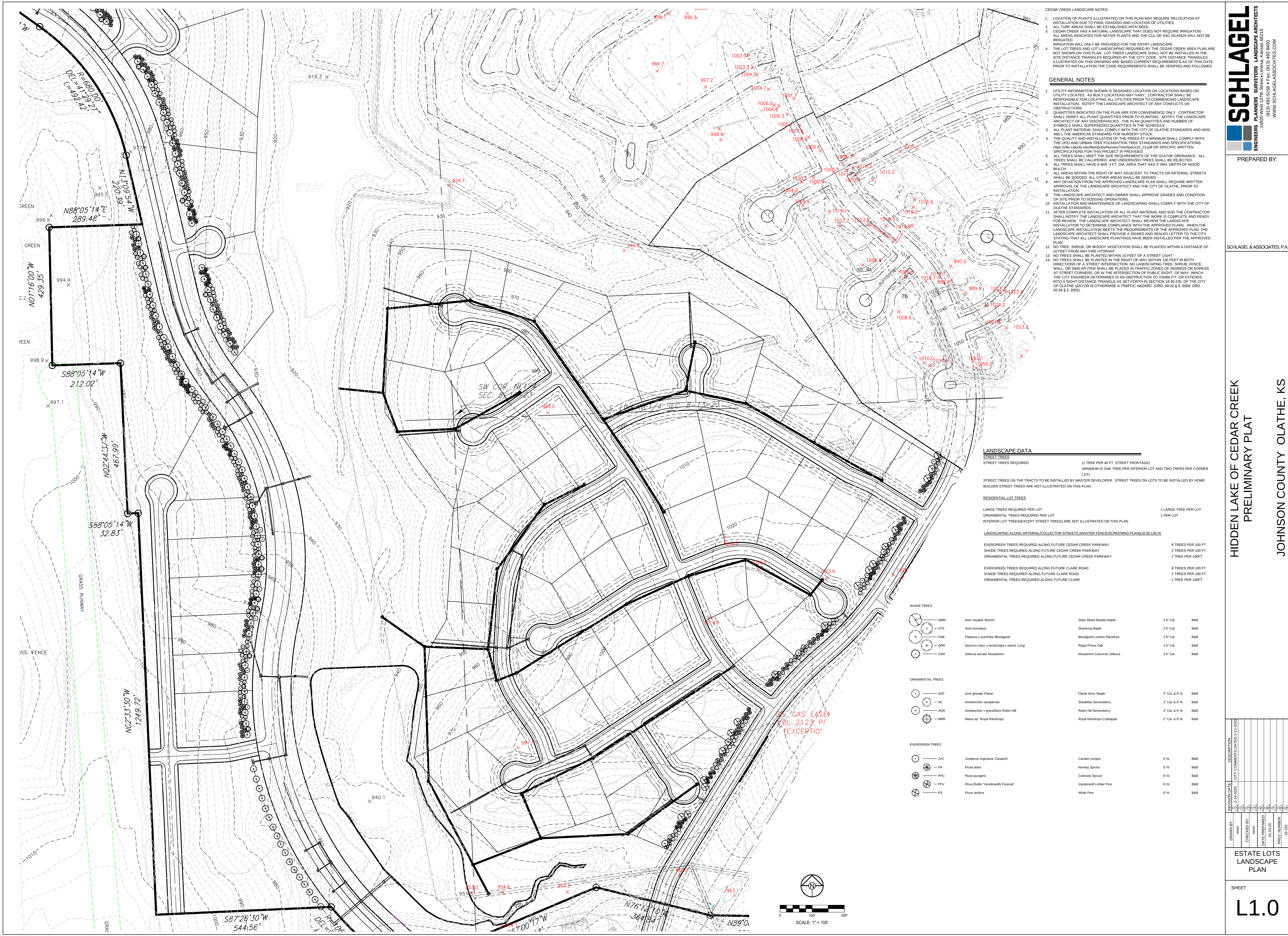


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SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

242520 N. 10TH AVE. SUITE 200
(913) 482-5158 • FAX (913) 482-8400
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PREPARED BY:

HIDDEN LAKE OF CEDAR CREEK
PRELIMINARY PLAT

JOHNSON COUNTY OLATHE, KS

REVISION DATE	DESCRIPTION
2-14-2020	CITY COMMENTS DATED 2-12-2020

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
MM	MM	01.03.20	18-152

ESTATE LOTS
LANDSCAPE
PLAN

SHEET
L1.0



LANDSCAPE DATA

STREET TREES

STREET TREES ON LOTS REQUIRED: NO STREET TREES REQUIRED ON LOTS PER CEDAR CREEK AREA PLAN LOT TREES REQUIRED AS STATED BELOW

STREET TREES ON TRACTS REQUIRED: STREET TREES ON THE TRACTS ADJACENT TO LOCAL STREETS TO BE INSTALLED BY MASTER DEVELOPER AND WILL BE GENERALLY INSTALLED 40 FEET ON CENTER.

RESIDENTIAL LOT TREES

LARGE TREES REQUIRED PER LOT 3 TREES PER LOT

ORNAMENTAL TREES REQUIRED PER LOT 2 TREES PER LOT

LANDSCAPING ALONG ARTERIAL/COLLECTOR STREETS (MASTER FENCE/SCREENING PLAN) 18.30.130.14

EVERGREEN TREES REQUIRED ALONG FUTURE CEDAR CREEK PARKWAY 8 TREES PER 100 FT.

