



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name

Woodhaven, First Plat

Docket # Request

C1 CD-CPC-2022-00066
MPD Final Plan

Applicant

Tyler Wysong
Kimley-Horn

Owner

Scott Family Trust
3201 NW 100th St
Kansas City, MO 64154

Location 3201 NW 100th St

Area 19.44 acres

Zoning MPD

Council District 2nd

County Platte

School District Platte County R-111

Surrounding Land Uses

North: Residential use, zoned AG-R
East: Twin Creeks Village, zoned MPD
West: Residential, zoned MPD, R-6, R-7.5
South: Residential, zoned R-6, R-7.5

Land Use Plan

The KCIA Area Plan recommends Residential Low Density for this area. The request conforms to this recommendation.

Major Street Plan

N. Line Creek Parkway is identified as a Parkway on the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing is not required; therefore, notice was not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement is not required for this type of project submittal.

EXISTING CONDITIONS

The subject site is located south of NW 100th Street on the east side of the proposed future extension of N. Line Creek Parkway. The Major Street Plan has been approved to extend N. Line Creek Parkway to the north along the east edge of the site and will eventually connect with NW 100th Street. The majority of the site is used as farmland with a few outbuildings. In terms of topography, the site is generally flat overall.

SUMMARY OF REQUEST

A request to approve a Project Plan in district MPD for Woodhaven, First Plat containing 80 single family residential lots on about 19.44 acres generally located at 3201 NW 100th St

KEY POINTS

- Project Plan for Woodhaven, First Plat
- Woodhaven MPD Final Plan

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
C1 Approval with conditions

CONTROLLING CASE

Case No. CD-CPC-2021-00216 – Ordinance No. 200269 – A request to approve a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 468 total residential units and other amenities.

RELATED RELEVANT CASES

No related cases found.

HISTORY

Little relevant case history exists at this location; however, the Twin Creeks Village Master Plan is located directly to the southeast and is currently being developed. It includes a mixture of uses and encompasses about 487 acres. The rezoning to MPD and development plan were recently approved for the entire Woodhaven residential subdivision. There are a total of five deviations granted by the Council for the approved development plan. The deviations include relief from required soil/fill on the site, sidewalks to be located on only one side of the street, storm sewer structural elements, flowable fill material, and required number of street trees (more details on plan set cover sheet).

PLAN REVIEW

This request is to approve a project plan for Woodhaven, First Plat, which includes 80 single family residential lots and 4 tracts on approximately 19 acres. The proposed residential development is part of the Woodhaven MPD.

The proposed location for this project is west of the planned extension of Line Creek Pkwy. There are two proposed streets to access the first plat area off of Line Creek Pkwy—NW 95th Terr, and NW 97th St. All street in the development will be public. The proposed streets include NW 96th St, NW 95th Terr, N Colrain Ave, N Robinhood St, N Ava St, and the streets mentioned above to enter the development area. Sidewalks are proposed on one side of the street and are to be constructed when house permits are obtained. There are two different sizes of lots on the first plat: "Reserve" and "Parks." The Reserve lots, 27 proposed, will be just under 10,000 square feet, and the Parks lots, 53 proposed, will be approximately 5,800 square feet.

Street trees as shown on the landscape plan to provide one tree per lot in the public right of way. Elevations were not provided for this project but shall conform to any design standards set by the Woodhaven MPD.

An application for the final plat at this site has been received (CLD-FnPlat-2022-00024) and will follow the timeline and review process for that application type.

ANALYSIS**Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	Landscaping affidavit required before Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	Signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN REVIEW CRITERIA

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The plan, as proposed, conforms to the KCIA Area Plan, which recommends Residential Low Density. The project plan complies with the controlling Woodhaven MPD Plan – CD-CPC-2021-00216 – Ordinance No. 200269, subject to the conditions on this project plan, as well as conditions in the approved ordinance.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The site is zoned MPD, which allows for the proposed residential use.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Access to Woodhaven, First Plat will come from N Line Creek Pkwy via two new public streets, NW 95th Terr and NW 97th St.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan shows sidewalks on both sides of the street on NW 95th Terr and NW 97th St. The rest of the internal roads only provide sidewalks on one side of the street. Although the Code requires sidewalks on both sides of public streets, the Woodhaven MPD received deviations to this requirement. There is also a proposed pedestrian trail located to the southwest of the subject site that is not within the approval scope of this project plan.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

A major extension of utilities is required for the entire MPD area, and Woodhaven, First Plat will be appropriately served with the utility extensions laid out in more detail in the approved Woodhaven MPD Plan.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

No elevations or building materials were submitted for this project plan. Major subdivision projects typically do not provide elevations and no elevations were approved with the Woodhaven MPD preliminary development plan.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The proposed plan is not expected to have any nuisance impacts on the surrounding area. The Council approved a deviation “eliminating the 30 ft City maintained landscape buffer for residential lots which back up

to Line Creek Pkwy." The developer is proposing tracts to act as a landscape buffer, but are not providing an vegetation or berming in the tracts.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The plans do not indicate how much of the area will be impervious, but all lots will have yards with vegetation. Parking will be primarily contained to private garages on each residential lot.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plans show existing tree lines on the site and it can be assumed that most, if not all, will be removed for the development of the site. The plans do not indicate trees to be preserved.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Genevieve Kohn
Staff Planner



Plan Conditions

Report Date: June 01, 2022

Case Number: CD-CPC-2022-00066

Project: Woodhaven, First Plat

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That Ordinance No. _220269_, including all conditions provided therein, shall remain in full force and effect.
2. Public improvements (utility extensions and streets) in tracts and/ rights-of-way shall be constructed/completed prior to recording the final plat.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

4. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
5. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

6. • Required fire department access roads are an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

Drawing name: K:\NC_DRAWING\268030001_Woodhaven 1st Plat\2 Design\Sheets\MPD-1st Plat\CD - COVER SHEET.dwg
 Layout1 Apr 26, 2022 9:06am By: Arin Heben
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PROJECT TEAM

DEVELOPER
 ASHLAR HOMES, LLC
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 BLUE SPRINGS, MO 64015
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 CONTACT: VINCENT WALKER

CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING
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 EMAIL: JCLAYTON@MERGEMIDWEST.COM

FINAL MASTER PLANNED DEVELOPMENT (MPD) FOR WOODHAVEN - FIRST PLAT SECTION 04, TOWNSHIP 52N, RANGE 33W IN KANSAS CITY, PLATTE COUNTY, MISSOURI PRELIMINARY MPD CASE NO. CD-CPC-2021-00216 PRELIMINARY MPD ORDINANCE NO. 220269

