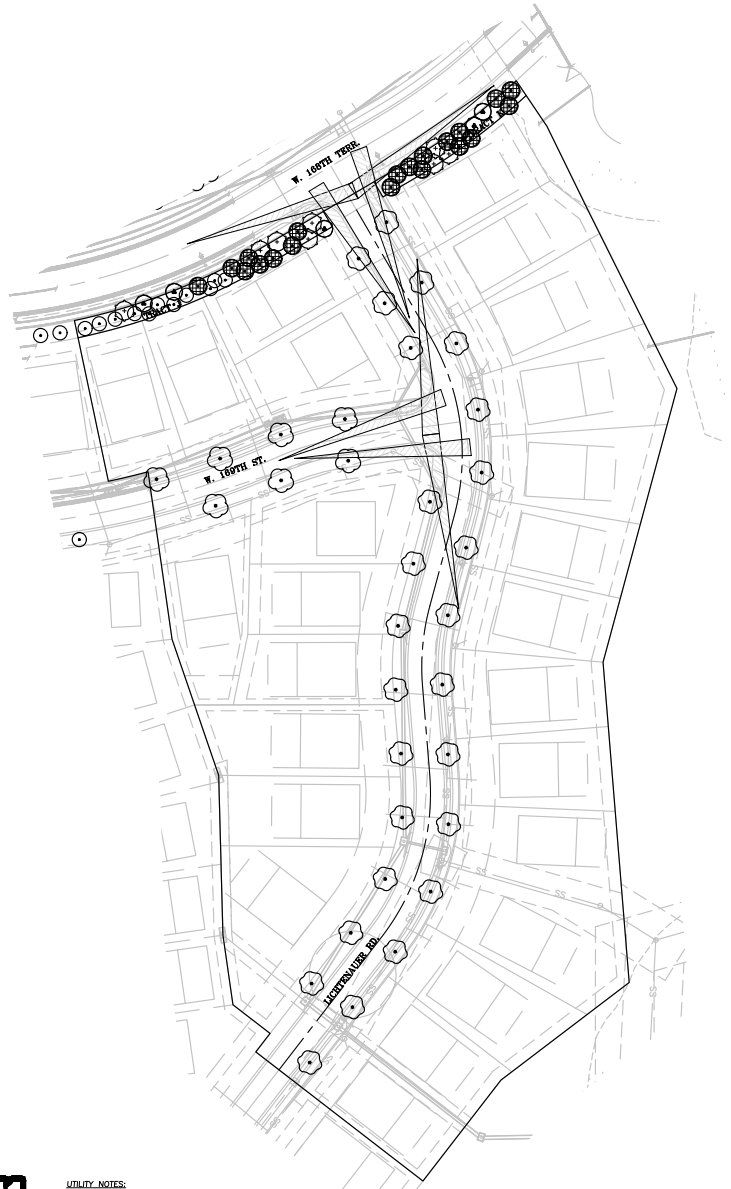
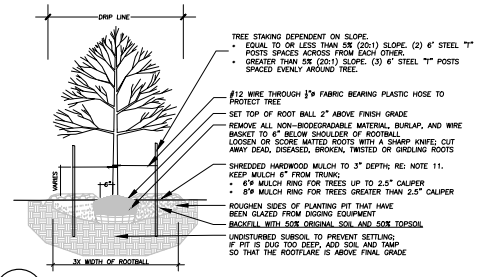
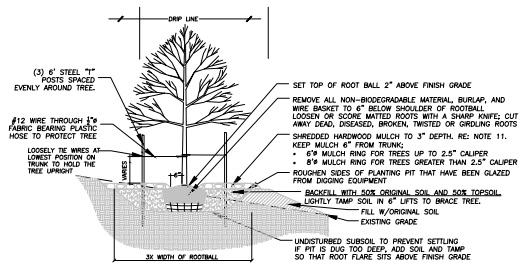




1 DECIDUOUS TREE PLANTING DETAIL

NTS



2 TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE)

NTS

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
3. ALL SHRUBS SHALL BE LOCATED OUTSIDE OF SIGHT DISTANCE TRIANGLES. DECIDUOUS STREET TREES IN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED TO 6' HEIGHT TO PROVIDE VISUAL ACCESS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF EVERGREEN TREES ARE LOCATED IN SIGHT DISTANCE TRIANGLES PRIOR TO INSTALLATION.
4. PROVIDE AND INSTALL PERENNIAL TURFGRASS SOD IN ALL DISTURBED SOIL AREAS ON-SITE AND ANY DISTURBED STREET RIGHT-OF-WAY. THIS EXCLUDES AREAS CLEARLY IDENTIFIED AS PLANTING BEDS, MULCH RINGS, OR WHERE SPECIFIC INSTRUCTIONS TO THE CONTRARY ARE EXPLICITLY STATED ON CONSTRUCTION DOCUMENTS.
5. ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.
6. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
7. NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.
9. ALL MATERIALS INSPECTED ON SITE AND FOUND TO BE UNACCEPTABLE DUE TO EVIDENCE OF DISEASE, INSECTS, OR FUNGAL GROWTH SHALL BE REMOVED FROM THE SITE ON THE DAY OF THE INSPECTION.
10. ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
11. BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO ALL PLANT BEDS & TREE MULCH RINGS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
13. CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH OLATHE MUNICIPAL CODE 18.30.1.30.G.6. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G., DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.
14. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.
15. "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR. "LANDSCAPE ARCHITECT" SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
16. ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLATHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
17. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
18. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF OLATHE.

18.30.130.G Street Tree Calculations

One Tree Per 40 lineal feet of street (average spacing)

Type	Quantity	Measurement	Street Trees	
W. 169th Street	272	LF	7	Required
			0	Existing
			7	Provided
Lichtenauer Road	798	LF	26	Required
			0	Existing
			26	Provided
Total Street Trees Required			33	total
Total Street Trees Existing & Provided*			33	total
***Note: additional street trees to accommodate residential lot requirement:**				
Residential Lots	25	lots	min. 1 street tree per lot	
of which	4	corners	min. 2 street trees per lot	

18.30.130.H.4 Master Landscape/Screening

Street Name	Road Type	Location	Frontage Length (lf)	Buffer Width	Plantings	Evergreen Trees	Shade Trees	Ornamental Trees
W. 168th Terrace	Arterial	Tract J	233	15 ft.	Required	19	5	3
					Existing	11	0	0
					Provided	8	5	3
W. 168th Terrace	Arterial	Tract K	149	15 ft.	Required	12	3	2
					Existing	0	0	0
					Provided	12	3	2

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	EX	Existing Tree / var.	—	34
EVERGREEN TREES				
	JUN CAN	Juniperus virginiana 'Corcorii' / Corcorii' Eastern Redcedar	8' Ht.	20
ORNAMENTAL DECIDUOUS				
	PAR VAN	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	1.5" Cal.	5
STREET TREES				
	COR TUR	Corylus colurna / Turkish Filbert	2" Cal.	8
	QUE BIC	Quercus bicolor / Swamp White Oak	2.5" Cal.	7
	ULM DYN	Ulmus parvifolia 'Dynasty' / Dynasty Lacebark Elm	2.5" Cal.	28

Sight Triangle

SCALE: 1"=50'

0' 50' 100'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

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