



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date
02.18.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.0

drawing type
preliminary
project number
25110

1 Existing Conditions / Zoning Area
scale: 1" = 80'-0"



Landscape Calculations

18.30.130 Landscaping, Buffers and Screening
18.30.130 D.7. Minimum Plant Specifications

Deciduous shade trees: 2'-1/2" to 3" caliper measured 6' above ground
Evergreen trees: 6' to 8' in height
Small deciduous or ornamental trees: 1' to 1-1/2" caliper measured 6" above ground
Deciduous and evergreen shrubs: 24" high plant size and 3'-5' spacing

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

18.30.130 J. Buffers
South: AG (County) Buffer Type 1

West: MP-2 Buffer Type 1

Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet, 1 ornamental per 100 lineal feet, 1 evergreen per 100 lineal feet, 20 shrubs per 100 lineal feet, no constructed features

18.30.130 L. Nonresidential Landscaping

1. Street separation nonresidential from residential: 15' landscape area, 1 shade every 30', ornamental for every 3 shade required.

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

18.30.130 M. Parking and Vehicular Use Areas

2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height

3. Interior
a. One island per 20 parking spaces
b. One shade tree per island

18.30.130 O. Building Facade / Foundation Landscaping

2. Location
a. 25% along each facade that faces public right-of-way

4. Planting areas 6' in width, or 20% of wall height

6. Building facade landscape must be irrigated

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

East: 1,259 lineal feet / 40 = 31 shade trees required
North: 570 lineal feet / 40 = 14 shade trees required

18.30.130 J. Buffers
South: AG (County) Buffer Type 1

615 lineal feet

Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (6 required), 1 ornamental per 100 lineal feet (6 required), 1 evergreen per 100 lineal feet (6 required), 20 shrubs per 100 lineal feet (120 required), no constructed features

18.30.130 L. Nonresidential Landscaping

1. Street separation nonresidential from residential: 15' landscape area, 1 shade every 30', ornamental for every 3 shade required.

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

North: 570 lineal feet / 50 = 11 shade trees / 4 ornamental trees
East: 1,259 lineal feet / 30 = 42 shade trees / 14 ornamental trees

18.30.130 M. Parking and Vehicular Use Areas

2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height. At least 1/3 of plantings must be evergreen species.

East: 1,026 lineal feet / 3 = 342 shrubs

3. Interior
a. One island per 20 parking spaces: 222 spaces / 20 = 11 islands required, or 1,815 sq. ft. (165 sq. ft. per island), 16 provided

Building 2

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

North: 646 lineal feet / 40 = 16 shade trees required
18.30.130 J. Buffers
South: AG (County) Buffer Type 1 - 646 lineal feet

Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (6 required), 1 ornamental per 100 lineal feet (6 required), 1 evergreen per 100 lineal feet (6 required), 20 shrubs per 100 lineal feet (120 required), no constructed features

West: MP-2 Buffer Type 1 - 1,272 lineal feet

Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (12 required), 1 ornamental per 100 lineal feet (12 required), 1 evergreen per 100 lineal feet (13 required), 20 shrubs per 100 lineal feet (254 required), no constructed features

18.30.130 L. Nonresidential Landscaping

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

North: 646 lineal feet / 50 = 13 shade trees / 4 ornamental trees

18.30.130 M. Parking and Vehicular Use Areas

2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height

3. Interior
a. One island per 20 parking spaces: 226 spaces / 20 = 11 islands required, or 1,815 sq. ft. (165 sq. ft. per island), 14 provided

General Landscape Notes

- 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 designee.
- 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, 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 of life and / or property or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City. If the Planning Official determines that the removal of any diseased tree, plant, or shrub is necessary, the Planning Official will provide the property owner written notice of the required maintenance or removal. No tree, shrub, or woody vegetation shall be planted within a distance of 10' from any fire hydrant or Fire Department Connection (FDC). No trees shall be planted within 15' of a streetlight.
- 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 and residentially developed or zoned properties. 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, 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.
- Detailed landscape plan depicting shrubs and ground cover to be provided with Final Development Plan.

BMP Planting Schedule

Native grasses and forbes: 5.08 acs provide and install a combination of both native grass and forbes at the listed lbs. per acre as established per the APWA BMP Manual.

Native grasses (12 lbs per acre):
chamomelum mollisum (northern sea oats)
panicum virgatum (switchgrass)

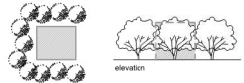
Forbes (3 lbs per acre):
rubiscia hirta (black-eyed susan)
baptisia australis (wild yellow iris)
rabbida pinnata (yellow coneflower)
serotium digitale (tufted hair tongue)
lilium pycnostachya (prairie blazing star)

Cover crop (60 lbs per ac.):
elymus canadensis (canadian wild rye)

