RAINTREE VILLAGE

PRELIMINARY DEVELOPMENT PLAN
AND
SPECIAL USE PERMIT

1501 SW ARBORWALK BLVD.
LEE'S SUMMIT, MO

PROJECT CONTACTS

DEVELOPER:

SCENIC DEVELOMENT LLC
6731 W 121ST STREET STE 100
OVERLAND PARK, KS 66209
CONTACT: JORDAN ANDERSON
PHONE: 913.730.1094
EMAIL: Jordan.Anderson@Scenic-Dev.com

CIVIL ENGINEER:

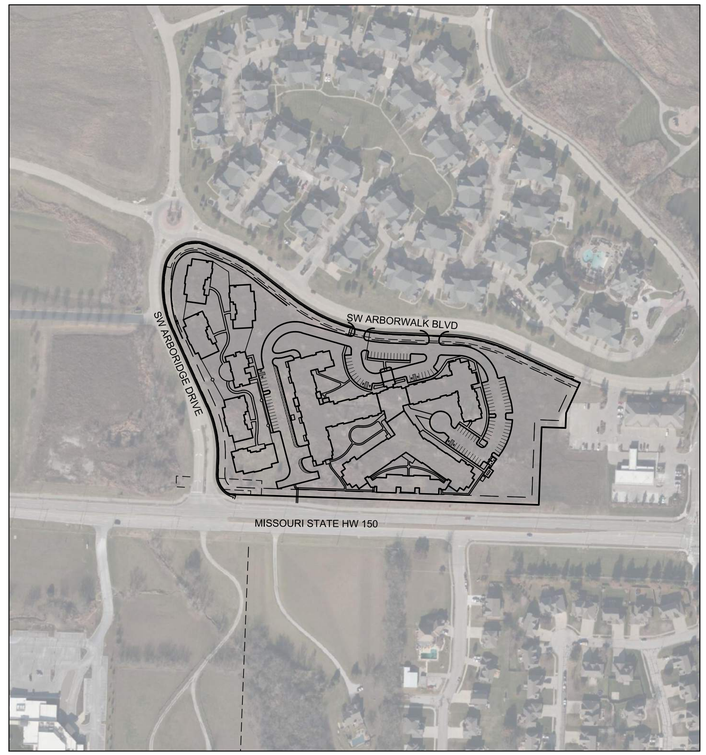
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JULIE SELLERS
PHONE: 816.442.6044
EMAIL: JSELLERS@OLSSON.COM

SURVEYOR:

OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUDEBUSH
PHONE: 816.442.6059
EMAIL: JROUDEBUSH@OLSSON.COM

LANDSCAPE ARCHITECT:

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



VICINITY MAP

PROPERTY DESCRIPTION:

TITLE COMMITMENT NO. 210232

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

TRACT 1:

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

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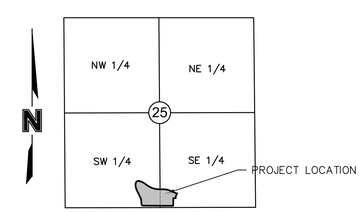

S25, T47N, R32W
N.T.S.

LOCATION MAP

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Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

TITLE SHEET

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

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

SHEET
C1.0

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M–150 CORRIDOR DEVELOPMENT DESIGN STANDARDS

1. Sustainability requirements:

a. New mandatory minimum development requirements:

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

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

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

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

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

(a) Source filtration BMPs may include:

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

(a) Regional retention and treatment may include:

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

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

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

(4) Native plants per the approved list.

(5) Locally sourced construction materials when possible

(6) Solar ready buildings.

(7) Durable materials.

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

(a) Land clearing debris;

(b) Waste handling procedures;

(c) Location of waste dumpsters/bins;

(d) Waste segregation if proposed;

(e) Potential recycle location.

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

(a) Method of containment;

(b) Pick up/removal schedule;

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

(10) Construction staging area including:

(a) Fencing material;

(b) Location on site.

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

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

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

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

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

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

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

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

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

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

(10) Shared parking;

(11) Shade structures, covered parking, or shaded walkways PARKING GARAGE PROVIDED

3. Renewable energy system standards.

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

(1) Setbacks, location, and height.

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

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

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

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

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

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

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

b. Solar collection standards.

(1) Setbacks, location, and height.

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

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

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

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

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

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

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Olsson - Civil Engineering
Missouri Certificate of Authority #
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REVISIONS

GENERAL NOTES

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

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checked by: CSM
approved by: JS
QA/QC by: JS
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drawing no.: C_TTL01_A2104054
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SHEET
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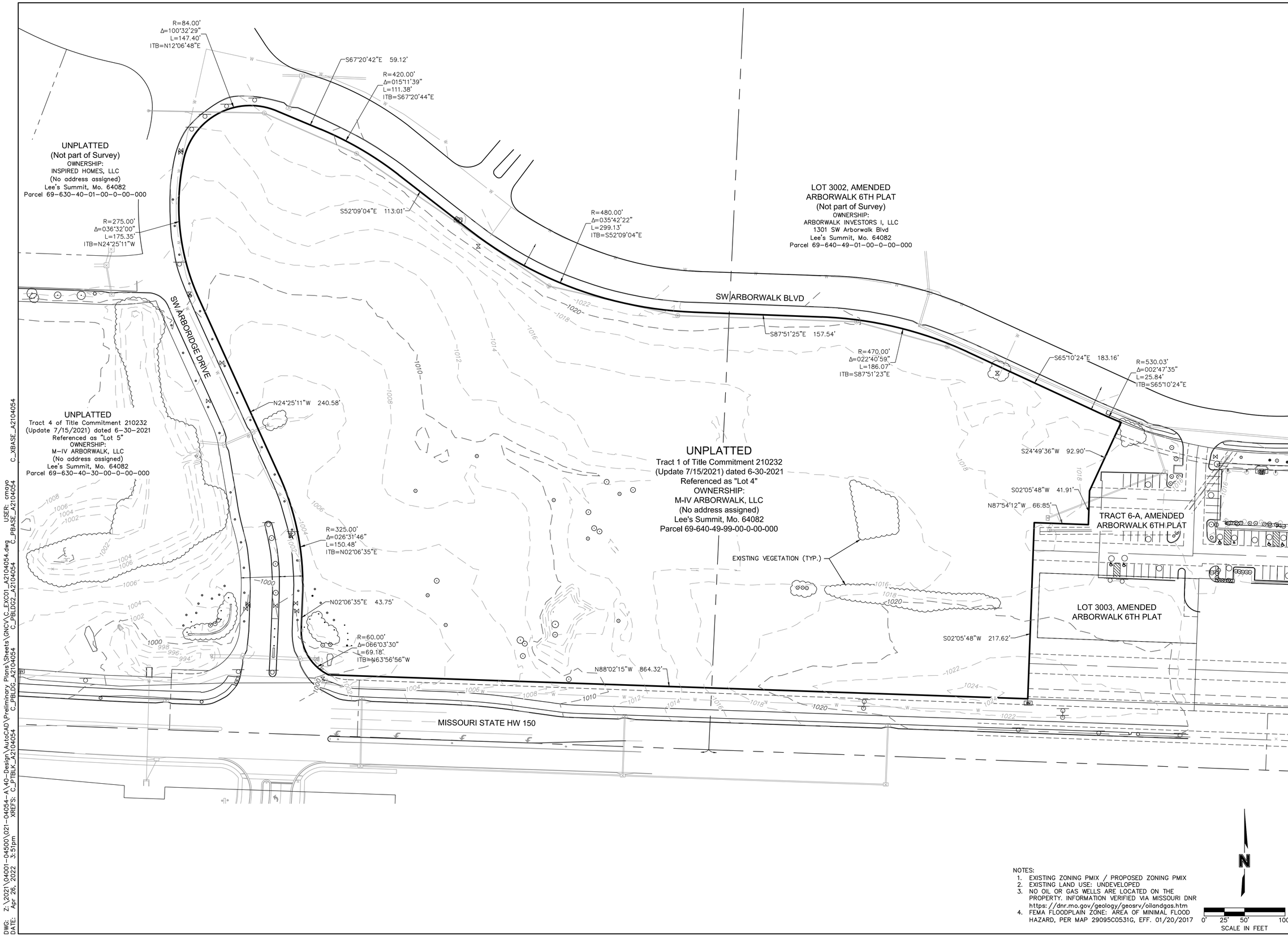

NOTES:
1. EXISTING ZONING PMIX / PROPOSED ZONING PMIX
2. EXISTING LAND USE: UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR https://dnr.mo.gov/geology/geosrv/oilandgas.htm
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C0531G, EFF. 01/20/2017

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Olsson - Civil Engineering
Missouri Certificate of Authority #
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North Kansas City, MO 64116
TEL 816.361.1177
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EXISTING CONDITIONS

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

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checked by: CSM
approved by: JS
QA/QC by: JS
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drawing no.: C_EXC01_A2104054
date: 03.25.2022

SHEET
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LEGEND

- PHASE 1 BULIDING
- PHASE 2 BUILDING
- PHASE 3 BUILDING

GENERAL NOTES:

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2. EXISTING LAND USE: UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR https://dnr.mo.gov/geology/geosrv/oilandgas.htm
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C0531G, EFF. 01/20/2017

DEVELOPMENTAL NOTES:

1. ALL PROPOSED DRIVES SHALL BE 24' CLEAR WIDTH (28' BACK-OF-CURB TO BACK-OF-CURB)
2. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
3. ALL INTERNAL PRIVATE SIDEWALKS SHALL BE 6' WIDTH OR GREATER. PUBLIC SIDEWALK ALONG SW ARBORWALK BOULEVARD SHALL BE 5' IN WIDTH.

