

HOMewood SUITES - OLATHE, KS

Olathe, Johnson County, Kansas
Section 20, Township 13S, Range 24E

Preliminary Development Plan

Project Number: PR25-0014

LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
—	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
-----	Existing Curb & Gutter	-----	Proposed Curb & Gutter
-----	Existing Sidewalk	-----	Proposed Sidewalk
-----	Existing Storm Sewer	-----	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
—	Existing Waterline	—	Proposed Fire Hydrant
—	Existing Gas Main	—	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----	Future Curb and Gutter		
U/E	Utility Easement	A/E	Access Easement
SS/E	Sanitary Sewer Easement	T/E	Temporary Easement
D/E	Drainage Easement		

Site Benchmarks:

CONTROL POINT 100:

N26332.248 E2231503.561
Set 12" rebar w/control cap
8.83' NE to SE cor. conc. back of curb
48.80' NE to S face 12" tree
24.25' NE to S face 10" tree
21.63' SSW to top/center operating run FH

CONTROL POINT 101:

N26330.930 E2231219.800
Set 12" rebar w/control cap
17.40' NNE to SE cor. conc. block sign base
74.20' E to N face metal LP
37.05' S to N face 12" tree
74.90' ENE to top/center tel. pedestal

CONTROL POINT 102:

N226511.724 E2231326.161
Set 12" rebar w/control cap
30.87' W to S Strang Line Court
80.25' NW to S nose conc. island median
12.12' NNW to S face 3x2 tel. vault
92.50' NE to S junction box lid (#503)

CONTROL POINT 103:

N226051.027 E2231526.387
Set 12" rebar w/control cap
32.80' WSW to N face 8" tree
10.90' ESE to SW cor. conc. curb inlet
32.80' ENE to S face 12" tree
30.62' NE to NW cor. conc. transformer pad
BENCHMARK "A":
EL=1045.02
Set chisel "1" on top/West 24" conc. LP base
73.35' W to set 12" rebar w/control cap (CP #101)
74.25' WNW to SE cor. conc. block sign base
40.80' N to top/center tel. pad
13.20' S to N curb line

BENCHMARK "B":

EL=1031.43
Set chisel "1" on E side conc. curb inlet (#501)
19.65' WSW to set 12" rebar w/control cap (CP#103)
15.15' NNE to SW cor. conc. transformer pad
16.30' NE to SE face 12" tree
13.30' E to SW cor. conc. walk at back of curb

LEGAL DESCRIPTION

Lot 1A, Olathe Station Three, A Platted Subdivision of Land in the Northeast Quarter of Section 20, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas.

FLOOD NOTE

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 20091C0065G Revised on August 8, 2009, the property lies in "OTHER AREAS - ZONE X" as defined as areas determined to be outside the 0.2% annual chance floodplain.

SITE BENCHMARKS:

BM A: Aluminum cap near SE corner of traffic signal easting at SE corner of Blackbob and 119th St.
Elev. = 1045.02

BM B: Standard 2" dome top aluminum cap on hubguard at SE bridge corner of I-35 & 119th St.
Elev. = 1032.18'

Waiver Requests:

- UDO Section 18.15.20 - G. 7. a. (3) Façade Articulation - Request to increase the maximum width of the vertical bays allowed.
- UDO Section 18.15.20 - G. 7. b. (1) Primary Facades - Request to decrease the minimum glazing percentage on the building.
- UDO 18.30.130 - I.3 and I.4 Trash Enclosure - Request to Place trash enclosure on Frontyard/ Corner Sideyard. South of S. Strang Line Rd.

UTILITY CONTACTS:

Electric
Kansas City Power & Light
16215 W. 108th Street
Lenexa, Kansas 66219
(913) 894-3071

Gas
Atmos Energy
25090W. 110th Terrace
Olathe, Kansas 66061
(913) 254-6321

Water
City of Olathe
100 E Santa Fe St.
Olathe, Kansas 66061
(913) 971-9045

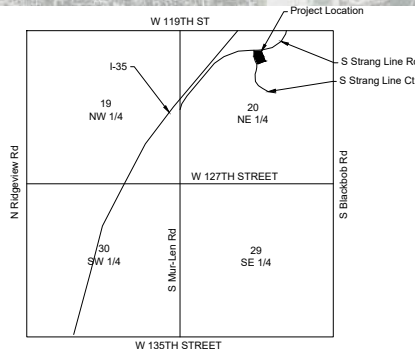
Stormwater
City of Olathe
100 E Santa Fe St.
Olathe, Kansas 66061
(913) 971-9045

Sanitary Sewer
City of Olathe
100 E Santa Fe St.
Lenexa, Kansas 66061
(913) 971-9045

Cable/Television
Comcast
3400 NW Duncan Rd.
Blue Springs, Missouri 64015
(816) 795-2255

AT&T
9444 Nall Ave.
Overland Park, Kansas 66207
(913) 383-4936

Google Fiber
1814 Westport Rd.
Kansas City, Missouri 64111
(816) 777-7550



Site Location Map
Not to Scale
S20-T13S-R24E



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	Demolition Plan
C05	General Layout
C06	Open Space
C06b	Pedestrian Path Plan
C07	Utility Plan
C08	Fire Plan
C09	Garbage Truck Routing Plan
C10	Trash Enclosure Sight Lines
C11	Grading Plan
L01	Tree Preservation Plan
L02	Landscape Plan
L03	Landscape Notes & Details

Owner:

KMG HOTELS
Sanjay Koshiya, President
1645 Swift Ave
North Kansas City, MO 64116

Architect:

BRR ARCHITECTURE, INC.
Jacob Henley, AIA, NCARB

Civil Engineer:

RENAISSANCE INFRASTRUCTURE CONSULTING
Mick Slutter, PE
400 E 17th Street
Kansas City, MO 64108

Landscape Architect:

RENAISSANCE INFRASTRUCTURE CONSULTING
Andreas Lemken, LA
8653 Penrose Ln
Lenexa, KS 66219

Preliminary Development Plan

25-0122
HOMewood SUITES - OLATHE, KS
Olathe, Johnson County, Kansas

Title Sheet

DRAWN BY: TCO
CHECKED BY: MEB

NO DATE REVISION

1 06/04/2025 Job POF Submittal

2 08/03/2025 Job POF Submittal

3 07/03/2025 ORIGINAL SUBMITTAL

4 07/03/2025 ORIGINAL SUBMITTAL

5 07/03/2025 ORIGINAL SUBMITTAL

6 07/03/2025 ORIGINAL SUBMITTAL

7 07/03/2025 ORIGINAL SUBMITTAL

8 07/03/2025 ORIGINAL SUBMITTAL

9 07/03/2025 ORIGINAL SUBMITTAL

10 07/03/2025 ORIGINAL SUBMITTAL

Sheet
C01

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, Johnson County, Kansas. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, Johnson County, Kansas, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Olathe, Kansas.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Kansas sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting line.
14. Any existing and/or temporary storm sewer pipes and culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of the retaining wall (s) cannot encroach into the right of way, public easement or adjacent property.
20. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
21. Contractor shall restore all disturbed right-of-way upon project completion.
22. Prior to construction, contractor shall install pre-construction erosion control measures.

ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be six inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

WRITTEN SEQUENCING

1. **Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Street Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and mud required areas as necessary.

GRADING NOTES

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting line.
13. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, Kansas. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, Johnson County, Kansas, the Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Olathe, Kansas Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and off-site sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% establishment is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on all fence every 100 ft.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Olathe, Kansas Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

Demolition Notes

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safety stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
10. Traffic cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown, the owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.
13. All existing structures, curb, pavement, and vegetation within the construction limits shall be removed, unless otherwise noted on the plans.
14. Demolition shown on plans does not represent the full extent of what demolition may be required for completion of all proposed construction and are shown for informational purposes only. Contractor shall verify all required demo prior to site disturbance.

EARTHWORK NOTES:

1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
2. **CLEARING AND GRUBBING:** Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement expense.
3. **TOPSOIL:** Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas delimited by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. **proof rolling:** Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative. The proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. **EARTHWORK:**
 - A. **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report.
 - B. **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
 - C. **FILLS:** All fills shall be considered controlled or structural fill and shall be free of foreign, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material shall be pre-approved by the Engineer prior to placement.
 - D. **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fill measurement), unless otherwise approved by the Geotechnical Engineer.
 - E. **COMPACTION REQUIREMENTS:** All compaction shall conform with the recommendation of the Geotechnical report.
7. **TESTING AND INSPECTION:** Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. **SEEDING:** All areas disturbed by earthwork operations in the right-of-way shall be seeded.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Olathe minimum design standards.
2. The contractor shall keep a full set of City of Olathe Standard Details on site at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that remain, and coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at 913-937-9311 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. KCMMB or approved equal, unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing pavement to remain which results from new construction shall be replaced with like materials at contractor's expense. Concrete Pavement shall be replaced to the nearest existing joint.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. If all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.
14. Concrete pavement joints shall be constructed as follows (refer to landscape plans for specific treatment of these areas)
 - A. Control joints spaced at intervals not greater than 12 feet and tooled to the slab thickness
 - B. Construction joints at the end of each pour and when operations are suspended for 30 minutes or more
 - C. Isolation joints placed where the pavement abuts the building, drainage structures, and other fixed structures, constructed with a 2" nonextruding fillet closed-cell foam.
 - D. All expansion joints shall be filled and sealed with a plastic joint sealant material.

PAVEMENT MARKING AND SIGNAGE NOTES

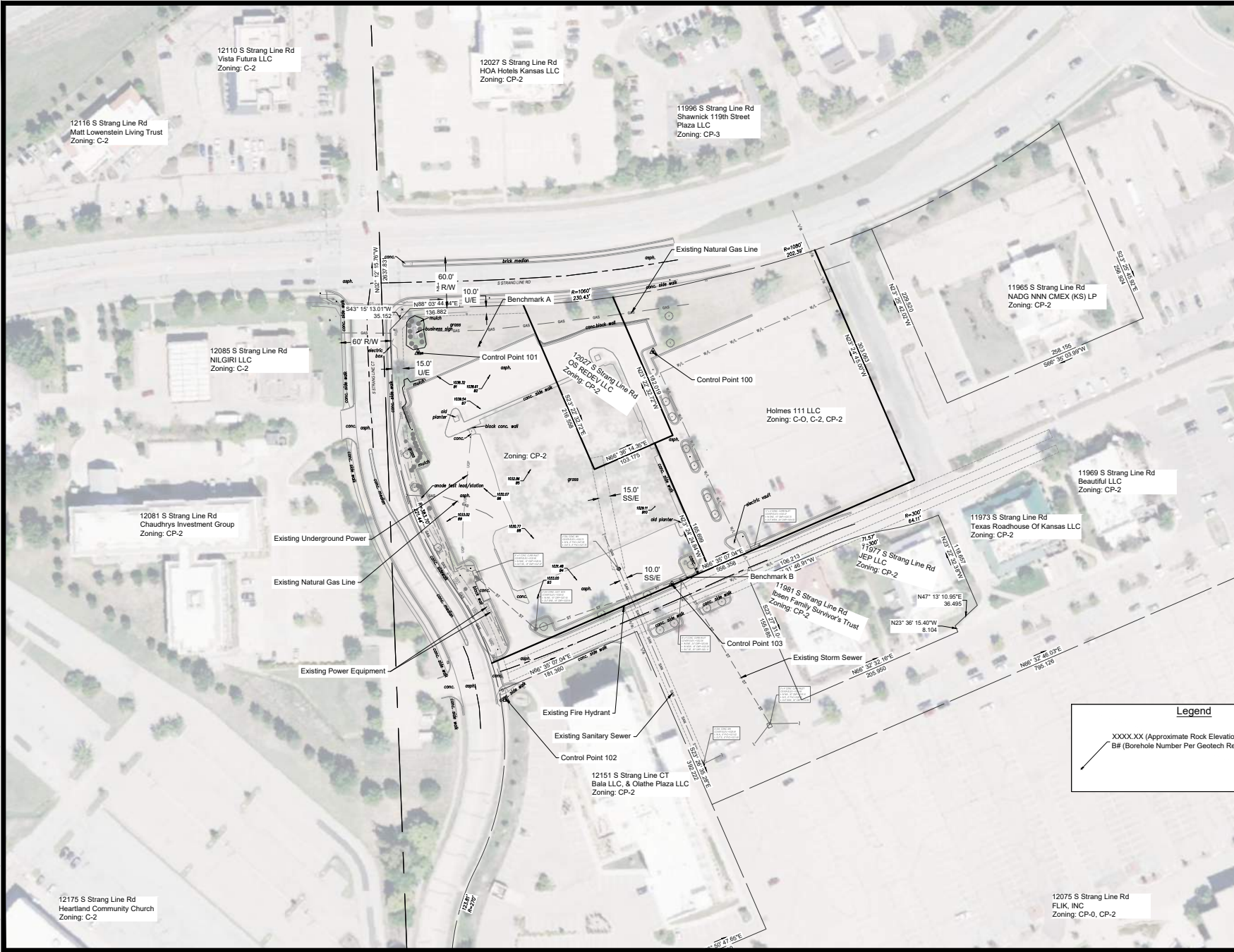
1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices".
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturer's recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