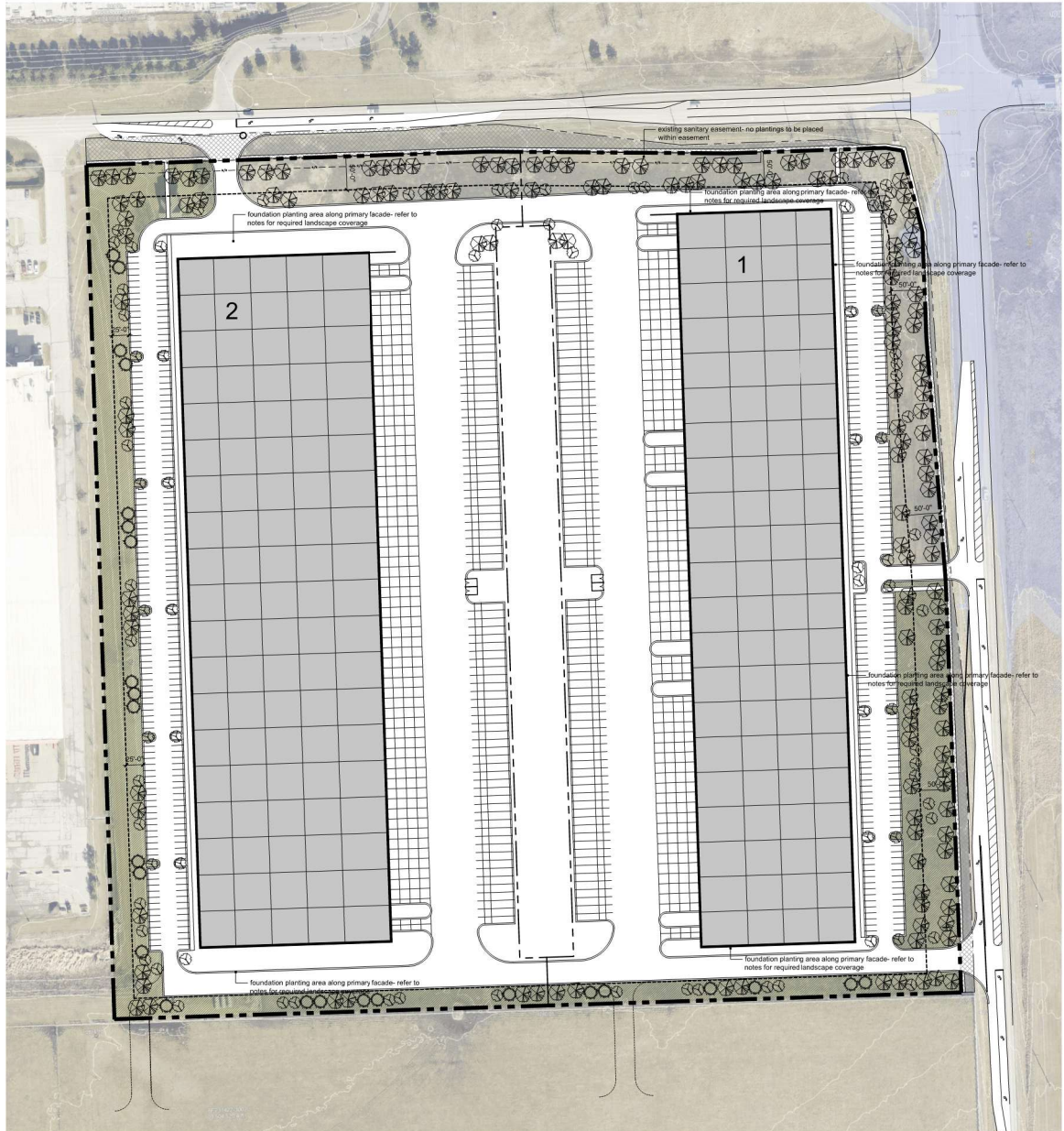
plant schedule

	item	qty.	common name	botanical name	size & condition	calipers removed	calipers provided
SHRUB TREE	156	-	Norway Maple	Acer platanoides var.	2'-1/2" - 3" cal.		390 in. cal.
			Red Maple	Acer rubrum var.			
			Swamp White Oak	Quercus bicolor			
EVERGREEN	25	-	Eastern Red Cedar	Juniperus virginiana	6' - 8' in height	318 in. cal.	31 in. cal.
			Columnar Eastern White Pine	Pinus strobus 'Fastigiata'	1-1/4" cal.		
			Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'			
ORNA	82	-	Eastern Redbud	Cercia Canadensis			
			Autumn Brilliance Serviceberry	Amelanchier x grandiflora			
			Flame Arrow Maple	Acer ginnala 'Flame'	1" - 1-1/2" cal. min.		82 in. cal.
			Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'			
Tree Replacement Totals						318 in. cal.	503 in. cal.

Refer to A1.0 sheet for location of trees being removed. Replacement calipers are required in addition to the site landscaping required by UOD 18.30



Typical Screening of Ground Mounted Utilities
Screening of utility boxes is to be on three sides, min.
Screening to be at least as tall as the utility at the time of planting.
at other Olathe screening requirements must be met.



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