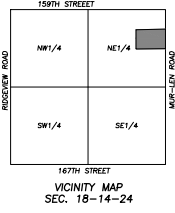
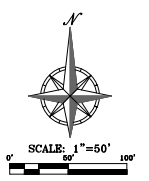


EXISTING TREE CANOPY AREA

EXISTING TREE CANOPY AREA



SCALE: 1"=2000'

- LEGEND**
- 17/7E DENOTES TREE PRESERVATION EASEMENT
 - EXISTING TREE CANOPY AREA
 - TREE PRESERVATION AREA. TREE SURVEY REQUIRED TO IDENTIFY SIGNIFICANT TREES. 30% OF SIGNIFICANT TREES MUST BE PRESERVED. ANY GAPS IN TREES SHALL BE FILLED IN WITH NEW TREES ALONG PROPERTY LINE.
 - TREE PRESERVATION CANOPY. NO TREE SURVEY REQUIRED
 - TREE REMOVAL AREA
 - ORANGE CONSTRUCTION FENCE

NOTE:

- THE REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED AND PASS CITY INSPECTION PRIOR TO ALL CONSTRUCTION ACTIVITIES, SUCH AS EXCAVATING, GRADING, CONSTRUCTION, OR TREE REMOVAL.
- TREE SURVEY AREA WILL REQUIRE A TREE SURVEY TO IDENTIFY THE NUMBER OF SIGNIFICANT TREES EXISTING IN THESE SMALLER-SCALE AREAS. 30% OF THE SIGNIFICANT TREES MUST BE PRESERVED WITHIN THESE AREAS EXCLUDING THE STREET RIGHT-OF-WAY AND EASEMENTS.

TREE PRESERVATION SUMMARY	
AREA OF EXISTING TREE CANOPY	7.33 ACRES
30% OF TREE CANOPY AREA	1.47 ACRES
AREA OF TREES PRESERVED	1.47 ACRES
AREA OF TREES REMOVED	5.81 ACRES
PERCENT OF TREES PRESERVED	20.0%

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 Chula Vista, CA 92011
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 www.philipsengineering.com



TREE PRESERVATION PLAN
 HOM FLATS AT MUR-LEN ROAD
 OLATHE, KANSAS
 PRELIMINARY PLANS

PROJECT NO.	DATE	NO.	DESCRIPTION
240398	08/14/24	1	ISSUED FOR PERMITS
	08/14/24	2	REVISED PER CITY COMMENTS
	08/14/24	3	REVISED PER CITY COMMENTS
	08/14/24	4	ADDED PATOS

SHEET
C6.0



Landscape Calculations - Multi-Family (R-3)

RESIDENTIAL LOTS: In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.
149 TOTAL UNITS (in R-3 Zoning) = 149 Trees required.
 149 Additional Trees provided.
REQUIREMENTS MET.

LAND USE BUFFER LANDSCAPING REQUIREMENTS:
 R-3 adjacent to R-1 buffer landscape requirements: Buffer required for South, West, and portions of North. Minimum buffer width: 20ft
 Large Berm provided with dense evergreen and deciduous tree landscaping.

Linear feet along South edge of site: 138 LF (Dense Existing Vegetation to be preserved)
 Buffer provided through a Solid row of evergreen trees and large berm combination.

Linear feet along West edge of site: 660 LF
 Buffer provided through a Solid row of evergreen trees and large berm combination.

Linear feet along North edge of site: 135 LF
 Buffer required for North (West side adjacent to RLD zoning).
 Buffer provided through a Solid row of evergreen trees and large berm combination.

Linear feet along North edge of site: 791 LF
 Type B6 required for North (East side adjacent to CP-2). (75' buffer with no planting requirements)
 Buffer area varies from 10' wide to 105' wide. Existing dense vegetation to be preserved, as shown on plans. Any gaps have been filled in with additional evergreen tree plantings.
Requirements Met.

