

Sep 14, 2021 - 9:38am Plotted By: Tom W:\210010010 - Townsend - Cooper's Hawk - Details.dwg Layout: C001

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. 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).
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. 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.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. 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.
14. 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.
15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
16. 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.
17. 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.
18. 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.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. 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.

FEMA INFORMATION:

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.

LEGAL DESCRIPTION:

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

FINAL DEVELOPMENT PLAN FOR COOPER'S HAWK - TOWNSEND

NW CHIPMAN RD & NW WARD RD
LEE'S SUMMIT, MISSOURI 64086
SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST



Know what's below.
Call before you dig.



UTILITIES

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

STREETS
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

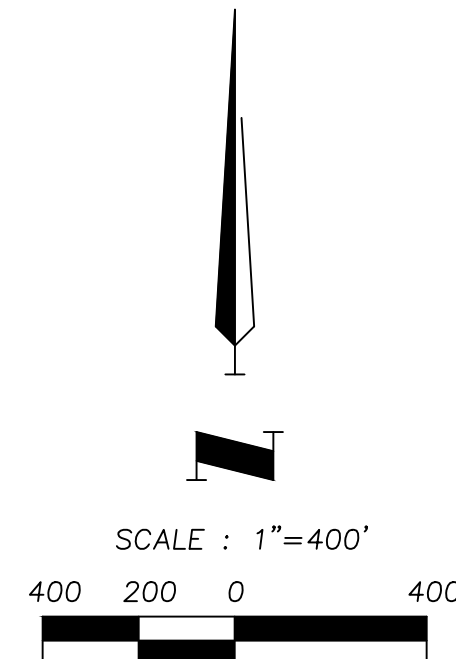
EVERGY
RON DEJARNETTE
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4316

LAND USE DATA

Total Lot Area: 110,777 SF (2.54 Ac)
Impervious Area: 74,989 SF
Pervious Area: 35,788 SF
Building Total Floor Area: 11,326 SF
Floor Area Ratio: 0.102
Number of Dwelling Units: 0

PARKING CALCULATIONS

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')

SHEET INDEX

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A6	ROOF PLAN
	EXTERIOR SIGNAGE COVER SHEET
	LS - SITE PLAN
	LS - MONUMENT
	LS - MAIN SOUTH
	LS - MAIN SOUTH
	LS - MAIN WEST
	LS - MAIN WEST
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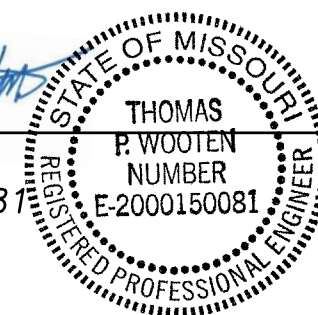
LANDSCAPING	
L100	LANDSCAPE PLAN
L101	BUILDING LANDSCAPE PLAN
L102	LANDSCAPE DETAILS & NOTES
L200	IRRIGATION LIMITS PLAN

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

PREPARED & SUBMITTED BY:

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
DATE 09-14-21



CONTROL POINT INFORMATION:

HORIZONTAL CONTROL	
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

BENCHMARKS
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

DEVELOPER

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

OIL & GAS WELLS

Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.

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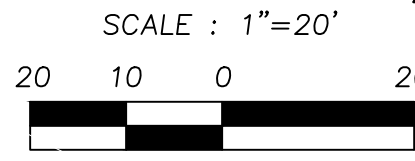
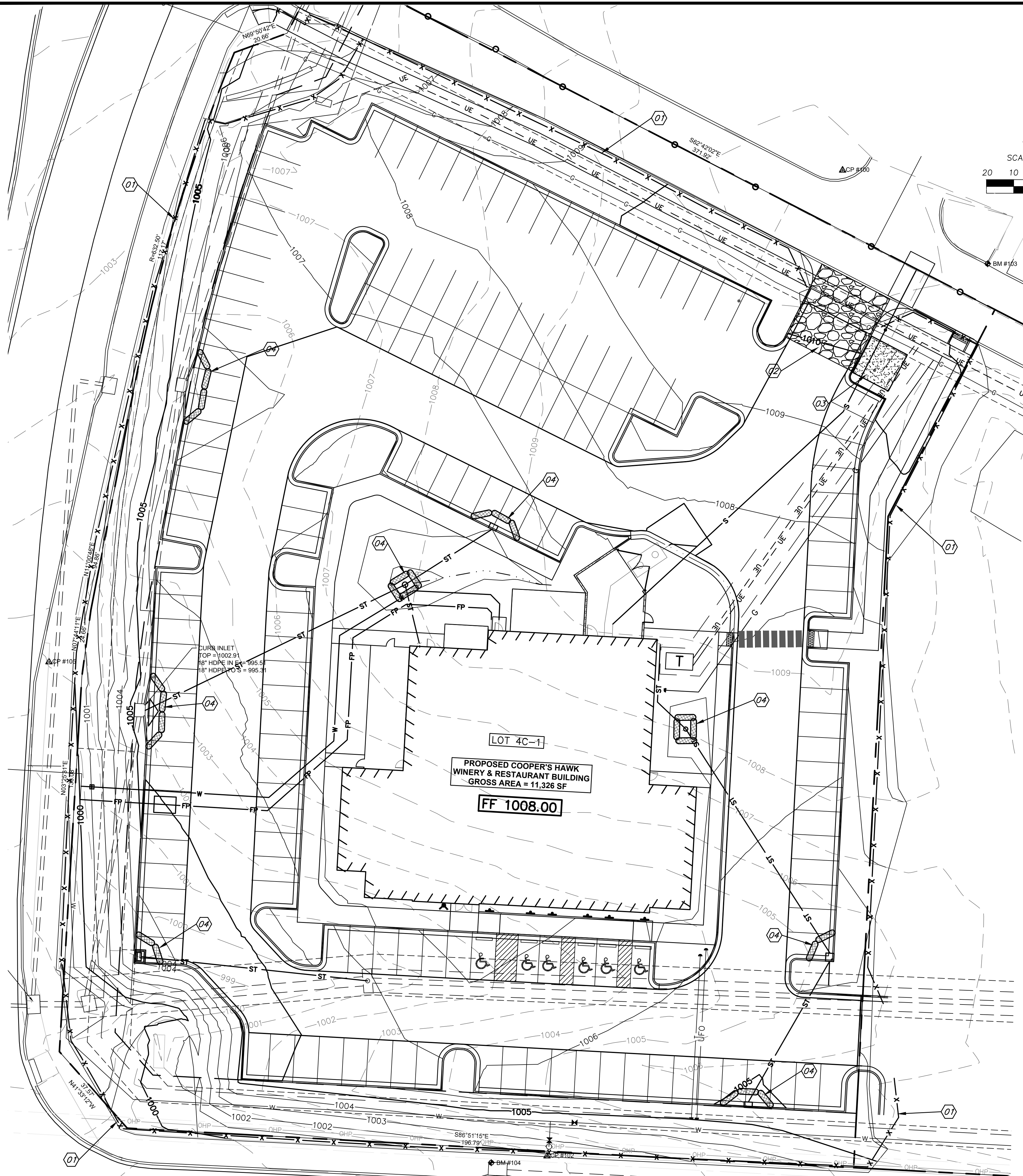
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3	City Review Comments	TPW	9-14-21	TPW	9-14-21
					DATE: 09-14-2021
					JOB NUMBER: 210010010

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

SHEET NUMBER

C001

1 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 1/2 INCH OR MORE - WITHIN 24 HOURS OF THE RAIN EVENT
 - THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN THE DEFICIENCIES WERE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. THE INSPECTION LOG SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
 - THE CONTRACTOR SHALL HAVE THE EROSION AND SEDIMENT CONTROL PLAN ROUTINELY UPDATED TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
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

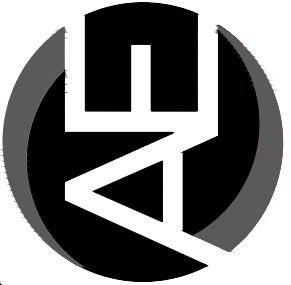
SEE SHEET C505 FOR EROSION CONTROL DETAILS

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

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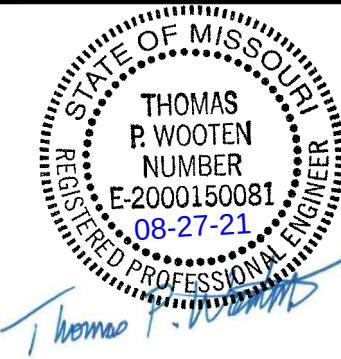
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

EROSION CONTROL PLAN

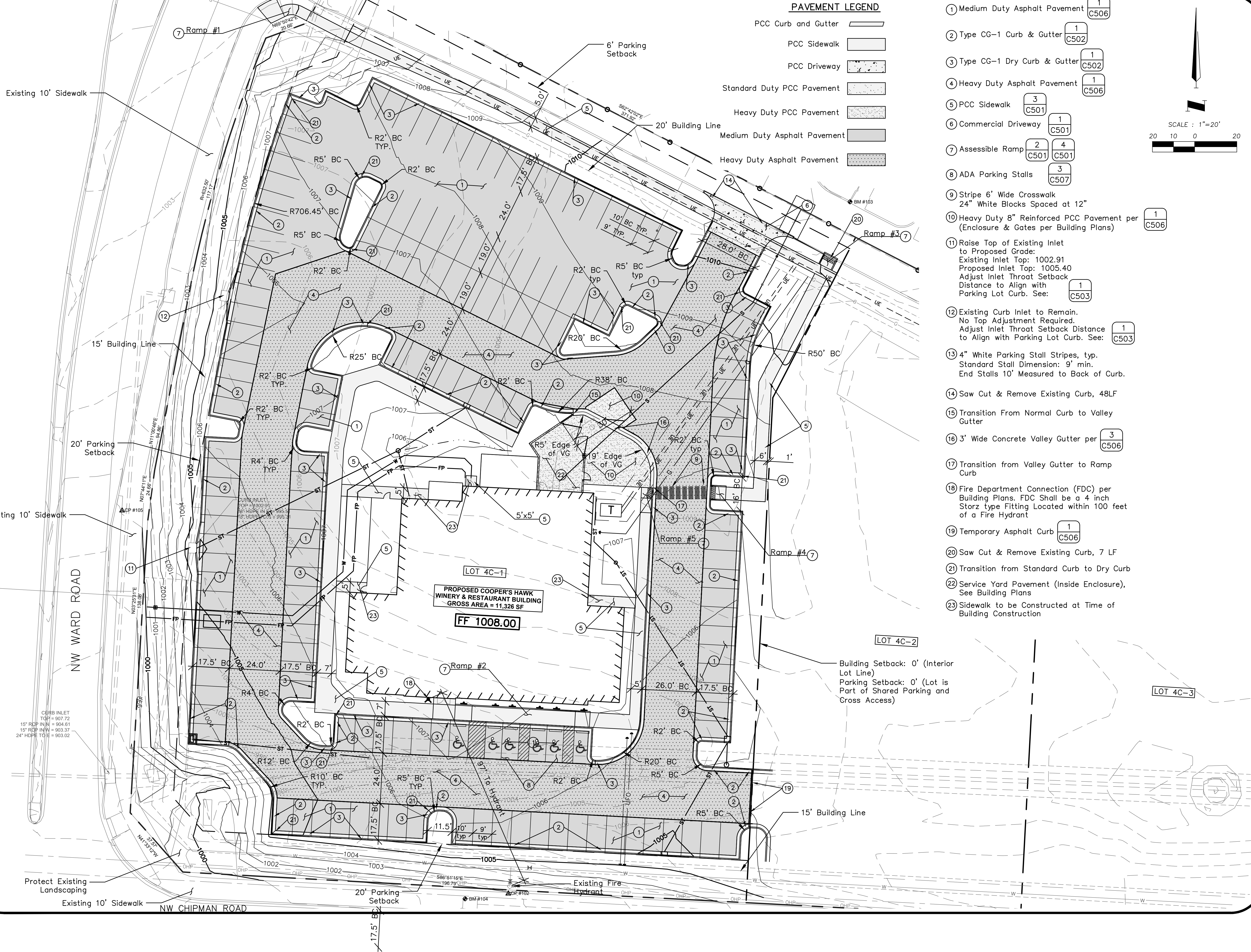
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

C051

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PAVEMENT LEGEND

- PCC Curb and Gutter
- PCC Sidewalk
- PCC Driveway
- Standard Duty PCC Pavement
- Heavy Duty PCC Pavement
- Medium Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement

- Medium Duty Asphalt Pavement (1 C506)
- Type CG-1 Curb & Gutter (1 C502)
- Type CG-1 Dry Curb & Gutter (1 C502)
- Heavy Duty Asphalt Pavement (1 C506)
- PCC Sidewalk (3 C501)
- Commercial Driveway (1 C501)
- Assessible Ramp (2 C501, 4 C501)
- ADA Parking Stalls (3 C507)
- Stripe 6' Wide Crosswalk 24" White Blocks Spaced at 12"
- Heavy Duty 8" Reinforced PCC Pavement per (Enclosure & Gates per Building Plans) (1 C506)
- Raise Top of Existing Inlet to Proposed Grade:
Existing Inlet Top: 1002.91
Proposed Inlet Top: 1005.40
Adjust Inlet Throat Setback Distance to Align with Parking Lot Curb. See: (1 C503)
- Existing Curb Inlet to Remain.
No Top Adjustment Required.
Adjust Inlet Throat Setback Distance to Align with Parking Lot Curb. See: (1 C503)
- 4" White Parking Stall Stripes, typ.
Standard Stall Dimension: 9' min.
End Stalls 10' Measured to Back of Curb.
- Saw Cut & Remove Existing Curb, 48LF
- Transition From Normal Curb to Valley Gutter
- 3' Wide Concrete Valley Gutter per (3 C506)
- Transition from Valley Gutter to Ramp Curb
- Fire Department Connection (FDC) per Building Plans. FDC Shall be a 4 inch Storz type Fitting Located within 100 feet of a Fire Hydrant
- Temporary Asphalt Curb (1 C506)
- Saw Cut & Remove Existing Curb, 7 LF
- Transition from Standard Curb to Dry Curb
- Service Yard Pavement (Inside Enclosure), See Building Plans
- Sidewalk to be Constructed at Time of Building Construction

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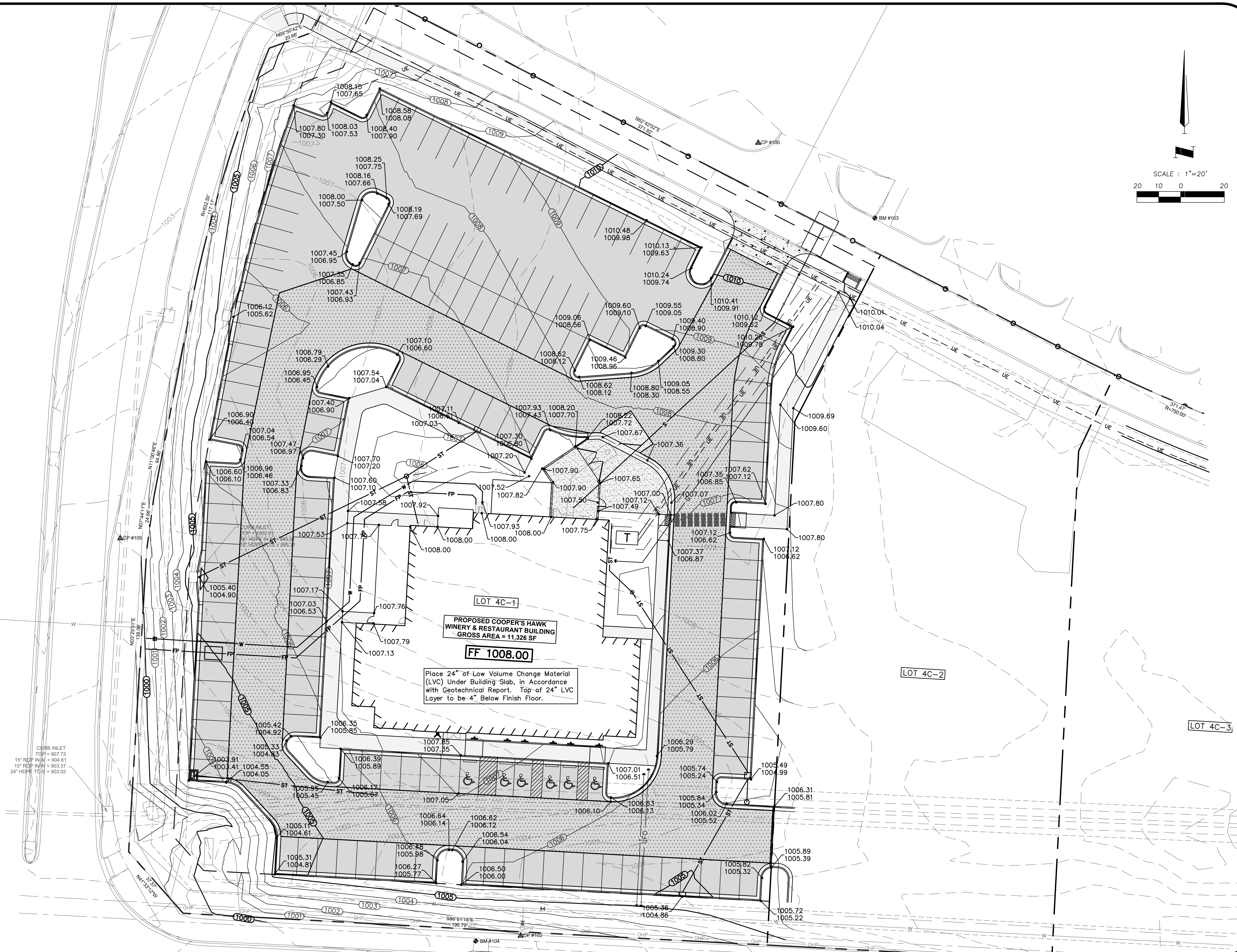
COOPER'S HAWK
FINAL DEVELOPMENT PLAN

SITE PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO

SHEET NUMBER
C101
3 OF 16

STATE OF MISSOURI
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-2000150081
09-07-21



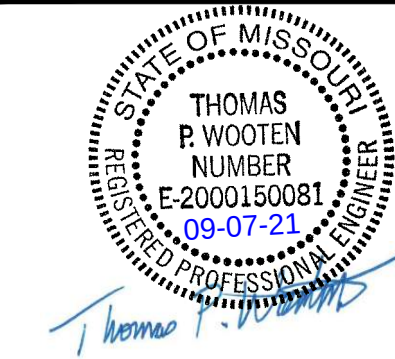
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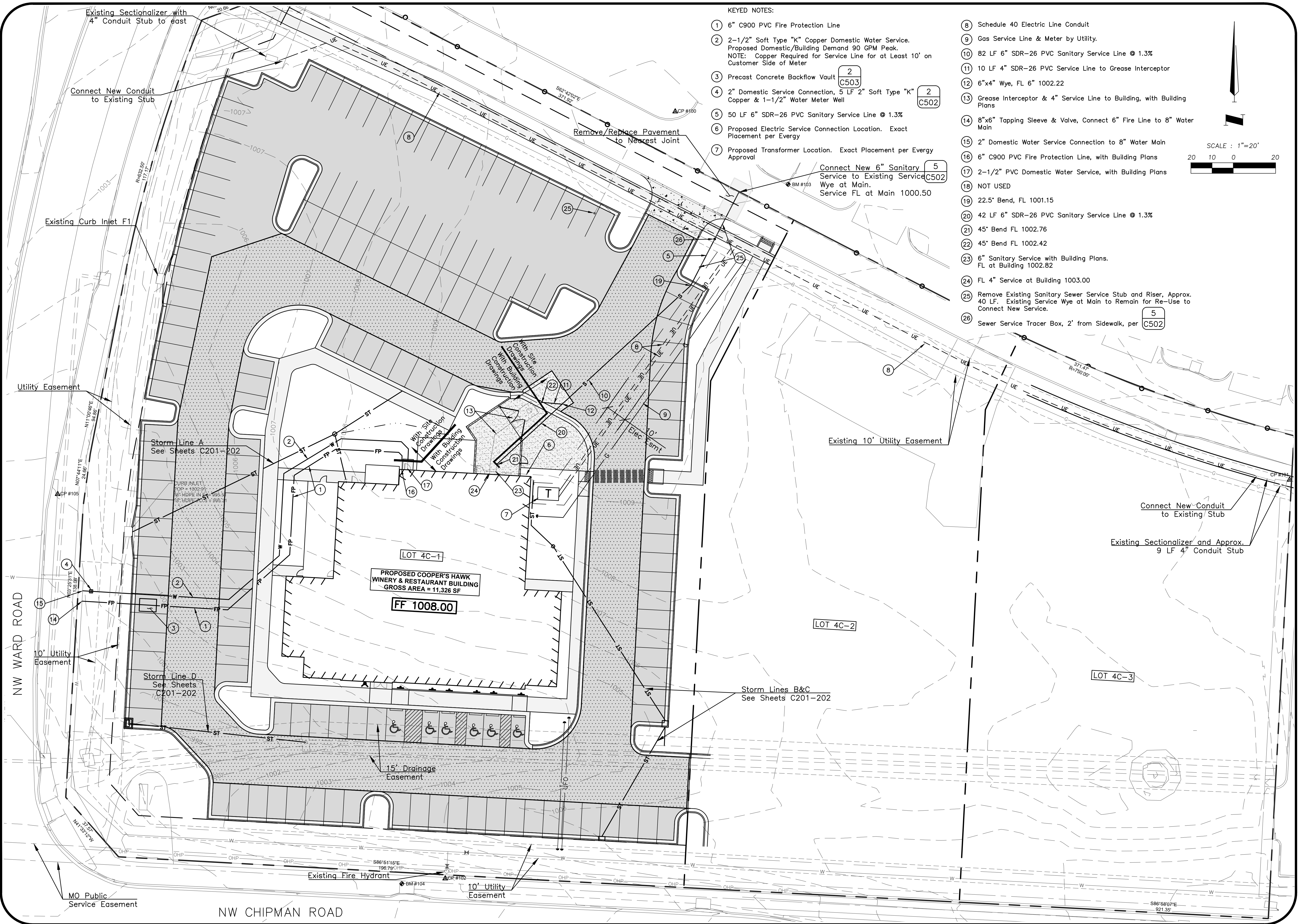
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COOPER'S HAWK
GRADING PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C102
4 OF 16



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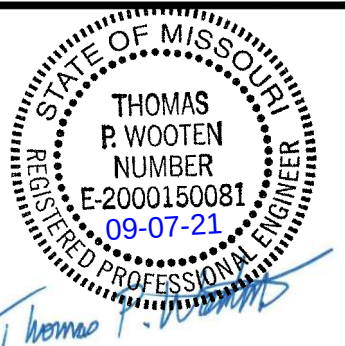
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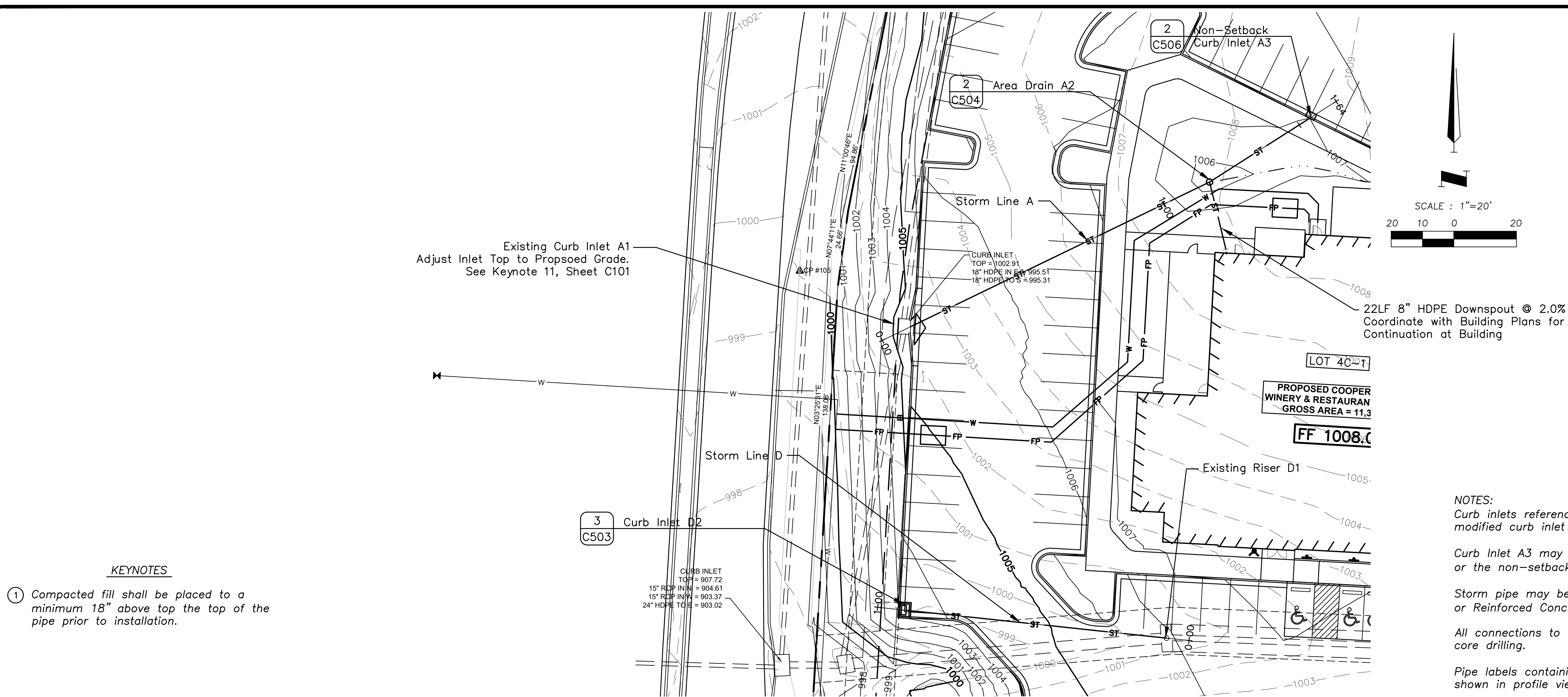
COOPER'S HAWK

UTILITY PLAN

LEE'S SUMMIT, JACKSON COUNTY, MO



Aug 27, 2021 - 3:11pm Plotted By: Tom W:\210010010 - Townsend - Coopers Hawk\Draw\210010010 - Coopers Hawk - Storm.dwg Layout: C201



KEYNOTES

- ① Compacted fill shall be placed to a minimum 18" above top the top of the pipe prior to installation.

