

#### ZONING LEGAL DESCRIPTION:

Commencing at the Southeast corner of the Southeast Quarter of Section 8, Township 14, Range 23, Johnson County, Kansas; thence N 01°46'57" W, along the East line of said section, a distance of 365.00'; thence S 88°13'03" W, a distance of 35.00', to a point on the existing westerly 35.00' right-of-way line of Old 56 Highway and being the true Point of Beginning; thence along a variable right-of-way deed, filed in Book 190 at Page 70 for the next three calls, S 11°58'41" W, a distance of 273.59'; thence S 77°26'02" W, a distance of 255.21'; thence S 87°39'17" W, a distance of 1787.83'; thence leaving said right-of-way, N 01°50'58" W, a distance of 276.94'; thence S 87°47'43" W, a distance of 580.01' to a point on the North-South centerline of said Section 8; thence along said centerline, S 01°50'58" E, a distance of 278.36' to a point on the variable right-of-way deed, filed in Book 190 at Page 70; thence continuing along said right-of-way for the next four calls, S 88°00'45" W, a distance of 779.33'; thence N 87°43'12" W, a distance of 200.60'; thence S 83°43'55" W, a distance of 200.60'; thence S 88°00'58" W, a distance of 180.44' to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 8; thence along said West line, N 01°50'54" W, a distance of 1939.75' to the Northwest corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 8; thence N 87°52'11" E a distance of 1359.83' to the Northeast corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 8; thence S 01°50'58" E a distance of 663.71' to the Northwest corner of the South Half of the Southeast Quarter of said Section 8; thence along the North line of said South Half, N 87°51'02" E, a distance of 2675.06' to a point on the West line of a right-of-way deed filed in Book 4850 at Page 748; thence along said West line, S 01°46'57" E, a distance of 184.70'; thence N 88°13'03" E, a distance of 10.00' to a point on the existing 35' right-of-way line of Old 56 Highway; thence along said Westerly line, S 01°46'57" E, a distance of 775.08' to the point of beginning, having an area of 5,878,816.94 square feet or 134.96 acres, more or less.

#### DEVELOPER:

I-35 LOGISTICS PARK  
KESSINGER/HUNTER & COMPANY, LC  
2600 GRAND BOULEVARD, STE. 700  
KANSAS CITY, MO 64108

CONTACT PERSON:  
DANIEL B. JENSEN  
816-936-8505

#### ZONING:

M-2

#### FLOOD PLAIN NOTE:

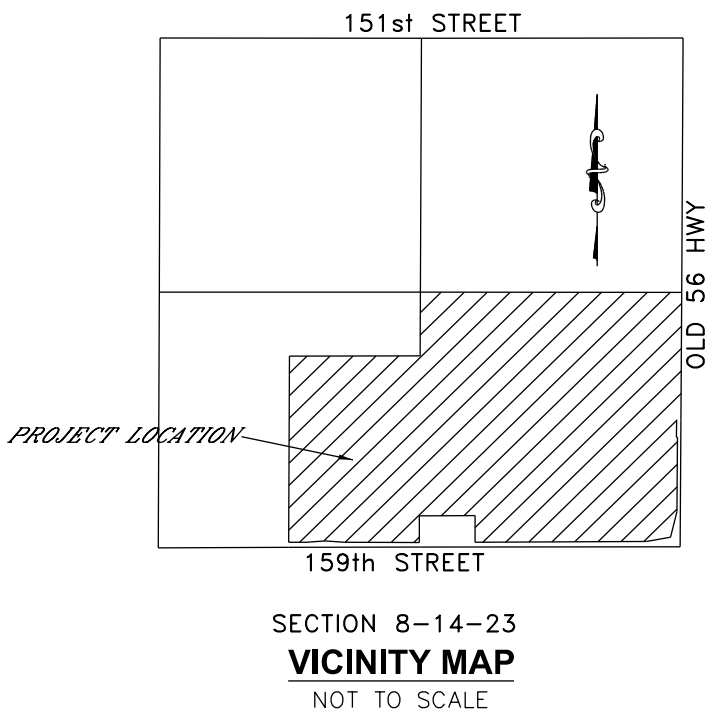
THIS PROPERTY LIES ENTIRELY WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DEFINED AND DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 20090C0282 F, DATED JUNE 17, 2002 AND MAP NUMBER 20091C0301 F, DATED JUNE 17, 2002.

#### BENCHMARK:

ALUMINUM DISK STAMPED BM 670. SET ON NE CORNER OF HEADWALL ON EAST SIDE OF CLARE, 0.4 MILES NORTH OF INTERSECTION OF CLARE AND 159TH STREET. ELEVATION 1059.19

#### GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION FROM JOHNSON COUNTY "AIMS MAPS".
2. PROPOSED LAND USE: INDUSTRIAL.



0 200 400 600  
SCALE  
1" = 200'  
FEET

#### LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE
- - - - - EASEMENT LINE
- - - - - SECTION LINE
- - - - - INDEX CONTOUR
- - - - - INTERMEDIATE CONTOUR
- - - - - W - WATER LINE
- - - - - SS - SANITARY SEWER LINE
- FIRE HYDRANT
- /// LIMITS OF NO ACCESS



CONSULTANTS:

## I-35 LOGISTICS PARK SOUTH ADDITION PRELIMINARY DEVELOPMENT PLAN

CITY OF OLATHE, KANSAS

REVISIONS:

MARK	DATE	DESCRIPTION
1	2/21/20	Revised Lots 4 and 5

PROJ NO: P101140153

SCALE: 1"= 200'

DATE: 05/30/2014

DESIGNED BY: JML

DRAWN BY: JML

CHECKED BY: JML

SHEET TITLE:

LOT LAYOUT  
PLAN

SHEET NO.

