

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS	SPACING
	Acer truncatum x plananoides 'JFS-KV187'	Urban Sunbelt Maple	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Acer truncatum x plananoides 'Warwood'	Pacific Sunbelt Maple	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Liriodendron tulipifera 'Hyfield'	Hyfield Eastern Redcedar	6'-8' Ht.	B&B	EA	Well branched, fall to ground	
	Liriodendron tulipifera	Tulip Poplar	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	1.5' Cal.	B&B	EA	Well branched, fall head	
	Nyssa sylvatica 'NLSH9R'	Green Gable™ Tupelo	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Thuja 'Green Giant'	Green Giant Arborvitae	6'-8' Ht.	B&B	EA	Well branched, fall to ground	
	Taxus americana	American Linden	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Ulmus parvifolia	London Elm	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	
	Liriodendron tulipifera	Tulip Poplar	2.5' Cal.	B&B	EA	Uniform branching, dominant leader	

GROUND COVERS
 (1) Top Soil Marathon III (2) Top Soil Fall Fescue (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (842) (843) (844) (845) (846) (847) (848) (849) (850) (851) (852) (853) (854) (855) (856) (857) (858) (859) (860) (861) (862) (863) (864) (865) (866) (867) (868) (869) (870) (871) (872) (873) (874) (875) (876) (877) (878) (879) (880) (881) (882) (883) (884) (885) (886) (887) (888) (889) (890) (891) (892) (893) (894) (895) (896) (897) (898) (899) (900) (901) (902) (903) (904) (905) (906) (907) (908) (909) (910) (911) (912) (913) (914) (915) (916) (917) (918) (919) (920) (921) (922) (923) (924) (925) (926) (927) (928) (929) (930) (931) (932) (933) (934) (935) (936) (937) (938) (939) (940) (941) (942) (943) (944) (945) (946) (947) (948) (949) (950) (951) (952) (953) (954) (955) (956) (957) (958) (959) (960) (961) (962) (963) (964) (965) (966) (967) (968) (969) (970) (971) (972) (973) (974) (975) (976) (977) (978) (979) (980) (981) (982) (983) (984) (985) (986) (987) (988) (989) (990) (991) (992) (993) (994) (995) (996) (997) (998) (999) (1000)

CITY OF OLATHE LANDSCAPE REQUIREMENTS
COLLEGE BLVD
 DECEIDUOUS SHADE TREE: 1 PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 407' 10" = 8 DECIDUOUS SHADE TREES, 10 PROVIDED
 ORNAMENTAL TREES: 1 PER 3 DECIDUOUS SHADE TREES
 10/3 = 4 ORNAMENTAL TREES, 4 PROVIDED
SUNNYBROOK BLVD
 DECEIDUOUS SHADE TREE PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 809' 10" = 16 DECIDUOUS SHADE TREES, 18 PROVIDED
 ORNAMENTAL TREES: 1 PER 3 DECIDUOUS SHADE TREES
 18/3 = 6 ORNAMENTAL TREES, 6 PROVIDED
15TH ST
 DECEIDUOUS OR EVERGREEN SHADE TREE PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 464' 10" = 9 DECIDUOUS SHADE TREES, 10 PROVIDED
 ORNAMENTAL TREES: 1 PER 3 DECIDUOUS SHADE TREES
 10/3 = 4 ORNAMENTAL TREES, 4 PROVIDED
EASTERN SITE BOUNDARY
 TO BE BUFFERED WITH THE 1 LANDSCAPE BUFFER
 MINIMUM WIDTH = 10 FEET
 EVERY 100 LINEAR FEET:
 X1 DECIDUOUS SHADE TREE
 X1 ORNAMENTAL TREE
 X1 EVERGREEN TREE
 X20 SHRUBS AND ORNAMENTAL GRASSES
 940 LINEAR FEET/100 = 9.40
 9.40 x 1 = 9 DECIDUOUS SHADE TREES (9 PROVIDED)
 9.40 x 1 = 9 ORNAMENTAL TREES (9 PROVIDED)
 9.40 x 1 = 9 EVERGREEN TREES (9 PROVIDED)
 145 X 20 = 18 SHRUBS/GRASSES (A MAX. OF 189 SHRUBS/GRASSES WILL BE PROVIDED WITH THE ABOVE BUFFER AS AN UNDERSTORY PLANTING AREA AT THE TIME OF THE FINAL DEVELOPMENT PLAN)
 FINAL LAYOUT OF TREES AND SHRUBS WILL BE ADJUSTED TO ENSURE THAT THE DESIGN ALIGNS BEST WITH FINAL PROPOSED SITE CONDITIONS AND FINAL UNDERSTORY DESIGN. TREE LOCATIONS MAY ADJUST, BE CLUSTERED, ETC.

