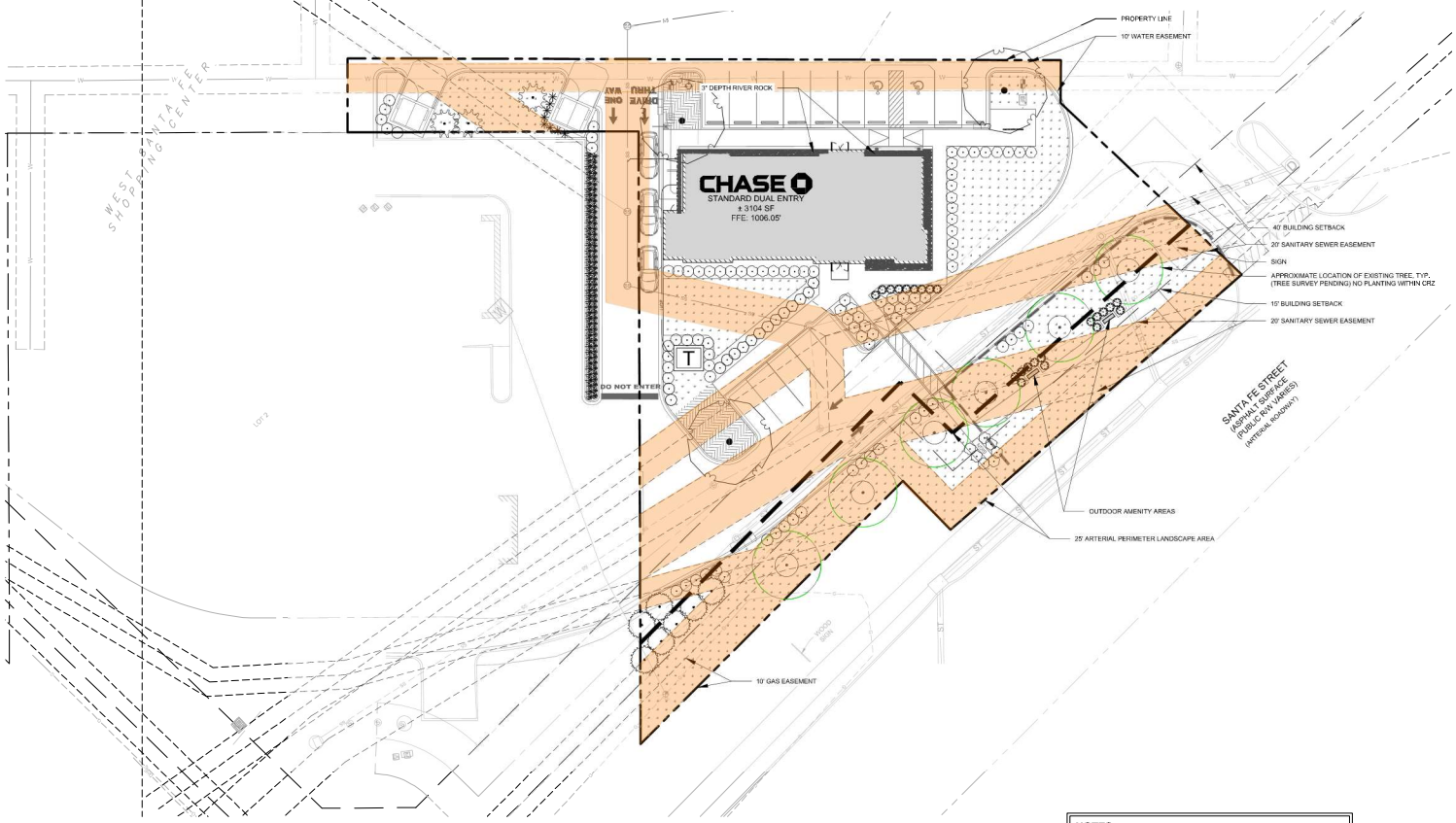
PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES								
	JE	7	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	AS SHOWN	1.5" CAL. MIN 6'-8" HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	PB	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	AS SHOWN	2" CAL. 6' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	UP	3	ULMUS PARVIFOLIA	LACEBARK ELM	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
SHRUBS								
	CK	8	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3' O.C.	30" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	CA	83	CEANOTHUS AMERICANUS	NEW JERSEY TEA	4' O.C.	24" MIN. HT.	3 GAL.	MATCHED, FULL TO GROUND
	IG	55	ILEX GLABRA	INKBERRY HOLLY	4' O.C.	24" MIN. HT.	3 GAL.	MATCHED, FULL TO GROUND
	MC	88	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	2' O.C.	24" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	SL	23	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	24" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
GROUND COVERS								
	XM	9,412 SF	MEADOW SEED MIX	MEADOW SEED MIX	AS SHOWN		SOD/TURF	
	LM	316	LIRIOPE MUSCARI	LILYTURF	18" O.C.		1 GAL.	MATCHED, FULL, FREE OF WEEDS



