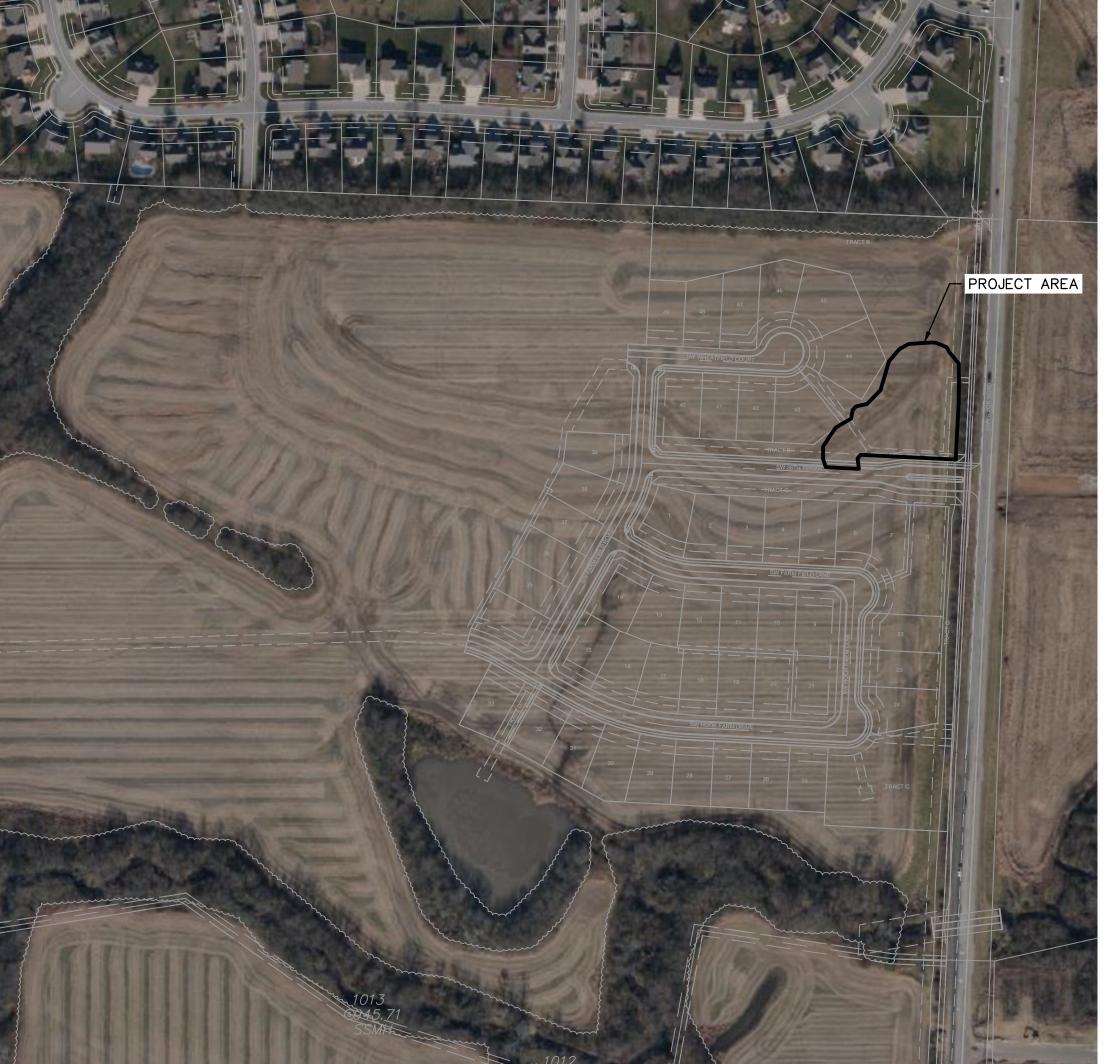
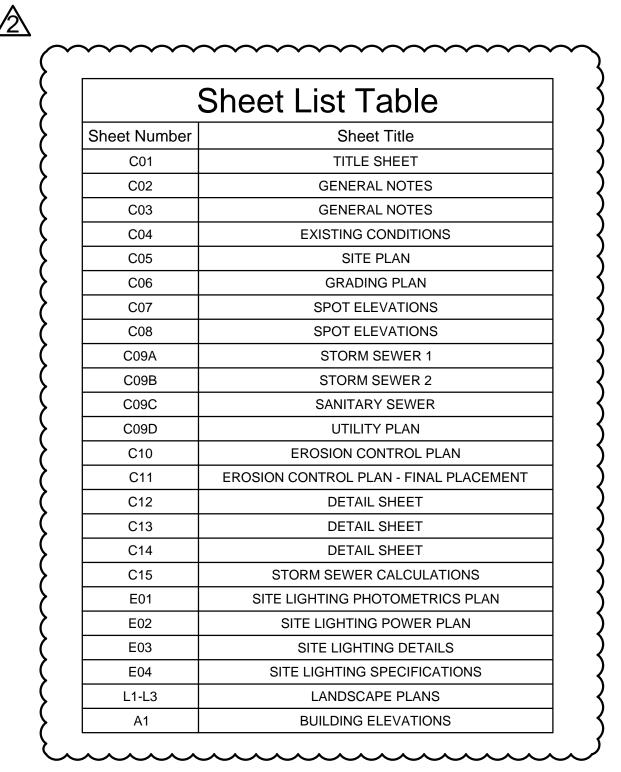
# HOOK FARMS POOL SW 26TH TERRACE & SW PRYOR ROAD FINAL DEVELOPMENT PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT L	IST
OWNER / DEVELOPER HUNT MIDWEST 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: JON BIRKEL PHONE: 816.455.2500 EMAIL: JBIRKEL@HUNTMIDWEST.COM	UTILITY SERVICE NUMBERS  NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800  NAME: LEE'S SUMMIT WATER & SEWER DEPARTMENT PHONE: 816-969-1940
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSELLERS@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 816-756-5252  NAME: AT&T PHONE: 800-286-8313  NAME: EVERGY PHONE: 816-471-5275
SURVEYOR OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177	NAME: SPECTRUM (TWC) PHONE: 816-358-5350  NAME: GOOGLE FIBER PHONE: 877-454-6959





# PROPERTY DESCRIPTION:

ALL OF TRACT B, HOOK FARMS FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### **BENCHMARK**

BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES ARE SHOWN IN METERS. N24°54'39"E 7,358.86'

### NOTES:

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

CIVIL ENGINEER:

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



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

10/4/21 DATE

**RELEASED FOR** CONSTRUCTION As Noted on Plans Review Lee's Summit, Missouri

checked by: QA/QC by: project no.: <u>C\_TTL01\_A194061</u> drawing no.: A19-4061

SHEET

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200

21. ALL CONSTRUCTION SHALL FOLLOW CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.

#### WETLANDS NOTICE:

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

### WARRANTY/DISCLAIMER:

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

### FLOOD CERTIFICATION:

1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G, REVISION DATE JANUARY 20, 2017

DEMOLITION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

#### GRADING AND CLEARING NOTES:

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

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

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

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

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

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

### UTILITY CONSTRUCTION NOTES:

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

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

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

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

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

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

- 7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
- 8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.

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

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

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

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

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

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

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

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

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

SITE DISTURBANCE NOTES:

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

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

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

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

SEDIMENT BARRIERS SEDIMENT TRAPS INLET PROTECTION

OUTLET PROTECTION SOIL RETAINING SYSTEMS SLOPE DRAINS SUBSURFACE DRAINS

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

- A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE, AREAS WITHIN 50' OF A DEFINED DRAINAGE WAY SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.
- B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.
- C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN
- D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

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

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

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

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

- 3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.
- 4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING THE CITY OF LEE'S SUMMIT, STATE OF MISSOURI AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.
- 5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

RELEASED FOR CONSTRUCTION As Noted on Plans Review lopment Services Departme Lee's Summit, Missouri 02/23/2022

IULIE ELAINE SELLERS NUMBER PE-2017000367/ 10/4/21

GENERAL NOTES - DEVELOPMENT **ARMS** HOOK

drawn by: MGO checked by CGW approved by: <u>JES</u> QA/QC by:

drawing no.: A19-4061 SHEET C02

project no.: C\_GEN01\_A194061

CGW

20.09.08

ITEM NO.

EXCAVATION

EMBANKMENT

5.5" ASPHALT PAVEMENT

8" CONCRETE PAVEMENT

6" COMPACTED AGGREGATE

4" COMPACTED AGGREGATE

4' WIDE CONCRETE SIDEWALK

5' WIDE CONCRETE SIDEWALK

6' WIDE CONCRETE SIDEWALK

BIKE RACK WITH CONCRETE PAD

REMOVE EXISTING CURB AND GUTTER

5' WIDE ASPHALT TRAIL

TRAFFIC CONTROL

18 ADA CROSSING MARKINGS

ADA PARKING SYMBOL

ACCESSIBLE PARKING SIGN

4" THICK PAVEMENT STRIPING

STD. CURB INLET (3'x2' INSIDE)

18" NYLOPLAST DRAIN BASIN W/ DOME GRATE

STOP SIGN

CONCRETE CURB & GUTTER (CG-1)

CURB RAMP WITHOUT DETECTABLE WARNING

	23	12" NYLOPLAST DRAIN BASIN W/ CLOSED TOP	EA.	1	
	24	18" NYLOPLAST DRAIN BASIN W/ CLOSED TOP	EA.	1	
$^{\lambda}$	~~25~~	30" NYLOPEAST BRAIN BASIN W/ 6LOSED TOP	<b>~~</b> Ē∕A.~~	~~~	~~~~
{	26	8" HDPE	L.F.	34.3600	
	27	12" HDPE	L.F.	162.4300	
	28	15" HDPE	L.F.	75.9900	
	29	18" HDPE	L.F.	9.0700	
	30	TRENCH DRAIN	L.F.	28	
	31	CONNECTION TO EXISTING STORM STRUCTURE	EA.	1	
	32	45° PVC BEND WITH CLEANOUT	EA.	1	
	33	22.5° PVC BEND WITH CLEANOUT	EA.	1	
Δ	34	CONNECTION TO EXISTING SANITARY PIPE	EA.	1	~~~~
{	35	2" WATER SERVICE LINE TYPE K COPPER	L.F.	196	
	36	45° WATER SERVICE LINE BEND	EA.	1	
	37	1.5" WATER METER	EA.	1	
	38	2" TAP CONNECTION	EA.	1	
	39	CONNECTION TO EXISTING WATER MAIN	EA.	1	
	40	4" PVC CONDUIT	L.F.	301	
	41	3" PVC CONDUIT	L.F.	162	
	42	INLET PROTECTION	EA.	7	
	43	SILT FENCE	L.F.	649	
		VEHICLE TRACKING CONTROL W/ CONCRETE WASHOUT	EA.	1	
	44	VEHICLE INACKING CONTINUE WY CONCINETE WASHOOT	LA.	'	
	45	PREPARING AS-BUILT DRAWINGS	EA.	1	

ESTIMATE OF QUANTITIES

DESCRIPTION

QUANTITY

1264

1208.2400

53.0700

1208.2400

53.0700

557

40

756

169

123

63.4300

66.1500

468

AS-BUILT

UNIT

C.Y.

S.Y.

S.Y.

S.Y.

S.Y.

L.F.

L.F.

EA.

EA.

EA.

L.S.

EA.

L.F.

EA.

↑ AST	GENERAL
	ARROW STRAIGHT
♠ ATL	ARROW TURN LEFT
♠ ATR	ARROW TURN RIGHT
ở BLB	BILLBOARD
M BOV	BLOW OFF VALVE
O BSH O COL	BUSH COLUMN
CTR	CONIFEROUS TREE
₩ CTN  ■ DRN	DRAIN GRATE
① DTR	DECIDUOUS TREE
& HCP	ACCESSABLE PARKING MARKER
© LST	LIFT STATION
∜ PIV	POST INDICATOR VALVE
⋈ SCV	SPRINKLER CONTROL VALVE
→ SGN	SIGN
SLC SLC	STREET LIGHT BOX STREET LIGHT CABINET
S SPB	SPRINKLER BOX
O SPH	SPRINKLER HEAD
X SVL	SEWER VALVE
~~~	EXISTING TREELINE
~~~	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING BUILDINGS
	PROPOSED BUILDINGS  EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE ASEMENTS & SETBACKS
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMEN
B.L.	BUILDING SETBACK
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.S.E.	FIRE PROTECTION SYSTEM EASEMEN
F.L.E.	FUEL LINE EASEMENT
L.S.E. G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
P.S.	PARKING SETBACK
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
,,,_,	CONTOURS
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
<u></u>	PROPOSED INTERMEDIATE CONTOURS
	BOUNDARIES SECTION LINE
— <u>EP</u>	EXISTING PROPERTY BOUNDARY
<del></del>	PROPOSED PROPERTY BOUNDARY
-	EXISTING LOT LINE
	PROPOSED LOT LINE
	EVICTING DIGHT OF WAY
ER/W	EXISTING RIGHT-OF-WAY
—ER/W———————————————————————————————————	PROPOSED RIGHT-OF-WAY
ER/W R/W	PROPOSED RIGHT-OF-WAY UTILITIES
ER/W R/W	PROPOSED RIGHT-OF-WAY
**	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT
⇔ LTP	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE
↓ LTP  □ PWP	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER
↓ LTP  □ PWP	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER
DESS  LTP  DESS  SSMH  ESS  SS  FSS	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT LIGHT POLE POWER POLE  SANITARY MANHOLE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER
□ LTP     □ PWP     ⑤ SSMH     □ SS     □ SS     □ FSS     □ ESL	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE
© SSMH  SS  SS  SS  FSS  ESL  SL	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE
□ PWP     □ SSMH     □ SS     □ SS     □ SS     □ SS     □ SS     □ ESL	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE  STORM SEWER MANHOLE
© SSMH  SS  SS  SS  FSS  ESL  SL	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE  STORM SEWER MANHOLE  EXISTING STORM SEWER
© SSMH  SS  SS  SS  SS  SS  SS  SS  SS  SS	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE  STORM SEWER MANHOLE
© LTP  D PWP  S SSMH  ESS  SS  ESL  SL  SDMH  ST	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT LIGHT POLE POWER POLE  SANITARY MANHOLE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER EXISTING STEAM LINE PROPOSED STEAM LINE STORM SEWER MANHOLE EXISTING STORM SEWER PROPOSED STORM SEWER
© LTP  D PWP  S SSMH  ESS  FSS  ESL  O SDMH  ST  O FH	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE  STORM SEWER MANHOLE  EXISTING STORM SEWER  PROPOSED STORM SEWER  FIRE HYDRANT
DESS DMH DMH DESS DMMH DMMMH DESS DMMH DMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT LIGHT POLE POWER POLE SANITARY MANHOLE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER EXISTING STEAM LINE PROPOSED STEAM LINE STORM SEWER MANHOLE EXISTING STORM SEWER PROPOSED STORM SEWER FIRE HYDRANT WATER MANHOLE WATER MARKER
DESS DESL DEST DEST DEST DEST DEST DEST DEST DEST	PROPOSED RIGHT-OF-WAY  UTILITIES  GROUND LIGHT  LIGHT POLE  POWER POLE  SANITARY MANHOLE  EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  FUTURE SANITARY SEWER  EXISTING STEAM LINE  PROPOSED STEAM LINE  STORM SEWER MANHOLE  EXISTING STORM SEWER  PROPOSED STORM SEWER  FIRE HYDRANT  WATER MANHOLE  WATER MARKER

RELEASED FOR CONSTRUCTION
As Noted on Plans Review velopment Services Department Lee's Summit, Missouri 02/23/2022 JULIE ELAINE SELLERS NUMBER PE-2017000367

