

SITE DATA:
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-4
 SITE DESIGN CATEGORY: 3
 BUILDING DESIGN CATEGORY: B
 LANDSCAPE BUFFER TYPE: 3
 TOTAL OPEN SPACE: ~ 320,697 SQ FT
 COVERAGE: ~ 496,933

PARKING TABULATIONS:

GARAGE PARKING:
 PHASE 2:
 A - BUILDING 37 GARAGES
 PHASE 3:
 B - BUILDING 30 GARAGES
 PHASE 4:
 C - BUILDING 48 GARAGES
 PHASE 5:
 D - BUILDING 27 GARAGES
 142 TOTAL

SURFACE PARKING:
 PHASE 2: 217 SPACES (210 SPACES IN FUTURE)
 PHASE 3: 121 SPACES (117 SPACES IN FUTURE)
 PHASE 4: 190 SPACES
 PHASE 5: 165 SPACES
 683 TOTAL

*7 STALLS WILL BE REMOVED FROM PHASE 2 WITH CONSTRUCTION OF PHASE 4. 4 STALLS WILL BE REMOVED FROM PHASE 3 WITH CONSTRUCTION OF PHASE 5. TOTAL PARKING SPACES FOR ALL PHASES WILL BE 692 STALLS.

PARKING REQUIRED:
 1.5 x 444 UNITS = 666 SPACES

PARKING PROVIDED:
 142 + 693 = 690 SPACES
 PHASE 2: 37 GARAGES + 217 SURFACE = 254 (182 REQUIRED BY PHASE)
 PHASE 3: 30 GARAGES + 121 SURFACE = 151 (89 REQUIRED BY PHASE)
 PHASE 4: 48 GARAGES + 190 SURFACE = 238 (228 REQUIRED BY PHASE)
 PHASE 5: 27 GARAGES + 165 SURFACE = 192 (158 REQUIRED BY PHASE)
 EXISTING CLUBHOUSE: 14 SPACES ADDED (NOT INCLUDED IN TOTAL)

NOTE: PARKING SPACES BUILT AS PART OF PHASE 2 WILL BE SHARED BY PHASE 3 AFTER THE COMPLETION OF PHASE 3 CONSTRUCTION.

GROSS SITE AREA (ACRES): 18.98
DWELLING UNITS: 444
GROSS SITE DENSITY (DU/AC): 23.39

GENERAL NOTES:

1. ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



SITE PLAN
 1" = 60'-0"

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
 18551 WEST 153rd COURT
 OLATHE, KANSAS 66092

DRAWING RELEASE LOG

- 12.04.18 - PRE-APP MTD.
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP SUBMITTAL
- 03.20.19 - POP SUBMITTAL

REVISIONS

- 03.04.19 - POP RESUB
- 03.20.19 - POP RESUB

DATE: March 20, 2019
JOB NO: 634818
DRAWN BY: CEE/TAH
SHEET NO: 2

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SP1.00

REQUIRED:

TOTAL SITE = 826,630 SQ FT X 5% = 41,331 SQ FT OPEN SPACE
41,331 SQ FT X 50% = 20,666 SQ FT ACTIVE OPEN SPACE

PROVIDED:

TOTAL OPEN SPACE - 329,697 SQ FT
(39.9% OF TOTAL SITE)

■ ACTIVE OPEN SPACE - 174,721 SQ FT
(53.0% OF TOTAL OPEN SPACE)

■ PASSIVE OPEN SPACE - 154,976 SQ FT
(47.0% OF TOTAL OPEN SPACE)



OPEN SPACE PLAN

1" = 60'-0"



A NEW MULTI-FAMILY PROJECT FOR:

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18851 WEST 153rd COURT
OLATHE, KANSAS 66092



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- 12.04.18 - PRE-APP MTG.
- 01.30.19 - PDP SUBMITTAL
- 03.04.19 - PDP ReSUBMITTAL
- 03.20.19 - PDP ReSUBMITTAL

REVISIONS

- △ ● 03.04.19 - PDP RESUB.
- △ ● 03.20.19 - PDP RESUB.

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634818

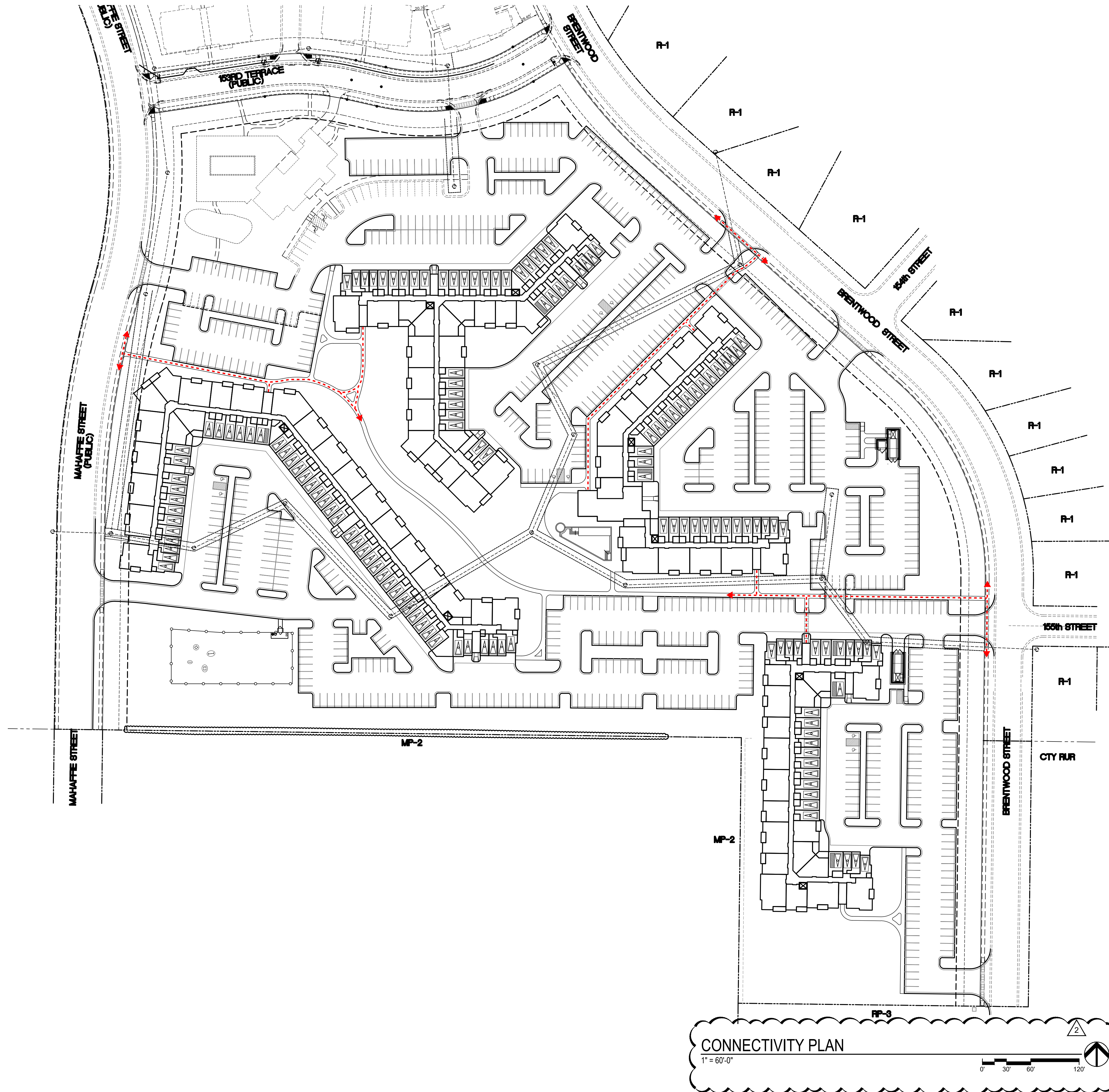
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KEY:
CROSS PROPERTY CONNECTIONS AND
CONNECTIONS TO ADJACENT PROPERTIES