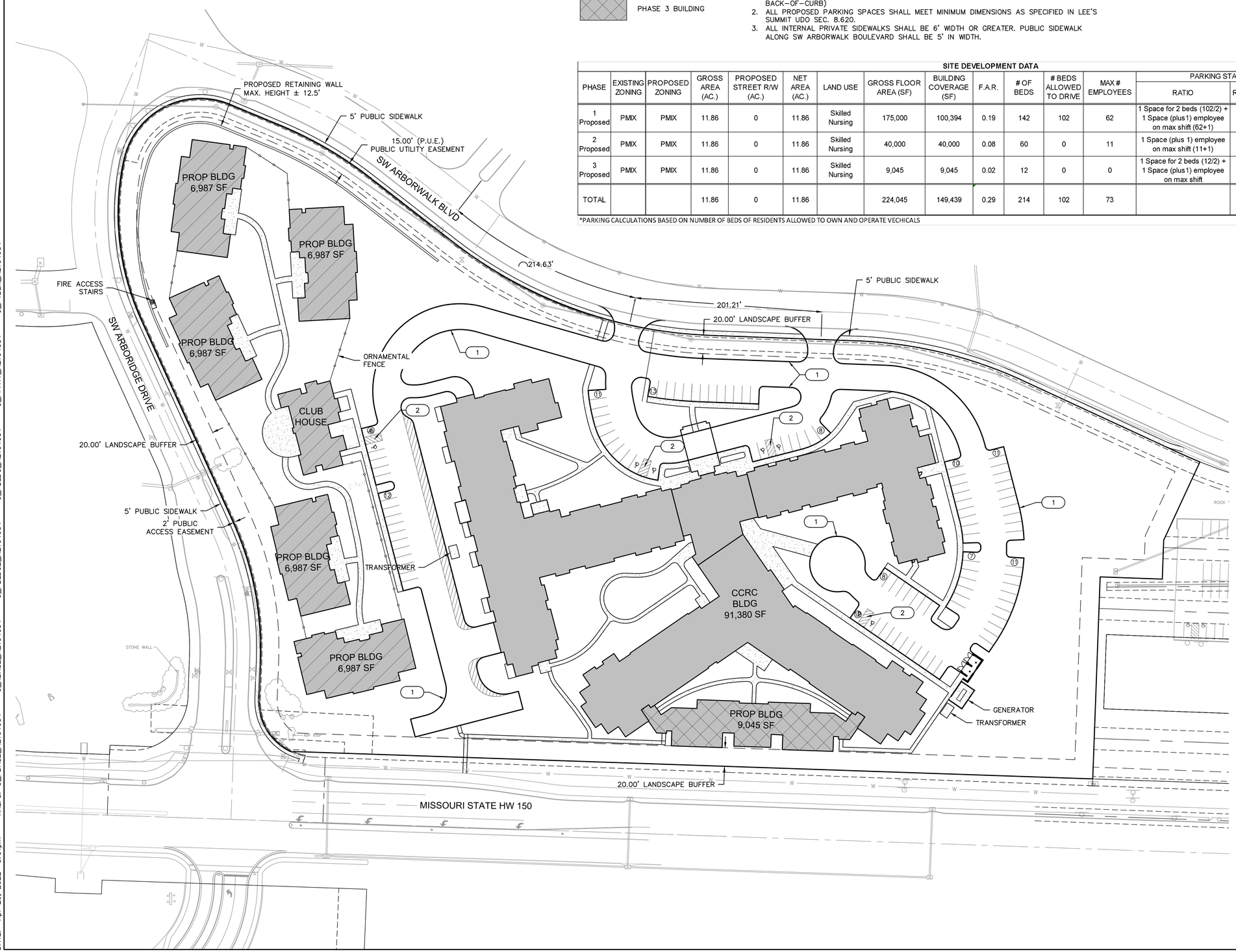
CONSTRUCTION NOTES

1. TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND)
2. ACCESSIBLE PARKING AND RELATED CURB RAMP. SEE DETAILED ACCESSIBLE STALL AND AISLE DESIGN ON SHEET C7.0.

SITE DEVELOPMENT DATA

PHASE	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE	GROSS FLOOR AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	# OF BEDS	# BEDS ALLOWED TO DRIVE	MAX # EMPLOYEES	PARKING STALLS REQUIRED				OPEN SPACE (SF / %)
													RATIO	REQUIRED*	PROVIDED		
1 Proposed	PMIX	PMIX	11.86	0	11.86	Skilled Nursing	175,000	100,394	0.19	142	102	62	1 Space for 2 beds (102/2) + 1 Space (plus1) employee on max shift (62+1)	114	Surface	92	338,012.57 SF 65.4%
															Garage	38	
2 Proposed	PMIX	PMIX	11.86	0	11.86	Skilled Nursing	40,000	40,000	0.08	60	0	11	1 Space (plus 1) employee on max shift (11+1)	12	Surface	18	287,347.17 SF 55.6%
3 Proposed	PMIX	PMIX	11.86	0	11.86	Skilled Nursing	9,045	9,045	0.02	12	0	0	1 Space for 2 beds (12/2) + 1 Space (plus1) employee on max shift	6	Surface	0	278,302.17 SF 55.8%
TOTAL			11.86	0	11.86		224,045	149,439	0.29	214	102	73		132		148	

*PARKING CALCULATIONS BASED ON NUMBER OF BEDS OF RESIDENTS ALLOWED TO OWN AND OPERATE VECHICALS



0' 25' 50' 100'
SCALE IN FEET

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Olsson - Civil Engineering
Olsson Associates Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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REVISIONS

SITE PLAN - OVERALL

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

2022

LEE'S SUMMIT, MO

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SHEET
C3.0

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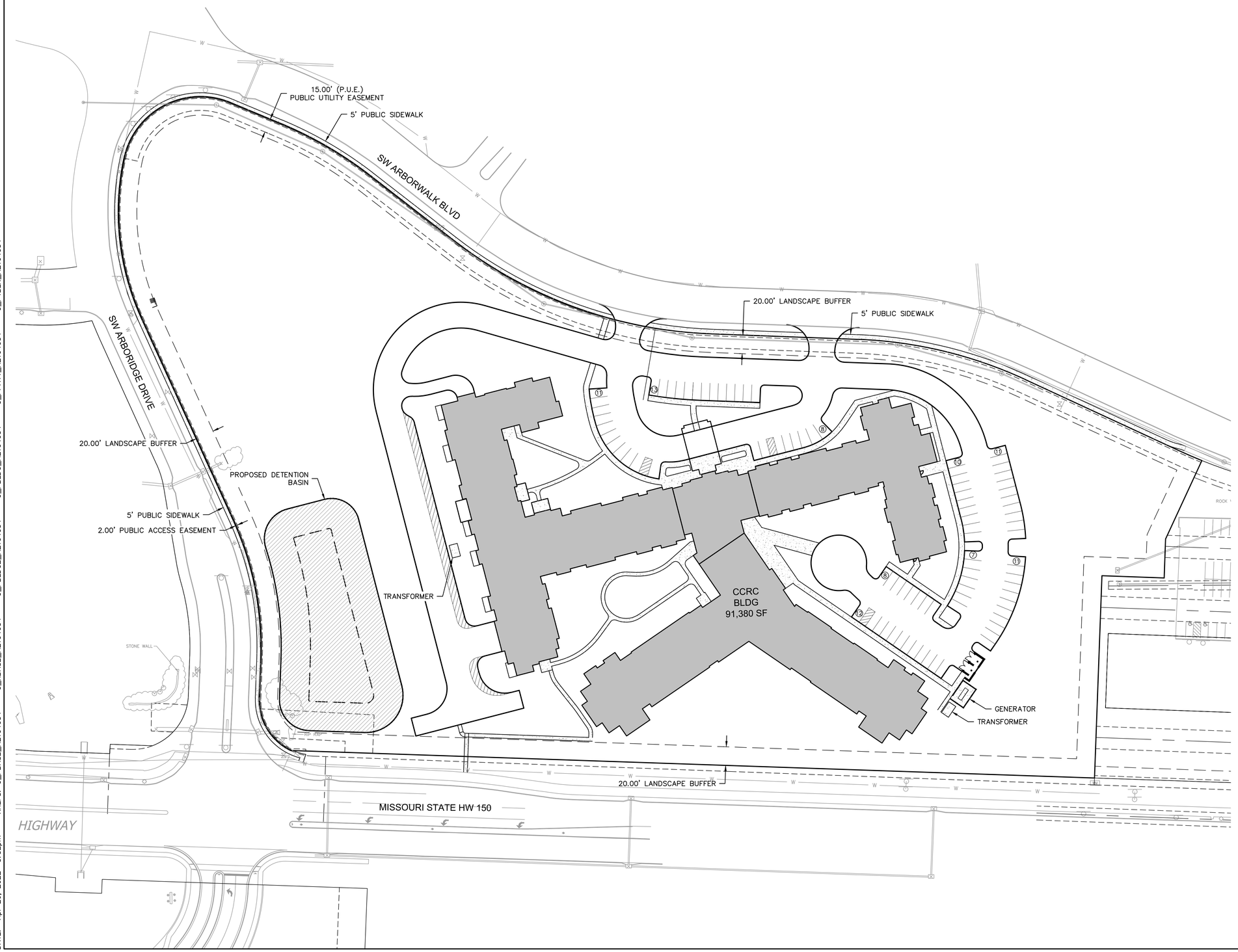

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Olsson - Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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SITE PLAN - PHASE 1

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
approved by:	JS
QA/QC by:	JS
project no.:	A21-04054
drawing no.:	C_SIT02_A2104054
date:	03.25.2022

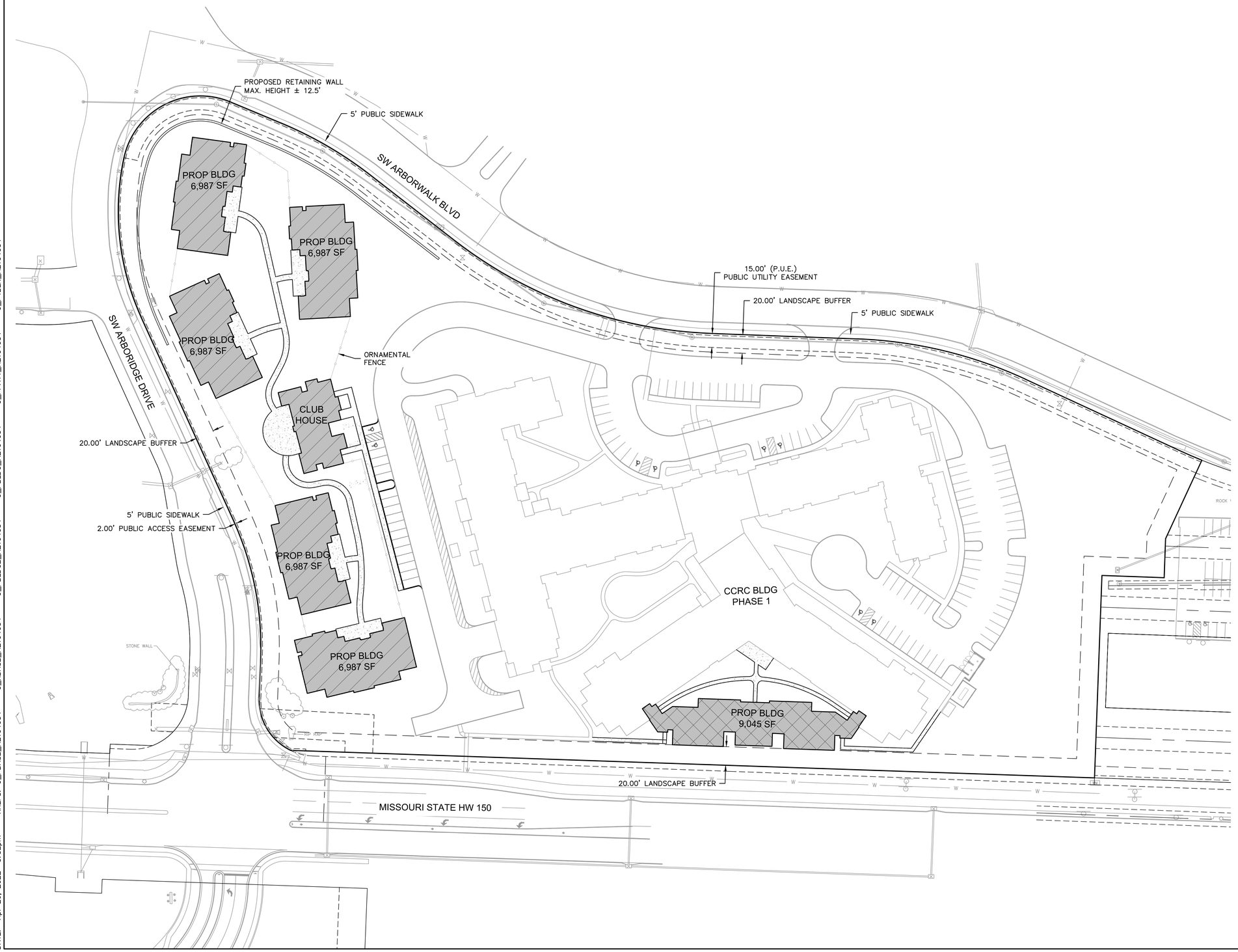
SHEET
C3.1

NOTE

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

LEGEND

- PHASE 1 BULIDING
- PHASE 2 BUILDING
- PHASE 3 BUILDING



0' 25' 50' 100'
SCALE IN FEET

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SITE PLAN - PHASE 2 & PHASE 3

RAINTREE VILLAGE
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LEE'S SUMMIT, MO