	, , ,		
	NO ON	DATE	REVISIONS DESCRIPTION
	1	21-10-01	REVISIONS PER CITY COMMENTS
2020			

HOOK FARMS POOL

MGO CGW

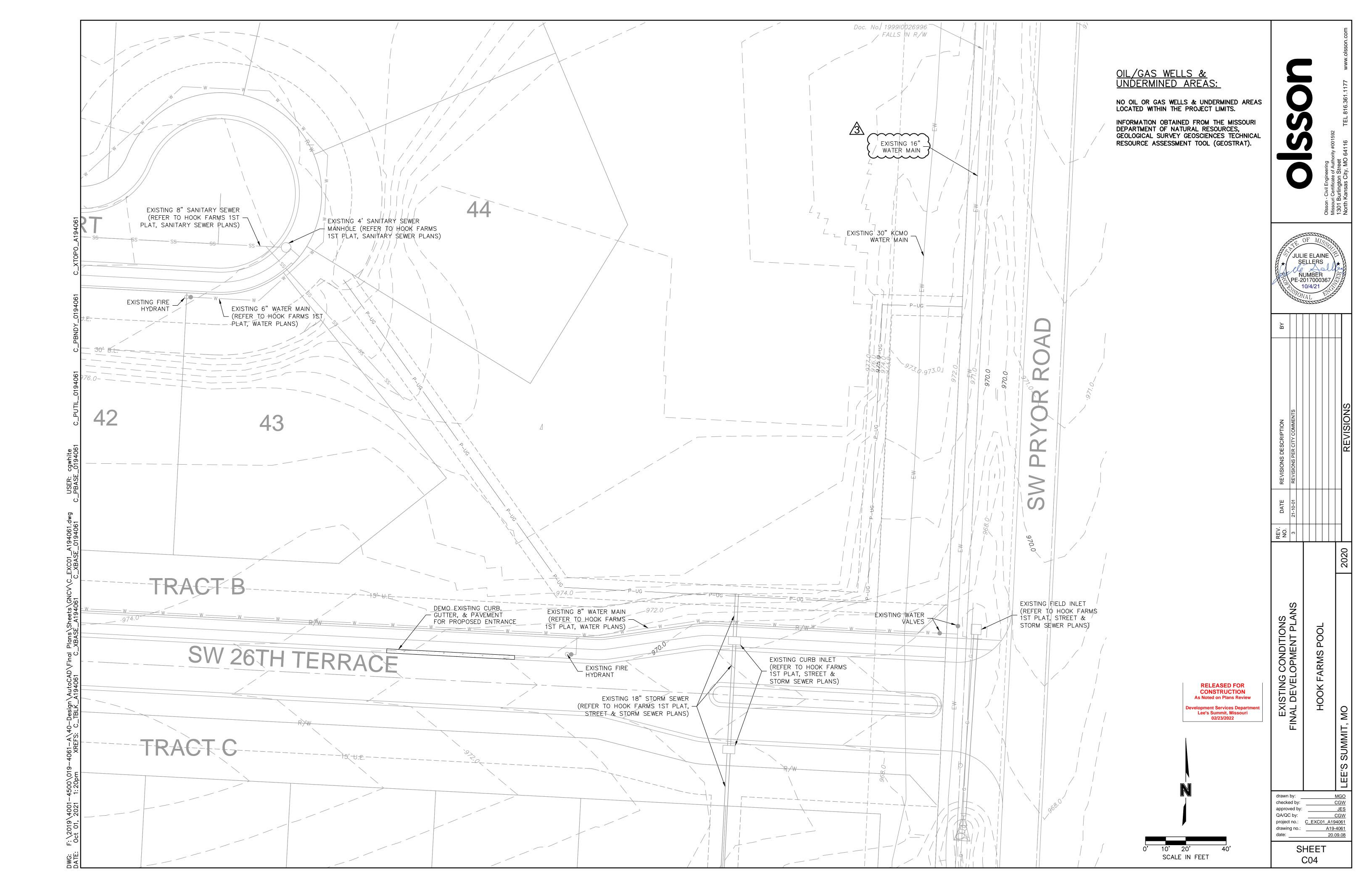
20.09.08

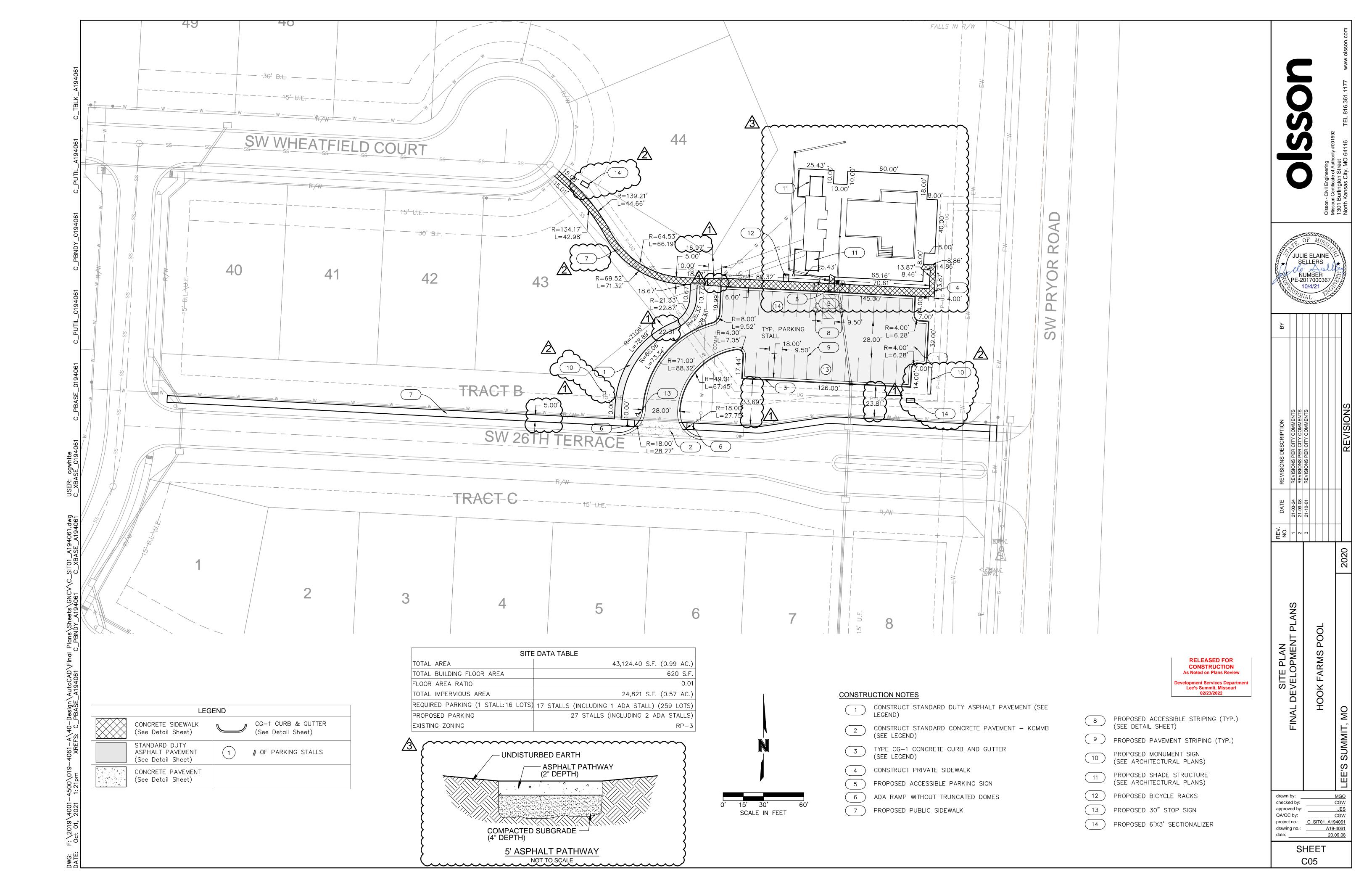
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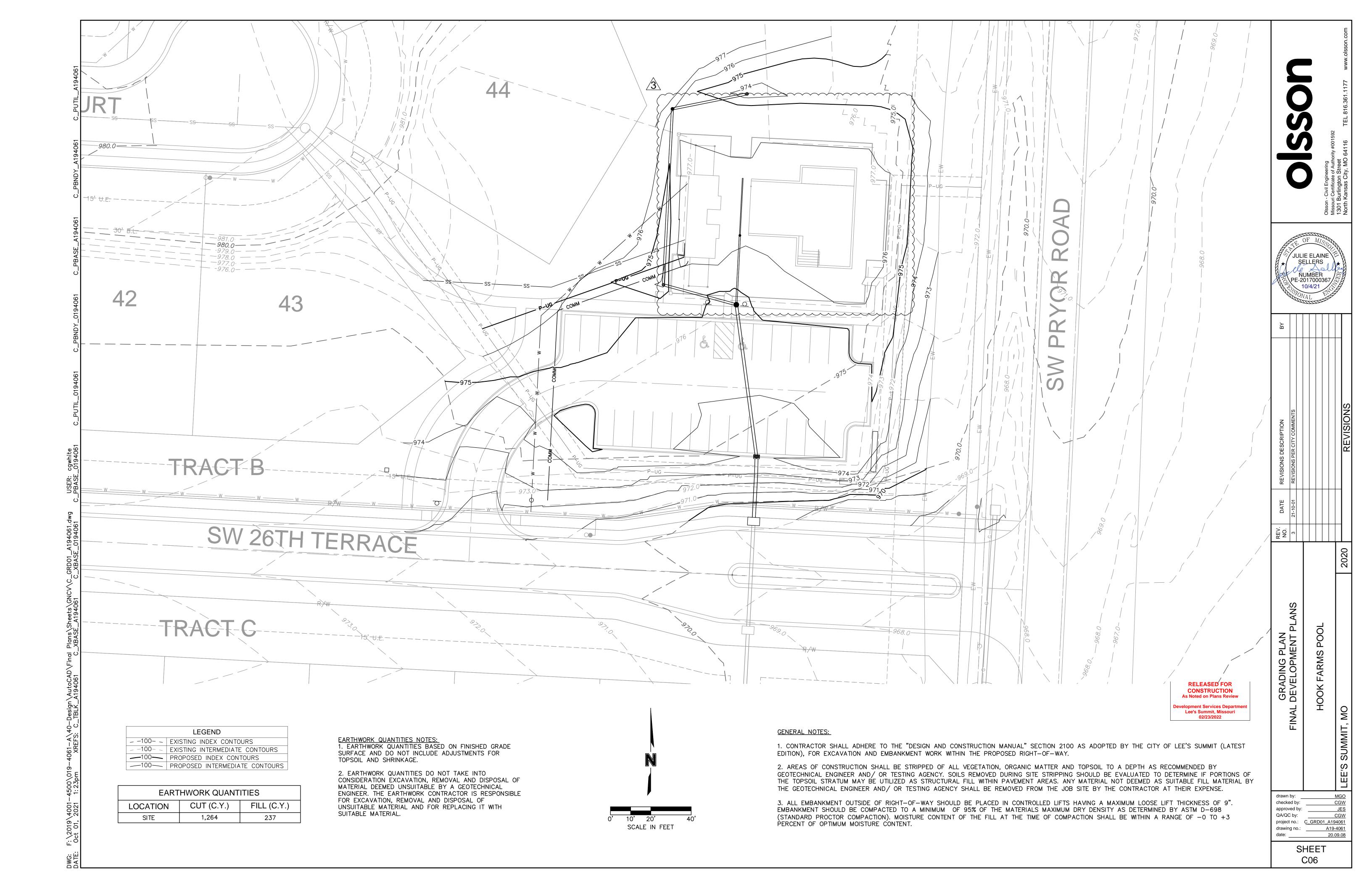
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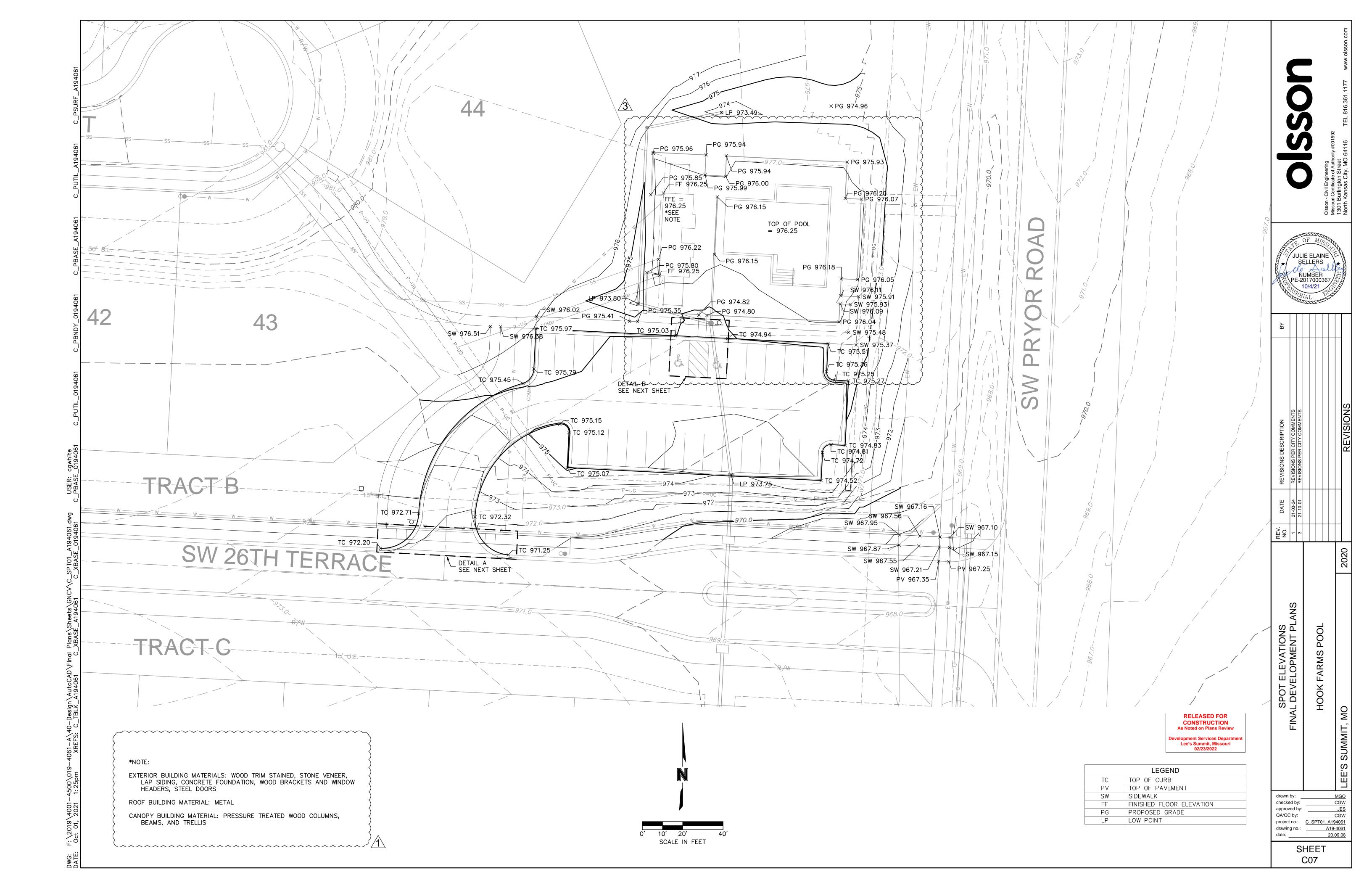
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drawing no.: A19-4061

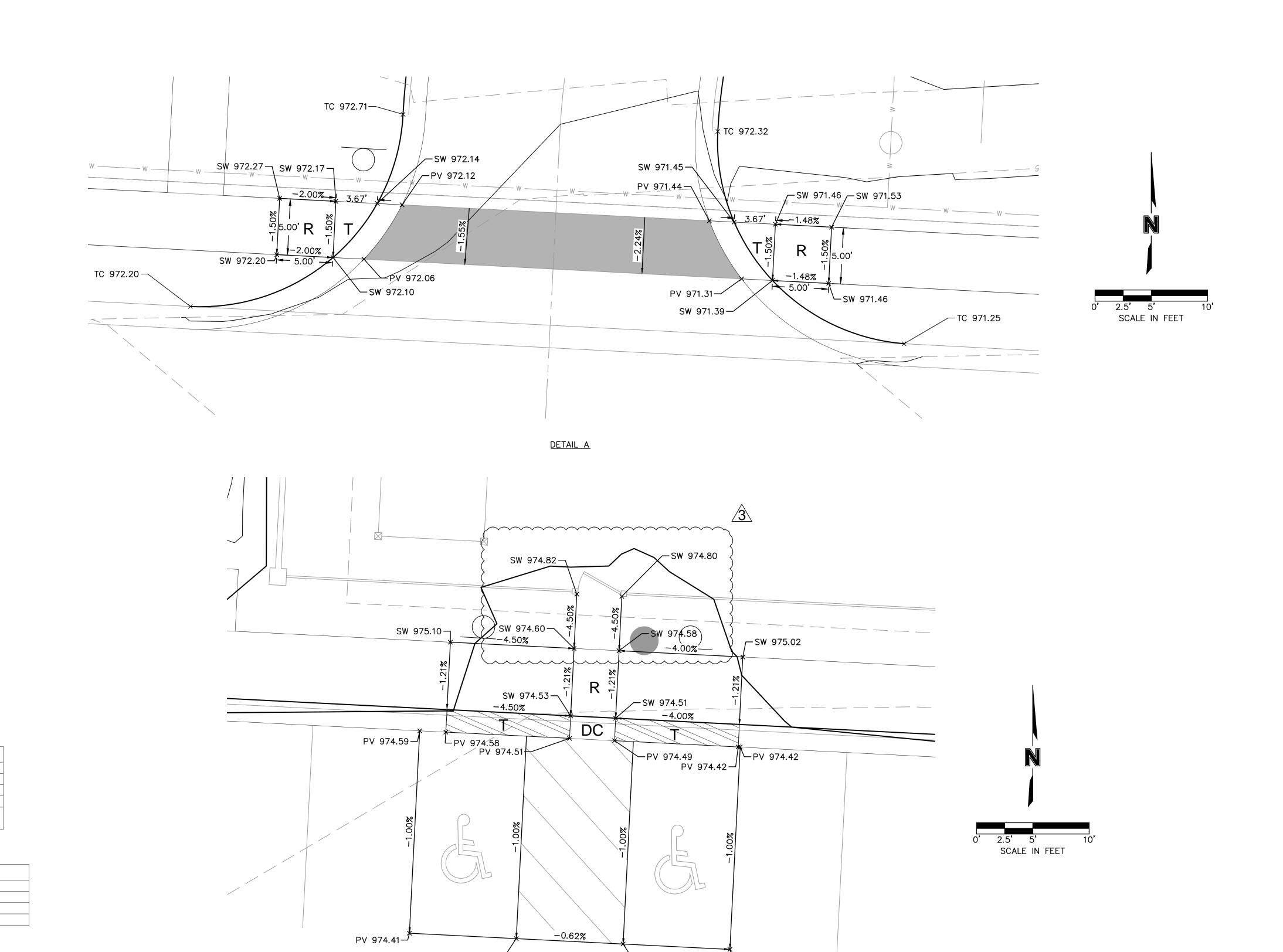
SHEET











PV 974.35-

└─PV 974.24

►PV 974.30

<u>DETAIL B</u>

PV

SW

PG

NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
2. Curb ramp flares shall not be steeper than 1:10

ADA LEGEND

DEPRESSED CURB

TRANSITION CURB LIMITS

TRANSITION

LEGEND

TOP OF CURB

SIDEWALK

TOP OF PAVEMENT

PROPOSED GRADE

LANDING RAMP

2. Curp ramp mares shall not be steeper than 1:10 max slope.

3. A turning space is required at all directional changes, which shall not have a design slope greater than 1.5%.

4. Ramp runs shall have a maximum running slope of 7.5%.

**RELEASED FOR** CONSTRUCTION
As Noted on Plans Review Lee's Summit, Missouri 02/23/2022

SPOT ELEVATIONS FINAL DEVELOPMENT PLANS HOOK FARMS POOL

SHEET C08

drawn by:

checked by:

approved by:

project no.: C\_SPT01\_A194061
drawing no.: A19-4061

QA/QC by:

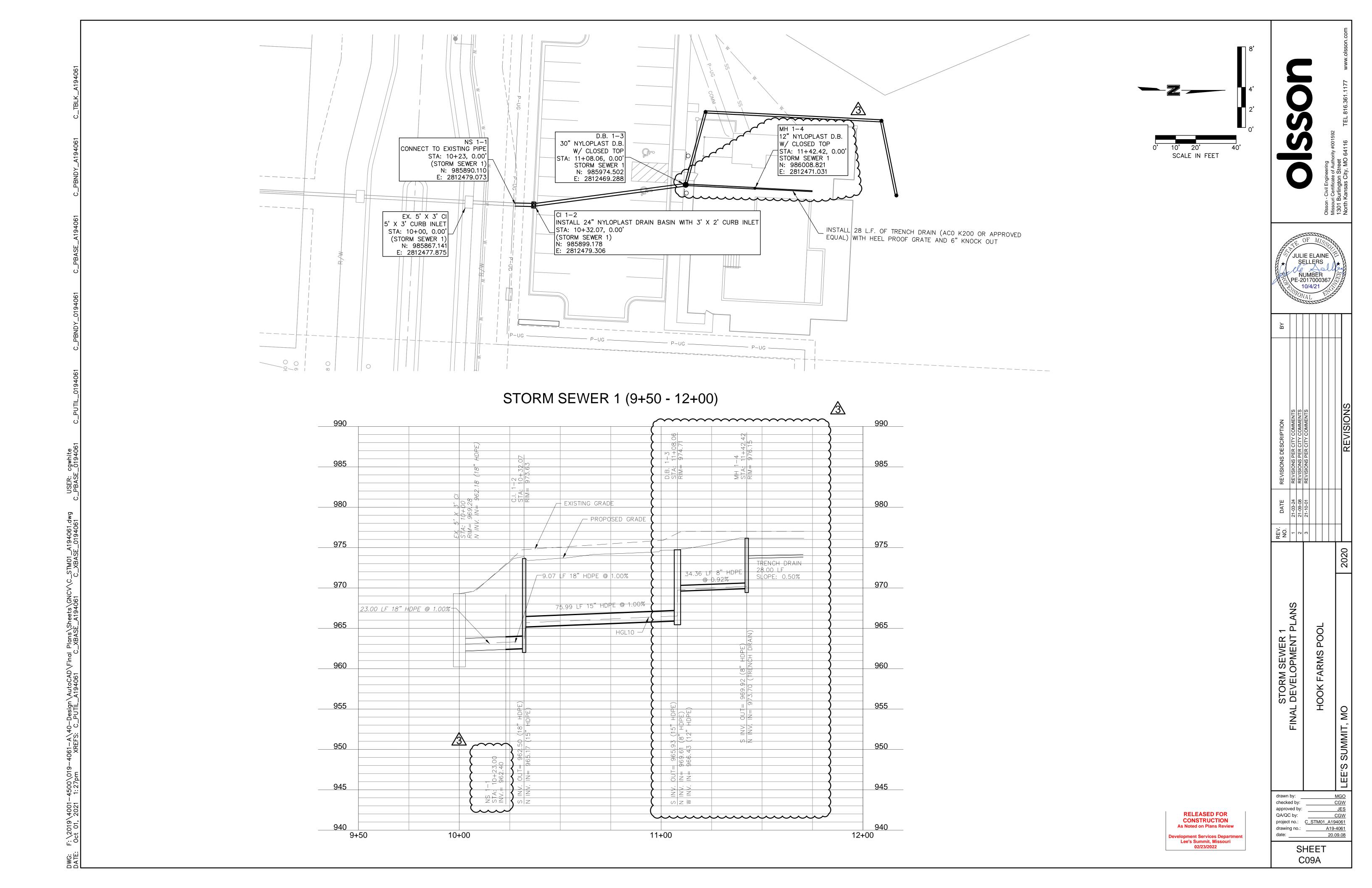
MGO

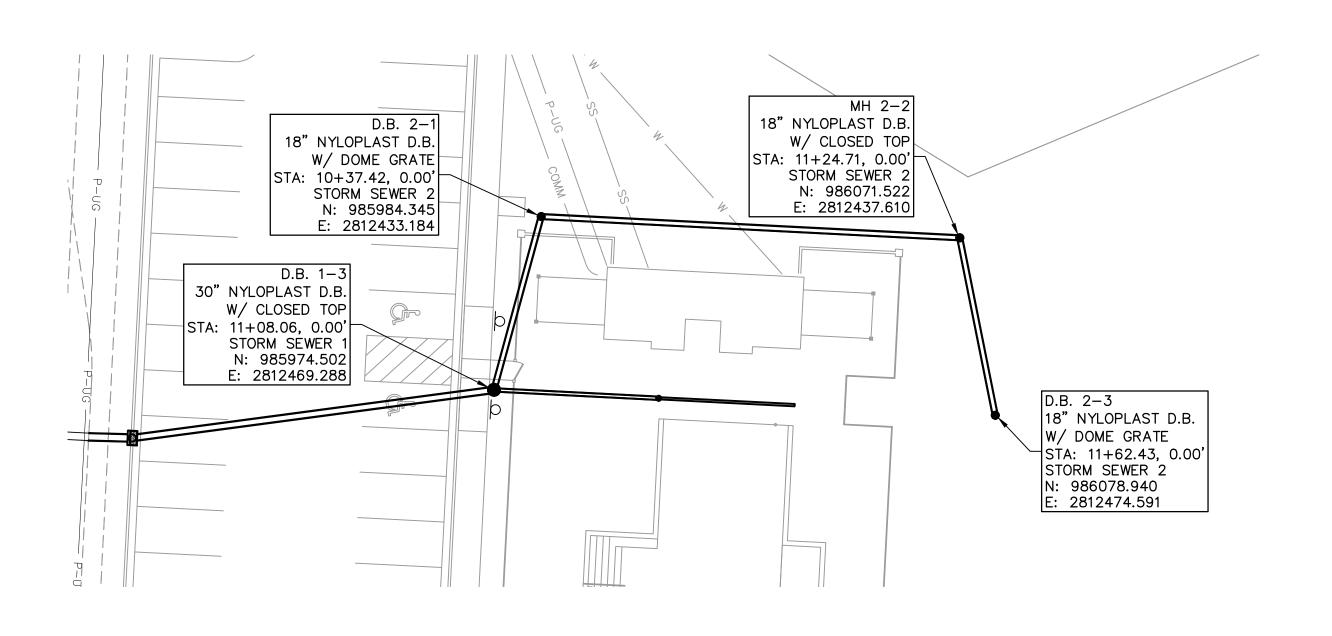
CGW

CGW

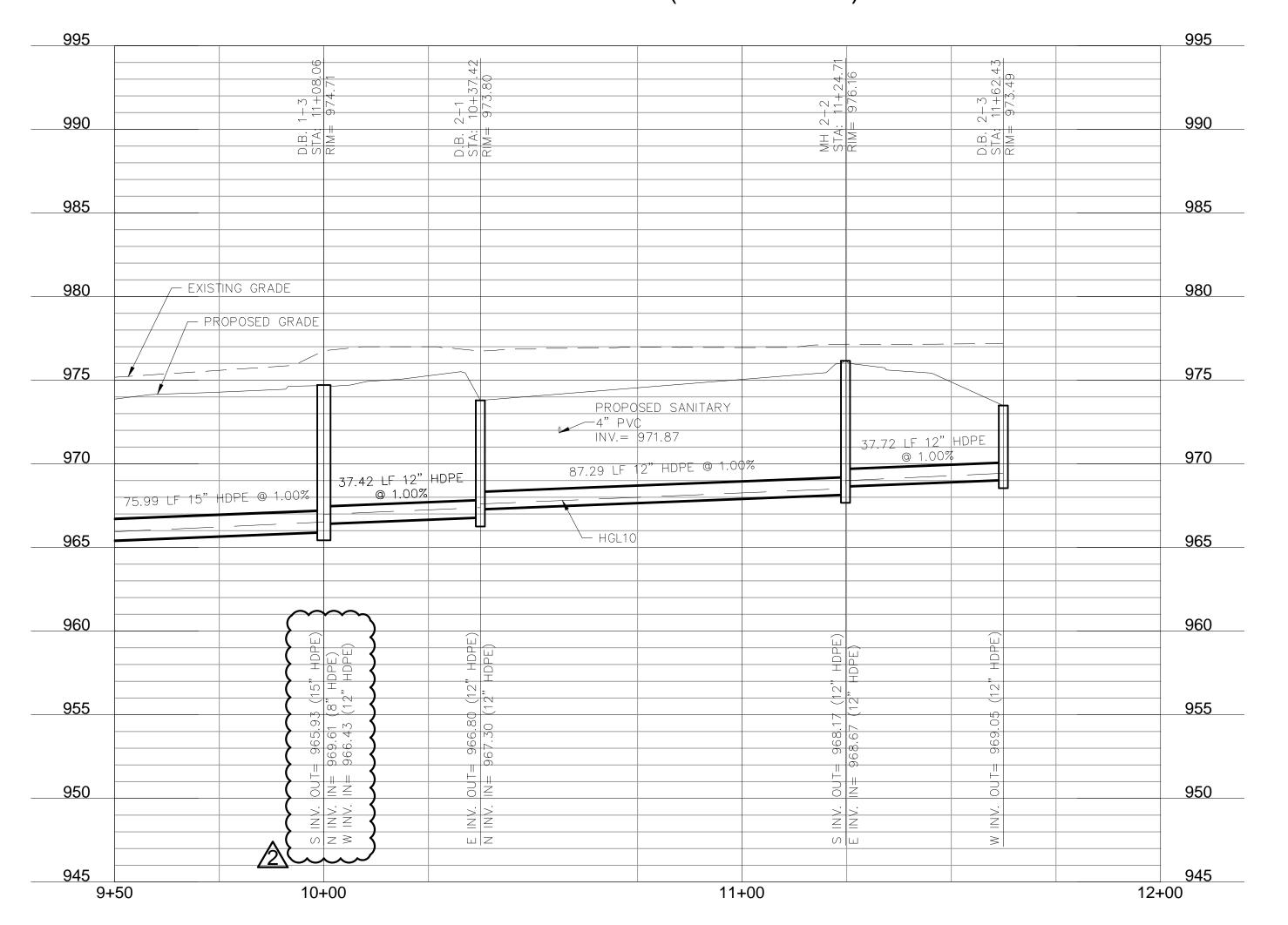
20.09.08

JES



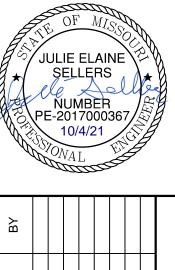


# STORM SEWER 2 (9+50 - 12+00)

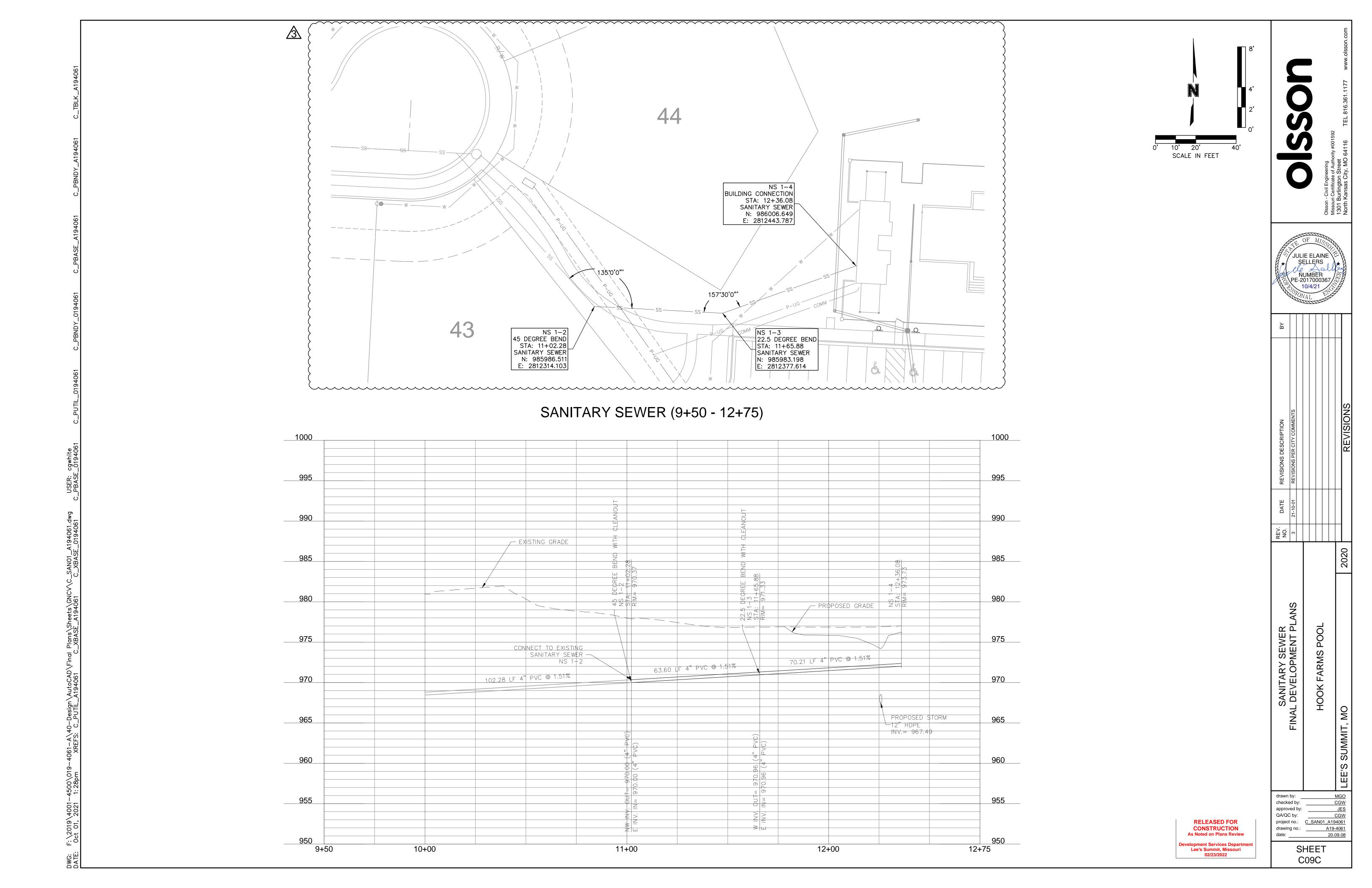


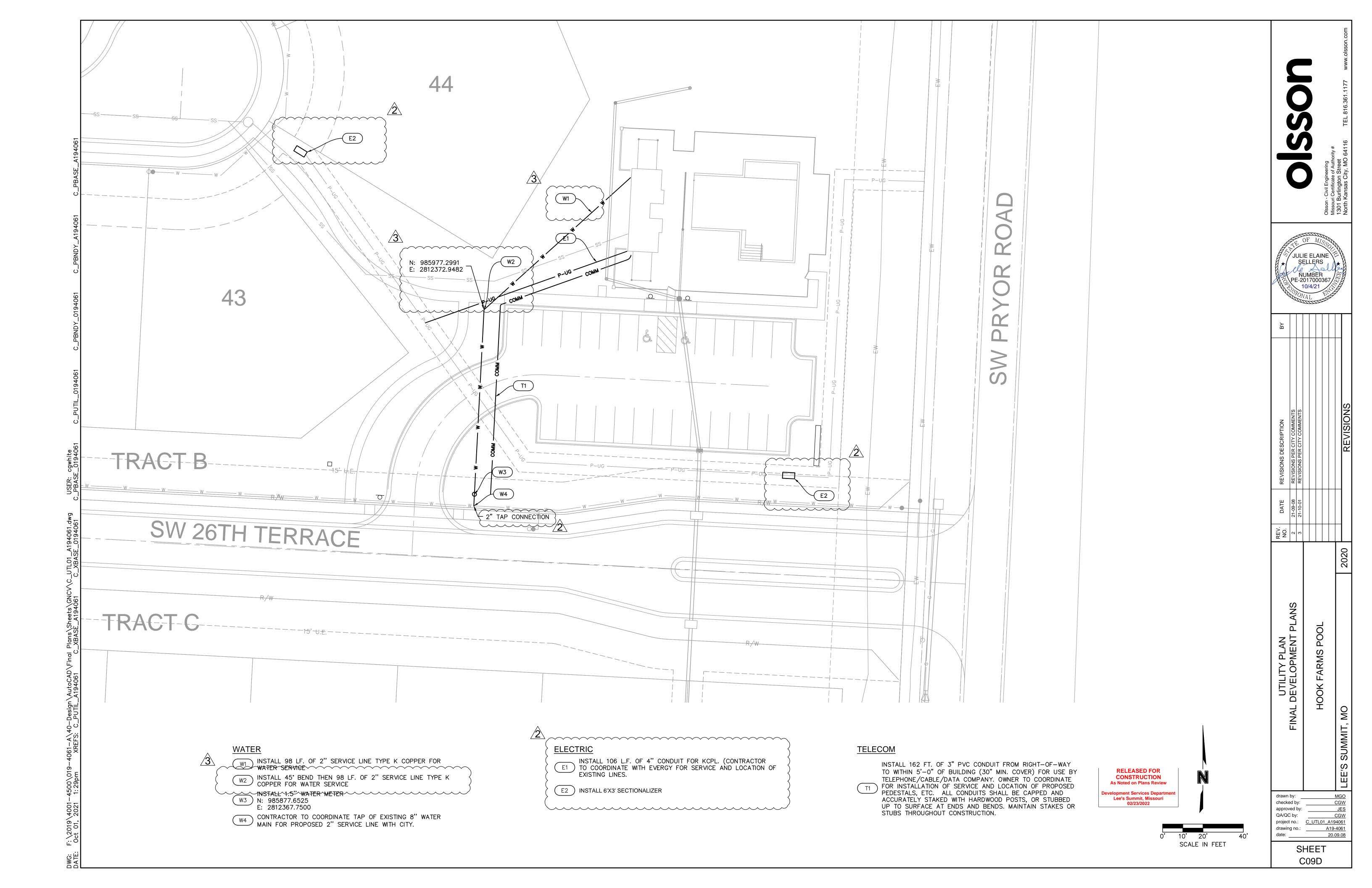
drawn by: MGO
checked by: CGW
approved by: JES
QA/QC by: CGW
project no.: C\_STM01\_A194061
drawing no.: A19-4061
date: 20.09.08

