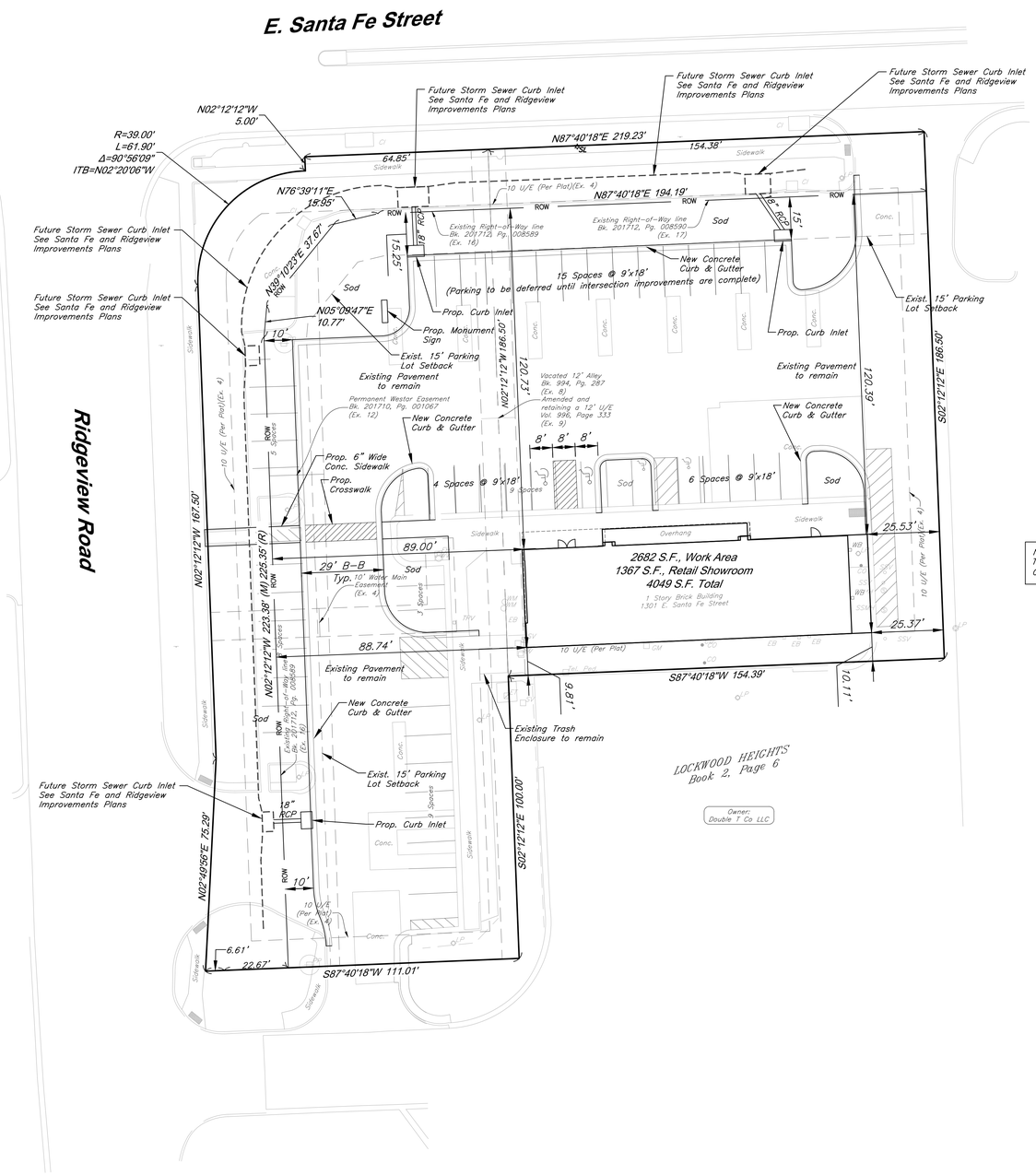
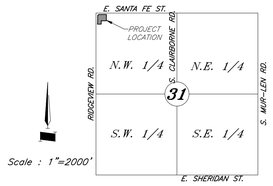




VICINITY MAP
SECTION 31-13-24

Legal Description

Tract 1 and Tract 2, QUIKTRIP SANTA FE ADDITION, in the City of Olathe, Johnson County, Kansas.

