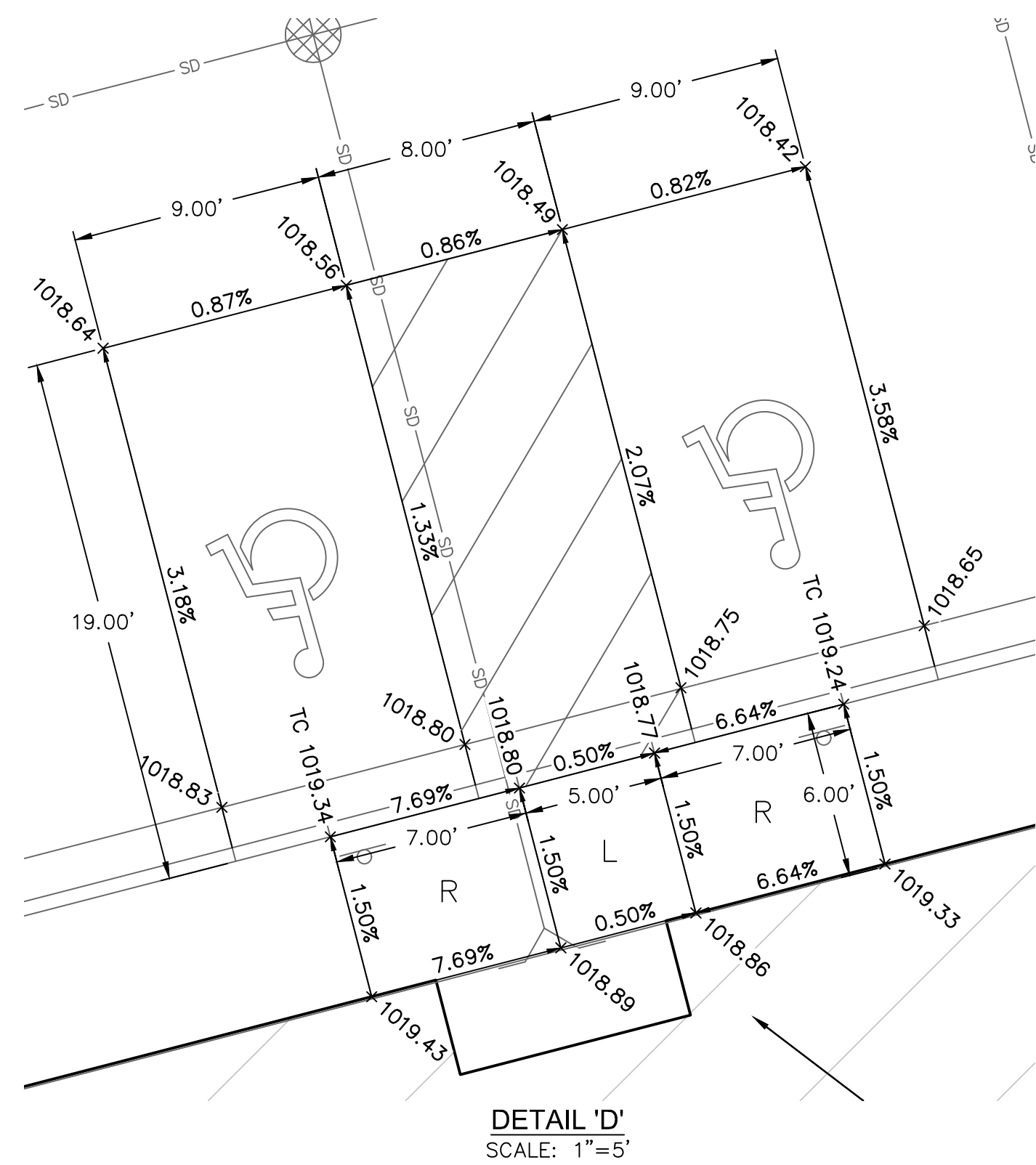
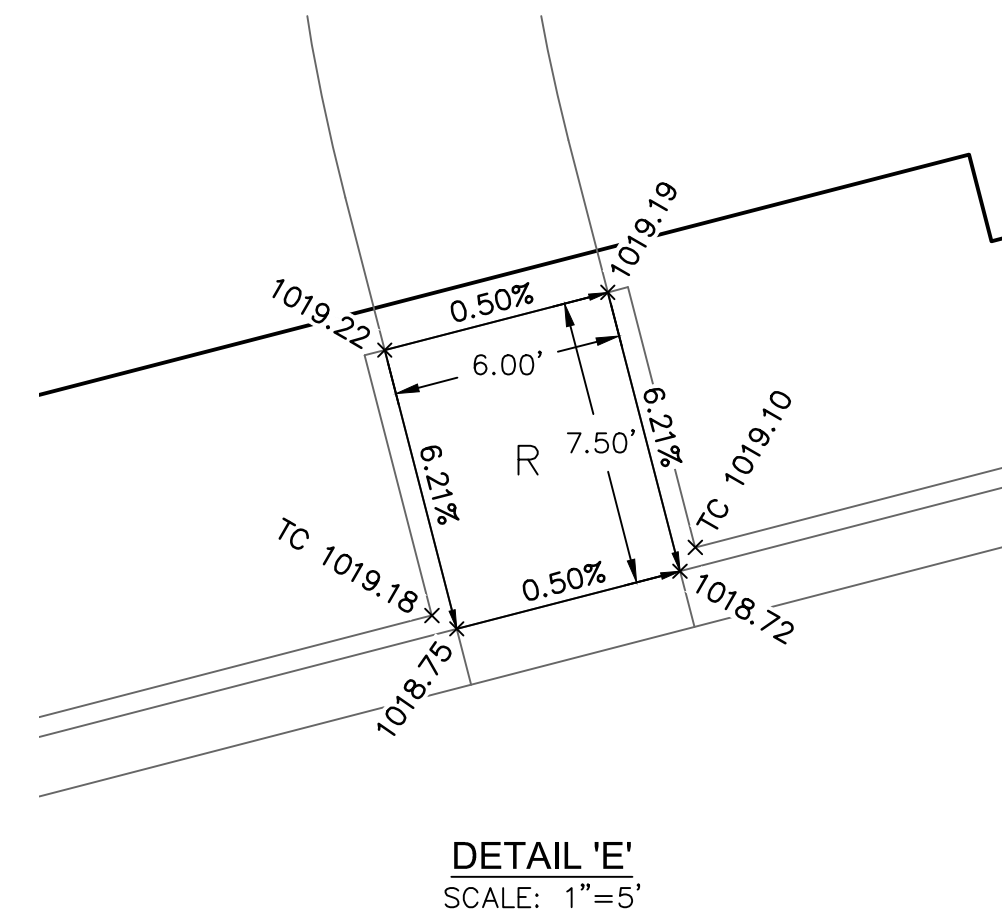
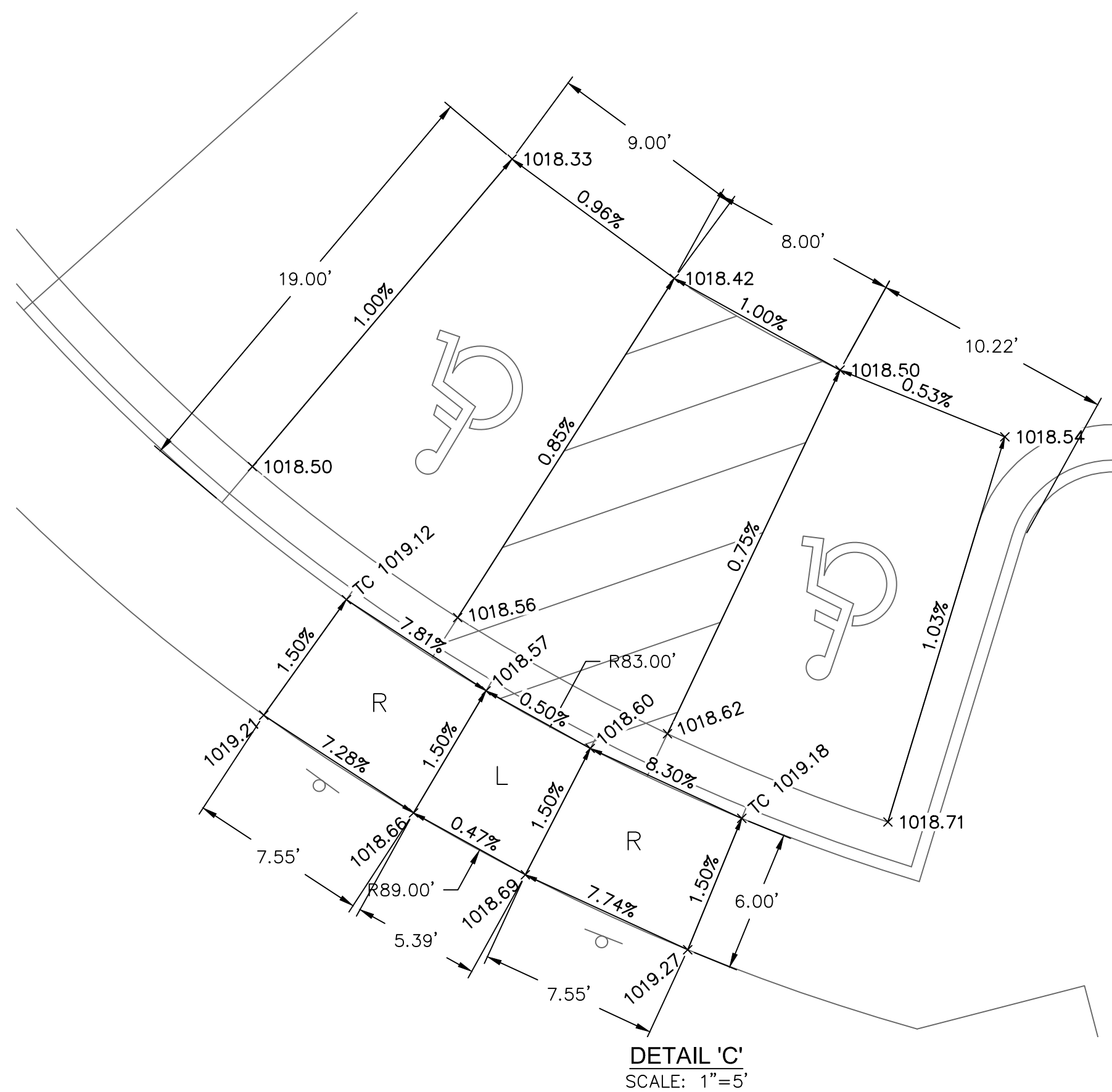


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drawn by: \_\_\_\_\_ CSM  
checked by: \_\_\_\_\_ CSM  
approved by: \_\_\_\_\_ JS  
QA/QC by: \_\_\_\_\_ JS  
project no.: \_\_\_\_\_ A21-04054  
drawing no.: C GRD02 A2104054  
date: \_\_\_\_\_ 08.10.2022

SHEET  
C4.5



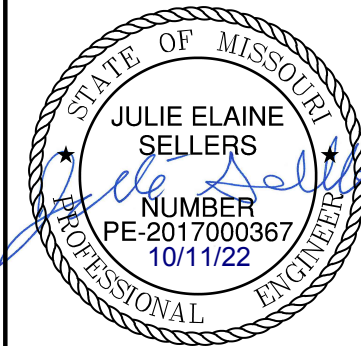
SPOT ELEVATION LEGEND:

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FFE FINISHED FLOOR ELEVATION  
HP HIGH POINT  
LP LOW POINT  
TC TOP OF CURB AT BACK  
TS TOP OF STRUCTURE  
ME MATCH EXISTING  
PV PAVEMENT

SIDEWALK RAMP LEGEND:

T	TRANSITION
L	LANDING
R	RAMP

[illegible]

## GRADING DETAILS

# RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

---

2022

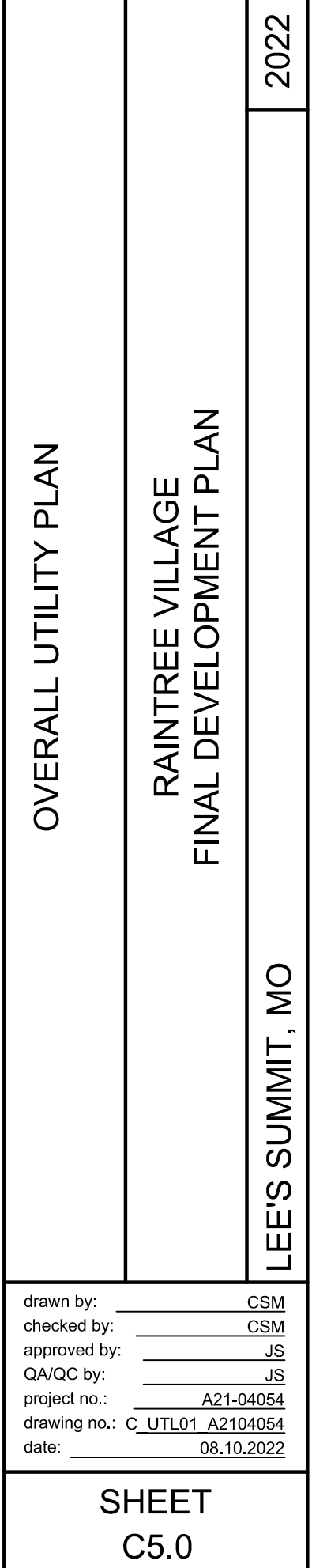
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project no.: \_\_\_\_\_ A21-04054  
drawing no.: C GRD02 A2104054  
date: \_\_\_\_\_ 08.10.2022

SHEET  
C4.6

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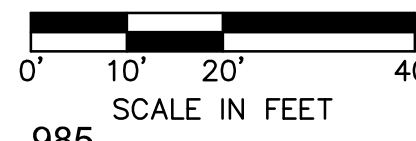
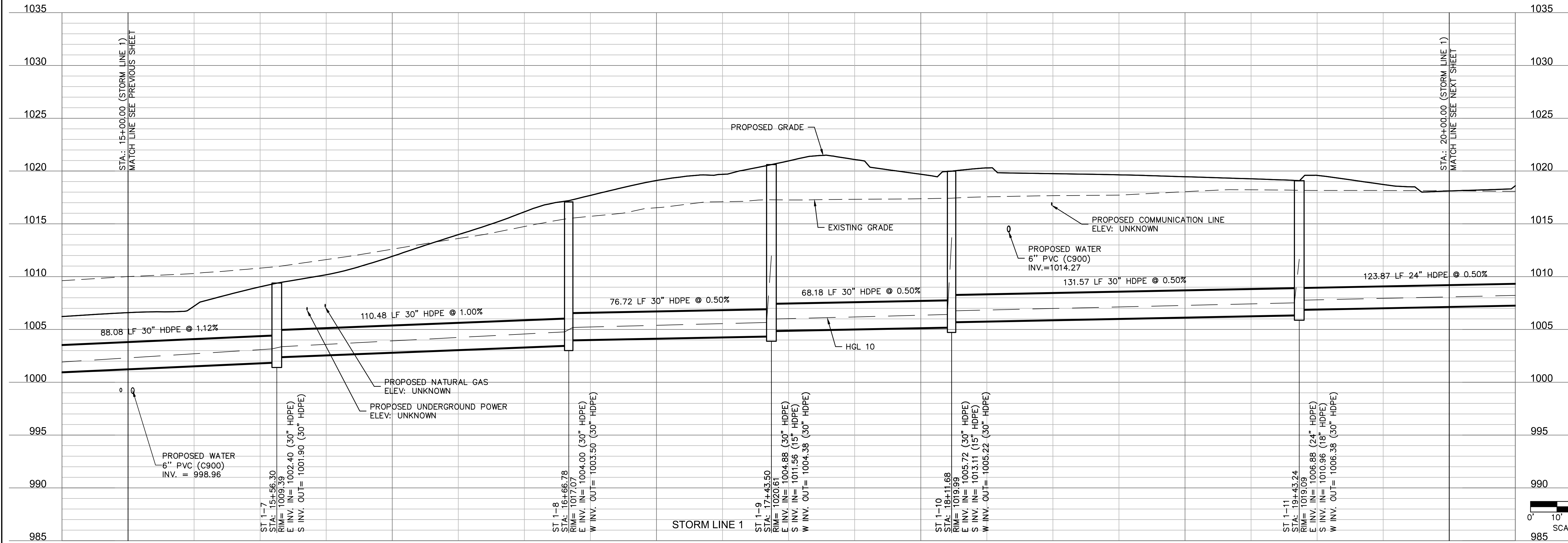
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USER: em909



drawn by: CSM  
checked by: CSM  
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QA/QC by: JS  
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drawing no.: C\_STM02\_A2104054  
date: 08.10.2022

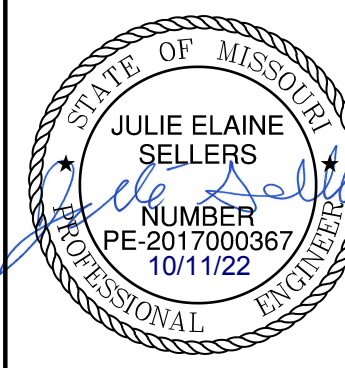
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C7.1

