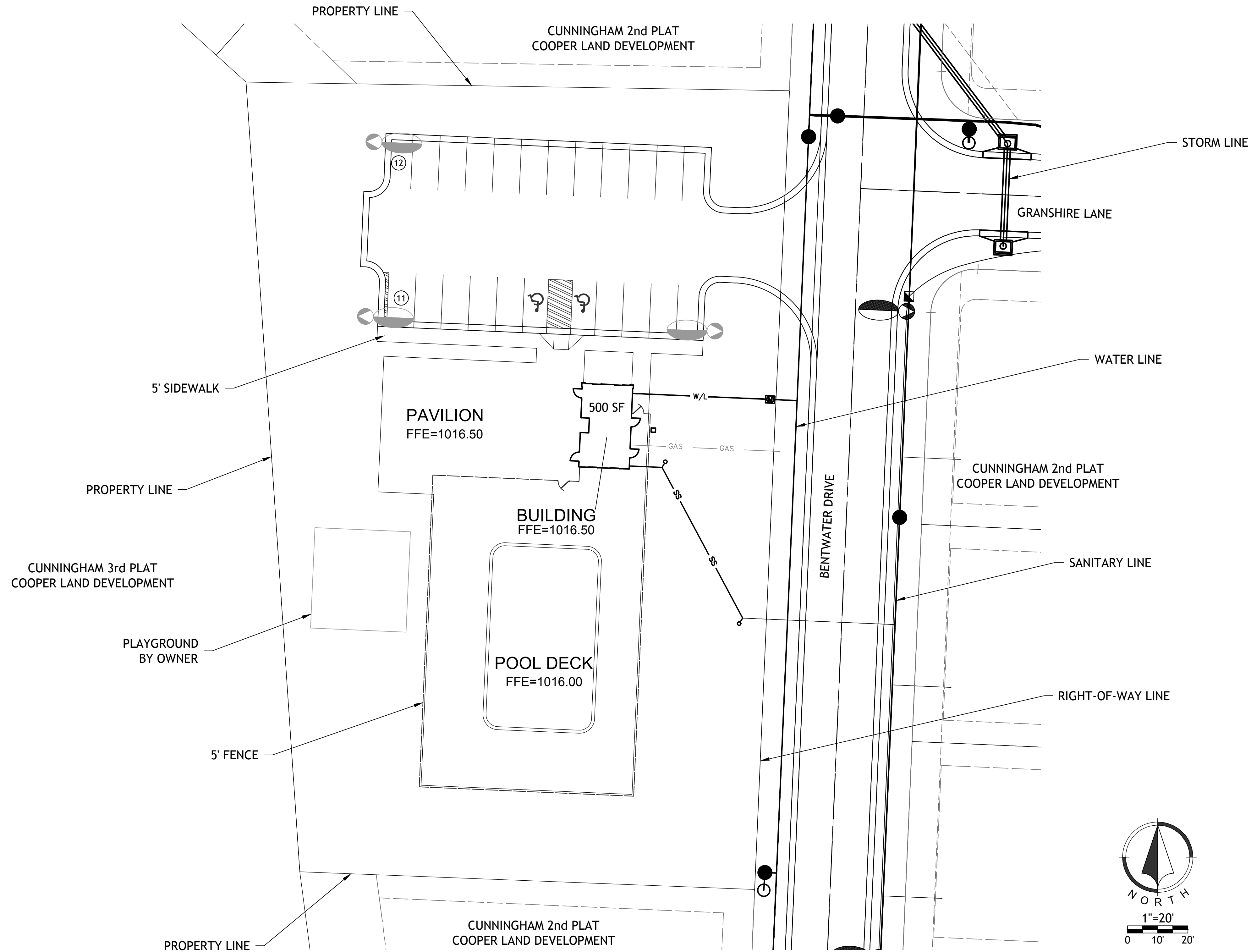
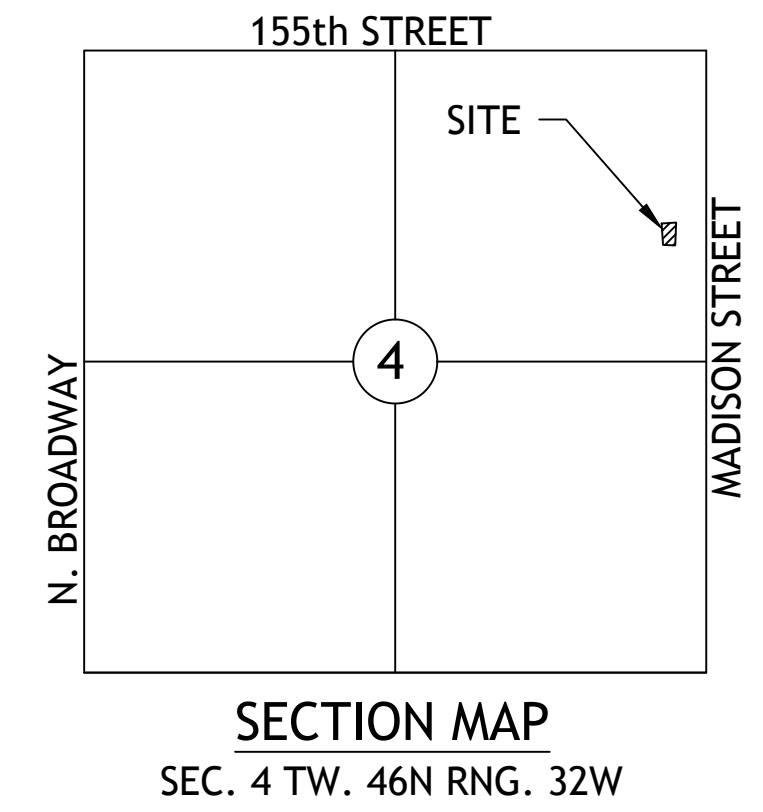