EXCEPT that part deeded to the City of Olathe, Kansas, a Municipal corporation by deed of Dedication for a Public Street recorded 12/28/2017 as Document No. 20171228-0008589 in Book 201712 at Page 008589.

AND EXCEPT that part deeded to the City of Olathe, Kansas, a Municipal corporation by deed of Dedication for a Public Street recorded 12/28/2017 as Document No. 20171228-0008590 in Book 201712 at Page 008590.

Notes:

1. All new on-site wiring and cables shall be placed underground.

2. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.

3. Per UDO, Section 18.20.150.D, "No merchandise shall be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles shall be stored outside a building.

4. Per UDO, Section 18.20.150.D.2, "Sales of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering or food trucks as licensed by the City Clerk."

5. The building is 20-0" tall at the high point of the parapet. The entry feature area is 10'-0" from soffit to sidewalk.

Note:
Total lot area = 46,705.77 S.F.
Open Space = 12,053.66 S.F. (25.81%)

20' 0' 20' 40'
SCALE : 1 INCH = 20 FEET

CIVIL ENGINEERING BY:

GBA
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

1	SITE PLAN
C1.00	SCALE : 1/16" = 1'-0"

TINT WORLD

RIDGEVIEW AND SANTA FE,
OLATHE, KS

Project No.:	18052
Date:	27 November 2018
Issued For:	PRELIMINARY REVIEW

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
FOUNDATIONS	FOUNDATIONS
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE
7007 College Blvd, Suite 415
Overland Park, Kansas 66211
913+498-1550

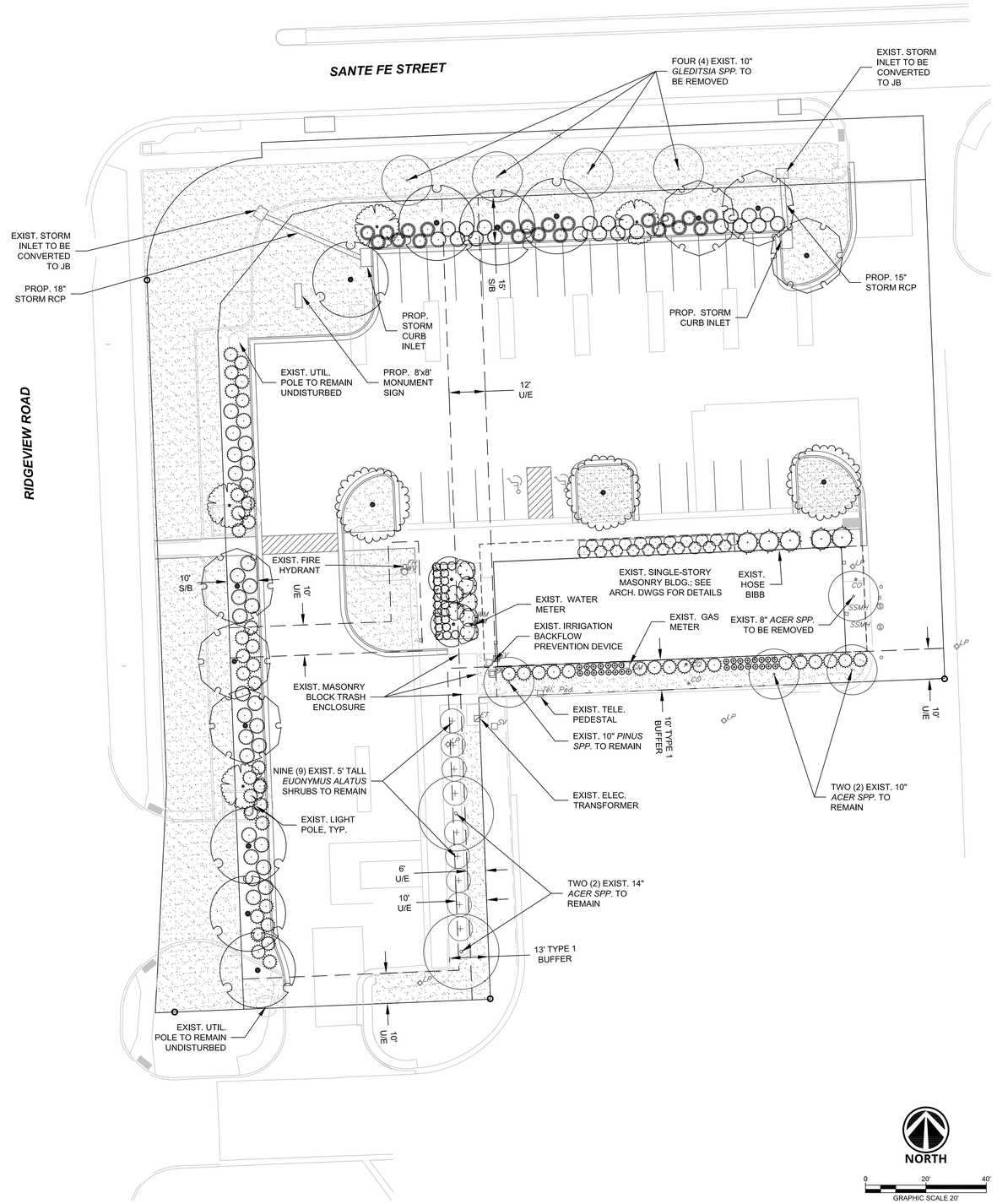
SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.00

