



**STAFF REPORT**

**Planning Commission Meeting: December 11, 2023**

<b>Application</b>	<b><u>RZ23-0010</u>: Request for a zoning amendment to Ordinance 20-44, for a Planned District (PD) and revised preliminary site development plan for Bach Homes Montage Apartments</b>
<b>Location</b>	Southwest of W. 127 <sup>th</sup> Street and S. Mur-Len Road
<b>Owner</b>	Brandon Ames, Bach Homes
<b>Applicant</b>	Shaun Athey, Bach Land and Development
<b>Engineer</b>	Ben Ellis, Olsson
<b>Staff Contact</b>	Kim Hollingsworth, AICP, Planning & Development Manager

<b>Site Area:</b>	<u>17.31 acres</u>	<b>Plat:</b>	<u>Bach Homes First Plat</u>
<b>Commercial Building Area:</b>	<u>27,897 sq. ft.</u>	<b>Proposed Use:</b>	<u>Multifamily Residences &amp; General Commercial</u>
<b>Dwelling Units:</b>	<u>404 units</u>	<b>Density:</b>	<u>27.98 units/acre</u>

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Existing Zoning</b>
<b>Site</b>	<b>Community Commercial Center</b>	<b>Undeveloped</b>	<b>PD (Planned District)</b>
<b>North</b>	Mixed Density Residential	Multifamily Residences	RP-5 (Planned High Density Multifamily)
<b>South</b>	Community Commercial Center	Office / Vacant	C-2 (Community Center)
<b>East</b>	Community Commercial Center	Commercial / Personal Services / Gas Station	C-2 (Community Center)
<b>West</b>	Community Commercial Center	Motor Vehicle Sales	C-3 (Regional Center)

**1. Introduction**

The applicant is requesting a zoning amendment to Ordinance 20-44 for the Bach Homes Montage Apartments Planned District and a revised preliminary site development plan. The revised preliminary plan includes 404 dwelling units within five apartment buildings, 12 townhome buildings and a clubhouse with upper-story apartment units. Additionally, the

proposal contains 27,897 square feet of commercial space along Mur-Len Road within the two mixed-use buildings, a general commercial building, and a convenience store with a gas station.

The applicant is requesting a zoning amendment to accommodate the following primary revisions from the requirements of the established Planned District that was last revised in 2020. All other elements from the plan approved in 2020 will be retained, including the layout of the internal street network and the phasing of the development.

- Increase in the residential density of 5.5%, from 26.5 units per acre (383 units) to 28 units per acre (404 units).
- Conversion of the 3 larger apartment buildings to 5 smaller buildings and a reduction of the number of townhome buildings from 15 to 12 buildings.
- Revised architectural design of the mixed-use, apartment and townhome buildings.
- Conversion of the underground detention basin to an aboveground dry detention basin.

The proposed revisions to the Planned District requires Planning Commission consideration and City Council approval as the approved zoning ordinance for the property (Ordinance 20-44) stipulated that the development would be built in accordance with the attached preliminary site development plan approved in 2020. Staff is recommending approval of the proposed development plan revisions along with amendments to the approved zoning stipulations for this development that provide greater flexibility for any minor revisions should they be requested by the applicant in the future. All stipulations from the 2020 approval remain the same with the exception of zoning stipulations No. 2 and 5 which have been amended as provided in staff's recommendation.

## **2. History**

The subject property was annexed in 1968. In 2018, the undeveloped site was rezoned to the Planned District (PD) in 2018 by Ordinance 18-39 (RZ18-0012) with a preliminary development plan for 27,897 sq. ft. of commercial building area and 294 dwelling units (20.1 units per acre). This included 8 apartment buildings, a clubhouse, 8 townhome buildings, 12 single-family homes, 2 mixed-use buildings, and 2 commercial buildings intended for a pharmacy and a convenience store with a gas station.

In 2020, a zoning amendment was approved by Ordinance 20-44 (RZ20-0001) with a revised preliminary development plan. The revised plan added 89 dwelling units for a total of 383 units (26.5 units per acre). In addition, the revisions also increased the quality of architectural design and building materials, consolidated multiple apartment buildings as one, removed the single-family homes, added townhomes, and reoriented a commercial building closer to the 127<sup>th</sup> Street and Mur-Len Road intersection.

In 2021, the final plat of Bach Homes First Plat (FP20-0025) was recorded and the final site development plan (PAR21-0015) was approved. However, the applicant never initiated construction of this development.



*Aerial photo with subject site outlined in yellow.*

### **3. Existing Conditions**

The subject property has formerly been used for agricultural purposes and remains undeveloped. The land slopes toward the southwest portion of the site with limited coverage of significant trees throughout. The site abuts two major arterial roads to the north and east, 127<sup>th</sup> Street and Mur-Len Road, and 129<sup>th</sup> Street and Moore Avenue to the south and west. Overhead power lines exist along 127<sup>th</sup> Street and Mur-Len Road, a public sanitary sewer main is located southwest of the site, and public water lines bound all four sides of the property.

### **4. District Requirements**

Planned Districts are intended to encourage innovative land planning and design in a way that is not possible under the conventional zoning districts. It allows the applicant the ability to *promote quality and environmentally sensitive development by allowing property owners to take advantage of special site characteristics, locations and land uses, and allowing deviations from certain zoning standards that would otherwise apply in conventional districts.*

The Bach Homes Montage Apartments Planned District was established as a cohesive development with harmonious theming throughout the property. The following standards are established at the time of zoning for a Planned District and modifications to a few of these items have prompted the need for this zoning amendment request.

- a. **Land Use** – A use list was established for the development by the zoning action taken in 2018 and the applicant is not requesting any changes to the approved use list. The already approved use list has been retained as Exhibit A in the meeting packet for reference.
- b. **Density** – In comparison to the revisions approved in 2020, the applicant is requesting to increase the residential density of the overall development by 5.5%, from 26.5 to 28 units per acre. Staff is recommending establishing a minimum density of 22 units per acre and a maximum density 29 units per acre for the overall development to provide greater flexibility. These recommended densities correspond with the density permitted for 4-story buildings within the R-4 (Residential Medium-Density Multifamily) District.
- c. **Building Height** – The applicant is not requesting to alter the maximum building height established in 2020, which is 65-feet for the apartment buildings, 35-feet for the townhouses, and 55-feet for the commercial and mixed-use buildings.
- d. **Setbacks** – In 2020, a 20-foot minimum building setback from existing street right-of-way was established by Ordinance 20-44. The applicant is proposing to reduce this setback to 15 feet exclusively for the townhome buildings along Moore Avenue and 129<sup>th</sup> Street, while maintaining a 20-foot setback along the 127<sup>th</sup> Street excluding the right-turn lane dedicated by this development. All other buildings will maintain the approved 20-foot minimum building setback from existing right-of-way. This modification to the setback for the townhome buildings accommodates the structural supports and architectural elements needed to ground the buildings from the upper-story overhangs.

There are no changes proposed for the parking and paving setbacks previously established in 2020, which requires a 15-foot minimum setback from all street right-of-way with the allowance for a 10-foot paving setback along Mur-Len Road for the gas station property.

- e. **Street Frontage Buildout** – The proposal maintains the street frontage buildout approved in 2020 by retaining buildings fronting the street, the majority of which are within 30-feet of a public street. Staff is recommending a stipulation to more clearly capture that a minimum street frontage buildout requirement will be maintained within the development. The proposal will maintain a minimum street frontage buildout of 30% along Mur-Len Road for Lots 1, 4 and 5 and 50% buildout along all other streets for Lot 2.
- f. **Open Space** – The proposal increases the overall amount of open space provided from 21% (3.1 acres) to 26% (4.5 acres) and maintains active open space areas internal to the development. The proposal includes a centralized active outdoor amenity with an outdoor pool, hot tub, fire pit, barbecue grill, and picnic areas, as well as a dog park in the southern portion of the development.

## 5. Development Standards

- a. **Phasing** – The proposed phasing plan matches the approved plan from 2020. Phase 1A includes all residential and mixed-use buildings and Phase 1B includes the gas station. The developer intends to move forward with Phases 1A and 1B in 2024, which includes the construction of all public and internal street improvements. Phase 2 will be developed at a future date when an end user is identified.

- b. **Access/Streets** – The access points have not changed from the 2020 plan approval. The development will have seven (7) access points from adjacent city streets including the primary entrance from Mur-Len Road and additional entrances from 127th Street, 129th Street and Moore Avenue. A revised Traffic Impact Study (TIS) was prepared by Olsson to account for the additional residential uses. Additional traffic improvements or alterations to access points are not required based on the revised TIS.

In 2020, City staff recommended traffic signals at the intersections of 129th Street and Mur-Len, and at 127th Street and Moore Avenue and this recommendation remains. This stipulation will be retained as part of the ordinance amendment and preliminary site development plan recommendation.

- c. **Parking** – A total of 780 parking spaces are provided for the overall development including 471 surface parking spaces and 159 garage spaces within the residential portion of the development. The plan reduces the amount of residential parking from the 686 stalls approved in 2020 to the proposed 630 stalls. Staff is supportive of this reduction as the proposal still provides 1.6 stalls per unit, exceeding the minimum requirement of 1.5 stalls per dwelling unit. The amount of commercial parking approved in 2020 is retained by this proposal. Additionally, the integrated development provides for shared parking between uses including the opportunity for offset parking demands between the residential and commercial uses.
- d. **Landscaping/Screening** – The landscape plan identifies perimeter landscaping, parking lot island landscaping, interior landscaping and foundation landscaping. Parking/paving screening will be provided along paved areas that abut exterior roadways to provide screening of any parking areas from adjacent properties. This development is not subject to tree preservation requirements as all trees found on site are either not significant or a prohibited type of tree, such as Ash trees.
- e. **Stormwater/Detention** – This proposal reduces the amount of underground basin capacity approved in 2020 and adds an aboveground dry detention basin in replacement. Stormwater runoff created by the entire development will be captured and diverted into these basins in accordance with the stormwater quality and quantity requirements of Title 17.
- f. **Public Utilities** – This property is in the City of Olathe water and sanitary sewer service areas. An existing sanitary sewer main is located in the southwest corner of the site and existing water mains are located along all four boundaries of this property. The applicant will install all water and sewer extensions needed to serve the development.
- g. **Signs** – Sign standards will be established with final site development plans and are expected to have cohesive and harmonious theming throughout the development.

## 6. Site Design Standards

The proposal maintains the Site Design standards applicable to this Planned District (PD) as established by Ordinance 20-44. The apartments, townhouses, and mixed-use buildings are subject to the Site Design Standard 3 (UDO 18.15.115) and the commercial buildings are subject to the Site Design Standard 4 (UDO 18.15.120). The following is a summary of the applicable site design requirements.

- a. **Outdoor Amenity** – The plan retains the outdoor pool area with amenities as originally approved in 2020. In addition, staff supports the proposal to add a dog park on the south portion of this development along with common green areas as they will provide an additional amenity for the residents.

- b. **Parking Pod Size** – All parking area comply with the maximum of 40 and 80 stalls per pod for the Site Design Standards 3 and 4 areas respectively. Additional landscape islands will be added to comply with the parking pod requirement between Apartments D and E with the final site development plan.
- c. **Pedestrian Connectivity** – Pedestrian connections are provided between buildings and across the development at the same level as previously approved in 2020. Additionally, all crosswalks and landscaped pedestrian gateways were retained.
- d. **Drainage Feature** – The new dry detention basin proposed by this application will be extensively landscaped with native tallgrasses with some additional landscaping provided around the basin as required.
- e. **Street Frontage & Frontage Area (Site Design 3)** – The mixed-use buildings are setback and occupy the same frontage area along Mur-Len Road as originally approved in 2020. In addition, the commercial building in the northeast corner of the site maintains these same standards.
- f. **Landscape Options (Site Design 3)** – Similar to the plans approved in 2020, landscaped buffer areas are proposed along Mur-Len Road and 127<sup>th</sup> Street where the street frontage area is not occupied by building area.

## 7. Building Design Standards

The building design requirements are also established as part of the rezoning process. The buildings will have a cohesive design and architectural features to create a harmonious look throughout the development.

The buildings will consist of primarily masonry materials including genuine stucco, glass and stone veneer. Fiber cement board is used as an accent material to provide varied textures and color tones throughout each building. Cohesive color tones, rooflines, awnings and similar architectural features will be carried throughout the development. A variety of articulation tools are utilized to add variety to the apartment, mixed-use and townhome buildings. Ground floor pedestrian interest features will be utilized including clear glass, landscape planters and changes in materials.

A design for the commercial building on Lot 1 has not been developed as a tenant for the building has not been identified. Staff has advised the applicant that a revised preliminary site development plan reviewed by the Planning Commission will be required prior to submitting for a final site development plan for this lot.

## 8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted a sign on the subject property per UDO requirements. Staff has not received any correspondence regarding this application.

The applicant held a neighborhood meeting on October 16, 2023 in accordance with the UDO and the minutes of this meeting are included in the agenda packet. Eight residents attended this meeting and asked several questions including questions about stormwater, traffic, and the business operations of the development.

## 9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as Community Commercial along with the majority of surrounding properties. Community Commercial Centers are located at prominent intersections and have a mixture of tenants. They are pedestrian-scaled and multi-story buildings are encouraged.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

***A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The proposed uses still align with the Community Commercial land use designation as a mixture of residential uses are permitted that work congruently with the commercial uses through appropriate pedestrian and street connections. The development meets several policies of PlanOlathe including Land Use and Community Character goals of providing mixed-use neighborhoods and targeting infill development (LUCC 4.1 and 6.7). Also Housing and Neighborhoods goals stress mixed-use neighborhoods and high-quality development (HN 3.1 and 5.1). The Olathe 2040 Strategic Plan identifies strategies that align with the proposal to promote and encourage a mix of housing types and opportunities throughout the community, and encourage new residential and development of existing residential real estate to attract people to work and live in Olathe

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding neighborhood has a variety of land uses including multi-family residential, commercial retail, restaurant and personal service uses. The buildings in the vicinity are typically one to two stories in height; however, the planned development places the taller buildings towards the center to provide opportunities for transitions between buildings of different massing, scale and height. The architectural style will be cohesive throughout the development and provide modern design elements to enhance the existing distinct streetscape elements along 127<sup>th</sup> Street.

***C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The zoning and uses of the surrounding properties consist of commercial and multi-family residential zoning. This mixture of uses is included in the proposed development and continues to be appropriate for this property. The highly traveled intersection of 127<sup>th</sup> Street and Mur-Len Road supports the proposed uses and amendments for increased residential density.

***D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The property is still suitable for the uses it is restricted to under the existing Planned District zoning designation. The combination of multi-family and commercial uses are appropriate for the property due to the proximity of similar uses in the surrounding vicinity and the efforts to provide a mixture of uses that complement each other.

***E. The length of time the property has remained vacant as zoned.***

The property has only been vacant for five years under the current PD District zoning designation. However, the property has remained vacant since it was used for agricultural purposes in approximately the 1980s, while other properties have developed in the surrounding vicinity.

***F. The extent to which approval of the application would detrimentally affect nearby properties.***

The proposed zoning amendment will not detrimentally affect nearby properties as the general allocation of land uses are the same as 2020 and are similar to uses on nearby properties. The proposed increase in residential units has been evaluated through a revised traffic study and the revised residential buildings are located primarily near the interior of the property.

***G. The extent to which development under the proposed district would substantially harm the value of nearby properties.***

The district as proposed provides uses and design standards that are not anticipated to have any detrimental impact on surrounding properties.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The proposed uses have been evaluated through a revised Traffic Impact Study to account for the increase in residential units. With the recommended improvements from the study and additional recommendations by staff, the road network will support the proposed development. The proposed amount of parking complies with the City's minimum standards and the mixture of uses also creates opportunity for shared parking among uses that have differing hours of operation and varying peak travel times.

***I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

***J. The economic impact of the proposed use on the community.***

The proposed development is expected to have a significant impact on Olathe's economy by adding 404 residential units and several commercial uses. The added residents will frequent existing commercial developments and the new commercial businesses will generate additional sales tax revenue for the City.

***K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain or detriment to the public health, safety, or welfare if the application were denied. If the application were denied, the existing zoning district would remain, and the landowner would be permitted to develop the property as previously approved in 2020.

## 10. Staff Recommendation

- A. Staff recommends approval of the zoning amendment and revised preliminary site development plan (RZ23-0010) for the following reasons:
1. The proposed development complies with the policies and goals of the Comprehensive Plan.
  2. The requested zoning amendment meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the zoning amendment with the following stipulations:
1. The prohibited uses are established within the attached Use List (Exhibit A). Any modifications to the uses must be requested through the zoning amendment process.
  2. The development must provide the general allocation of land uses established on the preliminary site development plan (Exhibit B) dated November 27, 2023 and comply with the following standards:
    - a. The residential density must maintain a minimum of 20 dwelling units per acre and a maximum of 29 dwelling units per acre.
    - b. A minimum commercial floor area of 27,000 square feet must be provided.
    - c. A minimum of 20% open space must be maintained and high-quality outdoor residential amenities provided.
    - d. All setbacks are as established on the preliminary site development plan dated November 27, 2023.
    - e. A minimum street frontage buildout of 30% is required along S. Mur-Len Road for Lots 1, 4 and 5 and a minimum 50% buildout along all other streets for Lot 2.
    - f. The development is subject to the development standards of UDO 18.30 and the supplemental standards of UDO 18.50.
  3. The maximum building height is established as follows: 65' multi-family residential, 35' townhouses and 55' commercial/mixed use.
  4. The multi-family residential, townhouses and mixed-use buildings are subject to Site Design Category 3, and the commercial buildings are subject to Site Design Category 4 per UDO 18.15.
  5. The building design is subject to UDO 18.15.020 for the commercial and mixed-use buildings. All other buildings must be comprised of primarily masonry materials with fiber cement siding as an accent only. The architectural design will be cohesive and harmonious throughout the development.

