

1. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
2. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
3. ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
5. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
6. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
7. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
10. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
11. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
13. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.

14. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THESE PLANS.
15. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
16. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
17. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
18. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
19. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

Lot 4C-1, Minor Plat Lot 4C, Corrected Summit
Orchard, Lots 4A-4E
Instrument #2021E0082033, Book 194 Page 60
Jackson County Recorder of Deeds
Lot size 110,777 SF/2.54 Acres



Know what's **below**.
Call before you dig



SANITARY & WATER
CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLIN STREET
LEE'S SUMMIT, MO 64081
PHONE (816) 969-1900

STREETS
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

EVERGY
RON DEJARNETTE
1300 SE HAMBLÉN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4316

Total Lot Area: 10,777 SF (2.54 Ac)
Impervious Area: 74989 SF
Building Total Floor Area: 11,326 SF
Floor Area Ratio: 0.15
Number of Dwelling Units: 0

STORM WATER
CITY OF LEE'S SUMMIT
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

MISSOURI GAS ENERGY
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

<u>HORIZONTAL CONTROL</u>	
CONTROL POINT 100	CONTROL POINT 101
N: 1005978.1683	N: 1005804.1974
E: 2822061.8035	E: 2822351.8453

CONTROL POINT 102	CONTROL POINT 105
N: 1005615.8818	N: 1005797.4641
E: 2821953.2256	E: 2821770.2589

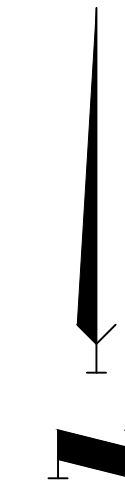
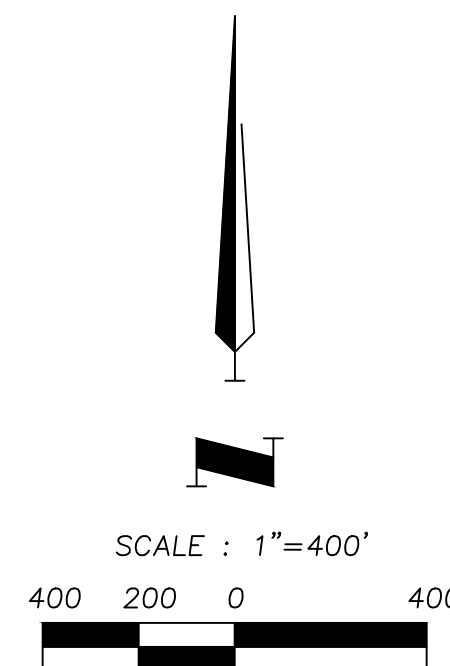
BM-103 ELEV.=1010.03'
CHISELED SQUARE ON CURB, CORNER OF SIDEWALK
RAMP, NORTH SIDE OF ACCESS DRIVE.

BM-104 ELEV.=1001.43'
CHISELED SQUARE ON REAR CORNER OF CURB INLET,
NORTH SIDE OF NW CHIPMAN ROAD.

*COORDINATES SHOWN ARE GRID VALUES BASED ON
MGRS JA-43

TOWNSEND SUMMIT, LLC.
230 SHILLING CIRCLE, SUITE 120
HUNT VALLEY, MARYLAND 21031
(303)-947-2044
CONTACT: STEVE RICH

Total Building Area: 11,326 SF
 Building Area Excluding Walk-in Cooler Areas: 10,772 SF
 Required Parking Including Cooler Areas: $(11,326/1000)*14 = 158.56$
 Required Parking Excluding Cooler Areas: $(10,772/1000)*14 = 150.81$
 151 Stalls Required
 157 Stalls Provided:
 151 Standard Stalls
 6 Accessible Stalls Including 2 Van Accessible



VICINITY MAP
SECTION 31-T48N-R31W
(1" = 2000')

<u>SITE CIVIL</u>	
C001	COVER SHEET
C051	EROSION CONTROL PLAN
C101	SITE PLAN
C102	GRADING PLAN
C103	UTILITY PLAN
C201	STORM PLAN & PROFILE
C202	STORM PLAN & PROFILE
C301	DRAINAGE MAP
C302	STORMWATER CALCULATIONS
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS
C507	DETAILS

DD1-T1 TITLE SHEET
DD1-A2 FLOOR PLAN
DD1-A3 EXTERIOR ELEVATIONS
DD1-A4 EXTERIOR ELEVATIONS
DD1-A5 FINISH SCHEDULE
DD1-A6 MATERIAL BREAKDOWN
SIGNAGE COVER SHEET
LS - SITE PLAN
LS - MONUMENT
LS - MAIN SOUTH
LS - MAIN SOUTH
LS - MAIN WEST
LS - MAIN WEST
LS - MAIN EAST
LS - MAIN EAST
LS - TEMP LOCATION

L100	LANDSCAPE PLAN
L101	BUILDING LANDSCAPE PLAN
L102	LANDSCAPE DETAILS & NOTES
L200	IRRIGATION LIMITS PLAN

E100	ELECTRICAL SPECIFICATIONS & LEGEND
E101	SITE LIGHTING PLAN AND DETAILS
E102	SITE LIGHTING POINT BY POINT AND SCHEDULES

ANDERSON ENGINEERING, INC.
4240 PHILLIPS FARM ROAD, SUITE 101
COLUMBIA, MO 65201
(579) 397-5476

THOMAS P. WOOTEEN, P.E.
MISSOURI P.E. NO. 2000150081

CITY OF LEE'S SUMMIT, MISSOURI

AUTHORIZING POSITION	DATE
----------------------	------

REVISIONS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	
				LICENSE NO.	
				CHECKED BY:	
				LICENSE NO.	
				DATE:	07-29-2021
				JOB NUMBER:	2100100010

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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

COVER SHEET

LEE'S SUMMIT, JACKSON COUNTY, MO

SHEET NUMBER

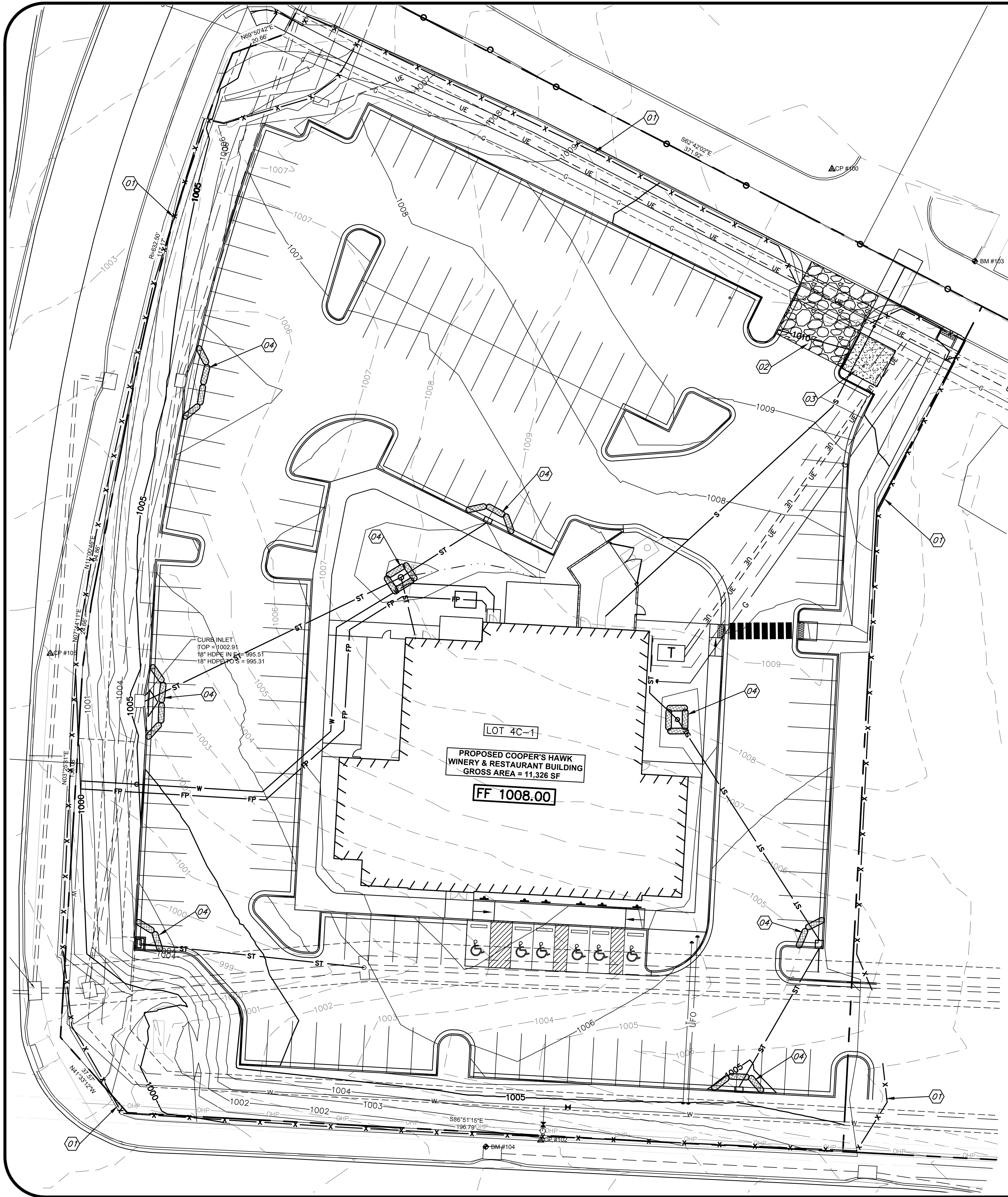
C001

1 OF 16



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FACSIMILE (573) 397-5477
E-MAIL info@andersoneng.com
MISSOURI CERTIFICATE OF AUTHORITY #000862 ENR 123116221



FINAL STABILIZATION SHALL BE PERFORMED IN COORDINATION WITH THE LANDSCAPE PLAN. TEMPORARY STABILIZATION SHALL BE PER GENERAL OPERATING PERMIT.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL:
 - DELINEATE THE OUTER LIMITS OF ANY NATURAL STREAM CORRIDOR DESIGNATED WITH CONSTRUCTION FENCING.
 - CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA.
 - INSTALL PERIMETER CONTROLS AND REQUEST THE INSPECTION OF THE PRE-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES DESIGNATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION.
 - IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, AND PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE KC-APWA SPECIFICATIONS SECTION 2150, INCLUDING BUT NOT LIMITED TO:
 - THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS.
 - THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT THE FOLLOWING MINIMUM INTERVALS:
 - DURING ACTIVE CONSTRUCTION PHASES - AT LEAST ONCE PER WEEK
 - DURING PERIODS OF INACTIVITY - AT LEAST ONCE PER 14 DAYS
 - AFTER EACH RAINFALL EVENT OF 1/2 INCH OR MORE - WITHIN 24 HOURS OF THE RAIN EVENT
 - THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN THE DEFICIENCIES WERE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. THE INSPECTION LOG SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
 - THE CONTRACTOR SHALL HAVE THE EROSION AND SEDIMENT CONTROL PLAN ROUTINELY UPDATED TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
- UNLESS OTHERWISE NOTED IN THE PLANS, ALL SEEDING MUST CONFORM TO DIVISION II-CONSTRUCTION AND MATERIALS SPECIFICATION-SECTION 2150 PUBLISHED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION DATED MAY 21, 2008. PERMANENT SEEDING SHALL BE INSTALLED AFTER COMPLETION OF FINAL GRADING EXCEPT WHEN SEEDING WILL OCCUR OUTSIDE OF THE ACCEPTABLE SEEDING SEASON AS SPECIFIED IN SECTION 2150. WHEN TEMPORARY SEEDING IS INSTALLED, PERMANENT SEEDING SHALL BE INSTALLED AT THE NEXT SEEDING SEASON. TEMPORARY SEEDING SHALL NOT BE USED AS A STABILIZATION MEASURE FOR A PERIOD EXCEEDING 12 MONTHS. THE PERMIT WILL NOT BE CLOSED UNTIL PERMANENT SEEDING HAS BEEN ESTABLISHED TO A MINIMUM OF 70% DENSITY OVER THE ENTIRE DISTURBED AREA.
- THE CONTRACTOR SHALL MAINTAIN INSTALLED EROSION AND SEDIMENT CONTROL DEVICES IN A MANNER THAT PRESERVES THEIR EFFECTIVENESS FOR PREVENTING SEDIMENT FROM LEAVING THE SITE OR ENTERING A SENSITIVE AREA SUCH AS A NATURAL STREAM CORRIDOR, AREAS OF THE SITE INTENDED TO BE LEFT UNDISTURBED, A STORM SEWER, OR AN ON-SITE DRAINAGE CHANNEL.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF A PROJECT. IF THE CITY DETERMINES THAT THE BMPS IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL.
- CONCRETE WASH OR RINSE WATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC. MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE.
- CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
- SILT FENCES AND EROSION CONTROL BMPS WHICH ARE SHOWN ALONG THE BACK OF CURB MUST BE INSTALLED WITHIN TWO WEEKS OF CURB BACKFILL AND PRIOR TO PLACEMENT OF BASE ASPHALT. EXACT LOCATIONS OF THESE EROSION CONTROL METHODS MAY BE FIELD ADJUSTED TO MINIMIZE CONFLICTS WITH UTILITY CONSTRUCTION; HOWEVER, ANTICIPATED DISTURBANCE BY UTILITY CONSTRUCTION SHALL NOT DELAY INSTALLATION.
- INTERIOR SILT FENCE AS NECESSARY DURING CONSTRUCTION. PORTIONS MAY BE LIMITED AS VEGETATION IS ESTABLISHED AND HARDSCAPE IS INSTALLED. ENTIRE LENGTH MAY BE INSTALLED AT THE CONTRACTOR'S OPTION TO AID IN STABILIZING SLOPES.
- PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION IF REQUESTED.

EROSION/SEDIMENT CONTROL STAGING CHART

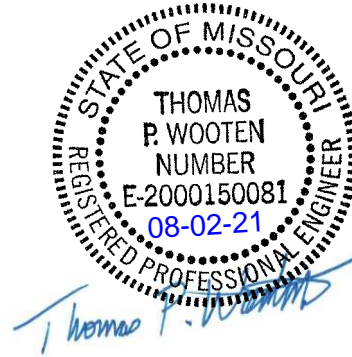
SEE SHEET C505 FOR EROSION CONTROL DETAILS

PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE:	NOTES:
A - PLACE BMP'S PRIOR TO PAVING/UTILITY INSTALLATION.	01	PERIMETER SILT FENCE	B	PLACE AS SHOWN ON PLAN.
	02	CONSTRUCTION ENTRANCE & STAGING AREA	C	PLACE AS SHOWN ON PLAN.
	03	CONCRETE WASH-OUT	C	PLACE AS SHOWN ON PLAN.
B - AFTER UTILITY STORM SEWER CONSTRUCTION	04	STORM INLET PROTECTION	C	PLACE AS SHOWN ON PLAN.
C - FINAL GRADING, PAVING & LANDSCAPING	05	FINAL SEEDING, SOD AND LANDSCAPING	N/A	SILT FENCING & INLET PROTECT MAY BE REMOVED ONCE SEED & SODDED AREAS ARE ESTABLISHED ON 80% OF SITE.

LEGEND

- 934 PROPOSED CONTOUR
- 934 EXISTING CONTOUR
- X-X SILT FENCE
- INLET FILTER SOCKS
- CONSTRUCTION ENTRANCE

COOPER'S HAWK
FINAL DEVELOPMENT PLAN
EROSION CONTROL PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

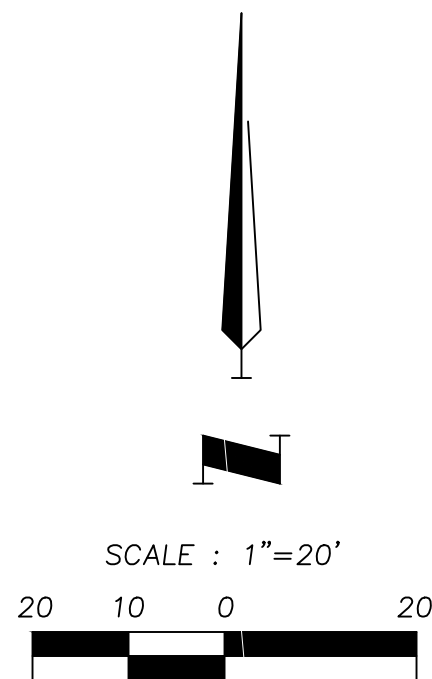


SHEET NUMBER
C051
2 OF 16

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4240 MILLER ROAD, SUITE 100, JACKSON COUNTY, MO 64501
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

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LICENSE NO.	E-2000150081		DATE
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LICENSE NO.			
DATE:	07-29-2020		
JOB NUMBER:	21CO10010		
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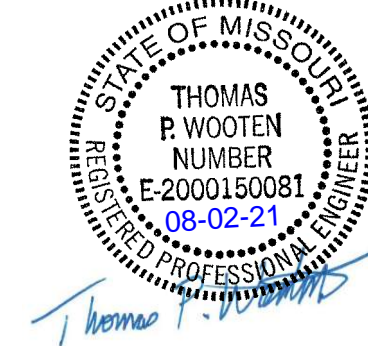


