



- A. 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.
- B. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE MUST BE REMOVED FROM THE PROJECT AND PLANTS MUST BE REPLACED AT THE DEVELOPER'S EXPENSE.
- C. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.
- D. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, PRUNING, FERTILIZING, MULCHING OR OTHER MAINTENANCE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
- E. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY. THE CITY MAY ALSO REMOVE 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.
- F. NO TREE, SHRUB, OR HOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
- G. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT
- H. NO TREES WILL BE PLACED WITHIN PUBLIC UTILITY EASEMENTS
- I. ALL LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.
- J. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES WITH PLANTING. LEAST TWO FEET OF THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.

1. DEFINITIONS - "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 BEEN DESIGNATED AS THE DESIGN PROFESSIONAL FOR THIS PROJECT. THE LANDSCAPE ARCHITECT'S 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 OF THE STANDARD SPECIFICATIONS, OR THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.

3. ALL PLANT SPECIFICATIONS SHALL INCLUDE ALL UTILITIES AND THE LOCATION OF ANY PLANT MATERIAL. 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 ARCHITECT IMMEDIATELY BY LETTER. ANY CORRECTIONS TO THE DRAWINGS SHALL BE IN WRITING. ANY NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

4. ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK. STOCK IS 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.

5. ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SHEET 11 FOR PLANT SCHEDULE. 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 SPECIFICATIONS WILL BE REQUIRED TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

7. ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES WITH CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.

8. 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.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.

10. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.

12. BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND TREE MULCH RINGS.

13. PROVIDE AND INSTALL IRRIGATION SYSTEM, DESIGN AND INSTALLATION OF ANY ADDITIONAL IRRIGATION ZONES SHALL BE APPROVED BY THE OWNER ONLY AFTER AWARD OF CONTRACT.

14. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES,

15. AND PLAN REPORT REQUIREMENTS OF THE CITY OF OLAHE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO LAHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
16. CONTRACTOR SHALL OBTAIN AN ANNUAL GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH LAHE MUNICIPAL CODE 18.30.130.6.6. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK. IN THE EVENT OF ANY 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 SHALL BE RESPONSIBLE FOR OBTAINING AN INSTANTATION TIMEFRAME FOR REPLANT MATERIALS IN ORDER AS TO OCCUR DURING NORMAL ANNUAL SEASONING.



Know what's below.
Call before you dig.

1-800-445-2222
 1-800-445-2222
 1-800-445-2222
 1-800-445-2222

NOTES ON CONTRIBUTORS



LANDSCAPE DETAILS

CENTAUR ANIMAL HEALTH
LOT 5, OLATHE INDUSTRIAL TRACTS, THIRD PLAT
1225 W. PITTMAN ST. OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	No.	Date	Response	By	App.
25-0671	1.	10-15-2025	REVISED PER STAFF COMMENTS	DEB UNF	
25-0671	2.	10-30-2025	REVISED PER STAFF COMMENTS	DEB UNF	
25-0671	3.				
25-0671	4.				
25-0671	5.				
25-0671	6.				
25-0671	7.				
25-0671	8.				
25-0671	9.				
25-0671	10.				
25-0671	11.				
25-0671	12.				
25-0671	13.				
25-0671	14.				
25-0671	15.				
25-0671	16.				
25-0671	17.				
25-0671	18.				
25-0671	19.				
25-0671	20.				
25-0671	21.				
25-0671	22.				
25-0671	23.				
25-0671	24.				
25-0671	25.				
25-0671	26.				
25-0671	27.				
25-0671	28.				
25-0671	29.				
25-0671	30.				
25-0671	31.				
25-0671	32.				
25-0671	33.				
25-0671	34.				
25-0671	35.				
25-0671	36.				
25-0671	37.				
25-0671	38.				
25-0671	39.				
25-0671	40.				
25-0671	41.				
25-0671	42.				
25-0671	43.				
25-0671	44.				
25-0671	45.				
25-0671	46.				
25-0671	47.				
25-0671	48.				
25-0671	49.				
25-0671	50.				
25-0671	51.				
25-0671	52.				
25-0671	53.				
25-0671	54.				
25-0671	55.				
25-0671	56.				
25-0671	57.				
25-0671	58.				
25-0671	59.				
25-0671	60.				
25-0671	61.				
25-0671	62.				
25-0671	63.				
25-0671	64.				
25-0671	65.				
25-0671	66.				
25-0671	67.				
25-0671	68.				
25-0671	69.				
25-0671	70.				
25-0671	71.				
25-0671	72.				
25-0671	73.				
25-0671	74.				
25-0671	75.				
25-0671	76.				
25-0671	77.				
25-0671	78.				
25-0671	79.				
25-0671	80.				
25-0671	81.				
25-0671	82.				
25-0671	83.				
25-0671	84.				
25-0671	85.				
25-0671	86.				
25-0671	87.				
25-0671	88.				
25-0671	89.				
25-0671	90.				
25-0671	91.				
25-0671	92.				
25-0671	93.				
25-0671	94.				
25-0671	95.				
25-0671	96.				
25-0671	97.				
25-0671	98.				
25-0671	99.				
25-0671	100.				

SHEET

L200