6. Sign standards will be determined with final site development plans or through a comprehensive sign package.
  7. All street improvements shall be in accordance with the traffic impact study and as required by the City Engineer. A revised traffic study or report shall be submitted if there is a change in land use, as required by the City Engineer.
  8. All access drives and internal streets will be constructed with the first phase of development.
- C. Staff recommends approval of the revised preliminary site development plan with the following stipulations:
1. Final site development plans must be approved prior to issuance of building permits for respective buildings.
  2. A replat must be approved and recorded prior to the submittal of building permits.
  3. Prior to certificate of occupancy for the apartments and townhomes, traffic signals must be constructed at the intersections of 129<sup>th</sup> Street and Mur-Len, and at 127<sup>th</sup> Street and Moore Avenue.
  4. This site is subject to all City of Olathe Title 17 requirements for stormwater detention and stormwater quality. Stormwater management facilities must be adequate for each phase.
  5. The following site details will be reviewed during the final site development plan review and adhere to the following sections of the UDO:
    - a. Parking lot screening details per UDO 18.30.130.
    - b. Details for trash enclosures or compactors will comply with UDO 18.30.130.
    - c. Photometric plans for parking lot lighting will comply with UDO 18.30.135.
    - d. All rooftop mechanical equipment shall be screened from public view. All exterior ground or building mounted equipment, including but not limited to mechanical equipment and utility meter banks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture in compliance with UDO 18.30.130.

## EXHIBIT A



### **Use list for Bach Homes Development, 127<sup>th</sup> Street and Mur-Len Road**

**The following uses are specifically prohibited. All other uses found in the *Unified Development Ordinance (UDO), Section 18.20.500*, are permitted in this development.**

1. All uses found only in the AG, M-1, M-2 and M-3 Districts of the UDO
2. All uses specifically prohibited for the PD as referenced in UDO 18.20.500
3. Pawnshops
4. Payday Loan Business or Title Loan Business
5. Tattoo Parlor/Tattoo Studio and/or Body Piercing
6. Vehicle Painting and Body Shops
7. Cemetery
8. Hospitals
9. Any use category which allows for the renting, leasing, sales, repair or work of any kind for motor vehicles including but not limited to automobiles, boats, RVs, trailers, motorcycles, etc.
10. Wood working shops
11. Laboratories- research and testing
12. Fast food restaurants with drive throughs
13. Entertainment establishment

## Statement for 127<sup>th</sup> and Mur-Len Rezone

This project is going to consist of a well-balanced mix of apartments and commercial uses. We will be focusing on a design that will cater to retail uses that will contribute to the community inside of our project as well as the community surrounding our project. The design also focuses on the accessibility of the commercial uses by the people living in the community. We are excited to bring a project and product that the City of Olathe has yet to see. In order to move forward with a revised plan to develop this project, we are requesting a revision to the previous zoning amendment approved in 2020.

Bach Homes was founded in 1976 and has been building apartments and single-family homes in several states including: Utah, Idaho, Kansas City, Washington, Montana as well as other locations. Bach Homes has built and still maintains ownership of approximately 4,000 units in the United States. Bach's business model has been to build quality projects that will be owned and managed by Bach for many years to come. Bach homes has interest in building in Olathe as we feel that it is a community that will be served well by our product and is a community that we are confident will bring success to the project. We have just completed a 300+ apartment community in Kansas City, Missouri and are eager to expand in the area.

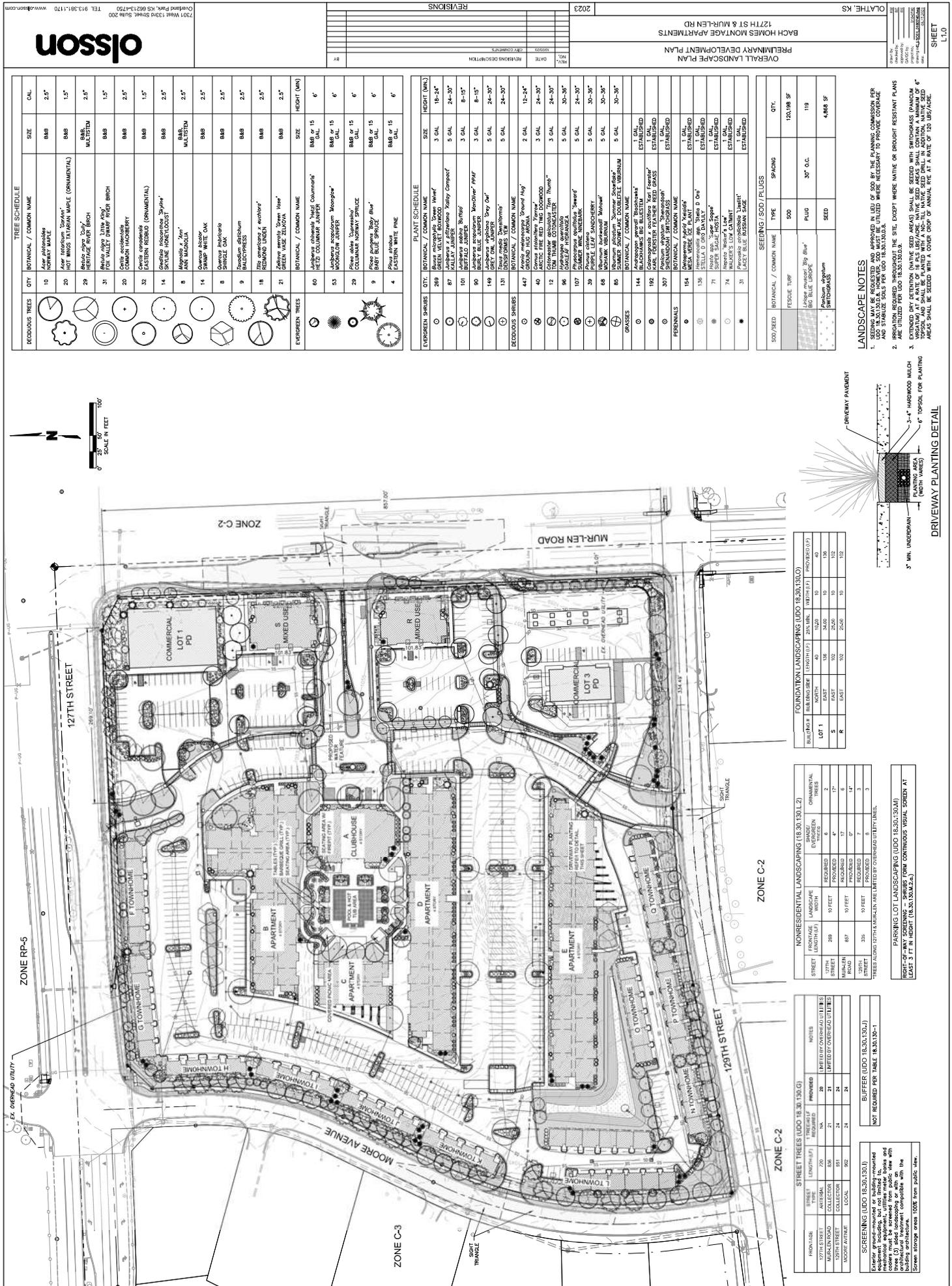












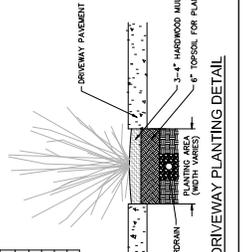
TREE SCHEDULE		TREE SCHEDULE	
QTY	BOTANICAL / COMMON NAME	SIZE	HT (ft)
10	Aspen 'Innocent' Maple	8-10"	2.5'
20	Hot Wings Tularia Maple (Ornamental)	8-10"	1.5'
29	Black-Box Tree	8-10"	2.5'
31	Red-Flap Tree	8-10"	1.5'
20	Crabapple	8-10"	2.5'
32	Eastern Redbud (Ornamental)	8-10"	1.5'
14	Greenleaf Ash	8-10"	2.5'
8	Magnolia	8-10"	2.5'
14	Swamp White Oak	8-10"	2.5'
8	Shingle Oak	8-10"	2.5'
9	Black-Box Tree	8-10"	2.5'
18	Red-Flap Tree	8-10"	2.5'
21	Yellow-Flap Tree	8-10"	2.5'
60	Red-Flap Tree	8-10"	1.5'
53	Black-Box Tree	8-10"	1.5'
29	Black-Box Tree	8-10"	1.5'
9	Black-Box Tree	8-10"	1.5'
4	Black-Box Tree	8-10"	1.5'

PLANT SCHEDULE		PLANT SCHEDULE	
QTY	BOTANICAL / COMMON NAME	SIZE	HT (ft)
288	Blue Velvet Scaevola	3 GAL	15-24"
87	Blue Velvet Scaevola	5 GAL	24-30"
101	Blue Velvet Scaevola	3 GAL	8-10"
80	Blue Velvet Scaevola	3 GAL	8-15"
149	Blue Velvet Scaevola	5 GAL	24-30"
131	Blue Velvet Scaevola	9 GAL	24-30"
447	Blue Velvet Scaevola	2 GAL	12-24"
40	Blue Velvet Scaevola	3 GAL	24-30"
12	Blue Velvet Scaevola	5 GAL	24-30"
96	Blue Velvet Scaevola	5 GAL	30-36"
107	Blue Velvet Scaevola	5 GAL	24-30"
39	Blue Velvet Scaevola	5 GAL	30-36"
68	Blue Velvet Scaevola	5 GAL	30-36"
85	Blue Velvet Scaevola	9 GAL	30-36"
144	Blue Velvet Scaevola	ESTABLISHED	
103	Blue Velvet Scaevola	ESTABLISHED	
307	Blue Velvet Scaevola	ESTABLISHED	
154	Blue Velvet Scaevola	ESTABLISHED	
136	Blue Velvet Scaevola	ESTABLISHED	
71	Blue Velvet Scaevola	ESTABLISHED	
74	Blue Velvet Scaevola	ESTABLISHED	
31	Blue Velvet Scaevola	ESTABLISHED	

SEEDING / SOIL PLUGS		SEEDING / SOIL PLUGS	
BOTANICAL / COMMON NAME	TYPE	SPACING	QTY
Perennial Turf	500	30" O.C.	12,168 SF
Big Blue Linum	PLUS	30" O.C.	110
Perennial Argemone	SEED		4,968 SF

**LANDSCAPE NOTES**

- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OLAHE, KS PLANTING SPECIFICATIONS. PLANTS MUST BE INSTALLED WITH PROPER SOIL AND STABILIZER SOILS PER UDO 18.30.130(D).
- ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SOIL AND STABILIZER SOILS PER UDO 18.30.130(D).
- EXTENDED DRY PERIODS (NATIVE SEED AREAS) SHALL BE SEEDED WITH SWITCHGRASS (PANDORA FLORENS) AT A RATE OF 1.5 LBS/100 SQ YD. NATIVE SEED AREAS SHALL CONTAIN A MINIMUM OF 6" HARDWOOD MULCH. 1" HARDWOOD MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH AREAS SHALL BE SEEDED WITH A COVER DROP OF ANNUAL RYE AT A RATE OF 1.0 LBS/100 SQ YD.



FOUNDATION LANDSCAPING (UDO 18.30.130(L))	
FOUNDATION	LANDSCAPING
LOT 1	100
LOT 2	100
LOT 3	100

NONRESIDENTIAL LANDSCAPING (18.30.130(L.2))	
STREET	LANDSCAPING
127TH STREET	10 FEET
129TH STREET	10 FEET
MURLEN ROAD	10 FEET
MOORE AVENUE	10 FEET

SCREENING (UDO 18.30.130(L))	
PHOTO	SCREENING
127TH STREET	10 FEET
129TH STREET	10 FEET
MURLEN ROAD	10 FEET
MOORE AVENUE	10 FEET

**SCREENING (UDO 18.30.130(L))**

EXTERIOR GRASS SCREENING OF BUILDING TO BE PROVIDED. SCREENING SHALL BE PROVIDED WITH PROPER SOIL AND STABILIZER SOILS PER UDO 18.30.130(D). SCREENING SHALL BE INSTALLED WITH PROPER SOIL AND STABILIZER SOILS PER UDO 18.30.130(D). SCREENING SHALL BE INSTALLED WITH PROPER SOIL AND STABILIZER SOILS PER UDO 18.30.130(D).

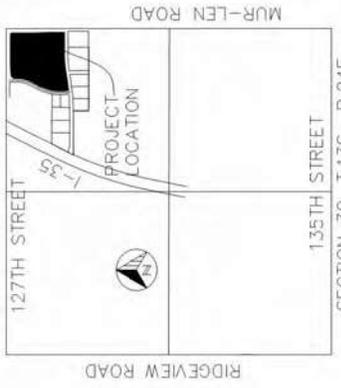
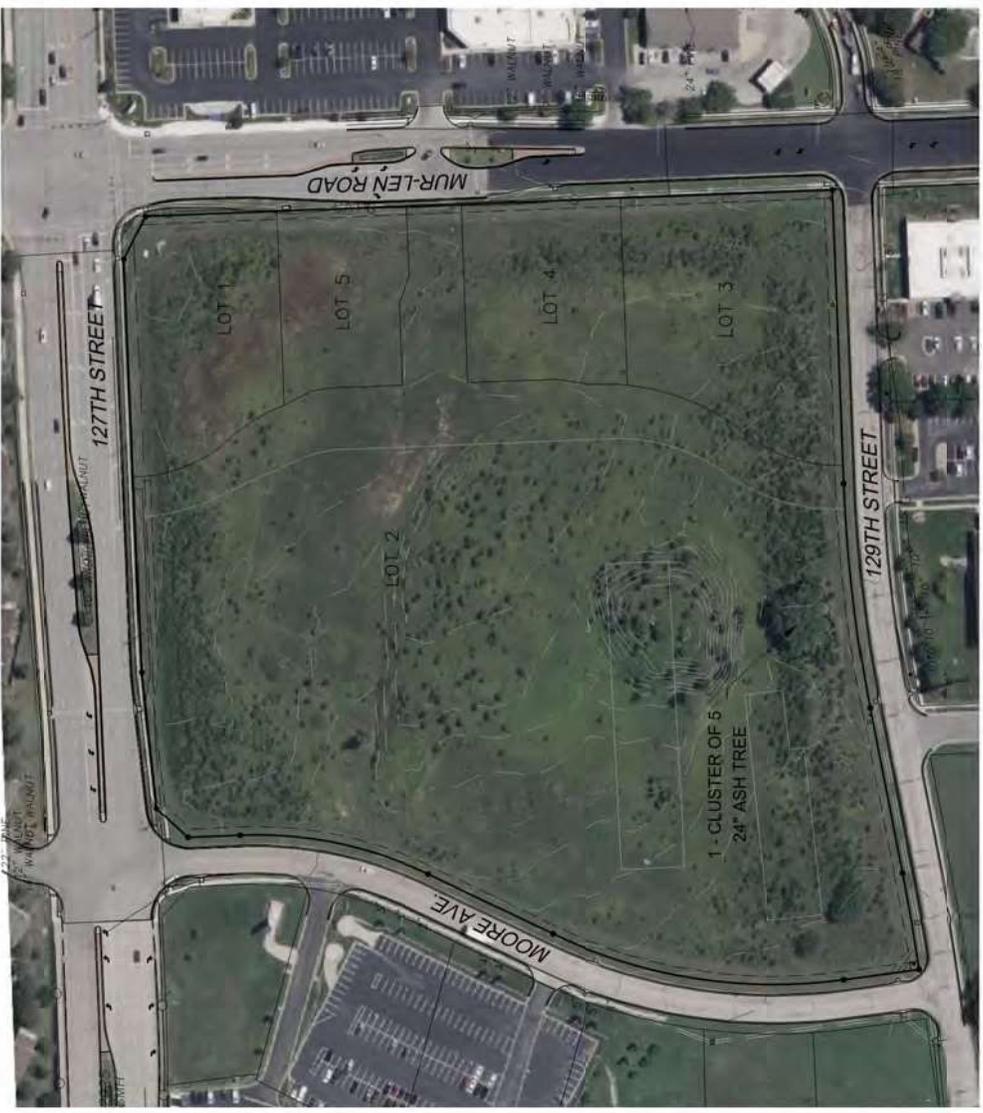


