

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

1501 SW ARBORWALK BLVD.
LEE'S SUMMIT, MO

PROJECT CONTACTS

DEVELOPER:

SCENIC DEVELOPMENT LLC
6731 W 121ST STREET STE 100
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CIVIL ENGINEER:

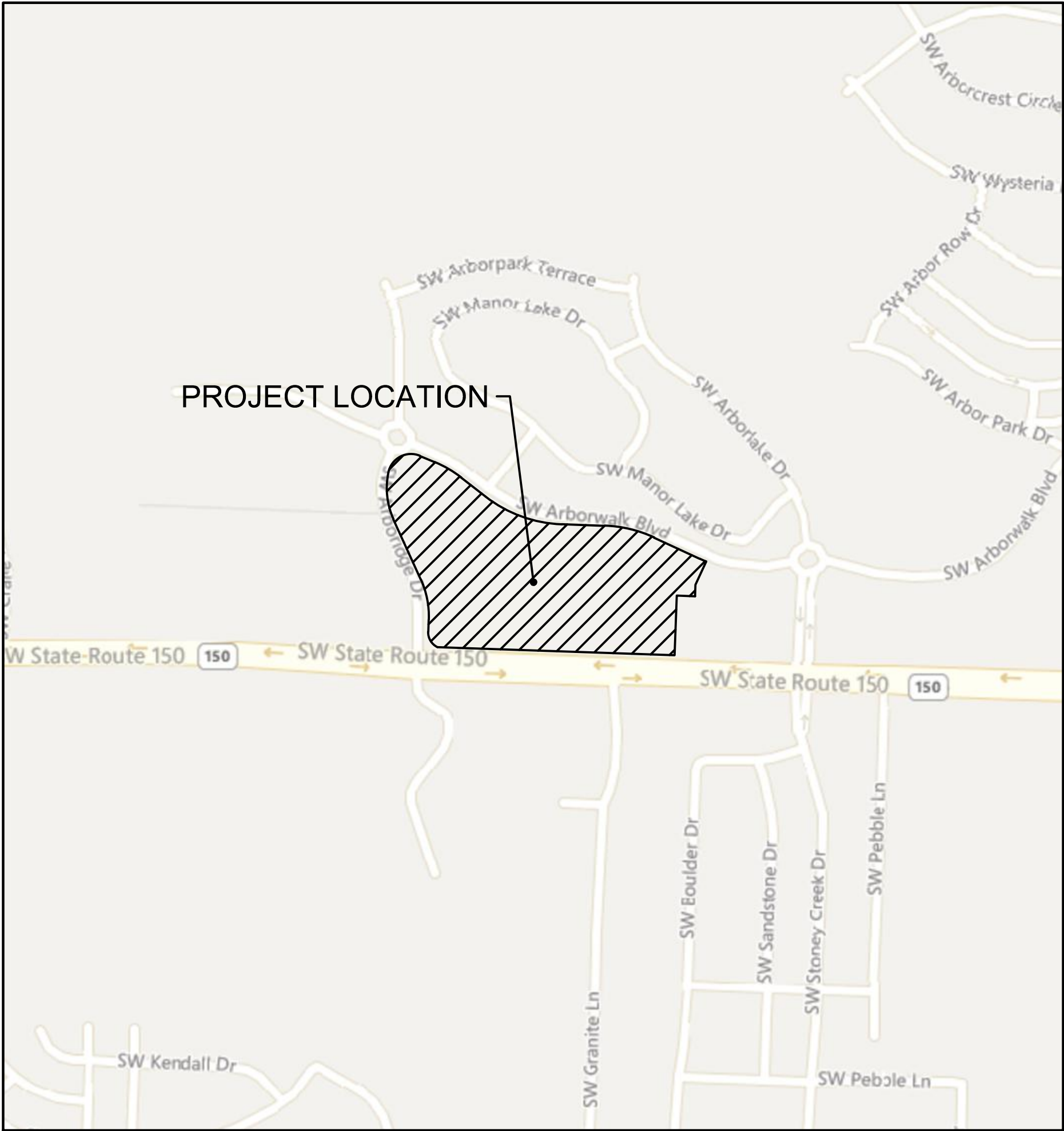
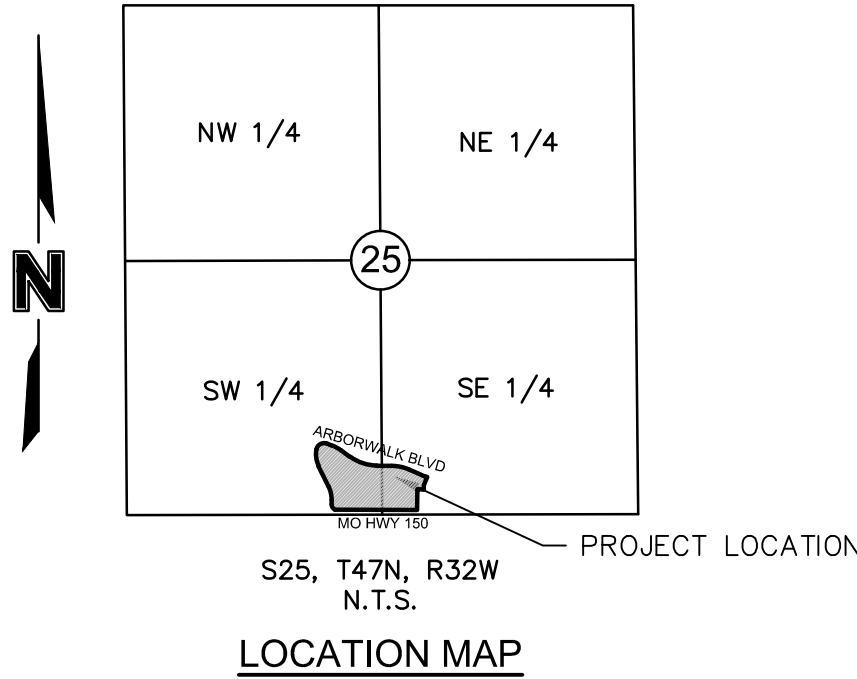
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CONTACT: JASON ROUDEBUSH, PLS
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LANDSCAPE ARCHITECT:

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CONTACT: JACOB HODSON
PHONE: 816.442.6030
EMAIL: JHODSON@OLSSON.COM



VICINITY MAP

PROPERTY DESCRIPTION:

A 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 MINOR SUBDIVISION IN SAID LEE'S SUMMIT RECORDED JANUARY 6, 2006 AS INSTRUMENT NUMBER 2006I0002453 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 2009E0068194 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 88°02'15" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 864.32 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SW. ARBORWALK DRIVE AS ESTABLISHED BY ARBORWALK 4TH PLAT, A-4 THRU K-4, RECORDED MAY 6, 2005 AS INSTRUMENT NUMBER 2005I0036320 IN BOOK 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, 43.75 FEET; THENCE NORTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 325.00 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 147.40 FEET; TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SW. ARBORWALK BOULEVARD 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°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 299.13 FEET; THENCE SOUTH 87°51'25" 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 530.03 FEET, A CENTRAL ANGLE OF 02°47'35" AND AN ARC DISTANCE OF 25.84 FEET TO THE NORTHWEST CORNER OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 24°49'36" WEST, ON 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 516,669 SQUARE FEET OR 11.86 ACRES, MORE OR LESS.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	OVERALL DIMENSION PLAN
C3.2	DIMENSION PLAN (A)
C3.3	DIMENSION PLAN (B)
C3.4	DIMENSION PLAN (C)
C3.5	DIMENSION PLAN (D)
C3.6	FIRE LANE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	SPOT ELEVATIONS (A)
C4.2	SPOT ELEVATIONS (B)
C4.3	SPOT ELEVATIONS (C)
C4.4	SPOT ELEVATIONS (D)
C4.5	GRADING DETAILS
C4.6	GRADING DETAILS
C5.0	OVERALL UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	STORM PLAN & PROFILE
C7.1	STORM PLAN & PROFILE
C7.2	STORM PLAN & PROFILE
C7.3	STORM PLAN & PROFILE
C7.4	STORM PLAN & PROFILE
C7.5	STORM PLAN & PROFILE
C7.6	STORM PLAN - DOWNSPOUT CONNECTION A
C7.8	STORM DESIGN TABLES
C8.0	SANITARY SEWER PLAN
C9.0	WATER PLAN & PROFILE
C9.1	WATER PLAN & PROFILE
C9.2	WATER PLAN & PROFILE
C9.3	WATER PLAN & PROFILE
C9.4	WATER PLAN & PROFILE
C9.5	WATER PLAN & PROFILE
C10.0	CONSTRUCTION DETAILS
C10.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE NOTES
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	TRASH ENCLOSURE
L1.4	GENERATOR SCREEN
A2.01	ARCHITECTURAL ELEVATIONS
A2.02	ARCHITECTURAL ELEVATIONS
A2.03	ARCHITECTURAL ELEVATIONS
A2.04	ARCHITECTURAL ELEVATIONS
E1.1	ELECTRICAL SITE PLAN

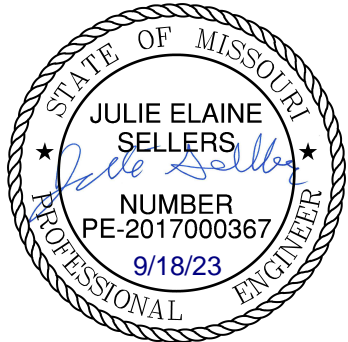
TITLE SHEET

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-TTL01_A2104054
date: 08.10.2022

SHEET
C0.0



BY		REVISIONS DESCRIPTION		DATE	
REV. NO.	CSM	1	10.10.2022	1	10.10.2022
		2	01.20.2023	2	01.20.2023
		3	03.03.2023	3	03.03.2023
		4	08.21.2023	4	08.21.2023
		5	08.14.2023	5	08.14.2023

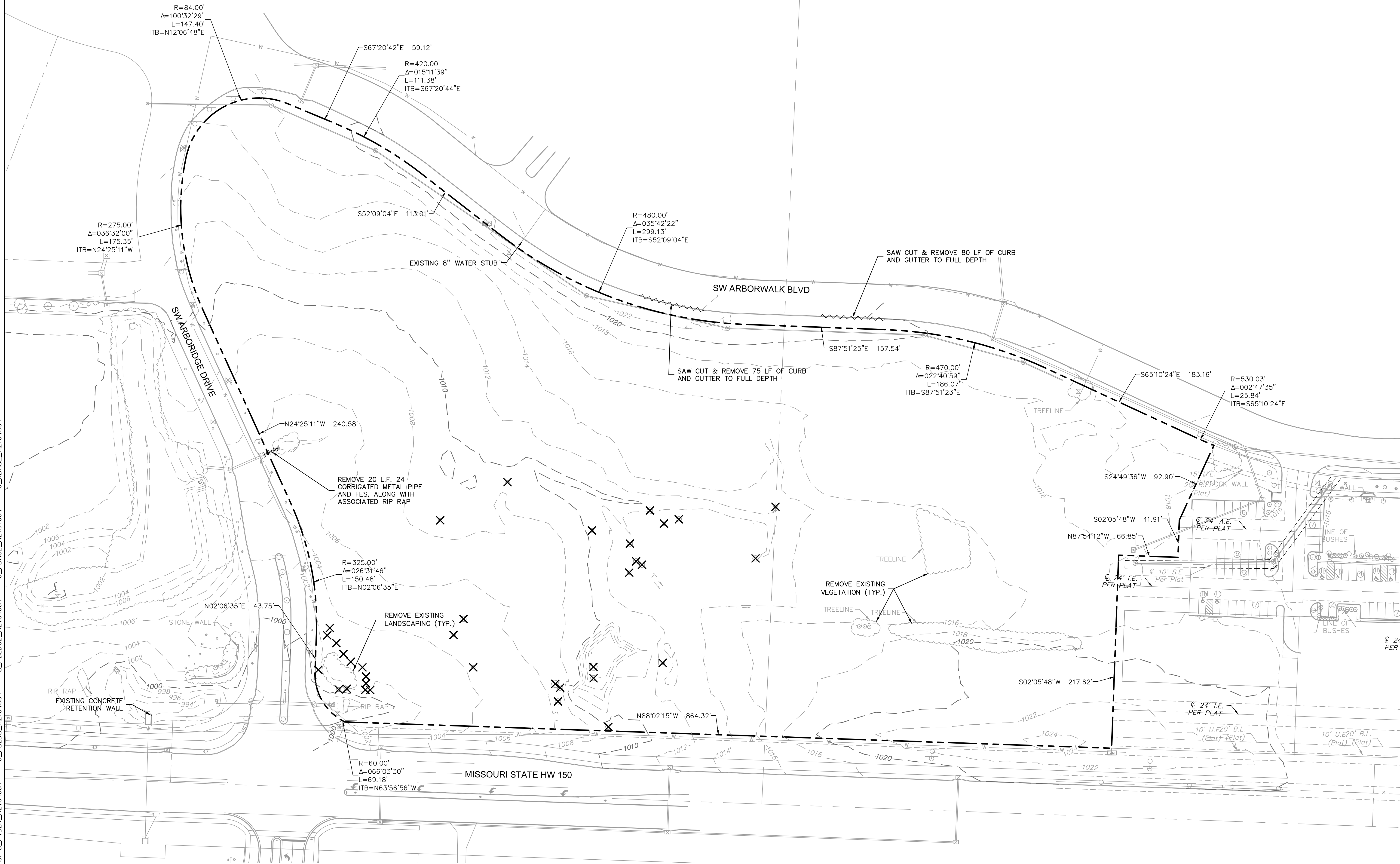
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2023




















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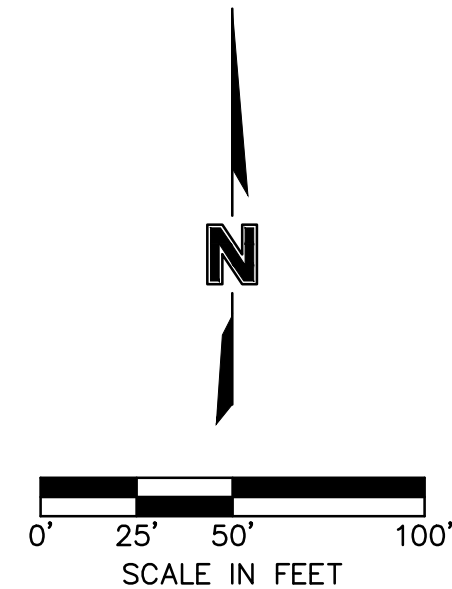
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EXISTING LEGEND

- | | | | |
|---|----------------------|---|--------------------------------------|
|  | 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 |  | REMOVE EXISTING TREE/SHRUB |
|  | SANITARY MANHOLE | | |

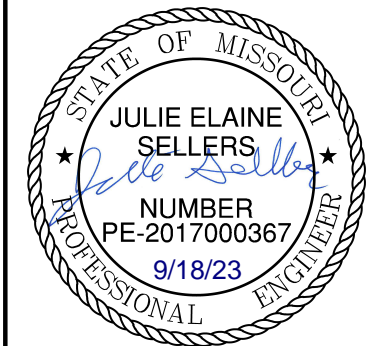


EXISTING CONDITIONS & DEMOLITION PLAN

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2023

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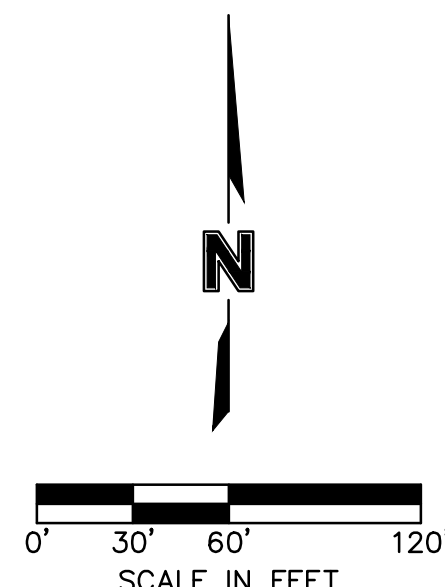
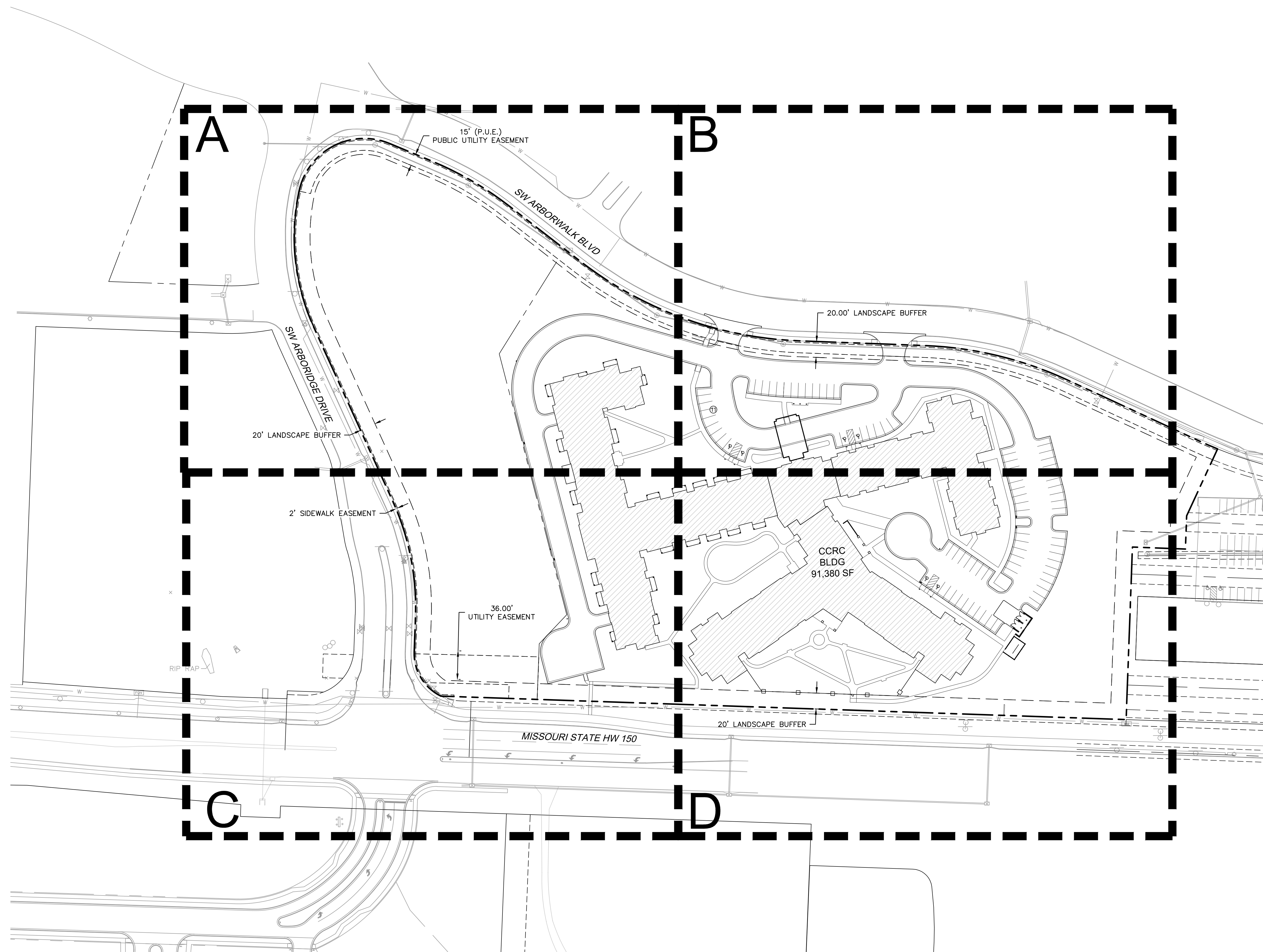
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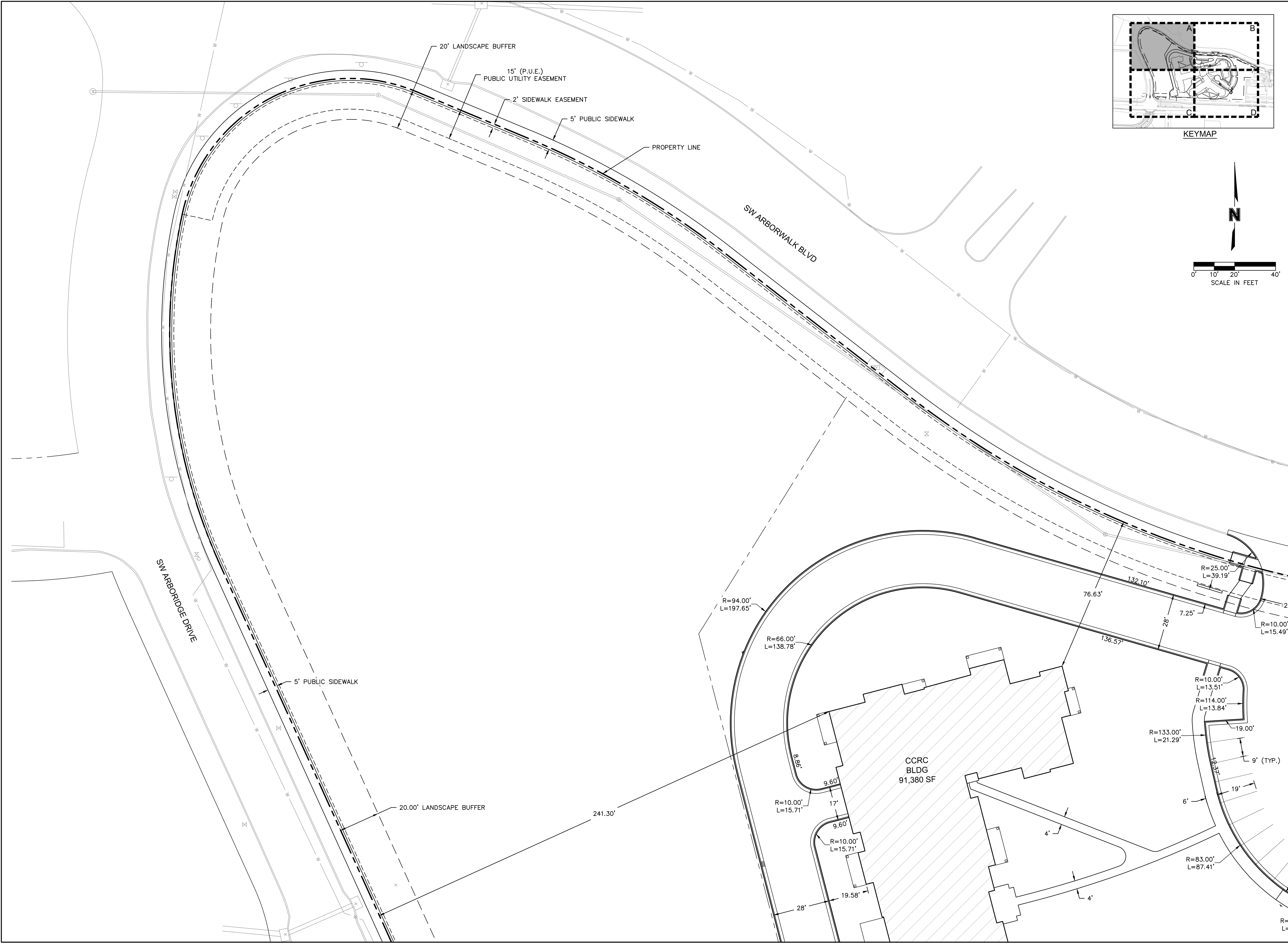
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drawn by: _____ CSM			
checked by: _____ CSM			
approved by: _____ JS			
QA/QC by: _____ JS			
project no.: _____ A21-04054			
drawing no.: C_SIT03_A2104054			
date: _____ 08.10.2022			
SHEET C3.1			
OVERALL DIMENSION PLAN			
RAINTREE VILLAGE FINAL DEVELOPMENT PLAN			
LEE'S SUMMIT, MO			
2023			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	08.31.2023	SIDEWALK RELOCATION	
5	09.14.2023	WATER MAIN UPDATES	
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
9/18/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	08.31.2023	SIDEWALK RELOCATION	
5	09.14.2023	WATER MAIN UPDATES	

