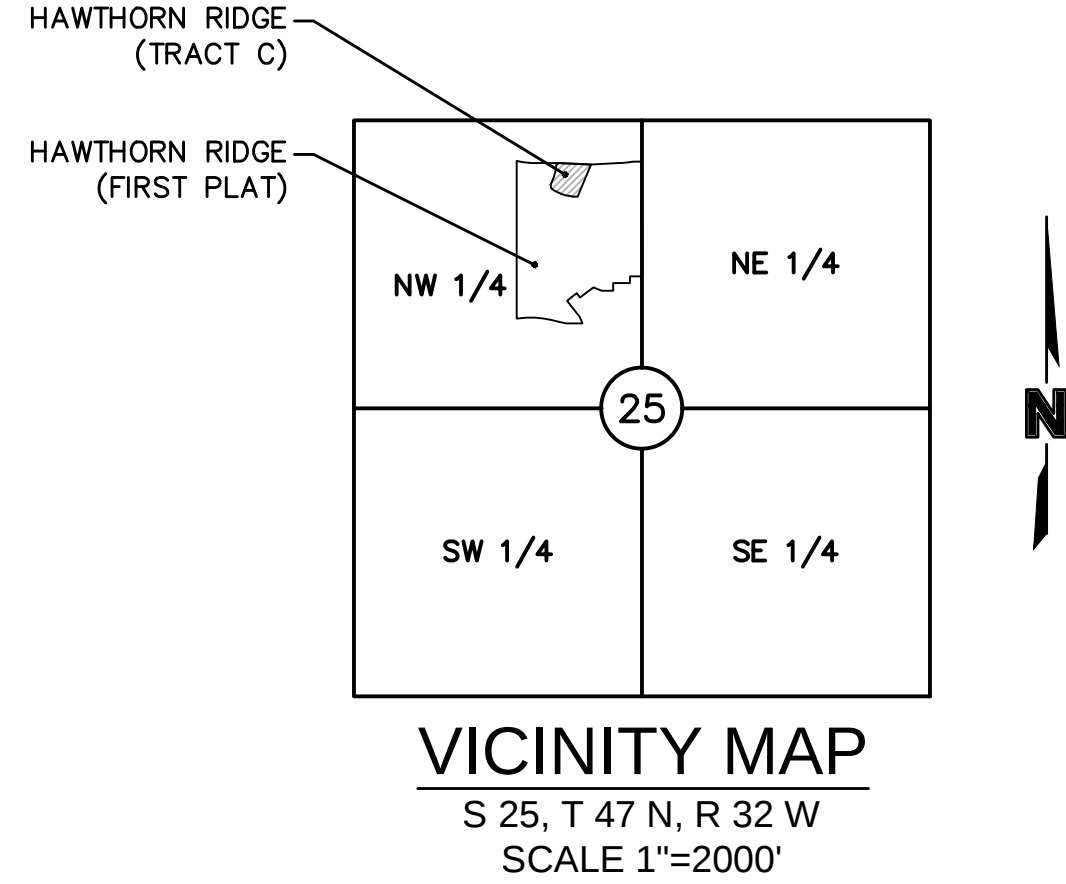
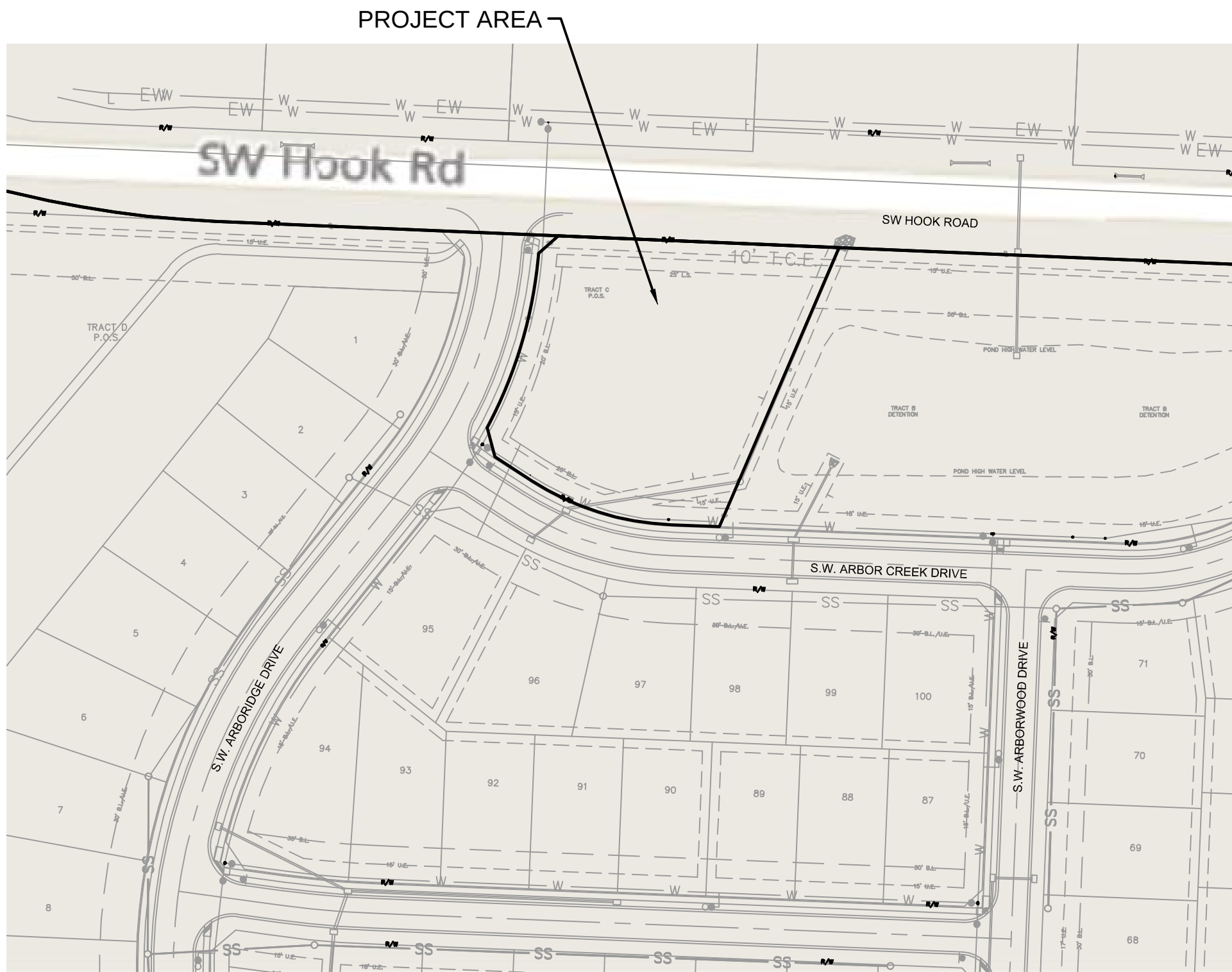


HAWTHORN RIDGE 1534 SW HOOK ROAD FINAL DEVELOPMENT PLANS

SECTION S 25, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER CLAYTON PROPERTIES GROUPS, INC. DBA SUMMIT HOMES 120 SE 30TH STREET, CONTACT: VINCENT WALKER PHONE: 816.246.6700 EMAIL: VINCENT@SUMMITHOMESKC.COM	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SEWER DEPARTMENT PHONE: 816-969-1940
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 816-756-5252 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275
	NAME: SPECTRUM (TWC) PHONE: 816-358-5350 NAME: GOOGLE FIBER PHONE: 877-454-6959



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ACCEPTED:

CITY OF LEE'S SUMMIT.

DATE

PROPERTY DESCRIPTION:

ALL OF TRACT C, HAWTHORN RIDGE FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

BENCHMARK

RR SPIKE IN SOUTH FACE OF POWER POLE ON NORTH SIDE OF SW. HOOK ROAD, IMMEDIATELY WEST OF DRIVEWAY FOR HOUSE#1622. ELEVATION= 1024.63'

NOTES:

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

CIVIL ENGINEER:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

JULIE SELLERS, P.E.
CIVIL ENGINEER
MO# 2017000367

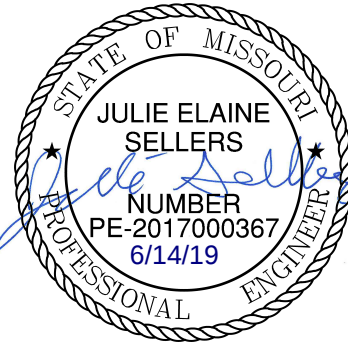
6/14/19

DATE



olsson

OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY # 001592
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
WWW.OLSSON.COM



JULIE SELLERS, P.E.
MO# 2017000367

REVISIONS DESCRIPTION

DATE

NO.

REV.

TITLE SHEET
FINAL DEVELOPMENT PLANS

HAWTHORN RIDGE
1534 SW HOOK ROAD

LEE'S SUMMIT, MISSOURI

2019

drawn by: G.S.
checked by: J.E.S.
designed by: J.E.S.
QA/QC by: M.G.D.
project no.: 019-1288
date: 06-14-2019

SHEET
C01

DWG: F:\2019\1001-1500\019-1288\MO-Design\AutoCAD\final plans\Sheets\GNVC\GNVC_0191288.dwg
DATE: Jun 14, 2019 9:42am
USER: gennith
XREFS: C:\BASE\0191288

GENERAL NOTES:

1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.

3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.

4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.

5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.

6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.

7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.

8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.

9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.

10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO BE TWO LAYERS, 4" STROKE, REFLECTIVE PAINT, INCLUDING ADA SYMBOL AND HATCHING. PAINT COLOR TO BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.

11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.

14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ANY WORK IN CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SURVEY MONUMENTS AND IS RESPONSIBLE FOR RE-ESTABLISHMENT OF ANY PROPERTY CORNERS OR SURVEY MONUMENTS IF DISTURBED BY CONSTRUCTION ACTIVITIES.

15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.

17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.

19. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.

WETLANDS NOTICE:

1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C 0406F, REVISION DATE SEPTEMBER 29, 2006

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.

5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.

6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.

8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.

9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.

10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.

11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.

12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LINES.

3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.

4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

6. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT PLACED WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). EMBANKMENT PLACED WITHIN THE BUILDING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF 0 TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR COMPACTION PROCEDURE. ALL EMBANKMENT PLACED WITHIN 18' OF THE BUILDING SUBGRADE SHOULD HAVE A LIQUID LIMIT LESS THAN 60. THE GEOTECHNICAL REPORT SHALL SUPERSEDE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.

6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.

7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.

8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.

9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.

10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.

12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.

14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.

17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE. SEE MECH. PLANS FOR ENTRANCE LOCATIONS.

19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

SITE DISTURBANCE NOTES:

1. THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN THEIR RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR THEIR AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN TO BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:

— PRESERVATION OF EXISTING VEGETATION

— SEDIMENT BARRIERS

— SEDIMENT TRAPS

— INLET PROTECTION

— OUTLET PROTECTION

— SOIL RETAINING SYSTEMS

— SLOPE DRAINS

— SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN 50' OF A DEFINED DRAINAGE WAY SHOULD BE RECOUNTURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.

5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

LEGEND	
GENERAL	
ACU	AIR CONDITIONING UNIT
AST	ARROW STRAIGHT
ATL	ARROW TURN LEFT
ATR	ARROW TURN RIGHT
BLB	BILLBOARD
BOV	BLOW OFF VALVE
BSH	BUSH
COL	COLUMN
CTR	CONIFEROUS TREE
DRN	DRAIN GRATE
DTR	DECIDUOUS TREE
FLP	FLAG POLE
GDP	GUARD POST
GPL	GUY POLE
GTP	GREASE TRAP
GUY	GUY WIRE
HCP	ACCESSABLE PARKING MARKER
LST	LIFT STATION
MLB	MAILBOX
MP	MILE POST MARKER
MWL	MONITORING WELL
PIV	POST INDICATOR VALVE
PPV	PROPANE TANK
RAT	RADIO TOWER
SAD	SATELLITE
SCV	SPRINKLER CONTROL VALVE
SGN	SIGN
SLB	STREET LIGHT BOX
SLC	STREET LIGHT CABINET
SPB	SPRINKLER BOX
SPH	SPRINKLER HEAD
STP	STUMP
X SV	SEWER VALVE
TCB	TRAFFIC CONTROL BOX
TSA	TRAFFIC SIGNAL WITH MAST ARM
TSC	TRAFFIC SIGNAL CABINET
TSMH	TRAFFIC SIGNAL MANHOLE
TSP	TRAFFIC SIGNAL POLE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FUTURE SIDEWALK
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	FUTURE BUILDINGS
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	FUTURE EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	FUTURE ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
B.L.	BUILDING SETBACK
C.T.V.E.	CABLE TV EASEMENT
C.E.	CONSERVATION EASEMENT
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.E.	FLOOD PLAIN EASEMENT
F.O.E.	FIBER OPTIC EASEMENT
F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT
F.L.E.	FUEL LINE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER/ELECTRIC EASEMENT
P.S.	PARKING SETBACK
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
SIGHT DIST. ESMT	SIGHT DISTANCE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	STEAM LINE EASEMENT
O.E.	STORM DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
TEMP. ESMT	TEMPORARY EASEMENT
TRAIL ESMT	TRAIL/PATH EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S.	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
CONTOURS	
100-	EXISTING INDEX CONTOURS
100-	EXISTING INTERMEDIATE CONTOURS
100-	PROPOSED INDEX CONTOURS
100-	PROPOSED INTERMEDIATE CONTOURS
SURVEY MARKERS	
BMK	BENCHMARK
CPT	CONTROL POINT
FND	FOUND MONUMENT
ROW	ROW MARKER
SCR	SECTION CORNER
SET	SET MONUMENT
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
UTILITIES	
CAB	CABLE BOX
CAV	CABLE VAULT
TVP	TELEVISION PEDESTAL
TVR	TELEVISION RISER
	EXISTING CABLE TV, OVERHEAD
	EXISTING CABLE TV, UNDERGROUND
	PROPOSED CABLE TV, OVERHEAD
	PROPOSED CABLE TV, UNDERGROUND
	FIBER OPTIC BOX
	FIBER OPTIC MANHOLE
	FIBER OPTIC PEDESTAL
	FIBER OPTIC VAULT
	EXISTING FIBER OPTIC, OVERHEAD
	EXISTING FIBER OPTIC, UNDERGROUND
	PROPOSED FIBER OPTIC, OVERHEAD
	PROPOSED FIBER OPTIC, UNDERGROUND
	FIRE DEPT. CONNECTION
	EXISTING FIRE PROTECTION SYSTEM LINE
	PROPOSED FIRE PROTECTION SYSTEM LINE
	EXISTING FUEL LINE
	PROPOSED FUEL LINE
	GAS RISER
	GAS MANHOLE
	GAS MARKER
	GAS METER
	GAS REGULATOR
	GAS VALVE
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	TELEPHONE CABINET
	TELEPHONE PEDESTAL
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	EXISTING TELEPHONE LINE, OVERHEAD
	EXISTING TELEPHONE LINE, UNDERGROUND
	PROPOSED TELEPHONE LINE, OVERHEAD
	PROPOSED TELEPHONE LINE, UNDERGROUND
	GROUND LIGHT
	LIGHT POLE
	POWER POLE
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	ELECTRIC CABINET
	ELECTRIC RISER
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC SECTIONALIZER
	ELECTRIC VAULT
	YARD LIGHT
	EXISTING POWER/ELECTRIC LINE, OVERHEAD
	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
	SEWER CLEANOUT
	SANITARY MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STEAM LINE
	PROPOSED STEAM LINE
	STORM SEWER MANHOLE
	FLARED END SECTION
	ROOF DRAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FIRE HYDRANT
	WATER MANHOLE
	WATER MARKER
	WATER METER
	WATER VALVE
	EXISTING WATER LINE
	PROPOSED WATER LINE

GENERAL NOTES

FINAL DEVELOPMENT PLANS

REVISIONS DESCRIPTION

NO.	REV.	DATE	DESCRIPTION

2019

LEE'S SUMMIT, MISSOURI

drawn by: _____ G.S.

checked by: _____ J.E.S.

designed by: _____ J.E.S.

QA/QC by: _____ M.G.D.

project no.: 019-1288

date: 06-14-2019

SHEET

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STATE OF MISSOURI

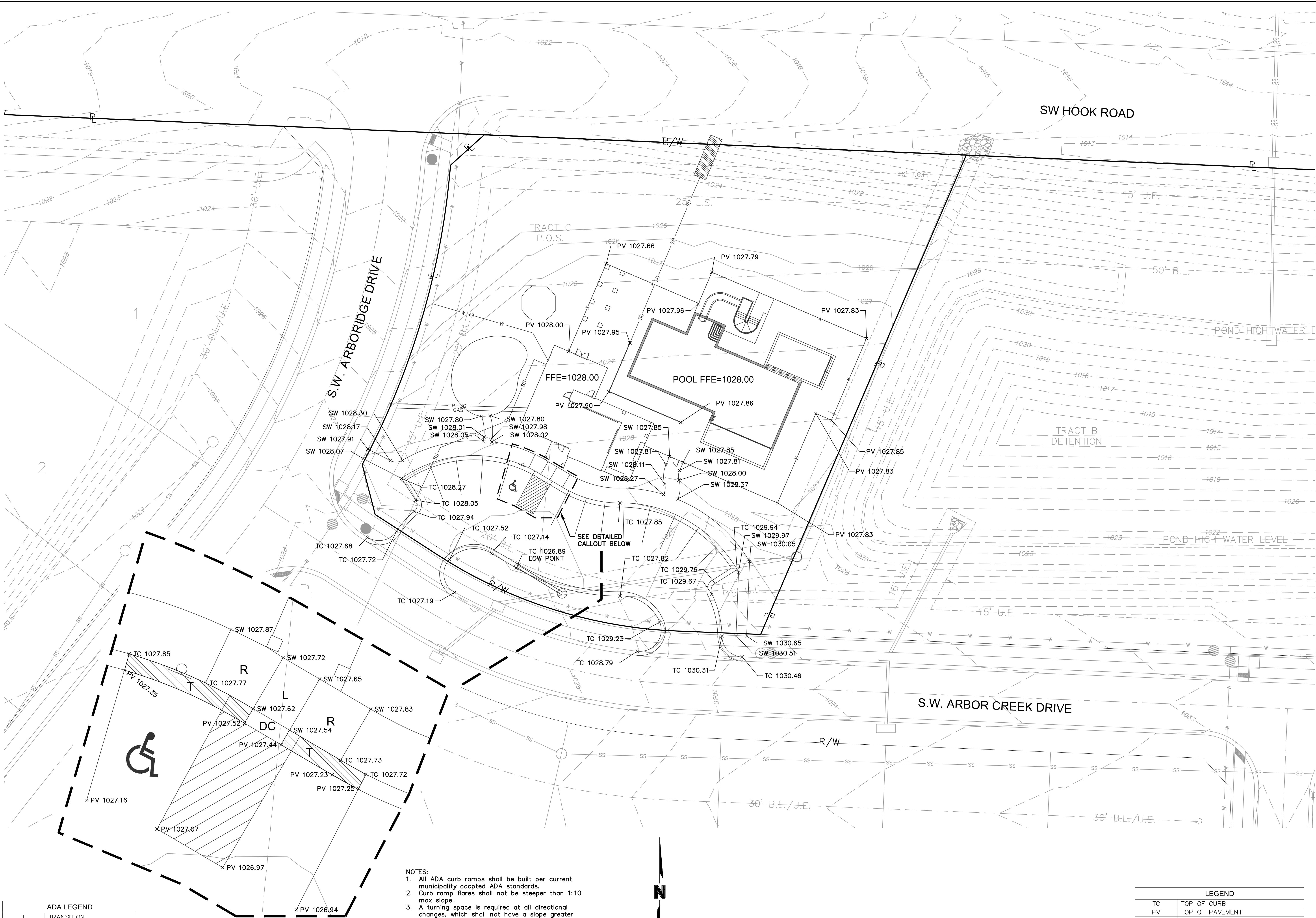
JULIE ELAINE SELLERS
Professional Engineer
PE-2017000367
6/14/19

JULIE SELLERS, P.E.
MO# 2017000367

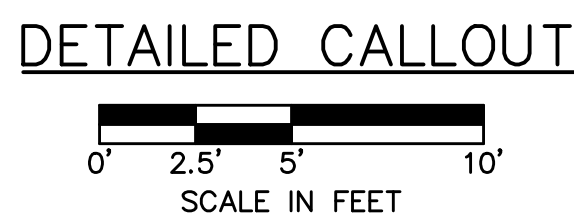
HAWTHORN RIDGE

1534 SW HOOK ROAD

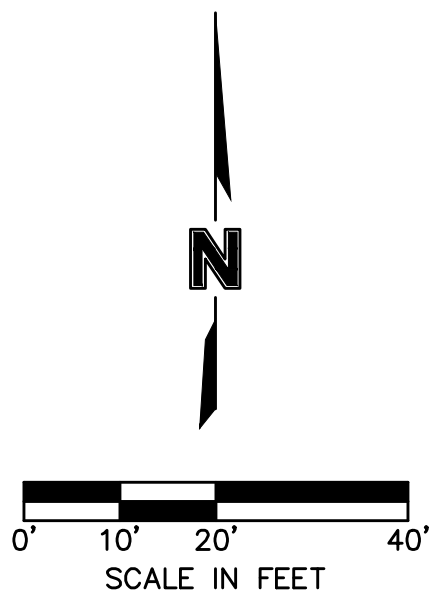
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ADA LEGEND	
T	TRANSITION
DC	DEPRESSED CURB
L	LANDING
R	RAMP
	TRANSITION CURB LIMITS



- NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
 2. Curb ramp flares shall not be steeper than 1:10 max slope.
 3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
 4. Ramp runs shall have a maximum running slope of 7.5%.
 5. Curve data is for back of curbs.