2022

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approved by:	JS
QA/QC by:	JS
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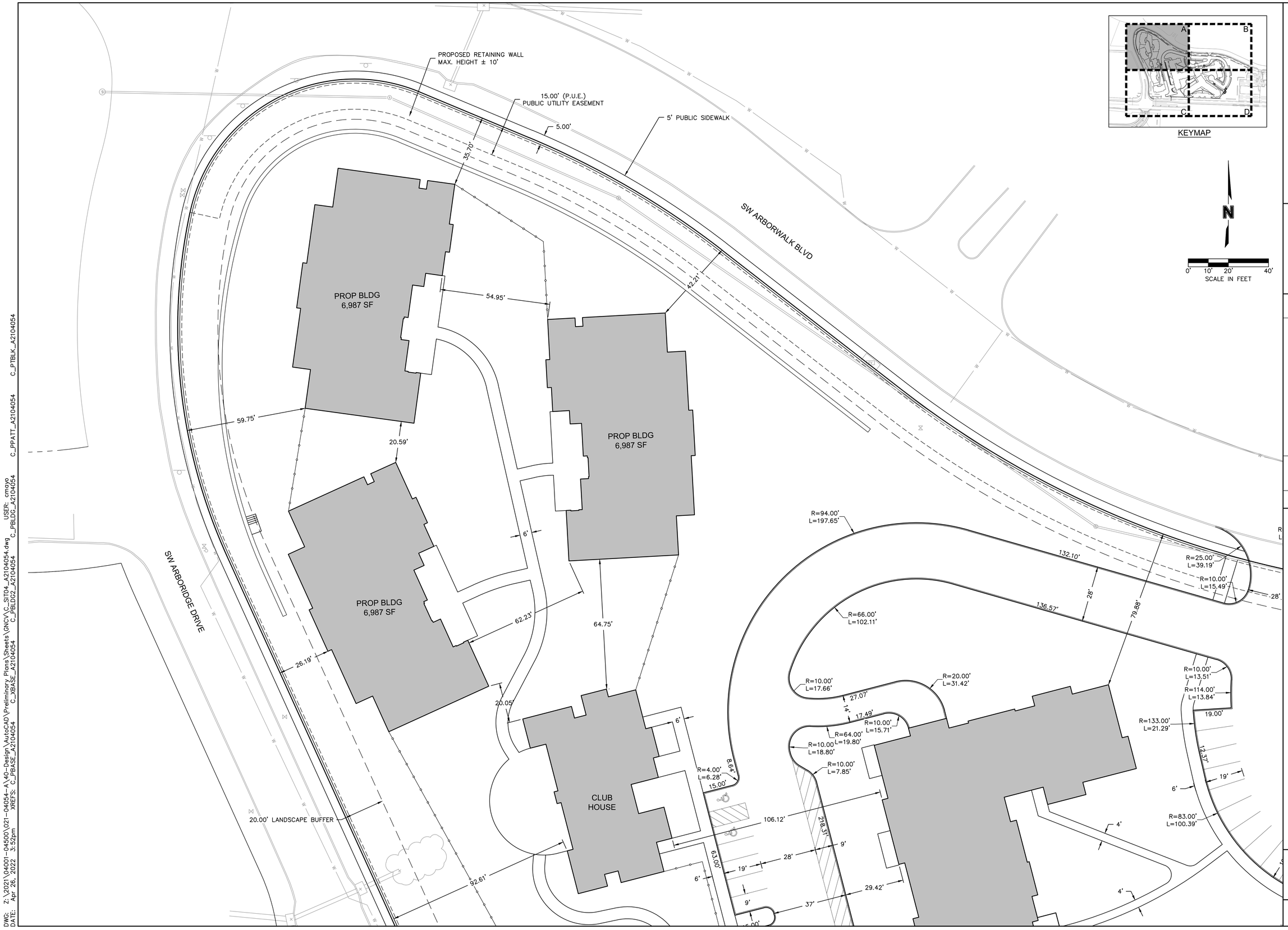
SHEET
C3.2



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REVISIONS

DIMENSION PLAN (A)

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

2022

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SHEET
C3.3

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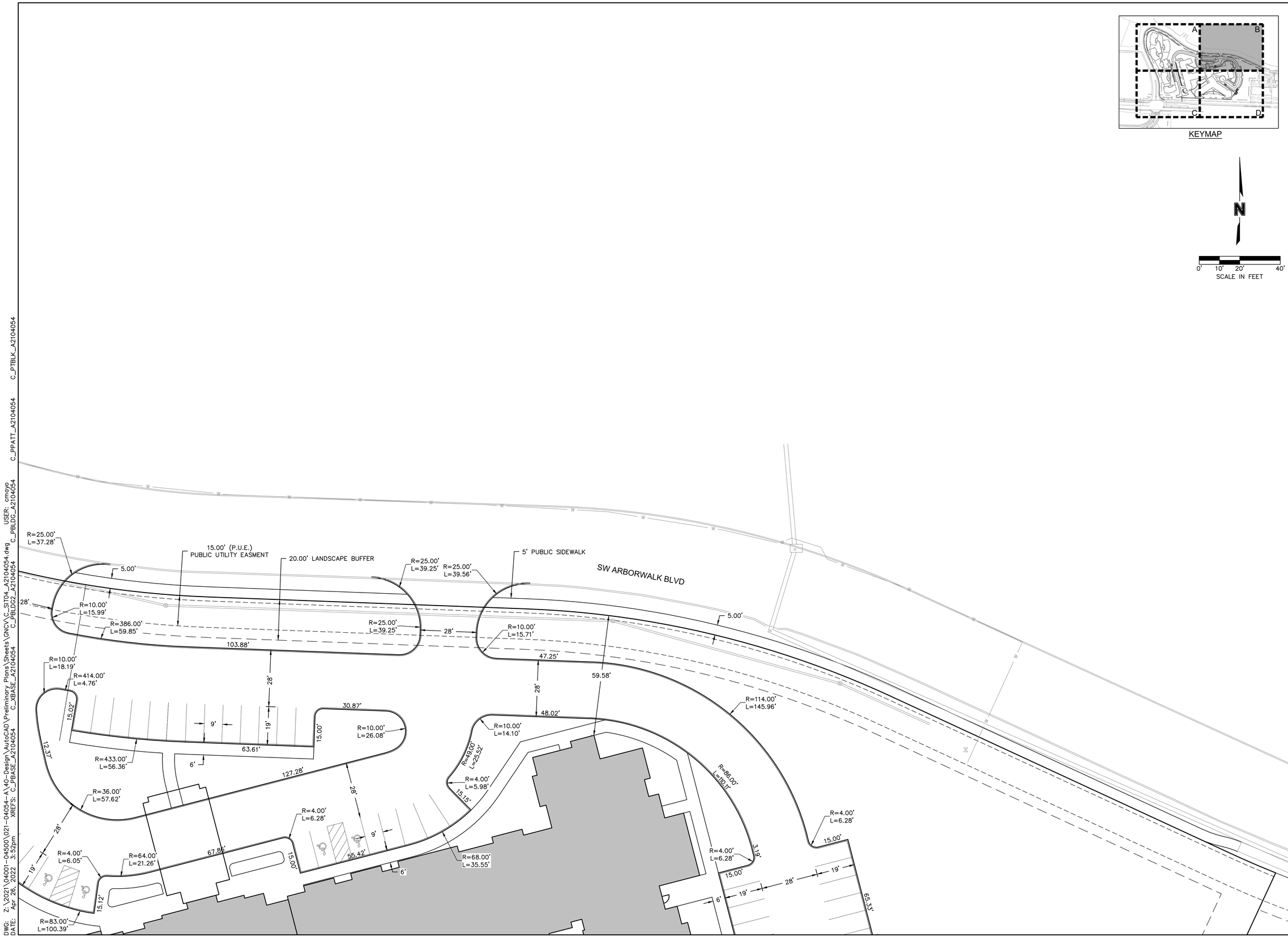

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Mission Gateway Authority #
1301 Burlington Street
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www.olsson.com

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DIMENSION PLAN (B)

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
approved by:	JS
QA/QC by:	JS
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SHEET
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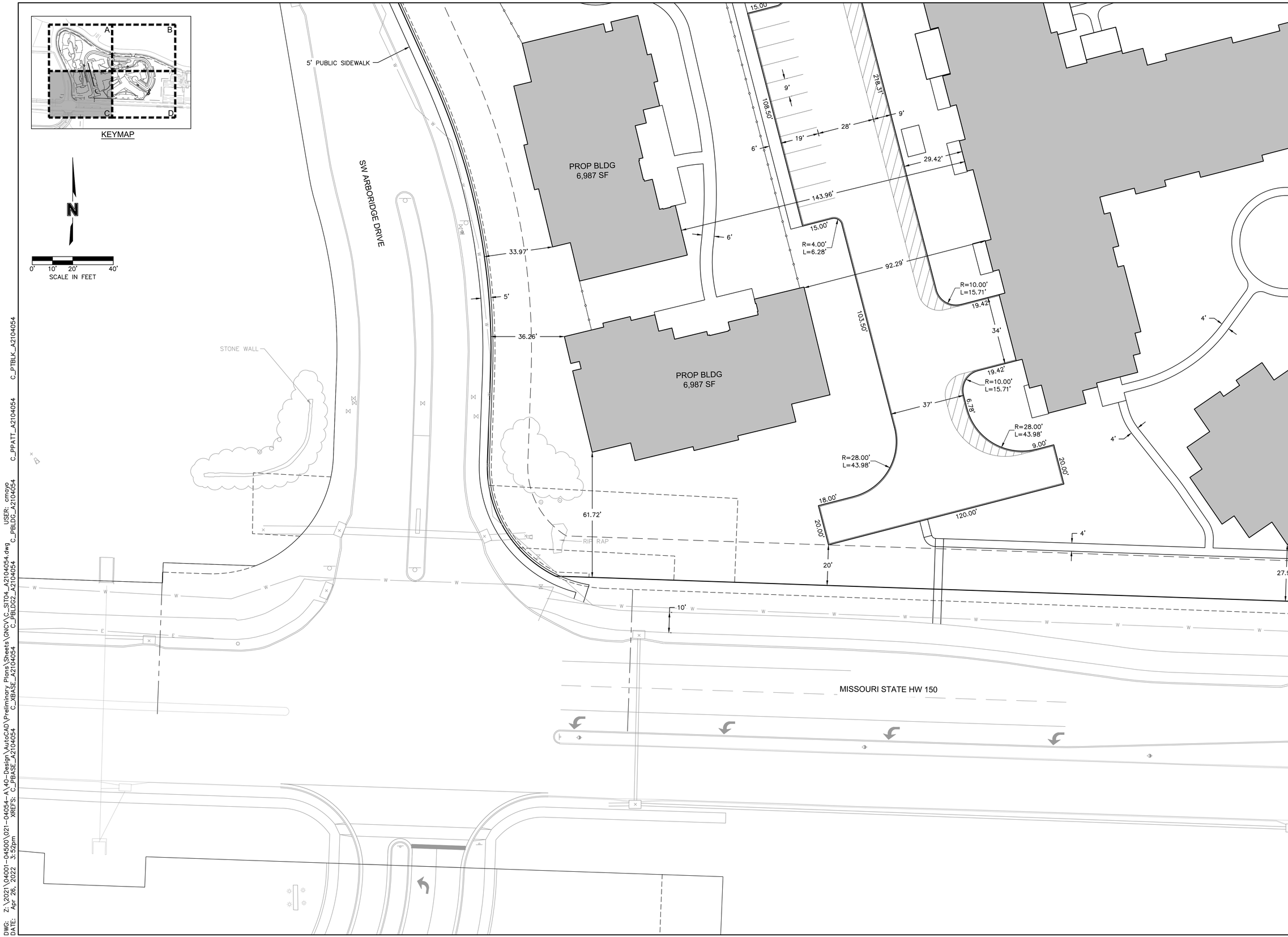

