

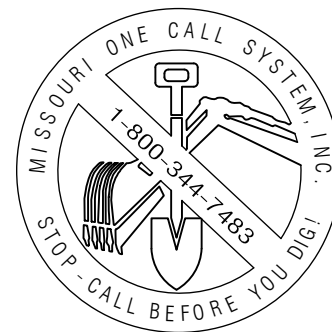
1. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
2. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
3. ANY WORK ADJACENT 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

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

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

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

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

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

T1	TITLE SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	FINISH SCHEDULE/BREAKDOWN
A6	MATERIAL BREAKDOWN
	EXTERIOR 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. WOOTEN, P.E.
MISSOURI P.E. NO. 2000150081

CITY OF LEE'S SUMMIT, MISSOURI

AUTHORIZING POSITION	DATE
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

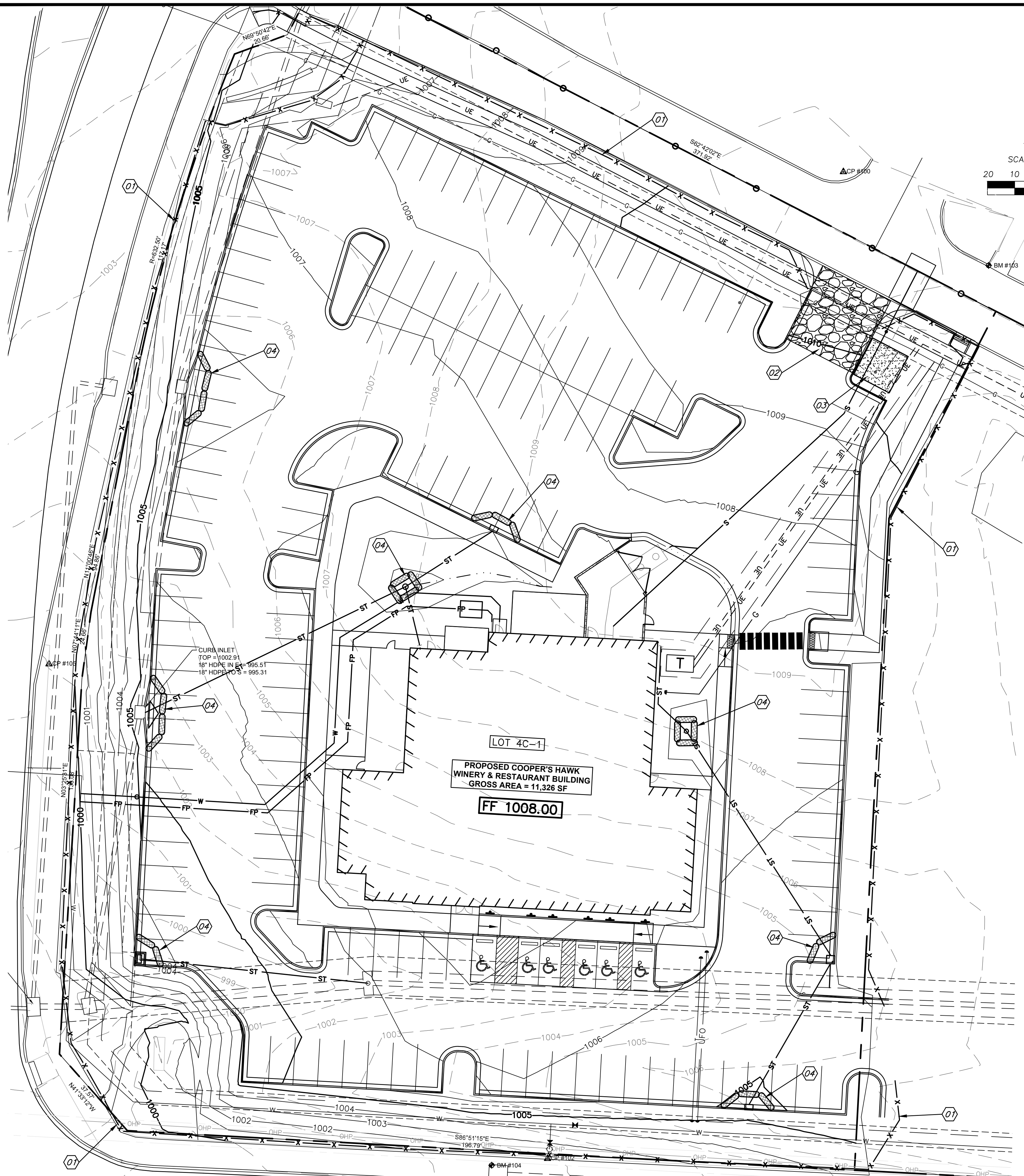
COVER SHEET

LEE S SUMMIT, JACKSON COUNTY, MD

SHEET NUMBER

C001

OF 16



EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. 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.
2. 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 ½ 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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

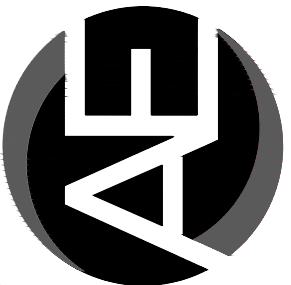
SEE SHEET C505 FOR EROSION CONTROL DETAILS

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

- FINAL STABILIZATION SHALL BE PERFORMED IN COORDINATION WITH THE LANDSCAPE PLAN. TEMPORARY STABILIZATION SHALL BE PER GENERAL OPERATING PERMIT.
- 05
- 05
- 934 ——— PROPOSED CONTOUR
- 934 - - - - - EXISTING CONTOUR
- x — x — SILT FENCE
- INLET FILTER SOCKS
- CONSTRUCTION ENTRANCE

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REVISIONS

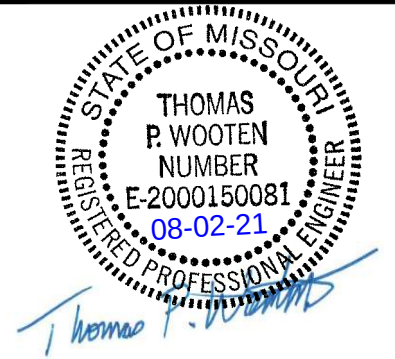
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

EROSION CONTROL PLAN

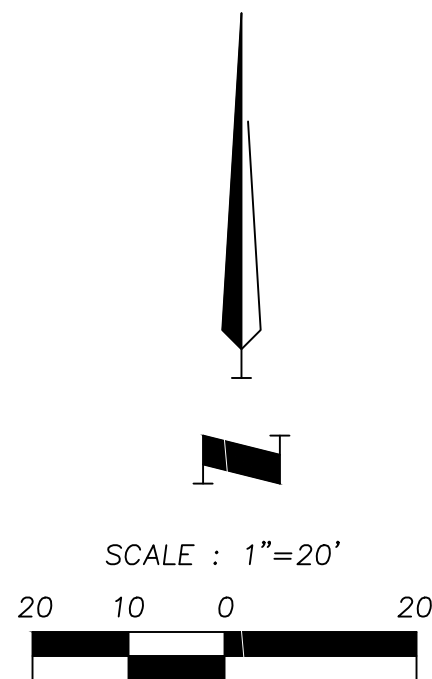
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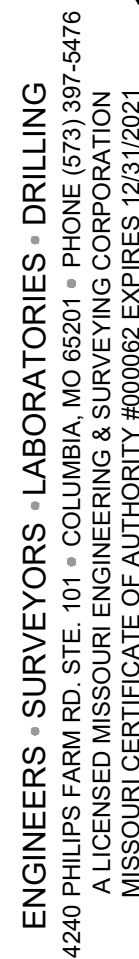
C051

2 OF 16

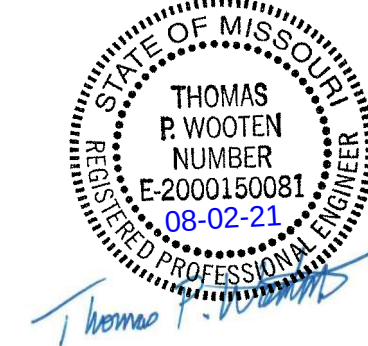


GRADING PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO



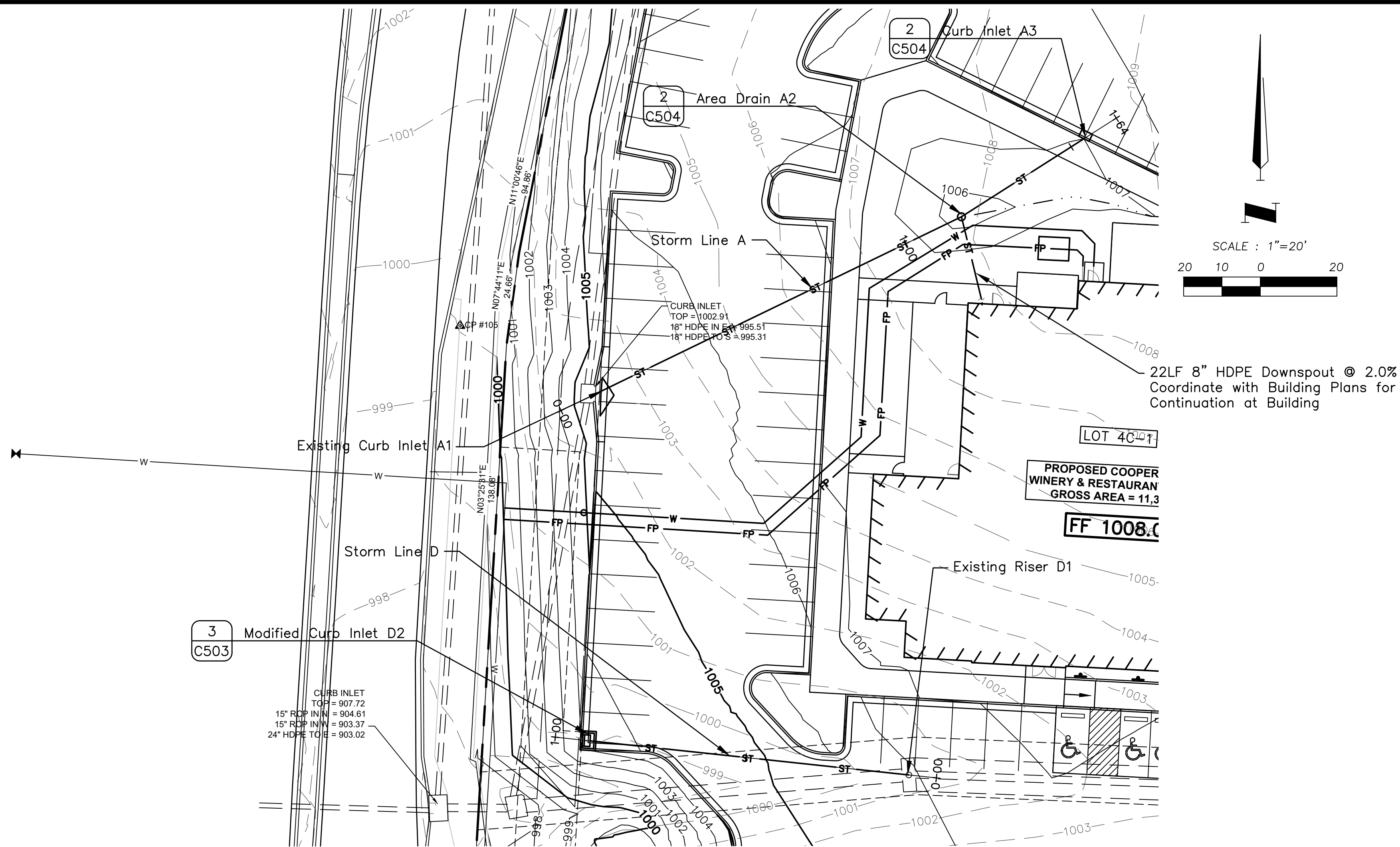
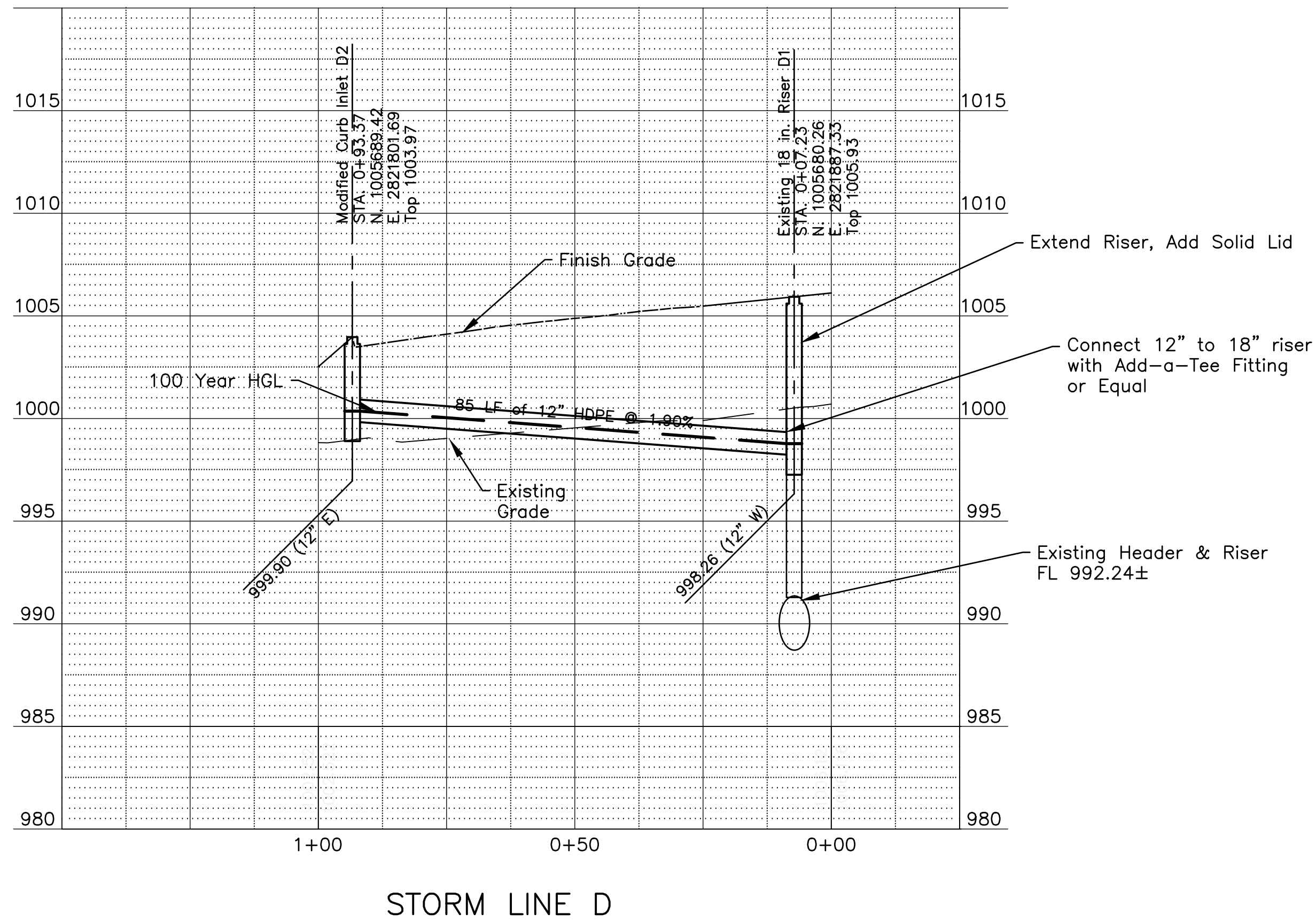
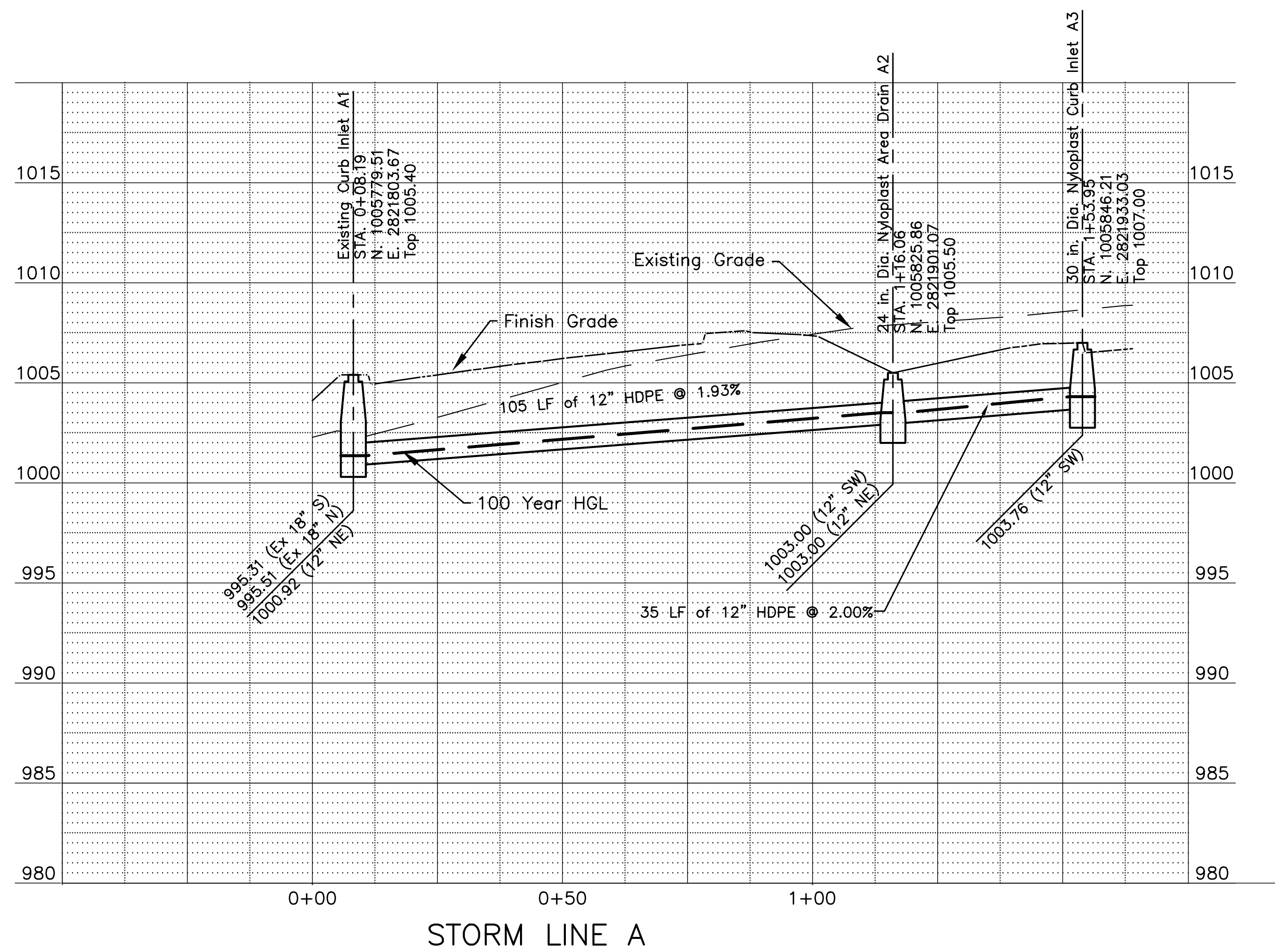
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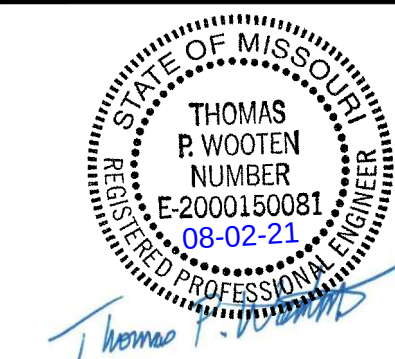
C102

