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	20191127-0008603	
Electronic Recording		11/27/2019
Pages: 13	F: \$225.00	9:21 AM
Register of Deeds		T20190067779

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Map No. 40 135th & Quivira Price Chopper 2nd Plat-OP Vet Clinic BLD-C-2019-00261 \$225

Stormwater Treatment Facility Maintenance Agreement

This Agreement made and entered into this ____ day of _____, 20 ____, by ____
Capitis, LLC _____, (hereinafter referred to as "Property Owner")

RECITALS:

WHEREAS, the Property Owner is the owner of the following described real property (hereinafter, the "Property") located in the City of Overland Park, Johnson County, Kansas, to wit:

Part of Lot 9, 135th & Quivira Price Chopper Centre, 2nd Plat, shown as Lot 9-B per the survey recorded in book 201110, page 007130.

WHEREAS, the Property Owner desires to develop the Property; and

WHEREAS, The Chapter 16.210 of the Overland Park Municipal Code requires that on-site stormwater treatment facilities be constructed and adequately maintained by the property owner.

WHEREAS, the term "Property Owner" as used in this document shall refer to the current owner of the Property, as well as all subsequent owners of any portion of the property contained within said Plat. Where the context requires, this shall include, without being limited to, any or all of the following: subsequent owners of individual lots developed for single family ownership, a Homes or Business Association that may own any property held in common, or any other owners of land within the Property described in said Plat.

WHEREAS, Chapter 16.210 of the Overland Park Municipal Code requires the Property Owner to place certain restrictions and responsibilities on the use and maintenance of stormwater treatment facilities; and

WHEREAS, the stormwater treatment facilities are located on the property in the locations as shown on **Attachment A (The Plan)**.

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WHEREAS, in order to insure the proper and adequate maintenance of the stormwater treatment facilities in compliance with legal requirements, it is necessary to establish binding covenants, conditions, and restrictions applicable to the Property, and

WHEREAS, the Property Owner does hereby establish the following regulations, stipulations, easements, covenants, conditions and restrictions pursuant to Chapter 16.210 of the Overland Park Municipal Code, on the Property:

- 1.0 **Homes or Business Association Requirements:** The Property Owner hereby states that Property Owner will fulfill the following conditions which are requirements of OPMC Section 16.210.100 related to formation of a Homes or Business Association:
 - 1.1 Prior to consummation of the sale of any lot in the Subdivision, the Property Owner shall cause the Subdivision's Homes or Business Association (the "Association") to be duly formed as a Kansas corporation.
 - 1.2 Prior to the sale of any lot in the Subdivision, The Property Owner shall cause to be recorded with the Johnson County Records and Tax Administration, Johnson County, Kansas, a Homes or Business Association Declaration covering all of the platted lots within the Subdivision that includes this Agreement by reference.
 - 1.3 The Homes or Business Association Declaration shall require that the Homes or Business Association levy assessments against the lots within the Subdivision sufficient to pay for maintenance and future replacement of the Stormwater Treatment Facilities and for any costs incurred by reason of this Agreement. The Association will have an enforceable lien on any lot in the Subdivision in the event that any individual Property Owner fails to pay an assessment. All purchasers of lots will be given an outline summary of the maintenance obligations of the Association as per this Agreement.
 - 1.4 The Association Declaration shall contain a provision requiring the written consent of the City to the termination of the Association Declaration in its entirety or to any amendment, modification or termination of any provision thereto regarding the Stormwater Treatment Facilities.
 - 1.5 The Association Declaration shall name the City as a third-party beneficiary of all provisions therein relating to the Stormwater Treatment Facilities and will give the City the right to enforce all restrictions, obligations and other provisions regarding the Stormwater Treatment Facilities.
 - 1.6 Prior to the sale of any lots within any future phases of the Subdivision, The Property Owner will cause to be recorded with the Register of Deeds of Johnson County, Kansas, a Association Declaration covering all of the platted lots within such phase of the Subdivision and containing the provisions regarding the Stormwater Treatment Facilities set forth herein.

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2.0 Disclosure of Maintenance Requirements:

- 2.1 Minimum maintenance frequency and maintenance measures required for all stormwater treatment facilities are shown on **Attachment B (Maintenance Requirements)**.
- 2.2 It is understood by the Property Owner and City that actual maintenance costs and future replacement costs are variable, however for budgetary purposes, the project designer is required to estimate future maintenance and replacement costs so that the Property Owner may better plan future required expenditures. Based on the project designer's estimates, the following section tabulates anticipated maintenance and replacement costs:

STF ID	Description	Annual Maintenance Cost	Future Replacement Cost	Expected Life Span
BR-1	Bioretention	\$500.00	\$6,500.00	25 Years
BR-2	Bioretention	\$500.00	\$9,000.00	25 Years

3.0 Property Owner Responsibilities

- 3.1 The Property Owner shall provide and is responsible for all maintenance of the designated stormwater treatment facilities as shown on the Property, including, but not limited to, sediment removal and disposal, maintenance of inlet and outlet works, trash and debris removal, vector control, and management of vegetation in accordance with the plan requirements in order to insure that all such facilities remain in proper working condition in accordance with approved design standards and all applicable legal requirements. In accordance with Section 16.210.100.G of the Overland Park Municipal Code, the Property Owner shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least five years. These records shall be made available to the City during inspection of the facility and at other reasonable times upon request.
- 3.2 The Property Owner agrees to actively pursue measures to prevent unauthorized activities pursuant to Chapter 16.210 of the Overland Park Municipal Code which interfere with the function of the stormwater treatment facility.
- 3.3 In Accordance with Section 16.210.100 of the Overland Park Municipal Code, the Property Owner agrees to submit an inspection report to the City at a minimum interval of one (1) year following initial certification and subsequently every two (2) years thereafter. The inspection report shall be completed and sealed by a registered professional engineer in the State of Kansas, unless the Director of Planning and Development Services approves other qualified professionals to perform these duties. Such inspection report shall document each item, including, but not limited to, the need for removal of sediment, litter, and other debris, grass cutting, removal of undesirable vegetation, and replacement of vegetation that is part of the stormwater treatment facility. Any maintenance needs found must be addressed in a timely manner and documentation submitted showing that required maintenance has been performed. Maintenance certifications shall be submitted on a form approved by the City and shall include photographs documenting the condition of the facility at the time of the inspection.

4.0 Maintenance Access Easements:

In consideration of the sum of one dollar (\$1.00), receipt and sufficiency of which is hereby acknowledged, the Property Owner does convey to the Homes or Business Association , forever a perpetual access easement over and through the following referenced real estate for the purpose of obtaining access for inspecting, maintaining, and repairing a stormwater treatment facility; further the

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City of Overland Park may utilize such access easements for purposes of enforcing maintenance requirements as set forth in Section 5.0 of this agreement.

SEE ATTACHMENT 'A'

If it is the preference of the Property Owner to provide defined access easements for the stormwater treatment facilities on site, the legal description for each easement shall be provided on **Attachment C (Access Easements)**.