FINAL DEVELOPMENT PLAN

CUNNINGHAM 2nd PLAT COMMUNITY POOL

BENTWATER DRIVE, RAYMORE, MO 64083
 RAYMORE, CASS COUNTY, MISSOURI
 SECTION 4, TOWNSHIP 46N, RANGE 32W



LEGAL
 TRACT A, CUNNINGHAM 2nd PLAT

DEVELOPER
 COOPER LAND DEVELOPMENT, INC. 903
 NORTH 47TH STREET
 RODGERS, ARKANSAS 72756

SURVEYOR
 ANDERSON SURVEY COMPANY
 203 NW EXECUTIVE WAY
 P.O. BOX 637
 LEE'S SUMMIT, MISSOURI 64063

FINAL DEVELOPMENT PLAN
 105-56
 CUNNINGHAM 2nd PLAT
 COMMUNITY POOL

COVER SHEET

NO.	BY	DATE	DESCRIPTION
BDC	RTD	9-21-17	ORIGINAL SUBMITTAL
			REVISION

Renaissance Infrastructure Consulting
 5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 816.800.0950
 WWW.RIC-CONSULT.COM

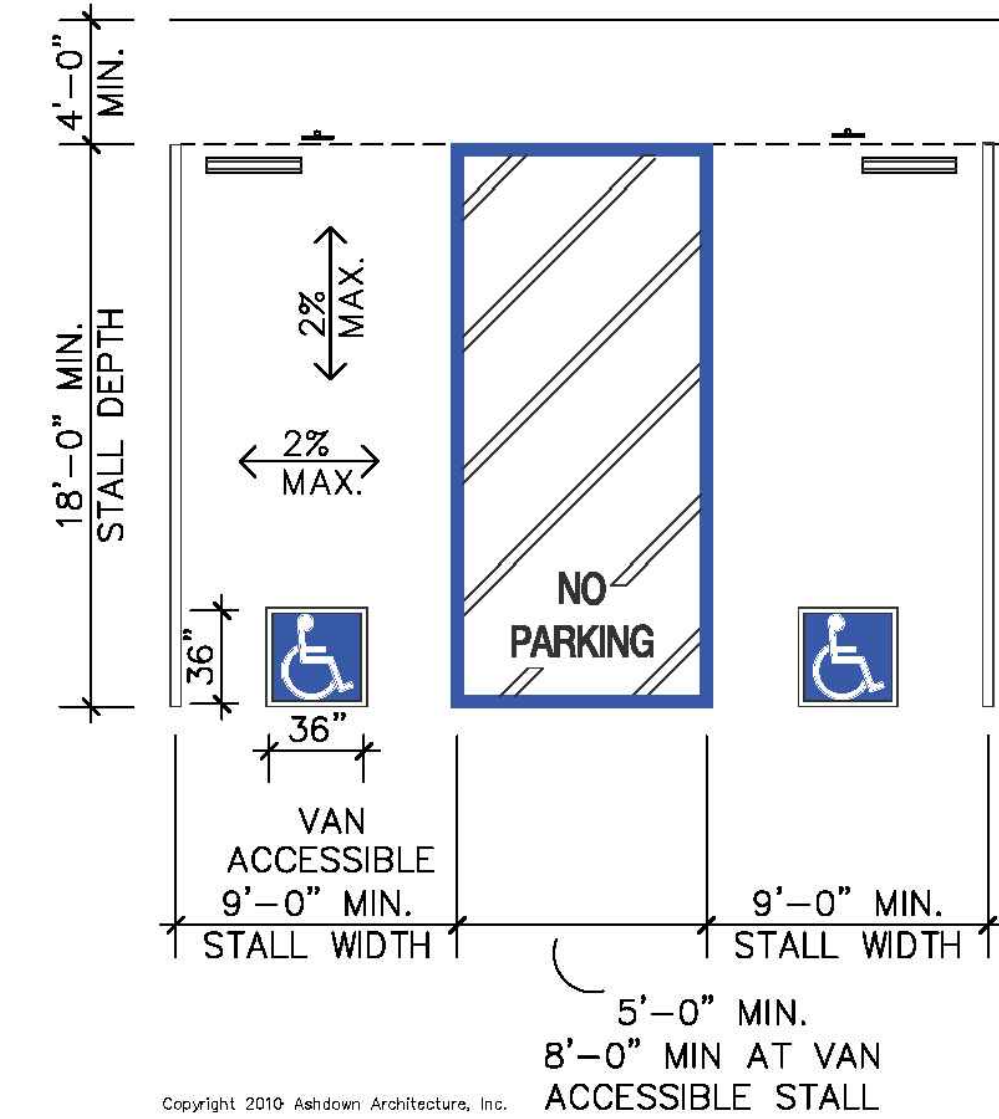
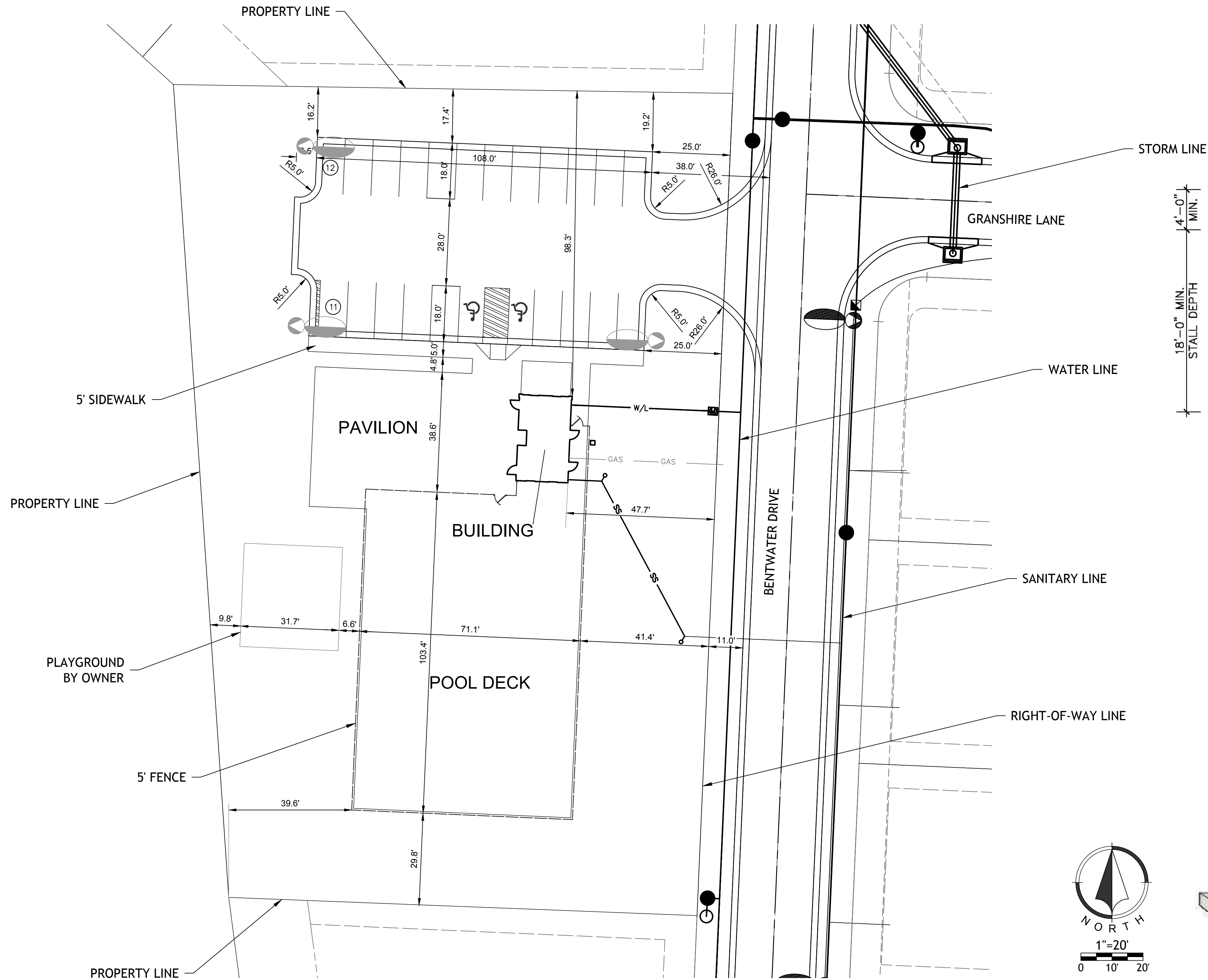
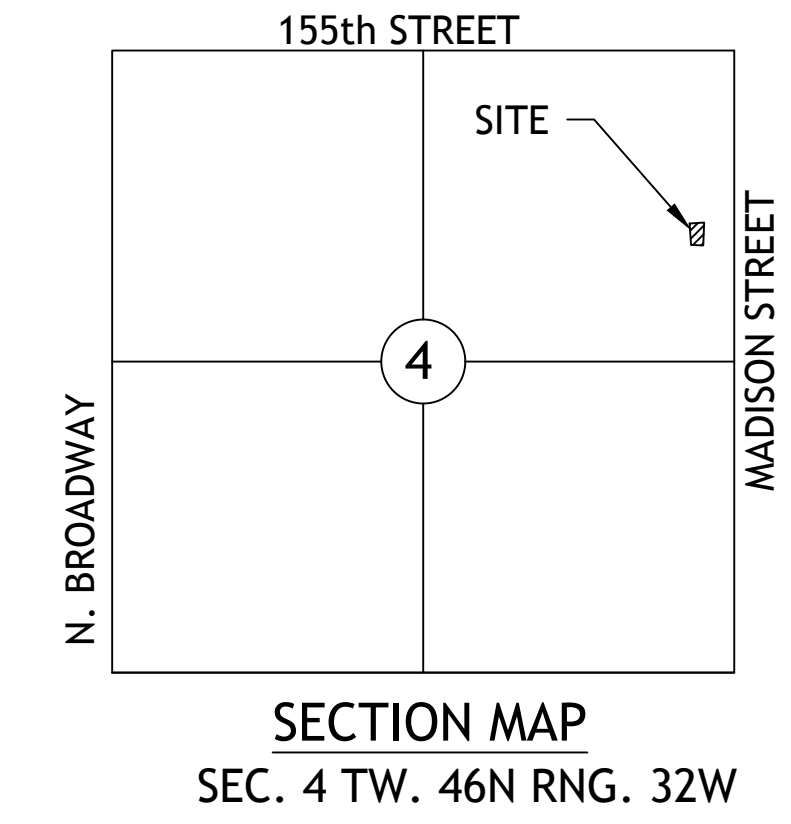
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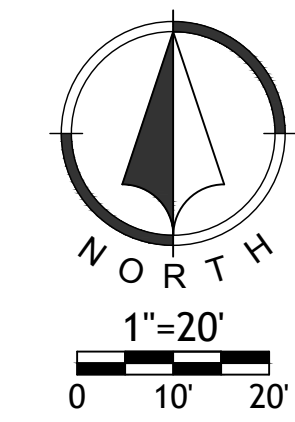
FINAL DEVELOPMENT PLAN