REV. NO.	DATE	REVISIONS DESCRIPTION

2023	
BACH HOMES OLATHE APARTMENTS	
TREE SURVEY	

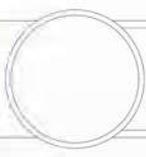
DATE PLOTTED	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DATE	
PROJECT NO.	
DATE	
SCALE	
DATE	

SHEET  
S1.0



SCALE: 1" = 2000'





BACH HOMES  
11001 South Tower  
Suite 300  
Dallas, TX 75244  
972.712.2600  
www.bachhomes.net

DCI  
Civil Engineer  
Civil Designer  
Civil Planner

Landscaper  
Landscape Architect  
Landscape Designer  
Landscape Photographer

CLIENT NAME  
MONTAGE OLATHE

PROJECT ADDRESS  
MONTAGE OLATHE

PROJECT NUMBER: 2121  
DRAWN BY: AJP  
DRAWING DATE: 11/20/23  
CURRENT REVISION: 1

CLUBHOUSE  
ELEVATIONS

PDP01

PP SUBMITTAL

NOVEMBER 20, 2023

**EXTERIOR MATERIAL PERCENTAGES**

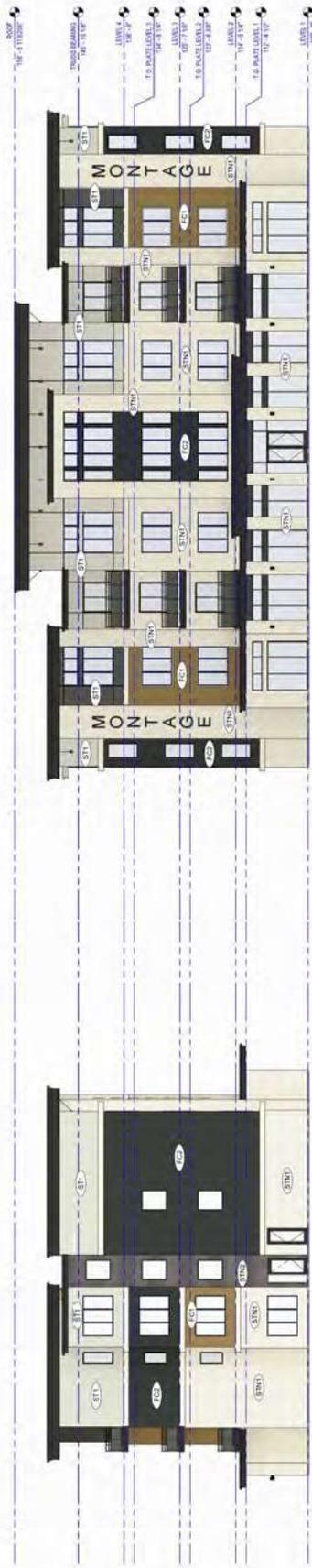
Class 1 Materials	Primary (Front)		Secondary (Left)		Secondary (Back)		Secondary (Right)	
	SOFT	%	SOFT	%	SOFT	%	SOFT	%
Manufactured Stone Veneer	2,426	36%	935	32%	2,060	35%	935	32%
Clear Glass	1,995	30%	363	12%	1,791	30%	363	12%
3 Coat Stucco	917	14%	522	18%	620	15%	522	18%
Total Class 1 Materials	5,338	80%	1,812	62%	4,771	80%	1,812	62%
Class 3 Materials								
Fiber Cement	1,324	20%	1,134	38%	1,216	20%	1,134	38%
Doors	-	-	-	-	-	-	-	-
Total	6,662	100%	2,946	100%	5,987	100%	2,946	100%



5 Perspective



4 Back 3/32" = 1'-0"

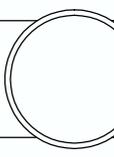


2 Right 3/32" = 1'-0"



1 Front 3/32" = 1'-0"





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Suite 300  
Dallas, TX 75240  
714.261.2600  
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Call  
Call Engineer  
Call Designer  
Call Planner

Landscaper  
Landscape Architect  
Landscape Address  
Landscape Phone

PROJECT ADDRESS  
MONTAGE OLATHE

CLIENT NAME  
CLIENT ADDRESS

PROJECT NUMBER  
DRAWING DATE  
CONTRACT NUMBER  
SHEET NO. OF TOTAL SHEETS  
DATE PLOTTED  
PLOTTER

MIXED USE  
ELEVATIONS

PDP03

PP SUBMITTAL

NOVEMBER 20, 2023

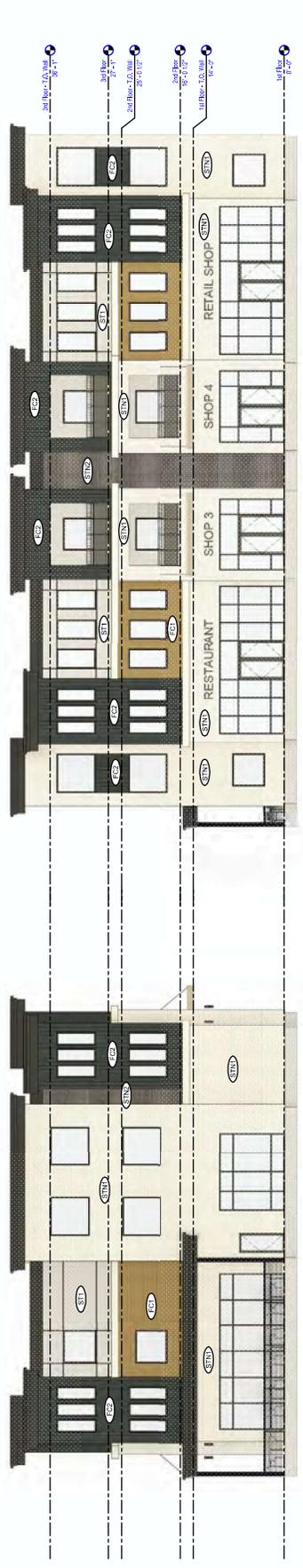
ROOFING MATERIAL  
MEMBRANE OR BALLAST (NOT VISIBLE)

EXTERIOR MATERIAL PERCENTAGES (GROUND FLOOR)	Primary (Front)		Secondary (Left)		Secondary (Back)		Secondary (Right)	
	SQFT	%	SQFT	%	SQFT	%	SQFT	%
Class 1 Materials	726	50%	498	57%	726	50%	498	57%
Manufactured Stone Veneer	726	50%	372	43%	724	50%	372	43%
Clear Glass	724	50%	870	100%	1,450	100%	870	100%
<b>Total</b>	<b>1,450</b>	<b>100%</b>	<b>870</b>	<b>100%</b>	<b>1,450</b>	<b>100%</b>	<b>870</b>	<b>100%</b>

EXTERIOR MATERIAL PERCENTAGES (UPPER FLOORS)	Primary (Front)		Secondary (Left)		Secondary (Back)		Secondary (Right)	
	SQFT	%	SQFT	%	SQFT	%	SQFT	%
Class 1 Materials	641	27%	549	37%	641	27%	549	37%
Manufactured Stone Veneer	689	30%	343	23%	689	30%	343	23%
Clear Glass	298	13%	165	11%	298	13%	165	11%
3 Coat Stucco	1,628	70%	1,057	71%	1,628	70%	1,057	71%
<b>Total Class 1 Materials</b>	<b>698</b>	<b>30%</b>	<b>440</b>	<b>29%</b>	<b>698</b>	<b>30%</b>	<b>440</b>	<b>29%</b>
Class 3 Materials	-	-	-	-	-	-	-	-
Fiber Cement	-	-	-	-	-	-	-	-
Doops	-	-	-	-	-	-	-	-
<b>Total</b>	<b>2,326</b>	<b>100%</b>	<b>1,487</b>	<b>100%</b>	<b>2,326</b>	<b>100%</b>	<b>1,487</b>	<b>100%</b>

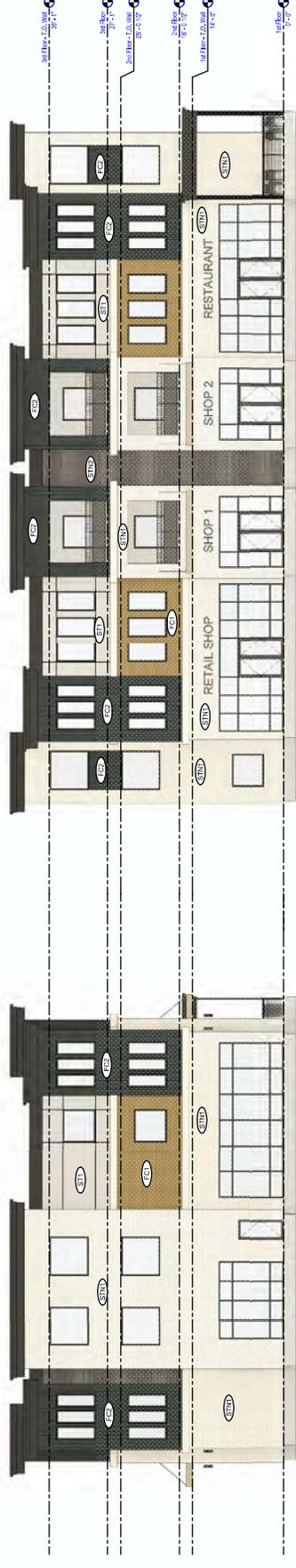


3-D View, 3



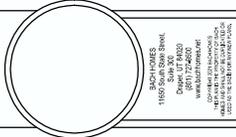
1-Right  
1/8" = 1'-0"

2-Back  
1/8" = 1'-0"



3-Left  
1/8" = 1'-0"

4-Front  
1/8" = 1'-0"



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WWW.BACHHOMES.COM  
BACH HOMES IS AN EQUAL OPPORTUNITY  
DEVELOPER. SEE OUR WEBSITE FOR MORE DETAILS.

Bach Homes

MONTAGE OLATHE

PROJECT NUMBER: 210147  
DRAWING DATE: 11/20/2023  
CURRENT REVISION:

REVISION	DATE

TOWNHOME (A)  
FLOOR PLANS  
TYPICAL

PDP04

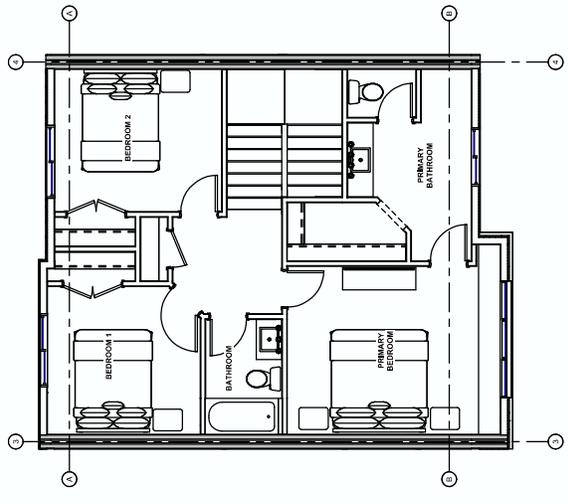
NOVEMBER 20, 2023 PP SUBMITTAL



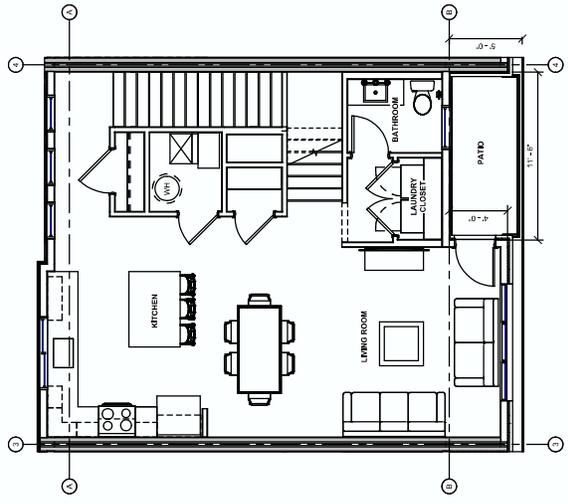
1 Perspective

EXTERIOR MATERIAL PERCENTAGES

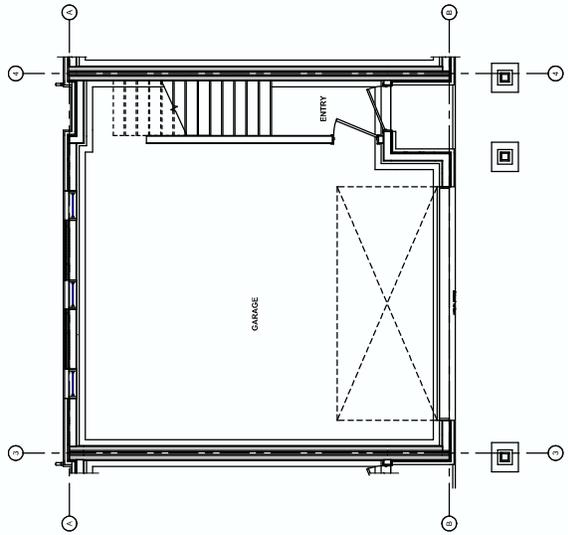
Class 1 Materials	Primary (Front)		Secondary (Left)		Secondary (Back)		Secondary (Right)	
	SQFT	%	SQFT	%	SQFT	%	SQFT	%
Manufactured Stone Veneer	1,650	39%	306	34%	1,144	27%	465	46%
Clear Glass	972	23%	75	8%	655	15%	45	5%
3 Coat Stucco	474	11%	0	0%	288	6%	140	16%
<b>Total Class 1 Materials</b>	<b>3,096</b>	<b>73%</b>	<b>381</b>	<b>43%</b>	<b>2,087</b>	<b>48%</b>	<b>640</b>	<b>65%</b>
Class 3 Materials								
Fiber Cement	1,026	24%	517	57%	2,277	52%	158	35%
Doors	126	3%	-	-	-	-	-	-
<b>Total</b>	<b>4,248</b>	<b>100%</b>	<b>898</b>	<b>100%</b>	<b>4,364</b>	<b>100%</b>	<b>798</b>	<b>100%</b>



4 LEVEL 3 - TYPE A  
1/4" = 1'-0"



3 LEVEL 2 - TYPE A  
1/4" = 1'-0"



2 LEVEL 1 - TYPE A  
1/4" = 1'-0"

PROJECT NUMBER	MTAP
DRAWN BY	AMW
CHECKED BY	
DATE	
PROJECT ADDRESS	
PROJECT NAME	
PROJECT LOCATION	
PROJECT PHASE	
PROJECT STATUS	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	

MONTAGE PLATE

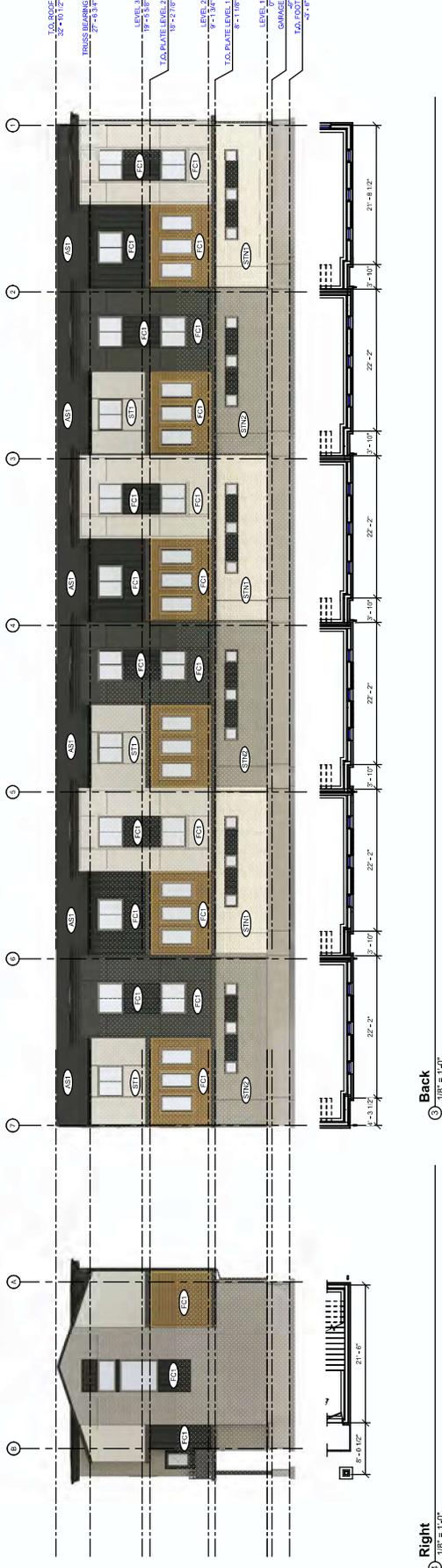
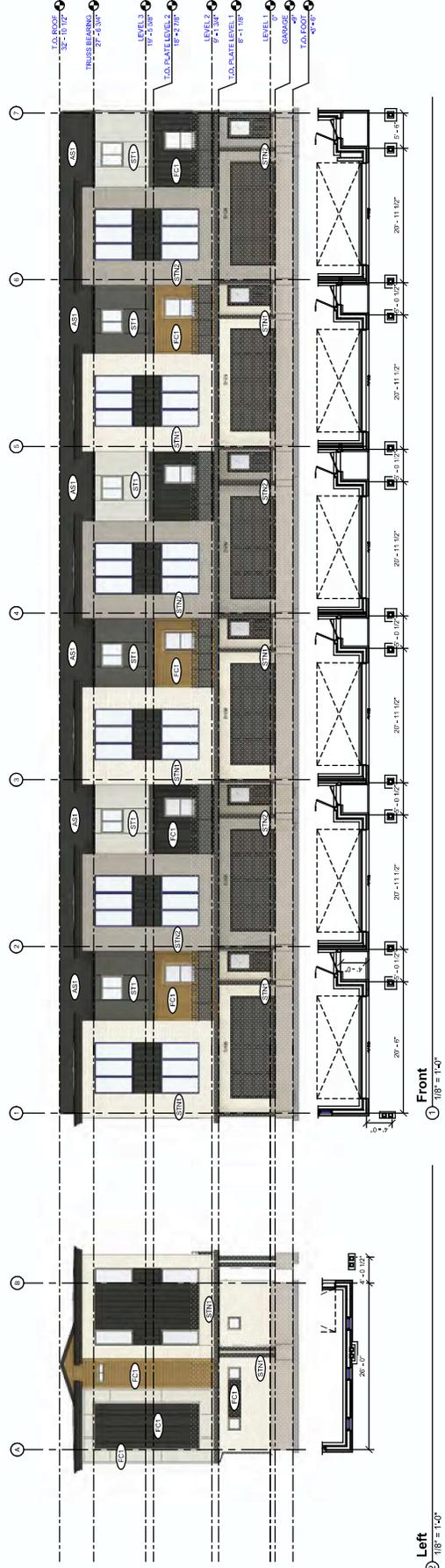
Bach Homes

BACH HOMES  
11000 S. BAYVIEW  
SUITE 300  
DALLAS, TX 75249  
(214) 742-6000  
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FULL DISCLOSURE.