REVISIONS	
2023	

DIMENSION PLAN (A)

RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

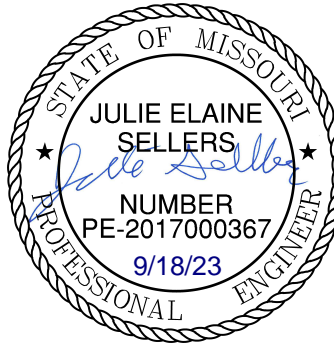
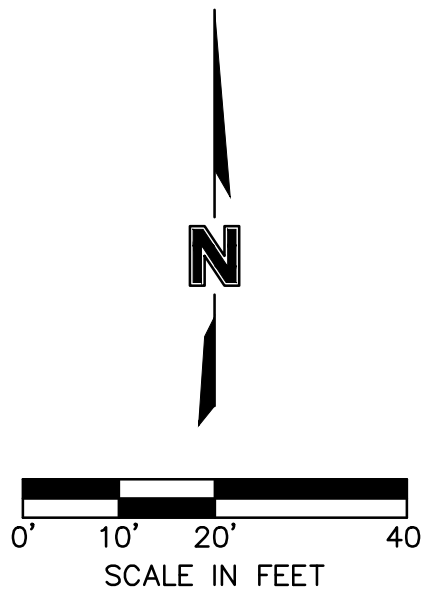
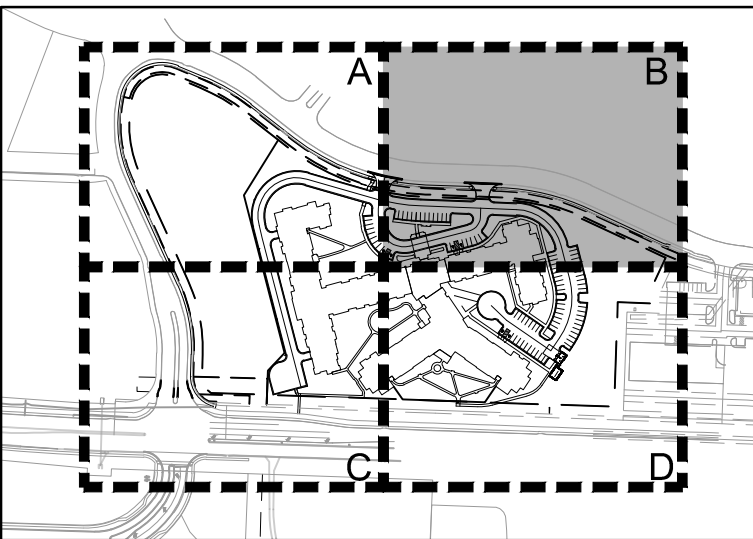
drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C-ST02_A2104054
date: 08.10.2022

SHEET
C3.2

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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



REV. NO.	DATE	REVISIONS DESCRIPTION	
		BY	CSM
1	10.10.2022		
2	01.20.2023		
3	03.03.2023		
4	08.21.2023		
5	08.14.2023		

DIMENSION PLAN (B)		2023	
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 C3.3	

DIMENSION PLAN (B)

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
C3.3

REVISIONS	
1	GITY COMMENTS
2	GITY COMMENTS
3	GITY COMMENTS
4	SIDEWALK RELOCATION
5	WATER MAIN UPDATES

REVISIONS

DIMENSION PLAN (B)

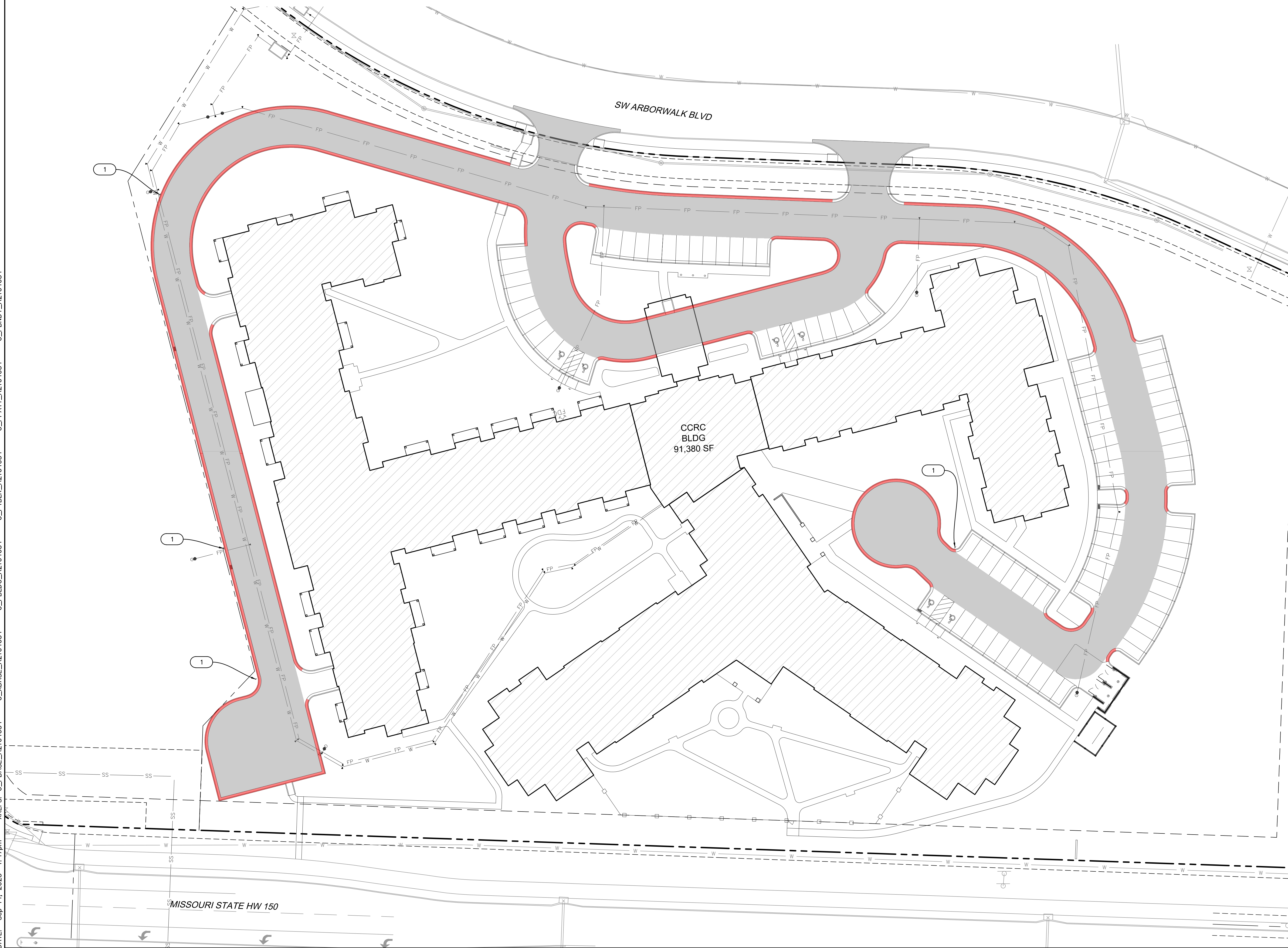
RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

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
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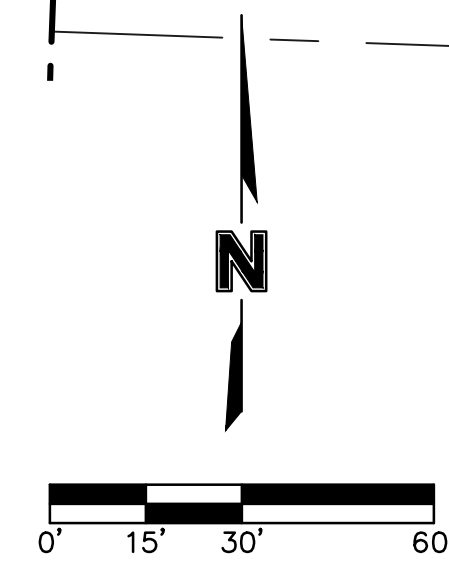


LEGEND

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

KEYNOTES

1. INSTALL NO PARKING – FIRE LANE SIGN.



FIRE LANE PLAN
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 FIRE01 A2104054
date: _____ 08.10.2022

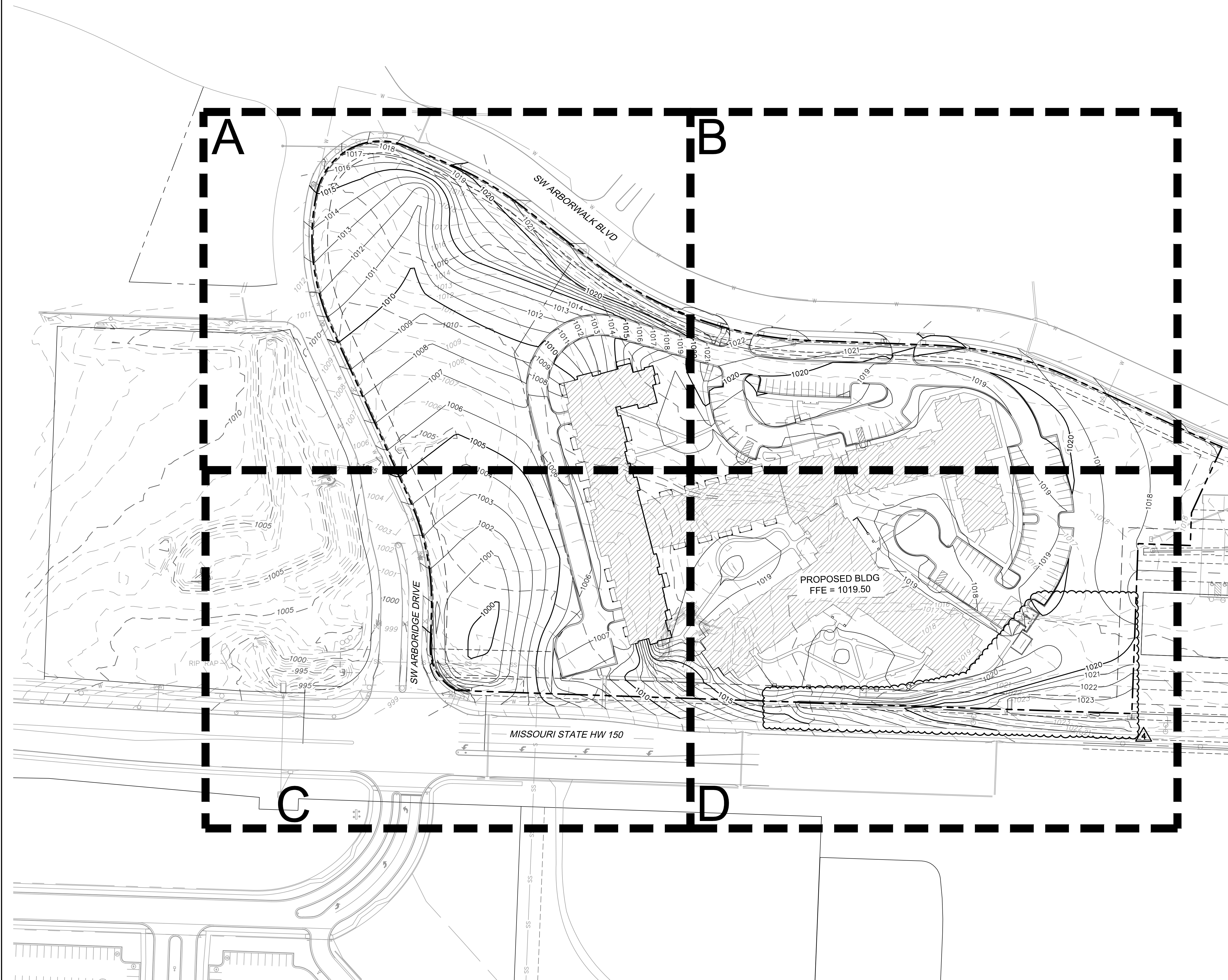
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03.15.2023	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	08.31.2023	SIDEWALK RELOCATION	
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REVISIONS			



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GRADING PLAN LEGEND

————1020———— FINISHED GRADE MAJOR CONTOUR
 ————1021———— FINISHED GRADE MINOR CONTOUR
 - - - -1020- - - - EXISTING GRADE MAJOR CONTOUR
 - - - -1021- - - - EXISTING GRADE MINOR CONTOUR
 ———— - - - ——— PROPOSED PROPERTY LINE

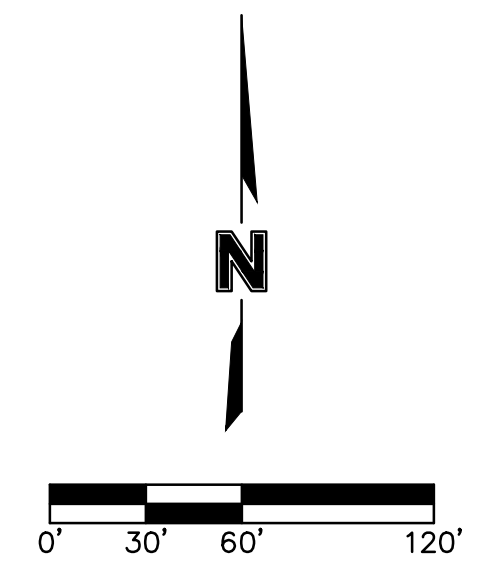
GRADING PLAN NOTES

1. THE FINISHED GRADE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO SURFACE OF PAVEMENT, FINISHED GRADE EXCLUDING GRADES ADJACENT TO STRUCTURES ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. THE CONTRACTOR SHALL CONTACT THE ENGINEER REGARDING ANY LOCATIONS WHERE THIS MAY NOT BE FEASIBLE.
4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)













EARTHWORK QUANTITIES		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
14,832	36,703	21,871 (FILL)

EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.



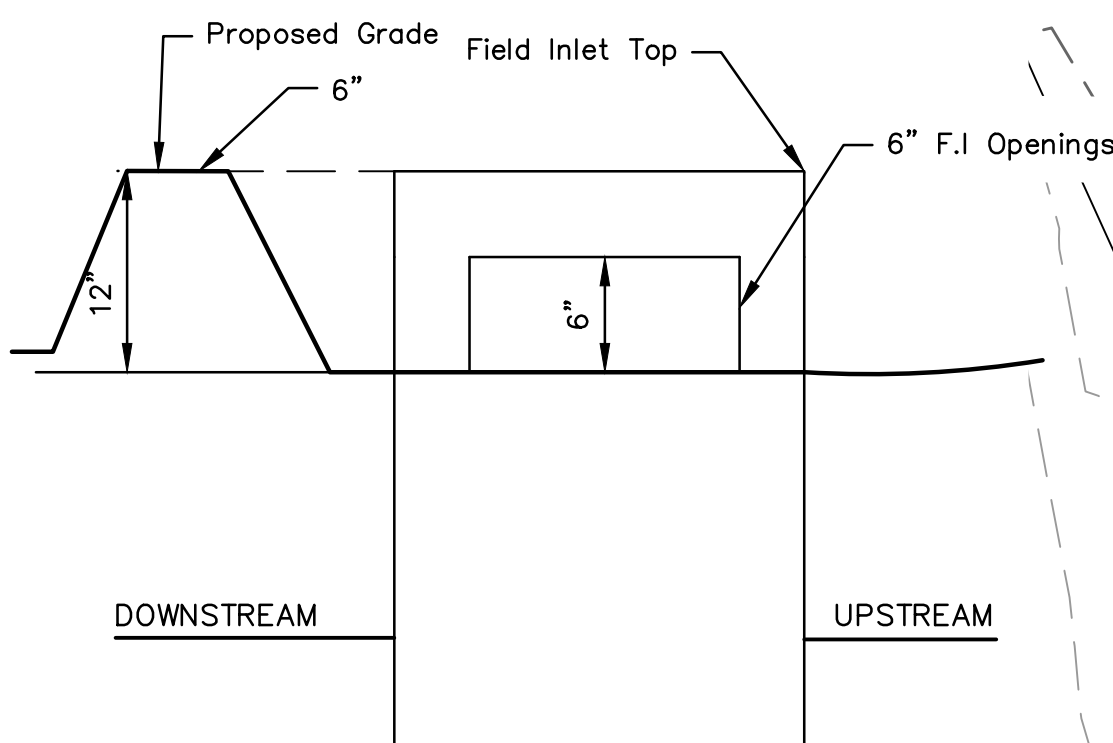
LEGEND

- | | |
|---|---|
|  | FINISHED GRADE MAJOR CONTOUR |
|  | FINISHED GRADE MINOR CONTOUR |
|  | EXISTING GRADE MAJOR CONTOUR |
|  | 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:

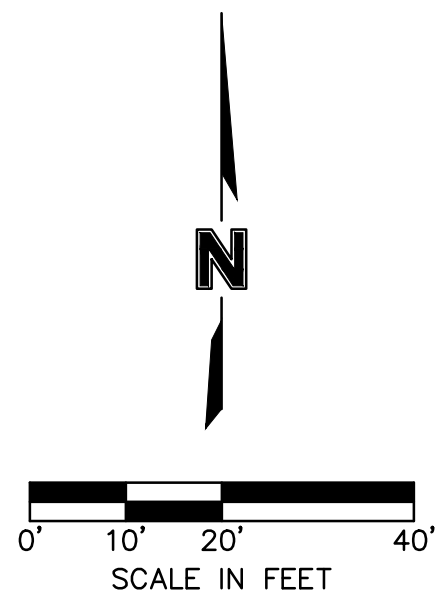
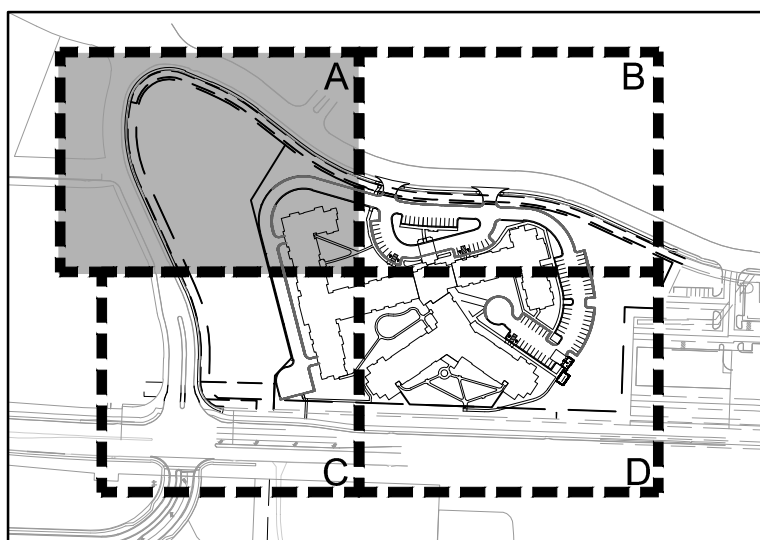
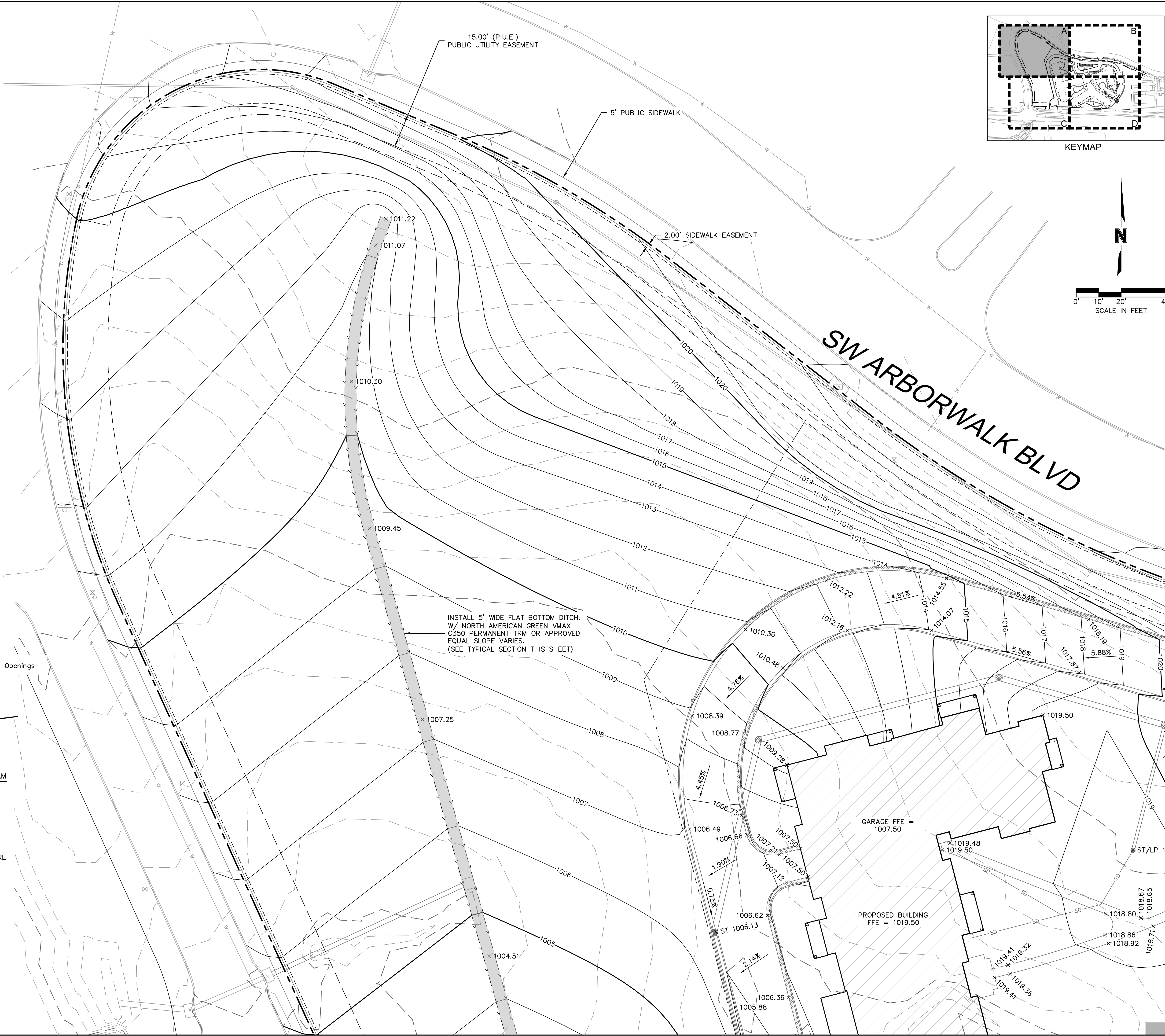
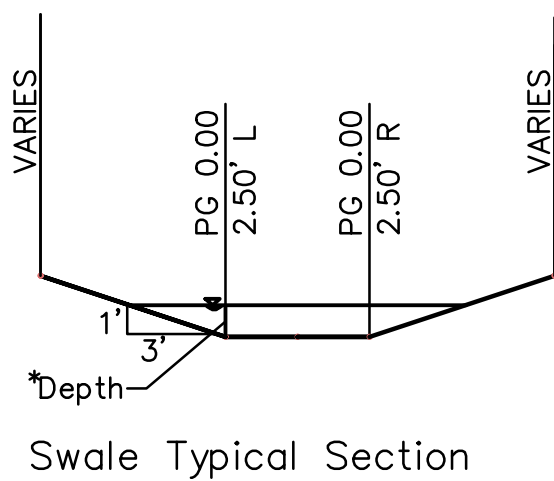
ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATES FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

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



F.I SUMP DETAIL
NOT TO SCALE

NOTE: INCLUDE SUMP PER ABOVE DETAIL WHERE
FIELD INLETS ARE LOCATED WITHIN SWALES.