STORM PLAN & PROFILE  
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

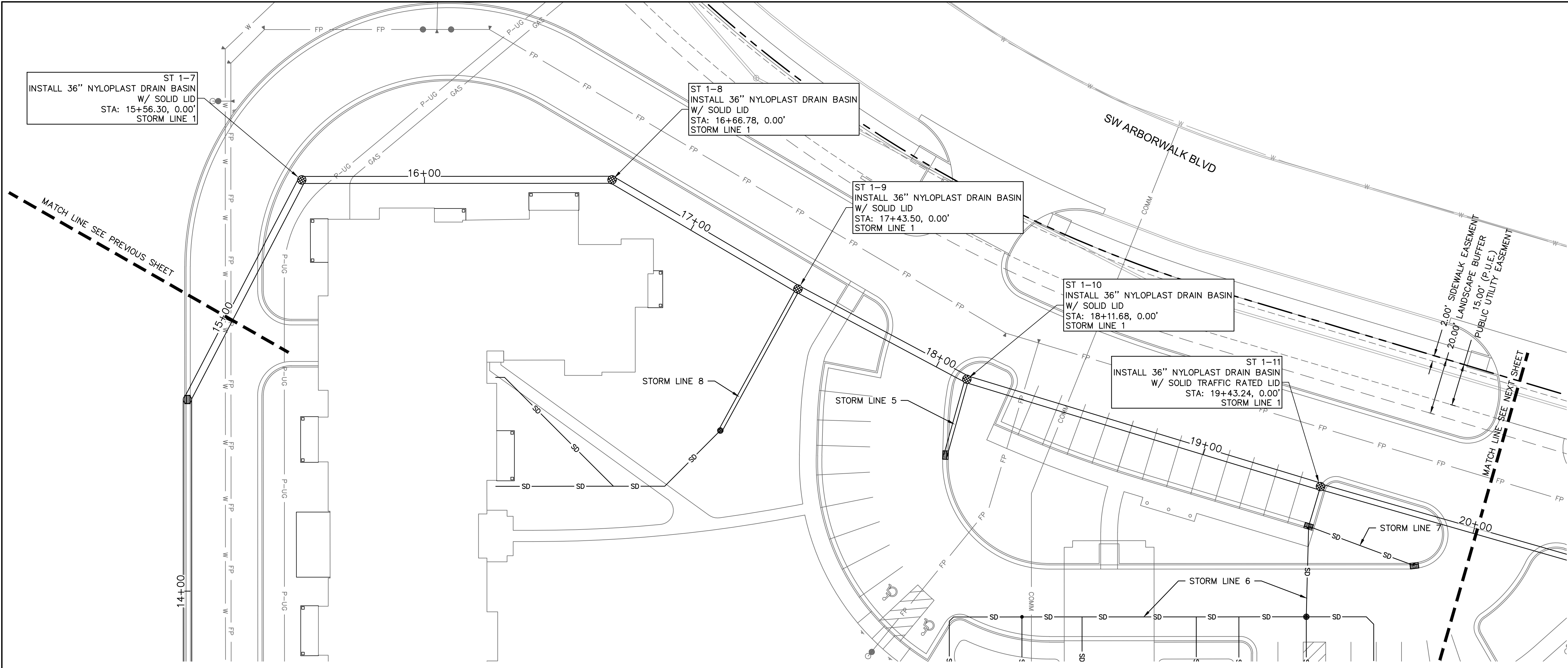
LEE'S SUMMIT, MO

2022

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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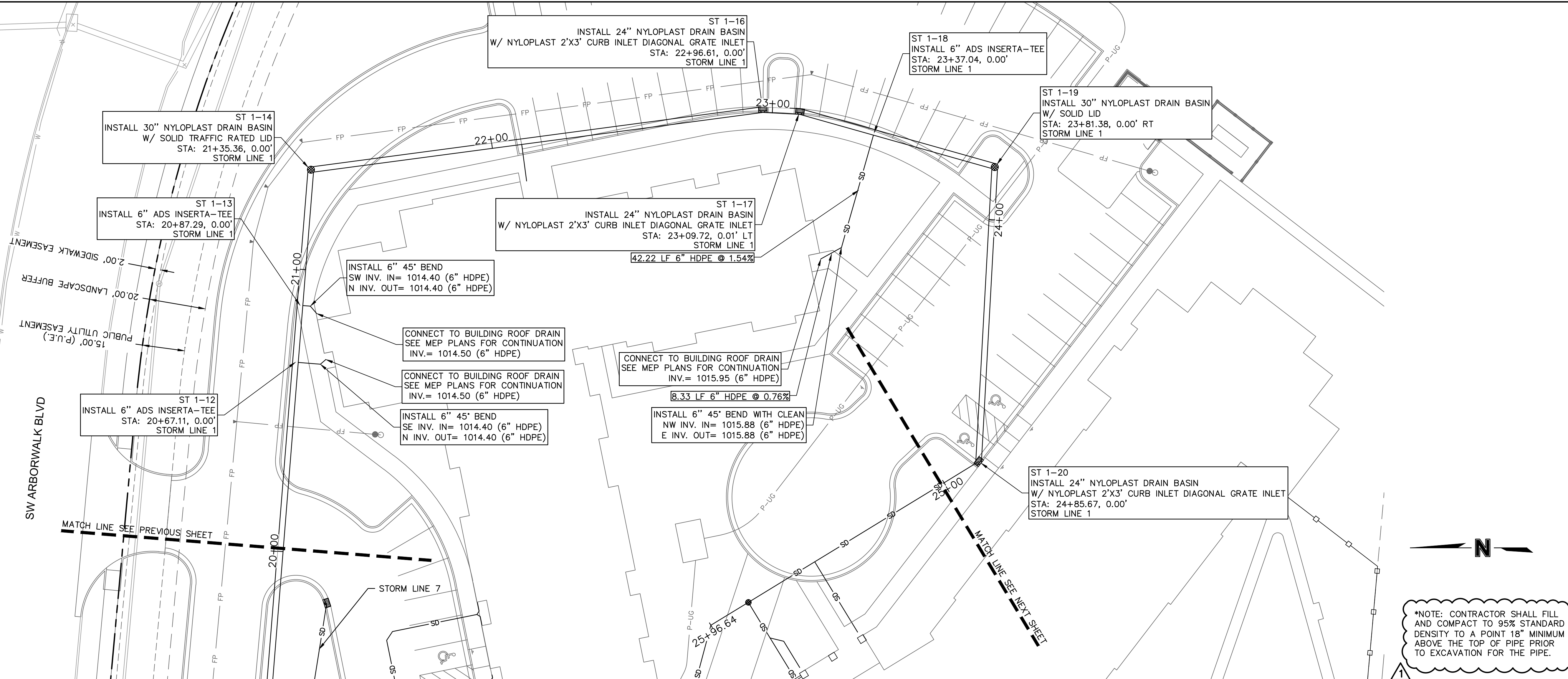
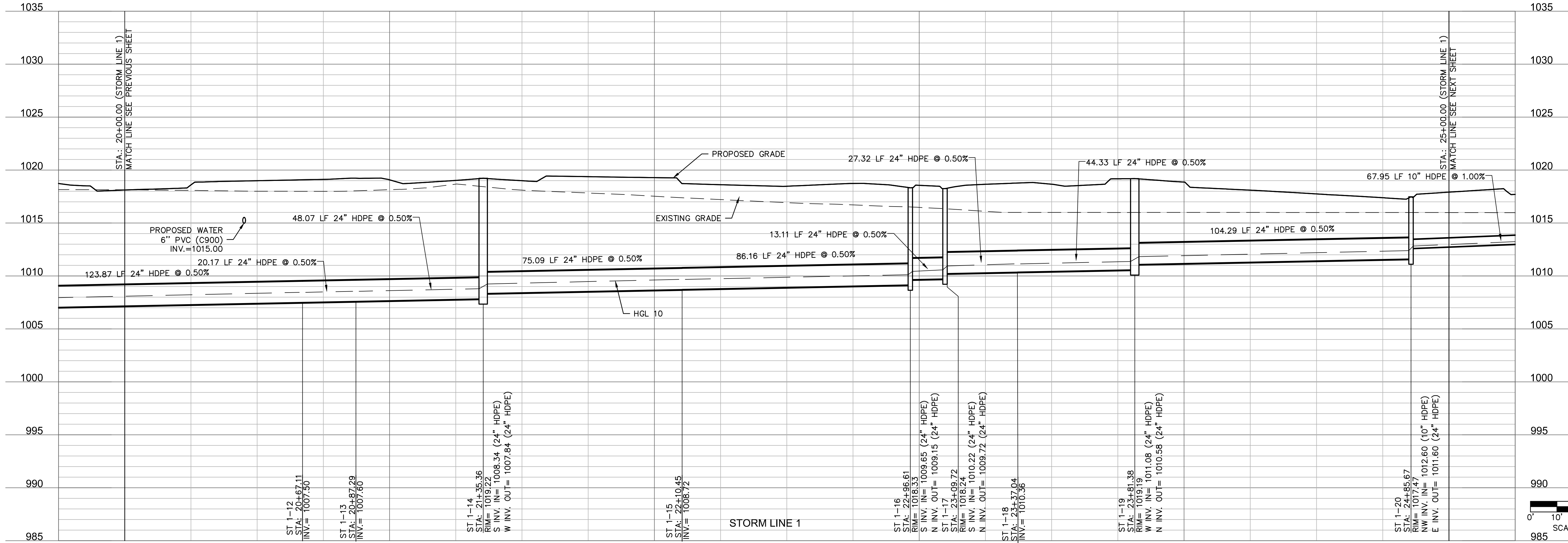


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\*NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

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JULIE ELAINE SELLERS  
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10/11/22  
PROFESSIONAL ENGINEER

BY  
CSM

REVISIONS DESCRIPTION  
REV. NO. DATE CITY COMMENTS

1 10.10.2022

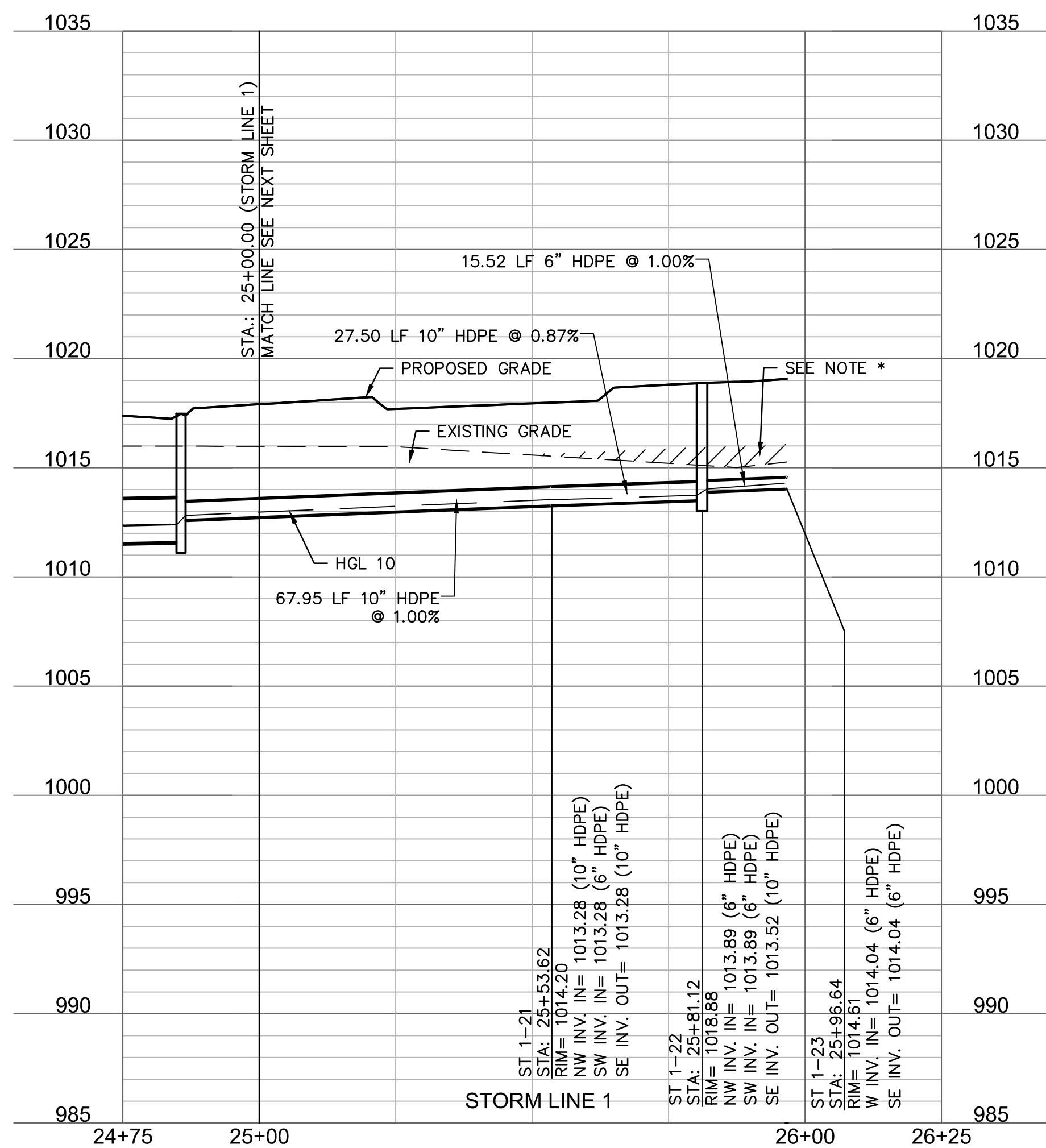
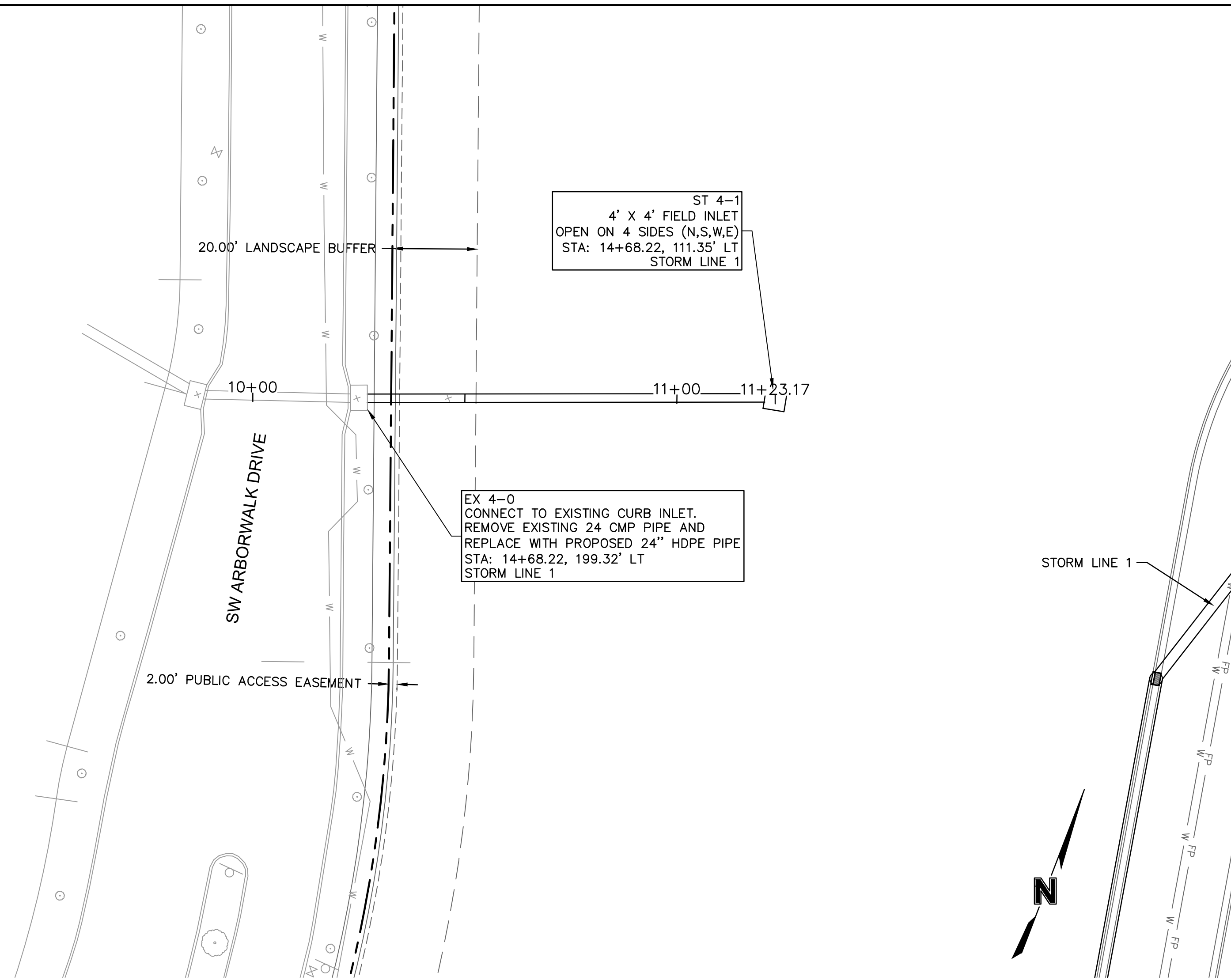
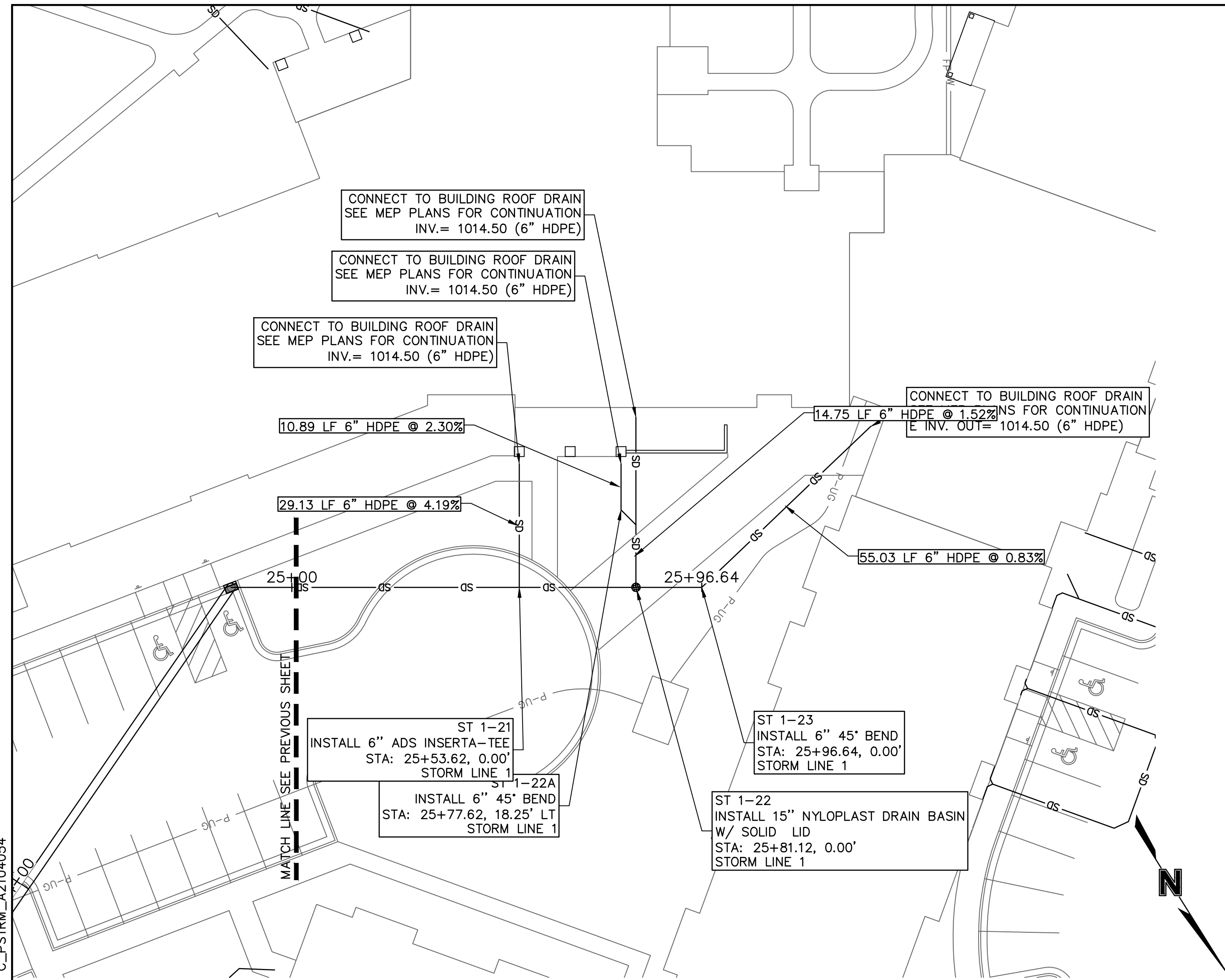
REVISIONS