LEGEND	
TC	TOP OF CURB
PV	TOP OF PAVEMENT
SW	SIDEWALK
FF	FINISHED FLOOR ELEVATION

SPOT ELEVATIONS
FINAL DEVELOPMENT PLANS

HAWTHORN RIDGE
1534 SW HOOK ROAD

LEE'S SUMMIT, MISSOURI

NO. REV.

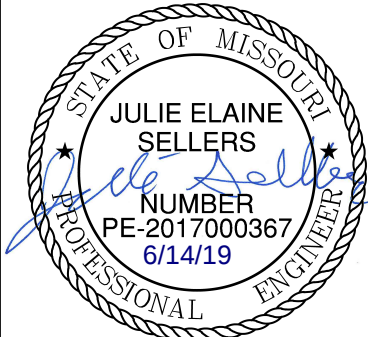
REVISIONS DESCRIPTION

DATE

2019

drawn by: G.S.
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designed by: J.E.S.
QA/QC by: M.G.D.
project no.: 019-1288
date: 06-14-2019

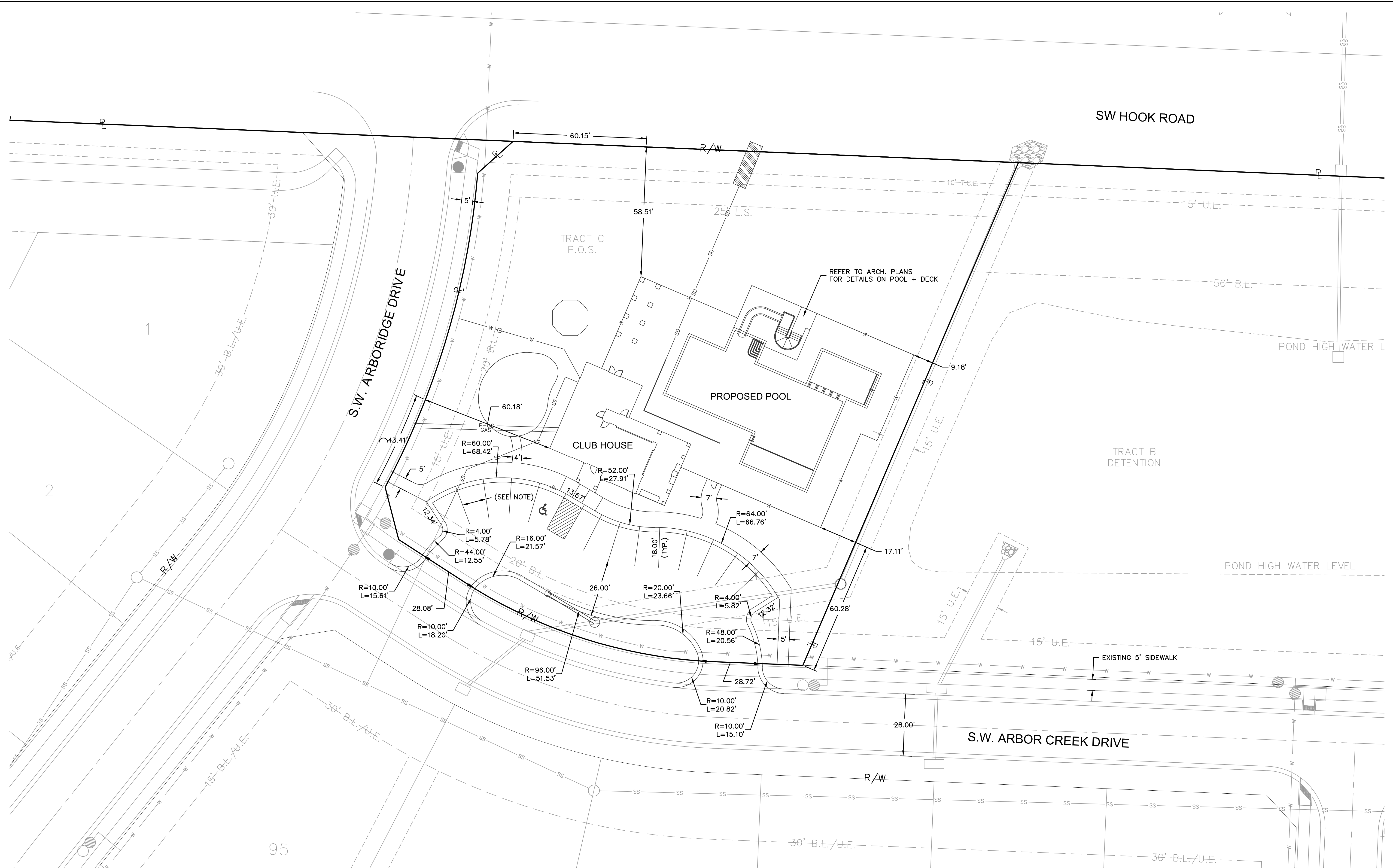
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JULIE SELLERS, P.E.
MO# 2017000367

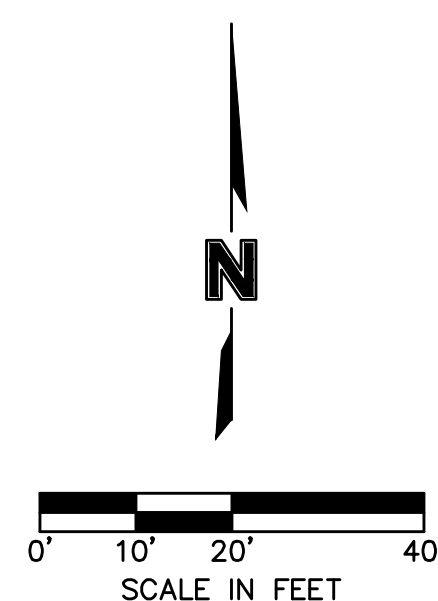
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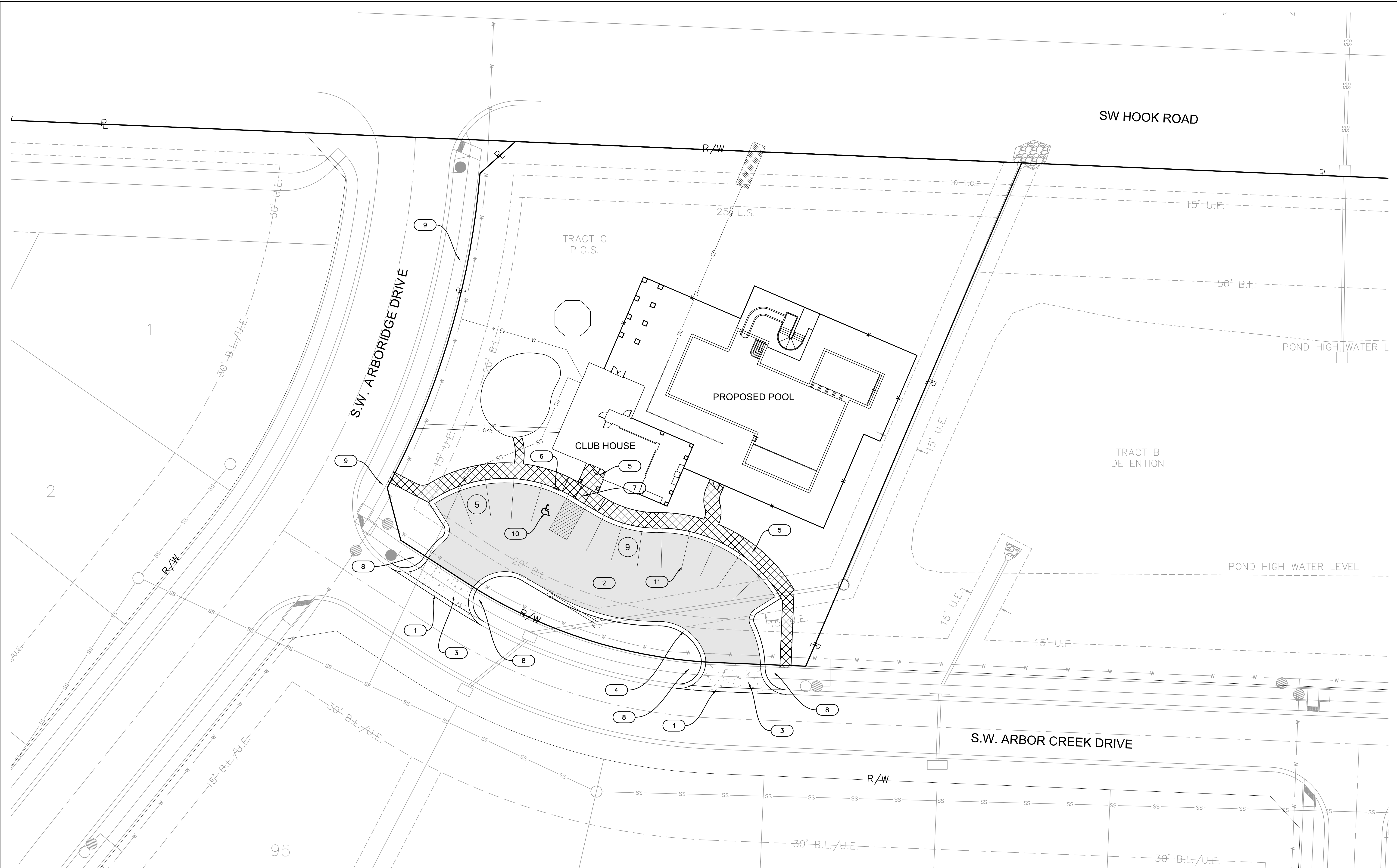
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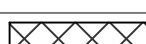
1. PAVEMENT MARKING SPACING ALONG CURB FOR PARKING STALLS SHALL BE EVENLY DIVIDED. ADA STALL SHALL BE A MIN. WIDTH OF 9' AND AISLE 8' (SEE SHEET C11 FOR ADDITIONAL DETAILS)

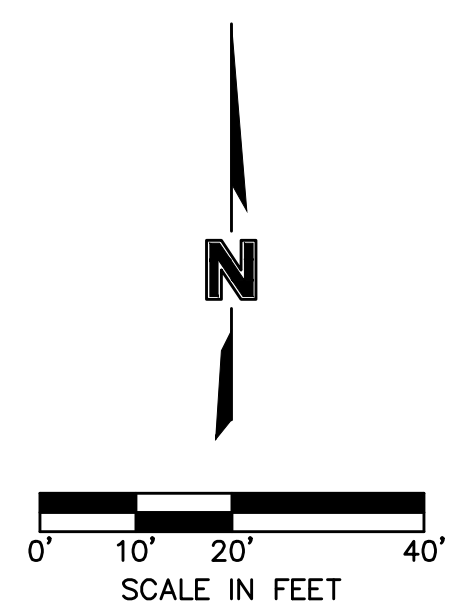
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GEOMETRIC PLAN	
FINAL DEVELOPMENT PLANS	
HAWTHORN RIDGE	
1534 SW HOOK ROAD	
LEE'S SUMMIT, MISSOURI	2019

Drawn by: G.S.
 Checked by: J.E.S.
 Designed by: J.E.S.
 A/QC by: M.G.D.
 Project no.: 019-1288
 Date: 06-14-2019

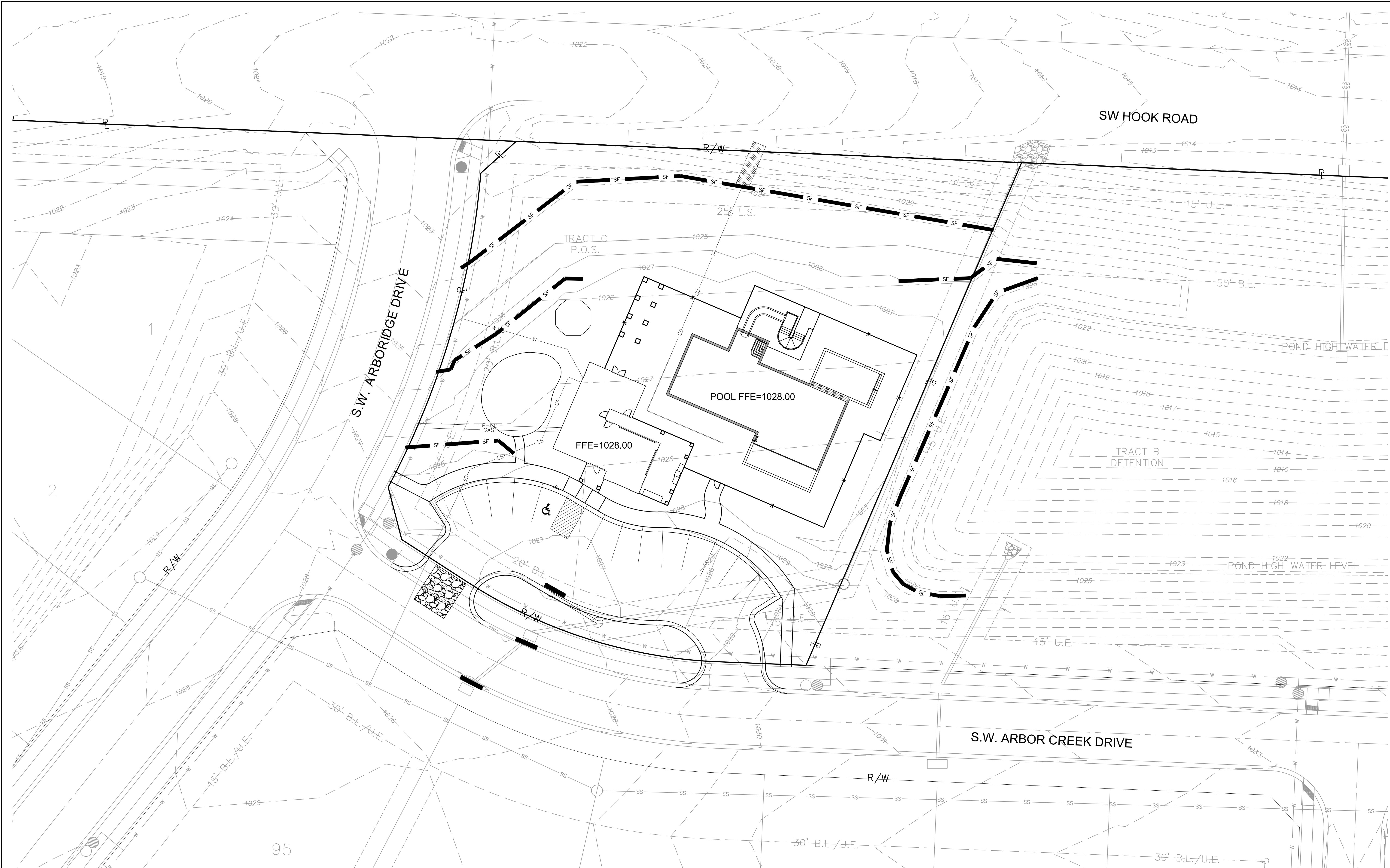


LEGEND		
	CONCRETE SIDEWALK	 CG-1 CURB & GUTTER (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT	 # OF PARKING STALLS
	CONCRETE PAVEMENT	



- | CONSTRUCTION NOTES | |
|--------------------|---|
| 1 | CONTRACTOR TO SAW-CUT AND REMOVE EXISTING CURB & GUTTER AND PAVEMENT TO PROVIDE FOR PROPOSED ENTRANCES. |
| 2 | CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND) |
| 3 | CONSTRUCT STANDARD CONCRETE PAVEMENT (SEE LEGEND) |
| 4 | TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND) |
| 5 | CONSTRUCT PRIVATE SIDEWALK |
| 6 | PROPOSED ACCESSIBLE PARKING SIGN |
| 7 | CONSTRUCT ACCESSIBLE SIDEWALK RAMP (SEE SPOT ELEVATION PLAN) |
| 8 | ADA RAMP WITHOUT TRUNCATED DOMES REQUIRED |
| 9 | PUBLIC SIDEWALK |
| 10 | PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET) |
| 11 | PROPOSED PAVEMENT STRIPING (TYP.) (SEE NOTE 10, SHEET C101) |

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- NOTES:
1. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
 2. REFER TO LANDSCAPING PLAN FOR SEEDING + LANDSCAPING REQUIREMENTS.
 3. SEE SHEET C12 FOR DETAILS.

DISTURBED AREA = 0.93 AC.

LEGEND	
DEVICES	
 SF	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE

erosion control plan
final development plans

hawthorn ridge
1534 SW hook road
lee's summit, missouri

2019

revisions

no. rev.

