

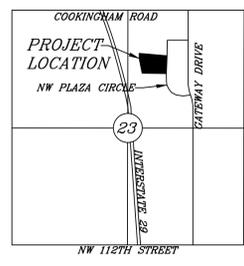
DEVELOPMENT PLAN

ATWELL SUITES

LOTS 7A & 7B, GATEWAY PLAZA - FIRST PLAT

A DEVELOPMENT IN THE NORTHEAST QUARTER OF SECTION 23-T52N-34W, KANSAS CITY, PLATTE COUNTY, MISSOURI

LOCATION MAP
SECTION 23-52-34



PROPERTY DESCRIPTION
CONTAINING 174,247 SQUARE FEET OR 4.00 ACRES

ALL OF LOTS 7A AND 7B, AS ESTABLISHED BY THE CERTIFICATE OF SURVEY AND LOT SPLIT RECORDED JULY 19, 2005 IN AS DOCUMENT NO. 12827, BEING A PORTION OF LOT 7, GATEWAY PLAZA, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE N69°14'04"W, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 499.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 29, THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, ALONG THE WESTERLY LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE NO. 29, HAVING AN INITIAL TANGENT BEARING OF N07°57'02"W AND A RADIUS OF 11589.16, AN ARC DISTANCE OF 272.46, THENCE N02°53'36"E, ALONG SAID LINE, A DISTANCE OF 111.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE S79°04'24"E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 548.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NW PLAZA CIRCLE, THENCE S00°45'56"W, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST RIGHT OF WAY LINE OF SAID NW PLAZA CIRCLE, A DISTANCE OF 283.16 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:
WHEATBELT, INC.
C/O CHARTER MARK
11721 NW PLAZA CIRCLE, SUITE 202B7
KANSAS CITY, MISSOURI 64195

DEVELOPMENT SUMMARY TABLE

a.) EXISTING ZONING	B3-3	
b.) TOTAL LAND AREA	174,247 S.F. OR 4.00 ACRES	
c.) PROPOSED USE	HOTEL	
d.) HEIGHT ABOVE GRADE	51'-8"	
	NUMBER OF STORIES	4
e.) GROSS FLOOR AREA PER FLOOR	15,600 SQ. FT.	
	TOTAL FLOOR AREA	62,400 SQ. FT.
f.) RESIDENTIAL DEVELOPMENT DATA	N/A	
g.) BUILDING COVERAGE	8.95%	
	FLOOR AREA RATIO	0.09
h.) NUMBER OF PARKING SPACES	REQUIRED 18	PROVIDED 227
	1 PER 6 ROOMS (104)	
i.) BICYCLE PARKING SPACES	REQUIRED 5	PROVIDED 5
	SHORT TERM	
	LONG TERM	10