SITE UTILITY NOTES

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility Companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must locate the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Johnson, Olathe Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete approved fire protection and domestic water system. If not furnished or installed by the Board of Public Utilities, Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Olathe, Kansas.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Olathe.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Olathe, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility line to the building structures. This will include conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill materials to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench construction.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Storm sewer pipe drains(s) shall be as follows (unless otherwise shown on plans):
 - PVC SDR 35 per ASTM D3034, for pipes less than 12" deep.
 - PVC SDR 26 per ASTM D3034, for pipes 12" to 20" deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
 - For 8" and larger: ductile iron pipe per AWWA C150
 - Between 2" and 6": copper tube type "K" per ANSI B16.22 or ductile iron pipe per AWWA C150
 - For smaller than 2": copper tube type "K" per ANSI B16.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151/Class 50).
22. All underground storm, sanitary, water and other utility lines shall be installed, installed and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

NO.	DATE	DESCRIPTION
1	08/04/2020	Job-PPF-04/2020
2	08/04/2020	Job-PPF-04/2020
3	07/20/2020	ORIGINAL SAVED
NO	DATE	DESCRIPTION
1	08/04/2020	CREATED BY TCD
2	08/04/2020	NO

Revised
Sheet 09 - 2025-3-21 PM
12175 S Strang Line Rd
Heartland Community Church
Zoning: C-2



Legend

XXXX.XX (Approximate Rock Elevation per Geotech Report)
B# (Borehole Number Per Geotech Report)

Preliminary Development Plan

25-0122

HOMEWOOD SUITES - OLATHE, KS


Olathe, Johnson County, Kansas

Existing Conditions

1	06/02/2025	3rd PDF Submittal
2	08/02/2025	2nd PDF Submittal
3	07/02/2025	CONCRETE SUBMITTAL
NO DATE	REVISION	

Drawn By
TCD

Checked By
MEL



Renaissance
Infrastructure
Consulting

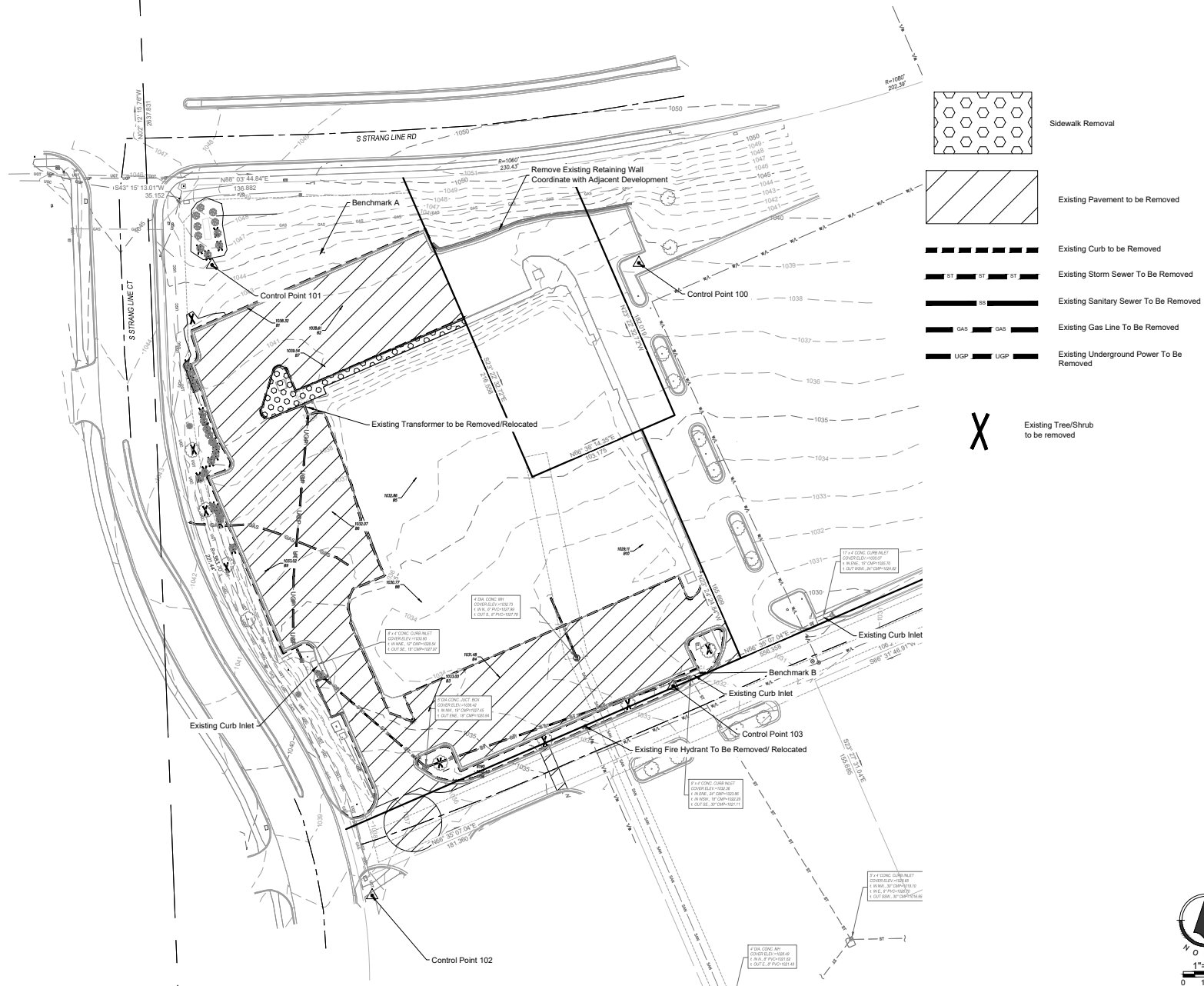
400 E 17th Street
Kansas City, Missouri 64108
www.ri-consult.com
816.800.0950

E-1814
KS Certificate of Authority

Sheet

C03

Revised: 09/20/2020, 3:27 PM
Drawn: 09/20/2020, 3:27 PM
Checked: 09/20/2020, 3:27 PM
Project: 2020-03-01-001



Revised: 09/25/2024
Drawn: 09/25/2024
Checked: 09/25/2024
Title: Preliminary Development Plan

Lot Information

Total Lot Area: 95,832 s.f.
Total Open Space: 23,419.99 s.f. (24.44%)
Required Open Space: 19,166 s.f. (20.00%)