BASIS OF BEARINGS:
 MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

HORIZONTAL DATUM:
 MISSOURI STATE PLANE (WEST ZONE)

SCALED AROUND CONTROL POINT 3
 (N 1,125,610.74', E 2,756,124.93')
 1 METER = 3.28083333 U.S. SURVEY FEET
 ALL DISTANCES SHOWN ARE GROUND DISTANCES, TO OBTAIN
 GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.00010152

PHASE 1 LEGAL DESCRIPTION:
 See Final Plat

OVERALL (ENTIRE MPD) LEGAL DESCRIPTION:
 A portion of the South half of Section 33, Township 52 North, Range 33 West and a portion of the Northwest quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows:

COMMENCING for reference at the Northeast corner of the Southwest quarter of said Section 33; Thence, along the North line of the Southwest quarter of said Section 33, North 89°42'56" West, 1647.83 feet to the Northwest corner of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33; Thence, along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 75.01 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33, said point being the TRUE POINT OF BEGINNING;

Thence, continuing along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 1240.27 feet to a point on the North line of the Southwest quarter of said Section 33;

Thence, along the North line of the Southwest quarter of the Southwest quarter of said Section 33, South 89°51'00" West, 988.55 feet to the Northwest corner of the Southwest quarter of said Section 33;

Thence, along the West line of the Southwest quarter of the Southwest quarter of said Section 33, South 00°31'49" West, 1312.96 feet to the Southwest corner of the Southwest quarter of said Section 33;

Thence, along the South line of the Southwest quarter of said Section 33, North 89°59'03" East, 306.84 feet to the Northeast corner of Tract A of Genesis Place-Second Plat, a subdivision in Kansas City, Platte County, Missouri;

Thence, along the Easterly line of said Tract A, South 11°54'06" East, 346.61 feet to an angle point in the Easterly line of said Tract A;

Thence, continuing along the Easterly line of said Tract A, South 20°29'58" West, 292.05 feet to a point on the Northerly line of Tract C of Genesis Trails-First Plat, a subdivision in Kansas City, Platte County, Missouri;

Thence, along the Northerly line of said Tract C, South 89°49'34" East, 149.38 feet to the Northwest corner of Lot 14 of said Genesis Trails-First Plat;

Thence, along the North line of Lots 11 through 14 of said Genesis Trails-First Plat, South 76°41'08" East, 299.46 feet to an angle point in the North line of said Lot 11;

Thence, along the Northeasterly lines of Lots 10 and 11 of said Genesis Trails-First Plat, South 51°51'47" East, 76.38 feet to an angle point in the Northeasterly line of said Lot 10;

Thence, along the Northeasterly line of said Lot 10, South 25°04'19" East, 105.44 feet to the Northwest corner of Tract D of said Genesis Trails-First Plat;

Thence, along the Northerly line of said Tract D, South 59°10'03" East, 165.38 feet to the Northeasterly corner of said Tract D, said point also being the Northwesterly corner of the parcel described in the deed to Hoffman Custom Homes, recorded in Book 1286, Page 911;

Thence, along the Northerly line of said parcel described in Book 1286, Page 911, South 50°38'34" East, 95.42 feet to an angle point in said Northerly line;

Thence, continuing along the Northerly line of said parcel described in Book 1286, Page 911, South 89°36'55" East, 186.19 feet to a point on the West line of the East 73.83 acres of the Northwest quarter of Section 4, Township 51 North, Range 33 West;

Thence, along the West line of the East 73.83 acres of the Northwest quarter of said Section 4, North 00°19'38" East, 327.65 feet to a point on a line parallel with and 643.93 feet South of the South line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, North 89°59'03" East, 791.33 feet to the beginning of a non-tangent curve to the right, whose center bears South 65°01'17" East, 874.00 feet;

Thence, Northeasterly along the arc of last said curve, having a radius of 874.00 feet, through a central angle of 07°25'58", an arc distance of 113.38 feet;

Thence, North 32°24'42" East, 838.49 feet to the beginning of a tangent curve to the left;

Thence, Northeasterly along the arc of last said curve, having a radius of 825.00 feet, through a central angle of 64°06'24", an arc distance of 923.07 feet to the beginning of a tangent reverse curve to the right;

Thence, Northwesterly along the arc of last said curve, having a radius of 529.00 feet, through a central angle of 52°10'07", an arc distance of 481.66 feet;

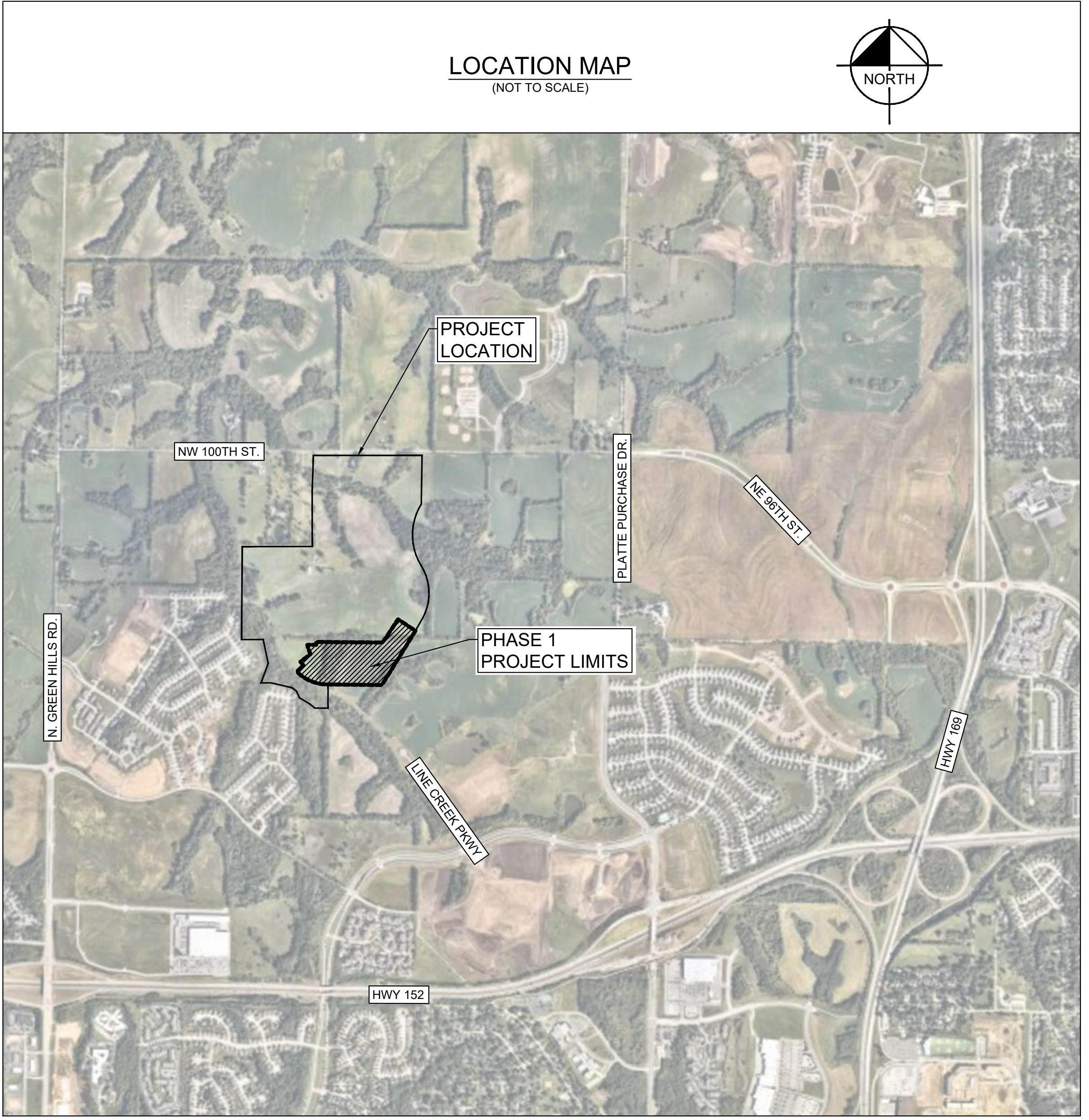
Thence, North 20°28'25" East, 211.24 feet to the beginning of a tangent curve to the left;