PDP SUBMITTAL

NOVEMBER 20, 2023



1 1/8" = 1'-0"

2 1/8" = 1'-0"

1 1/8" = 1'-0"

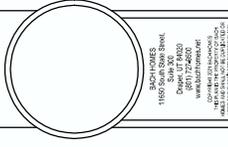
2 1/8" = 1'-0"

1 1/8" = 1'-0"

2 1/8" = 1'-0"

1 1/8" = 1'-0"

2 1/8" = 1'-0"



BACH HOMES  
11000 W. 30th Ave. Suite 300  
Westminster, CO 80040  
Phone: 303.722.4600  
Fax: 303.722.4601  
www.bachhomes.com

PROJECT ADDRESS  
MONTAGE OLATHE

Bach Homes

PROJECT NUMBER: 21047  
DRAWN BY: ANH  
DRAWING DATE: 11/20/23  
CURRENT REVISION:

REVISION	DATE

TOWNHOME (B)  
FLOOR PLANS  
TYPICAL

**PDP06**

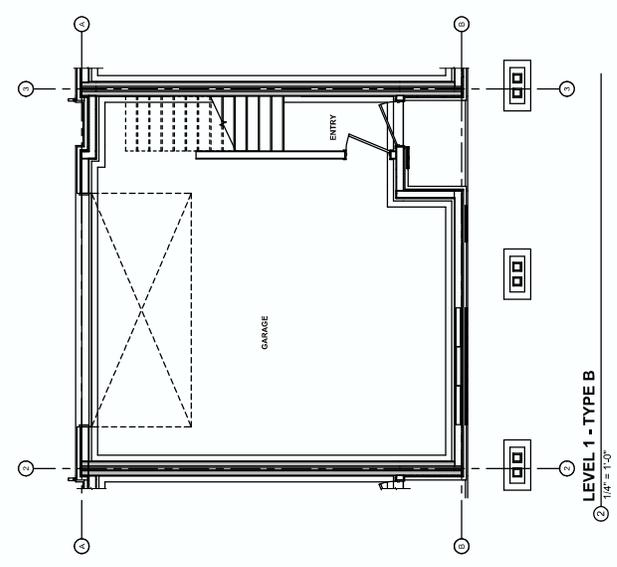
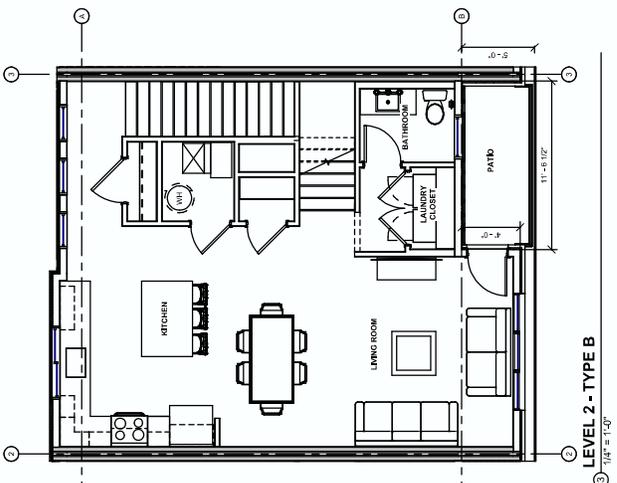
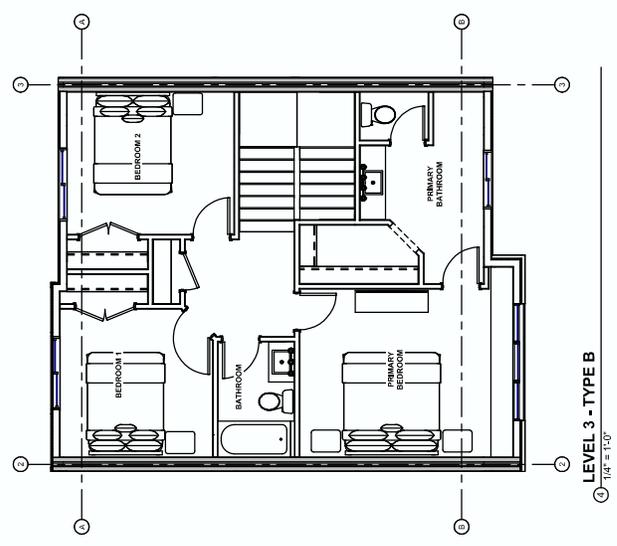
NOVEMBER 20, 2023 PDP SUBMITTAL

**EXTERIOR MATERIAL PERCENTAGES**

Class 1 Materials	Primary (Front)		Secondary (Left)		Secondary (Back)		Secondary (Right)	
	SOFT	%	SOFT	%	SOFT	%	SOFT	%
Manufactured Stone Veneer	1,100	35%	306	34%	428	17%	465	45%
Clear Glass	648	23%	75	8%	389	13%	45	5%
3 Coat Stucco	316	11%	-	-	192	6%	140	15%
<b>Total Class 1 Materials</b>	<b>2,064</b>	<b>73%</b>	<b>381</b>	<b>43%</b>	<b>1,009</b>	<b>36%</b>	<b>640</b>	<b>65%</b>
Class 3 Materials								
Fliter Cement	884	24%	517	57%	1,454	49%	158	35%
Doors	84	3%	-	-	448	15%	-	-
<b>Total</b>	<b>2,832</b>	<b>100%</b>	<b>868</b>	<b>100%</b>	<b>2,311</b>	<b>100%</b>	<b>798</b>	<b>100%</b>



1 Perspective











CLUBHOUSE DAYTIME



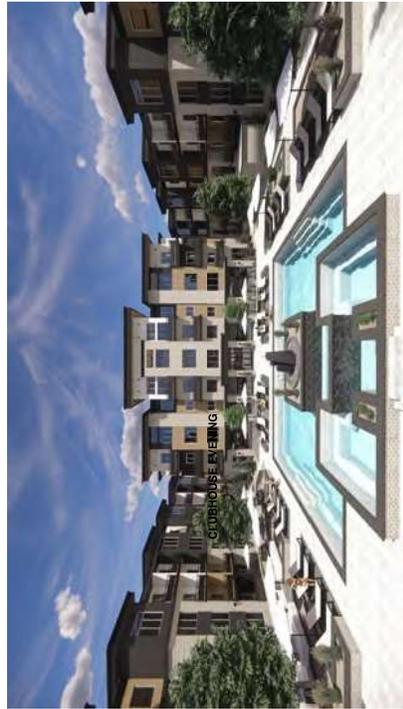
CLUBHOUSE EVENING



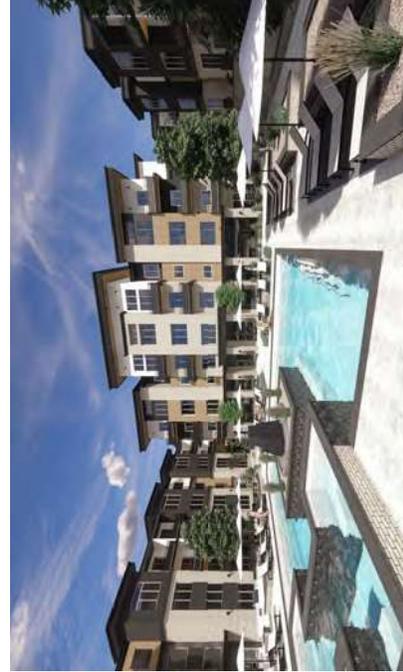
MIXED USE



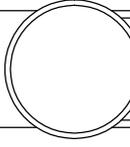
MIXED USE / ENTRY TO SITE

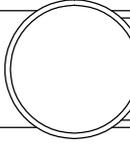


AMENITY SPACE - POOL



AMENITY SPACE - POOL





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11000 S. STATE ST.  
SUITE 300  
DENVER, CO 80231  
PH: 303.755.2600  
WWW.BACHHOMES.COM  
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LANDSCAPE ARCHITECTURE, AND  
GENERAL CONTRACTOR SERVICES  
SINCE 1978 FOR HOMEOWNERS.

Bach Homes

MONTAGE OLATHE

PROJECT ADDRESS

PROJECT NUMBER	0124
DRAWN BY	ANNA
DATE	
CHECKED BY	
DATE	
PROJECT	
DATE	

RENDERINGS

PDP11

PP SUBMITTAL NOVEMBER 20, 2023



MOORE AVE TOWNHOMES  
INTERIOR VIEW - DAY



CORNER OF 129TH AND MOORE  
EXTERIOR - DUSK



129th ST. TOWNHOMES  
INTERIOR VIEW - DUSK



CORNER OF 129TH AND MOORE  
EXTERIOR - DAY



129TH STREET EXTERIOR - DUSK



129th ST. TOWNHOMES  
INTERIOR VIEW - DAY



MOORE AVE TOWNHOMES  
INTERIOR VIEW - DUSK



129TH STREET EXTERIOR - DAY



# MEETING MINUTES

## Neighborhood Meeting

<b>Date:</b>	October 16, 2023 at 6:00 PM
<b>RE:</b>	Bach Homes, Montage Apartments 127 <sup>th</sup> Street & Mur-Len Road

There were 12 attendees including the design team. The design team delivered a short 10-minute presentation showing the site plan and renderings. Following this presentation, the meeting was opened for public comment and questions. There were approximately 8 individuals who asked questions regarding the improvements. These questions and design team explanations are listed below.

### Neighborhood Questions and Design Team Explanations:

**1. Can you explain where the storm water features are?**

The design team outlined the above ground and below ground detention areas shown within the Site Plan. We indicated we had provided a storm study to the city detailing the detention to maintain required release rates.

**2. Can you explain what you are doing to help with the additional traffic?**

The design team explained the location and plan for the proposed traffic improvements shown in the site plan and outlined within the approved traffic impact study.

**3. What amenities are available, and will any of these be available to the public?**

The design team listed some of the planned amenities including the dog park, pool and hot tub patio, covered picnic areas, fire pits, and barbeque grill areas. These private amenities were pointed out on the site plan for clarification. The design team also showed the renderings of the mixed-use buildings and public sidewalk connectivity available throughout the site.

**4. What type of materials will be used for the buildings?**

The design team plans to utilize class 1 materials like brick, stone, stucco, and glass and is working with city staff to meet required material percentages.

**5. Will all these units be rentals, and what level of income is being targeted with this development?**

The design team indicated all the units would be rental properties and a specific demographic or income target had not been set. The intention of Bach Homes is to provide high quality amenities and an aesthetic design that appeals to the community long-term since the owner intends to manage this development. Bach Homes explained their history of consistently holding their properties and being a part of the community.

**6. How many garages are provided?**

The design team showed the corresponding table from the site plan indicating the number of units and garages that would be provided.

**7. What is the construction schedule?**

It was conveyed that Bach Homes is ready to move forward and is just working with the city to complete the approval process. The target for construction currently is June 2024.

## **ORDINANCE NO. 20-44**

### **AN ORDINANCE AMENDING SECTION TWO OF ORDINANCE 18-39 OF THE CITY OF OLATHE, KANSAS, PERTAINING TO A ZONING AMENDMENT REQUEST RZ20-0001.**

**WHEREAS**, Rezoning Application No. RZ20-0001 requesting a zoning amendment to Ordinance No. 18-39 was filed with the City of Olathe, Kansas, on the 15<sup>th</sup> day of January 2020; and

**WHEREAS**, proper notice of such zoning amendment application was given pursuant to K.S.A. 12-757 and Chapter 18.40 of the Olathe Unified Development Ordinance; and

**WHEREAS**, a public hearing on such application was held before the Planning Commission of the City of Olathe, Kansas, on the 26<sup>th</sup> day of October 2020; and

**WHEREAS**, said Planning Commission has recommended that such zoning amendment application be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** Section Two of Ordinance 18-39 is hereby amended as follows:

- (1) The prohibited uses are established within the attached Use List (Exhibit A). Any modifications to the uses must be requested through the zoning amendment process.
- (2) The following are established on the preliminary site development plan (Exhibit B) dated October 2, 2020: the general allocation of uses, overall density, maximum square footage, lot size, phasing, open space, structure setbacks, parking and paving setbacks, parking distribution, landscaping, screening and buffering.
- (3) The maximum building height is established as follows: 65' multi-family residential, 35' townhouses and 55' commercial/mixed use.
- (4) The multi-family residential, townhouses and mixed-use buildings are subject to Site Design Category 3, and the commercial buildings are subject to Site Design Category 4 per UDO 18.15.
- (5) The building design is subject to UDO 18.15.020.
- (6) Sign standards will be determined with final site development plans or through a comprehensive sign package.
- (7) All street improvements shall be in accordance with the traffic impact study and as required by the City Engineer. A revised traffic study or report shall be submitted if there is a change in land use, as required by the City Engineer.

- (8) All access drives and internal streets will be constructed with the first phase of development.

**SECTION TWO:** Existing Section Two of Ordinance No. 18-39 is hereby repealed.

**SECTION THREE:** That this Ordinance shall take effect from and after its passage and publication as provided by law.

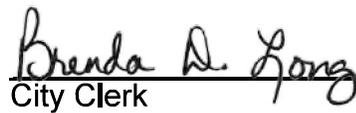
**PASSED** by the City Council this 15<sup>th</sup> day of December 2020.

