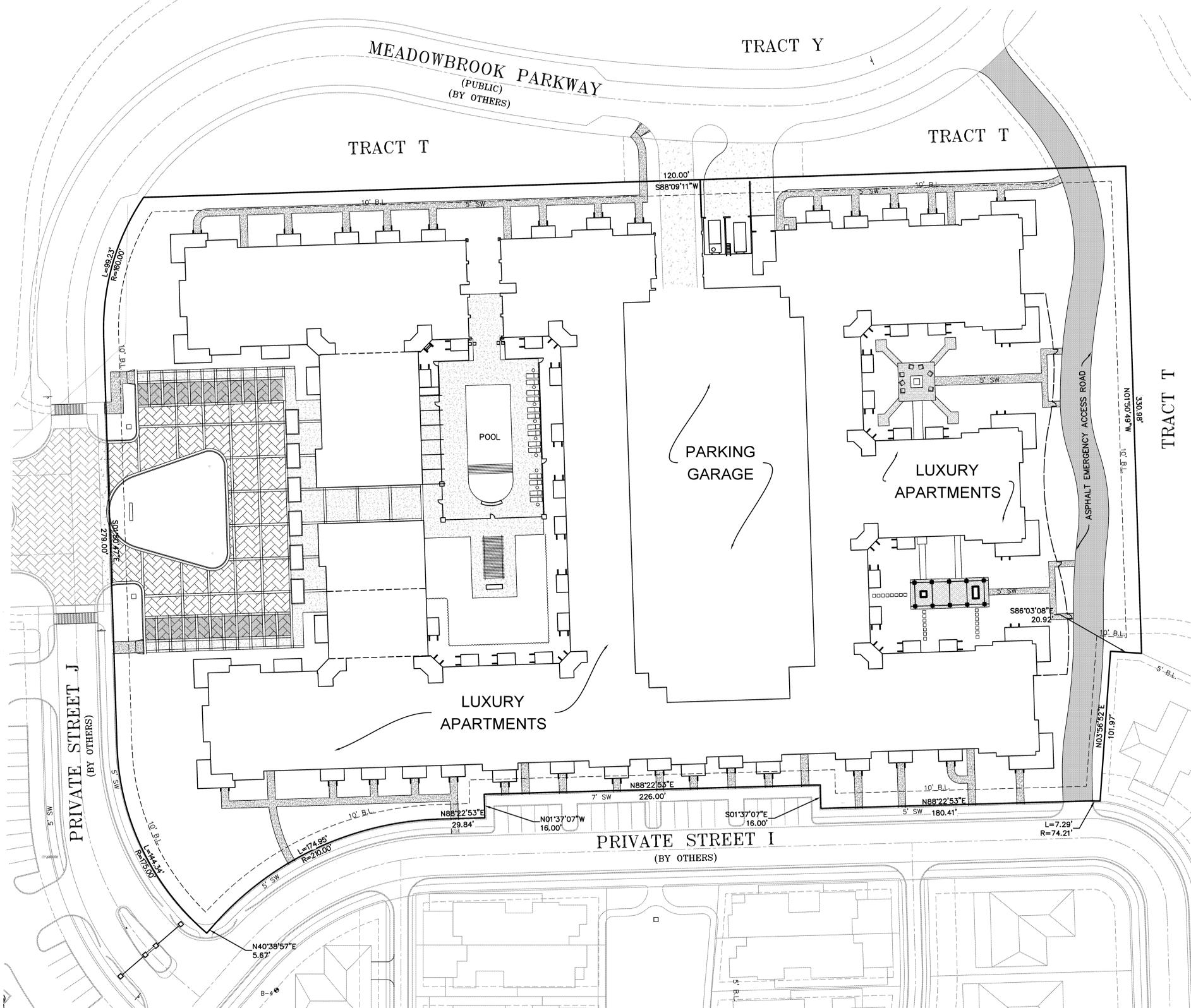


FINAL DEVELOPMENT PLANS FOR MEADOWBROOK PARK APARTMENT COMPLEX

MEADOWBROOK PARK IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

INDEX	
C0	COVER SHEET
C1	EXISTING & DEMO PLAN
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	STORM SEWER PLAN & PROFILE
C6	DRAINAGE MAP
L101-L103	LANDSCAPE PLANS



LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 33; thence S 1°50'49" E along the East line of the Southwest Quarter of said Section 33, a distance of 741.06 feet; thence S 88°09'11" W, a distance of 265.92 feet, to the Point of Beginning; thence S 1°50'49" E, a distance of 330.98 feet; thence N 86°03'08" W, a distance of 20.92 feet; thence S 3°56'52" W, a distance of 101.97 feet; thence Westerly on a curve to the left, said curve having an initial tangent bearing of N 86°03'08" W and a radius of 75.00 feet, an arc distance of 7.29 feet; thence S 88°22'53" W, a distance of 180.41 feet; thence N 1°37'07" W, a distance of 16.00 feet; thence S 88°22'53" W, a distance of 226.00 feet; thence S 1°37'07" E, a distance of 16.00 feet; thence Northwesterly on a curve to the right, said curve having an initial tangent bearing of N 49°06'19" W and a radius of 175.00 feet, an arc distance of 144.34 feet; thence N 1°50'49" W, a distance of 279.01 feet; thence Northerly on a curve to the right tangent to the last described curve and having a radius of 160.00 feet, an arc distance of 99.20 feet; thence N 88°09'11" E, a distance of 660.57 feet; to the Point of Beginning, containing 6.7563 acres, more or less.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF GARFIELD, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200164, PANEL NO. 0135 G, AND DATED AUGUST 3, 2009.

OWNER:
VanTrust Real Estate LLC
4900 Main Street, Suite 400
Kansas City, Missouri 64112
(816) 569-1441

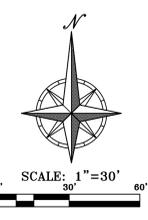
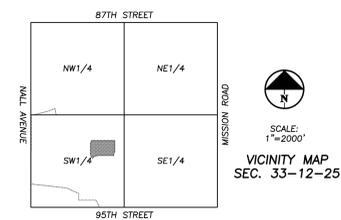
ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
ATT: JUD D. CLAUSSEN
1270 N. WINCHESTER
OLAHE, KS. 66091
(913) 393-1155
(913) 393-1166 FAX
jclausen@phelpsengineering.com

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED STAMPED CONCRETE PAVING

811
Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Z:\P\101000\Jung\Final Development Plans\Cover Sheet.dwg Layout:1 Mar 29, 2016 10:48:00 AM D:\CIBEREN_IR