Legend:
Greenspace



Drawn By: TCD
Checked By: MBS

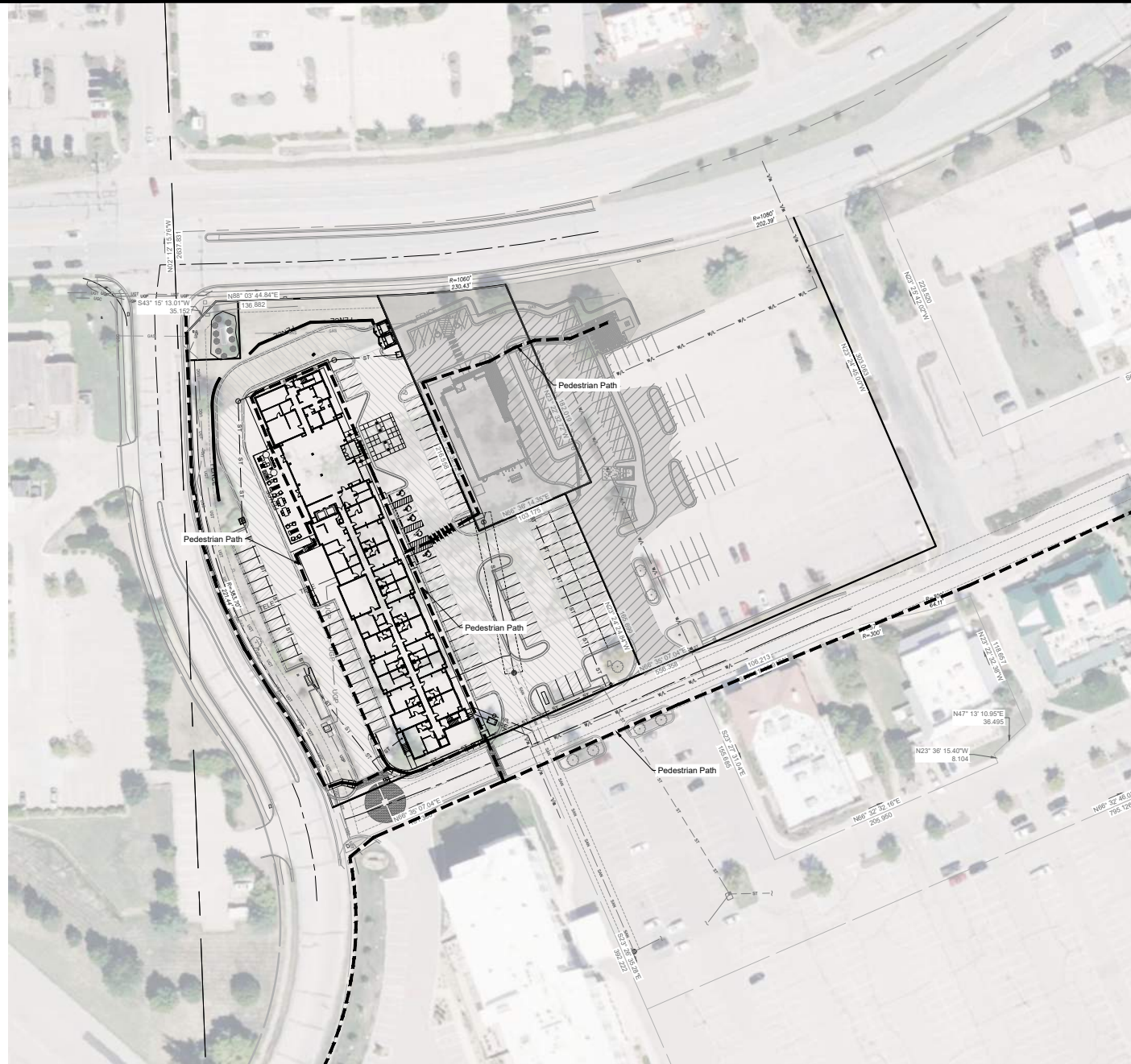
No. Date Revision

1	09/25/2024	Initial
2	09/25/2024	Initial
3	09/25/2024	Initial

Open Space

Preliminary Development Plan
25-0122
HOMEWOOD SUITES - OLATHE, KS
Olathe, Johnson County, Kansas

Revised: 05/09/2024
Drawn: 05/09/2024
Checked: 05/09/2024
Project: 25-0122



----- Pedestrian Path



Preliminary Development Plan


25-0122

HOMEWOOD SUITES - OLATHE, KS

Olathe, Johnson County, Kansas

Pedestrian Path Plan

1	06/02/2024	3rd PDP Submittal	
2	06/03/2024	3rd PDP Submittal	
3	07/02/2024	CRACKING SUBMITTAL	
NO.	DATE	REVISION	
DRAWN BY	TCD	CHECKED BY	MEB



Renaissance

Infrastructure Consulting

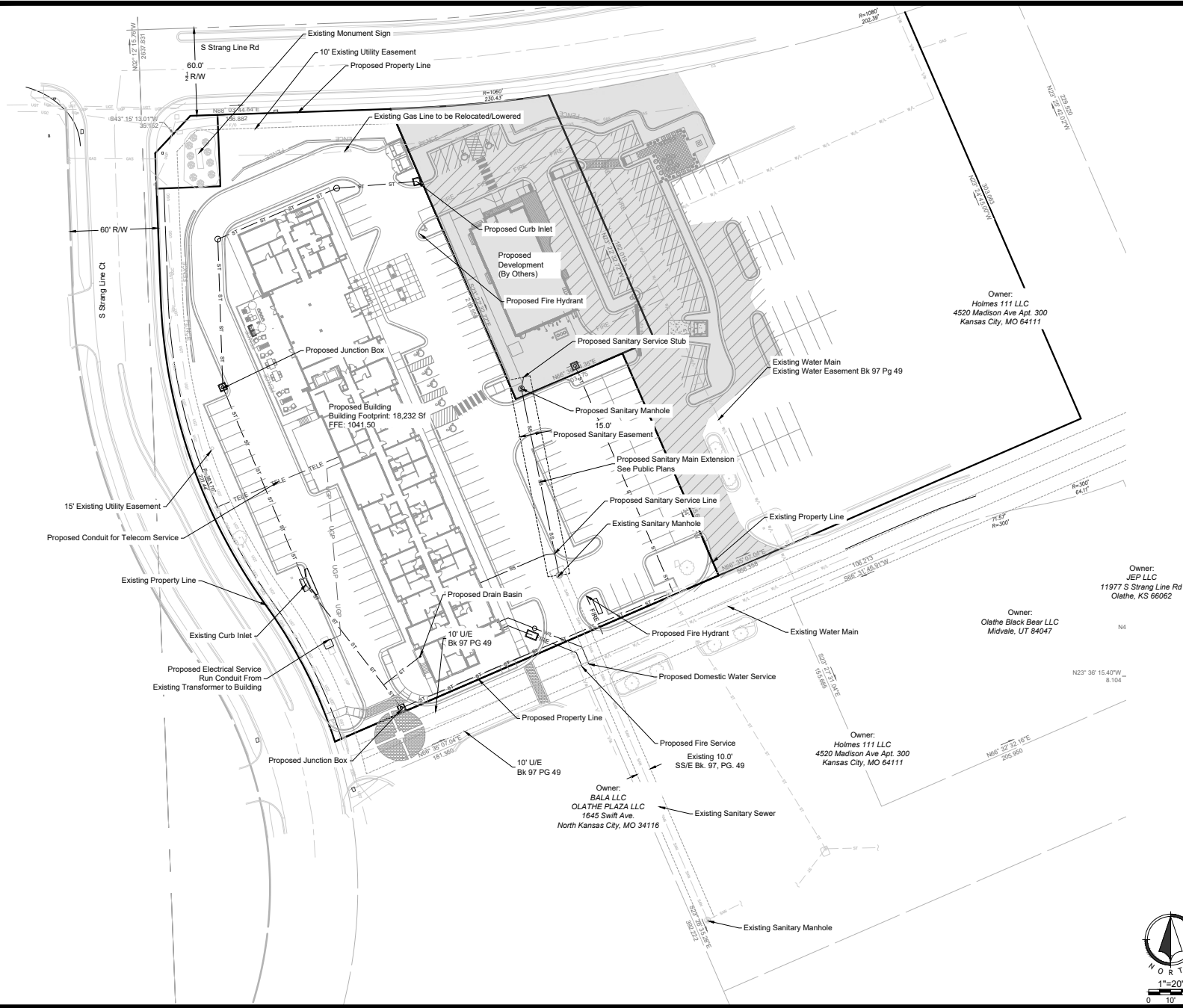
400 E 17th Street
Kansas City, Missouri 64108
816.800.0967
www.riconsult.com