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



SHEET NUMBER
C201
6 OF 16

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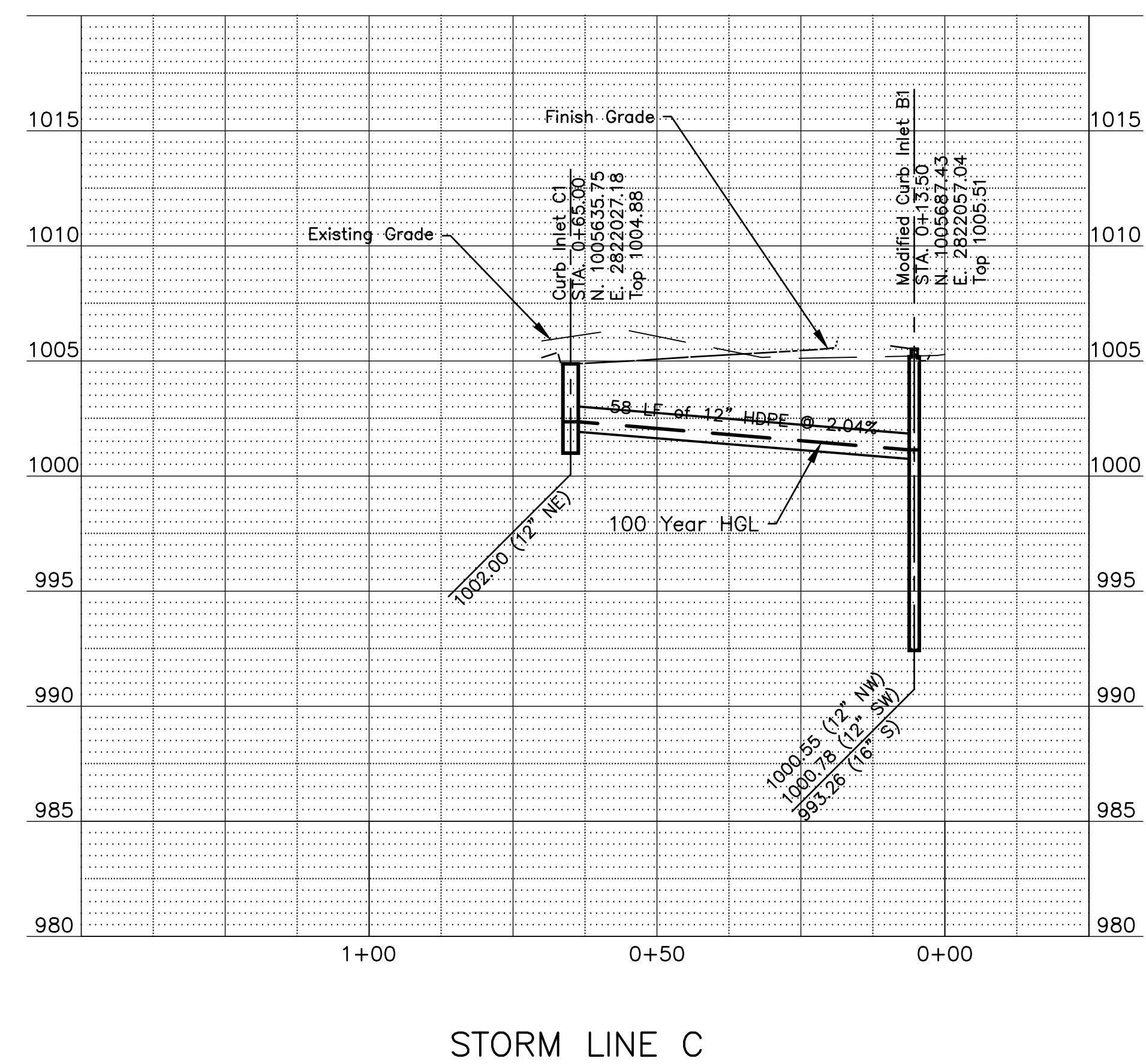
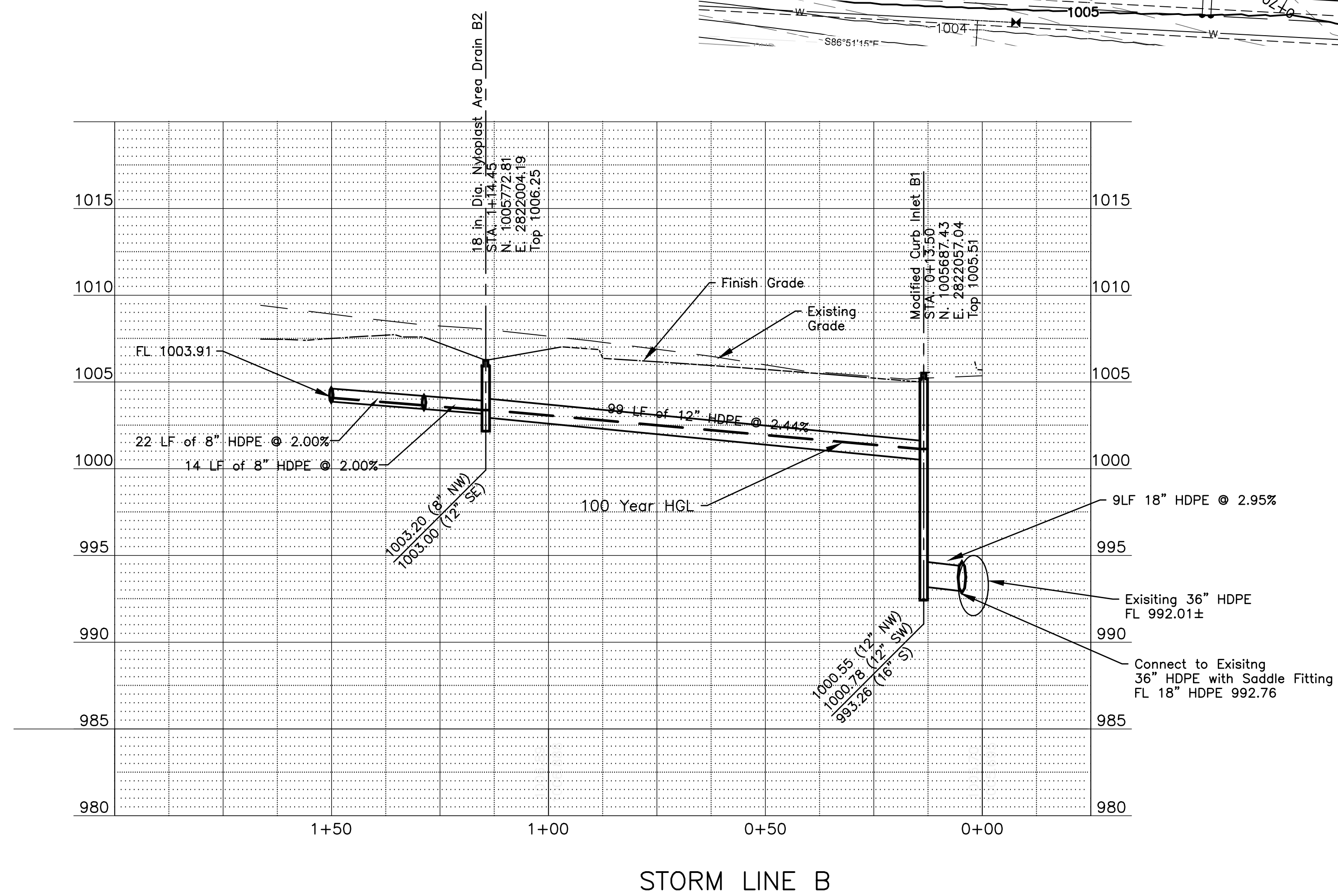
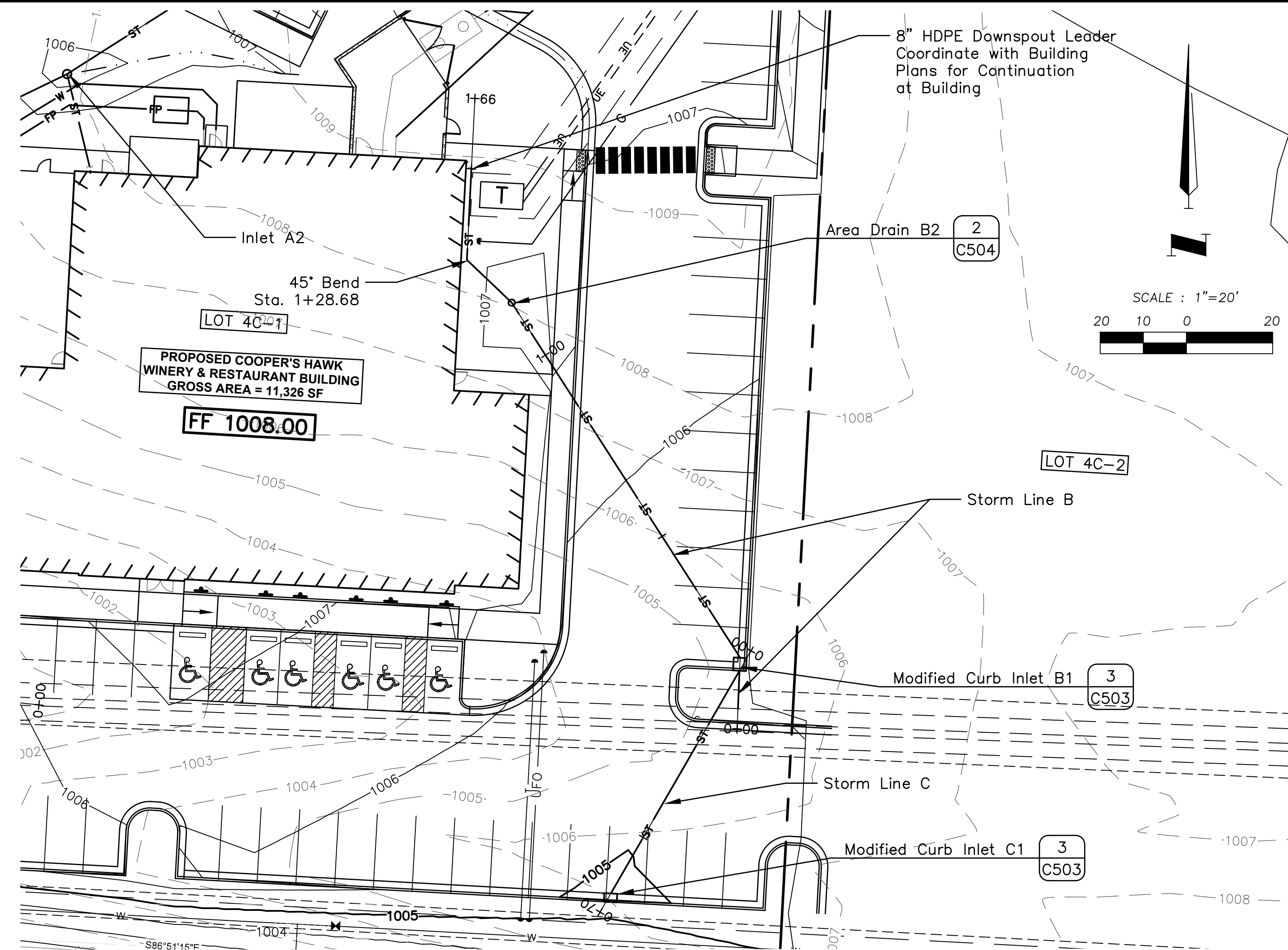
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

STORM PLAN & PROFILE

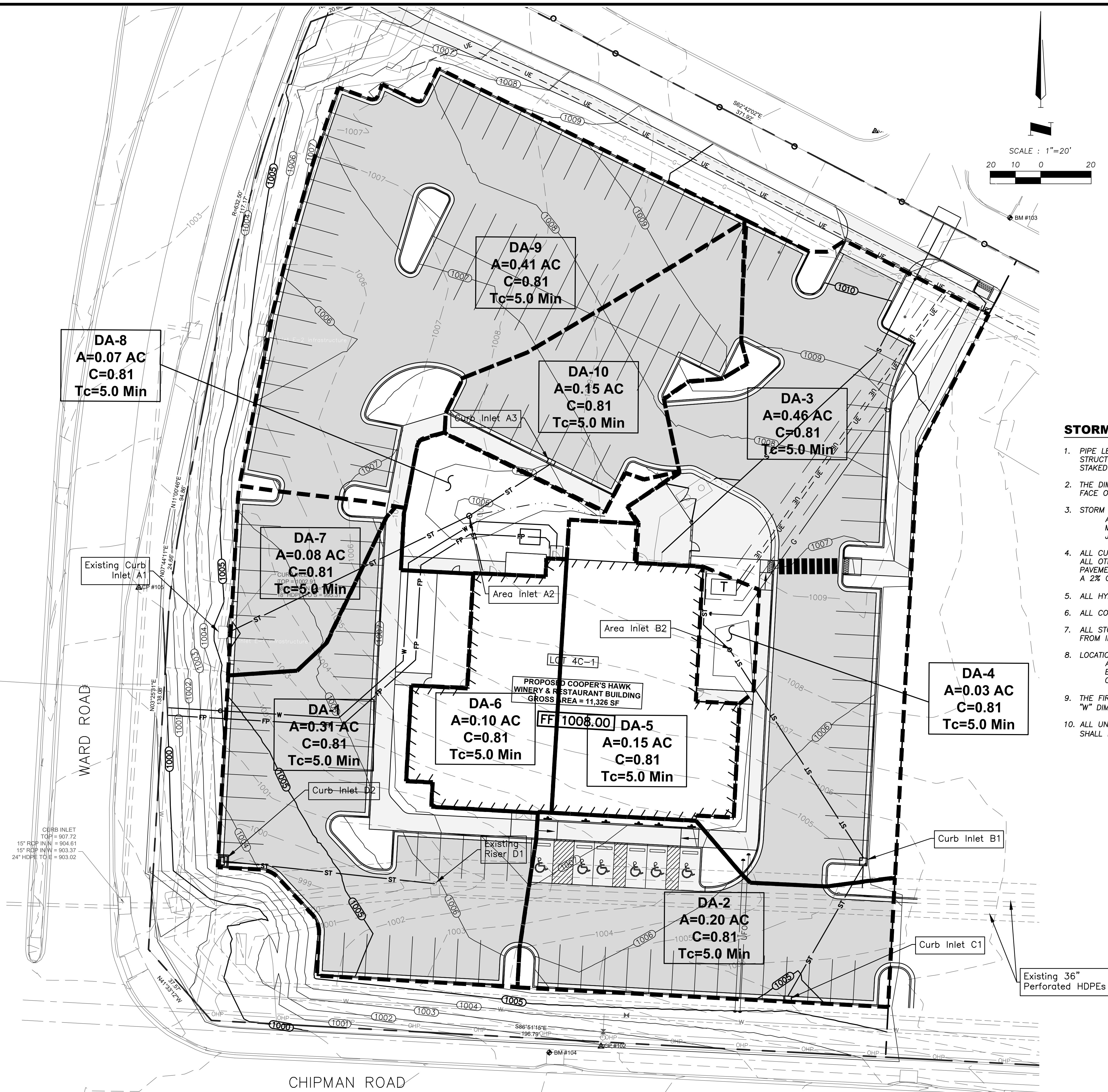
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SHEET NUMBER

C202

7 OF 16

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.

COOPER'S HAWK

DRAINAGE MAP

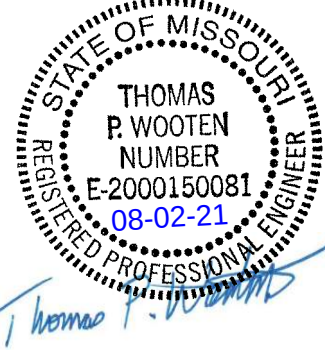
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6	JOB NUMBER:		
7	07-29-2021		
8	210010010		

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SHEET NUMBER

C301

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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

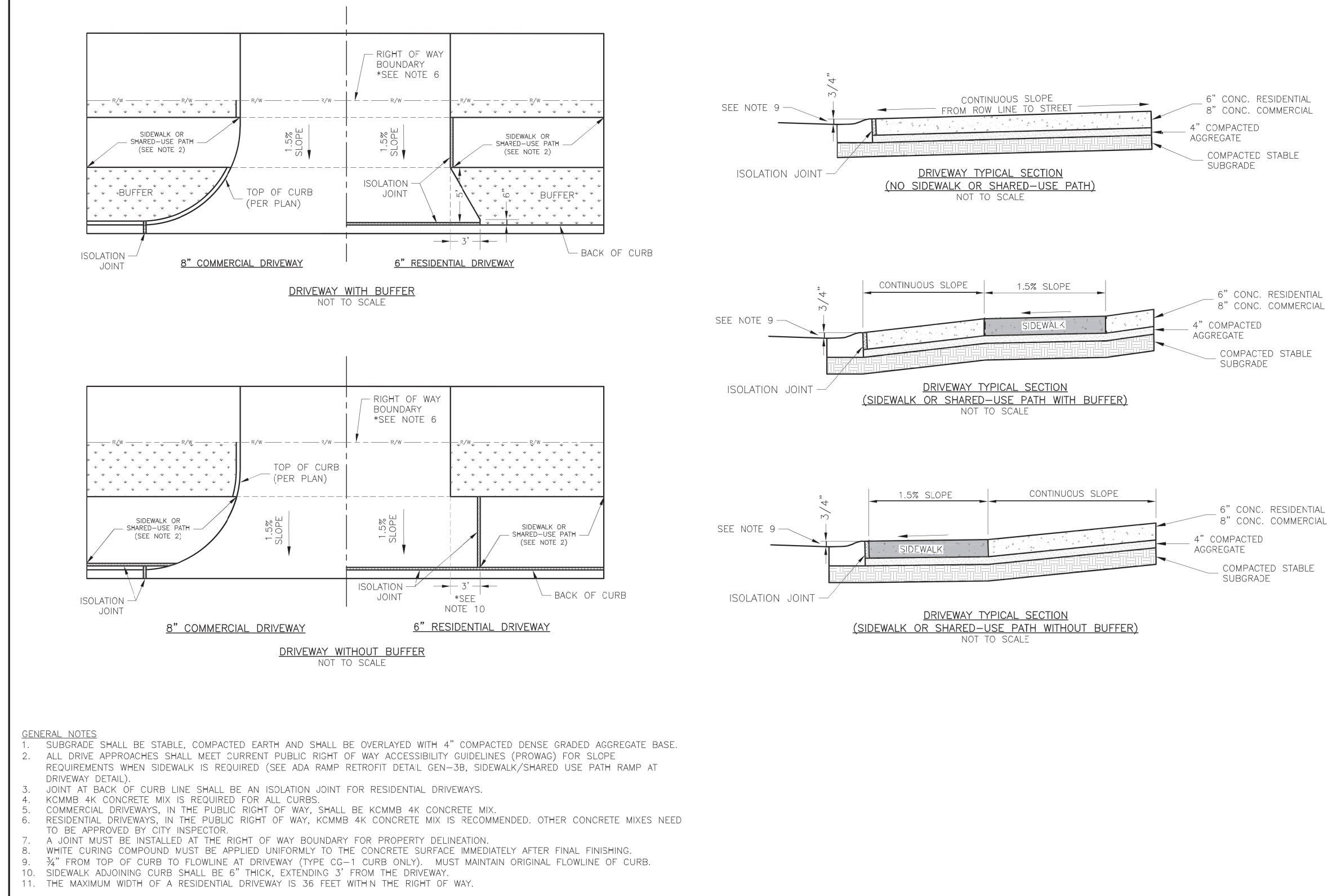
Drainage Area	Area (acres)	C	Tc (min)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)
DA-1	0.31	0.8100	5	7.35	1.85	10.32	2.59
DA-2	0.20	0.8100	5	7.35	1.19	10.32	1.67
DA-3	0.46	0.8100	5	7.35	2.74	10.32	3.85
DA-4	0.03	0.4000	5	7.35	0.09	10.32	0.12
DA-5	0.15	0.8100	5	7.35	0.89	10.32	1.25
DA-6	0.10	0.8100	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

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				JOB NUMBER: 21CO10010
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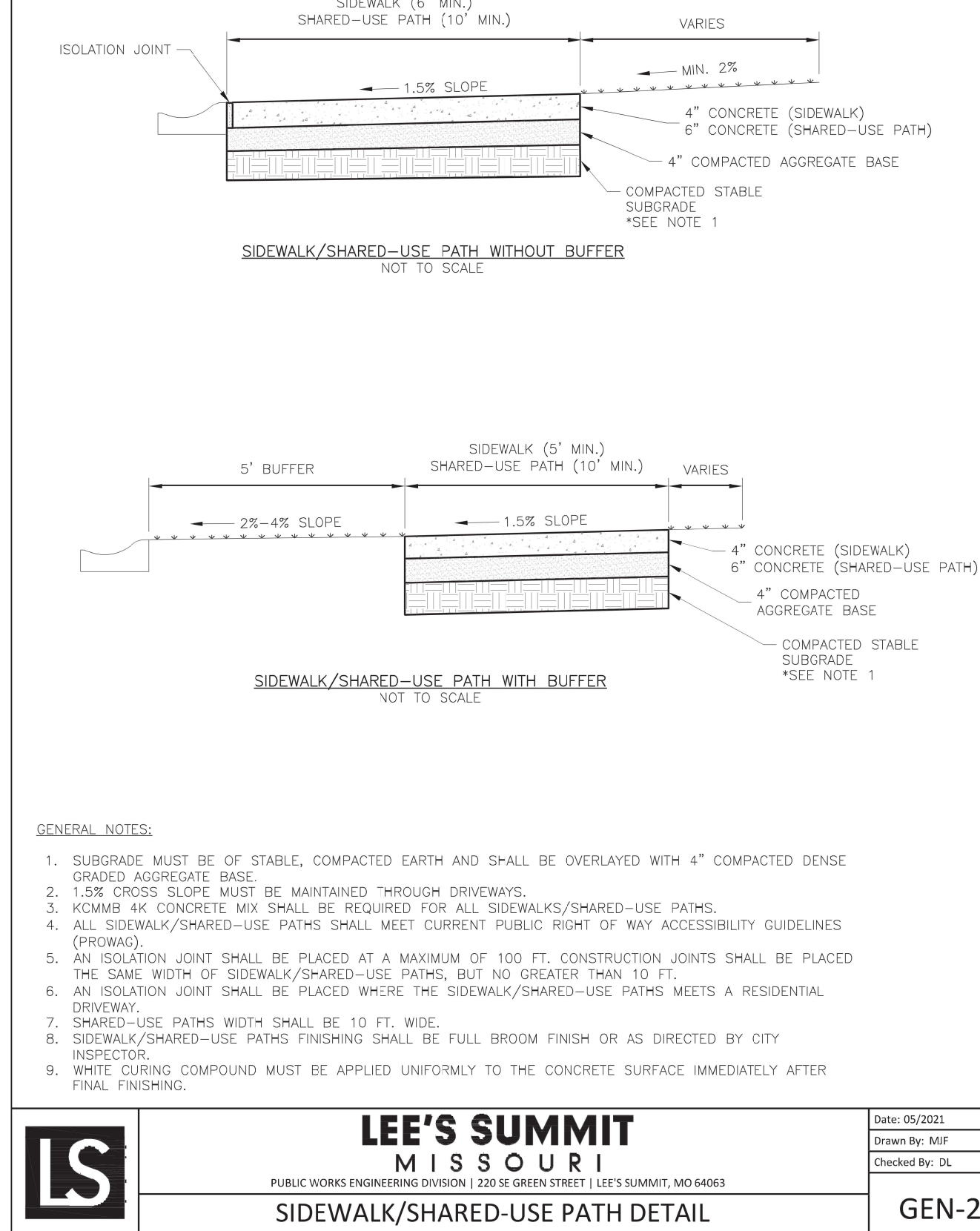
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
THOMAS P. WOOTEN
NUMBER
E-2000150081
08-02-21

Thomas P. Wooten

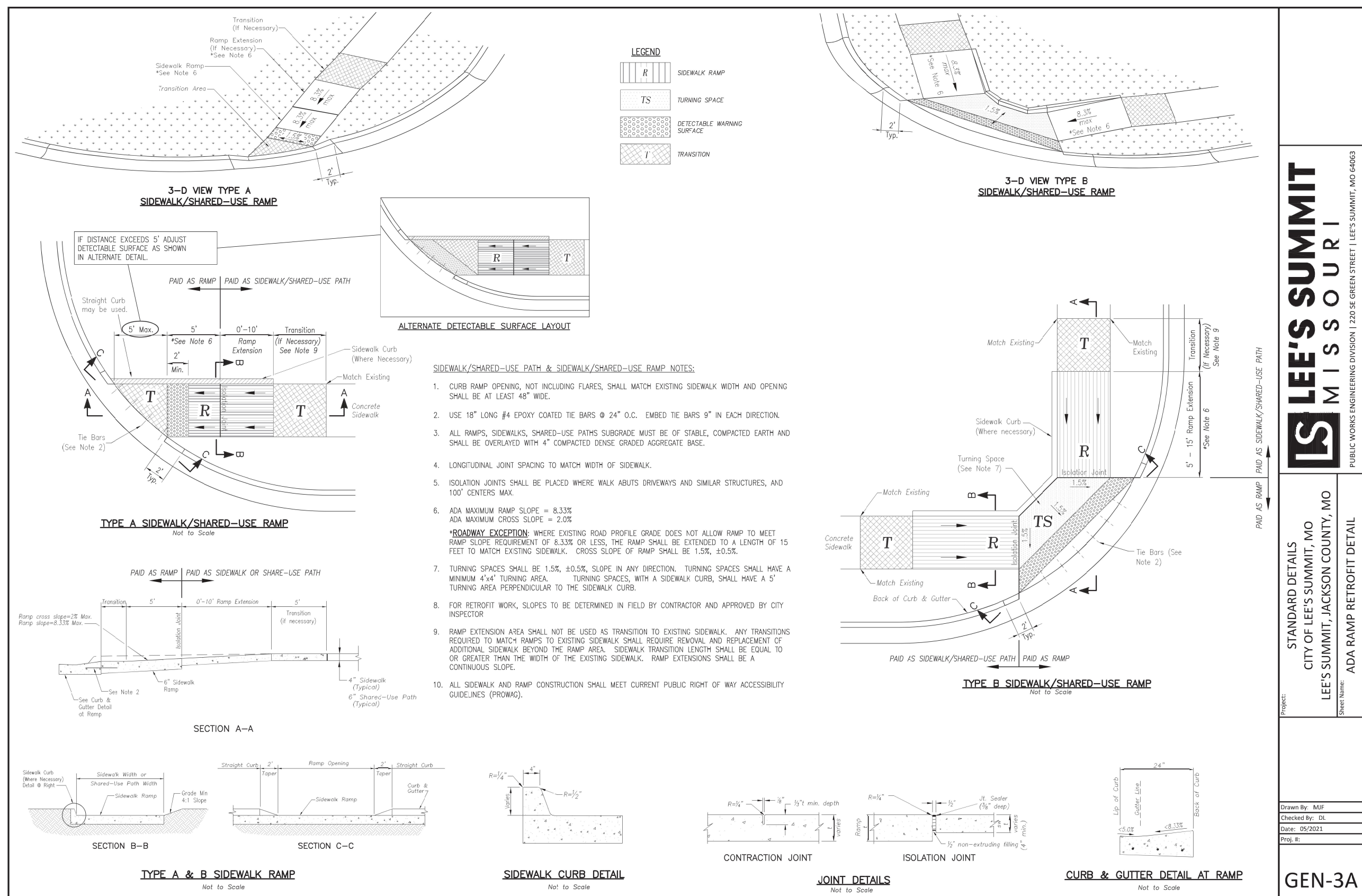
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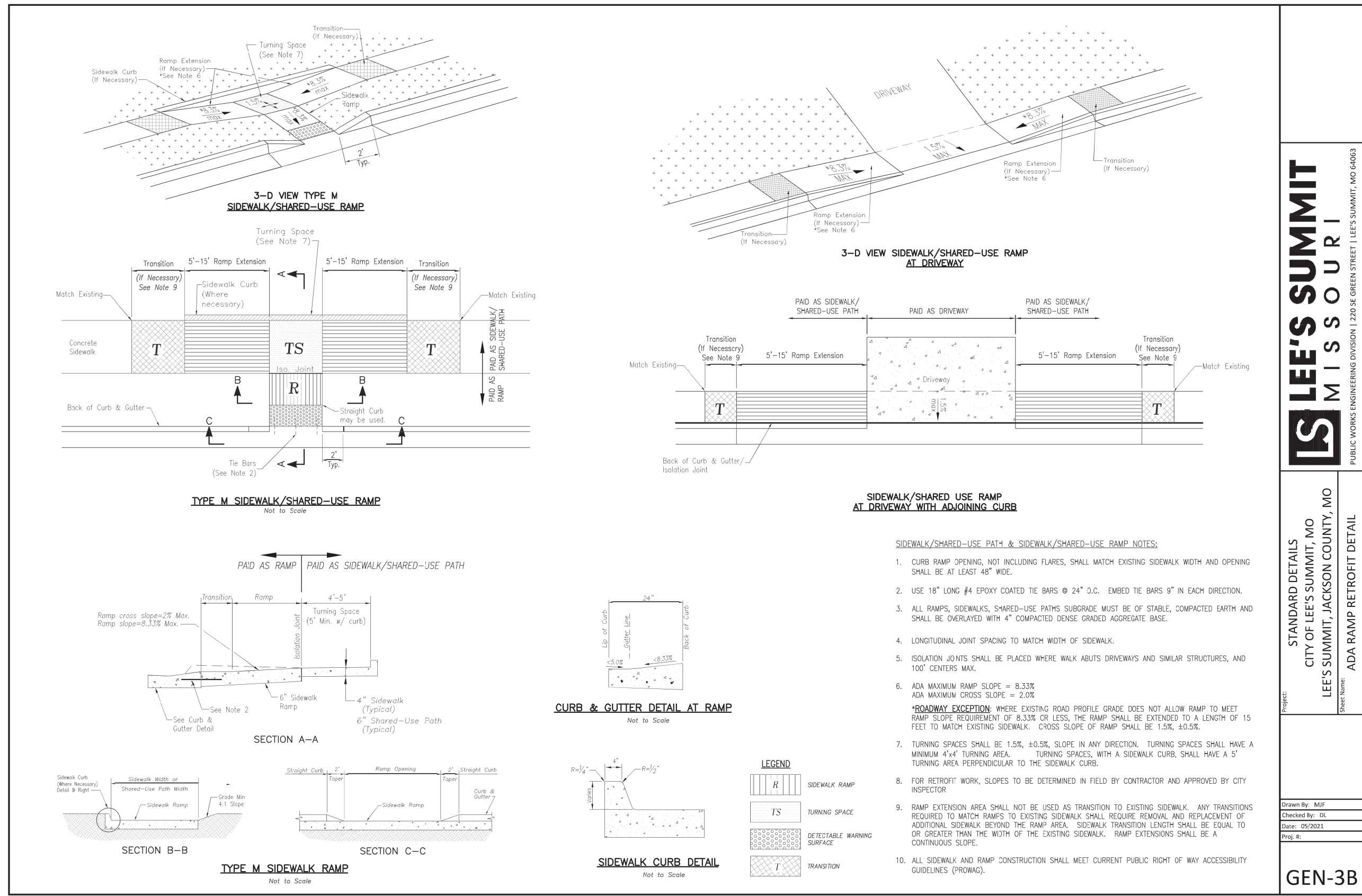
1	DRIVEWAY DETAIL
C501	N.T.S.



