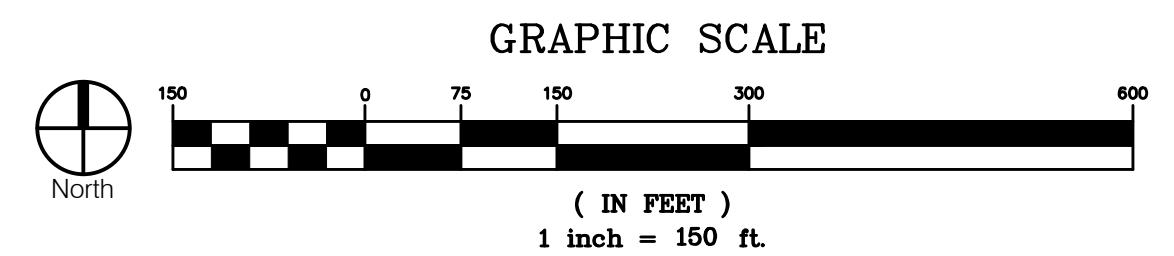


**LEGEND**

- OPEN SPACE (585,259 SF)
- BUILDING (751,436 SF)
- PARKING ISLANDS (49,950 SF)
- BUFFER (10,020 SF)
- LOT SIZE (2,170,500 SF)

**PLANT SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
<b>TREES</b>				
CSM	147	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	56	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	137	QUERCUS RUBRA	RED OAK	3" CAL. B&B
RD	178	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	3" CAL. B&B
FB	4	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL. B&B
LP	45	PLATANUS x ACERIFOLIA	LONDON PLANETREE	3" CAL. B&B
HB	36	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	3" CAL. B&B
NS	54	PICEA ABIES	NORWAY SPRUCE	8' HT. B&B
WP	37	PINUS SYLVESTRIS	WHITE PINE	8' HT. B&B
PJ	30	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
EG	32	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT. B&B
NH	25	ILEX 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	6' HT. B&B
<b>SHRUBS/GRASSES/GROUNDCOVER</b>				
BB	247	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.
RD	70	CORNUS SERICEA	REDTWIG DOGWOOD	5 GAL/18" HT. MIN.
SGJ	383	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL/18" HT. MIN.
TX	378	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL/18" HT. MIN.
KV	96	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL/18" HT. MIN.
SS	254	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPICE	5 GAL/18" HT. MIN.
KO	68	ROSA KNOCKOUT RADRAZZ	KNOCK OUT ROSE	5 GAL/18" HT. MIN.

