

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress	63
	MEDIUM SHADE TREES Skyline Honeylocust, Lacebark Elm, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	21
	EVERGREEN TREES Hillspre Juniper, White Pine	17
	NARROW EVERGREEN TREES Caneport Juniper, Vanderwolf Pyramidal Pine	8
	ORNAMENTAL TREE Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Golden raintree, Prairie Fire Crabapple, Springsnow Crabapple	11
	SPREADER EVERGREEN SHRUB Seagreen Juniper	62
	DECIDUOUS SHRUB I Grow Low Sumac	21
	DECIDUOUS SHRUB II Centerglow Ninebark, Tiger Eyes Sumac, Prairie Fire Sumac	35
	LOW SPREADING EVERGREEN Grey Owl Juniper	26
	ORNAMENTAL GRASS TALL Feathereed Grass	61
	SMALL DECIDUOUS SHRUB Crimson Pigmy Barbary, Anthony Waterer Spiraea, Gold Flame Spiraea	102
	ORNAMENTAL GRASS TALL II Moring Light Eulalia Grass, Miscanthus Grass	43
	NATIVE VEGETATION	38,419 sf

****J. Buffer #6/N4**
Existing wooded area to east and on adjacent property more than satisfy requirement.

****J. Buffer #6/N4**
Existing wooded area to south and on adjacent property more than satisfy requirement.

WOODED AREA TO REMAIN ON PROPERTY TO SOUTH ALONG CREEK WITHIN STREAM SETBACK AND 100 YEAR FLOOD ZONE

CITY REQUIRED NOTES:
 A. The developer, it's successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
 B. Plant materials which exhibit evidence of insects, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
 C. All landscaping is subject to periodic inspection by the Planning Official or designee.
 D. 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.
 E. The City may cause the 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.
 F. No tree, shrub, or woody vegetation will be planted within a distance of 10ft, from any fire hydrant of fire department connection (FDC).
 G. No trees will be planted within 15ft, of a street light.
 H. Exterior ground mounted or building mounted utilities must be screened on 3 sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.

- * #1 Buffer shared with property to north
- ** #6/N4 Buffer requirements satisfied by existing vegetation to be saved. Site also sits below proposed retaining wall creating additional screening from east.
- *** #6/N4 Buffer requirements satisfied by existing vegetation to be saved.
- **** Requirements of L. Non-Residential satisfied by existing vegetation to be saved for most of frontage.

LANDSCAPE BUFFER REQUIREMENTS:

North Property Line (Along Daycare) 486 ft, C-3 adj, to BP #1 Buffer	1 Shade per 100 ft.	4.86 (5)	11+*
	1 ornamental tree per 100 ft.	4.86 (5)	5
	1 Evergreen tree per 100 ft.	4.86 (5)	5
	20 Shrubs per 100 ft.	97	89*
East Property Line 628 ft, C3 adjacent to R-1 #6 Buffer	5 Shade trees per 100 ft.	31.4 (31)	**
	4 Ornamental trees per 100 ft.	25.12 (25)	**
	5 Evergreen Trees per 100 ft.	31.4 (31)	**
	50 Shrubs per 100 ft.	314	**
South Property Line 1066 ft, C3 adj, to R-1 #6 Buffer	5 Shade trees per 100 ft.	53.3 (53)	***
	4 Ornamental trees per 100 ft.	42.64 (43)	***
	5 Evergreen trees per 100 ft.	53.3 (53)	***
	50 shrubs per 100 ft.	533	***

Required	Provided
4.86 (5)	11+*
4.86 (5)	5
4.86 (5)	5
97	89*
31.4 (31)	**
25.12 (25)	**
31.4 (31)	**
314	**
53.3 (53)	***
42.64 (43)	***
53.3 (53)	***
533	***

NOTE:
 Island square footage within parking lots is 9691 sf, or 14.5%
NOTE:
 See sheet LS-2 for utility screening details,
 Details and specifications to be provided
 in construction documents.