CUNNINGHAM 2nd PLAT COMMUNITY POOL

BENTWATER DRIVE, RAYMORE, MO 64083
RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46N, RANGE 32W



ADA STRIPING DETAIL



ADA SIGN DETAIL

FINAL DEVELOPMENT PLAN
105-56
CUNNINGHAM 2nd PLAT
COMMUNITY POOL

GENERAL LAYOUT

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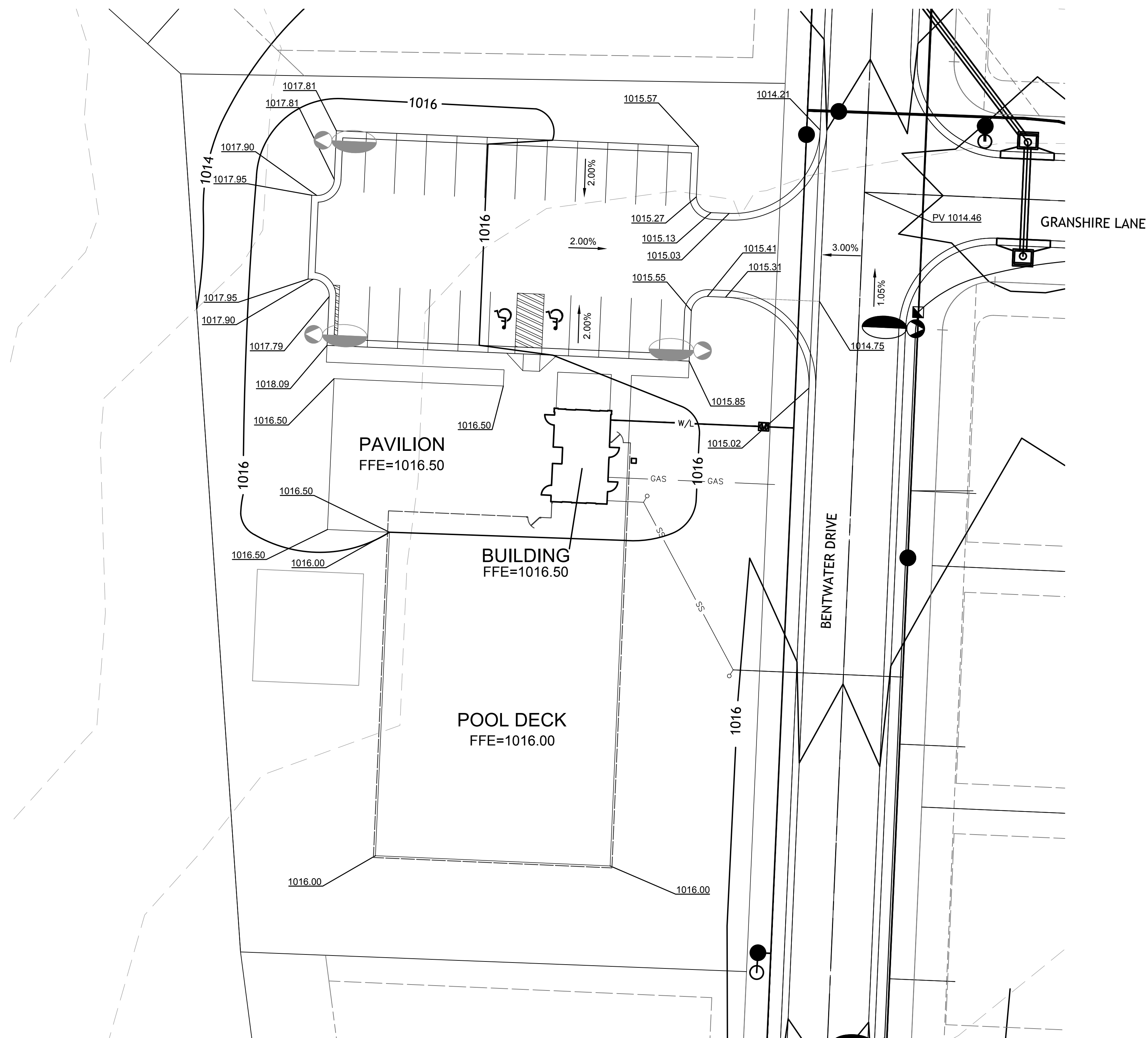
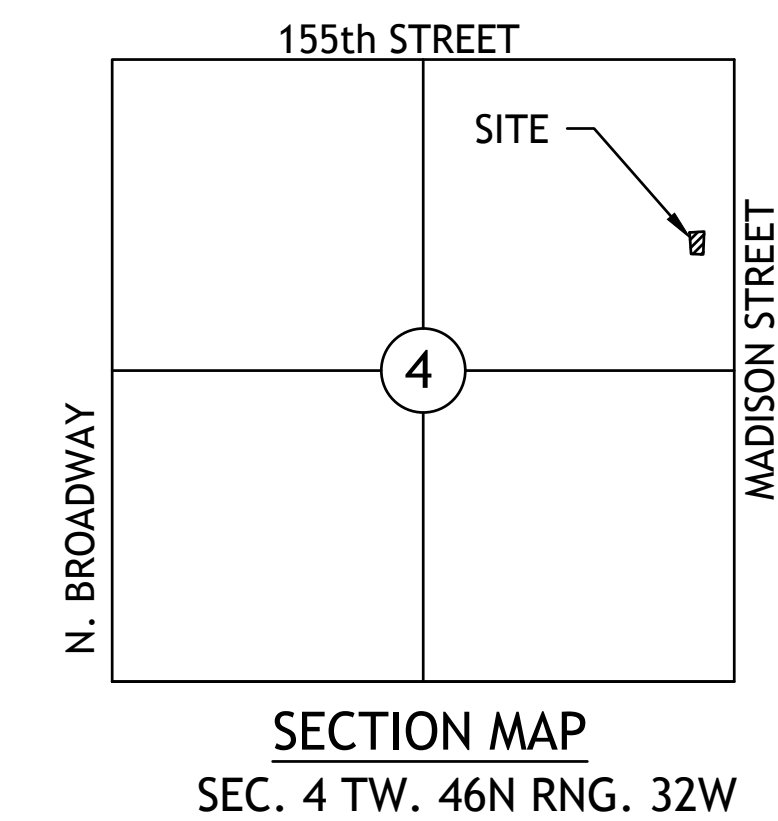
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FINAL DEVELOPMENT PLAN