This Access Easement is executed and delivered and said easement is granted upon the following conditions:

- A. It is understood by the Property Owner that the City of Overland Park shall have the right at all times to use the herein described access easement for the purpose of inspecting, maintaining, and repairing the stormwater treatment facility as provided for under Section 5.0 of this agreement.
- B. That the Property Owner shall be fully responsible for providing and maintaining the access easement and the stormwater treatment facility and shall not construct fences, walls, landscaping, structures, or other items which would prevent reasonably convenient maintenance and repair access to the facility.
- C. The rights granted herein shall not be construed to interfere with or restrict the Property Owner, his/her/its heirs, executors, administrators, successors and assigns from the use of the premises with respect to the construction and maintenance of property improvements along and over the premises herein described so long as the same are so constructed as not to impair the rights of access to a stormwater treatment facility granted herein.

This easement shall run with the land and apply to all interests now owned or hereinafter acquired to the above-described property.

5.0 Maintenance Enforcement by City

- 5.1 If, after reasonable notice to the Property Owner, the Property Owner shall fail to maintain the Stormwater Treatment Facility as set forth herein and other applicable legal requirements, the City may perform all necessary repair or maintenance work, and the City may assess the Property Owner and the Property, for the cost of the work and any applicable penalties. For the purposes of this document, "reasonable notice" shall consist of 30 days prior written notice sent to the Property Owner, unless there are exigent circumstances requiring either immediate or shorter response than said 30 days would provide, in which case the notice provided shall be whatever is reasonable under those circumstances. The Property Owner does herein grant the City, its agents and contractors, a right of entry on said property for the purpose of inspecting, installing, maintaining or repairing the Stormwater Treatment Facility, and shall execute any documents deemed necessary by the City, if any, relating thereto.
- 5.2 The City may record an Affidavit of Nonpayment of Maintenance Charges in the Office of the Johnson County Records and Tax Administration, of Johnson County, Kansas, stating (a) the legal description of the property upon which the lien is claimed, (b) the name(s) of the Owner(s) of said property as last known to the City, and (c) the amount of the Maintenance Charge which is unpaid. The Lien shall be created at the time of the filing and recording of the Affidavit and such lien shall be superior to all other charges, liens, or encumbrances

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which may thereafter in any manner arise or be imposed upon the subject property, whether arising from or imposed by judgment or decree or by any agreement, contract, mortgage, or other instrument, saving and excepting only such liens for taxes and other public charges as are by applicable law made superior.

5.3 It is understood by Property Owner that the City of Overland Park is under no past, present, or future obligation to expend public funds or take any other action whatsoever to maintain or improve the stormwater treatment facility. The City or Property Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. The City or the Property Owner shall have the right to include in their claim for relief a reasonable sum to reimburse them for their attorneys' fees and any other expenses reasonably incurred in enforcing their rights hereunder. Failure by the City or by the Property Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Neither shall failure by the City to enforce the provisions hereof be deemed a waiver of any provision hereof as to any other Owner.

6.0 **Indemnification:** The Property Owner shall indemnify and hold the City harmless from any and all damage, loss, claims or liability of any kind whatsoever arising from the installation, maintenance, repair, operation or use of the stormwater treatment facility including, but not limited to, any loss occasioned by reason of damage or injury to persons or property which may occur. In addition, the Property Owner shall pay all costs and expenses involved in defending all actions arising there from.

These covenants and agreements as set forth herein, fully executed, shall be filed with the Johnson County Records and Tax Administration Office, Johnson County, Kansas, and the filing of the same shall constitute constructive notice to all heirs, successors, transferees, and assigns of the Property Owner of these covenants and agreements running with the land and notice of all stipulations made thereto. This document may not be amended or modified in any way without the prior written approval of the authorized officials of the City of Overland Park, Kansas, and that approval must be indicated on the face of any subsequently recorded document amending or modifying this document.

Notwithstanding other provisions of this document placing rights, duties, obligations and responsibilities on the Property Owner, as that term is defined herein, those rights, duties, obligations and responsibilities shall only be exercised or enforced in the following manner: when the property is owned by the current owner, or by a succeeding developer, those requirements shall only be exercised or enforced by or against those legal entities. When an approved Association takes over ownership of the Property, those rights, duties, obligations and responsibilities shall succeed to that Association as provided in the legal documents creating the same. It is not the intent of this document to create or impose any rights, duties, obligations and responsibilities directly on subsequent owners of individual lots within the subdivision, unless or until the Homes Association is unwilling or unable to exercise or comply with and enforce the terms of this document and fully meet all the duties, obligations and responsibilities set forth herein, including, without being limited to, payment of any costs imposed by this document by all means specified in the documents creating the Association, including assessment of individual lot owners when necessary. If that Association shall cease to exist or be in default of its duties, obligations or responsibilities as set forth herein, the City shall have the option of directly enforcing them against individual owners of lots within the subdivision.

The City, at Property Owner's cost, shall cause this agreement to be filed with the Johnson County Records and Tax Administration Office, Johnson County, Kansas. Each party hereto shall receive a duly executed copy of this agreement for its official records.

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IN WITNESS WHEREOF, the undersigned have caused this maintenance agreement to be duly executed the day and year first written above.

PETITIONER

BY: [Signature]

ACKNOWLEDGMENT

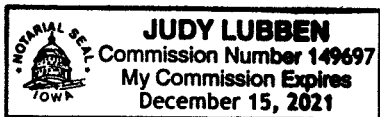
STATE OF Iowa)
COUNTY OF Linn) ss.

BE IT REMEMBERED, That on this 30 day of Aug, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jason Drewelow who is personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of Capiks LLC, and said persons duly acknowledged the execution of the same to be the act and deed of the limited liability company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

My Commission Expires:
12/15/21

[Signature]
Notary Public



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ATTACHMENT A

Grading and Drainage Plan, Sheet C-103
Storm Sewer Plan & Profile, Sheet C-104
Details, Sheet C-201

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LEGAL DESCRIPTION:

ALL THAT PART OF LOT 9, 135TH & QUIVIRA PRICE CHOPPER CENTRE, SECOND PLAT, A SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 1° 24' 30" WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 265.31 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 9 AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 9, ON A CURVE TO THE LEFT WITH A RADIUS OF 660.00', A CENTRAL ANGLE OF 3° 50' 16", AND WHOSE INITIAL TANGENT BEARING OF SOUTH 72° 07' 23" EAST, AN ARC DISTANCE OF 44.21 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 75° 57' 39" EAST, A DISTANCE OF 31.97 FEET; THENCE SOUTH 1° 24' 30" EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 243.60 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 9, ALSO BEING THE NORTH LINE OF 135TH STREET (KANSAS HIGHWAY NO. 150) AS NOW ESTABLISHED; THENCE SOUTH 88° 35' 30" WEST, ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 73.00 FEET, TO THE POINT OF BEGINNING;

THE ABOVE LEGAL DESCRIPTION IS ALSO SHOWN AS LOT 9-B ACCORDING TO THE SURVEY RECORDED OCTOBER 21, 2011 IN BOOK 201110, PAGE 007130.