Thence, Northeasterly along the arc of last said curve, having a radius of 379.00 feet, through a central angle of 19°57'31", an arc distance of 132.02 feet to a point on a line parallel with and 75.00 feet West of the East line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, North 00°30'54" East, 734.00 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, South 89°42'56" West, 1572.84 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on November 23, 2021.

Contains 151.86 acres, more or less.



**MPD STATEMENT OF INTENT
 for
 WOODHAVEN SUBDIVISION**

This MPD Plan provides for the preparation and approval of a unified residential subdivision, with a variety of housing products, and varying price points. The proposed subdivision includes traditional single-family residential lots (detached housing), and single-family attached housing. Utilizing MPD zoning allows the development to be approved with a single plan and one zoning district, which ultimately results in a more cohesive development. MPD zoning also allows for deviations from public improvement standards, which are detailed further in this plan. The public improvement deviations reduce infrastructure costs to provide for more affordable housing options, and a variety of housing products. This approach aligns with the city-wide initiative, for more inclusive developments.

**MPD PLAN DEVIATIONS
 for
 WOODHAVEN SUBDIVISION**

A. This MPD is requesting eliminating the requirement of a 30' city maintained landscape buffer, for residential lots which back up to Line Creek Parkway.

B. This MPD is requesting eliminating the requirement of a 30' city maintained landscape buffer, for residential lots which back up to Tiffany Springs Parkway.

**The above deviations were granted by City Ordinance #220269

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PHASING PLAN
C3	SITE PLAN
C4	GRADING & UTILITY PLAN
C5	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN - 1
L2	LANDSCAPE PLAN - 2
L3	LANDSCAPE PLAN - 3
L4	LANDSCAPE DETAILS
L5	LANDSCAPE SPECIFICATIONS

LIST OF APPROVED PUBLIC INFRASTRUCTURE DEVIATIONS

A. Deviation 1. Soil Modification of Fill Material
 Per the applicant's submitted geotechnical report and City standards, only the top 9-inches of the subgrade will require modification with cementitious materials. Subgrade shall meet or exceed City standards, including roll testing under 2201.3.E Embankment/Fill sections (fill above the treated subgrade) shall be composed of suitable fill material placed and compacted in lifts according to City specifications and as approved by the City Engineer/Director of Construction. The embankment/fill materials do not require additional cementitious modification as long as the material is suitable fill as defined in Section 2102.2-A-3 of the City Standards for Construction.

B. Deviation 2. Sidewalks only on one side of the Street
 Construct sidewalk only on one side of the streets for residential local roads within the MPD plan area as shown on the approved plan drawings. The sanitary sewer manhole locations will be placed outside of the travel-way on the side of the road that has no sidewalks installed.

C. Deviation 3. Storm Sewer Structure Details
 An alternate curb inlet detail with a combination throat and grate opening other than a concrete structure shall be designed and approved by the Water Services Department.

D. Deviation 4. Flowable fill requirement
 Flowable fill or compact aggregate is allowed, as long as compaction and lifts are completed according to City specifications and as ordered by the City Engineer/Director of Construction. The applicant may substitute flowable fill with proper backfill methods as specified by Public Works standards and final determination of the City Engineer.

E. Deviation 5. Street Trees.
 Only one street tree shall be required per residential lot with species that provides large canopies and approved by the Development Management Division and the Parks and Recreation Department. Installation of street trees shall be of species as recommended by the City Forester to assure equivalent shade as to the standard requirement of one tree per 30 feet of street frontage.

**The above deviations were granted by City Ordinance #220269

LEGEND:

	FOUND SECTION CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	RECORD DATA PER GENESIS VILLAGE-FIRST PLAT
	RECORD DATA PER GENESIS PLACE-SECOND PLAT
	RECORD DATA PER BOOK 1286 PAGE 911
	DECIDUOUS TREE
	MAILBOX
	TELEPHONE PEDESTAL
	POWER POLE
	SANITARY SEWER MANHOLE
	UNDERGROUND SEWER LINE
	FENCE LINE
	PLOTTED EXCEPTION PER TITLE COMMITMENT
	POTENTIAL ENCROACHMENT

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COVER SHEET	
WOODHAVEN 1ST PLAT KANSAS CITY, MO	
ORIGINAL ISSUE: 05/02/2022 KHA PROJECT NO: 268030001	
SHEET NUMBER C0	
REVISIONS NO. DATE BY	