**SIGNED** by the Mayor this 15<sup>th</sup> day of December 2020.



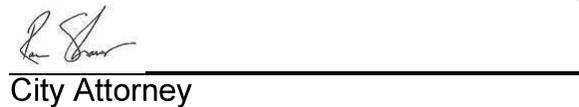
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

(Seal)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney



## EXHIBIT A



### **Use list for Bach Homes Development, 127<sup>th</sup> Street and Mur-Len Road**

**The following uses are specifically prohibited. All other uses found in the *Unified Development Ordinance (UDO), Section 18.20.500*, are permitted in this development.**

1. All uses found only in the AG, M-1, M-2 and M-3 Districts of the UDO
2. All uses specifically prohibited for the PD as referenced in UDO 18.20.500
3. Pawnshops
4. Payday Loan Business or Title Loan Business
5. Tattoo Parlor/Tattoo Studio and/or Body Piercing
6. Vehicle Painting and Body Shops
7. Cemetery
8. Hospitals
9. Any use category which allows for the renting, leasing, sales, repair or work of any kind for motor vehicles including but not limited to automobiles, boats, RVs, trailers, motorcycles, etc.
10. Wood working shops
11. Laboratories- research and testing
12. Fast food restaurants with drive throughs
13. Entertainment establishment

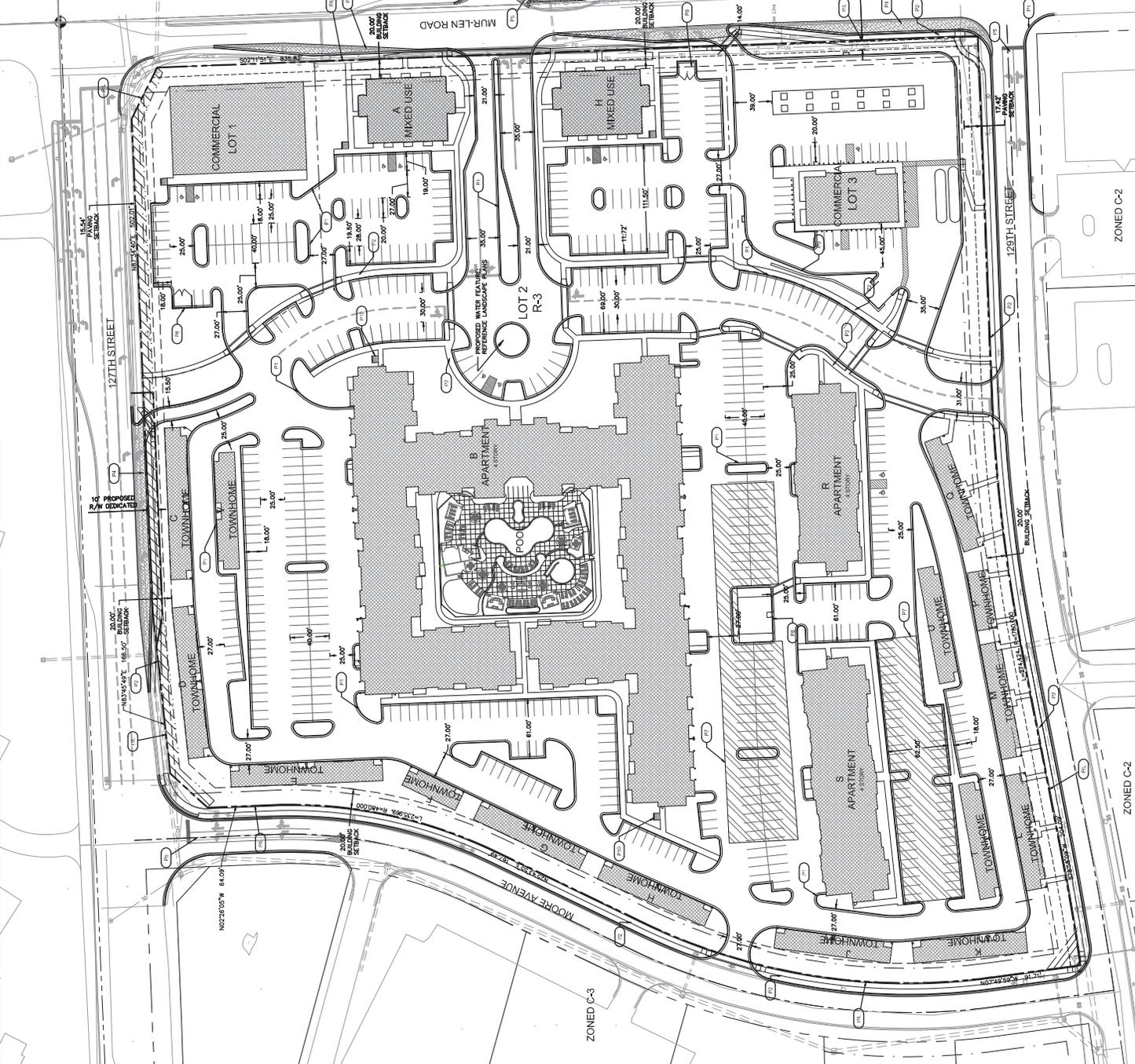
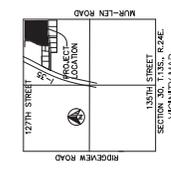
NO.	DATE	DESCRIPTION
1	08/20/20	PRELIMINARY DEVELOPMENT PLAN
2	08/20/20	REVISIONS

SITE DATA			
TOTAL SITE: 12.31 ACRES (14.44 AC. RESIDENTIAL)			
PROPOSED USE: MIXED USE			
EXISTING ZONING: PD			
OPEN SPACE: REQUIRED=480,333 AC)			
ACTIVE OPEN SPACE: REQUIRED=50% OF REQUIRED OPEN SPACE(240,167 AC)			
RESIDENTIAL			
BUILDING TYPE	# STORES	# UNITS	FOOTPRINT SF
TOWNHOME	0	50	35,360
APARTMENT	0	0	0
SUBTOTAL	0	50	35,360
COMMERCIAL			
BUILDING UNITS: 303 UNITS			
DENSITY: 24.62 UNITS/ACRE (14.44 ACRES)			
REQUIRED PARKING: 150 STALLS PER DWELLING UNIT (45,450 STALLS)			
TOTAL = 575 STALLS			
PROVIDED PARKING: 483 SURFACE STALLS			
195 GARAGES			
28 STALLS IN FRONT OF GARAGES			
TOTAL = 686 SPACES (INCLUDING 8 ACCESSIBLE SPACES)			
COMMERCIAL			
BUILDING TYPE	SOVARE FOOTAGE		
COMMERCIAL LOT 1	12,270		
COMMERCIAL LOT 3	4,008 (3,705 embay)		
MIXED USE RESTAURANT	2,160		
MIXED USE RESTAURANT	2,160		
MIXED USE RESTAURANT	2,160		
REQUIRED PARKING			
LOT 3: 1 PER 250 SF = 19			
LOT 2: 1 PER 300 SF = 11			
A RESTAURANT (1/2 SEATS (06 SEATS)) = 29			
H RESTAURANT (1/2 SEATS (06 SEATS)) = 29			
TOTAL = 140 SPACES (INCLUDING 4 ACCESSIBLE SPACES)			
PROVIDED PARKING			
195 PARKING STALLS			
TOTAL = 150 SPACES (INCLUDING 4 ACCESSIBLE SPACES)			

**PROPERTY DESCRIPTION**  
 THIS PROJECT IS A SUBDIVISION IN THE CITY OF CLATHE, JOHNSON COUNTY, KANSAS. THE PROJECT IS SITUATED IN THE EAST PART OF SECTION 30, T19S, R.24E, S10W, JOHNSON COUNTY, KANSAS. THE PROJECT IS 150 FEET WIDE AND 1,100 FEET LONG. THE PROJECT IS ZONED C-2.

**PROPERTY OWNER**  
 1600 STATE ST., SUITE 800  
 DRAPEL, UT 84002

**PROPERTY DEVELOPER**  
 1600 STATE ST., SUITE 800  
 DRAPEL, UT 84002



**EXISTING CONDITIONS LEGEND**

PROPERTY LINE	EXISTING OVERHEAD POWER	EXISTING FIBER OPTIC	EXISTING NATURAL GAS SERVICE	EXISTING CABLE TELEVISION	EXISTING WATER SERVICE	EXISTING SANITARY SEWER	EXISTING STORM SEWER
---	---	---	---	---	---	---	---

**PROPOSED CONDITIONS LEGEND**

---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED 180D DRAINS

- KEY NOTES**
- (R) PROPOSED CURB & GUTTER-TYP.
  - (S) PROPOSED SIDEWALK-TYP.
  - (F) PROPOSED FENCE-TYP.
  - (R) PROPOSED RIGHT TURN LANE IMPROVEMENTS
  - (L) PROPOSED LEFT TURN LANE IMPROVEMENTS
  - (I) PROPOSED ISLAND MODIFICATION
  - (F) PROPOSED UNDERGROUND FACILITY
  - (R) PROPOSED TRASH COMPACTOR/DUMPER
  - (R) 3' RETAINING WALL
  - (B) PROPOSED BIKE RACK
  - (P) PROPERTY LINE

- NOTES**
1. ALL MECHANICAL EQUIPMENT REQUIREMENTS PER UDD
  2. BUILDING MOUNTED EQUIPMENT SHALL BE MOUNTED TO THE SIDE OF BUILDING TO FACE PUBLIC STREET.
  3. ALL SIDEWALKS SHALL BE AT LEAST 6' WIDE. SIDEWALKS WHERE VEHICLES STOP SHALL BE AT LEAST 8' IN WIDTH.









**TREE LEGEND**

SYMBOL	COMMON NAME	HTY.	SIZE	TOLERANCE	SPECIAL NOTES
A	ELDER (SARGENT)	12	2.5" CAL.	LOW	
B	PEACH BLOSSOM	7	6" TALL	MODERATE	
C	CERISE OCCIDENTALIS	48	2.5" CAL.	LOW	
D	ACER PLATANOIDES	24	2.5" CAL.	LOW	
E	FRAXINUS VIRGINIANA	14	6" TALL	MODERATE	
F	FRAXINUS COMPACTA	14	6" TALL	MODERATE	
G	ZELKOVA SERRATA	24	2.5" CAL.	LOW	
H	UTILELEAF LIMON	8	2.5" CAL.	MODERATE	
I	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
J	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
K	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
L	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
M	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
N	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
O	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
P	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
Q	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
R	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
S	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
T	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
U	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
V	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
W	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
X	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
Y	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	
Z	FRAXINUS VIRGINIANA (TAYLOR)	36	6" TALL	MODERATE	

**LARGE SHRUB LEGEND (7'-8" WIDE)**

SYMBOL	COMMON NAME	HTY.	SIZE	TOLERANCE	SPECIAL NOTES
1	CONIUM MACULOSUM	5.0	5.0	MODERATE	
2	CONIUM MACULOSUM	5.0	5.0	MODERATE	
3	CONIUM MACULOSUM	5.0	5.0	MODERATE	
4	CONIUM MACULOSUM	5.0	5.0	MODERATE	
5	CONIUM MACULOSUM	5.0	5.0	MODERATE	
6	CONIUM MACULOSUM	5.0	5.0	MODERATE	
7	CONIUM MACULOSUM	5.0	5.0	MODERATE	
8	CONIUM MACULOSUM	5.0	5.0	MODERATE	
9	CONIUM MACULOSUM	5.0	5.0	MODERATE	
10	CONIUM MACULOSUM	5.0	5.0	MODERATE	
11	CONIUM MACULOSUM	5.0	5.0	MODERATE	
12	CONIUM MACULOSUM	5.0	5.0	MODERATE	
13	CONIUM MACULOSUM	5.0	5.0	MODERATE	
14	CONIUM MACULOSUM	5.0	5.0	MODERATE	
15	CONIUM MACULOSUM	5.0	5.0	MODERATE	
16	CONIUM MACULOSUM	5.0	5.0	MODERATE	
17	CONIUM MACULOSUM	5.0	5.0	MODERATE	
18	CONIUM MACULOSUM	5.0	5.0	MODERATE	
19	CONIUM MACULOSUM	5.0	5.0	MODERATE	
20	CONIUM MACULOSUM	5.0	5.0	MODERATE	
21	CONIUM MACULOSUM	5.0	5.0	MODERATE	
22	CONIUM MACULOSUM	5.0	5.0	MODERATE	
23	CONIUM MACULOSUM	5.0	5.0	MODERATE	
24	CONIUM MACULOSUM	5.0	5.0	MODERATE	
25	CONIUM MACULOSUM	5.0	5.0	MODERATE	

**MEDIUM SHRUB LEGEND (5'-6" WIDE)**

SYMBOL	COMMON NAME	HTY.	SIZE	TOLERANCE	SPECIAL NOTES
1	CONIUM MACULOSUM	5.0	5.0	MODERATE	
2	CONIUM MACULOSUM	5.0	5.0	MODERATE	
3	CONIUM MACULOSUM	5.0	5.0	MODERATE	
4	CONIUM MACULOSUM	5.0	5.0	MODERATE	
5	CONIUM MACULOSUM	5.0	5.0	MODERATE	
6	CONIUM MACULOSUM	5.0	5.0	MODERATE	
7	CONIUM MACULOSUM	5.0	5.0	MODERATE	
8	CONIUM MACULOSUM	5.0	5.0	MODERATE	
9	CONIUM MACULOSUM	5.0	5.0	MODERATE	
10	CONIUM MACULOSUM	5.0	5.0	MODERATE	
11	CONIUM MACULOSUM	5.0	5.0	MODERATE	
12	CONIUM MACULOSUM	5.0	5.0	MODERATE	
13	CONIUM MACULOSUM	5.0	5.0	MODERATE	
14	CONIUM MACULOSUM	5.0	5.0	MODERATE	
15	CONIUM MACULOSUM	5.0	5.0	MODERATE	
16	CONIUM MACULOSUM	5.0	5.0	MODERATE	
17	CONIUM MACULOSUM	5.0	5.0	MODERATE	
18	CONIUM MACULOSUM	5.0	5.0	MODERATE	
19	CONIUM MACULOSUM	5.0	5.0	MODERATE	
20	CONIUM MACULOSUM	5.0	5.0	MODERATE	
21	CONIUM MACULOSUM	5.0	5.0	MODERATE	
22	CONIUM MACULOSUM	5.0	5.0	MODERATE	
23	CONIUM MACULOSUM	5.0	5.0	MODERATE	
24	CONIUM MACULOSUM	5.0	5.0	MODERATE	
25	CONIUM MACULOSUM	5.0	5.0	MODERATE	

**SMALL SHRUB/GRASS LEGEND (4" WIDE)**

SYMBOL	COMMON NAME	HTY.	SIZE	TOLERANCE	SPECIAL NOTES
1	CONIUM MACULOSUM	5.0	5.0	MODERATE	
2	CONIUM MACULOSUM	5.0	5.0	MODERATE	
3	CONIUM MACULOSUM	5.0	5.0	MODERATE	
4	CONIUM MACULOSUM	5.0	5.0	MODERATE	
5	CONIUM MACULOSUM	5.0	5.0	MODERATE	
6	CONIUM MACULOSUM	5.0	5.0	MODERATE	
7	CONIUM MACULOSUM	5.0	5.0	MODERATE	
8	CONIUM MACULOSUM	5.0	5.0	MODERATE	
9	CONIUM MACULOSUM	5.0	5.0	MODERATE	
10	CONIUM MACULOSUM	5.0	5.0	MODERATE	
11	CONIUM MACULOSUM	5.0	5.0	MODERATE	
12	CONIUM MACULOSUM	5.0	5.0	MODERATE	
13	CONIUM MACULOSUM	5.0	5.0	MODERATE	
14	CONIUM MACULOSUM	5.0	5.0	MODERATE	
15	CONIUM MACULOSUM	5.0	5.0	MODERATE	
16	CONIUM MACULOSUM	5.0	5.0	MODERATE	
17	CONIUM MACULOSUM	5.0	5.0	MODERATE	
18	CONIUM MACULOSUM	5.0	5.0	MODERATE	
19	CONIUM MACULOSUM	5.0	5.0	MODERATE	
20	CONIUM MACULOSUM	5.0	5.0	MODERATE	
21	CONIUM MACULOSUM	5.0	5.0	MODERATE	
22	CONIUM MACULOSUM	5.0	5.0	MODERATE	
23	CONIUM MACULOSUM	5.0	5.0	MODERATE	
24	CONIUM MACULOSUM	5.0	5.0	MODERATE	
25	CONIUM MACULOSUM	5.0	5.0	MODERATE	

**PERENNIAL/SMALL GRASS LEGEND (2'-3" WIDE)**

SYMBOL	COMMON NAME	HTY.	SIZE	TOLERANCE	SPECIAL NOTES
1	CONIUM MACULOSUM	5.0	5.0	MODERATE	
2	CONIUM MACULOSUM	5.0	5.0	MODERATE	
3	CONIUM MACULOSUM	5.0	5.0	MODERATE	
4	CONIUM MACULOSUM	5.0	5.0	MODERATE	
5	CONIUM MACULOSUM	5.0	5.0	MODERATE	
6	CONIUM MACULOSUM	5.0	5.0	MODERATE	
7	CONIUM MACULOSUM	5.0	5.0	MODERATE	
8	CONIUM MACULOSUM	5.0	5.0	MODERATE	
9	CONIUM MACULOSUM	5.0	5.0	MODERATE	
10	CONIUM MACULOSUM	5.0	5.0	MODERATE	
11	CONIUM MACULOSUM	5.0	5.0	MODERATE	
12	CONIUM MACULOSUM	5.0	5.0	MODERATE	
13	CONIUM MACULOSUM	5.0	5.0	MODERATE	
14	CONIUM MACULOSUM	5.0	5.0	MODERATE	
15	CONIUM MACULOSUM	5.0	5.0	MODERATE	
16	CONIUM MACULOSUM	5.0	5.0	MODERATE	
17	CONIUM MACULOSUM	5.0	5.0	MODERATE	
18	CONIUM MACULOSUM	5.0	5.0	MODERATE	
19	CONIUM MACULOSUM	5.0	5.0	MODERATE	
20	CONIUM MACULOSUM	5.0	5.0	MODERATE	
21	CONIUM MACULOSUM	5.0	5.0	MODERATE	
22	CONIUM MACULOSUM	5.0	5.0	MODERATE	
23	CONIUM MACULOSUM	5.0	5.0	MODERATE	
24	CONIUM MACULOSUM	5.0	5.0	MODERATE	
25	CONIUM MACULOSUM	5.0	5.0	MODERATE	

**SITE MATERIALS**

SYMBOL	ITEM NAME	QUANTITY	SPECIAL NOTES
1	CONCRETE	112.46 SQ. FT.	FOR PATIO AND SIDEWALKS
2	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
3	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
4	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
5	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
6	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
7	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
8	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
9	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
10	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
11	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
12	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
13	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
14	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
15	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
16	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
17	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
18	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
19	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
20	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
21	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
22	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
23	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
24	GRASS	112.46 SQ. FT.	FOR LAWN AREAS
25	GRASS	112.46 SQ. FT.	FOR LAWN AREAS