GRADING PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO

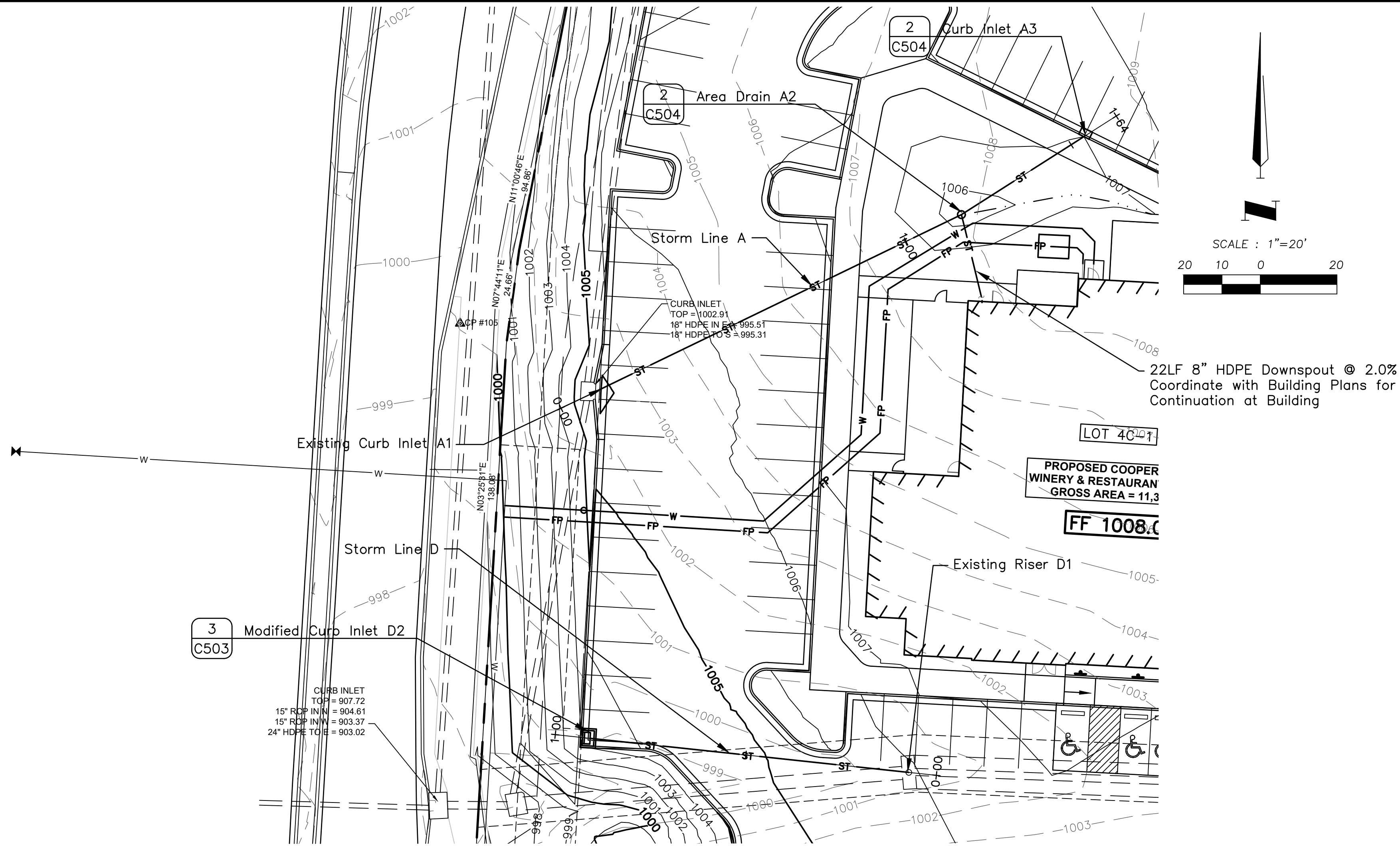
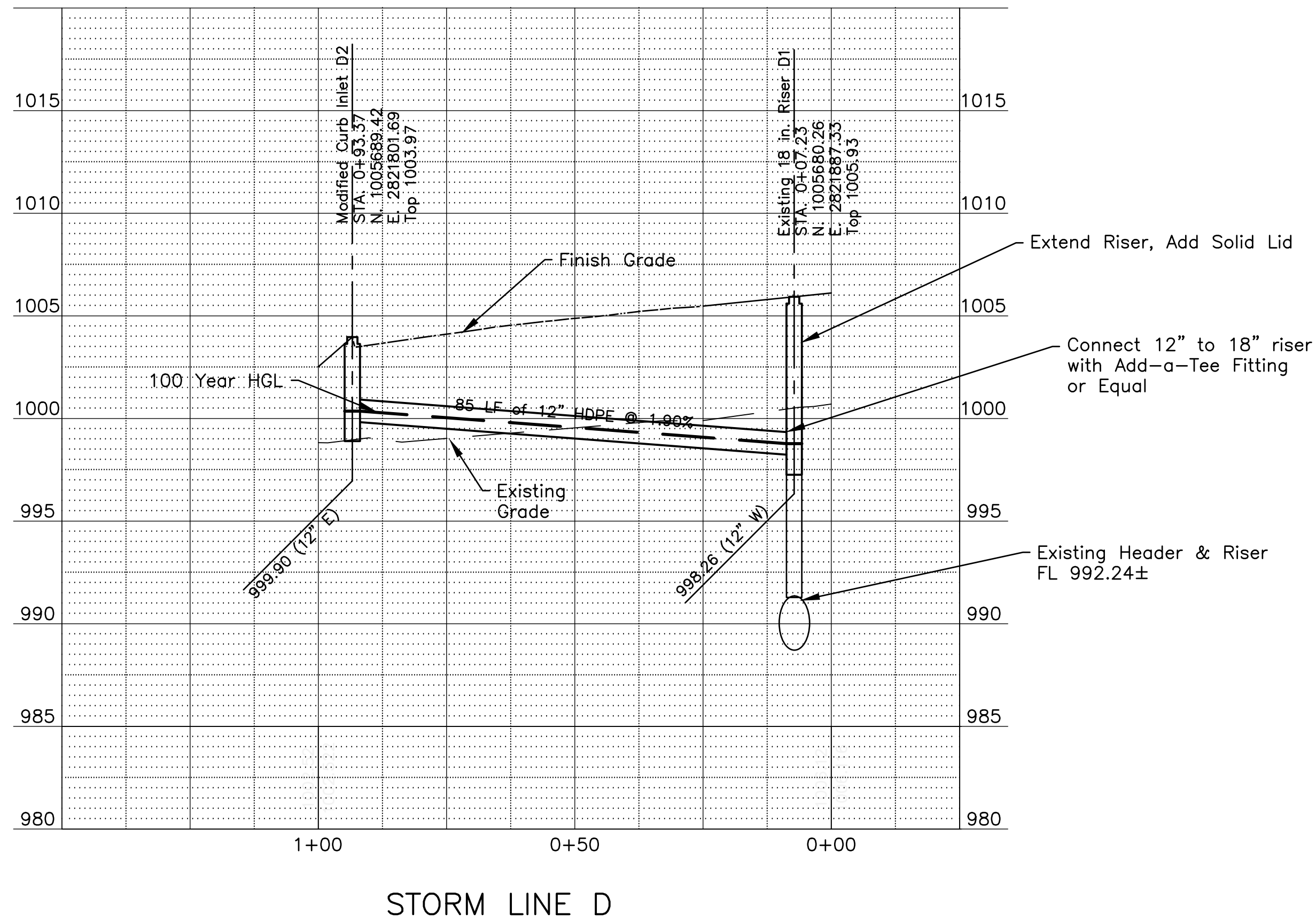
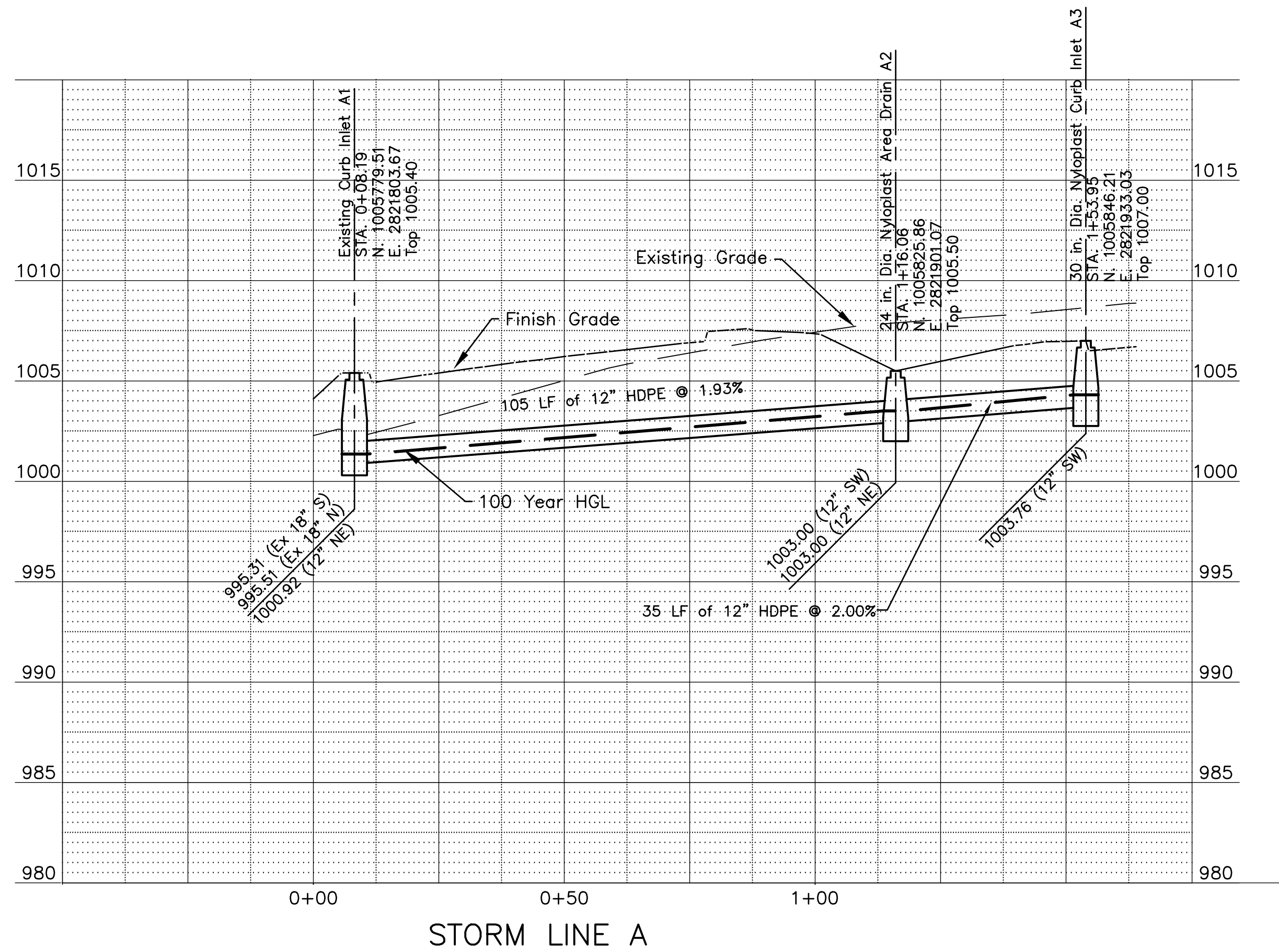


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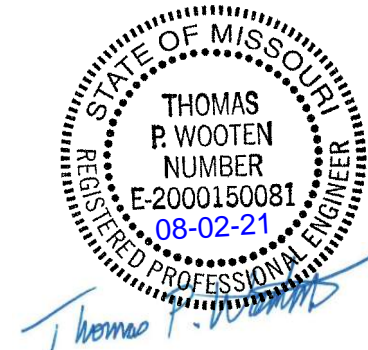


SHEET NUMBER
C102
4 OF 16

Aug 04, 2021 - 2:18pm Plotted By: Tom W:\2100\0010 - Townsend - Coopers Hawk\Draw\2100\0010 - Coopers Hawk - Storm.dwg Layout: C201



COOPER'S HAWK
FINAL DEVELOPMENT PLAN
STORM PLAN & PROFILE
LEE'S SUMMIT, JACKSON COUNTY, MO



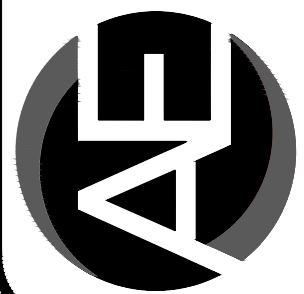
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C201
6 OF 16

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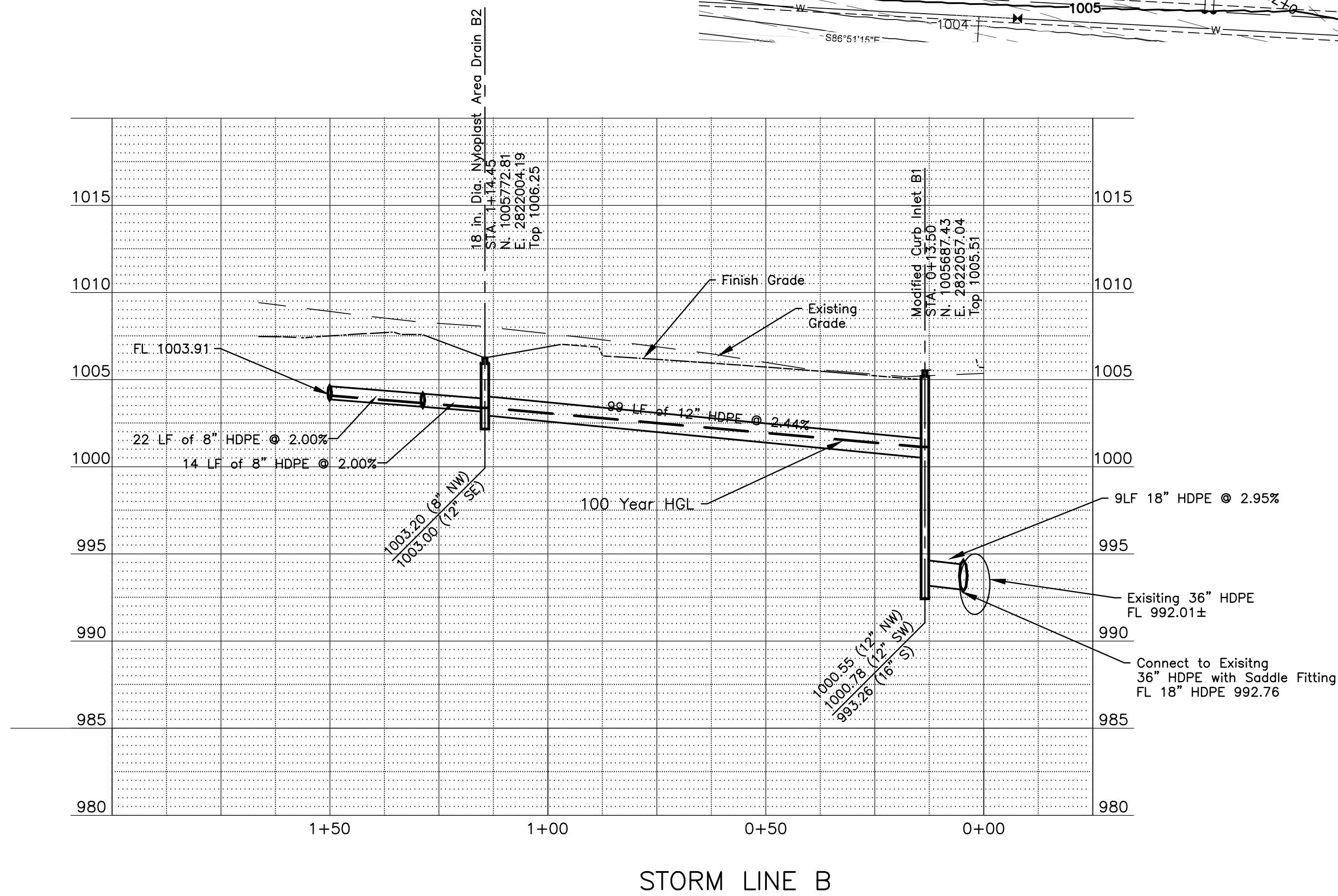
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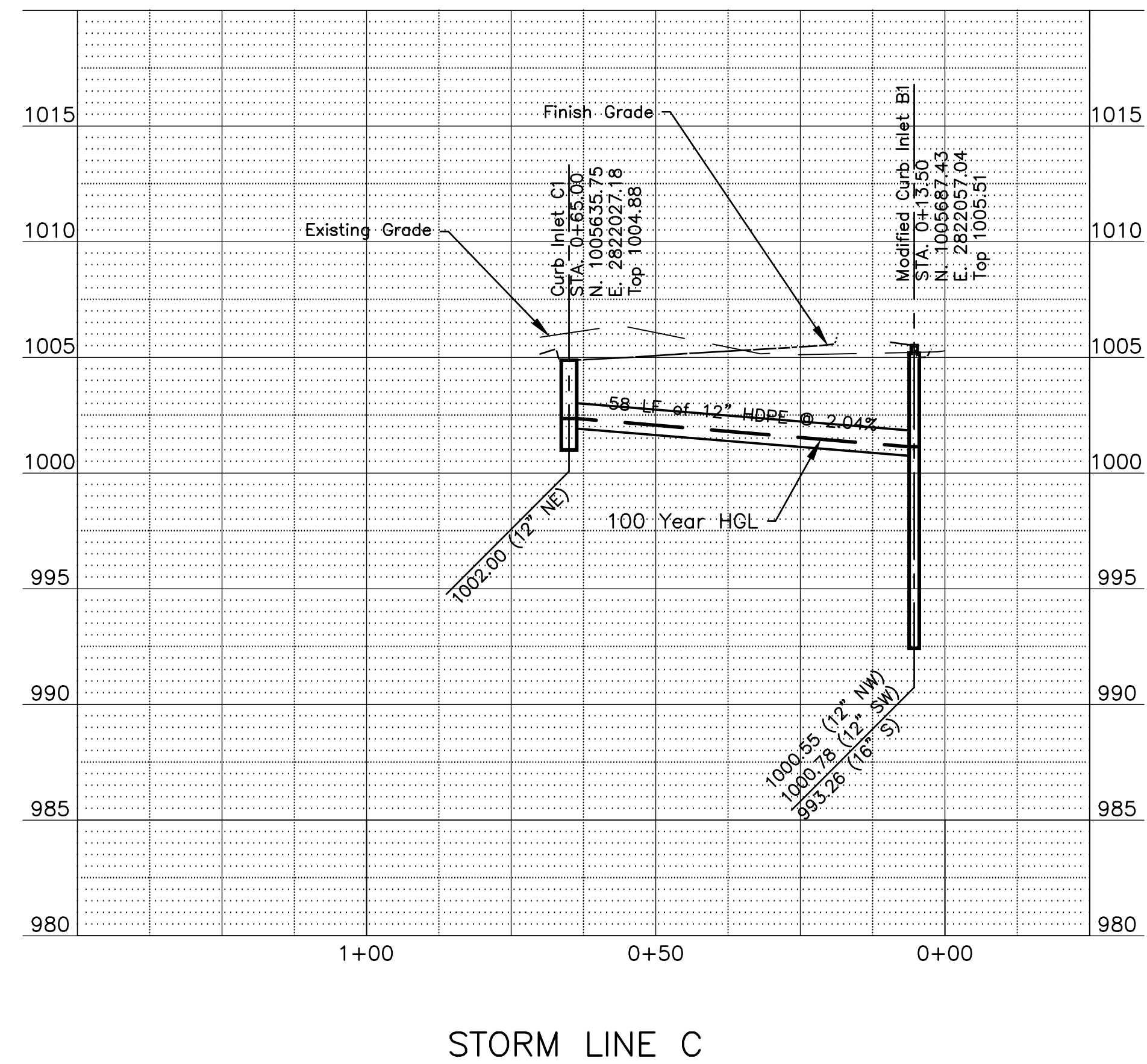
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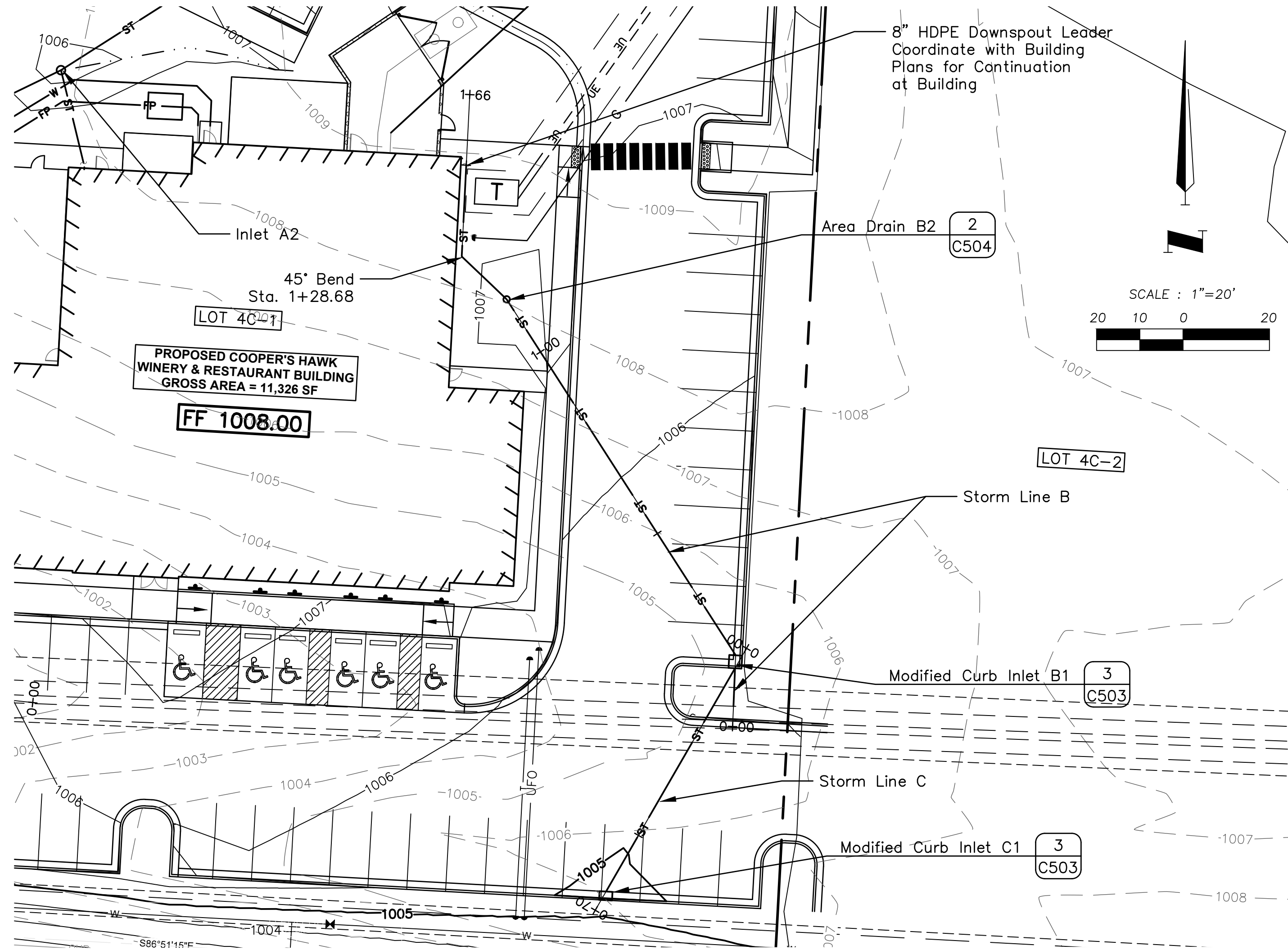
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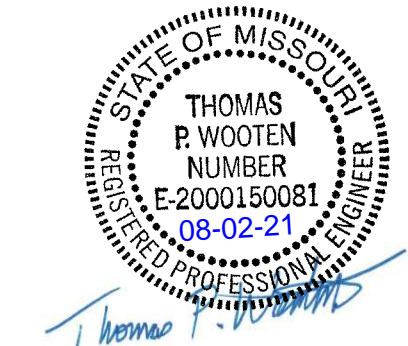
STORM LINE B



