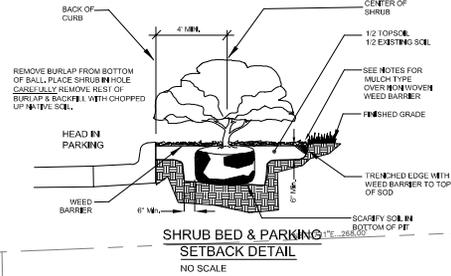


- Transplant Additives:**
- Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be substituted to other planting items.
 - Transplant additive shall be Horticultural Alliance "ONEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungal stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
 - Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
 - Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the space approximately 5" of backfill and next to the roots. Do not place mix in the bottom of the planting pit.
 - Furnishing and application of transplant additive shall be substituted to the planting operations.

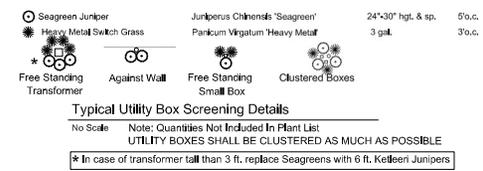
LOT 1
THERON PLACE



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-GO-SAFE (344-7233) to have utilities located.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
⊗	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
⊗	4	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
●	5	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal
⊗	4	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24" sp.	3 gal
○	4	Sedum spectabile 'Autumn Fire' / Showy Stonecrop 15"-18" hgt. & sp.	1 gal
GRASSES			
○	6	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal
GROUND COVERS			
⊗	119	Spartina pectinata / Prairie Cordgrass 5" DCP 18" o.c.	flat @

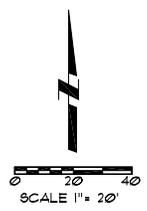
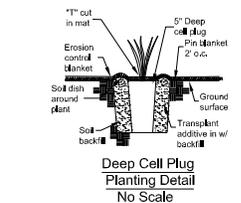
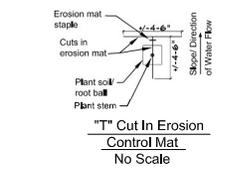


Landscape Requirements:
UDO 18.30.130.O 25% SHRUBS ALONG FACADE FACING STREET OR PARKING.

Front North	25%+	25%+
UDO 18.30.130.M.2a.(2) 100% SHRUB SCREEN TO GET 3FT TALL Strang Line Frontage	100%	
UDO 18.30.130.J BUFFERS #1		
North Property Line	328 ft +/-	Required Provided
Shade Trees	3.28	*
Ornamental Trees	3.28	*
Evergreen Trees	3.28	*
East Property Line	381 ft +/-	
Shade Trees	3.81 (4)	*
Ornamental Trees	3.81 (4)	*
Evergreen Trees	3.81 (4)	*
South Property Line	368 ft +/- Combined	
Shade Trees	3.68 (4)	*
Ornamental Trees	3.68 (4)	*
Evergreen Trees	3.68 (4)	*

* The north line of the property has +/-306' of trees within 10 ft. which is 30+ times what's required.
The east property line has 58' of trees within 10 ft. plus two masses of existing vegetation east of the line.
The south property lines combined have 168' of trees plus smaller shrub underbrush. And when combined with the east PL of the lot siting to the SW, landscape requirements are far less.

- Oletha Required Notes.**
- The designer, its successor and/or subsequent owners and their agents will maintain landscaping on this property on a continuing basis for the life of the development.
 - Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
 - All landscaping is subject to periodic inspection by the Planning Official or designer.
 - The property owner will maintain landscape areas in good condition and in a way that prevents a 'weedy, neat and orderly appearance'. This maintenance must include mowing, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
 - The City may cause removal of any dead or diseased trees, plants and shrubs on private property within the City, when these trees, plants and shrubs constitute a hazard to life and/or property or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City.
 - No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDIC) to the sprinkler system.
 - No trees will be planted within 15 feet of a streetlight.
 - All exterior mounted and rooftop HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent street and residentially developed or zoned properties.
 - Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
 - All new on-site wiring and cables must be placed underground.



Landscape Plan
Journey Counseling

Strang Line Road and Back-Boo
Oletha, Kansas LS-2



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07/31/2024