

# RAINTREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

1501 SW ARBORWALK BLVD.  
LEE'S SUMMIT, MO

**PROJECT CONTACTS**

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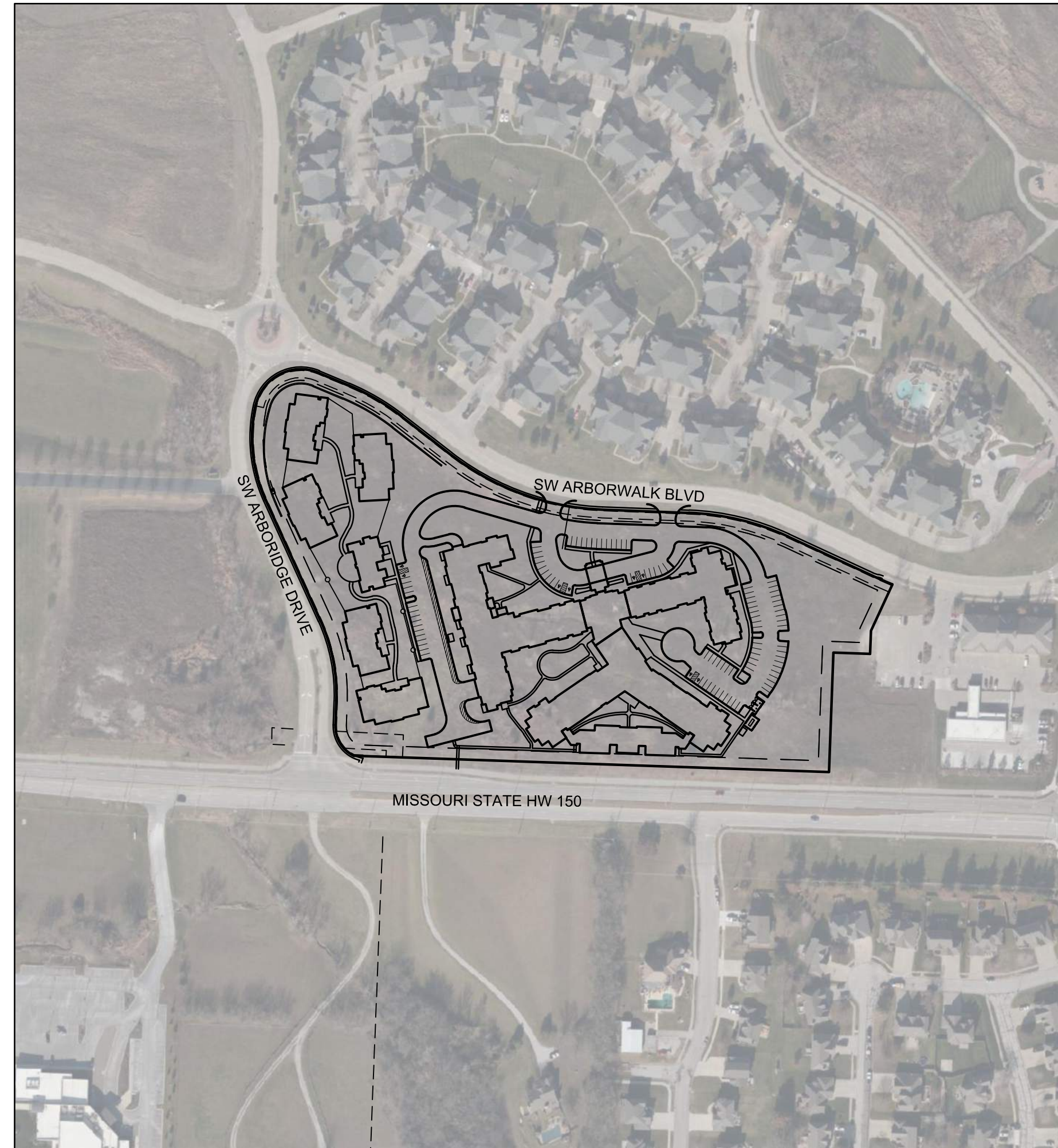
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**LANDSCAPE ARCHITECT:**

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EMAIL: JHODSON@OLSSON.COM



VICINITY MAP

**PROPERTY DESCRIPTION:**

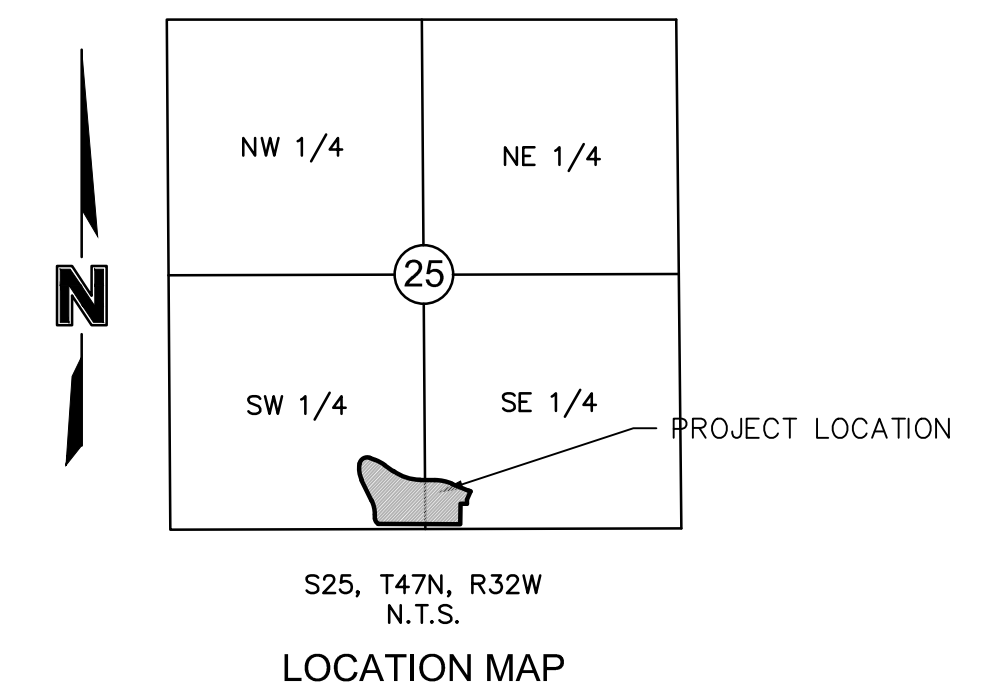
**TITLE COMMITMENT NO. 210232**

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

**TRACT 1:**

ALL THAT PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING NORTH OF THE NORTH LINE OF MISSOURI HIGHWAY 150, AS PRESENTLY ESTABLISHED, LYING EAST OF THE EAST LINE OF SW ARBORWALK 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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TEL 816.361.1177  
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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.

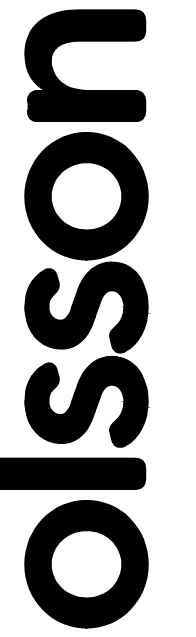
(1) Setbacks, location, and height.

- (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.



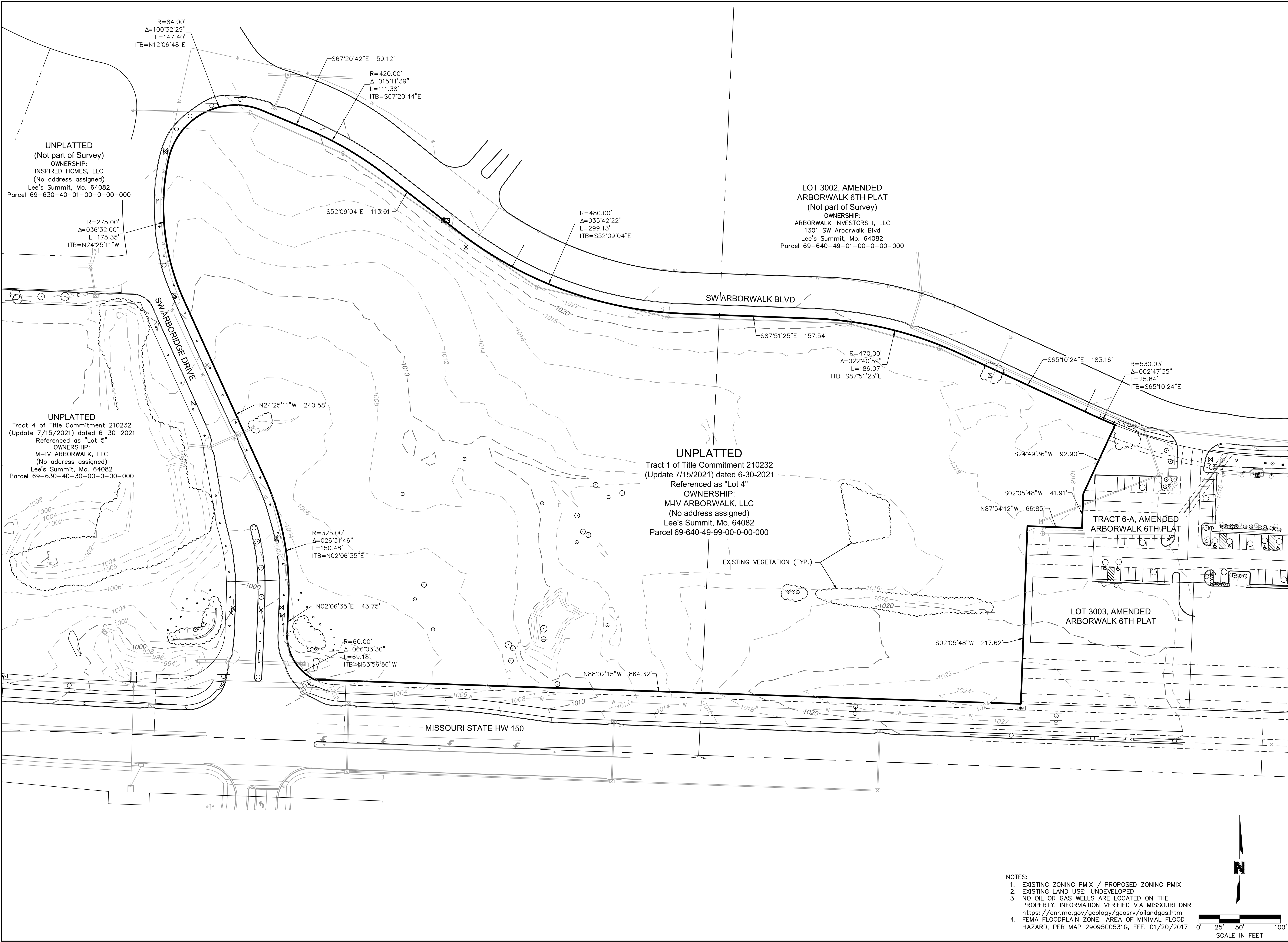
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 Missouri Certification of Authority #  
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 TEL 816.361.1177

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

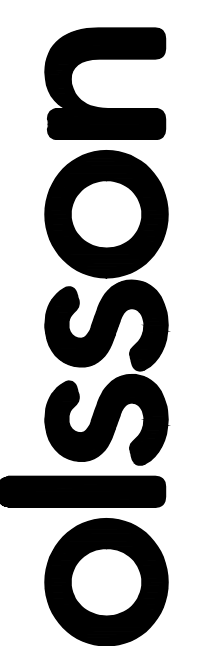
GENERAL NOTES	2022
RAINTREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT	
LEE'S SUMMIT, MO	

drawn by: \_\_\_\_\_ CSM  
 checked by: \_\_\_\_\_ CSM  
 approved by: \_\_\_\_\_ JS  
 QA/QC by: \_\_\_\_\_ JS  
 project no.: A21-04054  
 drawing no.: C\_TTL01\_A2104054  
 date: 03.25.2022

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



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EXISTING CONDITIONS

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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 drawing no.: C\_EX001\_A2104054  
 date: 03.25.2022

**SHEET**

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 USER: cmv/s

**LEGEND**

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

**GENERAL 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

**DEVELOPMENTAL NOTES:**

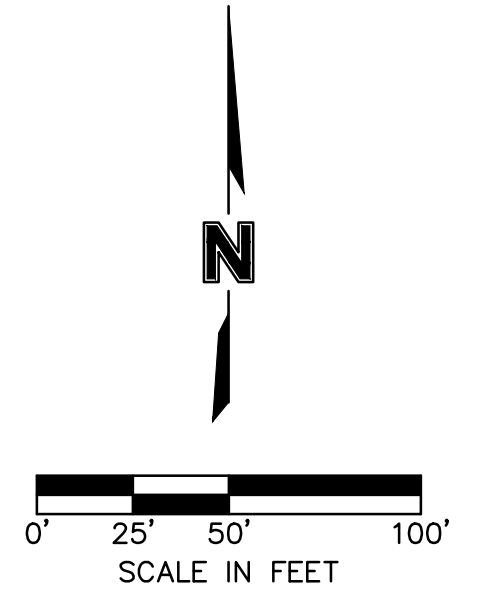
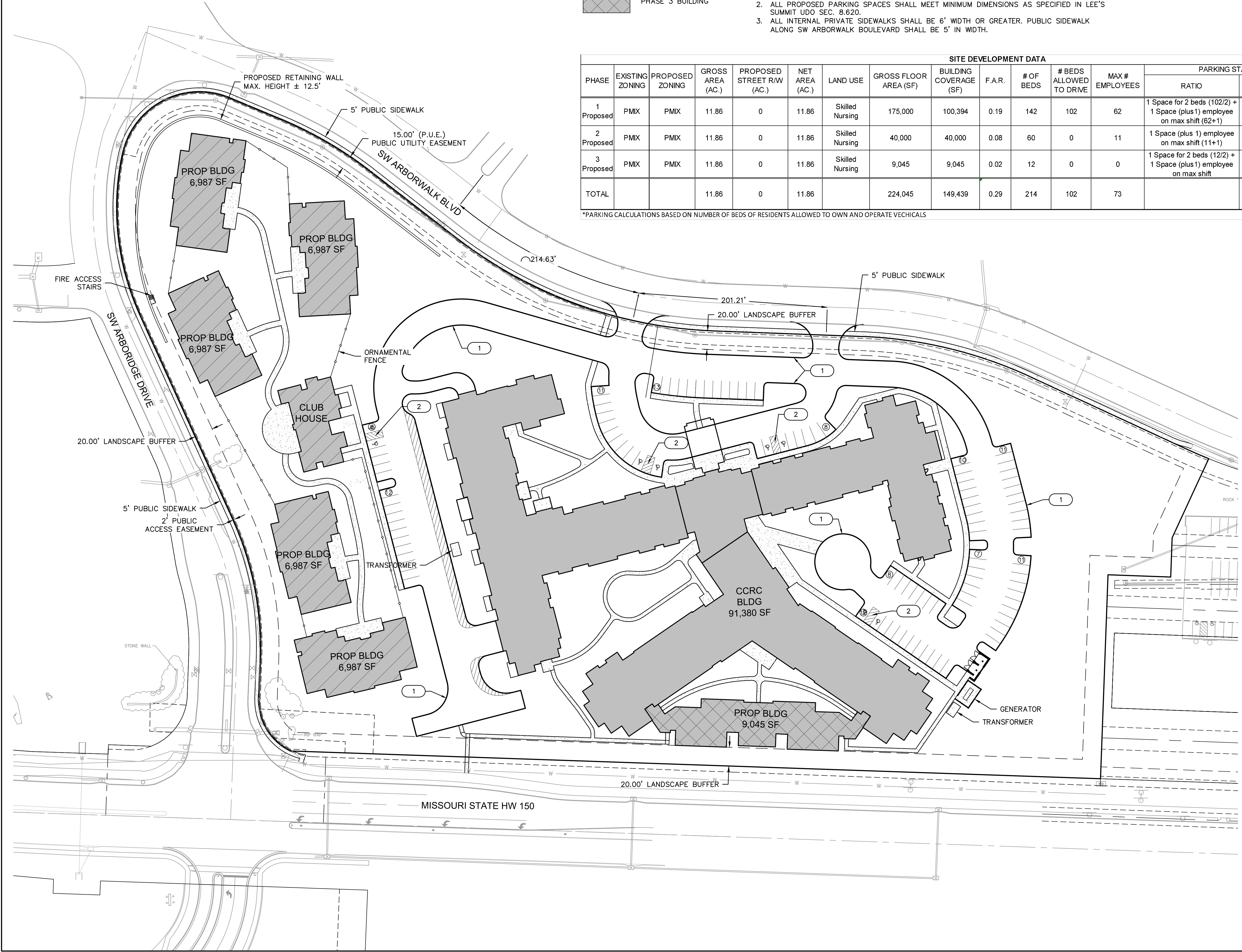
1. ALL PROPOSED DRIVES SHALL BE 24' CLEAR WIDTH (28' BACK-OF-CURB TO BACK-OF-CURB)
2. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
3. ALL INTERNAL PRIVATE SIDEWALKS SHALL BE 6' WIDTH OR GREATER. PUBLIC SIDEWALK ALONG SW ARBORWALK BOULEVARD SHALL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

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 (plus 1) employee on max shift (62+1)	114	Surface Garage 38	92 38	338,012.57 SF 65.4%
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 (plus 1) employee on max shift	6	Surface	0	278,302.17 SF 55.8%
<b>TOTAL</b>			<b>11.86</b>	<b>0</b>	<b>11.86</b>		<b>224,045</b>	<b>149,439</b>	<b>0.29</b>	<b>214</b>	<b>102</b>	<b>73</b>		<b>132</b>		<b>148</b>	

