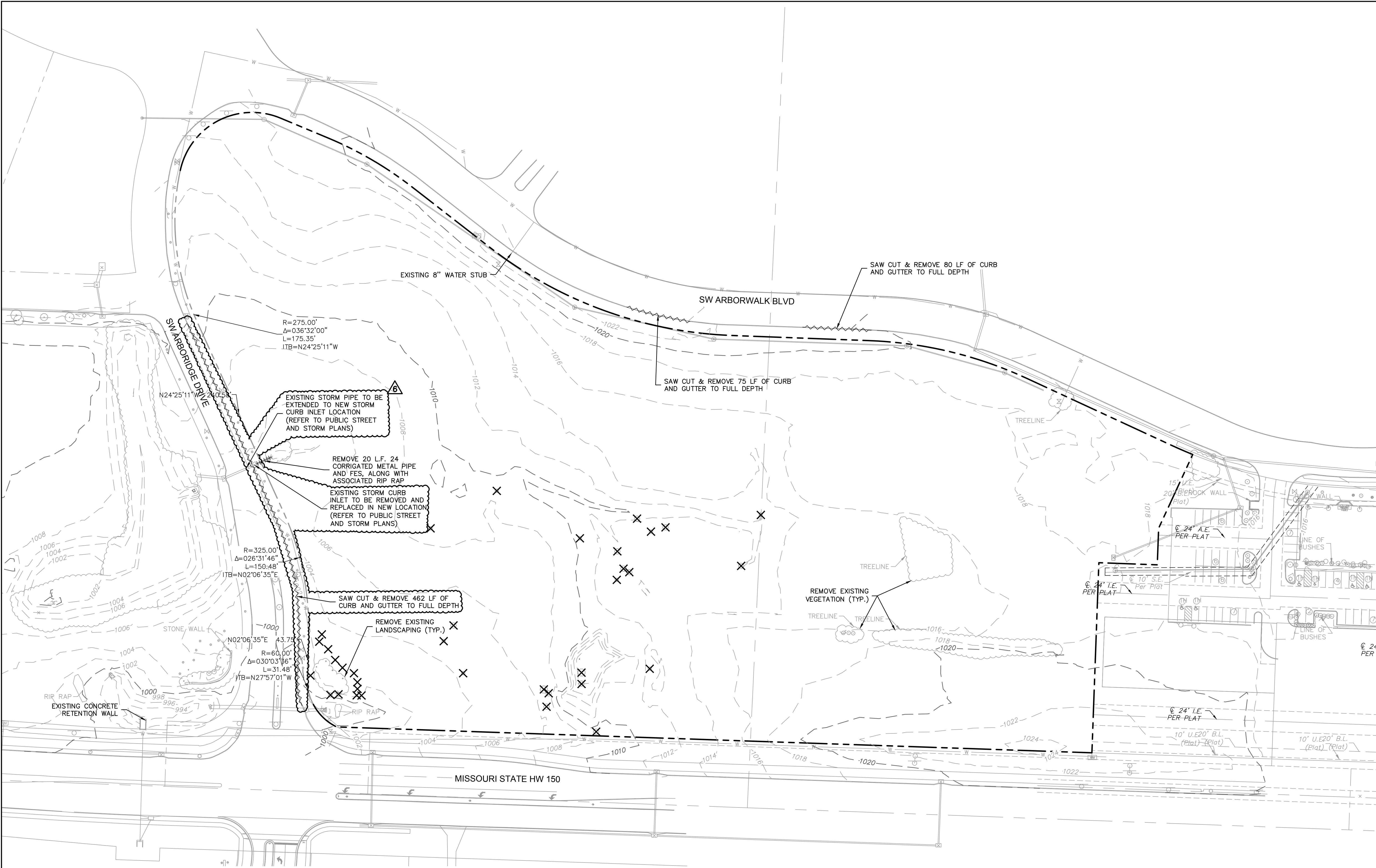
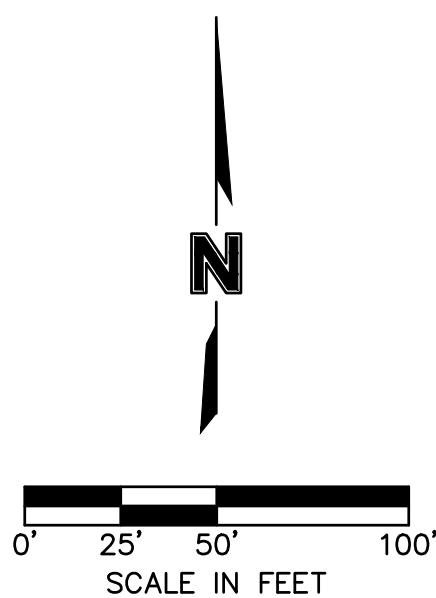


