

**CITY OF BRANSON, MISSOURI
PURCHASING DEPARTMENT**

**REQUEST FOR BID 2860-05A, 2860-05B, 2860-05C, 2860-05D
W 76 Country Blvd Streetscape – Segments 1 and 2**

**James Morris, Bid Coordinator
City of Branson, Purchasing Office
110 W. Maddux St., Suite 200
Branson, MO 65616**

**Date Issued: 7/2/2026
Buyer's Email: jmorris@bransonmo.gov
Telephone: (417) 337-8553 Ext. 1407
DUE DATE: 7/17/2026 at 3:00 PM**

Addendum No. 1

Vendors are directed to the documents attached following this Addendum Acknowledgement. This package includes the Addendum No. 1 Narrative, which sets forth all changes and clarifications to the contract documents for the W 76 Country Boulevard Streetscape Improvements project, along with the corresponding supporting attachments (Landscape Plans, Revised Existing Conditions Sheets, Preliminary Irrigation Plans, Prebid Meeting Summary, and Utility Conflict Exhibits). Vendors are solely responsible for reviewing all attached materials in their entirety and ensuring their bid submission reflects any applicable changes contained therein.

**ALL BIDDERS ARE REQUESTED TO SIGN THE ACKNOWLEDGMENT BELOW AND
INCLUDE WITH BIDS TO CONFIRM RECEIPT OF ADDENDUM #1**

**Signature
Acknowledged by Bidder**

End of Addendum No. 1

Addendum NO 1

ISSUED BY: Great River Engineering
2826 S. Ingram Mill Rd.
Springfield, Missouri 65804
(417) 886-7171
(417) 886-7591 --- FAX



DATE: July 2, 2026

FOR: W 76 Country Boulevard Streetscape Improvements,
Contracts EN7622, SNS0032 &
W 76 Country Blvd Median Improvements
Contracts TAP-9901(886) and STP-0761(023)
GRE Project 4515

The attached revisions hereby supersede any and all data with which they may conflict as indicated on the Drawings, Specifications and related documents issued in the original set. Each trade is responsible for changes in its work caused by changes in the work of other trades. This addendum is a part of and shall be attached to the original sets of plans and specifications for the work.

Notification: There have been no changes or addendums prior to this addendum.

CHANGES: To Contract EN7622

1. Addition of Landscape Plans and Irrigation Plans

See attached Landscape Plans to be included with the EN7622 contract work. Landscape Plan sheets are LP00 through LP38.

CHANGES: To Contracts EN7622, SNS0032 and TAP-9901(886) AND STP-0761(023)

2. Changes to Existing Conditions Plan sheets – The existing conditions sheets included with the original set of plans did not have existing poles identified.

See attached Amended Existing Conditions Plan sheets showing existing poles. Sheets EX 1 thru EX 13

CHANGES: To Contracts EN7622 and SNS0032

3. Change to 3-Way Isolation Valve Detail – Sht W13

See revised detail below:

CLARIFICATIONS: The following clarifications do not change the plans, specifications or conditions of the project, but are provided based on inquiries regarding the plans and/or a result of the prebid meeting held June 30, 2026.

5. Irrigation System Preliminary Plans

Preliminary Irrigation Plans are attached for reference with final plans to be submitted via a subsequent addendum. Irrigation sheets IR00 thru IR14

6. Prebid Meeting Summary

See attached Prebid Meeting Summary with sign in sheet, - 45 pages

7. Utility Conflict Exhibit

A Utility Conflict exhibit has been prepared to draw contractor's attention to specific locations where proposed improvements may conflict with existing utilities. The Contractor will be required to maintain service to all existing customers of each utility. Contractor must coordinate with each utility provider to provide temporary services, bracing, phasing or other means and methods to maintain service. The exhibit is not exhaustive of all the potential conflicts with which the contractor will be required to manage. Exhibit is 4 – 11x17 format pages.

8. Pavement repair for utility trenching north of Shepherd of the Hills Expwy

Pavement repair costs for the asphalt shoulder above the utility trench in the segment along 76 Highway north of Shepherd of the Hills Expressway is to be included in the costs for bid item No. 158 – 5' ASPHALT PAVED SHOULDER REPLACEMENT. Pavement repair costs for the utility trench crossing driveways is to be included in the costs for bid item No's 162 – 6" ASPHALTIC CONC PAVEMENT WITH 6" COMP AGG BASE, and 163 – 8" CONCRETE DRIVEWAY APPROACH PAVEMENT W/AGG BASE as applicable.

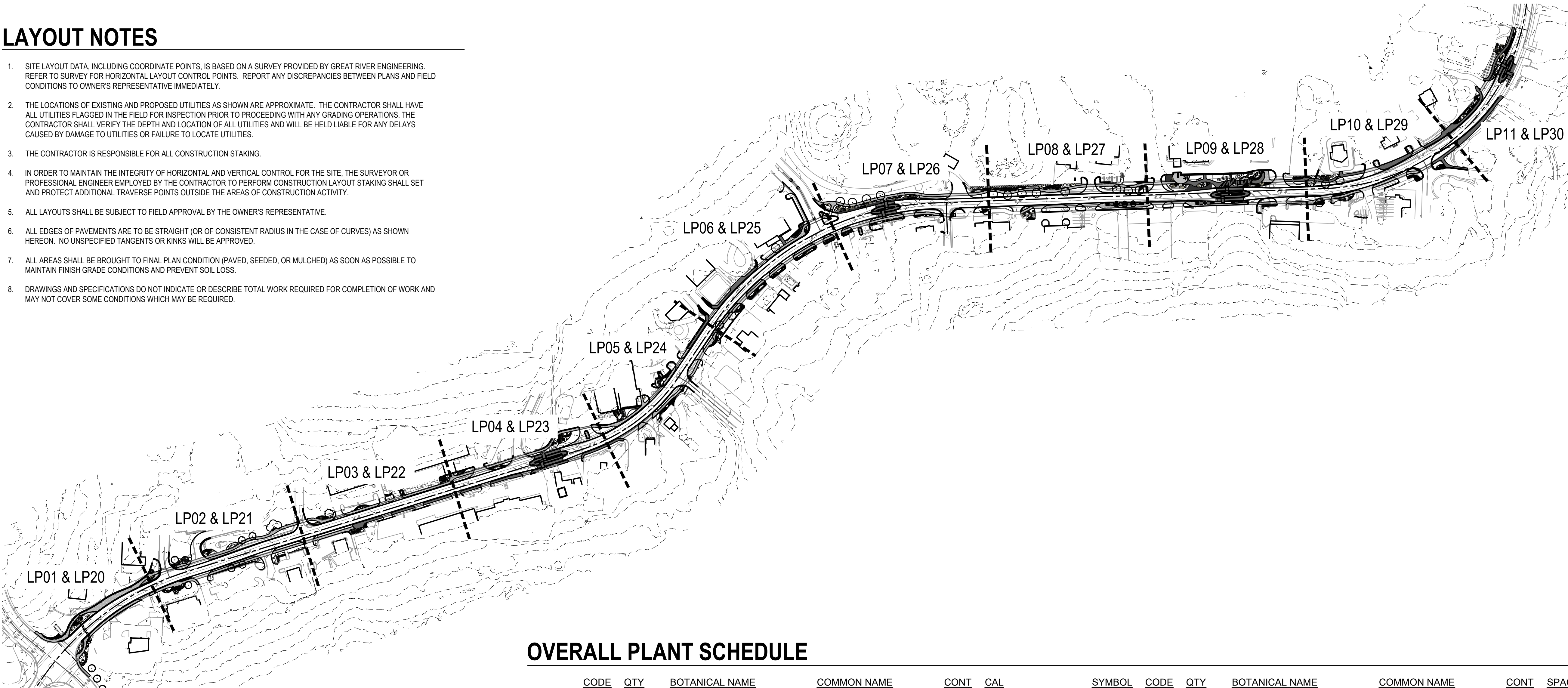
Attachments

1. Landscape Plans
2. Revised Existing Conditions Sheets
3. Preliminary Irrigation Plans
4. Prebid Meeting Summary
5. Utility Conflict Exhibits

There are no other clarifications or changes included with this Addendum.

LAYOUT NOTES

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PROVIDED BY GREAT RIVER ENGINEERING. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED IN THE FIELD FOR INSPECTION PRIOR TO PROCEEDING WITH ANY GRADING OPERATIONS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND WILL BE HELD LIABLE FOR ANY DELAYS CAUSED BY DAMAGE TO UTILITIES OR FAILURE TO LOCATE UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
4. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
5. ALL LAYOUTS SHALL BE SUBJECT TO FIELD APPROVAL BY THE OWNER'S REPRESENTATIVE.
6. ALL EDGES OF PAVEMENTS ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON. NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
7. ALL AREAS SHALL BE BROUGHT TO FINAL PLAN CONDITION (PAVED, SEEDED, OR MULCHED) AS SOON AS POSSIBLE TO MAINTAIN FINISH GRADE CONDITIONS AND PREVENT SOIL LOSS.
8. DRAWINGS AND SPECIFICATIONS DO NOT INDICATE OR DESCRIBE TOTAL WORK REQUIRED FOR COMPLETION OF WORK AND MAY NOT COVER SOME CONDITIONS WHICH MAY BE REQUIRED.

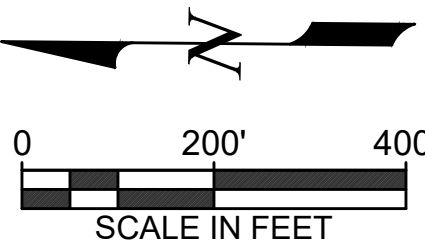


LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS SHALL BE EDGED WITH CONCRETE RIBBON CURB OR ALUMINUM EDGING PER THE PLANS AND DETAILS.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS. ALL PERENNIAL AND SHRUB PLANTING BEDS TO RECEIVE 6" TOPSOIL PER DETAILS AND SPECIFICATIONS. 'EDGE MEADOW' PLANTING BEDS SHALL RECEIVE 12" TOPSOIL PER DETAILS AND SPECIFICATIONS. NO PLANTING WORK SHALL COMMENCE UNTIL OWNER'S REPRESENTATIVE OR OWNER HAS VERIFIED DEPTH OF TOPSOIL.
7. DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE OWNER'S REPRESENTATIVE AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE OWNER'S REPRESENTATIVE AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SODDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE, RE: SPECIFICATIONS.

OVERALL PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
TREES														
	AA	7	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	B & B	2.5" Cal.				5,536 sf	PERENNIAL MIX #1			
	AX	5	Acer truncatum x platanoides 'Warrenred' TM	Pacific Sunset Maple	B & B	2.5" Cal.			AB2	639	Amsonia x 'Blue Ice'	Blue Ice Bluestar	#1 Cont.	18" o.c.
	GF	4	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair Tree	B & B	2.5" Cal.			BS2	290	Baptisia x 'Solar Flare'	Solar Flare Prairieblues™ False Indigo	#1 Cont.	24" o.c.
	GD	6	Gymmodadus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5" Cal.			CA4	810	Carex amphibola	Creek Sedge	Quart	16" o.c.
	NC	6	Nyssa sylvatica 'Northern Splendor'	Northern Splendor Tupelo	B & B	2.5" Cal.			SH4	769	Stachys officinalis 'Hummelo'	Hummelo Betony	#1 Cont.	18" o.c.
	TB	4	Tilia americana 'Boulevard'	Boulevard American Linden	B & B	2.5" Cal.								
	UH	7	Ulmus x 'Patriot'	Patriot Elm	B & B	2.5" Cal.								
ORNAMENTAL TREES														
	AG2	2	Acer griseum	Paperbark Maple	B & B	1.5" Cal.			AM2	727	Allium x 'Millenium'	Millenium Ornamental Onion	#1 Cont.	16" o.c.
	AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	8" HT., MULTI-STEM			CI2	576	Callirhoe involucrata	Purple Poppymallow	#1 Cont.	18" o.c.
									CD	727	Carex divulsa	European Grey Sedge	Quart	16" o.c.
									RS3	576	Rudbeckia hirta 'Indian Summer'	Indian Summer Black-eyed Susan	#1 Cont.	18" o.c.
SHRUBS														
										4,160 sf	PERENNIAL MIX #3			
	AP	421	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.			AI	576	Amsonia hubrichtii 'String Theory'	String Theory Bluestar	#1 Cont.	18" o.c.
	FC	108	Forsythia x 'Courtasol'	Gold Tide® Forsythia	#3 cont.	3' o.c.			CM3	384	Calamintha nepeta 'Montrose White'	Montrose White Lesser Calamint	#1 Cont.	18" o.c.
	HL	265	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3' o.c.			CL2	576	Coreopsis lanceolata	Lanceleaf Tickseed	#1 Cont.	18" o.c.
	HO	50	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6' o.c.			DT	217	Deschampsia cespitosa	Tufted Hair Grass	#1 Cont.	24" o.c.
	HT	160	Hypericum kalmianum 'SMHKBf'	Blues Festival St. Johnswort	#3 cont.	3' o.c.			CP2	2,000	Carex pensylvanica	Pennsylvania Sedge	Quart	16" o.c.
	JS	16	Juniperus x pfizeriana 'Sea Green'	Sea Green Pfitzer Juniper	#3 cont.	6' o.c.			CR3	2,000	Carex radiata	Eastern Star Sedge	Quart	16" o.c.
	PT	255	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.			CW	2,000	Carex woodii	Pretty Sedge	Quart	16" o.c.
	RL	19	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	#5 Cont.	12" o.c.			BT2	3,556	Naturalizing Daffodil Bulbs		Bulb	
	VM	4	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	#3 cont.	6' o.c.								
	WE	193	Weigela florida 'Elvera'	Midnight Wine® Weigela	#3 cont.	2' o.c.								
GRASSES														
	BC	379	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.				101,950 sf	TURF SOD			
	BB	257	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.				3,570 sf	SEDGE MIX #1			
	CB	358	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.			CA	835	Carex albicans	White-tinged Sedge	Quart	16" o.c.
	CP3	81	Carex pensylvanica	Pennsylvania Sedge	#1 Cont.	18" o.c.			CE3	626	Carex eburnea	Bristleleaf Sedge	Quart	16" o.c.
	JE3	94	Juncus effusus	Soft Rush	#1 Cont.	2' o.c.			CR4	626	Carex rosea	Rosy Sedge	Quart	16" o.c.
	PH	342	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.								
	PS	320	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.	2' o.c.								
	SB2	318	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.								
	SP	286	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	#1 Cont.	2' o.c.								
	SA	337	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.								
	SH2	984	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.								
PERENNIALS														
	AI2	54	Amsonia hubrichtii 'String Theory'	String Theory Bluestar	#1 Cont.	1.5' o.c.								
	ER2	162	Echinops ritro	Globe Thistle	#1 Cont.	1.5' o.c.								
	IC	153	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	#1 Cont.	1.5' o.c.								
	KU	169	Kniphofia uvaria	Red Hot Poker	#1 Cont.	1.5' o.c.								



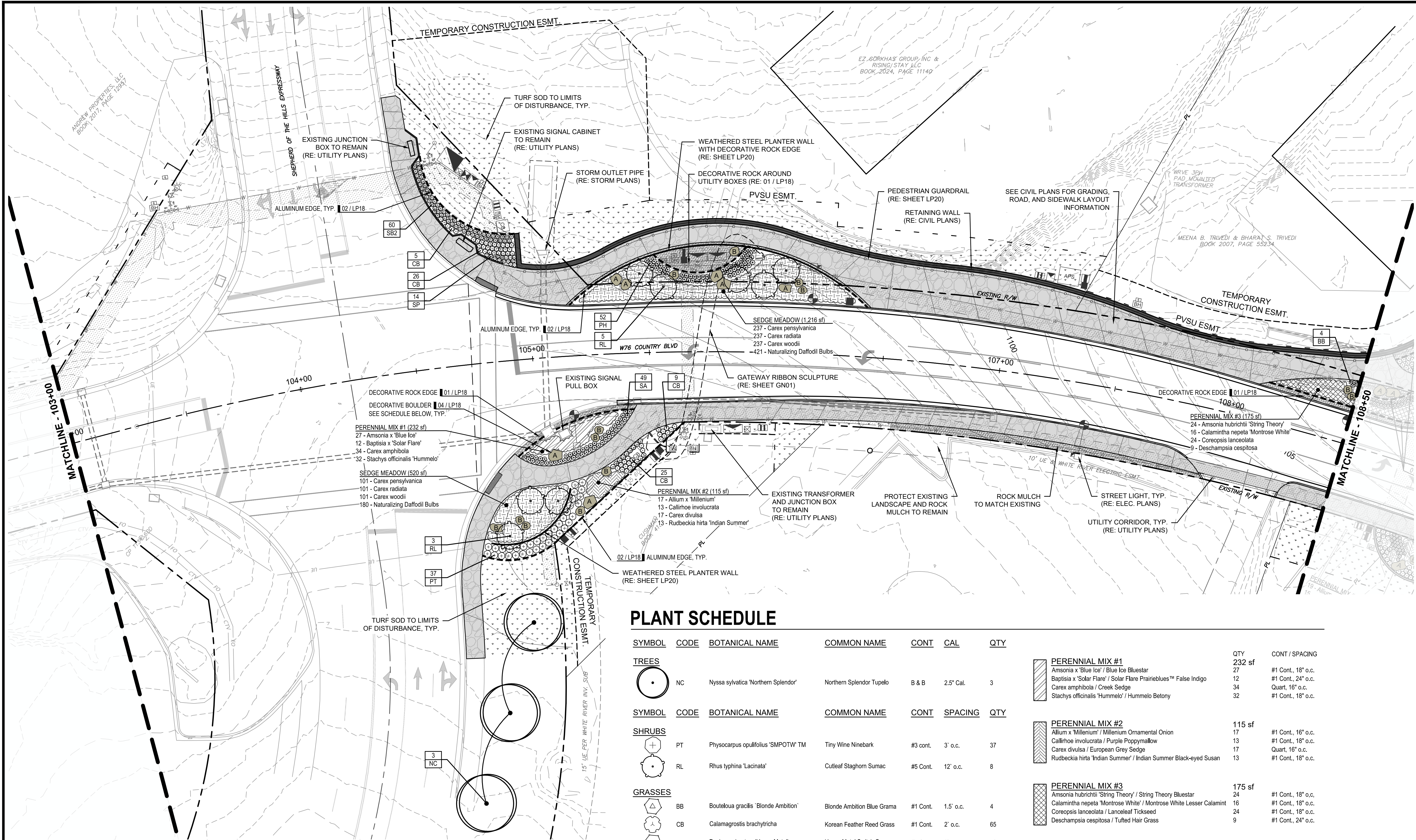
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CRAIG A. RHODES MISSOURI L.A. NO. 1999140495	

414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-756-5680
Missouri State Certificate of Authority Numbers Landscape Architecture: 2002023826



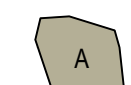
W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	OVERALL LANDSCAPE PLAN
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DATE: 6/30/2026
JOB NUMBER: 4515
SHEET LP00 OF 39

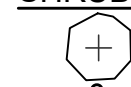
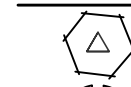


NOTE:
SEE SHEET LP20 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND PEDESTRIAN GUARDRAIL.
SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.

BOULDER SCHEDULE

DESCRIPTION	QTY.
 LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	7
 MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	13

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	NC	Nyssa sylvatica 'Northern Splendor'	Northern Splendor Tupelo	B & B	2.5" Cal.	3
SHRUBS						
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	37
	RL	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	#5 Cont.	12' o.c.	8
GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.	4
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	65
	PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	56
	SB2	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.	60
	SP	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	#1 Cont.	2' o.c.	14
	SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	50

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
PERENNIAL MIX #1						
		Amsonia x 'Blue Ice' / Blue Ice Bluestar				27
		Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo				12
		Carex amphibia / Creek Sedge				34
		Stachys officinalis 'Hummelo' / Hummelo Betony				32
PERENNIAL MIX #2						
		Allium x 'Millenium' / Millenium Ornamental Onion				17
		Callirhoe involucrata / Purple Poppymallow				13
		Carex divisa / European Grey Sedge				17
		Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan				13
PERENNIAL MIX #3						
		Amsonia hubrichtii 'String Theory' / String Theory Bluestar				24
		Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint				16
		Coreopsis lanceolata / Lanceleaf Tickseed				24
		Deschampsia cespitosa / Tufted Hair Grass				9
SEDGE MEADOW						
		Carex pensylvanica / Pennsylvania Sedge				338
		Carex radiata / Eastern Star Sedge				338
		Carex woodii / Pretty Sedge				338
		Naturalizing Daffodil Bulbs				601
TURF SOD						
		(RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)				7,967 sf

DATE: 6/30/2026
JOB NUMBER: 4515
SHEET
LP01 OF 39

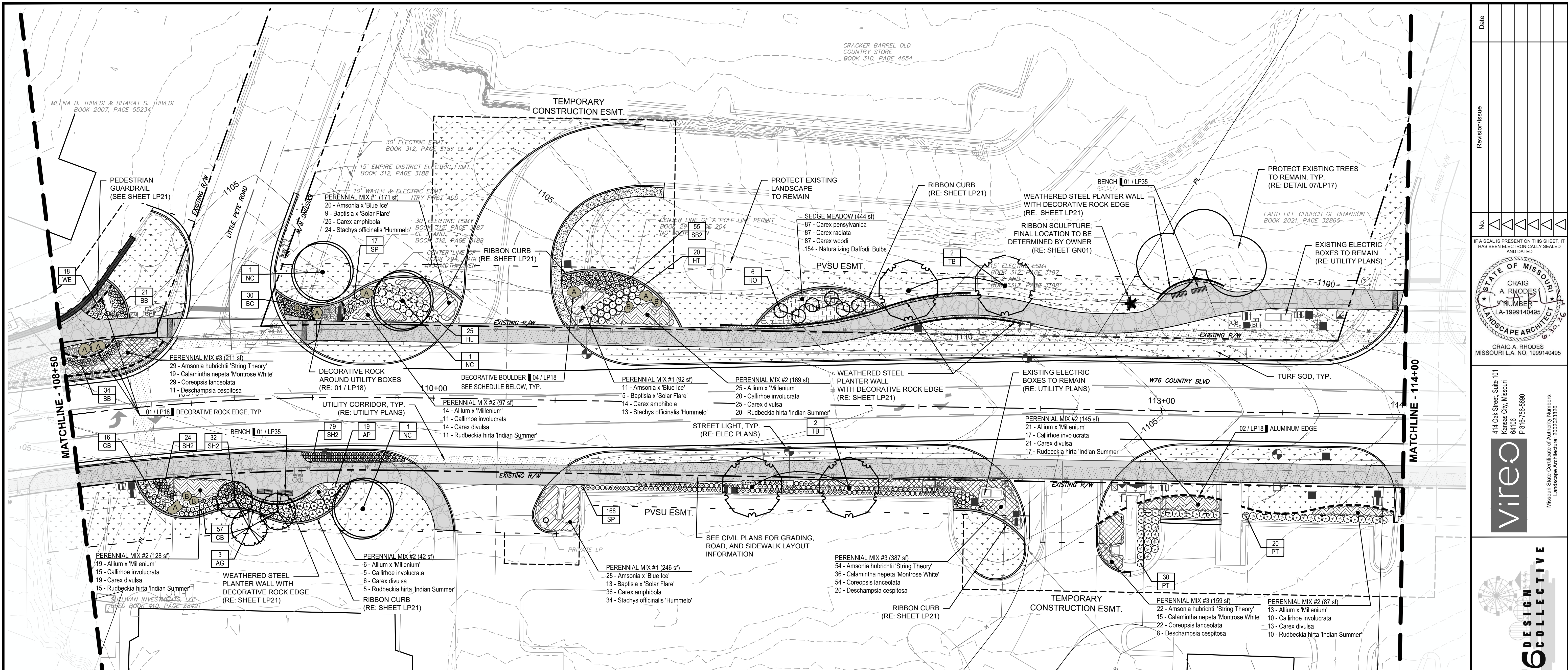
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI
LANDSCAPE PLAN
W 76 COUNTRY BLVD - 103+00.00 TO 108+50.00

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5680
vireo

MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS:
LANDSCAPE ARCHITECT: 2002023826

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CRAIG A. RHODES
NUMBER
LA-1999140495
CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

NO. 1 2 3 4 5 6 7 8 9 10
REVISION/ISSUE
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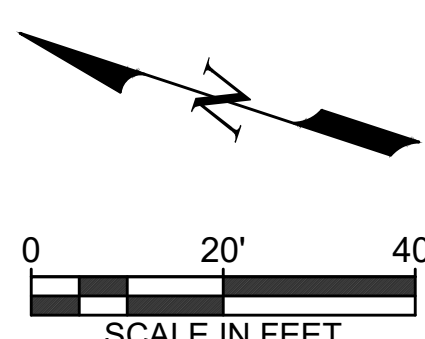
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	NC	Nyssa sylvatica 'Northern Splendor'	Northern Splendor Tupelo	B & B	2.5" Cal.	3
	TB	Tilia americana 'Boulevard'	Boulevard American Linden	B & B	2.5" Cal.	4
ORNAMENTAL TREES						
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	8' HT., MULTI-STEM	3
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	19
	HL	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3' o.c.	25
	HO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6' o.c.	6
	HT	Hypericum kalmianum 'SMHKB'	Blues Festival St. Johnswort	#3 cont.	3' o.c.	20
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	50
	WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	#3 cont.	2' o.c.	18

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
GRASSES						
	BC	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.	30
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.	55
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	73
	SB2	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.	55
	SP	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	#1 Cont.	2' o.c.	185
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	135
PERENNIAL MIX #1						
				QTY	CONT / SPACING	
				509 sf		
				59	#1 Cont., 18" o.c.	
				27	#1 Cont., 24" o.c.	
				75	Quart, 16" o.c.	
				71	#1 Cont., 18" o.c.	
PERENNIAL MIX #2						
				668 sf		
				98	#1 Cont., 16" o.c.	
				78	#1 Cont., 18" o.c.	
				98	Quart, 16" o.c.	
				78	#1 Cont., 18" o.c.	
PERENNIAL MIX #3						
				757 sf		
				105	#1 Cont., 18" o.c.	
				70	#1 Cont., 18" o.c.	
				105	#1 Cont., 18" o.c.	
				39	#1 Cont., 24" o.c.	
SEDGE MEADOW						
				444 sf		
				87	Quart, 16" o.c.	
				87	Quart, 16" o.c.	
				87	Quart, 16" o.c.	
				154	Bulb	
TURF SOD						
				18,452 sf		
					(RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	

BOULDER SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	7
	MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	5
NOTE: SEE SHEET LP21 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND PEDESTRIAN GUARDRAIL. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.		



Revision/Issue

Date

No.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5690

Vireo

MISSOURI State Certificate of Authority Numbers:
Landscape Architecture: 200203826

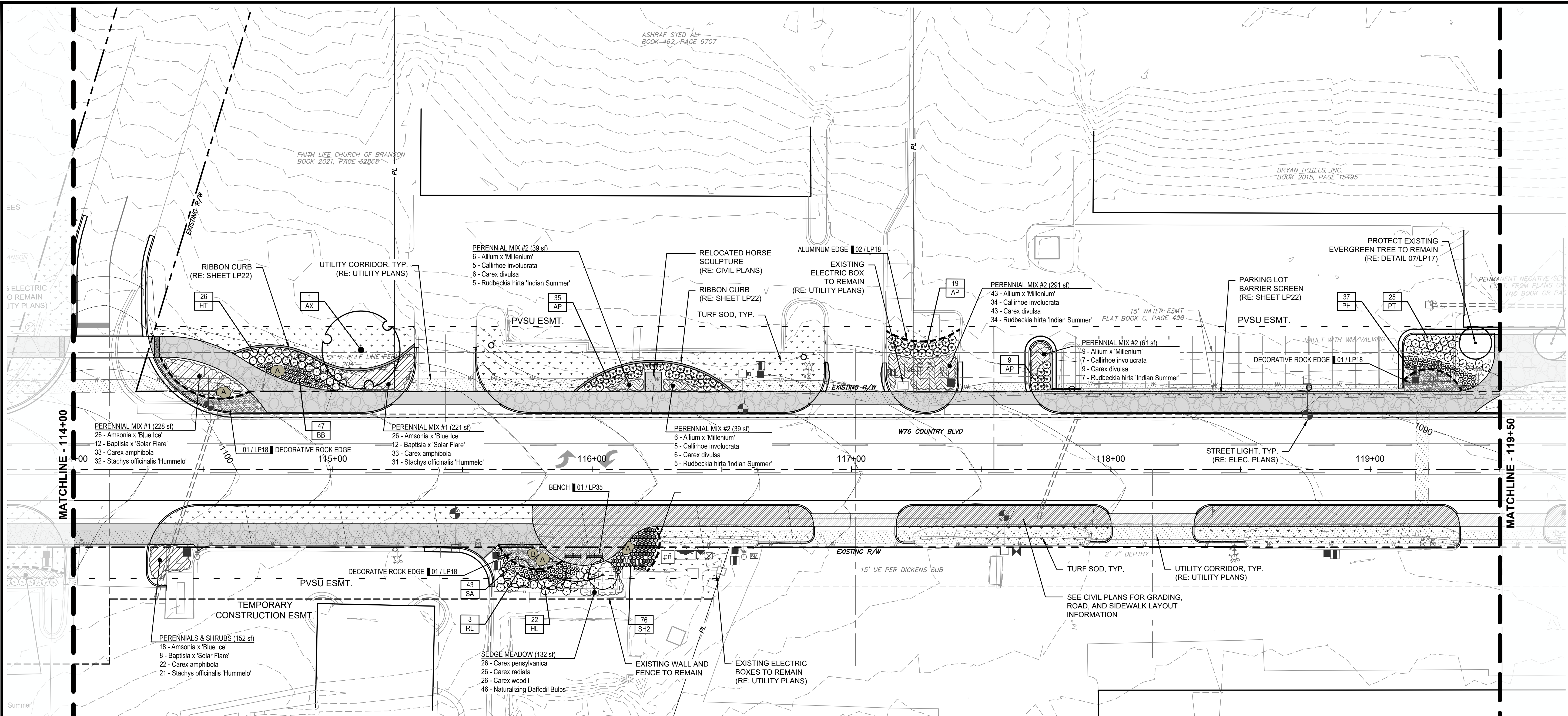
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 108+50.00 TO 114+00.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP02 OF 39



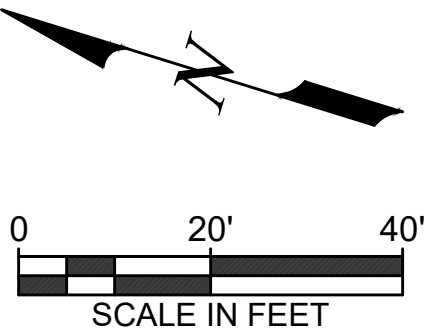
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	AX	Acer truncatum x platanoides 'Warrenred' TM	Pacific Sunset Maple	B & B	2.5" Cal.	1
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEN' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	63
	HL	Hydrangea paniculata 'SMHPLOF'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3' o.c.	24
	HT	Hypericum kalmianum 'SMHKBF'	Blues Festival St. Johnswort	#3 cont.	3' o.c.	26
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	25
	RL	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	#5 Cont.	12' o.c.	3
GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.	47
	PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	37
	SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	43
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	76

	PERENNIAL MIX #1 Amsonia x 'Blue Ice' / Blue Ice Bluestar Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo Carex amphibola / Creek Sedge Stachys officialis 'Hummelo' / Hummelo Betony	QTY 601 sf	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 24" o.c. Quart., 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #2 Allium x 'Millenium' / Millenium Ornamental Onion Callirhoe involucrata / Purple Poppymallow Carex divulsa / European Grey Sedge Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	430 sf	#1 Cont., 16" o.c. #1 Cont., 18" o.c. Quart., 16" o.c. #1 Cont., 18" o.c.
	SEDGE MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	132 sf	Quart., 16" o.c. Quart., 16" o.c. Quart., 16" o.c. Bulb
	TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	6,073 sf	

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	4
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	1
NOTE: SEE SHEET LP22 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, AND PARKING LOT BARRIER SCREEN. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.	



Revision/Issue

No.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
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76^{DESIGN}COLLECTIVE

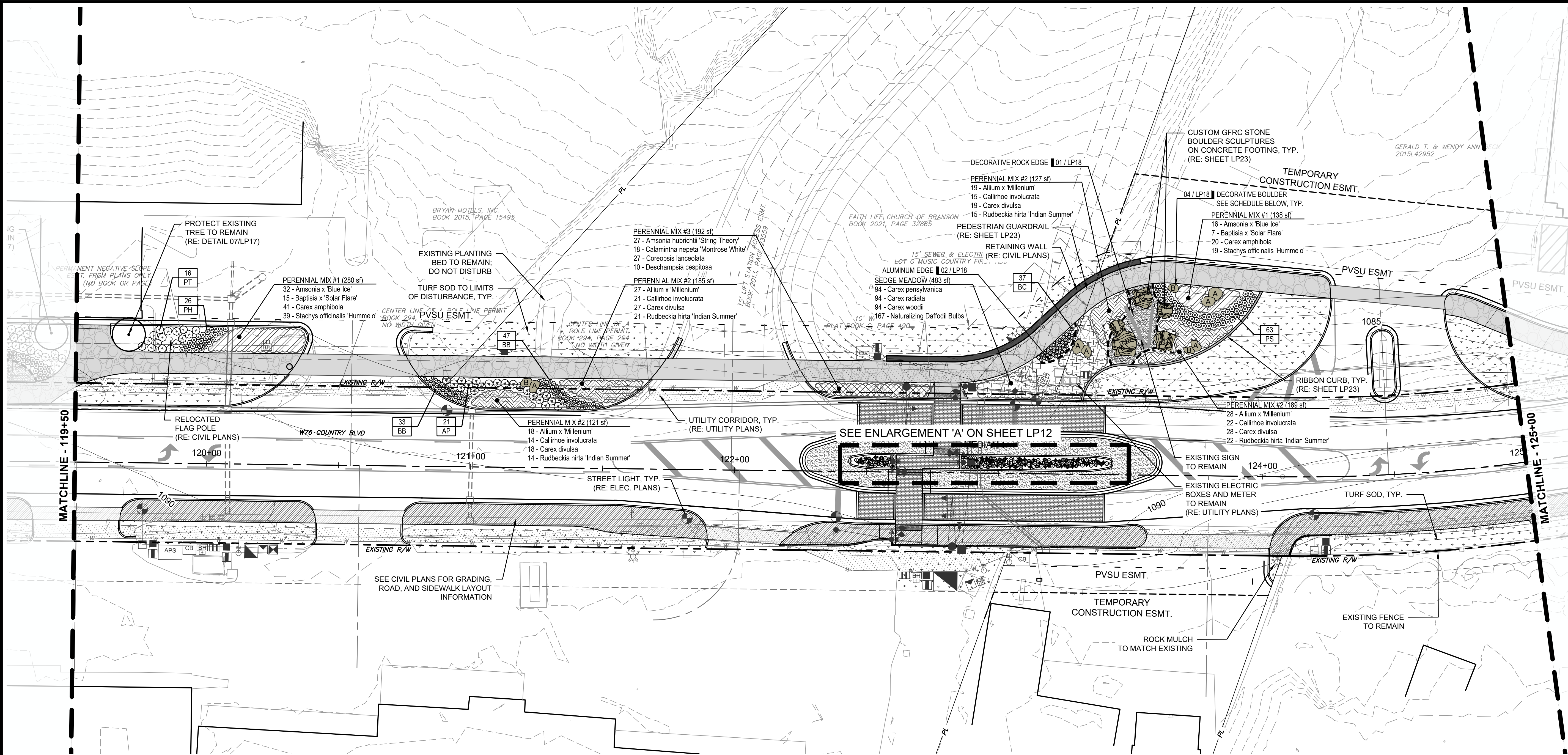
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 114+00.00 TO 119+50.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP03 OF 39



PLANT SCHEDULE

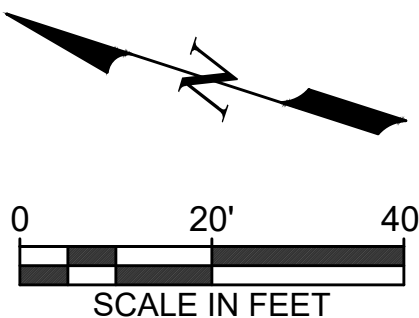
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
SHRUBS						
	AP	21	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.
	PT	16	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.
GRASSES						
	BC	37	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.
	BB	86	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.
	PH	26	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.
	PS	66	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.	2' o.c.

	PERENNIAL MIX #1 Amsonia x 'Blue Ice' / Blue Ice Bluestar Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo Carex amphibola / Creek Sedge Stachys officialis 'Hummelo' / Hummelo Betony	QTY 418 sf 48 22 61 58	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 24" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #2 Allium x 'Millenium' / Millenium Ornamental Onion Callirhoe involucrata / Purple Poppymallow Carex divulsa / European Grey Sedge Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	QTY 622 sf 92 72 92 72	CONT / SPACING #1 Cont., 16" o.c. #1 Cont., 18" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #3 Amsonia hubrichtii 'String Theory' / String Theory Bluestar Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint Coreopsis lanceolata / Lanceleaf Tickseed Deschampsia cespitosa / Tufted Hair Grass	QTY 192 sf 27 18 27 10	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 18" o.c. #1 Cont., 18" o.c. #1 Cont., 24" o.c.
	SEDGE MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	QTY 483 sf 94 94 94 167	CONT / SPACING Quart, 16" o.c. Quart, 16" o.c. Quart, 16" o.c. Bulb

	TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	QTY 8,503 sf
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BOULDER SCHEDULE

DESCRIPTION	QTY.
 LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	6
 MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	3
NOTE: SEE SHEET LP23 FOR LAYOUT INFORMATION FOR THE RIBBON CURB AND ALUMINUM EDGE. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.	



Revision/Issue

Date

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STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES

MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101

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Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

76DESIGN
collective

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

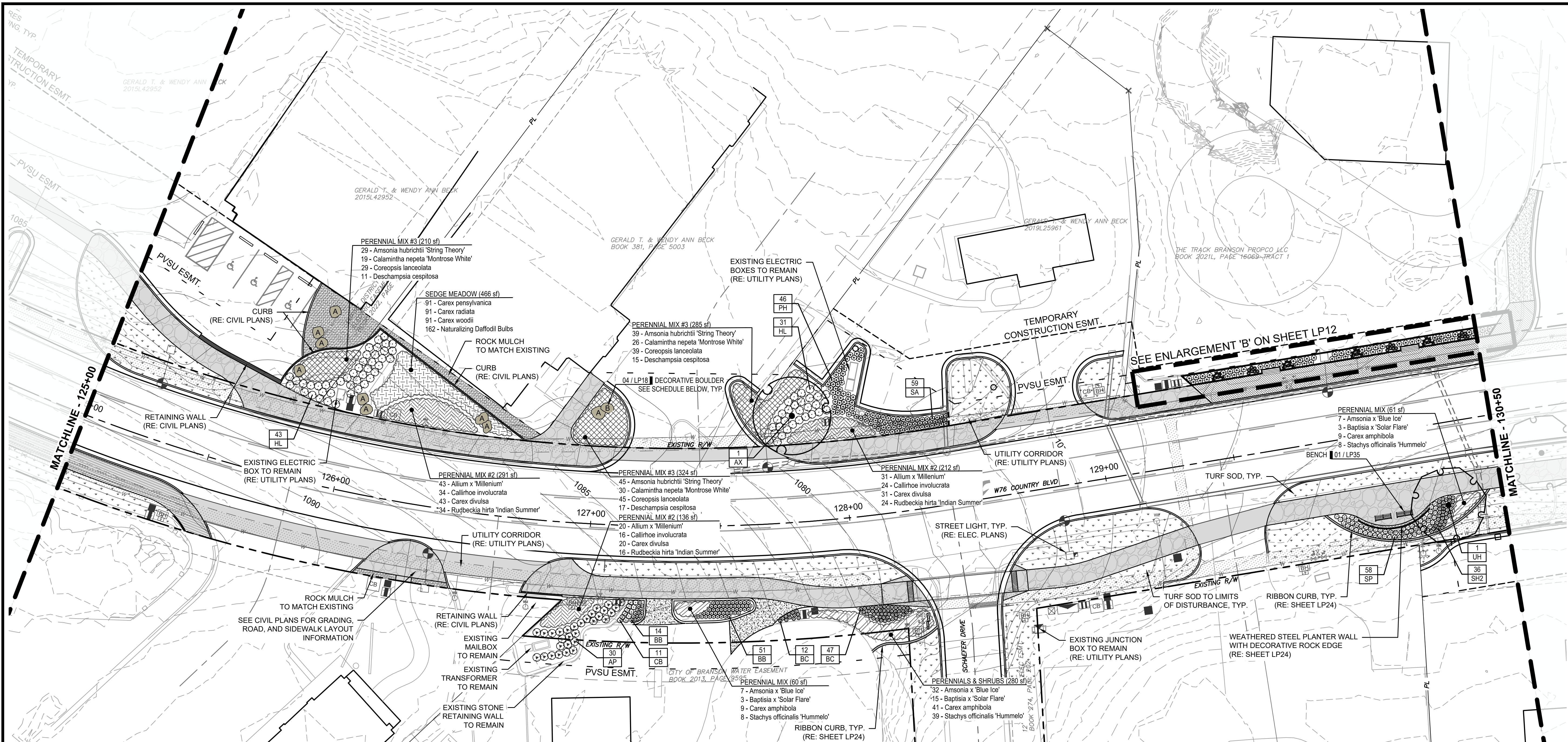
LANDSCAPE PLAN

W 76 COUNTRY BLVD - 119+50.00 TO 125+00.00

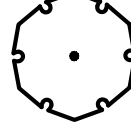
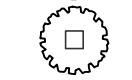
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP04 OF 39



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
TREES							GRASSES						
	AX	Acer truncatum x platanoides 'Warrenred' TM	Pacific Sunset Maple	B & B	2.5" Cal.	1		BC	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.	59
	UH	Ulmus x 'Patriot'	Patriot Elm	B & B	2.5" Cal.	1		BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1 Cont.	1.5' o.c.	65
								CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	11
								PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	46
								SP	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	#1 Cont.	2' o.c.	58
								SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	59
								SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	36
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	30							
	HL	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3' o.c.	74							
	PERENNIAL MIX #1		QTY	CONT / SPACING				PERENNIAL MIX #3		QTY	CONT / SPACING		
	Amsonia x 'Blue Ice' / Blue Ice Bluestar		401 sf	#1 Cont., 18" o.c.				Amsonia hubrichtii 'String Theory' / String Theory Bluestar		819 sf	#1 Cont., 18" o.c.		
	Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo		21	#1 Cont., 24" o.c.				Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint		75	#1 Cont., 18" o.c.		
	Carex amphibola / Creek Sedge		59	Quart, 16" o.c.				Coreopsis lanceolata / Lanceleaf Tickseed		113	#1 Cont., 18" o.c.		
	Stachys officinalis 'Hummelo' / Hummelo Betony		55	#1 Cont., 18" o.c.				Deschampsia cespitosa / Tufted Hair Grass		43	#1 Cont., 24" o.c.		
	PERENNIAL MIX #2		639 sf	#1 Cont., 16" o.c.				SEdge MEADOW		466 sf	Quart, 16" o.c.		
	Allium x 'Millenium' / Millenium Ornamental Onion		94	#1 Cont., 16" o.c.				Carex pensylvanica / Pennsylvania Sedge		91	Quart, 16" o.c.		
	Callirhoe involucrata / Purple Poppymallow		74	#1 Cont., 18" o.c.				Carex radiata / Eastern Star Sedge		91	Quart, 16" o.c.		
	Carex divulsa / European Grey Sedge		94	Quart, 16" o.c.				Carex woodii / Pretty Sedge		91	Quart, 16" o.c.		
	Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan		74	#1 Cont., 18" o.c.				Naturalizing Daffodil Bulbs		162	Bulb		

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	9
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	1

NOTE:
SEE SHEET LP24 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, AND WEATHERED STEEL PLANTER WALL.
SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.

Revision/Issue

No.

Date

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STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

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MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS
Landscape Architecture: 2002023826

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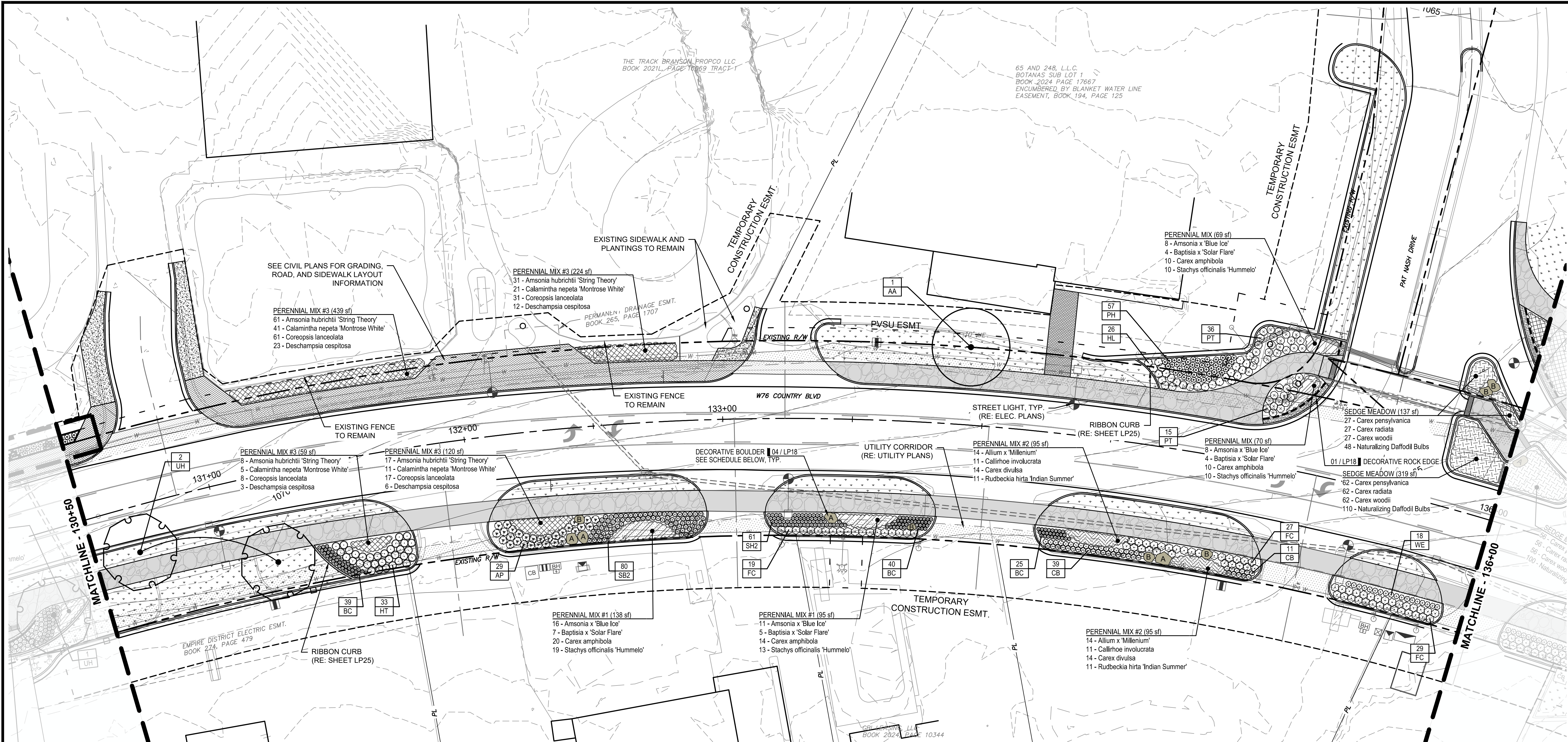
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 125+00.00 TO 130+50.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP05 OF 39



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	AA	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	B & B	2.5" Cal.	1
	UH	Ulmus x 'Patriot'	Patriot Elm	B & B	2.5" Cal.	2
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3" o.c.	29
	FC	Forsythia x 'Courtasol'	Gold Tide® Forsythia	#3 cont.	3" o.c.	75
	HL	Hydrangea paniculata 'SMHPLOQ'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3" o.c.	26
	HT	Hypericum kalmianum 'SMHKBK'	Blues Festival St. Johnswort	#3 cont.	3" o.c.	33
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3" o.c.	38
	WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	#3 cont.	2" o.c.	18

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
GRASSES						
	BC	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.	104
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	50
	PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	57
	SB2	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.	81
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	61
PERENNIAL MIX #1 (138 sf)						
				QTY	CONT / SPACING	
				43	#1 Cont., 18" o.c.	
				20	#1 Cont., 24" o.c.	
				54	Quart, 16" o.c.	
				52	#1 Cont., 18" o.c.	
PERENNIAL MIX #2 (95 sf)						
				QTY	CONT / SPACING	
				28	#1 Cont., 16" o.c.	
				22	#1 Cont., 18" o.c.	
				28	Quart, 16" o.c.	
				22	#1 Cont., 18" o.c.	
PERENNIAL MIX #3 (224 sf)						
				QTY	CONT / SPACING	
				117	#1 Cont., 18" o.c.	
				78	#1 Cont., 18" o.c.	
				117	#1 Cont., 18" o.c.	
				44	#1 Cont., 24" o.c.	
SEDGE MEADOW (137 sf)						
				QTY	CONT / SPACING	
				88	Quart, 16" o.c.	
				88	Quart, 16" o.c.	
				88	Quart, 16" o.c.	
				156	Bulb	

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	4
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	6
NOTE: SEE SHEET LP25 FOR LAYOUT INFORMATION FOR THE RIBBON CURB AND ALUMINUM EDGE. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.	

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP06 OF 39

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 130+50.00 TO 136+00.00

414 Oak Street, Suite 101
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MISSOURI State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

STATE OF MISSOURI
CRAIG A. RHODES
NUMBER
LA-1999140495
LANDSCAPE ARCHITECT
6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

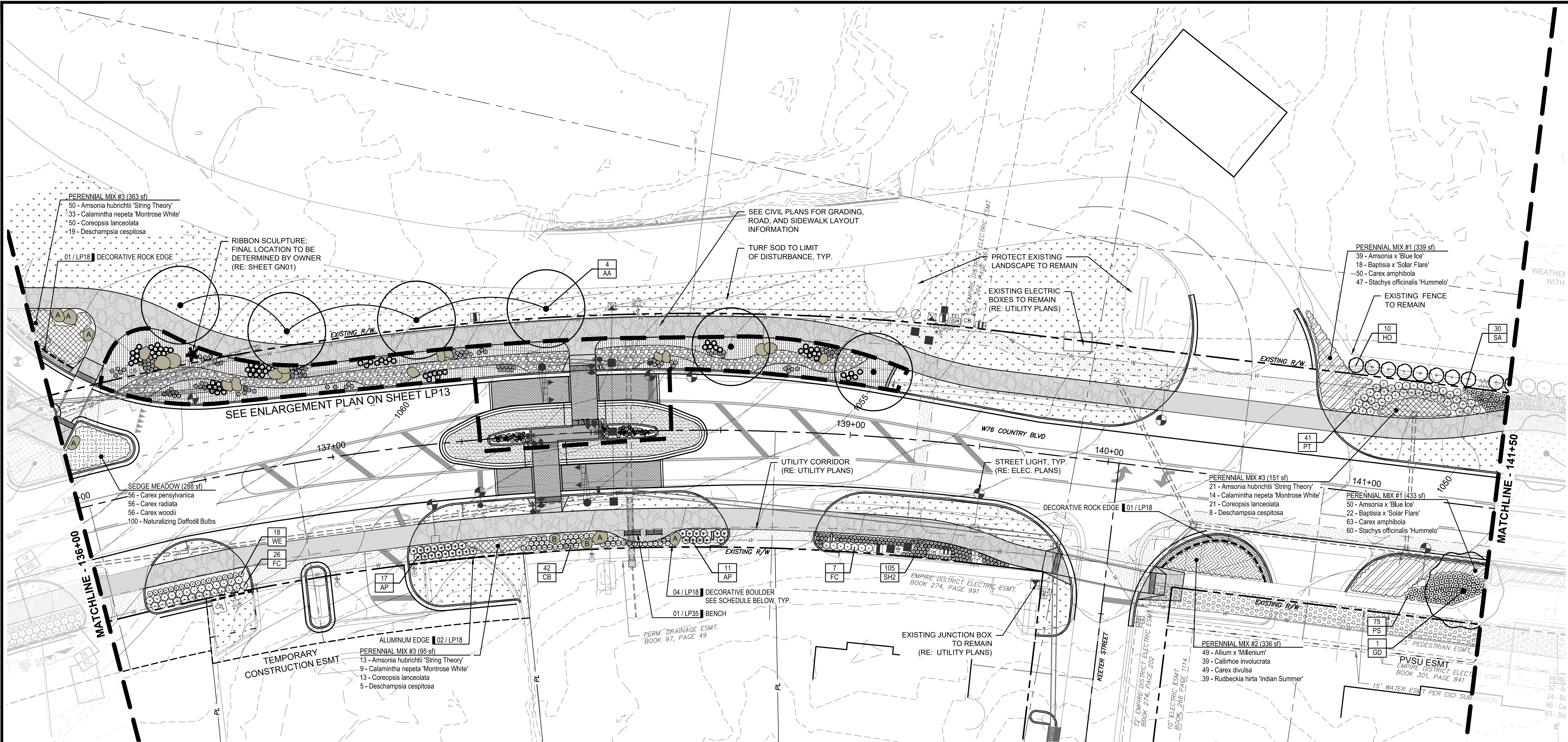
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Revision/Issue

Date

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

1065



PLANT SCHEDULE

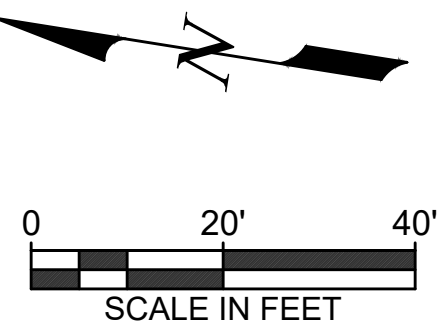
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	AA	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	B & B	2.5" Cal.	4
	GD	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5" Cal.	1
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	28
	FC	Forsythia x 'Courtasof'	Gold Tide® Forsythia	#3 cont.	3' o.c.	33
	HO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6" o.c.	9
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	41
	WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	#3 cont.	2' o.c.	18

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
GRASSES						
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	45
	PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.	2' o.c.	75
	SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	27
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	122
PERENNIAL MIX #1						
				QTY	CONT / SPACING	
				772 sf		
				89	#1 Cont., 18" o.c.	
				40	#1 Cont., 24" o.c.	
				113	Quart, 16" o.c.	
				107	#1 Cont., 18" o.c.	
PERENNIAL MIX #2						
				QTY	CONT / SPACING	
				336 sf		
				49	#1 Cont., 16" o.c.	
				39	#1 Cont., 18" o.c.	
				49	Quart, 16" o.c.	
				39	#1 Cont., 18" o.c.	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
PERENNIAL MIX #3						
				QTY	CONT / SPACING	
				609 sf		
				84	#1 Cont., 18" o.c.	
				84	#1 Cont., 18" o.c.	
				56	#1 Cont., 18" o.c.	
				32	#1 Cont., 24" o.c.	
SEDGE MEADOW						
				QTY	CONT / SPACING	
				288 sf		
				56	Quart, 16" o.c.	
				56	Quart, 16" o.c.	
				56	Quart, 16" o.c.	
				100	Bult	

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	6
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	2
NOTE: SEE SHEET LP26 FOR LAYOUT INFORMATION FOR THE RIBBON CURB AND ALUMINUM EDGE. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.	



Date

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STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES

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Missouri State Certificate of Authority Numbers:

Landscape Architecture: 2002023826

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W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2

CITY OF BRANSON, MISSOURI

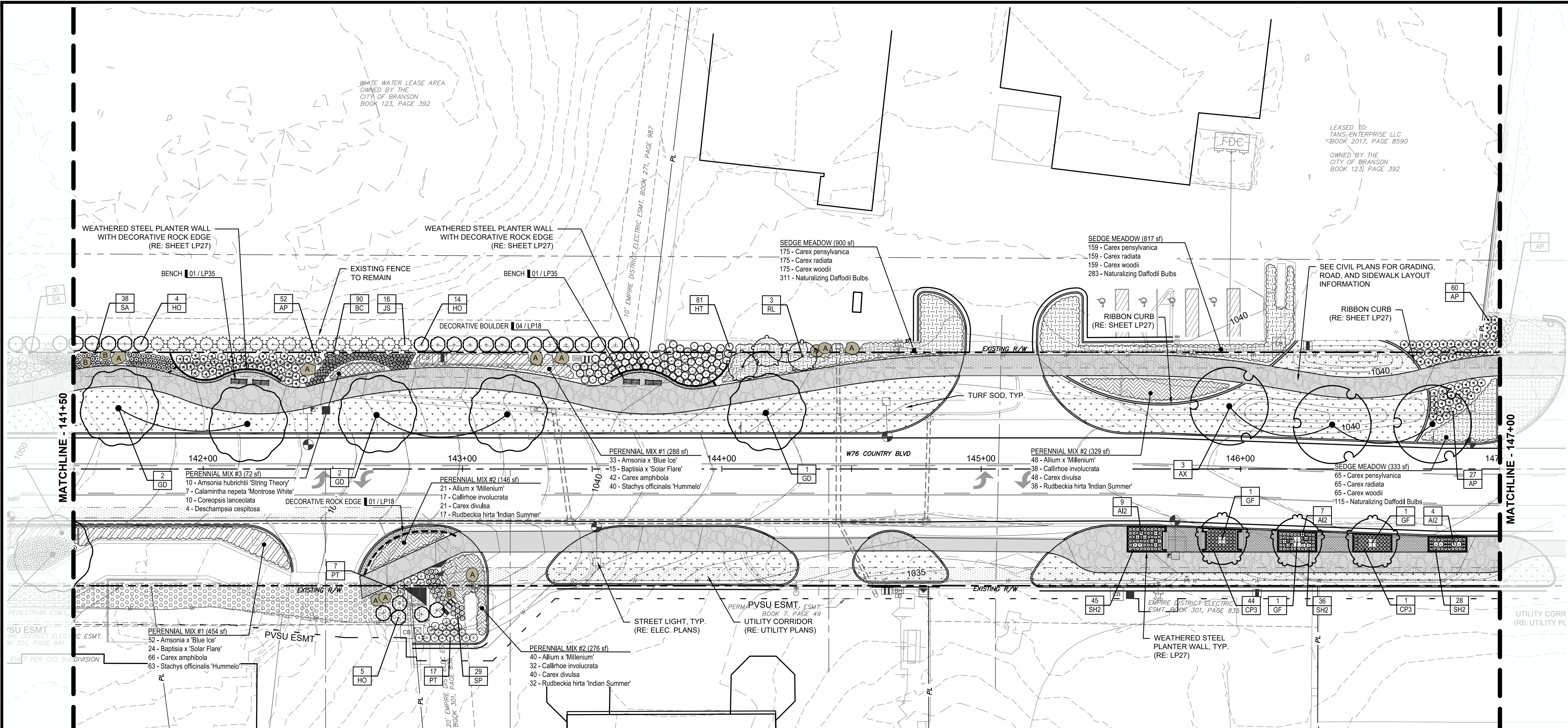
LANDSCAPE PLAN

W 76 COUNTRY BLVD - 136+00.00 TO 141+50.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET LP07 OF 39



PLANT SCHEDULE

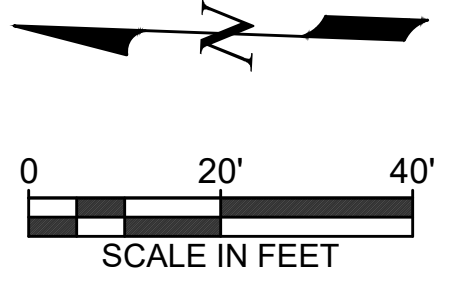
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	AX	Acer truncatum x platanoides 'Warrenred' TM	Pacific Sunset Maple	B & B	2.5" Cal.	3
	GF	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair Tree	B & B	2.5" Cal.	3
	GD	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5" Cal.	5
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	113
	HO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6' o.c.	24
	HT	Hypericum kalmianum 'SMHKB'	Blues Festival St. Johnswort	#3 cont.	3' o.c.	81
	JS	Juniperus x pfitzeriana 'Sea Green'	Sea Green Pfizer Juniper	#3 cont.	6' o.c.	16
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	26
	RL	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	#5 Cont.	12' o.c.	3

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
GRASSES						
	BC	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.	90
	CP3	Carex pensylvanica	Pennsylvania Sedge	#1 Cont.	18" o.c.	81
	SP	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	#1 Cont.	2' o.c.	29
	SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	43
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	109
PERENNIALS						
	AI2	Amsonia hubrichtii 'String Theory'	String Theory Bluestar	#1 Cont.	2.5' O.C.	20

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
PERENNIAL MIX #1						
		Amsonia x 'Blue Ice' / Blue Ice Bluestar				742 sf
		Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo				85
		Carex amphibola / Creek Sedge				39
		Stachys officialis 'Hummelo' / Hummelo Betony				108
PERENNIAL MIX #2						
		Allium x 'Millenium' / Millenium Ornamental Onion				751 sf
		Callirhoe involucrata / Purple Poppymallow				109
		Carex divulsa / European Grey Sedge				109
		Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan				87
PERENNIAL MIX #3						
		Amsonia hubrichtii 'String Theory' / String Theory Bluestar				72 sf
		Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint				10
		Coreopsis lanceolata / Lanceleaf Tickseed				7
		Deschampsia cespitosa / Tufted Hair Grass				10
SEDGE MEADOW						
		Carex pensylvanica / Pennsylvania Sedge				2,050 sf
		Carex radiata / Eastern Star Sedge				399
		Carex woodii / Pretty Sedge				399
		Naturalizing Daffodil Bulbs				709
TURF SOD						
						9,839 sf

BOULDER SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5 TO 6' SIZE	10
	MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3 TO 4' SIZE	3
NOTE: SEE SHEET LP27 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, AND WEATHERED STEEL PLANTER WALL. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.		