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DATE: Apr 26, 2022 3:52pm

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DIMENSION PLAN (C)

RAINTREE VILLAGE
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LEE'S SUMMIT, MO

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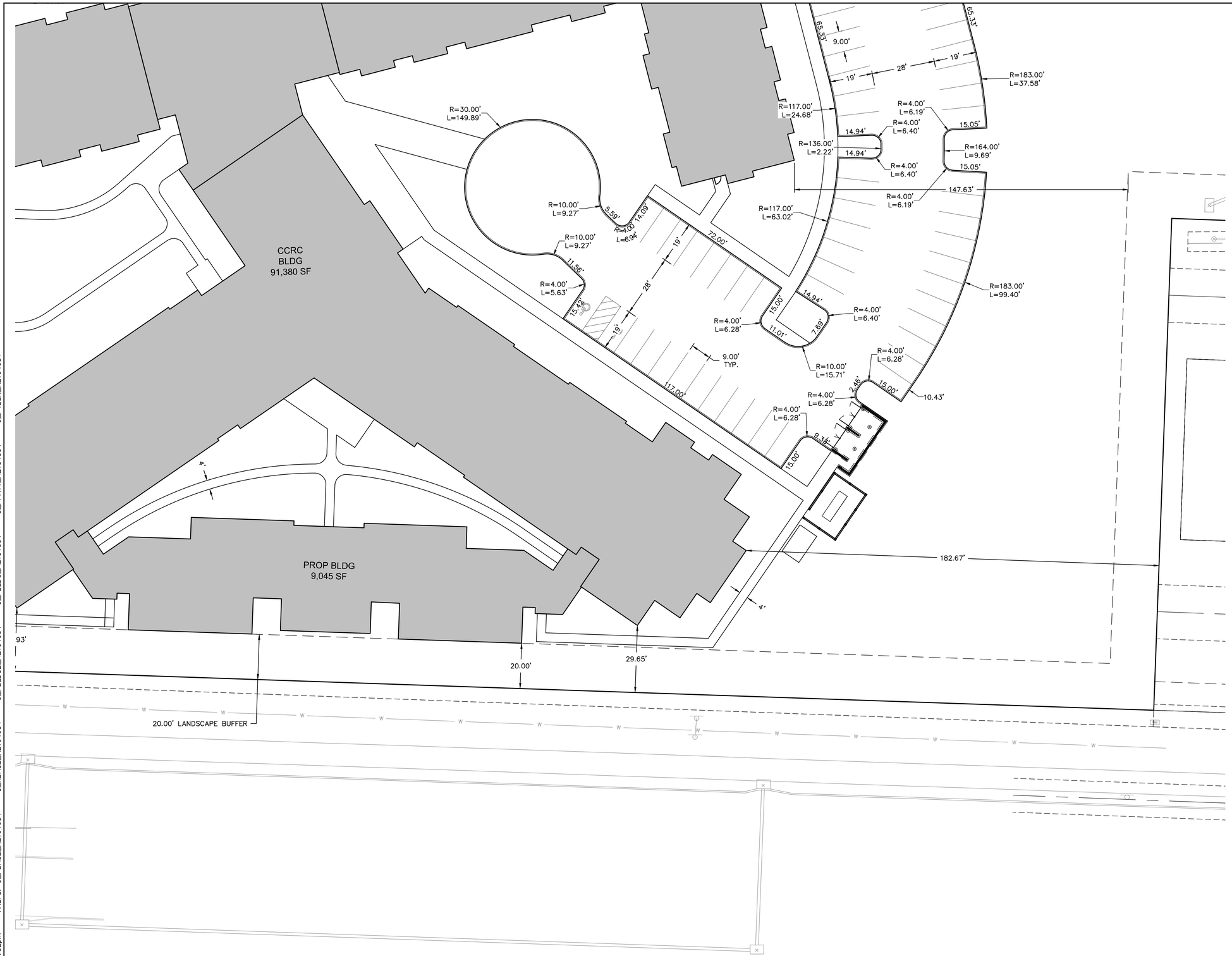
SHEET
C3.5



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REVISIONS

DIMENSION PLAN (D)

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

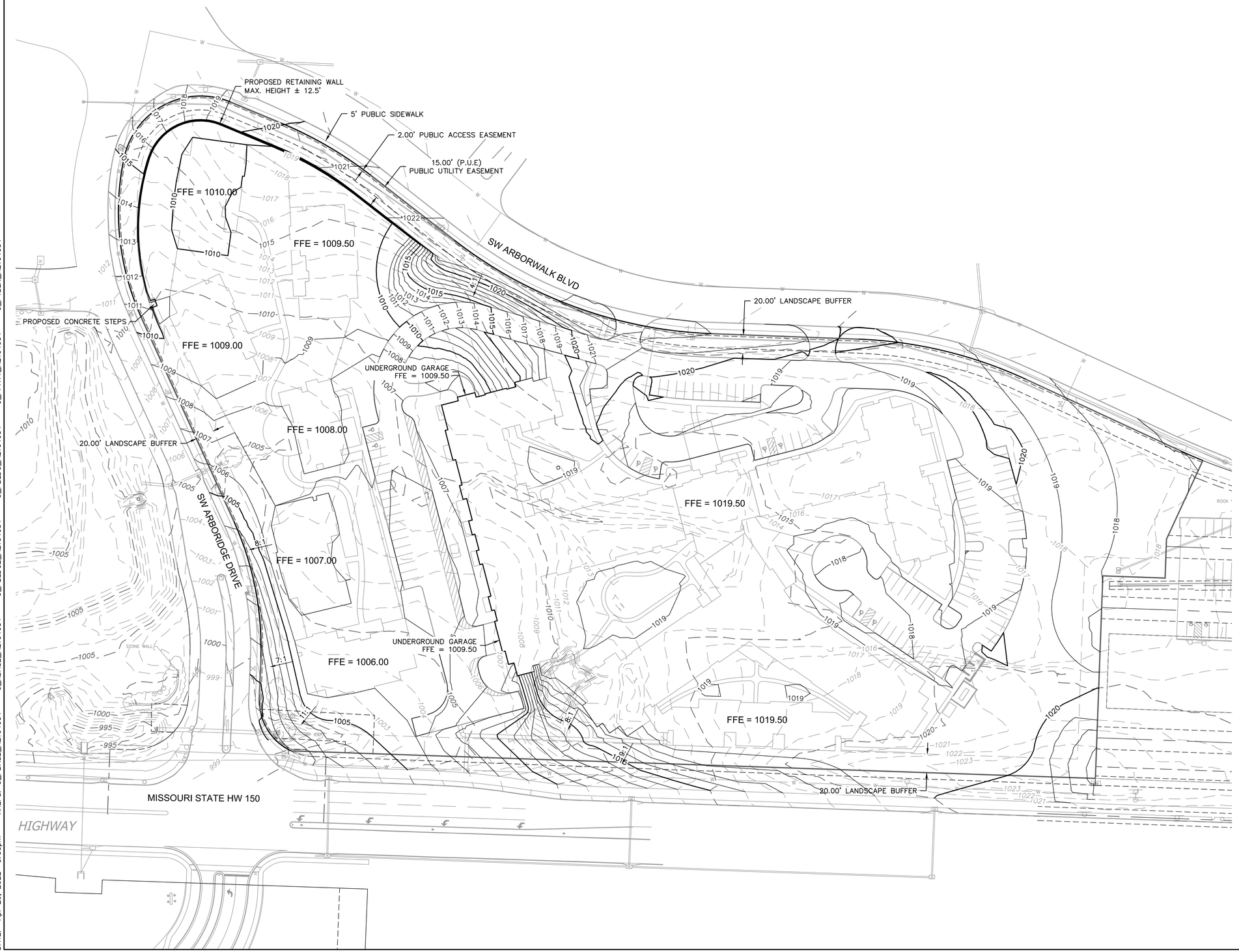
drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_SIT04_A2104054
date: 03.25.2022

SHEET
C3.6

LEGEND	
–100–	EXISTING INDEX CONTOURS
–100–	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

NOTE

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



N

0' 25' 50' 100'
SCALE IN FEET

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PRELIMINARY GRADING PLAN

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
approved by:	JS
QA/QC by:	JS
project no.:	A21-04054
drawing no.:	C_GRD01_A2104054
date:	03.25.2022

SHEET
C4.0

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LEGEND	
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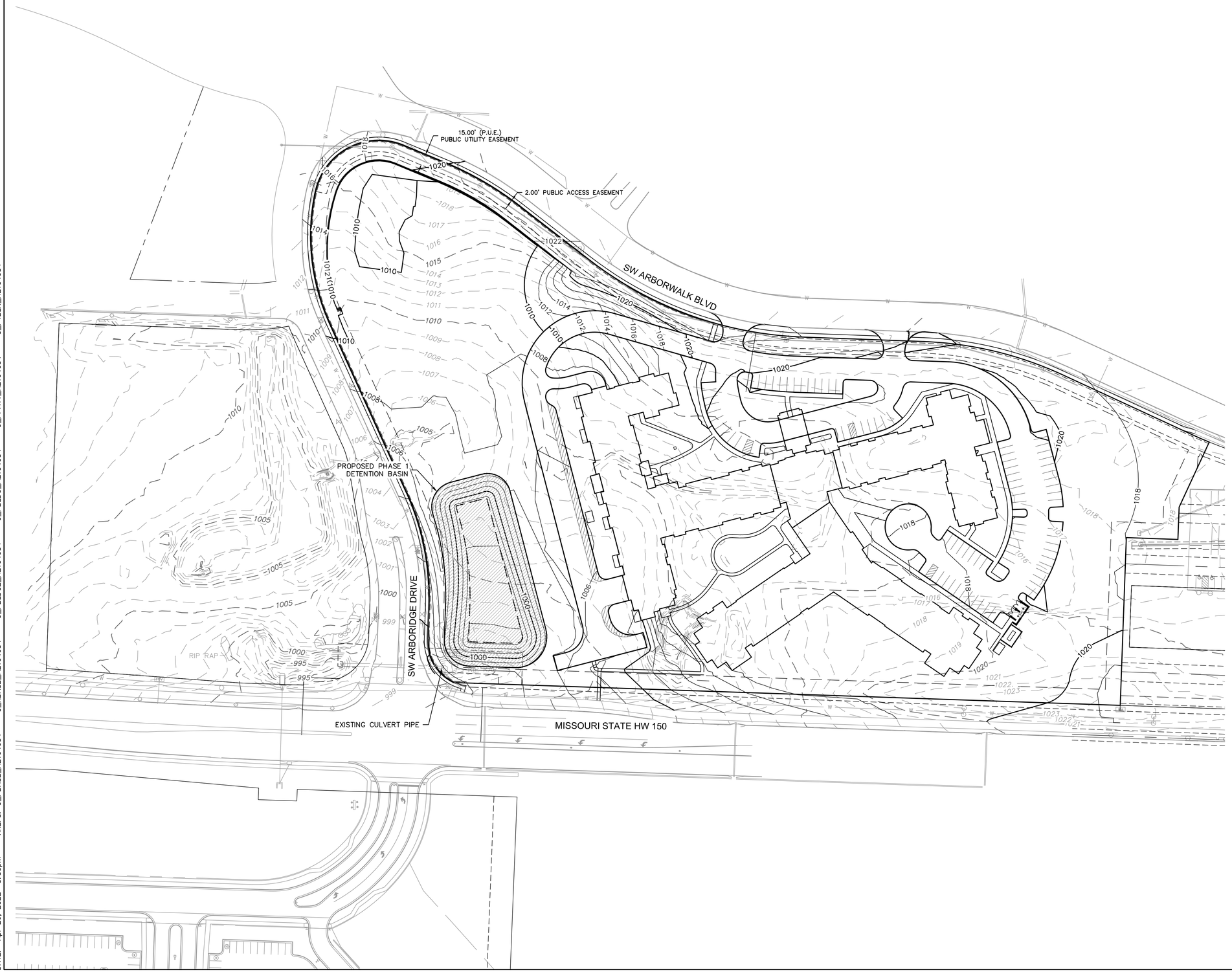
100	PROPOSED INTERMEDIATE CONTOURS