STORM LINE C



COOPER'S HAWK
FINAL DEVELOPMENT PLAN
STORM PLAN & PROFILE
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

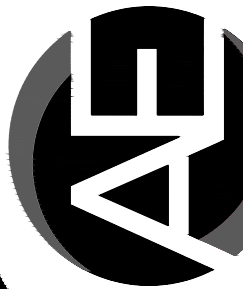
C202

7 OF 16

REVISIONS

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				LICENSE NO.	
				DATE:	07-29-2020
				JOB NUMBER:	21COI 0010
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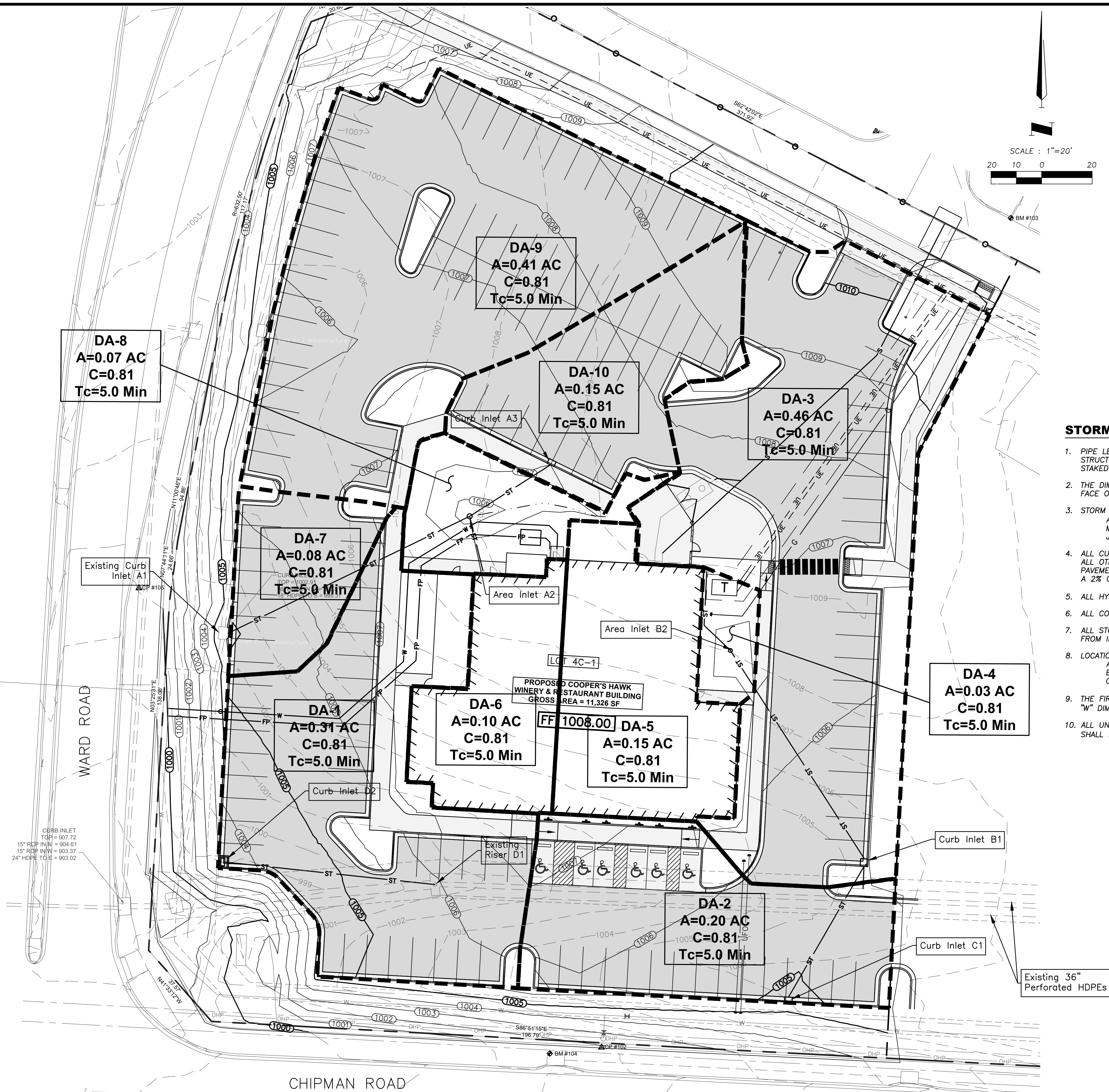
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Aug 04, 2021 - 2:27pm Plotted By: Tom W:\210010010 - Townsend - Coopers Hawk\DWG\210010010 - C301 Drainage Map.dwg Layout: C301



DETENTION AND WATER QUALITY NOTE:

THIS PROJECT IS PART OF A LARGER DEVELOPMENT WITH REGIONAL WATER QUALITY TREATMENT AND REGIONAL DETENTION, THUS ON-SITE CONTROLS ARE NOT REQUIRED.

WATERSHED NOTE:

THIS PROJECT IS LOCATED IN THE LITTLE CEDAR WATERSHED.

STORM SEWER NOTES:

- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR TO THE CENTER OF TOE OF END SECTION. ALL PIPES SHALL BE FIELD STAKED TO THE CENTER OF THE INSIDE WALL FACE OF THE STRUCTURE.
- THE DIMENSION FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
- STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
A. HIGH DENSITY POLYETHYLENE (HDPE) MEETING THE REQUIREMENTS FOR TEST METHODS, DIMENSIONS, AND MARKINGS FOUND IN AASHTO M294 AND ASTM F2306. JOINTS SHALL BE WATER TIGHT REINFORCED BELL & GASKETED SPIGOT TYPE.
- ALL CURB INLETS AND OTHER STRUCTURES SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE AT THE TOP OF CURB OR PAVEMENT. ALL CURB INLETS SHALL HAVE TOP SLABS SLOPING TOWARD THE PAVEMENT AT A 2% GRADE UNLESS OTHERWISE NOTED.
- ALL HYDRAULIC GRADE LINES (HGL) SHOWN ARE FOR THE 100-YEAR STORM.
- ALL CONCRETE STRUCTURES ARE TO BE PRECAST.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
- LOCATIONS OF NORTHINGS AND EASTINGS SHOWN ARE AS FOLLOWS:
A. GRATED AREA INLET: CENTER OF STRUCTURE
B. SETBACK CURB INLET: CENTER OF STRUCTURE
C. MODIFIED CURB INLET: CENTER OF STRUCTURE ALONG TOP OF CURB AT INLET
- THE FIRST STRUCTURE DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W" DIMENSION (SEE STORM SEWER STRUCTURE DETAILS).
- ALL UNSUITABLE MATERIAL ENCOUNTERED DURING THE INSTALLATION OF STORM SEWER SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.



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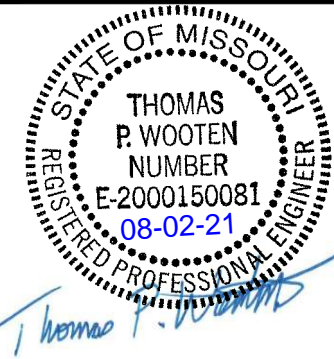
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COOPER'S HAWK

DRAINAGE MAP

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

C301

8 OF 16

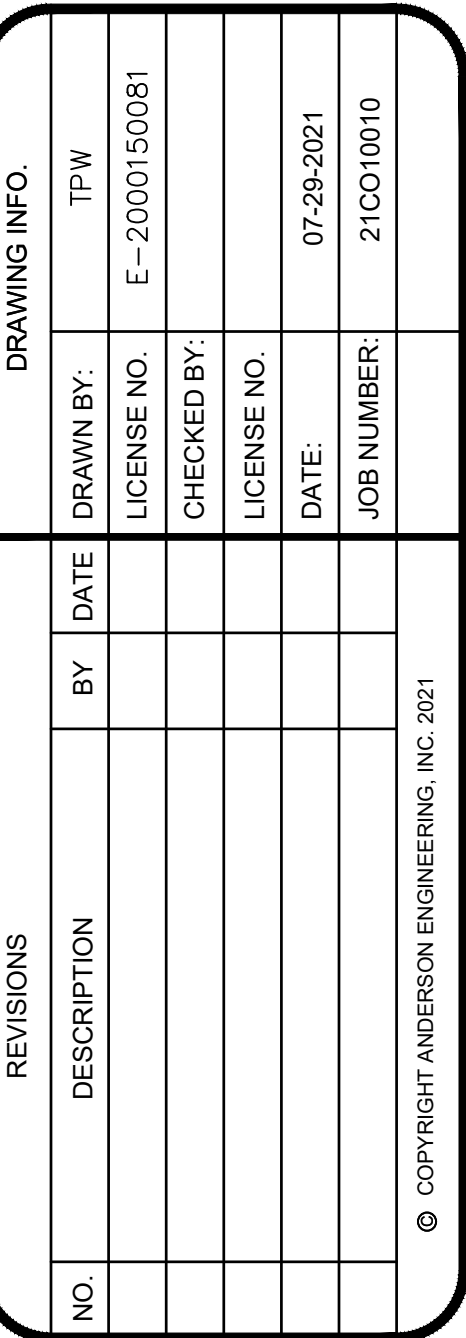
Structure	Inlet Location	Peak Flow (cfs)	Intercepted Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency %
Curb Inlet A3	Sag	0.89	0.89	N/A	100
Exst Inlet F1	Sag	2.44	2.44	N/A	100
Inlet-A1	Sag	0.48	0.48	N/A	100
Inlet-A2	Sag	0.21	0.21	N/A	100
Inlet-B1	Sag	2.74	2.74	N/A	100
Inlet-B2	Sag	0.09	0.09	N/A	100
Inlet-C1	Sag	1.19	1.19	N/A	100
Inlet-D2	Sag	1.85	1.85	N/A	100

Structure	Inlet Location	Peak Flow (cfs)	Intercepted Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency %
CurbinletA3	On Sag	1.25	1.25	N/A	100
Exst-Inlet-F1	On Sag	3.43	3.43	N/A	100
Inlet-A1	On Sag	0.67	0.67	N/A	100
Inlet-A2	On Sag	0.29	0.29	N/A	100
Inlet-B1	On Sag	3.85	3.85	N/A	100
Inlet-B2	On Sag	0.12	0.12	N/A	100
Inlet-C1	On Sag	1.67	1.67	N/A	100
Inlet-D2	On Sag	2.59	2.59	N/A	100

Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert	Downstream Invert	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/sec)	Capacity (cfs)	Flow Depth (ft)	Upstream Structure HGL	Upstream Top Elevation
Curb Inlet A3	Inlet-A2	38	1004.00	1003.20	2.11	12.000	0.011	0.88	5.55	6.11	0.26	1004.26	1007
Inlet-A2	Inlet-A1	104	1003.00	1000.92	2.00	12.000	0.011	1.66	6.56	5.95	0.36	1003.46	1005.5
West-Roof-Drain	Inlet-A2	23	1003.70	1003.20	2.17	8.040	0.011	0.59	5.31	2.11	0.24	1003.94	1007.75
East-Roof-Drain	Inlet-B2	35	1003.70	1003.00	2.00	8.040	0.011	0.89	6.27	2.02	0.31	1004.01	1007.75
Inlet-B2	Inlet-B1	98	1003.00	1000.55	2.50	12.000	0.011	0.97	6.09	6.66	0.26	1003.31	1006.25
Inlet-B1	Exst 36" HDPE	9	993.26	992.76	5.56	18.000	0.011	4.82	12.23	29.26	0.41	1001.08	1005.49
Inlet-C1	Inlet-B1	60	1002.00	1000.78	2.03	12.000	0.011	1.18	6.71	6.00	0.30	1002.30	1005.36
Inlet-D2	Exst-Riser-D1	82	999.90	998.26	2.00	12.000	0.011	1.82	7.79	5.95	0.38	1000.28	1003.91

Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert	Downstream Invert	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/sec)	Capacity (cfs)	Flow Depth (ft)	Upstream Structure HGL	Upstream Top Elevation
CurbinletA3	Inlet-A2	38.00	1004.00	1003.20	2.1100	12.000	0.0110	1.25	6.14	6.11	0.31	1004.31	1007
Inlet-A2	Inlet-A1	104.00	1003.00	1000.92	2.0000	12.000	0.0110	2.34	7.19	5.95	0.44	1003.51	1005.5
West-Roof-Drain	Inlet-A2	23.00	1003.70	1003.20	2.1700	8.040	0.0110	0.83	5.72	2.11	0.29	1003.99	1007.75
East-Roof-Drain-JB	Inlet-B2	35.00	1003.70	1003.00	2.0000	8.040	0.0110	1.25	6.74	2.02	0.38	1004.08	1007.75
Inlet-B2	Inlet-B1	98.00	1003.00	1000.55	2.5000	12.000	0.0110	1.36	6.71	6.66	0.31	1003.38	1006.25
Inlet-B1	Exst 36" HDPE	9.00	993.26	992.76	5.5600	18.000	0.0110	6.78	13.47	29.26	0.49	1001.14	1005.49
Inlet-C1	Inlet-B1	60.00	1002.00	1000.78	2.0300	12.000	0.0110	1.66	7.12	6.00	0.36	1002.36	1005.36
Inlet-D2	Exst-Riser-D1	82.00	999.90	998.26	2.0000	12.000	0.0110	2.56	8.29	5.95	0.46	1000.36	1003.91

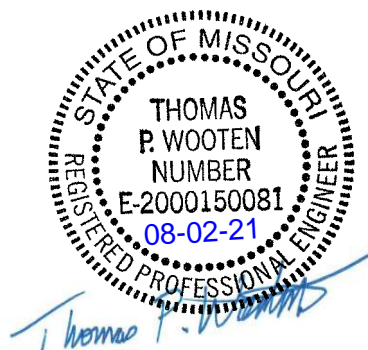
Drainage Area	Area (acres)	C	Tc (min)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)
DA-1	0.31	0.8100	5	7.35	1.85	10.32	2.59
DA-2	0.20	0.8100	5	7.35	1.19	10.32	1.67
DA-3	0.46	0.8100	5	7.35	2.74	10.32	3.85
DA-4	0.03	0.4000	5	7.35	0.09	10.32	0.12
DA-5	0.15	0.8100	5	7.35	0.89	10.32	1.25
DA-6	0.10	0.8100	5	7.35	0.60	10.32	0.84
DA-7	0.08	0.8100	5	7.35	0.48	10.32	0.67
DA-8	0.07	0.4000	5	7.35	0.21	10.32	0.29
DA-9	0.41	0.8100	5	7.35	2.44	10.32	3.43
DA-10	0.15	0.8100	5	7.35	0.89	10.32	1.25



COOPER'S HAWK

DRAINAGE CALCULATIONS

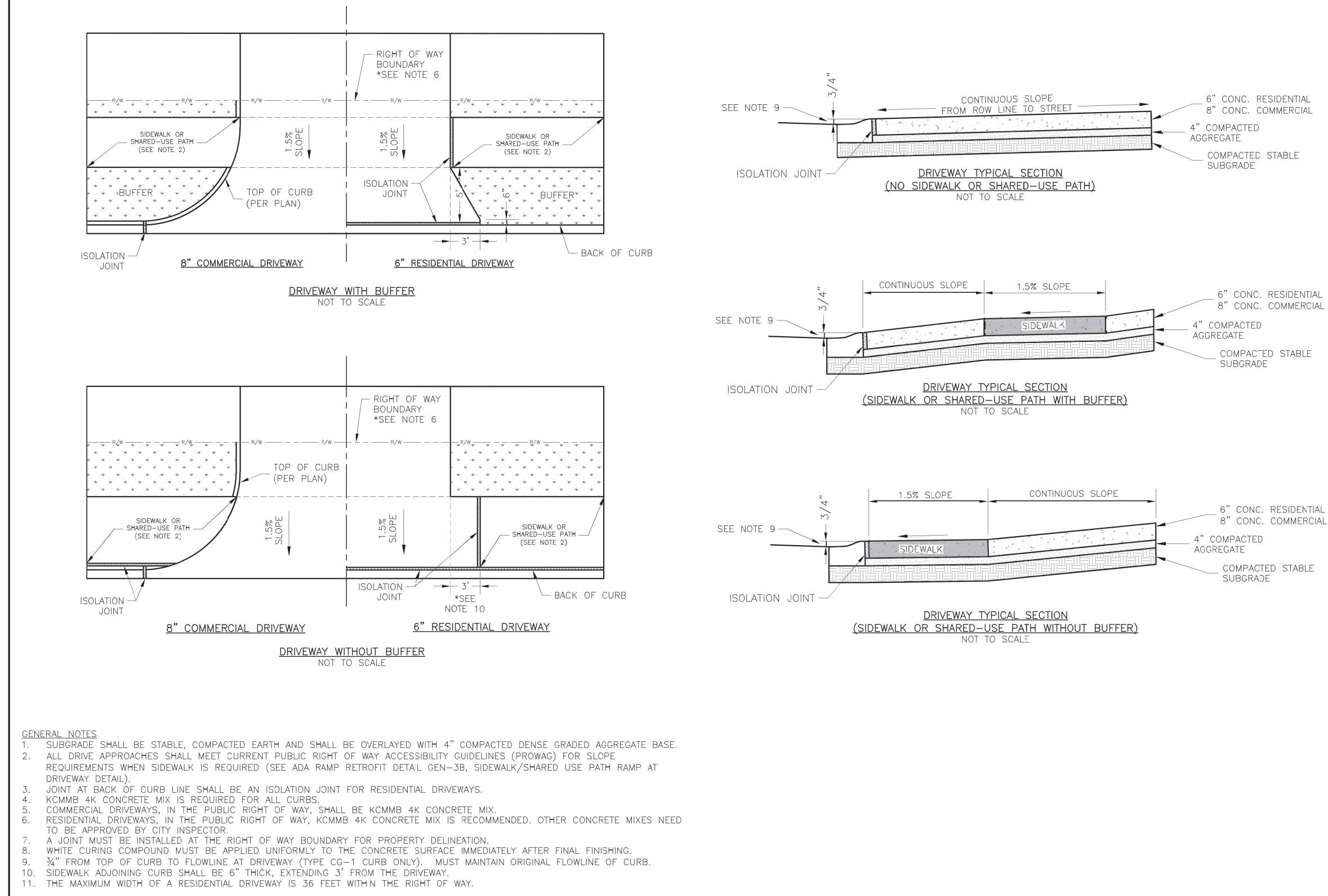
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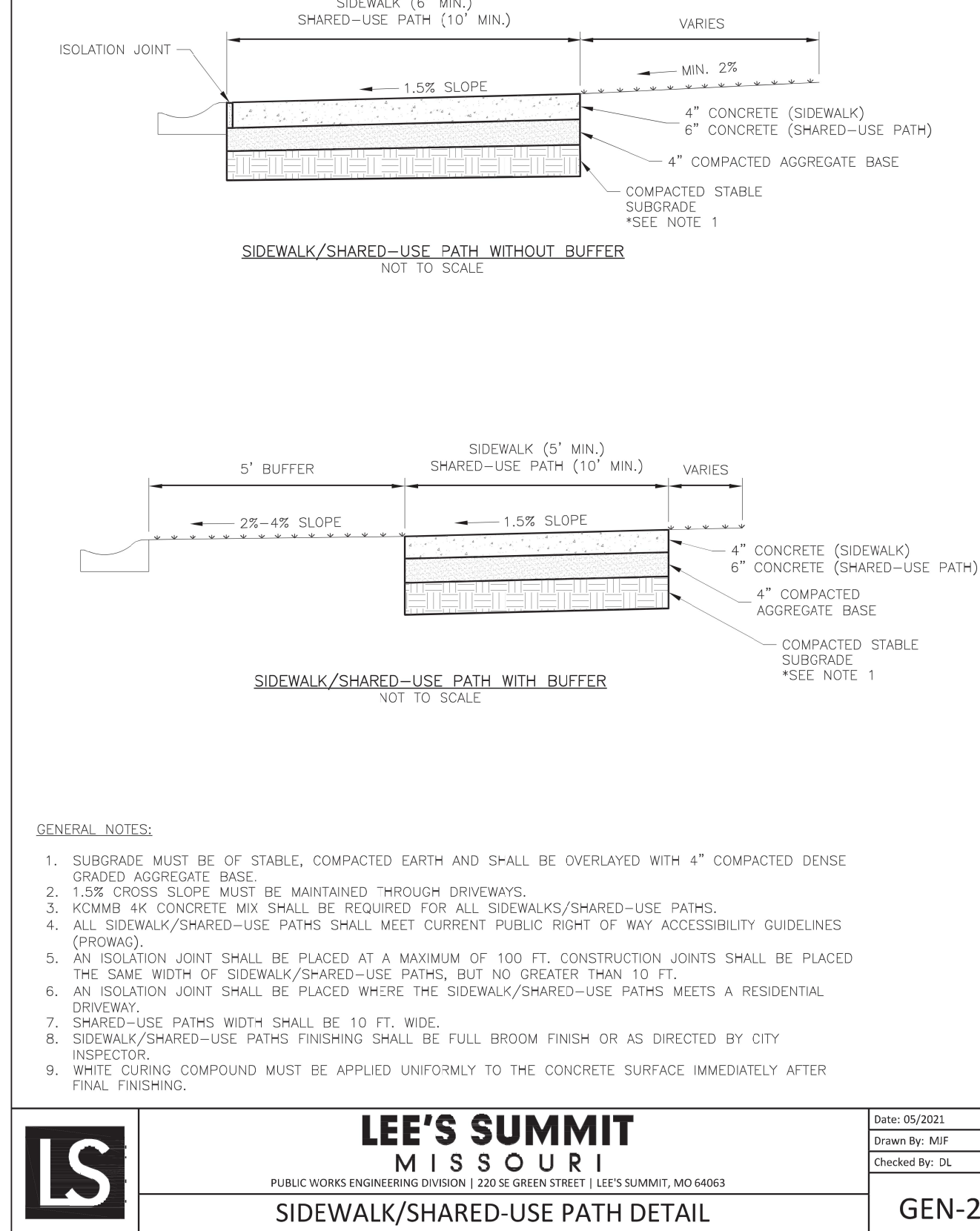
C302