KS Certificate of Authority: E-1814

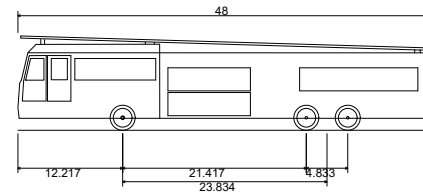
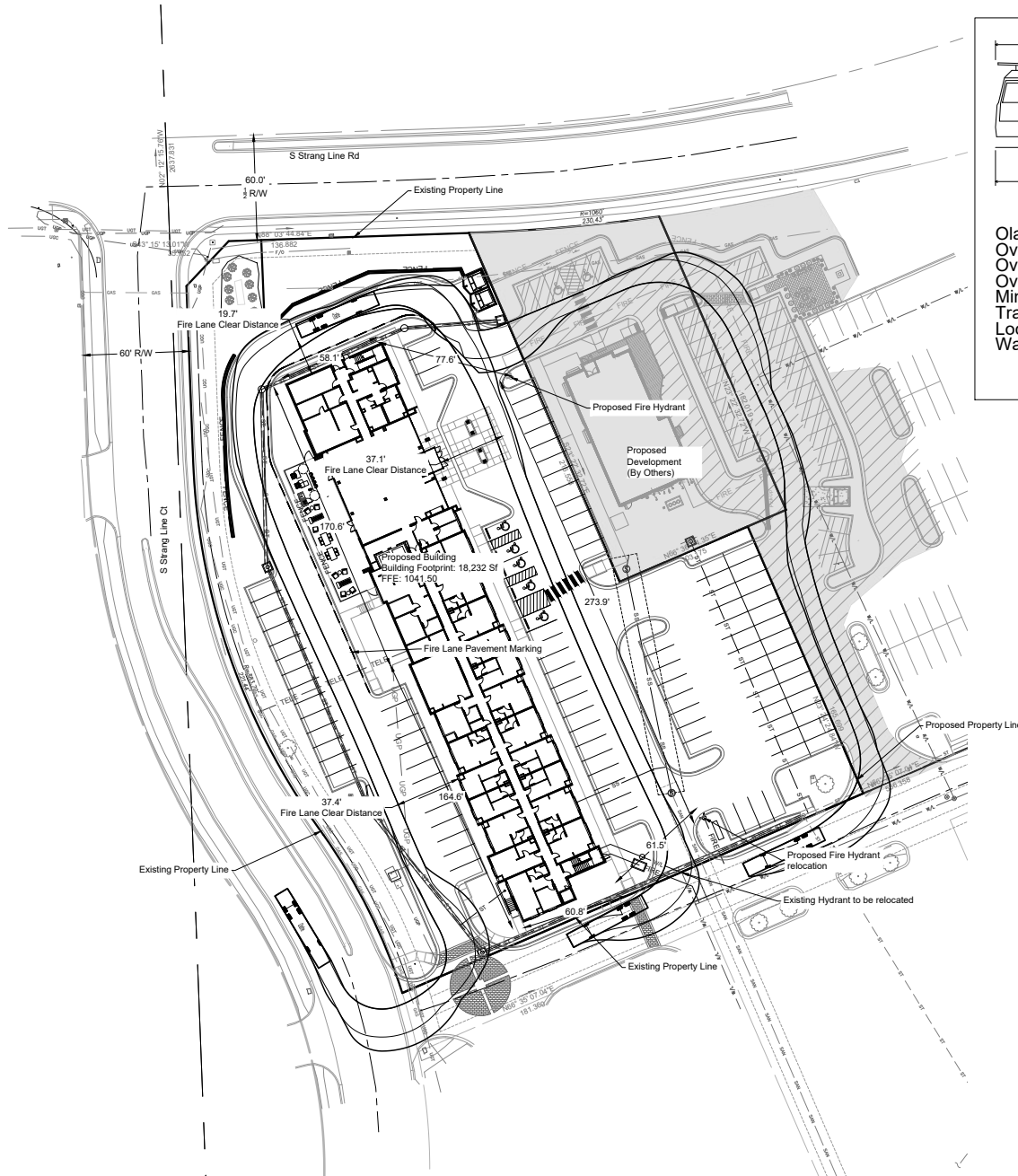
Sheet

C06b

Revised
Date: 09-2020-3-22
Drawn By: JEP
Checked By: MJB
Title: Preliminary Development Plan
Project: HOMEWOOD SUITES - OLATHE, KS
Sheet: C07



Revised
Date: 09-2020-3-22
Drawn by: [Name]
Checked by: [Name]



Olathe
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

48.000ft
8.333ft
11.000ft
1.393ft
8.333ft
6.00s
47.583ft

Preliminary Development Plan

25-0122
HOMEWOOD SUITES - OLATHE, KS
Olathe, Johnson County, Kansas

Fire Plan

1	09/02/20	3rd POP Submittal
2	09/02/20	2nd POP Submittal
3	07/02/20	ORIGINAL SUBMITTAL
NO.	DATE	REVISION
DRAWN BY	TCD	CHECKED BY
		MEB