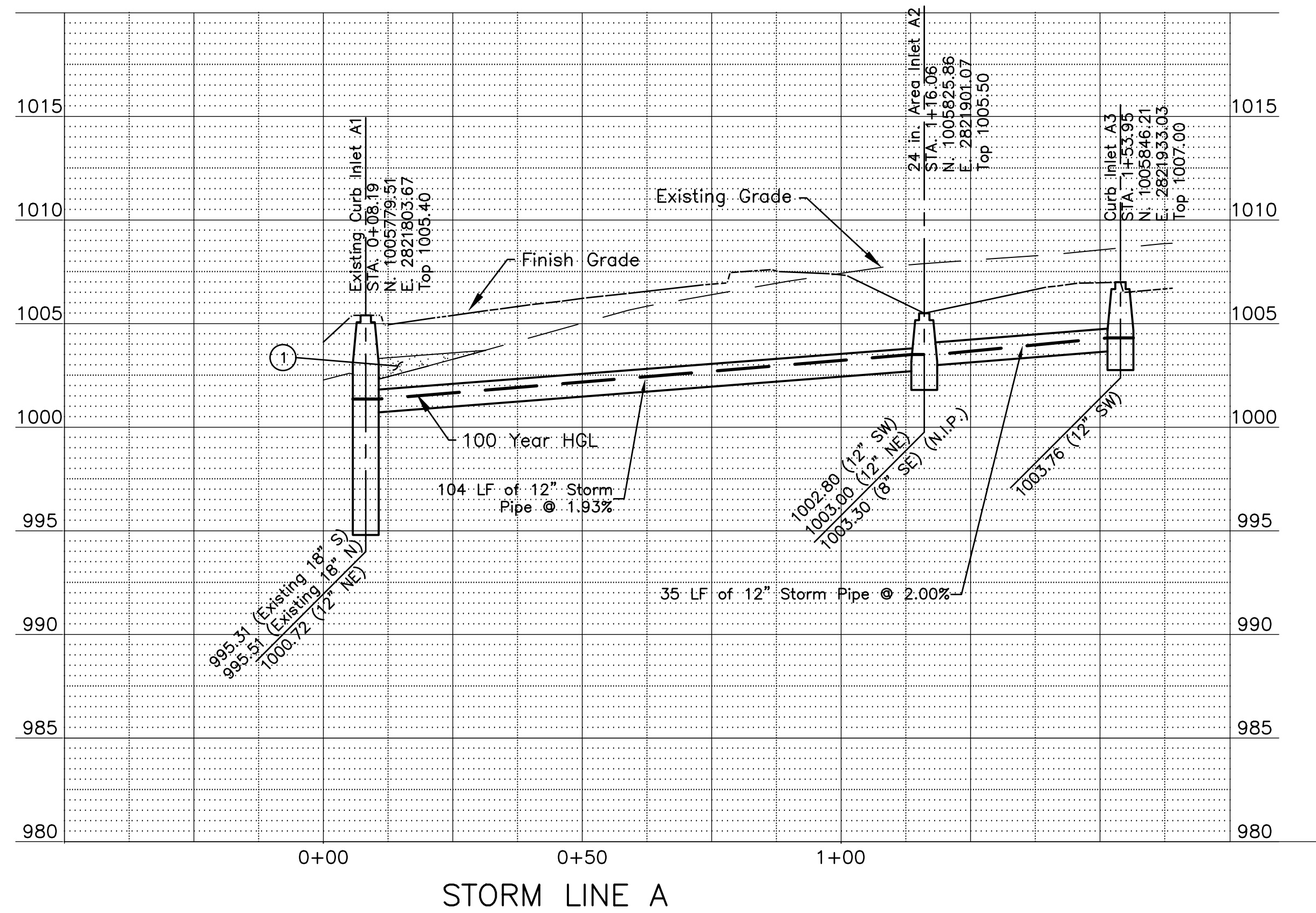
NOTES:
Curb inlets referenced by detail 1/Sheet C503 may be the modified curb inlet or standard curb inlet

Curb Inlet A3 may be a 30" diameter Nyloplast curb inlet or the non-setback curb inlet, per detail 2/Sheet C506.

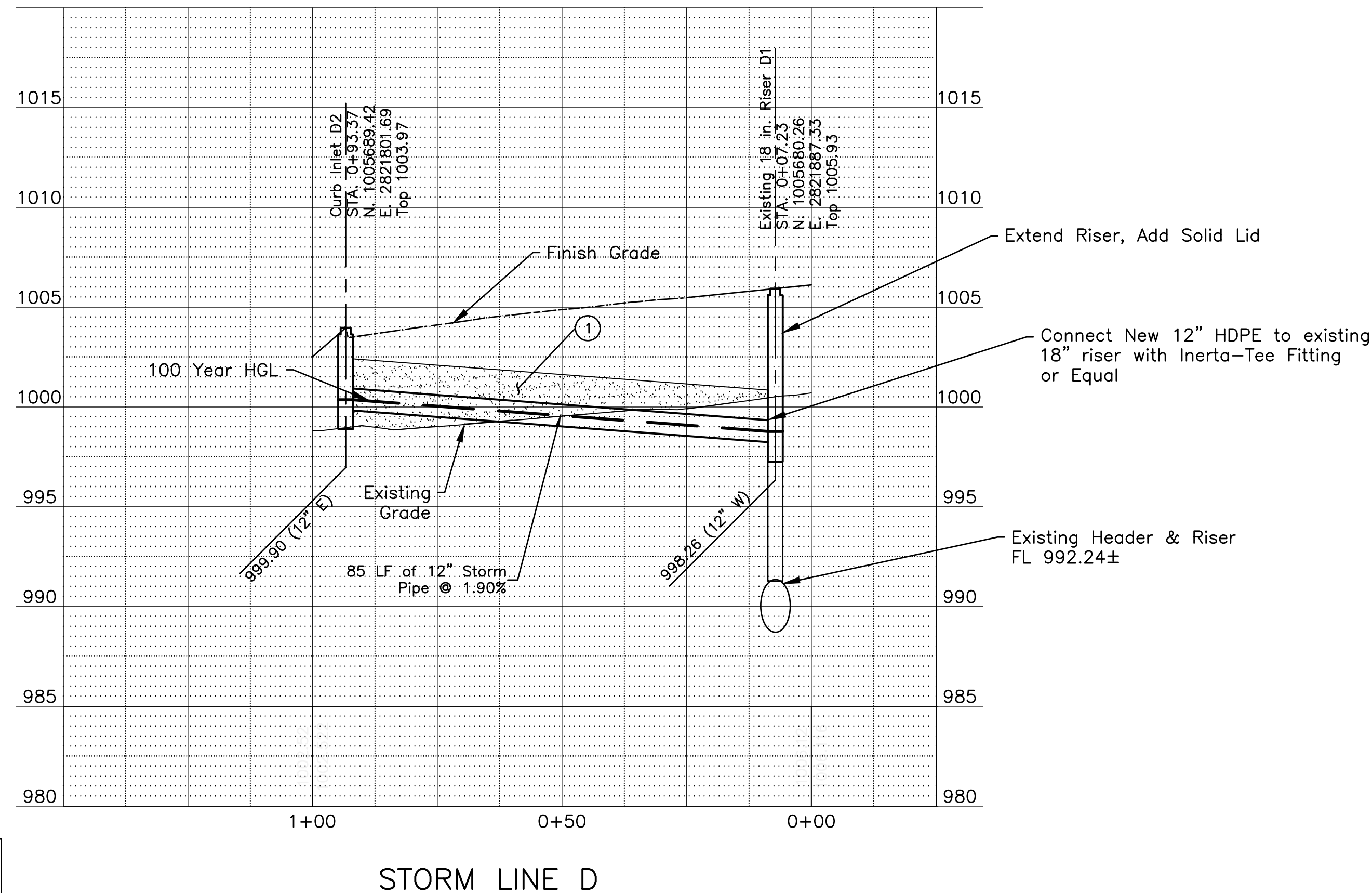
Storm pipe may be High Density Polyethylene Pipe (HDPE) or Reinforced Concrete Pipe (RCP).

All connections to existing structures shall be made by core drilling.

Pipe labels containing "N.I.P." indicate the pipe is not shown in profile view.



PROFILE SCALES:
H: 1"=20'
V: 1"=5'

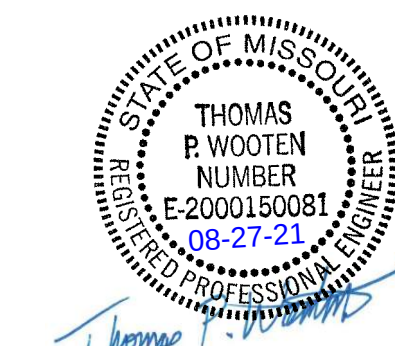


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COOPER'S HAWK FINAL DEVELOPMENT PLAN STORM PLAN & PROFILE

LEE'S SUMMIT, JACKSON COUNTY, MO

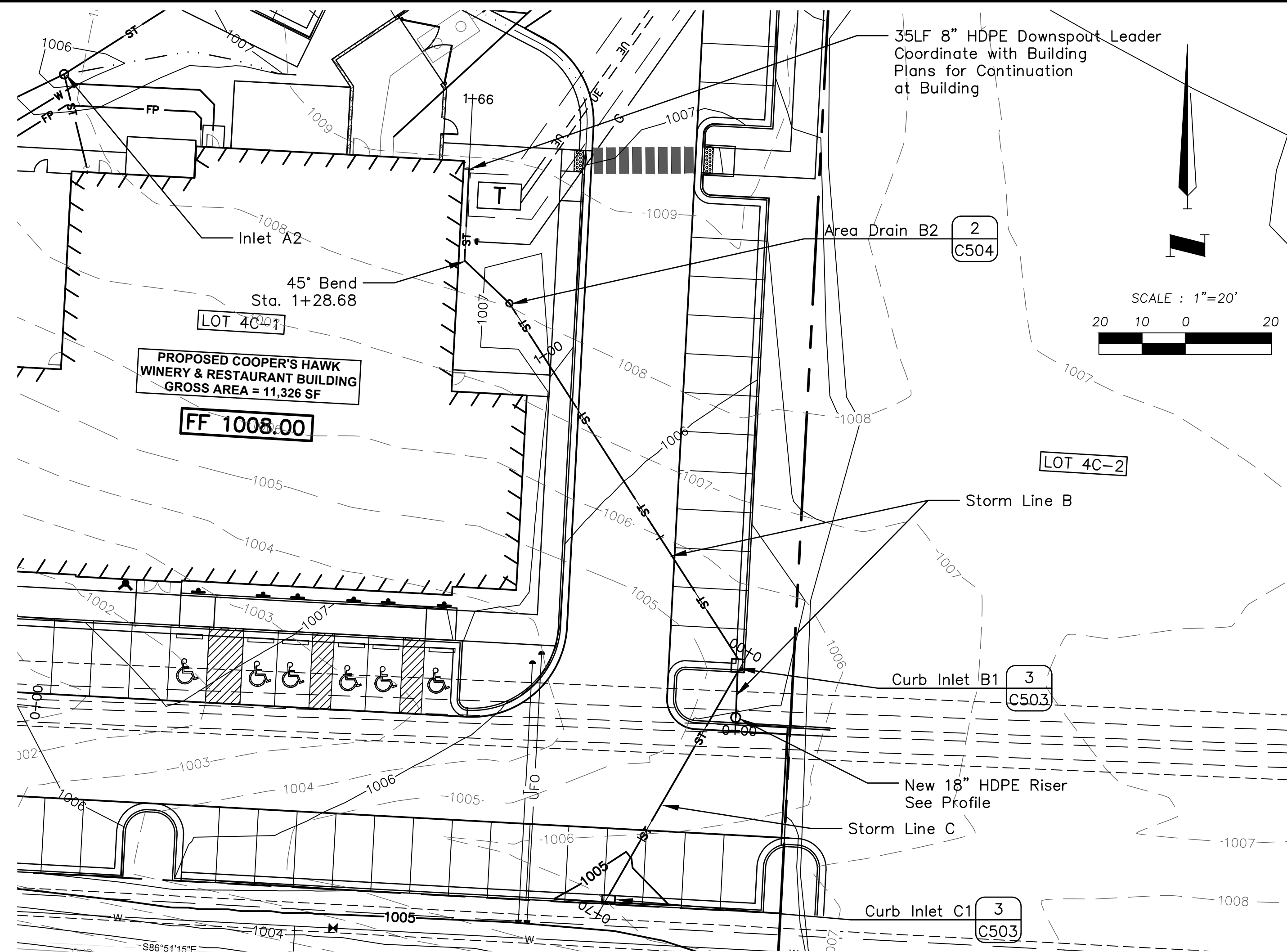
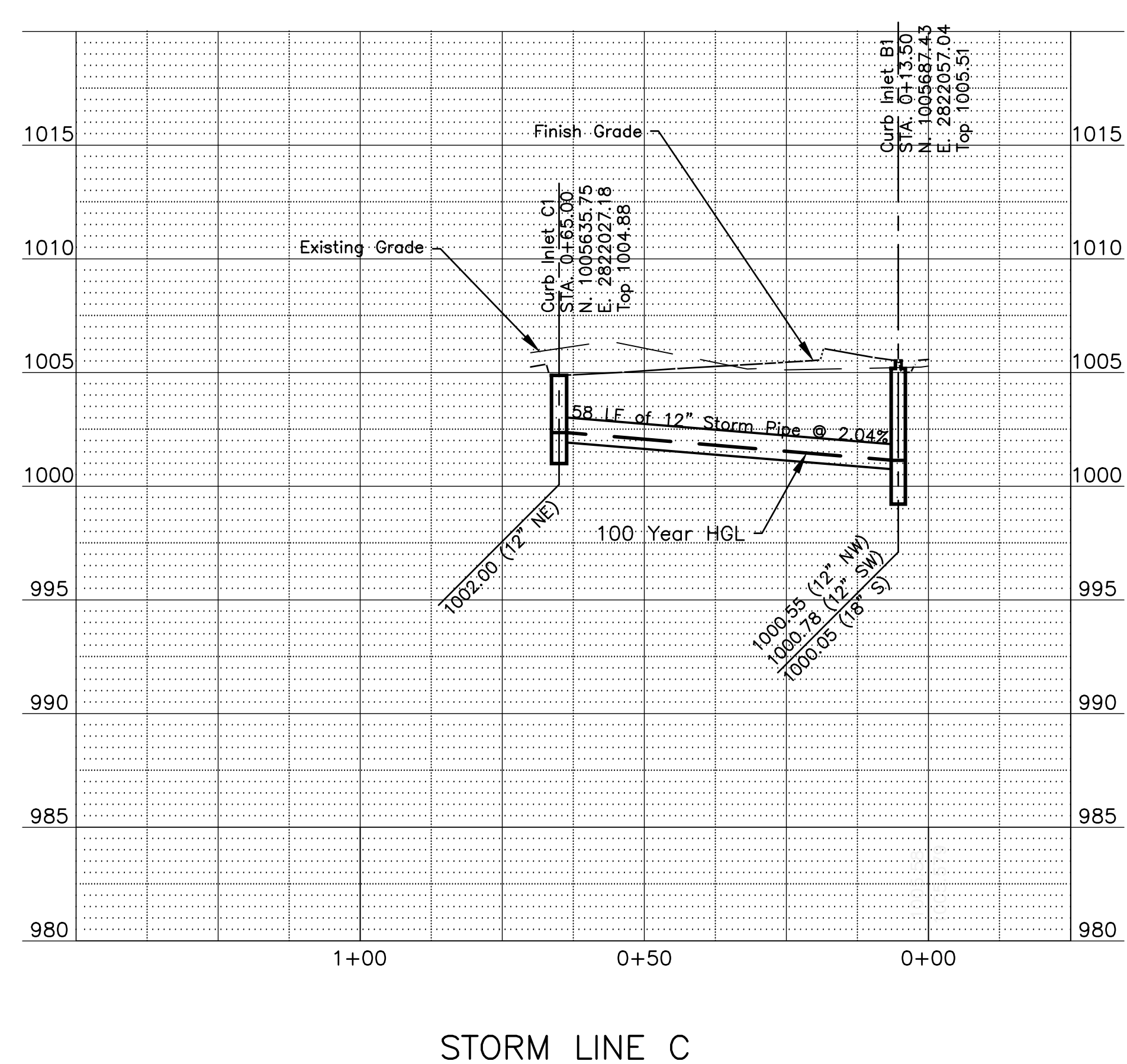
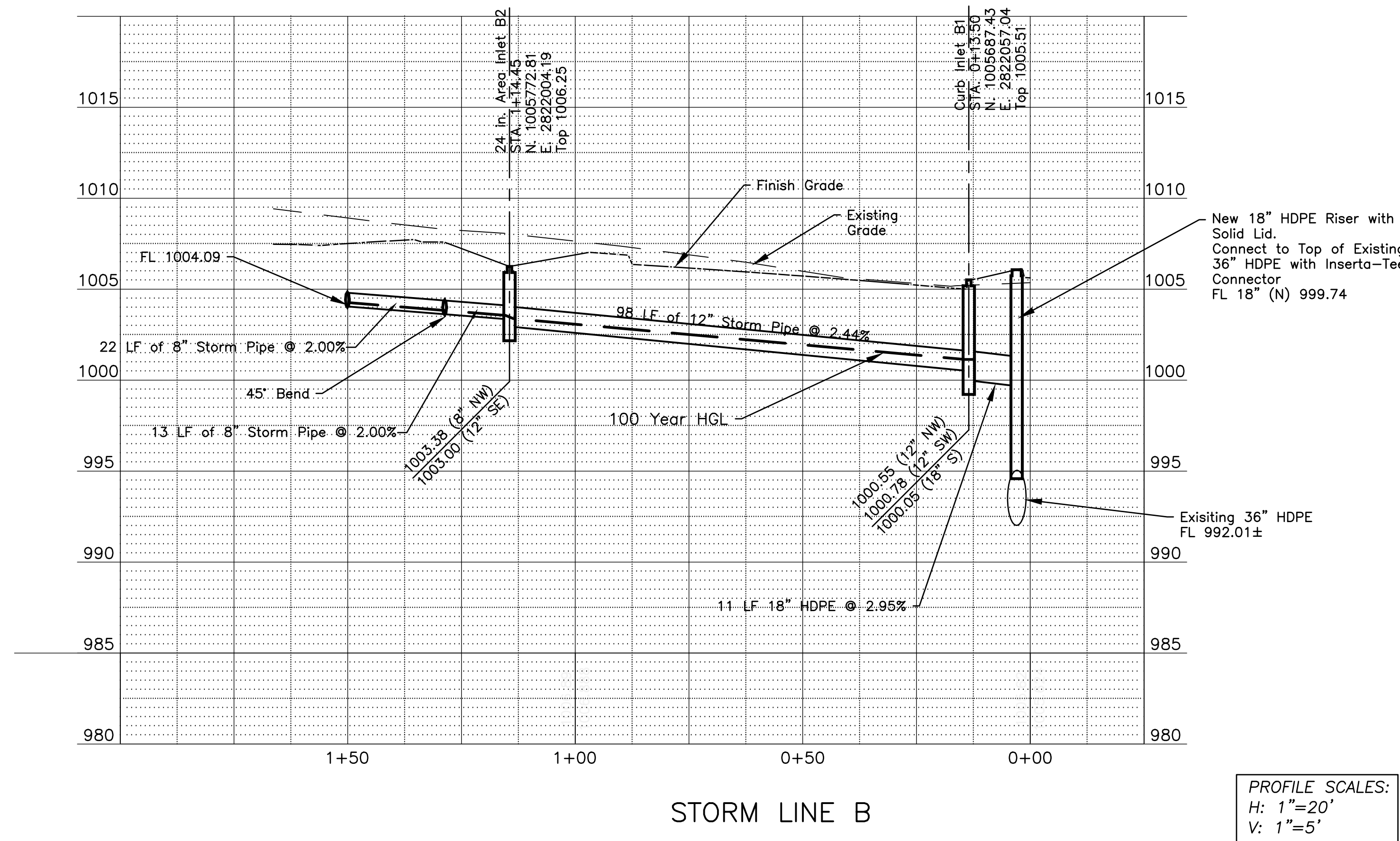


SHEET NUMBER

C201

6 OF 16

Sep 07, 2021 - 2:39pm Plotted By: Tom W:\210010010 - Townsend - Coopers Hawk\Drawings\210010010 - Coopers Hawk - Storm.dwg Layout: C202



NOTES:

Curb inlets referenced by detail 1/Sheet C503 may be the modified curb inlet or standard curb inlet

Curb Inlet A3 may be a 30" diameter Nyloplast curb inlet or the non-setback curb inlet, per detail 2/Sheet C506.

Storm pipe may be High Density Polyethylene Pipe (HDPE) or Reinforced Concrete Pipe (RCP).

All connections to existing structures shall be made by core drilling.

Pipe labels containing "N.I.P." indicate the pipe is not shown in profile view.

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2	City Review Comments	9-7-21	TPW
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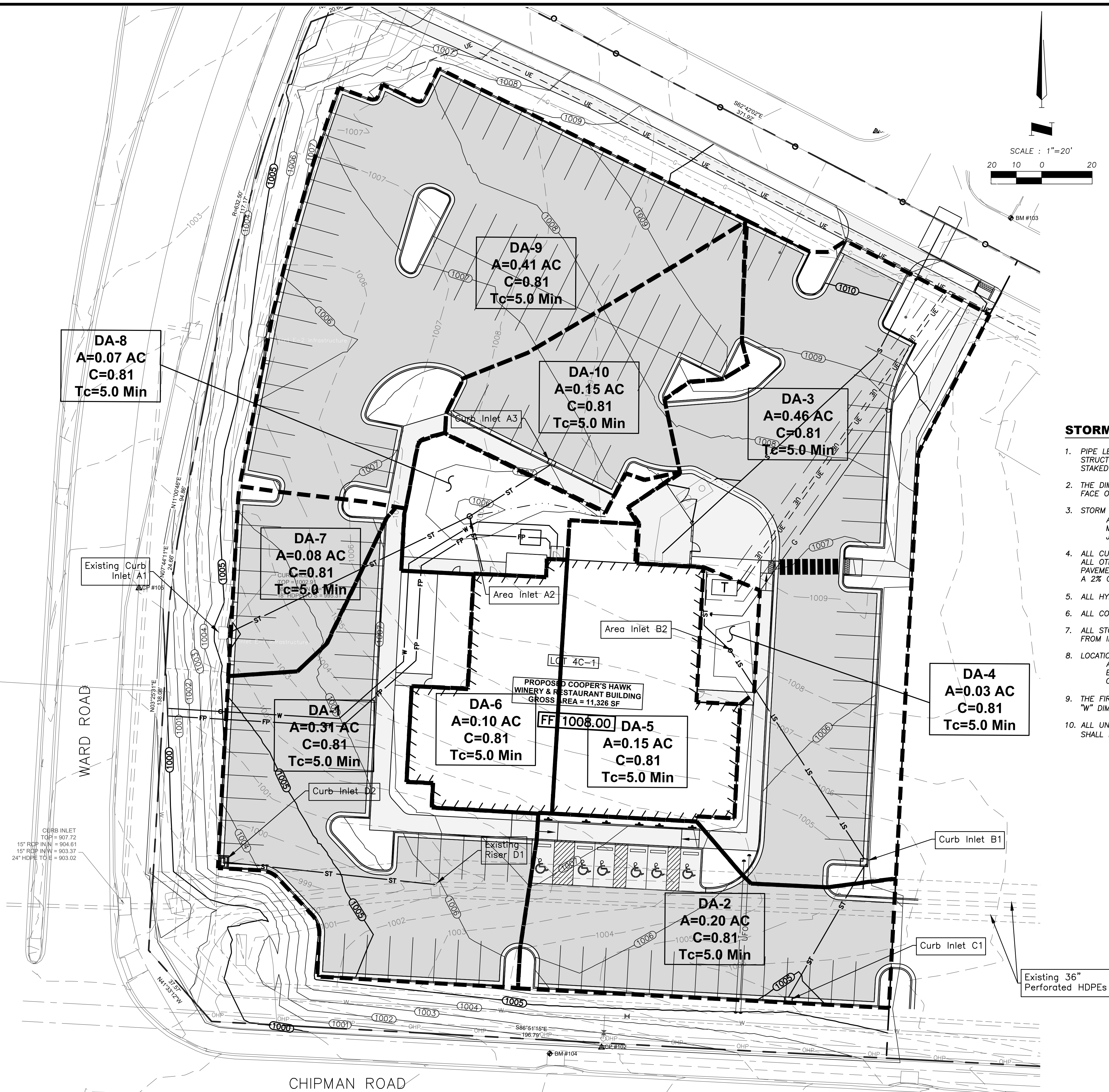
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COOPER'S HAWK
FINAL DEVELOPMENT PLAN
STORM PLAN & PROFILE
LEE'S SUMMIT, JACKSON COUNTY, MO

THOMAS R. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
E-2000150081
09-07-21

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.

