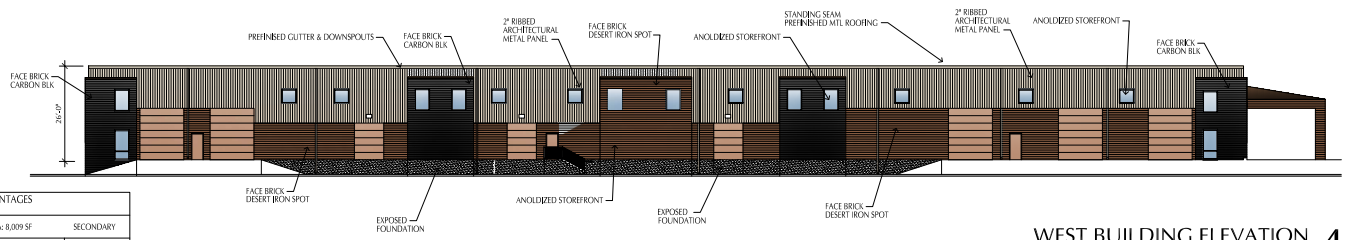
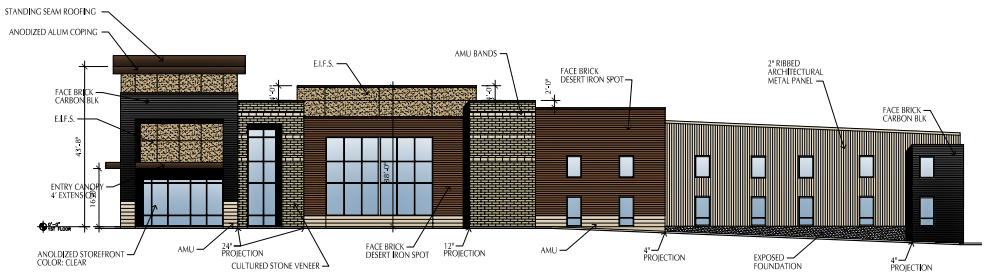


WEST BUILDING ELEVATION 4

Scale 1/16" = 1'-0"



NORTH BUILDING ELEVATION 3

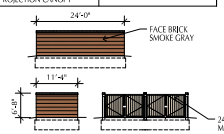
Scale 1/16" = 1'-0"

NOTES:
1. ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW PER UDO, SECTION 18.15.020.
2. ANY BUILDING MOUNTED MECHANICAL OR UTILITY EQUIPMENT MUST BE SCREENED WITH THREE-SIDED LANDSCAPING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
5. ANY DOWNSPOUTS OR GUTTERS LOCATED ON PRIMARY FACADES OF THE BUILDING MUST BE ENCLOSED & INCORPORATED AS AN ARCHITECTURAL FEATURE.

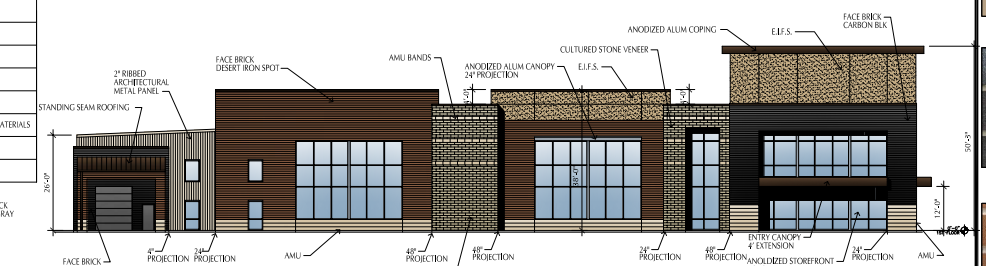
BUILDING ELEVATION MATERIAL PERCENTAGES FOR FACADES (CATEGORY C)			
NORTH BUILDING ELEVATION	TOTAL AREA: 8,009 SF		SECONDARY
CATEGORY 1	MIN. 60% REQUIRED	61% PROVIDED	4,909 SF
CATEGORY 2	MAX. 40% ALLOWED	39% PROVIDED	3,100 SF
GLASS		20% PROVIDED	1,639 SF
SOUTH BUILDING ELEVATION	TOTAL AREA: 8,587 SF		PRIMARY
CATEGORY 1	MIN. 80% REQUIRED	80% PROVIDED	6,870 SF
CATEGORY 2	MAX. 20% ALLOWED	20% PROVIDED	1,717 SF
GLASS	MIN. 30% REQUIRED	30% PROVIDED	2,568 SF
EAST BUILDING ELEVATION	TOTAL AREA: 12,790 SF		PRIMARY
CATEGORY 1	MIN. 80% REQUIRED	85% PROVIDED	10,825 SF
CATEGORY 2	MAX. 20% ALLOWED	15% PROVIDED	1,965 SF
GLASS	MIN. 30% REQUIRED	35% PROVIDED	4,483 SF
WEST BUILDING ELEVATION	TOTAL AREA: 8,610 SF		SECONDARY
CATEGORY 1	MIN. 60% REQUIRED	60% PROVIDED	5,200 SF
CATEGORY 2	MAX. 40% ALLOWED	40% PROVIDED	3,410 SF
GLASS		5% PROVIDED	424 SF

