

OLATHE LANDSCAPE CALCULATIONS

Street Trees (Per UDO 18.30.130.G)

Required: 1 tree / 40' street frontage
 Provided: Strang Line Road (137') = 3 trees
 Strang Line Court (430') = 11 trees (includes 3 existing)
 South Private Drive (178') = 4 trees (includes 1 existing)

Screening (Per UDO 18.30.130.I)

Required: All exterior-mounted equipment and trash screened from public view
 Provided: As required

Buffer (Per UDO 18.30.130.J)

Required: Type 1: 10' width buffer = 1 shade, 1 ornamental, 1 evergreen, + 20 shrubs / 100'
 Provided: South Property Line: 178 LF = 2 shade, 2 ornamental, 2 evergreen, 36 shrubs

Nonresidential Landscaping (Per UDO 18.30.130.L)

Applicability: Where a street separates a nonresidential use from property zoned or designated on the Comprehensive Plan Map for nonresidential use

Required: 10' width, 1 shade or evg tree / 50' street frontage + 1 ornamental / 3 trees
 Provided: North Property Line (137') = 3 evergreen, 1 ornamental
 West Property Line (430') = 1 shade, 8 evergreen, 3 ornamental

Parking & Vehicular Use Areas: Perimeter (Per UDO 18.30.130.M.2)

Required: cont. shrub hedge min. 3' ht. adj. to ROW
 Provided: cont. shrub hedge where applicable

Parking & Vehicular Use Areas: Interior (Per UDO 18.30.130.M.3)

Required: 1 island / 20 parking spaces, 1 shade tree / island, landscape aisles & strips min. 10' width (20' width with pedestrian walkway); 1 tree / 30' landscape aisle/strip
 Provided: 106 parking stalls = 5 islands & 5 shade trees

Building Facade/Foundation Landscaping (Per UDO 18.30.130.O)

Applicability: Nonresidential developments. Does not apply to building facades abutting a sidewalk or the rear yard.
 Building facades adjacent to public ROW or a parking lot.

Required: Landscape area equivalent to 25% building facade with 75% plant coverage; shrubs must be 3' ht.; deciduous & ornamental trees incorporated where appropriate. Planting areas must have a minimum width of either six (6) feet or the equivalent of twenty (20) percent of the building facade height as measured from the ground elevation to the top of the wall or parapet, whichever is greater.

Provided: West: 75% coverage min.
 North: adjacent to sidewalk
 East: 75% coverage min.
 South: not facing public ROW or parking lot