Drawing name: K:\VNC_DEVA\268030001_Woodhaven 1st Plat\2 Design\CAD\PlanSheets\MPD-1st Plat\C2 - EXISTING CONDITIONS.dwg EXISTING CONDITIONS Apr 26, 2022 8:41am by: Arin.Tibben
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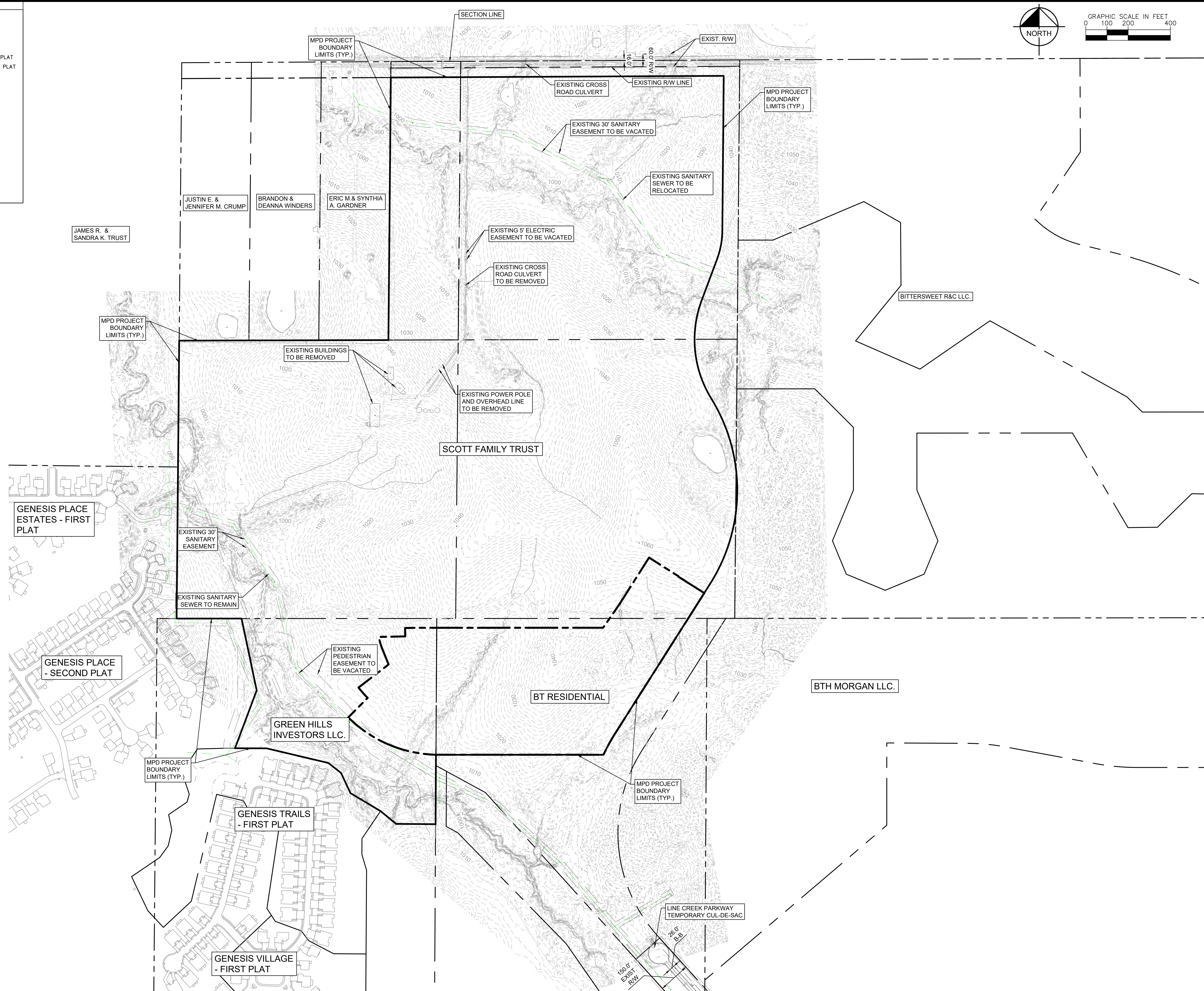
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- UNDERGROUND SEWER LINE
- FENCE LINE
- Ⓜ PLOTTED EXCEPTION PER TITLE COMMITMENT
- Ⓜ POTENTIAL ENCROACHMENT

SECTION LINE

NORTH

GRAPHIC SCALE IN FEET



No.	DATE	BY	REVISIONS

Kimley»Horn

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806 PENNSYLVANIA AVENUE, SUITE 100
WYOMING, NE 68003
WWW.KIMLEY-HORN.COM
AUTHORITY #01612
EXPIRES 12/31/21

