

ORDINANCE NO. 20-44

AN ORDINANCE AMENDING SECTION TWO OF ORDINANCE 18-39 OF THE CITY OF OLATHE, KANSAS, PERTAINING TO A ZONING AMENDMENT REQUEST RZ20-0001.

WHEREAS, Rezoning Application No. RZ20-0001 requesting a zoning amendment to Ordinance No. 18-39 was filed with the City of Olathe, Kansas, on the 15th day of January 2020; and

WHEREAS, proper notice of such zoning amendment application was given pursuant to K.S.A. 12-757 and Chapter 18.40 of the Olathe Unified Development Ordinance; and

WHEREAS, a public hearing on such application was held before the Planning Commission of the City of Olathe, Kansas, on the 26th day of October 2020; and

WHEREAS, said Planning Commission has recommended that such zoning amendment application be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: Section Two of Ordinance 18-39 is hereby amended as follows:

- (1) The prohibited uses are established within the attached Use List (Exhibit A). Any modifications to the uses must be requested through the zoning amendment process.
- (2) The following are established on the preliminary site development plan (Exhibit B) dated October 2, 2020: the general allocation of uses, overall density, maximum square footage, lot size, phasing, open space, structure setbacks, parking and paving setbacks, parking distribution, landscaping, screening and buffering.
- (3) The maximum building height is established as follows: 65' multi-family residential, 35' townhouses and 55' commercial/mixed use.
- (4) The multi-family residential, townhouses and mixed-use buildings are subject to Site Design Category 3, and the commercial buildings are subject to Site Design Category 4 per UDO 18.15.
- (5) The building design is subject to UDO 18.15.020.
- (6) Sign standards will be determined with final site development plans or through a comprehensive sign package.
- (7) All street improvements shall be in accordance with the traffic impact study and as required by the City Engineer. A revised traffic study or report shall be submitted if there is a change in land use, as required by the City Engineer.

- (8) All access drives and internal streets will be constructed with the first phase of development.

SECTION TWO: Existing Section Two of Ordinance No. 18-39 is hereby repealed.

SECTION THREE: That this Ordinance shall take effect from and after its passage and publication as provided by law.

PASSED by the City Council this 15th day of December 2020.

SIGNED by the Mayor this 15th day of December 2020.



Mayor

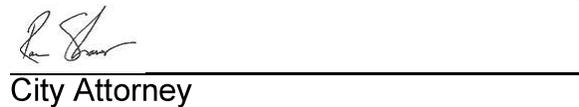
ATTEST:



City Clerk

(Seal)

APPROVED AS TO FORM:



City Attorney



EXHIBIT A



Use list for Bach Homes Development, 127th Street and Mur-Len Road

The following uses are specifically prohibited. All other uses found in the *Unified Development Ordinance (UDO), Section 18.20.500*, are permitted in this development.

1. All uses found only in the AG, M-1, M-2 and M-3 Districts of the UDO
2. All uses specifically prohibited for the PD as referenced in UDO 18.20.500
3. Pawnshops
4. Payday Loan Business or Title Loan Business
5. Tattoo Parlor/Tattoo Studio and/or Body Piercing
6. Vehicle Painting and Body Shops
7. Cemetery
8. Hospitals
9. Any use category which allows for the renting, leasing, sales, repair or work of any kind for motor vehicles including but not limited to automobiles, boats, RVs, trailers, motorcycles, etc.
10. Wood working shops
11. Laboratories- research and testing
12. Fast food restaurants with drive throughs
13. Entertainment establishment

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- 1.1 SUMMARY**
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessities, but not limited to, the following:
1. Soil Amendments
 2. Fine Grading
 3. Cultivation
 4. Landscape Edging
 5. Turf Planting
 6. Furnish and installing Plant
 7. Maintenance
 8. Mowing
 9. Weeding
- 1.2 SITE CONDITIONS**
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work, shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents and as a variance with the applicable laws, building codes, rules, regulations, or certain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accepted by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to matching areas to as near as possible.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS**
- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY**
- A. Unacceptable substitutions shall not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION**
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for performance to specified planting procedures, and for general appearance and utility. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION**
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE**
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-grading and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE**
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall be in good health and ground covers shall be in good health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only be replaced one during the guarantee period. Contractor to provide documentation showing where each plant is to be replaced is located. Any variable factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

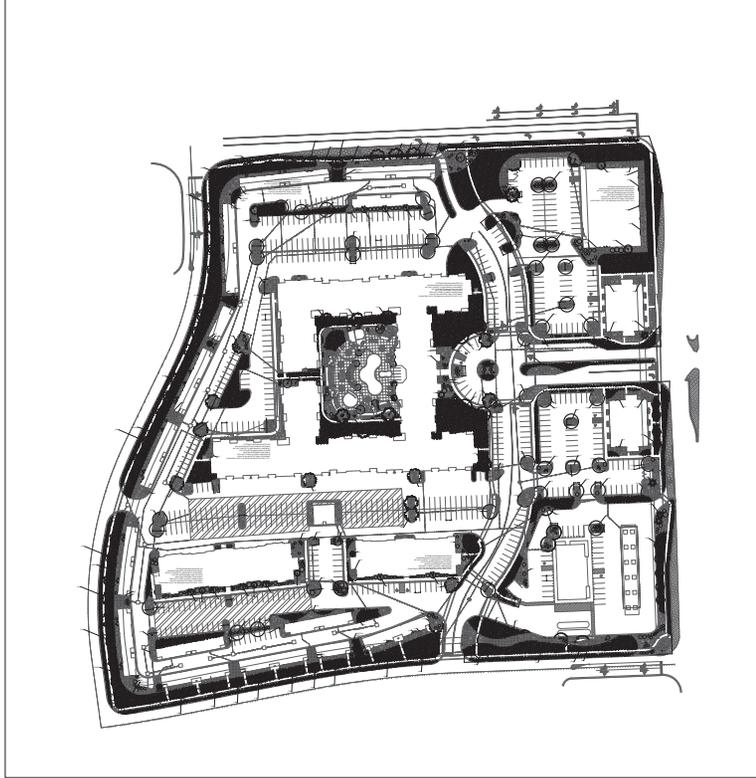
PART II - PRODUCTS

- 1.2.1 LANDSCAPE MATERIALS**
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not staked shall be replaced. Staked trees shall use vinyl tree stakes and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Back: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DuWitt 5 oz. weed barrier fabric. Manufactured by DuWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% natural soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
1. pH: 5.5-7.5
 2. EC (electrical conductivity): <2.0 millimhos per centimeter
 3. SAR (sodium absorption ratio): <3.0
 4. % OM (percent organic matter): >1%
 5. Texture (particle size per USDA soil classification): Sand <70%, Clay <30%, Silt <70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut and fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging (6) inches by four (4) inches extruded concrete curb made up of the following materials:
1. Washed mortar sand free of organic material.
 2. Portland Cement (see concrete spec. below for type)
 3. Reinforced fiber: Specifically produced for compatibility with aggressive alkaline environment of Portland cement based composites.
 4. Only potable water for mixing.
- PART III - EXECUTION**
- 3.1 GRADING**
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Spread surface away from building at two (2) percent grade with no pockets of standing water. Establish grade of each one (1) inches for planters below grade of adjacent paved

- surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (pavement paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING**
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depression, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The final grade of the surface adjacent to all sidewalks, mow strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS**
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree trunk and remove all burlap, wire baskets, twigs, wrappings, etc., before beginning and backfilling operation. Do not use planting stock if the bark is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarse mix as required to establish fresh grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and borers shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For coolers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

- 3.4 TURF - SOD LAYING**
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 5' pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and by all soil required on the plans. He shall furnish new sod as specified above and to it so as to completely satisfy the intent and meaning of the plans and specification as to extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tempered lightly as each piece is set to insure that good contact is made between the sod and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Waterfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Owner.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include visual barriers set appropriate distance with string or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- J. WEED BARRIER
- A. Cut a 3/8" or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

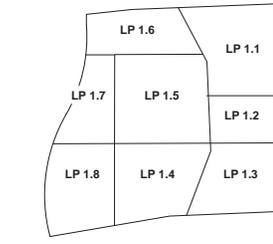
- END OF SECTION**
- SITE REQUIREMENT CALCULATIONS**
- STREET FRONTAGE**
- TREES SELECTED FROM THE RECOMMENDED OLATHE CITY TREE LIST PER 100 LINEAR FEET: EVERGREENS, 2 SHADE 1 ORNAMENTAL**
- COMMERCIAL STREET FRONTAGE: 150'**
RESIDENTIAL STREET FRONTAGE: 1,447'
- TREE COUNT:**
3 TREES PER SINGLE FAMILY RESIDENTIAL UNIT
1 TREE PER EACH UNIT IN MULTI-FAMILY
- 10' OF PLANTS TO BE EVERGREEN**
PROVIDE 50% PLANT COVERAGE
- AROUND PARKING: 3' HIGH BERMING OR PLANTS FOR SCREENING**



LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES**
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

- GRADING AND DRAINAGE REQUIREMENTS**
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES.
 3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS.
 4. LANDSCAPERS TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE FOR FIXING ISSUES.
 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHOEVER DISTANCE IS GREATER.
 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS**
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETTERIA TRIACANTHOS NERIUM SPICULE	SKYLINE HONEYLOCUST	12	2.5' CAL	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBARIAN ZELKOVA	12	1.5' CAL	LOW	
F	PNUS NIGRA 'COMPACTA'	COMPACT AUSTRALIAN BLACK PINE	4	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL	LOW	
H	TRIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL	MODERATE	
I	PNUS NIGRA ARNOLD SENTINEL	ARNOLD SENTINEL AUSTRALIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	1' CAL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' CAL	LOW	
L	PYRUS CALLERYANA	BROADFOUR FLOWERING PEAR	23	1.5' CAL	LOW	

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
LARGE SHRUB LEGEND (7'-9' WIDE)						
	CORNUS ALBA BAIHALO	IVORY HALO DOGWOOD	5	5 GAL	MODERATE	
	PHYSCARPUS OPULIS	SUMMER WINE NINE BARK	5	5 GAL	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD	5	5 GAL	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC MISS KIM	5	5 GAL	LOW	
	ILEX X MESSEYRIE 'MISOOD'	BERK-MAGIC CHINA HOLLY	5	5 GAL	MODERATE	
	EDYUNIA ALATIS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL	LOW	
	PHLADELPHUS CORONARIUS	SWEET KNOX ORANGE	5	5 GAL	LOW	

