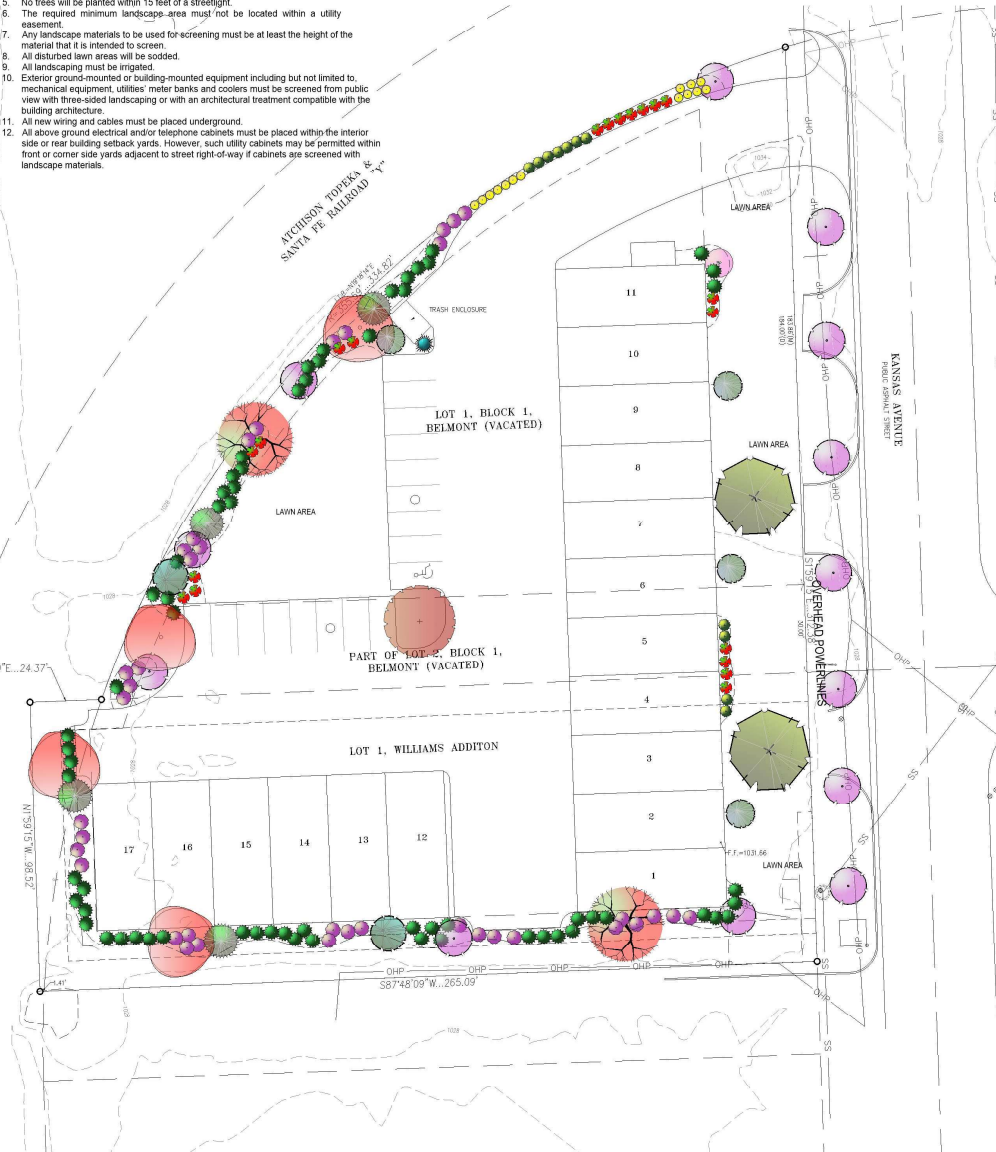


City of Olathe Required Notes

1. Trees must not be placed within public utility easements, but within adjacent areas that do not conflict with such public easements and meet site landscaping requirements.
2. The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
3. The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance in accordance with acceptable horticultural practices.
4. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC) to the sprinkler system.
5. No trees will be planted within 15 feet of a streetlight.
6. The required minimum landscape-area must not be located within a utility easement.
7. Any landscape materials to be used for screening must be at least the height of the material that it is intended to screen.
8. All disturbed lawn areas will be sodded.
9. All landscaping must be irrigated.
10. 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-sided landscaping or with an architectural treatment compatible with the building architecture.
11. All new wiring and cables must be placed underground.
12. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.



1 LANDSCAPE PLAN  
SCALE: 1"=20'-0"

M-2 Zoning Landscape Calculations

**STREET TREE REQUIREMENTS**  
One tree per 40 feet public or private street frontage.  
272 LF along Kansas Avenue  
7 Street trees required  
7 Street trees provided  
Requirements Met

**BUFFER LANDSCAPING**  
M-2 adjacent to M-2 buffer landscape requirements:  