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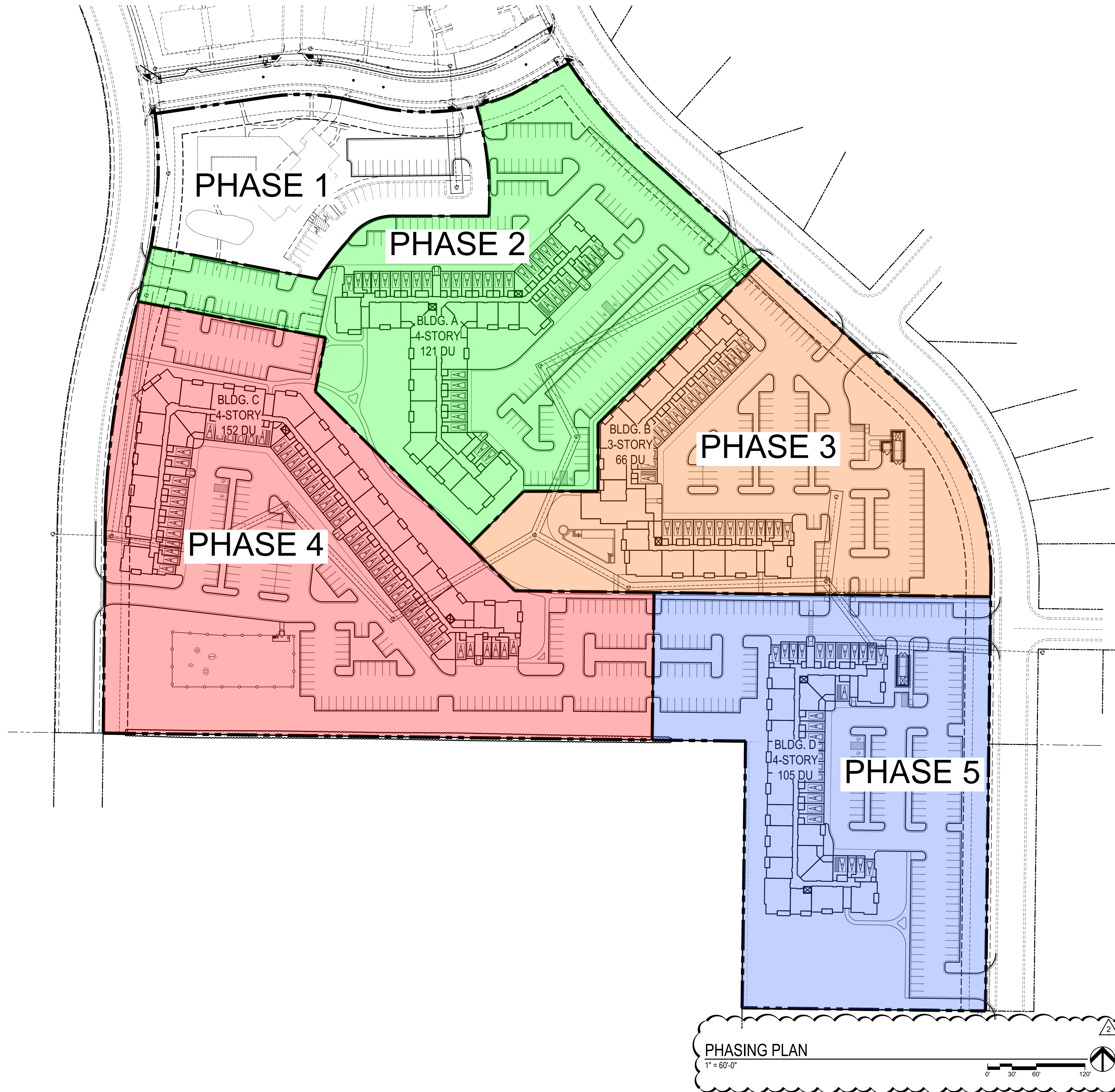
SP1.02

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PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET

SCALE 1/8" = 1'-0"



PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET

SCALE 1/8" = 1'-0"



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PARTIAL ELEVATION BUILDING A
SIDE VIEW - VIEW FROM INTERNAL PARKING
SCALE 1/8" = 1'-0"