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



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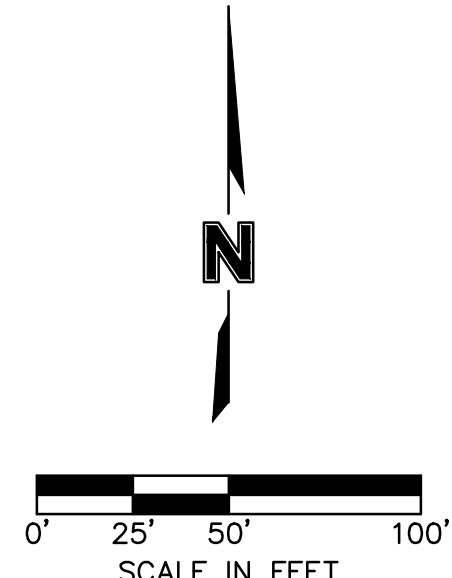
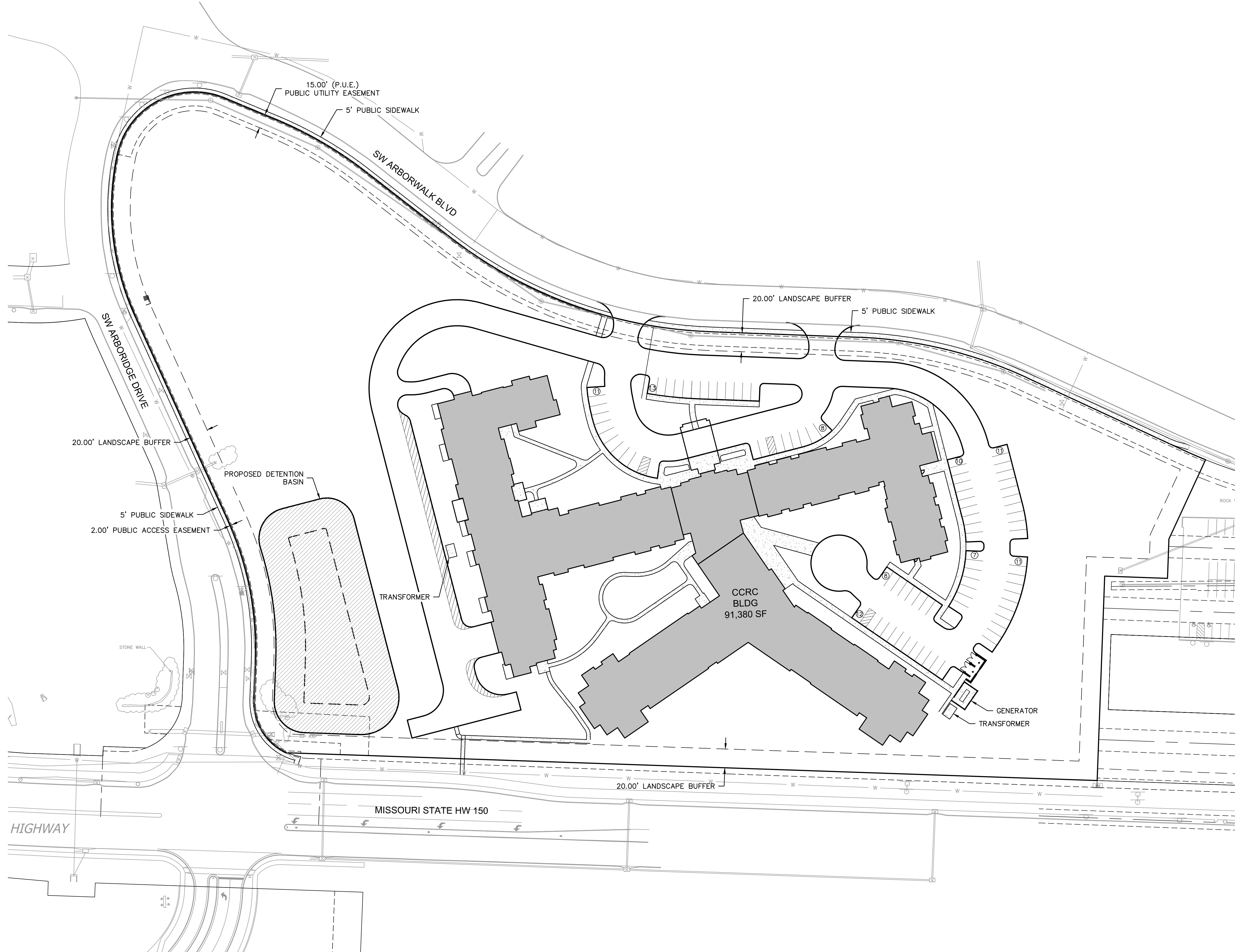
**SITE PLAN - OVERALL**  
**RAINTREE VILLAGE**  
**PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT**  
 LEE'S SUMMIT, MO  
 2022

drawn by: CSM  
 checked by: CSM  
 approved by: JS  
 QA/QC by: JS  
 project no.: A21-04054  
 drawing no.: C\_SIT01\_A2104054  
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**SHEET C3.0**

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SITE PLAN - PHASE 1 RAIN TREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT LEE'S SUMMIT, MO		2022 REVISIONS	
REV. NO.	DATE	REVISIONS DESCRIPTION	BY




drawn by: CSM  
 checked by: CSM  
 approved by: JS  
 QA/QC by: JS  
 project no.: A21-04054  
 drawing no.: C\_SIT02\_A2104054  
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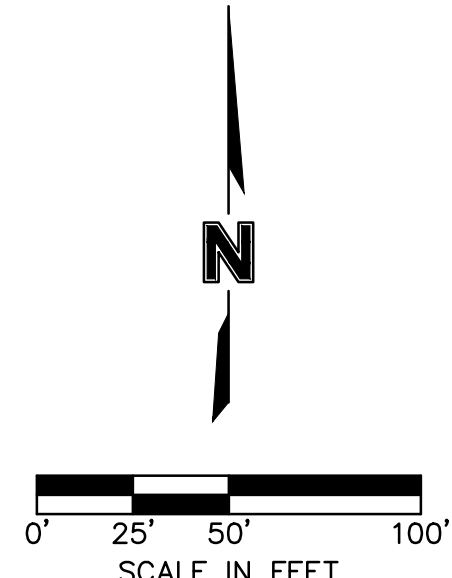
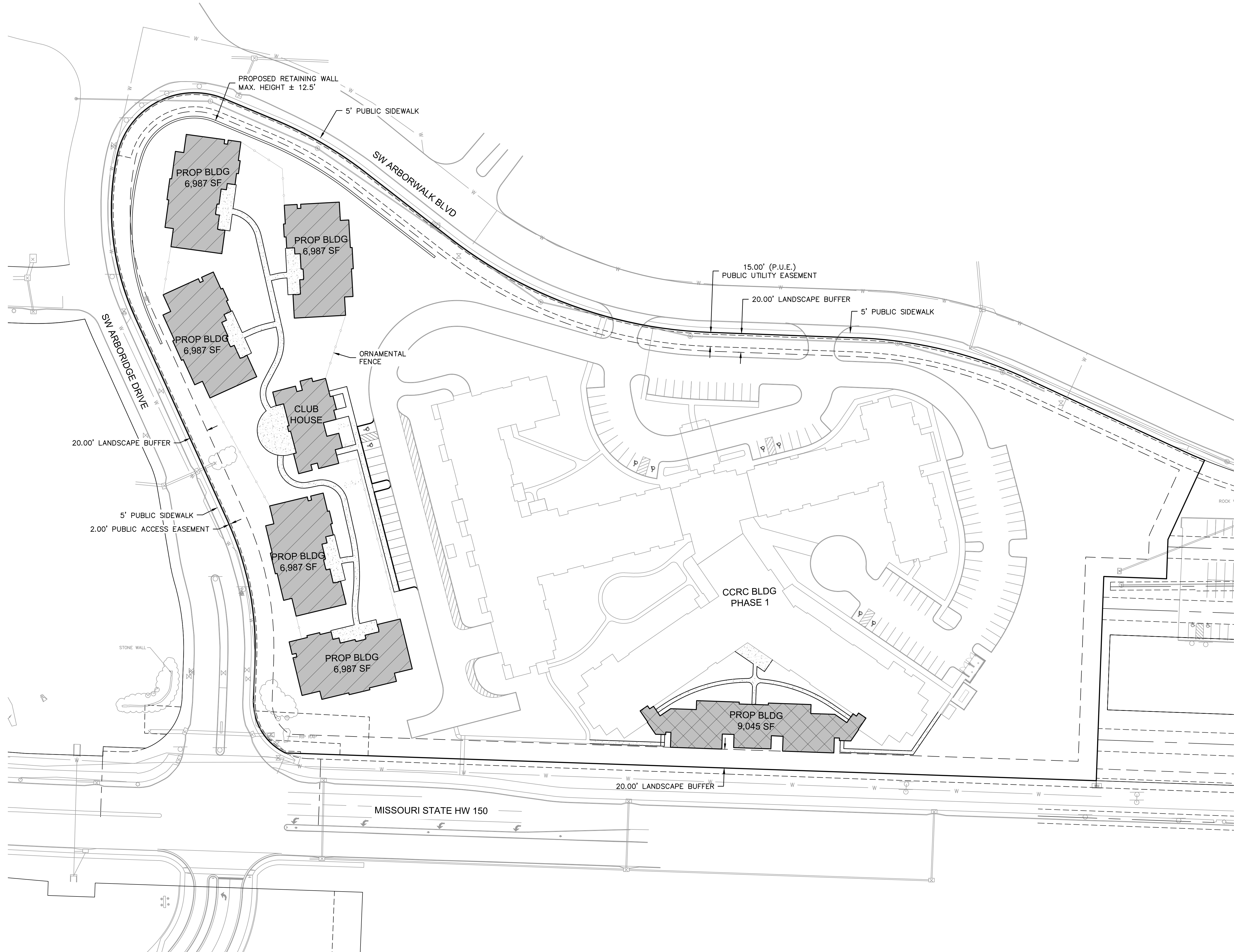
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**NOTE**  
 SITE PLAN REFLECTS FULL BUILD OUT CONDITION.  
 PENDING FINAL STORMWATER MANAGEMENT  
 REQUIREMENTS AT TIME OF PHASE 2, ONE OR TWO  
 PHASE 2 BUILDING MAY BE REMOVED FROM THE PLAN  
 TO ALLOW ON SITE DETENTION IF OVERALL DETENTION  
 HAS NOT BEE DETERMINED WITH THE ADJACENT  
 PROPERTY OWNER. THE TWO DEVELOPERS ARE  
 CURRENTLY WORKING TOGETHER ON STORMWATER  
 MANAGEMENT FOR THE AREA.

**LEGEND**

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



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SITE PLAN - PHASE 2 & PHASE 3

RAINTREE VILLAGE

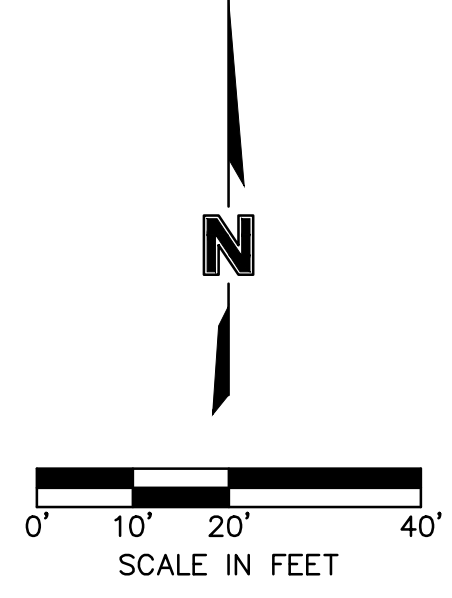
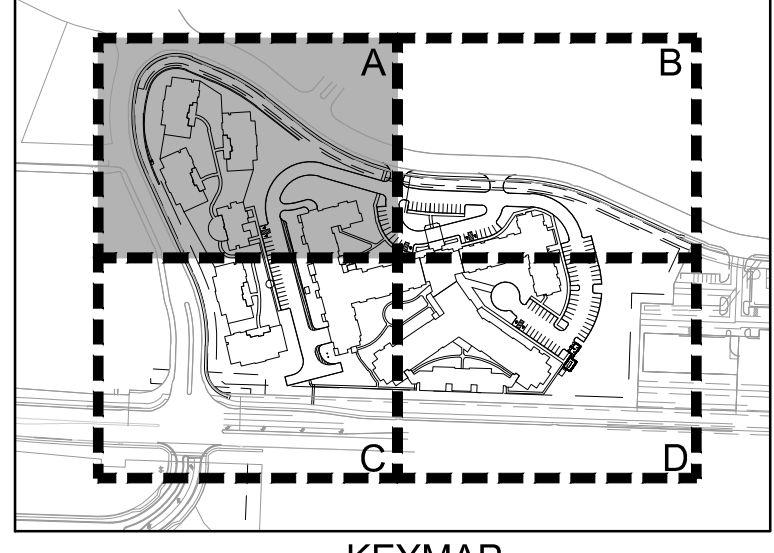
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

drawn by: \_\_\_\_\_ CSM  
 checked by: \_\_\_\_\_ CSM  
 approved by: \_\_\_\_\_ JS  
 QA/QC by: \_\_\_\_\_ JS  
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 drawing no.: C\_SIT03\_A2104054  
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**SHEET**  
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**DIMENSION PLAN (A)**  
 RAINTREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT  
 LEE'S SUMMIT, MO

drawn by: CSM  
 checked by: CSM  
 approved by: JS  
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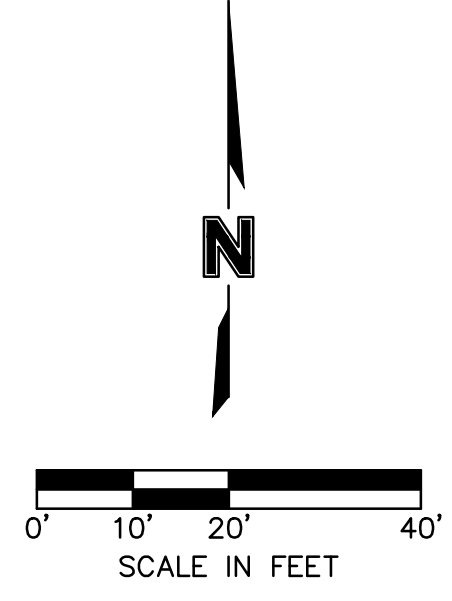
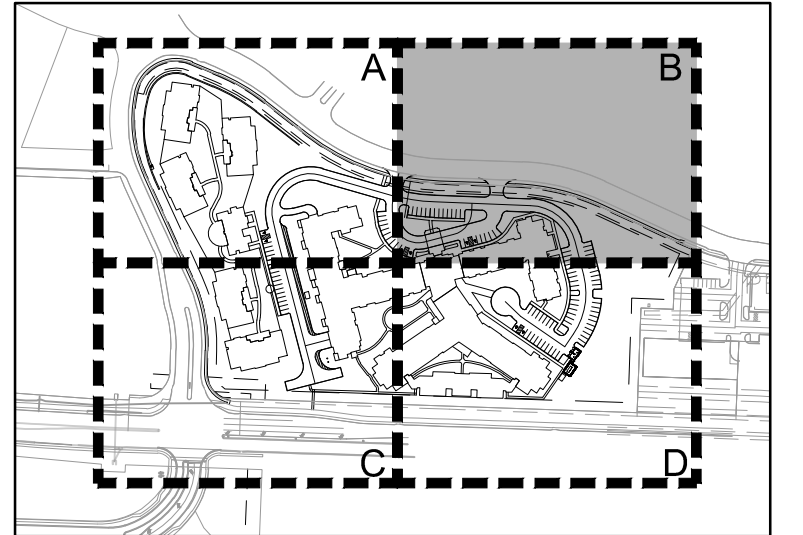
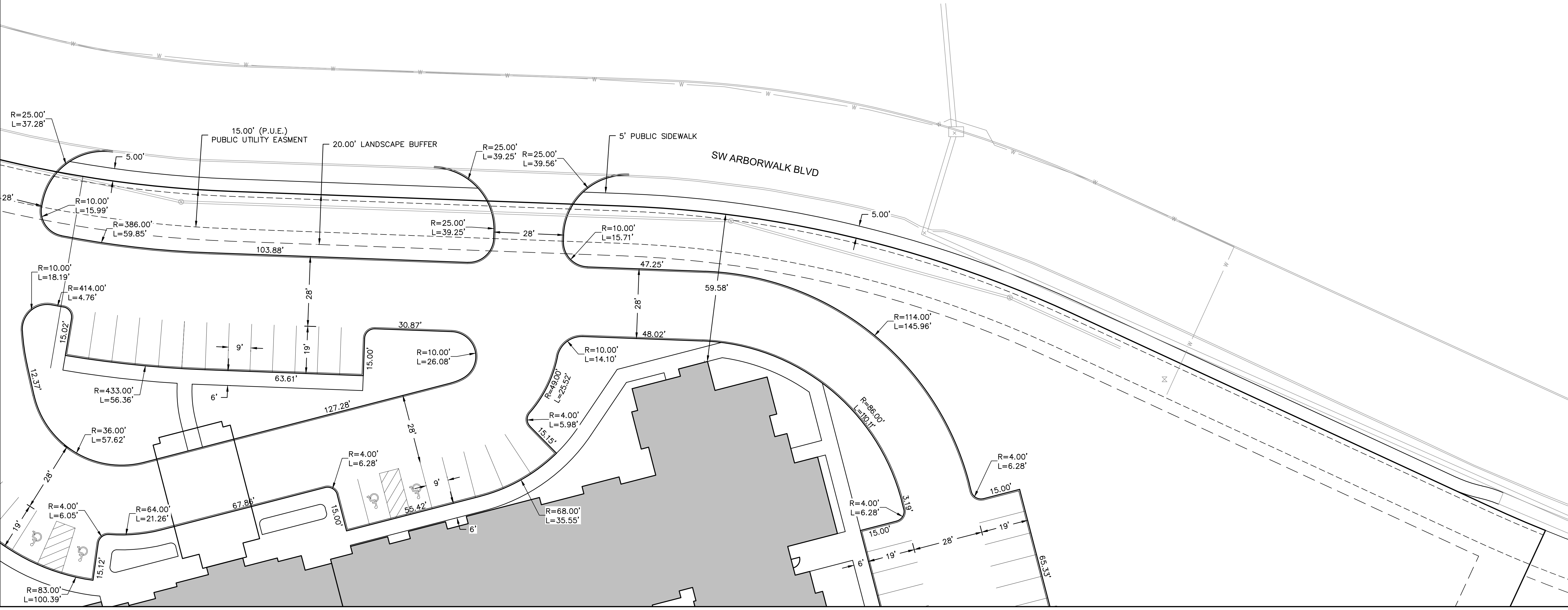
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DIMENSION PLAN (B)

RAINTREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

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

SHEET  
C3.4

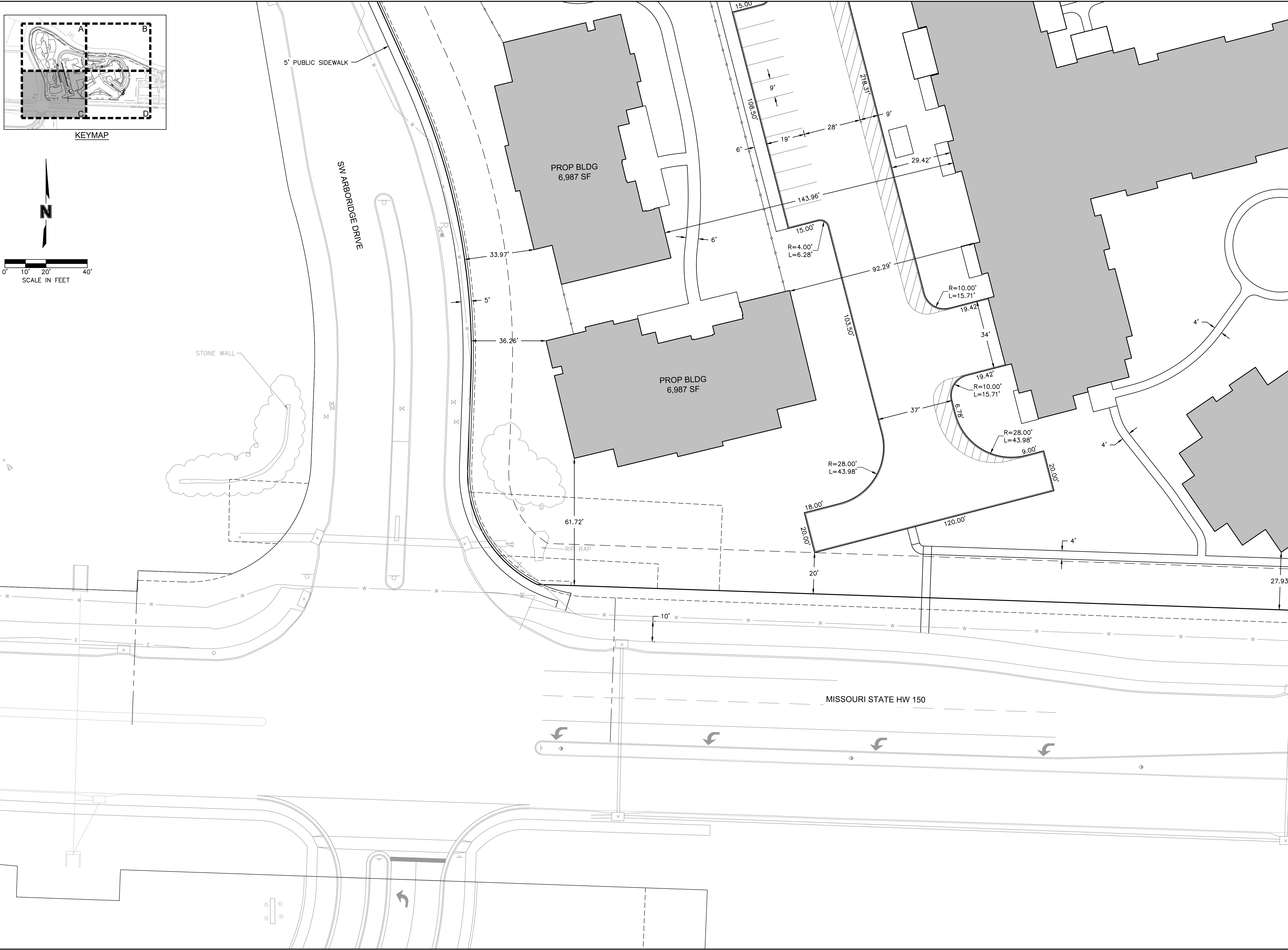
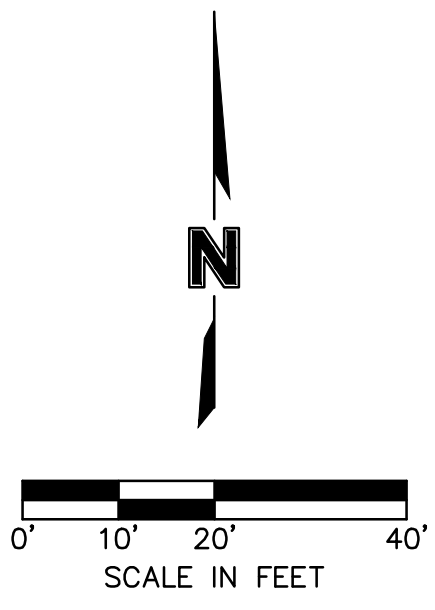
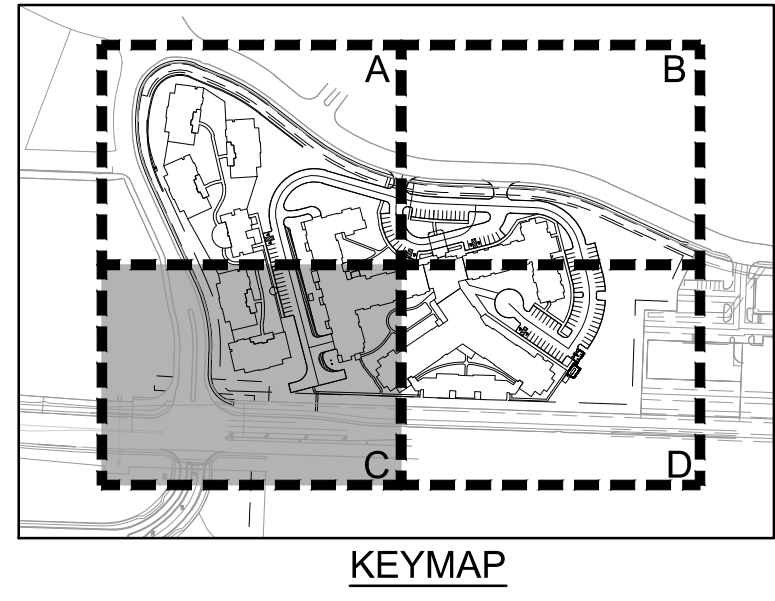
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2022

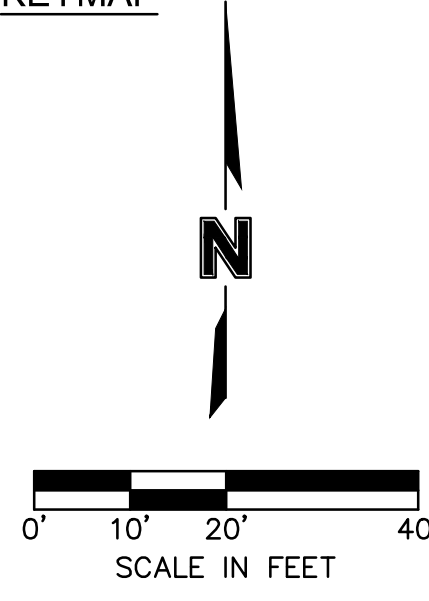
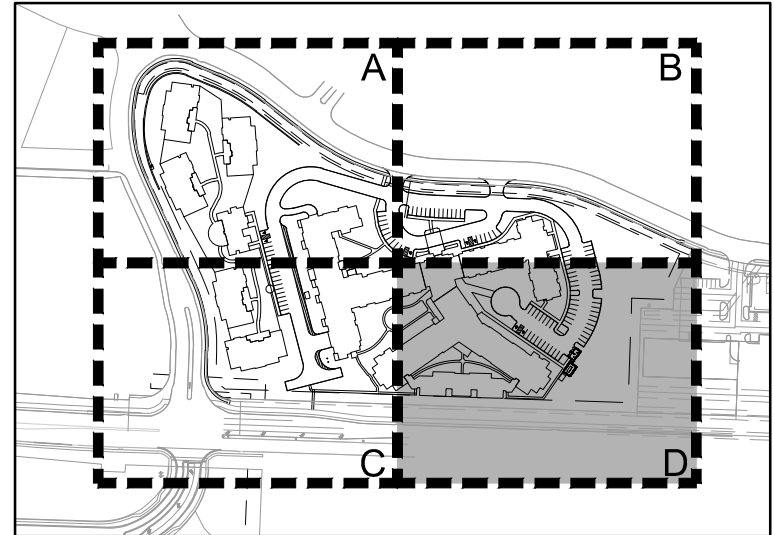
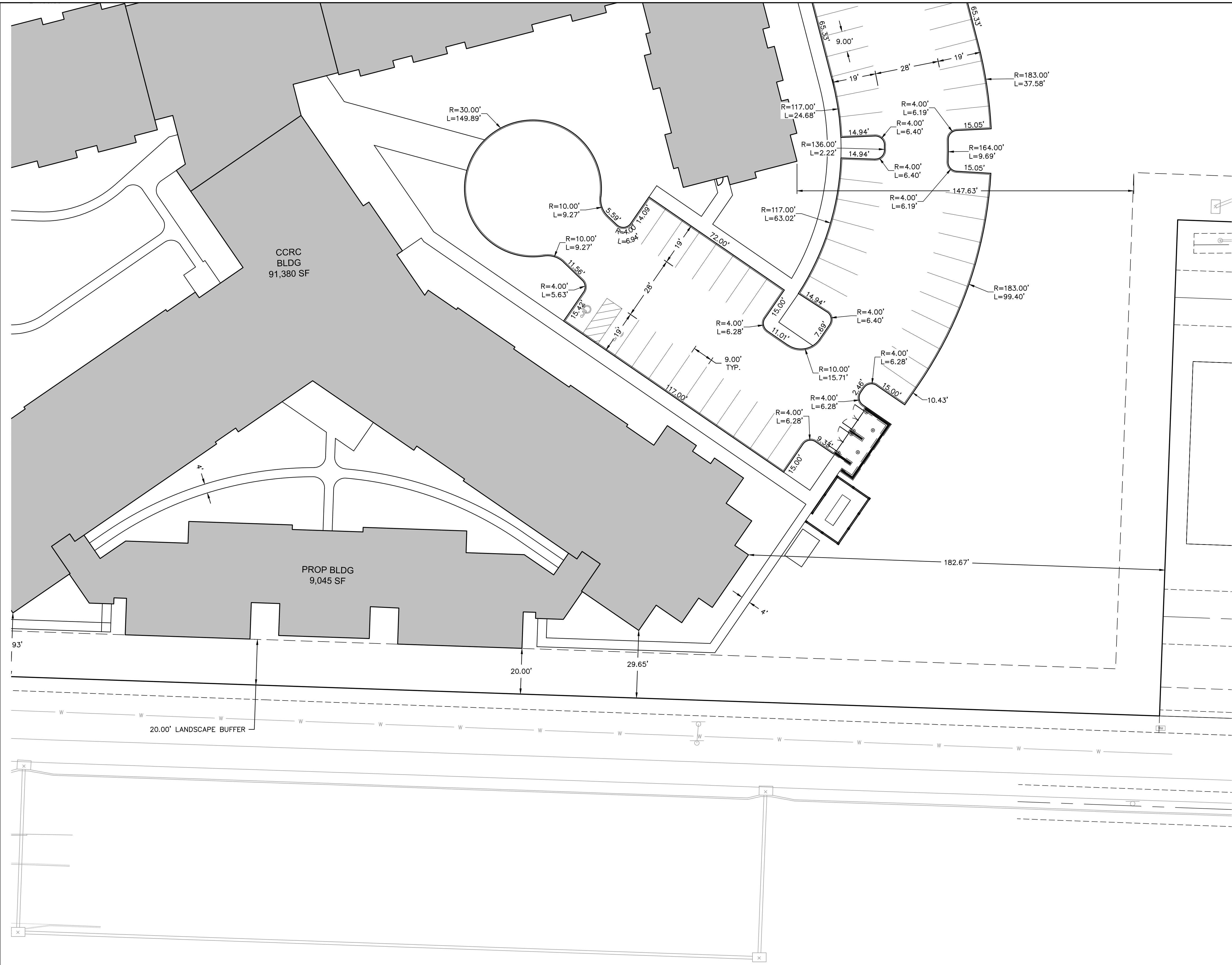


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		DIMENSION PLAN (C) RAIN TREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT LEE'S SUMMIT, MO	2022
drawn by: CSM checked by: CSM approved by: JS QA/QC by: JS project no.: A21-04054 drawing no.: C_SIT04_A2104054 date: 03.29.2022	REVISIONS	BY	REVISIONS DESCRIPTION
SHEET C3.5	REV. NO.	DATE	REVISIONS DESCRIPTION

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

2022

REVISIONS

DIMENSION PLAN (D)

RAINTREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

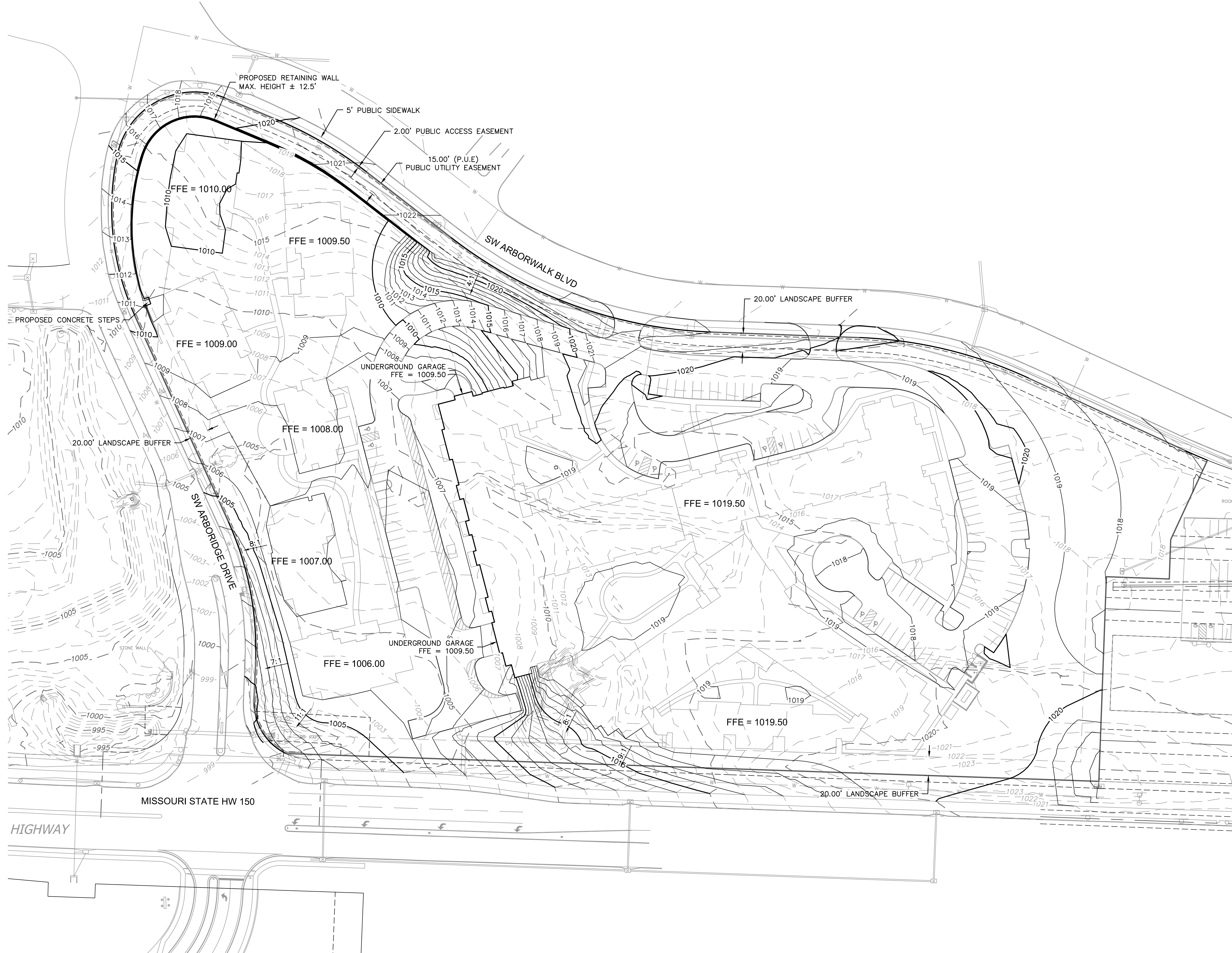
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SHEET  
 C3.6