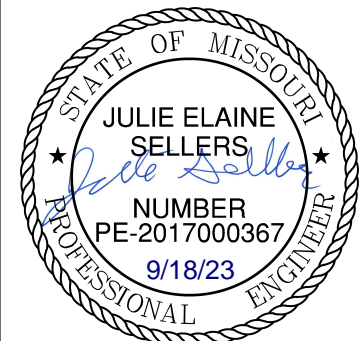
SPOT ELEVATIONS (A)

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REVISIONS

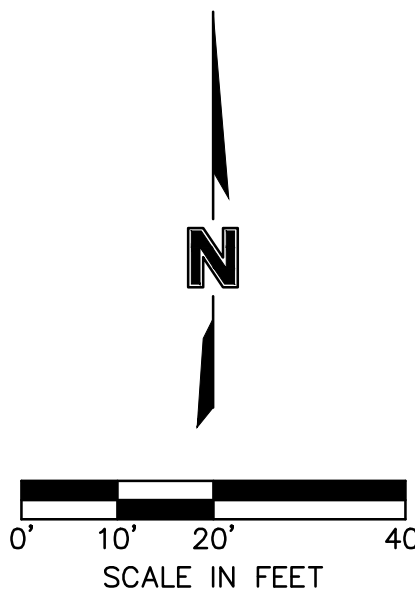
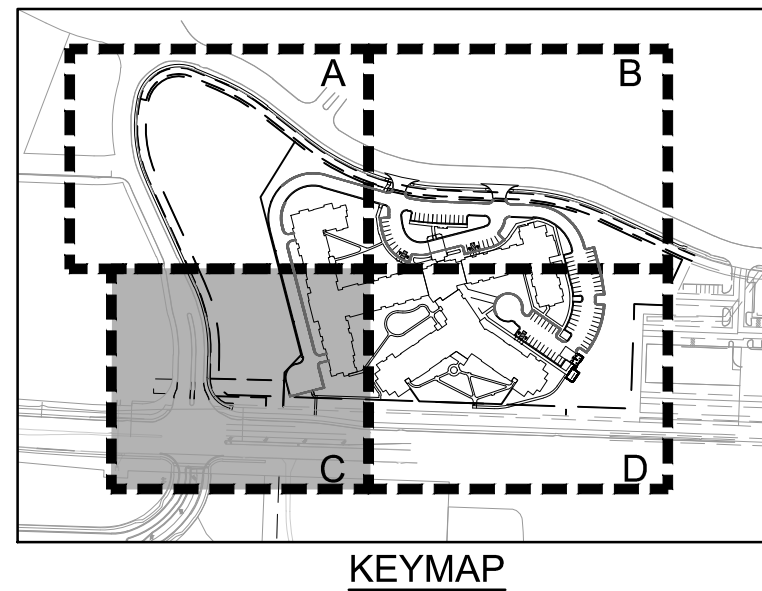
2023

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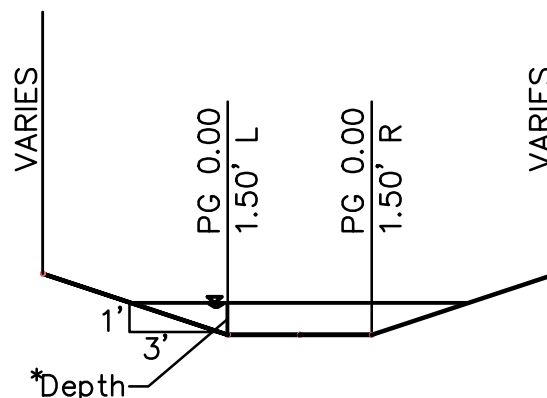
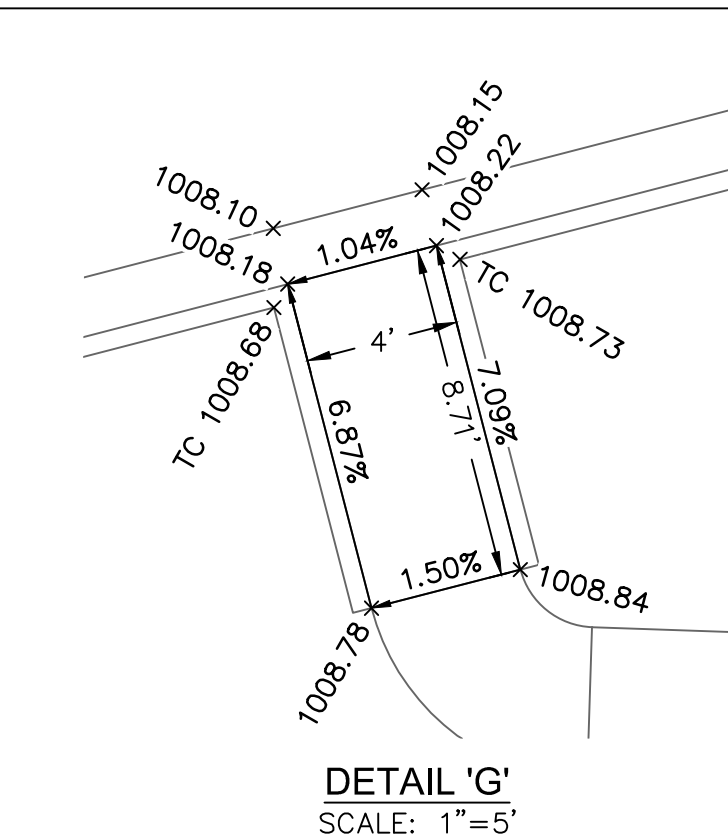
LEGEND

- | | | |
|--|------|--|
| | 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 |
| | | 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



Swale Typical Section

SPOT ELEVATIONS (C)

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

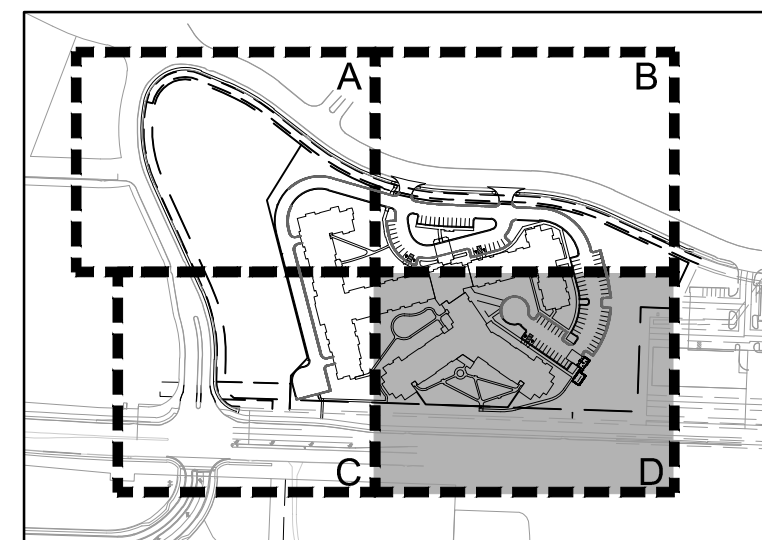
2023

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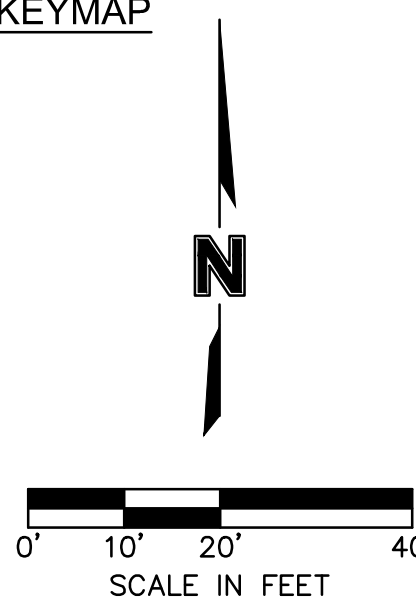
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KEYMAP



LEGEND

	FINISHED GRADE MAJOR CONTOUR
	FINISHED GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED FLOWLINE
	PROPOSED ROW 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:

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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

[illegible]

SPOT ELEVATIONS (D)

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2023

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

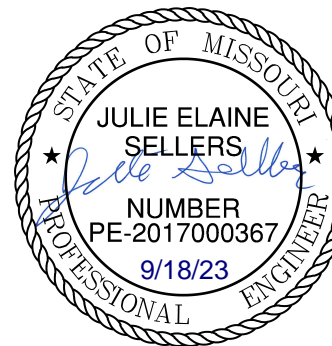
SHEET
C4.4



T	TRANSITION
L	LANDING
R	RAMP

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1	10.10.2022	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	08.31.2023	SIDEWALK RELOCATION	
5	09.14.2023	WATER MAIN UPDATES	

REVISIONS

2023

LEE'S SUMMIT MO

GRADING DETAILS

RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

drawn by: _____ CS
checked by: _____ CS
approved by: _____ J
QA/QC by: _____ J
project no.: _____ A21-0405
drawing no.: C GRD02 A210405
date: _____ 08.10.2021

SHEET
C4.5

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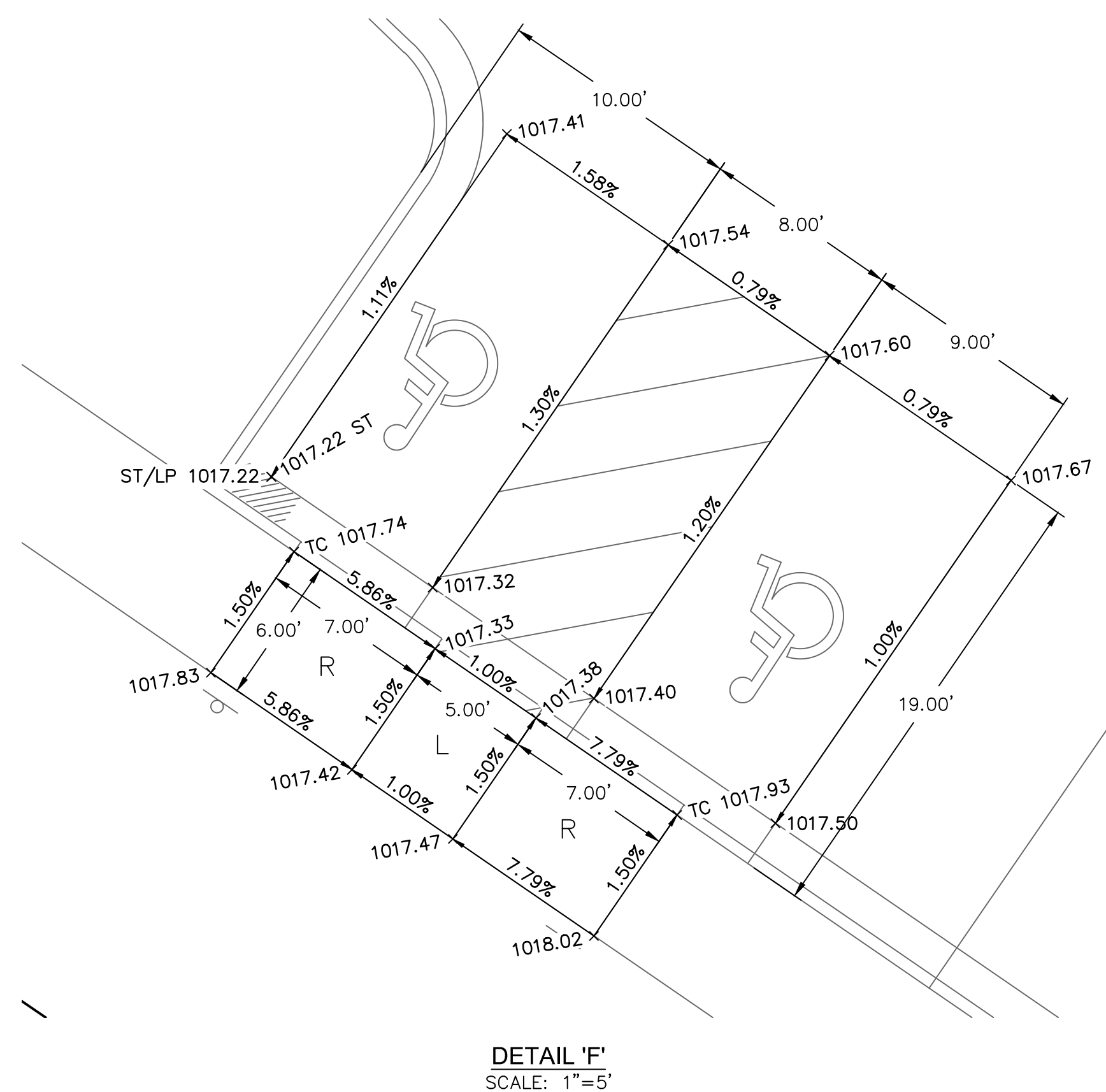
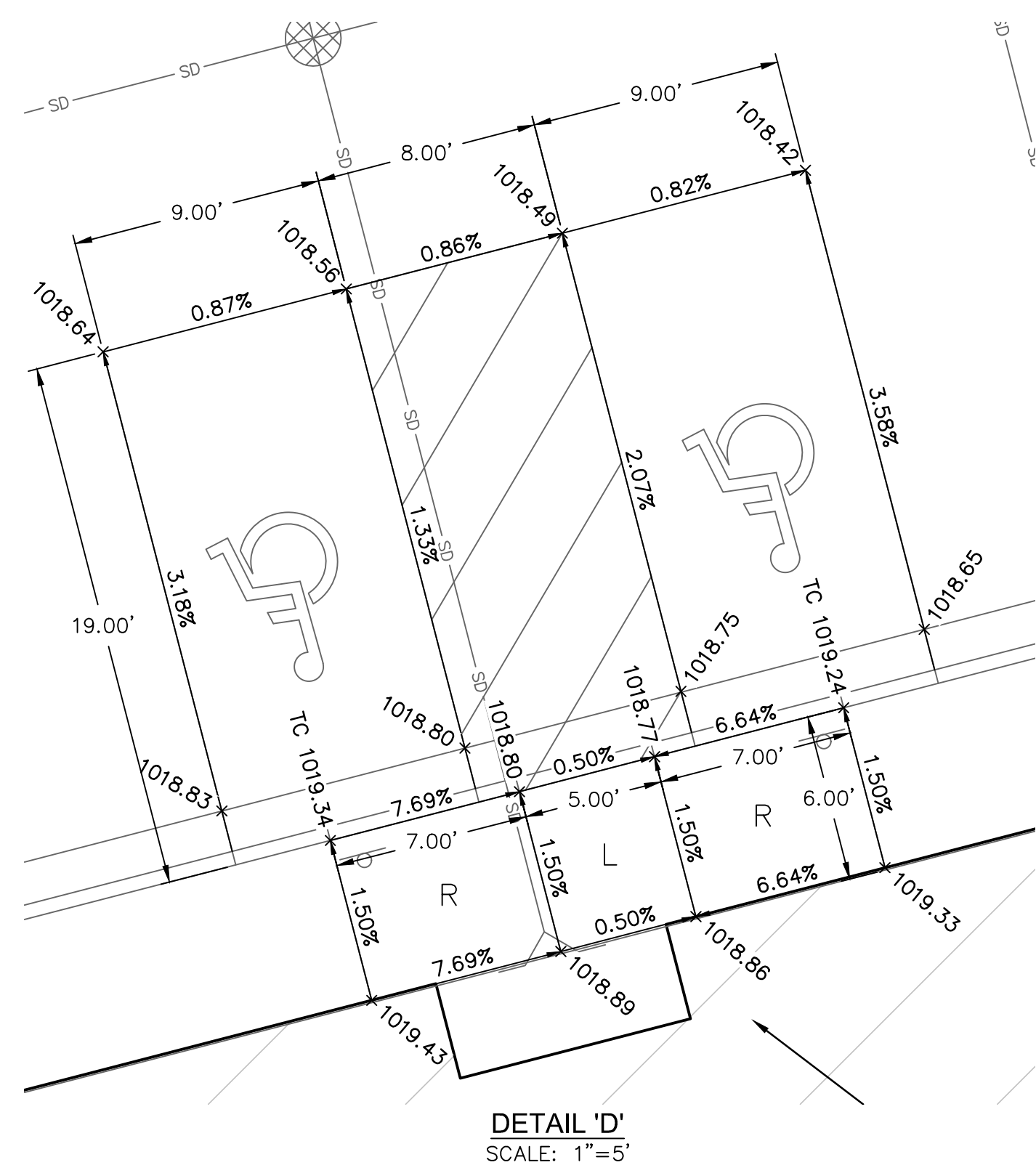
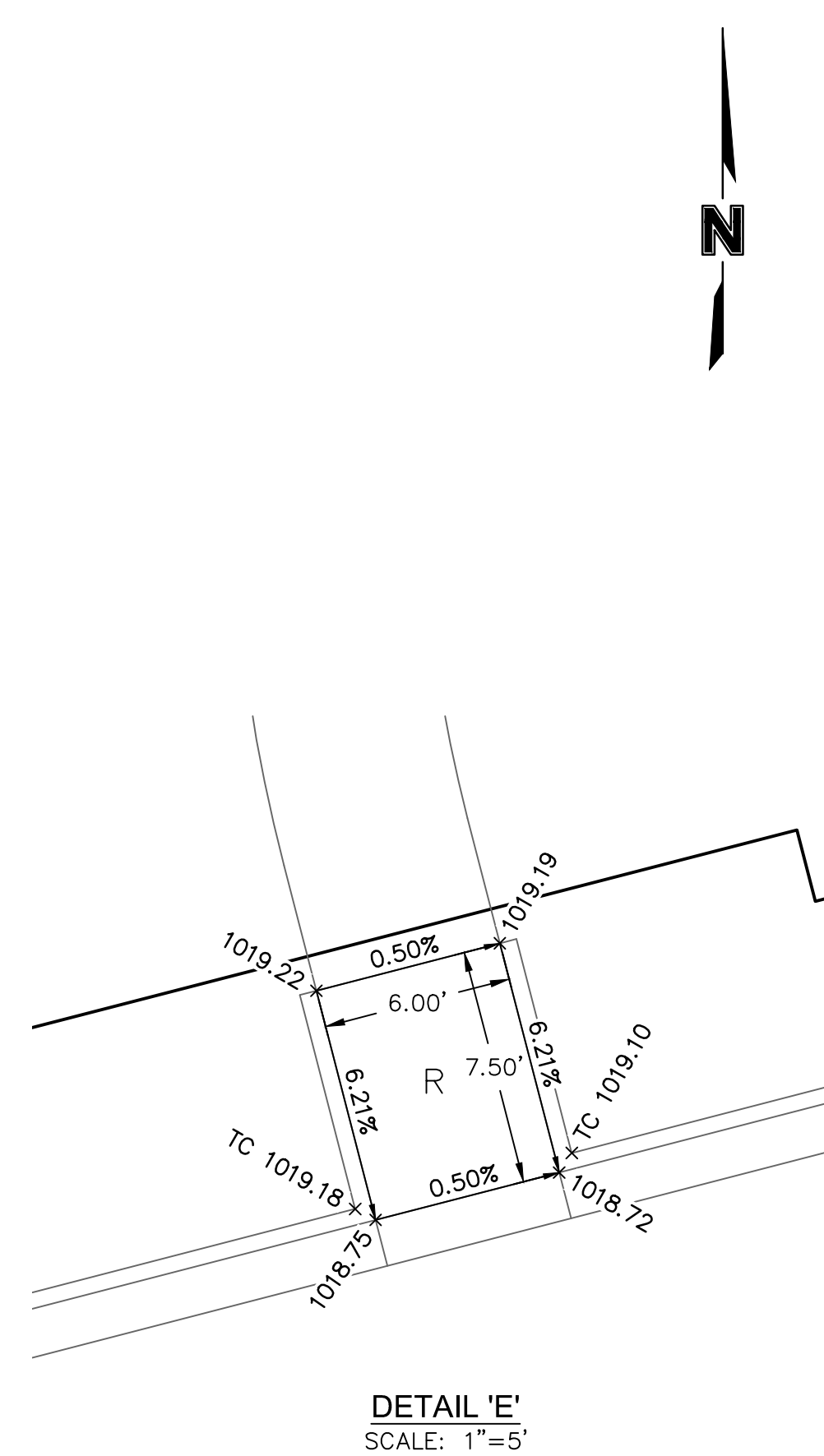
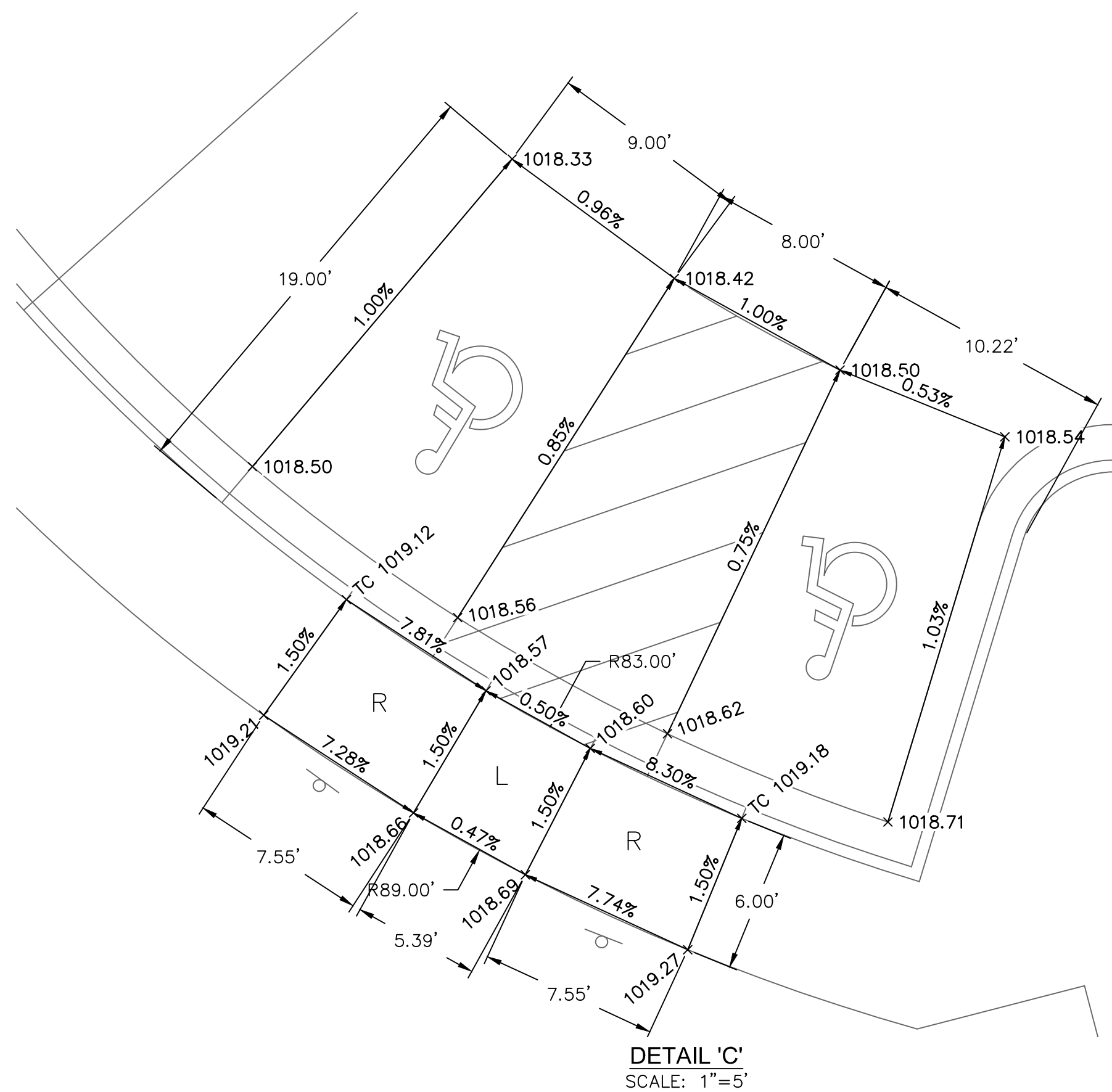
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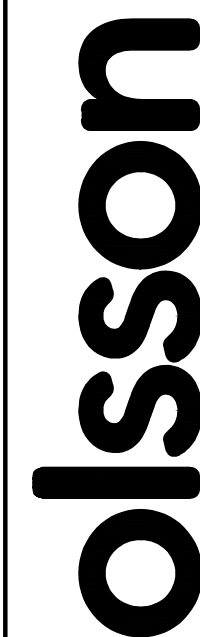
SPOT ELEVATION LEGEND:

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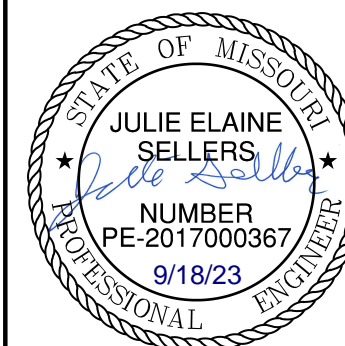
FFE FINISHED FLOOR ELEVATION
HP HIGH POINT
LP LOW POINT
TC TOP OF CURB AT BACK
TS TOP OF STRUCTURE
ME MATCH EXISTING
PV PAVEMENT

SIDEWALK RAMP LEGEND:

T	TRANSITION
L	LANDING
R	RAMP



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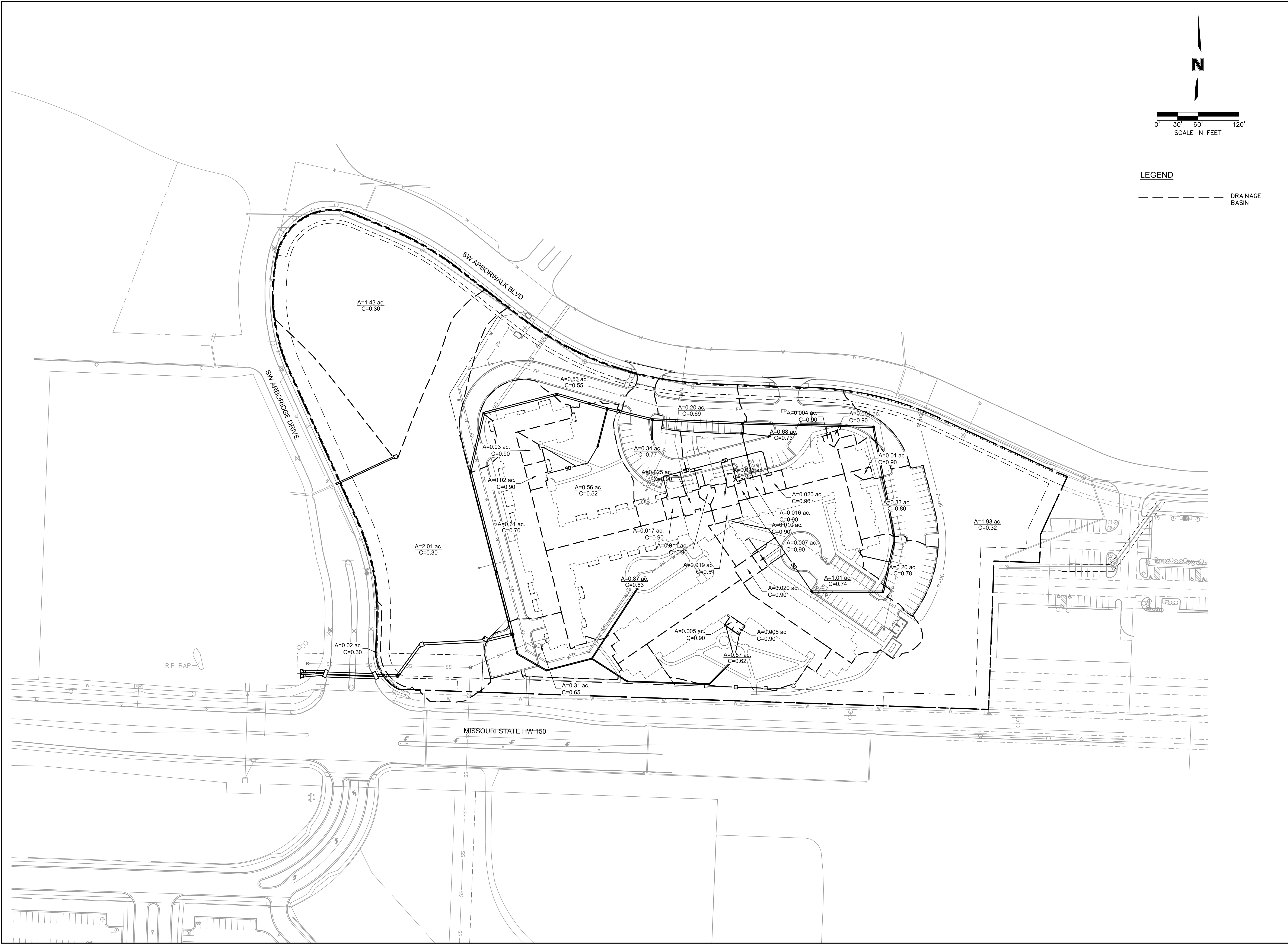
TEL 816.361.1177 www.olsson.com[illegible]

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	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
C4.6

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xroof



STORMWATER MANAGEMENT PLAN

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_STM01_A2104054
date: 08.10.2022

2023

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

1	10.10.2022	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	08.21.2023	SIDEWALK RELOCATION	
5	08.14.2023	WATER MAIN UPDATES	

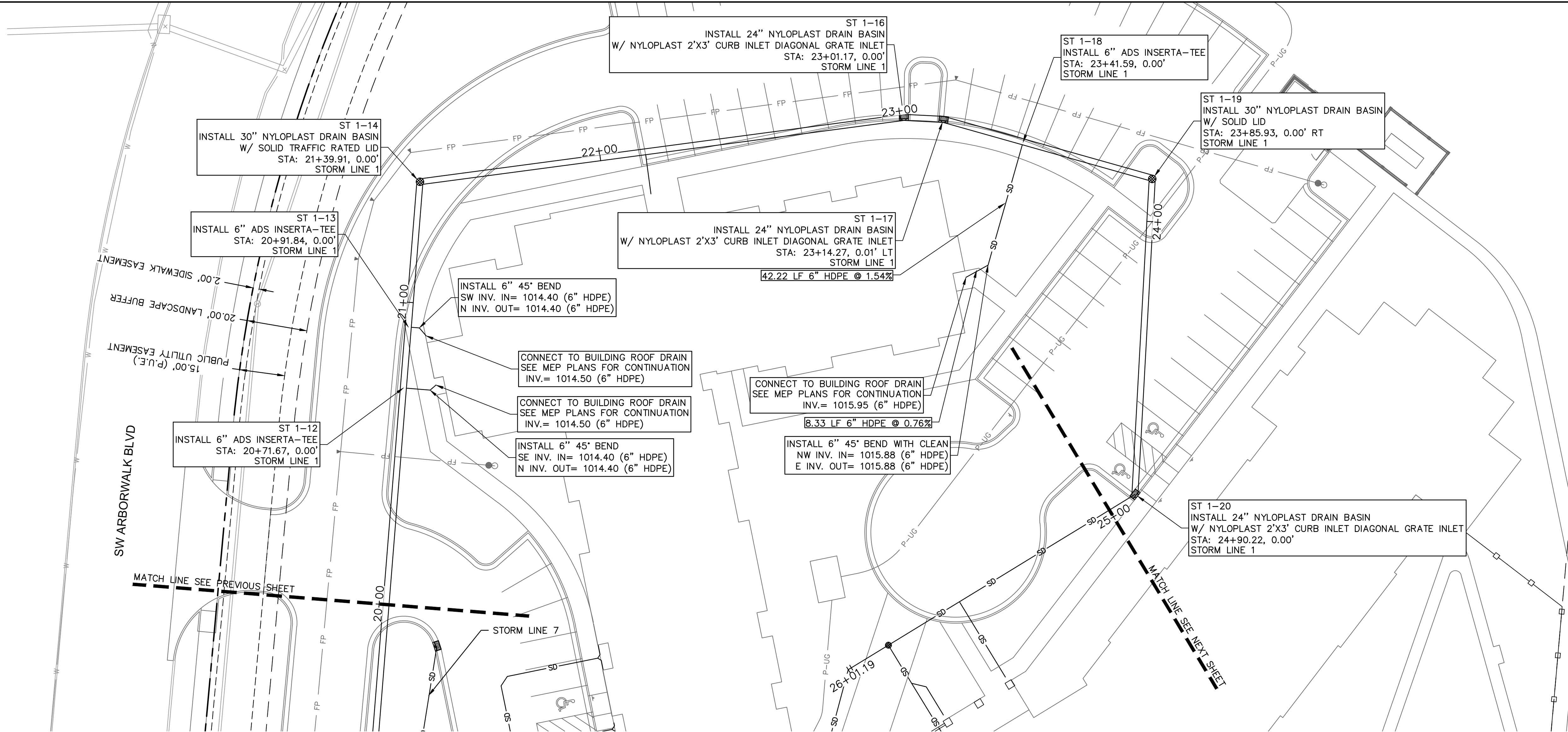
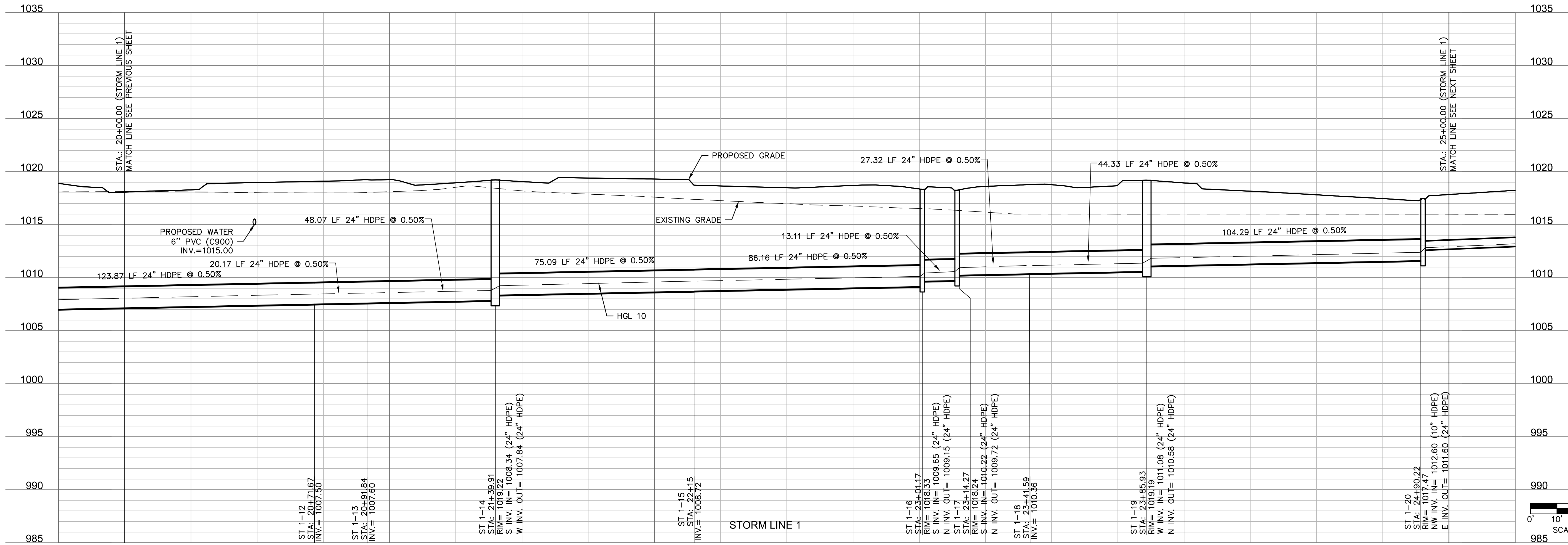
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
9/18/23
PROFESSIONAL ENGINEER

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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
NUMBER
PE-2017000367
9/18/23
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
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3	03.03.2023	3	CITY COMMENTS	
4	08.21.2023	4	SIDEWALK RELOCATION	
5	08.14.2023	5	WATER MAIN UPDATES	

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4	08.21.2023	4	SIDEWALK RELOCATION	
5	08.14.2023	5	WATER MAIN UPDATES	

2023

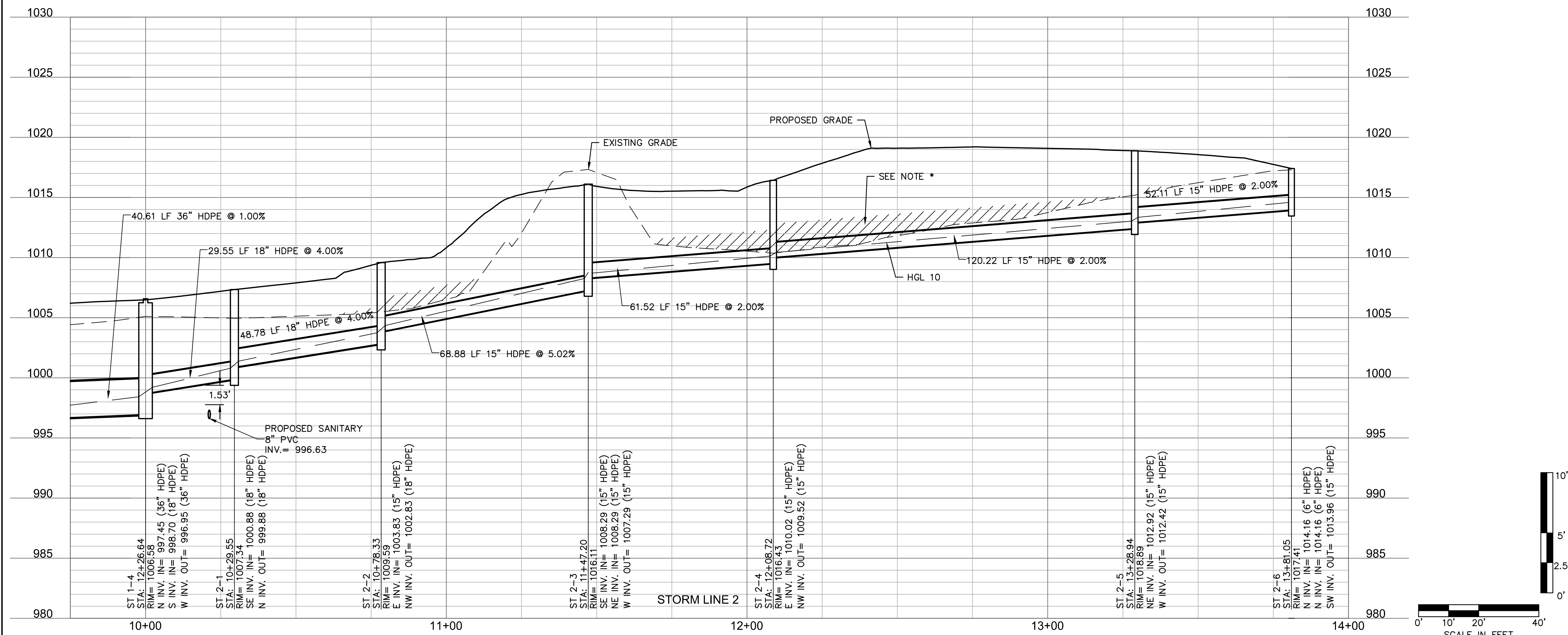
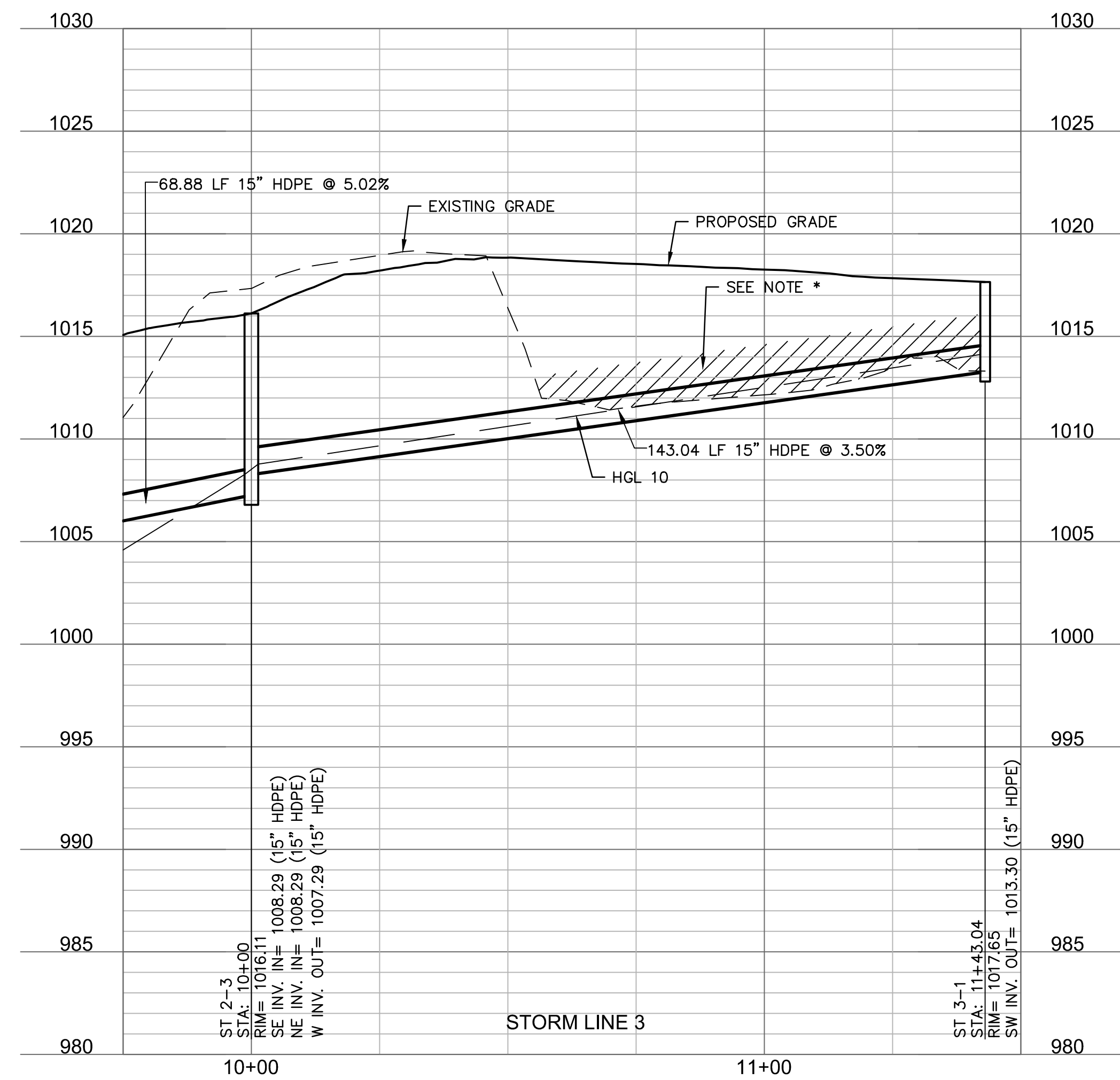
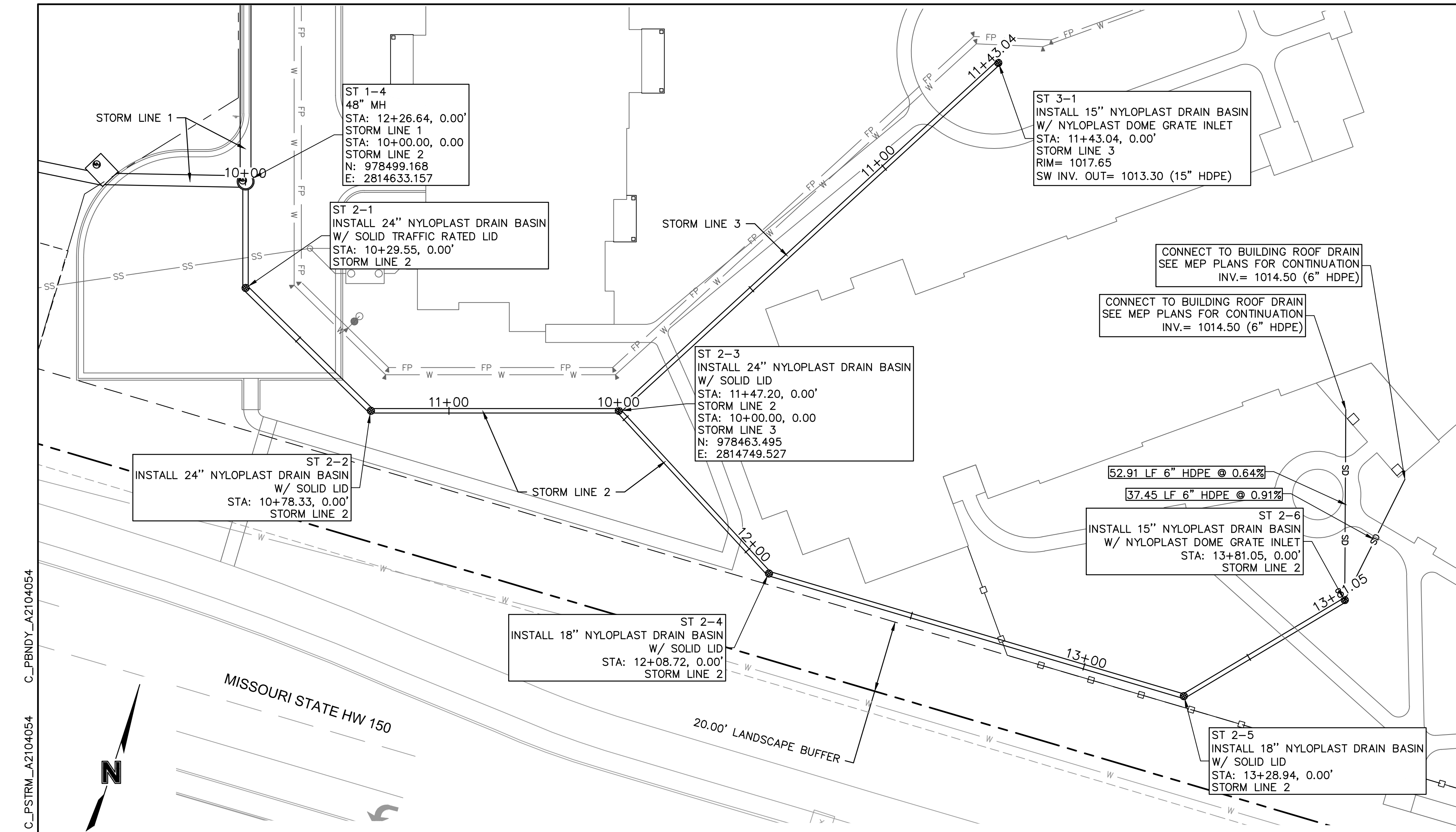
STORM PLAN & PROFILE