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LICENSE NO.			
DATE:	07-29-2021		
JOB NUMBER:	210010010		

COOPER'S HAWK
DRAINAGE MAP

LEE'S SUMMIT, JACKSON COUNTY, MO

SHEET NUMBER
C301
8 OF 16

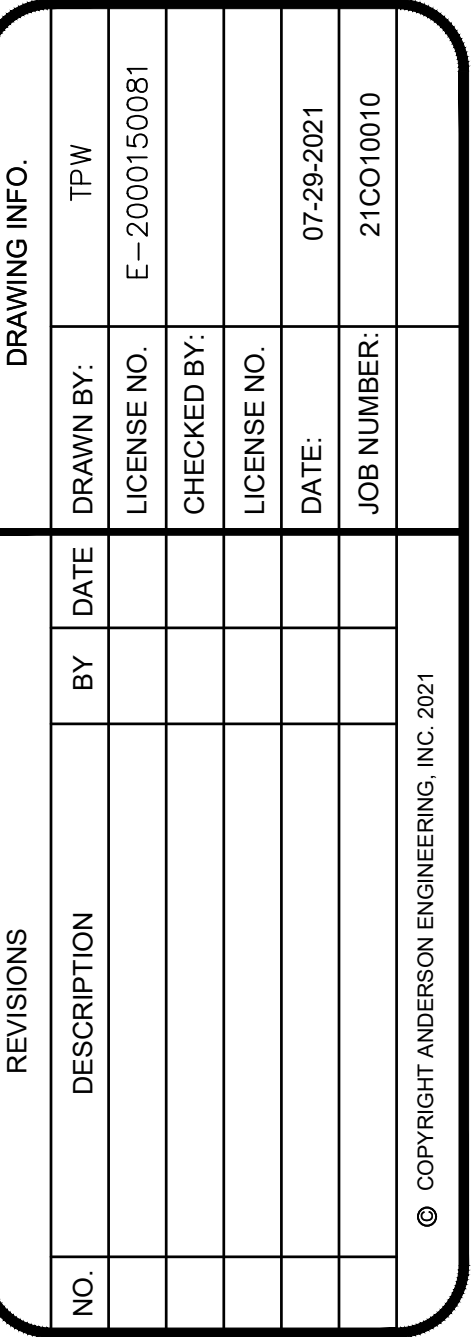
Structure	Inlet Location	Peak Flow (cfs)	Intercepted Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency %
Curb Inlet A3	Sag	0.89	0.89	N/A	100
Exst Inlet F1	Sag	2.44	2.44	N/A	100
Inlet-A1	Sag	0.48	0.48	N/A	100
Inlet-A2	Sag	0.21	0.21	N/A	100
Inlet-B1	Sag	2.74	2.74	N/A	100
Inlet-B2	Sag	0.09	0.09	N/A	100
Inlet-C1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

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

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

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

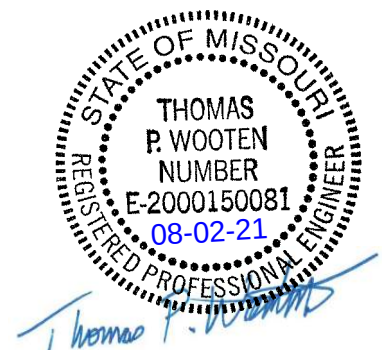
Drainage Area	Area (acres)	C	Tc (min)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)
DA-1	0.31	0.8100	5	7.35	1.85	10.32	2.59
DA-2	0.20	0.8100	5	7.35	1.19	10.32	1.67
DA-3	0.46	0.8100	5	7.35	2.74	10.32	3.85
DA-4	0.03	0.4000	5	7.35	0.09	10.32	0.12
DA-5	0.15	0.8100	5	7.35	0.89	10.32	1.25
DA-6	0.10	0.8100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



COOPER'S HAWK

DRAINAGE CALCULATIONS

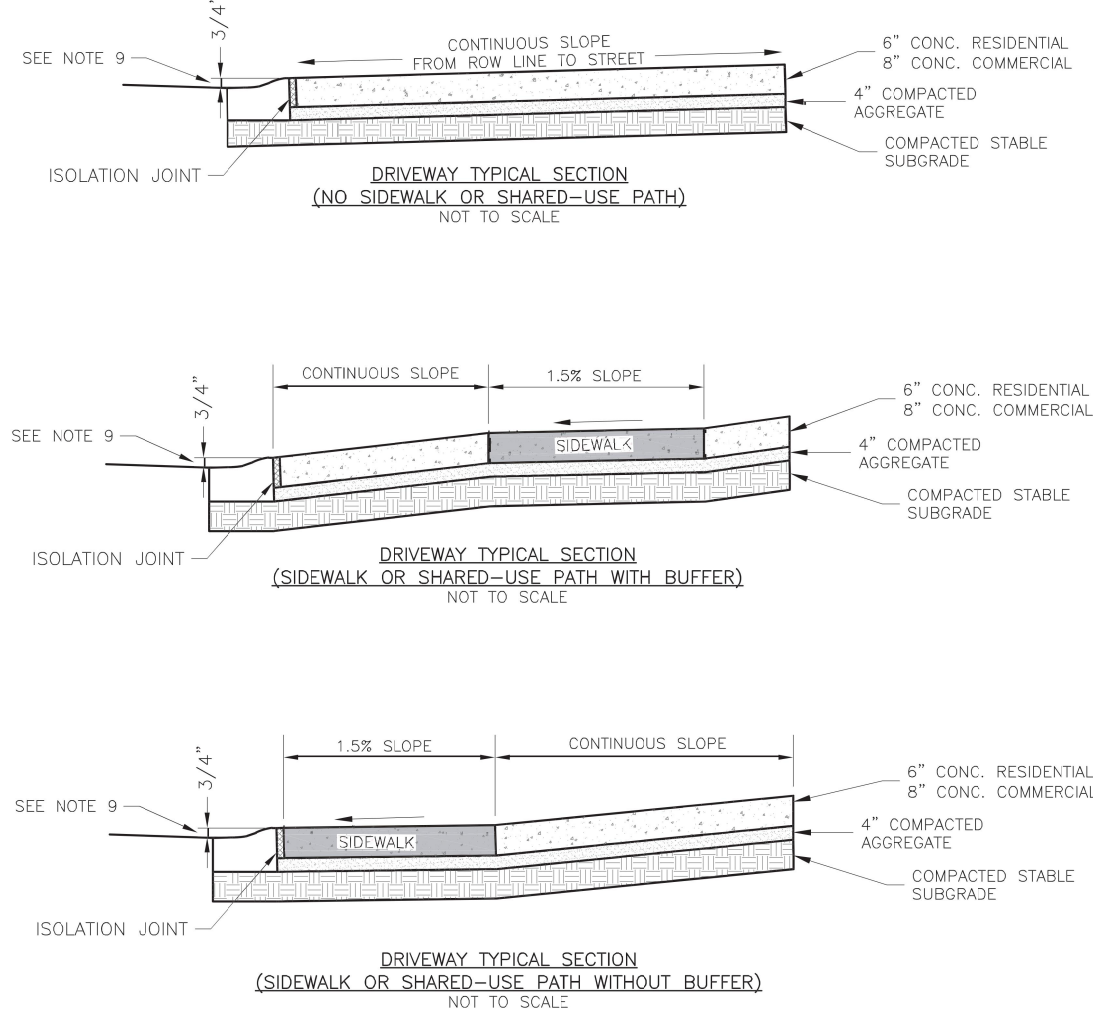
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

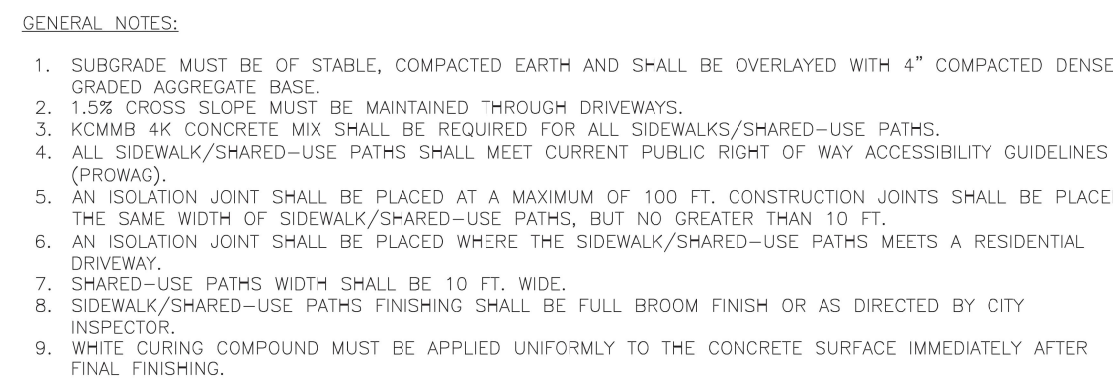
C302

9 OF 16



GEN-1

DRIVEWAY DETAIL



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Drawn By: MUF
Checked By: DL
GEN-2

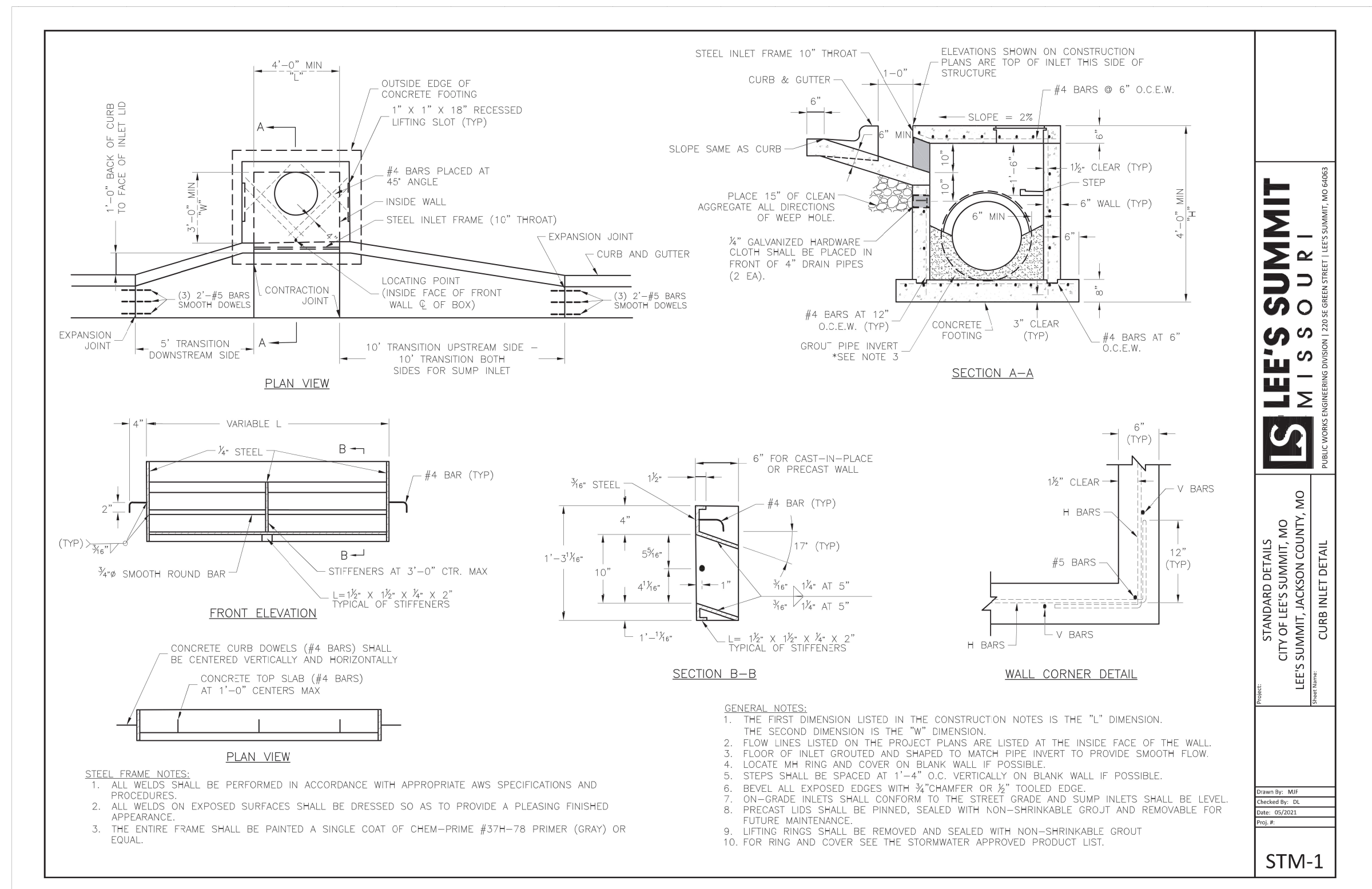
SIDEWALK/SHARED-USE PATH DETAIL



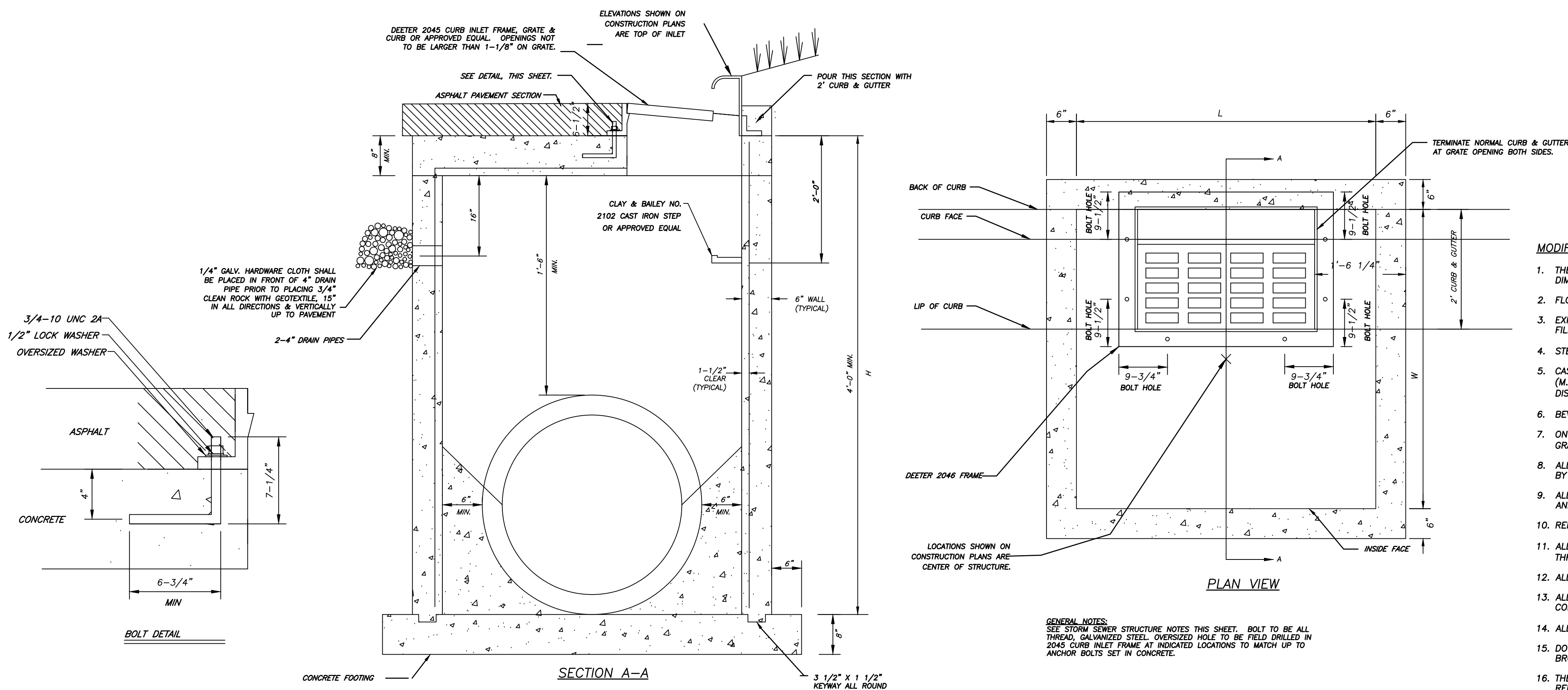
ADA RAMP RETROFIT DETAIL



ADA RAMP RETROFIT DETAIL

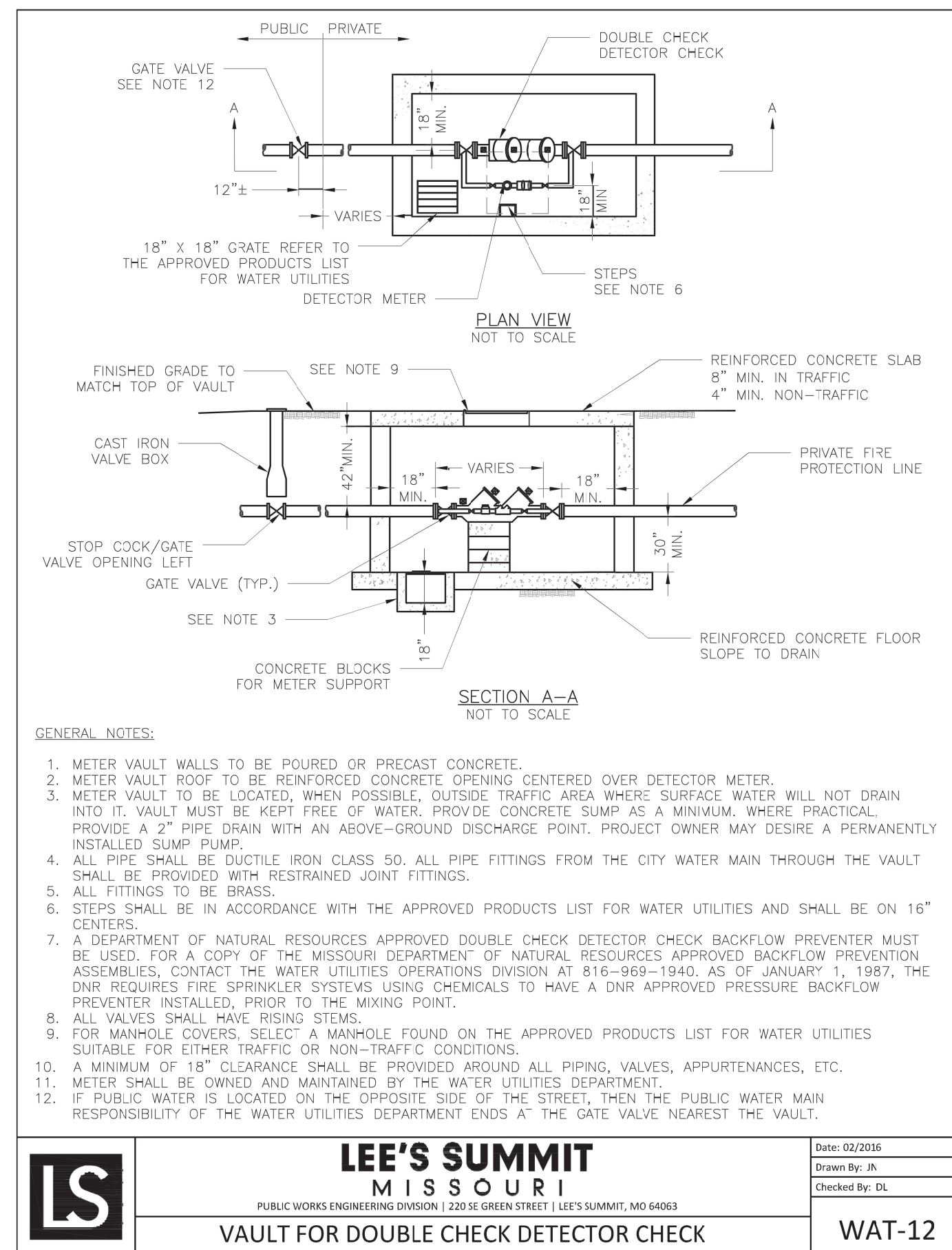


STANDARD CURB INLET



MODIFIED CURB INLET

1	CURB INLET DETAILS
C503	N.T.S.



2	Vault for Double Check Detector Check
C503	N.T.S. NOTE: Vault shall have Traffic Rated Top Slab

1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
3. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
4. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
5. CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND., INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY. THE DISTANCE FROM THE LAST STEP TO THE TOP OF CONCRETE INVERT SHOULD BE A MAXIMUM OF 24".
6. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL. FIELD INLETS SHOULD BE GRADED TO IMPOUND WATER TO A MINIMUM DEPTH OF 6" ABOVE INLET TOP.
8. ALL STORM SEWER STRUCTURES SHALL BE PRECAST OR POURED IN PLACE. PRECAST SHOP DRAWINGS ARE TO BE REVIEWED BY THE ENGINEER PRIOR TO FABRICATION.
9. ALL CONCRETE CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, MISSOURI DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND SPECIAL PROVISIONS.
10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 60 AS PER ASTM A615, AND SHALL BE BENT 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 SIDEWALK CONCRETE. ALL SIDEWALK FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALKS 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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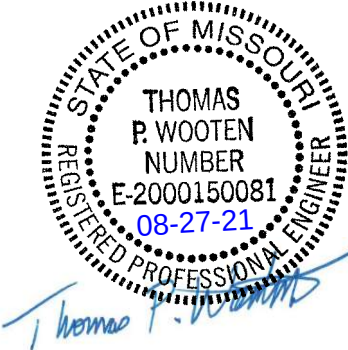
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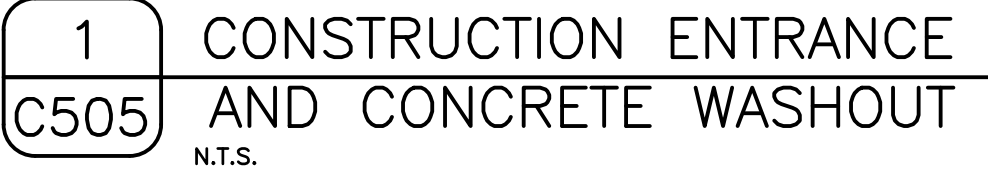
COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO

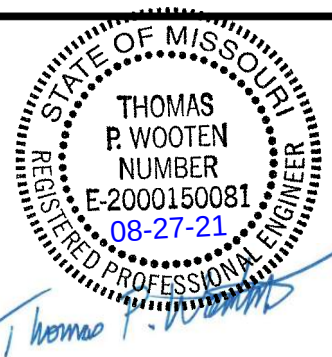


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12 OF 16

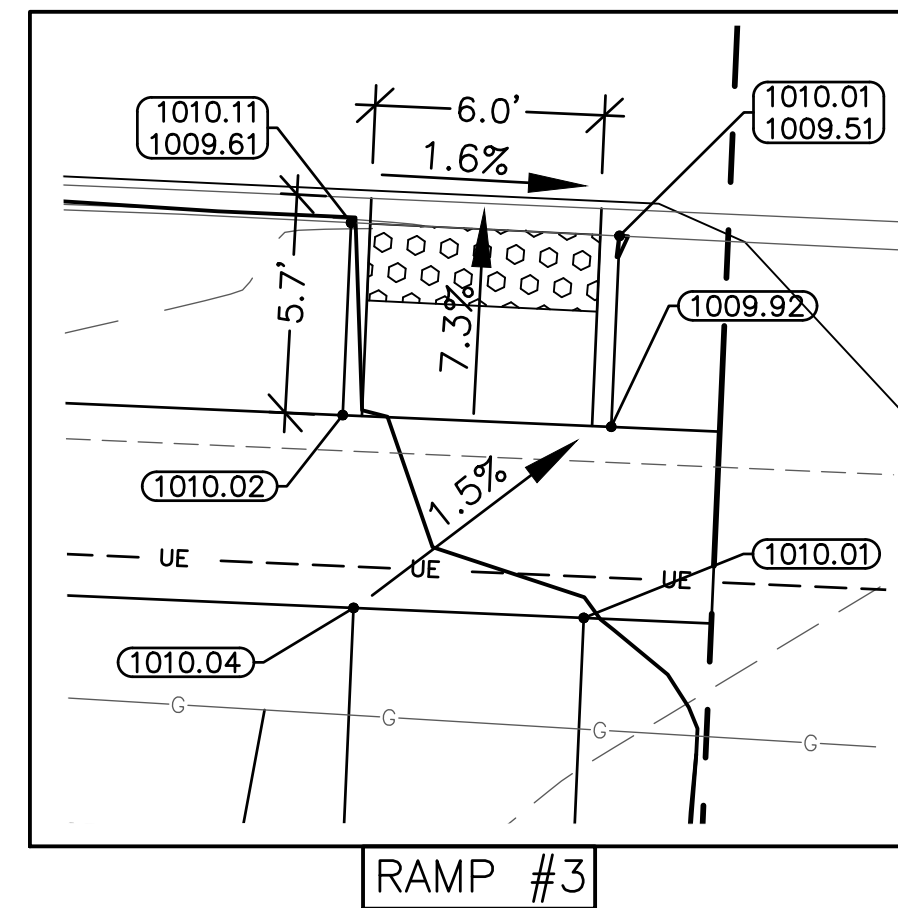
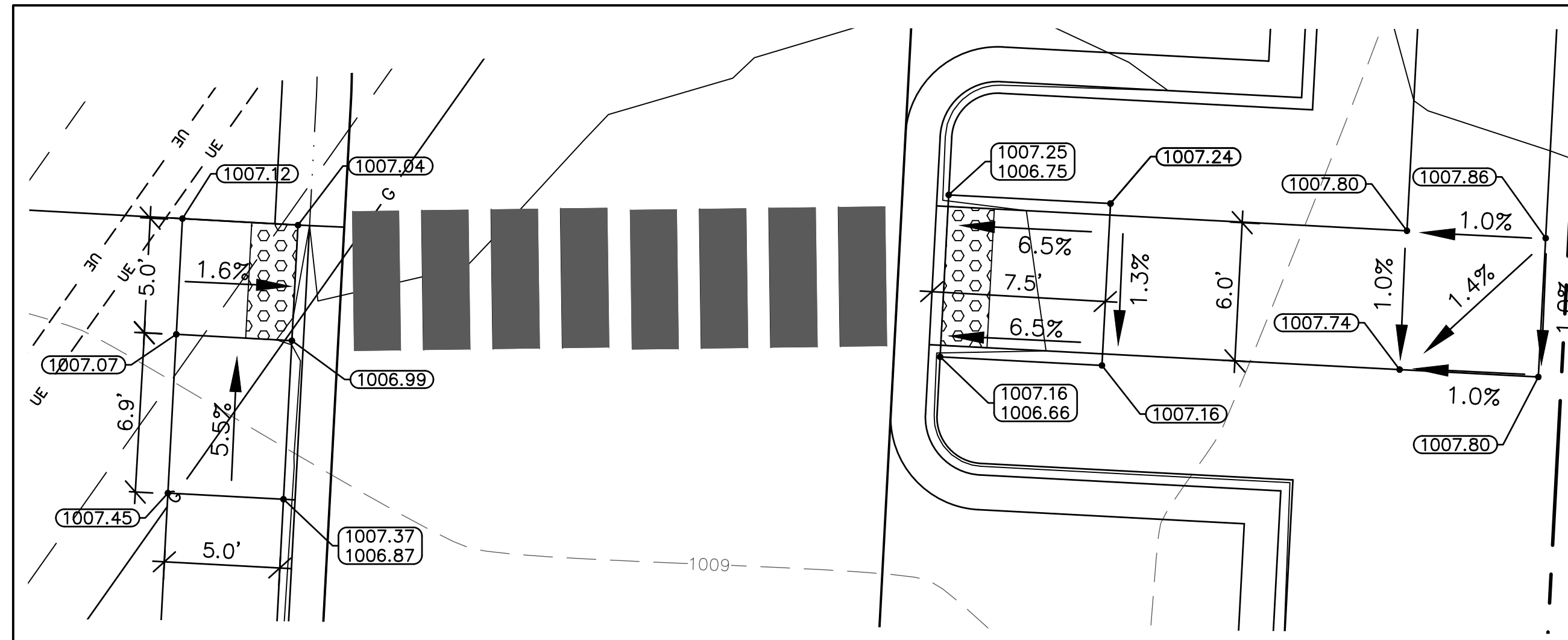
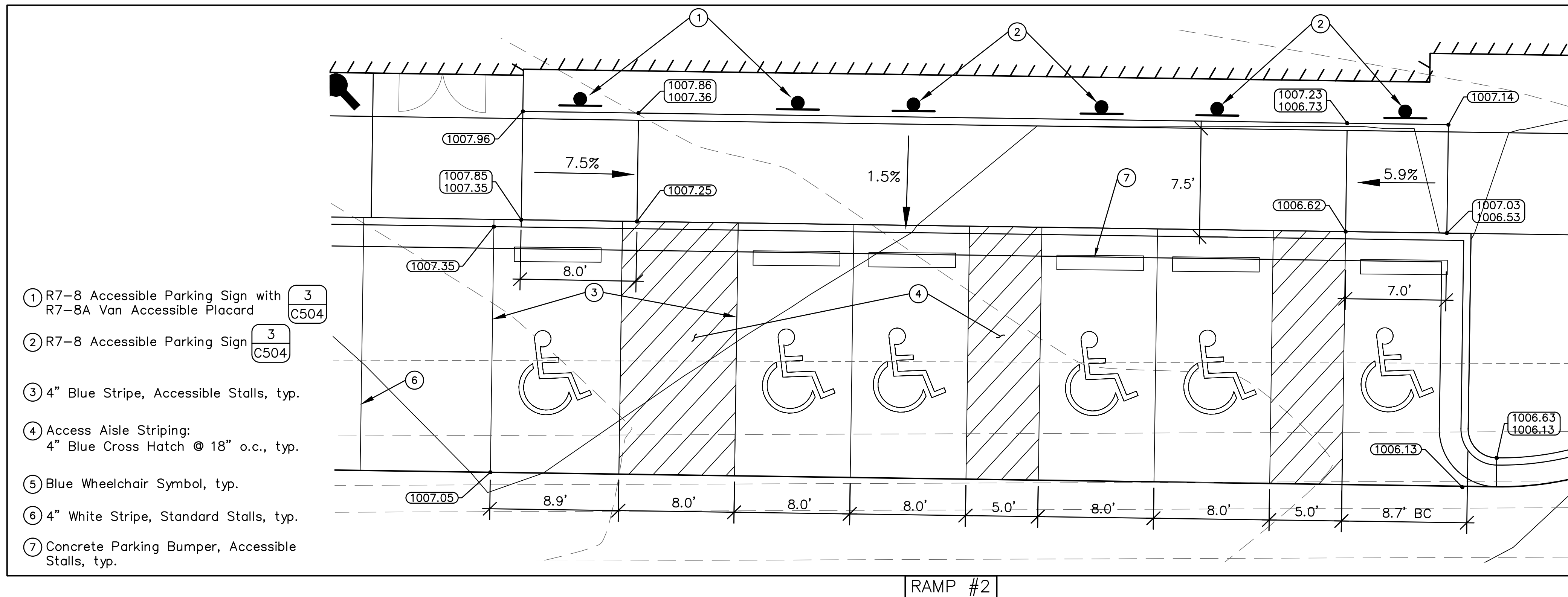
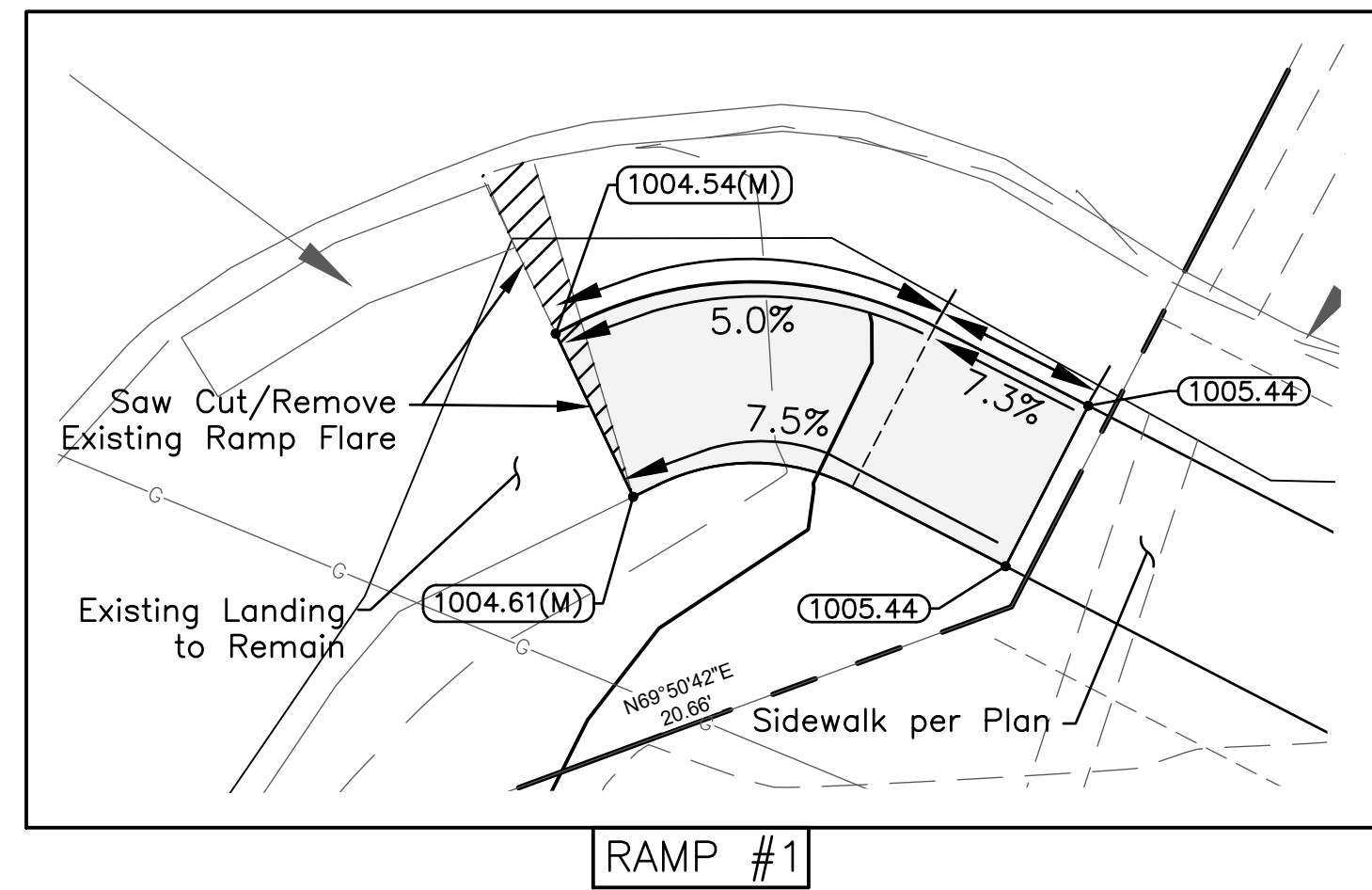
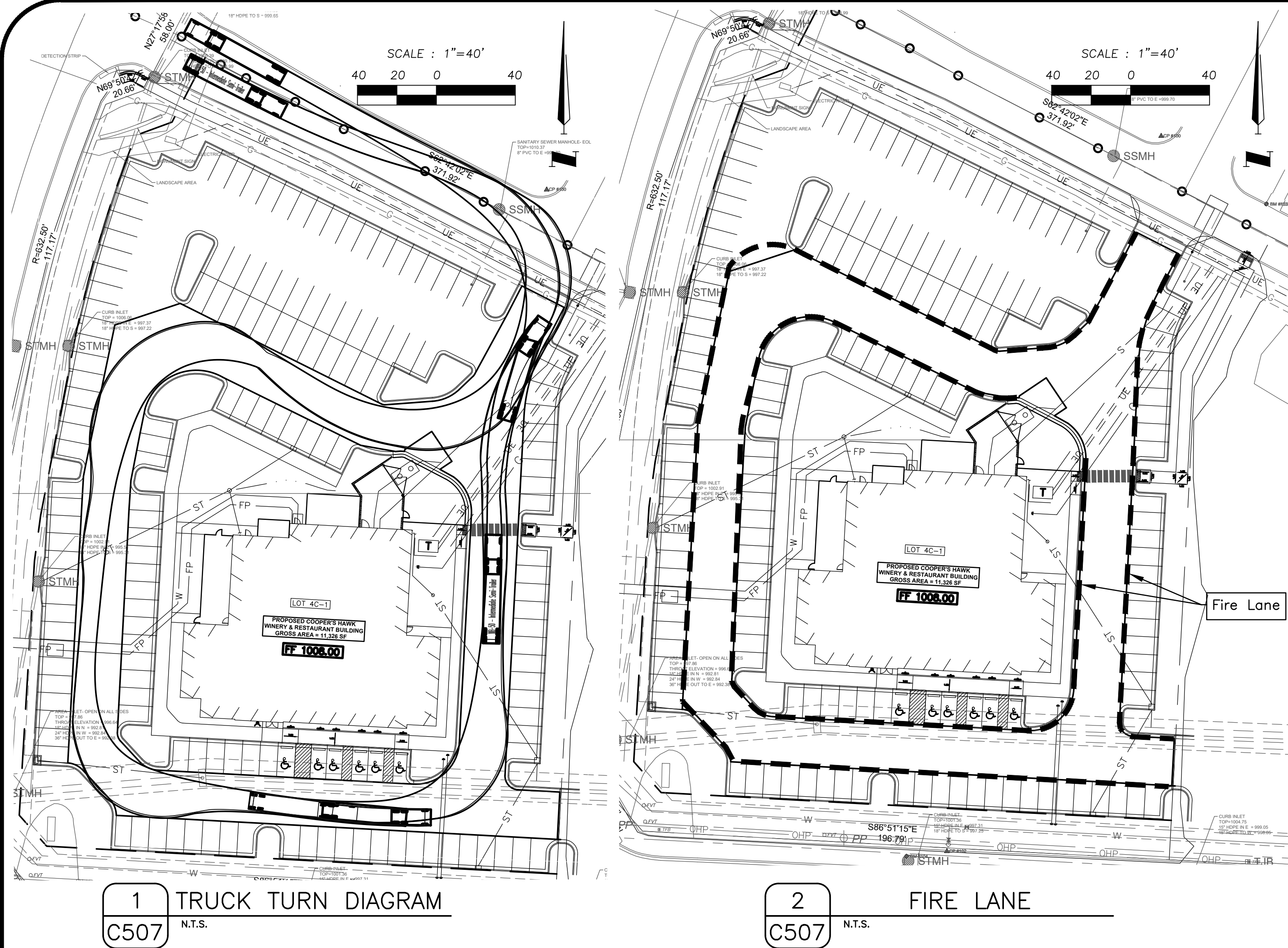


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				DATE:
				08-25-2021
				JOB NUMBER:
				21CO10010

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Aug 27, 2021 - 3:50pm Plotted By: Tom W:\210010010 - Townsend - Coopers Hawk\DWG\210010010 - Coopers Hawk - Truck Plan.dwg Layout: C507



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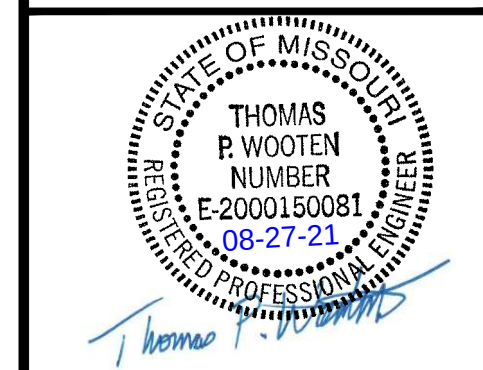
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		CHECKED BY:	LICENSE NO.
		DATE:	08-25-2021
		JOB NUMBER:	210010010

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COOPER'S HAWK
FINAL DEVELOPMENT PLAN

DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO



9/13/2021 3:55:03 PM BM 380 /204530-COOPERS HAWK - LEE SUMMIT204530_R21_A_COOPERS HAWK-LEE SUMMIT.rvt

DRAWING INDEX_DD1	
T1	TITLE SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	FINISH SCHEDULE/ BREAKDOWN
A6	ROOF PLAN
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

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	258
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	288
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

NO.	DATE	REMARKS
3	09/08/2021	FDP RESPONSE-2
2	08/27/2021	FDP RESPONSE



Drawing Title
TITLE SHEET

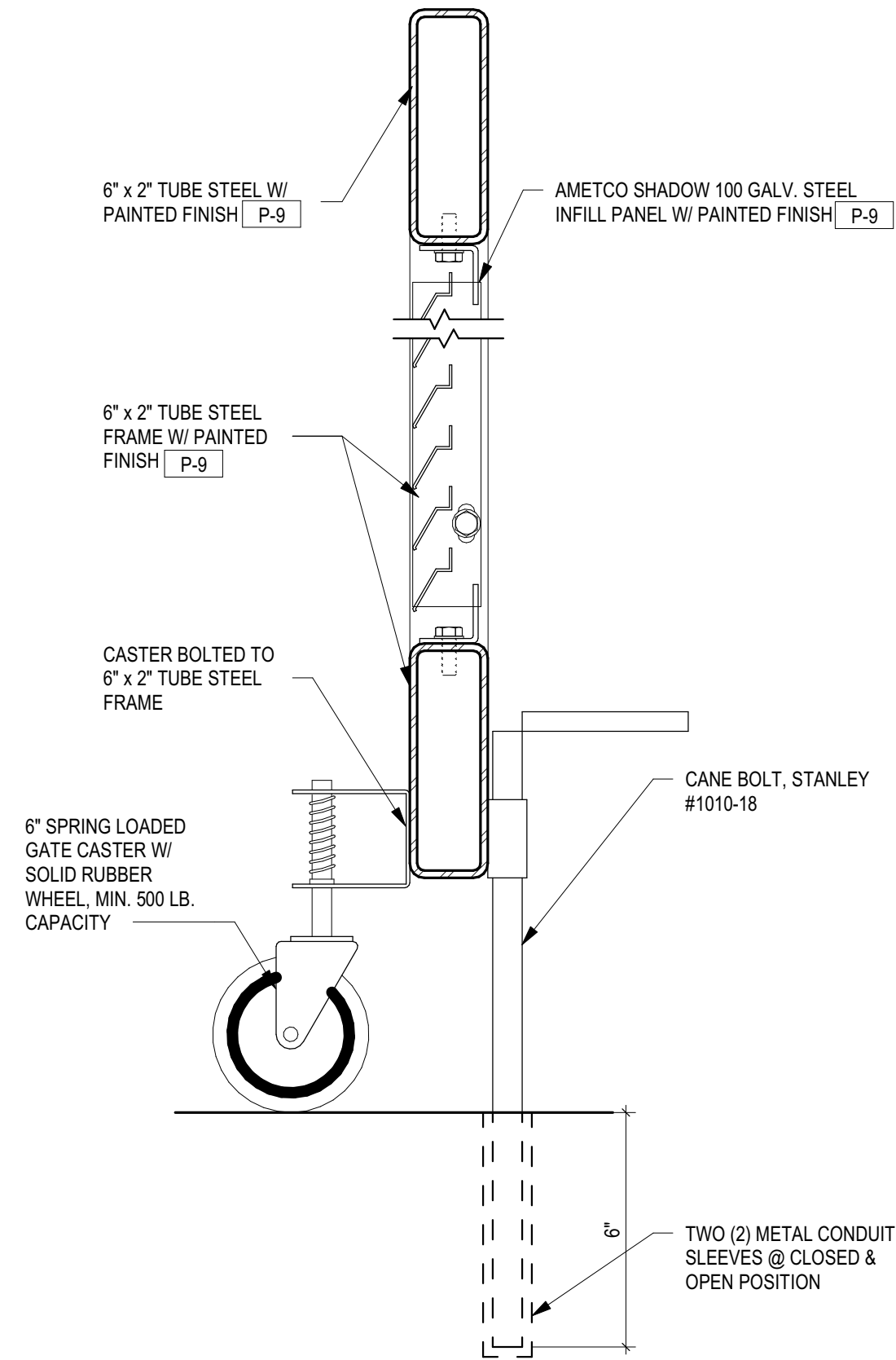
Job No. 204530	Drawn Author
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Scale	Date 09/08/2021
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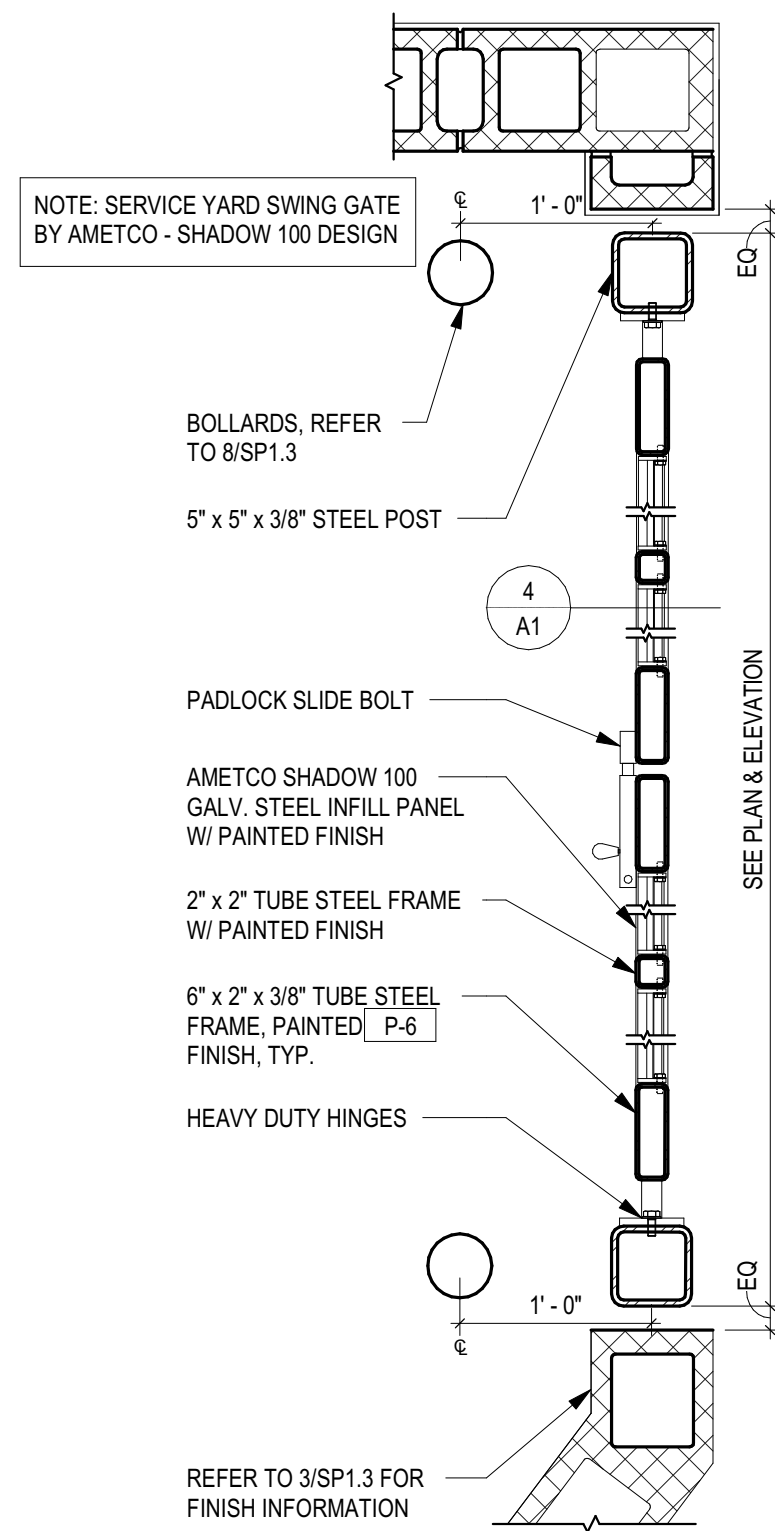
Sheet No. T1

KEYNOTES	
A.1	CONSTRUCTION LIMIT LINE FOR COOPER'S 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 DEMOLITION OR CONSTRUCTION DEBRIS SUCH AS ASPHALT, CONCRETE, BRICK AND THE LIKE. THE BUILDING PAD SHALL BE COMPACTED TO A LEVEL EIGHT INCHES BELOW THE FINISHED FLOOR ELEVATION AND SHALL BE NOT LESS THAN 95% MAXIMUM DENSITY FOR COHESIONLESS SOIL MATERIAL IN ACCORDANCE WITH ASTM-D698. ANY PATIO AREA(S), SERVICE YARD AREA, TRASH AREA AND ANY SERVICE AREA, AS WELL AS THE COMMON AREAS, SHALL BE COMPACTED 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, 1200 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 6" STORM DRAIN LINE TO THE P.O.C. SHOWN ON PLAN.
A.7	NATURAL GAS SERVICE, BY LANDLORD, TO BE NO LESS THAN 6,500 CRF @ 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 6" SANITARY SEWER LINE WITH A MIN. INVERT ELEVATION OF 48" BELOW FINISH FLOOR ELEVATION TO THE P.O.C. SHOWN ON PLAN.
A.9	LANDLORD TO PROVIDE A 4" GREASE LINE WITH A MIN. INVERT ELEVATION NON LESS THAN 48" 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 1500-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'-0" TO THE P.O.C. SHOWN ON PLAN.

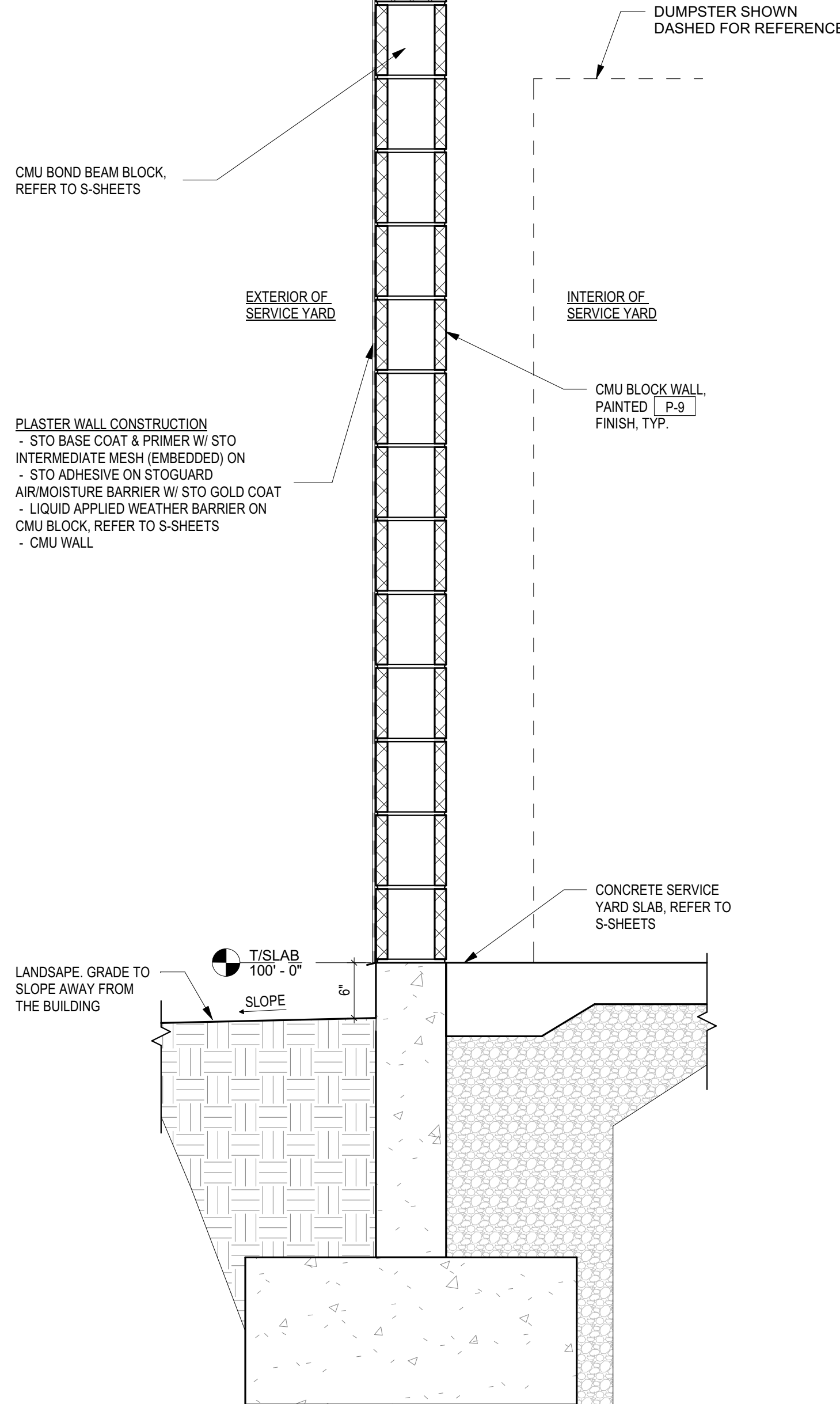
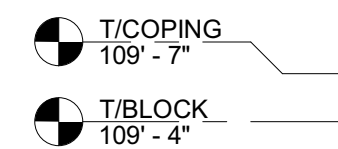
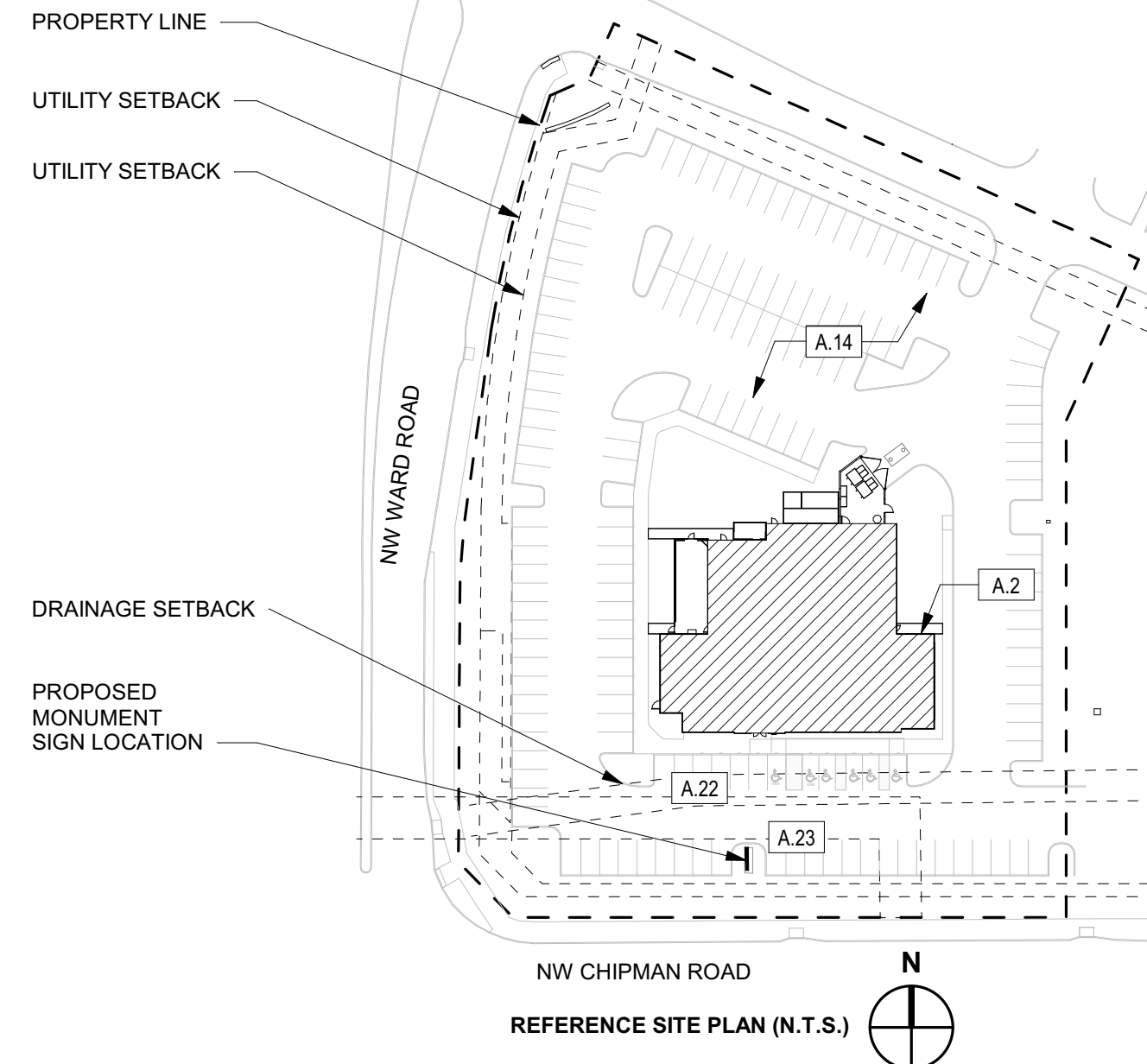
KEYNOTES	
A.12	FDC CONNECTION, FINAL LOCATION TO BE VERIFIED BY LOCAL JURISDICTION.
A.13	LANDLORD TO PROVIDE ALL LANDSCAPING AND LANDSCAPE IRRIGATION (MINIMUM 1" IRRIGATION LINE) IN ACCORDANCE WITH ALL CODES.
A.14	LANDLORD TO PROVIDE ALL PARKING AND PARKING LOT LIGHTING IN ACCORDANCE WITH LOCAL, STATE, 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. (4 TOTAL)
A.19	PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND VLOCKING BY TENANT (FINAL LOCATION TBD).
A.20	TRASH & RECYCLING DUMPSTERS, BY TENANT, COMPLETELY CONCEALED WITHIN SERVICE YARD.
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.