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EXISTING LEGEND

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



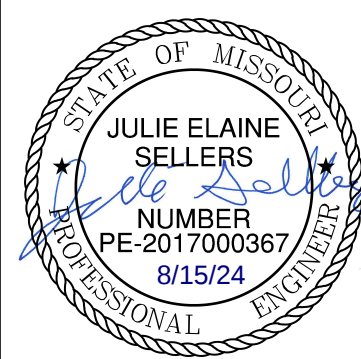
EXISTING CONDITIONS & DEMOLITION PLAN

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2023

| 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        | 08.27.2023 | GRASSY AREA RELOCATION                           |     |
| 6        | 08.14.2023 | ARBORBRIDGE DRIVE WIDENING & SIDEWALK RELOCATION |     |



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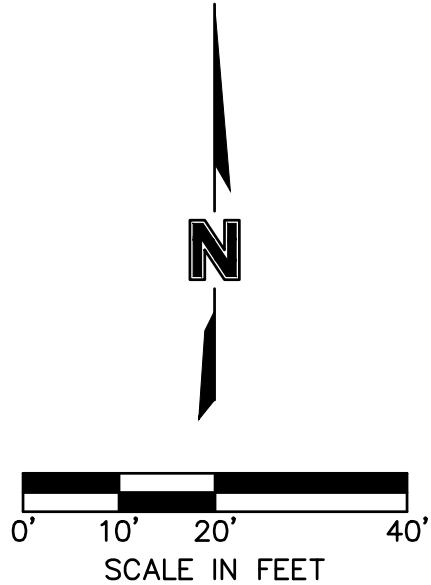
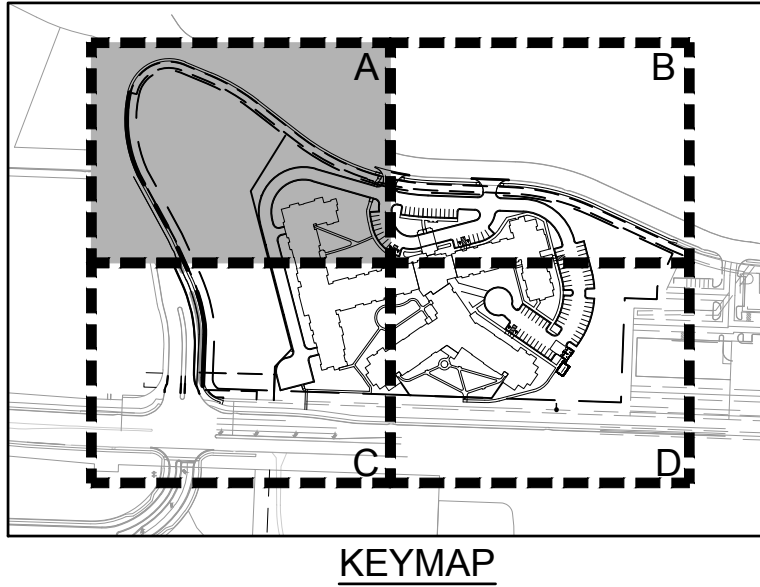
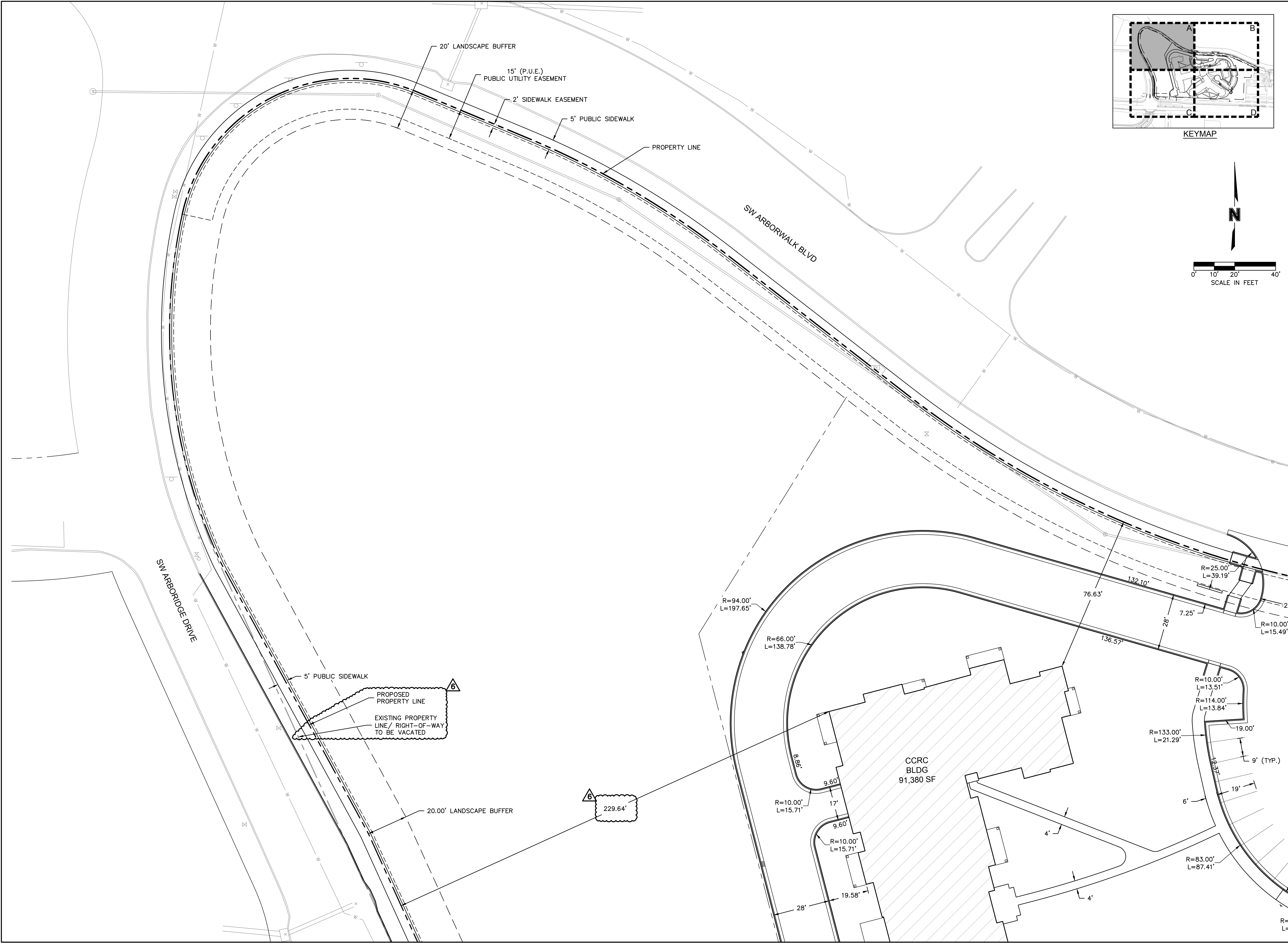
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Missouri Certificate of Authority # 001892  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
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drawn by: CSM  
checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_EX001\_A2104054  
date: 08.10.2022