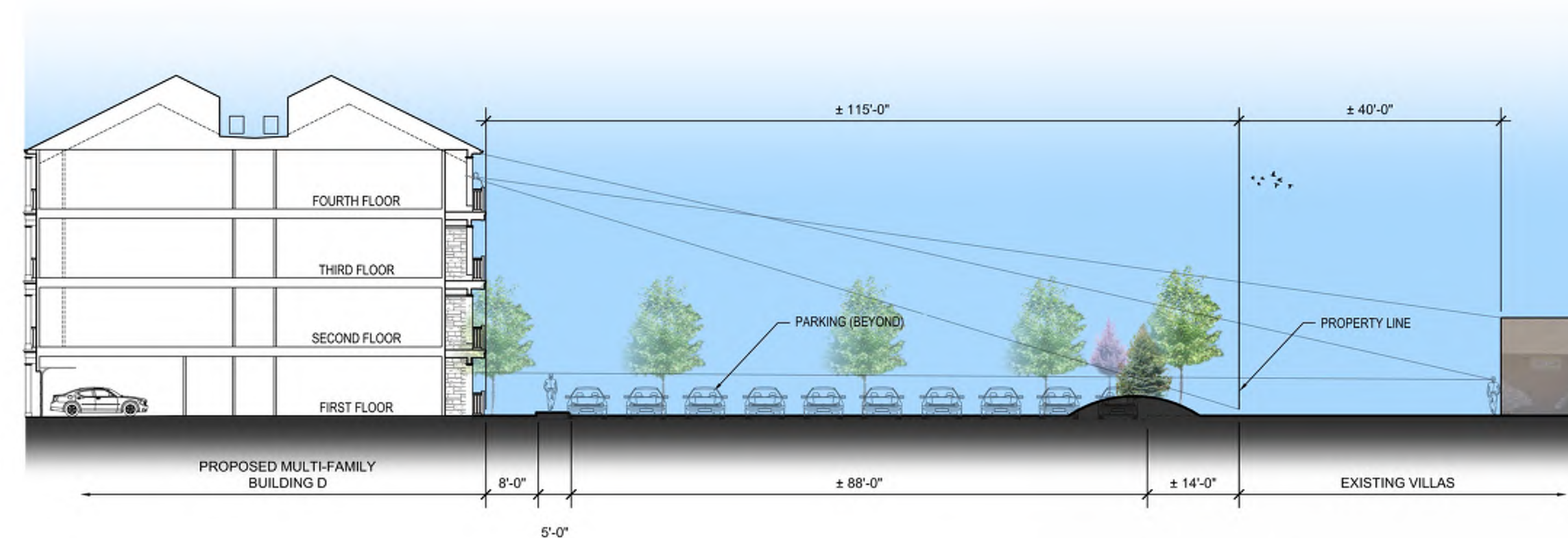
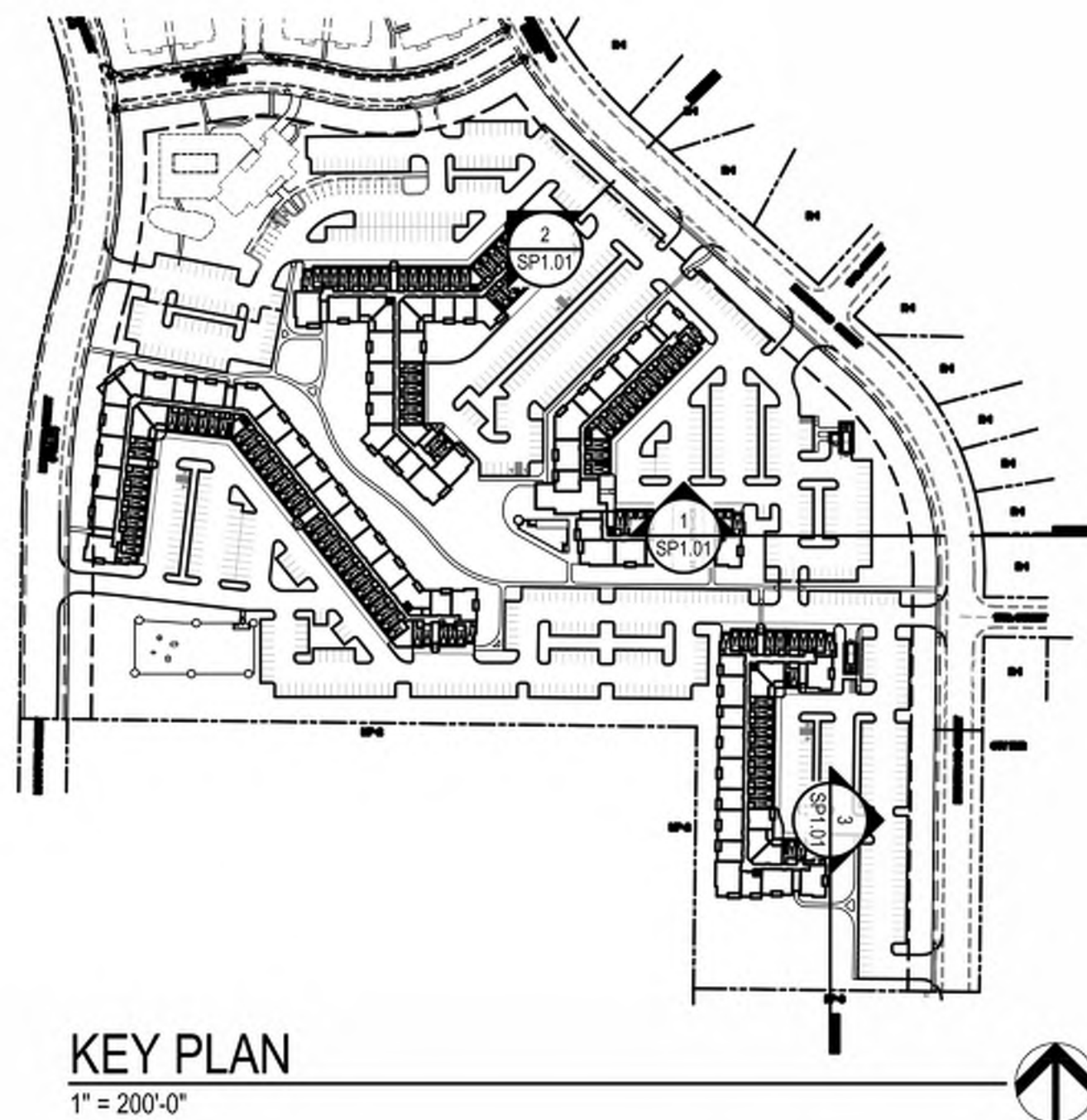


PARTIAL ELEVATION BUILDING B
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"

