

CITY PLAN COMMISSION STAFF REPORT

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

November 15, 2022

Project Name Fishtech Phase III

Docket #7

Request

7.1: CD-CPC-2022-00168 Development Plan

7.2: CD-CPC-2022-00171 Rezoning

Applicant

Rachelle Biondo

Rouse, Frets, White, Goss, Gentile, Rhodes

Owner

Gary Fish Fishtech LLC

Location 13317 Charlotte St **Area** About 5 acres

Zoning R-80 **Council District** 6th

CountyJacksonSchool DistrictGrandview

Surrounding Land Uses

North: Fishtech, zoned R-80
South: Forest Ridge, zoned R-1.5
East: Undeveloped, zoned R-8
West: Fishtech, zoned B1-1

Major Street Plan

The City's Major Street Plan does not identify any streets at this location

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Neighborhood for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on September 12, 2022. Scheduling deviations from 2022 Cycle T have occurred.

Additional application for rezoning needed

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Center Planning and Development Council is tied to the subject site, notification to which was sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on October 25, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is currently undeveloped. It was the former site of two single family homes, which have since been demolished. To the north and west is the existing Fishtech properties. To the south is the Forest Ridge Apartments which are under construction and to the east is undeveloped land containing the Blue River. The subject site is not within a floodplain nor does it contain a regulated stream.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District R-80 (Residential) to B-4 (Commercial) and approval of a Development Plan to allow for the private storage of vehicles in District B-4 on about 5 acres generally located at the northeast corner of Charlotte Street and 134th Street.

CONTROLLING CASE

There is no controlling case for the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7.1 Development Plan Recommendation:

Approval Subject to Conditions

Docket #7.2 Rezoning Recommendation:

Approval

PLAN REVIEW

The applicant is proposing a request to rezone 5 acres from District R-80 (Residential) to District B-4 (Commercial). This rezoning will allow for the use of indoor vehicle storage. The use of vehicle storage is first allowed in B-4, which is why the applicant is requesting to rezone the property to this district. This proposed zoning does not match the future land use recommendation of Mixed-Use Neighborhood. The Martin City Area Plan recommends the B-2 Zoning District to the Mixed-Use Neighborhood designation. However, the applicant has placed a self-restraint on the face of the plan to only allow uses on the property that are allowed in B-1 with the addition of Indoor Vehicle Storage. The project site is 2 vacant parcels made up of 5 platted lots and 1 unplatted lot. The applicant will combine these parcels with the county prior to submitting for building permits. These two vacant parcels had existing single-family homes on them until 2021.

The applicant is proposing a Development Plan to allow for the storage of collector cars on site. The building will not be open to the public and will not be the site of any Fishtech operations. The building will only be the site of the owner's private car collection. The proposed building foot print is approximately 21,000 square feet. 22 exterior parking spaces are shown on the plans which are located on the western side of the building. Access to the site will come from the Charlotte Avenue located on the west side of the site.

Landscaping for this project includes continuous shrub lines to screen vehicular use areas to the apartments to the south, interior landscaping, and identification of mature trees to remain. Some species provided include the American Linden trees, Tulip Poplar tree, the American Elm tree, and Hicks Ango-Japanese Yew shrub.

Proposed materials to be used on the building are similar to that on the existing Fishtech buildings along Holmes Road. Materials include charcoal metal panels, charcoal metal louvers, and stone panels. The proposed garage doors are made of glass and metal. Vehicular ingress into the building will be from the south elevation. The proposed garage doors are lower in elevation than the main entrance and partially screened by a retaining wall.

Due to the existing railroad tracks which cross Holmes Road there is a large section of Martin City that is separated from the nearest Fire Station. If there is a fire within this area while a train is crossing, there is no way to reach the area. Recently there have been 374 units approved within the area. The increased density has led to increased chance of emergencies within the area. There is an existing plan to extend 134th Street to the north to Blue Ridge Boulevard. This will allow emergency vehicles to access the area due to the elevated tracks over Blue Ridge Boulevard. Forest Ridge Villas to the south has dedicated Right of Way which shows the street going through the Fishtech property (See Attachment #4). Staff is requesting that the Right of Way be dedicated prior to the certificate of occupancy and be shown on the plan.

PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	Conforms to all standards
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Parking and Loading	Yes	Yes	Required Parking Provided
Standards (88-420)			
Landscape and Screening Standards (88-425)	Yes	Yes	Adequate screening has been provided to the apartments to the south.
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, <u>REZONINGS</u> (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

With the self-imposed restrictions the rezoning is in line with the adopted Martin City Area Plan.

B. Zoning and use of nearby property;

This rezoning will not have a detrimental effect on the adjacent properties

C. Physical character of the area in which the subject property is located;

The area to be rezoned is within the existing Fishtech Campus. Proposed rezoning is in line with the existing physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Existing infrastructure is available for the proposed project.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The property is within the Fishtech Campus. The property is suitable for the proposed use.

- F. Length of time the subject property has remained vacant as zoned;
 - Single family homes were on the property until 2021. They have since been demolished and the property has been purchased by Fishtech.
- G. The extent to which approving the rezoning will detrimentally affect nearby properties; and Rezoning of the property is not expected to detrimentally affect nearby properties.
- H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
 No expected gain to public health, safety, or welfare is expected if the application was to be denied.

DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
 - The proposed plan complies with all standards of the Zoning and Development Code. There are no proposed deviations from the code.
- B. The proposed use must be allowed in the district in which it is located;
 - The proposed use will be in line with the district if the concurrent rezoning is also approved.
- 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; Vehicular access to the site is proposed to provide safe entry onto the site.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
 - Pedestrian access to the site is proposed to provide safe entry onto the site.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
 - Adequate utilities are proposed to serve the site.
- 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.
 - The applicant has provided architectural materials that are in line with the existing properties on the Fishtech Campus.

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 applicant is providing adequate screening to the apartments to the south. A mixture of trees and shrubs are provided to screen the garage doors that are proposed to face the apartments.

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.

Impervious surfaces have been kept to a minimum. Excess parking has not been provided.

 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.

Plan shows that the existing trees along Charlotte will be preserved. Most of the existing site does not have vegetation on site.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials
- 4. Right of Way Alignment to South

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval Subject to Conditions as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes

Planner



Plan Conditions

Report Date: November 10, 2022 Case Number: CD-CPC-2022-00168

Project: Fishtech Phase III

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

- 1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
- 2. That the use of the property be restricted all uses allowed under the B1 Zoning district with the addition of Indoor Vehicle Storage.
- 3. That the applicant dedicate Right of Way and revise plans for the proposed 134th Street Connection to Blue Ridge Boulevard by general warranty deed prior to obtaining a certificate of occupancy. This Right of Way must align with that already dedicated by Forest Ridge Villas to the south.
- 4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
- 5. That the parcels be consolidated into one lot through either a Minor Subdivision Lot Consolidation or consolidated by deed with the County's Recorder of Deeds prior to filing for building permits.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at /Terry.A.Thomas@kcmo.org with questions.