SCALE:	AS NOTED	DESIGNED BY:	AT
		DRAWN BY:	AT
		CHECKED BY:	MK

MPD SUBMITTAL
NOT FOR
CONSTRUCTION

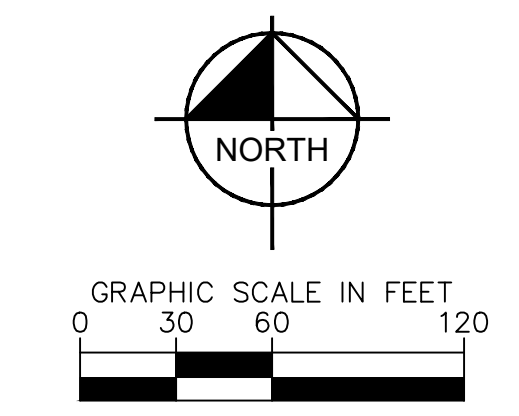
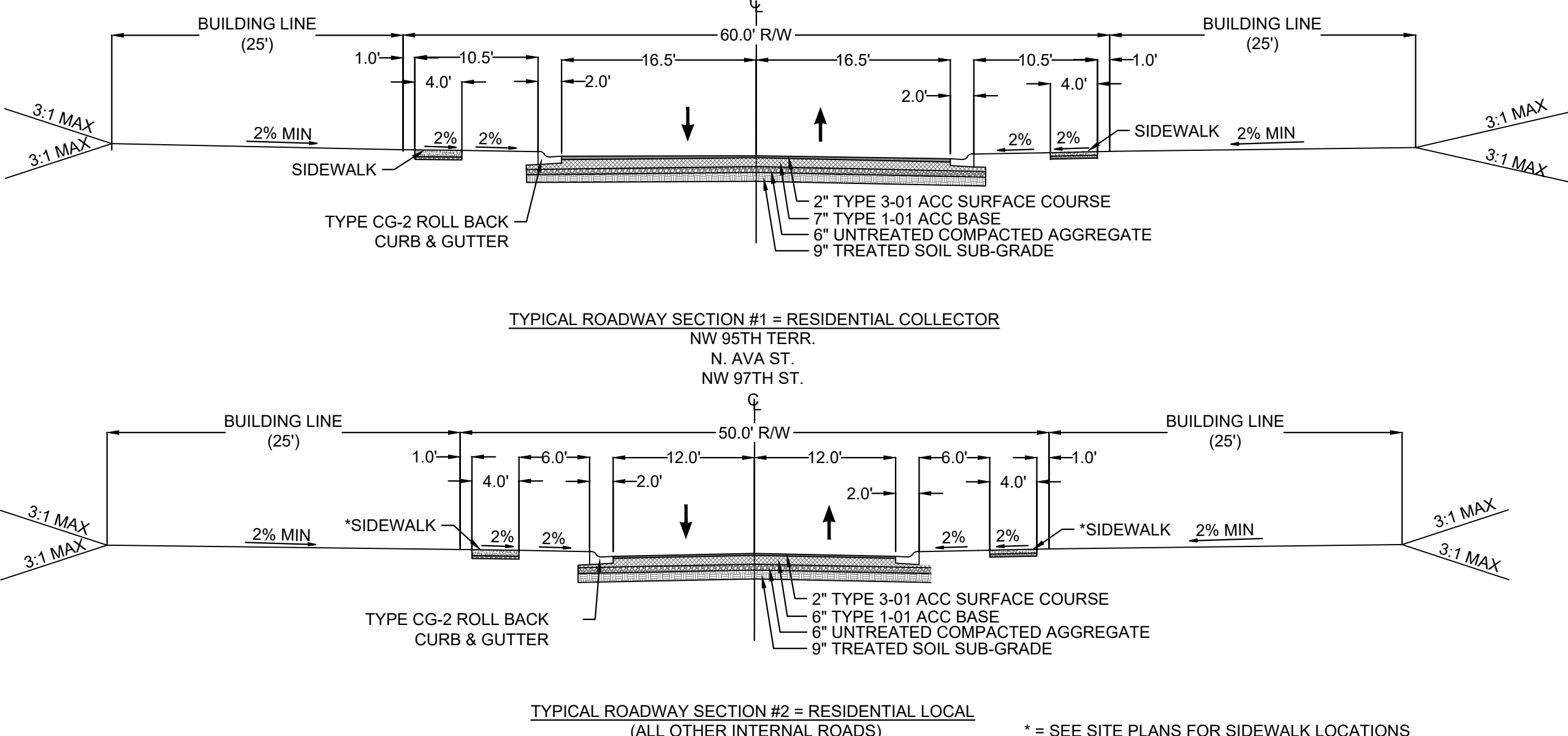
AH
ASHLAR HOMES

EXISTING
CONDITIONS

WOODHAVEN
1ST PLAT
KANSAS CITY, MO

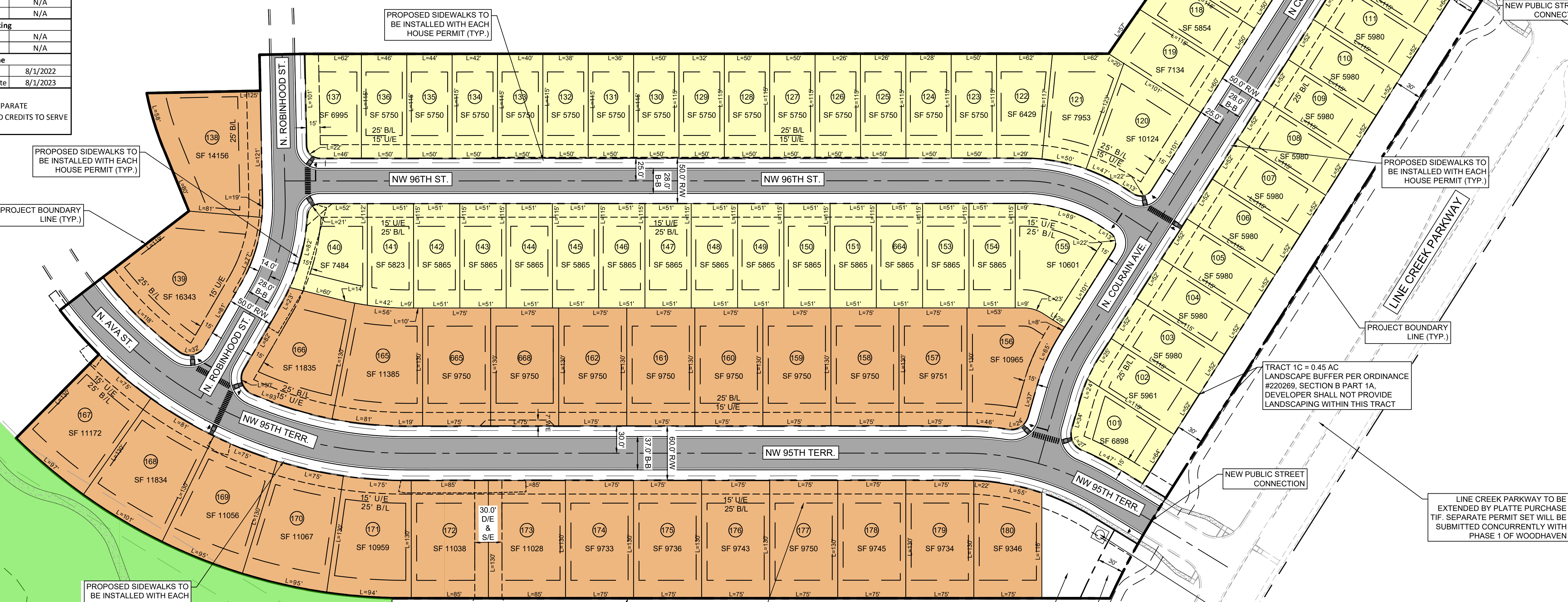
ORIGINAL ISSUE:	05/02/2022
KHA PROJECT NO.	268030001
SHEET NUMBER	C1

PHASE 1 DEVELOPMENT SUMMARY TABLE		
A	Zoning	
	Existing	MPD
B	Total Land Area	
	Existing	19.44 Acres
C	Right-of-way	
	Existing	0.00 Acres
D	Net Land Area	
	Existing	14.99 Acres
E	Proposed Uses	
	Single Family Residential	
F	Structure Height & # of floors	
	Number of Floors	2
G	Gross Floor Area & # of Units	
	Gross Area per Building	N/A
H	Building Coverage & FAR	
	Coverage	N/A
I	Density	
	Gross Density (lots/land area)	4.12
J	Vehicle Parking	
	Stalls Required	N/A
K	Bike Parking	
	Stalls Provided	N/A
L	Timeline	
	Estimated Start Date	8/1/2022
PARKLAND DEDICATION NOTE: TRACT "P" IS BEING DEDICATED BY SEPARATE INSTRUMENT TO PROVIDE PARKLAND CREDITS TO SERVE THE ENTIRE DEVELOPMENT		



SITE NOTES

- ALL DIMENSIONS LISTED ARE TO BACK OF CURB, OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL ADA DETECTABLE WARNING SURFACES SHALL BE PER CITY STANDARDS.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT.