FACADE REQUIREMENTS	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION
HORIZONTAL ARTICULATION	WALL PROJECTION WALL OFFSET	WALL PROJECTION WALL OFFSET	WALL PROJECTION WALL OFFSET	WALL OFFSET
VERTICAL ARTICULATION	VARIATION IN ROOF FORM VARIATION IN HEIGHT	VARIATION IN ROOF FORM VARIATION IN HEIGHT	VARIATION IN ROOF FORM VARIATION IN HEIGHT	
FOCAL POINT ELEMENT	PITCHED ROOF ELEMENT	PITCHED ROOF ELEMENT	PITCHED ROOF ELEMENT	
ADD. FACADE EXPRESSION	ORNAMENTAL CORNICE	ORNAMENTAL CORNICE	ORNAMENTAL CORNICE	
PEDESTRIAN INTEREST	CANOPY	CANOPY	ENTRY CANOPY	
MIXED BUILDING MATERIALS	HORZ. CHANGE IN MATERIALS	HORZ. CHANGE IN MATERIALS	HORZ. CHANGE IN MATERIALS	HORZ. CHANGE IN MATERIALS
ENTRY ELEMENTS		TOWER ELEMENTS	TOWER ELEMENTS	
PEDESTRIAN INTEREST TOOL		TRANSPARENT GLASS 4' PROJECTION CANOPY	TRANSPARENT GLASS 4' PROJECTION CANOPY	

BUILDING MATERIALS	CATEGORY ONE	CATEGORY TWO
	MODULAR BRICK	INSULATED MTL PANELS
	GLASS	CMU
	MANUFACTURED STONE	E.F.I.S.
		ARCHITECTURAL M. UNITS

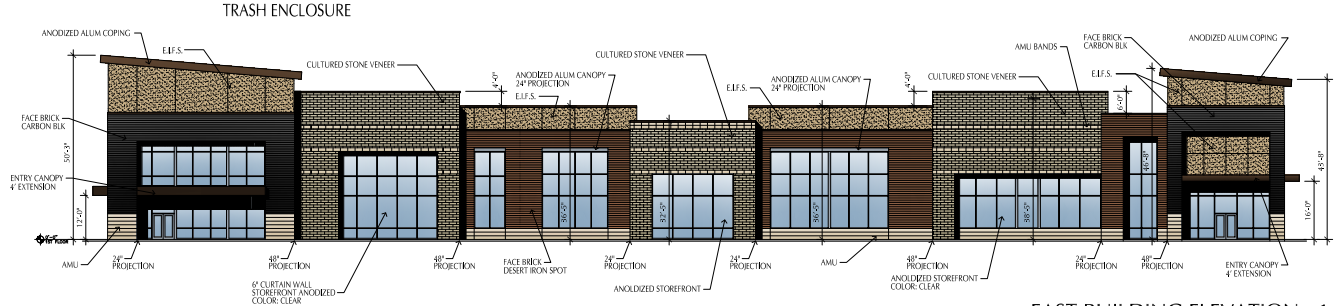


TRASH ENCLOSURE



SOUTH BUILDING ELEVATION 2

Scale 1/16" = 1'-0"



EAST BUILDING ELEVATION 1

Scale 1/16" = 1'-0"

PLAN NOTES

ARCHITECTURAL WALL PANELS
COLOR: SANDSTONE

PREFINISHED ALUM CANOPIES, FLASHING & COPINGS
DARK BRONZE

E.I.F.S. COLOR
SW 6101 SANDS OF TIME
MEDIUM PEBBLE FINISH

UTILITY SIZE FACE BRICK
GLEN-GERY COMPANY
COLOR: CARBON BLACK

UTILITY SIZE FACE BRICK
ENDICOTT BRICK COMPANY
COLOR: DESERT IRONSPOT DARK

CULTURED STONE
PATTERNED ASHLAR 14.46 S.F. PATTERN

ARCHITECTURAL MASONRY UNIT
COLOR: BLUFF
SIZE: 12X24

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Christopher L. Herre

CHRISTOPHER L. HERRE - ARCHITECT
KS.# 2-0275

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A Division of Rose Design Build
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P.O. BOX 100 OLATHE, KS 66051
KANSAS STATE CERTIFICATE OF AUTHORITY # 3-450
www.RoseDesignBuild.com

PROPOSED DEVELOPMENT FOR:
BRANDON BECKER
119TH & KC ROAD
OLATHE, JOHNSON COUNTY, KANSAS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	11-19-19