- 6. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
- 7. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
- 8. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
- 9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
- 10. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.
- 11. That the developer enter into a Secured Deferral Agreement for the half street improvement to ______ and _____ as required by Chapter 88, prior to issuance of a Temporary or Final Certificate of Occupancy. The Secured Deferral Agreement shall be for a period of 10 years, until further improvements occur on the property, or until street improvements occur on the opposite side of the street, whichever occurs first.
- 12. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

- 13. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
- 14. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
- 15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

16. 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)

- 17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
- 18. 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)
- 19. A required fire department access roads shall be 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 shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

- 20. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf
- 21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. South of River contact Sean Allen 816-513-0318

 North of River contact Pedro Colato 816-513-4892
- 22. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816)513-2131 / Lucas.Kaspar@kcmo.org with questions.

- 23. Combine the two lots by method acceptable to LDD and DMD.
- 24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
- 25. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
- 26. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

LEGAL DESCRIPTION

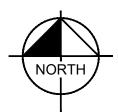
ALL OF THE NORTH 250 FEET OF THE EAST 20 ACRES OF THE SOUTH 30 ACRES OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THAT LIES EASTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID SOUTH 30 ACRES TO A POINT ON THE SOUTH LINE OF SAID SOUTH 30 ACRES THAT IS 450 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

DEVELOPMENT PLANS FOR G'S GARAGE

SECTION 20, TOWNSHIP 47N, RANGE 33W CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

LOCATION MAP

(NOT TO SCALE)



UTILITY AND GOVERNING AGENCY CONTACTS

918-660-4455 BP PIPELINES NORTH AMERICA 417-575-7115 **BLUEBIRD NETWORK CENTRUYLINK (FORMERLY QWEST)** 800-283-4237 CONSOLIDATED 844-968-7224 COMCAST 800-391-3000 FIDELITY COMMUNICATIONS 800-392-8070 **GOOGLE FIBER NOC** 866-954-1572 KCMO PARKS & RECREATION 816-513-7500 816-513-0421 KCMO STREET & TRAFFIC DIVISION KCMO STREET LIGHTING/BLACK & MCDONALD 816-513-0257 KCMO WATER SERVICE DEPT DISPATCHER 816-513-1313 KCMO WATER SERVICES POLLUTION CONTROL 816-513-1313 888-544-4852 MAGELLAN MIDSTREAM PARTNERS LP 800-720-2417 MISSOURI GAS ENERGY (LACLEDE) 800-582-0000 MISSOURI DEPARTMENT OF TRANSPORTATION 888-275-6636 MISSOURI ONE-CALL 800-344-7483 SOUTHERN STAR CGP 800-324-9696 800-321-3994 SINCLAIR TRANSPORTATION 800-521-0579 SUREWEST 913-825-3000 SPECTRUM 833-493-4939 TRI COUNTY WATER 916-796-4100 TW TELEVISION 800-829-0420 UNITE PRIVATE NETWORKS 866-963-4237 VERIZON/MCI COMMUNICATIONS INC. 800-624-9675

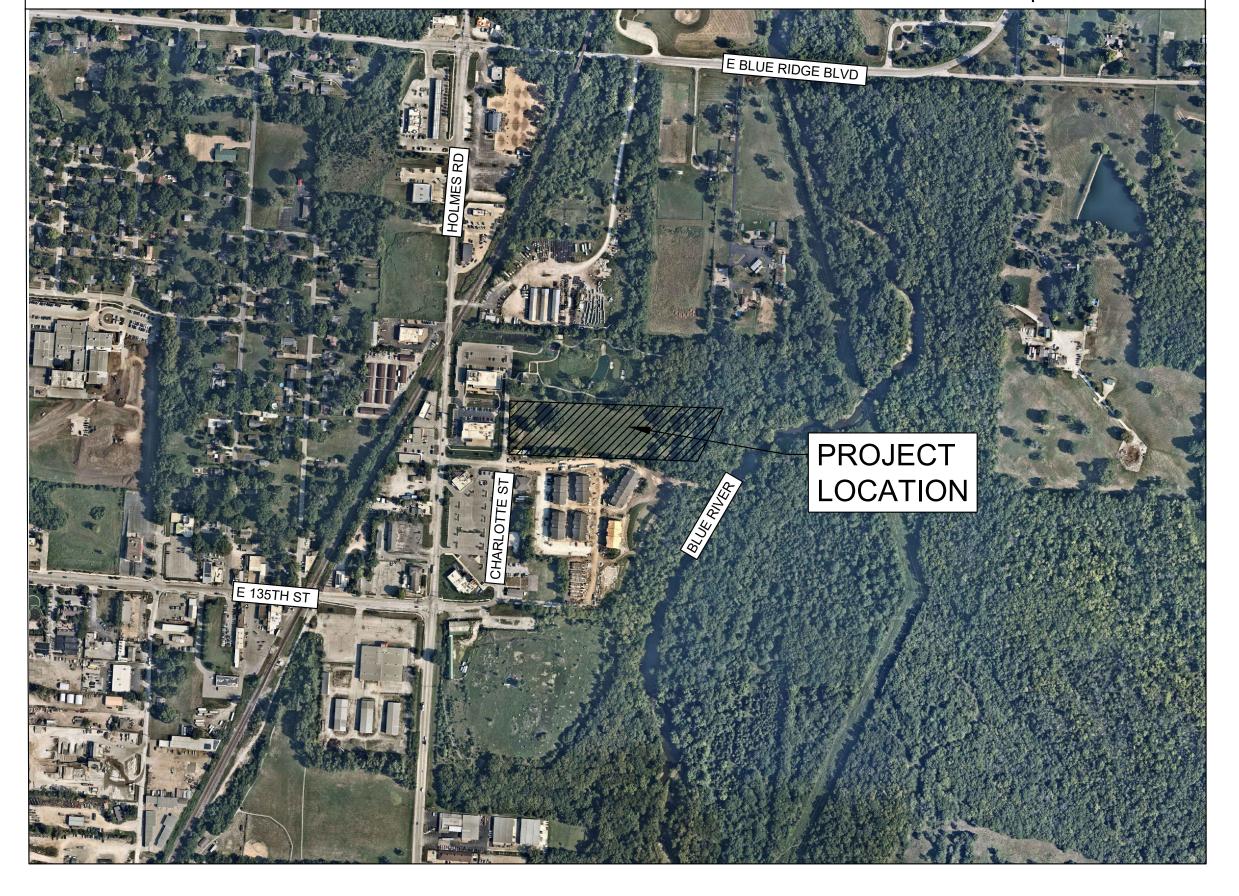
866-236-2824



THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXCEPT AS INDICATED

EXCEPTIONS:



PROJECT TEAM

OWNER

FISHTECH, LLC 16520 EDEN BRIDGE VILLAGE OF LOCH LLOYD, MO 64012

ARCHITECT

BRR ARCHITECTURE, INC. 8131 METCALF AVE. OVERLAND PARK, KS 66204 CONTACT: ZACH SUMADA, AIA EMAIL: ZACH.SUMADA@BRRARCH.COM

ENGINEER

805 PENNSYLVANIA AVE SUITE 150 KANSAS CITY, MO 64105 PH. (816) 652- 2335 PRIMARY CONTACT: CALEB FLAKE, PE EMAIL: CALEB.FLAKE@KIMLEY-HORN.COM SECONDARY CONTACT: CANAAN KNIGGE EMAIL: CANAAN.KNIGGE@KIMLEY-HORN.COM