Minimum buffer width: 100' - TYPE 1 Buffer required. (One deciduous shade, one ornamental tree, one evergreen tree and 20 shrubs per 100 linear feet.) - North, South and West sides.

**Linear feet along North and West sides combined: 440 LF**  
Deciduous trees required: 4 Ornamental trees required: 4 Evergreen trees required: 4  
Deciduous trees provided: 4 Ornamental trees provided: 4 Evergreen trees provided: 4  
Shrubs required: 88  
Shrubs provided: 88  
Requirements Met

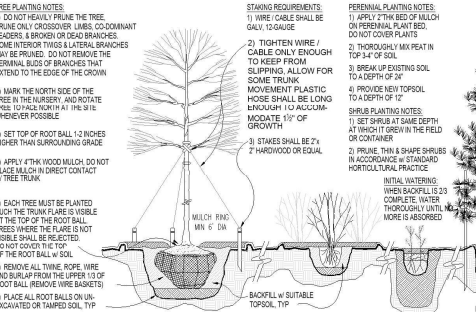
**Linear feet along South edge of site: 236 LF**  
Deciduous trees required: 2 Ornamental trees required: 2 Evergreen trees required: 2  
Deciduous trees provided: 2 Ornamental trees provided: 2 Evergreen trees provided: 2  
Shrubs required: 47  
Shrubs provided: 47

**Linear feet along East edge of site: 272 LF (Nonresidential Landscaping)**  
A continuous ten (10) foot landscape area shall be provided with landscaping at a rate of one (1) deciduous shade or evergreen tree for every fifty (50) feet of linear street frontage. In addition, one (1) ornamental tree shall be planted for every three (3) required deciduous shade or evergreen tree.  
Evergreen/Shade trees required: 5 Ornamental trees required: 1  
Evergreen/Shade trees provided: 5 Ornamental trees provided: 1  
Requirements Met

**BUILDING FOUNDATION PLANTINGS:**  
Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade foundation.  
220 LF of building foundation frontage. 55 LF of foundation plantings required.  
Requirements Met

Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min Root	Min Size	Caliper	Remarks
<b>DECIDUOUS TREES</b>							
1	1	Nymphaea odorata	Black Tulip	2.5"	6" min. clear, ground to canopy		
2	2	Quercus rubra	Northern Red Oak	2.5"	6" min. clear, ground to canopy		
3	2	Sheddenia hexapetala "Sheddenia"	Sheddenia Hexapetala	2.5"	6" min. clear, ground to canopy		
4	4	Acer x Fraxinella "Norwood"	Pacific Sweetgum	2.5"	6" min. clear, ground to canopy		
<b>EVERGREEN TREES</b>							
5	4	Juniperus horizontalis "Horizontalis"	Horizontalis Juniper	6" H.	symmetrical, pyramidal form		
6	4	Juniperus communis "Horizontalis"	Horizontalis Juniper	6" H.	symmetrical, pyramidal form		
7	4	Pinus strobus	Strobus Spruce	6" H.	symmetrical, pyramidal form		
<b>PERENNIAL TREES</b>							
13	13	Cercis canadensis	Eastern Redbud	1.5"			
14	14	Cornus florida "Cloud Nine"	Cloud 9 Dogwood	1.5"			
<b>DECIDUOUS SHRUBS</b>							
15	15	Spiraea japonica	Double Play Candy Corn Spirea	3 gal.			
16	20	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.	Plant @ 4" O.C.		
17	25	Syringa x "Peach"	Blooming Purple Lilac	5 gal.	Plant @ 3' O.C.		
<b>EVERGREEN SHRUBS</b>							
18	18	Juniperus horizontalis "Sea Green"	Sea Green Juniper	3 gal.	Plant @ 4" O.C.		
19	11	Juniperus horizontalis "Spartan"	Spartan Juniper	3 gal.	Plant @ 4" O.C.		



3 PLANTING INSTALLATION DETAILS  
SCALE: NTS

Planting Notes

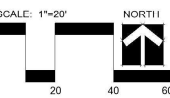
1. Location of all existing utilities need to be done before commencing work.
  2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
    - a. Creeping groundcover shall be a minimum of 6" from paving edge.
    - b. All trees shall be a minimum of 3' from paving edge.
    - c. All plants of the same species shall be evenly spaced apart and placed for best aesthetic viewing.
    - d. All shrubs shall be a minimum of 2' from paved edge.
    - e. All shrubs shall be a minimum of 3' from paved edge.
    - f. All shrubs shall be a minimum of 3' from paved edge.
    - g. All shrubs shall be a minimum of 3' from paved edge.
    - h. All shrubs shall be a minimum of 3' from paved edge.
    - i. All shrubs shall be a minimum of 3' from paved edge.
    - j. All shrubs shall be a minimum of 3' from paved edge.
    - k. All shrubs shall be a minimum of 3' from paved edge.
    - l. All shrubs shall be a minimum of 3' from paved edge.
    - m. All shrubs shall be a minimum of 3' from paved edge.
    - n. All shrubs shall be a minimum of 3' from paved edge.
    - o. All shrubs shall be a minimum of 3' from paved edge.
    - p. All shrubs shall be a minimum of 3' from paved edge.
    - q. All shrubs shall be a minimum of 3' from paved edge.
    - r. All shrubs shall be a minimum of 3' from paved edge.
    - s. All shrubs shall be a minimum of 3' from paved edge.
    - t. All shrubs shall be a minimum of 3' from paved edge.
    - u. All shrubs shall be a minimum of 3' from paved edge.
    - v. All shrubs shall be a minimum of 3' from paved edge.
    - w. All shrubs shall be a minimum of 3' from paved edge.
    - x. All shrubs shall be a minimum of 3' from paved edge.
    - y. All shrubs shall be a minimum of 3' from paved edge.
    - z. All shrubs shall be a minimum of 3' from paved edge.
  3. All planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
  4. Note: If plants are not labeled - they are existing and shall remain.
  5. In the event of work in or on a 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.
  6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
- Materials:**
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAS standards.
  2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.
- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
  2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
  3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
  4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
  5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

**MEIER**  
LANDSCAPE  
ARCHITECTURE  
15245 Metcalf Ave.  
Overland Park, KS 66223  
913.787.2817



**CLIENT**  
MARTINDALE  
ENTERPRISES LLC  
605 S KANSAS AVE  
Olathe KS 66061

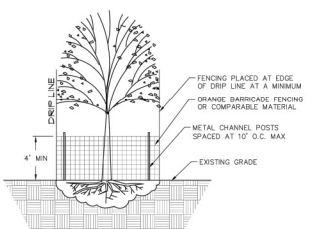
**PROJECT**  
Premier Business Park  
605 S KANSAS AVE  
Olathe KS 66061



Date: 4.15.2025  
Project #: 1275  
Landscape Plan

L1

# TREE PRESERVATION PLAN OF PREMIER BUSINESS PARK



4' MIN.