SHEET  
C2.0



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| 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        | 08.27.2024 | CRASHWALL RELOCATION                           |     |
| 6        | 08.14.2024 | ARBORIDGE DRIVE WIDENING & SIDEWALK RELOCATION |     |

DIMENSION PLAN (A)

RAINTREE VILLAGE  
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, MO

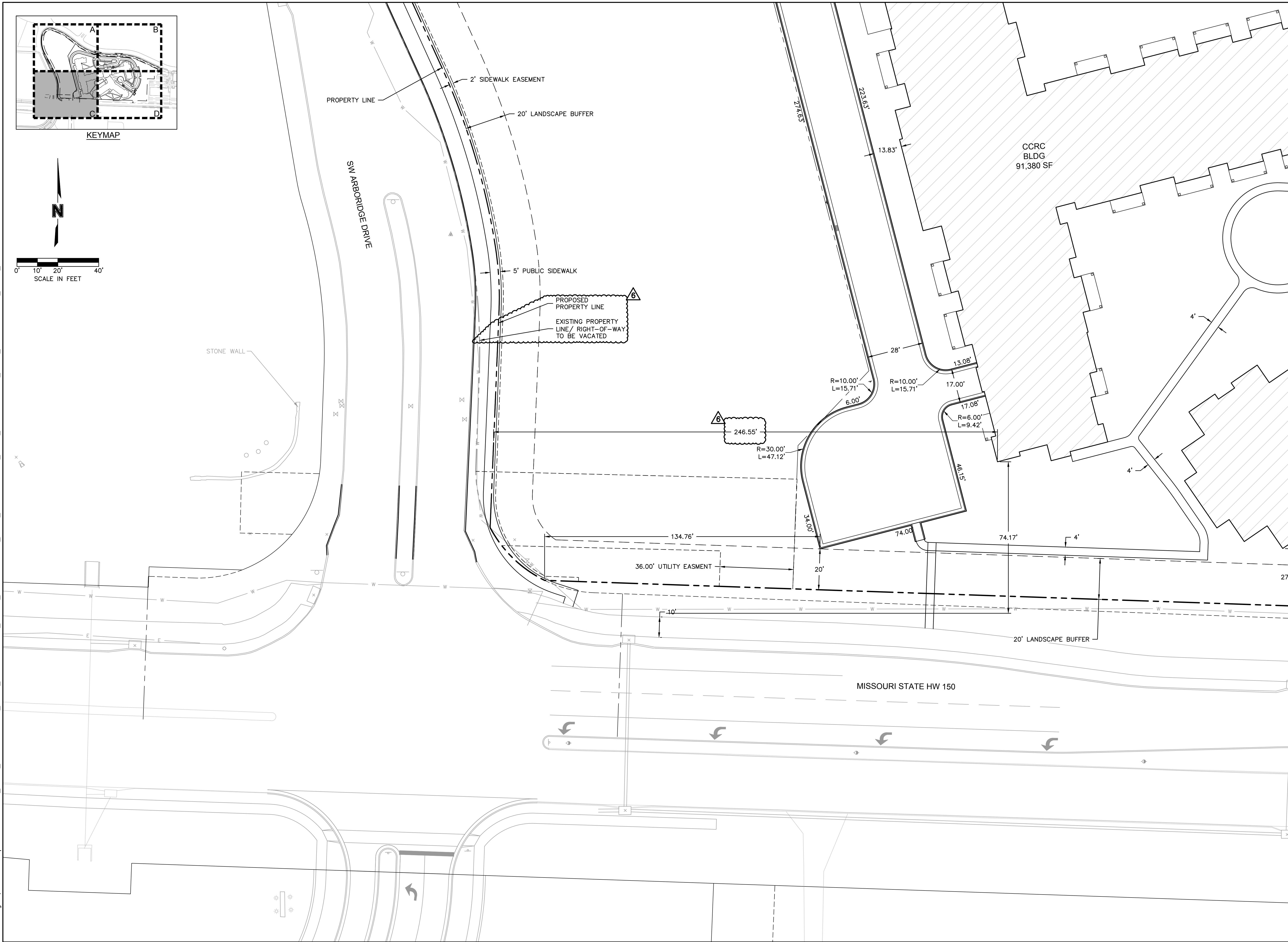
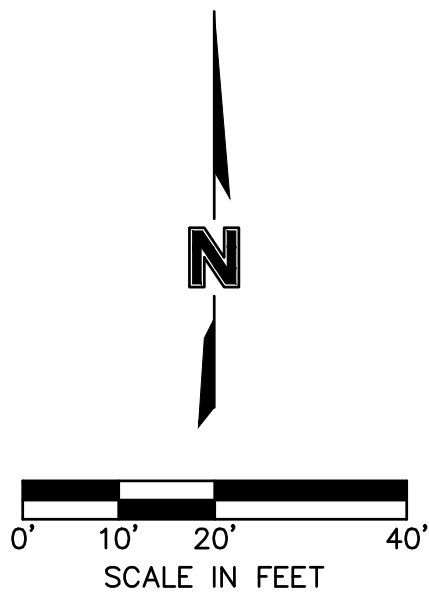
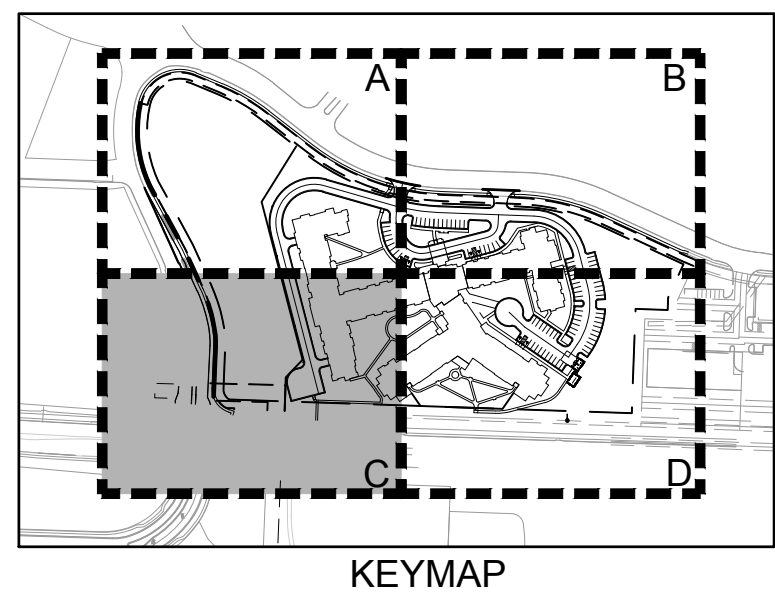
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checked by: CSM  
approved by: JS  
QA/QC by: JS  
project no.: A21-04054  
drawing no.: C\_ST02\_A2104054  
date: 08.10.2024