SITE LEGEND

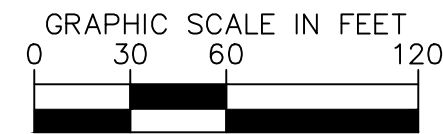
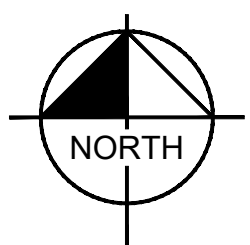
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CURB & GUTTER (TYPE CG-2)

	LOT COUNT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
[Orange Box]	27	75'	130'	25'	6'	20'
[Yellow Box]	53	50'	115'	25'	5'	20'
TOTAL LOT COUNT	80					

NOTE: ALL CORNER LOTS SHALL HAVE A 15' SIDEYARD FOR THE SIDE YARDS WHICH ARE ADJACENT TO THE PUBLIC R/W.

DATE	
REVISIONS	
NO.	
Kimley»Horn	
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SCALE:	AS NOTED
DESIGNED BY:	AT
DRAWN BY:	AT
CHECKED BY:	MM
MPD SUBMITTAL NOT FOR CONSTRUCTION	
ASHLAR HOMES	
SITE PLAN	
WOODHAVEN 1ST PLAT KANSAS CITY, MO	
ORIGINAL ISSUE:	05/02/2022
KHA PROJECT NO.	268030001
SHEET NUMBER	C3

Drawing name: K:\VNC\DEV\268030001\Woodhaven 1st Plat\2 Design\PlanSheets\MPD-1st Plat\C3 - SITE PLAN.dwg
 Layout: May 23, 2022 7:47am By: Amin.Tebken
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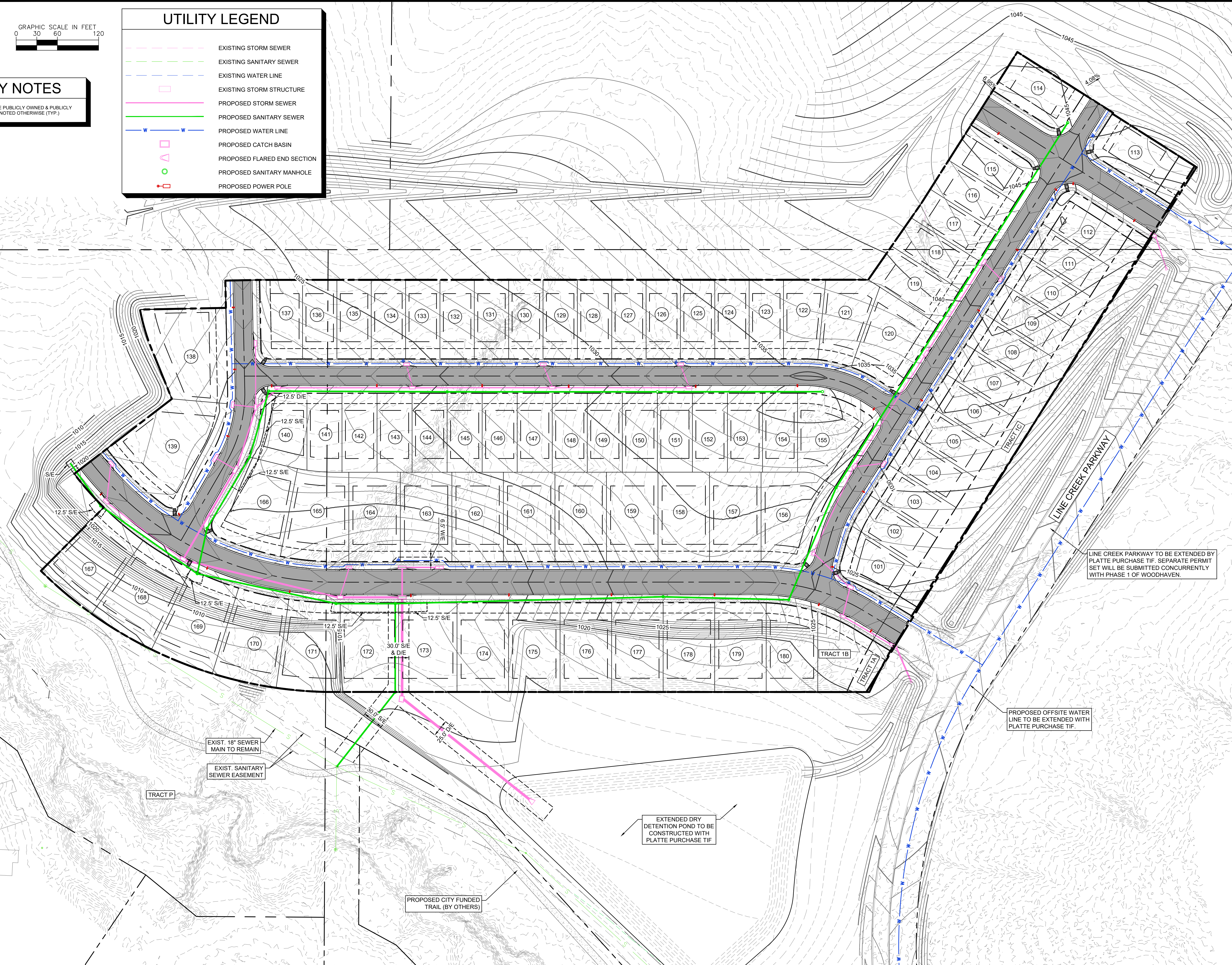
UTILITY NOTES

- ALL LINES SHOWN ARE PUBLICLY OWNED & PUBLICLY MAINTAINED, UNLESS NOTED OTHERWISE (TYP.)

UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM STRUCTURE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED POWER POLE

LOT	LOT TYPE
101	STANDARD
102	STANDARD
103	STANDARD
104	STANDARD
105	STANDARD
106	STANDARD
107	STANDARD
108	STANDARD
109	STANDARD
110	STANDARD
111	STANDARD
112	STANDARD
113	STANDARD
114	STANDARD
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158	STANDARD
159	STANDARD
160	STANDARD
161	STANDARD
162	STANDARD
163	STANDARD
164	STANDARD
165	STANDARD
166	STANDARD
167	WALKOUT
168	WALKOUT
169	WALKOUT
170	WALKOUT
171	DAYLIGHT
172	STANDARD
173	STANDARD
174	STANDARD
175	DAYLIGHT
176	DAYLIGHT
177	WALKOUT
178	WALKOUT
179	WALKOUT
180	DAYLIGHT



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<p>MPD SUBMITTAL NOT FOR CONSTRUCTION</p>	
<p>WOODHAVEN 1ST PLAT KANSAS CITY, MO</p>	
<p>GRADING & UTILITY PLAN</p>	
<p>ORIGINAL ISSUE: 05/02/2022</p> <p>KHA PROJECT NO. 268030001</p> <p>SHEET NUMBER</p> <p style="font-size: 24pt; font-weight: bold;">C4</p>	

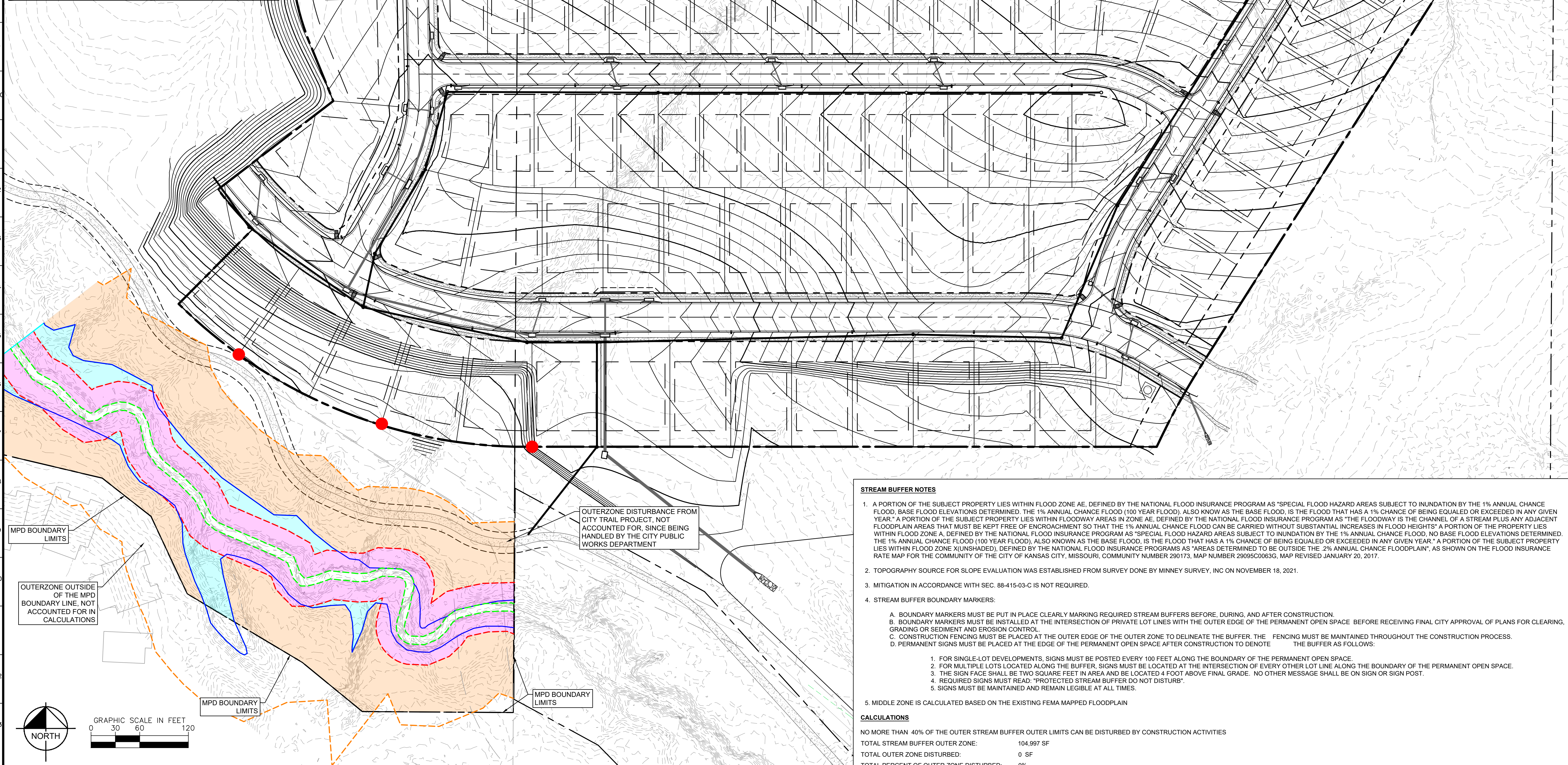
Drawing name: K:\VNC\DEV\268030001\Woodhaven 1st Plat\2 Design\PlanSheets\Woodhaven 1st Plat\05 - STREAM BUFFER PLAN.dwg Apr 26, 2022 8:44am by: Arin Teben
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STREAM BUFFER LEGEND

- EXISTING STREAM BANK
- EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
- 100-YEAR FLOOD PLAIN LIMITS
- INNER ZONE (STREAMSIDE)
- DISTURBED AREA WITHIN INNER ZONE
- MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
- DISTURBED AREA WITHIN MIDDLE ZONE
- MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
- DISTURBED AREA WITHIN OUTER ZONE
- BOUNDARY MARKERS

Final - Stream Buffer Plan Checklist

a. Existing topography with at least 2-foot contour intervals	✓
b. Field delineated, marked, and surveyed streams and wetlands	✓
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A



STREAM BUFFER NOTES

- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS." A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAMS AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 290173, MAP NUMBER 2909S0063G, MAP REVISED JANUARY 20, 2017.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY MINNEY SURVEY, INC ON NOVEMBER 18, 2021.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
 - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
 - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
 - REQUIRED SIGNS MUST READ "PROTECTED STREAM BUFFER DO NOT DISTURB".
 - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON THE EXISTING FEMA MAPPED FLOODPLAIN