POWELL C W M
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State, Suite 201, Blue Springs, MO 64015
816.373.4800 | powellcwm.com

Certificate of Authority
Architect: MO 387 / E 19
Engineering: MO 414 / E 38
Land Surveying: MO 103 / E 18



Aaron M. Barnhart, PE
20965

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PREPARED FOR:
Prinxus Dental Design & Construction
401 8th Avenue SE
Cedar Rapids, IA 52401
(877) 947-7757

**SITE DEVELOPMENT PLANS FOR
OVERLAND PARK VET CLINIC
OVERLAND PARK, JOHNSON COUNTY, KANSAS**

REVISIONS

NO.	DATE / DESCRIPTION	CITY COMMENTS
1	8-22-19 /	
2		
3		
4		
5		
6		

PROJECT #: 3279-19-1472
ISSUE DATE: MAY 2019
FINAL DEVELOPMENT PLAN

BMP DRAINAGE PLAN

C-104

SITE SUMMARY

TOTAL SITE AREA: 18,536 SF (0.426 AC)

REQUIRED LEVEL OF SERVICE

IMPERVIOUS COVER:
• EXISTING PARKING 3,055 SF
• NEW BUILDING 5,351 SF
• COVERED DOG WALK 538 SF
• NEW PARKING 3,385 SF
• NEW WALKS 1,442 SF
TOTAL 13,771 SF (0.316 AC) [74.3%]
MINIMUM REQUIRED TOTAL VALUE RATING:
7.0 (LS) x 0.316 AC = 2.21

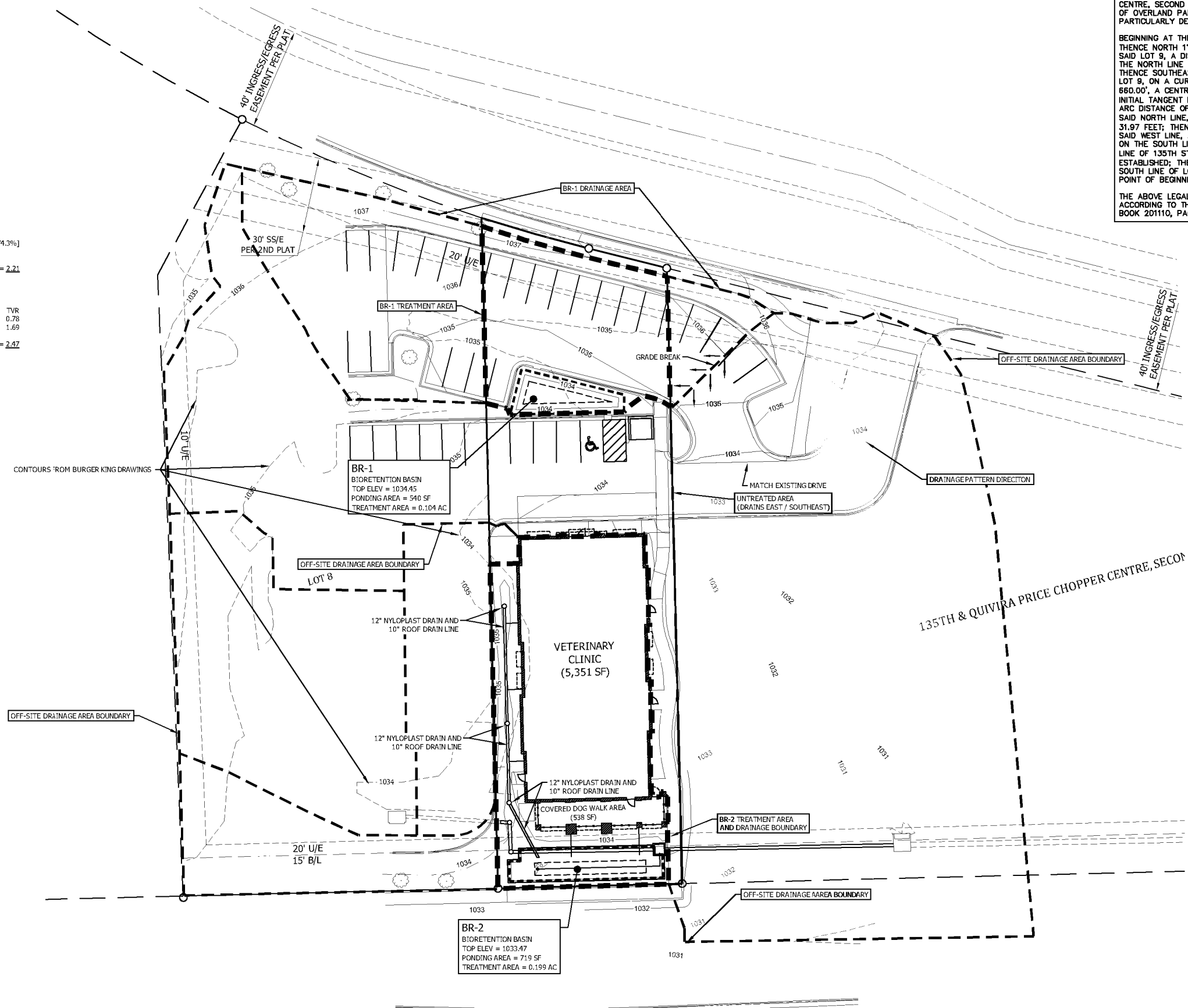
PROPOSED BMP PACKAGE

BMP	VR	ACRES	TWR
STF#1 - BIOTRETENTION	8.5	0.092 AC	0.78
STF#2 - BIOTRETENTION	8.5	0.199 AC	1.69

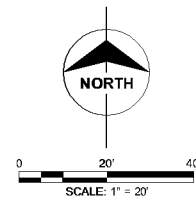
TOTAL VALUE RATING PROVIDED = 2.47

PROPOSED BMP SIZING

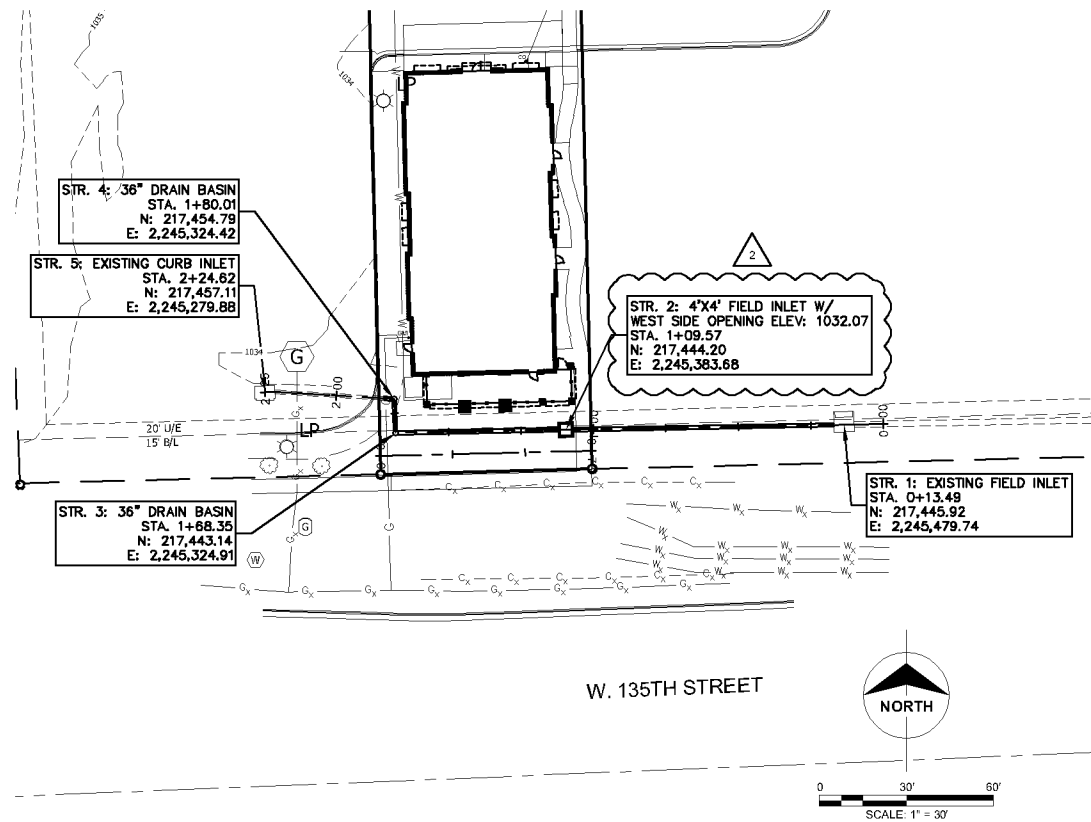
SEE SHEET C-104



REVISION NOTES:
SHEET C-104 ADDED FROM SHEET C-103
OFF-SITE DRAINAGE BOUNDARIES ADDED
DRAINAGE PATTERN ARROWS ADDED
CONTOURS FROM BURGER KING DRAWINGS ADDED
RENAMED BIOTRETENTION BASINS