PDP-01

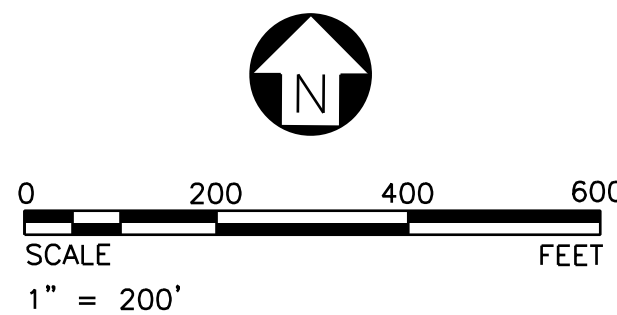
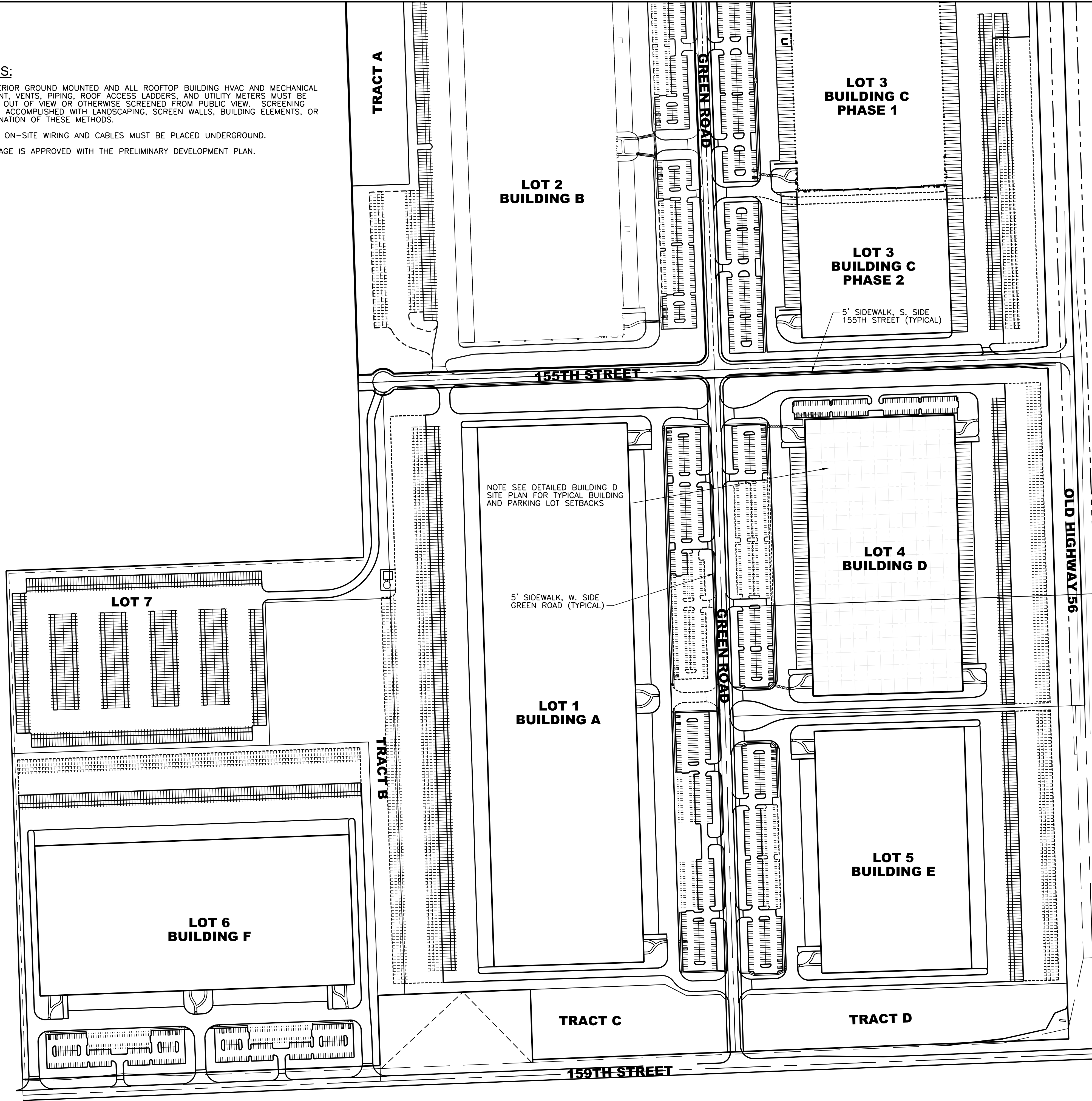
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NOTES:

ALL EXTERIOR GROUND 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. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.