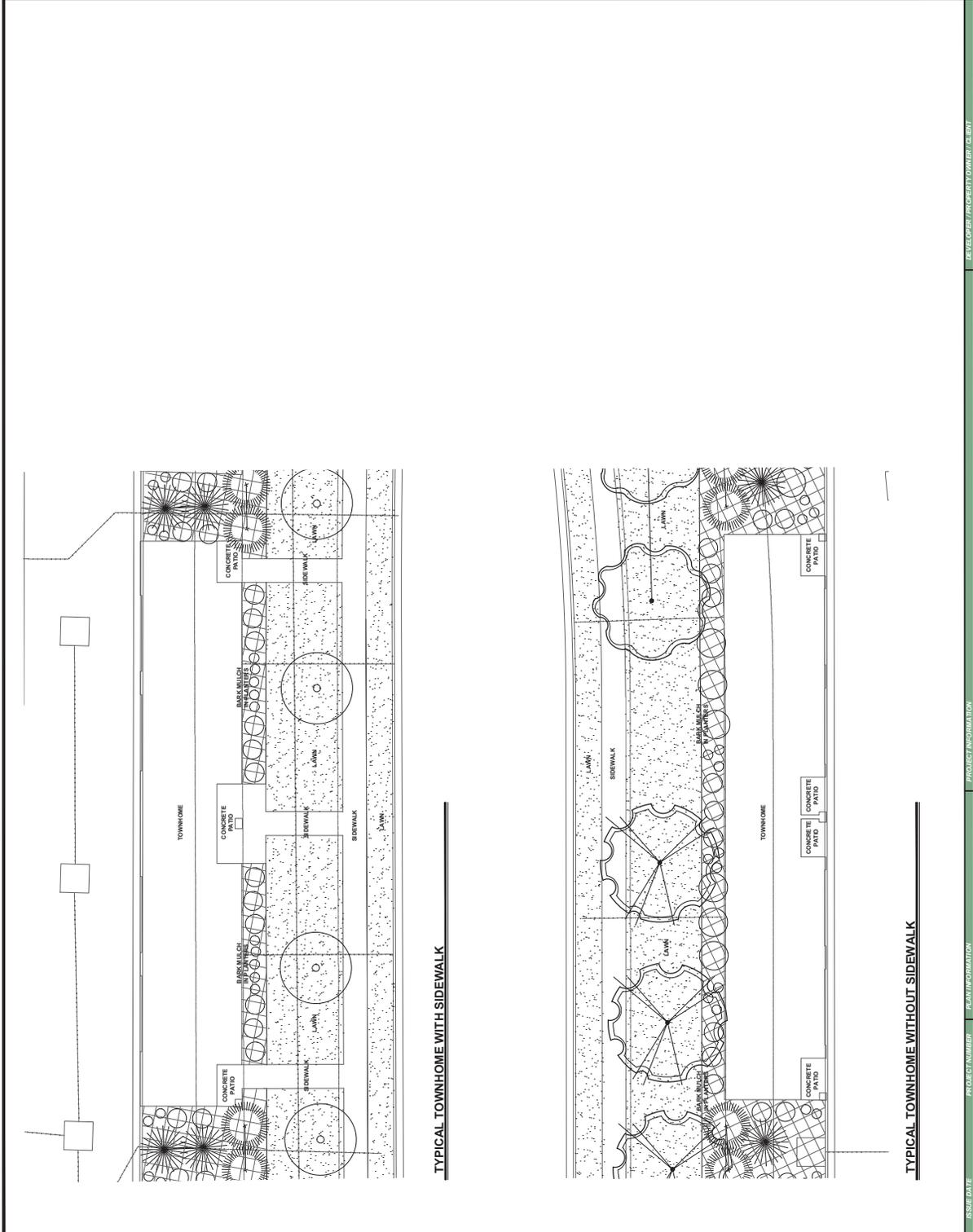
**LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND ORDERING MATERIALS TO BE INSTALLED IN ALL PLANTER AREAS TO BE INSTALLED IN ALL PLANTER AREAS.
- PLANT MATERIALS TO BE INSTALLED IN ALL PLANTER AREAS TO BE INSTALLED IN ALL PLANTER AREAS.
- CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT-TOLERANT VARIETY, ONE LEVEL, ALL AREAS PRIOR TO LANTING.
- SODDING TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS AND IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE SODDED TO ACCOMMODATE NEW TOPSOIL AND PLANTER BEDS TO BE SODDED TO ACCOMMODATE NEW TOPSOIL.
- 4" PE EXTRUDED CONCRETE NOW CURBS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN, ANY AREAS NOT SHOWN ARE TO BE INSTALLED.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS AND 2" IN ALL PERENNIAL AND SHRUB AND 1" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL PLANTER AREAS AND LAWN AREAS. ALL PLANTER AREAS NEED TO RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON PLAN.

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**LANDSCAPE PLAN**

**LP-TYPICALS**



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**OLATHE APARTMENTS**  
 AT 127TH ST. AND MUR-LIN RD.  
 OLATHE, KANSAS

**PROJECT INFORMATION**

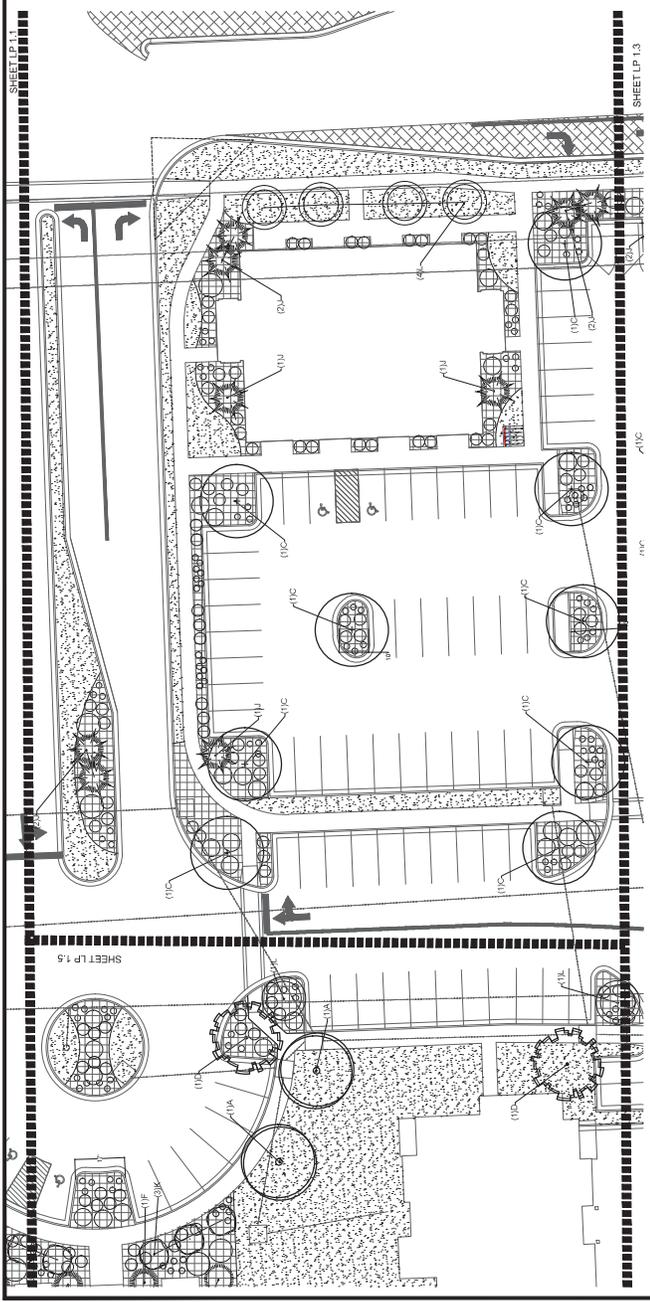
ISSUE DATE	10-01-2020
PROJECT NUMBER	UT18034
PLAN INFORMATION	

**PROJECT INFORMATION**

NO.	REVISION	DATE
1		
2		
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4		
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7		

**GRAPHIC SCALE: 1" = 20'**





**TREE LEGEND**

SYMBOL	COMMON NAME	QTY.	SIZE	HARDINESS	SPECIAL NOTES
A	SKYLINE HONEYLOCUST	12	2.5" CAL.	LOW	
B	ORIENTAL SPRUCE	7	6" TALL	MODERATE	
C	COMMON HONEYLOCUST	48	2.5" CAL.	LOW	
D	COMMON HONEYLOCUST	24	2.5" CAL.	LOW	
E	COMMON HONEYLOCUST	14	2.5" CAL.	LOW	
F	COMMON HONEYLOCUST	14	2.5" CAL.	LOW	
G	COMMON HONEYLOCUST	24	2.5" CAL.	LOW	
H	COMMON HONEYLOCUST	8	2.5" CAL.	LOW	
I	COMMON HONEYLOCUST	43	2.5" CAL.	LOW	
J	COMMON HONEYLOCUST	36	2.5" CAL.	LOW	
K	COMMON HONEYLOCUST	23	2.5" CAL.	LOW	
L	COMMON HONEYLOCUST	23	2.5" CAL.	LOW	

**LARGE SHRUB LEGEND (7'-8" WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	HARDINESS	SPECIAL NOTES
1	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
2	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
3	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
4	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
5	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
6	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
7	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
8	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
9	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
10	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
11	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	

**MEDIUM SHRUB LEGEND (5'-6" WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	HARDINESS	SPECIAL NOTES
1	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
2	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
3	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
4	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
5	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
6	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
7	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
8	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
9	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
10	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	
11	SKYLINE HONEYLOCUST	5	5 GAL.	MODERATE	

**SMALL SHRUB/GRASS LEGEND (4" WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	HARDINESS	SPECIAL NOTES
1	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
2	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
3	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
4	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
5	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
6	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
7	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
8	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
9	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
10	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	
11	SKYLINE HONEYLOCUST	2	2 GAL.	LOW	

**PERENNIAL/SMALL GRASS LEGEND (2'-3" WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	HARDINESS	SPECIAL NOTES
1	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
2	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
3	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
4	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
5	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
6	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
7	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
8	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
9	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
10	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	
11	SKYLINE HONEYLOCUST	1	1 GAL.	MODERATE	

**SITE MATERIALS**

SYMBOL	DESCRIPTION	QUANTITY	SPECIAL NOTES
1	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
2	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
3	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
4	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
5	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
6	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
7	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
8	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
9	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
10	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS
11	1/2" ASPHALT	112.46 SQ.FT.	FOR DRIVEWAY AND PARKING AREAS

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR IRDING AND INSTALLATION. VERIFY QUANTITIES WITH THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
  - PLANT MATERIALS TO BE INSTALLED PER PLAN. ALL PLANT MATERIALS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
  - NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
  - SODDING TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL OVER 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS AND IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE 4" DEEP. SOD TO BE LAYED TO ACCOMMODATE NEW TOPSOIL AND PLANTER BEDS TO REACH FINISHED GRADE.
  - 4" PE EXTRUDED CONCRETE NOW CURS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY AREAS NOT SHOWN AS CONCRETE TO BE CONCRETE.
  - ALL PLANTER AREAS TO BE INSTALLED WITH 4" CONCRETE BEEBING.
  - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE SHRUBS AND PERENNIAL PLANTER AREAS AND 2" IN ALL PERENNIAL AND SHRUB AREAS AND 1" AWAY FROM ALL TREES.
  - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL PLANTER AREAS AND LAWN AREAS. ALL PLANTER AREAS NEED TO RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON PLAN.

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**LANDSCAPE PLAN**

LP-1.2

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**OLATHE APARTMENTS**  
 AT 127TH ST. AND MUR-LLEN RD.  
 OLATHE, KANSAS

**PROJECT INFORMATION**

PROJECT NUMBER: UT18034  
 PROJECT DATE: 10-01-2020

NO. REVISION DATE

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6. \_\_\_\_\_

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**GRAPHIC SCALE: 1" = 20'**

0' 10' 20' 30'

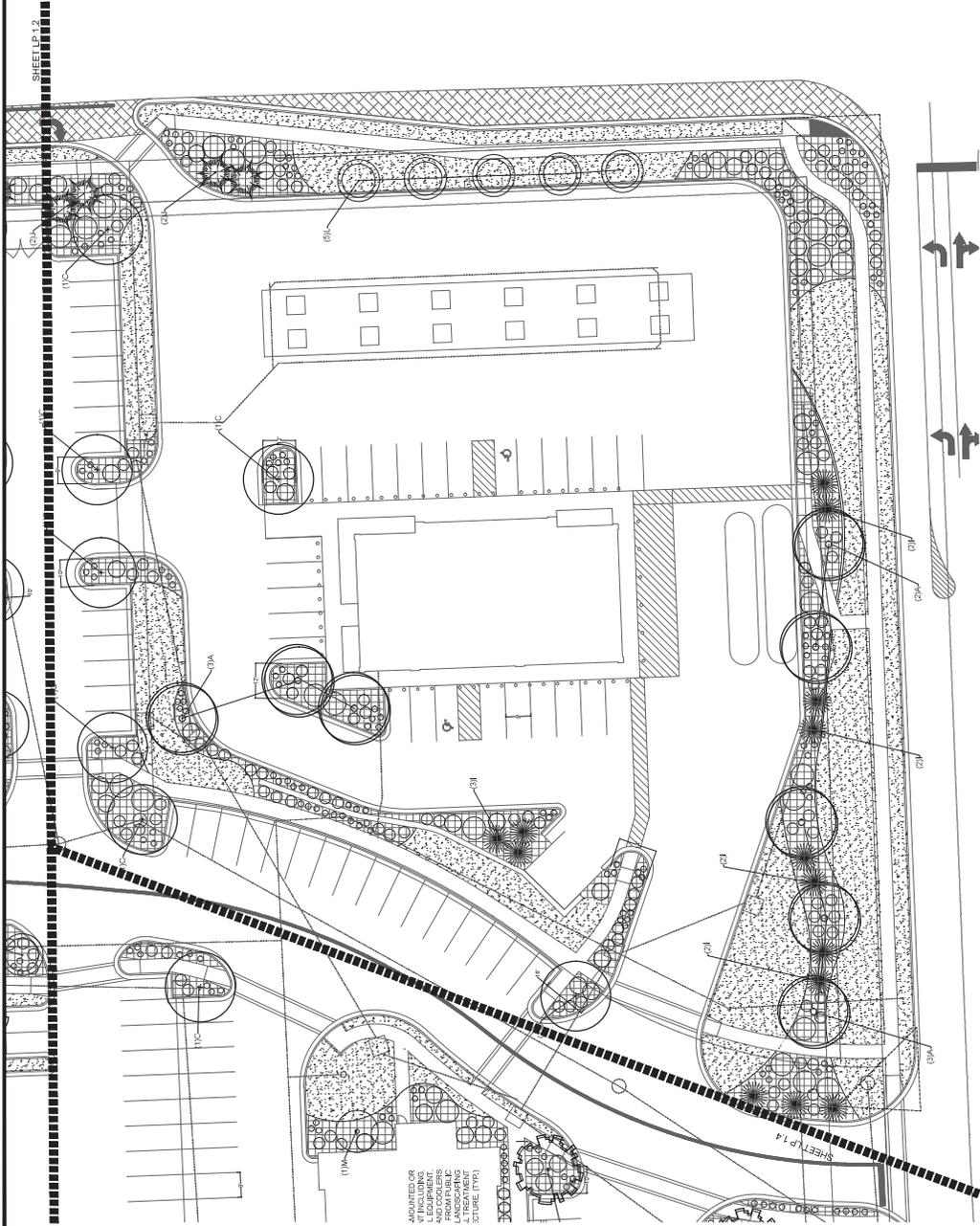
**PLAN INFORMATION**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**TREE LEGEND**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
A	SKYLINE HONEYLOCUST	12'	2.5' CAL.	LOW	
B	PIZZA ORNAMENTALS	7'	6" TALL	MODERATE	
C	COMMON HICKORY	48'	2.5' CAL.	LOW	
D	NORWAY SPRUCE	24'	2.5' CAL.	LOW	
E	COMPACT ALSTRAHA	14'	6" TALL	MODERATE	
F	BLACK PINE	24'	2.5' CAL.	LOW	
G	JAPANESE ZELKOVA	24'	2.5' CAL.	LOW	
H	UTILELEAF LINCOLN	8'	2.5' CAL.	MODERATE	
I	AMERICAN BLACK PINE	43'	6" TALL	MODERATE	
J	JAPANESE VIBURNUM TAYLOR	36'	6" TALL	MODERATE	
K	MAUIS BACCATA	23'	1.5' CAL.	LOW	
L	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

**LARGE SHRUB LEGEND (7'-8" WIDE)**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
1	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
2	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
3	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
4	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
5	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
6	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
7	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
8	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
9	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
10	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
11	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
12	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
13	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
14	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
15	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
16	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
17	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
18	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
19	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
20	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
21	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
22	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
23	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
24	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
25	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

**MEDIUM SHRUB LEGEND (5'-6" WIDE)**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
1	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
2	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
3	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
4	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
5	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
6	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
7	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
8	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
9	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
10	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
11	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
12	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
13	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
14	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
15	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
16	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
17	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
18	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
19	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
20	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
21	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
22	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
23	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
24	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
25	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

**SMALL SHRUB/GRASS LEGEND (4" WIDE)**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
1	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
2	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
3	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
4	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
5	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
6	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
7	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
8	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
9	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
10	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
11	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
12	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
13	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
14	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
15	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
16	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
17	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
18	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
19	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
20	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
21	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
22	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
23	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
24	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
25	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

**PERENNIAL/SMALL GRASS LEGEND (2'-3" WIDE)**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
1	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
2	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
3	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
4	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
5	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
6	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
7	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
8	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
9	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
10	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
11	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
12	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
13	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
14	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
15	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
16	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
17	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
18	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
19	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
20	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
21	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
22	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
23	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
24	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
25	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

**SITE MATERIALS**

SYMBOL	COMMON NAME	HT.	SIZE	WATERING	SPECIAL NOTES
1	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
2	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
3	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
4	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
5	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
6	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
7	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
8	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
9	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
10	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
11	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
12	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
13	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
14	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
15	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
16	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
17	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
18	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
19	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
20	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
21	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
22	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
23	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
24	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	
25	PIRUS CALLERYANA	23'	1.5' CAL.	LOW	

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR IRDING AND PLANTING. ALL MATERIALS TO BE USED MUST BE VERIFIED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT.
- PLANT MATERIALS TO BE INSTALLED PER PLAN SHALL BE SUBSTITUTED FOR APPROVAL PRIOR TO PLANTING. CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL OVER 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS AND IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE 4" DEEP. TOPSOIL TO BE 4" DEEP. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE NEW TOPSOIL AND PLANTER BEDS TO REACH FINISHED GRADE.
- 4" X 6" EXTENDED CONCRETE NOW CURS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY AREAS NOT SHOWN MUST BE 4" CONCRETE REEFING.
- AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE SHRUBS AND PERENNIAL PLANTER AREAS. 2" IN ALL PERENNIALS AND SHRUBS AND 1" IN ALL LAWN AREAS. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND 1" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL PLANTER AREAS AND LAWN AREAS. ALL PLANTER AREAS MUST RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON PLAN. LAWN AREAS MUST RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON PLAN.

