



## STAFF REPORT

Planning Commission Meeting: July 8, 2024

<b>Application:</b>	<b>FP24-0013: Final Plat of The Greens at Prairie Highlands, Seventh Plat</b>
<b>Location:</b>	Southwest of W. 143 <sup>rd</sup> Street and S. Saint Andrews Avenue
<b>Owner:</b>	Scott Bamesberger, South Summit Homes LLC
<b>Developer:</b>	Curtis Tate, SAB Construction LLC
<b>Engineer:</b>	Matt Schlicht, Engineering Solutions
<b>Staff Contact:</b>	Nathan Jurey, Senior Planner

<b>Site Area:</b>	<u>18.23 ± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>60</u>	<b>Existing Zoning:</b>	<u>R-1 (Residential Single-Family)</u>
<b>Tracts:</b>	<u>0</u>	<b>Density:</b>	<u>3.3 units/acre</u>

### 1. Introduction

The following application is a final plat for The Greens at Prairie Highlands, Seventh Plat, which will establish lot lines and dedicate public easements and right-of-way for 60 single-family lots.

The subject property was rezoned (RZ-04-90) to the R-1 (Single-Family) District in 1990. In 2000, the original preliminary plat for the Prairie Highlands subdivision was approved with 541 single-family lots (PP00-0004), but later increased to 566 lots in 2007 (PP07-0022). This is Phase 7 of 9 in the Prairie Highlands subdivision, with Phase 8 (FP23-0031) also on this agenda. The final plat is consistent with the approved preliminary plat.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 60 single-family lots on approximately 18.23 acres. The proposed lots range in size from approximately 8,100 to 18,000 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.
- b. **Streets/Right-of-Way** – This plat dedicates street right-of-way to connect to the existing Saint Andrews Avenue at three (3) locations as approved by the preliminary plat. Street trees will be provided along all proposed streets per UDO requirements.
- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New utility (U/E) and public utility (PUB/E) easements are being dedicated by this plat to serve the development.

- d. **Stormwater Management** – Stormwater detention areas are not required with this final plat as this is part of the regional stormwater detention facilities approved with the Prairie Highlands preliminary plat (PP07-0022).



*Aerial view of the subject property outlined in yellow.*

### 3. Staff Recommendation

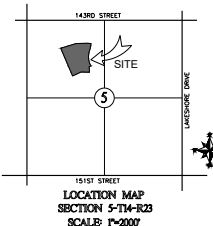
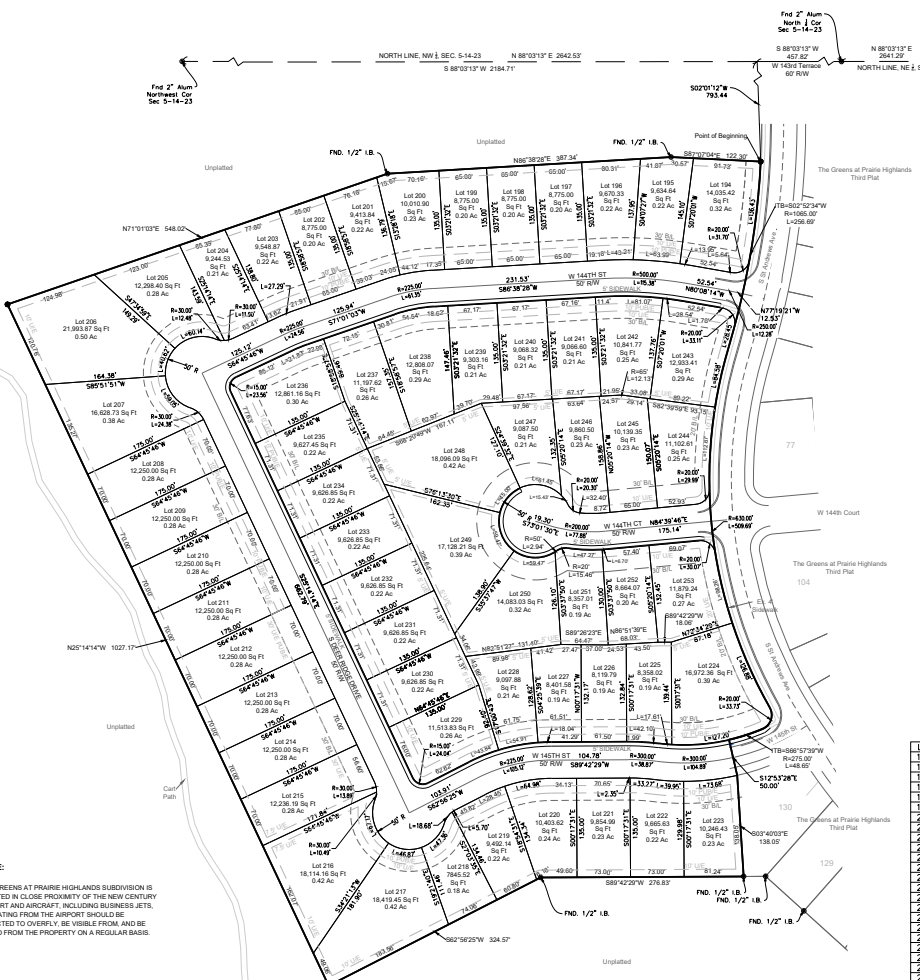
- A. Staff recommends approval of FP24-0013, the final plat of The Greens at Prairie Highlands, Seventh Plat, with no stipulations.