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GEN-1

1	DRIVEWAY DETAIL
C501	N.T.S.



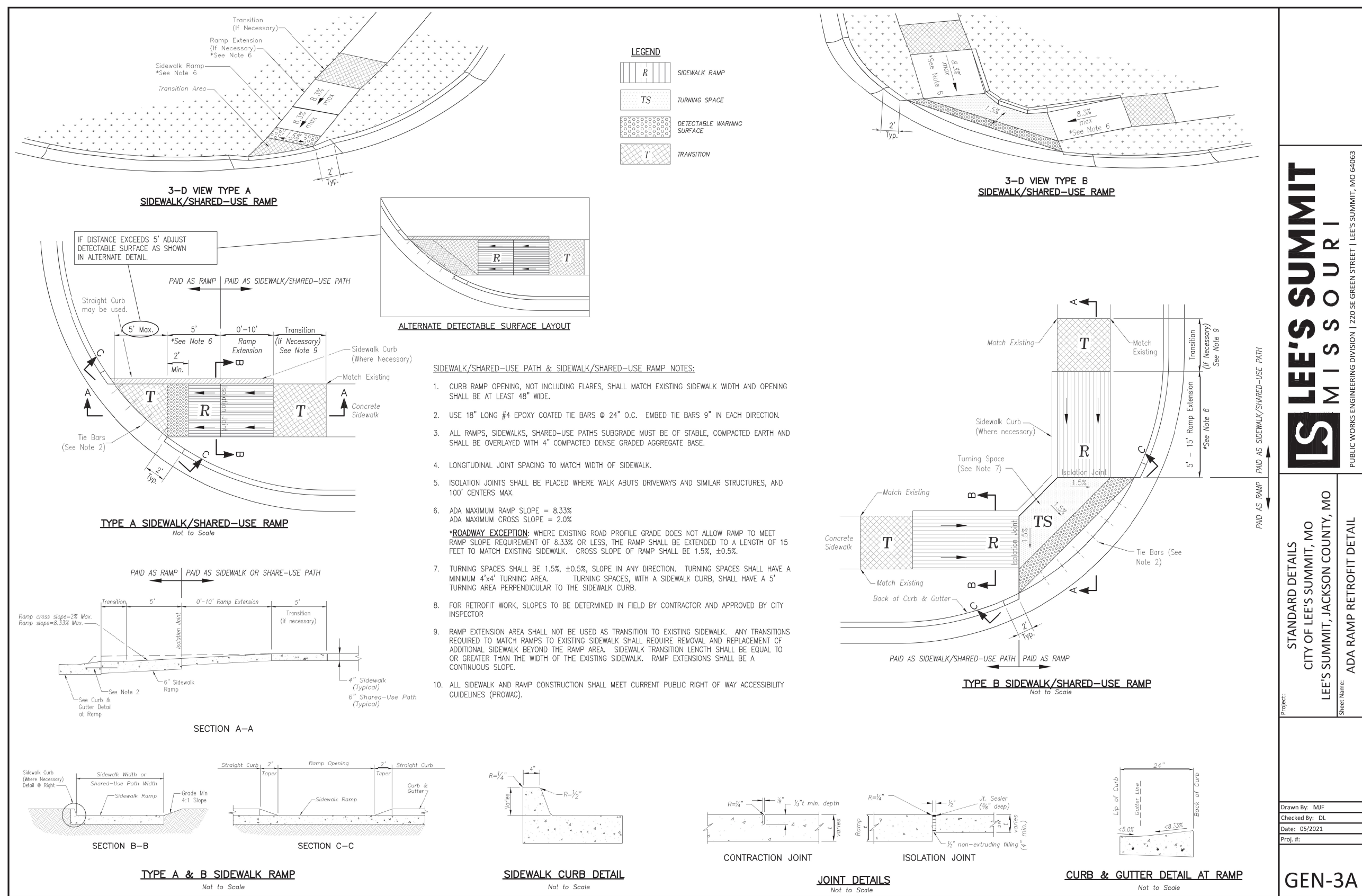
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SIDEWALK/SHARED-USE PATH DETAIL

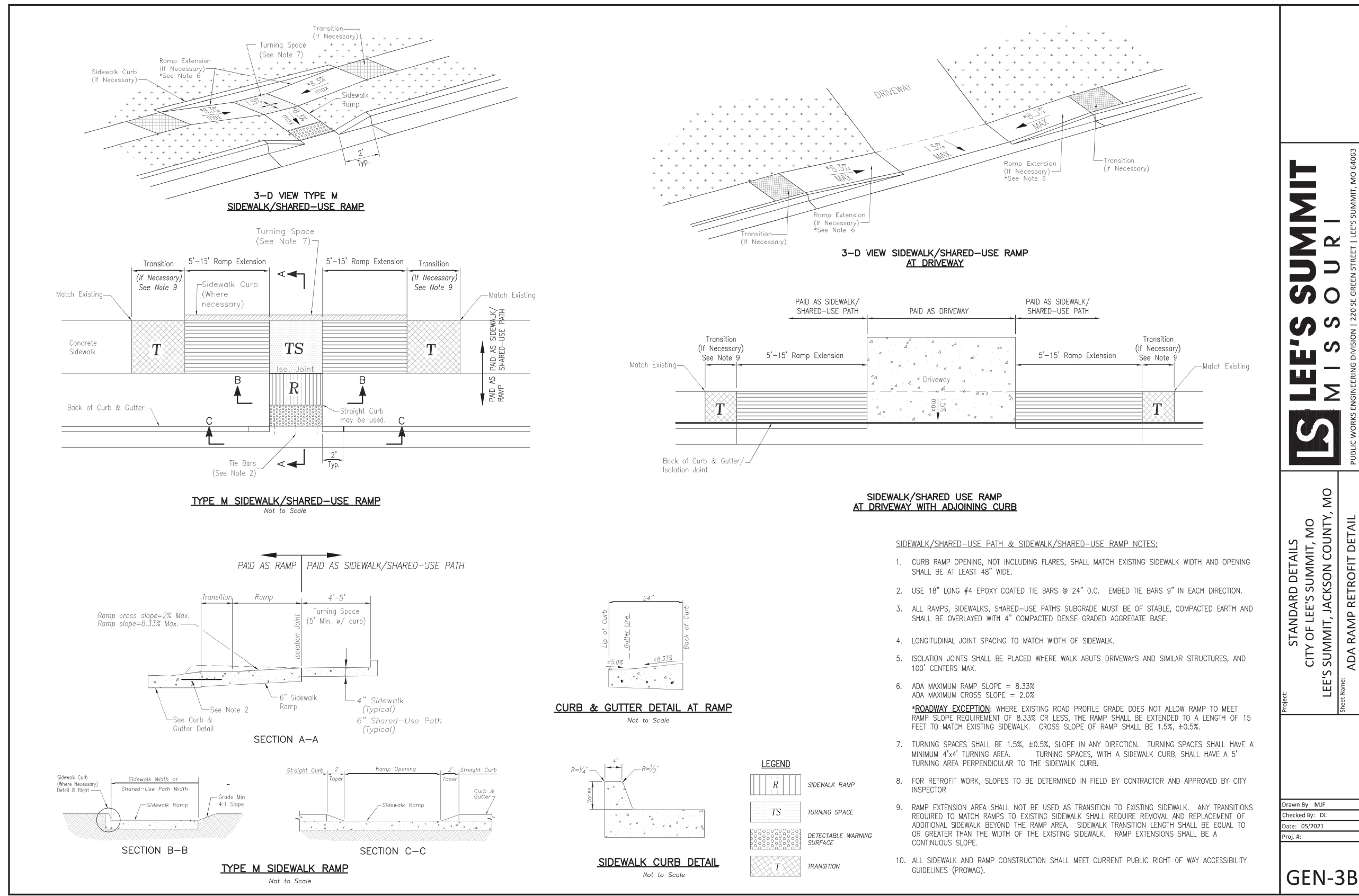
Date: 05/2021
Drawn By: MUF
Checked By: DL

3	SIDEWALK/SHARED-USE PATH DETAIL
C501	N.T.S.



GEN-3A

2	ADA RAMP RETROFIT DETAIL
C501	N.T.S.



GEN-3B

4	ADA RAMP RETROFIT DETAIL
C501	N.T.S.



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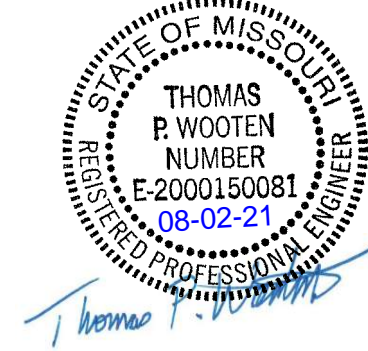
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		LICENSE NO.	
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C501
10 OF 16



C502	N.T.S.
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C502	N.T.S.
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C502	N.T.S.
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C502 N.T.S.



C502	N.T.S.
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NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO THE END.
2. INTERVENEY TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRACER.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER SHALL BE INSTALLED DIRECTLY ABOVE THE SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WIRE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A 1/2" NPT. TRACER BOX SHALL BE LOCATED 10' TO 15' FROM THE TRACER WIRE. THE TRACER WIRE SHALL BE INSTALLED WITHIN 10' OF PROTECTED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE SHALL BE INSTALLED WITHIN 10' OF PROTECTED TO THE PIPE AT 5' INTERVALS.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHALL BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS REQUIRED.

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SANITARY SEWER STUB DETECTION

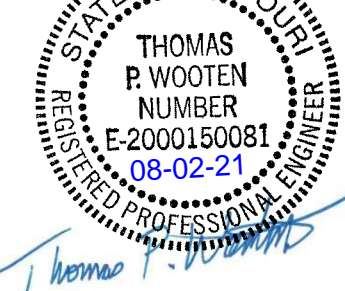
SANITARY SEWER STUB DETAIL

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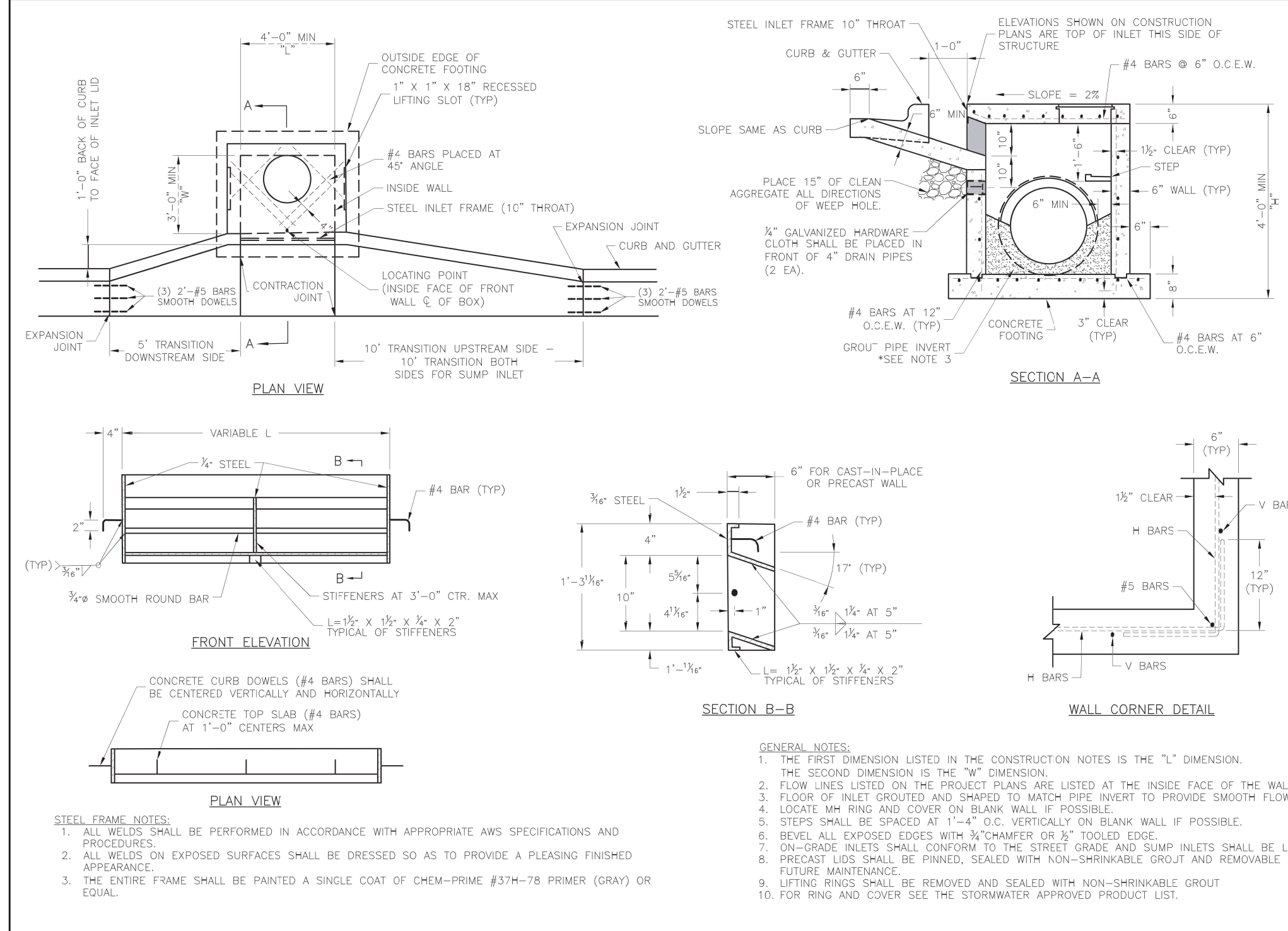
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO

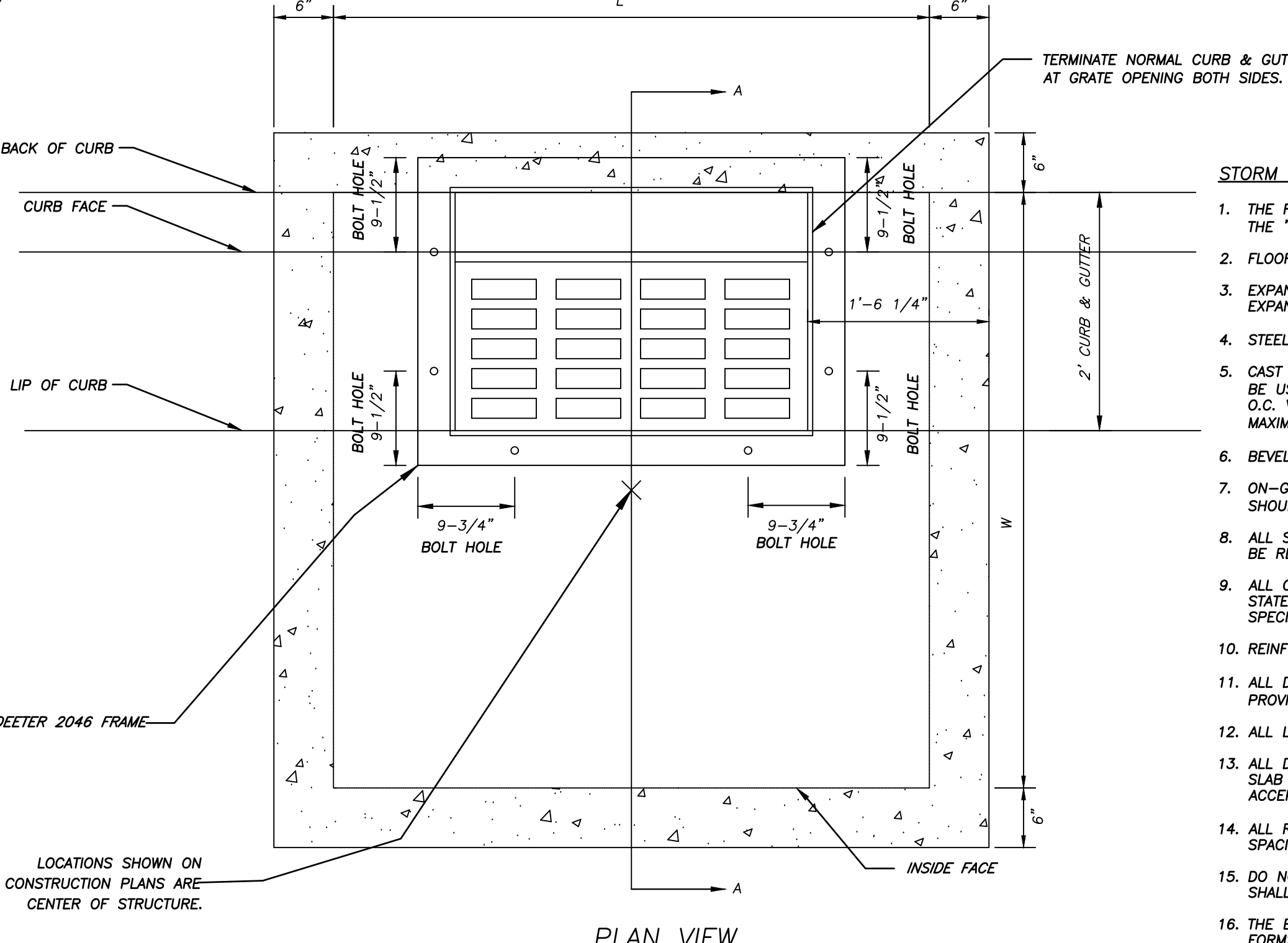
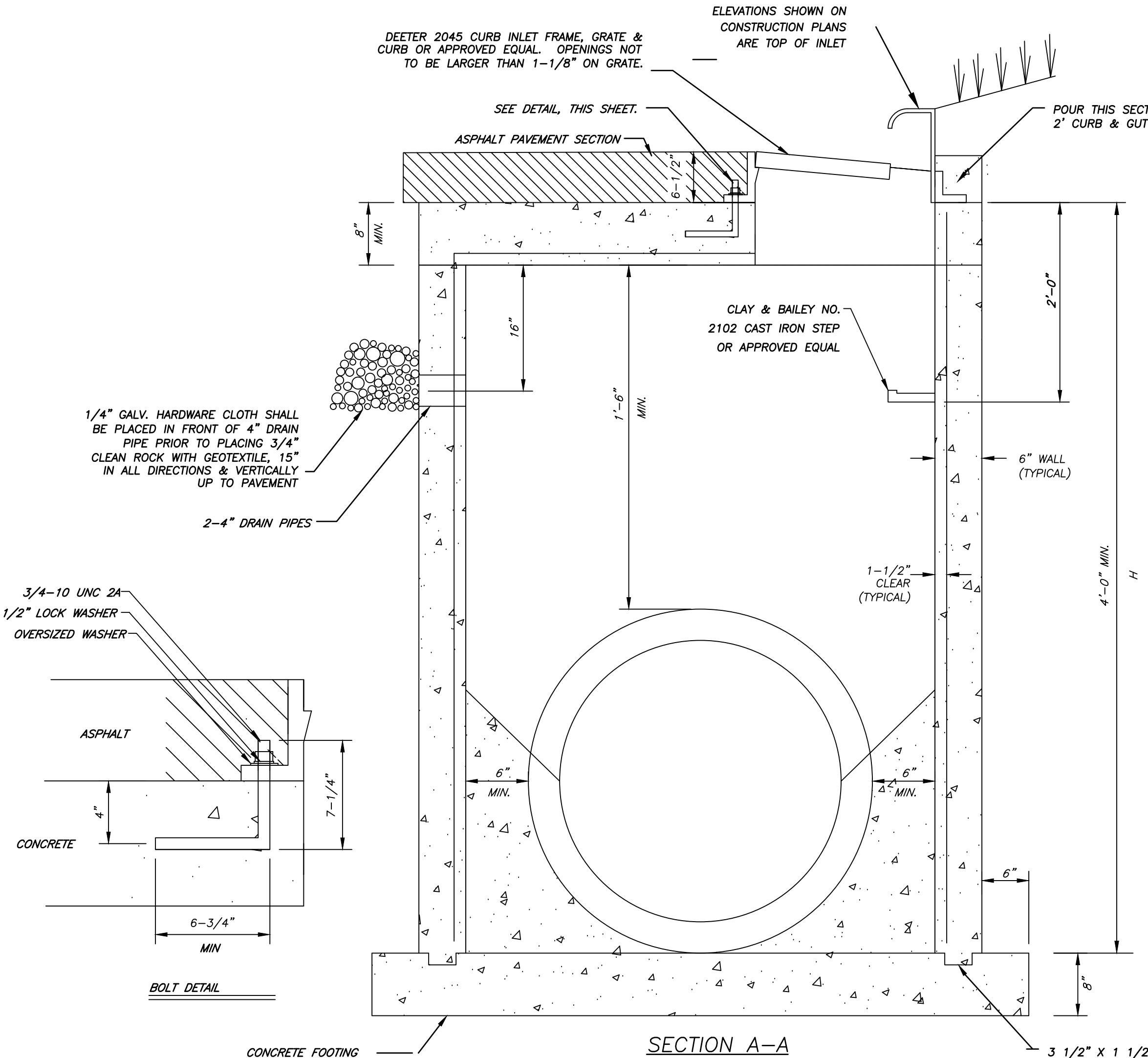