date

revisions description

olsson

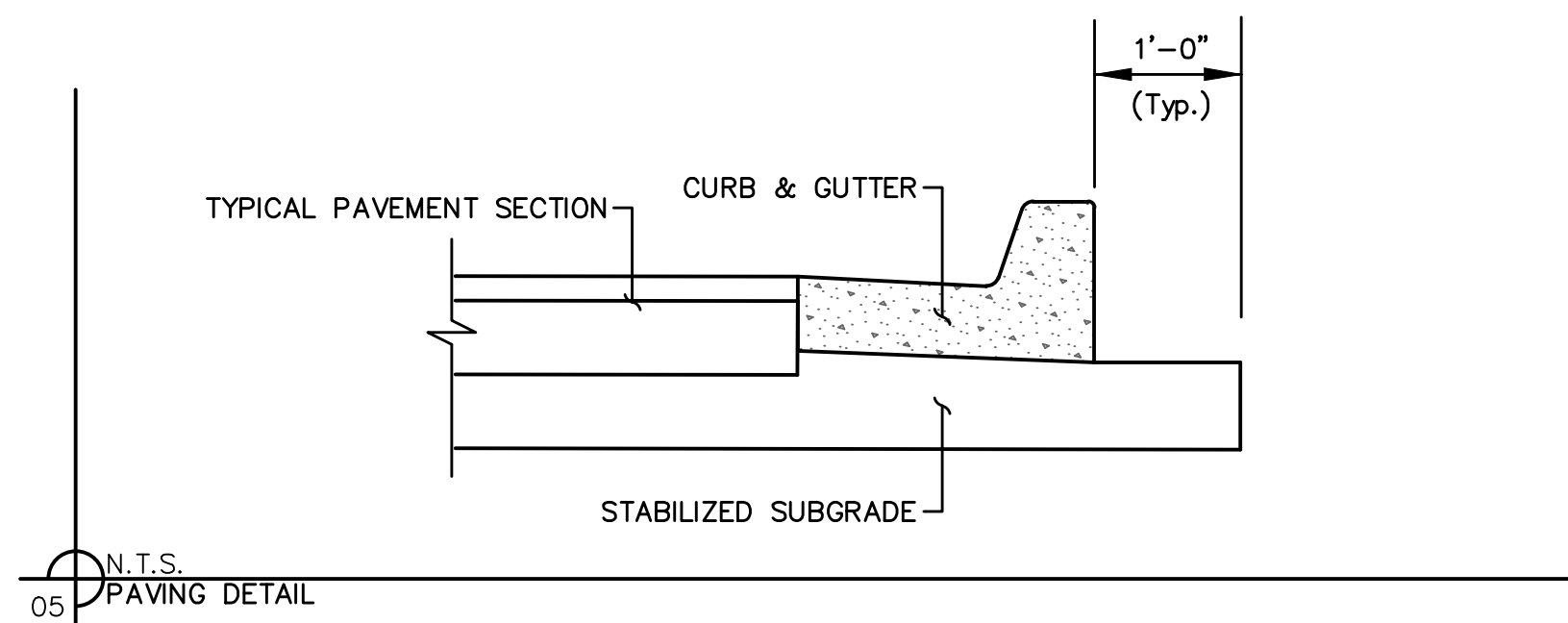
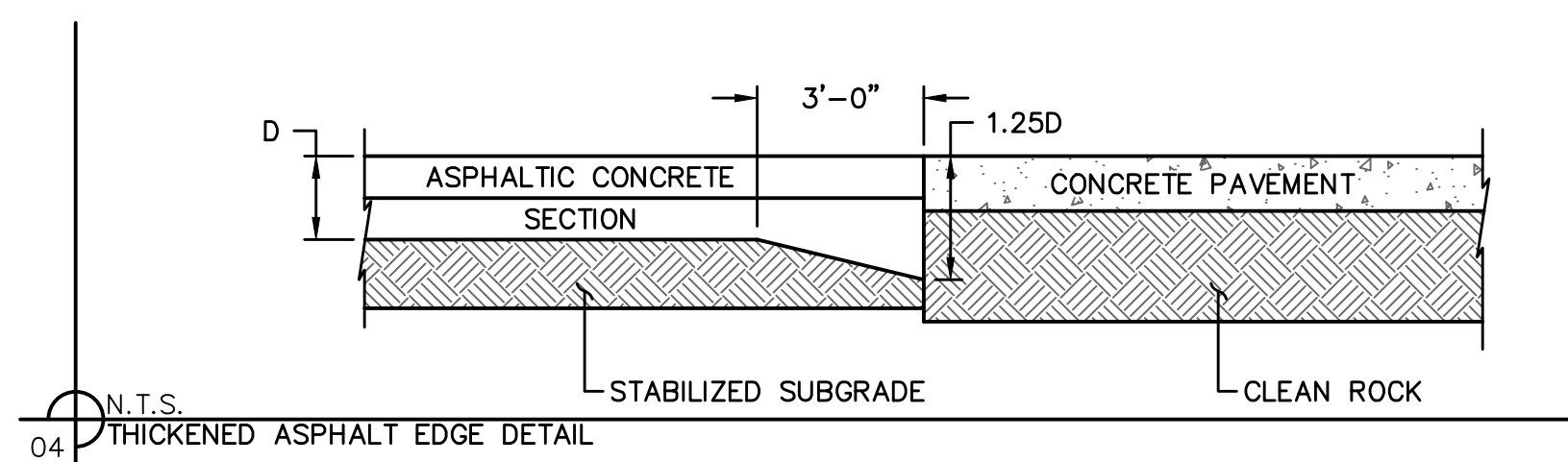
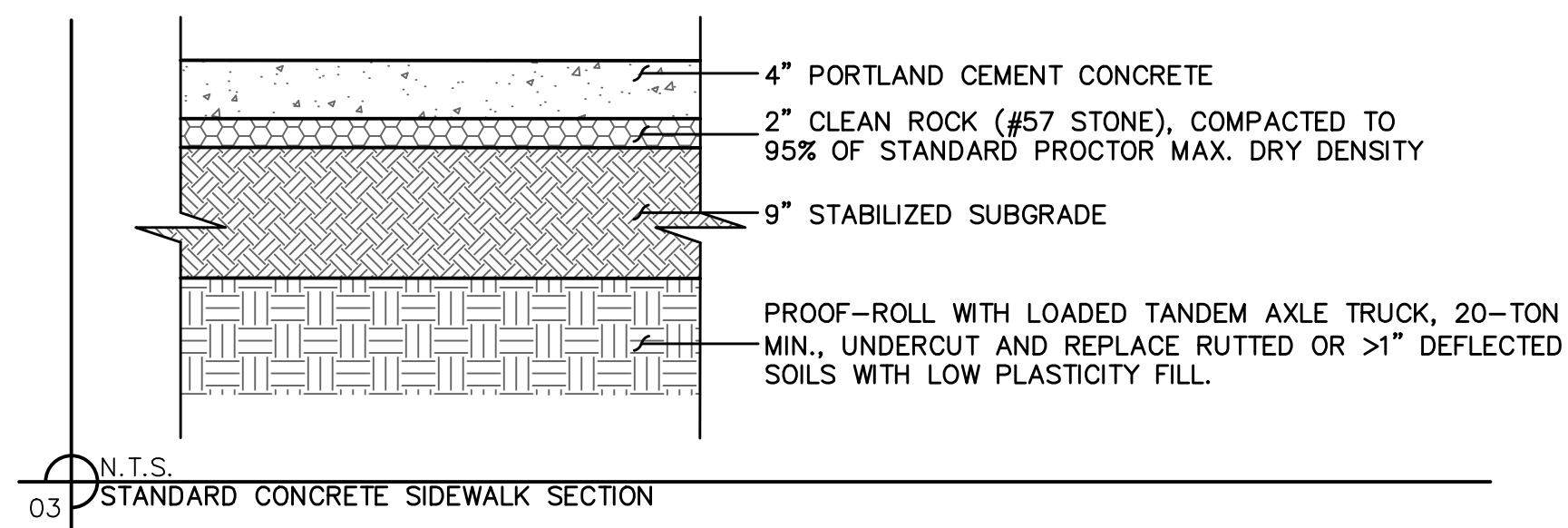
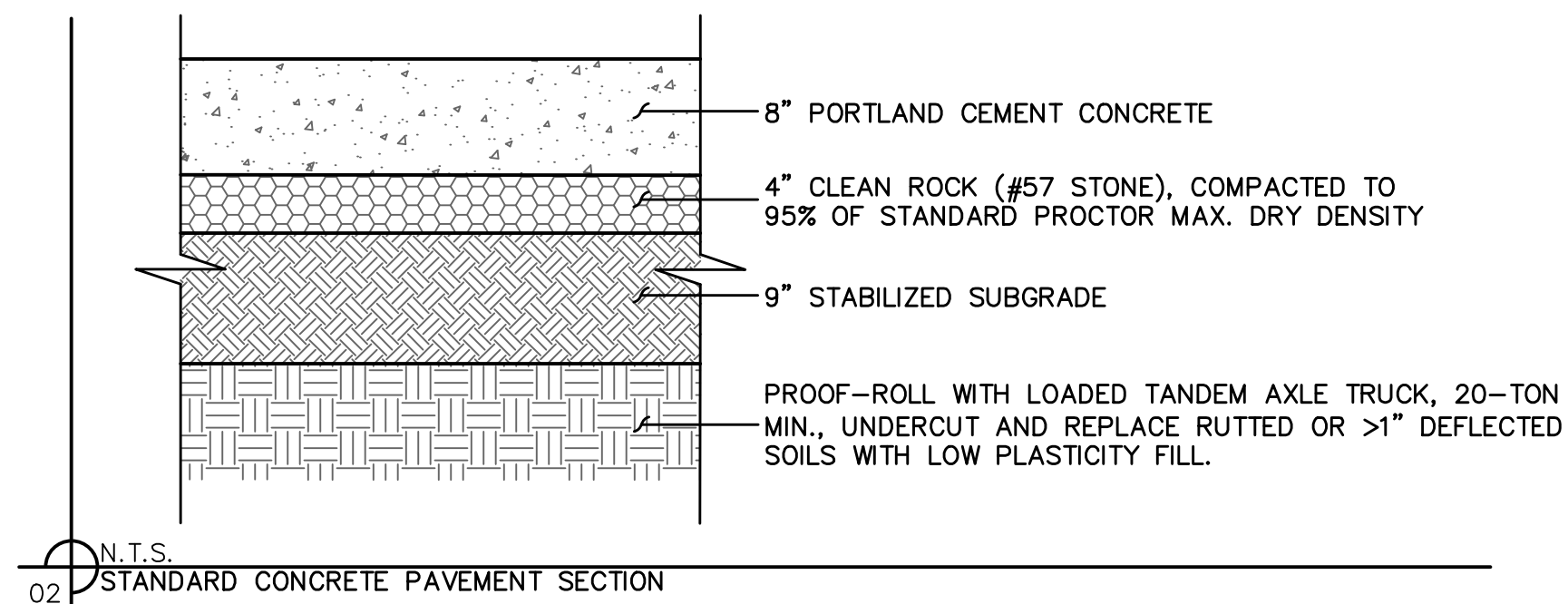
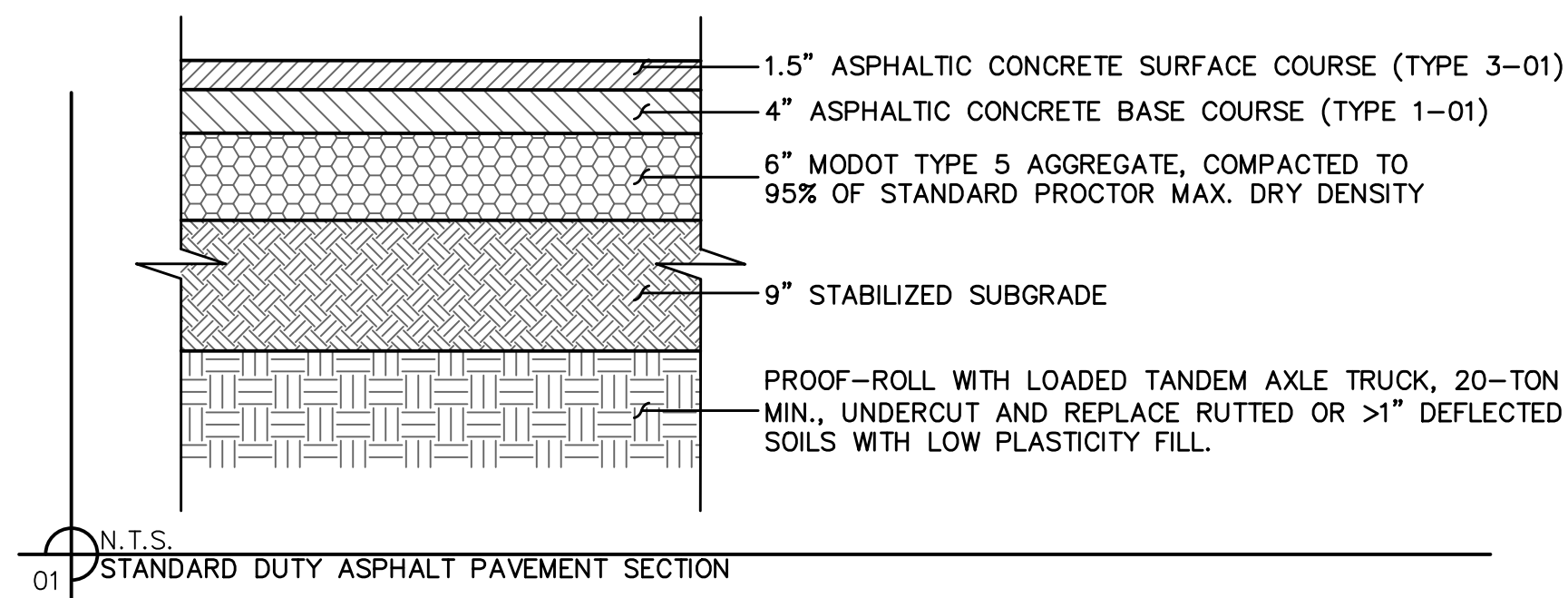
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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
6/14/19
PROFESSIONAL ENGINEER

JULIE SELLERS, P.E.
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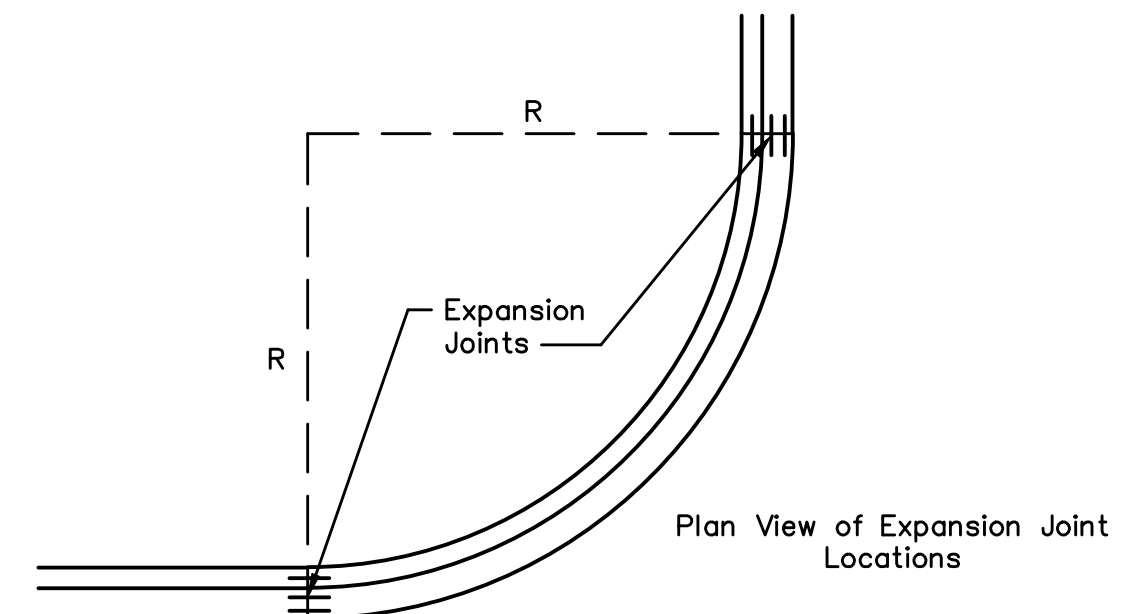
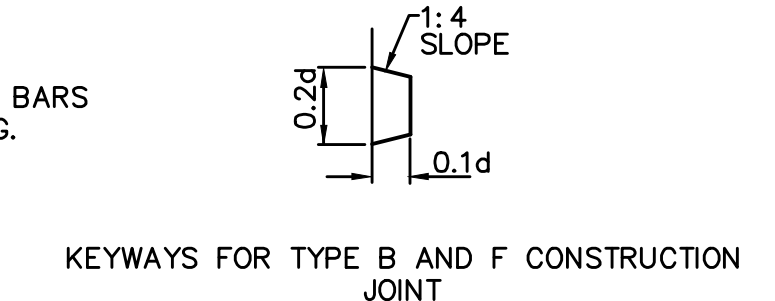
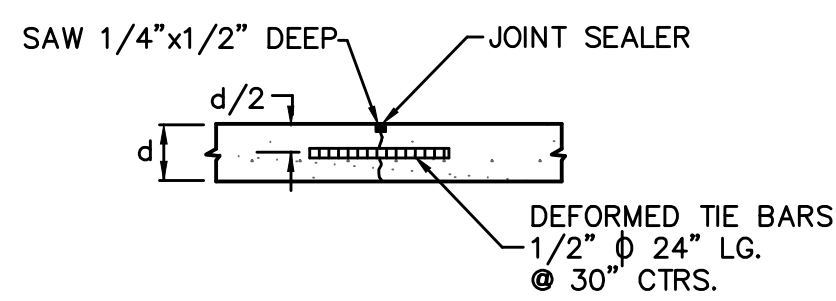
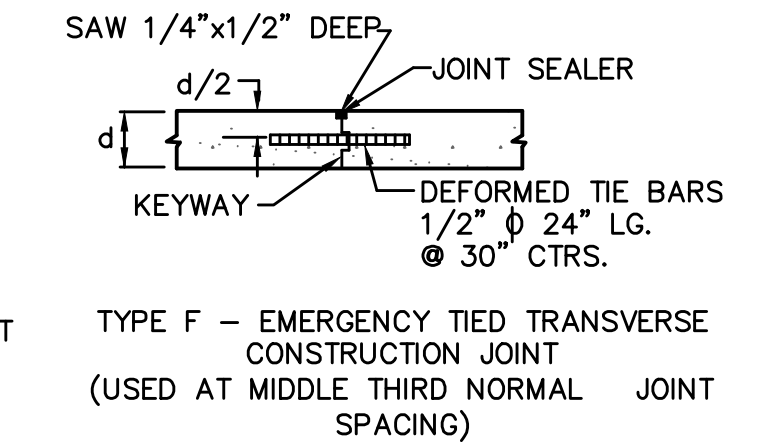
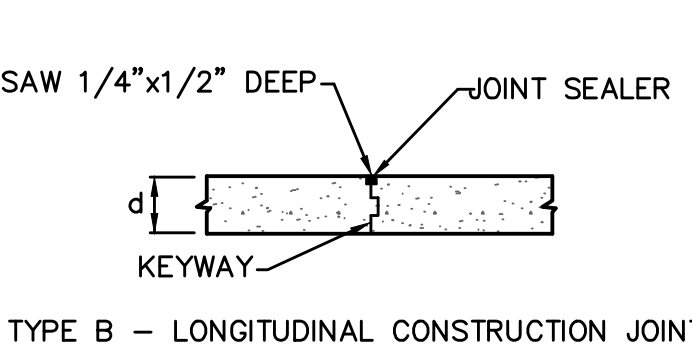
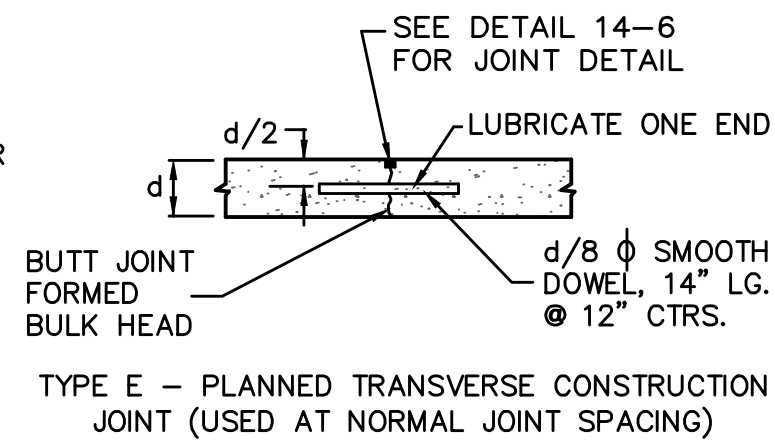
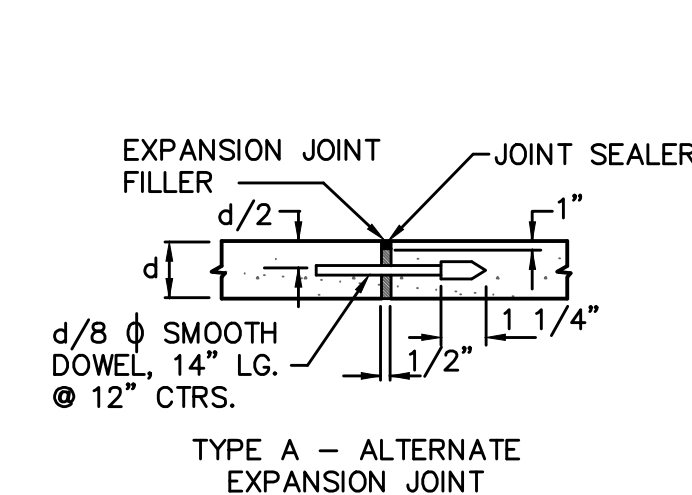
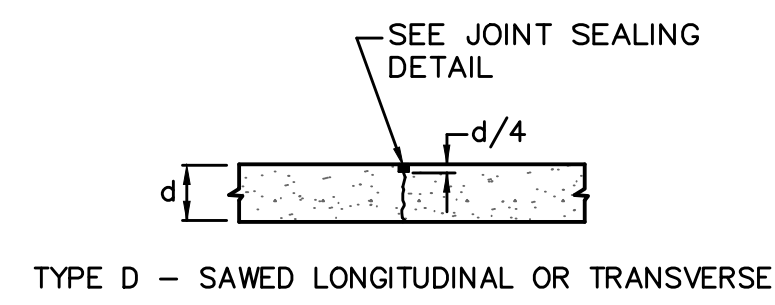
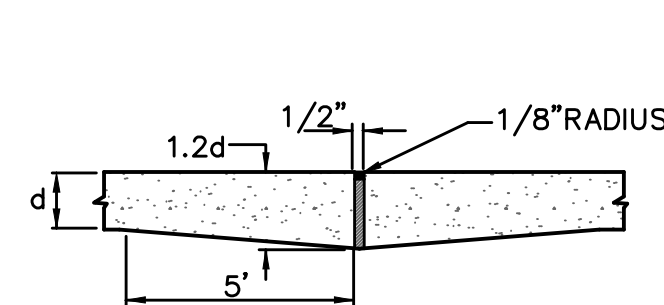
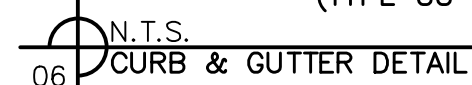
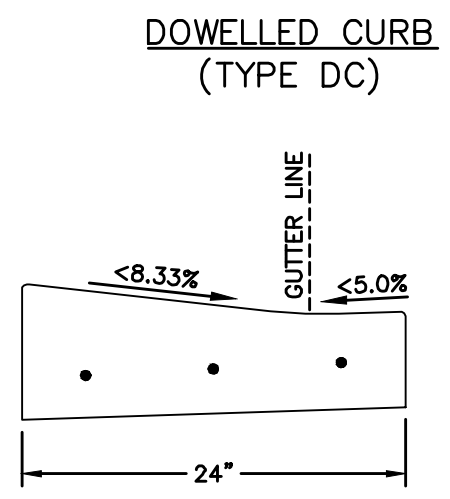
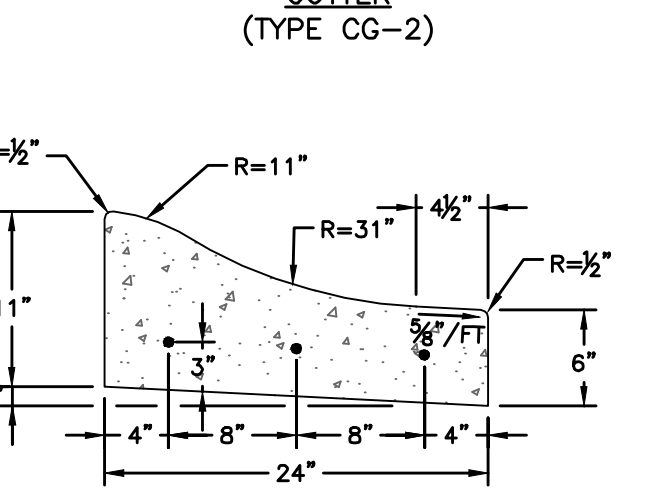
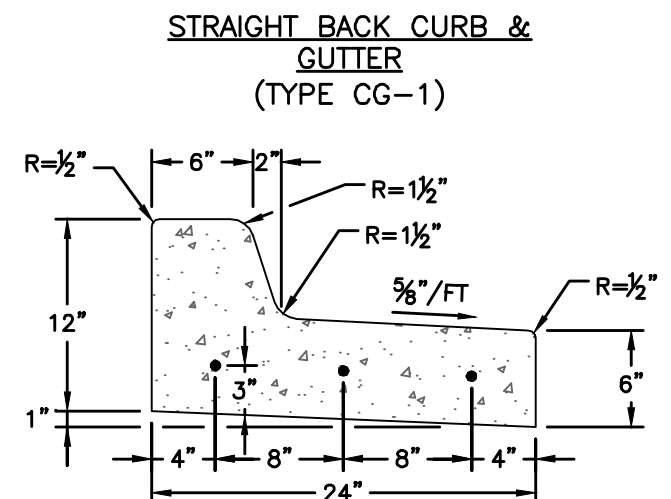
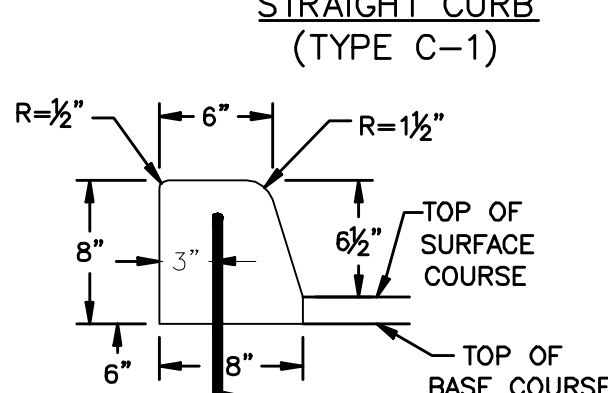
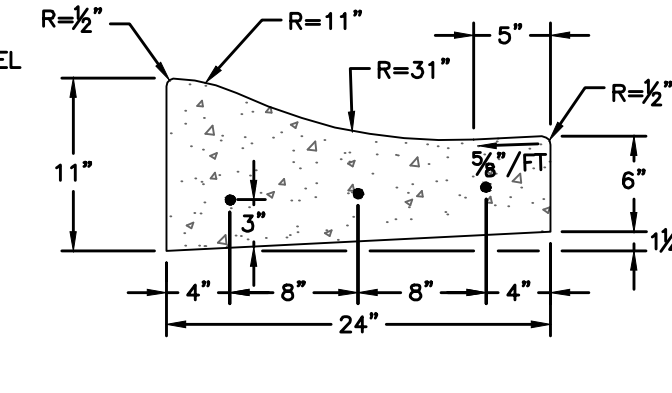
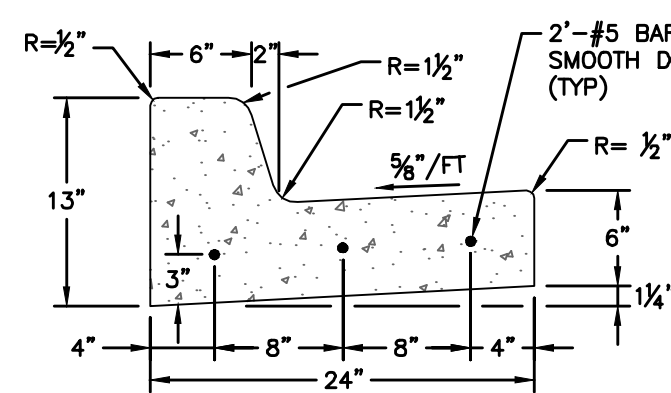
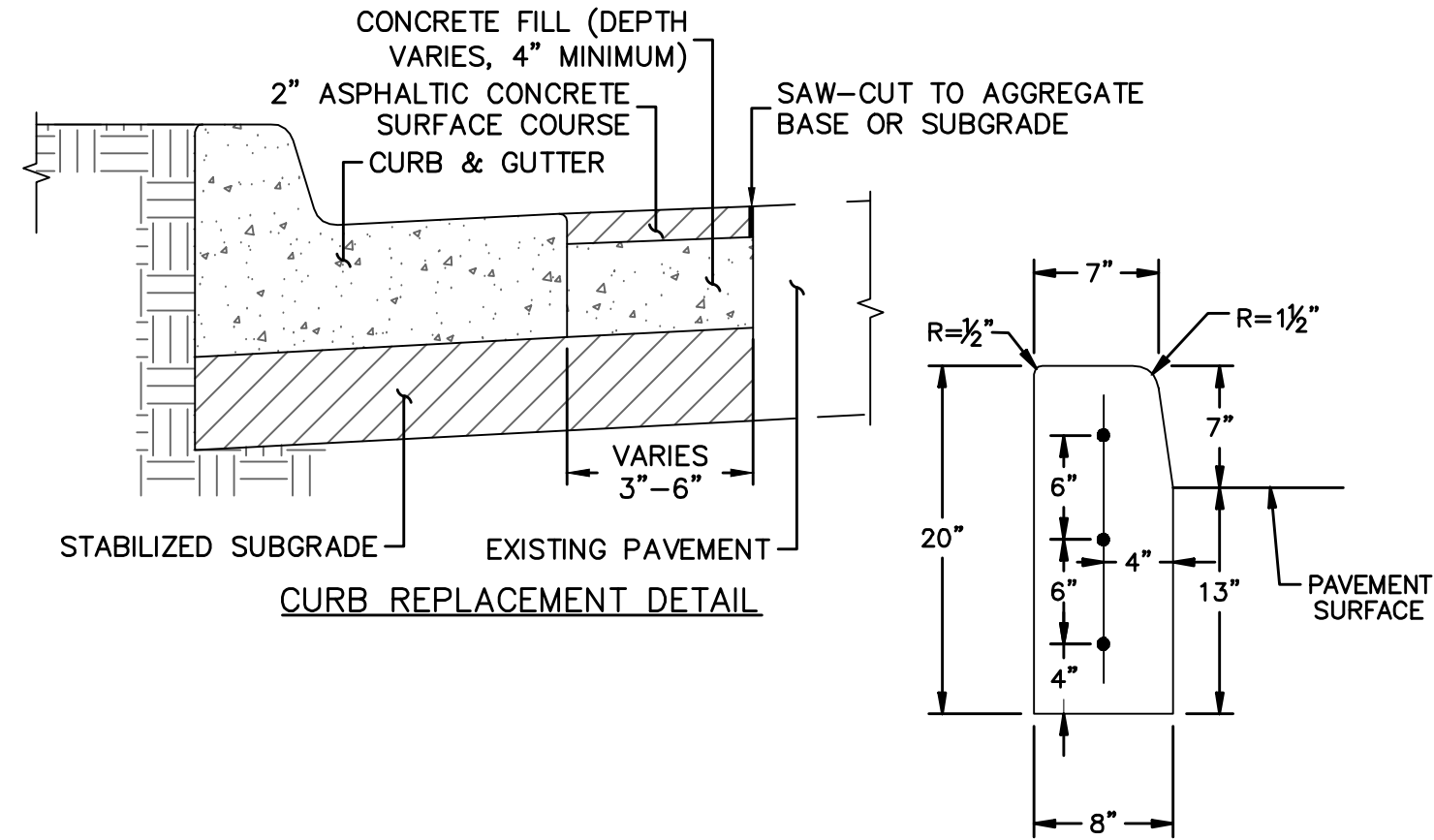
drawn by: _____ G.S.
checked by: _____ J.E.S.
designed by: _____ J.E.S.
QA/QC by: _____ M.G.D.
project no.: 019-1288
date: 06-14-2019