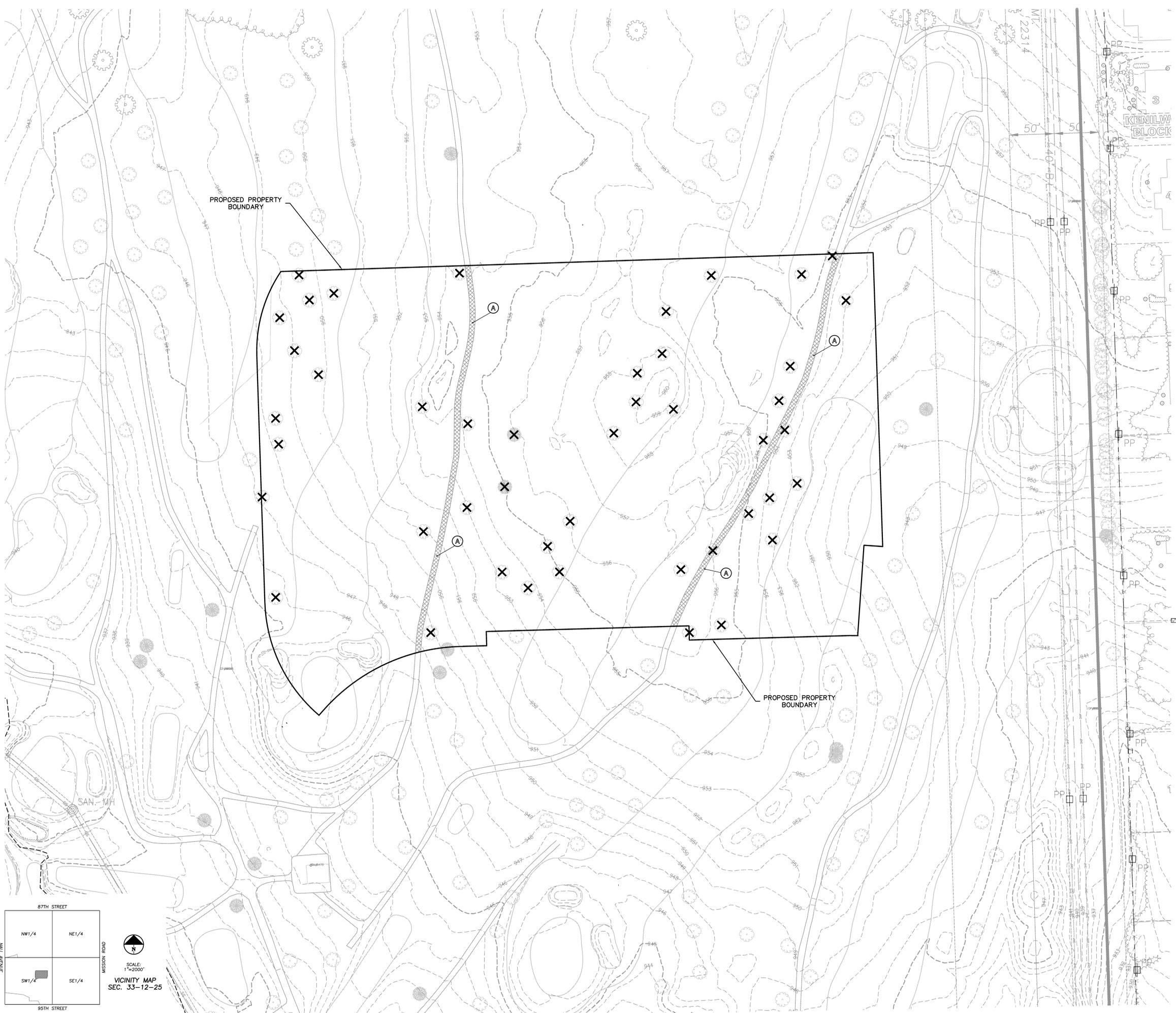
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olahe, Kansas 66061
(913) 393-1155
F: (913) 393-1166
www.phelpsengineering.com

COVER SHEET
MEADOWBROOK PARK APARTMENTS
PRAIRIE VILLAGE, KANSAS

PROJECT NO.	151000	No.	1	Date	3-4-16	By	MRI	DEU
DATE:	MAR	3-4-16						
DRAWN:	MRI							
DESIGNED:	DEU							
CHECKED:								
APPROVED:								

C0

Z:\P\151050\Map\Final Development Plans\Existing Site Plan.dwg Layout1 Mar 29, 2016 8:10pm DDD LIBBY JK



PROPOSED PROPERTY BOUNDARY

PROPOSED PROPERTY BOUNDARY

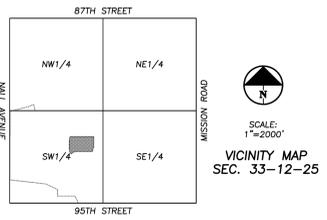
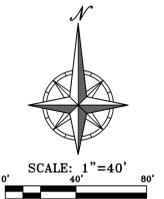
LEGEND:

 CONCRETE SIDEWALK/ASPHALT TRAIL TO BE REMOVED

 EXISTING TREE/SHRUB TO BE REMOVED

SITE KEY NOTES:

 REMOVE EXISTING ASPHALT PATH



EXISTING CONDITIONS/DEMOLITION PLAN
MEADOWBROOK PARK APARTMENTS
 PRAIRIE VILLAGE, KANSAS

PEI
 PHILIPS ENGINEERING, INC.
 PLANNING
 ENGINEERING
 IMPLEMENTATION
 1370 N. Winchester
 Olathe, Kansas 66060
 (913) 393-1155
 Fax: (913) 393-6646
 www.philipsengineering.com

PROJECT NO.	151050	No.	Date	By	App.
DATE:	3-4-16	1.	3-30-16	MRR	DEU
DRAWN:	MRR				
DESIGNED:	DEU				
CHECKED:					
APPROVED:					
REVISIONS:					

SHEET
C1

PARKING CALCULATIONS	
PARKING CALCULATIONS (CITY STANDARDS)	
REQUIRED PARKING	490 SPACES
1 BOR	152 X 1.00 = 152
2 BOR	118 X 2.00 = 236
3 BOR	14 X 3.00 = 42
RESIDENTS SUBTOTAL	428
VISITOR	428 X 15% = 64
PROVIDED PARKING	504 SPACES
SURFACE GARAGE (SURFACE)	18
HANDICAP (SURFACE)	474
HANDICAP (GARAGE)	2

LEGEND:

	CONCRETE SIDEWALK PAVEMENT
	CONCRETE DRIVEWAY PAVEMENT
	ASPHALT HEAVY DUTY PAVEMENT
	PROPOSED DECORATIVE CONCRETE PAVING
	PROPOSED CURB
	PROPOSED PROPERTY LINE

PARKING CALCULATIONS

PARKING CALCULATIONS (CITY STANDARDS)

REQUIRED PARKING 490 SPACES

1 BOR 152 X 1.00 = 152

2 BOR 118 X 2.00 = 236

3 BOR 14 X 3.00 = 42

RESIDENTS SUBTOTAL 428

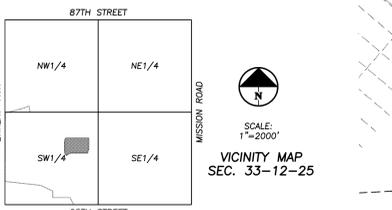
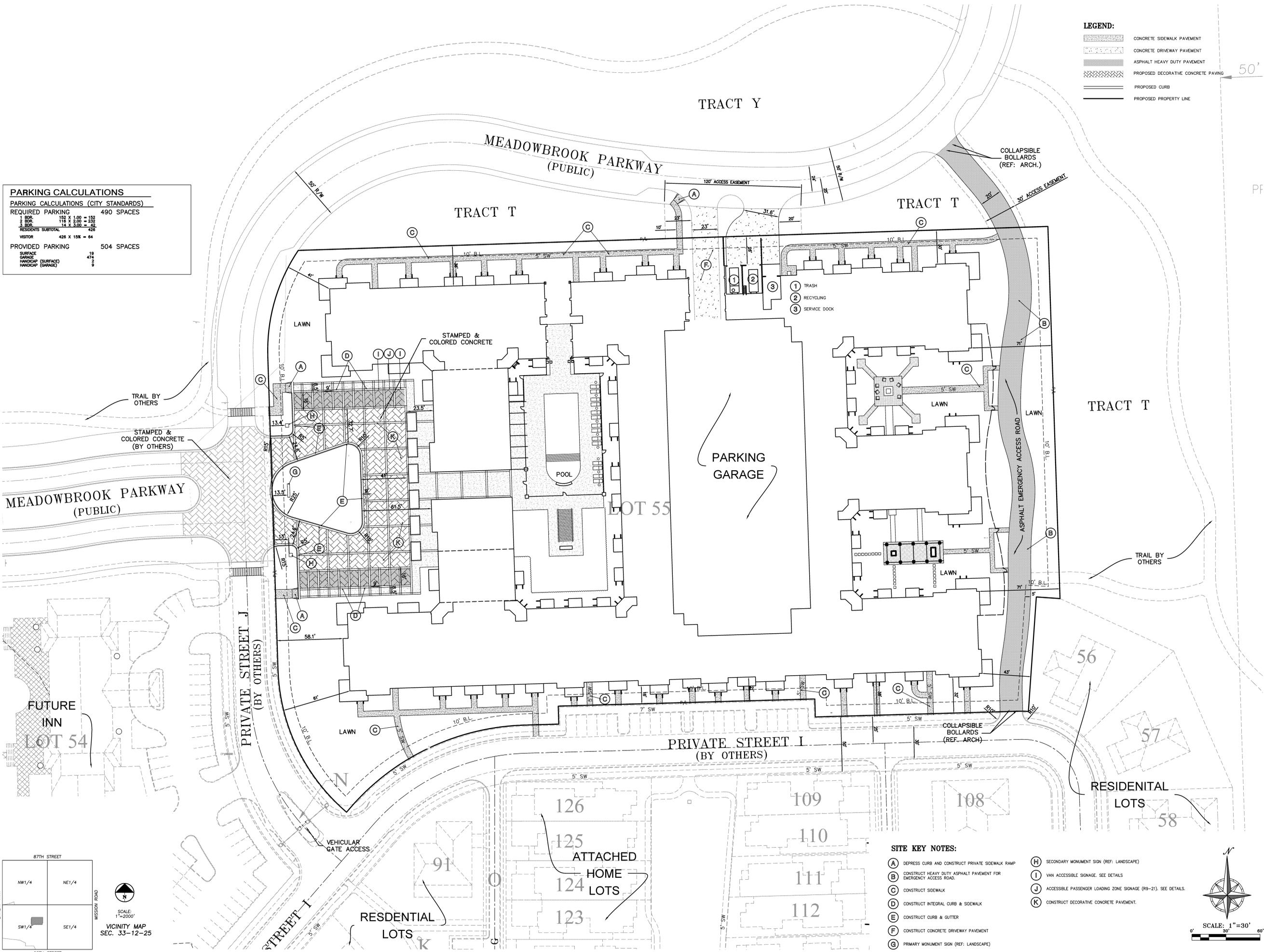
VISITOR 428 X 15% = 64