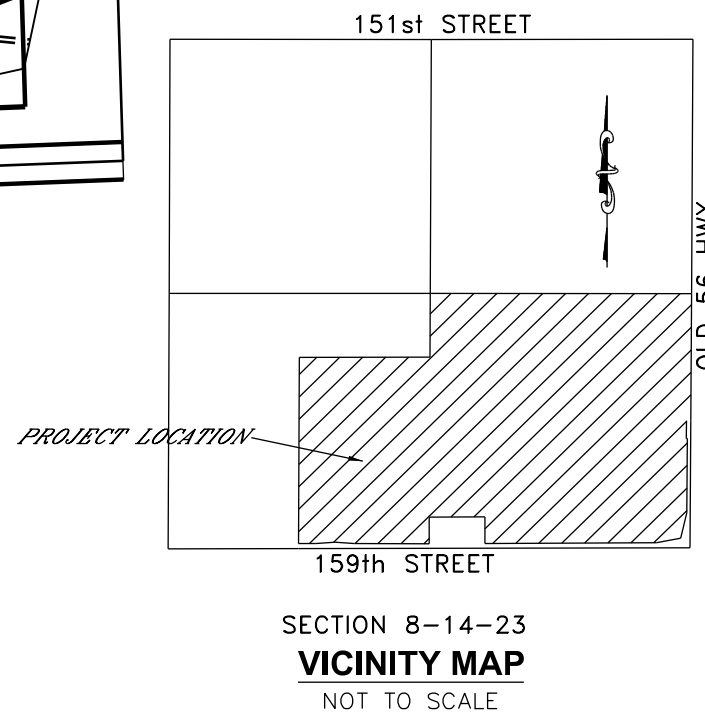
ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

NO SIGNAGE IS APPROVED WITH THE PRELIMINARY DEVELOPMENT PLAN.



DEVELOPMENT AREA BREAKDOWN	
LOT 1	
TOTAL LOT AREA =	68.801 ACRES
PERVIOUS AREA =	10.331 ACRES
% PERVIOUS =	15.02%
LOT 2	
TOTAL LOT AREA =	44.785 ACRES
LOT 3	
TOTAL LOT AREA =	52.170 ACRES
LOT 4	
TOTAL LOT AREA =	36.735 ACRES
PERVIOUS AREA =	5.691 ACRES
% PERVIOUS =	15.49%
LOT 5	
TOTAL LOT AREA =	29.938 ACRES
PERVIOUS AREA =	4.591 ACRES
% PERVIOUS =	15.34%
LOT 6	
TOTAL LOT AREA =	38.498 ACRES
PERVIOUS AREA =	5.808 ACRES
% PERVIOUS =	15.09%
LOT 7	
TOTAL LOT AREA =	18.679 ACRES
TRACT A	
TOTAL TRACT AREA =	10.637 ACRES
TRACT B	
TOTAL TRACT AREA =	8.217 ACRES
TRACT C	
TOTAL TRACT AREA =	2.654 ACRES
TRACT D	
TOTAL TRACT AREA =	6.229 ACRES
155TH STREET ROW	
TOTAL ROW AREA =	3.695 ACRES
GREEN STREET ROW (NORTH OF 155TH)	
TOTAL ROW AREA =	2.503 ACRES
GREEN STREET ROW (SOUTH OF 155TH)	
TOTAL ROW AREA =	3.545 ACRES
ORIGINAL PROPERTY =	1.801 ACRES
ADD. PROPERTY =	1.744 ACRES
OLD HIGHWAY 56	
TOTAL ROW AREA =	5.244 ACRES
ORIGINAL PROPERTY =	3.656 ACRES
ADD. PROPERTY =	1.588 ACRES
159TH STREET ROW	
TOTAL ROW AREA =	0.556 ACRES

BUILDING/PARKING BREAKDOWN	
BUILDING A	
GROSS BUILDING AREA =	1,168,500 SF
F.A.R. =	39%
VEHICLE SPACES =	482
FUTURE VEHICLE =	154
TOTAL VEHICLE =	636
TRAILER SPACES =	196
FUTURE TRAILER =	280
TOTAL TRAILER =	476
BUILDING B	
GROSS BUILDING AREA =	821,256 SF
F.A.R. =	42%
VEHICLE SPACES =	302
FUTURE VEHICLE =	156
TOTAL VEHICLE =	458
TRAILER SPACES =	116
FUTURE TRAILER =	89
TOTAL TRAILER =	205
BUILDING C	
GROSS BUILDING AREA =	918,045 SF
F.A.R. =	40%
VEHICLE SPACES =	330
FUTURE VEHICLE =	170
TOTAL VEHICLE =	500
TRAILER SPACES =	156
FUTURE TRAILER =	145
TOTAL TRAILER =	301
BUILDING D	
GROSS BUILDING AREA =	600,791 SF
F.A.R. =	38%
VEHICLE SPACES =	298
FUTURE VEHICLE =	184
TOTAL VEHICLE =	482
TRAILER SPACES =	215
FUTURE TRAILER =	95
TOTAL TRAILER =	310
BUILDING E	
GROSS BUILDING AREA =	524,389 SF
F.A.R. =	40%
VEHICLE SPACES =	236
FUTURE VEHICLE =	84
TOTAL VEHICLE =	320
TRAILER SPACES =	100
FUTURE TRAILER =	134
TOTAL TRAILER =	234
BUILDING F	
GROSS BUILDING AREA =	681,150 SF
F.A.R. =	41%
VEHICLE SPACES =	248
FUTURE VEHICLE =	100
TOTAL VEHICLE =	348
TRAILER SPACES =	116
FUTURE TRAILER =	156
TOTAL TRAILER =	272
LOT 7	
TOTAL TRAILER SPACES =	509



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	SECTION LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	WATER LINE
	SANITARY SEWER LINE
	FIRE HYDRANT
	LIMITS OF NO ACCESS



CONSULTANTS:

I-35 LOGISTICS PARK  
SOUTH ADDITION  
PRELIMINARY DEVELOPMENT PLAN

CITY OF OLATHE, KANSAS

REVISIONS:

MARK	DATE	DESCRIPTION
1	2/21/20	Revised Lots 4 and 5

PROJ NO: P101140153  
SCALE: 1"= 200'  
DATE: 02/21/2020  
DESIGNED BY: JML  
DRAWN BY: JML  
CHECKED BY: JML

SHEET TITLE:

SITE  
DEVELOPMENT  
PLAN

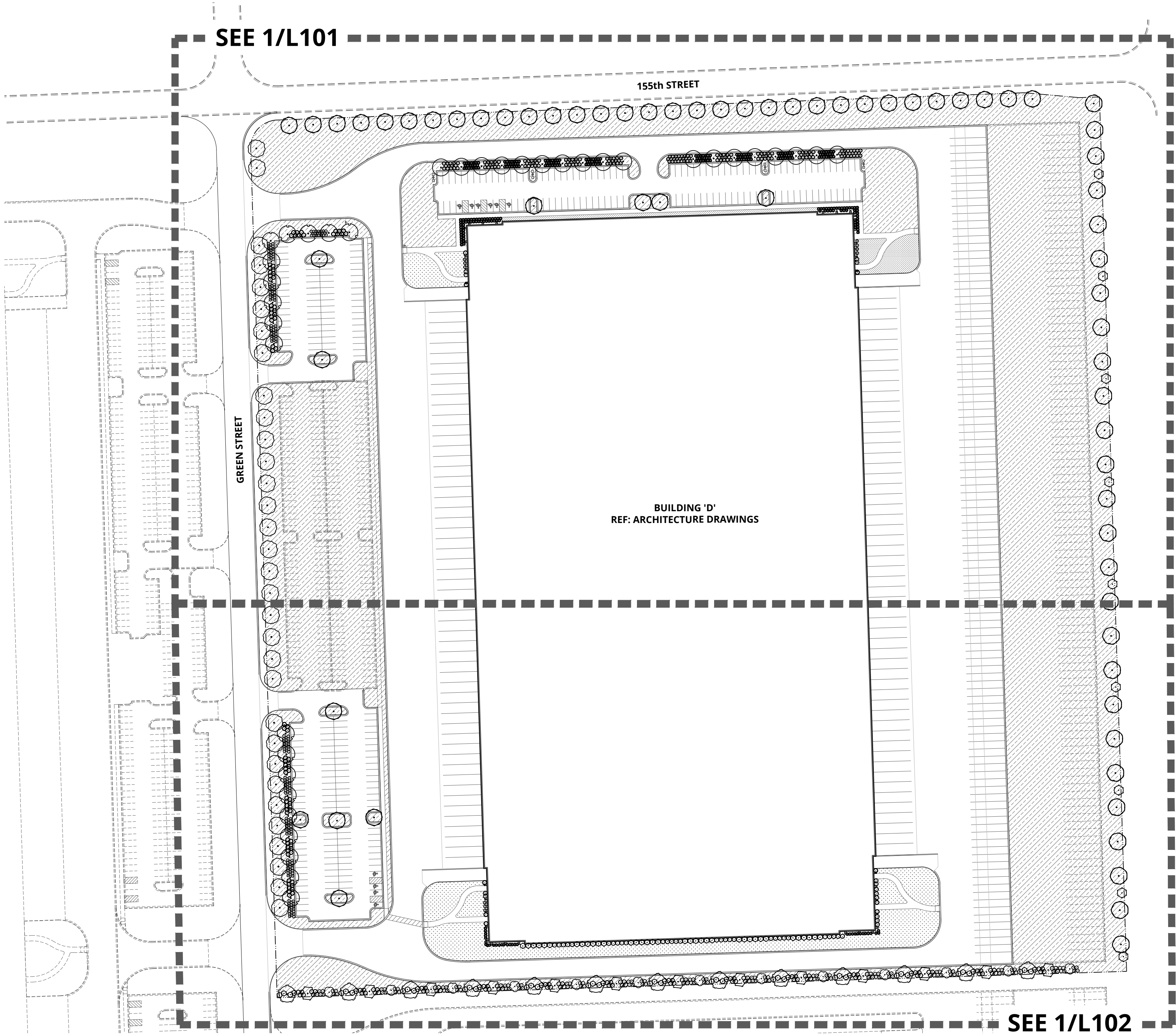
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PDP-02

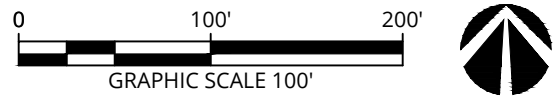
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PLOTTED BY: **BRIAN STURM**  
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1 | **PLANTING PLAN**  
 SCALE = 1" = 100'



UNIFIED DEVELOPMENT ORDINANCE SUMMARY

**STREET TREES (18.30.130 G)**

REQUIRED: 1 TREE PER 40 FEET OF STREET FRONTAGE  
 155th STREET: 1240 FEET / 40 = 31 TREES  
 GREEN STREET: 1275 FEET / 40 = 32 TREES  
 PROVIDED: 155th STREET: 31 TREES  
 GREEN STREET: 32 TREES

**BUFFERS (18.30.130 J)**

REQUIRED: TYPE 1 BUFFER ON SOUTH PROPERTY LINE (1240 FEET)  
 10'-WIDE LANDSCAPE BUFFER STRIP  
 1 DECIDUOUS SHADE TREE PER 100 LINEAR FEET (13)  
 1 ORNAMENTAL TREE PER 100 LINEAR FEET (13)  
 1 EVERGREEN TREE PER 100 LINEAR FEET (13)  
 20 SHRUBS PER 100 LINEAR FEET (260)  
 PROVIDED: 15'-WIDE CONTINUOUS LANDSCAPE BUFFER STRIP  
 13 DECIDUOUS SHADE TREES  
 13 ORNAMENTAL TREES  
 13 EVERGREEN TREES  
 260 SHRUBS

