

T E N A N T

C R I T E R I A

H A N D B O O K

Corbin Park

Defining your

Life

Night

Style

Home

Place



TO: ALL PROSPECTIVE TENANTS AND OUTPARCEL USERS

Corbin Park

135th and Metcalf

On behalf of the Development team, we welcome you to the opportunity of being part of this exciting retail development.

The enclosed *Tenant Criteria Handbook* is designed to assist you in every aspect of the Design and Construction process. It is our fervent desire to help you in providing the tools necessary to reach our mutual goals in the pursuit of creating and maintaining a high-quality retail, entertainment, and office environment.

The Carson Development Team and the City of Overland Park have formed a partnership in which this document and the governing city ordinance become a roadmap to provide insight, guidance, and ground rules to assist you in your project submission for review.

In the spirit of this cooperation, an approval of your design documents will first need to be sought from the Carson Development Team. The developer's agent shall diligently review your submittal for completeness and adherence to **Handbook** guidelines. Once those requirements have been met, the Developer will issue a letter to the City of Overland Park

recommending approval of the proposed project.

It is imperative that you follow this protocol. *If this approval letter has not been delivered from the Developer in advance of formal submittal to the City of Overland Park Planning and Development Services Department, the review process could be delayed.*

We suggest you carefully follow the enclosed requirements. Hence, the review process can be expedited and Developer approval can be sought and secured.

We invite your questions and comments and are eager to assist you in your pursuit to be a vital part of our shared vision: to be the very best regional marketplace in the Midwest.

Carson Development





Corbin Park

T E N A N T C R I T E R I A H A N D B O O K

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Corbin Park

S E C T I O N 1

Introduction

INTRODUCTION

This Handbook, identified as an Exhibit in your Lease, has been prepared to guide you, as well as your Architect, Store Designer, and Contractor in expediting the construction of your building or lease premises. This information is a guideline for your Architect, and describes the Landlord's obligations, the Tenant's design responsibilities, and your contractor's requirements.

Landlord's Design Philosophy

Exciting, unique storefronts, and merchandising designs create a shopping and entertaining environment that attracts customers and results in increased sales. Tenants are encouraged to create innovative and dramatic storefronts, shop interiors and graphics. Through the dramatic use of lighting and color, as well as careful attention to detailing, fixturing, and graphics, each store can become an inviting and effective retail establishment, which will be compatible with the overall design quality of Corbin Park. Building materials will be a combination of quality products including acrylic stucco, architectural concrete masonry, brick, glass, aluminum, and steel. The overall philosophy and inspiration shall be based on a "Modern Tuscan" theme emphasizing comfortable surroundings created with an eclectic mix of modern architecture married with a rich variety of time-proven materials to create a sense of permanence and elegance.

Through the criteria in this Handbook, the Landlord has set certain quality and design standards, which will help the Tenants create stores that are compatible with the overall design quality of Corbin Park. The landlord encourages individual building designs that add richness to the built environment. Nationally, or regionally recognized merchants may creatively interpret this criteria as it applies to their prototype design.

ARCHITECTURAL DESIGN**Overview**

Corbin Park consists of approximately 1,050,000 square foot, open-air

specialty retail center, comprised of approximately 350,000 square feet of major anchor stores, 450,000 square feet of sub-major stores and small shops, 150,000 s.f. of individual restaurant/retail buildings, and approximately 50,000 s.f. of offices in a dynamic, mixed use environment located in Overland Park, Kansas.

Corbin Park has been planned to allow a mixture of major, sub-major, and small shops. A Lifestyle component consisting of small shops surrounds public plazas. While the large, medium, and small retail buildings containing multiple tenant spaces are arranged in clusters to form themed districts for dining/entertainment, fashion, and domestic goods. Pedestrian walkways comfortably co-exist and intertwine with vehicular access. Convenient parking is located throughout the development.

Site

The project is located in southern Overland Park, Kansas on a series of lots totaling approximately 96 acres, at the southeast corner of the intersection of 135th Street and Metcalf Avenue (see map).

EXTERIOR**Finishes**

The exterior of the building will be primarily brick or stone masonry, with accents/banding of differing colors/textures of brick, stucco, or cast stone. Large, inviting glass openings will encourage displays.

Typical exterior wall construction will be determined. For maintenance reasons stucco will be avoided in areas below 4'-0" above grade. See materials and finishes palette in appendix.

Doors & Windows

All exterior service doors will be hollow metal, or manual overhead coiling doors; primed and painted by building shell contractor.

Signs

All allowable signage areas on the exterior based on the locations and sizes are shown on the construction documents.



Building signage shall be provided by each individual tenant in accordance with this design criteria booklet and as approved by the Landlord and the City of Overland Park.

ROOFING

Flat Roofs

All flat roofs are sloped at ¼” per foot min. typical to the roof drains. Each roof drain will be piped internally within the building, and then drained to the storm sewer system at the rear of the building or to a hidden stormwater management system. Additional overflow drains are also piped to the exterior above grade at the rear of the buildings.

Sloped Roofs/Canopies/Awnings

Metal or concrete tile roofing shall be used. Fabric awnings in colors complimentary to the overall center shall be recommended for exterior sun shading/accent devices or features. Metal canopies and shading devices will be used liberally to provide additional shading protection and refuge.

INTERIOR

Ceilings

The clear ceiling height designs of each tenant shall be based on a minimum finished ceiling height of 12’-0” for the small shops. Ceilings may be located above 12’-0” provided the building structure and Tenant mechanical systems permit.

Slab

The floor slab is constructed of 4” reinforced concrete or as required by the structural engineer. Any modifications to the slab shall be by the Tenant at his own expense. (See Tenant storefront design). Floor slabs in Tenant space shall typically have 5’-0” wide blockout at the rear of the space for the connecting to the sanitary sewer main. Installation of slab at the blockout shall be by Tenant.

Structural Design

Corbin Park consists primarily of a series of single story buildings, with facades ranging in height from 20’ for small shops to 38’ for larger stores.

In addition, the major anchor stores within the center will be two story buildings, with facades of approximately 40’ in height.

The roof framing consists of structural steel girders and joist girders spanning between columns, with open-web steel joists filling in between the girders. Corrugated steel roof deck is used on top of the bar joists. The steel roof deck is used as a flexible horizontal diaphragm in some areas for the lateral system as discussed below.

Steel columns and concrete masonry or precast concrete panels support the roof framing. Each column is founded on a spread footing to distribute the load to the soil. Around the perimeter of the building, cast-in-place concrete trench footings are constructed down to frost depth. Property line footings (“zero lot line”) are utilized at the buildings adjacent to other buildings adjacent to a property line. A concrete slab on grade, reinforced with welded wire fabric for crack control, will be used on the floor at ground level, with construction joints sawcut into the slab at appropriate intervals.

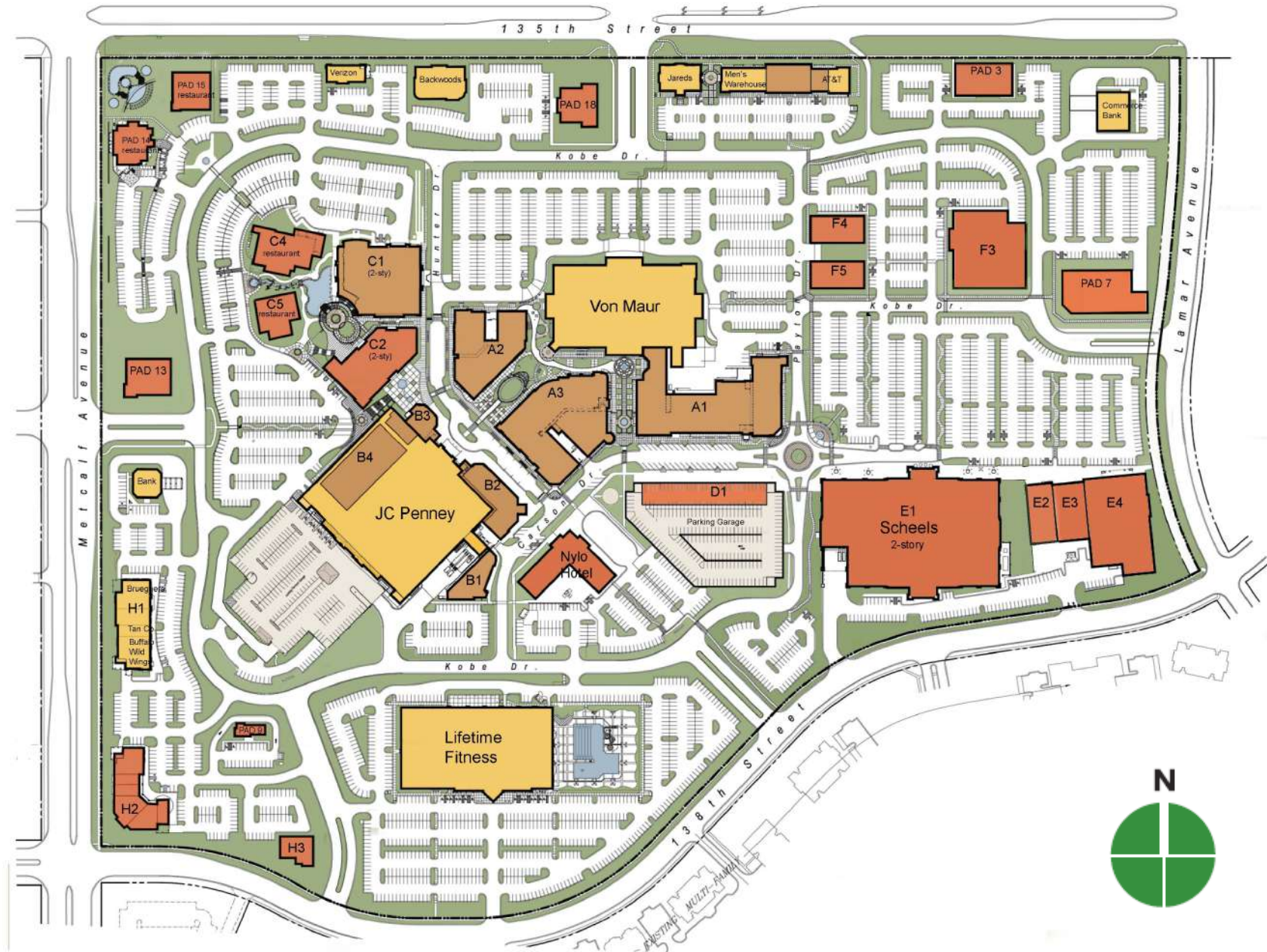
Note: Any proposed modification by Tenant regarding structure will require approval by the structural engineer of record and shall require documentation and supporting calculations for proposed modifications. (ie: proposed mezzanine deck for utilities, additional roof top unit requirements for HVAC, etc.)

Utilities

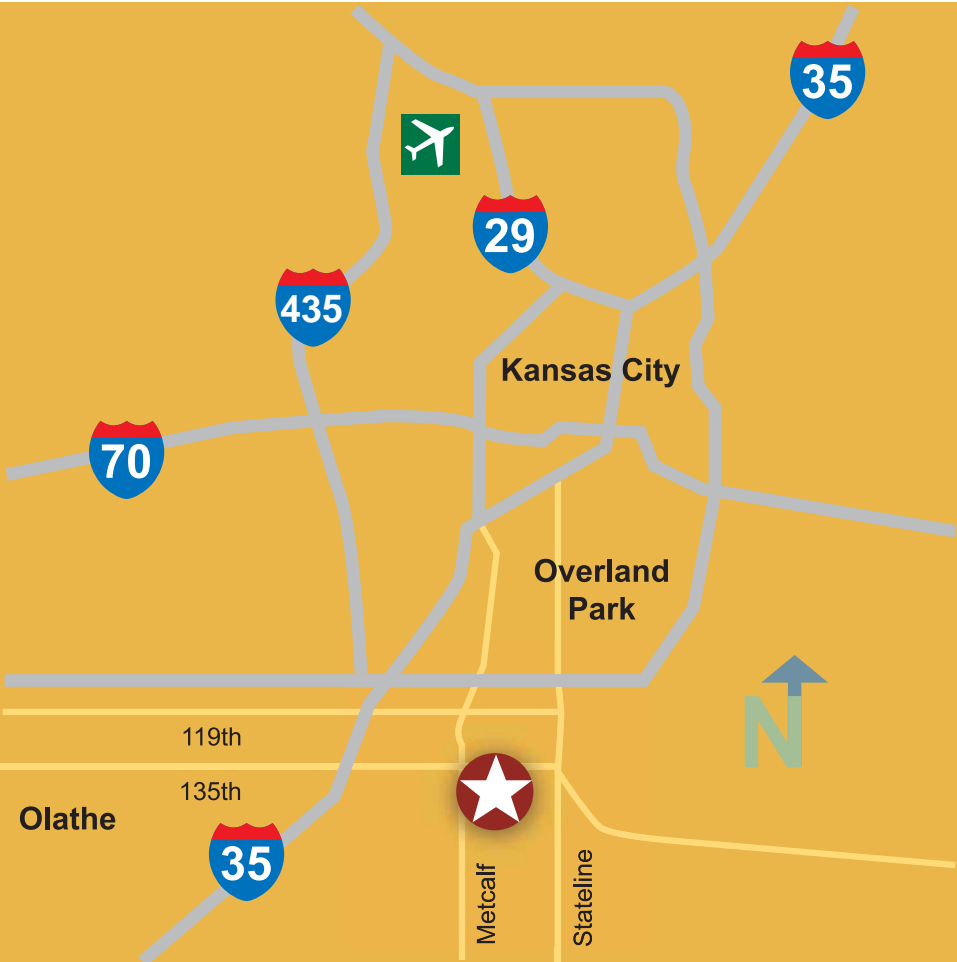
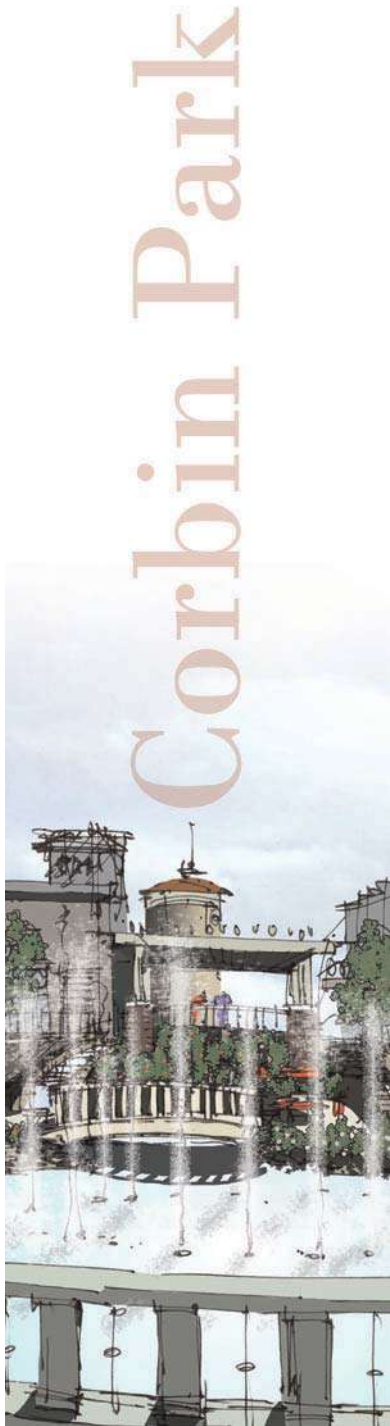
Refer to Section 8, Engineering Overview, for information regarding building utilities.



Overall Site/Lease Plan



Location Map



APPLICABLE CODES:

Building Code: International Building Code - 2006 Edition

Mechanical: International Mechanical Code – 2006 Edition

Plumbing: International Plumbing Code – 2006 Edition

Sewage: International Private Sewage Disposal Code – 2006 Edition

Electrical: National Electrical Code – 2005 Edition

Fire Code: International Fire Code – 2006 Edition

Gas Code: International Fuel Gas Code – 2006 Edition

Building Conservation: Uniform Code for Building Conservation – 2006 Edition

Energy Conservation: International Energy Conservation Code – 2006 Edition

International Property Maintenance Code – 2006 Edition

Building Accessibility: ICC/ANSI – 117.1

LOCAL UTILITY COMPANIES:

Electrical Company
Kansas City Power & Light Company
1201 Walnut
P.O. Box 418679
Kansas City, Missouri 64141
Ph: 816-471-5275

Telephone Company
Southwestern Bell Communications
Business Service Division
Ph: 800-499-7928

Gas Company
Kansas Gas Service
7421 W. 129th St.
Overland Park, KS 66213
Ph: 913-319-8600

Sanitary Sewer
Johnson County Wastewater
7311 W. 130th St., Suite 100
Overland Park, KS 66213
Ph: 913-681-3200

Water Department
Water District No. 1 of Johnson County
10747 Renner Blvd.
Lenexa, KS 66219
Ph: 913-895-1800



PROJECT DIRECTORY:

Owner/Landlord:
Carson Development, Inc.
7242 W. 121st Street
Overland Park, KS 66213

Ph: (913) 499-1926
Fax: (913) 499-1913

General Contractor:
Carson Development, Inc.
7242 W. 121st Street
Overland Park, KS 66213

Ph: (913) 499-1926
Fax: (913) 499-1913

Architect:
DeGasperi & Associates Architecture
6240 W. 135th Street
Overland Park, KS 66223

Ph: (913) 647-5300
Fax: (913) 647-5301

Landscape Architect:
Barrett Landscape Architecture
7128 Nall Avenue
Overland Park, KS 66208

Ph: (913) 362-1200
Fax: (913) 362-1171

Mechanical/ Electrical/Plumbing Engineer:
BC Engineers, Inc.
5720 Reeder
Shawnee, KS 66203

Ph: (913) 262-1772
Fax: (913) 262-1773

Structural Engineer:
Bob D. Campbell & Company
4338 Belleview
Kansas City, MO 64111

Ph: (816) 531-4144
Fax: (816) 531-8572

Civil Engineer:
Green Engineering
1341 S. Fountain Drive
Olathe, KS 66061

Ph: (913) 782-4040
Fax: (913) 782-0482



TENANT DESIGN HANDBOOK DEFINITIONS:

Blade Sign:

Supplemental signage installed perpendicular to the storefront for visibility to pedestrians. All signage is to be provided by Tenant, and approved by the Landlord's Architect.

Shopping Center or Landlord's Bulkhead:

Element above Tenant's storefront and below the Landlord's ceiling at small shop buildings. It defines the height of a Tenant's storefront. Tenants will not be permitted to use a storefront system that does not extend up to the Landlord's bulkhead. Tenants shall install all required vapor barrier and gyp. board sheathing at bulkhead.

Construction Coordinator:

Landlords field representative(s) responsible for overseeing Tenant construction and compliance.

Curtain Wall:

A non-bearing exterior building wall, between piers or columns that is not supported by the beams or girders of a skeleton frame.

Demising Partition:

A common, rated wall between two adjacent shops or between a shop and a common area. The centerline of the demising partition defines each Tenant lease premises. Demising walls shall be constructed of 6" or 8" metal studs. Gyp. board sheathing and insulation shall be supplied and installed by the Tenant unless otherwise specified in the Lease Agreement.

Storefront Control Area:

The area below the bulkhead at the storefront and 10'-0" behind the lease line. The Landlord reserves the right to require above average materials in this area and to apply all tenant sign criteria guidelines, submittals and approvals within this area.

Facades:

The exterior face of the building, which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Graphics:

Lettering, symbols, and logos used for signage at the storefront and/or throughout the store interior.

Lease Line:

The line shown on the Tenant Lease Outline Diagram (LOD) which defines the confines of the Tenant's demised premises.

Shopping Center Common Area:

Shopping Center streetscape, sidewalks, parking lots, service halls, restrooms (if any), landscaping, children's play areas, etc. and all other areas of the Shopping Center not part of a defined lease premises.

Neutral Pier:

Architectural element separating two adjacent storefronts, or a storefront and a service corridor. Neutral piers are installed, and maintained by the Landlord. The Tenant, at its own expense, shall repair any damage to the neutral piers by the Tenant. The Tenant shall provide flashing, and/or sealant as approved by Landlord's Architect (or as directed by Landlord's Tenant Coordinator), when adjoining Tenant's storefront to a neutral pier.

Landlord's Architect:

Owner's architectural representative responsibility for overall design concept of the shopping center, and responsible for review of Tenant's submitted design documents for compliance with shopping center design standards.

Owner:

Referred to as Landlord or Owner in the Tenant Design Handbook.





Person(s) responsible for overall development of shopping center, including leasing activities with potential Tenants.

Lease Outline Diagram:

Drawings generated by Landlord’s Architect for the Landlord, indicating characteristics of Tenant’s space, including location relative to overall shopping center, leasable and usable dimensions of space, leasable area, mechanical and electrical capacities, and exterior elevation of Tenant’s space with materials indicated.

Mechanical Zone:

A “mechanical zone” has been designed to accommodate roof top unit placement. The “mechanical zone” shall be located per the building shell construction documents. Roof top equipment shall not be placed outside of the “mechanical zone”. In the event that a Tenant requires roof top equipment located outside the “mechanical zone”, the Tenant is required to submit calculations prepared by a certified structural engineer for review by the building shell structural engineer. Additional engineering services and any additional reinforcing shall be at the Tenant’s expense.

Parabolic:

A type of reflective lens, which provides a better control of light, reduces glare and maintains better light output. Parabolic lenses are required on all fluorescent light fixtures located in areas that are accessible to the general public.

Reveal:

Recessed separator strip between two different architectural planes. Also used to separate Tenant’s storefront from Landlord’s neutral piers and bulkheads.

Display Window:

Transparent portion of storefront used for merchandise display. Tenants must maintain an innovative merchandising display within each display window at all times.

Sign Block:

Rectangular areas on building elevations, which define the allowable sign areas. Sign areas shall be in conformance with local sign ordinances.

Simulated:

Artificially produced to look, or seem like a natural building material.

Soffit:

The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Storefront:

Front face, or other exposed exterior building wall of the store.

Store Name:

Official name of the store as written in the lease documents.



S E C T I O N 2

Drawing Submission/Approval Procedure

DRAWING SUBMISSION AND APPROVAL PROCEDURE

The Landlord has established the following procedures to expedite the required approvals of the Tenant's drawings for the lease premises. Deviations from these procedures could result in needless delay and redrafting of the Tenant's Contract Documents.

All submittals shall be submitted to the Landlord's Representative.
Landlord Representative:

Mike Schlup
Carson Development, Inc.
7242 W. 121st Street
Overland Park, Kansas 66213
Ph: (913) 499-1926
Fax: (913) 499-1913

Selection of Tenant's Architect

The Tenant, at its expense, must select a registered Architect(s) and Engineer(s) to prepare complete plans, and specifications for the improvements to the premises including, but not limited to, applicable structural, plumbing, mechanical, and electrical systems design. Tenants needing assistance in locating an experienced, locally licensed Architect(s) and Engineer(s) should contact the Landlord's Representative. The Tenant must forward a copy of this Handbook along with a print of the Tenant Lease Outline Diagram and associated details to their Architect. It is the Tenant Architect's responsibility to obtain, review, and comply with all applicable codes. Tenant shall also notify the Landlord's Representative of the Architect's name, address, and telephone number. All drawings must be signed and sealed by an Architect and Engineer registered in the State of Kansas.

In case of any discrepancy between this booklet and the Tenant's Lease Document, the Lease shall govern.

After receiving the Tenant Lease Outline Diagram, carefully review the design criteria and applicable codes. Prior to starting construction drawings, the Tenant's Architect (in conjunction with the Tenant) shall proceed with the preliminary design of the Tenant's premises.

It is the responsibility of the Tenant and his Architect to schedule adequate time for Landlord's preliminary review, Tenant's subsequent revisions if required, final construction documents and Landlord's final review per the Lease Agreement.

It shall be the Tenant's responsibility to visit the site and verify all existing conditions prior to finalizing construction documents.



TENANT SUBMITTALS

Upon execution of the lease, the Landlord will provide the following:

- Lease Outline Diagram (LOD) as a space layout drawing for the proposed Tenant.
- Tenant Design Criteria Booklet.
- Site/Leasing Plan
- Construction Documents, if available or a set of As-builts (if existing). The drawings shall include technical and design information relative to the Tenant's premises.
- Tenant Contractor Rules and Regulations

Upon receipt of this information the Tenant has 21 days in which to produce preliminary documents for Landlord's approval. The Landlord will review these documents within 2 weeks and return them to the Tenant marked "Approved", "Approved as Noted" or "Returned for Corrections". The Tenant will be required to submit final Construction Documents within 30 days of receipt of Landlord comments. The Landlord shall again review the documents within 2 weeks and mark them as noted above.

If final documents are marked "Returned for Corrections" Tenant shall address all items and resubmit for final approval within 10 working days. Failure by the Tenant to comply or show due diligence to the above schedule shall be considered in nonconformance with lease requirements.

PRELIMINARY DESIGN PHASE

The purpose of this phase is to acquaint the Landlord with the Tenant's intentions so that the Landlord may comment, and/or advise the Tenant of any changes necessary to meet the criteria before the final construction document phase.

Tenant's Architect shall submit the preliminary design to the Landlord's Representative for preliminary review and approval. The preliminary design shall be submitted within thirty days of receipt of the Tenant Lease Outline Diagram.

Please submit three (3) scaled, half size sets of all drawings to the

Landlord's Representative for review of Lease Agreement compliance. The drawings will then be forwarded to the Landlord's Architect for review of Design Criteria compliance. One (1) set containing review comments will be returned to the Tenant.

Drawings shall be clearly identified with the Shopping Center name, Tenant's store name, Tenant's space number and key plan, and must include the following information as a minimum (additional information is encouraged).

- Preliminary floor plans (scale $\frac{1}{4}" = 1'-0"$) indicating interior design concept, approximate location of fixtures and equipment, interior partitions, toilet rooms, exits, seating, etc., identifying all materials and colors.
- Reflected ceiling plan indicating all soffits, ceiling heights, materials, lighting layouts, locations of HVAC diffusers, and approximate location of HVAC units within the predetermined "mechanical zone".
- Storefront elevation and section, including any graphics and signage. Indicate all materials and finishes (scale $\frac{1}{4}" = 1'-0"$).
- Sketches, perspectives, sections or other details that will clarify the design of the storefront and the Design Control Area, or photographs of similar storefront, if related to Tenant's submission.
- Material finish and color sample board(s), properly mounted, and labeled along with a color elevation or photograph of similar storefront.

In addition to the above, one set of catalog cuts, and/or photographs, and/or samples showing the store fixtures, specialty lighting fixtures, and other special treatments used in the sales area must be submitted so that all aspects of the public areas of the store can be reviewed by the Landlord's Architect.



This package shall include a separate drawing for signage in accordance with sign criteria.

If Tenant's storefront design follows a specific prototype, photographs of comparable stores should be submitted to aid the Landlord's Architect in the review process.

The Landlord's Architect will review the preliminary design and make necessary corrections or suggestions and return, with his comments and/or approval or disapproval, one marked-up set of prints to the Tenant's Architect within 2 weeks of receipt. Should the preliminary Design Drawings be disapproved, the Tenant shall submit corrected drawings within (15) fifteen days after receipt of disapproval from Landlord.

CONSTRUCTION DOCUMENT PHASE

After the preliminary drawings have been approved in writing by the Landlord's Tenant Coordinator and Architect, the Tenant's Architect shall proceed with the final construction documents and specifications incorporating the design suggestions and comments of the Landlord's Representatives, in accordance with the criteria contained in this Handbook and the Tenant Lease Plan. Additional information may be required as deemed necessary by Landlord upon review of Tenant's drawings.

Final construction documents shall be submitted on or before the date required by the Lease. Final construction documents shall be submitted in three (3) scaled, half size sets of prints to the Landlord's Tenant Coordinator. All drawings and specifications must be clearly identified with the Shopping Center name, the Tenant's store name, a Key Plan with the Tenant space number, and the name and seal of the Architect or Engineer preparing these drawings indicating that he or she is registered in the State of Kansas. Final working drawings and specifications shall consist of a minimum of the following:

CIVIL ENGINEERING (if necessary)

- Landscaping Plan
- Grading Plan
- Dimensioned Site Plan
- Utility Plan

ARCHITECTURAL PLANS

- **Architectural Floor Plan** (Scale: $\frac{1}{4}" = 1'-0"$)
Demising wall locations and dimensions.
Dimensioned interior partitions.
Restroom facilities.
Location of fixtures and equipment.
Recessed service door (if applicable).
- **Reflected Ceiling Plan** (Scale: $\frac{1}{4}" = 1'-0"$)
Ceiling heights including drops and curtain walls.
Types of ceiling construction.
Decor at ceiling.
Location of lighting fixtures, sprinkler heads, air diffusers, grilles, access panels and heat detectors (if applicable).
- **Storefront and Interior Elevations** (Scale: $\frac{1}{4}" = 1'-0"$)
Material samples, (if not submitted with preliminary design).
Color storefront elevation and/or submit photograph of similar stores as required.
Finishes and colors.
Signage.
- **Sections and Details**
Large scale section through storefront to roof ($1" = 1'-0"$)
Security grille detail, if applicable.
Details at neutral piers and Landlord's bulkhead at ceiling ($1-\frac{1}{2}" = 1'-0"$).
Storefront details and wall sections.



- **Schedules**
Door schedules/details.
Room finish schedule.

PLUMBING PLANS

These drawings shall incorporate all minimum design and construction requirements as stated herein. If the Tenant's particular occupancy requires that these standards be exceeded to meet code or the Tenant's requirements, the Tenant shall be responsible for making the adjustments.

- **Plumbing Plan** (Scale: 1/4" = 1'-0")
Toilet facilities.
Location of other plumbing fixtures.
Location of sewer connection.
Location of plumbing vent connection.
Clean-out and floor drain location.
Domestic water distribution.
Gas piping layout (restaurant tenants, if applicable).
Water meter.
Sanitary system isometric drawings including line sizes.
Domestic water isometric indicating pipe sizes.
Water heater detail with relief valve and piping to floor drain.
Detail of connection to Landlord's vent stack.

Note: Tenant's are required to use the Landlord's building shell roofing Contractor for any and all roof penetrations.

HEATING VENTILATING AND AIR CONDITIONING

The HVAC drawings shall incorporate all minimum design and construction requirements, including complete calculations, indicating heat gain to and heat loss from the space for all lights, occupancy, exterior exposure (if any), and other heat producing elements. All roof top equipment shall be located within the "mechanical zone".

- **Mechanical Plan** (Scale: 1/4" = 1'-0")
Ductwork layout and sizes.
Heights above finished floor.
Damper locations.
Return air openings through demising walls.
Type of insulation.
Locate diffusers, grilles and registers.
Show thermostat location.
Return Air Systems: Direct / Indirect

Note: Tenant's are required to use the Landlord's building shell roofing Contractor for any and all roof penetrations.

- **Schedules and Details**
Diffuser and Grille Schedule indicating CFM capacities.
Equipment schedule.
Toilet exhaust duct connection detail.
- **Exhaust System**
Show windows (if required).
Cooking equipment (if applicable).
Specifications of exhaust equipment.
Location of equipment.
Methods of installation.
Ventilation requirements (by Tenant in the event of unusual or excessive requirements).
Fresh air intake.
Specify minimum CFM requirements.

ELECTRICAL

Electrical drawings and specifications shall show all circuits for store lighting (including emergency and night lighting), sign lighting, receptacles, toilet exhaust and other fans (if different or supplemental to Landlord's central system), and service to heating, ventilating, and air conditioning system.



Show single line power riser diagram indicating main disconnects, size of wire, conduit, panels, transformers, time clock, etc.

Show panel schedule and itemized load breakdown in connected kilowatts for the premises, including lighting, receptacles, sign lighting, water heating, special appliances, toilet exhaust fans (horsepower), make-up air fan (horsepower), miscellaneous space heating, sales door, operator motor (horsepower), fan coil unit (horsepower), return air fans (horsepower) and large motors (starter type).

These drawings shall incorporate all minimum design and construction requirements including complete calculations and show the total simultaneous load maintained at three hours or more for the store area and all other lighting, HVAC, and miscellaneous loads per square foot.

- **Electrical Floor Plan** (Scale: ¼” = 1’-0”)
 - Location of all floor and wall outlets.
 - Location of Landlord’s service.
 - Location of all fans, motors and HVAC equipment.
 - All loads assigned to circuits - itemized load breakdown.
 - Itemized Load Schedule.
- **Electrical Ceiling Plan** (Scale: ¼” = 1’-0”)
 - Lighting fixture layout including night lighting and sign lighting.
 - Toilet exhaust and other fans.
 - Emergency and exit light locations.
 - All lighting assigned to circuits.
 - Indicate sign and lights which are connected to time clock.
- **Schedules**
 - Lighting Fixture Schedule.
 - Electrical Panel Schedule.
- **Miscellaneous Details**
 - Electrical Distribution Riser Diagram.
 - Feed conduit and wire size.

Arrangement of panels, transformer, time clock, etc.
 Indicate telephone conduit locations for connection to empty telephone conduit.
 Conduit and wire size to Individual Units, HVAC equipment and panels as applicable.

Fire Protection Plans

These plans must be prepared by a Landlord approved sprinkler contractor and submitted to the Landlord’s Tenant Coordinator to verify compliance in accordance with the requirements of Landlord’s Insurance Underwriters and must indicate the following:

- Fire Marshall’s Approval
- Location of existing sprinkler head grid with main and branch pipe sizes.
- Location of branch piping.
- Heights of ceilings and dropped soffits, etc.
- Location of surface mounted or dropped lighting and decorative beams.
- Location of curtain walls or lighting baffles.
- Other construction which will affect sprinkler coverage.

Shop Drawings

The Tenant shall submit to the Landlord’s Architect for approval, three copies of the sign shop drawings. The sign submittal encompasses all signage, i.e. exterior building signage, pedestrian blade signage, storefront signage and any interior signage.

Note: The Landlord’s Architect shall review and approve signage prior to submittal to City of Overland Park.
 Menu boards must be submitted to the Landlord’s Architect for approval. Tenants are required to submit drawings or photographs that clearly indicate the size, colors and materials to be used.

The Tenant must submit three sets of the sprinkler shop drawings approved by the Fire Marshall to Shopping Center Operations Manager.



Landlord's Architect reserves the right to request additional detailed shop drawings for review after final construction documents have been approved.

Note: A letter of approval from Landlord's Architect shall be required prior to issuance to City of Overland Park for permit application and approval.

Final Construction Drawing Approval

Upon receipt of three (3) complete sets of construction drawings and specifications as outlined above, the Landlord's Consultants will review these drawings for compliance with the previously approved preliminary design and the other criteria of this Handbook, and return to the Tenant one (1) set of prints marked with the approval stamp. The drawings will be marked "Approved", "Approved as Noted" or "Returned for Corrections". Drawings stamped "Returned for Corrections" or "Approved as Noted" requesting resubmittal of specific sheets shall be revised and resubmitted within ten (10) days of the receipt of the Drawings.

Simultaneously, the Landlord's Representative will forward one (1) set of stamped approved drawings to the Landlord's Project Manager for field verification during construction.

It is the Tenant's responsibility to see that the approved sets of drawings with comments, if any, are distributed to his construction staff.

Prior to the removal of the construction barricade, the Contractor shall request of the Operations Manager and Construction Coordinator a review and Punch List of the lease space. All Punch List items shall be completed prior to the removal of the barricade. No deviation from approved drawings will be permitted without prior written approval by Landlord. It must be understood that the Landlord's approval of the working drawings is for compliance with the criteria established in this Handbook only.

Landlord Approval

By reviewing these drawings, the Landlord and its agent(s) assume no responsibility for code compliance, dimensional accuracy, engineering accuracy or completeness of these drawings for construction purposes.

The Landlord reserves the right to review compliance based on the highest quality construction and craftsmanship therefore Landlord's approval does not relieve the Tenant of its obligation to complete its work in accordance with the terms of the lease. Landlord reserves the right to make any on-site corrections to the approved plans that may be required.

Permit Application

Tenants must comply with the following municipal requirements for the processing of a Building Permit Application:

Separate grading-only permit and construction trailer permits are to be applied for/issued prior to move-in of any grading equipment, construction trailers, etc.

Building Permit application is to be completed and submitted by general contractor of each project. Building Permit applications are to include the name/phones of each contractor (bldg, plbg, mech, electrical) and valuation of each contractor's bid with the grand total of project work.

All contractors (see above) are to be licensed with city of Overland Park, Kansas prior to issuance of building permit.

A plan review fee is required when plans and specifications are submitted for permit. At the time of issuance of Building Permit, remaining permit fees (bldg, plbg, mech, electric permit fees) are paid in full.

Note: Water and sewer tap fees are separate, and must be applied for/paid for prior to issuance of Building Permit.



Submittals require complete construction plans and specifications that are signed, sealed and dated by a Kansas registered architect and/or engineer to the City's Codes and Inspections. Please find included in this package an exhibit of the application required by the City of Overland Park, Kansas to be completed by the applicant. The applicant must complete all aspects of application where applicable for review.

These submittals shall include but are not limited to the following:

- A site plan, including circulation details in compliance with Accessibility Code.
- Structural drawings, specifications calculations.
- Architectural drawings and specifications.
- Plumbing drawings and specifications.
- Mechanical drawings and specifications.
- Electrical drawings and specifications.
- Fire Protection drawings, specifications and calculations.
- Landscape drawings and specifications.

Separate permits will be issued by the City of Overland Park, Kansas for Fire Sprinkler, Standpipe, Hood and Duct, and other such Fire Protection System following approval of the appropriate Fire Protection Bureau. (Use the general Building Application Form.)

Facilities that include food preparation areas will require a permit from the Health Department. The city will forward these plans directly as

part of your application and submittal.

Separate permits will be issued by the City for elevators and similar equipment. Drawings and specifications should be submitted to the City for these permits. (Use the general Building Application Form).

Separate permits will be issued for signs. Submit appropriate drawings (colored) and specifications. (Use the general Building Application Form.)

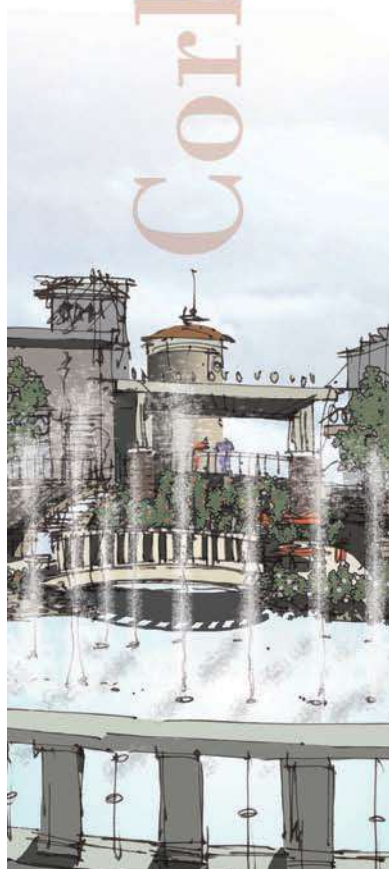
The estimated time frame for City plan review are as follows:

Initial building review – Four weeks (20 working days) or less- depending on the scope of the project and quality of submittals.

Resubmittal – Two weeks (10 working days) or less depending on the scope of the issue and the quality of the resubmittal.



BUILDING APPLICATION FORM



Corbin Park



Commercial Construction Permit Application
Plan Review Submittal

Planning and Development Services Department, **Building Safety**

913/895.6225

Section 1 - Applicant Information

Date _____ Project Name _____

Project Address _____ Suite # _____

Print YOUR Name

Company You Represent (If Not Owner)

You Are: Owner Contractor Architect Engineer (please circle) Address _____
or _____ (Company Address If Not Owner)
(Other Role)

City/State/Zip _____ E-mail Address _____

Phone _____ Cell Phone _____ Fax _____

Property Owner Name _____ Agent Name _____

Business Address _____ City, State, Zip _____

Owner/Agent Phone _____ Owner/Agent Fax _____

Section 2 - Project Information

- ☐ New Building (If phased, check which one you are applying for) ☐ *Site Development Only - No Building
☐ Site Development ☐ Foundation/Footing (Check all that apply)
☐ Building Shell ☐ Interior Finish ☐ Grading
☐ Multi Family # of Units _____ ☐ Site Work
 Sitework & Grading Cost _____
 (Separate out cost if submitting in phases)

New SQ Feet _____ New Construction Cost _____

Land Area to be Disturbed _____ Acres

- Does work include construction of any sitework, filling or construction of any building area in the FEMA regulated floodplain? ☐ No ☐ Yes If yes, a floodplain development permit is required.

*Note: If no building permit application has been filed and land area disturbed exceeds 1 acre, a separate land disturbance permit and a surety will be required before this permit can be issued.

☐ Remodel ☐ Tenant Finish ☐ Other _____

Remodel SQ Feet _____ Remodel Const. Cost _____

- If Food Service Establishment, is it Smoke Free? ☐ Yes ☐ No

Method of Payment ☐ Check # _____ ☐ Cash ☐ Credit Card

Permit Services Rep: _____
PRS# _____
Plan Review Fee _____



Commercial Construction Permit Application
Plan Review Submittal

Planning and Development Services Department, **Building Safety**

Section 3 - Permit Issuance

Applicant Completes

Date _____ Print Your Name _____

Company You Represent _____

You Are: Owner Contractor Architect Engineer or _____
(please circle) (Other Role)

Business Address _____ City, State, Zip _____

Phone _____ After Hours Phone _____ Fax _____

Projected Date of Occupancy _____

Method of Payment ☐ Check# _____ ☐ Cash ☐ Credit Card (MC, V, D)

OFFICE USE ONLY:

Permit Representative Completes

Permit Number _____ Sewer Permit Number _____ Fee _____

Zoning _____ Construction Type _____ Occupancy Type _____

Water Availability Letter on File? ☐ Yes ☐ No Site Grade Inspection Required? ☐ Yes ☐ No

Issued By _____ Reviewed By _____



S E C T I O N 3

Small Shop Tenants

SMALL SHOP STOREFRONT AND INTERIOR DESIGN

Philosophy and Design Concept

Corbin Park will be an upscale, regional shopping center located in southern Overland Park, offering a variety of shopping destinations for not only residents but visitors to the area. Distinctive, and high quality storefronts will maintain the quality that today's retail environment demands for enhancement of the overall shopping experience. Through the use of careful land planning, and architectural design, Corbin Park will emerge as a successful retail establishment.

Storefront Design

The unique characteristics and quality tenant mix of Corbin Park calls for innovative and current storefronts. Critical to the design integrity and success of the shopping center's image are the individual contributions of each Tenant's store. It is essential that proper attention be paid to proportion, scale, color, and detailing so that the Tenants can enhance the image of the shopping center and themselves.

Storefront Entry Element

Storefronts should be designed to incorporate an entry feature at the entrance into each leased space.

For the intent of the criteria, the term "Entry" shall be described as a grand, or imposing entrance, and shall encompass the whole architectural composition surrounding, and including the doorway.

A single portal, or a series of multiple portals may be featured in the storefront design.

Entry elements shall be attached to the storefront, and provide a weatherproof barrier to the public way. Recessed storefront entry elements are permitted. Tenants are required to provide innovative floor and ceiling finishes, which are subject to approval by the Landlord's Architect.

Special lighting effects such as cove lights or up-lights are subject to approval of the Landlord's Representative, and will be reviewed on an individual basis.

Design Criteria

This criteria is a basic "set of tools" that the Tenant is required upon which to expand. Criteria are written to encourage freedom of individual expression, and to provide a common point of departure for all Tenants.

Storefronts should emphasize a "sense of entry", and display of merchandise. National or regional Tenants who have a typical or recognizable storefront design are expected to review this design criteria for Corbin Park. They shall then adjust their design to ensure compatibility, compliance and work closely with the Landlord's Architect to achieve the same level of design quality incorporated at Corbin Park.

Key Plan

Reference Section One of the design criteria for the general overall configuration of the property. Each Tenant should refer to his Tenant lease plan for specific information and details relative to its leased space.





Storefront Colors

Tenants are required to select from the list of storefront colors provided below. Colors indicated are from Kawneer's standard color chart. Custom colors may be submitted to the Landlord and shall be reviewed on an individual basis.