PROVIDED PARKING 504 SPACES

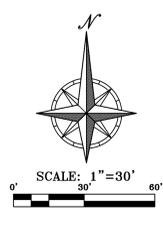
SURFACE GARAGE (SURFACE) 18

HANDICAP (SURFACE) 474

HANDICAP (GARAGE) 2



- SITE KEY NOTES:**
- (A) DEPRESS CURB AND CONSTRUCT PRIVATE SIDEWALK RAMP
 - (B) CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT FOR EMERGENCY ACCESS ROAD.
 - (C) CONSTRUCT SIDEWALK
 - (D) CONSTRUCT INTEGRAL CURB & SIDEWALK
 - (E) CONSTRUCT CURB & GUTTER
 - (F) CONSTRUCT CONCRETE DRIVEWAY PAVEMENT
 - (G) PRIMARY MONUMENT SIGN (REF. LANDSCAPE)
 - (H) SECONDARY MONUMENT SIGN (REF. LANDSCAPE)
 - (I) VAN ACCESSIBLE SIGNAGE. SEE DETAILS
 - (J) ACCESSIBLE PASSENGER LOADING ZONE SIGNAGE (R9-21). SEE DETAILS.
 - (K) CONSTRUCT DECORATIVE CONCRETE PAVEMENT.



PE

SITE PLAN
MEADOWBROOK PARK APARTMENTS
PRAIRIE VILLAGE, KANSAS

PHILIPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 399-1155
FAX: (913) 399-1146
www.philipsengineering.com

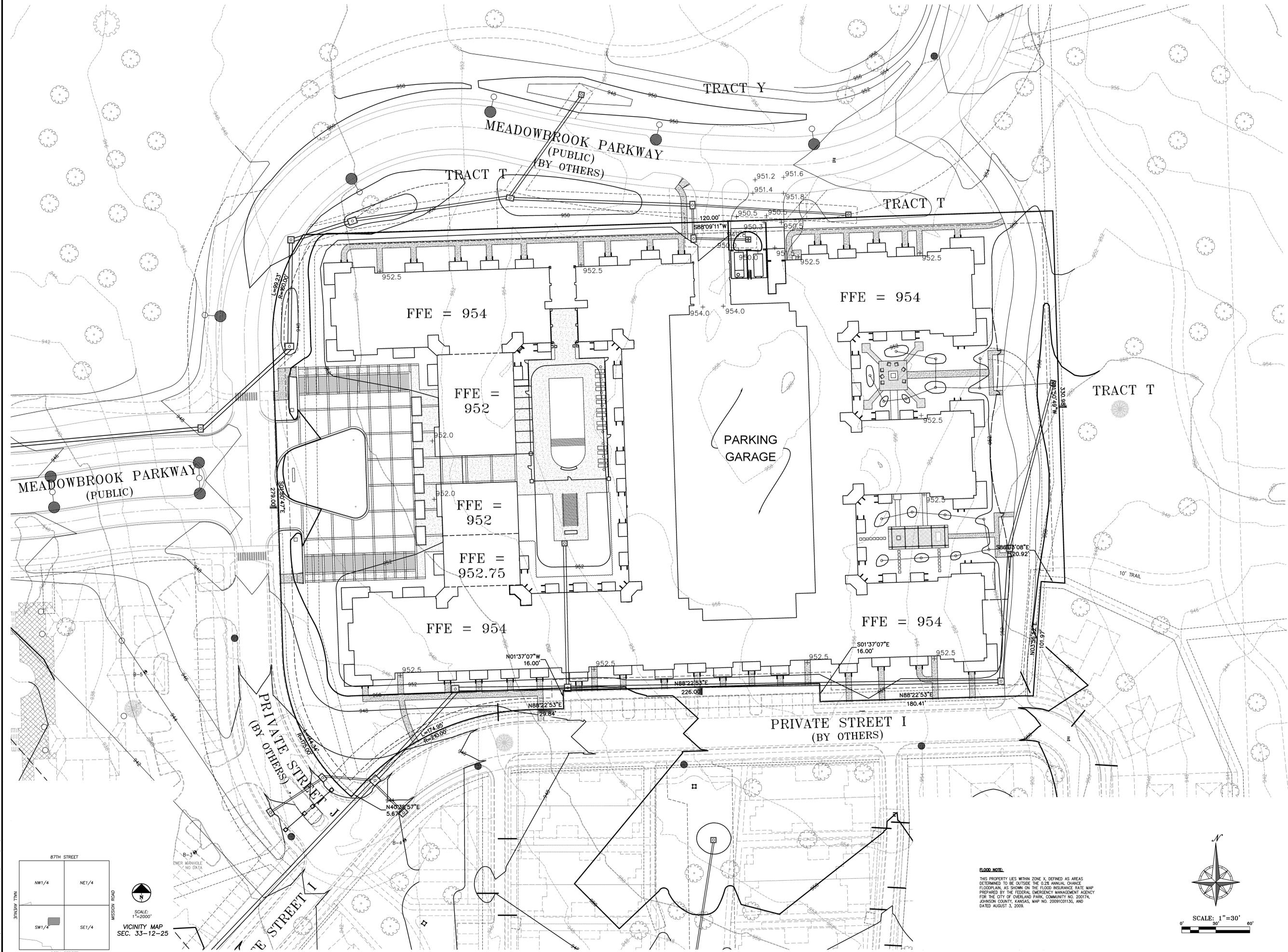
PLANNING
ENGINEERING
IMPLEMENTATION

PROJECT NO.	150080	No.	Date	By	App.
DATE:	3-4-16	1.	3-30-16	MRR	DEU
DRAWN:	MRR				
DESIGNED:	DEU				
CHECKED:					
APPROVED:					

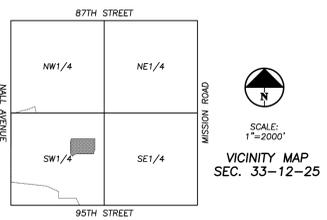
Revisions:

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	3-30-16

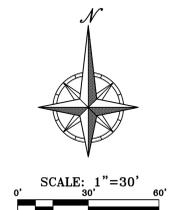
C2



Z:\P\151000\Jany\Tidal Development Plans\Grading\Grading.dwg, Layer:1, Mar 29, 2016, 8:13pm, D:\DODD\IBREIN, JR.



FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OVERLAND PARK, COMMUNITY NO. 20074, JOHNSON COUNTY, KANSAS, MAP NO. 20081C013G, AND DATED AUGUST 3, 2009.



PROJECT NO.	151000	No.	1	Date	3-30-16
DATE	3-4-16	BY	MJR	REVISED PER CITY COMMENTS	
DRAWN	MJR	CHECKED	DEU	APPROVED	
Revisions: 1. 3-30-16					

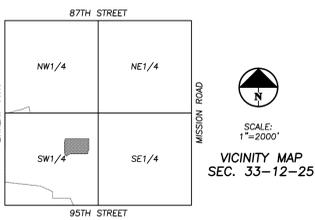
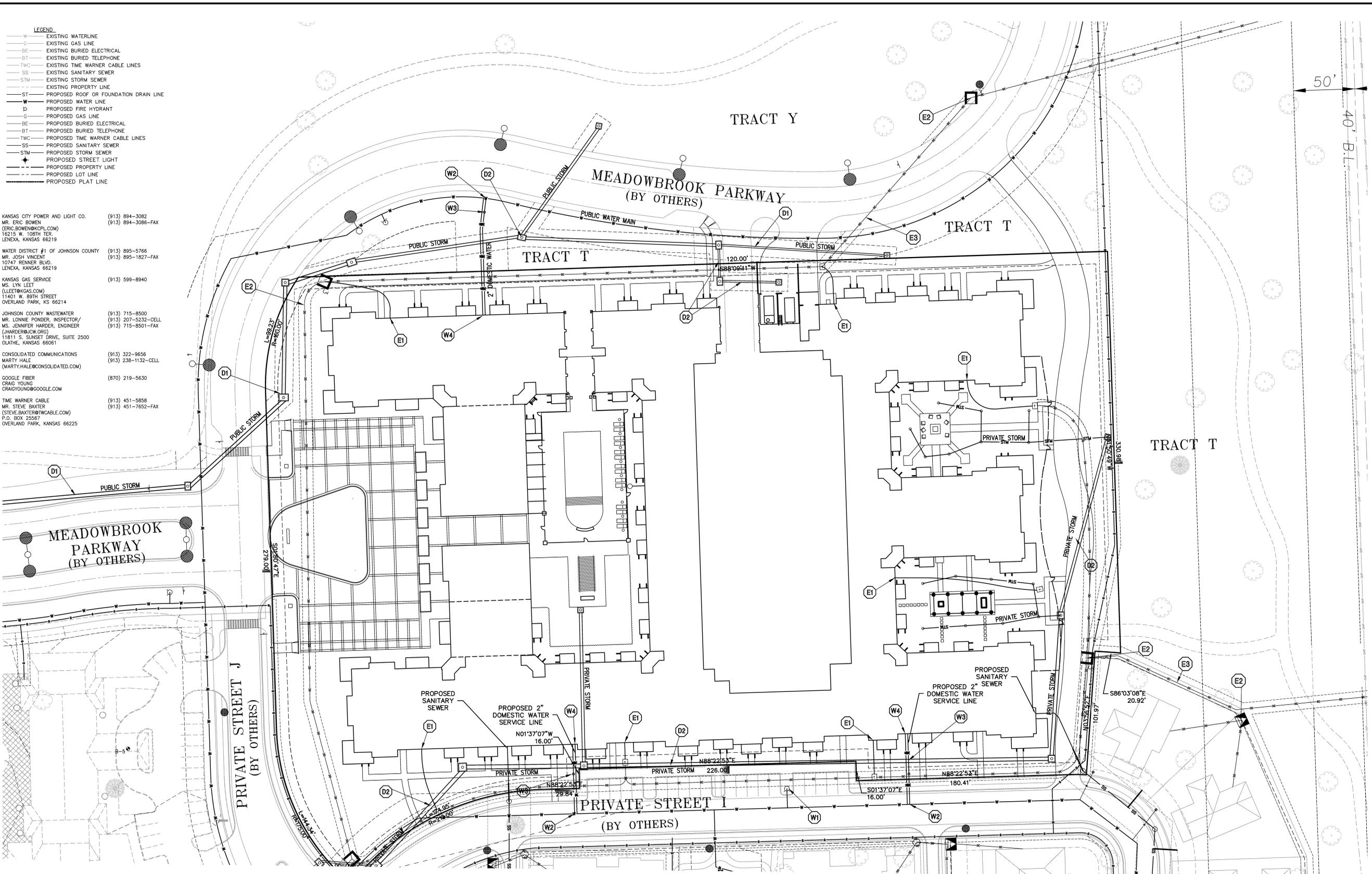
PE
PLANNING
ENGINEERING
IMPLEMENTATION

HELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1156
www.helpsengineering.com

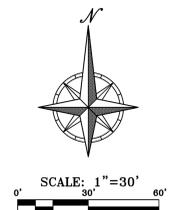
GRADING PLAN
MEADOWBROOK PARK APARTMENTS
PRAIRIE VILLAGE, KANSAS

- LEGEND**
- W — EXISTING WATERLINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRICAL
 - BT — EXISTING BURIED TELEPHONE
 - TWC — EXISTING TIME WARNER CABLE LINES
 - SS — EXISTING SANITARY SEWER
 - STM — EXISTING STORM SEWER
 - — EXISTING PROPERTY LINE
 - ST — PROPOSED ROOF OR FOUNDATION DRAIN LINE
 - W — PROPOSED WATER LINE
 - D — PROPOSED FIRE HYDRANT
 - G — PROPOSED GAS LINE
 - BE — PROPOSED BURIED ELECTRICAL
 - BT — PROPOSED BURIED TELEPHONE
 - TWC — PROPOSED TIME WARNER CABLE LINES
 - SS — PROPOSED SANITARY SEWER
 - STM — PROPOSED STORM SEWER
 - — PROPOSED STREET LIGHT
 - — PROPOSED LOT LINE
 - — PROPOSED PLAT LINE

- KANSAS CITY POWER AND LIGHT CO. (913) 894-3082
MR. ERIC BOWEN (913) 894-3086-FAX
(ERIC.BOWEN@KCP&L.COM)
18215 W. 108TH TER.
LENEXA, KANSAS 66219
- WATER DISTRICT #1 OF JOHNSON COUNTY (913) 895-5766
MR. JOSH VINCENT (913) 895-1827-FAX
10747 RENNER BLVD.
LENEXA, KANSAS 66219
- KANSAS GAS SERVICE (913) 599-8940
MS. LYN LEET (LLEET@KAS.COM)
11401 W. 89TH STREET
OVERLAND PARK, KS 66214
- JOHNSON COUNTY WASTEWATER (913) 715-8500
MR. LONNIE PONDER, INSPECTOR/ (913) 207-5232-CELL
MS. JENNIFER HARDER, ENGINEER (913) 715-8501-FAX
(JHARDER@JCWAS.ORG)
11811 S. SUNSET DRIVE, SUITE 2500
OLATHE, KANSAS 66061
- CONSOLIDATED COMMUNICATIONS (913) 322-9656
MARTY HALE (913) 238-1132-CELL
(MARTY.HALE@CONSOLIDATED.COM)
- GOOGLE FIBER (870) 219-5630
CRAIG YOUNG (CRAIGYOUNG@GOOGLE.COM)
- TIME WARNER CABLE (913) 451-5858
MR. STEVE BAXTER (STEVE.BAXTER@TWCABLE.COM)
P.O. BOX 25567
OVERLAND PARK, KANSAS 66225