**NONRESIDENTIAL LANDSCAPING (18.30.130 L)**

REQUIRED: CONTINUOUS 10'-WIDE LANDSCAPE AREA ADJACENT CLARE ROAD FRONTAGE (1275 FEET)  
 1 DECIDUOUS SHADE OR EVERGREEN TREE PER 50 FEET OF LINEAR STREET FRONTAGE (26)  
 1 ORNAMENTAL TREE PER 3 DECIDUOUS OR EVERGREEN TREES (9)  
 PROVIDED: 30'-WIDE LANDSCAPE AREA  
 26 DECIDUOUS TREES  
 9 ORNAMENTAL TREES

**PARKING AND VEHICULAR USE AREAS (18.30.130 M)**

REQUIRED: 10'-WIDE LANDSCAPE STRIP (1100 FEET)  
 1 TREE PER 30 LINEAR FEET FEET OF LANDSCAPE STRIP (37)  
 SHRUBS FORMING A CONTINUOUS VISUAL SCREEN 3' HIGH  
 1 SHADE TREE PER LANDSCAPE ISLAND (11)  
 PROVIDED: 10'-WIDE LANDSCAPE STRIP WITH 37 TREES AND 564 SHRUBS  
 11 SHADE TREES

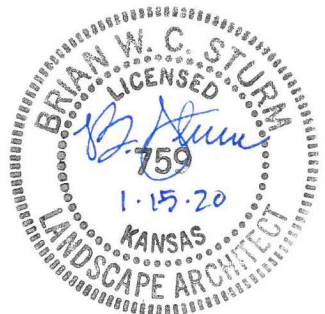
**BUILDING FACADE / FOUNDATION LANDSCAPING (18.30.130 O)**

REQUIRED: LANDSCAPE AREAS EQUIVALENT TO 25% OF EACH BUILDING FACADE  
 GREEN STREET 216 FEET \* 0.25 = 54 FEET  
 155th STREET 564 FEET \* 0.25 = 141 FEET  
 CLARE ROAD 216 FEET \* 0.25 = 54 FEET  
 SOUTH LOT LINE 564 FEET \* 0.25 = 141 FEET  
 PROVIDED: GREEN STREET 80 FEET (74%)  
 155TH STREET 124 FEET (22%)  
 CLARE ROAD 80 FEET (74%)  
 SOUTH LOT LINE 564 FEET (100%)

NOTE: AT LEAST 1/3 OF THE PLANTINGS ARE EVERGREEN SPECIES.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AS	32	CADDO SUGAR MAPLE / ACER SACCHARUM 'AUTUMN SPLENDOR'	B & B	2.5" CAL	
	GD	18	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	2.5" CAL	
	QB	43	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2.5" CAL	
	QM	26	BURR OAK / QUERCUS MACROCARPA	B & B	2.5" CAL	
	TT	13	GREEN MOUNTAIN SILVER LINDEN / TILIA TOMENTOSA 'PNI 6051' TM	B & B	2.5" CAL	
	ZS	19	GREEN VASE SAWLEAF ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'	B & B	2.5" CAL	
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	PG	13	BLACK HILLS SPRUCE / PICEA GLAUCOA 'DENSATA'	B & B		6'-7' TALL
FLOWERING TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	MR	9	ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS'	B & B	MULTI	6'-7'
	SI	13	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	B & B	2.5" CAL	
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CS	104	ARCTIC FIRE DOGWOOD / CORNUS STOLONIFERA 'ARCTIC FIRE'	5 GAL		
	HL	14	LIMELIGHT HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'	5 GAL		
	RG	84	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL		
	VL	88	MOHICAN VIBURNUM / VIBURNUM LANTANA 'MOHICAN'	5 GAL		
EVERGREEN SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	IS	199	INKBERRY / ILEX GLABRA 'SHAMROCK'	5 GAL		
	JC	134	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL		
	JS	157	BROADMOOR JUNIPER / JUNIPERUS SABINA 'BROADMOOR'	5 GAL		
ORNAMENTAL GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	PV	280	SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	3 GAL		
SOD/SEED	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	TS	418,465 SF	K-31 FESCUE BLEND / FESTUCA ARUNDINACEA	SEED		
	PP	41,610 SF	BLUEGRASS SOD BLEND / POA PRATENSIS	SOD		



	Description	Date
1	Final Plan Review	01/15/20
2		
3		
4		
5		
6		
7		
8		
9		

GENERAL LANDSCAPE NOTES

1. ACCEPTABLE EXISTING TURF AREAS SHALL BE RENOVATED WITH A FINE BLADE FESCUE TYPE TURF SEED BLEND. CORE AERATE AND FERTILIZE PER SOILS TESTS.

2. ALL SHRUB BEDS SHALL RECEIVE 3" HARDWOOD MULCH WITH A SPADED BED EDGE.

3. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT.






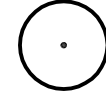








4. SEED AND SOD SHALL BE INSTALLED AS PER SPECIFICATIONS OF THE: **City of Olathe Public Works Technical Specifications Section 7200**

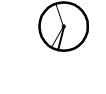

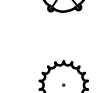


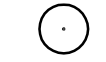
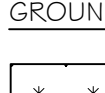
**SEED/SOD NOTE:**  
BUILDINGS IN THIS DEVELOPMENT ARE DESIGNED TO LEED SILVER REQUIREMENTS. NO IRRIGATION SYSTEMS ARE INSTALLED. EARTH SURFACES IN THE IMMEDIATE VICINITY OF BUILDING ENTRANCES ARE COVERED WITH SOD. ALL REMAINING AREAS ARE SEEDED AT APPROPRIATE TIMES OF THE YEAR TO MINIMIZE WATERING REQUIREMENTS. BOTH EXISTING BUILDINGS B AND C WERE CONSTRUCTED IN THIS WAY.