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
	CORNUS SERICEA 'NELSEY'	KEELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL	MODERATE	
	LANTANA CAMERA	LANTANA 'NUGGET'	5	5 GAL	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL	LOW	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL	MODERATE	

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2	2 GAL	LOW	
	CAULOPHYTHUS	CAUL PHORTIS	2	2 GAL	LOW	
	MISCANTHUS SINENSIS	MADEN GRASS	2	2 GAL	LOW	
	PENSTEMON APOLLORUCIDUS	HAMELI DWARF FOUNTAIN	2	2 GAL	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME SPIREA'	GOLDFLAME SPIREA	2	2 GAL	LOW	
	POTENTILLA FRUITICOSA	GOLDFINGER POTENTILLA	2	2 GAL	LOW	
	BERBERIS 'THUNDERBIRD'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5	5 GAL	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL	LOW	
	CORNUS SERICEA 'NELSEY'	KEELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL	MODERATE	

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
	STELLA DE GORO	STELLA DE GORO DAYLILY	1	1 GAL	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL	LOW	
	SEDUM SPECTABILIS	AUTUM JOY SEDUM	1	1 GAL	MODERATE	
	LOEBOSIA PRINS 'AUNT SHIRLEY'	AUNT SHIRLEY	1	1 GAL	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL	LOW	
	HOSTA PLANE STITCH	HOSTA	1	1 GAL	LOW	
	HELIOTROPISCH SEMPERVIRENS	BLEU OAT GRASS	1	1 GAL	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIPE	1	1 GAL	LOW	

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	BROWN BARK MULCH	78,800 SQ. FT. (723 CU. YD.)	LOCAL WHERE SPECIFIED
	5/8" x 5/8" WEED BARRIER FABRIC	TO BE INSTALLED ALL PLANTER AREAS	3" DEPTH
	LAWN (SOD) AREA	112,446 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW

- LANDSCAPE NOTES**
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 3. NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS.
 5. DRAINAGE OF WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
 6. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
 7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 6" OF SOD. AND MATERIAL: FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
 8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPING AREAS. ALL LAWN AREA TO RECEIVE HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS MUST TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON OBJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
10-01-2020	UT18034		
NO.	REVISION	DATE	
1			
2			
3			
4			
5			
6			
7			

OLATHE APARTMENTS
AT 127TH ST. AND MUR-LEN RD.
OLATHE, KANSAS

DEVELOPER / PROPERTY OWNER / CLIENT

BACH HOMES
11650 SOUTH STATE STREET, SUITE #300
DRAPER, UTAH 84020
PHONE: (801) 727-8900
INFO@BACH-HOMES.COM

Developer / Property Owner
BACH HOMES
Client / Engineer

LANDSCAPE ARCHITECT / ENGINEER

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

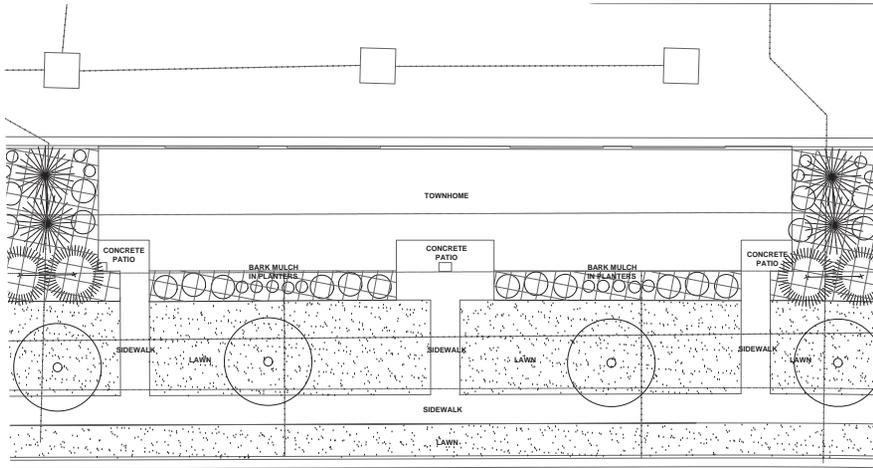
LICENSE STAMP

PKJ DESIGN GROUP
LANDSCAPE ARCHITECT
STATE OF UTAH
10/1/2020

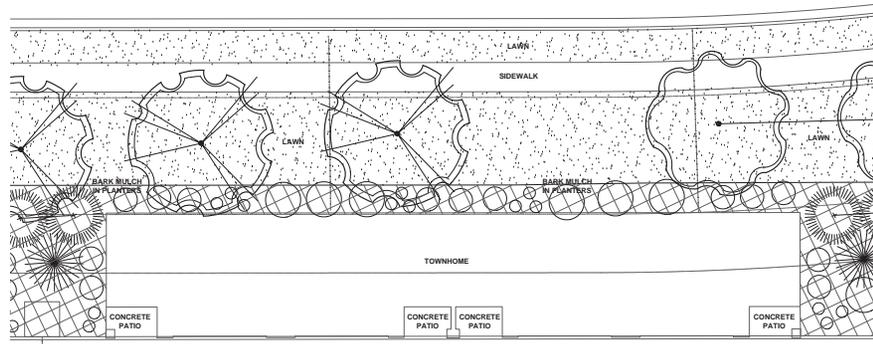
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KBA
TM
10/1/2020

LANDSCAPE PLAN

LP-1.0



TYPICAL TOWNHOME WITH SIDEWALK



TYPICAL TOWNHOME WITHOUT SIDEWALK

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLEDITSIA TRIACANTHOS NORMIS SYCICLE	SKYLINE HONEYLOCUST	12	2.5' GAL	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' GAL	LOW	
D	ACER PLATANODES	NORWAY MAPLE	24	2.5' GAL	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	12	1.5' GAL	LOW	
F	PNUS INGRA 'COMPACTA'	COMPACT AUSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' GAL	LOW	
H	TIKA CORDATA	LITTLELEAF LINDEN	8	2.5' GAL	MODERATE	
I	PNUS INGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' GAL	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' GAL	LOW	
M	CERCIS CANADENSIS	EASTERN REDBUD	25	1.5' GAL	LOW	

LARGE SHRUB LEGEND (7'-8' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL	MODERATE	
	PHYSCARLUS OPIULUS	SUMMER WINE NINE BARK	5	5 GAL	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL	LOW	
	FORSYTHA X INTERMEDIA	FORSYTHA 'LYNWOOD GOLD'	5	5 GAL	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC 'MISS KIM'	5	5 GAL	LOW	
	ILEX X MESSEYEA 'MESDOU'	BERRI-MAGIC CHINA HOLLY	5	5 GAL	MODERATE	
	EUDYMIUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL	LOW	
	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL	LOW	

MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL	MODERATE	
	LANTANA CAMERA	LANTANA 'NUGGET'	5	5 GAL	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL	MODERATE	

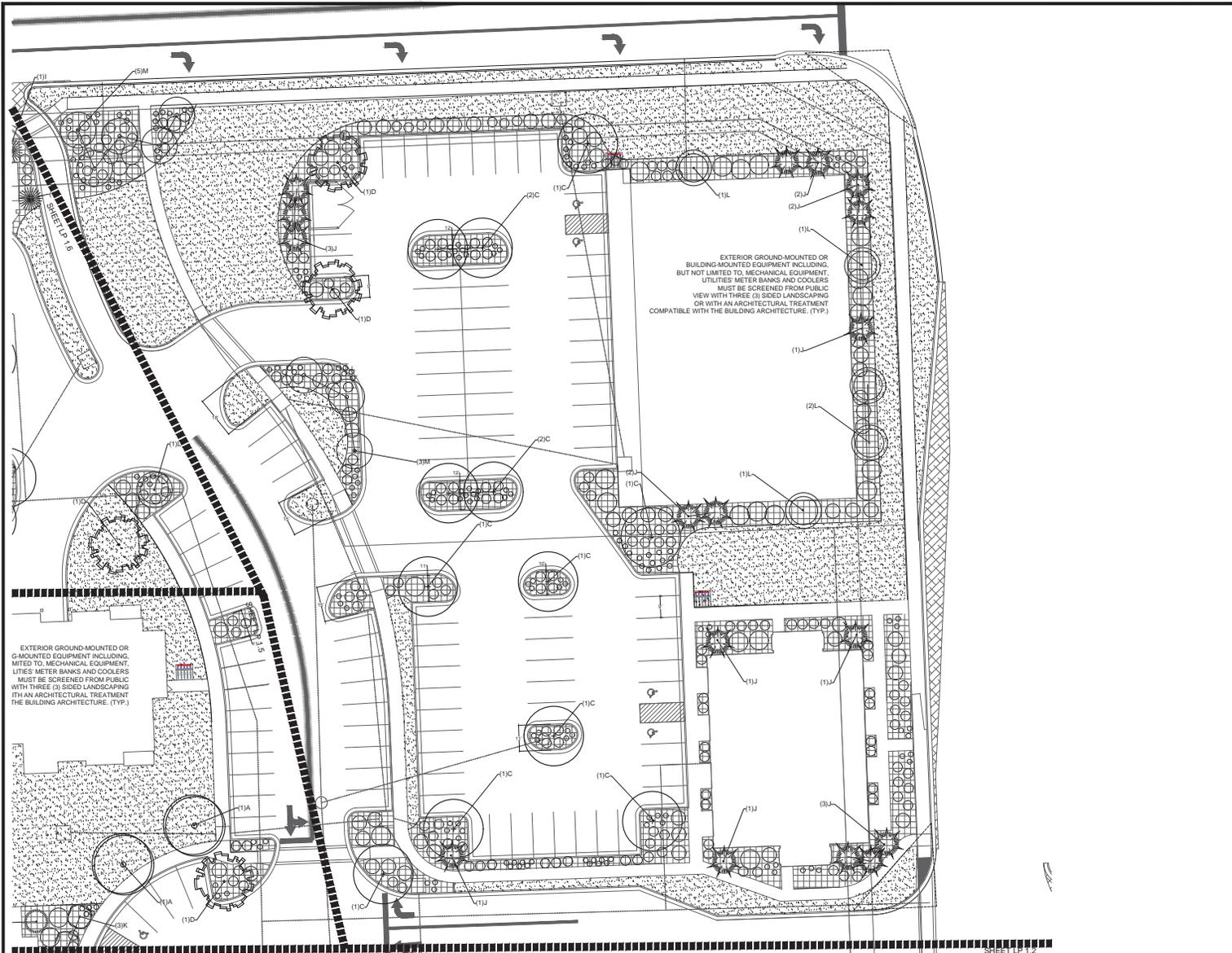
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL	MODERATE	
	LANTANA CAMERA	LANTANA 'NUGGET'	5	5 GAL	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL	MODERATE	

PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL	MODERATE	
	STELLA DE ORO	STELLA DE ORO DAYLILY	1	1 GAL	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL	LOW	
	HELICTOTRICHON SEMPREVERENS	BLUE OAT GRASS	1	1 GAL	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIFE	1	1 GAL	LOW	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	BROWN BARK MULCH	78,890 SQ. FT. (723 CU. YD)	LOCATED WHERE SPECIFIED
	5 OZ. WEED BARRIER FABRIC	TO BE INSTALLED IN ALL PLANTER AREAS	3" DEPTH
	LAWN (SOO) AREA	112,446 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.
 - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
 - 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
 - DWIFF 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
 - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.
 - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

<p>ISSUE DATE: 10-01-2020</p> <p>PROJECT NUMBER: UT18034</p> <p>PLAN INFORMATION:</p> <p>NO. REVISION DATE</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	<p>PROJECT INFORMATION:</p> <p>OLATHE APARTMENTS AT 127TH ST. AND MUR-LEN RD. OLATHE, KANSAS</p> <p>GRAPHIC SCALE: 1" = 20'</p>	<p>DEVELOPER / PROPERTY OWNER / CLIENT:</p> <p>BACH HOMES 11650 SOUTH STATE STREET, SUITE #300 DRAPER, UTAH 84020 PHONE: (801)-727-8500 INFO@BACH-HOMES.COM</p>	<p>LANDSCAPE ARCHITECT / ENGINEER:</p> <p>PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LICENSE STAMP:</p> <p>JTA KBA TM 10/1/2020</p> <p>LANDSCAPE PLAN</p> <p>LP-TYPICALS</p>
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TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETTIA TRIACANTHOS NORFOLK SPRUCE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN ZELKOVA	12	1.5' CAL.	LOW	
F	PRUNUS INGRA 'COMPACTA'	COMPACT AUSTRALIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PRUNUS NORON 'ARMOLD SENTINEL'	ARMOLD SENTINEL AUSTRALIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPER VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN SERBIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	
M	PRUNUS CAMDENENSIS	EASTERN REDBUD	25	1.5' CAL.	LOW	
LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	PHYSCALOPUS OPIULUS	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA 'LYNWOOD GOLD'	5	5 GAL.	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC MISS KIM	5	5 GAL.	LOW	
	ILEX X MESSEYEA 'MESDOO'	BERK-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHLADLPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSSER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMERA	LANTANA 'NUGGET'	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	2	2 GAL.	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL.	LOW	
	PENSTEMON APOLCULORIDES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA 'FRUITICOSA GOLD FINGER'	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	BERBERIS THUNBERGII	CRIMSON PI GMY DWARF JAPANESE BARBERSRY	5	5 GAL.	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF	5	5 GAL.	MODERATE	
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	STELLA DE ORO	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL.	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL.	LOW	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIFE	1	1 GAL.	LOW	
SITE MATERIALS						
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES			
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 3" DEPTH	78,890 SQ.FT. (723 CU.YD)	LOCATED WHERE SPECIFIED			
	LAWN (SOO) AREA	112,446 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW			
LANDSCAPE NOTES						
<ol style="list-style-type: none"> LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED. PLANT MATERIALS TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING. DWELL'S OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOE AND MATERIAL; FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN. 						

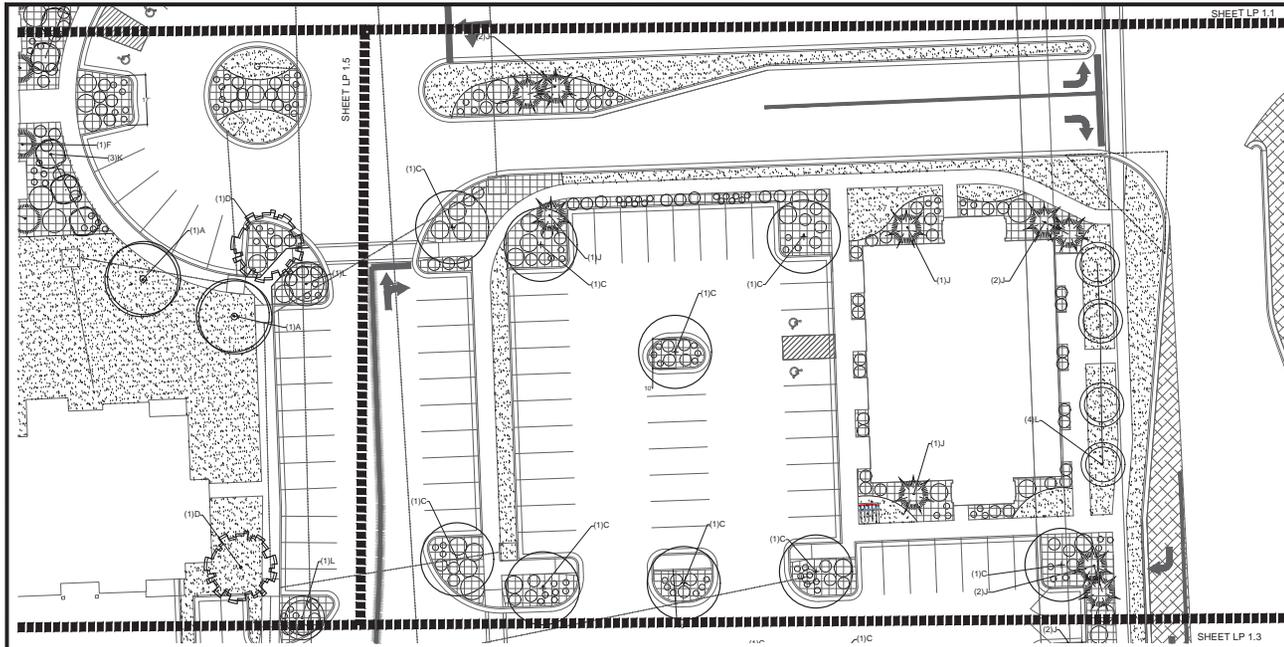
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
10-01-2020	UT18034		
NO.	REVISION	DATE	
1			
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5			
6			
7			

OLATHE APARTMENTS
 AT 127TH ST. AND MUR-LEN RD.
 OLATHE, KANSAS

BACH HOMES
 11650 SOUTH STATE STREET, SUITE #300
 DRAPER, UTAH 84020
 PHONE: (801)-727-8500
 INFO@BACH-HOMES.COM

PKJ DESIGN GROUP
 3450 N. TRIUMPH BLVD. SUITE 102
 LEHI, UTAH 84043 (801) 960-2698
 www.pkjdesigngroup.com

LANDSCAPE PLAN
 LP-1.1



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDRONOTE	SPECIAL NOTES
A	GLETTZIA TRIACANTHOS NERISSA SPYGLICE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN ZELKOVA	12	1.5' CAL.	LOW	
F	PIRUS NIGRA 'COMPACTA'	COMPACT AUSTRALIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TRIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PIRUS NIGRA ARNOLD SENTINEL	ARNOLD SENTINEL AUSTRALIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	

LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDRONOTE	SPECIAL NOTES
	CORNUS ALBA BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	PHYSCOCARPUS OPIULUS SUMMER WINE	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD'	5	5 GAL.	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC MISS KIM	5	5 GAL.	LOW	
	ILEX X MESERYEA 'MESSEUR'	BERK-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUDONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHALADPHEUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	

MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDRONOTE	SPECIAL NOTES
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMARA	LANTANA 'NUGGET'	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK E. VIRGINIAN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	

SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDRONOTE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA KARL FORRSTER	FEATHER REED GRASS	2	2 GAL.	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL.	LOW	
	PENISTETUM APOLUCUROIDES HAMELI	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	SPHRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA FRUITICOSA GOLDFINGER	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	BERBERIS THUNBERGII CRIMSON PYGMY	CRIMSON PYGMY DWARF JAPANESE BARBERSKY	5	5 GAL.	LOW	
	MAHONIA REPENS	CREEPIING MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	

PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDRONOTE	SPECIAL NOTES
	HEMERICELLA SP. STELLA DE ORO	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL.	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL.	LOW	
	HELICTOTRICHON SEMPEVIRENS	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSIMACHIA PUNCTATA	YELLOW LOOSESTRIPE	1	1 GAL.	LOW	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	78,800 SQ.FT. (723 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOO) AREA	112,446 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.
 - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
 - 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
 - DWELL'S 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
 - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOE AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
 - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