Revision/Issue

No.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5980

vireo

MISSOURI State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

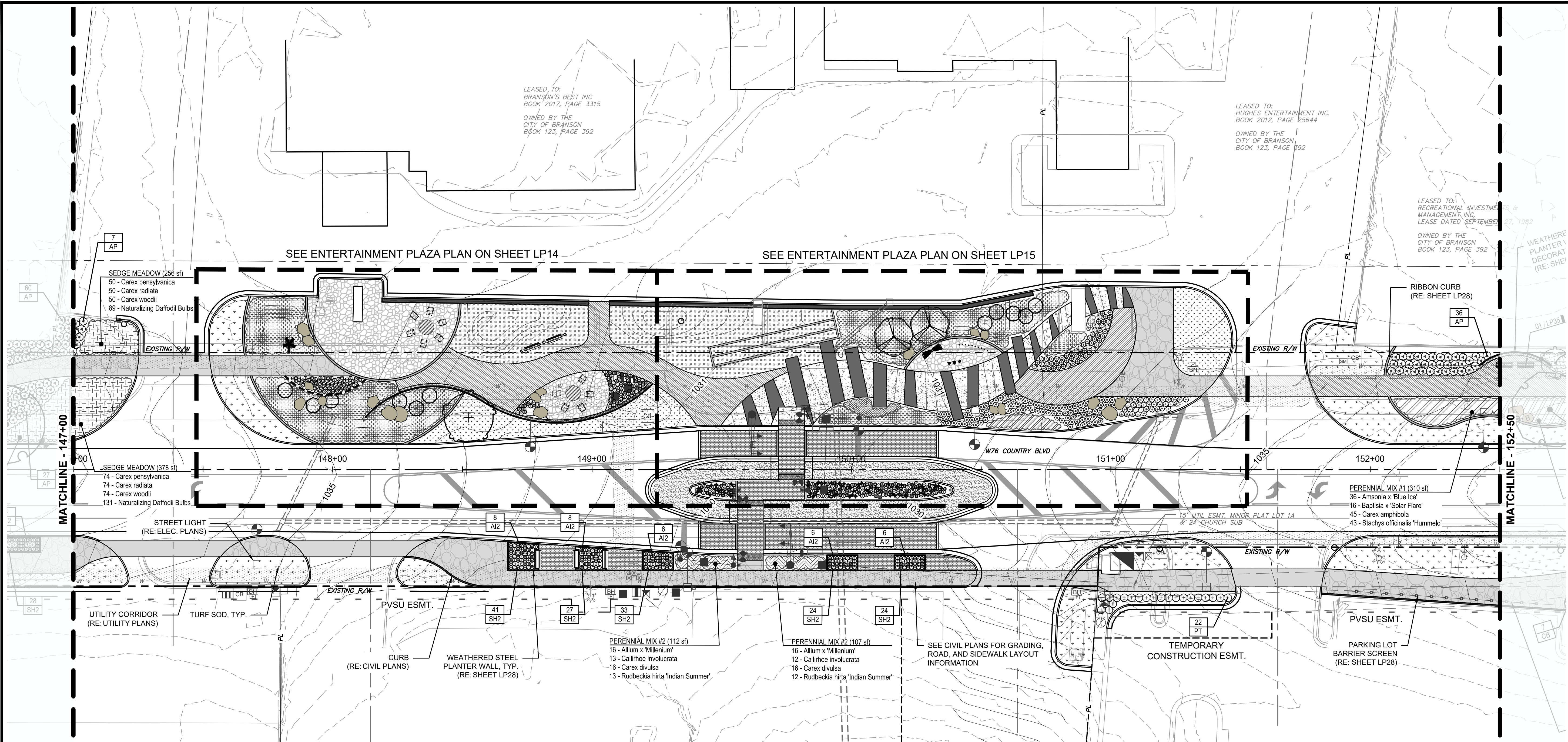
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 141+50.00 TO 147+00.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP08 OF 39

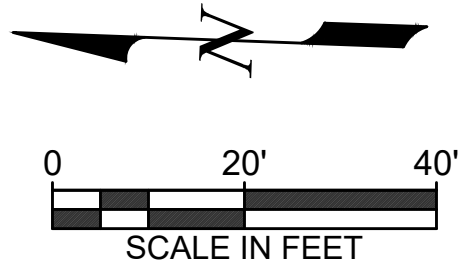


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
SHRUBS						
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	44
	PT	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	#3 cont.	3' o.c.	22
GRASSES						
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	149
PERENNIALS						
	AI2	Amsonia hubrichtii 'String Theory'	String Theory Bluestar	#1 Cont.	2.5' O.C.	34

	PERENNIAL MIX #1 Amsonia x 'Blue Ice' / Blue Ice Bluestar Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo Carex amphibola / Creek Sedge Stachys officinalis 'Hummelo' / Hummelo Betony	QTY 556 sf 64 29 81 77	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 24" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #2 Allium x 'Millenium' / Millenium Ornamental Onion Callirhoe involucrata / Purple Poppymallow Carex divulsa / European Grey Sedge Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	QTY 219 sf 32 25 32 25	CONT / SPACING #1 Cont., 16" o.c. #1 Cont., 18" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	SEDGE MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	QTY 634 sf 124 124 124 220	CONT / SPACING Quart, 16" o.c. Quart, 16" o.c. Quart, 16" o.c. Bulb
	TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	QTY 3,812 sf	

NOTE:
SEE SHEET LP28 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND PARKING LOT BARRIER SCREEN.
SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.



Revision/Issue

No.

Date

STATE OF MISSOURI

CRAIG A. RHODES

NUMBER LA-1999140495

LANDSCAPE ARCHITECT

CRAIG A. RHODES

MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101

Kansas City, Missouri

64106

P 816-756-5690

vireo

MISSOURI State Certificate of Authority Numbers:

Landscape Architecture: 2002023826

76DESIGNcollective

W. 76 COUNTRY BLVD STREETSCAPE

SEGMENTS 1 & 2

CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN

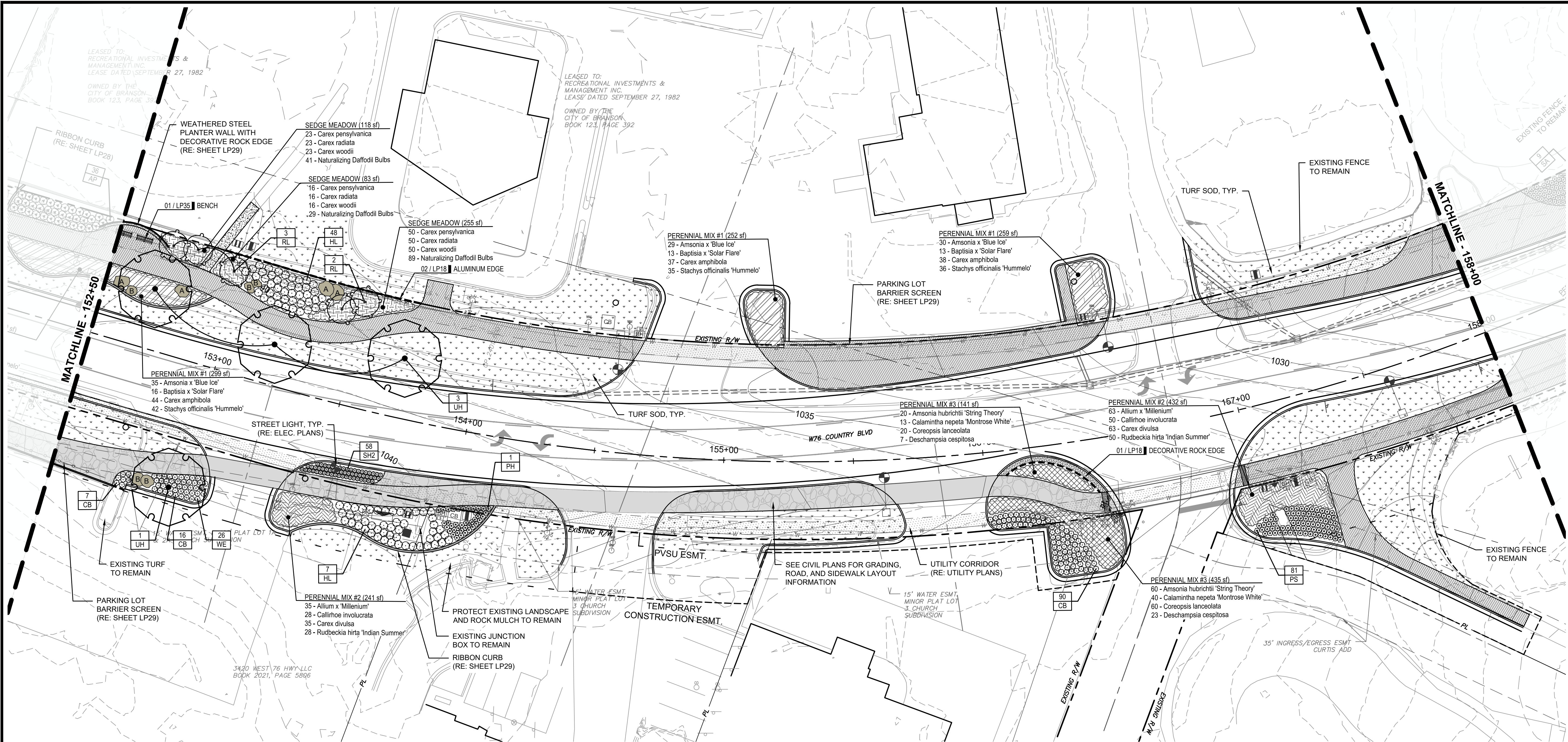
W 76 COUNTRY BLVD - 147+00.00 TO 152+50.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET

LP09 OF 39



PLANT SCHEDULE

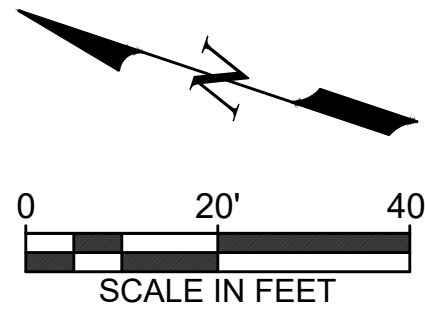
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES						
	UH	Ulmus x 'Patriot'	Patriot Elm	B & B	2.5" Cal.	4
SHRUBS						
	HL	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	#3 cont.	3' o.c.	98
	RL	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	#5 Cont.	12' o.c.	5
	WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	#3 cont.	2' o.c.	26
GRASSES						
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 Cont.	2' o.c.	114
	PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	40
	PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.	2' o.c.	81
	SH2	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.	58

	PERENNIAL MIX #1 Amsonia x 'Blue Ice' / Blue Ice Bluestar Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo Carex amphibola / Creek Sedge Stachys officialis 'Hummelo' / Hummelo Betony	QTY 810 sf 94 42 119 113	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 24" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #2 Allium x 'Millenium' / Millenium Ornamental Onion Callirhoe involucrata / Purple Poppymallow Carex divulsa / European Grey Sedge Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	673 sf 98 78 98 78	#1 Cont., 16" o.c. #1 Cont., 18" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
	PERENNIAL MIX #3 Amsonia hubrichtii 'String Theory' / String Theory Bluestar Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint Coreopsis lanceolata / Lanceleaf Tickseed Deschampsia cespitosa / Tufted Hair Grass	576 sf 80 53 80 30	#1 Cont., 18" o.c. #1 Cont., 18" o.c. #1 Cont., 18" o.c. #1 Cont., 24" o.c.
	SEdge MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	456 sf 89 89 89 159	Quart, 16" o.c. Quart, 16" o.c. Quart, 16" o.c. Bulb

	TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	12,367 sf
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BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	4
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	5
NOTE: SEE SHEET LP29 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND PARKING LOT BARRIER SCREEN. SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.	



DATE

REVISION/ISSUE

NO.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5680

MISSOURI State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

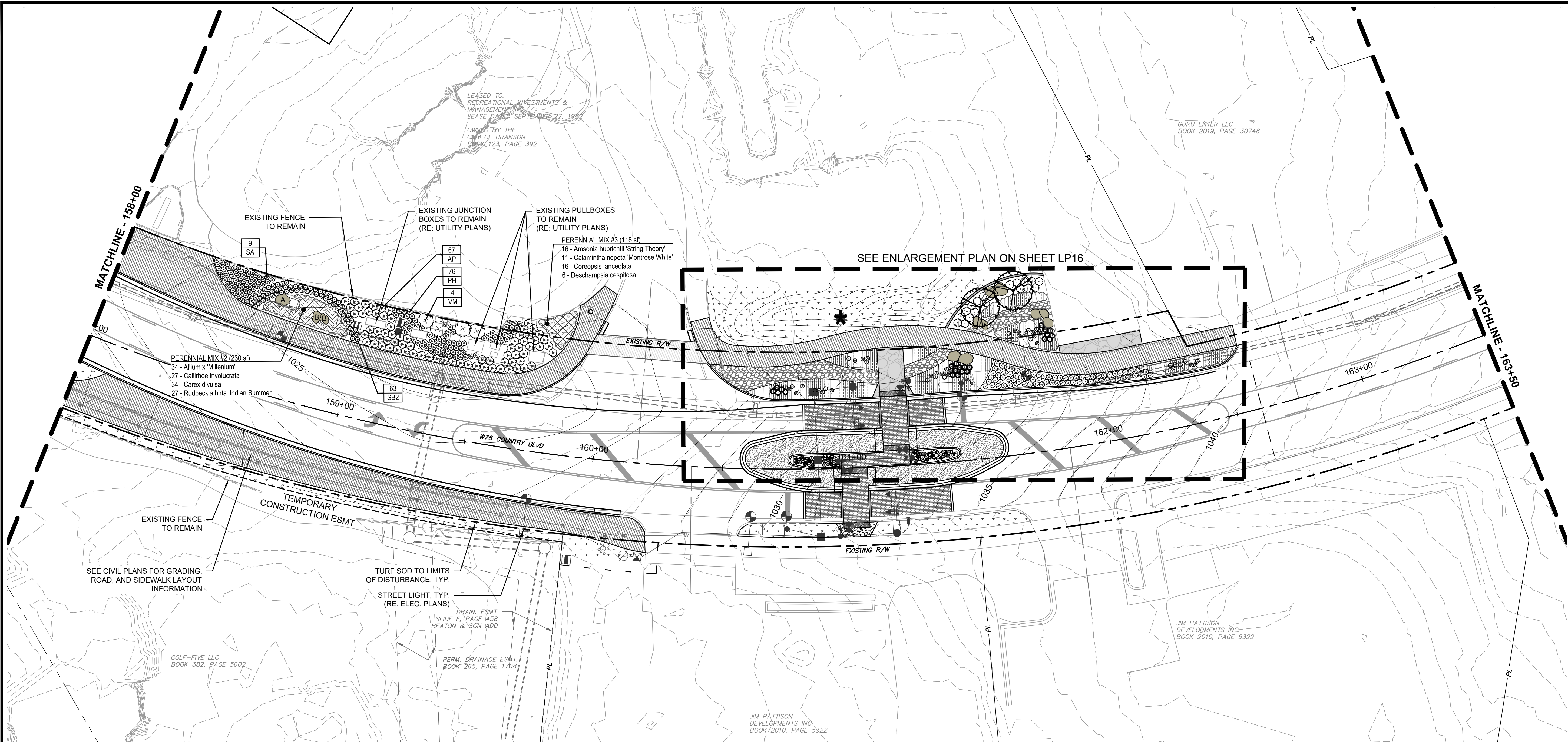
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 152+50.00 TO 158+00.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP10 OF 39



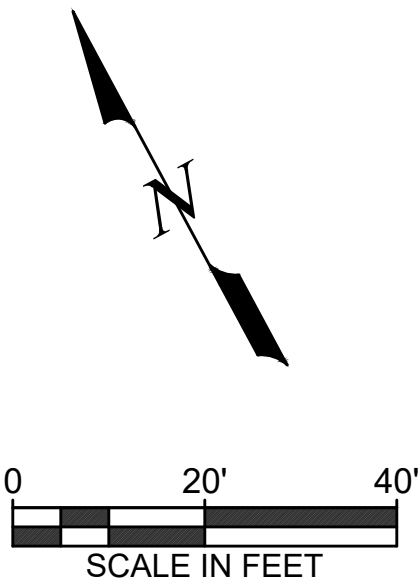
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY			QTY	CONT / SPACING
SHRUBS										
	AP	Aronia melanocarpa 'SMNAMPEM' TM	Low Scape Snowfire Black Chokeberry	#3 cont.	3' o.c.	74		PERENNIAL MIX #2	230 sf	
								Allium x 'Millenium' / Millenium Ornamental Onion	34	#1 Cont., 16" o.c.
								Callirhoe involucrata / Purple Poppymallow	27	#1 Cont., 18" o.c.
								Carex divulsa / European Grey Sedge	34	Quart, 16" o.c.
	VM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	#3 cont.	6' o.c.	4		Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	27	#1 Cont., 18" o.c.
GRASSES										
	PH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	2' o.c.	80		PERENNIAL MIX #3	118 sf	
								Amsonia hubrichtii 'String Theory' / String Theory Bluestar	16	#1 Cont., 18" o.c.
								Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint	11	#1 Cont., 18" o.c.
								Ceropegia lancolata / Lancetooth Tickseed	16	#1 Cont., 18" o.c.
	SB2	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.	63		Deschampsia cespitosa / Tufted Hair Grass	6	#1 Cont., 24" o.c.
	SA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.	59				
								TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	1,356 sf	

NOTE:
SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	1
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	2



Revision/Issue

No.

Date

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STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
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vireo

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

76 DESIGN COLLECTIVE

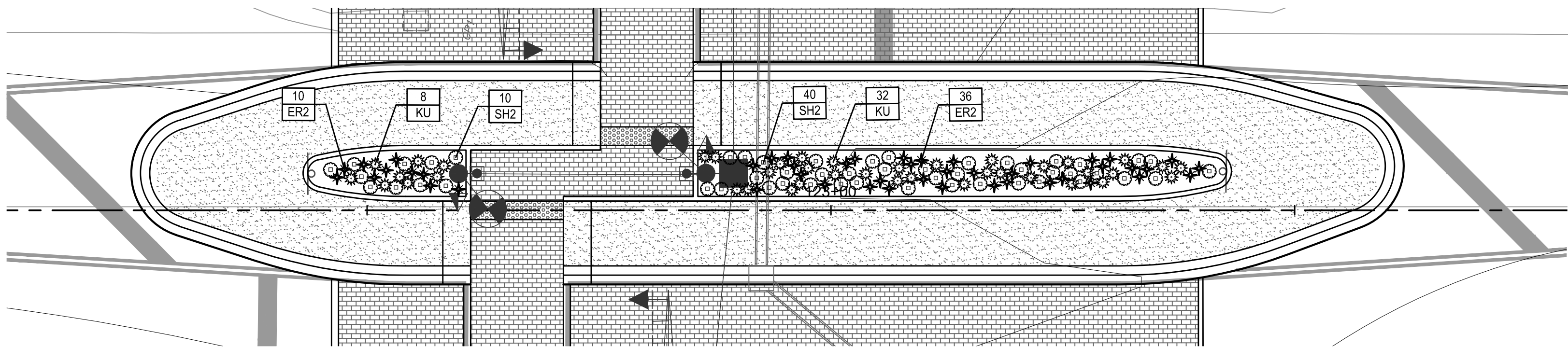
W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE PLAN
W 76 COUNTRY BLVD - 158+00.00 TO 163+50.00

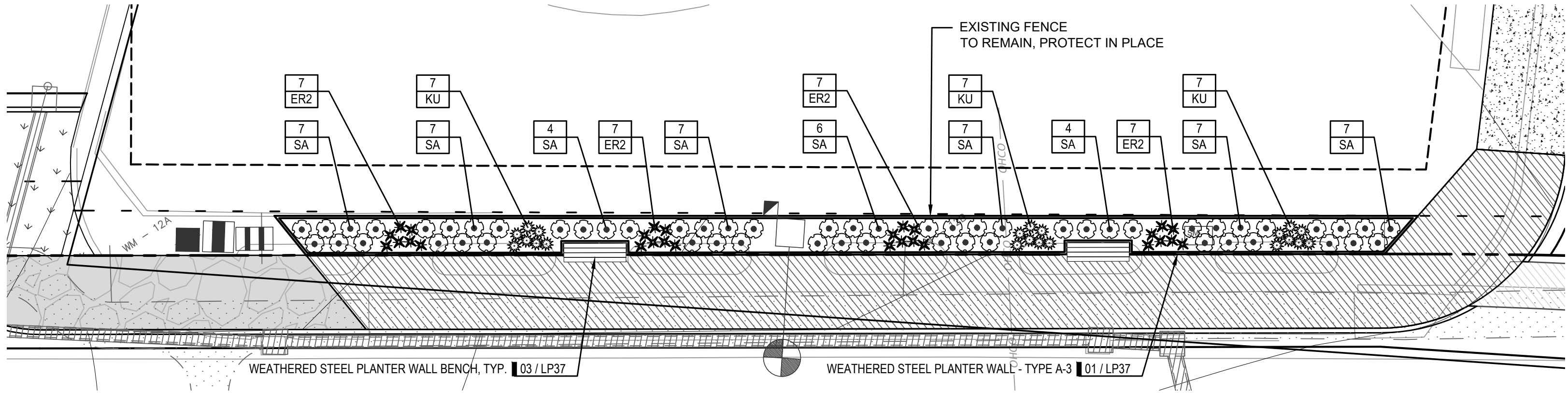
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP11 OF 39



A LANDSCAPE PLAN ENLARGEMENT
1" = 10'-0"



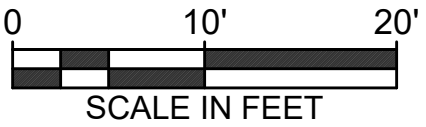
B LANDSCAPE PLAN ENLARGEMENT
1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES						
	SH2	50	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.
PERENNIALS						
	ER2	46	Echinops ritro	Globe Thistle	#1 Cont.	1.5' o.c.
	KU	40	Kniphofia uvaria	Red Hot Poker	#1 Cont.	1.5' o.c.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES						
	SA	56	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	2' o.c.
PERENNIALS						
	ER2	28	Echinops ritro	Globe Thistle	#1 Cont.	1.5' o.c.
	KU	21	Kniphofia uvaria	Red Hot Poker	#1 Cont.	1.5' o.c.



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414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5880

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

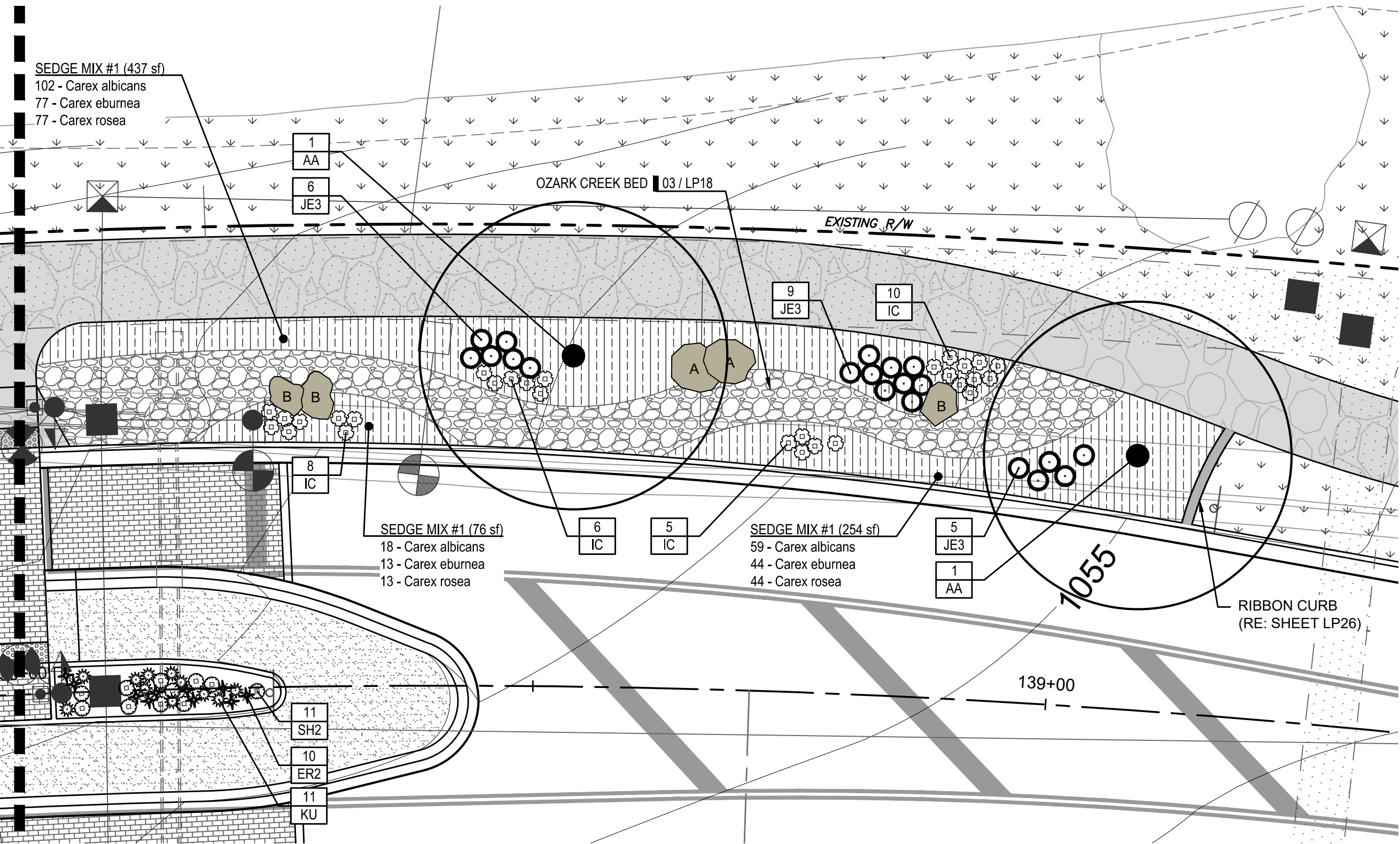
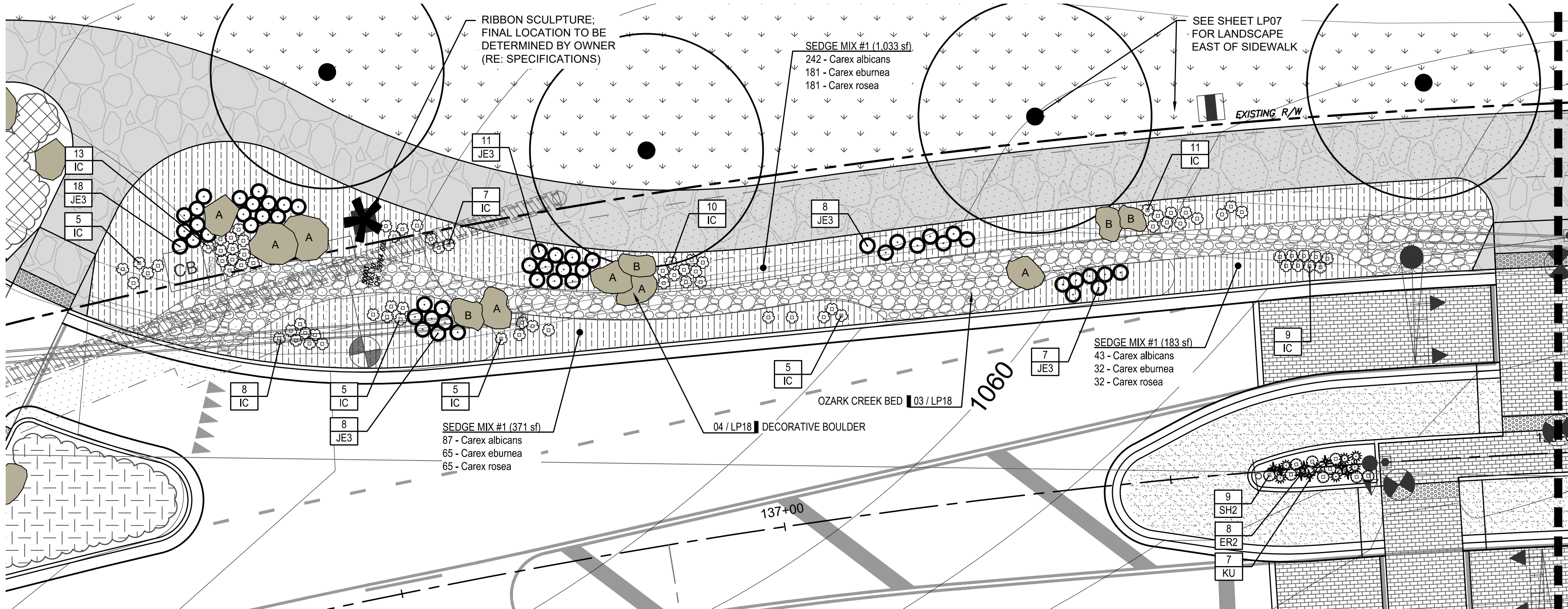
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE ENLARGEMENT

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP12 OF 39



LANDSCAPE PLAN ENLARGEMENT

1" = 10'-0"

NOTE:

SEE SHEET LP26 FOR LAYOUT INFORMATION FOR THE RIBBON CURB AND OZARK CREEK BED.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
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TREES

	AA	2	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	B & B	2.5" Cal.
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SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
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GRASSES

	JE3	72	Juncus effusus	Soft Rush	#1 Cont.	2' o.c.
	SH2	20	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.

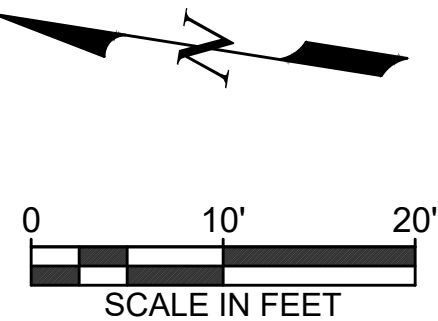
PERENNIALS

	ER2	18	Echinops ritro	Globe Thistle	#1 Cont.	1.5' o.c.
	IC	107	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	#1 Cont.	1.5' o.c.
	KU	18	Kniphofia uvaria	Red Hot Poker	#1 Cont.	1.5' o.c.

SEdge MIX #1	QTY	CONT / SPACING
Carex albicans / White-tinged Sedge	2,352 sf	
Carex eburnea / Bristleleaf Sedge	551	Quart, 16" o.c.
Carex rosea / Rosy Sedge	412	Quart, 16" o.c.
	412	Quart, 16" o.c.

BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	9
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	7



Revision/Issue

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CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5690

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

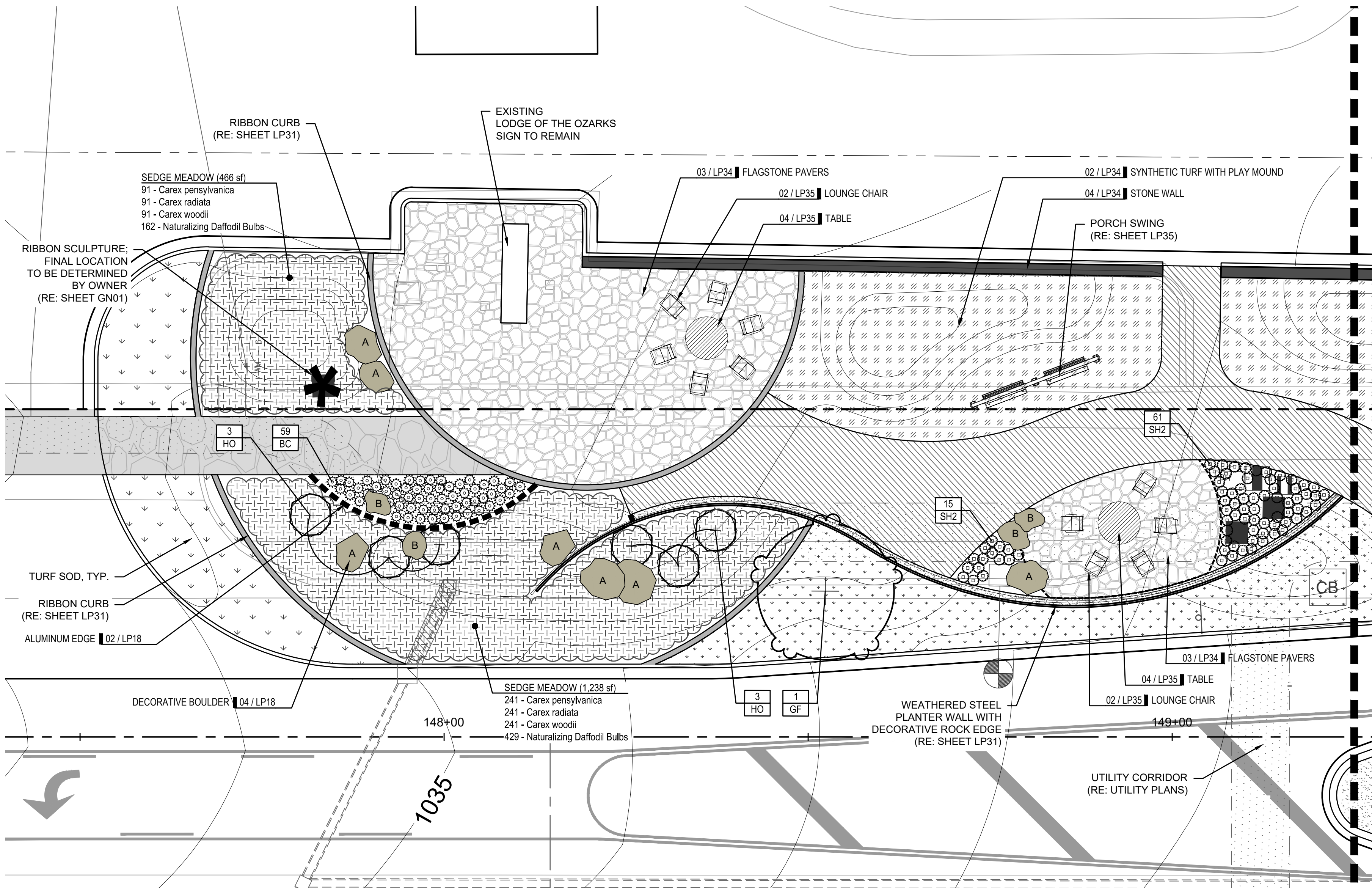
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE ENLARGEMENT

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP13 OF 39



MATCHLINE - SEE SHEET LP15

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
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TREES

	GF	1	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair Tree	B & B	2.5" Cal.
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SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
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SHRUBS

	HO	6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6' o.c.
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GRASSES

	BC	59	Bouteloua curtipendula	Side Oats Grama	#1 Cont.	1.5' o.c.
	SH2	76	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5' o.c.

	QTY	CONT / SPACING
SEDGE MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	1,704 sf 332 332 332 591	Quart, 16" o.c. Quart, 16" o.c. Quart, 16" o.c. Bulb

TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	1,473 sf
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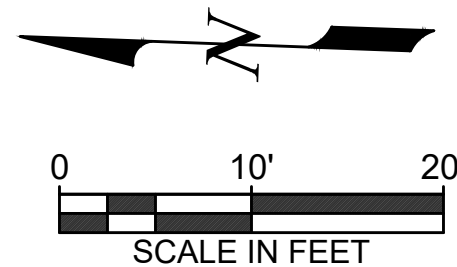
BOULDER SCHEDULE

DESCRIPTION	QTY.
LARGE LIMESTONE MOSS BOULDER APPROXIMATELY 5' TO 6' SIZE	7
MEDIUM LIMESTONE MOSS BOULDER APPROXIMATELY 3' TO 4' SIZE	4

NOTE:
SEE SHEET LP31 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND SITE FURNISHINGS.

ENTERTAINMENT PLAZA PLAN ENLARGEMENT

1" = 10'-0"



Revision/Issue	Date								
	No.								
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED									
CRAIG A. RHODES MISSOURI L.A. NO. 1999140495									
414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-756-5930									
Missouri State Certificate of Authority Numbers: Landscape Architecture: 2002023826									
W. 76 COUNTRY BLVD STREETScape SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI					LANDSCAPE ENLARGEMENT				
DATE: 6/30/2026									
JOB NUMBER: 4515									
SHEET LP14 OF 39									

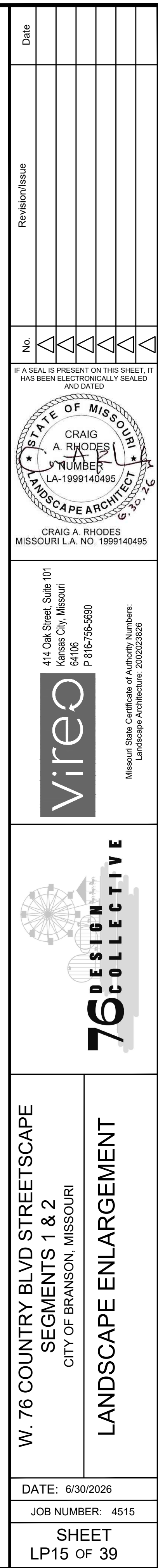
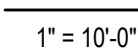
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>					
<u>ORNAMENTAL TREES</u>											
	AG2	2	Acer griseum	Paperbark Maple	B & B	1.5" Cal.					
<u>SHRUBS</u>											
	HO	5	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 cont.	6" o.c.					
	WE	35	Weigela florida 'Eiavera'	Midnight Wine® Weigela	#3 cont.	2" o.c.					
<u>GRASSES</u>											
	PS	98	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.	2' o.c.					
	SB2	59	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 Cont.	2' o.c.					
	SH2	71	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	1.5" o.c.					
<u>PERENNIALS</u>											
	ER2	53	Echinops ritro	Globe Thistle	#1 Cont.	1.5' o.c.					
	KU	67	Kniphofia uvaria	Red Hot Poker	#1 Cont.	1.5' o.c.					
									PERENNIAL MIX #1 Amsonia x 'Blue Ice' / Blue Ice Bluestar Baptisia x 'Solar Flare' / Solar Flare Prairieblues™ False Indigo Carex amphibola / Creek Sedge Stachys officinalis 'Hummelo' / Hummelo Betony	QTY 123 sf 14 6 18 17	CONT / SPACING #1 Cont., 18" o.c. #1 Cont., 24" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
									PERENNIAL MIX #2 Allium x 'Millenium' / Millenium Ornamental Onion Callirhoe involucrata / Purple Poppymallow Carex divulsa / European Grey Sedge Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan	85 sf 12 10 12 10	#1 Cont., 16" o.c. #1 Cont., 18" o.c. Quart, 16" o.c. #1 Cont., 18" o.c.
									SEDGE MEADOW Carex pensylvanica / Pennsylvania Sedge Carex radiata / Eastern Star Sedge Carex woodii / Pretty Sedge Naturalizing Daffodil Bulbs	1,417 sf 276 276 276 491	Quart, 16" o.c. Quart, 16" o.c. Quart, 16" o.c. Bulb
									TURF SOD (RE: CITY SPECIFICATION 8200 - SEEDING AND SODDING)	781 sf	

<u>DESCRIPTION</u>		<u>QTY.</u>
<u>LARGE LIMESTONE MOSS BOULDER</u> APPROXIMATELY 5' TO 6' SIZE	4	
<u>MEDIUM LIMESTONE MOSS BOULDER</u> APPROXIMATELY 3' TO 4' SIZE	4	

NOTE:

SEE SHEET LP32 FOR LAYOUT INFORMATION FOR THE RIBBON CURB, ALUMINUM EDGE, WEATHERED STEEL PLANTER WALL, AND SITE FURNISHINGS.

SEE SHEET LP19 FOR PERENNIAL MIX PLANTING LAYOUT INSTRUCTIONS.

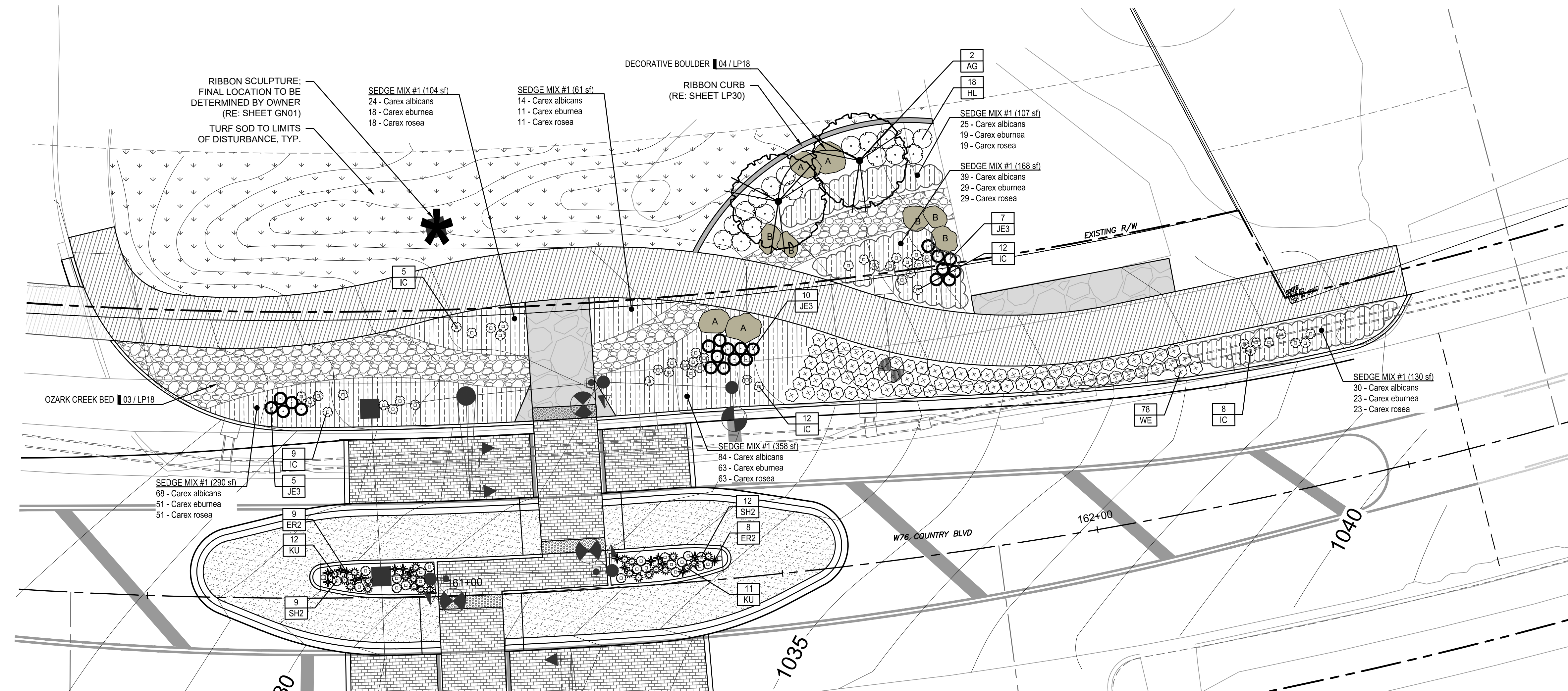


<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
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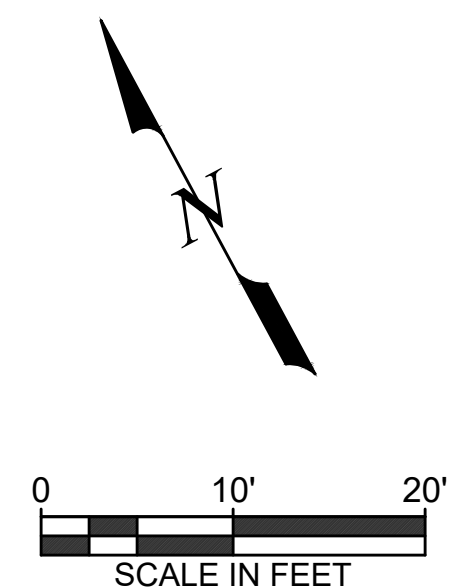
<u>DESCRIPTION</u>	<u>QTY.</u>
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NOTE:

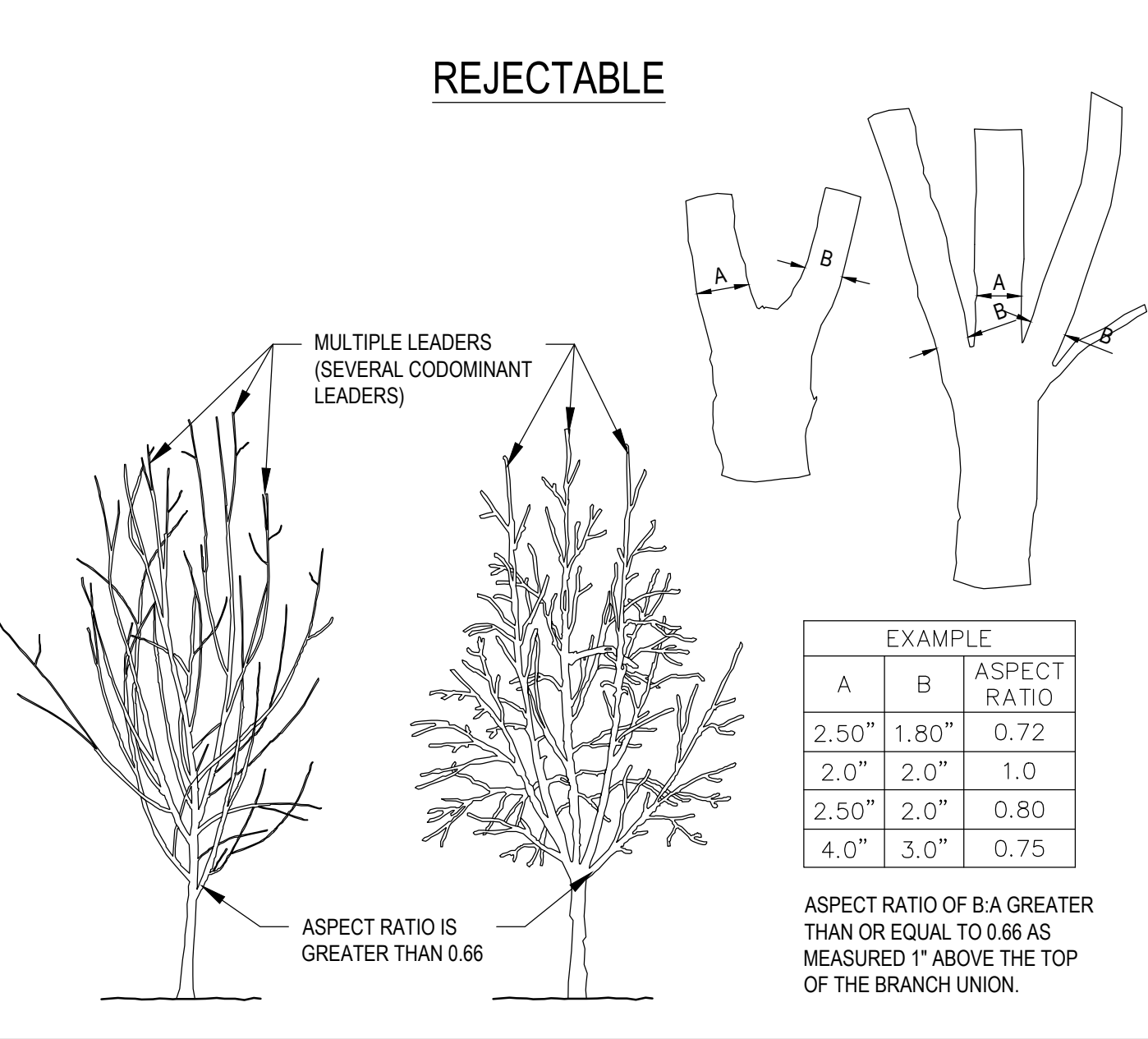
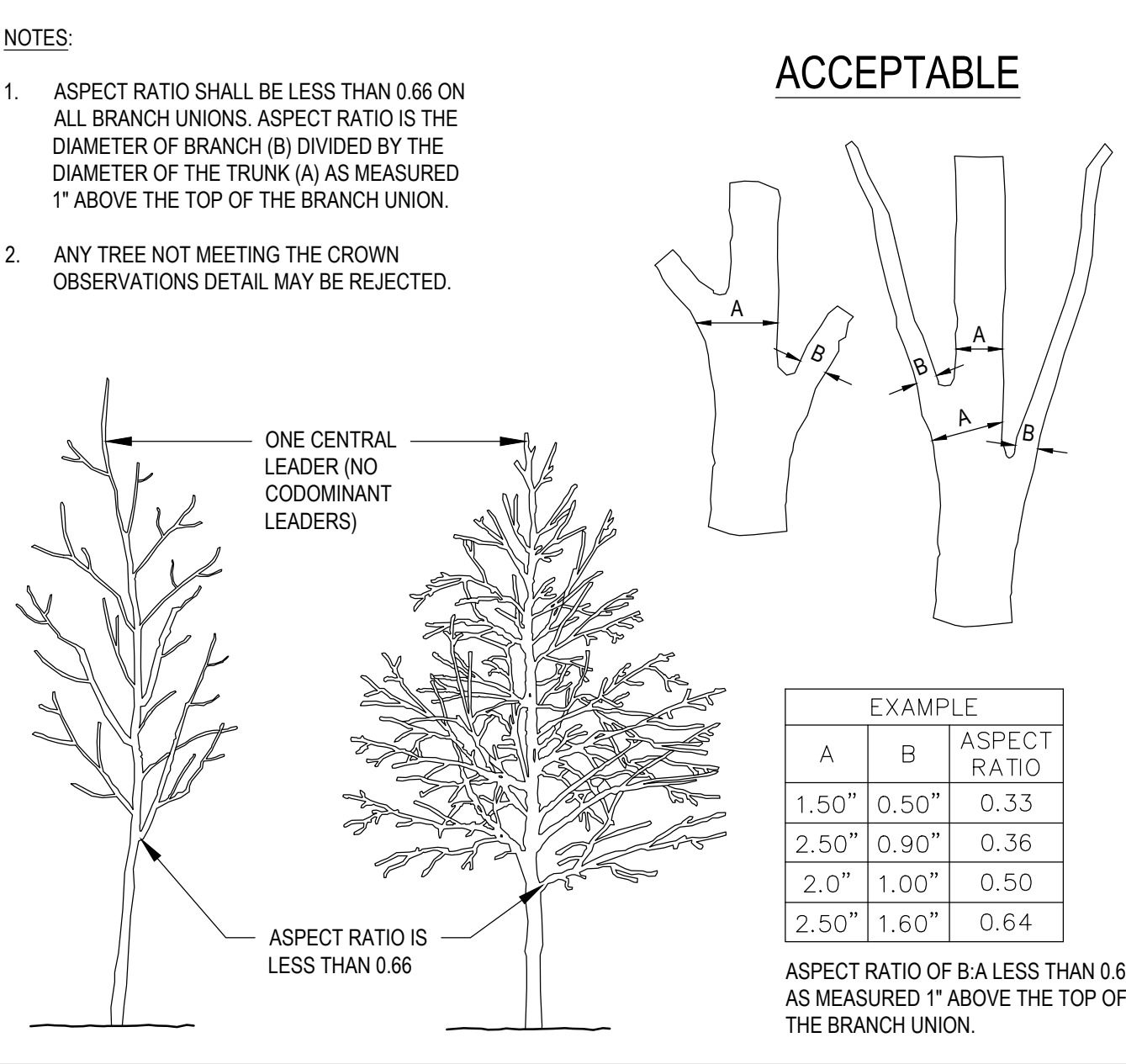
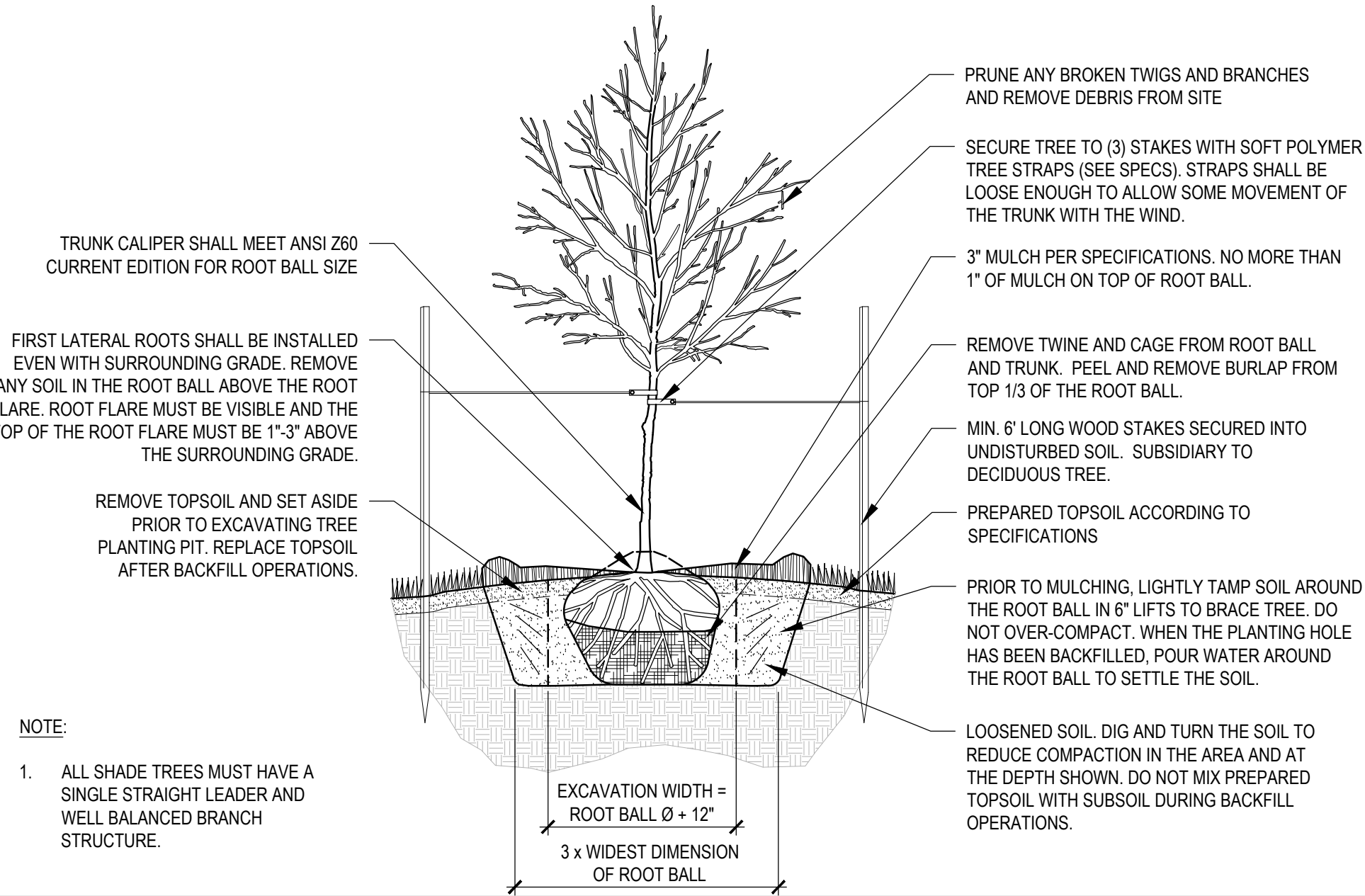
SEE SHEET LP30 FOR LAYOUT INFORMATION FOR THE RIBBON CURB AND OZARK CREEK BED.