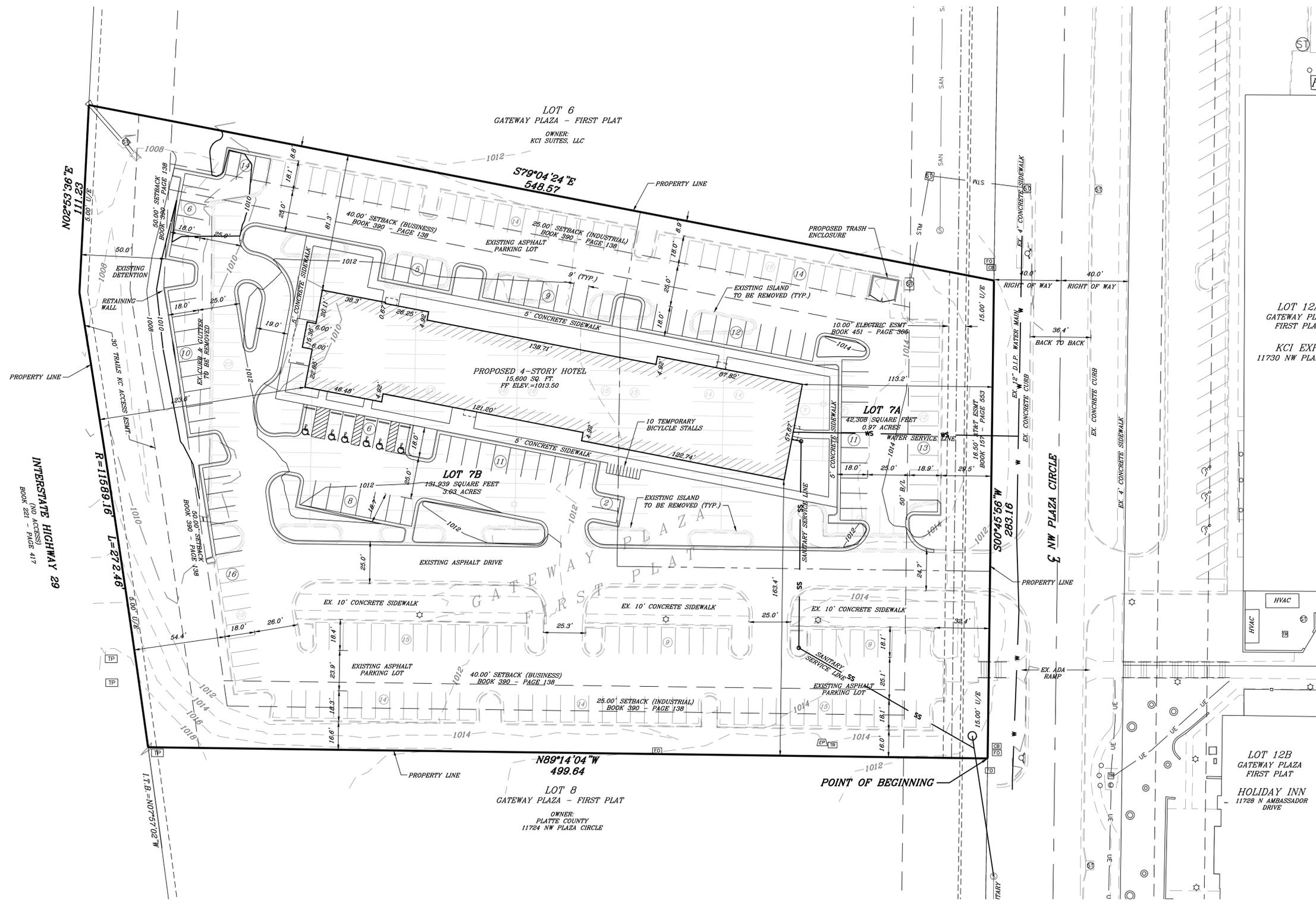
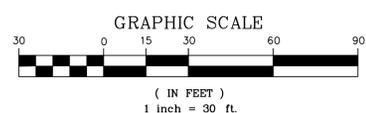
IMPERVIOUS DATA

EXISTING IMPERVIOUS = 120,808 SQ. FT. OR 2.77 ACRES
PROPOSED IMPERVIOUS = 111,760 SQ. FT. OR 2.57 ACRES

LOT 12A
GATEWAY PLAZA
FIRST PLAT

KCI EXPO
11730 NW PLAZA CIR.

- LEGEND:
- ☆ LIGHT POLE
 - ⊠ COMMERCIAL HVAC UNIT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊕ ELECTRICAL MANHOLE
 - ⊙ GAS METER
 - ⊖ GAS VALVE
 - ⊞ COMMUNICATIONS VAULT
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ CABLE BOX
 - ⊞ WATER METER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER MANHOLE
 - ⊞ SANITARY MANHOLE
 - ⊞ 4" PVC CLEANOUT
 - ⊞ STORM GRATE
 - ⊞ STORM MANHOLE
 - ⊞ ADA PARKING
 - ⊞ PARKING WHEELSTOP
 - ⊞ SIGN
 - ⊞ PARKING STALL COUNT



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL AND LAND SURVEY AND THE MISSOURI BOARD OF PROFESSIONAL ENGINEERS. THIS SURVEY IS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI PROFESSIONAL ENGINEERING ACT. WE ARE REPRESENTING ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY 02010031977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
SEC.-TWP.-RGE. COUNTY PLATTE FIELD BOOK
23-52-34 P-22334
DATE 12/8/2022
DRAWN BY S.A.C.