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



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



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

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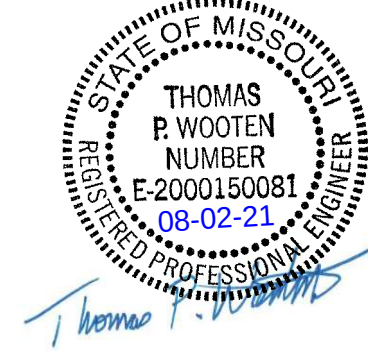
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN
DETAILS
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C501
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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



C502	N.T.S.
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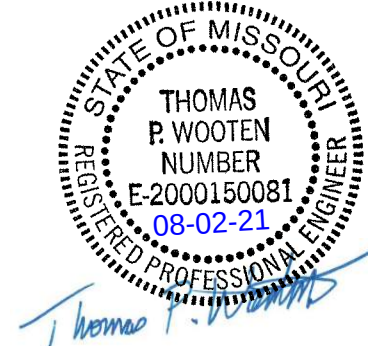
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

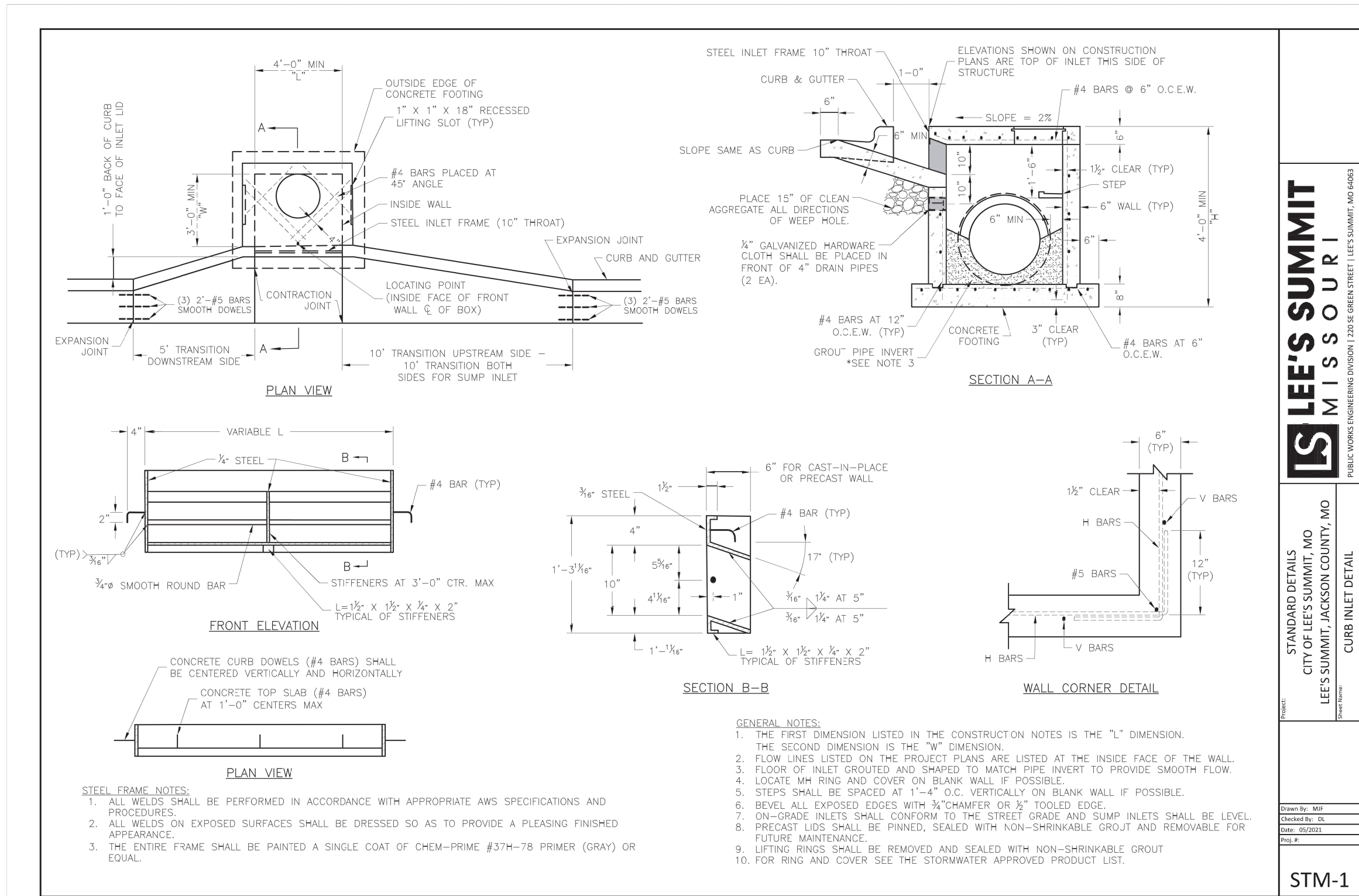
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LEE'S SUMMIT, JACKSON COUNTY, MO

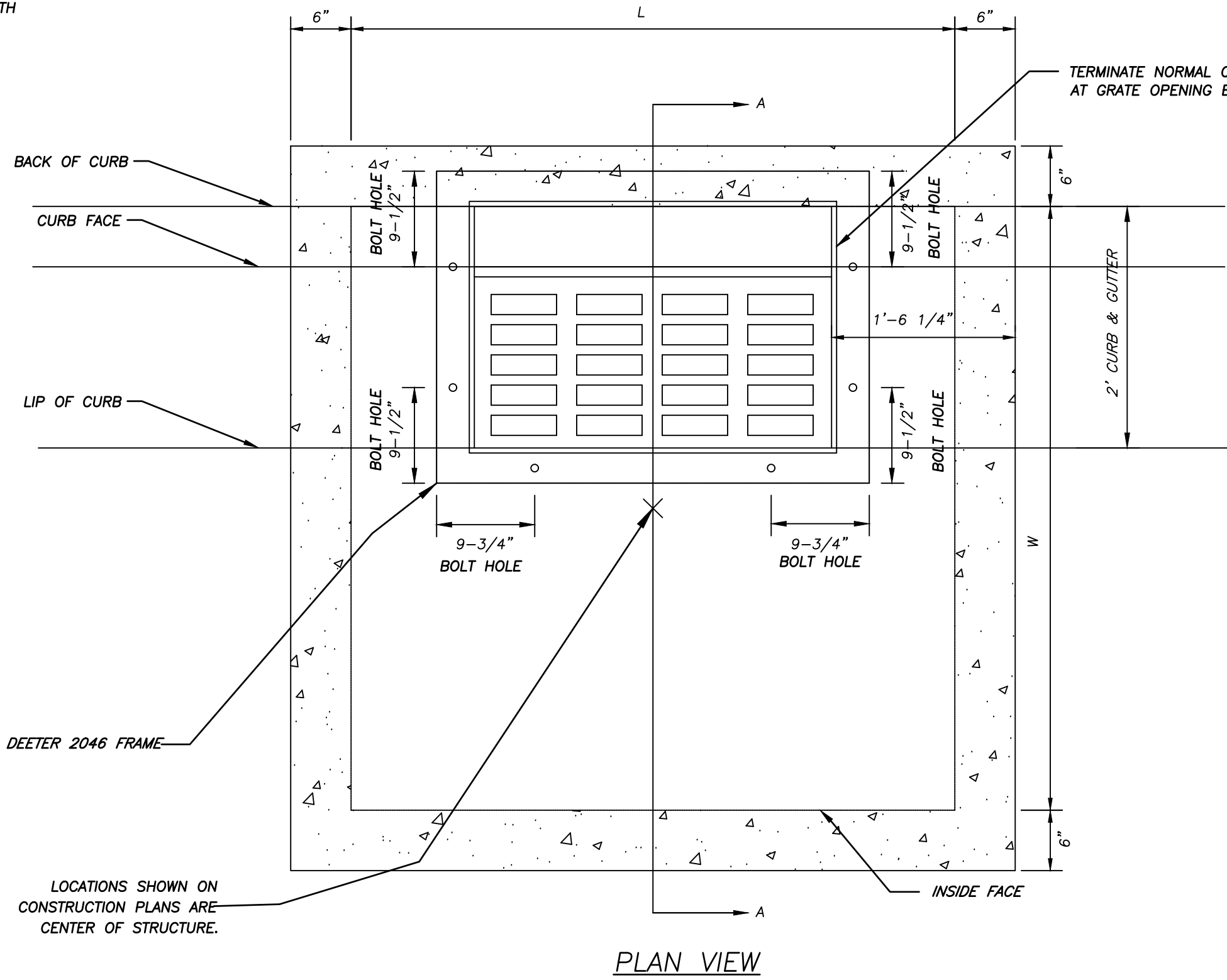
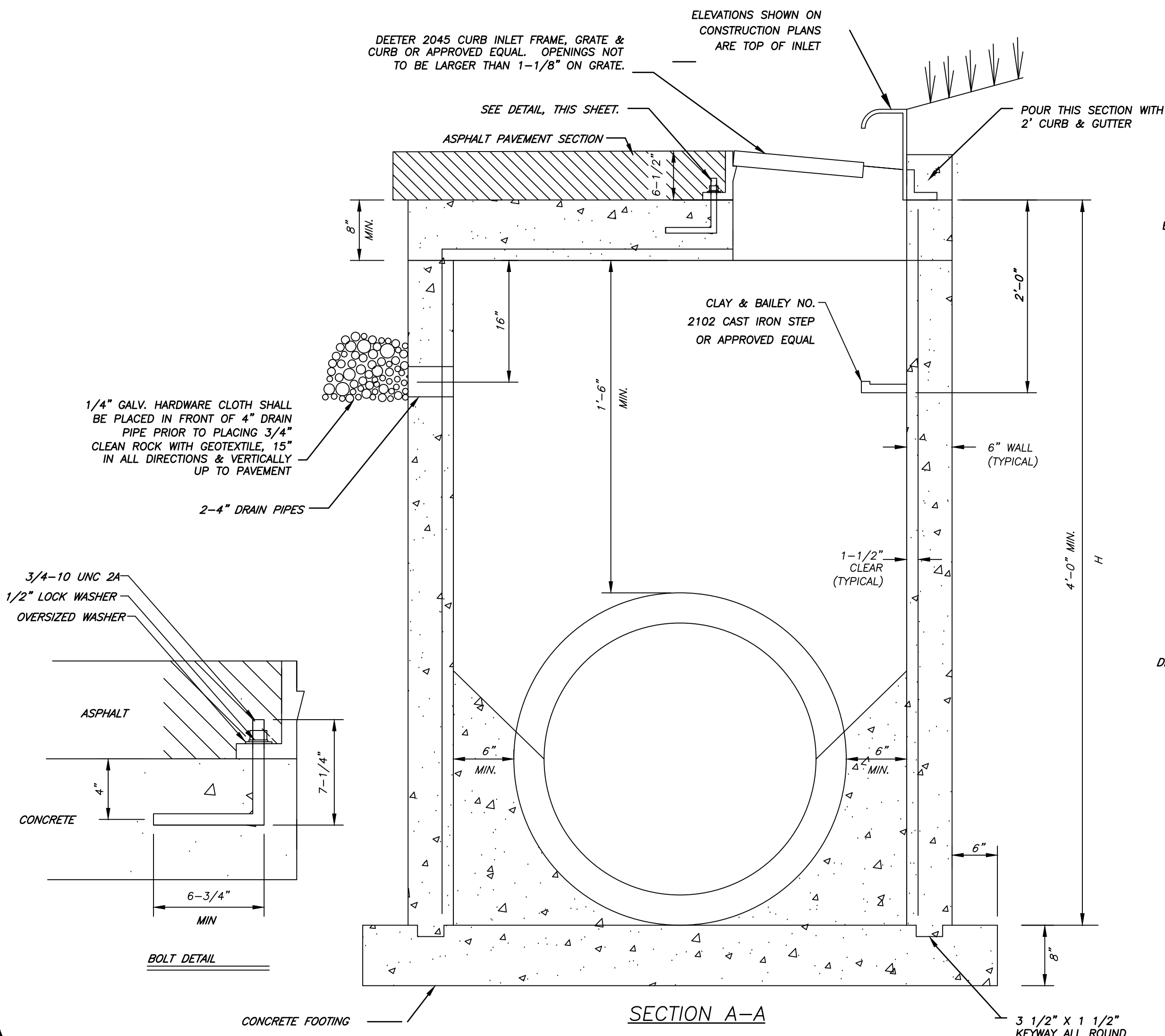


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C502
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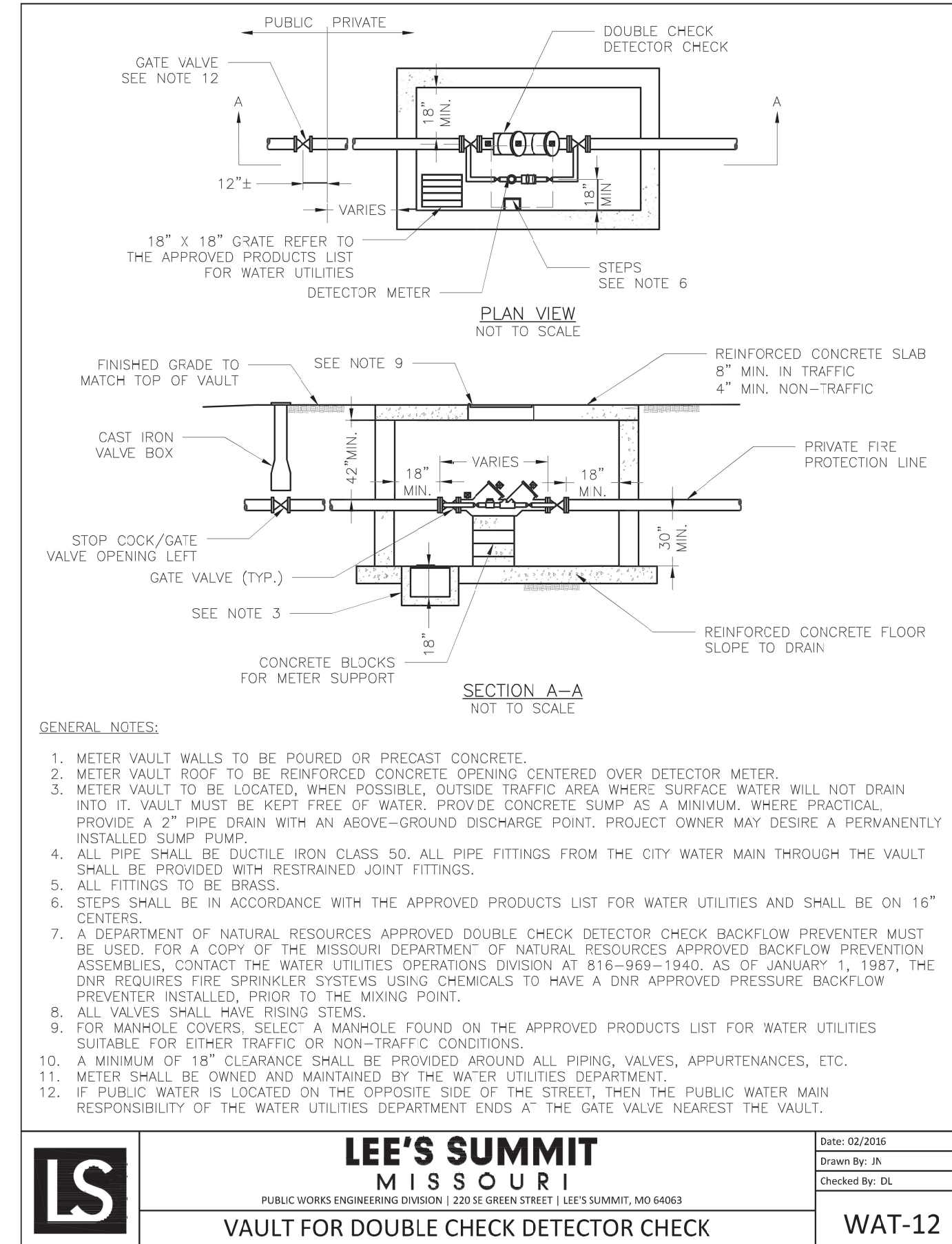
1 CURB INLET DETAIL
C503 N.T.S.



GENERAL NOTES:

SEE SHEET STORM SEWER STRUCTURE NOTES THIS SHEET. BOLT TO BE ALL THREAD, GALVANIZED STEEL. OVERSIZED HOLE TO BE FIELD DRILLED IN 2045 CURB INLET FRAME AT INDICATED LOCATIONS TO MATCH UP TO ANCHOR BOLTS SET IN CONCRETE.

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., 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 COLD.
 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 AASHTO 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.