- KEY NOTES:**
- (D1) INSTALL PUBLIC STORM SEWER. SEE STORMWATER PLAN & PROFILES FOR INVERT ELEVATIONS.
 - (D2) INSTALL PRIVATE STORM SEWER. SEE STORMWATER PLAN & PROFILES FOR INVERT ELEVATIONS.
 - (W1) PROPOSED FIRE HYDRANT.
 - (W2) CONTRACTOR TO PERFORM AND COORDINATE 8" X 2" TAP FOR PROPOSED BUILDING DOMESTIC SERVICE. CONTACT WATERONE FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR METER OR SYSTEM DEVELOPMENT FEES BY WATERONE.
 - (W3) PROVIDE AND INSTALL 2" METER PIT PER WATERONE REQUIREMENTS. COORDINATE WITH WATERONE FOR MAIN TAP. OWNER SHALL PAY ALL FEES FOR TAP AND METER. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATERONE STANDARDS.
 - (W4) PROVIDE AND INSTALL PROPOSED 6" FIRE SUPPRESSION LINE
 - (E1) ELECTRIC ENTRY INTO BUILDING. FOLLOW KCPL REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
 - (E2) PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH KCPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
 - (E3) FOLLOW KCPL WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.



UTILITY PLAN
MEADOWBROOK PARK APARTMENTS
PRAIRIE VILLAGE, KANSAS

PE

PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
F: (913) 393-1146
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

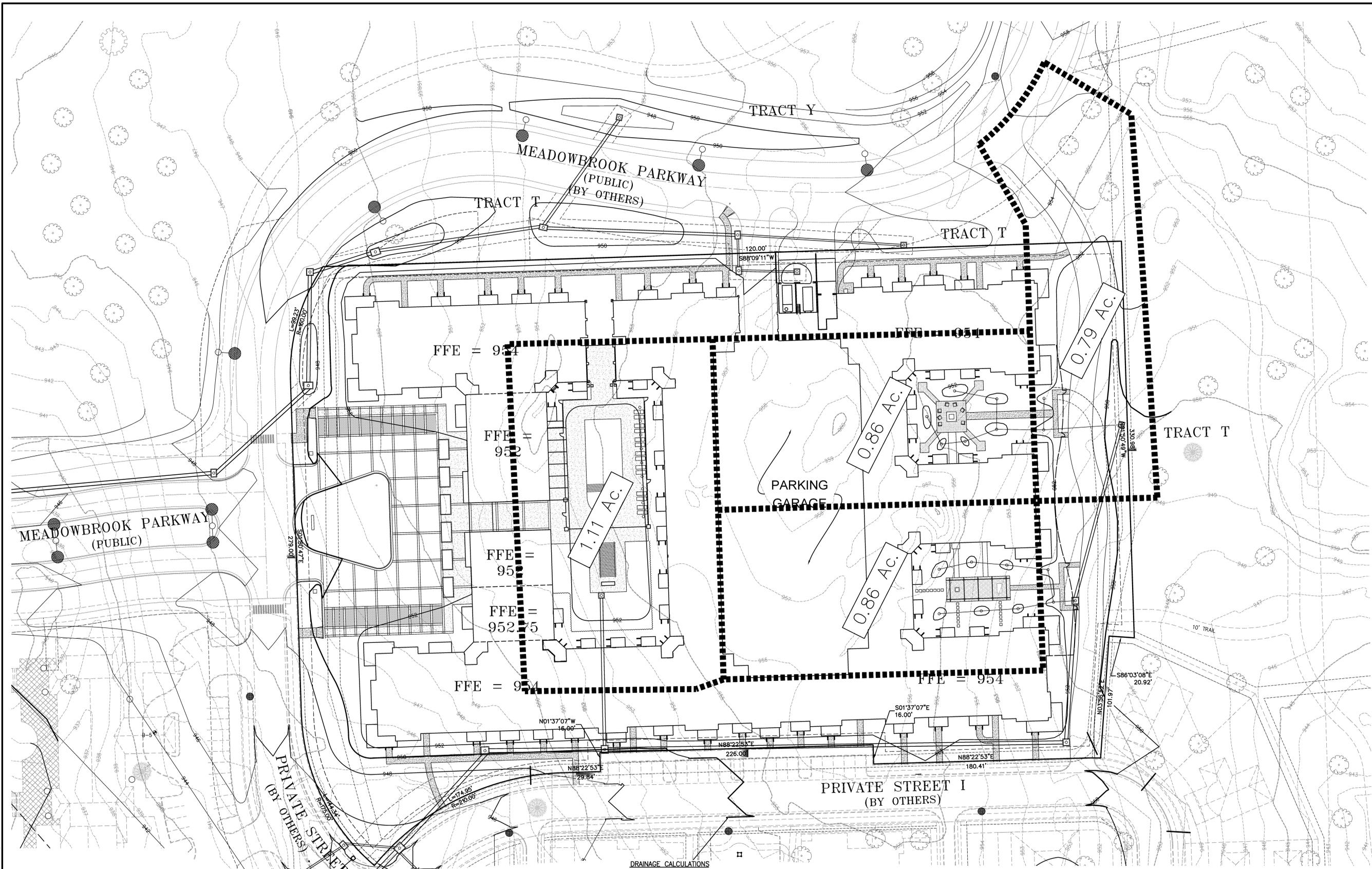
PROJECT NO.	151060	No.	Date	By	App.
DATE	3-4-16	1.	3-30-16	MRR	DEU
DRAWN	MRR				
DESIGNED	DEU				
CHECKED					
APPROVED					

Revisions:

REVISED PER CITY COMMENTS	DATE

C4

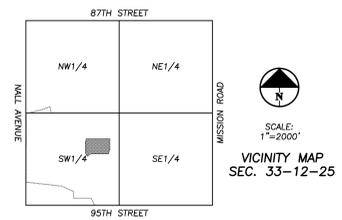
Z:\P\151060\Utility\Development\Plan\Utility Planning Layout-1.dwg Mar 29, 2016 8:16pm DDUG IBREN, AR



DRAINAGE CALCULATIONS
100 YR. DESIGN STORM, n=0.013, K=1.0

Point	Distance (ft)	Grade (%)	Size (in.)	Manning's "n"	Cap (cfs)	Vel (fps)	Trav. Time	C	A (Acres)	AC	Accum AC	Tc	25-YR Storm (K=1.1)		100-YR STORM (K=1.25)	
													I (in/hr)	Runoff (cfs)	I (in/hr)	Runoff (cfs)
2006	119.66	2.09%	15	0.013	9.3	8.7	0.0	0.75	0.85	0.64	0.64	5.0	8.53	6.0	10.32	8.3
2005	151.57	0.56%	24	0.013	16.9	5.8	0.0	0.75	0.79	0.59	1.23	5.0	8.53	11.5	10.32	15.9
2004	118.33	0.50%	30	0.013	29.0	6.0	0.1	0.75	0.00	0.00	1.23	5.0	8.52	11.5	10.31	15.9
2003	383.06	0.50%	30	0.013	29.0	6.0	0.1	0.75	0.00	0.00	2.00	5.1	8.49	18.7	10.27	25.7
2002	98.44	0.50%	36	0.013	47.2	5.9	0.3	0.75	0.00	0.00	2.00	5.2	8.45	18.6	10.23	25.6
2001	108.19	0.53%	36	0.013	48.6	6.0	0.4	0.75	0.00	0.00	2.57	5.6	8.34	23.6	10.10	32.4
2101	71.92	1.00%	18	0.013	10.5	6.7	0.0	0.9	0.86	0.77	0.77	5.0	8.53	7.2	10.32	9.9
3001	131.61	0.50%	24	0.013	16.0	4.8	0.0	0.51	1.11	0.57	0.57	5.0	8.53	5.3	10.32	7.4

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OVERLAND PARK, COMMUNITY NO. 20074, JOHNSON COUNTY, KANSAS, MAP NO. 20081C0113G, AND DATED AUGUST 3, 2009.