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DRAINAGE PLAN

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
approved by:	JS
QA/QC by:	JS
project no.:	A21-04054
drawing no.:	C_GRD02_A2104054
date:	03.25.2022

SHEET
C4.1

LEGEND	
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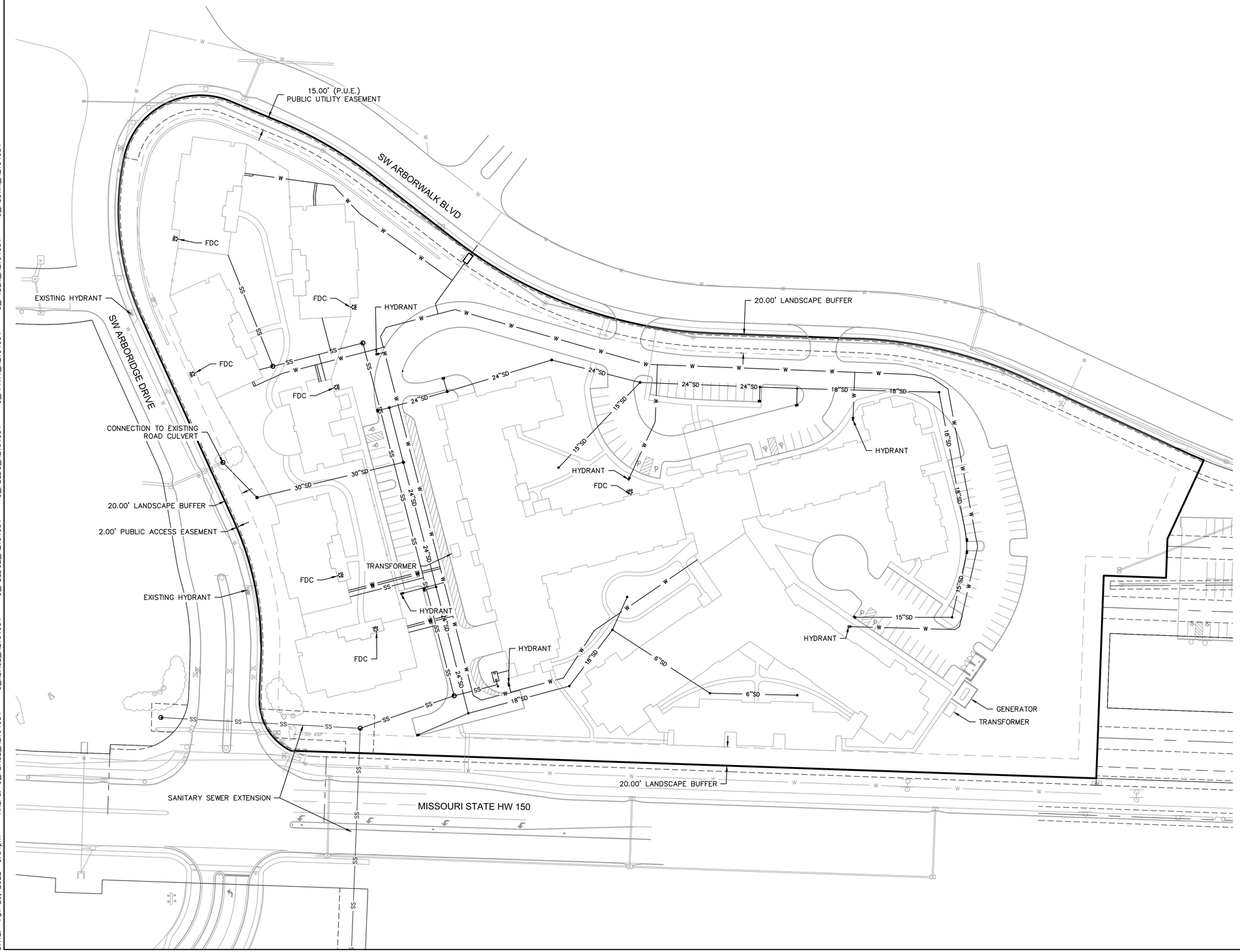
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE

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



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SCALE IN FEET

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UTILITY PLAN

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
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drawing no.:	C_UTL01_A2104054
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SHEET
C5.0

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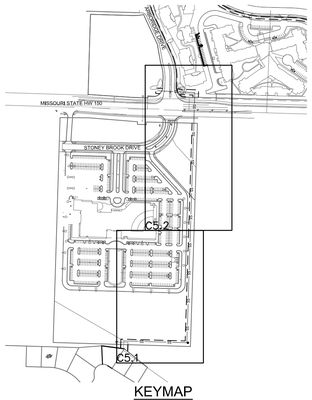

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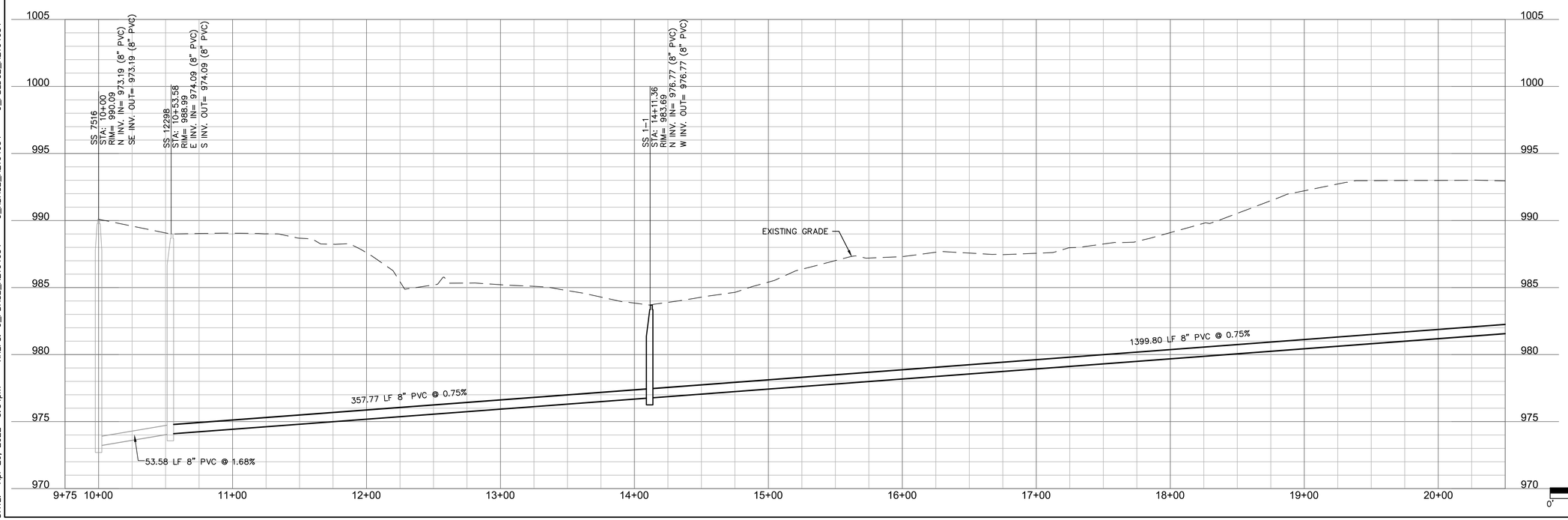

8'
4'
2'
0'
0' 20' 40' 80'
SCALE IN FEET

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SANITARYS SEWER PLAN & PROFILE

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_SAN01_A2104054
date: 03.25.2022

SHEET
C5.1

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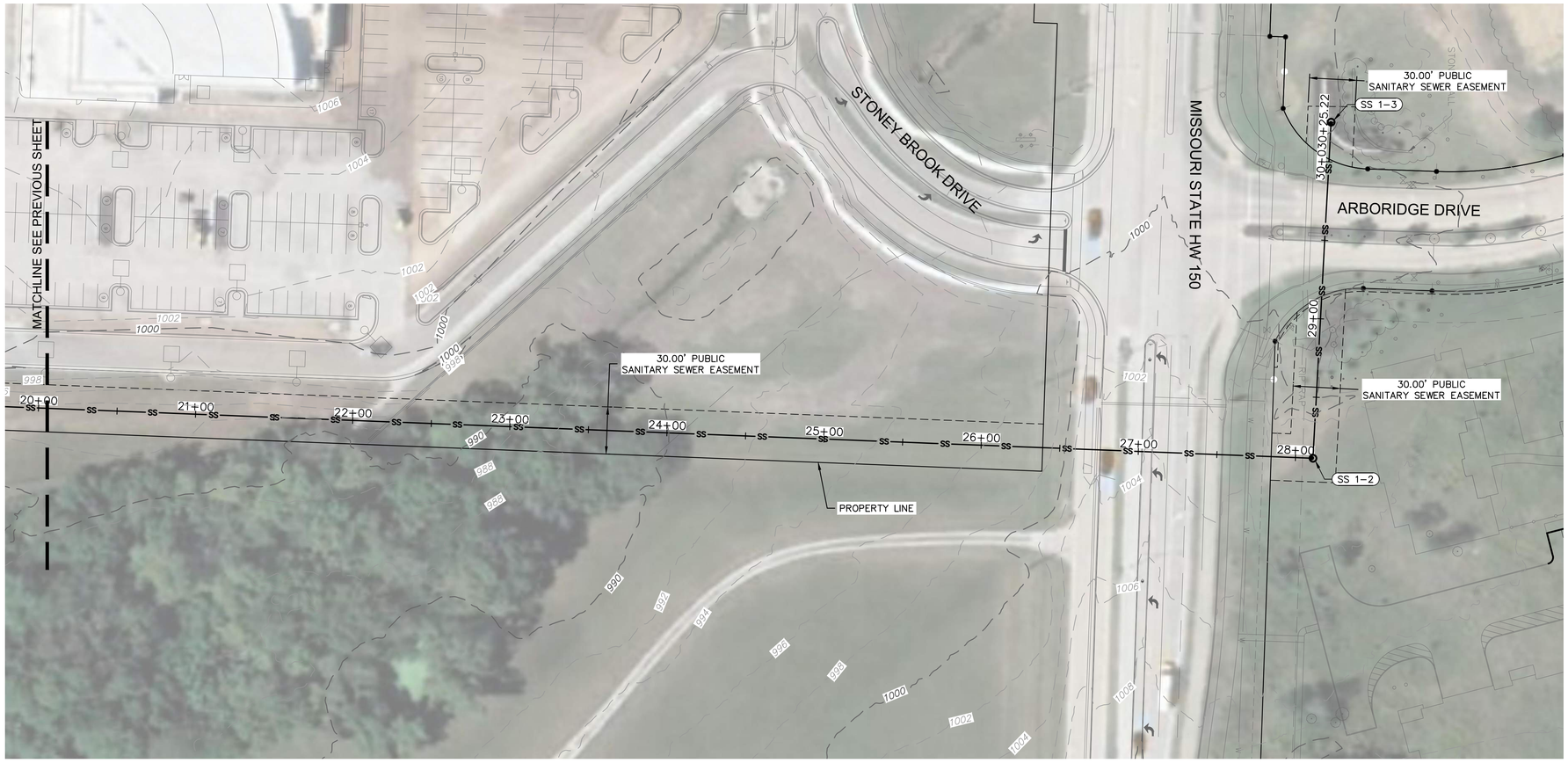