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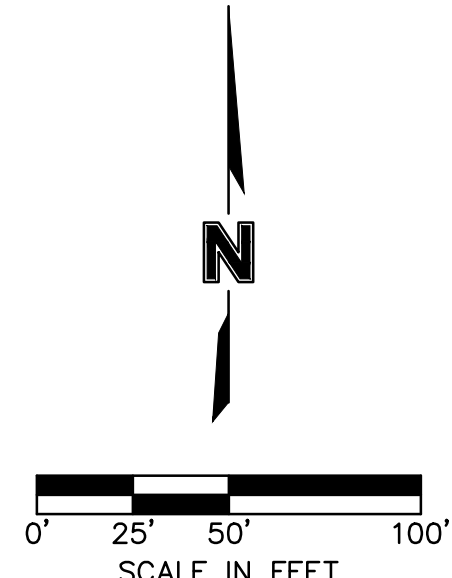
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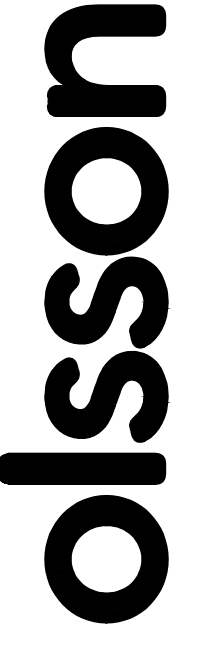
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LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

**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.





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PRELIMINARY GRADING PLAN

RAINTREE VILLAGE

PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

LEE'S SUMMIT, MO

2022

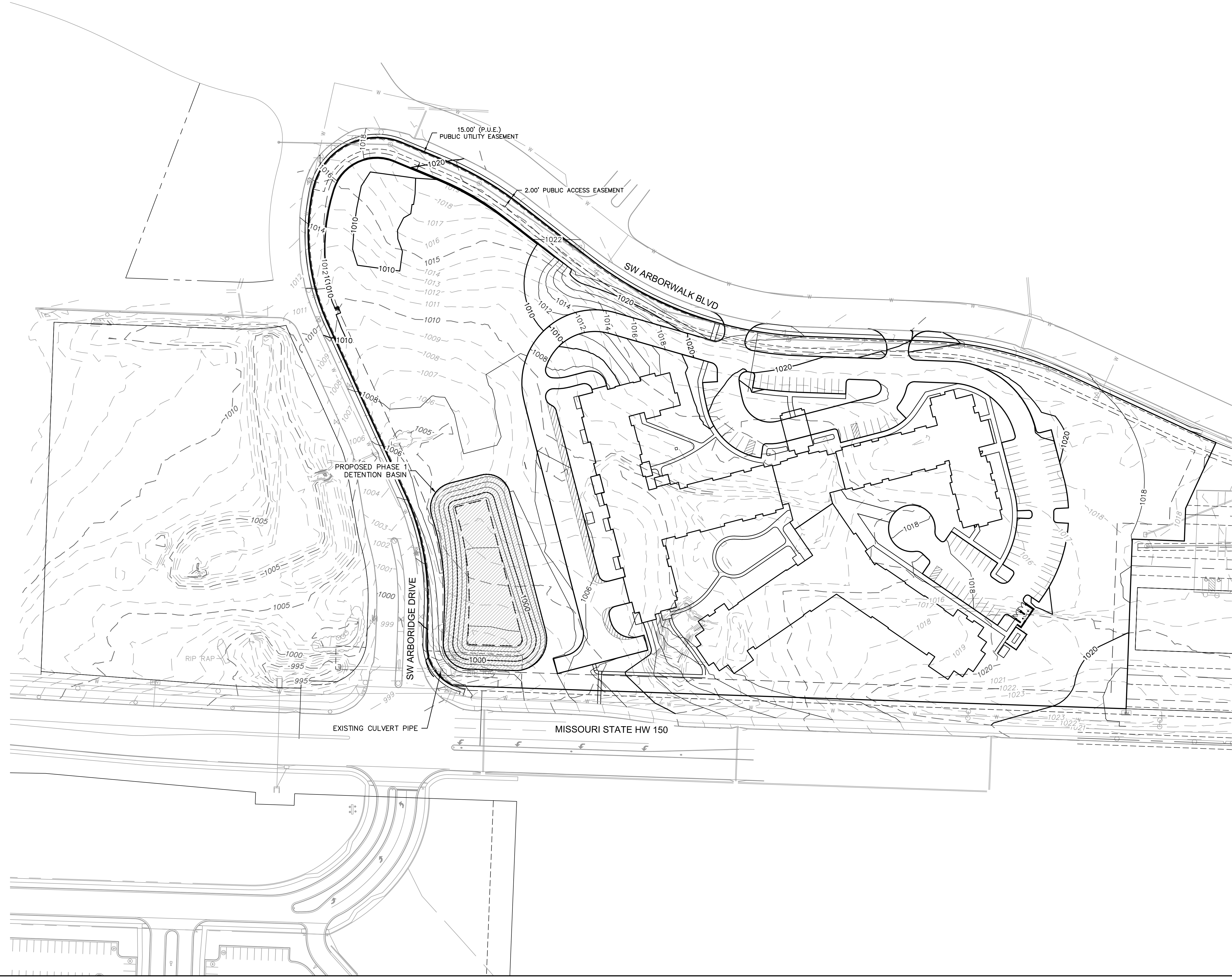
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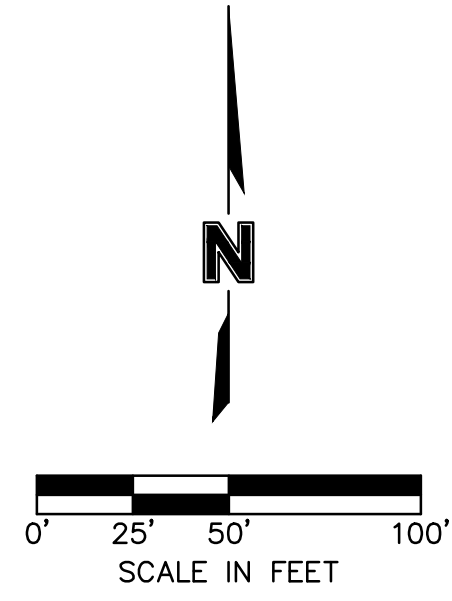
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USER: crt019  
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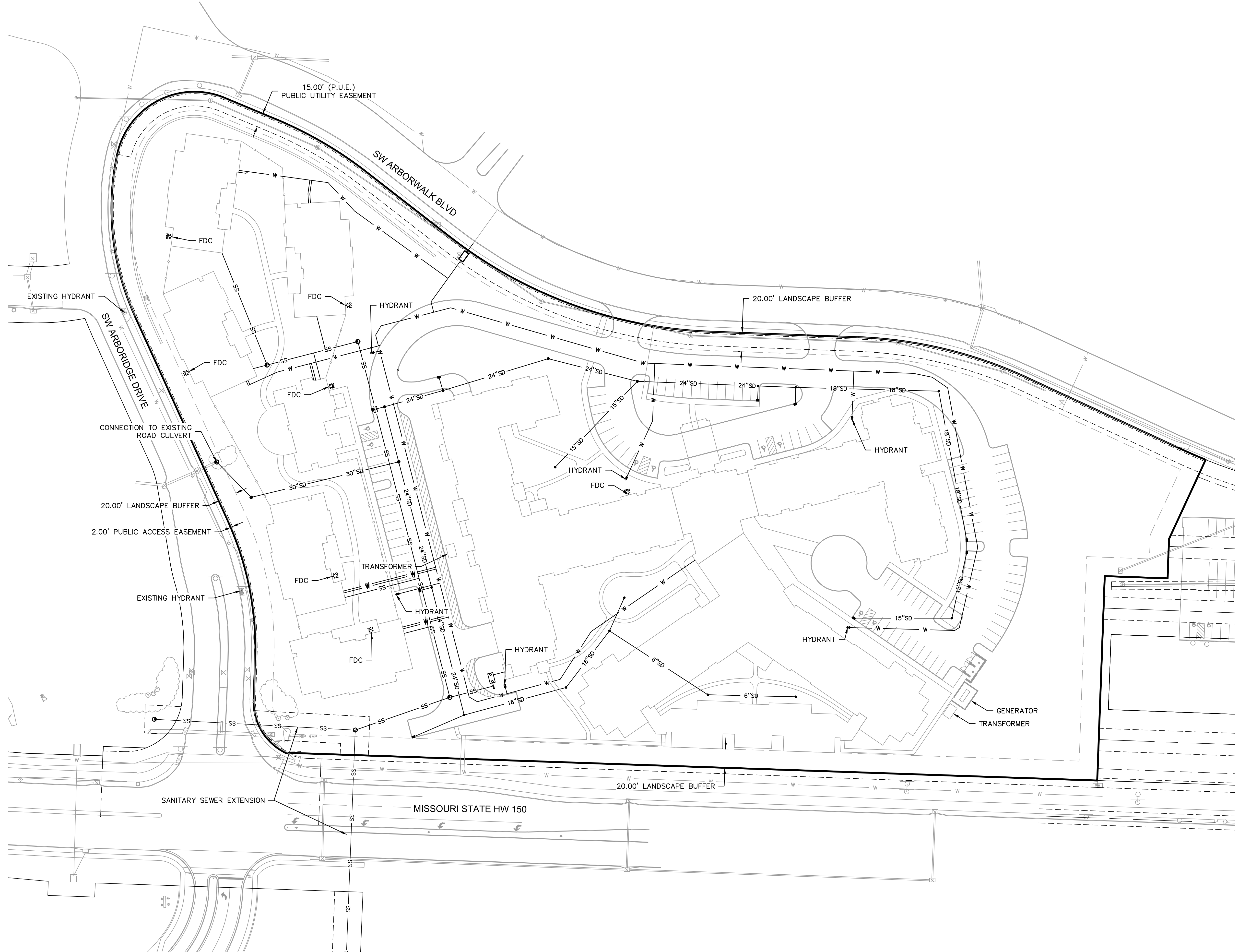
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RAINTREE VILLAGE PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT	DATE	
	REV. NO.	
LEE'S SUMMIT, MO		2022

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

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C4.1

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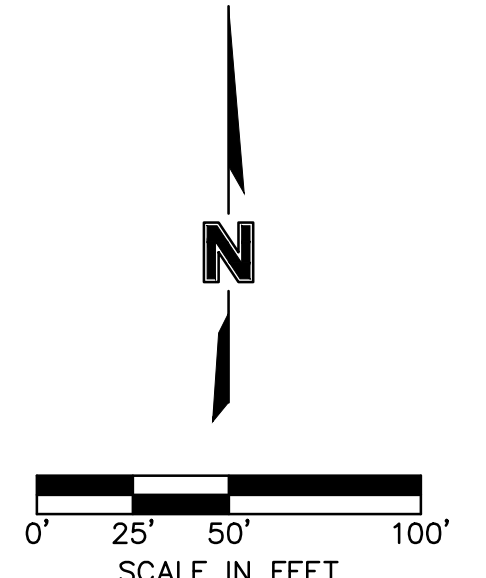
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LEGEND	
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-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

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.)



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

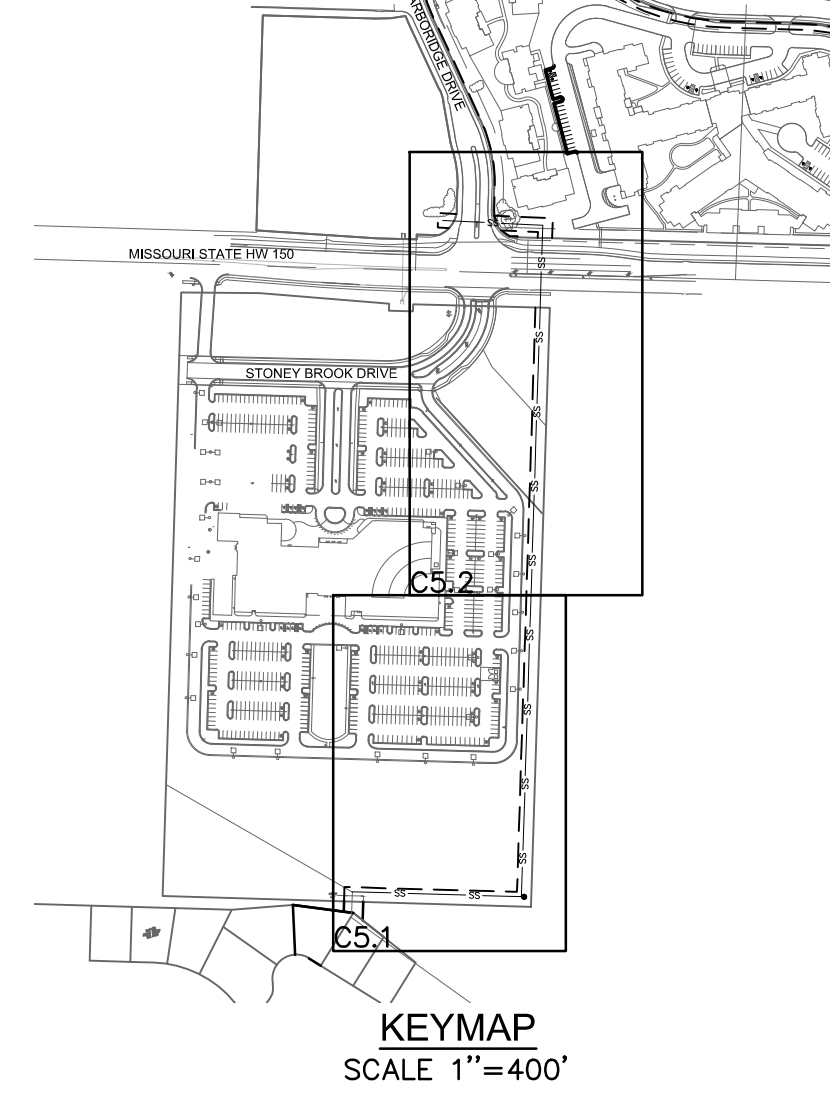
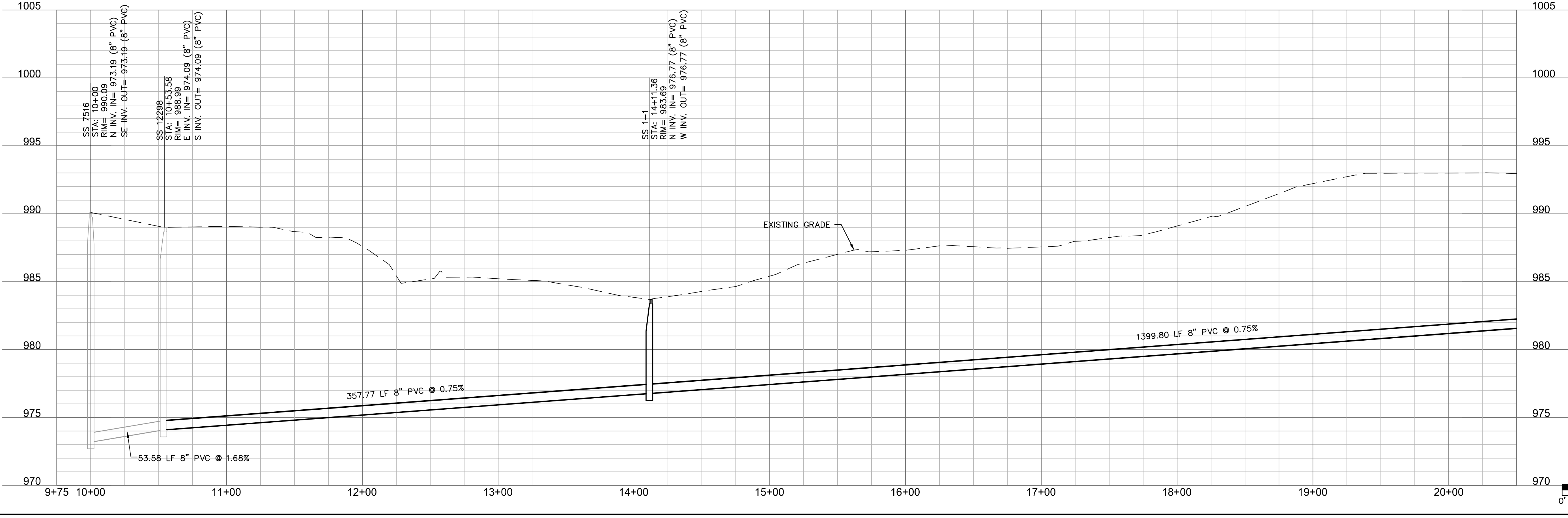
UTILITY PLAN  
 RAIN TREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT  
 LEE'S SUMMIT, MO

drawn by: CSM  
 checked by: CSM  
 approved by: JS  
 QA/QC by: JS  
 project no.: A21-04054  
 drawing no.: C\_UTL01\_A2104054  
 date: 03.29.2022

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 C5.0

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SANITARY'S SEWER PLAN & PROFILE