# FINAL PLAT

## The Greens at Prairie Highlands - Seventh Plat

### Lots 194 Thru 253

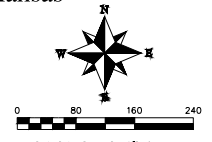
Part of the North 1/2 of Section 5, Township 14, Range 23,  
all in the City of Olathe, Johnson County, Kansas



### LEGEND

These standard symbols will be found in the drawing.

- Set 5/8" Rebar & Aluminum Cap in Concrete (LS-218)
- Set 1/2" Rebar & Cap in Concrete (LS-218)
- Found 1/2" Rebar & Cap



### PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE NORTHWEST AND THE NORTHEAST OF SECTION 5, TOWNSHIP 14, RANGE 23, OLATHE, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE NORTH 88° 03' 13" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 218.74 FEET; THENCE SOUTH 01° 12' WEST, A DISTANCE OF 794.64 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02° 34' WEST AND A RADIUS OF 1065.00 FEET; AN ARC DISTANCE OF 266.60 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 50.66 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 53.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67° 57' WEST AND A RADIUS OF 275.00 FEET; AN ARC DISTANCE OF 48.65 FEET; THENCE SOUTH 17° 53' 28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02° 40' EAST, A DISTANCE OF 138.65 FEET; THENCE SOUTH 67° 42' WEST, A DISTANCE OF 276.28 FEET; THENCE SOUTH 62° 52' WEST, A DISTANCE OF 324.57 FEET; THENCE NORTH 52° 14' WEST, A DISTANCE OF 1027.17 FEET; THENCE NORTH 71° 01' EAST, A DISTANCE OF 548.02 FEET; THENCE NORTH 87° 38' EAST, A DISTANCE OF 34.74 FEET; THENCE SOUTH 07° 04' EAST, A DISTANCE OF 122.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 794,310.63 SQUARE FEET (18.23 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

DEDICATION:  
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

**"THE GREENS AT PRAIRIE HIGHLANDS - SEVENTH PLAT"**

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND RESICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVEWAYS, LANES, ALLEYS, NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROMISED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LEASE AND EFFECT OF ANY SPECIAL ASSESSMENTS AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN ALONE ON THE REMAINDER OF THIS LAND FRONTING AND ADJOINING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER ON LAND, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SIDEWALKS, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENTS" IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW FOR SAID PURPOSE.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, CABLES, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "USE" OR "UTILITY EASEMENT".

ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS SHALL BE PLACED WITHIN THE INTERIOR REAR OR REAR BUILDING SETBACK YARDS; HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF SUCH CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.

**RESTRICTIONS**

ALL LOTS, PARCELS TRACTS AND PROPERTIES IN THIS SUBDIVISION SHOWN HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "THE GREENS AT PRAIRIE HIGHLANDS" WHICH INSTRUMENT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS, AND WHICH SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

LOT	AREA (SQ)	LOT	AREA (SQ)
194	14,035.42	224	16,972.38
195	9,634.64	225	8,358.02
196	9,670.33	226	8,119.79
197	8,775.00	227	8,401.58
198	8,775.00	228	9,097.88
199	8,775.00	229	11,513.83
200	10,010.90	230	9,626.85
201	9,413.84	231	9,626.85
202	8,775.00	232	9,626.85
203	9,548.87	233	9,626.85
204	9,244.33	234	9,626.85
205	12,290.00	240	9,065.60
206	21,993.87	246	12,861.16
207	16,628.73	247	11,197.67
208	12,250.00	248	12,802.07
209	12,250.00	249	9,303.16
210	12,250.00	240	9,065.60
211	12,250.00	241	9,065.60
212	12,250.00	242	10,841.77
213	12,250.00	243	12,933.61
214	12,250.00	244	11,102.61
215	12,236.19	245	10,139.45
216	18,114.16	246	9,865.50
217	18,419.45	247	9,087.50
218	7,845.52	248	18,096.09
219	9,492.14	249	17,128.21
220	10,403.62	250	14,083.03
221	9,854.99	251	8,357.01
222	9,665.63	252	8,664.07
223	10,246.43	253	11,879.24
<b>TOTAL ROW AREA</b>	<b>118,000.00 SQ</b>		
<b>TOTAL SITE AREA</b>	<b>794,310.63 SQ</b>		

IN TESTIMONY WHEREOF, SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMBESBERGER THIS \_\_\_\_\_ DAY OF 20\_\_.

