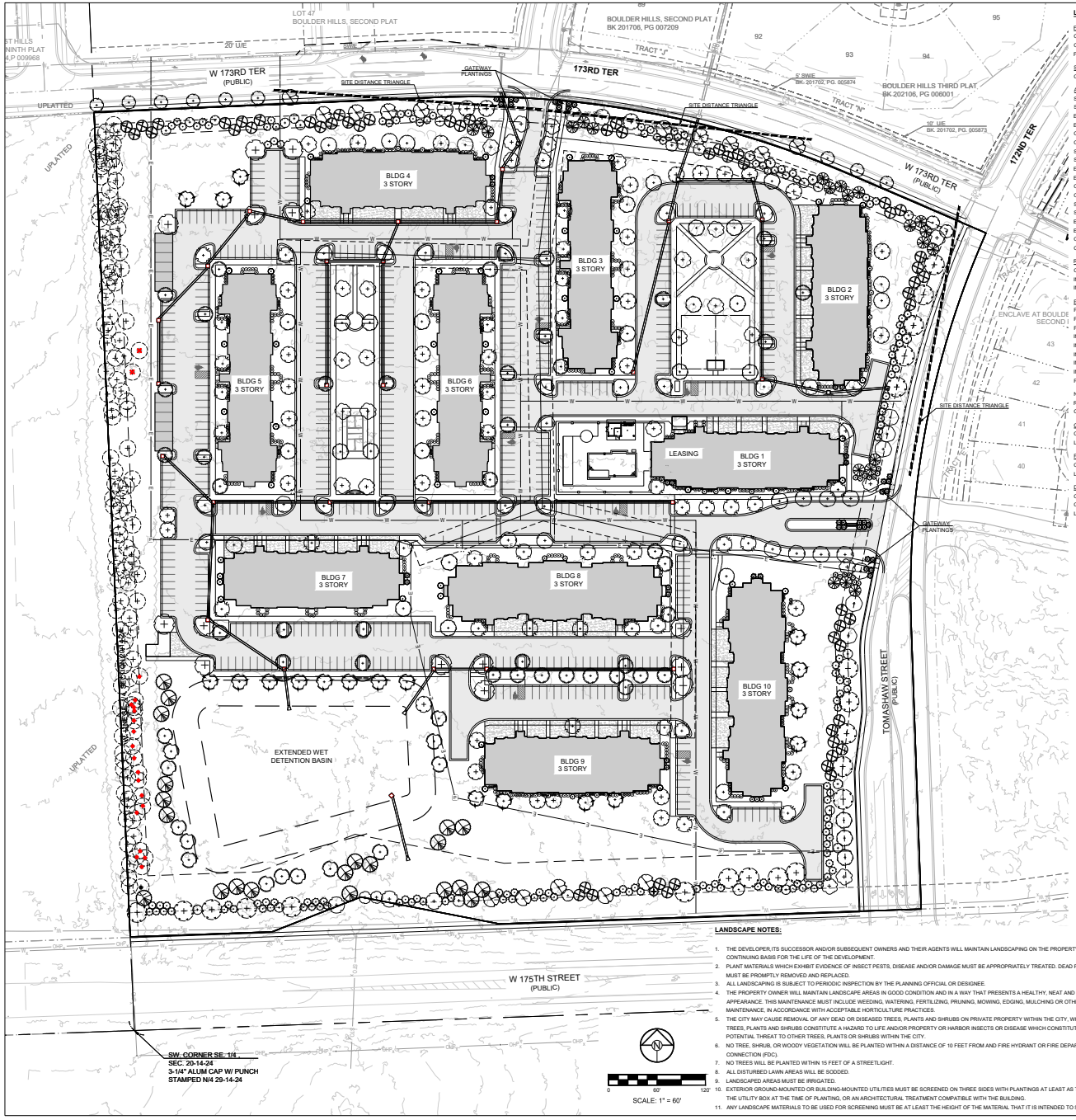

LANDSCAPE DATA:

FRONTAGE LANDSCAPE - 173RD TERR. / TOMASHAW / 175TH ST. (SITE DESIGN CAT. 3 SEC 18.15.115.A 1OR 2)

OPTION 1 PER CODE	20' WIDTH WITH 70% PERMEABLE & 50% PLANTS
OPTION 2 PER CODE	10' WIDTH WITH 70% PERMEABLE & 50% PLANTS & 4' FENCE
FRONTAGE LANDSCAPE PROVIDED	OPTION 1-30' WIDTH PROVIDED

STREET TREES COLLECTOR, LOCAL AND PRIVATE STREETS ONLY (18.30.130.G.1.a&b)(18.30.130.K.3)

CODE REQUIREMENT (ALONG ALL COLLECTOR, LOCAL & PRIVATE STREETS)	1 PER 40 LF

ARTERIAL/COLLECTOR STREET LANDSCAPE (18.30.130.H.1)

SHADE TREES REQUIRED ALONG 175TH STREET (PUBLIC) 2 TREES PER 100' (889.74'/100'X2)	17.89 TREES
SHADE TREES PROVIDED ALONG 175TH STREET (PUBLIC)	18 TREES
EVERGREEN TREES REQUIRED ALONG 175TH STREET (PUBLIC) 8 TREES PER 100' (889.74'/100'X8)	71.18 TREES
EVERGREEN TREES PROVIDED ALONG 175TH STREET (PUBLIC)	71 TREES
ORNAMENTAL TREES REQUIRED ALONG 175TH STREET (PUBLIC) 1 TREE PER 100' (889.74'/100'X)	8.89 TREES
ORNAMENTAL TREES PROVIDED ALONG 175TH STREET (PUBLIC)	9 TREES
SHADE TREES REQUIRED ALONG 173RD STREET (PUBLIC) FOR REAR OF BUILDINGS 2 TREES PER 100' (1,053.43'/100'X2)	21.06 TREES
SHADE TREES PROVIDED ALONG 175RD STREET (PUBLIC)	25 TREES
EVERGREEN TREES REQUIRED ALONG 173RD STREET (PUBLIC) FOR REAR OF BUILDINGS 8 TREES PER 100' (1,053.43'/100'X8)	84.24 TREES
EVERGREEN TREES PROVIDED ALONG 173RD STREET (PUBLIC)	85 TREES
ORNAMENTAL TREES REQUIRED ALONG 173RD STREET (PUBLIC) FOR REAR OF BUILDINGS 1 TREE PER 100' (1,053.43'/100'X1)	10.53 TREES
ORNAMENTAL TREES PROVIDED ALONG 173RD STREET (PUBLIC)	11 TREES
SHADE TREES REQUIRED ALONG TOMASHAW STREET (PUBLIC) FOR REAR OF BUILDINGS 2 TREES PER 100' (771.03'/100'X2)	15.42 TREES
SHADE TREES PROVIDED ALONG TOMASHAW STREET (PUBLIC)	19 TREES
EVERGREEN TREES REQUIRED ALONG TOMASHAW STREET (PUBLIC) FOR REAR OF BUILDINGS 8 TREES PER 100' (771.03'/100'X8)	61.68 TREES
EVERGREEN TREES PROVIDED ALONG TOMASHAW STREET (PUBLIC)	68 TREES (ADD AT BACK OF BLDG 2)
ORNAMENTAL TREES REQUIRED ALONG TOMASHAW STREET (PUBLIC) FOR REAR OF BUILDINGS 1 TREE PER 100' (771.03'/100'X1)	7.71 TREES
ORNAMENTAL TREES PROVIDED ALONG TOMASHAW STREET (PUBLIC)	8 TREES

RESIDENTIAL LOT LANDSCAPE (18.30.130K.1)