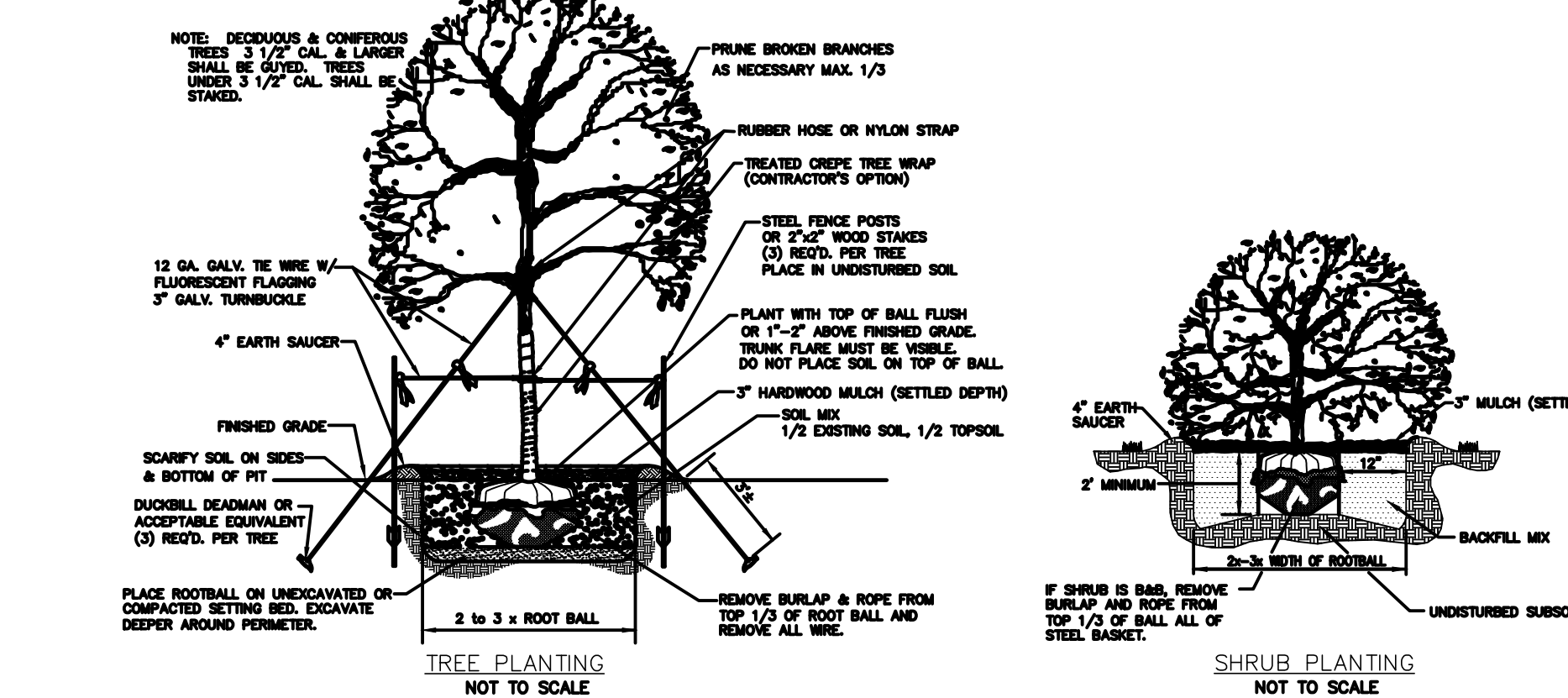


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  - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
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  - PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
  - ALL TREES SHALL BE 3" CALIBER. EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING
- IRRIGATION PERFORMANCE SPECIFICATION:**
- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
  - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
  - WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
  - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
  - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
  - PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
  - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
  - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
  - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
  - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
  - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
  - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
  - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
  - SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
  - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    - PIPE SIZE AND QUANTITY
    - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    - CIRCUIT IDENTIFICATION SYSTEM
    - DETAILED METHOD OF WINTERIZING SYSTEM
- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

**LANDSCAPE WORKSHEET**

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED (EXISTING AND NEW LANDSCAPE)
14.090.A.1 Street Frontage Trees (I-470 Ramp)	1 tree per 30 feet of street frontage	1118 ft. of street frontage /30 = 37 trees required	37 trees
14.090.A.1 Street Frontage Trees (I-470 Ramp)	1 tree per 20 feet of street frontage	1118 ft. of street frontage /20 = 56 trees required	0* trees
14.090.A.1 Street Frontage Trees (Pryor Rd.)	1 tree per 30 feet of street frontage	2124 ft. of street frontage /30 = 71 trees required	71 trees
14.090.A.3 Street Frontage Shrubs (Pryor Rd.)	1 shrub per 20 feet of street frontage	2124 ft. of street frontage /20 = 107 shrubs required	0 shrubs *
14.090.A.1 Street Frontage Trees (Lowenstein Rd. - north)	1 tree per 30 feet of street frontage	1706 ft. of street frontage /30 = 57 trees required	57 new trees
14.090.A.3 Street Frontage Shrubs (Lowenstein Rd. - north)	1 shrub per 20 feet of street frontage	1706 ft. of street frontage /20 = 86 shrubs required	0 shrubs *
14.090.A.1 Street Frontage Trees (Lowenstein Rd. - south)	1 tree per 30 feet of street frontage	603 ft. of street frontage /30 = 20 trees required	20 new trees
14.090.A.3 Street Frontage Shrubs (Lowenstein Rd. - south)	1 shrub per 20 feet of street frontage	603 ft. of street frontage /20 = 30 shrubs required	0 shrubs *
14.090.A.2 Street Frontage Green Strip (Pryor Rd.)	20 feet	20 feet	20 feet
14.090.A.2 Street Frontage Green Strip (Lowenstein Rd. - north)	20 feet	20 feet	20 feet
14.090.A.2 Street Frontage Green Strip (Lowenstein Rd. - south)	20 feet	20 feet	20 feet
14.090.B.1 Open Yard Shrubs (LOTS 1-13)	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	2,170,500 sq. ft. of total lot area minus 751,436 sq. ft. of bldg., parking, tennis ponds = 1,419,064 sq. ft. /5,000 x 2 = 567 shrubs.	567 shrubs
14.090.B.3 Open Yard Trees (LOTS 1-13)	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	2,170,500 sq. ft. of total lot area minus 751,436 sq. ft. of bldg., parking, tennis ponds = 1,419,064 sq. ft. /5,000 = 473 trees.	473 trees
14.110. Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	833,805 sq. ft. of parking area x .05 = 41,690 sq. ft. of landscape parking lot islands required	49,950 sq. ft.
14.120 Screening of Parking Lot, Pryor Rd.	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	904 linear feet /40 x 12 = 271 shrubs required.	271 shrubs
14.120 Screening of Parking Lot, Lowenstein Rd. - north	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	657 linear feet /40 x 12 = 192 shrubs required.	192 shrubs
14.120 Screening of Parking Lot, Lowenstein Rd. - south	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	360 linear feet /40 x 12 = 108 shrubs required.	108 shrubs
14.120 Screening of Parking I-470 Ramp	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	860 linear feet /40 x 12 = 258 shrubs required.	258 shrubs
14.200.2 Medium Impact Screening (LOT 13)	Shade Trees (LF x width /500) Ornamental Trees (LF x width /750) Screen A (LF x 20' width = 10,020) Shrubs (LF x width /200)	10,020/500 = 20 Shade Trees required 13 Ornamental Trees required 10,020/300 = 33 Evergreen Trees required 10,020/200 = 50 Shrubs required	20 Shade Trees 13 Ornamental Trees 33 Evergreen Trees 50 Shrubs
14.200.2 Medium Impact Screening (LOT 6)	Shade Trees (LF x width /500) Ornamental Trees (LF x width /750) Screen A (LF x 20' width = 9,440) Shrubs (LF x width /200)	9,440/500 = 19 Shade Trees required 9,440/750 = 13 Ornamental Trees required 9,440/300 = 31 Evergreen Trees required 9,440/200 = 47 Shrubs required	19 Shade Trees 13 Ornamental Trees 31 Evergreen Trees 47 Shrubs

\* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.