Z:\P\151000\Jany\Tidal Development\Plan\Drainage Maps.dwg Layer1:1 Mar 29, 2016 - 8:16pm DDDM JBENLJR

PROJECT NO. 151000 No. Date By: App. MRR DEU
 DATE 3-4-16 1. 3-30-16 REVISED PER CITY COMMENTS
 DRAWN: MRR
 DESIGNED: DEU
 CHECKED:
 APPROVED:

PHELPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax: (913) 393-1156
 www.phelpsengineering.com

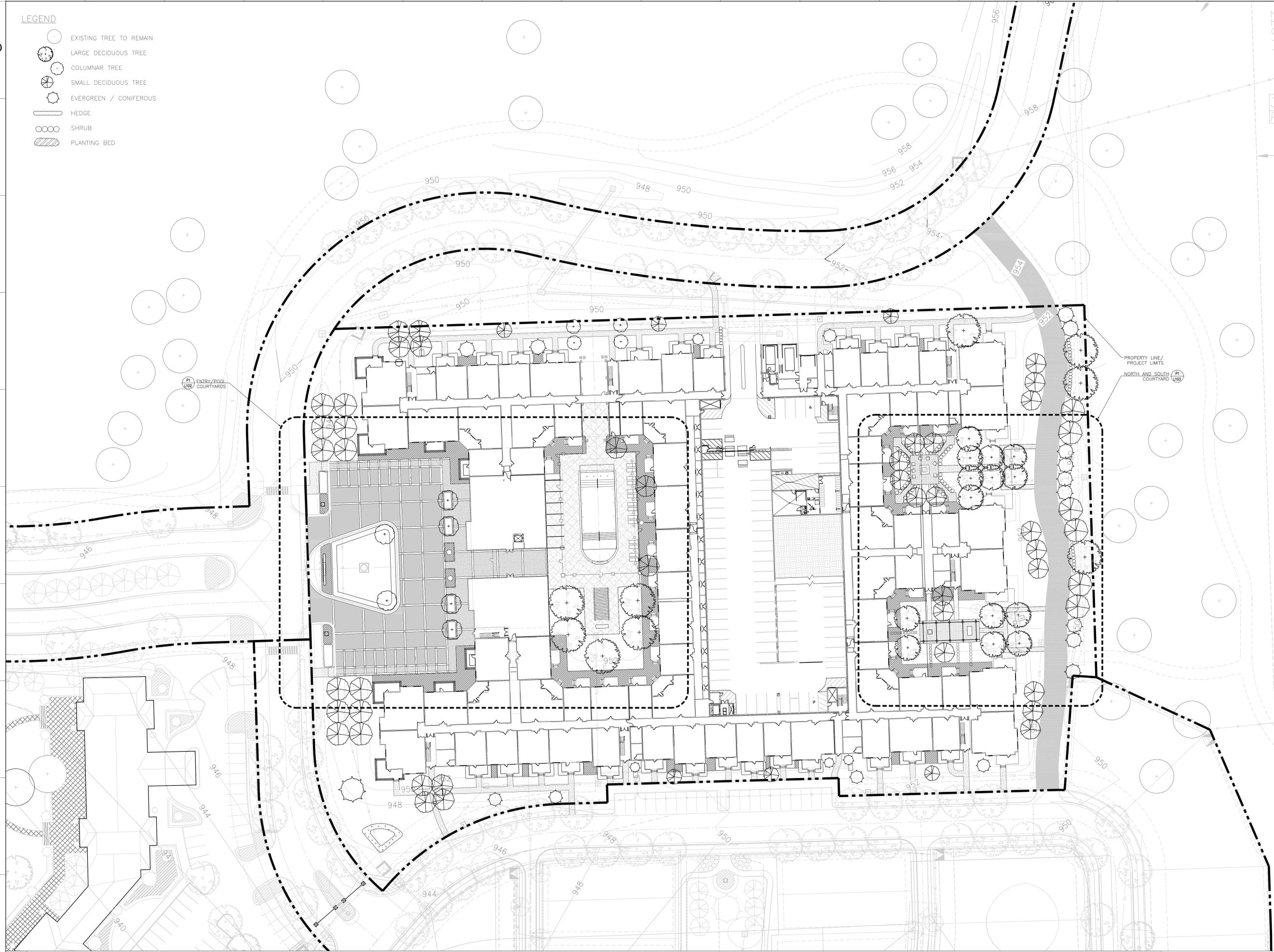
DRAINAGE MAP
MEADOWBROOK PARK APARTMENTS
PRAIRIE VILLAGE, KANSAS

C6

P O N M L K J I H G F E D C B A

- LEGEND**
- EXISTING TREE TO REMAIN
 - LARGE DECIDUOUS TREE
 - COLUMNAR TREE
 - SMALL DECIDUOUS TREE
 - EVERGREEN / CONIFEROUS
 - HEDGE
 - SHRUB
 - PLANTING BED

10
9
8
7
6
5
4
3
2
1



INTEGRATING NATURE

AND ARCHITECTURE

8BN ARCHITECTS, INC.
411 NICHOLS ROAD, SUITE 246
KANSAS CITY, MISSOURI 64112
VOICE: (816) 733-3350
COPYRIGHT ©
ALL RIGHTS RESERVED