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**LANDSCAPE PLAN**

LP-1.3

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**BACH HOMES**  
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**OLATHE APARTMENTS**  
 AT 127TH ST. AND MUR-LIN RD.  
 OLATHE, KANSAS

**PLAN INFORMATION**

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

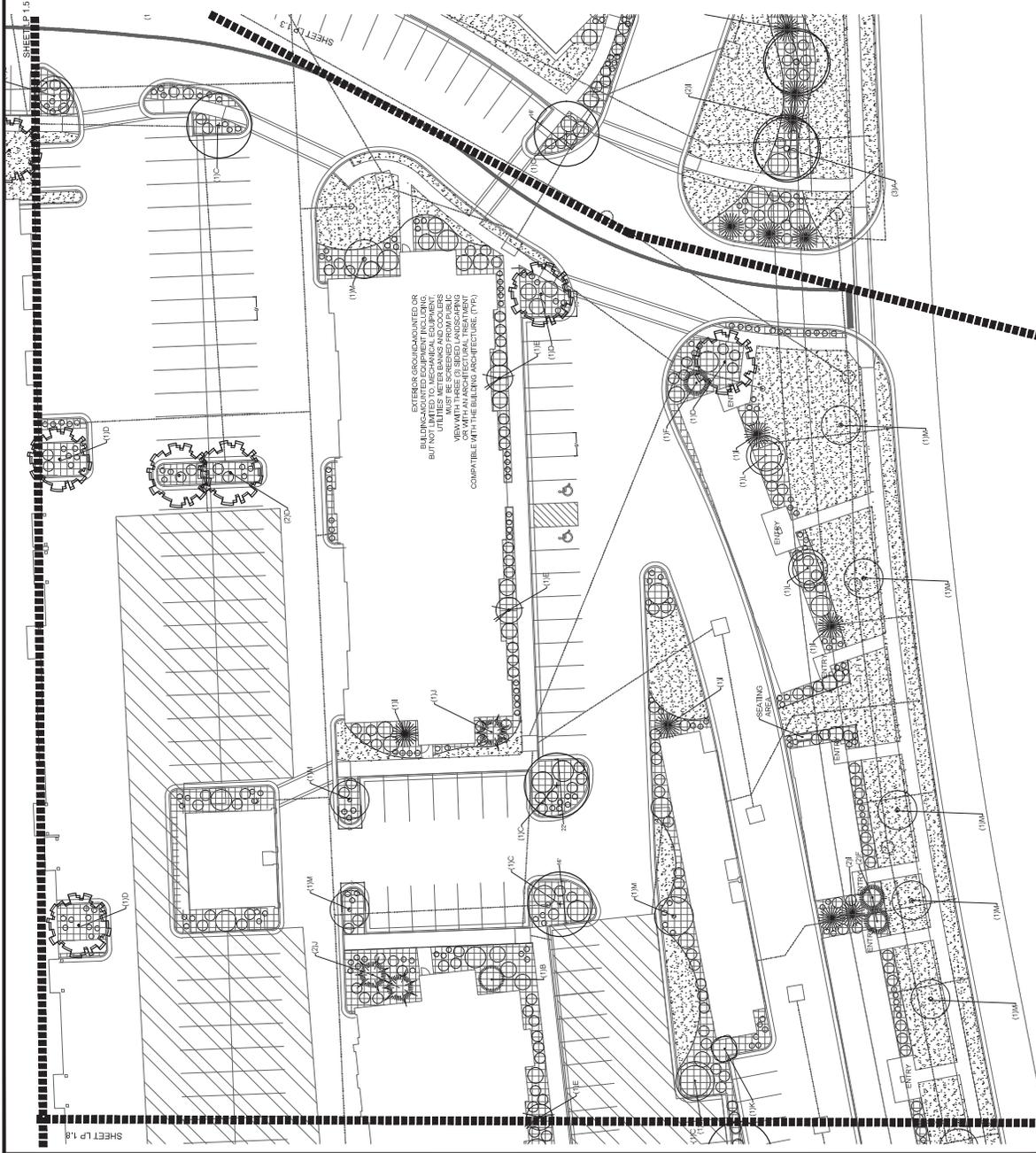
PROJECT NUMBER: UT18034  
 PROJECT DATE: 10-01-2020

**OLATHE APARTMENTS**  
 AT 127TH ST. AND MUR-LIN RD.  
 OLATHE, KANSAS

**PLAN INFORMATION**

NO.	REVISION	DATE
1		
2		
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PROJECT NUMBER: UT18034  
 PROJECT DATE: 10-01-2020



**TREE LEGEND**

SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
A	ELAEAGNUS ARGENTATUS	12	2.5' CAL.	LOW	
B	PIZZA ORNITHIAS	7	6' TALL	MODERATE	
C	CERISE OCCIDENTALS	48	2.5' CAL.	LOW	
D	ACER PLATANIFOLIOS	24	2.5' CAL.	LOW	
E	FRAXINUS AMERICANA	14	6' TALL	MODERATE	
F	FRAXINUS COMPACTA	14	6' TALL	MODERATE	
G	ZELKOVA SERRATA	24	2.5' CAL.	LOW	
H	TILIA CORDATA	8	2.5' CAL.	MODERATE	
I	FRAXINUS VIRGINIANA (TAYLOR)	36	6' TALL	MODERATE	
J	FRAXINUS VIRGINIANA (TAYLOR)	36	6' TALL	MODERATE	
K	MAHONIA ACCATA	23	1.5' CAL.	LOW	
L	PIRUS CALLERYANA	23	1.5' CAL.	LOW	
M	PIRUS CALLERYANA	23	1.5' CAL.	LOW	

**LARGE SHRUB LEGEND (7'-8' WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
N	CORNUS ALBA VAR. LANCEOLATA	5	5 GAL.	MODERATE	
O	PIRUS DOUGLASSII	5	5 GAL.	MODERATE	
P	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
Q	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
R	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
S	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
T	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
U	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
V	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
W	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
X	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
Y	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
Z	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	

**MEDIUM SHRUB LEGEND (5'-6' WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
AA	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AB	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AC	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AD	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AE	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AF	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AG	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AH	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AI	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AJ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AK	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AL	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AM	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AN	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AO	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AP	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AQ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AR	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AS	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AT	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AU	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AV	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AW	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AX	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AY	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
AZ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	

**SMALL SHRUB/GRASS LEGEND (4' WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
BA	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BB	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BC	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BD	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BE	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BF	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BG	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BH	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BI	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BJ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BK	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BL	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BM	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BN	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BO	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BP	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BQ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BR	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BS	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BT	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BU	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BV	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BW	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BX	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BY	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
BZ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	

**PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)**

SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
CA	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CB	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CC	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CD	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CE	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CF	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CG	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CH	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CI	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CJ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CK	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CL	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CM	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CN	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CO	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CP	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CQ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CR	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CS	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CT	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CU	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CV	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CW	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CX	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CY	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	
CZ	FRAXINUS VIRGINIANA	5	5 GAL.	MODERATE	

**SITE MATERIALS**

SYMBOL	DESCRIPTION	QTY.	UNIT	NOTES
1	LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR IRDING AND INSTALLATION TO BE INSTALLED TO THE SITE.			
2	PLANT MATERIALS TO BE INSTALLED PER PLANTING LIST. PLANTING LIST IS SUBJECT TO CHANGE. LANDSCAPE CONTRACTOR TO VERIFY QUANTITIES AND SPECIFICATIONS WITH ARCHITECT PRIOR TO PLANTING.			
3	NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY, FINE LEVEL, ALL AREAS PRIOR TO LAYING SAND/CLAY TOPSOIL. TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS AND IN ALL NEW LAWN AREAS. PLANTERS NEED TO BE 3" DEEPER TO ACCOMMODATE NEW TOPSOIL AND PLANTER BEDS W/ MULCH TO REACH FINISHED GRADE.			
4	4" PE EXTRUDED CONCRETE NOW CURBS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY AREAS NOT SHOWN ARE TO BE 4" CONCRETE CURBS.			
5	AREAS TO BE INSTALLED PER PLAN.			
6	ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE SHRUBS AND PERENNIAL PLANTER AREAS AND 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND 4" AWAY FROM ALL TREES.			
7	CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL PLANTER AREAS. ALL PLANTER AREAS NEED TO RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON EACH YEARLY WATERING.			
8	CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL PLANTER AREAS. ALL PLANTER AREAS NEED TO RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB ON EACH YEARLY WATERING.			

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**LANDSCAPE PLAN**

LP-1.4

**BACH HOMES**  
 1850 SOUTH STATE STREET, SUITE #300  
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 (801) 223-8888  
 INFO@BACHHOMES.COM

Client: Property Owner

**OLATHE APARTMENTS**  
 AT 127TH ST. AND MUR-LIN RD.  
 OLATHE, KANSAS

PROJECT INFORMATION

DATE: 10-01-2020  
 PROJECT NUMBER: UT18034

NO. REVISION DATE

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

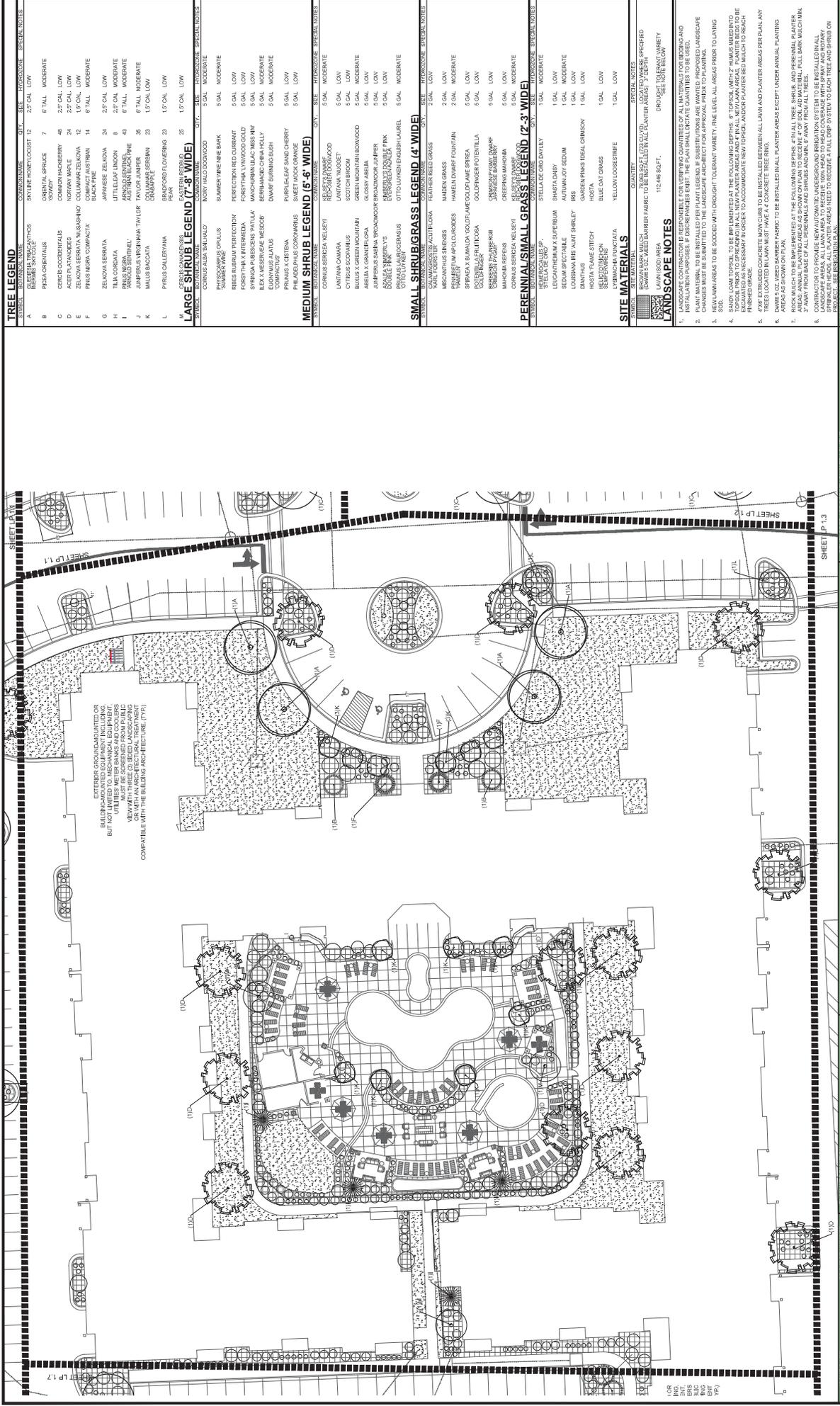
6. \_\_\_\_\_

7. \_\_\_\_\_

Scale: 1" = 20'

Graphic Scale: 1" = 20'

0' 10' 20' 40'



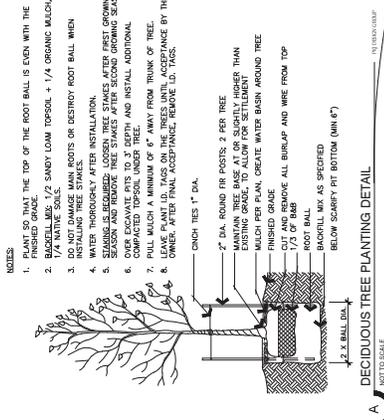
<p><b>OLATHE APARTMENTS</b> AT 127TH ST. AND MUR-LEN RD. OLATHE, KANSAS</p>		<p><b>BACH HOMES</b> 1850 SOUTH STATE STREET, SUITE #300 DRAPER, UTAH 84020 (801) 261-4400 INFO@BACHHOMES.COM</p>		<p><b>PKJ DESIGN GROUP</b> 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 962-6888 www.pkjdesigngroup.com</p>	
<p>PROJECT NUMBER: UT18034</p>		<p>CLIENT: BACH HOMES</p>		<p>DATE: 10-01-2020</p>	
<p>REVISION</p>		<p>PLAN INFORMATION</p>		<p>GRAPHIC SCALE: 1" = 20'</p>	
<p>NO. REVISION DATE</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>1. 10-01-2020</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>2.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>3.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>4.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>5.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>6.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	
<p>7.</p>		<p>PROJECT INFORMATION</p>		<p>SCALE: 1" = 20'</p>	

