

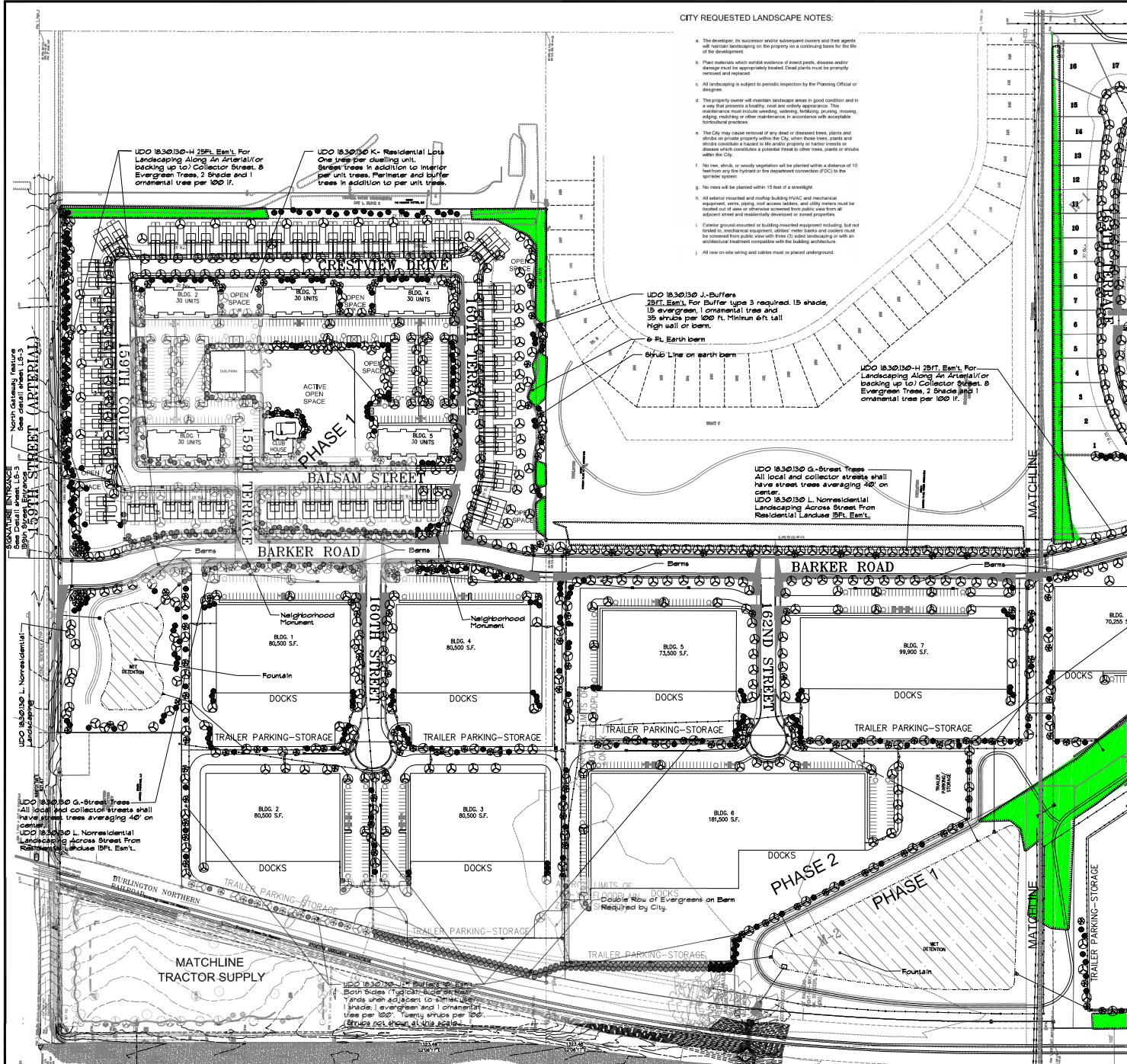
CITY REQUESTED LANDSCAPE NOTES:

- 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 material 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, well-maintained appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- The City may require 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 the public safety or health or constitute a 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 hydrant or fire department connection (FDC) to the irrigation system.
- No trees will be planted within 15 feet of a streetlight.
- All exterior mounted and rooftop 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 street and residentially developed or zoned properties.
- Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, ladder, meter banks and conduits must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
- All new on-site wiring and cables must be placed underground.