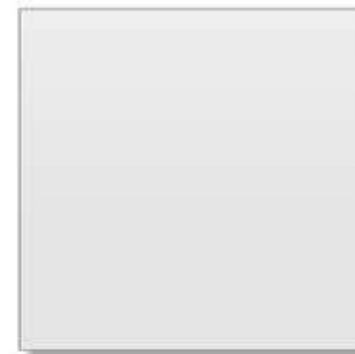
1. Ivory
2. Antique Bronze
3. Anodized Aluminum
4. Medium Bronze
5. Champagne
6. Dark Bronze



Ivory



Antique Bronze



Anodized
Aluminum



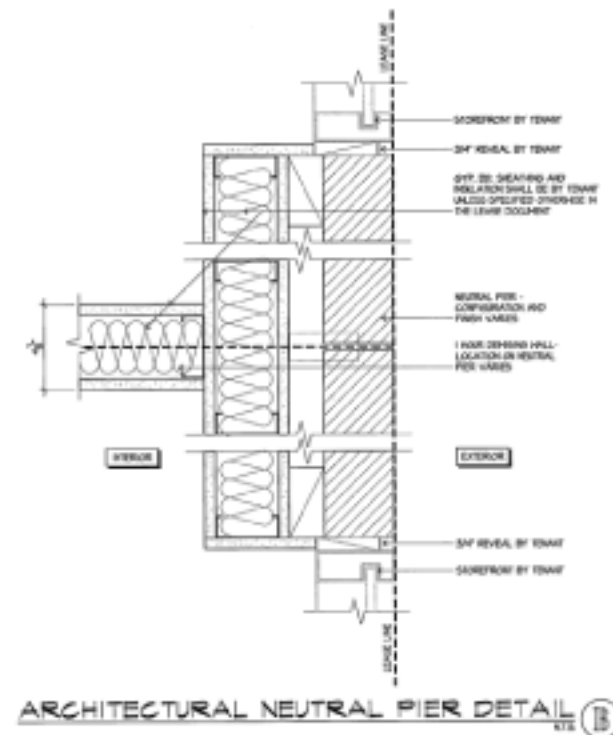
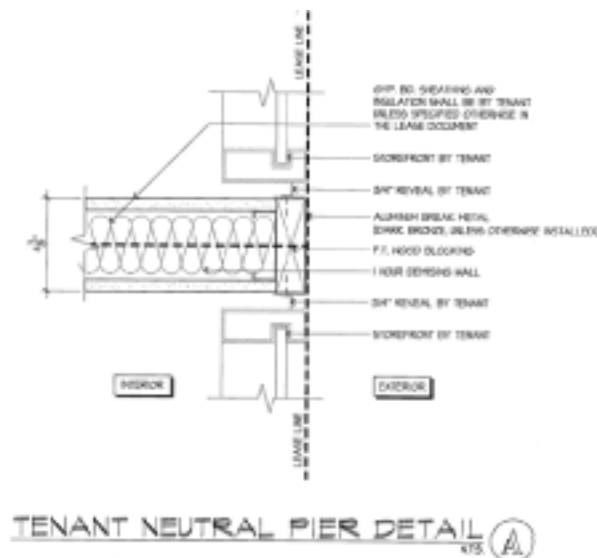
Medium
Bronze



Champagne



Dark Bronze



Neutral Pier

The neutral piers where they occur between separate, adjacent lease spaces are provided and maintained by the Landlord. The Tenant is not responsible for the neutral piers and cannot modify them or attach their finishes to the piers in any way. Tenants should refer to the detail sheets, which are forwarded with the Shopping Center Drawings for detailed information regarding the configuration and construction of the neutral piers. Tenants are also required to verify the location of any fire hydrant

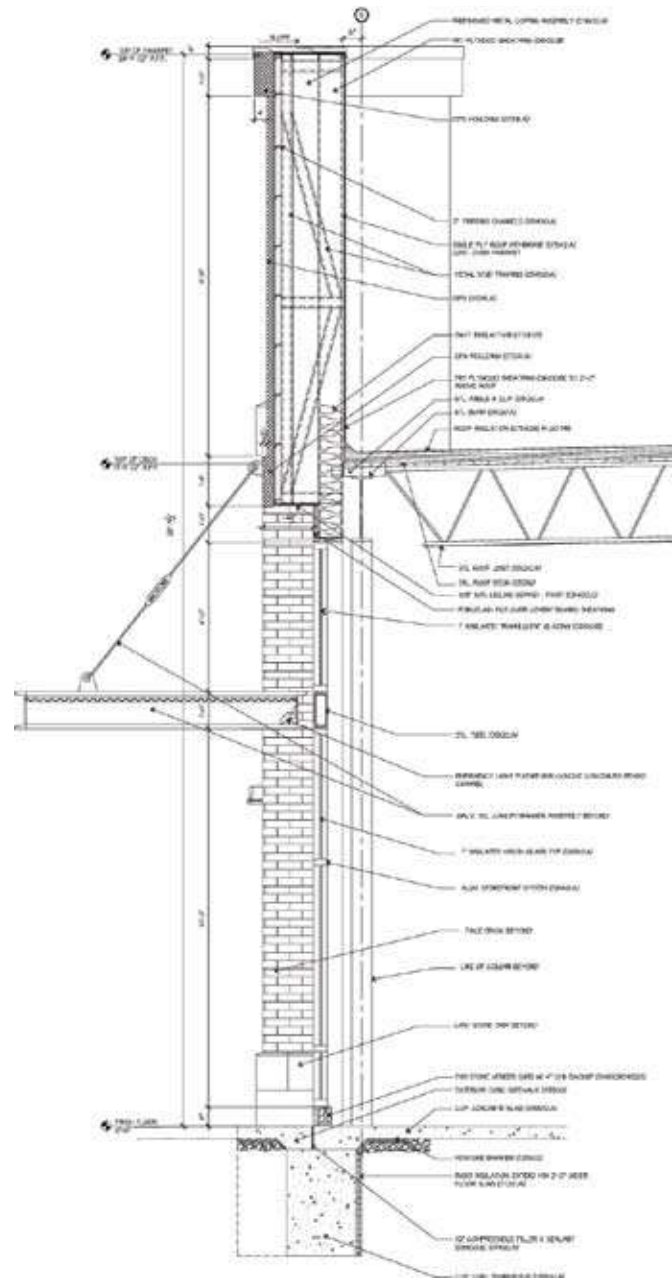
cabinets or roof drain down spouts in neutral piers. The neutral pier detail indicated above is conceptual. Refer to Construction Documents for details specific to each lease space. Tenants shall be required to provide break metal at locations other than architectural neutral piers. (Refer to neutral pier detail A)

Storefront Bulkhead

The bulkhead above the storefront is a standard Shopping Center finish, provided and maintained by the Landlord on the outside of the lease premises. The Tenant cannot change or modify the bulkhead, nor is the Tenant responsible for its maintenance, except for patching and repairing the bulkhead to new condition of any damage caused by the Tenant during construction. Storefronts may attach to the bulkhead but may not be structurally dependent on such attachment. All storefronts shall be self-supporting and attached to the Landlord structure for lateral support only.

Conceptual Storefront/Bulkhead Section

Refer to drawing at the right. See Shopping Center drawings for specific condition.



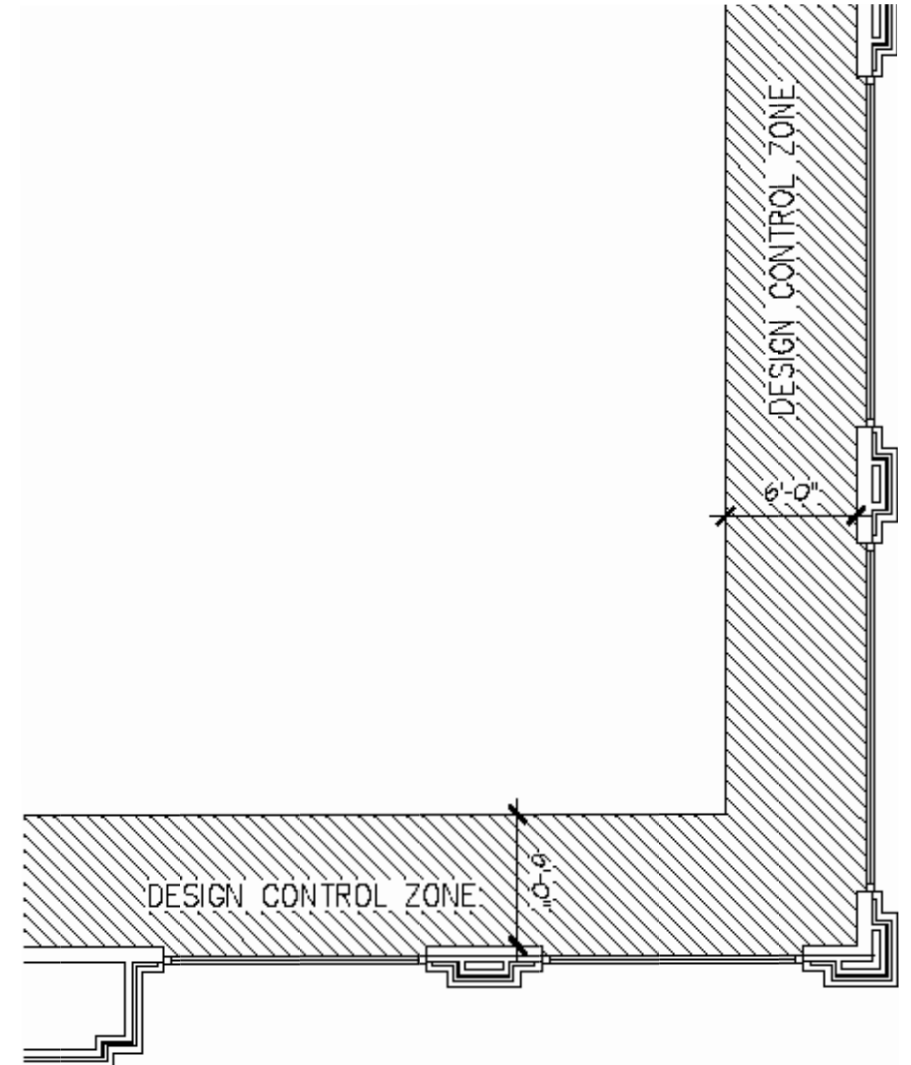
Design Control Area

The Design Control Area includes all display windows and retail graphics, display fixtures, signs, materials, finishes, colors, and lighting from the lease line to 6' behind the lease line.

If a Tenant chooses to recess the store closure behind the designated Design Control Line, the Design Control Area will be enlarged accordingly.

The Landlord will closely control all elements in the Design Control Area.

The soffit at the storefront entrances may be finished in the same material as the storefront. The soffit height shall not be less than the adjacent wall bulkhead. Acoustical tile is not an acceptable ceiling for any part of the Design Control Area.





Display Windows

Display windows should be unique and individual. Window displays should thus be integrated into the architectural design and character of the entire storefront. A variety of textures in display and window treatment should be explored, as well as innovative lighting and window designs (see Signage Criteria). Display windows shall be transparent and open to the store. No backdrops behind displays will be allowed unless approved as a provision of the lease.

A minimum of 75% of the storefront width is recommended to be used for display windows. The Landlord's Architect will evaluate exceptions on specific merchandising situations and requirements.

Provisions for windows at the rear of buildings can be made for display.

For greater transparency, a storefront glazing system with a minimum use of mullions or frames is required.

Corner Tenants must install display windows and/or store openings on both elevations. Solid walls will not be permitted along the Lease Line without approval from the Landlord's Architect. Should storefront glazing extend to the floor, a minimum 6" durable base or frame is required.

Storefront Fabric Awnings

Storefront fabric awnings are an integral part of the architectural design intent of Corbin Park. They provide cover from the elements as shoppers move from store to store. They also provide the Tenant additional opportunity to convey their individual architectural design and character.

Awnings shall be provided and installed by the tenant as part of the Tenant's improvement work to the building shell. The color and style of the fabric awnings shall be proposed by the Tenant, but is subject to approval of the Landlord. Deviation in design of the awnings is encouraged to promote variety but is subject to review and approval by the Landlord's Architect.

Store Closure

The level of the finished floor within the Tenant area must correspond within ½" of the level of the public walkway finished floor at the Lease Line and specifically detailed on the plans.

The store closure may be any one of the following:

- Pivoting glass doors
- Pivoting wood doors
- Electric Sliding doors
- Revolving doors

Doors

Sliding doors shall be electric horizontal doors with integrally colored aluminum frames operated by a motion sensor. Doors shall be located so motion sensor will not activate continuously due to passers by. All door tracks are to be recessed and as much as is practical, hidden from view. No depressions are permitted in the floor slab for this or any other purpose. Pivoting doors may be frameless, glass out-swinging doors on pivots.

All door systems shall be weather tight as required for an open-air shopping center. If the use of an air lock or vestibule is preferred it shall be designed as an integral part of the storefront design and shall be located within the lease premises.

All locking mechanisms shall comply with the ADA.

Floor and Base

The interior floors and base should be covered with the highest quality materials, conforming to the basic quality criteria outlined later in this manual. Ease of movement, safety, and maintenance should be primary considerations in floor covering. An upgraded use of materials shall especially be desirable within 6'-0" design control zone.

Tenant shall have a flush transition between the shopping center walkway surface and the Tenant's floor finish, feathering the floor as necessary. The

use of vinyl or metal reducer strips will not be permitted.

Where storefront system continues to the finished floor, it must terminate in a minimum 6" high sill/base compatible with the store design.

The storefront base may be stone, precast, masonry, metal or tile, and should complement the Tenant's storefront material. The base must be of a durable material capable to withstand standard exterior cleaning and snow removal equipment.

Any other durable base material, easy to maintain and that matches or is compatible with the Tenant's other storefront finishes may be used. Storefront base should reflect the dimensional quality of the storefront.

Lighting

Tenants are encouraged to use decorative lighting elements as an integral part of their storefront and interior store design. In recent years, a wealth of lighting fixtures and techniques has come on the market, and innovative lighting should be explored. Lighting can play an important role in attracting customers and enhancing merchandising strategies. All storefront and general store lighting must be reviewed and approved by the Landlord's Architect, subject to the following basic guidelines:

- The Tenant shall provide a high quality of illumination above the display area and entrances.
- No storefront lighting shall be installed in the soffit area ceiling beyond the lease line. Up lighting and halo lighting are encouraged.
- No strobe, spinner, or chase type lighting shall be used. No animated flashing or intermittent lights, black light, or strobe lights will be permitted.
- For illumination in the Design Control Area, the Landlord's Architect must approve decorative type lighting (i.e. luminous ceilings, chandeliers, pendant fixtures or wall units). Fluorescent light fixtures will not be permitted within the Design Control Area. All fluorescent lighting outside of the Design Control Area

must be deep cell parabolic, or color corrected fluorescent can lights.

- All signs, logos, and display windows shall be illuminated during the hours the center is open and controlled by a time clock that will be connected to the Tenant's power supply; 7 days a week, 24 hours a day.
- All showcase and display cases must be adequately lighted and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited. No lamp shall extend below the ceiling line or below the window head at show windows within the Design Control Area. (See storefront display suggestions).
- No TV monitors will be permitted in the Design Control Area.
- A mixture of lighting types is encouraged in the Sales Area.

Finishes

Materials for the storefront should suggest quality, craftsmanship, elegance and stability. Innovation and creativity are encouraged. With that in mind, the use of the following materials on the storefront is strictly prohibited:

- Imitation or simulated materials (including those available in plastic laminates); i.e., imitation brick, simulated wood, synthetic marble, etc.
- Slat wall.
- Pegboard in any form.
- Vinyl or suede wall covering or wallpaper.
- Softwood storefronts (i.e. rough sawn cedar). Avoid images that are strongly rustic or residential.
- Plywood paneling.
- Carpet or fabric (except in canvas awnings).
- Painted drywall, including Zolatone or Polymix type products.
- Metal or plastic laminates.
- Chain link fencing or rough metal.

Signage

Signage shall be as outlined in Section Seven of this design criteria.



MERCHANDISING AND DISPLAY

Storefront Philosophy

One of the aspects of Corbin Park is the merchandising opportunity afforded the Tenants by the storefront design. The storefronts create an area visible from the shopping center that extends the store beyond the display window into the shopping center. Basically, the entire front portion of the store becomes part of the display design.

The opportunity to display merchandise to shoppers passing by opens a wealth of marketing strategies. It also affects the front layout of the store. Attractive fixtures and appropriate materials are just as crucial in the front part of the space as in the display window itself. Standard light levels should be maintained to adequately light merchandise. As the storefront exposes a portion of the store to view, all lighting and display fixtures should be of exceptional quality, and are subject to the Landlord's approval.

Merchandising Opportunity

Fixture layout and lighting can be used to highlight particular merchandise, to attract passing customers, and to enhance the image of the store. As one example, a bookstore that normally displays best sellers and new releases in its display windows now has the opportunity to also display its videotape library, gift books, or special interest or seasonal titles as well.

However, the wide visibility of the store interior also creates some restrictions. The same bookstore mentioned above would need to be careful not to place any discount tables, magazine racks, or plainly stocked shelves in areas visible from the exterior of the center.

General Store Criteria

With recent trends in store design evolving to more open and transparent storefronts, it is often not possible to differentiate between the storefront and the store interior. The way the Tenant displays their merchandise,

the fixturing layout, and the fixture combine with the storefront architecture to create an image to the public. The Landlord is therefore concerned that the store interior be designed with the same care and attention to detail as the storefront itself. Therefore, the following criteria for interior design have been created to guide the Tenant.

Layout, Fixturing, and Merchandising

The Tenant is encouraged to use the services of a professional store planner, visual merchandiser, and/or fixturing specialist in the design and layout of his store.

A properly designed floor layout will always mean an increase in sales.

Display fixtures should complement the overall design of the store and present the merchandise in an appropriate manner. The Tenant is required to use only new, first quality fixturing throughout his store. Used or reconditioned display fixtures are not permitted; high quality bona fide antique furnishings may be used with prior approval.

The use of pegboard on display fixtures or as a wall finish is not permitted.

The use of standard continuous slat wall is also discouraged.

Floor Finishes

All areas of the Tenant's premises must have a finished floor.

The following are approved floor finishes.

- Quarry tile or ceramic tile.
- Stained or sealed concrete.
- Marbled or other natural stone terrazzo.
- Carpet (outside of design control area unless other wise approved), which must be commercial grade and no less than 28 oz. per square yard face weight.
- Vinyl composition tile and base is not permitted in the sales area



or anywhere visible to the public. Vinyl composition tile may be used in stock rooms or restrooms.

- Bullnose tile or carpet reducer strips are not permitted.
- Wood flooring is acceptable; however, a transition at the entry area of walk off mat or tile is suggested.

Ceilings

The ceiling is an integral part of the store design and as such requires appropriate emphasis. The ceiling helps define the character of the store and when properly designed, will enhance a store's appearance. The Landlord discourages the use of a ceiling in one plane throughout the store.

Through the use of coffers, drywall soffits and bulkheads, an interesting ceiling design will result. A well-designed ceiling can also help to define different lighting values and areas of focus (i.e., cashwrap, display areas).

In general all areas of the Tenant's store must have a ceiling. Exposed structure (even in storage areas) will be allowed only on an individual basis and when part of a design and with careful consideration of treatment to exposed structure and utilities. Ceilings above 12'-0" in height may encounter building obstruction (i.e. sprinkler, structure, etc.). Tenant shall field verify all existing conditions. Ceilings may not be attached to roof deck, sprinkler pipes, electrical conduits or ductwork.

All ceiling in the Design Control Area must be primarily comprised of drywall or a continuation of the storefront material.

All ceilings in the remaining areas of the store must be, drywall, metal linear, or acoustical ceiling tiles, or any combination thereof. Additional materials may also be approved; however, samples and photographs will need to be submitted.

If acoustical ceiling tiles are used, the following types are acceptable:

- 2'x2' tegular edge acoustical tiles.

- 2'x4' acoustical panels scored to disguise the 2'x4' module (such as Armstrong Second Look).
- 2'x2' designer panels (such as Armstrong Syllables).
- Concealed spine acoustical tiles.

The Tenant shall provide access to all ductwork, heaters piping, controls, or valves located within the premises by means of accessible ceiling tile or flush access panels.

Walls and Wall Finishes

All demising walls (walls between adjacent Tenants or between a Tenant and a common area) must be constructed with 5/8" fire rated drywall, fire stopped at the floor slab and deck above. The wall shall meet all local requirements for a one-hour rating.

All demising walls must be finished to achieve a one-hour fire rating. Where a demising partition of the Tenant's premises is adjacent to a service corridor or other Landlord-related facility between adjacent Tenant spaces, and is not an exterior wall, the Landlord has provided a demising partition from floor slab to underside of structure above. This partition is of either 6" or 8", 20 gauge steel stud construction at 16" on center or greater. Structural columns that occur in a demising wall must be covered with fire rated drywall as part of the demising wall.

Where Tenant elects to use any type of music system or sound generating device within the premises, perimeter wall construction must be such that it does not allow the transmission of sounds to adjacent spaces. Tenant must provide any necessary construction such as sound insulation blankets or sound deadening panels to assure adjacent Tenant of the quiet enjoyment of their space.

If the Tenant plans to use a demising wall for the support of shelf standards or heavy attachments, Tenant must reinforce the wall as needed, such as by providing additional steel studs, or providing independent supports for the shelf standards. However, the wall shall maintain a one-hour UL rating.





Tenant may not install any attachments, such as shelving equipment, and etc., directly against department store or exterior masonry walls without providing a furring or stud separation (while maintaining any existing expansion joints). The furring or stud separation must be adequate to support the attached shelving equipment, etc. All interior partitions must be built with metal stud framing. Fire treated wood framing is permitted for incidental blocking only.

All interior wall surfaces in the sales area must be finished in an appropriate manner. Three coats of paint, wall covering, paneling, mirror, plastic laminates, finish masonry or metal are considered suitable finishes.

Exposed pegboard on walls or sales fixtures is not permitted in any area of the store visible to the public.

Non-Combustible Construction

All Tenant construction, including storefronts must be non-combustible and subject to the approval of the Building Department and the Fire Marshal. Treated fire-resistant materials will be permitted only where approved by jurisdictional authorities.

No Modification to Landlord's Structural members or Building Systems will be allowed. Under no circumstances shall the Tenant's Contractor cut or modify the Landlord's structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant's construction and to be attached to the Landlord's structure must be designed by a Structural Engineer and approved by the Landlord's Architect and Engineer.

The Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; and the right to require screening if the appearance of such equipment would be detrimental to the appearance of the center. Tenant's Contractor shall not be permitted to modify, attach or hang from the Landlord's duct work, water lines, sprinkler lines, conduit or

roof deck to accommodate Tenant's construction including, but not limited to, Tenant's ceiling grid, ductwork, pipes, conduit, etc.

Mezzanines

Tenant, upon obtaining prior written approval from the Tenant Coordinator, may construct a mezzanine or storage platform subject to the following:

The mezzanine framing must be completely independent of the basic building structural frame and demising partitions, and must be designed by a licensed Structural Engineer.

The mezzanine is an approved provision in the lease agreement.

Roofing System

Access to the Shopping Center roof is restricted to the Landlord's personnel and Landlord's designated Contractors only. No Contractor or Subcontractor will be permitted on the roof unless written permission has been obtained from the Operation Manager. The installation of all flashing and curbing for Tenant related equipment must be by the Landlord's Roofing Contractor at the Tenant's expense. The furnishing of the roof curb and the installation of equipment on the roof will be by the Tenant's Contractor unless otherwise provided in the landlord's work agreement.

Filters used in all kitchen exhaust systems shall be of non-combustible construction and comply with NFPA requirements. All systems shall be provided with access panels and a means of collecting grease drippings from the filters.

Roof-mounted kitchen hood exhaust fans shall be of the "mushroom" type and have grease pans adequate to protect the roof. These pans shall be installed, cleaned and maintained regularly by the Tenant.

Tenant Security System

Electronic security systems and shoplifting detection services shall be

concealed from public view. Freestanding posts, suspended rails, or walk through portals are discouraged. The Landlord must approve Tenant security systems prior to installation.

Special Exhaust Systems

Tenants who have special exhaust requirements as a result of odor, moisture or high heat-producing operations shall provide separate special exhaust and make-up air facilities, to be approved by the Coordinating Architect.

Fire Protection Sprinkler System

Refer to Section 8, Engineering Overview, for information regarding Fire Protection Sprinkler System.

Fire Extinguisher

Tenant shall furnish and install fire extinguishers as required by the Fire Marshal.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are slab on grade. No depressions or recesses in slabs will be permitted without prior written approval.

A slab block-out area is provided by the Landlord. The Tenant shall field verify the size and location. After the plumbing lines have been installed and inspected, Tenant shall infill the concrete slab to match the Landlord provided design.

Grease Interceptors

Refer to Section 8, Engineering Overview, for information regarding Grease Interceptors

Roof Drainage

Refer to Section 8, Engineering Overview, for information regarding Roof Drainage.

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. All exterior furniture shall be submitted to the Landlord for approval. The Landlord shall have final approval of all exterior furniture.





S E C T I O N 4

Sub-Major Tenants

SUB-MAJOR BUILDING DESIGN

(12,000 s.f. to 19,999)

General Store Criteria

The Landlord has provided a general design criteria for each tenant to follow. A Nationally recognized tenant may be afforded an interpretation of this design criteria and apply it to its prototype storefront for approval by landlord. Each Tenant is encouraged to design within the storefront provided.

Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications to standard storefront designs compatible with the overall design of the shopping center will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Required Exterior Building Materials

- Building Materials – minimum 30% Scored stucco veneer system.
- 40% minimum Masonry or CMU veneer systems
- Final Exterior Building Design shall be as designed by or subject to approval of the Landlord's Coordinating Architect.
- Exposed pitch roofs – concrete tile, zinc coated metal tile or copper metal tile. Standing seam roof systems are discouraged.
- Internal gutters and downspouts.

Note: All design modifications and materials shall be in strict accordance with the Design Criteria and previously stated and approved building facade materials. All variations are subject to Landlord approval. All building materials are subject to change in accordance with design ordinances contained in the City of Overland Park's Design Guidelines.

Layout, Fixturing and Merchandising

The Tenant is encouraged to use the services of a professional store planner, visual merchandiser, and/or fixturing specialist in the design and layout of his store. A properly designed floor layout will always mean an increase in sales. A high standard of finish is expected. (Refer to Merchandising and Display).

Floor Finishes

All areas of the Tenant's premises must have an appropriately finished floor as approved by Landlords Architect.

Ceilings

The ceiling is an integral part of any store design and as such requires appropriate emphasis. The ceiling helps define the character of the store and when properly designed will enhance a store's appearance. All ceilings shall conform to support requirements and may not be attached to roof deck, sprinkler pipes, electrical conduits or ductwork.

The tenant shall provide access to all ductwork, heaters, piping, controls, or valves located within the premises by means of accessible ceiling tile or flush access panels.

Walls and Wall Finishes

All demising walls shall be as required by local governing authorities. All interior wall surfaces in the sales area must be finished in an appropriate manner (i.e. consistent with first class retail store).





No Modification to Landlord’s Structural Members or Building Systems will be allowed.

Under no circumstances shall Tenant’s Contractor cut or modify Landlord’s structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant’s Construction and to be attached to Landlord’s structure must be designed by a Structural Engineer and approved by Landlord’s Architect and Engineer.

Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; or to require screening if the appearance of such equipment would be detrimental to the appearance of the center. Tenant’s Contractor shall not be permitted to modify, attach or hang from Landlord’s duct work, water lines, sprinkler lines, conduit or roof deck to accommodate Tenant’s Construction including, but not limited to, Tenant’s ceiling grid, ductwork, pipes, conduits, etc.

Storefront Signage

Signage shall be as indicated in Section Seven of the Design Criteria.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are designed as on grade. No depressions or recesses in slabs will be permitted without prior written approval. The Tenant’s Contractor shall furnish and install that portion of the concrete slab in all areas where the slab has been blocked out in conformance with Landlord standards.

Special Exhaust System

Refer to Section 8, Engineering Overview, for information regarding Special Exhaust System.

Fire Protection Sprinkler System

Refer to Section 8, Engineering Overview, for information regarding Fire Protection Sprinkler System.

Roofing Systems

Access to the Shopping Center roof is restricted to Landlord’s personnel and Landlord’s designated Contractors only. The installation of all flashing and curbing for Tenant related equipment must be by Landlord’s roofing Contractor at Tenant’s expense.

Roof Drainage

Refer to Section 8, Engineering Overview, for information regarding Roof Drainage.

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. All exterior furniture shall be submitted to the Landlord for approval. The Landlord shall have final approval of all exterior furniture. For more information, refer to Landscape/Hardscape Section at the back of this handbook.

Pedestrian Areas

Design of walkways and public areas shall create a pedestrian scaled, aesthetically pleasing environment that allows safe and enjoyable movement between the shopping areas throughout the development. For more information, refer to Landscape/Hardscape Section at the back of this handbook.



S E C T I O N 5

Major Tenants

MAJOR BUILDING DESIGN

(20,000 s.f. to 119,999 s.f.)

General Store Criteria

The Landlord has provided a general design criteria for the Tenant to follow. A Nationally recognized tenant may be afforded an interpretation of this design criteria and apply it to its prototype storefront for approval by landlord. Each Tenant is encouraged to design within the parameters set forth by the Shopping Center.

Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications to standard storefront designs compatible with the overall design of the shopping center will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Required Exterior Building Materials

Refer to Appendix for Material Boards and 'storefront' exhibits.

- Building Materials – minimum 30% scored stucco veneer system.
- 40% minimum Masonry veneer systems
- Final Exterior Building Design shall be as designed by or subject to approval of the Landlord's Coordinating Architect.
- Exposed pitch roofs – Concrete roof tile or simulated slate.
- Decorative wall Sconces per Shopping Center Standards.

- Medallions or icons with Shopping Center Identity
- Internal gutters and downspouts.

Note: All design modifications and materials shall be in strict accordance with the Design Criteria and previously stated and approved building facade materials. All variations are subject to Landlord approval. All building materials are subject to change in accordance with local design ordinances. Approval shall be obtained from the City by the Landlord's Architect.

Storefront Signage

Signage shall be as indicated in Section Seven of the Design Criteria.

Floor Finishes

All areas of the Tenant's premises must have an appropriately finished floor as approved by Landlords Architect.

Ceilings

The ceiling is an integral part of any store design and as such requires appropriate emphasis. The ceiling helps define the character of the store and when properly designed will enhance a store's appearance. All ceilings shall conform to support requirements and may not be attached to roof deck, sprinkler pipes, electrical conduits or ductwork.

The tenant shall provide access to all ductwork, heaters, piping, controls, or valves located within the premises by means of accessible ceiling tile or flush access panels.

Walls and Wall Finishes

All demising walls shall be as required by local governing authorities. All interior wall surfaces in the sales area must be finished in an appropriate manner (i.e. consistent with first class retail store).





No Modification to Landlord’s Structural Members or Building Systems will be allowed.

Under no circumstances shall Tenant’s Contractor cut or modify Landlord’s structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant’s Construction and to be attached to Landlord’s structure must be designed by a Structural Engineer and approved by Landlord’s Architect and Engineer.

Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; or to require screening if the appearance of such equipment would be detrimental to the appearance of the center. Tenant’s Contractor shall not be permitted to modify, attach or hang from Landlord’s duct work, water lines, sprinkler lines, conduit or roof deck to accommodate Tenant’s Construction including, but not limited to, Tenant’s ceiling grid, ductwork, pipes, conduits, etc.

Floor Slabs

Concrete floor slabs have a smooth troweled finish and are designed as on grade. No depressions or recesses in slabs will be permitted without prior written approval. The Tenant’s Contractor shall furnish and install that portion of the concrete slab in all areas where the slab has been blocked out in conformance with Landlord standards.

Architectural Design

The design challenge of the Shopping Center is to break down the scale of the center using a locally appropriate design vocabulary and palette of materials. This is of greater importance with the increased size and scale of the Major tenant. The current design of the public areas and building exteriors is based on conversations with the City of Overland Park. We are aiming at a sophisticated reinterpretation of the materials and forms found in the rich, historical retail district throughout this community. While most Major tenants will have a corporate identity associated with their particular store design that

should be adhered to, it is the expectation of the Landlord that the overall design parameters of the Shopping Center be guide the final design. No store design will be accepted without review and approval of the Landlord.

Special Exhaust Systems

Refer to Section 8, Engineering Overview, for information regarding Special Exhaust Systems.

Fire Protection Sprinkler System

Refer to Section 8, Engineering Overview, for information regarding Fire Protection Sprinkler System.

Roofing Systems

Access to the Shopping Center roof is restricted to Landlord’s personnel and Landlord’s designated Contractors only. The installation of all flashing and curbing for Tenant related equipment must be by Landlord’s roofing Contractor at Tenant’s expense

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. All exterior furniture shall be submitted to the Landlord for approval. The Landlord shall have final approval of all exterior furniture. For more information, refer to Landscape/Hardscape Section at the back of this handbook.

Pedestrian Areas

Design of walkways and public areas shall create a pedestrian scaled, aesthetically pleasing environment that allows safe and enjoyable movement between the shopping areas throughout the development. For more information, refer to Landscape/Hardscape Section at the back of this handbook.

Electrical Service

Electric service shall be from the electric utility company provided pad mounted service transformer(s). All primary and secondary feeders shall be located below grade. Coordinate service transformer(s) location(s) with Landlord’s Architect and Landlord’s Construction Coordinator.



S E C T I O N 6
Restaurant and Pad Tenants

PAD SITE USERS**General Design Criteria**

The Developer has provided general design criteria in Section I and as follows for Tenant to adhere to. A nationally recognized tenant may be afforded an interpretation of this design criteria and apply it to its prototype storefront for approval by landlord but the building must take on the flavor of the Shopping Center. Each Tenant is required to design within the parameters set forth by the Shopping Center.

Retailers with a drive-thru windows, auto service bays or fuel pumps will be subject to a separate review by the developer to ensure that these items are properly screened and consistent with overall site design. The Developer shall have final approval power.

Building/Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications of the overall design criteria shall be will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Since the Individual Out Parcel Tenant represents a major attraction to the shopping center, their building design needs to reflect a dramatic and individual design image, while containing common design elements of the center. This criteria is intended to establish design standards to encourage out parcel buildings to become a unique, yet consistent part of the overall shopping center.

These criteria are a basic “set of tools” that the Tenant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression, and to provide a common point of

departure for all Tenants while adhering to shopping center guidelines.

The building facades should be designed to give an innovative design concept. Tenants are encouraged to take full advantage architecturally of the shopping center design standards.

National or regional tenants who have a typical or recognizable building design are expected to review the design of Corbin Park and this criteria and adjust their design to ensure compatibility and compliance with these criteria.

Required Exterior Building Materials

Refer to Appendix for Material Boards and ‘storefront’ exhibits.

- Main building facades – 30% scored EIFS or stucco minimum, 40% minimum approved masonry materials.
- Building parapet cap element – pre-finished metal. All facades of building.
- Entry façade element – maintain a minimum of 40% minimum approved materials.
- Final Exterior Building Design shall be as designed by or subject to approval of the Developer's Coordinating Architect.
- Exposed pitch roofs – roofing tiles shall be an imitation slate or concrete roof tile or an equal product.
- Decorative wall Sconces per Shopping Center Standards.
- Medallions or icons with Shopping Center Identity
- Internal gutters and downspouts.

Other acceptable exterior material – subject to Developer design review and approvals:

- Brick Masonry.
- Limestone.
- Selected stone masonry.
- E.I.F.S.



Roofs

The roof materials and roofline compositions shall be consistent or compatible with the shopping center design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical TPO roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Developer approved simulated slate or concrete.

All roof slopes and configurations are subject to Developer approval. Absolutely no standing seam metal or asphalt shingles will be allowed.

Site Lighting

The Architect should make every effort to create an exciting and functional lighting program for the needs of the Tenant. Therefore, the Developer has established the following requirements for lighting:

- Site lighting shall be as per the shopping center standards. Developer will provide general specifications for tenant design.
- Tenant is responsible for all lighting within the entire out parcel premises.
- No lighting shall be installed outside the out parcel premises.
- Incandescent pendant units may be used for general exterior lighting only if Tenant has established an identity based on this theme or motif, and only at Developer's discretion.

In general, all site lighting shall be in accordance with shopping center standards and be shielded to reflect downward or direct light away from residential areas, or any other areas deemed unacceptable by the Developer or the City. Refer to Section 9 for additional site lighting criteria.

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate, and approved masonry materials to match shopping center standards. All gates shall be metal/steel construction to match the shopping center standard. All trash enclosures shall meet the City codes and planning criteria, and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas, recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any adjacent property, public right of ways, and/or pedestrians views by means of exterior building walls or Developer approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment as a method of screening is not allowed.

Civil/Site-work

No construction may proceed on any out parcel pad site prior to receiving notification from the Landlord's engineer that the Civil/Sitework plans have been approved. Civil/Site-work plans must be submitted directly to the Developer: Carson Development, 6917 W. 135th Street #B29, Overland Park, KS 66223



The Developer's engineer will review the plans and comments will be issued to the tenant stating either Approved, Approved as Noted, or Returned for Corrections.

Civil/Sitework plan submittals shall include, but not be limited to the following plan/profile sheets:

- Site Plan (Approved by Architect)
- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Paving Plan
- Proposed Site Lighting Plan
- Proposed Landscaping Plan

Plan submittals shall also include all details of construction showing type, size, location, and materials for any proposed retaining walls, sidewalks, traffic control signs, or any other structure that is to be located on the property.

The following are the general guidelines for general site design and plan submission. Exception to these guidelines will be evaluated on an individual basis.

Grading Plan

The first floor elevation of the tenant's building shall be the elevation identified on the Developer's grading plan. If the Tenant requires the first floor elevation to be anything other than the elevation given by the Landlord, the Tenant shall be responsible for contacting the Developer's Engineer stating the reasons for the new first floor elevation.

Parking lot grades shall not exceed 3.0 percent.

Slopes in green areas shall not exceed 3:1 (horiz:vert.).

Methods to control siltation and erosion of soil onto adjacent properties during construction must be incorporated into the Tenant's design plans.

It shall be the Tenant's responsibility to erect and maintain erosion control measures.

The Tenant's pad will be graded to the elevations and spec as indicated on the Developer's grading plan prior to the tenant taking possession of the pad. (Contact Developer prior to site design.)

Utility Plan

Connections for water service, and sanitary service shall be designed to applicable local, state or federal standards.

Underground stormwater collection systems shall be utilized to collect stormwater runoff for the 10 year storm or as otherwise required by local jurisdictions. (Overland flow across lot/parcel lines is allowed only in areas where no receiving storm sewer is present.)

Storm sewer curb and grate inlets shall be used to collect surface water. Inlets used shall match those used within the shopping center. Plans shall include construction details of inlets. (Contact Developer's Engineer for appropriate inlet types.)

Location of electrical transformer must be shown.

Tenant is responsible for contacting local phone, cable, and natural gas providers to coordinate service locations. Schematic location of these services must be shown on plans.

The use of concrete flumes to direct stormwater across landscaped areas or sidewalks is prohibited.



Paving Plan

Plans shall include typical stall dimensions, including location of handicap stalls.

Plans shall include dimensions of all driveways, aisles, and islands.

Plans shall include spot elevations sufficient to determine slope of all pavement sections.

Site Lighting Plan

Site lighting design shall be compatible with the overall site lighting concept of the shopping center.

Landscape Plan

Landscape design shall be compatible with the overall landscape concept of the shopping center. For expanded information, please refer to the Landscape/Hardscape Section at the back of this handbook.

General Notes for Outparcel Tenants

Due to the changing nature of project, the Developer may have criteria not explicitly defined in this manual which may apply to all or portions of the project. As the project moves forward, additional criteria may be added and/or existing criteria modified or clarified which may affect the Tenant's design documents. Please contact the Developer and its Engineer for supplemental criteria, which may be available. The Developer also reserves the right to evaluate specific items not addressed by these criteria if those items affect the function or overall appearance of the project.

Substitutions and exceptions to these criteria may be granted in extreme cases.

Local Government rules and regulations shall govern if in conflict with these criteria.

Review of the plans by the Developer's engineer is for checking conformance to the shopping center design criteria provided herein only. Review and approval of the Tenant's design plans is not meant to provide quality assurance/quality control measures.

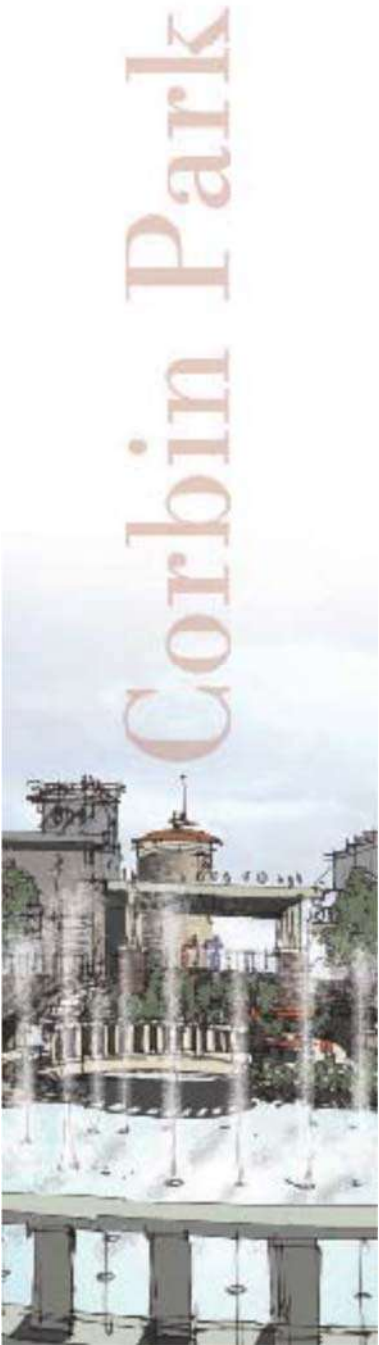
Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per shopping center standards. All exterior furniture shall be submitted to the Developer for approval. The Developer shall have final approval of all exterior furniture. For more information, refer to Landscape/Hardscape Section at the back of this handbook.

Site Accessories - Miscellaneous

Other components to be provided or installed in the site shall be approved by the Developer. Mailboxes of any type are prohibited.





S E C T I O N 7

Tenant Sign Criteria

TENANT SIGN CRITERIA

Building Parameters:

Pad Site Tenant -

Leasable area 0 – 13,999 s.f.

Small Shop Tenant -

Leasable area 0 – 11,999 s.f.

Sub-Major Tenant -

Leasable area 12,000 – 19,999 s.f.

Major Tenant –

Leasable area more than 20,000 s.f.–119,999

Anchor Tenant –

More than 120,000 s.f.

Tenant Signage Design Criteria

In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail.

Upon written notice from Developer/Landlord, Tenant agrees to take such actions

as may be necessary to comply at Tenant's expense, with applicable requirements.

The purpose of this section is to define and specify all exterior signage criteria for Corbin Park. (Entrance monuments will be addressed in the architectural plans). Each Tenant shall provide signage package for its space as described below.

All sign packages shall be submitted in triplicate for approval at least one hundred twenty (120) days of Lease Commencement Date to Landlord and Landlord's Architect prior to fabrication and installation. At a minimum, such drawings must show locations, sizes, and styles of lettering, materials, and types of illumination, installation details and

logo design. Upon approval, Developer/Landlord will issue a letter of approval to the tenant for use in obtaining a sign permit from the city.

If the plans are disapproved by Developer/Landlord, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Developer/Landlord, or its Architect until such plans are finally approved by Developer/Landlord.

The cost of the fabrication, permitting and installation shall be the responsibility of each individual tenant. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations and criteria contained in this manual. Each sign will conform to the limitations listed in this document below.

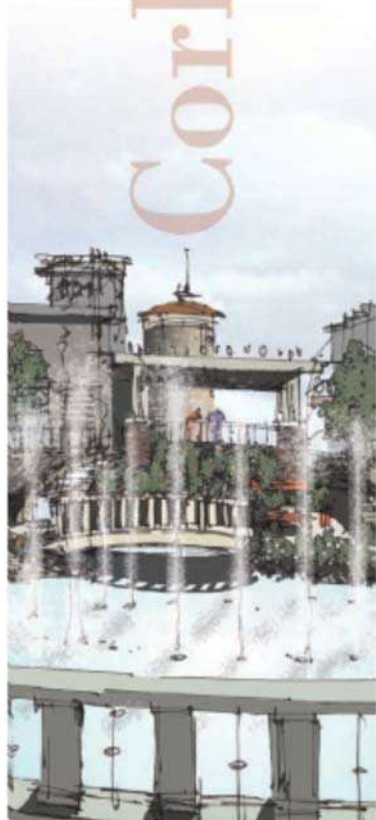
Sign Types and Parameters

The following types and amounts of signs will be permitted:

Small Shop Tenant Sign Parameters

(0 - 11,999 s.f.)

- The maximum height for letters in the body of the sign is listed on the SIGNAGE SIZE KEY MAP. (max size at discretion of Developer/Landlord)
- Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.
- One (1) wall/marquee sign will be allowed at the storefront, one (1) will be allowed at the rear facade, and one (1) additional will be allowed at the storefront if the tenant is an endcap.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") plexiglass. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs, fully welded. Retainers shall be one inch (1") trimcap or the equivalent and shall match the return. All letters shall be illuminated.





- All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- Marquee Signage: Allowed one (1) per storefront in lieu of Façade sign – 15 s.f. square feet maximum, letters shall be 16” maximum; maximum of two (2) total if an endcap. Sign shall be individually Illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted. Marquis signage is subject to Developer/Landlord and City review and will be approved on an individual basis and shall be treated as a primary sign.
- Blade Signage: Allowed one (1) per storefront, seven (7) square feet max. Letter height shall be six (6) inches max. Blade signs are only allowed if below a canopy. The blade sign shall be located on an elevation drawing, with clear height to bottom of sign indicated. Decorative brackets and sign design are to reflect the qualities of the tenant and the shopping center design in it's greater entirety.
- Plaque: A 4 sf wall mounted Plaque shall be allowed in lieu of a blade sign, in areas not under a canopy. Max letter height of 6”.

Pad Site Sign Parameters (0 – 13,999 s.f.)

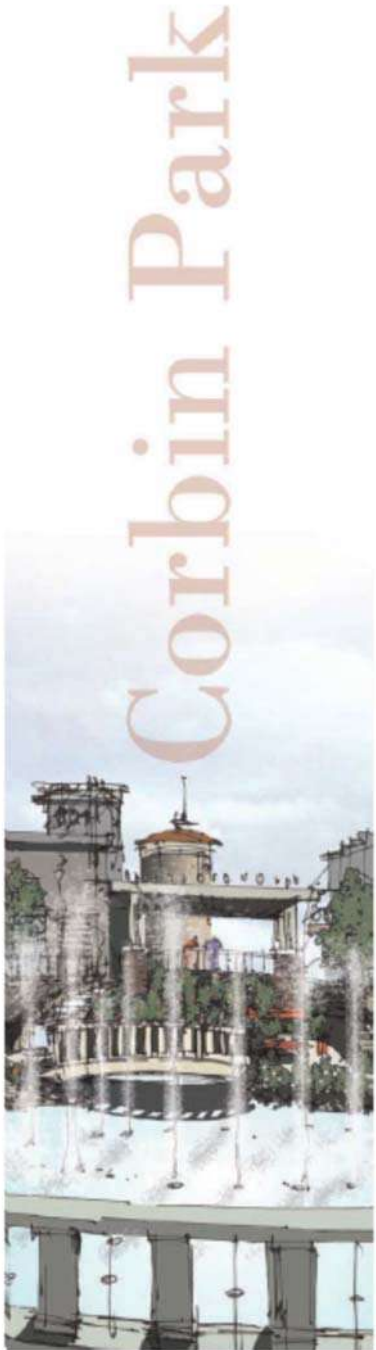
- Tenant sign area shall be on the building faces above the entrances and as part of the building design.
- The maximum height for letters in the body of the sign is listed on the SIGNAGE SIZE KEY MAP (max size at discretion of Developer/Landlord)
- The sign areas shall not exceed ten percent (10%) of the area of the facade.

- Maximum one sign per facade with a maximum of (3) three.
- Signage shall be illuminated individual letters mounted to the face Of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eight inch (1/8”) Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1”) trim cap or the equivalent and shall match the return. All letters shall be illuminated.
- Marquee Signage: Allowed one (1) per storefront in lieu of Façade sign – 15 s.f. square feet maximum, letters shall be 16” maximum; maximum of two (2) total if an endcap. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted. Marquis signage is subject to Developer/Landlord and City review and will be approved on an individual basis and shall be treated as a primary sign.
- One sign per building elevation with a maximum of (3) three total.
- All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.

- Reverse channel halo lighting is encouraged.

Sub-Major Tenant Sign Parameters (12,000 – 19,999 s.f.)

- Tenant sign area shall be on the building faces above the entrances and as part of the building design.
- The maximum height for letters in the body of the sign is listed on the SIGNAGE SIZE KEY MAP. (max size at discretion of Developer/Landlord)



- The sign areas shall not exceed ten percent (10%) of the area of the facade.
- Maximum one sign per facade with a maximum of (3) three.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from fl at, smooth one-eight inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All letters shall be illuminated.
- All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- Reversed halo lighting is encouraged.