PARKING AND VEHICLE USE AREAS:
Perimeter Requirements - Along street rights-of-way, parking areas shall be screened to a minimum height of 3 feet as measured from the grade of the parking lot or adjacent street curb, whichever is of the higher elevation.
Interior Requirements - One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirements Met.

GENERAL PLANTING/SCREENING REQUIREMENTS:
 1. No tree, shrub, or woody vegetation shall be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC) to the sprinkler system.
 2. No trees shall be planted within 15 feet of a street light.
 3. Trash containers, trash compactors, and recycling containers shall be screened from public view on all four sides.
 4. 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.
 5. Multifamily developments shall have street trees in addition to the required interior lot trees. Perimeter and buffer landscaping trees shall not count toward the required number of trees within the interior of any lots.
 6. Building facade and foundation landscape areas must be irrigated.



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PROJECT
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Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Max. Root	Min. Size	Depth	Remarks
SCREENING TREES							
(Red Circle)	33	Fraxinus sylvatica	Black Locust	8' ft	2 1/2"	6'	1/2" min. shade, ground to canopy
(Green Circle)	40	Quercus rubra	Northern Red Oak	8' ft	2 1/2"	6'	1/2" min. shade, ground to canopy
(Yellow Circle)	40	Quercus macrocarpa 'Stuebeliana'	Stuebel's White Oak	8' ft	2 1/2"	6'	1/2" min. shade, ground to canopy
(Red Circle)	14	Pinus strobus	Lombardy Pine Tree	8' ft	2 1/2"	6'	1/2" min. shade, ground to canopy
(Red Circle)	88	Aster multiflorus 'Wendlandii'	Pacific Sweet Flag	8' ft	2 1/2"	6'	1/2" min. shade, ground to canopy
EVERGREEN TREES							
(Green Circle)	35	Juniperus chinensis 'Savina'	Horizontal Juniper	6' ft	1 1/2"	6'	symmetrical pyramidal form
(Green Circle)	150	Juniperus chinensis	Common Red Cedar	6' ft	1 1/2"	6'	symmetrical pyramidal form
(Green Circle)	6	Pinus strobus	Norfolk Spruce	6' ft	1 1/2"	6'	symmetrical pyramidal form
DECIDUOUS TREES							
(Red Circle)	11	Quercus macrocarpa	Eastern White Oak	10' ft	1 1/2"	6'	
(Red Circle)	8	Quercus rubra 'Cloud Nine'	Cloud 9 Red Oak	10' ft	1 1/2"	6'	
DECIDUOUS SHRUBS							
(Yellow Circle)	0	Spiraea x vanhouttei 'Vanhouttei'	Vanhouttei Spiraea	1 1/2' gal		Plant @ 4' O.C.	
(Yellow Circle)	0	Hydrangea paniculata 'Van Dyke'	Little Spire Pink Hydrangea	1 1/2' gal		Plant @ 4' O.C.	
(Yellow Circle)	0	Syringa x 'Pease'	Blosserwood Purple Lilac	1 1/2' gal		Plant @ 4' O.C.	
SCREENING SHRUBS							
(Green Circle)	0	Juniperus chinensis 'Old Gold'	Old Gold Juniper	3' gal		Plant @ 4' O.C.	
(Green Circle)	0	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3' gal		Plant @ 4' O.C.	
(Green Circle)	0	Juniperus chinensis 'Savina'	Savina Juniper	3' gal		Plant @ 4' O.C.	
SCREENING AND SCREENERS							
(Green Circle)	0	Patricia x mixta 'Grand'	Grand Blue Patena	1 1/2' gal		Plant @ 12" O.C.	
(Green Circle)	0	Salpiglossis scaberrima 'Nini Farnesi'	Fuchsia Red Stone	1 1/2' gal		Plant @ 12" O.C.	
SCREENING AND SCREENERS							
(Green Circle)	0	Malva 'Mehrabian'	Malva - Grommetia	1 1/2' gal		Plant @ 12" O.C.	
SCREENING AND SCREENERS TO BE PRESERVED							
(Green Circle)	0	Malva 'Mehrabian'	Malva - Grommetia	1 1/2' gal		Plant @ 12" O.C.	
SCREENING AND SCREENERS TO BE PRESERVED							
(Green Circle)	0	Malva 'Mehrabian'	Malva - Grommetia	1 1/2' gal		Plant @ 12" O.C.	