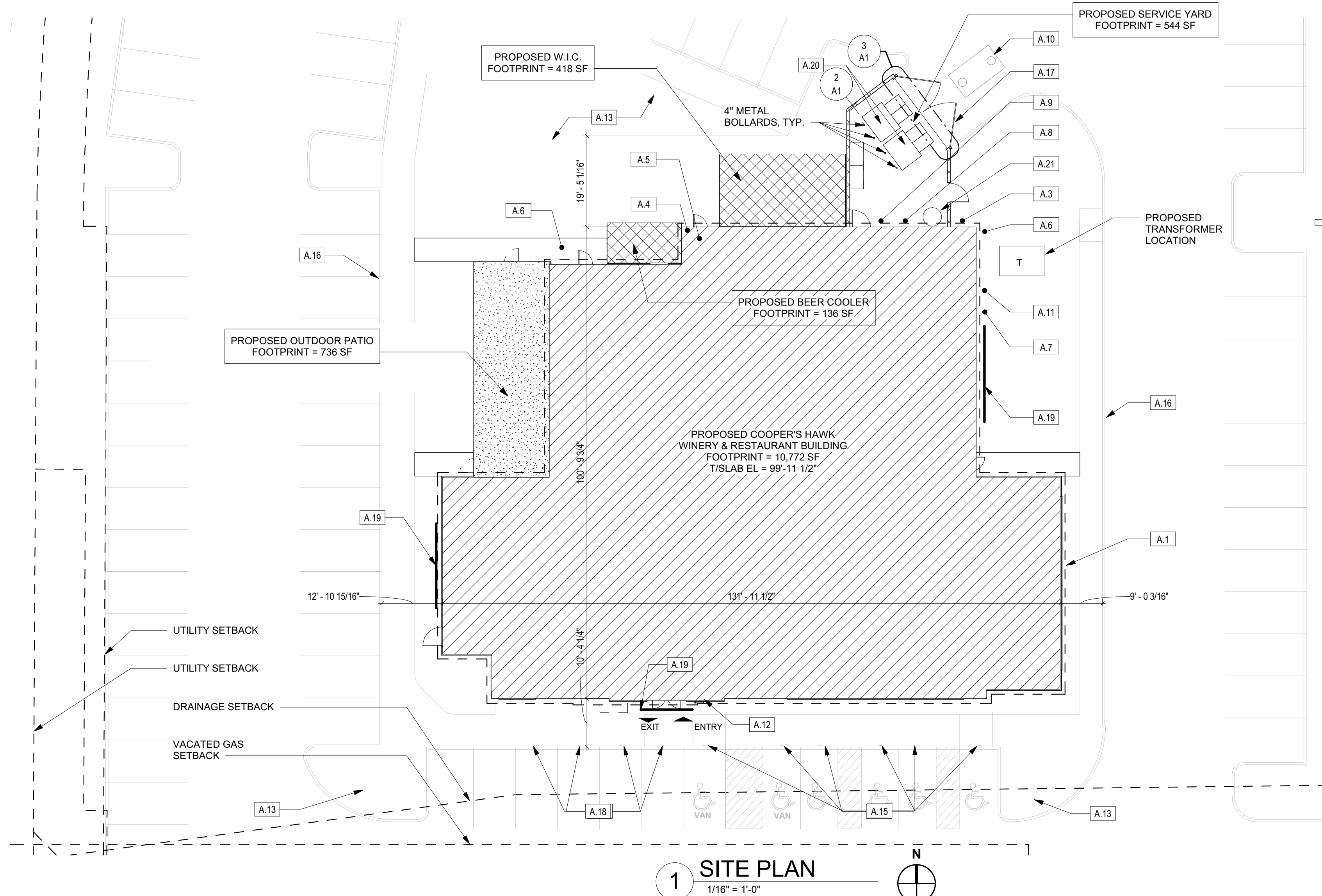
4 SERVICE YARD GATE SECTION
3" = 1'-0"



3 SERVICE YARD GATE PLAN
1" = 1'-0"

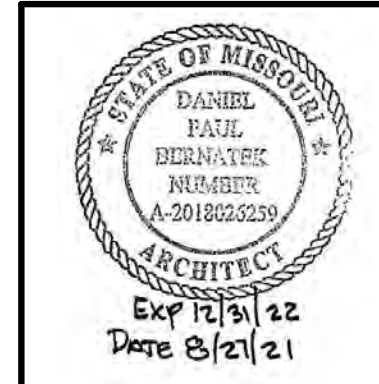


2 SERVICE YARD WALL SECTION
1" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

NO.	DATE	REMARKS
3	09/08/2021	FDP RESPONSE-2
2	08/27/2021	FDP RESPONSE



9/8/2021 3:11:20 PM BIM 360://204530-COOPERS HAWK - LEE SUMMIT/204530_R21_A_COOPERS HAWK-LEE SUMMIT.rvt



1 FLOOR PLAN
1/8" = 1'-0"

aria
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830 North Blvd.
Oak Park, Illinois
60301

708-445-8400
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ARIA GROUP ARCHITECTS, INC.

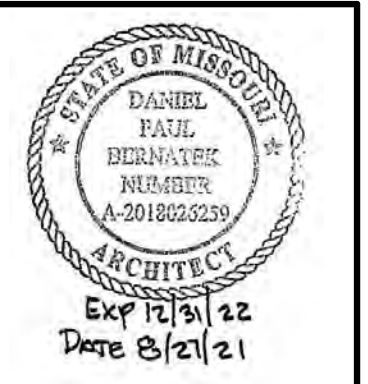
540 NW CHIPMAN
ROAD, LEE'S SUMMIT,
MO 64086

COOPER'S HAWK
WINERY & RESTAURANT

FIELD VERIFICATION
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3	09/08/2021	FDP RESPONSE-2
2	08/27/2021	FDP RESPONSE



Drawing Title
FLOOR PLAN

Job No.
204530

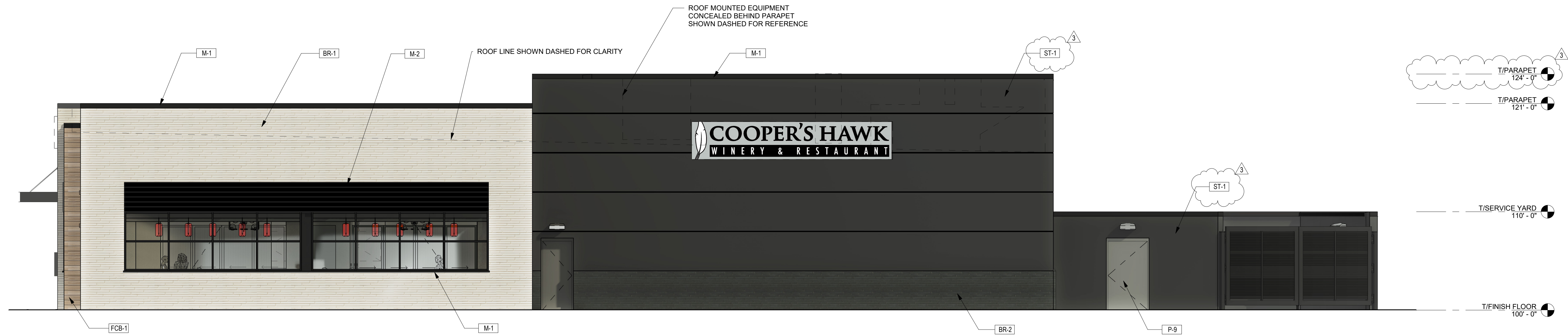
Drawn
Author

Scale
1/8" = 1'-0"

Date
09/08/2021

Sheet No.
A2

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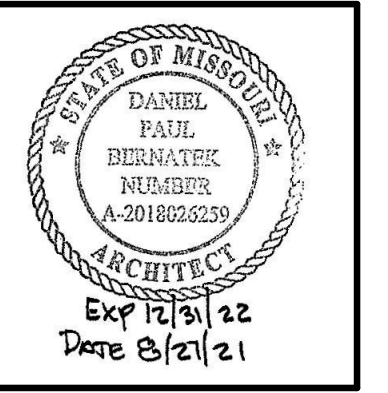


2 EAST ELEVATION
3/16" = 1'-0"

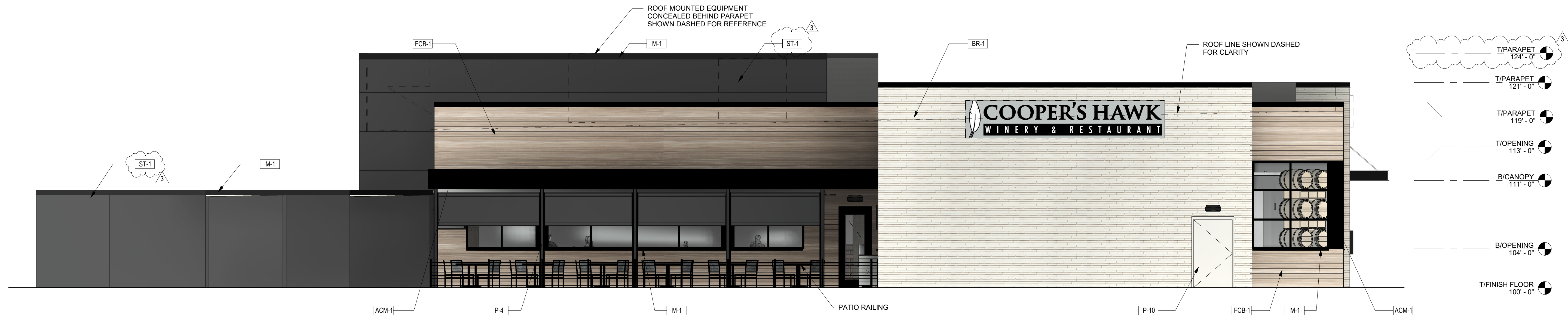


1 SOUTH ELEVATION
3/16" = 1'-0"

NO.	DATE	REMARKS
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2	08/27/2021	FDP RESPONSE



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4 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"

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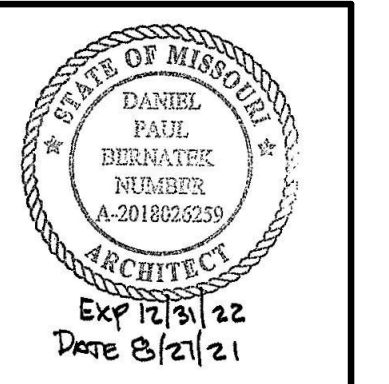
540 NW CHIPMAN
ROAD, LEE'S SUMMIT,
MO 64086

COOPER'S HAWK
WINERY & RESTAURANT

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NO.	DATE	REMARKS
3	09/08/2021	FDP RESPONSE-2
2	08/27/2021	FDP RESPONSE



Drawing Title
EXTERIOR
ELEVATIONS

Job No.
204530

Scale
3/16" = 1'-0"

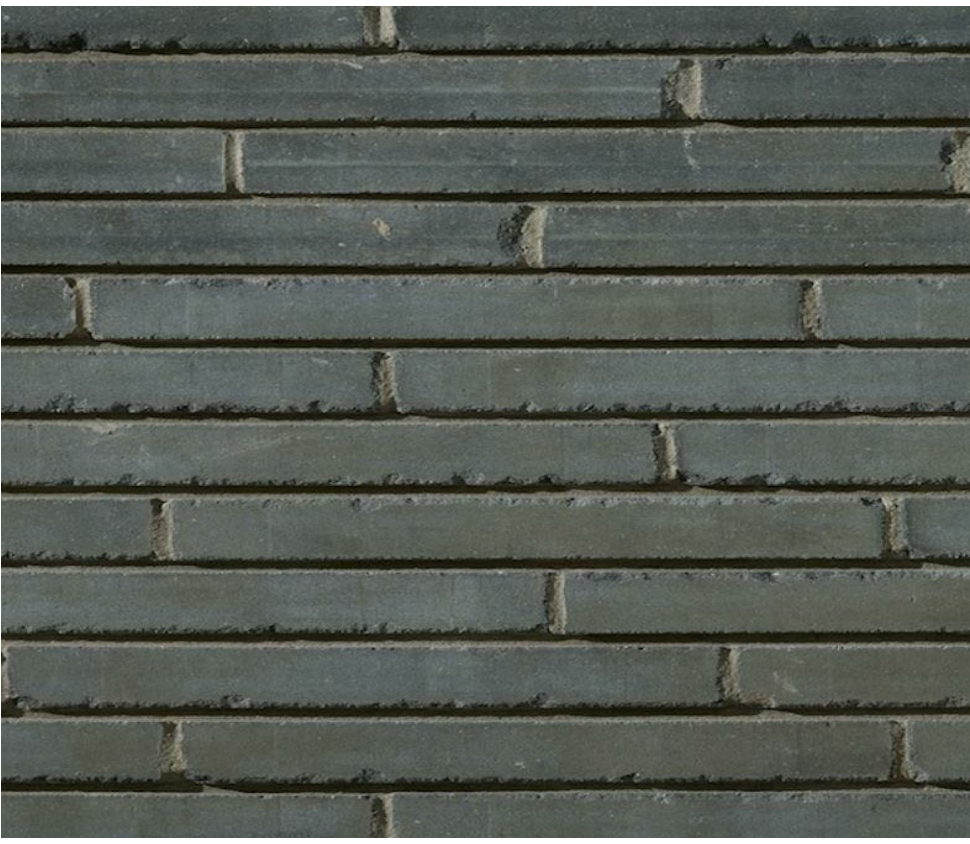
Sheet No.
A4



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



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



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



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



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



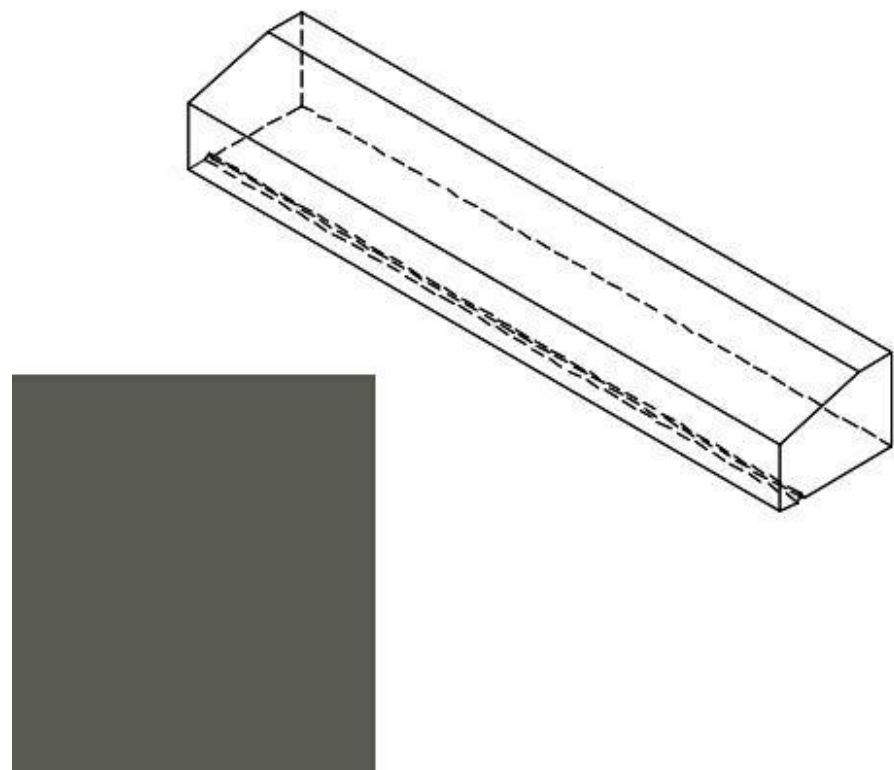
M-1
MRF: PAC-CLAD
COLOR: MATTE BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



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



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



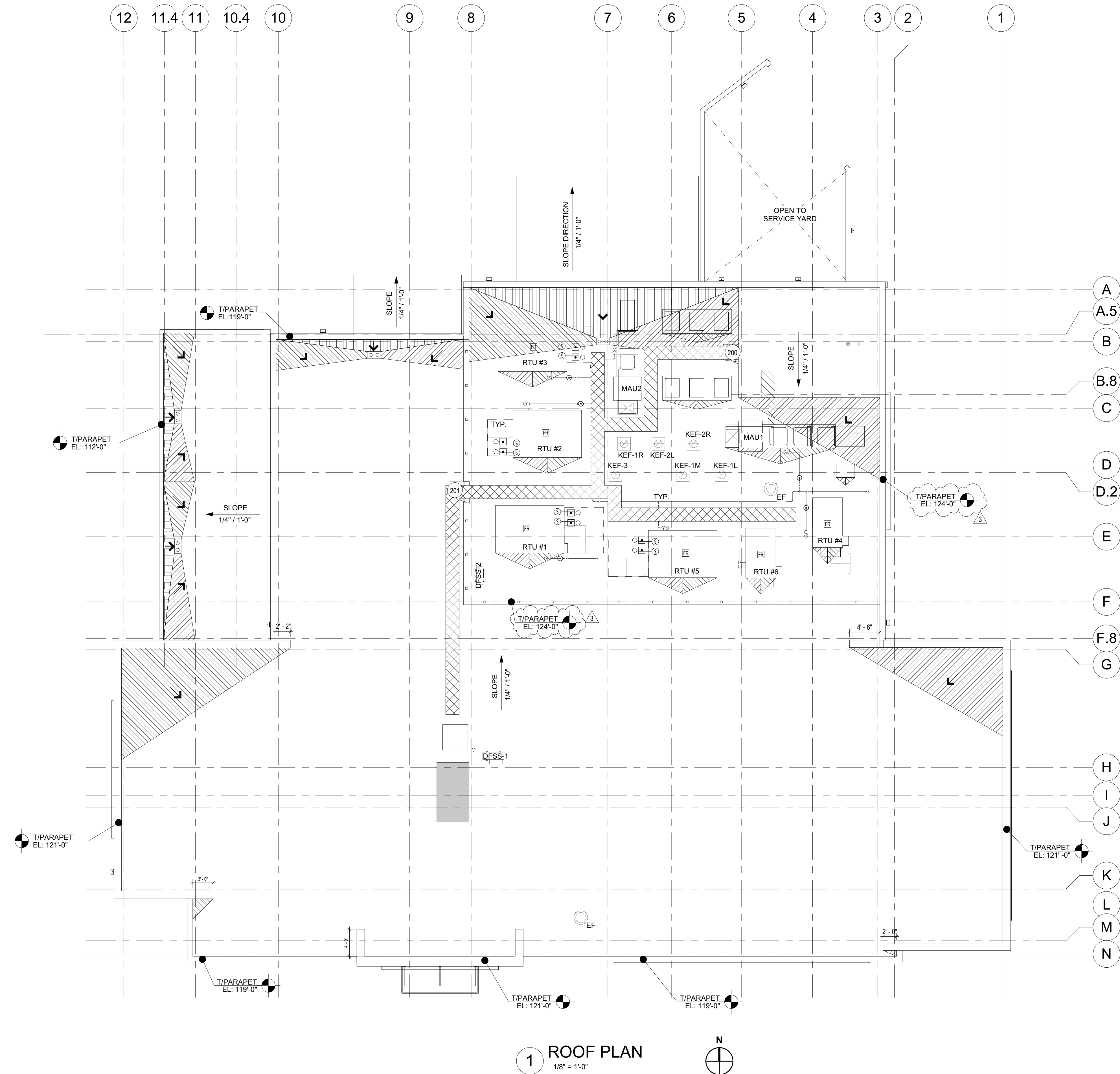
PC-1
MFR: ARRISCRAFT
STYLE: ARCHITECTURAL LINEAR SERIES
COLOR: OBSIDIAN
SIZE: 3-5/8"H x RANDOM L x 6"D
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: \$13.75LF
LEAD TIME: 4-6WEEKS

8/13/2021 3:41:46 PM BIM 360://204530-COOPERS HAWK - LEE SUMMIT/204530_R21_A_COOPERS HAWK-LEE SUMMIT.rvt

NO.	DATE	REMARKS
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2	08/27/2021	FDP RESPONSE



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1 ROOF PLAN
1/8" = 1'-0"

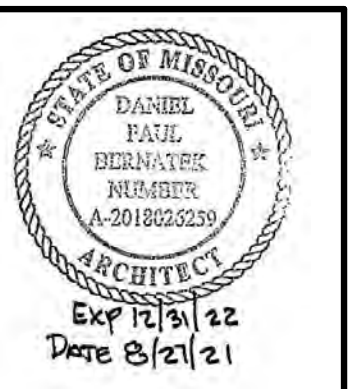


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3	09/08/2021	FDP RESPONSE-2
2	08/27/2021	FDP RESPONSE

REVISIONS



Drawing Title

ROOF PLAN

Job No.
204530

Drawn
JC

Scale
1/8" = 1'-0"

Date
09/08/2021

Sheet No.