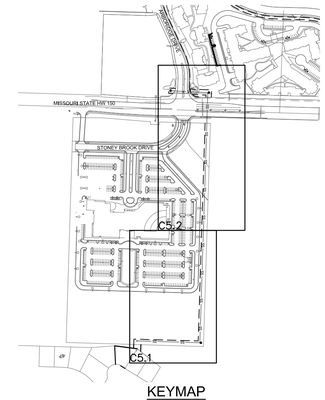

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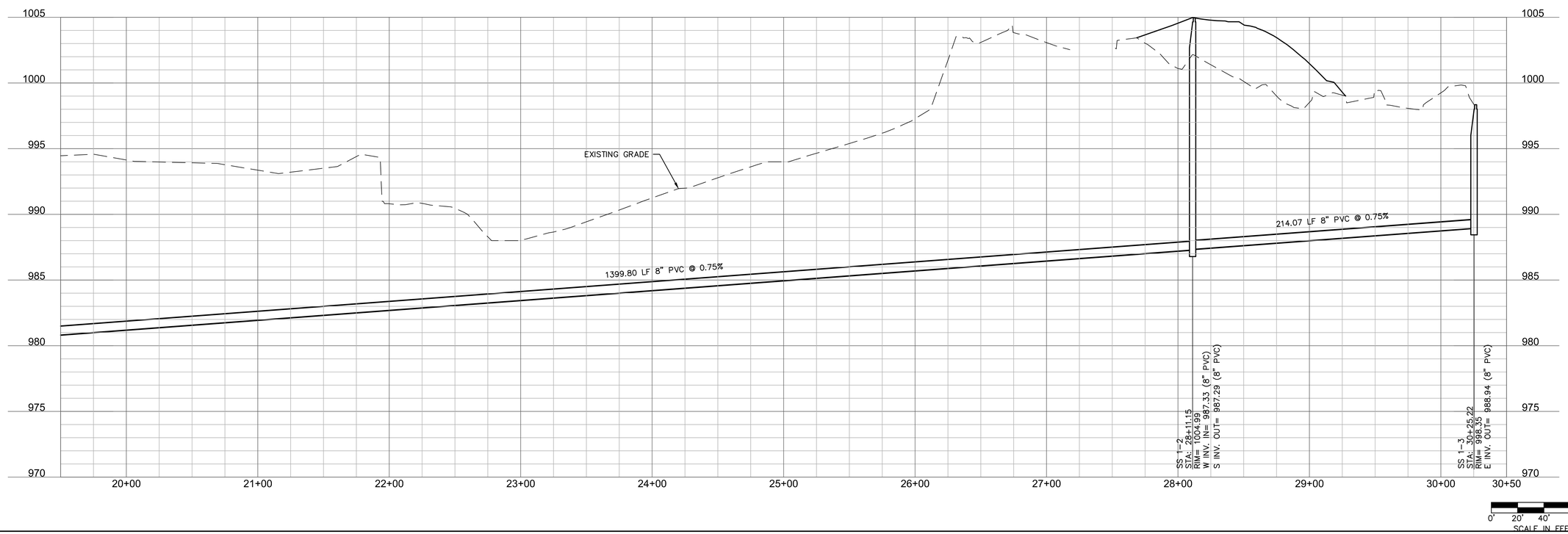

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Matt Wolverton, Project Manager #
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North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

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SANITARY SEWER PLAN & PROFILE

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by:	CSM
checked by:	CSM
approved by:	JS
QA/QC by:	JS
project no.:	A21-04054
drawing no.:	C_SAN01 A2104054
date:	03.25.2022

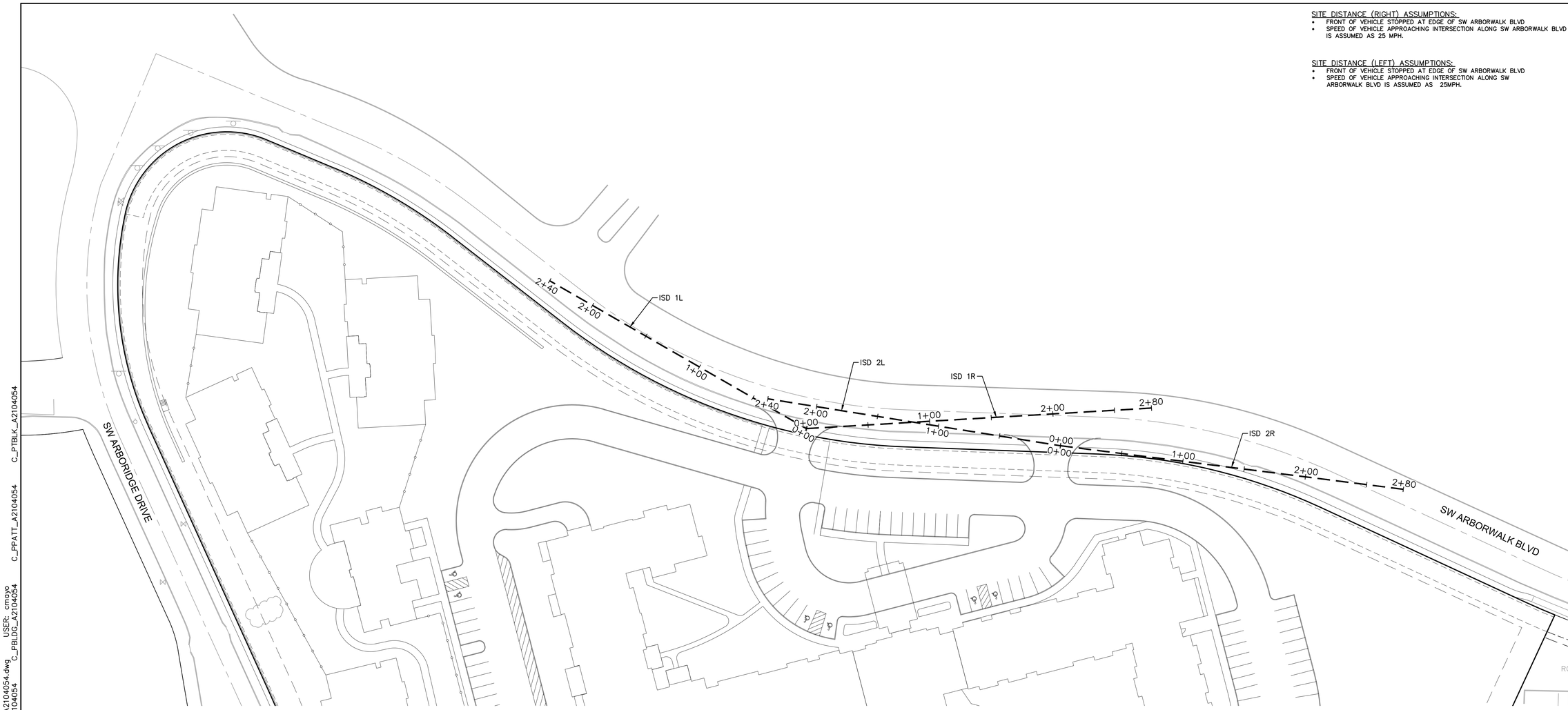
SHEET
C5.2

SITE DISTANCE (RIGHT) ASSUMPTIONS:

- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
- SPEED OF VEHICLE APPROACHING INTERSECTION ALONG SW ARBORWALK BLVD IS ASSUMED AS 25 MPH.

SITE DISTANCE (LEFT) ASSUMPTIONS:

- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
- SPEED OF VEHICLE APPROACHING INTERSECTION ALONG SW ARBORWALK BLVD IS ASSUMED AS 25MPH.



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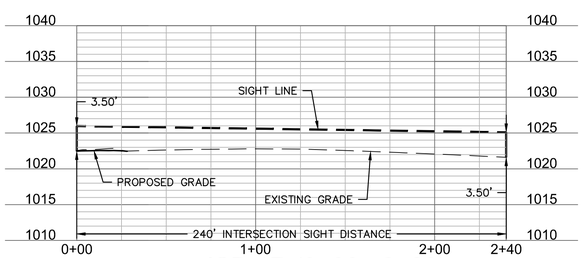

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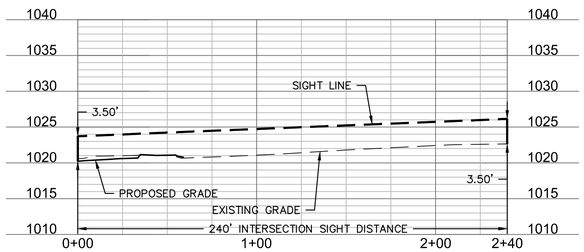

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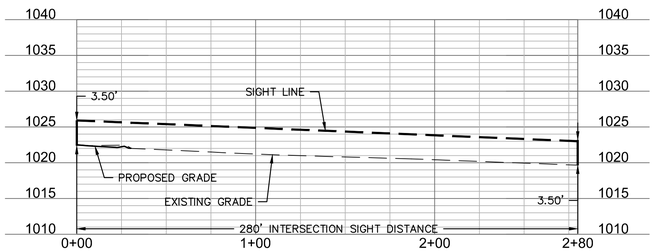

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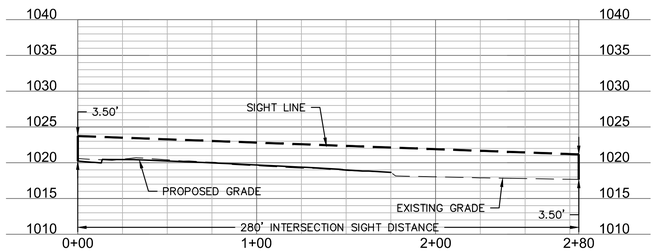

N

0' 25' 50' 100'
SCALE IN FEET

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INTERSECTION SITE DISTANCE PLAN & PROFILES

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_TRF01_A2104054
date: 03.25.2022

SHEET
C6.0

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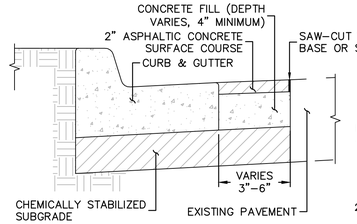
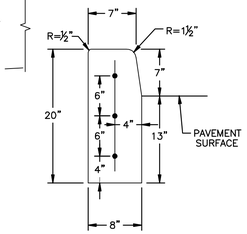
DATE: Apr 26, 2022 3:55pm XREFS: C_PBASE_A2104054 C_XBASE_A2104054 C_PBLDG2_A2104054 C_PBLDG_A2104054 C_PPATT_A2104054 C_PTBLK_A2104054

GENERAL NOTES:

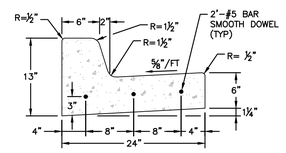
1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURBS.
5. ASPHALTIC CONCRETE SURFACE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



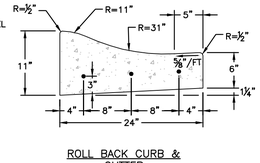
CURB REPLACEMENT DETAIL



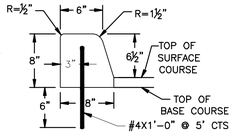
STRAIGHT CURB
(TYPE C-1)



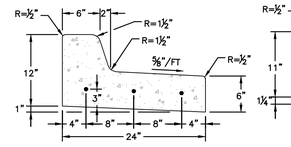
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



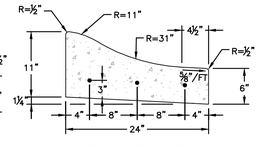
ROLL BACK CURB & GUTTER
(TYPE CG-2)



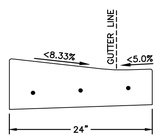
DOWELLED CURB
(TYPE DC)