TREE LEGEND		LARGE SHRUB LEGEND (7'-8' WIDE)		MEDIUM SHRUB LEGEND (5'-6' WIDE)		SMALL SHRUB/GRASS LEGEND (4' WIDE)		PERENNIAL/SMALL GRASS LEGEND (2'-3' WIDE)			
SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES	SYMBOL	COMMON NAME	QTY.	SIZE	TOLERANCE	SPECIAL NOTES
A	SKYLINE HONEYLOCUST	12	2.5" CAL.	LOW		1	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
B	PIZZA ORNITHALS	7	6" TALL	MODERATE		2	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
C	CERISE OCCIDENTALS	48	2.5" CAL.	LOW		3	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
D	ACER PLATANIDES	24	2.5" CAL.	LOW		4	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
E	FRAXINUS VIRGINIANA	14	8" TALL	MODERATE		5	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
F	FRAXINUS COMPACTA	14	8" TALL	MODERATE		6	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
G	ZELKOVA SERRATA	24	2.5" CAL.	LOW		7	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
H	TILIA CORDATA	8	2.5" CAL.	MODERATE		8	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
I	AMALGAMUS SERRIFOLIA	43	8" TALL	MODERATE		9	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
J	JAPANESE VIBURNUM TAYLOR	36	8" TALL	MODERATE		10	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
K	MAUIS BACCATA	23	1.5" CAL.	LOW		11	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
L	PIRUS CALLERIANA	23	1.5" CAL.	LOW		12	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
M	PIRUS CALLERIANA	23	1.5" CAL.	LOW		13	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
N	PIRUS CALLERIANA	23	1.5" CAL.	LOW		14	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
O	PIRUS CALLERIANA	23	1.5" CAL.	LOW		15	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
P	PIRUS CALLERIANA	23	1.5" CAL.	LOW		16	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
Q	PIRUS CALLERIANA	23	1.5" CAL.	LOW		17	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
R	PIRUS CALLERIANA	23	1.5" CAL.	LOW		18	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
S	PIRUS CALLERIANA	23	1.5" CAL.	LOW		19	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
T	PIRUS CALLERIANA	23	1.5" CAL.	LOW		20	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
U	PIRUS CALLERIANA	23	1.5" CAL.	LOW		21	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
V	PIRUS CALLERIANA	23	1.5" CAL.	LOW		22	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
W	PIRUS CALLERIANA	23	1.5" CAL.	LOW		23	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
X	PIRUS CALLERIANA	23	1.5" CAL.	LOW		24	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
Y	PIRUS CALLERIANA	23	1.5" CAL.	LOW		25	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
Z	PIRUS CALLERIANA	23	1.5" CAL.	LOW		26	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AA	PIRUS CALLERIANA	23	1.5" CAL.	LOW		27	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AB	PIRUS CALLERIANA	23	1.5" CAL.	LOW		28	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AC	PIRUS CALLERIANA	23	1.5" CAL.	LOW		29	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AD	PIRUS CALLERIANA	23	1.5" CAL.	LOW		30	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AE	PIRUS CALLERIANA	23	1.5" CAL.	LOW		31	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AF	PIRUS CALLERIANA	23	1.5" CAL.	LOW		32	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AG	PIRUS CALLERIANA	23	1.5" CAL.	LOW		33	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AH	PIRUS CALLERIANA	23	1.5" CAL.	LOW		34	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AI	PIRUS CALLERIANA	23	1.5" CAL.	LOW		35	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AJ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		36	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AK	PIRUS CALLERIANA	23	1.5" CAL.	LOW		37	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AL	PIRUS CALLERIANA	23	1.5" CAL.	LOW		38	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AM	PIRUS CALLERIANA	23	1.5" CAL.	LOW		39	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AN	PIRUS CALLERIANA	23	1.5" CAL.	LOW		40	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AO	PIRUS CALLERIANA	23	1.5" CAL.	LOW		41	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AP	PIRUS CALLERIANA	23	1.5" CAL.	LOW		42	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AQ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		43	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AR	PIRUS CALLERIANA	23	1.5" CAL.	LOW		44	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AS	PIRUS CALLERIANA	23	1.5" CAL.	LOW		45	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AT	PIRUS CALLERIANA	23	1.5" CAL.	LOW		46	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AU	PIRUS CALLERIANA	23	1.5" CAL.	LOW		47	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AV	PIRUS CALLERIANA	23	1.5" CAL.	LOW		48	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AW	PIRUS CALLERIANA	23	1.5" CAL.	LOW		49	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AX	PIRUS CALLERIANA	23	1.5" CAL.	LOW		50	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AY	PIRUS CALLERIANA	23	1.5" CAL.	LOW		51	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
AZ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		52	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BA	PIRUS CALLERIANA	23	1.5" CAL.	LOW		53	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BB	PIRUS CALLERIANA	23	1.5" CAL.	LOW		54	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BC	PIRUS CALLERIANA	23	1.5" CAL.	LOW		55	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BD	PIRUS CALLERIANA	23	1.5" CAL.	LOW		56	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BE	PIRUS CALLERIANA	23	1.5" CAL.	LOW		57	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BF	PIRUS CALLERIANA	23	1.5" CAL.	LOW		58	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BG	PIRUS CALLERIANA	23	1.5" CAL.	LOW		59	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BH	PIRUS CALLERIANA	23	1.5" CAL.	LOW		60	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BI	PIRUS CALLERIANA	23	1.5" CAL.	LOW		61	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BJ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		62	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BK	PIRUS CALLERIANA	23	1.5" CAL.	LOW		63	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BL	PIRUS CALLERIANA	23	1.5" CAL.	LOW		64	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BM	PIRUS CALLERIANA	23	1.5" CAL.	LOW		65	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BN	PIRUS CALLERIANA	23	1.5" CAL.	LOW		66	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BO	PIRUS CALLERIANA	23	1.5" CAL.	LOW		67	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BP	PIRUS CALLERIANA	23	1.5" CAL.	LOW		68	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BQ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		69	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BR	PIRUS CALLERIANA	23	1.5" CAL.	LOW		70	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BS	PIRUS CALLERIANA	23	1.5" CAL.	LOW		71	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BT	PIRUS CALLERIANA	23	1.5" CAL.	LOW		72	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BU	PIRUS CALLERIANA	23	1.5" CAL.	LOW		73	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BV	PIRUS CALLERIANA	23	1.5" CAL.	LOW		74	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BW	PIRUS CALLERIANA	23	1.5" CAL.	LOW		75	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BX	PIRUS CALLERIANA	23	1.5" CAL.	LOW		76	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BY	PIRUS CALLERIANA	23	1.5" CAL.	LOW		77	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
BZ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		78	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CA	PIRUS CALLERIANA	23	1.5" CAL.	LOW		79	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CB	PIRUS CALLERIANA	23	1.5" CAL.	LOW		80	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CC	PIRUS CALLERIANA	23	1.5" CAL.	LOW		81	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CD	PIRUS CALLERIANA	23	1.5" CAL.	LOW		82	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CE	PIRUS CALLERIANA	23	1.5" CAL.	LOW		83	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CF	PIRUS CALLERIANA	23	1.5" CAL.	LOW		84	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CG	PIRUS CALLERIANA	23	1.5" CAL.	LOW		85	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CH	PIRUS CALLERIANA	23	1.5" CAL.	LOW		86	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CI	PIRUS CALLERIANA	23	1.5" CAL.	LOW		87	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CJ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		88	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CK	PIRUS CALLERIANA	23	1.5" CAL.	LOW		89	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CL	PIRUS CALLERIANA	23	1.5" CAL.	LOW		90	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CM	PIRUS CALLERIANA	23	1.5" CAL.	LOW		91	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CN	PIRUS CALLERIANA	23	1.5" CAL.	LOW		92	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CO	PIRUS CALLERIANA	23	1.5" CAL.	LOW		93	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CP	PIRUS CALLERIANA	23	1.5" CAL.	LOW		94	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CQ	PIRUS CALLERIANA	23	1.5" CAL.	LOW		95	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CR	PIRUS CALLERIANA	23	1.5" CAL.	LOW		96	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CS	PIRUS CALLERIANA	23	1.5" CAL.	LOW		97	PHLOEAEUS CORONARIUS	25	1.5" CAL.	LOW	
CT	PIRUS CALLERIANA	23	1.5" CAL.								

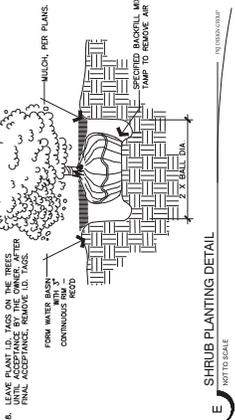




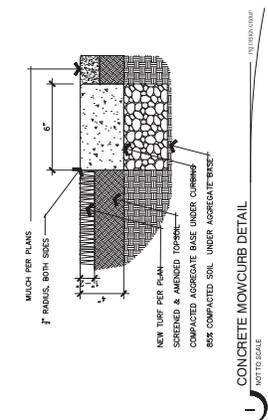




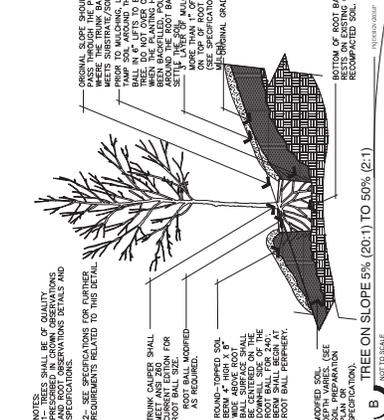
- NOTES:**
1. THE PLANT IS BALL & BURLAP. CUT AND REMOVE TOP 1/2 OF BURLAP FROM ROOT BALL PRIOR TO PLANTING.
  2. IF PLANT IS CONTAMINATED, SCRIPY ROOT NATIVE SOILS ARE SOFTABLE.
  3. ORGANIC MULCH, 1/2 1/4 NATIVE SOILS + 1/4 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, 1/2 1/4 NATIVE SOILS + 1/4 SANDY LOAM TOPSOIL.
  4. WATER THOROUGHLY AFTER INSTALLATION.
  5. OVER EXCAVATE PITS TO 3\"/>



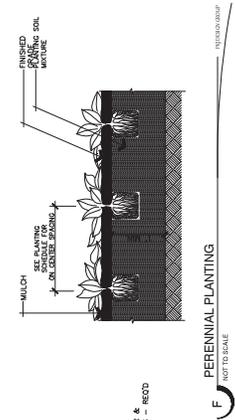
- NOTES:**
1. 10\"/>



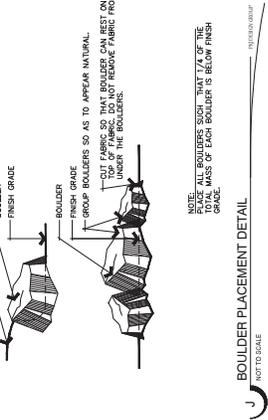
**J BOULDER PLACEMENT DETAIL**  
NOT TO SCALE



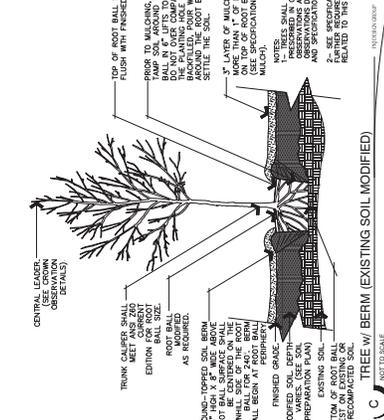
- NOTES:**
1. ORIGINAL SLOPE SHOULD BE MAINTAINED WHERE THE TRUNK BASE MEETS SUBSTRATE/ROOT BALL. DO NOT OVER COMPACT. DO NOT OVER WATER. BACKFILLED, POUR WATER TO SETTLE THE SOIL. BALL TO BE MORE THAN 1\"/>



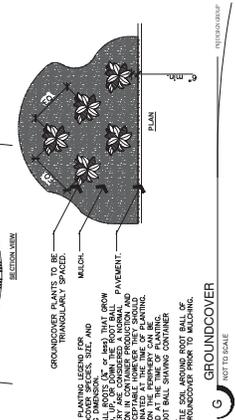
- NOTES:**
1. KEEP TOP OF COBBLE ROCK 1/2\"/>



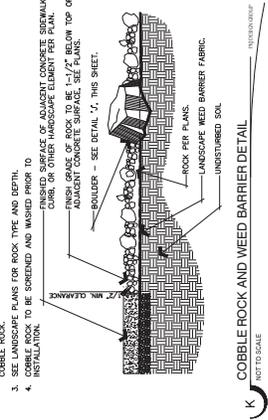
**K COBBLE ROCK AND WEED BARRIER DETAIL**  
NOT TO SCALE



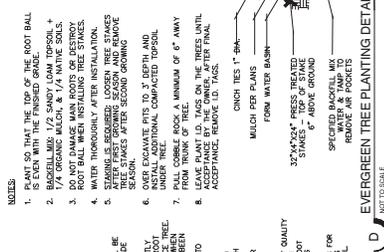
- NOTES:**
1. KEEP TOP OF COBBLE ROCK 1/2\"/>



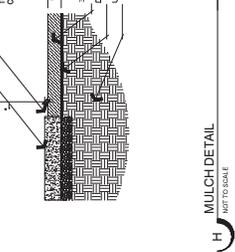
- NOTES:**
1. FINISH GRADE IS 1\"/>



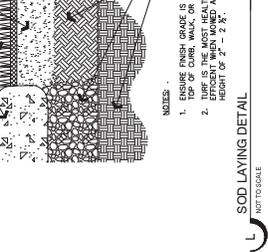
**L SOD LAYING DETAIL**  
NOT TO SCALE



- NOTES:**
1. FINISH GRADE IS 1\"/>



- NOTES:**
1. FINISH GRADE IS 1\"/>



**N SOD LAYING DETAIL**  
NOT TO SCALE

<p>DATE: 10-01-2020</p> <p>PROJECT NUMBER: UT18034</p>		<p>PROJECT INFORMATION</p> <p>CLIENT: BACH HOMES</p> <p>ADDRESS: 11650 SOUTH STATE STREET, SUITE #300, DRAPER, UTAH 84020</p> <p>CONTACT: INFO@BACHHOMES.COM</p>		<p>PLAN INFORMATION</p> <p>SCALE: NOT TO SCALE</p>		<p>PRODUCT INFORMATION</p> <p>LANDSCAPE ARCHITECT/PLANNER: PKJ DESIGN GROUP</p> <p>ADDRESS: 3450 N. TRIUMPH BLVD., SUITE 102, LEHI, UTAH 84043</p> <p>PHONE: (801) 962-6888</p> <p>WEBSITE: www.pkjdesigngroup.com</p>		<p>LICENSE STAMP</p> <p>LANDSCAPE ARCHITECT/PLANNER</p> <p>STATE OF UTAH</p> <p>PKJ DESIGN GROUP</p>		<p>LANDSCAPE PLAN</p> <p>LP-2.5</p>	
NO.	REVISION	DATE									
1											
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7											

STATE OF KANSAS  
JOHNSON COUNTY, SS

Brandon Humble, being first duly sworn, deposes and says: That he is the editor of THE GARDNER NEWS A weekly newspaper printed in the State of Kansas, and published in and of general circulation in Johnson County, Kansas and that said newspaper is a bi-weekly published at least weekly, 52 times a year; has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office in Gardner, Kansas in said county as second class matter.

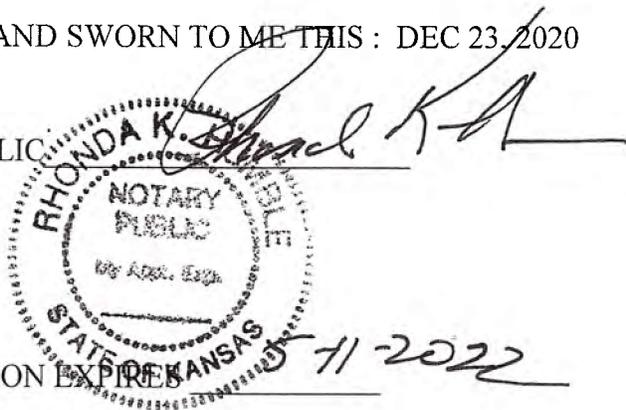
That the attached notice is a true copy there of and was published in the regular and entire issue of said newspaper for 1 consecutive weeks(s),

The first publication there of being made as aforesaid on Dec 23, 2020  
Publications being made on the following:

EDITOR Brandon Humble

SUBSCRIBED AND SWORN TO ME THIS : DEC 23, 2020

NOTARY PUBLIC



MY COMMISSION EXPIRES

COST-----

ADDITIONAL COPIES--

IN THE DISTRICT COURT

The within Proof Of Publication

**Public Notice**

First published in *The Gardner News* Wednesday, Dec. 23, 2020

**PUBLICATION SUMMARY OF ORDINANCE NO. 20-44, PASSED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS ON THE 15th DAY OF DECEMBER 2020.**

**SUMMARY**  
On December 15, 2020, the Governing Body of the City of Olathe, Kansas passed Ordinance No. 20-44, which amended the zoning map of the City of Olathe by approving Rezoning Application RZ20-0001. Such rezoning application requested a zoning amendment to Ordinance No. 18-39 for a Planned District (PD) on n 17.31 ± acres of Property located at the southwest corner of 127th Street and Mur-Len Road to establish 1) prohibited uses 2) maximum building heights, 3) site design categories, 4) building design and sign standards. The complete text of this ordinance may be obtained or viewed free of charge at the office of the Olathe City Clerk, Olathe City Hall, 100 East Santa Fe Street, Olathe, Kansas, or on the City's official website address <http://www.olatheks.org/government/city-clerk/public-notices>, where a reproduction of the original ordinance will be available for a minimum of one week following this summary publication.

This summary is certified this 16th day of December 2020.  
/s/ Rrachelle R. Breckenridge  
Rrachelle R. Breckenridge  
Assistant City Attorney