SHEET  
C3.2

2023

REVISIONS

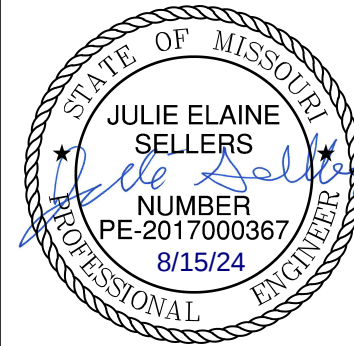
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|                                                                                                   | C_PBN DY-A2104054 |



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

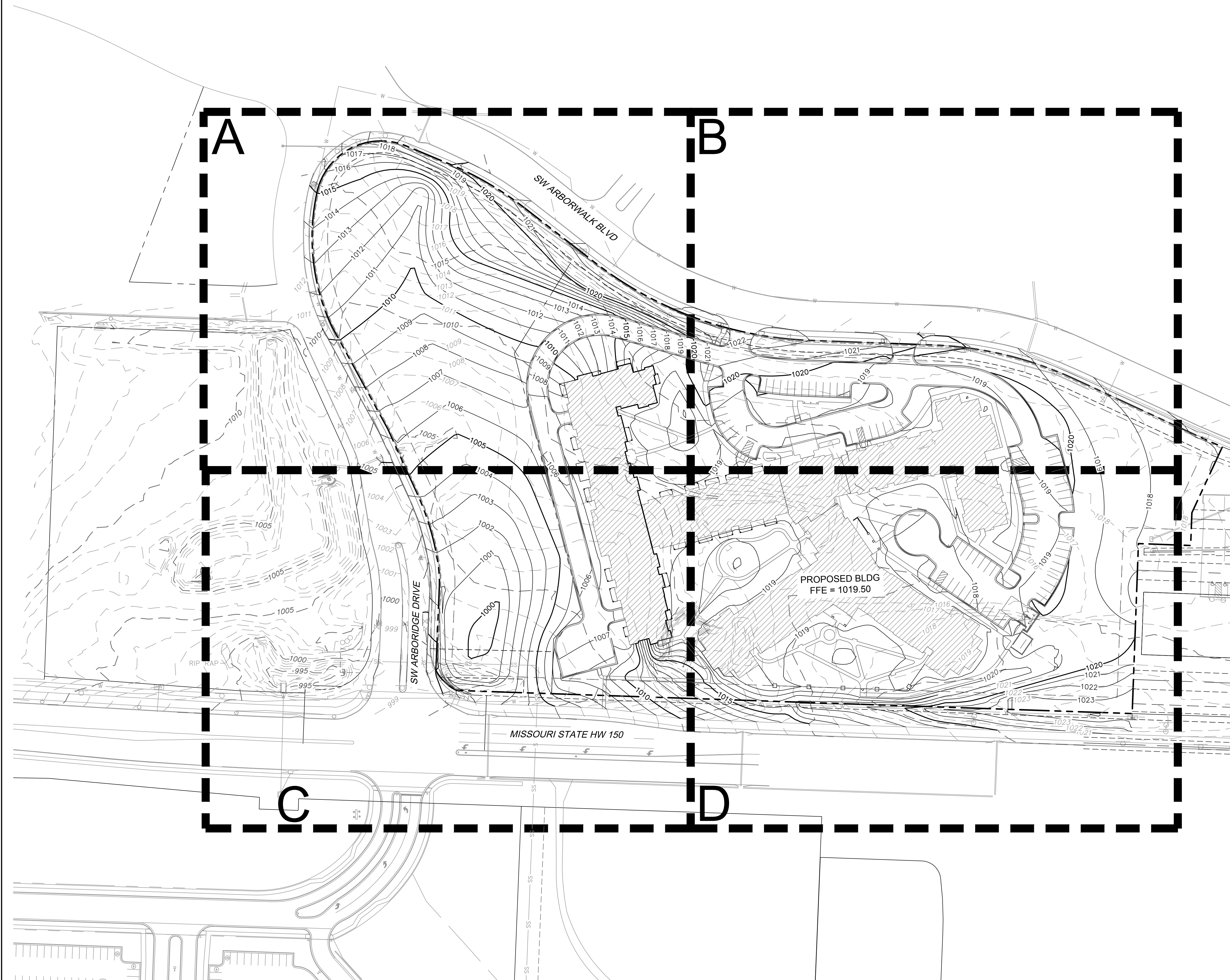
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| REV. NO. | DATE       | REVISIONS DESCRIPTION                         | BY  |
|----------|------------|-----------------------------------------------|-----|
| 1        | 10.10.2023 | CITY COMMENTS                                 | CSM |
| 2        | 01.20.2023 | CITY COMMENTS                                 |     |
| 3        | 03.03.2023 | CITY COMMENTS                                 |     |
| 4        | 08.31.2023 | SIDEWALK RELOCATION                           |     |
| 5        | 06.27.2024 | GRADING REVISIONS                             |     |
| 6        | 08.14.2024 | ARBORDEE DRIVE WIDENING & SIDEWALK RELOCATION |     |
|          |            |                                               |     |
|          |            |                                               |     |