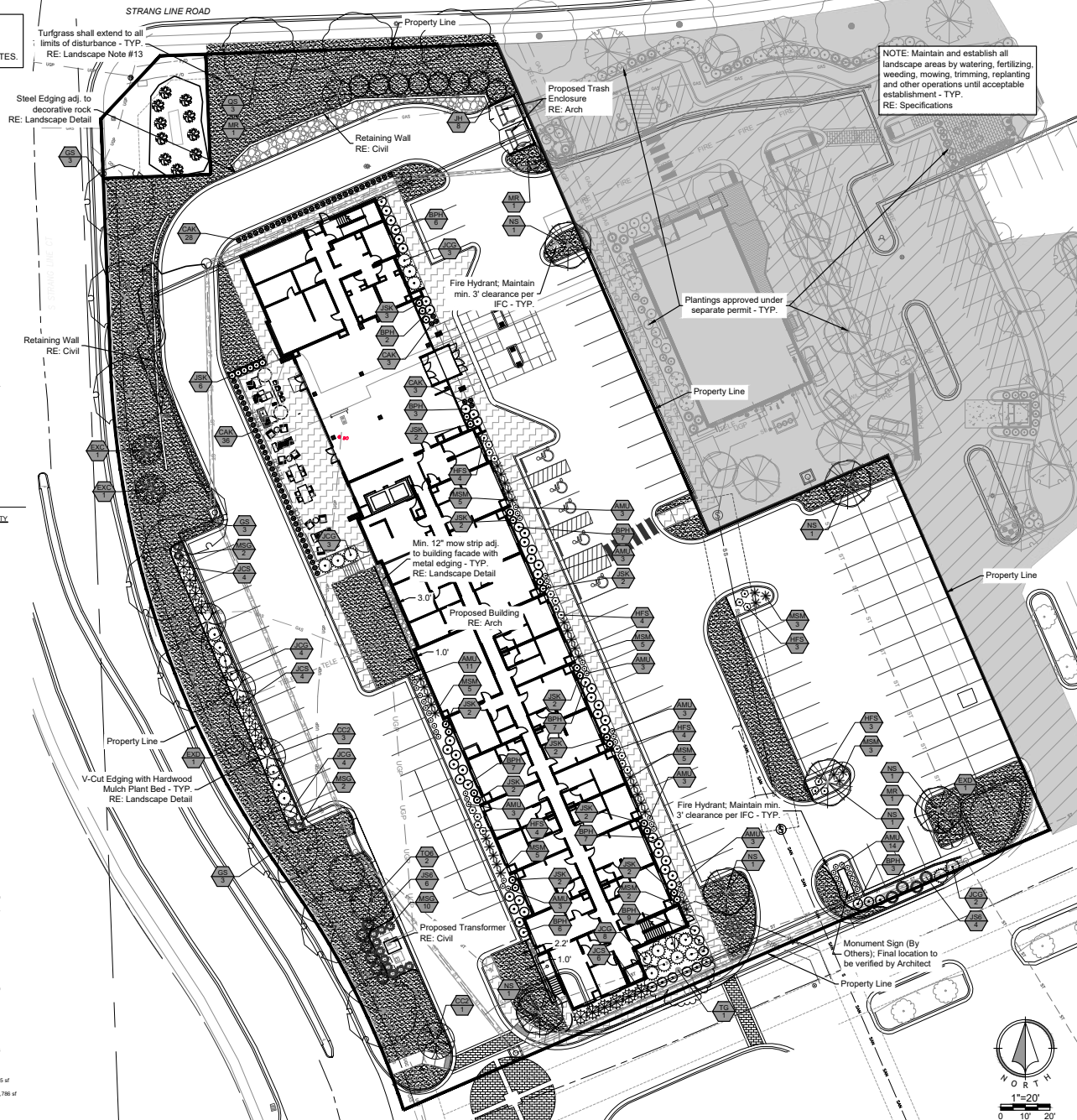
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	QS	Quercus laevis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	BBB	9
	NS	Nyssa sylvatica 'Wildfire' / Black Gum	2.5" Cal.	BBB	6
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	BBB	3
	TG	Taxus canadensis 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	BBB	1
EXISTING PLANTS					
	EXC	Existing Conifer Tree	---	---	2
	EXD	Existing Deciduous Tree	---	---	4
EVERGREEN					
	JSB	Juniperus chinensis 'Spartan' / Spartan Juniper	6" Ht.	BBB	10
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	6" Ht.	BBB	8
	TO6	Thuja standishii x pilulata / Green Giant Arborvitae	6" Ht.	BBB	2
ORNAMENTAL					
	CC2	Cercis canadensis 'Forest Palmy' TM / Forest Palmy Redbud	1.5" Cal.	BBB	4
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	1.5" Cal.	BBB	3
SHRUBS					
	AMJ	Azalea melanocarpa 'VICONAM185' / Low Slope MountB Black Chodaberry	1 Gal.	---	49
	BPH	Hydrangea paniculata 'TLVORO' / Boboli Parade Hydrangea	3 Gal.	---	57
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	---	22
EVERGREEN SHRUBS					
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal., 18"-24" Ht. Min.	---	24
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal., 18"-24" Ht. Min.	---	14
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5"-6" Ht. min.	---	29
GRASSES					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	---	70
	MSO	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	---	14
	MSM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal.	---	33
GROUND COVERS					
	DG	Mow Strip Decorative Gravel. RE: Notes & Specifications / 1"-3" Missouri Rainbow from Local Source	MULCH	---	735 sf
	TF	Turfgrass Soil Fescue Mix. RE: Notes & Fescue Soil	800	---	17,786 sf

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

GENERAL NOTE

1. REFER TO SHEET L03 FOR LANDSCAPE DETAILS AND NOTES.



NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
 RE: Specifications

Preliminary Development Plan

25-0122
 HOMEWOOD SUITES - OLATHE, KS
 Olathe, Johnson County, Kansas

Landscape Plan

NO.	DATE	REVISION
1	08/02/2025	3rd POP Submittal
2	08/02/2025	3rd POP Submittal
3	07/02/2025	ORIGENAL SUBMITTAL