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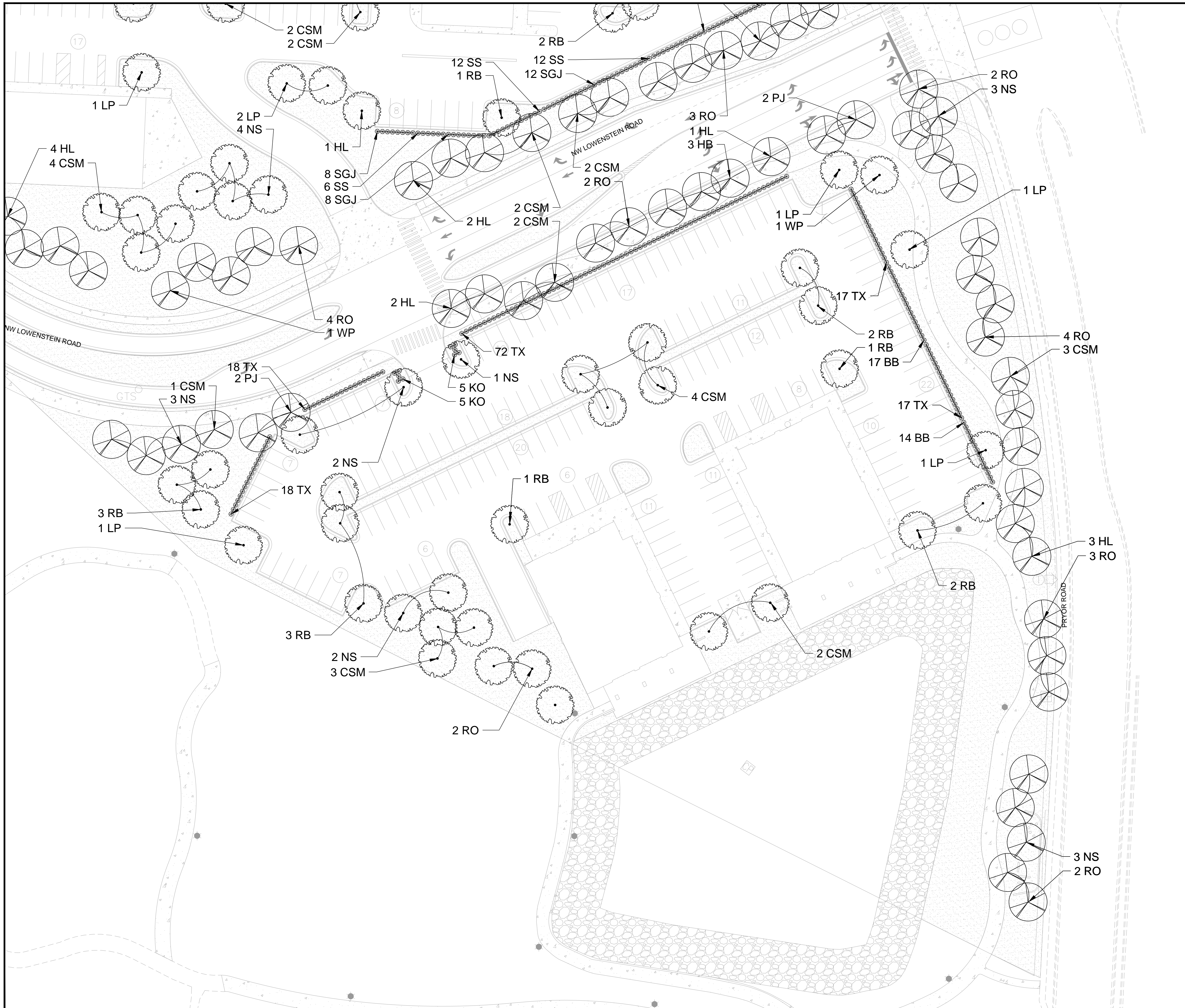
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**KAW VALLEY ENGINEERING**  
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING MISSOURI STATE CERTIFICATE OF AUTHORITY # 00692L EXPIRES 12/31/18

**STREETS OF WEST PRYOR**  
NW QW PRYOR ROAD & NW LOWENSTEIN DRIVE  
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.  
DESIGNER VSR  
DRAWN BY KLS  
CFN  
SHEET L 1.00  
REV