RAINTREE VILLAGE

PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

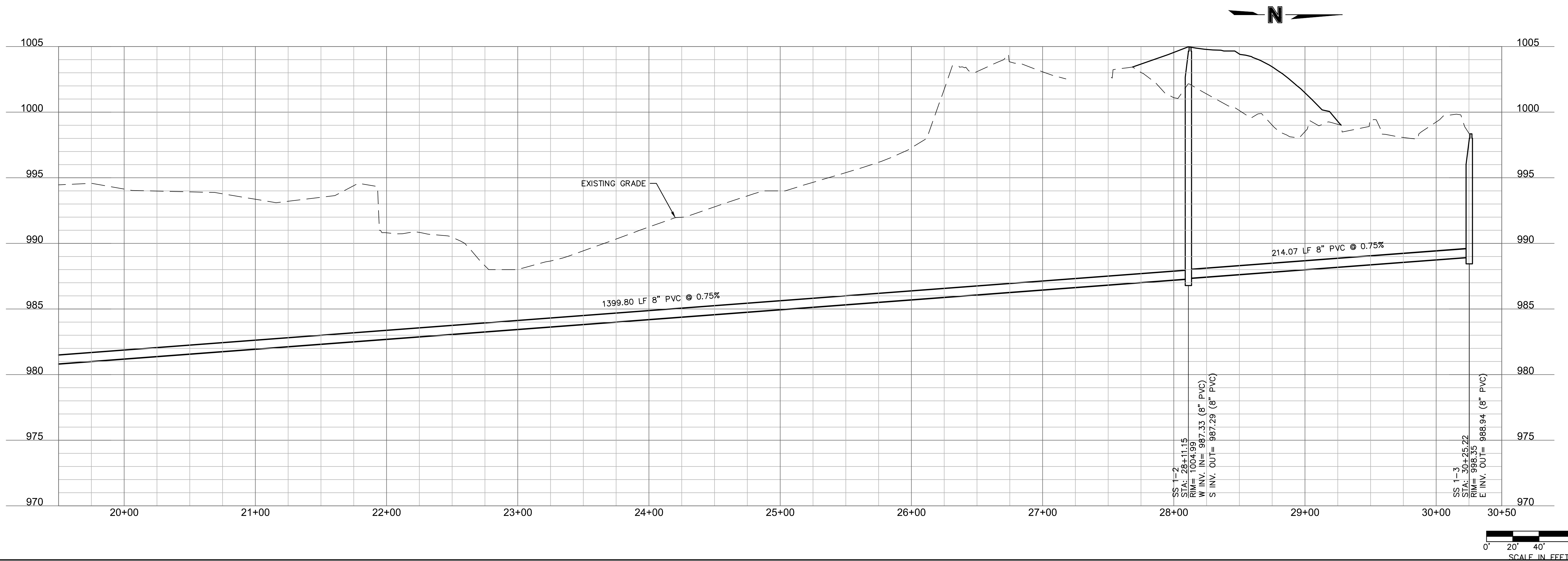
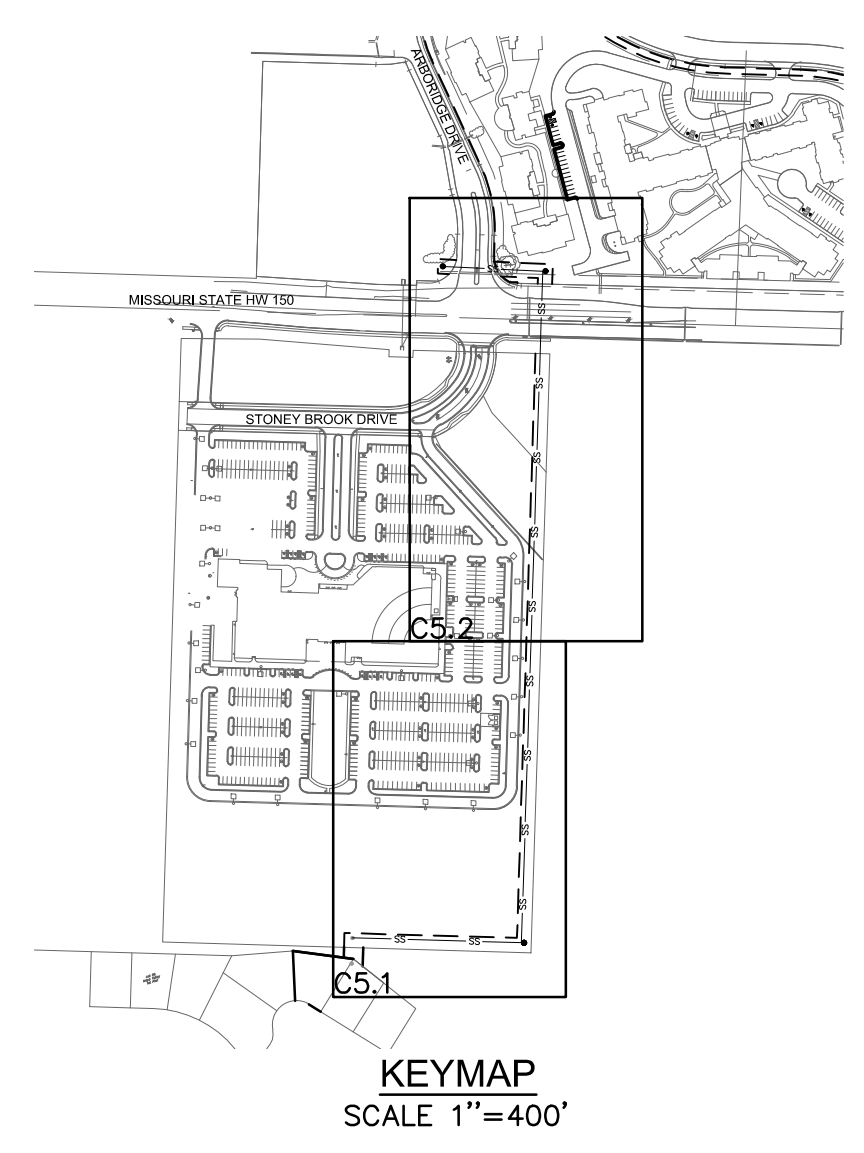
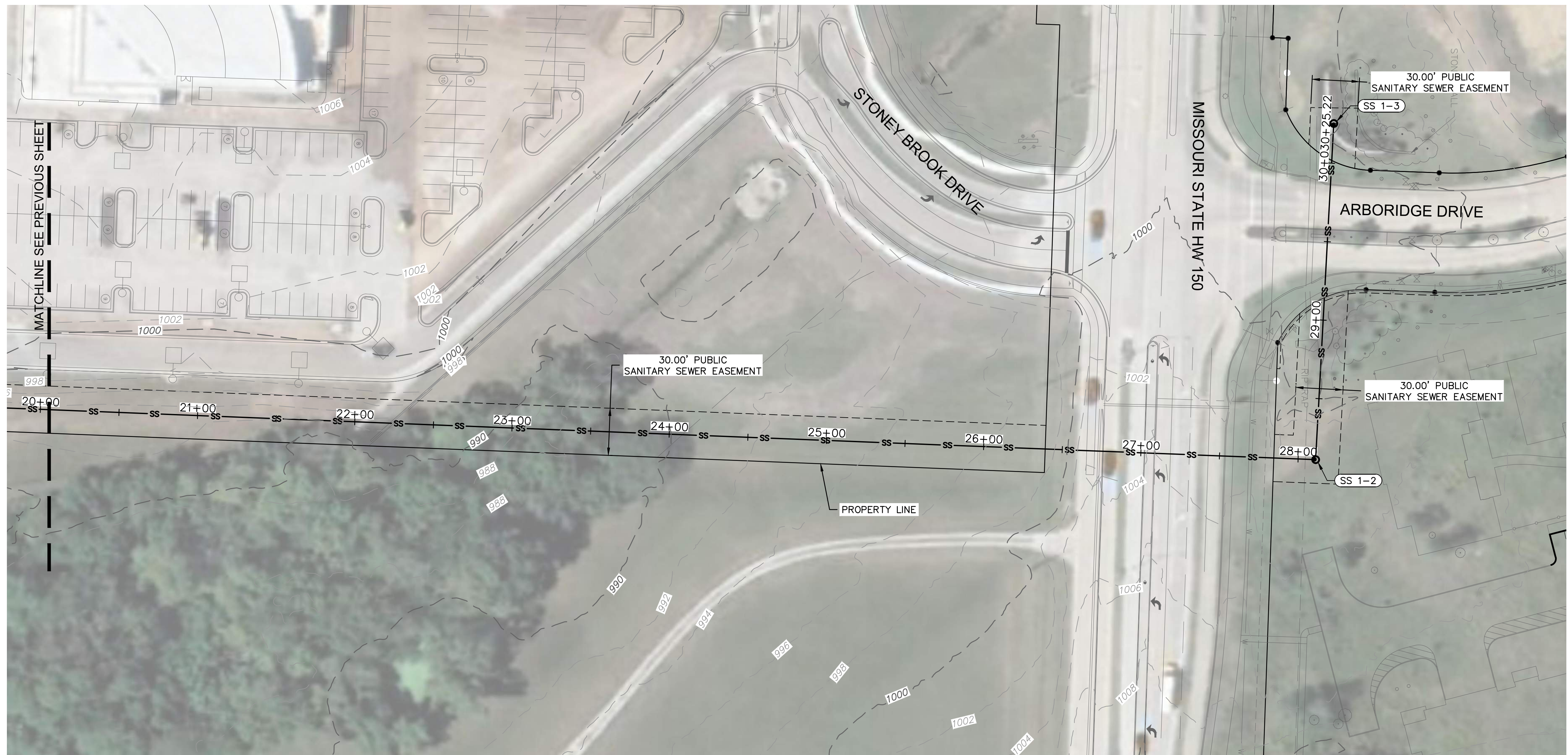
LEE'S SUMMIT, MO

2022

drawn by: CSM  
 checked by: CSM  
 approved by: JS  
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REVISIONS

SANITARY SEWER PLAN & PROFILE  
 RAIN TREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT  
 LEE'S SUMMIT, MO

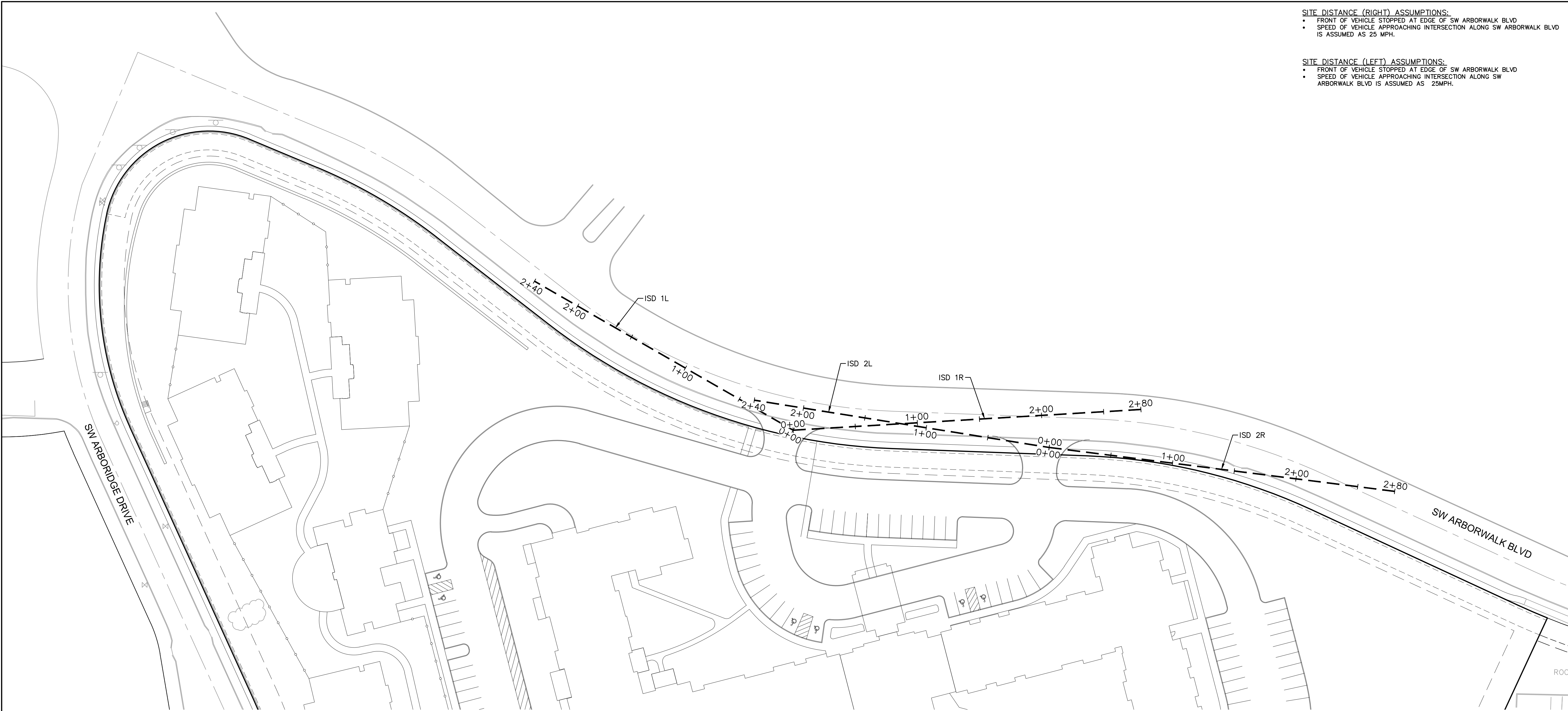
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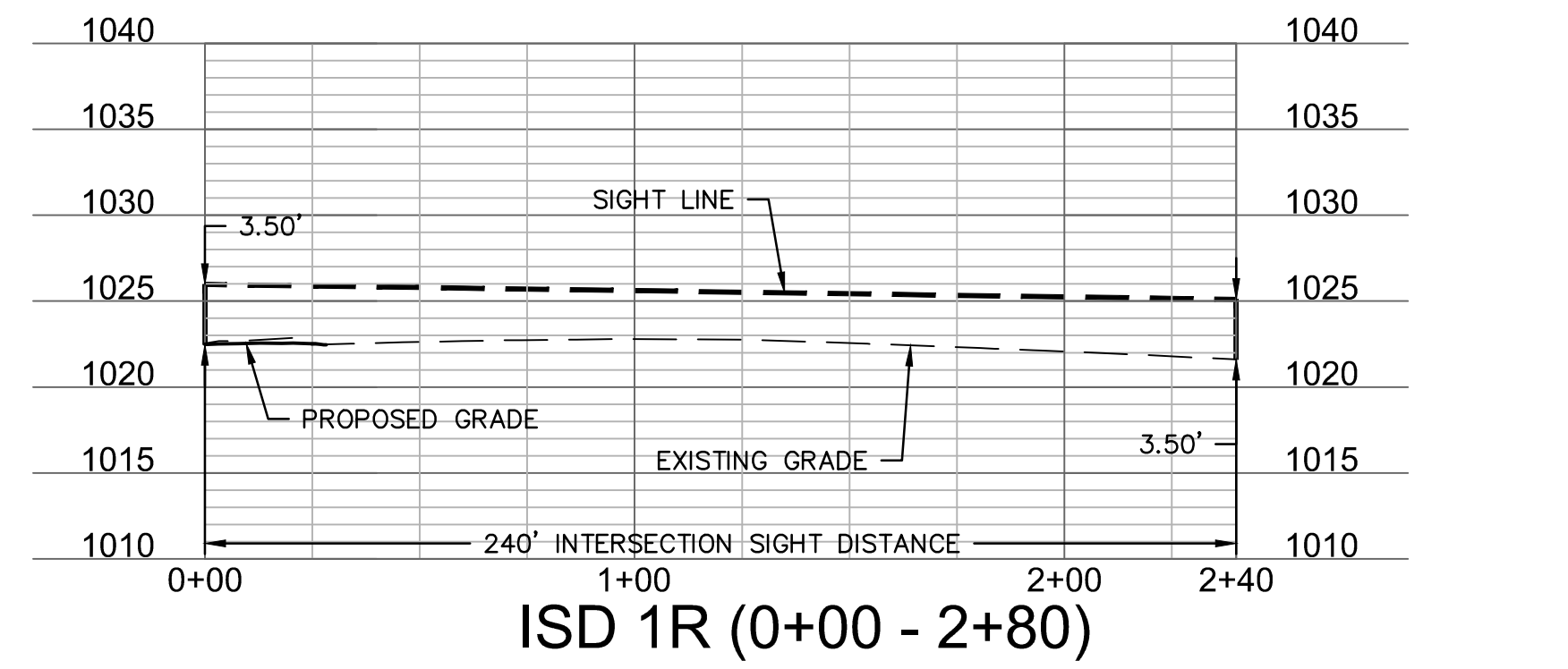
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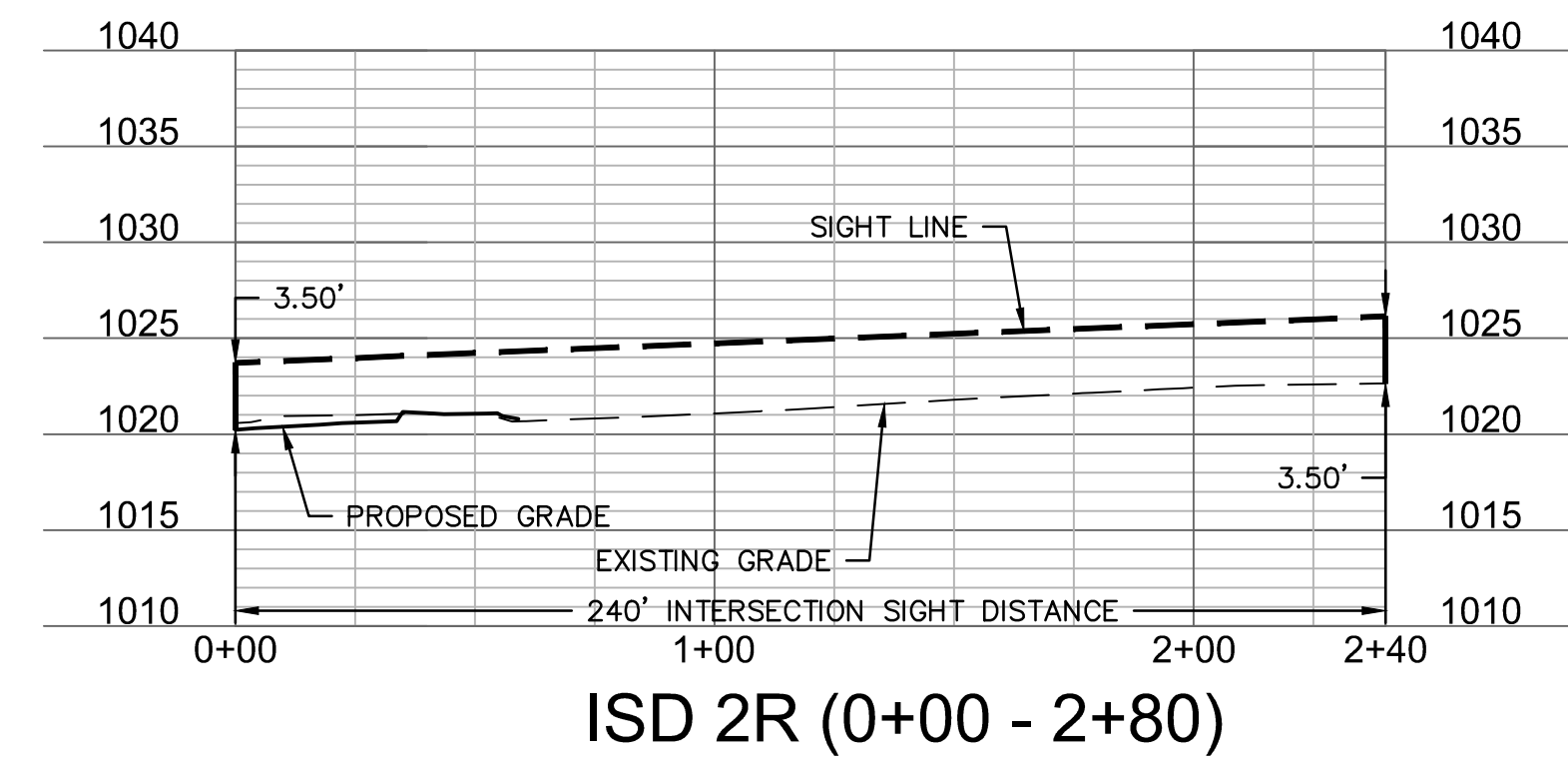
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- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
  - SPEED OF VEHICLE APPROACHING INTERSECTION ALONG SW ARBORWALK BLVD IS ASSUMED AS 25 MPH.
- SITE DISTANCE (LEFT) ASSUMPTIONS:**
- FRONT OF VEHICLE STOPPED AT EDGE OF SW ARBORWALK BLVD
  - SPEED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