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



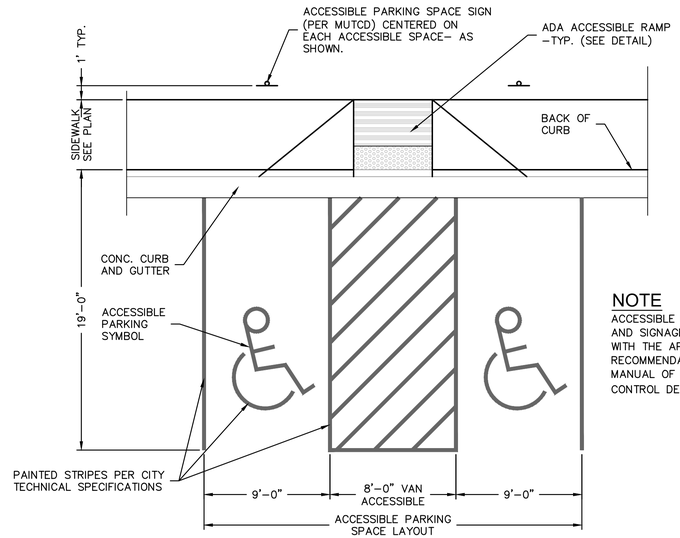
ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)



CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)

CURB & GUTTER DETAIL

NOT TO SCALE



NOTE

ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ACCESSIBLE PARKING SPACE LAYOUT DETAIL

NOT TO SCALE

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DETAILS

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

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_DTL01 A2104054
date: 03.25.2022

SHEET
C7.0

DWG: Z:\2021\04001-04500\021-04054-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_DTL01_A2104054.dwg USER: cmayo
DATE: Apr 26, 2022 3:55pm XREFS: C_PTBLK_A2104054 C_PBLDG_A2104054 C_PBLDG2_A2104054 C_PBASE_A2104054 C_XBASE_A2104054

RAINTREE VILLAGE PDP - LANDSCAPE CALCULATIONS

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

LANDSCAPE REQUIREMENTS DESCRIPTIONS

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

NOTES:
* Open areas not covered with other materials shall be covered with sod
* All shrub requirements shall be met, per Article 8 of Lee's Summit UDO. Final development plans shall include final landscaping design.
* All ground-mounted mechanical units shall be totally screened from view in accordance with Article 8 of UDO

PRELIMINARY PLANT SCHEDULE

38 BUFFER TREE
DECIDUOUS: B&B, 3" CAL.
ORNAMENTAL: B&B, 3" CAL.
EVERGREEN: B&B, 8` HT.
-

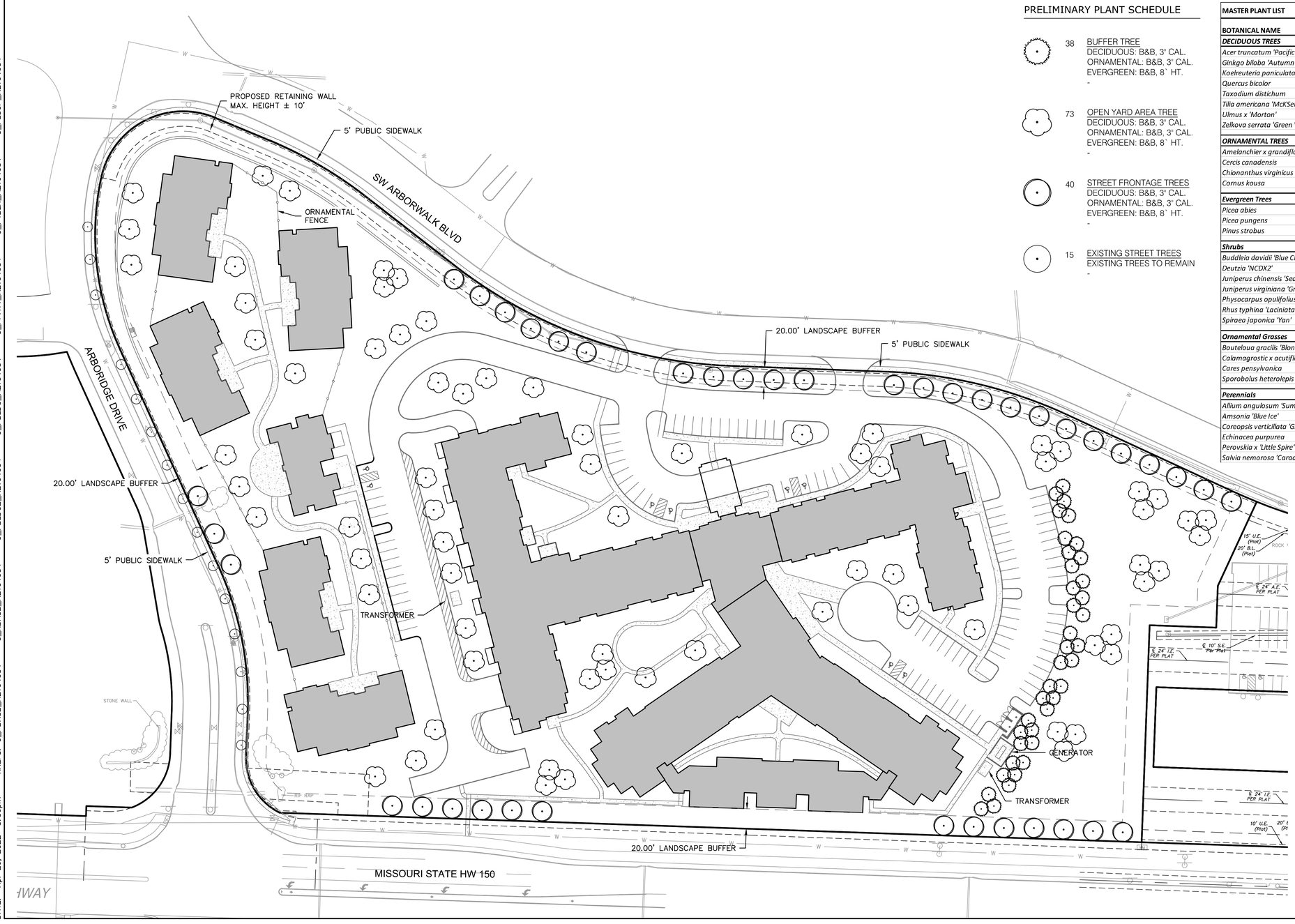
73 OPEN YARD AREA TREE
DECIDUOUS: B&B, 3" CAL.
ORNAMENTAL: B&B, 3" CAL.
EVERGREEN: B&B, 8` HT.
-

40 STREET FRONTAGE TREES
DECIDUOUS: B&B, 3" CAL.
ORNAMENTAL: B&B, 3" CAL.
EVERGREEN: B&B, 8` HT.
-

15 EXISTING STREET TREES
EXISTING TREES TO REMAIN
-

MASTER PLANT LIST

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



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

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE PLAN

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

drawn by: CSM
checked by: CSM
approved by: JS
QA/QC by: JS
project no.: A21-04054
drawing no.: C_LSC01 A2104054
date: 03.25.2022

SHEET
L1.0

DWG: Z:\2021\04001-04500\021-04054-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_LSC01_A2104054.dwg USER: cmayo
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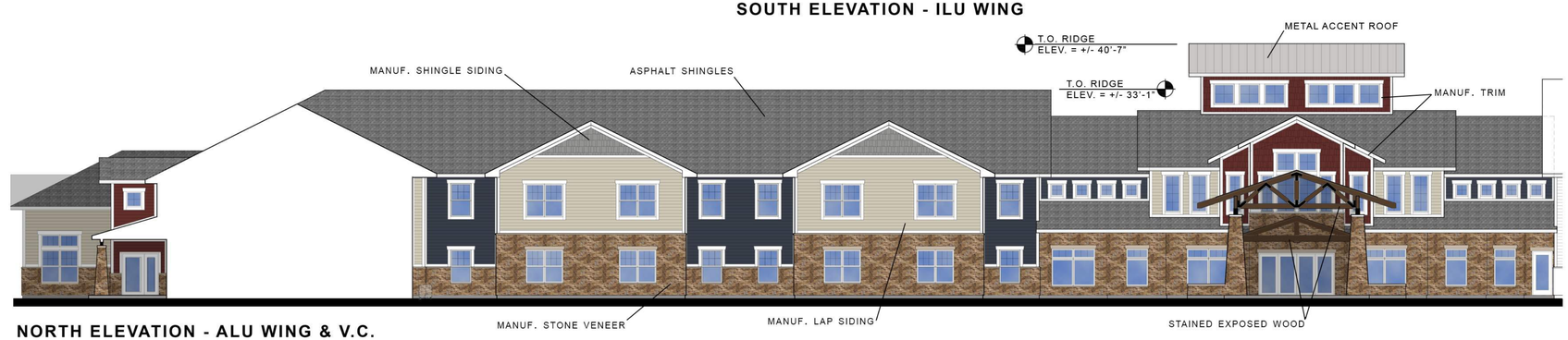
NORTH ELEVATION - ILU WING

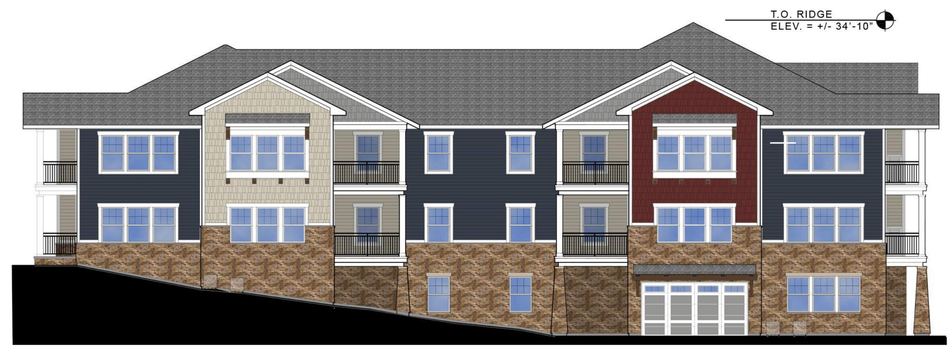
SOUTH ELEVATION - ILU WING

EAST ELEVATION - ILU WING



NORTH ELEVATION - ALU WING & V.C.

SOUTH COURTYARD ELEVATION - ILU WING



NORTH ELEVATION - ILU WING

EAST ELEVATION - ILU WING

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

FISHER ARCHITECTS, P.A.

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
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Raintree Village

Lee's Summit, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS

FISHER ARCHITECTS, P.A.