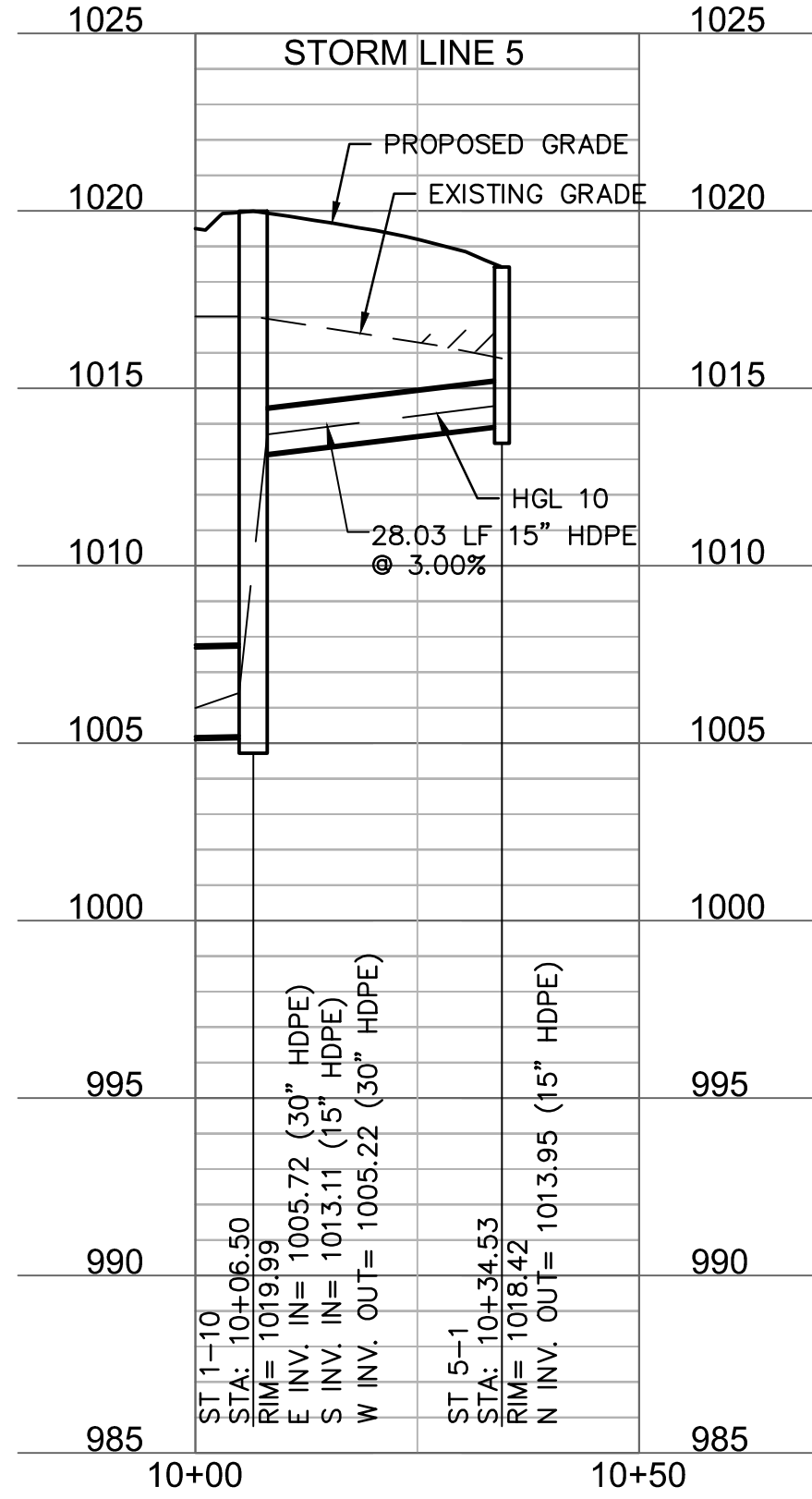
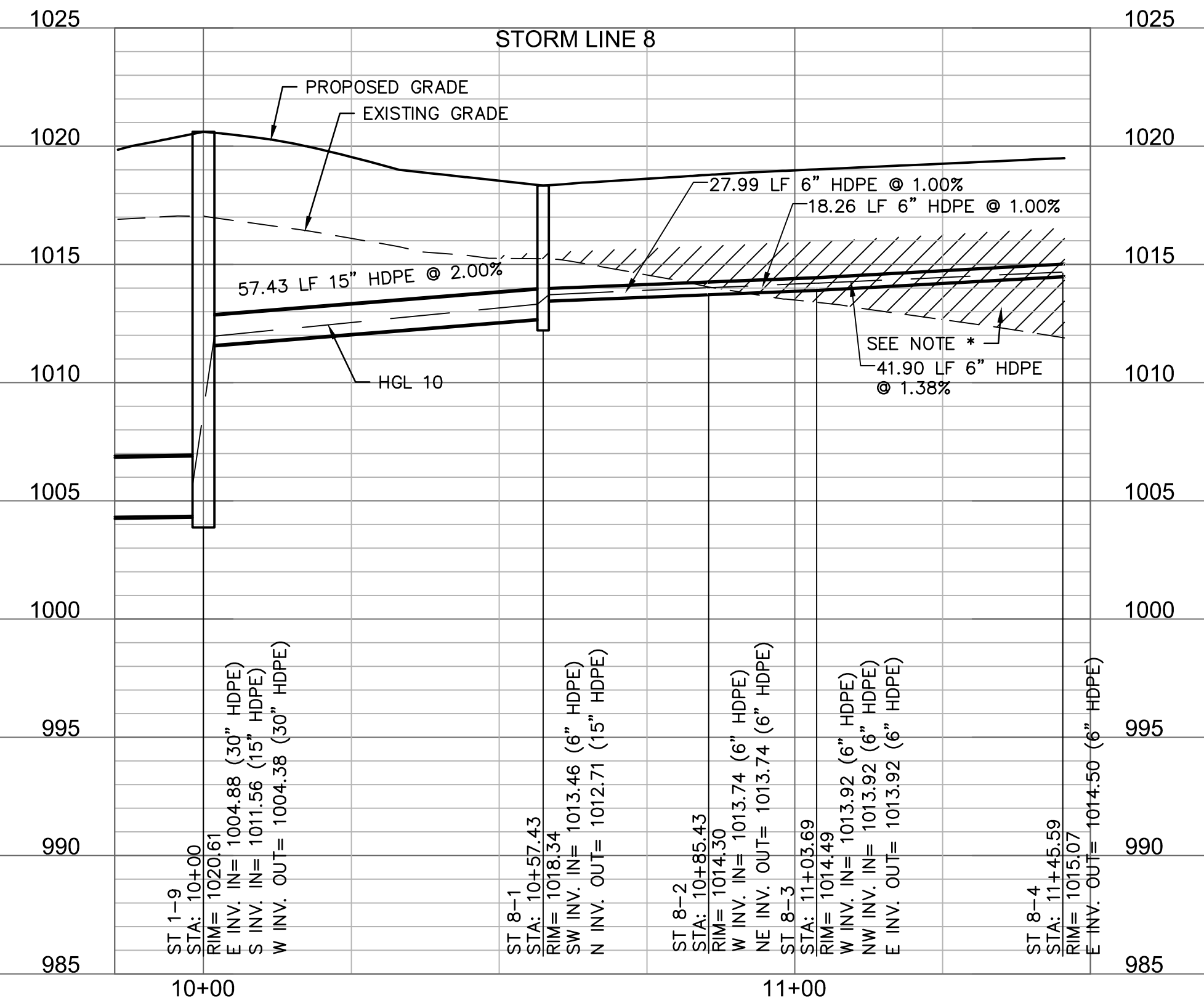
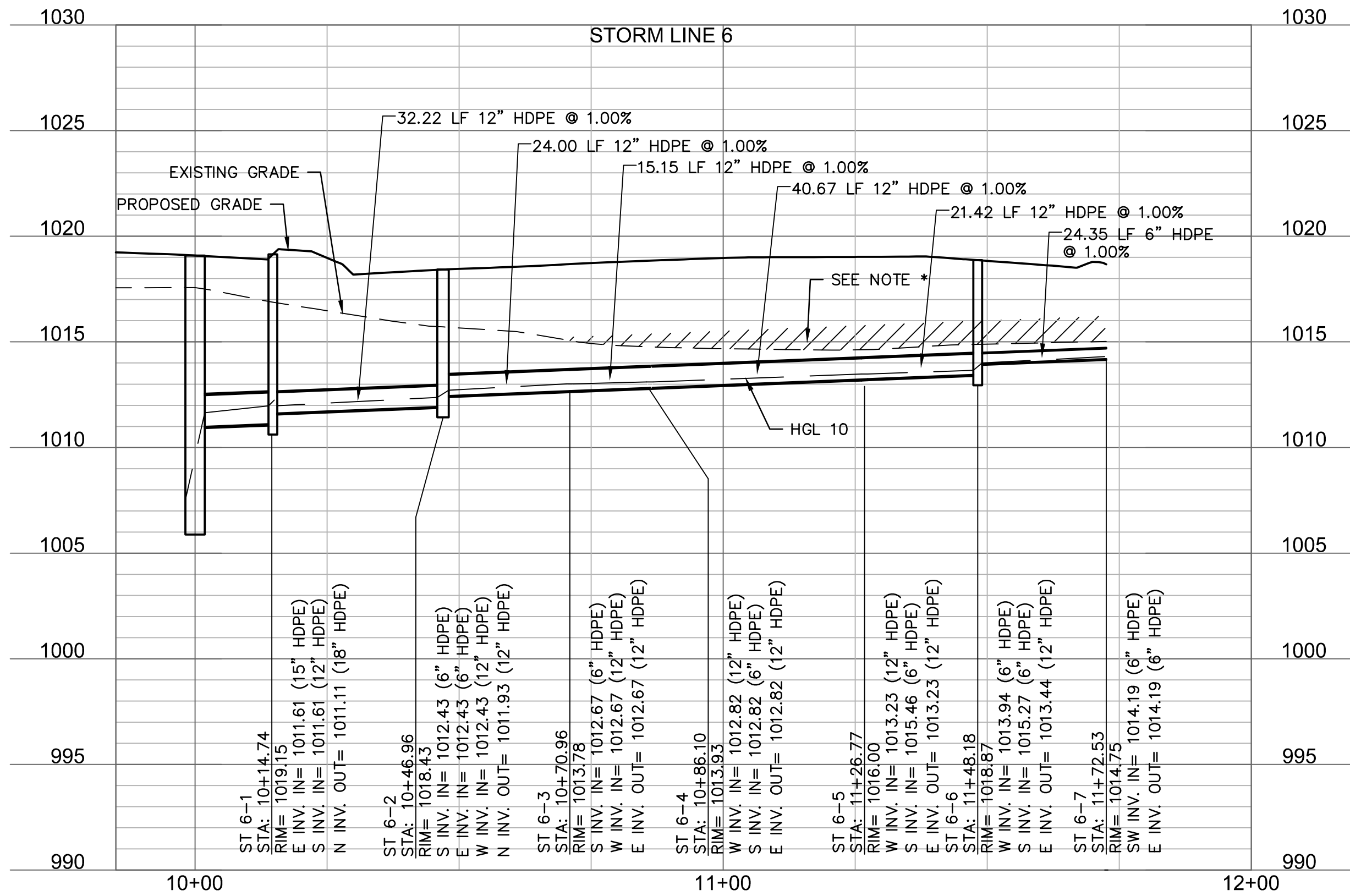
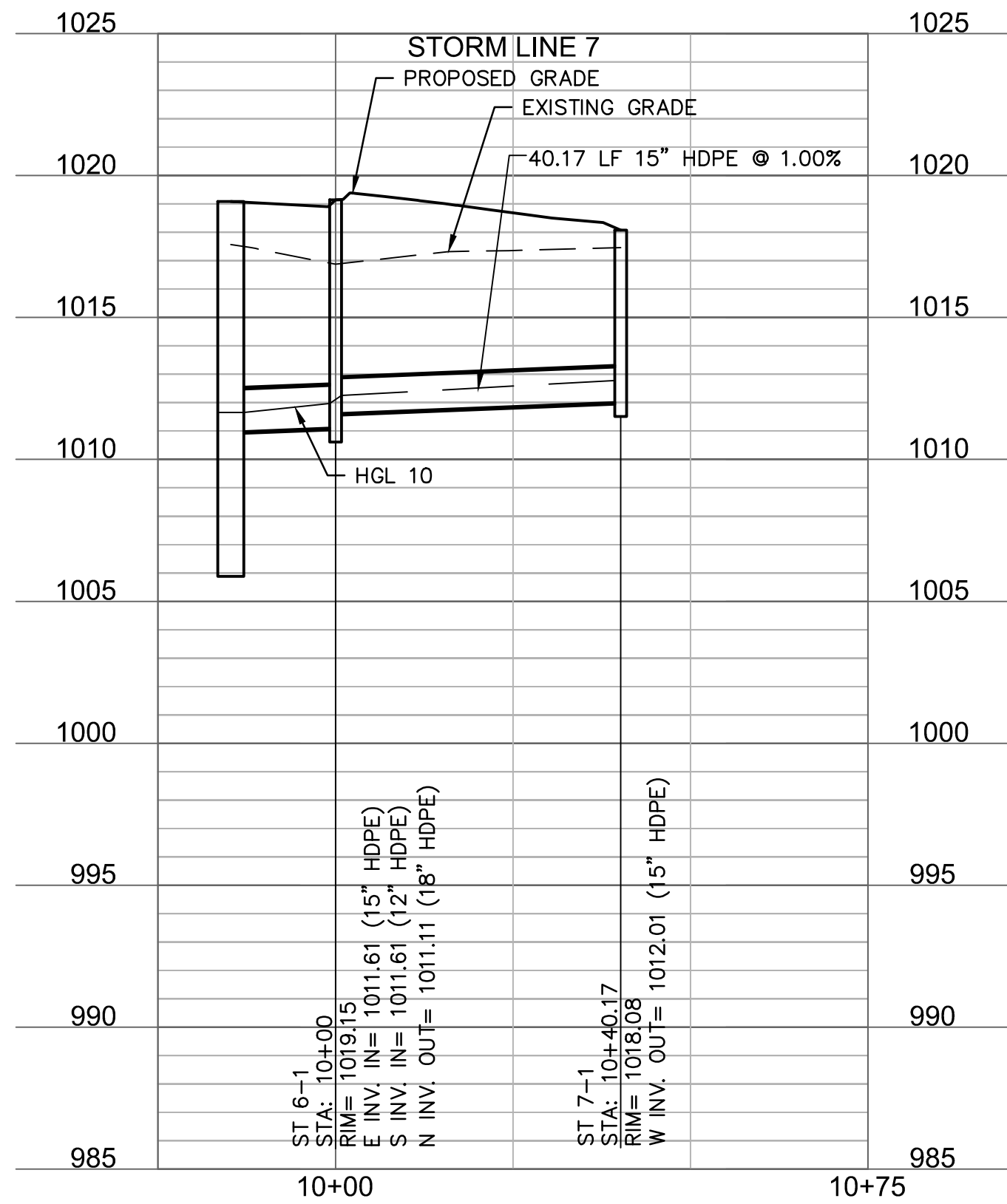
RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

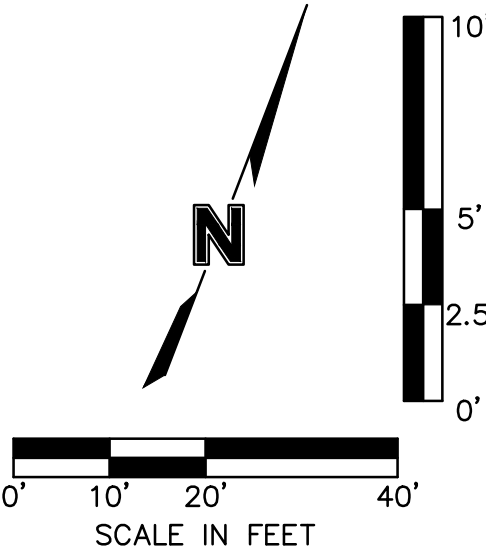
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approved by: JS
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drawing no.: C_STM02_A2104054
date: 08.10.2022

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.



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

REV. NO. DATE REVISIONS DESCRIPTION

BY

CSM

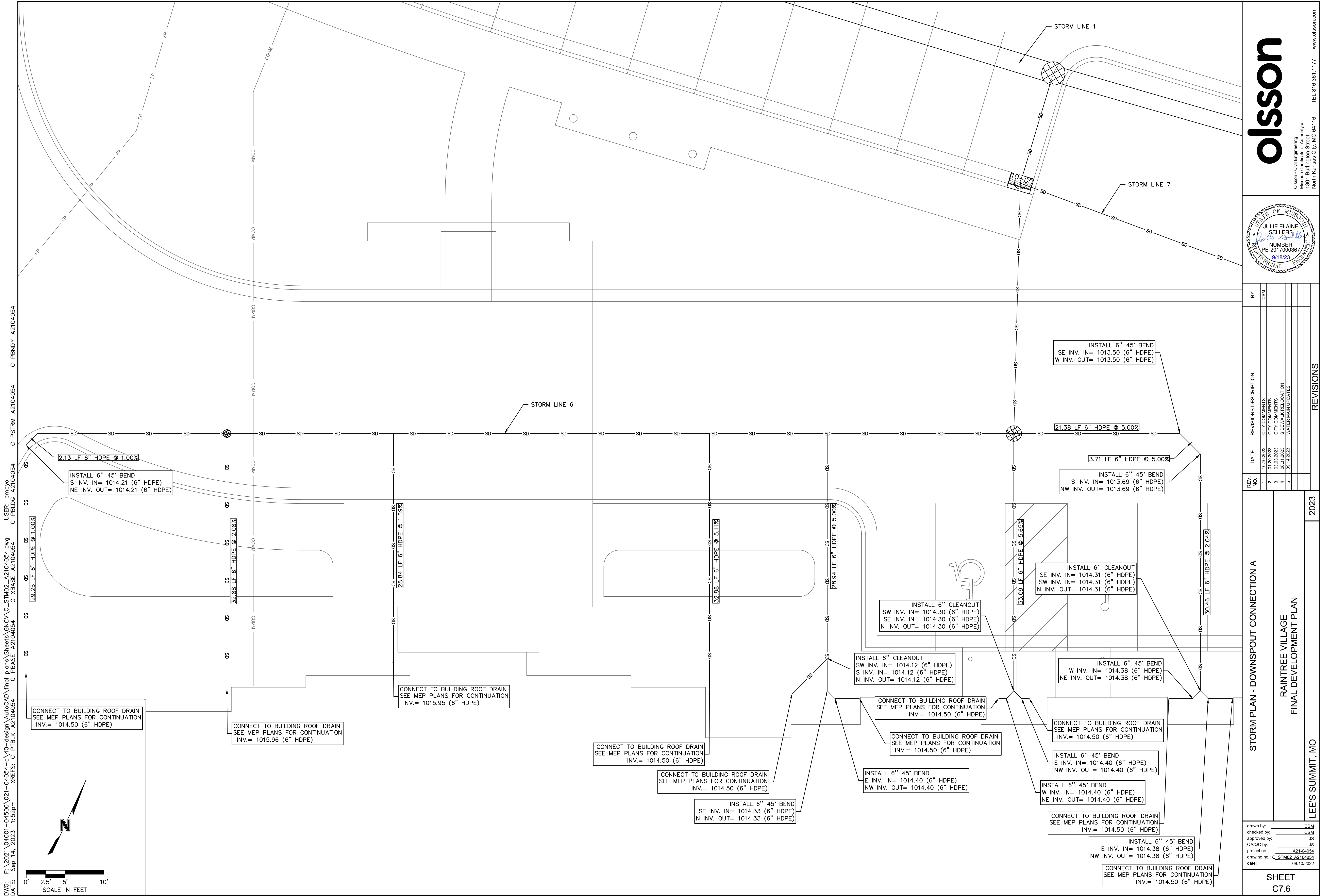


REVISIONS

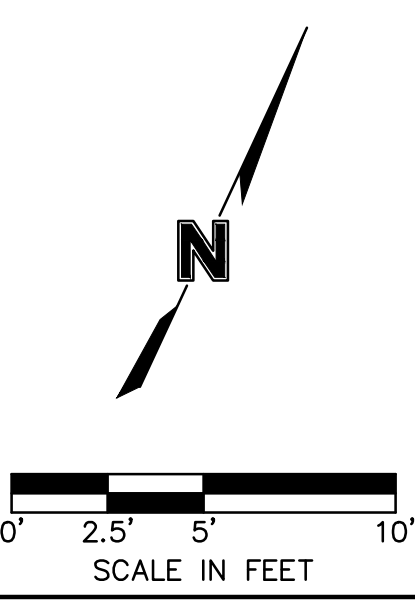
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STATE OF MISSOURI
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SELLERS
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9/18/23
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
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2		01.20.2023	CITY COMMENTS	
3		03.03.2023	CITY COMMENTS	
4		08.21.2023	SIDEWALK RELOCATION	
5		08.14.2023	WATER MAIN UPDATES	