STORM PLAN & PROFILE  
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN  
LEE'S SUMMIT, MO

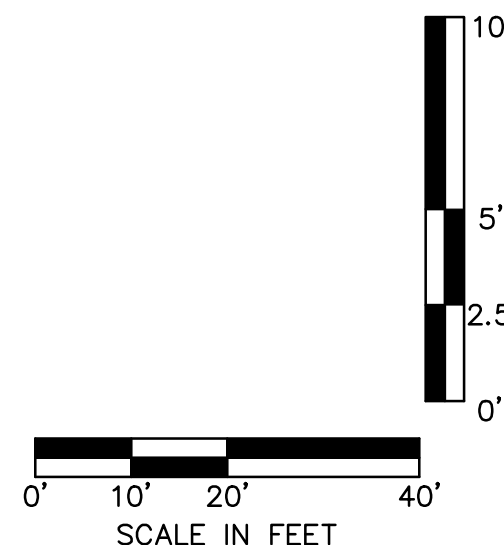
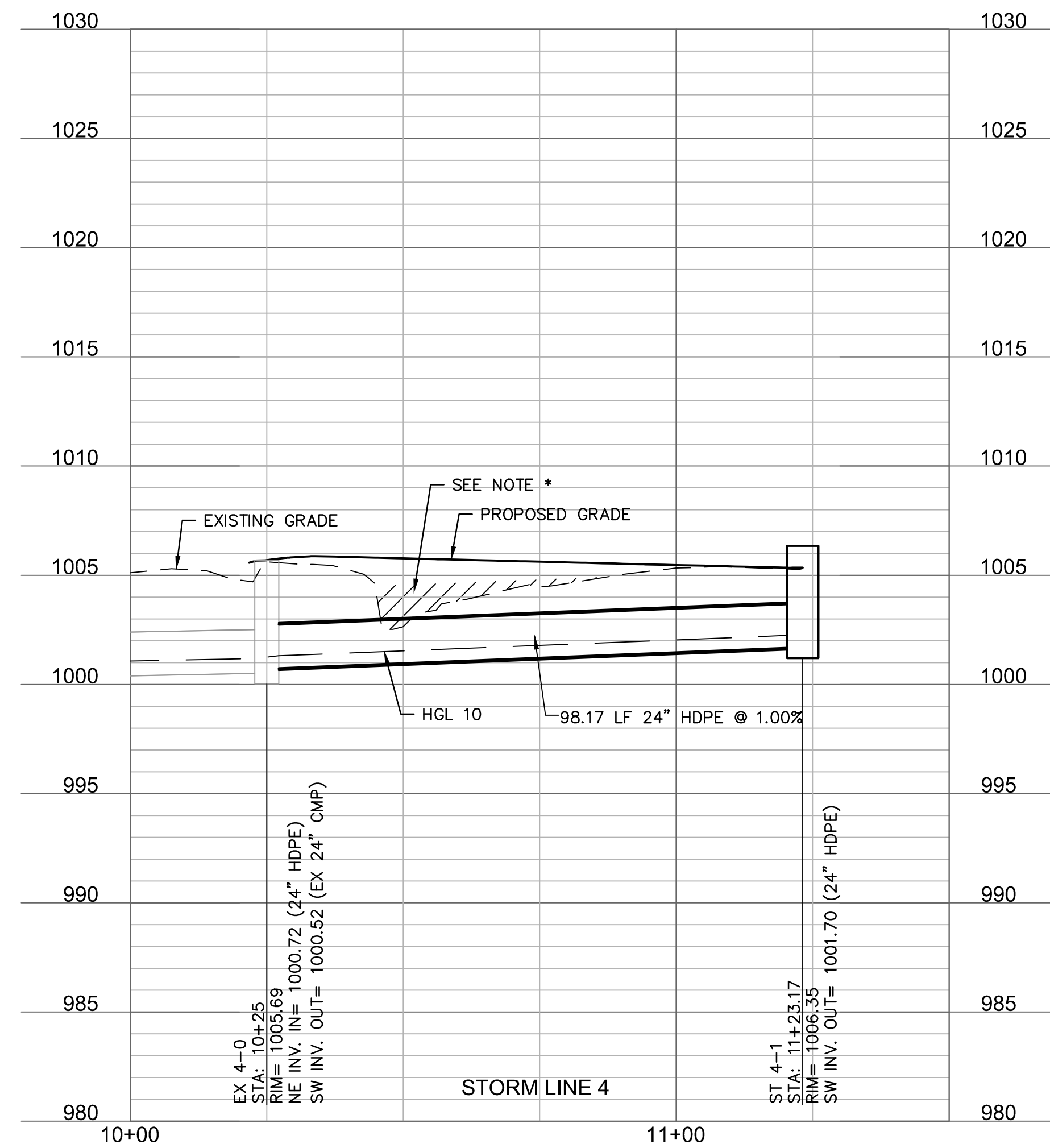
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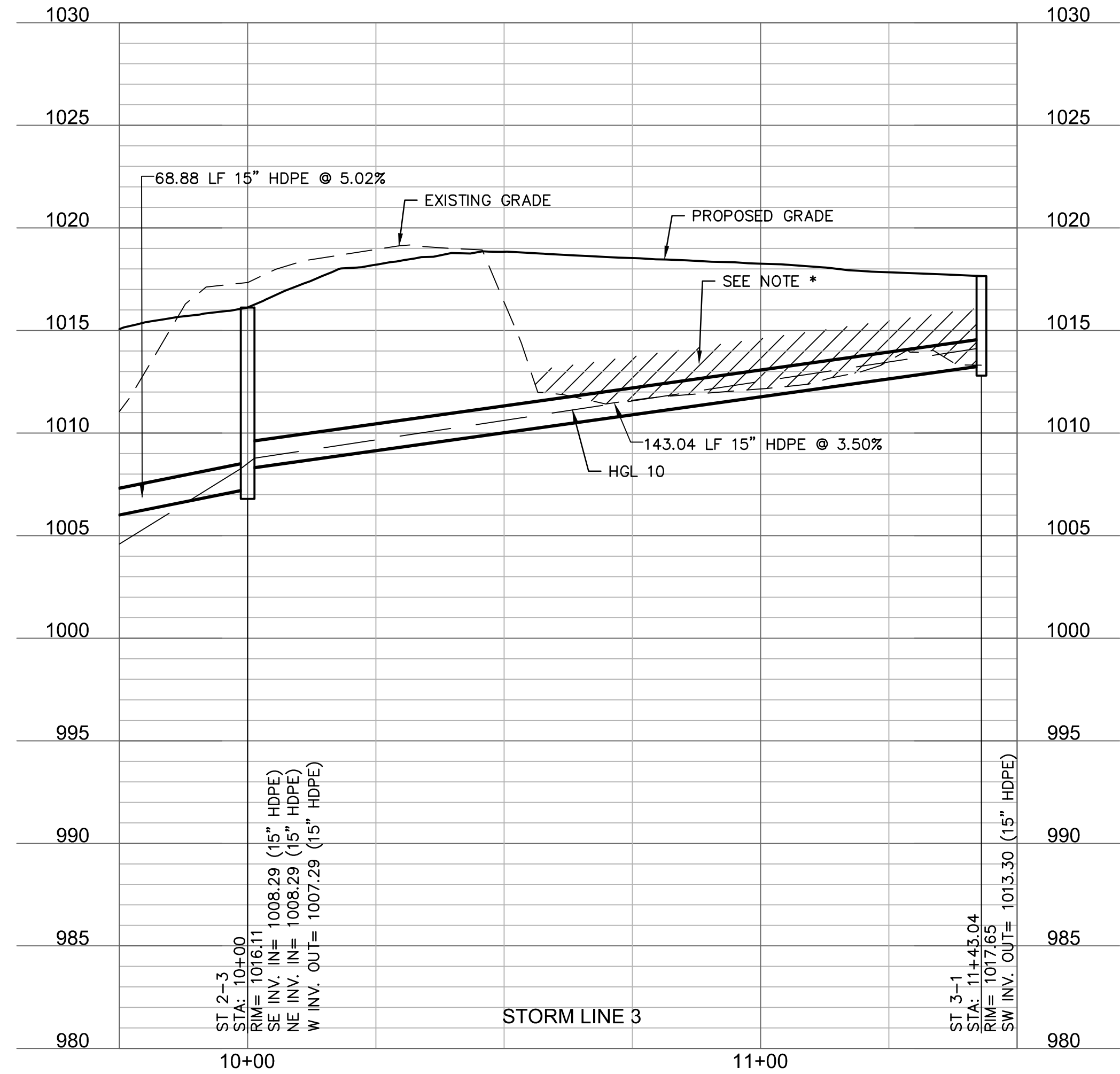
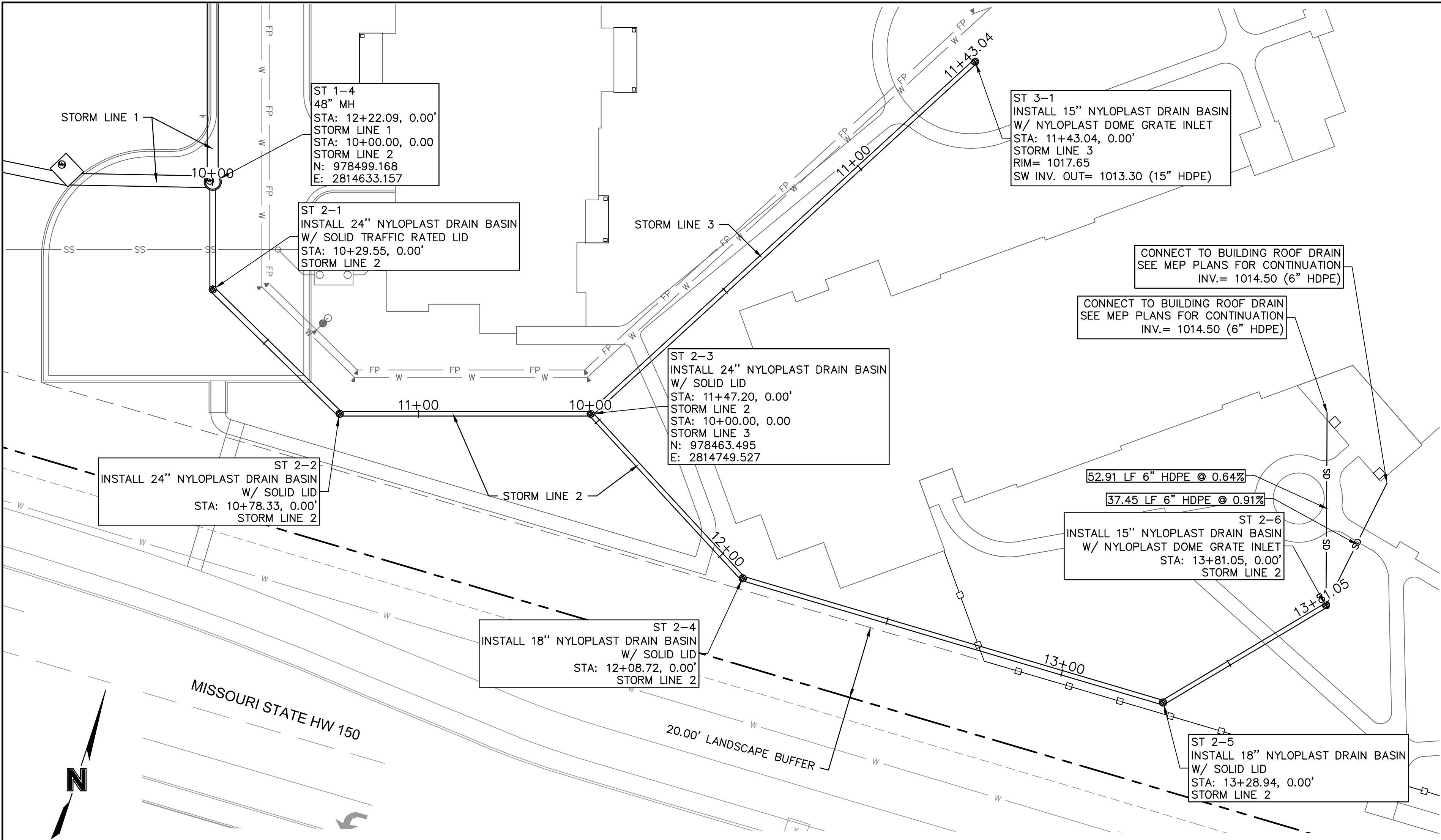
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checked by: CSM  
approved by: JS  
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project no.: A21-04054  
drawing no.: C\_STM02\_A2104054  
date: 08.10.2022