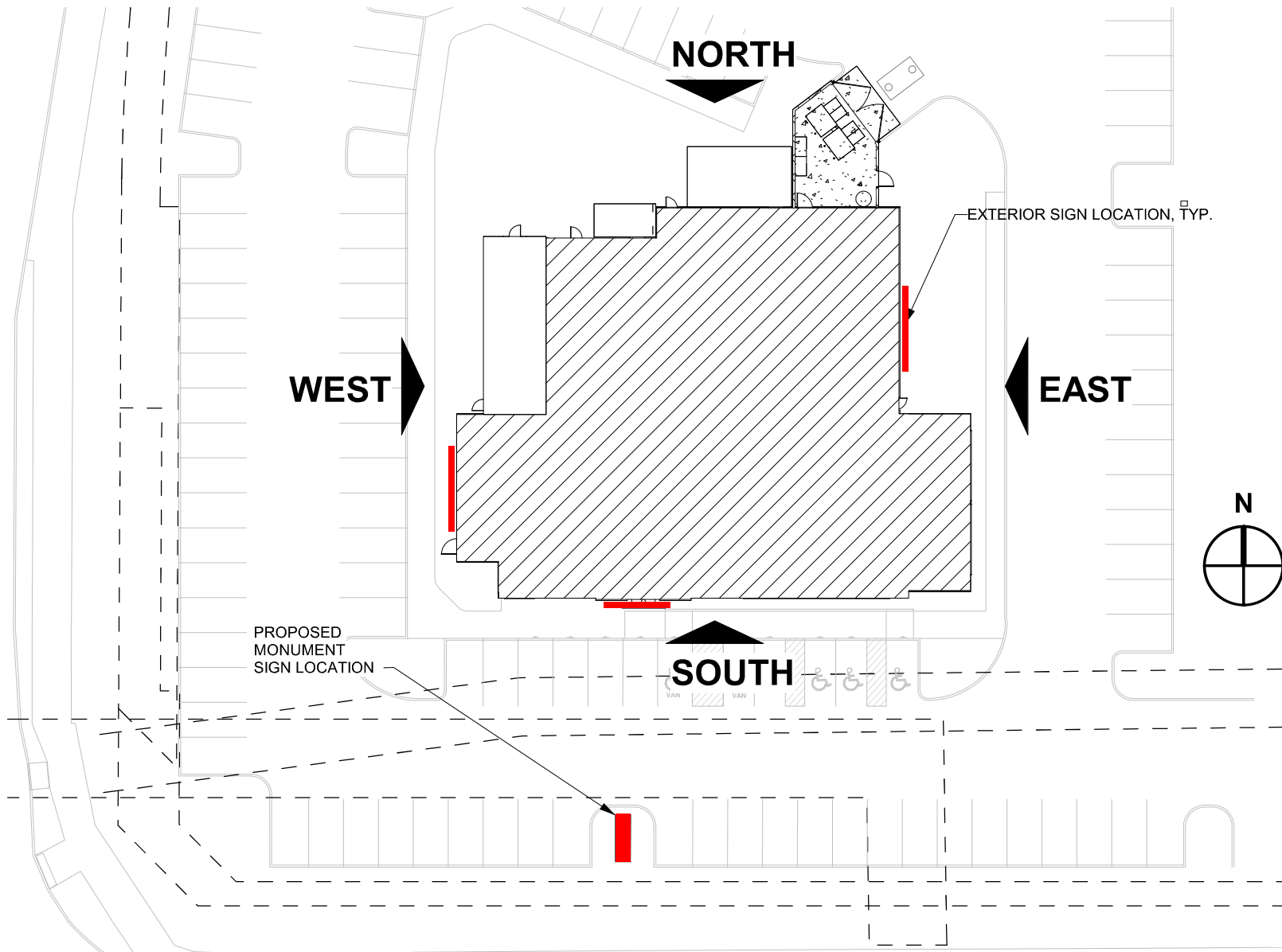
A6

Lee's Summit, MO

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



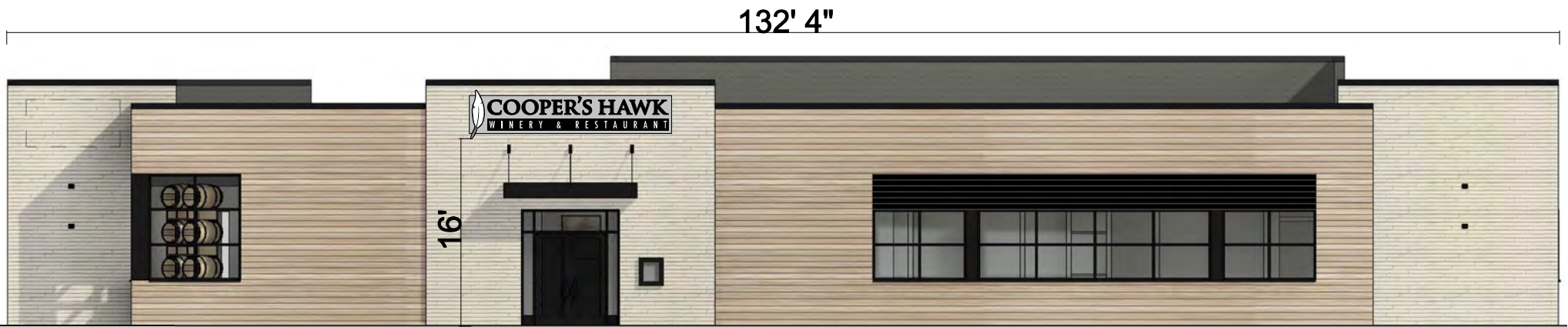
COOPER'S HAWK WINERY & RESTAURANT - LEE'S SUMMIT, MO
SIGNAGE SITE PLAN





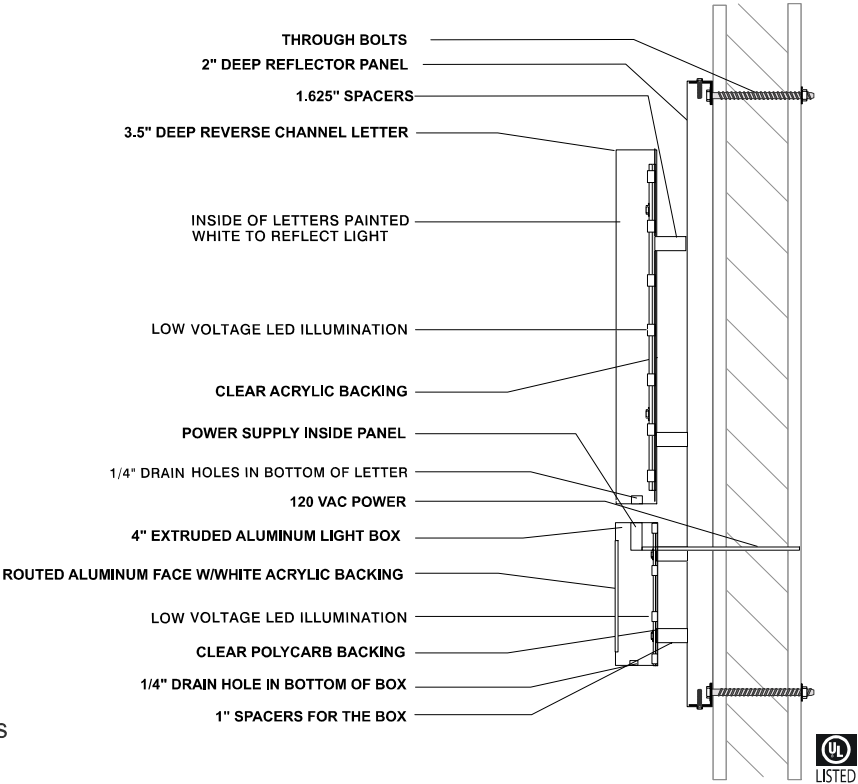
2-SIDED MONUMENT SIGN
ROUTED ALUMINUM FACES PAINTED AKZO 498D2 (GRAY) AND BLACK
SIGN WRAPS AROUND ONE END OF THE BRICK WALL
COOPER'S HAWK: 3/4" PUSH THROUGH ACRYLIC LETTERS WITH BLACK VINYL FACES,
AND RED TRANSLUCENT VINYL ON BACK SURFACE
FEATHER: WHITE 1/2" PUSH THROUGH ACRYLIC WITH BLACK VINYL FOR 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





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



Lee's Summit, MO

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

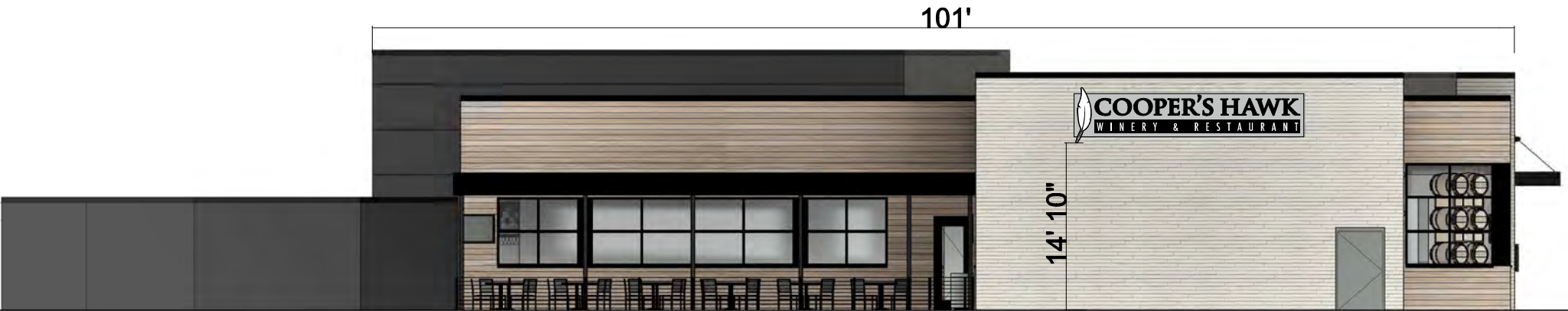


MAIN SIGN - SOUTH ELEVATION

AREA CALCULATION

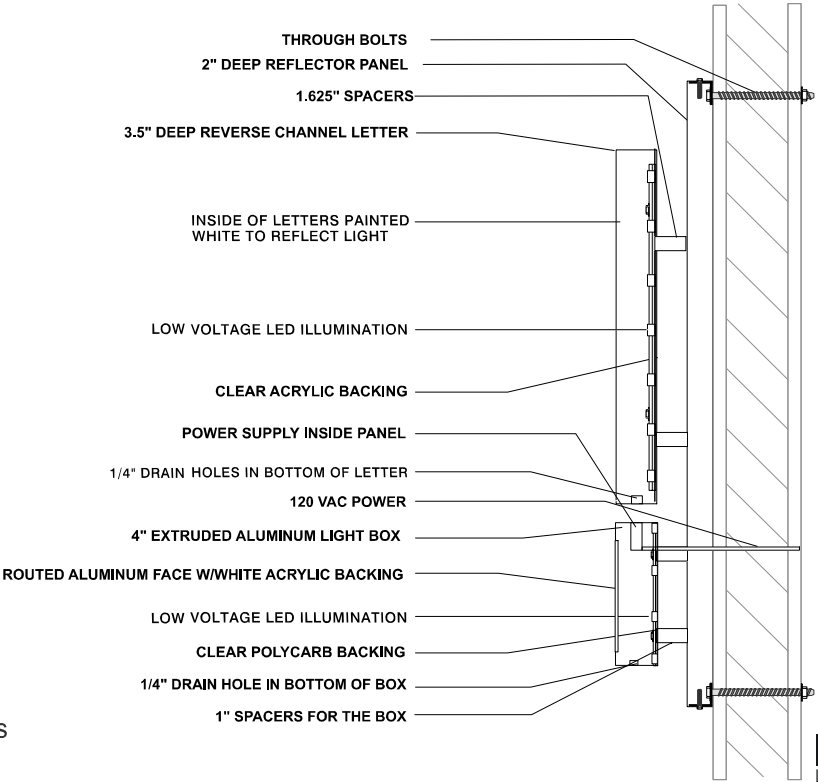
$$(49.9 \times 11.15) + (39 \times 195.85) = 8,195 \text{ SQ IN} \\ = 56.9 \text{ SQ FT}$$





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



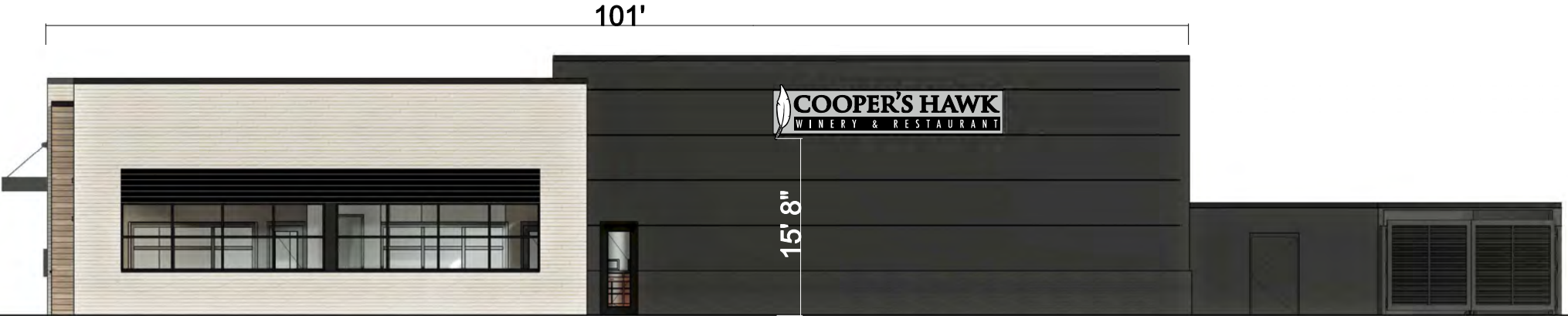


MAIN SIGN - WEST ELEVATION

AREA CALCULATION

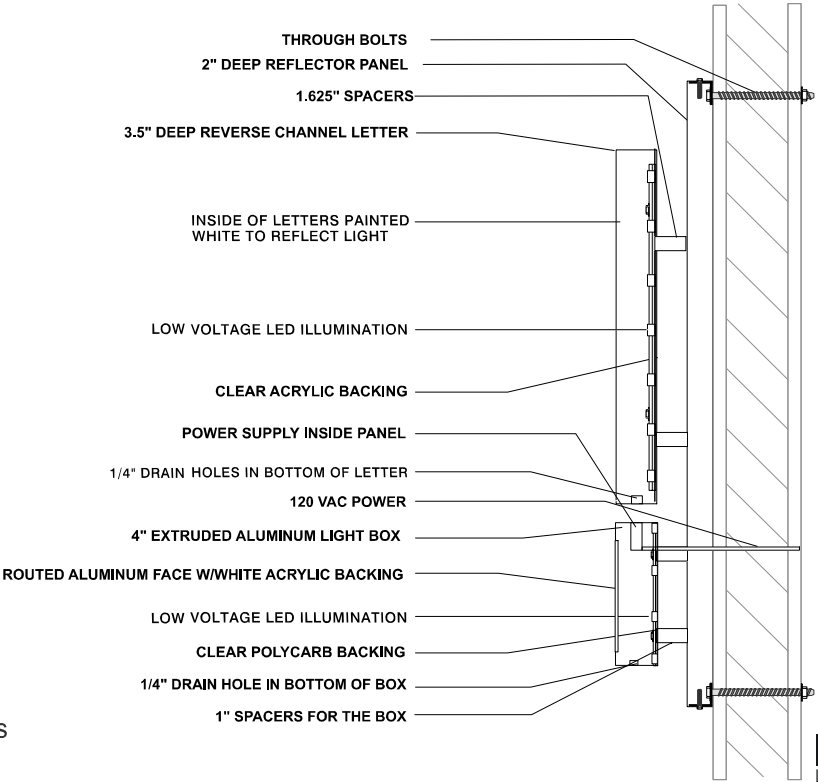
$$(58.8 \times 13.17) + (46 \times 230.83) = 11,393 \text{ SQ IN} \\ = 79.1 \text{ SQ FT}$$





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



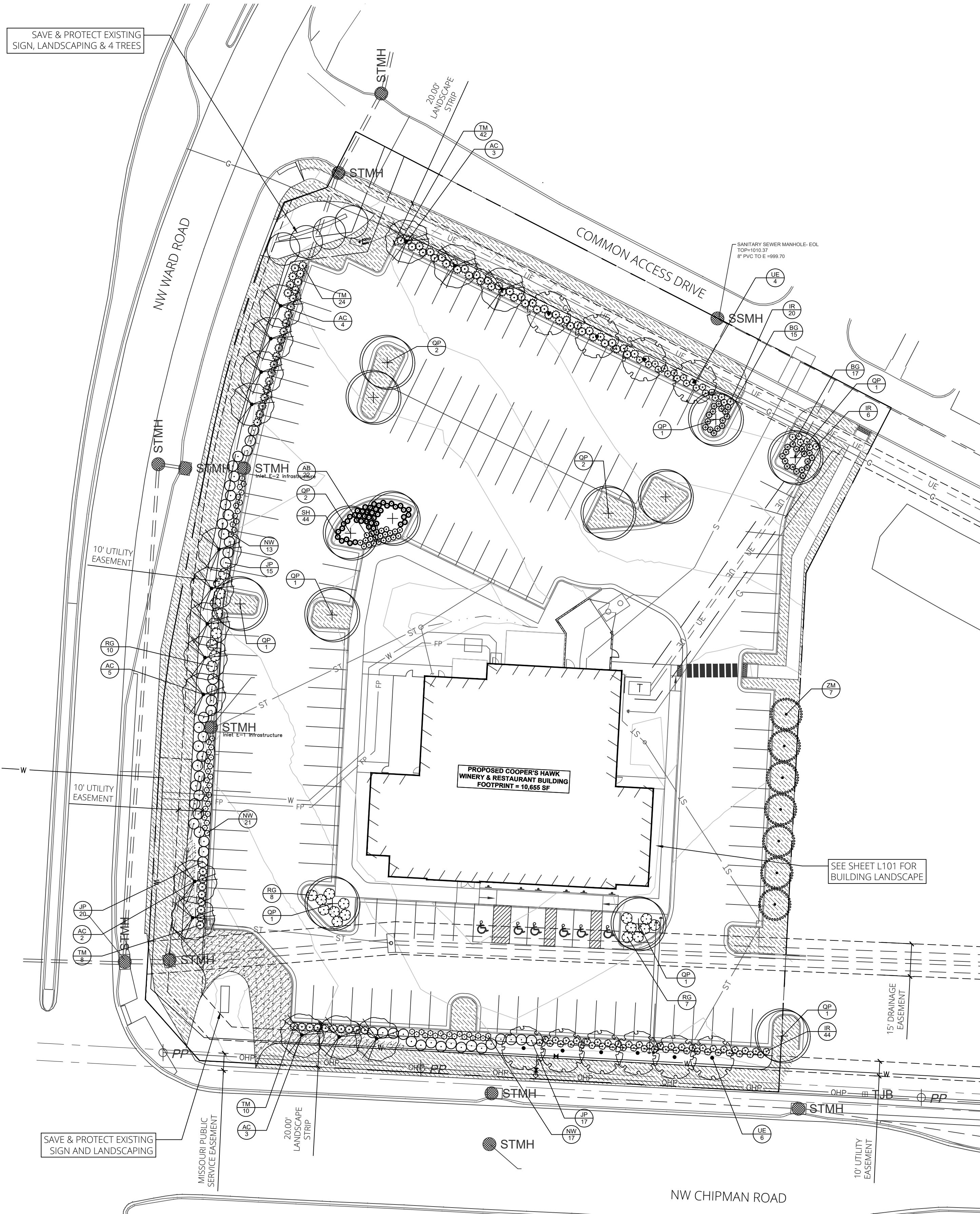


MAIN SIGN - EAST ELEVATION

AREA CALCULATION

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





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

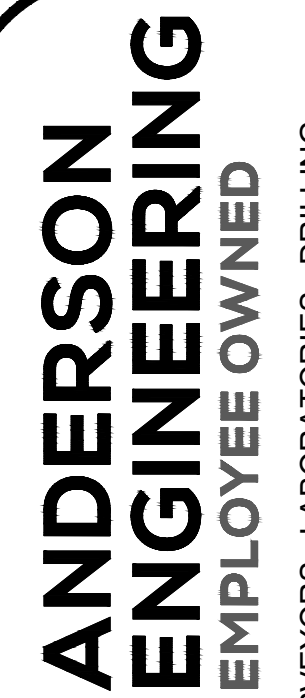
REQUIRED:
PARKING LOTS AND LOADING AREAS VISIBLE FROM ROW SHALL BE SCREENED TO A HEIGHT OF 2' WITH A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF:
NW WARD ROAD = (300 LF / 40) X 12 = 90 SHRUBS
NW CHIPMAN ROAD = (211 LF / 40) X 12 = 63 SHRUBS
COMMON ACCESS DRIVE = (180' LF / 40) X 12 = 54 SHRUBS

PROVIDED:
NW WARD ROAD = 90 SHRUBS
NW CHIPMAN ROAD = 63 SHRUBS
COMMON ACCESS DRIVE = 54 SHRUBS

PLANT SCHEDULE

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

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MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2021

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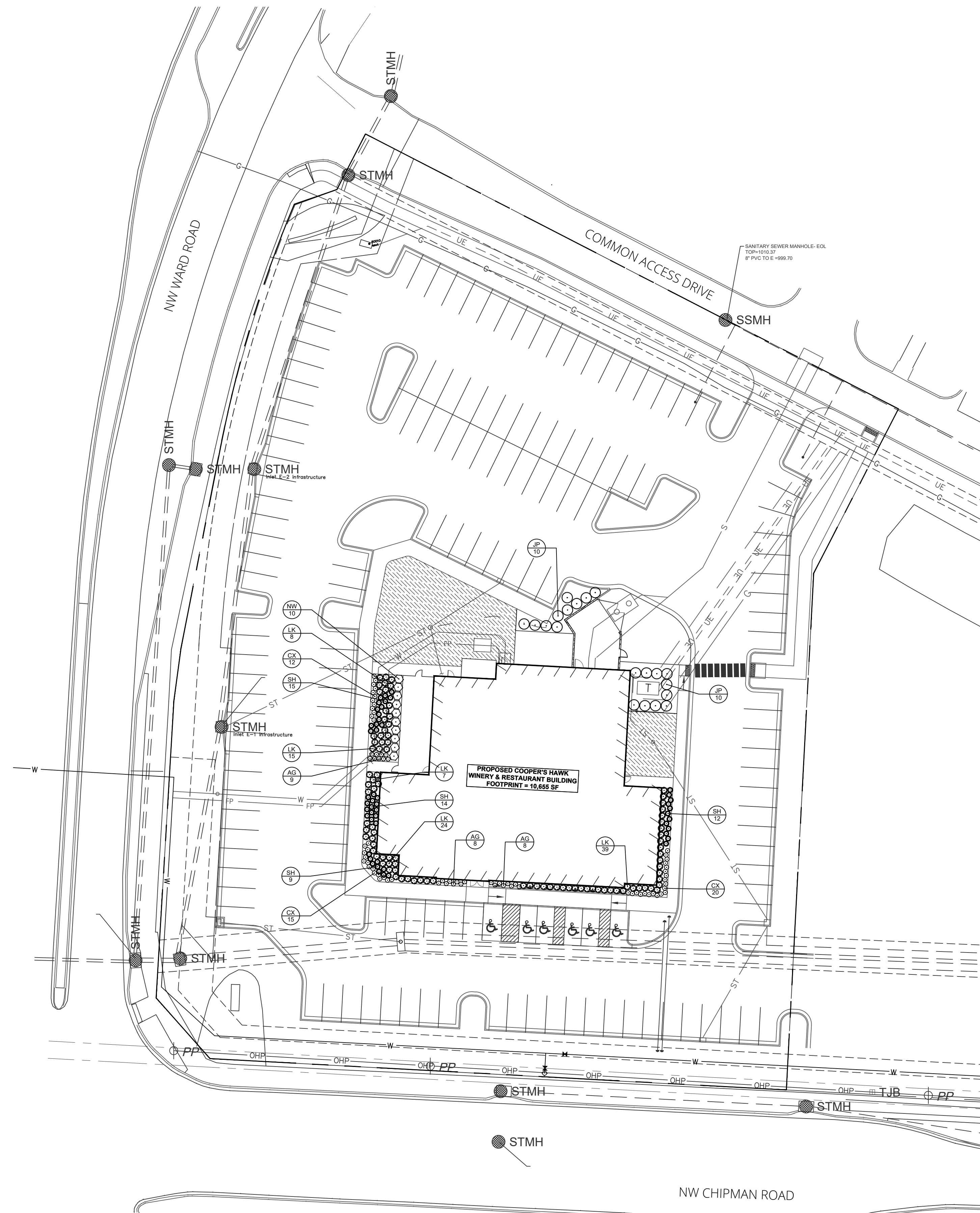
COOPER'S HAWK
FINAL DEVELOPMENT PLAN

BUILDING LANDSCAPE PLAN

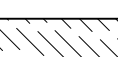
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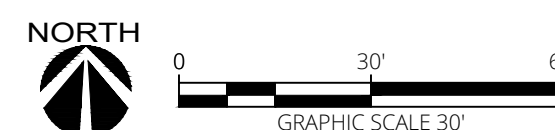
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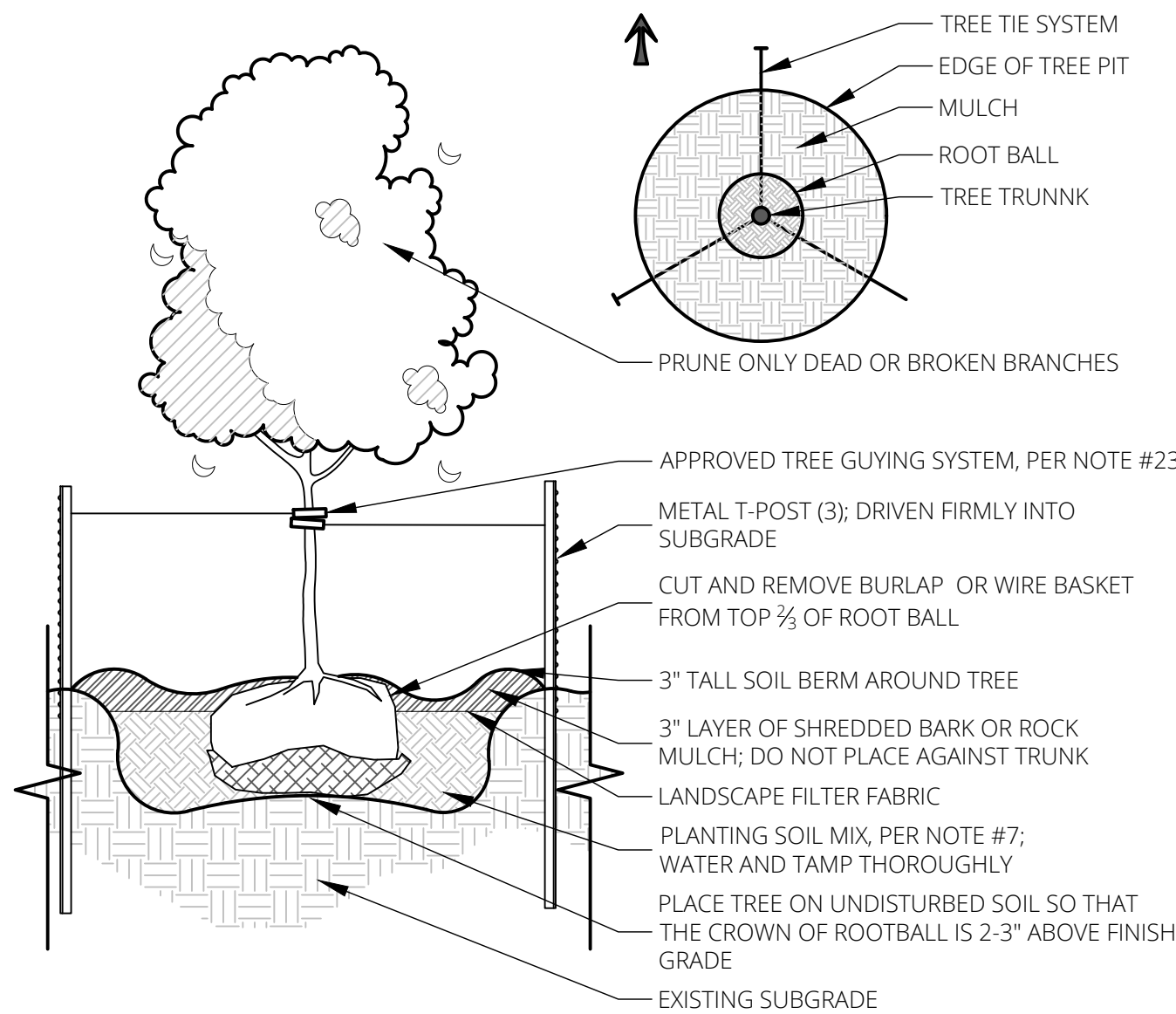


