

NOTTINGHAM BY THE GREEN

PRAIRIE CENTER

CP-0

CP-2

**Special Use Permit 2005-50  
Temporary Sales Trailer**

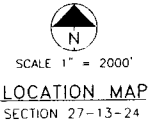
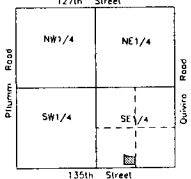
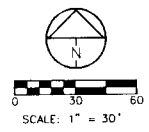
RP-5  
AMLI CLEAR CREEK

FOREST GLEN

R-1A

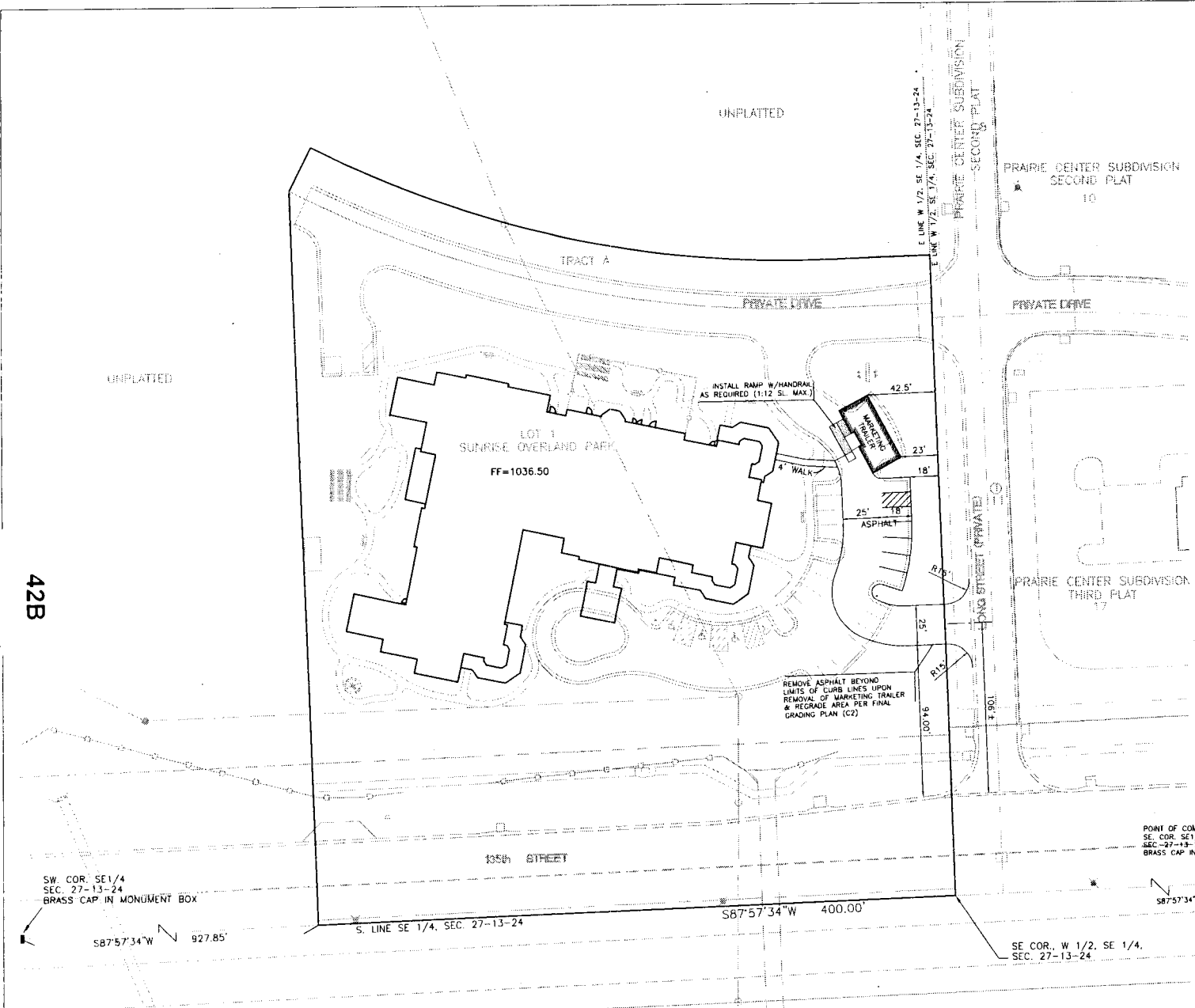
**GENERAL NOTES:**

1. THE MARKETING TRAILER SHALL BE IN PLACE WITH A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY AT LEAST 7 MONTHS PRIOR TO THE SUBSTANTIAL COMPLETION OF THE PROJECT.
2. WITHIN 2 DAYS FOLLOWING SUBSTANTIAL COMPLETION OF THE PROJECT, RECEIPT OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, THE MARKETING TRAILER AND ALL IMPROVEMENTS ARE TO BE REMOVED FROM THE SITE AND ALL UTILITIES PROPERLY TERMINATED AND CAPPED AND THE AREA SHALL BE LEFT IN ACCORDANCE WITH THE FINAL DESIGN OF THE PROJECT.
3. GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE FOR TEMPORARY UTILITY SERVICE TO MARKETING TRAILER WITH LOCAL UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, PHONE, SEWER, AND WATER.
4. MARKETING TRAILER SHALL BE INSTALLED AFTER THE INSTALLATION OF THE BASE COURSE OF ASPHALT FOR THE SITE.
5. GENERAL CONTRACTOR SHALL PAINT STRIPE & PARKING STALLS AS INDICATED HEREIN.
6. GENERAL CONTRACTOR SHALL PROVIDE A HANDICAPPED ACCESSIBLE WOOD RAMP AND STAIRS WITH NON-SKID SURFACE AND RAMP BOARDS AT THE MARKETING TRAILER PER DETAILS ON SHEET A010.
7. GENERAL CONTRACTOR SHALL INSTALL TEMPORARY FENCING ALONG SOUTH SIDE OF PROVIDED PARKING STALLS TO ISOLATE CONSTRUCTION AREA FROM MARKETING TRAILER PARKING.
8. A PAVED WALKWAY TO THE MODELS MADE FROM EITHER CONCRETE OR ASPHALT PAVING SHALL BE PROVIDED SUCH THAT THERE EXISTS PAVED ACCESS FROM THE MARKETING TRAILER TO THE MODEL UNITS. THE WALKWAY MUST BE SAFE AND PROTECTED FROM THE CONSTRUCTION AREA BY A CONSTRUCTION FENCE. THE WALKWAY MUST MEET ALL ADA AND CODE REQUIREMENTS AND MAY HAVE TO BE REMOVED AT THE END OF THE PROJECT AS DETERMINED BY SURVEY.