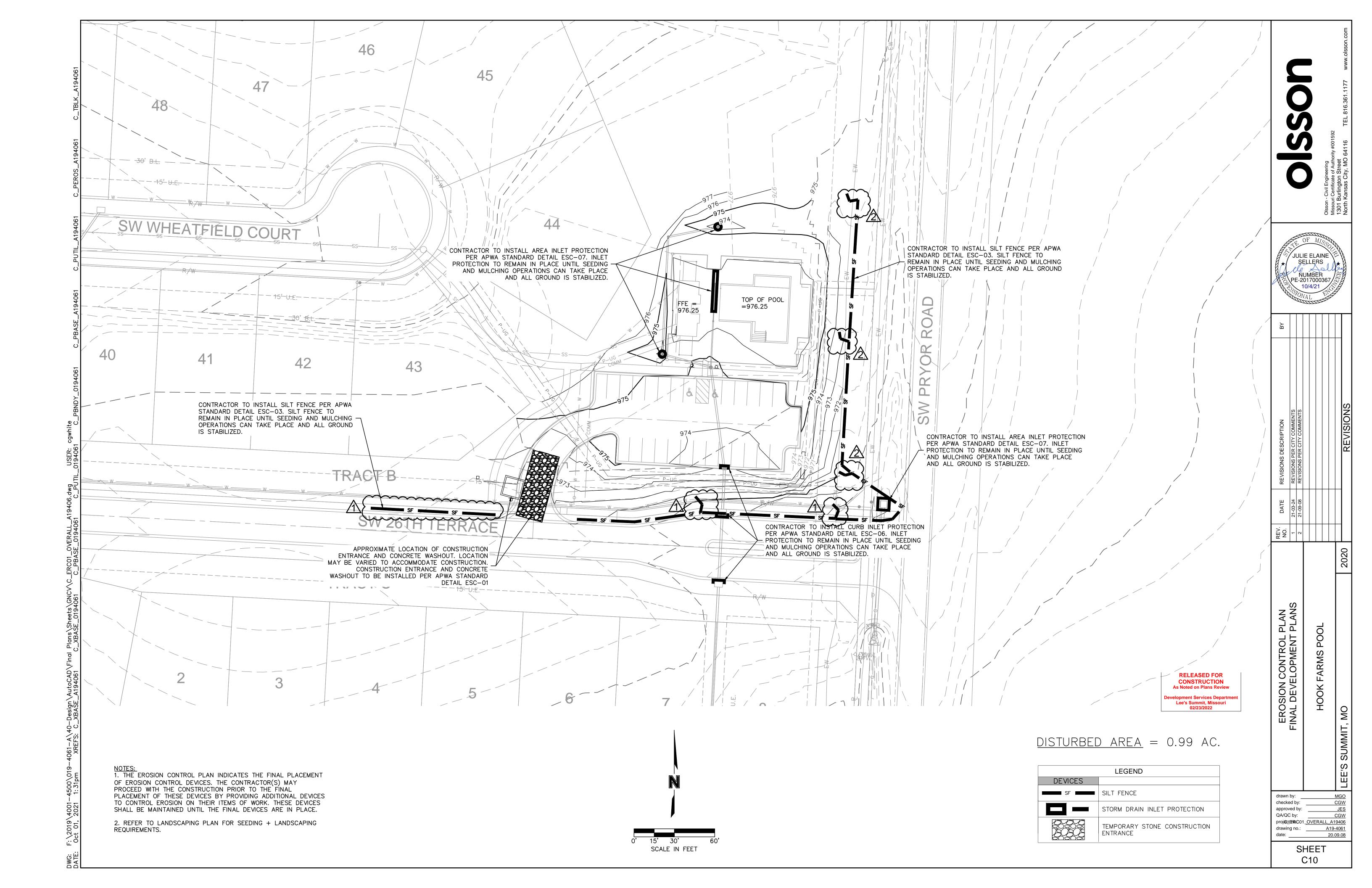
RELEASED FOR CONSTRUCTION As Noted on Plans Review velopment Services Departmen Lee's Summit, Missouri 02/23/2022

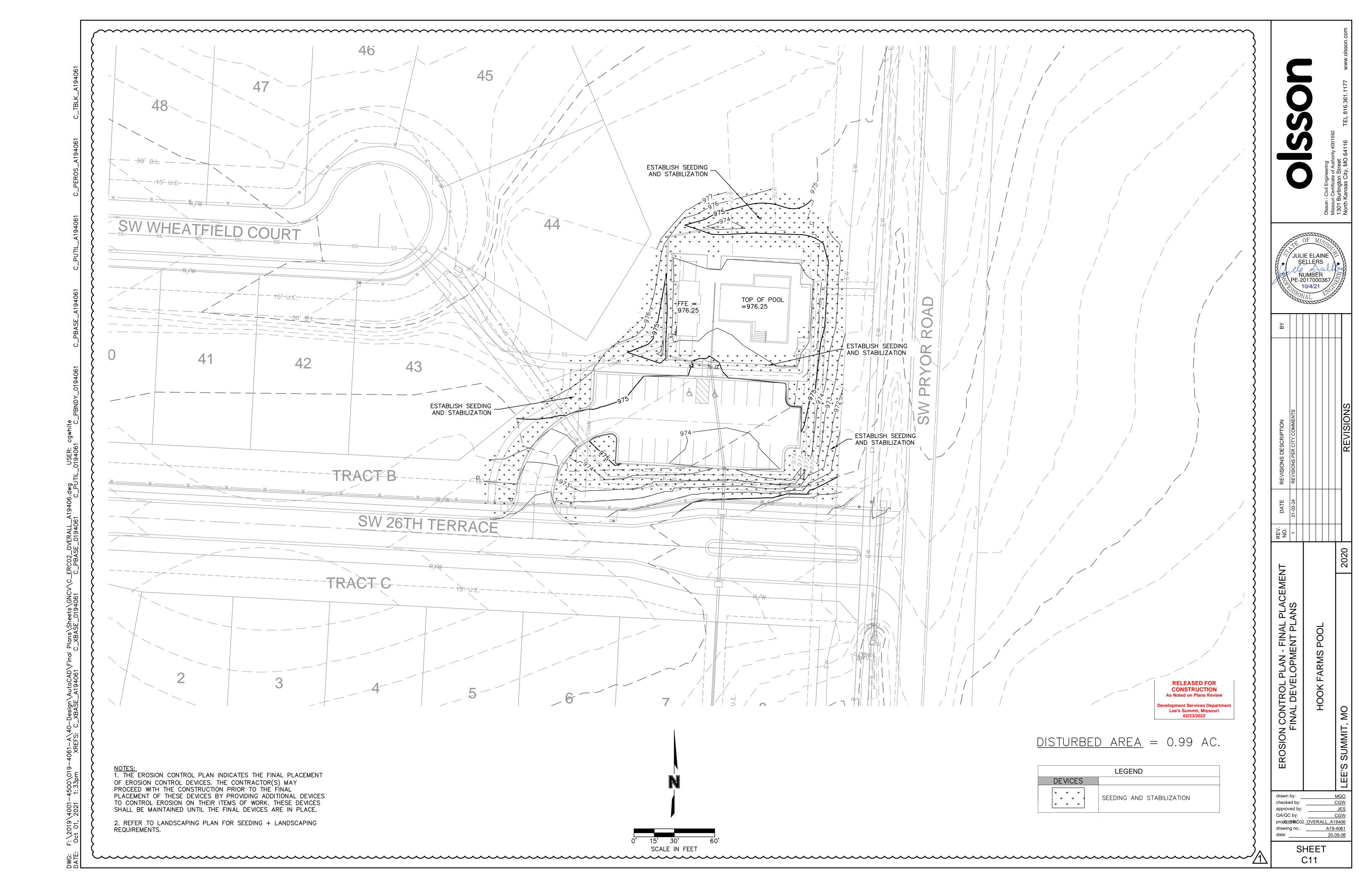


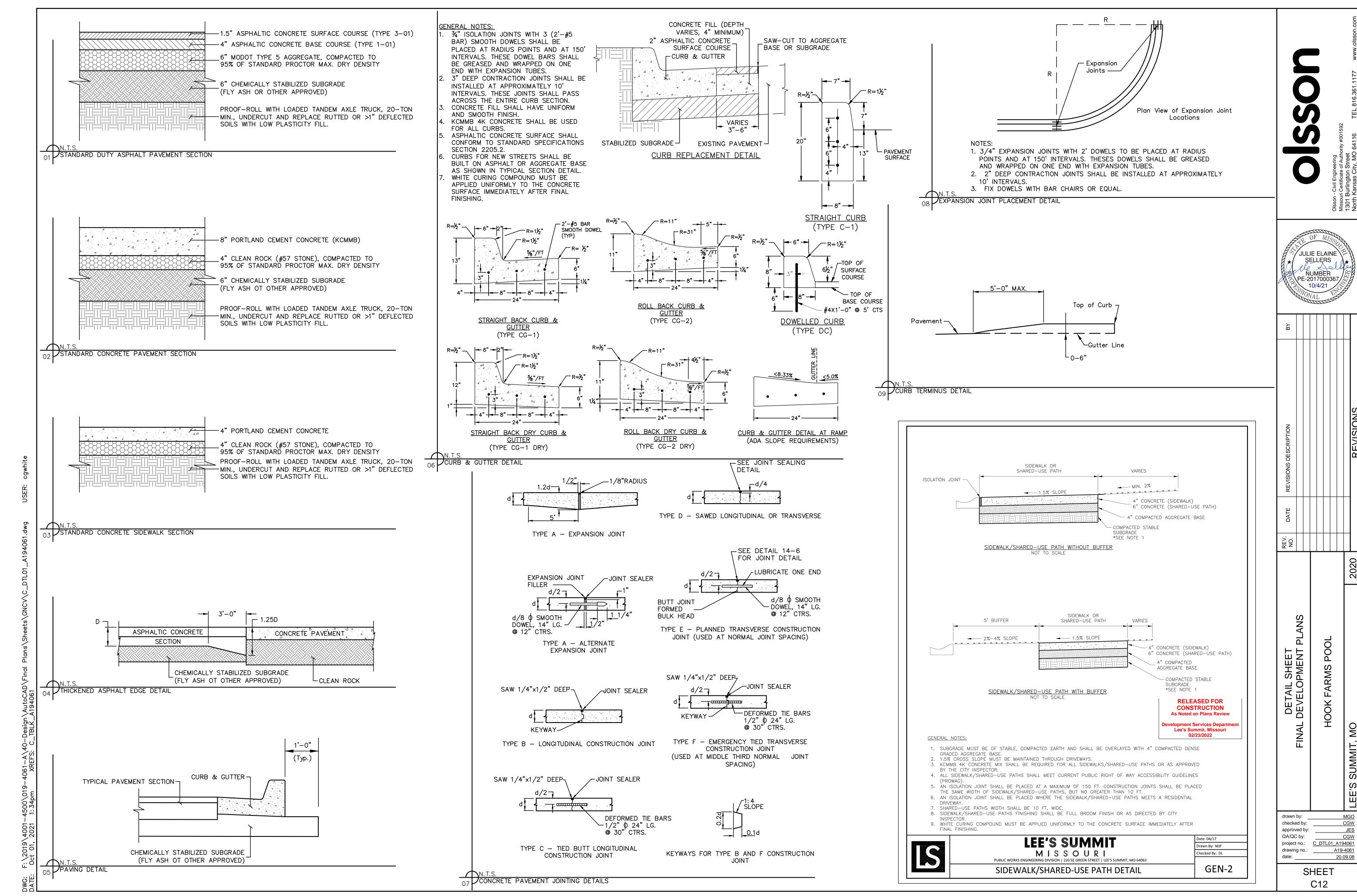
SHEET C09B

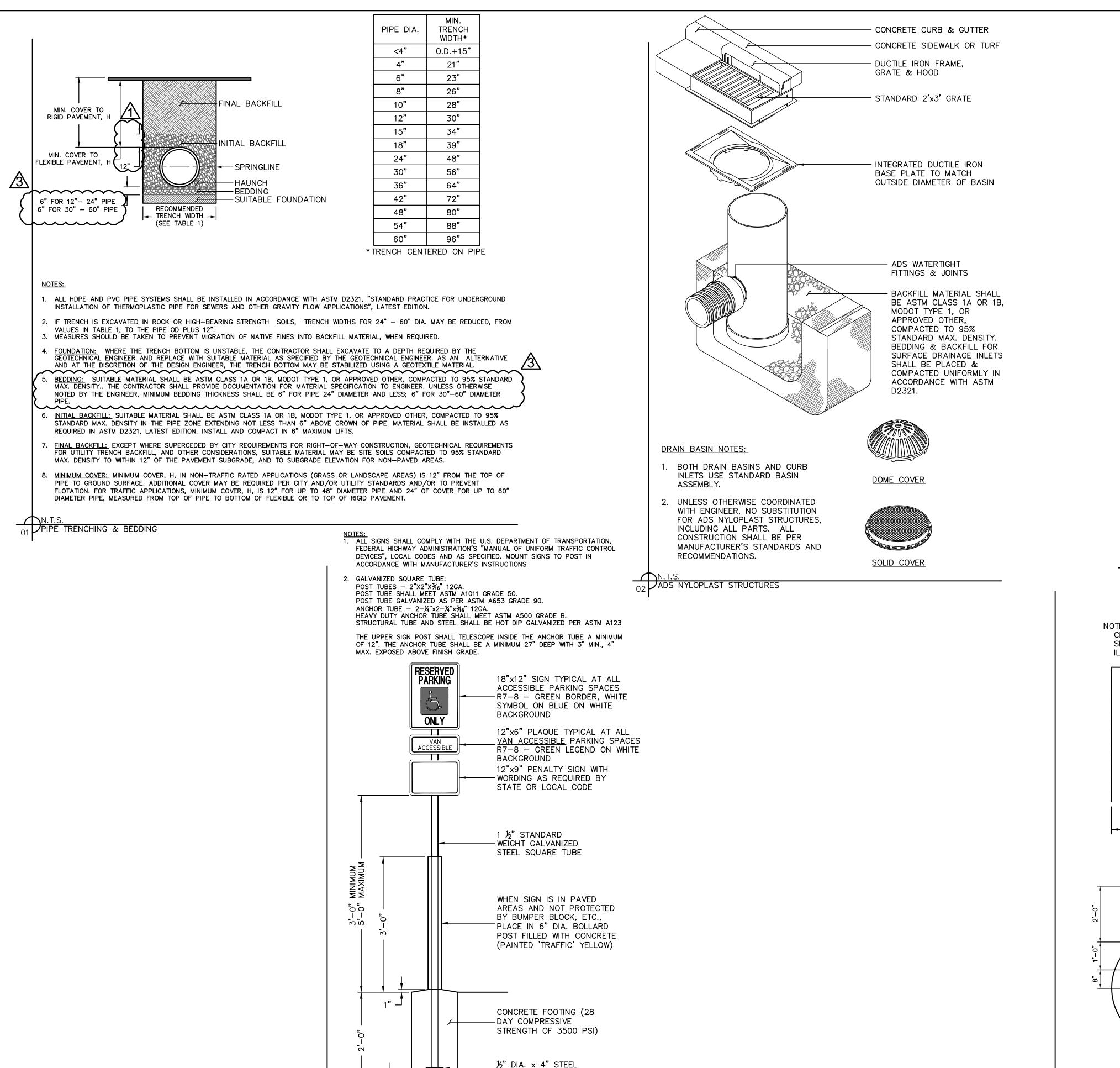










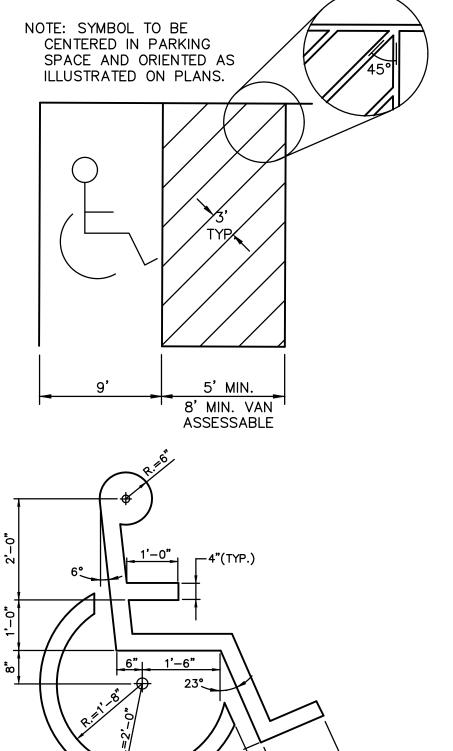


ROD THROUGH POST

05 JACCESSIBLE SIGNAGE DETAIL

PROPERTY LINE OR TRENCH CHECK -10' FROM MAIN 1-1/8 (45°) BEND TRACER BOX TRACER WIRE WITH GREEN CAP WATERTIGHT CAP COMPACTED BACKFILL SERVICE WYE -MAGNESIUM ANODE - COMPACTED GRANULAR BEDDING (1lb MIN) STANDARD INSTALLATION NOT TO SCALE PROPERIY LINE OR 10 FROM MAIN -TRACER BOX WITH GREEN CAP TRENCH CHECK -(2)-1/8 (45°) BENDS · WATERTIGHT CAP COMPACTED BACKFILL TRACER WIRE ---(1)-1/8  $(45^{\circ})BEND$ SERVICE WYE -MAGNESIUM ANODE **ULIE ELAINE** (1lb MIN) - SEWAGE FLOW SELLERS NUMBER SIDE VIEW PE-2017000367/ 10/4/21 COMPACTED GRANULAR BEDDING 1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND. 2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN. 3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN). TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH. 5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER. 7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION. N.T.S.