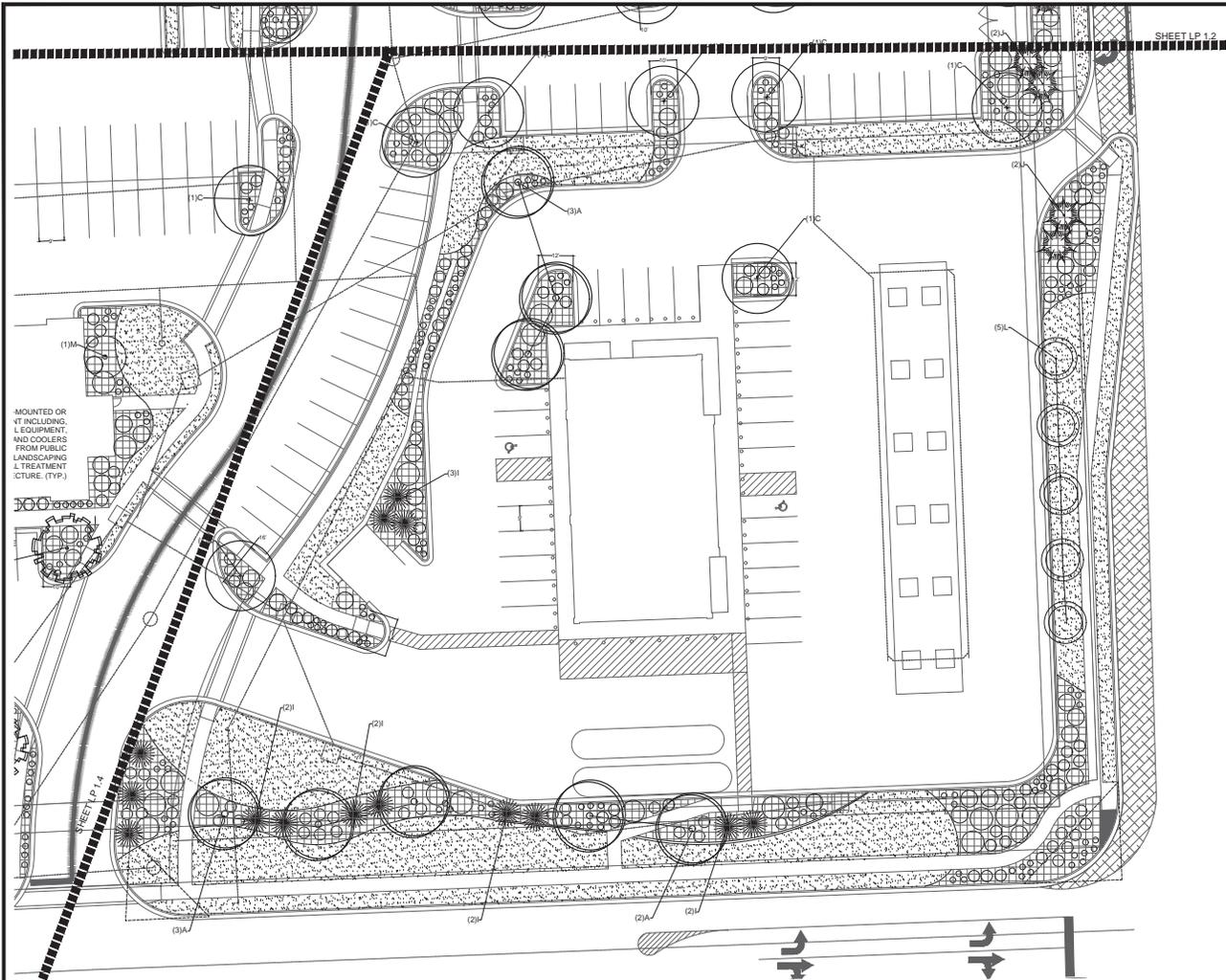
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
10-01-2020	UT18034		
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OLATHE APARTMENTS
AT 127TH ST. AND MUR-LEN RD.
OLATHE, KANSAS

BACH HOMES
11650 SOUTH STATE STREET, SUITE #300
DRAPER, UTAH 84020
PHONE: (801)-727-8500
INFO@BACH-HOMES.COM

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE PLAN
LP-1.2



TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETSIA TRIACANTHOS NORWAY SPRUCE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE GOWDY	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN ZELKOVA	12	1.5' CAL.	LOW	
F	PRINUS NIGRA 'COMPACTA'	COMPACT ALSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PRINUS NIGRA 'ARDOLD SENTINEL'	ARDOLD SENTINEL ALSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	
M	CERCIS CANADENSIS	EASTERN REDBUD	25	1.5' CAL.	LOW	
LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA BAILEALO'	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	PHYSCOCARPUS OPIULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD'	5	5 GAL.	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC 'MISS KIM'	5	5 GAL.	LOW	
	ILEX X MESSEYEA 'MSSDOW'	BERK-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHLADALPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSEER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMARA	LANTANA 'NUGGET'	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	2	2 GAL.	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL.	LOW	
	PENSTEMON APOLCUIROIDES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA FRUITICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	BERBERIS THUNBERGII	CRIMSON PIGMY DWARF JAPANESE BARBERSY	5	5 GAL.	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSEER DOGWOOD	5	5 GAL.	MODERATE	
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	HELMICOTRICHON 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL.	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL.	LOW	
	HELMICOTRICHON SEMIPREVENS	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIFE	1	1 GAL.	LOW	
SITE MATERIALS						
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES			
	BROWN BARK MULCH (DOW 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	78,800 SQ. FT. (723 CU. YD)	LOCATED WHERE SPECIFIED 3" DEPTH			
	LAWN (SOD) AREA	112,446 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW			

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DOW 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOD AS MATERIAL. FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

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OLATHE APARTMENTS
 AT 127TH ST. AND MUR-LEN RD.
 OLATHE, KANSAS

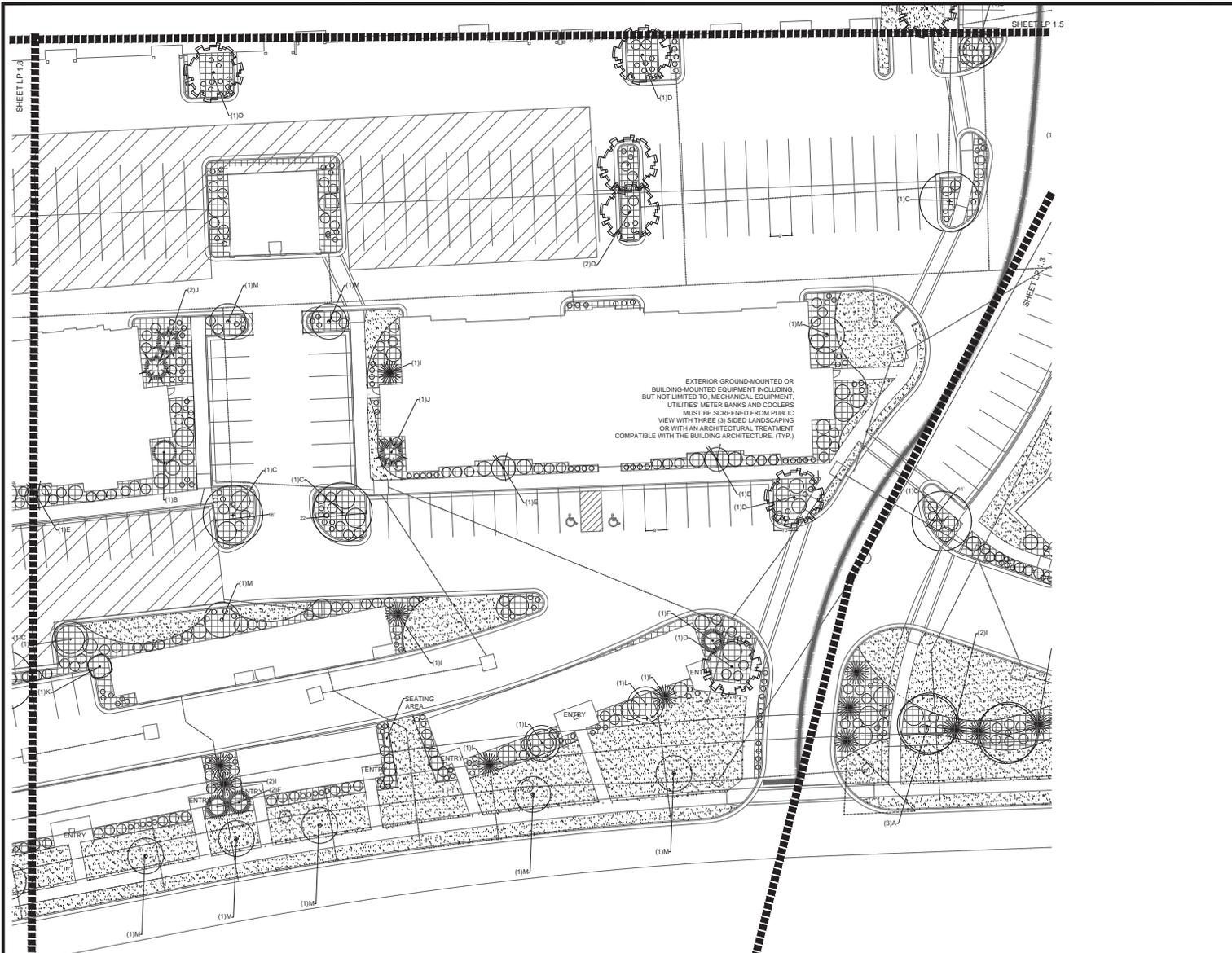
Developer / Property Owner:

BACH HOMES
 11650 SOUTH STATE STREET, SUITE #300
 DRAPER, UTAH 84020
 PHONE: (801)-727-8500
 INFO@BACH-HOMES.COM
Client / Engineer

LANDSCAPE ARCHITECT OF KANSAS

PKJ DESIGN GROUP
 3450 N. TRIUMPH BLVD. SUITE 102
 LEHI, UTAH 84043 (801) 960-2698
 www.pkjdesigngroup.com

LANDSCAPE PLAN
 DATE: 10/1/2020
 DRAWN: KBA
 CHECKED: TM
 PROJECT: JTA
LP-1.3



TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
A	GLEBTIA TRIACANTHOS NORFOLK SPRUCE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE 'GOWDY'	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	12	1.5' CAL.	LOW	
F	PINUS NIGRA 'COMPACTA'	COMPACT AUSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PINUS NIGRA 'ARMOLD SENTINEL'	ARMOLD SENTINEL AUSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMNAR BERRIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BROADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	
M	CERCIS CANADENSIS	EASTERN REDBUD	25	1.5' CAL.	LOW	
LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	PHYSCOCARPUS OPIULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA 'LYNWOOD GOLD'	5	5 GAL.	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC 'MISS KIM'	5	5 GAL.	LOW	
	ILEX X MESSEYEA 'MESDOF'	BERR-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMARA	LANTANA 'NUGGET'	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	2	2 GAL.	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL.	LOW	
	PENSTEMON APOLCULROIDES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME SPIREA'	GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA 'FRUITICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERSRY	5	5 GAL.	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
	HEMIPHYSALIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL.	LOW	
	HOSTA 'FLAME STITCH'	HOSTA	1	1 GAL.	LOW	
	HELIOTROPICHRON 'SEMIPROBENS'	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSIMACHIA PLINCTATA	YELLOW LOOSESTRIPE	1	1 GAL.	LOW	
SITE MATERIALS						
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES			
	BROWN BARK MULCH	78,890 SQ. FT. (723 CU. YD)	LOCAL WHERE SPECIFIED			
	(DOWNS 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 3" DEPTH					
	LAWN (SOO) AREA	112,446 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW			

