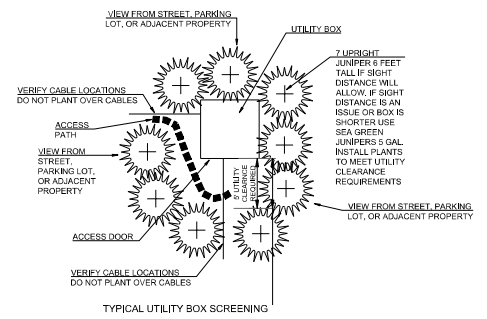
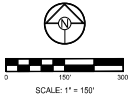
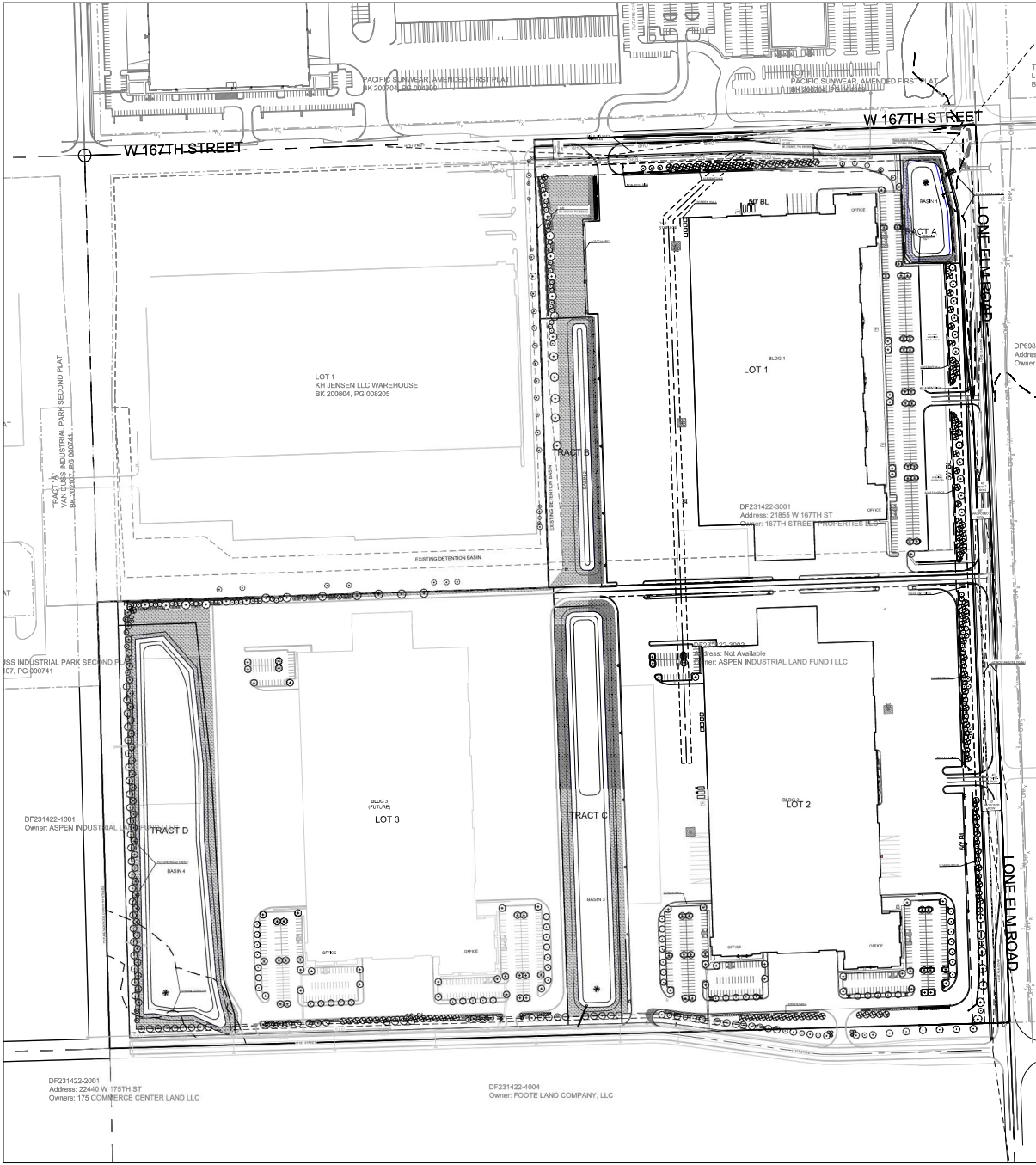