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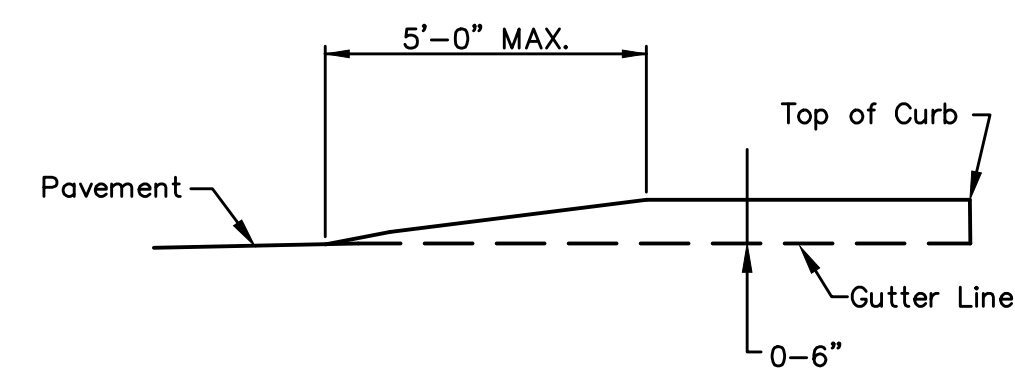


- GENERAL NOTES:

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

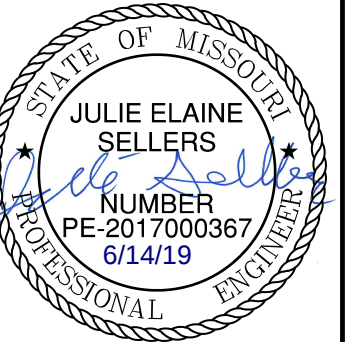


- NOTES:
1. 3/4" EXPANSION JOINTS WITH 2" DOWELS TO BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS.
 3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.



oson

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JULIE SELLERS, P.E.
MO# 2017000367

REVISIONS DESCRIPTIONREV. DATEREV

REVISIONS

2019

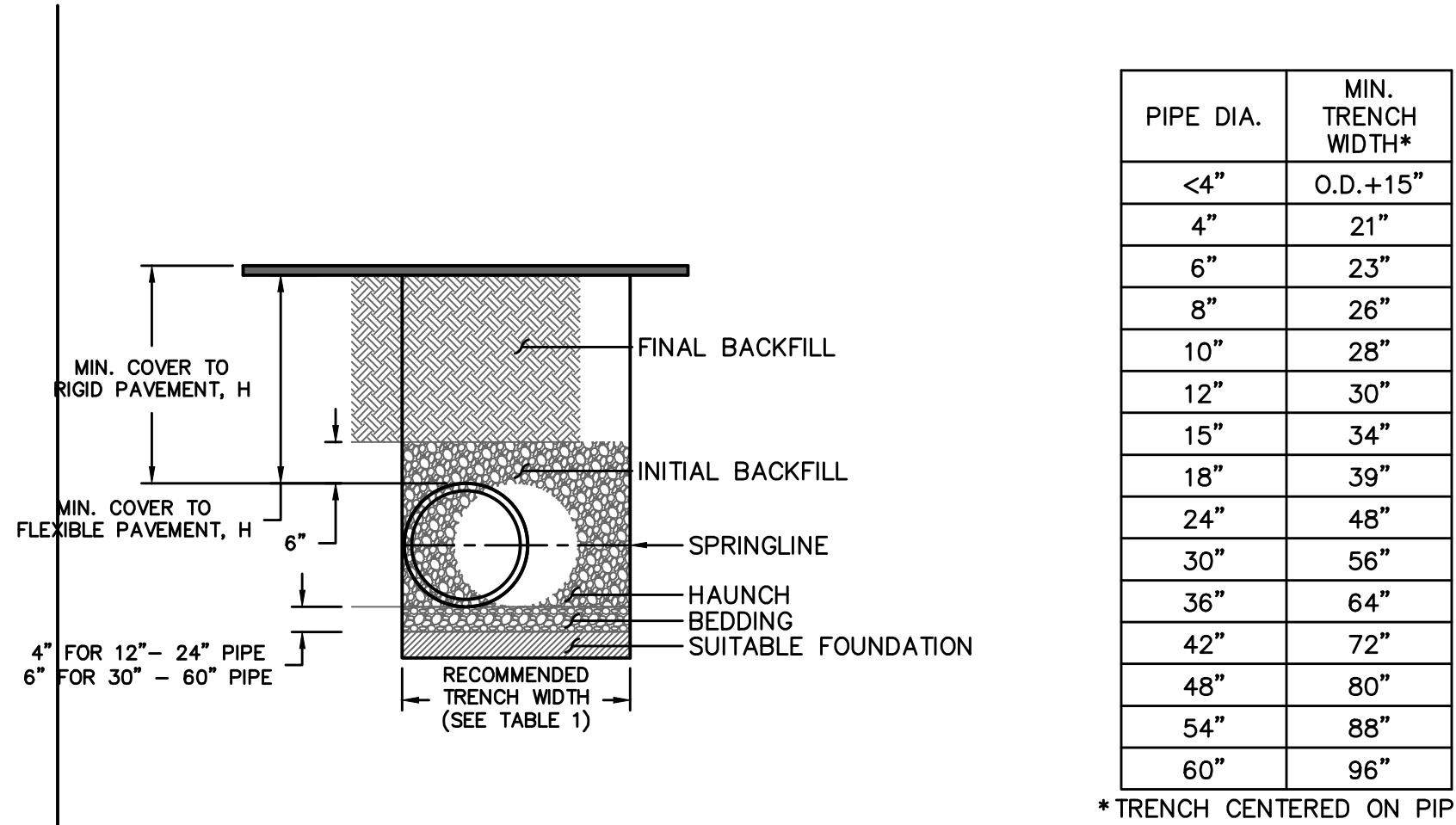
DETAIL SHEET
FINAL DEVELOPMENT PLANS

HAWTHORN RIDGE
1534 SW HOOK ROAD

EE'S SUMMIT, MISSOURI

Drawn by: G.S.
 Checked by: J.E.S.
 Designed by: J.E.S.
 A/QC by: M.G.D.
 Project no.: 019-1288
 Date: 06-14-2019

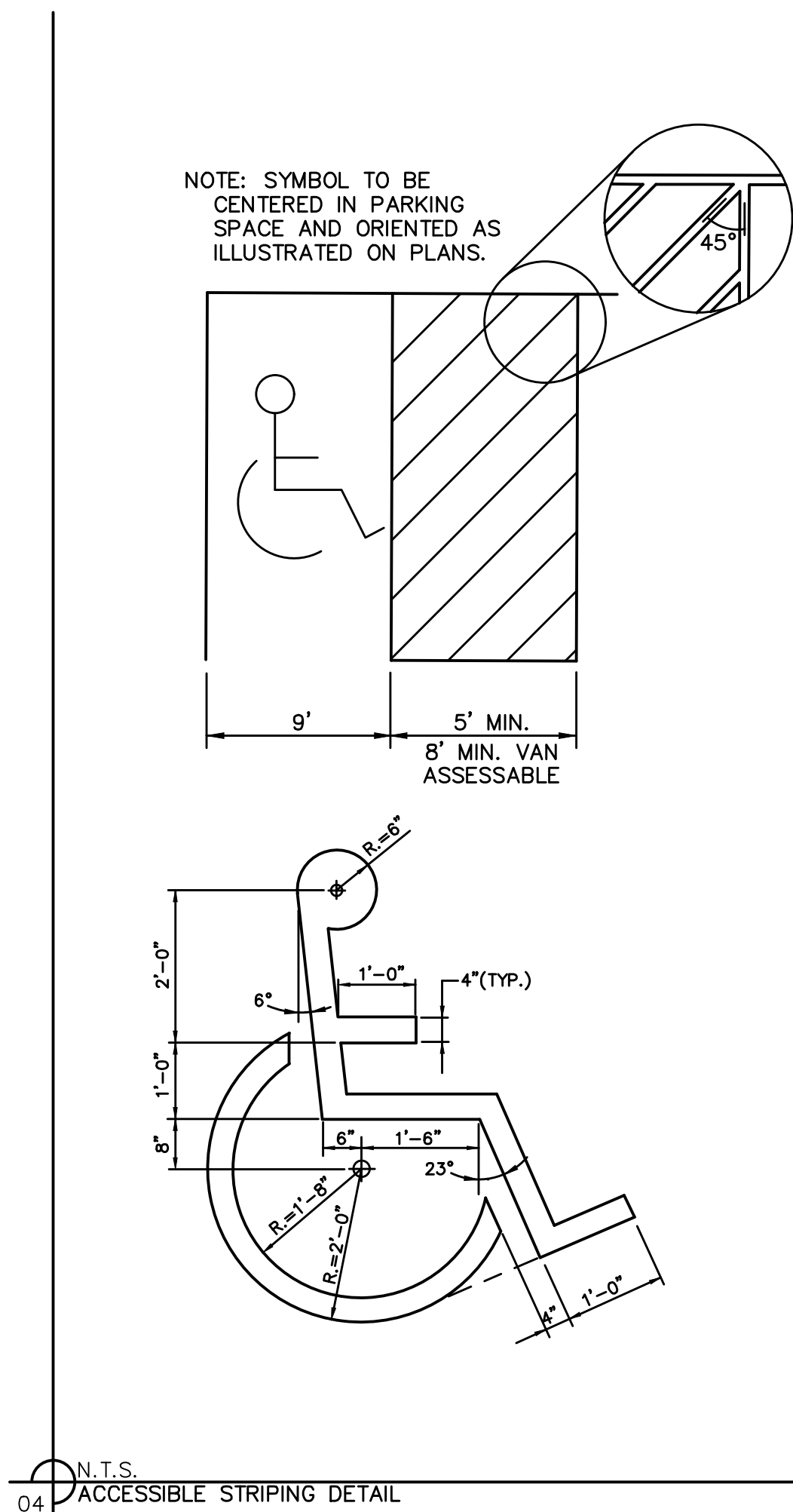
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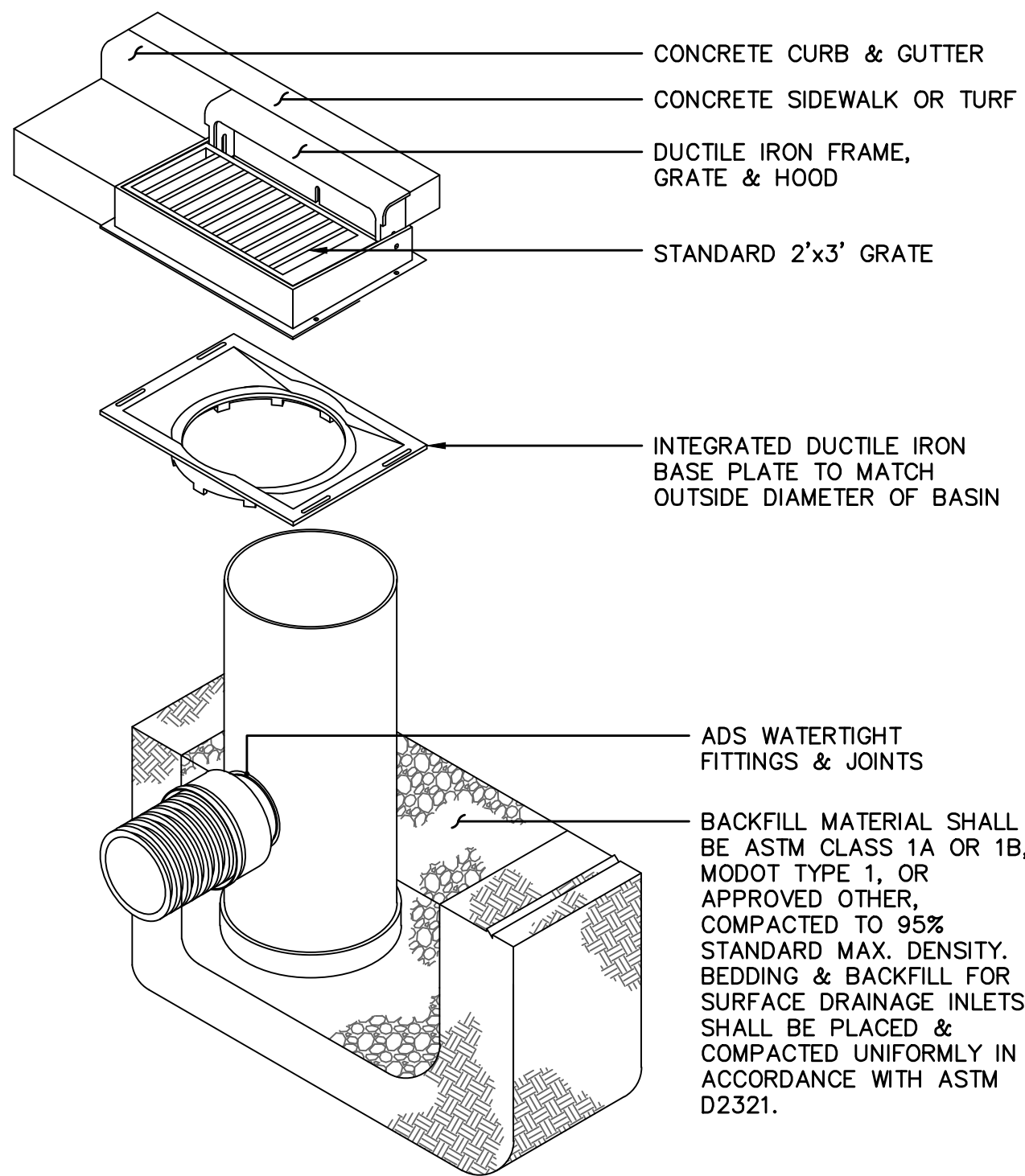
NOTES:

1. ALL HDPE AND PVC PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. IF TRENCH IS EXCAVATED IN ROCK OR HIGH-BEARING STRENGTH SOILS, TRENCH WIDTHS FOR 24" - 60" DIA. MAY BE REDUCED, FROM VALUES IN TABLE 1, TO THE PIPE OD PLUS 12".
3. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
4. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. **BEDDING:** SUITABLE MATERIAL SHALL BE ASTM CLASS 1A OR 1B, MODOT TYPE 1, OR APPROVED OTHER, COMPACTED TO 95% STANDARD MAX. DENSITY. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR PIPE 24" DIAMETER AND LESS; 6" FOR 30"-60" DIAMETER PIPE.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE ASTM CLASS 1A OR 1B, MODOT TYPE 1, OR APPROVED OTHER, COMPACTED TO 95% STANDARD MAX. DENSITY IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. INSTALL AND COMPACT IN 6" MAXIMUM LIFTS.
7. **FINAL BACKFILL:** EXCEPT WHERE SUPERCEDED BY CITY REQUIREMENTS FOR RIGHT-OF-WAY CONSTRUCTION, GEOTECHNICAL REQUIREMENTS FOR UTILITY TRENCH BACKFILL, AND OTHER CONSIDERATIONS, SUITABLE MATERIAL MAY BE SITE SOILS COMPACTED TO 95% STANDARD MAX. DENSITY TO WITHIN 12" OF THE PAVEMENT SUBGRADE, AND TO SUBGRADE ELEVATION FOR NON-PAVED AREAS.
8. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC RATED APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED PER CITY AND/OR UTILITY STANDARDS AND/OR TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" FOR UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE OR TO TOP OF RIGID PAVEMENT.