LANDSCAPE PLAN ENLARGEMENT

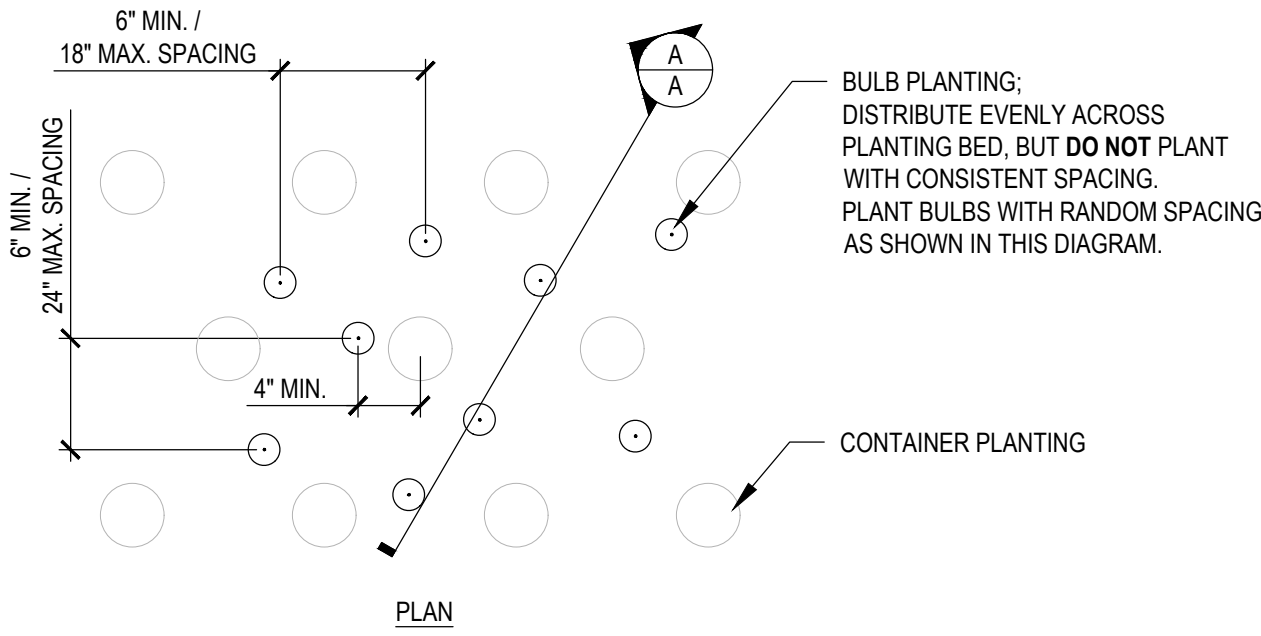
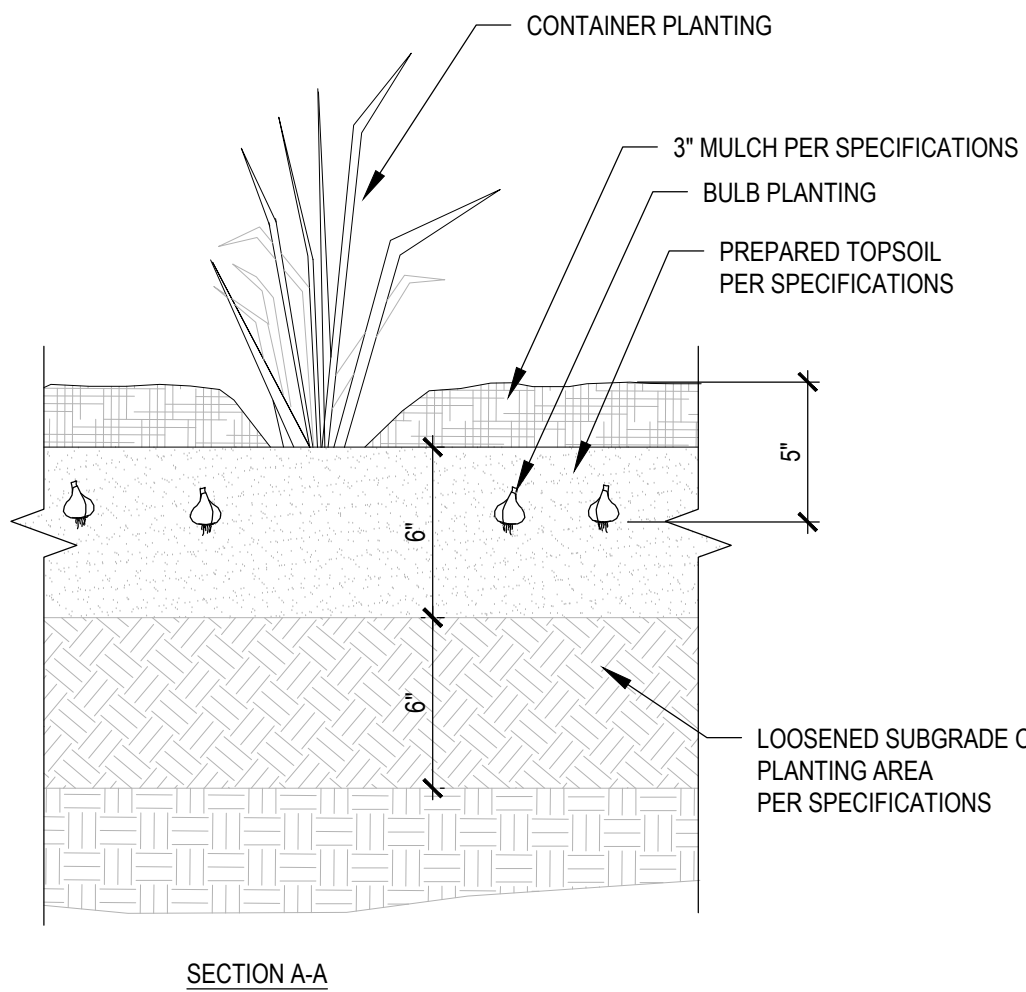
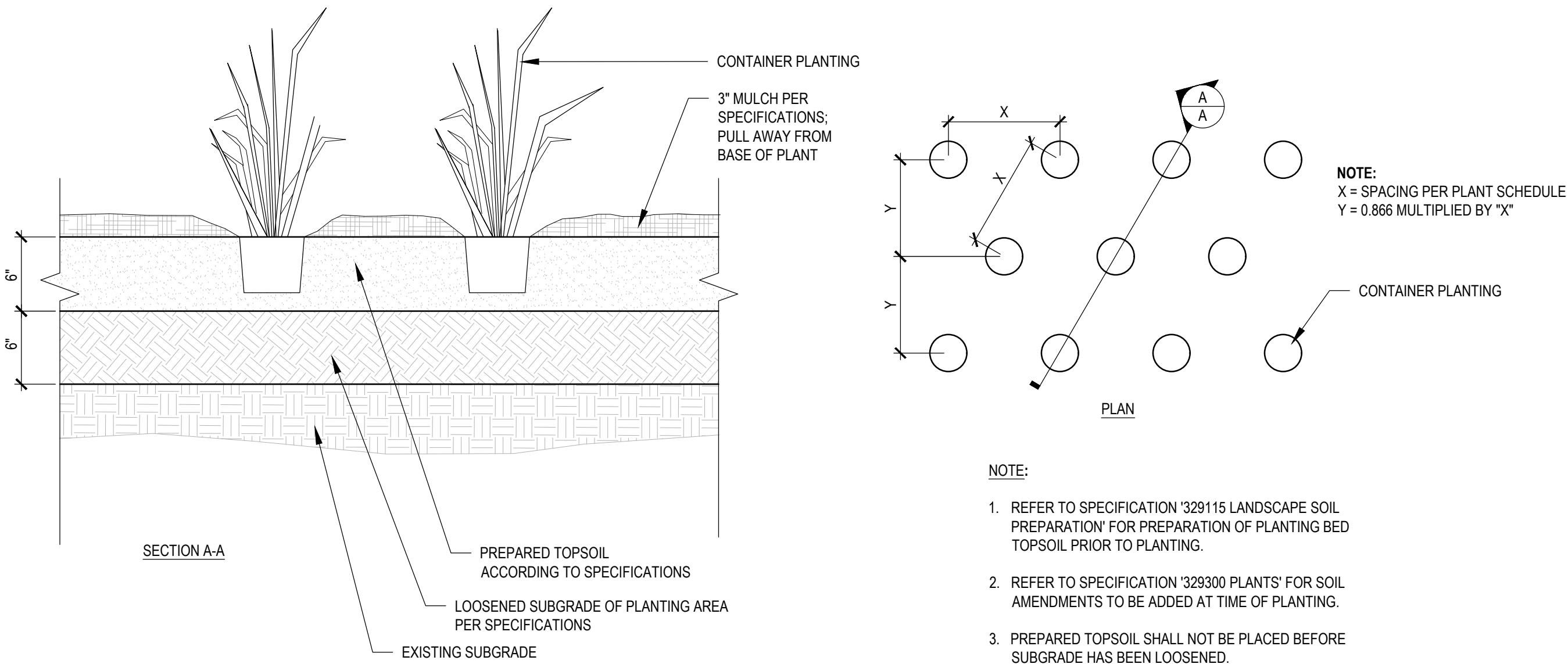
$$1'' = 10'-0''$$


W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI		LANDSCAPE ENLARGEMENT	
DATE: 6/30/2026		SHEET LP16 OF 39	
JOB NUMBER: 4515		DATE: 6/30/2026	



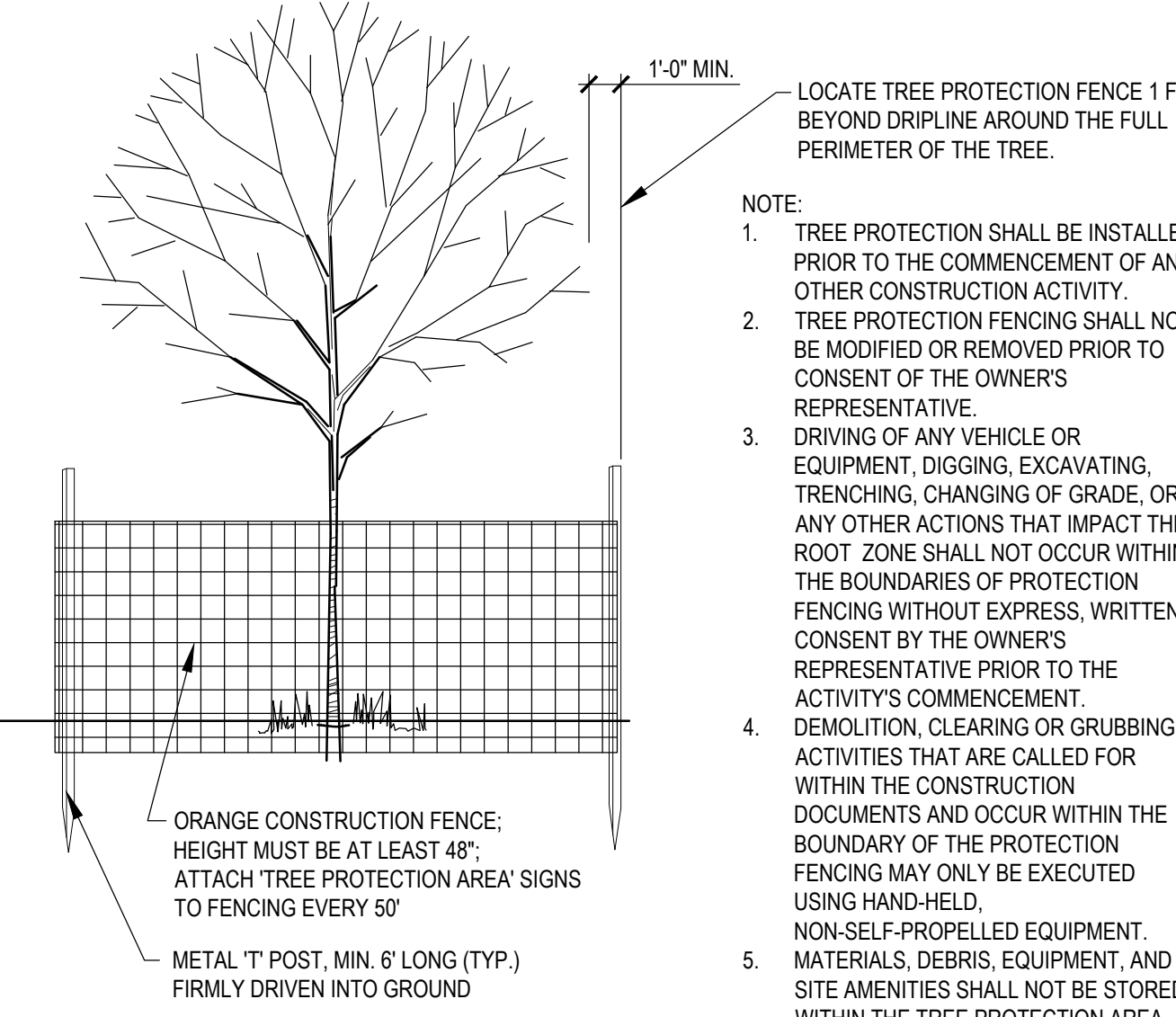
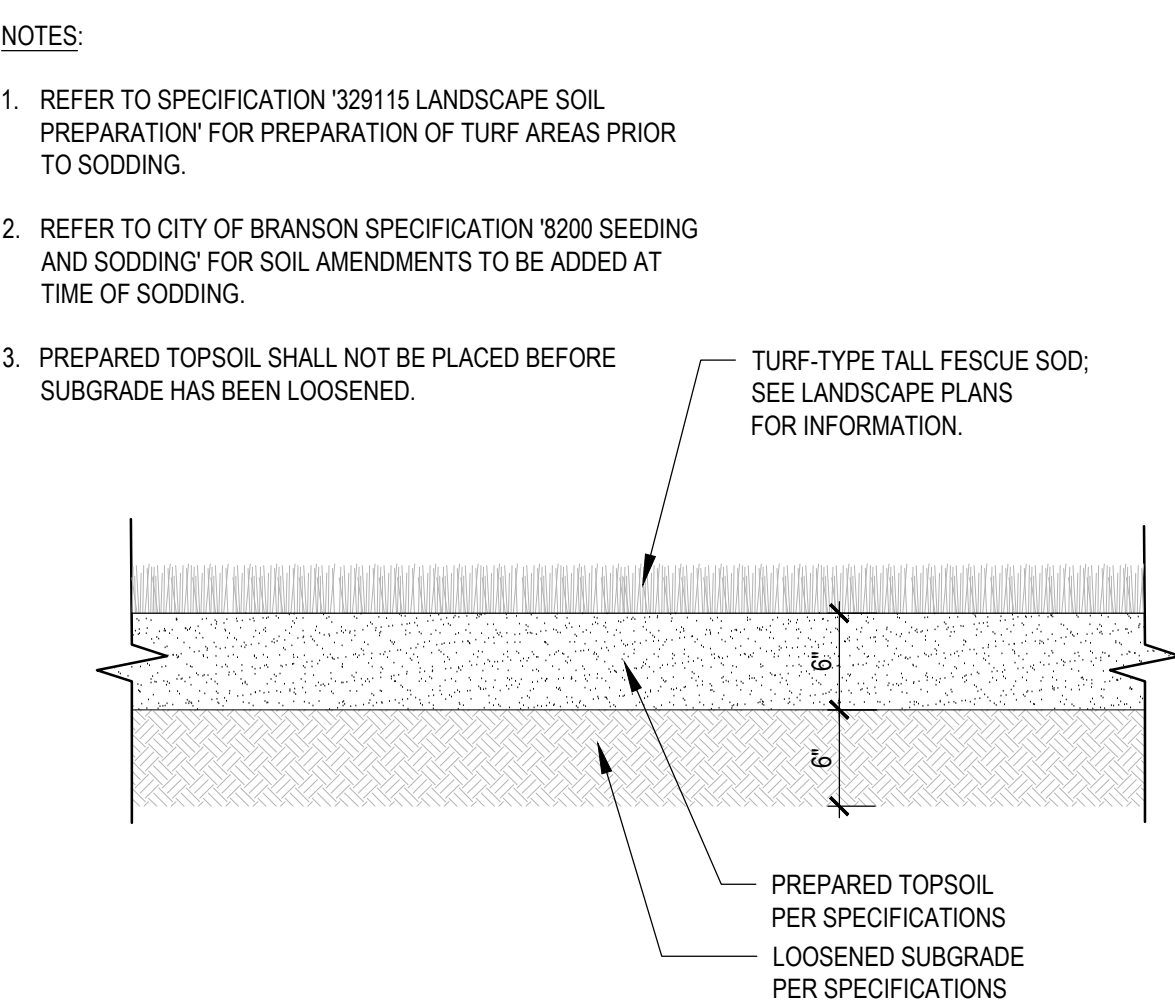
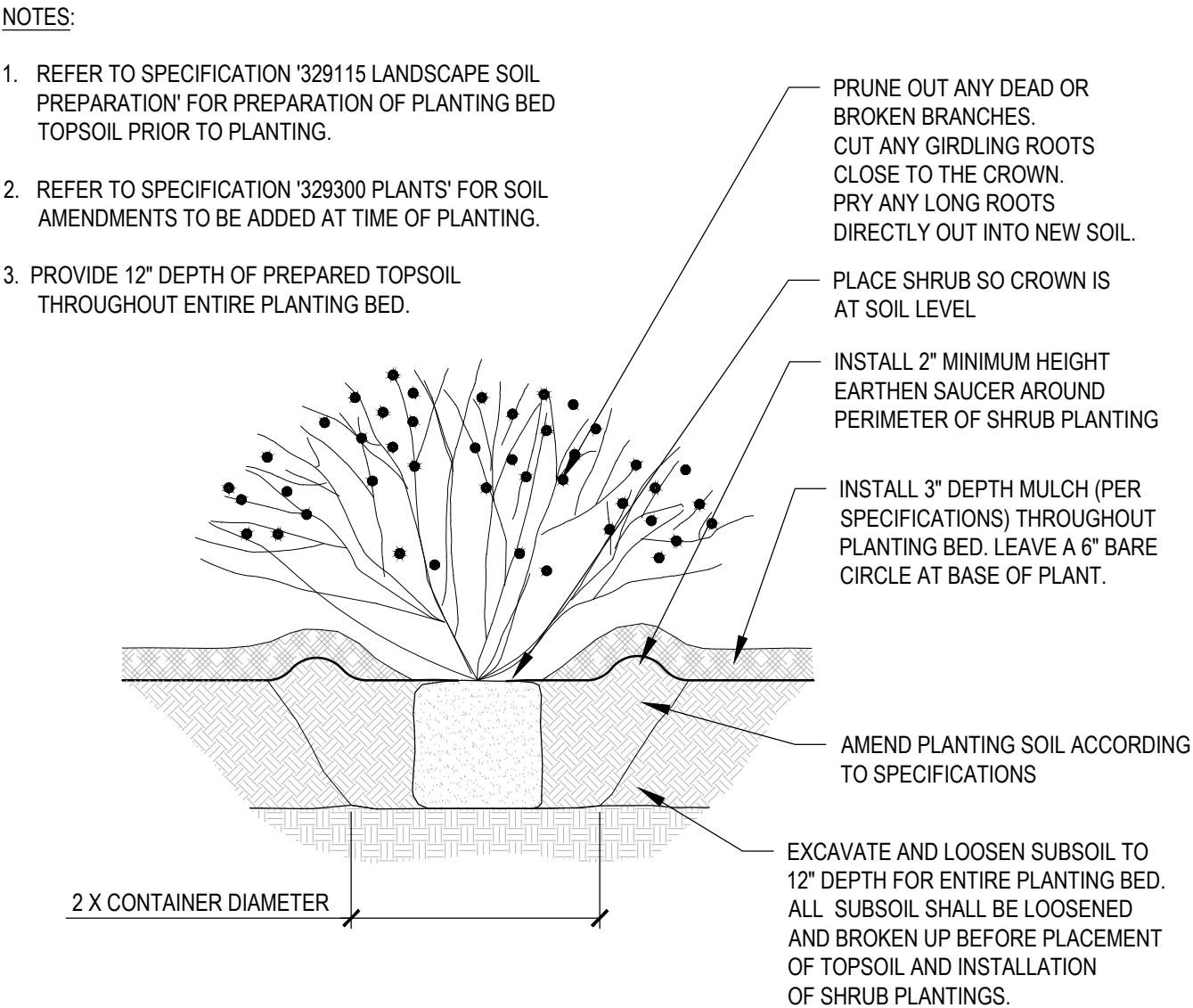
DECIDUOUS TREE - B&B 01
N.T.S.

CROWN OBSERVATIONS - DECIDUOUS TREE 02
N.T.S.



CONTAINER PLANT - TRIANGULAR SPACING 03
N.T.S.

BULB PLANTING 04
N.T.S.



SHRUB PLANTING 05
N.T.S.

FESCUE SOD 06
N.T.S.

TREE PROTECTION 07
N.T.S.

Revision/Issue

No.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

CRAIG A. RHODES
LA-1999140495
LANDSCAPE ARCHITECT
6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5930

vireo

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 200223826

76 DESIGN COLLECTIVE

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE DETAILS

DATE: 6/30/2026

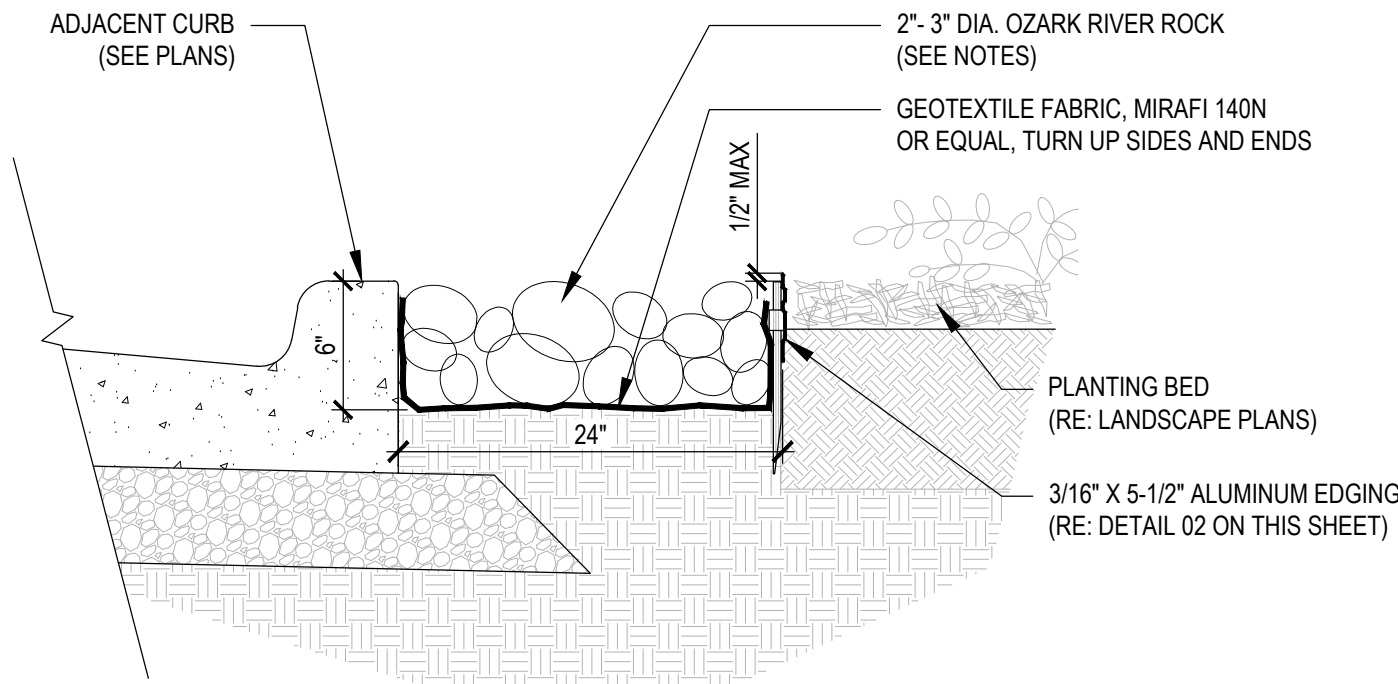
JOB NUMBER: 4515

SHEET
LP17 OF 39

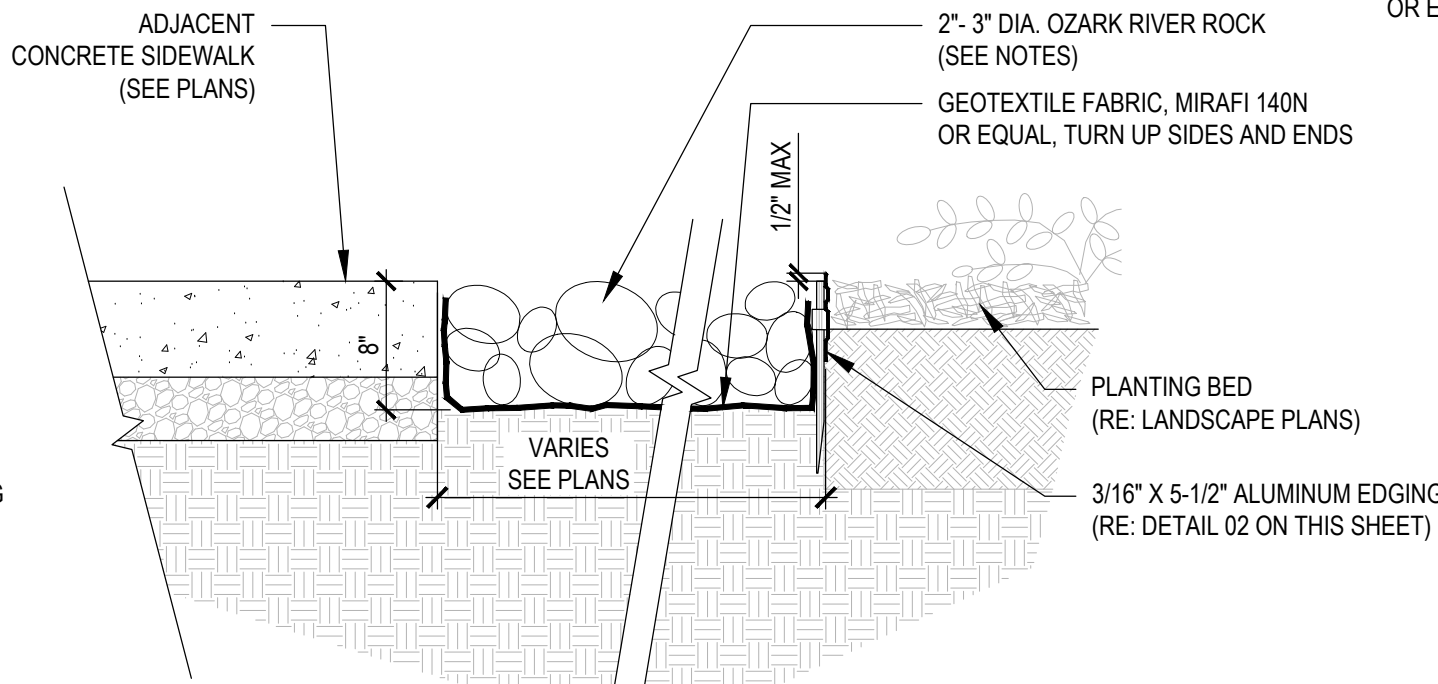
NOTES:

1. CONTRACTOR SHALL SUBMIT ROCK SAMPLES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALUMINUM EDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGING SHALL BE MAXIMUM OF 1/2" ABOVE SURFACE MATERIAL.
3. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING.

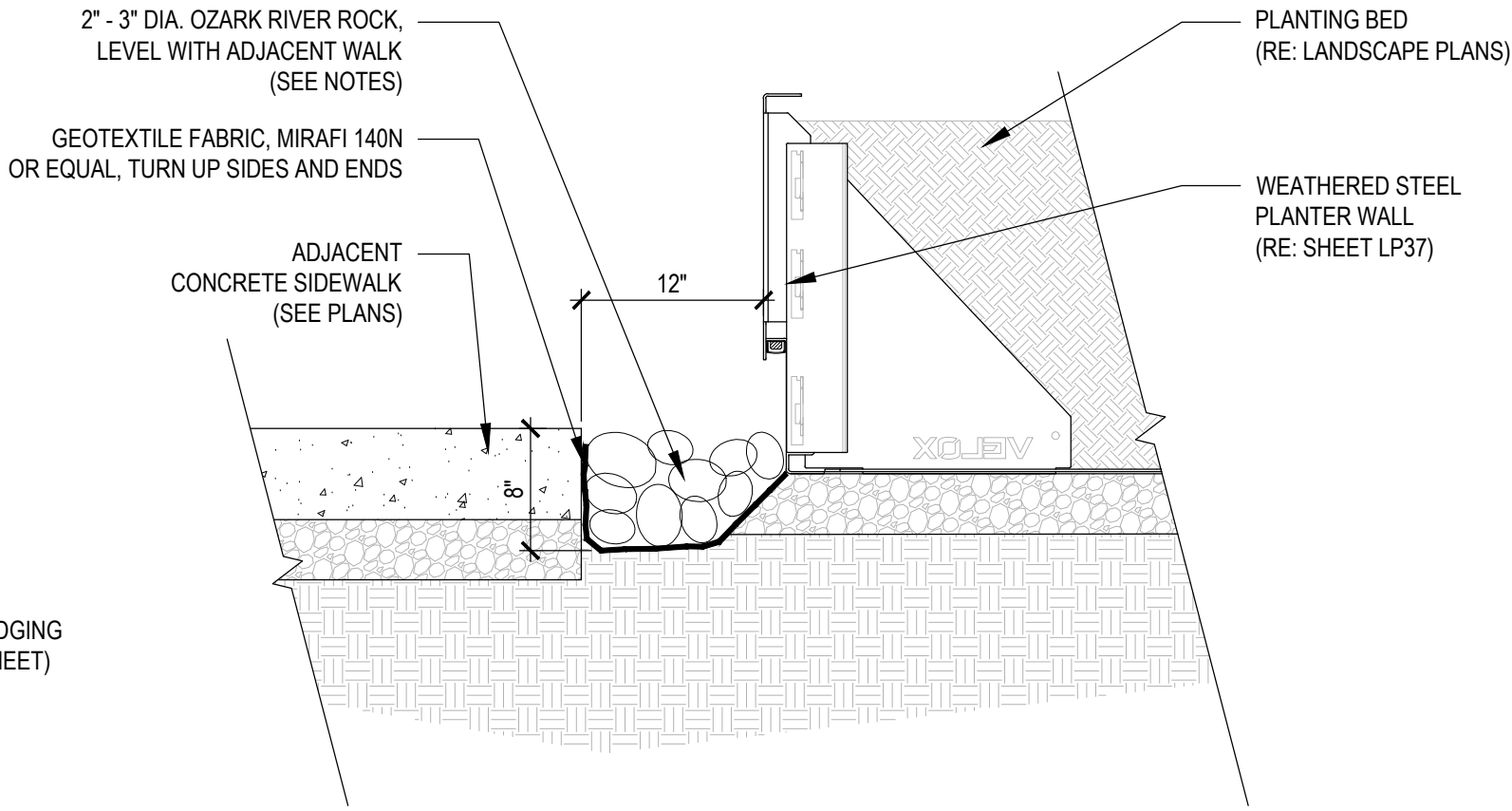
BASIS OF DESIGN INTENT:
OZARK RIVER ROCK LARGE (2" - 3" DIA)
AS PROVIDED BY (OR APPROVED EQUAL):
STURGIS MATERIALS
550 S PACKARD STREET
KANSAS CITY, KS 66119
PHONE: 913-371-7757



SECTION AT ROADWAY CURB



SECTION AT SIDEWALK



SECTION AT WEATHERED STEEL PLANTER WALL

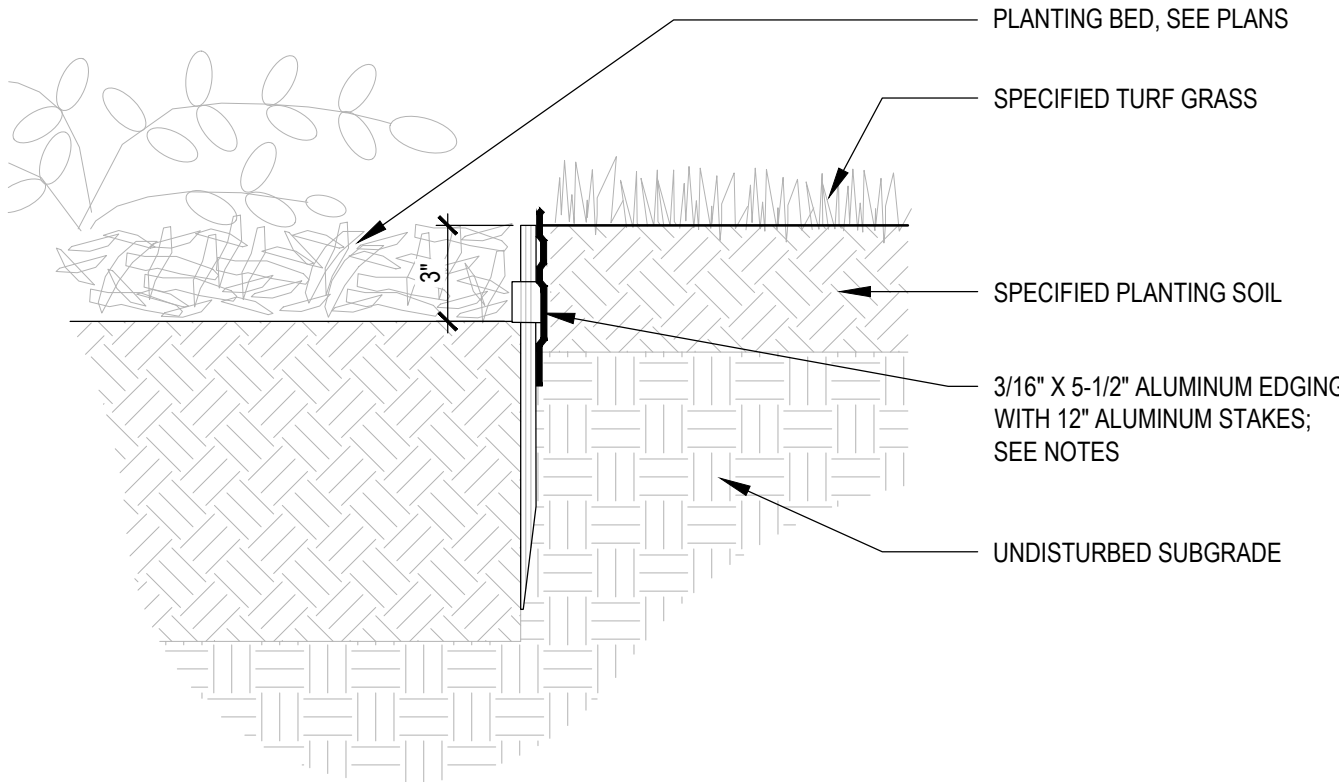
DECORATIVE ROCK EDGE 01

NOTES:

1. ALUMINUM EDGING BASIS OF DESIGN:

MANUFACTURER: PERMALOC CORPORATION
PRODUCT: 3/16" X 5-1/2" "CLEANLINE" EDGING
COLOR: BRONZE DURAFLEX FINISH
(OR APPROVED EQUAL)

2. ALUMINUM EDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGING SHALL BE MAXIMUM OF 1/2" ABOVE SURFACE MATERIAL.
3. EDGING SHALL ABUT ALL CONCRETE CURBS AS SHOWN ON PLANS AND FLUSH WITH TOP OF CONCRETE.



ALUMINUM EDGE 02

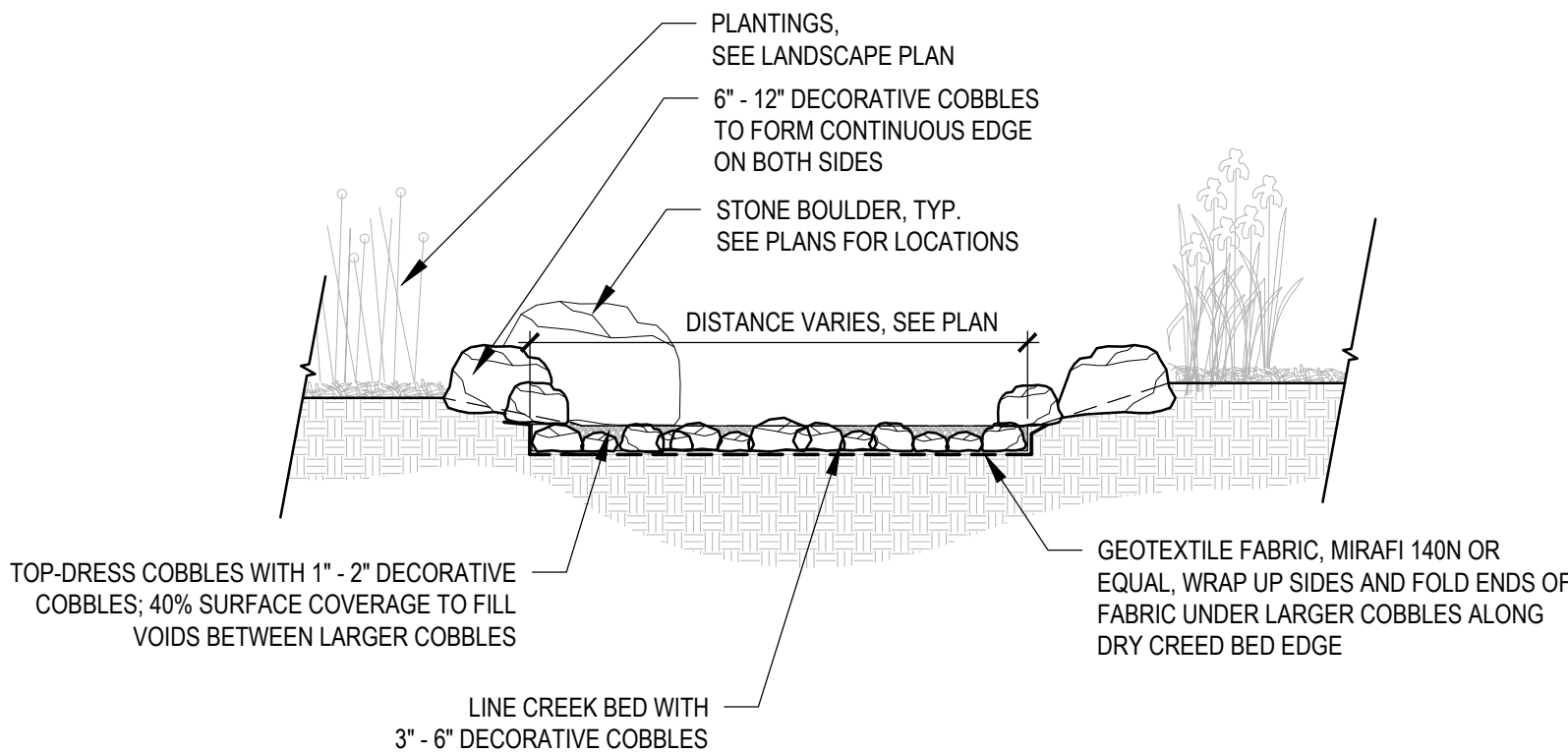
NOTES:

1. DECORATIVE COBBLES TO BE 'MULTI-COLORED COBBLES': CONTRACTOR SHALL SUBMIT ROCK SAMPLES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. PRIOR TO INSTALLATION, CONTRACTOR SHALL MOCK-UP 10' LENGTH FOR FIELD REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

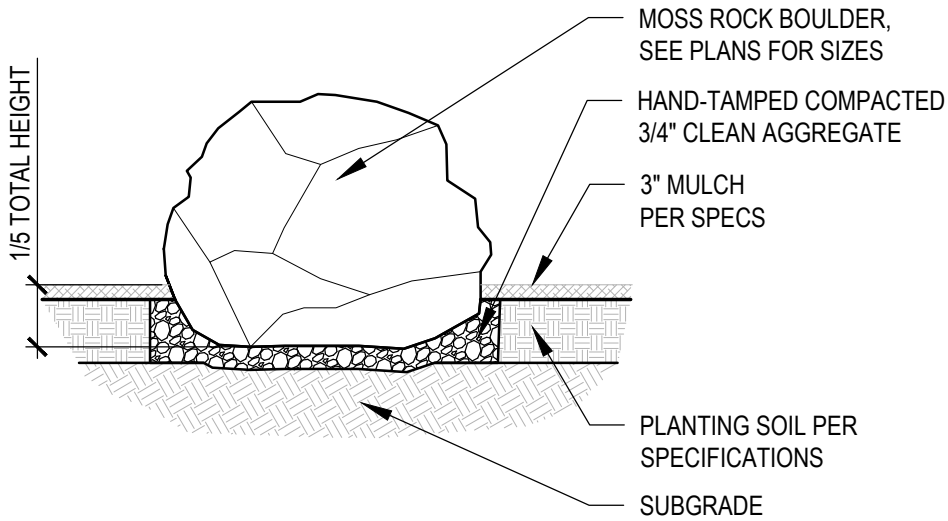
DRY CREEK BED AESTHETIC
DESIGN INTENT EXAMPLE:



MULTI-COLORED COBBLE
BASIS OF DESIGN:



OZARK CREEK BED 03



NOTES:

1. BOULDERS TO BE MOSS ROCK BOULDERS (OR APPROVED EQUAL). OWNER'S REPRESENTATIVE TO APPROVE BOULDER SELECTION PRIOR TO DELIVERY.
2. BOULDERS SHALL BE FIELD LOCATED IN APPROXIMATE LOCATIONS AS SHOWN ON LANDSCAPE PLANS. COORDINATE BOULDER PLACEMENT WITH IRRIGATION EQUIPMENT LOCATIONS. OWNER'S REPRESENTATIVE TO APPROVE FINAL LOCATION PRIOR TO BACKFILLING. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION OF THE BOULDERS.
3. CONTRACTOR SHALL POSITION AND BURY BOULDERS TO BE STABLE AND NOT ALLOW ANY MOVEMENT ONCE INSTALLED. PLACE AND STABILIZE BOULDERS PRIOR TO PLACEMENT OF PLANTING SOIL.

DECORATIVE BOULDER 04

Date	Revision/Issue	No.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

STATE OF MISSOURI
CRAIG A. RHODES
NUMBER
LA-1999140495
LANDSCAPE ARCHITECT
6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5930

vireo

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

76 DESIGN COLLECTIVE

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LANDSCAPE DETAILS

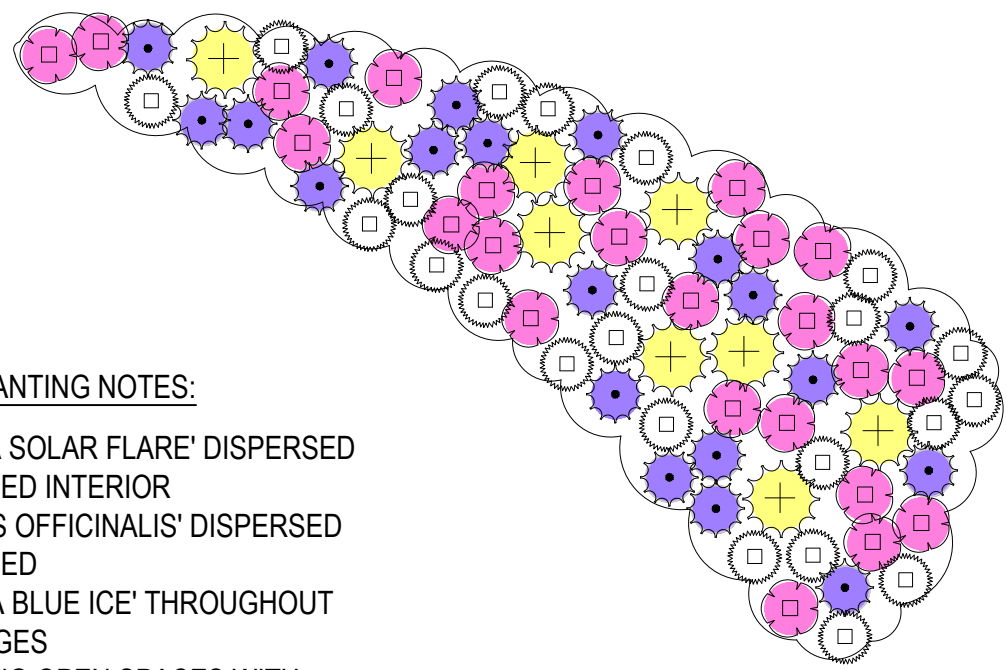
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP18 OF 39

PLANT KEY - PERENNIAL MIX #1

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES & PERENNIALS				
	Amsonia x 'Blue Ice'	Blue Ice Bluestar	#1 Cont.	18" o.c. MIN.
	Baptisia x 'Solar Flare'	Solar Flare Prairieblues™ False Indigo	#1 Cont.	24" o.c. MIN.
	Carex amphibola	Creek Sedge	Quart	16" o.c. MIN.
	Stachys officinalis 'Hummelo'	Hummelo Betony	#1 Cont.	18" o.c. MIN.



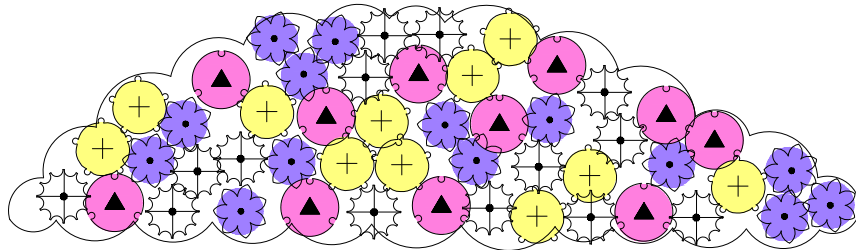
PERENNIAL MIX #1 PLANTING NOTES:

1. PLANT 'BAPTISIA SOLAR FLARE' DISPERSED THROUGHOUT BED INTERIOR
2. PLANT 'STACHYS OFFICINALIS' DISPERSED THROUGHOUT BED
3. PLANT 'AMSONIA BLUE ICE' THROUGHOUT MIDDLE AND EDGES
4. FILL IN REMAINING OPEN SPACES WITH 'CAREX AMPHIBOLA'

PLANTING INSTRUCTIONS- MIX #1
N.T.S. 01

PLANT KEY - PERENNIAL MIX #2

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES & PERENNIALS				
	Allium x 'Millenium'	Millenium Ornamental Onion	#1 Cont.	16" o.c. MIN.
	Callirhoe involucrata	Purple Poppymallow	#1 Cont.	18" o.c. MIN.
	Carex divulsa	European Grey Sedge	Quart	16" o.c. MIN.
	Rudbeckia hirta 'Indian Summer'	Indian Summer Black-eyed Susan	#1 Cont.	18" o.c. MIN.



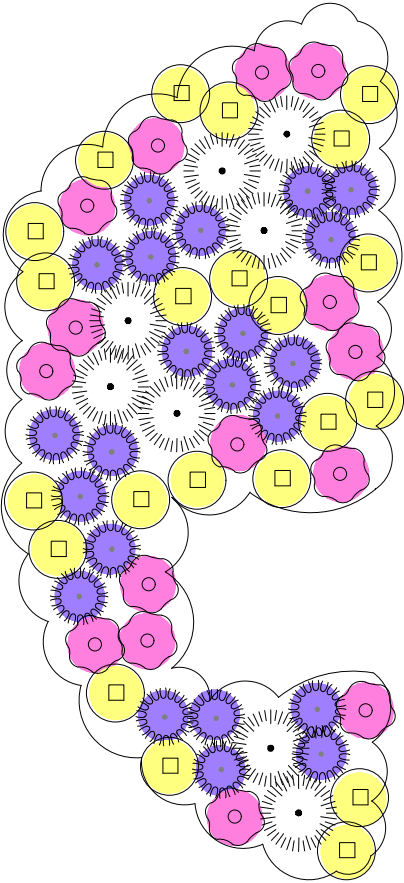
PERENNIAL MIX #2 PLANTING NOTES:

1. PLANT 'ALLIUM MILLENIUM' DISPERSED THROUGHOUT BED
2. PLANT 'RUDBECKIA HIRTA' DISPERSED THROUGHOUT BED
3. PLANT 'CALLIRHOE INVOLUCRATA' THROUGHOUT MIDDLE AND EDGES
4. FILL IN REMAINING OPEN SPACES WITH 'CAREX DIVULSA'

PLANTING INSTRUCTIONS- MIX #2
N.T.S. 02

PLANT KEY - PERENNIAL MIX #3

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES & PERENNIALS				
	Amsonia hubrichtii 'String Theory'	String Theory Bluestar	#1 Cont.	18" o.c. MIN.
	Calamintha nepeta 'Montrose White'	Montrose White Lesser Calamint	#1 Cont.	18" o.c. MIN.
	Coreopsis lanceolata	Lanceleaf Tickseed	#1 Cont.	18" o.c. MIN.
	Deschampsia cespitosa	Tufted Hair Grass	#1 Cont.	24" o.c. MIN.



PERENNIAL MIX #3 PLANTING NOTES:

1. PLANT 'DESCHAMPSIA CESBITOSA' IN GROUPS OF THREE, TO THE INTERIOR OF THE BED
2. PLANT 'AMSONIA HUBRICHTII' IN GROUPS OF 3-5, TO THE INTERIOR OF THE BED
3. PLANT 'CALAMINTHA NEPETA' DISPERSED AROUND THE BED EDGE
4. FILL IN OPEN SPACES WITH 'COREOPSIS LANCEOLATA'

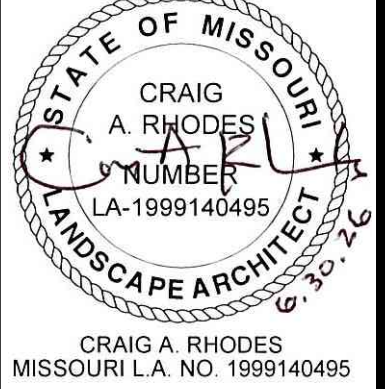
PLANTING INSTRUCTIONS- MIX #3
N.T.S. 03

DATE

REVISION/ISSUE

NO.

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P 816-756-5890



Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826



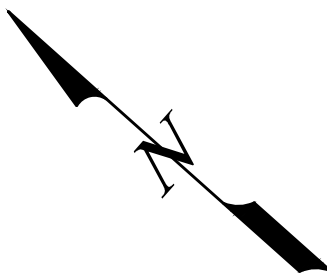
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

PLANTING INSTRUCTIONS

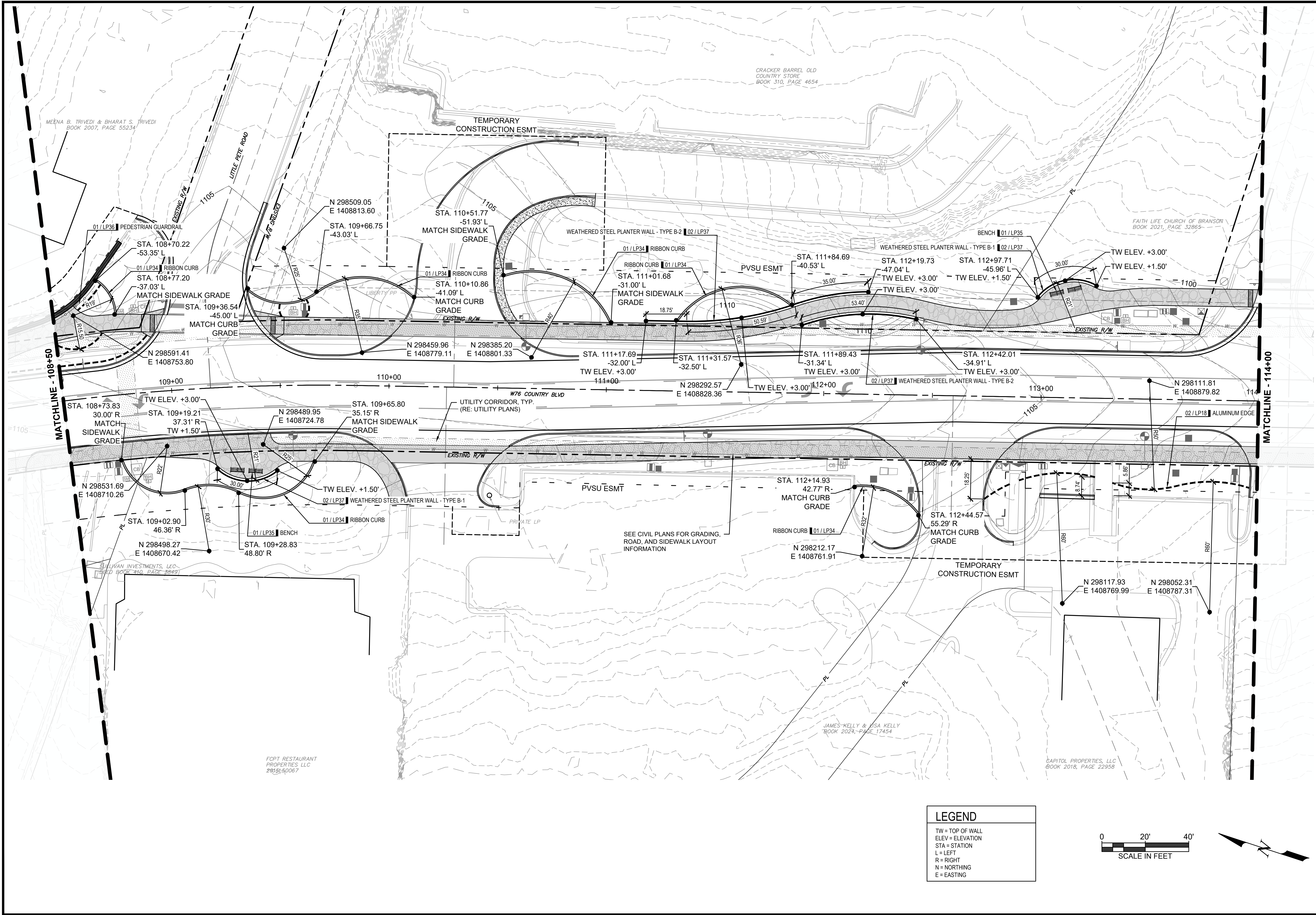
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP19 OF 39



W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	76^{DESIGN}COLLECTIVE	414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-755-5690 vireo Missouri State Certificate of Authority Numbers: Landscape Architecture: 2002023825	No.	Revision/Issue	Date
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IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED STATE OF MISSOURI CRAIG A. RHODES EXPIRATION NUMBER LA-1999140495 CRAIG A. RHODES MISSOURI L.A. NO. 1999140495					
DATE: 6/30/2026					
JOB NUMBER: 4515					
SHEET LP20 OF 39					
W 76 COUNTRY BLVD - 103+00.00 TO 108+50.00 LAYOUT PLAN					



Revision/Issue		No.		Date	

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

STATE OF MISSOURI

CRAIG A. RHODES
NUMBER
LA-1999140495
6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5980

vireo

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 200223826

76 DESIGN COLLECTIVE

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

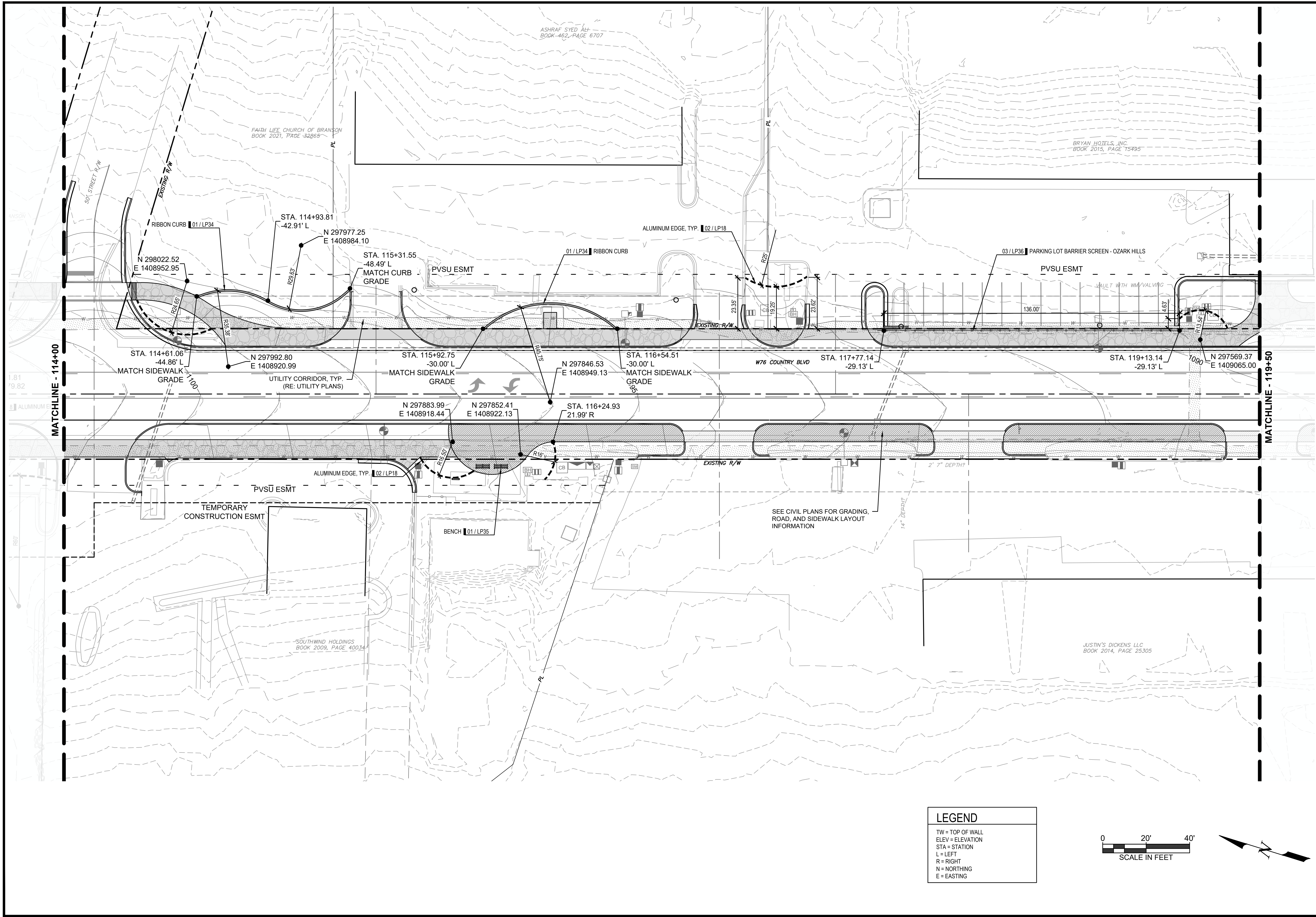
LAYOUT PLAN

W 76 COUNTRY BLVD - 108+50.00 TO 114+00.00

DATE: 6/30/2026

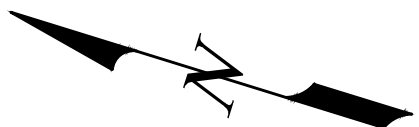
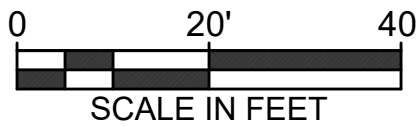
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SHEET
LP21 OF 39

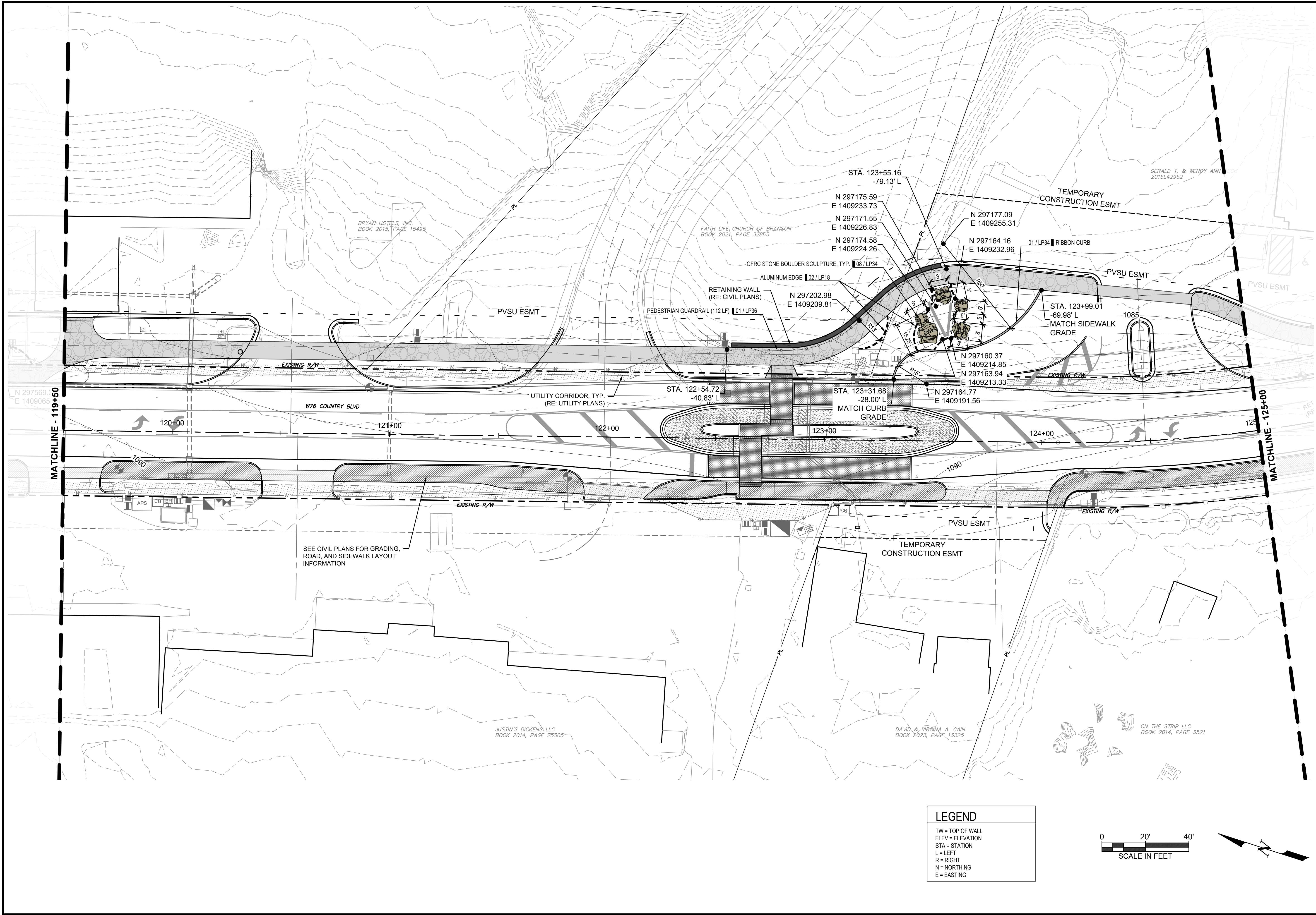


LEGEND

TW = TOP OF WALL
ELEV = ELEVATION
STA = STATION
L = LEFT
R = RIGHT
N = NORTHING
E = EASTING



W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI		DATE: 6/30/2026	
LAYOUT PLAN		JOB NUMBER: 4515	
W 76 COUNTRY BLVD - 114+00.00 TO 119+50.00		SHEET LP22 OF 39	
vireo		STATE OF MISSOURI CRAIG A. RHODES NUMBER LA-1999140495 CRAIG A. RHODES MISSOURI L.A. NO. 1999140495	
414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-758-5690		Missouri State Certificate of Authority Numbers: Landscape Architecture: 2002023828	
76 DESIGN COLLECTIVE		Revision/Issue	
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		If a seal is present on this sheet, it has been electronically sealed and dated	
		Revision/Issue	
		Date	



LEGEND

TW = TOP OF WALL

ELEV = ELEVATION

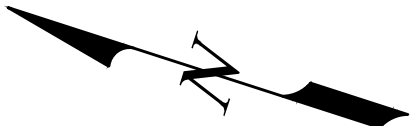
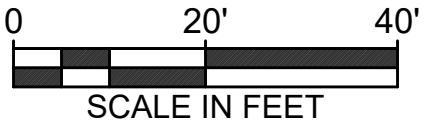
STA = STATION

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DATE

NO.