SURVEYOR

MINNEY SURVEYING 15547 W 81ST STREET LENEXA, KS 66219 PH: (559) 322-8235

SH	SHEET LIST TABLE					
Sheet Number	Sheet Title					
C001	COVER SHEET					
C002	SURROUNDING OWNERS PLAN					
C100	SITE PLAN					
C101	OVERALL SITE PLAN					
C200	GRADING PLAN					
C300	UTILITY PLAN					
L100	LANDSCAPE PLAN					
L200	LANDSCAPE DETAILS					
L300	LANDSCAPE SPECIFICATIONS					
	•					

GARY FISH Owner: 16520 EDEN BRIDGE Address: VILLAGE OF LOCH LLOYD, MO 64012 Owner's Rep:

Email: Phone:

THE USE OF THE PROPERTY SHALL BE RESTRICTED TO ALL USES ALLOWED UNDER

THE B1 ZONING DISTRICT WITH THE ADDITION OF INDOOR VEHICLE STORAGE

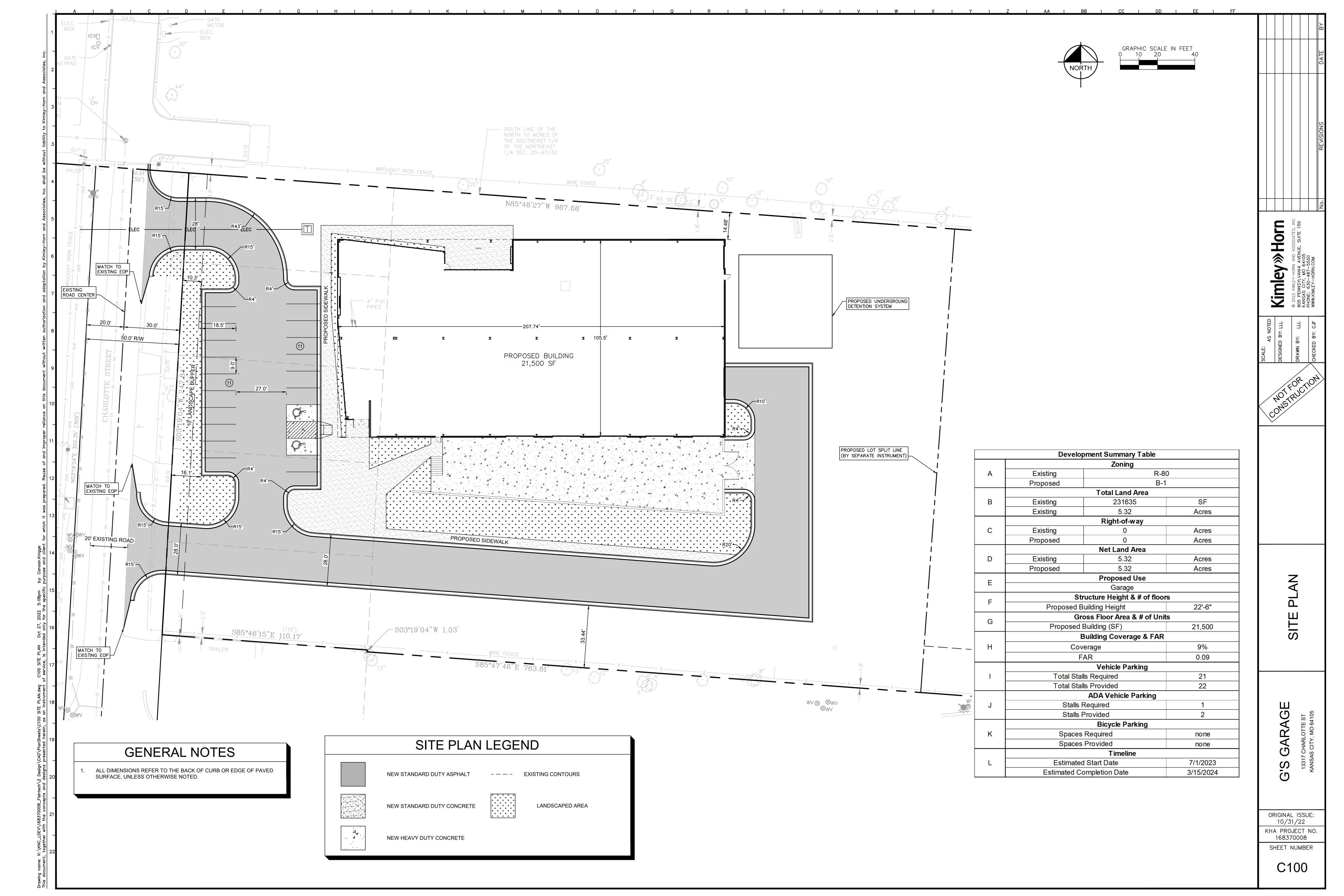