PLANT SCHEDULE

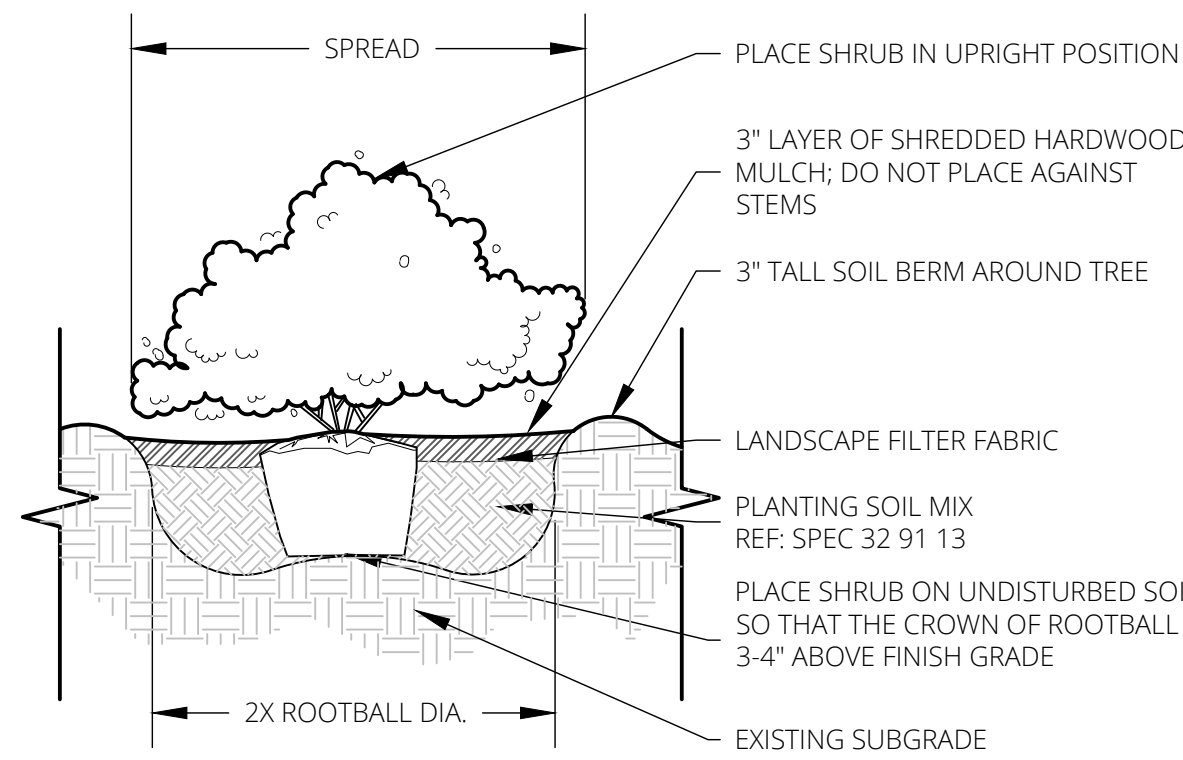
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	JP	20	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AG	25	GAY BUTTERFLIES BUTTERFLY MILKWEED / ASCLEPIAS TUBEROSA 'GAY BUTTERFLIES'	1 GAL
	CX	47	UPTICK GOLD AND BRONZE TICKSEED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

1 | BUILDING LANDSCAPE PLAN

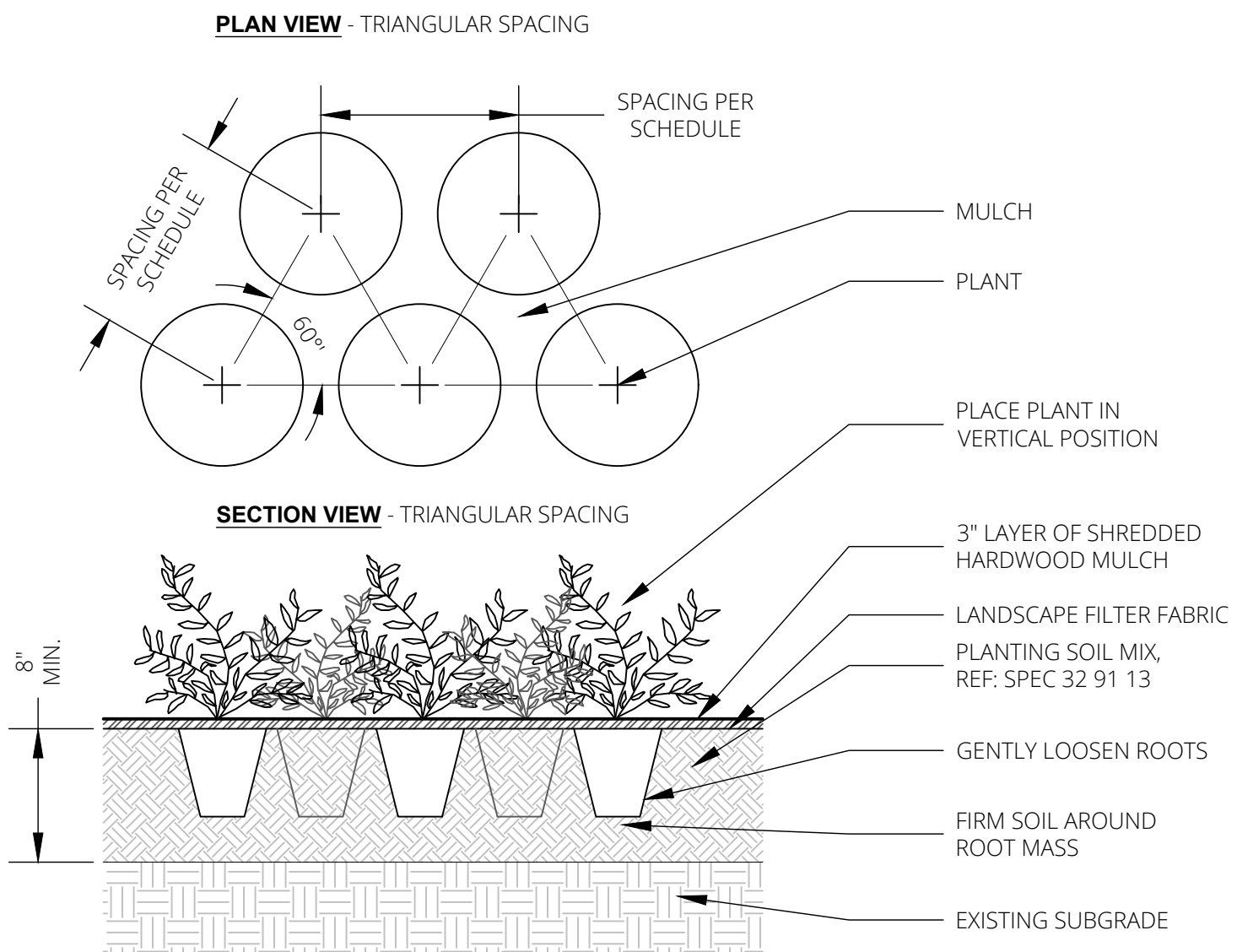




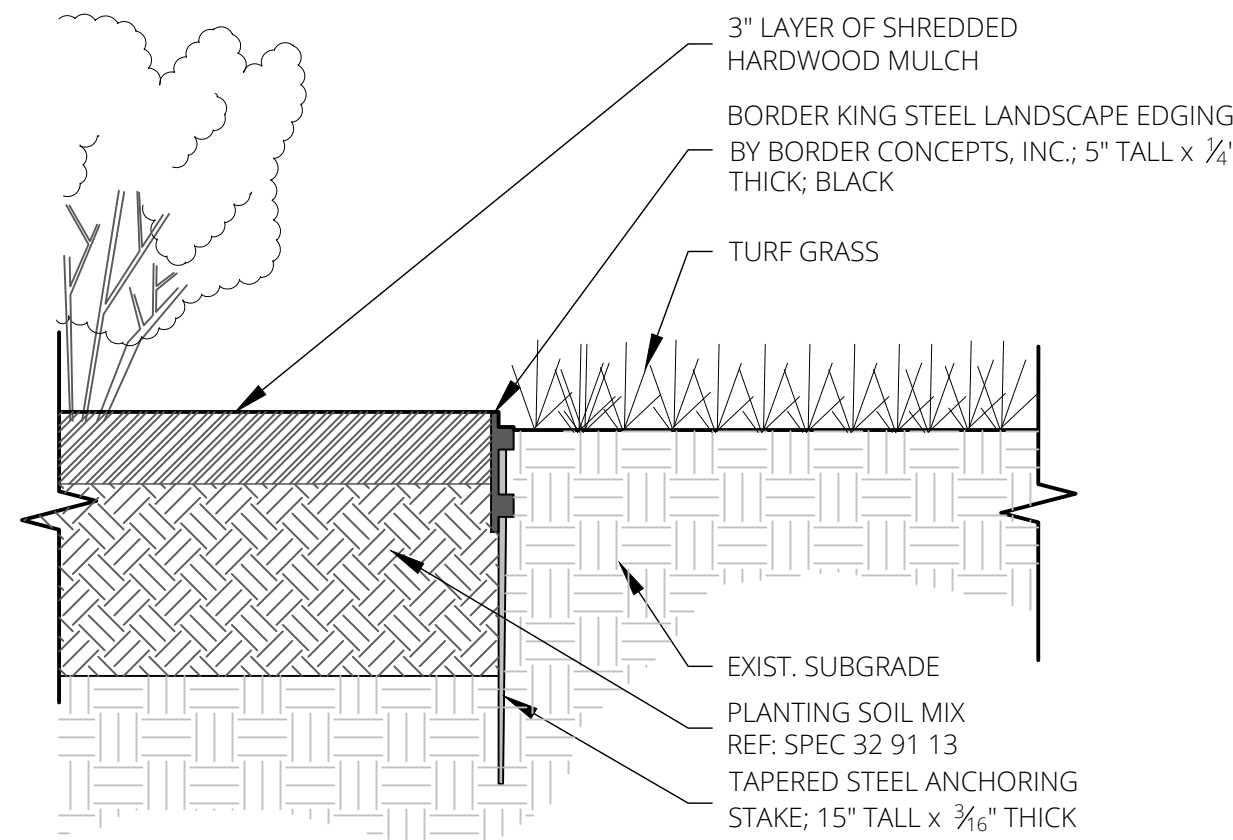
1 | DECIDUOUS TREE PLANTING
SCALE = NTS



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.

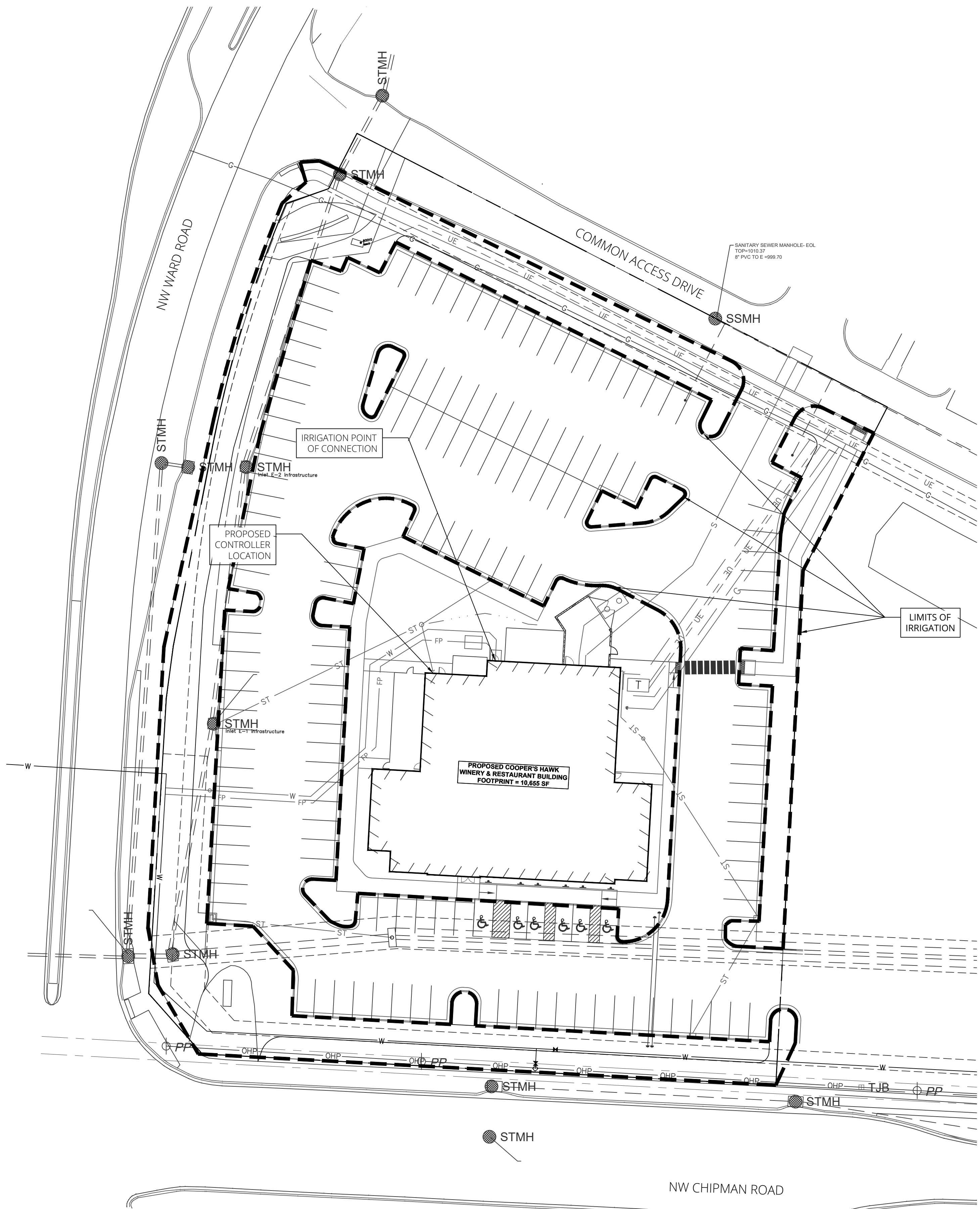
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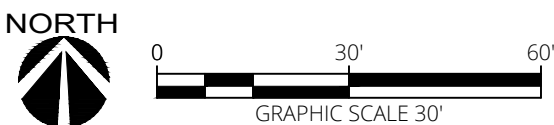
IRRIGATION NOTES

GENERAL

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY MO ONE CALL SYSTEM AT 1-800-DIG-RITE, 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.



1 IRRIGATION LIMITS PLAN
SCALE = 1" = 30'



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



ELECTRICAL GENERAL PROVISIONS

1.01 DESCRIPTION:

- A. DIVISION 26 SHALL BE GOVERNED BY ALL APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS, EQUIPMENT, APPARATUS, ELECTRICAL SYSTEMS AND INCIDENTALS REQUIRED FOR COMPLETE AND WORKING INSTALLATION. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR, EQUIPMENT, TOOLS, INSURANCE, TAXES SERVICES; AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL OBLIGATIONS ASSOCIATED WITH COMPLETION OF ELECTRICAL WORK AS PROVIDED BY THE CONTRACT DOCUMENTS.

1.02 STANDARDS, REGULATIONS AND CODES:

- A. THE WORK SHALL COMPLY WITH THE EDITION OF THE APPLICABLE STANDARDS, REGULATIONS AND CODES CURRENTLY IN FORCE OF ALL STATE AND LOCATION AUTHORITIES HAVING JURISDICTION. WHERE QUANTITIES, SIZES, OR OTHER REQUIREMENTS INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED ARE IN EXCESS OF THE STANDARD OR CODE REQUIREMENTS, THE SPECIFICATIONS AND/OR DRAWINGS SHALL GOVERN. IN THE ABSENCE OF OTHER APPLICABLE LOCAL CODES, ACCEPTABLE TO THE ARCHITECT/ENGINEER, THE NATIONAL ELECTRICAL CODE SHALL APPLY TO THIS WORK.
- B. THE CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF PUBLIC UTILITIES AND MUNICIPAL DEPARTMENTS AFFECTED BY CONNECTIONS OF SERVICES. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED THERE WITH.
- C. THE ELECTRICAL CONTRACTOR SHALL BE LICENSED TO PERFORM ELECTRICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
- D. ALL PRODUCTS AND TYPES OF CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF APPLICABLE STANDARDS OF MANUFACTURER, TESTING, PERFORMANCE AND INSTALLATION.

1.03 LOCAL CONDITIONS:

- A. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE LOCAL CONDITIONS AND EXISTING INSTALLATIONS AND SHALL BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT ASSOCIATED WORK. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND PROTECT THEM DURING THE EXECUTION OF THE WORK.
- B. THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS TO BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION, MATERIALS, AND EQUIPMENT TO BE USED FOR ALL WORK AND HOW IT WILL AFFECT THE INSTALLATION OF THIS CONTRACT.
- C. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE MADE SUCH EXAMINATION, TO HAVE ACCEPTED SUCH CONDITIONS, TO HAVE MADE ALLOWANCE THEREFOR, AND INCLUDED ALL COSTS IN PROPOSAL. FAILURE TO DETERMINE EXISTING CONDITIONS WILL NOT BE CONSIDERED A BASIS FOR THE GRANTING OF ADDITIONAL COMPENSATION.

1.04 WORKMANSHIP:

- A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED, TO THE SATISFACTION OF THE ARCHITECT/ENGINEER. THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, AND NOISE LEVEL, ETC.

1.05 CUTTING AND PATCHING:

- A. ALL NECESSARY CUTTING, DRILLING AND PATCHING SHALL BE PROVIDED BY THIS CONTRACTOR. STRUCTURAL MEMBERS SHALL NOT BE DISTURBED WITHOUT PRIOR APPROVAL OF THE ARCHITECT/ENGINEER. ALL AREAS DISTURBED BY WORK PERFORMED UNDER THIS CONTRACT SHALL BE NEATLY REPAIRED AND REFINISHED TO THE CONDITION OF ADJOINING SURFACES IN A MANNER SUITABLE TO THE ARCHITECT/ ENGINEER.

1.06 OPERATION DURING CONSTRUCTION:

- A. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OPERATION, SERVICE AND MAINTENANCE OF ALL NEW EQUIPMENT DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE OWNER OF THE COMPLETED PROJECT. WARRANTY PERIODS SHALL NOT COMMENCE UNTIL FINAL ACCEPTANCE BY THE OWNER.

1.07 SAFETY REGULATIONS:

- A. ALL ELECTRICAL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE GOVERNING SAFETY REGULATIONS, INCLUDING OSHA REGULATIONS. PROVIDE SAFETY LIGHTS, GUARDS AND SIGNS REQUIRED.

1.08 HOUSEKEEPING:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STOCKS OF MATERIAL AND EQUIPMENT STORED ON THE PREMISES IN A NEAT AND ORDERLY MANNER.
- B. THE CONTRACTOR SHALL CLEAN AND MAINTAIN OWN PORTION OF THE WORK AS SPECIFIED IN THE GENERAL CONDITIONS.
- C. THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL WASTE MATERIAL PRESENT AS A RESULT OF ASSOCIATED WORK.

1.09 CONNECTION AND ALTERATION TO EXISTING SYSTEMS:

- A. CONNECTION TO THE EXISTING BUILDING ELECTRICAL, MUST BE ACCOMPLISHED UNDER THIS CONTRACT. SYSTEM "DOWNTIME" DUE TO CONNECTION SHALL BE KEPT TO AN ABSOLUTE MINIMUM. THE OWNER'S REPRESENTATIVE SHALL JUDGE IF AT WHAT TIME, AND FOR WHAT LENGTH OF TIME A SHUT-DOWN CAN BE TOLERATED.
- B. PROVIDE ALL TEMPORARY PIPING AND WIRING SYSTEMS REQUIRED DURING CONSTRUCTION IN ORDER TO KEEP ALL EXISTING SYSTEMS FUNCTIONING.
- C. DEMOLITION, CUTTING AND PATCHING TO RESTORE SURFACES TO ORIGINAL CONDITION AS NECESSITATED FOR ACCESS TO WORK PERFORMED BY THE CONTRACTOR OR ASSOCIATED SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- D. WHEN ADDING BREAKER(S) TO AN EXISTING PANELBOARD, MATCH PANELBOARD MANUFACTURER, SERIES, KAIC RATING, BREAKER TYPE, ETC.

1.10 GRAPHIC REPRESENTATION AND JOB CONDITIONS:

- A. THE DRAWINGS SHALL SERVE AS WORKING DRAWINGS FOR THE GENERAL LAYOUT OF THE VARIOUS ITEMS OF EQUIPMENT; ARE DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED; AND DO NOT NECESSARILY INDICATE EVERY REQUIRED ITEM.
- B. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS IN THE REPRESENTATION OF THE GENERAL CONSTRUCTION WORK.
- C. ARRANGE WORK IN A NEAT, WELL ORGANIZED MANNER. COORDINATE WORK WITH OTHER TRADES INVOLVED.

1.11 GUARANTEES:

- A. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK, OR AS NOTED IN EACH SECTION.

1.12 SUBSTITUTIONS:

- A. THE MATERIALS, PRODUCTS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS ESTABLISHED A STANDARD OF QUALITY TO BE MET BY ANY PROPOSED SUBSTITUTION.
- B. CONTRACTOR'S BIDS SHALL BE BASED ON THE MATERIAL MENTIONED OR SPECIFIED, AND ANY PROPOSALS FOR A SUBSTITUTION SHALL BE MADE IN WRITING TO THE ARCHITECT/ ENGINEER ALLOWING ADEQUATE TIME FOR APPROPRIATE ACTION. THE PRODUCTS OF OTHER MANUFACTURERS MAY BE ACCEPTED, IF IN THE OPINION OF THE ARCHITECT/ENGINEER, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY. THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE INTENDED. THE BURDEN OF PROOF OF EQUALITY IS UPON THE PROPOSER.
- C. WHEREVER SUBSTITUTIONS ALTER THE DESIGN OR SPACE REQUIREMENTS, THE CONTRACTOR SHALL INCLUDE ALL ITEMS OF COST OF THE REVISED DESIGN AND CONSTRUCTION.

1.13 SHOP DRAWINGS AND PRODUCT DATA:

- A. THE CHECKING OF SHOP DRAWINGS IS A GRATUITOUS ASSISTANCE AND IN NO WAY RELIEVES THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS.
- B. SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND APPARATUS, AND SUCH OTHER ILLUSTRATIVE MATERIALS AS MAY BE CONSIDERED NECESSARY BY THE ARCHITECT/ENGINEER SHALL BE SUBMITTED BY THE CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

1.14 OPERATING AND MAINTENANCE BROCHURE:

- A. AT THE COMPLETION OF THE PROJECT, EACH CONTRACTOR SHALL PROVIDE THREE (3) HARD BOUND VOLUMES OF MANUALS CONTAINING OPERATING SERVICE AND LUBRICATION INSTRUCTIONS, AND PARTS LISTS FOR ALL MAJOR EQUIPMENT AND MANUFACTURER'S GUARANTIES OR WARRANTIES.

1.15 RECORD DRAWINGS:

- A. ON COMPLETION OF THE PROJECT, SUBMIT TWO NEW SETS OF BLUELINES PRINTS WITH ALL FIELD CHANGES NEATLY NOTED. THE ORIGINAL ROUTING AND LAYOUT SHALL BE CLEARLY MARKED OUT.
- END OF SECTION

ELECTRICAL SPECIFICATIONS

1.01 SCOPE:

- A. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, SERVICES, ETC., NECESSARY TO COMPLETE THE INSTALLATION OF THE ELECTRICAL SYSTEMS AND OTHER ITEMS HEREIN LISTED, ALL AS DIRECTED BY THE ARCHITECT OR ENGINEER, WHICH WORK IS COMPRISED OF, BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:
- ELECTRICAL SYSTEM FOR LIGHT AND POWER:
 - SYSTEMS OF CONDUIT, CONDUCTORS, AND BOXES.
 - LIGHTING FIXTURES AND LAMPS.
 - COMPLETE LIGHTING AND POWER SYSTEMS.
 - ALL SYSTEMS, WIRING AND CONDUIT AS REQUIRED.
 - CONTROL WIRING AND ELECTRICAL INSTALLATION AND CONNECTIONS FOR ITEMS IN OTHER CONTRACTS AS MAY BE LISTED IN THE DRAWINGS.
 - ROUGH-IN AND FINAL CONNECTION TO EQUIPMENT FURNISHED BY OTHERS.
- B. RACEWAY WIRING SYSTEMS SHALL BE CONCEALED IN ALL FINISHED PARTS OF THE BUILDING, WHERE POSSIBLE. WHERE THE RACEWAYS ARE EXPOSED, THEY SHALL BE RUN PARALLEL WITH THE BUILDING WALLS IN A NEAT AND WORKMANLIKE MANNER. SHOULD IT APPEAR NECESSARY TO EXPOSE ANY CONDUIT OR WIRING IN FINISHED SPACES, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY AND THIS CONTRACTOR SHALL REARRANGE ASSOCIATED WORK AS DIRECTED TO FACILITATE AN APPROVED INSTALLATION. CONTRACTOR TO COORDINATE WITH MECHANICAL TRADES TO AVOID DUCTWORK AND PIPING.
- C. CONTRACTOR IS RESPONSIBLE TO PROVIDE LIAISON WITH ELECTRICAL AND COMMUNICATION COMPANIES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED EQUIPMENT AND CONNECT AS REQUIRED TO COMPLETE AN OPERATING SERVICE TO THE BUILDING.

1.02 RACEWAYS:

- A. ALL ELECTRICAL EXTERIOR CONDUCTORS ARE TO BE INSTALLED IN SCHEDULE 40 PVC RACEWAYS, UNLESS SPECIFICALLY SPECIFIED OR NOTED OTHERWISE. PROVIDE PULL WIRES IN ALL EMPTY CONDUIT SYSTEMS. IDENTIFY TERMINUS OF EACH PULL WIRE.

1.03 WIRES AND CABLES:

- A. INTERIOR ELECTRICAL CONDUCTORS: SOFT ANNEALED COPPER WITH CONDUCTIVITY 98% OF THAT OF PURE, STRANDED COPPER, 90 DEGREE - 600V INSULATION AND EQUAL TO GENERAL CABLE COMPANY. WIRE AND CABLE FOR ALL BRANCH CIRCUITS ENTERING BUILDINGS (FROM OUTDOORS) SHALL BE THHN-2/THWN-2. MINIMUM WIRE SIZE SHALL BE #10 GAUGE AWG. CONTROL WIRING MAY BE #14 GAUGE.
- B. EXTERIOR ELECTRICAL CONDUCTORS: SOFT ANNEALED COPPER WITH CONDUCTIVITY 98% OF THAT OF PURE, STRANDED COPPER, 90 DEGREE - 600V INSULATION AND EQUAL TO GENERAL CABLE COMPANY. WIRE AND CABLE FOR ALL EXTERIOR BRANCH CIRCUITS SHALL BE RHH-2/RHW-2/USE-2. MINIMUM WIRE SIZE SHALL BE #10 GAUGE AWG. CONTROL WIRING MAY BE #14 GAUGE.

1.04 GROUNDING:

- A. GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH N.E.C. AND AS SPECIFIED HEREIN. PROVIDE A SEPARATE GROUNDING CONDUCTOR FOR ALL LIGHTING, RECEPTACLE AND EQUIPMENT CIRCUITS. ALL CABINETS, SWITCHBOARDS, EQUIPMENT CASES, MOTOR FRAMES, INTERIOR METAL COLD WATER PIPING SYSTEMS, AND SYSTEM NEUTRAL CONDUCTORS SHALL BE EFFECTIVELY GROUNDED. USE SOLDERLESS PRESSURE TYPE CONNECTORS, NO PERFORATED STRAP CONNECTORS WILL BE ALLOWED. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT. GROUNDING PER N.E.C. 250, AND ANY LOCAL REQUIREMENTS.

