

Juniperus Chinensis 'Seagreen 24"-30" hgt, & sp. * Heavy Metal Switch Grass Panicum Virgatum 'Heavy Metal' 3 gal. රා Free Standing Against Wall Transformer Small Box

Typical Utility Box Screening Details

No Scale Note; Quantities Not Included in Plant List UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

* In case of transformer tall than 3 ft. replace Seagreens with 6 ft. Ketleeri Junipers

Screening Notes:

During construction when utility boxes and wall mount locations are known the Landscape Architect shall be notified to determine if any modifications need to be made in screening of utility boxes and wall mount locations.

Shrubs used for screening of utility fixtures shall be installed at an initial size of equal to the mechanical equipment and spaced to provide substantial screening.

All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coclers, shall be screened from public view with landscaping in accordance with the screening details shown on this sheet.

As noted on the utility plan, all above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards where possible. Where above ground ejectrical and/or telephone cabinets are required to be in the front or corner side yards adjacent to street right of way they must be screened with landscape materials in accordance with the screening details shown on this sheet.

CITY REQUIRED NOTES:

A The developer, it's successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development. B. Plant materials which exhibit evidence of insects, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced. C. All landscaping is subject to periodic inspection by the Planning Official or designee.

D. 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, moving, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.

E. The City may cause the removal of any dead or diseased trees, plants, and shrubs on E. The City may cause the removal of any dead or diseased frees, plants, and shrubs on private properly within the City, when those trees, plants and shrubs constitute a hazard to life and/or properly or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City.

F. No tree, shrub, or woody vegletation will be planted within a distance of 10ft, from any fire hydrogen plants or shrubs and the plants of the control of the control

plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.

CONCEPT_PLANT_SCHEDULE





ine Honelocust/Gleditsia Triacanthos 'Skyline' 2.5" Call, 6



EVERGREEN TREES Hillspire Juniper/Juniperus Virginiana 'Hillspire' 6' hgt.



ORNAMENTAL TREE
Oklahoma Redbud/Cercis Canadensis 'Oklahoma' 1.5" cal 14



SPREADER EVERGREEN SHRUB Seagreen Juniper/Juniperus Chinensis 'Seagreen' 24"-30" hgt & sp. 10



DECIDUOUS SHRUB 1 Grow Low Sumac/Rhus Aromatica 'Grow Low' 18"-24" sp.



LOW SPREADING EVERGREEN
Grey Owl Juniper/Juniperus Virginiana 'Grey Owl' 24" sp.



ORNAMENTAL GRASS TALL
Feathereed Grass/Calamagrostis Acutiflora 'Karl Foerster' 24" hgt, 30



LARGE ORNAMENTAL SHRUB
Center Glow Ninebark/Physocarpos Opulifolius 'Center Glow 24"-30" hgt. & sp. 121



ORNAMENTAL GRASS TALL II Eulalia Grass/Miscanthus Sinensis 'Morning Light' 24" hgt.

LARGE ORNAMENTAL SHRUB II
Fragrant Sumac/Rhus Aromatica 24"-30" hgt. & sp.

3.26 3.26 evergreen shrubs 65 West Property Line Bldg. A, 367ft. #1 Buffer 3.67 shade ornamental 3.67 East Property Line Bldg, A, 418ft, #1 Buffer shade ornamental 4 18 evergreen shrubs 4 18 West Property Line Bldg. B 617ft. #1 Buffer ornamental 6.17 123 123.4 East Property Line Bldg. B 488ft, #1 Buffer 4.88 4.88 4.88 97.6 shade ornamental evergreen

East Property Line Bldg. B 488ft. PERIMETER LANDSCAPING/a. Planted Buffer With No Fence or Wall

50 Feet deep,70% porous, and 50% planted. 50 lear deep, 15 / 8 portions, and 50 is planted.
The combination of plant material, which has been placed at the top of the cut slope, obscures more than 50% of the parking lot particularly since the parking is 8 ft. below the 159th Street grade. When the existing trees saved are added in, the parking and bldg, are almost 100% blocked from view.

Bldg. B Facade/Foundation Landscaping 25% of facade facing street or parking area

The dense vegetation on the adjacent property with a high percentage of cedars satisfy's a #1 buffer.
The parking lot sits at the bottom of a stope and goes up to a retaining wall with an opaque privacy fence above. The adjacent owner has also planted shade trees

25' on center. We feel the #1 buffer either has been met or in fact is not needed due to the parking sitting down hill from the privacy fence. *** The drive is to be a shared driveway with the adjacent land owner to the east. When he develops we can decide the appropriate location for any buffer plants.

NOTE: Details and specifications to be provided in construction documents,

Preliminary Landscape Plan 159th and Carson Storage

159th Street and Carson Olathe, Kansas

Oppermann LandDesign, LLC

05/10/202

Land Planning Landscape Architecture 99 Debra Lane peteoppermam:56@smal.com New Windsor, New York 19553 913,599,5508

PROVIDED

Utility Note:

Utilities shown on plan are diagramatic and some may be missing, Before starting any construction call appropriate locating service, in Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located