O3 BUILDING SEWER STUB AND RISER



ACCESSIBLE STRIPING DETAIL

RELEASED FOR CONSTRUCTION As Noted on Plans Review Lee's Summit, Missouri 02/23/2022

drawing no.: A19-4061 20.09.08

drawn by:

checked by:

QA/QC by:

approved by:

SHEET C13

project no.: <u>C\_DTL01\_A194061</u>

FARMS

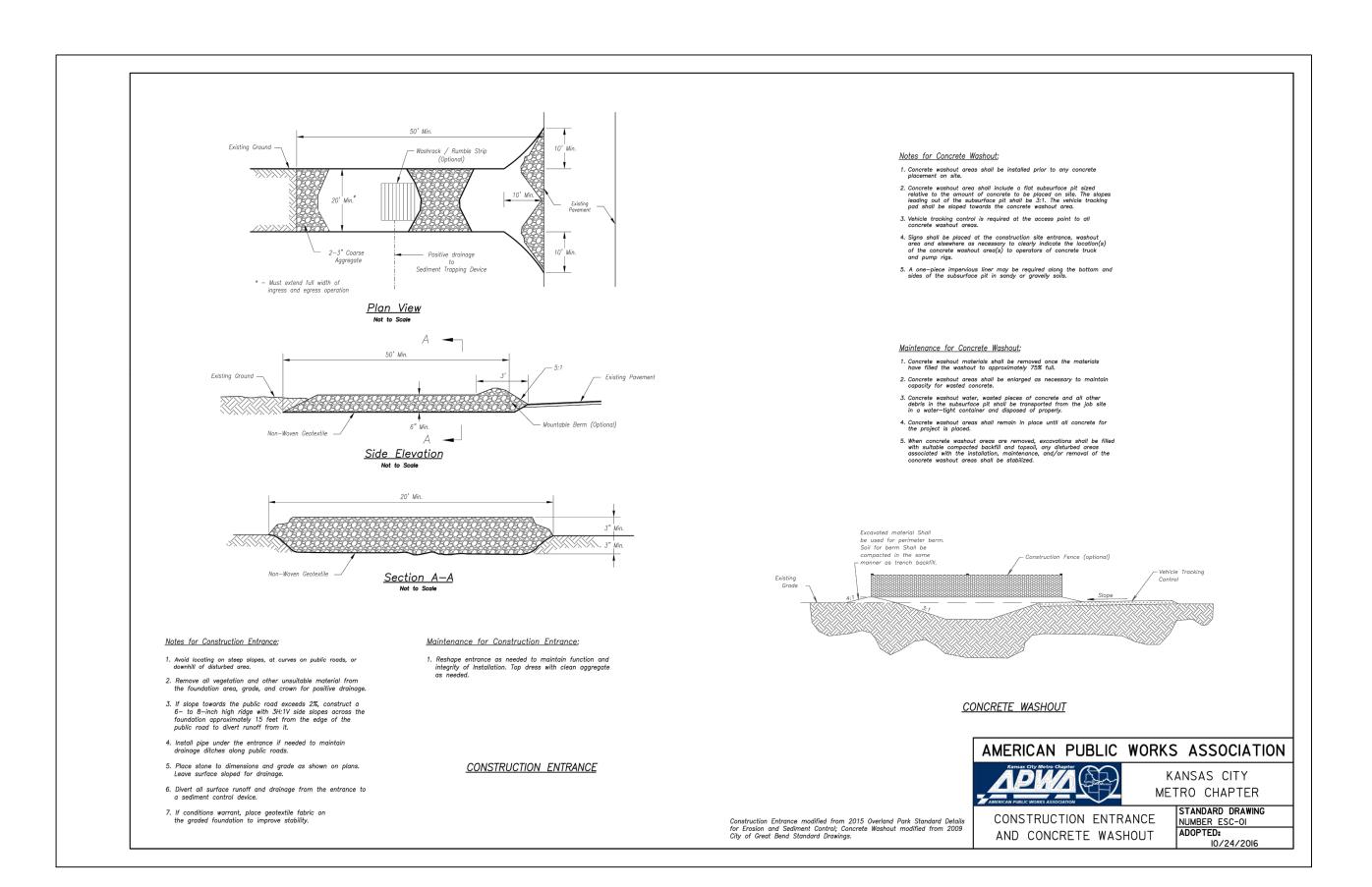
HOOK

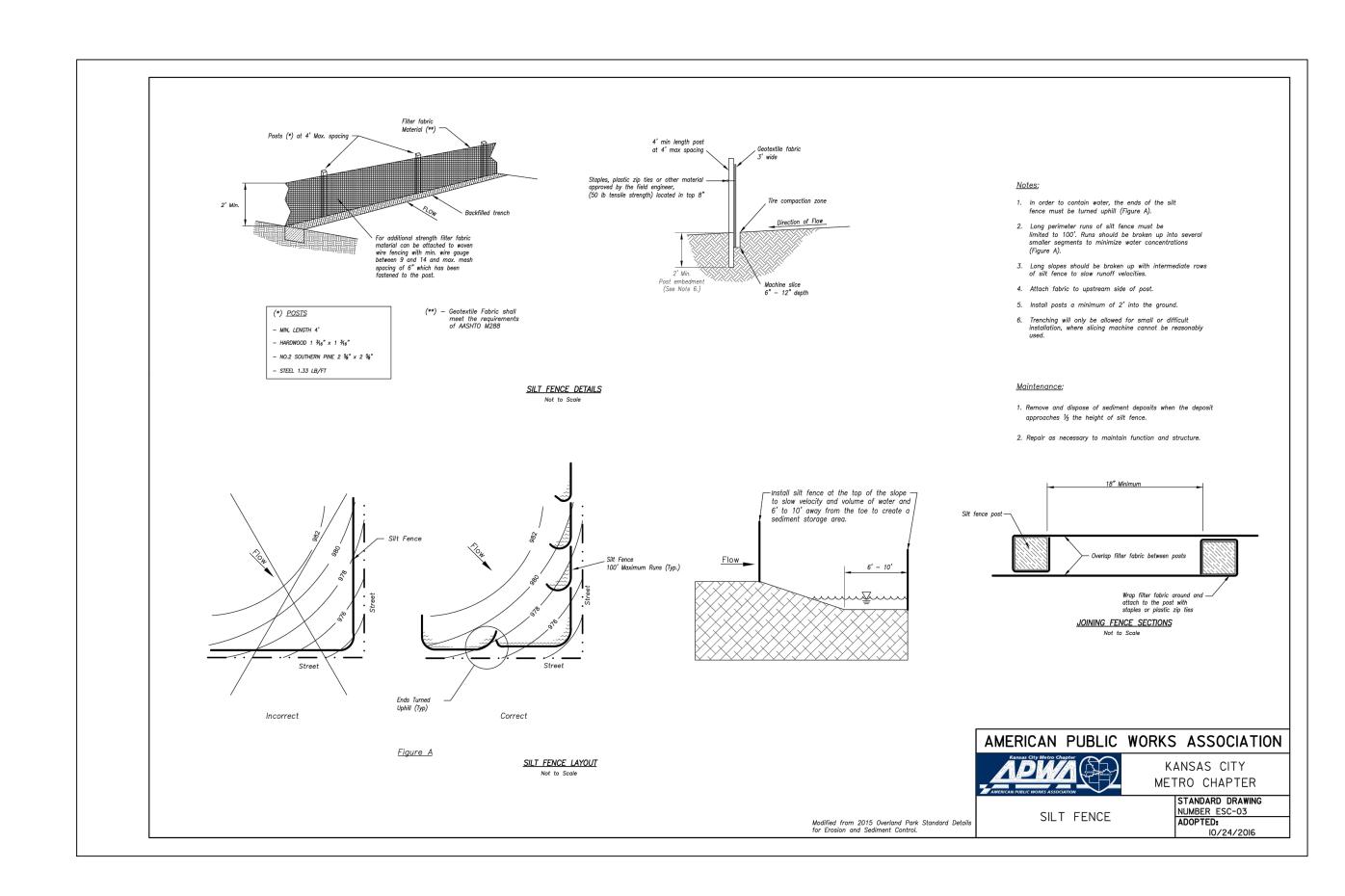
MGO

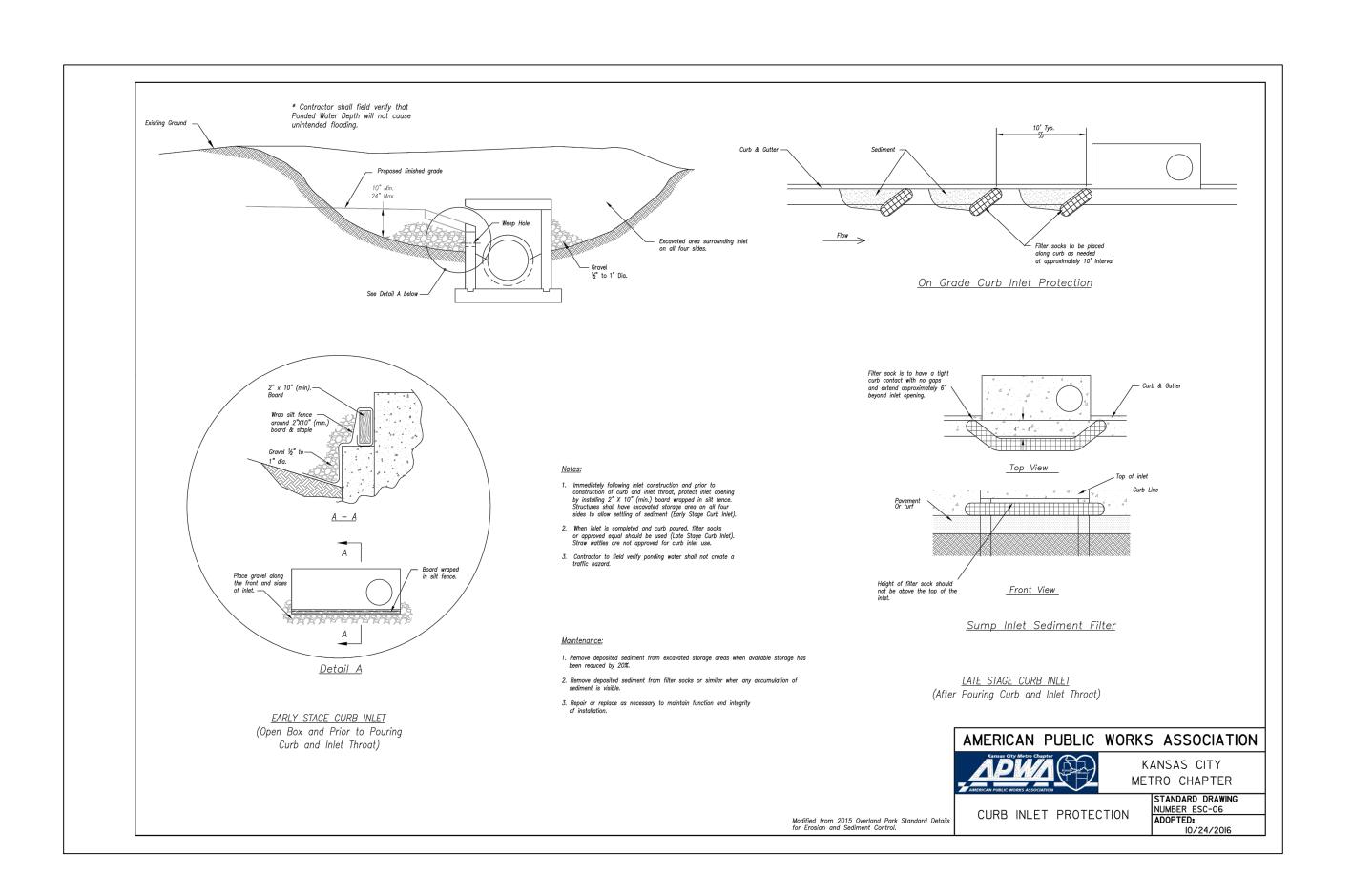
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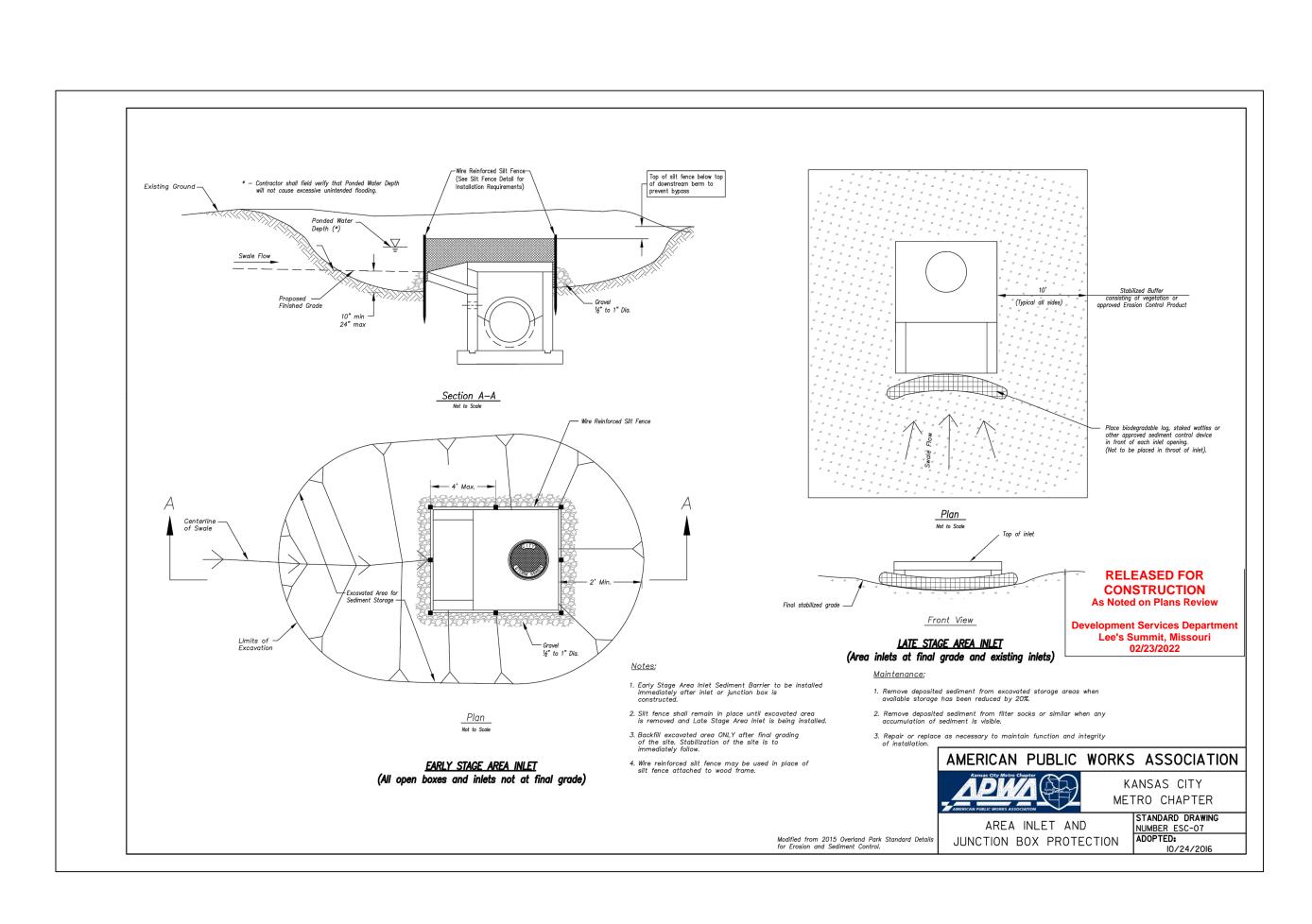
<u>JES</u>

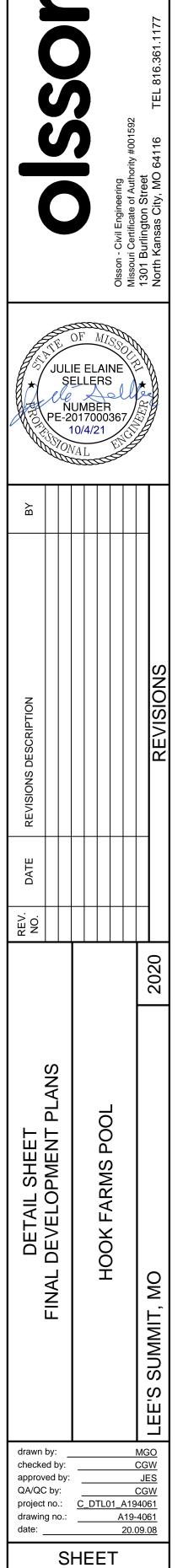
CGW











Inlet Design	Table										
10	Year Return	Frequency									
	Inlet		Upstream		Clogging	Inlet	Sag Inlet	Captured		Inlet	Ponding
Inlet ID	Location	Peak Flow	Bypass	Total Flow	Factor	Capacity	Capacity	Flow	Bypass Flow	Efficiency	Depth
							(Note 1)			(Note 2)	
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
EX. C.I.	GRADE	3.17	0.00	3.17	1.00	2.87	2.87	2.87	0.30	90.60%	
C.I. 1-2	SAG	1.81	0.00	1.81	0.80	11.64	9.31	1.81	0.00	100.00%	•••
TRENCH 1-5	SAG	0.13	0.00	0.13	0.80	2.33	1.87	0.13	0.00	100.00%	0.07
D.B. 2-1	SAG	1.14	0.00	1.14	0.80	2.33	1.87	1.14	0.00	100.00%	0.31
D.B. 2-3	SAG	1.57	0.00	1.57	0.80	32.67	26.13	1.57	0.00	100.00%	0.07

1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600. Both theoretical capacity and reduced capacity are shown.