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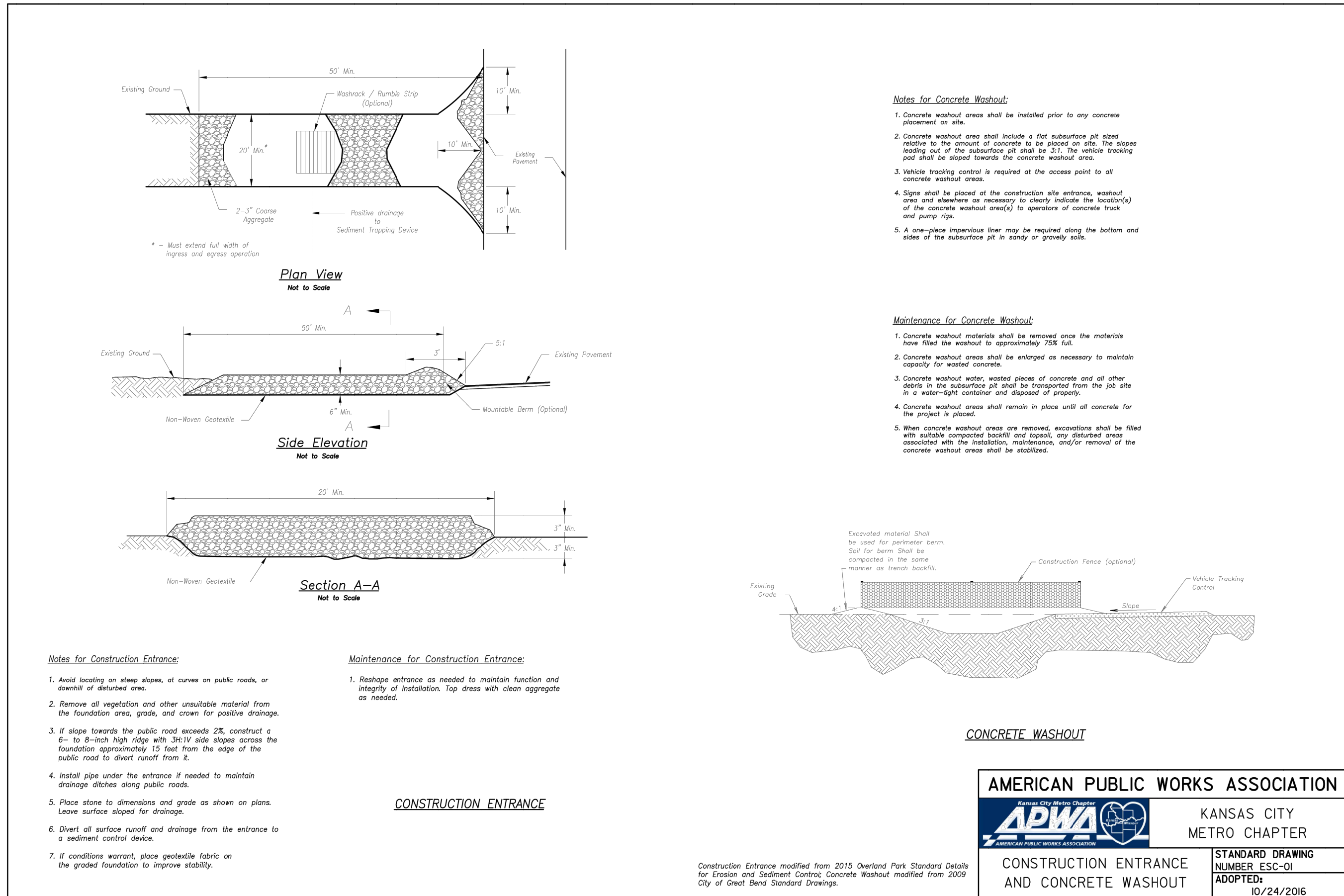
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

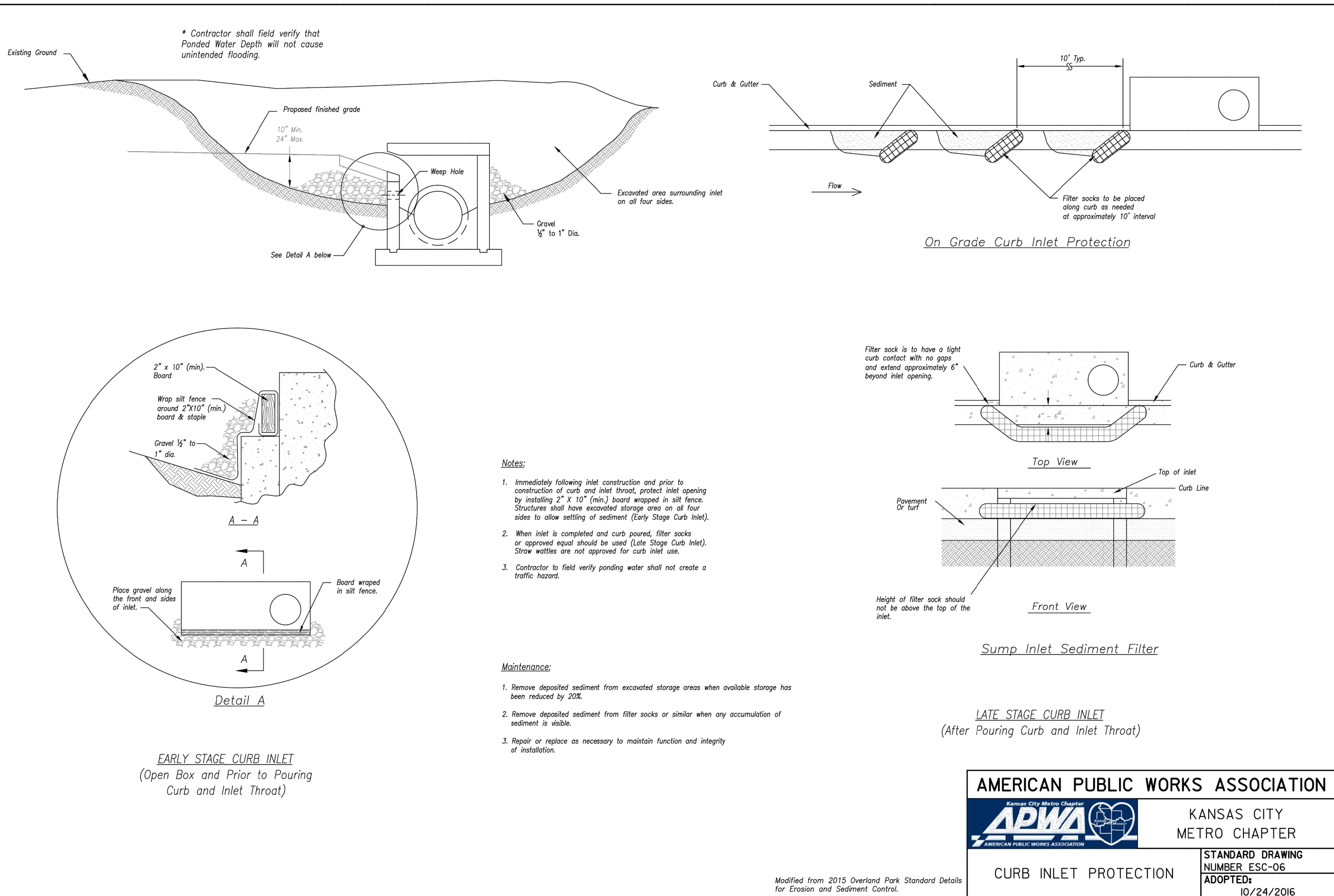
DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO

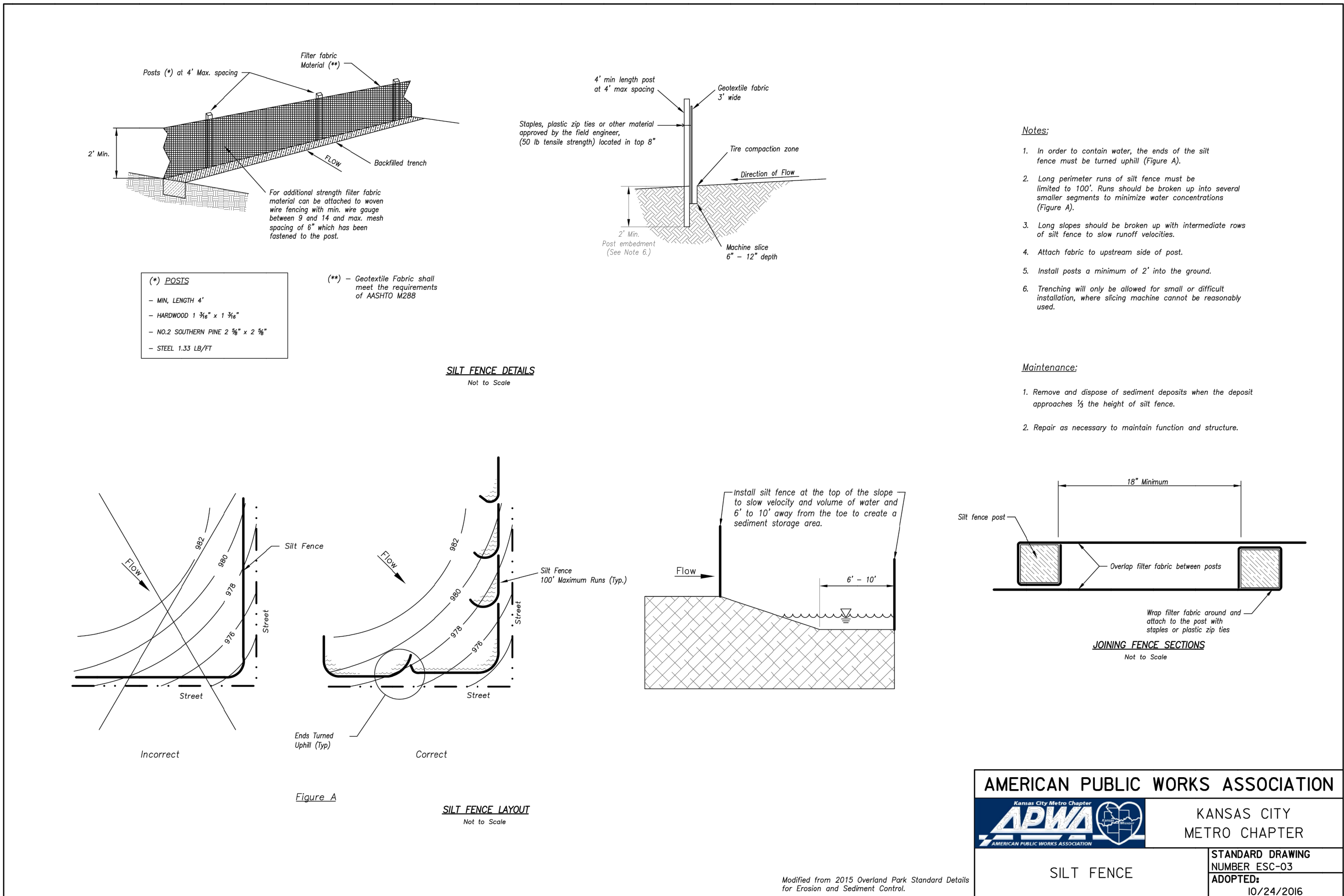
SHEET NUMBER
C503
12 OF 16



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

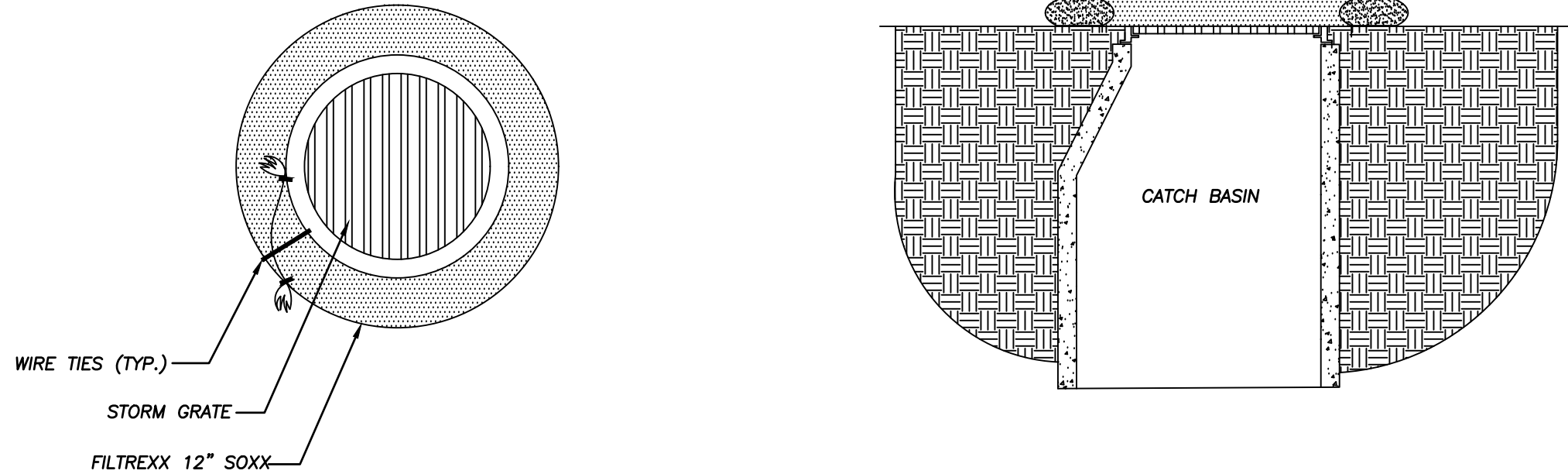


2 CURB INLET PROTECTION
C505 N.T.S.



3 SILT FENCE
C505 N.T.S.

- NOTES:**
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



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

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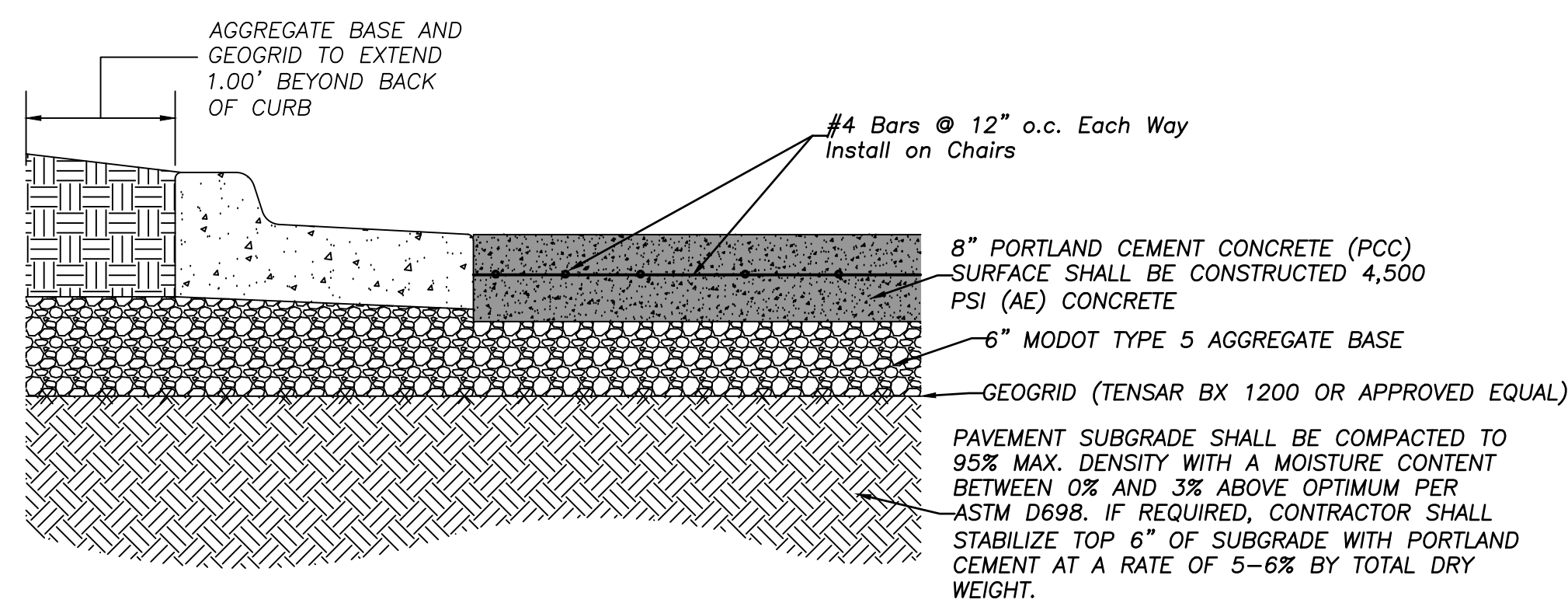
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FINAL DEVELOPMENT PLAN
DETAILS

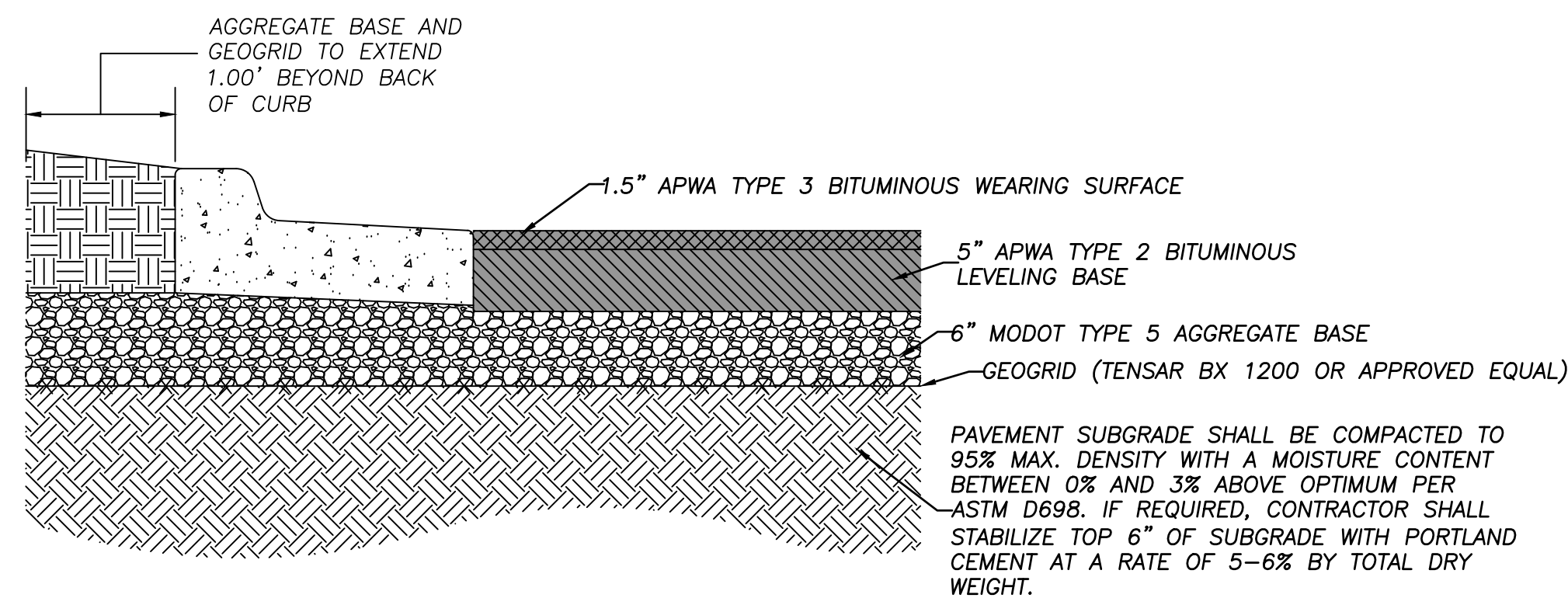
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
THOMAS E. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
NUMBER F-2000150081
08-02-21

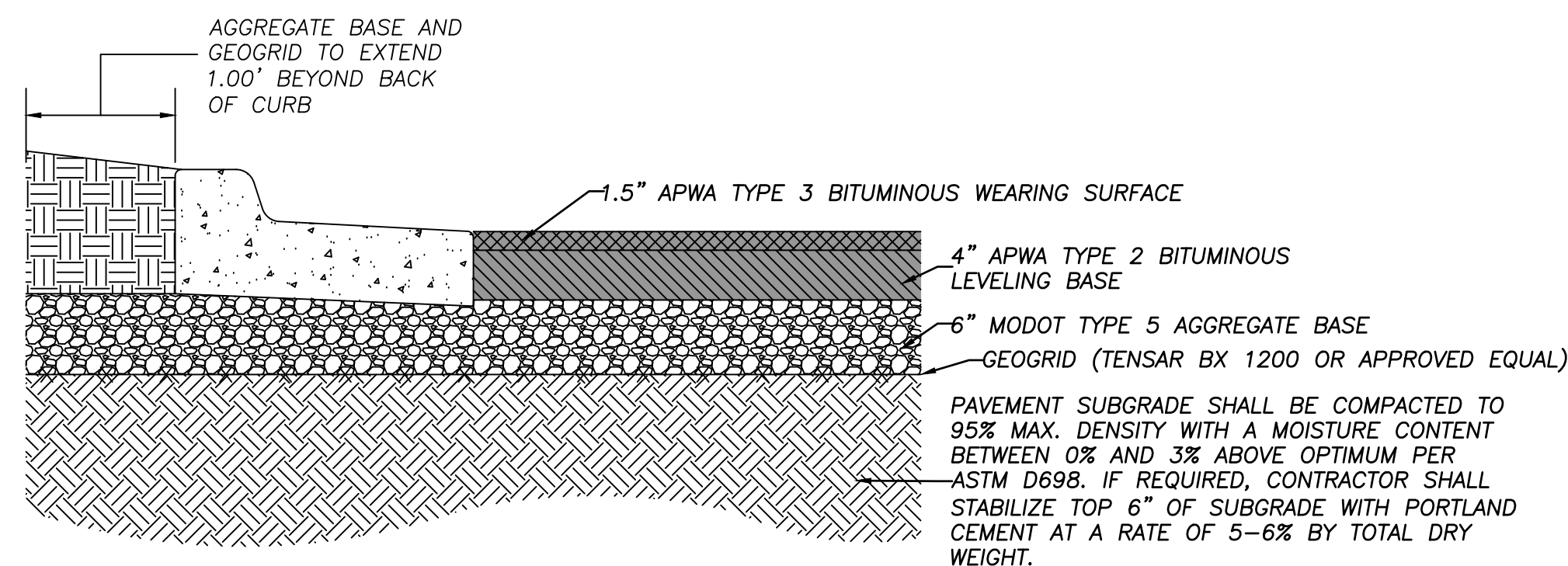
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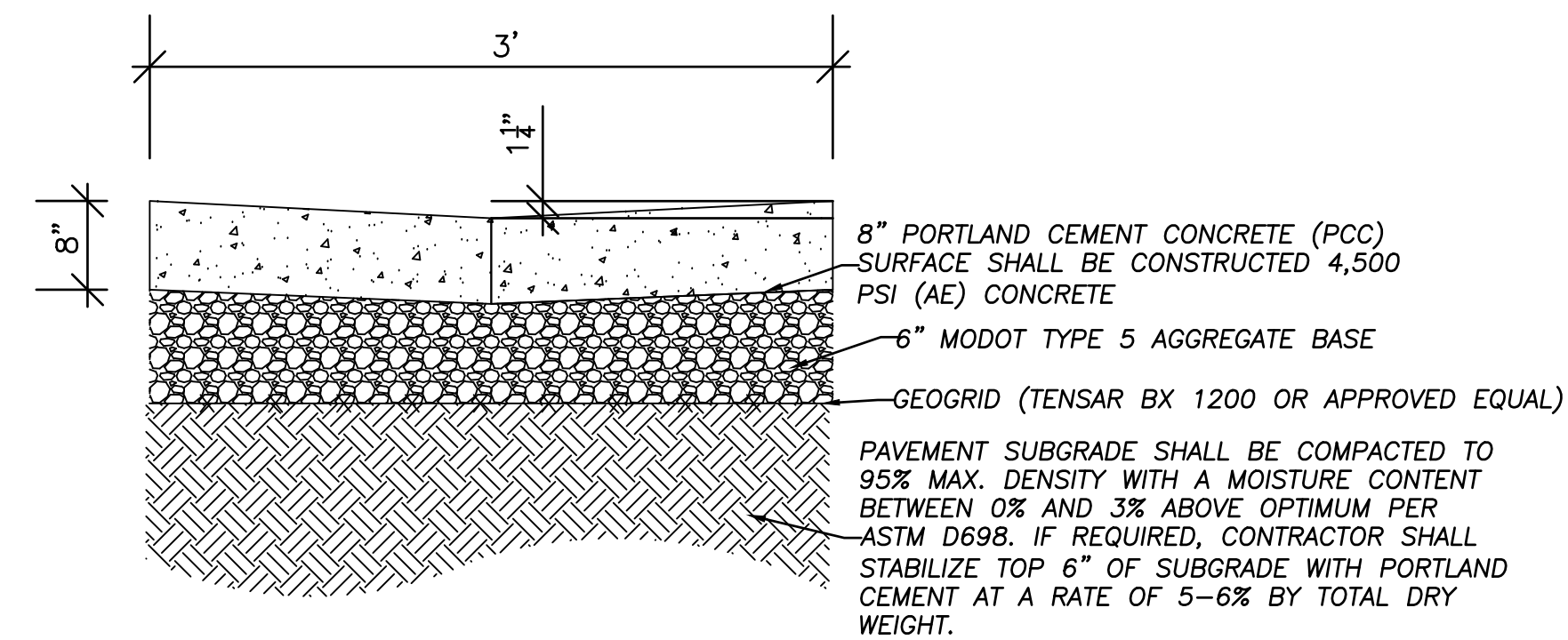
PORTLAND CEMENT CONCRETE (PCC)
PAVEMENT SECTION
SCALE: N.T.S.



HEAVY-DUTY ASPHALTIC CONCRETE
PAVEMENT SECTION
SCALE: N.T.S.



MEDIUM-DUTY ASPHALTIC
CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



2	VALLEY GUTTER DETAIL
C506	N.T.S.

1	PAVEMENT SECTION DETAILS
C506	N.T.S.

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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
 THOMAS
 P. WOOTEN
 NUMBER
 E-2000150081
 08-02-21
 REGISTERED PROFESSIONAL ENGINEER

Thomas P. Wooten

SHEET NUMBER
C506
15 OF 16

DRAWING INDEX_DD1	
T1	TITLE SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	FINISH SCHEDULE/ BREAKDOWN
SP1	TITLE PAGE
SP2	SITE PLAN
SP3	MONUMENT
SP4	MAIN SOUTH
SP5	MAIN SOUTH
SP6	MAIN WEST
SP7	MAIN WEST
SP8	MAIN EAST
SP9	MAIN EAST
SP10	TEMP LOCATION

PROJECT INFORMATION	
BUILDING:	FREE STANDING
STORE:	LEE'S SUMMIT, MO
CONSTRUCTION TYPE:	VB - FULLY SPRINKLED
OCCUPANCY:	A-2 ASSEMBLY, RESTAURANT

BAR LENGTHS	
TASTING BAR COUNTER	50'-0" LIN.
TASTING BACK BAR COUNTER	55'-0" LIN.
MAIN BAR COUNTER	32'-7 1/2" LIN.
MAIN BACK BAR COUNTER	33'-0" LIN.