1.05 SPLICE AND TAPS:

- A. MAKE SPLICES AT JUNCTION BOXES, PULL BOXES, OR OUTLET BOXES ONLY.

1.06 CABINETS, JUNCTION AND PULL BOXES:

- A. FLUSH OR SURFACE MOUNTED AS INDICATED ON DRAWINGS. PROVIDE WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED BY CODE. CONSTRUCT OF CODE GAUGE STEEL FOR FLUSH SURFACE MOUNTING.

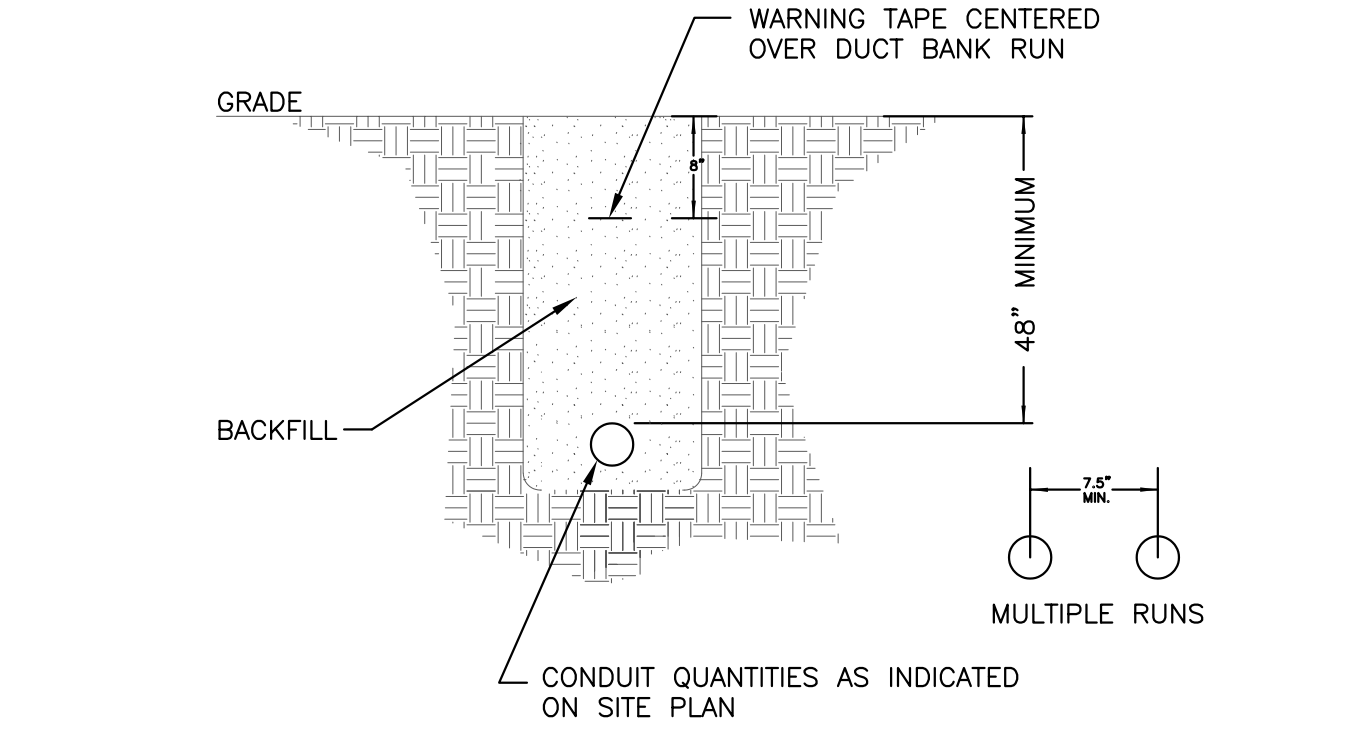
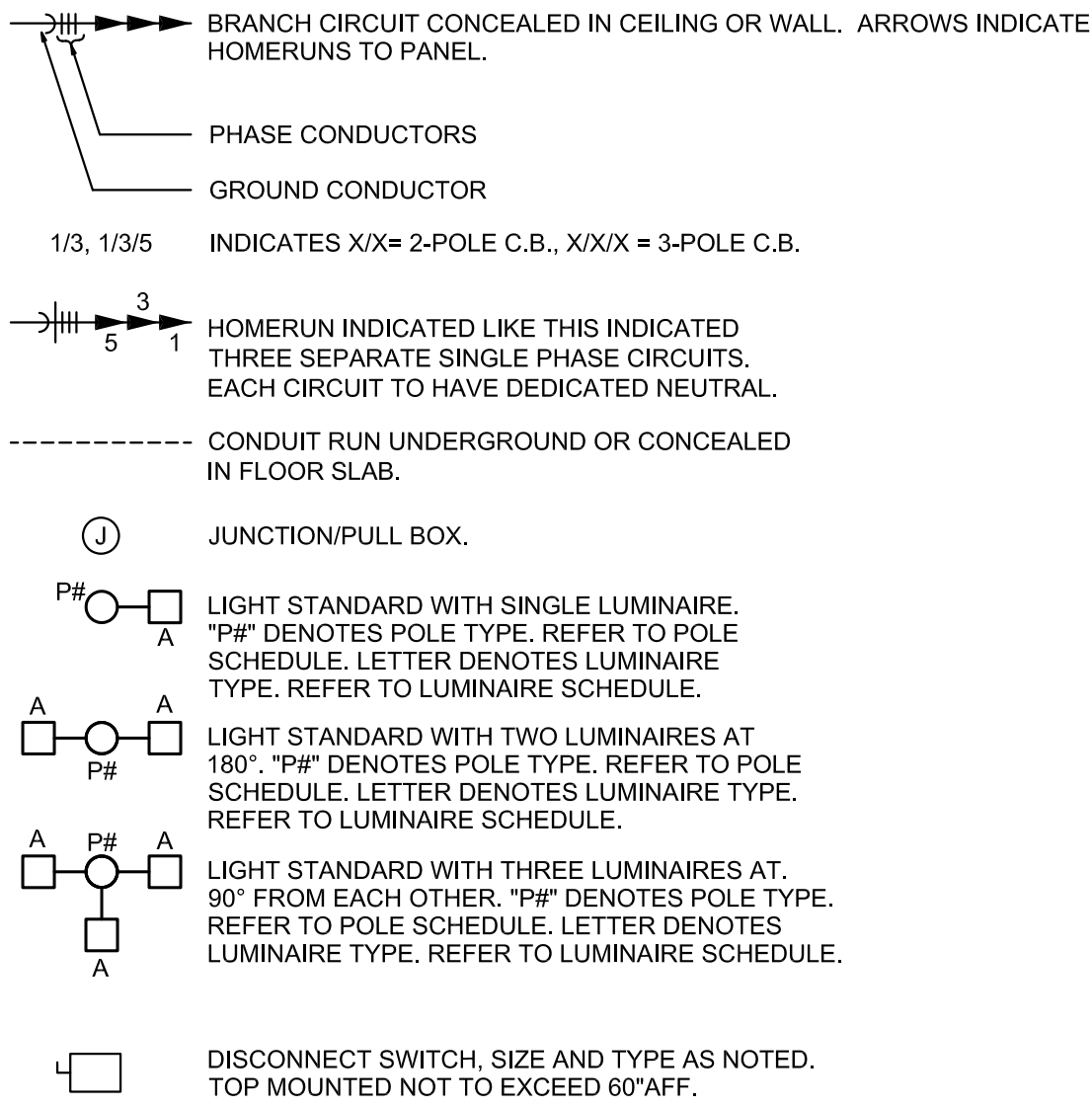
1.07 LIGHTING FIXTURES:

- A. REFER TO LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS.

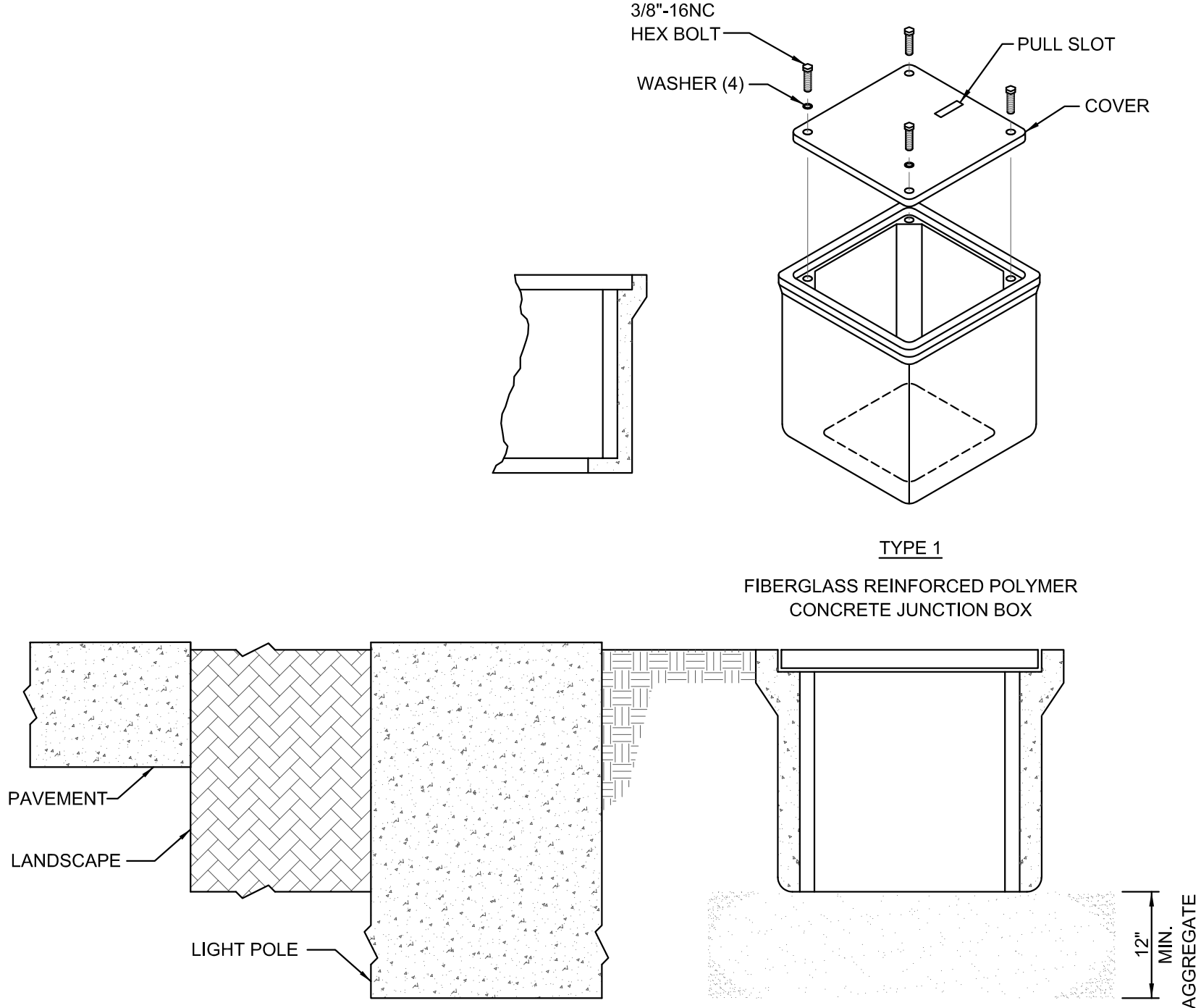
1.08 IDENTIFICATION

- A. CONDUCTOR IDENTIFICATION MATERIALS: COLOR-CODING CONDUCTOR TAPE. COLORED, SELF-ADHESIVE VINYL TAPE NOT LESS THAN 3 MILS BY 1 TO 2 INCHES WIDE.
- B. EQUIPMENT IDENTIFICATION LABELS: STENCILED LEGEND: IN NONFADING WATERPROOF BLACK INK OR PAINT. MINIMUM LETTER HEIGHT SHALL BE 1 INCH.

ELECTRICAL SYMBOLS:



2 SINGLE CONDUIT DIRECT BURIED NO SCALE



1 JUNCTION BOX DETAIL NO SCALE

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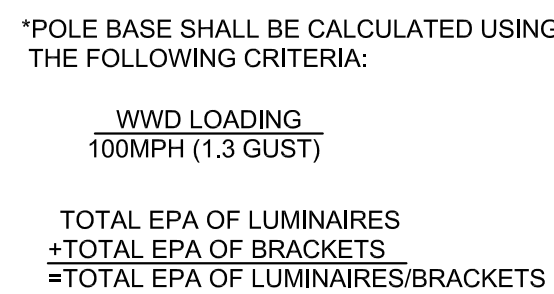
COOPER'S HAWK

ELEC SPECIFICATIONS & LEGEND

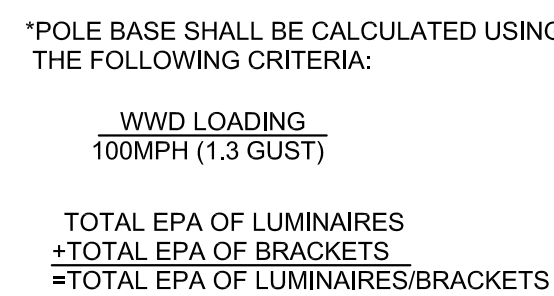
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
MONICA SANTOYO SANTOS
REGISTERED PROFESSIONAL ENGINEER
NUMBER 2000174546
MO# E-2000174546

SHEET NUMBER
E100
1 OF 3



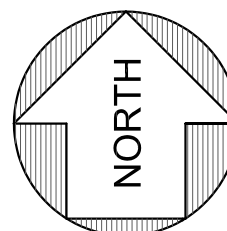
- ## 2 LIGHTING POLE BASE DETAIL (P1)



- # 1 LIGHTING POLE BASE DETAIL (P2)

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 LEES SUMMIT, MISSOURI UNIFIED DEVELOPMENT ORDINANCE, (ARTICLE 8 SITE STANDARDS, DIVISION 1 DESIGN STANDARDS, SUBDIVISION 5 LIGHTING STANDARDS.)

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	"PH" 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 MECHANICAL MEZANINE. COORDINATE EXACT LOCATION AND CIRCUIT WITH TENANT'S PLANS.
ES08	LIGHTING TO BE CONTROLLED VIA TENANT'S LIGHTING RELAY CONTROL PANEL. FOR ON/OFF CONTROL, INDIVIDUAL FIXTURES TO BE PROGRAMMED TO DIM DOWN TO 50% WITHIN 60 MINUTES OF CLOSING FOR 50% LIGHT REDUCTION (COORDINATE WITH BUILDING OWNER FOR SCHEDULE). UPON DETECTION OF MOTION, FIXTURES TO BE BROUGHT UP TO FULL BRIGHTNESS BY INTEGRAL MOTION SENSORS AND PROGRAMMED TO DIM BACK DOWN UPON VACANCY AFTER 10 MINUTES. COORDINATE PROGRAMMING OF "CLOSING TIME" WITH TENANT PRIOR TO ORDERING FIXTURES WITH INTEGRAL SENSORS.



SITE LIGHTING

1"=30 FT

0 30' 60'



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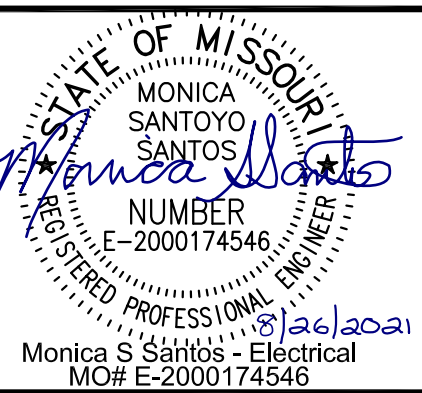
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COOPER'S HAWK
SITE LIGHTING PLAN
AND DETAILS

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
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2 OF 3

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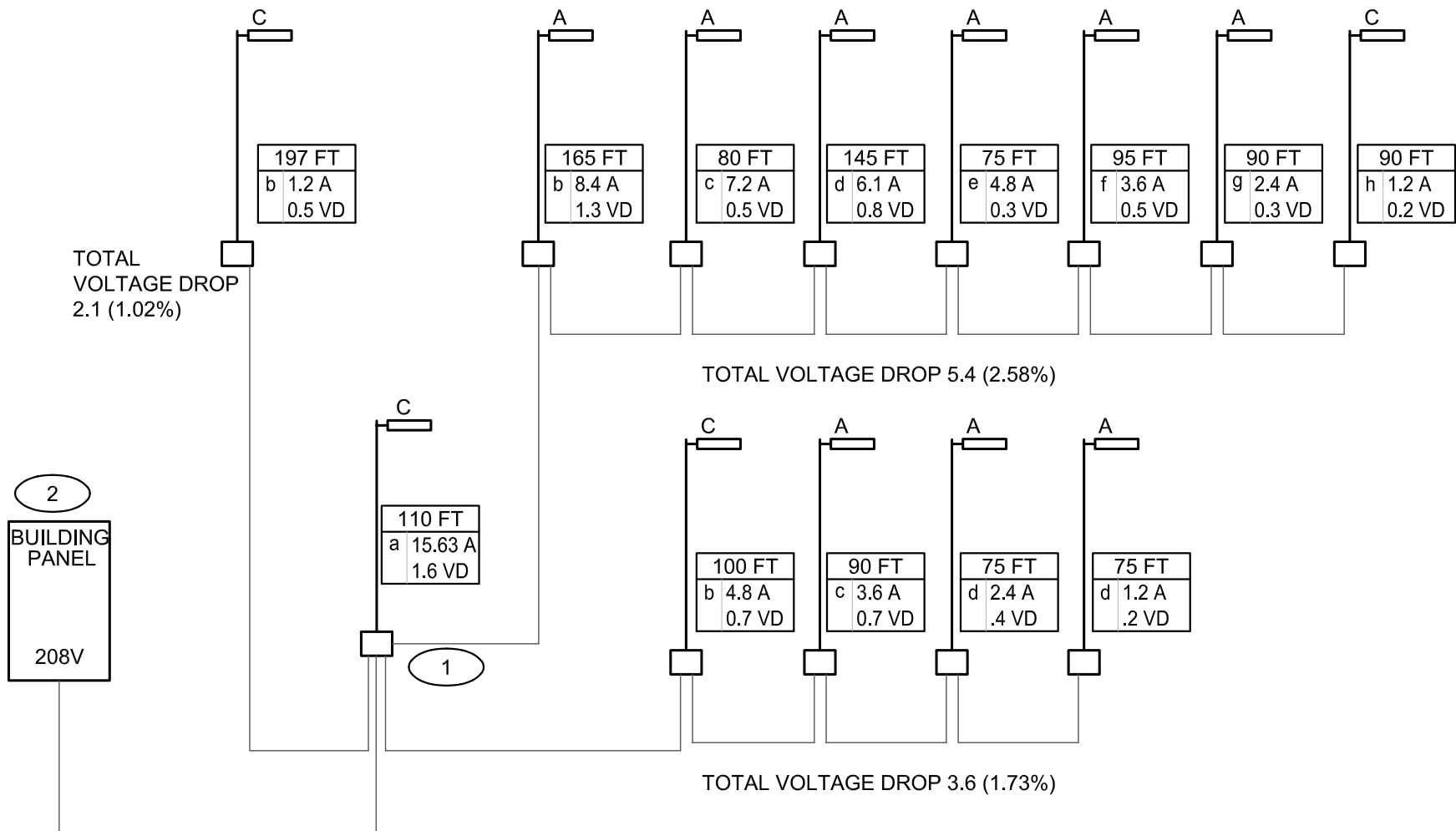
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LUMINAIRE SCHEDULE										
TYPE	MOUNTING	LAMP	LUMENS	COLOR TEMPERATURE	CRI	WATT	VA	VOLTAGE	MANUFACTURER	DESCRIPTION
A	POLE	LED	25000 lm	4000 K	80	200W	250	208V	HUBELL - KIM LIGHTING ALT2-100L-200-4K8-4-UNV -A46-LGT-NXSP30F-BC-DF POLE: SEE POLE SCHEDULE	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-LG T-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.

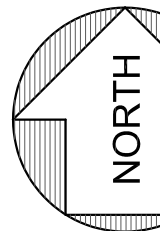
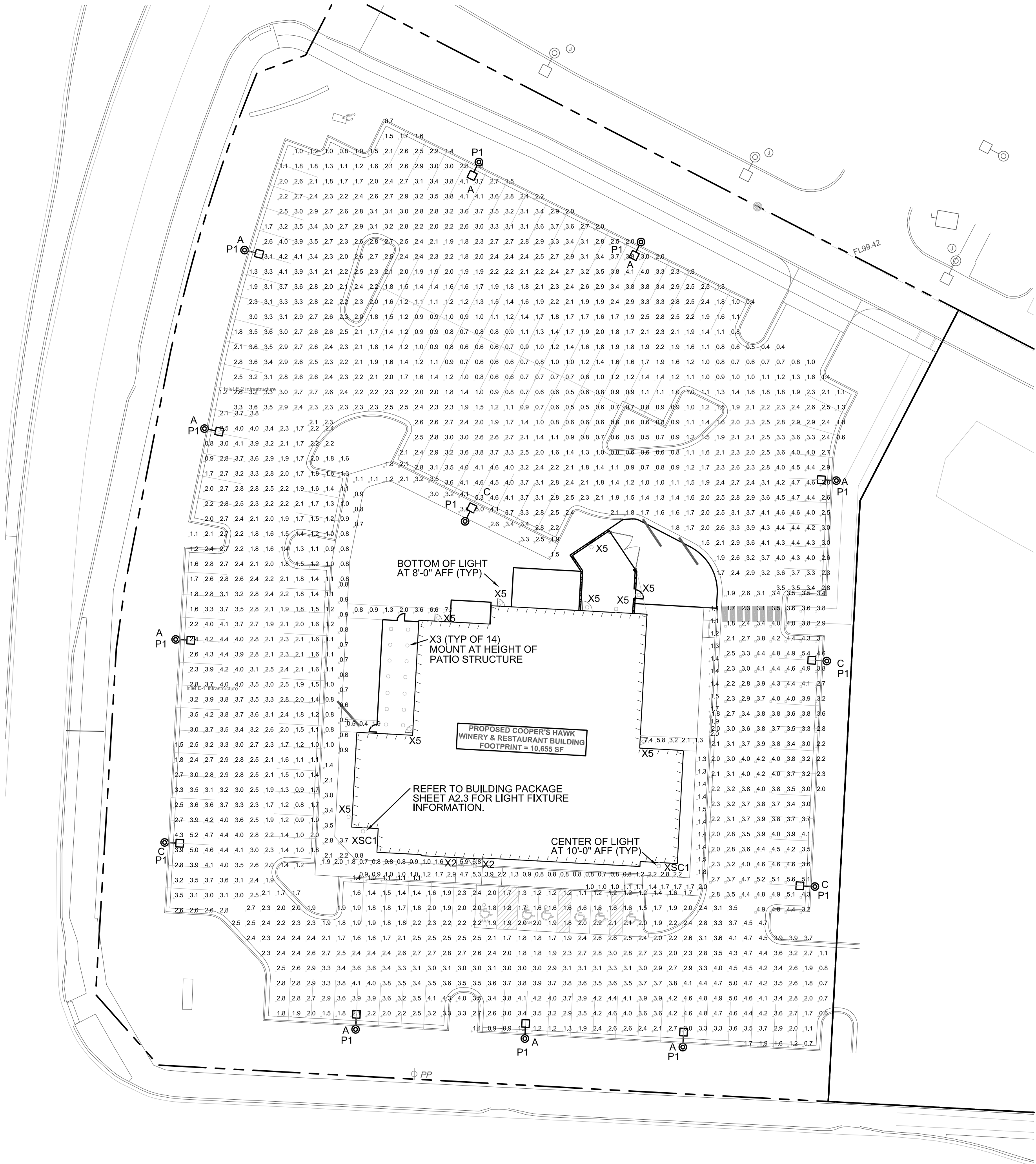
POLE SCHEDULE					
TYPE	POLE HEIGHT	BASE	POLE DIAMETER	MANUFACTURER	DESCRIPTION
P1	23'	1' CONCRETE BASE	6"X.188	HUBELL - KIM LIGHTING PRA25(MOD to 23ft)/A-LG; (SINGLE FIXTURE) PROVIDE WITH VIBRATION DAMPER 1ST MODE.	POLE TO BE 23FT TALL, 6" ROUND ALUMINUM STRAIGHT, .188 THICK. COLOR LIGHT GRAY TO BE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

SCHEDULE GENERAL NOTES:

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



1 RISER DIAGRAM - SITE LIGHTING
NO SCALE



SITE LIGHTING - POINT BY POINT CALCULATIONS

1"=30 FT
0 30' 60'

STATISTICS

DESCRIPTION	SYMBOL	Avg	Max	Min	Max/Min	Avg/Min
EAST SIDE PARKING	■	3.5 fc	5.6 fc	1.7 fc	3.3:1	2.1:1
NORTH SIDE PARKING	+	2.2 fc	5.3 fc	0.4 fc	13.3:1*	5.5:1
SOUTH SIDE PARKING	+	2.7 fc	5.0 fc	0.6 fc	8.3:1	4.5:1
WEST SIDE PARKING	+	2.4 fc	5.2 fc	0.8 fc	6.5:1	3.0:1
WEST SIDEWALK	✕	2.0 fc	5.0 fc	0.5 fc	10.0:1	4.0:1
EAST SIDEWALK	+	1.4 fc	2.0 fc	1.1 fc	1.8:1	1.3:1
BLDG SIDEWALK - WEST	+	0.9 fc	1.9 fc	0.4 fc	4.8:1	2.3:1
BLDG SIDEWALK - EAST	+	4.0 fc	7.4 fc	1.3 fc	5.7:1	3.1:1
BLDG SIDEWALK - NORTH	+	3.2 fc	7.1 fc	0.8 fc	8.9:1	4.0:1
BLDG SIDEWALK - SOUTH	+	1.7 fc	6.8 fc	0.7 fc	9.7:1	2.4:1

*LIGHT CONTRIBUTION FROM NEARBY STREET LIGHTING WILL INCREASE MINIMUM VALUE AND REDUCE UNIFORMITY RATIO TO LESS THAN 10:1 AT ENTRANCE

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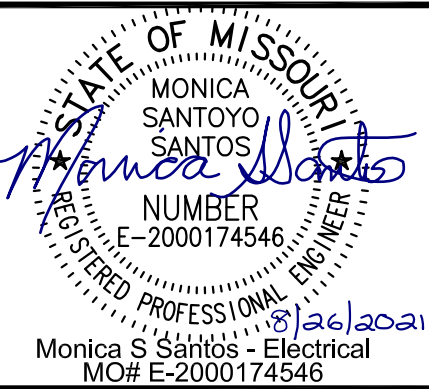
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COOPER'S HAWK

SITE LIGHTING POINT BY POINT
AND SCHEDULES

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

E102
3 OF 3

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