01 N.T.S.
PIPE TRENCHING & BEDDING

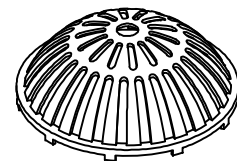


04 N.T.S.
ACCESSIBLE STRIPING DETAIL

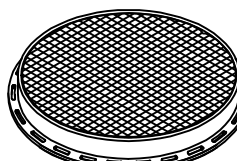


DRAIN BASIN NOTES:

1. BOTH DRAIN BASINS AND CURB INLETS USE STANDARD BASIN ASSEMBLY.
2. UNLESS OTHERWISE COORDINATED WITH ENGINEER, NO SUBSTITUTION FOR ADS NYLOPLAST STRUCTURES, INCLUDING ALL PARTS. ALL CONSTRUCTION SHALL BE PER MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.



DOMED COVER

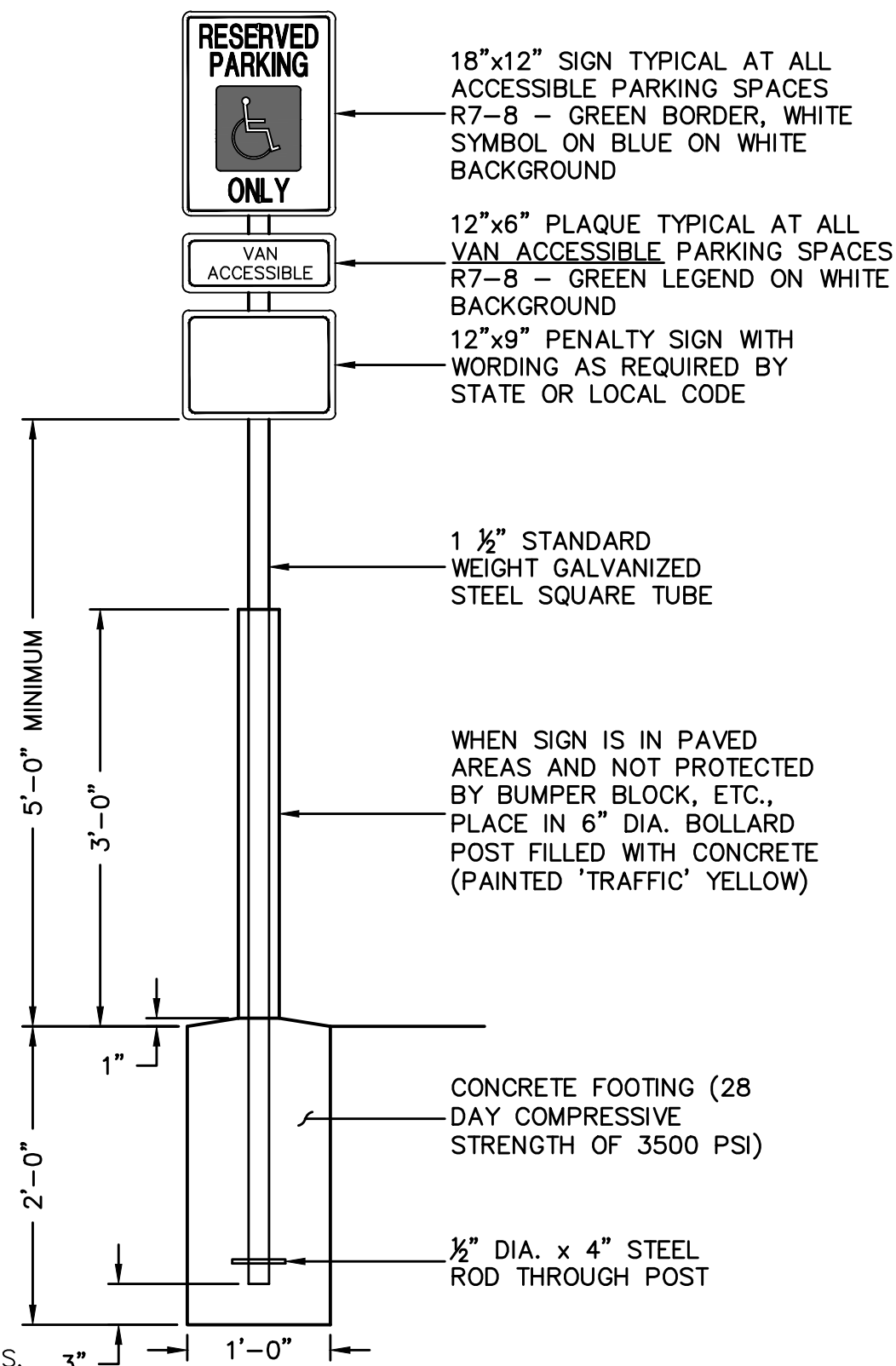


SOLID COVER

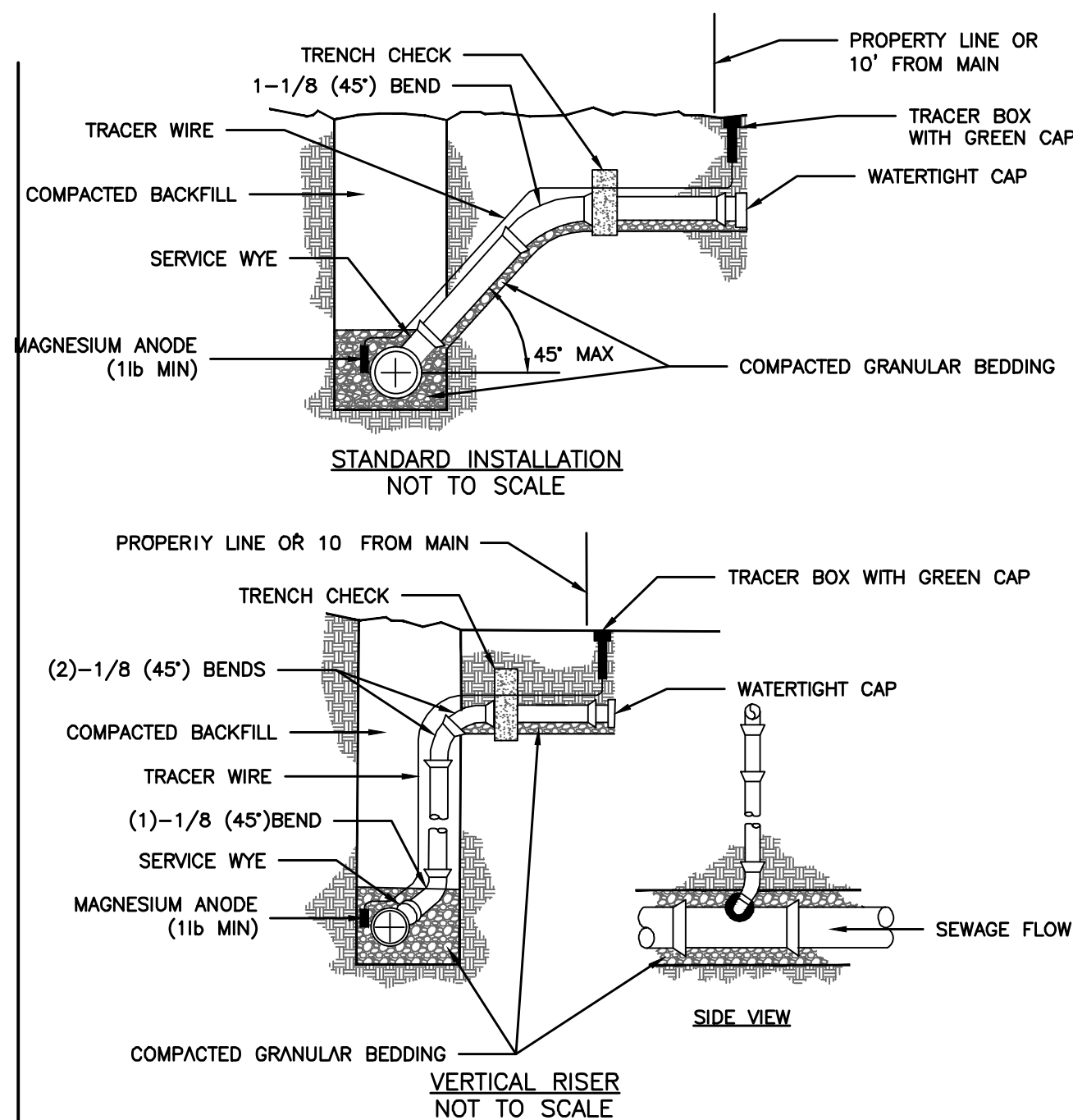
02 N.T.S.
ADS NYLOPLAST STRUCTURES

NOTES:

1. ALL SIGNS SHALL COMPLY WITH THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
 2. GALVANIZED SQUARE TUBE:
POST TUBES - 2"x2"x3/8" 12GA.
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
ANCHOR TUBE - 2"x2"x2-1/4"x3/8" 12GA.
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123
- THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN., 4" MAX. EXPOSED ABOVE FINISH GRADE.



05 N.T.S.
ACCESSIBLE SIGNAGE DETAIL



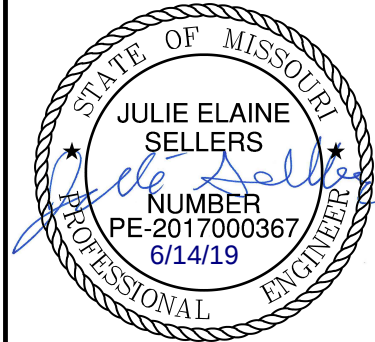
NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. 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 TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

03 N.T.S.
BUILDING SEWER STUB AND RISER

olsson

OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY #001592
NORTH KANSAS CITY, MO 64116
TEL 816.861.1177
WWW.OLSSON.COM



JULIE SELLERS, P.E.
MO# 2017000367

REVISIONS DESCRIPTION

NO. REV. DATE

DETAIL SHEET
FINAL DEVELOPMENT PLANS

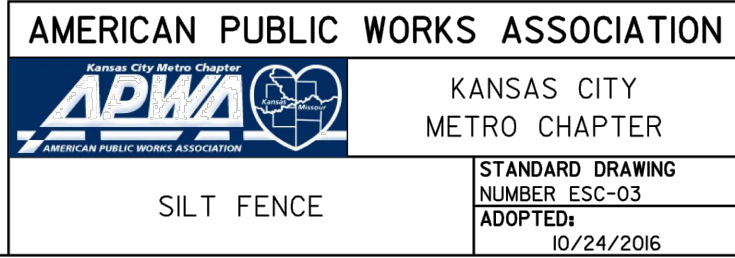
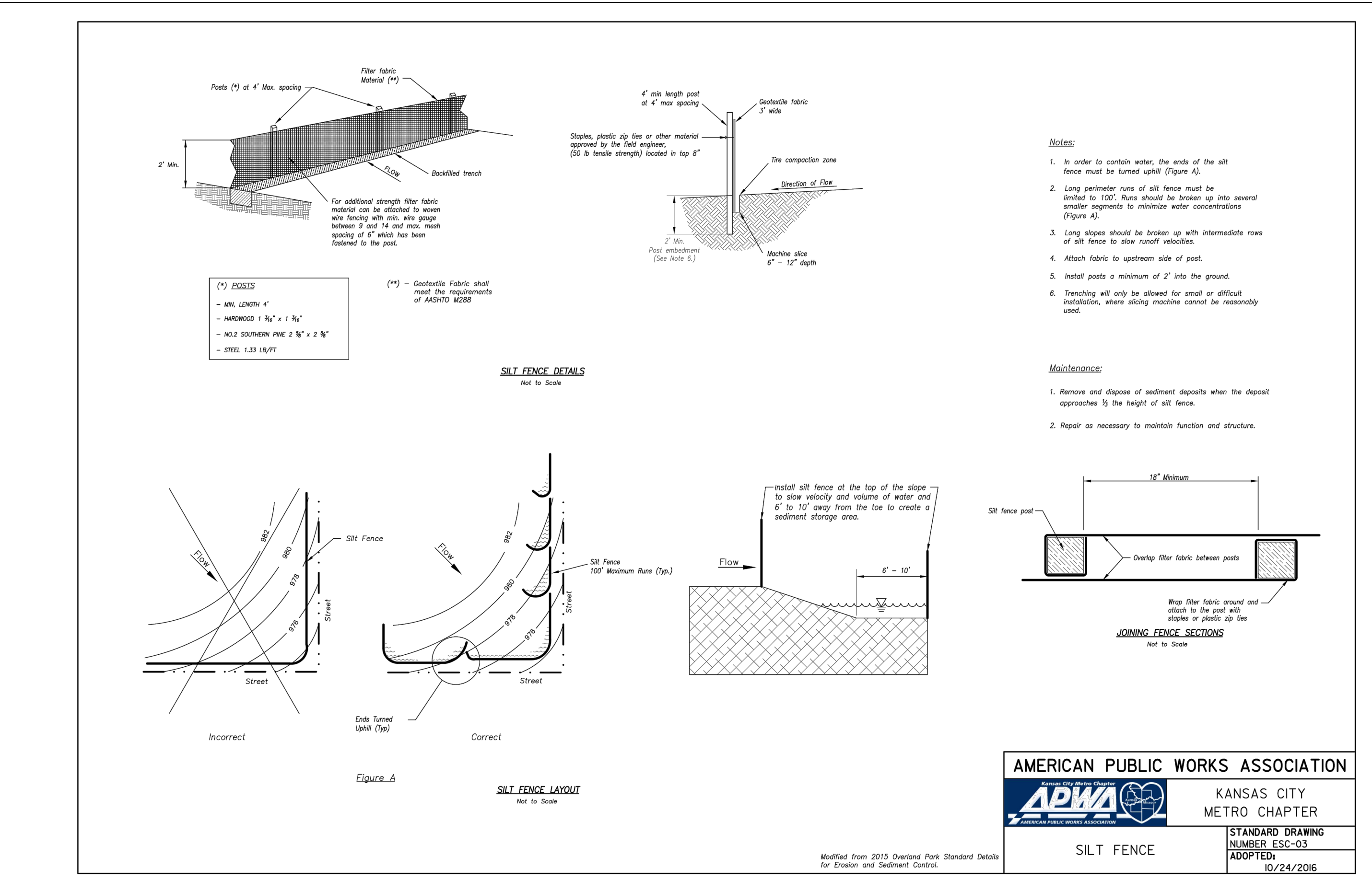
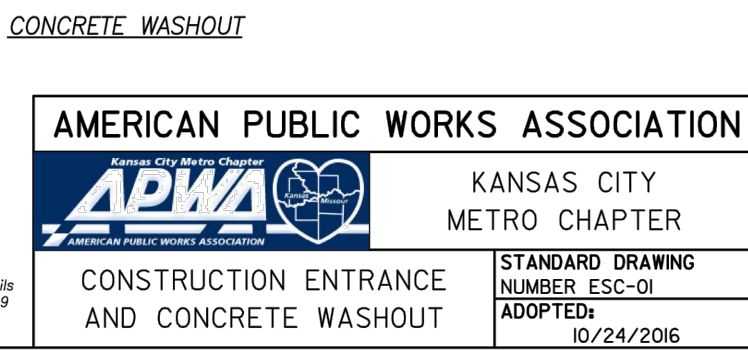
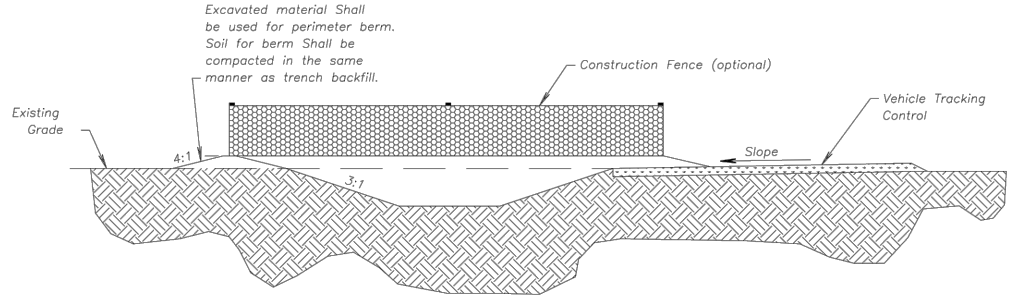
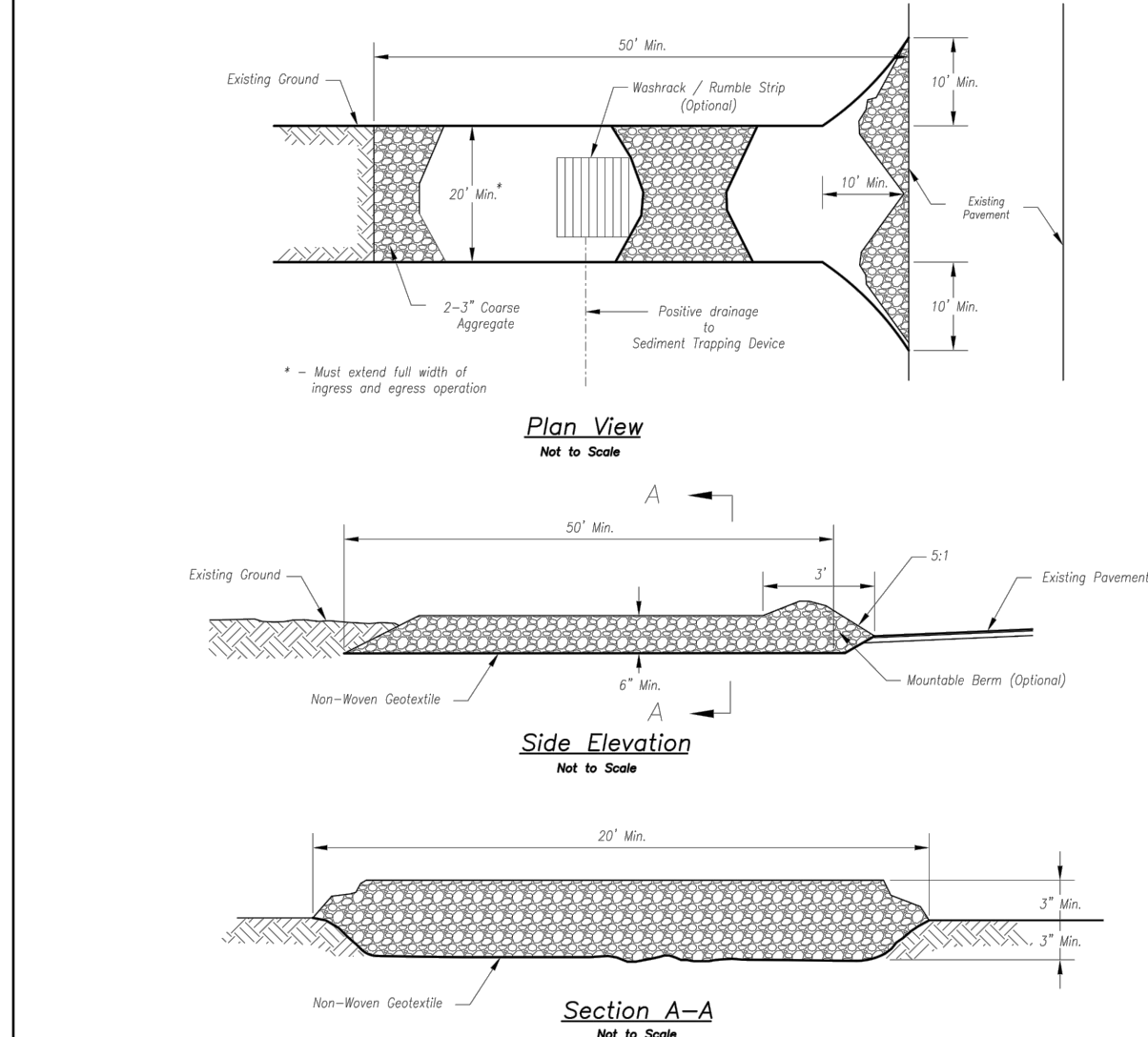
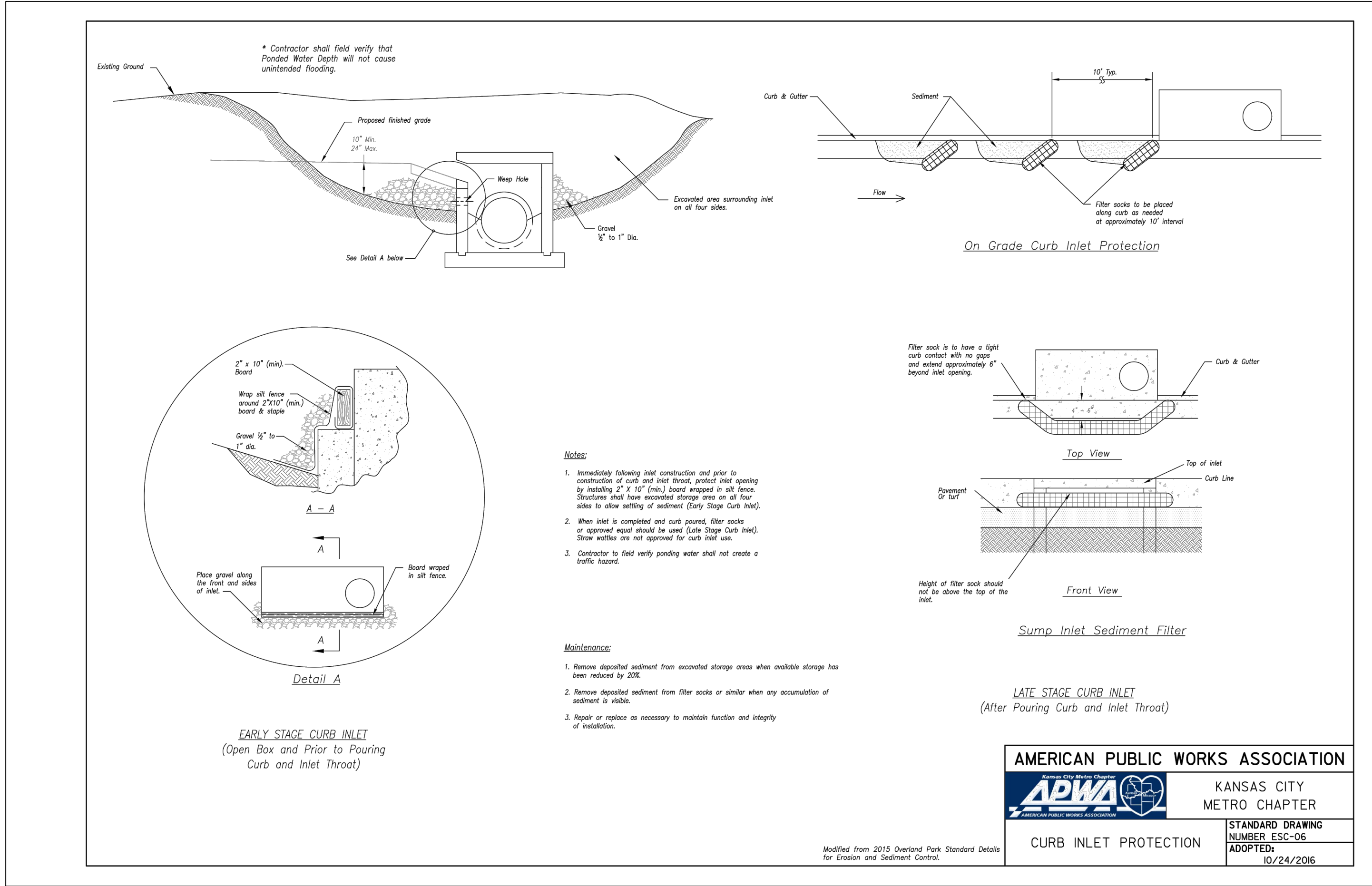
HAWTHORN RIDGE
1534 SW HOOK ROAD