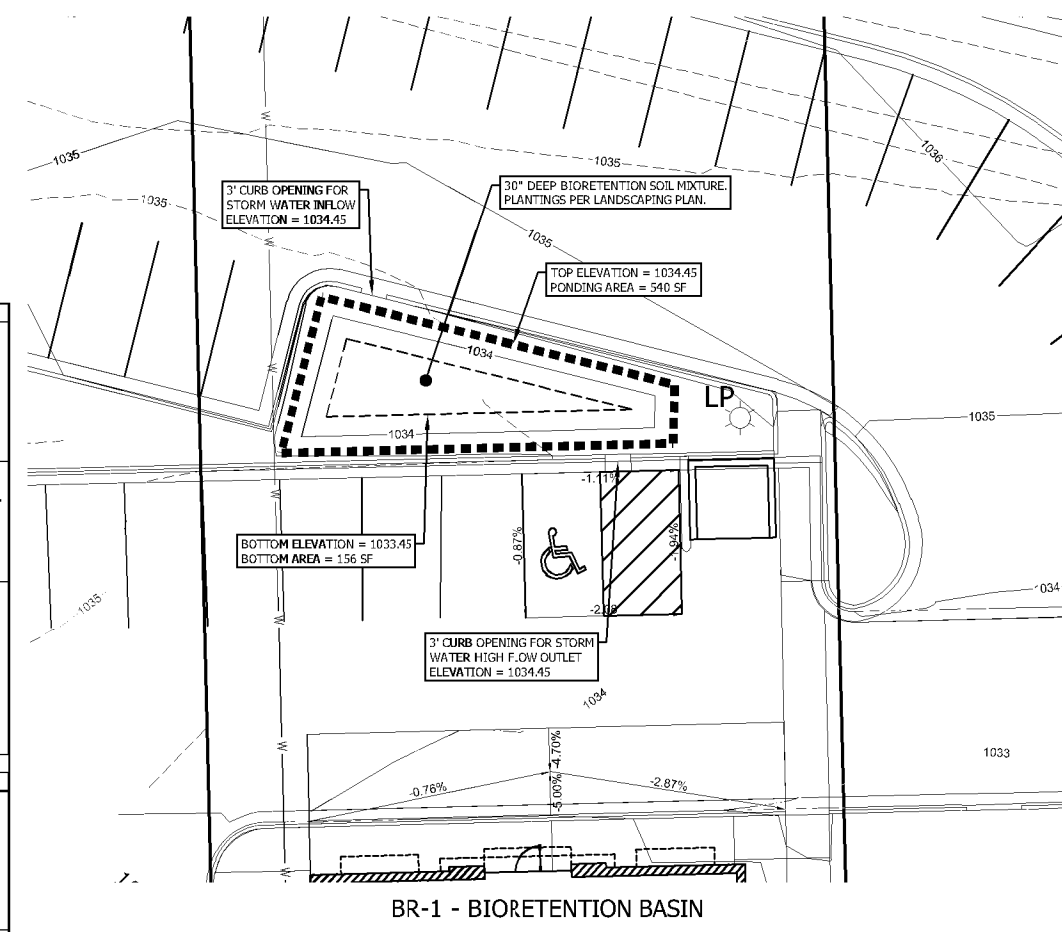
W. 135TH STREET



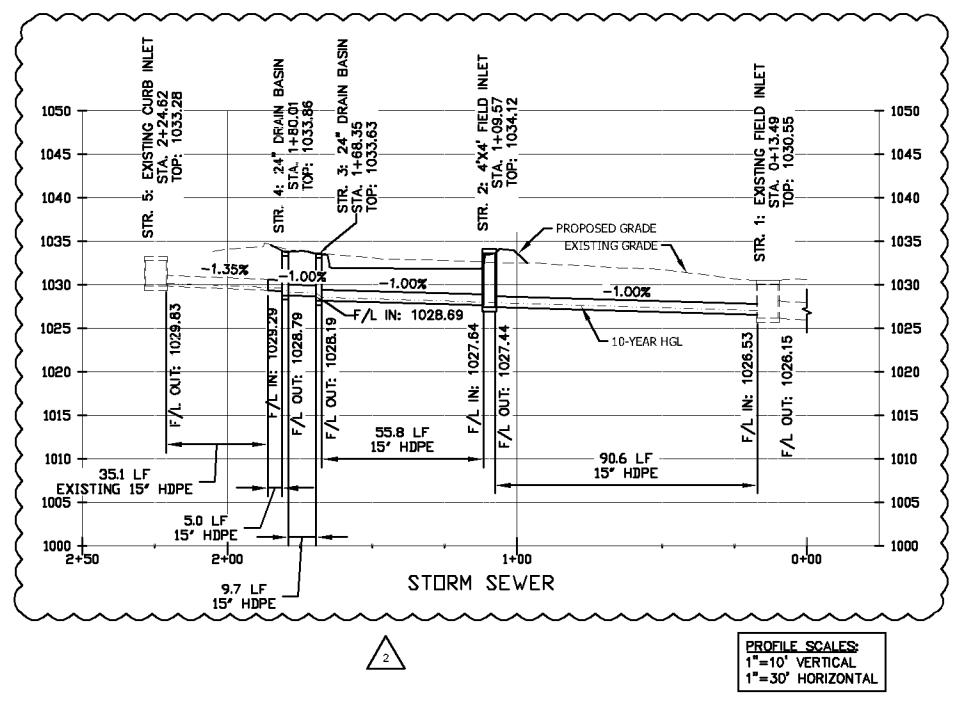
PROPOSED BMP SIZING

STF#1 - BIORETENTION		
TREATMENT AREA	A	4,509 SF
		0.104 AC
IMPERVIOUS COVER	Ai	3,385 SF
		75.1 %
RAINFALL	P	1.37 IN
RUNOFF COEFF	Rv	0.75
WATER QUALITY VOLUME	WQv	1.03 IN
		386 CF
PONDING AREA	Ap	540 SF
PLANTING BED DEPTH	Df	2.5 FT
PERMEABILITY COEFF	K	1.0 FT/DAY
PONDING DEPTH, MAX	Hmax	0.72 FT
WATER DEPTH, AVE	Havg	0.36 FT
FILTER TIME	T	3.0 DAY
FILTER BED AREA	Af	113 SF
UNDERDRAIN DIAMETER	Du	4 IN
GRAVEL BED DEPTH	Z	8 IN
PERFORATION DIAMETER	Dp	0.375 IN
PERFORATION SPACING	Sp	6 IN
PERFORATIONS PER ROW	Np	4
PIPE GRADE	Gp	0.5 %
DESIGN HEAD	Ho	1.61 FT
AVERAGE FLOW RATE	Qavg	0.003 CFS
ORIFICE AREA	Ao	0.063 SI