ROBERT G. YOUNG, PLS-2007000089 DATE

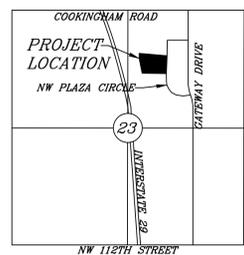


FOR KCI ATWELL
DEVELOPMENT PLAN

INTERSTATE HIGHWAY 29
BOOK 321 - PAGE 417

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LOCATION MAP
SECTION 23-52-34



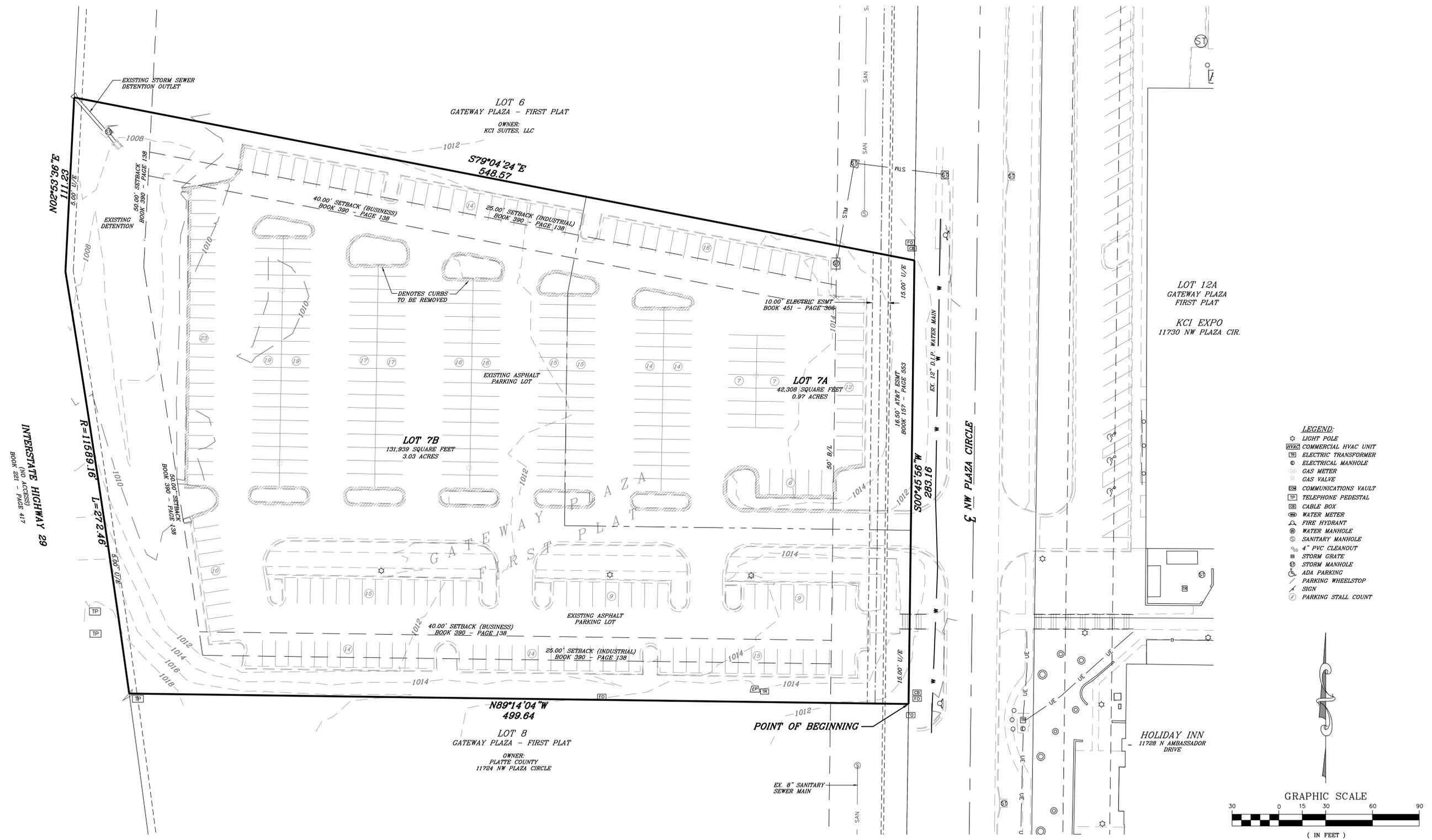
EXISTING CONDITIONS
ATWELL SUITES
LOTS 7A & 7B, GATEWAY PLAZA - FIRST PLAT
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KANSAS CITY, PLATTE COUNTY, MISSOURI

