



- 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 PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A6.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
 - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
 - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 2" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
 - ALL TREES SHALL HAVE A MIN. 5" T.T. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
 - ALL TURF AREAS WITH TRACTS, LANDSCAPE EASEMENTS AND ARTERIAL ROAD RIGHTS OF WAY SHALL BE SODDED UNLESS INDICATED ON THE PLANS. ALL OTHER AREAS SHALL BE SEEDED.
 - 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.
 - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1" FT. FOR PERENNIALS AND GROUND COVER AND 1.5" FT. FOR SHRUBS. A 2" FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
 - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD 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.
 - ALL LANDSCAPE AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED ON A REGULAR BASIS FOR ALL TURF AND LANDSCAPE AREAS. THE NATIVE GRASS AREAS WILL NOT BE IRRIGATED.
 - IN THE EVENT OF WORK IN OR ON THE JOV 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.
 - FOUNDATION PLANTING AREAS SHALL HAVE A MINIMUM WIDTH OF EITHER SIX FEET OR THE EQUIVALENT OF TWENTY PERCENT OF THE BUILDING FACADE.
 - EXTERIOR GROUND MOUNTED 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 WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE, PURSUANT TO UDO, SECTION 18.30.130.1.6.
 - ALL ABOVE GROUND MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS, TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED 100% FROM PUBLIC VIEW BY INSTALLING UPRIGHT JUNIPERS. PLANTING SHALL COMPLY WITH UTILITY COMPANY REQUIREMENTS.
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
 - NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT.
 - PER CITY STAFF HAS REQUIRED THAT NO DECORATIVE GRAVEL BE USED ON SITE EVEN THOUGH THERE IS NO CODE RESTRICTING THE USE OF DECORATIVE GRAVEL.
 - A MINIMUM OF 10% OF ALL SHRUB PLANTS SHALL BE EVERGREEN OR BROADLEAF EVERGREEN.
 - THE CUL-DE-SAC ISLANDS AND MEDIANS SHALL BE LANDSCAPED WITH PLANT MATERIAL AND WILL NOT BE COMPOSED SOLELY OF ROCK MULCH OR WOOD MULCH. THE LANDSCAPE PLAN FOR THE ISLANDS WILL BE PROVIDED WITH THE FINAL PLATS.

SHADE TREES					
ARV	28 EA.	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	2.5" Cal.	B&B
QS	21 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TAR	17 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
ORNAMENTAL TREES					
AGF	4 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
CC	15 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
MRR	10 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B
EVERGREEN TREES					
JVC	125 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PPC	25 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B
PFV	60 EA.	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Limber Pine	6' ht.	B&B
PS	13 EA.	Pinus strobus	White Pine	6' ht.	B&B

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CEDAR CREEK VALLEY RIDGE
PRELIMINARY PLAT

COLLEGE BLVD. AND CEDAR CREEK BLVD., OLATHE, KANSAS

REVISION	DATE	DESCRIPTION
1	4/20/2018	ISSUED FOR PERMIT

LANDSCAPE PLAN

SHEET

PP5

OF