Major Tenant (More than 20,000 s.f. to 119,999)

- Tenant sign area shall be on the building faces above the entrances and as part of the building design.
- The maximum height for letters in the body of the sign is listed on the SIGAGE SIZE KEY MAP. (max size at discretion of Developer/Landlord)
- The sign areas shall not exceed ten percent (10%) of the area of the storefront.
- Maximum one sign per facade with a maximum of (3) three.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from fl at, smooth one-eight inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers

shall be one inch (1") trim cap or the equivalent and shall match the return. All letters shall be illuminated.

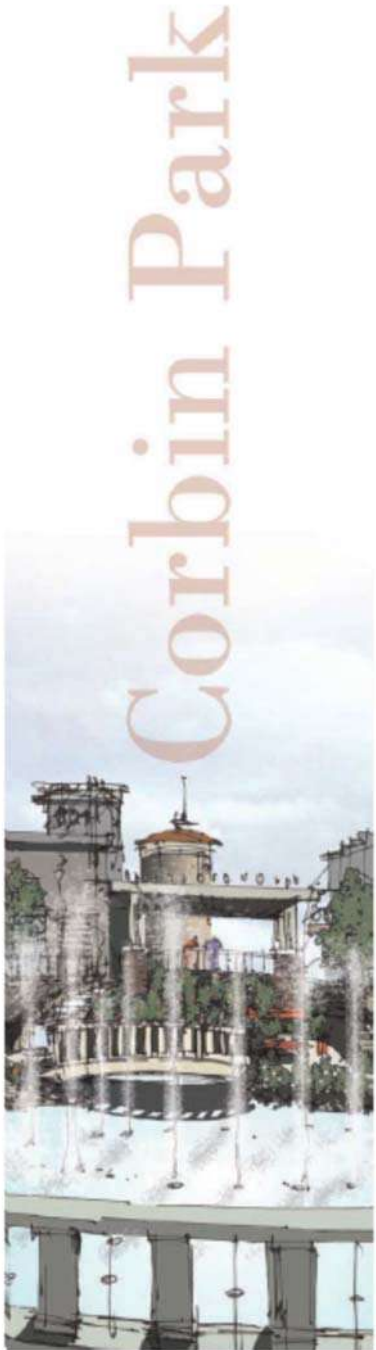
- All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- Reverse channel halo lighting is encouraged.

Anchor Tenant (More than 120,000 s.f.)

- Tenant sign area shall be on the building faces above the entrances and as part of the building design.
- The maximum height for letters in the body of the sign is listed on the SIGNAGE SIZE KEY MAP. (max size at discretion of Developer/Landlord)
- The sign areas shall not exceed ten percent (10%) of the area of the storefront.
- Maximum one sign per storefront with a maximum of (3) three.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from fl at, smooth one-eight inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All letters shall be illuminated.

General Sign Parameters

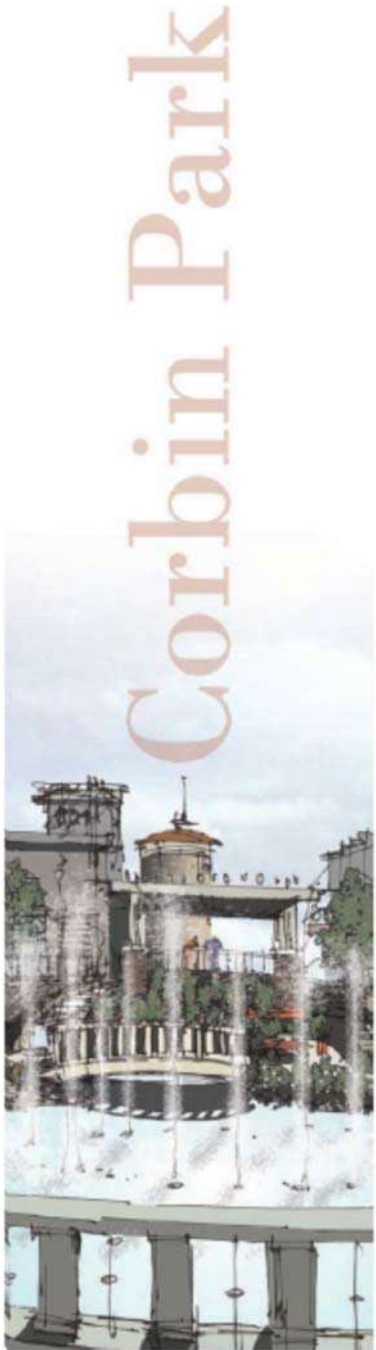
- In general signs must be made up of individual illuminated letters; conventional box signs that include attractive and distinctive designs with details such as raised letters will be considered on an individual basis.



- Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. No sign manufacturer's name, union labels, or other lettering shall be visible. Logo signs will be reviewed on an individual basis, but in general logos will not be allowed.
- Tag lines shall be allowed on an individual basis only and are subject to Landlord approval. Any allowable tag lines shall be individual illuminated letters (no box signs) and shall not exceed 10" in height. The width of the tag line shall not exceed the width established for the primary signage.
- No exterior sign or sign panel will be permitted to extend above any roof line.
- Any sign, notice or other graphic or video display, particularly self-illuminated signs, located within the store and which is easily visible from the shopping center will not be allowed. Illuminated Signs within 48" of a window are regarded as signage.
- Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view.
- No exposed lamps or tubing will be permitted.
- No exposed raceways, crossovers or conduits will be permitted.
- All signage returns shall be semi-glass black enamel finish or blend with adjacent building color.
- All cabinets, conductors, transformers and other equipment shall be concealed from public areas. Visible fasteners will not be permitted.
- All metal letters, including channel letters, shall be fabricated

using fully-welded construction, with all welds ground smooth so as not to be visible.

- Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted, and concealed.
- All signage whether halo illuminated or not, shall be pin mounted on building façade. Halo illuminated signage shall be pin mounted a minimum of 2" from building façade. Direct or internally illuminated signage shall be pin mounted a minimum of 1/2" and maximum of 1" from building face.
- Except as provided herein, no advertising placards, flags, balloons, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within 4' of the storefront without prior written approval of the Developer/Landlord. Painted, flashing, animated, audible, revolving, or other such signs that create animation are not permitted.
- Any Plexiglas sign faces shall not be clear.
- Sign illumination shall be internal and self contained.
- Non-illuminated signs on the inside of window are not regulated by ordinances.
- Non-illuminated exterior signage is allowed upon approval and receipt of a Special Event Permit from City.



- All main signs are to be centered in the signage band.
- All electric signs and installation methods must meet UL standards and contain a UL label.
- At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts or within the Design Control Area.
- Decals or other signing indicating products lines or credit card acceptability shall not be permitted on the storefront glazing other than stores operating hours.
- All illuminated signs must be turned on during the Center's normal operating hours. The use of time clocks for sign and show window lighting is required. Lighting of signs shall be at hours required by Landlord.
- No logos will be allowed on Tenant storefronts without prior written approval.
- Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord approval. Double stacked letters shall be a maximum 24" high individual letters and shall comfortably fit within the Landlord bulkhead as determined by the Landlord's Representative.
- Minimum height of all signage shall not be less than 60% of the maximum allowable letter height except for approved taglines.
- All signage is subject to the approval of the Developer's Architect and the local authorities. Developer has design discretion of overall size and height of letters and signs.
- Tenants are required to provide a concealed access panel from within the Tenant's leasable area, if applicable, to service and

install exterior building signage

Signs Not Permitted

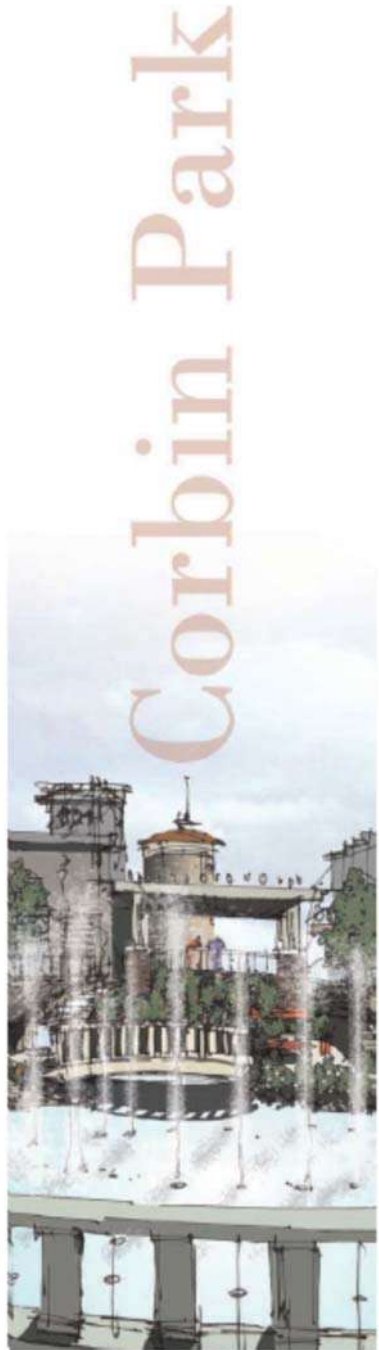
The following types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Boxed pillow or cabinet type, (unless approved by Landlord's Architect.
- Formed plastic or injection molded plastic signs.
- Banners or pennants without Special Event Permit from City.
- Signature signage (window sign or sign plate indicating name of shop or good sold) in addition to primary signage.
- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront without prior written approval.
- "Sale" sign, "Special Announcements" sign or other advertisement of any kind on the exterior without Special Event Permit from City.
- Exposed neon signs.
- Banners on outparcel lots except for those allowed by Special Event Permit from City.
- Animated, moving, rotating or flashing.
- Noise making.
- Additional signage of any kind within 4' of storefront windows.
- Awning signage.
- Use of the word "Outlet" in the signage text is prohibited.

Additional Signage

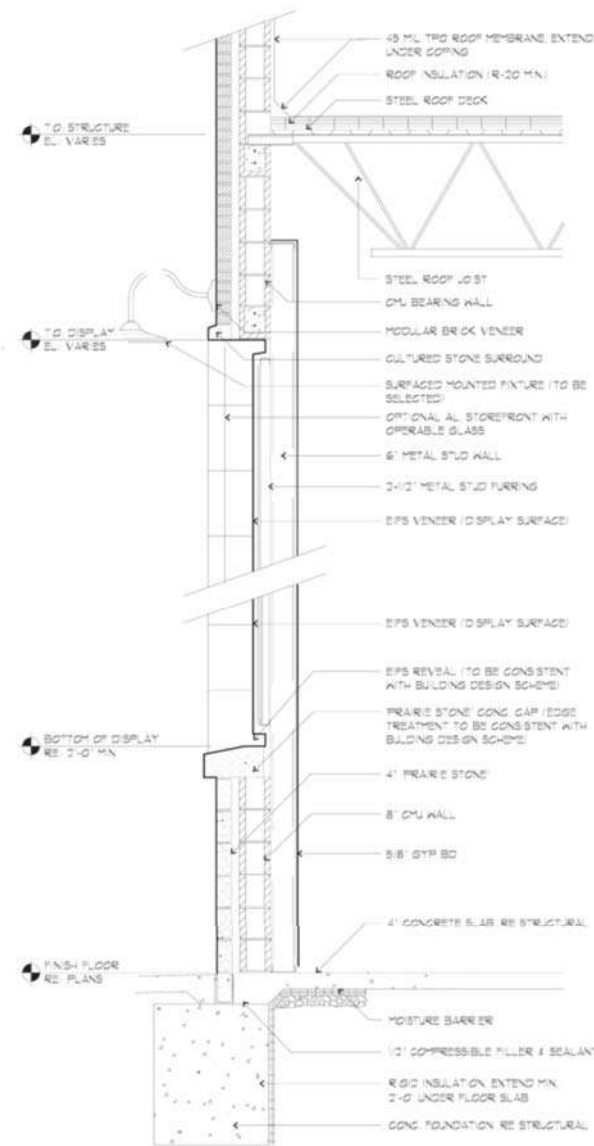
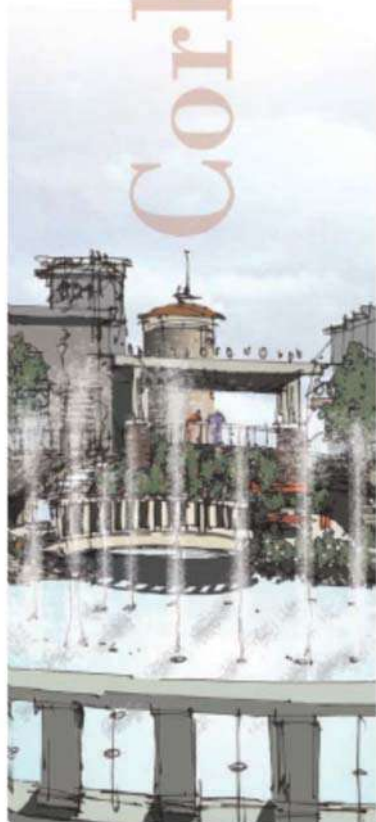
Service doors to Tenant spaces throughout the project shall be standard 4", identification only (name and address number) and shall be installed by the Tenant. The Tenant shall not apply any signage or other wording to service doors.

- All signage must be shown to scale on the approved storefront elevation.
- All additional signage shall be submitted to the Developer's/Landlord's Representative for approval as specified in Section Two.
- Any minor deviations to this criteria will be reviewed on an individual basis and subject to Developer/Landlord approval.

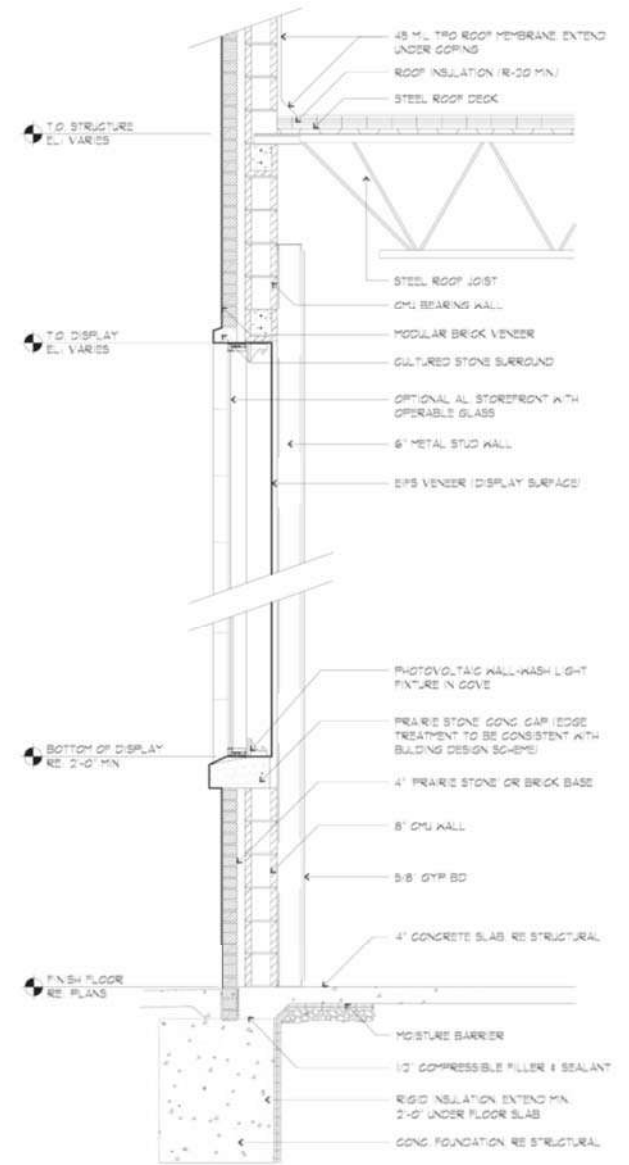


Environmental Graphics

- Must be non-commercial graphics.
- Must be front lit with concealed or other non-exposed type lighting system. No backlit lighting is allowed.
- Glass is required and must be flush or recessed from facade opening.
- Graphics must integrate with building facade design.
- Designs must integrate with the overall shopping center design.



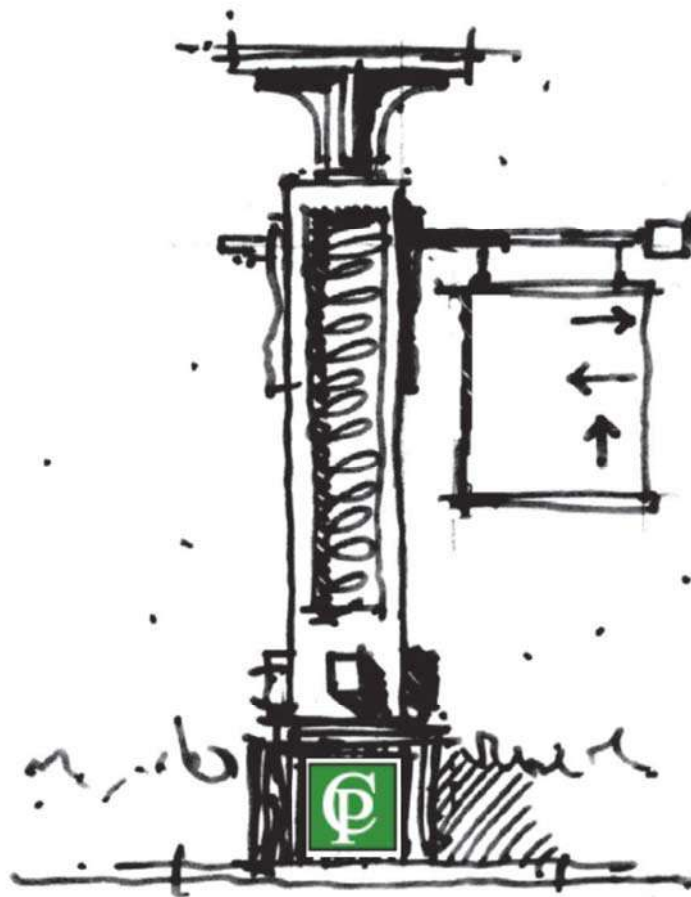
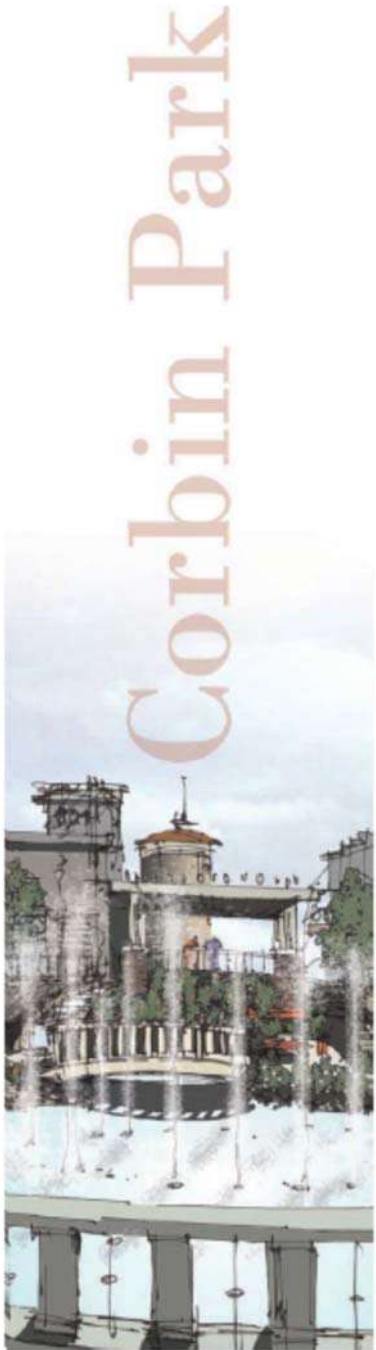
NON-COMMERCIAL DISPLAY WITH SURFACED MOUNTED FIXTURE

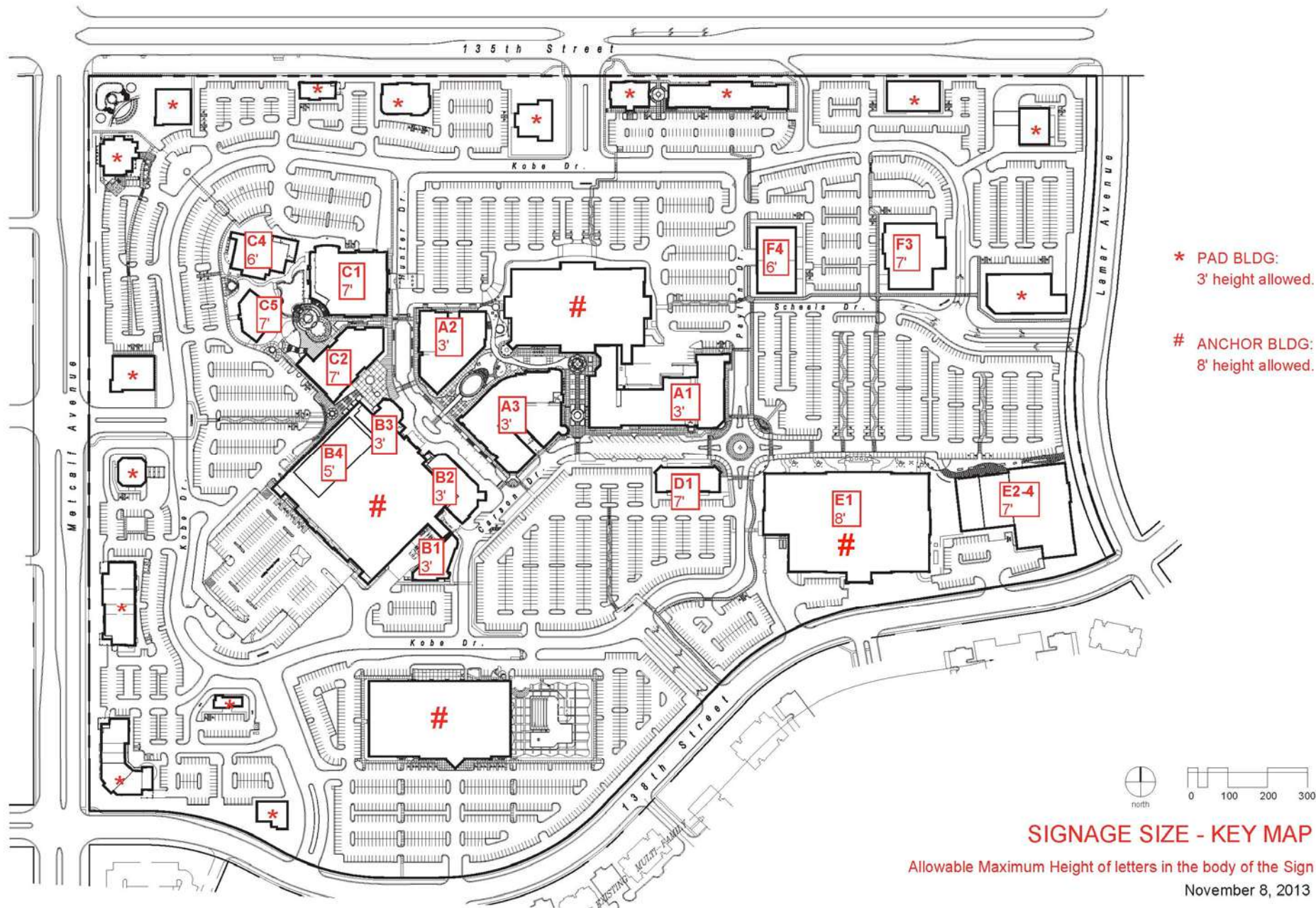
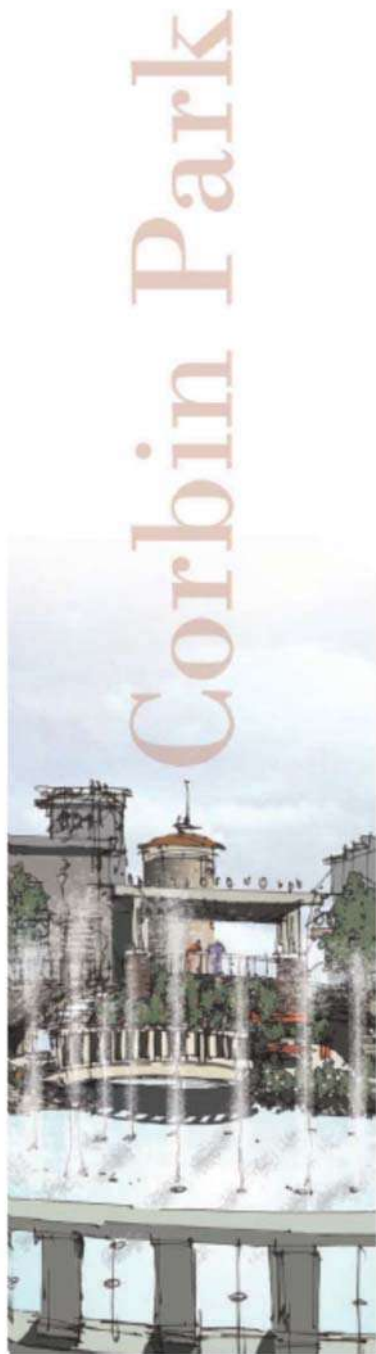


NON-COMMERCIAL DISPLAY WITH COVE LIGHT AND OPERABLE GLASS ENCLOSURE

Directional Signage

- Sign must not exceed four (4) square feet in total size.
- Logo must not exceed one (1) square foot.
- Directional signage must not exceed three (3) square feet.
- Sign support structure for directional signage must not exceed five (5) feet in height unless a deviation is granted.
- A deviation is required to include directional signage on entry markers.







S E C T I O N 8

Engineering Overview

ENGINEERING OVERVIEW**HVAC**

Heating, ventilation, and air conditioning shall be by means of packaged rooftop units with electric heat. Tenant is required to provide all equipment, ductwork, electrical connections, etc. for Tenant's HVAC system. Tenant is required to provide toilet exhaust by means of roof mounted exhaust fans. All equipment and materials shall be installed in locations within established "mechanical zones" or as approved by the building shell structural engineer. Tenant's HVAC system shall be designed by a Registered Professional Engineer.

For Tenants located below second floor tenant spaces, Landlord shall provide a shaft for supply, return air, and toilet exhaust ductwork to the roof in location determined by Landlord.

HVAC Controls

Tenant is required to provide necessary equipment for Tenant's HVAC control system. At a minimum Tenant shall utilize a seven day time clock or programmable thermostat to control HVAC system. Landlord facility management system is not being provided.

Tenants who generate odors, moisture or high heat-producing exhaust shall provide separate special exhaust and make-up air facilities, to be approved by the Landlord's Architect and the Landlord's Construction Coordinator. For restaurant Tenants below second floor tenant spaces, Landlord shall provide shaft for kitchen exhaust and makeup air ductwork.

Any unacceptable odor, as determined by Landlord, shall be exhausted by means of centrifugal blowers located within the premises and ducted through the roof to the atmosphere.

No openings for fans, vents louvers, grilles or other devices will be installed in any demising partition, exterior wall, or roof without Landlord's written approval and Landlord's supervision.

Plumbing

Water service backflow preventer is provided by the Landlord at the water service entrance to each building. Tenant water meters (sub-meters) are not required or provided by Landlord. Tenants shall be allowed to make one roof penetration for the plumbing vent. The Landlord's Roofing Contractor at the Tenant's expense shall construct all roof penetrations. The Tenant shall furnish and install all required plumbing piping and fixtures within the space. For Tenants located below second floor tenant spaces, Landlord shall provide a plumbing vent stack and header to the Tenant's premises for connection by Tenant.

Roof Drainage

Primary Roof Drainage will be by means of internal piping and downspout leaders. Secondary roof drainage shall be by means of external scuppers. Roof drainage for the shell building is provided by Landlord.

Grease Interceptors

If Tenant's occupancy requires the use of a sanitary sewer grease interceptor it shall be provided and installed by the Tenant at Tenant's expense. The location of the interceptor is subject to approval by the Landlord's Architect and the Landlord's Construction Coordinator. Grease interceptor shall be installed in accordance with requirements of the Authority Having Jurisdiction and the Johnson County Wastewater Department.

Gas Service

Natural gas is available if required by the Tenant. The Tenants are solely responsible for installing the gas service piping from the gas company connection point outside of the building to the Tenant's space in accordance with the Landlord's pipe routing requirements. Gas service where used shall be metered and billed to the Tenants by the local utility company. Gas service lines are to be internally located within building or concealed on top of roof. Gas lines shall not run exposed on exterior of building.



Fire Protection

Tenant shall modify the existing landlord sprinkler system for new wall and/or ceiling configurations. Coordinate modifications with the Landlord's Architect and the Landlord's Construction Coordinator. All sprinkler work shall be performed by the Landlord's sprinkler contractor, at tenant's expense. Tenant's sprinkler installation shall conform to the requirements and regulations of all Authorities Having Jurisdiction (AHJ). All tenant sprinkler systems shall be hydraulically calculated in accordance with NFPA 13.

Tenants shall use semi-recessed sprinklers in all areas with ceilings, concealed sprinklers in all storefront design control area (refer to section 3, small shop tenants, for extent of design control areas and upright sprinklers in all areas without ceilings).

Electrical

Electric Service Load Calculation Submittals: Tenant shall submit to the Landlord electrical load calculations, for the Tenant space, indicating connected loads and demand loads based on the National Electrical Code (NEC) allowable diversity factors. Load calculations shall account for applicable energy code requirements. Also refer to Section Two of the Tenant Criteria Handbook for additional submittal requirements.

Small Shop Tenant and Sub-Major Tenant Electric Service - Typically 800A and below: Electric service characteristic is 480Y/277V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide electrical service from electric utility transformer to an exterior mounted main building disconnect switch and service wireway, to accommodate multiple tenant services, as indicated on the building shell construction documents. Tenant shall reference "Typical Multi-Tenant Electric Service Entrance Detail" in the Tenant Criteria Handbook for typical Tenant meter/disconnect space allowance, configuration and layout. Tenant shall coordinate the assigned location of his meter/disconnects on the service wireway with the Landlord's Architect and Landlord's Construction Coordinator. Tenant shall be responsible for tapping conductors in the service wireway. Taps shall be in accordance with Landlord's standard materials and methods specified on the building shell construction documents.

Tenant is responsible for service metering provisions: For self contained metering 200A and below, tenant shall provide overcurrent protection disconnect device on utility-side of meter and overcurrent protection device on tenant-side of meter (either at the meter or as main disconnect within the tenant's space). For services exceeding 200A, tenant shall provide metering CT cabinet and overcurrent protection on tenant side of (and at) the metering CT cabinet. Tenant shall provide copper feeder conductors (4-Wire + Ground) to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string from a location within the building near the service wireway and stubbed into each Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents) for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required for Tenant's space loads. Permanent electric service shall be metered and billed to the Tenant by the local electric utility company.

Major Tenant Electric Service – Typically above 800A (Does not apply to Anchor Tenants): Electric service characteristic is 480Y/277V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide empty conduit for Tenant provided service conductors from electric utility transformer to designated location at exterior of the building. Tenant shall provide service entrance conductors, exterior building mounted utility metering CT cabinet and main service disconnect switch. Tenant shall coordinate with the utility company and provide all other required service metering provisions. Tenant shall provide copper feeder conductors (4-Wire + Ground) from load side lugs of the main switch to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string within the building near the designated main service disconnect switch location and stubbed into Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents) for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required



for Tenant's space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Anchor Tenant and Pad Site Electric Services: Electric service characteristic is 480Y/277V, 3-phase. The tenant shall be responsible for providing electric service sized in accordance with the National Electric Code (NEC) and for coordinating all electric service requirements with the electric utility company. Tenant shall also coordinate the electric service installation with the Landlord's Architect and the Landlord's Construction Coordinator. Tenant shall provide electrical service equipment, metering equipment, electrical distribution equipment and all feeders and branch circuits required for Tenant space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Communications (Telephone & Cable TV)

Space for telephone and cable TV services to the building will be located in a common room. A conduit for telephone and a conduit for cable TV, each having a pull string, will be stubbed to each proposed Tenant space as indicated on the building shell construction documents. Refer to building shell construction documents for Tenant specific information. Tenant service construction shall include wiring, connections, and all telecommunications equipment. Service shall be billed to the Tenant by the local service provider.

Lighting

The Landlord shall provide temporary normal and emergency egress light fixtures and exit light fixtures within the tenant shell space, circuited to the Landlord's panelboard. The temporary light fixtures shall be removed and turned over to the Landlord at the beginning of Tenant space infill construction. Tenant shall provide permanent lighting within the finished Tenant space, including normal lighting, normal means of egress lighting, emergency means of egress lighting and exit lighting fixtures, complying with local Building Code requirements. Tenant provided interior light fixtures shall circuit to the Tenant's panelboard. Landlord shall provide exterior normal egress lighting indicated on the building shell construction documents. Landlord shall provide exterior emergency egress lighting at "back-of-

store" exits. Tenant shall provide exterior emergency egress light fixtures at "front-of-store" exits so as to comply with the local building codes for emergency egress lighting. Unless otherwise approved by the Landlord's architect, "front-of-store" exterior emergency egress light fixtures shall be as specified below. Tenant shall connect exterior emergency egress light fixture batteries to the Landlord provided 277V normal exterior egress lighting circuit at junction boxes located at "front-of-store". Junction box locations are indicated on the shell building construction documents.

Exterior Emergency Egress Light Fixture Specification: Lithonia #ELA-DDB-T-OMC-H2012 outdoor twin-head mini-cylinder and #ELT-RO Series 12V (277V input) sealed, maintenance free, lead calcium remote mounted emergency battery (without heads). Provide quantities of heads and related battery wattages as required to comply with all applicable codes and as required by the Authority Having Jurisdiction (AHJ). Locate batteries within tenant ceiling space near the remote heads. Coordinate location, mounting method and mounting heights of heads and batteries with Landlord's architect.

Fire Alarm

Each tenant shall be required to modify and add new devices to the Landlord's existing fire alarm system, for new tenant wall and ceiling layout in accordance with NFPA 72. Landlord approved fire alarm contractor, at tenant's expense, shall perform fire alarm installation. All tenant devices must be compatible with Landlord fire alarm control panel. All modifications must be approved by the City of Overland Park prior to installation.

Civil

The following list of Civil Engineering drawings must be submitted for review. All drawings must be a minimum of 24" x 36", be to scale (min. of 1" = 50'), have a north arrow, show basic site plan information, contain appropriate general notes, identify materials to be used in construction, and contain any other engineering data necessary for determination of site construction. Each plan is further required to show the following:





- Dimensioned Site Plan
 - Property lines, setback lines, buildings, signs, sidewalks, and curbs.
 - Parking stalls, aisles, and driveways.
- Grading Plan
 - Finished surface contours
 - Erosion control methods
 - Drainage structures
- Utility Plan
 - Existing utilities (or those provided by the Landlord)
 - Proposed service connections for water, sewer, storm sewer, power, natural gas, telephone, cable TV, or any other underground utility.
 - Appropriate details for manholes, cleanouts, hydrants, etc.
- Pavement Plan
 - Sidewalk and curb locations
 - Elevations of curbs, parking lots, and sidewalks
 - Drainage paths
- Site Lighting Plan
 - Pole location and fixture mounting heights, number of, and orientation of all fixtures
 - Point by point footcandle (fc) plan of parking lot with points not exceeding 20' on center grid
 - Average, maximum, and minimum fc at ground surface
 - Uniformity ratio; average-to-minimum fc and maximum-to-minimum fc
 - Pole manufacturer and model number
 - Fixture manufacturer and model number.

Please Note: The plans must indicate and define any structure or improvement that is to be constructed on the premises. Such items may include but are not limited to: retaining walls and traffic control signs. The Landlord

reserves the right to include those items as part of the review and approval process.

Site Lighting Criteria

This section shall apply to all lighting installed for illumination of parking lots. This section does not apply to any fixtures mounted in or on buildings or common gathering structures.

All site lighting installed within the development property shall be designed according to the following standards:

All fixtures shall be Metal Halide type and include High Power Factor Ballasts. High pressure sodium fixtures are prohibited.

All parking surfaces, walkways, and drive spaces shall be illuminated at ground surface. Unless otherwise required by local codes and Authority Having Jurisdiction (AHJ), maintained illumination for the same spaces shall be 3.0 footcandles average. A light loss factor no greater than 0.8 shall be used. Setback and landscaped areas, which do not contain walkways or parking, are not bound by these requirements.

Foot-candle levels shall be shown out to the lot line or to a zero footcandle level. These levels shall be shown on the drawings but not included in calculations obtained above. A point-by-point photometric plan shall be provided for review. Footcandle levels shall be shown on grid spacing no greater than 20' x 20'.

Uniformity fc ratios:
Shall not exceed 6:1 average-to-minimum
Shall not exceed 20:1 maximum-to-minimum

Comply with local codes, Authority Having Jurisdiction (AHJ) and planning commission commercial design guidelines and standards with regard to area lighting minimum footcandles, uniformity ratios and also maximum vertical footcandles at adjoining residential property lines. Verification of requirements must be completed and implemented prior to submitting plans.

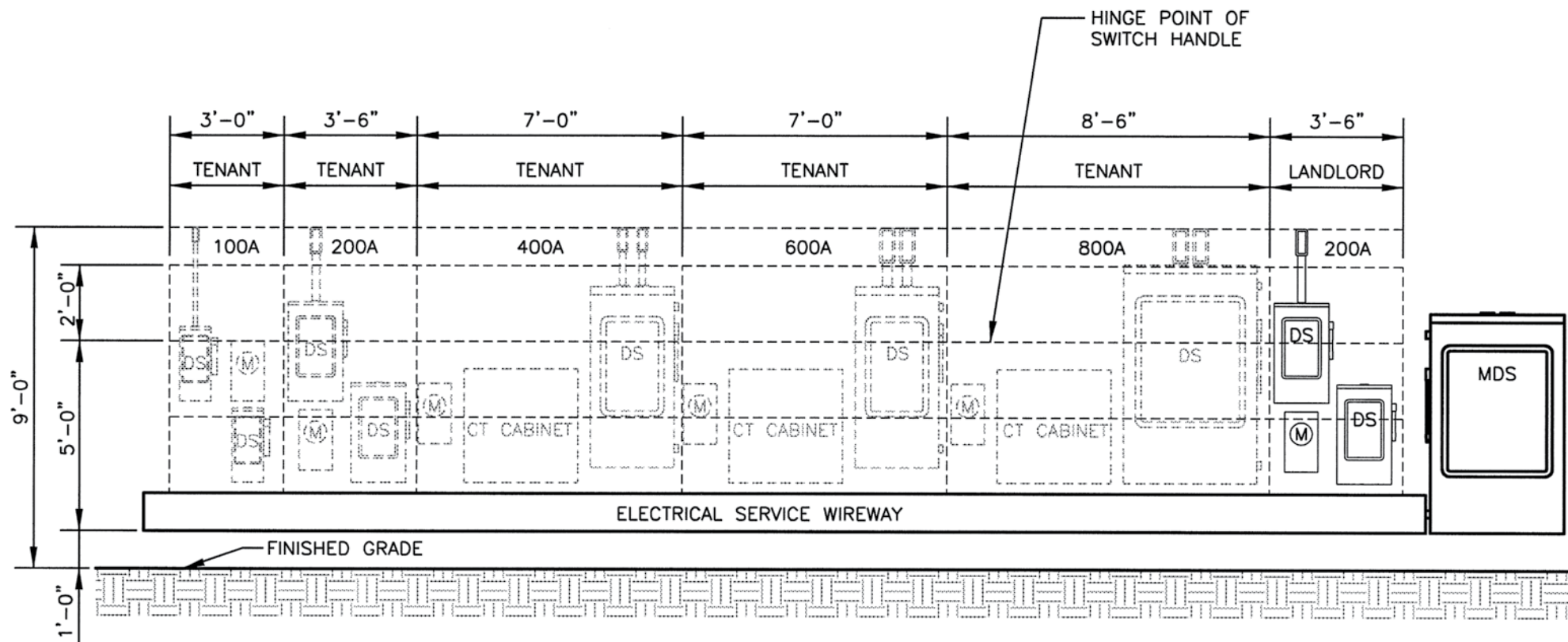
Site lighting poles for main parking lot areas shall not exceed 30'-6" (28'-0" pole with 2'-6" base) in height measured from the ground surface. Maximum mounting heights shall comply with the local Authority Having Jurisdiction (AHJ).

Shopping Center standard light poles shall be used in all locations. Exceptions for walkways and common gathering places may be granted if deemed appropriate for the development by the Landlord. Contact Landlord's Architect for specific light pole manufacturer and model specifications.

Each pole shall be installed upon a concrete base conforming to the Landlord's standard pole base detail.

Unless approval is received from Landlord, no more than two fixtures may be mounted (at any height) on one pole.





NOTE: THIS DETAIL IS GENERIC AND SHOWS MAXIMUM ALLOWABLE SPACE FOR TENANT SERVICE DISCONNECT SWITCHES AND METERS BASED ON SERVICE SIZE (AMPS). TENANT'S SERVICE EQUIPMENT MUST BE INSTALLED WITHIN ASSIGNED SPACE ON THE WIREWAY. TENANT SHALL COORDINATE WITH LANDLORD'S ARCHITECT AND LANDLORD'S CONSTRUCTION COORDINATOR FOR APPROVED ASSIGNED LOCATION.

1 TYPICAL MULTI-TENANT ELECTRIC SERVICE ENTRANCE DETAIL

1/4"=1'-0"



S E C T I O N 9

Store Construction Procedures

STORE CONSTRUCTION PROCEDURES

To expedite the construction of the Tenant's premises, the Landlord has established the following guidelines.

The construction of the Tenant's premises is to be performed in accordance with the Tenant's approved plans and specifications by a bonded Contractor selected by the Tenant. Tenants needing assistance in locating experienced local General Contractors should contact the Landlord's Representative for assistance. The General Contractors, as well as Heating, Ventilation and Air Conditioning, Plumbing, Gas Piping, Electrical and Sign Subcontractors, must be licensed by the State of Kansas.

The Tenant or Tenant's Architect must also forward a copy of this Handbook to the Tenant's General Contractor.

The General Contractor selected by the Tenant must provide a full time Superintendent on site at all times during construction and must observe the Tenant Contractor Rules and Regulations.

The Tenant's General Contractor shall coordinate all construction staging with the Landlord's Tenant Coordinator prior to construction.

Contractors and Subcontractors shall not discriminate against any person or group of persons on account of race, sex, marital status, age, handicaps, color, creed, religion, national origin or ancestry. All Contractors shall have good labor relations, be capable of performing quality workmanship and work in harmony with Landlord's Contractors and other Contractors on the job, and any other labor entity at or servicing the center. Tenant's Contractor shall cooperate with the Landlord's Construction Superintendent and any other Contractor by coordinating its work in order not to delay other work in progress, interfere with the operations of existing stores, or impede or endanger the safety of Contractors and the public.

Permits and Certificate of Occupancy

The Tenant or his Contractor must submit the required number of sets of Landlord approved final working drawings and specifications and apply for all necessary permits, including a building permit from the City of Overland Park, Kansas Building Department, and pay all associated fees. All permits and one set of approved drawings must be kept at the construction site during construction.

In addition, if applicable, the Tenant may have to obtain certain permits or approvals from the Health Department or other governing authorities and pay for any applicable fees.

All Contractors must be licensed in the State of Kansas and possess local business licenses.

It is the Tenant's Contractor's responsibility to schedule periodic inspections by the appropriate Building Department and other inspectors as necessary and to comply with their requirements and all codes and regulations. Inspections should be scheduled so that there is adequate time to make any changes required by the inspectors prior to the store opening.

Tenant shall obtain a Certificate of Occupancy from the Building Department and submit a copy of this certificate to the Landlord's Representative before opening the premises to the public. The original must be posted within the Tenant space.

PREREQUISITES TO TENANT CONSTRUCTION

Before the Tenant's Contractor will be permitted to start construction, the Contractor must comply with the following prerequisites:

Pre-Construction Meeting

A pre-construction meeting must be held with the Landlord's Construction Coordinator to determine suitable access routes to the site



and the premises, designated parking for Contractors, designated loading, unloading and storage areas if available and approved by the Landlord.

Bi-weekly Construction Meetings

The Tenant's General Contractor shall schedule bi-weekly meetings with the Landlord's Coordinator to update Construction Schedules and conformance with documents.

Bond and Insurance

Any Contractor engaged by the Tenant having a Contract shall furnish a performance bond naming both the Tenant, the Landlord's Lender and the Landlord, as additional insured, as their interest may appear. Evidence of the bond must be filed with the Landlord's Construction Coordinator before construction may begin. Insurance requirements should follow the details under Insurance Exhibit within the Tenant's Lease.

Progress Schedule

The Tenant's Contractor shall promptly submit to the Landlord's Construction Coordinator a progress schedule or bar chart showing the work schedule and anticipated completion of the store.

Changes In Design or Materials

Tenant's Contractor shall not deviate from approved drawings and specifications without obtaining prior written permission from Tenant, Landlord's Construction Coordinator, and the Building Department and/or other governmental agencies.

Demolition

Tenant's Contractor shall perform all demolition of existing construction necessary to build the new store per the approved plans and specifications. Previous tenant construction can be retained provided it is reused and returned to "as-new" condition (e.g. air handling units, toilet rooms, etc.) All abandoned equipment, conduit, ceilings, lights, ducts, etc. which is not being reused, must be removed and properly disposed of. All active utility lines must be properly capped if not being reused.

Construction Utilities

During construction, the Tenant's electrical contractor shall be required to provide ground fault protection for all power equipment used in the premises.

Access to Roof

Access to shopping center roof is restricted to the Landlord's personnel and the Landlord's designated Contractors. No Contractor or Subcontractor will be permitted on the roof unless specific permission has been obtained from the Landlord's Construction Coordinator. The penetration of the roof deck and the installation of all flashing and curbing for Tenant related equipment must be by the Landlord's roofing Contractor at the Tenant's expense. Installation of equipment on the roof will be by the Tenant's Contractor.

Rubbish Removal

The Tenant or Tenant's Contractor shall be responsible for the daily removal of construction debris from the premises and the site. Should the Tenant fail to comply with the above the Landlord will proceed, upon 24 hour notice, with the necessary cleanup, demolition and removal, and charge the Tenant accordingly. Curb and wall damage will be deducted from Tenant Construction allowance.

The week before the Shopping Center Grand Opening and beyond all Tenant dumpsters shall be centralized. Each unfinished Tenant space will be charged a pro-rate rubbish fee until the Tenant space is complete.

Courtyards, public corridors, service corridors and adjacent Tenant spaces must be kept clear of all trash, refuse, fixturing and merchandise at all times.