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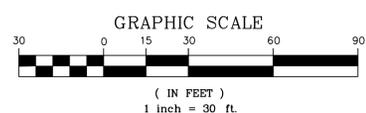
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PREPARED FOR:
WHEATBELT, INC.
C/O GARY MACK
11721 NW PLAZA, PO BOX 20287
KANSAS CITY, MISSOURI 64195



- LEGEND:
- ☆ LIGHT POLE
 - ⊠ COMMERCIAL HVAC UNIT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊙ ELECTRICAL MANHOLE
 - ⊕ GAS METER
 - ⊖ GAS VALVE
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ROBERT G. YOUNG, PLS-2007000089 DATE

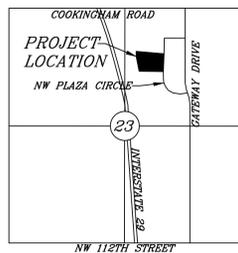
R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY 02010031977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
SEC.-TWP.-RGE. COUNTY PLATTE FIELD BOOK
23-52-34 12/8/2022

FOR KCI ATWELL

EXISTING CONDITIONS

Z:_AA-ENGINEERING-A-PLATE COUNTY-P-22334 - KCI EXPO HOTEL\DWG\P-22334 - PRELIM PLANS.dwg, 12/9/2022, 9:23:05 AM

LOCATION MAP
SECTION 23-52-34



GRADING & UTILITY PLAN

ATWELL SUITES

LOTS 7A & 7B, GATEWAY PLAZA - FIRST PLAT

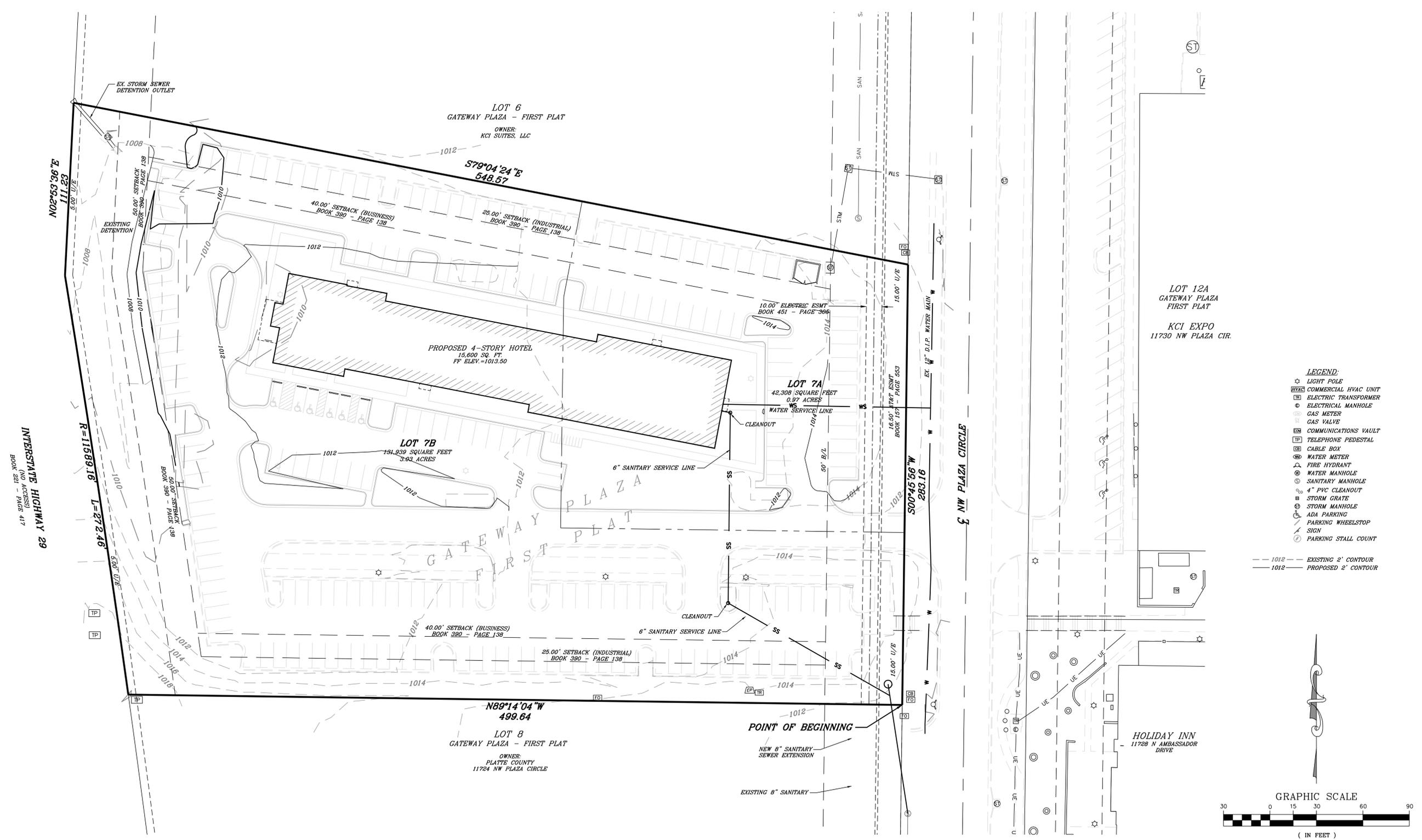
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PREPARED FOR:
KCI SUITES, LLC
C/O GATEWAY PLAZA
11721 NW PLAZA, PO BOX 202987
KANSAS CITY, MISSOURI 64195