SHEET  
C7.2

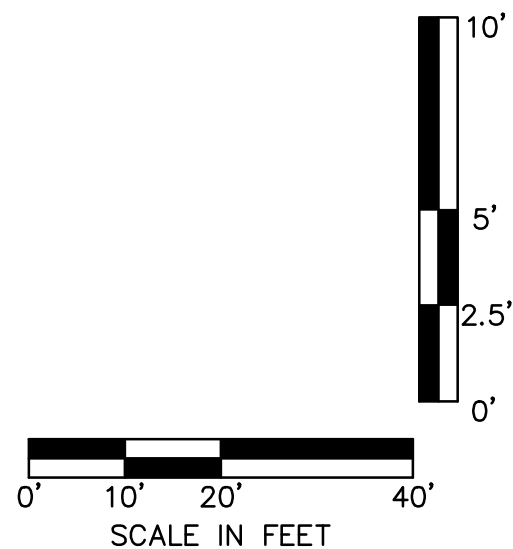
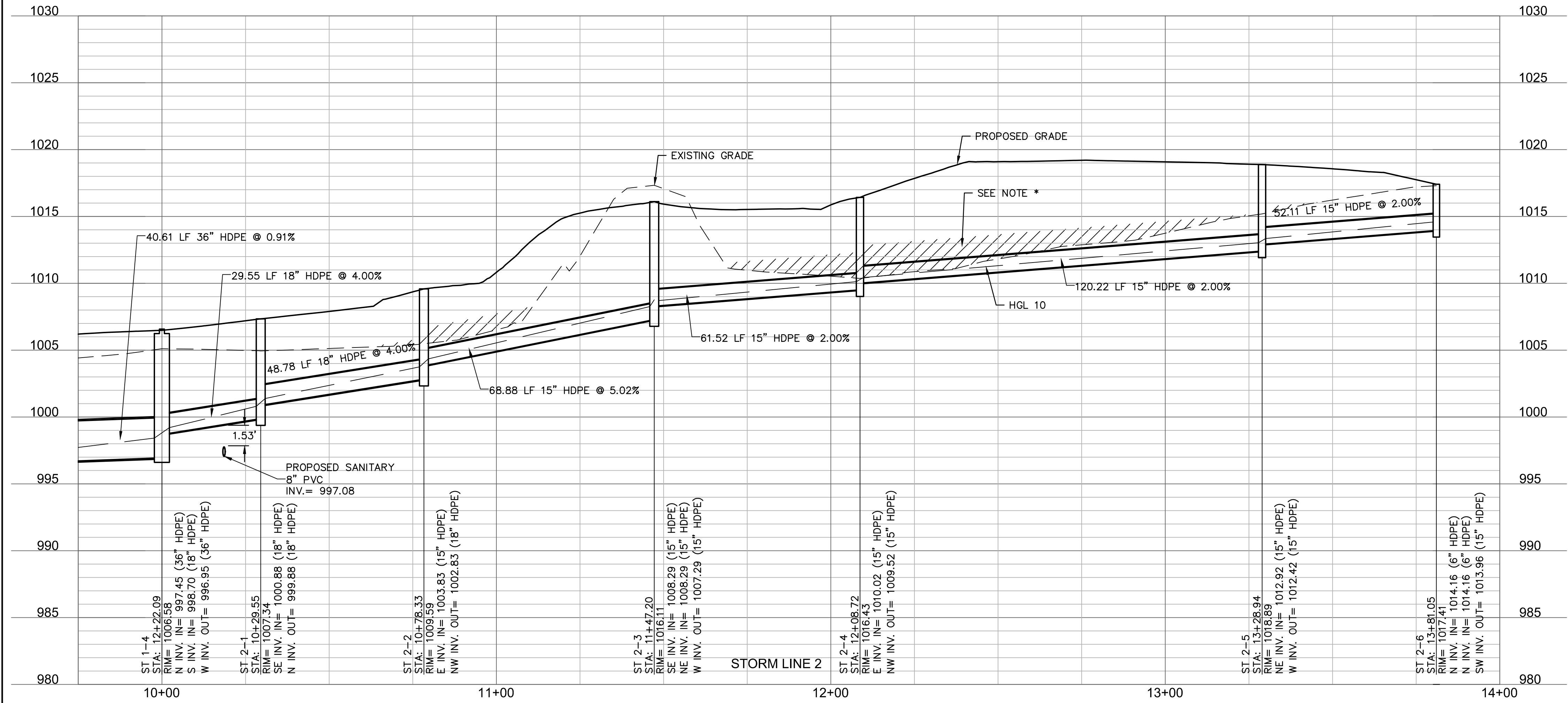


\*NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.





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SELLERS  
NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

BY  
CSM

REV. NO. 1  
DATE 10.10.2022  
REVISIONS DESCRIPTION  
CITY COMMENTS

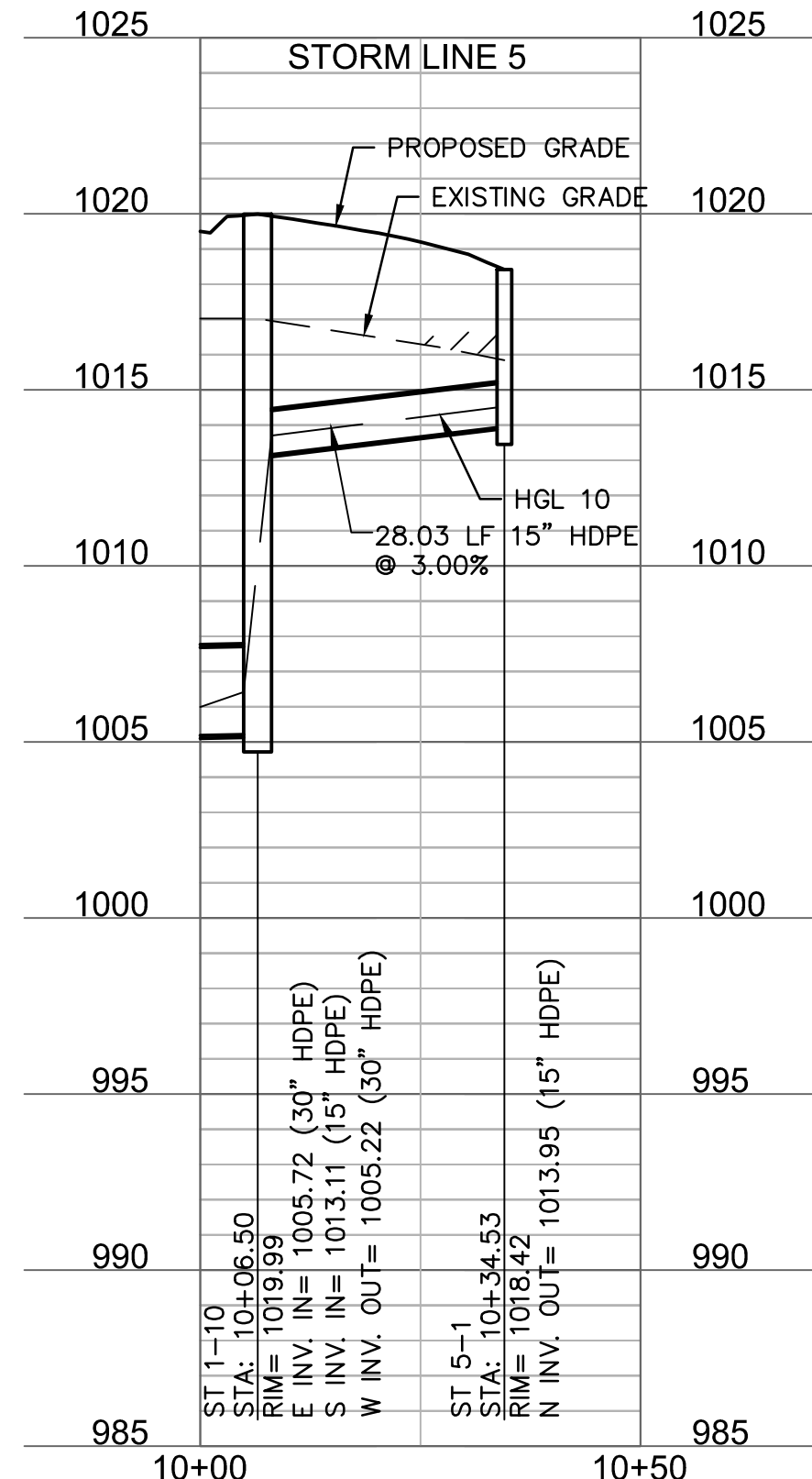
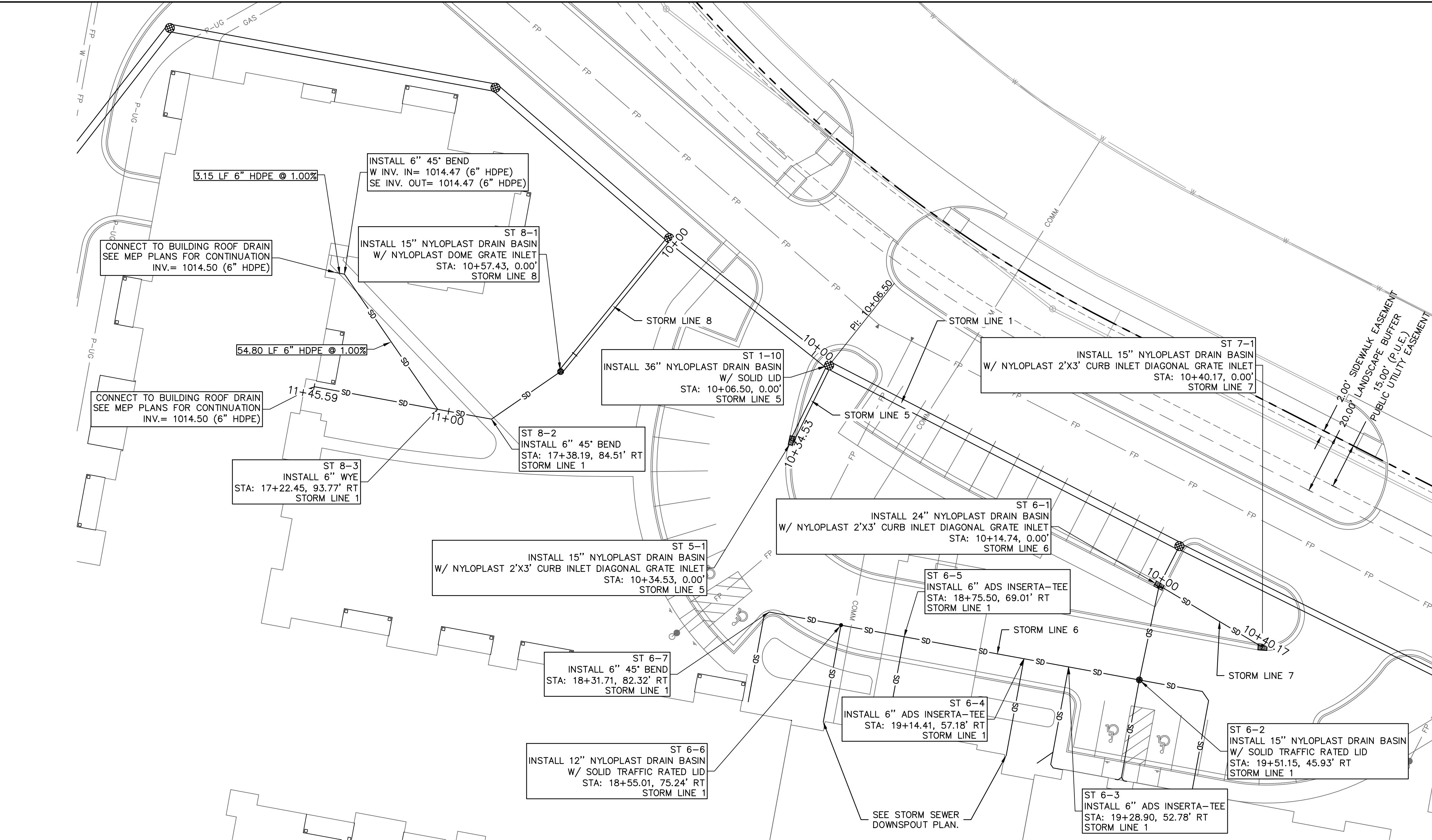
REVISIONS  
2022

STORM PLAN & PROFILE  
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

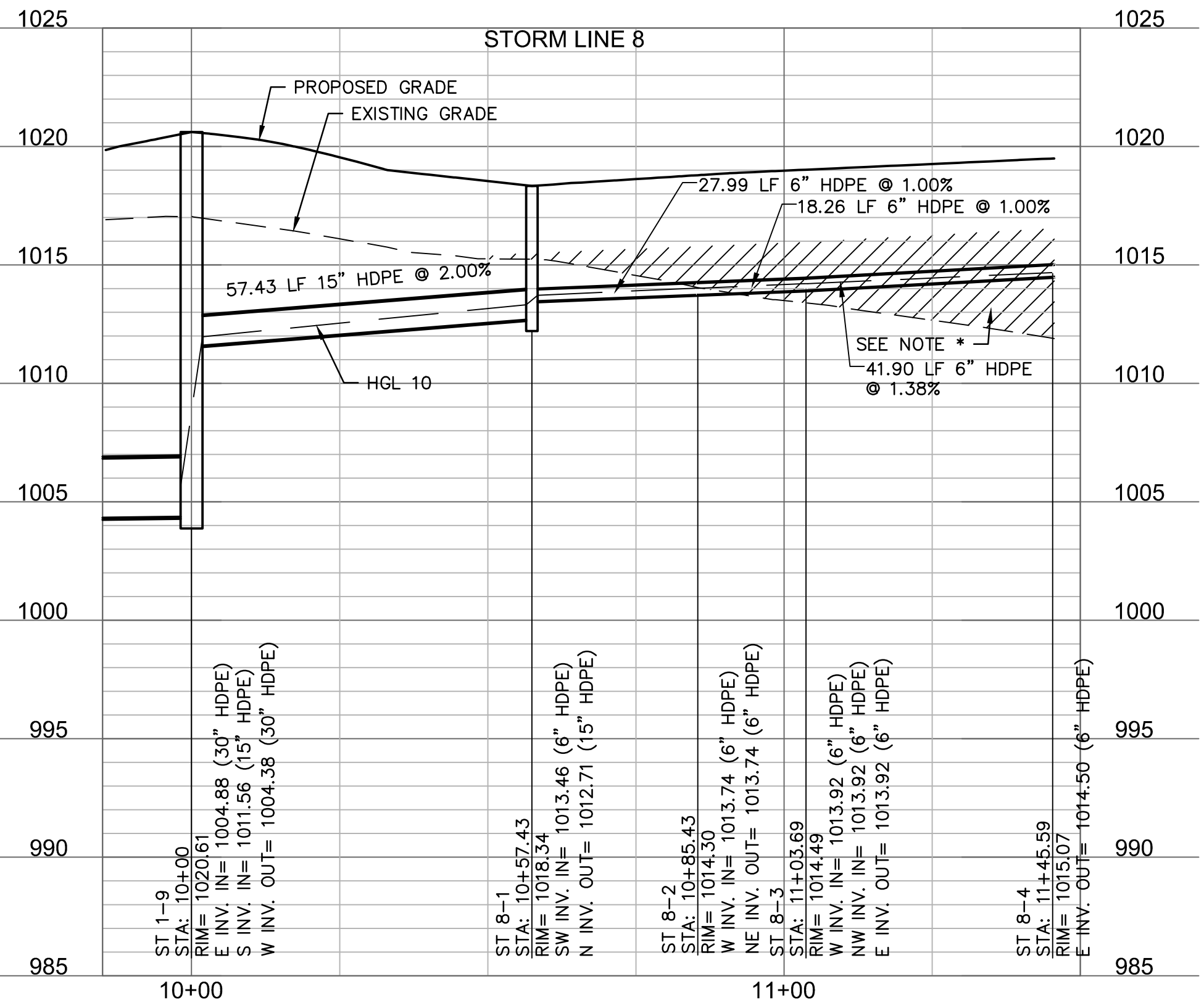
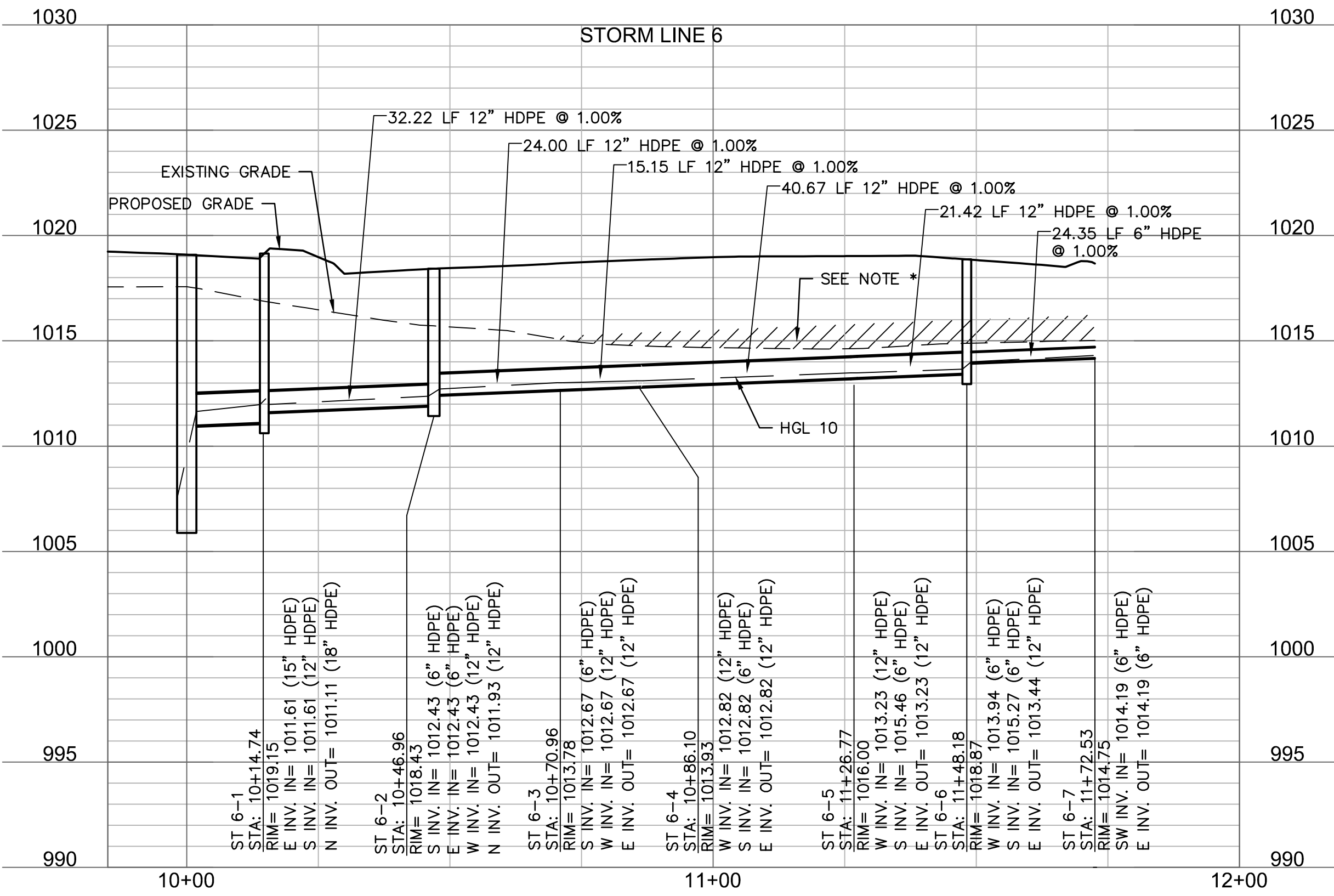
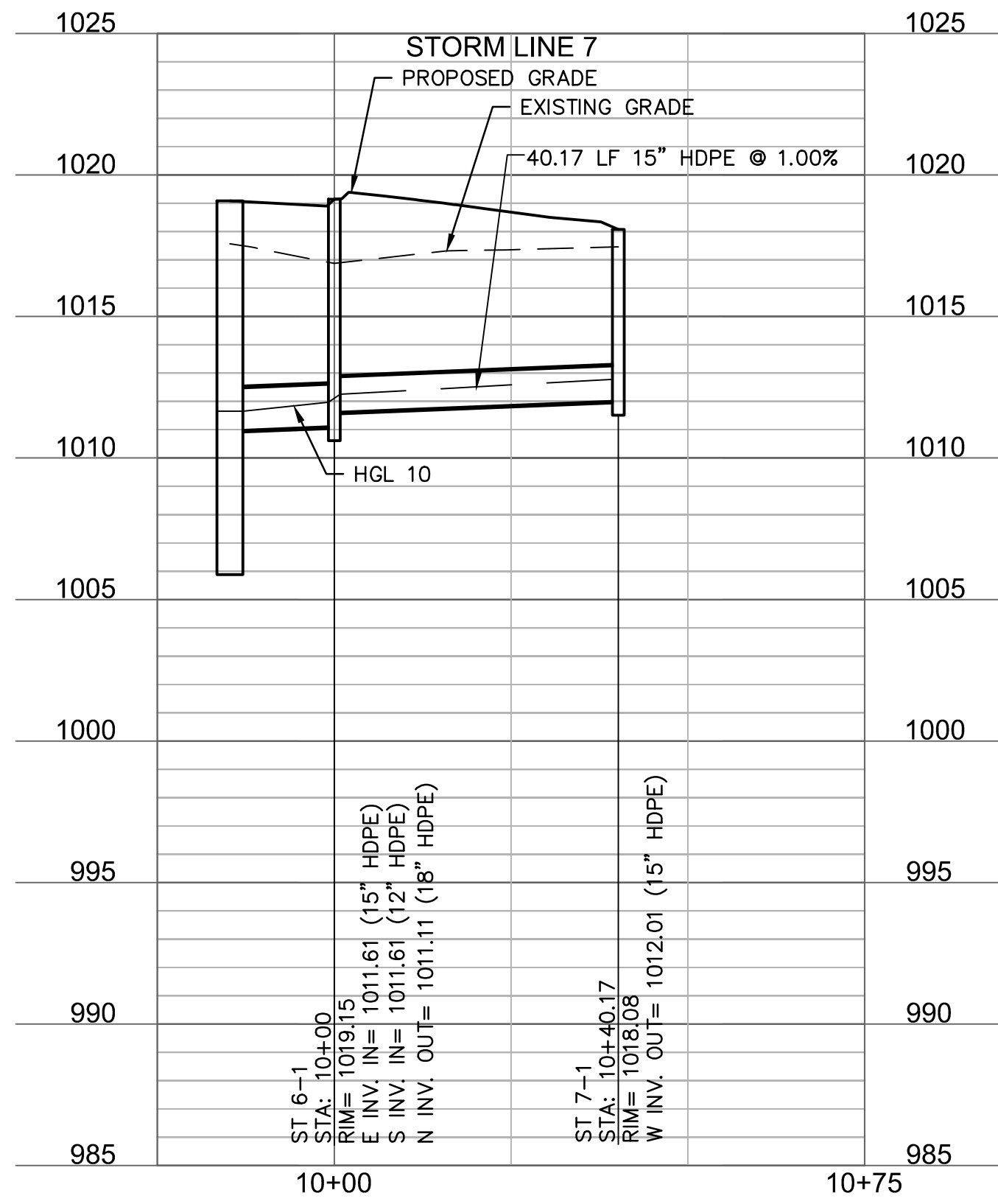
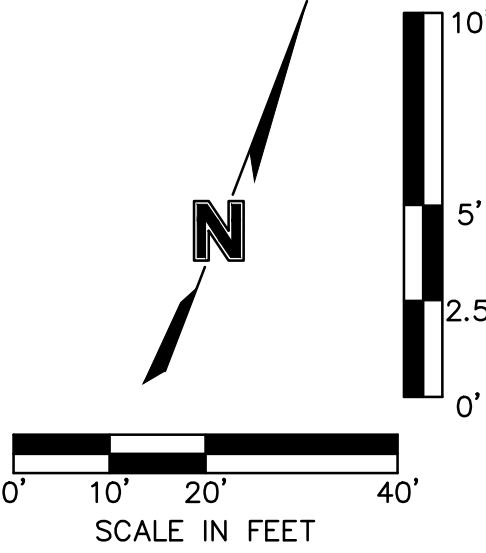
LEE'S SUMMIT, MO

drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_STM02\_A2104054  
date: 08.10.2022

SHEET  
C7.4



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10/11/22  
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REV. NO. 1  
DATE 10.10.2022  
REVISIONS DESCRIPTION CITY COMMENTS

2022

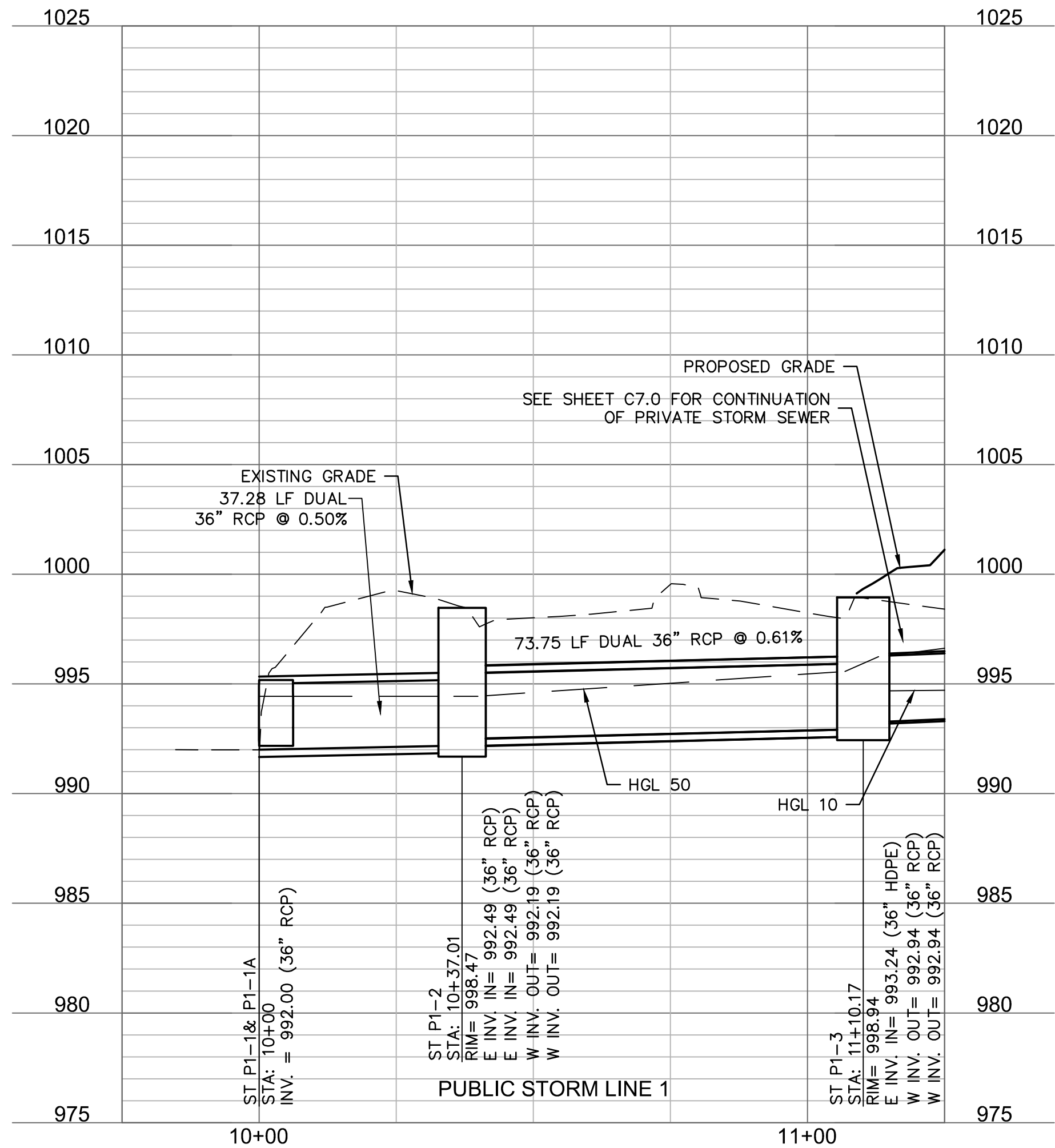
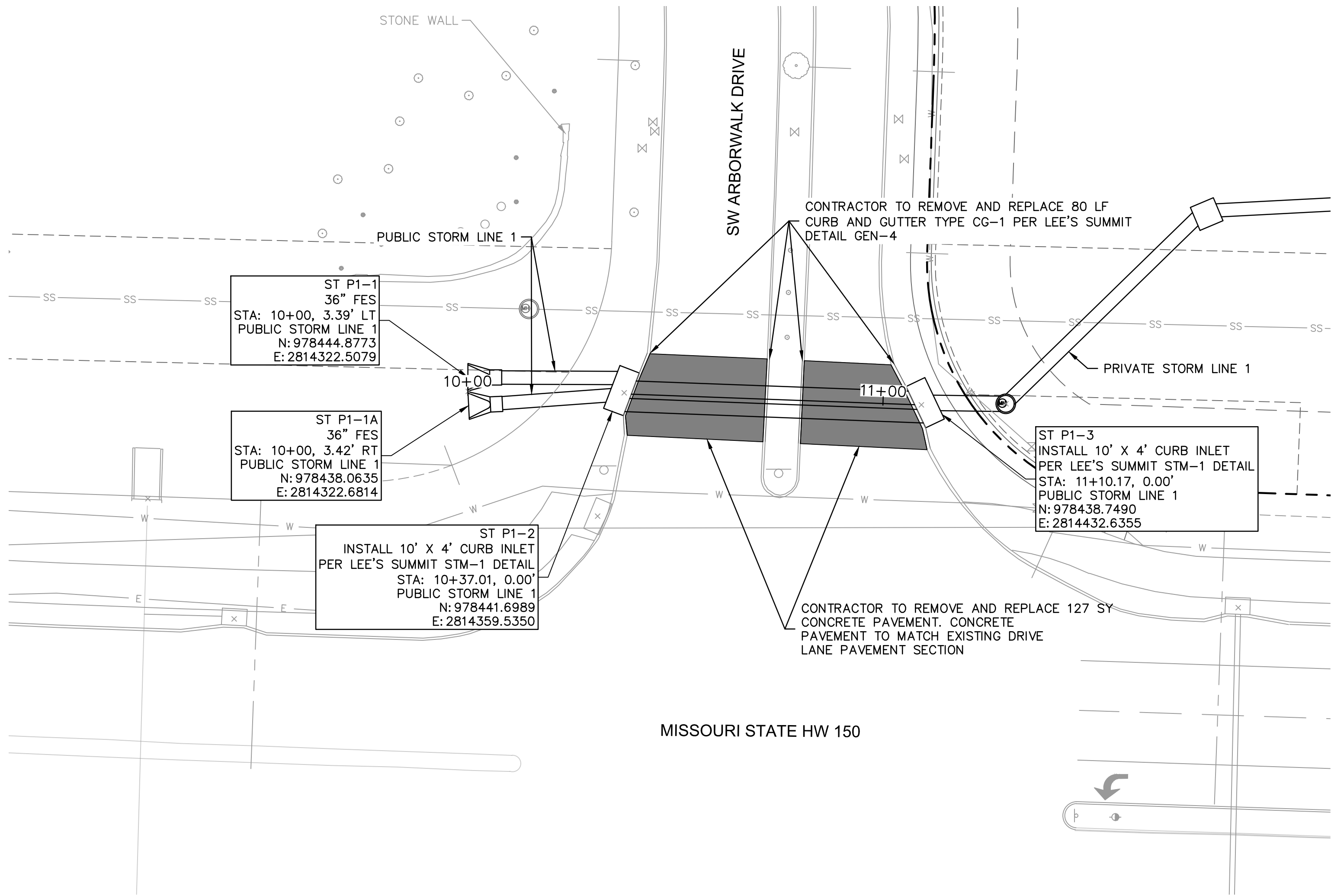
STORM PLAN & PROFILE  
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN  
LEE'S SUMMIT, MO

drawn by: CSM  
checked by: CSM  
approved by: JLS  
QA/QC by: JLS  
project no.: A21-04054  
drawing no.: C\_STM02\_A2104054  
date: 08.10.2022

SHEET  
C7.5

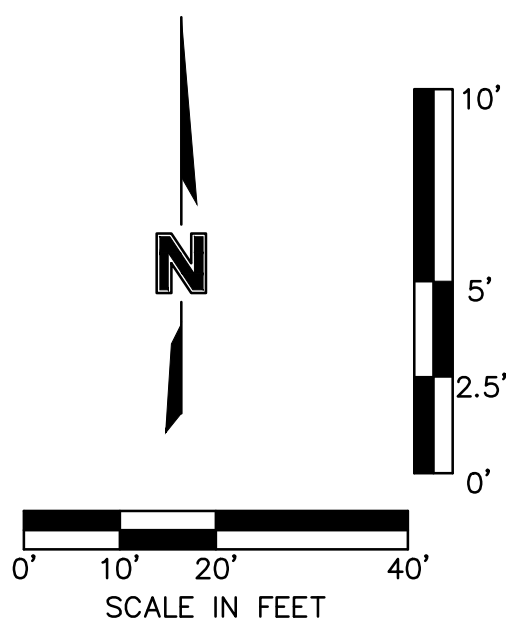


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#### KEYNOTES

1. SAWCUT AND REMOVE EXISTING CURB AND PAVEMENT PER LEE'S SUMMIT'S TRENCHING/PATCHING ROADWAY'S DETAIL (GEN-5).



PUBLIC STORM PLAN & PROFILE

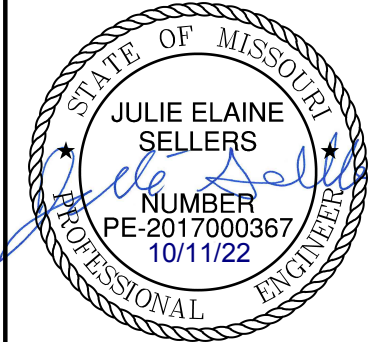
RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2022

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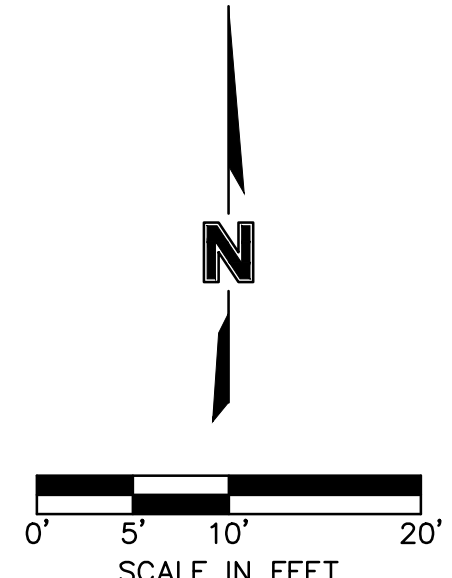
SHEET  
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drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C-STW03\_A2104054  
date: 08/10/2022