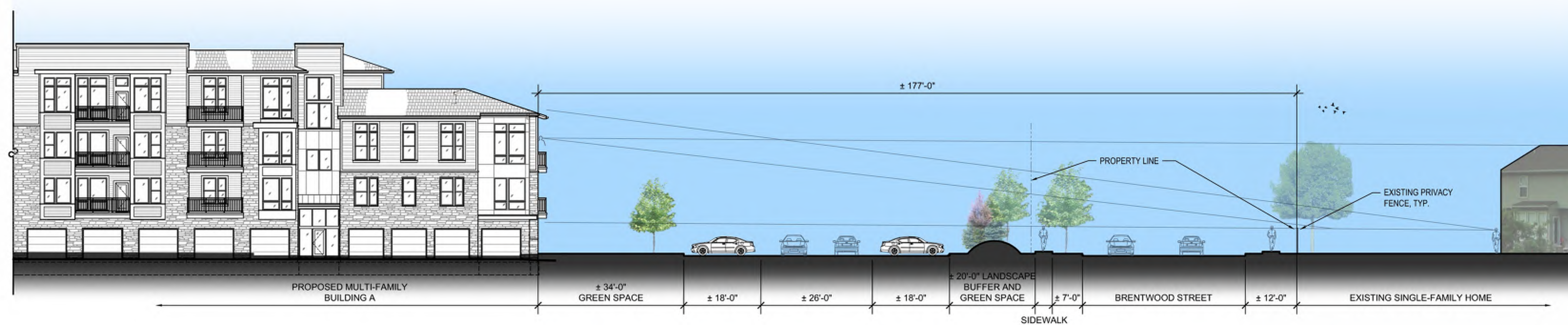


PARTIAL ELEVATION BUILDING A
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"

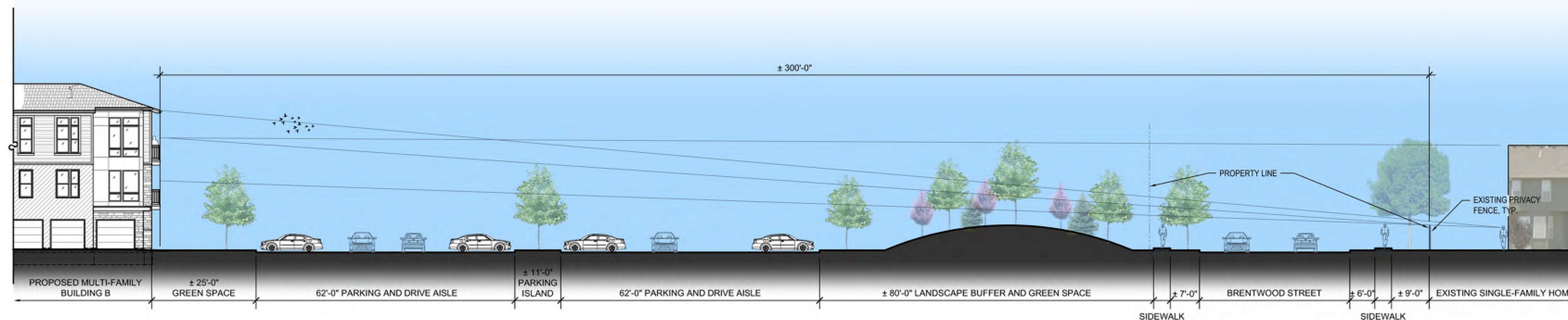
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③ SITE SECTION
1/16" = 1'-0"



② SITE SECTION
1/16" = 1'-0"



① SITE SECTION
1/16" = 1'-0"

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2
SP1.10

PLANT LIST:				
	Common Name	Botanical Name	Size	Notes
Columnar Trees				
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2.5" Cal.	B&B
CHB	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2.5" Cal.	B&B
COM	Acer saccharum 'Endowment'	Columnar Sugar Maple	2.5" Cal.	B&B
HOK	Quercus macdanieli 'Clemons'	Heritage Oak	2.5" Cal.	B&B
RPO	Quercus robur x bicolor 'Long'	Columnar Regal Prince Oak	2.5" Cal.	B&B
Shade Trees				
ABM	Autumn Blaze Maple	Acer x fernaldi 'Autumn Blaze'	2.5" Cal.	B&B
AFM	Autumn Fantasy Maple	Acer x fernaldi 'Autumn Fantasy'	2.5" Cal.	B&B
BCY	Common Baldcypress	Taxodium distichum	2.5" Cal.	B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	2.5" Cal.	B&B
COM	Crimson Queen Red Maple	Acer platanoides 'Crimson Queen'	2.5" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2.5" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5" Cal.	B&B
GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2.5" Cal.	B&B
HOK	Heritage Oak	Quercus macdanieli 'Clemons'	2.5" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2.5" Cal.	B&B
LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	2.5" Cal.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5" Cal.	B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2.5" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2.5" Cal.	B&B
ROK	Red Oak	Quercus rubra	2.5" Cal.	B&B
SGM	Sienna Glen Maple	Acer x fernaldi 'Sienna'	2.5" Cal.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	2.5" Cal.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	2.5" Cal.	B&B
Evergreen Trees				
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	6' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	6' Ht.	B&B
ERC	Juniperus virginiana	Red Cedar	6' Ht.	B&B
NWS	Norway Spruce	Picea abies	6' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	6' Ht.	B&B
WSS	Welspire Spruce	Picea mariana 'Wellspire'	6' Ht.	B&B
Ornamental Trees				
CBC	Coralburst Crabapple	Malus 'Coralburst'	1" cal	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Crispoizam'	1" cal	B&B
ERB	Eastern Redbud	Cercis canadensis	1" cal	B&B
FLD	Flowering Dogwood	Cornus Florida	1" cal	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1" cal	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'D.D. Blanchard'	1" cal	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1" cal	B&B
RVB	River Birch	Betula Nigra	1" cal	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1" cal	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1" cal	B&B
SVB	Serviceberry	Amelanchier canadensis	1" cal	B&B
WBD	Whitebud	Cercis canadensis 'White Bud'	1" cal	B&B

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

LANDSCAPE REQUIREMENTS (OLATHE):

STREET TREES (18.30.130 G): 1 TREE PER 40 L.F.

BRENTWOOD STREET = 1,257 L.F. /40 = 31
MAHAFFIE STREET = 688 L.F. /40 = 17
15 NEW, 3 EXISTING

BUFFER LANDSCAPING (18.30.130 J.6): LOCATION OF BUFFER

- A BUFFER REQUIRED BY THIS SECTION SHALL BE PROVIDED ALONG THE SIDE LOT LINE OF ABUTTING USES.
- THE REQUIRED PERIMETER LANDSCAPE AREA SHALL BE LOCATED OUTSIDE OF THE FENCED AREA OF THE DEVELOPMENT BETWEEN THE FENCE AND THE STREET, UNLESS THIS REQUIREMENT IS OTHERWISE MODIFIED WITH FINAL SITE DEVELOPMENT PLAN APPROVAL.
- BUFFERS ARE NOT REQUIRED ALONG THE FRONT PROPERTY LINE.