LAND AREA: 149,000 sq. ft. (34.5 acres)
SCALE: 1" = 50'-0"

1 MASTER LANDSCAPE/SCREENING PLAN

City of Olathe Required Notes

- 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.
- 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.
- 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.
- 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.
- No trees will be planted within 15 feet of a streetlight.
- The required minimum landscape area must not be located within a utility easement.
- Any landscape materials to be used for screening must be at least the height of the material that it is intended to screen.
- All disturbed lawn areas will be sodded.
- All landscaping must be irrigated.
- 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.
- All new wiring and cables must be placed underground.
- 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.

Landscape Calculations-Commercial Zoning (C-2)

STREET TREE PLANTING LOCATION REQUIREMENTS:
 1. Not located in the site delineation triangle.
 2. 10 feet from box culverts.
 3. 15 feet in front of regulatory signs.
 4. 10 feet behind regulatory signs.
 5. 20 feet from streetlight poles.
 6. 10 feet from fire hydrants.

1 tree per every 3000 sq. ft. of landscaped open space (excluding street setbacks);
 16,406 sq. ft. of area / 3000 = 5.47 additional trees required. 6 additional trees provided.
Requirement met.

Planting requirements within parking and vehicular use areas:
 Not less than 6% of the interior of a parking lot shall be landscaped - 115 stalls provided X 280sqft = 32,200 sqft of interior parking lot. 32,200 x .06 = 1,932 sqft required.
 3,451 sqft provided.
Requirement Met.

Parking Lot Perimeter Landscaping:
 A low screen wall combination with low continuous landscaped hedge at least three (3) feet high, planted with a combination of coniferous and deciduous shrubs in a triangular pattern so as to achieve full screening at maturity.
Requirement Met.

Parking Lot Island Landscaping:
 Trees/shrubs shall be located in Parking Lot Islands.
Requirement Met.

LAND USE BUFFER LANDSCAPING REQUIREMENTS:
 North Side: C-2 adjacent to C-2 lot buffer landscape requirements (North Side)
 Type 1 buffer required. (Significant existing vegetation to be preserved)

South Side: C-2 adjacent to R-1 along South property line. Type 3 buffer required. (Significant existing vegetation to be preserved)

East Side (North of 161st Street): Within the front and corner side yards where a street separates a nonresidential use from property zoned for residential use (south of 161st Street), a continuous fifteen (15) foot landscape area must be provided with landscaping, at a rate of one (1) deciduous shade or evergreen tree for every thirty (30) LF of street frontage. In addition, one (1) ornamental tree must be planted for every three (3) required deciduous shade or evergreen trees. 438 LF = 15 Shade, 5 Ornamental Trees Req.

East Side (South of 161st Street): Within the front and corner side yards where a street separates a nonresidential use from property zoned for residential use (south of 161st Street), a continuous fifteen (15) foot landscape area must be provided with landscaping, clustered or spaced linearly and need not be placed evenly, at a rate of one (1) deciduous shade or evergreen tree for every thirty (30) LF of street frontage. In addition, one (1) ornamental tree must be planted for every three (3) required deciduous shade or evergreen trees. 148 LF = 5 Shade, 2 Ornamental Trees Required.
Requirements Met.

Building Foundation Plantings:
 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 or foundation.
Requirement Met.

Trash Containers:
 Trash containers and trash compactors, shall be screened from public view with appropriate landscaping and walls.
Requirement Met.

Date: 9.18.2024
 Project #: 1175
 Landscape Plan





1 LANDSCAPE PLAN (WEST SIDE ENLARGEMENT VIEW)
SCALE: 1"=30'-0"

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massing. 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 equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Match all planting bed areas to a minimum depth of 5". 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 utility sanitary man, any trees or plantings placed within the sewer easement may be removed without replacement or compensation thereof 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 AAN 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. The 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 warranted 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.