REVISION/ISSUE

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STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5690

vireo

MISSOURI State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

76DESIGN
collective

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

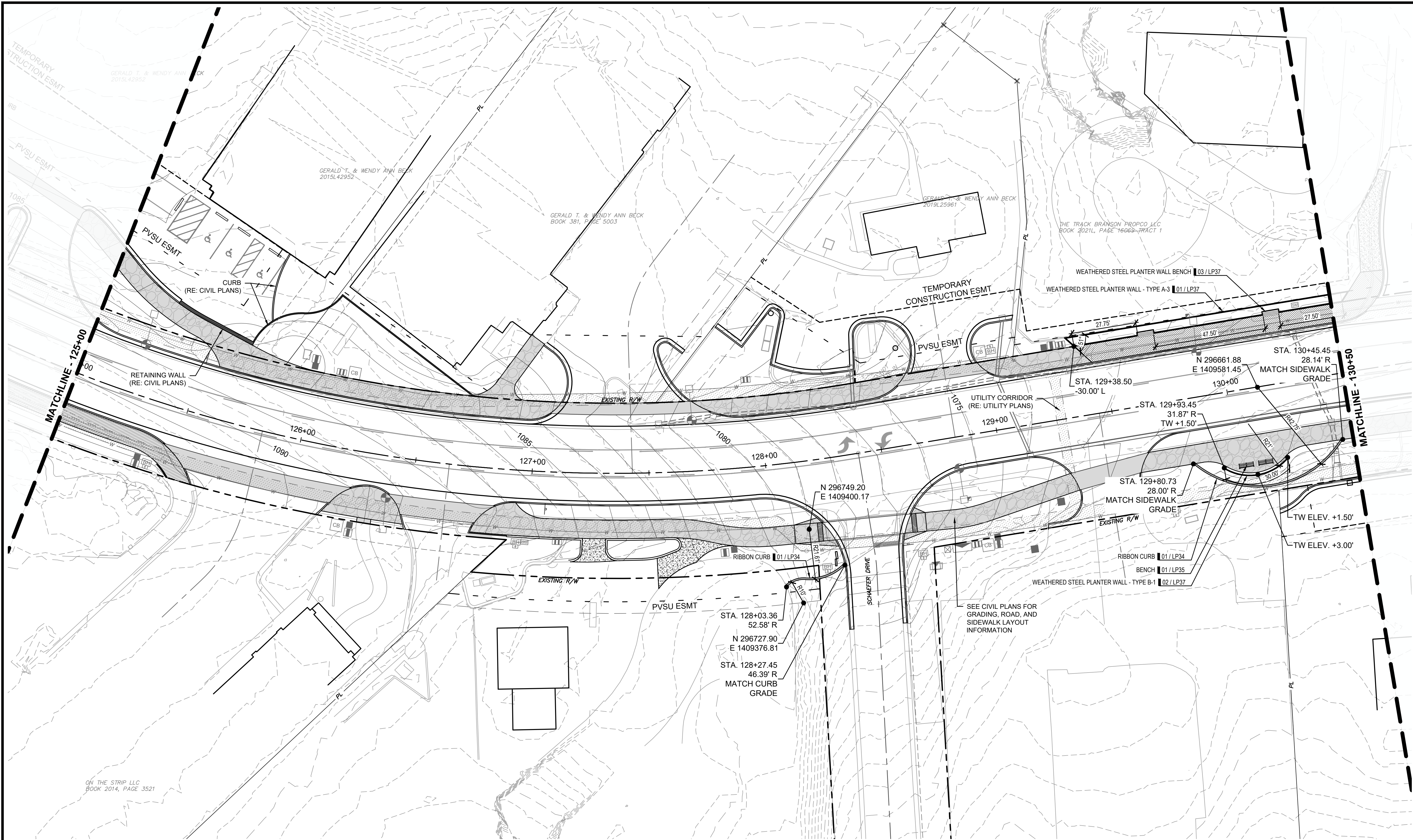
LAYOUT PLAN

W 76 COUNTRY BLVD - 119+50.00 TO 125+00.00

DATE: 6/30/2026

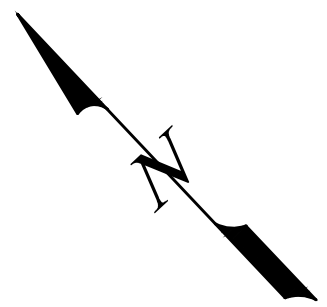
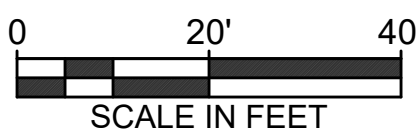
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SHEET
LP23 OF 39



LEGEND

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STA = STATION
L = LEFT
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E = EASTING



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CRAIG A. RHODES
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414 Oak Street, Suite 101
Kansas City, Missouri 64106
P 816-798-5690

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023828

vireo

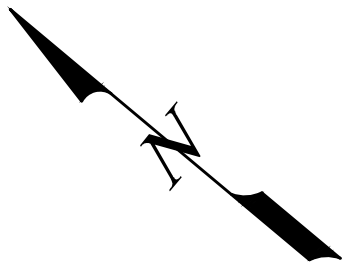
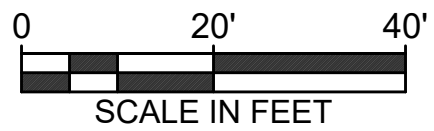
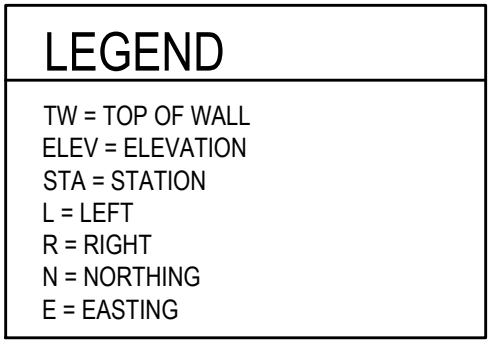
76 DESIGN COLLECTIVE

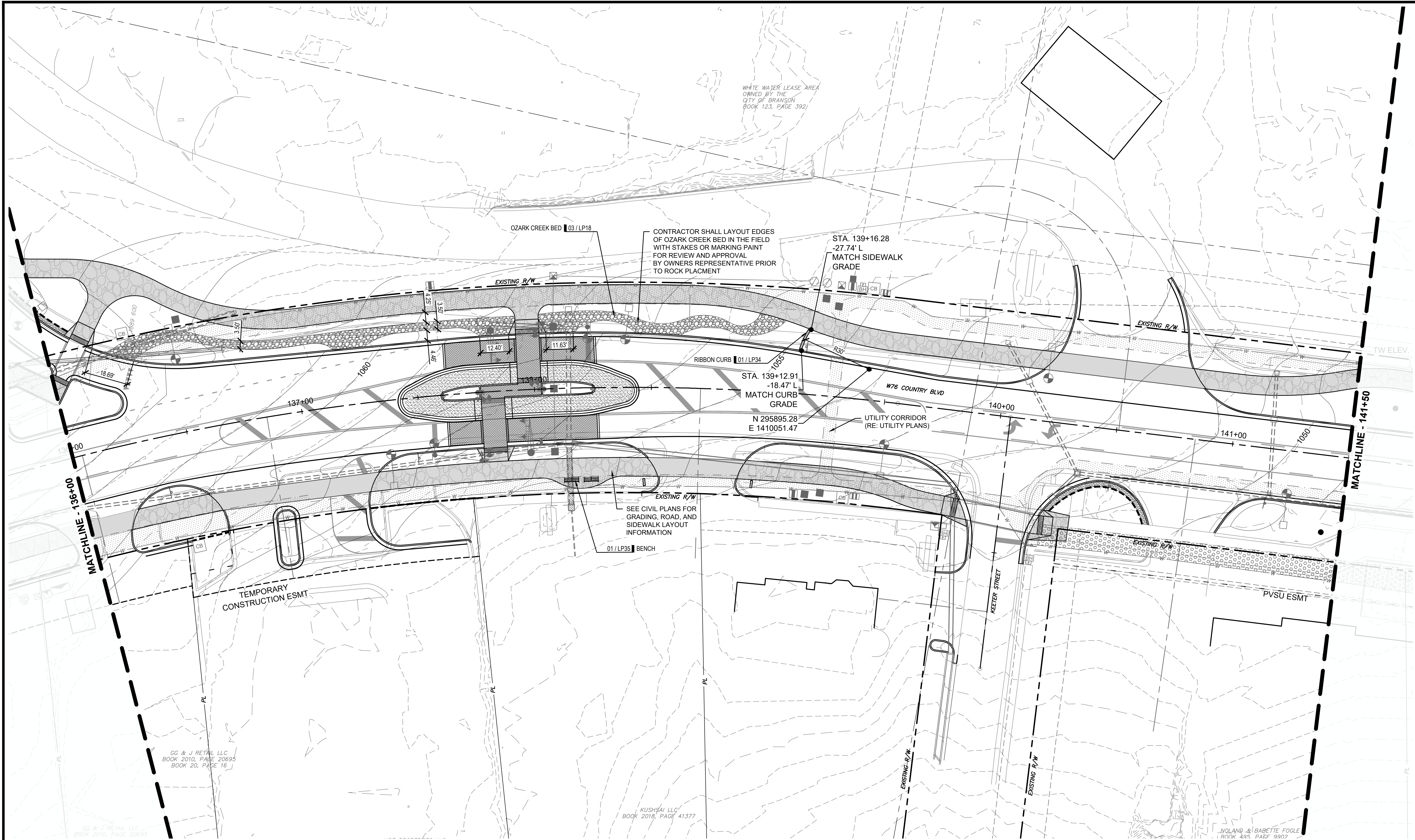
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

LAYOUT PLAN

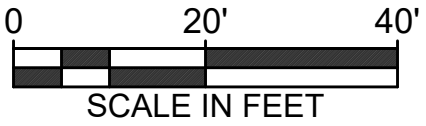
W 76 COUNTRY BLVD - 125+00.00 TO 130+50.00

DATE: 6/30/2026
JOB NUMBER: 4515
SHEET
LP24 OF 39

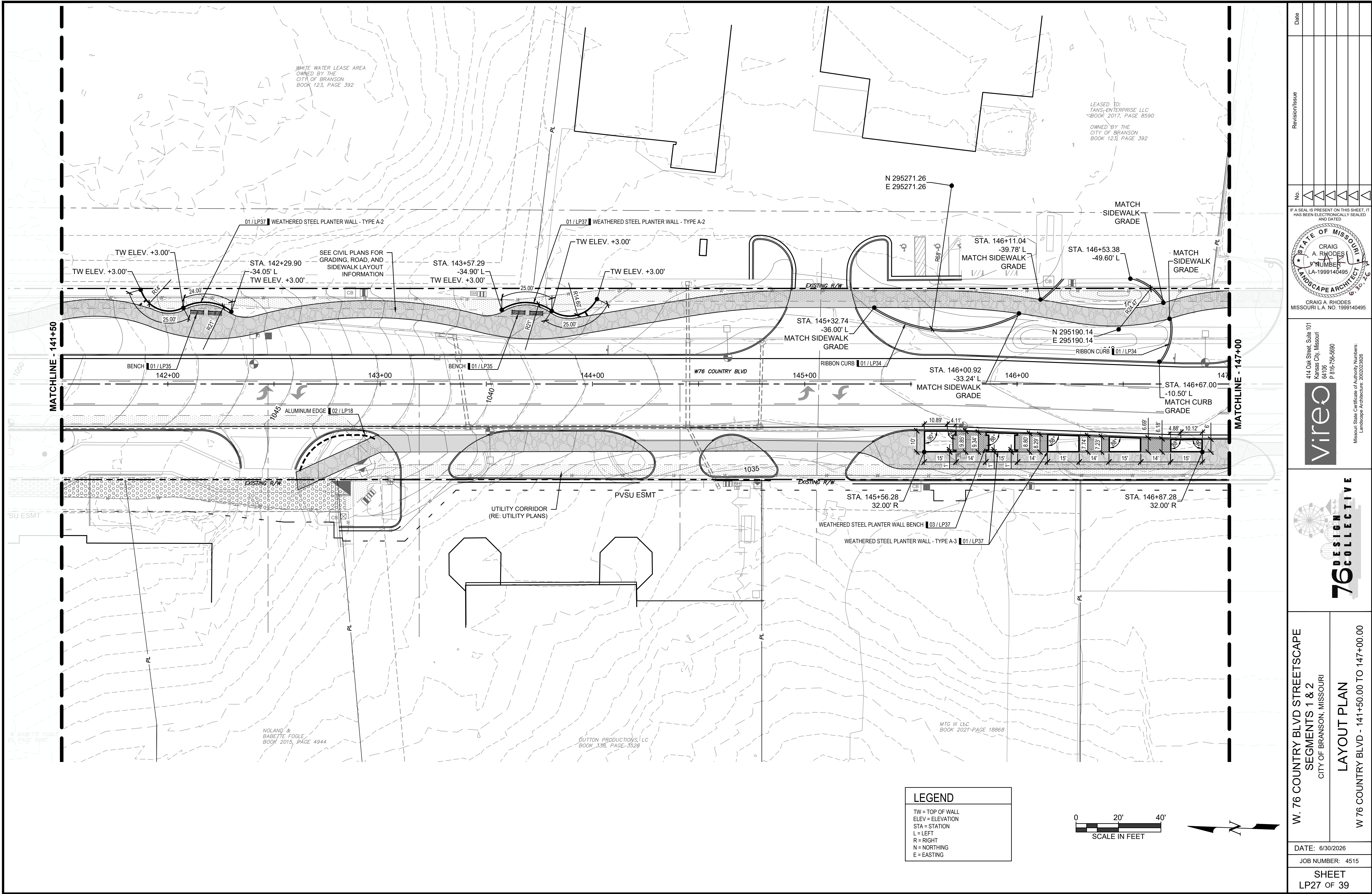
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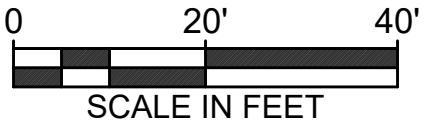


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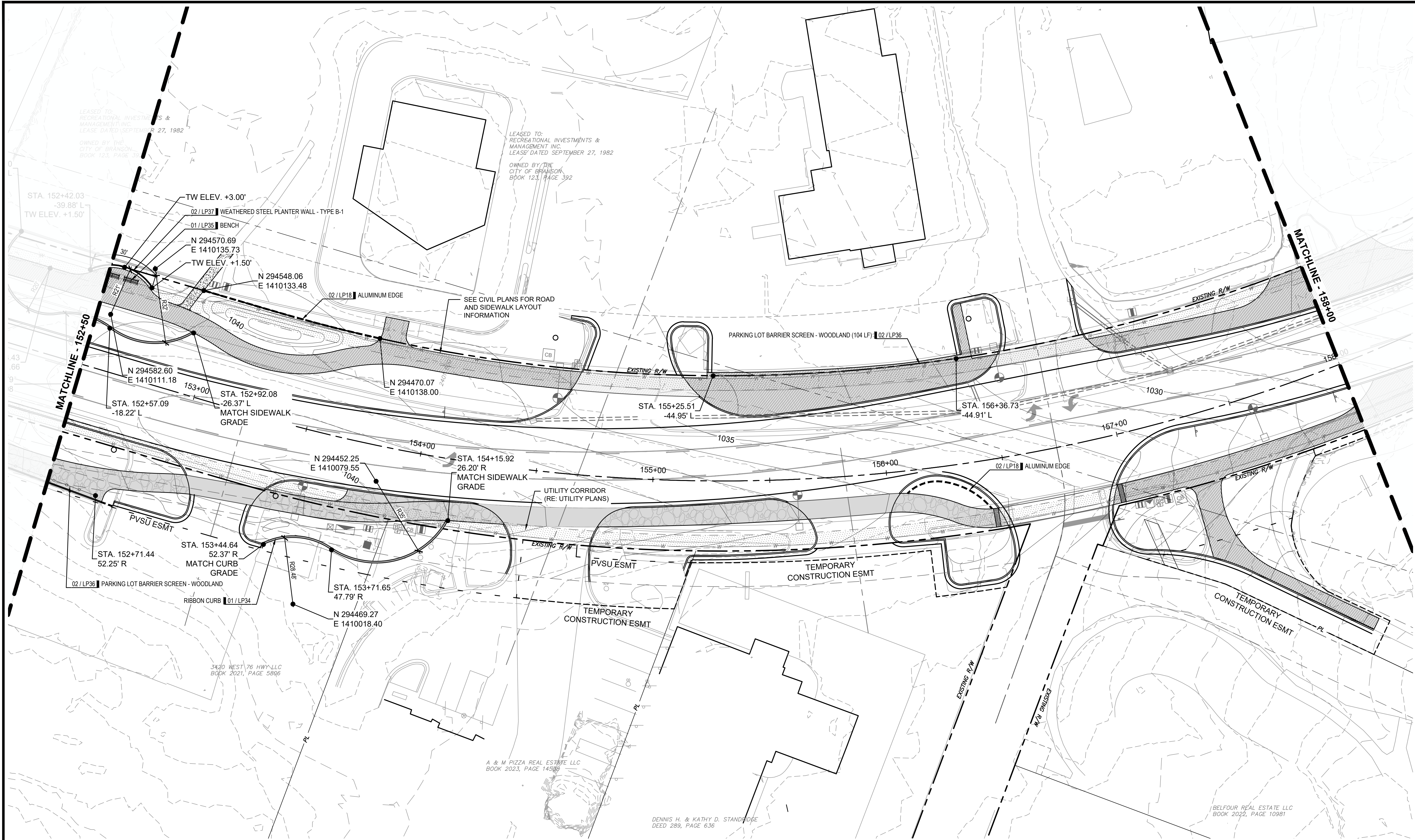


LEGEND

TW = TOP OF WALL
ELEV = ELEVATION
STA = STATION
L = LEFT
R = RIGHT
N = NORTHING
E = EASTING



Revision/Issue	Date	
	No.	
	IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-756-5680		
Missouri State Certificate of Authority Numbers: Landscape Architecture: 2002023826		
W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI		
LAYOUT PLAN W 76 COUNTRY BLVD - 141+50.00 TO 147+00.00		
DATE: 6/30/2026		
JOB NUMBER: 4515		
SHEET LP27 OF 39		



LEGEND

TW = TOP OF WALL

ELEV = ELEVATION

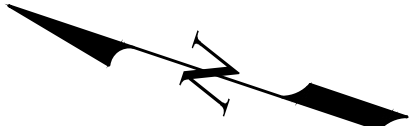
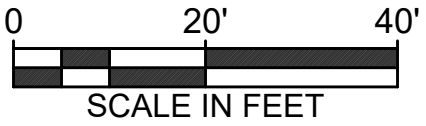
STA = STATION

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Revision/Issue

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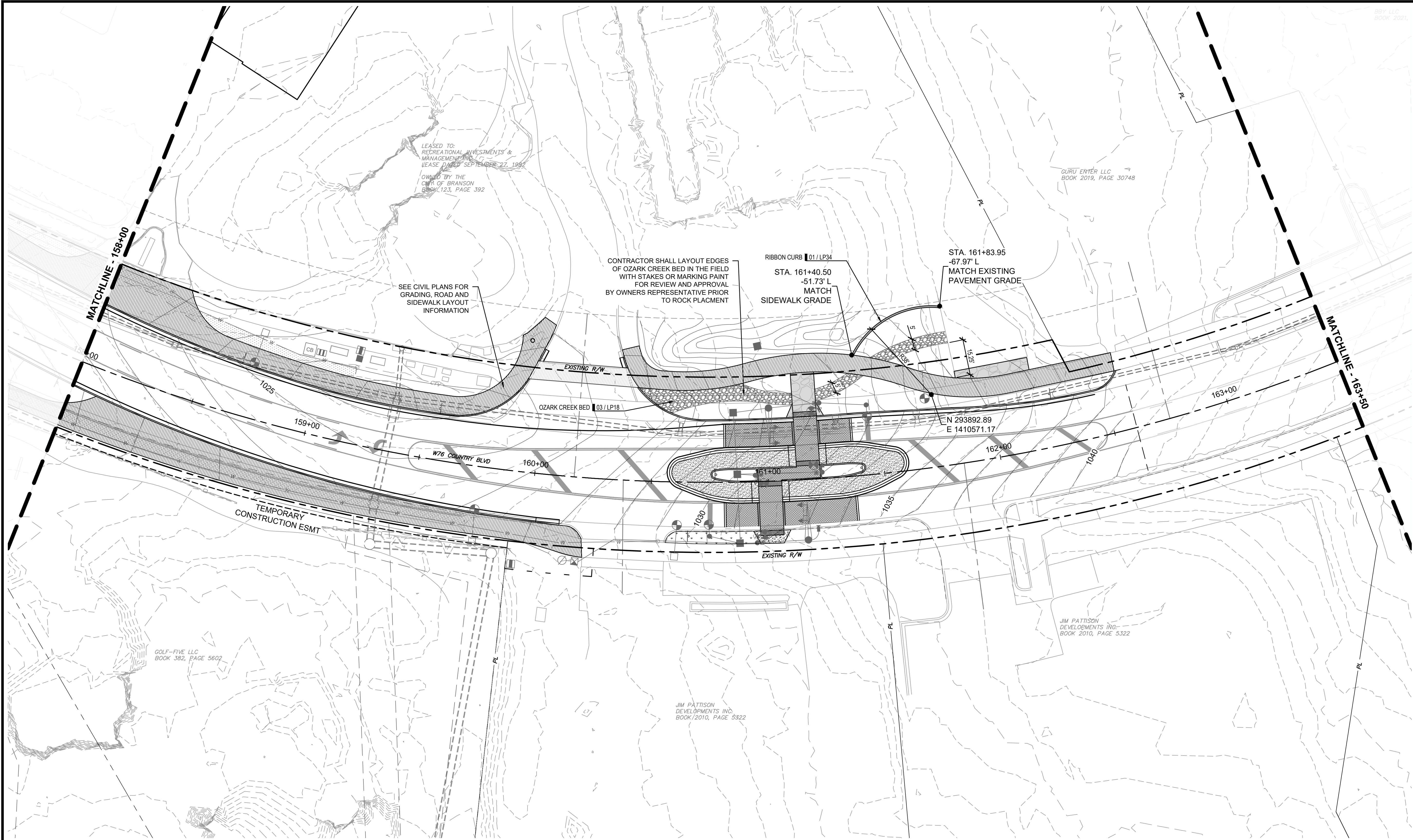
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MATCHLINE - 158+00

MATCHLINE - 163+50

SEE CIVIL PLANS FOR
GRADING, ROAD AND
SIDEWALK LAYOUT
INFORMATION

CONTRACTOR SHALL LAYOUT EDGES
OF OZARK CREEK BED IN THE FIELD
WITH STAKES OR MARKING PAINT
FOR REVIEW AND APPROVAL
BY OWNERS REPRESENTATIVE PRIOR
TO ROCK PLACEMENT

RIBBON CURB 01 / LP34
STA. 161+40.50
-51.73' L
MATCH
SIDEWALK GRADE

STA. 161+83.95
-67.97' L
MATCH EXISTING
PAVEMENT GRADE

OZARK CREEK BED 03 / LP18

W76 COUNTRY BLVD

TEMPORARY
CONSTRUCTION ESMT

GOLF-FIVE LLC
BOOK 382, PAGE 5602

JIM PATTISON
DEVELOPMENTS INC.
BOOK 2010, PAGE 5322

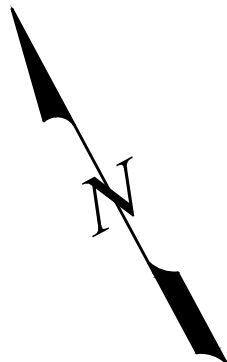
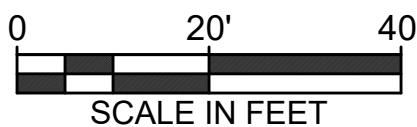
JIM PATTISON
DEVELOPMENTS INC.
BOOK 2010, PAGE 5322

GURU ENTER LLC
BOOK 2019, PAGE 30748

BBY LLC
BOOK 2021

LEGEND

TW = TOP OF WALL
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Revision/Issue		Date
No.		
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5		

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

CRAIG A. RHODES
LANDSCAPE ARCHITECT
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-758-5690

Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023828

vireo

76 DESIGN COLLECTIVE

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

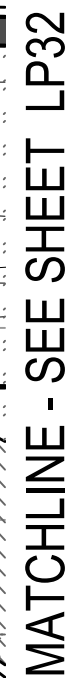
LAYOUT PLAN

W 76 COUNTRY BLVD - 158+00.00 TO 163+50.00

DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP30 OF 39

[illegible]

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5690



W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

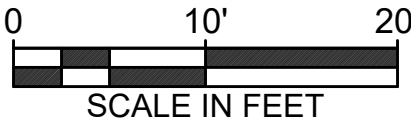
ENTERTAINMENT PLAZA
LAYOUT PLAN
W 76 COUNTRY BLVD - 147'+25.00 TO 149'+25.00

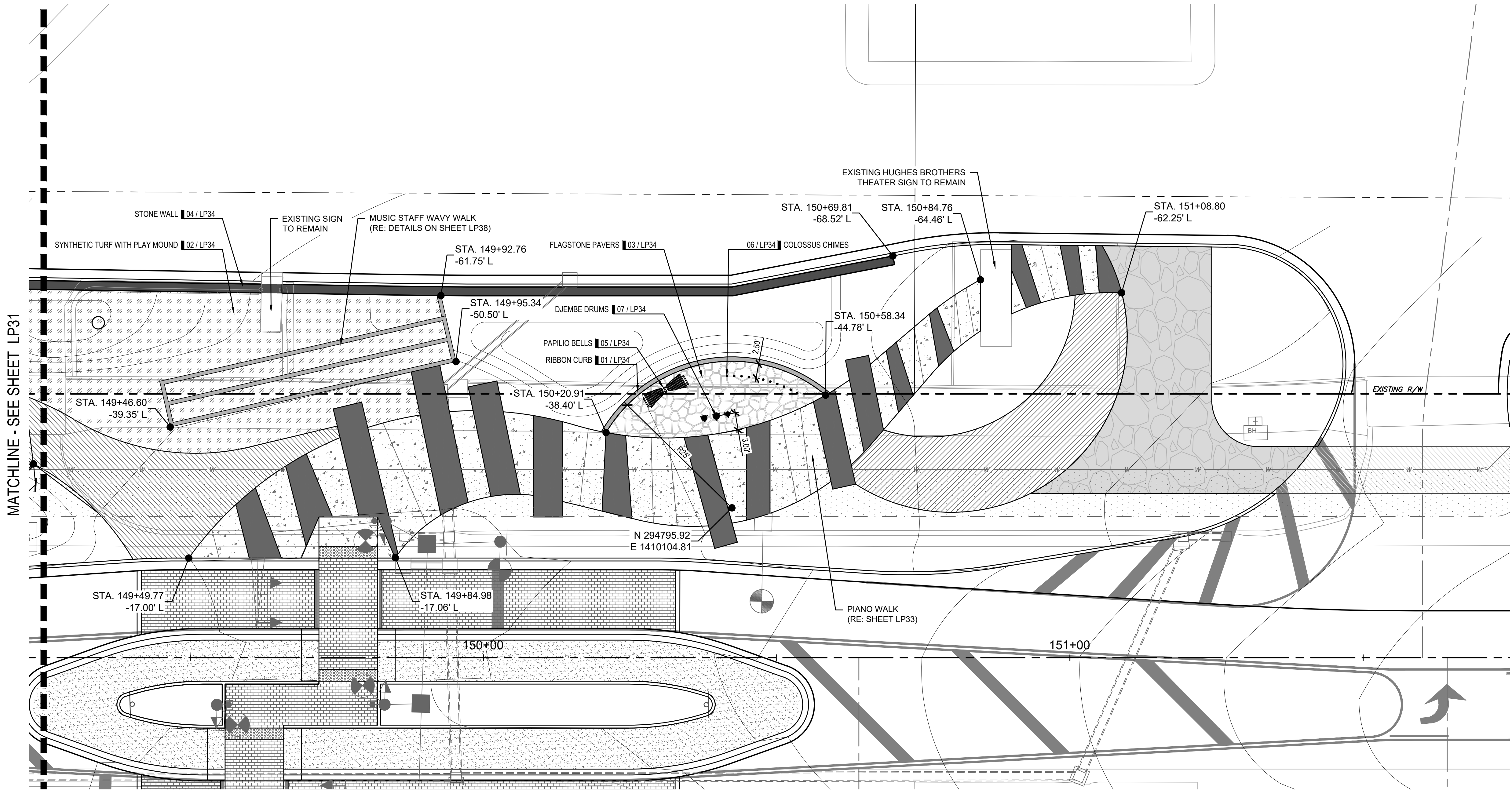
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP31 OF 39

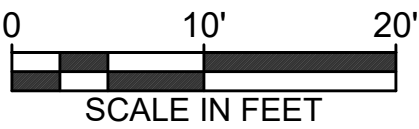
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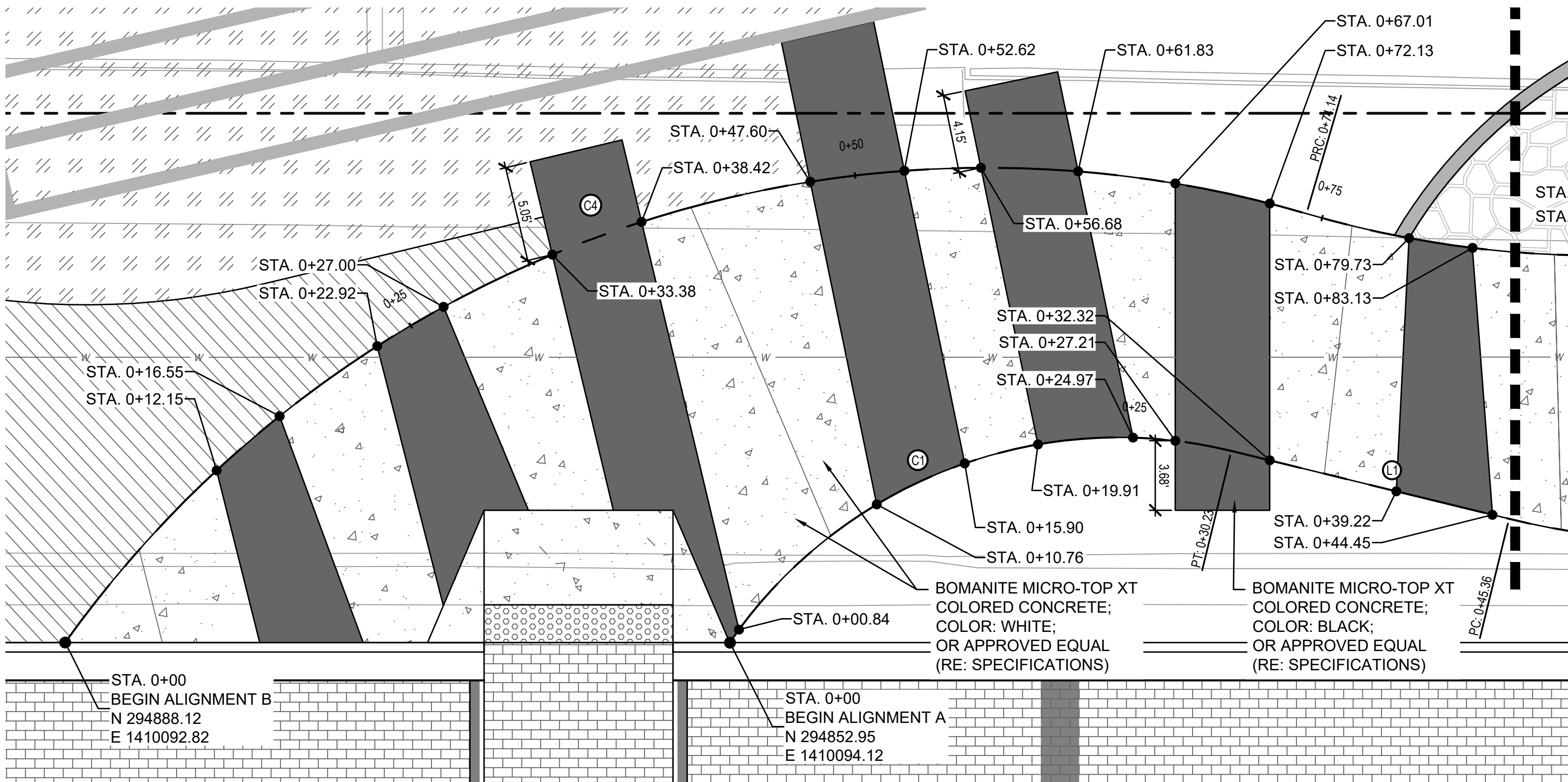


MATCHLINE - SEE SHEET LP31

LEGEND	
TW = TOP OF WALL	
ELEV = ELEVATION	
STA = STATION	
L = LEFT	
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N = NORTHING	
E = EASTING	



DATE: 6/30/2026	
JOB NUMBER: 4515	
SHEET LP32 OF 39	
W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI ENTERTAINMENT PLAZA LAYOUT PLAN W 76 COUNTRY BLVD - 149+25.00 TO 151+75.00	
76^{DESIGN}collective 414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-756-5990 STATE OF MISSOURI CRAIG A RHODES NUMBER LA-1999140495 LANDSCAPE ARCHITECT 6-30-26 CRAIG A. RHODES MISSOURI L.A. NO. 1999140495	
vireo	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
No. 1 2 3 4 5 6 7 8 9 10	
Revision/Issue	
Date	



ALIGNMENT A

ALIGNMENT CURVE DATA				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	69.28	25.00	30.23	17.27
C2	63.07	40.00	44.03	24.55
C3	49.33	40.00	34.44	18.37

ALIGNMENT LINE DATA				
LINE #	LENGTH	BEARING	START POINT	END POINT
L1	15.1344	S11° 36' 43.14"W	(1410105.2462, 294826.8113)	(1410102.1999, 294811.9866)
L2	15.7987	S51° 27' 46.17"E	(1410116.4604, 294772.6471)	(1410128.8181, 294762.8042)
L3	2.1233	S2° 07' 43.43"E	(1410143.8697, 294733.0018)	(1410143.9485, 294730.8800)

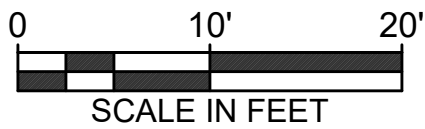
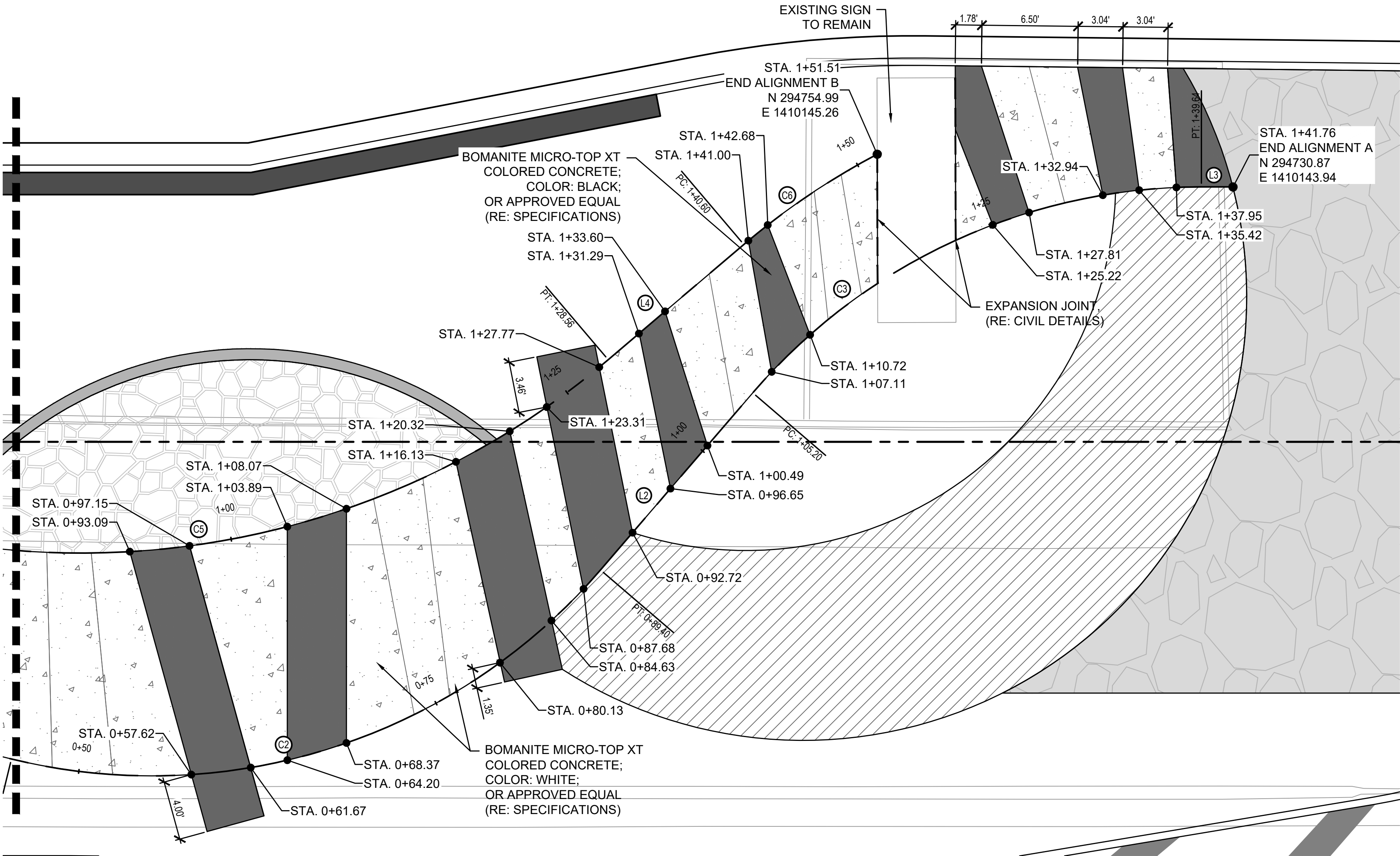
ALIGNMENT B

ALIGNMENT CURVE DATA				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C4	70.80	60.00	74.14	42.64
C5	56.70	55.00	54.42	29.67
C6	12.51	50.00	10.92	5.48

ALIGNMENT LINE DATA				
LINE #	LENGTH	BEARING	START POINT	END POINT
L4	12.0324	S42° 28' 59.93"E	(1410130.6990, 294772.6570)	(1410138.8254, 294763.7834)

NOTES:

- ELECTRONIC DRAWING FILES WILL BE MADE AVAILABLE TO THE SUCCESSFUL BIDDER.
- CONTRACTOR SHALL STAKE LAYOUT OF PIANO WALK IN FIELD FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
- FOR BOMANITE MICROTOP CONCRETE, SEE SPECIFICATIONS.
- FINAL SURFACE COLORS AND SAMPLES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE MOCKUP FOR OWNER ACCEPTANCE PRIOR TO CONTINUING WORK.



DATE

REVISION/ISSUE

NO.

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

STATE OF MISSOURI

CRAIG A. RHODES

NUMBER

LA-1999140495

LANDSCAPE ARCHITECT

6-30-26

CRAIG A. RHODES
MISSOURI L.A. NO. 1999140495

414 Oak Street, Suite 101
Kansas City, Missouri
64106
P 816-756-5690
Missouri State Certificate of Authority Numbers:
Landscape Architecture: 2002023826

vireo

76^{DESIGN}collective

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

PIANO WALK LAYOUT

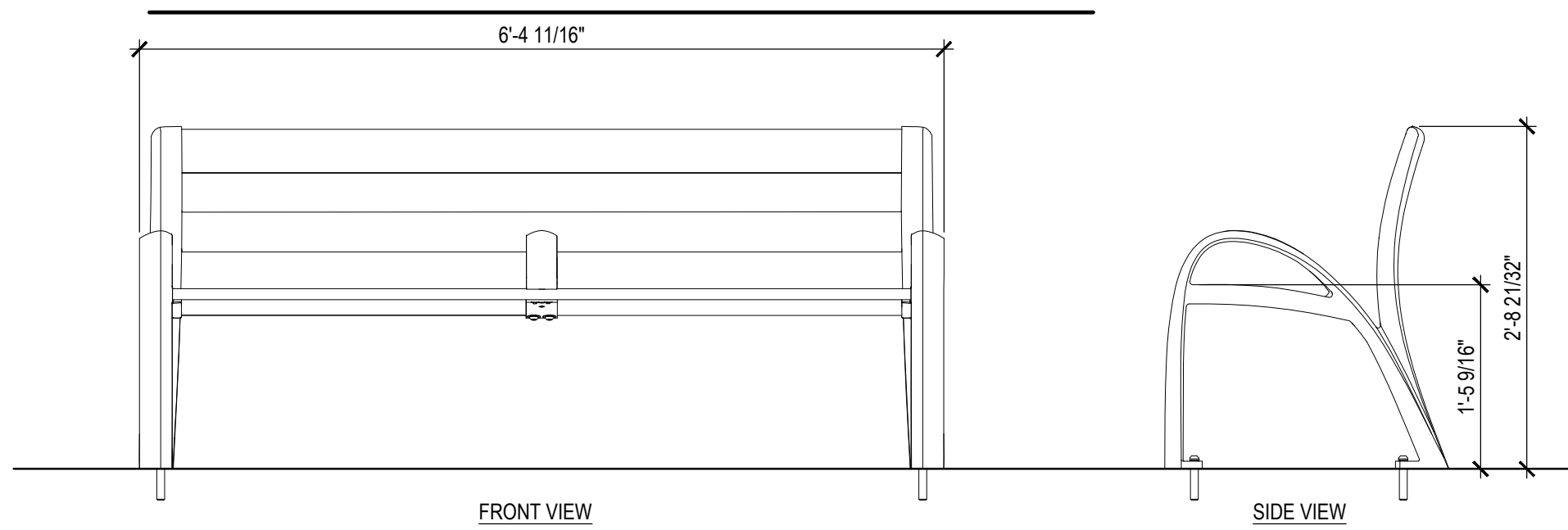
DATE: 6/30/2026

JOB NUMBER: 4515

SHEET
LP33 OF 39

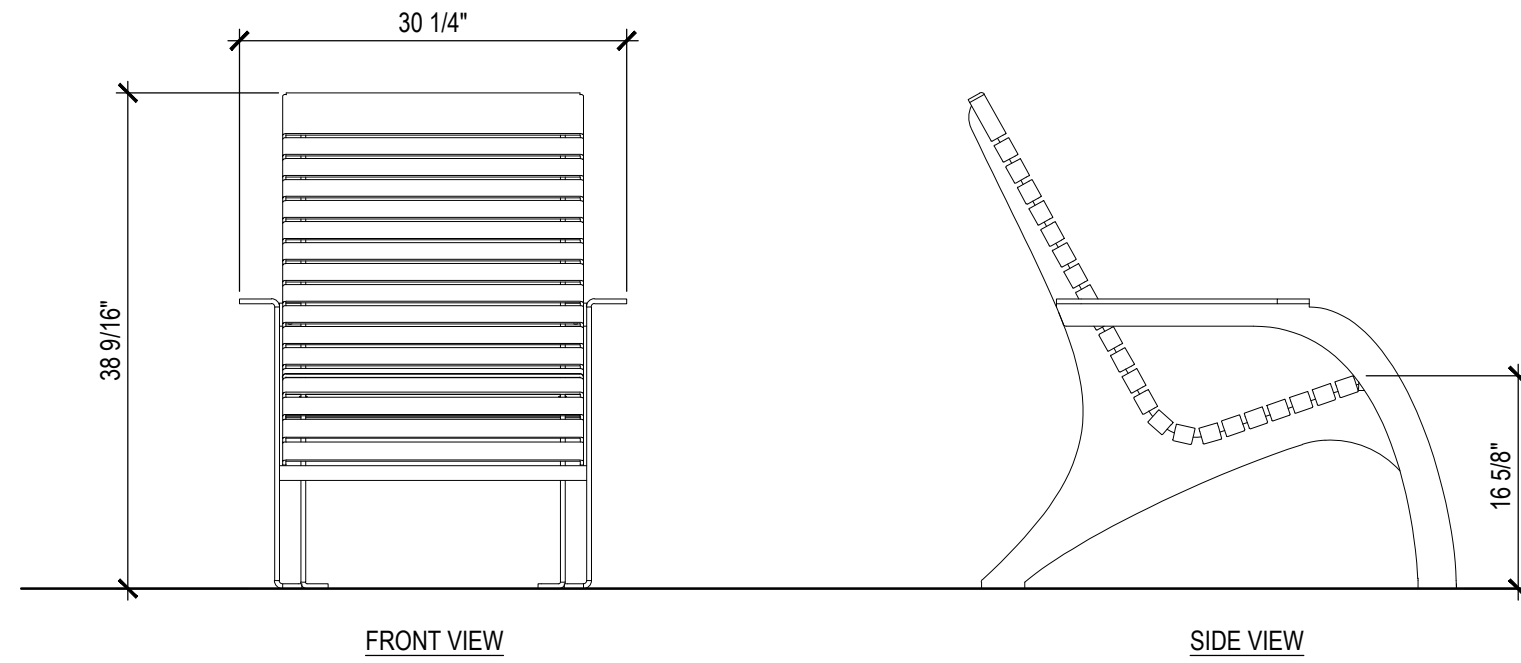
1. MODEL: CAMBER (SBCAM-72BA) WITH CENTER ARMREST;
SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS

AS MANUFACTURED BY:
FORMS+ SURFACES
www.forms-surfaces.com



BENCH 01

A photograph showing four bright yellow Adirondack chairs arranged on a dark wooden deck. The chairs are slatted and have curved bases. In the background, there is a green lawn and some landscaping.



LOUNGE CHAIR 02



FRONT VIEW

SIDE VIEW

BIKE RACK N.T.S. 03

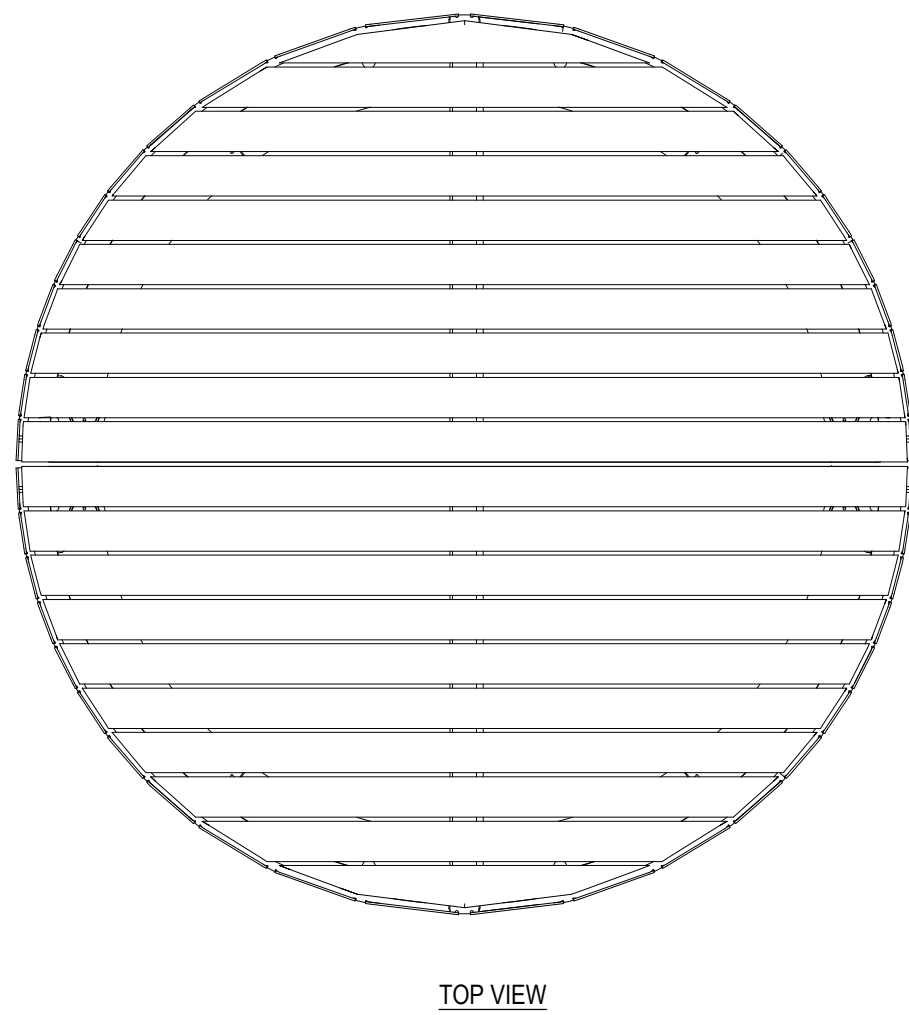
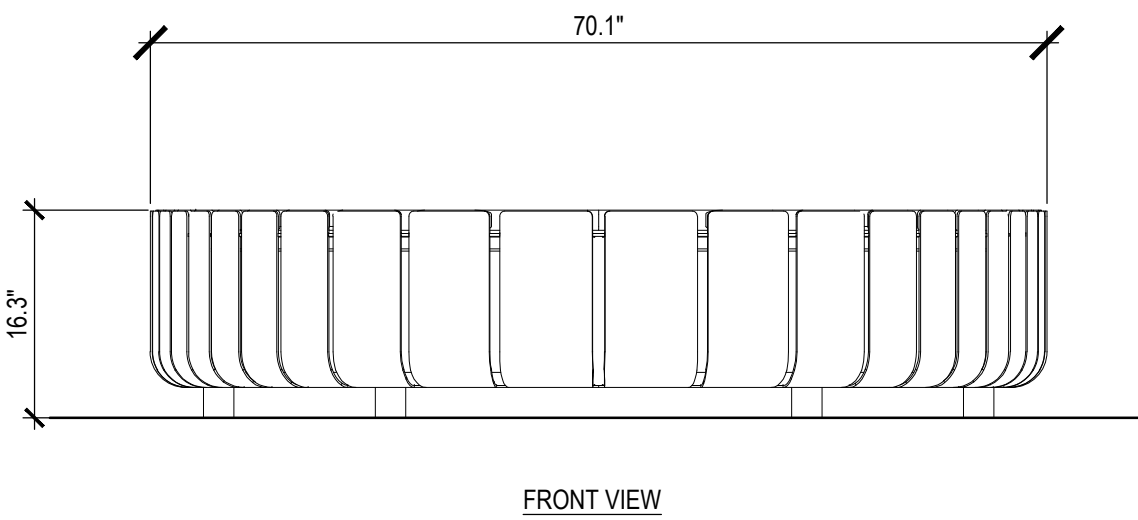
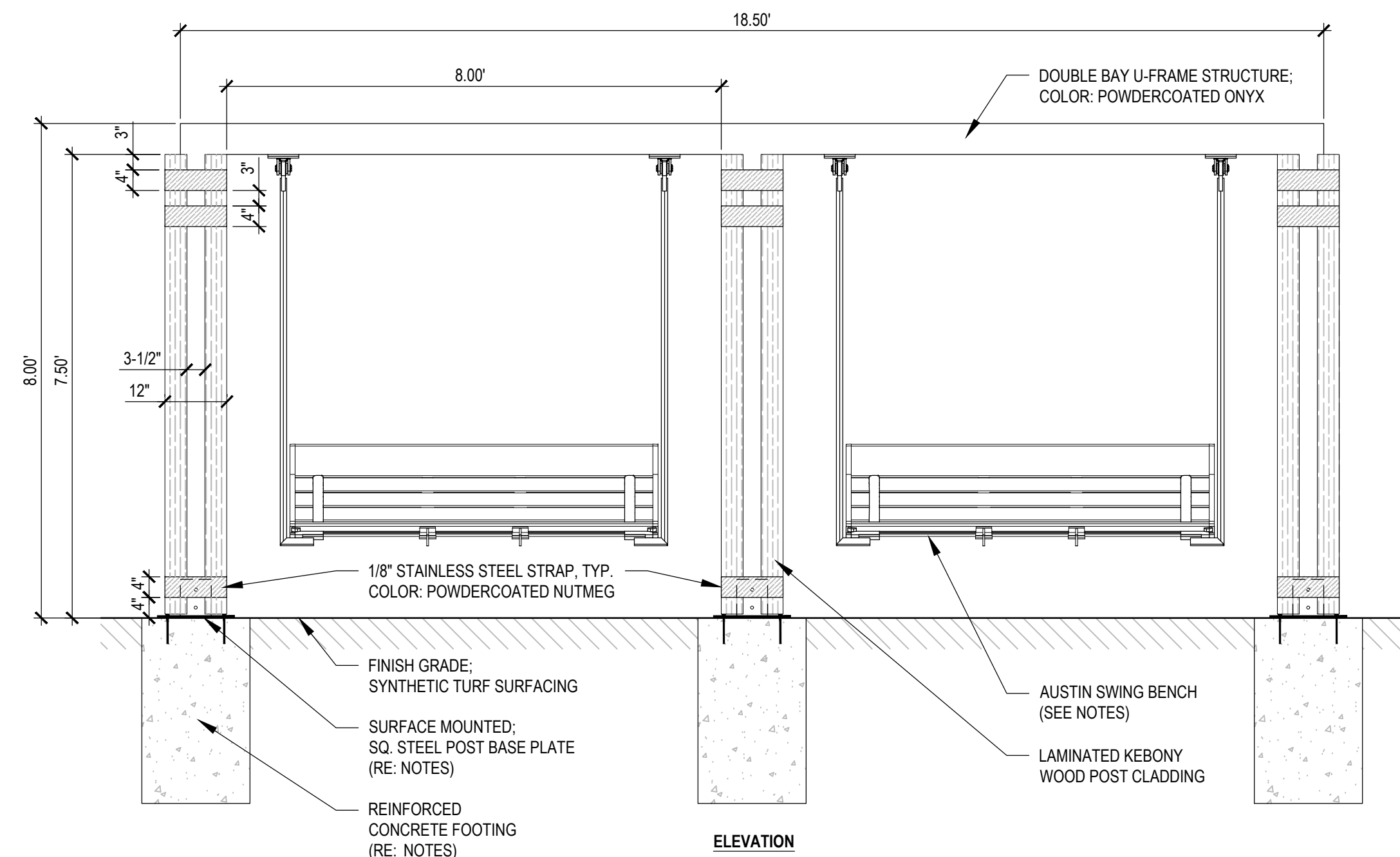


TABLE 04
N.T.S.

A 3D rendering of a modern park bench. The bench features a dark brown metal frame with horizontal wooden slats for seating. A man with short brown hair, wearing a dark blue t-shirt and grey trousers, is sitting on the bench. The bench is supported by a large, dark brown metal structure that also holds another empty bench in the background. The scene is set against a plain white background.



PORCH SWING 05

W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	DATE: 6/30/2026	
	JOB NUMBER: 4515	
	SHEET LP35 OF 39	
	SITE DETAILS	
		
		
414 Oak Street, Suite 101 Kansas City, Missouri 64108 P 816-766-5590		
MISSOURI State Certificate of Authority Numbers: Landscape Architecture: 2002023826		
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED		
STATE OF MISSOURI CRAIG A. RHODES LANDSCAPE ARCHITECT LA-1999140495 CRAIG A. RHODES MISSOURI L.A. NO. 1999140495		
No.	Revision/Issue	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	
SITE DETAILS	
DATE: 6/30/2026	
JOB NUMBER: 4515	
SHEET LP36 OF 39	

NOTES:

1. DETAIL PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE BASIS OF DESIGN INTENT. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND PROVIDE ENGINEER SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

WEATHERED STEEL PLANTER WALL
BASIS OF DESIGN:

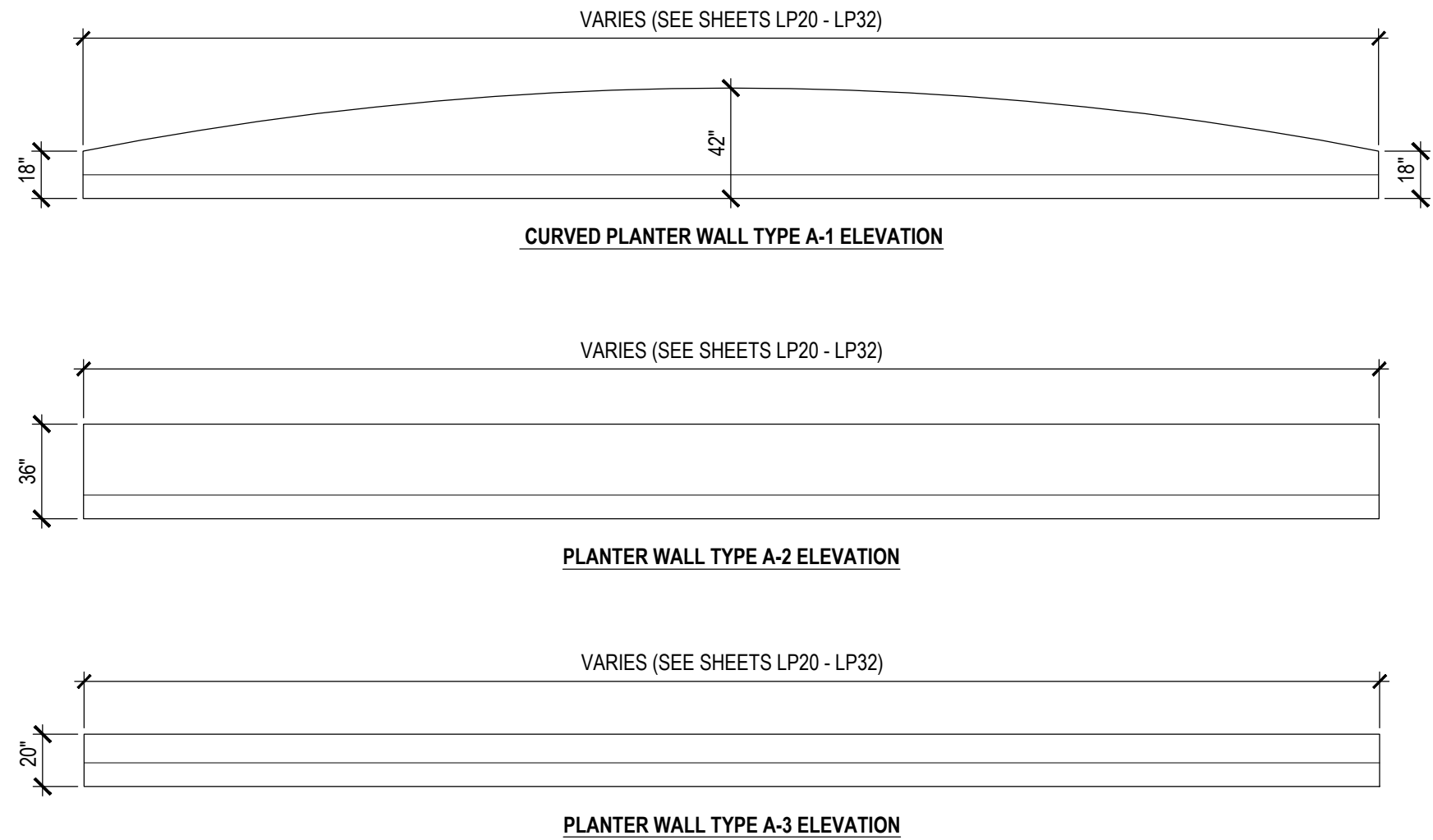
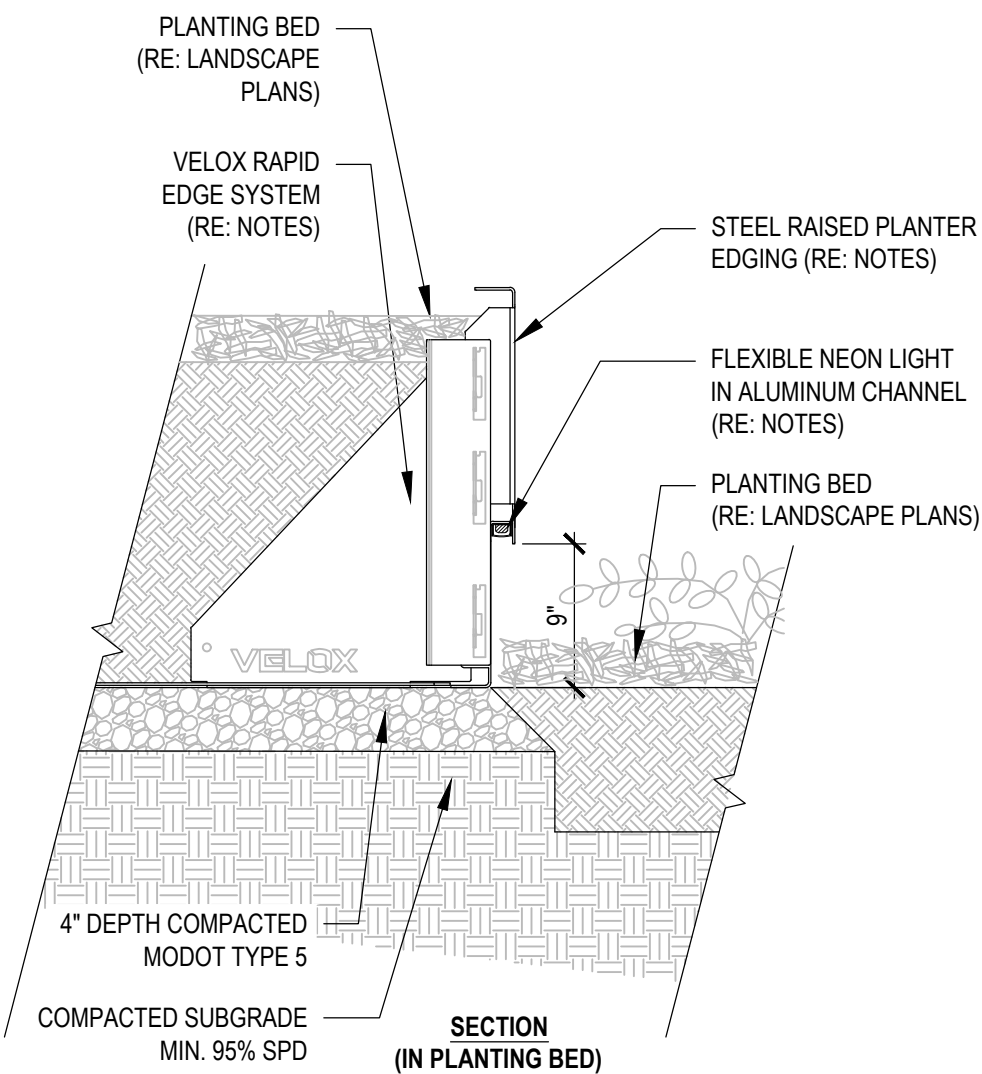
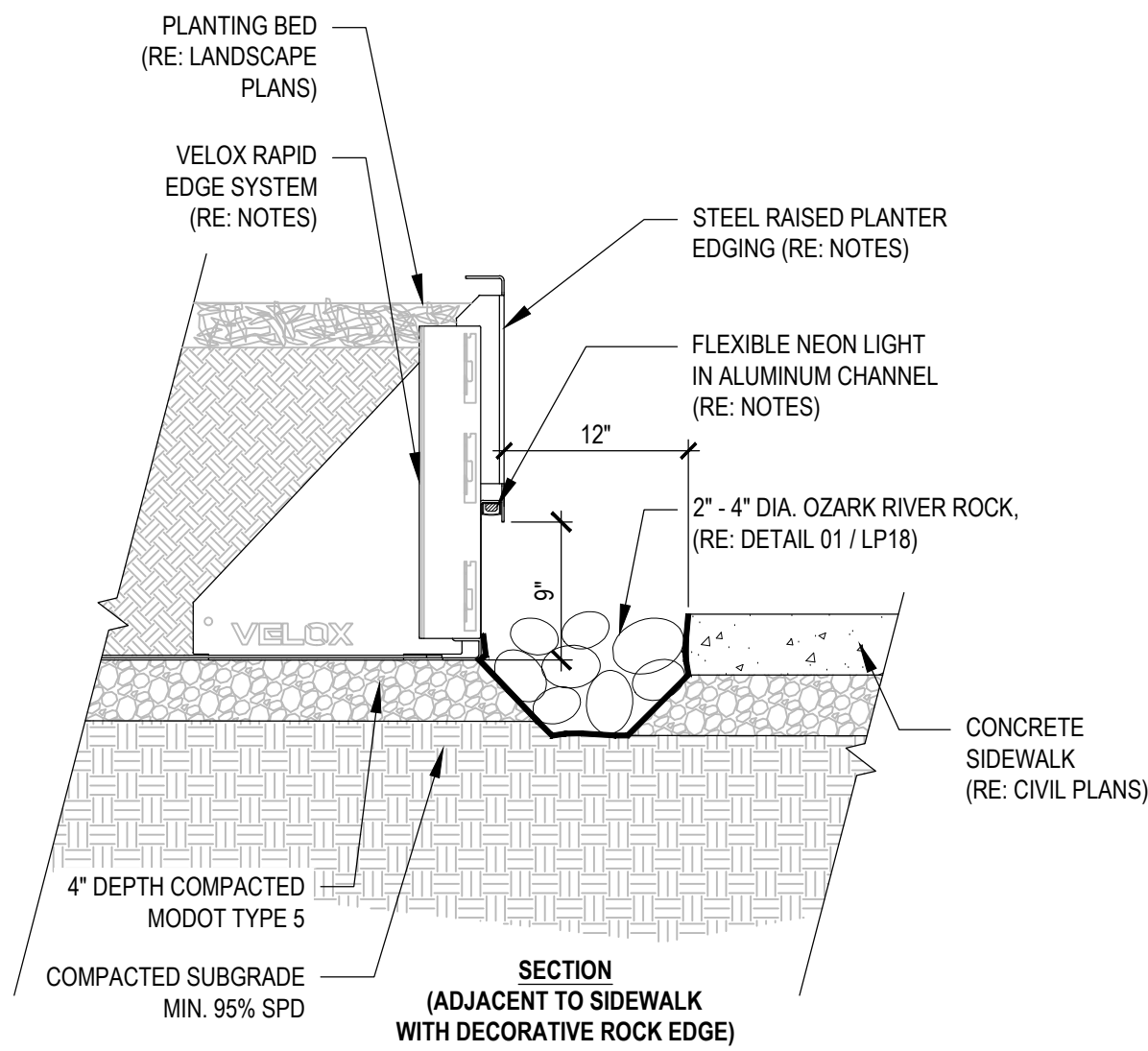
MODEL: STAPEL RAISED PLANTER EDGE
WITH INTEGRATED LIGHTING AND VELOX
RAPID EDGE SYSTEM
MATERIAL: WEATHERING STEEL

AS MANUFACTURED BY:
LOGIC MANUFACTURED BESPOKE
450 LEXINGTON AVE
NEW YORK, NY 10017
(OR APPROVED EQUAL)

2. FLEXIBLE NEON LIGHT IN ALUMINUM
CHANNEL BASIS OF DESIGN:

MANUFACTURER: KELVIX
MODEL: ENDURAWAVE NARROW RGBW
WITH BENDING FLEXIBILITY;
5.95 WATTS PER FOOT;
24V DC INPUT VOLTAGE
(OR APPROVED EQUAL)

CONTACT: KATE WIMER,
MERCER ZIMMERMAN LIGHTING
P: 913-488-6444



WEATHERED STEEL PLANTER WALL - TYPE A 01

N.T.S.

NOTES:

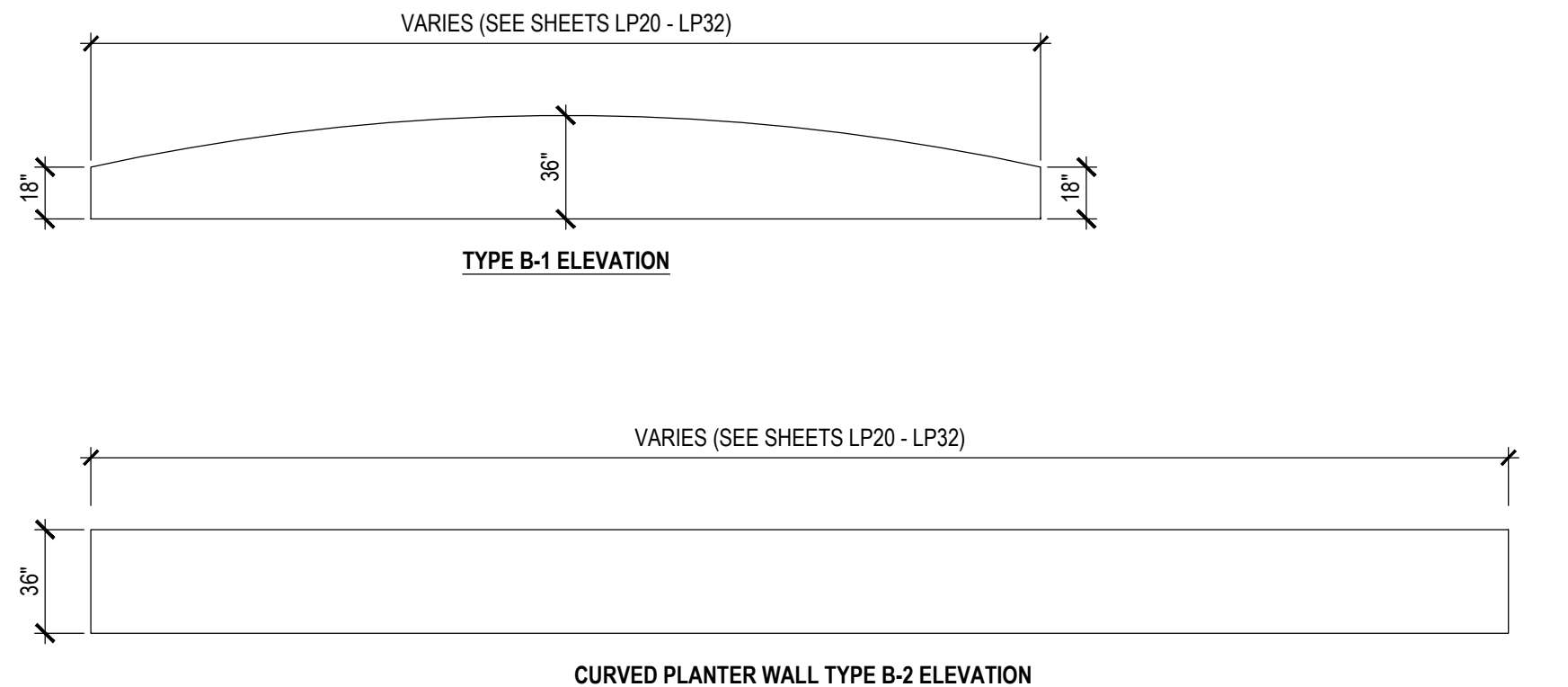
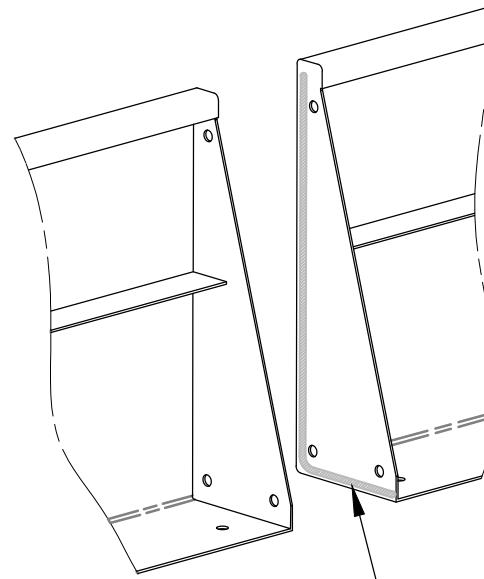
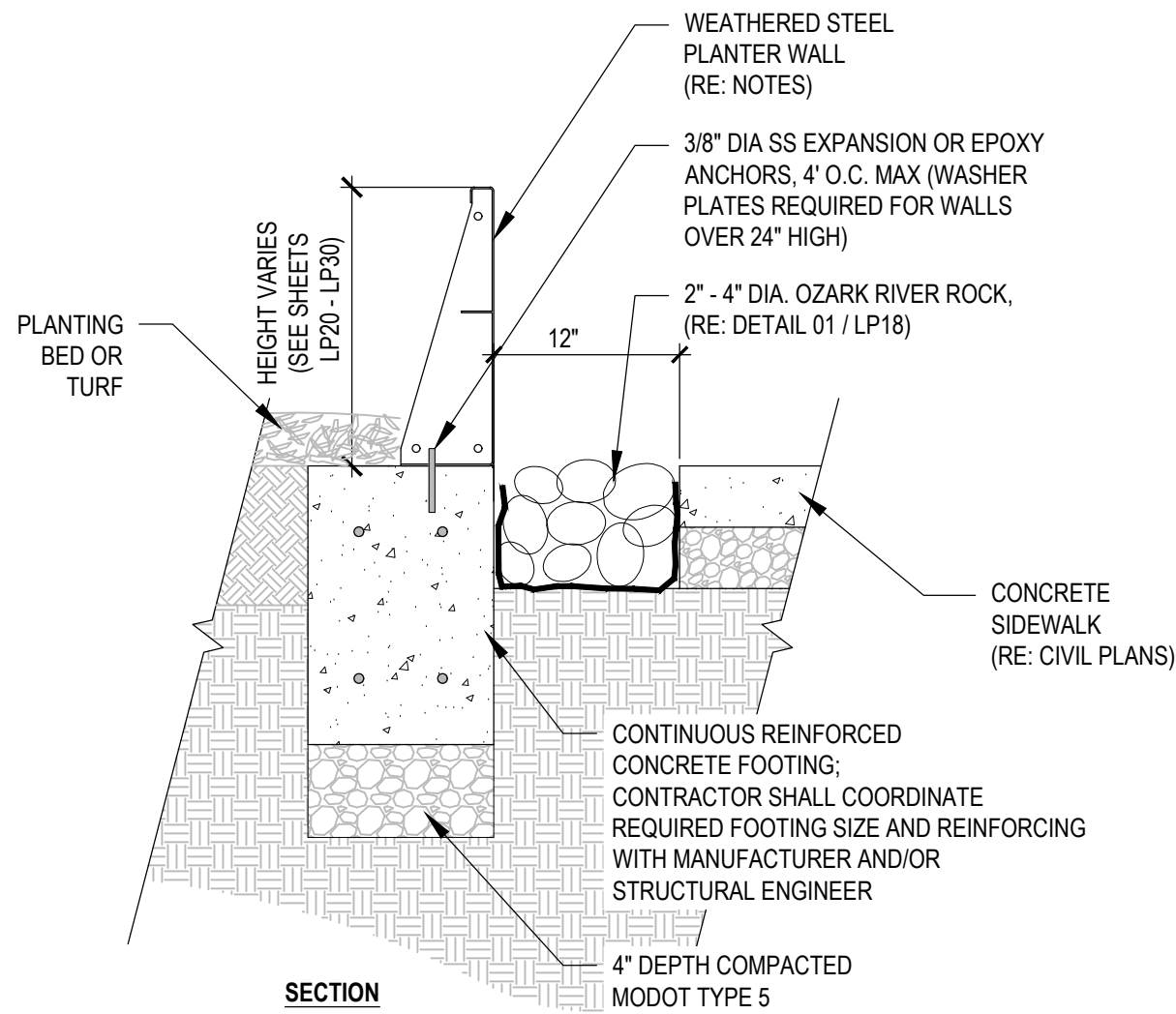
1. DETAIL PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE BASIS OF DESIGN INTENT. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND PROVIDE ENGINEER SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

2. WEATHERED STEEL PLANTER WALL
BASIS OF DESIGN:

MODEL: ANCHORED KITSAP MODULAR
RETAINING WALL
MATERIAL: WEATHERING STEEL

AS MANUFACTURED BY:
TOURNESOL SITE WORKS
32990 ALVARADO-NILES RD., SUITE 990
UNION CITY, CA 94587
(OR APPROVED EQUAL)

CONTACT: MARK PARRA
P: 872-335-6677



WEATHERED STEEL PLANTER WALL - TYPE B 02

N.T.S.