CONCEPT PLANT SCHEDULE

Tree Type	Quantity
<b>LARGE SHADE TREES</b>	1,614
<i>Acer rubrum</i> 'Redpointe/Redpointe	
Maple, Acer glaberrimus	
'Summershade / Summershade Maple,	
<i>Acer rubrum</i> 'October Glory / October	
Glory maple, <i>Setula Nitra</i>	
'Heritage / Heritage River Birch,	
<i>Quercus macrocarpa</i> 'Espresso /	
Espresso Kentucky Coffeetree,	
<i>Quercus macrocarpa</i> 'White Oak,	
<i>Quercus shumardii</i> 'Shumard Red Oak,	
<i>Zelkova serotina</i> 'Village Green Village	
Green Zelkova, <i>Taxodium distichum</i>	
'Shawnee Brave / Bald Cypress, All	
trees 2 1/2" caliper except street trees	
can be 2".	
<b>MEDIUM SHADE TREES</b>	23
<i>Gleditsia triacanthos</i> 'Skyline / Skyline	
Honeylocust, <i>Ulmus parvifolius</i> 'Lacinate	
elm, <i>Acer campestre</i> 'Hedge Maple,	
<i>Acer saccharum</i> 'Castro / Castro Sugar	
Maple, <i>Quercus phellos</i> 'Willow Oak,	
<i>Populus tremuloides</i> 'Prairie	
Oak / Prairie Gold Aspen, All trees 2	
1/2" caliper except street trees can	
be 2".	
<b>EVERGREEN TREES</b>	1,139
<i>Juniperus virginiana</i> 'Blue Pine / Blue	
Juniper, <i>Pinus strobus</i> 'White Pine, Pinu	
Blue / Vandewell's	
'Pyramidal / Vandewell's	
Pyramidal / Vandewell's Lumber Pine, Six	
Foot Minimum	
<b>ORNAMENTAL TREE</b>	338
<i>Ambrosia canadensis</i> 'Autumn	
Balance / Autumn Balance	
<i>Sorbaroba</i> , <i>Cercis canadensis</i>	
'Columbia / Columbia Redbud,	
<i>Chamaenerion virginicum</i> 'White	
Fringetree, <i>Koeleria</i>	
<i>paniculata</i> 'Golden Rain Tree, Mikus	
'Prairie Fire / Prairie Fire Crabapple,	
<i>Malus</i> 'Spring Snow / Spring Snow	
Crabapple, All trees shall be 1" x 1/2"	
caliper minimum.	

Note:  
See sheet LS-3 for enlargements of typical shrub areas.  
Note:  
Lawn areas within arterial street ROW and landscape tracts shall be sodded.



SEE ENLARGED AREA FOR TYPICAL BUFFER OF 1 BUFFER SHEET LS-3



Preliminary Landscape Plan  
Park 169





City of Kansas  
Oppermann LandDesign, LLC  
Land Planning / Landscape Architecture  
22 Westline Lane  
New York, New York 10023 913.929.0504

