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Electronic Recording		9/24/2020
Pages: 12	F: \$208.00	2:48 PM
Register of Deeds		T20200067993

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Map No. 68 Blue Valley Business Center, 14th Plat Lots 2 and 3-RGK SDP2019-00055 \$208

### Stormwater Treatment Facility Maintenance Agreement

This Agreement made and entered into this 17<sup>th</sup> day of FEBRUARY, 2020, by RGK DEVELOPMENTS, 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:

**LOTS 2 AND 3, BLUE VALLEY BUSINESS CENTER, FOURTEENTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.**

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 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:

**BIORETENTION BASIN (BR).**

First & Second Year Maintenance (2020 dollars)

Water Plants	6 times @ \$100.00	\$ 600.00
Re-Mulch Void Areas	3 times @ \$120.00	\$ 360.00
Replace dead plants (25% of area)	1 time @ \$2,000.00	\$ 2,000.00
Inspect soil and Repair eroded areas	3 times @ \$120.00	\$ 360.00
Remove Weeds, Litter & Debris	6 times @ \$100.00	\$ 600.00
Add Mulch	1 time @ \$600.00	\$ 600.00
Total		\$4,520.00 / yr.

Yearly Maintenance beyond initial two year period (2020 dollars)

Re-Mulch Void Areas	2 times @ \$120.00	\$ 240.00
Inspect soil and Repair eroded areas	2 times @ \$120.00	\$ 240.00
Remove Weeds, Litter & Debris	2 times @ \$125.00	\$ 250.00
Add Mulch	1 time @ \$600.00	\$ 600.00
Total		\$1,330.00 / yr.

Replacement cost of soil mix, underdrain, mulch and plantings \$ 30,000.00

**NATIVE VEGETATION AREA (NVA).**

First Year Maintenance & Establishment (2020 dollars)

Watering	Daily/Weekly	\$ 1,000.00
Mowing	12 times @ \$50.00	\$ 600.00
Total		\$ 1,600.00 / yr.

Yearly Maintenance beyond initial first year (2020 dollars)

Weeding	4 times @ \$ 250.00	\$ 1,000.00
Total		\$ 1,000.00 / yr.

Replacement cost of native seeding \$ 1,500.00

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**CATCH BASIN INSERT (CBI) – Each Unit**

<u>Yearly Maintenance (2020 dollars)</u>	
Inspect and clean out catch basin insert (1 total) @ \$500.00	\$ 500.00
Total	\$ 500.00 / yr.

Replacement cost of each Catch Basin Insert (if needed) \$ 1,000.00 / each.

**CITY REQUIRED INSPECTIONS (Site plus 1 Basin plus 1 Catch Basin Inserts):**

Inspection & Report (1 time) for above (1 <sup>st</sup> Year)	\$ 1,500.00
Subsequent Inspection (1 time) & Report (Bi-Annual)	\$ 500.00

**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.

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**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 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.

**LOTS 2 AND 3, BLUE VALLEY BUSINESS CENTER, FOURTEENTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.**

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

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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 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

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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.

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

**RGK DEVELOPMENTS, LLC**

By:   
Jason Dalton, Member

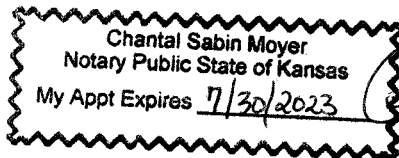

**ACKNOWLEDGMENT**

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

BE IT REMEMBERED, That on this 17<sup>th</sup> day of FEBRUARY, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jason Dalton, Member of RGK Developments, LLC, who is personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of RGK Developments, LLC, and said persons duly acknowledged the execution of the same to be the act and deed of the corporation.