PROJECT NUMBER 18018
DATE ISSUED: 10 / 30 / 19

SHEET NUMBER
A3.0

BUILDING ELEVATIONS

Nov 19, 2019 – 9:23am – USER ChrisB
T:\Rose\Drawings-Current\18018 Builders Stone 119th Development\Production\Planning & Zoning\Architectural\A3.0 BUILDING ELEVATIONS.dwg
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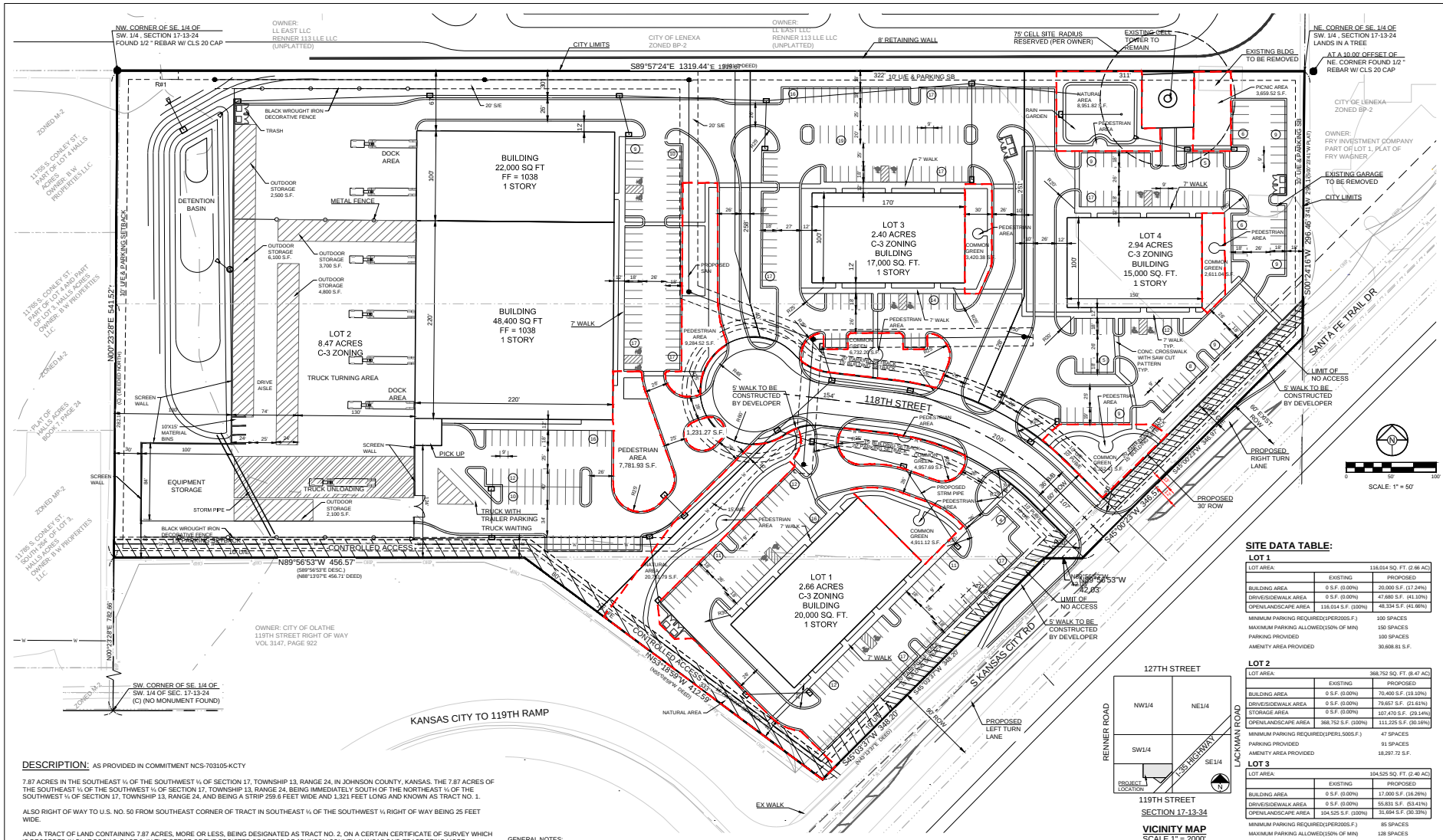
Attachment A



SECTION 17-13-34

VICINITY MAP
SCALE 1" = 2000'

SITE DATA TABLE:

LOT 1

LOT AREA:		116,014 SQ. FT. (2.66 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	20,000 S.F. (17.24%)
DRIVE/SIDEWALK AREA	0 S.F. (0.00%)	47,680 S.F. (41.10%)
OPEN/LANDSCAPE AREA	116,014 S.F. (100%)	48,334 S.F. (41.66%)
MINIMUM PARKING REQUIRED(1PER200S.F.)		100 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)		150 SPACES
PARKING PROVIDED		100 SPACES
AMENITY AREA PROVIDED		30,608.81 S.F.

LOT 2

LOT AREA:		368,752 SQ. FT. (8.47 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	70,400 S.F. (19.10%)
DRIVE/SIDEWALK AREA	0 S.F. (0.00%)	79,657 S.F. (21.61%)
STORAGE AREA	0 S.F. (0.00%)	107,470 S.F. (29.14%)
OPEN/LANDSCAPE AREA	368,752 S.F. (100%)	111,225 S.F. (30.16%)
MINIMUM PARKING REQUIRED(1PER1,500S.F.)		47 SPACES
PARKING PROVIDED		91 SPACES
AMENITY AREA PROVIDED		18,297.72 S.F.

LOT 3

LOT AREA:		104,525 SQ. FT. (2.40 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	17,000 S.F. (16.26%)
DRIVE/SIDEWALK AREA	0 S.F. (0.00%)	55,831 S.F. (53.41%)
OPEN/LANDSCAPE AREA	104,525 S.F. (100%)	31,694 S.F. (30.33%)
MINIMUM PARKING REQUIRED(1PER200S.F.)		85 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)		128 SPACES
PARKING PROVIDED		100 SPACES
AMENITY AREA PROVIDED		10,152.58 S.F.