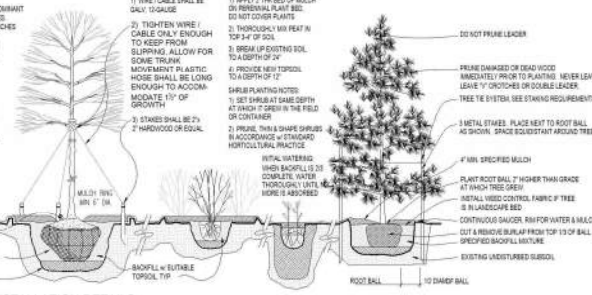
2 CULTIVATED EDGE DETAIL
SCALE: N/A

Landscape Schedule

Symbol	Quantity	Botanical Name	Common Name	Max. Hgt.	Max. Sp. (ft.)	Color	Remarks
PERENNIALS - TREES							
	52	Pinus strobus	Black Tapir	60' ft.	10' ft.	Green	10' ft. min. clear, ground to canopy
	40	Thuja occidentalis	Northern Red Cedar	55' ft.	10' ft.	Green	10' ft. min. clear, ground to canopy
	40	Quercus macrocarpa	Shinkasaw	55' ft.	10' ft.	Green	10' ft. min. clear, ground to canopy
	14	Platanus x acerifolia	London Plane Tree	55' ft.	10' ft.	Green	10' ft. min. clear, ground to canopy
	38	Acer x fraxinifolia 'Vermilion'	Red Sweetgum	55' ft.	10' ft.	Red	10' ft. min. clear, ground to canopy
PERENNIALS - SHRUBS							
	88	Amelanchier canadensis	Waxhaw	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
	101	Amelanchier canadensis	Waxhaw	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
	9	Prunella americana	Black Cherry	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
PERENNIALS - PERENNIALS							
	11	Galium aparine	Summer Savory	1' ft.	1' ft.	White	10' ft. min. clear, ground to canopy
	3	Coronilla varia	Cherry Dogwood	4' ft.	4' ft.	White	10' ft. min. clear, ground to canopy
PERENNIALS - SPERMATOPHYTES							
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	4	Thuja occidentalis	Northern Red Cedar	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	4	Thuja occidentalis	Northern Red Cedar	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
PERENNIALS - DECIDUOUS							
	8	Amelanchier canadensis	Waxhaw	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
	8	Amelanchier canadensis	Waxhaw	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
	8	Amelanchier canadensis	Waxhaw	12' ft.	12' ft.	White	10' ft. min. clear, ground to canopy
PERENNIALS - CONIFERS							
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
PERENNIALS - OTHER							
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy
	8	Juniperus horizontalis	Creeping Juniper	6' ft.	6' ft.	Green	10' ft. min. clear, ground to canopy

TREE PLANTING NOTES:

1. TREE CABLE SHALL BE GALV. 1/2" GAUGE
2. TIGHTEN WIRE
3. CABLE SHALL BE LONG ENOUGH TO ACCOMMODATE TREE TO FACE NORTH AT THE SITE
4. SET TOP OF ROOT BALL 12" HIGHER THAN SURROUNDING GRADE
5. APPLY 1" X 4" WOOD BLOCK DO NOT PLACE BLOCK IN DIRECT CONTACT W/ TREE TRUNK
6. EACH TREE MUST BE SPACED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL
7. DO NOT COVER PLANTS
8. REMOVE ALL TWIGS, BRUSH AND BRANES FROM THE UPPER 1/3 OF ROOT BALL
9. PLACE ALL ROOT BALLS ON ENCAUSTIC OR PLANTED SOIL TYP