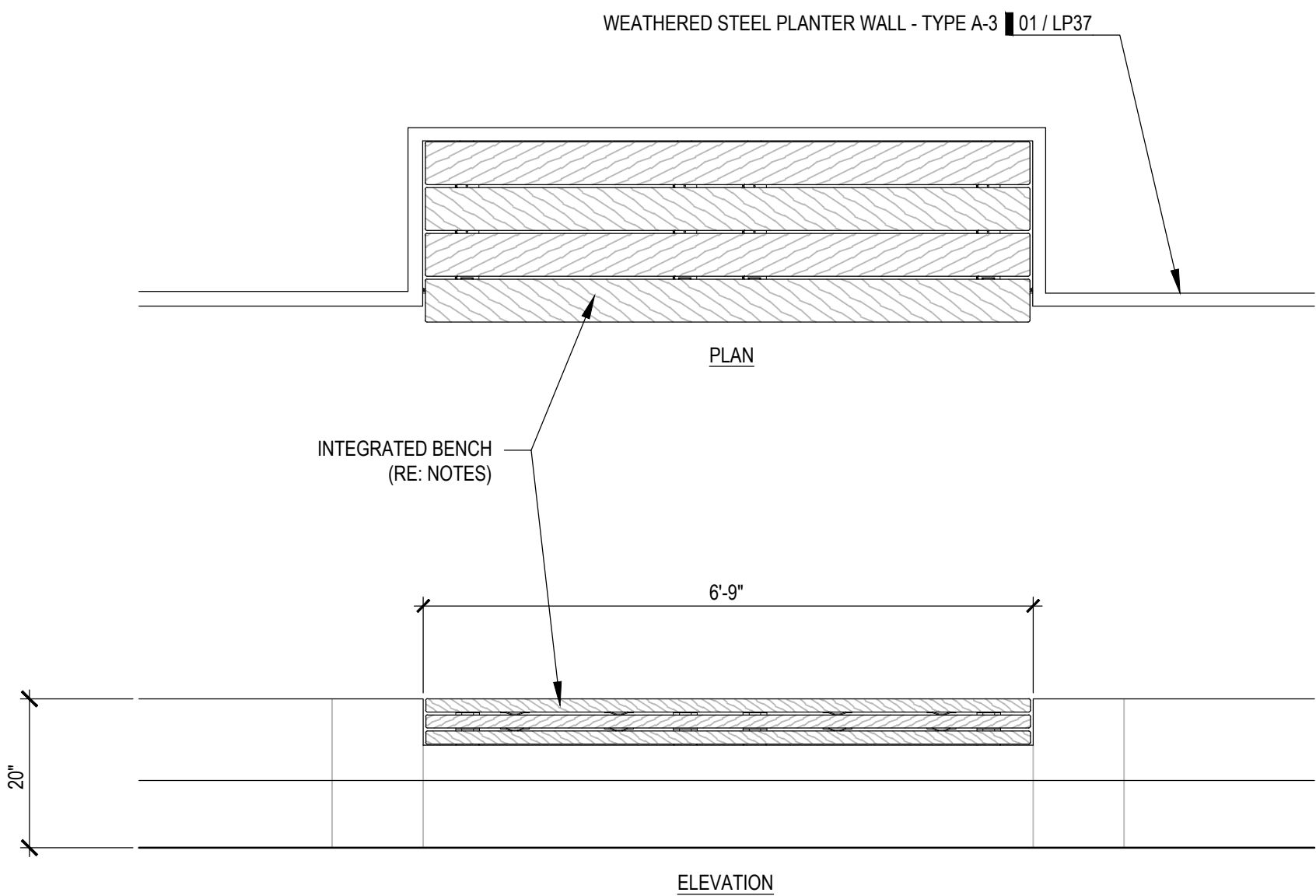
NOTES:

1. DETAIL PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE BASIS OF DESIGN INTENT. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND PROVIDE ENGINEER SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

2. INTEGRATED BENCH BASIS OF DESIGN:

MODEL: PLANO BENCH
MATERIAL: IROKO WOOD
FIXING SYSTEM: INTEGRATED

AS MANUFACTURED BY:
LOGIC MANUFACTURED BESPOKE
450 LEXINGTON AVE
NEW YORK, NY 10017
(OR APPROVED EQUAL)



WEATHERED STEEL PLANTER WALL BENCH 03

N.T.S.

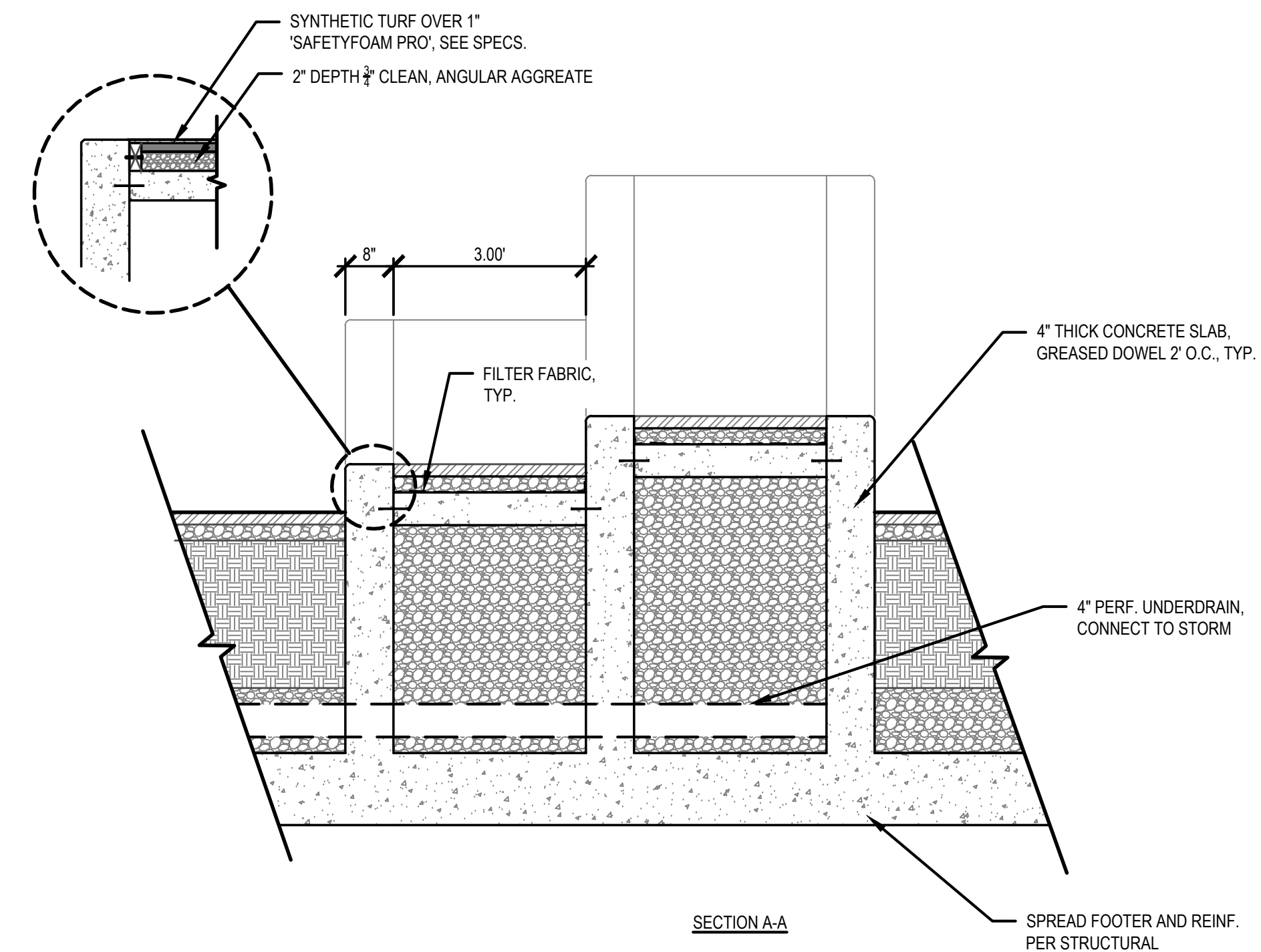
Date	
Revision/Issue	
No.	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
CRAIG A. RHODES MISSOURI L.A. NO. 1999140495	

414 Oak Street, Suite 101 Kansas City, Missouri 64106 P 816-756-5830
Missouri State Certificate of Authority Numbers: Landscape Architecture: 2002023826

--

W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	SITE DETAILS
DATE: 6/30/2026	
JOB NUMBER: 4515	
SHEET LP37 OF 39	

-
- The image contains two architectural drawings of a wall structure, labeled 'PLAN' and 'ELEVATION'.
- PLAN View:** This drawing shows a top-down view of a 50.00' long wall. The wall is composed of three layers: an 8" CONCRETE RIBBON WALL (outermost), ARTIFICIAL TURF (middle), and a 6" TYP. layer (innermost). A vertical line with a diamond-shaped marker labeled '02 LP38' indicates a specific location along the wall.
- ELEVATION View:** This drawing shows a side view of the wall, illustrating its profile. The wall is 50' long and 3' high. The profile shows a wavy line representing the wall's surface, with labels for 'WALL 'B'' and 'WALL 'A'' indicating different sections or materials. The elevation view includes a grid with horizontal and vertical axes.



WAVY WALK PLAN N.T.S. 01

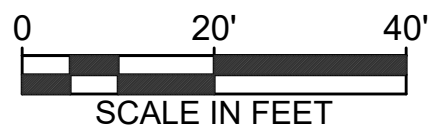
WAVY WALK SECTION A-A **02**
N.T.S.

[illegible]

Z:\Shared\Projects\4515 - City of Branson - West 76 Country Boulevard Streetscape\6 Drawings\q Plan Set\4515_EXISTING-CONDITIONS.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM



- LEGEND**
- = BENCHMARK
 - = CONTROL POINT
 - = EXISTING IRON PIN FOUND, AS NOTED
 - = 1/4 SECTION LINE
 - = EXISTING RIGHT OF WAY LINE
 - = 100' = EXISTING MAJOR CONTOURS
 - = EXISTING MINOR CONTOURS
 - = EXISTING FENCE CHAIN LINK
 - = EXISTING FENCE LINE
 - = EXISTING OVERHEAD ELECTRIC
 - = EXISTING UNDERGROUND ELECTRIC
 - = EXISTING UTILITY POLE
 - = EXISTING GUY ANCHOR
 - = EXISTING ELECTRIC RISER
 - = EXISTING LIGHT POLE
 - = EXISTING ELECTRIC METER
 - = EXISTING GAS LINE
 - = EXISTING WATER LINE
 - = EXISTING SEWER LINE
 - = EXISTING TELEPHONE LINE
 - = EXISTING UNDERGROUND TELEPHONE LINE
 - = EXISTING TELEPHONE RISER
 - = EXISTING CULVERT
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE
 - = EXISTING WATER METER
 - = EXISTING SANITARY SEWER MANHOLE
 - = EXISTING SANITARY CLEANOUT
 - = EXISTING TREE, SIZE AS NOTED
 - = EXISTING BUSH
 - = EXISTING MAIL BOX
 - = EXISTING SIGN
 - = EXISTING POST
 - = EXISTING RAILWAY



W. 76 COUNTRY BLVD STREETSCAPE
SEG. 1 & 2 and MODOT SNS0032 & EN7622
CITY OF BRANSON, MISSOURI

EXISTING CONDITIONS
W 76 COUNTRY BLVD - 93+60.87 TO 97+50.00

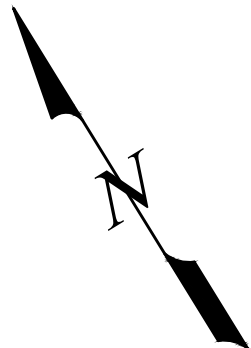
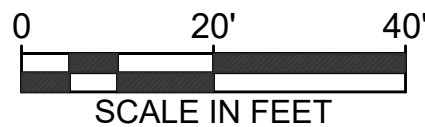
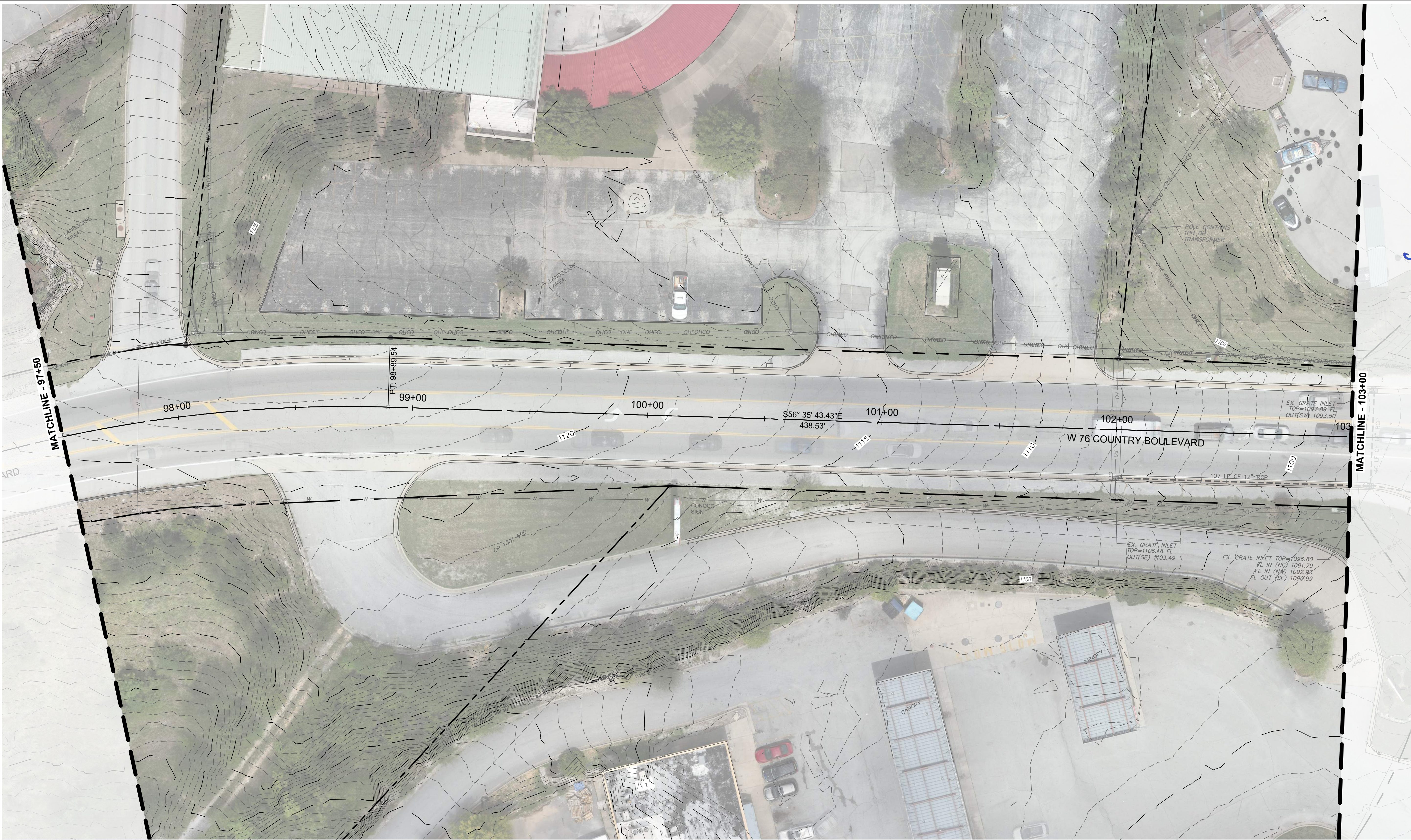
DATE: 06/16/2026
JOB NUMBER: 4515
SHEET
EX01 OF 13



IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED.
MICHAEL W. BEATY
NUMBER E-24830
MISSOURI PROFESSIONAL ENGINEER
11/01/2024

No.	Revision/Issue	Date
1	SHOW UTILITY POLES	

Z:\Shared\Projects\4515 - City of Branson - West 76 Country Boulevard Streetscape\8) Drawings\c) Plan Set\4515_EXISTING-CONDITIONS.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM

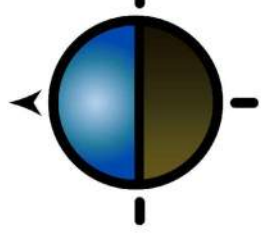


W. 76 COUNTRY BLVD STREETSCAPE
SEG. 1 & 2 and MODOT SNS0032 & EN7622
CITY OF BRANSON, MISSOURI

EXISTING CONDITIONS

W 76 COUNTRY BLVD - 97+50.00 TO 103+00.00

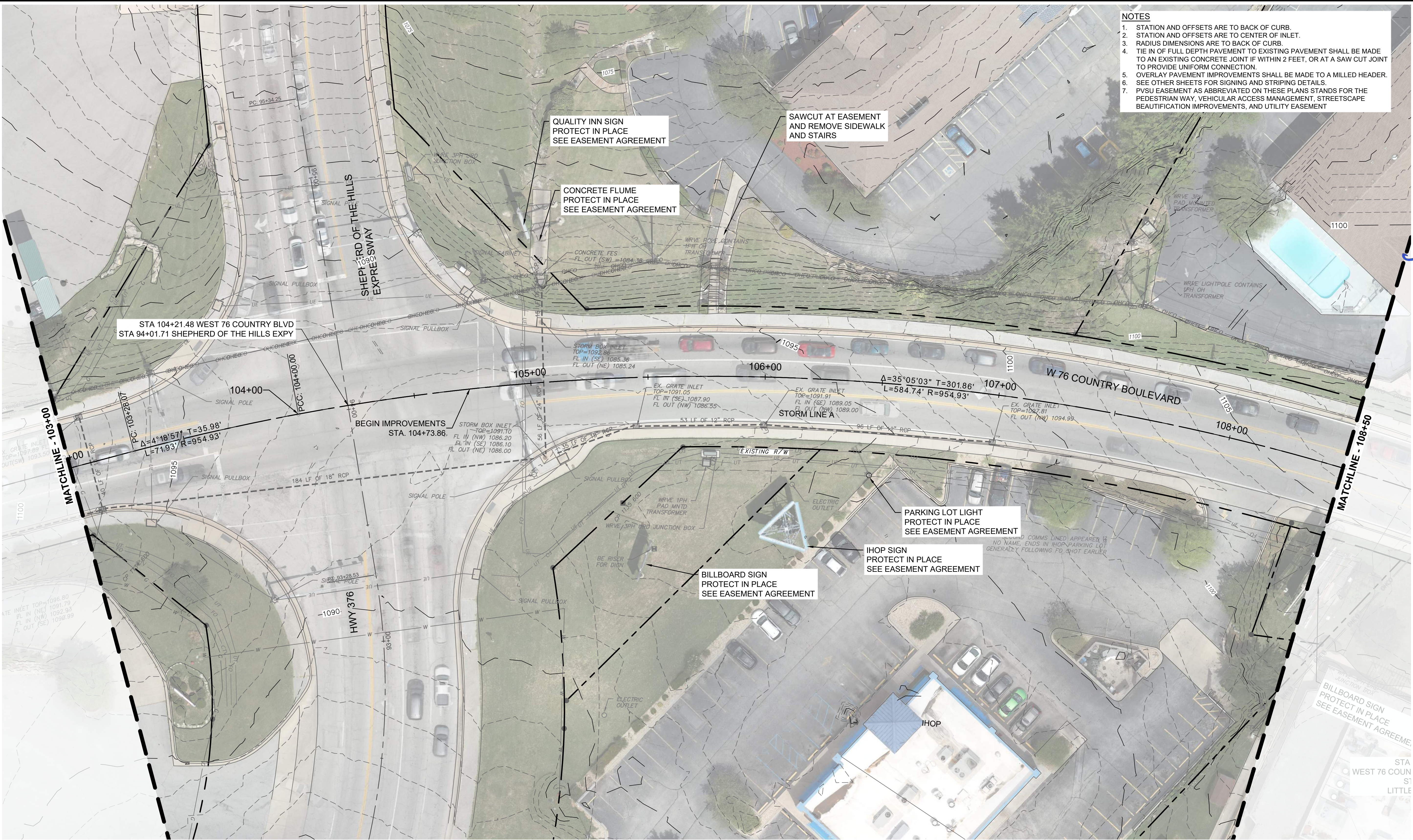
DATE: 06/16/2026
JOB NUMBER: 4515
SHEET
EX02 OF 13



IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED
MICHAEL W. BEATY
REGISTERED PROFESSIONAL ENGINEER
E-24830
MISSOURI STATE BOARD OF PROFESSIONAL ENGINEERS

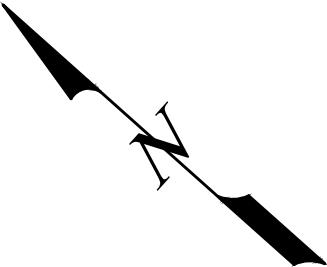
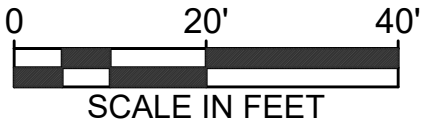
No.	Revision/Issue	Date
1	SHOW UTILITY POLES	

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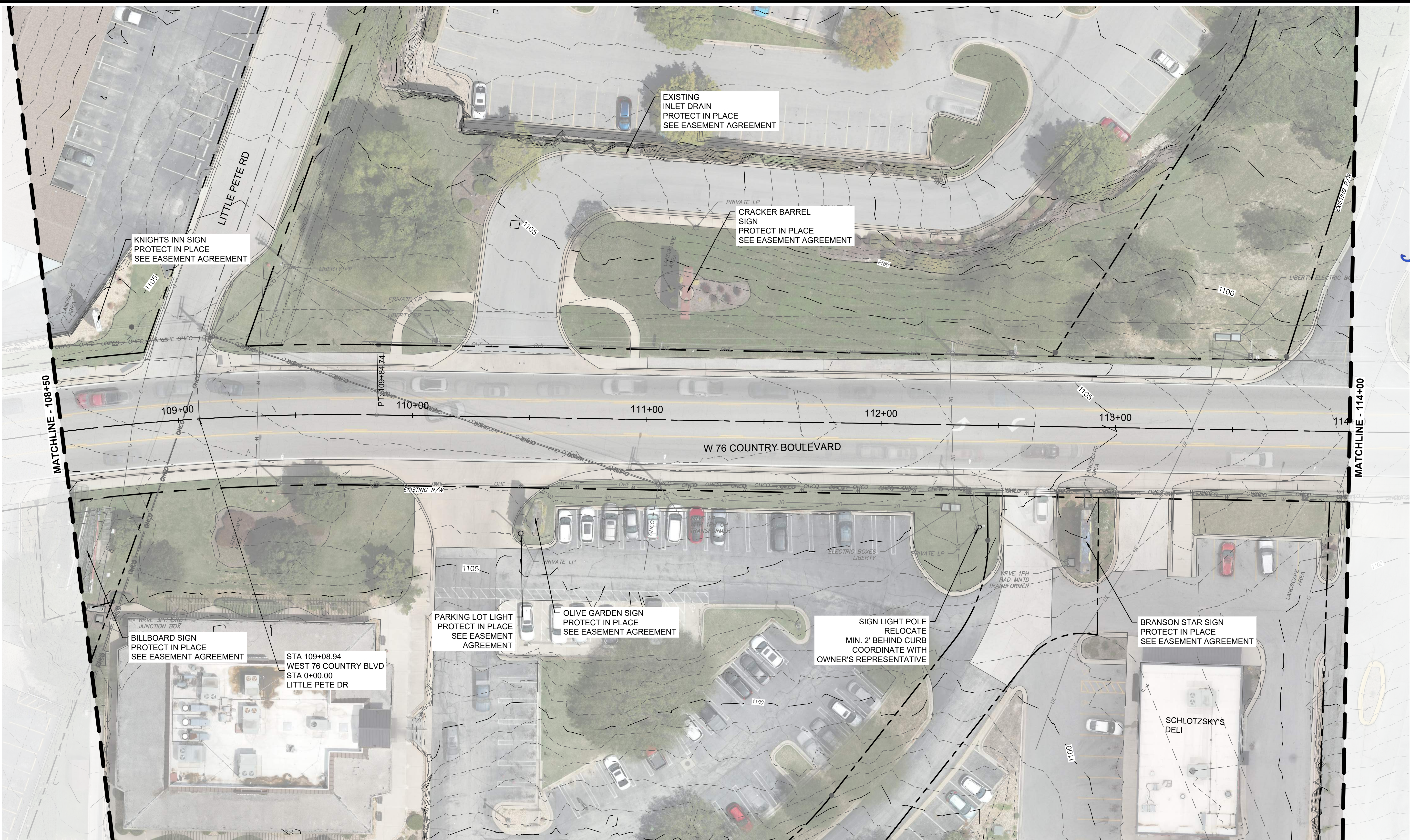


- NOTES
1. STATION AND OFFSETS ARE TO BACK OF CURB.
 2. STATION AND OFFSETS ARE TO CENTER OF INLET.
 3. RADIUS DIMENSIONS ARE TO BACK OF CURB.
 4. TIE IN OF FULL DEPTH PAVEMENT TO EXISTING PAVEMENT SHALL BE MADE TO AN EXISTING CONCRETE JOINT IF WITHIN 2 FEET, OR AT A SAW CUT JOINT TO PROVIDE UNIFORM CONNECTION.
 5. OVERLAY PAVEMENT IMPROVEMENTS SHALL BE MADE TO A MILLED HEADER. SEE OTHER SHEETS FOR SIGNING AND STRIPING DETAILS.
 6. PVSU EASEMENT AS ABBREVIATED ON THESE PLANS STANDS FOR THE PEDESTRIAN WAY, VEHICULAR ACCESS MANAGEMENT, STREETSCAPE BEAUTIFICATION IMPROVEMENTS, AND UTILITY EASEMENT

Revision/Issue		Date	
No.	SHOW UTILITY POLES		
1			
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED			
			
MICHAEL W. BEATY E-24830			
		 Missouri State Certificate of Authority Numbers: Engineering: 2000156845, Land Surveying: 2001011476	
			
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI		EXISTING CONDITIONS W 76 COUNTRY BLVD - 103+00.00 TO 108+50.00	
DATE: 06/16/2026			
JOB NUMBER: 4515			
SHEET EX03 OF 13			



Z:\Shared\Projects\4515 - City of Branson - West 76 Country Boulevard Streetscape(8) Drawings\q Plan Set\4515 - EXISTING-CONDITIONS.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM



KNIGHTS INN SIGN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

EXISTING
INLET DRAIN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

CRACKER BARREL
SIGN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

BILLBOARD SIGN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

STA 109+08.94
WEST 76 COUNTRY BLVD
STA 0+00.00
LITTLE PETE DR

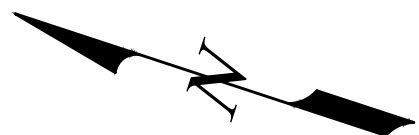
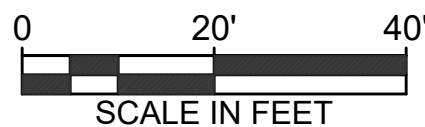
PARKING LOT LIGHT
PROTECT IN PLACE
SEE EASEMENT
AGREEMENT

OLIVE GARDEN SIGN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

SIGN LIGHT POLE
RELOCATE
MIN. 2' BEHIND CURB
COORDINATE WITH
OWNER'S REPRESENTATIVE

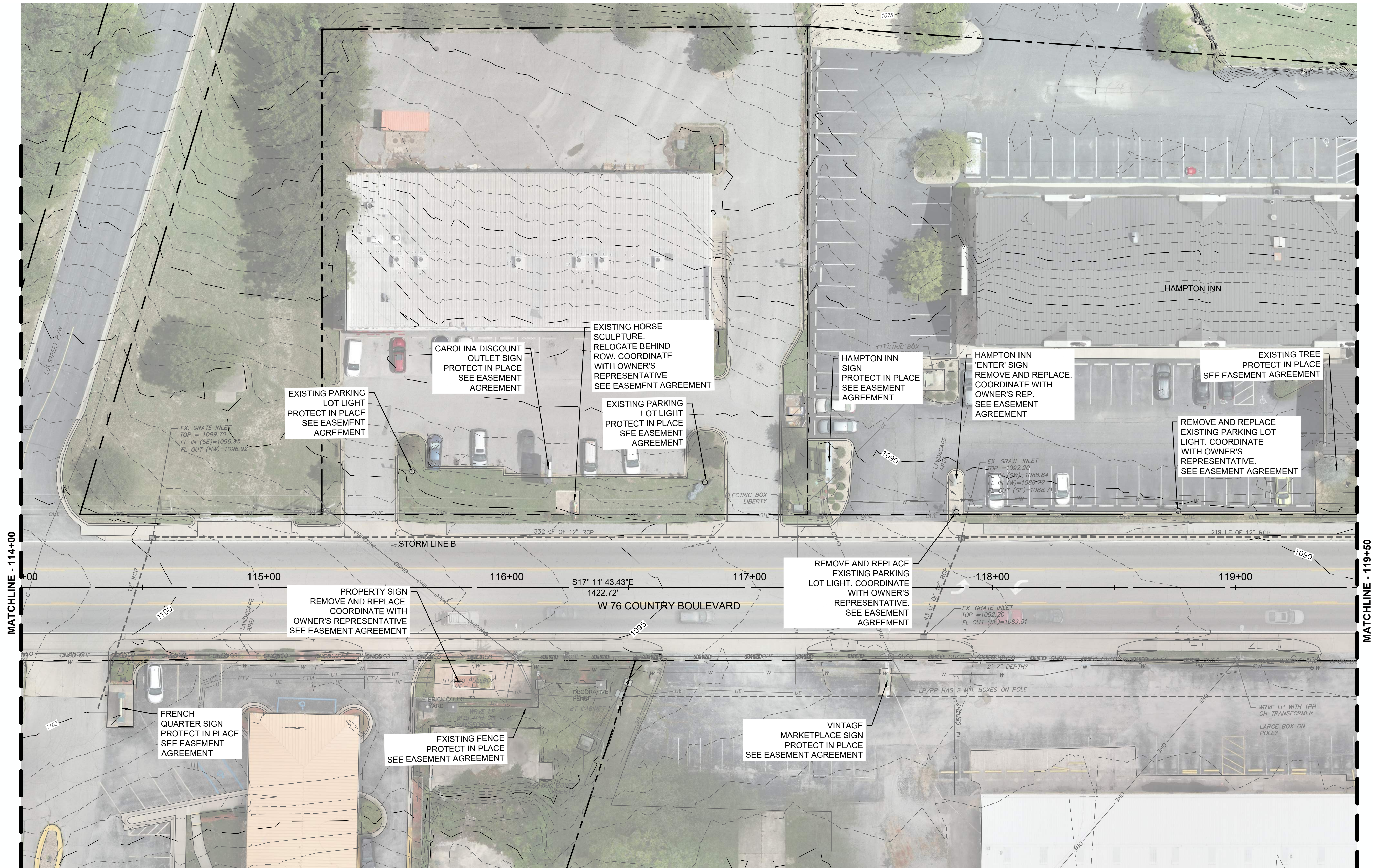
BRANSON STAR SIGN
PROTECT IN PLACE
SEE EASEMENT AGREEMENT

SCHLOTZSKY'S
DELI



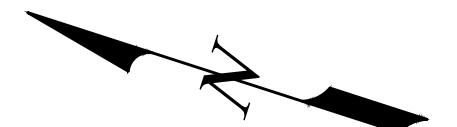
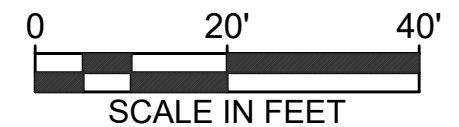
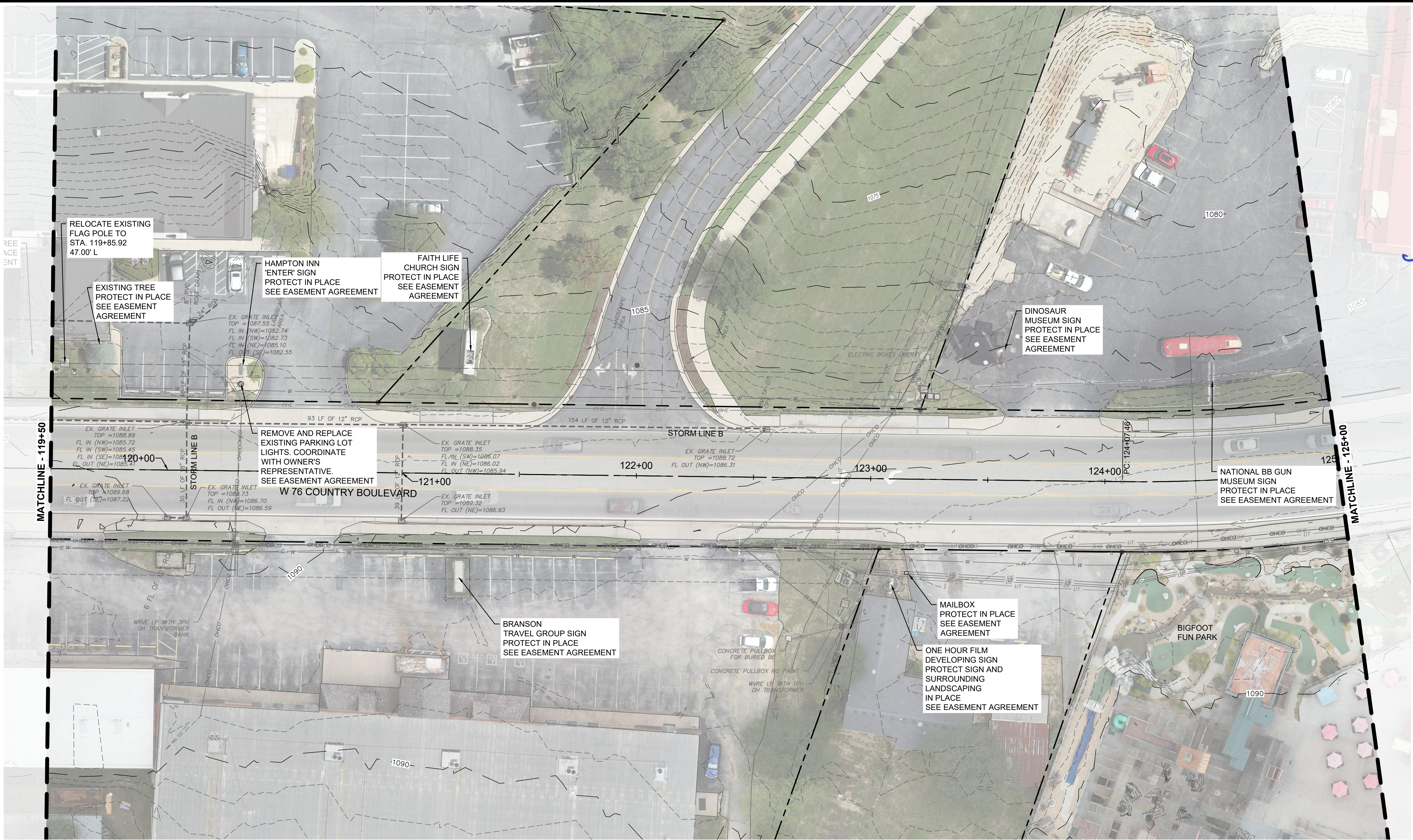
DATE: 06/16/2026	
JOB NUMBER: 4515	
SHEET EX04 OF 13	
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 108+50.00 TO 114+00.00	
MICHAEL W. BEATY E-24830 	
No.	Revision/Issue
1	SHOW UTILITY POLES
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
Date	

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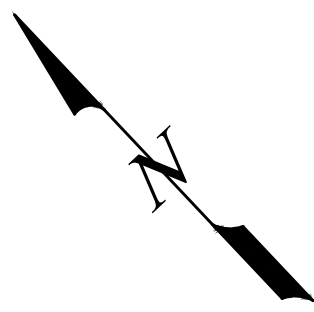
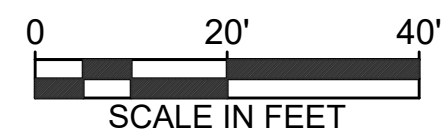
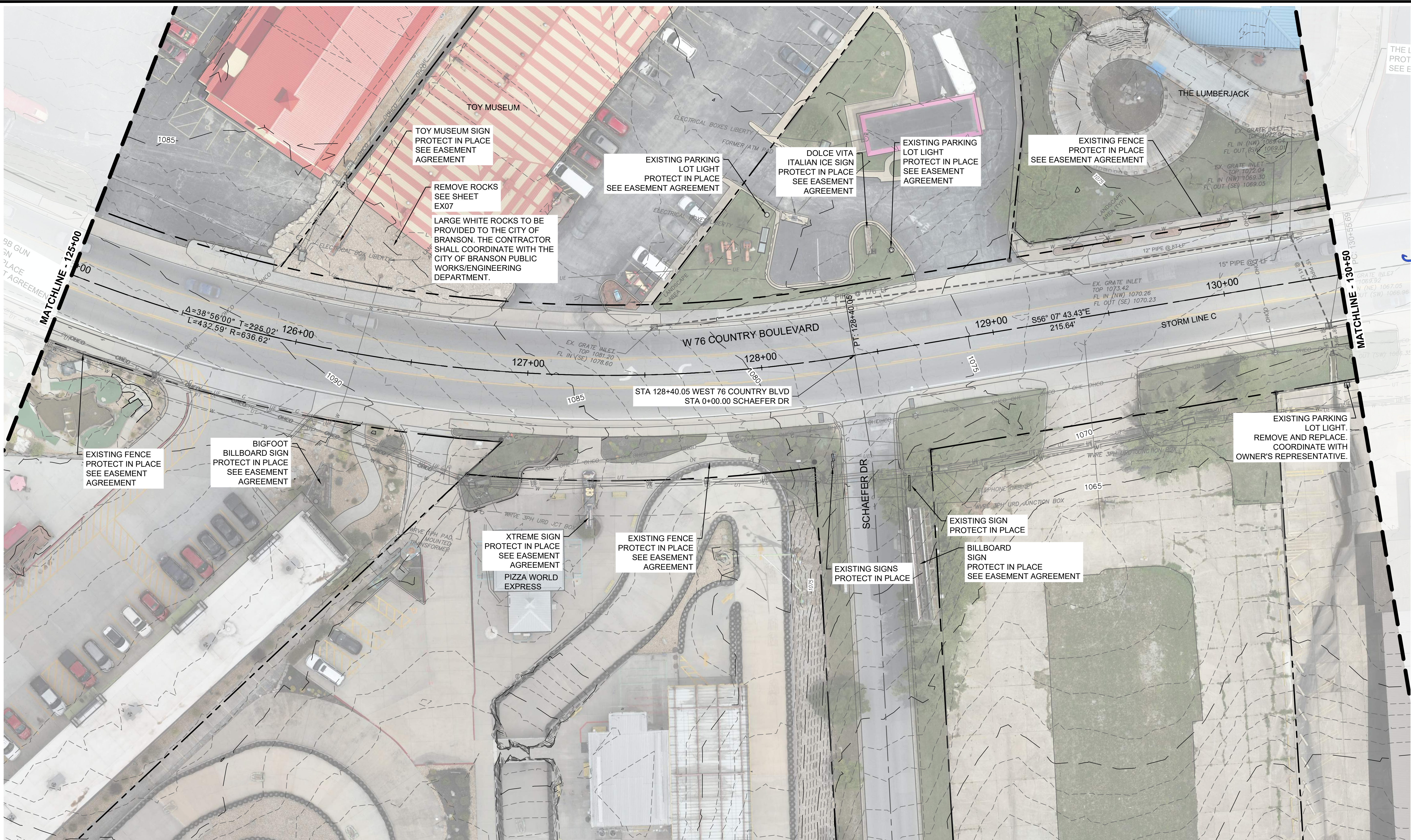
Revision/Issue		Date
No.	SHOW UTILITY POLES	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED		
MICHAEL W. BEATY E-24830		
Missouri State Certificate of Authority Numbers: Engineering: 2000166865, Land Surveying: 200101476		
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI		
EXISTING CONDITIONS W 76 COUNTRY BLVD - 114+00.00 TO 119+50.00		
DATE: 06/16/2026		
JOB NUMBER: 4515		
SHEET EX05 OF 13		

Z:\Shared\Projects\4515 - City of Branson - West 76 Country Boulevard Streetscape\8) Drawings\c) Plan Set\4515 - EXISTING-CONDITIONS.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM

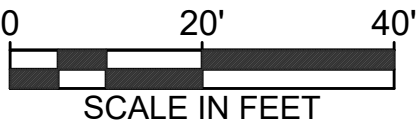
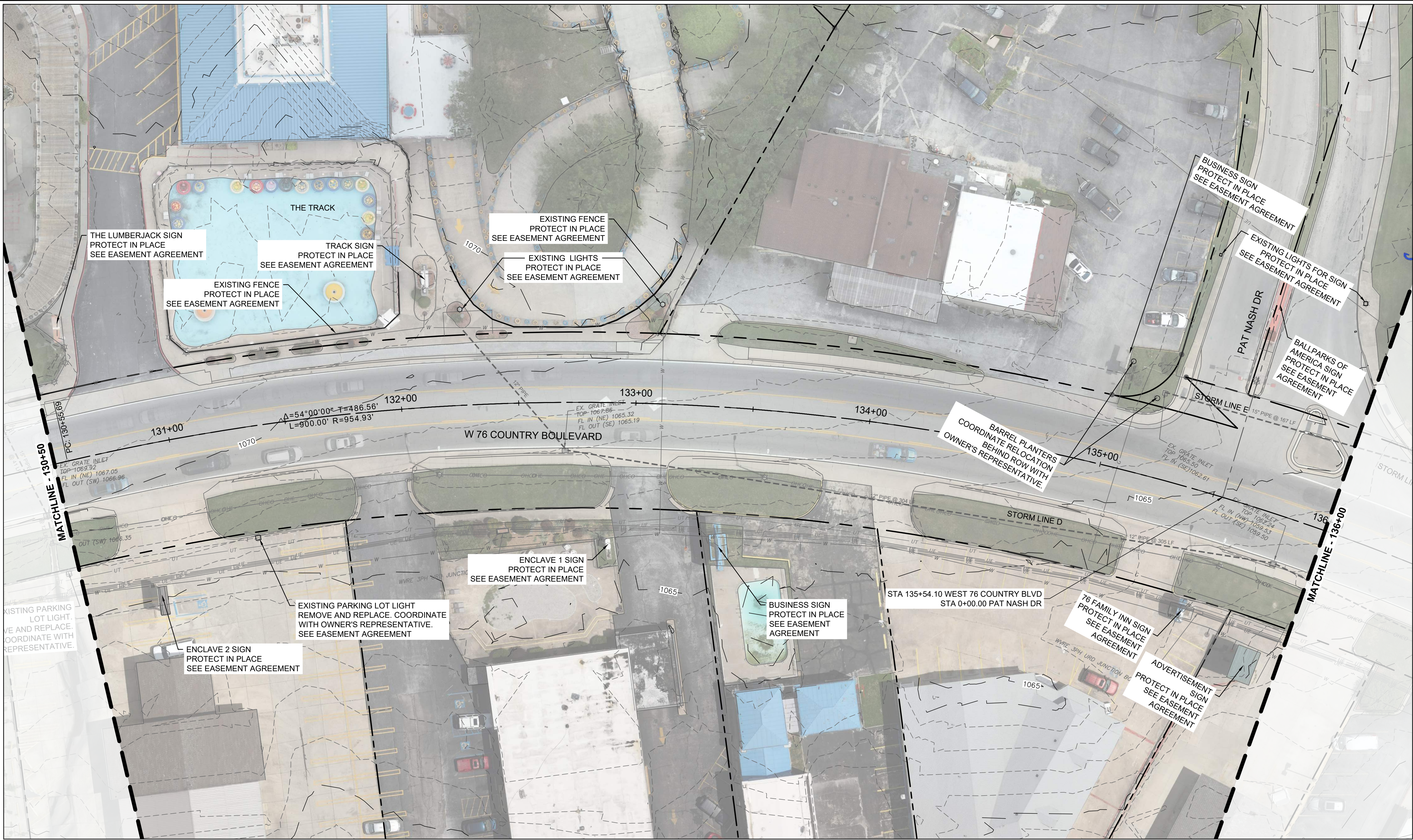


DATE: 06/16/2026	
JOB NUMBER: 4515	
SHEET EX06 OF 13	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 119+50.00 TO 125+00.00	
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
MICHAEL W. BEATY E-24830 Missouri State Certificate of Authority Number: Engineering: 2000165845; Land Surveying: 2001011476	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED 	
No.	Revision/Issue
1	SHOW UTILITY POLES
	Date

Z:\Shared\Projects\4515 - City of Branson - West 76 Country Boulevard Streetscape\8) Drawings\q Plan Set\4515 - EXISTING-CONDITIONS.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM



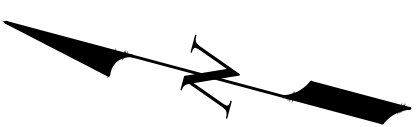
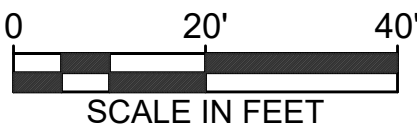
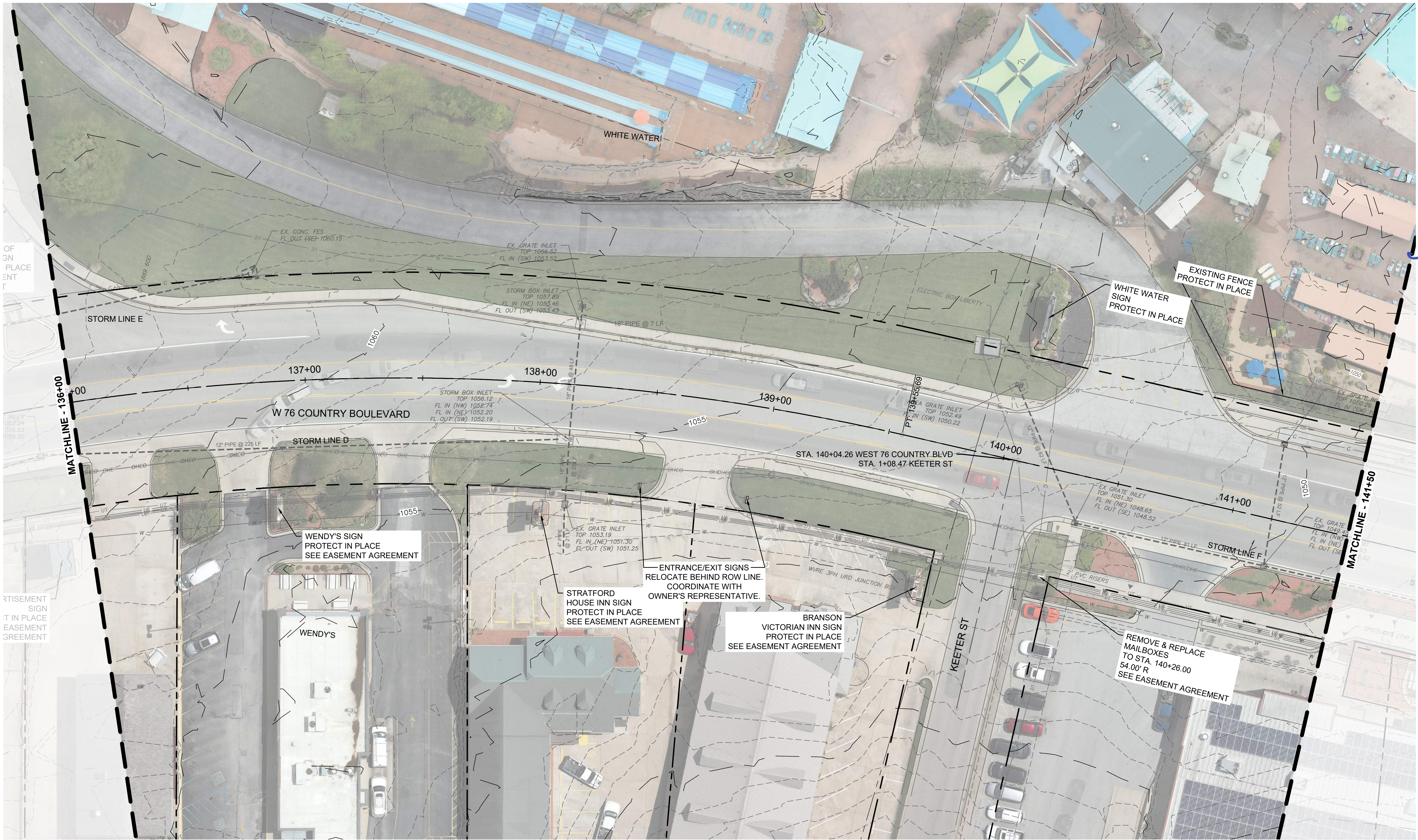
DATE: 06/16/2026	
JOB NUMBER: 4515	
SHEET EX07 OF 13	
W 76 COUNTRY BLVD - 125+00.00 TO 130+50.00	
EXISTING CONDITIONS	
SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
76 DESIGN COLLECTIVE	
MICHAEL W. BEATY E-24830	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
No.	Revision/Issue
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	Date



Date		Revision/Issue		No.	
		SHOW UTILITY POLES			
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED					
MICHAEL W. BEATTY E-24830					
Missouri State Certificate of Authority Numbers: Engineering: 2000156885, Land Surveying: 200101476					
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI			EXISTING CONDITIONS W 76 COUNTRY BLVD - 130+50.00 TO 136+00.00		
DATE: 06/16/2026					
JOB NUMBER: 4515					
SHEET EX08 OF 13					

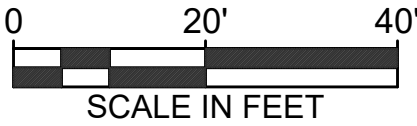
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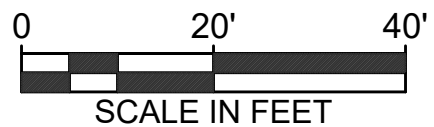
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JOB NUMBER: 4515	
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W 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 136+00.00 TO 141+50.00	
MICHAEL W. BEATY E-24830 MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBER: Engineering: 2000166855, Land Surveying: 200101476	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
No.	Revision/Issue
1	SHOW UTILITY POLES
Date	

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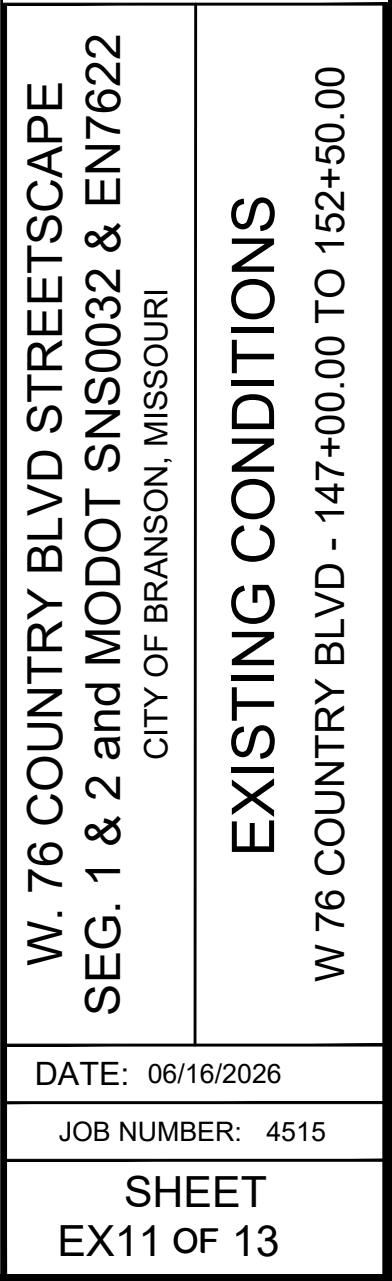
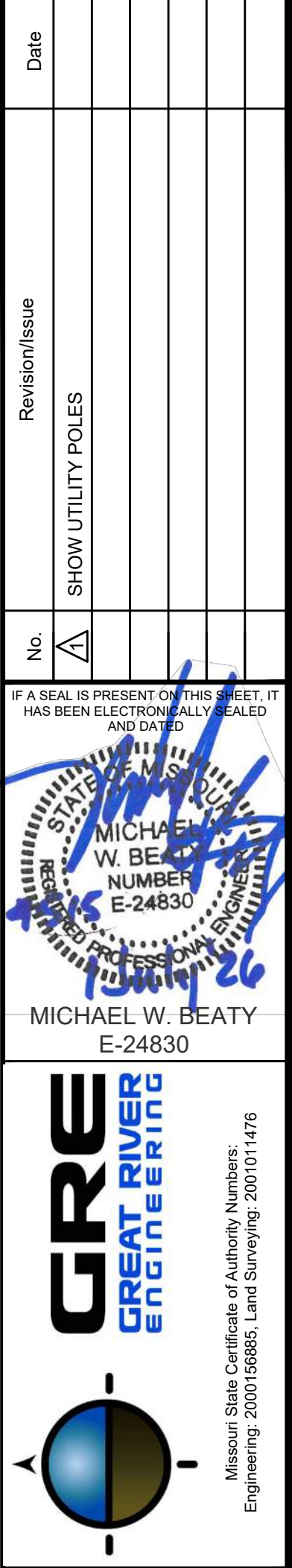


W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI		DATE: 06/16/2026	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 141+50.00 TO 147+00.00		JOB NUMBER: 4515	
SHEET EX10 OF 13		Revision/Issue SHOW UTILITY POLES	
No.		Date	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED		MICHAEL W. BEATY E-24830	
		MICHAEL W. BEATY E-24830	

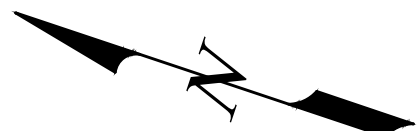
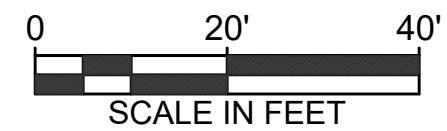
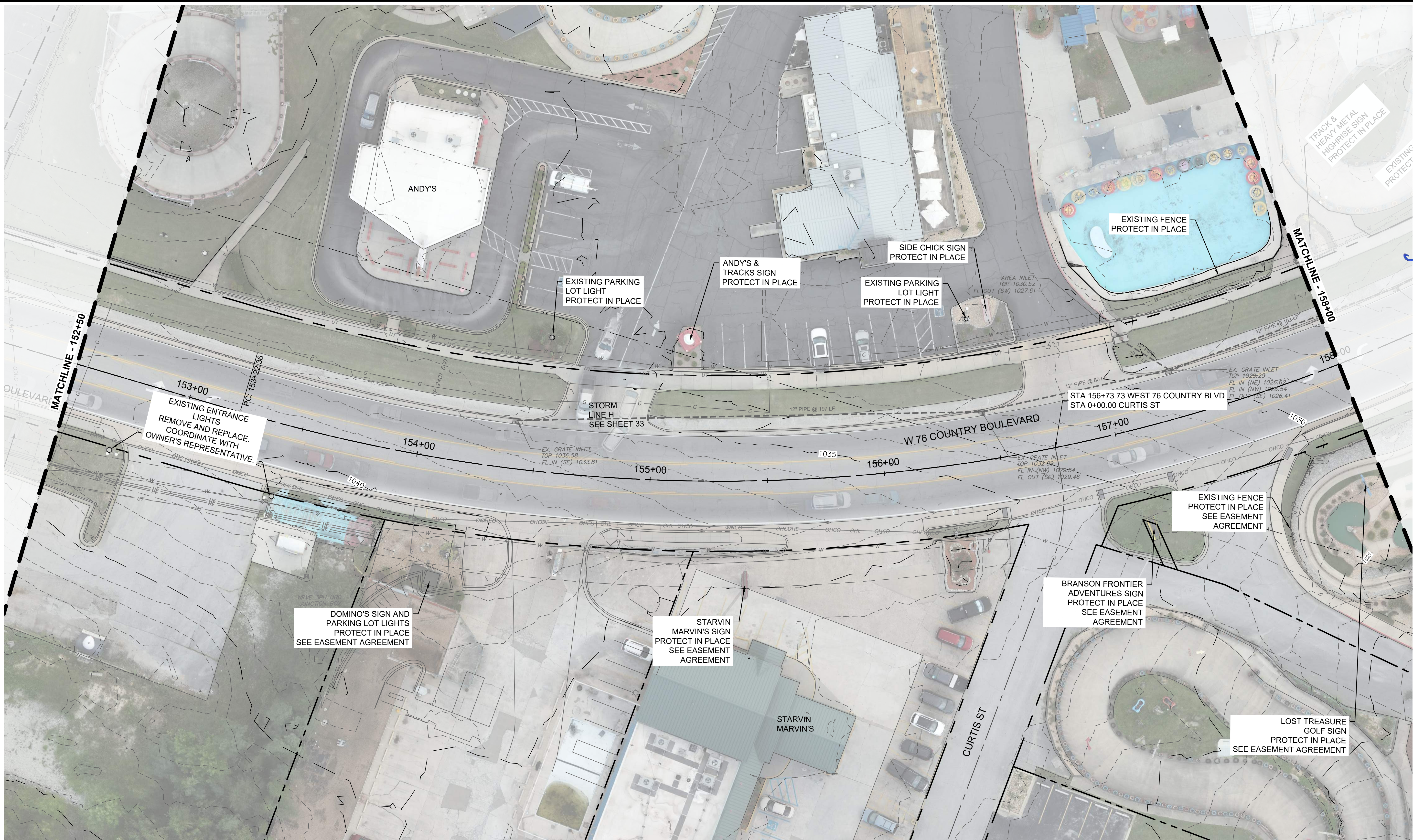
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W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI		DATE: 06/16/2026
EXISTING CONDITIONS W 76 COUNTRY BLVD - 147+00.00 TO 152+50.00		JOB NUMBER: 4515
SHEET EX11 OF 13		
MICHAEL W. BEATY E-24830		REVISION/ISSUE SHOW UTILITY POLES
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED		No.
MICHAEL W. BEATY E-24830		Date

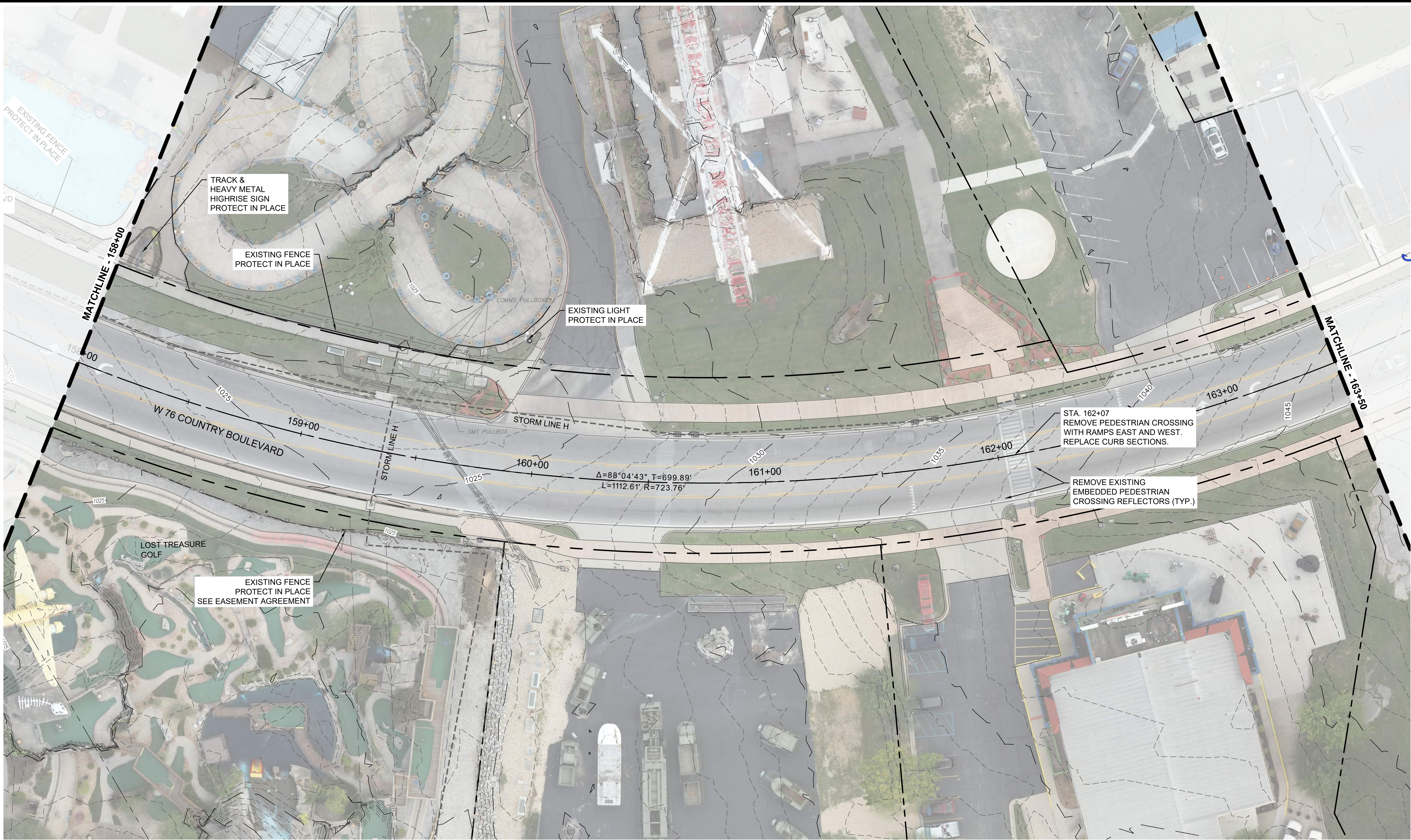


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DATE: 06/16/2026	
JOB NUMBER: 4515	
SHEET EX12 OF 13	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 152+50.00 TO 158+00.00	
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
MICHAEL W. BEATY E-24830 MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBER: Engineering: 2000156865, Land Surveying: 200101476	
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
No.	Revision/Issue
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Date	

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Date	
Revision/Issue	
No.	SHOW UTILITY POLES
IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED	
MICHAEL W. BEATY E-24830	
Missouri State Certificate of Authority Numbers: Engineering: 2000166865, Land Surveying: 2001011476	
W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI	
EXISTING CONDITIONS W 76 COUNTRY BLVD - 158+00.00 TO 163+50.00	
DATE: 06/16/2026	
JOB NUMBER: 4515	
SHEET EX13 OF 13	

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 45 PSI, AT A DESIGN FLOW OF 20 GPM AT THE 1 INCH IRRIGATION POINT-OF-CONNECTIONS (POC'S) #1, #2, #5 & #6. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 65 PSI, AT A DESIGN FLOW OF 25 GPM AT THE 1 INCH IRRIGATION POINT-OF-CONNECTIONS (POC'S) #3 & #4. TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.