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
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- DOWNS 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOO; AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

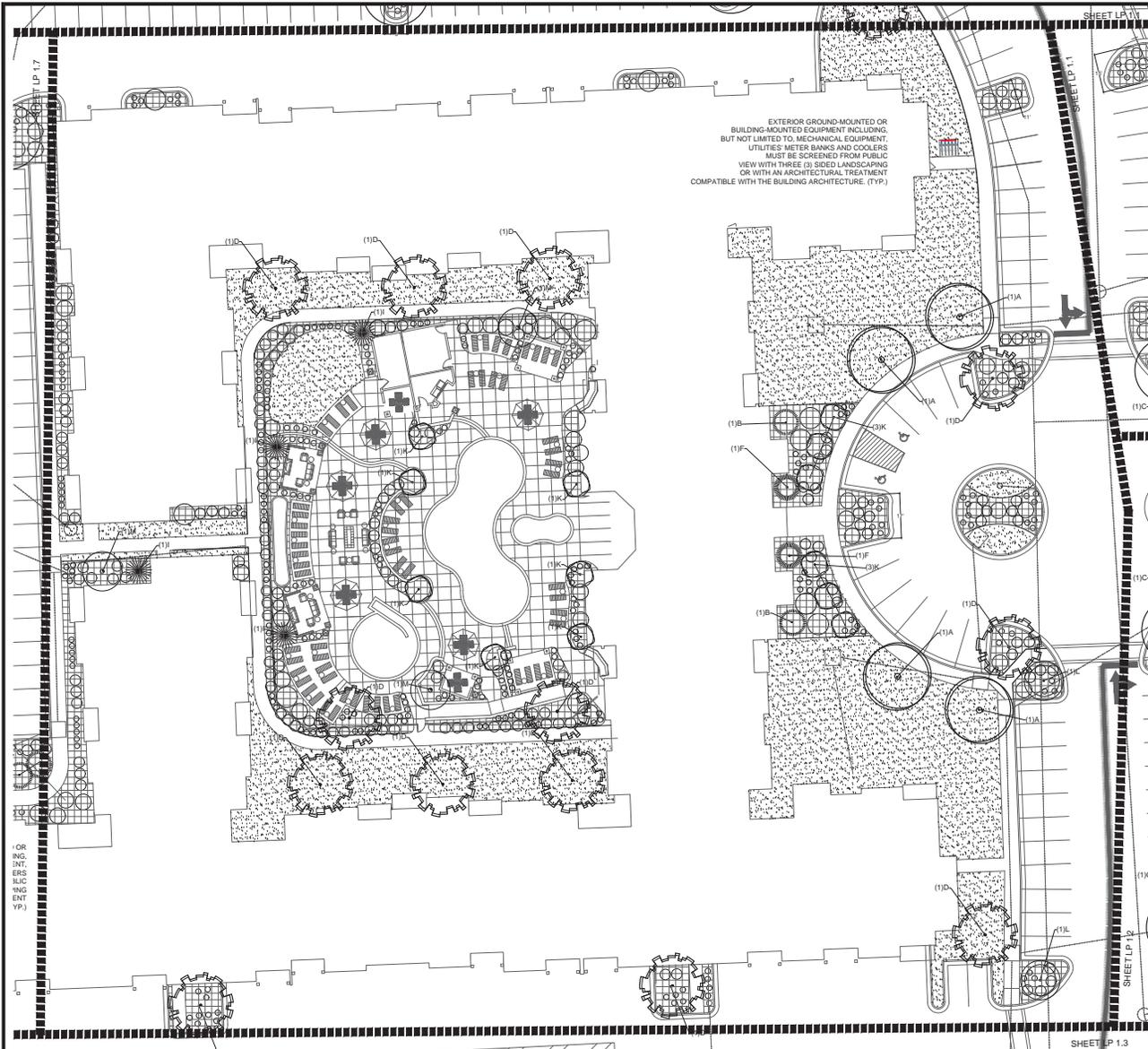
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LANDSCAPE PLAN
 LP-1.4



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 (3) SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE. (7.1P.)

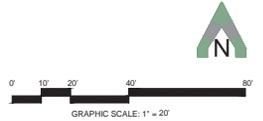
TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETSIA TRIACANTHOS REARMS SPICE	SKYLINE HONEYLOCUST	12	2.5' CAL	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN ZELKOVA	12	1.5' CAL	LOW	
F	PINUS NIGRA 'COMPACTA'	COMPACT AUSTRIAN BLACK PINE	4	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL	LOW	
H	TRIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL	MODERATE	
I	PINUS NIGRA 'ARNDL SEITZNEBEL'	ARNDL SEITZNEBEL AUSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN SERBIAN CRABAPPLE	23	1.5' CAL	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL	LOW	
M	CORNUS CAMDENENSIS	EASTERN REDBUD	25	1.5' CAL	LOW	
LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL	MODERATE	
	PHYSCALOPUS OPIULUS	SUMMER WINE NINE BARK	5	5 GAL	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD	5	5 GAL	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC MISS KIM	5	5 GAL	LOW	
	ILEX X MESSEYEA 'MESDOR'	BERK-MAGIC CHINA HOLLY	5	5 GAL	MODERATE	
	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL	LOW	
	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL	LOW	
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-Osier DOGWOOD	5	5 GAL	MODERATE	
	LANTANA CAMARA	LANTANA NUGGET	5	5 GAL	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL	MODERATE	
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2	2 GAL	LOW	
	KARL FORSTER	MAIDEN GRASS	2	2 GAL	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL	LOW	
	PENSTEMON APOLCULORIDES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME SPIREA'	GOLDFINGER POTENTILLA	5	5 GAL	LOW	
	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5	5 GAL	LOW	
	BERBERIS THUNBERGII	CRIMSON PYGMY DWARF JAPANESE BARBERY	5	5 GAL	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL	LOW	
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-Osier DOGWOOD	5	5 GAL	MODERATE	
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	STELLA DE ORO	STELLA DE ORO DAYLILY	1	1 GAL	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL	LOW	
	HELICTROTACHON SEMPERVIRENS	BLUE OAT GRASS	1	1 GAL	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIFE	1	1 GAL	LOW	
SITE MATERIALS						
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES			
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 3" DEPTH	78,393 SQ.FT.	LOCATED WHERE SPECIFIED			
	LAWN (SOO) AREA	112,446 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW			
LANDSCAPE NOTES						
<ol style="list-style-type: none"> LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING. DWELL 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOE AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN. 						

<p>ISSUE DATE: 10-01-2020</p> <p>PROJECT NUMBER: UT18034</p> <p>NO. REVISION DATE</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	<p>PLAN INFORMATION</p> <p>PROJECT INFORMATION</p> <p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>BACH HOMES</p> <p>11650 SOUTH STATE STREET, SUITE #300 DRAPER, UTAH 84020 PHONE: (801)-727-9500 INFO@BACH-HOMES.COM</p>	<p>LANDSCAPE ARCHITECT OF KANSAS</p> <p>LICENSE STAMP</p> <p>PKJ DESIGN GROUP</p> <p>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>DATE: 10/1/2020</p> <p>DRAWN: KBA</p> <p>CHECKED: TM</p> <p>PROJECT DATE: 10/1/2020</p> <p>LANDSCAPE PLAN</p>
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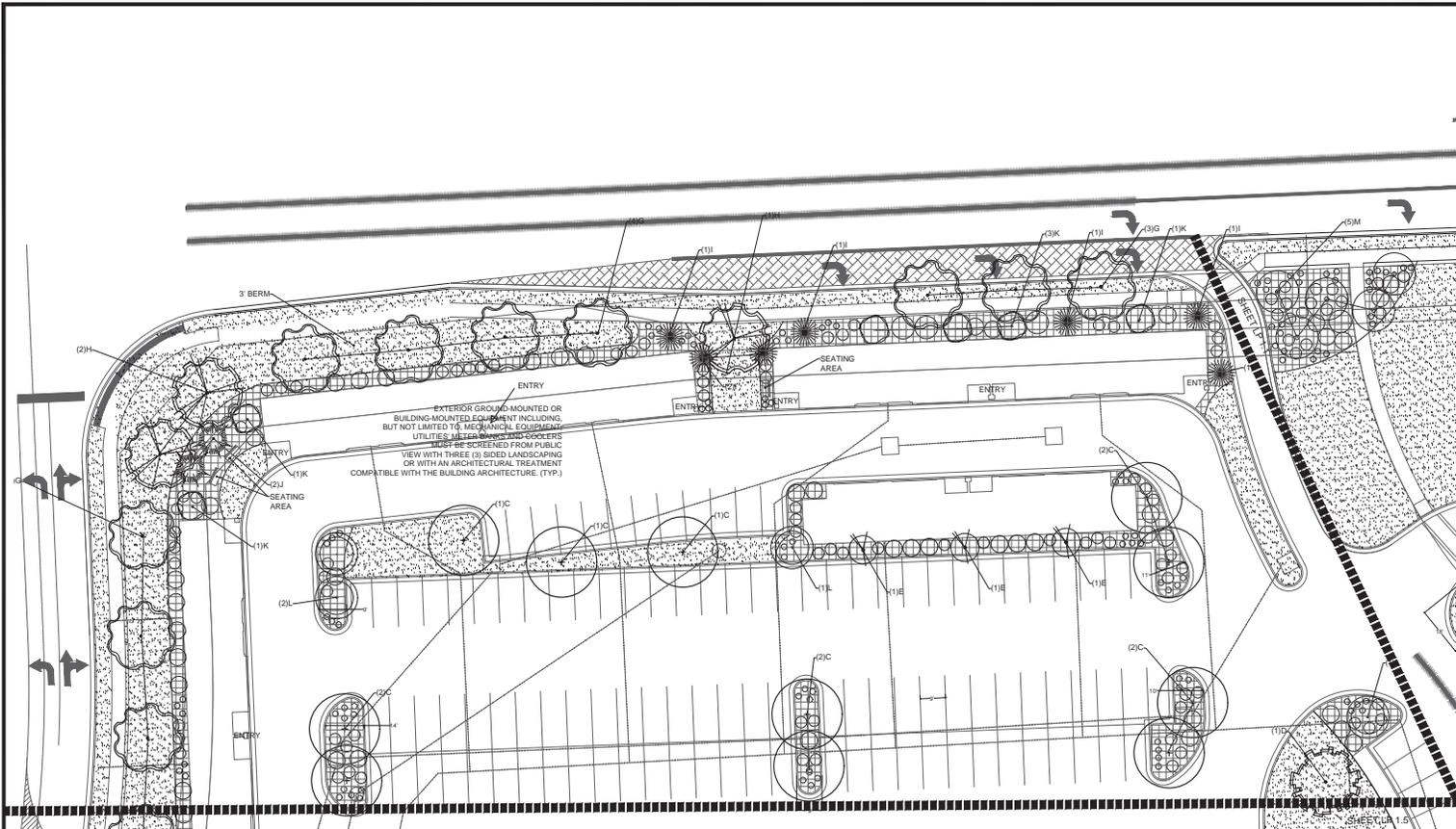
OLATHE APARTMENTS

AT 127TH ST. AND MUR-LEN RD.