CUNNINGHAM 2nd PLAT COMMUNITY POOL

BENTWATER DRIVE, RAYMORE, MO 64083
 RAYMORE, CASS COUNTY, MISSOURI
 SECTION 4, TOWNSHIP 46N, RANGE 32W



FINAL DEVELOPMENT PLAN
 105-56
 CUNNINGHAM 2nd PLAT
 COMMUNITY POOL

GRADING PLAN

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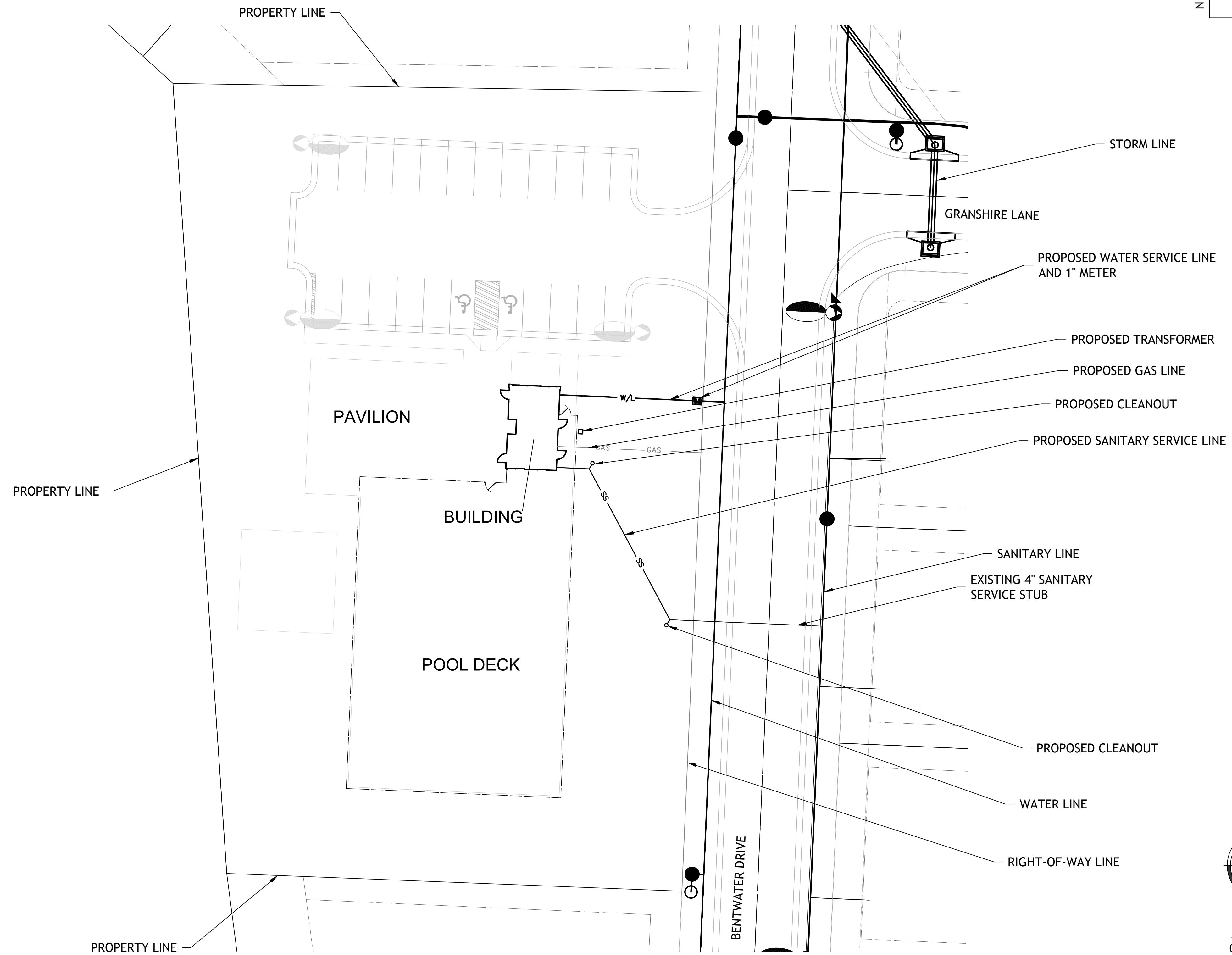
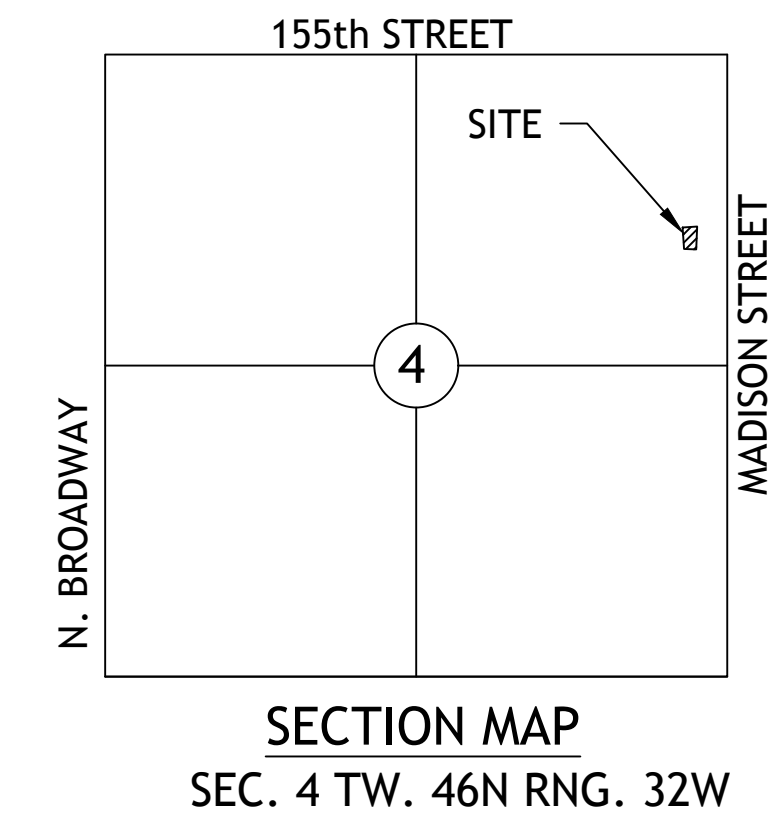
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FINAL DEVELOPMENT PLAN