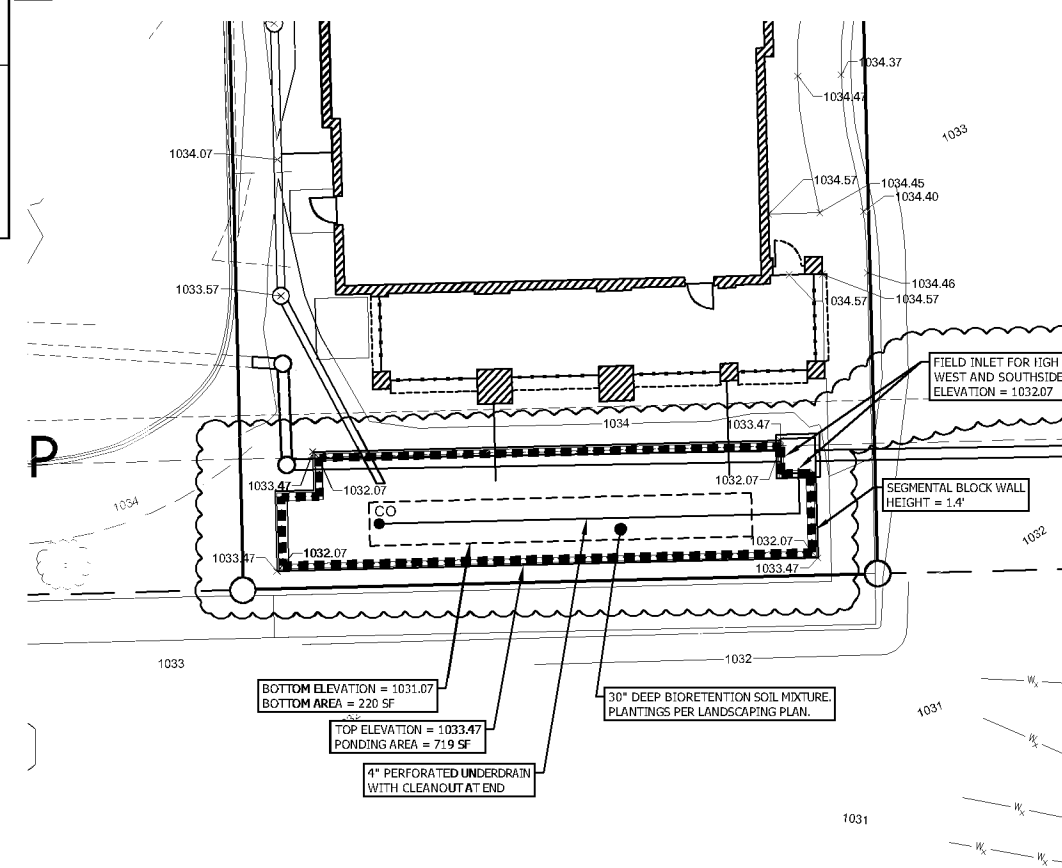
STF#2 - BIORETENTION		
TREATMENT AREA	A	8,671 SF
		0.199 AC
IMPERVIOUS COVER	Ai	5,914 SF
		68.2 %
RAINFALL	P	1.37 IN
RUNOFF COEFF	Rv	0.71
WATER QUALITY VOLUME	WQv	0.97 IN
		702 CF
PONDING AREA	Ap	719 SF
PLANTING BED DEPTH	Df	2.5 FT
PERMEABILITY COEFF	K	1.0 FT/DAY
PONDING DEPTH, MAX	Hmax	0.98 FT
WATER DEPTH, AVE	Havg	0.49 FT
FILTER TIME	T	3.0 DAY
FILTER BED AREA	Af	196 SF
UNDERDRAIN DIAMETER	Du	4 IN
GRAVEL BED DEPTH	Z	8 IN
PERFORATION DIAMETER	Dp	0.375 IN
PERFORATION SPACING	Sp	6 IN
PERFORATIONS PER ROW	Np	4
PIPE GRADE	Gp	0.5 %
DESIGN HEAD	Ho	1.74 FT
AVERAGE FLOW RATE	Qavg	0.005 CFS
ORIFICE AREA	Ao	0.111 SI



