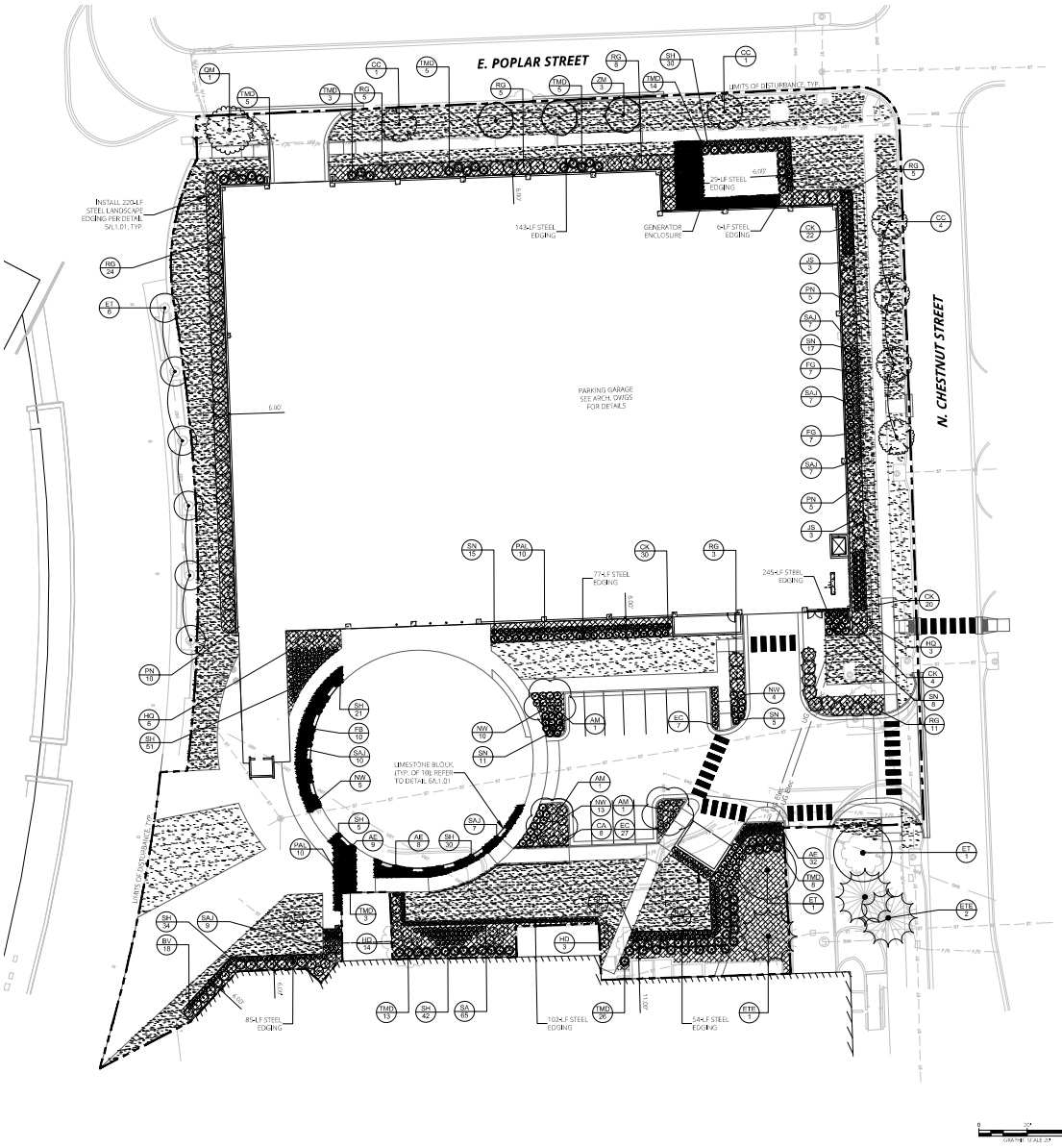

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	AM	3	STATE STREET™ MIYABE MAPLE / ACER MIYABEI 'MORTON'	B & B	2.5"CAL
	QM	1	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	B & B	2.5"CAL
	ZM	3	MUSASHINO JAPANESE ZELKOVA / ZELKOVA SERRATA 'MUSASHINO'	B & B	2.5"CAL
EXISTING TREES					
	ET	8	EXISTING DECIDUOUS TREES TO REMAIN / SPECIES VARY	EXISTING	
	ETE	3	EXISTING EVERGREEN TREES TO REMAIN / SPECIES VARY	EXISTING	
ORNAMENTAL TREES					
	CC	6	EASTERN REDBUD / CERCIS CANADENSIS	B & B	1.5"CAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
DECIDUOUS SHRUBS				
	CA	8	KELSEY'S DWARF RED OSIER DOGWOOD / CORNUS SERICEA 'KELSEYI'	5 GAL
	FB	10	BLUE MIST DWARF FOTHERGILLA / FOTHERGILLA GARDENII 'BLUE MIST'	5 GAL
	HD	17	LITTLE LIME PUNCH® HYDRANGEA / HYDRANGEA PANICULATA 'SMNHPH'	5 GAL
	HQ	9	SNOW QUEEN OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	5 GAL
	PN	20	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	5 GAL
	RG	61	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL
	SN	56	GLOW GIRL BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR GOLD'	5 GAL
EVERGREEN SHRUBS				
	BV	18	'NEWGEN INDEPENDENCE' BOXWOOD / BUXUS X 'SB 108'	5 GAL
	JS	6	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	5 GAL
	TMD	82	DENSE YEW / TAXUS X MEDIA 'DENSIFORMIS'	5 GAL
GRASSES & PERENNIALS				
	AE	61	FIREFLY SUNSHINE YARROW / ACHILLEA X 'FIREFLY SUNSHINE'	1 GAL