2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.

B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.

C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.

6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:

A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.

B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.

7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.

8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.

9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.
- CONSTRUCTION NOTES
- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTIONS (POCS) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATIONS SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POCS WITH OWNER'S REPRESENTATIVE.

2 PEDESTAL MOUNT THE IRRIGATION CONTROLLERS AT THE APPROXIMATE LOCATIONS SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLERS WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLERS IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATIONS TO BE APPROVED BY OWNER'S REPRESENTATIVE.

3 MAINLINE LOCATION, LATERAL PIPES, CONDUITS, ETC., WHERE SHOWN/DRAWN ON THE IRRIGATION PLAN, ARE TO BE CONSIDERED "SCHEMATIC" AND ARE SHOWN FOR GRAPHIC, AND OVERALL DESIGN PLAN CLARITY, PURPOSES ONLY AND SHALL BE FIELD-ADJUSTED AS REQUIRED. DO NOT WILLFULLY INSTALL THE MAINLINE (OR ANY SYSTEM COMPONENT) AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT AN OBSTRUCTION DICTATES MINIMAL LOCATION ADJUSTMENTS. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- IRRIGATION LEGEND
- SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC
SIZE PER PLAN

LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED

UNCONNECTED PIPE CROSSING

INLINE DRIP TUBING: RAIN BIRD XFS-06-12 WITH RAINBIRD XQF DRIPLINE HEADER
0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING

REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
RAIN BIRD PEB (SIZED PER PLAN)

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

FLOW SENSOR ASSEMBLY: RAIN BIRD UFS100 W/ESPLXIVMSEN

BACKFLOW PREVENTION ASSEMBLY: FEBCO 850 (1")

WATER METER AND CURB STOP ASSEMBLY: BY OTHERS

MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (1") W/ IVM-SOL SOLENOID

IRRIGATION CONTROLLER UNIT
WITH RAIN BIRD WR2 RAIN FREEZE SENSOR
IQ4 CELL CARTRIDGE
RAIN BIRD ESP-LXIVM TWO WIRE CONTROLLER/ 240V INTERNATIONAL MODEL

GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD LSP-1TURF

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/U-SERIES 8 NOZZLE
PRESSURE: 30 PSI RADIUS: 8 FEET
FLOW (GPM): Q-0.26 H-0.52 F-1.05

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/U-SERIES 10 NOZZLE
PRESSURE: 30 PSI RADIUS: 10 FEET
FLOW (GPM): Q-0.41 H-0.82 F-1.64

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/U-SERIES 12 NOZZLE
PRESSURE: 30 PSI RADIUS: 12 FEET
FLOW (GPM): Q-0.65 H-1.30 F-2.60

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/U-SERIES 15 NOZZLE
PRESSURE: 30 PSI RADIUS: 15 FEET
FLOW (GPM): Q-0.92 H-1.85 F-3.70

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/MPR SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET
FLOW (GPM): HEVAN08-1.17 HEVAN10-1.78 HEVAN12-2.37 HEVAN15-3.70

POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SAM W/MPR SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET
FLOW (GPM): EST-0.61 SST-1.21

POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-SAM
W/RVAN14 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 8 FEET TO 14 FEET
FLOW (GPM): Q-0.32 H-0.63 F-1.27

POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-SAM
W/RVAN18 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 13 FEET TO 18 FEET
FLOW (GPM): Q-0.50 H-1.02 F-1.85

POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-SAM
W/RVAN24 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 17 FEET TO 24 FEET
FLOW (GPM): Q-0.92 H-1.84 F-3.67

POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-SAM
W/RVAN STRIP SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
FLOW (GPM): SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24

POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SAM W/ HE-VAN NOZZLES
PRESSURE: 30 PSI RADIUS: AS SHOWN

POP-UP SPRAY SPRINKLER:RAIN BIRD 1812-SAM W/ FIXED U-SERIES 8 NOZZLE
PRESSURE: 30 PSI RADIUS: 8 FEET

POP-UP SPRAY SPRINKLER:RAIN BIRD 1812-SAM W/ FIXED U-SERIES 10 NOZZLE
PRESSURE: 30 PSI RADIUS: 10 FEET

POP-UP SPRAY SPRINKLER:RAIN BIRD 1812-SAM W/ FIXED U-SERIES 12 NOZZLE
PRESSURE: 30 PSI RADIUS: 12 FEET

POP-UP SPRAY SPRINKLER:RAIN BIRD 1812-SAM W/ FIXED U-SERIES 15 NOZZLE
PRESSURE: 30 PSI RADIUS: 15 FEET

POP-UP SPRAY SPRINKLER:RAIN BIRD 1812-SAM W/ MPR 15 STRIP NOZZLE
PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET
- Date

Revision/Issue

No.

STATE OF TEXAS

HARRISON K. FLORES

20369

LICENSED IRRIGATOR

Haines

Hines Inc

SITE WATER ENGINEERING SERVICES

323 W. DRAKE RD. SUITE 204

FORT COLLINS, COLORADO 80526

Telephone: 970.282.1800

Web: www.hinesinc.com

W. 76 COUNTRY BLVD STREETSCAPE

SEGMENTS 1 & 2

CITY OF BRANSON, MISSOURI

IRRIGATION NOTES

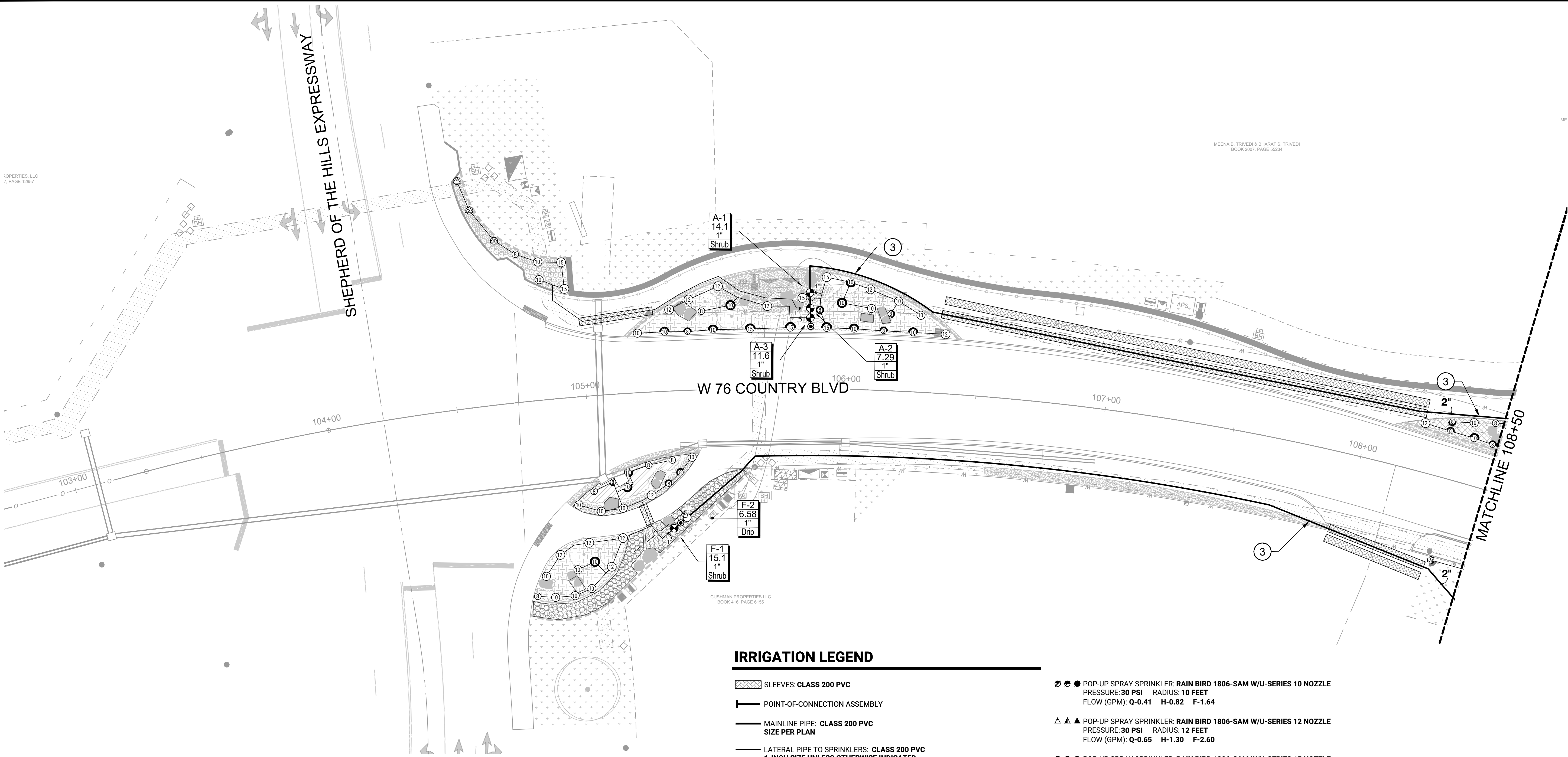
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JOB NUMBER: 4515

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MEENA B. TRIVEDI & BHARAT S. TRIVEDI
BOOK 2007, PAGE 55234

CUSHMAN PROPERTIES LLC
BOOK 416, PAGE 6155

IRRIGATION LEGEND

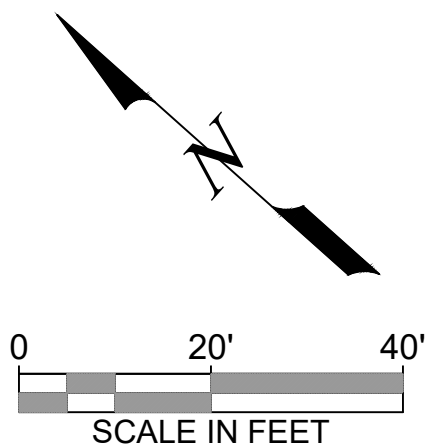
- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC
SIZE PER PLAN
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC
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FLOW (GPM): Q-0.92 H-1.84 F-3.67

CONSTRUCTION NOTES

- THE IRRIGATION SYSTEM POINT-OF-CONNECTIONS (POCS) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATIONS SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POCS WITH OWNER'S REPRESENTATIVE.
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- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-SAM
W/RVAN STRIP SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
FLOW (GPM): SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SAM W/ HE-VAN NOZZLES
PRESSURE: 30 PSI RADIUS: AS SHOWN
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PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET



No.	Revision/Issue	Date

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD. SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

IRRIGATION PLAN

W 76 COUNTRY BLVD - 103+00.00 TO 108+50.00

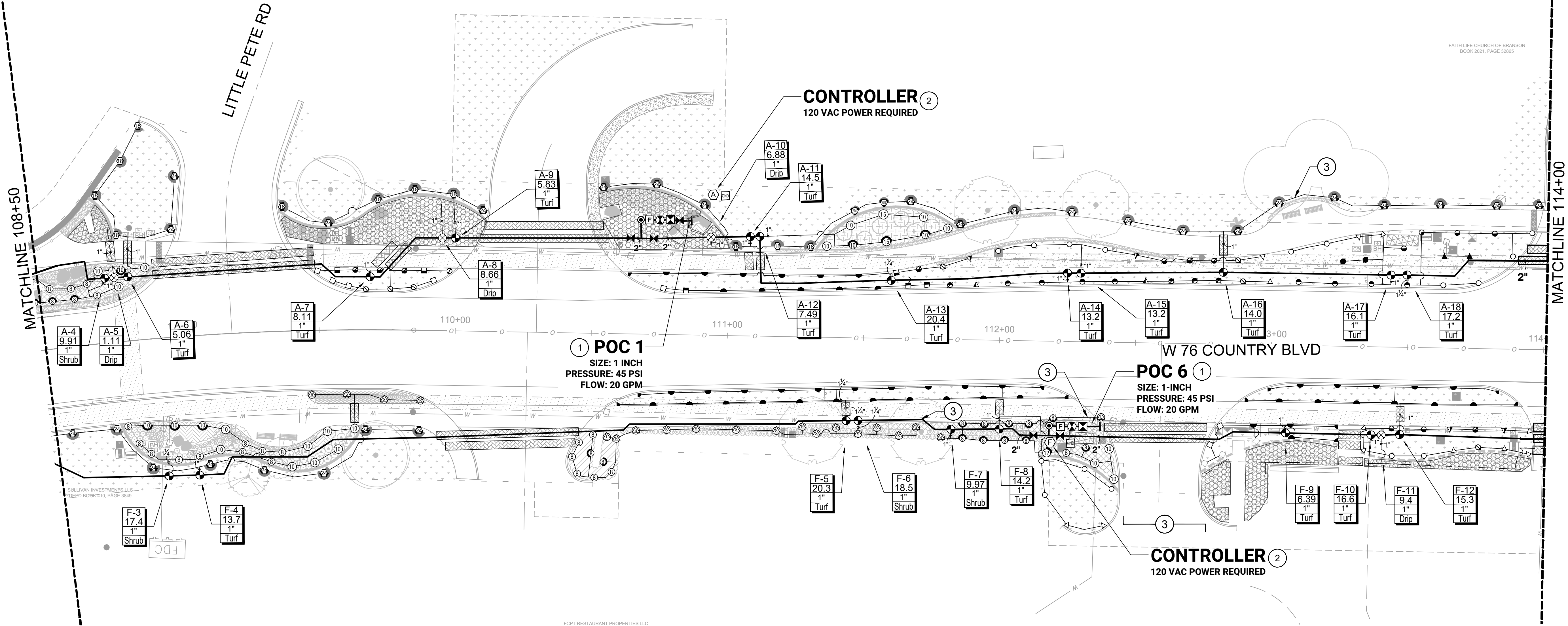
DATE: 10/17/2025

JOB NUMBER: 4515

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IRRIGATION LEGEND

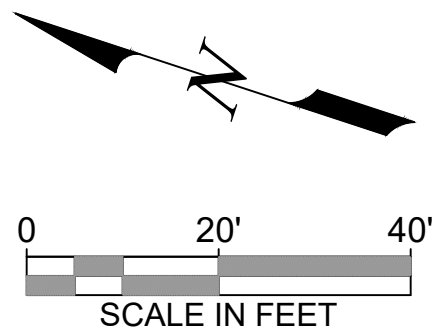
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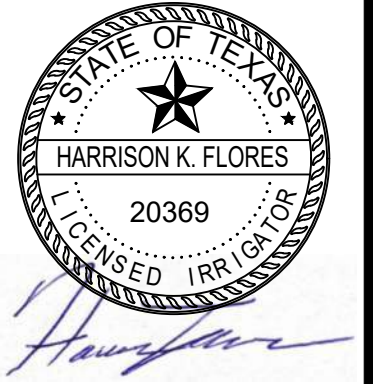
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PRESSURE: 30 PSI RADIUS: 12 FEET
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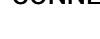
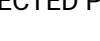
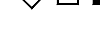
W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
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IRRIGATION PLAN

W 76 COUNTRY BLVD - 108+50.00 TO 114+00.00

DATE: 10/17/2025
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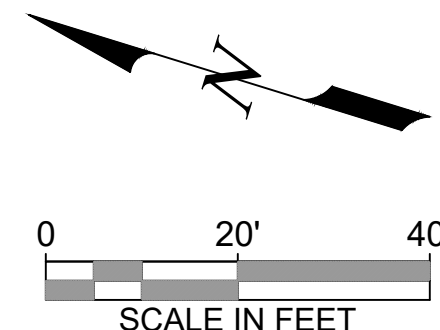


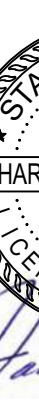
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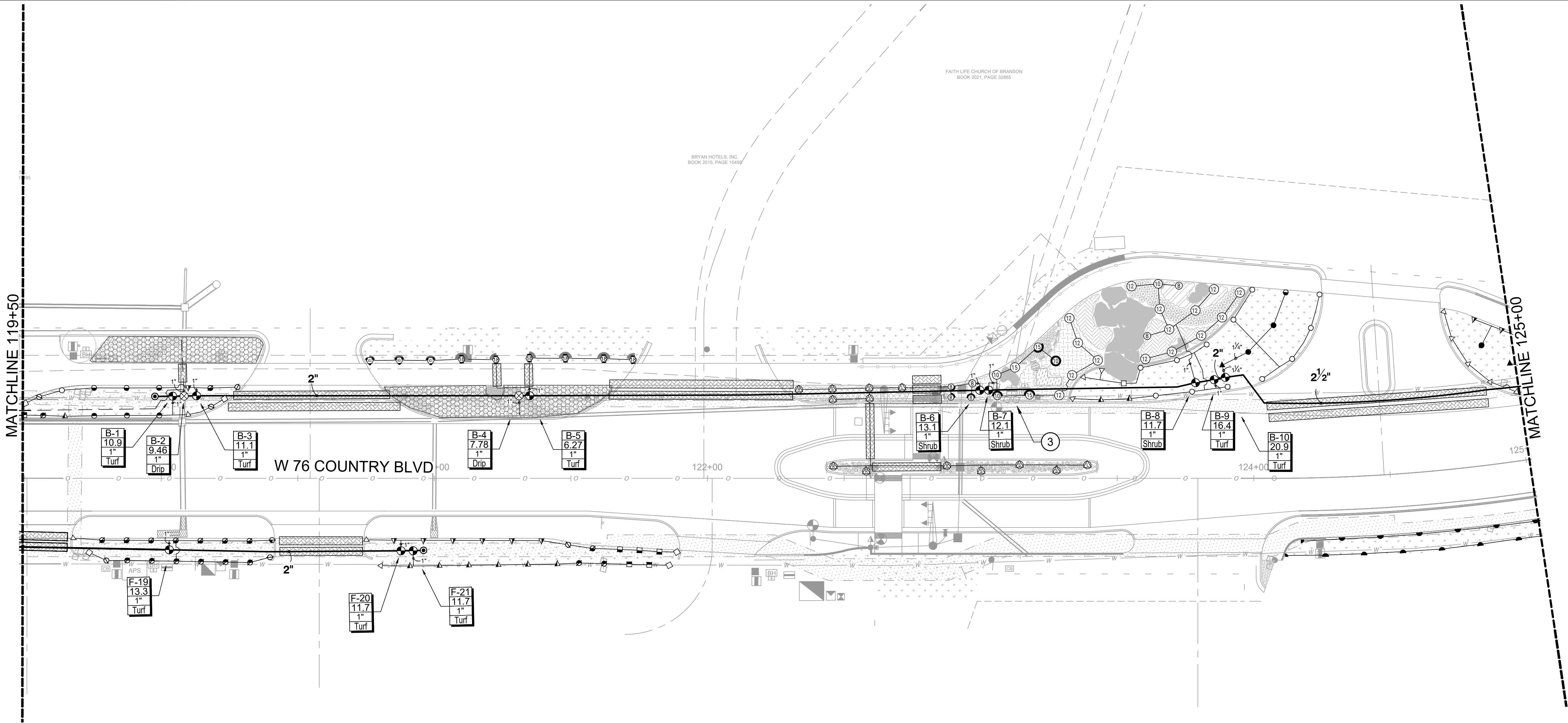
- 
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W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	IRRIGATION PLAN	W 76 COUNTRY BLVD - 114+00.00 TO 119+50.00	DATE: 10/17/2025	JOB NUMBER: 4515	SHEET IR 03 OF 14	 Hines Inc SITE WATER ENGINEERING SERVICES 323 W. DRAKE RD, SUITE 204 FORT COLLINS, COLORADO 80526 Telephone: 970.282.1800 Web: www.hinesinc.com		No.	Revision/Issue	Date

C:\hines Inc\Dropbox\Design\Projects\Irr\W_76 Country Blvd Streetscape Segments 1-2\ACAD\IR-W_76 Final.dwg PLOT DATE: 10/17/2025 3:21:23 PM LAST SAVE: 10/17/2025 3:05:24 PM

MATCHLINE 119+50



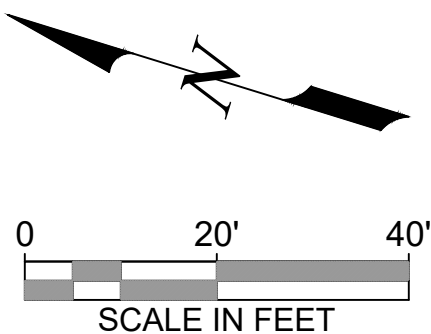
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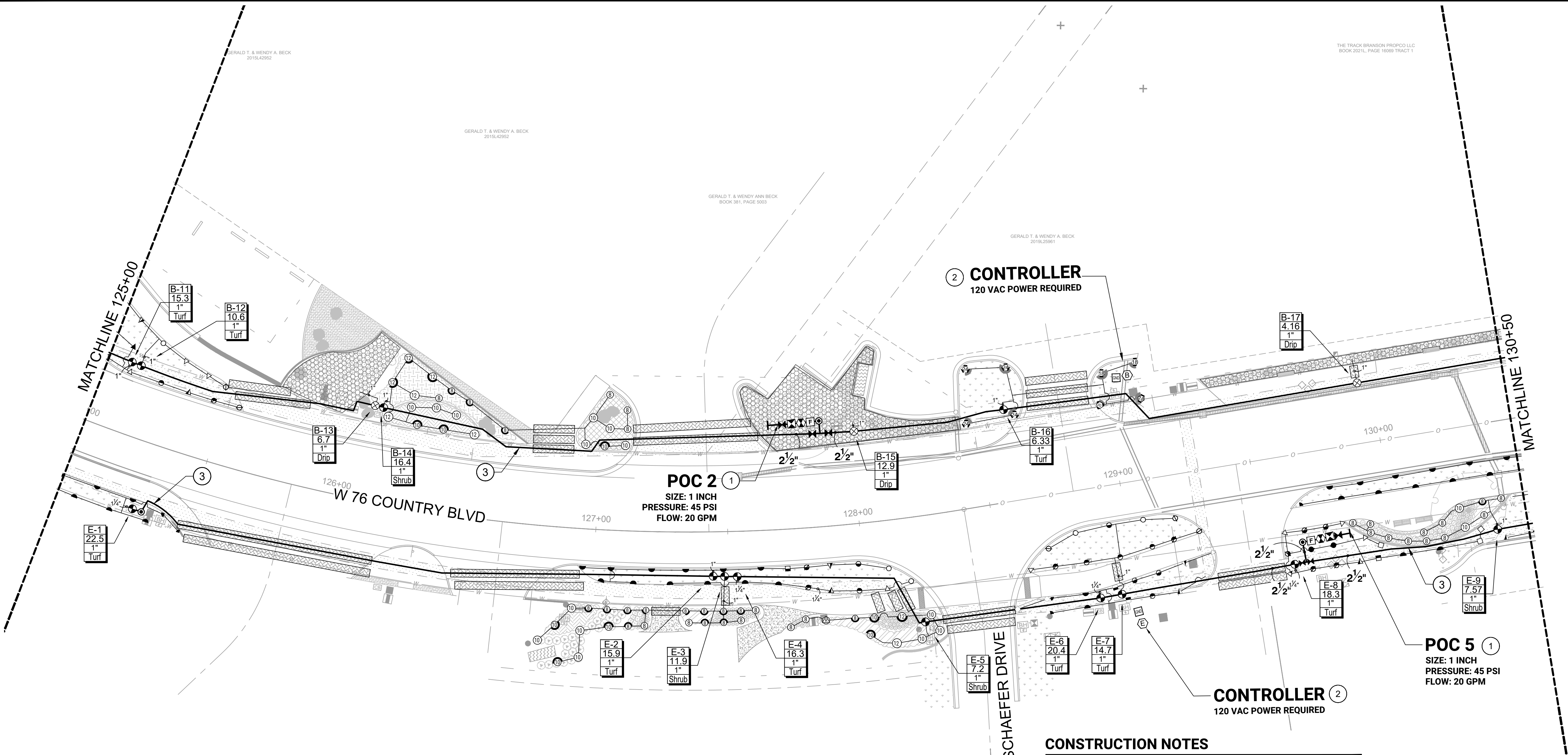
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STATE OF TEXAS HARRISON K. FLORES 20369 LICENSED IRRIGATOR <i>Haines</i>	
Hines Inc SITE WATER ENGINEERING SERVICES 323 W. DRAKE RD. SUITE 204 FORT COLLINS, COLORADO 80526 Telephone: 970.282.1800 Web: www.hinesinc.com	
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IRRIGATION PLAN W 76 COUNTRY BLVD - 114+00.00 TO 119+50.00	
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JOB NUMBER: 4515	
SHEET IR 04 OF 14	

C:\hines Inc Dropbox\Design\Projects\Irrigation\W_76 Country Blvd Streetscape Segments 1-2\ACAD\IR-W_76 Final.dwg PLOT DATE: 10/17/2025 3:21:30 PM LAST SAVE: 10/17/2025 3:05:24 PM

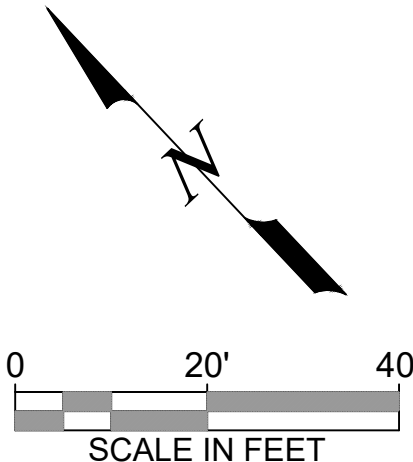


IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
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SIZE PER PLAN
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
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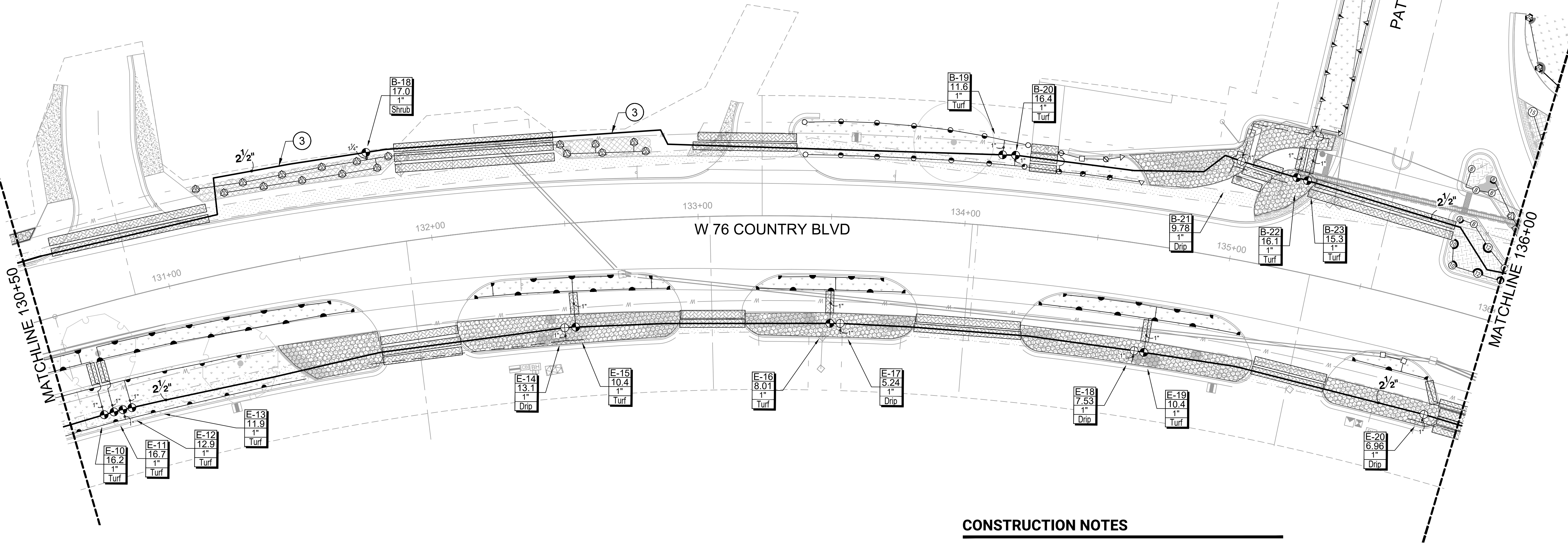


Date	
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W. 76 COUNTRY BLVD STREETSCAPE SEGMENTS 1 & 2 CITY OF BRANSON, MISSOURI	
IRRIGATION PLAN W 76 COUNTRY BLVD - 125+00.00 TO 130+50.00	
DATE: 10/17/2025	
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THE TRACK BRANDSON PROPO LLC
BOOK 2021L, PAGE 16089 TRACT 1

BS AND 248 LLC
BOTANAS SUB LOT 1
BOOK 2024, PAGE 17887
ENCUMBERED BY BLANKET WATER LINE
EASEMENT, BOOK 194, PAGE 125



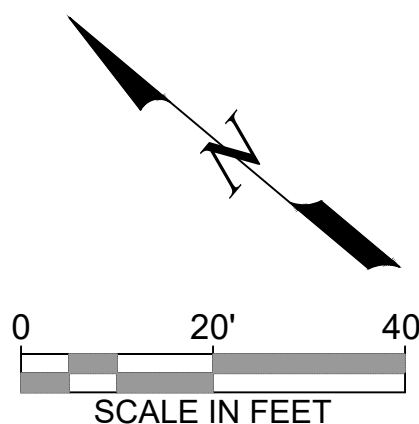
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Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD. SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

IRRIGATION PLAN

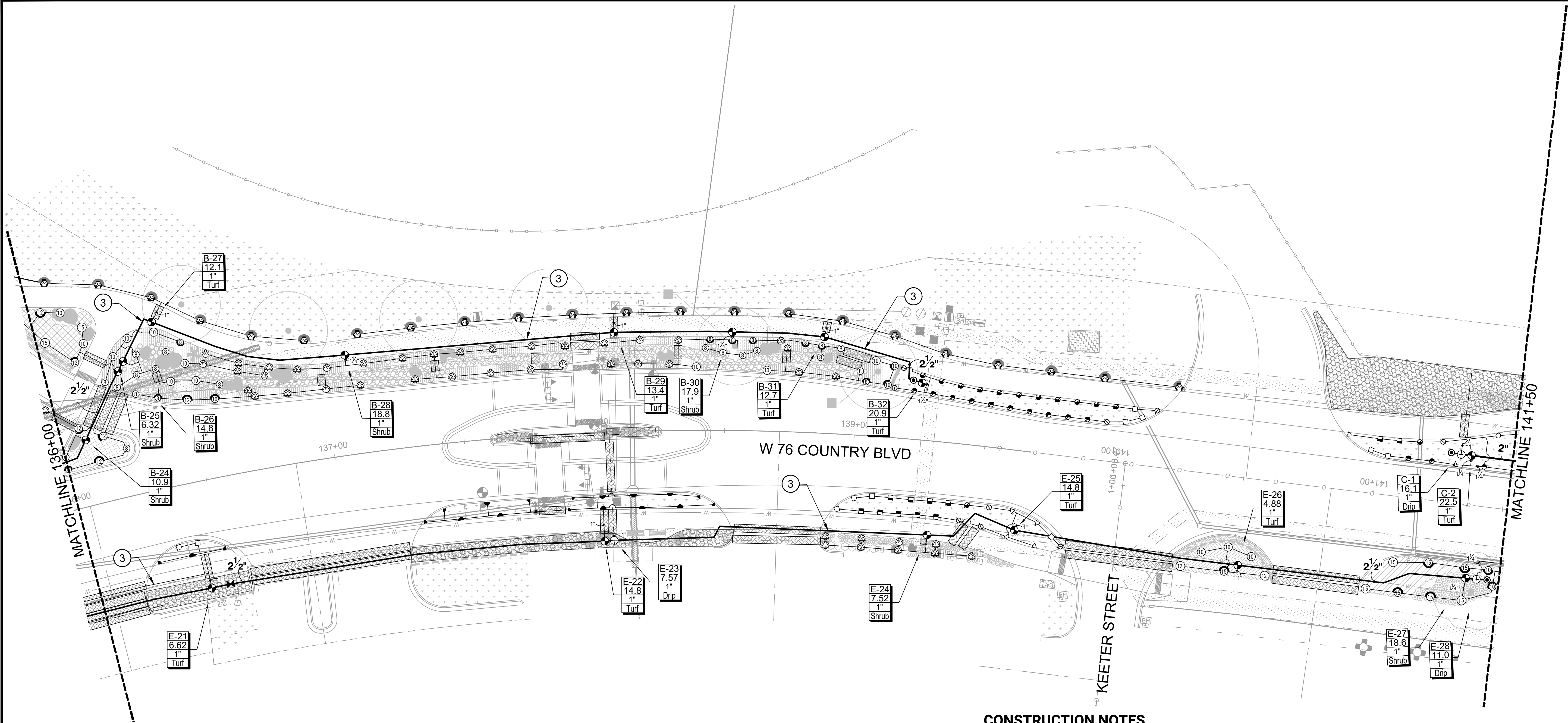
W 76 COUNTRY BLVD - 130+50.00 TO 136+00.00

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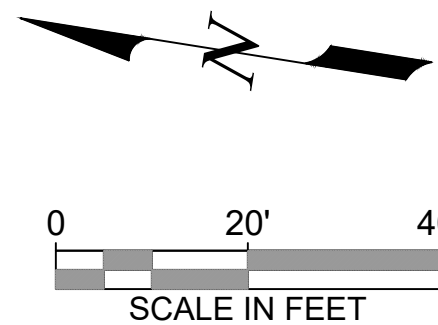


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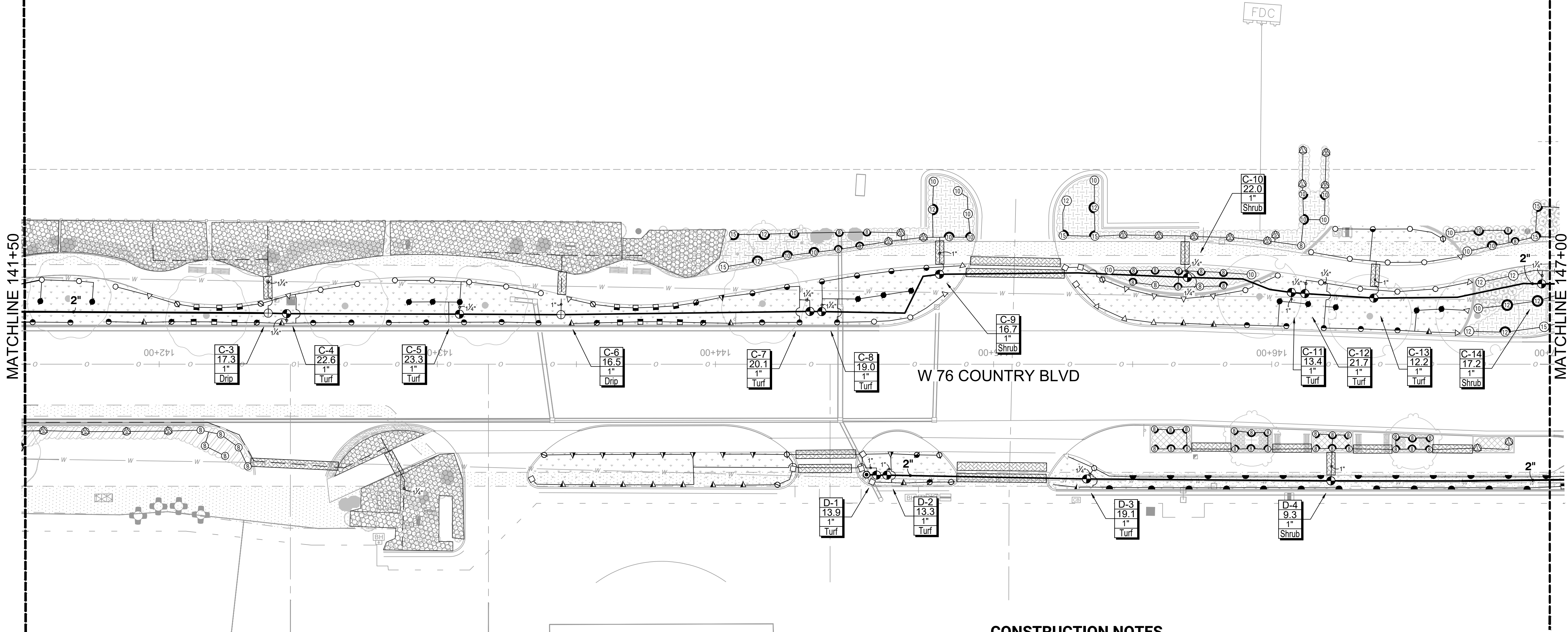
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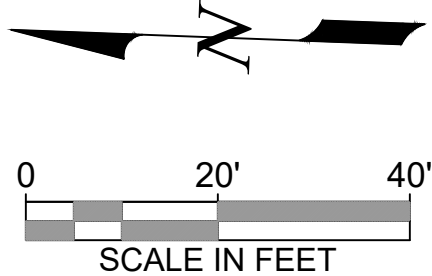
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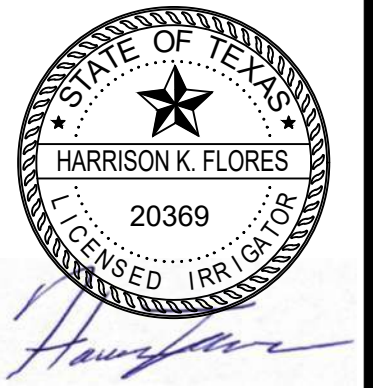
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PRESSURE: 30 PSI RADIUS: 15 FEET
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PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET



No.	Revision/Issue	Date

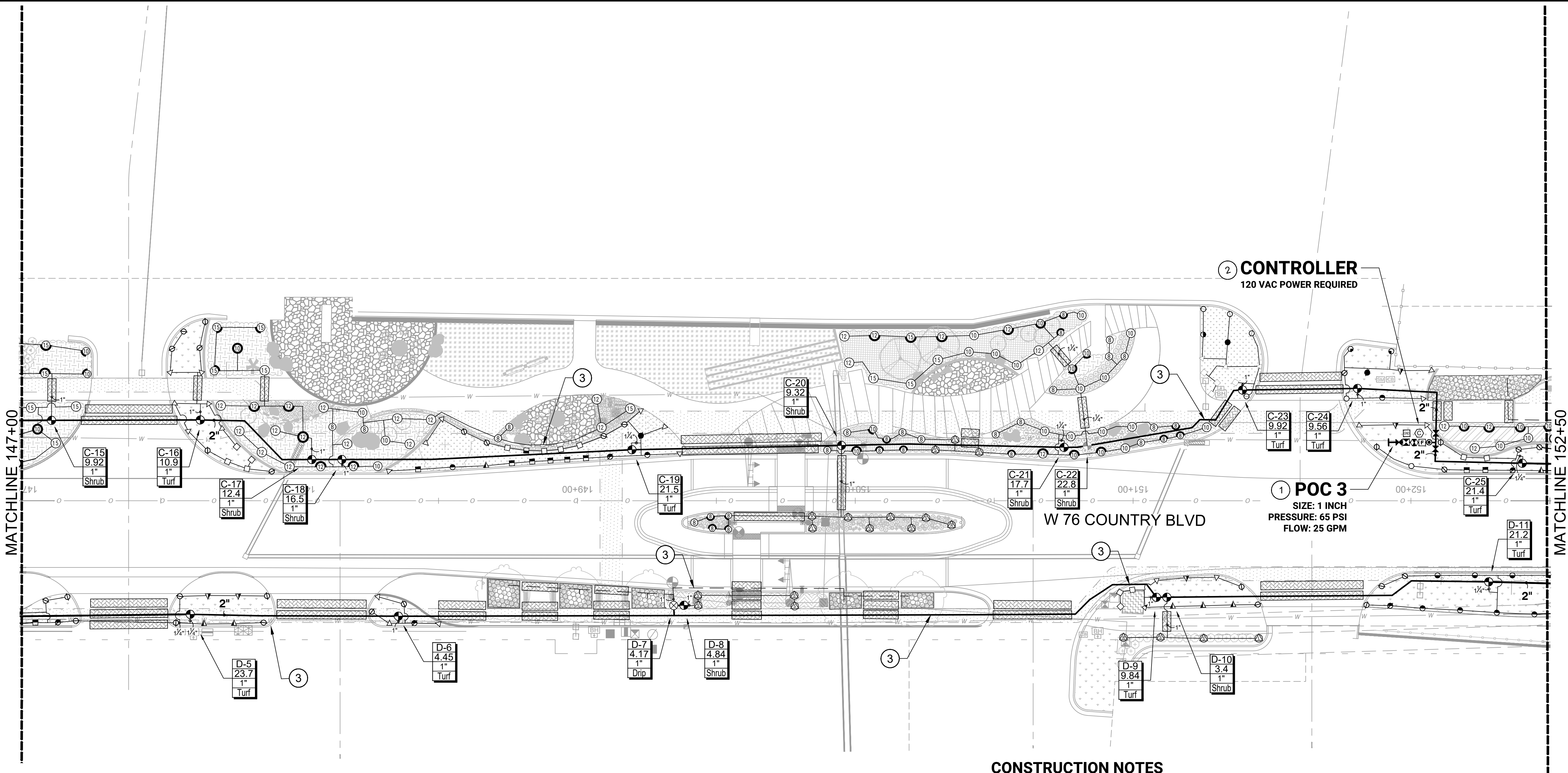


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W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI
IRRIGATION PLAN
W 76 COUNTRY BLVD - 141+50.00 TO 147+00.00

DATE: 10/17/2025
JOB NUMBER: 4515
SHEET
IR 08 OF 14

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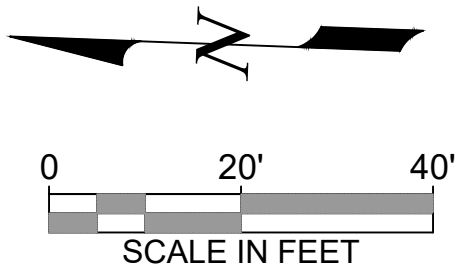
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HARRISON K. FLORES
20369
LICENSED IRRIGATOR

Hines Inc
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W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
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IRRIGATION PLAN

W 76 COUNTRY BLVD - 147+00.00 TO 152+50.00

DATE: 10/17/2025
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W 76 HWY LLC
21, PAGE 5806

IRRIGATION LEGEND

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POINT-OF-CONNECTION ASSEMBLY

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W 76 COUNTRY BLVD

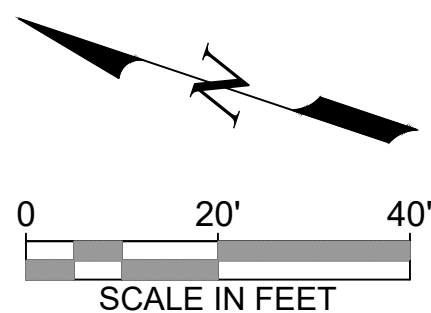
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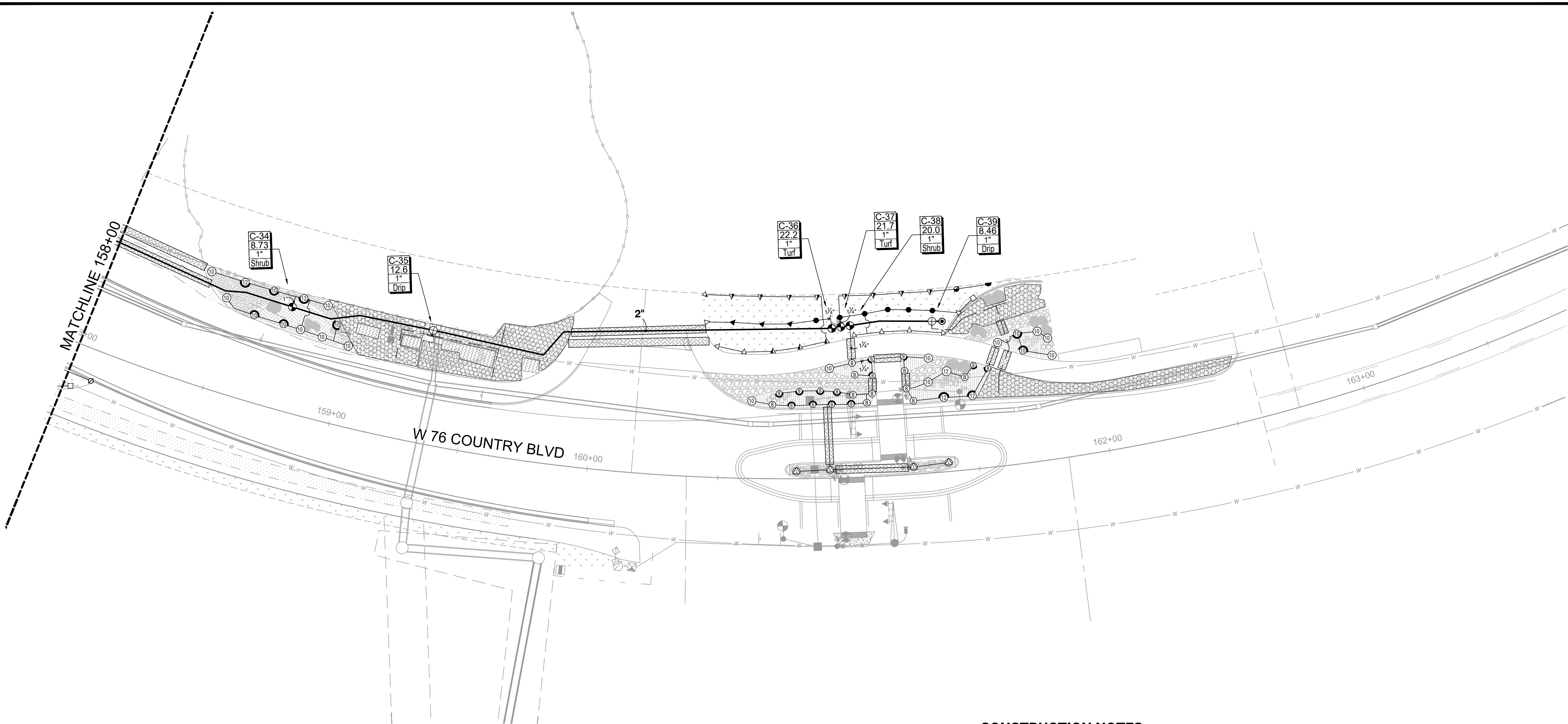
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W 76 COUNTRY BLVD - 152+50.00 TO 158+00.00

DATE: 10/17/2025
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C:\hines Inc\Dropbox\Design\Projects\Irr\W_76 Country Blvd Streetscape Segments 1-2\ACAD\IR-W_76 Final.dwg PLOT DATE: 10/17/2025 3:22:06 PM LAST SAVE: 10/17/2025 3:05:24 PM

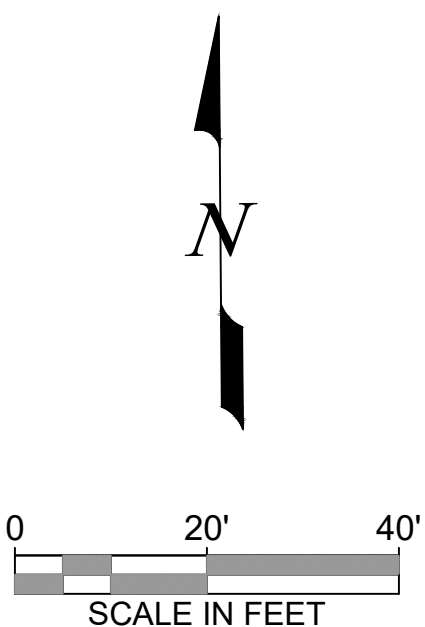


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CONSTRUCTION NOTES

- THE IRRIGATION SYSTEM POINT-OF-CONNECTIONS (POCS) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATIONS SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POCS WITH OWNER'S REPRESENTATIVE.
- PEDESTAL MOUNT THE IRRIGATION CONTROLLERS AT THE APPROXIMATE LOCATIONS SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLERS WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLERS IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATIONS TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- MAINLINE LOCATION, LATERAL PIPES, CONDUITS, ETC., WHERE SHOWN/DRAWN ON THE IRRIGATION PLAN, ARE TO BE CONSIDERED "SCHEMATIC" AND ARE SHOWN FOR GRAPHIC, AND OVERALL DESIGN PLAN CLARITY, PURPOSES ONLY AND SHALL BE FIELD-ADJUSTED AS REQUIRED. DO NOT WILLFULLY INSTALL THE MAINLINE (OR ANY SYSTEM COMPONENT) AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT AN OBSTRUCTION DICTATES MINIMAL LOCATION ADJUSTMENTS. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.



No.	Revision/Issue	Date

Haines

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD. SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

W. 76 COUNTRY BLVD STREETSCAPE
SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

IRRIGATION PLAN

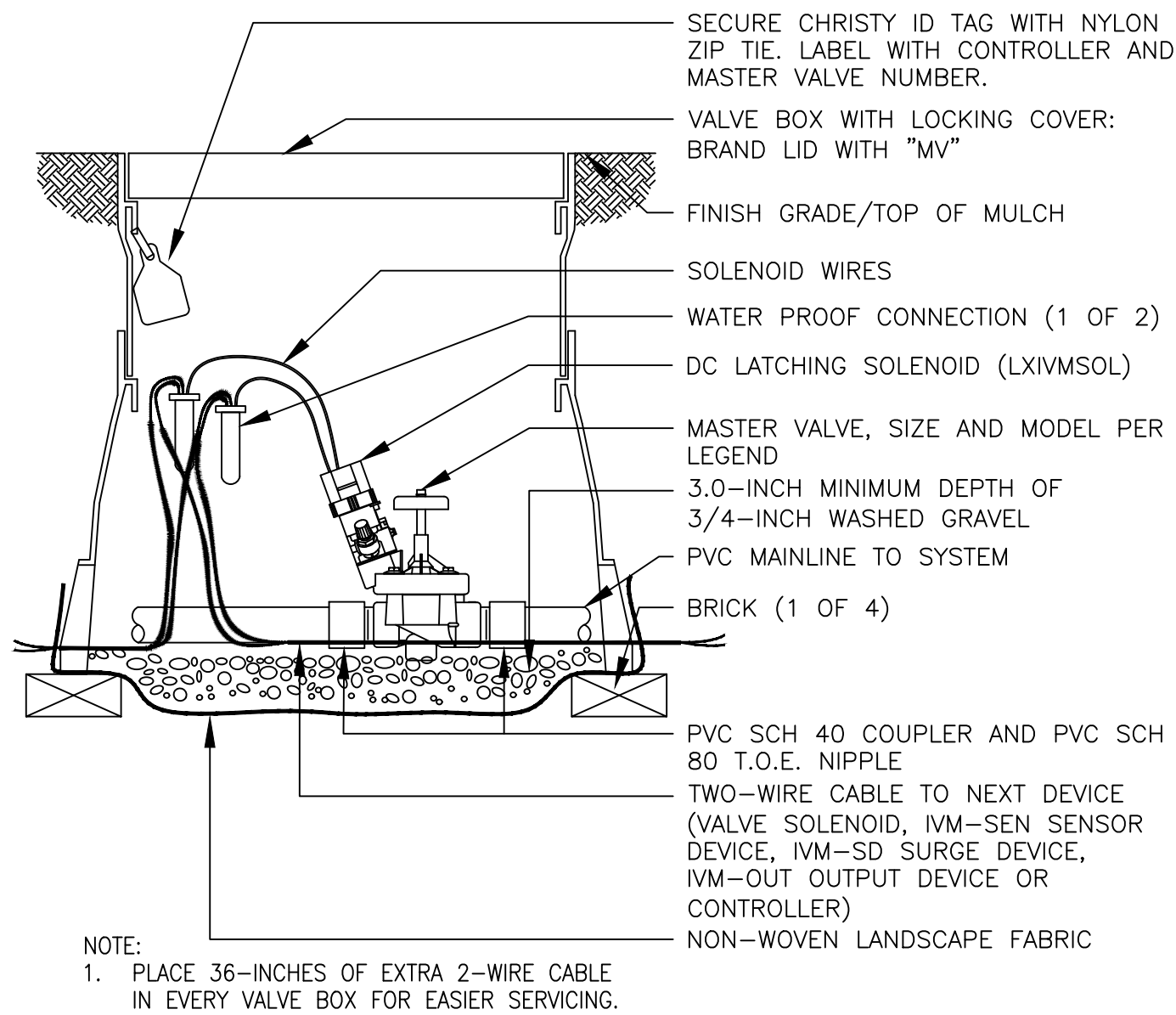
W 76 COUNTRY BLVD - 158+00.00 TO 163+50.00

DATE: 10/17/2025

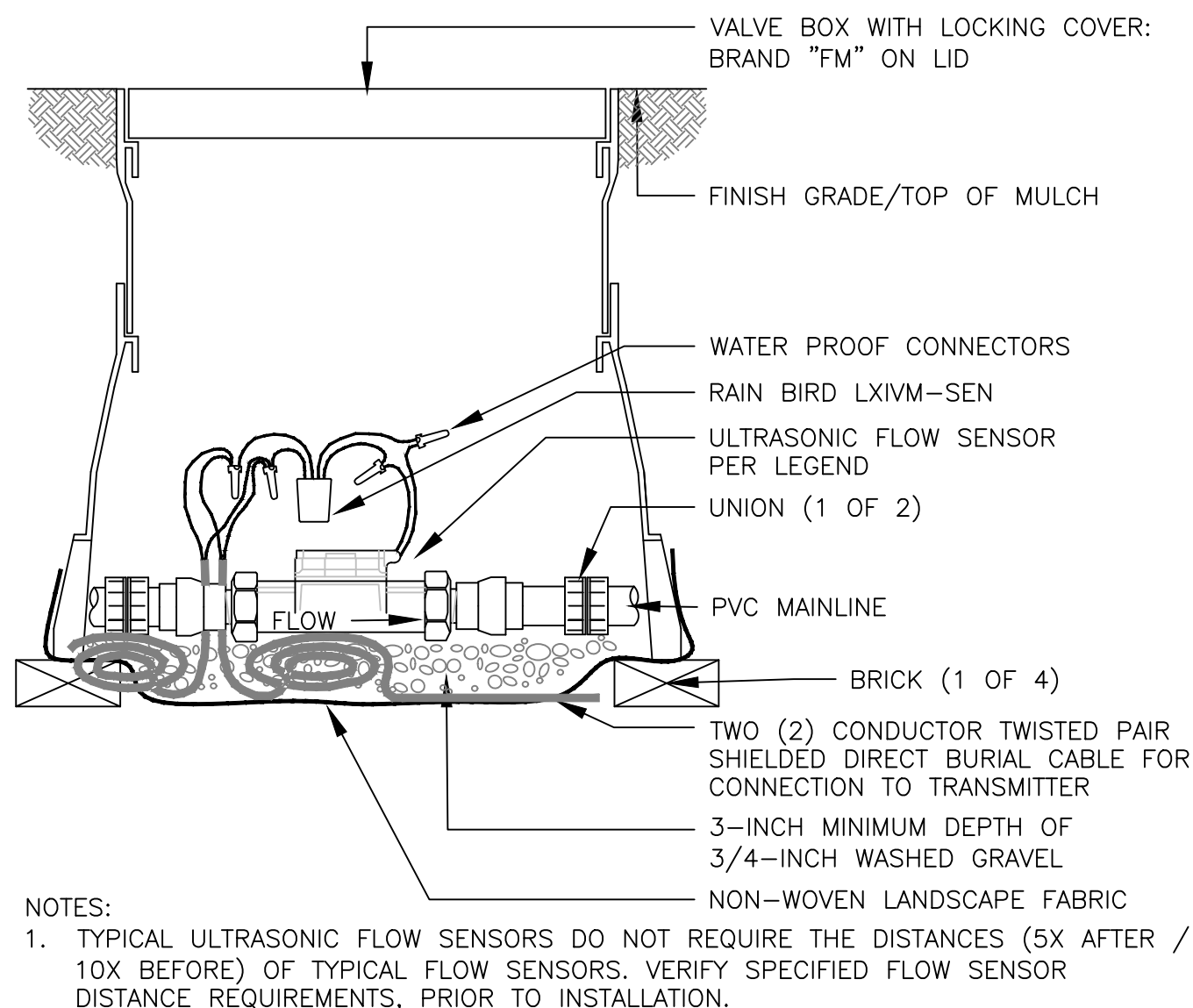
JOB NUMBER: 4515

SHEET
IR 11 OF 14

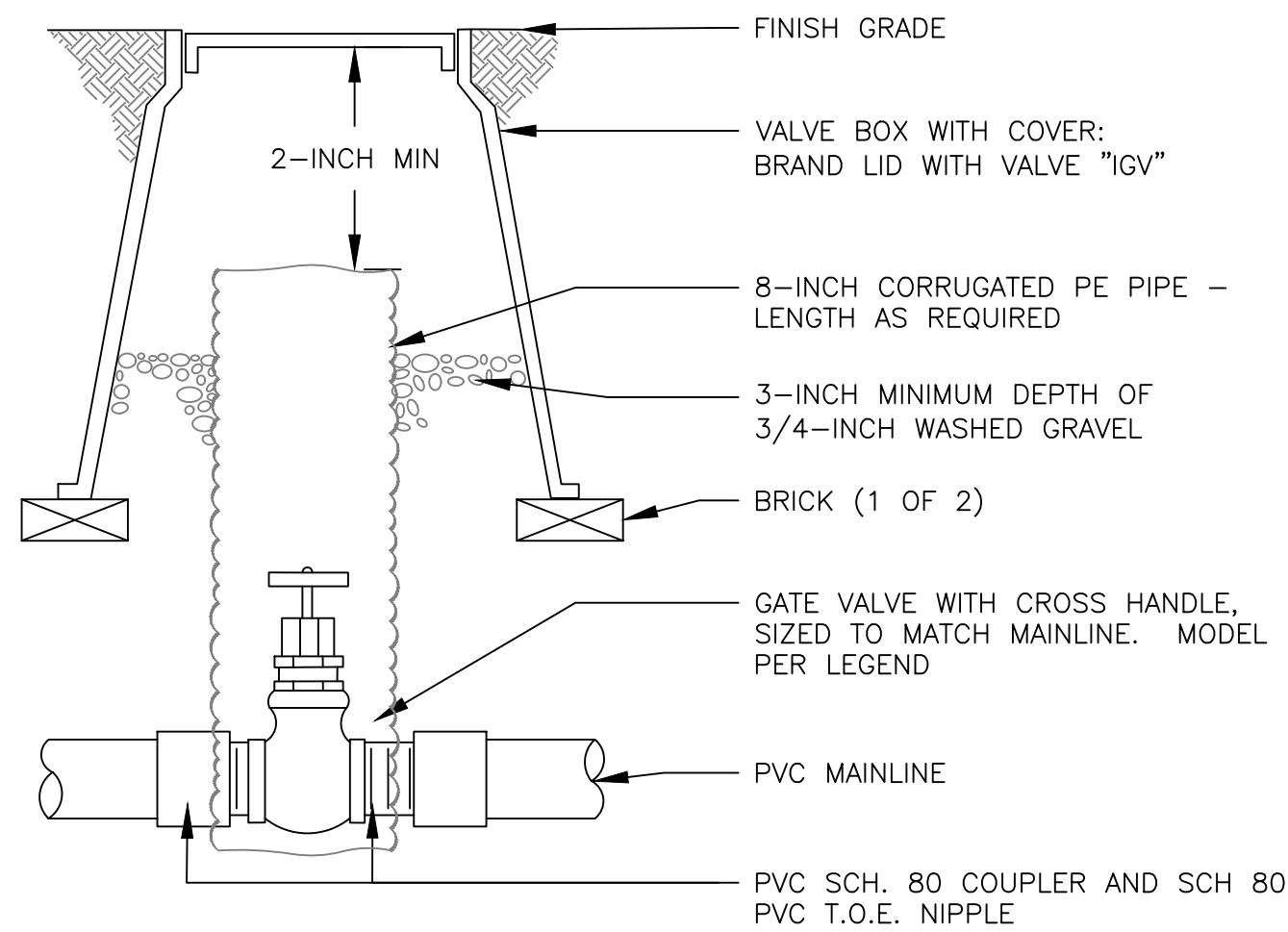
C:\Hines Inc\Dropbox\Design\Projects\Irrigation\W_76 Country Blvd Streetscape Segments 1-2\ACAD\IR-W_76 Final.dwg PLOT DATE: 10/17/2025 3:22:08 PM LAST SAVE: 10/17/2025 3:05:24 PM