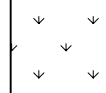
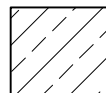
SEE BUILDING D SITE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPING BY BUILDING

Center Section 8-14-23

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL/ HGT.
	31	ULMUS JAPONICA X WILSONIANA 'MORTON' / ACCOLADE ELM	2.5 - 3" CAL.
	37	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	6 - 7' HGT.
	8	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM COLUMNAR FORM	2.5 - 3" CAL.
	78	CERCIS CANADENSIS / EASTERN REDBUD	1.5 - 2" CAL.
	30	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2.5 - 3" CAL.
	20	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	2.5 - 3" CAL.
	60	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2.5 - 3" CAL.
	38	MALLUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	1.5 - 2" CAL.
	59	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK COLUMNAR FORM	2.5 - 3" CAL.
	10	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK 3 CANE MINIMUM 2" MINIMUM SIZE SINGLE CAN	8 - 10' HGT.
	62	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE LOCUST	2.5 - 3" CAL.
	61	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	6 - 7' HGT.
	78	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5 - 3" CAL.
	136	PINUS STROBUS / WHITE PINE	6 - 7' HGT.

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	21	CORNUS STOLONIFERA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL
	78	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL
	97	EUONYMUS FORTUNEI 'BLONDY' / BLONDY EUONYMUS	5 GAL
	129	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
	455	ROSA X 'KNOCKOUT' / ROSE	5 GAL
	474	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL
	104	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	89,496 SF	POA PRATENSIS / BLUEGRASS SOD BLEND	SOD
	2,477,072 SF	FESTUCA ARUN. / K-31 FESCUE BLEND	SEED

UDO LANDSCAPE REQUIREMENT CALCULATIONS  
- BLDGS A,D,E AND F

DESCRIPTION	PROPERTY LINE LENGTH/ QNTY.	SHADE/ EVERGREEN TREES	ORNAMENTAL TREES	EVERGREEN TREES	PARKING SCREENING AND SHRUB PLANTING
EAST PROPERTY LINE - OLD US HWY 56 STREET FRONTAGE NOTE: THE UDO PROVIDES NO SPECIFIED TREATMENT FOR M-2 ABUTTING UNZONED RURAL PROPERTY - REQUIREMENTS ARE ASSUMED FOR THIS AREA	2322'	1/50' REQUIRED: 0 PROVIDED: 130	1/150 REQUIRED: 0 PROVIDED: 21	1/3 QNTY. OF SPACE REQUIRED: 0 PROVIDED: 101 (OF 130)	REQUIRED: 100% PROVIDED: 100%
NORTH PROPERTY LINE 155TH STREET FRONTAGE	2513'	1/50' REQUIRED: 50 PROVIDED: 50	1/150 REQUIRED: 17 PROVIDED: 17	1/3 QNTY. OF SPACE REQUIRED: 17 (OF 50) PROVIDED: 17 (OF 50)	REQUIRED: 100% PROVIDED: 100%
WEST PROPERTY LINE NOTE: M-2 PROJECT ZONING ABUTTING UNZONED RURAL PROPERTY - REQUIREMENTS ARE ASSUMED FOR THIS AREA	2556'	1/50' REQUIRED: 51 PROVIDED: 51	1/150 REQUIRED: 17 PROVIDED: 17	1/3 QNTY. OF SPACE REQUIRED: 17 (OF 51) PROVIDED: 17 (OF 51)	REQUIRED: 100% PROVIDED: 100%
SOUTH PROPERTY LINE - 159TH STREET FRONTAGE	3980'	1/50' REQUIRED: 80 PROVIDED: 80	1/150 REQUIRED: 27 PROVIDED: 27	1/3 QNTY. OF SPACE REQUIRED: 27 (OF 80) PROVIDED: 27 (OF 80)	REQUIRED: 100% PROVIDED: 100%
GREEN ROAD STREET FRONTAGE	2345' x 2 = 4690' TOTAL NOTE: INCLUDES BLDGS A, D AND E SHARED FRONTAGES	1/50' REQUIRED: 94 PROVIDED: 94	1/150 REQUIRED: 33 PROVIDED: 33	1/3 QNTY. OF SPACE REQUIRED: 32 (OF 94) PROVIDED: 32 (OF 94)	REQUIRED: 100% PROVIDED: 100%
PARKING LOT ISLAND STRIPS	1560'	1/30' REQUIRED: 62 PROVIDED: 62			
PARKING LOT ISLANDS	68 ISLANDS	1 PER REQUIRED: 68 PROVIDED: 68			
FOUNDATION SHRUB PLANTINGS OFFICE AREA FRONTAGES	5458' FOUNDATION GREEN SPACE				REQUIRED: 5458' x 25% = 1365' PROVIDED: 1524'

NOTE: A MINIMUM OF 1/3 OF ALL PLANTINGS ARE OF THE EVERGREEN TYPE

PRELIMINARY LANDSCAPE PLAN

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Landscaping • Sprinkler Systems  
Maintenance • Nursery



I-35 LOGISTICS PARK  
PRELIMINARY LANDSCAPE PLAN  
155TH STREET WEST OF OLD US 56 HIGHWAY  
OLATHE, KANSAS

PROJECT NO.