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LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY 0000001977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
SEC.-TWP.-RGE. COUNTY PLATTE FIELD BOOK
23-52-34 12/8/2022

FOR KCI ATWELL

DRAWN BY: SAC

ROBERT G. YOUNG, PLS-2007000089 DATE

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EVA-JACKSON COUNTY-J-15186

LANDSCAPE NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE KANSAS CITY LANDSCAPE CONTRACTORS ASSOCIATION OR EQUIVALENT.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE ISSUANCE OF THE FINAL CERTIFICATE OF COMPLETION.
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE GRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

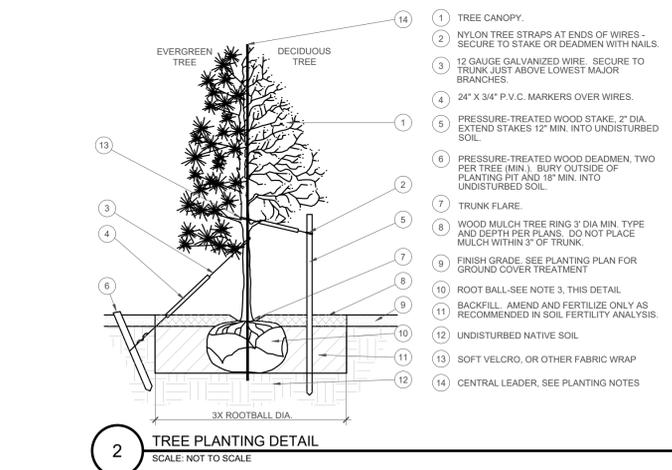
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

LANDSCAPE GUARANTEE AND MAINTENANCE

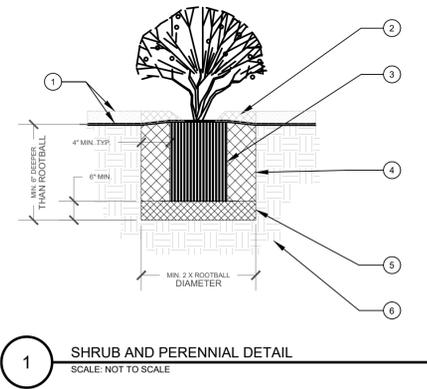
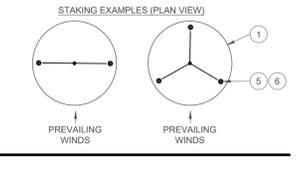
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	ACFR	4	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM	B&B	2" CAL	50' X40'	LOW	SUN/PART SHADE
	GIBP	5	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	2" CAL	40' X20'	MODERATE	SUN
	GYDE	8	KENTUCKY COFFEE TREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50' X35'	LOW	SUN
	TICG	6	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B	2" CAL	40' X30'	MODERATE	SUN
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	PIGL	7	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B	6" HT	20' X10'	MODERATE	SUN
	PIPU	1	COLORADO SPRUCE	PICEA PUNGENS	B&B	6" HT	60' X25'	LOW	SUN/PART SHADE
	PNNI	3	OREGON GREEN AUSTRIAN PINE	PINUS NIGRA 'OREGON GREEN'	B&B	6" HT	20' X15'	LOW	SUN/PART SHADE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	ACTM	4	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25' X20'	MODERATE	SUN/PART SHADE
	CECA	4	EASTERN REDBUD	CERCIS CANADENSIS	B&B	1.5" CAL	20' X15'	MODERATE	SUN/PART SHADE
	MAPR	4	PRAIRIFIRE CRABAPPLE	MALLUS X 'PRAIRIFIRE'	B&B	1.5" CAL	20' X20'	MODERATE	SUN
	MASP	4	SPRING SNOW CRABAPPLE	MALLUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'	LOW	SUN/PART SHADE
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	EXDT	14	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				