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

My Commission Expires:

   
Chantal Sabin Moyer  
Notary Public State of Kansas  
My Appt Expires 7/30/2023  
Notary Public




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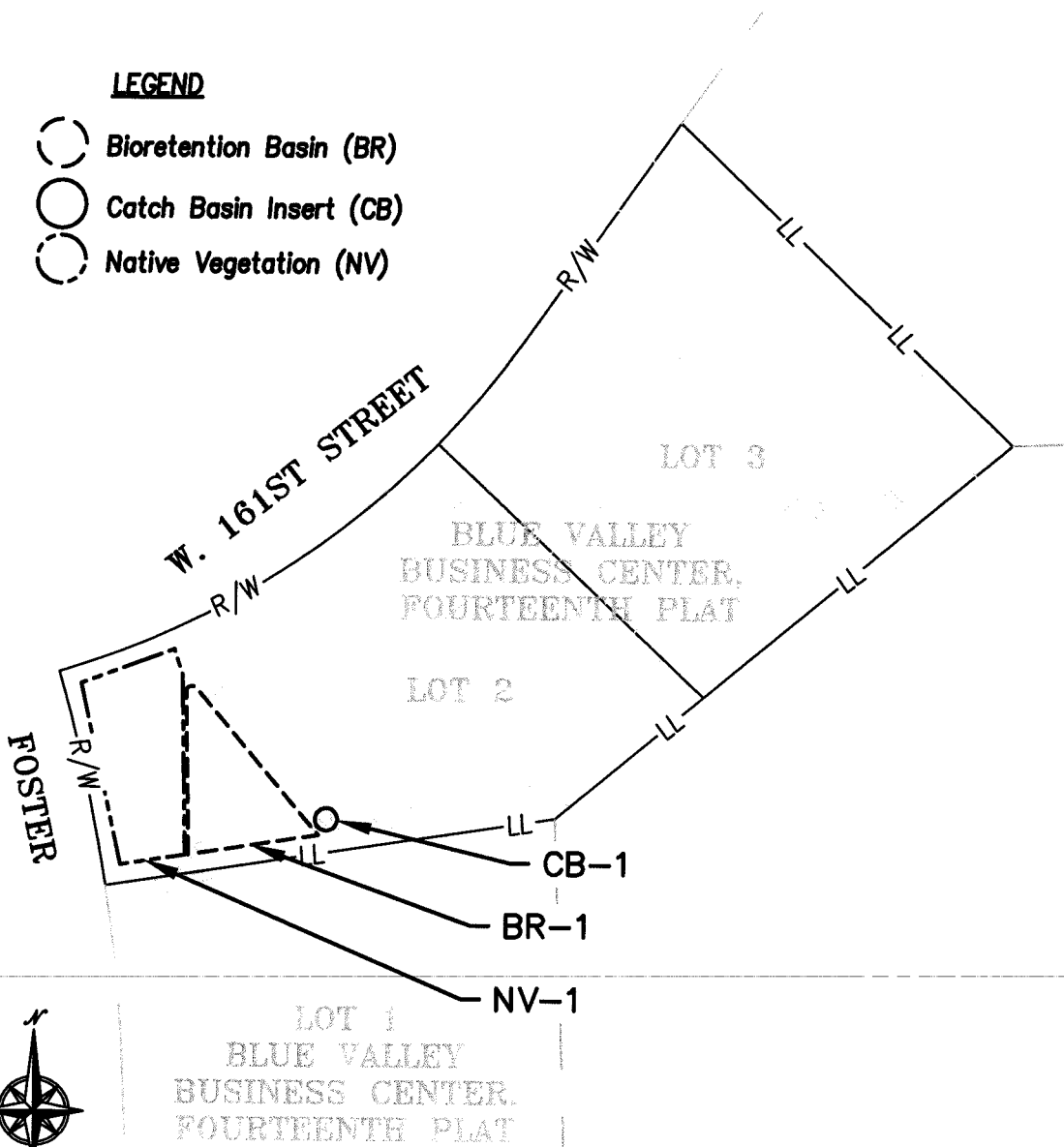
# ATTACHMENT "A"

## STORMWATER MAINTENANCE AGREEMENT

**LOTS 2 & 3, BLUE VALLEY BUSINESS CENTER, FOURTEENTH PLAT  
A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS.**

**LEGEND**

-  Bioretention Basin (BR)
-  Catch Basin Insert (CB)
-  Native Vegetation (NV)