LOT 4

LOT AREA:		128,006 SQ. FT. (2.94 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	15,000 S.F. (11.72%)
DRIVE/SIDEWALK AREA	0 S.F. (0.00%)	61,876 S.F. (48.34%)
OPEN/LANDSCAPE AREA	128,006 S.F. (100%)	51,130 S.F. (39.94%)
MINIMUM PARKING REQUIRED(1PER200S.F.)		75 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)		112 SPACES
PARKING PROVIDED		104 SPACES
AMENITY AREA PROVIDED		21,574.79 S.F.

RIGHT OF WAY

RIGHT OF WAY AREA:	38,512 SQ. FT. (0.88 AC)

DESCRIPTION: AS PROVIDED IN COMMITMENT NCS-703105-KCTY

7.87 ACRES IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, IN JOHNSON COUNTY, KANSAS. THE 7.87 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, BEING IMMEDIATELY SOUTH OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, AND BEING A STRIP 259.6 FEET WIDE AND 1,321 FEET LONG AND KNOWN AS TRACT NO. 1.

ALSO RIGHT OF WAY TO U.S. NO. 50 FROM SOUTHEAST CORNER OF TRACT IN SOUTHEAST ¼ OF THE SOUTHWEST ¼ RIGHT OF WAY BEING 25 FEET WIDE.

AND A TRACT OF LAND CONTAINING 7.87 ACRES, MORE OR LESS, BEING DESIGNATED AS TRACT NO. 2, ON A CERTAIN CERTIFICATE OF SURVEY WHICH IS RECORDED IN PLAT BOOK 8, PAGE 9, IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 782.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, THENCE NORTH 282.1 FEET; THENCE EAST 1,321.0 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, WHICH IS 259.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #50, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 346.3 FEET, THENCE DUE WEST 1,077.5 FEET TO THE POINT OF BEGINNING; (EXCEPTING THERE FROM A STRIP OF LAND 25 FEET WIDE EAST AND WEST OFF THE EAST END OF SAID TRACT WHICH IS RESERVED FOR ROADWAY TO CONNECT TRACT NO. 1 OF SAID SURVEY WITH U.S. HIGHWAY NO. 50).

EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHTS OF WAY.

DESCRIPTION: AS PROVIDED IN COMMITMENT NCS-703112-KCTY

A TRACT OF LAND WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00° 23' 28" WEST, (DEEDED NORTH 01° 28' 00" WEST) ALONG THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 782.66 FEET; THENCE SOUTH 89° 56' 53" EAST, (DEEDED NORTH 88° 13' 07" EAST) A DISTANCE OF 456.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89° 56' 53" EAST A DISTANCE OF 577.35 FEET TO A POINT; THENCE SOUTH 45° 03' 37" WEST, (DEEDED NORTH 43° 13' 37" EAST) A DISTANCE OF 348.20 FEET TO A POINT; THENCE NORTH 53° 18' 59" WEST, (DEEDED NORTH 55° 08' 59" WEST) A DISTANCE OF 412.59 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

GENERAL NOTES:

1. FLOOD NOTE: There is no floodplain indicated on the FEMA Map 2009 1C0065G
2. Boundary data by Schlagel and Associates.
3. Topography and adjacent plat and improvements from JOCO AIMS.
4. City of Olathe Water Service Area. Water main illustrated on the plan is a conceptual design.
5. Johnson County Wastewater Area. Sewer main illustrated on the plan is a conceptual design.
6. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
7. Adjacent parcel information is based upon JOCO aims and information provided by consultants for the adjacent projects.
8. All parking lot lighting shall comply with the city codes and ordinances. A photometric plan will be provided with the final site plan submittal. A consistent use of parking lot lighting poles and fixture types shall be used throughout the development area. (A parking lot lighting plan, in accordance with UDO requirements shall be submitted and approved as part of the final development plan(s).
9. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
10. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
11. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
12. All wall and monument signs will require a sign permit through the codes division.
13. A final plat will be required prior to development and the platted property will be subject to street and traffic signal excise taxes.
14. Phase 1 will include the construction of 118th Street and the improvements shown on Lot 2. The completion of the remaining lots will depend on the market demand.
15. All improvements shall comply with the City of Olathe codes and construction standards.
16. All public sidewalks shall be 5 feet in width.
17. The amenity areas required per the City of Olathe UDO must be 10% of the lot area. The amenity areas shown on this plan are intended to illustrated compliance with this requirement and may vary of the final plans and construction drawings. The final design of these areas will be provided with the final plan drawings for each lot.

FIRE DEPARTMENT / FIRE ACCESS NOTES:

1. All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings. Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or the sprinkler demand, whichever is greater; otherwise the water supply for hydrants is required to be looped to existing mains. (IFC, Section 507.5.1, Ex. 2)
2. A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.
3. All of the buildings have roof heights over 30 feet. Buildings that are over 30 feet tall (measured to the eave of a pitched roof, the top of parapet, or the intersection of the roof and exterior walls, whichever is greater) are required to be provided with an aerial apparatus access road on one side of the building. The road shall be a minimum of 15 feet and maximum 30 feet from the side the building is addressed from. The aerial apparatus access road shall be 26-feet wide road. No overhead utilities are permitted on the aerial apparatus access road or between the building and this road.
4. Fire department access roads are required to be an all-weather surface that can support at least 75,000 pounds. Where fire hydrants are provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 26 feet wide. Vertical clearance of 13.5 feet is required. IFC Section 503.2.1, 503.2.8, D102, D103.1, D103.3, D103.4.