SEATING COUNTS										
ROOM NAME	BAR-STOOLS	2 TOP TABLE	4 TOP TABLE	4 TOP FLIP-UP	2 TOP BOOTH	4 TOP BOOTH	6 TOP BOOTH	U-BOOTH	TABLES	SEATS
DINING	0	8	12	4	8	6	0	4	42	136
PRIVATE DINING	0	0	0	12	0	0	0	0	12	48
BAR	14	2	5	0	0	6	0	0	13	62
TOTAL INTERIOR	14	10	17	16	8	12	0	4	67	246
PATIO	0	0	12	0	0	0	0	0	12	48
GRAND TOTAL	14	18	29	16	8	12	0	4	79	294

SQUARE FOOTAGE	
PUBLIC MISC:	
ENTRY VESTIBULE	63
HOST & WAITING AREA	256
CIRCULATION	532
PUBLIC TOILET ROOMS (INCLUDES FAMILY TOILET ROOM)	512
TOTAL PUBLIC MISC.	1,363
RETAIL AREA:	
WRAPPING ROOM	375
CARRY-OUT/CHECK-OUT (2' FROM COUNTER)	120
RETAIL CIRCULATION	614
TASTING/TASTING BACK BAR (4' FROM BAR DIE)	732
TOTAL RETAIL	1,841
BAR & DINING:	
BAR DINING / BAR / BACK BAR (DOES NOT INCLUDE BEER COOLER)	1,240
DINING	2,045
PINOT NOIR ROOM	377
CHARDONNAY ROOM	387
TOTAL BAR & DINING	4,049
BACK OF HOUSE:	
NETWORK ROOM	49
KITCHEN	1,792
DISHWASH	331
DRY STORAGE	266
OFFICE	142
EMPLOYEE TOILET	120
MISC. (TOILET STORAGE, EMPLOYEE BREAK)	102
SPRINKLER ROOM	36
MECHANICAL/ELECTRICAL MEZZANINE (NOT INCLUDED IN TOTAL BUILDING AREA)	257
EXTERIOR WALL THICKNESS	681
TOTAL BACK OF HOUSE	3,776
TOTAL BUILDING AREA	10,772
EXTERIOR (NOT INCLUDED IN TOTAL BUILDING AREA)	
PATIO	736
SERVICE YARD	544
WALK-IN COOLER & BEER COOLER	554

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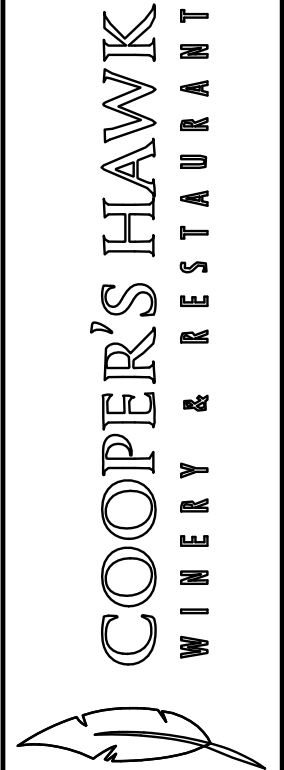
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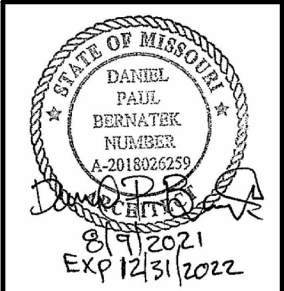
COOPERS HAWK
LEE'S SUMMIT, MO



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Drawing Title	
TITLE SHEET	

Job No. 204530	Drawn Author
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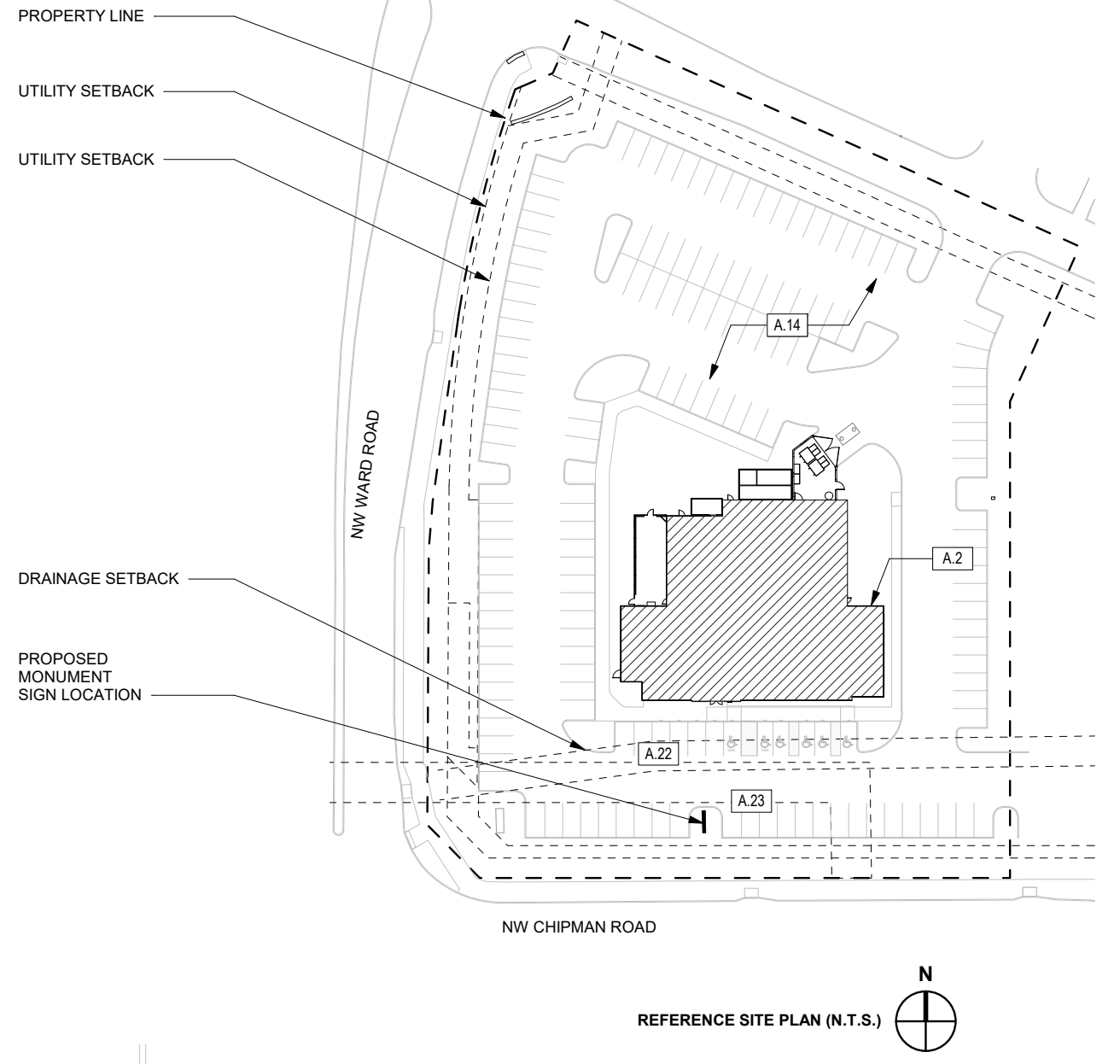
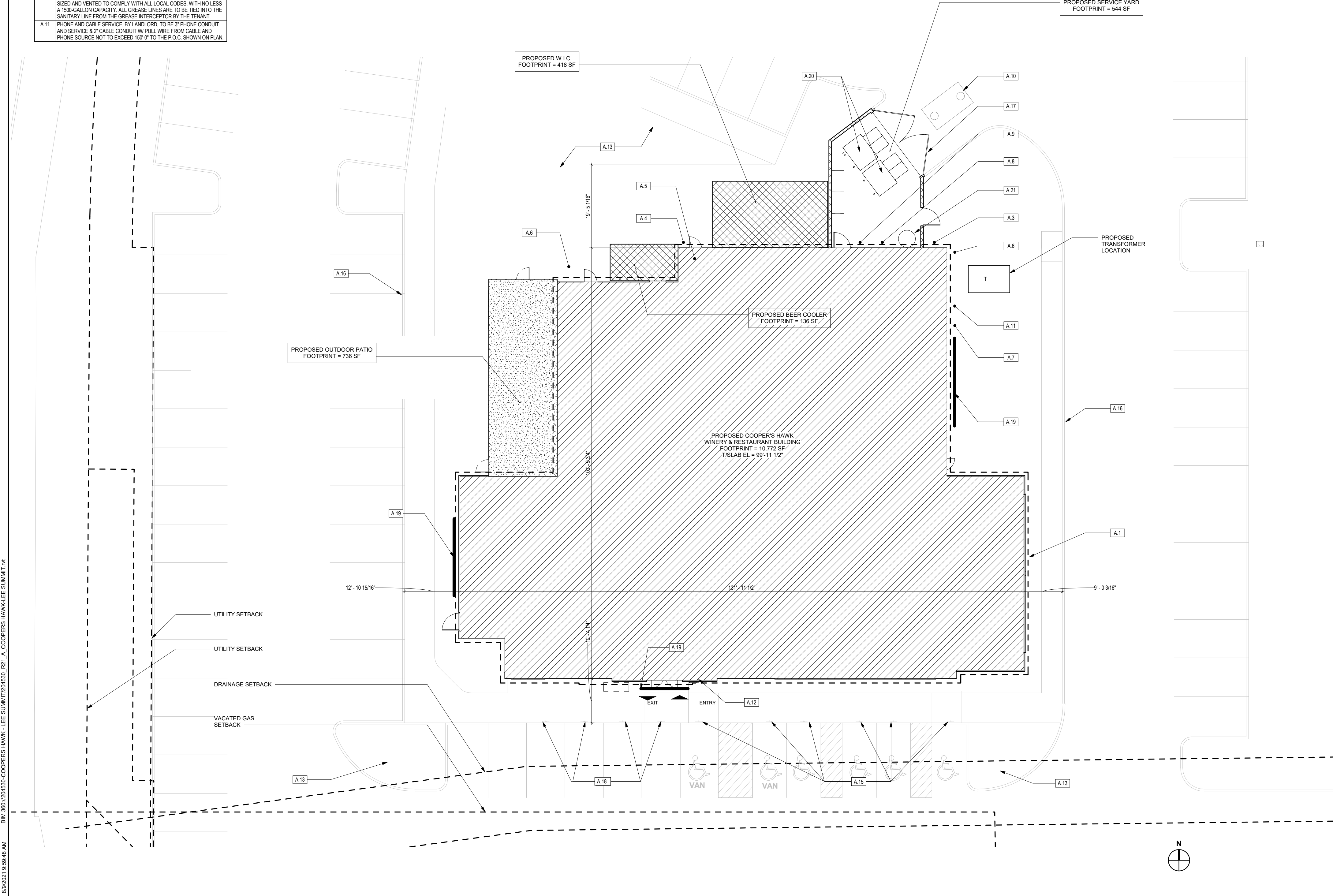
Scale	Date 08/06/2021
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Sheet No. T1

KEYNOTES	
A.1	CONSTRUCTION LIMIT LINE FOR COOPERS HAWK WINERY & RESTAURANT PROJECT. LANDLORD TO PROVIDE SITE THAT IS PAD READY PER WORK LETTER.
A.2	LANDLORD TO PROVIDE BUILDING PAD AND ADJACENT SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 POUNDS PER SQUARE FOOT AND SHALL BE FREE OF ANY REMEDIATION OR CONSTRUCTION CURETS SUCH AS ASPHALT, CONCRETE, BRICK AND THE LIKE. THE BUILDING PAD SHALL BE CONNECTED TO A LEVEL EIGHT INCHES BELOW THE FINISHED FLOOR ELEVATION AND SHALL BE NOT LESS THAN 90% MAXIMUM DENSITY FOR COHESIONLESS SOIL MATERIAL IN ACCORDANCE WITH ASTM D698. ANY PAVEMENT AREAS, SERVICE YARD AREA, TRASH AREA AND ANY SERVICE AREA AS WELL AS THE COMMON AREAS, SHALL BE CONNECTED TO A LEVEL EIGHT INCHES BELOW THE FINISHED FLOOR ELEVATION TO NOT LESS THAN 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698. THE BUILDING PAD AND ADJACENT AREAS SHALL BE ROUGH GRADED TO AN ELEVATION SUITABLE FOR THE HARDSCAPE AND LANDSCAPE ON THE PROPERTY AND ADJACENT AREAS.
A.3	ELECTRICAL SERVICE BY LANDLORD TO BE 208/120V, 3 PHASE, 4 WIRE, 100 AMP ELECTRICAL SERVICE TO THE P.O.C. SHOWN ON PLAN. THIS WILL INCLUDE ANY TRANSFORMERS, SWITCHGEARS AND/OR OTHER EQUIPMENT INCLUDING THE INSTALLATION THEREOF WHICH MAY BE REQUIRED TO FURNISH OR DELIVER SUCH SERVICE.
A.4	DOMESTIC WATER SERVICE BY LANDLORD TO BE 2 1/2" MIN. DOMESTIC WATER LINE WITH MIN. 65 PSI OF PRESSURE TO THE P.O.C. SHOWN ON PLAN. THIS WILL INCLUDE METER AND BACKFLOW PREVENTER TO COMPLY WITH STATE, LOCAL AND UTILITY CODES.
A.5	SPRINKLER FIRE SERVICE BY LANDLORD TO BE 6" MIN. SERVICE LINE TO THE P.O.C. SHOWN ON PLAN.
A.6	STORM LINE BY LANDLORD TO BE 8" STORM DRAIN LINE TO THE P.O.C. SHOWN ON PLAN.
A.7	NATURAL GAS SERVICE BY LANDLORD TO BE NO LESS THAN 8.500 ORF @ 2 PSI TO THE P.O.C. SHOWN ON PLAN. THIS WILL INCLUDE METER, GAS SERVICE SHALL BE A LOW PRESSURE OUTLET FROM THE METER AND SHALL BE SIZED TO ACCOMMODATE PRESSURE LOSS FROM THE DISTANCE TO THE METER.
A.8	SANITARY SEWER BY LANDLORD TO BE 8" SANITARY SEWER LINE WITH A MIN. INVERT ELEVATION OF 48" BELOW FINISHED FLOOR ELEVATION TO THE P.O.C. SHOWN ON PLAN.
A.9	LANDLORD TO PROVIDE A 4" GREASE LINE WITH A MIN. INVERT ELEVATION NOT LESS THAN 6" BELOW FINISHED FLOOR TO THE P.O.C. SHOWN ON PLAN.
A.10	TENANT TO PROVIDE A DEDICATED EXTERIOR GREASE INTERCEPTOR SIZED AND VENTED TO COMPLY WITH ALL LOCAL CODES, WITH NO LESS A 100-GALLON CAPACITY. ALL GREASE LINES ARE TO BE TIED INTO THE SANITARY LINE FROM THE GREASE INTERCEPTOR BY THE TENANT.
A.11	PHONE AND CABLE SERVICE BY LANDLORD TO BE 3" PHONE CONDUIT AND SERVICE & 2" CABLE CONDUIT W/ PULL WIRE FROM CABLE AND PHONE SOURCE NOT TO EXCEED 150' TO THE P.O.C. SHOWN ON PLAN.

KEYNOTES	
A.12	FDC CONNECTION, FINAL LOCATION TO BE VERIFIED BY LOCAL JURISDICTION.
A.13	LANDLORD TO PROVIDE ALL LANDSCAPING AND LANDSCAPE IRRIGATION (MINIMUM 1" IRRIGATION LINE) IN ACCORDANCE WITH ALL CODES.
A.14	LANDLORD TO PROVIDE ALL PARKING AND PARKING LOT LIGHTING IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES.
A.15	LANDLORD TO PROVIDE CODE REQUIRED QUANTITY AND LOCATION OF ADA PARKING SPACES.
A.16	LANDLORD TO PROVIDE ALL SIDEWALKS, CURBS AND HARDSCAPES DESIGNED TO PROVIDE PROPER CODE COMPLIANT ADA ACCESS TO THE BUILDING.
A.17	SERVICE YARD SCREEN AND GATE BY TENANT.
A.18	LANDLORD TO PROVIDE DESIGNATED PARKING SPOTS FOR TAKE-OUT, RELATED SIGNAGE BY TENANT. (A TOTAL)
A.19	PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND VLOOKING BY TENANT (FINAL LOCATION TBD).
A.20	TRASH & RECYCLING DUMPSTERS, BY TENANT.
A.21	COOKING OIL TANK, BY TENANT.
A.22	ALL TEMPORARY UTILITIES BY LANDLORD WITHIN 25' OF BUILDING FOOTPRINT.
A.23	LANDLORD TO PROVIDE STAGING AREA AT A MUTUALLY ACCEPTABLE AREA FOR THE DURATION OF THE BUILDING SHELL CONSTRUCTION.

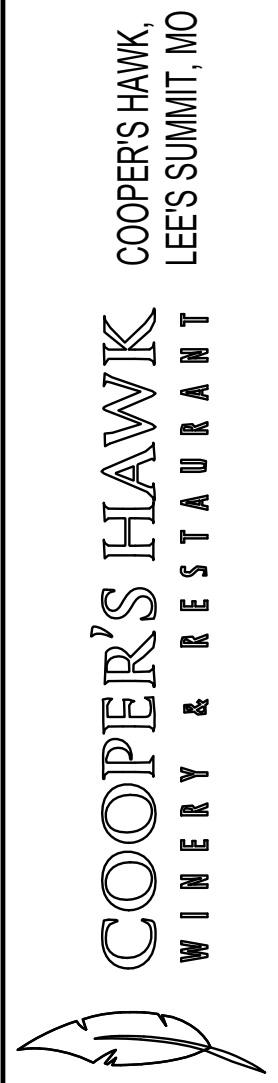
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830 North Blvd.
Oak Park, Illinois
60301

708-445-8400
ariainc.com

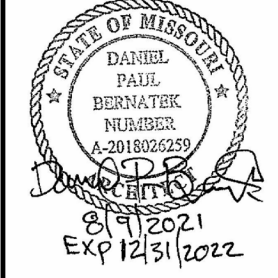
ARIA GROUP ARCHITECTS, INC.



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NO.	DATE	REMARKS
REVISIONS		



Drawing Title

SITE PLAN

Job No.	Drawn
204530	Author

Scale	Date
As Indicated	08/06/2021

Sheet No.

A1

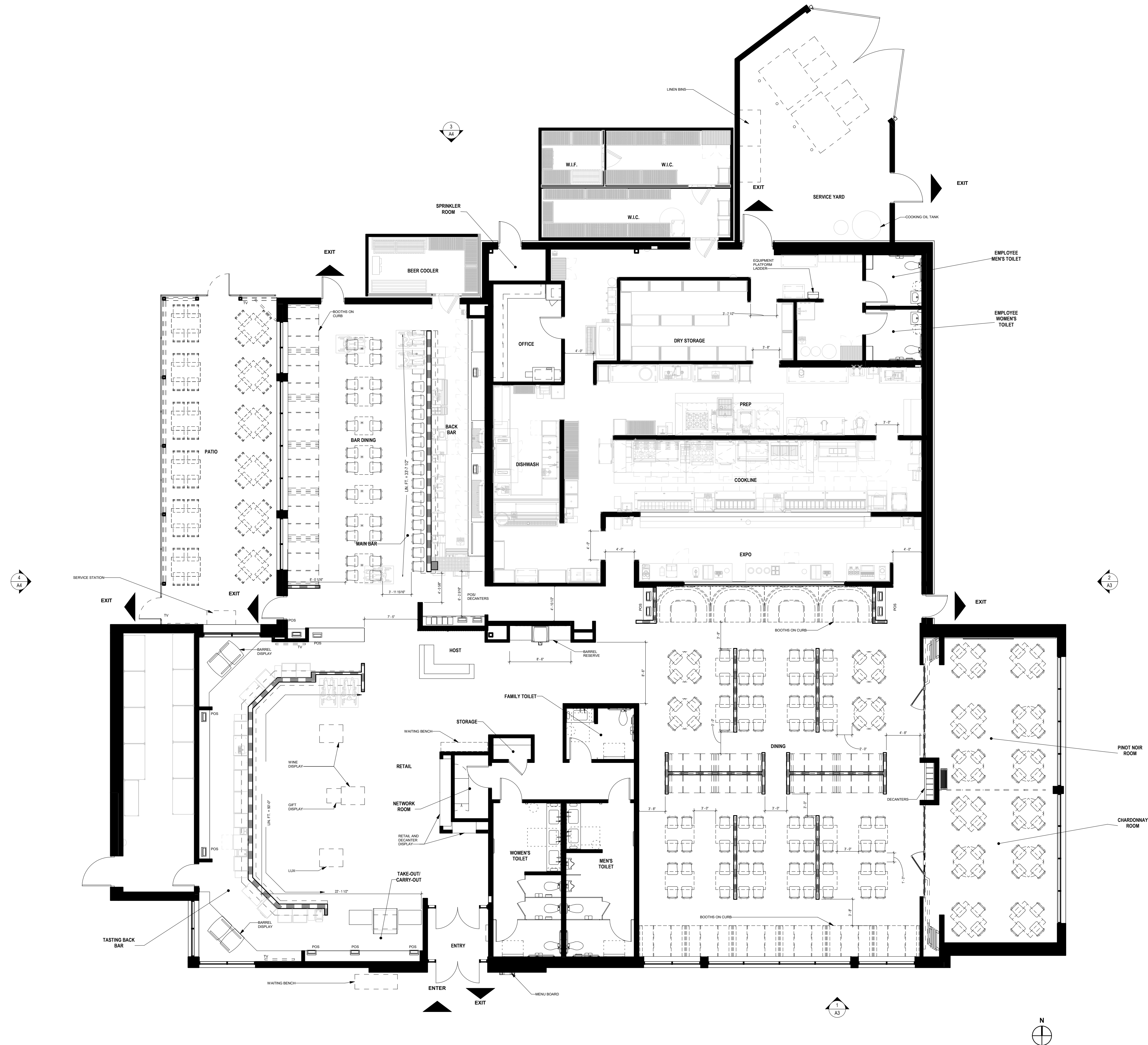
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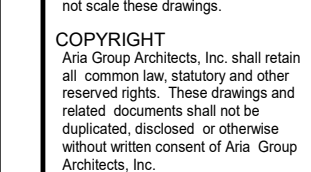
REVISIONS



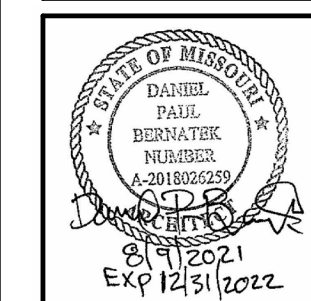
Sheet No.

A2



[illegible]

NO.	DATE	REMARKS
REVISIONS		



Drawing Title

EXTERIOR
ELEVATIONS

Job No. 204530	Drawn Author
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Scale
3/16" =
1'-0"

Sheet No.

A3



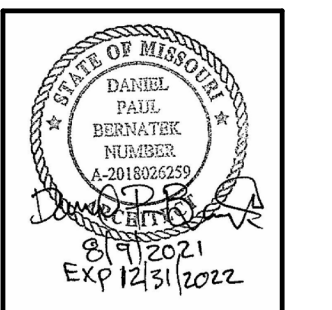


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[illegible]

NO.	DATE	REMARKS
REVISIONS		



Drawing Title

EXTERIOR
ELEVATIONS

Job No. 204530	Drawn Author
Scale 3/16" = 1'-0"	Date 08/06/2021

Sheet No.