CUNNINGHAM 2nd PLAT COMMUNITY POOL

BENTWATER DRIVE, RAYMORE, MO 64083
 RAYMORE, CASS COUNTY, MISSOURI
 SECTION 4, TOWNSHIP 46N, RANGE 32W



FINAL DEVELOPMENT PLAN
 105-56
 CUNNINGHAM 2nd PLAT
 COMMUNITY POOL

UTILITY PLAN

NO.	BY	CD	DATE	ORIGINAL SUBMITTAL	REVISION
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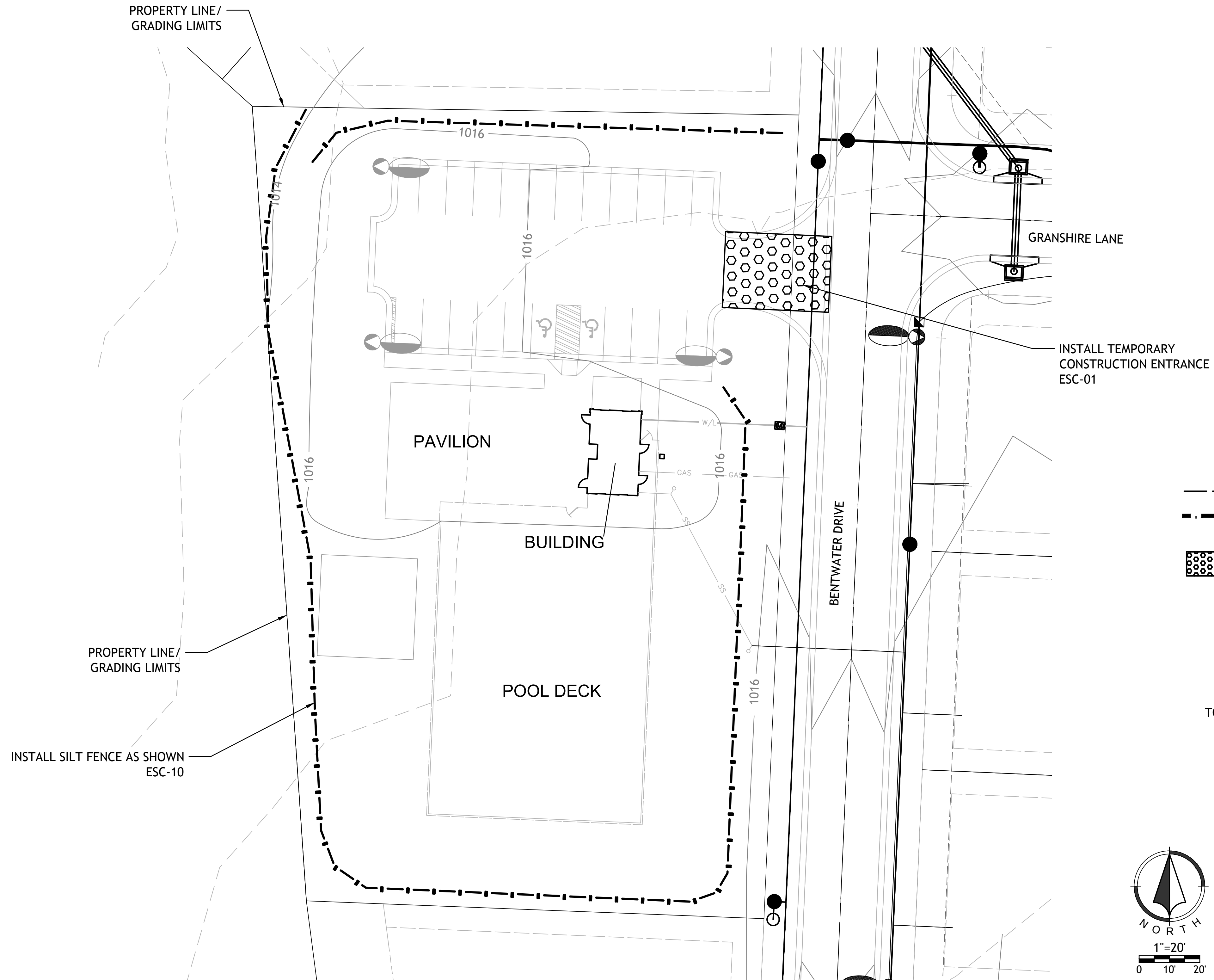
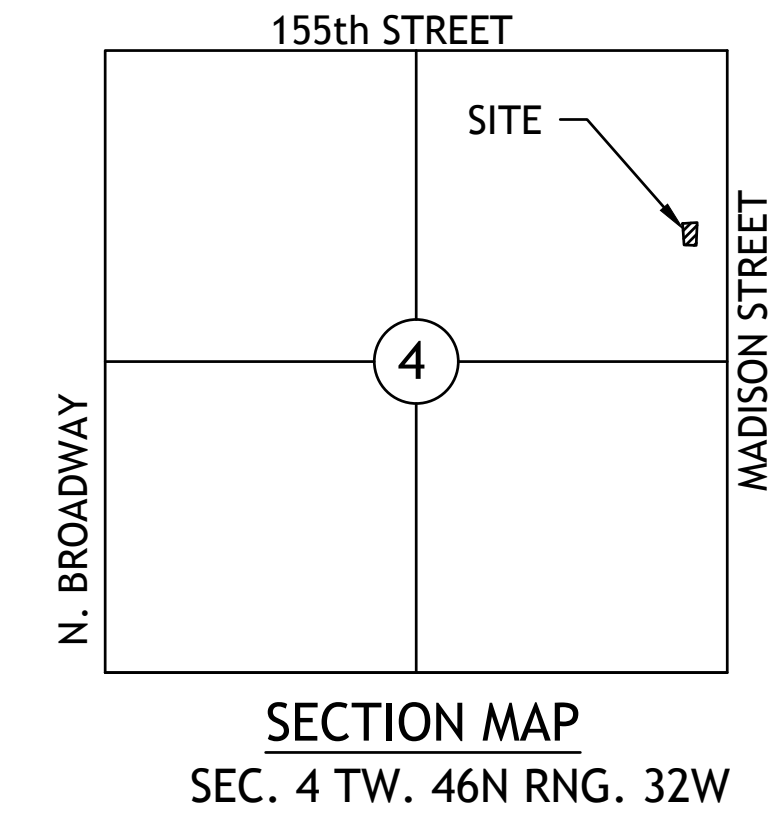
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FINAL DEVELOPMENT PLAN