CODE REQUIREMENT	1 TREE PER UNIT
INTERIOR LOT TREES REQUIRED (STREET, PERIMETER, AND BUFFER TREES DO NOT COUNT)(318UNITS X 1)	318 TREES
INTERIOR LOT TREES PROVIDED	318 TREES

PARKING LOT LANDSCAPE (18.30.130.M)

PARKING LOT PERIMETER LANDSCAPE CODE REQUIREMENT (100% OF ANY PARKING ALONG PUBLIC STREET)(18.30.130.M.1)	1 TREE PER 30' & CONTINUOUS SHRUBS
PARKING LOT PERIMETER LANDSCAPE REQUIRED (200'/30')	7 TREES & CONTINUOUS SHRUBS
PARKING LOT PERIMETER LANDSCAPE PROVIDED	7 SHADE TREES & 12 EVERGREEN TREES
INTERIOR PARKING LOT ISANDS REQUIRED (1 PER 20 SPACES)	(SEE NOTE BELOW)
INTERIOR PARKING LOT ISLANDS REQUIRED	(SEE NOTE BELOW)
INTERIOR PARKING LOT LANDSCAPE CODE REQUIREMENT	1 TREE PER ISLAND
INTERIOR PARKING LOT LANDSCAPE PROVIDED	72 TREES
INTERIOR PARKING LOT STRIP LANDSCAPE REQUIRED (1 TREE PER 30 FEET) (226.94'/30')	7.56 TREES
PARKING LOT STRIP LANDSCAPE PROVIDED	8 TREES

NOTE: PARKING LOT ISLANDS REQUIRE ARE 1 EVERY 20 SPACES. EACH ROW OF PARKING OVER 20 SPACES MUST HAVE AN INTERIOR ISLAND AND AN ISLAND ON THE END OF EACH ROW. SINCE THERE ARE SEVERAL PARKING LOTS AND MUTIPLE ROWS OF PARKING SPACES, THE NUMBER OF REQUIRED ISLANDS IS MORE THAN THE JUST TAKING THE TOTAL NUMBER OF SPACES AND DIVIDING BY 20 SPACES.

OUTDOOR AMENITY LANDSCAPE (18.15.115.B)

CODE REQUIREMENTS	LANDSCAPED WITH TREES OR SHRUBS NO SPECIFIC REQ.
LANDSCAPE PROVIDED	TREES AND SHRUBS (PART OF TREES PER UNIT)

PEDESTRIAN CONNECTION LANDSCAPE (18.15.115.G.2)

CODE REQUIREMENTS	MUST BE LANDSCAPED NO SPECIFIC REQ.
LANDSCAPE PROVIDED	SHRUBS

DETENTION BASIN LANDSCAPE (18.15.115.I.1-4)