Damage

Tenant and his Contractor shall be responsible for the cost of any damage to structure, utilities or vehicles caused by any persons or equipment under Tenant Contracts.



Permits Inspection and Acceptance

Tenant's Contractor must provide evidence of all necessary permits prior to start of construction. It is the Tenant Contractor's responsibility to schedule inspections by the appropriate building department and other inspectors as necessary, and to comply with their requirements, and all codes and regulations. A copy of all inspection reports must be submitted to the Landlord Construction Coordinator. From time to time, and upon completion, Landlord's Construction Coordinator will inspect Tenant's construction for compliance with approved drawings and specifications. Deviations or unsatisfactory workmanship must be immediately corrected, regardless of their acceptance by public authority or the Tenant. The Tenant's General Contractor or appointed agent, for prompt completion, will do a punch list and give the punch list to the Landlord Construction Coordinator for review.

Landlord's Prior Rights

The Landlord retains prior rights to the space above 12'-0" of the Tenant's premises, to accommodate the shopping center's structural, mechanical or electrical requirements, such as piping, ducts, conduit, etc.

Furthermore, Landlord, Landlord's agent(s), or an authorized utility company (subject to Landlord's written permission) shall have the right to run utility lines, pipes, conduits, or duct work where necessary or desirable, through air space above the Tenant's ceiling, column space or other parts of the leased premises, and to maintain, repair, alter, replace or remove the same, all in a manner which does not interfere unnecessarily with the Tenant's use thereof.

Violations

In the event the Tenant is notified of any violations of codes, ordinances, or regulations, or of its obligations hereunder, either by the jurisdictional authorities or by the Landlord, Tenant shall correct such violations within seven (7) calendar days, or the Landlord will correct, at Tenant's expense, such violations at Landlord's actual cost plus fifteen percent (15%) cost of administration.

Repair of Adjacent Finishes

It is the Tenant's responsibility to repair all existing Landlord or adjacent Tenant construction finishes which may have become damaged as a result of Tenant's construction to new condition.





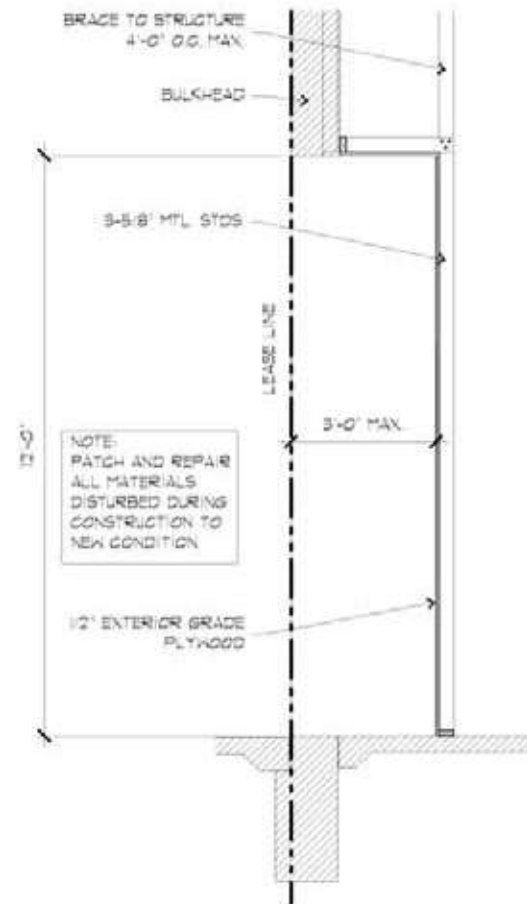
T E N A N T C R I T E R I A H A N D B O O K

Temporary Tenant Enclosure

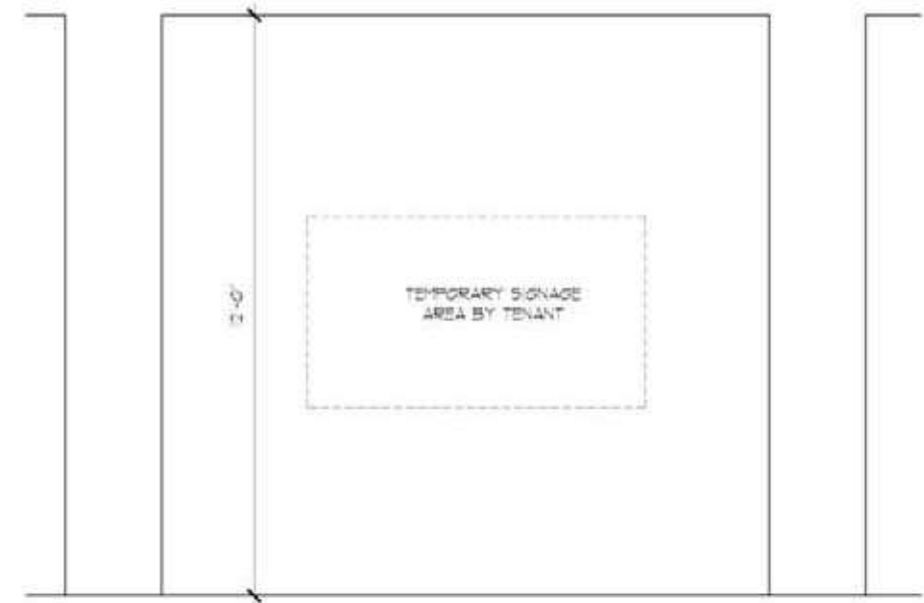
During construction, the Landlord will require the Tenant's premises be separated from the Shopping Center concourse by a temporary tenant enclosure.

The enclosure shall be 12'-0" high and constructed of fire treated wood studs with ½" fire treated plywood, with one coat of flat latex paint to

match Shopping Center standard and shall be located no more than three feet in front of the lease line. The entire enclosure must be installed on carpet strips so as not to damage the Shopping Center flooring. An access door will be permitted in the temporary tenant enclosure only if there is no rear service door. Modifications to the temporary tenant enclosure during construction will be the Tenant Contractor's responsibility and shall be done immediately. Refer below for shopping center standard barricade details.



SECTION



ELEVATION



PLAN



Clean-Up

Tenant shall provide daily cleanup of its premises and the surrounding area during construction, and the removal of all construction debris from the Tenant space to the trash containers. Upon completion of Tenant's construction, Tenant shall promptly dismantle, remove and dispose of the temporary tenant enclosure and any excess materials from the premises. Should the Tenant fail to comply with the above, Landlord will proceed, upon 24 hours notice, with the necessary cleanup, demolition and removal, and charge the Tenant.

Security

Access to the site will be restricted to only those employees working on the project.

Contractors wishing access to the site after normal working hours must obtain approval from the Landlord Construction Coordinator.

Waivers of Lien

In making progress and final payments to Contractors, Tenant should obtain valid Waivers of Lien, indicating payment in full for labor, materials, and subcontractors. Landlord may request to see evidence of such Waivers before permitting Tenant to open the premises for business.

Certificate of Occupancy

Tenant shall obtain a Certificate of Occupancy from the City of Overland, Kansas and submit a copy of this certificate to the Landlord's Construction Coordinator before opening the premises to the public. Further, turn over "as-built" drawings at the completion of the punch list and for final inspection by the Landlord Construction Coordinator.

Tenant shall provide monthly updates to Landlord for lost construction days due to weather.



S E C T I O N 1 0

Tenant Contractor Rules & Regulations

TENANT CONTRACTOR RULES AND REGULATIONS

Simultaneously with the acknowledgment of these Rules and Regulations, Contractor has deposited with Manager the amount of \$10,000 (hereafter, the "Contractor's Deposit") which shall be used by Manager to offset the failure of any of the obligations of Contractor as hereinafter provided. In the event any funds are available upon completion of the job, Manager shall refund any said amount. Nothing in this Agreement shall be interpreted to confer upon Contractor any additional rights or remedies as and against Manager or the owner of the property. Contractor and Manager agree that the following are merely rules and regulations which shall control the conduct of the work site for the benefit of Contractor, Manager and other contractors working at the site.

Preconstruction Requirements

Prior to entering the project or starting construction, Contractor must check-in at Manager's on-site office and provide the following:

1. Evidence of complete set of Landlord Approved Plans.
2. Evidence of building permit and the State department approved set of plans.
3. A copy of the "Contractor's Informational Data Form" must be submitted to both Center Management and the Tenant Improvement Coordinator. (See attached Exhibit A).
4. Certificates of Insurance verifying minimum coverage as specified below. No Contractor will be permitted to start work until the required insurance certificate is on file with Manager.

Worker's Compensation and Employer's Liability Insurance in an amount applicable by law.

Comprehensive General Liability and/or Excess (Umbrella)

Liability in an amount not less than \$1 million for each occurrence, \$2 million in the aggregate.

Comprehensive Automobile Liability in an amount not less than \$1,000,000 combined single limit, for EACH person, and for EACH accident.

The Excess (Umbrella) liability policy is defined as being an addition to the general liability amounts in the amount of \$5 million. All policies must contain the following as named additional insured:

As directed by Developer.

All policies must provide that Landlord will be given thirty (30) days Notice of Termination or alteration of insurance.

5. Progress Schedule or bar chart showing the work schedule and anticipated completion of the work.
6. 24-hour, emergency telephone number for the General Contractor, Project Manager, Site Superintendent, and for all major subcontractors.
7. Contractor and all subcontractors must be bondable and meet all licensing and insurance requirements by the State and City where the work will occur.
8. Material Safety Data Sheets (MSDS) on all hazardous substances used by any Contractor must be provided to Manager 48 hours prior to the start of work involving the hazardous substance.
9. Manager reserves the right to refuse the use of any substance Manager believes may be hazardous when used in the Shopping Center.



Job Familiarity

Prior to commencement of construction, Contractor shall thoroughly review the Contractor's Rules and Regulations, verify dimensions and utility locations and familiarize themselves with jobsite conditions.

Approved Design

The job shall be constructed in accordance with the plans, which have been approved by the Landlord. These plans shall comply with all City, County and State rules, ordinances and regulations relating thereto. A copy of Landlord approved plans must be kept on the jobsite at all times during construction.

Building Permit

Contractor shall apply or cause the application for all permits, coordinate Building Department submittal and pay all associated fees including obtaining all approvals and permits from the local health department if required. Building permit shall be posted in the space before any work starts (i.e., demolition, rough framing, rough plumbing or electrical). A copy of the permit must be on file with the Tenant Improvement Coordinator prior to the start of construction, and a copy must be placed in clear sight within the job space.

Quality of Workmanship

All of Contractor's work shall be performed in a thorough, first class and workmanlike manner and shall be in good and usable condition at the date of completion thereof.

Supervision

Contractor shall provide a full time supervisor or representative on site at all times when construction is being performed in the space and shall advise manager of the name, cell phone number and other relevant contact information as may be requested by Manager.

Construction Barricade and Other Rules

1. The barricade will be the responsibility of Contractor unless otherwise stated in the Lease.

2. If any existing barricade must be removed or replaced, it will be done at the sole cost and expense of Contractor and the Contractor shall have no claim as to the Manager or Landlord for any modification or relocation of the barricade.
3. Contractor shall be required to properly protect its work with lights, guard rails and barricades and secure all parts of the work against storm, accident, malicious mischief and theft. If the barricade has been built and is in place prior to the Contractor's commencement of work, the Contractor will reimburse the Shopping Center for the cost to build the barricade at \$45.00 per lineal foot.
4. NO foot traffic will be permitted through the barricade during Shopping Center Hours, as hereafter detailed. Contractor must use the back door at all time where applicable.
5. All finished Shopping Center areas including soffits, neutral piers and bulkheads are to be returned to their original condition when construction is complete and barricades are removed. The surfaces where the barricade had been fastened to the Shopping Center bulkhead must be repaired and painted to match existing Shopping Center color. Matching paint color specifications are obtained from the Tenant Improvement Coordinator.
6. Flooring: Contractor shall provide adequate protection to the Shopping Center sidewalk to prevent damage to the surface during construction. Any chips, holes or scratches in the flatwork from demolition of the old storefront or barricade that remains exposed after new construction is the responsibility of the Contractor to repair. Any damage to said sidewalk/pavement including, but not limited to, staining by liquid or foodstuff, may be repaired or replaced by Manager at Contractor's expense.
7. All workmen are required to remove as much dust and dirt from their shoes and clothing as possible before entering the common area of the Shopping Center. Any Contractor or subcontractor who tracks dirt



or dust through the common area will be subject to a cleaning fine of \$100.00 deducted from the Contractor's Deposit for each occurrence.

Work Areas

1. Contractor shall contain all operations within the premises of their space and such other space as Manager may specifically permit. Common areas, public corridors, service corridors and exterior of the building must be kept clear of any equipment, merchandise, fixtures and trash at all times.
2. All precautions will be taken to insure that dust and fumes from demolition and construction remain within the barricade and shall not accumulate into the common area. If the Shopping Center Manager or Tenant Improvement Coordinator deems dust accumulation excessive, it is the Contractor's responsibility to pay for the clean up, or provide the services to clean up the area.
3. If action has not been taken after 24 hours notice, Manager may provide the clean up and charged back to Contractor.

Temporary Construction Power

Temporary electrical facilities for construction power may not be available from Manager. Contractor must provide temporary electrical and make application for electrical service to the serving utility company. This should be the first item accomplished for construction power purposes. When temporary electrical service is provided, a monthly charge of \$300 or 15 cents per square foot of gross leasable area of the demised premises, whichever is greater, shall be paid by Contractor to Manager within 15 days of notice. Manager retains the right to deduct electronic costs from the Contractor's Deposit.

Deliveries

1. All deliveries are to be made during the following times and periods (the "Shopping Center Hours"). Any other delivery time must be pre-approved by Shopping Center Manager or Tenant Improvement Coordinator.

2. Deliveries will be made through rear doors at all times. Exceptions are 4'X12' drywall, long metal or wood pieces that cannot be moved through service corridors. These items must be delivered before 9:00 am. Contractor is responsible for cleaning up any tracked dust or debris on Shopping Center or common area after delivery is completed.
3. At no time will Mechanical lifts such as Lull's, Skidloaders, trucks etc. or hard cast steel wheels be allowed to cross the Shopping Center common area pavement.

Construction Noise

Any work involving saw cutting, boring or drilling that creates excessive noise levels, shall be performed before or after the Shopping Center Hours. This is to insure that neighboring tenants and passing customers are not disturbed. A fine of \$250.00 will be deducted from the Contractor's Deposit for each occurrence.

Trash Removal

Tenant's Contractor is responsible for providing their own trash dumpster for construction waste, and also shall provide their own temporary toilet facilities. Under no circumstances are the tenant's Contractors and/or subcontractors to utilize existing tenant facilities. Tenant's Contractor shall be fined \$150 for each incident or infractions or complaints.

Tenant's Contractor shall make all arrangements for delivery of the containers, and shall receive approval from Shopping Center management for the proposed location.

The Tenant's Contractor must notify the refuse company to remove the container immediately after use. The surrounding area of the container must remain clear of debris, and the area must be clean after final removal of the container. The Shopping Center, Manager nor Landlord, assumes any responsibility for unauthorized use of the container.



Any Contractor using the Shopping Center's bins or leaving debris or material in common areas will be charged a \$250.00 fine for an additional dumping fee, and if damage occurs due to Contractor's use, Contractor will be held responsible for all repairs and cleanup as the result of that dumping, plus a twenty-five percent (25%) surcharge.

All disposal of hazardous waste shall be in accordance with all local, state and federal regulations. Any Contractor using the Shopping Center trash bins for the disposal of hazardous waste will be charged a fine of \$500.00 and Contractor will be held responsible for all cleanup as the result of that dumping, plus a twenty five percent (25%) surcharge.

Contractor is responsible for damage to parking surfaces caused by its roll-off trash container or storage box containers. Contractor shall ensure existing parking surfaces are adequately protected.

Safety

Contractor shall comply with all applicable safety regulations. Contractor shall take all necessary precautions to safeguard all workmen and the public from accident and to preserve all private and public property. Manager reserves the right to stop all work until such conditions or practices are resolved.

1. Contractor or its subcontractors are prohibited from consuming or being under the influence of alcohol or any intoxicant while on Shopping Center property (including a tenant's premises, eating areas, or vehicles parked on Shopping Center property).
2. Routine inspections will be performed by Manager's representative or Tenant Improvement Coordinator with regards to accurate performance of Contractor's work, general safety requirements, and to ensure adherence to these "Contractor Rules and Regulations".
3. All work performed with the following materials must be performed one (1) hour after the closing of the Shopping Center and/or completed one and a half (1 1/2) hours prior to Shopping Center

opening. This will insure that all odors will be dissipated to a level satisfactory with Shopping Center management.

4. At Manager's request, Contractor must provide additional ventilation when necessary.

Miscellaneous Safety Rules

1. Fire Extinguisher; Minimum 20 lb. ABC fire extinguisher to be located on site.
2. Hard hats; to be worn on site at all times. No metal hats or bump caps permitted.
3. Eye Protection; Safety glasses, goggles or face shields should be used at all times when using power tools or hazardous conditions exist.
4. Foot Protection; Substantial leather boots required. No loafers, sandals, tennis shoes.
5. Work Clothing; minimum sleeve length at four (4.0) inches over shoulders. No tank top, net shirts, shorts, cut-offs, etc.
6. Signage; Post safety or hazard signage (bilingual if necessary).
7. Electric Cords; Tools and extension cords should not be frayed or damaged and should be equipped with ground. Use no tools without Ground Fault Circuit Indicator (GFCI).
8. Radios; No portable radios, boom boxes or headsets at any time.
9. Housekeeping; Deposit all trash and debris in dumpster/bin daily. Work, storage and break areas to be broom cleaned daily.
10. Violation of any of these work safety rules will result in a \$250.00 fine and Contractor may incur personal and/or property damage claims.



Hazardous Materials

Contractor MUST provide MSDS forms for any chemical or items noted below seven (7) working days prior to use of these materials for Manager's review and approval. (Contractor shall additionally notify Shopping Center Management Office forty-eight (48) hours in advance of the use of any of these items)

1. Toxic chemicals
2. Epoxies, Glues
3. Vinyl or sheet flooring; vinyl base materials; flooring, mirror and roof mastic (provide MSDS and proof that it does not contain asbestos)
4. Paint, Lacquer, Urethanes, etc.
5. Any materials requiring special ventilation.
6. Absolutely no asbestos-containing materials, including but not limited to, floor tile, floor mastic, or roofing mastic, are allowed within the premises. While some of these materials are still used and can be purchased through normal distribution channels such as hardware stores, they are strictly prohibited by the Manager. If it is discovered that the Contractor installed asbestos or other hazardous materials, the Contractor will be held responsible for all costs associated with its removal and disposal.

Welding

1. Whenever any welding is performed within the premises, a fire watch will be in effect during and up to one hour after the completion of any welding. A fire extinguisher must be on site. The provisions of the National Fire Code shall be adhered to at all times. Contractor shall contact the Shopping Center Management Office for special requirements and a permit prior to commencing any welding.
2. Under no circumstances whatsoever will any welding, cutting, or soldering be permitted during a sprinkler shut down.

3. All welding must be pre-approved by the Shopping Center Manager or Tenant Improvement Coordinator.

Electrical

1. All electricians must be licensed in the State of Kansas and pre-approved by Manager prior to work on Landlord's switchgear. All work shall be performed during off-hours, and no one will be permitted to work on switchgear while energized.
2. All electrical contractors must go through Shopping Center Management Office and/or the Tenant Improvement Coordinator for access into electrical rooms, and will be responsible for replacing all panel covers after use.
3. Electrical contractor shall submit to Manager a schedule of work affecting the Shopping Center's meter switchboard. The schedule shall identify the estimated time of work, power outages (if any), and the description of the work to be done.
4. Upon approval of the above schedule by Manager, the electrical contractor may proceed with its work. Any variations in the schedule must be approved by the Manager.
5. Any outages will be coordinated with the Shopping Center Manager and/or the Tenant Improvement Coordinator, local utility company, and all affected tenants from the particular meter switchboard. The electrical contractor will be responsible for tenant coordination, safety during the performance of work, and the avoidance of any unscheduled shutdowns of Shopping Center power.
6. At no time shall the meter switchboard be left unattended or the covers on the switchboard be left off while work is being performed. It is the responsibility of the electrical contractor to maintain the area while working and maintain safety standards for all individuals.



7. Upon completion, the meter switchboard shall be clear of all debris. All covers and associated hardware shall be replaced in their original location or position.
8. All conductors are to be copper installed in conduit.
9. Keep all piping as close to walls and as high to underside of roof framing as possible.

Roof Access

1. Access to the Shopping Center's roof is restricted to Landlord's personnel and Landlord's designated contractors only. No contractor or subcontractor will be permitted on the roof unless arranged with the Manager and supervised by Shopping Center personnel. Any approved contractor must check in and out with the Shopping Center Management Office or a fine of \$250.00 will be imposed. All parties requiring roof access must sign in and out in the Shopping Center Management Office.
2. Contractor shall contact Landlord's approved contractor(s) for any and all work within the Center. The only roofing contractor approved by Landlord is provided within the Contractors and Contact List. Contractor charges are at the tenant's expense. [Roofing contractor information provided in the Contractors and Contact list].
3. Roof area must be kept clean of all debris. All excess materials, flashing, sheet metal screws, etc. must be removed. A fine of five hundred dollars (\$500.00) will be deducted for any debris that has to be removed by the Shopping Center Management Office, plus a twenty five percent (25%) surcharge.
4. There shall be no penetrations of the roof without being shown on the Landlord approved plans. Any and all roof penetrations shall be at contractor's expense and will be performed by Manager's approved roofing contractor. Any Tenant improvements to the roof must be coordinated through the Manager or Tenant Improvement

Coordinator for approval. Such improvements will not be allowed until written description of the work along with specifications and drawings, have been submitted to Manager or the Tenant Improvement Coordinator. Manager's required roof contractor must perform any such work. Any unapproved work will be subject to corrective action by the Landlord at the expense of the Tenant, Contractor and/or subcontractor.

5. Prior to installation of new A/C equipment, Contractor shall have submitted or cause to have been submitted, for Manager's approval, heating, ventilation, air conditioning design information, cooling and heating loads, and equipment data. All changes, additional, or replacements of A/C equipment shall be approved by the Manager prior to installation. Such changes, additional, or replacements of A/C equipment shall be subject to Manager's A/C Contractor's final inspection and approval.
6. All application of and roof materials for equipment mounting platforms, curbs and pipe penetrations will be performed by Manager's approved roofing contractor, at Tenant's expense and coordination.
7. All equipment platforms, curbs, single and multiple pipe penetrations will conform to Manager's details included in this Technical Manual. No sleepers are allowed. This includes wood, metal, exposed and enclosed types.
8. All platforms, curbs and multiple pipe penetrations will be a minimum height of eight (8) inches.
9. There shall be no installation of roof mounted antennas.
10. All single and multiple pipe enclosure piping penetrations for rooftop equipment will be located a minimum of fourteen (14) inches and a maximum of twenty-four (24) inches away from the equipment it is serving.





11. Electrical conduit will penetrate through roof no further than twenty-four (24) inches from the rooftop unit.
12. All HVAC condensation drain lines will be piped back to a roof drain.
13. At no time may heavy equipment be moved along the roof with dollies made with solid rubber tires or metal wheels.
14. Ladders will not be permitted on the side of the building for roof access. Roof access must be obtained by checking in at the Shopping Center Management Office, at which time security will escort workers to the access point. All workers are required to check out at the Shopping Center Management Office when finished.
15. Under no circumstances will any air or crane lifts of HVAC equipment be allowed without prior written approval of Manager. A forty-eight (48) hour notice is required. Air or crane contractor must provide insurance pursuant to the same requirements as Contractor.
16. All roof-related improvements must be installed with flashing applied in a manner acceptable to the manufacturer, by a manufacturer approved roofing contractor.
17. No improvements should be installed during inclement weather. Tie-in of flashing materials to moist or dusty surfaces should not be attempted. Existing materials, as well as all metal or concrete surfaces, should be cleaned prior to application of new materials.
18. The improvements should in no way diminish or interfere with the structural integrity of the building, roof structure, or with roof drainage.
19. No improvements should be installed in any roof waterway or area of the roof which ponds water.
20. The distance between the new improvements and parapet walls, existing equipment curbs, or any rooftop projection, should be no less than 24" to allow for proper flashing and sealing of the roof membrane.
21. All electrical conduit, metal pipe, or plastic piping should be restrained to appropriate sized wood blocking set into roofing cement. Attachment to blocking should allow for movement due to thermal expansion and contraction. (See attached Detail.)
22. A licensed structural engineer registered in the state in which the work is being performed, must certify the existing structure is adequate to support the load of the HVAC units and any other rooftop equipment. Any modifications required must be approved by the Landlord before work commences.
23. All mechanical equipment should be attached onto platforms of curbs 12 inches in height on 2" x 12" with 3/4" plywood on top. A 22-gauge metal cover with at least a 4" overhang is to be installed between the roofing material and the unit. Tenant's contractor is responsible for building the platform. Platforms, curbs, and sleepers should be tied into the existing roof membrane in a manner acceptable to the roofing manufacturer, (See attached Detail.)
24. If placement of curb or platform causes restriction of water flow and/or creates a pounding situation, a cricket should be constructed at the up-slope side of the curb. Crickets can be formed from roof insulation to provide a minimum slope of 1/4" per foot.
25. Provide new prefabricated lead or metal pipe sleeve flashing to seal any new pipe penetrations through the roof. Flashing flanges should be sealed in a manner acceptable to the roofing manufacturer.
26. The installation of antennas or satellite dishes are not permitted without prior written approval from the Landlord.



27. At areas where electrical conduits or other roof penetrations are removed, the roof deck must be repaired to its original condition or better, and be free from open penetrations.
28. Any debris, materials, unused parts, etc., should be removed by workmen prior to their leaving the premises.
29. Contact Manager or the Tenant Improvements Coordinator to acquire copies of prints and specification sheet for any rooftop work or alterations.
30. Ladders will not be permitted on the side of the building for roof access.
31. All mechanical units for which Contractor is responsible shall be maintained by the tenant to prevent spillage or leakage of oils or grease onto the roof surface. Any damage resulting from such spillage or leakage will be corrected at Tenant's expense.
32. All roof top units are to be clearly stenciled with the tenant's name, space number and house number.
33. Any damage to the roof inflicted by Contractor and/or its subcontractors will be corrected at the expense of the responsible party.

Fire Protection

1. Contractor must contact Manager's approved contractor for any and all work within the Shopping Center. (Sprinkler contractor information provided in the Contractors and Contact list).
2. At no time will the sprinkler system be shut down without first notifying the Shopping Center Management Office. Any work requiring draining the fire sprinkler system must be performed Monday through Friday 10:00 a.m. - 5:00 p.m. A twenty-four (24) hour notice of intent must be given to Manager prior to performing

the above-mentioned work. Drainage required by Contractor will be performed by the Manager's approved contractor, at the Contractor's expense, at the cost of \$250.00 per drainage.

3. Sprinkler heads are to remain operable during construction (except during system modification downtime). Extreme caution and awareness must be utilized at all times. Caution should be used when working near pressurized lines or heads.
4. The Shopping Center's Fire and/Sprinkler Contractor must perform this work. In the event of a broken sprinkler head or line, please notify Shopping Center Management immediately.

Smoke Detectors/Testing/Life Safety

It is the sole responsibility of the Contractor to provide a smoke detector system within each space per code. Interference with Shopping Center life safety system will automatically make you or your company responsible for any damage that might occur to Shopping Center equipment.

Work Coordination

1. Any mechanical, electrical, or plumbing item which needs to be routed through another tenant's space must be coordinated with the Shopping Center Management Office and the tenant whose space the items will pass through.
2. No contractor or subcontractor will at any time damage, injure, interfere with or delay any other construction within the Shopping Center.
3. All work by Manager's Fire Sprinkler Contractor and Roofing Contractor can be scheduled through their respective representative.

Work Hours

All work at the site is limited to Monday through Saturday, from 7:00 a.m. to 6:00 p.m. unless approved by Manager. Please verify at

check-in for the specific hours for this Shopping Center. Routine inspections will be performed by Manager's representative or the Tenant Improvement Coordinator with regards to accurate performance of Contractor's work, general safety requirements, and to ensure adherence to these "Contractor Rules and Regulations".

Damage Repair

Contractor shall be responsible for the repair and/or replacement of any damages caused by Contractor, or any subcontractor, to the Shopping Center or surrounding tenants. All damage must be repaired within a twenty-four (24) hour time period, or Manager shall have the right to complete all necessary repairs at the sole cost and expense of the Contractor, plus a twenty five percent (25%) surcharge.

Manager's Punchlist

1. Upon completion of the work, the Contractor shall notify the Manager and the Tenant Improvement Coordinator of the same. Within Fifteen (15) days of such notification, the Tenant Improvement Coordinator shall inspect the premises and prepare a punchlist of defective items, if any. Such punchlist shall be passed to Tenant and Contractor. All defects shall then be repaired within the next thirty (30) days.
2. Failure to complete all or any of the defects to the reasonable satisfaction of the Tenant Improvement Coordinator within the prescribed time period shall result in the deduction of \$200.00 per day from the Contractor's Deposit. There are no exceptions!
3. Upon application to the Tenant Improvement Coordinator by the Contractor for the refund of the Contractor's Deposit, such deposit shall be returned within thirty (30) days together with a statement of deduction, if any, provided that:
 - All construction is complete including all Manager punchlist items.

- A complete closeout/compliance package has been submitted to Shopping Center Management.
- All rubbish, debris, packing, storage vessels, transportation items, tools, vehicles, containers and the like whether owned, leased, hired or off-hired are removed from the premises and the Shopping Center in general.

Compliance/Closeout Paperwork

Contractor shall deliver the following to the Manager within ten (10) days of completion of Contractor's work:

1. BUILDING PERMIT - Copy indicating inspection and approval by all governmental agencies.
2. CERTIFICATE OF COMPLIANCE –Contractor shall obtain or cause to be obtained, and shall record a Certificate of Completion promptly upon completion of the work and shall promptly forward a certified copy to Manager.
3. CERTIFICATE OF OCCUPANCY – The original Certificate of Occupancy.
4. LIEN RELEASES - Original copies of all final unconditional merchant's lien releases or other lien releases on account of any of the work, shall be submitted in a Manager approved form, signed and notarized by an officer of the company.
5. CERTIFIED STATEMENT OF MERCHANTS LEASEHOLD IMPROVEMENT COSTS - A report that gives a complete itemized cost of the build out of the space.
6. CERTIFIED AIR BALANCE REPORT - A report that gives a complete total of CFM output for the space.





7. ARCHITECTURAL AS-BUILT PLANS - The record set of what was constructed at the site.
8. MECHANICAL AS-BUILT PLANS - The record set of the Mechanical system constructed.
9. PLUMBING AS-BUILT PLANS – The record set of the Plumbing system constructed.
10. FIRE PROTECTION AS-BUILT PLANS - The record set of what was constructed at the site.
11. ELECTRICAL AS-BUILT PLANS – The record set of what was constructed at the site.
12. ANY OTHER PERTINENT AS BUILT PLANS FOR THE PROJECT-Any other plans or documents; cut sheets, etc, of what was constructed at the site.
13. CAD AS-BUILT DISKETTE – Computer Aided Drafting (CAD) Diskette containing all of the above construction documents.

Code Compliance and Inspections

Contractor is responsible for scheduling inspections by the Building Department and other inspectors as necessary and to comply with their requirements, all codes and regulations. A copy of all inspection reports and the Certificate of Occupancy must be submitted to Landlord and Manager upon completion of the work. In the event Contractor is notified of any violations of codes by the jurisdictional authorities or by Landlord, or its representative, Contractor shall correct such violations within seven (7) calendar days from such date of notification. Construction shall comply in all respects with applicable federal, state, county and/or local statutes, ordinances, regulations, laws and codes.

Security

Contractor shall ensure the security of Contractor's work area by whatever measures Contractor deems necessary including the re-keying of all locksets. Landlord nor Manager is liable for any loss.

Sign Posting

1. Contractor and subcontractors will not be allowed to post any signage containing the name or advertising of their firm to any part of the barricade, Shopping Center or premises at any time.
2. Manager and Landlord reserve the right to post a notice of "Non-Responsibility" on any entry into space. Landlord may also post "Coming Soon" signs on the front of the barricade.

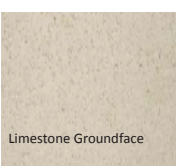
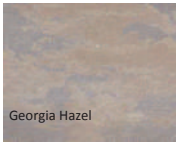
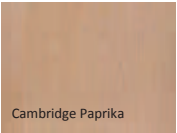
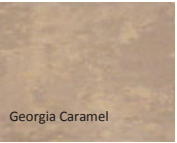
Tool Loan

Contractor and subcontractors must always use their own tools and equipment. At no time will the Landlord or Manager rent or loan tools or equipment to Contractor or its subcontractor(s). If Landlord's tools or equipment (i.e., Gray Whales, Flat Carts or Ladders) are found in the possession of Contractor or its subcontractor(s), a \$100 fine will be deducted from Contractor's Deposit.

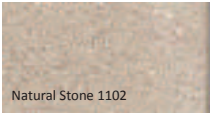
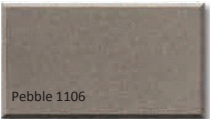
Public Restrooms

Contractor and subcontractors are not to use public restrooms to clean their tools.

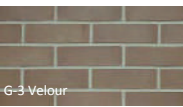
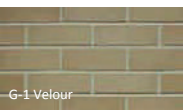
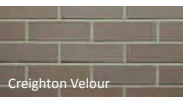
T E N A N T C R I T R I A H A N D B O O K



Prairie Stone



Continental Cast Stone



Yankee Hill Brick



Eldorado Mountain Ledge



Coronado Stone 'Appalachian Fieldstone', 'Mountain Sunset'



Stone Veneer - Coronado Stone - 'Appalachian Fieldstone' Color: Mountina Sunset Grout; Natural Gray
Brick Clinkers—Coronado Stone 2-1/8" x 8" Thin Brick - Tumbled Spaced randomly as shown; Grout: Natural Gray



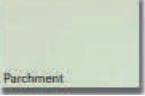
Eldorado Mountain Ledge Lexington

Stone Veneer

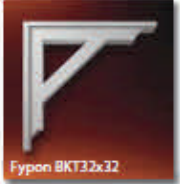


Coronado Stone—Thin Brick, 'Tumbled—Rustic'

Other Brick



Berridge Metal Coping



105-STAIN @ WOOD TRELLIS
Olympic Semi-Transparent Stain #726
Oil base, Cut 25%



Atlas Concorde Fibra Sage



Granacor Peribanka

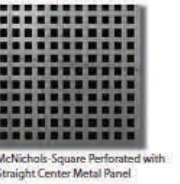
Wall Tiles



Agi Bahama Shutters



HB Barrington Stainless Woven Wire



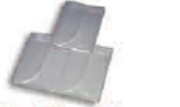
McNichols-Square Perforated with Straight Center Metal Panel



WF Norman 2296 Molding



Standing Seam- Tee Panel Lead-Cote



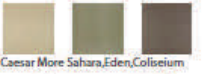
Victorian Shingle Lead Cote

Berridge Metal Roofing

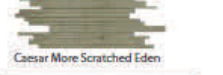


CS-260 CS-660

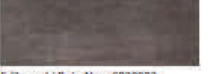
Centria Metal Panels



Caesar More Sahara, Eden, Coliseum



Caesar More Scratched Eden



Edilcuoghi Bois Nero SP29922



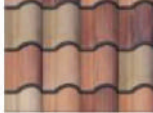
Edilcuoghi Bois Beige SP29925



Dahle Fabrique Soleil Linen



Highland Ridge Evergreen HR52



110-ROOF TILE

Eagle Roofing Tile #3774

Capistrano Style

"Olive Garden Blend"



Eagle Roofing Tile—Capistrano, 'Caliente'



Vande Hey Raleigh—Spanish Brick Brown (Von Maur)

Roof Tiles



Stucco & Paint



S E C T I O N 1 2

Hardscape / Landscape

LANDSCAPE DESIGN GUIDELINES

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NOTE: For purposes of presenting design intent, much of the exhibit imagery (ie. photographs, details, diagrams, etc.) have been acquired from either the internet or product manufacturer literature.



LANDSCAPE DESIGN GUIDELINES

Design Philosophy

The 'landscape' design elements, as defined by this section, have been influenced by a style of architecture coined as "modern Tuscan". The design intent; develop an outdoor environment that creates interest, promotes activity and encourages comfort during the shopping experience.

The landscape palette and design concept recalls the pastoral landscape found in the hill towns of the Tuscan region. The landscape plan is designed to create a visual statement by utilizing single plant specimens in mass groupings to create drifts of color, repetition of form and a contextual fabric used to soften the hard lines of the architecture. Through color, form and texture this concept allows the plant material to become a way-finding device outside the main shopping center; to signify points of interest, define pedestrian walkways and vehicular corridors, as well as create order within areas that often lack definition, such as parking lots. Within the interior of the development, landscaping is used to reinforce axial relationships, provide seasonal color, create outdoor rooms and visually redirect or screen views into service corridors.

The interior spaces defined by the building envelope within the retail center provide a spatial unit for public activity. The hardscape and landscape components within these areas have been carefully placed to develop three-dimensional exterior spaces that further define a human scale. Site amenities such as trees, light poles and bollards become standard details from which create a fluid language throughout the development. This allows for each destination plaza, square or courtyard to utilize a unique palette of materials (paving, benches, trash receptacles, tree guards and planting pots); a family of site components that will share the overlying theme yet create a new identity for a particular area or retail group. The intent is to create different levels of interest within the shopping center that in turn promote activity.

Axial relationships developed in the way of view corridors framed by buildings and / or plant material play an important role for visually and physically connecting key elements of the site; such as the 'Falls' plaza, 'Village Green' and the round-a-bout. These outdoor areas will become the main pedestrian gathering places for larger venues such as concerts, sidewalk sales, art and craft shows, etc. Various water features have been provided to create additional interest and act as the terminus to many of the axial relationships established throughout the project. Each are uniquely different to allow for varying levels of interaction from being strictly visual, to providing education, creating white noise or providing a playful feature for children to interact.



Form



Orientation



Iconic Landmark



Public Venue



Scale



Monoculture



Rhythm & Order



LANDSCAPE DESIGN GUIDELINES

Definitions

- **Allee** - A very formal design of planting trees lining both sides of a path or drive.
- **Amphitheatre** – a large oval stadium with tiered seating for spectators.
- **Articulation** – Shapes and surfaces having joints or segments which subdivide the area or elements; the joints or members add scale and rhythm to an otherwise plain surface.
- **Axis** – An imaginary straight line about which parts of a building or group of buildings can be arranged or measured.
- **Bollard** – A series of short posts (metal) set at intervals to delimit an area (as a traffic island) or to exclude vehicles.
- **Bosque, Tree** – A formal planting of trees commonly planted in a grid.
- **Bracket** – A projection from a vertical surface providing structural or visual support under cornices, eaves, balconies, windows, or any other overhanging member.
- **Cordone** - A brick-shaped block used for edging pavements, flower beds, steps etc. and outlining areas or paved surfaces.
- **Courtyard** – An open area within the confines of other structures, sometimes as a semipublic space.
- **Crosswalk** – a specifically paved or marked path for pedestrians crossing a street or road.
- **Cubetto** - A roughly cubic shaped element produced by mechanical splitting with different sized edges depending on the type. Almost always there are two faces with natural surface (the visible upper and lower faces) and four with split surface.
- **Flame textured surface** – Surface produced by the operation of oxypropane or oxyacetylene torch.
- **Form** – The contour and structure of an object as distinguished from the matter composing it; a distinctive appearance as determined by its visible lines, figure, outline, shape, contour, configuration, and profile.
- **Gateway** – A passageway through a wall; the structures at an entrance or gate designed for ornament. An entrance into a site or parcel.
- **GFRC** – Glass fiber reinforced concrete.
- **Open Space, Urban** – An outdoor space of sizeable useable area, commonly framed by buildings, capable of accommodating human activities. Examples include plazas, piazzas and courtyards.
- **Outdoor Room** – An outdoor area commonly framed and enclosed by buildings, walls or trees, creating a defined space.
- **Parking Bay** – The area that includes a single parking lot aisle and the associated parking stalls located on each side.
- **Pier** – A freestanding support usually thicker than a column, but performing the same function; also a thickened part of a wall to provide lateral support.
- **Plaza** – An open square and people gathering space.
- **Porphyry** – A very hard red, green or purple igneous rock consisting of large-grained crystals, such as feldspar or quartz, dispersed in a fine-grained feldspathic matrix (groundmass).
- **Proportion** – The ratio of one part to another or its relationship to the whole, a

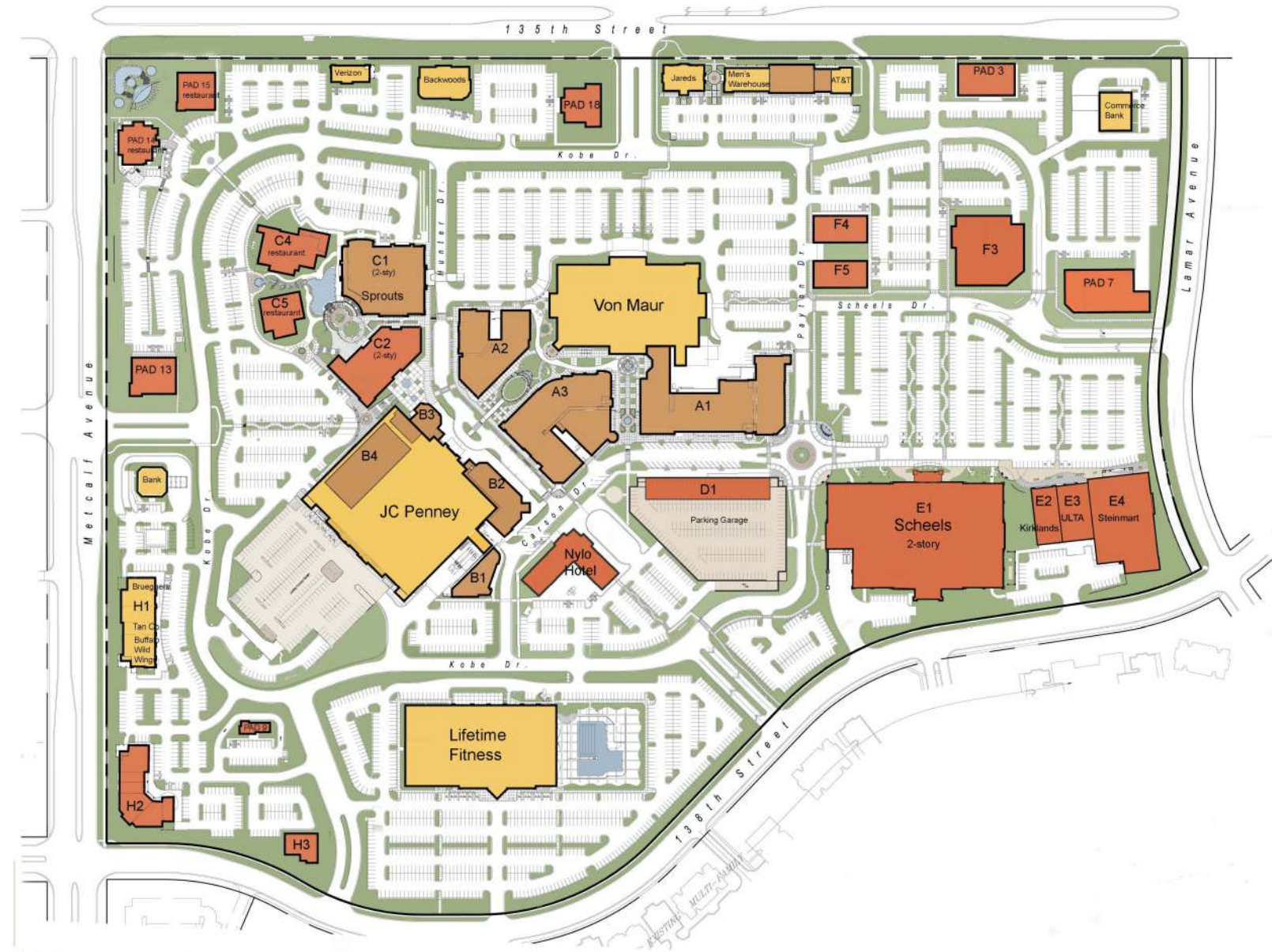
comparison of parts as to size, length, width, and depth.

- **Randa** - A strip of area to be paved with cubes. The width varies depending on the size of the cubes and the total area to be paved.
- **Rhythm** – Any kind of movement characterized by the regular occurrence of elements, lines, shapes, and forms; movement characterized by a patterned repetition or alternation of formal elements or motifs in the same or a modified form.
- **Scale** – The relationship of one part of an object to an outside measure, such as a human body or some standard reference; a system of representing or reproducing objects in a different size proportionally in every part.
- **Scale, Human** – The size or proportion of a building element or space relative to the structural and functional dimensions of the human body.
- **Terrace** – A raised space or platform adjoining a building, especially one used for leisure enjoyment.
- **Texture** – The tactile and visual quality of a surface as distinct from its color or form, as showing a grainy, coarse, tactile or dimensional quality as opposed to uniformly flat, smooth surface.
- **Tree grate** – A perforated steel grate (varying in size) for the purpose of protecting the soil at the base of a tree.
- **Tree guard** – A decorative steel or wrought iron cage encasing the trunk of the tree for protection and ornament.
- **Trellis** – A frame supporting open latticework, used as a screen or a support for growing vines or plants.
- **Urn, planting** – A large vase with pedestal or feet used for the purpose of planting annuals or perennials.
- **Variety** – The state or quality of having varied or diverse forms, types, or characteristics.
- **Village Green** – Common open space for the purpose of gathering large quantities of people. Generally located within the center of the development.
- **Visual Interest** – Building and structures which display articulation (see articulation). The apparent articulation of a surface resulting from the orchestration of building elements, colors, and textures. The arrangement of parts or elements into proper proportion or relation so as to form a pleasing composition.





LANDSCAPE DESIGN GUIDELINES
Master Plan
135th Street



HARDSCAPE

Flatwork as defined by this section consists of all public outdoor paved areas within the shopping center development. There are several paving products proposed for this project each having a unique design use. Some products are more versatile than others and for this reason are specified for a particular use. Given the climatic conditions of the area and the type of development, these paving systems will be subject to extreme freeze / thaw cycles and constant man-made abuse from heavy vehicular traffic. Each paving system will be designed to consider these conditions. The three paving systems to be used are described below:

Concrete – Main Walks

Appearance – Concrete is the standard paving system utilized throughout the project for walkways. Each application will carry a theme based on the area of use. The finished product can be personalized by finishing the surface using a combination of several methods. **1) Color** – can be added to the concrete integrally or by chemically staining the surface or by a method of a dry-shake hardener that is working into the surface when bull floating, **2) Articulation** – the process of adding a pattern of joints to the pavement surface with an edging tool and **3) Finish** – method of finishing the surface whether that is by broom, burlap, rock salt, hand float, bull float or stamping.