CUNNINGHAM 2nd PLAT COMMUNITY POOL

BENTWATER DRIVE, RAYMORE, MO 64083
RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46N, RANGE 32W



FINAL DEVELOPMENT PLAN
105-56
CUNNINGHAM 2nd PLAT
COMMUNITY POOL

EROSION CONTROL
PLAN

NO.	BY	DATE	DESCRIPTION
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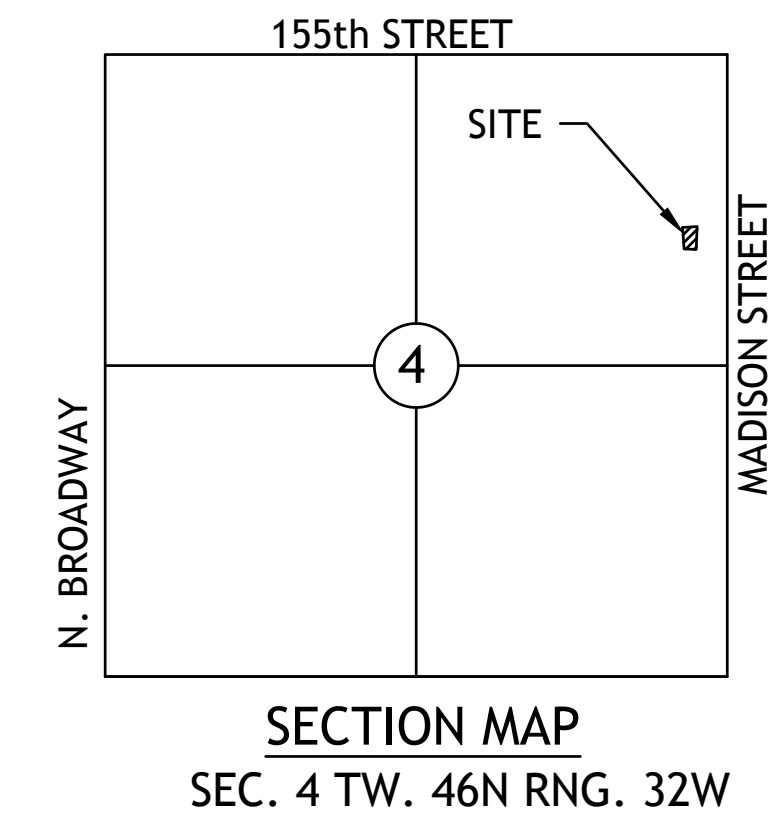
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FINAL DEVELOPMENT PLAN