SITE INFORMATION (ENTIRE SITE):

Property Address:
No Address Assigned
Olathe, Kansas, 66062

Total Development Area: 755,809 S.F. (17.35 Ac.)

Current Zoning: M-2 & CTY PEC3
Proposed Zoning: C-3

Current Use: Vacant
Proposed Use: Commercial & Warehouse/Manufacturing (with supporting office space)

Site Design Catagory: 3
Building Design Category: C

Amenity Area Required By UDO(10%):1.74 Ac. (75,576.6 S.F.)
Amenity Area Shown On This Plan: 79,402.63 S.F.

PROJECT ARCHITECT:
ROSE DESIGN BUILD, INC.
Attn: CHRIS BELL
15111 W 108TH STREET
LENEXA, KS 66219
Phone: (913) 785-0777
Email: CHRISB@BUILDWITHROSE.COM

OWNER/DEVELOPER:
BUILDER'S STONE & MASONRY
Attn: BRANDON BECKER
601 N ROGERS ROAD
OLATHE, KS 66062
Phone: (913) 764-4446
Email: BRANDON@BUILDERSTONEKC.COM

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
expires 4-30-19 A-324

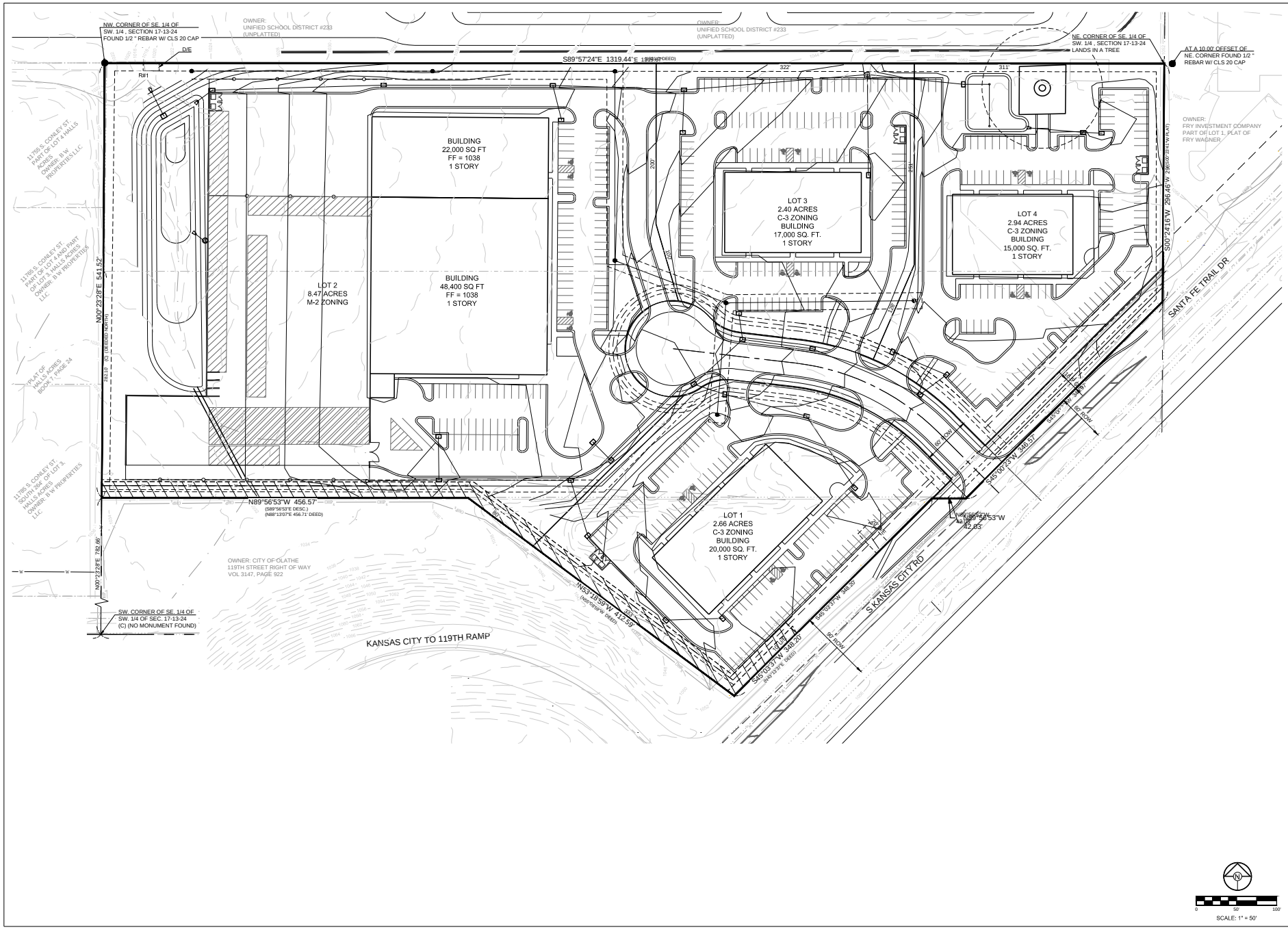
BUILDERS STONE
PRELIMINARY DEVELOPMENT PLAN
11730 S KANSAS CITY ROAD OLATHE, KS

REVISION DATE	DESCRIPTION
9-3-19	STAFF COMMENTS
11-1-19	STAFF COMMENTS
11-20-19	11-17-19 STAFF COMMENTS

DRAWN BY:	AJC
CHECKED BY:	DGP
DATE PREPARED:	04-23-19
PROJ. NUMBER:	18-134

SITE PLAN

SHEET 1 OF 2



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PE-258 4-1-29 LS-54

BUILDERS STONE
PRELIMINARY DEVELOPMENT PLAN
11730 S KANSAS CITY ROAD OLATHE, KS

REVISION DATE	DESCRIPTION
6-3-19	STAFF COMMENTS
11-12-19	STAFF COMMENTS

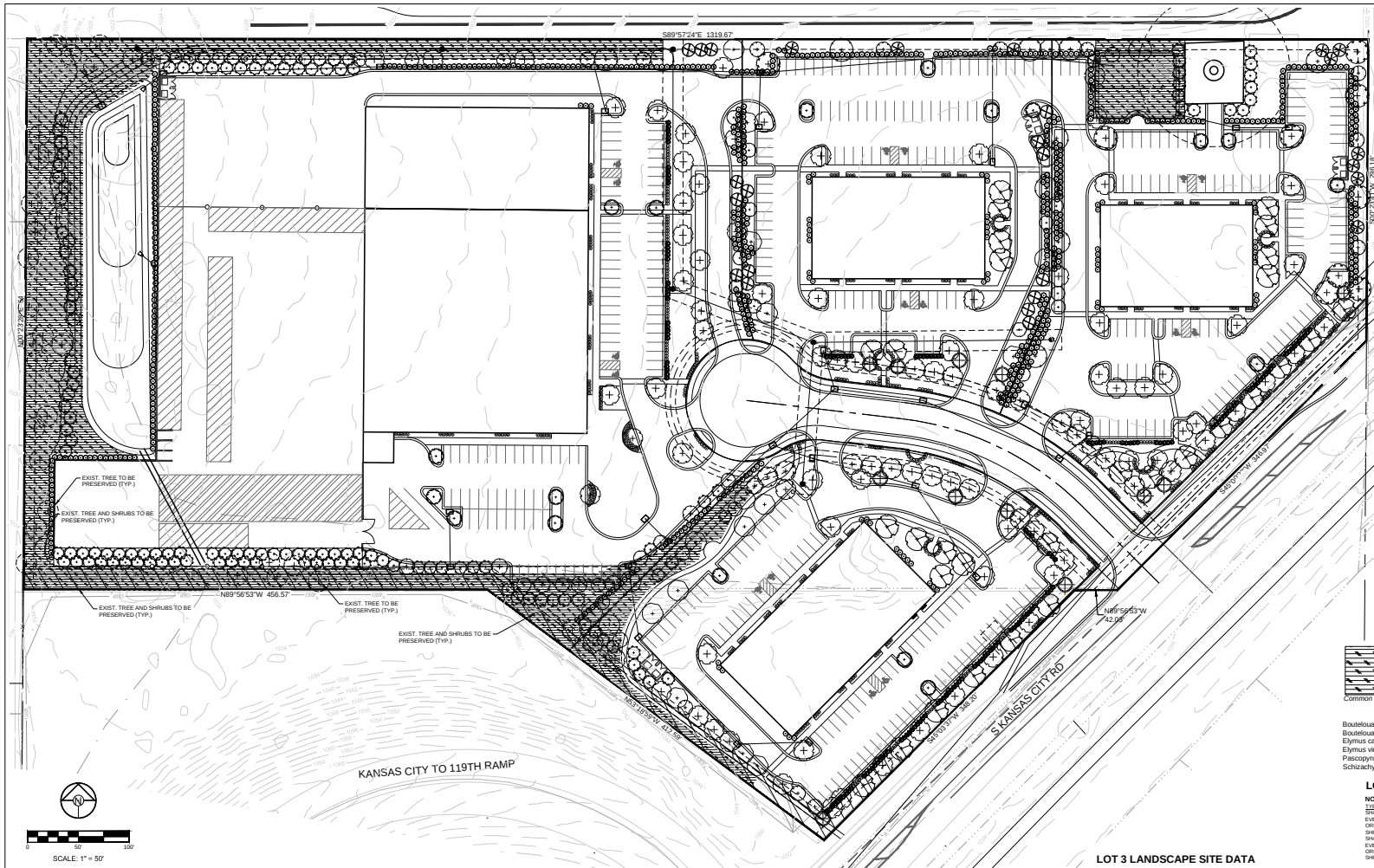
DRAWN BY:	AJC
CHECKED BY:	DGP
DATE PREPARED:	04-23-19
PROJ. NUMBER:	18-134

GRADING PLAN

SHEET 2 OF 2

I:\PROJECTS\2018\18-134\10 Design\10 DWG Plans\2.0 PDP\18-134 PDP GP.dwg, 11/12/2019 7:38:18 PM , 1:1