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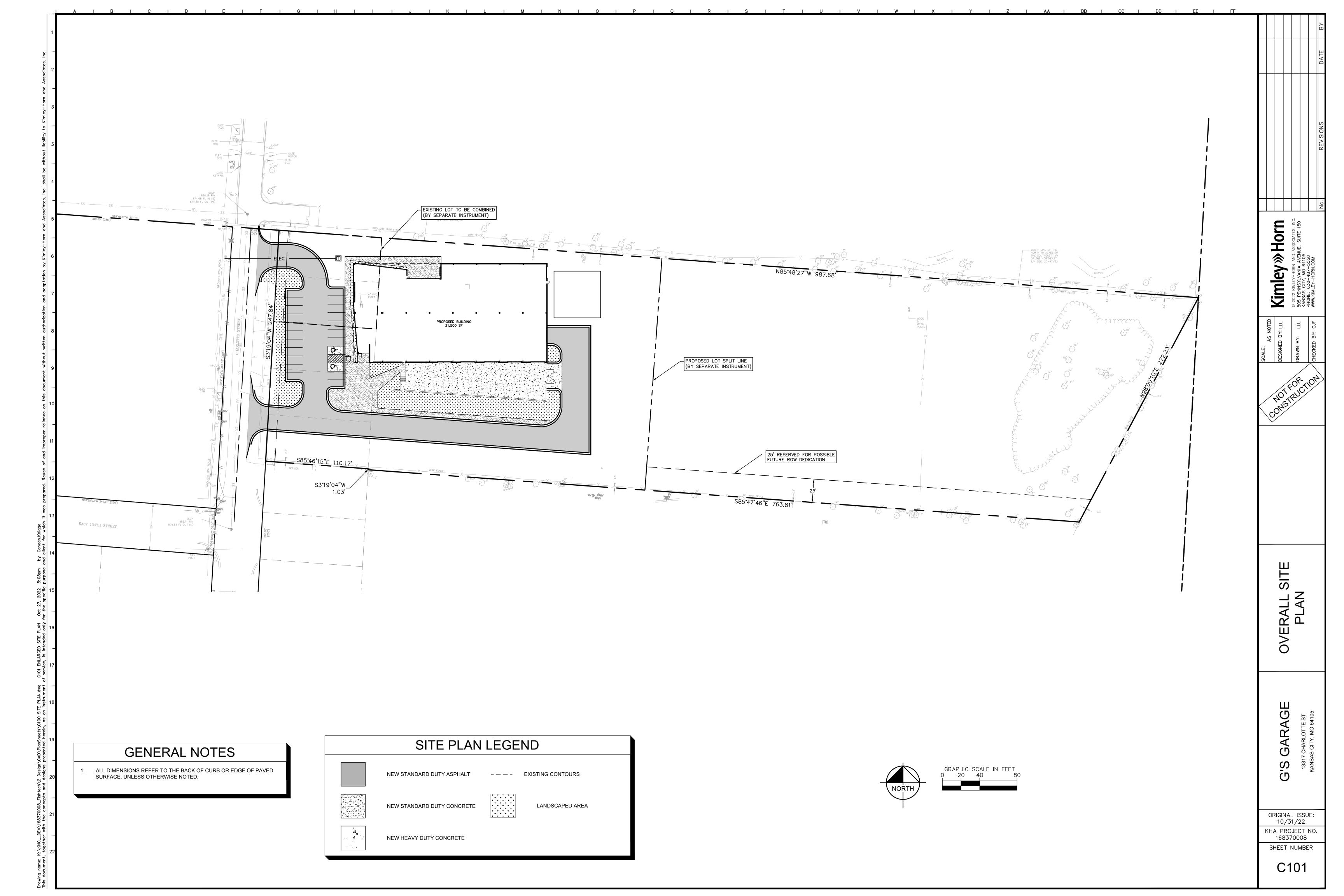
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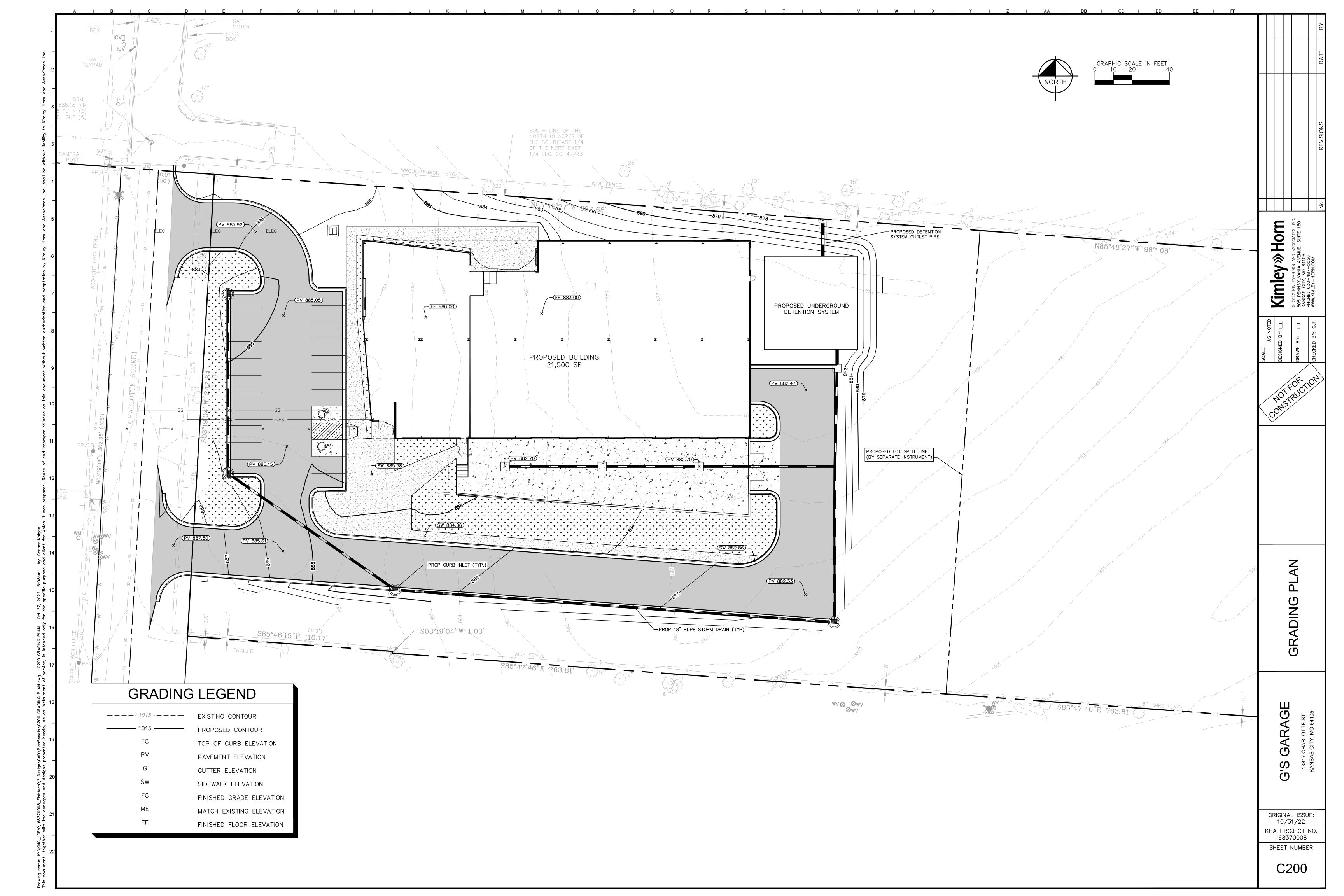
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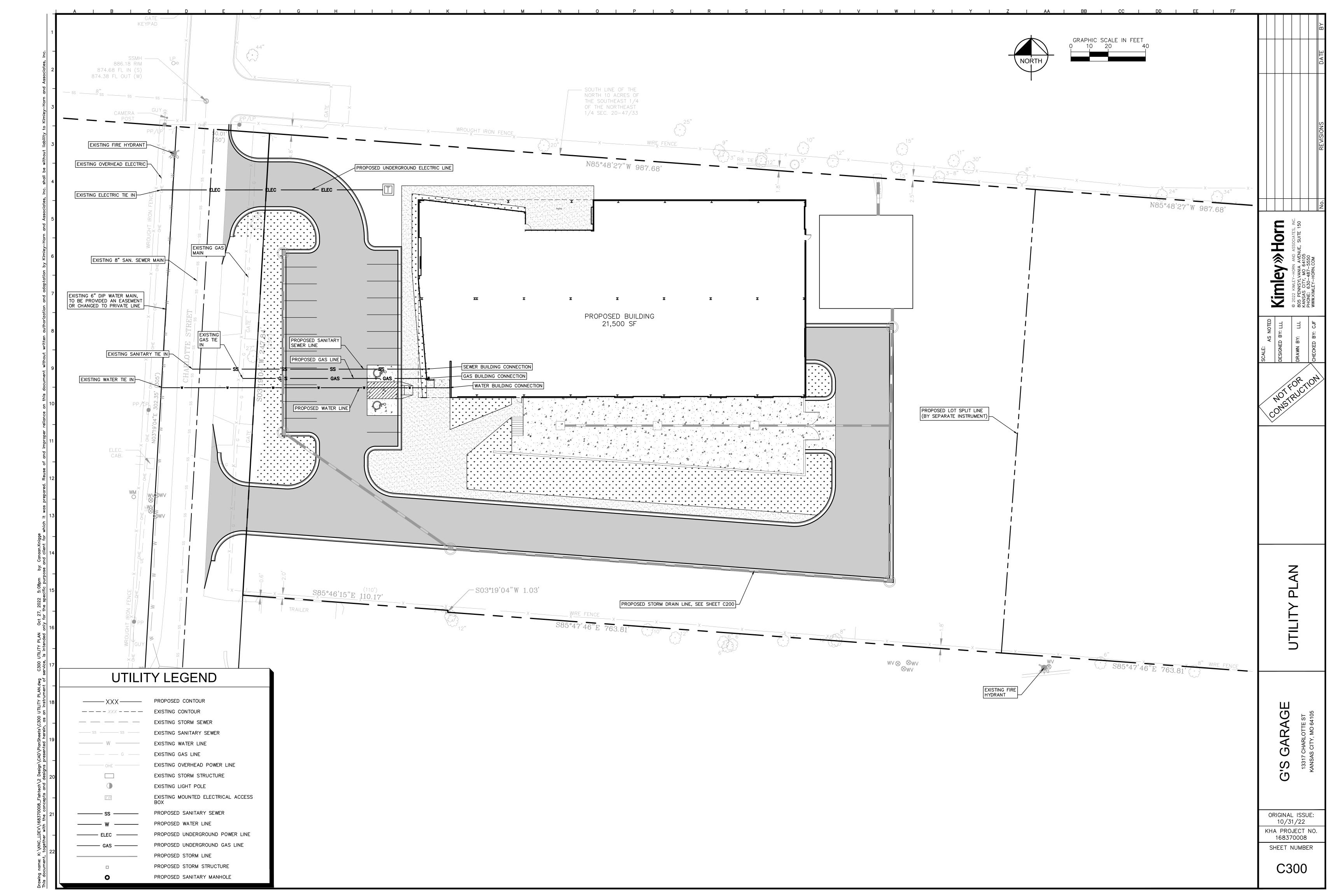
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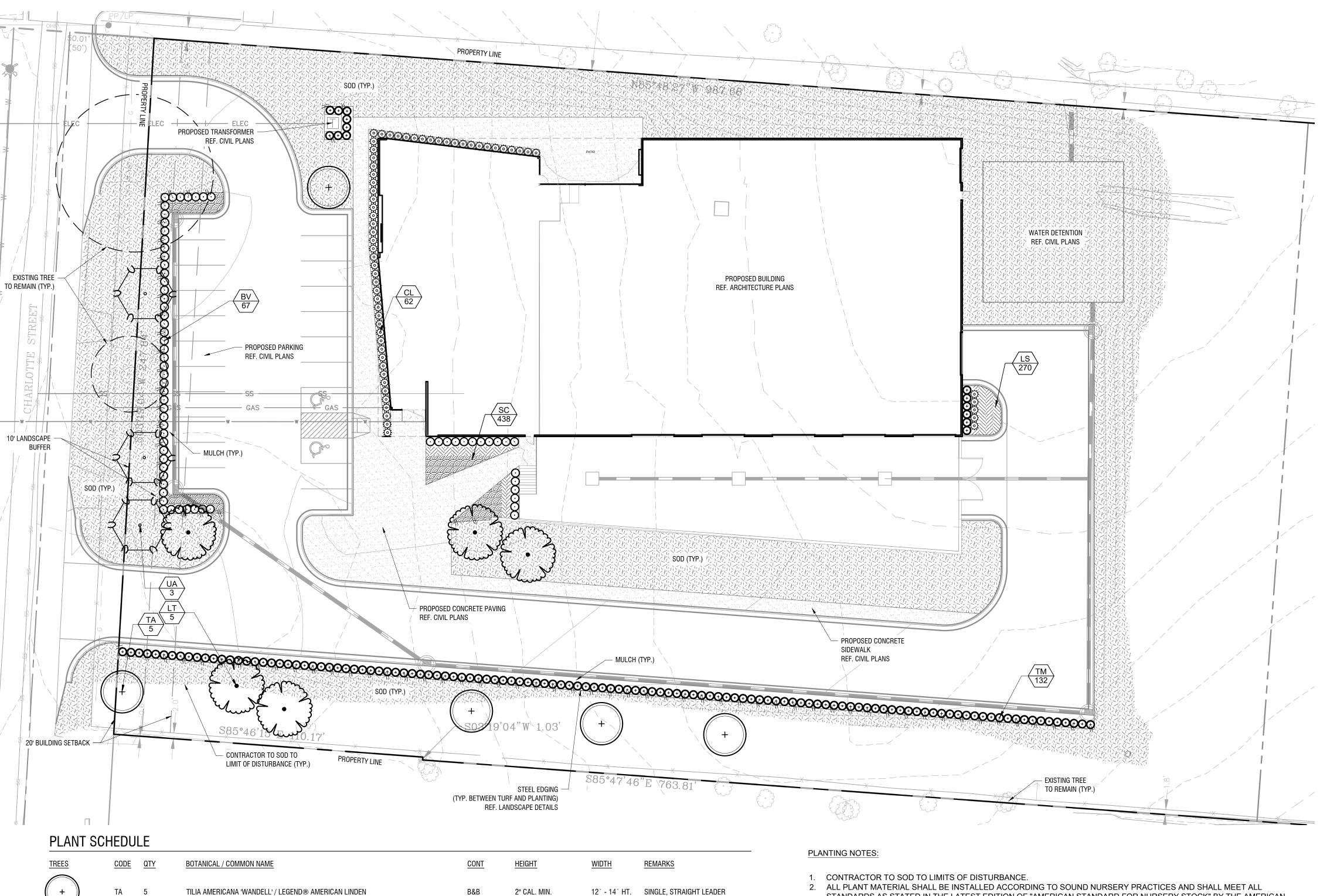