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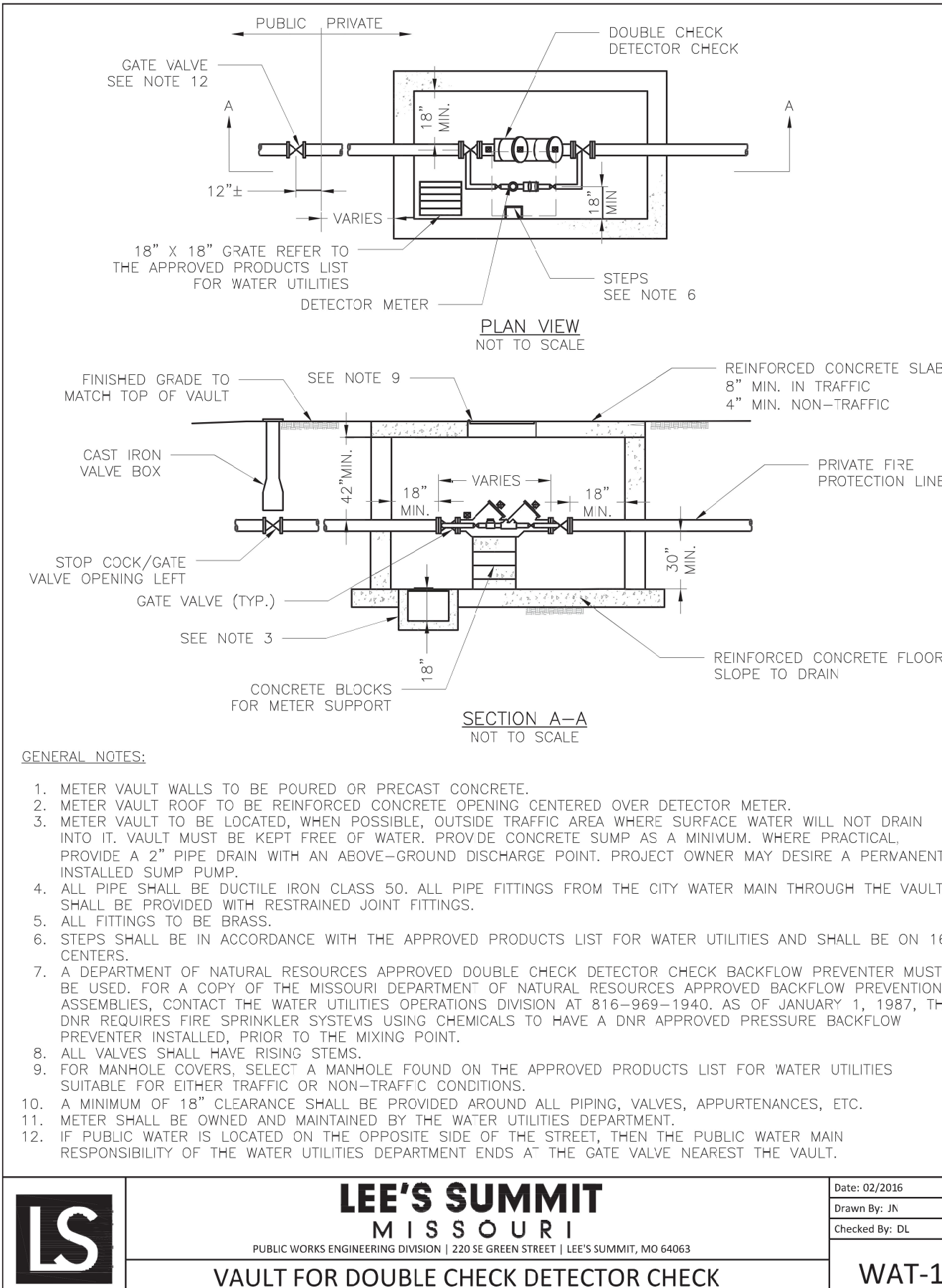
C502
11 OF 16



1	CURB INLET DETAIL
C503	N.T.S.



3	MODIFIED CURB INLET
C503	N.T.S.



2	VAULT FOR DOUBLE CHECK DETECTOR CHECK
C503	N.T.S.

- STORM SEWER NOTES:**
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
 3. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
 4. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
 5. CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND., INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY. THE DISTANCE FROM THE LAST STEP TO THE TOP OF CONCRETE INVERT SHOULD BE A MAXIMUM OF 24".
 6. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
 7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL. FIELD INLETS SHOULD BE GRADED TO IMPOUND WATER TO A MINIMUM DEPTH OF 6" ABOVE INLET TOP.
 8. ALL STORM SEWER STRUCTURES SHALL BE PRECAST OR POURED IN PLACE. PRECAST SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER PRIOR TO FABRICATION.
 9. ALL CONCRETE CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, MISSOURI DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND SPECIAL PROVISIONS.
 10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 60 AS PER ASTM A615, AND SHALL BE BENT COL.
 11. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF +/- 1/8" SHALL BE PERMITTED.
 12. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
 14. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
 15. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
 16. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
 17. ALL CURB INLET TOPS ARE TO BE CONSTRUCTED AFTER FINAL CURB STRING LINE HAS BEEN APPROVED BY THE OWNER'S REPRESENTATIVE AND PRIOR TO CURB CONSTRUCTION.
 18. RCP CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
 19. ALL STRUCTURES SHALL BE DESIGNED TO MEET ASHTO HS20 LOADING.
 20. GEOTEXTILE FABRIC AROUND WEEPS SHALL BE AASHTO M288 CLASS A OR AN APPROVED EQUAL.
 21. PRIOR TO SETTING OF STRUCTURES OR LAYING OF PIPE, ANY UTILITY CROSSING SHALL BE EXPOSED TO CONFIRM NO CONFLICTS EXIST WITH PROPOSED INSTALLATION.

COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

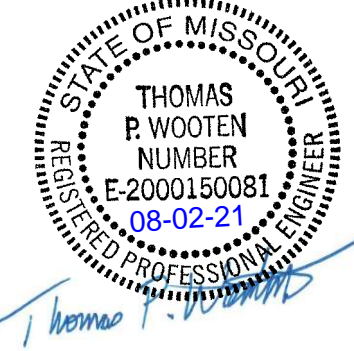
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SHEET NUMBER
C503
12 OF 16

1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS

1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

-UNDER OPEN AREAS

1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

OR

SE
OR

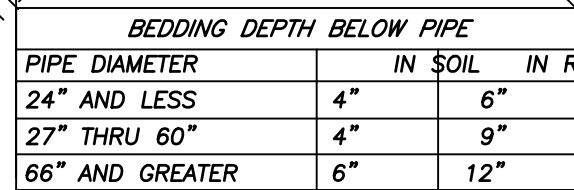
SELECT FILL CONSISTING OF SITE EXCAVATED OR IMPORTED NON-COHESIVE MATERIAL FREE OF CLAY, ORGANICS, TRASH, FROZEN MATERIAL, OR ROCKS LARGER THAN 3" COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698

—UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN M

ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698

-UNDER OPEN AREAS
ON SITE OR IN

ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698



1	STORM SEWER PIPE BEDDING
C504	N.T.S.



2	NYLOPLAST STRUCTURES
C504	N.T.S.



ACCESSIBLE SIGNAGE

3	ACCESSIBLE PARKING/SIGNAGE
C504	N.T.S.

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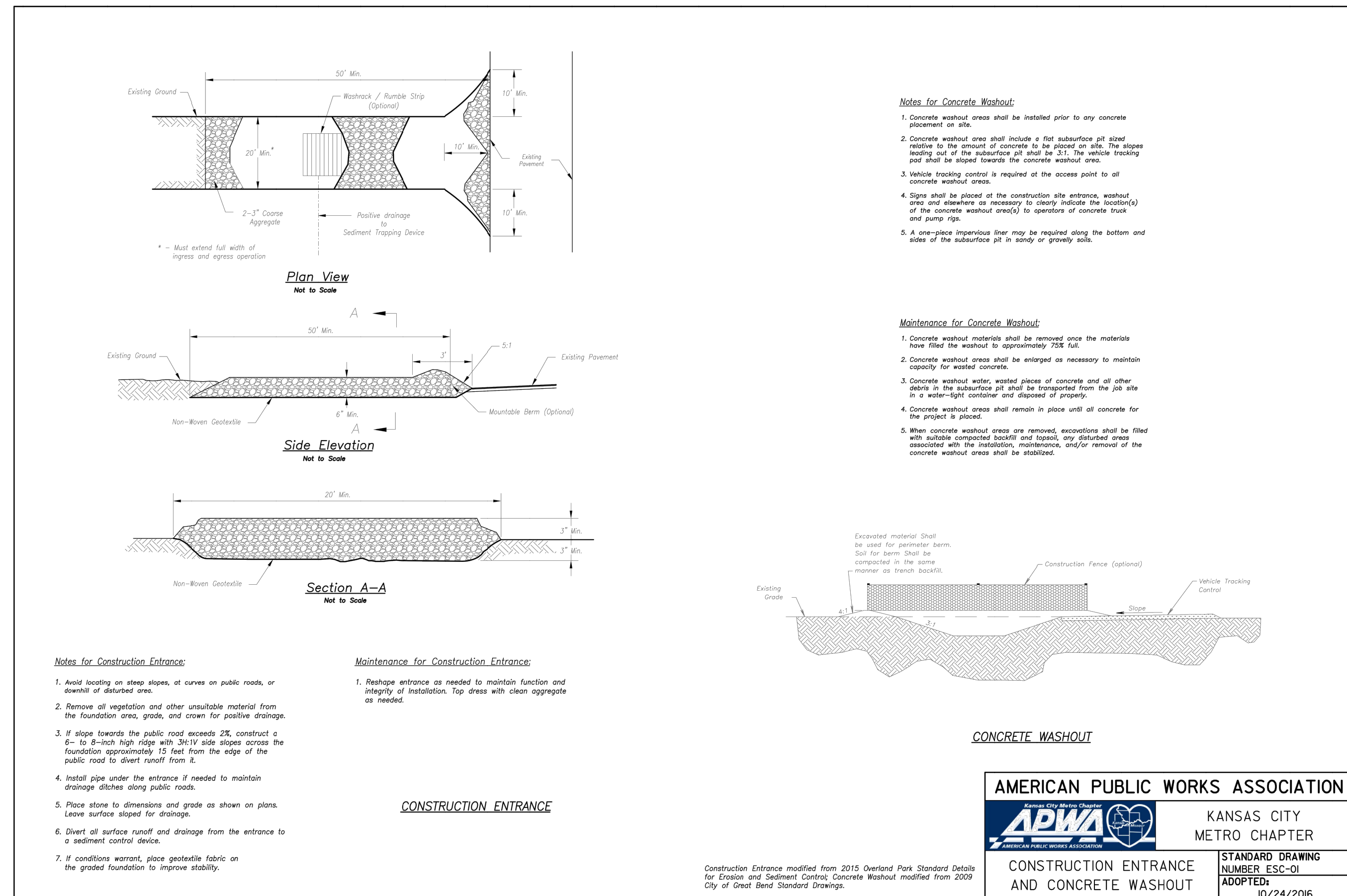
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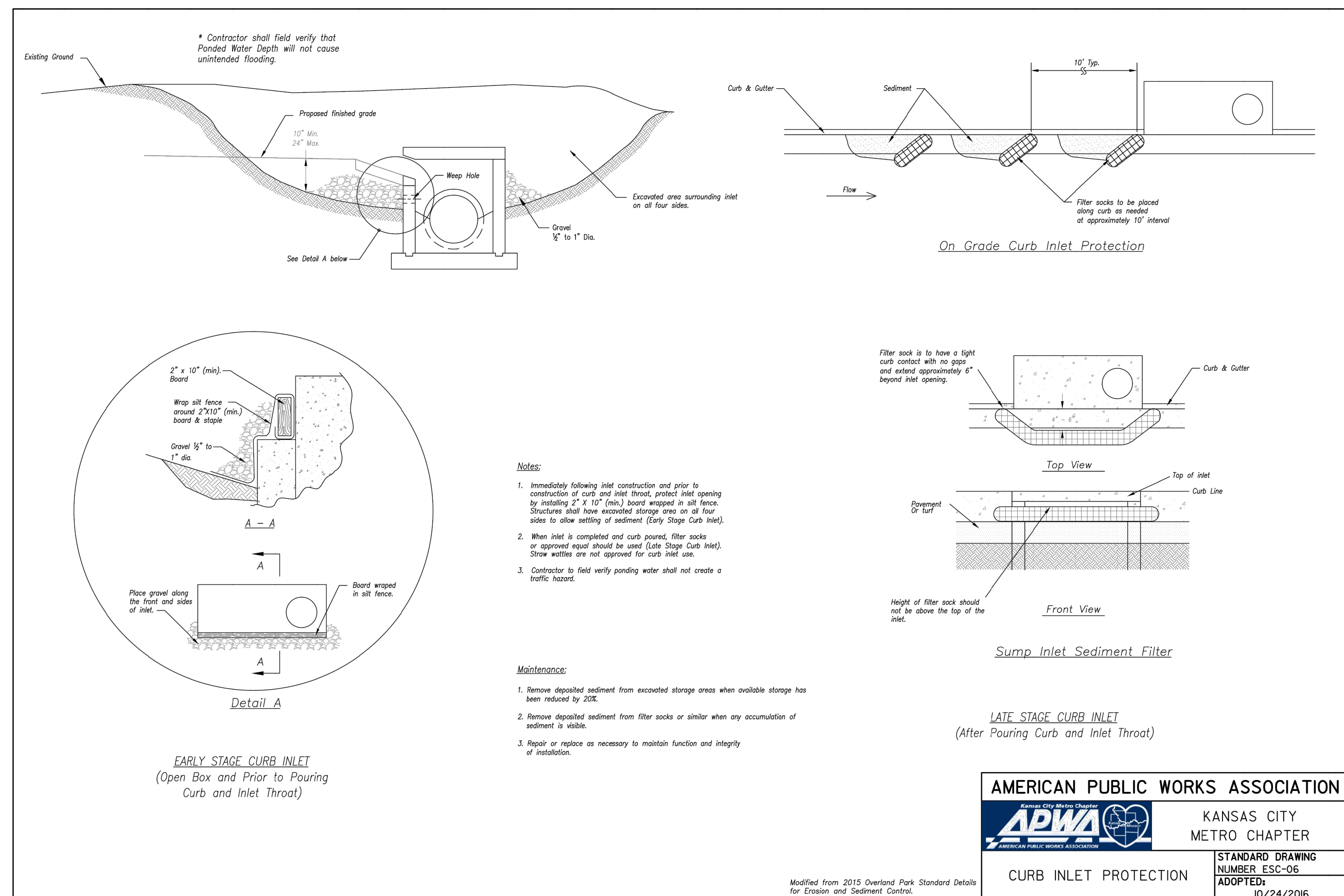
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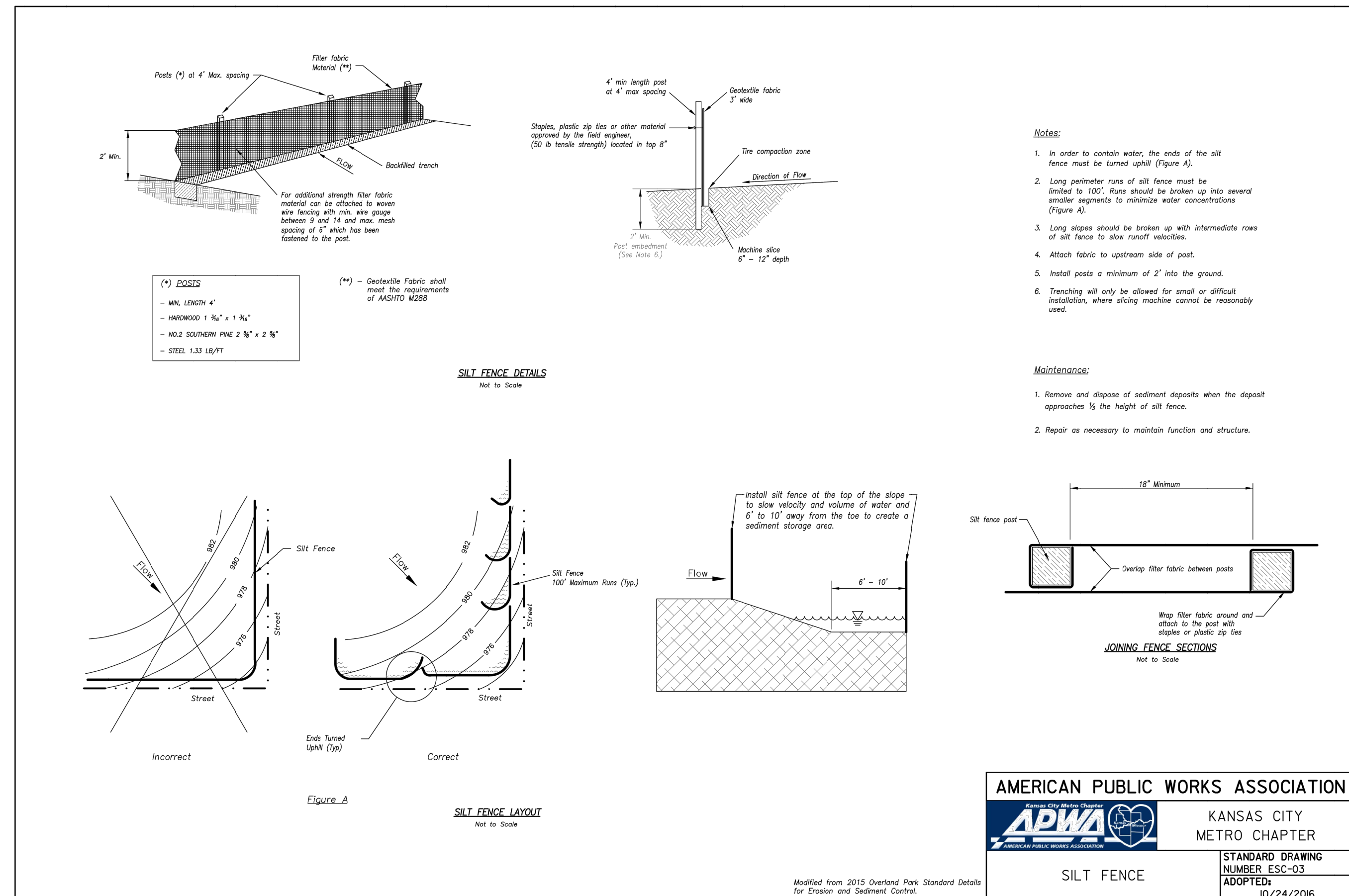
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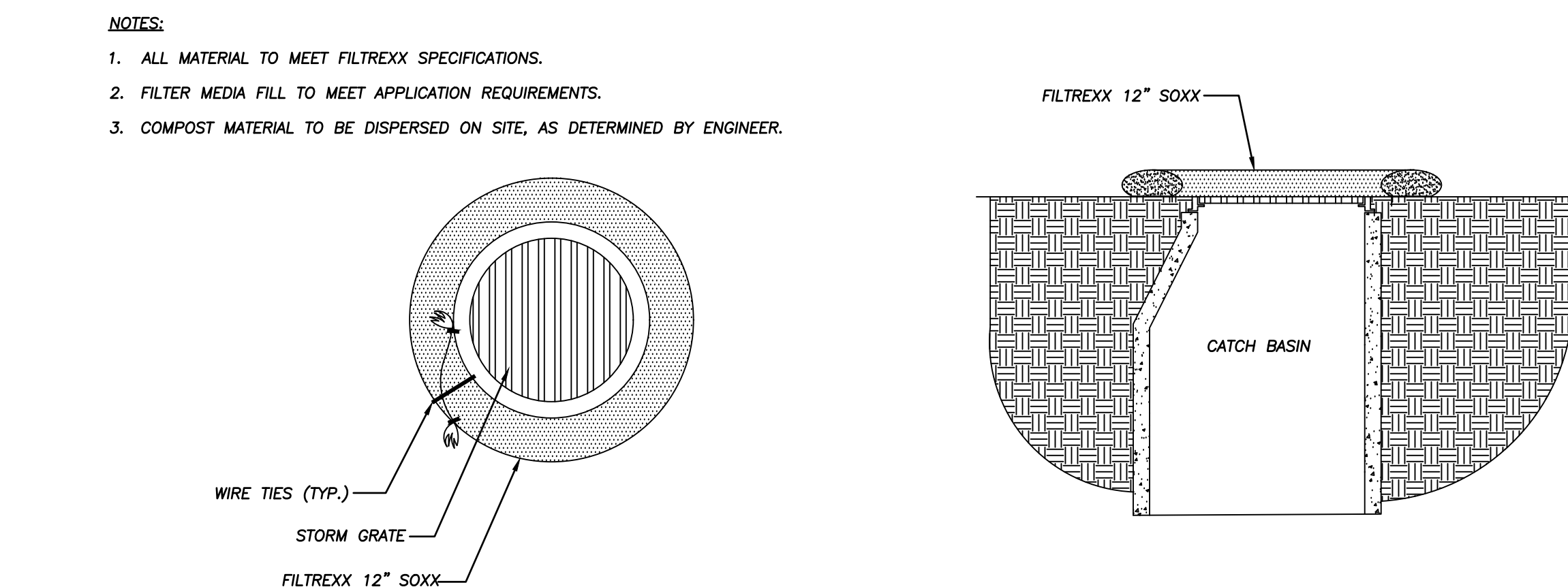
1	CONSTRUCTION ENTRANCE
C505	AND CONCRETE WASHOUT
	N.T.S.



