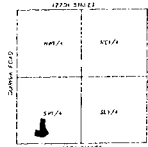
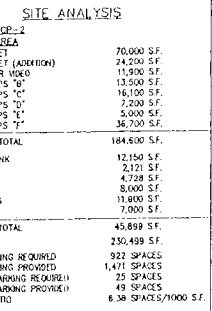




Designed by Cat		3	1	
Drawn by Gup		4		
Crossed by ZG		5		
Issue Date 4-17-01		6	11-18-01	
		7	11-18-01	100% ATAT /
		NO.	DATE	REV'SIONS
Jch No. JACHet				By App'd

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VICINITY MAP
SEC. 26-13-24

SCALE: 1" = 50'



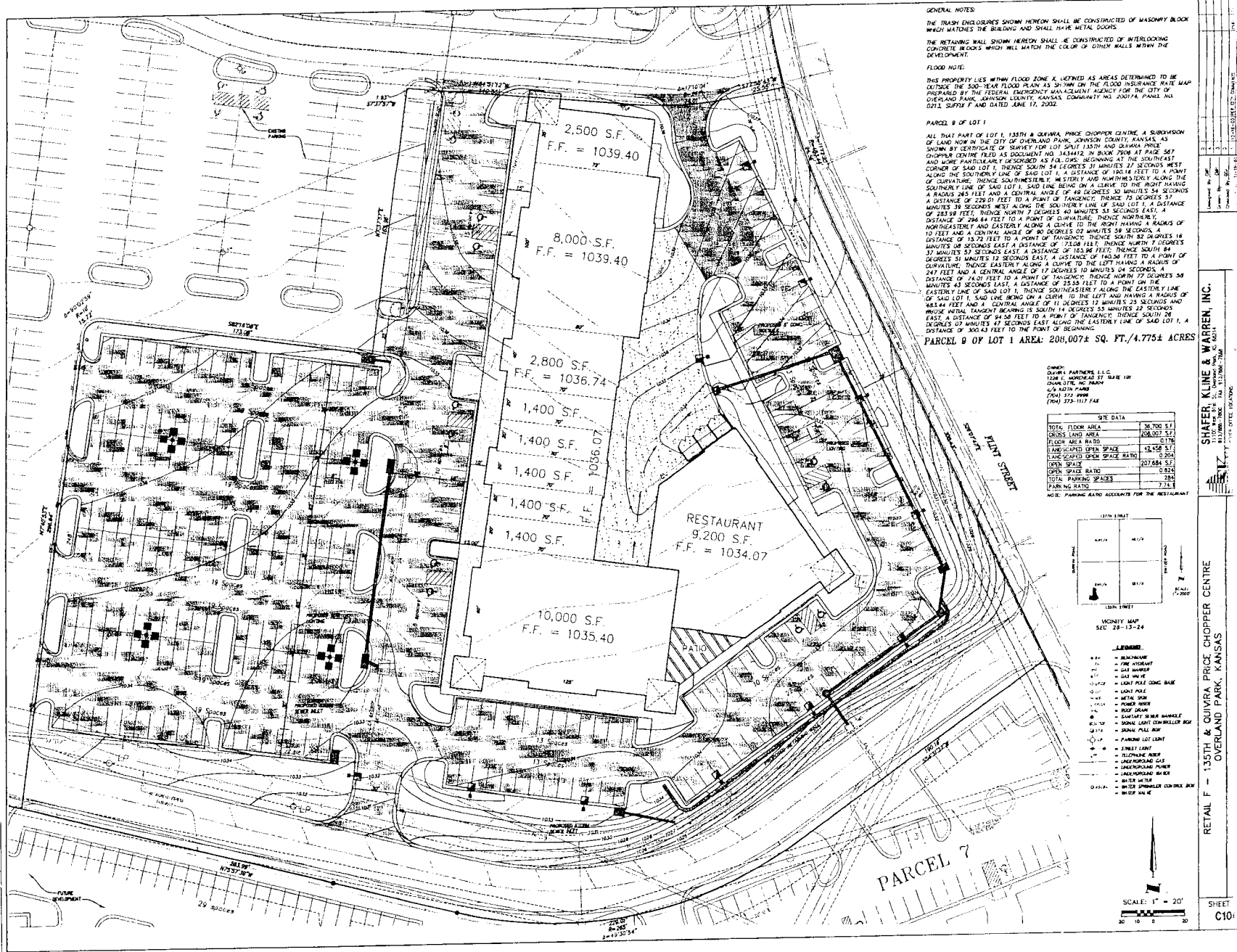
A horizontal graphic scale bar with a black background and white markings. It is divided into four equal segments, each representing 12.5 feet. The total length is 50 feet. The numbers 50, 25, 0, and 50 are printed below the bar at the corresponding positions.