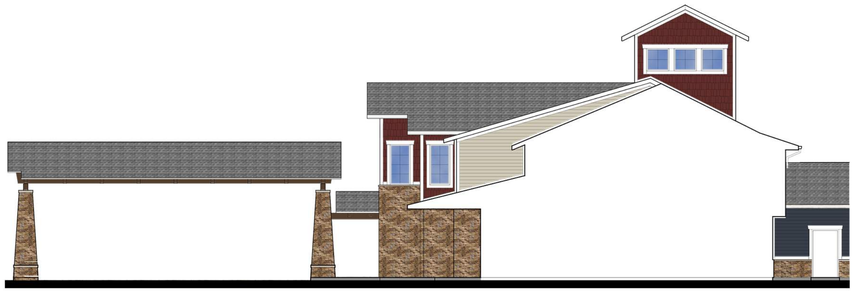
A2.02

NORTH ELEVATION - SNF WING

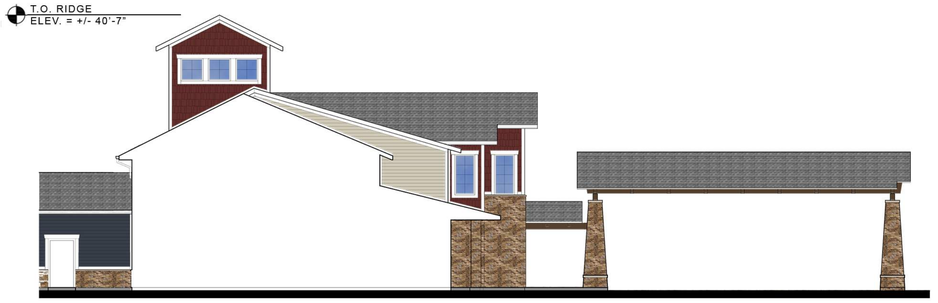
SOUTH AND WEST ELEVATION - SNF WING

SOUTH COURTYARD ELEVATION - SNF WING

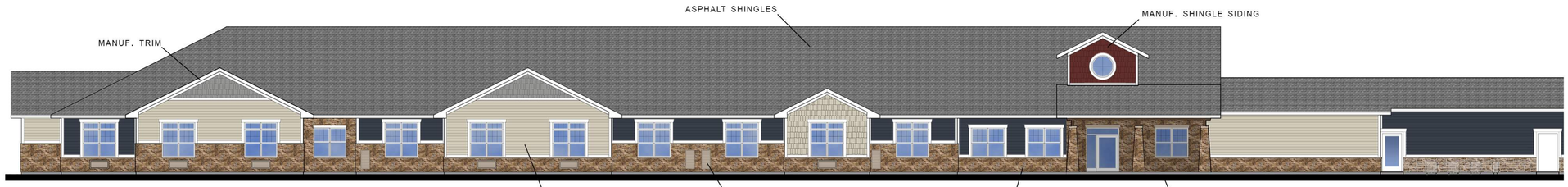
S.W. ELEVATION - SNF WING



WEST ELEVATION - VC & SNF WING



EAST ELEVATION - VC & SNF WING



EAST ELEVATION - SNF WING

WEST COURTYARD ELEVATION - SNF WING

EXTERIOR MATERIALS

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

EXTERIOR COLORS

- SW7036: Accessible Beige
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Raintree Village

Lee's Summit, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS

FISHER ARCHITECTS, P.A.

A2.03

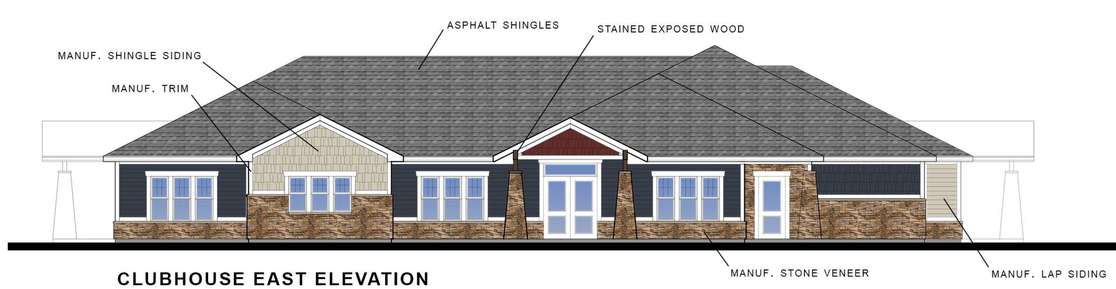
TYPICAL FRONT ELEVATION - MEMORY CARE BUILDING

TYPICAL REAR ELEVATION - MEMORY CARE BUILDING

TYPICAL SIDE ELEVATION - MEMORY CARE BUILDING

CLUBHOUSE WEST ELEVATION

CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE EAST ELEVATION

CLUBHOUSE NORTH ELEVATION

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

FISHER ARCHITECTS, P.A.

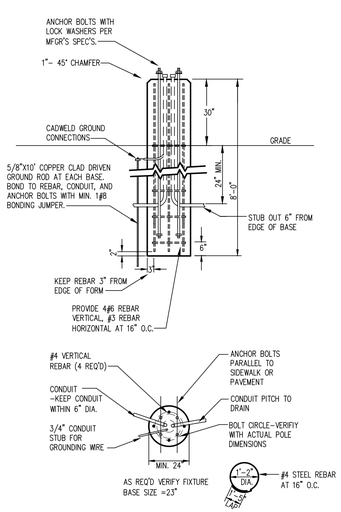
A2.04

POWER & COMMUNICATION LEGEND

- 120V DUPLEX OUTLET
- 120V QUAD OUTLET
- 240 VOLT RECEPTACLE
- DATA/COMMUNICATIONS OUTLET
- TELEPHONE OUTLET
- TELEVISION OUTLET
- DATA/TV COMBO OUTLET
- FLOOR OUTLET
- J — JUNCTION BOX
- PUSHBUTTON STATION
- E — EMERGENCY E-STOP FOR GRILL OR FIREPIT
- TC — TIME CLOCK
- T — TIMER FOR GRILL OR FIREPIT
- BC — BELOW COUNTER OUTLET
- AC — ABOVE COUNTER OUTLET
- MOTOR CONNECTION
- ELECTRICAL DISCONNECT
- ELECTRICAL STARTER DISCONNECT
- ELECTRICAL CONNECTION W/NON-FUSED DISCONNECT
- WP — ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT3
- PANELBOARD
- T — THERMOSTAT MOUNTED AT 48" A.F.F.
- SMOKE/CO ALARM
- S — SMOKE ALARM
- NO2 — NITROGEN DIOXIDE DETECTOR
- CO2 — CARBON MONOXIDE DETECTOR
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- WP/GFI — WEATHER PROOF COVER WITH GROUND FAULT CIRCUIT INTERRUPTER

LIGHTING LEGEND

- RECESSED 2x4 FIXTURE
- RECESSED 2x2 FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FIXTURE
- HIGH BAY 2x4 FIXTURE
- SURFACE WALL MOUNTED FIXTURE
- SURFACE CEILING MOUNT FIXTURE
- RECESSED DOWNLIGHT OR DISC FIXTURE
- SURFACE WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED PENDANT FIXTURE
- OUTSIDE POLE-MOUNT LIGHT FIXTURE
- EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHTING FIXTURE
- LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- EXTERIOR EMERGENCY EGRESS LIGHT
- $ — SINGLE POLE SWITCH
- $2 — 2-POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- OS1 — WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR – SEE SCHEDULE
- OS2 — WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR – SEE SHEDULE
- OS3 — CEILING MOUNTED OCCUPANCY SENSOR – SEE SCHEDULE
- NL — INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- a,b — INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X — INDICATES PANEL AND CIRCUIT NUMBER
- 1 — INDICATES LIGHT FIXTURE TYPE
- EX — INDICATES EXISTING FIXTURE
- RL — INDICATES RELOCATED FIXTURE
- TC — INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM — INDICATES FIXTURE ON EMERGENCY OR STANDBY POWER



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	20	SMALL EXTERIOR WALL PACK	HUBBELL
BB	LED	30	MEDIUM EXTERIOR WALL PACK	HUBBELL
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	A17
EE	LED	70	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	A17
FF	LED	100	POLE MOUNT FIXTURE, TYPE IV OPTICS, 20' POLE	A17

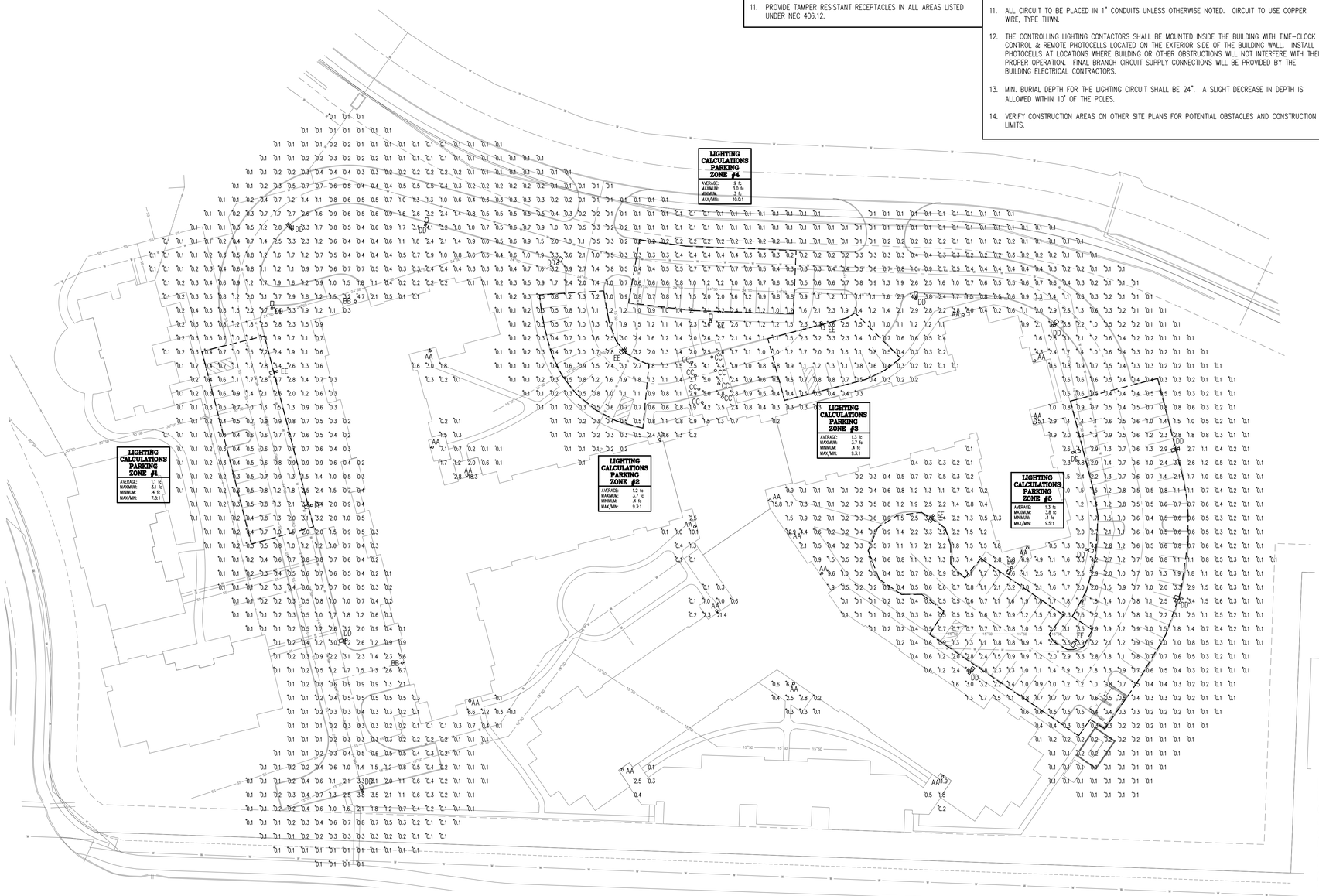
NOTES:

ELECTRIC GENERAL NOTES

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

SITE NOTES

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



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"
0 20' 40' 80'

PRELIMINARY SET

DATE:							
NAME:							
REVISION DESCRIPTION:							

DRAWN BY: DJK
CHECKED BY: TJA
DATE:
DWG FILE:
REF FILE:
JOB NUMBER:

BERD ELECTRIC LLC
1 INDUSTRIAL BLVD • SAUK RAPIDS, MN 56379
PHONE: 320-656-0847
FAX: 320-656-0312

CORPORATE OFFICE
406 Technology Drive E.
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492

BRANCH OFFICE
2320 Raine Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

A·C/a Auth Consulting/associates

PROJECT:
PROPOSED PROJECT FOR:
ARBORWALK
LEE'S SUMMIT, MO

ELECTRICAL SITE PLAN

SHEET NO.
E1.1