CODE REQUIREMENTS	MUST BE LANDSCAPED NO SPECIFIC REQ.
CITY STANDARDS NOT PART OF CODE	SCREENED FROM STREETS AND ADJACENT PROPETY
LANDSCAPE PROVIDED	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	AMM	15	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	2" CAL.	B&B
	ASL	33	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	2" CAL.	B&B
	ATW	40	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET® MAPLE	2" CAL.	B&B
	LT	8	LIRIODENDRON TULIPIFERA / TULIP POPLAR	2" CAL.	B&B
	NSW	24	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	2" CAL.	B&B
	PAE	3	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' / EXCLAMATION™ LONDON PLANE TREE	2" CAL.	B&B
	QB	14	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QC	20	QUERCUS COCCINEA / SCARLET OAK	2" CAL.	B&B
	QS	27	QUERCUS SHUMARDI / SHUMARD OAK	2.5" CAL.	B&B
	TAB	33	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.5" CAL.	B&B
	TAR	6	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	2" CAL.	B&B
	TTS	11	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2.5" CAL.	B&B
	UXF	14	ULMUS X 'FRONTIER' / FRONTIER ELM	2" CAL.	B&B
	ZSM	39	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B
EVERGREEN TREES					
	JCSP	45	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	6' HT.	B&B
	JVC	139	JUNIPERUS VIRGINIANA 'CANAERTIV' / CANAERTI EASTERN REDCEDAR	6' HT.	B&B
	PA	22	PICEA ABIES / NORWAY SPRUCE	6' HT.	B&B
	PS	55	PINUS STROBUS / WHITE PINE	6' HT.	B&B
	TDB	21	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	6' HT.	B&B
FLOWERING TREES					
	AGF	2	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	8' HT.	B&B
	AC	21	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY MULTI-TRUNK	8' HT.	B&B
	BN	6	BETULA NIGRA / RIVER BIRCH	8' HT.	B&B
	MRR	1	MALUS X 'JFS-KWS' / ROYAL RAINDROPS® CRABAPPLE	2" CAL. & 8' HT.	B&B
	SRI	33	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	8' HT.	B&B
			EXISTING SIGNIFICANT TREES IN ROW, EASEMENTS AND DETENTION		
			EXISTING SIGNIFICANT TREES QUANTITY OUTSIDE ROW, EASEMENTS AND DETENTION		
			EXISTING SIGNIFICANT TREE QUANTITY REMOVED		

LANDSCAPE NOTES:

1. 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.
2. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
3. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.
4. 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 HORTICULTURE PRACTICES.
5. 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.
6. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM AND FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
7. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
8. ALL DISTURBED LAWN AREAS WILL BE SODDED.
9. LANDSCAPED AREAS MUST BE IRRIGATED.
10. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES WITH PLANTINGS AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.
11. ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.

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#E-2041 #LA-187 & #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