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PROJ. NO.	DESIGNER	DRAWN BY
CFN	VSR	KLS
SHEET	REV	
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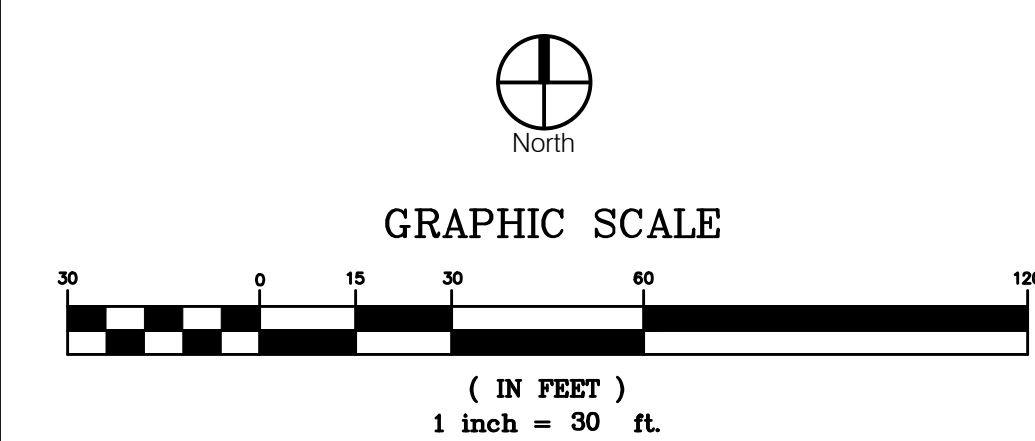
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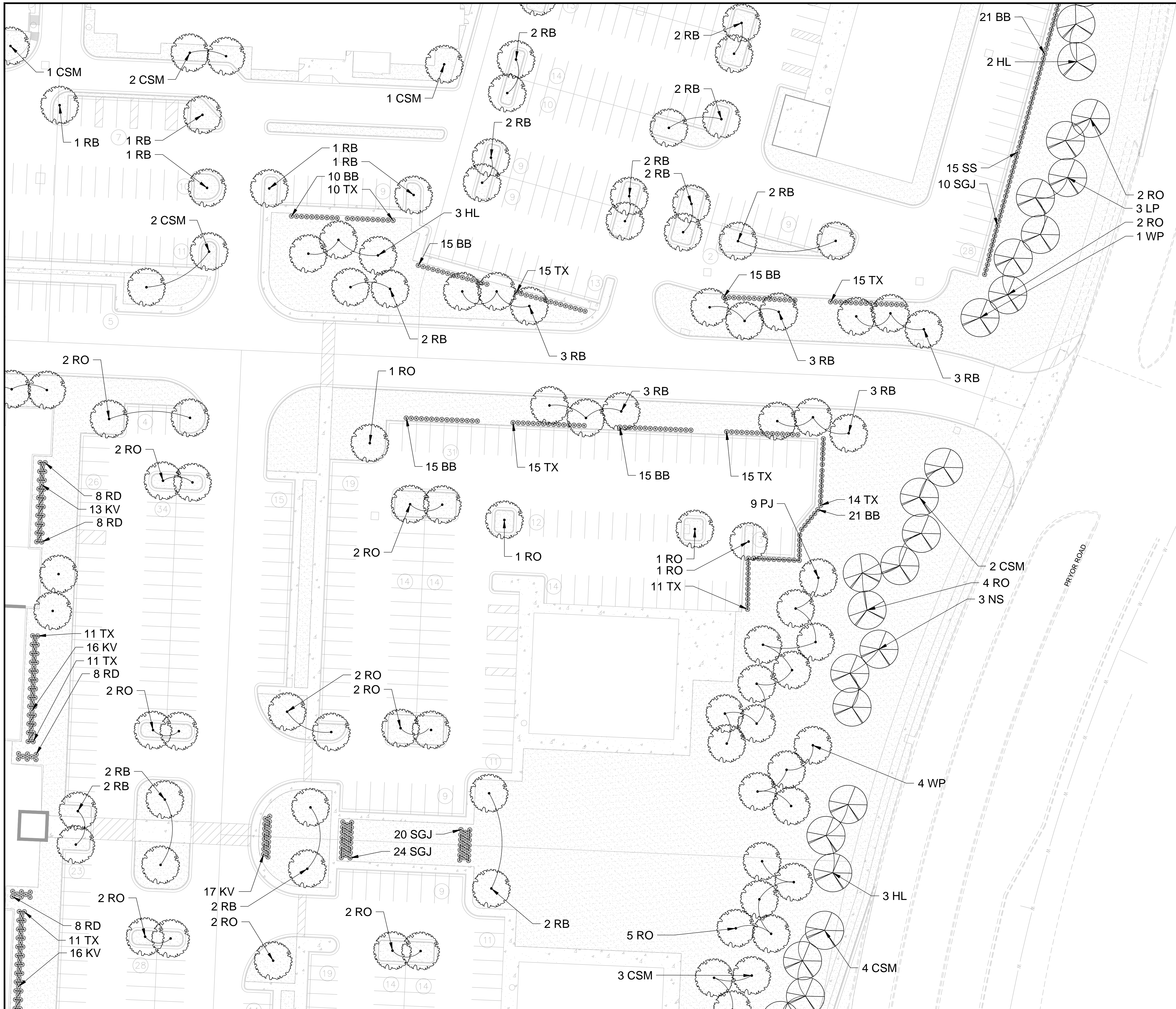
**KAW VALLEY ENGINEERING**  
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI UNDER LICENSE NUMBER LA-000144 EXPIRES 12/31/18

**STREETS OF WEST PRYOR**  
 NW/4 NW PRYOR ROAD & NW LOWENSTEIN DRIVE  
 LEE'S SUMMIT, MISSOURI  
 PRELIMINARY DEVELOPMENT PLAN