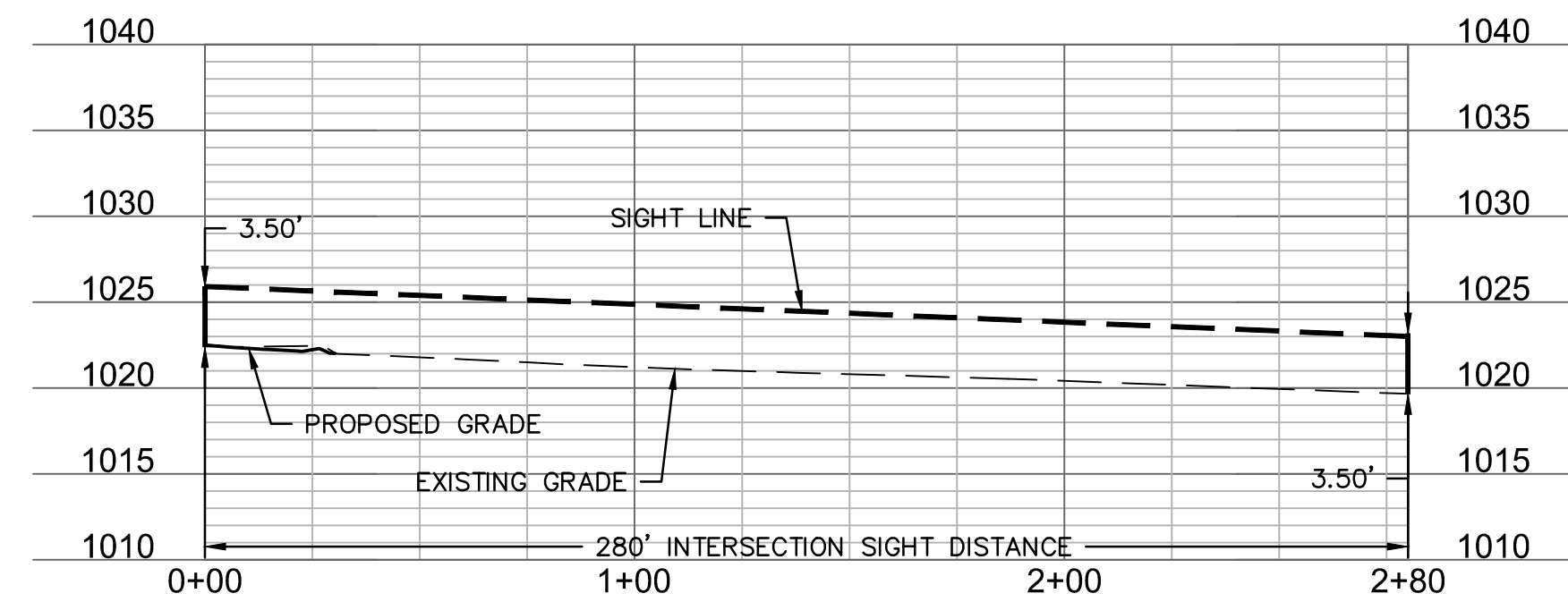
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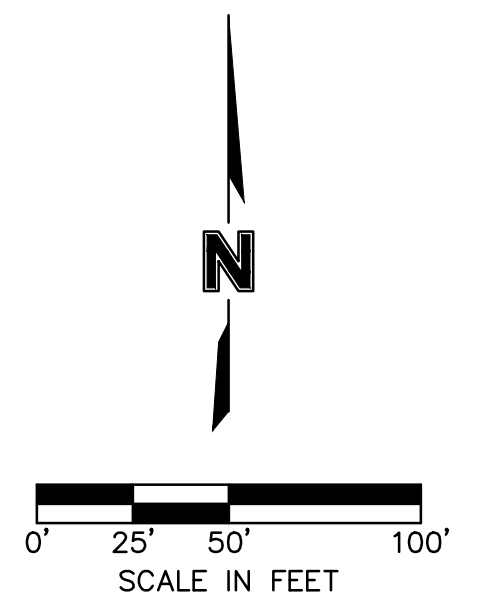
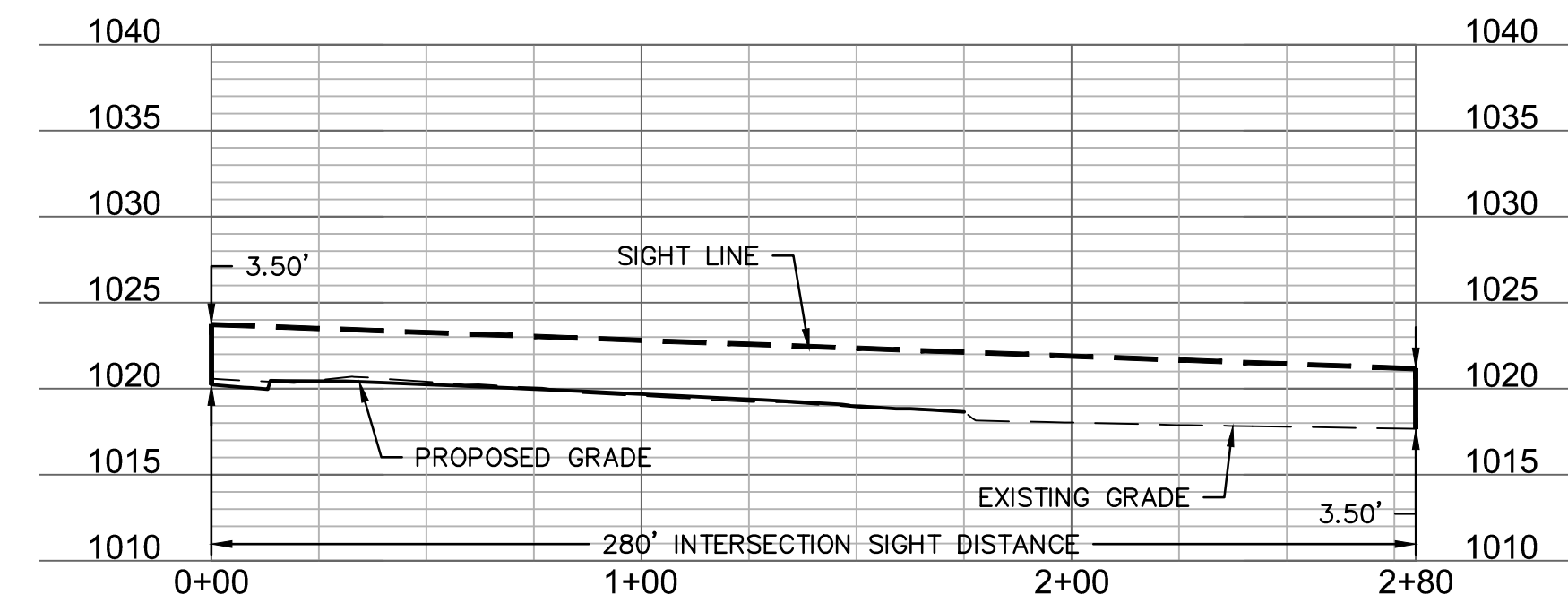
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ISD 2R (0+00 - 2+80)



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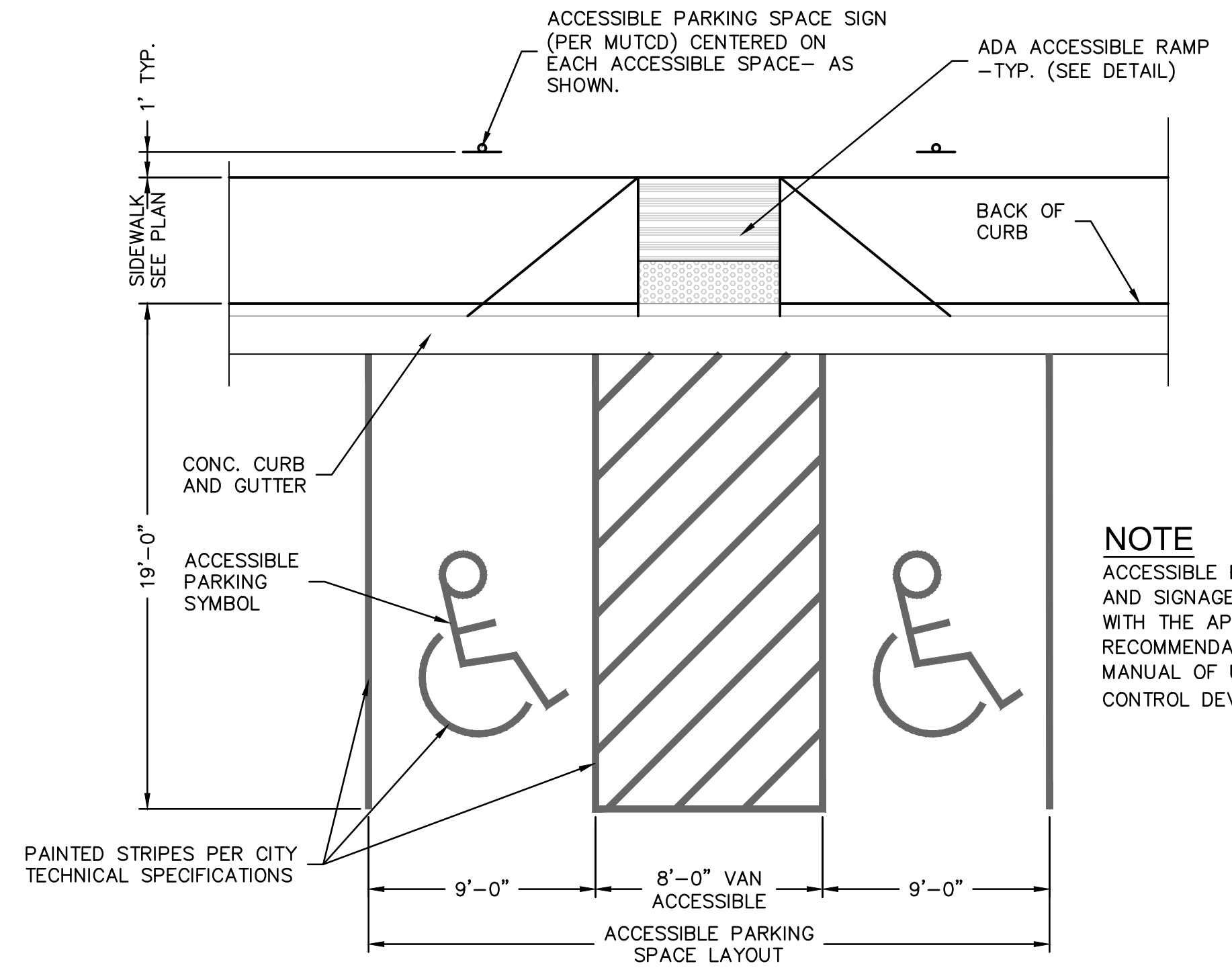
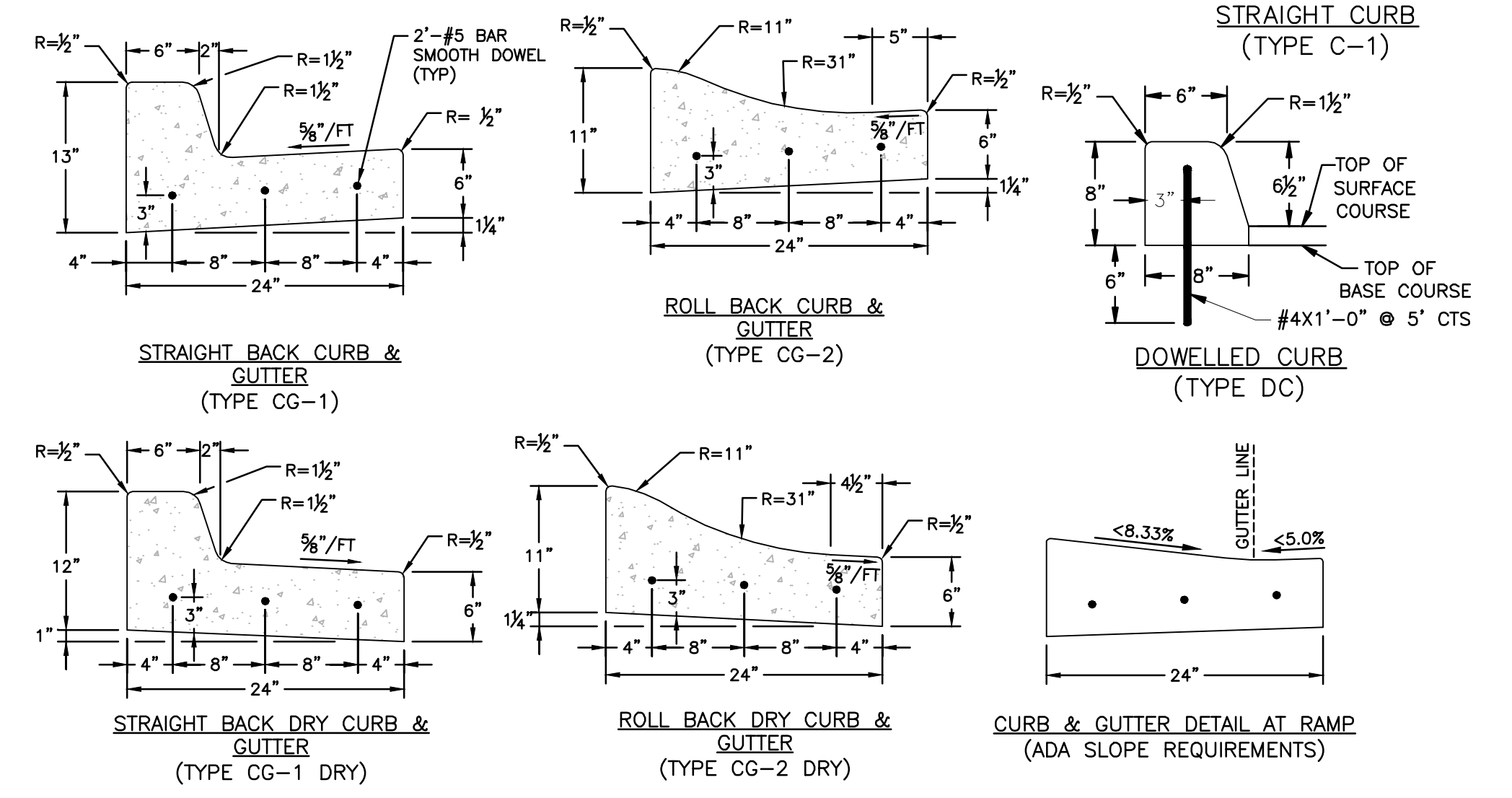
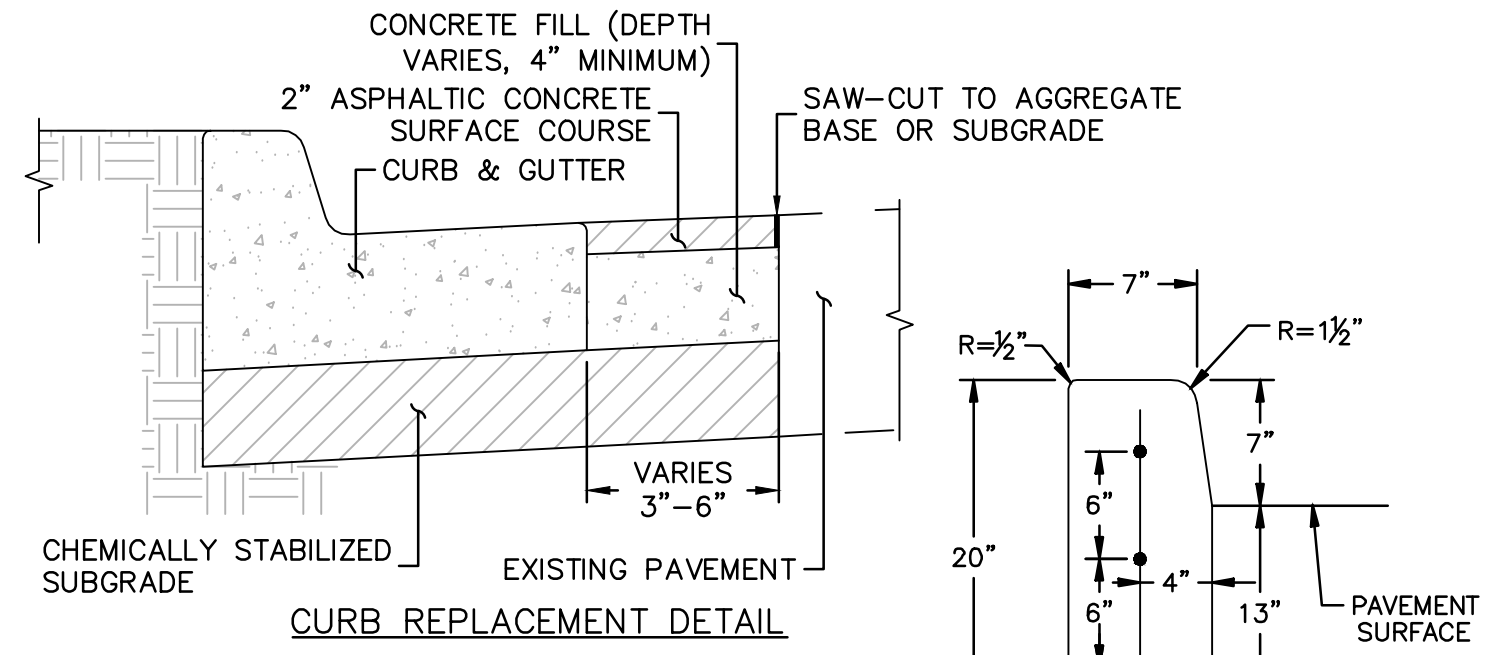
INTERSECTION SITE DISTANCE PLAN & PROFILES  
 RAIN TREE VILLAGE  
 PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT  
 LEE'S SUMMIT, MO  
 2022

drawn by: CSM  
 checked by: CSM  
 approved by: JS  
 QA/QC by: JS  
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 drawing no.: C\_TRF01\_A2104054  
 date: 03.25.2022