A4



FCB-1	FIBER CEMENT BOARD
MFR:	NICHIHA
STYLE:	VINTAGE WOOD
COLOR:	SPRUCE
SIZE:	18" X 120"
LOCATION:	REFER TO EXTERIOR ELEVATIONS
PRICING:	\$7.28/SF



BR-1	BRICK
MFR:	ARRISCRAFT
STYLE:	GEORGIA ARCHITECTURAL LINEAR SERIES
COLOR:	WHITE PEARL
SIZE:	2-1/8"H x RANDOM L x 3-3/4"D
LOCATION:	REFER TO EXTERIOR ELEVATIONS
PRICING:	\$10.50-13.50/SF
LEAD TIME:	4-6WEEKS



BR-2	BRICK
MFR:	ARRISCRAFT
STYLE:	ARCHITECTURAL LINEAR SERIES
COLOR:	OBSIDIAN
SIZE:	2-3/8"H x RANDOM L x 3-3/4"D
LOCATION:	REFER TO EXTERIOR ELEVATIONS
PRICING:	\$10.50-13.50/SF
LEAD TIME:	4-6WEEKS



P-1	PAINT
MFR:	SHERWIN WILLIAMS
COLOR:	PEPPERCORN
NUMBER:	SW7674
LOCATION:	REFER TO EXTERIOR ELEVATIONS



P-2	PAINT
MFR:	SHERWIN WILLIAMS
COLOR:	TRICORN BLACK
NUMBER:	SW6258
FINISH:	EXTERIOR SEMI-GLOSS
LOCATION:	REFER TO EXTERIOR ELEVATIONS

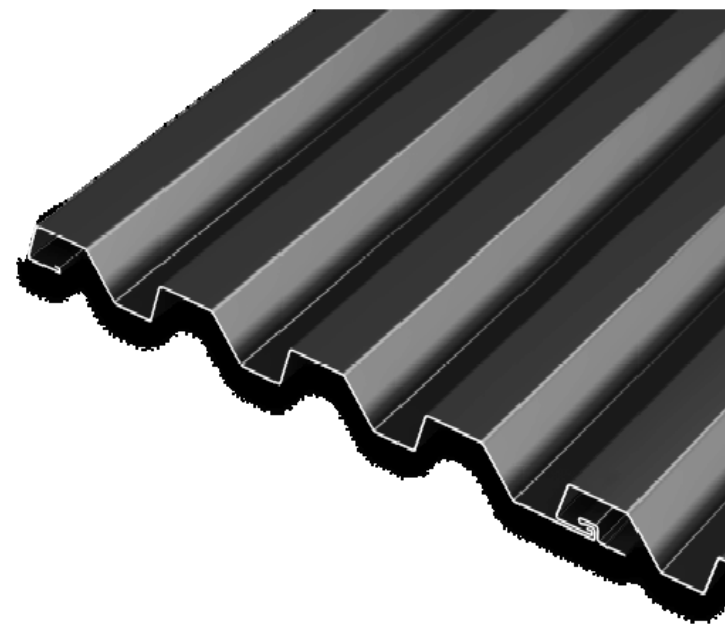
P-3 PAINT
MFR: SHERWIN WILLIAMS
COLOR: POPULAR GRAY
NUMBER: SW6071
FINISH: DOORS-EXTERIOR SEMI-GLOSS
LOCATION: REFER TO EXTERIOR ELEVATIONS



PF-1	PLASTER FINISH
MFR:	STO
COLOR:	SW7674 PEPPERCORN
FINISH:	ESSENCE MEDIUM SAND
LOCATION:	REFER TO EXTERIOR ELEVATIONS



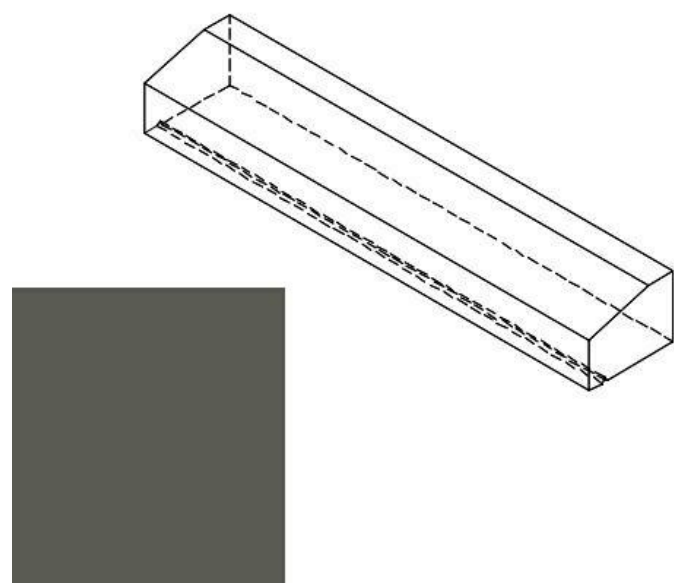
M-1 METAL COPING & SILLS
MRF: PAC-CLAD
COLOR: MATTE BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



M-2	METAL PANELS
MRF:	PAC-CLAD
PRODUCT:	HWP PANELS
COLOR:	BLACK ALUMINUM
LOCATION:	REFER TO EXTERIOR ELEVATIONS



ACM-1 ALUMINUM COMPOSITE METAL
MRF: PAC-CLAD
PRODUCT: REYNOBOND FR
COLOR: DEEP BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



PC-1	PRECAST STONE
MFR:	ARRISCRAFT
STYLE:	ARCHITECTURAL LINEAR SERIES
COLOR:	OBSIDIAN
SIZE:	3-5/8"H x RANDOM L x 6"D
LOCATION:	REFER TO EXTERIOR ELEVATIONS
PRICING:	\$13.75LF
LEAD TIME:	4-6WEEKS

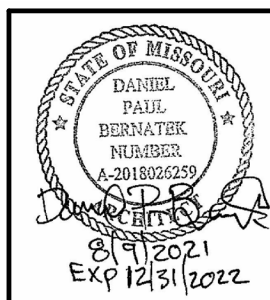
EXTERIOR FINISH MATERIAL BREAKDOWN				
EXTERIOR FINISH MATERIAL	SOUTH ELEVATION	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION
FCB-1	1091 sq ft	38 sq ft	495 sq ft	694 sq ft
BR-2	888 sq ft	611 sq ft	747 sq ft	721 sq ft
BR-2	0 sq ft	201 sq ft	1296 sq ft	32 sq ft
PF-1	0 sq ft	1289 sq ft	1268 sq ft	632 sq ft
P-1	0 sq ft	0 sq ft	0 sq ft	157 sq ft
P-2	0 sq ft	32 sq ft	555 sq ft	0 sq ft
P-3	0 sq ft	0 sq ft	0 sq ft	32 sq ft
ADM-1	30 sq ft	14 sq ft	14 sq ft	58 sq ft
M-1	66 sq ft	68 sq ft	91 sq ft	134 sq ft
M-2	113 sq ft	108 sq ft	0 sq ft	0 sq ft
PC-1	0 sq ft	13 sq ft	3 sq ft	0 sq ft

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NO.	DATE	REMARKS
REVISIONS		



Drawing Title
FINISH
SCHEDULE/
BREAKDOWN

Job No. 204530	Drawn Author
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Scale
12" = 1'-0"

Sheet No.

A5

Lee's Summit, MO

COOPER'S HAWK WINERY & RESTAURANT
LEE'S SUMMIT, MO

EXTERIOR SIGNS



1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

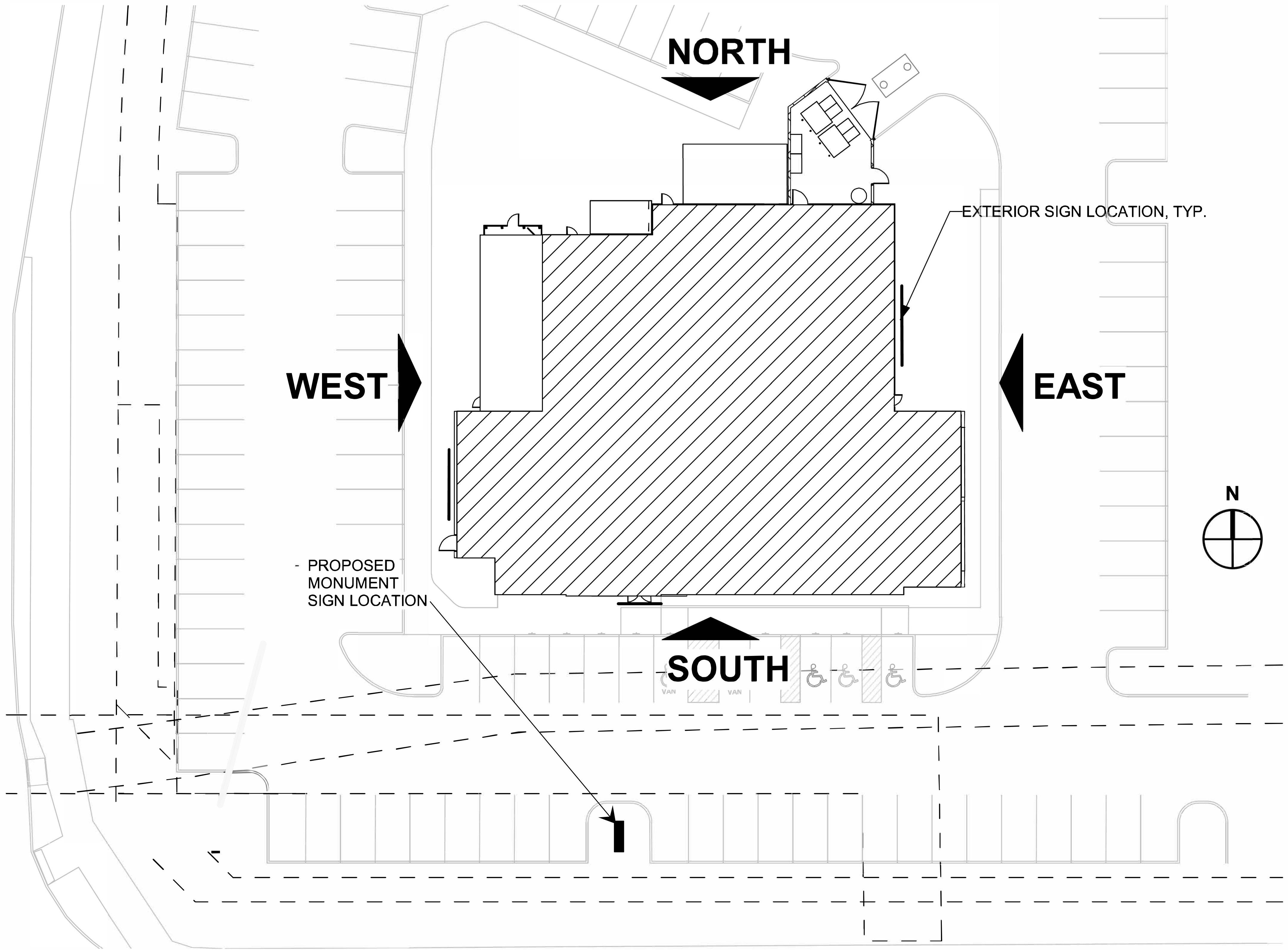
Client Name: Cooper's Hawk
Winery & Restaurant
Location: Lee's Summit, MO

06-18-2021

.....
Client Approval

.....
Landlord Approval

COOPER'S HAWK WINERY & RESTAURANT - LEE'S SUMMIT, MO
SIGNAGE SITE PLAN



Lee's Summit, MO

Total Sign Area: 21 SQ FT
Power: 120V, 3A



2-SIDED MONUMENT SIGN
ROUTED ALUMINUM FACES PAINTED AKZO 498D2 (GRAY) AND BLACK
SIGN WRAPS AROUND ONE END OF THE BRICK WALL
COOPER'S HAWK: 3/4" PUSH THROUGH ACRYLIC LETTERS WITH BLACK VINYL FACES,
AND RED TRANSLUCENT VINYL ON BACK SURFACE
FEATHER: WHITE 1/2" PUSH THROUGH ACRYLIC WITH BLACK VINYL FOR SPINE
WINERY & RESTAURANT: ROUTED ALUMINUM FACE (PAINTED BLACK) WITH
1/2" WHITE ACRYLIC PUSH THROUGH LETTERS
WHITE INTERNAL LEDs
BRICK BASE: ARRISCRAFT GEORGIA ARCHITECTURAL LINEAR, WHITE PEARL
4" CAST STONE SILL AND CAP
BRICK WALL: ARRISCRAFT ARCHITECTURAL LINEAR SERIES, OBSIDIAN



1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

Client Name: Cooper's Hawk
Winery & Restaurant
Location: Lee's Summit, MO

LS - MONUMENT

.....
Client Approval
.....
Landlord Approval

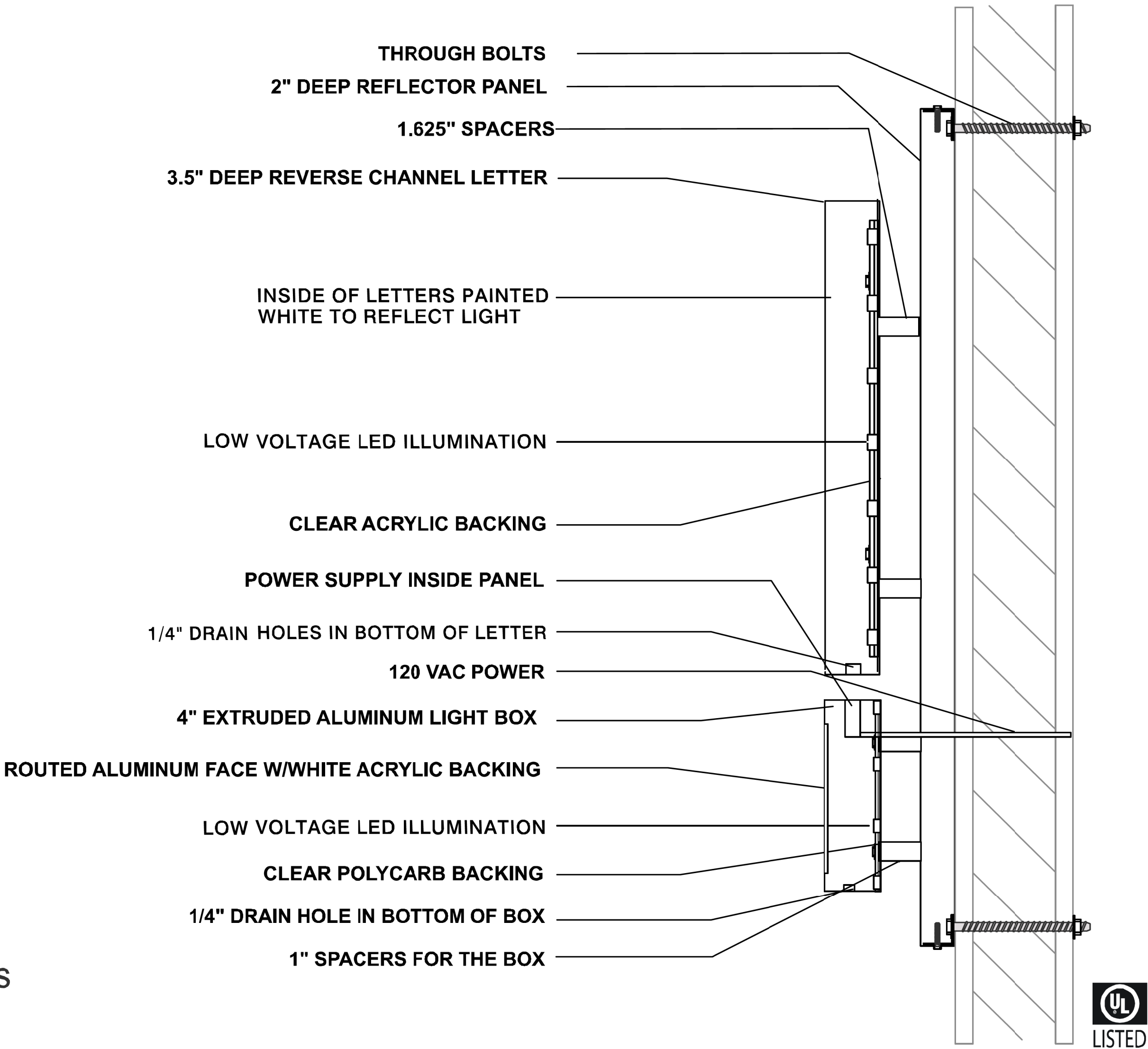
Lee's Summit, MO

Total Sign Area: 56.9 SQ FT
Power: 120V, 5A



MAIN SIGN - SOUTH ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
WIREWAY REFLECTOR PANEL: 39" x 27" PAINTED AKZO 498D2 (GRAY)
COOPER'S HAWK: 15" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs
FEATHER: 49.9" X 14.1" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
WINERY & RESTAURANT: 12.1" X 185.4" FRONT LIT / REVERSE LIT LIGHT BOX,
ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs

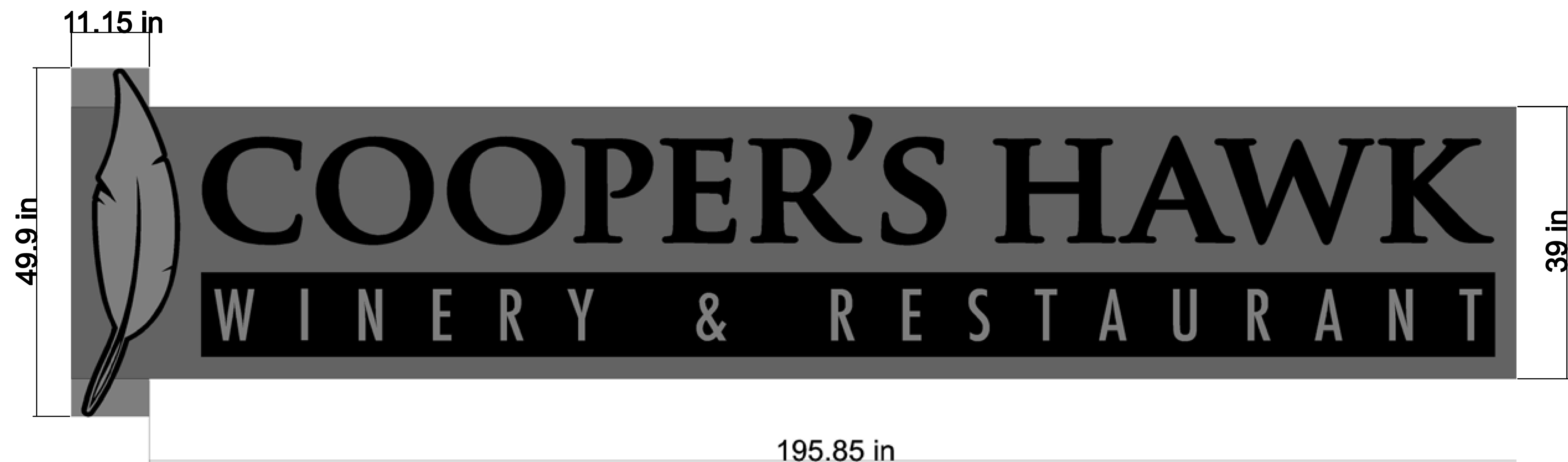


1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

Client Name: Cooper's Hawk
Winery & Restaurant
Location: Lee's Summit, MO

LS - MAIN SOUTH

.....
Client Approval
.....
Landlord Approval



MAIN SIGN - SOUTH ELEVATION

AREA CALCULATION

$$(49.9 \times 11.15) + (39 \times 195.85) = 8,195 \text{ SQ IN}$$
$$= 56.9 \text{ SQ FT}$$



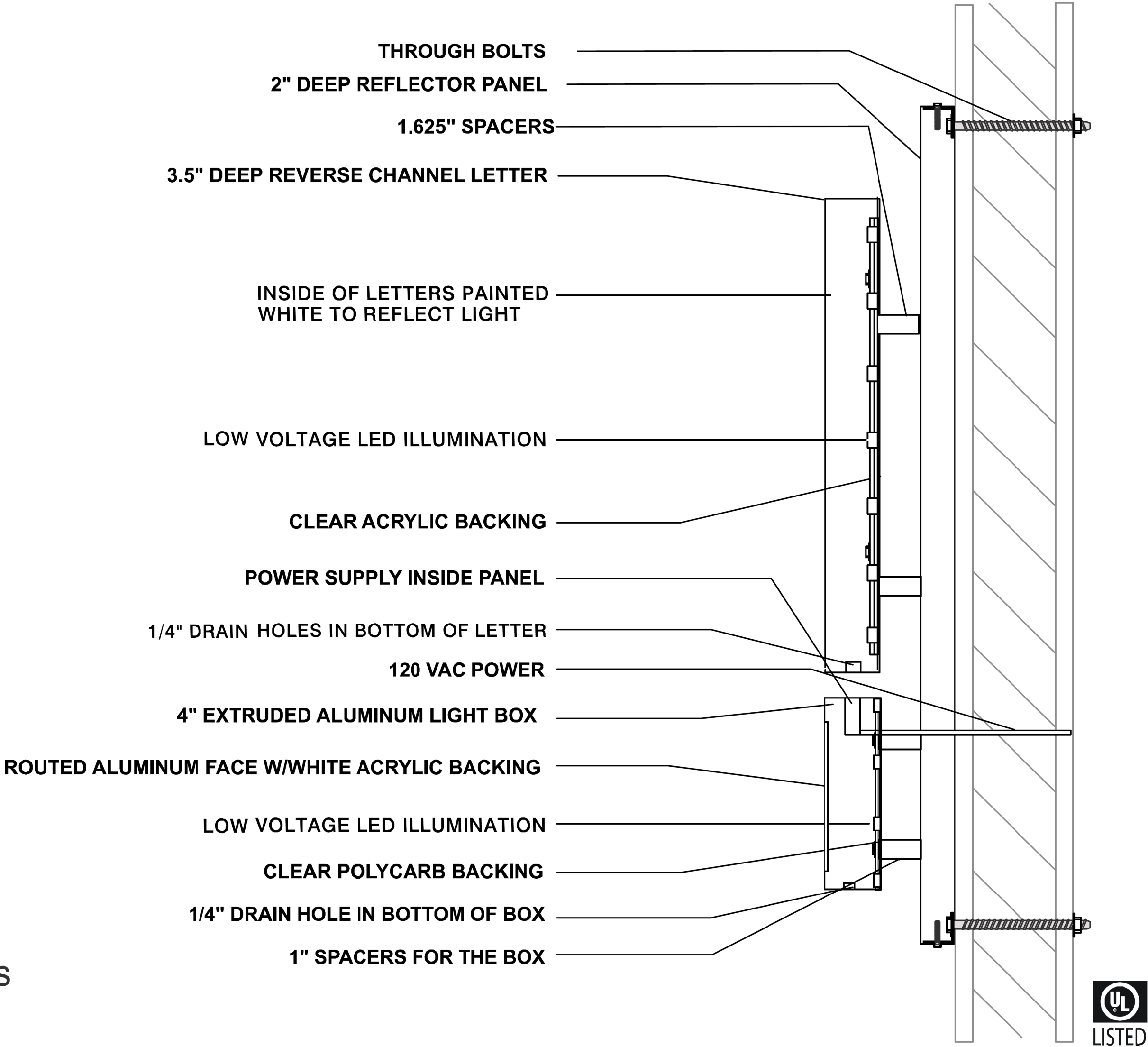
Lee's Summit, MO

Total Sign Area: 79.1 SQ FT
Power: 120V, 6A



MAIN SIGN - WEST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
WIREWAY REFLECTOR PANEL: 46" x 244" PAINTED AKZO 498D2 (GRAY)
COOPER'S HAWK: 17.7" REVERSE LIT LETTERS PAINTED BLACK, RED LEDS
FEATHER: 58.8" X 16.7" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
WINERY & RESTAURANT: 14.3" X 218.5" FRONT LIT / REVERSE LIT LIGHT BOX,
ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