	CK	76	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL
	EC	34	PURPLE-LEAF WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS'	1 GAL
	FG	14	BLUE FESCUE / FESTUCA GLAUCA	1 GAL
	NW	32	WALKER'S LOW CATMINT / NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL
	SH	268	LITTLE BUNNY FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' 'LITTLE BUNNY'	1 GAL
	PAL	43	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LACEY BLUE'	1 GAL
	SAJ	47	AUTUMN JOY SEDUM / SEDUM X 'AUTUMN JOY'	1 GAL
	SA	65	AUTUMN MOOR GRASS / SESLERIA AUTUMNALIS	1 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	BM	9,810 SF	DOUBLE SHREDDED HARDWOOD / BARK MULCH	MULCH
	DR	1,209 SF	1-3" BUFFALO RIVER ROCK / DECORATIVE ROCK	ROCK
	TF	17,409 SF	TURF-TYPE TALL FESCUE / TURF SOD	SOD
	LB	10	LIMESTONE BLOCK / KANSAS CREAM LIMESTONE SLAB	ROCK

LANDSCAPE CODE SUMMARY

SCREENING (18.30.130.I.2)
REQUIRED: EXTERIOR AND BUILDING MOUNTED EQUIPMENT MUST BE SCREENED
PROVIDED: EXTERIOR MOUNTED EQUIPMENT TO BE ARCHITECTURALLY SCREENED

NONRESIDENTIAL LANDSCAPING (18.30.130.L.2)
REQUIRED: CONTINUOUS 10 FT WIDE LANDSCAPED AREA; 1 SHADE TREE PER 50-LF, 1 ORNAMENTAL TREE PER 3 SHADE TREES
CHESTNUT STREET: 309 FEET – 6 SHADE TREES, 2 ORNAMENTALS
POPLAR STREET: 280 FEET – 6 SHADE TREES, 2 ORNAMENTALS
PROVIDED: CONTINUOUS 10-FT-WIDE LANDSCAPED AREA
CHESTNUT STREET: 4 SHADE TREES, 2 ORNAMENTAL TREES
POPLAR STREET: 7 SHADE TREES, 2 ORNAMENTAL TREES