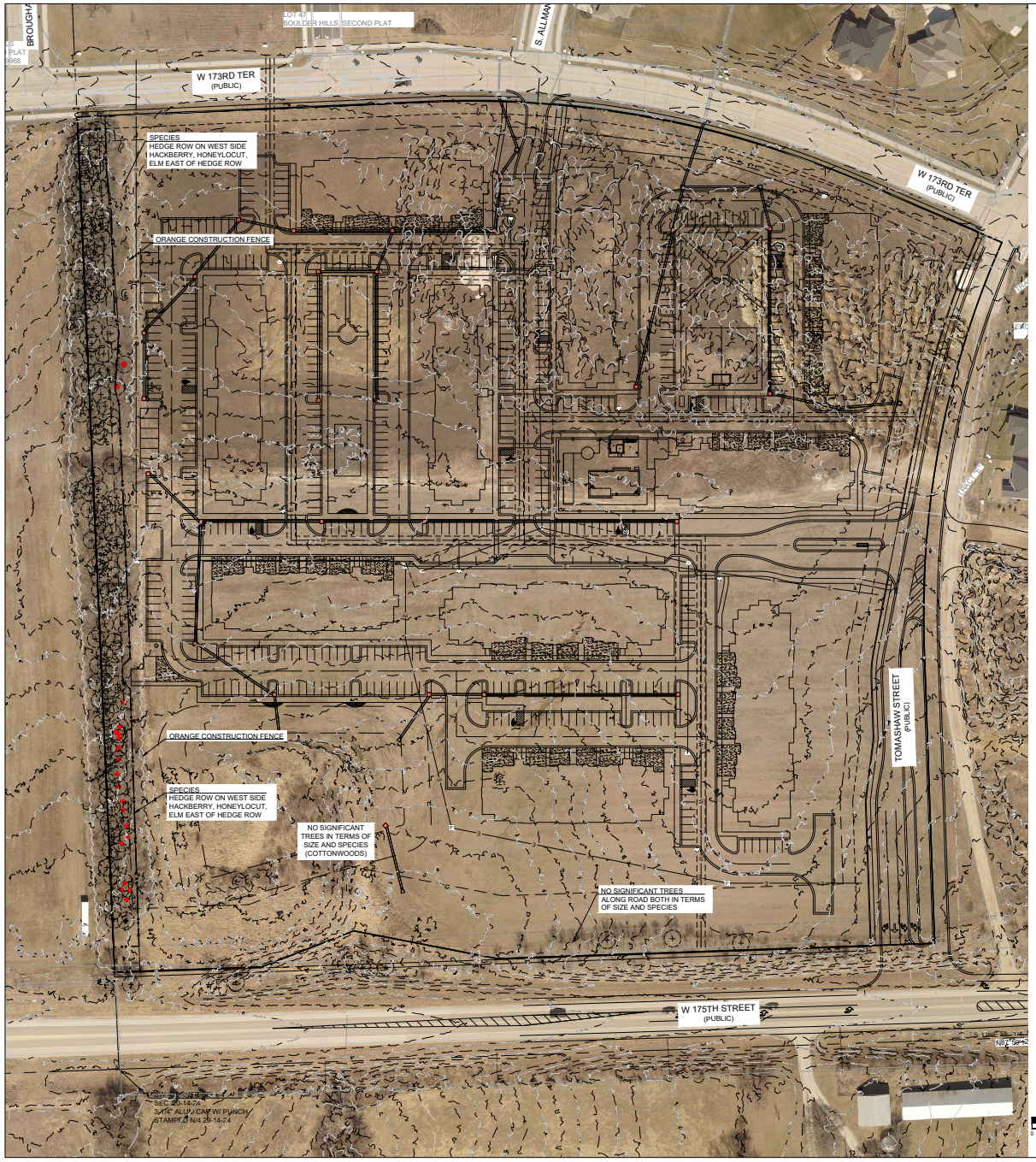
REVISION DATE	DESCRIPTION
3-16-2026	CITY COMMENTS

DRAWN BY: JKC, MAS, DGF, JAC
CHECKED BY: MAS/JKP
DATE PREPARED: 2026.02.18
PROJ. NUMBER: 25-013

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0

I:\PROJECTS\2026\26-01.tk3.0 site\grd\3.0 DWG Plans\2.0 PDP\26-013 PDP LP.dwg, L1.0 PRELIMINARY LANDSCAPE PLAN, 1:1



SCALE: 1" = 60'

TREE PRESERVATION DATA (18.30.240)

SIGNIFICANT TREE DEFINITION 18.30.240.B.1.a
A significant tree means a tree of eight (8) inches or greater, as measured four and one-half (4½) feet above the ground, for all tree species except for non-native invasive species.

MINIMUM PERCENTAGE OF ALL DIAMETER INCHES OR PERCENT TREE CANOPY OF SIGNIFICANT TREES THAT MUST BE PRESERVED OR MITIGATED 18.30.240.2.a
30% within the entire site excluding the street rights-of-way and easements, 90% may be mitigated.

APPROXIMATE AREA OF EXISTING TREES	**0.76 ACRES**
APPROXIMATE AREA OF EXISTING TREES PRESERVED	**0.75 ACRES**

METHOD UTILIZED	**TREE DESIGNATION (SEE NOTE)**
EXISTING SIGNIFICANT TREE TOTAL QUANTITY ~134 TREES	**~1,608 CAL. IN.**
EXISTING SIGNIFICANT TREES IN ROW, EASEMENTS AND DETENTION ~16 TREES	**●-216 CAL. IN.**
EXISTING SIGNIFICANT TREES QUANTITY OUTSIDE ROW, EASEMENTS AND DETENTION	**~1,392 CAL. IN.**
MINIMUM PERCENTAGE OF SIGNIFICANT TREES TO PRESERVE PER 18.30.240.2.a (30%)	**~417.6 CAL. IN.**
EXISTING SIGNIFICANT TREE QUANTITY PRESERVED	**~1,368 CAL. IN. (98.3%)**
EXISTING SIGNIFICANT TREE QUANTITY REMOVED	**✕-24 CAL. IN. (0.7%)**
EXISTING SIGNIFICANT TREE MITIGATED	**0 CAL. IN. (0%)**