FENCING PLACED AT EDGE OF CURB LINE AT A MINIMUM

ORANGE BARRICADE FENCING OR COMPARABLE MATERIAL

METAL CHANNEL POSTS SPACED AT 10' O.C. MAX

EXISTING GRADE

NOTES:

- EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
- TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN UPRIGHT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

STANDARD 74.2

TREE PRESERVATION

OLATHE

APPROVED: JAN 2024

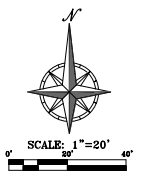
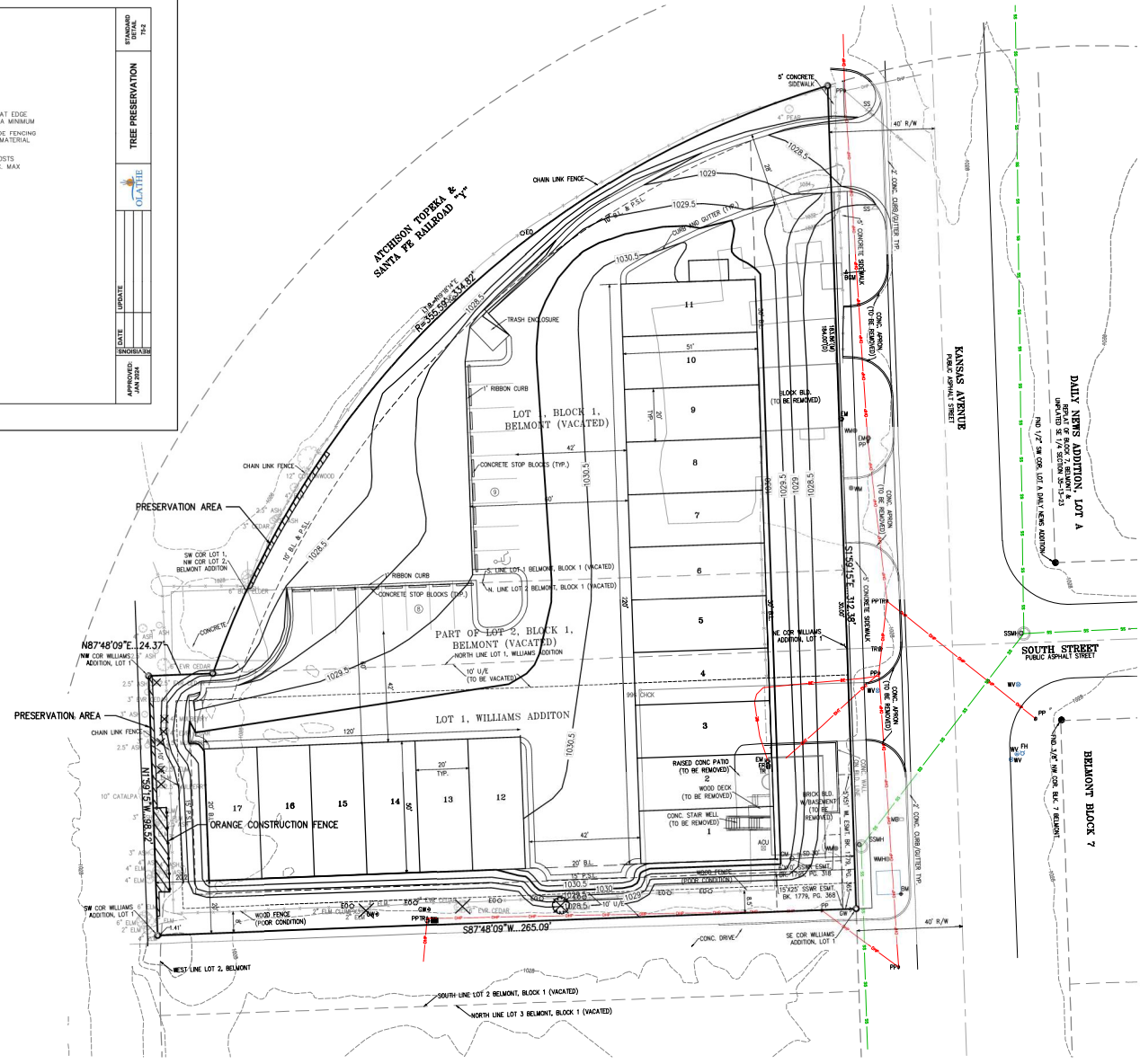
## LEGAL DESCRIPTION:

TRACT 2:  
LOT 1, WILLIAMS ADDITION, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

TRACT 1R:  
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 15, RANGE 23, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY "Y" ON SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE EXTENDED SOUTH OF THE CITY OF OLATHE, KANSAS, THENCE SOUTH ALONG THE WEST LINE OF KANSAS AVENUE 184 FEET THENCE WEST 277 FEET TO THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, BEING THE SAME PARCELS OF REAL ESTATE KNOWN AS LOT 1, BLOCK 1, BELMONT ADDITION TO THE CITY OF OLATHE AS THE SAME APPEARS OF RECORD, NOW VACATED, IN JOHNSON COUNTY, KANSAS.

TRACT 1B:  
THE NORTH 30 FEET OF THE FOLLOWING PROPERTY BEGINNING 184 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY ON THE SOUTH KANSAS AVENUE, WITH THE WEST LINE OF SAID KANSAS AVENUE IN THE CITY OF OLATHE, THENCE SOUTH 501 FEET, THENCE WEST 285 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTH ALONG SAID RIGHT-OF-WAY ABOUT 501 FEET TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING, THENCE EAST TO PLACE OF BEGINNING, CONTAINING THREE ACRES, THIS SAME THREE ACRES BEING FORMERLY LOTS 2, 3, 4, 5 AND PART OF 6 IN BELMONT ADDITION TO THE CITY OF OLATHE, THE LAND HEREIN TRANSFERRED BEING APPROXIMATELY 170 ACRES OFF THE NORTH SIDE OF J.W. HENRIE TWO ACRES, IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 15, RANGE 23, JOHNSON COUNTY, KANSAS.


SIGNIFICANT TREES - 1  
(6" CALIPER OR GREATER)  
SIGNIFICANT TREES IN EASEMENT - 1  
SIGNIFICANT TREES TO BE SAVED - 30%  
SIGNIFICANT TREES SAVED - 0



- LEGEND**
- B/L DENOTES BRADING LINE
  - U/E DENOTES UTILITY EASEMENT
  - P.S.L. DENOTES PARKING SETBACK LINE
  - DENOTES EXISTING FENCE
  - DENOTES EXISTING STORM SEWER
  - DENOTES EXISTING SANITARY SEWER LINE
  - DENOTES EXISTING WATER LINE
  - DENOTES EXISTING OVERHEAD POWER LINE
  - DENOTES EXISTING OVERHEAD TELEPHONE LINE
  - DENOTES EXISTING BURIED ELECTRIC LINE
  - DENOTES PRESERVATION AREA
  - ⊗ TREE TO BE REMOVED

**OWNER/DEVELOPER:**  
WHITFACKE ENTERPRISES, LLC  
P.O. BOX 860425  
SHAWNEE, KS 66208

**ENGINEER/APPLICANT:**  
PHELPS ENGINEERING, INC.  
1570 N. WINCHESTER  
OLATHE, KS 66061  
(913) 383-1155  
(913) 383-1166 FAX



PLANNING  
ENGINEERING  
IMPLEMENTATION

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