Client Name: Cooper's Hawk
Winery & Restaurant
Location: Lee's Summit, MO

LS - MAIN WEST

.....
Client Approval
.....
Landlord Approval



MAIN SIGN - WEST ELEVATION

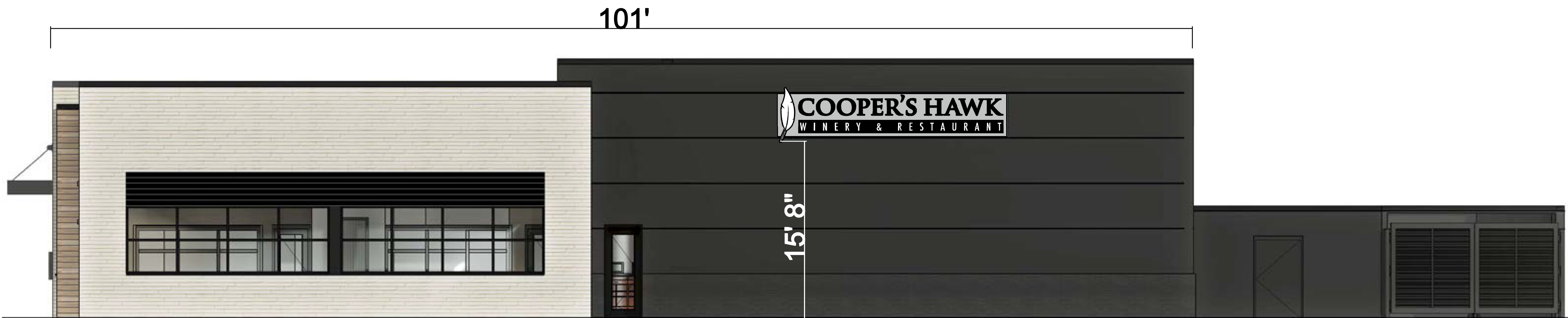
AREA CALCULATION

$$(58.8 \times 13.17) + (46 \times 230.83) = 11,393 \text{ SQ IN}$$
$$= 79.1 \text{ SQ FT}$$



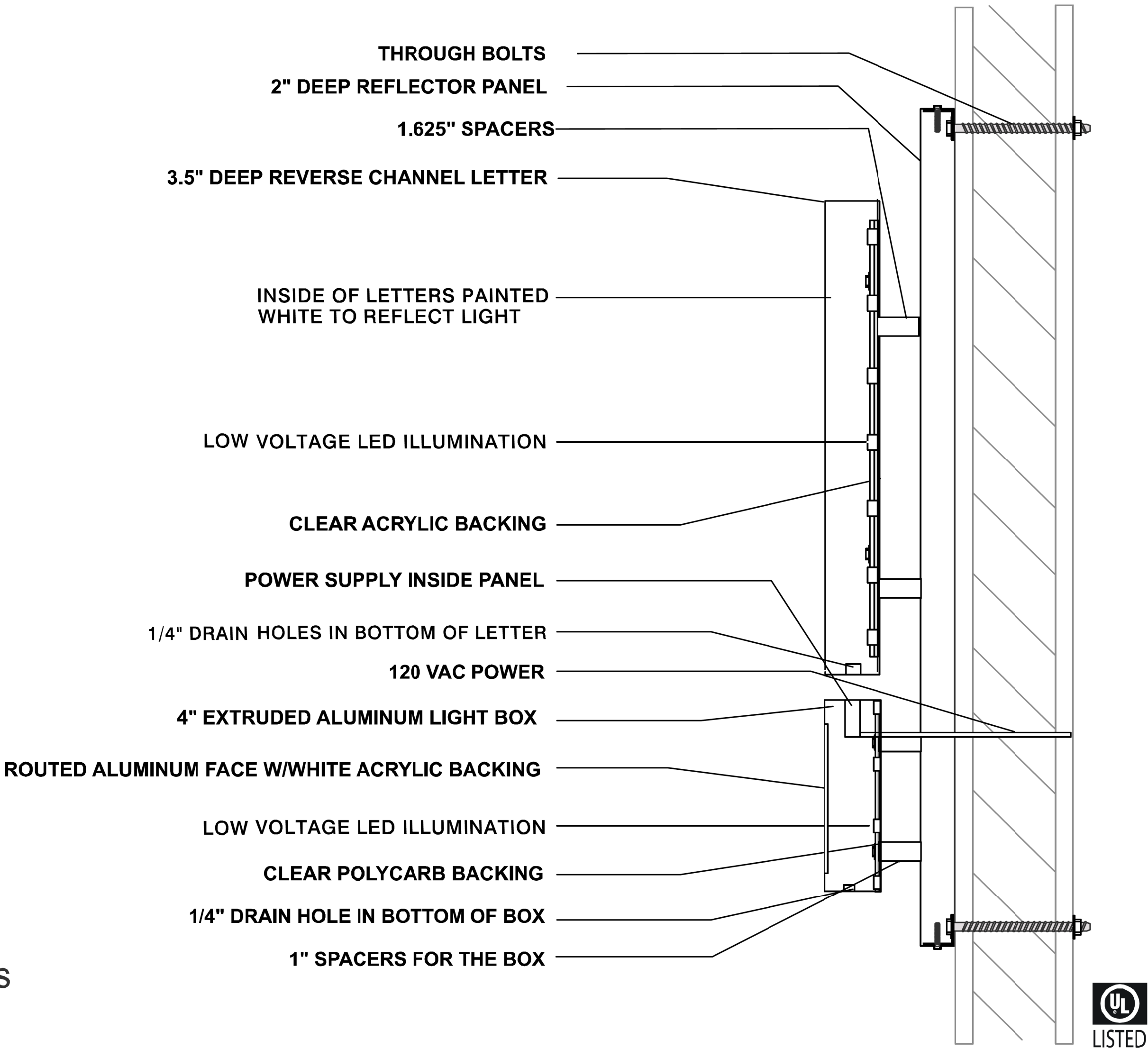
Lee's Summit, MO

Total Sign Area: 79.1 SQ FT
Power: 120V, 6A



MAIN SIGN - EAST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
WIREWAY REFLECTOR PANEL: 46" x 244" PAINTED AKZO 498D2 (GRAY)
COOPER'S HAWK: 17.7" REVERSE LIT LETTERS PAINTED BLACK, RED LEDS
FEATHER: 58.8" X 16.7" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDS
WINERY & RESTAURANT: 14.3" X 218.5" FRONT LIT / REVERSE LIT LIGHT BOX,
ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDS





MAIN SIGN - EAST ELEVATION

AREA CALCULATION

$$(58.8 \times 13.17) + (46 \times 230.83) = 11,393 \text{ SQ IN}$$
$$= 79.1 \text{ SQ FT}$$





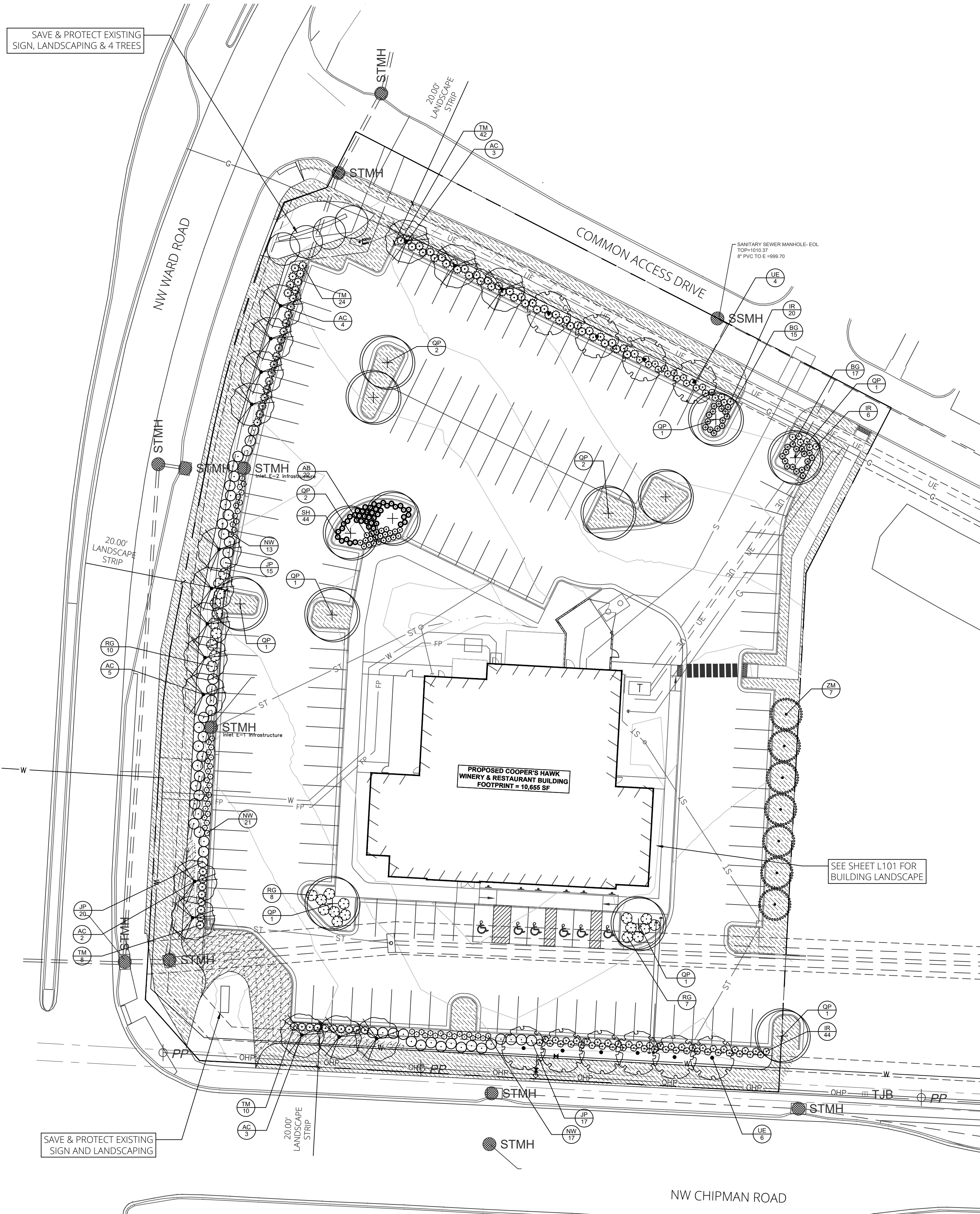
SCREW EYE LOCATIONS IN RED

TEMPORARY SIGNAGE - SOUTH ELEVATION

FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

TEMPORARY BANNER: 4' X 8' BANNER, WITH GROMMETS
IN (4) CORNERS AND TOP/BOTTOM CENTER
MOUNTING HARDWARE: (6) NATIONAL HARDWARE 2014 SCREW EYES,
AND (6) 11" CABLE ZIP TIES
SCREW EYES LOCATED 1" OUTSIDE THE (4) CORNERS OF THE BANNER,
AND 1" OUTSIDE THE TOP/BOTTOM CENTER
CABLE ZIP TIES WILL BE USED TO SECURE THE BANNER GROMMETS
TO THE SCREW EYES





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

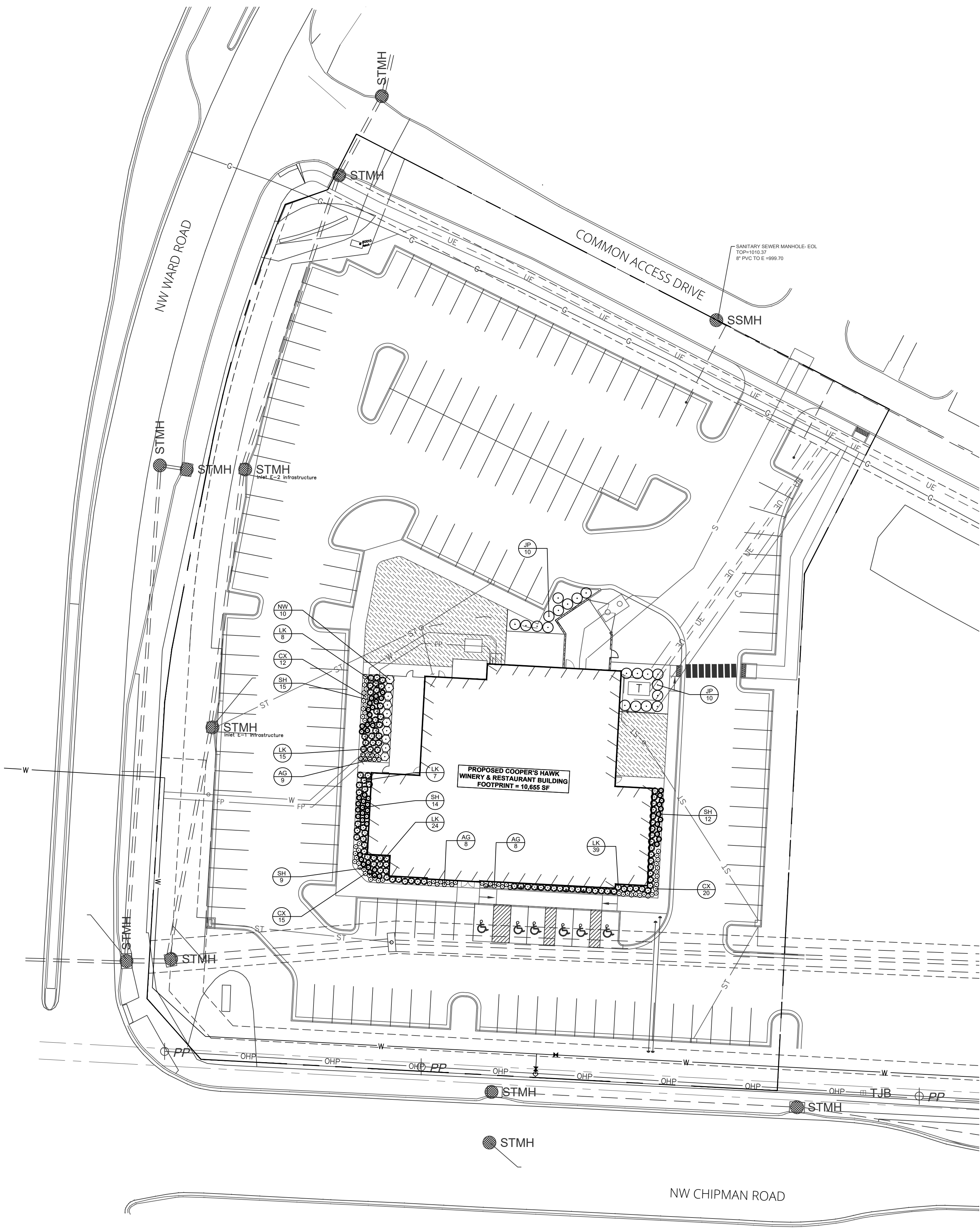
SEC. 8.820 - SCREENING, PARKING LOT

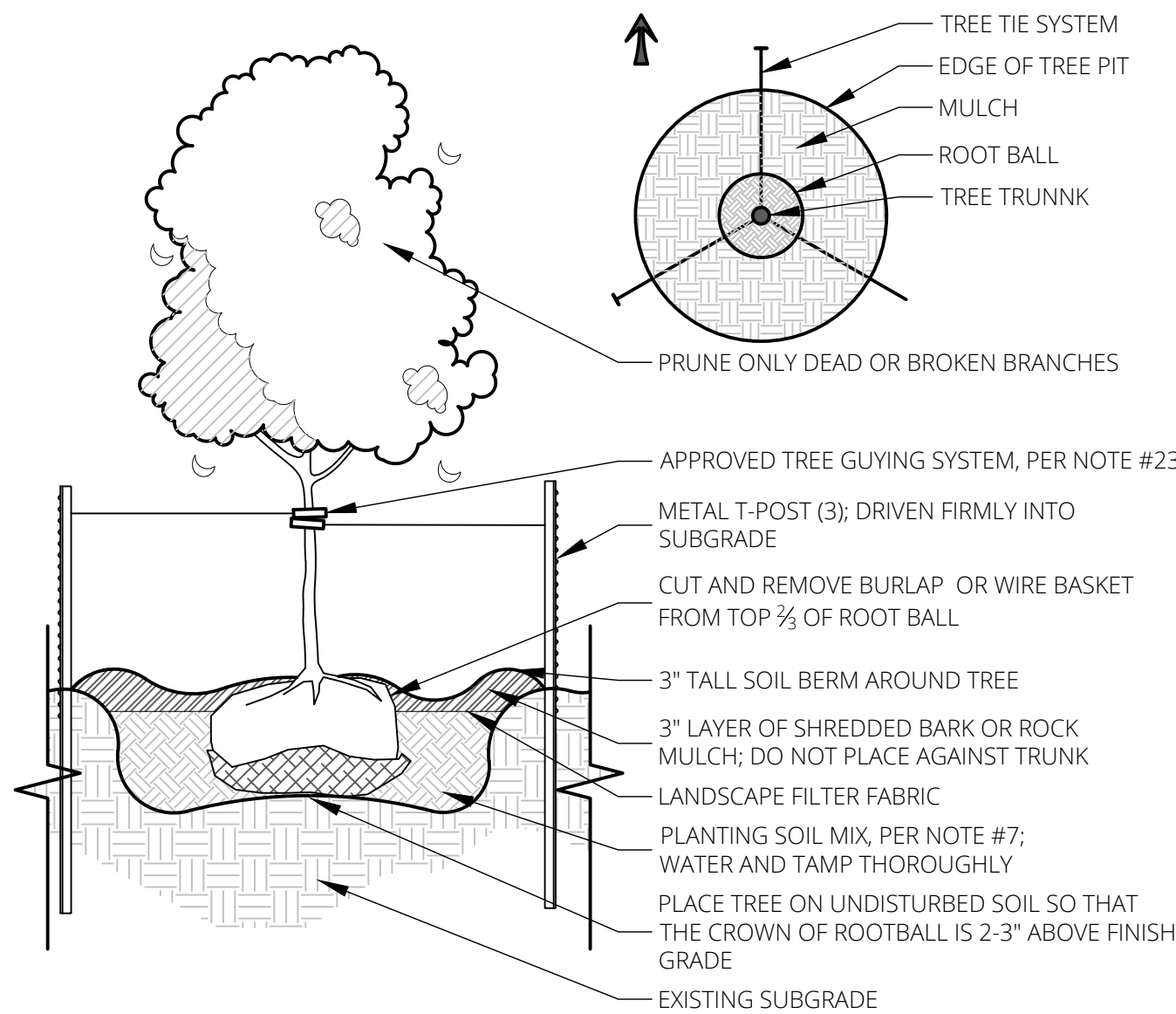
REQUIRED:
PARKING LOTS AND LOADING AREAS VISIBLE FROM ROW SHALL BE SCREENED TO A HEIGHT OF 2 1/2' WITH A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF:
NW WARD ROAD = (300 LF / 40) X 12 = 90 SHRUBS
NW CHIPMAN ROAD = (211 LF / 40) X 12 = 63 SHRUBS
COMMON ACCESS DRIVE = (180' LF / 40) X 12 = 54 SHRUBS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

PLANT SCHEDULE

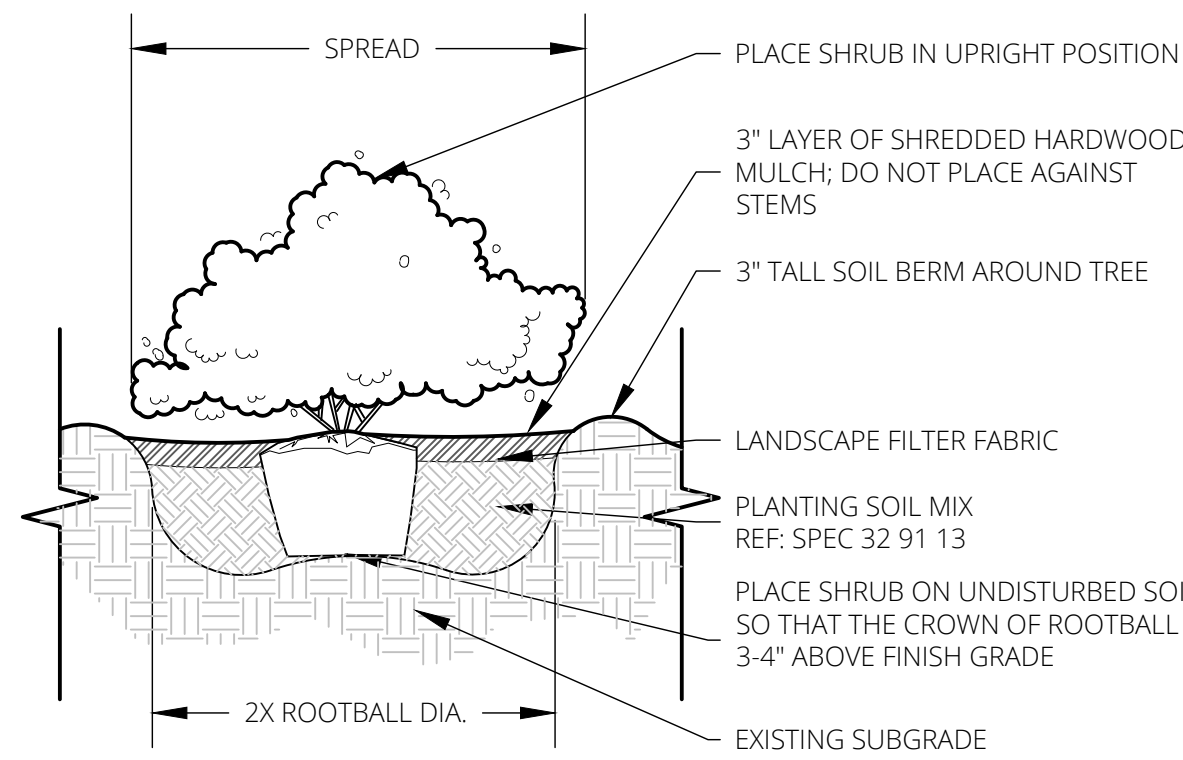
DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AC	17	CADDO SUGAR MAPLE / ACER SACCHARUM 'CADDO'	B & B	3"CAL
	QP	13	AMERICAN DREAM OAK / QUERCUS BICOLOR 'JFS-KW12' TM	B & B	3"CAL
	UE	10	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II' TM	B & B	3"CAL
	ZM	7	MUSASHINO SAWLEAF ZELKOVA / ZELKOVA 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	