DATE  
04/02/2020

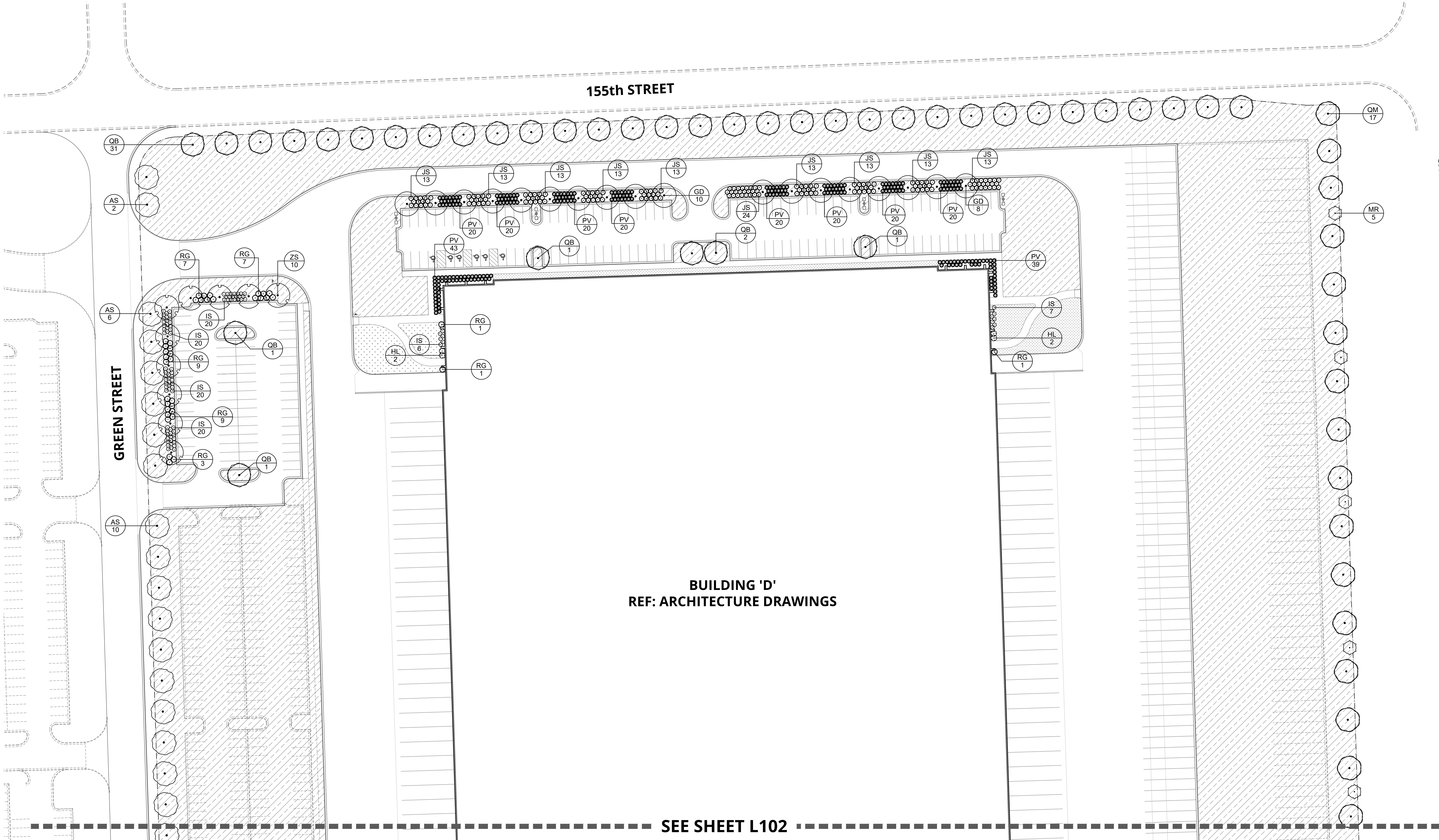
DESIGNED BY  
BRG

REVISIONS  
MARK DATE

SHEET

L-1

PLOTTED BY: JOEL WEIKERT  
 FILE NAME: 19-046\_L100\_CURRENT.DWG  
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BUILDING 'D'  
 REF: ARCHITECTURE DRAWINGS

SEE SHEET L102

1 PLANTING PLAN  
 SCALE = 1" = 50'



I-35 LOGISTICS PARK - BUILDING 'D'