SHAFER, KLINE & WARREN, INC.

135TH & QUIVIRA PRICE CHOPPER CENTRE

SHEET NO
C1.00

Revised Plan



PRIVATE DRIVE

LOT 6

PARCEL 7

FLINT STREET

SCALE: 1" = 30'

LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o/h) utilities and drainage structures have been plotted from customer information and therefore, their location must be qualified approximately only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
- Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Owner's Representative.
- Contractor shall stake plant locations in the field and have approval by Owner's Representative before proceeding with installation.
- No substitutions (incl. suppliers) shall be accepted without first obtaining written approval from Owner's Representative.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified per approved plans, and have per American Nursery Association Standards.
- All trees and shrubs shall be sold out in a uniform and consistent pattern, following the landscape plan accuracy.
- All shrub beds in lawn areas shall be edged as shown in the planting details.
- All shrub beds shall receive an initial pre-emergent application to retard weed growth.
- All plants shall receive 3" of shredded hardwood mulch as detailed.
- Installation of top of mulch shall be 1/2" below any adjacent pavement.
- Contractor shall thoroughly water-in each plant immediately following installation.
- Contractor shall stake all areas disturbed during construction including Right-Of-Way and the current development areas of the site designated as not plantable beds, pavement areas.
- Contractor shall be responsible for calculating all areas of use and the amount needed for optimum coverage.

Required Plant Material per City of Overland Park, Kansas Unified Development Ordinance:

Street Frontage Trees	Required	Shown
1 tree per 40' of street frontage	9	13 (8-Shade + 1-Evergreen + 1-Ornamental)
Front Street: 300' of East Street Frontage	18	19 (11-Shade Trees + 8-Ornamental Trees)
Private Drive: 711' of South Street Frontage		
Landscape Open Space		
42,458 Total SF of open space	14	16 (13-Evergreen + 3-Shade In Open Space)
One tree for every 3,000 SF of open space		+30 Extra Upright Evergreens for Screening Rear Service Areas and from Enclosures
Parking Lot Interior Island Area Required		
Require Shade Trees in Parking Lot Islands (minimum)	24	24 Shade Trees
68' of interior parking lot SF	4,856 SF	11,842 SF
250 Spaces + 280' = 43,500 + 6% = 4,956 SF of Island		
Total Tree Amounts	60	72 (44-Shade + 9-Ornamental + 19-Evergreen) +50 Extra Upright Evergreens for Screening Rear Service Areas and from Enclosures

Legend:



Proposed Shade Tree - Red Sweetgum, Red Oak, Autumn Purple Ash, Shademaster Honeysuckle, Cornus, etc. White Oak, Autumn Maple, etc.



Proposed Ornamental Tree - Prunella, Flowering Quince, etc.



Proposed Evergreen Tree - White Pine, Norway Spruce, etc.



Proposed Upright Evergreen - Fatsia and Waxed Yucca, etc.



Proposed Shade Area - Gold Coast, Sunset, Orientalis Tree, Maple, Laurel, etc. Little Tree, etc. Blue Oak, Arborvitae, etc. Blue Oak, Arborvitae, etc.