9. PROVIDE TEMPORARY LANDSCAPING AT MODEL ENTRANCE IN ACCORDANCE WITH THE TEMPORARY LANDSCAPE DESIGN INCLUDED IN THE CONTRACT DOCUMENTS. IF NO DESIGN IS PROVIDED THE CONTRACTOR SHALL CARRY A \$1,500.00 ALLOWANCE FOR SUCH WORK IN HIS CONTRACT PRICE FOR TEMPORARY LANDSCAPE AT THIS AREA. CONTRACTOR SHALL SECURE PLANTS FOR LANDSCAPING IMMEDIATELY AFTER ISSUANCE OF BUILDING PERMIT APPROVAL TO AVOID LATE AND LAST MINUTE SUBSTITUTIONS DUE TO THE UNAVAILABILITY OF PLANTS LATER IN THE PROJECT.



**UTILITY COMPANIES**

- |   |  |
|---|--|
| <p><b>Johnson County Wastewater</b><br/>Jennifer Harder<br/>7311 W. 130th Street<br/>Suite 100<br/>Overland Park, KS 66213<br/>(913) 681-3200</p> | <p><b>Southwestern Bell Telephone</b><br/>Mike Peterson<br/>9444 Nolf Avenue<br/>Overland Park, KS 66207-2516<br/>(913) 383-4848</p> |
| <p><b>Almas Energy</b><br/>Tom Peterson<br/>730 N. Ridgeview<br/>Olathe, KS 66061<br/>(913) 764-0831 ext. 245</p>                                 | <p><b>Time Warner Cable</b><br/>Steve Boxer Ext. 1853<br/>8221 West 119th Street<br/>Overland Park, KS 66212<br/>(913) 451-5858</p>  |
| <p><b>Kansas City Power &amp; Light</b><br/>Melissa Feltes, Customer Coordinator<br/>P.O. Box 159<br/>Stilwell, KS 66085<br/>(913) 681-7395</p>   | <p><b>Water District No. 1 of Jo. Co.</b><br/>Bob Sixta<br/>10747 Renner Blvd.<br/>Lenexa, KS 66219<br/>(913) 895-5700</p>           |
| <p><b>City of Overland Park Streetslights and Traffic Signals</b><br/>8869 W. 153rd Street<br/>Overland Park, KS 66223<br/>(913) 327-6600</p>     | <p><b>1-800 DIG SAFE</b></p>   |