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RAYMORE, CASS COUNTY, MISSOURI
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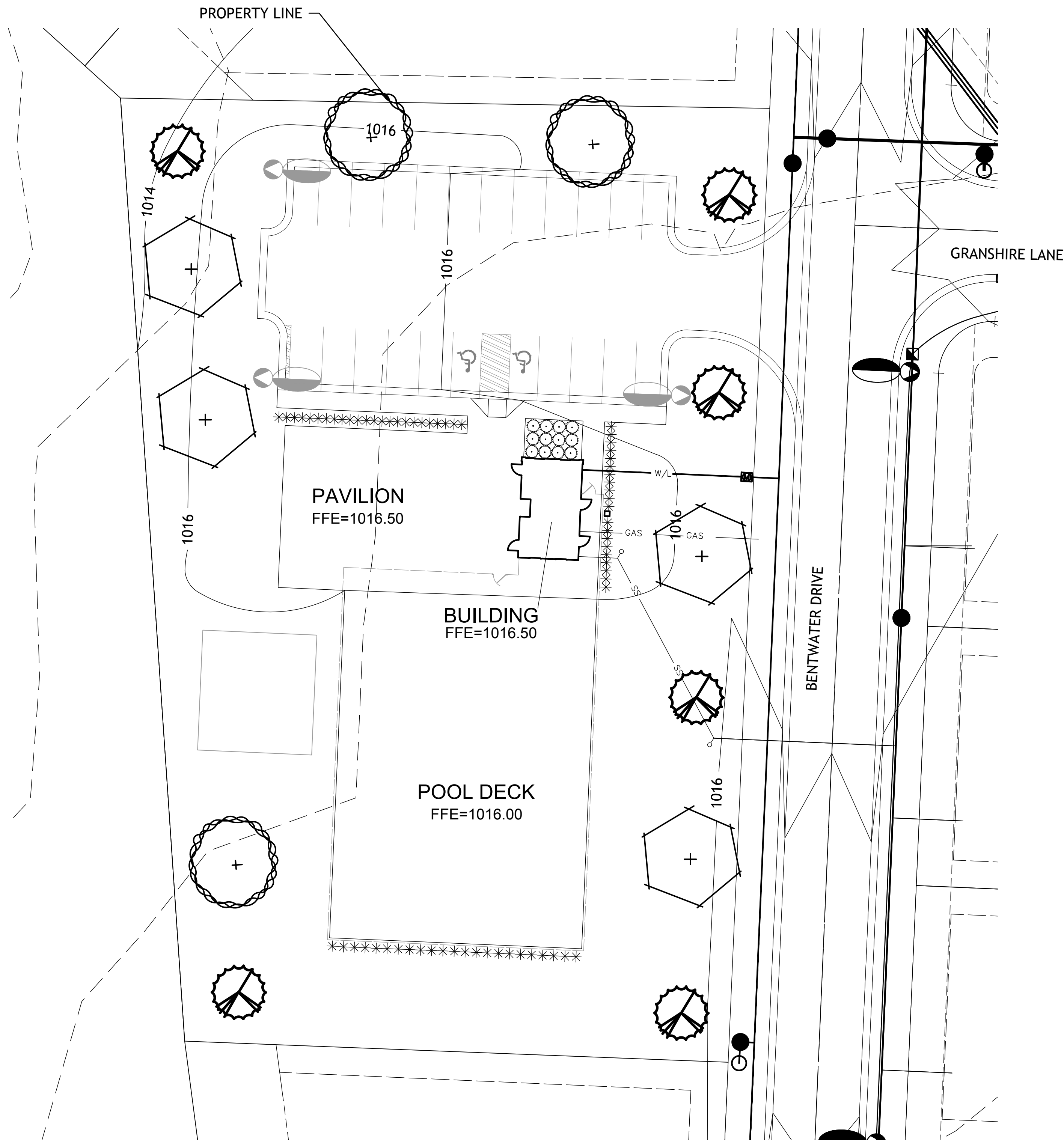
FINAL DEVELOPMENT PLAN
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CUNNINGHAM 2nd PLAT
COMMUNITY POOL

LANDSCAPE PLAN

NO.	BY	DATE	DESCRIPTION
1	BDC	9-21-17	ORIGINAL SUBMITTAL

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- POTENTIAL EVERGREENS 6' HEIGHT**
EASTERN RED CEDAR
WHITE PINE
CANAERT JUNIPER

- POTENTIAL TREES 2" CALIPER MIN.**
SWAMP WHITE OAK
RIVER BIRCH
RED OAK
SKYLINE HONEYLOCUST
SUPERFORM NORWAY MAPLE

- POTENTIAL ORNAMENTAL TREES
1.5" CALIPER MIN.**
PRAIRIEFIRE CRABAPPLE
AMUR MAPLE
GOLDEN RAINTREE
FOREST PANSY REDBUD

- POTENTIAL SHRUBS 3 GAL.**
SEAGREEN JUNIPER
MORNING LIGHT MAIDEN GRASS
ANTHONY WATERER SPIREA
SNOWMOUND SPIREA
DWARF WINGED EUONYMUS
FEATHER REED GRASS

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.