**Preliminary Landscape Plan
 Evergreen Senior Living**

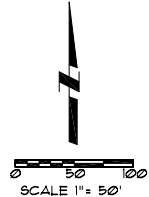
College Blvd, and South Ambassador
 Olathe, Kansas LS-1

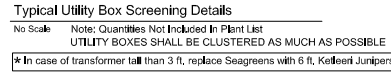
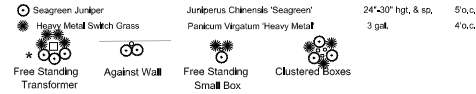
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02/05/2024

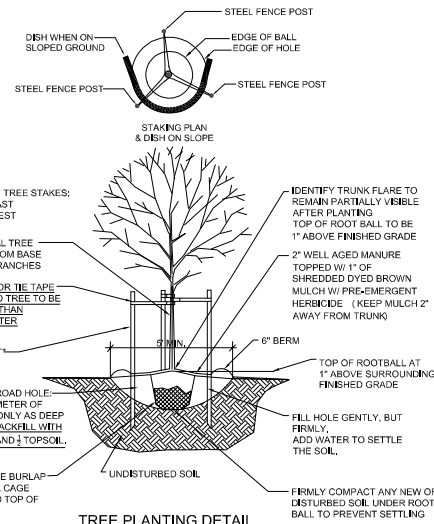
Utility Note:
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SEE ASTERISK NOTES LEFT SIDE OF THIS SHEET.

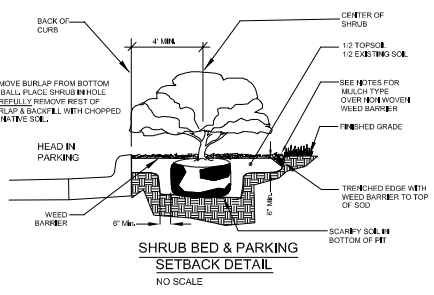




Screening Notes:
 During construction when utility boxes and wall mount locations are known the Landscape Architect shall be notified to determine if any modifications need to be made in screening of utility boxes and wall mount locations.
 Shrubs used for screening of utility fixtures shall be installed at an initial size of equal to the mechanical equipment and spaced to provide substantial screening.
 All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping in accordance with the screening details shown on this sheet.
 As noted on the utility plan, all above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards where possible. Where above ground electrical and/or telephone cabinets are required to be in the front or corner side yards adjacent to street right-of-way they must be screened with landscape materials in accordance with the screening details shown on this sheet.



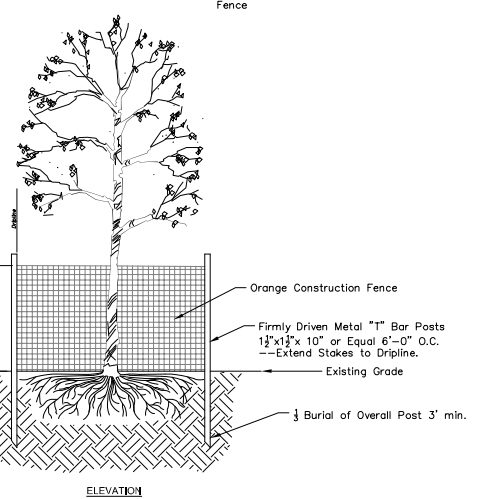
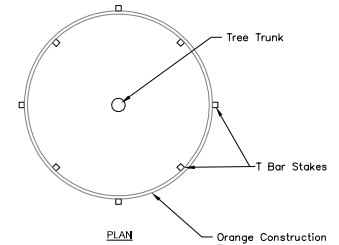
TREE PLANTING DETAIL
NO SCALE



SHRUB BED & PARKING SETBACK DETAIL
NO SCALE

Tree Protection Notes:

- Four foot plastic snow fencing shall be erected around trees to be saved @ 1/2 in. of grading.
- Fence shall be erected before any site work takes place.
- Steel "T" posts shall be spaced 100' o.c. w/ fence attached securely.
- Fencing shall remain in place during all demolition and new construction improvements until the landscaping is complete.
- No construction activity shall take place on the tree side of the fence including the storage of any construction materials including temporary storage of excavated soil. When appropriate excavated soil from areas to be graded shall be temporarily stored on adjacent available areas, if no adjacent areas are available excavated material shall be trucked onsite.
- When trenching or other excavation takes place roots 1" in diameter & larger shall be not stoned with a saw, not a bulldozer blade.
- Cut roots shall be wrapped with wet burlap while exposed.
- Excavations with exposed roots shall be backfilled absolutely as soon as possible after reworking burlap from roots.
- Where construction traffic needs to occur over critical root zones 4x8 sheets of 3/4" plywood covered w/ 2" of shredded wood pulp or mulch shall be placed over the root zone area.



TREE PRESERVATION DETAIL

Dedicated Design Irrigation System:

- If an irrigation system is not provided with the Landscape Plans, the Contractor to design a 100 percent coverage irrigation system, including comprehensive engineering analysis by a qualified Professional Engineer, using performance requirements and design criteria indicated per Owner's direction.
- Irrigation Contractor to design and install irrigation system and shall include all required components including, but not limited to, rain shut off sensor, controller, taps, backflow preventers, all approvals, and all fees required by city. Components to be manufactured by Rainbird or Hunter unless alternate manufacturer is expressly approved by the Owner or Owner's Representative.
- Irrigation Contractor shall submit a copy of plan to Owner's Representative or Project Landscape Architect for review prior to installation of system.
- Irrigation Contractor shall conduct a training session with the owner (or representatives) demonstrating the operation of the system and the controller. As part of this training, Contractor shall provide one spring start-up and one fall shut-down of the system.
- Landscape Contractor to provide cost estimates for irrigation system for all plant material indicated on plans.
- Irrigation system shall be tested and approved by Owner's Representative or Landscape Architect prior to backfilling trenches. Irrigation system shall be fully operational prior to the installation of any plant materials.
- All planting beds shall be watered by the irrigation system.
- General Contractor to supply all power required to operate irrigation system.
- Irrigation Contractor shall notify Owner's Representative or Project Landscape Architect of any changes to irrigation conduit locations or sizes.
- It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Owner on the operation and programming of the controller.
- All zones and main lines will be pressure-tested at the time of installation and again prior to building turnover. Results shall be submitted in writing to Project Landscape Architect and Owner or Owner's Representative.
- Irrigation shall not spray on building, sidewalks, and drives.
- Irrigation controller location shall be coordinated with other wall-mounted service panels per Owner's approval.
- Landscape Contractor shall hand-water all trees, and turf grass areas until substantial completion.
- Treagator bags (or approved equal) shall be used for all proposed trees on site.

ADDITIONAL IRRIGATION NOTES:

- All irrigation equipment shall be Rain Bird products or approved equal.
- Drip Irrigation Note: Drip irrigation shall be 1/2" flex tubing with in-line emitters and check valves spaced 12" on center. For individual shrubs an 18" diameter circle shall be placed around each shrub. For trees in landscape beds two loops shall be around tree. One at 3" diameter and one at 5" diameter. Groundcover areas shall have lines placed 18" apart covering entire bed.
- Quick Coupler Locations: Quick couplers shall be placed in the main line of the irrigation so they may be used when irrigation is not running.
- Irrigation controller shall be located as directed by Owner.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
- ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE-M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE, SEE SHRUB PLANTING DETAIL, FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUND, AND BE AT ADJACENT PAVED SURFACE LEVEL.
- FERTILIZER FOR FESCUE SOODED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL WARRANT ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
- ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES SPECIFICALLY ACCEPTED IN THE NURSERY TRADE.
- ALL PLANT MATERIAL SHALL BE SPECIEM QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
- SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
- PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
- ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPORT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
- MULCH SHALL BE 3" OF DYED BROWN SHREDDED HARDWOOD, MULCH SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE, SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
- SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
- SOIL SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
- SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY IRRIGATION SYSTEM MODIFICATIONS TO BE APPROVED BY THE OWNER.