PARKING LOT PERIMETER LANDSCAPING (18.30.130.M.2)
REQUIRED: SHRUBS THAT FORM A CONTINUOUS VISUAL SCREEN 3 FEET IN HEIGHT
PROVIDED: 23 SHRUBS THAT FORM A CONTINUOUS VISUAL SCREEN

PARKING LOT INTERIOR LANDSCAPING (18.30.130.M.3)
REQUIRED: 1 SHADE TREE FOR EVERY PARKING AND VEHICULAR USE ISLAND (WHERE UTILITY CONFLICTS RESTRICT TREES, SUBSTITUTE SHRUBS OR ORNAMENTAL GRASSES)
1 SHADE TREES (OR A MIX OF SHRUBS AND ORNAMENTAL GRASSES)
PROVIDED: 4 TREES AND A MIX OF SHRUBS AND ORNAMENTAL GRASSES

BUILDING FACADE/FOUNDATION LANDSCAPING (18.30.130.O.3)
REQUIRED: LANDSCAPE AREAS = 25% OF FACADE FRONTING R.O.W. OR PARKING
702 LINEAR FEET FACADE * 0.25 = 176 FEET OF LANDSCAPE AREAS
LANDSCAPE AREAS MUST BE 6 FEET WIDE OR 20% BLDG. HEIGHT
PROVIDED: LANDSCAPED AREA: 463 FEET LONG, 6-FT WIDE WITH 113 SHRUBS AND 173 GRASSES

1	LANDSCAPE PLAN
L1.00	SCALE: 1" = 20'-0"

OLATHE KANSAS

OLATHE PARKING GARAGE
225 N. CHESTNUT ST.
OLATHE, KS 66061

Project No.: 25041
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LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	DESMAN
PLUMBING	PKMR ENGINEERS
MECHANICAL	PKMR ENGINEERS
ELECTRICAL	PKMR ENGINEERS
CONTRACTOR	NABHOLZ

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913-780-6707
www.landworksstudio.com

