



LANDSCAPE SITE DATA

LANDSCAPE BUFFERS

NORTH & WEST PROPERTY LINE - GREEN RD. 11/10TH TER. - COLLECTOR
1,175 FEET LENGTH - BUFFER PER SECTION 18.30.130.L.2

- SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(1/175)(100X1) 12 TREES
- SHADE/EVERGREEN TREES PROVIDED 12 EXISTING TREES
- ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE)(1/2)(3X1) 4 TREES
- ORNAMENTAL TREES PROVIDED 4 EXISTING TREES

EAST PROPERTY LINE - SHADY BEND RD. - LOCAL
348 FEET LENGTH - BUFFER PER SECTION 18.30.130.L.2

- SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(348/100X1) 4 TREES
- SHADE/EVERGREEN TREES PROVIDED 2 NEW AND 2 EXISTING TREES
- ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE)(348/3X1) 1 TREE
- ORNAMENTAL TREES PROVIDED 1 EXISTING TREE

SOUTH PROPERTY LINE - 498 FEET - TYPE 1 BUFFER PER UDO SECTION 18.30.130.J

- SHADE TREES REQUIRED(1 PER 100 FEET)(498/100X1) 5 TREES
- SHADE/EVERGREEN TREES PROVIDED 5 EXISTING TREES
- ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(498/100X1) 5 TREES
- ORNAMENTAL TREES PROVIDED 5 EXISTING EVERGREEN TREES
- EVERGREEN TREES PROVIDED 5 TREES
- EVERGREEN TREES PROVIDED 5 EXISTING EVERGREEN TREES
- SHRUBS/ORNAMENTAL GRASSES REQUIRED(20 PER 100 FEET)(498/100X20) 100 SHRUBS/GRASSES
- SHRUBS/ORNAMENTAL GRASSES PROVIDED 100 EXISTING EVERGREEN TREES

PARKING LOT LANDSCAPE

PERMETER LANDSCAPE PER CODE SECTION 18.30.130.M.2

- TREES REQUIRED (1 SHADE TREE PER 30 FEET OF PARKING FRONTAGE)(50/30) 12 TREES
- TREES PROVIDED 12 EXISTING TREES AND 4 NEW TREES
- SHRUB/WALL/BERM REQUIRED(20 PER 100 FEET)(50/20) 100 SHRUBS/WALLS/BERMS
- SHRUB/WALL/BERM PROVIDED 100 EXISTING AND NEW EVERGREEN TREES

INTERIOR LANDSCAPE PER CODE SECTION 18.30.130.M.3

- REQUIRED 1 PARKING ISLAND PER 60 SPACES(50/60) 4 ISLANDS
- PARKING ISLAND PROVIDED 10 ISLANDS
- REQUIRED 1 SHADE TREE PER ISLAND 10 TREES
- SHADE TREES PROVIDED IN ISLANDS 10 TREES

BUILDING FOUNDATION LANDSCAPE(18.30.130.O)

ALL BUILDING FACADES FRONTING PUBLIC RIGHT OF WAY OR A PARKING LOT SHALL HAVE A LANDSCAPE AREA WITH A MINIMUM 6 FOOT WIDTH THAT IS A MINIMUM OF 25% OF EACH BUILDING FACADE.
 PLANTS OTHER THAN TURF MUST COVER 75% OF THE REQUIRED LANDSCAPE AREA.

NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATIONS AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLANT QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALIPPERED AND UNDISINFESTED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 3" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND 1/2" CUST. SOIL.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL DISTURBED AREAS NOT WITHIN PLANT BEDS SHALL BE ESTABLISHED WITH FESCUE TURF. ALL RIP AREAS SHALL BE SEDED UNLESS INDICATED ON THE PLANS TO BE SOCCED. CONTRACTOR TO PROVIDE SQUARE YARD UNIT PRICE FOR SOO AND SQUARE FOOT TREES FOR BEDS THAT INCLUDES ALL MATERIALS AND LABOR. DISTURBED AREAS ILLUSTRATED ON THIS PLAN ARE APPROXIMATE AND MAY INCREASE OR DECREASE DEPENDING ON THE ACTUAL AREA THE CONTRACTOR DISTURBED DURING CONSTRUCTION. ALL RIGHT OF WAY AREAS DISTURBED DURING CONSTRUCTION WHETHER INDICATED AS DISTURBED ON THIS PLAN OR NOT SHALL BE SOCCED AS REQUIRED BY THE CITY CODE.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOCCING OPERATIONS. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
11. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUB OR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
12. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS AND WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
13. THE SITE WILL HAVE NO PERMANENT IRRIGATION SYSTEM. A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED FOR SEEDING AREAS. IN THE EVENT OF WORK IN OR ON THE OLATHE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SOWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
14. FOUNDATION PLANTING ILLUSTRATED ON THE PLAN IS PRELIMINARY AND PROVIDED TO SHOW PRESENT OF COMPLIANCE WITH CITY CODE. ADDITIONAL DETAIL FOR FOUNDATION PLANTING WILL BE PROVIDED WITH THE PERMIT PLAN SUBMITTAL.
15. ALL ABOVE GROUND MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS, TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED BY INSTALLING JUNIPERS AS INDICATED ON THIS PLAN.
16. ALL PARKING LOT ISLANDS TO HAVE FESCUE SEED UNLESS INDICATED DIFFERENTLY ON THIS PLAN. ISLANDS ARE NOT BE IRRIGATED UNLESS INDICATED DIFFERENTLY ON THE PLAN.

SHADE TREES			
	EA	Cells occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry 2.5' Cal. B&B
	8 EA	Gleditsia tricanthos v. inermis 'Shademaster'	Shademaster Honeylocust 2.5' Cal. B&B
	8 EA	Quercus rubra	Red Oak 2.5' Cal. B&B
EVERGREEN TREES			
	33 EA	Juniperus virginiana	Eastern Red Cedar 6' Ht. B&B
SHRUBS			
	24 EA	Amorpha nana	Dwarf False Indigo 3 gal. Cont.
	24 EA	Juniperus horizontalis 'Hughes'	Hughes Juniper 5 gal. Cont.
	7 EA	Symphoricarpos 'Scarlet Pearl' Plant Patent #13,244	Scarlet Pearl Snowberry 5 gal. Cont.
GRASSES			
	19 EA	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass 2 gal. Cont.
	21 EA	Sporobolus heterolepis	Prairie Dropseed 2 gal. Cont.

NATIVE SEED MIX			
Common Name	Scientific Name	% of mix by seed count	Pure Seed Germination
Bouteloua curtipendula	Sideoats Grama	35%	90%
Bouteloua gracilis	Blue Grama	15%	80%
Pascopyrum smithii	Western Wheatgrass	15%	85%
Schizachyrium scoparium	Little Bluestem	35%	80%