2	CURB INLET PROTECTION
C505	N.T.S.



3	SILT FENCE
C505	N.T.S.



4	GRATED AREA INLET PROTECTION
C505	N.T.S.

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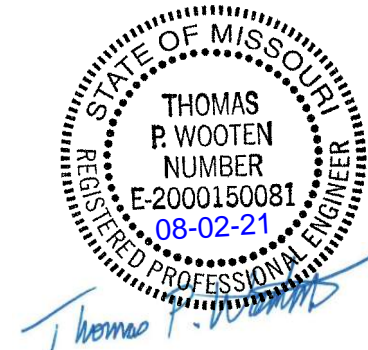
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

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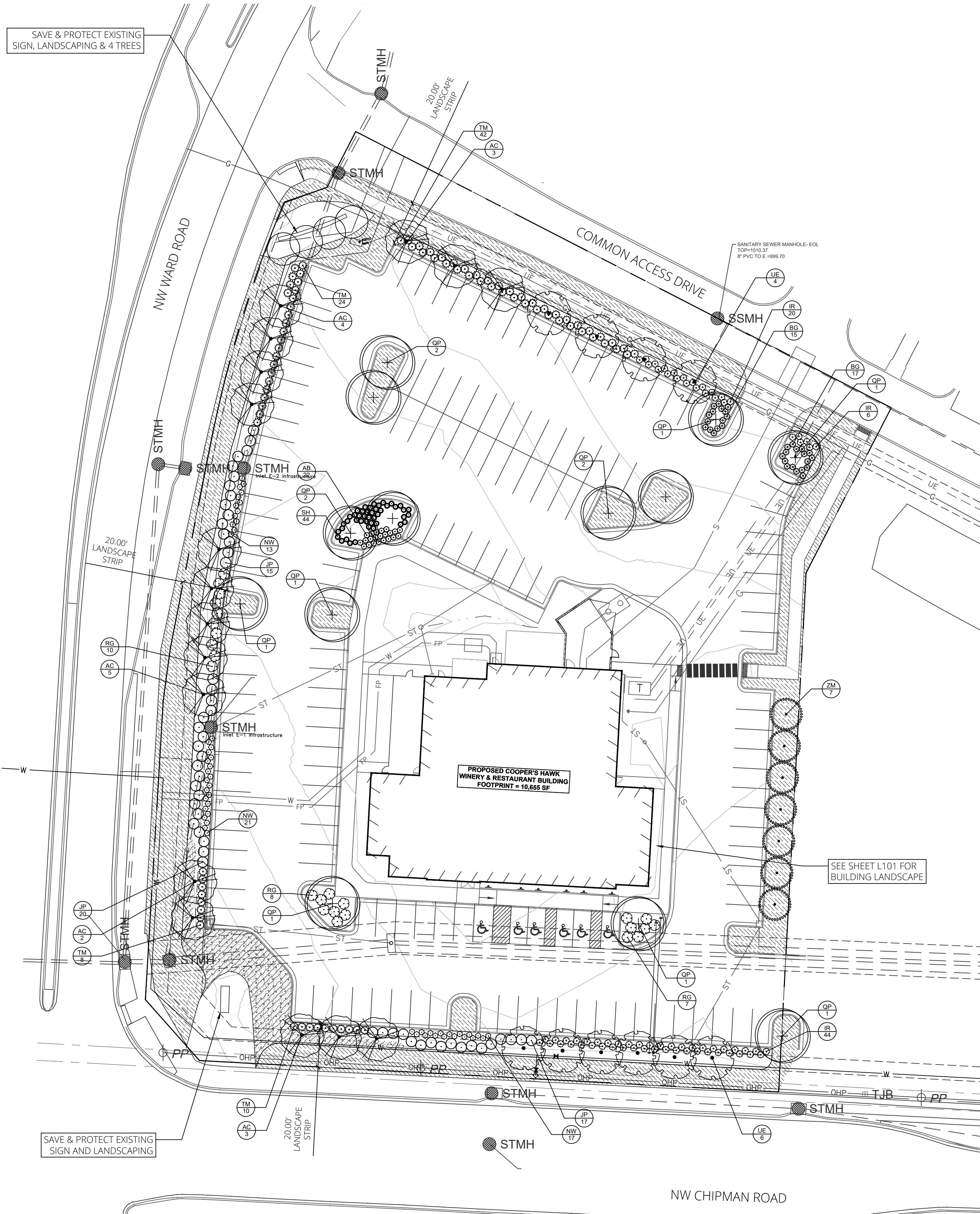
DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO



C506

15 OF 16



1 LANDSCAPE PLAN
SCALE = 1" = 30'

DEVELOPMENT ORDINANCE SUMMARY

SEC. 8.790.A - STREET FRONTAGE

REQUIRED:
1 TREE PER 30' STREET FRONTAGE AND 1 SHRUB PER 20' STREET FRONTAGE:
NW WARD ROAD = 395 LF = 13 TREES AND 20 SHRUBS
NW CHIPMAN ROAD = 270 LF = 9 TREES AND 14 SHRUBS
COMMON ACCESS DRIVE = 260 LF = 9 TREES AND 13 SHRUBS
PROVIDED:
NW WARD ROAD = 13 TREES AND 20 SHRUBS
NW CHIPMAN ROAD = 9 TREES (INCLUDING 2 EXISTING TREES) AND 14 SHRUBS
COMMON ACCESS DRIVE = 9 TREES (INCLUDING 2 EXISTING TREES) AND 13 SHRUBS

SEC. 8.790.B - OPEN YARD AREAS

REQUIRED:
2 SHRUBS PER 5000 SF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AND 1 TREE PER 5000 SF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT:
110,791 SF LOT - 10,655 SF BUILDING = 100,136 SF
(100,136 / 5000) X 2 = 40 SHRUBS AND 100,136 / 5000 = 20 TREES
PROVIDED:
50 SHRUBS AND 20 TREES

SEC. 8.810 - PARKING LOT LANDSCAPING AND TREES

REQUIRED:
LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED IN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5% OF THE PARKING AREA:
53,617 SF PARKING AREA X 5% = 2680 SF INTERIOR LANDSCAPE AREAS
PROVIDED:
3559 SF INTERIOR LANDSCAPE AREAS

SEC. 8.820 - SCREENING, PARKING LOT

REQUIRED:
PARKING LOTS AND LOADING AREAS VISIBLE FROM ROW SHALL BE SCREENED TO A HEIGHT OF 2 1/2' WITH A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF:
NW WARD ROAD = (300 LF / 40) X 12 = 90 SHRUBS
NW CHIPMAN ROAD = (211 LF / 40) X 12 = 63 SHRUBS
COMMON ACCESS DRIVE = (180' LF / 40) X 12 = 54 SHRUBS
PROVIDED:
NW WARD ROAD = 90 SHRUBS
NW CHIPMAN ROAD = 63 SHRUBS
COMMON ACCESS DRIVE = 54 SHRUBS

PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AC	17	CADDO SUGAR MAPLE / ACER SACCHARUM 'CADDO'	B & B	3"CAL	
	QP	13	AMERICAN DREAM OAK / QUERCUS BICOLOR 'JFS-KW12' TM	B & B	3"CAL	
	UE	10	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II' TM	B & B	3"CAL	
	ZM	7	MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA 'MUSASHINO'	B & B	3"CAL	
DECIDUOUS SHRUBS		CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	AB	22	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166' TM	2 GAL		
	IR	70	RED SPRITE WINTERBERRY / ILEX VERTICILLATA 'RED SPRITE'	5 GAL		
	JP	52	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL		
	RG	25	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL		
	TM	84	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	5 GAL		
GRASSES & PERENNIALS		CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	BG	32	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	2 GAL		
	NW	51	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	2 GAL		
	SH	44	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	2 GAL		
GROUND COVERS		CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	TF	12,920 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD		
	EC	1,930	COLORATUS PURPLE WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS'	2 1/2" PEAT POT		

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DATE:	06-30-2021	JOB NUMBER:	21CO10010
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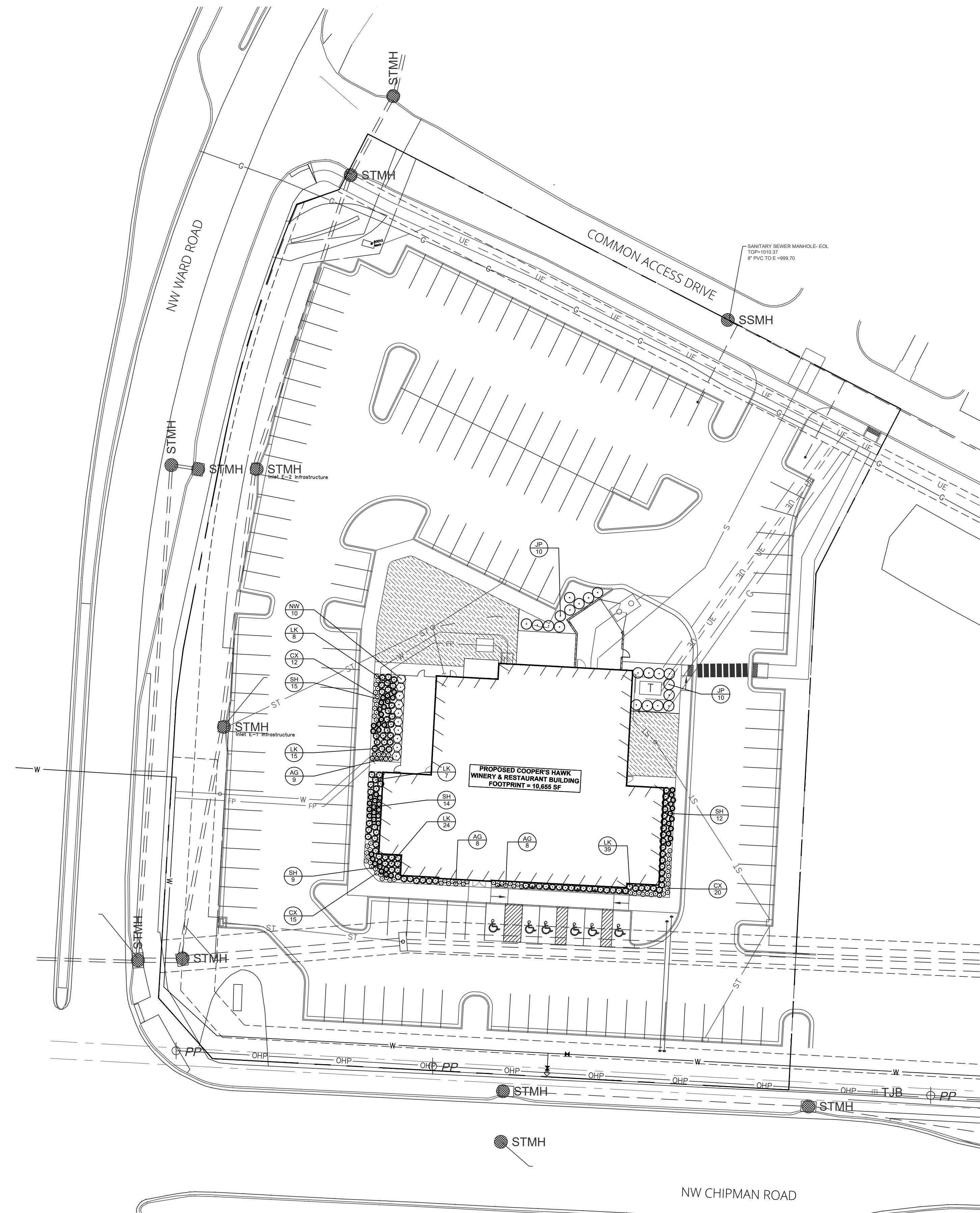
COOPER'S HAWK
FINAL DEVELOPMENT PLAN

BUILDING LANDSCAPE PLAN







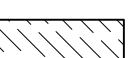
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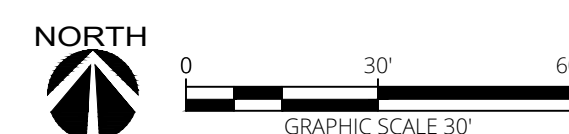
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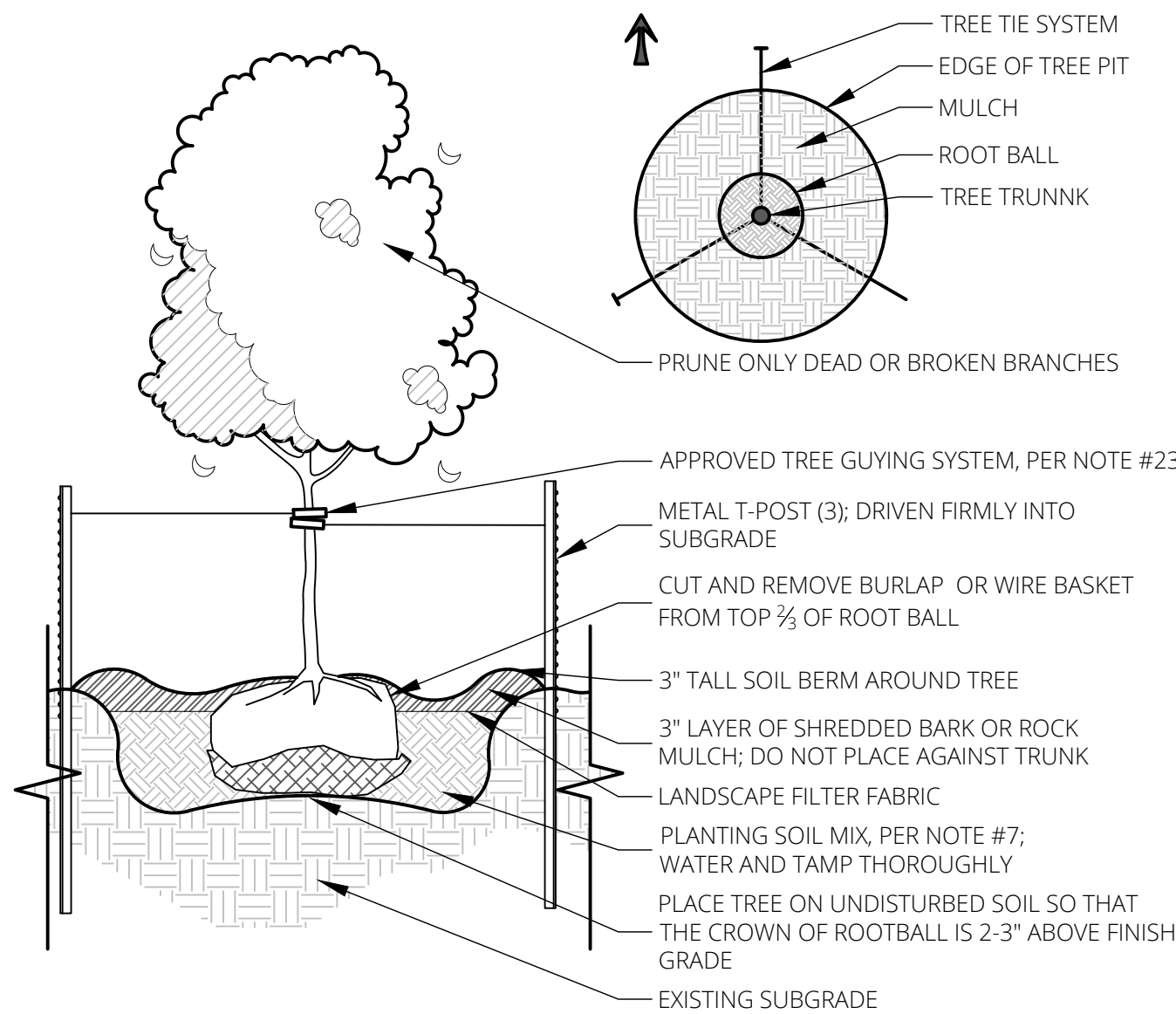


PLANT SCHEDULE

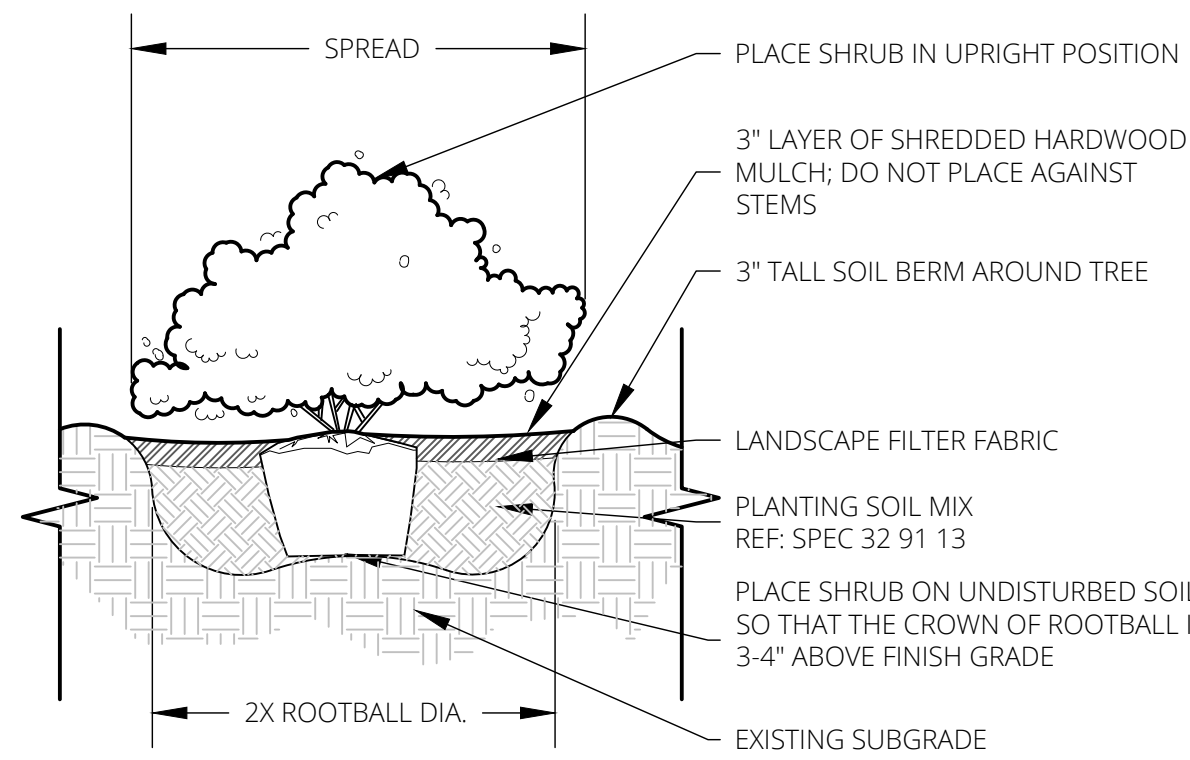
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	JP	20	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AG	25	GAY BUTTERFLIES BUTTERFLY MILKWEED / ASCLEPIAS TUBEROSA 'GAY BUTTERFLIES'	1 GAL
	CX	47	UPTICK GOLD AND BRONZE TICKSEED / COREOPSIS X 'BALUPTGONZ' TM	1 GAL
	LK	93	KOBOLD SPIKE GAYFEATHER / LIATRIS SPICATA 'KOBOLD'	1 GAL
	NW	10	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	2 GAL
	SH	50	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	2 GAL
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	TF	3,150 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD

1 | BUILDING LANDSCAPE PLAN
SCALE = 1" = 30'