SHEET TITLE

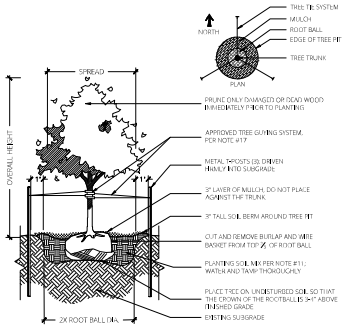
Landscape Plan

SHEET NUMBER

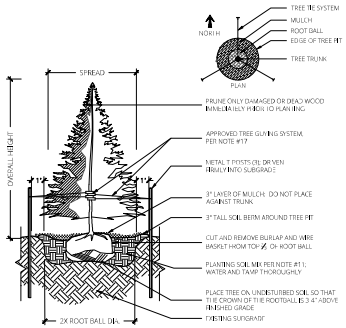
L1.00

LANDSCAPE NOTES

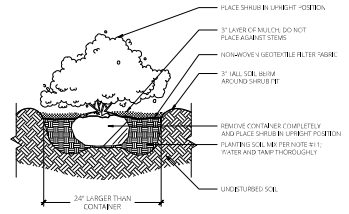
1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS811 AT 1-800-206-SAFE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY OF OLATHE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLATHE.
3. QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
5. ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVERS.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. THE OWNER IS RESPONSIBLE FOR PROVIDING ALL WATER, AS WELL AS ANY MATERIALS AND LABOR NEEDED TO SUPPLY WATER, TO MAINTAIN THE PROPOSED LANDSCAPING DURING A THREE (3) YEAR ESTABLISHMENT PERIOD.
7. WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING OR STREET WALLS BETWEEN THREE (3) AND FOUR (4) FEET IN HEIGHT, IN ACCORDANCE WITH *U.D.O., SECTION 18.20.150.C.2.*
8. A MINIMUM OF ONE-THIRD (⅓) OF ALL PLANTINGS SHALL BE EVERGREEN SPECIES, IN ACCORDANCE WITH *U.D.O. SECTION 18.30.170.D.2.e.*
9. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT (INCLUDING BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
10. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT OR FIRE HYDRANT. TREES MUST NOT BE PLACED WITHIN PUBLIC UTILITY EASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC UTILITY EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
11. ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
12. ALL TREES AND SHRUBS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
13. APPLY A 3" LAYER OF SHREDDED BARK MULCH OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
14. ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC, OR APPROVED EQUAL. REFER TO SHEET L1.01, DETAIL #5
15. LIMESTONE BLOCKS SHOWN IN VARIOUS LOCATIONS SHALL CONSIST OF KANSAS CREAM LIMESTONE SLABS SLABS TO BE SUPPLIED BY THE HOUSE OF ROCKS, OR APPROVED EQUAL. DIMENSIONS OF BLOCKS TO BE APPROXIMATELY 18 INCHES TALL, 18 INCHES DEEP, AND 5 FEET LONG. REFER TO SHEET L1.01, DETAIL #6.
16. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOD SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
17. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
18. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
19. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
20. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS.
21. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.
22. THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.



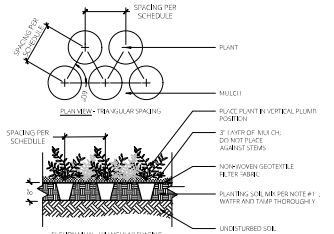
1 DECIDUOUS TREE PLANTING
SCALE = 1/4" = 1'-0"



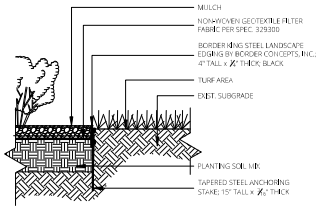
2 EVERGREEN TREE PLANTING
SCALE = 1/4" = 1'-0"



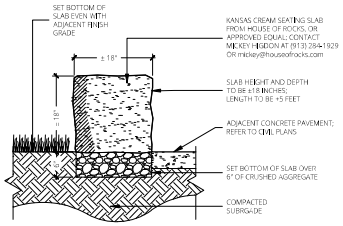
3 SHRUB PLANTING
SCALE = 1/2" = 1'-0"



4 PERENNIAL PLANTING
SCALE = 1/2" = 1'-0"

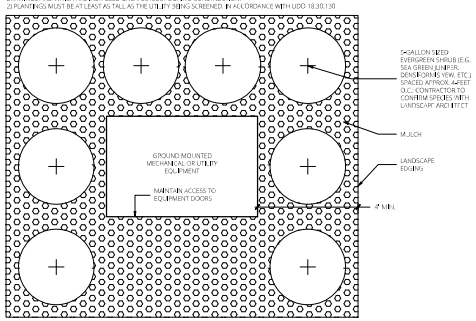


5 LANDSCAPE EDGING
SCALE = 1" = 1'-0"



6 LIMESTONE BLOCK
SCALE = 1" = 1'-0"

NOTES:
1) THIS DETAIL APPLIES ONLY TO UTILITY STRUCTURES AND APPURTENANCES NOT SHOWN ON APPROVED CONTRACT DRAWINGS AND WHICH ARE INSTALLED UNEXPECTEDLY DURING CONSTRUCTION.
2) PLANTINGS MUST BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED, IN ACCORDANCE WITH UDO 18.30.130.



