

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS811 AT 1-800-DIG-SAFE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS, ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.

- ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE OWNERS REPRESENTATIVE AND CITY OF OLATHE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLATHE.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFINING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- 4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION
- 5. ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURE OR OTHER APPROPRIATE GROUND COVERS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. THE OWNER IS RESPONSIBLE FOR PROVIDING ALL WATER AS WELL AS ANY MATERIALS AND LABOR NEEDED TO SUPPLY WATER, TO MAINTAIN THE PROPOSED LANDSCAPING DURING A THREE (3) YEAR ESTABLISHMENT PERCOL.
- 7. WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING OR STREET WALLS BETWEEN THREE (3) AND FOUR (4) FEET IN HEIGHT, IN ACCORDANCE WITH U.D.O., SECTION 18.20.150.C.2
- 8. A MINIMUM OF ONE-THIRD (%) OF ALL PLANTINGS SHALL BE EVERGREEN SPECIES, IN ACCORDANCE WITH U.D.O. SECTION
- 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 MICHIETCINE.
- 10. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT. TREES MUST NOT BE PLACED WITHIN PUBLIC UTILITY FASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC UTILITY FASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
- 11. ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL TOPSOIL AND COMPOST TO MARE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE NINCLATED PLANTING AREAS. THESE COMPONENTS WILL BE MEED ON-STEE IN THE FOLLOWING RETORN ON WOMEN OF WILLIAM EXEMPTION, SOIL, 6-796, TPOEDIC, URSPCREENED; 3-396, AND COMPOST, 596, MM THE TOPSOIL AND COMPOST TOGETHER RIST AND THEN ADD TO THE ENSTING SOIL MM WITH A LOADER BUCKET TO LOCKSEY INCORPORATE THE OTSOIL COMPOST MM INTO THE WISTING SOIL DO NOT OVER MIX. DO NOT MM WITH SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL: CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN HE OVERALL MIX.
- 12. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING" SOD SHALL BE TURF-TYPE TAIL FESCUE HARRESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT STE. SODS SHALL BE WILE NOTDEL 2-YEAR OLD STOCK HARRESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- 13. ALL TREES AND SHRUBS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE

- TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK."
- 14. APPLY A 3" LAYER OF DECORATIVE GRAVEL OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. MULCH SHOULD NOT
- ALL TURF AREAS SHALL BE SEPARATED FROM THE BUILDING FOUNDATION WALL BY AN AGGREGATE MOW STRIP 24 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 1-3" DIAMETER DECORATIVE GRAVEL. REFER TO SHEET L1.01, DETAIL #6.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL.
- 17. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS. OR APPROVED EQUIAL: "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS. LP. OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD. INC.
- 18. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HALLING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNDESTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIST THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- 19. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO DEPENSE OT THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE PLULY PEAR FROM THE DATE OF FINAL ACCEPTANCE. SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS. EREE OF CHARGE TO THE OWNER
- 25. OWNED'S DEDDESENTATIVE DESERVES THE DIGHT TO DEJECT AT ANY TIME OR DI ACE DRIOD TO SINAL ACCEPTANCE OF WORK ANY AND ALL PLANTS WHICH. IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS
- 76. CONTRACTOR SHALL GLIADANTEE TREES SHIRLING REPENNIALS AND TUDE DOD ONE CALENDAD YEAR DOLLOWING REQUISIONAL CONTRACTION SHALL QUARANTER TREES. SHRIBES PERINNALS AND TIDE FOR ONE CALEDONA FEAR FOLLOWING PROVISIONAL CONTRACTION OF CONT
- 27. THE DEVELOPER, ITS SUCCESSORS, AND SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT
- 28. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
- 29. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE
- 30. THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE WORKFULLULARLE PRACTICES.
- 31. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS, AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY WHEN THOSE TREES, PLANTS, AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS, OR SHRUBS, WITHIN THE CITY. IF THE PLANNING OFFICIAL DETERMINES THAT REMOVAL OF ANY DISEASED TREE, PLANTS, OR SHRUBS IS NECESSARY, THE PLANNING OFFICIAL WILL PROVIDE THE DOODEDTY OWNED WRITTEN NOTICE OF THE DEGLIDED MAINTENANCE OF DEMOL/AL

STREET TREES (18.30.130.G.2)

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BG 22

SROUND COVERS

23

39

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RECUIRED: 1 TREE PER 40 FEET OF FRONTAGE 231 FEET / 40 = 6 TREES

PROVIDED 6 TREES

SCREENING (18.30.130.I.7)

REQUIRED: EXTERIOR AND BLDG.-MOUNTED EQUIP, MUST BE SCREENED PROVIDED: 5 EVERGREEN TREES AND 12 EVERGREEN SHRUBS

BUFFERS (18.30.130.J.2)