FOUNDATION PLANTING
 PERMITTED BUFFER OR FOUNDATION PLANTING AREAS MUST BE PLACED ALONG ANY BUILDING FACADE OR FOUNDATION THAT FRONTS UPON A PUBLIC RIGHT-OF-WAY OR A PARKING LOT PROVIDED FOR THE BUILDING. LANDSCAPE AREAS MUST BE PROVIDED EQUIVALENT TO A MINIMUM OF 50% OF EACH BUILDING FACADE OR FOUNDATION. THE LANDSCAPE AREA MUST BE A CONTINUOUS AREA OR COMPRISED OF SEVERAL AREAS.
 BUILDING FACADES ALONG SERVICE AREAS ARE EXCLUDED, UNLESS THE SERVICE AREA FRONTS UPON A PUBLIC RIGHT-OF-WAY OR COMMON ACCESS DRIVE.
 FOUNDATION PLANTING REQUIREMENTS DO NOT APPLY TO PACKAGES THAT ABUT A SIDEWALK OR THE REAR YARD.
 PLANTING AREAS HAVE BEEN PROVIDED AS REQUIRED. PLEASE SEE NOTED AREAS AT BUILDING FOUNDATION ON PLANS ALSO. TREES IN TREE GRATES ARE PROPOSED ALONG THE BUILDING FRONTAGE.

INTERIOR LANDSCAPE AREAS
 WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING, 3'-4' IN HEIGHT.
 ONE SHADE TREE PER PARKING ISLAND ALONG WITH UNDERSTORY PLANTINGS AND GROUNDCOVERS, SEE PLAN FOR TREE LOCATIONS.

LEGEND

UNDERSTORY PLANTINGS
 PERENNIALS, GRASSES, GROUNDCOVER, AND PERENNIALS PLANTINGS WILL BE FINALIZED AT THE TIME OF FINAL DEVELOPMENT PLAN. AT LEAST 10% OF PLANTINGS MUST BE EVERGREEN SPECIES PER UDO 18.30.135.D.2
GRAVEL
 KANSAS RIVER ROCK OR SIMILAR MATERIAL
AREA TO BE SODDED/SEEDED

NOTES
 1. ALL DISTURBED LAWN AREAS WILL BE SODDED
 2. ALL LANDSCAPE AREAS WILL BE IRRIGATED AS REQUIRED BY UDO 18.30.130.
 3. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
 4. NO TREES WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION POINT.
 5. EXTERIOR GROUND MOUNTED AND BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES, METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE SODS LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 6. ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IS INTENDED TO BE SCREENED.

SCALE: 1" = 40'

NORTH

OVERALL PLAN
 SCALE: 1:40

REVISIONS

NO.	DESCRIPTION

PROJECT # 271018
 DATE FEBRUARY 11, 2025
 DRAWN BY
 CHECKED BY

Pickering
 Pickering Firm, Inc.
 Architecture • Engineering
 Planning • Surveying
 600 W. VINE STREET
 OLAATHE, KS 66462
 913.263.9000

NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

THE KROGER CO.
 GENERAL OFFICE
 100 W. VINE STREET
 OLAATHE, MO 64602

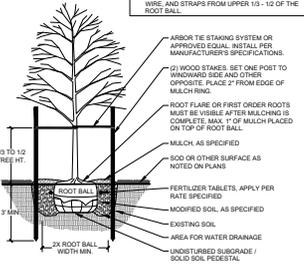
FOR CITY REVIEW ONLY

SHEET NUMBER
L1.0

DESCRIPTION
LANDSCAPE PLAN

NOTES

- BEFORE PLANTING, ENSURE THAT THE TRUNK OF THE TREE IS SECURE TO THE ROOT BALL.
- AFTER TREE IS SET IN PLACE, REMOVE BURIAL WIRE AND STRAPS FROM UPPER 15" - 20" OF THE ROOT BALL.