Attachment A



NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. LANDSCAPING USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT THEY ARE PROPOSED TO SCREEN AT THE TIME OF PLANTING. SHRUBS USED TO SCREEN PARKING AREAS MUST BE A MINIMUM 36 INCHES IN HEIGHT.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS, ANY AREA THAT IS NOT IMPROVED WITH BUILDING, PAVEMENT, OR WALKWAYS, SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. AN IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED ON A REGULAR BASIS FOR ALL LANDSCAPE AREAS VISIBLE FROM MAHAFFIE STREET.
15. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
16. FOUNDATION PLANTING AREAS SHALL HAVE A MINIMUM WIDTH OF EITHER SIX FEET OR THE EQUIVALENT OF TWENTY PERCENT OF THE BUILDING FACADE.
17. ALL ABOVE GROUND MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS, TRANSFORMERS, ETC. SHALL BE SCREENED 100% FROM PUBLIC VIEW BY INSTALLING UPRIGHT JUNIPERS EVENLY SPACED AROUND THE PERIMETER. NOTE KCPL HAS CLEARANCE REQUIREMENTS THAT MUST BE FOLLOWED FOR ANY SCREENING.
18. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING UPRIGHT JUNIPERS OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
19. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
20. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT OR FIRE

PARKING LOT LANDSCAPE ALL LOTS

REQUIRED 1 SHADE TREE PER ISLAND

1 SHADE TREE PER ISLAND PROVIDED

REQUIRED SCREENING OF PARKING ALONG ARTERIAL STREET 100%

SCREENING PROVIDED 100%

BUILDING FOUNDATION LANDSCAPE

ALL BUILDINGS FACADE FRONTING PUBLIC RIGHT OF WAY OR A PARKING LOT SHALL HAVE A LANDSCAPE AREA WITH A MINIMUM 6 FOOT WIDTH THAT IS A MINIMUM OF 25% OF EACH BUILDING FACADE.

PLANTS OTHER THAN TURF MUST COVER 75% OF THE REQUIRED LANDSCAPE AREA.

NATIVE SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE

Common Name	Scientific Name	% of mix by seed count	Pure Seed	Germination
Bouteloua curtipendula	Sideoats Grama	25%	90%	80%
Bouteloua gracilis	Blue Grama	10%	80%	70%
Elymus canadensis	Canada Wild Rye	15%	80%	80%
Elymus virginicus	Virginia Wild Rye	15%	80%	80%
Pascopyrum smithii	Western Wheatgrass	15%	85%	70%
Schizachyrium scoparium	Little Bluestem	20%	80%	70%

LOT 1 LANDSCAPE SITE DATA

NORTH PROPERTY LINE 118TH ST.- 377 FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(377/40) 10 TREES
STREET TREES PROVIDED 10 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(377/50) 8 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 3 TREES
SHADE/EVERGREEN TREES PROVIDED 8 TREES
ORNAMENTAL TREES PROVIDED 3 TREES

EAST PROPERTY LINE KANSAS CITY ROAD.- 271 FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(271/40) 7 TREES
STREET TREES PROVIDED 7 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(271/50) 6 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 2 TREES
SHADE/EVERGREEN TREES PROVIDED 6 TREES
ORNAMENTAL TREES PROVIDED 2 TREES

SOUTH PROPERTY LINE RAMP.- 413 FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(413/40) 10 TREES
STREET TREES PROVIDED 10 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(413/50) 8 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 3 TREES
SHADE/EVERGREEN TREES PROVIDED 8 TREES
ORNAMENTAL TREES PROVIDED 3 TREES

WEST PROPERTY LINE-TYPE 1 BUFFER- 269 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(269/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(269/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(269/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(269/100X20) 41 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 41 SHRUBS

LOT 2 LANDSCAPE SITE DATA

NORTH PROPERTY LINE-TYPE 1 BUFFER- 684 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(684/100) 7 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(684/100) 7 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(684/100 7 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(684/100X20) 137 SHRUBS
SHADE TREES PROVIDED 7 TREES
EVERGREEN TREES PROVIDED 25 TREES(18 INSTEAD OF 75 SHRUBS)
ORNAMENTAL TREES PROVIDED 7 TREES
SHRUBS PROVIDED 65 SHRUBS

EAST PROPERTY LINE-TYPE 1 BUFFER- 300 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(300/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(300/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(300/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(300/100X20) 40 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 40 SHRUBS

SOUTH PROPERTY 118TH STREET- 536 FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(536/40) 6 TREES
STREET TREES PROVIDED 6 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(536/50) 11 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 4 TREES
SHADE/EVERGREEN TREES PROVIDED 11 TREES
ORNAMENTAL TREES PROVIDED 4 TREES

WEST PROPERTY LINE-TYPE 1 BUFFER- 542 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(542/100) 6 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(542/100) 6 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(542/100 6 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(542/100X20) 108 SHRUBS
SHADE TREES PROVIDED 6 TREES
EVERGREEN TREES PROVIDED 6 TREES
ORNAMENTAL TREES PROVIDED 6 TREES
SHRUBS PROVIDED 108 SHRUBS