RECHIRED: FRONT YARD (MP-1 AGAINST R-2) - TYPE 3 BLIFFER! 20 FEET WIDE, 1.5 SHADE TREES, 1 ORNAMENTAL TREE, 1.5 EVERGREEN

20 FEET 4 SHADE TREES 3 ORNAMENTALS 4 EVERGREENS AND 81

SOUTH YARD (MP-1 AGAINST M-2) - TYPE 1 BUFFER 10 FEET WIDE: 1 SHADE TREE, 1 ORNAMENTAL TREE, 1 EVERGREEN TRE AND 30 SHOURS DED 100 EFFT OF EDONITAGE RETWEEN THE STORET

10 CEET 1 SHADE TIPES 1 ODNAMENTAL 1 EVEDGIEEN AND 16

NONRESIDENTIAL LANDSCAPING (18.30.130.L.2)

COMMON / BOTANICAL NAME

CADDO MAPLE / ACER SACCHARUM 'CADDO' (NATIVE)

SWAMP WHITE OAK / QUERCUS BICOLOR (NATIVE)

EASTERN REDBUD / CERCIS CANADENSIS (NATIVE)

COMMON / BOTANICAL NAME

COMMON / BOTANICAL NAME

30,018 SF TURF-TYPE TALL FESCUE / TURF SOD

1-3" MISSOURI RAINBOW / DECORATIVE ROCK

STERLING SILVER LINDEN / TILIA TOMENTOSA 'STERLING'

KETELEERI EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'KETELEERI' (NATIVE)

KELSEY'S DWARF RED OSIER DOGWOOD / CORNUS SERICEA 'KELSEYI' (NATIVE)

HENRY'S GARNET SWEETSPIRE / ITEA VIRGINICA 'HENRY'S GARNET' (NATIVE)

SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN' BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'

BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS (NATIVE)

EASTERN KANSAS WETLAND MIX / NATIVE WETLAND PLUGS (NATIVE)

PRAIRIE DROPSEED / SPOROROI US HETEROLERIS (NATIVE)

SNOW QUIFFN OAKLEAF HYDRANGFA / HYDRANGFA QUIFRCIFOLIA 'SNOW QUIFFN' (NATIVE)

'AUTUMN BRILLIANCE' SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' B & B 1.5"CAL

TAYLOR FASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'TAYLOR' (NATIVE)

REQUIRED: FRONT YARD; 15 FEET WIDE, 1 SHADE OR EVERGREEN TREE PER 30 FEET OF FRONTAGE; 1 ORNAMENTAL PER 3 SHADE TREES

15 FEET 8 SHADE OR EVERGREEN TREES 3 ORNAMENTALS PROVIDED: FRONT YARD, 40 FEET, 6 SHADE TREES, 4 EVERGREEN TREES, 3

PARKING LOT PERIMETER LANDSCAPING (18.30.130.M.2)

REQUIRED: ALONG RIGHTS-OF-WAY 1 TREE PER 30 FEET OF PARKING LOT FRONTAGE: SHRUBS FORMING VISUAL SCREEN 3 FEET HIGH

1 TREE AND 5 SHRUBS PROVIDED: 1 TREE AND 29 SHRURS

PARKING LOT INTERIOR LANDSCAPING (18.30.130.M.3)

REQUIRED: 1 SHADE TREE FOR EVERY PARKING AND VEHICULAR USE ISLAND (WHERE UTILITY CONFLICTS RESTRICT TREES SUBSTITUTE SHRUBS OR ORNAMENTAL GRASSES)

2 SHADE TREES (OR A MIX OF SHRUBS AND ORNAMENTAL GRASSES

PROVIDED: 0 TREES AND SHRUBS

REQUIRED: LANDSCAPED AREA EQUAL TO 25% OF FACADE PLANTED IN SHRUBS 3 PROVIDED: LANDSCAPED AREA 45 FEET LONG WITH 10 SHRUBS

LANDSCAPED AREA 37 FEET LONG WITH 10 SHRUBS

LANDSCAPE PLAN L1.00 SCALE: 1" = 20'-0"

OLATHE MED-ACT STATION

CONT CAL

B & B 2.5"CAL

B & B 2.5*CAL

B & B 2.5*CAL

1.5°CAL

B & B

B & B

CONT

CONT

ROCE

PLUGS

SIZE

6 -7' TALL

5'+6' TALL

301 N. MONROE STREET OLATHE, KS 66061

Project No.: 23044 Date: 01.19.24 Issued For: PDP SUBMITTAL

 No.
 Date
 Description

 1
 02.21.24
 PDP Resubmittal

ARCHITECT EINKI EAWII I IAMS ARCHITECTURE LANDSCAPE LANDWORKS STUDIO FOUNDATIONS STAND

STRUCTURAL STAND

MECHANICAL

ELECTRICAL FIRE PROTECTION

CONTRACTOR



LANDSCAPE ARCHITECTURE + PLANNING OLATHE, KANSAS 66061 913-780-6707

SHEET TITLE

LANDSCAPE PLAN