SCALE: 1"=100'



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SHEET 1 OF 1



PLANNING  
ENGINEERING  
IMPLEMENTATION

**PHELPS ENGINEERING, INC** (913) 393-1155  
1270 N. Winchester Fax (913) 393-1166  
Olathe, Kansas 66061 [www.phelpsengineering.com](http://www.phelpsengineering.com)

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82  
ENGINEERING - E-391  
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128  
ENGINEERING-2007005058

PROJECT NO. 190379  
DATE: 2/17/20  
BY: SNH



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**Attachment B (Maintenance Requirements)**

**BIORETENTION BASIN (BR)**

1. WATERING (PERIODIC THROUGH GROWING SEASON)
  - a. The BIORETENTION BASIN should be watered a couple times a week until it is evident the plants are established.
  - b. If rains are occurring and BIORETENTION BASIN is receiving plenty of drainage, supplemental watering should be eliminated.
  - c. During the summer months, supplemental watering may be necessary during dry periods.
  - d. After the second year of being established, water plantings only as necessary during dry periods.
  
2. WEED CONTROL (PERIODIC THROUGH GROWING SEASON)
  - a. BIORETENTION BASIN should be weeded and litter/trash/debris removed on a monthly basis from April through September.
  - b. Any isolated void areas in the RAINGARDEN area should be re-mulched
  - c. Spot application on individual weeds should be done using Roundup or an approved equal according to the manufacturer's recommendations.
  - d. Method used shall be a wick applicator or wet rag method placing herbicide on weeds only.
  - e. Do not spray weeds.
  - f. In years after establishment, perform weed control using Roundup or approved equal as necessary.
  
3. SILT REMOVAL (YEARLY)
  - a. After the first year and plants have been cut back to a couple inches tall, inspect BIORETENTION BASIN for evidence of silt. This should be done particularly near where water enters the BIORETENTION BASIN. If there is evidence of significant silt deposits, remove the silt and spread over other non-BMP landscape beds on the property or dispose of properly.
  - b. Inspect BIORETENTION BASIN yearly for evidence of silting or need for additional maintenance.
  
4. REMOVING LAST YEAR'S GROWTH (YEARLY)
  - a. Because most native plants have more than one season of interest, the current year's growth should be left intact until early spring of each year. Exceptions to this rule would be some nongrass type plants that, once fall arrives, do not have a nice appearance and should be cut down. (Do not pull plants.) Woody shrub type plants should only be trimmed if necessary.
  - b. Typically, the old growth should be removed in early to mid March.

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- c. If last year's growth has not already been removed by the time cool season lawn grasses start to green up, or, at the very latest, when you can see new growth just starting to emerge from the soil, cut the old growth and remove immediately.
- d. An easy way to remove old growth is using a hack saw or coping saw to cut plants off a couple of inches above top of duff, mat, or mulch. (Do not pull plants.)
- e. Dispose of old growth properly.
- f. At this time, remove any natural or manmade debris and dispose of properly.
- g. Re-mulch bare soil areas of BIORETENTION BASIN.

#### 5. FERTILIZING

- a. Fertilizer should not be applied either in or around the BIORETENTION BASIN especially where drainage will run over fertilized areas into the BIORETENTION BASIN.
- b. BIORETENTION BASINS do not need fertilizer which will only promote growth of weeds and potentially tall spindly plants which will be structurally weakened.

### **NATIVE VEGETATION (NVA)**

#### 1. WATERING (PERIODIC THROUGH GROWING SEASON)

- a. The NATIVE VEGETATION should be watered a couple times a week until it is evident the plants are established.
- b. If rains are occurring and NATIVE VEGETATION is receiving plenty of drainage, supplemental watering should be eliminated.
- c. During the summer months, supplemental watering may be necessary during dry periods.
- d. After the second year of being established, water plantings only as necessary during dry periods.