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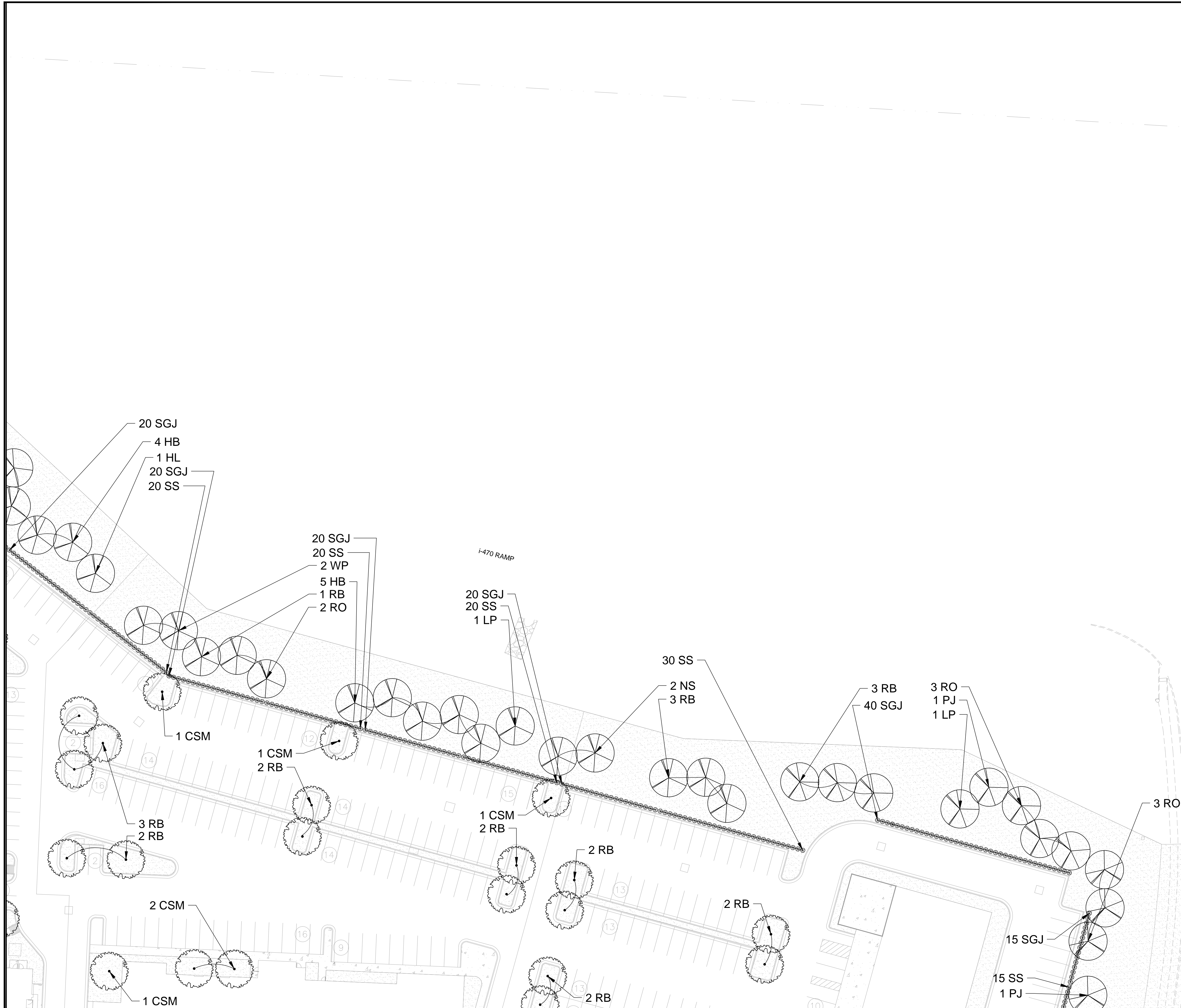
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**KAW VALLEY ENGINEERING**  
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00094Z.  
 EXPIRES 12/31/18

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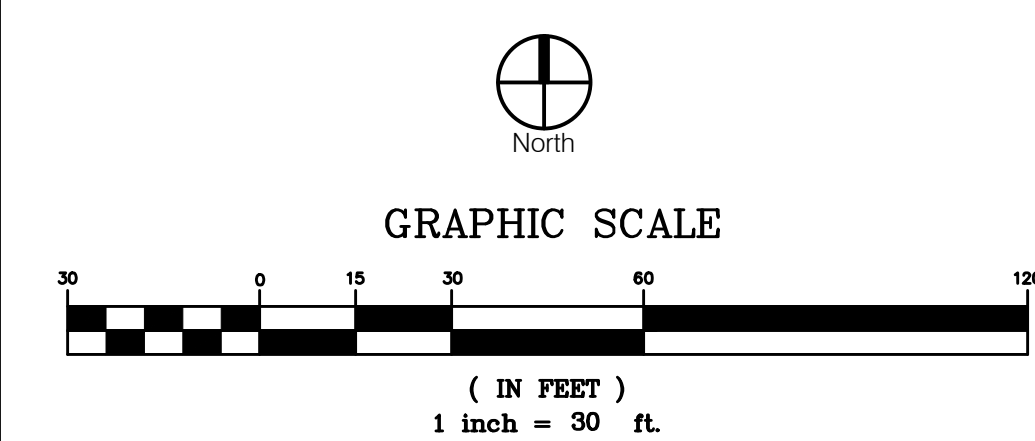
**STREETS OF WEST PRYOR**  
 NW/4 NW PRYOR ROAD & NW LOWENSTEIN DRIVE  
 LEE'S SUMMIT, MISSOURI  
 PRELIMINARY DEVELOPMENT PLAN