Asphalt – Main Drives & Parking

Stamping – Asphalt surfaces make up a high percentage of walk-able surfaces provided throughout the development. To delineate crosswalks, speed tables and drop-off areas, texture stamping will be applied to the asphalt surface. The wearing-surface will be stamped during the construction process for these high-use areas.

Modular Paving Units – Main Drives & Parking

Durability – A unit paver (concrete or stone) by itself has very little value but when interlocked with hundred of other like-sized modular units their design as a whole create a unified structural system. For this reason, an interlocking pavement system is flexible and remarkably forgiving to the inevitable forces they will endure.

Form – In general, a unit pavers shape has been dictated by the function it serves. The form may vary from one style to the next however each provides a unique aesthetic quality. Whether the intent is to add a subtle hint of color or simply relay an artistic expression that is whimsical in nature the paving unit has endless design possibilities. In Corbin Park the unit paver will be utilized to serve as a textural and aesthetic pattern for delineating a particular use whether that is an entrance / drop-off plaza, cross walk, speed table or a passive space for multi-use activities such as a courtyard or plaza.

Scale – Unit pavers provide a sense of scale to a project much in the same way a modular brick unit would provide in the façade of a building. This can be achieved by utilizing varying sizes of paving units within a given design. This technique can also be used to create a two-dimensional graphic that not only creates interest but also provides a gravitational center to a particular area to assist in maintaining the critical relationship needed for the rest of the project.

General Color Palette

Paving products specified for Corbin Park shall be a natural, muted earth tone hue or blend. This general classification is an industry standard by which a color palette is created to simulate earth tones; those that have a warmer hue or blend. Depending on the material being used in a paving application there will be several methods to achieve an earth tone color: **1) natural colors** – found in stone, **2) solid colors** – used in the form of pigments, stains and mixes or **3) blends** – a method of preparing a surface or batch for a man-made product such as found in chemical staining, dry-shake hardeners or concrete unit paver blends where several colors are utilized in a single batch. All of these will vary depending on the quarry or manufacturer specified for each given product. See general earth tone color chart for range of acceptable colors.

Alternates & Substitutions

The Tenant Criteria Handbook is a general reference to specify an acceptable material palette, design methodology, method of construction, detailing, color range, finish, acceptable manufacturers, etc. Approved equals (i.e. alternates / substitutions) shall be determined through the preliminary design review process (see Preliminary Design Phase submittal section).

Example - Color Palette



FLATWORK

- 1) Concrete (walks, plazas)
 - a) Finish
 - Broom swept (where specified)
 - Hand or bull float (where specified)
 - Sandtex (where specified)
 - Bomanite Texture Mat (where specified)
 - b) Color
 - Grey, unless otherwise specified
 - Color options
 - Integral color
 - Chemical stain
 - Dry-shake hardener
 - Accepted Manufacturers
 - Davis Color
 - L.M. Scofield
 - Bayer - Bayferrox
 - c) Control joints
 - Saw cut (See Detail)
- 2) Asphalt (speed tables, drop off lanes, cross walks)
 - a) Finish - stamped
 - b) Color - TBD
 - c) Accepted Manufacturers
 - Streetprint



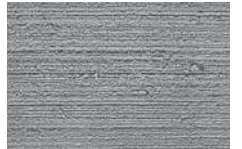
Broom swept Finish



Asphalt: Street Print



Concrete Finish



Broom Swept



Concrete Paver



Asphalt: Street Print

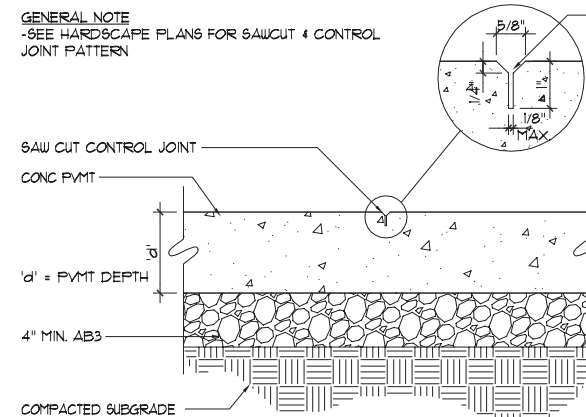


Bomanite Texture Mat

MODULAR PAVERS

- 1) Modular paving units (special interest areas)
 - a) Material
 - Concrete
 - b) Color
 - Natural muted earthtone hues/blends (see color chart)
 - c) Unit style/size
 - d) Pattern - refer to plan
 - e) Accepted Manufacturers
 - Pavestone
 - Belgard

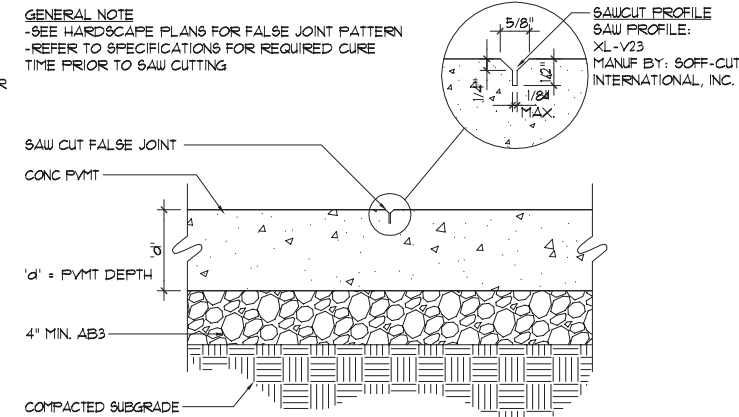
GENERAL NOTE
-SEE HARDSCAPE PLANS FOR SAWCUT & CONTROL JOINT PATTERN



Control Joint

SAWCUT PROFILE
SAW PROFILE: XL-V23
MANUF BY: SOFF-CUT INTERNATIONAL, INC. W/ 1/4" ROUTED CHAMFER

GENERAL NOTE
-SEE HARDSCAPE PLANS FOR FALSE JOINT PATTERN
-REFER TO SPECIFICATIONS FOR REQUIRED CURE TIME PRIOR TO SAW CUTTING



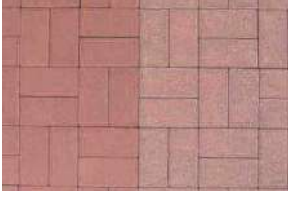
False Joint



L A N D S C A P E D E S I G N G U I D E L I N E S

P a v i n g

- 4) Detectable warning
 - a) Material
 - Concrete Unit Paver
 - b) Color
 - Natural muted earthtone hues/blends
 - c) Unit style/size
 - Holland Stone 4” x 8” with Truncated Domes
 - d) Pattern - refer to plan
 - e) Accepted Manufacturers
 - Pavestone
 - Belgard



Detectable Warning



Random w/ Giant



Circle-pack

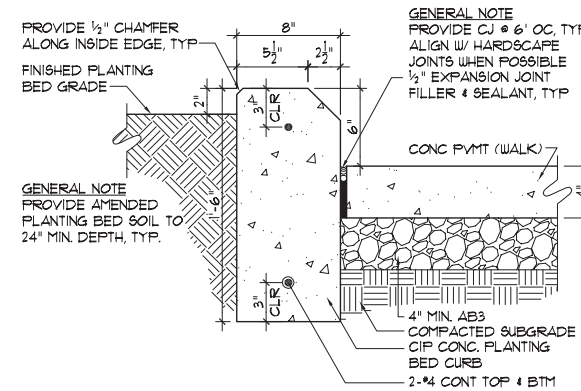
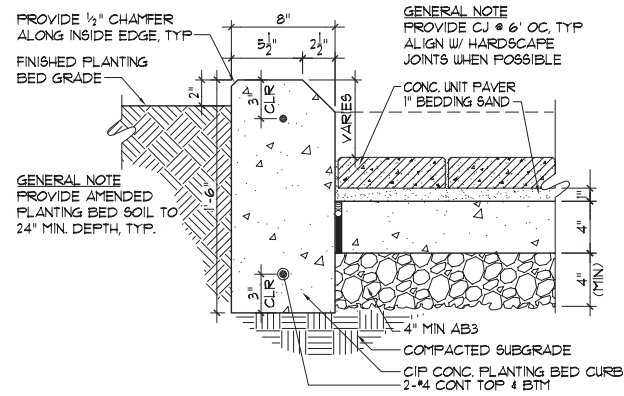


PAVER SCHEDULE			
MANUF.	TYPE	COLOR	PATTERN
PAVESTONE (913)/921-2218	TRUNCATED DOME CONC. PAVER - ADA COMPLIANT DETECTABLE WARNING PAVER	TBD	SOLDIER COURSE
PAVESTONE (913)/921-2218	HERITAGE SERIES CONC. PAVER - VINTAGE STONE	WINTER BLEND	RANDOM W/ GIANT
PAVESTONE (913)/921-2218	HOLLAND STONE	WINTER BLEND	MODIFIED BASKETWEAVE
PAVESTONE (913)/921-2218	HERITAGE SERIES - PLAZA STONE	WINTER BLEND	CIRCLE PACK
PAVESTONE (913)/921-2218	HOLLAND STONE	AUTUMN BLEND	BASKETWEAVE W/ SOLDIER COURSE
STEPSTONE (800)512-9029	DRYDECK PAVERS WITH EMBEDDED PEDESTAL, SLIP RESISTANT	TBD	GRID

CURBS

- 1) Planting Curb
 - a) Material
 - CIP concrete
 - b) Finish
 - Formed & Hand Troweled
 - c) Color
 - Grey
 - d) Control joints
 - Saw cut

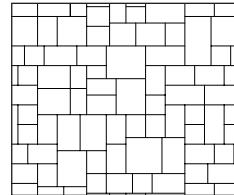
Example: Planting Curb



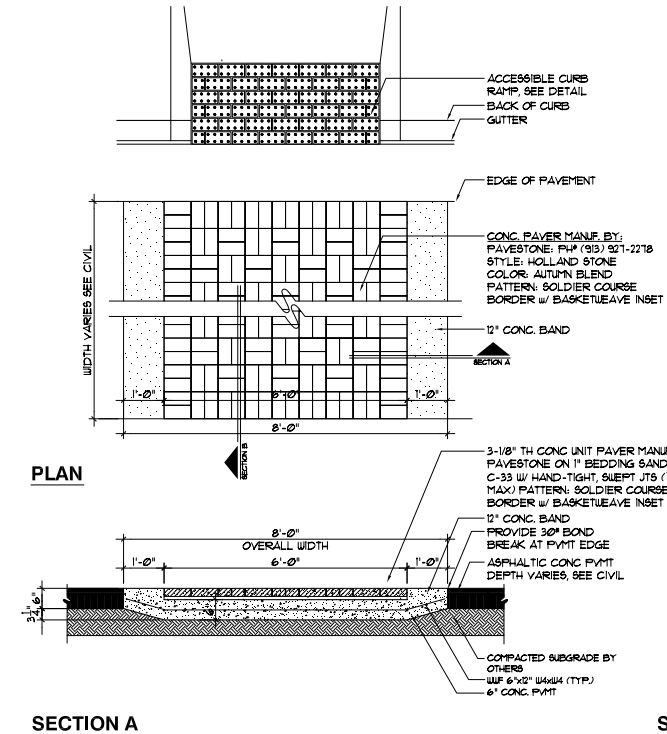
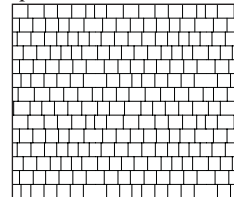
SPECIAL APPLICATIONS

- 1) Crosswalks
 - a) Material
 - Concrete Unit Paver
 - b) Color - Winter Blend
 - c) Pattern - Basketweave
- 2) Drop-off Lanes
 - a) Material
 - Stamped asphalt
 - b) Color - TBD
 - c) Pattern - See detail
- 3) Speed tables
 - a) Material
 - stamped asphalt
 - b) Color - TBD
 - c) Pattern - See detail
- 4) Entrances
 - a) Material
 - Stamped asphalt
 - b) Color - TBD
 - c) Pattern - See detail

A) Stamped Asphalt at Entry - Ashlar slate



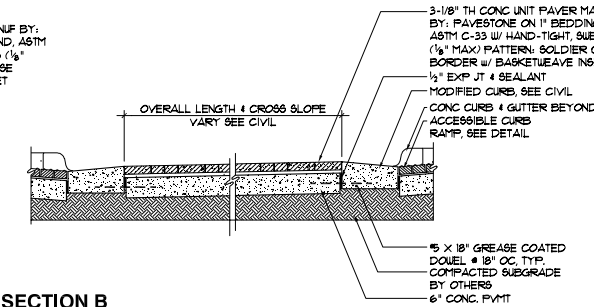
B) Stamped Asphalt at Speed Table - British Cobble



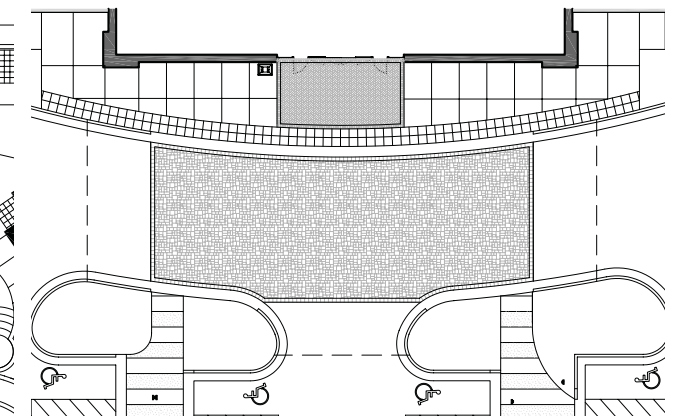
SECTION A

Typical Crosswalk Detail

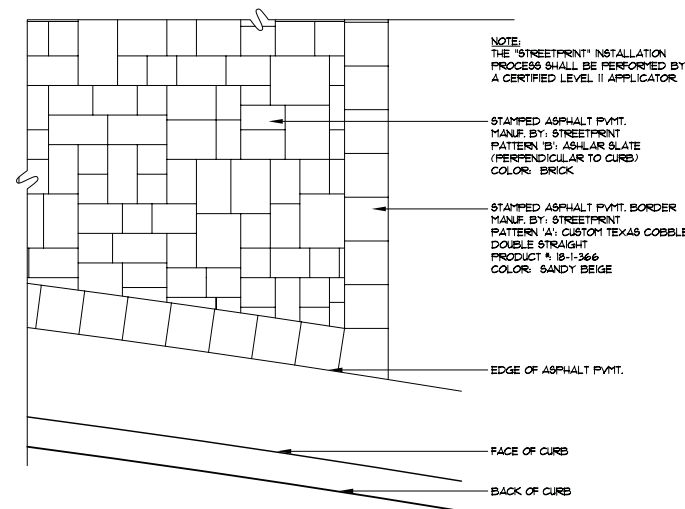
- GENERAL NOTES:
1. CONCRETE UNIT PAV. SHALL BE 2-3/8" MIN. THICKNESS AND MEET OR EXCEED ASTM C-936-82.
 2. SAND BEDDING SHALL MEET KDOT STANDARDS FOR FINE AGGREGATE. AN UNCOMPACTED SAND LAYING COURSE SHALL BE SPREAD EVENLY OVER THE AREA TO BE PAVED AND THEN SCREENED TO A LEVEL OF APPROXIMATELY 1" THICKNESS. ONCE SCREENED AND LEVELED TO THE DESIRED ELEVATION, THE SAND LAYING COURSE SHALL NOT BE DISTURBED IN ANY WAY.
 3. PAVERS SHALL BE PLACED WITH THE CHAMFERED SIDE UP, AND JOINT SPACES KEPT UNIFORM APPROXIMATELY 1/8" THICK. THE GAPS AT THE EDGE OF THE PAVED SURFACE SHALL BE FILLED WITH PAVING BLOCKS CUT TO FIT. CUTTING SHALL BE ACCOMPLISHED TO LEAVE A CLEAN EDGE TOWARD THE TRAFFIC SURFACE, USING A MASONRY SAW. WHENEVER POSSIBLE, NO CUTS SHOULD RESULT WITH A PAV. LESS THAN ONE-THIRD OF ITS ORIGINAL DIMENSION. INDIVIDUAL PAVERS ARE TO BE PLACED IN THE PATTERN SHOWN (REFER TO PLAN).
 4. PAVERS SHALL BE VIBRATED TO THEIR FINAL LEVEL IN THE SAND LAYING COURSE BY TWO OR THREE PASSES OF A VIBRATING COMPACTOR CAPABLE OF 30000 TO 50000 POUNDS COMPACTION FORCE WITH THE SURFACE CLEAN AND JOINTS OPEN.
 5. AFTER VIBRATION, POLYMERIC JOINT SAND STABILIZATION MATERIAL SHALL BE SPREAD OVER THE PAV. SURFACE AND VIBRATED INTO THE JOINTS. WITH ADDITIONAL PASSES OF THE PLATE VIBRATOR SO AS TO COMPLETELY FILL THE JOINTS. A LIGHT COATING OF POLYMERIC JOINT SAND STABILIZATION MATERIAL SHALL BE SUEPT OVER THE COMPLETED SURFACE AND LEFT TO WEATHER IN.
 6. A SAND LAYER SHALL BE MAINTAINED OVER CONCRETE PAV. SURFACES DURING ADJACENT ASPHALT CONSTRUCTION, AND REMAIN FOR A MINIMUM OF THIRTY DAYS AFTER ASPHALT SURFACES HAVE BEEN COMPLETED.



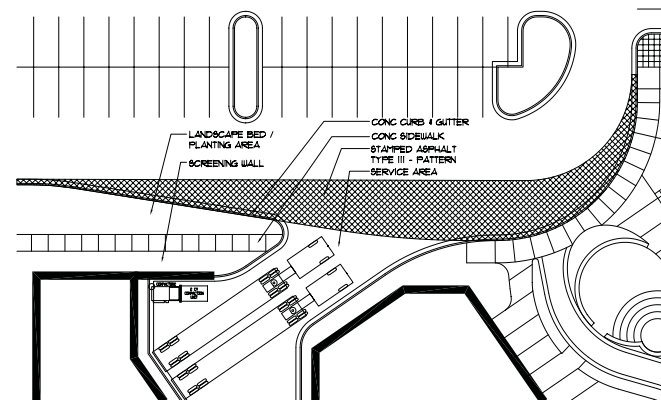
SECTION B



Typical Speed Table Detail



Typical Speed Table Paving



Typical Drop-off Area Detail



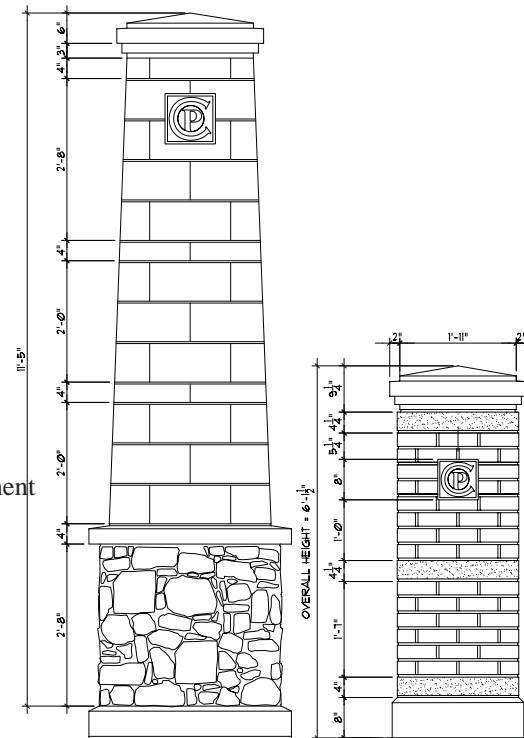
A cross-sectional diagram of a trash enclosure. It shows a large central door with horizontal wooden slats, flanked by two smaller side doors. The entire structure is supported by a concrete foundation. Numbered callouts indicate specific components: 1 points to the side door frame, 2 points to the top of the main door frame, 3 points to the main door slats, 4 points to the top of the side door frame, and 5 points to the main door frame.

COLUMNS, PILLARS, &V PYLONS

- 1) General
 - a) Core wall material
 - Concrete block (CMU)
 - b) Veneer material
 - Dressed limestone
 - Face Brick
 - c) Cap/Coping material
 - Cast stone
 - d) Pattern - TBD
 - e) Color - TBD
 - f) Accepted Manufacturers - TBD

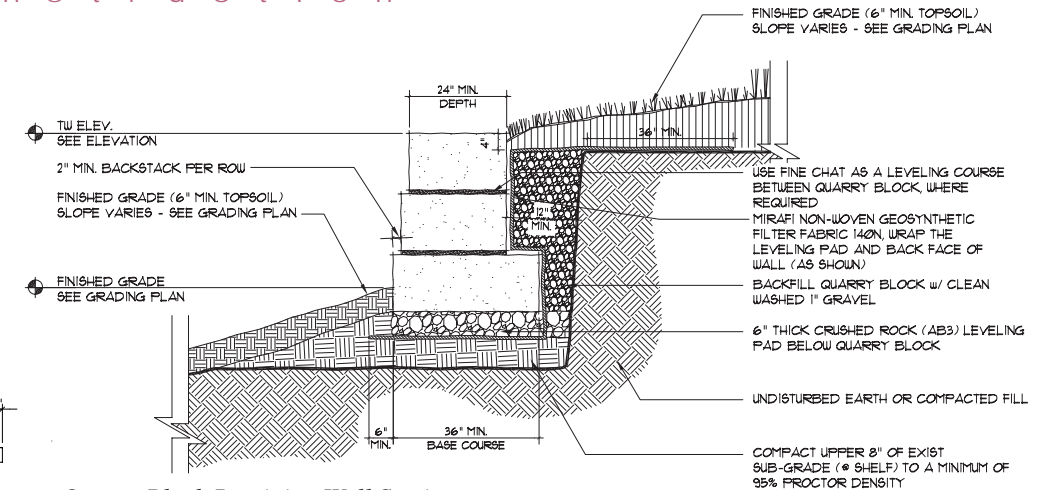
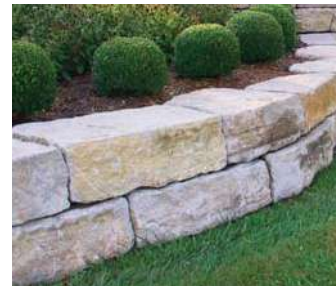
STONE

- 1) Dry-stack retaining wall & shoreline treatment
 - a) Material
 - Quarry block limestone
 - Granite boulders
 - b) Finish
 - Natural/snapped (with dressed face)
 - c) Size
 - 14" th. min. (+/- 1") natural ledge
 - 36" min. length
 - d) Color
 - Flint Hills Grey
 - e) Drawings/Specifications
 - Engineered drawings shall be provided at time of preliminary submittal
 - f) Construction materials
 - Backfill - 1" clean gravel
 - Sub-base - see detail
 - Fabric - see detail
 - g) Installation
 - Batter - 2" backstack per row
 - h) Accepted quarries
 - Keith Scott & Co.
- 2) Outcropping Boulders
 - a) Material
 - Granite boulders
 - b) Size
 - 14-18"

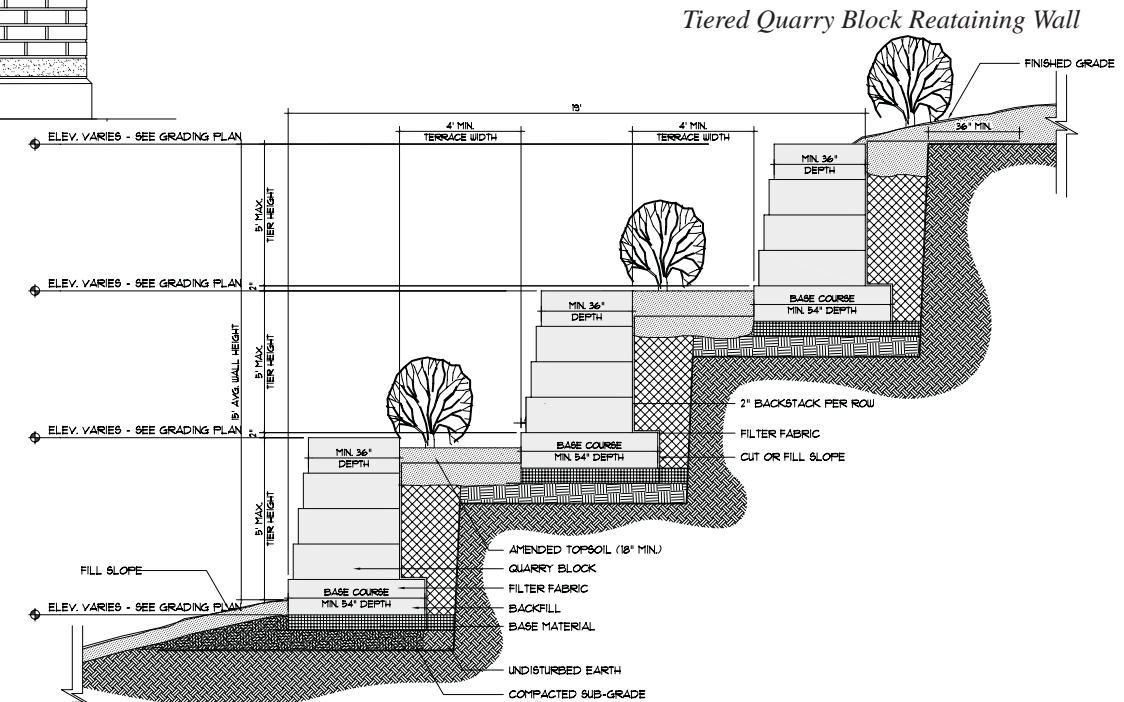


Entry Pylon Element

Quarry Block Retaining Wall

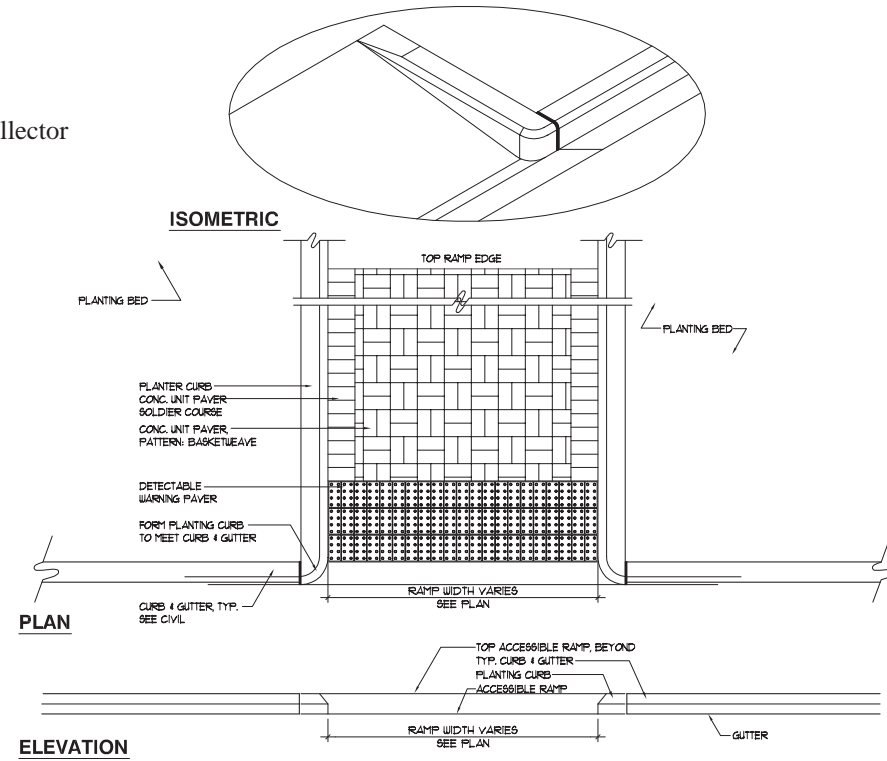
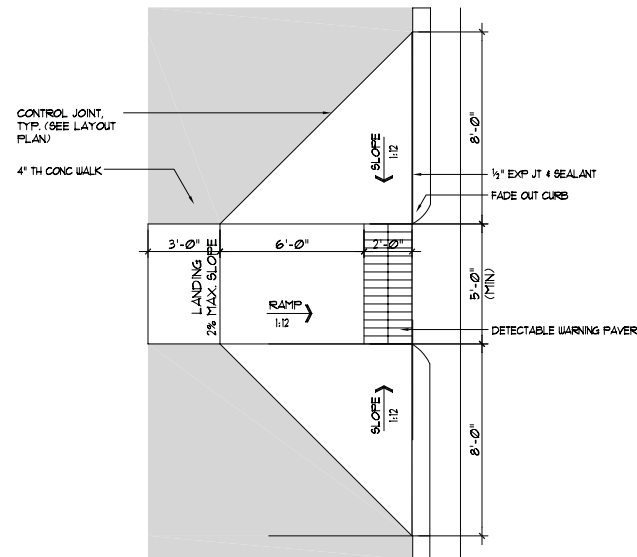
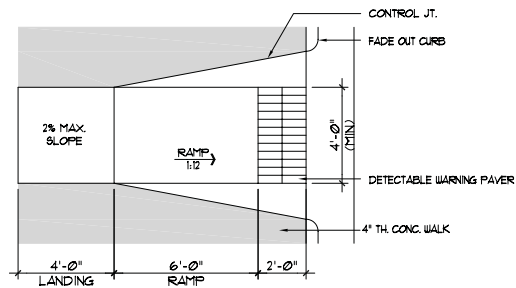


Quarry Block Retaining Wall Section

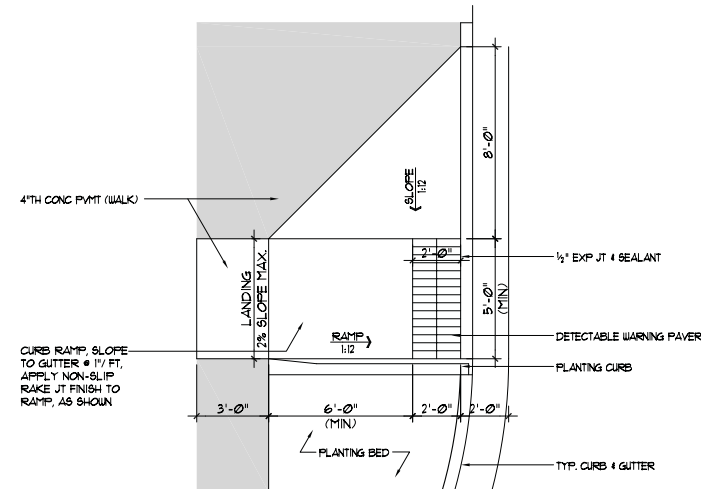


ACCESSIBLE RAMPS

- 1) Custom accessible ramp at main pedestrian collector
 - a) Material
 - CIP Concrete
 - Concrete paver detectable warning
 - b) Color - TBD
- 2) Custom accessible ramp at storefront
 - a) Material
 - CIP Concrete
 - Concrete paver detectable warning
 - b) Color - TBD



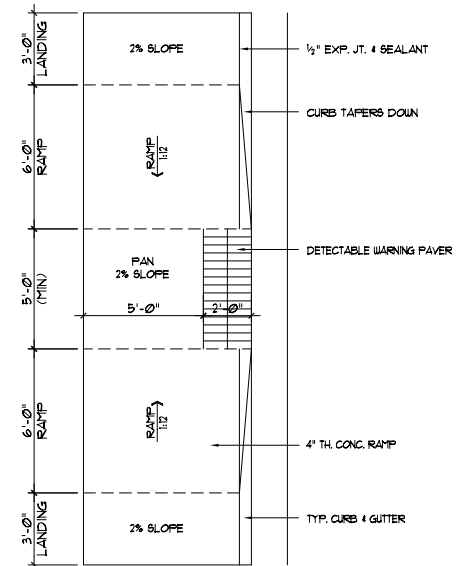
Example: Accessible curb ramp @ storefronts



Example: Detectable warning unit paver @ accessible ramp



Example: Accessible curb ramp



LANDSCAPE DESIGN GUIDELINES

Site Furnishings

SITE FURNISHING & AMENITIES

- 1) Bench
 - a) Material
 - Metal
 - b) Accepted Manufacturers
 - SiteScapes - Westport
 - Landscapeforms - Plainwell
 - Medallion - Boston Bench
 - c) Finish - Powdercoat
 - d) Color - Black & Silver
 - e) Mount
 - Permanent mount
- 2) Litter Receptacle
 - a) Material
 - Metal
 - b) Accepted Manufacturers
 - Landscapeforms - Plainwell
 - SiteScapes - Westport
 - c) Finish - Powdercoat
 - d) Color - Black & Silver
 - e) Mount
 - Permanent mount
- 3) Bollards
 - a) Type
 - Vehicular / Auto Barrier
 - b) Material
 - Steel
 - Concrete
 - c) Accepted Manufacturers
 - Architectural Area Lighting - CB9 Round
 - Landscapeforms - Annapolis
 - d) Color - Powdercoat Black

*Landscapeforms -
Annapolis Bollard*



AAL - CB9 Round



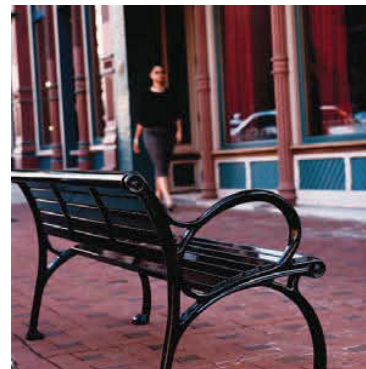
SiteScapes - Westport Receptacle



*Landscapeforms -
Plainwell Receptacle*



Landscapeforms - Plainwell Bench



SiteScapes - Westport Bench



Medallion— Boston Bench



SIGNATURE MARKER

1) Signature markers

a) Definition - As defined by Overland Parks K-150 Corridor Design Guidelines

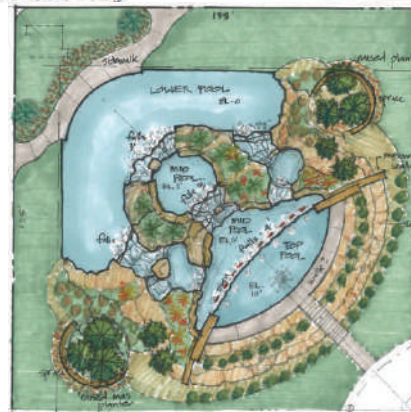
- "Signature markers" are a type of monument sign which may be utilized by properties fronting on K-150. Signature markers are intended to be the dominant signage element for all developments along the K-150 frontage and shall have a strong architectural tie to the development. Typically, they are ornate and sculptural in nature, with a heavily landscaped background. A signature marker may be utilized as a substitute for one project identification sign or one monument sign (where project identification signs are not allowable), and shall conform to the size and height limitations for such signs set forth in the applicable zoning district sign regulations. Signature markers shall only contain the name of the development and the developer.

b) Locations

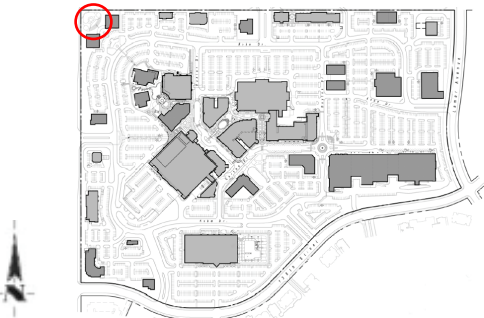
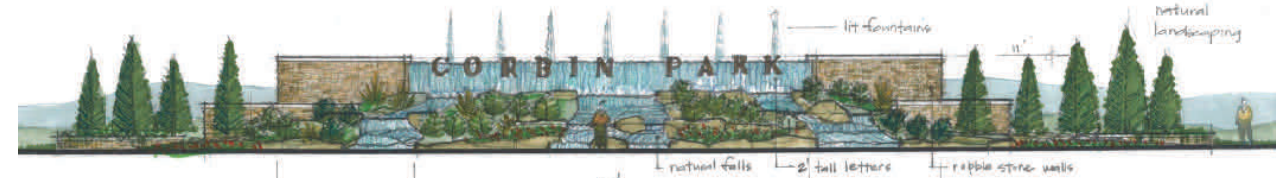
- 135th Street & Metcalf Ave.
- 135th Street & Lamar Ave.

- * Shall conform to the K-150 corridor signage design guidelines See Section 3

Plan View - 135th & Metcalf



Elevation View - 135th & Metcalf Sign Area = 64 sq. ft.



Example: Dimensional Metal Letters



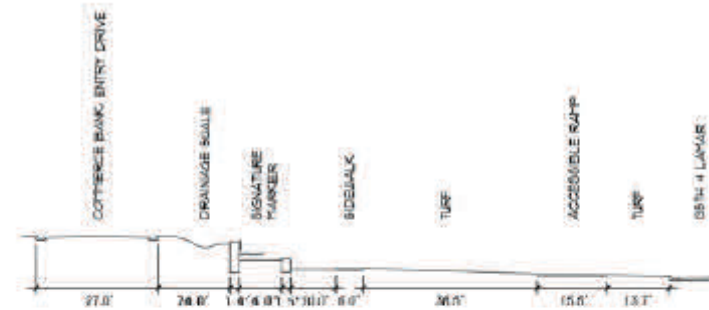
LANDSCAPE DESIGN GUIDELINES

Signage

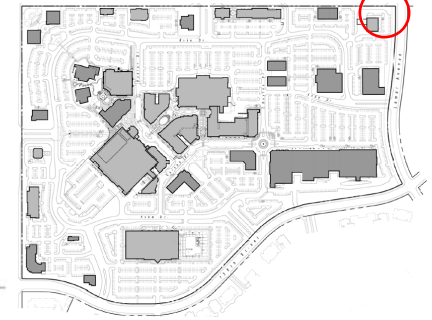
SIGNATURE MARKER



Plan View - 135th & Lamar



Elevation View - 135th & Lamar
Sign Area = 64 sq. ft.



Elements

- 1) Signature marker sign
- 2) Limestone Thin Veneer
- 3) Rusticated Stone Veneer
- 4) Quarry Block Retaining Wall



DIRECTIONAL SIGNAGE

2) Entry Signage - As defined by Overland Parks K-150 Corridor Design Guidelines

a) "Entry markers" are similar or visually related to signature markers but are smaller in scale, and are located at the entrances of the development. Text on entry markers shall be limited to the name of the development, and the associated logo, and the word "entrance." Where utilized pursuant to the terms of this chapter, entry markers may be substituted for parking lot directional signs otherwise permitted pursuant to Section 18.440.060.C.

b) Locations

- 135th Street (1)
- Metcalf Ave (1)
- Lamar Ave. (1)
- 138th Street (2)

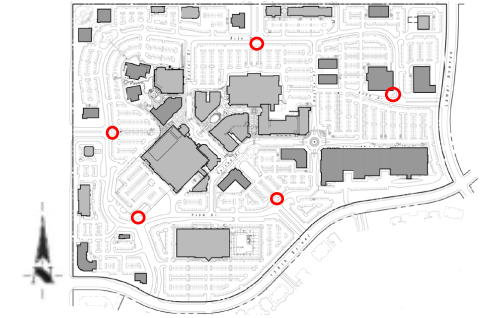
* Shall conform to the City of Overland Park U.D.O. & K-150 corridor signage design guidelines - See Section 3 & 4

Elements

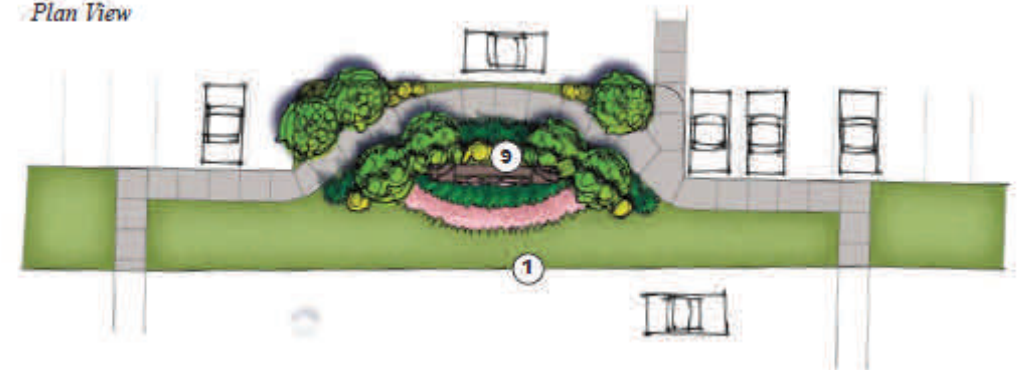
- 1) Limestone veneer
- 2) Face Brick
- 3) Cast stone cap
- 4) Sandstone

Note:

Final design has been preceded by approved building permits and actual construction of the features



Plan View



Elevation View
Sign Area = 35 sq. ft.



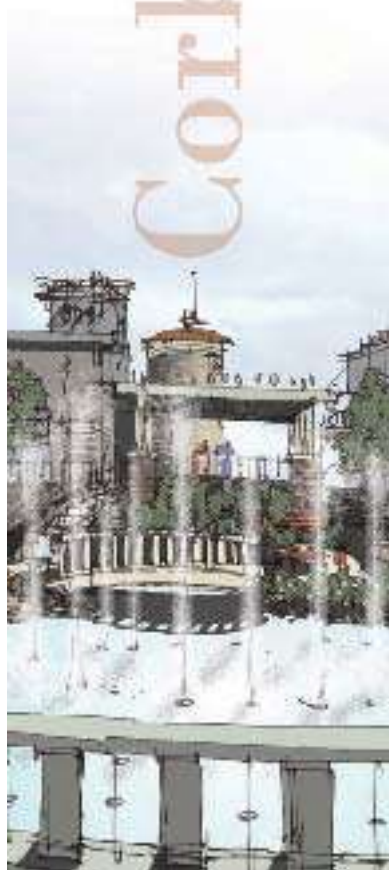
Directional Sign Elevation

THRESHOLD MARKER

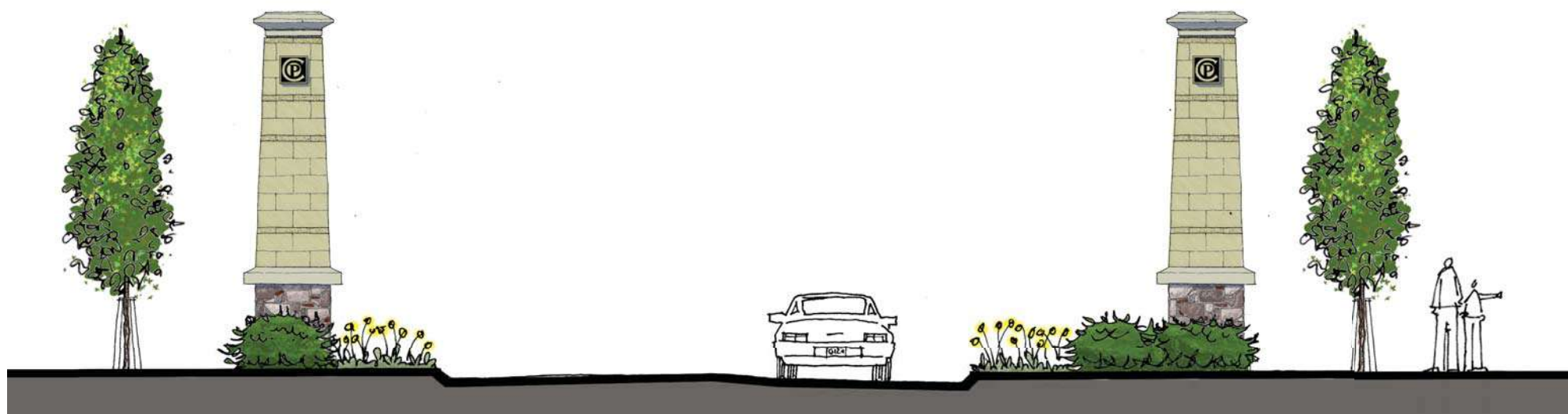
- 3) Threshold marker
 - a) Locations
 - Lamar Ave. Entrance (1)

Elements

- 1) Pylon element



Threshold marker @ Lamar Ave. Entrance

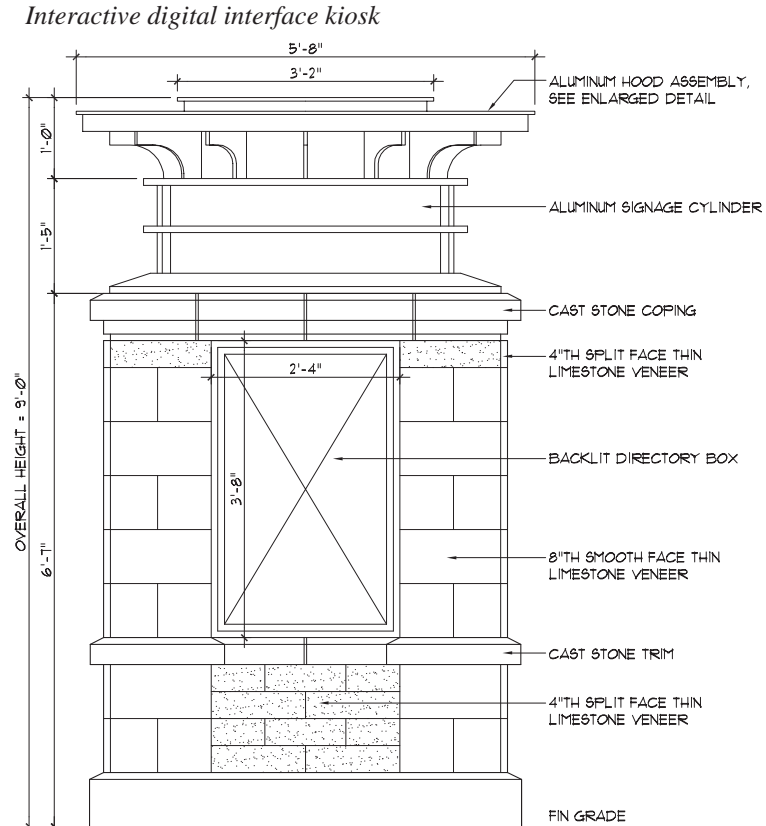


KIOSK

4) Interactive digital interface kiosk

a) Locations

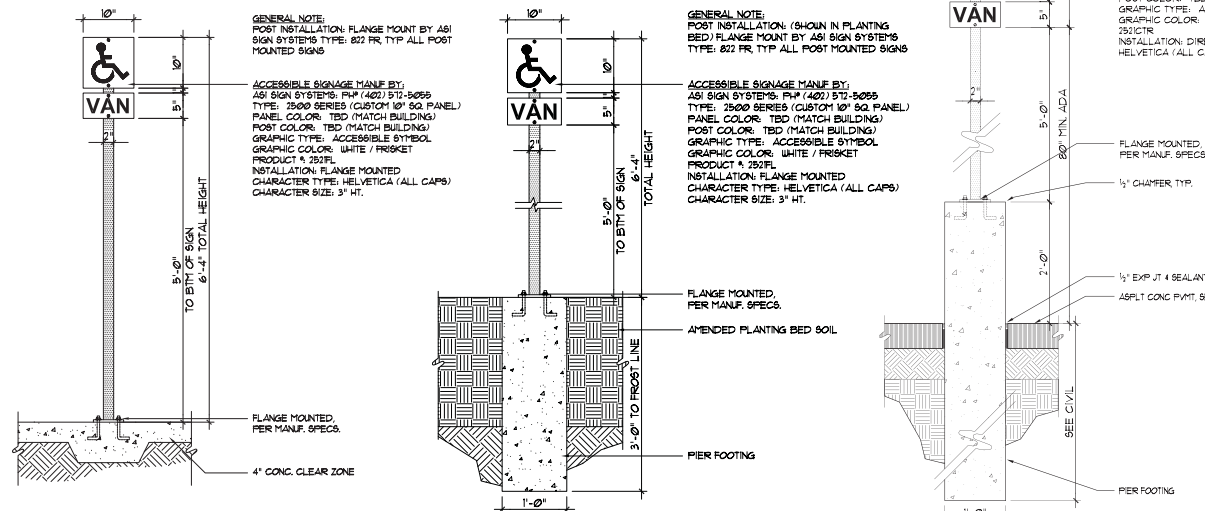
- Waterfall Plaza
- Center Lawn Plaza
- Von Maur Plaza
- East Plaza



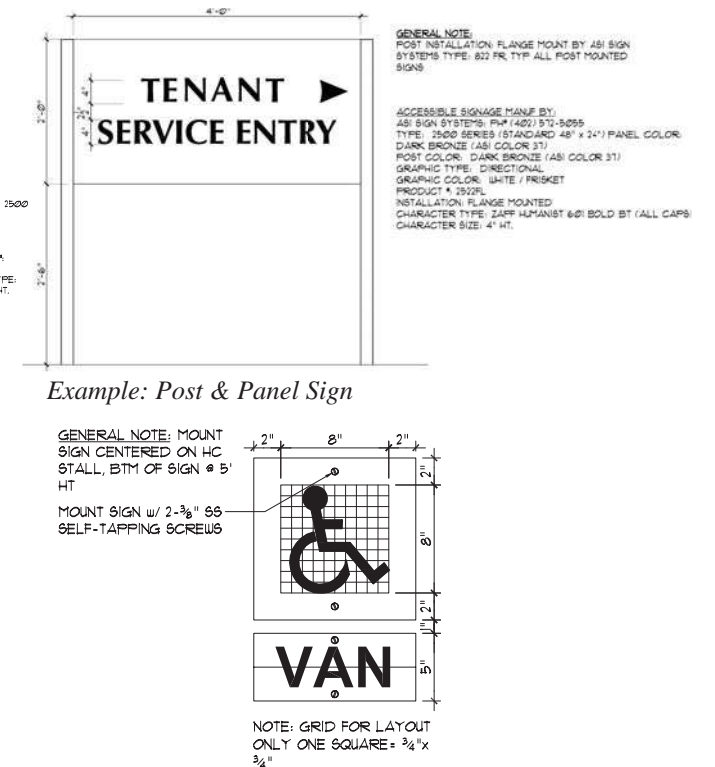
5) Post & Panel

- * Shall conform to the City of Overland Park U.D.O. Sec 18.440
See Section 4. Limited to 5' height.