BR-1 - BIORETENTION BASIN



PROFILE SCALES:
1"=10' VERTICAL
1"=30' HORIZONTAL



BR-2 - BIORETENTION BASIN

POWELL CWM
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Professional Engineer
Auron M. Barnhart, PE
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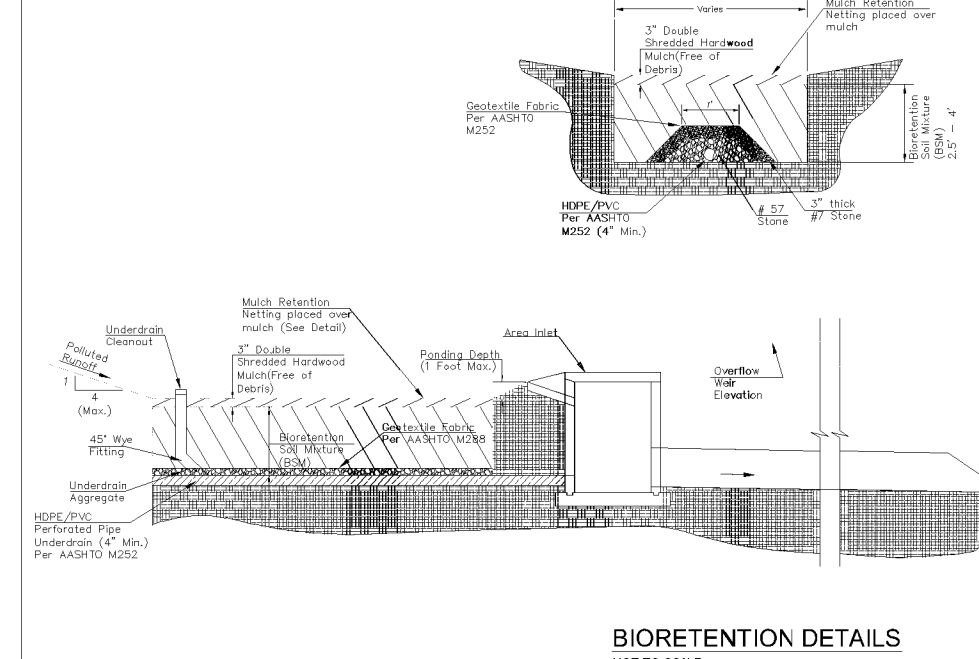
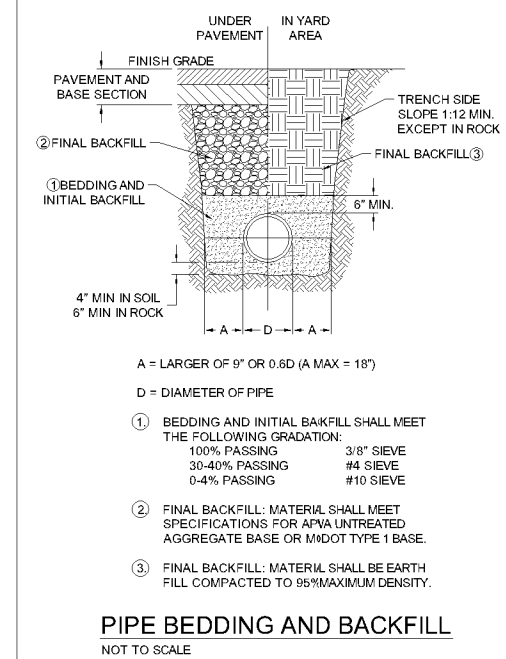
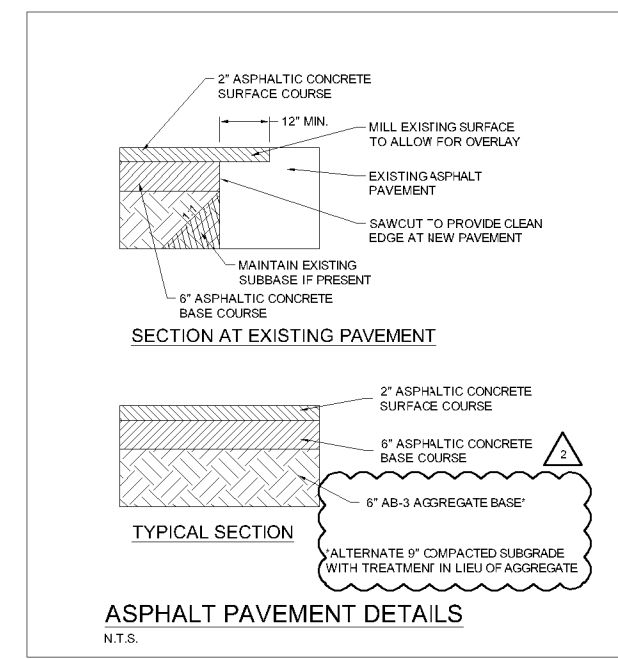
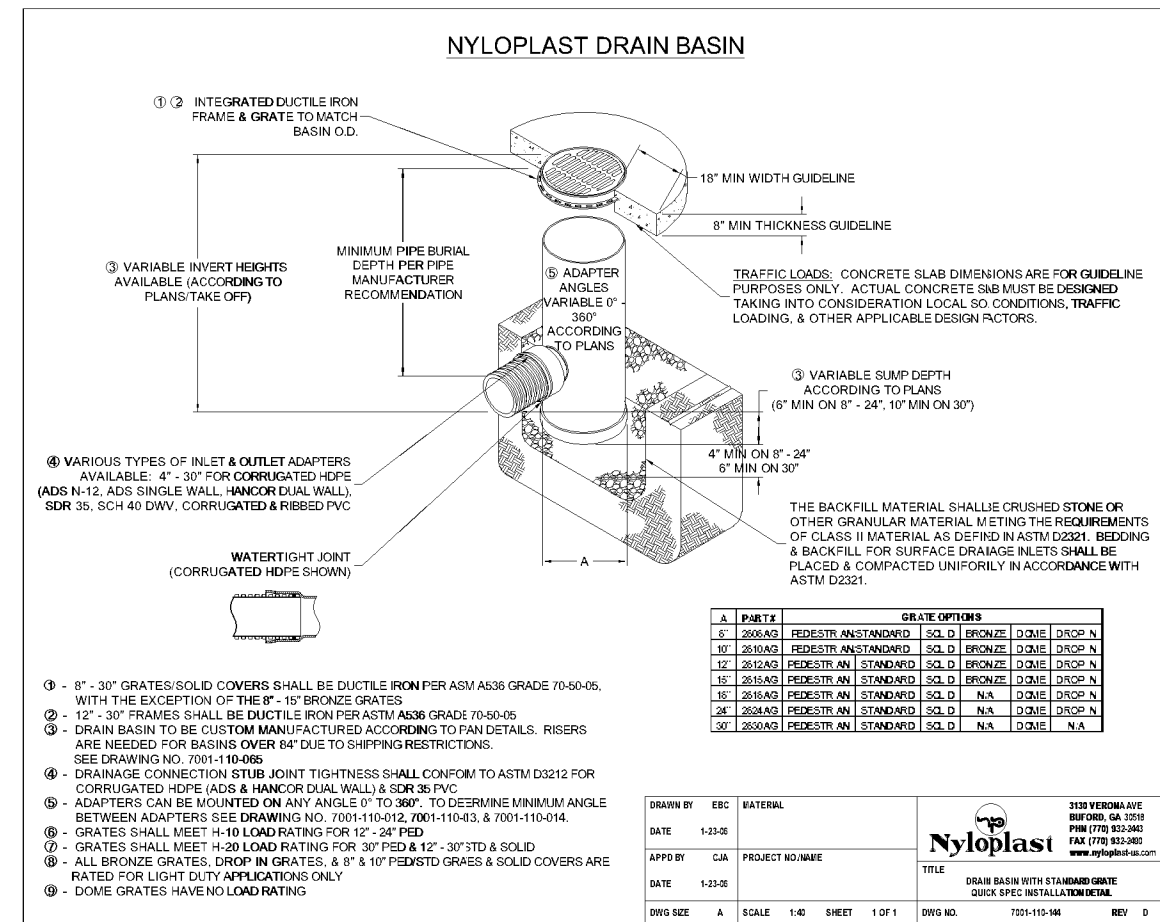
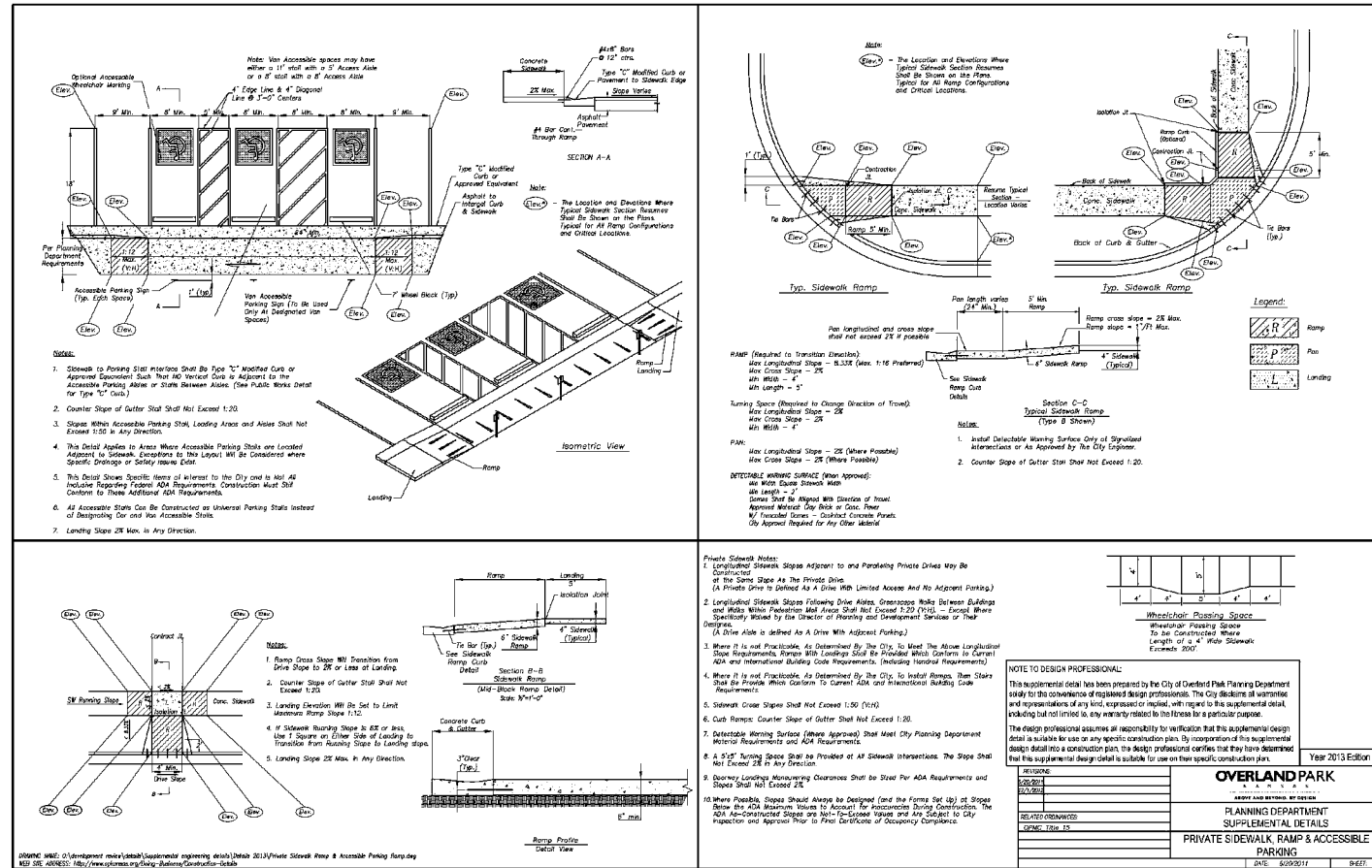
SITE DEVELOPMENT PLANS FOR
OVERLAND PARK VET CLINIC
OVERLAND PARK, JOHNSON COUNTY, KANSAS