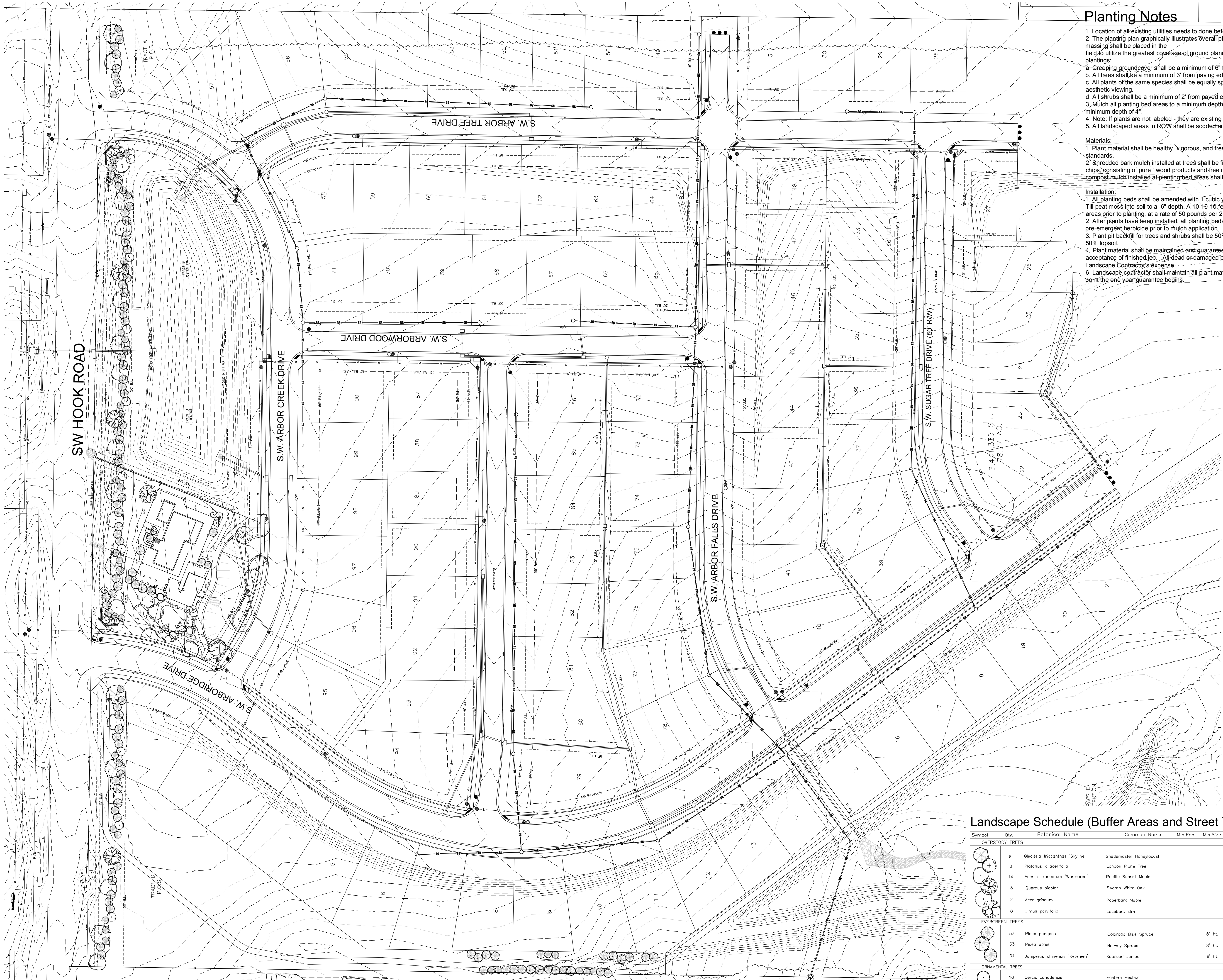
LEE'S SUMMIT, MISSOURI

2019

drawn by: _____ G.S.
checked by: _____ J.E.S.
designed by: _____ J.E.S.
QA/QC by: _____ M.G.D.
project no.: 019-1288
date: 06-14-2019

SHEET
C11





Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

MEIER
LANDSCAPE
ARCHITECTURE

15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



CLIENT

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

PROJECT

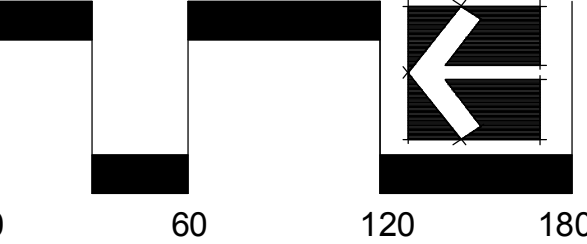
HAWTHORN RIDGE
SW Arboridge Drive and
SW Hook Road
Lee's Summit, MO

Landscape Schedule (Buffer Areas and Street Trees Only)

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	8	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6' min. clear., ground to canopy	
	0	Platanus x acerifolia	London Plane Tree		3"	6' min. clear., ground to canopy	
	14	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6' min. clear., ground to canopy	
	3	Quercus bicolor	Swamp White Oak		3"	6' min. clear., ground to canopy	
	2	Acer griseum	Paperbark Maple		3"	6' min. clear., ground to canopy	
	0	Ulmus parvifolia	Laebark Elm		3"	6' min. clear., ground to canopy	
EVERGREEN TREES							
	57	Picea pungens	Colorado Blue Spruce		8' ht.		symmetrical pyramidal form
	33	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
	34	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	10	Cercis canadensis	Eastern Redbud		1.5"		
	0	Populus tremuloides 'Quaking'	Quaking Aspen		2"	5' min. clear.	

SCALE: 1"=60'

NORTH



Date: 6.14.19

Project# 471

Landscape Plan

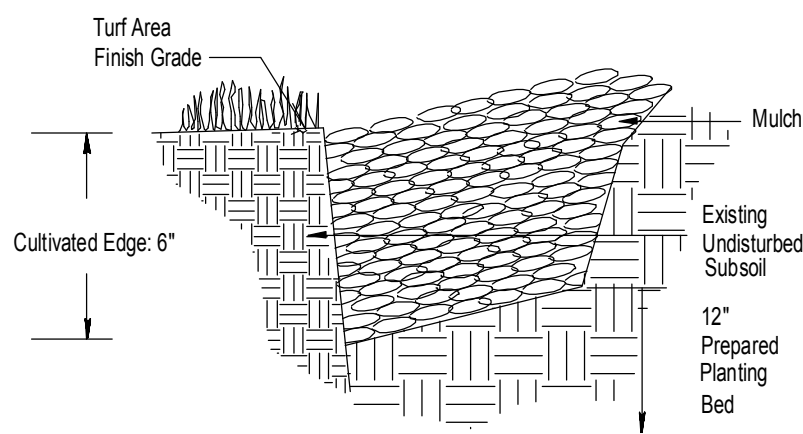
L1



1

OVERALL SITE LANDSCAPE PLAN

SCALE: 1"=60'-0"



1 CULTIVATED EDGE DETAIL

SCALE: NTS

TRACT C
P.O.S.

25' L.S.

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Schedule (Amenity Area Plantings Only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	0	Gleitsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6" min. clear., ground to canopy	
	2	Platanus x acerifolia	London Plane Tree		3"	6" min. clear., ground to canopy	
	0	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6" min. clear., ground to canopy	
	1	Quercus bicolor	Swamp White Oak		3"	6" min. clear., ground to canopy	
	2	Acer griseum	Paperbark Maple		3"	6" min. clear., ground to canopy	
	3	Ulmus parvifolia	Laebark Elm		3"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	4	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8" ht.		symmetrical pyramidal form
	3	Picea abies	Norway Spruce		8" ht.		symmetrical pyramidal form
	3	Picea pungens	Colorado Blue Spruce		6" ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	0	Cercis canadensis	Eastern Redbud		1.5"		
	3	Populus tremuloides 'Quaking'	Quaking Aspen		2"	5' min. clear.	
DECIDUOUS SHRUBS							
	8	Weigela florida 'Bramwell'	Fine Wine Weigela	3 gal.			Plant @ 3' O.C.
	7	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	5	Syringa X 'Penda'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	24	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	12	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	11	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	4	Juniperus horizontalis 'Wilton'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
	28	Phlox subulata 'Atropurpurea'	Creeping Phlox	1 gal.			Plant @ 15" O.C.
	16	Pennisetum alopecuroides 'Hammel'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
	53	Liriope muscari 'Variegated'	Variegated Liriope	1 gal.			Plant @ 18" O.C.

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



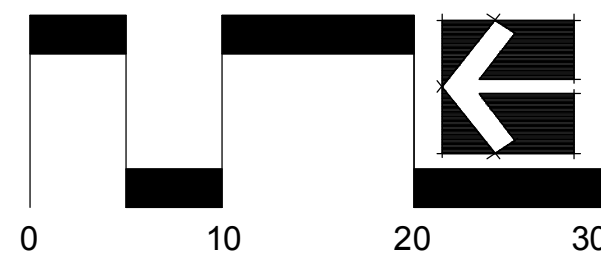
CLIENT

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

PROJECT

HAWTHORN RIDGE
SW Arboridge Drive and
SW Hook Road
Lee's Summit, MO

SCALE: 1"=10'



Date: 6.14.19

Project# 471

Landscape Plan

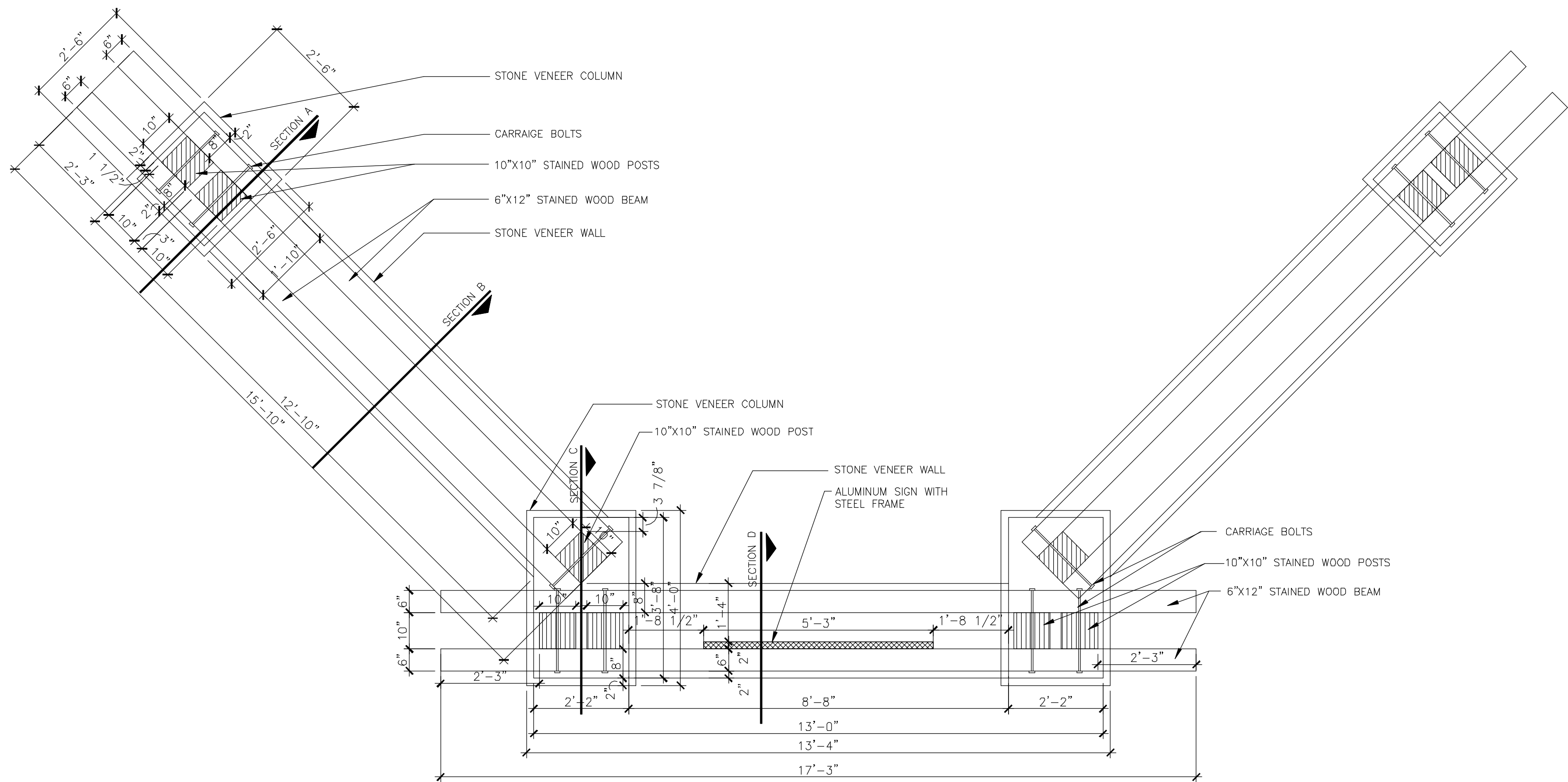
L2



2

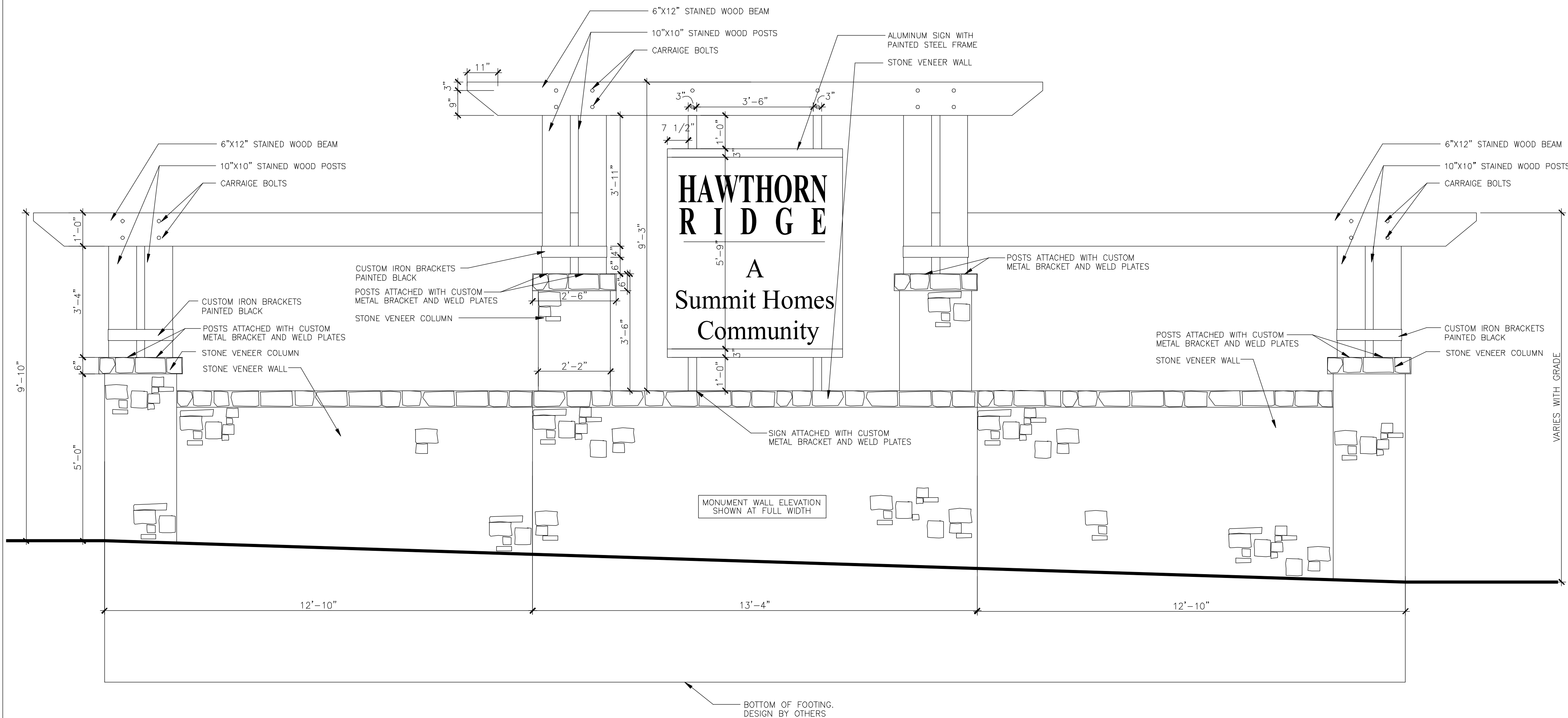
AMENITY AREA LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10'-0"