REVISIONS

STORM PLAN - DOWNSPOUT CONNECTION A

RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

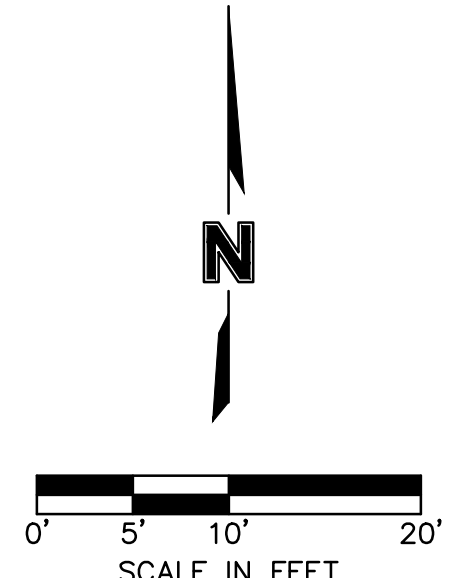
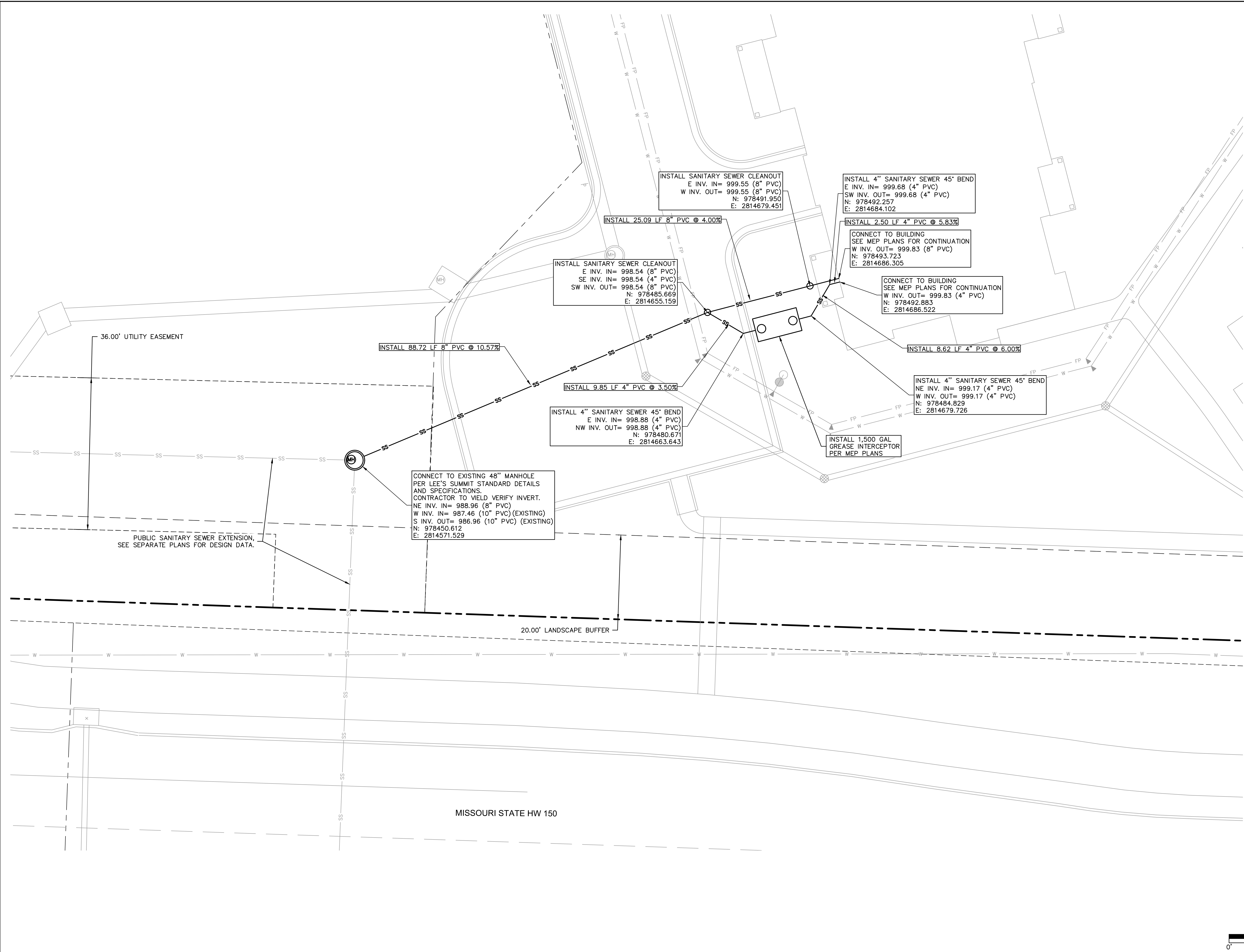
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project no.: A21-04054
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date: 08.10.2022

SHEET
C7.6

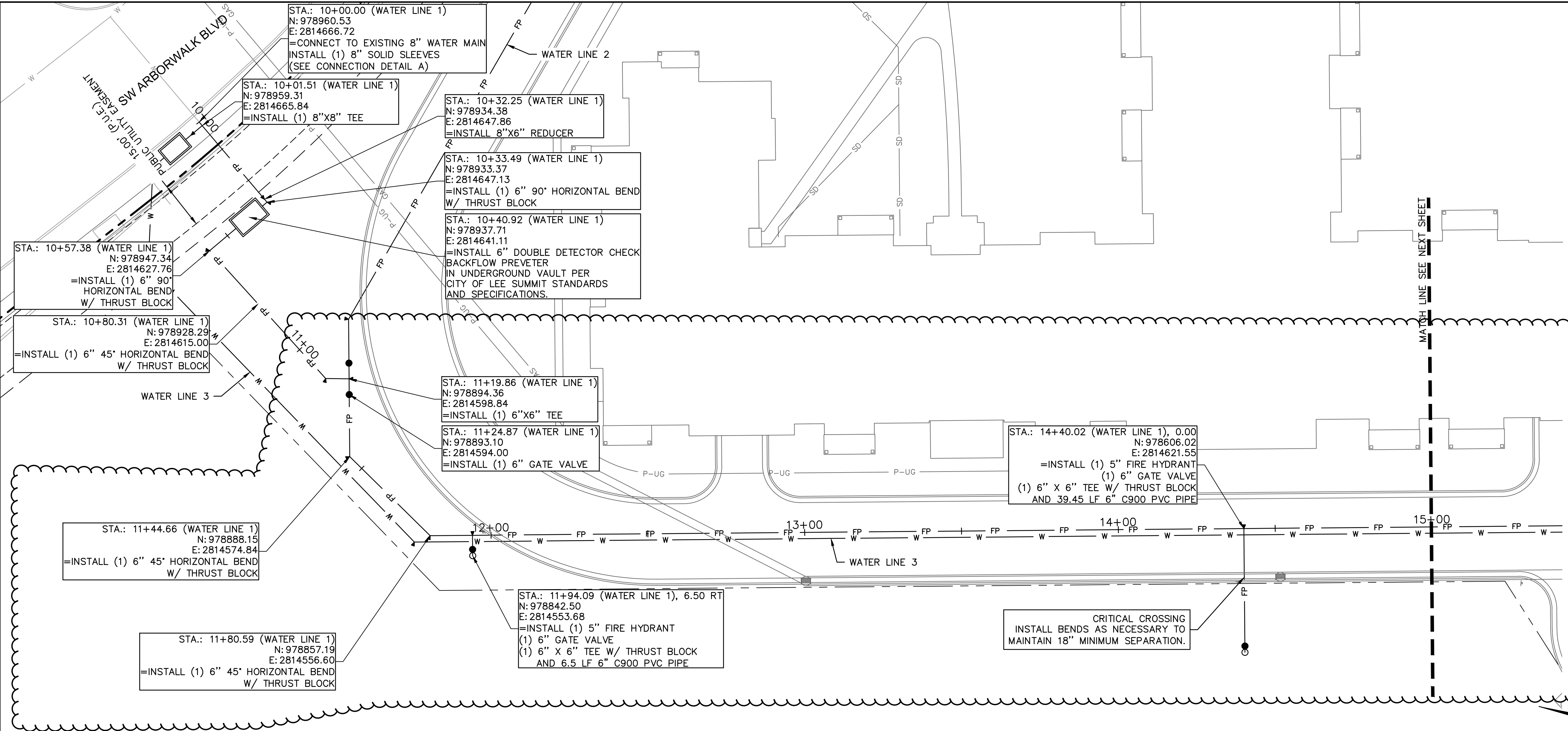
Storm Sewer Design Calculation Table												
10 Year Return Frequency												
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)
ST 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
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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 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
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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
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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
ST 6-7	ST 6-6	24.351	1014.19	1013.94	1.03	6	0.012	0.23	2.68	0.62	0.21	1014.43
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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
ST 8-2	ST 8-1	27.994	1013.74	1013.46	1	6	0.012	0.57	3.51	0.61	0.38	1014.12
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

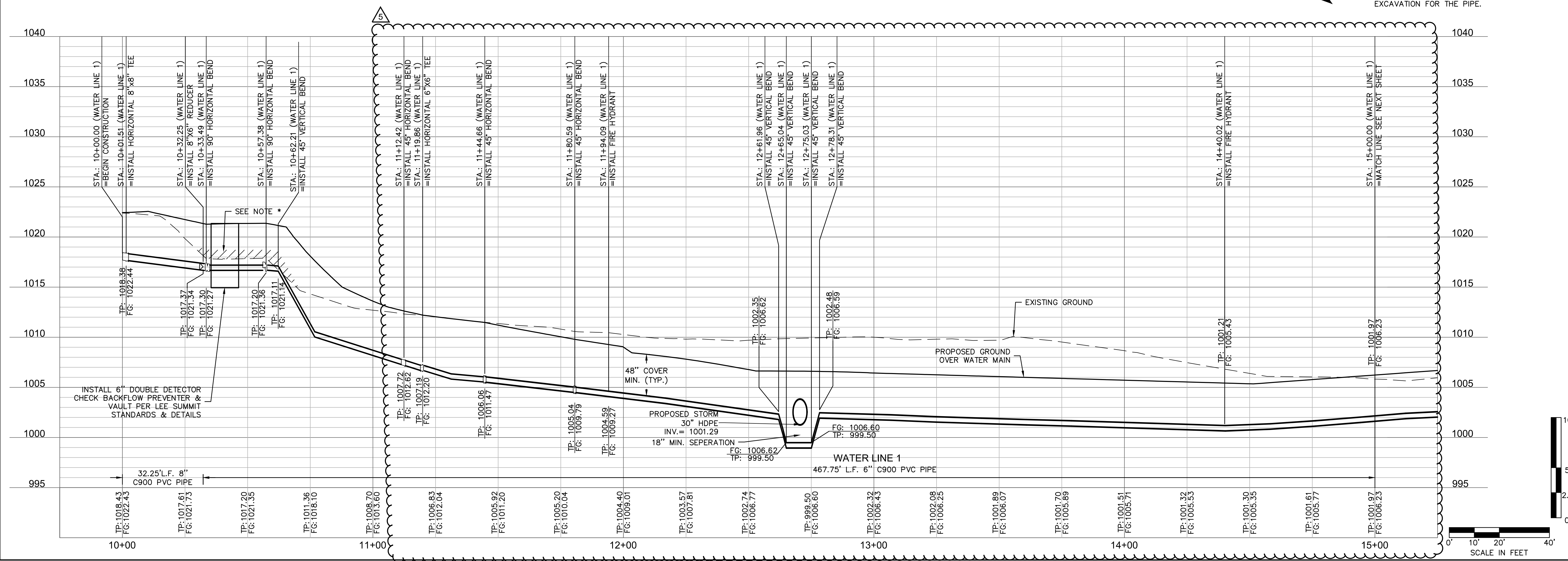
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<div style="display: flex; justify-content: space-between;"> <div> <p>drawn by: _____ CSM</p> <p>checked by: _____ CSM</p> <p>approved by: _____ JS</p> <p>GASC by: _____ JS</p> <p>project no.: _____ A21-04054</p> <p>drawing no.: C_SAN01 A2104054</p> <p>date: _____ 08.10.2022</p> </div> <div> <p>CSM</p> <p>JS</p> <p>A21-04054</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p>2023</p> </div> <div> <p>2023</p> </div> </div>	
		<p>LEE'S SUMMIT, MO</p>	
<p>SANITARY SEWER PLAN</p>		<p>RAINTREE VILLAGE FINAL DEVELOPMENT PLAN</p>	
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.10.2022	CITY COMMENTS	CSM
2	01.20.2023	CITY COMMENTS	
3	03.03.2023	CITY COMMENTS	
4	09.31.2023	SIDEWALK RELOCATION	
5	09.14.2023	WATER MAIN UPDATES	
		REVISIONS	



- ### WATER PLAN NOTES
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 - ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
- REMOVE BLOW OFF ASSEMBLY AND INSTALL 8" SOLID SLEEVE
- PROPOSED 8" WATER LINE
- EXISTING 8" STUB
- CONNECTION DETAIL A
- *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.



STATE OF MISSOURI

JULIE ELAINE SELLERS

NUMBER PE-2017000367

9/18/23

PROFESSIONAL ENGINEER

BY CSM

REV. NO. DATE REVISIONS DESCRIPTION

1 10/10/2022 CITY COMMENTS

2 01/20/2023 CITY COMMENTS

3 03/03/2023 CITY COMMENTS

4 08/21/2023 SIDEWALK RELOCATION

5 08/14/2023 WATER MAIN UPDATES

WATER PLAN & PROFILE

RAINTREE VILLAGE

FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2023

drawn by: CSM

checked by: CSM

approved by: JS

QA/QC by: JS

project no.: A21-04054

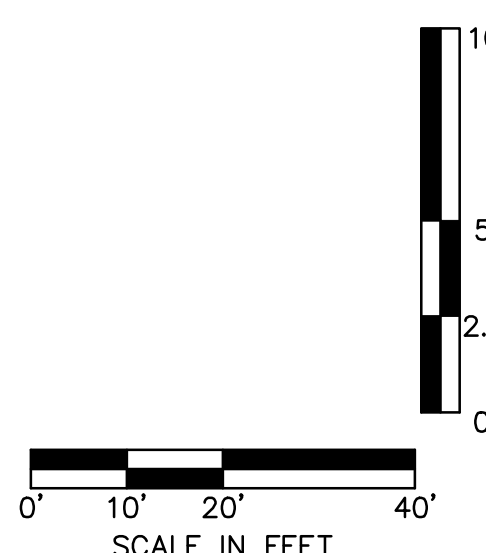
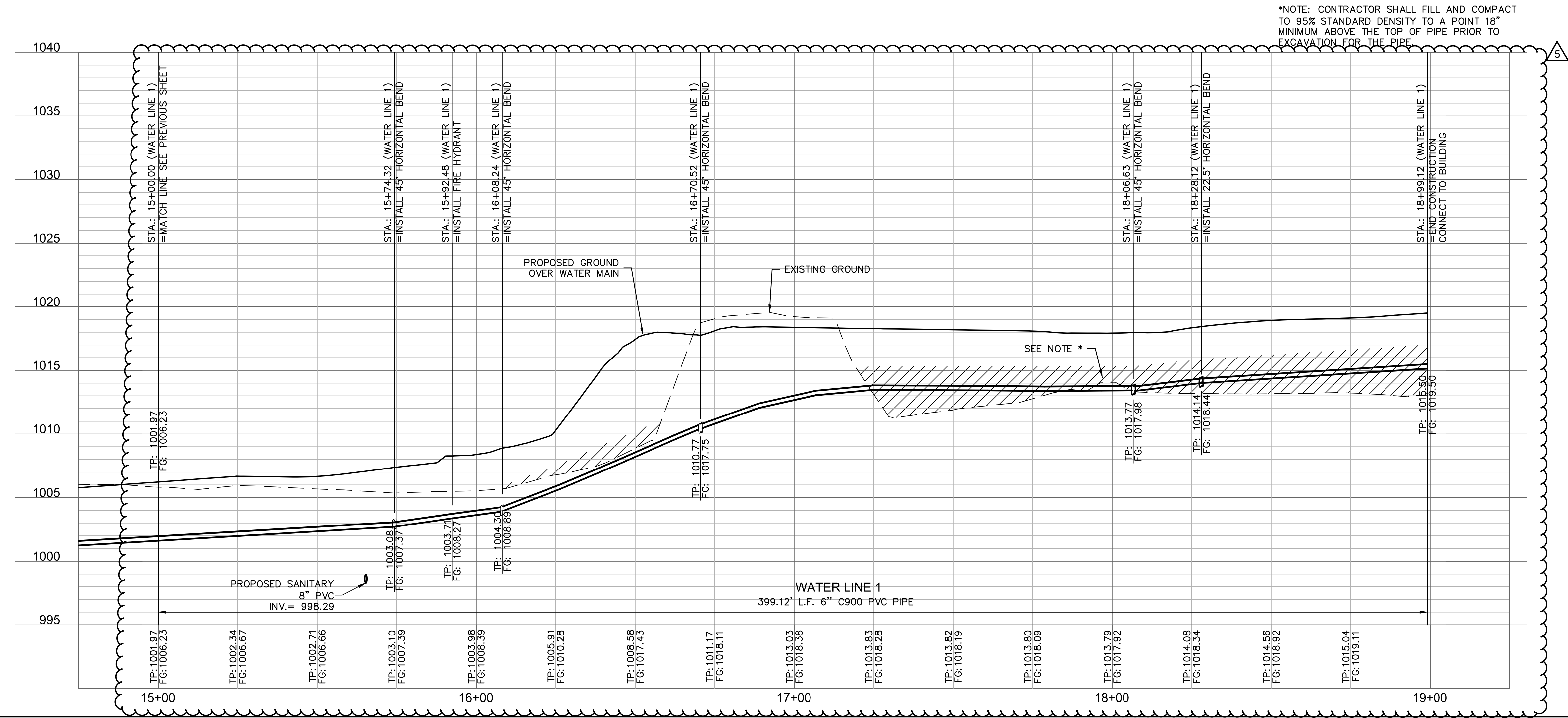
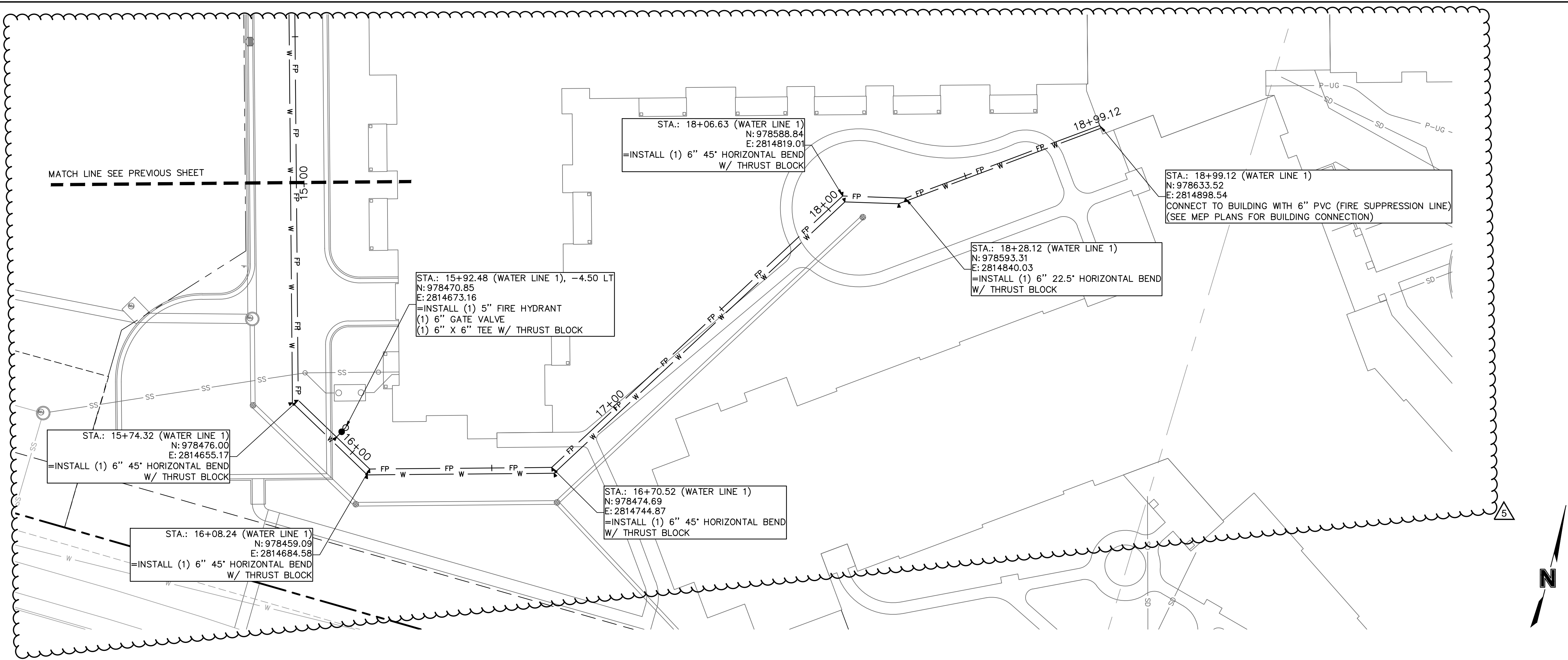
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REVISIONS

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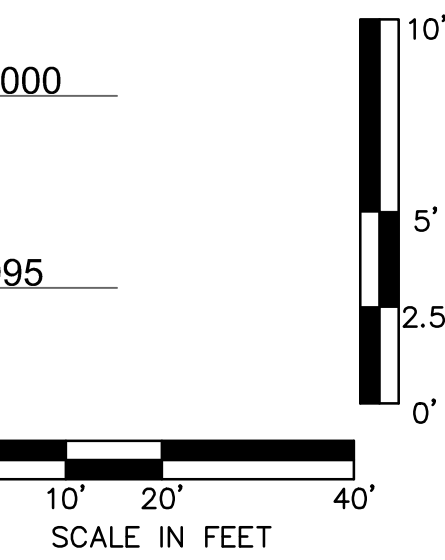
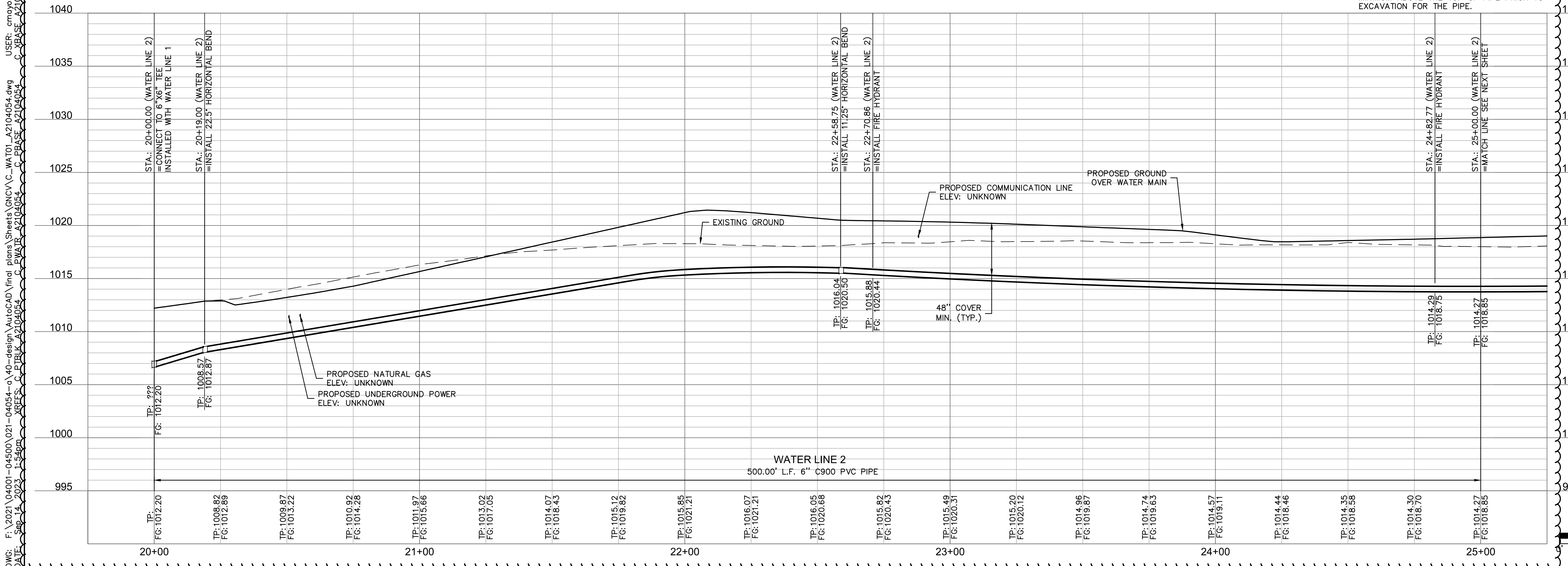
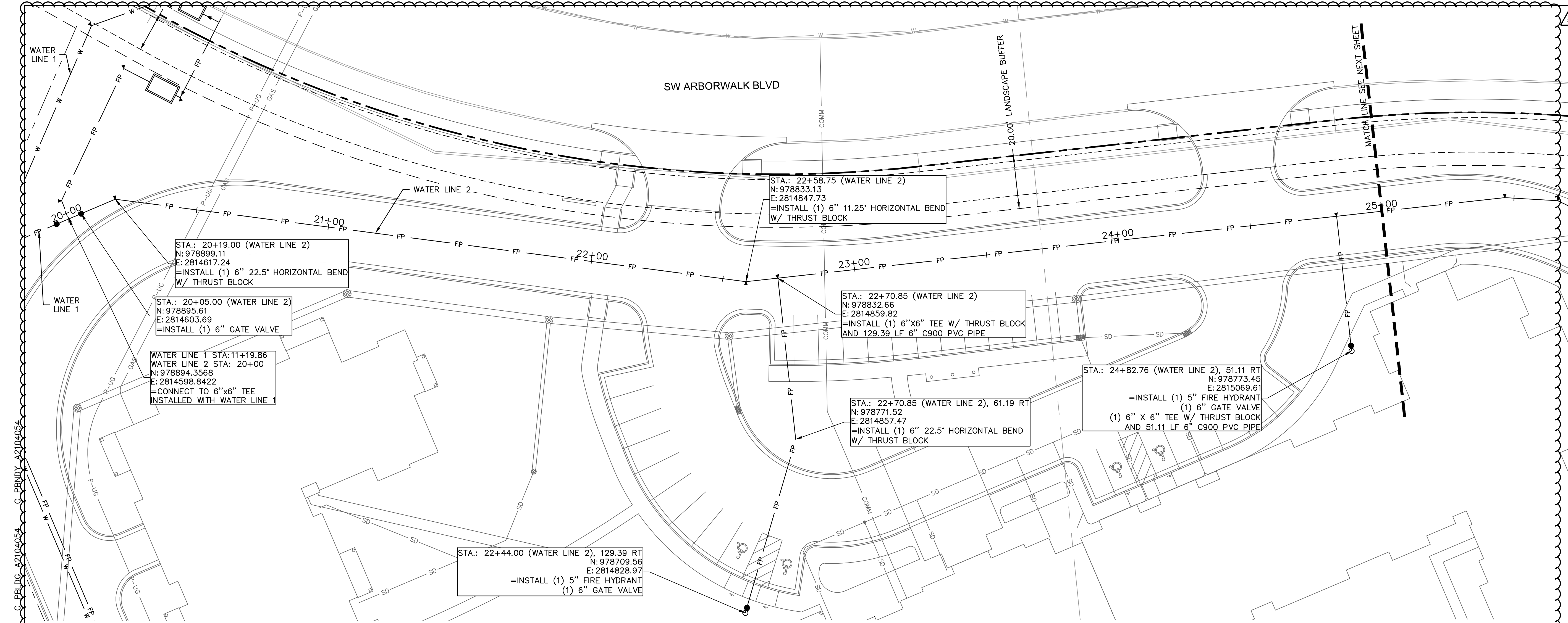
WATER PLAN & PROFILE

RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
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drawing no.: C_WAT01_A2104054
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SHEET
C9.1



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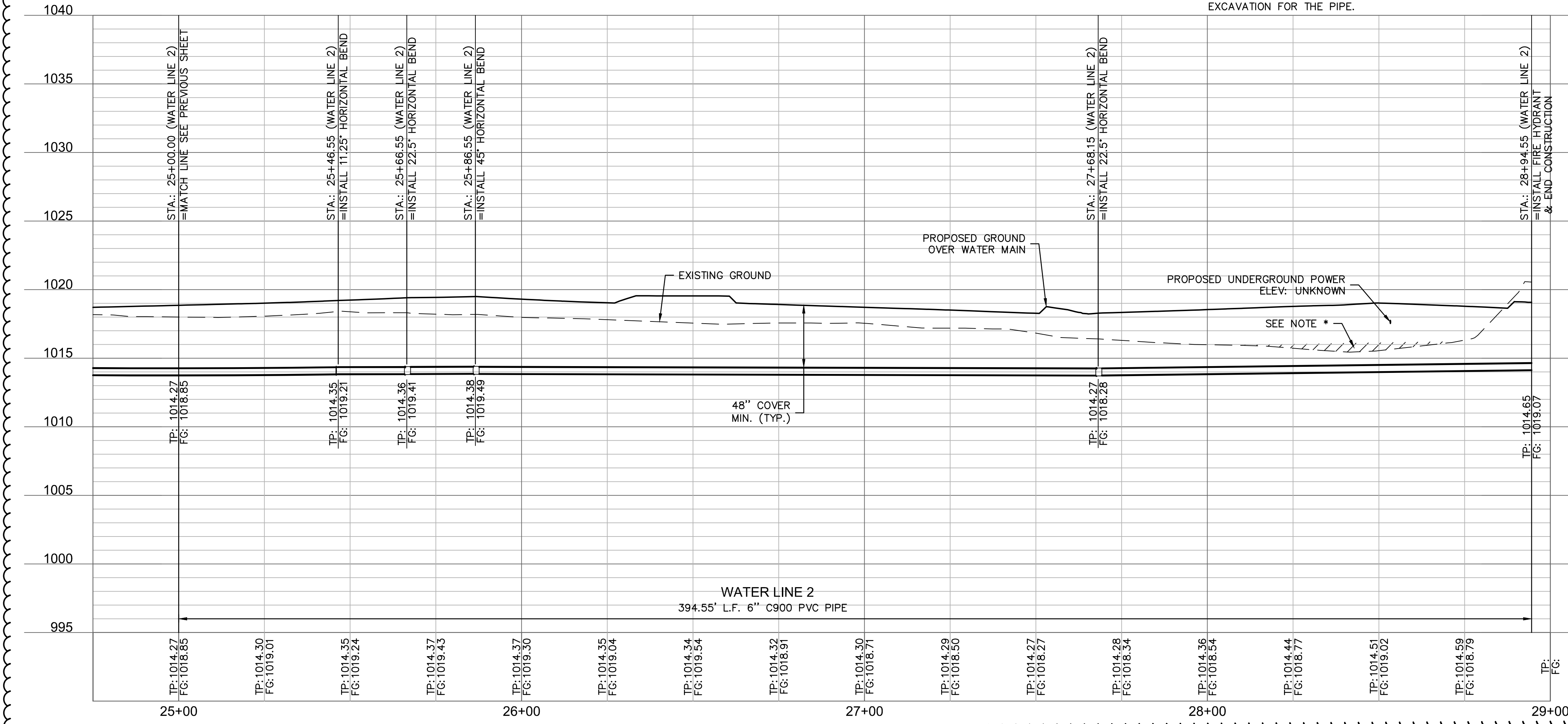
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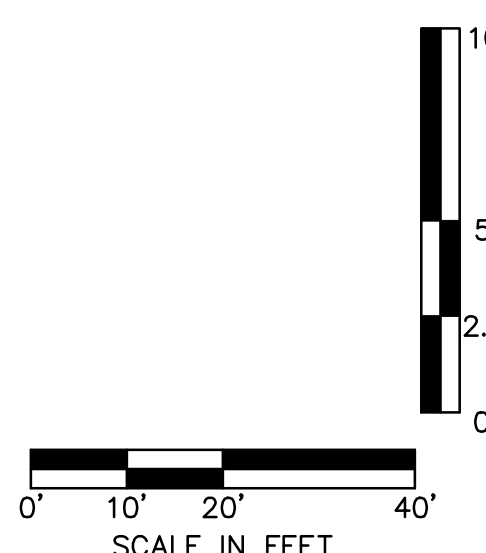
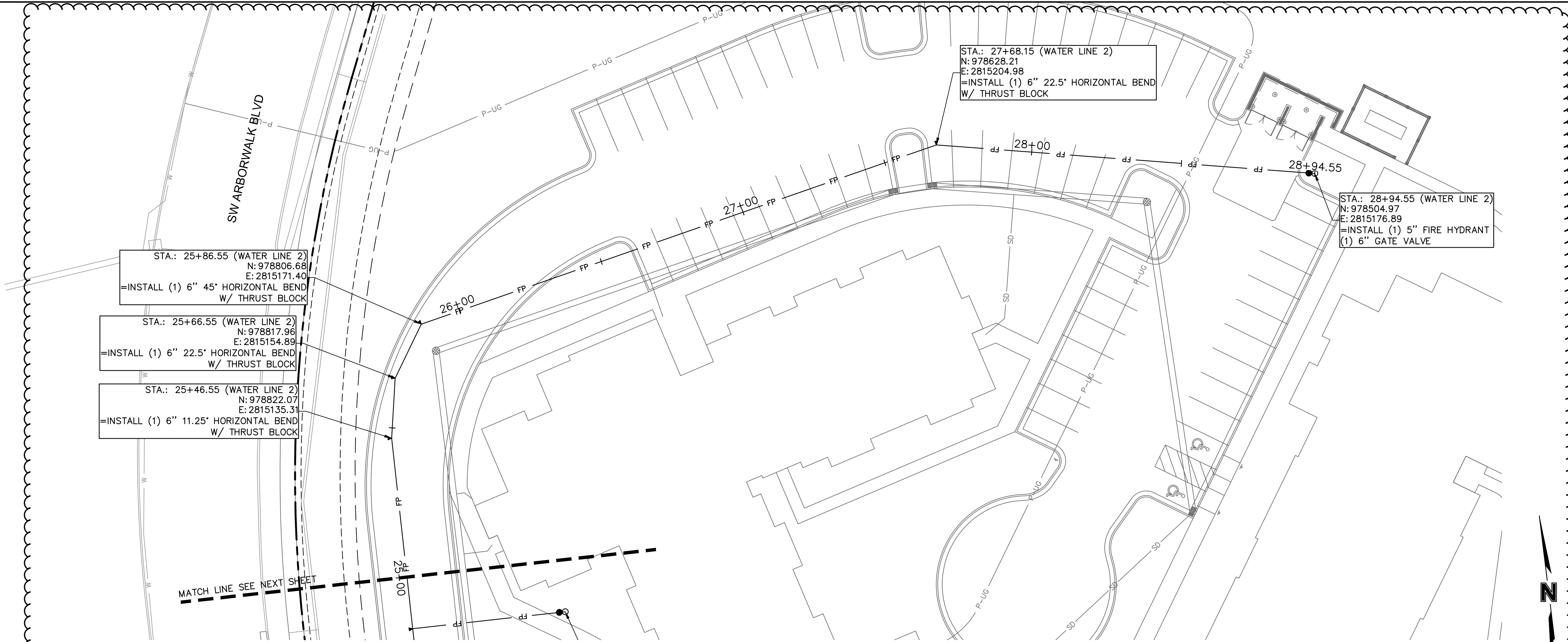
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RAINTREE VILLAGE
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WATER PLAN & PROFILE

RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

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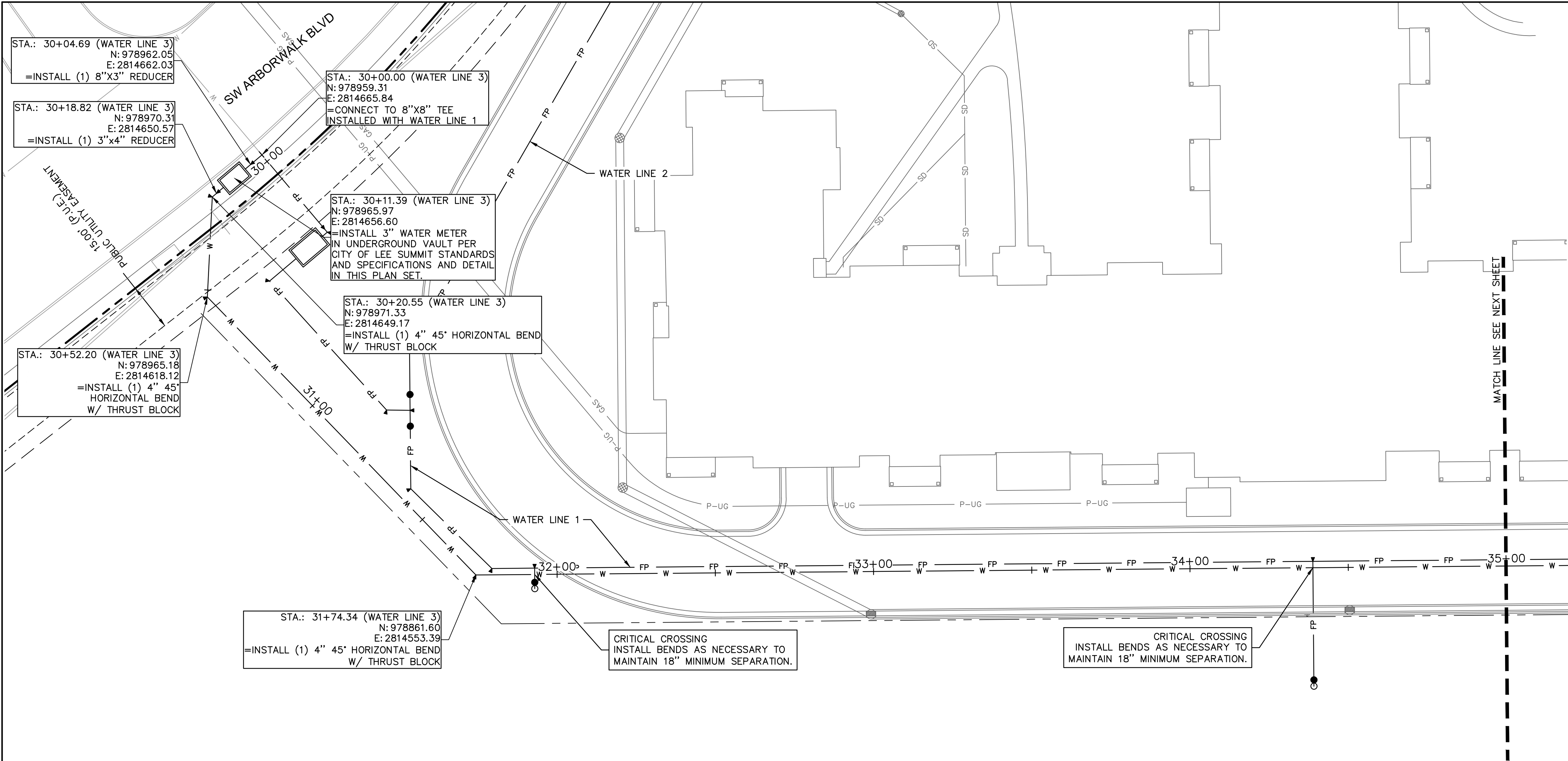
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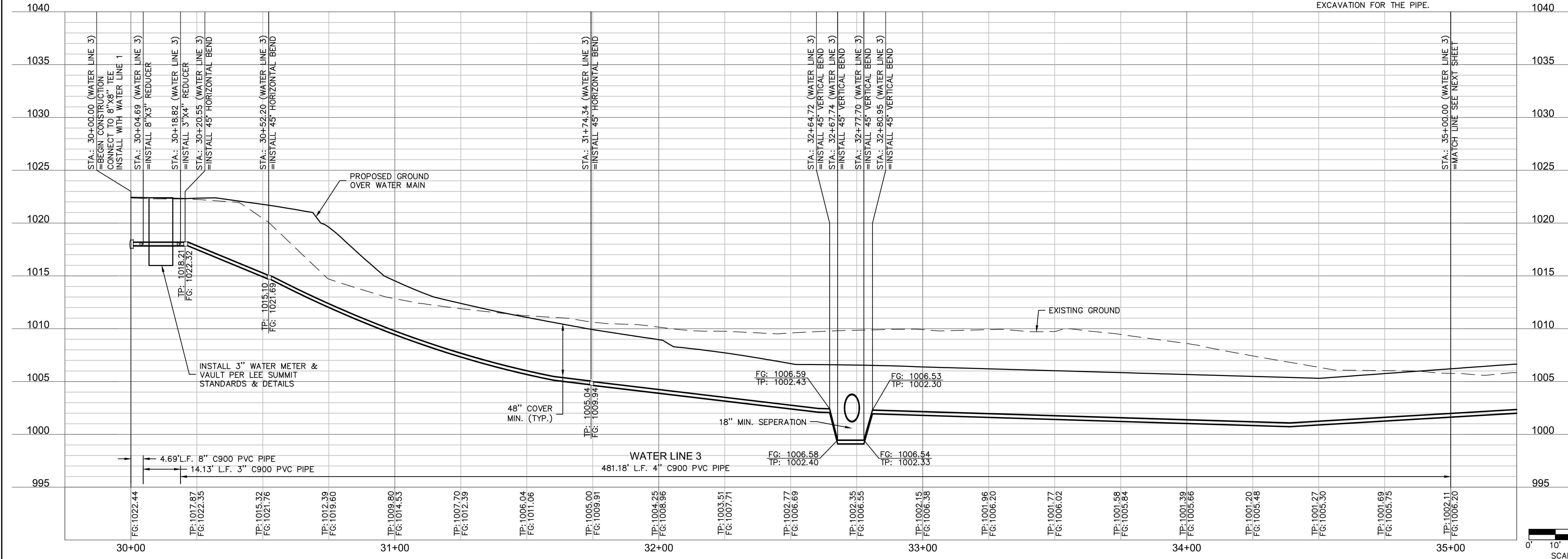
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WATER PLAN & PROFILE

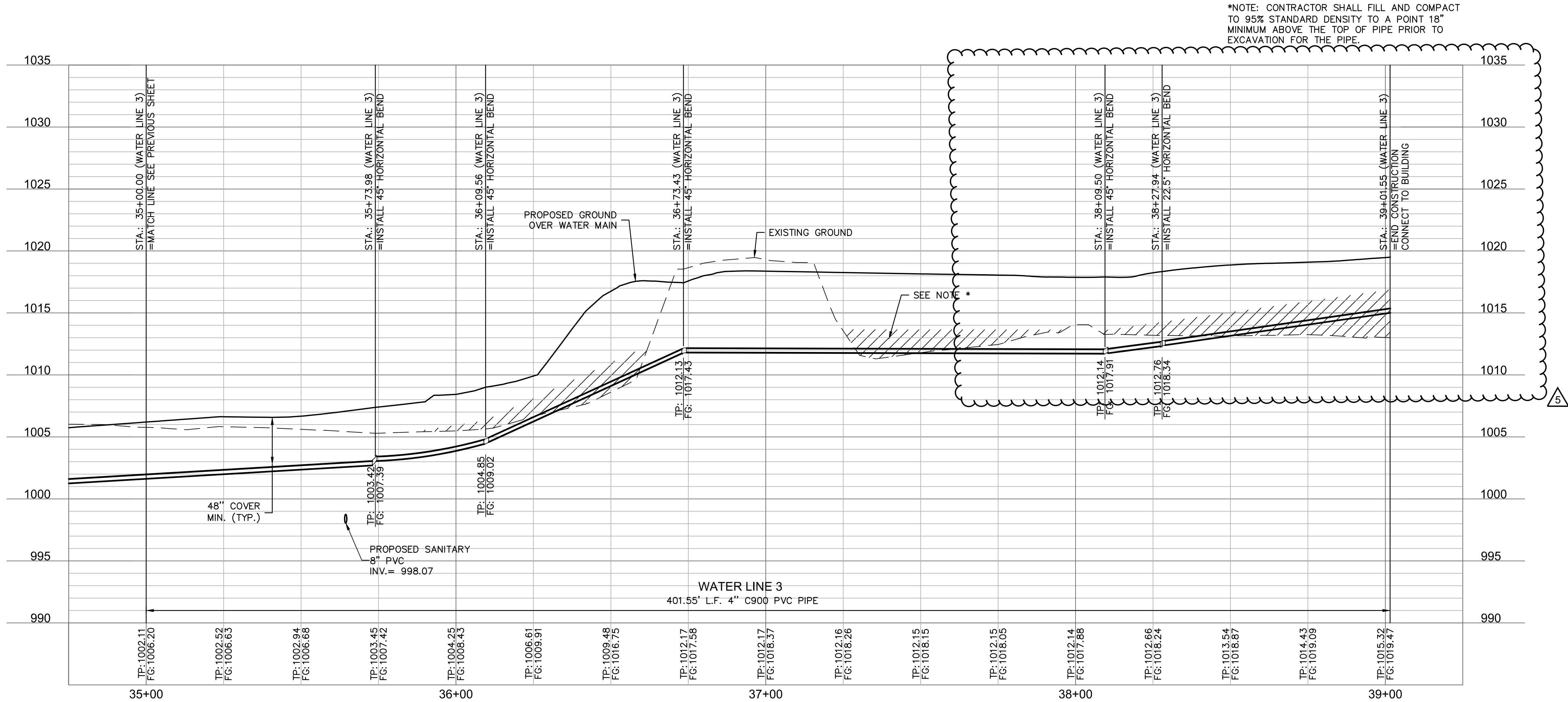
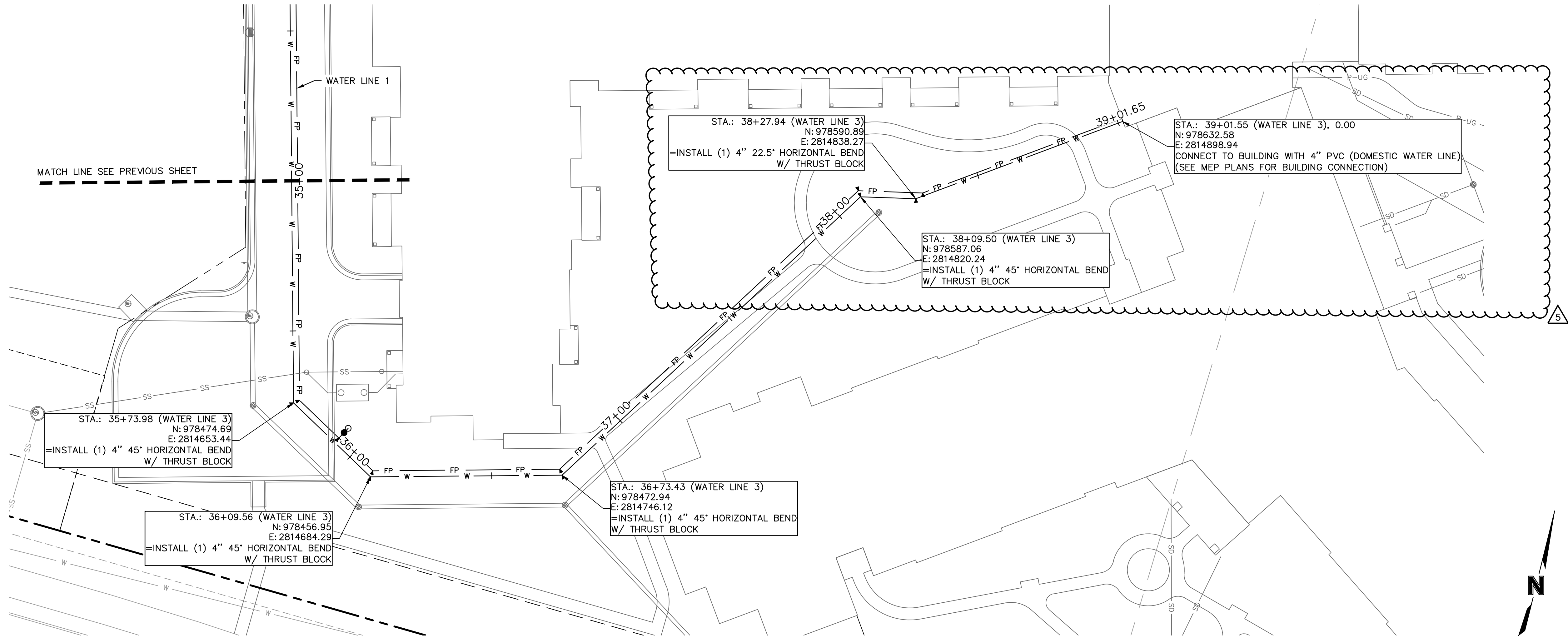
RAINTREE VILLAGE
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

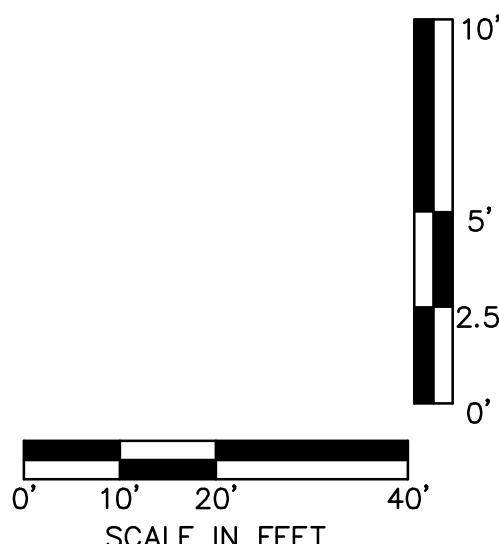
drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_WAT02_A2104054
date: 08.10.2022

SHEET
C9.4

2023



*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.