SHADE TREES						
AMM	30 EA.	Acer saccharum 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B	
ARV	11 EA.	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	2.5" Cal.	B&B	
GTI	9 EA.	Gleditsia tricanthos v. inermis 'Skyline'	Skyline Honeylocust	2.5" Cal.	B&B	
QRC	7 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B	
QRR	18 EA.	Quercus robur x bicolor[aka. x warei] 'Long'	Regal Prince Oak	2.5" Cal.	B&B	
TAR	20 EA.	Tilliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B	
UXF	86 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B	
ZSM	18 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B	
ORNAMENTAL TREES						
AGF	25 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B	
AC	14 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B	
MRR	12 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B	
EVERGREEN TREES						
JVC	142 EA.	Juniperus virginiana 'Canaerti'	Canaert Juniper	6' ht.	B&B	
PRV	11 EA.	Pinus Bolifis 'Vandenwolfs Pyramid'	Vandenwolf Limber Pine	6' ht.	B&B	
PS	16 EA.	Pinus strobus	White Pine	6' ht.	B&B	
SHRUBS						
BGV	6 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.	
BSW	353 EA.	Buxus sinica var. insularis 'Wintergreen' Ilex a microphylla var.	Wintergreen Boxwood	5 gal.	Cont.	
CSI	630 EA.	Cornus sericea 'Isanti'	Redwig Dogwood	5 gal.	Cont.	
IML	215 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	5 gal.	Cont.	
JHH	161 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.	
VPS	64 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.	

LOT 3 LANDSCAPE SITE DATA

NORTH PROPERTY LINE-TYPE 1 BUFFER- 322 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(322/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(322/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(322/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(322/100X20) 64 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 64 SHRUBS

EAST PROPERTY LINE-TYPE 1 BUFFER- 379 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(379/100) 4 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(379/100) 4 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(379/100 76 SHRUBS
SHRUBS REQUIRED(20 PER 100 FEET)(379/100X20) 4 TREES
SHADE TREES PROVIDED 4 TREES
EVERGREEN TREES PROVIDED 4 TREES
ORNAMENTAL TREES PROVIDED 76 SHRUBS
SHRUBS PROVIDED

SOUTH PROPERTY 118TH STREET- 258FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(258/40) 7 TREES
STREET TREES PROVIDED 7 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(258/50) 5 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 2 TREES
SHADE/EVERGREEN TREES PROVIDED 5 TREES
ORNAMENTAL TREES PROVIDED 2 TREES

WEST PROPERTY LINE-TYPE 1 BUFFER- 300 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(300/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(300/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(300/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(300/100X20) 40 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 40 SHRUBS

LOT 4 LANDSCAPE SITE DATA

NORTH PROPERTY LINE-TYPE 1 BUFFER- 311 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(311/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(311/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(311/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(311/100X20) 62 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 62 SHRUBS

EAST PROPERTY LINE-TYPE 1 BUFFER- 297 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)(10' LIE MIN.)
SHADE TREES REQUIRED(1 PER 100 FEET)(297/100) 3 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(297/100) 3 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(297/100 3 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(297/100X20) 59 SHRUBS
SHADE TREES PROVIDED 3 TREES
EVERGREEN TREES PROVIDED 3 TREES
ORNAMENTAL TREES PROVIDED 3 TREES
SHRUBS PROVIDED 59 SHRUBS

EAST PROPERTY KANSAS CITY ROAD- 296FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(296/40) 8 TREES
STREET TREES PROVIDED 8 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(296/50) 6 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 2 TREES
SHADE/EVERGREEN TREES PROVIDED 6 TREES
ORNAMENTAL TREES PROVIDED 2 TREES

SOUTH PROPERTY 118TH STREET- 194FEET LENGTH

STREET TREESUDO SEC. 18.30.130.G.1&2)
STREET TREES REQUIRED (1 PER 40 FEET)(194/40) 5 TREES
STREET TREES PROVIDED 5 TREES

NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.2)(10' LIE MIN.)
SHADE/EVERGREEN TREES REQUIRED(1 PER 50 FEET)(194/50) 4 TREES
ORNAMENTAL TREES REQUIRED(1 PER 3 SHADE/EVERGREEN TREES) 1 TREES
SHADE/EVERGREEN TREES PROVIDED 4 TREES
ORNAMENTAL TREES PROVIDED 1 TREES

WEST PROPERTY LINE-TYPE 1 BUFFER- 379 FEET LENGTH

TYPE 1 BUFFER LANDSCAPE(UDO SEC. 18.30.130.J.3&4)
SHADE TREES REQUIRED(1 PER 100 FEET)(379/100) 4 TREES
EVERGREEN TREES REQUIRED(1 PER 100 FEET)(379/100) 4 TREES
ORNAMENTAL TREES REQUIRED(1 PER 100 FEET)(379/100 4 TREES
SHRUBS REQUIRED(20 PER 100 FEET)(379/100X20) 76 SHRUBS
SHADE TREES PROVIDED 4 TREES
EVERGREEN TREES PROVIDED 4 TREES
ORNAMENTAL TREES PROVIDED 4 TREES
SHRUBS PROVIDED 76 SHRUBS

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Kansas State Certificate of Authority
LS-118 E-2-29 A-3-24

BUILDERS STONE
PRELIMINARY DEVELOPMENT PLAN
11730 S KANSAS CITY ROAD OLATHE, KS

REVISION DATE	DESCRIPTION
5-3-19	STAFF COMMENTS
11-1-19	STAFF COMMENTS
11-12-19	11-17-19 STAFF COMMENTS

DRAWN BY: SCH
CHECKED BY: SCH
DATE REVISED: 04-15-19
PROJ. NUMBER: 18-134

LANDSCAPE PLAN

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OF 2

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