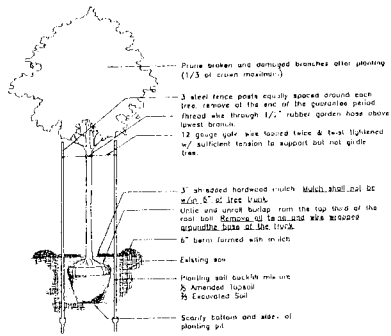
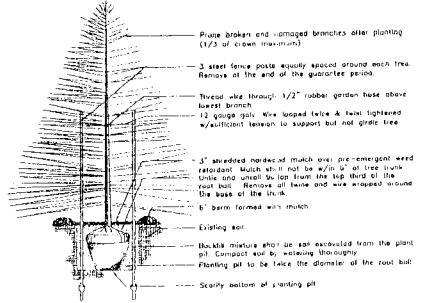
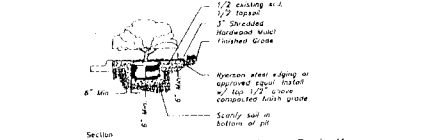
Proposed See Area



Existing Tree in Adjacent Developed Area - Propose to generally match these plantings for creative completion to development.

Guying Plan
No Scale

- NOTES**
- On evergreen trees, attach guying cable at approx 7/3 height of tree on trees that are 6 ft. height and over.
 - Top of post must match original ground level as shown in the survey.
 - Do not fertilize the first growing season.

Tree Planting Detail
No ScaleTree Planting Detail
No ScaleShrub Bed & Edging Detail
No Scale

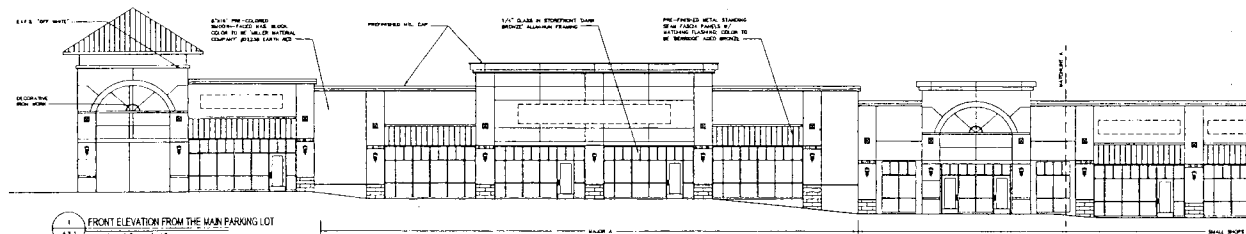
SHAFFER, KLINE & WARREN, INC.
1100 West 21st, Overland Park, KS 66114
Phone: (913) 666-1100, Fax: (913) 666-1101
E-Mail: shaffer@skw.com