REV.		NO.	DATE	REVISIONS DESCRIPTION	BY
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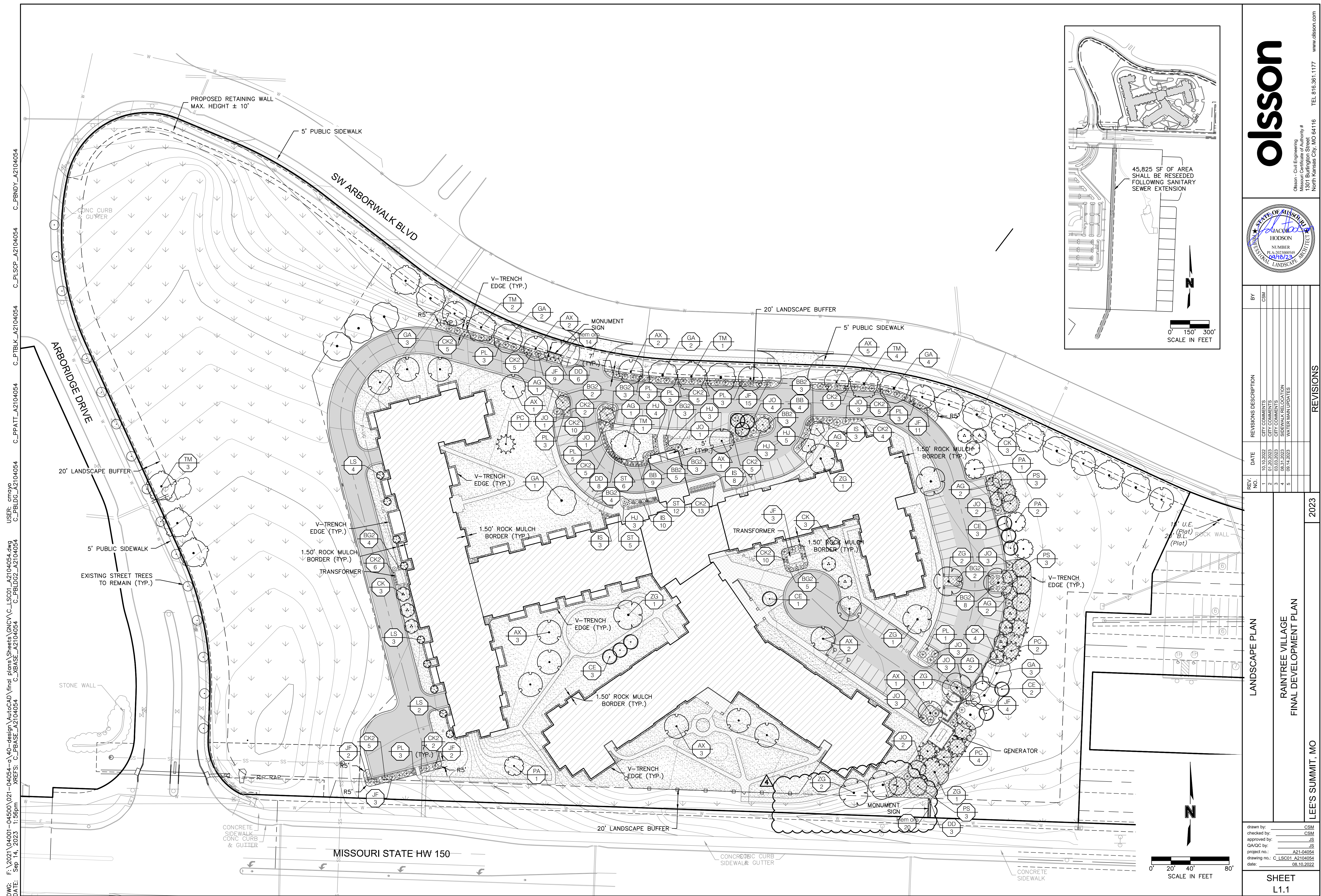
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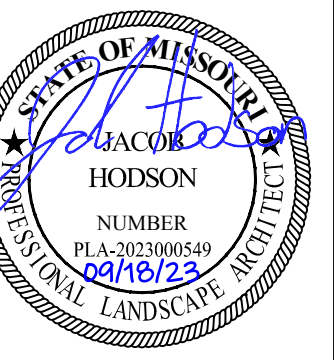
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olson



Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

REVISIONS

2023

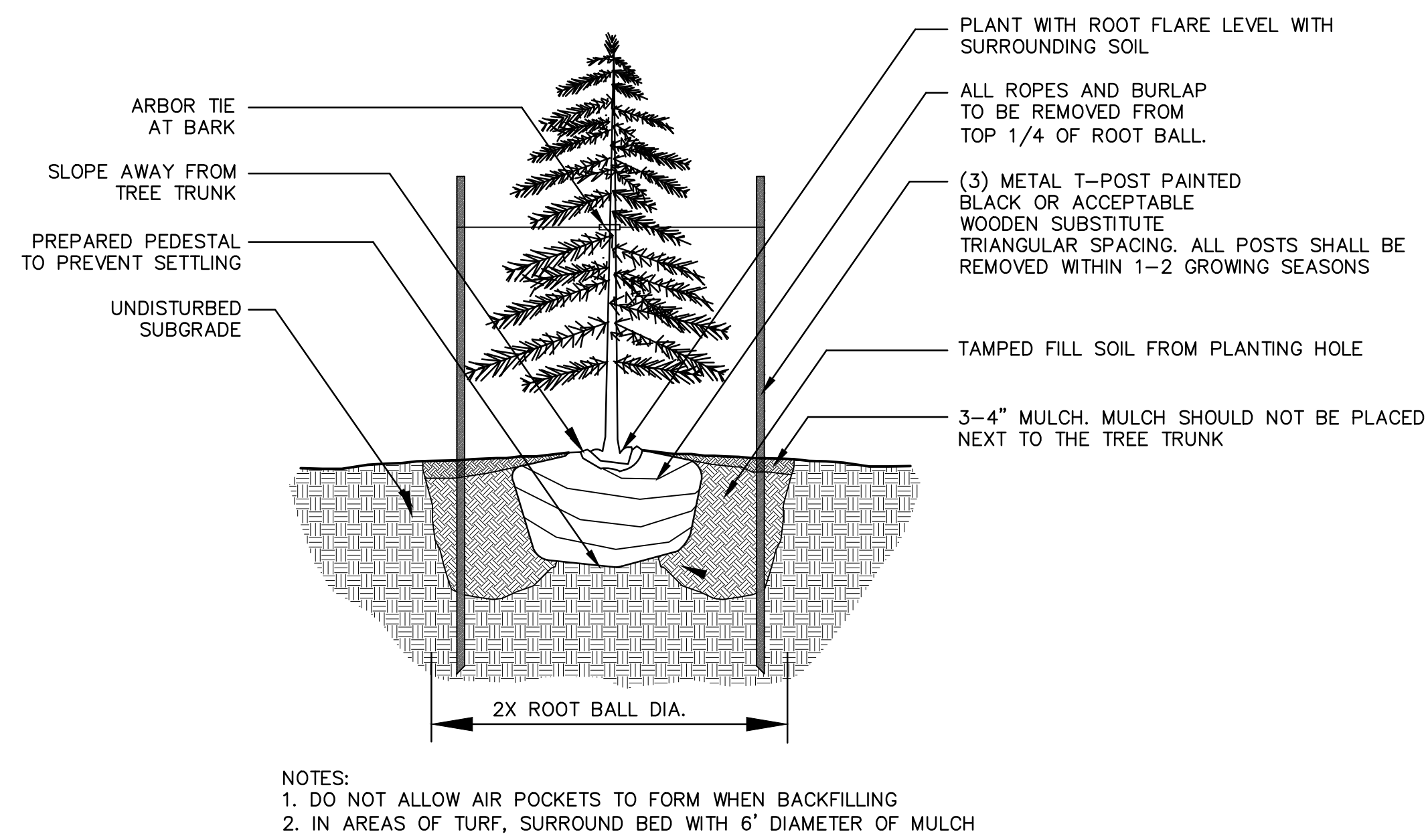
LEE'S SUMMIT, MO

LANDSCAPE PLAN

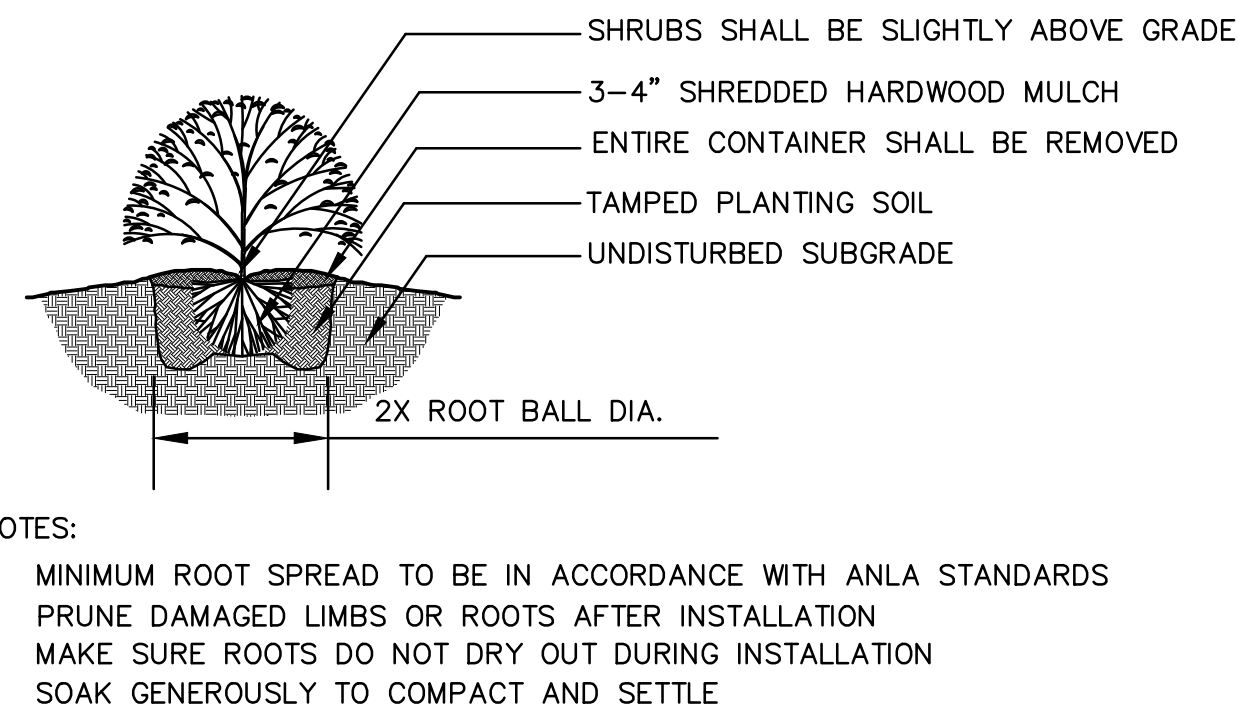
RAINTREE VILLAGE FINAL DEVELOPMENT PLAN

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

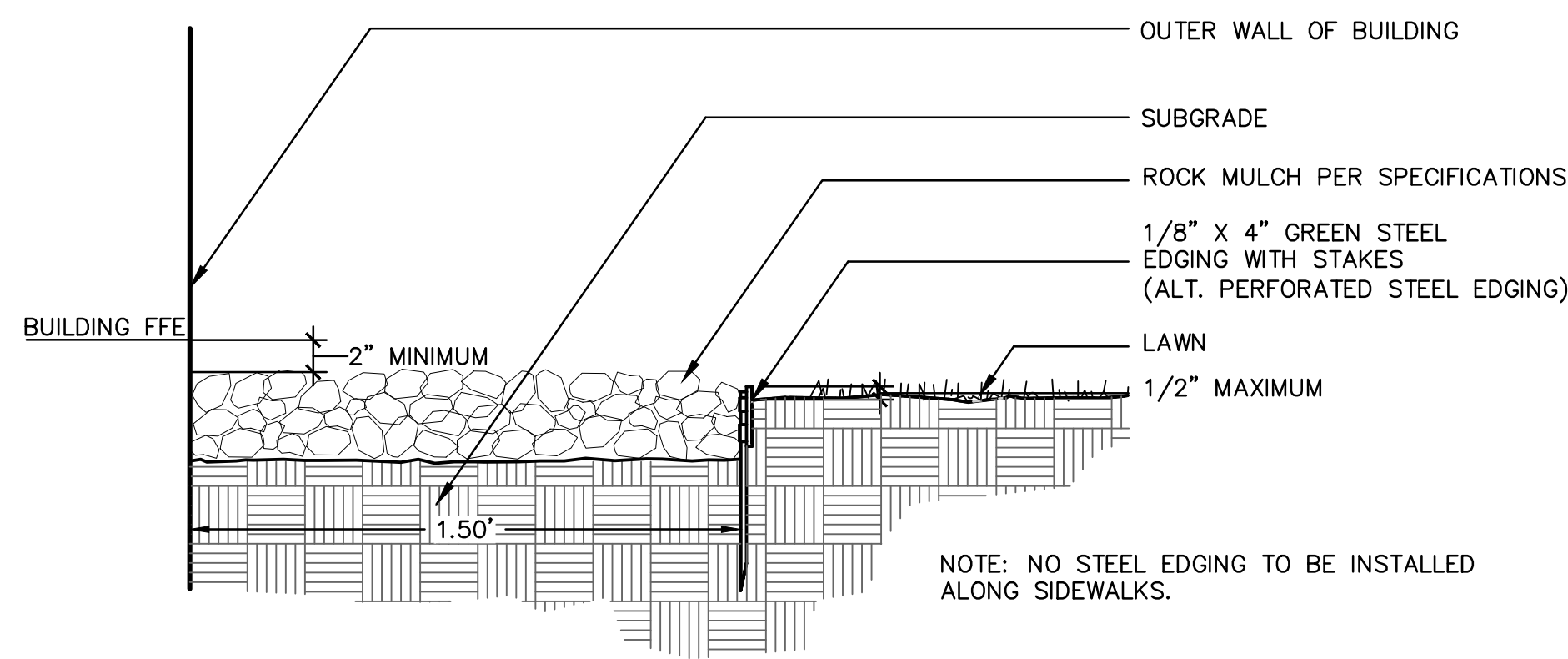
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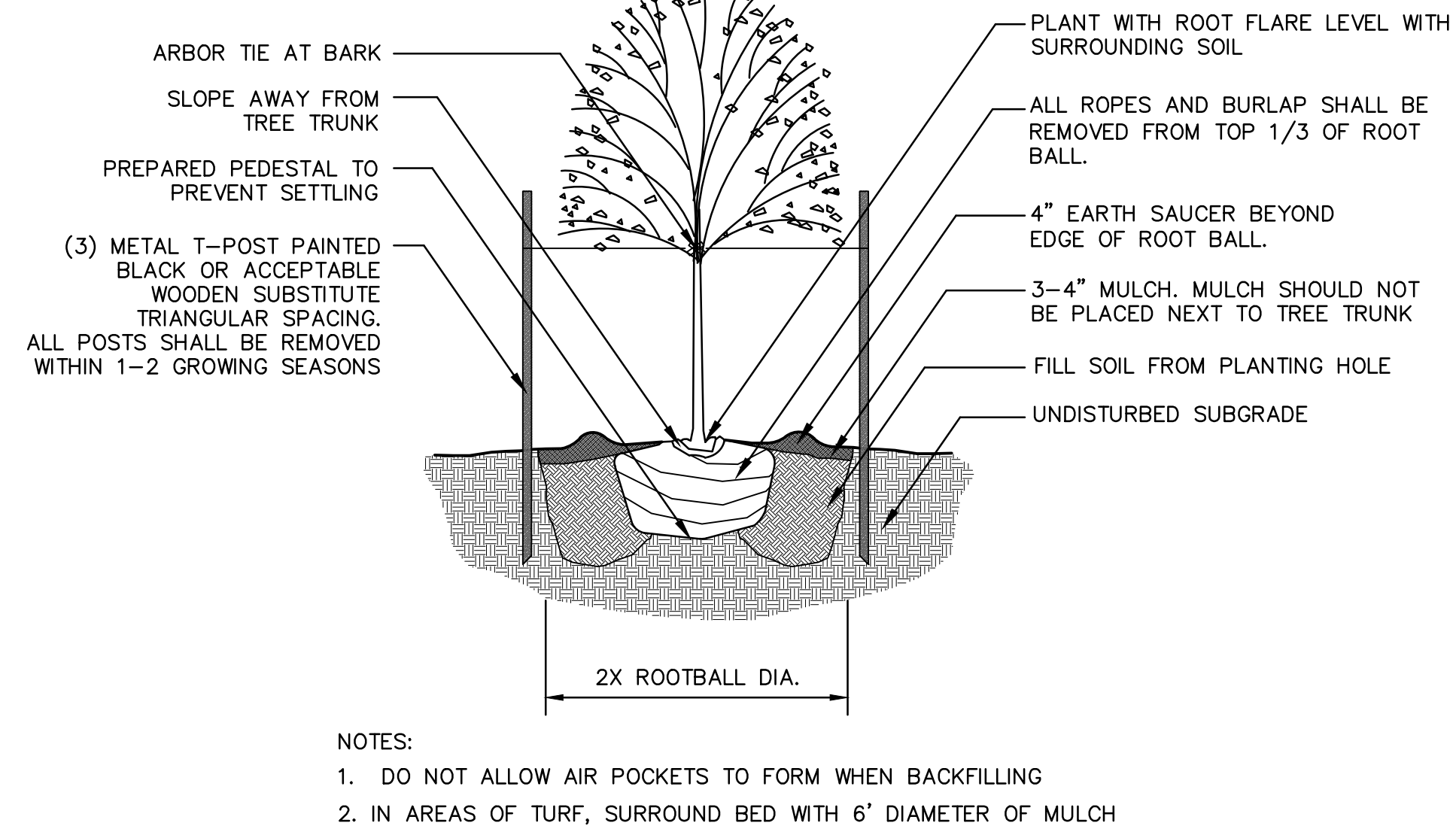
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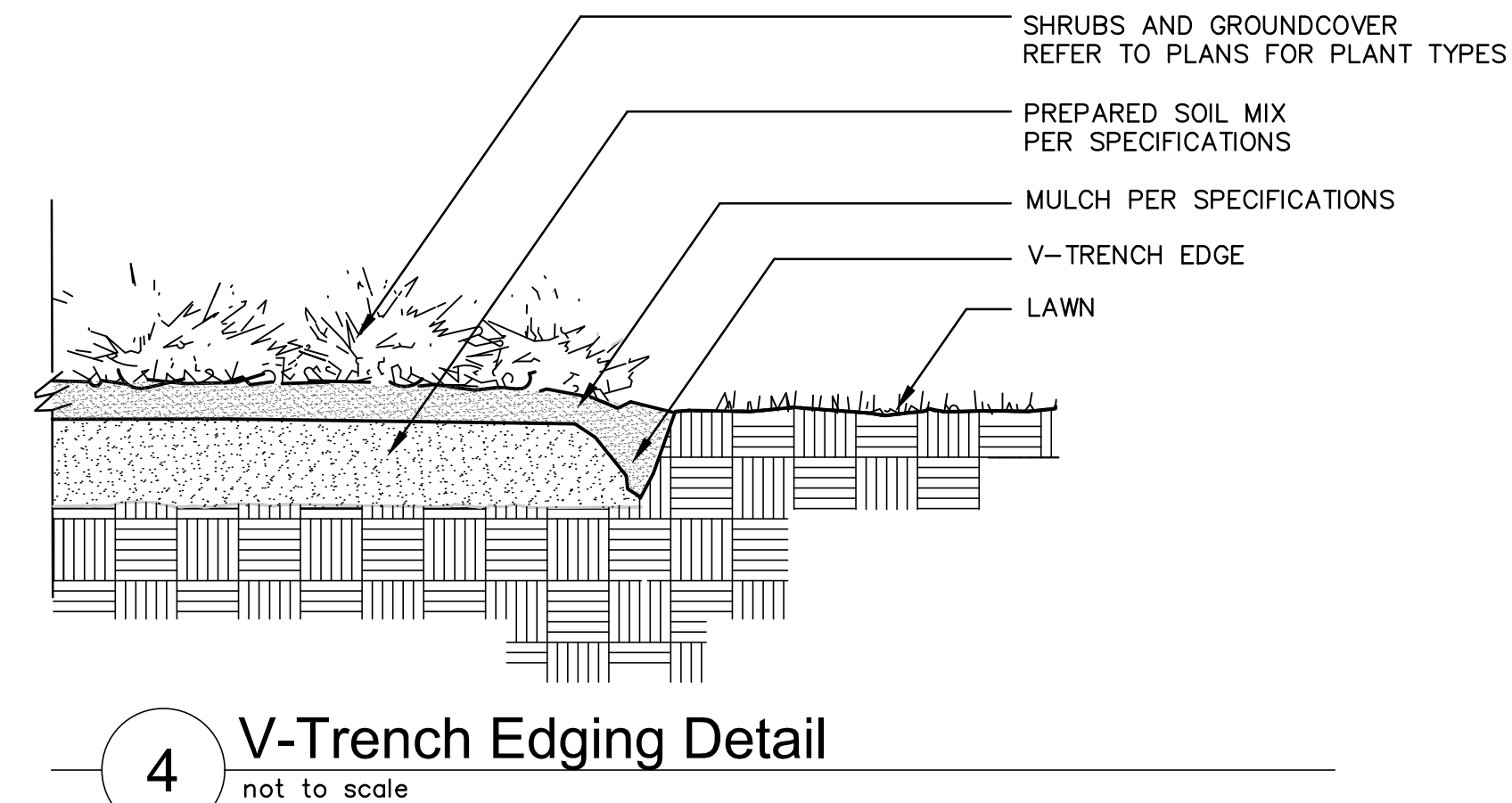
3 Shrub Planting Detail



5 Rock Mulch Border Detail




2 Deciduous Tree Planting Detail



4 V-Trench Edging Detail

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PORTE-COCHERE
 TRASH &
 MONUMENT SIGN
 DETAILS
A2.07

<div> <div>TRASH ENCLOSURE</div> <div>RAINTREE VILLAGE FINAL DEVELOPMENT PLAN</div> </div>	drawn by: _____ CSM checked by: _____ CSM approved by: _____ CSM OADC by: _____ US project no.: _____ A21-04054 drawing no.: C_LSC01 LSC01 A2104054 date: 08.10.2022	REV. NO. DATE REVISIONS DESCRIPTION BY
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LEE'S SUMMIT, MO	2023	REVISIONS