Storm Sewer Design Calculation Table												
10 Year Return Frequency												
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)
ST P1-2	ST P1-1	37.283	992.19	992	0.51	36(x2)	0.013	24.33	2.06	95.22	2.44	994.44
ST P1-3	ST P1-2	70	992.94	992.49	0.64	36(x2)	0.013	24.69	2.98	106.95	1.98	994.45
ST 1-1	ST P1-3	19.372	993.44	993.24	1.03	36	0.012	24.74	7.5	73.42	1.28	995.04
ST 1-2	ST 1-1	66.087	994.61	993.94	1.01	36	0.012	24.91	7.89	72.75	1.21	996.22
ST 1-3	ST 1-2	92.547	996.08	995.11	1.05	36	0.012	22.22	7.68	73.97	1.13	997.6
ST 1-4	ST 1-3	40.614	996.95	996.58	0.91	36	0.012	21.34	7.36	68.96	1.15	998.43
ST 1-5	ST 1-4	94.846	998.4	997.45	1	36	0.012	17.06	7.03	72.31	0.99	999.72
ST 1-6	ST 1-5	151.279	1000.41	998.9	1	36	0.012	15.33	6.81	72.18	0.94	1001.66
ST 1-7	ST 1-6	88.08	1001.9	1000.91	1.12	30	0.012	14	7.01	47.1	0.93	1003.16
ST 1-8	ST 1-7	110.483	1003.5	1002.4	1	30	0.012	14.21	6.86	44.33	0.97	1004.77
ST 1-9	ST 1-8	76.719	1004.38	1004	0.5	30	0.012	14.36	5.97	31.27	1.19	1005.66
ST 1-10	ST 1-9	68.177	1005.22	1004.88	0.5	30	0.012	12.7	5.76	31.37	1.11	1006.42
ST 1-11	ST 1-10	131.568	1006.38	1005.72	0.5	30	0.012	11.55	5.61	31.47	1.05	1007.52
ST 1-12	ST 1-11	123.87	1007.5	1006.88	0.5	24	0.012	7.22	5.07	17.33	0.9	1008.45
ST 1-13	ST 1-12	20.174	1007.6	1007.5	0.5	24	0.012	7.14	4.85	17.25	0.95	1008.55
ST 1-14	ST 1-13	48.072	1007.84	1007.6	0.5	24	0.012	7.1	4.85	17.31	0.95	1008.79
ST 1-15	ST 1-14	75.093	1008.72	1008.34	0.51	24	0.012	7.21	5.08	17.43	0.9	1009.67
ST 1-16	ST 1-15	86.161	1009.15	1008.72	0.5	24	0.012	7.28	4.92	17.31	0.95	1010.11
ST 1-17	ST 1-16	13.107	1009.72	1009.65	0.53	24	0.012	5.74	4.81	17.9	0.78	1010.57
ST 1-18	ST 1-17	27.321	1010.36	1010.22	0.51	24	0.012	4.85	4.54	17.54	0.72	1011.14
ST 1-19	ST 1-18	44.334	1010.58	1010.36	0.5	24	0.012	4.86	4.32	17.26	0.77	1011.36
ST 1-20	ST 1-19	104.293	1011.6	1011.08	0.5	24	0.012	5.02	4.56	17.3	0.74	1012.39
ST 1-21	ST 1-20	67.95	1013.28	1012.6	1	10	0.012	0.36	2.8	2.37	0.22	1013.54
ST 1-22	ST 1-21	27.501	1013.52	1013.28	0.87	10	0.012	0.25	1.96	2.22	0.26	1013.74
ST 1-23	ST 1-22	15.517	1014.04	1013.89	0.97	6	0.012	0.13	2.22	0.6	0.16	1014.22
ST 2-1	ST 1-4	29.549	999.88	998.7	3.99	18	0.012	5.65	7.83	22.73	0.51	1000.8
ST 2-2	ST 2-1	48.776	1002.83	1000.88	4	18	0.012	5.69	7.85	22.75	0.51	1003.75
ST 2-3	ST 2-2	68.879	1007.29	1003.83	5.02	15	0.012	5.73	8.7	15.68	0.52	1008.26
ST 2-4	ST 2-3	61.517	1009.52	1008.29	2	15	0.012	2.35	5.27	9.89	0.42	1010.13
ST 2-5	ST 2-4	120.22	1012.42	1010.02	2	15	0.012	2.43	5.32	9.88	0.42	1013.04
ST 2-6	ST 2-5	52.11	1013.96	1012.92	2	15	0.012	2.47	5.34	9.88	0.43	1014.59
ST 3-1	ST 2-3	143.036	1013.3	1008.29	3.5	15	0.012	4.03	7.08	13.09	0.48	1014.11
ST 4-1	EX 4-0	98	1001.7	1000.72	1	24	0.012	3.15	4.58	24.5	0.48	1002.32
ST 5-1	ST 1-10	28.026	1013.95	1013.11	3	15	0.012	1.92	5.45	12.11	0.34	1014.5
ST 6-1	ST 1-11	14.736	1011.11	1010.96	1.02	18	0.012	4.99	5.52	11.48	0.69	1011.97
ST 6-2	ST 6-1	32.221	1011.93	1011.61	0.99	12	0.012	1.12	3.77	3.84	0.37	1012.37
ST 6-3	ST 6-2	24	1012.67	1012.43	1	12	0.012	0.68	3.27	3.86	0.28	1013.01
ST 6-4	ST 6-3	15.147	1012.82	1012.67	0.99	12	0.012	0.46	2.23	3.84	0.34	1013.1
ST 6-5	ST 6-4	40.665	1013.23	1012.82	1.01	12	0.012	0.36	2.19	3.87	0.28	1013.48
ST 6-6	ST 6-5	21.415	1013.44	1013.23	0.98	12	0.012	0.25	1.9	3.82	0.25	1013.65
ST 6-7	ST 6-6	24.351	1014.19	1013.94	1.03	6	0.012	0.13	2.26	0.62	0.15	1014.37
ST 7-1	ST 6-1	40.175	1012.01	1011.61	1	15	0.012	3.65	5.17	6.98	0.64	1012.78
ST 8-1	ST 1-9	57.435	1012.71	1011.56	2	15	0.012	2.33	5.25	9.9	0.41	1013.32
ST 8-2	ST 8-1	27.994	1013.74	1013.46	1	6	0.012	0.31	2.93	0.61	0.26	1014.02
ST 8-3	ST 8-2	18.263	1013.92	1013.74	0.99	6	0.012	0.32	2.75	0.6	0.28	1014.21
ST 8-4	ST 8-3	41.897	1014.5	1013.92	1.38	6	0.012	0.13	1.61	0.71	0.28	1014.68

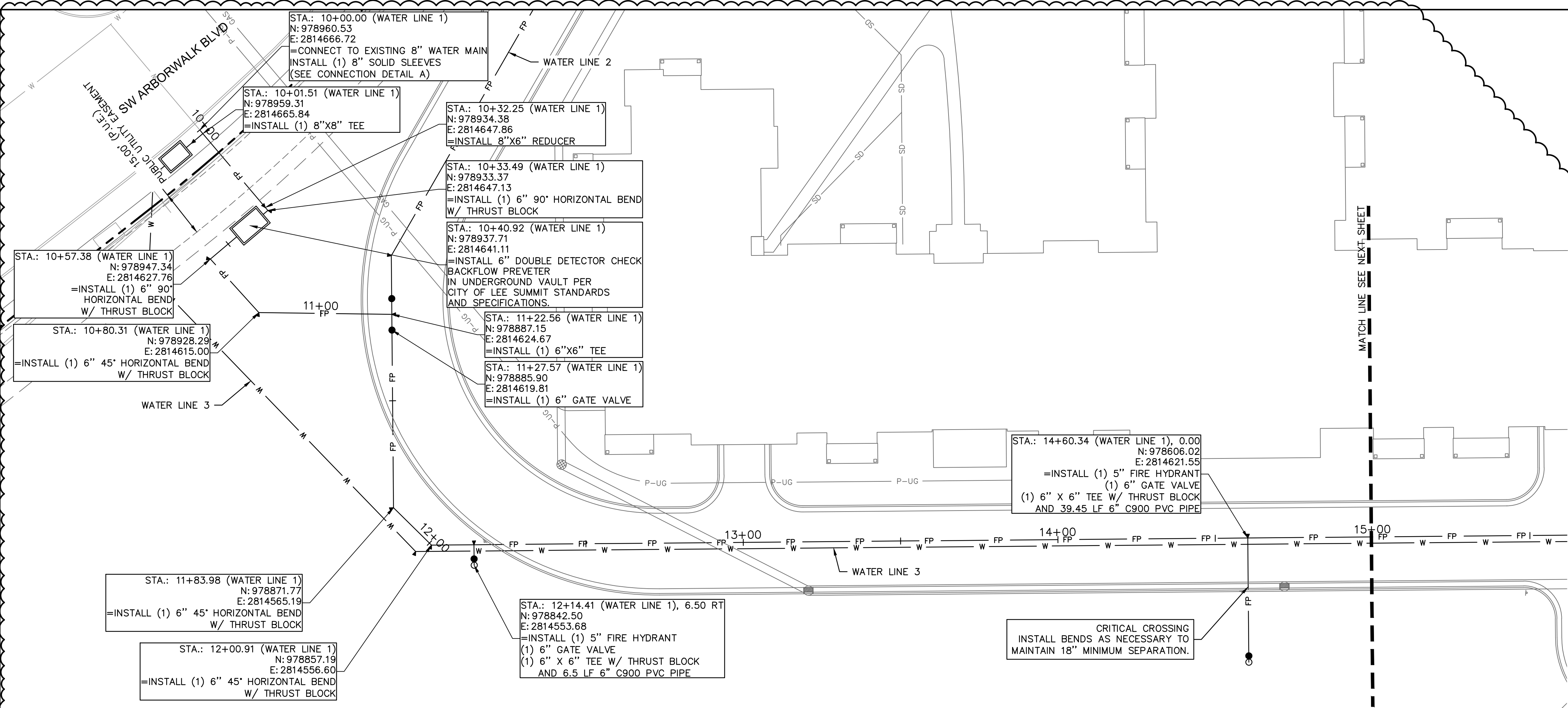
Storm Sewer Design Calculation Table												
100 Year Return Frequency												
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)
ST P1-2	ST P1-1	37.283	992.19	992	0.51	36(2b)	0.013	51.31	4.32	95.22	2.44	994.46
ST P1-3	ST P1-2	70	992.94	992.49	0.64	36(2b)	0.013	51.78	6.23	106.95	2.09	994.41
ST 1-1	ST P1-3	19.372	993.44	993.24	1.03	36	0.012	51.85	10.01	73.42	1.86	995.78
ST 1-2	ST 1-1	66.087	994.61	993.94	1.01	36	0.012	52.07	9.99	72.75	1.88	996.95
ST 1-3	ST 1-2	92.547	996.08	995.11	1.05	36	0.012	46.27	9.21	73.97	1.84	998.29
ST 1-4	ST 1-3	40.614	996.95	996.58	0.91	36	0.012	44.35	9.23	68.96	1.75	999.12
ST 1-5	ST 1-4	94.846	998.4	997.45	1	36	0.012	35.24	8.04	72.31	1.67	1000.33
ST 1-6	ST 1-5	151.279	1000.41	998.9	1	36	0.012	31.34	8.23	72.18	1.43	1002.22
ST 1-7	ST 1-6	88.08	1001.9	1000.91	1.12	30	0.012	28.49	8.75	47.1	1.4	1003.72
ST 1-8	ST 1-7	110.483	1003.5	1002.4	1	30	0.012	28.76	8.54	44.33	1.47	1005.33
ST 1-9	ST 1-8	76.719	1004.38	1004	0.5	30	0.012	28.94	7.23	31.27	1.9	1006.28
ST 1-10	ST 1-9	68.177	1005.22	1004.88	0.5	30	0.012	25.49	7.07	31.37	1.72	1006.94
ST 1-11	ST 1-10	131.568	1006.38	1005.72	0.5	30	0.012	22.97	6.89	31.47	1.59	1008.01
ST 1-12	ST 1-11	123.87	1007.5	1006.88	0.5	24	0.012	14.21	6.16	17.33	1.38	1008.88
ST 1-13	ST 1-12	20.174	1007.6	1007.5	0.5	24	0.012	14.04	5.27	17.25	1.61	1009.15
ST 1-14	ST 1-13	48.072	1007.84	1007.6	0.5	24	0.012	13.92	5.01	17.31	1.73	1009.43
ST 1-15	ST 1-14	75.093	1008.72	1008.34	0.51	24	0.012	14.04	6.18	17.43	1.36	1010.08
ST 1-16	ST 1-15	86.161	1009.15	1008.72	0.5	24	0.012	14.07	5.68	17.31	1.6	1010.52
ST 1-17	ST 1-16	13.107	1009.72	1009.65	0.53	24	0.012	11.08	5.83	17.9	1.14	1010.91
ST 1-18	ST 1-17	27.321	1010.36	1010.22	0.51	24	0.012	9.33	5.5	17.54	1.04	1011.45
ST 1-19	ST 1-18	44.334	1010.58	1010.36	0.5	24	0.012	9.3	5.32	17.26	1.09	1011.67
ST 1-20	ST 1-19	104.293	1011.6	1011.08	0.5	24	0.012	9.47	5.49	17.3	1.06	1012.7
ST 1-21	ST 1-20	67.95	1013.28	1012.6	1	10	0.012	0.66	3.34	2.37	0.3	1013.64
ST 1-22	ST 1-21	27.501	1013.52	1013.28	0.87	10	0.012	0.45	2.32	2.22	0.36	1013.81
ST 1-23	ST 1-22	15.517	1014.04	1013.89	0.97	6	0.012	0.23	2.64	0.6	0.21	1014.28
ST 2-1	ST 1-4	29.549	999.88	998.7	3.99	18	0.012	10.75	9.74	22.73	0.73	1001.14
ST 2-2	ST 2-1	48.776	1002.83	1000.88	4	18	0.012	10.8	9.76	22.75	0.73	1004.09
ST 2-3	ST 2-2	68.879	1007.29	1003.83	5.02	15	0.012	10.84	11.37	15.68	0.76	1008.49
ST 2-4	ST 2-3	61.517	1009.52	1008.29	2	15	0.012	4.42	6.4	9.89	0.59	1010.37
ST 2-5	ST 2-4	120.22	1012.42	1010.02	2	15	0.012	4.5	6.44	9.88	0.59	1013.28
ST 2-6	ST 2-5	52.11	1013.96	1012.92	2	15	0.012	4.54	6.45	9.88	0.59	1014.82
ST 3-1	ST 2-3	143.036	1013.3	1008.29	3.5	15	0.012	7.07	8.61	13.09	0.65	1014.36
ST 4-1	EX 4-0	98	1001.7	1000.72	1	24	0.012	5.53	5.39	24.5	0.65	1002.53
ST 5-1	ST 1-10	28.026	1013.95	1013.11	3	15	0.012	3.38	6.46	12.11	0.45	1014.69
ST 6-1	ST 1-11	14.736	1011.11	1010.96	1.02	18	0.012	9.51	6.79	11.48	1.04	1012.3
ST 6-2	ST 6-1	32.221	1011.93	1011.61	0.99	12	0.012	2.11	3.89	3.84	0.69	1012.55
ST 6-3	ST 6-2	24	1012.67	1012.43	1	12	0.012	1.28	3.93	3.86	0.4	1013.15
ST 6-4	ST 6-3	15.147	1012.82	1012.67	0.99	12	0.012	0.86	2.69	3.84	0.48	1013.21
ST 6-5	ST 6-4	40.665	1013.23	1012.82	1.01	12	0.012	0.66	2.59	3.87	0.39	1013.57
ST 6-6	ST 6-5	21.415	1013.44	1013.23	0.98	12	0.012	0.45	2.23	3.82	0.34	1013.72
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ST 8-1	ST 1-9	57.435	1012.71	1011.56	2	15	0.012	4.2	6.3	9.9	0.57	1013.54
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ST 8-3	ST 8-2	18.263	1013.92	1013.74	0.99	6	0.012	0.57	3.49	0.6	0.39	1014.31
ST 8-4	ST 8-3	41.897	1014.5	1013.92	1.38	6	0.012	0.23	1.85	0.71	0.46	1014.74

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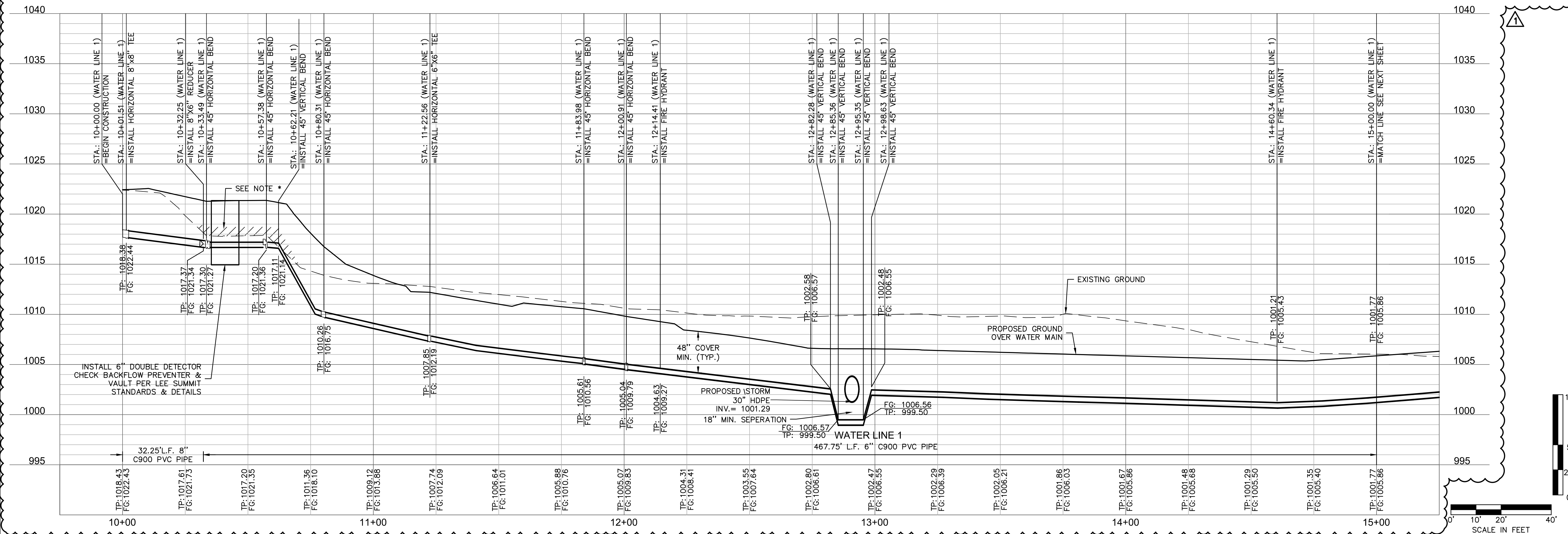
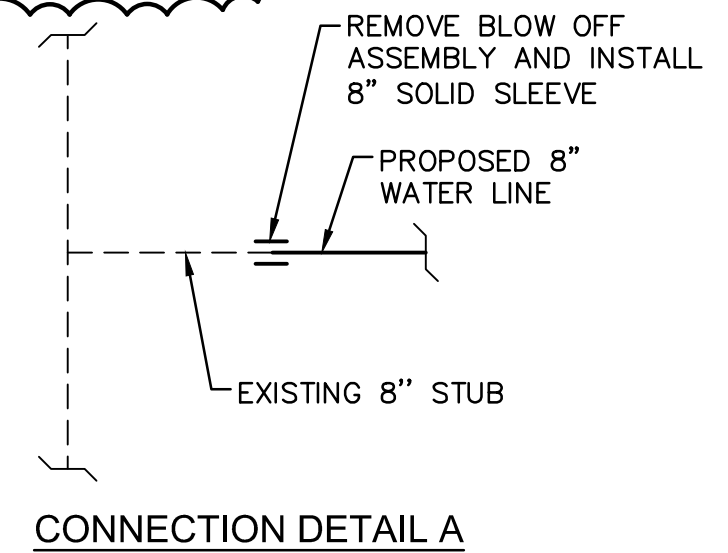
SANITARY SEWER PLAN	RAINTREE VILLAGE FINAL DEVELOPMENT PLAN	LEE'S SUMMIT, MO
drawn by: _____ CSM checked by: _____ CSM approved by: _____ JS OADC by: _____ JS project no.: _____ A21-04054 drawing no.: C_SAN01 A21-04054 date: _____ 08.10.2022		
SHEET C8.0		

drawn by: \_\_\_\_\_ CSM  
checked by: \_\_\_\_\_ CSM  
approved by: \_\_\_\_\_ JS  
QA/QC by: \_\_\_\_\_ JS  
project no.: \_\_\_\_\_ A21-04054  
drawing no.: C SAN01 A2104054  
date: \_\_\_\_\_ 08.10.2022