NO.	DATE / DESCRIPTION
1	5-24-19 / STF#2 LAYOUT
2	7-22-19 / CITY COMMENTS
3	7-31-19 / CIVIC COMMENTS
4	
5	
6	

PROJECT #: 3279-19-1472
ISSUE DATE: MAY 2019
FINAL DEVELOPMENT PLAN

STORM SEWER PLAN & PROFILE

WATER SERVICE REVISED TO TIE IN TO WATER MAIN TO THE NORTH.



- Notes:**
- After placing underdrain and before placing Bioretention Soil Mixture (BSM), bottom of facility shall be rottified to a minimum of 6 inches to alleviate any compaction of the facility bottom.
 - The Bioretention Soil Mixture (BSM) shall be placed in horizontal layers not to exceed 12 inches for the entire area of the Bioretention facility using low-ground contact pressure equipment.
 - The Bioretention Soil Mixture (BSM) shall be saturated over the entire area of the bioretention facility after each lift of the BSM is placed until water flows from the underdrain to lightly consolidate the BSM mixture.
 - The details are schematic in nature. Construction plans shall provide specific site grading information.

SIEVE SIZE	PERCENT PASSING	
	AASHTO No. 57	AASHTO NO. 7
2-inch	-	-
1.5-inch	100 min.	-
1-inch	95-100	-
0.75-inch	-	100 min.
0.5-inch	25-60	90-100
0.375-inch	-	40-70
No. 4	10 max.	15 max.
No. 8	5 max.	5 max.
No. 16	-	-

No. 7 & No. 57 aggregate shall be double washed to reduce suspended solids & potential for clogging. Th aggregate shall be placed as shown in the Contract Drawing.

POWELL C W M
ARCHITECTURE/ENGINEERING/SURVEYING
3700 S. State Street, 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powell.com

Certificate of Authority
Architect: MO 367 (E 15)
Engineer: MO 416 (E 28)
Land Surveyor: MO 103 (E 18)

Auron M. Barnhart, PE
20965

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(817) 947-757

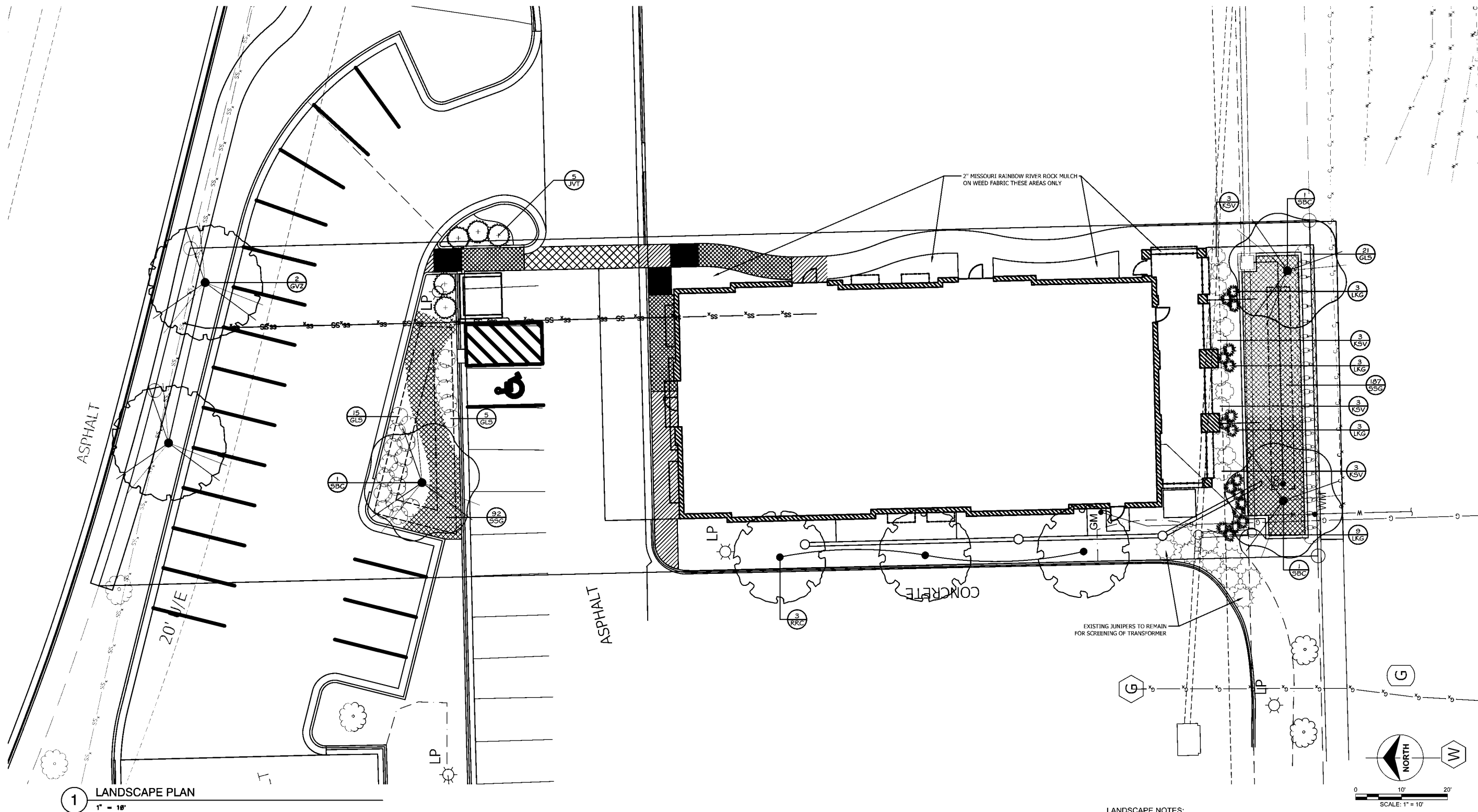
SITE DEVELOPMENT PLANS FOR
OVERLAND PARK VET CLINIC
OVERLAND PARK, JOHNSON COUNTY, KANSAS