**LEGAL DESCRIPTION:**

LOT 1, SUNRISE OVERLAND PARK, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS

**PROJECT BENCHMARK**

SANITARY SEWER MANHOLE APPROXIMATELY 503 FEET WEST OF EAST LINE W 1/4, SE 1/4, SEC. 27-13-24 AND 31 FEET NORTH OF THE NORTH RIGHT-OF-WAY OF 135TH STREET ELEV. = 1032.93

**PROJECT BENCHMARK**

JOHNSON COUNTY VERTICAL CONTROL NETWORK BM #235 2" ALUMINUM BERNSTEIN DISK ON BOX CULVERT APPROXIMATELY 1300 FEET WEST OF OUIVIRA ROAD AND 65 FEET SOUTH OF 135TH STREET. ELEV. = 1012.65

**SCHLAGEL & ASSOCIATES, P.A.**  
PLANNERS • ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS

14920 WEST 107TH STREET, LENEXA, KANSAS 66215  
Phone: (913) 492-5158 Fax: (913) 492-8100

DATE	11/01/05	SUNRISE - OVERLAND PARK MARKETING TRAILER PLAN SITE DEVELOPMENT PLAN
DESIGN	JTS	
REV.	REV.	SHEET NO. MK10F MK1
REV.	REV.	

42B

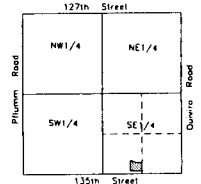
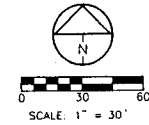
INSTALL RAMP W/HANDRAIL AS REQUIRED (1:12 SL. MAX.)

42C

LONG STREET (PRIVATE)

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LOCATION MAP  
SECTION 27-13-24

SHADE TREES		
ARF	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple 2 1/2' Cal
FAA	Fraxinus americana 'Autumn Apples'	Autumn Apples Ash 2 1/2' Cal
ORNAMENTAL TREES		
AC	Amelanchier canadensis	Shadblow Serviceberry 1 1/2' Cal
EVERGREEN TREES		
PB	Pinus burgoyne	Loblack Pine 5'6" H
VP	Pinus strobus 'Vanderwolf Pyramid'	Vanderwolf Limber Pine 5'6" H
SHRUBS		
JCA	Juniperus chinensis 'Sea Green'	Sea Green Juniper 5' Cal
JSB	Juniperus sabina 'Buffalt'	Buffalt Juniper 5' Cal
PERENNIALS		
DGT	Diarrhiza germanica 'Troy Ruber'	Troy Ruber Cheddar Pink 1' Cal
LMT	Lupinus micranthus 'Twinkle Big Blue'	Twinkle Big Blue Ly-Tur 1' Cal
REG	Rudbeckia nigra	Black-Eyed Susan 1' Cal
GRASSES		
MGC	Maianthemum canadense 'Tropicanna'	Maiden Grass 5' Cal
PAN	Panicum alfredowoodii 'Tanner'	Dwarf Fountain Grass 5' Cal

<b>SCHLAGEL &amp; ASSOCIATES, P.A.</b> PLANNERS · ENGINEERS · SURVEYORS LANDSCAPE ARCHITECTS 14920 WEST 107TH STREET, LENEXA, KANSAS 66115 Phone: (813) 492-5158 Fax: (813) 492-8400			
DATE	12/07/05	SUNRISE - OVERLAND PARK	
DESIGN	AC	MARKETING TRAILER PLAN	
DRAWN BY	AC	SITE DEV LANDSCAPE PLAN	
REV.	REV.	PROJ. NO.	05-007
		SHEET NO. MK20F MK2	