DESIGN DEVELOPMENT

MEADOWBROOK PARK APARTMENTS
9101 NALL PRAIRIE VILLAGE, KANSAS
VANTRUST REAL ESTATE

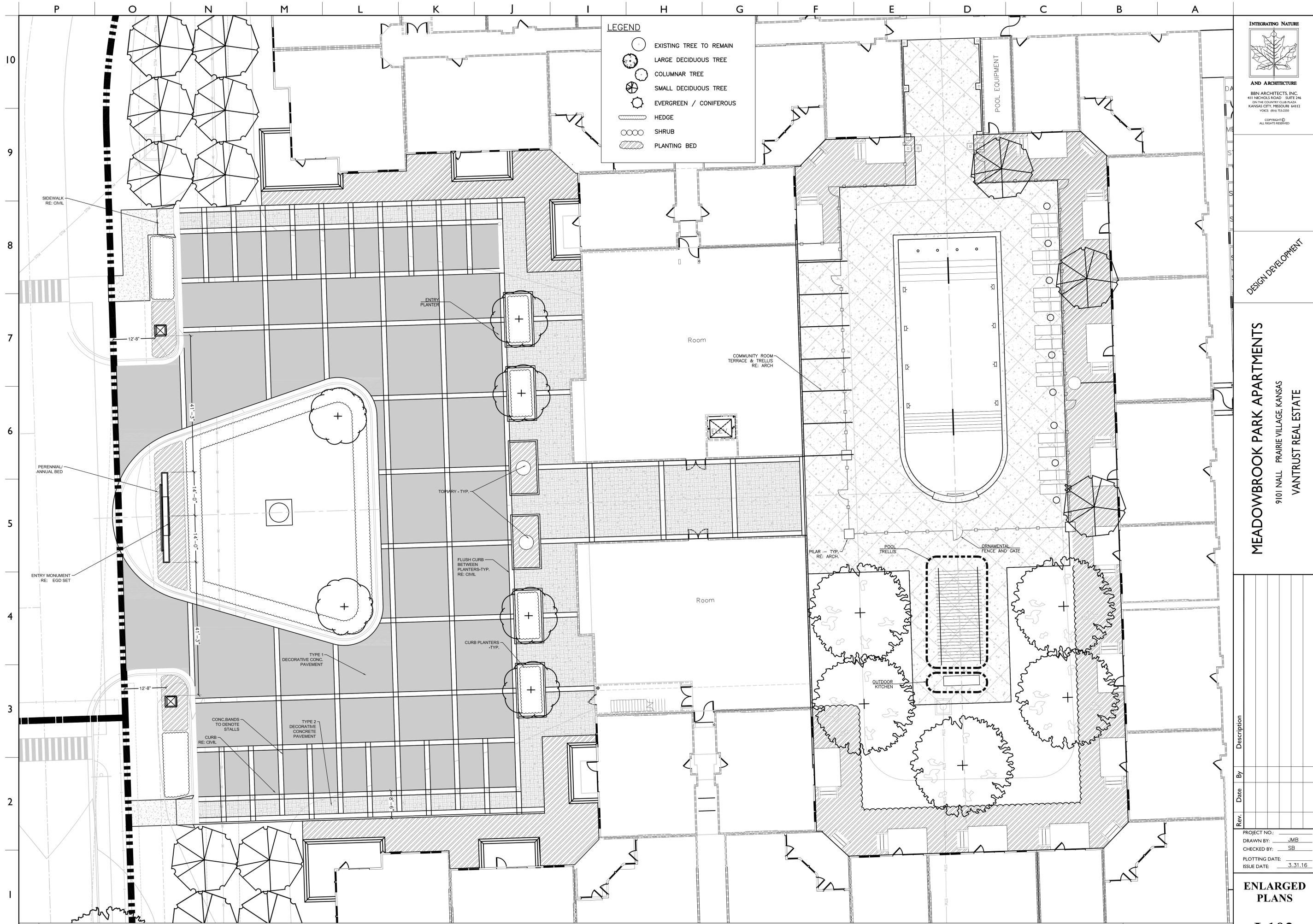
Rev.	Date	By	Description

PROJECT NO.:
DRAWN BY: JMB
CHECKED BY: SB
PLOTTING DATE:
ISSUE DATE: 3.31.16

OVERALL LANDSCAPE PLAN
L101

PI OVERALL LANDSCAPE PLAN
SCALE: 1"=30'-0"





LEGEND

- EXISTING TREE TO REMAIN
- LARGE DECIDUOUS TREE
- COLUMNAR TREE
- SMALL DECIDUOUS TREE
- EVERGREEN / CONIFEROUS
- HEDGE
- SHRUB
- PLANTING BED

INTEGRATING NATURE

 AND ARCHITECTURE
 SBN ARCHITECTS, INC.
 411 NICHOLS ROAD SUITE 246
 ONE THE COUNTRY CLUB PLAZA
 KANSAS CITY, MISSOURI 64112
 VOICE (816) 753-3350
 COPYRIGHT © ALL RIGHTS RESERVED

DESIGN DEVELOPMENT

MEADOWBROOK PARK APARTMENTS
 9101 NALL PRAIRIE VILLAGE, KANSAS
 VANTRUST REAL ESTATE

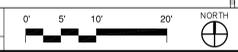
Rev.	Date	By	Description

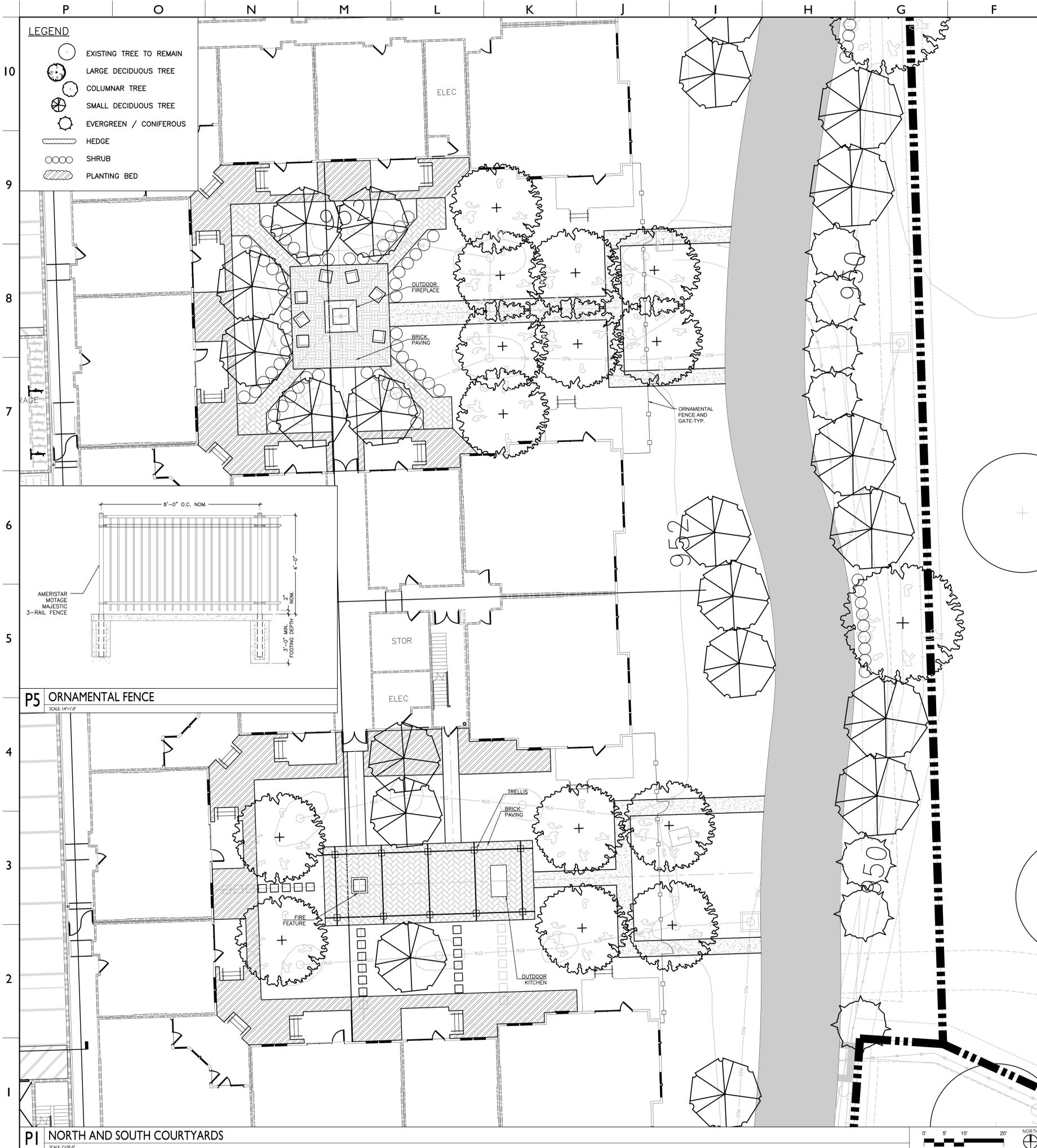
PROJECT NO.:
 DRAWN BY: JMB
 CHECKED BY: SB
 PLOTTING DATE:
 ISSUE DATE: 3.31.16

ENLARGED PLANS

L102

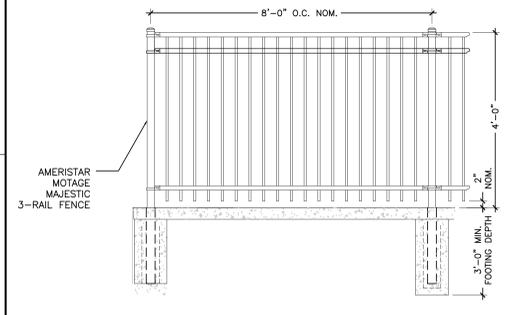
P | ENTRY COURTYARD AND POOL LAYOUT
 SCALE: 1"=10'-0"