2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80%

Drainage Are	Drainage Area Design Table										
10	Year Return F	requency									
	Drainage										
Inlet ID	Area	С	Tc	i	К	Peak Flow					
	(ac)		(min)	(in/hr)		(cfs)					
EX. C.I.	0.98	0.44	5.00	7.35	1.00	3.17					
C.I. 1-2	0.28	0.88	5.00	7.35	1.00	1.81					
TRENCH 1-5	0.02	0.90	5.00	7.35	1.00	0.13					
D.B. 2-1	0.47	0.33	5.00	7.35	1.00	1.14					
D.B. 2-3	0.69	0.31	5.00	7.35	1.00	1.57					

10	Year Return Frequ	Hency										
Upstream	Downstream	испсу	Upstream	Downstream			Manning's					Upstream
Structure	Structure	Length	Invert	Invert	Slope	Diameter	n	Total Flow	Velocity	Capacity	Flow Depth	Struct. HGL
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)
STORM NS - 01	EX. C.I.	23	962.41	962.18	1	18	0.012	4.65	6.11	11.38	0.83	963.24
C.I. 1-2	STORM N.S 01	9.071	962.5	962.41	0.99	18	0.012	4.65	4.65	11.33	0.83	963.33
D.B. 1-3	C.I. 1-2	75.987	965.93	965.17	1	15	0.012	2.84	5.4	7	0.68	966.61
MH 1-4	D.B. 1-3	42.646	970	969.61	0.91	8	0.012	0.13	2.32	1.25	0.16	970.16
D.B. 2-1	D.B. 1-3	37.422	966.55	966.18	0.99	12	0.012	2.71	5.29	3.84	0.71	967.26
MH 2-2	D.B. 2-1	87.289	968.02	967.15	1	12	0.012	1.57	4.65	3.85	0.53	968.55
D.B. 2-3	MH 2-2	37.717	969	968.62	1.01	12	0.012	1.57	4.67	3.87	0.53	969.53

Inlet Design 1	Гable										
100	Year Return F	requency									
	Inlet		Upstream		Clogging	Inlet	Sag Inlet	Captured		Inlet	Ponding
Inlet ID	Location	Peak Flow	Bypass	Total Flow	Factor	Capacity	Capacity	Flow	Bypass Flow	Efficiency	Depth
							(Note 1)			(Note 2)	
		(cfs)	(cfs)	(cfs)		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)
EX. C.I.	GRADE	5.56	0.00	5.56	1.00	4.46	4.46	4.46	1.11	80.13%	•••
C.I. 1-2	SAG	3.18	0.13	3.31	0.80	11.64	9.31	3.31	0.00	100.00%	•••
TRENCH 1-5	SAG	0.23	0.00	0.23	0.80	2.33	1.87	0.23	0.00	100.00%	0.11
D.B. 2-1	SAG	2.00	0.00	2.00	0.80	2.33	1.87	1.87	0.13	93.28%	0.45
D.B. 2-3	SAG	2.76	0.00	2.76	0.80	32.67	26.13	2.76	0.00	100.00%	0.10
1	·	·	·	· · · · · · · · · · · · · · · · · · ·	·	-	·	·	·		

1. Inlet capacity at sag location has been reduced by a clogging factor of 0.80, reducing theoretical capacity to 80% capacity, as required per APWA Section 5600. Both theoretical capacity and reduced capacity are shown. 2. Inlet efficiency shown in the tables is Captured Flow/Total Flow, denoting the actual percentage of flow captured after the capacity has been reduced to 80%

Drainage Are	a Design Tabl	e				
100	Year Return F	requency				
	Drainage					
Inlet ID	Area	С	Tc	i	К	Peak Flow
	(ac)		(min)	(in/hr)		(cfs)
EX. C.I.	0.98	0.44	5.00	10.32	1.25	5.56
C.I. 1-2	0.28	0.88	5.00	10.32	1.25	3.18
TRENCH 1-5	0.02	0.90	5.00	10.32	1.25	0.23
D.B. 2-1	0.47	0.33	5.00	10.32	1.25	2.00
D.B. 2-3	0.69	0.31	5.00	10.32	1.25	2.76

100	Year Return Frequ	uency										
Upstream	Downstream		Upstream	Downstream			Manning's					Upstream
Structure	Structure	Length	Invert	Invert	Slope	Diameter	n	Total Flow	Velocity	Capacity	Flow Depth	Struct. HGL
		(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(ft/s)	(cfs)	(ft)	(ft)
TORM NS - 01	EX. C.I.	23	962.41	962.18	1	18	0.012	8.17	7	11.38	1.11	963.52
C.I. 1-2	STORM N.S 01	9.071	962.5	962.41	0.99	18	0.012	8.17	5.85	11.33	1.11	963.61
D.B. 1-3	C.I. 1-2	75.987	965.93	965.17	1	15	0.012	4.86	6.16	7	0.89	966.82
MH 1-4	D.B. 1-3	42.646	970	969.61	0.91	8	0.012	0.23	2.73	1.25	0.22	970.22
D.B. 2-1	D.B. 1-3	37.422	966.55	966.18	0.99	12	0.012	4.63	5.9	3.84	1	967.72
MH 2-2	D.B. 2-1	87.289	968.02	967.15	1	12	0.012	2.76	5.1	3.85	0.71	968.73
D.B. 2-3	MH 2-2	37.717	969	968.62	1.01	12	0.012	2.76	5.35	3.87	0.71	969.71

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 drawn by:
 MGO

 checked by:
 CGW

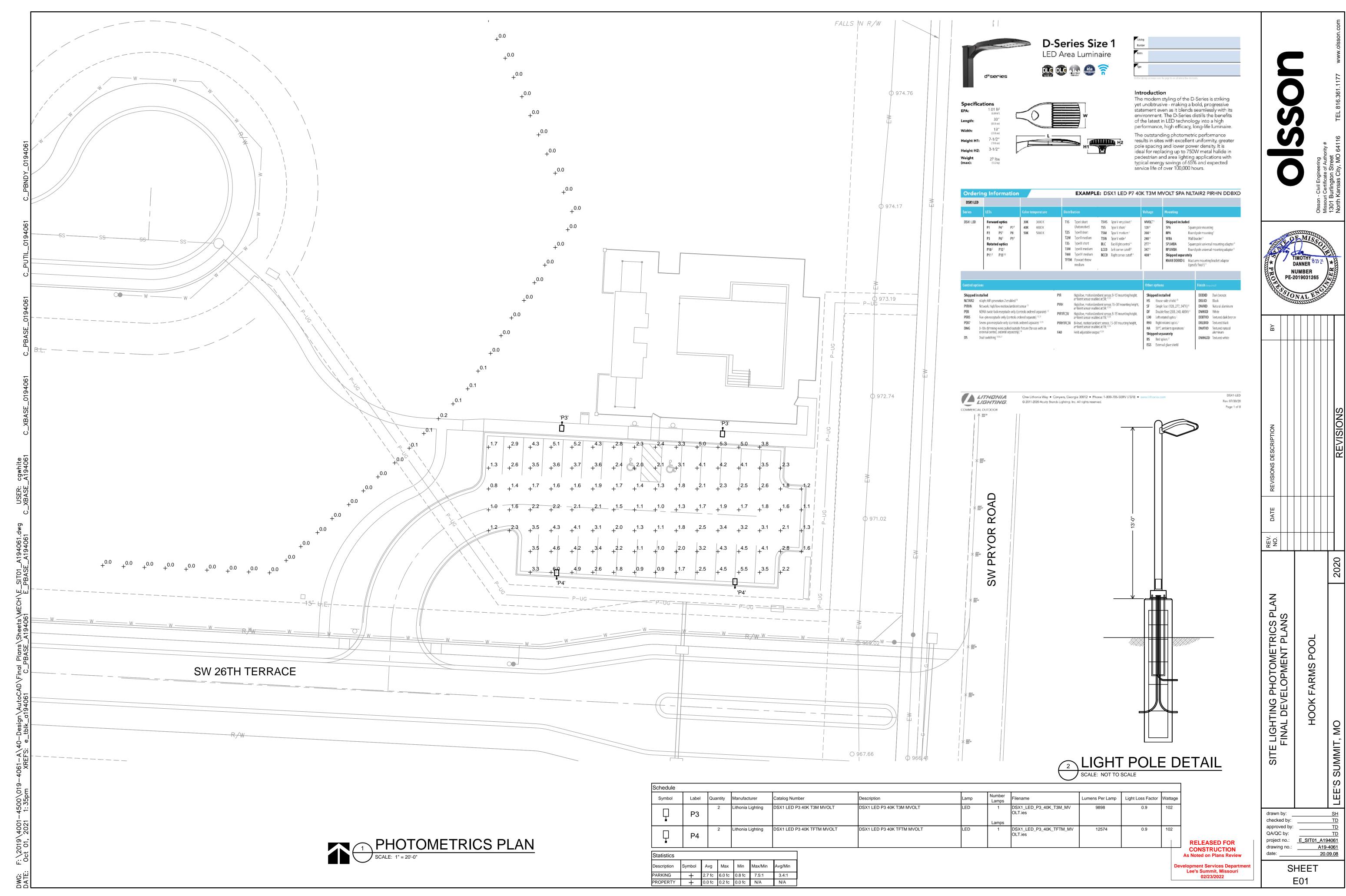
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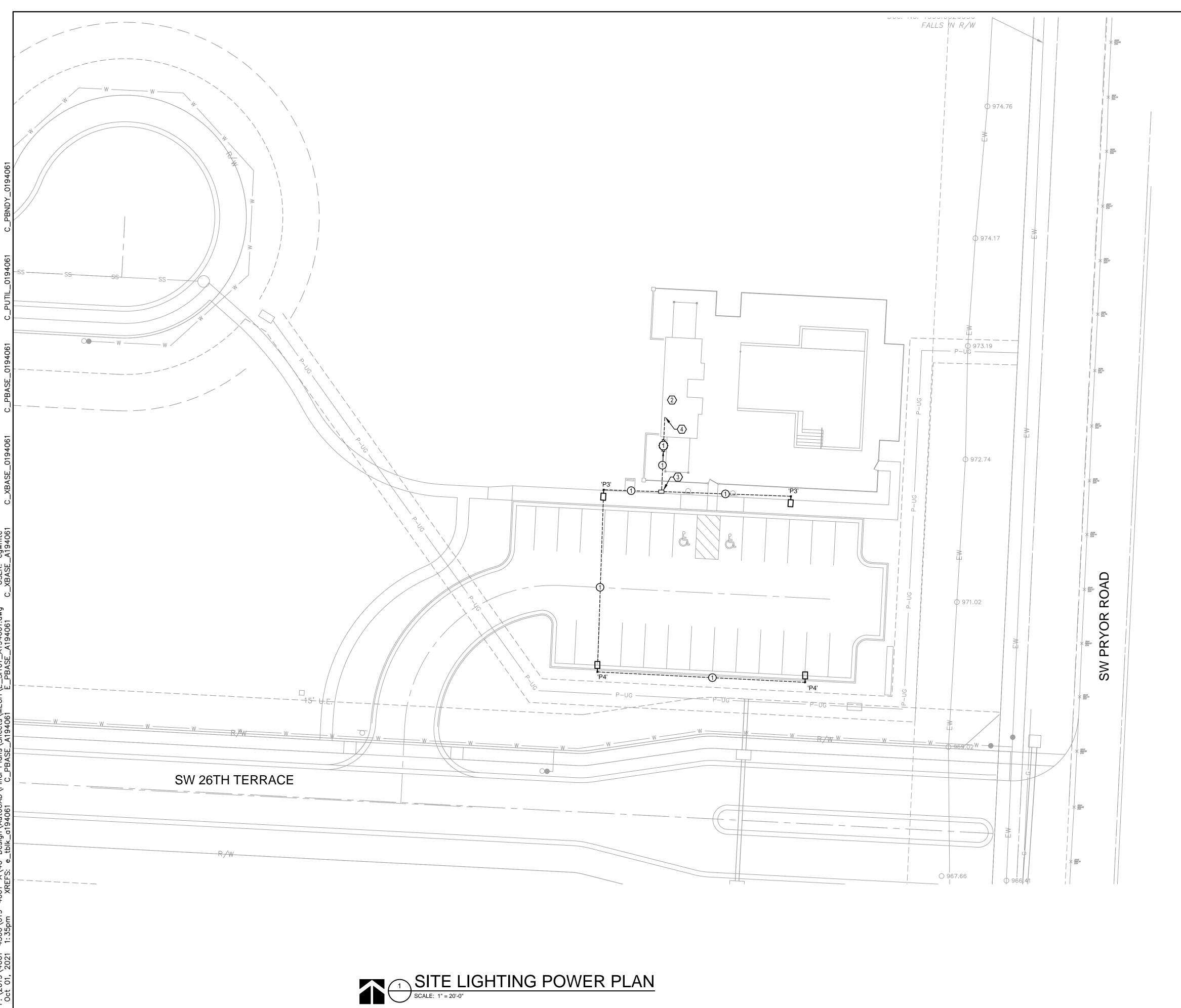
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 project no.:
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 drawing no.:
 A19-4061

 date:
 20.09.08
 SHEET





## **GENERAL NOTES**

- A. TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- B. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
- D. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
- E. REFER TO LIGHT FIXTURE SCHEDULE AND LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.

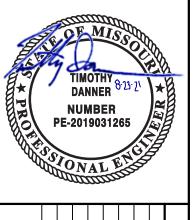
### ○ SHEET KEYNOTES

- ROUTE NEW LIGHTING CIRCUIT TO SPARE 20A/2P CIRCUIT BREAKER IN NEAREST 120/208V OR 120/240V PANELBOARD. EXTERIOR LIGHTING CIRCUITS SHALL BE ROUTED THROUGH TIME CLOCK.
- 2. APPROXIMATE LOCATION OF PANELBOARD FOR NEW EXTERIOR LIGHTING CIRCUITS. REFER TO BUILDING INTERIOR PLANS FOR EXACT LOCATION AND CONTROL SCHEME. LIGHTING CIRCUIT(S) TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL. REFER TO LIGHTING CONTROL DIAGRAM FOR ADDITIONAL INFORMATION.
- IN GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY FOR ROUTING NEW LIGHTING CIRCUITS.
- 4. REFER TO INTERIOR BUILDING PLANS FOR ROUTING CONDUIT IN BUILDING.

# FEEDER SCHEDULE

1. (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT.

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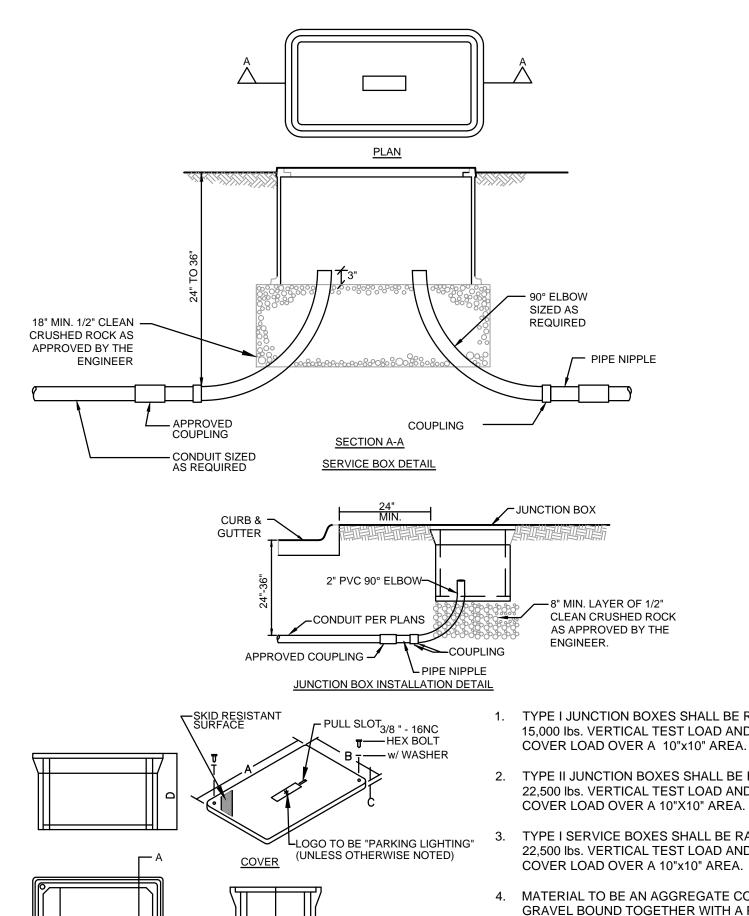
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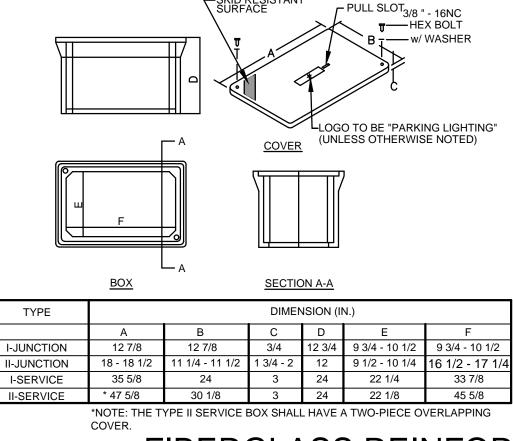
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QA/QC by: TD
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drawing no.: A19-4061
date: 20.09.08

SHEET

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER AND MODEL	LAMPS	LUMENS	COLOR TEMP / CRI	DRIVER / BALLAST	VOLTAGE / WATTAGE	LOCATION
•-		CONCRETE BASE. SEE NOTES BELOW.	LITHONIA DSX1-LED-P3-40K-T3M-MVOLT-RPA-DBLXD ARM: WITH FIXTURE POLE: SSS-13-4C-DM18AS-VD-DBLXD	LED	9,000	4000K / 80	0-10V DIMMING	MVOLT 102W	PARKING LOT
<b>-</b>		CONCRETE BASE. SEE NOTES BELOW.	LITHONIA DSX1-LED-P3-40K-TFTM-MVOLT-RPA-DBLXD ARM: WITH FIXTURE POLE: SSS-13-4C-DM18AS-VD-DBLXD	LED	12,000	4000K / 80	0-10V DIMMING	MVOLT 102W	PARKING LOT

- PROVIDE ALL COMPONENTS TO MAKE A COMPLETE ASSEMBLY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ARM, MOUNTING BRACKETS, POLE BASE COVER, ANCHOR BOLTS, TEMPLATE, BASE, HAND HOLE, SEPARATE CIRCUIT OUTLET, ETC.
- PROVIDE CONCRETE BASE, PER DETAIL.
- :. BASIS OF DESIGN IS BLACK FINISH. VERIFY WITH DEVELOPMENT STANDARD FOR FINISH COLOR

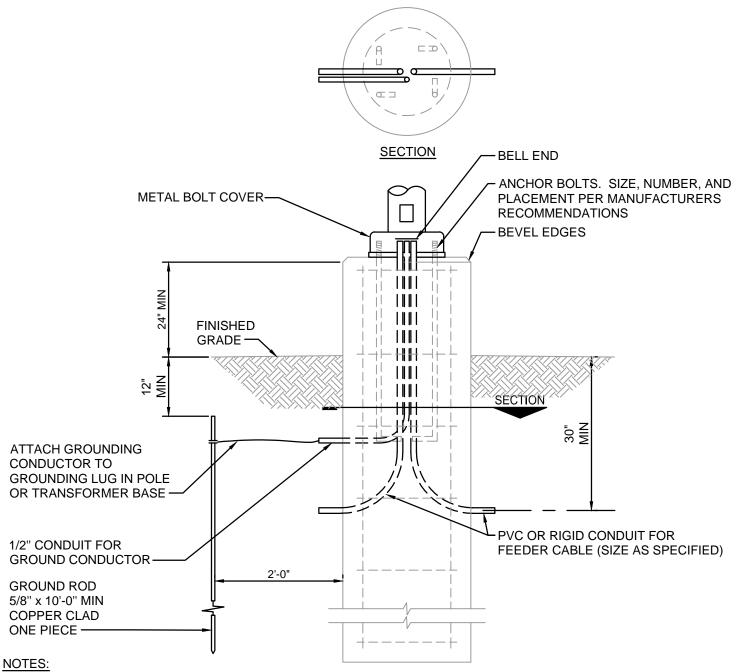




- TYPE I JUNCTION BOXES SHALL BE RATED FOR NO LESS THAN 15,000 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs. COVER LOAD OVER A 10"x10" AREA.
- 2. TYPE II JUNCTION BOXES SHALL BE RATED FOR NO LESS THAN 22,500 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs.
- TYPE I SERVICE BOXES SHALL BE RATED FOR NO LESS THAN 22,500 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs. COVER LOAD OVER A 10"x10" AREA.
- 4. MATERIAL TO BE AN AGGREGATE CONSISTING OF SAND AND GRAVEL BOUND TOGETHER WITH A POLYMER AND REINFORCED WITH CONTINUOUS WOVEN GLASS STRANDS. IT SHALL HAVE THE FOLLOWING PROPERTIES.
- COMPRESSIVE STRENGTH-11,000 psi ASTM C-109
- TENSILE STRENGTH-1,700 psi ASTM C-496
- FLEXURAL STRENGTH-7,500 psi ASTM D-79O 5.
- ATTACH 1c #10 THHN/THWN STRANDED COPPER SYSTEM GROUND TO 1/2" x 8'-0" GROUND ROD IN SERVICE BOX. MULTIPLE #10 GROUND CABLES INTRODUCED AT SIGNAL POLES SHALL BE TERMINATED AT GROUND ROD WITH AN ADDITIONAL CLAMP.