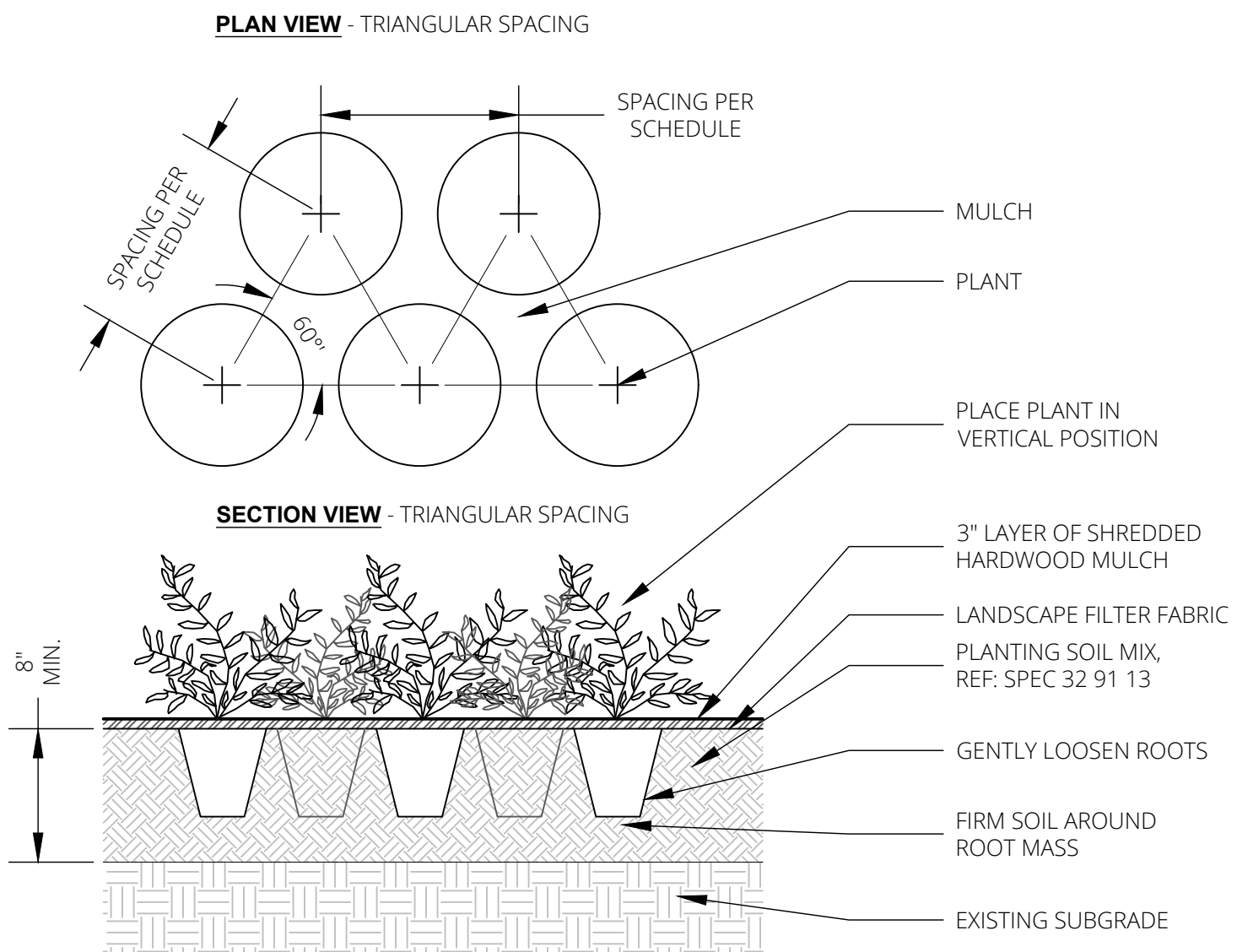




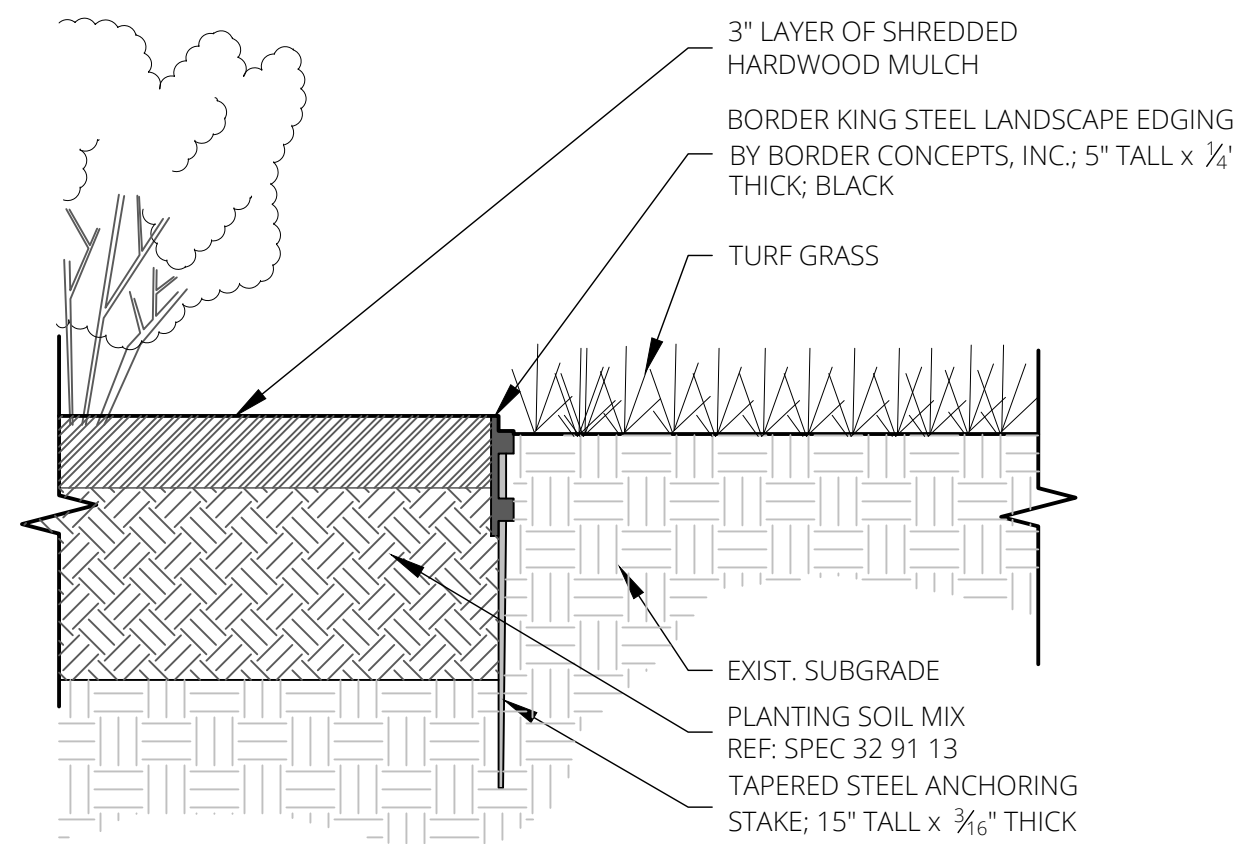
1 | DECIDUOUS TREE PLANTING
SCALE = NTS



2 | SHRUB PLANTING
SCALE = NTS



3 | PERENNIAL PLANTING
SCALE = NTS



4 | STEEL LANDSCAPE EDGING
SCALE = NTS

PLANTING NOTES

GENERAL

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER.

PLANTING PREPARATION

- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. REFER TO SPECIFICATION SECTION 32 91 13 - SOIL PREPARATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
- MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - CREeping GROUNDcover SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
 - EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.

RELATED ITEMS

- MULCH:** APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, NON-COLOR ADDED PRODUCTS AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
- EDGING:** ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A STEEL EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
- TREE TIES:** CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:
"ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

MAINTENANCE AND CLEAN-UP

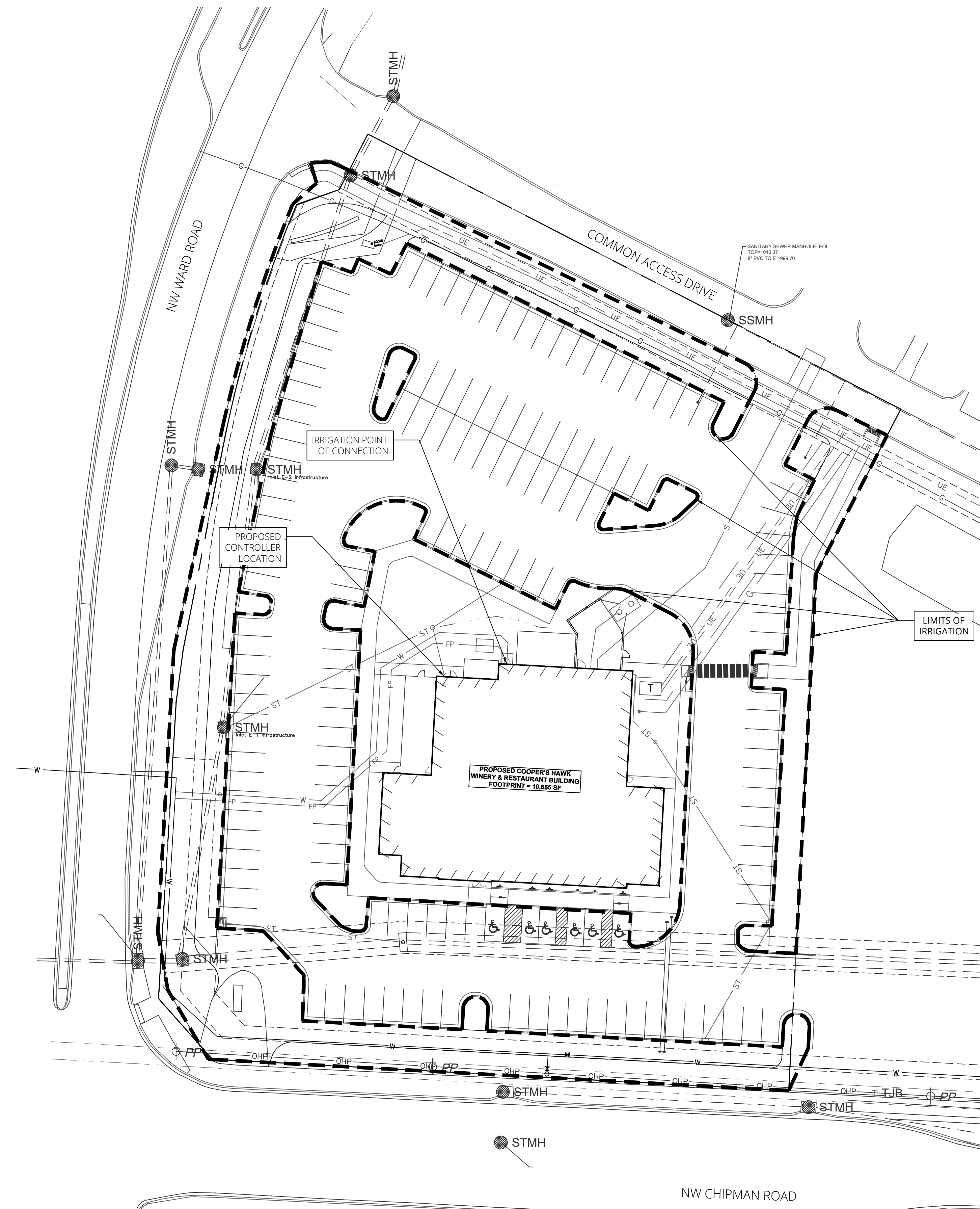
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- OWNER SHALL PROVIDE AND INSTALL A FULLY-AUTOMATED PERMANENT UNDERGROUND IRRIGATION SYSTEM DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AND CAPABLE OF PROVIDING ADEQUATE WATER TO ALL TREES, SHRUBS, AND TURF SHOWN ON THESE PLANS.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- INSPECTION, WARRANTIES AND GUARANTEE**
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

IRRIGATION

- ALL LANDSCAPING SHALL BE IRRIGATED.

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IRRIGATION NOTES

GENERAL

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE KANSAS ONE CALL SYSTEM AT 800-344-7233, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM IRRIGATION OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND BUILT BY A QUALIFIED IRRIGATION CONTRACTOR.
3. THE IRRIGATION CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR TO DESIGN AND INSTALL A COMPLETE AND OPERABLE AUTOMATICALLY CONTROLLED LANDSCAPE IRRIGATION SYSTEM REQUIRED TO IRRIGATE THE LANDSCAPING AND VEGETATION WITHIN THE LIMITS AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS AND AS NECESSARY TO COMPLETE THE CONTRACT.
4. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, SEQUENCING, AND SCHEDULING ALL WORK RELATED TO THE IRRIGATION SYSTEM.
5. THE IRRIGATION CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY COVERING THE ENTIRE SYSTEM AGAINST DEFECTS IN INSTALLATION, WORKMANSHIP, AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

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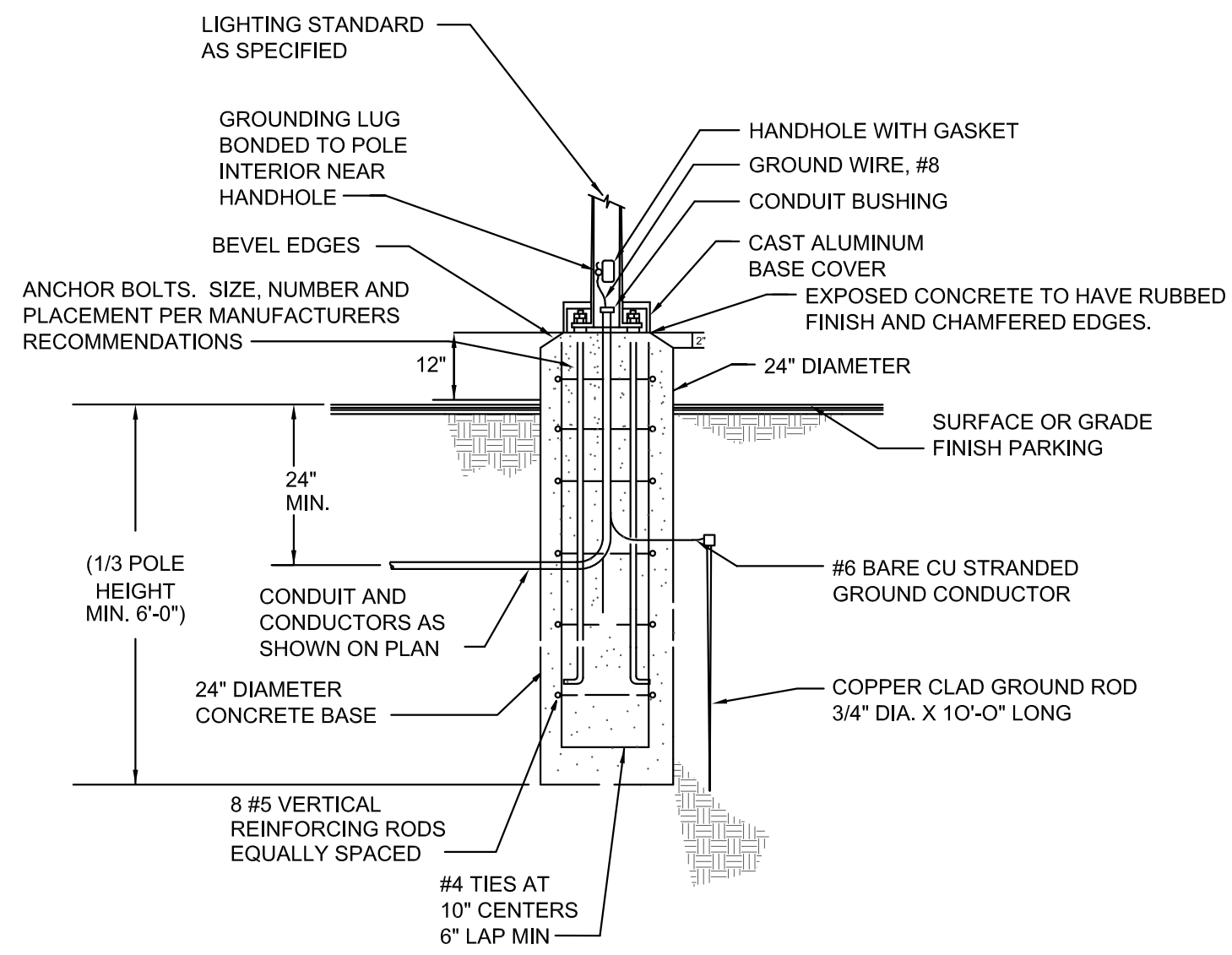
COOPER'S HAWK
FINAL DEVELOPMENT PLAN

IRRIGATION LIMITS PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
L200
1 OF 1



*POLE BASE SHALL BE CALCULATED USING THE FOLLOWING CRITERIA:

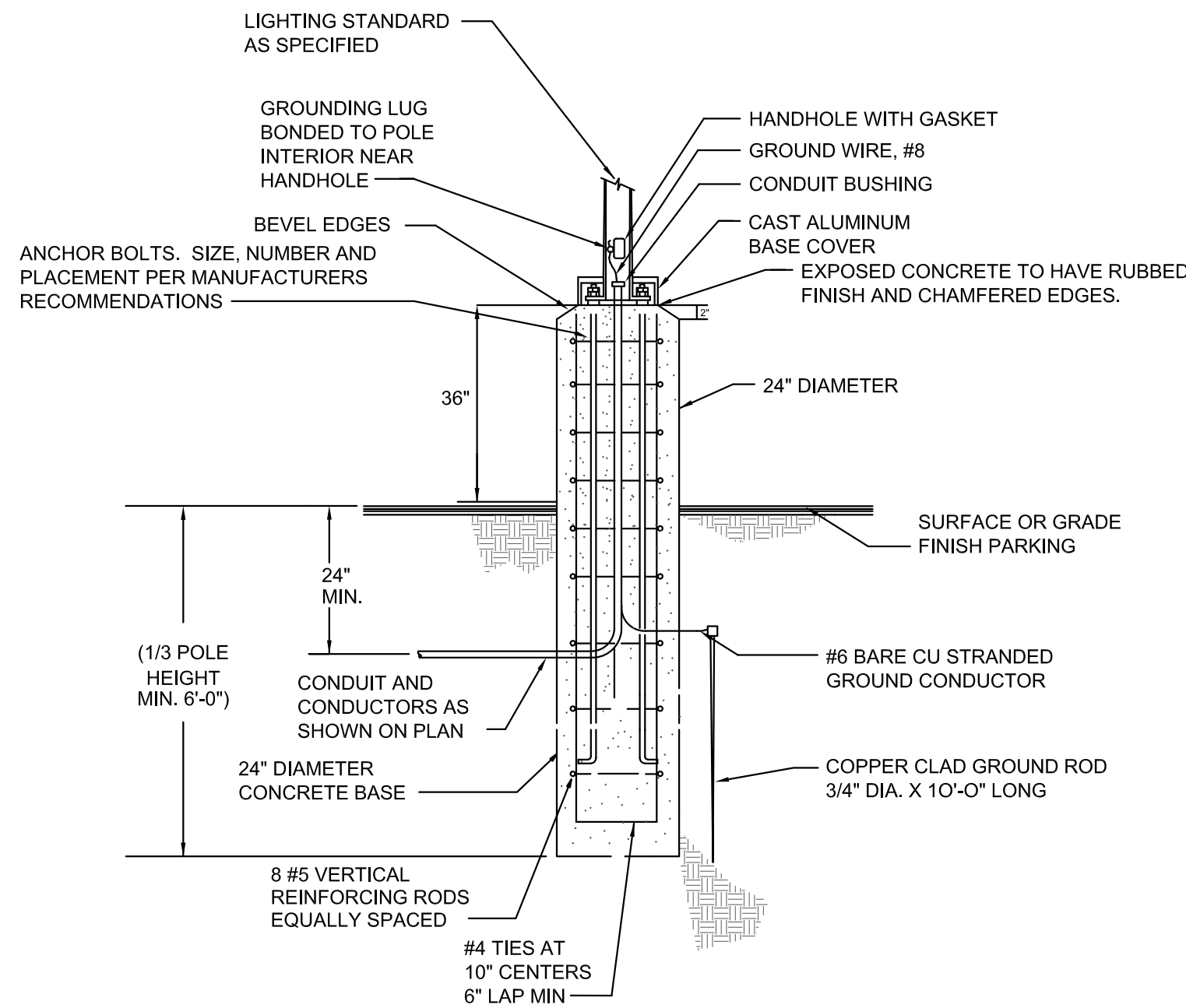
WWD LOADING
100MPH (1.3 GUST)

TOTAL EPA OF LUMINAIRES
+TOTAL EPA OF BRACKETS
=TOTAL EPA OF LUMINAIRES/BRACKETS

NOTES:

1. SELECT POLE BASED ON MAXIMUM EPA LISTED IN MANUFACTURERS CATALOG.
2. IN ANY CASE MIN. POLE BASE DEPTH SHALL BE 72". FINAL DEPTH OF POLE BASE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
3. CONCRETE SHALL BE 3000 PSI CLASS A CONCRETE PLACED NEXT TO UNDISTURBED EARTH.
4. CONTRACTOR TO INCLUDE CONTINGENCY FOR ENCOUNTERING ROCK AS PART OF POLE BASE INSTALLATION.

2 LIGHTING POLE BASE DETAIL (P1)
NO SCALE



*POLE BASE SHALL BE CALCULATED USING THE FOLLOWING CRITERIA:

WWD LOADING
100MPH (1.3 GUST)

TOTAL EPA OF LUMINAIRES
+TOTAL EPA OF BRACKETS
=TOTAL EPA OF LUMINAIRES/BRACKETS

NOTES:

1. SELECT POLE BASED ON MAXIMUM EPA LISTED IN MANUFACTURERS CATALOG.
2. IN ANY CASE MIN. POLE BASE DEPTH SHALL BE 72". FINAL DEPTH OF POLE BASE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
3. CONCRETE SHALL BE 3000 PSI CLASS A CONCRETE PLACED NEXT TO UNDISTURBED EARTH.
4. CONTRACTOR TO INCLUDE CONTINGENCY FOR ENCOUNTERING ROCK AS PART OF POLE BASE INSTALLATION.