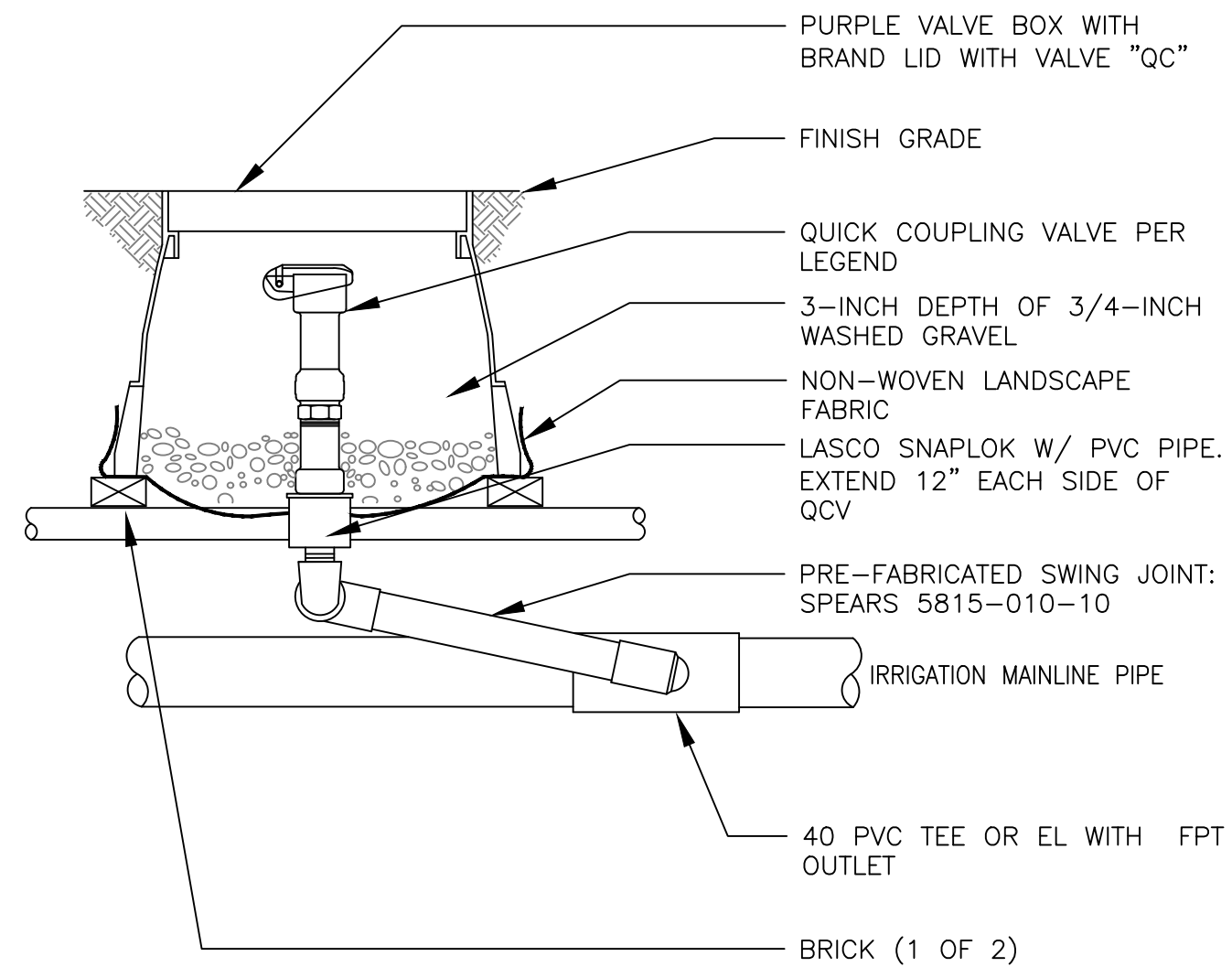
1 LXIVM MASTER VALVE ASSEMBLY



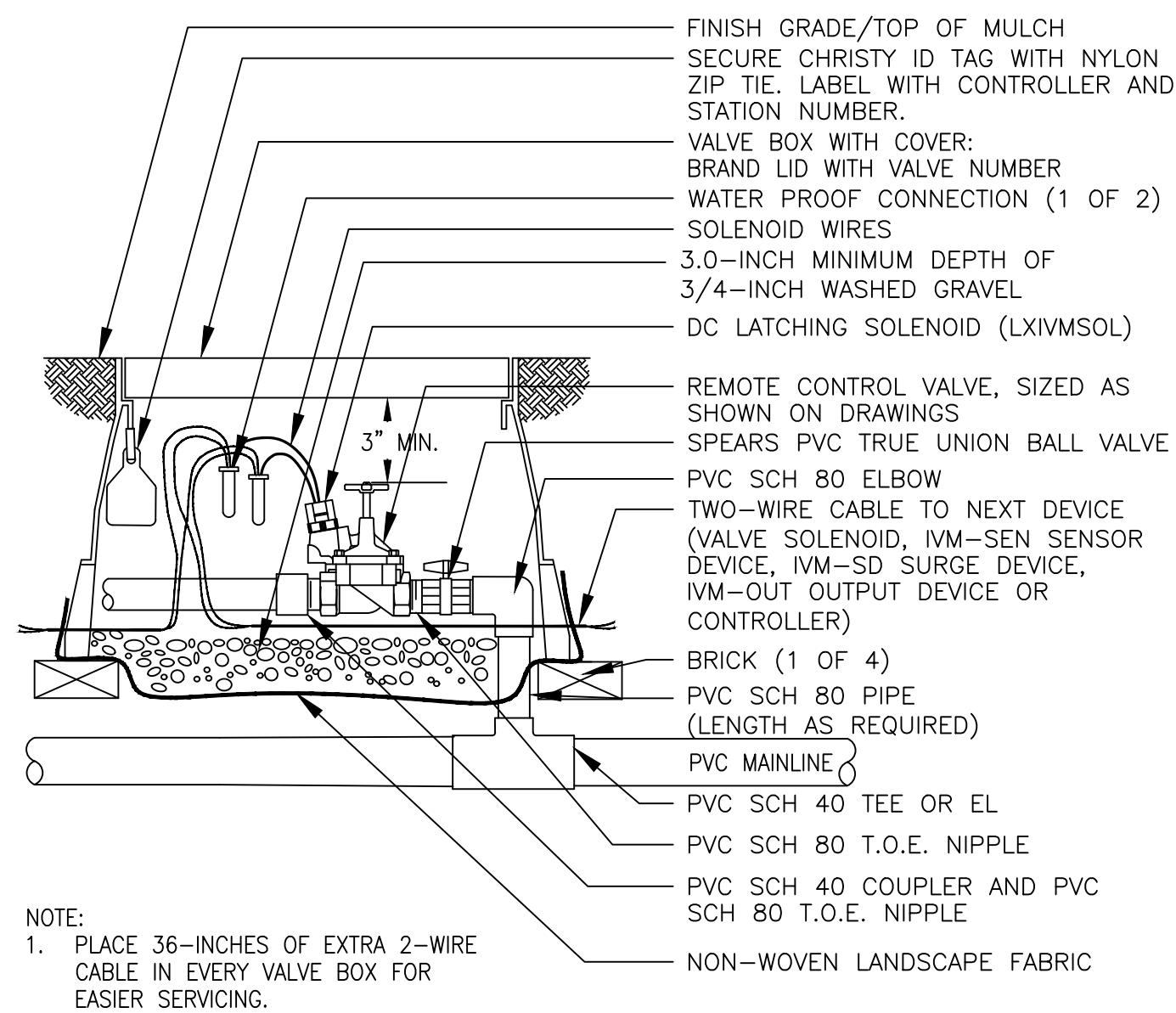
2 ULTRASONIC FLOW SENSOR ASSEMBLY - 2-WIRE LXIVM



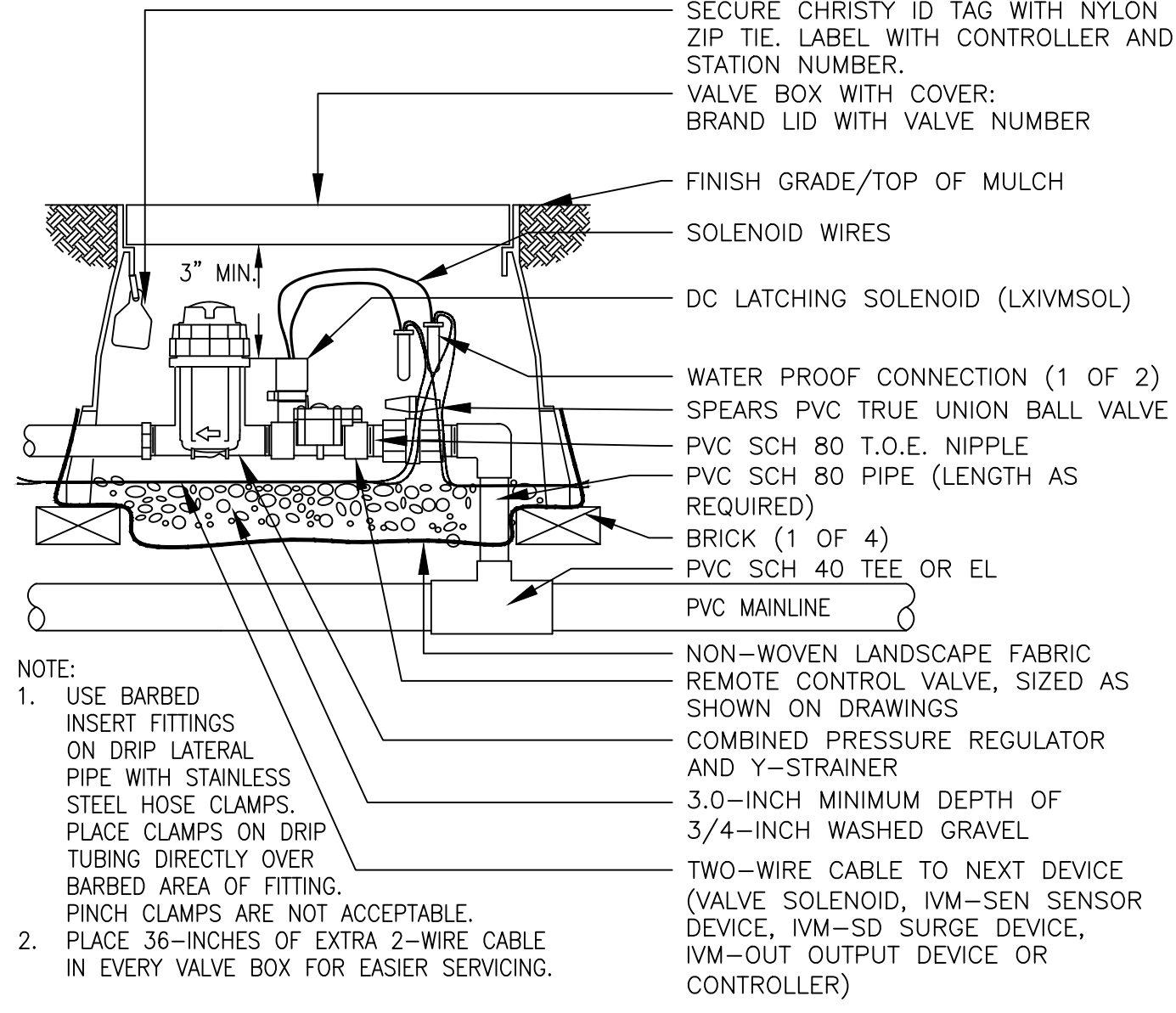
3 ISOLATION GATE VALVE ASSEMBLY 1.5-INCH MAINLINE AND SMALLER



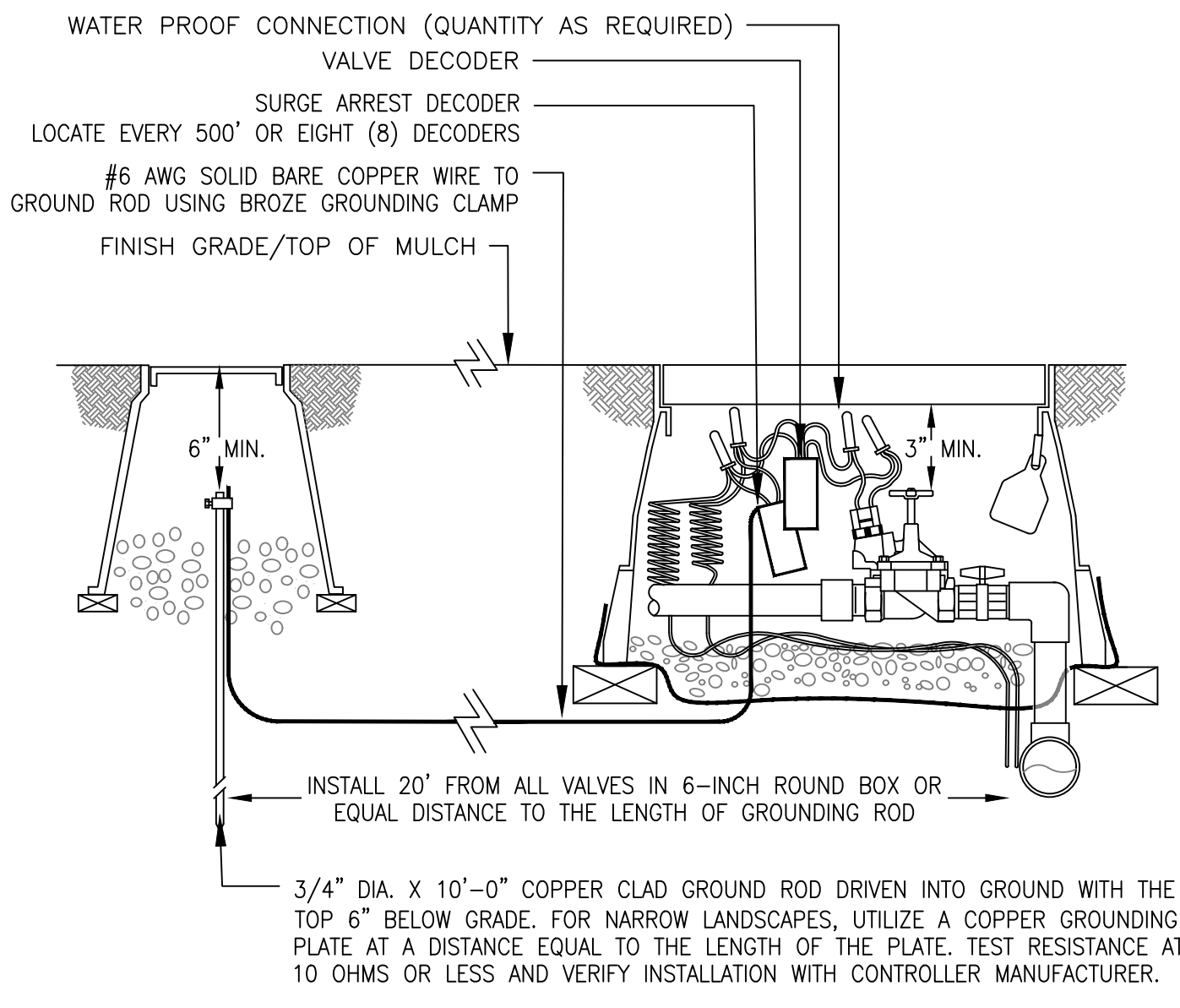
4 QUICK COUPLING VALVE ASSEMBLY



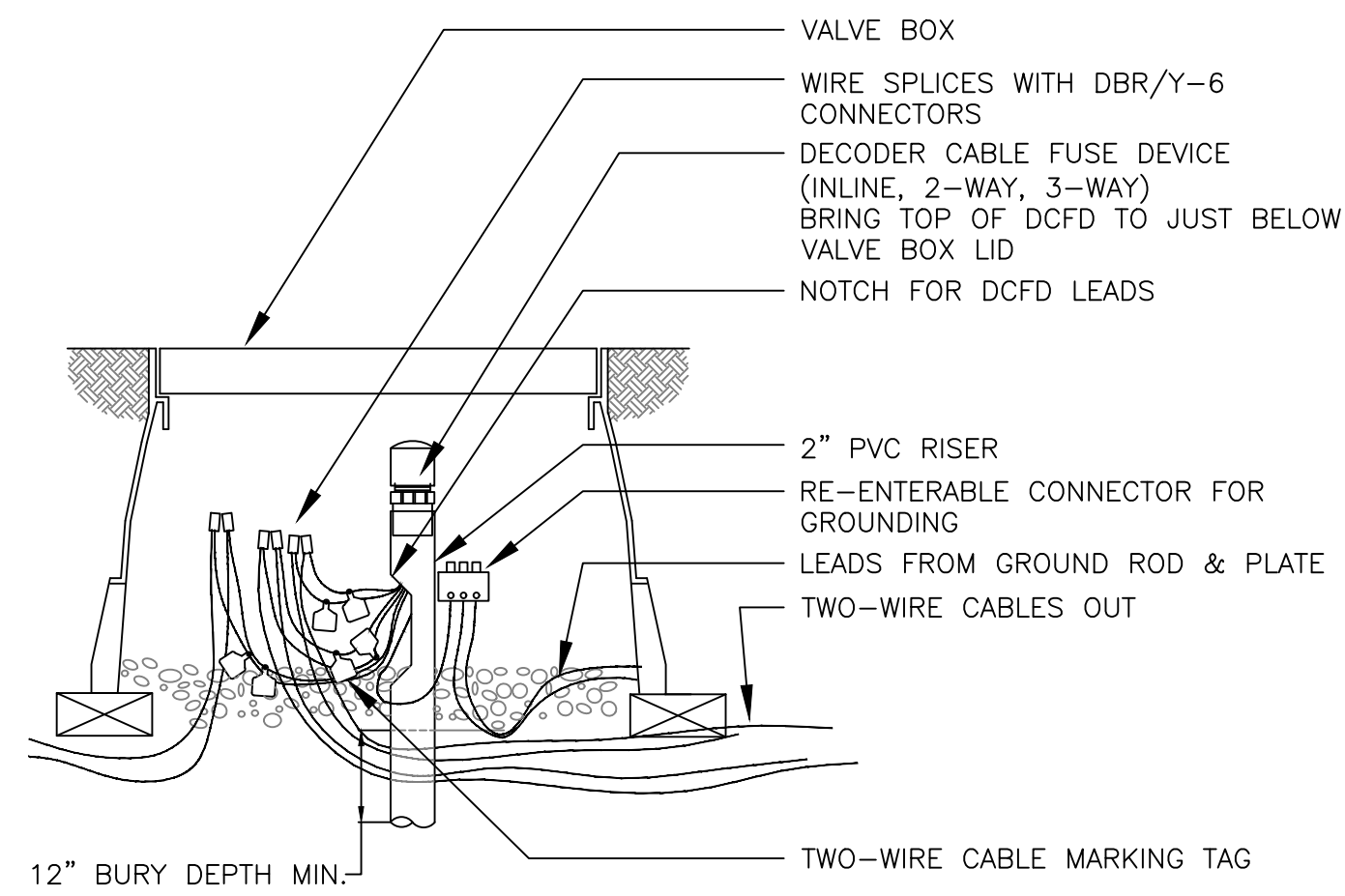
5 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



6 REMOTE CONTROL DRIP VALVE ASSEMBLY



7 TYPICAL GROUNDING (AT VALVE) ASSEMBLY



8 DECODER CABLE FUSE DEVICE DETAIL

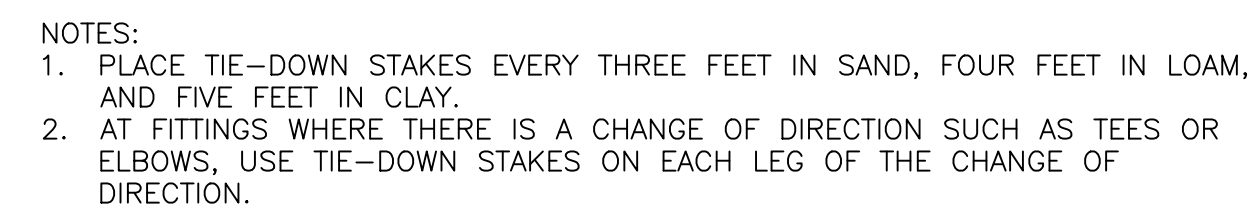
Revision/Issue		Date
No.		

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CITY OF BRANSON, MISSOURI

IRRIGATION DETAILS

DATE: 10/17/2025
JOB NUMBER: 4515
SHEET
IR 12 OF 14

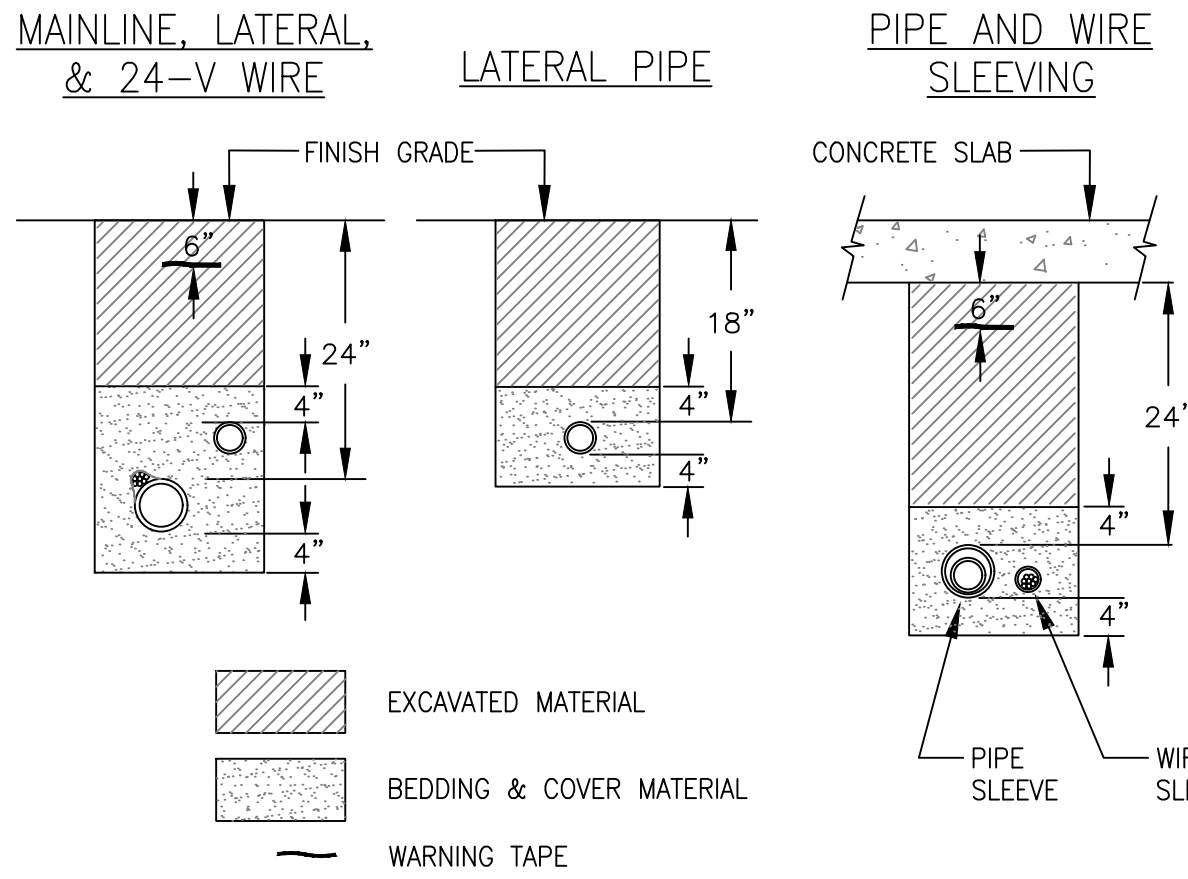


DATE: 10/17/2025

JOB NUMBER: 4515

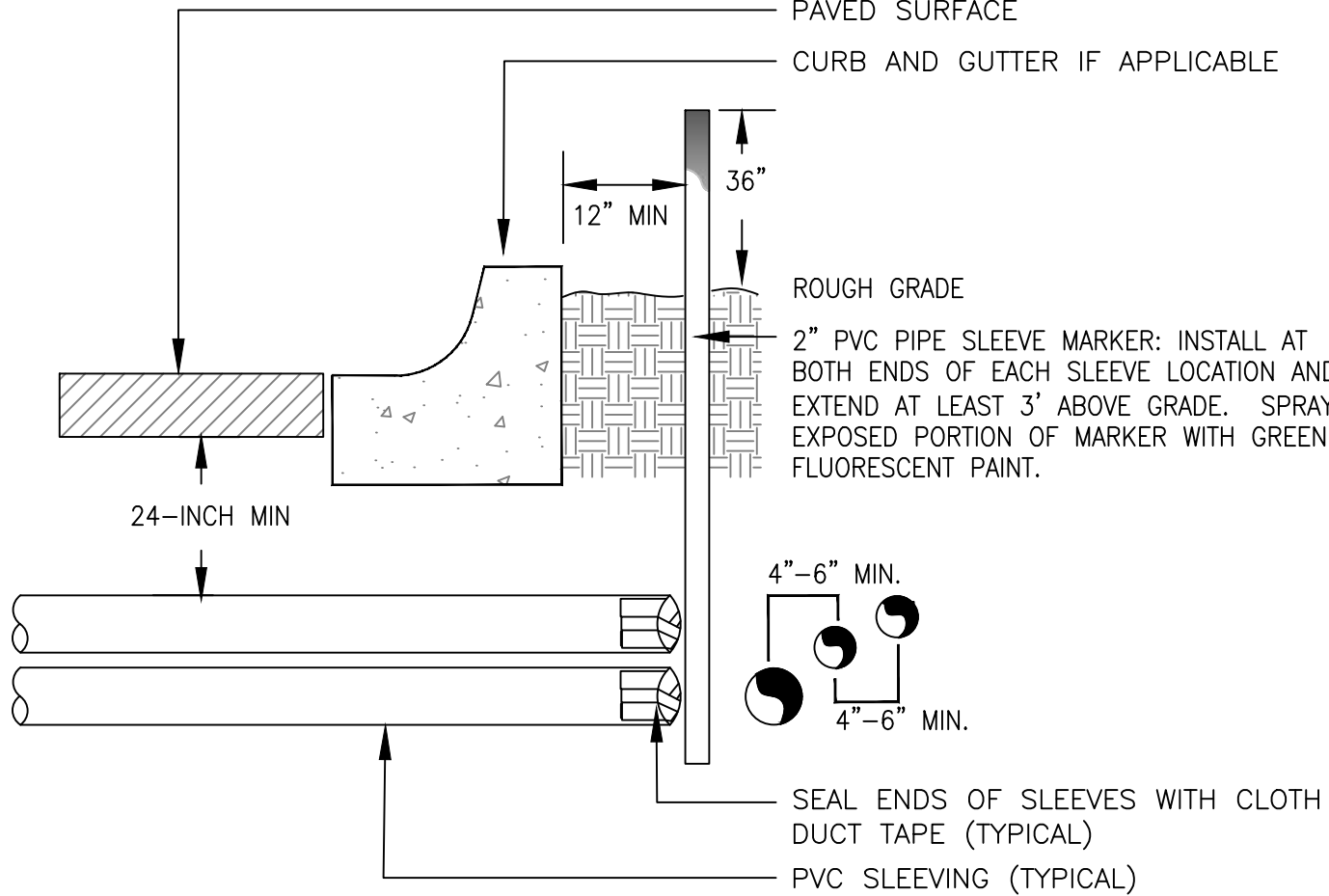
SHEET
IR 13 OF 14

C:\Hines Inc\Dropbox\Design\Projects\Irr\W_76 Country Blvd Streetscape Segments 1-2\ACAD\IR-W_76 Final.dwg PLOT DATE: 10/17/2025 3:22:11 PM LAST SAVE: 10/17/2025 3:05:24 PM



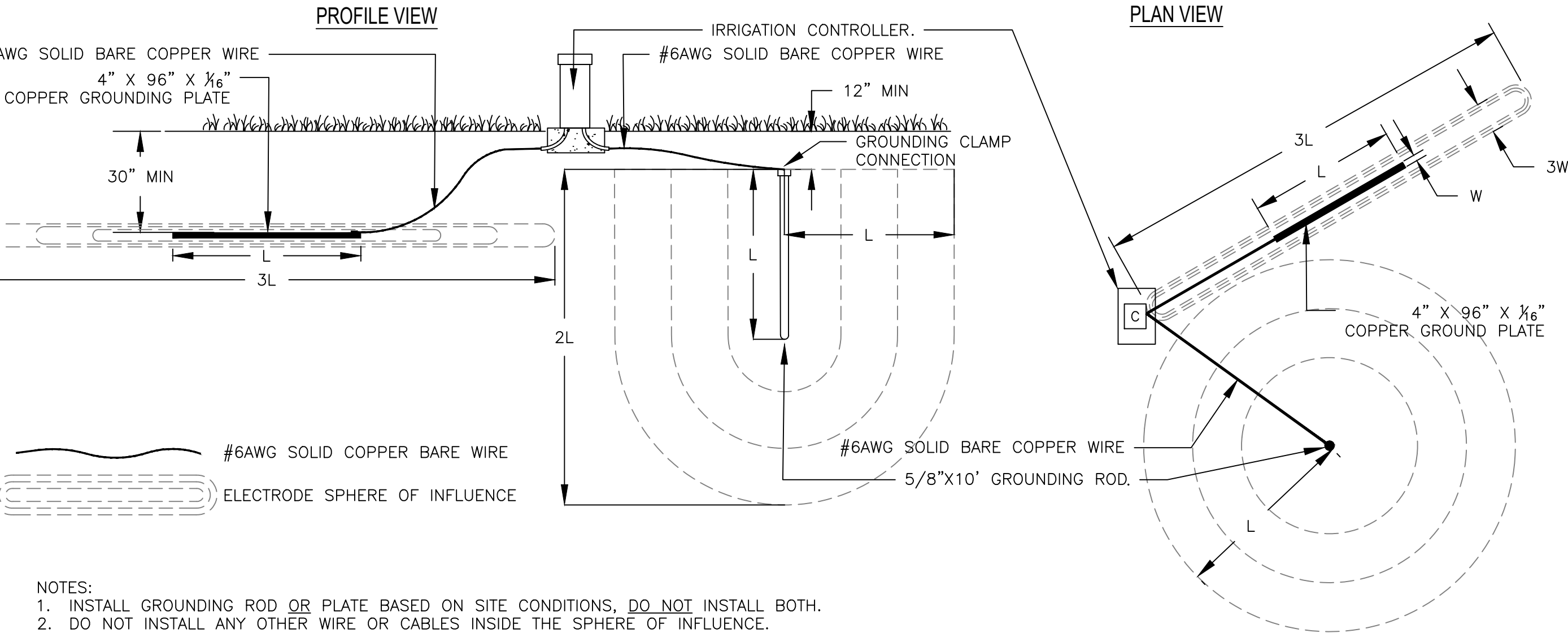
- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. PROVIDE LOOSE 20" LOOP OF 2-WIRE CABLE AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

16 TYPICAL TRENCHING DETAIL



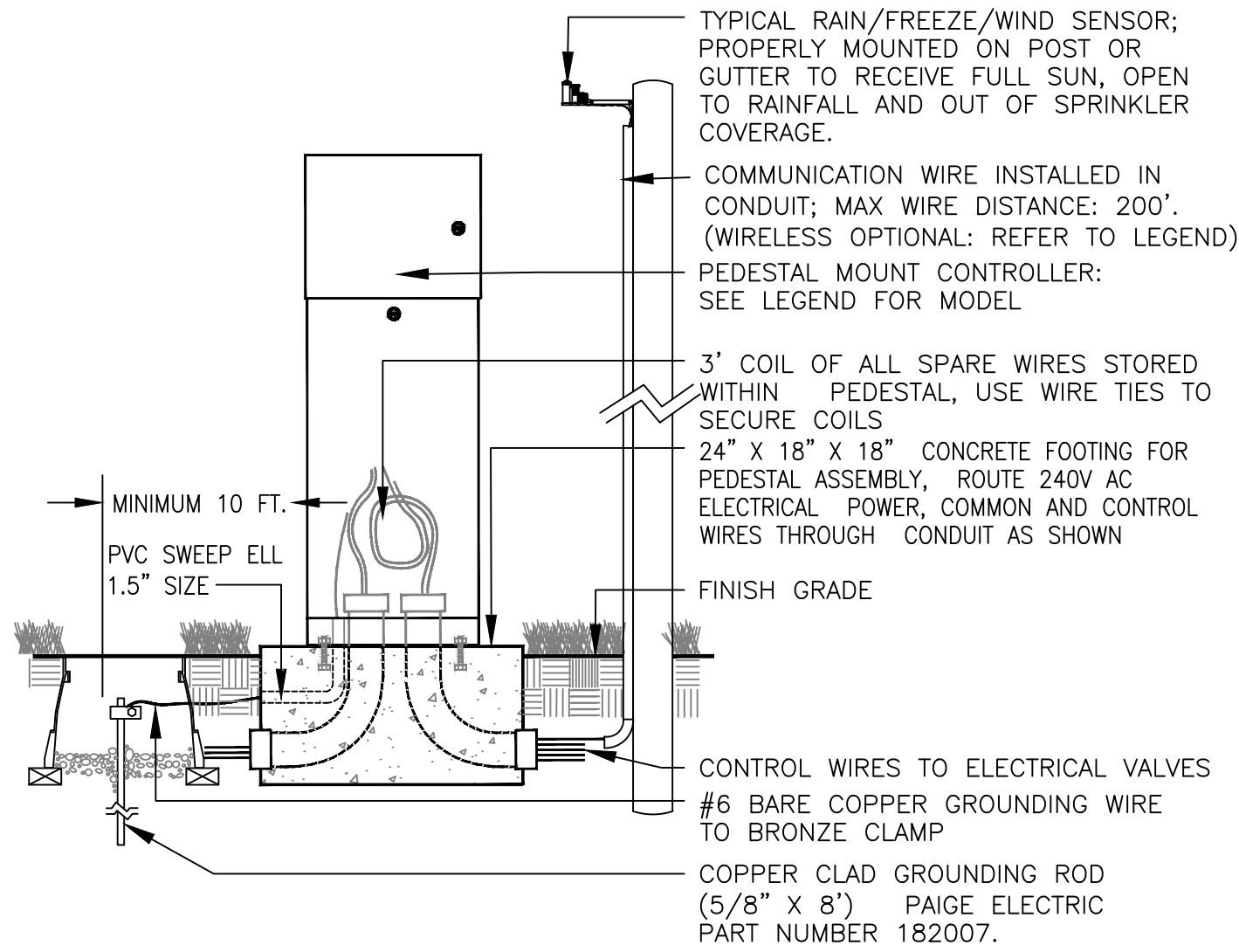
- NOTE:
- 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

17 TYPICAL SLEEVING DETAIL



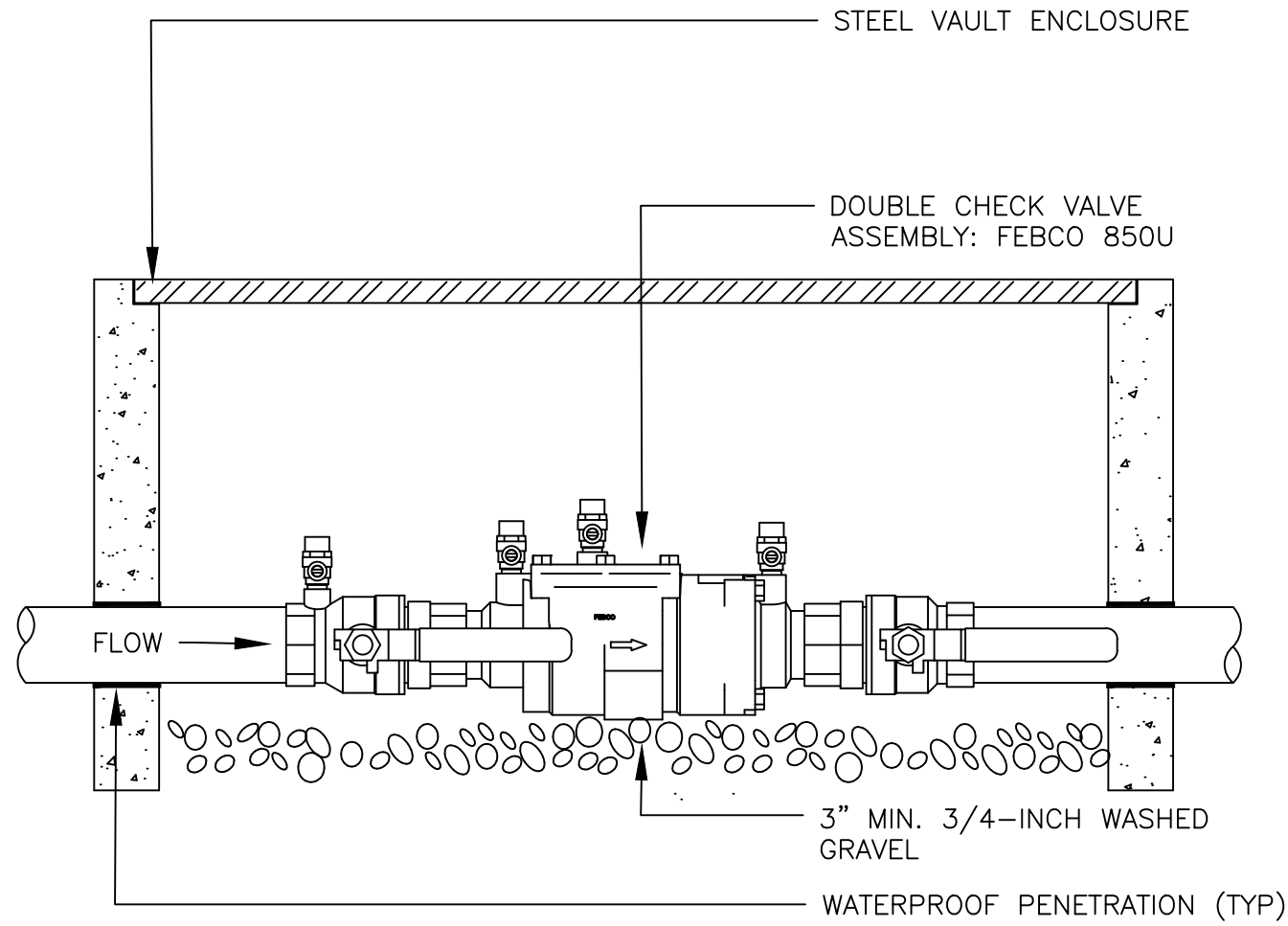
- NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
 2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
 3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
 4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

20 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



- NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

18 PEDESTAL MOUNTED CONTROLLER ASSEMBLY



- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

19 DOUBLE CHECK VALVE ASSEMBLY



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SEGMENTS 1 & 2
CITY OF BRANSON, MISSOURI

IRRIGATION DETAILS

DATE: 10/17/2025
JOB NUMBER: 4515
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IR 14 OF 14

W76 Country Blvd Segments 1 & 2

Pre-Bid Meeting — Structured Summary

1. Project Overview

- Streetscape reconstruction (mill & overlay with new curbs) along W76 Country Blvd, Segments 1 & 2 — from Shepherd of the Hills Expressway to ~300 ft west of Harvey Lane.
- Follows completed Segment 3 (finished 2022). Segments 4, 5, 6 are next in design once 1 & 2 are underway.
- Scope: new sidewalks/pedestrian corridors both sides, underground utility coordination, landscaping/irrigation package, gateway signage and ribbon sculptures, ADA/PROWAG-compliant curb ramps, new lighting.
- Funded by a mix of City of Branson, 76 ECID (1% business sales tax + bonding), MoDOT governor's funds, TAP, and STP cost-share — structured as one parent project with four child contracts.
- Contract includes a \$10 million hold point to protect the city while ECID bonding is finalized (not expected to be an issue).
- Described by City staff as the largest single project in Branson's history.

2. Key Dates & Deadlines

Addendum 1 issued	By Wed/Thu this week (week of June 30)
Cutoff for addenda without bid extension	~1 week before bid due date (i.e., by ~July 10)
Bid due date/time	July 17, 2026, 3:00 PM (submitted via DemandStar)
Bid opening	Public, read aloud via Teams/teleconference immediately after
Construction start	Right after Labor Day 2026
Base contract duration	365 days (~12 months); 10-month pace needed to capture full incentive
Target substantial completion	On/around July 10, next year (goal: open by July 4)
Related upcoming project	Harvey Lane to Hwy 165 ("Gretna/165") — bids out ~1 month after this award

3. Contract Structure

- Four separate contracts/projects bid and awarded as a single combined bid — award goes to the lowest, most responsive combined total across all four; work is NOT split among multiple contractors.
- Each project invoiced separately; certified payroll and AIA-style pay applications required per project (4 separate applications).
- **Funding sources by contract:**

- EN7622 — locally funded (city/76 ECID); Missouri prevailing wage only
- SNS0032 — cost-share; higher of Davis-Bacon (federal) or Missouri prevailing wage
- STP 0763-023 — higher of federal/state prevailing wage
- TAP 9902-886 — higher of federal/state prevailing wage; Buy American compliance required
- Buy American compliance applies to TAP, SNS, and STP projects (wherever federal wage rates apply) — gateway/ribbon sculptures (locally funded) are exempt.
- MoDOT requires a full bidders list/quote summary (all contractors and distributors contacted, not just DBE) — applies even though the project carries a 0% DBE goal and zero OJT requirement.
- Project is tax-exempt; city issues exemption certificate upon award.

4. Liquidated Damages & Incentives

- Liquidated damages: \$8,400/day combined across all four contracts (not per contract) for any day beyond 365 days.
- Incentive: \$8,400/day for early completion, capped at two months — maximum total incentive of \$504,000.
- Disincentive triggers only when the corridor is not reopened to pedestrian and vehicular traffic — not tied to landscaping completion.

5. Right-of-Way, Easements & Special Properties

- 100% of right-of-way and easements already secured — no easements were paid for.
- Special-condition properties flagged in the Job Special Provisions (JSP): Olive Garden (certified notice letters required; coordination with an Orlando corporate contact), Wendy's, Cushman properties (sign parcels — do not block/undercut signs), and the Sullivan property.
- Some additional easements obtained for utility tie-ins; contractors should flag any ROW issues found in the field early.

6. Utility Coordination

- Construction will be concurrent with utility relocations (unlike Segment 3, where utilities moved in afterward) — agreements with utility companies are considered stronger this time.
- Contractor scope: trenching, bedding, and conduit installation (sweeps, pole boxes, transformer bases, switch boxes, vaults); each utility must inspect/approve its own conduit/vault work.
- Gas (Summit Natural Gas): contractor limited to trenching only; gas utility crews handle pipe placement, bedding, backfill.
- Conduits 3" or larger require pull tape. 4" conduit requires galvanized steel fittings (90s/45s).
- Red conduit: required for one electrical utility provider; flagged as a high-priority sourcing risk (referenced a past red-pipe supply shortage). Gray pipe with red stripe and city-name stenciling may be an acceptable alternative pending discussion.

- Trenching haul-off (spoils) is incidental to the trench cost — no separate pay item. Contractor is responsible for locating disposal sites and obtaining any required environmental/land-disturbance permits.
- No fees for utility companies to keep poles temporarily in place during construction (confirmed by White River Electric rep).
- Key utility contacts: Joe Donovan (White River Electric), Justin Gower (Summit Natural Gas); Liberty (telecom) was not present — outstanding questions to be addressed via addendum.
- One known pole conflict identified on Little Pete's Road.

7. Design, ADA & Construction Standards

- Full ADA/PROWAG compliance required for substantial completion across all sidewalks and curb ramps; a few minor driveway grade exceptions identified.
- Grading primarily via string-line tie-in to existing grades, except ADA ramp locations (spot elevations) and a regraded section near the toy museum median to meet ADA crossing requirements.
- Z-crossing pedestrian signal heads — a new safety treatment for the corridor, prioritized after observing limitations of HAWK-style systems elsewhere (e.g., Springfield).
- Light poles: black finish required; must meet MoDOT structural standards, support a GFI receptacle and Christmas-light/banner loading (designed for ~80–90 mph wind), and manufacturer certification of bolt pattern/foundation compatibility.
- Water main: restrained joint fittings required; valves must have stainless steel stems (no exceptions). Fire hydrant: AVK 2780 accepted in addition to items already in city tech specs.
- Crosswalk illumination: Tapco Vismark or equivalent accepted, provided it spotlights the crosswalk/stop bar and is rated for outdoor use — must be Buy American compliant on TAP/SNS/STP work.
- Most stringent standard governs where there's a conflict between MoDOT specs, City of Branson tech specs/design criteria, and the plans (available on the City of Branson website).

8. Gateway Signage & Ribbon Sculptures

- Design-build style approach: contractor team works with a pre-approved artist/vendor, then submits contractor markup as part of the bid.
- Pre-approved vendors as of the meeting, plus three more being added via Addendum 1: Cost of Wisconsin, Little Spider Creations, and Weber Group.
- Allowance: \$2.1 million. Costs above the allowance must be included in the bid; exceptional designs could be considered by the 76 ECID board for additional funding.
- All structural elements must meet AASHTO sign-loading requirements; an engineer must certify the supporting structure. Final designs require owner/city review and approval before fabrication.

9. Site Logistics & Operations

- Contractor identifies its own staging area; several undeveloped parcels along the corridor are available.
- 48-hour notice to city and property owners required before crews begin work in an area (per JSP).
- Minimum 50% access maintained to all business entrances at all times (vehicular and pedestrian); pedestrian barricades provided by the city (same units used downtown and on Segment 3) — must be properly sandbagged (multiple bags per unit; wind has tipped barricades into travel lanes in the past).
- Night and weekend work require pre-approval from the Public Works Director; generally approved except near sensitive areas (e.g., adjacent hotels) on a case-by-case basis.
- Two-week look-aheads required so the city can stay current for council updates.
- Open trenches must be barricaded at all times — cited a prior Segment 3 incident in which a pedestrian fell into a cellular-concrete-filled trench and required medical attention.
- Removals/relocations of private improvements within ROW (mailboxes, signage, irrigation, private lighting) are incidental to the removal bid item — not separately itemized or change-ordered.
- Message boards (changeable signs) and pedestrian barricades become city property after the project — contractor must deliver functioning units rather than lease/rent them.
- Removed signs/poles return to city back-stock.

10. Payments & Compliance

- Pay applications: city-provided AIA-equivalent form, one per contract (4 total); submit to Cheryl, copy Michael Woods and Great River. Payment dates: 15th and last day of month.
- Certified payroll required for all four contracts; wage rate interviews conducted randomly in the field. 10-hour OSHA certification required for all employees.
- City can approve payments up to \$100,000 internally; amounts above that or involving TAP funds route through MoDOT, which may slow turnaround.
- Winning contractor must provide its own software platform for submittals and RFIs (per JSP).
- Substitutions: must be submitted to the design professional and approved before bid acceptance; no substitutions accepted after bid without a written change order. No payment for unauthorized field changes — written authorization from Michael Woods required before proceeding.

11. Pricing/Scope Clarifications from Q&A

- Asphalt surface leveling/wedge coursing: not anticipated as a separate bid item; existing grades are largely being matched via string line. Would only become incidental if more pavement is disturbed than planned.
- Driveway sleeves: covered under existing driveway bid items.
- Drum/bell-style items: specific vendor-installed items (per Jeremy Jackson) — contractor coordinates directly with that company.

- Conduit installation: must meet each utility's qualification requirements — may require the GC to use/contract licensed electrical installers depending on the utility provider.
- Speed limit signage: existing count to be confirmed (only one identified on one side); more signs will be added than removed.

12. Addendum 1 — Anticipated Contents

- Pre-bid meeting minutes
- Revised bid form items reflecting any changes since original advertisement
- Utility trench bedding detail clarification (Sheet W14) — compacted earth corrected to granular backfill
- Revised valve box detail (Sheet W13) — same granular backfill correction
- Signed/sealed landscape and irrigation plans from Vireo, with likely downward revisions to plant-count bid items
- Modifications to existing condition sheets
- Three additional pre-approved gateway sculpture vendors (Cost of Wisconsin, Little Spider Creations, Weber Group)
- Any additional items raised during the pre-bid meeting

13. Open Items / Risks Flagged During Meeting

- Liberty (telecom) was not represented — outstanding pole-conflict question (Little Pete's Road) to be addressed via addendum.
- Red conduit sourcing — contractor should resolve supply approach early; possible gray-pipe-with-red-stripe alternative pending discussion.
- Light relocation in front of the "ducks" (former slime factory site) — property owner agreement not yet finalized; scope to move existing fixtures, with possible owner upgrade request.
- Unforeseen private utility conflicts (e.g., irrigation lines extending into ROW) — to be handled under the general removals bid item rather than itemized individually.
- Aggressive schedule (10–12 months) raised as a concern by at least one contractor (Emory Sapp & Son) given utility pole relocation dependencies.



GRE
GREAT RIVER
ENGINEERING

PRE-BID CONFERENCE SIGN IN SHEET

Project Name: W. 76 COUNTRY BLVD STREETScape PROJECT

Date: Monday, June 30th, 2026, at 10:00 A.M.

Location: City of Branson City Hall 110 W Maddux St #210, Branson, MO 65616

Name	Company and Address	Phone/Fax	E-mail
Todd Chandler John McCart Mike Beaty Spencer Jones	Great River Engineering 2826 S. Ingram Mill Road Springfield, MO 65804	417-886-7171	tchandler@greatriv.com jmccart@greatriv.com mbeaty@greatriv.com Spencer@greatriv.com
Jordan Choate	Capital	417-520-6107	Jchoate@capitalpavingMO.com
Joe Donovan	White River Electric	417-294-0521	JDonovan@whiteriver.org
Josh Vaughn	KCI	417-766-5739	jvaughn@kciconstruction.com
John Escobar	Flatcreek	417-739-2099	flatcreekexcavating14@yahoo.com
Kurt Thompson	Energy Supp	417-543-9661	Kurt.thompson@energysup.com
DAVE STAHL	CAPITAL	417-855-5406	dstahl@capitalpaving.com
Dave Ewing	midwest Traffic Signal	417.827.1490	daveewing@midwesttss.com
Chris Carsten	RBE	816-964-0450	ccarsten@rbemidwest.com
Craig McIntosh	Optimum	417 655 2622	greg.mcintosh@optimum.com
GAREN M'Elroy	RBE	417-209-5435	gmclroy@rbemidwest.com
SPENCER JONES	GRE	816 372 0011	SPENCER@GREATRIV.COM



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Name	Company and Address	Phone/Fax	E-mail
Justin Coffey	Advanced Highway and Sign	417 606-0733	justin@advancedhighwaysign.com
Tim Massey	Branco	417-455-5742	timmassey@branco.com
Sam Cook	Advanced Highway	417-844-8074	Sam@advancedhighways.com
Caleb Hall	Hartman & Company	417-838-2558	calebhall@hartman.como.com
Brady Bowen	KCI	417 430-8953	bbowen@KCIConstruction.com
James Morris	City of Branson		jmorris@bransonmo.gov
Matthew Spangler	City of Branson		mspanler@bransonmo.gov
Starla Elliott	City of Branson		sellott@bransonmo.gov
Cheryl Harrison	" "	417-559-1204	charrison@bransonmo.gov
Jennifer Moore	" "		jsmore@bransonmo.gov
Harvey Coulter	" "	417-294-0335	HCoulter@BRANSONMO.GOV
Michael Woods	" "		mwoods@bransonmo.gov



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Todd Chandler John McCart Mike Beaty Spencer Jones	Great River Engineering 2826 S. Ingram Mill Road Springfield, MO 65804	417-886-7171	tchandler@greatriv.com jmccart@greatriv.com mbeaty@greatriv.com Spencer@greatriv.com
Corey Powell	City of Branson		cpowell@bransonmo.gov
Larry Rawlinson	" "		lrawlinson@bransonmo.gov
Matt Briand	" "		mbriand@bransonmo.gov

Microsoft Teams Meeting

1. Summary

Meeting title	W76 Country Blvd Segments 1&2 Pre-Bid Meeting
Start time	6/30/26, 9:13:59 AM
End time	6/30/26, 12:01:51 PM
Meeting duration	2h 47m 51s
Average attendance time	1h 8m 57s

2. Participants

Name	Company	First Join	Last Leave	Email	Phone Number
James Morris	City of Branson	6/30/26, 9:14:01 AM	6/30/26, 11:44:33 AM	jmorris@bransonmo.gov	417-337-8553 Ext 1407
Matt Spangler	City of Branson	6/30/26, 9:19:29 AM	6/30/26, 10:04:03 AM	mspangler@bransonmo.gov	417-337-8553 Ext 1408
Ann McDowell	McDowell Consulting	6/30/26, 9:53:10 AM	6/30/26, 10:12:12 AM	annmcdowell715@gmail.com	417-337-4235
Towler, Bill	Bright Speed	6/30/26, 9:57:01 AM	6/30/26, 10:42:56 AM	bill.towler@Brightspeed.com	
Jarid Kysar	Summit Natural Gas	6/30/26, 10:00:53 AM	6/30/26, 11:27:00 AM	jkysar@summitnaturalgas.com	
Joe Riche	Demiurge LLC	6/30/26, 10:00:58 AM	6/30/26, 11:44:19 AM	joe.riche@demiurgedesign.com	
DuBois, Timothy	Lumen	6/30/26, 10:01:24 AM	6/30/26, 10:39:23 AM	Timothy.DuBois@lumen.com	
Jeff Schroeder	Olsson, representing Lumen	6/30/26, 10:05:08 AM	6/30/26, 10:59:30 AM	jschroeder@olsson.com	402-853-3085
Charles Stroud	Squan Solutions working for Bill Towler of Brightspeed	6/30/26, 10:11:10 AM	6/30/26, 11:44:31 AM	cstroud@squan.com	
Ann McDowell	McDowell Consulting	6/30/26, 10:13:17 AM	6/30/26, 11:44:14 AM	annmcdowell715@gmail.com	417-337-4235
Cheryl Harrison	City of Branson	6/30/26, 10:37:24 AM	6/30/26, 12:01:51 PM	charrison@bransonmo.gov	417-337-8559 Ext 1303

W76 Country Blvd Segments 1&2 Pre-Bid Meeting-20260630_141418UTC-Meeting Recording

June 30, 2026, 2:14PM

2h 47m 34s

AM Ann McDowell 40:19
Yeah.

JM James Morris 40:30
Testing, testing, one, two, three. Teams and that's. Is that good? Yeah, in-house camera.
Can you make that a little bit bigger for me? Can you make that a little bit bigger? I can't read it.
Hello, I have.
Hello?
Yeah, this.
Testing, one, two, three.

TB Towler, Bill 49:47
I heard that.
Can you hear me?

JM James Morris 49:55
Testing.
Well, I want to say thank you, first off, for coming down and taking the time to bid on this contract. Thanks for going through our police services that are out there. Sorry about that. Should have let you guys know, no guns, knives. arrows, whatever. So long time in the making for this project. So some of you know stuff about this project. Some of you may not or never bid on it before. Segment 3 got started many years ago, started, and then it was underfunded, and then it stopped. Then finally finished that all up, and that actually completely finished in 2022, getting everything underground. The goal of segment one and two was really to come with the best foot forward on it. So meaning that we had all the easements, we had the utility companies on board since day one in 2022. They brought the utility companies on and then worked through it. As you know, this

is kind of a more blighted area or the area where they've taken down some stuff and investors are waiting on us. So it's a great time for Branson. A little bit about the funding that that's working on on the back.

background just to smash anybody that's saying, hey, this is how it's working. This is a city project because it's in the right of way, but the funding comes from a 76 ECID board. They're in the process right now of bonding and everything's going really, really smooth. So that's why in the contract documents, you're going to see a \$10 million hold point.

And that's just to protect the city at \$10 million in case something happened that we could bow out or pause for a second while it is. We don't foresee anything and the bonding most likely will be in place right after we get started. So 10 million is a hefty amount of money to try to spend this year before January. So

We're excited about our partnerships with all the different engineering firms, especially Great River Engineering, Mike Beatty and Jereney and Todd and John and Spencer. I mean, we've all put hundreds and hundreds of hours in and there's lots of different people that have it. Todd's going to go over all the things that are in there that might be a little bit of a slip up or

Hey, this doesn't seem very normal in there. And we're always hoping to questions. This meeting, of course, as we said, is mandatory for you to show up to bid. It is on Teams. So there's lots of subs that are in there. So make sure that if we do ask questions, we hand out that mic and

With that, again, I'm super grateful. This is the biggest project that I will probably do for the city of Branson all at once. So 4, five and six, which is the next sections that are is once this gets kicked off and everything's smooth, they start teeter tottering design. And so it's taken a little bit to get to this point, but the funding mechanisms are all lined up and ready to go.

So hopefully this is what's going to hold. Segment 3, for those that don't know, is up by Presley's area up in there is the first section that's done. And then we had a lot of luck and success with the businesses that came in from Chick-fil-A to Cheddars for developing to our standard. And that's kind of what we're doing going forward.

If you happen to know anybody that's investing on 76, when they do come through the door, we automatically ask for all the easements and all the things that we think that we might need. We are 100% easements in this section. So there is no worries, no concerns about that. The construction easements are there as long as you play inside the bounds that are set up.

It'll be good to go. And with that, I don't want to steal a lot of Todd's thunder, so thank you guys.

Thank you, Michael. And thank you everybody for attending. This, like Michael said, this is one of the biggest projects in Branson. Probably be a lot of the biggest projects that a lot of us down here have seen. I actually moved to Branson 10 years ago for this project for segments 3 and worked on that for about a year. And then it went on pause due to

lack of funding, and now we're here starting this back up. So thanks again. As far as logistics, Michael, bathrooms, if anybody needs to go to the bathroom, are they unlocked over here, just on the outside? So if anybody needs to go to the restroom, out the door to your left, and feel free to go anytime.

But we understand this is a long, long project. There's a lot of items to discuss. You all have a copy of the agenda in front of you as well. And we will provide meeting minutes based on this discussion too. So with that, kind of make sure the most important thing of anything today is to make sure that you have signed into the official sign-in sheet.

on the back table. And if you have any questions on that, let us know. So that's a proof of record that you're, that'll be sent to MoDOT as well as filed in the project file. So if your name's not on the list, you cannot bid the project as a general contractor. So that's why you want to be on that list. So with that, before I get started, does anybody have any questions?

about logistics, anything.

Oh yeah. Yes. Also, if we can get a list of any individuals that have called into the Teams call as well, that'd be grateful.

Okay, yeah, yeah. Enter your information if you're on the Teams call, if you can enter it into the chat. That way we have a record of any contractors, utility companies, city employees, anybody else. So thank you.

Getting into the agenda, the main point of contacts for this project will be myself. So my number is there. That's our main Great River office number. Most of you guys have my cell phone number. My card's back in the back too. It's got my cell number on it. I'm always on the go, so that's the best number to reach me at.

I also text too. So texting is a lot of, a lot of times I'm in meetings like this, so I can't respond right away. So texting is a good way to get in touch with me as well. Mike Beatty, he's the engineer of record. He's here in the front right here. So I think a lot of you are familiar with Mike and have worked with him on past projects.

And then John McCart, he's kind of helping me on day-to-day management on the project management side. And then Spencer Jones, he's our principal. He's the founder of Great River. Obviously, this is a big project, so I wanted Spencer to be here. So I don't know if, Spencer, if you want to add anything to that, but yep, yep. But he's gratefully given me the opportunity to present on this project. So I think I've maybe earned his trust over the time that I've been working with him. So I greatly appreciate it. So now getting into the details on the project, I mean, the construction basically includes the total

CS **Charles Stroud** 56:56

Right.

Thank you.

True.

JM **James Morris** 57:14

Not, we say total reconstruction. It's basically a mill and overlay with new curbs. The asphalt's pretty much going to stay in the condition it is now, except it'll have a new overlay course on it. New sidewalks, underground utilities, coordinating with removals,

private property removals, relocations. We've made accommodations for any known utility conflicts in the plans. Mike will be up here in a little bit to talk about some specific utility conflicts. We'll have pedestrian corridors down both sides of segments one and two. It'll be a little bit more elaborate than what you see when you go out there to see what was done for segment 3.

because a lot of segment 3 is 8 foot sidewalks on back of curb. There's a lot more landscape elements, some fun elements. There's gateway signs, ribbon sculptures, you know, a lot of planters, benches. There's actually a couple swings out there too. So it's really to engage people and get them walking on the corridor. and outside of their vehicles.

There's also, there'll be a major landscaping package and irrigation. We're going, we're supposed to get the signed and sealed documents today. I'm pending, I haven't seen them yet, but they're supposed to be here. We're on the sub-consultant to get that taken care of. We will issue that as an addendum.

as well as the meeting minutes and everything that'll be issued by Wednesday, Wednesday or Thursday this week. So you'll have it this week and in time for the

holiday.

As far as project schedule, um...

You know, we're planning on a year starting right after Labor Day. There's incentives in there to allow for early completion up to two months. So if you have questions on that, let us know. Nighttime work and weekend work will require pre-approval by Branson Public Works Director.

In most cases that will be approved. The only areas where it's going to be a challenge is if there's right next to a hotel. So there might be some limitations as far as like if you're breaking rock or concrete or anything like that. Obviously, we're trying to cater to the Branson guest as much as we can. And we'll handle those on a case by case basis.

and all those will be requested and coordinated with Michael Woods. And the city's project manager on the project will be Roger Clark. He is actually, I think he's on the call perhaps, but he had an emergency come up, so he would, otherwise he would be here today. So

But I think a lot of you are familiar with Roger Clark. And then Larry also will be helping on the construction side. We worked closely together on the downtown project. So I can assure you guys that there's always going to be a resource between the city and Great River. So that way you guys don't have to worry about a long turnaround with questions that come up during construction.

As far as a big component of the pedestrian improvements, the ADA compliance, the substantial completion will not be issued until everything has been checked off as far as ADA compliance, because that's a major goal of this project for all the sidewalks and curb ramps for the entire corridor.

and it needs to be compliant with both ADA and PROWAG requirements. And our plans have been designed with that. And Mike Beatty might have some, I think there's a couple design exceptions on some of the driveways, but they were minor. Yeah, it was mainly it's Branson, you know, you're going to have the exceptions because of grades oftentimes. And a lot of times it's with transition to existing where we're trying to tie in, and it might be a little bit steeper than what the city codes allow.

One key element is if you've looked at the contract documents, you'll see there's four sets of contracts. Each of the projects will be individually invoiced. So you'll have to track your time and labor for each project separately. As far as award of the project, it's the lowest combined bid for all four projects. So it's not like we're going to have

four

contractors potentially doing this. It's going to go to one contractor. That's the lowest total for the combined all four contracts. So I know there were some questions on that and some concerns about, man, are we going to be working with, you know, three other contractors? No, that will not happen on this case. It will be a combined bid will be

used to determine the lowest and responsive contractor. So any questions on that? All right.

As far as contract documents, plans and contract documents, book, they're all applicable and executable documents, including but not limited to the bid form. So make sure you're familiar with all those documents.