FULL AND MATCHING

SOD TO HAVE TIGHT,

SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

<u>REMARKS</u>

<u>REMARKS</u>

12" O.C.

12" O.C.

12`-14` HT. SINGLE, STRAIGHT LEADER

12`-14` HT. SINGLE, STRAIGHT LEADER

2" CAL. MIN.

2" CAL. MIN.

5 GAL. MIN. 48" HT. X 36" W. MIN. 36" O.C.

2 GAL. MIN. 36" HT. X 36" W. MIN. 36" O.C.

5 GAL. MIN. 36" HT. X 36" W. MIN. 36" O.C.

4" HT. X 10" W.

8" HT. X 12" W.

N/A

ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.

4. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.

5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.

6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.

PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE LANDSCAPE PLAN.
 ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE

9. LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A

SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.

11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF

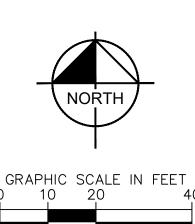
HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES

VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

12. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

	DECHIDED	DDOMDE
Continu 00 105 Landscape and Coronning	<u>REQUIRED</u>	<u>PROVIDE</u>
Section 88-425 Landscape and Screening 88-425-03-C. Tree Planting Requirements		
At least one street tree is required for each 30' of street frontage.	Voo	T Vac
At least one steet tree is required for each 30° of street fromage.	Yes	Yes
Charlotte Street: 250 Inft / 30' = 9 Trees	9 Trees	3 Proposed T 2 Existing Trees DBH
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes
88-425-04 - General Landscaping Requirements		
At least one tree must be provided per 5,000 square feet of principle building coverage (building footprint)		
21,500 sqft Building Footprint / 5,000 sqft = 5 Tree	5 Trees	5 Trees
88-425-05 - Perimeter Landscaping of Vehicular Use Areas		<u> </u>
88-425-05-B - Adjacent To Streets		
When a vehicular use area is located adjacent to a public right-of-way, perimeter landscaping must be		
provided to provide physical and visual separation between the vehicular use area and the right-of-way.		
This requirement applies only when there are no intervening buildings between the right-of-way and the	Yes	Yes
vehicular use area. Trees planted to satisfy the street tree planting requirements of 88-425-03 may be		
counted toward satisfying the tree planting requirements of 88-425-05-B.		
A 10' landscape buffer strip with one tree per 30 Inft of landscape strip and enough evergreen shrubs to	Charlette Ctreet	Charlotte St
form a continuous visual screen at least 3' in height at the time of planting.	Charlotte Street: 9 Trees	9 Trees
250 Inft street frontage (Charlotte Street) / 30 Inft $= 9$ Trees	3 11665	3 11662
88-425-05-C - Adjacent To Residential Zoning Districts		
Perimeter landscaping adjacent to residential zoning districts must be provided in the form of a		
perimeter landscape strip or berm located between the vehicular use area and the residential zoning		Yes
district. The landscape buffer strip must be at least 10' in width and be planted with enough	Yes	
evergreen shrubs to form a continous visual screen at least 4' in height after the first growing season.		
Ground cover plants must cover the remainder of the required landscape strip.		
88-425-06-B - Minimum Interior Landscape Area		T ===
At least 35 SF of interior landscape area must be provided for each parking space.	770 sqft Landscape	>770 sqft Lan
22 Parking Spaces x 35 sqft = 770 sqft Landscape Area	Area	Area
88-425-06-E - Minimum Interior Landscape Area		
One tree is required per 5 parking spaces	5 Trees	5 Trees
22 Parking Spaces / 5 = 5 Trees		
One shrub is required per parking space	22 Shrubs	22 Shrub
22 Parking Spaces x 1 = 22 Shrubs		
Ground cover plants must cover all interior landscape areas.	Yes	Yes
88-425-08-A - Screening		T
Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit		
residential and nonresidential uses must be screened from public ROW on all sides with a solid fence,	No	No
wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the		
overall design of the site. 88-425-10-B - Trees		<u> </u>
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are		
ii more than o trees are required, no more than 40% may be of a single species. If more than 25 trees are	Yes	Yes



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NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

LIRIODENDRON TULIPIFERA `AUREO-MARGINATUM` / MAJESTIC BEAUTY® TULIP POPLAR B&B

ULMUS AMERICANA `LEWIS & CLARK` / PRAIRIE EXPEDITION® AMERICAN ELM

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

25,541 SF TALL FESCUE / FESTUCA ARUNDINACEA

TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW

COTINUS COGGYGRIA 'LILLA' / LILLA DWARF SMOKE TREE

BUXUS SEMPERVIRENS 'VARIEGATA' / VARIEGATED COMMON BOXWOOD

SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP

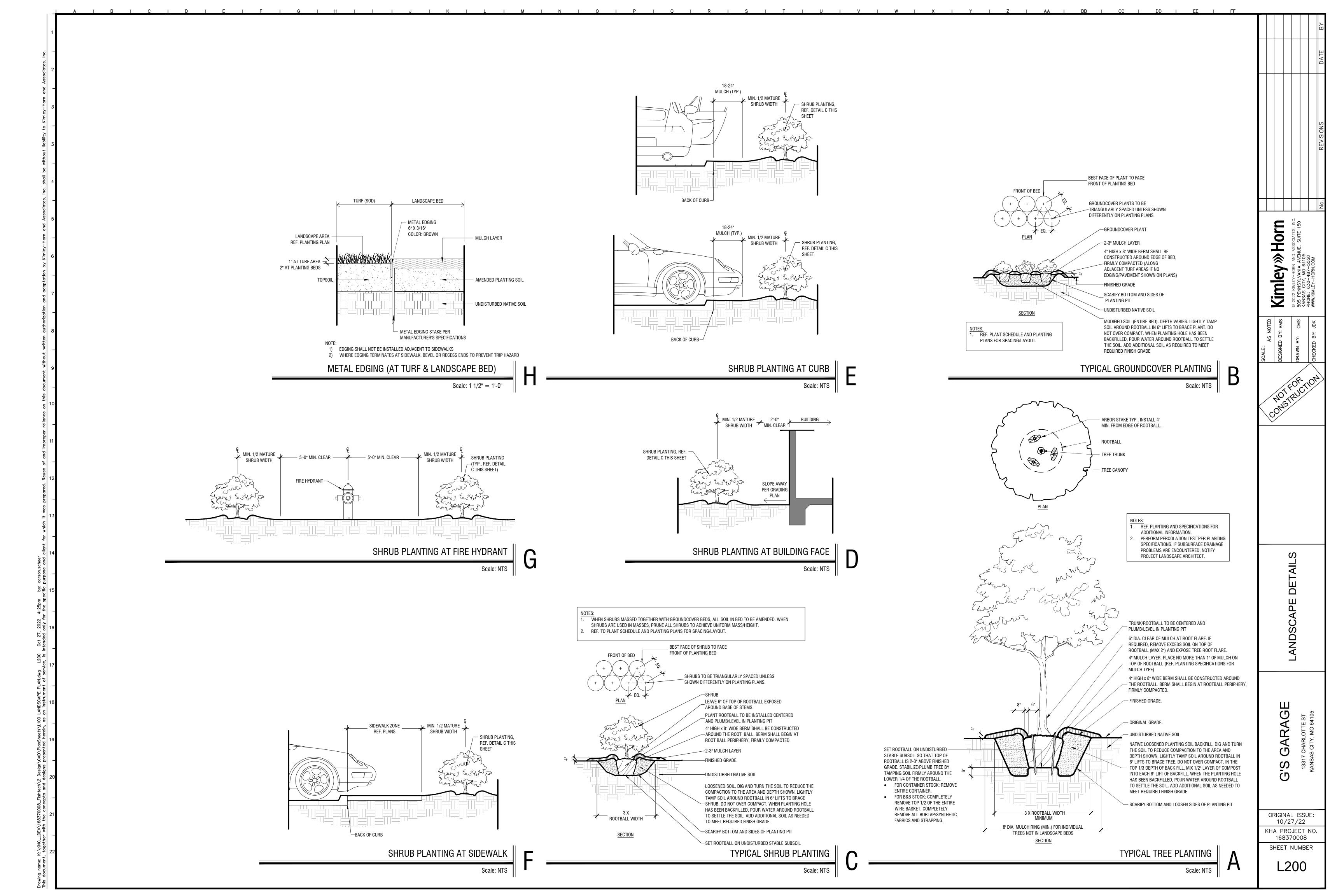
LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF

CODE QTY

438

CODE QTY

GROUND COVERS CODE QTY



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

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

MATERIAL SUBMITTAL

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 PARTICLES WILL 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.
- 5. 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 AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
- CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S
 REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A
- 8. 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.

..

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 STOC

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

- . 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.
- 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.
- 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" DEEP 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 PLUMB 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 SOILNOC 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
- 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, "ROUND-UP" 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.

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 MAINTENANC

- 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 REGRADING 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.