CITY OF OLATHE LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING SPECIFICATIONS:

DECIDUOUS SHADE TREES:	2.5-3-INCH CALIPER
EVERGREEN TREES:	6-8-FEET IN HEIGHT
SMALL DECIDUOUS TREES:	1-1.5-INCH CALIPER
SHRUBS:	24-INCH HEIGHT, 3-4-FEET APART
GROUNDCOVERS:	PROVIDE 90% GROUNDCOVER

REQUIREMENTS MET.

OPEN SPACE

THE CP-2 DISTRICT REQUIRES 25% OPEN SPACE.

REQUIRED OPEN SPACE:	0.75 AC TOTAL ACREAGE x 25% = 0.18 AC
PROPOSED OPEN SPACE:	0.31 AC OF OPEN SPACE / .75 AC = 40%

STREET TREES

STREET TREES ARE REQUIRED ALONG RIGHT-OF-WAY FRONTAGE, EXCEPT FOR WHERE PERIMETER LANDSCAPING IS REQUIRED FOR ARTERIAL AND MINOR ARTERIAL STREETS.

PROJECT IS ADJACENT TO ARTERIAL STREETS. SEE PERIMETER LANDSCAPE AREA

SEE PERIMETER LANDSCAPE AREA REQUIREMENTS BELOW.

PERIMETER LANDSCAPE AREA

ALONG ARTERIAL ROADWAYS, A 25-FOOT WIDE LANDSCAPE AREA IS REQUIRED, PER 100-LINEAR FEET OF LANDSCAPE AREA EIGHT (8) EVERGREEN TREES, TWO (2) SHADE TREES, AND (1) ORNAMENTAL TREE IS REQUIRED.

SANTA FE HIGHWAY (263-LINEAR FEET)

REQUIRED EVERGREEN TREES:	21 TREES
PROPOSED EVERGREEN TREES:	17 TREES
REQUIRED SHADE TREES:	6 TREES
PROPOSED TREES:	6 EXISTING TREES TO REMAIN
REQUIRED ORNAMENTAL TREES:	3 TREES
PROPOSED ORNAMENTAL TREES:	0 TREES

EVERGREEN TREE REQUIREMENT UNABLE TO BE MET WITHIN 25-FOOT LANDSCAPE AREA DUE TO SITE UTILITY EASEMENTS. EVERGREENS UNABLE TO BE PLANTED IN LANDSCAPE AREA HAVE BEEN PLANTED THROUGHOUT THE SITE. SEE PLAN.

SCREENING

SCREENING IS TO BE PROVIDED AROUND MECHANICAL EQUIPMENT, HVAC UNITS, METERS, TRASH/RECYCLING AREAS, SERVICE AREA, LOADING AREAS, PARKING LOTS, AND ACCESS DRIVES. TRASH SCREENING SHOULD BE SCREEN ON THREE SIDES WITH MASONRY WALLS AND APPROPRIATE LANDSCAPING.

REQUIREMENT MET.

PARKING AND VEHICULAR USE AREAS

ALONG PUBLIC RIGHT-OF-WAYS, PARKING AREAS MUST BE SCREENED WITH ONE OF THE FOLLOWING OPTIONS: 1) A MIX OF TREES, SHRUBS, AND GROUNDCOVERS WITH ONE (1) TREE PER 30-LINEAR FEET OF 10' WIDE LANDSCAPE STRIP, 2) SHRUBS FORMING A CONTINUOUS 36" HEDGE AT LEAST 3-FEET TALL, 3) 4-FOOT WALL, OR 4) A 3-FOOT BERM.

REQUIREMENT UNABLE TO BE MET DUE TO EXISTING TREES CRITICAL ROOT ZONE.