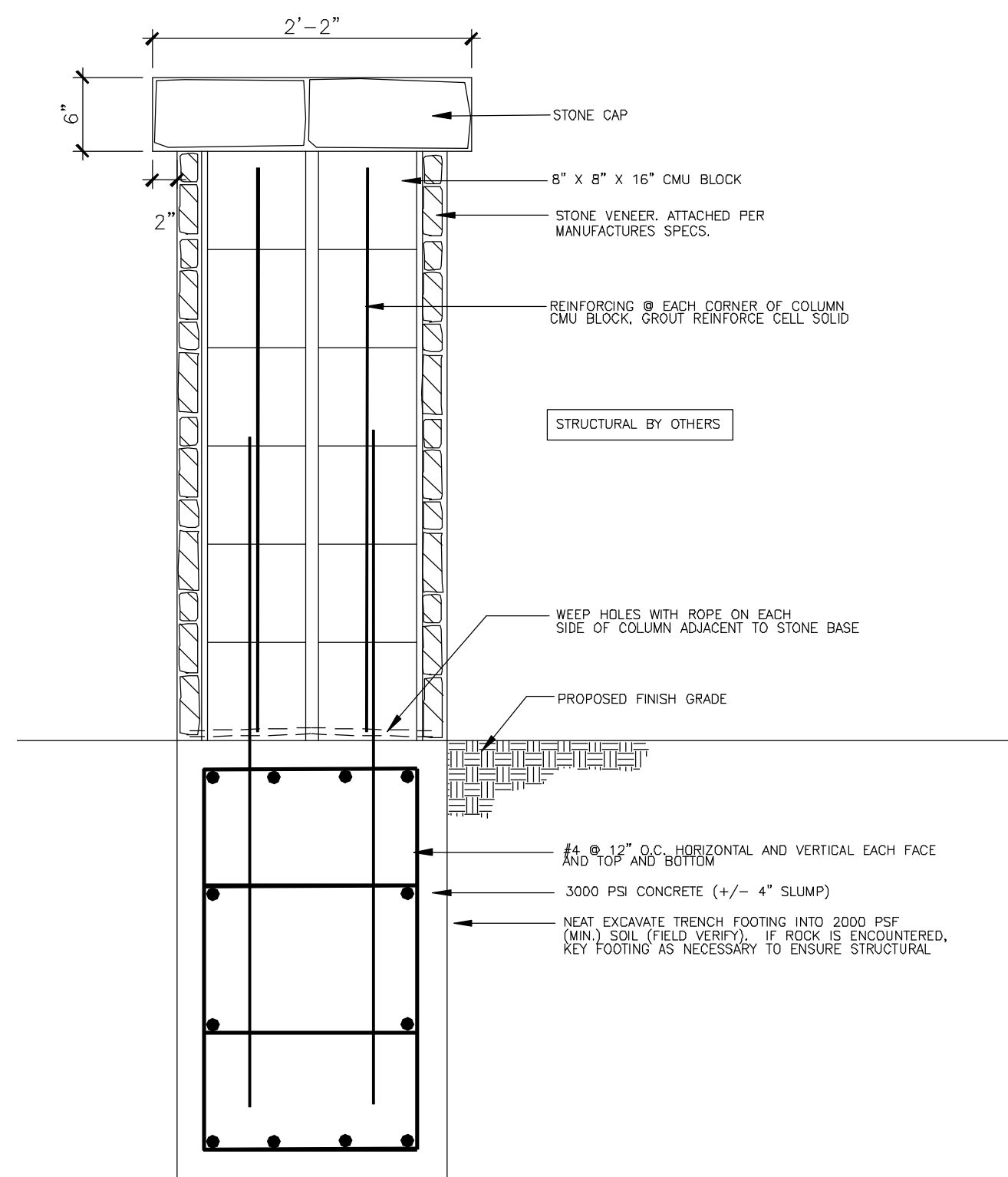
1 MONUMENT PLAN

SCALE: NTS



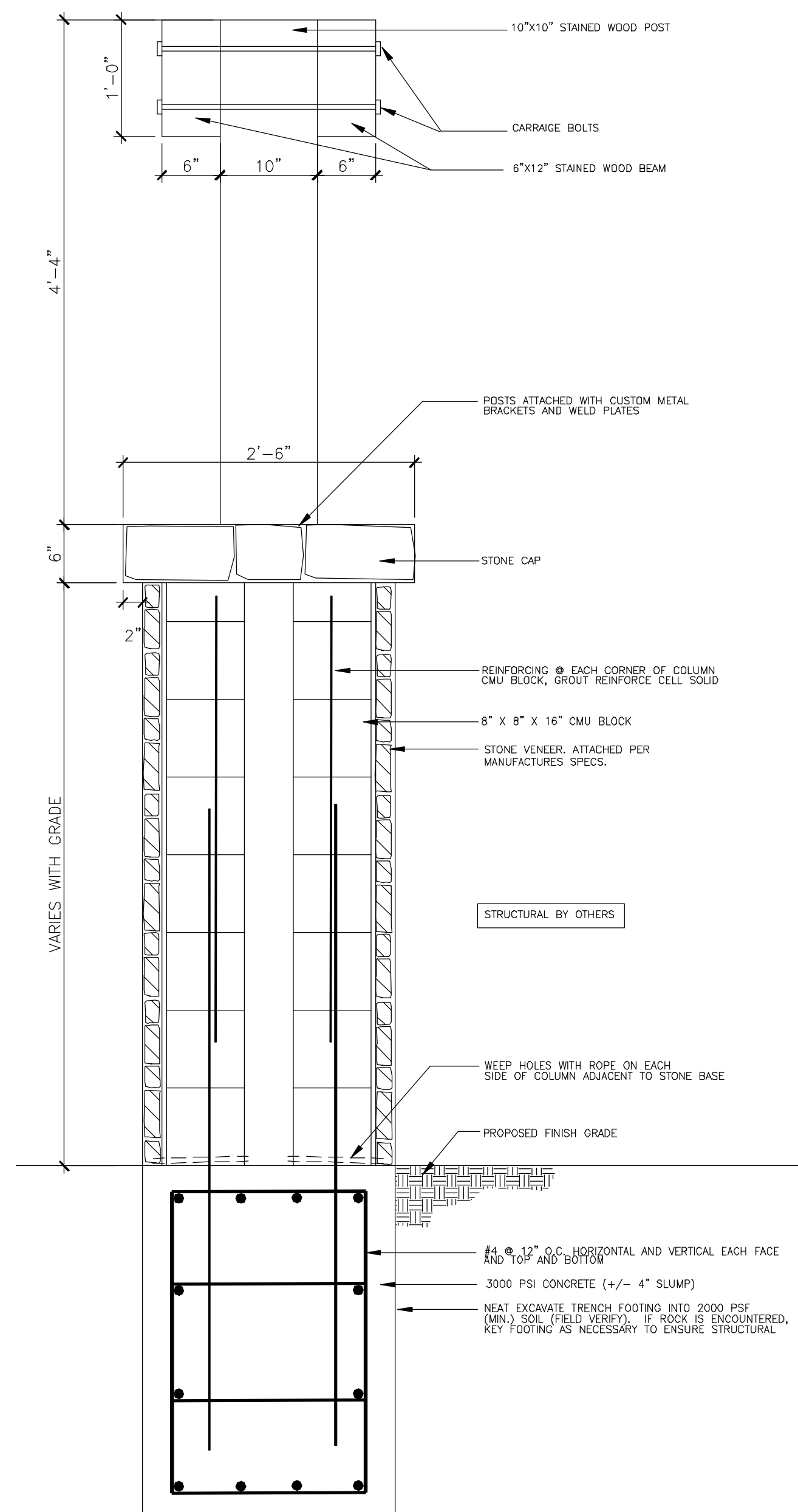
2 MONUMENT ELEVATION

NTS



3 MONUMENT- SECTION B

NTS



4 MONUMENT- SECTION A

NTS

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Overland Park, KS 66223
913.787.2817



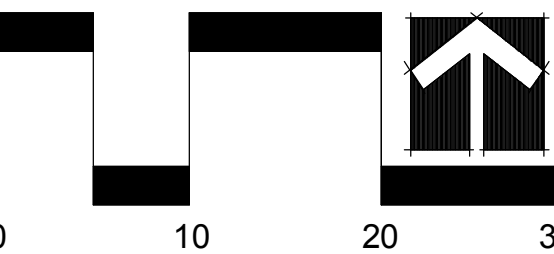
CLIENT

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

PROJECT

HAWTHORN RIDGE
SW Arboridge Drive and
SW Hook Road
Lee's Summit, MO

SCALE: 1"=10'



Date: 6.14.19
Project# 471
Concept Plan

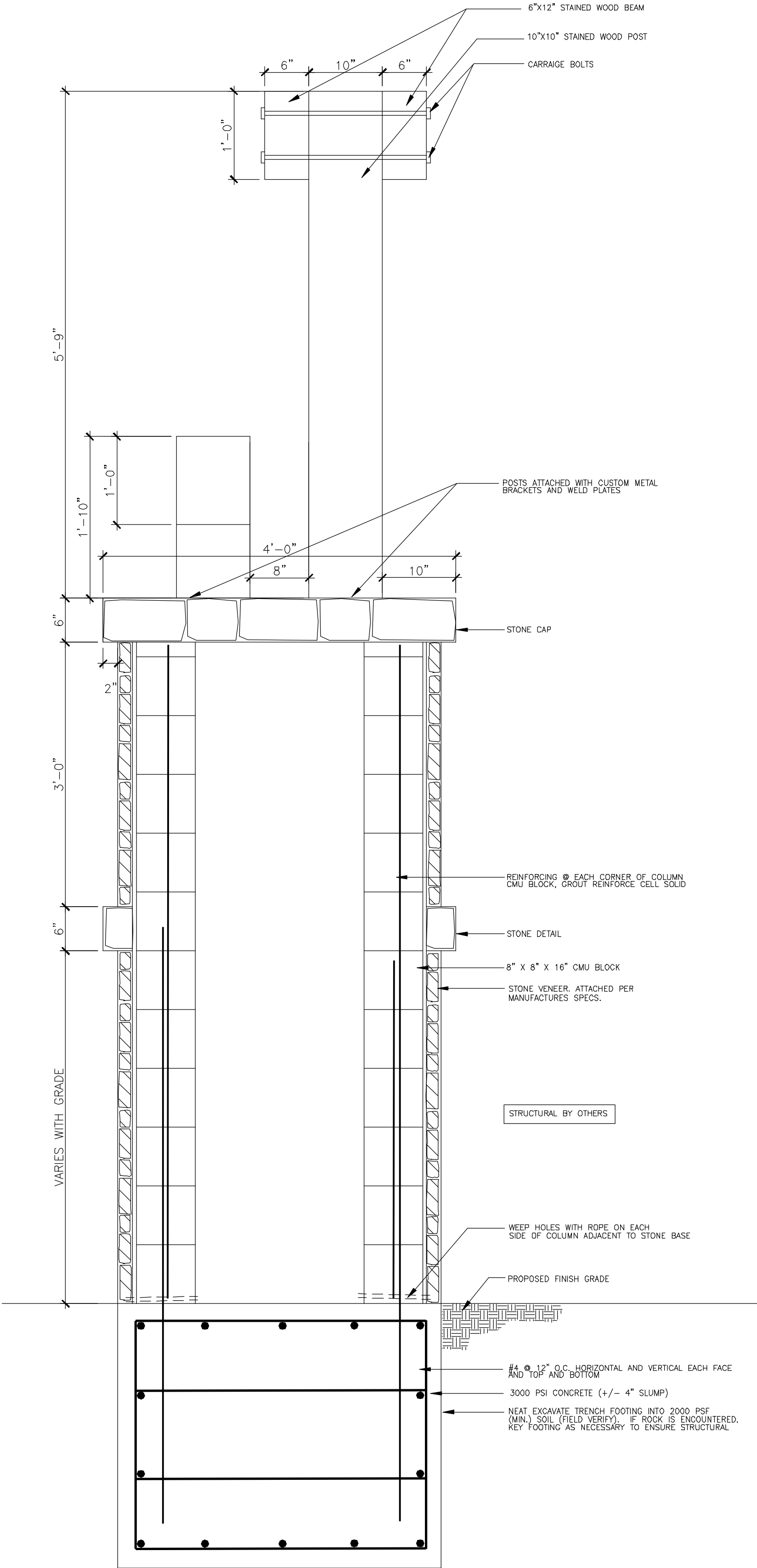
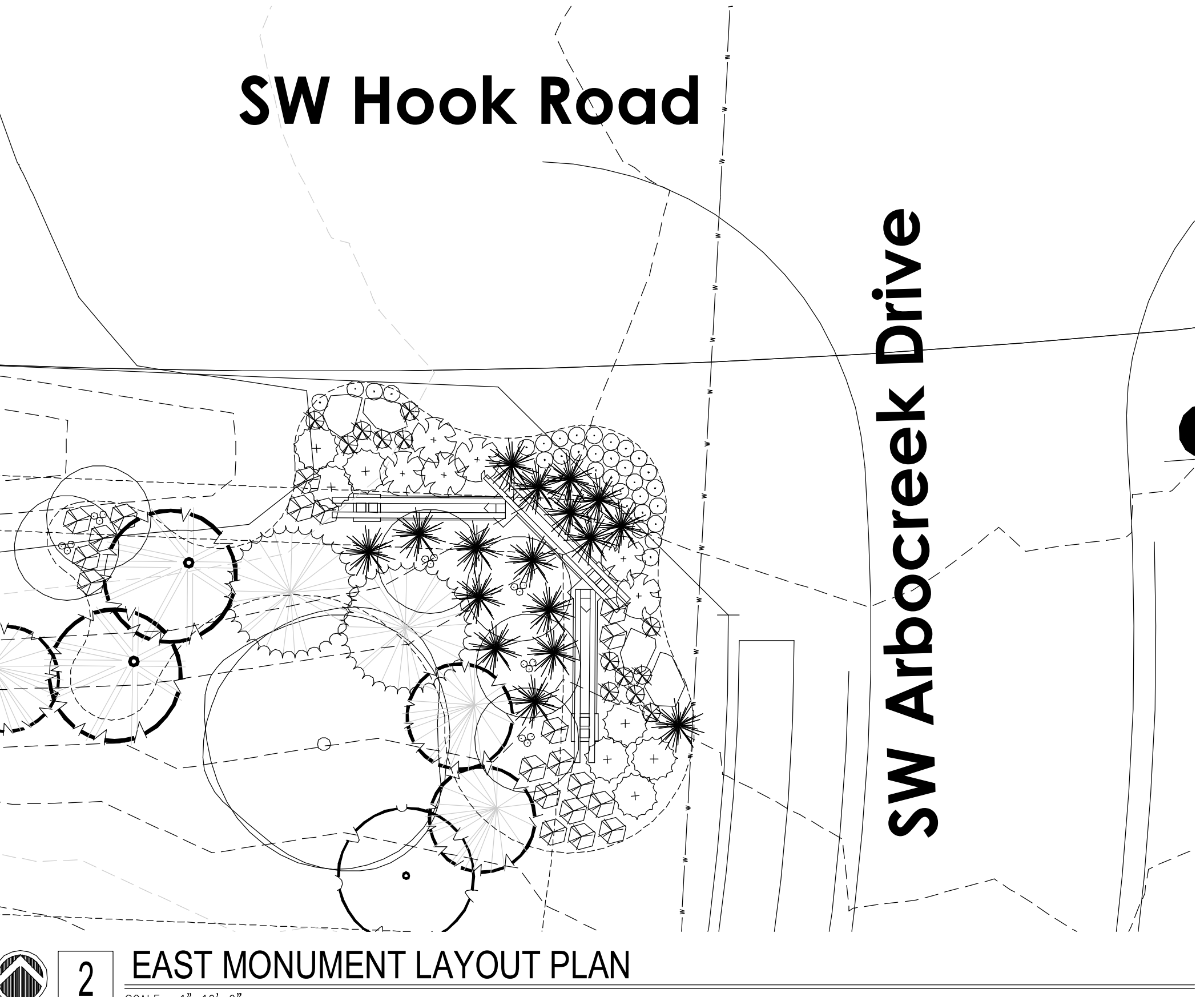
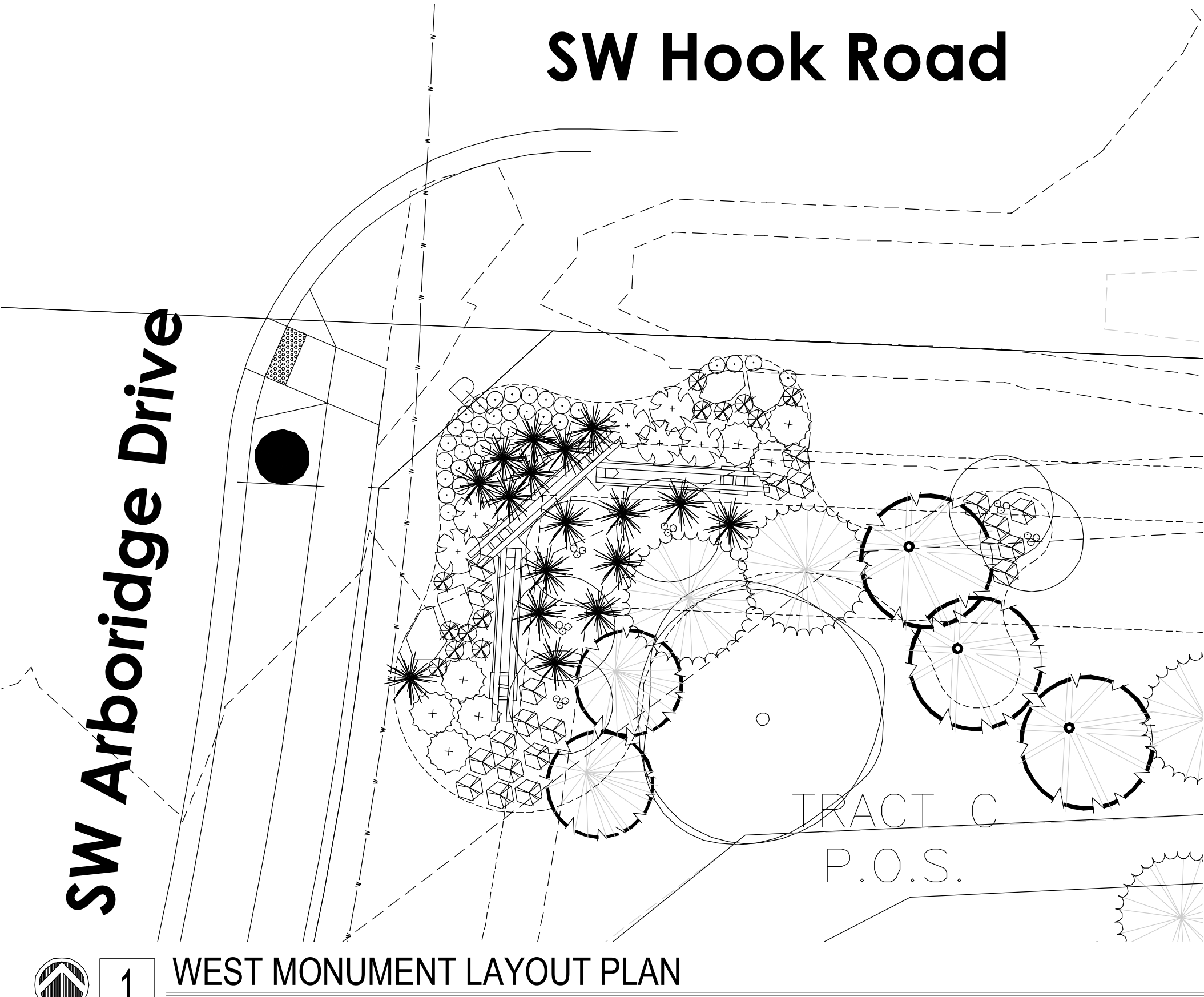
L3

Landscape Schedule (Entry Monument Plantings Only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	0	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust		3"	6" min. clear., ground to canopy	
	0	Platanus x acerifolia	London Plane Tree		3"	6" min. clear., ground to canopy	
	0	Acer x truncatum "Warrenred"	Pacific Sunset Maple		3"	6" min. clear., ground to canopy	
	0	Quercus bicolor	Swamp White Oak		3"	6" min. clear., ground to canopy	
	0	Acer griseum	Paperbark Maple		3"	6" min. clear., ground to canopy	
	0	Ulmus parvifolia	Lacebark Elm		3"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	0	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		8" ht.	symmetrical pyramidal form	
	0	Picea abies	Norway Spruce		8" ht.	symmetrical pyramidal form	
	0	Picea pungens	Colorado Blue Spruce		6" ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	0	Cercis canadensis	Eastern Redbud		1.5"		
	12	Populus tremuloides "Quaking"	Quaking Aspen		2"	5' min. clear.	

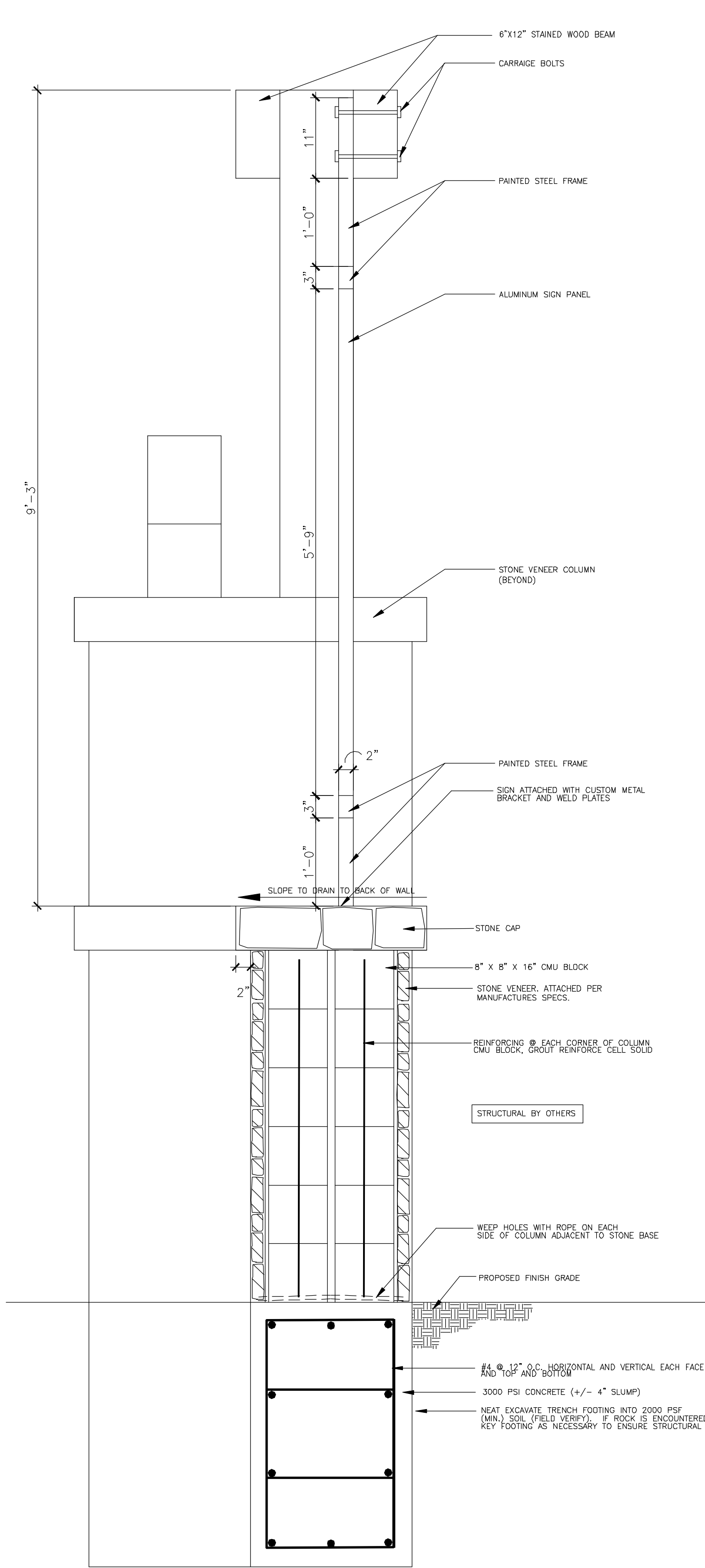
Landscape Schedule (Continued)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
DECIDUOUS SHRUBS							
	0	Weigela florida "Bromwell"	Fine Wine Weigela		3 gal.		Plant @ 3' O.C.
	12	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
	0	Syringa X "Penda"	Blooming Purple Lilac		5 gal.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	0	Juniperus chinensis "Sea Green"	Sea Green Juniper		3 gal.		Plant @ 4' O.C.
	7	Juniperus chinensis "Gold Coast"	Gold Coast Juniper		3 gal.		Plant @ 4' O.C.
	0	Juniperus chinensis "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	34	Juniperus horizontalis "Wiltoni"	Blue Rug Juniper		1 gal.		Plant @ 24" O.C.
	26	Phlox subulata "Atropurpea"	Creeping Phlox		1 gal.		Plant @ 15" O.C.
	40	Pennisetum alopecuroides "Hameln"	Dwarf Fountain Grass		1 qt.		Plant @ 18" O.C.
	64	Liriope muscari "Variegated"	Variegated Liriope		1 gal.		Plant @ 18" O.C.