- * All Signs shall conform to both the K-150 corridor signage design guidelines and the City of Overland Park Signage Design Ordinance - See Sections 3 & 4



Example: Post & Panel Installation Details (Examples for informational purposes only)



Example: Van Accessible Parking Sign

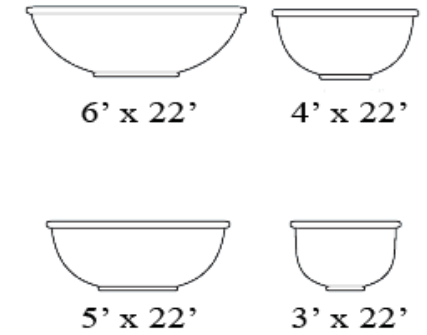
PLANTERS/PEDESTALS

- 1) Planters
 - a) Type
 - Pots
 - Urns
 - b) Material
 - Cast stone
 - Precast concrete
 - GFRC (glass fiber reinforced concrete)
 - c) Accepted Manufacturers
 - Interlock Concrete Products
 - Longshadow Planters
 - d) Product name
 - Longshadow - Lake Bluff 42" Dia. x 20"
 - Interlock Concrete Products - Montana Series, 3', 4', 5' & 6'
 - e) Product number - TBD
 - f) Color - Weathered Brown

Planter Pot



Longshadow - Lake Bluff Planter, 42" Dia.



Interlock Concrete Products - Montana Series



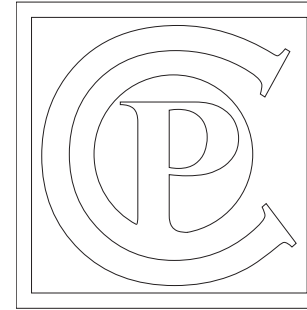
METALS & CUSTOM FABRICATION

- 1) Guardrails, Handrails, Fire Pit Guard
 - a) Material
 - Steel
 - b) Color - Dark Bronze
 - c) Finish
 - Industrial Grade High Performance Coating
 - d) Mount
 - Permanent Mount

- 2) Storm Grates
 - a) Material
 - Cast iron
 - b) Finish
 - Natural
 - c) Mount
 - Per Manufacturer's specifications
 - d) Accepted Manufacturers
 - Neenah Foundry Company
 - Balco, Inc.

- 3) Trellis Structure
 - a) Material
 - Steel
 - b) Finish
 - Industrial Grade High Performance Coating
 - c) Color
 - Silver

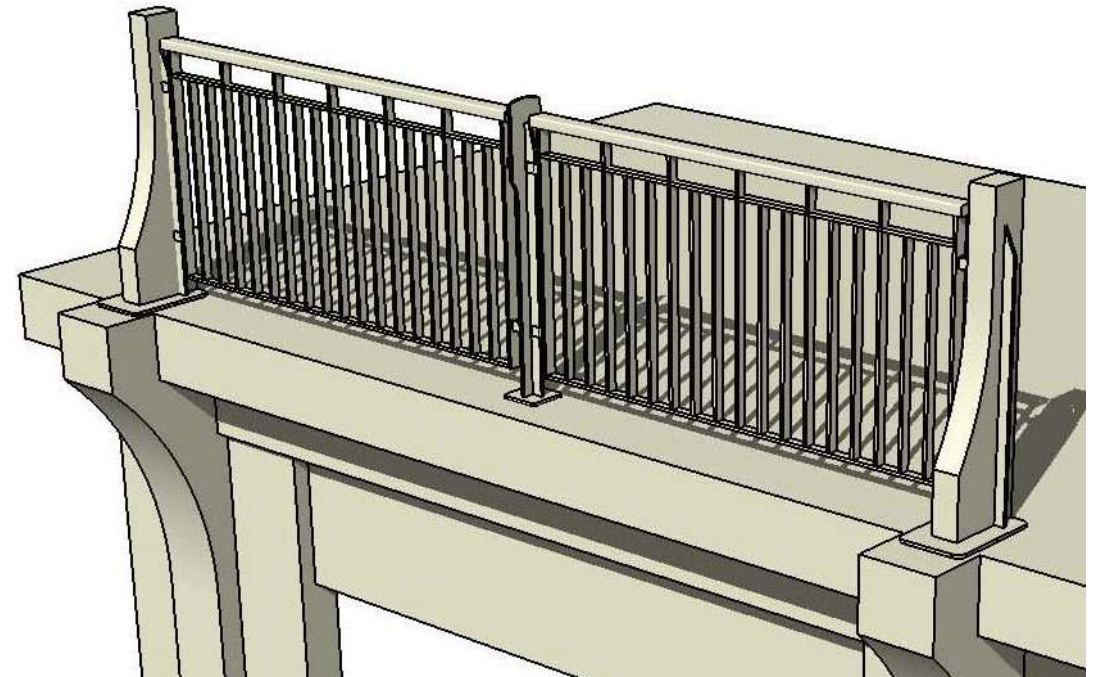
*Example: w/ Corbin
Park Logo*



Drainage Grate



Guardrail

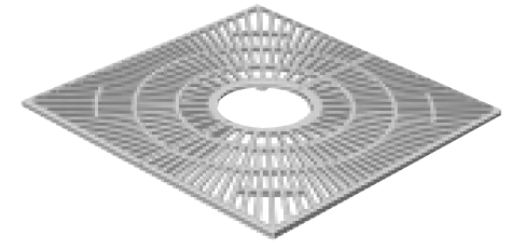


- 4) Tree Grate
 - a) Material
 - Cast Iron
 - b) Color - Natural
 - c) Mount
 - Per manufacturer's specifications
 - d) Misc. design restrictions
 - Should not restrict growth of tree
 - Should not be an obstruction on the maintenance and up-keep of planting bed below.
 - Must be corrosion resistant
 - e) Accepted Manufacturers
 - Neenah Foundry Company - 72" Square Parkway

Example: Installation

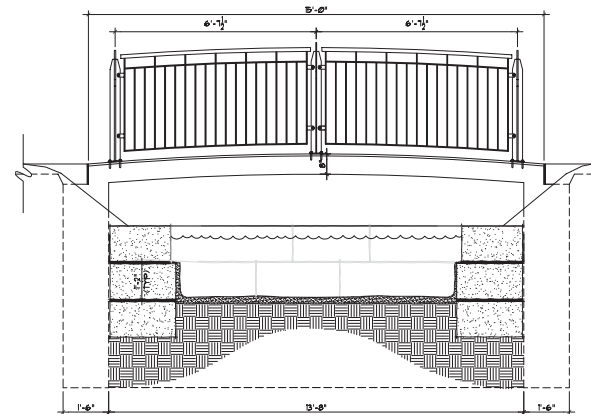


Tree grate: Neenah Foundry Co. R-8740-1

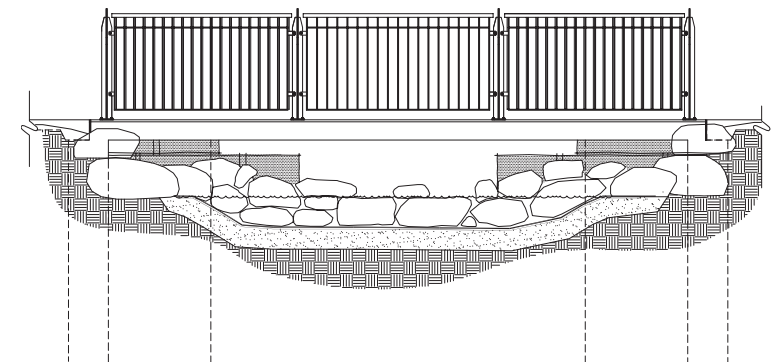


- 5) Pedestrian Bridge
 - a) Material
 - Steel
 - b) Finish Options:
 - Industrial Grade High Performance Coating
 - c) Color - Dark Bronze

Example: Pedestrian Bridge Detail



Example: Pedestrian Bridge Detail



WATER FEATURES

- 1) Fountain
 - a) Nozzles
 - Aerating
 - Cascade
 - Bubbler
 - Jet cluster
 - Foam
 - b) Interactive nozzles
 - Jumping
 - Popping
 - Laminar
 - c) Plumbing
 - Piping, pumps, jets, etc. shall be weather and corrosion resistant
 - d) Paving
 - Adjacent hardscape materials near water feature edges shall have non-slip surface for the purpose of walking, sitting, etc.
 - e) Maintenance
 - Year-round use (continued supply of water) with heater or /drain-down system
 - Proper drainage (no standing water)

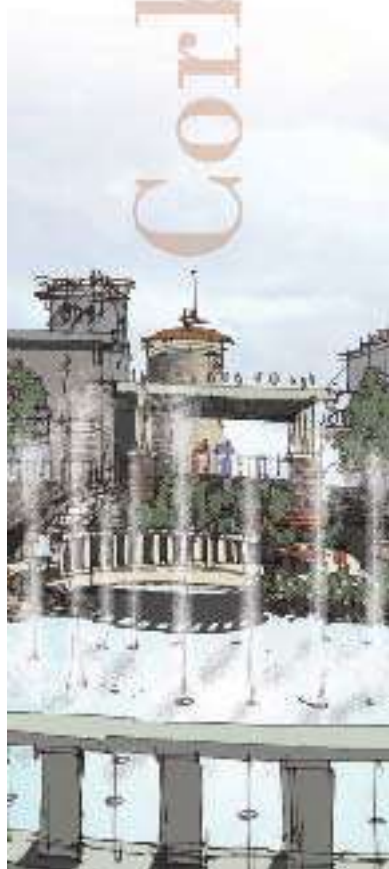
Center Plaza Water Feature



Nozzle Options



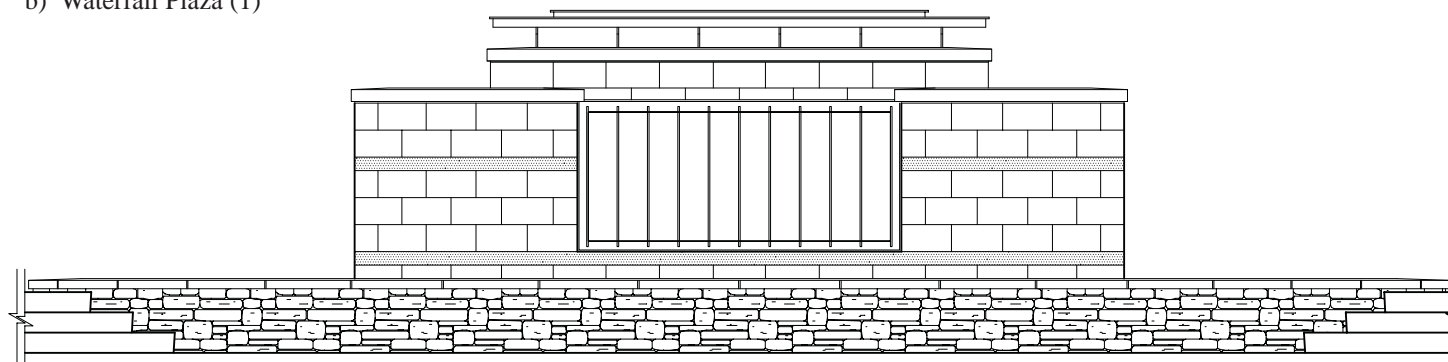
Waterfall Plaza



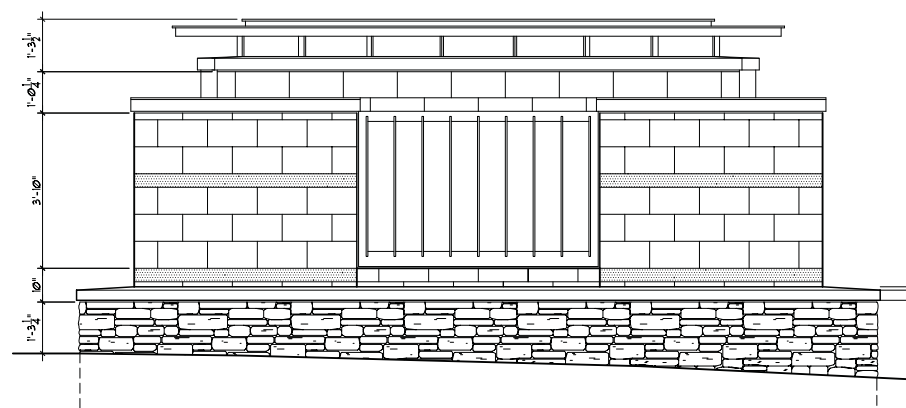
OUTDOOR FIREPLACES

1) Locations

- a) Center Lawn (1)
- b) Waterfall Plaza (1)



Phase One Fireplace Elevation



Phase Three Fireplace Elevation



LIGHTING

- 1) Pole-mounted
 - a) Accepted Manufacturers
 - Pedestrian scale
 - Luminis - Eclipse
 - Parking lot
 - Lithonia Lighting - Aeris
 - Fixture Series - Aeris AS2
 - 250m or 400 m (metal halide)
 - Mount - SPA (Square Pole Mounting)
 - Decorative Arm - DSAS1
- 2) Light pole base (for parking lot lights)
 - a) Accepted Manufacturers
 - Artforms (typ.)
- 3) Bollard
 - a) Accepted Manufacturers
 - Landscapeforms
 - AAL

Note: fixture type to be determined upon photometric design for each application.

The General Contractor for Corbin Park has established a price agreement with Iowa Base to produce precast light pole bases for the project that meet the requirements for both types of bases indicated on this page. Bases can be purchased directly from Iowa Base. Contact person at Iowa Base is as follows:

Donald LaRue
Iowa Base
1755 280th Street
Ionia, Iowa 50645

Telephone: 641-435-4786
Fax: 641-435-8906
Email: iowabase@fiai.net

Pendant Light



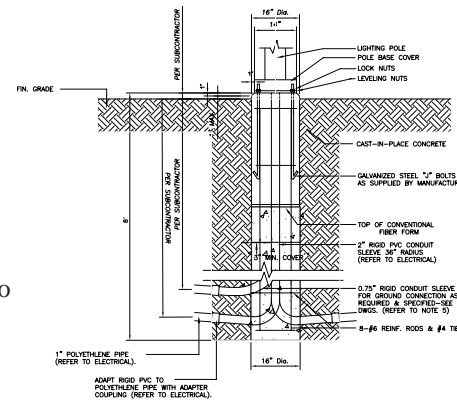
Luminis -Eclipse



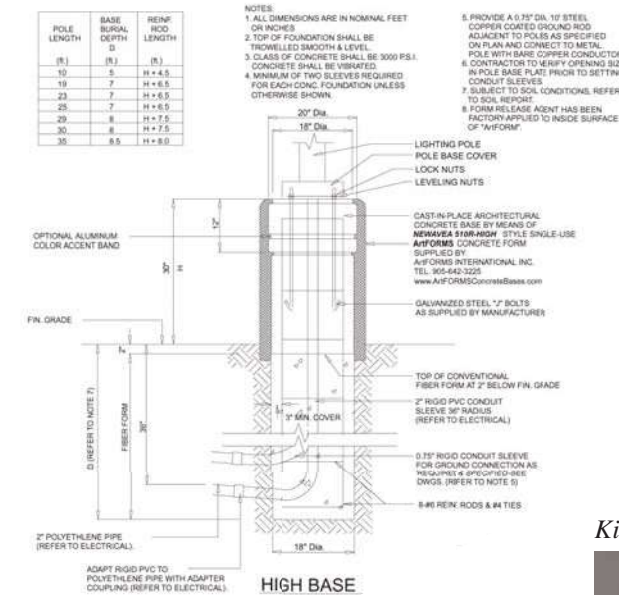
Lithonia Lighting - Aeris



Light Pole Base detail



Light Pole Base detail



Artforms -



Kim Sign Light - 4300 Series



VILLAGE GREEN



Elements

- 1) Tower element
- 2) Stage & Trellis Structure
- 3) Rubberized playground surface
- 4) Stair to lower level
- 5) Manicured lawn
- 6) Stone Veneered seat walls
- 7) Outdoor Fireplace
- 8) Tree bosque
- 9) Decorative pavement crosswalk
- 10) Bench
- 11) Boulder out-cropping
- 12) Concrete walkway

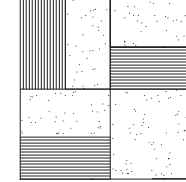


VILLAGE GREEN

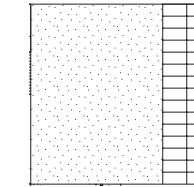


Paving Patterns

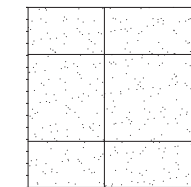
- A. Plaza
Random Saw cut w/ light broom finish



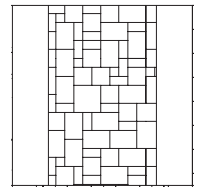
- B. Plaza
Sandtex finish concrete
w/ conc. unit paver edge



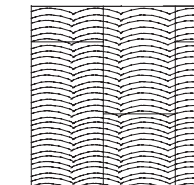
- C. Plaza
Concrete w/ Bomanite
Texture Mat: Sandblast Limestone



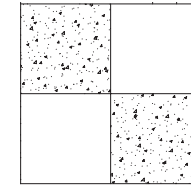
- D. Plaza
Concrete Unit
Pavers



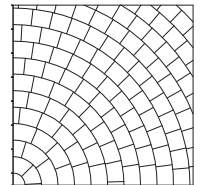
- E. Sidewalk
Concrete w/ Swirl Broom
Finish,



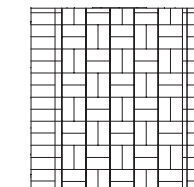
- F. Plaza
Concrete w/ Bomanite
Texture Mat in alternating
sections



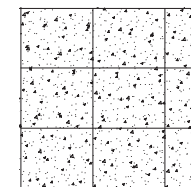
- G. Plaza
Concrete Unit Pavers



- H. Plaza/Crosswalk
Concrete Unit Paver



- I. Clear Zone
Concrete w/ Bomanite
Texture Mat: Mountain Granite



CENTRAL LAWN

ELEMENTS

- 1) Trellis structure
- 2) Elevated stage
- 3) Manicured Lawn
- 4) Stone-Veneered Seat Wall
- 5) Outdoor Fireplace

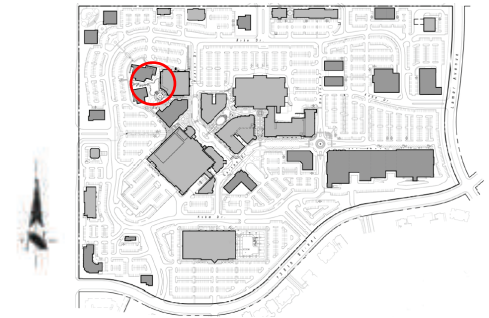


WATERFALL PLAZA



Elements

- 1) Outdoor Patio
- 2) Pond
- 3) Foot bridge
- 4) Rock lined brook
- 5) Planter pot
- 6) Elevated overlook
- 7) Access to elevator/stairs at lower level
- 8) Service area
- 9) Concrete walkway
- 10) Raised planting bed
- 11) Fire place
- 12) Stairs to lower plaza
- 13) Plaza
- 14) Manicured lawn
- 15) Elevator tower
- 16) Linear water jet feature

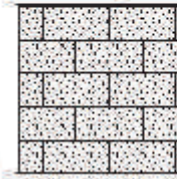


WATERFALL PLAZA

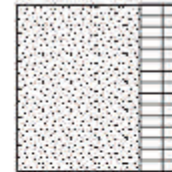


Paving Patterns

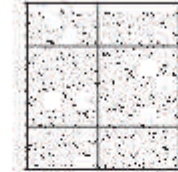
- A. Plaza
Concrete w/ Bomanite Texture Mat:
Running Bond



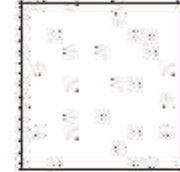
- B. Plaza
Sandtex finish concrete
w/ conc. unit paver edge



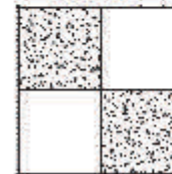
- C. Plaza
Concrete w/ Bomanite
Texture Mat: Sandblast Limestone



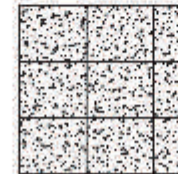
- D. Plaza
Sandtex finish
concrete



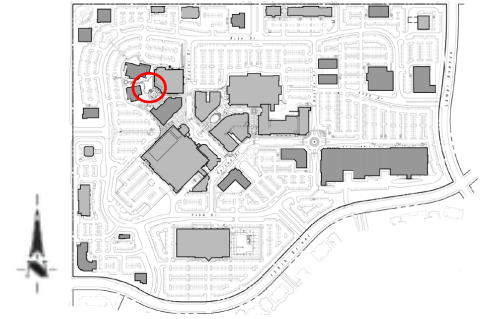
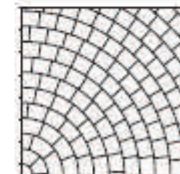
- E. Sidewalk
Concrete w/ Bomanite
Texture Mat in alternating
sections



- F. Clear Zone
Concrete w/ Bomanite
Texture Mat: Mountain Granite



- G. Plaza
Concrete Unit
Pavers



WATERFALL PLAZA



COURTYARDS & ENTRANCES

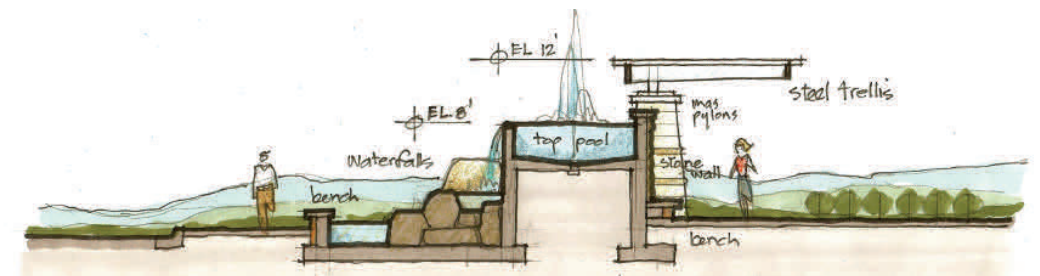
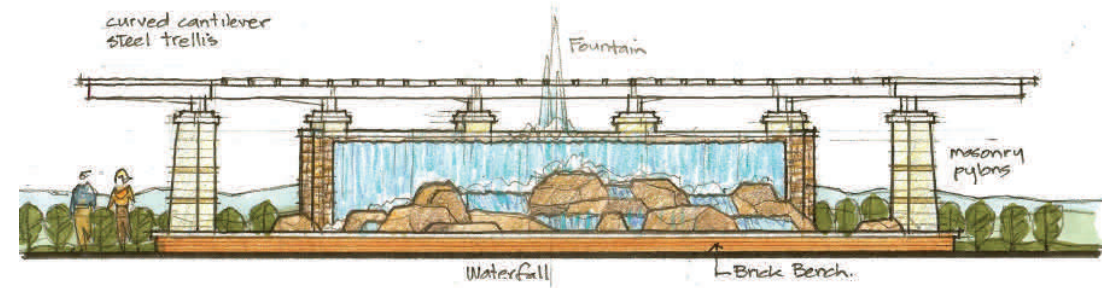
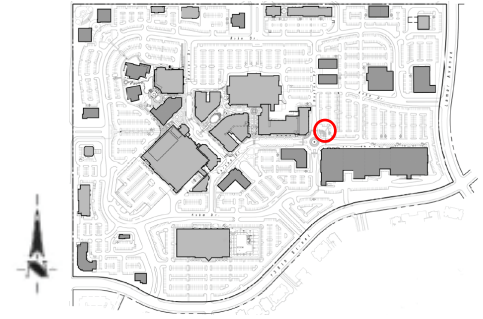
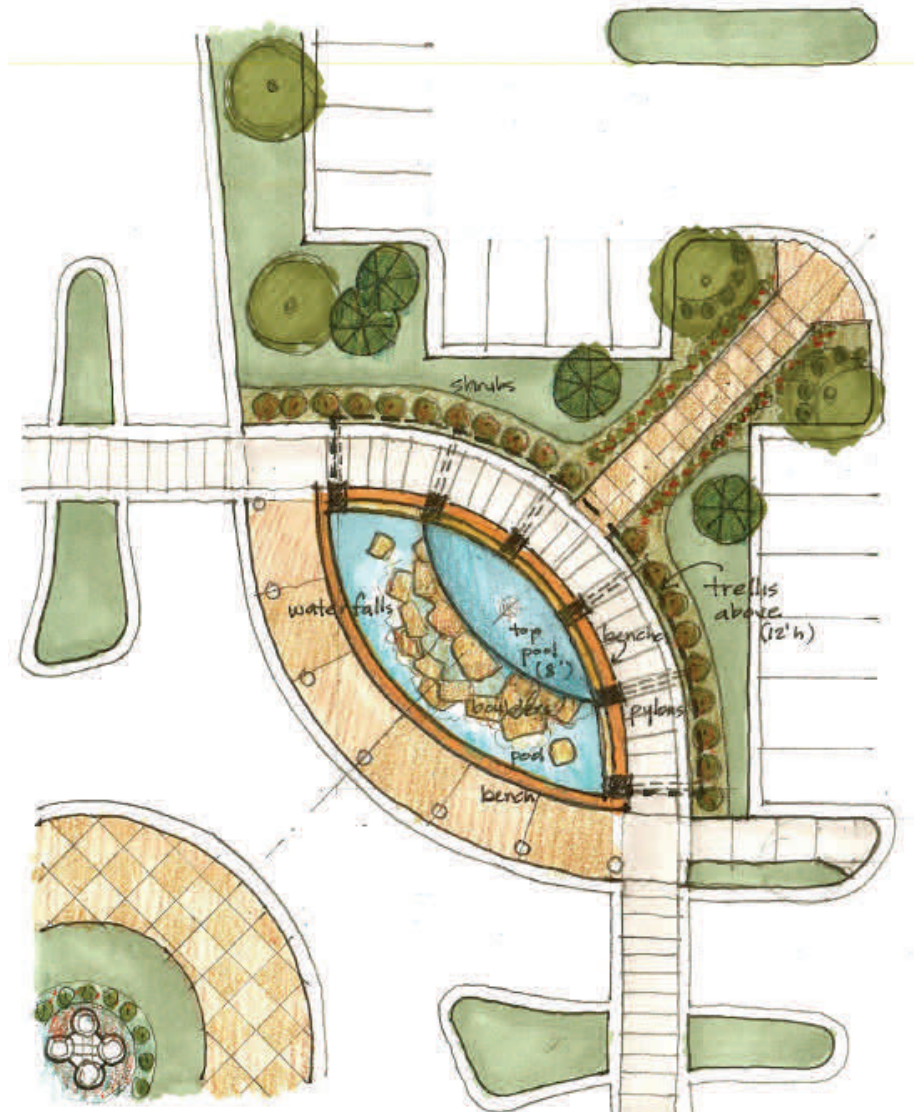


Elements

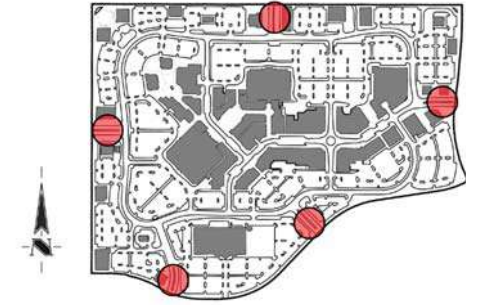
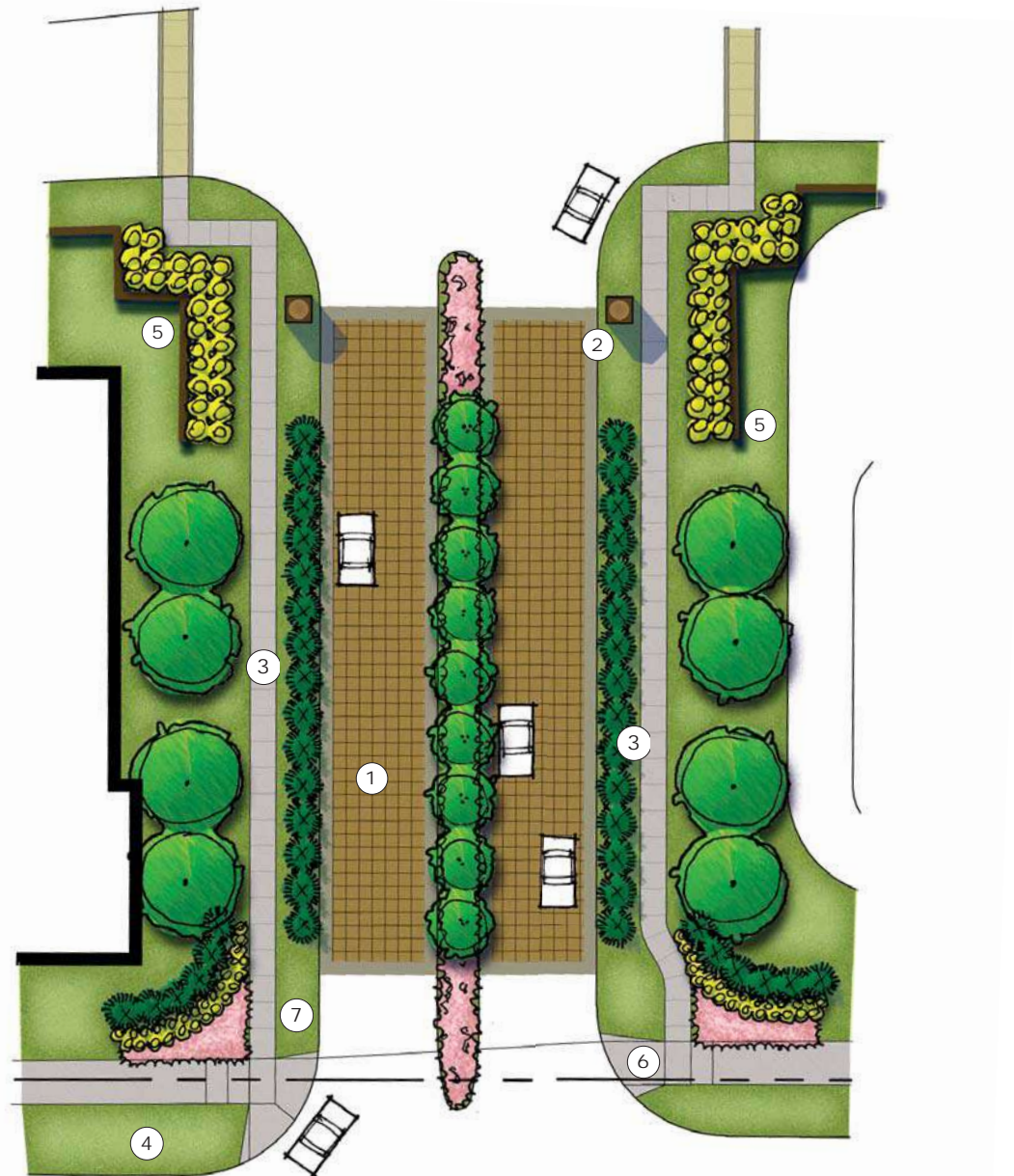
- 1) Water feature
- 2) Plaza
- 3) Tower element
- 4) Kiosk
- 5) Benches
- 6) Planting Bed
- 7) Planter Pots



FEATURE AT ROUNDABOUT



ENTRY



Elements

- 1) Stamped asphalt
- 2) Entry pylon
- 3) Walkway
- 4) Lawn
- 5) Retaining wall
- 6) Typical City of Overland Park Accessible Curb Ramp
- 7) Regulatory Stop Sign



LANDSCAPE

General Landscape Concept

The landscape palette and design concept recalls the pastoral landscape found in the hill towns of the Tuscan region. The landscape plan is designed to create a visual statement by utilizing single plant specimens in mass groupings to create drifts of color, repetition of form and a contextual fabric used to soften the hard lines of the architecture. Through color, form and texture this concept allows the plant material to become a way-finding device outside the main shopping center; to signify points of interest, define pedestrian walkways and vehicular corridors, as well as create order within areas that often lack definition, such as parking lots. Within the interior of the development, landscaping is used to reinforce axial relationships, provide seasonal color, create outdoor rooms and visually redirect or screen views into service corridors.

Master Plant Palette

The Master Plant Palette is a general reference outlining accepted plant material. Approved equals (i.e. alternates / substitutions) shall be determined through the preliminary design review process (see Preliminary Design Phase submittal section).

Landscape Screen

The Corbin Park project is bound by four main roads; two thoroughfares (Metcalf & 135th Street) and two main collectors (Lamar & 138th Street). Each right-of-way is designed to provide a landscape that will ultimately define the campus perimeter. The design for the landscape perimeter is comprised of three main components **1)** signature landscapes / markers, **2)** main entrances and **3)** the landscape screen to meet the K-150 Corridor requirements and / or the Landscape Screening requirement for the City of Overland Park U.D.O.

Lawn Areas

Manicured lawn areas shall be designed for areas that are easily accessed for maintenance. These areas should be limited to the parkway (loop road), perimeter landscape areas adjacent to the right-of-way and special interest areas within the shopping center core. Turf shall not be used on parking medians or islands.

Nursery Standard

All landscape materials shall meet the American Standard for Nursery Stock (ANSI Z60.1-1996) per the American Association of Nurserymen.

Plant Material Size & Method of Handling

- | | |
|-------------------------|-------------------------------|
| • Deciduous Shade Trees | 2” Cal. / B&B & 4” Cal. / B&B |
| • Ornamental Trees | 2” Cal. / B&B |
| • Evergreen Trees | 5/6’ Ht. / B&B |
| • Deciduous Shrubs | #3 Container |
| • Evergreen Shrubs | #3 Container |
| • Ornamental Grasses | #1 Container |
| • Groundcovers | Flats & #1 Container |
| • Perennials | 4” Pot & # 1 Container |
| • Annuals | 4” Pot |

Specifications

The following landscape specification sections (prepared for Corbin Park) are available upon request:

- Landscape Irrigation
- Landscaping
- Seeding & Sodding



M a s t e r P l a n t L i s t

Shade Trees

Pacific Sunset Maple—Acer truncatum x platanoides ‘Keithsform’

Norwegian Sunset Maple—Acer truncatum x plantoides ‘Warrenred’

Golden Raintree - Koelreuteria paniculata

Skyline Honeylocust - Gleditisa triacanthos ‘Skyline’

Shademaster Locust - Gleditisa triacanthos ‘Shademaster’

Emerald Queen Norway Maple - Acer platanoides ‘Emerald Queen’

Swamp White Oak - Quercus bicolor

Black Gum—Nyssa Sylvatica

Caddo Sugar Maple—Acer saccharum ‘Autumn Splendor’

Columnar Bald Cypress—Taxodium distichum ‘Shawnee Brave’

Autumn Gold Ginkgo (Male) - Ginkgo biloba ‘Autumn Gold’

Ornamental Trees

Amur Flame Maple - Acer tataricum subsp. ginnala ‘Flame’

Hedge Maple—Acer campestre z

Kousa Dogwood - Cornus kousa

Eastern Redbud - Cercis canadensis

Snowdrift Crabapple - Malus ‘Snowdrift’

Prairiefire crabapple - Malus ‘Prairiefire’

Columnar European Hornbeam - Carpinus betulus ‘Franz Fontaine’

Regal Prince Swamp White Oak—Quercus robur x bicolor ‘Long’

Japanese Tree Lilac—Syringa reticulate ‘Ivory Silk’

Princeton Sentry Ginkgo (Male) - Ginkgo biloba ‘Princeton Sentry’

Royal Star Magnolia—Magnolia stellate ‘Royal Star’

Evergreen Trees

Black Hills Spruce - Picea glavca var. ‘Densata’

Vanderwolf Pine - Pinus flexilis ‘Vanderwolf’

White Fir - Abies concolor

Canaerti Juniper - Juniperus virginiana ‘Canaerti’

Columnar White Pine - Pinus Strobus ‘Fastigiata’

Riverside Serbian Spruce - Picea omorika ‘Riverside’

Deciduous Shrubs

Dwarf Burning Bush - Euonymus alatus ‘Compactus’

Gro-low Fragrant Sumac - Rhus aromatica ‘Gro-low’

Knock Out Shrub Rose - Rosa x ‘Radrass’

Pink Drift Rose - Rosa ‘Meijocos’

Alfredo Viburnum - Viburnum trilobum ‘Alfredo’

Dwarf European Cranberrybush Viburnum - Viburnum opulus ‘Nanum’

Dwarf Korean Lilac - Syringa meyeri ‘Palibin’

Neon Flash Spirea - Spirea japonica ‘Neon Flash’

Incrediball Hydrangea - Hydrangea arborescens ‘Incrediball’

Blue Shadow Fothergilla - Fothergilla major ‘Blue Shadow’

Evergreen Shrubs

Shamrock Inkberry - Ilex glabra ‘Shamrock’

Globe Yew - Taxus x media ‘Fairview’

Green Velvet Boxwood—Buxus sempervirens ‘Green Velvet’

Green Mountain Boxwood—Buxus sempervirens ‘Green Mountain’

Nigra Inkberry - Ilex glabra ‘Nigra’

Wintergreen Boxwood - Buxus microphylla ‘Wintergreen’

Sea Green Juniper - Juniperus chinensis ‘Sea Green’

Buffalo Juniper - Juniperus sabina ‘Buffalo’

Densiformis Yew - Taxus x media ‘Densiformis’

Grasses

Panicum virgatum ‘Northwind’

Japanese Maiden Grass - Miscanthus sinensis ‘Gracillimus’

Yaku Jima Maiden Grass - Miscanthus sinensis ‘Yaku Jima’

Feather Reed Grass - Calamagrostis x acutiflora ‘Karl Foerster’

Dwarf Fountain Grass - Pennisetum alopecuroides ‘Hameln’

Groundcover

Japanese Spurge—Pachysandra terminalis

Purple Wintercreeper - Euonymus fortunei ‘Coloratus’

Vinca - Vinca minor

Bulbs

Carlton Daffodil - Narcissus ‘Carlton’

Oriental Poppy - Papaver orientale

Alabaster Tulip - Tulipia Sp.

Greuze Tulip - Tulipia Sp.

Ted Turner Tulip - Tulipia Sp.

Valentine Delight Tulip - Tulipia Sp.

Winter Hardy Gladiolus - Gladiolus nanus

Lily - Lilium Sp.



M a s t e r P l a n t L i s t

Perennials

Purple Coneflower - Echinacea purpurea ‘Magnus’
 Black Eyed Susan - Rudbeckia fulgida ‘Goldstrum’
 Happy Returns Daylily - Hemerocallis ‘Happy Returns’
 Little Business Daylily - Hemerocallis ‘Little Business’
 Stella de Oro Daylily - Hemerocallis ‘Stella de Oro’
 Autumn Joy Stonecrop - Sedum spectabile - ‘Autumn Joy’
 Big Blue Liriope - Liriope muscari ‘Big Blue’
 Zagreb Tickseed—Coreopsis ‘Zagreb’
 May Night Salvia - Salvia x superba ‘May Night’
 Coronation Gold Yarrow - Achillea x ‘Coronation Gold’
 Russian Sage - Perovskia atriplicifolia
 Joe-Pye Weed - Eupatorium purpureum ‘Gateway’
 Siberian Iris - Iris sibirica ‘Caesars Brother’
 Catmint - Nepeta racemosa ‘Walker’s Low’
 Bee Balm - Monarda didyma ‘Cambridge Scarlet’
 Golden Rod - Solidago rugosa ‘Fireworks’
 Culver’s Root—Veronicastrum virginicum
 Shasta Daisy—Leucanthemum x superbum ‘Becky’
 Oriental Poppy—Papaver orientale
 Kobold Gay Feather—Liatris spicata ‘Kobold’
 Japanese Spurge - Pachysandra terminalis
 Plumbago - Ceratostigma plumbaginoides

Turfgrass Sod

- a) Turfgrass Sod: Comply with TPI’s “Specifications for-Turfgrass Sod Materials” in its “Guideline Specifications to Turfgrass Sodding.” Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- b) Two year old, dense, well rooted, grown on loam soil in general locality of project site, free of debris, stones larger than 1/2”, burned or bare spots, undersirable grasses and weeds, with firm root mat capable of withstanding normal handling without undue breaking.
- c) Turfgrass Species: Sod of grass species as follows, with not less than 90 percent germination, not less than 98 percent pure see, and not more than 0.0 percent weed seed:

Commercially available Fescue mix of 90% Fescue, 10% Bluergrass.

Mulch

3” depth, maximum.