#### 2. WEED CONTROL (PERIODIC THROUGH GROWING SEASON)

- a. NATIVE VEGETATION should be weeded and litter/trash/debris removed on a monthly basis from April through September.

#### 3. MOWING

- a. There are no mowing restrictions. Mowing shall be done when standard mowing takes place.

#### 4. REMOVING LAST YEAR'S GROWTH (YEARLY)

- a. Because most native plants have more than one season of interest, the current year's growth should be left intact until early spring of each year. Woody shrub type plants should only be trimmed if necessary.
- b. Typically, the old growth should be removed in early to mid March.

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- c. If last year's growth has not already been removed by the time cool season lawn grasses start to green up, or, at the very latest, when you can see new growth just starting to emerge from the soil, cut the old growth and remove immediately.
- d. An easy way to remove old growth is using a hack saw or coping saw to cut plants off a couple of inches above top of duff, mat, or mulch. (Do not pull plants.)
- e. Dispose of old growth properly.
- f. At this time, remove any natural or manmade debris and dispose of properly.

#### 5. FERTILIZING

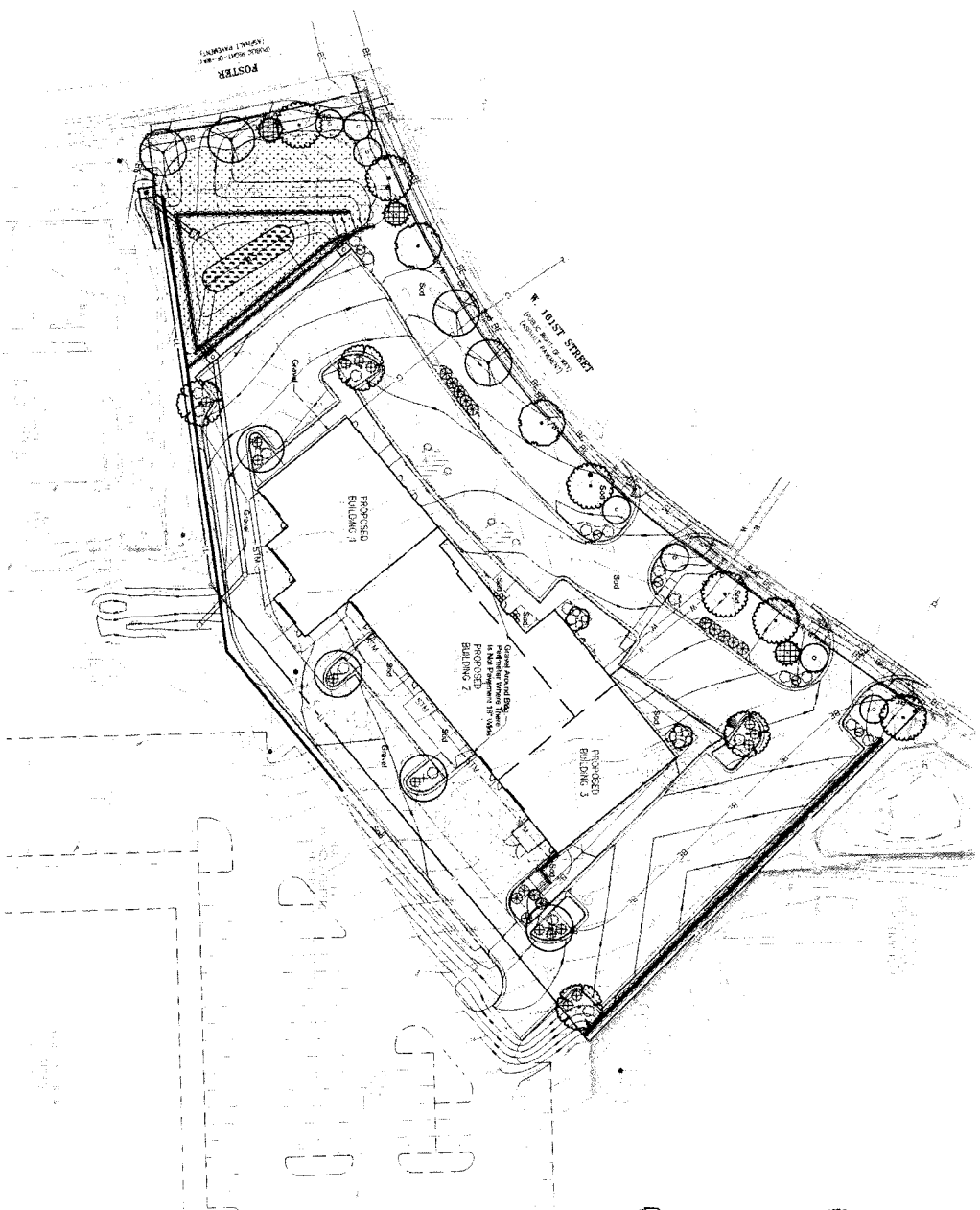
- a. Fertilizer should not be applied either in or around the NATIVE VEGETATION especially where drainage will run over fertilized areas into the NATIVE VEGETATION.
- b. NATIVE VEGETATION does not need fertilizer which will only promote growth of weeds and potentially tall spindly plants which will be structurally weakened.