FIBERGLASS REINFORCED POLYMER CONCRETE JUNCTION BOX DETAILS





- NOTES:

  A. DIAMETER AND DEPTH OF CONCRETE BASE TO BE DETERMINED ON A REGIONAL BASIS. STRUCTURAL ENGINEER SHALL SIZE REBAR AND CONCRETE BASED ON REGIONAL WEATHER AND SOILS CONDITIONS.
- B. PROVIDE NON-SHRINK GROUT BETWEEN POLE BASE PLATE AND CONCRETE FOUNDATION AS REQUIRED AND SPECIFIED BY POLE MANUFACTURER.
- C. VERIFY ANCHOR BOLT PROJECTING WITH MANUFACTURE <u>PRIOR TO POURING</u> CONCRETE BASES.

POLE BASE FOUNDATION DETAIL

drawn by: checked by: approved by: QA/QC by: project no.: E\_SIT01\_A194061 drawing no.: A19-4061 20.09.08

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SITE LIGHTING CONTROL SCHEMATIC

SITE LIGHTING 1

PANELBOARD

NEUTRAL

CIRCUIT

CONTACTOR

LIGHTING CIRCUITS

PER PLANS

TIME SWITCH

DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. THIS CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

D. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

E. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.

F. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED AS SHOWN ON THE DRAWINGS AND SPECIFIED IN DIVISION 15.

G. ALL WORK SHALL BE COMPLETE AND SHALL BE LEFT IN OPERATING CONDITION.

H. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. .

REQUEST INSPECTIONS AS REQUIRED BY REGULATING AGENCIES AND/OR REGULATIONS. PAY ALL CHARGES FOR INSPECTIONS BY REGULATING AGENCIES OF INSTALLATIONS OF PLANS SPECIFICATIONS.

J. PROVIDE THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY ENFORCEMENT AUTHORITIES.

K. FURNISH: TO OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOB SITE IN NEW CONDITION READY FOR INSTALLATION, UNLOAD AND UNPACK, AND GUARANTEE.

L. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.

M. PROVIDE: TO FURNISH AND INSTALL.

N. PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT EQUIPMENT AND MATERIAL FROM DAMAGE, DIRT AND THE WEATHER.

O. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

P. REFINISH ALL ELECTRICAL EQUIPMENT DAMAGED DURING SHIPPING, INSTALLATION AND/OR PRIOR TO FINAL ACCEPTANCE TO ITS ORIGINAL CONDITION. REMOVE ALL RUST; PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.

Q. PROTECT OPENINGS AND EQUIPMENT FROM OBSTRUCTION, BREAKAGE, MISUSE, DAMAGE OR BLEMISHES. PROTECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON RECEIPT AT THE JOB SITE OR IMMEDIATELY AFTER THEY HAVE BEEN REMOVED FROM THEIR SHIPPING CONTAINERS. UNLESS NOTED OTHERWISE, KEEP THEM CLEAN AND UNDAMAGED UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WHEN A PORTION OF THE BUILDING IS OCCUPIED BY THE OWNER BEFORE SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT, MAKE ARRANGEMENTS TO TRANSFER RESPONSIBILITY FOR PROTECTION AND HOUSEKEEPING FOR THE OCCUPIED PORTION.

R. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ELECTRICAL EQUIPMENT, MATERIALS OR WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.

S. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT DAILY. CLEAN ELECTRICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION

T. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS. PREPARE A PRE-INSPECTION REPORT AND SUBMIT TO THE ENGINEER AND OWNER FOR REVIEW.

U. TEST ALL INSTALLED ELECTRICAL EQUIPMENT AND CABLES REQUIRED BY CONSTRUCTION DOCUMENTS ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, INC. (NETA). IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED. PROVIDE WRITTEN REPORTS OF ALL TESTS, WITH FAILURES IDENTIFIED, TO ENGINEER.

V. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH ELECTRICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL

W. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

X. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT INDICATED AND/OR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. A FORM INDICATING ALL SHOP DRAWINGS TO BE PROVIDED AS PART OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY SHOP DRAWING SUBMITTAL REVIEW.

Y. THIS SPECIFICATION SHALL INCORPORATE ALL PROJECT REQUIREMENTS AND RESPONSIBILITIES INDICATED WITHIN THE FRONT-END OF THE PROJECT MANUAL.

2. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION CODES, THE NATIONAL ELECTRICAL SAFETY CODE, LOCAL BUILDING CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. SHOULD ANY WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN BE OF LOWER STANDARD, THE CONTRACTOR SHALL REFER THE POINTS IN QUESTION TO THE ENGINEER FOR APPROVAL.

SCOPE OF WORK:

A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE ALL SYSTEMS OPERATIONAL AS SHOWN ON THE DRAWINGS AND HEREIN DESCRIBED.

B. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

4. MATERIALS AND EQUIPMENT REVIEW:

A. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THIS CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL HIGHLIGHT THE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL GAUGES AND ACCESSORIES.

B. ALL PORTIONS OF THE SHOP DRAWINGS THAT ARE INTENDED TO BE REVIEWED SHALL BE HIGHLIGHTED. ANY PORTION NOT CALLED OUT SHALL BE ASSUMED TO BE EXCLUDED FROM THE JOB.

5. GUARANTEE:

A. THIS CONTRACTOR SHALL GUARANTEE COMPLETE SYSTEM OPERATION AND THAT THE APPARATUS FURNISHED AND INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND WILL GIVE SATISFACTORY SERVICE. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PART OF THE INSTALLATION WHICH PROVES OR BECOMES DEFECTIVE WITHIN ONE YEAR AFTER THE SYSTEM IS ACCEPTED.

6. COORDINATION:

A. THIS CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT, AND IT SHALL BE HIS RESPONSIBILITY TO COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.

7. AS-BUILT DRAWINGS:

A. THIS CONTRACTOR SHALL PREPARE COMPLETE AS-BUILT DRAWINGS OF ALL ELECTRICAL SYSTEMS AND TURN OVER TO THE ENGINEER REVISED ELECTRONIC CAD FILES.

B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT TO BE INSTALLED ON THIS PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE INSTRUCTIONS.

8. EXCAVATION:

A. ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF THE WORK.

C. WHEN SERVICES ARE TO BE RUN SIDE-BY- SIDE, A COMMON TRENCH MAY BE USED PROVIDING THE REQUIRED VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE VARIOUS SERVICES ARE MAINTAINED AND PROVIDING THE METHODS OF BEDDING AND BACKFILL MEET THE APPROVAL OF THE ENGINEER. CONTRACTORS INVOLVED SHALL MAKE THEIR OWN AGREEMENT AS TO THE SHARING OF THE COST OF THE COMMON TRENCHING AND BACKFILL WORK.

D. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY ENGINEER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY

9. EXTERIOR AND FOUNDATION WALLS:

A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR CAULKING MATERIAL. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS. ALL SLEEVES SHALL BE COORDINATED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

10.FLOORS:

A. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40
GALVANIZED STEEL PIPE SLEEVES, EXTENDING 2 INCHES ABOVE FLOOR.

11.CUTTING:

A. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING".

12.PATCHING:

A. ON CONCRETE, PATCH THE OPENING WITH CONCRETE, FINISHED SMOOTH WITH ADJACENT SURFACES.

13.IDENTIFICATION OF SWITCHES AND APPARATUS:

A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES BLACK WITH WHITE LETTERS.

14. GROUNDING:

A. ALL FEEDERS AND BRANCH CIRCUITS SHALL CONTAIN GROUND WIRES.

B. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.

15. CONDUIT:

A. ALL ELECTRICAL POWER WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED.

B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 AS MANUFACTURED BY CARLON OR APPROVED EQUAL. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 36" INCH COVER.

C. CONDUIT INSTALLED ABOVE GROUND EXTERIOR SHALL BE GALVANIZED RIGID STEEL AS MANUFACTURED BY THE ALLIED TUBE AND CONDUIT CORPORATION OR APPROVED EQUAL. CONDUIT SHALL BE SHERARDIZED OR HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.

E. THIN WALL TUBING SHALL BE REPUBLIC "ELECTRUNITE E.M.T." OR APPROVED EQUAL. SHALL BE INSTALLED INDOORS.

F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND SHALL BE WATERTIGHT.

G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.

H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYS- TEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING.

I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.

J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILD- ING LINES.

18. WIRE AND CABLE:

A. WIRE AND CABLE SHALL BE AMERICAN INSULATED WIRE CORP., GENERAL CABLE CORP., SENATOR WIRE AND CABLE CORP. SOUTHWIRE OR APPROVED EQUAL, OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

B. ALL CONDUCTORS SHALL BE COPPER.

C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN/THWN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.

Olsson - Civil Enginee
Missouri Certificate of
1301 Burlington S
North Kansas City

TIMOTHY B13-11 AND DANNER PE-2019031265

ATE REVISIONS DESCRIPTION

REVISIONS

SPECIFICATIONS
OPMENT PLANS
ARMS POOL

drawn by: \_\_\_\_\_checked by: approved by:

 drawn by:
 SH

 checked by:
 TD

 approved by:
 TD

 QA/QC by:
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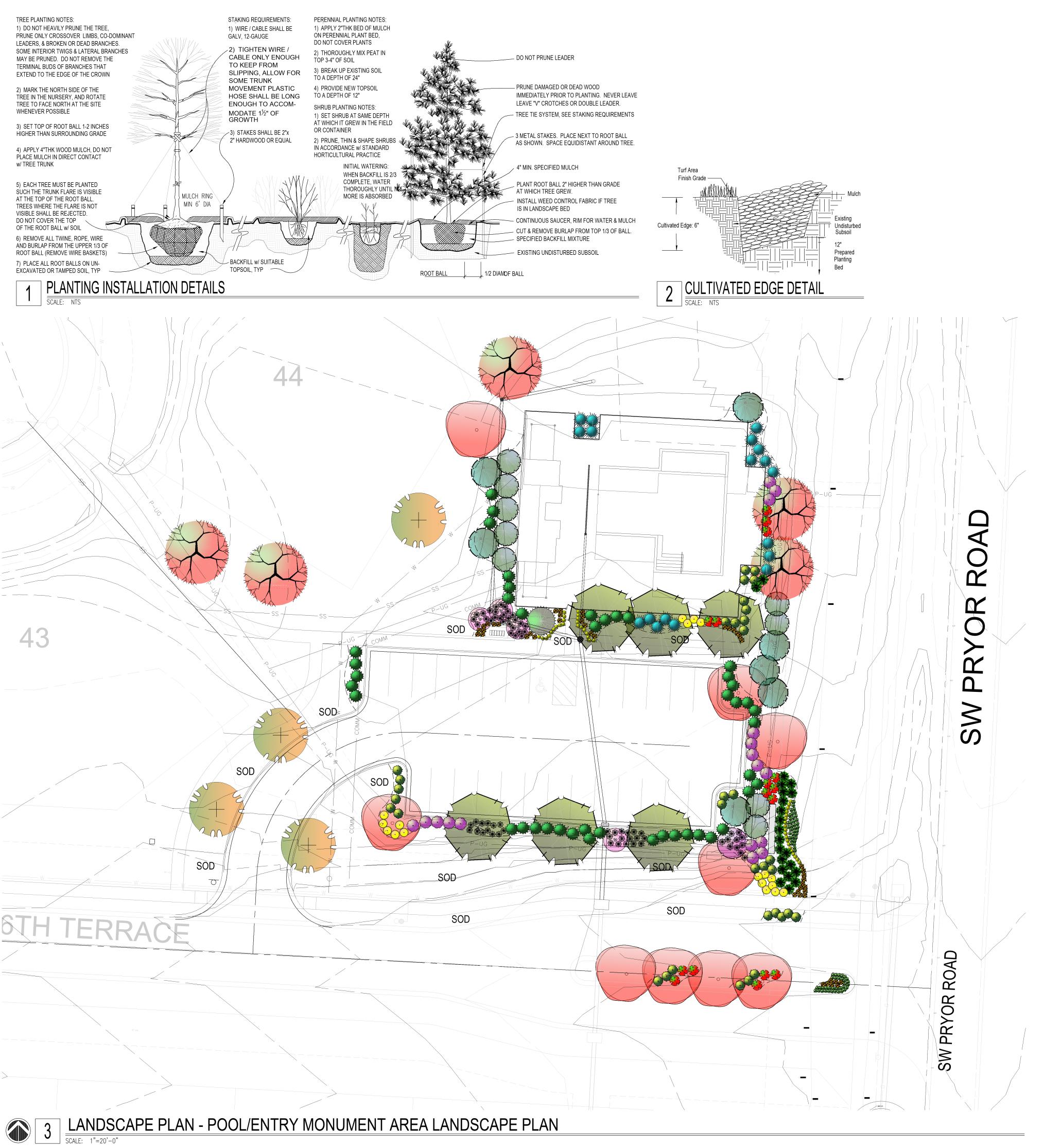
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 20.09.08

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As Noted on Plans Review

Development Services Departm
Lee's Summit, Missouri
02/23/2022



### Landscape Schedule (Pool area, and Entry Monument)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTO	RY TREE	S					
7	6	Gleditsia triacanthas 'Skyline'	Shademaster Honeylocust			3"	6' min. clear., ground to canopy
STU THE WAR	4	Platanus x acerifolia	London Plane Tree				
2 nn at the	4		London Plane Tree			3"	6' min. clear., ground to canopy
	5	Quercus shumardii	Shumard Oak			3"	6' min. clear., ground to canopy
· Jan	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
EVERGRE	EN TREE	S					
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	1	Picea pungens 'Fat Albert'	Fat Albert Spruce		8' ht.		symmetrical pyramidal form
	7	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
ORNAMEN	TAL TREES						· · · · · · · · · · · · · · · · · · ·
	1	Malus 'Prairiefire'	Prairiefire Crabapple			1.5"	
	4	Populus tremuloides 'Quaking'	Quaking Aspen			2"	5' min. clear.
	· 						o min. cicar.
DECIDUO	US SHRU	JBS T					
	16	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	17	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
$\odot$	18	Spiraea x bumalda "Limemound"	Limemound spirea	5 gal.			Plant @ 3' O.C.
EVERGRE	EN SHRU	JBS					
	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
$\bigoplus_{\lambda\mu_{i}}$	34	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4'O.C.
A STATE OF THE STA	18	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDC	OVERS A	ND GRASSES					
•	42	Liriope muscari 'Varigated'	Varigated Liriope	1 gal.			Plant @ 18" O.C.
₩	68	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
*	22	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
PERRENIA	LS	1					
	69	Hemerocrallis 'Happy Returns'	Happy Returns Daylily	1 gal.	3 fans m	nin	Plant @ 18" O.C.
E) ((GT)) (G	46	Allium 'Millenium'	Onion — Ornamental	1 gal.	0,450		Plant @ 18" O.C.
	IREES	TO BE REMOVED	EXISTING TREES/SHRUBS T	O BE PRESE	RVED		
(X)			· ) · C.	>			
LAWN AF		COD CHALL DE TALL EFOCUS ANGELOS	AC DOODUGED BY MEMBERS	OF THE THE	DDODUSES	0 40000	
SOD	SOD	SOD SHALL BE TALL FESCUE MIXTUR	L, AS PRODUCED BY MEMBERS	OF THE TURF	PRODUCER	s assoc.	
(SEED)	SEED	SPECIES FALCON III TALL FESCUE HOUNDOG V TALL FESCUE FINELAWN PETITE TALL FESCUE SEED AT A RATE OF 10lbs. PER 1,000 SF	% OF MIX 20 FALCON IV TALL FE 15 SHENANDOAH TALI 15 RYE SEED		% OF N 20 15 15	<u>11X</u>	