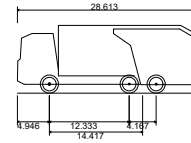
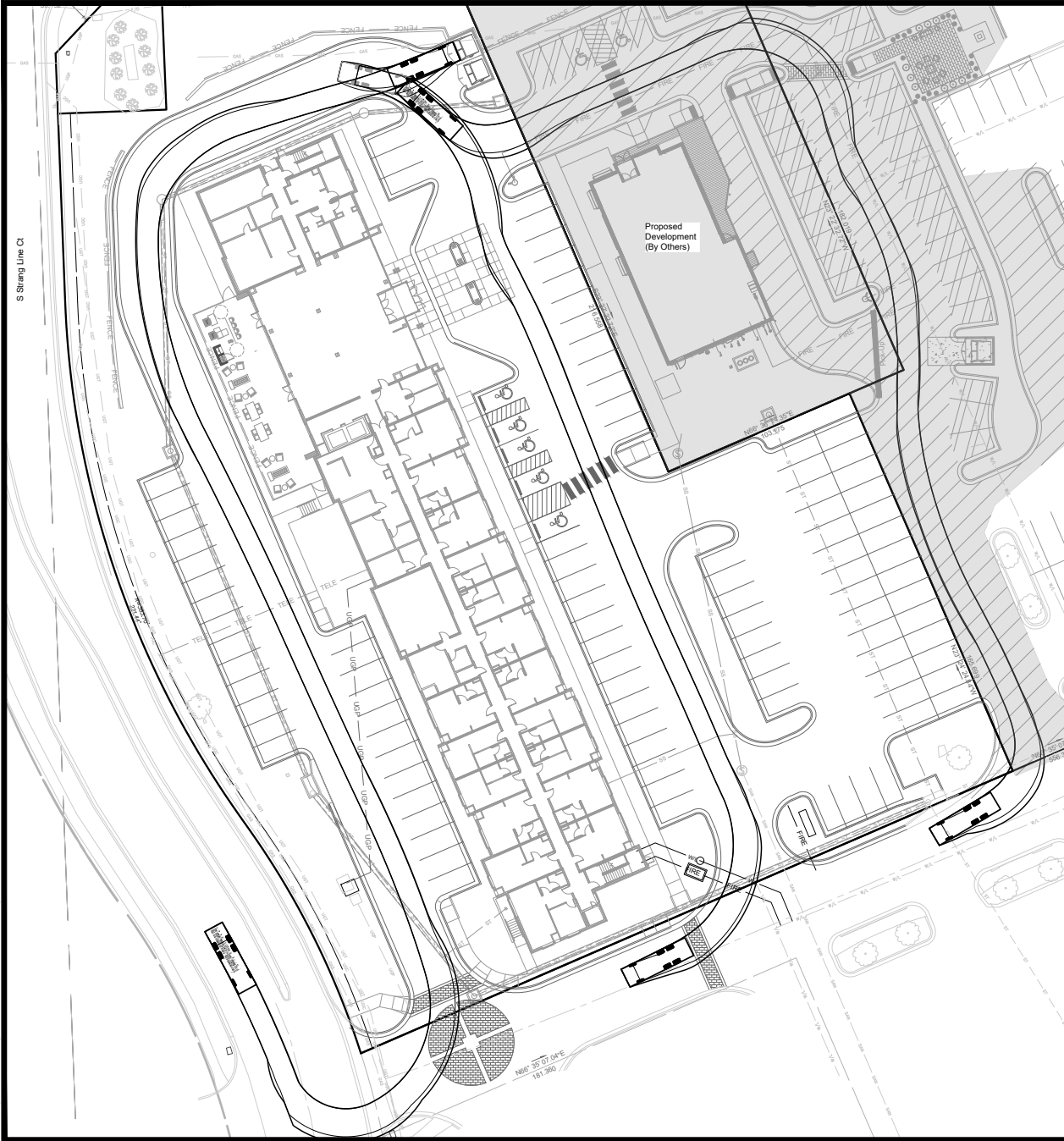
Renaissance
Infrastructure
Consulting

400 E 17th Street
Olathe, KS 66061
816.800.0967
www.ri-consult.com

KS Certificate of Authority: E-1814

Sheet
C08

S Strong Line Ct



Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd
Overall Length 28.613ft
Overall Width 8.946ft
Overall Body Height 12.333ft
Min Body Ground Clearance 14.217ft
Track Width 4.187ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 33.500ft



Drawn by: TCO
Checked by: MBS

1	06/02/20	3rd PDP Submittal
2	08/02/20	2nd PDP Submittal
3	07/02/20	Original Submittal

NO DATE REVISION

Garbage Truck Routing Plan

Preliminary Development Plan
25-0122
HOMEWOOD SUITES - OLATHE, KS
Olathe, Johnson County, Kansas

Sheet
C09



3	09/04/2025	3rd POP Submittal
2	08/25/2025	2nd POP Submittal
1	07/30/2025	ORIGINAL SUBMITTAL
NO.	DATE	REVISION

OLATHE TREE PRESERVATION

Tree Preservation (Per UDO 18.30.240)

Protected Tree Designations: 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. The applicant may omit trees that are not considered significant from the tree survey.






Required: 30% significant trees preserved (up to 90% of sig. trees mitigated) for nonresidential use

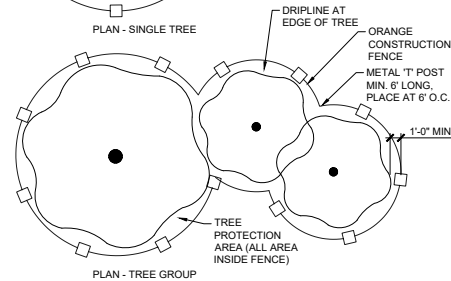
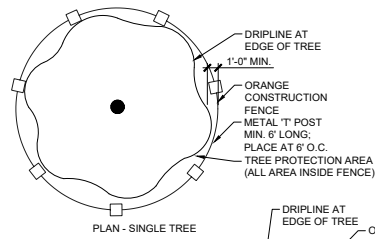
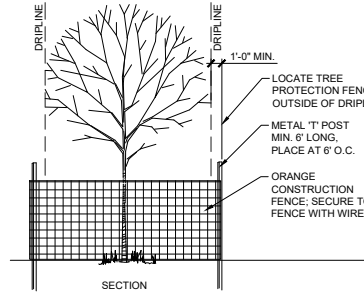
Provided: Total Existing: 57 cal. in. @ 30% = 17 cal. in. to be preserved/mitigated
Existing to be preserved: 33 cal. in. (58%)

EXISTING PLANT LEGEND

SYMBOL BOTANICAL / COMMON NAME

EXISTING PLANTS

-  Existing Conifer Tree to Remain
-  Existing Deciduous Tree to Remain
-  Existing Deciduous Tree to be Removed
-  Existing Shrub to be Remain
-  Existing Shrub to be Removed



TREE PROTECTION DETAIL - NTS

Existing shrubs around monument sign to remain. Any plants damaged or disturbed during construction shall be replaced in-kind by Contractor

Existing 8" Pine to remain and be protected during construction

Existing 10" Pine to remain and be protected during construction

Existing 3" Tree to remain and be protected during construction

Tree protection fencing - TYP. RE: Detail, this sheet

Shrubs to be removed - TYP.