SHADE TREES

Princeton Sentry Ginkgo

- *Ginkgo biloba* 'Princeton Sentry'

Swamp White Oak

- *Quercus bicolor*

Pacific Sunset Maple

- *Acer truncatum x platanoides* 'Keithsform'

Skyline Locust

- *Gleditsia triacanthos* 'Skyline'

Emerald Queen Norway Maple

- *Acer platanoides* 'Emerald Queen'

Norwegian Sunset Maple

- *Acer truncatum x platanoides* 'Warrenred'

Golden Raintree

- *Koelreuteria paniculata*

Black Gum

- *Nyssa sylvatica*

Caddo Sugar Maple

- *Acer saccharum* 'Autumn Splendor'

Shademaster Locust

- *Gleditsia triacanthos* 'Shademaster'

Columnar Bald

- *Taxodium distichum* 'Shawnee Brave'

Princeton Sentry Ginkgo



Swamp White Oak



Pacific Sunset Maple



Skyline Locust



Emerald Queen Maple



Norwegian Sunset Maple



Golden Raintree



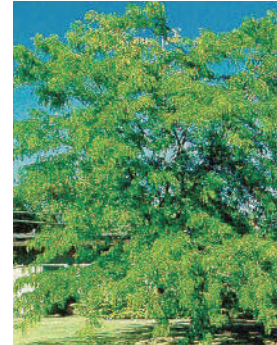
Black Gum



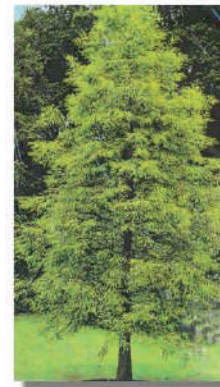
Sugar Maple



Shademaster Locust



Columnar Bald Cypress



ORNAMENTAL TREES

Amur Flame Maple

- *Acer Tataricum subsp. ginnala*
'Flame'

Hedge Maple

- *Acer campestre* z

Kousa Dogwood

- *Cornus kousa*

Eastern Redbud

- *Cercis canadensis*

Snowdrift Crabapple

- *Malus* 'Snowdrift'

Prairiefire Crabapple

- *Malus* 'Prairiefire'

Columnar European Hornbeam

- *Carpinus betulus* 'Franz Fontaine'

Regal Prince Swamp White Oak

- *Quercus robur x bicolor* 'Long'

Japanese Tree Lilac

- *Syringa reticulata* 'Ivory Silk'

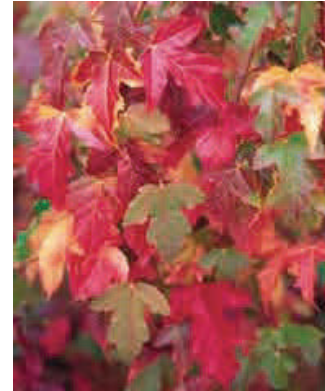
Princeton Sentry Ginkgo (Male)

- *Ginkgo biloba* 'Princeton Sentry'

Royal Star Magnolia

- *Magnolia stellate* 'Royal Star'

Amur Flame Maple



Hedge Maple



Kousa Dogwood



Eastern Redbud



Columnar European Hornbeam



Regal Prince Swamp White Oak



Snowdrift Crabapple



Prairie Fire Crabapple



Japanese Tree Lilac



Royal Star Magnolia



Princeton Sentry



EVERGREEN TREES

Black Hills Spruce

- *Picea glauca* Var. *Densata*

White Fir

- *Abies concolor*

Canaerti Juniper

- *Juniperus virginiana* 'Canaerti'
erald'

Black Hills Spruce



Vanderwolf Pine



White Fir



Canaerti Juniper



Columnar White Pine



Riverside Servian Spruce



DECIDUOUS SHRUBS

Dwarf Burning Bush

- *Euonymus alatus 'Compacta'*

Gro-low Fragrant Sumac

- *Rhus aromatica 'Gro-low'*

Knock Out Shrub Rose

- *Rosa x 'Knock Out'*

Dwarf European Cranberrybush Viburnum

- *Viburnum opulus 'Nanum'*

Dwarf Korean Lilac

- *Syringa meyeri 'Palibin'*

Neon Flash Spirea

- *Spirea japonica 'Neon Flash'*

Pink Drift Rose

- *Rosa Meijocosa*

Incrediball Hydrangea

- *Hydrangea Arborescens 'Incrediball'*

Blue Shadow Fothergilla

- *Fothergilla major 'Blue Shadow'*

Firepower Heavenly Bamboo

- *Nandina Domestica Firepower'*

Dwarf Burning Bush



Gro-Low Fragrant Sumac



Knock Out Shrub Rose



Dwarf European Cranberry Viburnum



Dwarf Korean Lilac



Pink Drift Rose



Neon Flash Spirea



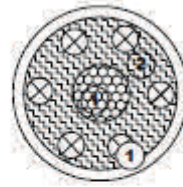
Incrediball Hydrangea



Blue Shadow Fothergilla

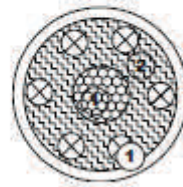


PLANTER POT DETAILS



Vegetation

- 1) Elephant Ears
- 2) Impatiens
- 3) Vinca Minor



- 1) Elephant Ears
- 2) Impatiens
- 3) Blackie Sweet Potato Vine

Blackie Sweet Potato Vine



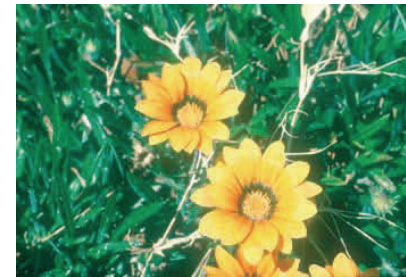
Margarite Sweet Potato Vine



Tidal Wave Silver Petunia



African Daisy



Verbena



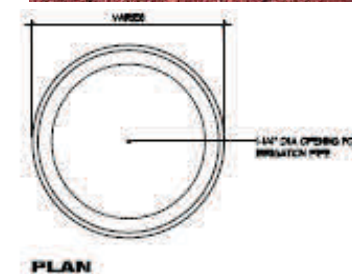
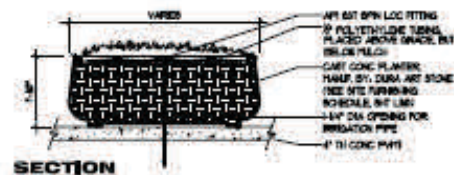
Famous Apricot Pink Petunia



PROHIBITED PLANT MATERIAL

- American Elm - *Ulmus americanus*
- Bolleana Poplar - *Populus alba 'Pyramidalis'*
- Boxelder Maple - *Acer negundo*
- Catalpa - *Catalpa*
- Cottonwood - *Populus deltoides*
- Ginkgo - *Ginkgo biloba (Female Only)*
- Honey Locust - *Gleditsia triacanthos (Thorned Varieties)*
- Lombardy Poplar - *Populus nigra 'Italica'*
- Mimosa - *Albizia julibrissin*
- Osage Orange - *Maclura pomifera (Thorned and Seeded Varieties)*
- Red Mulberry - *Morus rubra (Female Only)*
- Russian Olive - *Elaeagnus angustifolia*
- Siberian Elm (aka Chinese Elm) - *Ulmus pumila*
- Silver Maple - *Acer saccharinum*
- Silver Poplar - *Populus alba 'Nivea'*
- Tree of Heaven - *Ailanthus altissima*
- Willows - *Salix species*
- All Red Maple Cultivars or Hybrids
- All Ash Species
- All Bradford Pear Cultivars, including improved Cultivars

Example: Planter pot detail



GRASSES

Japanese Maiden Grass

- *Miscanthus sinensis* 'Gracillimus'

Yaku Jima Maiden Grass

- *Miscanthus sinensis* 'Yaku Jima'

Feather Reed Grass

- *Calamagrostis acutiflora* 'Karl Foerster'

Dwarf Fountain Grass

- *Pennisetum alopecuroides* 'Hameln'

Northwind Switch Grass

- *Panicum virgatum* 'Shenandoah'

Japanese Maiden Grass



Dwarf Fountain Grass



Feather Reed Grass



Yaku Jima Maiden Grass



Northwind Switch Grass



GROUNDCOVER

Purple Wintercreeper

- *Euonymus fortunei* 'Coloratus'

Japanese Spurge

- *Pachysandra terminalis*

Vinca

- *Vinca Minor*

BULBS

Carlton Daffodil

- *Narcissus* 'Carlton'

Tulips

- *Tulipa* Sp.

Purple Wintercreeper



Japanese Spurge



Vinca



Carlton Daffodil



Tulips



M a s t e r P l a n t L i s t

Nigra Inkberry

- *Ilex glabra* 'Nigra'

Wintergreen Boxwood

- *Buxus microphylla* 'Wintergreen'

Sea Green Juniper

- *Juniperus chinensis* 'Sea Green'

Buffalo Juniper

- *Juniperus sabina* 'Buffalo'

Broadmoor Juniper

- *Juniperus sabina* 'Broadmoor'

Densiformis Yew

- *Taxus x media* 'Densiformis'

Shamrock Inkberry

- *Ilex Glabra* 'Shamrock'

Globe Yew

- *Taxes x media* 'Fairview'

Green Velvet Boxwood

- *Buxus sempervirens* 'Green Velvet'

Green Mountain Boxwood

- *Buxux Semipervirens* 'Green Mountain'

Nigra Inkberry



Wintergreen Boxwood



Sea Green Juniper



Buffalo Juniper



Broadmoor Juniper



Densiformis Yew



Shamrock Inkberry



Globe Yew



Green Velvet Boxwood



Green Mountain Boxwood



M a s t e r P l a n t L i s t

PERENNIALS

Purple Coneflower

- *Echinacea purpurea*

Black Eyed Susan

- *Rudbeckia fulgida* 'Goldstrum'

Happy Returns Daylily

- *Hemerocallis* 'Happy Returns'

Little Business Daylily

- *Hemerocallis* 'Little Business'

Stella de Oro Daylily

- *Hemerocallis* 'Stella de Oro'

Autumn Joy Stonecrop

- *Sedum spectabile* 'Autumn Joy'

Big Blue Liriope

- *Liriope muscari* 'Big Blue'

May Night Salvia

- *Salvia x superba* 'May Night'

Coronation Gold Yarrow

- *Achillea x* 'Coronation Gold'

Kobold Gayfeather

- *Liatris spicata* 'Kobold'

Zareb Tickseed

- *Coreopsis* "Zagreb"

Russian Sage

- *Perovskia atriplicifolia*

Purple Coneflower



Rudbeckia Goldstrum



Happy Returns Daylily



Little Business Daylily



Stella de Oro Daylily



Autumn Joy Stonecrop



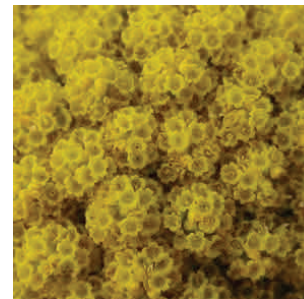
Big Blue Liriope



May Night Salvia



Coronation Gold Yarrow



Russian Sage



Kobold Gayfeather



Zareb Tickseed



Joe-Pye Weed

- *Eupatorium purpureum* 'Gateway'

Siberian Iris

- *Iris sibirica* 'Caesars Brother'

Catmint

- *Nepeta sibirica*

Bee Balm

- *Monarda didyma* 'Cambridge Scarlet'

Golden Rod

- *Solidago rugosa* 'Fireworks'

Moonbeam Coreopsis

- *Coreopsis verticillata* 'Moonbeam'

Rosy Glow Sedum

- *Sedum kamtschaticum*

Culver's Root

- *Veronicastrum virginicum*

Shasta Daisy

- *Leucanthemum x superbum* 'Becky'

Oriental Poppy

- *Papaver orientale*

Kobold Gay Feather

- *Liatris spicata* 'Kobold'

Joe-Pye Weed



Siberian Iris



Catmint



Bee Balm



Golden Rod



Moonbeam Coreopsis



Culver's Root



Shasta Daisy



Oriental Poppy



Kobold Gay Feather



Rosy Glow Sedum



M a s t e r P l a n t L i s t

EVERGREEN TREES

Black Hills Spruce

- *Picea glauca* Var. *Densata*

White Fir

- *Abies concolor*

Canaerti Juniper

- *Juniperus virginiana* 'Canaerti'
erald'

Emerald Green Arborvitae

- *Thuja Occidentalis* 'Smaragd'

Black Hills Spruce



Vanderwolf Pine



White Fir



Emerald Green Arborvitae



Canaerti Juniper



Columnar White Pine

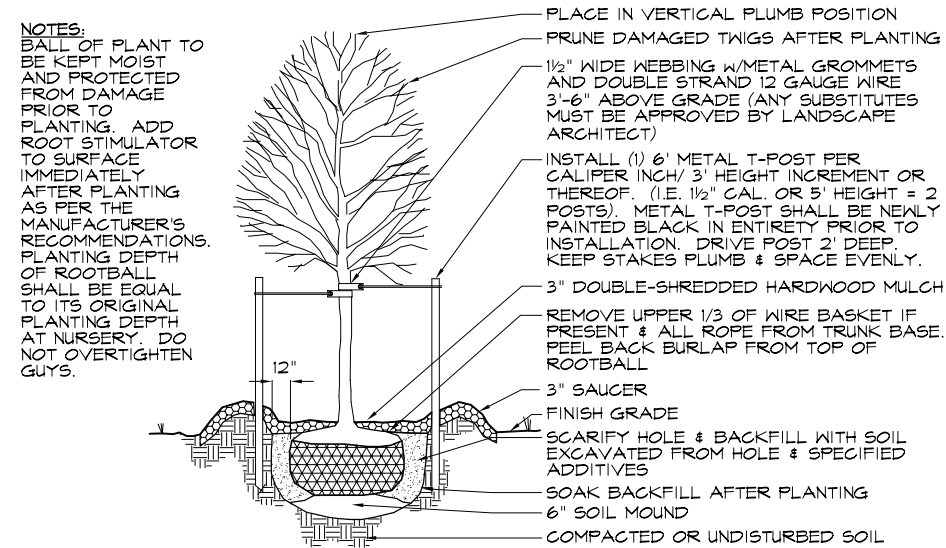


Riverside Servian Spruce

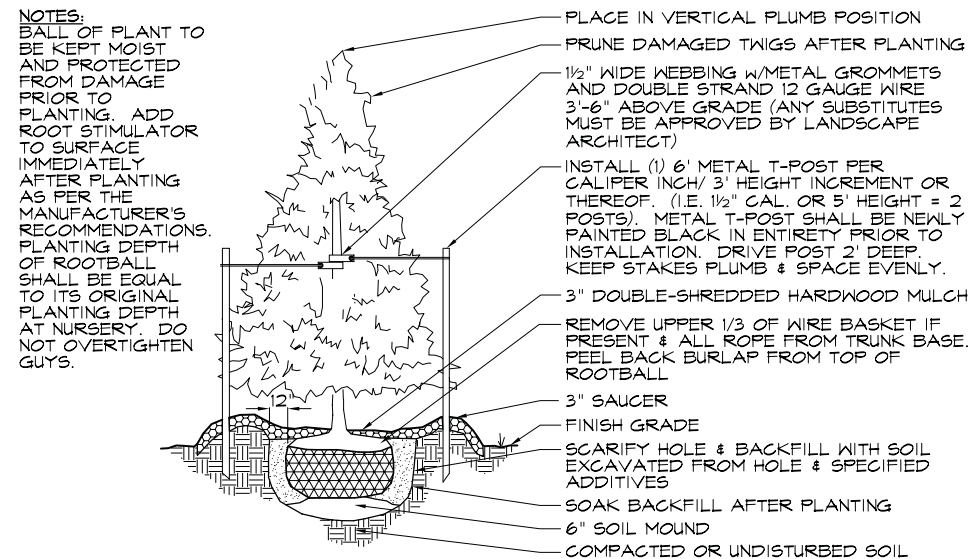


STANDARD INSTALLATION DETAILS

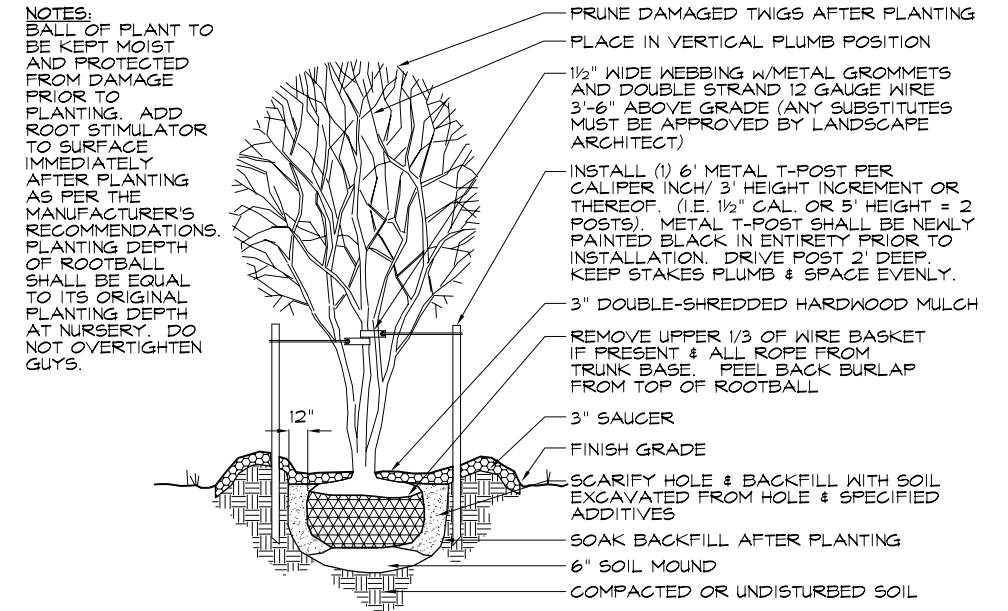
Deciduous tree planting detail



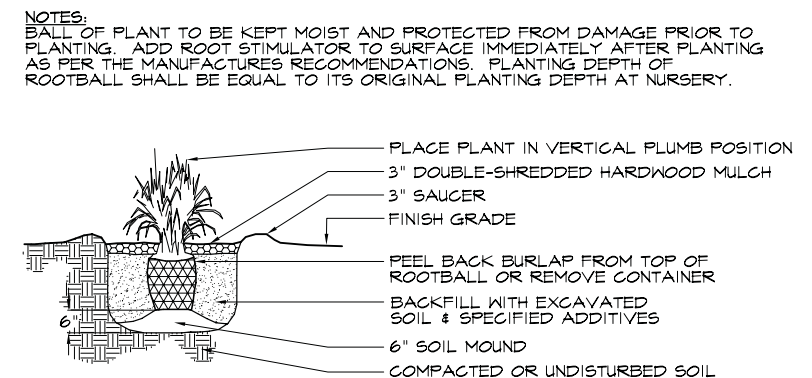
Evergreen tree planting detail



Multi-trunk tree planting detail



Ornamental grass planting



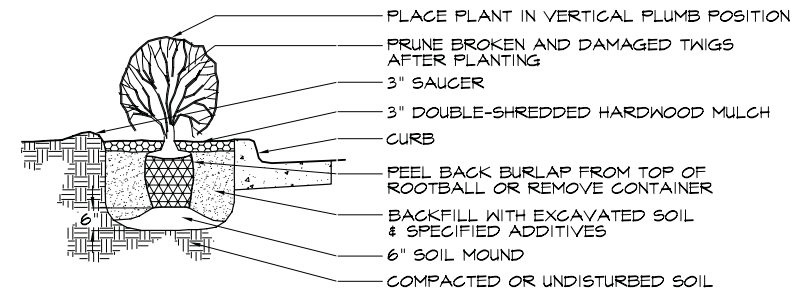


LANDSCAPE DESIGN GUIDELINES

Details

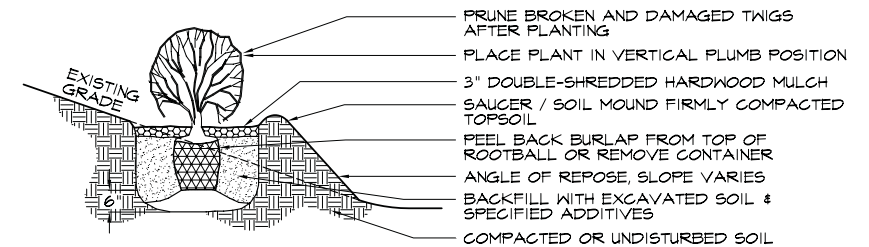
Shrub planting detail

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

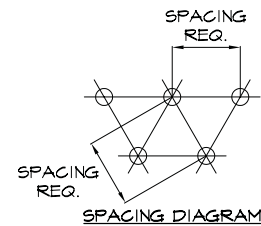


Shrub planting detail - slope installation

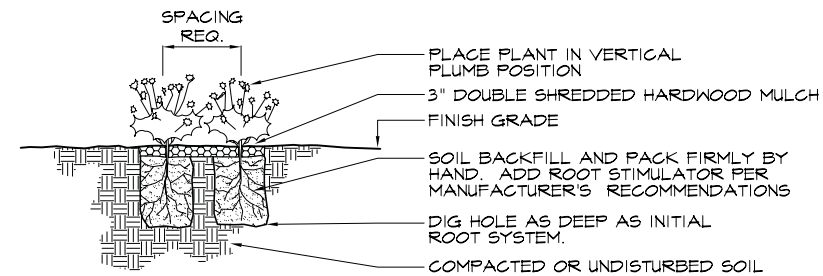
NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



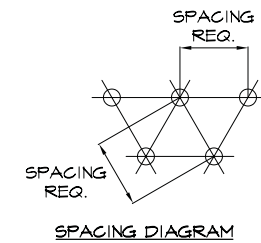
Perennial planting detail



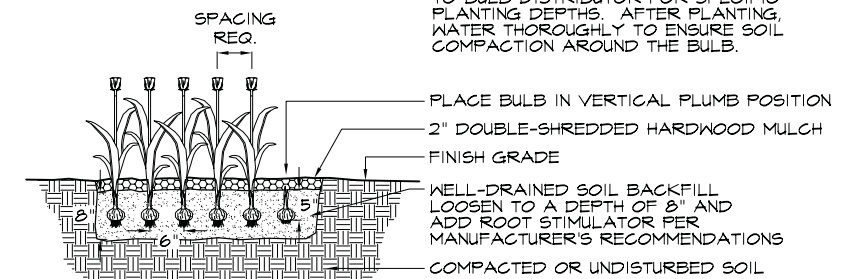
NOTES:
DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.



Bulb planting detail



NOTES:
CERTAIN BULBS MAY REQUIRE DIFFERENT PLANTING DEPTHS. REFER TO BULB DISTRIBUTOR FOR SPECIFIC PLANTING DEPTHS. AFTER PLANTING, WATER THOROUGHLY TO ENSURE SOIL COMPACTION AROUND THE BULB.



LANDSCAPE DESIGN GUIDELINES

Details

1) Landscape edging

a) Material

- Aluminum
- Steel

b) Size

- 3/16" thick x 4" height

c) Color

- Aluminum natural
- Steel - forest green

d) Finish

- Rust inhibitive paint finish

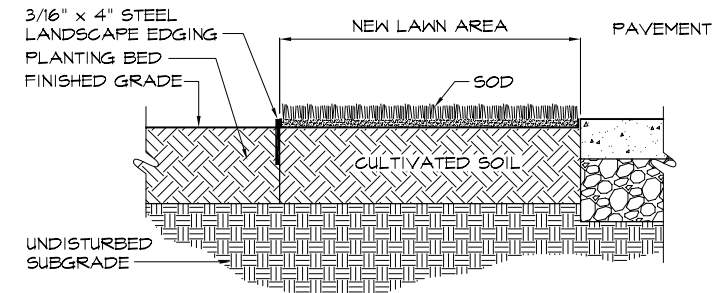
e) Accepted Manufacturers

- Permaloc
- Curv-right
- Ryerson
- Pro-steel

Landscape edging detail

NOTES:

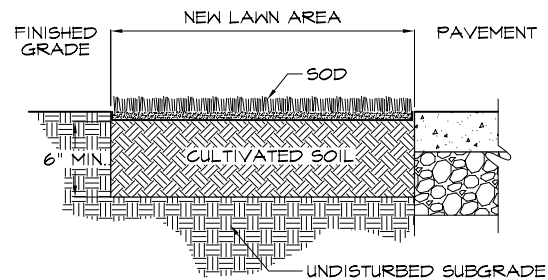
ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL BE EDGED WITH PRO-STEEL OR RYERSON STEEL EDGING (BLACK OR GREEN RUST INHIBITIVE PAINT FINISH 3/16"X4") OR APPROVED EQUAL. EDGING SHALL BE PLACED IN SMOOTH CURVING SHAPES WHERE INDICATED WITHOUT KINKS OR TWISTS. INSTALL AS PER THE MANUFACTURERS RECOMMENDATIONS.



Sod installation detail

SOD INSTALLATION NOTES:

1. FINISHED GRADES SHALL BE ACCURATE.
2. CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH.
3. ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.



Examples of landscape edging installation





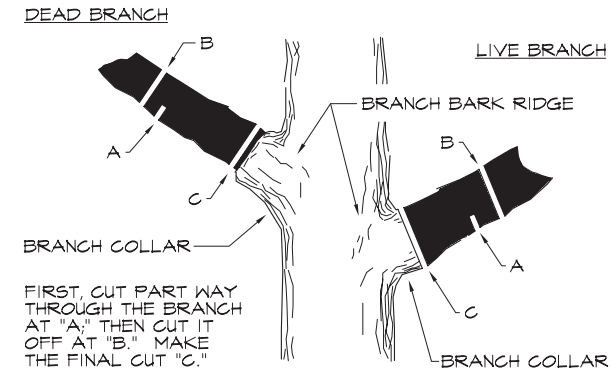
MAINTENANCE

- 1) Landscape Maintenance Scheme (CAM Program) Common-Area-Maintenance
 - a) See Section 7
- 2) Pruning
 - a) General pruning of plant material shall conform to industry standards for shrubs, hedges, and trees. - See detail

PLANT ARRANGEMENT & SCREENING

- 1) Plant spacing
 - a) To be determined through the construction documentation process for each landscape design application.
- 2) Branching clearance
 - a) All plantings near vehicular or pedestrian trafficways to be placed sufficient distance from street or path so as to not impede traffic when plant reaches mature size.
- 3) Restricted planting areas
 - a) All plantings to conform to Overland Park sight triangle regulations (all intersections) - See Section 5

Pruning detail - Tree

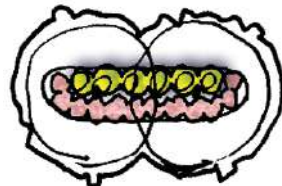


TYPICAL OUT-PARCEL LANDSCAPE CONCEPT

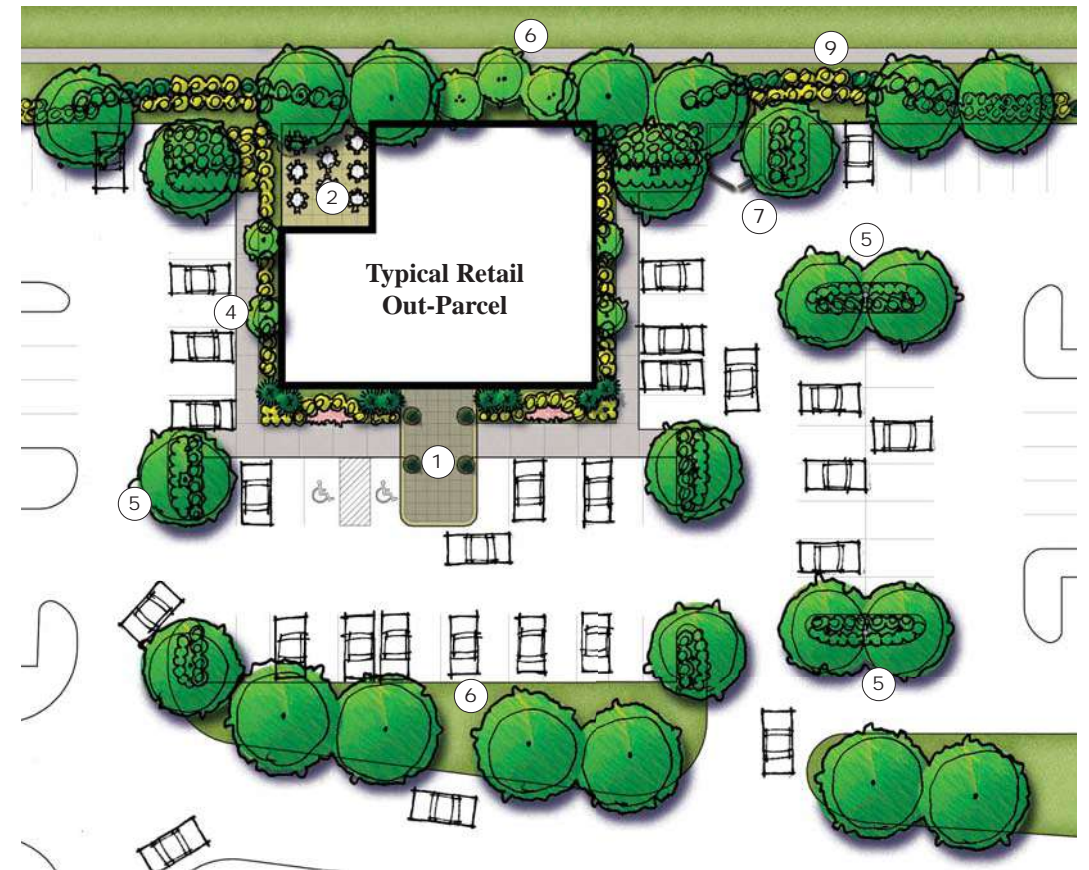
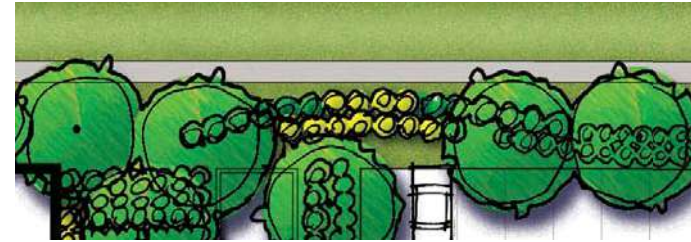
GENERAL NOTES:

- 1) Use pots/urns at entrances to provide interest & seasonal color
Summer - Annuals Winter - Evergreens
- 2) Enhance outdoor eating/waiting areas with a mix of ornamental trees, flowering shrubs, and perennials for accent.
- 3) Landscape design shall include an equal mix of evergreen and deciduous plant material. Plant palette shall be consistent with master plant palette.
- 4) Arrange plant material as to take advantage of views. Utilize small ornamental and/or columnar tree species immediately adjacent to the buildings as to not block views.
- 5) Planting islands adjacent to parking spaces shall be a mix of shade trees, low shrubs and perennials.
- 6) Manicured turf areas shall be designed for areas that are easily accessed for maintenance. Turf shall not be used on parking islands.
- 7) Screen litter receptacle areas with a mix of dense plant material.
- 8) Plant beds shall be mulched with shredded hardwood mulch (color of mulch shall be consistent with the rest of the development). Plant beds shall be edged with aluminum or steel edging.
- 9) Typical thorough-fare landscape screen, See detail Section 2 page 33.

Enlarged detail parking island



Enlarged detail of typical thorough-fare screening

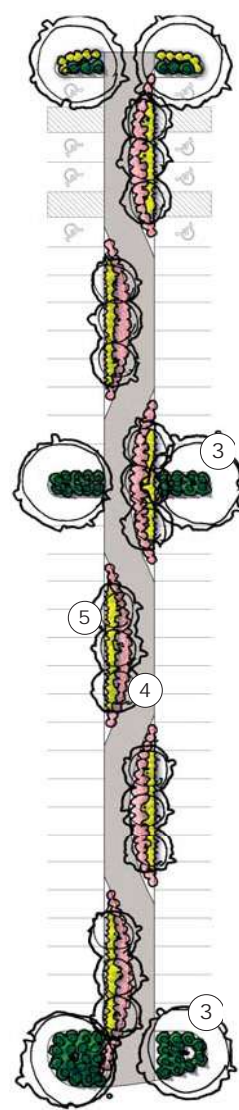


MEDIANS

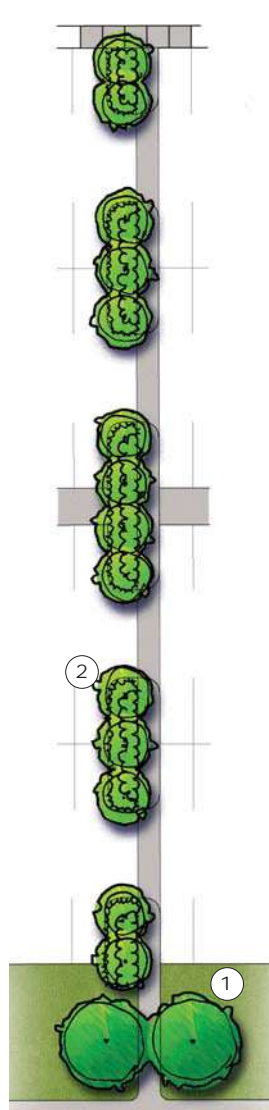
TYPE 1
Overstory



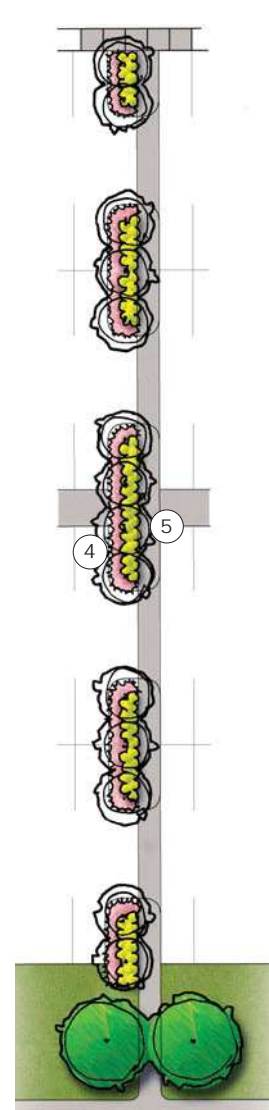
TYPE 1
Understory



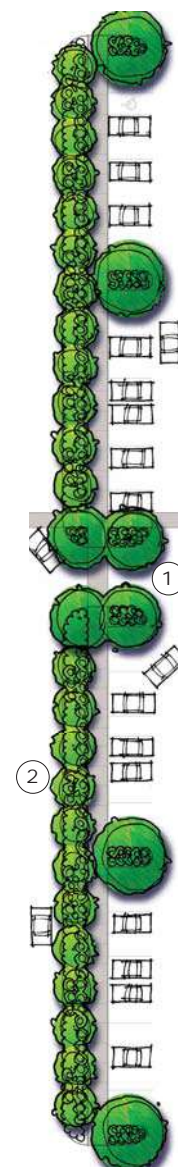
TYPE 2
Overstory



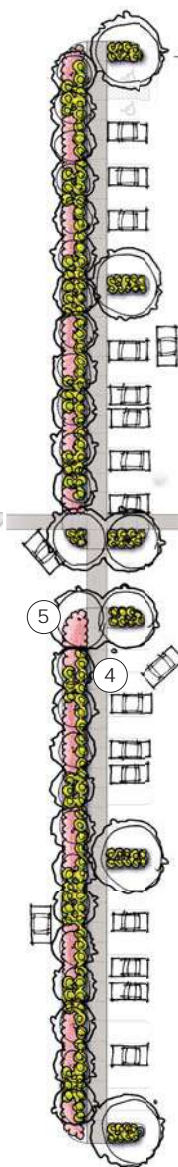
TYPE 2
Understory



TYPE 3
Overstory



TYPE 3
Understory



Vegetation

- 1) Shade tree
- 2) Ornamental tree
- 3) Evergreen shrub
- 4) Flowering shrub
- 5) Flowering perennial

Type 1 - Landscape median w/
serpentine walk

Type 2 - Internal parking island
w/ adjacent walk

Type 3 - Landscape median
adjacent to drive

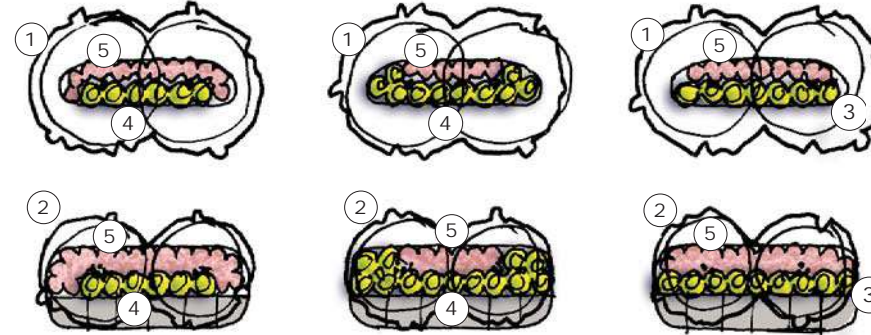


MEDIANS

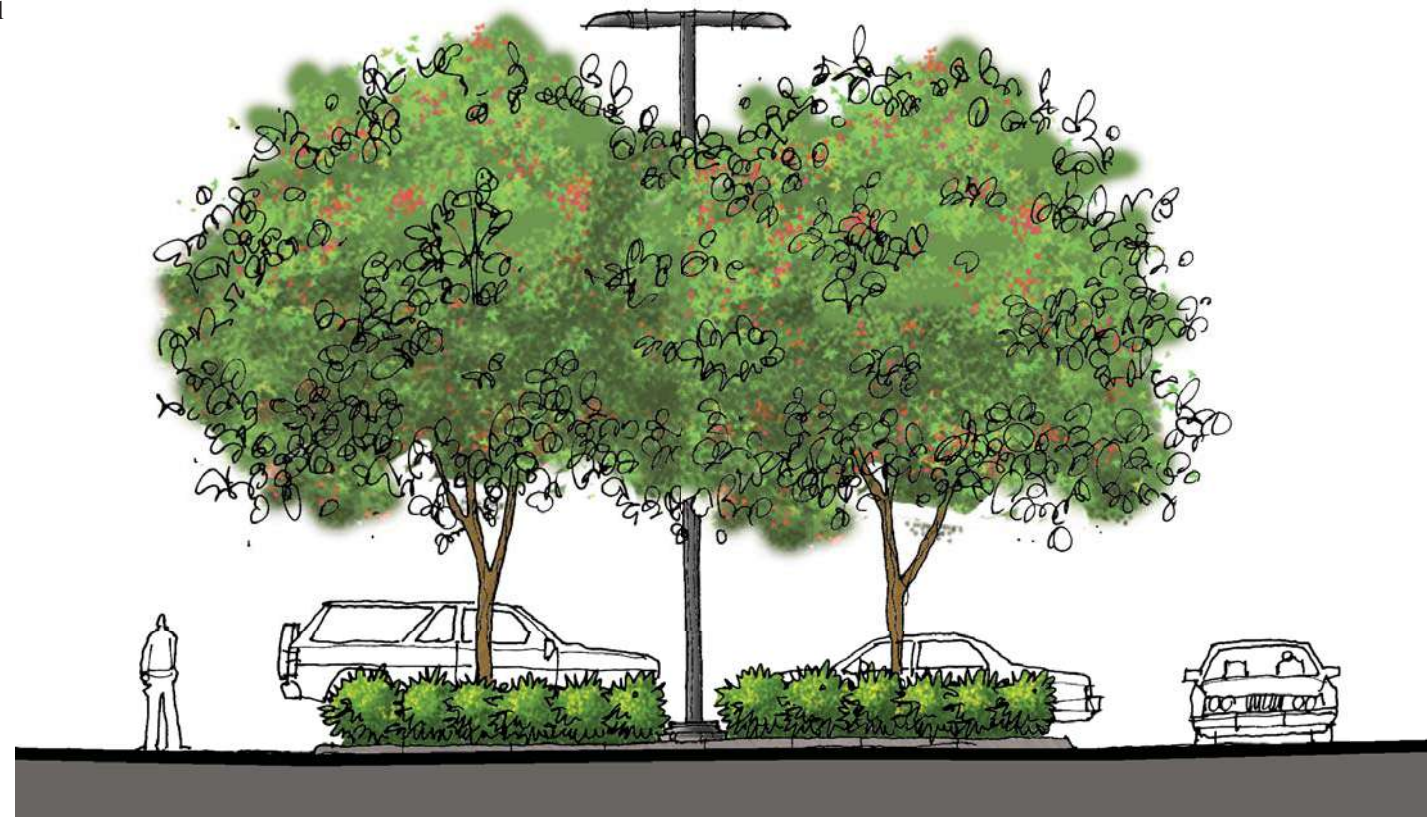
Vegetation

- 1) Shade tree
- 2) Ornamental tree
- 3) Evergreen shrub
- 4) Flowering shrub
- 5) Flowering perennial

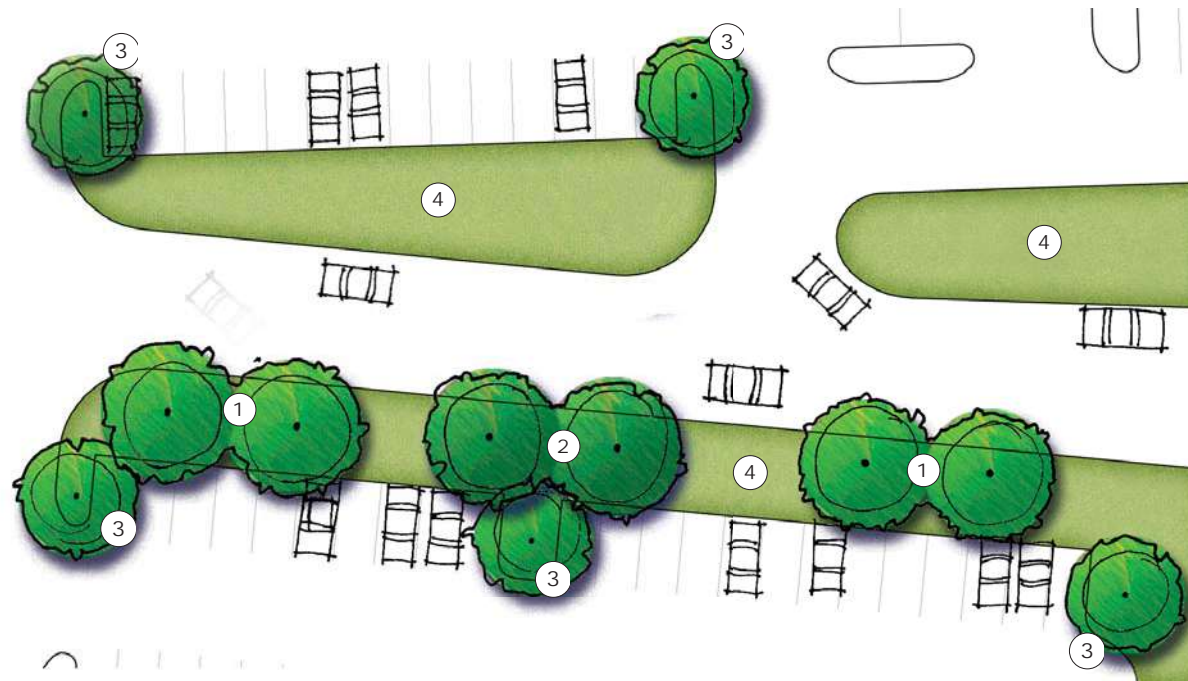
Typical parking island plan view



Typical parking island elevation view



PARKWAY PLANTING



Vegetation

- 1) Parkway outer loop - shade tree
 - *Emerald Queen Norway Maple*
 - *Shumard Oak*
- 2) Parking lot - shade tree
 - *Ash or Locust*
- 3) Turf
 - *Turf-type Tall Fescue/Bluegrass Blend*



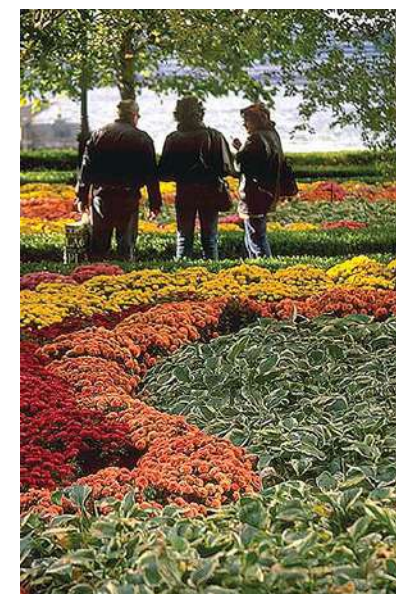
SIGNATURE LANDSCAPE AREAS

Refers to areas of significant landscaping generally composed of flowering or ornamental trees, shrubs, ground covers, and flower beds, and are used to unify and complement the landscape character of the development. These may contain landscape structures with a definitive tie to the development's architectural character such as fountains, planters, sculpture, or rock work, and may be illuminated at night. Generally they are located around the perimeter of the project along high visibility streets.

Inspiration: Drifts of color



Inspiration: Massing



LANDSCAPE AND SCREENING REQUIREMENTS

One tree for every 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. In addition to the trees required based upon street frontage, one tree shall also be required for every 3,000 square feet of landscaped open space.

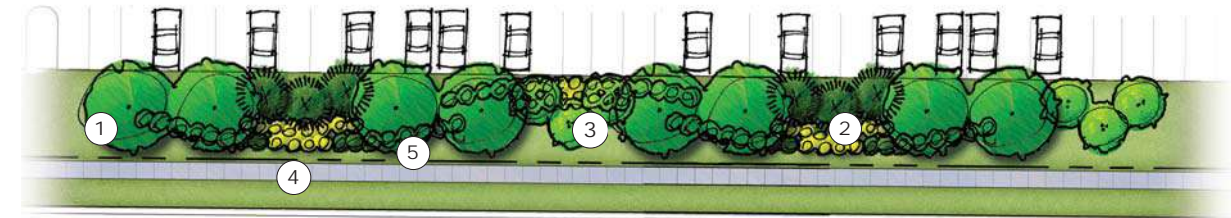
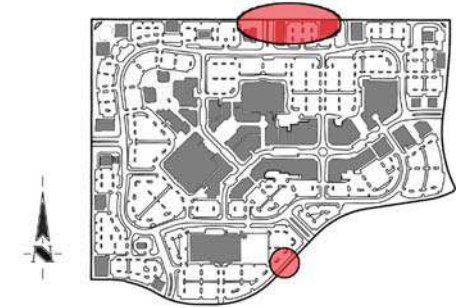
Parking lots adjacent to public street frontage must be screened from view. The landscape screen shall conform to City of Overland Park Commercial Design Guidelines for parking lot screening. The screen shall be composed of a low continuous hedge at least 3' high planted in a triangular pattern so as to achieve full screening at maturity.

In addition to the Commercial Design Guidelines for parking lot screening, the K-150 thoroughfare screen (60%) shall be required along the street frontage of Metcalf Ave and 135th Street. The screen shall be installed at time of building occupancy (see example calculation diagram below).

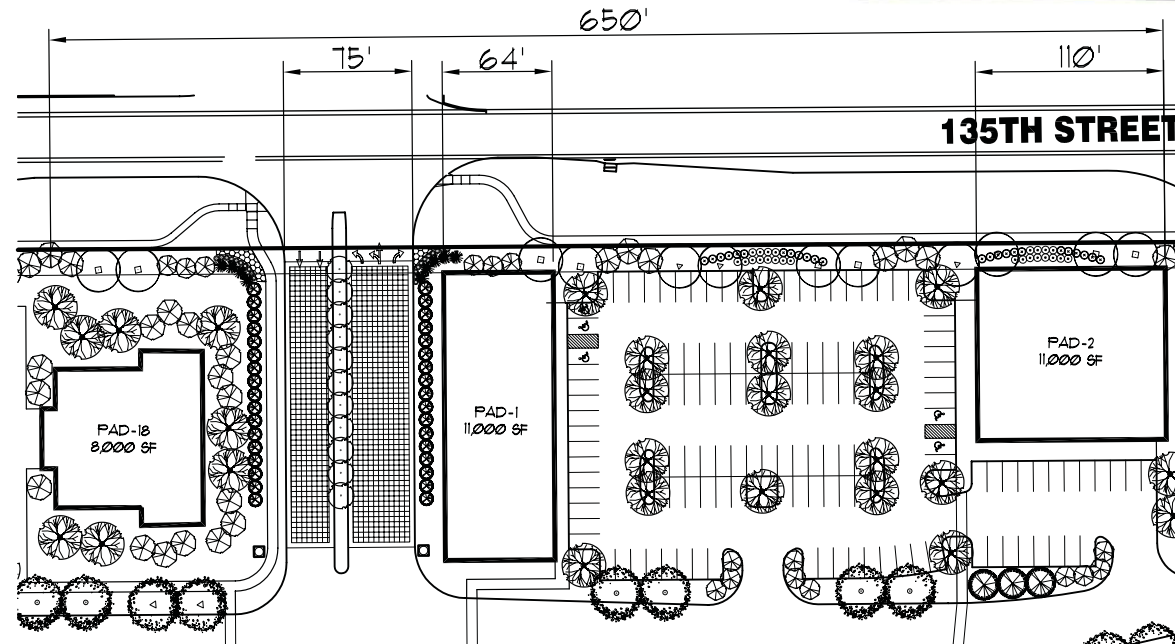
Vegetation

- 1) Deciduous shade tree
 - *Cimmaron Ash, Golden Raintree**
- 2) Evergreen tree
 - *Vanderwolf Pine, White Fir**
- 3) Ornamental tree
 - *Eastern Redbud, Kousa Dogwood**
- 4) Deciduous shrub
 - *Dwarf Burning Bush*
- 5) Evergreen shrub
 - *Sea Green Juniper*
- 6) Lawn
 - *Turf type Tall fescue / Bluegrass blend*

*Alternate within landscape screen



Typical Perimeter Landscape Screen Planting



Typical Area Calculation Diagram for 60% thoroughfare screen (Example for illustration purposes only)

THE FOLLOWING CALCULATION HAS BEEN PREPARED TO MEET THE 60% VISUAL SCREEN REQUIREMENT, PER THE RECOMMENDATION BY THE OVERLAND PARK PLANNING COMMISSION.