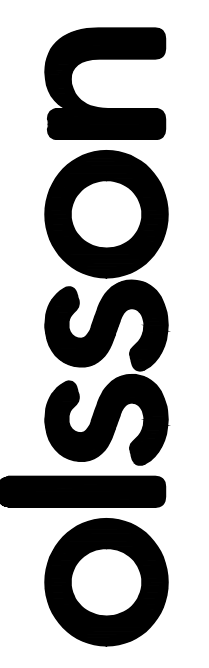
**GENERAL NOTES:**

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



**ACCESSIBLE PARKING SPACE LAYOUT 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).



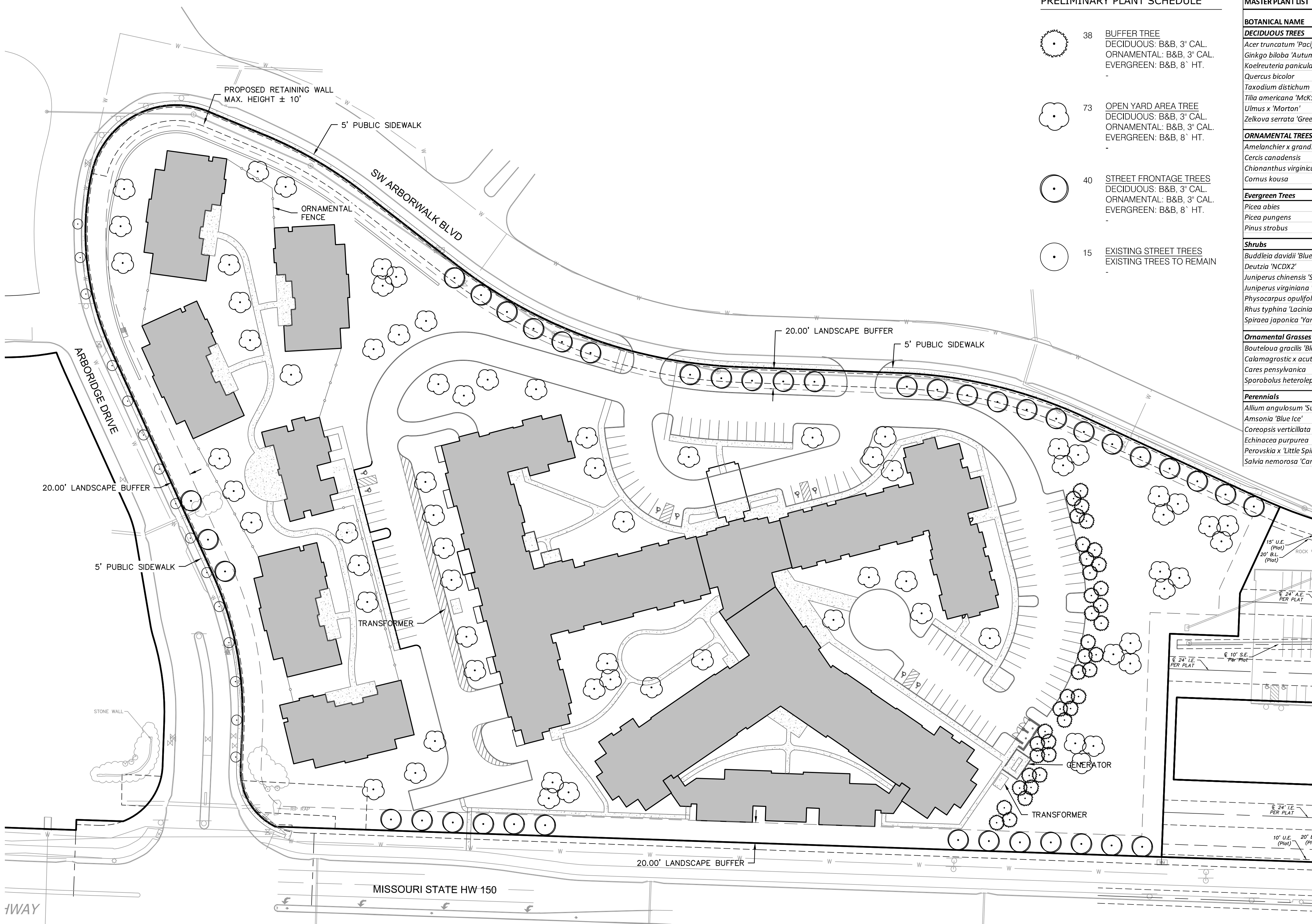
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAILS	2022
RAINTREE VILLAGE	
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT	
LEE'S SUMMIT, MO	

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

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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 PROVIDE	20' WIDE 20' WIDE	40 40	108 108	367,229	73 73	147 147	8/15/15 8/15/15	15 15	45 45

**LANDSCAPE REQUIREMENTS DESCRIPTIONS**

(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET

(2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE

(3A) IN ADDITION TO STREET FRONTAGE TREES, ONE (1) TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA

(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED PER PLAN, IN THE FORM OF (4A) 1 SHADE TREE PER 1,000 SF; 1 ORNAMENTAL TREE PER 500 SF; 1 EVERGREEN TREE PER 500, AND (4B) 1 SHRUB PER 500 SF

(5) A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET

**NOTES:**

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

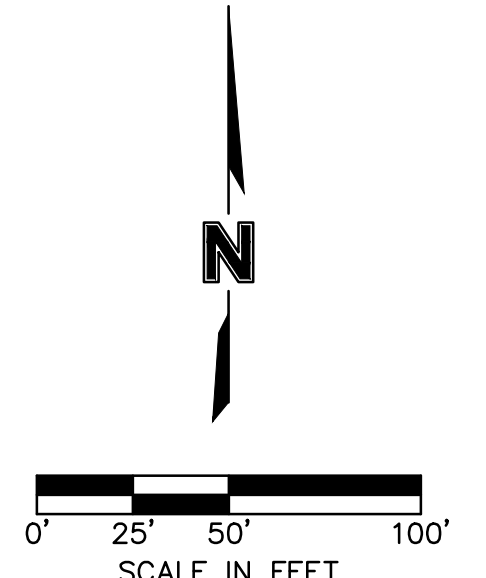
**olsson**  
 Olsson - Civil Engineering  
 Missouri Certification Authority #  
 1301 Buffington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN  
 RAIN TREE 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





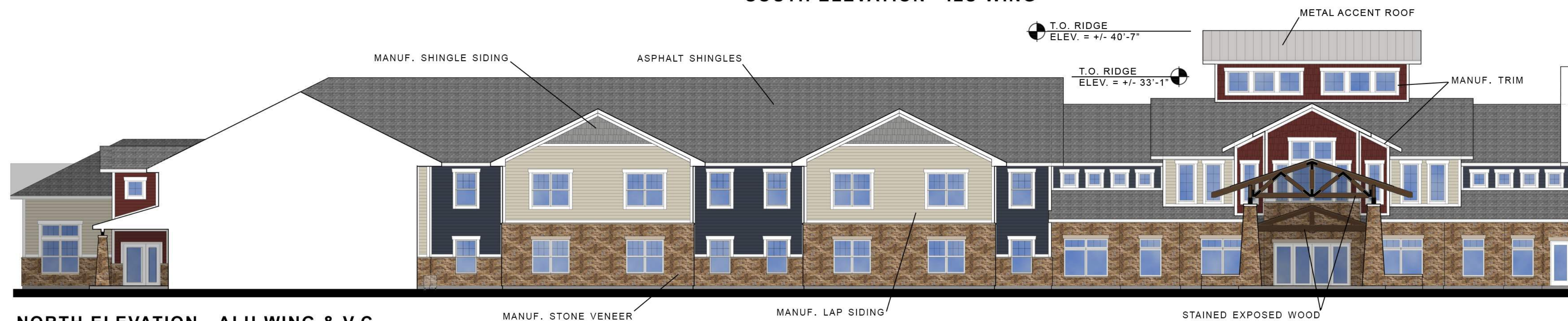
NORTH ELEVATION - ILU WING



SOUTH ELEVATION - ILU WING



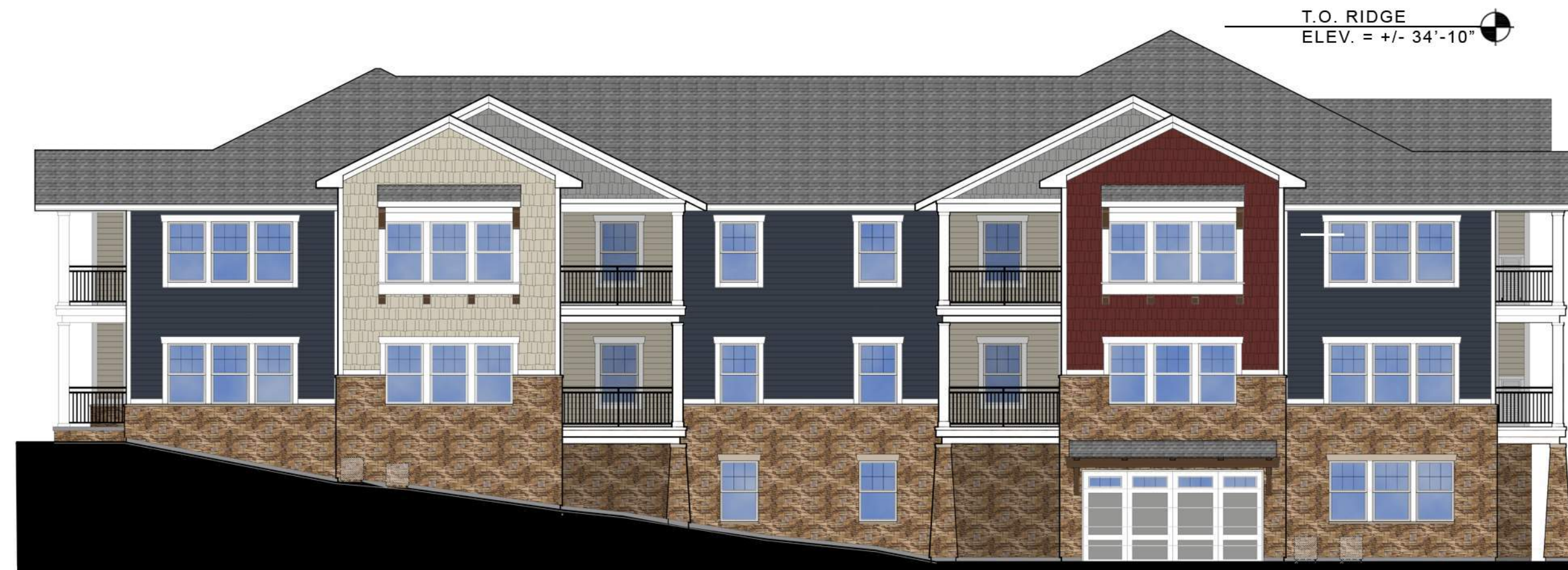
EAST ELEVATION - ILU WING



NORTH ELEVATION - ALU WING & V.C.



SOUTH COURTYARD ELEVATION - ILU WING



NORTH ELEVATION - ILU WING



EAST ELEVATION - ILU WING

ALUMINUM GUARDRAIL - BLACK

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

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

# RAINTREE VILLAGE

LEE'S SUMMIT, MO



**NORTH ELEVATION - ALU WING**



**EAST ELEVATION - ALU WING**



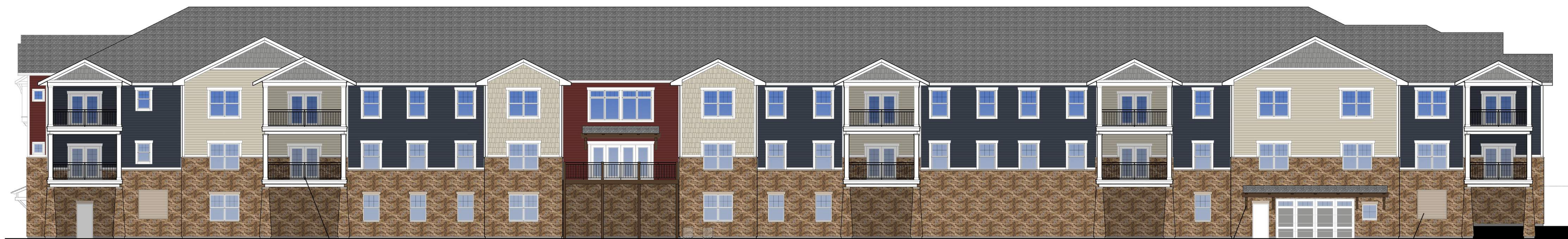
**SOUTH ELEVATION - ILU WING**



**WEST ELEVATION - ALU WING**



**SOUTH ELEVATION - ALU WING**



**WEST ELEVATION - ILU WING**

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

EXTERIOR COLORS	
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# RAINTREE VILLAGE