TYPE 3 BUFFER ALONG BRENTWOOD STREET PROVIDED AT CITY'S REQUEST. TOTAL FRONTAGE (LESS STREET AND DRIVE INTERSECTIONS) = 1,257 FT. / 100 FT. = 12.57. 19 SHADE TREES, 13 ORNAMENTAL TREES, 19 EVERGREEN TREES, & 440 SHRUBS/GRASSES REQUIRED AND PROVIDED.

RESIDENTIAL LOTS (18.30.130 K): 1 TREE PER DWELLING UNIT

444 TREES
444 TREES

PARKING AND VEHICULAR USE AREAS- PERIMETER (18.30.130 M.2): CONTINUOUS ROW OF SHRUBS 3FT IN HEIGHT WILL BE PROVIDED (OPTION 2).

PARKING AND VEHICULAR USE AREAS- INTERIOR (18.30.130 M.3):

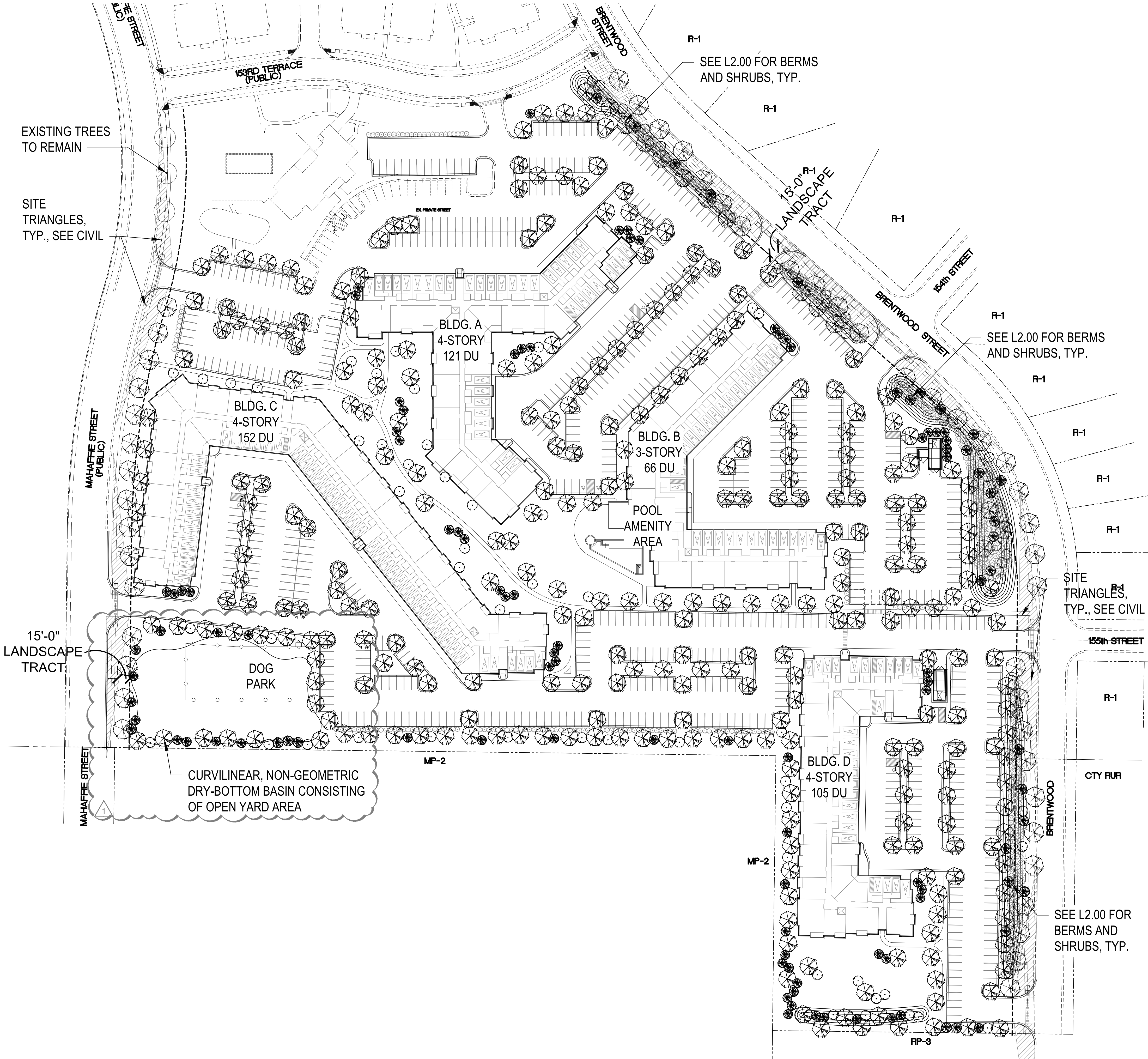
- ALL ISLANDS ARE 9FT WIDE MIN. AND 165SF MIN.
- A MINIMUM OF ONE SHADE TREE PER PARKING ISLAND HAS BEEN PROVIDED.
- N/A
- ACKNOWLEDGED

SITE DESIGN CATEGORY 3:

- TYPE 3 BERM PROVIDED ALONG BRENTWOOD, LAWN AREA PROVIDED AT OTHER WALK EDGES, & POOL AMENITY AREA PROVIDED ALONG NEW PROPOSED PUBLIC STREET.
- COMMON GREEN PROVIDED FOR 10% MIN. OF SITE AREA. (NET SITE AREA = 826,630SF * 10% = 82,663SF) SEE SP1.01 FOR LOCATION OF COMMON GREEN
- N/A - REQUIREMENT IS FOR COMMERCIAL/MIXED USE BUILDINGS
- N/A - REQUIREMENT IS FOR COMMERCIAL/MIXED USE BUILDINGS
- NO PARKING POD EXCEEDS 40 SPACES.
- DIRECT PEDESTRIAN CONNECTIONS HAVE BEEN PROVIDED BETWEEN ALL BUILDINGS ON THE SITE, AND PAVING MATERIALS TO DIFFERENTIATE PEDESTRIAN WAYS FROM PARKING SPACES AND AUTOMOBILE TRAVEL LANES. THERE ARE NO TRANSIT STOPS NEAR BY TO CONNECT TO.
- CROSS PROPERTY CONNECTIONS AND CONNECTION TO ADJACENT PROPERTIES PROVIDED.
- CONNECTIONS MADE TO 154TH STREET, 155TH STREET, AND ALIGNED BETWEEN BUILDINGS B & D.
- DRY-BOTTOM BASIN SHOWN WITH EXTENSIVE LANDSCAPING AND CURVILINEAR, NON-GEOMETRIC SHAPE.