SWC 155th STREET & CLARE ROAD, OLATHE, KS 66061

PLANTING PLAN

NOT FOR CONSTRUCTION

Professional Seal

NOT FOR CONSTRUCTION



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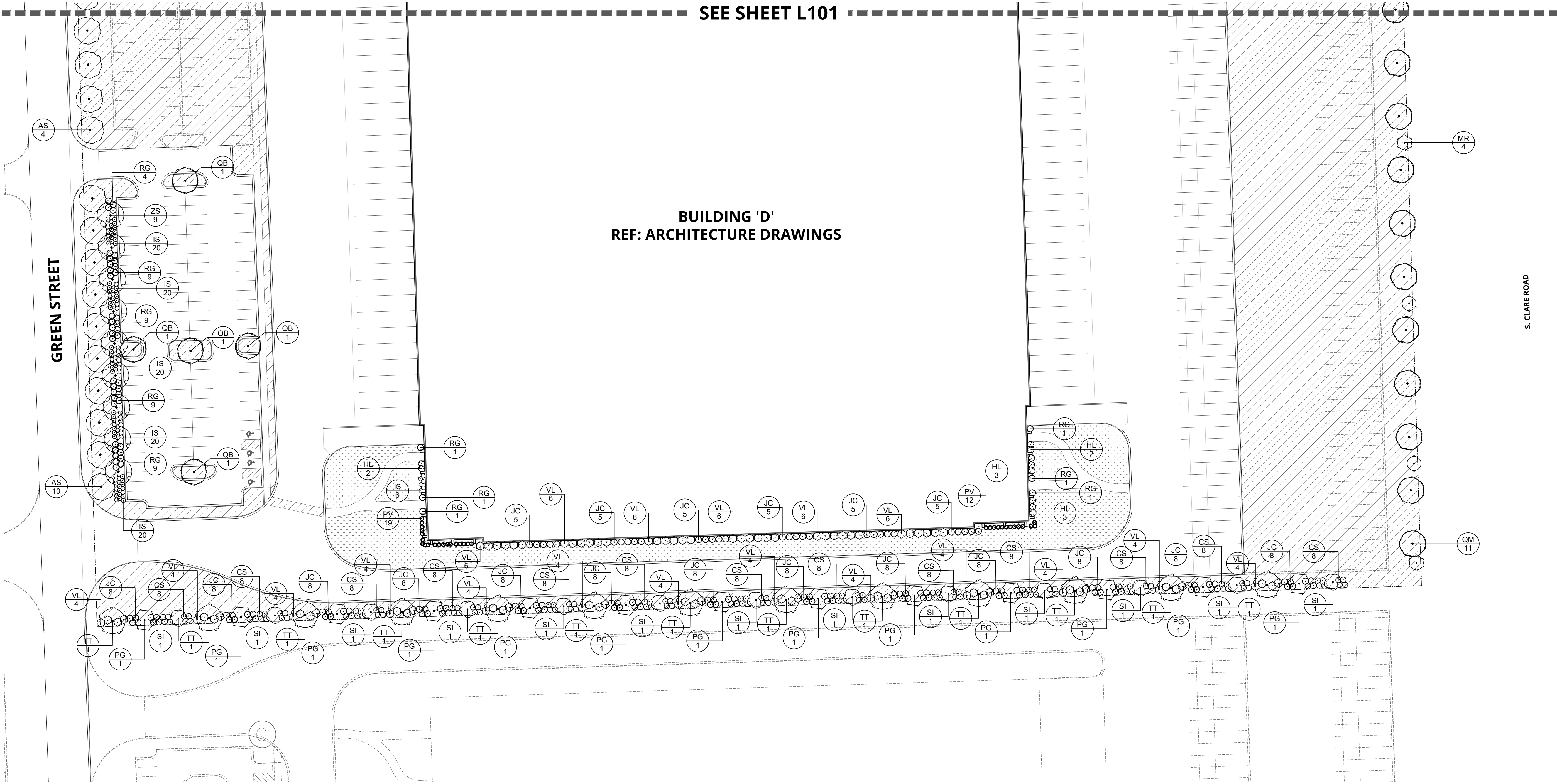
Description	Date
1 Final Plan Review	01/15/20
2	
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Project Number: 19-065  
 Drawn By: LWS  
 Checked By: LWS

Sheet Number

L101

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**1** PLANTING PLAN  
 SCALE = 1" = 50'

I-35 LOGISTICS PARK - BUILDING 'D'

SWC 155th STREET & CLARE ROAD, OLATHE, KS 66061

PLANTING PLAN

NOT FOR CONSTRUCTION

Professional Seal

NOT FOR CONSTRUCTION



Prints Issued

	Description	Date
1	Final Plan Review	01/15/20
2		
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Project Number: 19-065  
 Drawn By: LWS  
 Checked By: LWS

Sheet Number

L102

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR KANSAS ONE CALL AT 8-1-1 TO FIND A UTILITY 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. ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY OF OLAATHE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLAATHE.
3. QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
5. ALL DISTURBED AREAS NOT TURED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH PINE, NATIVE GRASSES, OR OTHER APPROPRIATE GROUND COVERS.
6. 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.
7. THIS SITE WILL BE EQUIPPED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND INSTALLING THE SYSTEM, AS NEEDED, TO SERVE THE PROPOSED LANDSCAPING.
8. 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*.
9. A MINIMUM OF ONE-THIRD (1/3) OF ALL PLANTINGS SHALL BE EVERGREEN SPECIES, IN ACCORDANCE WITH *U.D.O. SECTION 18.30.130.D.2.e*.
10. 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.
11. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT.
12. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL BE CONDUCTED BY A QUALIFIED SOIL-TESTING LABORATORY AND INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
13. ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE SOIL TESTING ANALYSES FOR THE PLANTS TO BE GROWN. PROVIDE A ONE-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.
14. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
15. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.
16. 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"
17. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEIR ROOTBALLS WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST.

8. PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
19. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
  - a. CREEPING GROUNDCOVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
  - b. ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
  - c. ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM EDGE OF PAVEMENT.
  - d. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.
21. TURF SEED SHALL COMPLY WITH U.S.DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND ADHERE TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE TALL FESCUE BLEND CONSISTING OF 90% TURF-TYPE TALL FESCUE AND 10% KENTUCKY BLUEGRASS. ALL SEEDED AREAS TO BE MULCHED WITH STRAW OR HYDROMULCH AT THE TIME OF INSTALLATION.
22. USE 3" SHREDDED HARDWOOD MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, NON-COLOR ADDED PRODUCTS AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
23. ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL:
24. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:

"ARBORITE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP  
"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
25. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
26. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
27. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
28. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