LEE'S SUMMIT, MO



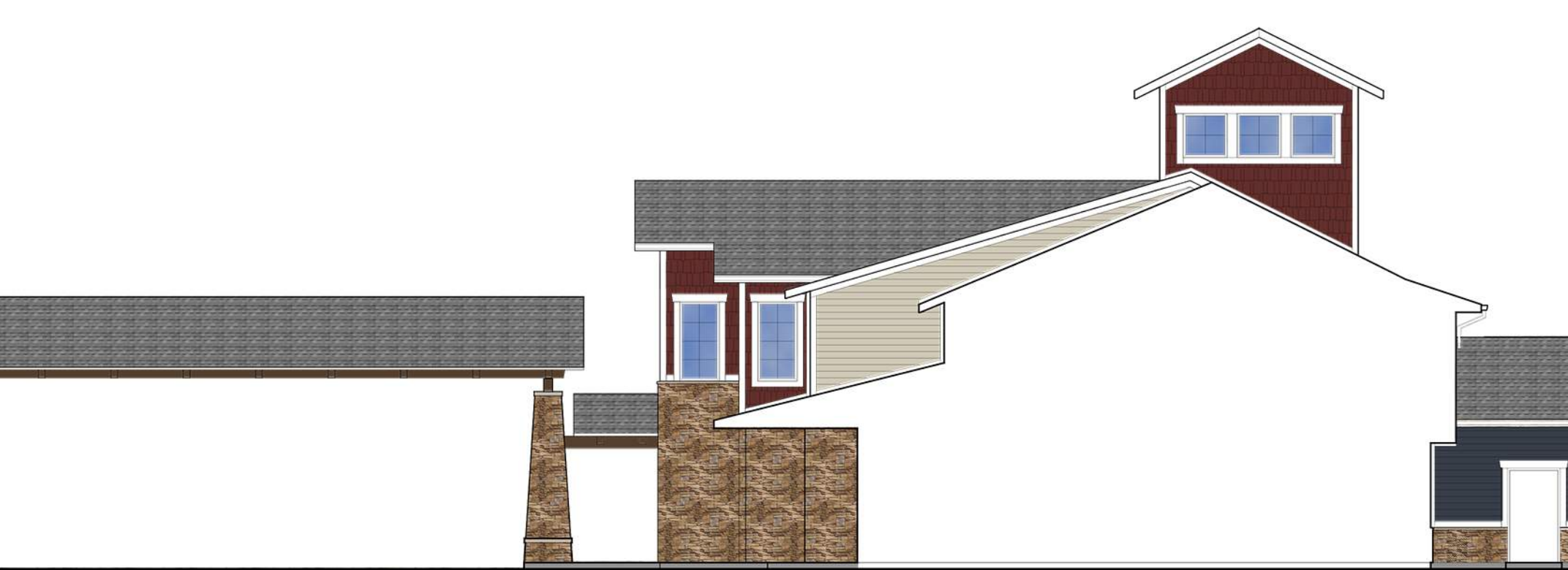
NORTH ELEVATION - SNF WING



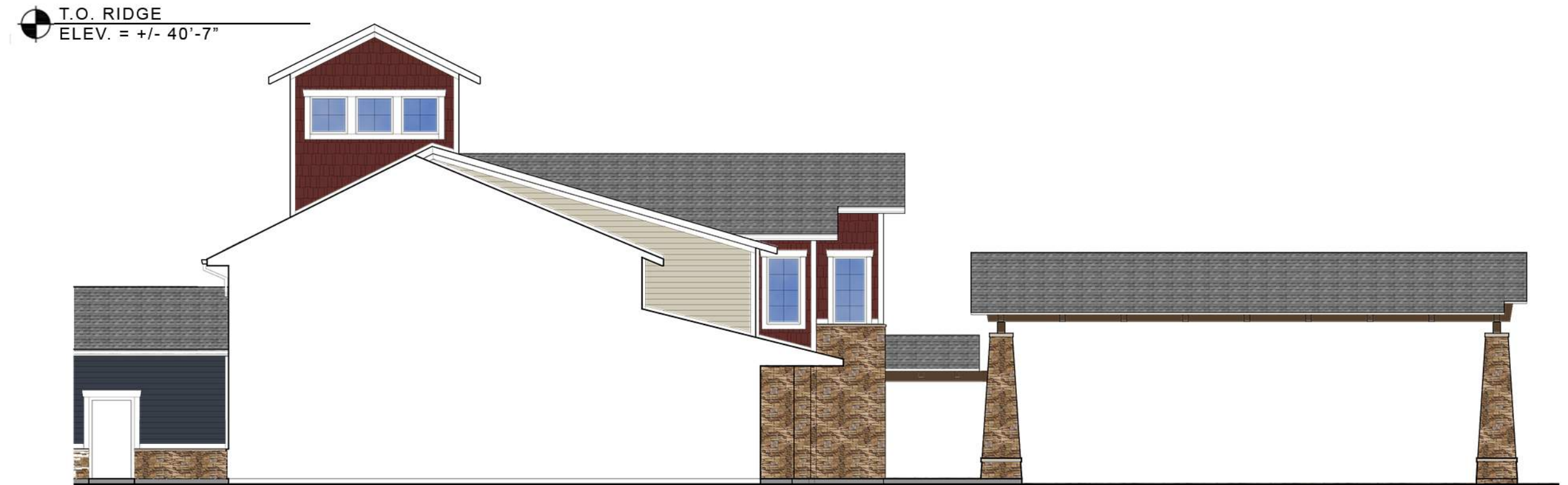
SOUTH AND WEST ELEVATION - SNF WING



SOUTH COURTYARD ELEVATION - SNF WING



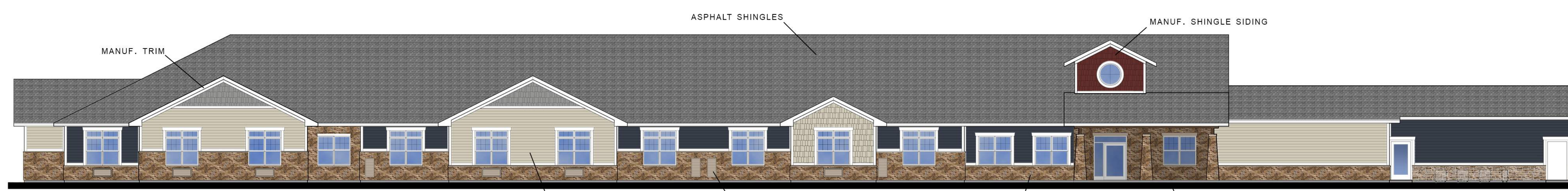
WEST ELEVATION - VC & SNF WING



EAST ELEVATION - VC & SNF WING



S.W. ELEVATION - SNF WING



EAST ELEVATION - SNF WING



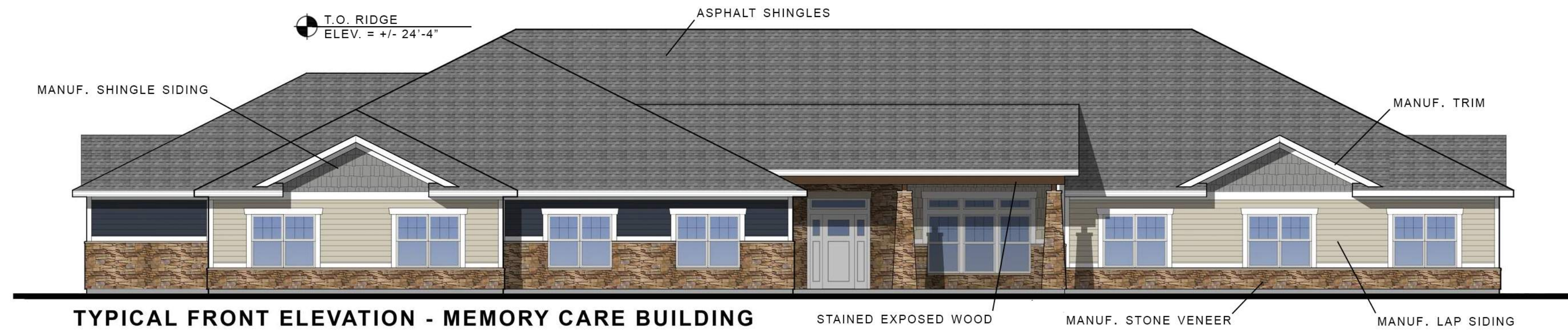
WEST COURTYARD ELEVATION - SNF WING

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



TYPICAL FRONT ELEVATION - MEMORY CARE BUILDING

STAINED EXPOSED WOOD MANUF. STONE VENEER MANUF. LAP SIDING



TYPICAL REAR ELEVATION - MEMORY CARE BUILDING



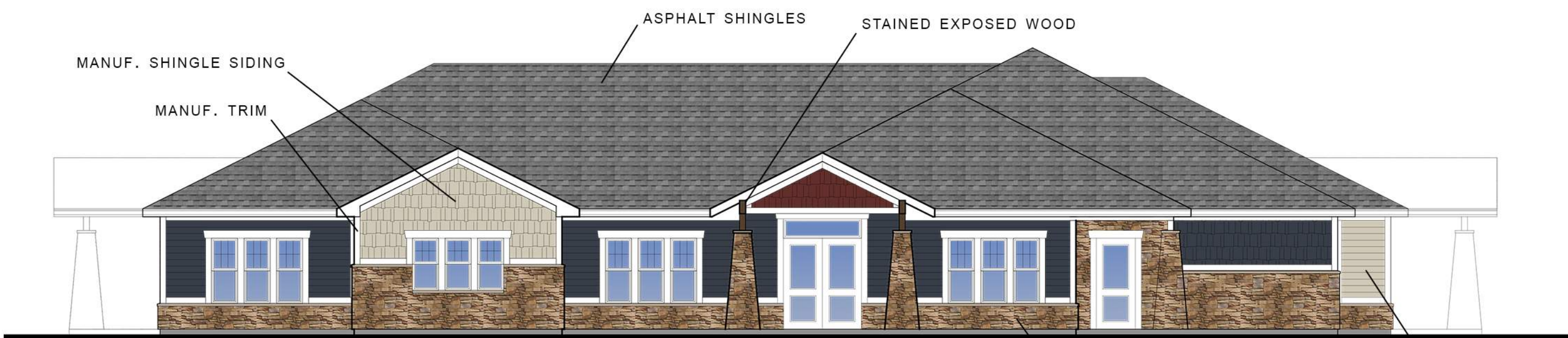
TYPICAL SIDE ELEVATION - MEMORY CARE BUILDING



CLUBHOUSE WEST ELEVATION



CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE EAST ELEVATION

MANUF. STONE VENEER MANUF. LAP SIDING



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**

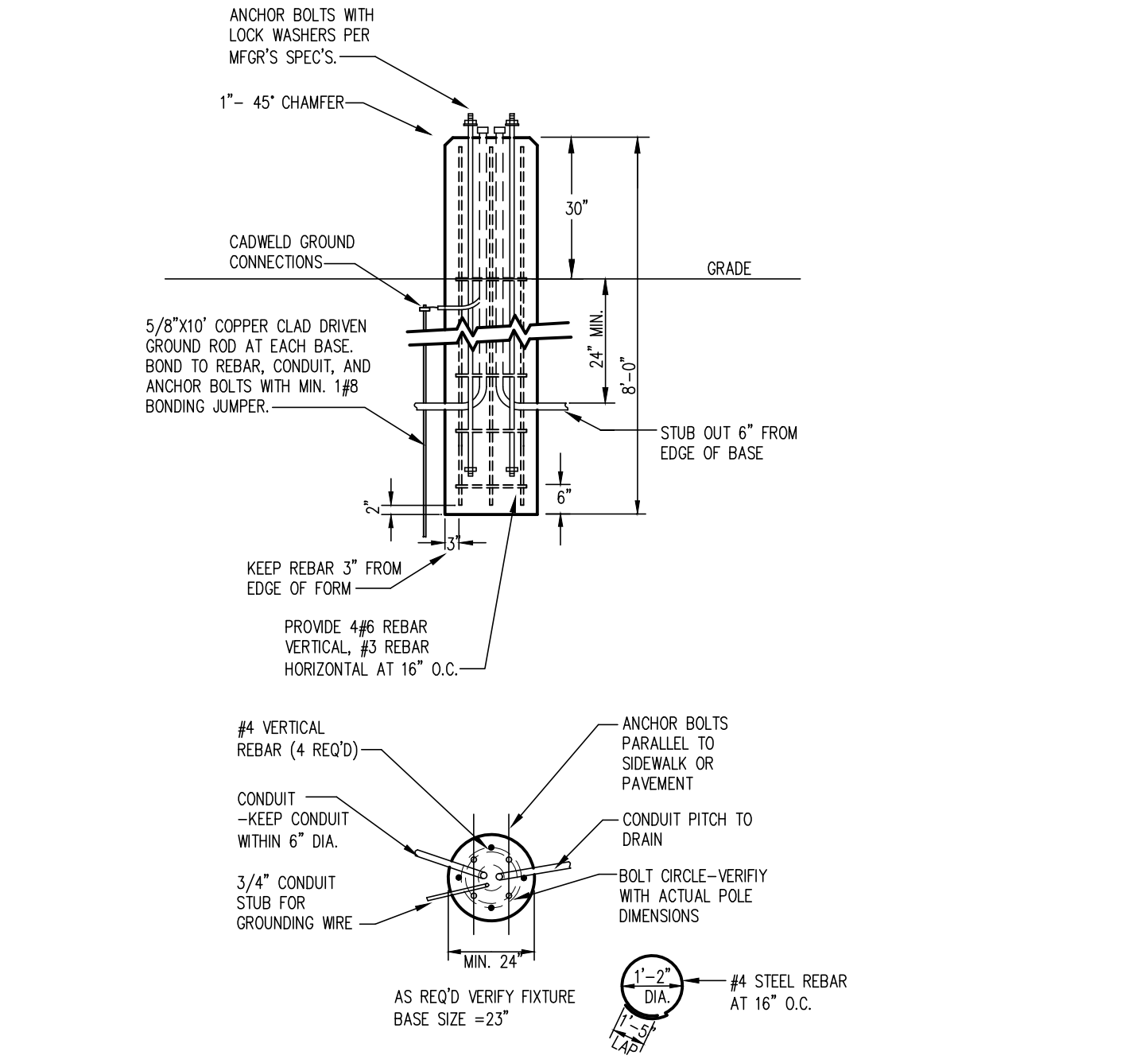
- SW7036: ACCESSIBLE BEIGE
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# RAINTREE VILLAGE

LEE'S SUMMIT, MO

POWER & COMMUNICATION LEGEND	
⊕ 120V DUPLEX OUTLET	⚡ MOTOR CONNECTION
⊕ 120V QUAD OUTLET	⏏ ELECTRICAL DISCONNECT
⊕ 240 VOLT RECEPTACLE	⏏ ELECTRICAL STARTER DISCONNECT
▼ DATA/COMMUNICATIONS OUTLET	⏏ ELECTRICAL CONNECTION W/NON-FUSED DISCONNECT
▼ TELEPHONE OUTLET	⏏ ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECTS
▼ TELEVISION OUTLET	⏏ PANELBOARD
▼ DATA/TV COMBO OUTLET	⓪ THERMOSTAT MOUNTED AT 48" A.F.F.
⏏ FLOOR OUTLET	Ⓜ SMOKE/CO ALARM
⓪ PUSHBUTTON STATION	Ⓜ SMOKE ALARM
Ⓜ EMERGENCY E-STOP FOR GRILL OR FIREPIT	Ⓜ NITROGEN DIOXIDE DETECTOR
Ⓜ TIME CLOCK	Ⓜ CARBON MONOXIDE DETECTOR
Ⓜ TIMER FOR GRILL OR FIREPIT	Ⓜ GFI GROUND FAULT CIRCUIT INTERRUPTER
BC BELOW COUNTER OUTLET	Ⓜ WEATHER PROOF COVER WITH GROUND FAULT CIRCUIT INTERRUPTER
AC ABOVE COUNTER OUTLET	

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

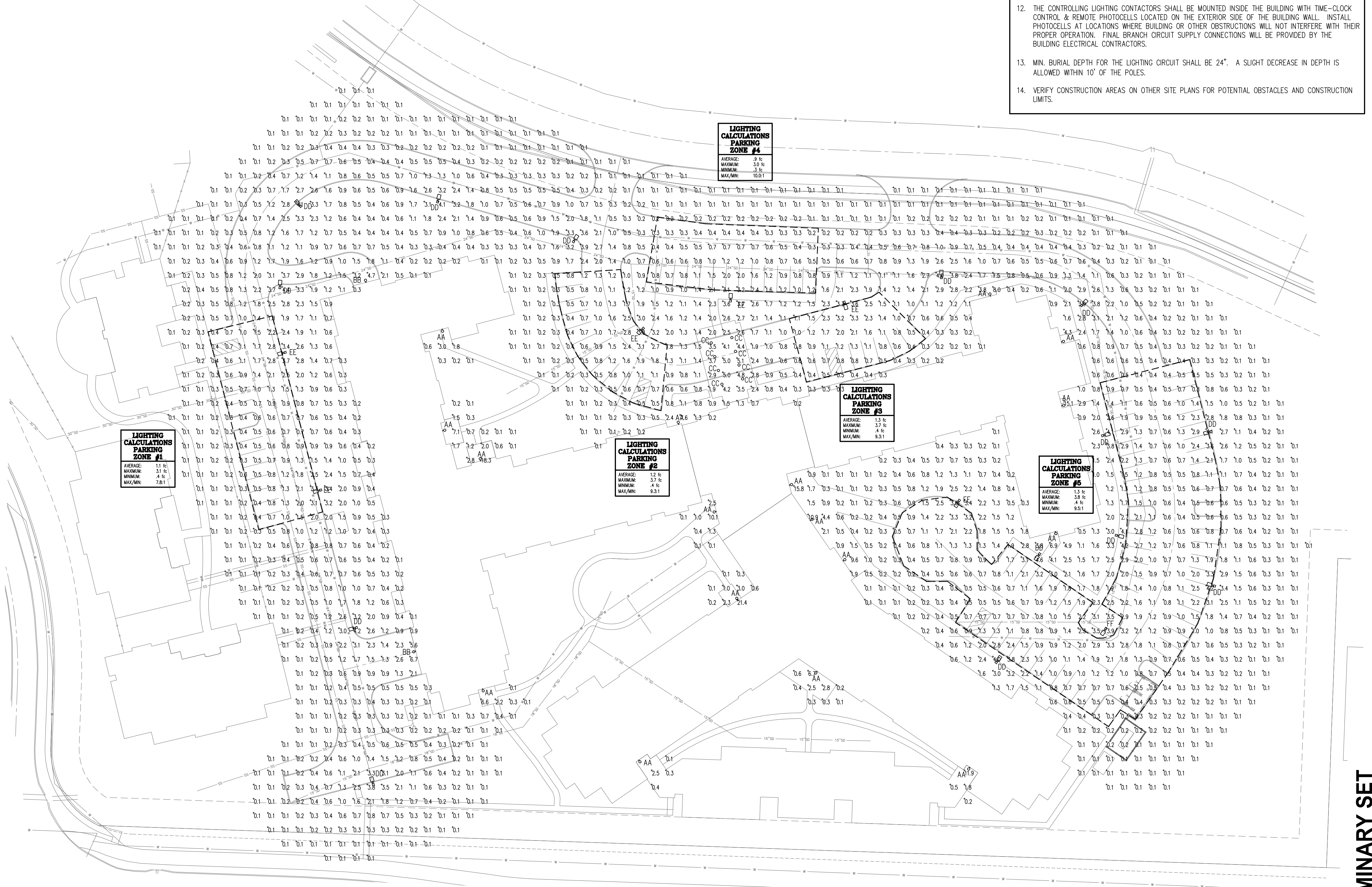


LIGHTING FIXTURE SCHEDULE				
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	20	SMALL EXTERIOR WALL PACK	HUBBELL
BB	LED	30	MEDIUM EXTERIOR WALL PACK	HUBBELL
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	-
DD	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	A17
EE	LED	70	POLE MOUNT FIXTURE, TYPE III OPTICS, 20'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

NOTES:  
1. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 210.8.

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 MANUFACTURER'S 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.



**PRELIMINARY SET**

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

**ELECTRICAL SITE PLAN**

SHEET NO. E1.1

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Auth Consulting/associates

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DWG FILE: \_\_\_\_\_  
REF FILE: \_\_\_\_\_  
JOB NUMBER: \_\_\_\_\_

REVISION DESCRIPTION: \_\_\_\_\_

DATE: \_\_\_\_\_

**BERD! ELECTRIC LLC**  
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