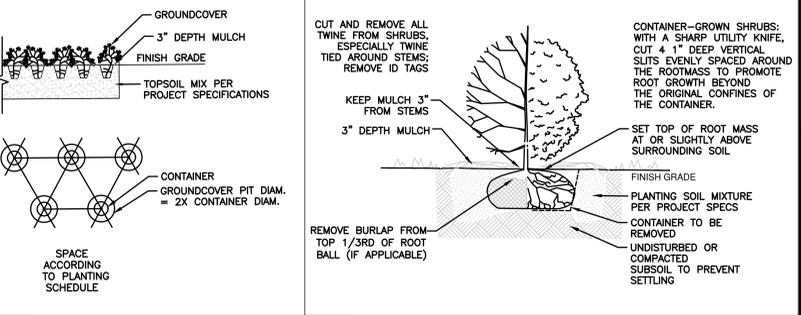
Scientific Name	Common Name	Size	Likely Application
Large Shade Trees			
<i>Acer miyabei</i> 'Morton'	State Street Maple	3" cal.	street
<i>Acer saccharum</i> 'Autumn Splendor'	Caddo Sugar Maple	3" cal.	street
<i>Fagus sylvatica</i>	European Beech	8-10'	specimen
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal.	street
<i>Gymnocladia dioica</i> 'Espresso'	Kentucky Coffeetree	3" cal.	street
<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3" cal.	specimen
<i>Quercus robur</i> x <i>bicolor</i> 'Regal Prince'	Regal Prince Columnar Oak	3" cal.	columnar
<i>Quercus macrocarpa</i>	Bur Oak	3" cal.	specimen
<i>Quercus muehlenbergii</i>	Chinkapin Oak	3" cal.	street
<i>Nyssa sylvatica</i>	Blackgum	3" cal.	specimen
<i>Tilia americana</i> 'DTR 123'	Legend American Linden	3" cal.	street
<i>Ulmus propinqua</i> 'JFS Bieberich'	Emerald Sunshine Elm	3" cal.	street
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3" cal.	street
Small Shade Trees			
<i>Acer truncatum</i>	Shantung Maple	3" cal.	alley
<i>Amelanchier</i> spp.	Serviceberry	3" cal.	grouping
<i>Carpinus betulus</i>	Columnar Hornbeam	3" cal.	columnar
<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	3" cal.	grouping
<i>Aesculus pava</i>	Red Buckeye	3" cal.	grouping
<i>Cornus kousa</i>	Kousa Dogwood	3" cal.	understory
<i>Cotinus obovatus</i>	American Smoketree	3" cal.	specimen
<i>Koeleretaria paniculata</i>	Goldenraintree	3" cal.	alley
<i>Ostrya virginiana</i>	Ironwood	3" cal.	alley
<i>Prunus virginiana</i>	Chokecherry	3" cal.	grouping
<i>Syringia reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	3" cal.	alley
<i>Heptacodium miconioides</i>	Seven-Son Flower	3" cal.	specimen
Coniferous/Evergreen Trees			
<i>Juniperus virginiana</i> 'Canaertii'	Eastern Red Cedar	8' Ft.	screening
<i>Chamaecyparis obtusa</i>	Hinoki False Cypress	8' Ft.	specimen
<i>Picea orientalis</i> 'Deer Run'	Deer Run Spruce	8' Ft.	specimen
<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf Pine	8' Ft.	screening
<i>Picea abies</i> 'Cupressina'	Upright Norway Spruce	8' Ft.	columnar
<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Bald Cypress	3" cal.	street/columnar
Shrubs/Grasses			
<i>Berberis thunbergii</i> 'Rose Glow'	Japanese Barberry	3 GAL.	hedge
<i>Buddleia davidii</i>	Butterfly Bush	3 GAL.	massing
<i>Buxus microphylla</i>	Littleleaf Boxwood	3 GAL.	hedge
<i>Cornus sericea</i>	Redtwig Dogwood	3 GAL.	massing
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 GAL.	massing
<i>Hibiscus syriacus</i>	Rose of Sharon	3 GAL.	specimen
<i>Hypericum prolificum</i> 'sunburst'	Sunburst Saint Johnswort	3 GAL.	grouping
<i>Kernia japonica</i>	Japanese Kerna	3 GAL.	grouping
<i>Ilex verticillata</i> 'Winter Red'	Winter Red Holly	3 GAL.	grouping
<i>Prunus laurocerasus</i>	Laurel	3 GAL.	hedge
<i>Schizachyrium scoparium</i> 'Smoke Signal' PPAF	Little Bluestem	3 GAL.	grouping
<i>Taxus x media</i> 'Hicksii'	Hicks Upright Yew	3 GAL.	hedge
<i>Thuja orientalis</i>	Oriental Arborvitae	3 GAL.	hedge
<i>Viburnum carlesii</i>	Koreanspice Viburnum	3 GAL.	grouping
<i>Calamagrostis x acutiflora</i>	Karl Foerster Feather Reed Grass	3 GAL.	grouping
<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	3 GAL.	grouping
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	3 GAL.	grouping
<i>Pennisetum alopecuroides</i> 'Hamel'	Hamel Fountain Grass	3 GAL.	border
<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL.	border
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3 GAL.	specimen

- LEGEND**
- EXISTING TREE TO REMAIN
 - LARGE DECIDUOUS TREE
 - COLUMNAR TREE
 - SMALL DECIDUOUS TREE
 - EVERGREEN / CONIFEROUS
 - HEDGE
 - SHRUB
 - PLANTING BED



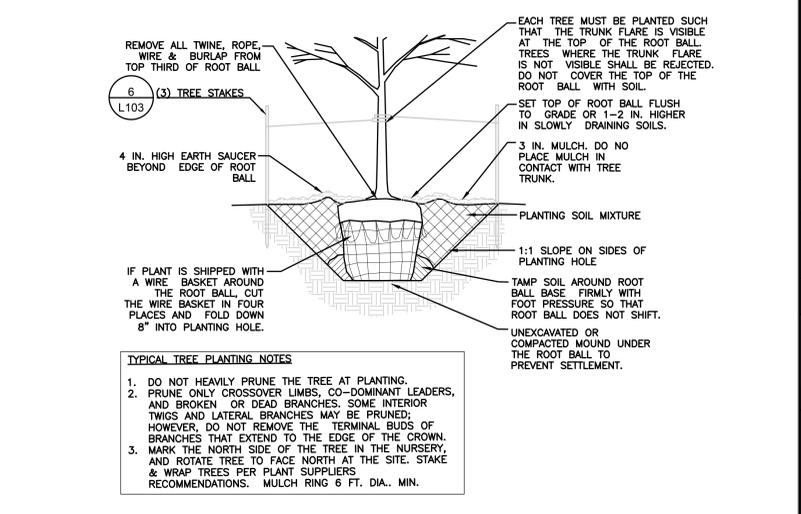
P5 ORNAMENTAL FENCE
SCALE 1/4"=1'-0"

E5 PLANT SCHEDULE
SCALE 1/16"=1'-0"



E4 GROUND COVER PLANTINGS
SCALE 1/16"=1'-0"

C4 SHRUB/GRASS PLANTINGS
SCALE 1/16"=1'-0"



- TYPICAL TREE PLANTING NOTES**
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE. STAKE & WRAP TREES PER PLANT SUPPLIERS RECOMMENDATIONS. MULCH RING 6 FT. DIA. MIN.

P1 NORTH AND SOUTH COURTYARDS
SCALE 1/32"=1'-0"



E1 TREE PLANTINGS
SCALE 1/16"=1'-0"

INTEGRATING NATURE AND ARCHITECTURE
BBN ARCHITECTS, INC.
411 NICHOLS ROAD SUITE 246
ONE THE COLONY CLUB PLAZA
KANSAS CITY, MISSOURI 64112
VOICE: 816.753.2289
COPYRIGHT © ALL RIGHTS RESERVED

DESIGN DEVELOPMENT

MEADOWBROOK PARK APARTMENTS
9101 NALL PRAIRIE VILLAGE, KANSAS
VANTRUST REAL ESTATE

Rev.	Date	By	Description

PROJECT NO.: _____
DRAWN BY: JMB
CHECKED BY: SB
PLOTTING DATE: _____
ISSUE DATE: 3.31.16

ENLARGED PLANS

L103