7 UTILITY SCREENING
SCALE = 1/2" = 1'-0"

OLATHE KANSAS

OLATHE PARKING GARAGE

225 N. CHESTNUT ST.
OLATHE, KS 66061

Project No.: 25041
Date: 04/17/26
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REVISIONS

No.	Date	Description

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CIVIL	ATLAS LAND CONSULTING
LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	DESMAN
PLUMBING	PKMR ENGINEERS
MECHANICAL	PKMR ENGINEERS
ELECTRICAL	PKMR ENGINEERS
CONTRACTOR	NABHOLZ

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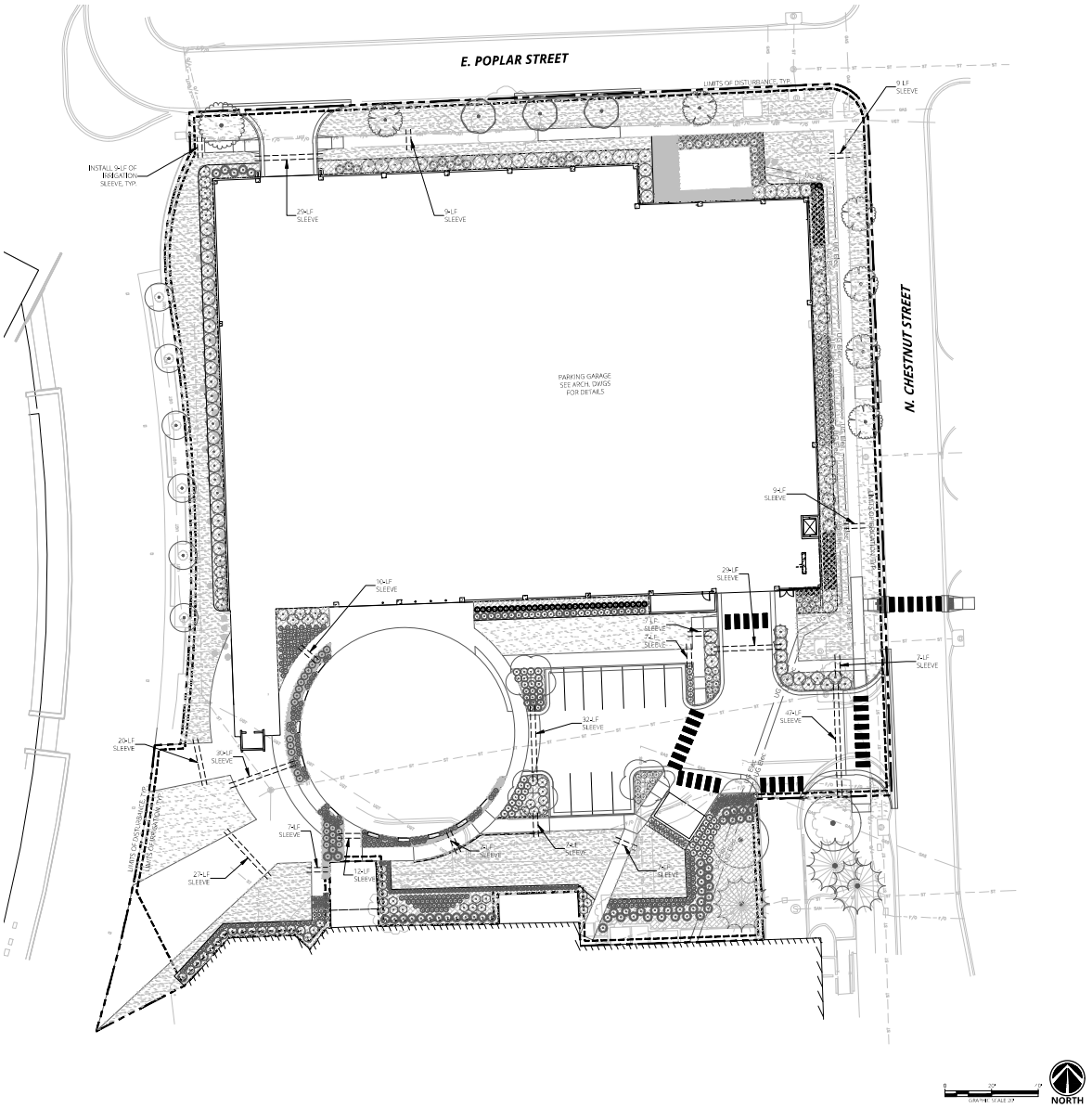
L1.01