OLATHE, KANSAS



LP-1.5



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLEITSIA TRIACANTHOS NERIUM SPRUCE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA MUSAASHNO	COLUMBIAN BELKOVA	12	1.5' CAL.	LOW	
F	PNUS INGRA COMPACTA	COMPACT AUSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PNUS MONIA ARNOLD SENTINEL	ARNOLD SENTINEL AUSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA TAYLOR	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BROADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	
M	PERNUS GAMBENSIS	EASTERN REDBUD	25	1.5' CAL.	LOW	

LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA BAIHALO	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	PHYSCALPUS OPULUS	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM PERFECTION	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD	5	5 GAL.	LOW	
	SYRINGA PUBESCENS PATULA	MANCHURIAN LILAC MISS KIM	5	5 GAL.	LOW	
	ILEX X MESSERYEA 'MISDOR'	BERK-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUDYMIUS ALATUS	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	COMPACTUS					
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHLADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	

MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMARA	LANTANA NUGGET	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA BROADMOOR	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA KIMBERLY'S	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAUROCERASUS	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	
	OTTO LUYKEN					

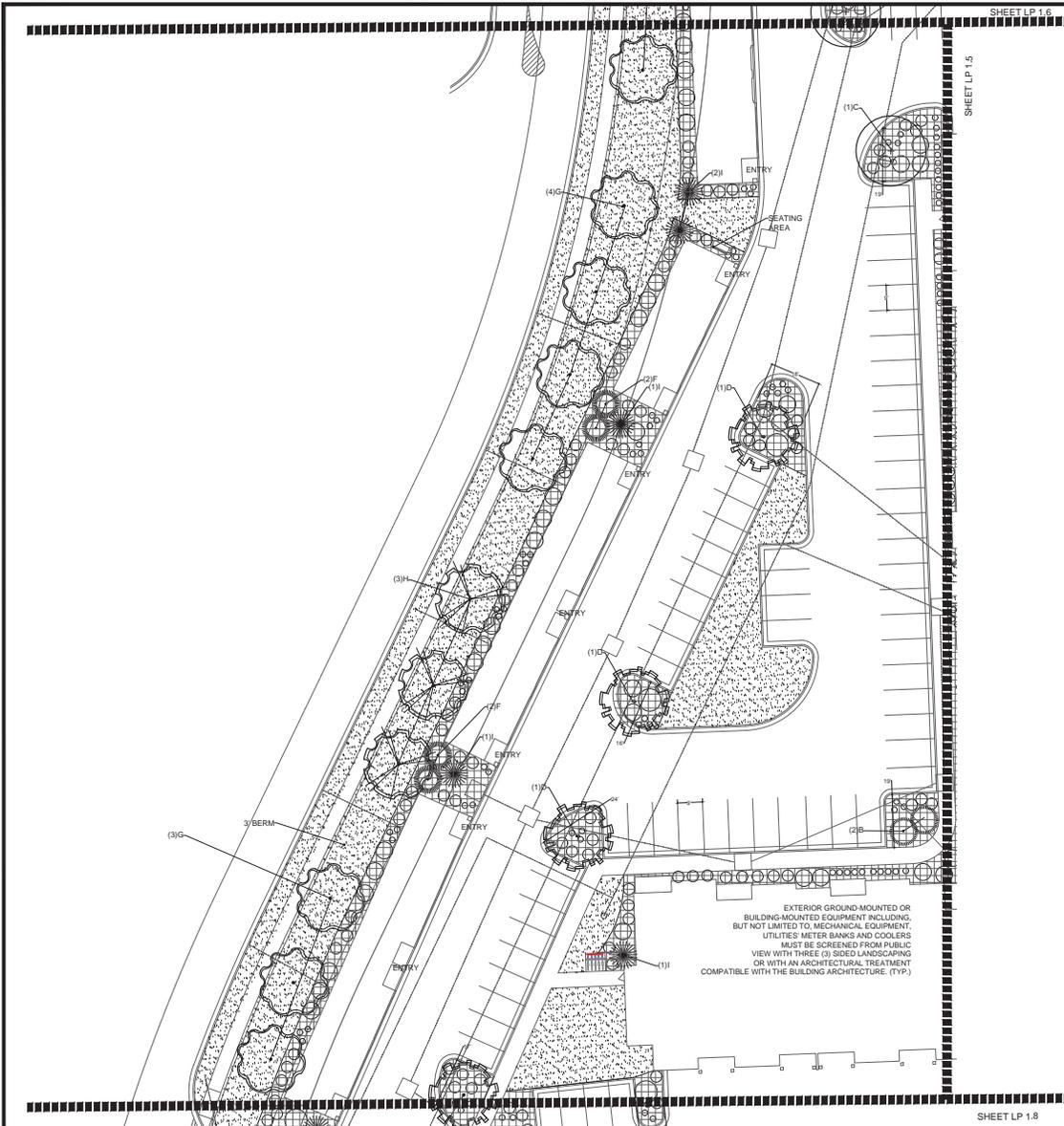
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2	2 GAL.	LOW	
	KARL FORSTERI					
	MISCANTHUS SINENSIS	MADEN GRASS	2	2 GAL.	LOW	
	PENSETUM APOLUCROIDES	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	HAMELI					
	SPRAEA X BUMALDA	GOLDFLAME GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA FRUITICOSA	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	GOLDFINGER					
	BERBERIS THUNBERGII	CRIMSON PIGEON DWARF JAPANESE BARBERSKY	5	5 GAL.	LOW	
	CRIMSON PIGEON					
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA NELSEYI	KELSEY'S DWARF RED-OSIER DOGWOOD	5	5 GAL.	MODERATE	

PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	STELLA DE ORO SP.	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS AUNT SHIRLEY	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS IDEAL CRIMSON	1	1 GAL.	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL.	LOW	
	HELIOTROCHON SEMPERVIRENS	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSMACHIA PUNCTATA	YELLOW LOOSESTRIPE	1	1 GAL.	LOW	

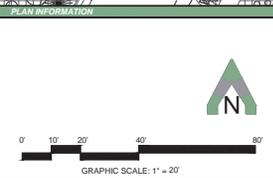
SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	78,800 SQ. FT. (723 CU. YD)	LOCATED WHERE SPECIFIED
	LAWN (SOO) AREA	112,446 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.
 - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
 - 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
 - DWELL'S OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
 - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOE AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
 - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

<p>ISSUE DATE: 10-01-2020</p> <p>PROJECT NUMBER: UT18034</p>	<p>PLAN INFORMATION</p>	<p>PROJECT INFORMATION</p> <h2>OLATHE APARTMENTS</h2> <p>AT 127TH ST. AND MUR-LEN RD. OLATHE, KANSAS</p>	<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>BACH HOMES</p> <p>11650 SOUTH STATE STREET, SUITE #300 DRAPER, UTAH 84020 PHONE: (801)-727-8500 INFO@BACH-HOMES.COM</p>	<p>LANDSCAPE ARCHITECT / ENGINEER</p> <p>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LICENSE STAMP</p> <p>LANDSCAPE PLAN</p> <p>LP-1.6</p>
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ISSUE DATE	PROJECT NUMBER	PLAN DESCRIPTION
10-01-2020	UT18034	
NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		



OLATHE APARTMENTS
AT 127TH ST. AND MUR-LEN RD.
OLATHE, KANSAS

Developer / Property Owner:

BACH HOMES
11650 SOUTH STATE STREET, SUITE #300
DRAPER, UTAH 84020
PHONE: (801)-727-8500
INFO@BACH-HOMES.COM

Contractor:

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETTISIA TRIACANTHOS NERIUM SPICOLE	SKYLINE HONEYLOCUST	12	2.5' CAL	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN ZELKOVA	12	1.5' CAL	LOW	
F	PRINUS NIGRA 'COMPACTA'	COMPACT ALSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL	MODERATE	
I	PRINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL ALSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN DOGWOOD	23	1.5' CAL	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL	LOW	
M	CERCIS CANADENSIS	EASTERN REDBUD	25	1.5' CAL	LOW	

LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL	MODERATE	
	PHYSCOCARPUS OPIULUS	SUMMER WINE NINE BARK	5	5 GAL	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD'	5	5 GAL	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC 'MISS KIM'	5	5 GAL	LOW	
	ILEX X MESERYEA 'MESDOR'	BERK-MAGIC CHINA HOLLY	5	5 GAL	MODERATE	
	EUDYMIUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL	LOW	
	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL	LOW	

MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-Osier DOGWOOD	5	5 GAL	MODERATE	
	LANTANA CAMARA	LANTANA 'NUGGET'	5	5 GAL	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL	MODERATE	