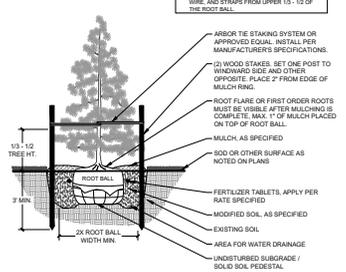


1 TREE PLANTING AND STAKING

NOT TO SCALE

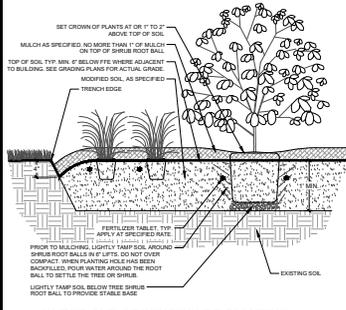
NOTES

- BEFORE PLANTING, ENSURE THAT THE TRUNK OF THE TREE IS SECURE TO THE ROOT BALL.
- AFTER TREE IS SET IN PLACE, REMOVE BURIAL WIRE AND STRAPS FROM UPPER 15" - 20" OF THE ROOT BALL.



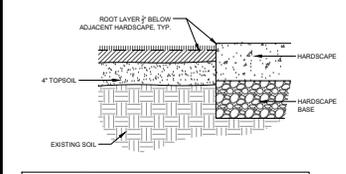
2 TREE PLANTING & STAKING (EVERGREEN)

NOT TO SCALE



3 SHRUB AND GROUND COVER PLANTING

NOT TO SCALE

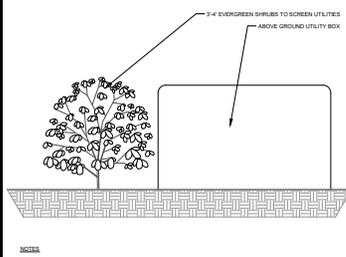


INSTALLATION NOTES:

- GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTHS OF A FOOT FOR PROPOSED GRADES.
- FINE GRADE AS REQUIRED TO REACH FINISH GRADE SHOWN IN GRADING PLANS.
- APPLY LIME AND FERTILIZER AS SPECIFIED.
- APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATION. USE SOIL AROUND LEVEL.
- WATER ENTIRE AREA THOROUGHLY.
- INSTALL SOIL SO THAT THE TOP OF ROOT LAYER IS 2" BELOW ADJACENT HARDSCAPE.

5 SOD INSTALLATION

NOT TO SCALE



NOTES:

- THIS DETAIL INTENDED TO SHOW ABOVE-GRADE UTILITIES SCREENED BY EVERGREEN SHRUBS. THREE SIZES TO BE SCREENED. MATURE SHRUB HEIGHT SHALL MATCH AT A MINIMUM, THE HEIGHT OF THE UTILITY TO BE SCREENED. SCREEN ALL SIDES FACING PUBLIC ROAD OR HIGH-WAY SIDE SHALL FACE INTERIOR OF LOT OR FACE OF BUILDING FOR MAINTENANCE ACCESS.

7 PLANTED UTILITY SCREEN

1" = 1'-0"