REVISIONS
NO. DATE/DESCRIPTION

1
2 7-22-19 CITY COMMENTS
3
4
5
6

PROJECT #: 3279-19-1472
ISSUE DATE: MAY 2019
FINAL DEVELOPMENT PLAN

DETAILS
C-201



1 LANDSCAPE PLAN
1" = 18'

LANDSCAPE REQUIREMENTS – OVERLAND PARK, KANSAS		
STREET TREES (South) 135th St – 73.0 LF (1/40 LF) (North) Private Dr – 76.19 LF (1/40 LF)	REQUIRED 2 Trees 2 Trees	PROPOSED 2 Trees 2 Trees
GENERAL OPEN AREA PLANTINGS Trees – 18,570 SF – 1/3,000 SF	7 Trees	9 Trees
PARKING Interior Green Space – 3,370 SF (6%)	203 SF	909 SF
Above Ground Cabinets/Boxes Screen From Street View	Yes	TBD (Locations unknown at time of design)

PLANT SCHEDULE SITE PLANTINGS

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
SBC	3	Taxodium distichum 'Shawnee Brave'™	Shawnee Brave Bald Cypress	2" Cal.	B&B / Cont.	
GVZ	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.	B&B / Cont.	
EVERGREEN TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
JVT	5	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	6' Ht.	B&B / Cont.	
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
RRC	3	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Cal.	B&B / Cont.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GLS	41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3/5 Gal.		
KSV	12	Viburnum caryesii	Korean Spice Viburnum	3/5 Gal.		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
LKG	18	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SSG	279	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	DCP	Plug	24" o.c.

LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIALS SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 CURRENT VERSION), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION, AND BE SELECTED FOR ITS NATIVE CHARACTERISTICS OR SURVIVAL IN THE CLIMATE FOR THE KANSAS CITY REGION, AND BE PLANTED AND MAINTAINED TO ASHS SPECIFICATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION NOT DESIGNATED AS ANOTHER MATERIAL SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND SOD CONSISTING OF 90% TURF TYPE TALL FESCUE (3 VARIETIES MINIMUM) AND 10% BLUEGRASS.
- ALL GROUND MOUNTED CABINETS AND UTILITY BOXES SHALL BE SCREENED WITH PLANTINGS FROM STREET VIEW. NOT DETERMINED AT TIME OF LANDSCAPE PLAN, CONTRACTOR TO SUPPLY LAYOUT AND INSTALLATION TO MATCH ADJACENT LANDSCAPING AS CLOSELY AS POSSIBLE.
- NO PLANTINGS SHALL BE PLACED CLOSER THAN 4' FROM THE BACK OF CURB TO ALLOW FOR VEHICLE BUMPER OVERHANG.
- ALL LANDSCAPE BEDS SHALL HAVE 10 GAUGE 4" X 10' BLACK STEEL EDGING AND A MINIMUM OF 3" OF SHREDDED HARDWOOD MULCH (UNLESS OTHERWISE INDICATED). LANDSCAPE BEDS CONFINED BY PAVEMENT SHALL NOT HAVE STEEL EDGING BETWEEN MULCH AND PAVEMENT.
- IRRIGATION SHALL BE INSTALLED ON THE PROJECT TO WATER ALL TURF AREAS AND LANDSCAPE BEDS SEPARATELY ON SEPARATE ZONES. IRRIGATION SYSTEM DESIGN SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND DESIGN SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING INSTALLATION OR ORDERING OF ANY IRRIGATION MATERIALS. SYSTEM SHALL CONSIST OF AN AUTOMATIC CONTROLLER, FLOW SENSORS, BACKFLOW AND CITY TAP CONNECTION, VALVES, PIPE, HEADS, WIRE, SLEEVES, ELECTRICITY, AND WEATHER STATION OR COMPARABLE WEATHER MANAGEMENT COMPONENT, AT A MINIMUM.

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LA-740
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SITE DEVELOPMENT PLANS FOR
OVERLAND PARK VET CLINIC
OVERLAND PARK, JOHNSON COUNTY, KANSAS

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LANDSCAPE PLAN
L-101

REV.	DATE	DESCRIPTION
1	5-24-19	Site Layout Change
2	7-25-19	Transformer Screening Added
3		
4		
5		
6		

PROJECT #: 3279-19-1472
ISSUE DATE: 22 MARCH 2019

DO NOT WRITE, TYPE OR STAMP ANYTHING ABOVE THIS LINE OR IN THE MARGINS.

ATTACHMENT B

Maintenance Requirements
Landscaping Plan, Sheet L-101

DO NOT WRITE, TYPE OR STAMP ANYTHING BELOW THIS LINE OR IN THE MARGINS.

Rev. 10-30-12

Attachment B

TABLE 8.3
Bioretention Cell
Typical Maintenance Activities

Activity		Frequency
Establishment (1-3yrs)		
	Watering plants (<i>plug and container plants in drought</i>)	1" per week as needed
	Weed control (<i>string-trim, mechanical removal, foliar herbicide</i>)	Monthly
	Remove litter and debris (<i>trash, leaves, mower discharge, sand</i>)	Monthly
	Monitor & repair erosion (<i>stabilize soil, replace plants, secure edging</i>)	Monthly
	Check for standing water (<i>longer than design, any puddles, saturated soils</i>)	Monthly
	Add mulch (<i>moisture & weed control, 3" or less, dispose properly</i>)	Annually
	Inspect drainage area (<i>parking lot sweeping, open dumpsters, etc</i>)	Annually
	Replace dead plants (<i>use design species/size, maintain density</i>)	Annually, as needed
Maintenance (3+yrs, establishment activities may carry over, as needed)		
	Vegetation cleanup (<i>string trim, prescribed burn, prune</i>)	Annually, spring or fall
	Evaluate plant composition (<i>woody invasion, grass/flower ratio, "right plant, right place"</i>)	Annually
	Sediment removal(<i>pretreatment structures: forebay, swales</i>)	Annually
	Address animal damage (<i>Canada geese, muskrats, deer rubs</i>)	Annually
	Verify structural component function (<i>area inlet, valve lube, underdrains, outlet protection</i>)	Annually
Bioretention cell		
	Evaluate soils for nutrients, physical make-up	Annually
	Fortify edging material/adjacent landscape beds	Annually

Typical maintenance activities are outlined to provide a basis for scheduling and planning work but should not be considered wholly comprehensive or definitive. Activities and frequencies will vary depending on site conditions and expectations related to adjacent land use. Some activities shown may continue through the establishment and maintenance phases. It's important to use adaptive management based on the goals of the practice and to integrate evaluation and assessment into a long-term maintenance plan.