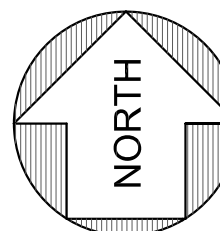
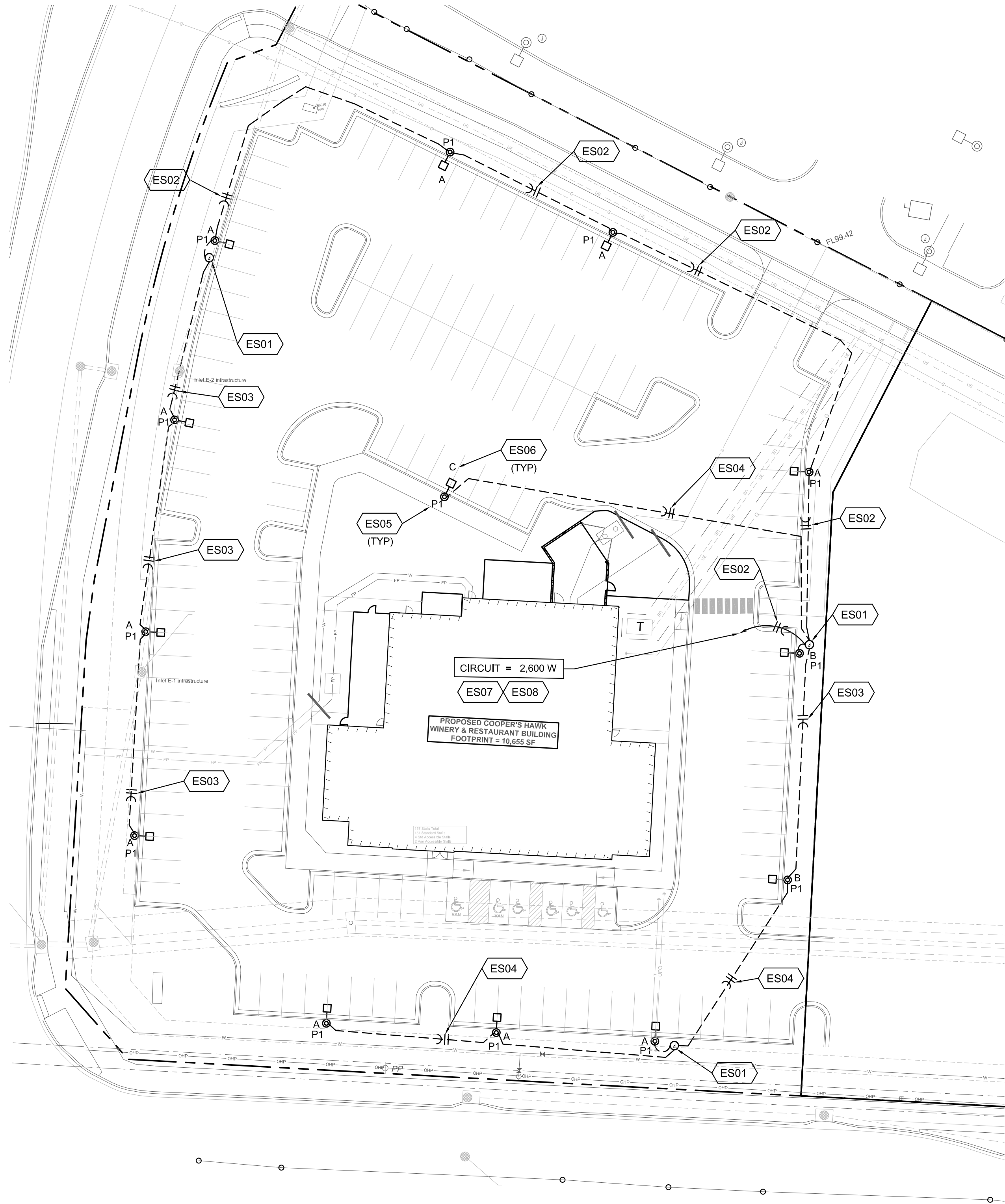
1 LIGHTING POLE BASE DETAIL (P2)
NO SCALE

GENERAL NOTES

A.	PROVIDE 1" CONDUIT, MINIMUM, UNLESS NOTED OTHERWISE.
B.	PROVIDE #10 AWG CONDUCTORS FROM HANDHOLE TO LIGHT FIXTURE, MINIMUM, UNLESS NOTED OTHERWISE.
C.	PROVIDE #8 AWG CONDUCTORS FOR SITE LIGHTING CIRCUIT, MINIMUM, UNLESS NOTED OTHERWISE. CONDUCTORS TO BE THWN-2 RATED 90 DEG MINIMUM.
D.	LIGHTING SHALL COMPLY WITH CITY OF LEE'S SUMMIT, MISSOURI UNIFIED DEVELOPMENT ORDINANCE. (ARTICLE 8 SITE STANDARDS, DIVISION 1 DESIGN STANDARDS, SUBDIVISION 5 LIGHTING STANDARDS.)

PLAN NOTES

ES01	PROVIDE MINIMUM 12"x12"x12", IN GROUND, OPEN BOTTOM, POLYMER JUNCTION BOX. COVER TO BE BOLTED, GASKETED TYPE WITH "PARKING LIGHTING" LOGO. TYPICAL, UNLESS NOTED OTHERWISE. MOUNT ADJACENT TO EACH POLE BASE, (WHERE SHOWN)
ES02	PROVIDE 2 #6 AWG AND 1 #6 GROUND IN 1" CONDUIT.
ES03	PROVIDE 2 #8 AWG AND 1 #8 GROUND IN 1" CONDUIT.
ES04	PROVIDE 2 #10 AWG AND 1 #10 GROUND IN 1" CONDUIT.
ES05	"P#" DENOTES POLE TYPE, REFER TO POLE SCHEDULE FOR SPECIFICATION.
ES06	CAPITAL LETTER DENOTES LUMINAIRE TYPE, REFER TO LUMINAIRE SCHEDULE.
ES07	EXTEND TO 120/208V TENANT PANEL LOCATED IN TENANT'S MEZZANINE. COORDINATE EXACT LOCATION AND CIRCUIT WITH TENANT'S PLANS.
ES08	LIGHTING TO BE CONTROLLED VIA TENANT'S LIGHTING RELAY CONTROL PANEL FOR ON/OFF CONTROL. INDIVIDUAL FIXTURES TO BE PROGRAMMED TO DIM DOWN TO 50% WITHIN 60 MINUTES OF CLOSING FOR 50% LIGHT REDUCTION (COORDINATE WITH BUILDING OWNER FOR SCHEDULE). UPON DETECTION OF MOTION, FIXTURES TO BE BROUGHT UP TO FULL BRIGHTNESS BY INTEGRAL MOTION SENSORS AND PROGRAMMED TO DIM BACK DOWN UPON VACANCY AFTER 10 MINUTES. COORDINATE PROGRAMMING OF "CLOSING TIME" WITH TENANT PRIOR TO ORDERING FIXTURES WITH INTEGRAL SENSORS.



SITE LIGHTING

1"=30 FT
0 30' 60'

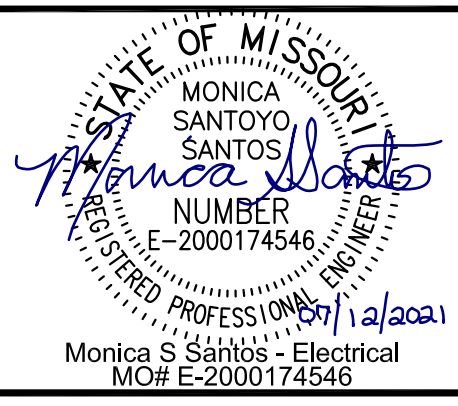
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COOPER'S HAWK
SITE LIGHTING PLAN
AND DETAILS
LEE'S SUMMIT, JACKSON COUNTY, MO



Antella
CONSULTING ENGINEERS INC.

1600 Genessee, Suite 260
Kansas City, Missouri 64102
email: antella@antella-inc.com
www.antella.co
Missouri Certificate of Authority #2005013590

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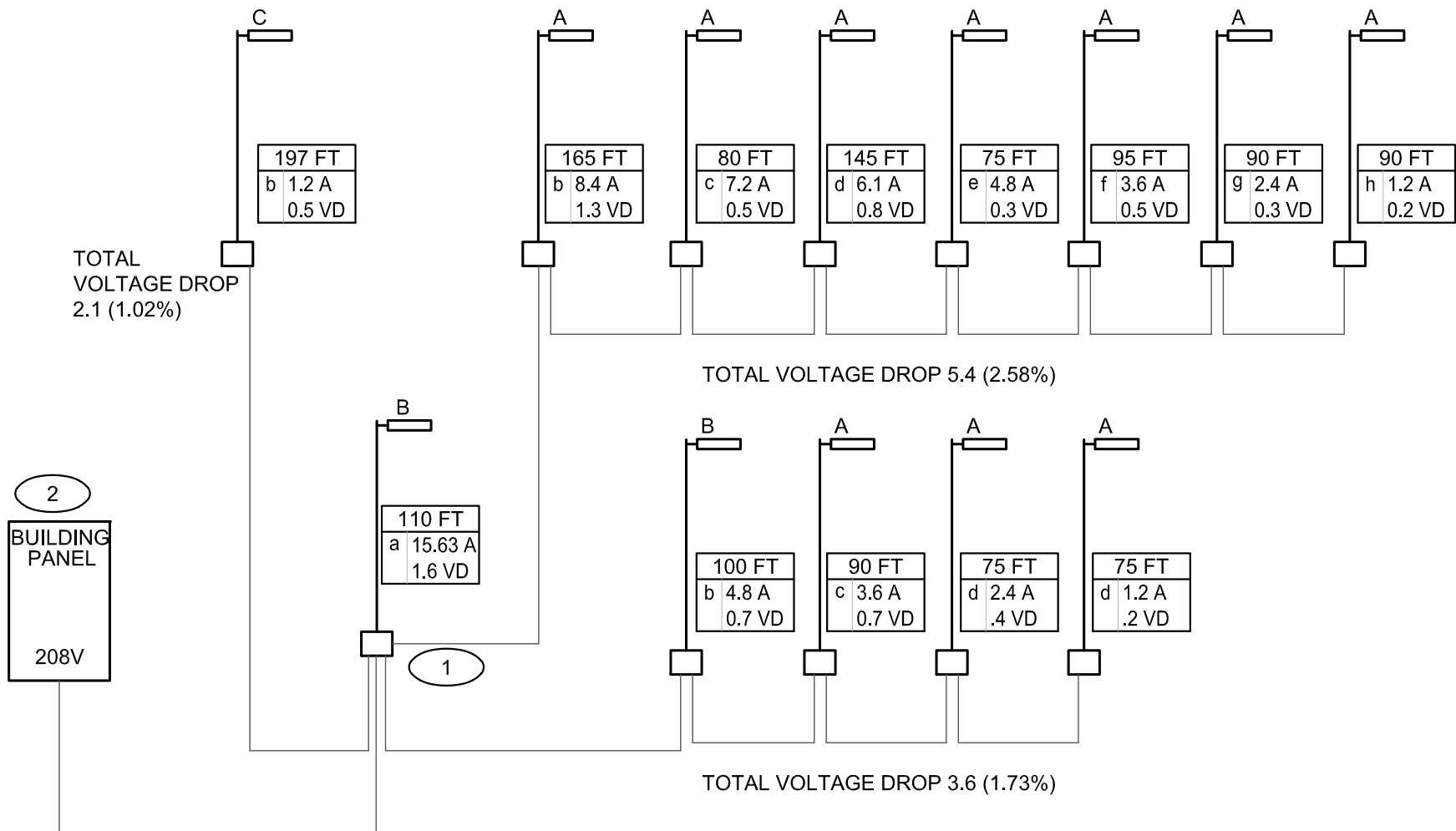
E101
2 OF 3

LUMINAIRE SCHEDULE										
TYPE	MOUNTING	LAMP	LUMENS	COLOR TEMPERATU RE	CRI	WATT	VA	VOLTAGE	MANUFACTURER	DESCRIPTION
A	POLE	LED	25000 lm	4000 K	80	200W	250	208V	HUBELL - KIM LIGHTING ALT2-100L-200-4K8-4-UNV -A46-LGT-NXSP30F-BC-DF POLE: SEE POLE SCHEDULE	KIM ALTITUDE 2.0 LED SERIES, GRAY, 3.5" TALL, 23.44" LONG, 16" WIDE, TYPE IV DISTRIBUTION, 208V, ARM MOUNT, LIGHT GRAY, WITH 208V FUSING AND BACKLIGHT CONTROL. (BUG RATING: B1/U0/G3), REFER TO PLANS FOR CONFIGURATION AND POLE REFERENCE FOR POLE TYPE. PROVIDE NUMBER OF LUMINAIRES PER POLE AS SHOWN ON PLANS. PROVIDE WITH WIRED NX, PIR OCCUPANCY SENSOR DIMMING DAYLIGHT HARVESTING UPTO 30FT.
B	POLE	LED	25000 lm	4000 K	80	200W	250	208V	HUBELL - KIM LIGHTING ALT2-100L-200-4K8-2-UNV -A46-LGT-NXSP30F-BC-DF POLE: SEE POLE SCHEDULE	KIM ALTITUDE 2.0 LED SERIES, GRAY, 3.5" TALL, 23.44" LONG, 16" WIDE, TYPE II DISTRIBUTION, 208V, ARM MOUNT, LIGHT GRAY, WITH 208V FUSING AND BACKLIGHT CONTROL. (BUG RATING: B1/U0/G2), REFER TO PLANS FOR CONFIGURATION AND POLE REFERENCE FOR POLE TYPE. PROVIDE NUMBER OF LUMINAIRES PER POLE AS SHOWN ON PLANS. PROVIDE WITH WIRED NX, PIR OCCUPANCY SENSOR DIMMING DAYLIGHT HARVESTING UPTO 30FT.
C	POLE	LED	25000 lm	4000 K	80	200W	250	208V	HUBELL - KIM LIGHTING ALT2-100L-200-4K8-3-UNV -A46-LGT-NXSP30F-DF POLE: SEE POLE SCHEDULE	KIM ALTITUDE 2.0 LED SERIES, GRAY, 3.5" TALL, 23.44" LONG, 16" WIDE, TYPE III DISTRIBUTION, 208V, ARM MOUNT, LIGHT GRAY, WITH 208V FUSING. (BUG RATING: B1/U0/G3), REFER TO PLANS FOR CONFIGURATION AND POLE REFERENCE FOR POLE TYPE. PROVIDE NUMBER OF LUMINAIRES PER POLE AS SHOWN ON PLANS. PROVIDE WITH WIRED NX, PIR OCCUPANCY SENSOR DIMMING DAYLIGHT HARVESTING UPTO 30FT.

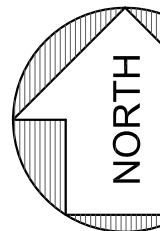
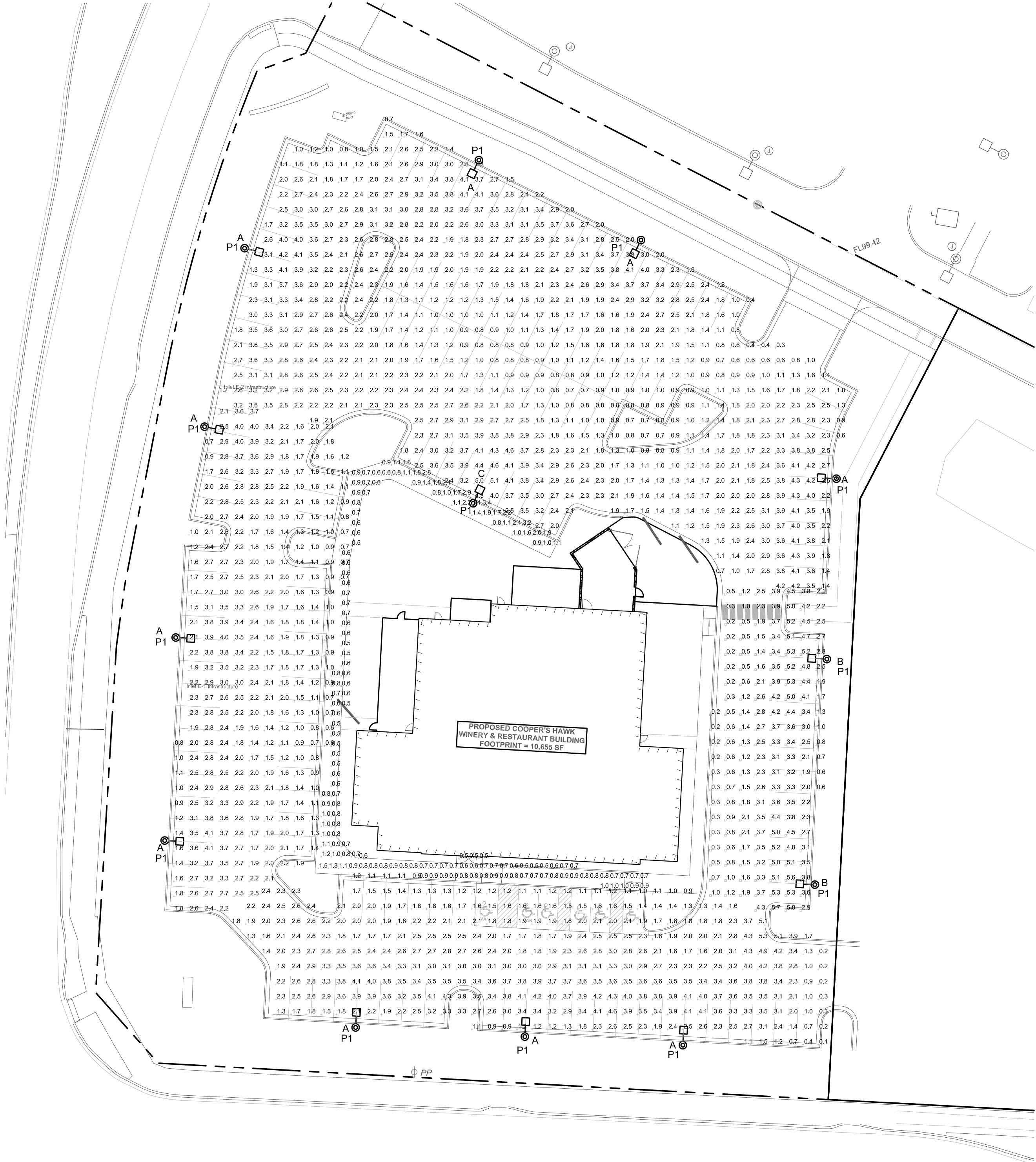
TYPE	POLE HEIGHT	BASE	POLE DIAMETER	MANUFACTURER	DESCRIPTION
P1	23'	1' CONCRETE BASE	6"X.188	HUBELL - KIM LIGHTING PRA25(MOD to 23ft)/A-LG; (SINGLE FIXTURE) PROVIDE WITH VIBRATION DAMPER 1ST MODE.	POLE TO BE 23FT TALL, 6" ROUND ALUMINUM STRAIGHT,.188 THICK. COLOR LIGHT GRAY TO BE CONFIRMED PRIOR TO ORDERING. SINGLE ARM MOUNT

SCHEDULE GENERAL NOTES:

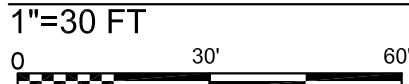
- PRE-APPROVAL FOR EQUALS MUST BE SUBMITTED PRIOR TO BIDS. SUBSTITUTIONS WILL NOT BE ENTERTAINED POST BIDS. EQUALS ARE TO MEET BASIS OF DESIGN FIXTURE PERFORMANCE AND LOOK REGARDLESS OF MODEL NUMBER.
- CONTRACTOR SHALL SUBMIT INDIVIDUAL PRICING. LOT PRICING WILL NOT BE ACCEPTED.
- INSTALL FIXTURES PER MANUFACTURER'S RECOMMENDATIONS.



1 RISER DIAGRAM - SITE LIGHTING
NO SCALE



SITE LIGHTING - POINT BY POINT CALCULATIONS



STATISTICS

DESCRIPTION	SYMBOL	Avg	Max	Min	Max/Min	Avg/Min
EAST SIDE PARKING	■	2.5 fc	5.8 fc	0.1 fc	58.0:1	25.0:1
ENTRY SIDEWALK	+	0.8 fc	1.5 fc	0.5 fc	3.0:1	1.6:1
NORTH SIDE PARKING	□	2.2 fc	7.1 fc	0.1 fc	71.0:1	22.0:1
SOUTH SIDE PARKING	+	2.5 fc	5.4 fc	0.1 fc	54.0:1	25.0:1
WEST SIDE PARKING	+	2.1 fc	4.1 fc	0.6 fc	6.8:1	3.5:1
WEST SIDEWALK/	✕	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1

Antella
CONSULTING ENGINEERS INC.

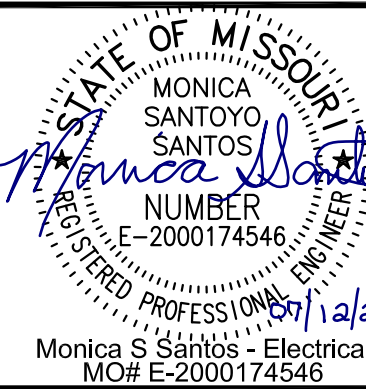
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COOPER'S HAWK

SITE LIGHTING POINT BY POINT
AND SCHEDULES

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
E102
3 OF 3

ANDERSON
ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4200 W. HAWTHORNE AVE. SUITE 100
ST. LOUIS, MISSOURI 63111
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
	ISSUE FOR PERMIT	MSS	7/12/21
		LICENSE NO.	E-2000174546
		CHECKED BY:	MSS
		LICENSE NO.	E-2000174546
		DATE:	07-09-2021
		JOB NUMBER:	21CO10010

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