Existing 12" Tree to remain and be protected during construction

Existing 12" Tree to be Removed

Existing 12" Tree to be Removed



OLATHE LANDSCAPE CALCULATIONS

Street Trees (Per UDO 18.30.130.G)

Required: 1 tree / 40' street frontage
Provided: Strang Line Road (137') = 3 trees
Strang Line Court (430') = 11 trees (includes 3 existing)
South Private Drive (178') = 4 trees (includes 1 existing)

Screening (Per UDO 18.30.130.I)

Required: All exterior-mounted equipment and trash screened from public view
Provided: As required

Buffer (Per UDO 18.30.130.J)

Required: Type 1: 10' width buffer = 1 shade, 1 ornamental, 1 evergreen, + 20 shrubs / 100'
Provided: South Property Line: 178 LF = 2 shade, 2 ornamental, 2 evergreen, 36 shrubs

Nonresidential Landscaping (Per UDO 18.30.130.L)

Applicability: Where a street separates a nonresidential use from property zoned or designated on the Comprehensive Plan Map for nonresidential use

Required: 10' width, 1 shade or evg tree / 50' street frontage + 1 ornamental / 3 trees
Provided: North Property Line (137') = 3 evergreen, 1 ornamental
West Property Line (430') = 1 shade, 8 evergreen, 3 ornamental

Parking & Vehicular Use Areas: Perimeter (Per UDO 18.30.130.M.2)

Required: cont. shrub hedge min. 3' ht. adj. to ROW
Provided: cont. shrub hedge where applicable

Parking & Vehicular Use Areas: Interior (Per UDO 18.30.130.M.3)

Required: 1 island / 20 parking spaces, 1 shade tree / island, landscape aisles & strips min. 10' width (20' width with pedestrian walkway); 1 tree / 30' landscape aisle/strip
Provided: 106 parking stalls = 5 islands & 5 shade trees

Building Facade/Foundation Landscaping (Per UDO 18.30.130.O)

Applicability: Nonresidential developments. Does not apply to building facades abutting a sidewalk or the rear yard.
Building facades adjacent to public ROW or a parking lot.

Required: Landscape area equivalent to 25% building facade with 75% plant coverage; shrubs must be 3' ht.; deciduous & ornamental trees incorporated where appropriate. Planting areas must have a minimum width of either six (6) feet or the equivalent of twenty (20) percent of the building facade height as measured from the ground elevation to the top of the wall or parapet, whichever is greater.
Provided: West: 75% coverage min.
North: adjacent to sidewalk
East: 75% coverage min.
South: not facing public ROW or parking lot

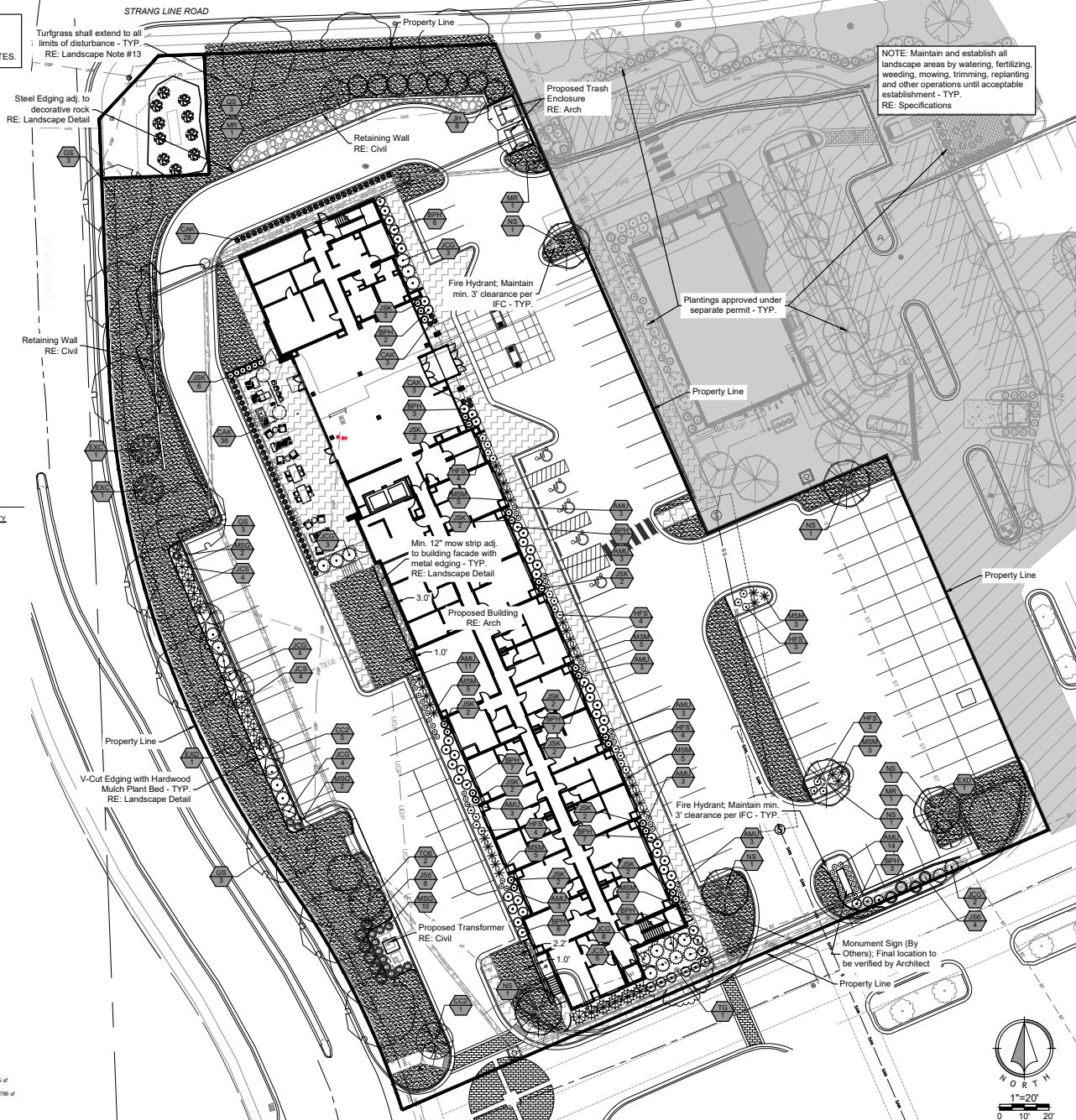
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	QS	Quercus macrocarpa 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	BBB	9
	NS	Nyssa sylvatica 'Wildfire' / Black Gum	2.5" Cal.	BBB	6
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	BBB	3
	TG	Taxus canadensis 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	BBB	1
EXISTING PLANTS					
	EXC	Existing Conifer Tree	---	---	2
	EXD	Existing Deciduous Tree	---	---	4
EVERGREEN					
	JSB	Juniperus chinensis 'Spartan' / Spartan Juniper	6" Ht.	BBB	10
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	6" Ht.	BBB	8
	TO6	Thuja standishii x plicata / Green Giant Arborvitae	6" Ht.	BBB	2
ORNAMENTAL					
	CC2	Cercis canadensis 'Forest Palmy' TM / Forest Palmy Redbud	1.5" Cal.	BBB	4
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	1.5" Cal.	BBB	3
SHRUBS					
	AMJ	Azalea melanocarpa 'VICONAM185' / Low Slope MountB Black Chodaberry	1 Gal.	---	49
	BPH	Hydrangea paniculata 'TLV080' / Boboli Parade Hydrangea	3 Gal.	---	57
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	---	22
EVERGREEN SHRUBS					
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal., 18"-24" Ht. Min.	---	24
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal., 18"-24" Ht. Min.	---	14
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5"-6" Ht. min.	---	29
GRASSES					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	---	70
	MSO	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	---	14
	MSM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal.	---	33
GROUND COVERS					
	DG	Mow Strip Decorative Gravel. RE: Notes & Specifications / 1"-3" Missouri Rainbow from Local Source	MULCH	---	735 sf
	TF	Turfgrass Soil Fescue Mix. RE: Notes & Fescue Soil	800	---	17,786 sf