INTERIOR LANDSCAPE ISLANDS

ONE (1) LANDSCAPE ISLAND MUST BE PROVIDED PER 20 PARKING SPACES. LANDSCAPE ISLANDS MUST BE A MINIMUM OF 160 SF AND HAVE A MINIMUM WIDTH OF 8-FEET. THERE MUST BE A MINIMUM OF ONE (1) SHADE TREE PER ISLAND.

REQUIRED TREES:	4 TREES
PROPOSED TREES:	3 TREES

REQUIREMENT UNABLE TO BE MET DUE TO UTILITY EASEMENTS.

BUILDING FACADE/FOUNDATION LANDSCAPING

A MINIMUM OF 25% OF LANDSCAPE FACADE MUST BE LANDSCAPED WHEN FRONTING PARKING AREA OR A RIGHT-OF-WAY. LANDSCAPE AREAS FACING PARKING MUST CONTAIN SHRUBS REACHING A MINIMUM OF 3-FEET IN HEIGHT ABOVE ADJACENT PARKING AREA AND COVER A MINIMUM OF 75% OF LANDSCAPE AREA. A MIX OF DECIDIOUS AND EVERGREEN SHRUBS SHOULD BE USED FOR SEASONAL INTEREST. PLANTING AREAS MUST HAVE A WIDTH OF 6-FEET OR EQUIVALENT WIDTH OF 20% OF BUILDING FACADE HEIGHT, WHICHEVER IS GREATER.

RIGHT-OF-WAY FACING FACADE (133-LINEAR FEET)

REQUIRED PLANTING:	133-LINEAR FEET x 25% = 33.3-LINEAR FEET
PROPOSED PLANTING:	54-LINEAR FEET

RIGHT-OF-WAY FACING PARKING (45-LINEAR FEET)

REQUIRED PLANTING:	45-LINEAR FEET x 25% = 11.2-LINEAR FEET
PROPOSED PLANTING:	46-LINEAR FEET

REQUIREMENT MET. BUILDING FACADE PLANTINGS LOCATED ADJACENT TO SIDEWALK WHERE UNABLE TO PLANT DIRECTLY NEXT TO BUILDING FACADE.

PARKING AREA PERCENTAGE COVERED (85-LINEAR FEET)

REQUIREMENT NOT MET. PLANTING BEDS UNABLE TO ACCOMMODATE PLANTING TO TO SITE CONSTRAINTS.

OUTDOOR AMENITY SPACE

IN ACCORDANCE WITH 18.15.120 SITE DESIGN CATEGORY 4, THIS SITE IS REQUIRED TO HAVE AN OUTDOOR AMENITY SPACE THAT COVERS AT LEAST TEN (10) PERCENT OF THE SITE AREA.

PLAZA OR COURTYARD: A COMMON USE AREA DIRECTLY ACCESSIBLE FROM ADJOINING BUILDINGS THAT INCLUDES TWO (2) BENCHES.

REQUIRED OUTDOOR AMENITY AREA:	0.75 AC x 10% = 3,267 SF
PROPOSED OUTDOOR AMENITY AREA:	3,864 SF

REQUIREMENT MET.

UTILITY EASEMENTS - NO TREES ALLOWED WITHIN EASEMENTS

EXISTING TREES TO REMAIN

OUTDOOR AMENITY AREA

25' ARTERIAL PERIMETER LANDSCAPE AREA

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

TREE PROTECTION NOTES

1. FOR ALL REMAINING AND PROTECTED TREES, ALL DEAD LIMBS MUST BE PRUNED, ALL DYING TREES MUST BE REMOVED, AND ALL TREES SHALL BE LIMBED FOR A MINIMUM OF 7-FEET CLEAR SPACE.

NOTES

1. ALL EXTERIOR-MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.

Kimley»Horn
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CHASE

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OLATHE, KS

SEAN ALBERT MAY
LICENSED
813
KANSAS
LANDSCAPE ARCHITECT
05/27/2025

REVISIONS			
NO.	DATE	BY	
1			
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DESIGNED BY:	FC
DRAWN BY:	FC
CHECKED BY:	CA
DATE:	04/30/2025
KIMLEY-HORN PROJECT NO.	015097087

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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Drawing name: C:\Users\Maddie.Rodgers\DC\ACCDocs\Kimley-Horn\Chase Olathe\Project Files\4-CADD\PlanSheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN May 27, 2025 12:48pm by: Maddie.Rodgers