Revised 6/10/2024  
Per City Comments

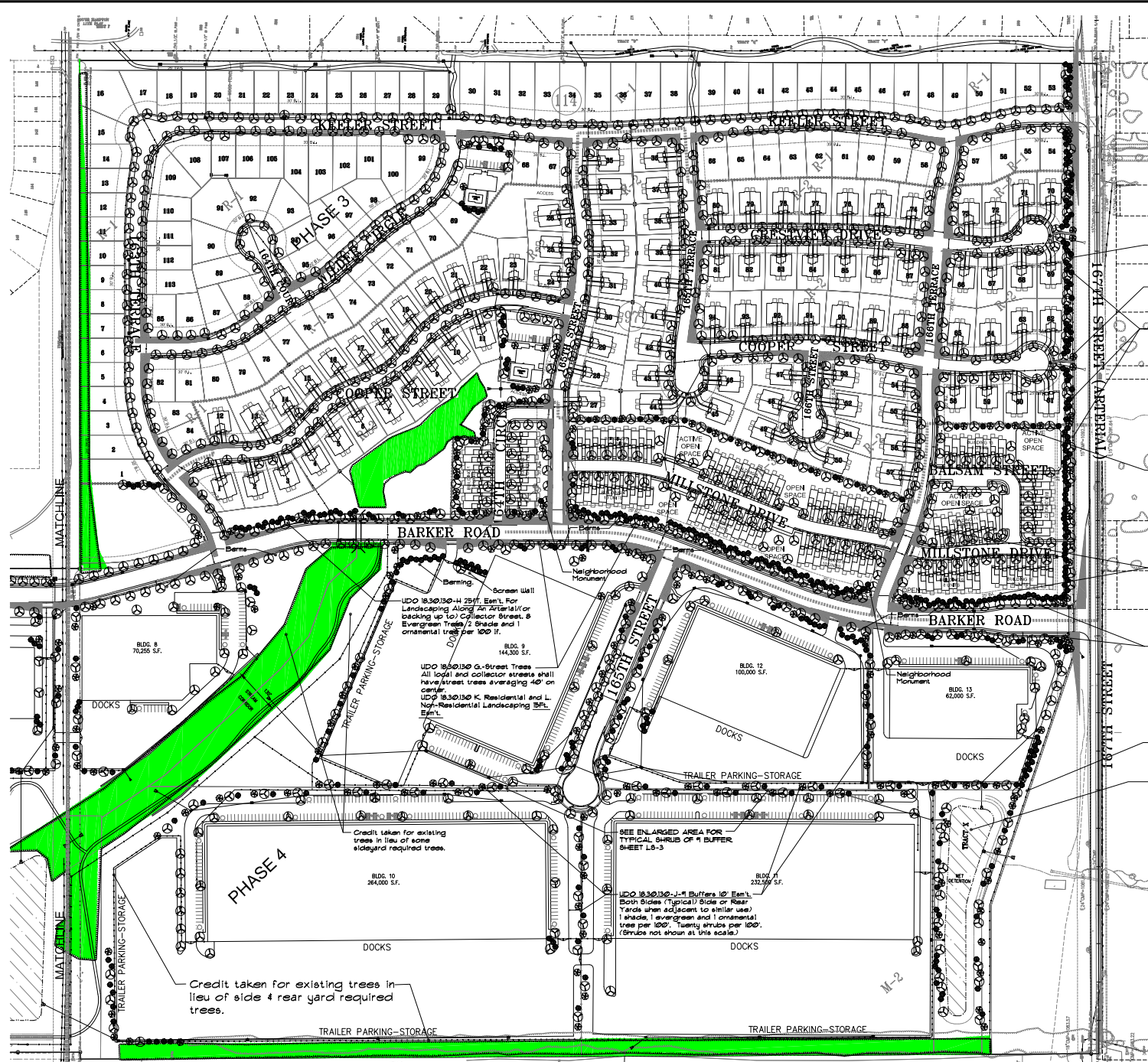
Utility Note:  
Lines shown on plan are diagrammatic and some may be missing. Before starting any construction, call appropriate Burial service, in Kansas call 1-800-473-2424 or (314) 723-3100 to have utilities located.