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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       |

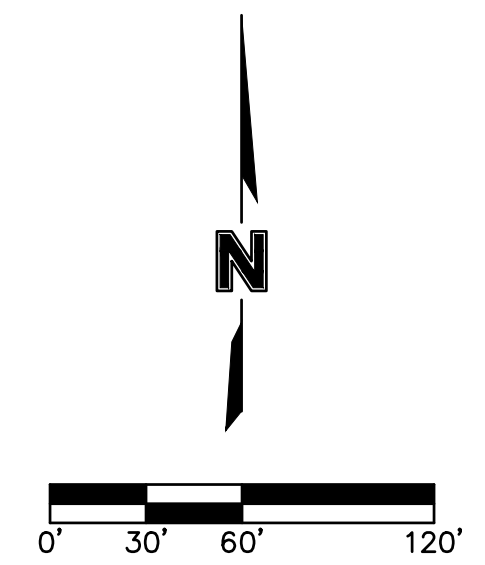
### GRADING PLAN NOTES

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.)    |
| 13,353               | 35,740      | 22,387 (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.



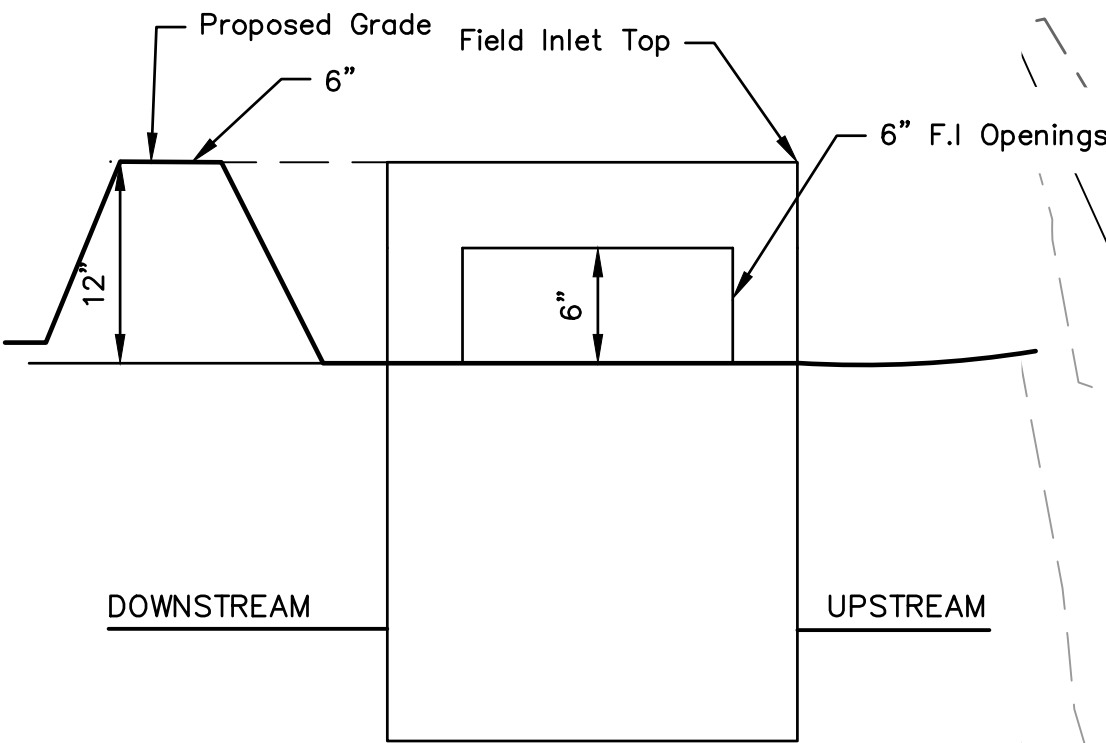
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USER: druljs