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 subsidiary to other planting items.
- Transplant additive shall be Horticultural Alliance "DEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and root stimulants.
- 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 upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
- Furnishing and application of transplant additive shall be subsidiary to the planting operations.

**Preliminary Landscape Plan
Evergreen Senior Living**

College Blvd. and South Ambassador
Olathe, Kansas

LS-2



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 Land Planning • Landscape Architecture
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 New Windsor, New York 12553 • 913.592.5598

02/05/2024

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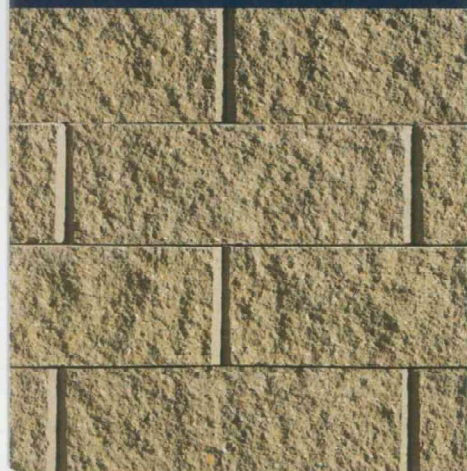
Amenities list:

- 1. Two Salons**
- 2. Two Bathing Spas**
- 3. Therapy / Rehab Room in Skilled Nursing**
- 4. Exercise Room**
- 5. Storm Shelter**
- 6. On-site Laundry services**
- 7. On-site Dining services**
- 8. Multiple living and activity rooms**
- 9. Extensive courtyard spaces**
 - **Walks**
 - **Grilling areas**
 - **Outdoor eating areas**
 - **Screened In Porch (Skilled Nursing)**
 - **Gazebo (Skilled Nursing)**
 - **Water Feature (Skilled Nursing)**
 - **Raised Garden Beds (Skilled Nursing)**
- 10. Fitness Room in Independent Living**
- 11. Library / Computer room**
- 12. Community Room**
- 13. Pub**
- 14. Multiple community deck and patio spaces.**
- 15. Cafe / Coffee Shop**
- 16. Chapel**
- 17. Private Dining room**
- 18. 24-hr Nurse Call system**



Diamond Pro[®] Straight Face Retaining Wall System

Architects, engineers and contractors choose the Diamond Pro[®] retaining wall system to create flexible, cost effective solutions for a broad range of large commercial, municipal and residential retaining wall projects. For contours that shape new environments and colors that blend with the surroundings, the natural choice is Diamond Pro blocks. Aesthetically, the natural rock texture and earth-tone colors blend easily into any environment. Diamond Pro products can be used with geosynthetic reinforcement for tall-wall applications.



Benefits of Diamond Pro® Straight Face:

- Rear-lip block makes installation fast and accurate
- One square foot of wall face per block
- Gravity walls can be built up to 4 feet high, including buried course, but excluding the cap*
- Taller walls can be built using geosynthetic reinforcement or the Anchorplex™ retaining wall system when designed by a qualified engineer
- ICC evaluated

Benefits by the numbers:

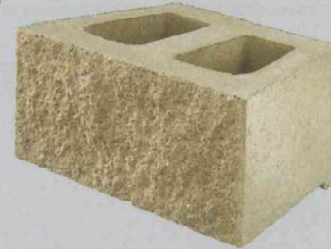
- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 6 feet
- Setback/System Batter: 1"/7.1°

**This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge*

Diamond Pro® Straight Face

Approximate Dimensions (HxLxD)**

Block
8" x 18" x 12"



Cap
Front: 4" x 17¼" x 10⅜"
Back: 4" x 12" x 10⅜"



Corner
8" x 18" x 9"




***Product dimensions are height by face length by depth. Actual dimensions may vary from these approximate values due to variations in manufacturing processes. Contact your Belgard representative for details.*



Wall Innovations By



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Bonner Springs, KS 66012
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A close-up photograph of a brick wall. The bricks are a mix of brown and tan colors with a speckled texture. A red scalloped border is drawn around the text 'Merriam Blend' in the upper center of the image.

Merriam Blend