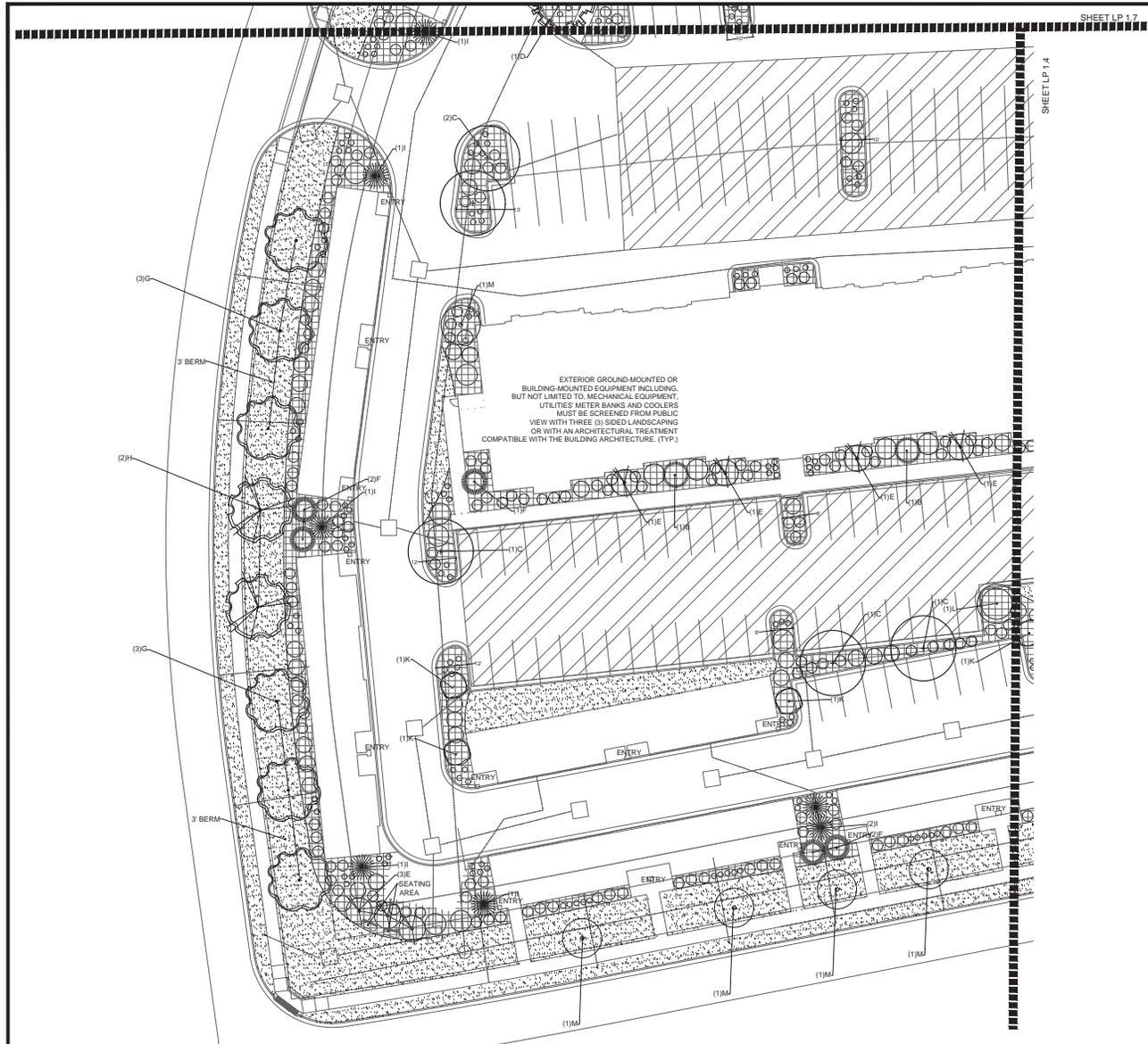
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA 'KARL FORBSTER'	FEATHER REED GRASS	2	2 GAL	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL	LOW	
	PENSTEMON APOLCURIODES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL	MODERATE	
	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5	5 GAL	LOW	
	POTENTILLA 'FRUITICOSA GOLD FINGER'	GOLDFINGER POTENTILLA	5	5 GAL	LOW	
	BERBERIS THUNBERGII 'CRIMSON PYGMY DWARF'	CRIMSON PYGMY DWARF JAPANESE BARBERY	5	5 GAL	LOW	
	MAHONIA REPENS	CREeping MAHONIA	5	5 GAL	LOW	
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-Osier DOGWOOD	5	5 GAL	MODERATE	

PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	HELMINTHOPsis 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1	1 GAL	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL	LOW	
	SEDUM SPECTABILE	AUTUMN JOY SEDUM	1	1 GAL	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL	LOW	
	HOSTA 'FLAME STITCH'	HOSTA	1	1 GAL	LOW	
	HELICTOTRICHON 'SEMIPRUBENS'	BLUE OAT GRASS	1	1 GAL	LOW	
	LYSIMACHIA PUNCTATA	YELLOW LOOSESTRIPE	1	1 GAL	LOW	

SITE MATERIALS		
SYMBOL	SITE MATERIAL	QUANTITY
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 3" DEPTH	78,890 SQ.FT. (723 CU.YD)
	LAWN (SOO) AREA	112,446 SQ.FT.

LANDSCAPE NOTES		
1.	LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.	
2.	PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.	
3.	NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.	
4.	SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.	
5.	4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.	
6.	DWAF 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.	
7.	ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOO AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.	
8.	CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.	

LICENSED ARCHITECT OF KANSAS		LICENSED LANDSCAPE ARCHITECT	
NAME	JTA	NAME	JTA
DRAWN	KBA	PREPARED	TM
DATE	10/1/2020	PROJECT	LP-1.7



SHEET LP 1.7

SHEET LP 1.4

TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
A	GLETTISIA TRIACANTHOS NORFOLK SPRUCE	SKYLINE HONEYLOCUST	12	2.5' CAL.	LOW	
B	PICEA ORIENTALIS	ORIENTAL SPRUCE	7	6' TALL	MODERATE	
C	CERCIS OCCIDENTALIS	COMMON HACKBERRY	48	2.5' CAL.	LOW	
D	ACER PLATANOIDES	NORWAY MAPLE	24	2.5' CAL.	LOW	
E	ZELKOVA SERRATA 'MUSASHINO'	COLUMBIAN BELKOVA	12	1.5' CAL.	LOW	
F	PNUS NIGRA 'COMPACTA'	COMPACT ALSTRIAN BLACK PINE	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	JAPANESE ZELKOVA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	LITTLELEAF LINDEN	8	2.5' CAL.	MODERATE	
I	PNUS NIGRA 'ARNOOLD SENTINEL'	ALSTRIAN BLACK PINE	43	6' TALL	MODERATE	
J	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	35	6' TALL	MODERATE	
K	MALUS BACCATA	COLUMBIAN BERBIAN CRABAPPLE	23	1.5' CAL.	LOW	
L	PYRUS CALLERYANA	BRADFORD FLOWERING PEAR	23	1.5' CAL.	LOW	
M	CERCIS CANADENSIS	EASTERN REDBUD	25	1.5' CAL.	LOW	
LARGE SHRUB LEGEND (7'-9' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5	5 GAL.	MODERATE	
	RHYSOCARPUS OPIULUS	SUMMER WINE NINE BARK	5	5 GAL.	MODERATE	
	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5	5 GAL.	LOW	
	FORSYTHIA X INTERMEDIA	FORSYTHIA LYNWOOD GOLD'	5	5 GAL.	LOW	
	SYRINGA PUBESCENS 'PATULA'	MANCHURIAN LILAC 'MISS KIM'	5	5 GAL.	LOW	
	ILEX X MESSERYEA 'MESDOR'	BERRI-MAGIC CHINA HOLLY	5	5 GAL.	MODERATE	
	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	5 GAL.	MODERATE	
	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5	5 GAL.	LOW	
	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5	5 GAL.	LOW	
MEDIUM SHRUB LEGEND (5'-6' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSEER DOGWOOD	5	5 GAL.	MODERATE	
	LANTANA CAMARA	LANTANA 'NUGGET'	5	5 GAL.	LOW	
	CYTISUS SCOPARIUS	SCOTCH BROOM	5	5 GAL.	LOW	
	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5	5 GAL.	MODERATE	
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5	5 GAL.	LOW	
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5	5 GAL.	LOW	
	AZALEA 'KIMBERLY'S DOUBLE PINK'	KIMBERLY'S DOUBLE PINK EVERGREEN AZALEA	5	5 GAL.	LOW	
	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5	5 GAL.	MODERATE	
SMALL SHRUB/GRASS LEGEND (4' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2	2 GAL.	LOW	
	MISCANTHUS SINENSIS	MAIDEN GRASS	2	2 GAL.	LOW	
	PENSTEMON APOLCULOIDES 'HAMELI'	HAMELI DWARF FOUNTAIN	2	2 GAL.	MODERATE	
	SPHRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5	5 GAL.	LOW	
	POTENTILLA 'FRUITICOSA GOLD FINGER'	GOLDFINGER POTENTILLA	5	5 GAL.	LOW	
	BERBERIS THUNBERGII	CRIMSON PI GMY DWARF JAPANESE BARBERY	5	5 GAL.	LOW	
	CRIMSON PI GMY DWARF JAPANESE BARBERY	CRIMSON PI GMY DWARF JAPANESE BARBERY	5	5 GAL.	LOW	
	MAHONIA REPENS	CREEPING MAHONIA	5	5 GAL.	LOW	
	CORNUS SERICEA 'NELSEY'	KELSEY'S DWARF RED-OSEER DOGWOOD	5	5 GAL.	MODERATE	
PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	STELLA DE ORO	STELLA DE ORO DAYLILY	1	1 GAL.	MODERATE	
	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1	1 GAL.	LOW	
	SEDUM SPECTABILIS	AUTUMN JOY SEDUM	1	1 GAL.	MODERATE	
	LOUISIANA IRIS 'AUNT SHIRLEY'	IRIS	1	1 GAL.	LOW	
	DIANTHUS	GARDEN PINKS 'IDEAL CRIMSON'	1	1 GAL.	LOW	
	HOSTA FLAME STITCH	HOSTA	1	1 GAL.	LOW	
	HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	1	1 GAL.	LOW	
	LYSIMACHIA PUNCTATA	YELLOW LOOSESTRIPE	1	1 GAL.	LOW	
SITE MATERIALS						
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES			
	BROWN BARK MULCH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 3" DEPTH	78,890 SQ.FT. (723 CU.YD)	LOCATED WHERE SPECIFIED			
	LAWN (SOO) AREA	112,446 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW			
LANDSCAPE NOTES						
<ol style="list-style-type: none"> LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOO. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING. DWAF 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOO AND MATERIAL FULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN. 						