H:\Heise-Meyer\Tint World Olathe\Revit\TintWorld_R18.rvt



LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS ONE CALL AT 8-1-1 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
3. ALL LAND AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF, NATIVE GRASSES, OR OTHER APPROPRIATE GROUND COVERS.
4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
5. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
   a. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
   b. ALL TREES SHALL BE A MINIMUM OF 3 FEET FROM EDGE OF PAVEMENT.
   c. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.
   d. ALL SHRUBS SHALL BE A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 3.5 FEET FROM BUILDINGS, UNLESS NOTED OTHERWISE.
7. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. THE OWNER IS RESPONSIBLE FOR PROVIDING ALL WATER, AS WELL AS ANY MATERIALS AND LABOR NEEDED TO SUPPLY WATER, TO MAINTAIN THE PROPOSED LANDSCAPING DURING A THREE (3) YEAR ESTABLISHMENT PERIOD.
8. THIS SITE IS EQUIPPED WITH AN EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR UPGRADING AND EXTENDING THE SYSTEM, AS NEEDED, TO SERVE THE PROPOSED LANDSCAPING.
9. ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF OLATHE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLATHE.
10. THE INSTALLATION OF ALL PROPOSED LANDSCAPE MATERIALS IN THE AREAS ADJACENT TO SANTA FE STREET AND RIDGEVIEW ROAD WILL BE DEFERRED UNTIL THE COMPLETION OF GEOMETRIC IMPROVEMENTS AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SANTA FE STREET AND RIDGEVIEW ROAD.
11. WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING OR STREET WALLS BETWEEN THREE (3) AND FOUR (4) FEET IN HEIGHT, IN ACCORDANCE WITH *U.D.O., SECTION 18.20.150.C.2.*
12. A MINIMUM OF ONE-THIRD (⅓) OF ALL PLANTINGS SHALL BE EVERGREEN SPECIES, IN ACCORDANCE WITH *U.D.O. SECTION 18.30.130.D.2.e.*
13. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
14. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT.

