

1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

City of Olathe Required Notes

1. Trees must not be placed within public utility easements, but within adjacent areas that do not conflict with such public easements and meet site landscaping requirements.
2. 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.
3. 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, fertilizing, pruning, mowing, edging, mulching, or other maintenance in accordance with acceptable horticultural practices.
4. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC) to the sprinkler system.
5. No trees will be planted within 15 feet of a streetlight.
6. The required minimum landscape area must not be located within a utility easement.
7. Any landscape materials to be used for screening must be at least the height of the material that it is intended to screen.
8. All disturbed lawn areas will be sodded.
9. All landscaping must be irrigated.
10. Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utilities, meter banks and coolers must be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture.
11. All new wiring and cables must be placed underground.
12. All above ground electrical and/or telephone cabinets must be placed within the interior side 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 cabinets are screened with landscape materials.

Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
DECIDUOUS TREES							
4	4	<i>Quercus rubra</i>	Northern Red Oak	2.5"	6" min. clear, ground to canopy		
4	4	<i>Stedda tridentata</i> "Shademaster"	Shademaster Honeysuckle	2.5"	6" min. clear, ground to canopy		
8	8	<i>Acer x fraxinatum</i> "Warmed"	Pacific Sunset Maple	2.5"	6" min. clear, ground to canopy		
EVERGREEN TREES							
0	0	<i>Juniperus chinensis</i> "Sawyer"	Kellogg's Juniper	6" Ht.	spherical, symmetrical form		
0	0	<i>Juniperus chinensis</i>	Eastern Red Cedar	6" Ht.	spherical, symmetrical form		
0	0	<i>Prunella alba</i>	European Spirea	6" Ht.	spherical, symmetrical form		
SHRUBS							
0	0	<i>Cercis canadensis</i>	Eastern Redbud	1.5"			
0	0	<i>Populus tremuloides</i> "Quaking"	Quaking Aspen	1.5"	5' min. clear		
PERENNIALS							
22	22	<i>Saxifraga japonica</i>	Double Day Candy Corn Saxifrage	3 gpl.	Plant @ 4" O.C.		
23	23	<i>Heptacarpus paniculatus</i> "Quick Fire"	Little Quick Fire Heptacarpus	3 gpl.	Plant @ 4" O.C.		
21	21	<i>Springer x "Panda"</i>	Blossoming Purple Lily	5 gpl.	Plant @ 5" O.C.		
GRASSES							
34	34	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper	3 gpl.	Plant @ 4" O.C.		
22	22	<i>Juniperus chinensis</i> "Gold Coast"	Gold Coast Juniper	3 gpl.	Plant @ 4" O.C.		
8	8	<i>Juniperus chinensis</i> "Spartan"	Spartan Juniper	3 gpl.	Symmetrical, symmetrical form		
PERENNIALS							
16	16	<i>Helianthus annuus</i> "Yellow"	Yellow Sunflower	1 gpl.	Plant @ 16" O.C.		
18	18	<i>Callistephus scaberrimus</i> "Vart Fennel"	Feather Reed Grass	1 qt.	Plant @ 16" O.C.		
PERENNIALS							
16	16	<i>Alchemilla</i> "Marianum"	Orion - Ornamental	1 gpl.	Plant @ 16" O.C.		

EXISTING TREES/SHRUBS TO BE PRESERVED

Landscape Calculations (Commercial Zoning)

Street Trees - 40' max. on center along street frontage (minus intersecting drives):
 218 L.F. of frontage along Ridgeview Road = 5 Street trees provided
 181 L.F. of frontage along 118th Street = 5 Street trees provided
 153 L.F. of frontage along Fellows Street = 4 Street trees provided
 Requirement met.

STREET TREE PLANTING LOCATION REQUIREMENTS:

1. Not located in the site distance triangle.
2. 10 feet from box culverts.
3. 15 feet in front of regulatory signs.
4. 10 feet behind regulatory signs.
5. 20 feet from streetlight poles.
6. 10 feet from fire hydrants.

1 tree per every 3000 sq. ft. of landscaped open space (excluding street setbacks):
 3,930 sq. ft. of area / 3000 = 1 additional trees required. 1 additional trees provided.
 Requirement met.

Planting requirements within parking and vehicular use areas:
 Not less than 6% of the interior of a parking lot shall be landscaped - 43 stalls provided X
 280sf = 12,040 sf of interior parking lot. 12,040 x .06 = 722.4 sf required.
 1,420 sf provided.
 Requirement met.

Parking Lot Perimeter Landscaping:

A low screen wall combination with low continuous landscaped hedge at least three (3) feet high, planted with a combination of coniferous and deciduous shrubs in a triangular pattern so as to achieve full screening at maturity.
 Requirement met.

Parking Lot Island Landscaping:

Trees/shrubs shall be located in Parking Lot Islands.
 Requirement met.

Planting Notes

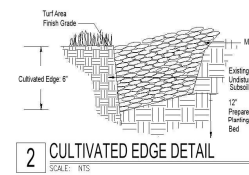
1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
- a. Creeping groundcover shall be a minimum of 6" from paved edge.
- b. All trees shall be a minimum of 5' from paving edge.
- c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
- d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCV sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to much application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



TREE PLANTING NOTES

1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BRANCHES OR DEAD BRANCHES. SOME INTERIOR TISSUE & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. MARK THE NORTH SIDE OF THE TREE IN THE NORTHERN AND SOUTHERN TIES TO A 1/2" NORTH AT THE SITE. WHENEVER POSSIBLE.
3. SET TOP OF ROOT BALL 12 INCHES HIGHER THAN SURROUNDING GRADE. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
4. APPLY 4" THICK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SHRUB PLANTING NOTES

1. SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
2. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.

PERENNIAL PLANTING NOTES

1. APPLY 4" THICK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
2. THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL.
3. BREAK UP EXISTING SOIL TO A DEPTH OF 12".
4. PROVIDE NEW TOPSOIL TO A DEPTH OF 12".

STAKING REQUIREMENTS

1. WIRE / CABLE SHALL BE GALV. 13 GAUGE.
2. TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
3. STAKES SHALL BE 2x4 HARDWOOD OR EQUAL.

PLANTING INSTALLATION DETAILS

SCALE: NTS

MEIER
 LANDSCAPE
 ARCHITECTURE
 15245 Metcalf Ave.
 Overland Park, KS 66223
 913.767.2617

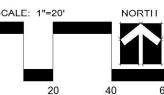


CLIENT

Mokas Coffee & Eatery
 118th Street and
 Ridgeview Road
 Olathe KS

PROJECT

Mokas Coffee & Eatery
 118th Street and
 Ridgeview Road
 Olathe KS



Date: 5.7.2025
 Project #: 1268
 Landscape Plan

L1