IRRIGATION NOTES

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2. THE IRRIGATION SYSTEM SHALL BE BE DESIGNED AND BUILT BY A QUALIFIED IRRIGATION CONTRACTOR AND SHALL CONFORM TO SECTION 7400 OF THE LATEST EDITION OF CITY OF OLATHE TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS.
3. THE IRRIGATION SCOPE INCLUDES DESIGN AND INSTALLATION OF NEW IRRIGATION COMPONENTS TIED INTO AN EXISTING TWO-WIRE SYSTEM FOR THE OLATHE CITY HALL PROPERTY, INCLUDING, BUT NOT LIMITED TO, CONTROL VALVES, MAIN LINE, LATERAL LINES, NEW NOZZLES, ROTORS, AND DRIP TUBING, QUICK COUPLERS, NEW SLEEVES, AND ALL OTHER NECESSARY COMPONENTS REQUIRED TO IRRIGATE THE LANDSCAPING AND VEGETATION WITHIN THE LIMITS SHOWN ON THIS PLAN.
4. THE IRRIGATION SCOPE EXCLUDES A NEW METER, BACKFLOW PREVENTOR, AND CONTROLLER. THOSE COMPONENTS ARE PROVIDED WITH THE EXISTING CITY HALL SYSTEM. THE CONTRACTOR SHALL COORDINATE WITH CITY OF OLATHE STAFF TO REVIEW AS-BUILT DRAWINGS OF THE EXISTING CITY HALL SYSTEM.
5. THE IRRIGATION CONTRACTOR SHALL PROVIDE A SHOP DRAWING ILLUSTRATING THE PROPOSED COMPONENTS AND THEIR CONNECTION TO THE EXISTING CITY HALL SYSTEM.
6. ANY IRRIGATION COMPONENTS SHOWN ON THIS PLAN ARE CONCEPTUAL. INSTALL SYSTEM COMPONENTS IN GREEN SPACE WHEREVER POSSIBLE. ALL IRRIGATION HEADS, PIPE, AND APPURTENANCES MUST BE LOCATED A MINIMUM 24-INCHES BACK-OF-CURB, SIDEWALK, OR PAVEMENT.
7. PROVIDE SLEEVES IN NEW SECTIONS OF 4-INCH PVC SCHEDULE 40 PIPE, AS NEEDED, UNDER PAVEMENT AT DEPTHS OF 18-24 INCHES TO FACILITATE INSTALLATION OF IRRIGATION MAIN LINE AND LATERALS. SLEEVES SHALL EXTEND A MINIMUM OF 1 FT INCHES INTO THE GREEN SPACE BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB. FLAG ALL SLEEVE OPENINGS UPON INSTALLATION. WHERE SLEEVES CROSS VEHICULAR DRIVE-AISLES, INSTALL AT A MINIMUM DEPTH OF 30 INCHES BELOW TOP OF PAVEMENT GRADE AND BACKFILL TRENCHES WITH FLOWABLE CONCRETE FILL.
8. THE IRRIGATION CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR TO DESIGN AND INSTALL A COMPLETE AND OPERABLE AUTOMATICALLY CONTROLLED LANDSCAPE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS, AND AS NECESSARY TO COMPLETE THE CONTRACT.
9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, SEQUENCING, AND SCHEDULING ALL WORK RELATED TO THE IRRIGATION SYSTEM.
10. THE IRRIGATION CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY COVERING ALL NEW EQUIPMENT AGAINST DEFECTS IN INSTALLATION, WORKMANSHIP, AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

1	IRRIGATION PLAN
L1.00	SCALE: 1" = 20'-0"

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SHEET TITLE

Irrigation Plan

SHEET NUMBER

L2.00