PROJ. NO. \_\_\_\_\_  
 DESIGNER VSR DRAWN BY KLS  
 CFN  
 SHEET L 2.03 REV \_\_\_\_\_

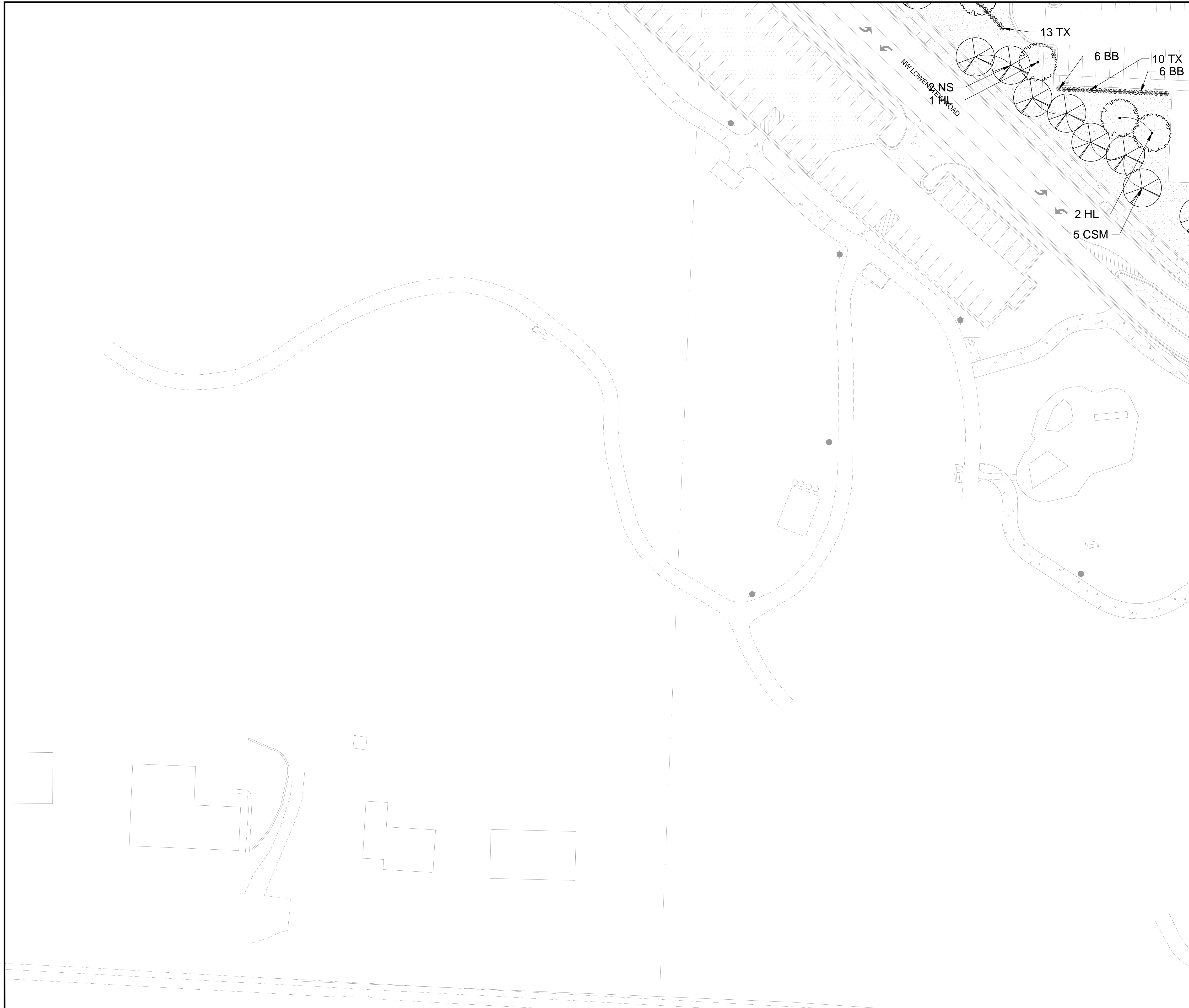


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<p><b>KAW VALLEY ENGINEERING</b>          KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18.</p>				
<p><b>KAW VALLEY ENGINEERING</b>          2319 N. JACKSON   P.O. BOX 1304          JUNCTION CITY, KANSAS 66441          PH: (785) 762-5040   FAX: (785) 762-7744          jce@kveeng.com   www.kveeng.com</p>				
<p><b>STREETS OF WEST PRYOR</b>          NWQ NW PRYOR ROAD &amp; NW LOWENSTEIN DRIVE          LEE'S SUMMIT, MISSOURI</p>				
<p>PRELIMINARY DEVELOPMENT PLAN</p>				
<p>PROJ. NO.</p>				
<p>DESIGNER</p>		<p>DRAWN BY</p>		
<p>CFN</p>		<p>KLS</p>		
<p>SHEET</p>				<p>REV</p>
<p>L 2.04</p>				



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  12. ALL TREES SHALL BE 3" CALIPER. EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING

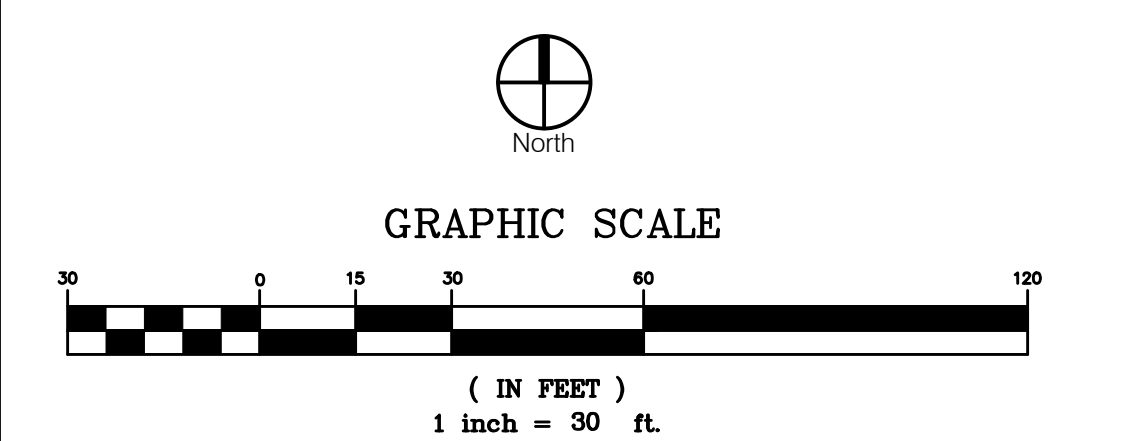


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 jce@kveeng.com | www.kveeng.com

**KAW VALLEY ENGINEERING**  
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18

**STREETS OF WEST PRYOR**  
 NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE  
 LEE'S SUMMIT, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN**



PROJ. NO.	
DESIGNER	DRAWN BY
CFN	KLS
SHEET	REV
L 2.05	








- LANDSCAPING NOTES:**
1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
  3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
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1	9/18/18	REV	DATE	DESCRIPTION	DSN	DWN	CHK
CITY RESUBMITTAL							



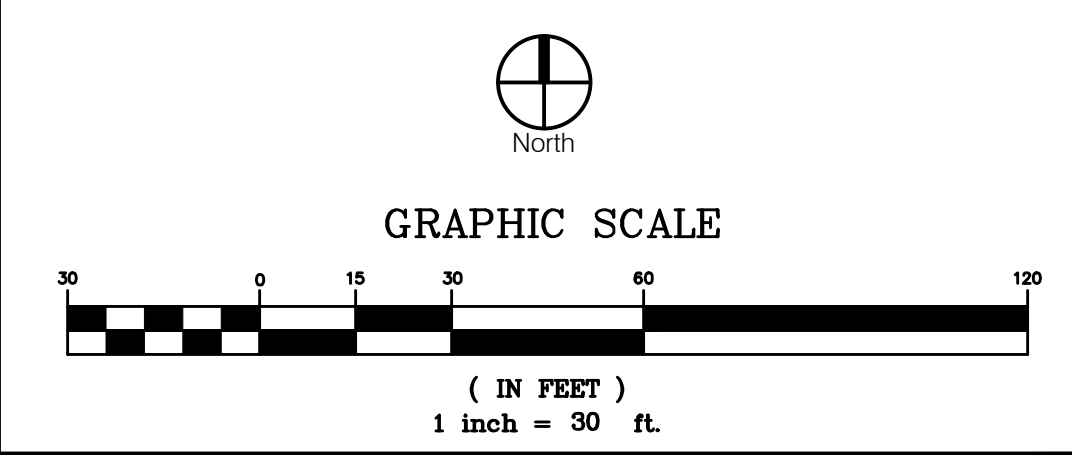
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**STREETS OF WEST PRYOR**  
 NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE  
 LEE'S SUMMIT, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN**