#### **CATCH BASIN INSERTS (CBI)**

##### 1. INSPECTION & CLEAN-OUT

- a. The catch basin insert should be inspected 3 times per year, every four months.
- b. The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions.
- c. The catch basin insert should be emptied if the bag is more than half filled with sediment and debris. Clean during dry weather conditions. Use of a vacuum truck is an alternate method of removing pollutants from the system.
- d. Dispose of all material removed from the catch basin insert in accordance with local regulations.
- e. Remove caked on silt from sediment filter with a medium spray.
- f. Replace filter if torn or punctured to ½" diameter or greater on the lower half of the filter.

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	6	Betula nigra Heritage / Heritage River Birch Shrub form	B & B	2' Cal	
	7	Cercis canadensis / Oklahoma Redbud	B & B	1.5' Cal	
	4	Quercus tinctoria Skyline / Skyline Heavy Local	B & B	2' Cal	
	4	Gymnocladia dioica / Kentucky Coffee Tree Severely	B & B	2' Cal	
	2	Hepicodum microoides / Seven Sons Power Multi Stem	6-8' Hgt		
	3	Juniperus virginiana Hilsigoe / Hilsigoe Juniper	B & B		6' Hgt
	4	Quercus bicolor / Swamp White Oak	B & B	2' Cal	
	2	Quercus shumardii / Shumard Red Oak	B & B	2' Cal	
	6	Berberis thunbergii / Atropurpurea Nana / Dwarf Redleaf Japanese Barberry	2' Hgt		
	15	Juniperus chinensis Sea Green / Sea Green Juniper	5' Hgt		
	16	Juniperus virginiana Grey Owl / Grey Owl Juniper	3' Hgt		
	5	Physocarpus opulifolius Center Glow / Center Glow Niveaform	3' Hgt		
	23	Rhus aromatica Goli-Low / Goli-Low Fragrant Sumac	3' Hgt		
	10	Calamagrostis scottiflora Kief Fowlster / Fowlster Road Grass	3' Hgt		
	1,087	Molinia hq. Native Seed Mix / Grasses Only Hydroponic	Seed		
	336	Saxifraga pennsylvanica / Prairie Congress 6" OCP 18" c.c.	Seed		

See sheets L.S.2 and L.S.3 for notes, details and specifications.

Utility Note:  
Utilities shown on plan are approximate and there may be existing below existing any construction  
and operations should be done in accordance with the following notes:  
1. Call before you dig  
2. Call 800-4-A-SAFE  
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Scale: 1/4" = 1'-0"



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Overland Park, Kansas  
Oppenheim LandDesign, LLC  
Landscape Architecture  
11111 E. 11th St., Suite 100  
Overland Park, KS 66214  
913.241.1111  
www.opendesignllc.com