3 MONUMENT- SECTION C

SCALE: NTS



4 MONUMENT- SECTION D

SCALE: NTS



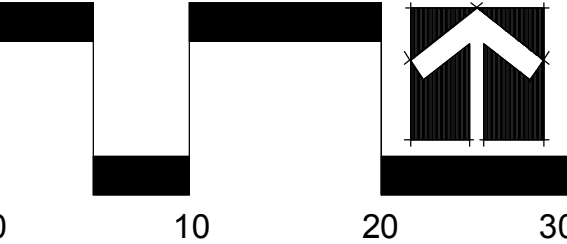
CLIENT

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

PROJECT

HAWTHORN RIDGE
SW Arboridge Drive and
SW Hook Road
Lee's Summit, MO

SCALE: 1"=10'



Date: 6.14.19
Project# 471
Concept Plan



HAWTHORN RIDGE CLUBHOUSE

1534 SW HOOK ROAD
LEE'S SUMMIT, MISSOURI



ARCHITECT
B+A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CIVIL ENGINEER
OLSSON
1301 BURLINGTON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-361-1177

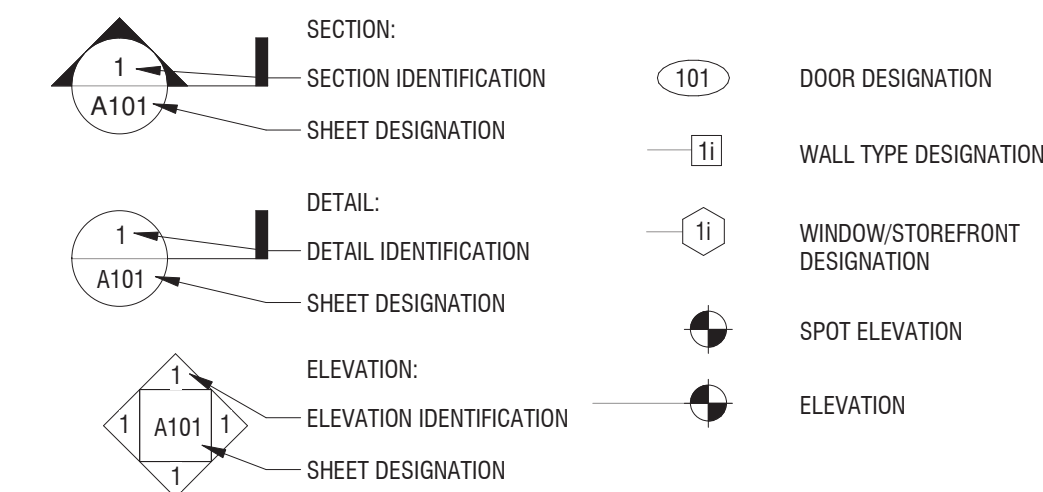
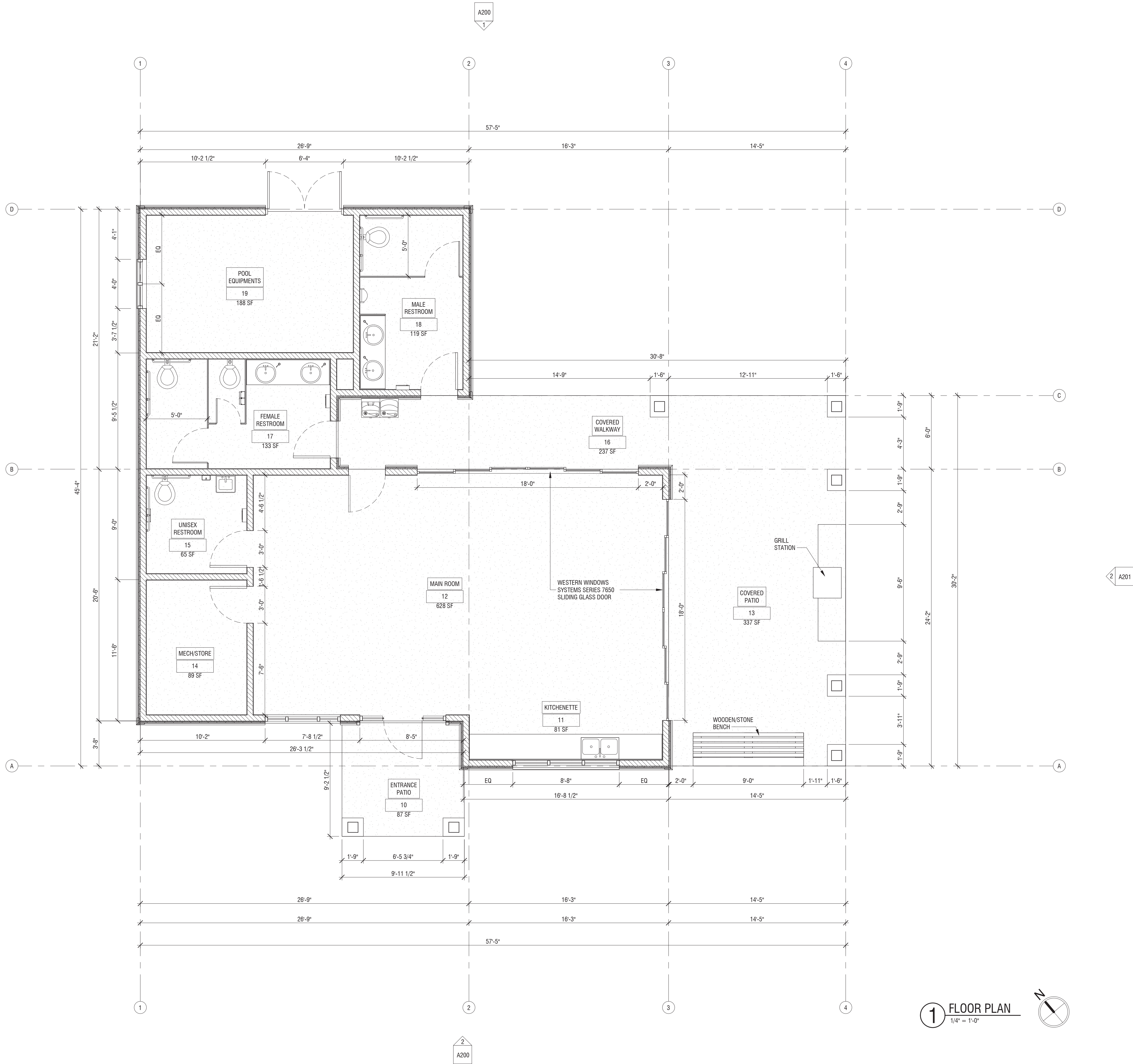
LANDSCAPE ARCHITECT
JASON MEIER
15245 METCALF AVE.
OVERLAND PARK, KS 66223
PH: 913-787-2817

DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-246-6700

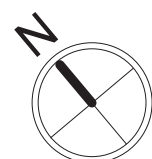


GENERAL NOTES

1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. FOR ACTUAL FINISH FLOOR ELEVATION RE: CIVIL DWG.
3. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
4. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
5. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
6. SEE DOOR/WINDOW SCHEDULE ON SHEET A800
7. SEE SHEET A400 FOR ENLARGED FLOOR PLANS



1 FLOOR PLAN
1/4" = 1'-0"



ARCHITECT
B + A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CIVIL ENGINEER
OLSSON
1301 BURLINGTON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-361-1177

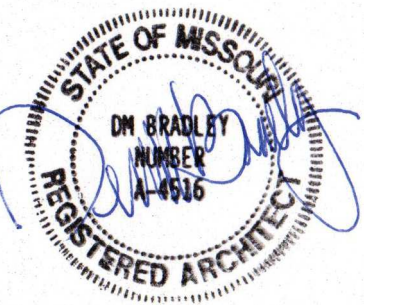
STRUCTURAL ENGINEER

MEP ENGINEER

DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-246-6700

HAWTHORN RIDGE CLUBHOUSE
1534 SW HOOK ROAD
LEE'S SUMMIT, MISSOURI

SEAL



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NO.	REVISION	DATE

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DRAWN BY: FCR
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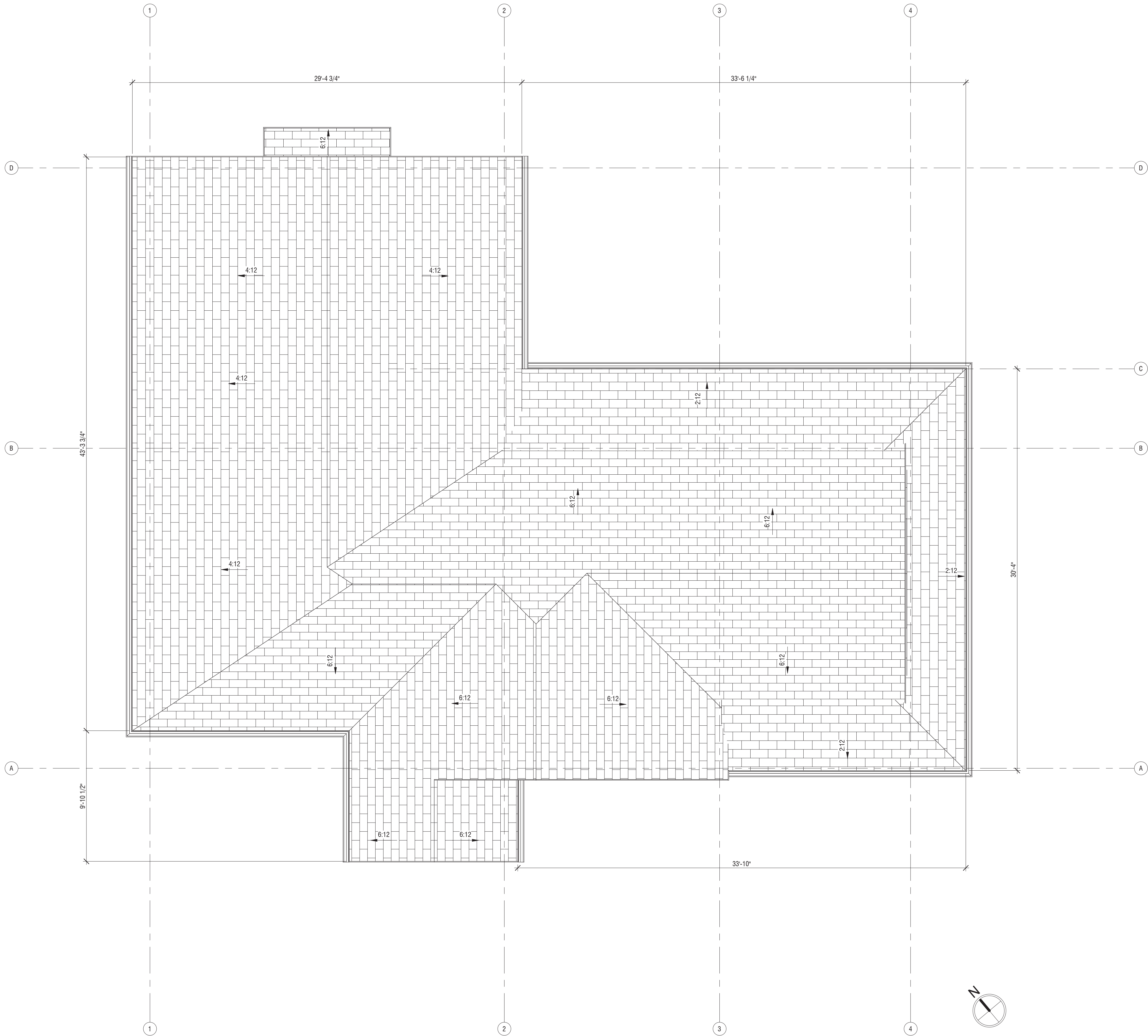
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FLOOR PLAN
A100

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
2. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE, VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAINS AND OVERFLOW DRAINS



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ROOF PLAN
A101



STONE VENEER



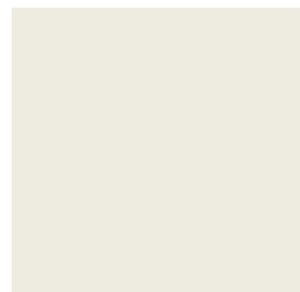
COMPOSITE SHINGLES



DOWNING SLATE



GRAY MATTER



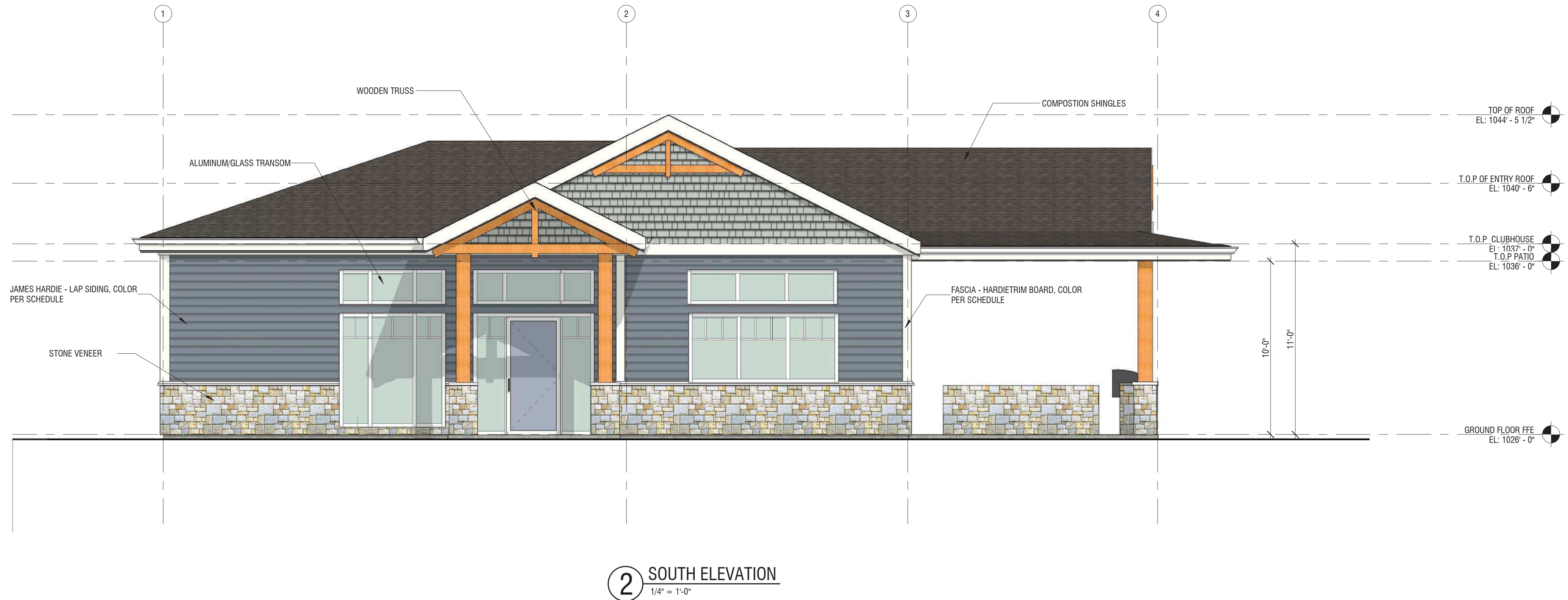
ALBASTER



RED CEDAR

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	COMPOSITE SHINGLES	TAMKO, HERITAGE PREMIUM	WEATHERED WOOD
2	STONE VENEER	CANYON STONE OR EQUAL	CANYON LEDGE/ COLOR: BUCKS COUNTY
3	LAP SIDING CEDAR SHAKE SHINGLES	JAMES HARDIE HARDIEPLANK OR EQUAL	SW2819 DOWNING SLATE SW7066 GRAY MATTER
4	EXTERIOR DOOR	METAL PANEL, PAINTED	MATCH TO TRIM COLOR
5	FASCIA/WALL TRIM	HARDIETRIM BOARD	SW7008 ALBASTER
6	WINDOW	PELLA WINDOW OR EQUAL	MATCH TO TRIM COLOR
7	GUTTER/ DOWNSPOUT	24 GA. STEEL	



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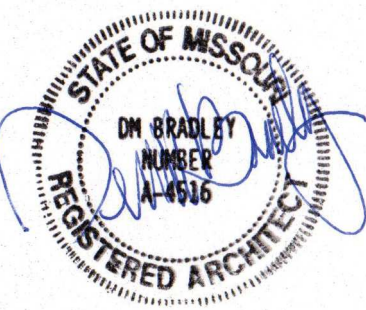
STRUCTURAL ENGINEER

MEP ENGINEER

DEVELOPER
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120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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ELEVATIONS
A200



STONE
VENEER



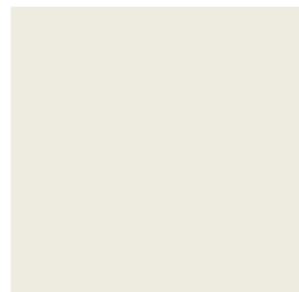
COMPOSITE
SHINGLES



DOWNING
SLATE



GRAY
MATTER



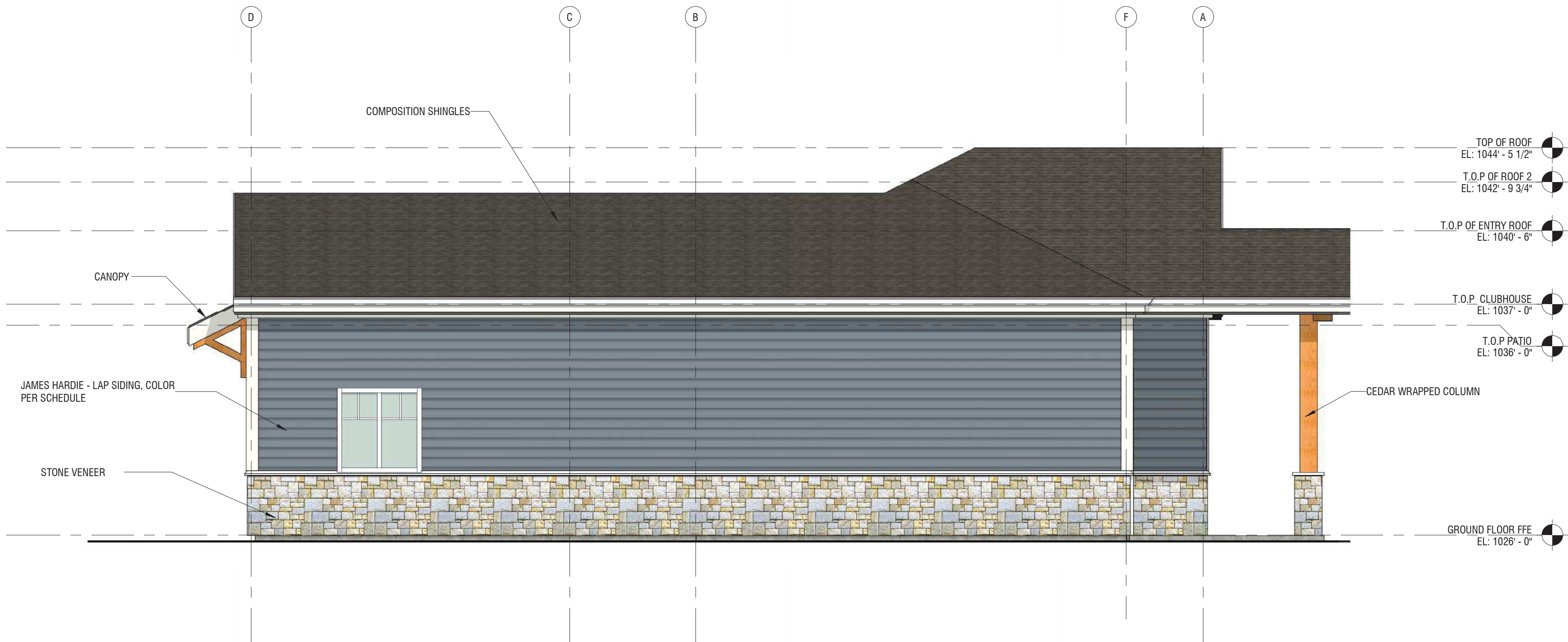
ALBASTER



RED CEDAR

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	COMPOSITE SHINGLES	TAMKO, HERITAGE PREMIUM	WEATHERED WOOD
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6	WINDOW	PELLA WINDOW OR EQUAL	MATCH TO TRIM COLOR
7	GUTTER/ DOWNSPOUT	24 GA. STEEL	



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



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ELEVATIONS
A201