EXISTING TREE PROTECTION REQUIREMENTS PER SEC 18.30.240.E, F, G & H

1. Existing trees and their root zones that are to be saved must be protected from all construction activities, including earthwork operations, movement and storage of equipment and vehicles and placement of construction materials and debris. No structure will encroach within/over a tree preservation easement.
2. Erosion protection measures may be required to prevent siltation of the tree preservation areas during construction.
3. Every effort must be made to locate utility easements away from tree preservation areas. However, utility easements may be located adjacent to tree preservation areas as long as adequate clearance and protection is provided for the tree preservation area during the installation of the utilities adjacent to the tree preservation easement. When utilities or infrastructure systems must cross tree preservation areas, every effort must be made to minimize tree removal in such areas. If the removal of trees within these areas is determined to be excessive, the Planning Official may require the developer to replace the trees or pay into a Tree Preservation Escrow.)
4. To ensure protection of tree preservation areas, protection zones must be delineated on plats, rezoning and final site development plans. During the construction process, the protection zones must be identified on the property using standard orange barricade fencing or comparable fencing material. The fencing must be four (4) feet in height and supported by metal channel posts spaced at a minimum of ten (10) feet on center. The fencing must be placed around all trees or wooded areas to be protected and remain erect and secure throughout all construction phases.
5. A tree preservation plan and statement of intent is required prior to removal of twenty (20) percent of existing woodland area or more when not associated with a pending development case. This requirement pertains to all properties zoned residential or used as a residence in excess of ten (10) acres and all other properties in excess of five (5) acres in size.
6. Property owners may not remove trees meeting the minimum requirements for tree preservation unless mitigation is provided (see subsection G, above). (Ord. 19-74 § 7, 2019; Ord. 15-16 §3, 2015; Ord. 09-22 § 14, 2009; Ord. 02-54 § 2, 2002)
   6.1. Trees posing imminent danger to the public health, welfare or safety of the residents of the City of Olathe. In those instances, the Planning Official may give verbal authorization to remove the trees.
   6.2. Trees that are diseased, injured, in danger of falling, or too close to existing or proposed structures.
   6.3. Trees interfering with existing utility service, or creating unsafe vision clearance.

SIGNIFICANT TREE DETERMINATION

1. Tree Designation Alternative in Section 18.30.240.B.2 used for this project.
2. A significant tree means a tree of eight (8) inches or greater, as measured four and one-half (4½) feet above the ground, for all tree species except for non-native invasive species.
3. Tree locations determined using multiple years of High Resolution aerial images and site photographs. DBH determined by field observations.
4. For any significant trees outside of right of way, easements, and stormwater detention that will require removal due to final grading, actual DBH will be measured at the final plan and the calculations will be adjusted accordingly.

NOTES:

1. FENCING MUST BE 4 FEET IN HEIGHT, BE SUPPORTED BY METAL CHANNEL POSTS SPACED AT MINIMUM OF 10 FEET ON CENTER, AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.
2. 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.

AREA NORTH OF OPENING IN TREE LINE

NORTH END OF AREA SOUTH OF OPENING IN TREE LINE

SOUTH END OF AREA SOUTH OF OPENING IN TREE LINE

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PREPARED BY:

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GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
3-16-2026	CITY COMMENTS

DRAWN BY: JKC, MAA, DAP
CHECKED BY: MAB/DP
DATE PREPARED: 2026.02.18
PROJ. NUMBER: 25-013

PRELIMINARY TREE PRESERVATION PLAN

SHEET
L2.0

I:\PROJECTS\2026\26-01.tk3.0 design\3.0 DWG Plans\2.0 PDP\26-01 PDP TP.dwg, L2.0 PRELIMINARY TREE PRESERVATION PLAN, 1:1