PROJ. NO. \_\_\_\_\_  
 DESIGNER VSR DRAWN BY KLS  
 SHEET L 2.06 REV \_\_\_\_\_



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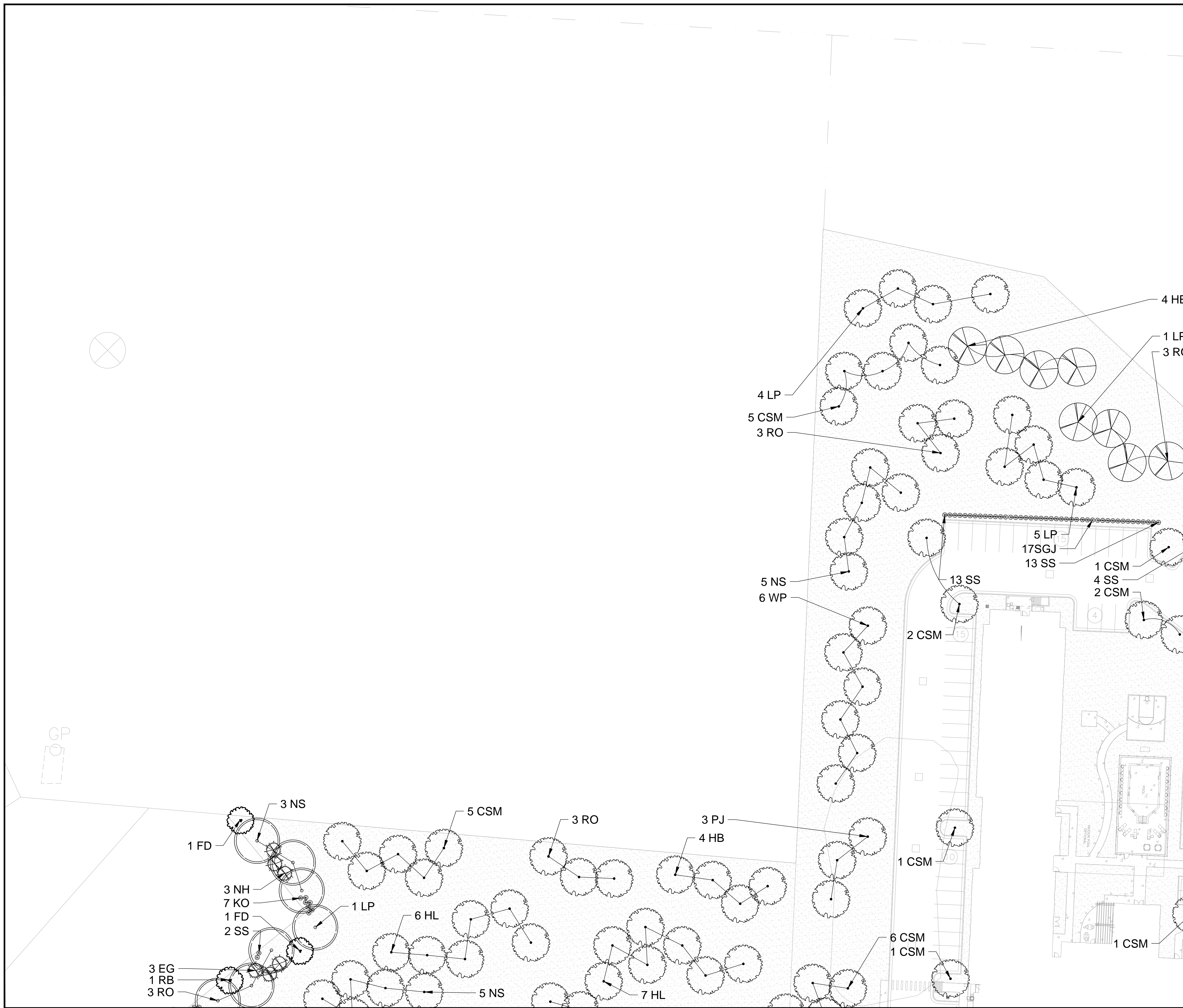


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9/18/18		1		DWN
		REV	DATE	DESCRIPTION
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PROJ. NO.	DESIGNER	DRAWN BY		
	VSR	KLS		
SHEET	REV			
L 2.07				

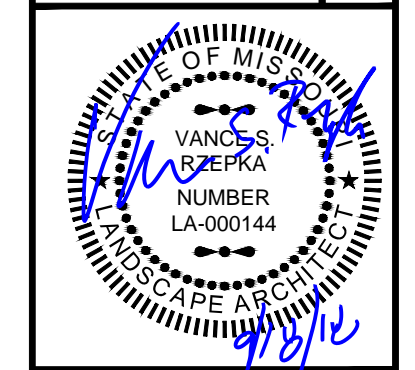
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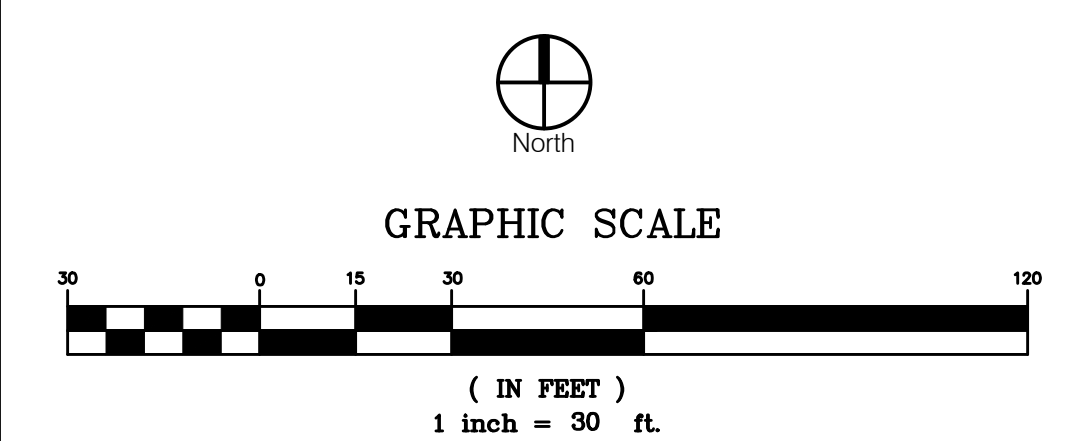


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**STREETS OF WEST PRYOR**  
 NW/4 NW PRYOR ROAD & NW LOWENSTEIN DRIVE  
 LEE'S SUMMIT, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN**



PROJ. NO.	DESIGNER	DRAWN BY
	VSR	KLS
SHEET	REV	
L 2.08		

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