SOUTH SUMMIT HOMES, LLC  
SCOTT BAMBESBERGER, MEMBER

NOTARY CERTIFICATION  
STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMBESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DO SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND IS THE FREE ACT AND DEED OF SAID COMPANY.

I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, WAYNE JANNER

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR JOHN W. BACON DEPUTY CITY CLERK BRENDA B. SWEARINGEN

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHALCH, KSPLS 1586  
ENGINEERING SOLUTIONS, LLC, NO CORP LS 218-D

### NOTE:

THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY OF THE NEW CENTURY AIRPORT AND AIRPORT, INCLUDING BUSINESS JETS, RESULTING FROM THE AIRPORT SHOULD BE EXPECTED TO OVERLY, BE VISIBLE FROM, AND BE HEARD FROM THE PROPERTY ON A REGULAR BASIS.

### SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:  
a) SEMI-PERMANENT MONUMENTS  
SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES  
b) PERMANENT MONUMENTS  
SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF THE GREENS AT PRAIRIE HIGHLANDS, THIRD PLAT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY, NOTWITHSTANDING ANY RECORDS MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (A). PROTECTION AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 2009100091G, PANEL NO. 01 OF 01, COMMUNITY PANEL NO. 2007130091G EFFECTIVE DATE, AUGUST 3, 2009.
- ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS" REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS" ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SUCH CHANGES ARE MADE AND APPROVED BY THE CITY ENGINEER.
- ALL KNOWN APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN TITLE REPORT ARE ON THIS PLAT. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

### Areas

Total Site Area 18.23 Acres (794,310.63 sq ft)  
Lot Area 15.53 Acres (676,310.54 sq ft)  
Proposed Right of Way Area (Site) 2.70 Acres (118,000.00 sq ft)

DATE	BY	REVISIONS

Lots 194 thru 253  
Part of the North 1/2  
Sec. 5, Twp. 14, Rge. 23  
Olathe, Johnson County, Kansas

Final Plat:  
The Greens at Prairie Highlands Seventh Plat  
SHEET 5 OF 5  
TOWNSHIP 14  
RANGE 23  
COUNTY JOHNSON  
CITY OF OLATHE  
DATE OF PREPARATION  
March 15, 2024  
DRAWN BY  
M. SCHALCH, PLS



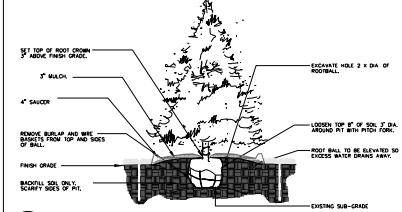
**GENERAL LANDSCAPE NOTES:**

**PLANT MATERIAL**

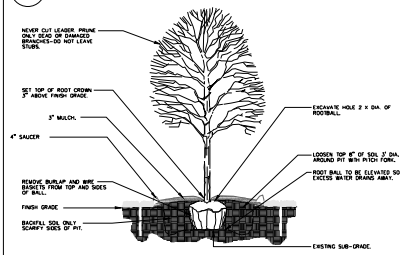
1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL, WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBSTRUCTIVE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S AMERICAN STANDARD OF NURSERY STOCK, 10TH EDITION 2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANTING IS TO BE MULCHED TO A DEPTH OF 2" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. 2" WITH DARK BROWN, HARDWOOD MULCH. HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLICABLE TO STANDARD TRADE PRACTICES.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE 1/2" TO 1" ABOVE FINISH GRADE FOR WATER RUN-OFF. PROTECTION FROM THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING BY COVERING THEM WITH MOIST MULCH PERIODICALLY. APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DORMANT SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE UNDESIRABLE WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION REMOVE TWINE AND BURLAP FROM ROOT BALLS SOON ON TOP OF CONTAINERS OR BALLS PLANTS TO BE REDUCED TO NO COST TO THE OWNER.
4. PLANTING IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING DEPTHS SHOULD BE MEASURED. PLANTS TO BE PLANTED IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLARS, NOT COLLAR. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
5. GUARANTEE TREES, SHRUBS, OR COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROFESSIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNUSUALLY OR UNUSUALLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