DRAWING INFO.		REVISIONS	
EMF	LA-2010000196	DESCRIPTION	DATE
LICENSE NO.		CHECKED BY:	
LICENSE NO.		LICENSE NO.	
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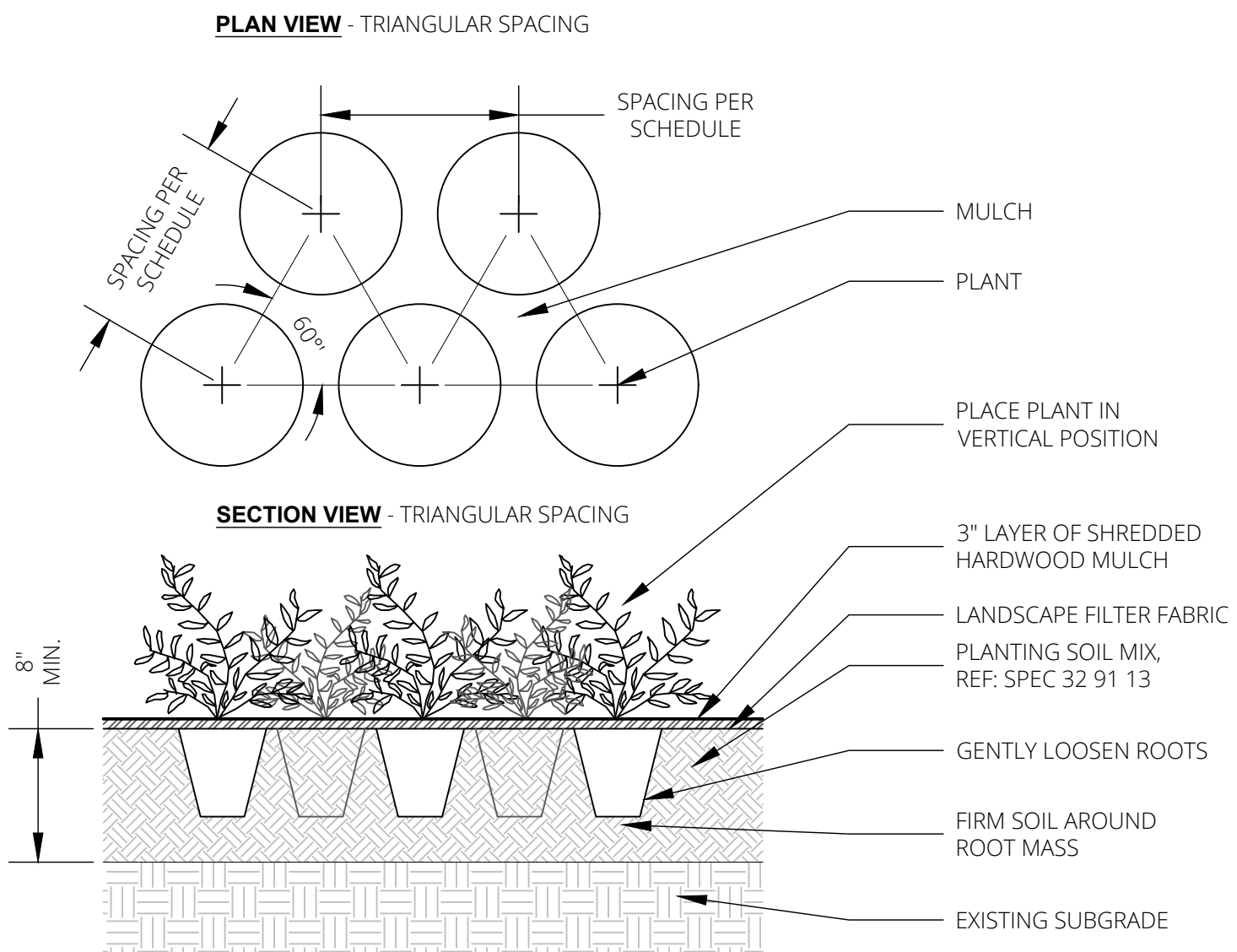




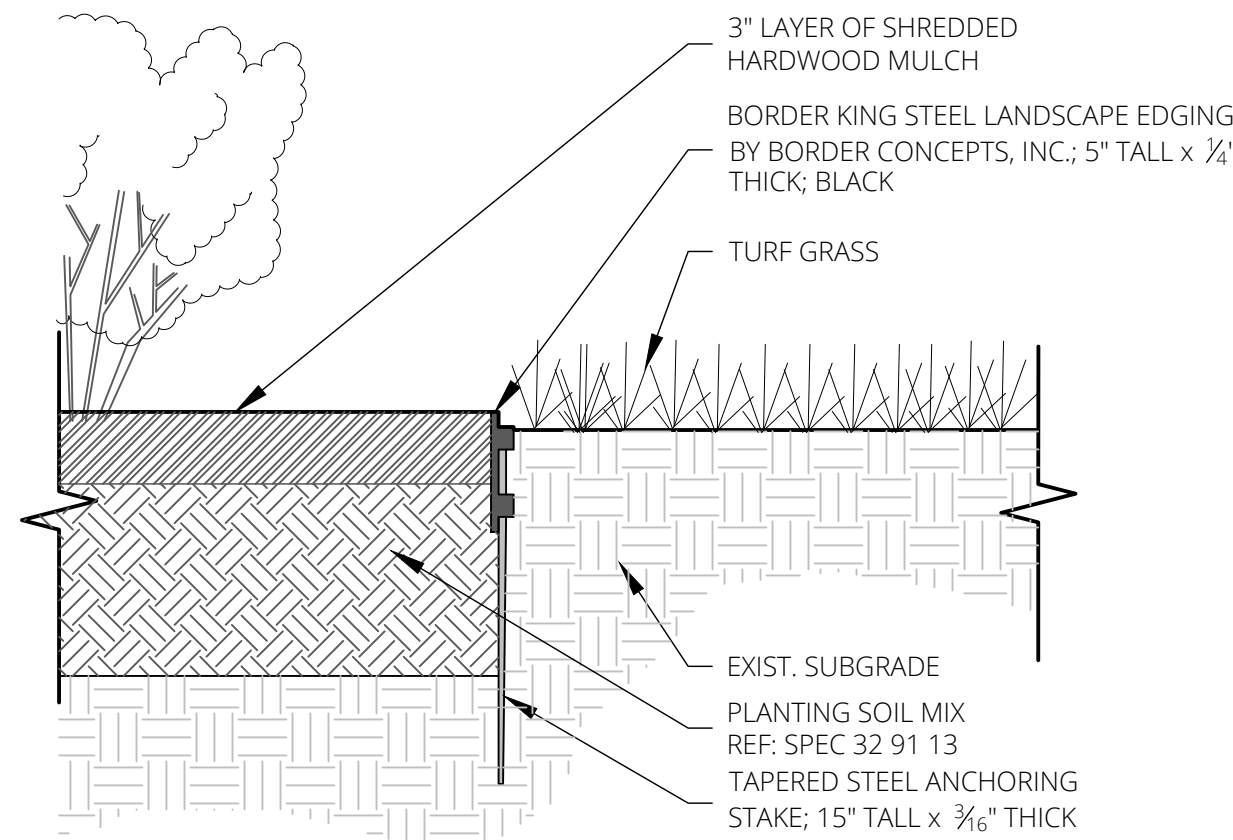
1 | DECIDUOUS TREE PLANTING
SCALE = NTS



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

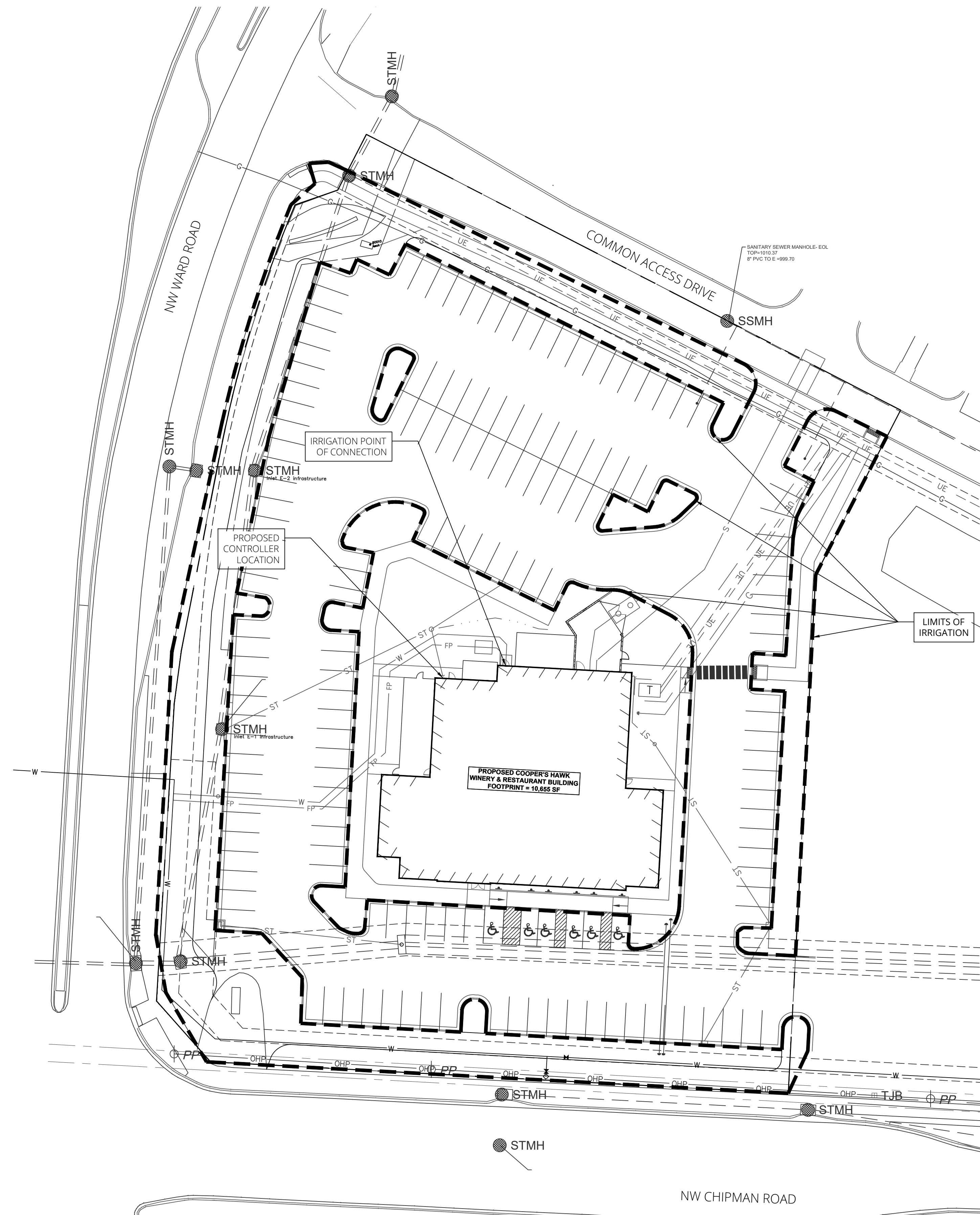
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- OWNER SHALL PROVIDE AND INSTALL A FULLY-AUTOMATED PERMANENT UNDERGROUND 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

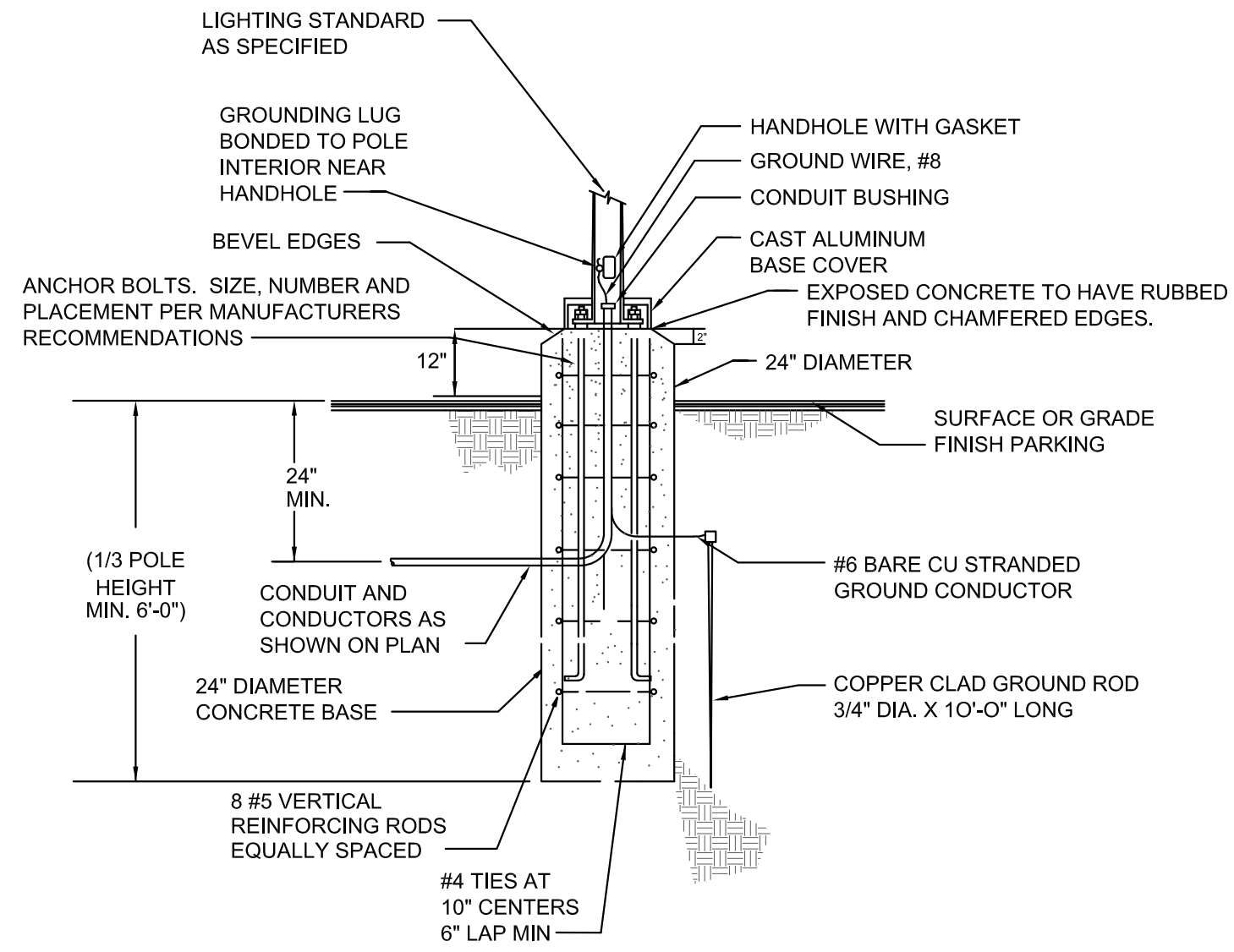


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L200
1 OF 1

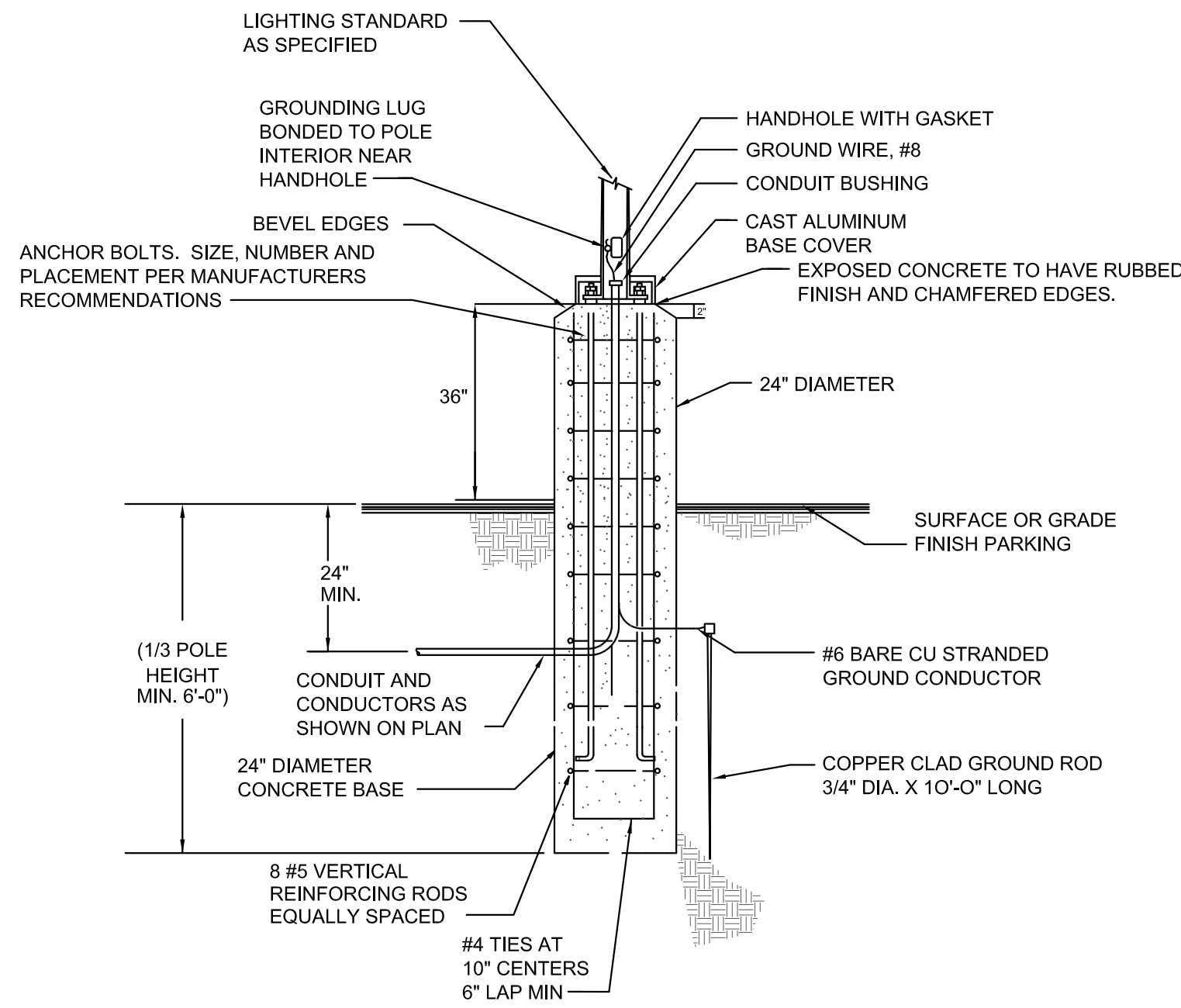
Jul 09, 2021 - 11:57pm Plotted By: monica.santos
G:\00 Projects\A221-10 Summit Lot 4C Coopers Hawk\dwgs\A221-10 E100.dwg Layout: E100 - ELEC SPECIFICATIONS AND LEGEND

SHEET NUMBER
E100
1 OF 3

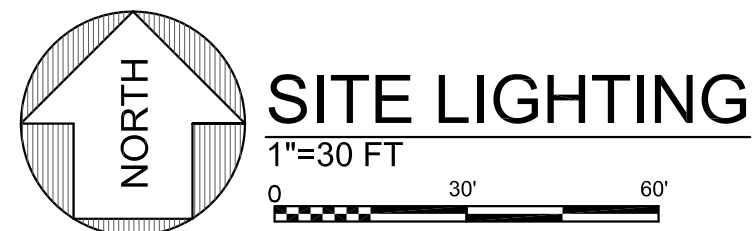
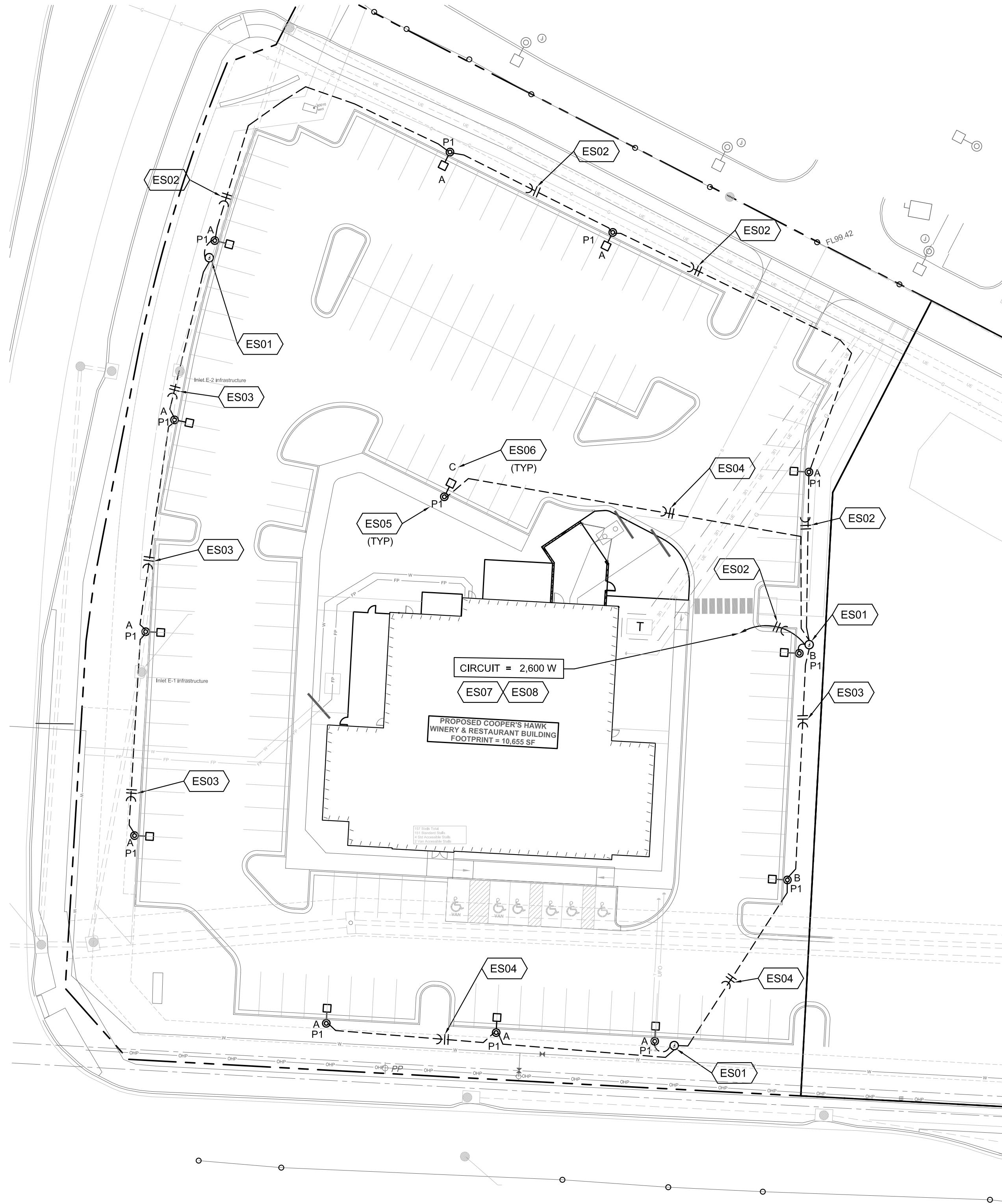
Jul 10, 2021 = 12:46pm Plotted By: monica.santos G:\00 Projects\A221-10 Summit Lot 4C Coopers Hawk\dwgs\A221-10 E101.dwg Layout: E101 - SITE LIGHTING PLAN AND DETAILS



2 LIGHTING POLE BASE DETAIL (P1)
NO SCALE



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.

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



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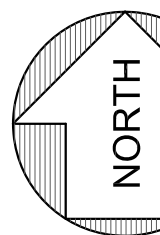
1600 Genessee, Suite 260
Kansas City, Missouri 64102
email: antella@antella-inc.com
www.antella.co
Missouri Certificate of Authority #2005013590

SHEET NUMBER
E101
2 OF 3

TYPE	MOUNTING	LAMP	LUMENS	COLOR TEMPERATURE	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.

POLE SCHEDULE					
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

- 1) 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.
- 2) CONTRACTOR SHALL SUBMIT INDIVIDUAL PRICING. LOT PRICING WILL NOT BE ACCEPTED.
- 3) INSTALL FIXTURES PER MANUFACTURER'S RECOMMENDATIONS.



1"=30 FT

0 30' 60'

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '30'' at the midpoint, and '60'' at the right end. Above the bar, the text '1"=30 FT' indicates the scale.

Antella

1600 Genessee, Suite 260 Tele 816-421-0950
Kansas City, Missouri 64102 Fax 816-249-2439
email: antella@antella-inc.com
www.antella.co
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COOPER'S HAWK

SITE LIGHTING POINT BY POINT AND SCHEDULES

LEE'S SUMMIT, JACKSON COUNTY, MO



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