SUPPLEMENTAL PLANTING NOTES

- CONTRACTOR TO VERIFY UTILITY LOCATIONS IN FIELD AND MAKE ADJUSTMENTS TO PLANT LOCATIONS TO PROVIDE 3' CLEARANCE AT ALL EXISTING EQUIPMENT CONNECTIONS.
- CONTRACTOR TO FIELD-ADJUST PLANT MATERIAL TO LIMIT CONFLICTS WITH ALL DRAINAGE STRUCTURES AND OTHER SUBSURFACE UTILITIES. IF SIGNIFICANT CONFLICTS ARE REQUIRED, CONTRACTOR TO NOTIFY OWNER AND OBTAIN APPROVAL.
- CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID. CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPANCIES.
- CONTRACTORS BASE BID TO INCLUDE ALL MATERIALS, BED PREP, LABOR, PERMITS, EQUIPMENT, TOOLS, SURVEILANCE, ETC. TO FULFILL THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR CONFORMANCE. CONTRACTOR SHALL VERIFY BEFORE SUBMITTING BID THAT QUANTITIES SHOWN WILL ADEQUATELY FULFILL THE DESIGN INTENT AND SHALL VERIFY PRIOR TO BEGINNING WORK THAT QUANTITIES ARE ADEQUATE. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S COST, SUBJECT TO OWNER'S APPROVAL. CONTRACTOR TO NOTIFY LANDSCAPING SPECIALIST PRIOR TO ANY SUCH DAMAGE.
- PLANTS SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION, AND ANY NECESSARY PRUNING SHALL BE DONE AT THE TIME OF PLANTING. SPECIFIC PLANT SIZES ARE GIVEN IN RANGE. THE PLANTS PROVIDED SHALL AVERAGE THE MEDIUM OF THE RANGE OR BETTER.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, PLANTING TYPICAL, THOROUGHLY TRAINED TO PROMOTE AND MAINTAIN THE BEST FORM AND CHARACTERISTICS OF THE SPECIES. PLANTS SHALL BE FREE FROM ALL DISEASES, PESTS, AND WEEDS. CONTRACTOR SHALL ACCOMPLISH THE INSPECTION FOR EACH SPECIMENT OF PLANTS AS REQUIRED BY LAW.
- ALL PLANTS SHALL BE FREE FROM ALL DISEASES OR SHOWS OF THE SAME AND SHALL BE LABELED INDIVIDUALLY OR IN GROUPS BY SPECIES AND CULTIVAR. SUBSTITUTIONS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL OF THE OWNER. THE SPECIES AND CULTIVAR OF PLANTS NOT IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE, SUBSTITUTIONS SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE AND OF THE BEST CHARACTERISTICS, WITH AN EQUILIBRIUM ADJUSTMENT OF CONTRACTOR'S SOIL.
- ALL PLANTS THAT HAVE BEEN FOUND TO BE DEAD, DYING, OR OF POOR APPEARANCE SHALL BE IMMEDIATELY REMOVED AND THE OWNER NOTIFIED. REPLACEMENT OF TREES AND LARGE SHRUBS SHALL BE MADE AT THE BEGINNING OF THE NEXT PLANTING SEASON. REPLACEMENT OF SMALL SHRUBS AND GROUND COVERS SHALL BE MADE WITHIN 15 DAYS FOLLOWING THE INSPECTION OF THAT DETERMINING THE REQUIRED REPLACEMENT. THE OWNER SHALL BE NOTIFIED PRIOR TO ALL REPLACEMENT WORK.
- ANY PLANT THAT DOES NOT MEET AN UNWRITTEN CONDITION OR SHOWS APPROPRIATE PRIOR TO OWNER ACCEPTANCE SHALL BE REPLACED. THIS REPLACEMENT SHALL NOT BE CONSIDERED AS A GUARANTEE REPLACEMENT. ALL REPLACEMENTS SHALL BE MADE WITH PLANTS OF THE SAME KIND, AND IN THE SAME MANNER AS SPECIFIED FOR THE ORIGINAL PLANTING, AT NO ADDITIONAL COST TO THE OWNER.
- SEEDLINGS, ROOTS, AND OTHER PLANTING ADJACENT TO PLANTING OPERATION SHALL BE KEPT CLEAN AND FREE OF OBSTRUCTIONS.
- INsofar AS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE PLANTING CONTRACTOR SHALL PROTECT THE STOCK NOT PLANTED. PLANTS SHALL BE PROTECTED AT ALL TIMES FROM SUN OR OTHER TREES PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WITH THE ROOT MASS WELL PROTECTED AND KEPT WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY TO THE SITE.
- UPON INSPECTION OF ALL TREES, THE FOLLOWING CHARACTERISTICS SHALL BE FOUND:
 - GENERAL: THE FORM OR SHAPE OF THE CROWN IS TYPICAL FOR A YOUNG SPECIES OF THE SPECIES/CLIVAR. THE CROWN IS NOT SIGNIFICANTLY DAMAGED BY WIND, PRUNING OR OTHER FACTORS.
 - LEAVES: THE SIZE, COLOR AND APPEARANCE OF LEAVES ARE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES/CLIVAR. LEAVES ARE NOT STUNTED, MISFORMED, TATTERED, DISCOLORED (OR CHLOROTIC OR NECROTIC) OR OTHERWISE ATYPICAL.