**LAWN AND TURF AREAS**

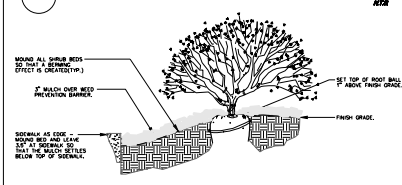
7. ALL LAWN AREAS TO BE SOODED OR SEEDS AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE HEALTHY THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SOO AND SOO SHALL BE A TURF-TYPE TALL FESCUE (5 MATH BLEND). SEED BLEND SHALL CONSIST OF THE FOLLOWING:
  - 78%-10% TALL FESCUE 90% 10%
  - KENTUCKY BLUEGRASS
8. ALL SEEDS ARE TO BE MULCHED WITH STRAW OR HYDRALMULCH AT TIME OF INSTALLATION UNLESS HAS ESTABLISHED.



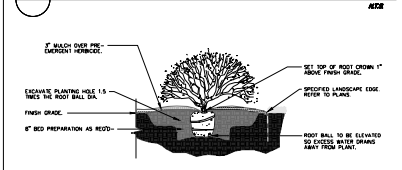
**1 EVERGREEN TREE PLANTING**



**2 DECIDUOUS TREE PLANTING**



**3 SIDEWALK EDGE AT PLANT BED**



**4 SHRUB PLANTING**

**INSTALLATION**

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF OLAH, OKS AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOO OR SPECIED WITH 2" MINIMUM. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND 1% ORGANIC MATERIAL MINIMUM ASTM D6528.
11. ALL PLANTING AREAS TO BE FREE OF ALL PLANT MATERIAL, PLANT BEDS, MULCH AND SOO ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. RECTANGULAR FERTILIZER GRASSES TO BE INSTALLED WITH ALLOWABLE TOLERANCES ALLOWING 1/4" FOR SOO AND 1" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, LOGS, ROCKS, AND DEBRIS GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 2" OF DARK BROWN, HARDWOOD MULCH. EXCEPT FOR PLANT BEDS, HARDWOOD MULCH SHALL BE INSTALLED OVER EXISTING PRO-SOED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. SOO EDGES ARE TO BE SOO WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND PROVIDING ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.
18. PROPOSERS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS. INDIVIDUAL TREES, TURF AREAS, ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS: SLEEVES, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS MUST BE REDUCED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE MAINTAINED IN THEIR NATURAL STATE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL STATE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

**MAINTENANCE BY OWNER**

1. THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
2. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND NOTICES AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACIDIC SPRAYING OVER SIDEWALKS.
3. IRRIGATION SYSTEM SHALL CONFORM TO ALL FEDERAL, STATE AND ALL FEDERAL, STATE AND LOCAL WATER GOVERNING DESIGN AND INSTALLATION.
4. WATERLINE TYPING, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
5. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
7. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
8. PROVIDE WATER METER, WATER VALVE AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
9. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
10. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
11. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT CONTROLS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
13. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
14. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
15. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
16. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
17. INSTALL MANUAL DRAIN BALBS AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
18. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
19. MINIMUM LATERAL DEPTH IS 12" AND MAIN DEPTH IS 18".
20. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
21. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
  - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
  - c. PIPE SIZE AND QUANTITY
  - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
  - e. CIRCUIT IDENTIFICATION SYSTEM
  - f. DETAILED METHOD OF WINTERIZED SYSTEM
22. SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE).

**IRRIGATION PERFORMANCE SPECIFICATION**

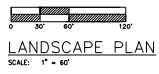
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND NOTICES AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACIDIC SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL FEDERAL, STATE AND ALL FEDERAL, STATE AND LOCAL WATER GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPING, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER METER, WATER VALVE AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALBS AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
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**PLANTING SCHEDULE**

SYMBOL	QUANTITY	KEY	NAMES	SIZE
	70	LP	CADDIS SUGAR MAPLE ACER SACCHARUM 'CADDIS'	3.0" CAL
	71	RD	NORTHERN RED OAK QUERCUS RUBRA	3.0" CAL

- NOTE:**
1. At least 6 feet of space is required between the right-of-way or sidewalk and the back of curb for the planting of street trees.
  2. No trees will be planted within 15 feet of a street light.



**ENGINEERING SOLUTIONS**  
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Engineering CA0674

The Greens at Prairie Highlands 7th Plat  
Olathe, Johnson County, Kansas

Prepared with the assistance of:  
The Greens at Prairie Highlands 7th Plat  
Olathe, Johnson County, Kansas  
March 20, 2024

LANDSCAPE PLAN  
Construction Plans for:  
The Greens at Prairie Highlands 7th Plat  
Olathe, Johnson County, Kansas



Matthew J. Sponton  
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MS PE 19071  
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NE PE C-143350

REVISIONS

NO.	DESCRIPTION	DATE