LANDSCAPE SUMMARY

BUFFERS

REQUIRED: TYPE 1 BUFFER ON SOUTHERLY BOUNDARY (255 LF);
- 10-FEET MINIMUM WIDTH
- 1 DECIDUOUS SHADE TREE PER 100 LINEAR FEET (3)
- 1 ORNAMENTAL TREE PER 100 LINEAR FEET (3)
- 1 EVERGREEN TREE PER 100 LINEAR FEET (3)
- 20 SHRUBS/ORNAMENTAL GRASSES PER 100 LF (50)

PROVIDED: 10-13 FEET CONTINUOUS WIDTH
- 4 EXISTING DECIDUOUS SHADE TREES
- 1 EXISTING EVERGREEN TREE
- 57 SHRUBS/ORNAMENTAL GRASSES

NONRESIDENTIAL LANDSCAPING

REQUIRED: CONTINUOUS 10-FOOT LANDSCAPE AREA
- 1 DECIDUOUS SHADE TREE PER 50 FEET OF FRONTAGE (10)
- 1 ORNAMENTAL TREE FOR PER 3 SHADE TREES (3)

PROVIDED: CONTINUOUS 10-15 FEET WIDTH
- 11 DECIDUOUS SHADE TREES
- 4 ORNAMENTAL TREES

PARKING AND VEHICULAR USE AREAS

REQUIRED: SHRUBS FORMING A CONTINUOUS VISUAL SCREEN 3-FEET HIGH
- 1 LANDSCAPE ISLAND (165 SF) PER 20 PARKING SPACES (2)
- 1 SHADE TREE PER LANDSCAPE ISLAND (2)

PROVIDED: CONTINUOUS SCREEN OF SHRUBS 3-FEET IN HEIGHT
- 5 LANDSCAPE ISLANDS
- 5 SHADE TREES

BUILDING FACADE/FOUNDATION LANDSCAPING

REQUIRED: LANDSCAPE AREAS EQUIVALENT TO 25% OF EACH FACADE

SANTE FE STREET	122 FEET * 0.25 = 31 FEET
RIDGEVIEW ROAD	35 FEET * 0.25 = 9 FEET

PROVIDED:

SANTE FE STREET	85 FEET (70%)
RIDGEVIEW ROAD	25 FEET (71%)

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	JT	5	TAYLOR EASTERN REDCEDAR / JUNIPERUS VIRGINIANA `TAYLOR`	B & B		6 -7` TALL
FLOWERING TREES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	AG	2	`AUTUMN BRILLIANCE` SERVICEBERRY / AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	B & B	1.5"CAL	
	CC	4	EASTERN REDBUD / CERCIS CANADENSIS	B & B	1.5"CAL	
STREET TREES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	AC	6	CADDO MAPLE / ACER SACCHARUM `CADDO`	B & B	2.5"CAL	
	QA	3	SAWTOOTH OAK / QUERCUS ACUTISSIMA	B & B	2.5"CAL	
	TG	7	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA `GREENSPIRE`	B & B	2.5"CAL	
SHRUBS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	CA	20	KELSEY`S DWARF RED OSIER DOGWOOD / CORNUS SERICEA `KELSEYI`	5 GAL		
	IV	48	HENRY`S GARNET SWEETSPIRE / ITEA VIRGINICA `HENRY`S GARNET`	5 GAL		
	JCS	50	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS `SEA GREEN`	5 GAL		
	PAL	22	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA `LACEY BLUE`	5 GAL		
	PN	7	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS `SUMMER WINE`	5 GAL		
	TMD	21	DENSE YEW / TAXUS X MEDIA `DENSIFORMIS`	5 GAL		
GRASSES & PERENNIALS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	PS	32	SWITCH GRASS / PANICUM VIRGATUM `SHENANDOAH`	1 GAL		
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	TF	16,464 SF	TURF-TYPE TALL FESCUE / TURF SOD MARATHON III	SOD		

1	LANDSCAPE PLAN
L1.00	SCALE : 1/16" = 1'-0"

landworks STUDIO
102 S. CHERRY STREET. 2ND FLOOR
OLATHE, KS 66061 | TEL: 913-780-6707
LANDSCAPE ARCHITECTURE + DESIGN

TINT WORLD

RIDGEVIEW AND SANTA FE, OLATHE, KS

Project No.:	18052
Date:	4 February 2019
Issued For:	PRELIM. DEV. PLAN

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	GBA
LANDSCAPE	LANDWORKS STUDIO
FOUNDATIONS	
STRUCTURAL	STAND STRUCTURAL ENGINEERING
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

FINKLE + WILLIAMS
ARCHITECTURE
7007 College Blvd, Suite 415
Overland Park, Kansas 66211
913+498-1550

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.00