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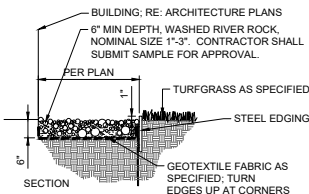
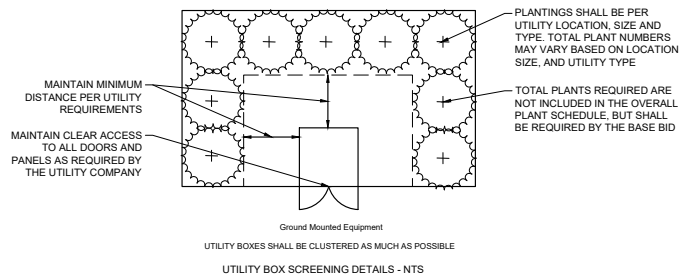
GENERAL LANDSCAPE REQUIREMENTS

- TREES MUST NOT BE PLACED WITHIN UTILITY EASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
- THE DEVELOPER, ITS SUCCESSOR, AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE 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 PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, 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 THOSE 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 (FDC) TO THE SPRINKLER SYSTEM.
- NO TREES MAY BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- ALL EXTERIOR-MOUNTED AND ALL ROOFTOP BUILDING 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 STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ANY LANDSCAPE MATERIAL TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THE BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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 LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

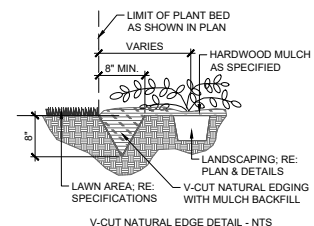


NOTES:

- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
- ALL JOINTS SHALL BE SECURELY STAKED
- CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE
- ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
- GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER GRAVEL INSTALLATION.

MOW EDGE DETAIL - NTS

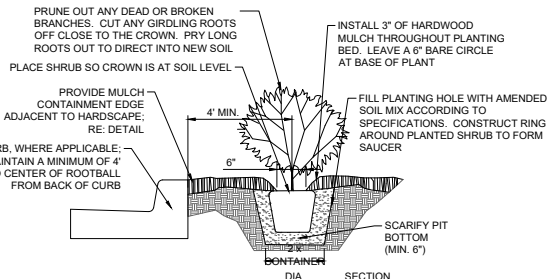
- NOTES:
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 - TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS

NOTES:

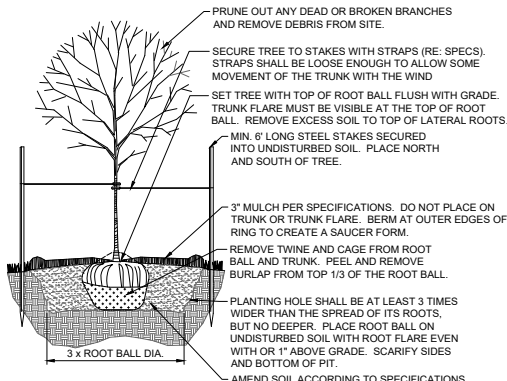
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



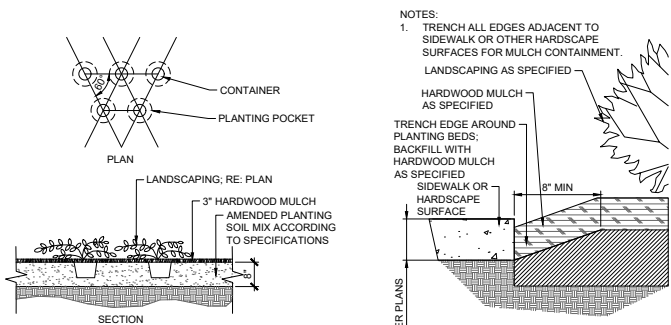
NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

MULCH CONTAINMENT DETAIL - NTS

1	06/06/2025	3rd PDF Submittal
2	06/06/2025	3rd PDF Submittal
3	07/06/2025	CONTRACT SUBMITTAL

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