CONCEPT PLANT SCHEDULE

	<b>LARGE SHADE TREES</b> Acer rubrum /Redpointe/Redpointe Maple, Acer glaberrimus /Summershade Maple, Acer rubrum /October Glory/October Glory maple, Betula Nigra, 'Heritage' /Heritage River Birch, Quercus bicolor/Swamp White Oak, Quercus shumardii/Shumard Red Oak, Zelkova serata /Village Green/Village Green Zelkova, Taxodium distichum /Shawnee Brave/1844 Cypress, All trees 2 1/2"-3" caliper except street trees can be 2".	1,614
	<b>MEDIUM SHADE TREES</b> Gleditsia triacanthos /Skyline/Skyline Homebush, Ulmus parviflora/Lacebark Elm, Acer campestre/Hedge Maple, Acer saccharum /Caddo/Caddo Sugar Maple, Quercus prinus/White Oak, Pinus strobus/White Pine, Pinus Gleditsia/Prairie Gold Aspen, All trees 2 1/2"-3" caliper except street trees can be 2".	23
	<b>EVERGREEN TREES</b> Juniperus virginiana /Hillcote/Hillcote Juniper, Pinus strobus/White Pine, Pinus Beldingii/Vanderwolf's Pyramid/Vanderwolf Lamber Pine, Six Foot Minimum	1,139
	<b>ORNAMENTAL TREE</b> Amelanchier canadensis /Autumn Brilliance/Autumn Brilliance Sorbusberry, Cercis canadensis /OklaToma/OklaToma Redbud, Chionanthus virginicus/White Fringetree, Koeleria paniculata/Cotton Rain Tree, Malus Prairie Fire/Prairie Fire Crabapple, Malus Spring Snow/Spring Snow Crabapple, All trees shall be 1"-1 1/2" caliper minimum.	338

Note: Lawn areas within arterial street ROW and landscape tracts shall be sodded.



South Gateway Feature See detail sheet L9-3

UDO 18.30.130-H 2BFT. Emt. For Landscaping Along An Arterial/Or backing up to Collector Street. 8 Evergreen Trees / 2 Shade and 1 ornamental tree per 100 LF.

See Landscape Ordinance Section J10(b) OPTIONAL BY DEVELOPER CHOICE/ UDO 18.30.130 J-1 Buffer Buffer type 3 required. 15 shade, 15 evergreen, 1 ornamental tree and 35 shrubs per 100 LF. Minimum 6ft tall high wall or berm. Emt. 2BFT.

UDO 18.30.130 K- Residential Lots One tree per dwelling unit. Street trees in addition to interior per unit trees. Perimeter and buffer trees in addition to per unit trees.

UDO 18.30.130 G- Street Trees All local and collector streets shall have street trees averaging 40' on center. UDO 18.30.130 K- Residential 2BFT. Emt. and L. Non-Residential 10FT Emt. Landscaping.

UDO 18.30.130 L- Non-Residential Landscaping 10FT. Emt. L.

UDO 18.30.130-H 2BFT. Emt. For Landscaping Along An Arterial/Or backing up to Collector Street. 8 Evergreen Trees / 2 Shade and 1 ornamental tree per 100 LF.

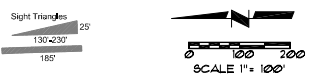
UDO 18.30.130 G- Street Trees All local and collector streets shall have street trees averaging 40' on center. UDO 18.30.130 K- Residential and L. Non-Residential Landscaping 10FT. Emt. L.

Credit taken for existing trees in lieu of some staked required trees.

SEE ENLARGED AREA FOR TYPICAL SHRUBS OF 1 BUFFER SHEET L8-3

UDO 18.30.130 J-1 Buffer 10' Emt. Both Sides (Typical) Side or Rear Yards when adjacent to similar use) 1 shade, 1 evergreen and 1 ornamental tree per 100'. Twenty shrubs per 100'. (Shrubs not shown at this scale.)

Credit taken for existing trees in lieu of side 4 rear yard required trees.



Preliminary Landscape Plan Park 169

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Revised 6/10/2024  
Per City Comments

Utility Note:  
Utilities shown on this are diagrams and some may be missing. Before starting any construction, call appropriate building services in Kansas at 1-800-4-A-SHED or (316)472-2331 to have utilities located.