### Planting Notes

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

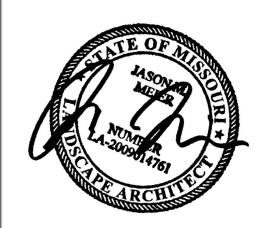
#### 1 Plant mate

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

### Installation:

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



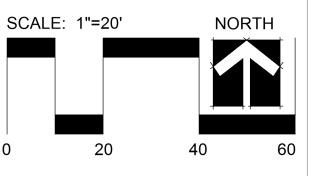


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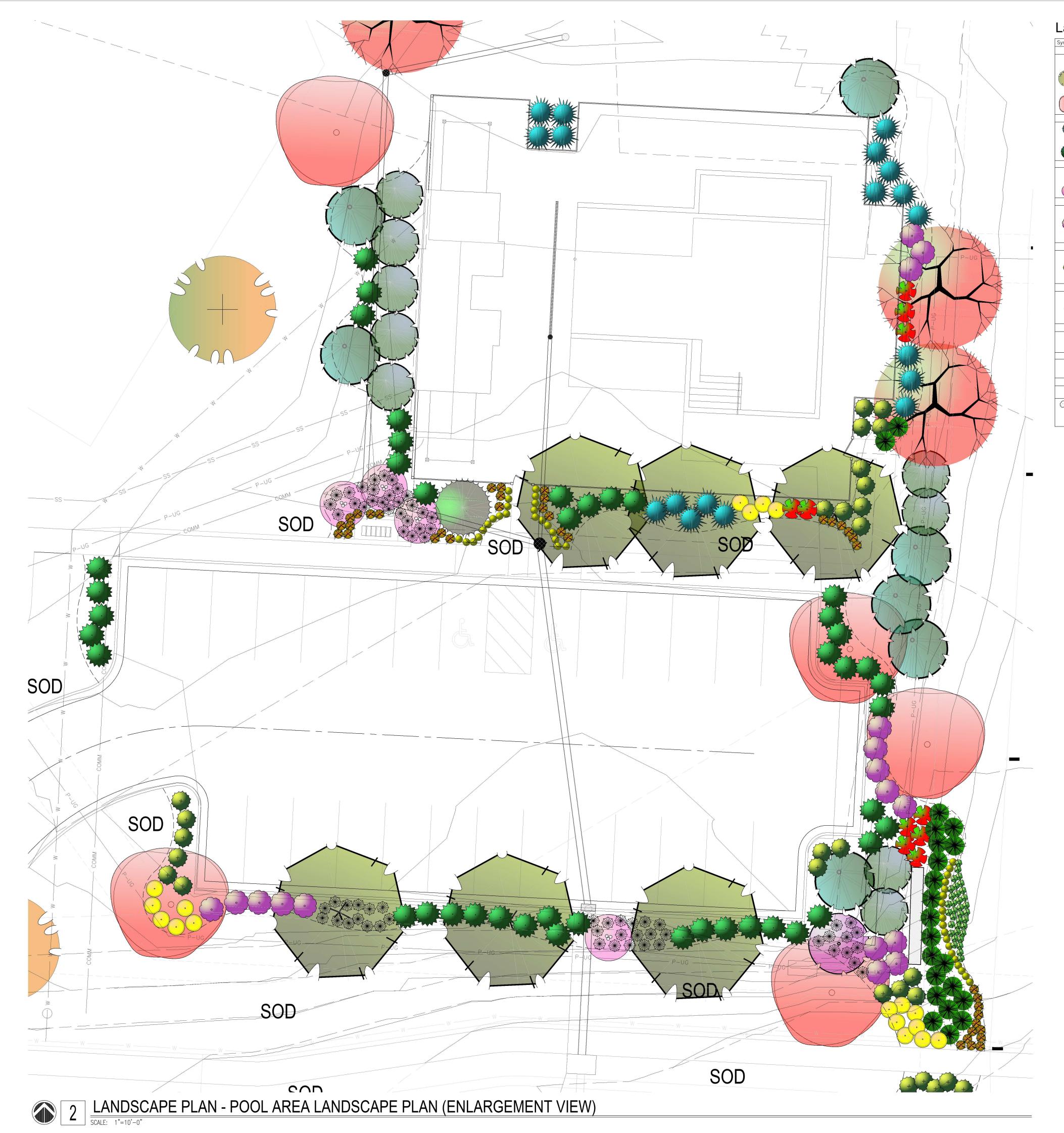


Date: 9.8.2021 Project #: 656 Landscape Plan

L1

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review

Development Services Departme
Lee's Summit, Missouri
02/23/2022



### Landscape Schedule (Pool area, and Entry Monument)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTO	RY TREES	S					
A STATE OF THE STA	_	Claditaia triaggathas 'Cladina'	Chadanashan Hanaulasush			3"	6'
The last of the la	6	Gleditsia triacanthas 'Skyline'	Shademaster Honeylocust				6' min. clear., ground to canop
20001 44	4	Platanus x acerifolia	London Plane Tree			3"	6' min. clear., ground to canop
	5	Quercus shumardii	Shumard Oak			3"	6' min. clear., ground to canop
( )	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
EVERGRE	EN TREES	S					
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	1	Picea pungens 'Fat Albert'	Fat Albert Spruce		8' ht.		symmetrical pyramidal form
	7	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
ORNAMEN	TAL TREES	<u> </u>			- 114		- Symmourisal Pyramiasi Yami
- OKTOWIEL						W 120	
	1	Malus 'Prairiefire'	Prairiefire Crabapple			1.5"	
(*)	4	Populus tremuloides 'Quaking'	Quaking Aspen			2"	5' min. clear.
DECIDUC	US SHRU	JBS					
5	16	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	17	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
$\odot$	18	Spiraea x bumalda "Limemound"	Limemound spirea	5 gal.			Plant @ 3' O.C.
EVERGRE	L EEN SHRU	JBS	<i>"</i>				of sentential or at an entire the sentential of
	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
<b>(4)</b>	34	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
The state of the s	18	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDO	COVERS AN	ND GRASSES					
۵	42	Liriope muscari 'Varigated'	Varigated Liriope	1 gal.			Plant @ 18" O.C.
*	68	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
*	22	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
PERRENIA	ALS						
8	69	Hemerocrallis 'Happy Returns'	Happy Returns Daylily	1 gal.	3 fans n	nin	Plant @ 18" O.C.
	46	Allium 'Millenium'	Onion — Ornamental	1 gal.			Plant © 18" O.C.
EXISTING	TREES 1	TO BE REMOVED	EXISTING TREES/SHRUBS T	O BE PRESER	RVED		
X			· ) · C.	$\supset$			
LAWN A	REAS						
SOD	SOD	SOD SHALL BE TALL FESCUE MIXTUR	E, AS PRODUCED BY MEMBERS	OF THE TURF	PRODUCER	S ASSOC	
SEED	SEED	SPECIES FALCON III TALL FESCUE HOUNDOG V TALL FESCUE FINELAWN PETITE TALL FESCUE	% OF MIX SPECIES 20 FALCON IV TALL FE 15 SHENANDOAH TALI 15 RYE SEED		% OF M 20 15 15	ИIX	

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

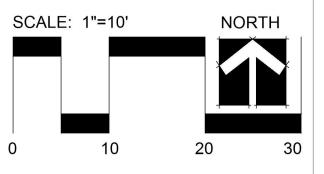


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Date: 9.8.2021 Project #: 656 Landscape Plan

**L2** 



Dwarf Fountain Grass



Quaking Aspen



Little Quick Fire Hydrangea



Bloomerang Purple Lilac



Sea Green Juniper





Prairie Fire Crabapple





Blue Rug Juniper



Landscape Schedule (Pool area, and Entry Monument)

Prairiefire Crabapple

Happy Returns Daylily

Onion — Ornamental

SOD SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.

 % OF MIX
 SPECIES

 20
 FALCON IV TALL FESCUE

 15
 SHENANDOAH TALL FESCUE

 15
 RYE SEED

EXISTING TREES/SHRUBS TO BE PRESERVED

Hydrangea paniculata 'Quick Fire' Little Quick Fire Hydrangea

Spiraea x bumalda "Limemound" Limemound spirea

Platanus x acerifolia

Malus 'Prairiefire'

22 Juniperus horizontalis 'Wiltonii'

69 Hemerocrallis 'Happy Returns'

SEED SPECIES
FALCON III TALL FESCUE
HOUNDOG V TALL FESCUE
FINELAWN PETITE TALL FESCUE
SEED AT A RATE OF 10lbs. PER 1,000 SF

EXISTING TREES TO BE REMOVED

Acer x truncatum 'Warrenred'

Juniperus chinensis 'Keteleeri'

Common Name Min.Root Min.Size Caliper

3 gal.

3" 6' min. clear., ground to canopy

symmetrical pyramidal form

2" 5' min. clear.

Plant @ 4' O.C. Plant @ 5' O.C.

Plant @ 3' O.C.

Plant @ 4' O.C.

Plant @ 4' O.C.

Plant @ 18" O.C.

Plant @ 18" O.C.

Plant @ 24" O.C.

Plant @ 18" O.C.

Plant @ 18" O.C.

Symmetrical pyramidal form



Limemound Spirea



Gold Coast Juniper



Keteleeri Juniper







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#### **PROJECT**

The Retreat at Hook Farms Entry Monument Area Lee's Summit MO



Pacific Sunset Maple



Onion - Ornamental



Happy Returns Daylily

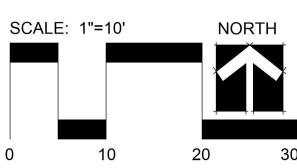


Shumard Oak

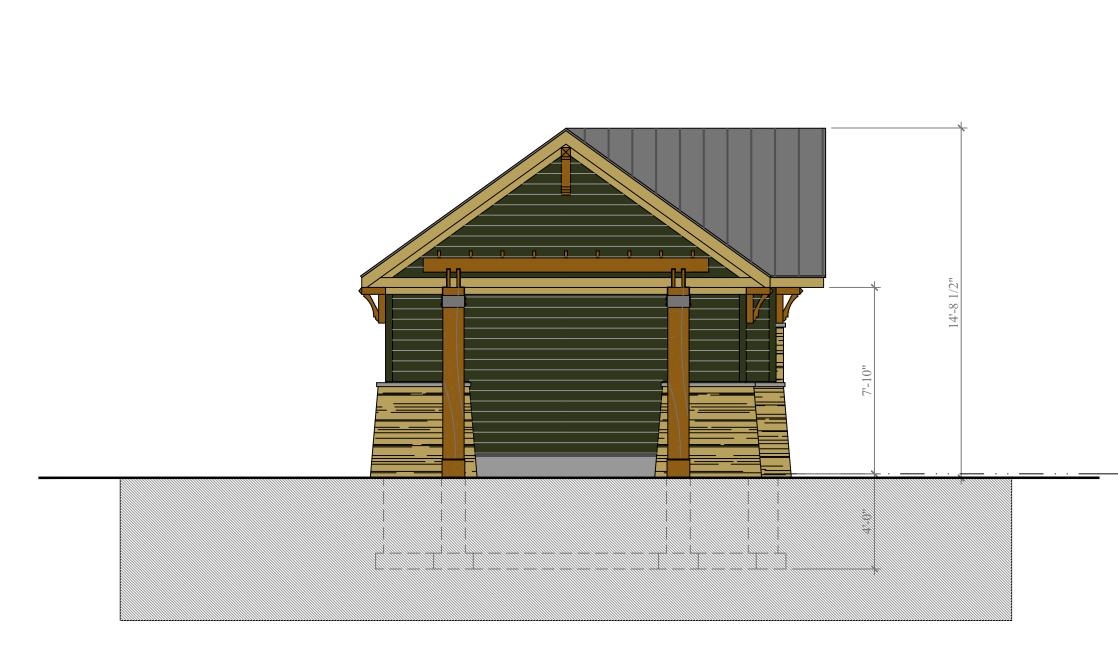


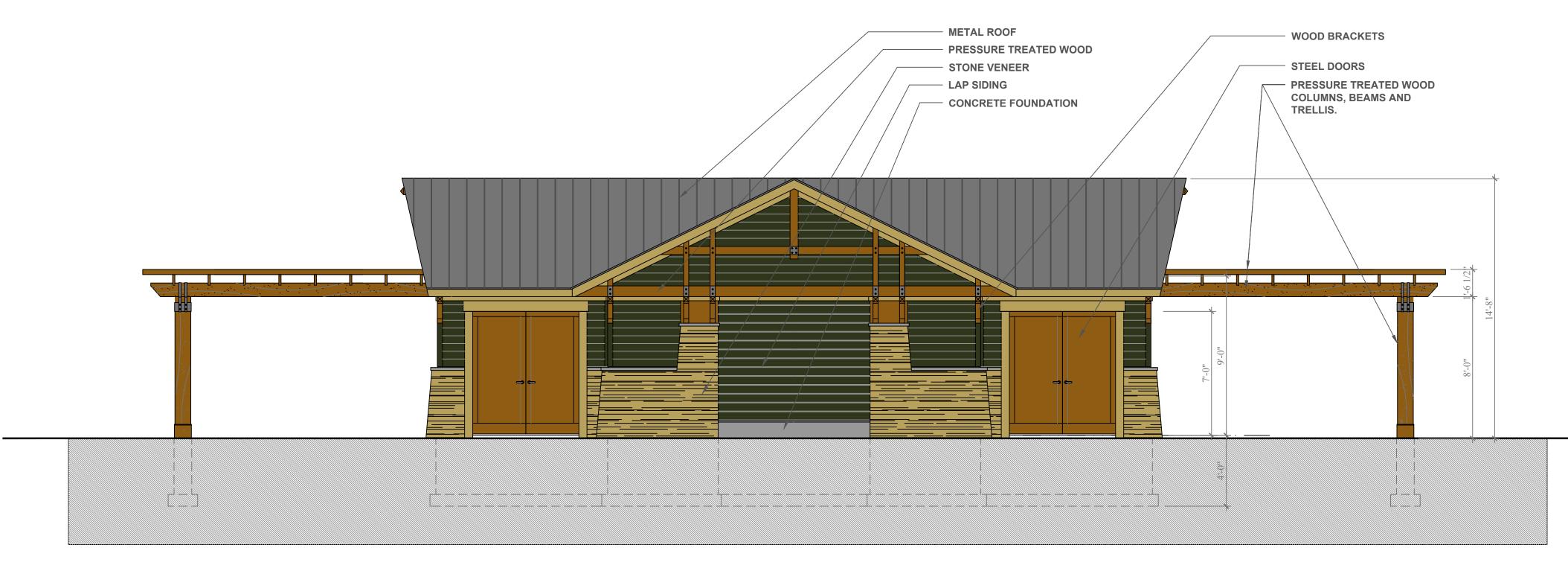
Norway Spruce





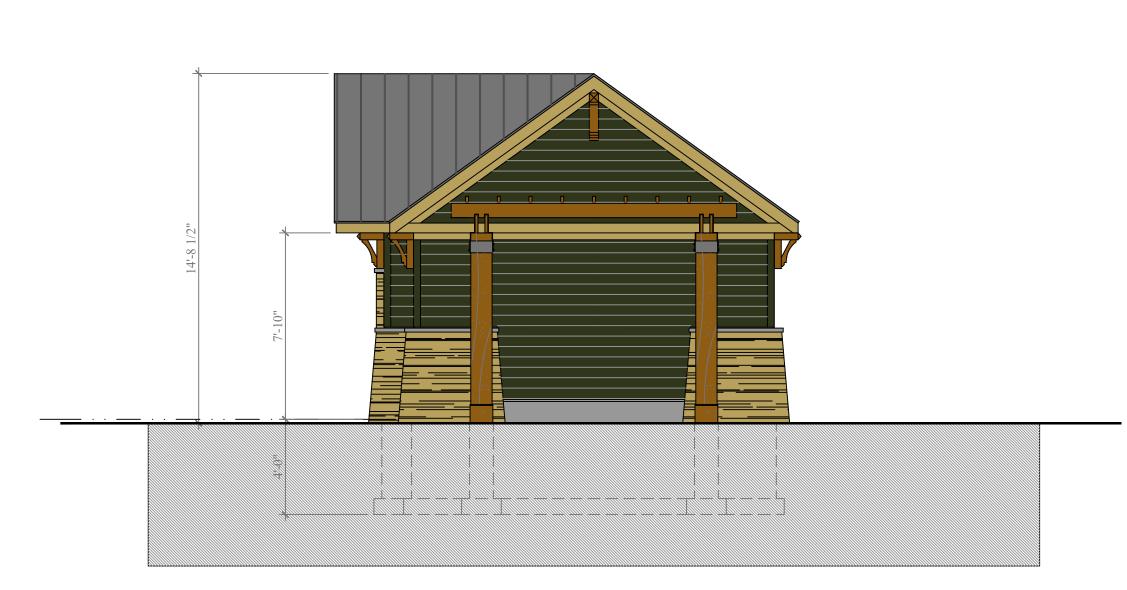
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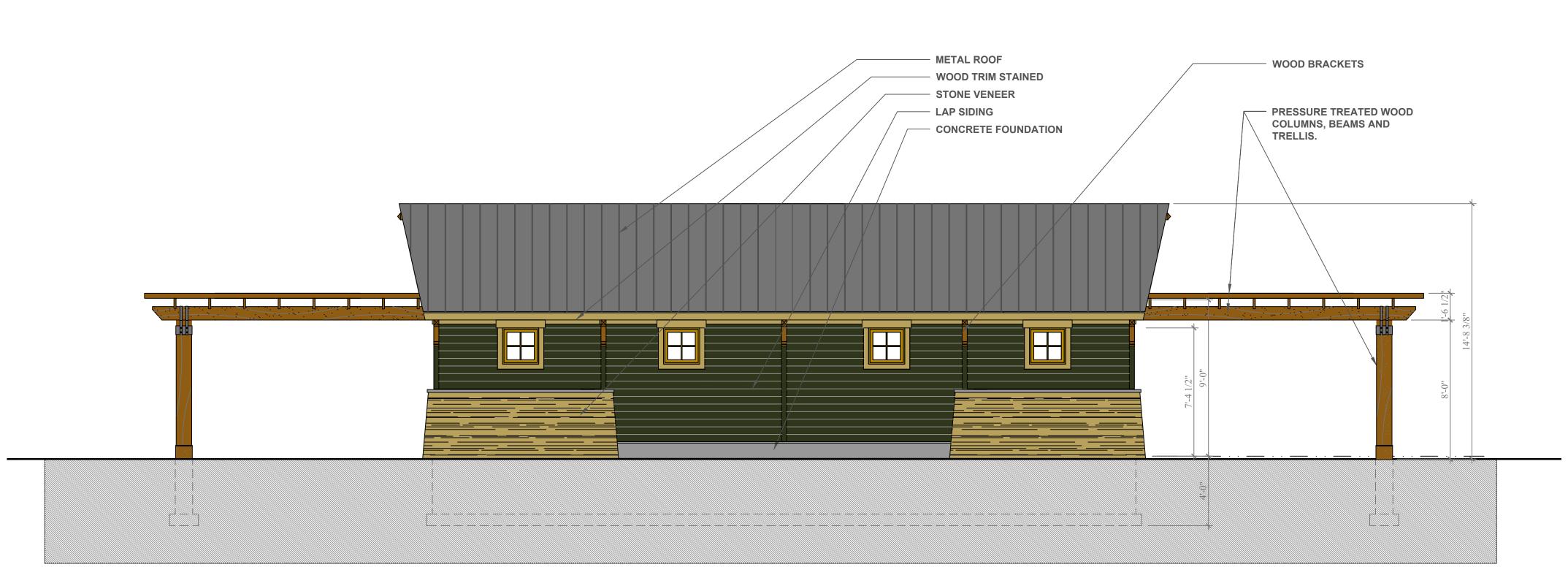


LEFT SIDE ELEVATION

FRONT ELEVATION



**RIGHT SIDE ELEVATION** 



REAR ELEVATION