- TREE CANOPY.
- NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS.
- 1/2 GAUGE GALVANIZED WIRE, SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.) SURY OUTSIDE OF UNDISTURBED SOIL.
- TRUNK FLARE.
- WOOD MULCH TREE RING 3" DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT.
- ROOT BALL-SEE NOTE 3. THIS DETAIL
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- SOFT VELCRO, OR OTHER FABRIC WRAP
- CENTRAL LEADER. SEE PLANTING NOTES



- FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT.
- SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF FOOTBALL.
- PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE. INSTALL WATER RING (2 - 3" HT.)
- BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- COMPACTED BACKFILL MIX (75%).
- UNDISTURBED NATIVE SOIL.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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WHEATBELT INC.
ATWELL SUITES HOTEL
N.W. PLAZA CIRCLE
KANSAS CITY, MISSOURI

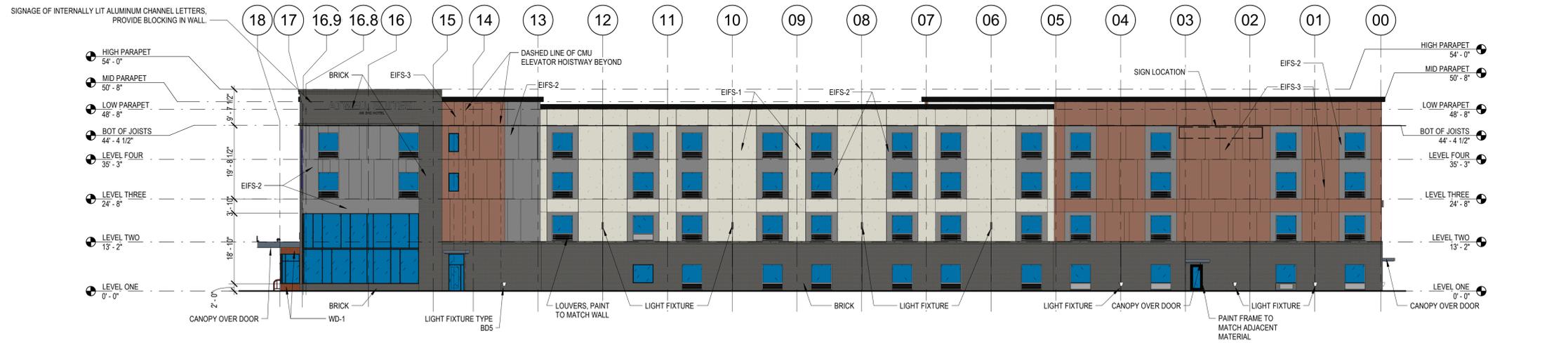
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Drawn By: DEF
Checked By:
Date: 2/16/2023