650 L.F. OF STREET FRONTAGE (ADJACENT TO 135TH STREET) - 75 L.F. DRIVEWAY CURB CUT - 64 L.F. BUILDING FACADE - 110 L.F. BUILDING FACADE = 401 L.F.

401 L.F. OF ADJACENT STREET FRONTAGE * 60% VISUAL SCREEN = 241 L.F. OF LANDSCAPE SCREEN



18.442.030 Application of sign regulations

Except as otherwise provided herein, sign regulations contained in Chapter 18.440 shall apply within the K-150 Corridor.

(History: Ord. SSC-1731 §3, 92)

18.442.040 Definitions

For purposes of this Chapter, the following definitions shall apply.

“**Signature markers**” are a type of monument sign which may be utilized by properties fronting on K-150. Signature markers are intended to be the dominant signage element for all developments along the K-150 frontage and shall have a strong architectural tie to the development. Typically, they are ornate and sculptural in nature, with a heavily landscaped background. A signature marker may be utilized as a substitute for one project identification sign or one monument sign (where project identification signs are not allowable), and shall conform to the size and height limitations for such signs set forth in the applicable zoning district sign regulations. Signature markers shall only contain the name of the development and the developer.

“**Entry markers**” are similar or visually related to signature markers but are smaller in scale, and are located at the entrances of the development. Text on entry markers shall be limited to the name of the development, and the associated logo, and the word “entrance.” Where utilized pursuant to the terms of this chapter, entry markers may be substituted for parking lot directional signs otherwise permitted pursuant to Section 18.440.060.C.

“**Parallel access roads**” refers to those collector streets identified as such on Figure 18.442.010.

(History: Ord. SSC-1731 §4, 92)

18.442.050 Use of signature markers in commercial and industrial districts

Any developer of land within any commercial or industrial district fronting on K-150 may, at the developer’s option, elect to utilize signature markers which conform to the requirements set forth in Section 18.442.060.

- A. Where a developer elects to substitute a signature marker for one project identification sign or monument sign, entry markers may be installed at each entrance in lieu of parking lot directional signs otherwise permitted pursuant to Section 18.440.060. Entry markers shall consist of either of the following:

1. A double-faced sign, with the area of each face not to exceed twenty square feet;

2. Two single-faced signs, one on each side of the entrance, with the area of each sign not to exceed twenty square feet. Where the entrance has a landscaped median, a double-faced entry marker may be located within the median.

- B. Where a developer of land within any commercial or industrial district fronting on K-150 elects not to substitute a signature marker for a project identification sign or monument sign, and the property also abuts a parallel access road, all signs along the parallel access road, or within 100 feet of the parallel access road, including monument signs and parking lot directional signs, shall conform to the standards for such signs applicable to District CP-O, as set forth in Sections 18.440.060 and 18.440.080.E, regardless of the zoning district classification of the property.

(History: Ord. SSC-1731 §5, 92)

18.442.060 Requirements for signature markers and entry markers

- A. Signage plans and details for signature markers and entry markers shall be submitted at the time of application for approval of the first final development plan for the development. The plans and details are subject to the approval of the Planning Commission and shall include:

1. A site plan showing the detailed location of all signage elements.
2. Elevations of all sides of the signs and monuments along with any associated landscaping or sculptural elements (i.e., fountains, water features, planters, rock work, etc.)
3. All materials, colors and dimensions noted.
4. All type (copy) shall be accurately represented.
5. Lighting details.
6. Detailed landscape plan for sign locations.

- B. Signature markers shall have the sign face located no less than ten feet, and no more than fifty feet from the K-150 right-of-way.





- C. The proportion of the sign structure, or monument, to the sign face for all entry and signature markers shall be 3:1. In other words, a sign with a one hundred square foot face area would have a base or monument measuring three hundred square feet for a total of four hundred square feet when measured in the elevation showing the sign face. Associated planters, fountain structures, rock work, or detached but related architectural elements may be included in this area.
- D. All signature and entry markers shall have a direct visual tie to the architecture of the development through the use of matching forms, colors and materials. Characteristic architectural details and patterns should be carried through into the design of entry and signature markers, particularly signature markers.
- E. All signature and entry markers shall be lighted in a manner to highlight the architectural details of the monument. Likewise, required landscaping surrounding the markers shall be lighted.
- F. A heavily landscaped area with a ground area of at least five hundred square feet shall surround the base of all signature markers. Entry markers shall be surrounded by at least one hundred square feet of landscaped area. The landscaped area may include trees, shrubs, ground cover, flowering annuals and perennials, fountains, water features, rock work, planters, sculpture, and decorative paving, all of which are to be complimentary to the sign monument. Turf grass is not considered landscaping for purposes of this subsection.

(History: Ord. SSC-1731 §6, 92)



18.440.010 Statement of intent

The intent of this chapter is to create the framework for a comprehensive and balanced system of sign regulation to facilitate an easy and pleasant communication between people and their environment and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. With these purposes in mind, it is the intent of this chapter to authorize the use of signs which are (1) compatible with their surroundings, (2) appropriate to the activity that displays them, (3) expressive of the identity of individual activities and the community as a whole, and (4) legible in the circumstances in which they are seen.

(History: Ord. ZRR-1725; ZRR-1637)

18.440.020 Generally

Other than lawful nonconforming signs, no signs shall be permitted in any district except in accordance with the provisions of this chapter. Any sign for which a permit is required is allowed to maintain non-commercial speech in addition to or in lieu of any other speech. Signs placed in the public right-of-way or on publicly owned land and which are not in compliance with the regulations of this chapter are subject to removal by the City without notice or compensation. Signs placed on private property that are not in compliance with the regulations of this chapter are subject to removal by the property owner or the property owner's agent without notice or compensation. In addition, any sign that is not in compliance with the regulations of this chapter is subject to the penalty provisions of Section 18.100.110. These provisions may be applied to the person or business placing such sign, business or organization advertised in such sign, or the owner of the property or vehicle on which the sign is placed.

(History: Ord. ZRR 2427 §3, 2003; ZRR-2187; ZRR-1725; ZRR-1637; ZRR-889 §18.52)

18.440.030 Permit required

Except as otherwise provided in this chapter, no sign shall be installed, erected or set in place until a sign permit has been issued by the Director of Planning and Development Services, or his or her designee, in accordance with Chapter 18.130. All signs hereafter installed shall have permanently affixed thereto a label clearly visible at all times indicating the number of the sign permit issued therefor.

(History: Ord. ZRR 2427 §4, 2003; ZRR-2343 §53, 2002; ZRR-1725; ZRR-1637; ZRR-889 §18.52)

18.440.040 Signs excluded from regulation

Except for the provisions of subsections A, B, C and D of Section 18.440.055, the following signs do not require sign permits and are exempt from the requirements of other sections in this chapter:

- A) Signs not exceeding 4 square feet in area that are customarily associated with residential use, limited to signs giving property identification names or numbers, names of residents, signs on mail-boxes or newspaper tubes, signs posted on private property relating to private parking or signs warning the public against trespassing or danger from animals; and other noncommercial signs not exceeding one square foot in area.
- B) Signs erected by or on behalf of, or pursuant to the authorization of, a governmental body, including legal notices, identification and informational signs and traffic, directional or regulatory signs.
- C) Official signs of a noncommercial nature erected by public utility companies.
- D) Flags, pennants or insignia of any governmental body when not displayed in connection with a commercial promotion or as an advertising device. Provided, however, that in any planned zoning district or in any district requiring site plan approval, the construction or installation of any pole, bracket or similar device designed to be used for the display of any flag for more than occasional, temporary use shall be subject to either Final Development Plan approval or Site Plan approval by the City.
- E) Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights.
- F) Signs on or adjacent to doors of commercial or industrial buildings displaying information such as the names and address of the occupant, the hours of operation, or instructions for deliveries. Such signs shall not exceed 4 square feet in area, shall not contain letters exceeding 6 inches in height and shall not be illuminated. Where multiple tenants have the same rear door, the sign may display the names and address of each tenant.
- G) Signs on the face of a vending machine or product dispenser that refer to the product being sold or dispensed, or provide instructions for machine use. In addition, one sign not exceeding 4 square feet in area and containing information on the product being sold or dispensed or on products available on the same site may be attached to a vending machine or product dispenser.
- H) Signs of a temporary nature affixed to or painted on the inside surface of a window, provided that such signs are not illuminated.
- I) Signs at a construction site that are either: (1) posted at the entrance to the job site explaining rules for contractors and others entering the site; or (2) painted onto construction trailers actively being used on the site, provided such signs are limited to the name, logo, address and phone number of a contractor working at the site. This provision is not intended to allow any signs that advertise a particular project, developer, owner or other business, nor is it intended to allow any sales, leasing or hiring information to be displayed.

(History: Ord. ZRR 2427 §5, 2003; ZRR-1725; ZRR-1637)

18.440.050 Prohibited signs

The following signs are prohibited except as stated below or as otherwise specifically provided hereinafter:

- A) Outdoor advertising (such as poster panels, billboards, off-site directional signs and offsite promotional signs), except where a special use permit has been obtained for such sign.
- B) Attention-attracting devices, pennants and streamers; except where a Special Event Permit specifically allowing such devices has been obtained.
- C) Snipe signs, portable signs or similar signs that are not permanently affixed to a building, structure or the ground, other than political signs, garage sale signs and real estate signs as specifically permitted by this chapter, or signs specifically allowed by a Special Event Permit.
- D) Directly illuminated signs, except to the extent specifically authorized in this chapter.
- E) Electronic message panels, except for time and/or temperature instruments.
- F) Pole signs.
- G) Roof signs.
- H) H. Signs in the public right-of-way; except for governmental signs, traffic signs, political signs as provided for in Section 18.440.130, and signs specifically allowed in the right-of-way by the provisions of this chapter.
- I) Obsolete signs.
- J) Abandoned nonconforming signs.
- K) Signs containing obscene messages.
- L) Signs containing false or misleading advertising.
- M) Signs falsely stating that property is zoned for specified land uses or signs stating that property will be zoned for specified land uses in the future.
- N) Signs declaring that property is reserved for or is being held for a future land use which is inconsistent with the then existing zoning classification for the land.

(History: Ord. ZRR 2427 §6, 2003; ZRR-1725; ZRR-1637; ZRR-889 §18.52)

18.440.055 Additional regulations applicable to all districts

- A) No sign may be located such that it substantially interferes with the view necessary formotorists to proceed safely through intersections or to enter onto or exit from public or private streets or driveways.
- B) No sign may be erected such that by its location, color, size, shape, nature or message it would tend to obstruct the view of, or be confused with, traffic signals or other signserected by governmental agencies.
- C) Freestanding signs, other than political signs permitted by Section 18.440.130, shall besecurely fastened to the ground or to some other substantial supportive structure so thatthere is virtually no danger that either the sign or the supportive structure may be movedby the wind or other forces of nature and cause injury to persons or property. Sign structures may be required to have a building permit.

- D) All signs shall be of sound structural quality, be maintained in good repair and have a clean and neat appearance. Land adjacent to such signs shall be kept free from debris, weeds and trash. If signs are not being maintained as described and the Director of Planning and Development Services deems them a public hazard or nuisance, such signs shall be ordered repaired or removed.
- E) No part of any sign shall be located closer than 10 feet from a side or rear property line.
- F) Time and/or temperature instruments may be permitted provided they are designed in harmony with the building and are architecturally compatible. Such signs shall be approved by the Planning Commission.
- G) Any backlighted sign, canopy or panel shall comply with all federal, state and local laws concerning the placement, dimensions, materials or other such regulations controlling such signs.
- H) Any wall sign shall comply with all federal, state and local laws concerning the placement, dimensions, materials or other regulations controlling such signs.

(History: Ord. ZRR 2427 §7, 2003)

18.440.080 Signs permitted in commercial, downtown and industrial districts

- A) To the extent that the residential land use is permitted in a commercial or industrial district, signs for a residential land use shall be permitted as in the applicable residential district.
- B) Construction site identification signs.
Major construction site identification signs may be permitted during the development of any project, including projects in residentially zoned areas. Such signs may identify the project, the owner or developer, future tenants, the architects, engineers, realtors, funding sources, and may contain related information including, but not limited to, sale or leasing information. Not more than one detached nonilluminated major construction site identification sign shall be permitted for each perimeter street frontage. If a development has more than one street frontage, then a separate major construction site identification sign may be permitted for each frontage, provided that a maximum of three major construction site identification signs shall be permitted for any development. Such signs shall not exceed 8 feet in height or 32 square feet in area per face, with a maximum of two faces, and shall be set back at least 20 feet from the street right-of-way. For each additional 1 foot setback from the street right-of-way over 20 feet, the area per face may be increased one square foot, to a maximum of 100 square feet. For each additional 10-foot setback from the street right-of-way over 20 feet, the height may be increased 6 inches, to a maximum of 12 feet above average grade. All such signs shall be removed prior to the issuance of any certificate of occupancy, temporary or final, for the last building in each phase of the project.
- C) Sales or leasing signs.
Upon removal of construction site identification signs for a commercial or industrialproject, one sales or leasing sign may be constructed or placed on the





property for each building that is for sale or has space for lease. Said signs shall be non-illuminated, maybe single- or double-faced, and shall be located a distance of 10 feet from any property line. For signs located 50 feet or more from the pavement edge of the nearest public street (excluding public frontage roads parallel to a limited access roadway), the maximum size shall be 32 square feet per face, the maximum height shall be 10 feet above grade, and v-shaped signs shall be permitted provided the internal angle of separation does not exceed 90 degrees. For signs located less than 50 feet from the pavement edge of the nearest public street, the maximum size shall be 20 square feet, the maximum height shall be 6 feet above grade, and v-shaped signs are not permitted. Any such signs may contain the words “now renting,” “now leasing,” “for sale,” or similar language, along with the name of the project, address or location, phone numbers, development company or owner and directional symbols. Sign permits shall not be required for such signs. Signs permitted by this section shall be set back a minimum of 10 feet from the right-of-way of public streets or the curb line of private streets. In the case of vacant land, one sign facing each street frontage shall be permitted advertising the sale of that land, provided that all such signs shall meet the size, height and setback requirements listed above and that signs advertising the same property shall be separated by at least 200 feet.

G) Districts C-2, CP-2, C-3, CP-3, MD and industrial districts.

- 1) Each business or commercial establishment shall be permitted not more than 3 wall or marquee signs, not more than one on each business facade, the area of which sign shall not exceed 10% of the total area of the facade upon which it is placed. Such sign shall not extend above the height of the wall or marquee on which it is mounted. Any sign painted directly upon the wall surface shall not exceed 10 square feet in area. In addition, one nonilluminated wall sign, not more than 9 square feet in area, may be placed at each major entrance to a multi-tenant building. Alternatively, multi-story buildings may be permitted three wall signs per building, not more than one sign per building facade, as indicated above for Districts C-O and CP-O.
- 2) In lieu of one of the attached signs, one projecting sign shall be permitted for each establishment, provided that the area of such projecting sign shall not exceed 10% of the total area of the facade upon which it is attached, and shall not extend above the roof level of the building where the sign is located.
- 3) Except in the case of a shopping center designed as one unified entity and consisting of one or several buildings, either attached or freestanding, one detached monument sign shall be permitted for each building in lieu of one wall sign or projecting sign. Such sign shall not exceed 10 feet in height above the average grade and the sign face shall not exceed 100 square feet in area per face if located not less than 10 feet from the street right-of-way. For each additional one-foot setback from the street right-of-way, one additional foot may be added to the

height of the sign to a maximum of 20 feet. If not sitting within the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of 3 feet on all sides of the sign base.

- 4) In the case of a shopping center designed as one unified entity and consisting of one or several buildings, either attached or freestanding, one detached sign may be permitted identifying the entire center. A gasoline service station, designed as part of the center, may also have a detached monument sign. All other signs in the center shall consist of wall, projecting or marquee signs. The detached monument sign shall not exceed 10 feet in height above the average grade, and the sign face shall not exceed 100 square feet in area per face if located 10 feet from the public street right-of-way or private street curb line. For each additional one-foot setback from the public street right-of-way or private street curb line, one additional foot may be added to the height of the sign to a maximum of 20 feet. If not sitting within the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of 3 feet on all sides of the sign base. In the case of a regional shopping center containing at least 400,000 square feet of floor area and having frontage on two thoroughfares, one detached sign identifying the shopping center may be permitted for each thoroughfare frontage.
- 5) Drive-through restaurants and car washes may have 2 menu boards located in conjunction with each drive-through lane. Such sign shall not exceed 8 feet in height or 32 square feet of sign area per face. Drive-in restaurants or food service establishments with walk-up service windows may have 1 menu board per order station. Menu boards for drive-in service shall not exceed 8 square feet of sign area per face and menu boards for walk-up service shall not exceed 32 square feet of sign area per face. All menu boards shall be oriented toward the location of the vehicle or pedestrian being served and shall not contain lettering that exceeds 6 inches in height.
- 6) In the case of three or more new car dealerships in a unified development, the following signage shall be permitted subject to the approval of a sign criteria by the Planning Commission prior to the issuance of any sign permits. The criteria shall establish uniformity in the design of all signs within the development.
 - a) One monument sign, to identify the development and the dealers, shall be permitted at each thoroughfare or highway adjacent to a car dealership within the defined boundary of the car dealership use. Such sign shall not exceed 10 feet in height above the average grade and the sign face shall not exceed 100 square feet in area per face if located 10 feet from the street right-of-way. For each additional one-foot setback from the street right-of-way, one additional foot may be added to the height of the sign to a maximum of 20 feet. The signs shall be architectural in nature, located within a heavily landscaped area and shall be constructed of materials which provide a direct visual tie to the architecture of the development through the use of matching forms, colors and materials.



- b) In addition, each new car dealership shall be permitted an individual monument sign to identify the dealership. Individual monument signs shall not exceed 50-square feet of sign area per face and 5 feet in height above average grade. A minimum 10-foot setback from the public street right-of-way is required. The signs shall be architectural in nature, located within a heavily landscaped area and shall be constructed of materials which provide a direct visual tie to the architecture of the development through the use of matching forms, colors and materials.
- c) Each dealership shall be allowed three wall signs, not more than one on each building façade, the area of which sign shall not exceed 10% of the total area of the façade upon which it is placed.
- 7) For buildings with a non-retractable awning, canopy or covered walkway along one or more sides of the building, a sign may be hung or mounted under the canopy or covered walkway identifying each business with an exterior groundfloor entrance. Such signs shall be located at or near the business entrance, shall be oriented toward pedestrians on the walkway, and shall not exceed 3 square feet in sign area per face. One sign shall be permitted per business entry.
- I) Districts C-1, CP-1, C-2, CP-2, C-3, CP-3, MS-1, MS-2, MD, SFD, DD and CBD. Where one retail establishment (the “sub-tenant”) leases space and conducts business within another retail establishment (the “primary tenant”) but does not have an exterior business facade and an exterior door leading directly to the sub-tenant space, one exterior wall sign may be permitted if the following conditions are met:
 - 1) The sub-tenant’s business establishment occupies at least 100 square feet of floor area, and is staffed and open for business during predetermined hours.
 - 2) The primary tenant’s business establishment occupies at least 25,000 square feet of floor area.
 - 3) The sub-tenant’s business is a separate legal entity from the primary tenant’s business, as opposed to a department, division or subsidiary of the primary tenant’s business.
 - 4) A sign criteria for the building or shopping center has been submitted to and approved by the Planning Commission which specifically provides for sub-tenant signage, including standards for the sign location, size, style, color and content. Such sign criteria shall include scale drawings of the facades of all primary tenants where sub-tenant signs are authorized showing the permitted locations for sub-tenant signs.
 - 5) The total area for all signs on the same facade does not exceed the allowable signage area for that district.

The sign permit application for a sub-tenant sign shall include a scale drawing of the primary tenant’s facade showing the location and size of the sub-tenant sign and all other signage on that facade. The application shall also include a copy of the lease agreement between the sub-tenant and the primary tenant or other documentation acceptable to the Law Department that the two businesses are separate legal entities.

The provisions of this section for sub-tenant signs shall not apply to businesses within an enclosed shopping mall or to businesses that are conducted primarily by automated machines.

- J) Neon signs or tubes shall be allowed only when they are placed inside a building, except as provided in Section 18.440.080.L. Neon signs or tubes shall be allowed only in Districts C-1, CP-1, C-2, CP-2, C-3, CP-3, DD, CBD, MS-1, MS-2, MD, SFD, M-1, MP-1, M-2 and MP-2. If such signs or tubes are within 48 inches of any window or door and visible from outside the building, then such sign or tubing shall not occupy an area greater than 10 square feet, and only one such neon sign area shall be allowed per business. In lieu of a neon sign, a single sign area not exceeding 10 square feet may be utilized for illuminated signs inside a building that do not consist of exposed neon tubes. All such neon signs or tubes shall not blink, flash, or otherwise be used to display intermittent lighting sequences or to simulate motion. Neon tubes or signs shall be installed, wired, and inspected in accordance with the adopted building codes of the City of Overland Park. Neon tubes used to illuminate a sign or a building, except as permitted above or as specifically permitted in the Downtown Districts, shall be hidden from view from any point on the ground by either an opaque or translucent material.
- K) Any neon signs or tubes existing prior to October 13, 1986, unless in violation of any other provisions of Chapter 18.440, shall be a lawful non-conforming sign. Any neon sign or tubes removed for other than repair shall not be replaced with any other sign or surface which is not in compliance with existing laws and requirements.
- M) Signs on Automated Teller Machines
In districts where automated teller machines (ATMs) are permitted, up to three signs are permitted on the ATM machine, enclosure or canopy identifying the ATM or the bank, financial institution or ATM network associated with that machine. No more than one sign per machine, enclosure or canopy face is permitted. Such signs shall not exceed 8 square feet in area.
(History: Ord. ZRR-2491 §4, 2004; ZRR-2475 §1, 2004; ZRR-2427 §10, 2003; ZRR-2343 §54, 2002; ZRR-2160 §3, 99; ZRR-2061 §1, 97; ZRR-1881 §11, 94; ZRR-1725; ZRR-1698; ZRR-1637; ZRR-960; ZRR-889 §18.52)

18.440.090 Signs permitted in conjunction with special use permits

In the case of special use permit uses, all wall and detached signs shall be approved by the Planning Commission, except where private sign criteria have been previously approved for the development. In reviewing and approving such signs, the Planning Commission shall take into consideration (1) the use of the facility, (2) the height of the building, (3) the surrounding land uses and zoning districts, (4) the relationship of the site to interstate highways, where applicable, and (5) the topography of the site. Where appropriate, the sign regulations of the underlying zoning district or the most analogous zoning district may be followed. Pole signs may be permitted for the main use.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.52)

18.450.010 Statement of intent

The intent of this chapter is as follows: to provide greenery to visually soften paved areas and buildings; to establish optimum environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, retardation of stormwater runoff, and abatement of noise, glare and heat; to ensure the replenishment of the local stock of native trees by utilizing plant materials that are generally native or hearty to the region; to preserve existing trees; to screen certain unsightly equipment or materials from the view of persons on public streets or adjoining properties; and to buffer uncomplementary land uses and generally enhance the quality and appearance of developed properties within the City. (History: Ord. ZRR-1725; ZRR-1637; ZRR-987 §2; ZRR-889 §18.56)

18.450.020 Interpretation of landscaping terms

Where necessary in order to interpret the precise meaning of technical landscaping terms utilized in this chapter or elsewhere in this ordinance, reference shall be had to The American Standard For Nursery Stock, as published by the American Association of Nurserymen. (History: Ord. ZRR-1725; ZRR-1637; ZRR-987 §3; ZRR-889 §18.56)

18.450.030 General requirements

All land areas which are to be unpaved or not covered by buildings shall be brought to finished grade and planted with turf or native grass or other appropriate ground cover. In addition to the minimum number of trees required to be planted by this chapter, an appropriate number or amount of shrubs, ground cover and/or turf area plantings shall be included within each project, to be determined by the design criteria for the project relating to visual safety, species and landscape function. (History: Ord. ZRR-1725; ZRR-1637; ZRR-987 §1; ZRR-889 §18.56)

18.450.040 Landscaping plan required

All plans submitted in support of a final development plan, site plan, building permit or site development permit, except for any residential use in Districts RE, R-1, RP-1, R-1A, RP-1A and R-2, shall include a landscaping plan signed by a registered landscape architect. Property located within District A, Agriculture, is excluded from this requirement. All landscaping plans shall include the following information:

- North point and scale.
- Topographic information and final grading adequate to identify and properly specify planting for areas needing slope protection.
- The location, size and surface of materials of all structures and parking areas.
- The location, size and type of all above-ground and underground utilities and structures with proper notation, where appropriate, as to any safety hazards to avoid during installation of landscaping.
- The location, size, type and quantity of all proposed landscaping materials, along with common and botanical names of all plant species. The size, grading and condition shall be specified according to American Association of Nurserymen Standards.

- The location, size and common name of all existing plant materials to be retained on the site.
- Mature sizes of plant materials shall be drawn to scale and called out on the plan by a common name or appropriate key.
- Location of hose connections and other watering sources.
- The location of all trees, 12-inch caliper or larger, measured at 4-1/2 feet above ground level, that are proposed for removal.
- All screening required by this Chapter.

(History: Ord. ZRR-2420 §24, 2003; ZRR-1795 §1, 93; ZRR-1637; ZRR-889 §18.56)

18.450.050 Minimum tree requirements

- In District RP-2, one tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of .75 tree for every dwelling unit.
- In Districts R-3 and RP-3, one tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, .75 tree for every dwelling unit. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- In Districts R-4 and RP-4, one tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged evenly at 40-foot intervals. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one tree for every dwelling unit. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- In Districts R-5 and RP-5, one tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one tree for every 2 dwelling units. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- In Districts R-6 and RP-6, one tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one tree for every 3 dwelling units. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.





- F) In Districts C-0 and CP-0, one tree for every 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, one tree shall be required for every 3,000 square feet of landscaped open space. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- G) In Districts C-1, CP-1, C-2, CP-2, C-3, CP-3 and BP, one tree for every 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, one tree shall also be required for every 3,000 square feet of landscaped open space. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- H) In Districts M-1, MP-1, M-2 and MP-2, one tree for every 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, one tree shall be required for every 4,000 square feet of landscaped open space. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
- I) Existing trees saved on the site during construction may be credited toward the minimum number of trees required as specified for each zoning district, provided that such trees are a minimum of 4-inch caliper as measured 4-1/2 feet above ground for medium and large deciduous species or 3 feet in height for ornamental and evergreen species. All existing plant material saved shall be healthy and free of mechanical injury.
- J) Non-residential uses in residential districts:
- 1) One tree per 40 feet of public or private street frontage, or portion thereof, shall be required within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals. In addition to the trees required based upon street frontage, additional trees shall be required for every 3,000 square feet of landscaped open space. Such trees may include the trees required in parking lots pursuant to Section 18.450.070.
 - 2) Perimeter parking lot landscaping shall be provided for parking areas adjacent to property Master Planned for very-low and low-density residential development. Landscaping shall be provided as required by the Planning Commission for perimeter parking areas adjacent to all other Master Plan designations. Unless otherwise required by the Planning Commission, perimeter parking lot landscaping shall be provided according to the following schedule as a minimum for each 100 linear feet of perimeter width or portion thereof of parking area:
 - a) Eight (8) evergreen trees

- b) Two (2) shade trees
- c) One (1) ornamental tree
- d) The above landscaping materials may be deviated from provided an alternative list of materials is approved by the Planning Commission which achieves comparable screening and buffering.
- e) A one to one credit shall be given for each tree preserved within the parking lot setback which meets or exceeds the minimum size requirements, subject to the approval of an alternative plan as outlined above.
- f) Where the perimeter parking setbacks exceed 45 feet, the minimum landscaping requirement may be reduced at the discretion of the Planning Commission.

(History: ZRR-2156, §7, 99; ZRR-1725; ZRR-1637; ZRR-1427 §28; ZRR-1217 §2; ZRR-987 §4; ZRR-889 §18.56)

18.450.060 Minimum planting requirements

Minimum planting requirements shall be as follows:

- A) Medium and large deciduous shade trees - 2 inch caliper as measured 6 inches above ground.
- B) Small deciduous or ornamental trees - 6 feet in height, with the exception of true dwarf species.
- C) Conifers - 5 to 6 feet in height.
- D) Upright evergreen trees - 4 feet in height, except for true dwarf species.
- E) The size of deciduous and conifer shrubs, including spreader and globe tree forms, shall be determined by the applicant.
- F) Ground cover plants, whether in the form of crowns, plugs or containers, shall be planted in a number as appropriate by species to provide 50% surface coverage after two growing seasons.
- G) All areas shall be sodded unless otherwise approved for seeding at the time of final development plan approval by the Planning Commission or, in the case of unplanned zoning districts, by the Director of Planning and Development Services.

(History: Ord. ZRR-2343 §57, 2002; ZRR-1725; ZRR-1637; ZRR-987 §5; ZRR-889 §18.56)

18.450.070 Planting requirements within parking and vehicular use areas

Except in those districts not requiring a landscaping plan, automobile storage lots, multiple level parking structures and parking lots having a paved area no wider than a double-loaded aisle or more than 65 feet in width, all parking areas and all zoning districts shall include the following as minimum requirements in order to encourage interior landscaping within vehicular parking areas, to break up the large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic:

- A) Not less than 6% of the interior of a parking lot shall be landscaped. The interior of a parking lot shall be calculated by multiplying the number of parking spaces by

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280 square feet. Plantings required along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirement.

- B) Landscaping and planting areas shall be reasonably dispersed throughout the parking lot.
- C) The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to ensure proper growth; in no event shall any such area be less than 60 square feet in area or less than 5 feet in width. Each area shall be protected by Portland cement concrete vertical curbs or similar structures.
- D) The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting materials may be used to complement the tree landscaping, but shall not be the sole means of landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan.
- E) In those instances where plant materials exist on a parking lot site prior to its development, such materials may be used if approved as meeting the requirements in Section 18.450.060.
- F) No landscaping, tree, shrub, fence, wall or similar item shall be placed in zones of ingress or egress at street corners, or in the intersection of a public right-of-way, that the Traffic Engineer of the City, or his or her designee, determines is an obstruction to visibility, extends into a sight distance triangle as set forth in Section 18.420.070, or is otherwise a traffic hazard.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-987 §6; ZRR-889 §18.56)

18.450.080 Time landscaping required to be in place

All required landscaping materials, both living and non-living, shall be in place prior to the time of issuance of a final Certificate of Occupancy, weather permitting. In periods of adverse weather conditions, a temporary Certificate of Occupancy may be issued, subject to the posting of a cash escrow or irrevocable letter of credit in an amount equal to one and one-half times the estimated cost of the landscaping, with said estimated cost to be certified by a landscaping provider. The cash escrow or irrevocable letter of credit may be forfeited if the landscaping is not completed within one year after the issuance of the temporary Certificate of Occupancy. Forfeiture of any cash escrow or irrevocable letter of credit shall not relieve the owner of the responsibility to complete the required landscaping.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-987 §7; ZRR-889 §18.56)

18.450.090 Maintenance of landscaping

- A) Trees, shrubs, and other landscaping materials depicted on landscaping plans approved by the City shall be considered to be elements of the project in the same manner as parking, building materials and other details. The developer, its successor and/or subsequent owners and their agents shall be responsible for maintenance of landscaping on the property on a continuing basis for the life of the development.

Plant aterials which exhibit evidence of insect pests, disease and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season after installation. All landscaping will be subject to periodic inspection by the City's Zoning Officer, or his or her designee. Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and its agent or agents shall be considered in violation of the terms of the Certificate of Occupancy. The Director of Planning and Development Services is empowered to enforce the terms of this chapter.

- B) As a condition to issuance of a final Certificate of Occupancy, a cash escrow or irrevocable letter of credit in the amount of 25% of the initial landscaping costs shall be posted to ensure the needed replacement of materials and the continued maintenance of the same for a period of two years after initial installation. Said cash escrow or irrevocable letter of credit may be forfeited if the necessary maintenance and replacement has not been performed in a satisfactory manner within the two-year period. Further, should it be determined that the landscaping as approved on the landscaping plan is not being maintained as specified beyond the initial two-year maintenance period, resubmission of the approved plan and the posting of an additional maintenance escrow may be required by the City.

(History: Ord. ZRR-2343 §58, 2002; ZRR-1725; ZRR-1637; ZRR-987 §8, 78; ZRR-889 §18.56)

18.450.100 Screening requirements

Plans for all residential projects containing multi-family dwellings, all non-residential projects in residential districts, and all commercial and industrial projects shall include a detailed drawing of enclosure and screening methods as provided hereinafter.

- A) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other compatible building material, and shall be appropriately landscaped
- B) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meters, shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
- C) All rooftop equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture.
 - 1) For purposes of this section, the phrase "screened from public view" means not visible from any adjoining properties or any street right-of-way.
 - 2) For purposes of this section, the phrase "architectural treatment compatible with the building architecture" shall not include painted mechanical units or prefinished mechanical units. For mechanical units not adequately screened by the parapet, supplementary screening shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or other similar building materials. The height of the screen shall be no lower than the height of the unit as measured from

the roof surface.

- D) All buildings or additions thereto in commercial or industrial districts shall provide a solid screen fence or wall not less than 6 feet in height along all rear and side property lines which are common to property zoned for residential purposes, except that such screening shall not extend in front of the building line or adjacent dwellings. Such screening shall not be required where similar screening exists on the abutting residential property.

(History: Ord. ZRR-2061 §2, 97; ZRR-1725; ZRR-1637; ZRR-987 §9; ZRR-889 §18.56)



G. LANDSCAPING AND SCREENING

1. Intent

Landscaping is a visible indicator of quality development and must be an integral part of every commercial project, and not merely located in leftover portions of the site. Landscaping is intended to visually tie the entire development together, define major entryways and circulation (both vehicular and pedestrian) and parking patterns, and, where appropriate, help buffer less intensive adjacent land uses.

2. Plant Materials

a. Intent

Incorporate plant species found throughout the region into the planting plan, and visually soften paved areas and buildings. Use and repeat plant materials throughout the development to visually tie the commercial center together.

b. Design Guidelines and Standards

- i. Refer to the UDO requirements regarding the submission of landscaping plans and minimum plant sizes.
- ii. Each area required to be landscaped shall be covered in live material. Live material includes trees, shrubs, ground cover, and sod. Areas not covered in live material may be covered by woody mulch, other organic or inorganic mulch, rock mulch, or other natural materials other than exposed gravel and aggregate rock.
- iii. Applicants should refer to Sections 7.16.170, 7.16.180, and 7.16.185 of the Overland Park Municipal Code regarding prohibited species of trees and location of trees near utility easements.

3. Entryway Landscaping

a. Intent

Entryway landscaping announces and highlights entries into the development for the visiting public.

b. Design Guidelines and Standards

- i. Development entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers.
- ii. Landscaping should break down in scale and increase in detail, color, and variety to mark entryways into developments.
- iii. Planting shall be massed and scaled as appropriate for the entryway size and space.
- iv. Landscaping at street intersections and driveway corners shall “pull back” to open view lines into the site and to create corner features. See also section IV.B.5. (Site Layout and Building Orientation at Two Intersecting Thoroughfare Streets) above regarding the use of landscaping as a focal point at thoroughfare street intersections.

4. Parking Lot Landscaping

a. Interior Parking Lot Landscaping:

i. Intent

- a. Use parking lot landscaping to minimize the expansive appearance of parking lots, provide shaded parking areas, and mitigate any negative acoustic impacts of motor vehicles. The interior of all uncovered parking blocks containing ten (10) or more spaces shall be landscaped according to this subsection. These requirements for interior parking area landscaping are in addition to the requirements set forth below for perimeter parking area landscaping.

ii. Design Guidelines and Standards

- a. Separation of Parking Blocks. Each parking block (see section IV.E.5. (Parking Layout and Design) shall be separated from other parking blocks by a landscaped median or berm that is at least ten feet (10') wide, or by a pedestrian walkway or sidewalk within a landscaped median (minimum width of ten feet (10')), or by a low decorative fence or wall (maximum height three feet (3')) bordered by landscaping on at least one side.
- b. The primary landscaping materials used in parking lots shall be trees, which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting materials may be used to complement the tree landscaping, but shall not be the sole means of landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan.

b. Perimeter Parking Area Landscaping

i. Intent

Provide an attractive, shaded environment along street edges that gives visual relief from continuous hard street edges, provides a visual cohesion along streets, helps buffer automobile traffic, focuses views for both pedestrians and motorists, and increases the sense of neighborhood scale and character.

ii. Design Guidelines and Standards

- a. Parking area edges shall be screened from public streets and sidewalks, public open space, and adjacent properties. Perimeter parking lot landscaping may be satisfied by required landscaped buffers where the locational requirements for the buffer overlap with these perimeter landscaping requirements.
- b. The perimeter of all parking areas shall be screened from adjacent streets, public sidewalks, and adjacent uses by either of the following methods:
 1. A berm three feet (3') high with a maximum slope of 3:1 in combination with coniferous and deciduous trees and shrubs, or
 2. A low continuous landscaped hedge at least three feet (3') high, planted in a triangular pattern so as to achieve full screening at maturity; or



3. A low decorative masonry wall at least three feet (3') high in combination with landscaping; or
4. A combination of any of these methods.

5. Building Setback Landscaping

- a. Design Guidelines and Standards
 - i. Building setback areas along thoroughfare, collector, or residential streets, or along private drives, shall be landscaped with a minimum of one (1) tree per forty feet (40') of linear frontage, as required by the UDO.

6. Building Foundation Landscaping

- a. Intent
Articulate building façades with landscaped seating areas to provide visual interest and pedestrian-friendly places.
- b. Design Guidelines and Standards
 - i. Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers.
 - ii. Planting shall be massed and scaled as appropriate for the entryway size and space.
 - iii. Landscaping should break down in scale and increase in detail, color, and variety to mark entryways into developments.

7. Service Area Screening

- a. Intent
Service areas create visual and noise impacts on surrounding uses and neighborhoods. These standards visually screen on-site service areas, including loading docks, trash collection areas, outdoor storage, and similar service uses, from public rights-of-way and adjacent uses.
Design Guidelines and Standards
 - i. To the maximum extent feasible, areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such service areas shall not be visible from abutting streets and shall be oriented toward on-site service corridors. See Chapter 18.450.100 of the UDO.
 - ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty feet (20') of any public street, public sidewalk, or internal pedestrian walkway.
 - iii. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building and landscaping.
 - iv. Non-enclosed areas for the storage and sale of seasonal inventory and/or vending machines shall be permanently defined and screened with landscaping, walls and/or fences. Materials, colors, and design of screening walls and/or

fences, and of any covering for such area, shall be compatible with those used as predominant materials and colors on the primary building(s). The height of stored or displayed inventory shall not exceed the height of the screening wall or fence. In addition, all fences/walls shall comply with the standards set forth in section IV.G.9. (Fencing and Walls)

8. Mechanical/Utility Equipment Screening

- a. Intent
Mechanical and utility equipment can detracts from the quality of a development and the character of an area. These standards mitigate the negative visual and acoustic impacts of mechanical and utility equipment systems located in a commercial development.
- b. Design Guidelines and Standards
 - i. Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces. The building parapet shall be the primary means of screening roof top equipment.
 - ii. All mechanical equipment and utilities shall be screened as required by Chapter 18.450.100 of the UDO.

9. Fencing and Walls

- a. Intent
While fences and walls are often necessary to buffer uses, they can create a visually-monotonous streetscape. These standards provide fencing and walls that are visually-appealing, complement the design of the overall development and surrounding properties, and provide visual interest to pedestrians and motorists.
- b. Design Guidelines and Standards
When a commercial development includes a fence or wall, the following guidelines and standards apply:
 - i. The maximum height of a fence or wall shall be eight feet (8').
 - ii. Walls and fences shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, and wrought iron.
 - iii. Breaks in the length of a fence shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development (see section IV.D.3. (Pedestrian Access and Circulation) above).
 - iv. The maximum length of continuous, unbroken, and uninterrupted fence or wall plane shall be fifty feet (50'). Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
 - v. Fences and walls shall be set back from the property line to allow a landscape setback area. Such setback area shall be landscaped with a turf, shrubs, and/or trees, using a variety of species to provide seasonal color and plant variety.
 - vi. Use of landscaping beyond the minimum required in these standards is strongly encouraged to soften the visual impact of fences and walls.





CORBIN PARK

LANDSCAPE MAINTENANCE SCHEDULE

L A N D S C A P E D E S I G N G U I D E L I N E S

M a i n t e n a n c e S c h e d u l e

	TURF	TREES	SHRUBS	ORNAMENTAL GRASSES & PERENNIALS	ANNUALS & BULBS
JANUARY					
FEBRUARY		Remove holiday/winter lighting.			
MARCH		Trim/prune street trees and ornamental trees as plant matures to raise canopy level for pedestrian and vehicular travel (do not over prune). Fertilize.	Apply fertilizer.	During the first 2 weeks of the month cut back dried ornamental grass foliage with a sharp tool to within 6 inches and perennial foliage to within 2 inches of the ground. Do not damage crown of plants or pull at roots. Remove debris from site.	
APRIL	First mowing. Mow at 2" height. Mow lawn as soon as top growth is tall enough to cut. Repeat subsequent mowings to maintain specified height without cutting more than 40 percent of grass height. Provide irrigation water in latter half of month to supplement rainfall as necessary to achieve 1/2" per week. Apply fertilizer and weed control herbicide for crabgrass.	Spray Ash tree foliage with fungicide and paint trunk structure with an insecticide specifically designed to resist borer infestation (one application). Spray pines for tip blight. Top coat beds/saucers with thin layer of mulch (do not place mulch against trunk/base of plant).	Trim/prune ornamental shrubs (do not prune spring flowering shrubs at this time). Verify which landscape areas are intended to be cut into formal hedges. Several shrub species shall be left more loose. Apply fertilizer. Top coat beds with thin layer of mulch (do not place mulch against trunk/base of plant).	Apply fertilizer. Top coat with thin layer of mulch (caution, do not smother new growth).	
MAY	Mow at 2" height. Provide irrigation water to supplement rainfall as necessary to achieve 3/4" per week. Keep lawn uniformly moist to a depth of 4 inches hereafter during growing season. Apply fertilizer and weed control herbicide for broadleaf weeds (take care not to over spray/apply to adjacent perennial beds). Apply pesticide only as necessary to control grubs and other insects.	Spray Ash tree foliage with fungicide and paint trunk structure with an insecticide specifically designed to resist borer infestation (one application).	Trim/Prune manicured planting areas.	Replace dead or unhealthy plants.	Plant spring/summer seasonals after the 15th day of the month. Fertilize and water in.
JUNE	Mow at 2 1/2" height. Provide irrigation water to supplement rainfall as necessary to achieve 1" per week. Schedule irrigation watering no more than every other day throughout growing season.	Spray Ash tree foliage with fungicide and paint trunk structure with an insecticide specifically designed to resist borer infestation (one application). Apply slow release fertilizer. Supplemental deep watering as necessary (new plantings - water 'x' many years per trunk diameter at initial planting (i.e. 4" caliper tree - apply supplemental water for 4 years)).	Trim/Prune spring flowering shrubs. Deadhead roses. Apply slow release fertilizer.	Deadhead depleted flowers. Apply pesticide only as necessary.	Apply slow release fertilizer.
JULY	Mow at 3" height. Provide irrigation water to supplement rainfall as necessary to achieve 1"-1.5" per week.	Trim/prune street trees and ornamental trees as necessary (do not over prune). Supplemental deep water as necessary.	Deadhead roses. Trim/Prune manicured planting areas.	Deadhead depleted flowers. Apply pesticide only as necessary.	Apply slow release fertilizer.
AUGUST	Mow at 3" height. Provide irrigation water to supplement rainfall as necessary to achieve 1"-1.5" per week. Apply pesticide only as necessary to control grubs and other insects.	Supplemental deep water as necessary.	Deadhead roses.	Deadhead depleted flowers. Apply pesticide only as necessary.	Apply slow release fertilizer.
SEPTEMBER	Mow at 2 1/2" height. Provide irrigation water to supplement rainfall as necessary to achieve 1" per week. Apply fertilizer and weed control herbicide for broadleaf weeds (take care not to over spray/apply to adjacent perennial beds). Overseed and aerate as necessary.	Apply slow release fertilizer. Supplemental deep water as necessary.	Trim/Prune manicured planting areas. Apply slow release fertilizer	Apply slow release fertilizer.	Remove spring and summer seasonals. Plant fall seasonals. Fertilize and water in.
OCTOBER	diminishes of after hard freezes. Provide irrigation water to supplement rainfall as necessary to achieve 1/2" per week. Apply winterizer.	Remove and replace dead or unhealthy plants. Install holiday/winter lighting.	Remove and replace dead or unhealthy plants.	Discontinue irrigation watering. Cut large ornamental grasses down to a height of 12".	Install new bulbs as required. Apply bulb booster to existing and new bulb plantings.
NOVEMBER	Discontinue irrigation watering. Drain and blow out irrigation lines.	Discontinue irrigation watering. Drain and blow out irrigation lines.	Discontinue irrigation watering. Drain and blow out irrigation lines.		Install winter seasonal greenery.
DECEMBER					Install winter seasonal greenery.

All maintenance shall be performed by qualified personnel to common industry standards. Fertilizers, herbicides and pesticides shall be applied per state regulations and according to the manufacturers recommendations by licensed personnel. The irrigation system shall be operated as defined in the approved irrigation maintenance manual.