#### WATER PLAN NOTES

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STATE OF MISSOURI  
JULIE ELAINE  
SELLERS  
NUMBER  
PE-2017000367  
10/11/22  
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY	CSM
1		10.10.2022	CITY COMMENTS		

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY	CSM
1		10.10.2022	CITY COMMENTS		

WATER PLAN & PROFILE

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CSM

checked by: CSM

approved by: JS

QA/QC by: JS

project no.: A21-04054

drawing no.: C\_WAT01\_A2104054

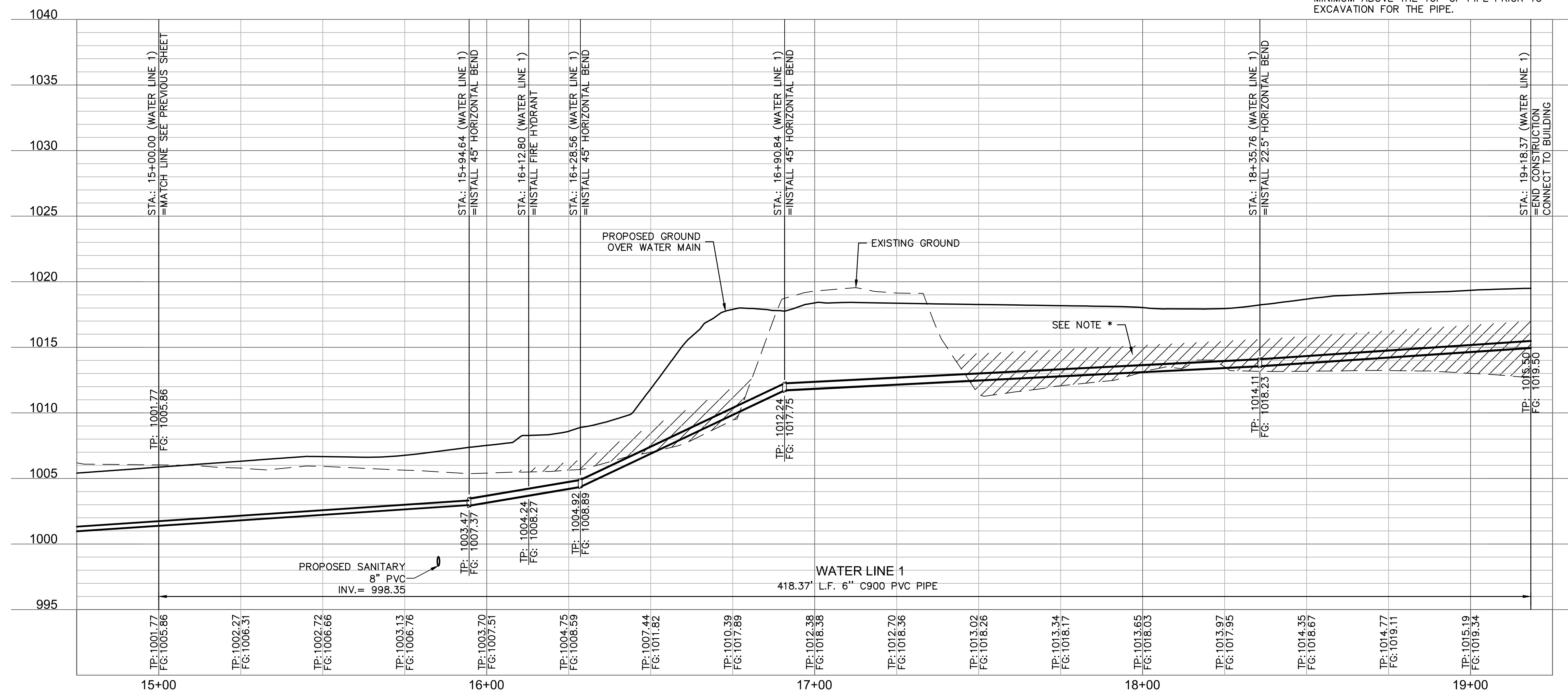
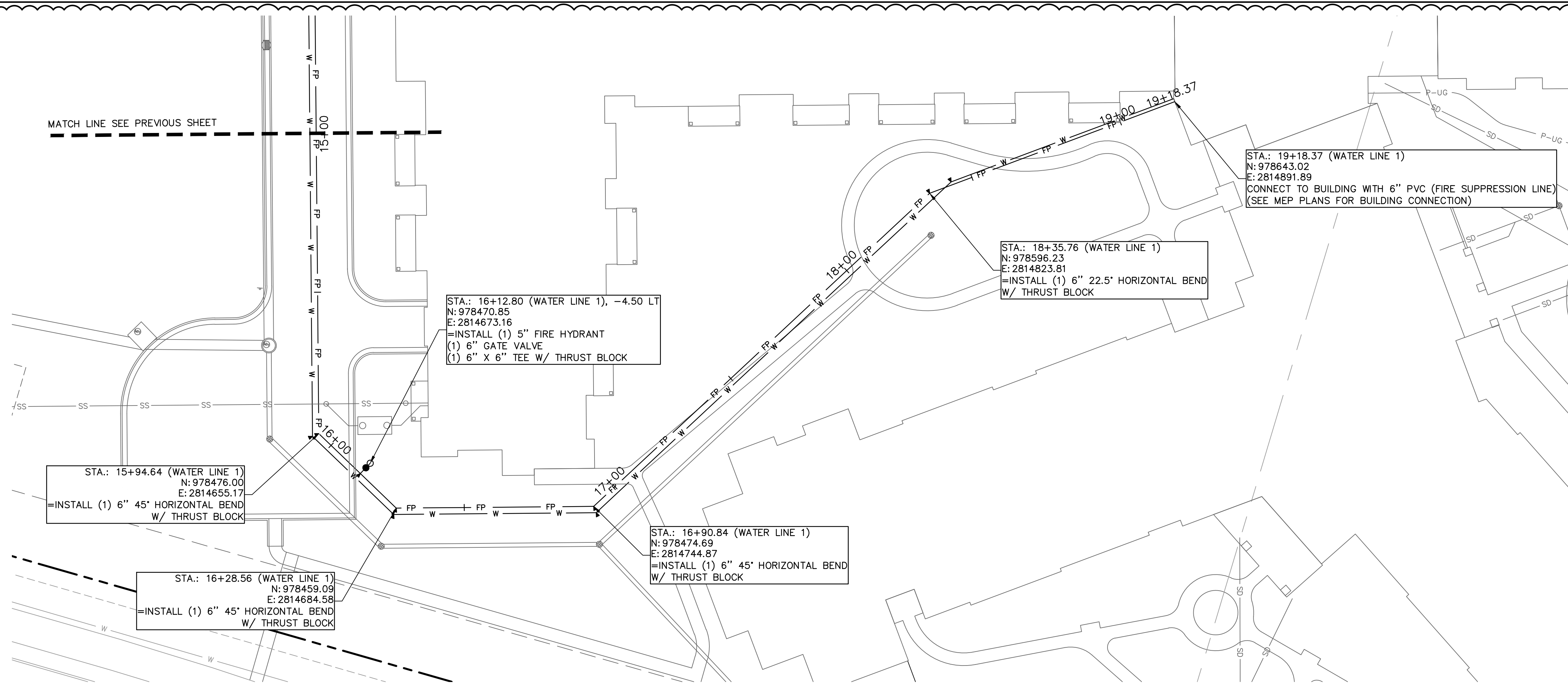
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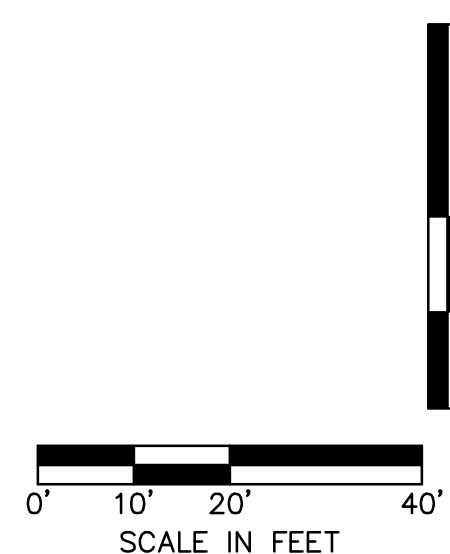
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2022

USER: cmayo  
C\_XBASE\_A21



\*NOTE: CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



## WATER PLAN & PROFILE

# RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT. MO

2022

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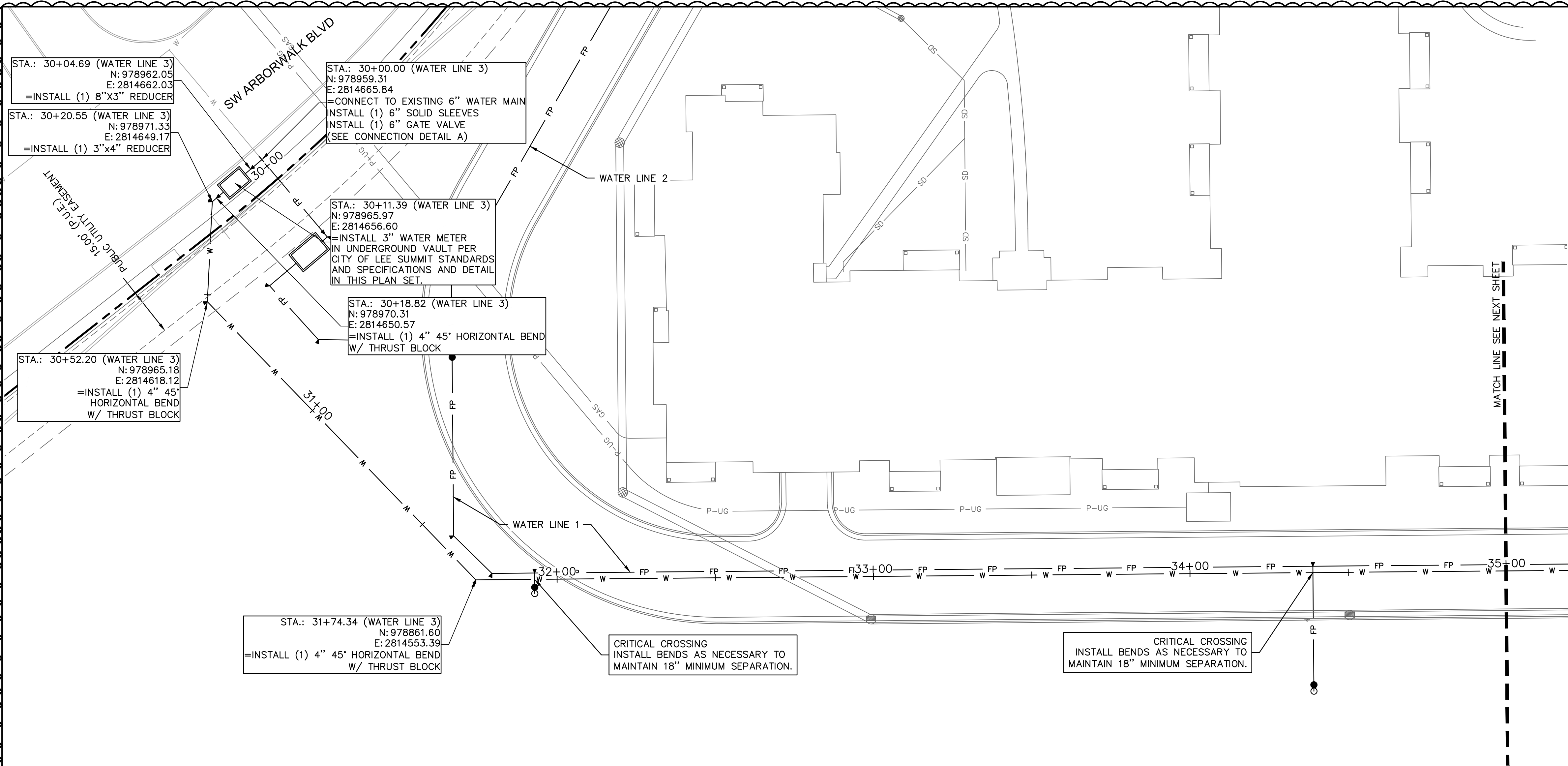
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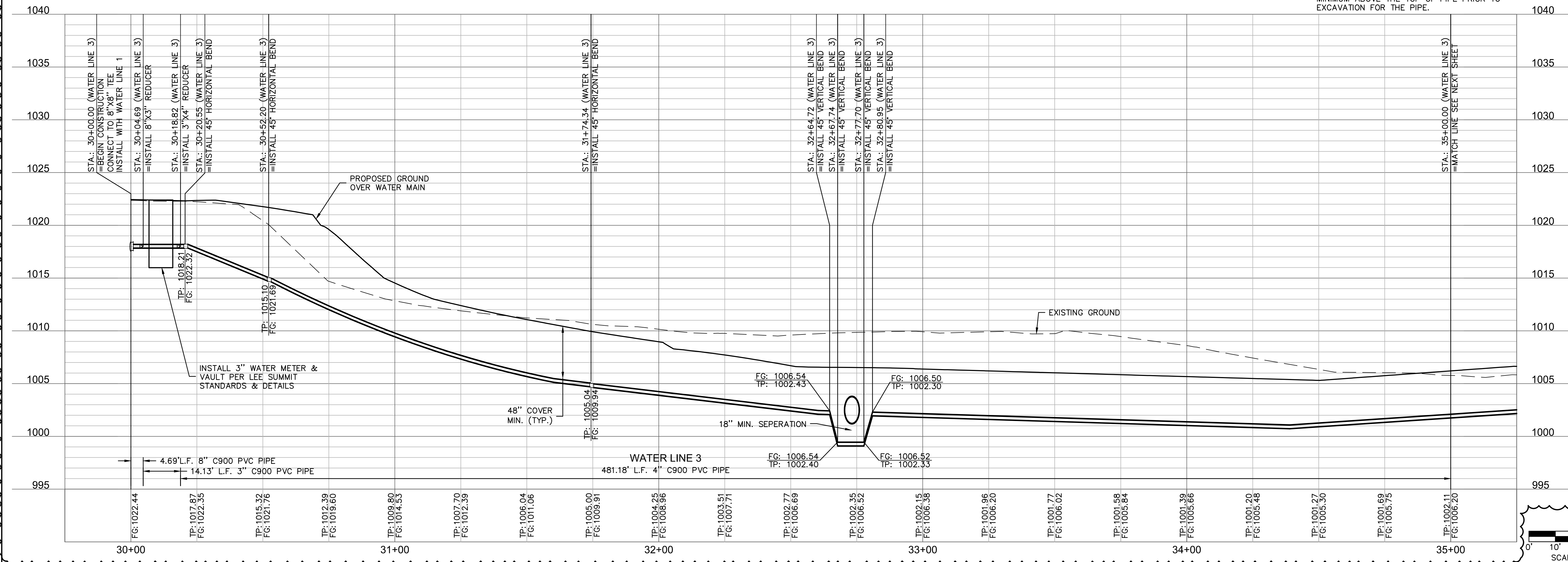
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STATE OF MISSOURI  
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PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY	CSM
1	10.10.2022	10.10.2022	CITY COMMENTS		

WATER PLAN & PROFILE

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_WAT02\_A2104054  
date: 08.10.2022