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

GENERAL NOTE

1. REFER TO SHEET L03 FOR LANDSCAPE DETAILS AND NOTES.



NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

Plantings approved under separate permit - TYP.

Min. 12" mow strip adj. to building facade with metal edging - TYP
RE: Landscape Detail

Proposed Building
RE: Arch

Proposed Transformer
RE: Civil

Fire Hydrant; Maintain min. 3' clearance per IFC - TYP

Fire Hydrant; Maintain min. 3' clearance per IFC - TYP

Monument Sign (By Others; Final location to be verified by Architect)

Preliminary Development Plan

25-0122
HOMEWOOD SUITES - OLATHE, KS
Olathe, Johnson County, Kansas

Landscape Plan

1	08/02/2025	3rd POP Submittal
2	08/02/2025	3rd POP Submittal
3	07/02/2025	ORIGINIAL SUBMITTAL
NO.	DATE	REVISION
DRAWN BY: AEL		
CHECKED BY: AEL		

Renaissance Infrastructure Consulting
8652 Pershing Lane
Lenexa, Kansas 66159
www.riconsult.com
913.317.9907
KS Certificate of Authority: E-1814

Sheet
L02

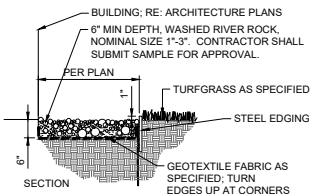
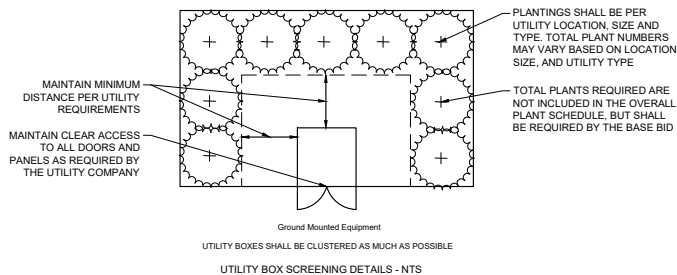
GENERAL LANDSCAPE REQUIREMENTS

- TREES MUST NOT BE PLACED WITHIN 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.
- PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNER.
- 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.
- 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.
- 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 MAY BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- ALL EXTERIOR-MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- 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 ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ANY LANDSCAPE MATERIAL TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THE BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



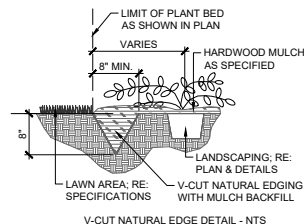
NOTES:

- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
- ALL JOINTS SHALL BE SECURELY STAKED
- CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE
- ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
- GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER GRAVEL INSTALLATION.

MOW EDGE DETAIL - NTS

NOTES:

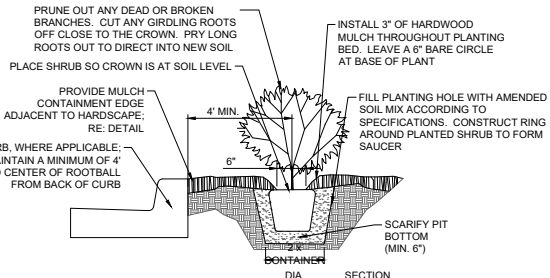
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS

NOTES:

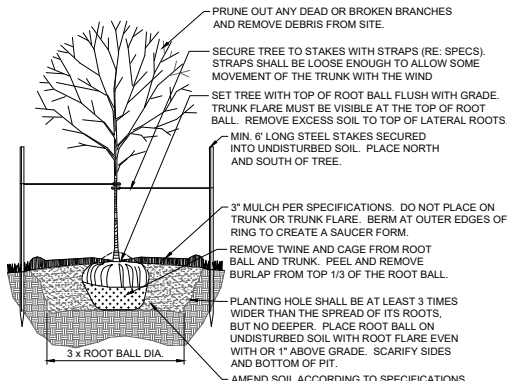
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



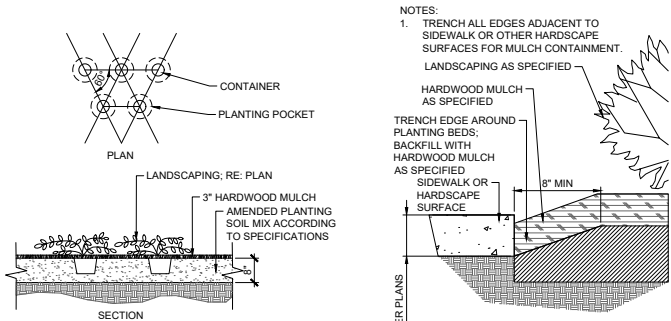
NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4\"/>

SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

MULCH CONTAINMENT DETAIL - NTS

1	06/06/2025	3rd PDF Submittal
2	06/06/2025	3rd PDF Submittal
3	07/06/2025	CONCRETE SUBMITTAL

NO DATE REVISION

DRAWN BY: AEL CHECKED BY: AEL

www.falcon.com

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting

913.317.9900

www.falcon.com

8632 Pershing Lane

Lenexa, Kansas 66159

KS Certificate of Authority

E-1814

Renaissance Infrastructure Consulting