- 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:**

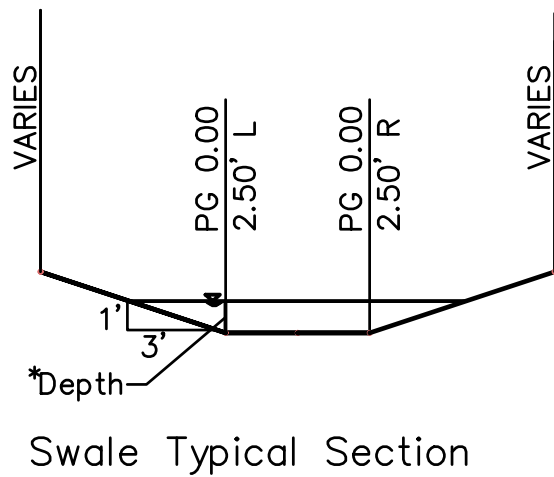
ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATES FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

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

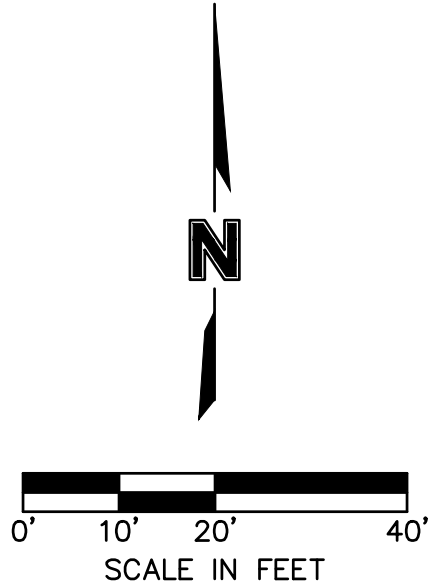
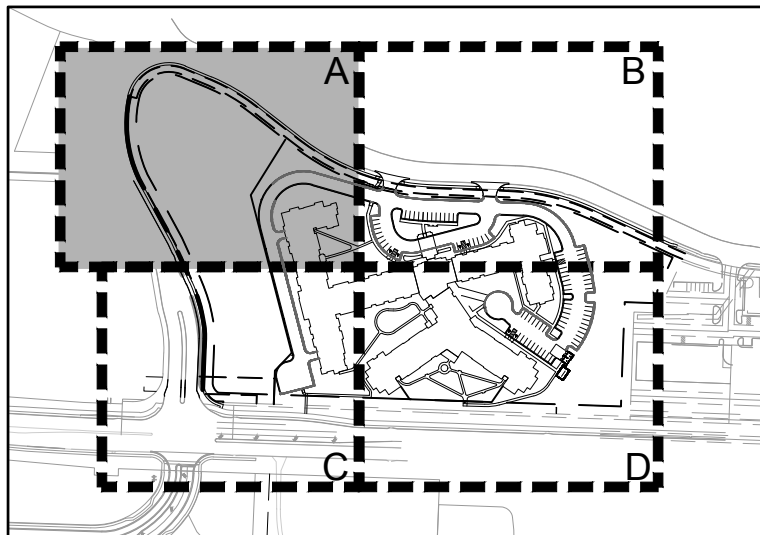
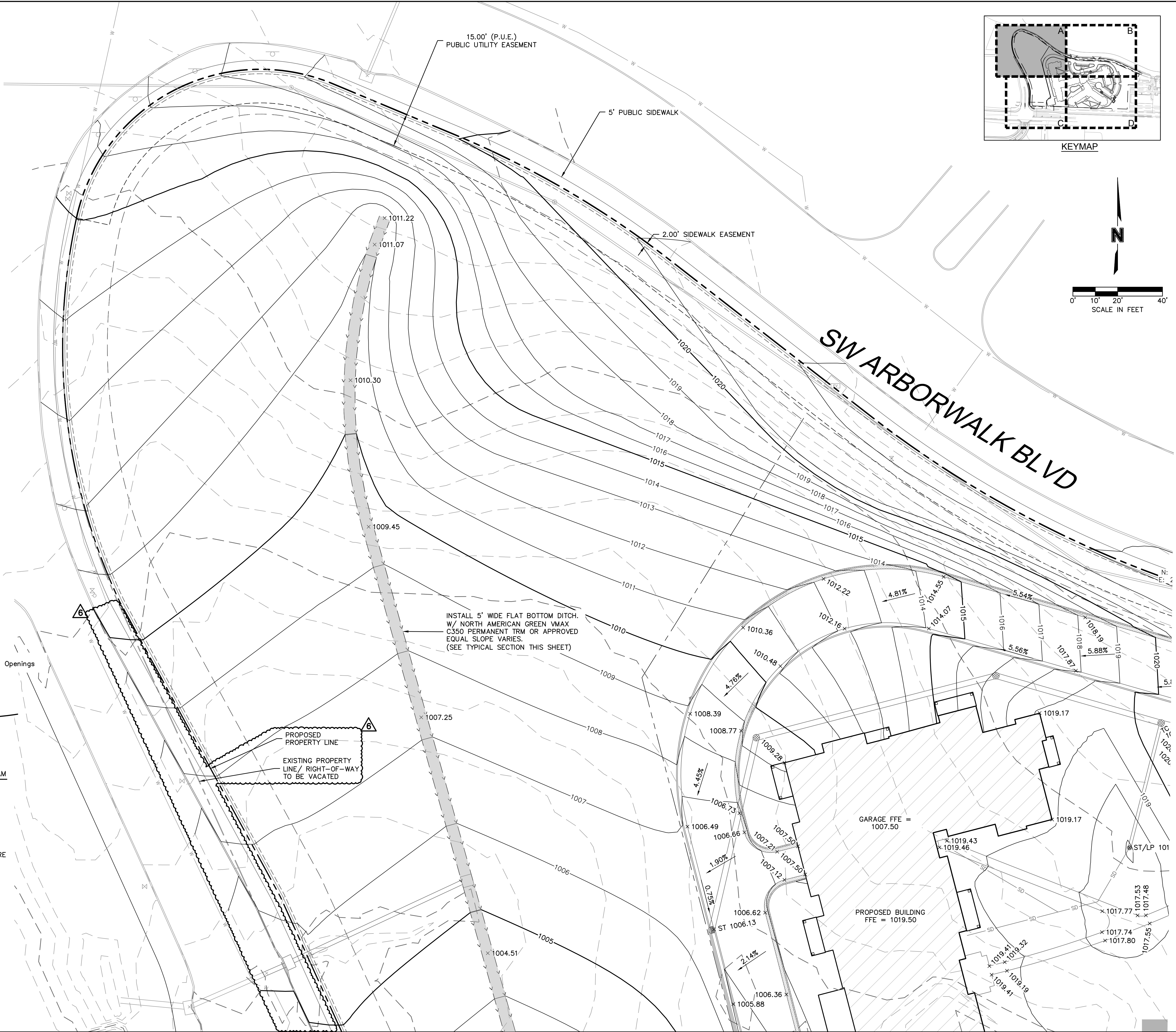


**F.I. SUMP DETAIL**  
NOT TO SCALE

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



Swale Typical Section



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TEL 816.361.1177  
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STATE OF MISSOURI  
JULIE ELAINE SELLERS  
NUMBER PE-2017000367  
8/15/24  
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    | 08.31.2023 | GRADUATION                                      |                       |    |
| 6    | 08.14.2024 | GRADUATION DRIVE WIDENING & SIDEWALK RELOCATION |                       |    |

| SPOT ELEVATIONS (A) | RAINTREE VILLAGE<br>FINAL DEVELOPMENT PLAN | 2023 |
|---------------------|--------------------------------------------|------|
| 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