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



OVERALL TREE PLANTING PLAN

1" = 60'-0"

0' 30' 60' 120'

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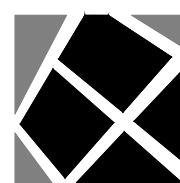
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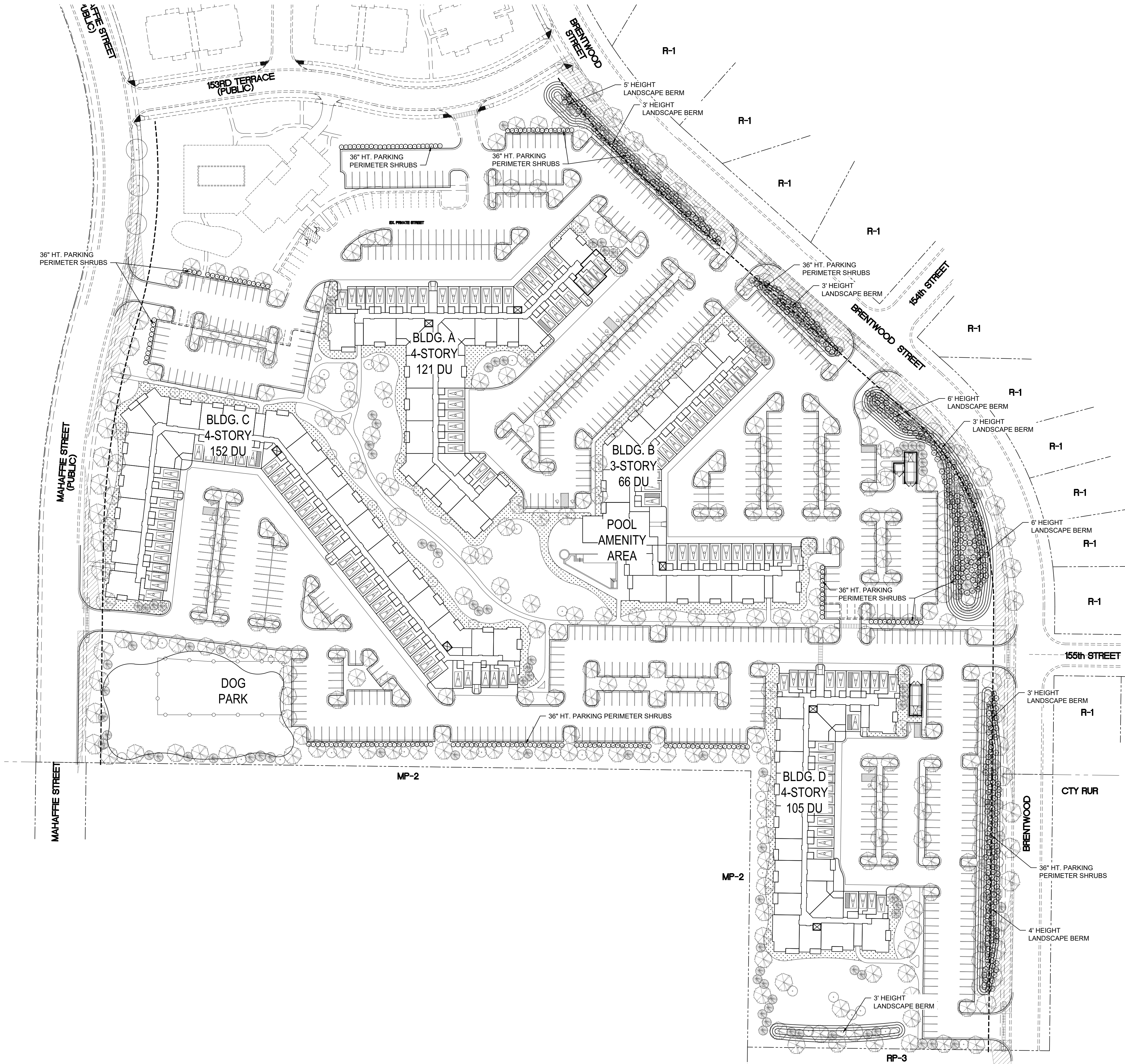
PLANT LIST:				
Evergreen Shrubs				
DFY	Densifloris Yew	Taxus x media 'Densifloris'	5 Gal.	36" Ht.
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	5 Gal.	36" Ht.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	36" Ht.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	36" Ht.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	36" Ht.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.	36" Ht.
Deciduous Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	36" Ht.
DCW	Variegated Red Twigged Dogwood	Cornus sericea 'Bailhala'	2 Gal.	36" Ht.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal.	36" Ht.
KNR	Knockout Rose	Rosa knockout	2 Gal.	36" Ht.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	36" Ht.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	36" Ht.
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	36" Ht.
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Sno'	2 Gal.	36" Ht.
WTB	Winterberry	Ilex verticillata 'Red Sprite'/Jim Dandy'	2 Gal.	36" Ht.

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

SEE L1.00 FOR TREE PLANTINGS

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- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



OVERALL FOUNDATION/SHRUB PLANTING PLAN

1" = 60'-0"

0' 30' 60' 120'