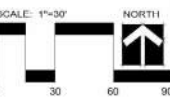


3 PLANTING INSTALLATION DETAILS
SCALE: N/A



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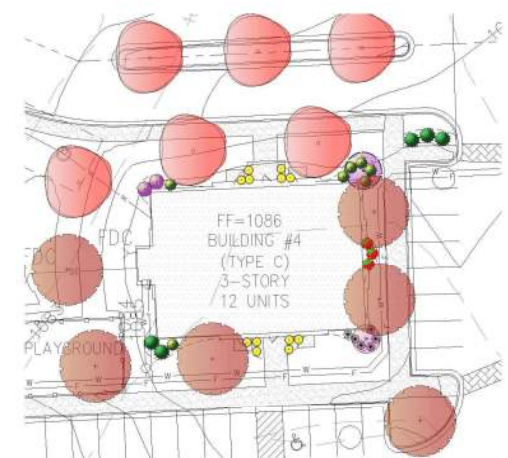
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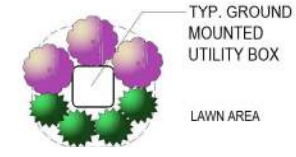
Date: 9.18.2024
Project #: 1175
Landscape Plan



1 LANDSCAPE PLAN (EAST SIDE ENLARGEMENT VIEW)
SCALE: 1"=30'-0"



2 TYP. FOUNDATION LANDSCAPE PLAN
SCALE: 1"=30'-0"



3 TYP. UTILITY BOX LANDSCAPE PLAN
SCALE: NTS

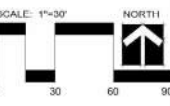
Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Height	No. Size	Colors	Remarks
DECIDUOUS TREES							
(Symbol)	35	Amelanchier	Witch Hazel	2.5'	4" min. diam.	Green to Yellow	
(Symbol)	45	Quercus rubra	Scarlet Oak	3.5'	4" min. diam.	Green to Orange	
(Symbol)	45	Quercus macrocarpa	Shoemaker Hopbush	3.5'	4" min. diam.	Green to Orange	
(Symbol)	14	Rhus glabra	Liquidambar	2.5'	4" min. diam.	Green to Orange	
(Symbol)	30	Amelanchier	Witch Hazel	2.5'	4" min. diam.	Green to Yellow	
EVERGREEN TREES							
(Symbol)	35	Juniperus horizontalis	Creeping Juniper	4" H.		Green to Yellow	symmetrical pyramidal form
(Symbol)	145	Juniperus horizontalis	Creeping Juniper	4" H.		Green to Yellow	symmetrical pyramidal form
(Symbol)	4	Pinus strobus	White Pine	4" H.		Green to Yellow	symmetrical pyramidal form
PERENNIALS							
(Symbol)	11	Salvia nemorosa	Wood Sage	1.5'			
(Symbol)	3	Coronilla varia	Queen Anne's Lace	1.5'			
BIENNIALS							
(Symbol)	0	Sparganium angustifolium	Water Sparganium	0.5 gal			Plant in 2" D.C.
(Symbol)	0	Hydrangea paniculata	Limelight Hydrangea	3 gal			Plant in 4" D.C.
(Symbol)	0	Syringa x 'Pameli'	Bloomerang Syringa	5 gal			Plant in 4" D.C.
SHRUBS							
(Symbol)	0	Juniperus horizontalis	Creeping Juniper	3 gal			Plant in 4" D.C.
(Symbol)	0	Juniperus horizontalis	Creeping Juniper	3 gal			Plant in 4" D.C.
(Symbol)	0	Juniperus horizontalis	Creeping Juniper	3 gal			Plant in 4" D.C.
SPERMATOPHYTES AND GERMES							
(Symbol)	0	Fatsia japonica	Japanese Fatsia	1 gal			Plant in 10" D.C.
(Symbol)	0	Cycas revoluta	Japanese Cycas	1 gal			Plant in 10" D.C.
PERENNIALS							
(Symbol)	0	Alumina	Alumina	1 gal			Plant in 10" D.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							
(Symbol)							
LAND ASSES							
(Symbol)							



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