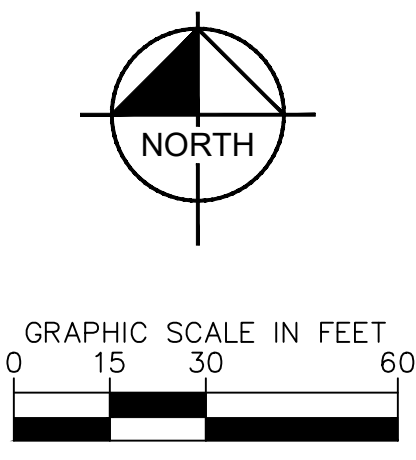
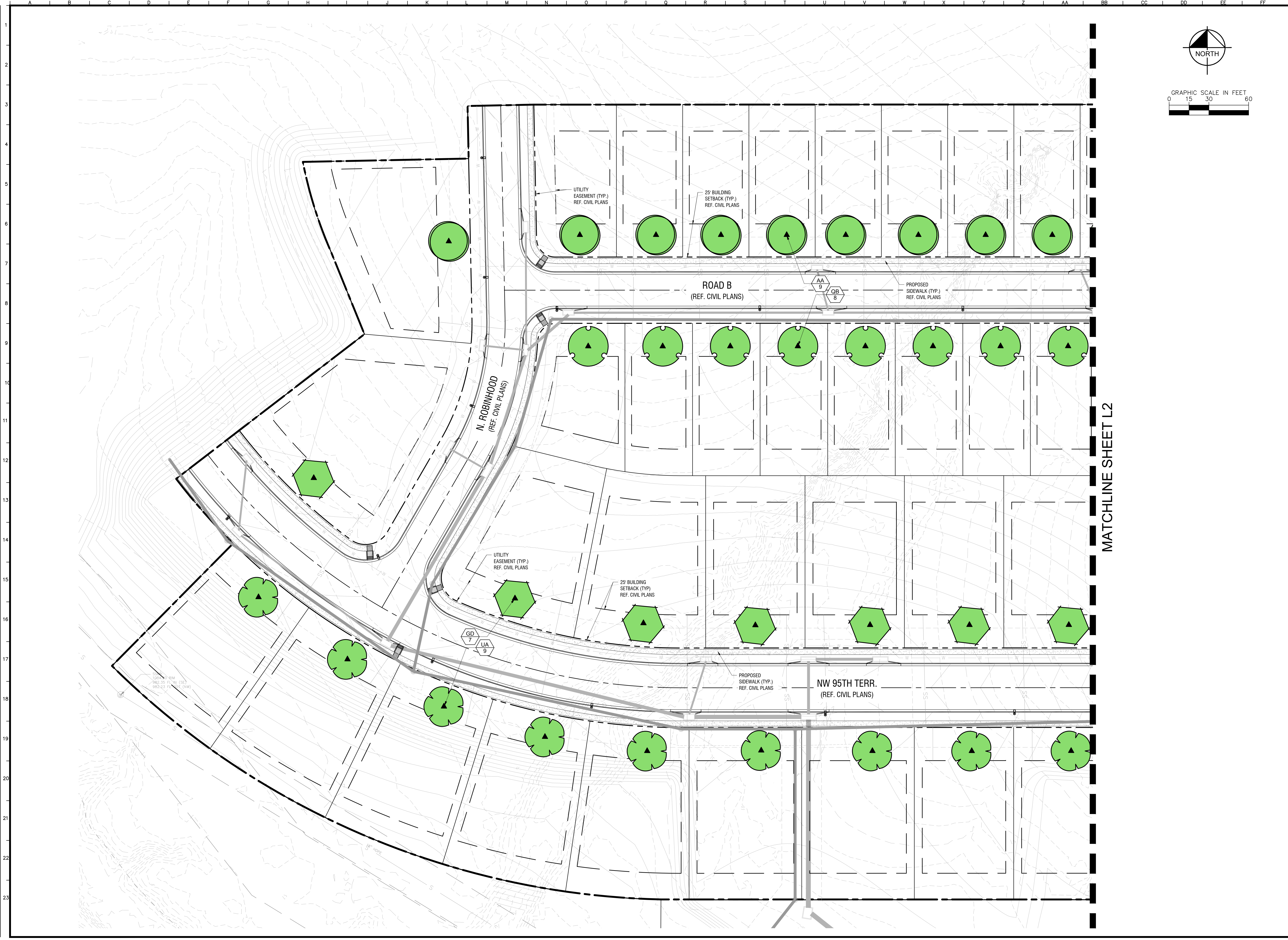
CALCULATIONS

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE:	104,997 SF
TOTAL OUTER ZONE DISTURBED:	0 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	0%

<p style="font-size: 8px;"> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 806 PENNSYLVANIA AVENUE, SUITE 100 WOODHAVEN, MISSOURI 64098 WWW.KIMLEY-HORN.COM PHONE: 816-625-0200 FAX: 816-625-0201 EXPIRES 12/31/21 </p>	<p style="font-size: 12px; margin: 0;"> WOODHAVEN 1ST PLAT <small>KANSAS CITY, MO</small> </p> <p style="font-size: 12px; margin: 0;"> STREAM BUFFER PLAN </p>
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ORIGINAL ISSUE: 05/02/2022 KHA PROJECT NO. 268030001 SHEET NUMBER	
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Drawing name: K:\VNC_DEV\268030001_Woodhaven 1st Plat\2 Design\CAD\PlanSheets\100 - LANDSCAPE PLANNING VIEW 1 Apr 27, 2022 1:24pm By: odombendick
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LANDSCAPE PLAN - 1	
WOODHAVEN 1ST PLAT KANSAS CITY, MO	
ORIGINAL ISSUE:	05/02/2022
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Drawing name: K:\VNC_LDEV\268030001\Woodhaven 1st Plat\2 Design\LANDSCAPE PLAN\DWG_SPECS Apr 27, 2022 11:24am by: adam.benderick
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL
MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTALS
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INOCULATE	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (6" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL SHALL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 2" DEPTH (MIN) PREPARED TOPSOIL TILLED INTO EXISTING SOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY MISSOURI ORGANIC OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 7.0 AND 8.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
6. IF SOIL FAILS TO ACHIEVE THE FOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST INTO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCEMENT. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" OF EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMBS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOG SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUNDUP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:
A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

1. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

2. LAWN MAINTENANCE:
A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).

- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING. CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

SCALE: AS NOTED	DESIGNED BY: AS	DRAWN BY: AS	CHECKED BY: JK
MPO SUBMITTAL NOT FOR CONSTRUCTION			
LANDSCAPE SPECIFICATIONS			
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