SHADE TREES REQUIRED ALONG FUTURE CEDAR CREEK PARKWAY 2 TREES PER 100 FT.

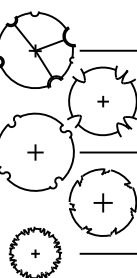
ORNAMENTAL TREES REQUIRED ALONG FUTURE CEDAR CREEK PARKWAY 1 TREE PER 100 FT.

EVERGREEN TREES REQUIRED ALONG FUTURE CLARE ROAD 8 TREES PER 100 FT.

SHADE TREES REQUIRED ALONG FUTURE CLARE ROAD 2 TREES PER 100 FT.

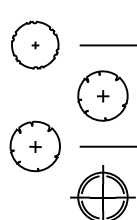
ORNAMENTAL TREES REQUIRED ALONG FUTURE CLARE 1 TREE PER 100 FT.

SHADE TREES



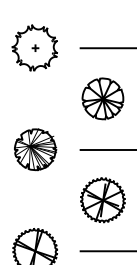
Acer miquelii 'Mormon'	State Street Miyabe Maple	2.5' Cal.	868
Acer truncatum	Shantung Maple	2.5' Cal.	868
Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5' Cal.	868
Quercus robur x bicolor (aka x warei) 'Long'	Regal Prince Oak	2.5' Cal.	868
Zelkova serrata 'Mussashino'	Musashino Columnar Zelkova	2.5' Cal.	868

ORNAMENTAL TREES



Acer ginnala 'Flame'	Flame Amur Maple	2' Cal. & 8' Ht.	868
Amelanchier canadensis	Shadblow Serviceberry	2' Cal. & 8' Ht.	868
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	2' Cal. & 8' Ht.	868
Malus sp. 'Royal Randrops'	Royal Randrops Crabapple	2' Cal. & 8' Ht.	868

EVERGREEN TREES



Juniperus virginiana 'Canaert'	Canaert Juniper	6' Ht.	868
Picea abies	Norway Spruce	6' Ht.	868
Picea pungens	Colorado Spruce	6' Ht.	868
Pinus baltica 'Vanderwolf's Pyramid'	Vanderwolf Lumber Pine	6' Ht.	868
Pinus strobus	White Pine	6' Ht.	868

CEDAR CREEK LANDSCAPE NOTES:

- LOCATION OF PLANTS ILLUSTRATED ON THIS PLAN MAY REQUIRE RELOCATION AT INSTALLATION DUE TO FINAL GRADING AND LOCATION OF UTILITIES.
- ALL TURF AREAS SHALL BE ESTABLISHED WITH SEED.
- CEDAR CREEK HAS A NATURAL LANDSCAPE THAT DOES NOT REQUIRE IRRIGATION. ALL AREAS INDICATED FOR NATIVE PLANTS AND THE CUL DE SAC ISLANDS WILL NOT BE IRRIGATED.
- IRRIGATION WILL ONLY BE PROVIDED FOR THE ENTRY LANDSCAPE. THE LOT TREES AND LOT LANDSCAPING REQUIRED BY THE CEDAR CREEK AREA PLAN ARE NOT SHOWN ON THIS PLAN. LOT TREES LANDSCAPE SHALL NOT BE INSTALLED IN THE SITE DISTANCE TRIANGLES REQUIRED BY THE CITY CODE. SITE DISTANCE TRIANGLES ILLUSTRATED ON THIS DRAWING ARE BASED ON CURRENT REQUIREMENTS AS OF THIS DATE. PRIOR TO INSTALLATION THE CODE REQUIREMENTS SHALL BE VERIFIED AND FOLLOWED.

GENERAL NOTES

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLANT QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A66.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- THE QUALITY AND INSTALLATION OF THE TREES AT A MINIMUM SHALL COMPLY WITH THE URBAN AND URBAN TREE FOUNDATION TREE STANDARDS AND SPECIFICATIONS: https://ufaf.cafepay.edu/files/ufafnurserytreespecs10_13.pdf OR SPECIFIC WRITTEN SPECIFICATIONS FOR THIS PROJECT IF PROVIDED.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 2" MIN. DEPTH OF WOOD MULCH.
- ALL AREAS WITHIN THE RIGHT OF WAY ADJACENT TO TRACTS OR ARTERIAL STREETS SHALL BE SOODED. ALL OTHER AREAS SHALL BE SEED.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- NO TREE, SHRUB, OR WOODY VEGETATION SHALL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT.
- NO TREES SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- NO TREES SHALL BE PLANTED IN THE RIGHT OF WAY WITHIN 150 FEET IN BOTH DIRECTIONS OF A STREET INTERSECTION. NO LANDSCAPING TREE, SHRUB, FENCE, WALL, OR SIMILAR ITEM SHALL BE PLACED IN TRAFFIC ZONES OF INGRESS OR EGRESS AT STREET CORNERS, OR IN THE INTERSECTION OF PUBLIC RIGHT-OF-WAY, WHICH THE CITY ENGINEER DETERMINES IS AN OBSTRUCTION TO VISIBILITY, OR EXTENDS INTO A SIGHT-DISTANCE TRIANGLE AS SET FORTH IN SECTION 18.30.220 OF THE CITY OF OLATHE UDO OR IS OTHERWISE A TRAFFIC HAZARD. (ORD. 09-22 § 9, 2009; ORD. 02-54 § 2, 2002).

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

HIDDEN LAKE OF CEDAR CREEK
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JOHNSON COUNTY OLATHE, KS

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TRADITIONAL LOTS
LANDSCAPE PLAN

SHEET

L2.0