- NOTES:**
1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS RULE 1 LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVEYING ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLANT QUANTITIES AND NUMBER OF SYMBOLS SHALL SURPRISE QUANTITIES IN THE SCHEDULE.
 3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALLED AND UNDERGIRD TREES SHALL BE REJECTED.
 5. ALL SHRUBS TO BE PLANTED OR SCREENING SHALL BE 3'4" HIGH AT TIME OF PLANTING.
 6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 2" MIN. DEPTH OF MULCH AND A "SOOTY" SOIL.
 7. ALL TREES SHALL HAVE A MIN. 3" DBH. AND THAT HAS 2' MIN. DEPTH OF WOOD MULCH.
 8. ALL TURF AREAS SHALL BE SOGGED IN A 10% SLOPE INDICATED ON THE PLANS. THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE BASED ON THE ACTUAL AREA DISTURBED DURING CONSTRUCTION. ALL DISTURBED AREAS TO BE LAWN SHALL BE ESTABLISHED WITH TURF BY INSTALLING SOIL OR SEED PER THE PLAN. TURF IN THE DISTURBED AREAS IS OUTSIDE OF THE BOUNDARY SHOWN ON THE PLAN. UTILITY CONNECTION CONTRACTORS STAGING AREAS AND OTHER DISTURBED AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHOWN ON THESE PLANS SHALL BE SEED WITH GRASS.
 9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE PRIOR TO INSTALLATION.
 10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
 11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
 12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FROM BACK OF CURB TO THE CENTER OF DRIVEWAY OR CAR DRIVING IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
 13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOIL THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
 14. AN IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED ON A REGULAR BASIS FOR ALL LANDSCAPE AREAS PER CITY REQUIREMENT.
 15. AT THE POINT OF WORK IN OR ON THE SIDEWALK, 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.
 16. FOUNDATION PLANTINGS AREAS SHALL HAVE A MINIMUM WIDTH OF EITHER SIX FEET OR THE EQUIVALENT OF TWENTY FIVE PERCENT (25%) OF THE BUILDING FACE.
 17. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL, AND/OR TELEPHONE CABINETS, TRANSFORMERS, AIR CONDITIONING UNITS, ETC.) SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING PLANTINGS AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING EVERY SPACE AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
 18. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
 19. 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.
 20. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
 21. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTIONS BY THE PLANNING OFFICIAL, OR DESKTOP.
 22. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPING AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THE MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING OR OTHER MAINTENANCE. IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
 23. 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.
 24. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
 25. NO TREES WILL BE PLANTED WITHIN 10 FEET OF A STREET LIGHT.
 26. 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.

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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

FTI

PRELIMINARY DEVELOPMENT PLAN

167TH STREET AND LONE ELM ROAD

OLATHE, KANSAS

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
06-20-2018	UTILITY COMMENTS	DF	06-20-2018	UTILITY COMMENTS	DF
07-15-2018	UTILITY COMMENTS	DF	07-15-2018	UTILITY COMMENTS	DF
07-23-2018	UTILITY COMMENTS	DF	07-23-2018	UTILITY COMMENTS	DF
08-01-2018	UTILITY COMMENTS	DF	08-01-2018	UTILITY COMMENTS	DF
08-01-2018	UTILITY COMMENTS	DF	08-01-2018	UTILITY COMMENTS	DF
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08-01-2018	UTILITY COMMENTS	DF	08-01-2018	UTILITY COMMENTS	DF
08-01-2018	UTILITY COMMENTS	DF	08-01-2018	UTILITY COMMENTS	DF

OVERALL LANDSCAPE PLAN

SHEET

L1.0