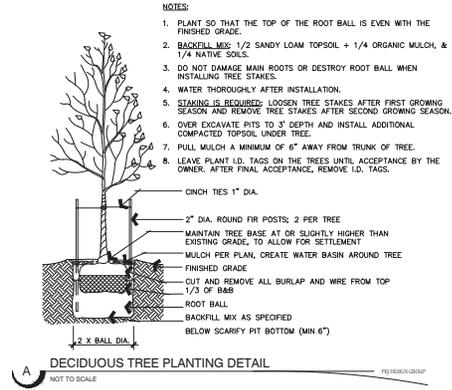
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
10-01-2020	UT18034		
NO.	REVISION	DATE	
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OLATHE APARTMENTS
AT 127TH ST. AND MUR-LEN RD.
OLATHE, KANSAS

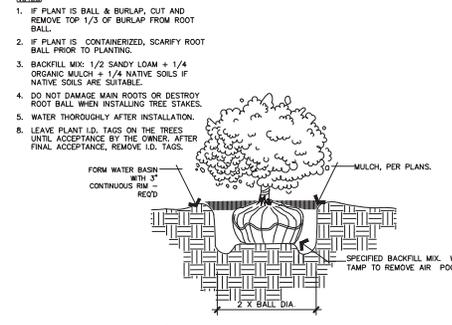
BACH HOMES
11650 SOUTH STATE STREET, SUITE #300
DRAPER, UTAH 84020
PHONE: (801)-727-8500
INFO@BACH-HOMES.COM

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

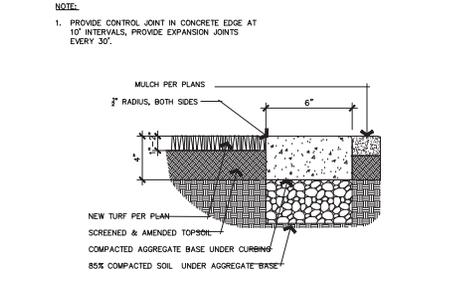
LANDSCAPE PLAN
LP-1.8



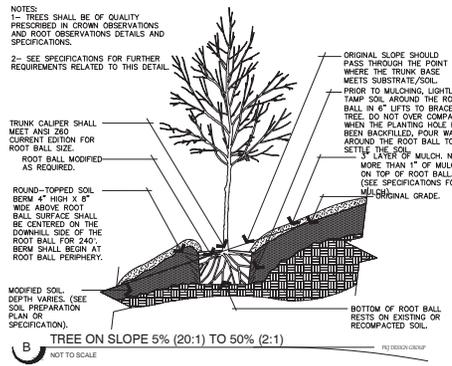
A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



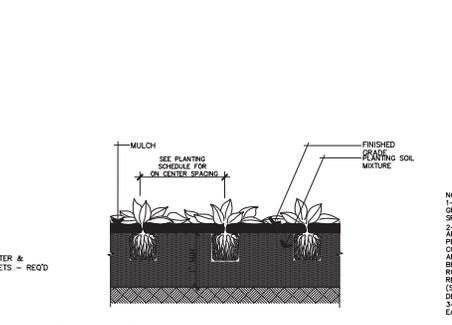
E SHRUB PLANTING DETAIL NOT TO SCALE



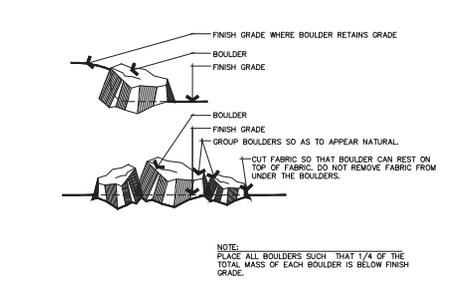
I CONCRETE MOWCURB DETAIL NOT TO SCALE



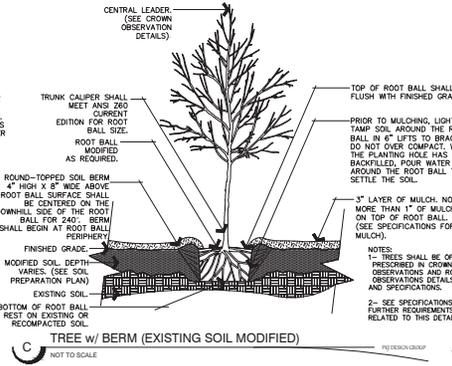
B TREE ON SLOPE 5% (20:1) TO 50% (2:1) NOT TO SCALE



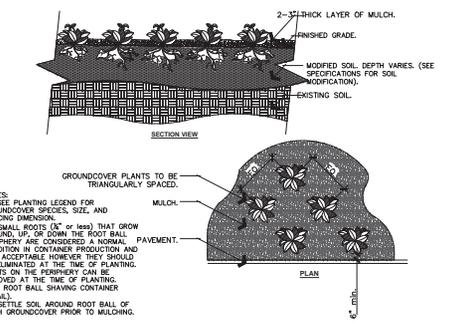
F PERENNIAL PLANTING NOT TO SCALE



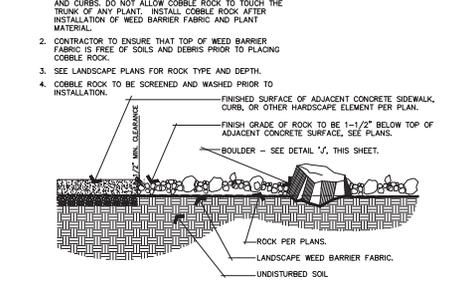
J BOULDER PLACEMENT DETAIL NOT TO SCALE



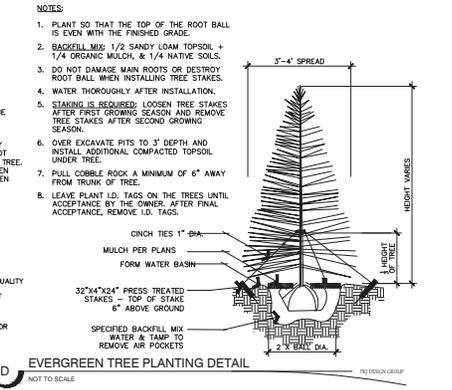
C TREE w/ BERM (EXISTING SOIL MODIFIED) NOT TO SCALE



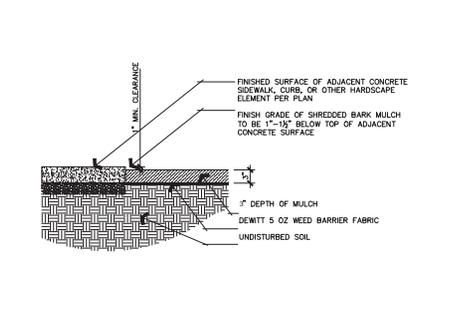
G GROUNDCOVER NOT TO SCALE



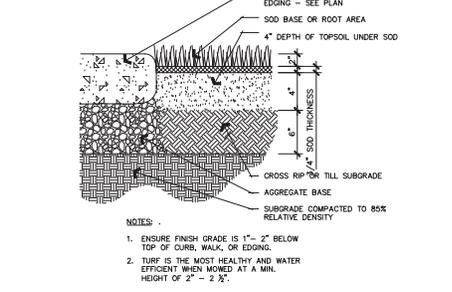
K COBBLE ROCK AND WEED BARRIER DETAIL NOT TO SCALE



D EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



H MULCH DETAIL NOT TO SCALE



L SOD LAYING DETAIL NOT TO SCALE

- NOTES:
- PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
 - OVER EXCAVATE PITS TO 3\"/>
- NOTES:
- IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
 - IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
 - BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

- NOTES:
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 - TRUNK CALIPER SHALL MEET AND 260 CURRENT EDITION FOR ROOT BALL SIZE, AS REQUIRED.
 - ROUND-TOPPED SOIL BERM 4\"/>
- NOTES:
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
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 - OVER EXCAVATE PITS TO 3\"/>

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
10-01-2020	UT18034		<p>OLATHE APARTMENTS AT 127TH ST. AND MUR-LEN RD. OLATHE, KANSAS</p>	<p>BACH HOMES 11650 SOUTH STATE STREET, SUITE #300 DRAPER, UTAH 84020 PHONE: (801) 727-9500 INFO@BACH-HOMES.COM</p>	<p>PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	
NO.	REVISION	DATE				
1						
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LANDSCAPE PLAN
LP-2.5

STATE OF KANSAS
JOHNSON COUNTY, SS

Brandon Humble, being first duly sworn, deposes and says: That he is the editor of THE GARDNER NEWS A weekly newspaper printed in the State of Kansas, and published in and of general circulation in Johnson County, Kansas and that said newspaper is a bi-weekly published at least weekly, 52 times a year; has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office in Gardner, Kansas in said county as second class matter.

That the attached notice is a true copy there of and was published in the regular and entire issue of said newspaper for 1 consecutive weeks(s),

The first publication there of being made as aforesaid on Dec 23, 2020
Publications being made on the following:

EDITOR Brandon Humble

SUBSCRIBED AND SWORN TO ME THIS : DEC 23, 2020

NOTARY PUBLIC

Rhonda K. Arnold
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES 11-2022

COST-----

ADDITIONAL COPIES--

IN THE DISTRICT COURT

The within Proof Of Publication

Public Notice

First published in *The Gardner News* Wednesday, Dec. 23, 2020

PUBLICATION SUMMARY OF ORDINANCE NO. 20-44, PASSED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS ON THE 15th DAY OF DECEMBER 2020.

SUMMARY
On December 15, 2020, the Governing Body of the City of Olathe, Kansas passed Ordinance No. 20-44, which amended the zoning map of the City of Olathe by approving Rezoning Application RZ20-0001. Such rezoning application requested a zoning amendment to Ordinance No. 18-39 for a Planned District (PD) on n 17.31 ± acres of Property located at the southwest corner of 127th Street and Mur-Len Road to establish 1) prohibited uses 2) maximum building heights, 3) site design categories, 4) building design and sign standards. The complete text of this ordinance may be obtained or viewed free of charge at the office of the Olathe City Clerk, Olathe City Hall, 100 East Santa Fe Street, Olathe, Kansas, or on the City's official website address <http://www.olatheks.org/government/city-clerk/public-notice>, where a reproduction of the original ordinance will be available for a minimum of one week following this summary publication.

This summary is certified this 16th day of December 2020.
/s/ Rachelle R. Breckenridge
Rachelle R. Breckenridge
Assistant City Attorney