LANDSCAPE LEGEND
DETAILS & NOTES

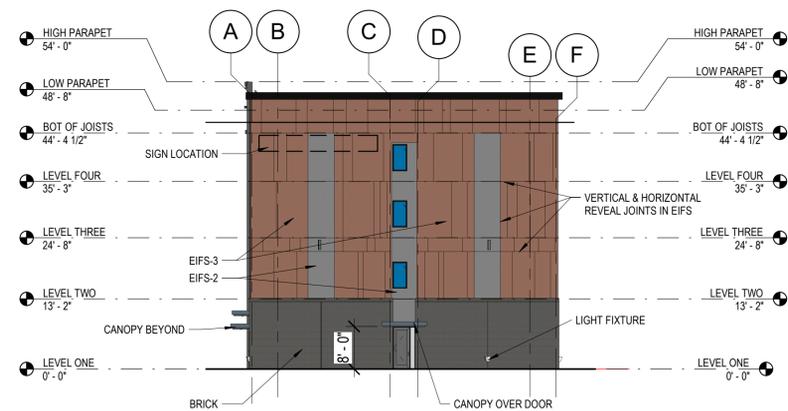
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ATWELL SUITES - IHG SITE DEVELOPMENT PLAN

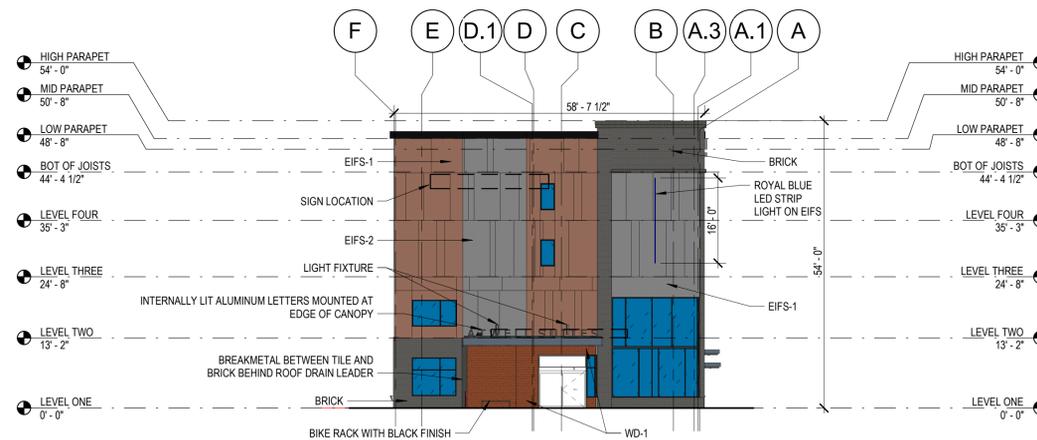
CITY AND COUNTY OF KANSAS CITY, STATE OF MISSOURI
N.W. PLAZA CIRCLE



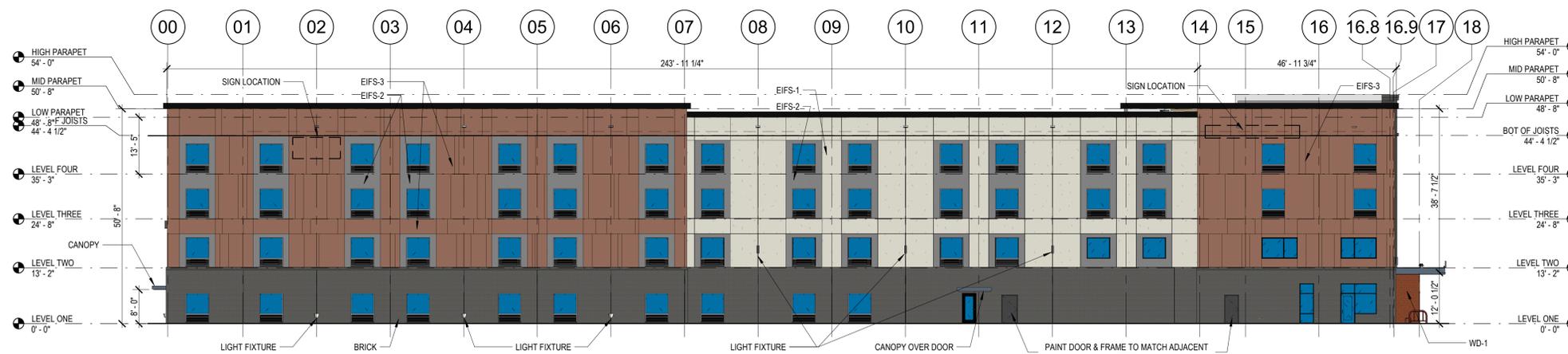
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

OVERALL EXTERIOR ELEVATIONS