 - BRANCHES: BRANCH GROWTH LENGTH AND NUMBER THROUGHOUT THE CROWN IS TYPICAL FOR THE AGE/STAGE OF THE SPECIES/CLIVAR. TREES DO NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED OR OTHER SERIOUS BRANCH INJURIES.
 - TRUNK: THE TREE TRUNK SHOULD BE STRAIGHT, VERTICAL AND FREE OF WOUNDS (EXCEPT PROPERLY MADE PRUNING CUTS), BARKING INJURY, CANKS, FUNGAL, FROSTING, ROT, WOOD CANKS, BLEEDING AREAS, SIGNS OF BORING INSECTS, GALLS, CANCER LESIONS AND GIRDLING TIES.
 - ROOTS: THE ROOT SYSTEM IS FREE OF HEAVY FREE ROOTS, ROT, INJURY, CANCERS, GIRDLING AND ABRASIVE AGENCY. HERBICIDE TOXICITY, SALT INJURY, EXCESS BIRCHBARK, ETC. ROOT DISTRIBUTION IS UNIFORM THROUGHOUT THE SOIL MASS OR GROWTH IS TYPICAL FOR THE SPECIES/CLIVAR. THE TRUNK, ROOT COLLAR (ROOT CROWN), AND LARGE ROOTS SHALL BE FREE OF CIRCLING AND/OR HAIKED ROOTS. SOIL REMOVAL NEAR THE ROOT COLLAR MAY BE NECESSARY TO INSPECT FOR CIRCLING AND/OR HAIKED ROOTS. THE TREE SHALL BE WELL-LIGHTED IN THE SOIL MASS. UPON THE CONTAINER IS REMOVED, THE ROOT BALL SHALL REMAIN INTACT WHEN THE TREE IS CAREFULLY LIFTED FROM THE TRUNK AND ROOT COLLAR SHALL BE SOLELY THE SOIL ASIDE THE PERIPHERY OF THE ROOT COLLAR SHALL BE FREE.
 - CENTRAL LEADER: TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK. TREE CO-DOMINANT STEMS AND HORIZONTAL SPROUT BRANCHES THAT COMPETE WITH THE CENTRAL LEADER.
 - ROOTS/BRANCHES/ROOTCOCKS: BRANCHES SHOULD BE DISTRIBUTED INBETWEEN AND VERTICALLY ALONG THE TRUNK, FORMING A GENERALLY SYMMETRICAL CROWN TYPICAL FOR THE SPECIES.
- ANY SERIES OF TREES, SHRUBS, GROUND COVERS AND SEASONAL COLOR TO BE PLACED IN A PARTICULAR ARRANGEMENT SHALL BE EVENLY SPACED IN STRAIGHT ROWS.
- LOCATIONS FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED SHALL BE STAKED ON THE GROUND OR CONTAINER-GROWN PLANTS ARE TO BE STAKED IN PROPOSED PLANTING LOCATIONS, BEFORE ANY EXCAVATION IS MADE FOR OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF LANDSCAPE IN ORDER TO AVOID UTILITIES AND RECEIVE APPROVAL BEFORE COMMENCING.
- AFTER PLANTING AREAS ARE MODIFIED AS SPECIFIED, SOIL TESTS UTILIZING THE DEPARTMENT OF AGRICULTURE EXTENSION SERVICE, SHALL BE MADE IN ALL PLANT BEDS TO DETERMINE ANY ADDITIONAL CORRECTIVE MEASURES REQUIRED FOR THE MAXIMUM CULTURE OF THE PLANT MATERIAL TO BE UTILIZED. TESTS SHALL BE PERFORMED BY INDIVIDUAL PLANT BEDS AND SHALL BE OF SUFFICIENT NUMBER TO CLEARLY IDENTIFY VARIATIONS IN SOIL COMPOSITION. ADDITIONAL CORRECTIVE MEASURES RECOMMENDED BY THE SOIL TEST SHALL BE MADE WITHIN THE SOIL COMPOSITION RECOMMENDED BY THE TESTING AGENCY IS REACHED. THE OWNER OR OWNER'S REPRESENTATIVE TESTING MAY BE REQUIRED.
- DEPTH OF PLANT FITS FOR TREES AND LARGE SHRUBS SHALL MATCH DEPTH OF ROOT BALL. DEPTH OF PLANT FIT SHALL BE AT LEAST 1" BELOW SOIL OR TOP OF ROOT BALL OR AT LEAST 1" ABOVE FINISH GRADE. IN ACCORDANCE WITH ANSI Z60.1, THE PLANT SHALL REST ON EXISTING SOIL OR MODIFIED SOIL THAT HAS BEEN LIGHTLY TAMPED TO PROVIDE A STABLE BASE TO SUPPORT THE PLANT.
- FERTILIZER TABLET APPLICATION RATES**
 - SHRUBS - 3 5-GRAM TABLETS FOR EACH ONE FOOT OF HEIGHT OR SPREAD
 - TREES - 1 10-GRAM TABLET FOR EACH 10" OF CALIPER
 - GROUND COVERS - 2 5-GRAM TABLETS
 - PERENNIALS AND ANNUALS - 1 5-GRAM TABLET FOR EACH PLANT
- INSTALL 1/4" MINIMUM DIAMETER CIRCULAR MULCH BEDS AROUND CANOPY TREES.
- ALL PLANTS SHALL BE MULCHED WITHIN TWO DAYS AFTER PLANTING BY COVERING ENTIRE PLANTING AREA WITH 100% ORGANIC (UNCOMPOSTED) SPECIFIED MULCH. EXCEPT WHERE NOTED OTHERWISE, MULCH SHALL BE FREE OF WEEDS, DISEASES, SEEDS, INSECTS AND OTHER FOREIGN MATTER. MULCH SHALL BE THOROUGHLY SOAKED WITH WATER TO PREVENT DRYING OUT BY WIND.
- EXCESS EXCAVATED SOIL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE UNLESS DIRECTED OTHERWISE. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER ARTICLES USED DURING CONSTRUCTION AND LEAVE THE SITE IN A CLEAN AND NEAT CONDITION, INCLUDING WALKS, PLANTER WALLS AND WALKING PAVES.