INC.
No. REVISIONS DATE

| Kimley | Hort © 2022 KIMLEY-HORN AND ASSOCIATES, I 805 PENNSYLVANIA AVENUE, SUITE 15 KANSAS CITY, MO 64105 PHONE: 630-487-5550 WWW KIM FY-HORN COM

DESIGNED BY: AMS
DRAWN BY: CMS
CHECKED BY: JDK

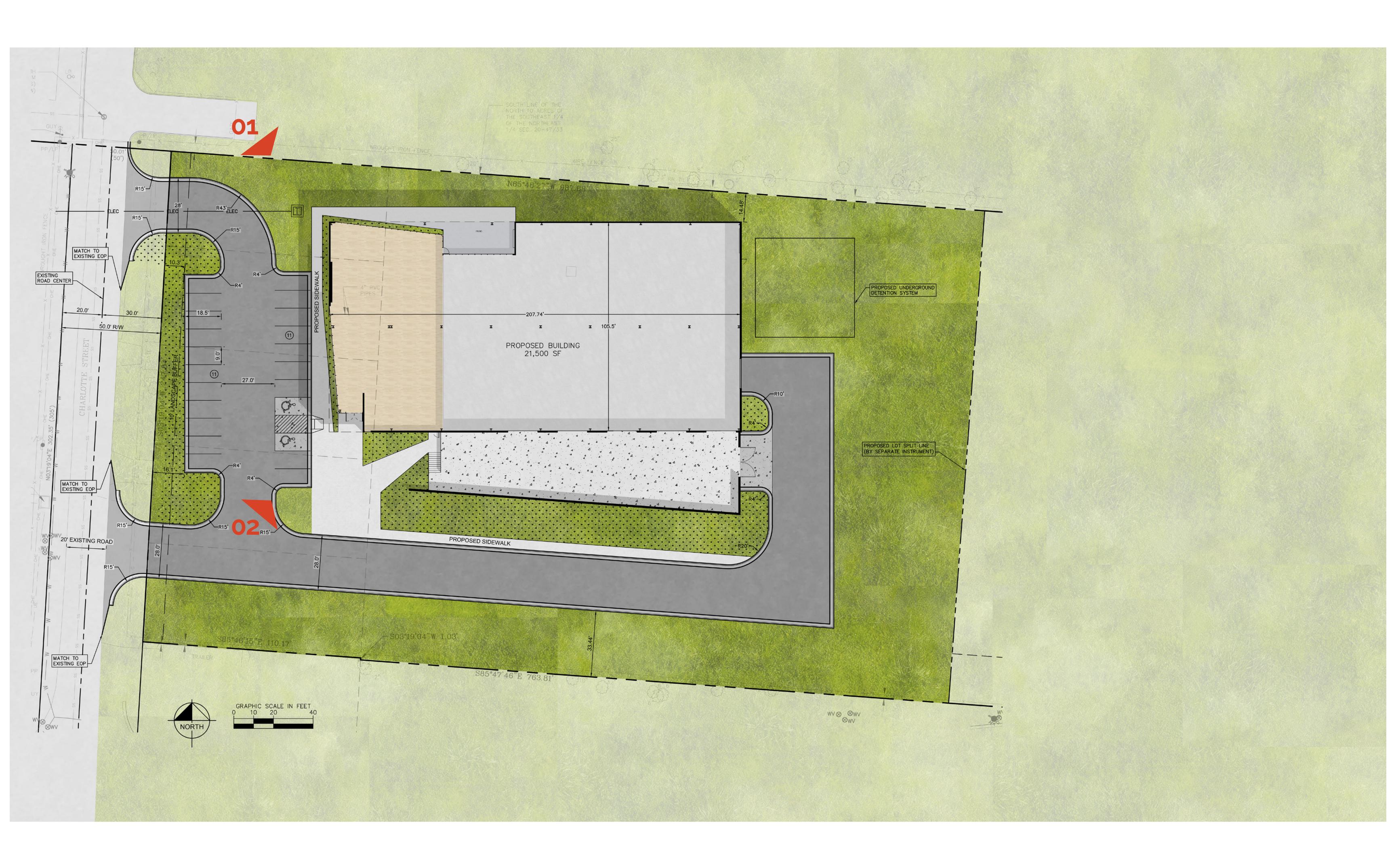
LANDSCAPE SPECIFICATION

S GARAGE
3317 CHARLOTTE ST

ORIGINAL ISSUE: 10/27/22 KHA PROJECT NO. 168370008

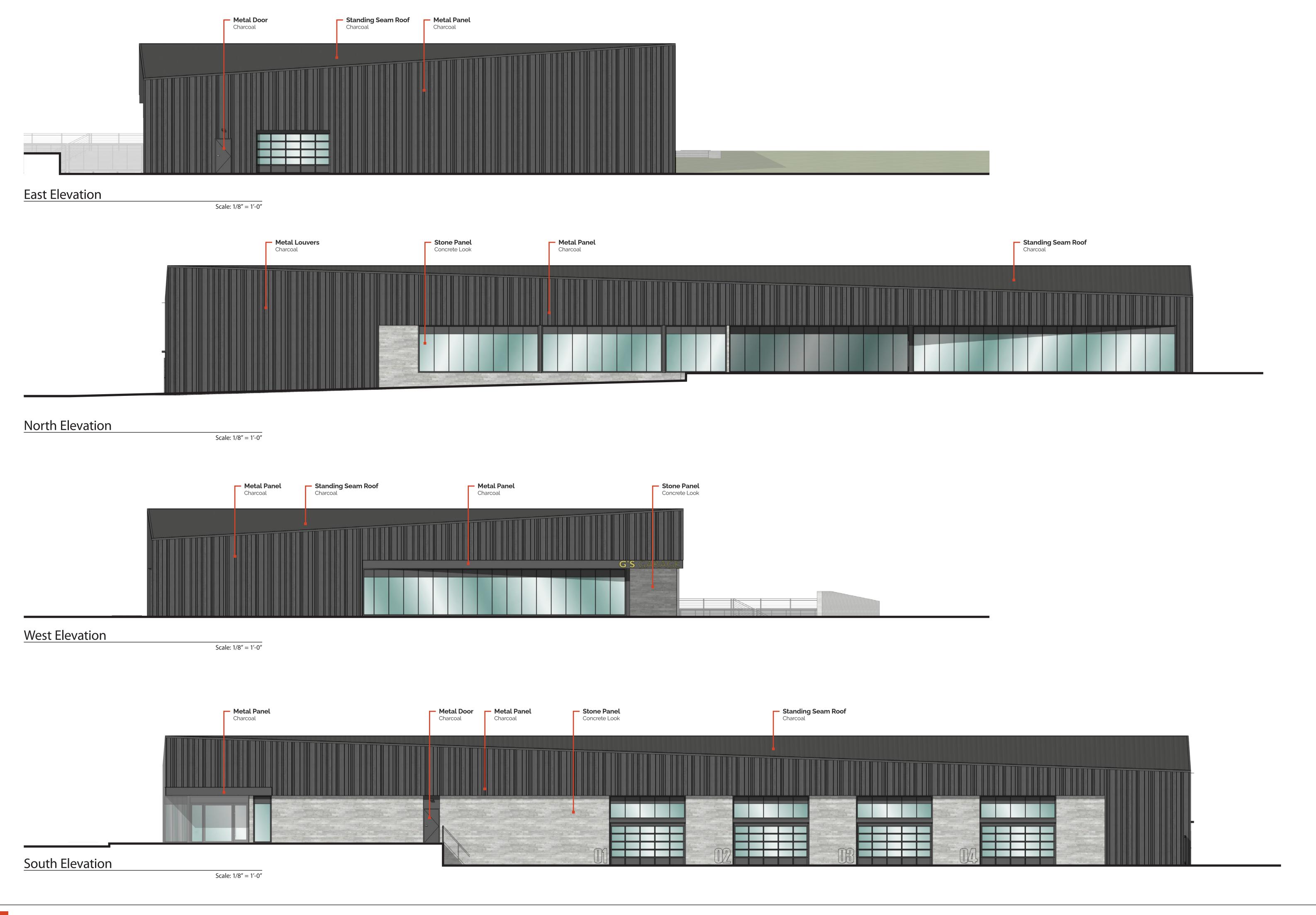
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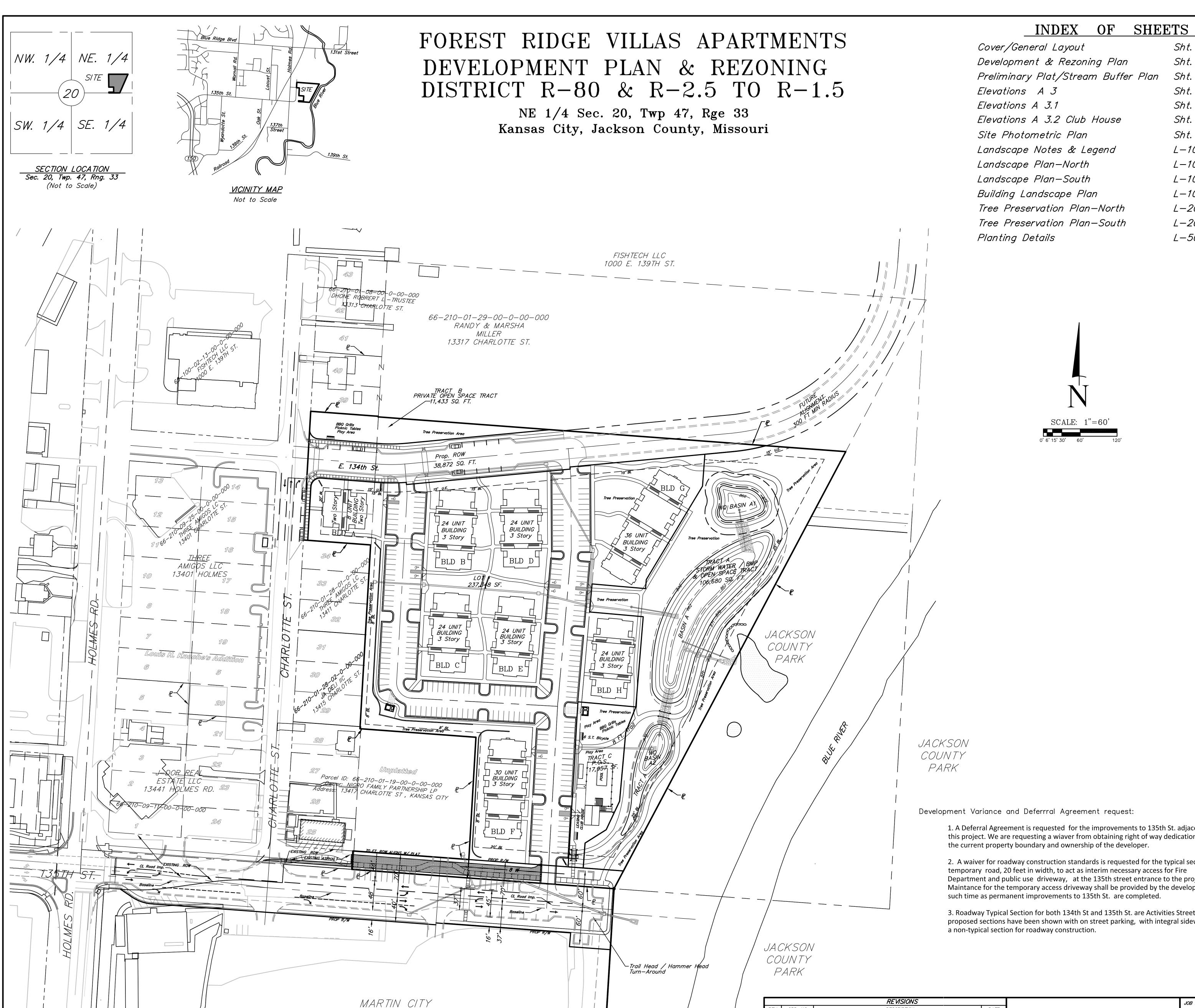
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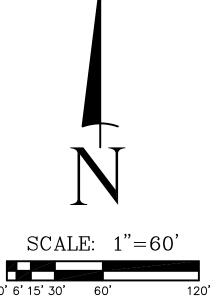




PARTNERS LLC

Parcel ID: 66-200-04-54-00-0-00-000 Owner: MARTIN CITY PARTNERS LLC Address: 13501 HOLMES RD, KANSAS CITY

Sht. 1 of 14 Sht. 2 of 14 Development & Rezoning Plan Preliminary Plat/Stream Buffer Plan Sht. 3 of 14 Sht. 4 of 14 Sht. 5 of 14 Elevations A 3.2 Club House Sht. 6 of 14 Sht. 7 of 14 L-100 of 14 Landscape Notes & Legend L-101 of 14 L-102 of 14 L-103 of 14 Building Landscape Plan Tree Preservation Plan-North L-201 of 14 L-202 of 14 Tree Preservation Plan-South L-500 of 14



Development Variance and Deferrral Agreement request:

1. A Deferral Agreement is requested for the improvements to 135th St. adjacent to this project. We are requesting a wiaver from obtaining right of way dedication outside the current property boundary and ownership of the developer.

2. A waiver for roadway construction standards is requested for the typical section of a temporary road, 20 feet in width, to act as interim necessary access for Fire Department and public use driveway, at the 135th street entrance to the project. Maintance for the temporary access driveway shall be provided by the developer until such time as permanent improvements to 135th St. are completed.

3. Roadway Typical Section for both 134th St and 135th St. are Activities Street. The proposed sections have been shown with on street parking, with integral sidewalk, for

WPKC@WPEKC.COM

REVISIONS				JOB NO.	
[V	ORD. NO.	DESCRIPTION	DATE:		
'		DRC Rev: 134th St. Align.; 135ht St. Hammer Head; Tracts & Utilities.	5-13-19	M_{-}	SCALE:
?		CPC Rev: Pool & Club House Elevations & Location; Development Notes	5-29-19	Weiskirch & Parks Engineers, Inc. 7	DATE:
\dashv				MO. CERTIFICATE OF AUTHORITY	DRAFTER:
				No. 001060 111 NORTH MAIN, SUITE #10	CH'KD:
					SHEET NO.

3-21-19 T.K.O. D.E.H. SHEET NO. (816)254-5000 FAX: (816)252-9712

4221

1"=60'