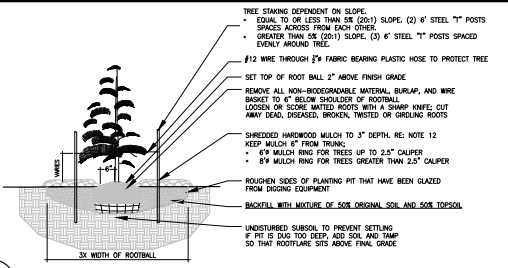
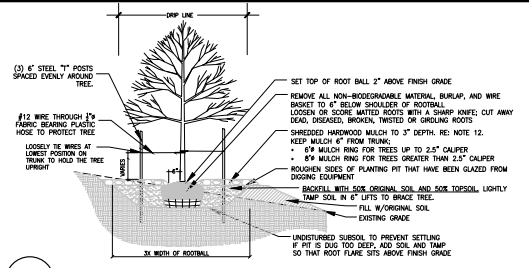


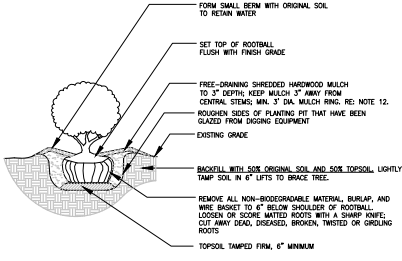
1 DECIDUOUS TREE PLANTING DETAIL NTS



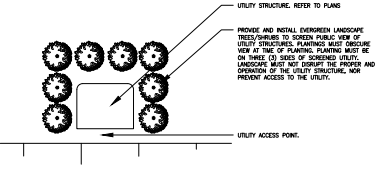
2 CONIFER/EVERGREEN PLANTING DETAIL NTS



3 TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE) NTS



4 SHRUB PLANTING NTS



5 UTILITY SCREENING NTS

CITY OF OLATHE 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 MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASES 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 DESIGNEE.
- 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, EDGE, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
- 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.
- NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
- NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT
- NO TREES WILL BE PLACED WITHIN PUBLIC UTILITY EASEMENTS
- ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.
- 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.

LANDSCAPE NOTES

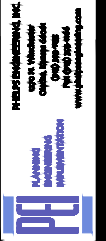
- DEFINITIONS - "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.
- ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SHEET L110 FOR PLANT SCHEDULE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES; CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBS, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
- THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP & QUALITY CONTROL INSPECTION.

ADDITIONAL NOTES

- BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND TREE MULCH RINGS.

ADDITIONAL CITY CODES AND REFERENCES

- ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS OF THE CITY OF OLATHE.
- ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLATHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
- CONTRACTOR SHALL INCLUDE A ONE-YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH OLATHE MUNICIPAL CODE 18.30.130.G.6. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE-YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.
- OPTED TECHNIQUES INCORPORATED INTO THE LAYOUT AND DESIGN OF THE LANDSCAPE PLAN: CLEAR SIGHT LINES AROUND LOW LANDSCAPING AROUND ENTRIES, NATURAL ACCESS CONTROL TO DEFINE PATHS AND IMPLY ACCESS.



LANDSCAPE DETAILS
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.
240402	02-16-2024	1	02-16-2024	REVISED PER CLIENT COMMENTS	DATE