It is a tax exempt project. City of Branson will issue the tax exempt certificate once the project's been awarded to the contractor so you don't have to include taxes in your bids. So that's a good thing.

As far as right of way acquisition status, all right of way has been obtained. And so if you look in the contract documents for the EN project, which is the locally funded project, that's where a lot of the significant work is included. You'll see all the easement agreements that have been signed and executed by all the applicable parties. I just wanted to make you aware that within the job special provisions, there are a handful of properties that have some special conditions involved. Those include Olive Garden, Wendy's, the Cushman properties, David Cushman, he has some sign parcels.

on the property. So there's some conditions there. And then also Sullivan property. So I wanted to bring that to your attention. There is a table in the job special provisions that address and shows what each of these special items are. So just make sure you pay attention on that when you're preparing your bids.

Any questions on right away?

Mike, is there anything we need to add on right away based on?

Yeah.

Sorry. I think all of the improvements should take place within the right of way, the majority of them. There are a few places that the city got some additional easements to stretch out the utilities and do some tie-in stuff, but we got everything, should have everything we need. If you find a problem, get with us early.

Thanks, Mike. Michael, anything you want to add on based on your negotiations with the property owners? Anything specific?

Outside of the four, I know right away is a big issue always, so...

Olive Garden, if you all eat there, yeah. So they have a lot of particulars in there, so make sure you read through that. We have to send them certified letters of when we're working. You have to meet with somebody out of Orlando. There's a little bit to that, but overall, the negotiation was good. Wendy's is is pretty straightforward. Cushman's straightforward, don't block the signs, don't undercut any of the signs or anything like that. And Sullivan was very little too. But overall, the businesses are excited, right? And the 76 board is full of people that are business members that are in there.

everybody was supportive to get everything. I think the other thing that's important to highlight is we didn't pay for a single easement. So that's something to really take to heart and something that we're really proud of that, you know, the businesses are supporting that you're there. And Roger did a really good job in segment 3.

You guys, some of you know me, some of you don't. Todd's phone's on 24 hours a day. My phone's on 24 hours a day. Downtown, I was there every day, multiple times a day, nighttime, daytime, whatever it takes to get it done. So success is together and I'm sure we can do it. So

One thing I do want to touch on is the, and Michael just reminded me, this is a city funded and a CID funded project. So each of the businesses have have, you know, approved a 1% tax that goes on all their sales to help fund this project. And there also is water funds

from the utility department to pay for the water line construction. So that is important. Each of these employees, the property owners have a skin in the game. And so that's why it's even more critical for the team, whether it be in the city, the contractor, all your subcontractors to make sure that we're respectful to all the property owners, because this is

The only way this project is a success is by, you know, the working together on this project, because it will be challenging, especially when you get, you know, Branson gets upwards of 10 to 11 million visitors a year that go through this corridor. So, and you're going to be front and center, the first face that a lot of these guests and business owners see.

So I just wanted to reiterate that as well.

So moving along, utility coordination. Obviously a big part of the project, there's a boatload of utilities on this project. We've done our best on the design side. I know Mike worked a lot of painful hours to work on utility coordination, working with all

the different utility providers in the corridor to make sure that we're handling all their relocations and getting their buy-in on the proposed solution for those relocations. Some of the items, you know, there's a section in there for the utility jobs special provisions. So make sure you read through that. Some of the more critical items are listed below. The contractor shall coordinate with all utility providers

and coordinate all work to be done related to utilities. So we have a, it's an ever-changing list of utility providers with contact information. So that continues to change because each company is constantly changing employees, everything. So we've gone to the best of our ability to provide this with, you know, the latest email addresses and cell phone numbers. But

There certainly will be additions from start to finish on this project. Contractors will provide trenching, bedding, and conduit installation for all new utilities in the corridor. Work will include placement of bedding, conduit piping, sweeps, pole boxes, and bases for transformers, Switch boxes and breakout vaults.

Conduit vaults, boxes, etc. for each utility must be inspected, approved, and accepted by each separate utility. So you're going to have to work hand in hand with the utility companies. Vault box access features, placement shown or not exact.

I mean, there might be some slight adjustments required in the field to work around existing barriers. The contractor is expected to field adjust placement of elements by grouping or clustering them to minimize impact of plantings, pavements, and other proposed features. So if you go out onto segment 3, for instance, you'll see where we've

clustered the utilities, and it'll be similar on segments one and two in that you try to keep them as small and tight of an area as possible in order to maximize the amount of space for the traveling public, whether it be vehicular or pedestrian.

All conduits 3 inch diameter and larger will include placement of pole tape in the conduit. So that's a critical item too that we followed on segment 3 as well.

Contractors must coordinate with utility companies to maintain services for all existing utilities throughout construction.

coordinate with utility companies to provide temporary bracing of poles, temporary connections, bypasses, or other means to maintain service the duration of the improvement project. I think on segment 3, I literally saw Joe Donovan probably every day out there with White River Electric. So I think you'll continue and

Joe is here as well. So I believe at some point Joe is going to be retiring, but I don't know if it's going to be during this. Are you going to be retiring during this project or is it after? Well, good. So we have Joe for this project at least.

Well, we're not going to allow you to retire, so it's good to have goals, Joe. So you guys will all become familiar with Joe if you don't know him already, just working with the utility companies and White River is a big partner on this project.

As far as the gas company, Summit Natural Gas, I think everybody's worked with them before. They may be on the call as well. You know, utility companies are not required to come to this meeting. They're just, you know, it's for their information only. I know their time is valuable, so we appreciate any of the utility companies that make themselves available.

And then they will be provided the meeting minutes and stuff like that. So they've been very engaged from really from probably the last couple of years working through with the design team as well. So they're very familiar with the project.

As far as the gas utilities, work by the contractor will be limited to trenching only. Placement of gas piping, bedding, and backfill will be provided by the gas utilities' own crews or licensed contractors. So that's just a key component. Obviously, the liability of gas, gas companies wants to do most of their own work.

So as a contractor, you'll just open up the trench for them.

Haul off. This is an important component of the utility spoils. So trenching haul off will be a significant part of the project. The cost of the haul off will be incidental to the cost of the utility trench. No separate payment will be made. So just make sure you're aware of that when you're pricing this project.

The city has not currently identified an off-site location, so it's the contractor's responsibility to figure out where to dump all this material. I can personally tell you I work on a lot of projects in Branson, and there's not many projects that would not gladly take that material. So I don't think you'll have a problem of finding locations to get rid of material.

The contractor will be responsible for meeting all environmental requirements for the haul off site and disposal methods. The contractors will be required to submit haul off site certifications as well. So just keep in mind that this is a critical component. So if you're sending material to a site and it's going to change the site by over an acre, Obviously, you'd have to have that site included in a land disturbance permit, stuff like that. I mean, you guys all deal with that every day on your project. So if you have questions on that, let our design team know as well. And then water main placement

will be on the property side of the trench. All water main pipes and fittings shall be restrained joint.

Type.

So with that, Mike, do you have any other comments on the utility side? I just.

Roger wanted us to look at some of the conflicts. Can you guys pull up that exhibit that I gave you earlier?

We just want to point out that probably the biggest, most difficult part of this project is going to be coordination with the existing utilities. We want to make sure that you have, are able to maintain service to everybody through the project. And so I've got an exhibit, we'll include this with

The addendum, just as clarification, and we kind of highlighted green, looks a little yellow to me as a gas conflict. Pink is either power or communications conflict, and blue is water. So there's certain areas along the corridor where we're going to be right up against an existing utility and you need to provide bracing or temporary contact connections so that you can maintain service. Be a good chance to review and make sure we, you know, all of those have the have all of those items addressed. There are some polls that we're going to be up against, and Joe, they might be talking about

providing temporary bracing while you go by them. But that was, that's one of the most important things is we want to be able to provide service to everybody in the corridor throughout the project. So coordination of when you do improvements and make the improvements,

get through there and be able to switch people off. So you're going to have to be coordinating with utilities all along. I think that's.

Thanks, bye.

I guess now, like we're a little bit ahead to schedule. So I just wanted to maybe open it up for questions on the items we've covered so far, because I know that we're still going to cover another 3 pages of notes. And I don't want people to lose any thought on their questions that they have. So if anybody has any questions regarding you know, right away, utilities, before we get into like the actual design and traffic control, now would be a great time to ask those questions. So if anybody has any questions.

I feel like Vanna White up here. It's like, Kane, what's your question?

Is there going to be any fees for holding polls?

That is a great question. And Joe is saying no fees on that. So great question.

Sorry, there's people. Oh, yeah. So Mike was talking about utility conflicts. Perspec, it's on the contractor for all fees. Is that true? Basically, if we have to relocate something, it's going to be on the contractor.

Yeah, let, I'll let Mike, I'll let Mike answer that one.

The utilities are part of this. They have an agreement with the city, and so they're working with the city to do it. If you have to find a site to dispose of and it requires a permit, that's on you. And so those are the types of fees that that's referring to. If the utility has some temporary

access and service. We're working with them in that and this, they're partners with us in it, so you shouldn't have that. But anything outside of that, you'd be responsible for.

And I'm going to pass it over to Michael too, because I think he was more involved on the utility coordination side as far as like if there was any additional cost for, there's utility agreements between the city of Branson and each of the individual utility companies. And I don't know how they handled temporary, if there's cost associated with temporary relocation, stuff like that. So I'll let Michael, explain on that.

I don't see anybody from Liberty. Correct. So Liberty is a beast in their own and that question we will ask and put it in the addendum about. I know of 1 poll that's going to be a conflict when you when you go through on Little Pete's Road that's there. So we'll ask that. Yes, the city has.

multiple, multiple contracts with utility companies, depending on which utility company we helped with design and then the actual payment of dropping and moving and all that stuff is on the city. And it's important to understand that we're working together with utility companies to make things work.

The goal is very similar to segment 3, except we're lined up already, is that as soon as you guys are done and out of the way, they come in and they jockeyed, what was it, three years, four years ago, they jockeyed for who gets to go first, second, third, fourth. As soon as you guys are done, they come in and no one wants to take down the polls. So

That'll be optimum, maybe here, or whoever they are today, Brightspeed. So, and so we're pretty confident that all that risk in bidding is pretty much gone. We are only at, I want to say about, we actually received and accepted 30%

plans from Liberty, but they're outside of the general area where they're moving.

They're not even going down into the vault. So, and some of it's already gone if you

take a little walk out there.

Thanks, Michael. And one thing to add to it, a lot of its lessons learned from segment 3, because as you know, the city came in after the fact on segment 3, once the project was put on pause and worked with the utility companies to get all the utilities off the lines and get the duct banks populated. This project, it's all going to be concurrent with the construction. So

But Roger Clark was key component of that. He did all the coordination and he was out there in the trenches on the project. And unfortunately, he's not here today, but he will be heavily involved on the project. And he's a great resource for the contractors to lean in and work and help with the utility coordination side. And I can I can assure you that Michael and his team will be very well engaged on this project. Because like he said, it's the biggest project in Branson history. And he is, I mean, the success of the project is only based on the team approach. And that's it. I mean, even on the downtown project, I mean, we wouldn't have been as successful as we were if it wasn't a team approach.

on that project. So we expect this one to just be bigger, but a similar approach as the downtown project.

And a couple quick side notes. I know we talked about like night work and what's that look like downtown. We were 100% successful with doing overnight work. And this Todd mentioned, if you look at a map that's there, you have like the Hampton Inn probably work in front of there.

probably not the greatest idea, but you're also going to go into the winter season, which is really good. And we can talk with the businesses that are there and say, hey, what does this look like? Can we try this? Can we do that? So as far as trying to keep you on time and where you want to be in the bonus structure, I mean, we're put a half \$1,000,000 on the line in bonus. So

10 months are there. The other thing I don't think that's going to be in here is Gretna and 165 contract is coming out. So the high likelihood is that somebody that's the winning bid in here won't end up being the winning bid in there. So you will have people working next door to you.

And then one more step down the road, segment 3, there's some traffic crossings that are going to get released at the same time. The ultimate goal is next July when we're sitting here, we are done.

So it's July 10th is your cutoff be all day that's there. But I sure hope July 4th, you're just shoveling some mulch around it and planting one of the 35,000 plants that are

there. So literally. So is there the other thing that so talking about the hotel that's there, that's not just that hotel, there's other hotels and of course that echoes. We do have a little bit of housing in there. That's J1 housing, which is the enclave area. So that area, but you also end up with areas like Whitewater will be closed through the winter and you should be in good shape. That's there. You're across for some empty lots. The next hotel that you'll probably run into will be Lodge of the Ozarks is there.

But again, winter time is a slow time for Branson. We're almost to a 12-month economy. We're really, really, really close. So if you guys want to build a snow mountain or something here, we'll be good.

Thanks, Michael. And just for the record, the question that came in on the utility was from Kane Thompson at Emory Sapp and Son. So just for those of you online, I know you can't see his face, but that was his question. So thank you, Kane. Any other questions before we start on the construction staging and traffic control? or questions online could type into the chat and we could read them off.

And those should be your subs. And I'll be the new Vanna. There you go. Thank you, Mike. Not as cute as Tom. Yeah, yeah. First time I've heard that, so. So on the conduit, there's a note in the plans stating that has to be installed by electrical contractor. Can the general contractor install those?

Part of that's a requirement of the utility company. They want to make sure they're qualified. So you're going to have to get approval for each of the components of the conduits.

by the utilities or they won't put their lines in. So we're trying to make sure we meet all of their criteria. So that was one of the conditions. So.

A note to that too on the utility side, so you'll have red conduit that has to be made for one of the electrical companies that are their utility providers. As we've done in the past for those that are sitting in here, the city is taking zero, nada, none, responsibility for ordering anything.

delivery or installation on this project. I want to make sure I'm super clear on that and said that. So we've done it in the past. It was successful. They've done it on the other parts, but at the same time, the liability of moving around and when you want it and time order and change orders and it's your baby. So

We did look into the red conduit that was there. That's a very important one. Roger did. It's doable, but it is probably the first thing. If you win the contract, you better have that figured out.

and hope that the plant doesn't burn down during construction, because we had that happen. You remember that, Joe? Yeah. I was on the phone with the CEO of IPEX out of Canada to try to track down truckloads of red pipe.

Mhm.

magnitude because of the sheer magnitude of how many pipes are in the duct bank. There's a differential there with the red pipe that if anybody gets in that duct bank down the road, it's power. They don't need to be in it. You know, they don't need to mistake your phone or something like that and get into it. So.

Try to keep the same as what's in section 3. So that may be something that needs to be discussed if obviously if it if that's going to be an issue to hit the pipe. It could be that

may resort to what gray pipe, but it's got to be stenciled having our name on the pipe. Yeah, I think there was an option for getting gray pipe that had a red stripe in it and it wasn't solid red. So there are options, but let's try to get red. Let's try to just add red continuous pipe. So it's

consistent with segment segment 3. And there is a stipulation in there that you guys will read that on any of the four inch conduit for us, it has to have galvanized steel fittings, 90s and 45s for pull purposes. So.

All right. Any other questions before we get started on the construction staging and traffic control?

Alright.

So as far as staging for the project, the contractor is responsible for identifying A staging area. There's several properties that are undeveloped out there on segments one and two, so I don't think it's going to be an issue. If you've been out there, you'll see where I'm talking about. There are several sites that are

literally cleared and ready for some developer to go in there and start work. So it should be pretty easy to identify a good location for staging. As far as grades, lines, levels, and survey, verify all grades, lines, levels, and dimensions as shown on the drawings and report any errors or

inconsistencies discovered in the above to the owner's representative before commencing work. Provide and maintain established benchmarks in not less than two widely separated places. So any questions on that, just let us know. Should be pretty straightforward. As far as use of the premises,

The contractor shall notify the city and property owners when the crew will be on site. There's verbiage in the JSP as far as the amount of notification. I believe it's 48

hours. So just know that you can't just go out there the day of and start working on somebody's property because you've got to work with the property owner and notify them in advance. And the city will have, I believe you'll have communications going out like we did for downtown. The text alerts. Yeah, I'll talk about that just for half a second. The communications part on it, we were

We were right up front on the communications. Do we lose them? Well, hang on for them because one of them's online. There we go. So it's a combined effort between the city and also the 76 ECID. MCDowell handles that part. The regular updates that we do,

with a contractor, basically 3 to 5 minute phone calls of, hey, what's happening in the next week? Where are you going to be working at? And then we do that. We also provide a text messaging service for all the businesses that are in there and their managers. So we get an update to that. It's not a text messaging service back and forth.

And then we also put up a website that gets a lot of views. I want to say we're in the 100,000 views for downtown, multiple, multiple weeks. A couple times we went viral on that stuff. So good, bad, or indifferent. Everybody's watching it in there. But we try to put the limelight forward. We highlight the subcontractors that are there and the great work that

that they do. But that literally comes through the city and goes back out. So any questions on the communications aspect or anything that we hand out to the news? We advertise as well, this is a good thing for the city of Branson. We learn great lessons in downtown that

The advertisement in downtown, how interesting the whole thing is, no matter what you read or didn't read, the taxes are in and they were up for the year. So that's pretty impressive. We did have some spots where they're a little bit low, but for the year, it's a great thing for Branson.

Thanks, Michael. Mike Betty wanted me to emphasize on the grades, lines, levels, and survey section that since we're tying into existing everywhere, a lot of this is going to be via, you know, verified via string line and tying into existing grades, except in the ADA locations, any ADA ramps, stuff like that, there's spot elevations.

So as you go through the plans, you'll see that information as well. So I just wanted to highlight that. Mike, do you have anything you want to add to that?

Yeah, there's one area where we're going to have to grade part of the road and we

will regrade part of it right by the toy museum and the median section there, we're going to lower that just so that we can meet ADA in that crossing. So there's some sections in there, but still we're going to try and tie in as much as possible.

on each end of that and then obviously as we get close to the right of way. So that area I'd pay attention to, but everywhere else probably going to be done with field adjustments and using string lines, make sure everything's smooth with the spot elevations at the driveway crossings and your pedestrian ways.

Thanks, Mike.

As far as going into use of premises, you know, typical project, the site shall be maintained in a neat, clean, and organized manner. I will emphasize that, you know, we have a lot of tourists on this corridor that are unfamiliar with the area. On segment 3, for instance, we had, you've got to make sure your barricades are good because we had a lady go into a trench.

that was full of like liquid mud, essentially, cell fill, which is cellular concrete, and literally went under. Luckily, there was a passerby that saw her and got her out of there, but they were hosing her off on the side of 76, trying to get to where she didn't have any serious burns. So I can't emphasize enough that you need to make sure you have barricades at all times

around any open trenches, because that is a huge liability issue. And it can cost somebody their life. So just be very cautious in that and make sure that you have a safety plan in place. And then always be working with the city on that, because they'll have people on site, as well as, you know, we'll be out there from time to time on the project and identifying any issues.

because safety is the most important thing on any project.

There is also some necessity for adjoining properties to remain in working order during construction. Please review the requirements in the JSPs, such as like construction entrances, construction parking, placement of temporary restroom facilities for your employees.

and then interruption of utility services and noise levels, especially if there's any work at night, make sure we're coordinating that with Mr. Michael Woods and his team at the city to make sure we get approval of that. And that way they can coordinate with the property owners and there's no surprises because surprises end up on the, you know, the headline news, we don't want surprises in this project. We want the each of the property owners to be well informed. We want the city to know

what's going on for the next two to three weeks. That's why two week look aheads provided to the city are very critical during construction because they don't want, Michael doesn't want to have to be given an update to city council and not be able to answer questions as they come up. So he wants to be all-knowing on the project, whether it's through Michael or any of his staff members, including Cheryl, Roger, and Matt, and Larry. So you've got a great team to work with on the construction side.

We also have Corey's here today, too, so you have three different construction inspectors.

at any point. When we talk about maintaining an entrance, that means 50%, so 50% in and out, so they're never cut off from that. So we can work through nighttime stuff. Some of the businesses have two or three entrances at the same time, and then your specialty ones are shown there. So we promised them that from the beginning, it was easily done on segment 3. I mean, that means if it's a gravel or a plate to get in and you work through. But the thing that we don't want to do is affect the business's sales or

in cases of you have a few theaters in there that they sell tickets for the theater and then people can't get in. You also need to think about something very different than downtown is that you'll have buses. You know, buses in that area, buses are back pretty steadily now. So hopefully that helps with a little bit about our expectation of of what's going to go on at night and into the businesses in the day. And all the, an important component of the project too is on the utility side, you'll have Kendall and Harley with the city on the utility side. They'll need to be kept up to speed on installation, construction schedule, everything. And Harley is actually here

I don't know if Kendall's, maybe he's online, but Harley's sitting right here. If you don't know Harley, he's, I work daily with Harley on projects. So, and he's always easy to get hold of. So no excuses for a contractor to not be able to get hold of somebody on the utilities department.

Contractors shall maintain both vehicular and pedestrian access to businesses at all times unless otherwise approved by the public works director. So we have to be very cautious. It's not just vehicles, but you have to make sure that we're accounting for pedestrian. The city has graciously made available the pedestrian barricades. that we implemented on the downtown project as well as segments 3. One thing you will, I will caution you on is make sure that you have that barricaded very well, because on segment 3, we had like those, each of those metal poles on those

temporary barricades, they need to have sandbags

A lot of times it's multiple sandbags, because I remember going out there multiple times at 3 o'clock in the morning, where I got a call that the barricades were tipped over onto 76 and blocking lanes of traffic. Obviously, there's not a lot of traffic at that point in time, but when I'm the engineer of record on the project and I'm going out there in the middle of the night,

and I have to try to get these barricades up so I can get 76 and I can't get hold of anybody, no problem. And see that again on a project. So I would make sure that you have somebody that's available 24-7, especially dealing with those barricades, because the wind catches those barricades and they're like a sail.

And when one goes over, they all go over. And they're all linked together, so they're very difficult to stand upright. So just make sure you got proper sandbags on those barricades.

The contractor shall be required to have all lot corner markers disturbed by operations reset by registered land surveyor and will file with the city a certificate from the surveyor stating that said markers have been reset. So this is critical because there are several benchmarks along the corridor and if those are impacted by a construction

We'll have to get those reset and surveyed.

The contractor shall remove and dispose of all debris, rubbish, and other materials resulting from current construction operations. Disposal shall be in accordance with all local, state, and or federal regulations governing such operations.

Do you want to spend, I want to spend just a half a second to make sure that our partners with MoDOT are satisfied with what we're doing.

There'll be concurrence with MoDOT. So as we talked about in the very beginning, there's four contracts that make it. So basically you have a parent and child contracts. The reasoning for that is one set of that is part of the governor's money, which we're already drawing, which is \$6 million.

We've drawn \$2 million of it and that's going. And then the other two are taps. And then the last one would be the city's responsibility slash with 76 ECID bonds.

Concurrence always has to happen for change orders with multiple boards. That's my responsibility.

not your responsibility, but sometimes things will take a little bit longer than you may be used to with us to make sure that we have concurrence. Is there any questions about how that money is working or why there are so many subcontracts?

So that means MoDOT specs, right? Everybody that's in here has dealt with it, QC, QA.

QA will be handled by the city. QC will be handled by you. And then we'll turn that into MODA. Of course, we'll get those areas. And most of that deals with the sidewalk, if you look at the plans, and it also deals with the crossings that are there. The governor's money is on from Whitewater.

down to the Ferris wheel on, if you want to call it the north side, even though it's not the north side. So that's how those contracts are split up. And I would think if I was a bidder, I would want it a little bit explained to me. Is there any questions about the split up? Because I know we're kind of going past that. And you have to be registered with MoDOT able to. So I think everyone in this room is able to work with MoDOT.

So hopefully you're not on the ban list. Yeah, this is a great time for me to bring up a couple specific items that Joe with MoDOT, he deals with all the local projects provided in an email. So I want to make sure that everybody's aware of these three statements, which we've already talked about, but I just want to make sure that for one more time that everybody's aware. So these are four individual projects being let together. To be considered successful, bids must include all projects.

The combination bid of all four projects, whoever's lowest and most responsive will be the successful bidder.

These are separate projects when it comes to invoicing after award. Invoices must be specific to the work performed for each project. And just I wanted to make sure that you guys are all aware of the scope and limitations of each project on the plans. And I think we were pretty clear on that with our documents.

We also have separate, 4 separate bid forms. So the work item is specifically broken out based on what is payable for each project. And there's a couple plan sheets in there too, that basically provides A delineation of the different work projects.

Yeah, yeah, go ahead, Cheryl.

Just to reiterate, there will also be 4 separate contractors applications for payment. And so the certified payroll that comes in will need to match those applications for payment and the city will provide those.

Thank you, Cheryl. And one final item with MoDOT. They are requiring a bidders list quote summary for all bidders, not just the lowest 2 bidders. For contractors, they need to list all contractors and distributors contacted, not just the DBE contractors and distributors.

This is required even though there is a 0% DBE goal and

Zero OJT or require. I'm not sure OJ. Oh, OK. Zero on the job training. Sorry. Yeah, brain fart. So any questions on that? It was just critical that I make sure to reiterate that based on what Joe and Frank from MoDOT on the financial side wanted us to. Make sure we cover.

All right, not seeing any questions. I'll move right along. As far as there is a gateway and ribbon structures element for the project. If you've familiarized yourself with the plans, this is basically a design is provided by the by the winning contractor slash subcontractor team.

They are pre-approved vendors for the sign. They're listed in the plans. We've actually added three more that are going to be provided via addendum. So I can help you with that real quick. Yeah, that's fine. Yep. On that, the Cost of Wisconsin, Little Spider Creations, and the Weber Group.

will be added. We got those this morning. We're going through their websites. Pretty cool company. So it's almost like a design build. So you have the basically the construction or the idea of where it'll be and what it'll be. And then you'll get that worked out with the artists that are there. You'll do your contractor markup on it. Submit that as your bid.

And then that will that will actually go to the 76 ECID board, which controls the what they call the wow. It's the stuff above the ground that's pretty cool. So the stuff everybody cares about, but we love utilities and making sure we have water and fire hydrants. So great roads.

There's a lot of details as far as on the second page of the plans. Make sure you're familiarize yourself with the general notes on the second page of the plans in regards to the gateway and the ribbon structures, because there's specific requirements there for, you know, the structural engineering, the electrical side of it, because there's a lighting component as well.

Mike, do you, is there anything I'm missing on that as far as specific requirements that you can think of?

The structural elements are some AASHTO requirements for any basically if you do sign along a roadway, you follow that requirement for your structural loads. But the idea is they're sculptures that create a theme through the corridor. And so they're not going to be off the shelf. You're going to have to work with whoever the artist sculpture that you pick and then have an engineer make sure that whatever structures there is supportable.

So quick clarification is the three that are on the screen that are on the plans are well

aware of this. I think somebody's reached out to one of them because they've reached back to us already. So they're well aware, but the three that are coming in the addendum, we're going to make them aware today a surprise so that they may not be

up to speed as quick, but John and Todd will take care of that today. Yeah, and another critical thing is all designs will need to be submitted to the owner's representative, including the city staff, for review and approval prior to, you know, doing any of the fabrication. So, and just let us know if you have any questions on the process.

So.

Any questions on the ribbon or gateway structures?

Yes, Kane, let me come back there on this side.

What happens if we go past the allowance in the bid?

2.1 million. So if you want to go above the hat, you're going to need to put that in your bid. That's the allowance. If one of the designers comes up with just something phenomenal, that the 76 board, which controls the money or the funding on it, could vote and do it. I'm sure they're going to want to see your renderings and and what's there and exactly what the name's going to be. There's a little bit of tightening down to do there. So, but your markup should be included in that. So I would say, you know, that this could be the landscape and the gateway could be the difference between a winning bid and a non-winning bid. So.

do your due diligence and see what you can come up with. But it is very similar to a design build where we're able to control that part because it's not in MoDOT's realm for that part. So kind of interesting, kind of fun, kind of cool. If you follow downtown. We had a general idea what we were doing and that thing turned out pretty sweet. I like it. So I guess that's all that matters. No, there it is. So hopefully you'll like it. And the roundabout we put in with Dave's help. Dave's all quiet about the roundabout, aren't you? So there you go.

Any other, like, any questions so far?

Hartman, anything? Black Creek? Nothing?

Close to the chest. I like it. Well, and one of the key components of getting the CID buy off too is to try to keep the fun elements in the project because that was something that was lost with segment 3. We didn't have the budget for the fun elements. Well, we've allocated that some of the fun elements in the budget because people come to Branson and they want to have an experience like none other.

And we're trying to give that somewhat experience where we have fun elements while also not creating a liability issue for the city. So it's a slippery slope, but I think we've done a really good job of kind of getting everybody's ideas, trying to consolidate those from multiple stakeholders and trying to get that into a workable package that we can actually execute on the construction side. So I'm excited about it. I know Michael's excited about it. I mean, we're all so nervous as hell about it, too. So because it's a big project. It's huge. I mean, not just for Branson, but all of Southwest Missouri. Everybody looks at what Branson does, right or wrong. All right, I killed the microphone, so that's awesome. So any other questions before we move along to the application for payments? Obviously, that's a big important part of the project. You guys want to get paid for your work, right?

So these documents that the AIA application will be are similar to an AIA document that you're all familiar with. The city has their own document, but that'll be provided. There'll be four of them, one for each contractor. So that'll be provided at notice of award to the contractor. So you'll be familiar with that document as well.

Payment dates are the 15th and the last day of the month. So, well, you know, Cheryl's always really good about getting to us and making sure we get all the information, including certified payroll. Certified payroll is a big, big item on these projects because of the different funding mechanisms, and that'll be for each of the four projects.

So make sure that we're doing certified payroll and you'll have the wage rate interviews random out in the field as well as part of the procurement project or process. So.

What's that? Oh yeah, as well as OSHA. Is it 10-hour? Yeah, 10-hour OSHA certifications on all your employees as well.

As far as wage rates, that's where we kind of get kind of mixed bag between the contracts. So everything is prevailing wage rates. The project is a public improvement project that requires prevailing wage to be paid. As far as the makeup of the projects, state of Missouri wage rates are required only for EN7622, which is the local portion of the project, the locally funded portion. The hire of Davis-Bacon and state of Missouri wage rates will be used for the SNS0032, which is the cost share.

the STP 0763-023 and the TAP 9902-886, those will all be the higher between federal and state prevailing wage.

So any questions there? That was a mouthful.

All right, not hearing any. Kind of moving right along.

Cheryl, there's no questions on, I didn't, I didn't botch that at all on the payment side. Awesome. It's a first. So first time for everything, I guess. So now we kind of get into the miscellaneous items that we just wanted to point out based on, you know, that may be a little bit different than typical projects.

As far as request for substitution, these items need to be submitted to the design professional. Unequal product will not be accepted. After bids are received, no substitutions will be required without written approval in the form of a change order. So

Make sure if you're going to use products that are separate from what we, you know, have called out in the plans, whether it's approved or equal, make sure you're submitting those as part of the approval process up front. Otherwise, it becomes a change order after bids are received.

As far as changes to the documents, changes to the documents can only be made through a change order or supplementary instruction from the design professional. The owner will verify whether a change is to be made or not. The owner will not pay for unauthorized changes in the field. So if you get direction in the field from anybody, make sure it has all been approved and you have it in writing before proceeding because we don't want to have that, we don't want to have arguments in the field saying, hey, they told me to do this and they would follow up. No, do not do the work until you have written authorization from Michael Woods.

We've had a question from the manufacturer already as far as the TAPCO. Oh, I skipped a section. As far as applications for payments, submit on the city provided similar to an AIA form or an equivalent to owner's representative all your application for payment. Typically you'll

send it to Cheryl and copy Michael and Great River as well. And my email address or Mike Beatty's email address, either one will suffice. I don't think there's too much craziness going on there because we'll review it, you know, get it turned around quickly because we appreciate everybody's hard work and we don't want to be sitting on a

pay application for months at a time. We want to get you guys paid for the hard work that you're doing. I think it's important to let you all know that our ability at the city level, since there's multiple different funds that are in there, is to approve at our level. If it goes to one of the taps that's in there, it goes up to MoDOT and back.

If it's anywhere underneath \$100,000, basically we got \$100,000 little purse of money

to walk around with and fix on there, and then we have to go back through all the boards. So please expect that payments on that will be a little bit slower than normal, but approvals should go very smoothly.

The 76 board, MoDOT has been very receptive. We have meetings with them more than I care to admit, and it's a lot, and we're going to go every week. So super good on that. Hopefully that helps alleviate any jitters on that. The goal is for the contractors that are here and bidding on it, is that you move as fast as you can move and we're going to keep up. We're going to operate at the same pace that you do.

All right. Well, thanks, Michael. Moving into some of the specific items that have already come to our attention. As far as the Tapco Vismark lane light crosswalk illumination, lane light will be an acceptable alternative for the Tapco Vismark.

Apparently, Tapco Vismark said that they were not their product was not geared towards crosswalks, even though their marketing brochure clearly shows a crosswalk with a light illuminating it. So take it with a grain of salt, but we will approve both of them. So yes, Mike.

I think there was a little bit of confusion. Vismark is just one component that Tapco has. The idea with the crosswalks is we want to create kind of a spotlight for the people crossing in the crosswalk and then also draw attention to the stop bar. So there's two elements. And I think maybe there's a little confusion, but they don't have to be Tapco.

As long as they provide that and are set up for outdoor use, it'll be fine.

And they will need to be by American compliant because they are part of the TAP project. So, yep, so that's.

Yeah, so on the Buy American, that is required on the TAP project, as well as the SNS project and the STP project as well. So the three standalone projects, anywhere where there's federal wage rates required,

which is the three projects that are outlined in the meeting agenda. Those will all be need to be Buy American compliant as well. So that's a good good point.

Yeah, the sculptures are outside of that. That's part of the locally funded portion of the project. So those will not be compliant or by American compliant.

Next, I think on light poles, I'll let Mike discuss some specifics on the light pole as far as the style, color, structural, just because it is a big cost item. So Mike, if you want to...

Elaborate on that. Yeah, all of the light pole features are to be black. All the elements,

the luminaire, the pole. The design was based primarily off of MoDOT standard. I know every light manufacturer has their own pole that they will use. And so one of the requirements is to certify that the pole meets all of those structural requirements. There's a requirement for being able to support Christmas lights. You'll see a connection for a GFI receptacle located on the pole. All of those things are in the plans, but maybe a little bit different than what we done before. So as you go through, you want to make sure that your manufacturer provides certification and coordinates that with the foundation design that we've shown. They need to verify their bolt pattern and sizes based on the loading capacity of their particular pole. If it meets MoDOT standards, it should be okay, but we still want that certification.

As far as another item with that is, and I think Michael may want to touch on this too, is we're going to be hanging off banners and potentially some Christmas decorations off this. If you've been to downtown, we've had lighted Christmas decorations on these. I know that

The creative people above me are making decisions as far as what's going to be, you know, implemented on these polls in the future. We just have to, we've designed for like a worst case scenario. So any substitution requests are going to have to account for

these large potential Christmas trees or flags or whatever that are going to be lit and hung off of each power pole or the street lights on segments one and two. So that's one item. Those have been engineered to prove that, you know, they're not going to fall over if we get

a significant windstorm or something. I think we've designed them to what, 80 mile an hour wind, 90 mile an hour wind. So yeah, if you have any questions on that during the substitution process while you're bidding the project, certainly reach out to us as well.

As far as removals and relocations, so private improvements on that are located within right of way, you'll see that out there, you know, whether it be a light or signs. Obviously, if removal is not required, if it's not creating any conflict, then just leave it in place. Always coordinate with Michael.

in the city to make sure that's the proper way of handling each of those obstructions. And then if it is in conflict, remove and relocation with coordination with the property owner, the cost is incidental to the cost of the removal. So just make sure you're accounting for that. It won't be a separate item.

will not be handled via change order. And we've called out anything that we've identified in the existing plans. So make sure you're paying attention to some of these removals that include, I think there's a couple of cluster mailboxes as well to be aware of. And then there's also some private lights that are on right away area.

O.

Anything to add on that, Mike, or?

Sorry, sorry to make you keep getting up, but yeah. As he's coming up, that's irrigation that you may run into. Olive Garden's a great, great example. They have pretty great grass in front of there. So you'll have to shrink that up and work with them to get that. That's an incidental cost that's there. We have quite a few called out, so. Yeah, I think there's a lot of this is.

You're going to be doing excavation and trenching and work in an urbanized developed area. So they're going to be, we've tried to identify everything on the plans that we might hit, but irrigation is a good example. There might be an irrigation line that's a foot onto the right of way, and that's going to be in the way of the curb or sidewalk, and you're going to have to relocate it. And there's no real way to identify everything that you can't see. And so, you know, you need to take that into account when you're going through and looking at the removals, understand that there are going to be some things probably with each lot or parcel that you're going to have to address. And that'll all be paid for under the bid item removal.

They're not going to be a

We're not going to have 100 different bid items for every irrigation head or anything like that. It's just the simplest way to keep track of it.

So as you're going through the plans, Todd kind of pointed out, so we'll help you along a little bit. So the lights in front of the ducks, which used to be the slime factory that's down there, the ducks are there right now. Those are the lights that need to be moved. And an agreement with the owner hasn't been struck at this time, but we realize that

it's going to be one of the items that you're going to have to move, design, construct, and get it. They may say, hey, I want brand new light poles and that's not on you. You're moving the existing item that's there, but maybe they decide they want to reinvest and you can make it smaller and it's a win to you. So that I would say of the whole set of plans and

Mike Beatty and Spencer and them are all going to kill me is the one thing I think that we tried our best to do. And you don't know, you don't know what's everything

that's there. And mailboxes is a great example. So yeah, if you all dealt with the mailbox in the post office, good luck. So we got to make sure they can turn in just right.

There are a lot of signs that say leave in place, but you may get out there and say, there's no way I can swing a piece of equipment that works that way. There's a couple that we can think of that are there that it's going to be tight or a little bit of hand digging.

Any questions on that or concerns? Yes, no. Capital? Man, you guys are no fun. Getting into another critical component of the project, obviously, is liquidated damages and incentives. So for this project, there is a daily liquidated damages of \$8,400. And that's not for each project. That's combined. So it's not like you're going to get penalized times 4. It's just \$8,400 for all four projects combined, liquidated damaged per any day over 365 days. And then there's also a maximum incentive for up to two months. That would be \$8,400 per day.

for a total of \$504,000 maximum total incentive. And I'm going to pause there to make sure we're super clear because the contract documents state \$8,400 in each separate contract. It is not. It is one parent project with child. contracts underneath of it. So it's one time, one time done. So, but if you look at the plans, there's no way you can finish a tap and get the project done. Or if you don't get that done, it all lines up together. But make sure we're super clear about that. And my lawyers, thank you for listening to me give that extra warning. So.

I got in trouble for that one.

All right. Well, thank you, Michael. Any questions on the LDs or the incentives? How about a yay for half a million bucks? Yeah, yeah, no, that that's fine. Next, next one's at the city does it will do it, yeah.

Well, we did something somewhere on the downtown projects, but you know, it's not fair to penalize a contractor, but not give them a chance for incentives. We'd love a little bit of feedback. Is a year long enough and fair enough? Yes, no, maybe so. Ten months is pushing it for the bonus. Yeah.

Yeah, we understand it's an aggressive schedule, but the business owners are, they don't want to be inconvenienced for a long period of time. They want you to get in and get out. Yeah, and I want to go through downtown where we made such an aggressive timeline that you all said it wasn't possible and no one.

No one did, so yeah.

Yeah, Gary, I'm gonna bring it to you.

That's how Vanna stays then. I guess I'd just say that, you know, we, the general contractor will be at the mercy of the utility companies a little bit. So I don't know if you can speak to a little bit. I know I was at the first utility coordination meeting, so I know you guys have been working hard on that throughout the process, but you know, 10 months, even 12 months is a pretty heavy lift for the magnitude of the job. So I guess you probably have to have a little bit of a commitment from your utility companies to move when we move to. So it's just a, you might speak to that a little bit to help us.

I definitely will speak to that and Todd or Mike Beatty can help fill in. So just so you know, as the contractors that are there, the only thing that I could see being a slip up, but you have the commitment from one electric utilities right now sitting in here is that whatever you need to temporarily move around, would be your only hold up. And I'm not going to speak to that because you're going to identify the stuff in the order that you need to. But when you pick up and you're gone and the connections are there, like Waterside is us, of course, right? And so that's inside the city, sewer connections, all that as fast as you guys can go. I would be concerned about, you know, there's Liberty, maybe pick up the phone and ask them like how, relatable are they going to be for that. But once you pick up and gone, basically you're just giving them the infrastructure to shove their stuff in. It's not your problem if they don't show up and drop their lines. That is the problem between the city and them. And we have, you would agree, we have pretty stout agreements that are there. A little bit different than segment three. So if anybody knew anything about segment three, we came in afterwards years later and then had to make agreements and people were trying to remember everything that was there. And hopefully I speak good to that or do you want to speak to that as far as White River? I wish Liberty was here, but

Wanna speak?

But, but that's what I see right there, yes, so that this won't be.

Yes.

Okay, so he's saying the gas companies he has issues with and do you want to speak any more? I think any of the other contractors in here to have the same comments, but you know, we just did a job like this in city of Springfield and you know, we had the utility banks in, but we're sitting there waiting for everybody to get off the pole and it took

quite a long time to get all the poles. So we had built sidewalk right up to the poles.

So I guess that's my concern about the completion within a year. So

And that's perfect. So we did identify some utility poles that'll end up in the new sidewalk. Mike maybe will answer to that a little bit. But yes, you guys can box out, wait for them to pull out. Your bonus structure will be in, right? So the bonus structure is pretty straightforward, but it's a long read.

is you're open to pedestrians, you're open to the driving public, you have all your landscape in and you're buttoned up. And we've always been super reasonable. The disincentive part, which was brought up by the 76 board and my board of aldermen, is the disincentive kicks in if you're not back open for the pedestrians.

and the vehicles. But if you're not landscape done there, the disincentive isn't hurting you because you're basically how the incentive and disincentive was figured was off a MoDOT, right? So it's the cost to the traveling public, the cost to administration for this many people to sit here, the cost to your company that's there.

So, to speak to the natural gas company, we, I wish Roger was here. I believe we have a great relationship with them, a very good relationship. So, yeah.

If Summit's online and wants to chat in, that would be awesome. And we'll just keep moving along and they'll let us know. And I'll second that. I work hand in hand with Summit Natural Gas on segment 3. They were fantastic to work with. I don't see any issues here because like Justin Gower is still around.

working with them. He was, I worked with him, talked to him daily on during segment three. So he was always very proactive. So I don't see that being an issue on the communication companies. That may be a little bit of a challenge. I mean, that's, they're always, they're tough just because they're so large and they've got a broad reach of projects. But

I know Michael will be understanding just from my relationship with Michael and knowing how he works too. If the contractor is doing everything in their power to get these things coordinated, so there's just not a lag in work, Michael will work with you. So.

So that was a great question, Garen. Thank you. Any other questions on that?

All right, so now we're reaching the last section. So as far as the bid opening date, just a note to the bidders, we've talked about this already, I've hammered it home enough, but the proposed work is being let as a combination for all four projects. In order to be considered a responsive bid, contractors must submit a bid for all four projects listed for the West 76

Country Boulevard Streetscape improvements, which begins at Shepherd of the Hills Expressway and terminates approximately 300 feet west of Harvey Lane. Refer to the JSP in the project bid manual for additional information.

So it's spelled right there in the meeting agenda for everybody to review. So just know that you have to submit a bid for each of the four projects. And then on the backside of that, we talked about in the very beginning, so from Harvey Lane up to Titanic, so 165, that's there.

That's the next contract that's going out behind this one, one month behind you guys, or the winning bid on this. Let's make sure this does well, and then we'll see what the appetite is to keep going.

Just so you know who's knocking next door. Or you might be knocking next door. Sure hope you will.

And then as far as the bid opening, all the bids will need to be in to Demand Star by 3 o'clock P.m. on July 17th, 2026. And they will then be publicly opened and read aloud via Teams conference and teleconference.

So any questions on that process? I'm sure everybody has access to Demand Star and are familiar with that process. If you have any questions, the city's always there to help on any issues, but don't leave it to 255 right before the bids are due and then have issues because it's going to be very hard to get that turned around and, you know, give the city enough time to address any issues if you have it on the middle side. So just because we don't want to create a scenario where you're trying to get everything uploaded, but all of a sudden demand star is not available or whatever, or the internet goes out. So

Just plan accordingly.

Yes. And that gets into the last part on the, as far as addendums, Spencer brought up as far as when the last addendum will be issued, because we don't want to provide an addendum the day before the bids are due. That's not fair. Kind of the approach I've always taken is

is if there's an addendum, I don't like to issue any addendums outside of like a week before the bids are due. So that way it gives you enough time to go back to suppliers. If for some reason there's a major addendum that's required after that timeframe, we'll have to work with the city and extend the bid date.

beyond what the 17th would be. But that's only if it's a major item that has a significant cost impact or, you know, impact to everybody. But it's only fair to, I mean, you don't want to have changes come in the day before bids due because

then you try to scramble through it and that's when mistakes are made. So
If there's any addendums that have to be issued within that one week period of bids
being due, we will certainly be extending the due date. So right now, that's looking
at, as we look up there, is July 1st being Wednesday, where hope Vireo will come.
You already have bid items for Vireo for the landscape, so you can
figure that out. Actually, probably plan on those numbers going down instead of up.
So, you know, there literally are 30,000 plants. There's 20 and 10. So I think some of
that will clean up. And that means next Friday, not this Friday. You guys have a fun
4th of July. Next Friday would be
it for us and that would give you Monday, Tuesday, Wednesday, Thursday to get in
contact. Is that fair and okay?

You guys are going to control the ball. So if you want to extend out, speak out now,
you know, hey, I have a family thing and we're going to blow up a lot of stuff. There
you go. No?

Those are not fun. So. Yeah, and there will likely be an addendum issued tomorrow.
Worst case scenario, it would be Thursday, but we're going to try to get it out
tomorrow. And that'll be addendum one. So it'll be the first addendum. And the
items included that in addition to any additional
items that come up today, but the pre-bid meeting minutes will be provided. Revised
bid form items, anything that's changed since the original was advertised. Utility
trench bedding detail clarification on water sheet W14. We're going to spell out that.
It's basically

It's showing on compacted earth, it needs to be on granular backfill. So you'll see
that revised detail come out. Revised valve box detail on sheet W13, that's the same
thing. It needs to be on granular backfill. Landscape and irrigation plans from Vireo.
Like I mentioned earlier, we're supposed to get those today. I haven't currently seen
an update, but we should have signed and sealed plans hopefully by the end of the
day today. And that includes revisions to the bid forms. As Michael mentioned, the
plants are likely going to go down and they will not go up.

Existing condition sheets, there's some modifications to those that we'll clarify via
addendum tomorrow. Additional pre-approved gateway sculpture companies. So
that's what we talked about, those 3 new vendors that are authorized to provide
pricing for the project.

and then plus any additional items identified in this meeting today. And so really,
that's all the items that I had marked for covering. I have a couple more. Oh, yeah.

Yes. So on demand star for each separate project, there are, wow, there are different forms that are required for each separate one.

So make sure you look at that specifically, because those will need to be turned in for each separate contract or each separate bid. Also, we have asked in our job special provisions that the contractor that is given the notice of award will provide a software platform for submittals and for RFIs and that kind of thing. So thank you so much.

On that submittal platform, the reason we chose to go that route is you all have something that works and your people are trained on it and we're going to try to be as flexible as possible and help you out on that.

This is a good day. I'm truly excited. Not as excited as having a kid or anything like that, but it feels like it. Definitely. It's been many, many years in the bank. I wish you all the best of luck in bidding. Bid hard, bid to win. This is going to go and this is a great relationship building for

not only your companies, but your front word image of your companies. I know ESS is in the room and they can talk about how downtown has helped them along and the good things that Dave can too. You know, we can thank the beautiful lights in downtown for that. I will tell you that we didn't do any RGBs or anything like that in downtown.

Michael got over it. You can come to my house for Christmas if you want to see that show. It is my thing, but we're leaving it alone on here. And excited to see what 76 comes up with for decorations that are out there. There's nothing more fun than coming down to Branson during Christmas time. If you don't come down here with your families, you're all pretty local.

Pretty cool. I've been doing it since I've been a little kid every year, so...

Any questions of the city? This is James up here. He handles the demand star stuff. I know some of you wait till the last 14 seconds to submit because you don't believe in the process. Please call. I fill out this paperwork, correct? Can I email it to you and can you take a look? I do not want anybody to miss a bid because of bad.

paperwork.

So I say that, I welcome that James hates me now, because now he's got all.

And I think MoDOT will accept that we said, hey, we're going to look at it, not your whole submittal, but the paperwork is a little bit complicated. And I apologize. And I blame MoDOT. And I'll say that even though it's recorded. So I tried to do it all as one. And there's some guys laughing. We all worked at MoDOT together.

Those guys back there. So this guy works for mode out a lot. Sometimes that's how it works out. So, but excited that the governor believes in this.

We believe in it. The tap believes in it. I believe in it for the safety factor. Mike believes in the safety factor. This will be the first time you see a Z crossing with the heads. If you watched the news this morning, I was like, oh, just perfect today. The police are going to start ticketing people for the Hawk system.

in Springfield because it doesn't work as well as they hoped it would. So, you know, I don't, my staff doesn't, we don't ever want a phone call that somebody else has been hit and that it was a huge priority of Jereney's and Mike's and, you know, they had come up with the Z crossing. I'm like, ah, let's put some freaking lights on it, right? There's not.

There's hardly any stoplights on 76 anyways. And if you're not a believer in it, go look at Google. That's what you'll hear me talk about the whole time. I was like, dude, no one's walking in Branson. It's not happening. It's hilly, we're hillbillies, fat, like love pork, you know, there it is. But you look at, you look at.

Presley's area all the way to Titanic. Go drive it today, every day. There's families walking up there and I'm proud of that and I'm proud of where we're headed. And I enjoy going to see Orlando and the other vacation spots around the country and the great things they're doing. So best of luck and I'll shut up because.

Did any any questions online that came up in the chat? OK.

Are there any questions from the contractors in the room?

Kane Kane with Emory Sapp has a question.

Start with my list. Asphalt surface leveling. Are you going to add a bid item for that? is, you know, you have a two inch mill and overlay. We need probably like a wedging course to, you know, correct areas that 2 inch won't completely cover.

We didn't. We were trying not to change the drainage pattern or the contours. The road's pretty uniform already. We're just coming in with the curbs a little bit. You're going to tear up the edge clearly with the utility trench. And so my comment earlier that we're going to use

do everything by string line other than the areas. I don't anticipate having to use any wedge coursing. I mean, everything you look at the finished contours, they're almost right exactly on what's there. So wedge coursing that's required would be something

If you, it would be incidental, it'd be something maybe if you tore up more pavement than we anticipated and you have to come back and do something like that, we'd

consider that incidental. But right now the intent is to mill the existing roadway down the thickness of the overlay, use string lines to lay out the new curb line that's going back in and then just going back in with the base and the surface.

Then the sleeves under driveways. Is that incidental to driveways?

I think that I think there's a bid item for.

Yeah, there's bid items under driveway for the sleeves.

And then the drums and bells. You know, those bid items, you didn't touch on any of that.

So, those are those were put in there by Mister Jeremy Jackson, reach out to the company and then whatever it is to install it, and so they're very specific.

So.

Last comment, same message boards. Did you put that on the bid form that the city is retaining those? That is correct. That's what they did on 76 segment 3. And it's to the benefit of you all again. So we did the same thing with the pedestrian barricades. We use those in downtown, so that helps.

By the time you pay a year of lease to...

Roadrunner and other companies, right? So the city would like to do that. So, but they have to come back functioning. You're not giving me your ones from 1962 with a gas engine that I got to go out there and rip. So it worked good.

Would you agree that by the time you rent it, we may as well own them together?

He says, yes, I want to make sure that's recorded. Yes, yes, yes.

So just to make it clear to all contractors that message boards have to be delivered to the city. They're not just rented. Yep.

Yeah, and that's clarified in the JSP also for that. Yep. And we worked really hard to clarify inside the contract that your removals of existing signs, existing light poles, stuff like that, the city takes back in as back stock for the other stuff that were there.

Interesting enough, I think there's only

Might correct me. One speed limit sign, there'll be more that you're putting in. So keep an eye on that. So unbelievable. I was like, oh no, there's more than one out there. No, I think there's one on one side. Yep.

That's why you got speed, not you necessarily.

Well, hopefully traffic's so backed up that they don't have the opportunity to speed, because that means Branson's busy. So that's always a good thing.

So, any other questions?

Next time, we're gonna make it mandatory; you have to talk.

Yep. Nothing. Well, we greatly appreciate your time. Like, we're really excited about this project. I mean, I think you can tell it in Michael's enthusiasm and my enthusiasm. Hell, I moved here 10 years ago for this project, and I'm just excited it's starting back up because it's an awesome project. We can all be proud to be involved with it.

And I look forward to the next phase of it, which will include the contractors and utility companies, and really excited in making this project become a reality. And we're going to be successful together, because if we're not, I'll be looking for a job at one of your companies. If it's KCI, there. So I know we will be. I said,

You also can go back and watch anything online from the 76 group to our board of aldermen. I mean, you have so many people rooting this project on. It's awesome.

And right now we all like each other and we won't blame Great River for an error or the city for an error or a bus, but we truly, truly, really work.

together. I know Spencer and Todd and Don are tired of me. Like we worked and worked and worked and worked and Mike too and Jeremy too. We worked and worked and worked to make this the best contract possible that we can and the most fair we can. So if you see something, please say something.

Yeah.

So as far as the water lines go, I know we've run into it in the past with valves, mainly. We do require, I mean, it's in our technical specs, but we do require stainless steel stems. Anything without a stainless steel stem will not be accepted. And also in our tech specs, we

do have a fire hydrant that is not listed. I wanted to tell you guys for bidding, it's an AVK 2780, I believe.

Yes, AVK 2780 will it will also be accepted as along with what's in our tech specs. So I just wanted to let you guys know that we've run into that and we're particular about our vowels. So I just didn't want to.

I want that to get in the way. And it's super important to make sure that you all know that those businesses thrive and are successful or not successful with electricity, sewer, and water. So if you're going to disconnect, there's going to be a conversation before we disconnect or what time we're disconnecting or so on and so forth. I think washing dishes at Olive Garden wouldn't be very fun without water. So

Thanks, Harley. And Cheryl wanted me to remind everybody that our tech, the City of Branson tech specs and design criteria are all available online. So go to City of

Branson's website. You can also type in City of Branson technical specifications or City of Branson design criteria.

and that'll all be available online. I use it like daily on my projects. So, and it's readily available. It wasn't provided as part of the bid documents, but it's referenced throughout. So. And if there's something missing from that, it's the most stringent of MoDOT versus the city of Branson versus the plans. Most stringent, most beneficial to the city.

You like that? I wonder who wrote that. There you go. But we are fair. So if you've worked with us before, we're all very fair.

And just lastly, make sure everybody signed into the sign-in sheet, because that's how you get all the notifications and credit for being here as well. And then also, I know it's hot out today. You know, we set this up to where we could go out in the field if anybody wants to see anything, if anybody has specific questions.

I'm certainly not volunteering myself to go out there when it's 105 heat index today, but I will do it if you guys want to. So just let me know if that's something that you guys are interested in spending some time and walking segments one and two. We'll gladly do it. So.

Any interest in that?

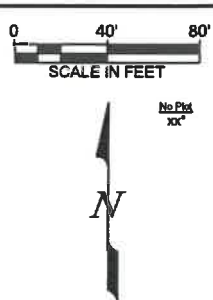
Any interest in bidding?

There we go. More awesome. We scared you. Yeah. Thank you guys. And reach out to us with any questions. We're here to help. We understand it's a complicated project and, you know, we're not perfect either. Any engineer that tells you they're perfect, they're full of baloney. So

We try to do as best as we can, working with Michael and his staff at the city and the utility department. We feel that the documents are pretty solid, but there's obviously always issues that come up. So we appreciate all your time and thank you and you guys all drive safely and let us know if you have any questions.

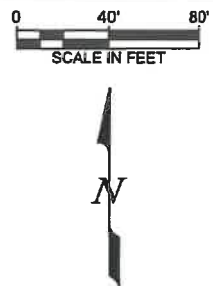
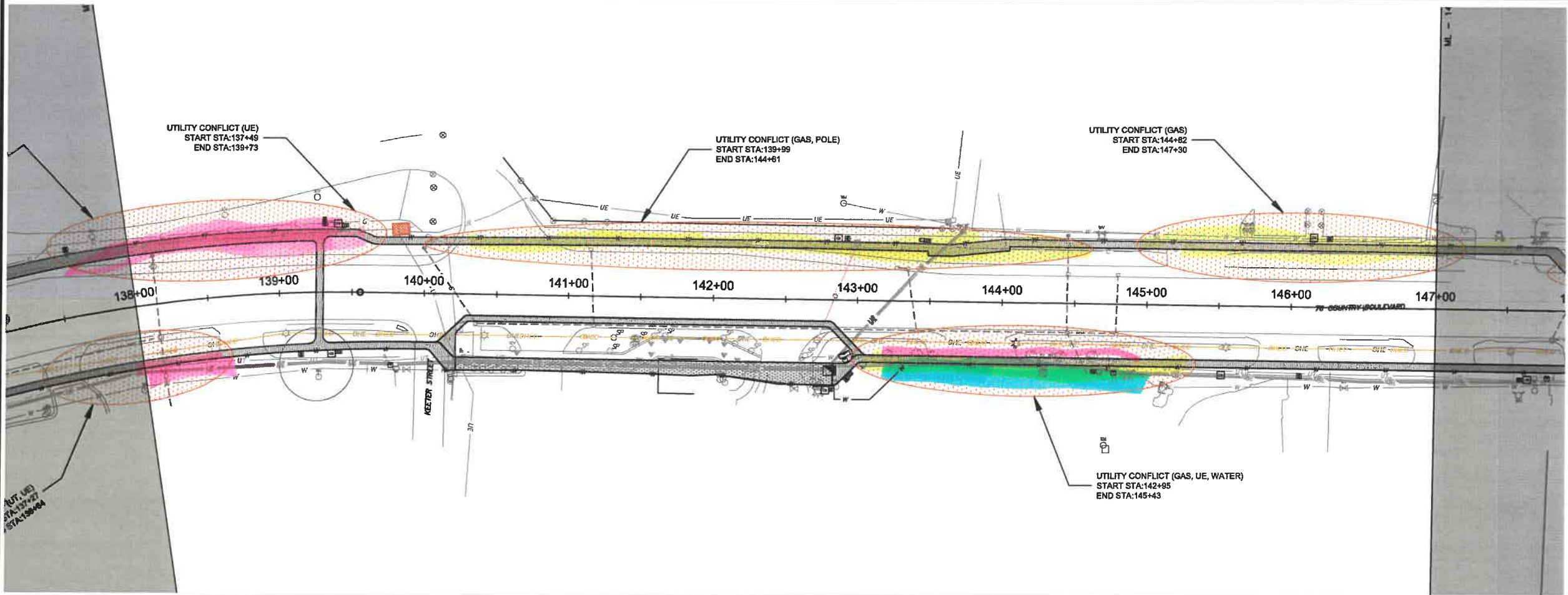
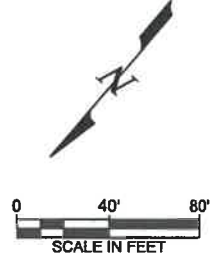
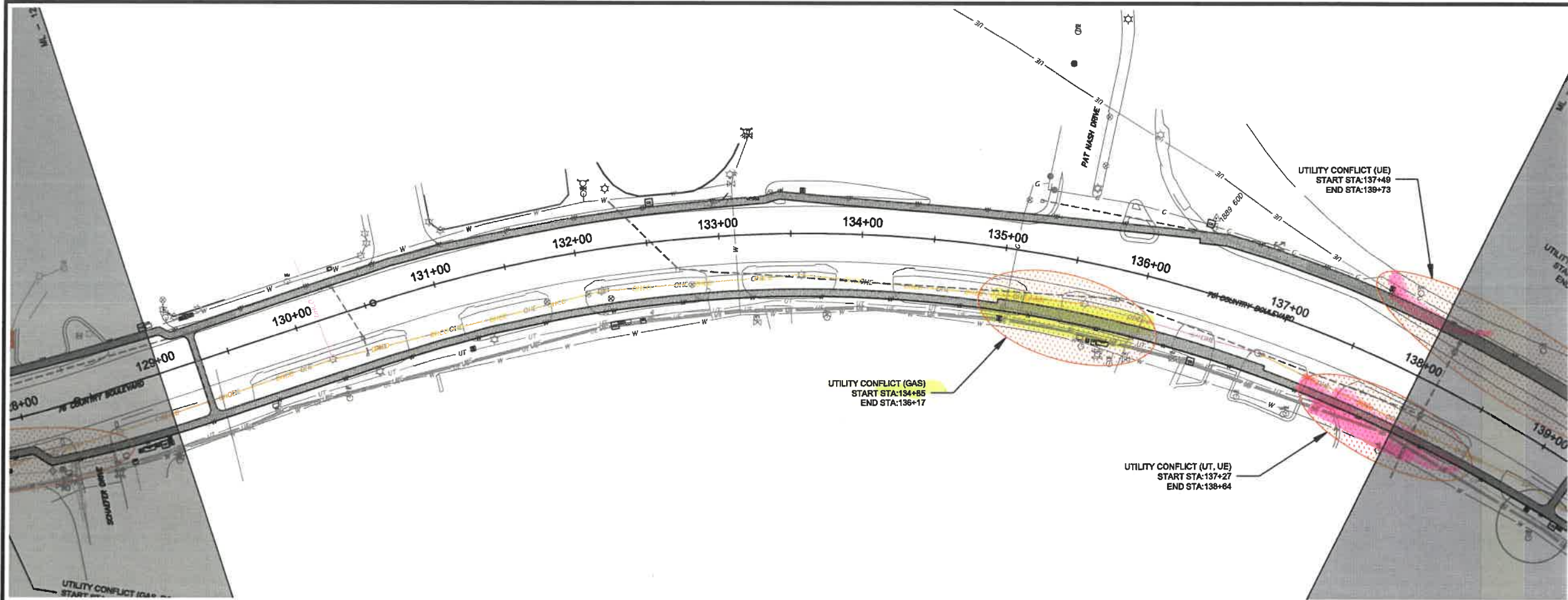
Thank you.

● **James Morris** stopped transcription



W. 76 COUNTRY BLVD STREETSCAPE SEG. 1 & 2 and MODOT SNS0032 & EN7622 CITY OF BRANSON, MISSOURI		UTILITY CONFLICT EXHIBIT
DATE: 08/30/2026 JOB NUMBER: 4515		
SHEET 1 OF 4		

Z:\SharedProjects\4515 - City of Branson - West 76 Country Boulevard Streetscape\9) Drawing\9) Design Exhibits\2026-06-24 UTILITY CONFLICTS\4515 UTILITY CONFLICTS EXHIBIT.dwg PLOT DATE: 11/01/2024 4:11:22 PM LAST SAVE: 11/01/2024 11:22:05 AM



Revision/Issue		Date
No.		

IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED

MICHAEL W. BEATY
E-24830

GRE
GREAT RIVER
ENGINEERING

Missouri State Certificate of Authority Number:
Engineering: 200109881, Land Surveying: 200101476

76 DESIGN
collective

W. 76 COUNTRY BLVD STREETSCAPE
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CITY OF BRANSON, MISSOURI

UTILITY CONFLICT
EXHIBIT

DATE: 06/30/2026
JOB NUMBER: 4515
SHEET
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