SEEDING AND SOODING NOTES

- FOR ALL THIRF LAWN AREAS, TOPSOIL SHALL BE USED TO REACH FINISH GRADE. HAND RAISE TO PROVIDE EVEN COVER. GENERAL CONTRACTOR TO PROVIDE GRADES WITHIN TWO TENTHS (20%) OF A FOOT OF PROPOSED FINISH GRADES.
- NOTIFY THE OWNER AT LEAST 48 HOURS IN ADVANCE OF THE TIME CONTRACTOR INTENDS TO BEGIN SOODING AND SHALL NOT PROCEED WITH SUCH WORK UNTIL PERMISSION TO DO SO HAS BEEN GRANTED BY THE OWNER. BEFORE STARTING THE SOODING OPERATION, ALL EXISTING AREAS NOT OTHERWISE LANDSCAPED SHALL HAVE BEEN COMPLETED.
- AFTER PLACING THE SOG, IT SHALL BE THOROUGHLY ROLLED AND ROLLED WITH APPROVED ROLLER/HAND TAMP.
- SEED MIX SHALL MATCH SOG TYPE SPECIFIED IN PLANT SCHEDULE. ALL SEED MIXTURES SHALL BE APPLIED BY HYDROSEEDING UNLESS OTHERWISE SPECIFIED. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SOODING SHALL BE SEEDING.
- IF SEEDS AREAS DO NOT SHOW A UNIFORM OR HEALTHY STAND OF GRASS, WITH A 90 PERCENT OR GREATER COVERAGE AFTER 28 CALENDAR DAYS, RESEED AND/OR FERTILIZE THOSE AREAS AS DIRECTED BY THE OWNER WITHOUT ANY ADDITIONAL COST TO THE OWNER.

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

PROJECT NO. 23-0108
DATE: JANUARY 22, 2025
DRAWN BY: [Name]
CHECKED BY: [Name]

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Construction
1000 West 17th Street, Suite 300
Olathe, KS 66061
913.281.8100

NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

FOR CITY REVIEW ONLY

THE KROGER CO.
GENERAL OFFICE
100 WINE STREET
COLUMBIANA, OHIO 43022

SHEET NUMBER
L2.0

DESCRIPTION
LANDSCAPE
NOTES & DETAILS