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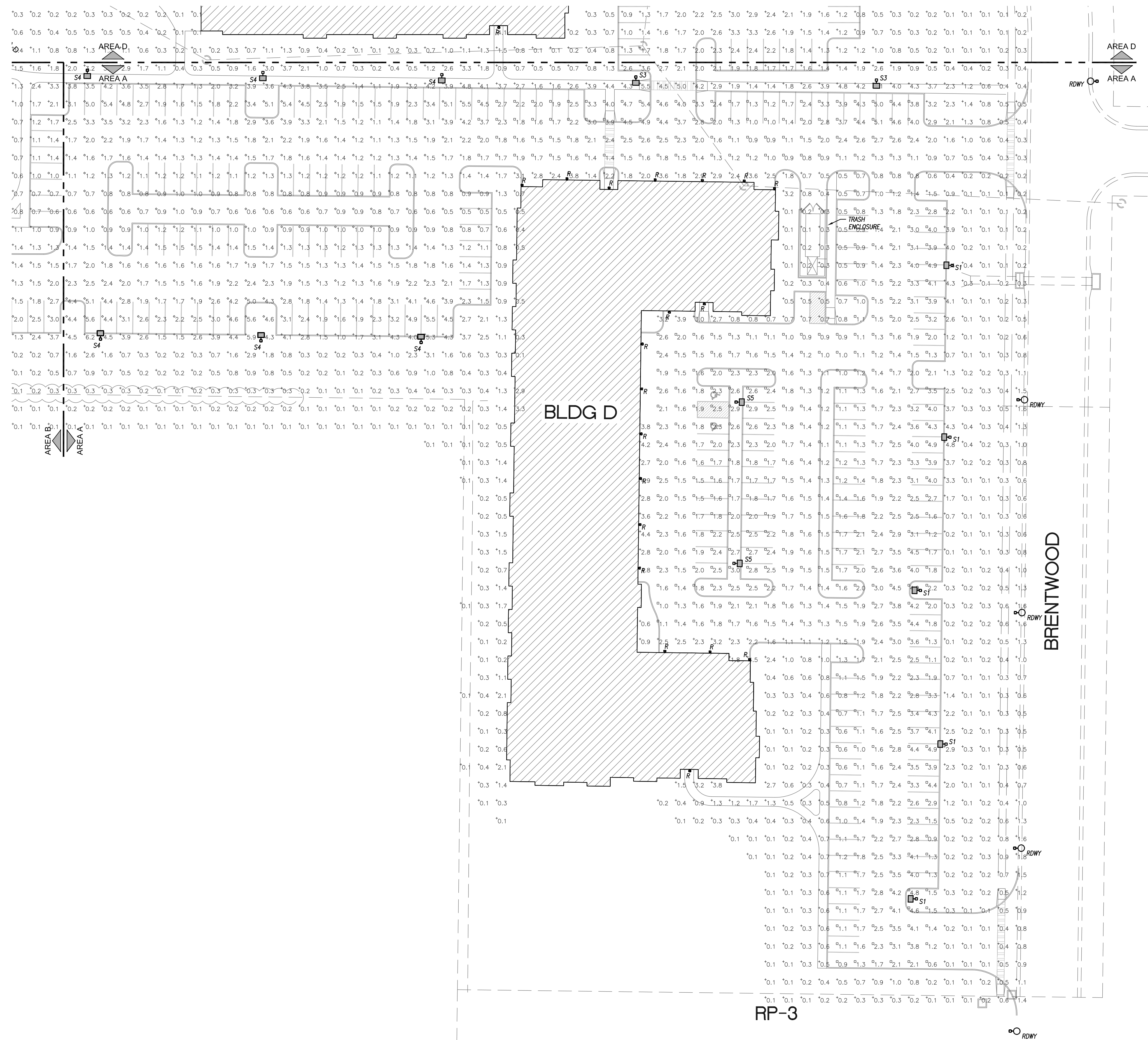
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L2.00

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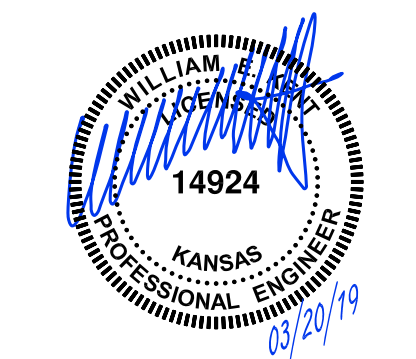
PHOTOMETRIC SITE PLAN - AREA A
SCALE: 1" = 30' - 0"



A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

A NEW MULTI-FAMILY PROJECT FOR:

DRAWING RELEASE LOG	
12.04.18	-PRE-APP MTG.
01.31.19	-DRAWING RELEASE



REVISIONS	
03.04.19 - PDP RESUB	
03.20.19 - PDP RESUB	

DATE
March 20, 2019
JOB NO.
634818
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RKN
SHEET NO.

E1.01



PHOTOMETRIC SITE PLAN - AREA B
SCALE: 1" = 30'-0"



A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

A NEW MULTI-FAMILY PROJECT FOR:

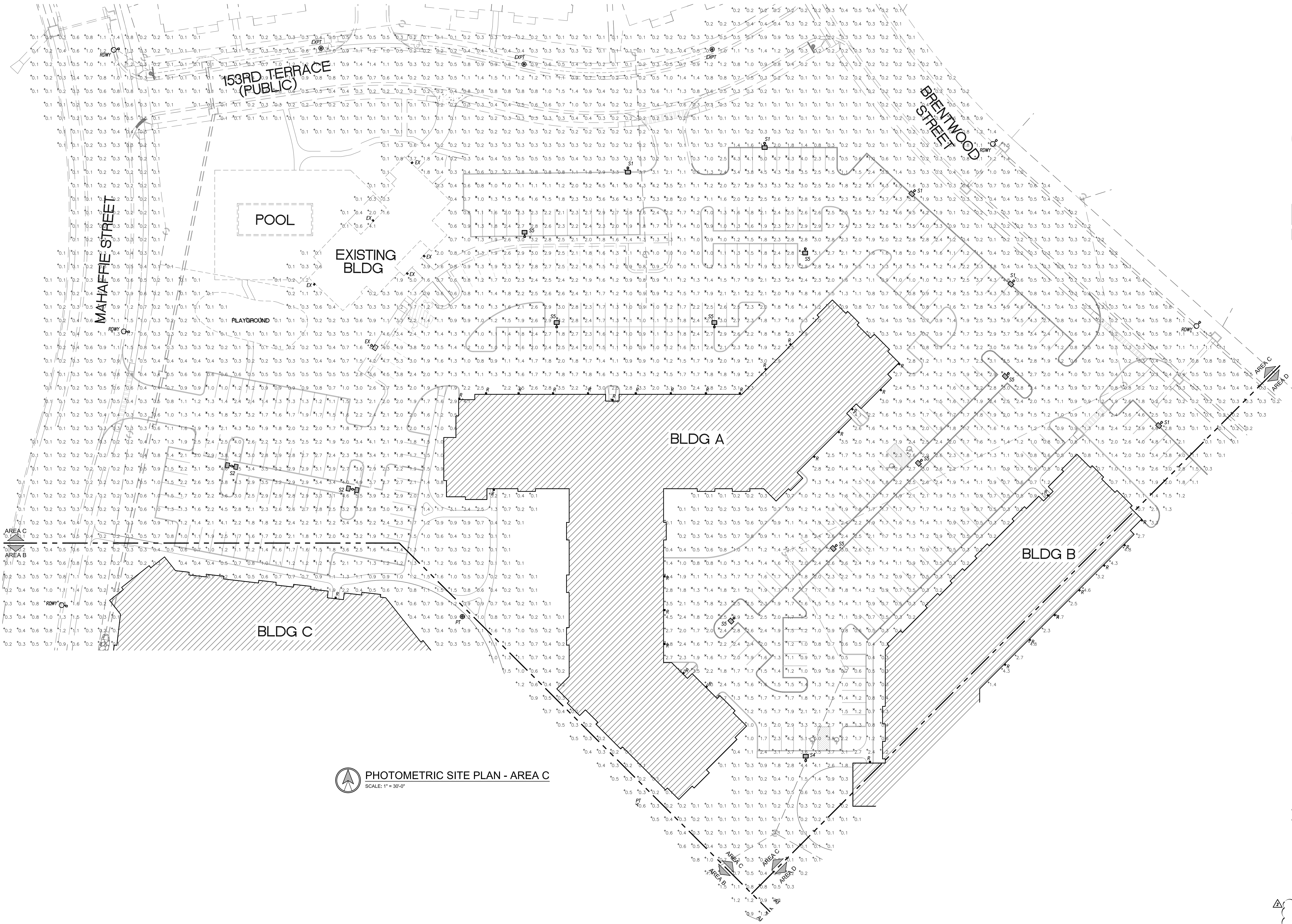
DRAWING RELEASE LOG	
● 12.04.18	- PRE-APP MTG.
● 01.31.19	- DRAWING RELEASE



REVISIONS	
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△	03.20.19 - PDP RESUB

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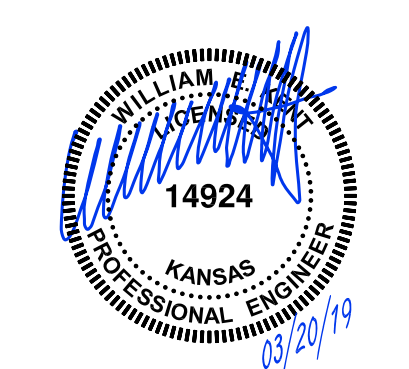
E1.02



PHOTOMETRIC SITE PLAN - AREA C
SCALE: 1"= 30'-0"

DRAWING RELEASE LOG

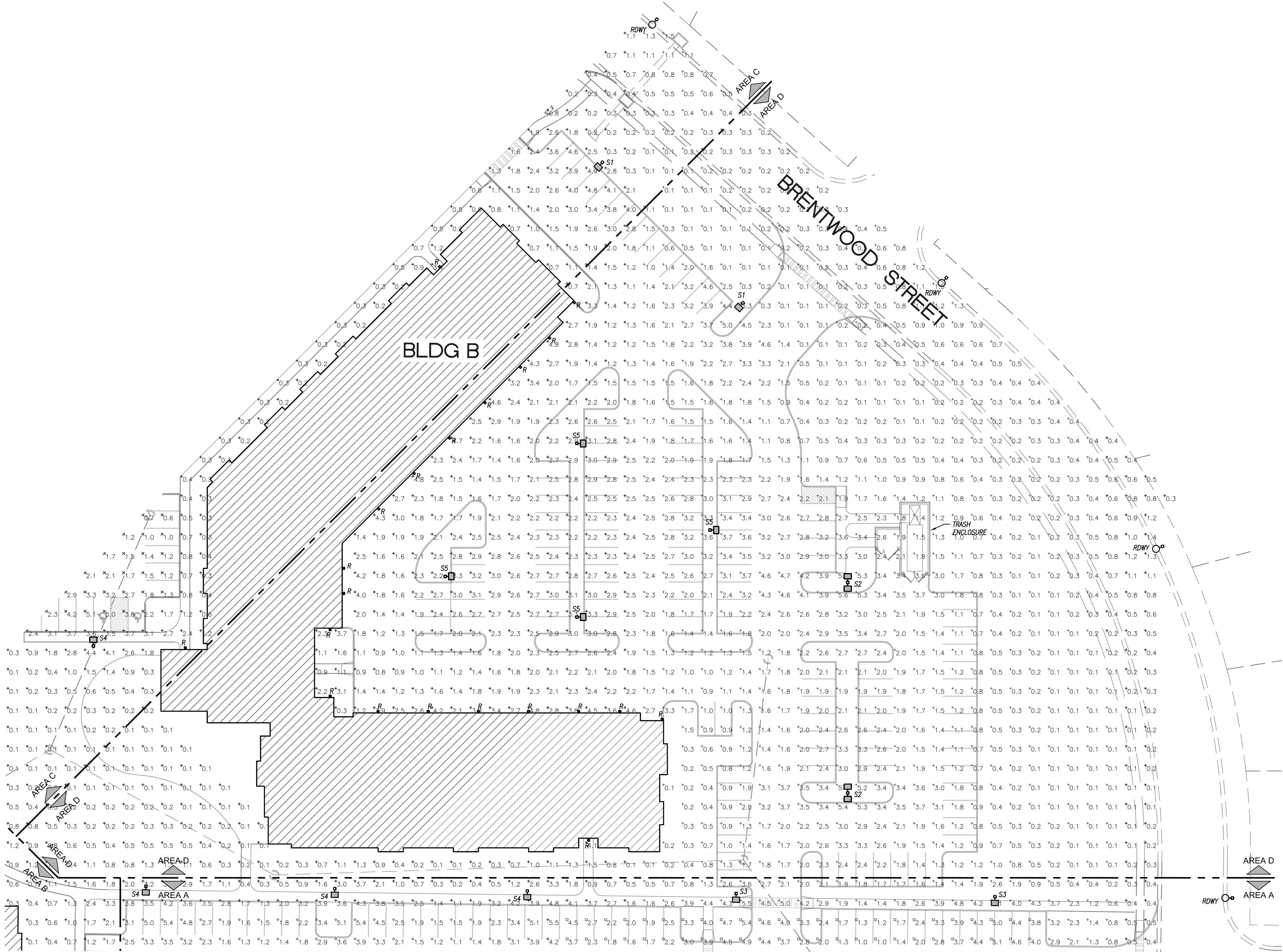
12.04.18	- PRE-APP MTG.
01.31.19	- DRAWING RELEASE



REVISIONS

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03.20.19	- PDP RESUB

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PHOTOMETRIC SITE PLAN - AREA D

SCALE: 1" = 30'-0"

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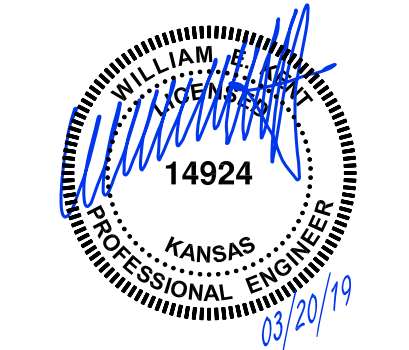


A NEW MULTI-FAMILY PROJECT FOR:
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18851 WEST 153rd COURT
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