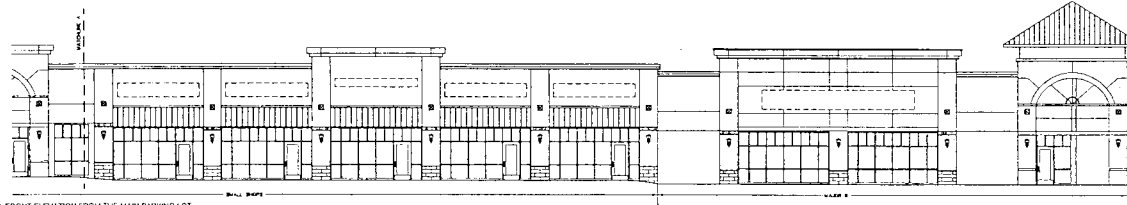
RETAIL F - 135TH & QUIVIRA - PRICE CHOPPER CENTER
OVERLAND PARK, KAN

REVISED PRELIMINARY LANDSCAPE PLAN

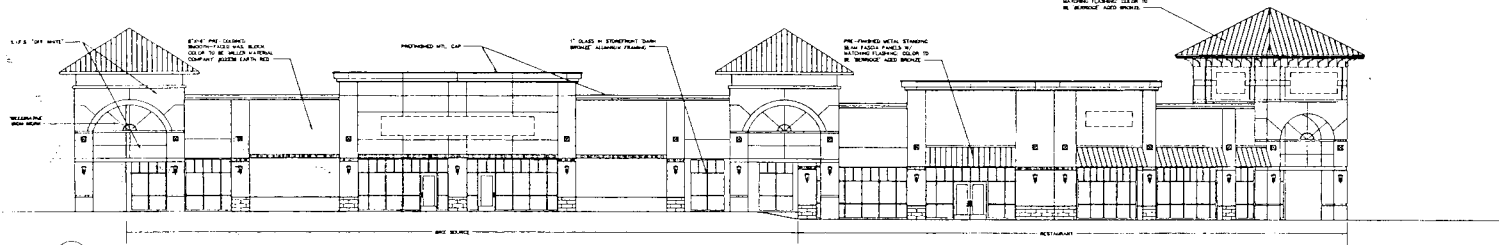
SHEET NO.
L100



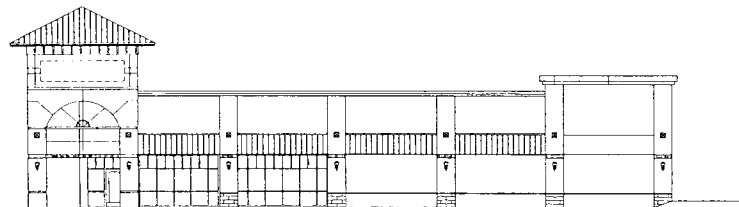
1 FRONT ELEVATION FROM THE MAIN PARKING LOT
SCALE: 1/8" = 1'-0"



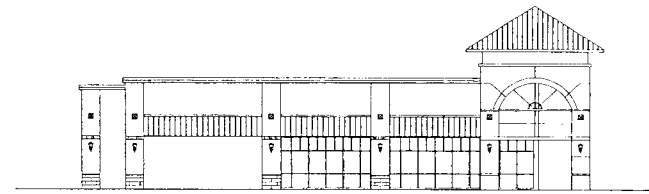
2 FRONT ELEVATION FROM THE MAIN PARKING LOT
SCALE: 1/8" = 1'-0"



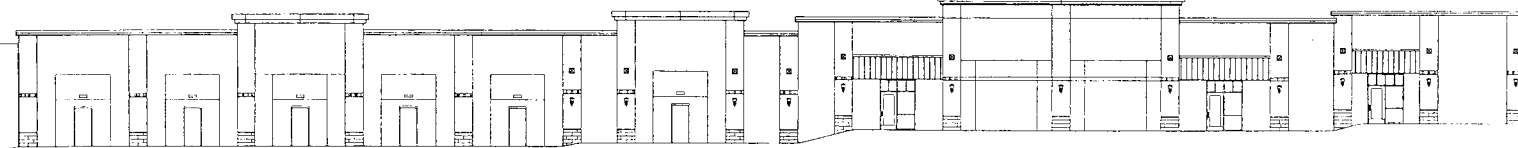
3 RESTAURANT ELEVATION WITH TOWER
SCALE: 1/8" = 1'-0"



4 RESTAURANT ELEVATION FROM FLINT STREET
SCALE: 1/8" = 1'-0"



5 ELEVATION FROM FLINT STREET
SCALE: 1/8" = 1'-0"



6 REAR ELEVATION
SCALE: 1/8" = 1'-0"

LITTLE

13501 & Quivira
Place Shopping Center
Overland Park, Kansas

13501 & Quivira
Place Shopping Center
Overland Park, Kansas

SOONER INVESTMENT
Commercial and Institutional Real Estate
13501 & Quivira Place Shopping Center
Overland Park, Kansas

13501 & Quivira
Place Shopping Center
Overland Park, Kansas

DESIGNED BY: FRANK, GUPPOLD
ARCHITECTS
FRANK, GUPPOLD
ARCHITECTS
FRANK, GUPPOLD
ARCHITECTS

NO.	DATE	DESCRIPTION
1	01/19/04	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

Elevations

123-7989-00

01/19/04 A3.1