SHEET  
C9.4

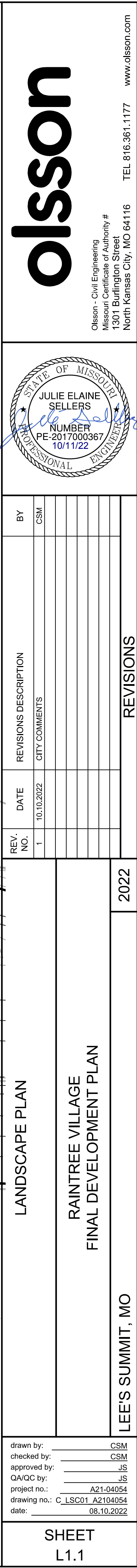
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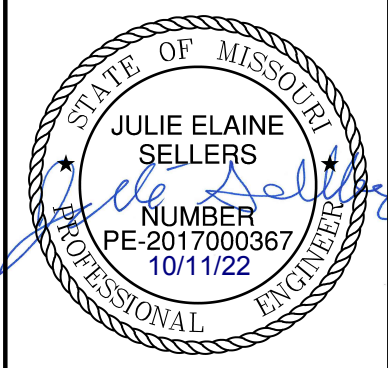






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[illegible]

2022

LANDSCAPE PLAN	RAIN TREE VILLAGE FINAL DEVELOPMENT PLAN	2022
LEE'S SUMMIT, MO		
drawn by: _____ CSM checked by: _____ CSM approved by: _____ JS QA/QC by: _____ JS project no.: _____ A2104054 drawing no.: C_LSC01 A2104054 date: _____ 08.10.2022		
SHEET L1.1		

drawn by: \_\_\_\_\_ CSM  
checked by: \_\_\_\_\_ CSM  
approved by: \_\_\_\_\_ JS  
QA/QC by: \_\_\_\_\_ JS  
project no.: \_\_\_\_\_ A21-04054  
drawing no.: C\_LSC01 A2104054  
date: \_\_\_\_\_ 08.10.2022

SHEET L1.1
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[illegible]

LANDSCAPE DETAILS	
RAINTREE VILLAGE FINAL DEVELOPMENT PLAN	
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\_LSC01\_A2104054  
date: \_\_\_\_\_ 08.10.2022



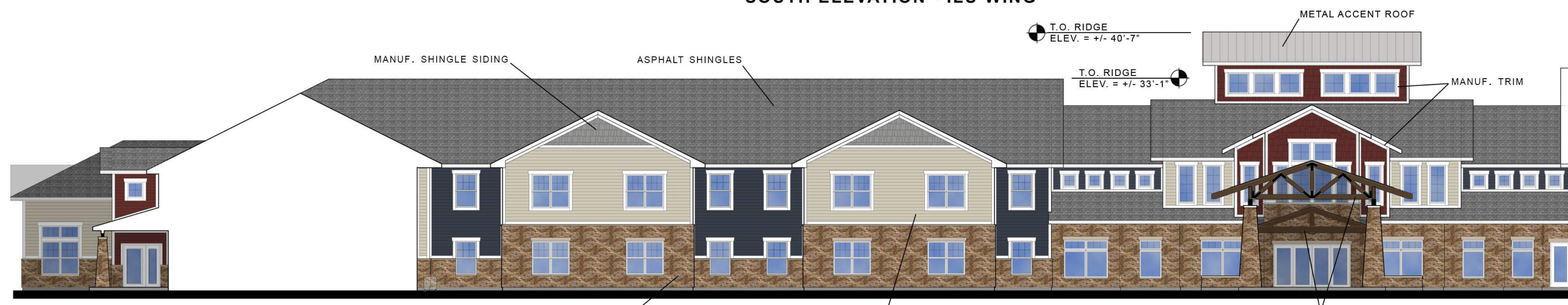
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SOUTH ELEVATION - ILU WING



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



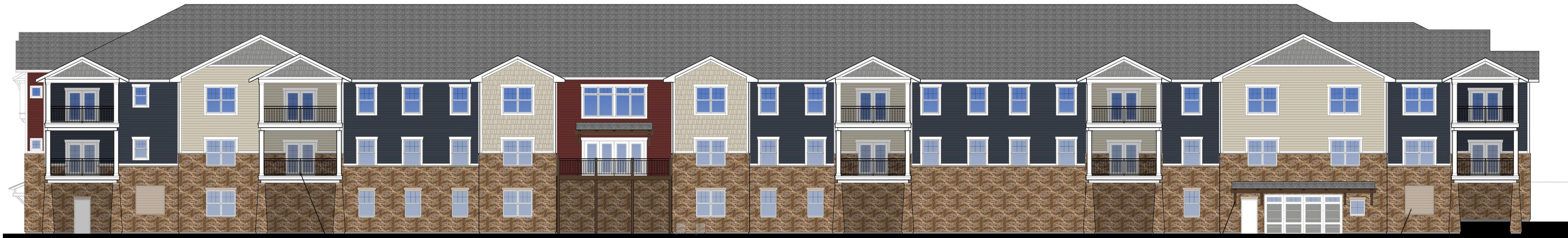
SOUTH ELEVATION - ILU WING



WEST ELEVATION - ALU WING



SOUTH ELEVATION - ALU WING



WEST ELEVATION - ILU WING

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

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# RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC  
RETIREMENT COMMUNITY DEVELOPERS



NORTH ELEVATION - SNF WING



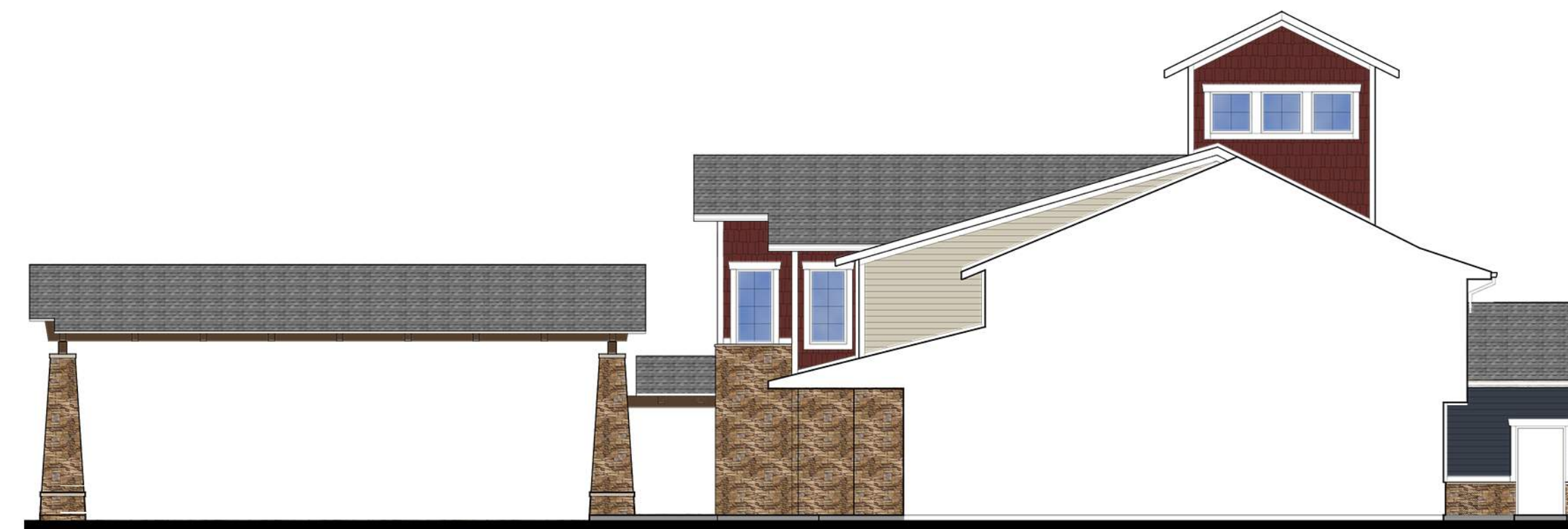
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SOUTH COURTYARD ELEVATION - SNF WING



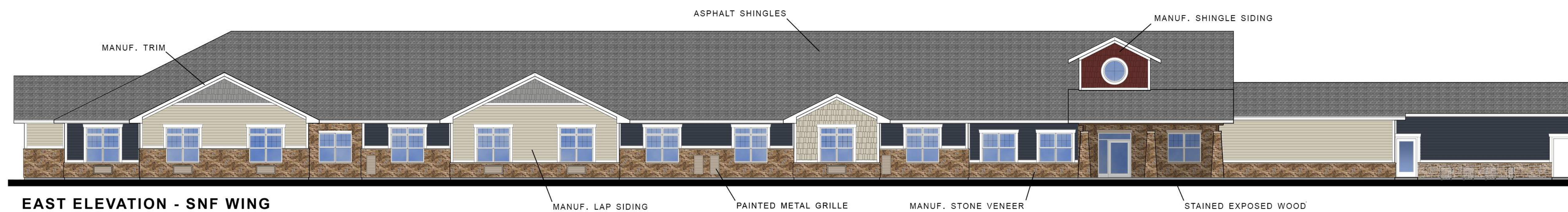
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WEST ELEVATION - VC & SNF WING



EAST ELEVATION - VC & SNF WING



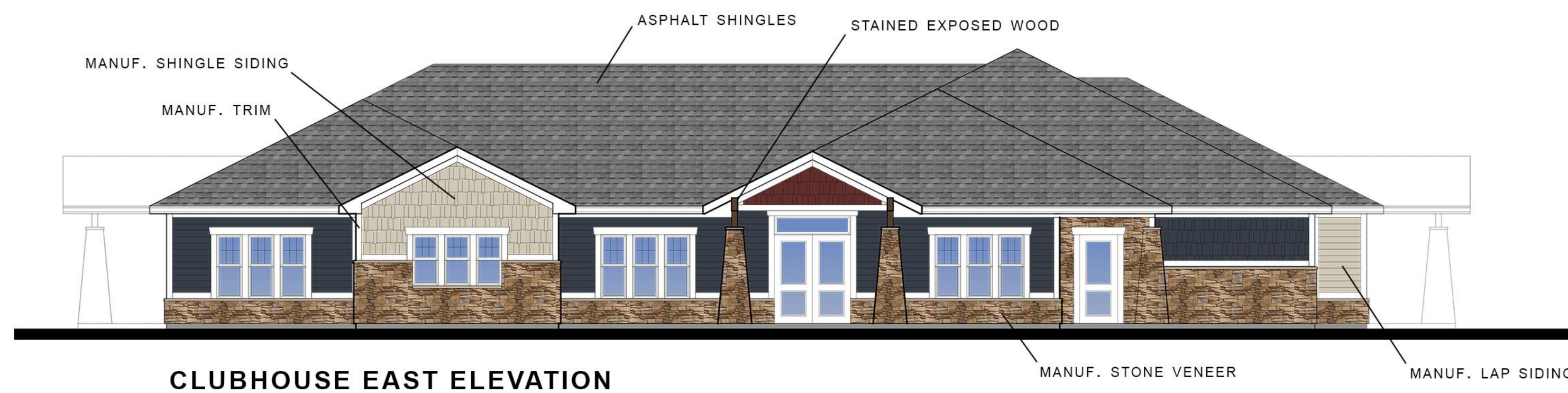
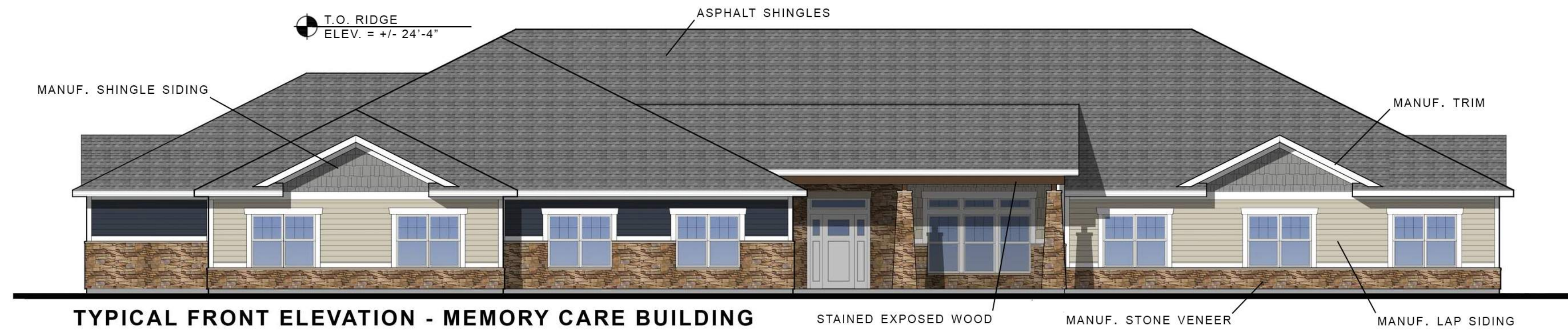
EAST ELEVATION - SNF WING



WEST COURTYARD ELEVATION - SNF WING

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

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC  
RETIREMENT COMMUNITY DEVELOPERS



A2.04

# SITE NOTES

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.

PRIORS TO AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, USGA AND LOCAL GOVERNING BODIES.

THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IEC, NFPA LIFE SAFETY 101, AHJSPM, ISO, EIC ENERGY CODE AND BC BUILDING CODE.

PRIORS TO ANY DIGGING, TRENGING, ETC CONTACT ALL LOCAL UTILITY COMPANIES AND OBTAIN PERMISSION TO EXCAVATE OR TRENCH.

MATERIALS AND EQUIPMENT SHALL BE USED AS ORDERD BY OR LABELED BY IF AN OTHER NATIONALLY RECOGNIZED TESTING LABORATORY.

ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY STATED OTHERWISE.

ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, DRESSED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, COMMISSIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.

COORDINATE THE UTILITY COMPANY SERVICE FEES AND INSTALLATION.

ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.

ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE ONE TYPE THIM.

ALL CIRCUIT TO BE PLACED IN IT CONDUTIS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THIM.

THE CONTROLLING LIGHTING CONTRACTORS SHALL BE MOUNTED UNDER THE BUILDING WITH CLOCK-CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING. PHOTOCELLS AT LOCATIONS WHERE BUILDINGS AND/OR CONSTRUCTION TYPES WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUITS CONNECTIONS WILL BE PROVIDED BY THE BUILDING CONTRACTOR.

MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH MAY BE ALLOWED WITHIN THE FOLLOWING LIMITS:

VERY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

# ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. COORDINATE WORK WITH ALL OTHER TRADES.
3. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
5. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
6. ALL MEASUREMENTS TO TOP OF BOX, RECEPTABLES SHALL BE 20" AFF. SWITCHES SHALL BE 48" AFF.
7. GFI PROTECT ALL RECEPTABLES WITHIN 6' OF EVERY SINK.
8. PROVIDING SHALL REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTABLES, SWITCHES, LIGHTS, HYDRAULIC, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN OBSTACLES.
9. PROVIDE GFI PROTECTION FOR ALL AREAS USED UNDER NEC 210.8.
10. PROVIDE TAMPER RESISTANT RECEPTABLES IN ALL AREAS USED UNDER NEC 404.2.

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURE	MODEL	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	--	--	LED	20	SMALL EXTERIOR WALL PACK	--
BB	--	--	LED	30	NEWM EXTERIOR WALL PACK	--
CC	--	--	LED	15	EXTERIOR RECESSED DOWNLIGHT	--
DD	--	--	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	--
EE	--	--	LED	70	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	--
FF	--	--	LED	100	POLE MOUNT FIXTURE, TYPE V OPTICS, 20' POLE	--
GG	--	--	--	--	DUAL HEAD FLOOD LIGHTS	--

POWER & COMMUNICATION LEGEND			
⊕	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	①	THERMOSTAT MOUNTED AT 48" A.F.F.
⌘	FLOOR OUTLET	⚡	SMOKE/CO ALARM
⌘	JUNCTION BOX	⚡	SMOKE ALARM
⌘	EMERGENCY E-STOP FOR GRILL OR FREIGHT	NO <sub>2</sub>	NITROGEN DIOXIDE DETECTOR
⌘	TIME CLOCK	NO <sub>2</sub>	CARBON MONOXIDE DETECTOR
⌘	TIMER FOR GRILL OR FREIGHT	GFI	GROUND FAULT CIRCUIT INTERRUPTER
BC	BELOW COUNTER OUTLET	WP/GFI	WEATHER PROOF COVER WITH GROUND FAULT CIRCUIT INTERRUPTER
AC	Above COUNTER OUTLET		

## LIGHTING LEGEND

	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		INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
	SURFACE CEILING MOUNTED FIXTURE		INDICATES LIGHT FIXTURE SWITCH-LESS
	SURFACE DOWNLIGHT OR DISC FIXTURE		INDICATES PANEL AND CIRCUIT NUMBER
	SURFACE MOUNTED FIXTURE		1 INDICATES LIGHT FIXTURE TYPE
	SURFACE MOUNTED PENDANT FIXTURE		EX INDICATES EXISTING FIXTURE
	OUTSIDE POLE-MOUNT LIGHT FIXTURE		RL INDICATES RELOCATED FIXTURE
	EMERGENCY GROUND MOUNTED LIGHT FIXTURE		TC INDICATES FIXTURE CONTROLLED BY TIMECLOCK
	LED EXT/EMERGENCY SIGN-SHAPED AREA INDICATES ILLUMINATED FACE		EM INDICATES FIXTURE ON EMERGENCY OR STANDBY POWER
	LED EXT/EMERGENCY SIGN-SHAPED AREA INDICATES ILLUMINATED FACE		
	EXTERIOR EMERGENCY EGRESS LIGHT		

