



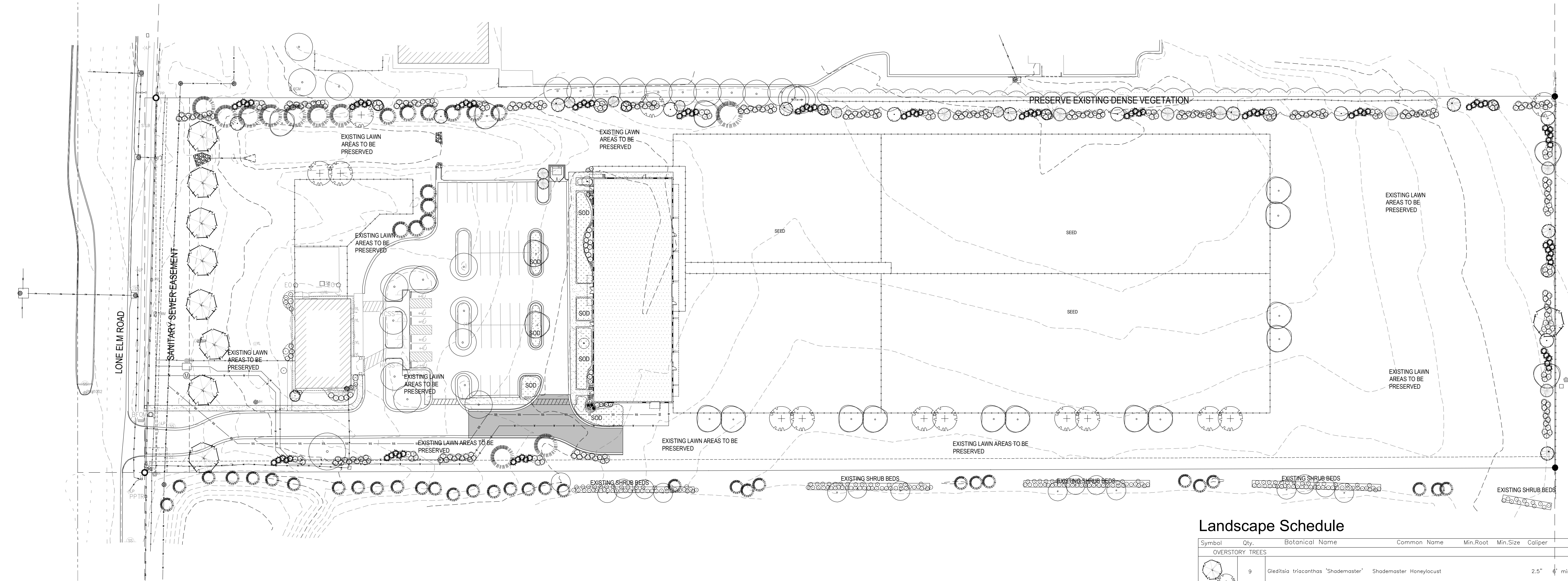
CLIENT

Brandon and Danette
Sutherland
14665 S CAENEN LN
Overland Park, KS 66062

In association with:
David Caton
KC Elite Dog Training

PROJECT

K-9 Acres
Property Masterplan
16129 Lone Elm Road
Olathe, Kansas



1 LANDSCAPE PLAN
SCALE: 1"=50'-0"

M-2 Zoning Landscape Calculations

STREET TREE REQUIREMENTS:
One tree per 40 feet public or private street frontage (minus intersecting driveways)
311 LF along Lone Elm Road
8 Street trees required
8 Street trees provided
Requirements Met

BUFFER LANDSCAPING:
M-1 adjacent to M-1, M-2, C-O, buffer landscape requirements (North and South Boundary):
Minimum buffer width: 10ft - TYPE 1 Buffer required.
(1 Deciduous Shade tree, 1 Ornamental tree, 1 evergreen tree, 20 shrubs, per 100 linear feet)

Linear feet along North edge of site: 1253 LF (extensive existing vegetation to be preserved)
Deciduous trees required: 13 Ornamental trees required: 13
Existing Deciduous trees provided: 13 Ornamental trees provided: 13
Evergreen trees required: 13 Shrubs required: 251
Existing Evergreen trees provided: 13 Shrubs provided: 251
ADDITIONAL EVERGREEN TREES PROVIDED ABOVE REQUIREMENTS.

Linear feet along East edge of site: 331 LF
Deciduous trees required: 3 Ornamental trees required: 3
Existing Deciduous trees provided: 3 Ornamental trees provided: 3
Evergreen trees required: 3 Shrubs required: 66
Existing Evergreen trees provided: 3 Shrubs provided: 66
Requirement Met

Linear feet along South edge of site: 1263 LF (Partial Type 1 buffer already existing)
Deciduous trees required: 13 Ornamental trees required: 13
Existing Deciduous trees provided: 13 Ornamental trees provided: 13
Evergreen trees required: 13 Shrubs required: 251 (192 existing shrubs)
Existing Evergreen trees provided: 13 Shrubs provided: 59
Requirement Met

INTERIOR PARKING REQUIREMENTS:
One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirement Met

BUILDING FOUNDATION PLANTINGS:
Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation.
Requirement Met

Planting Notes

- Location of all existing utilities needs to done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the 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.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- In the event of work in or on a 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
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
- No trees may be planted within 15 feet of a street light
- Landscape areas must contain 50% living material.
- Building facade and foundation landscape areas must be irrigated.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

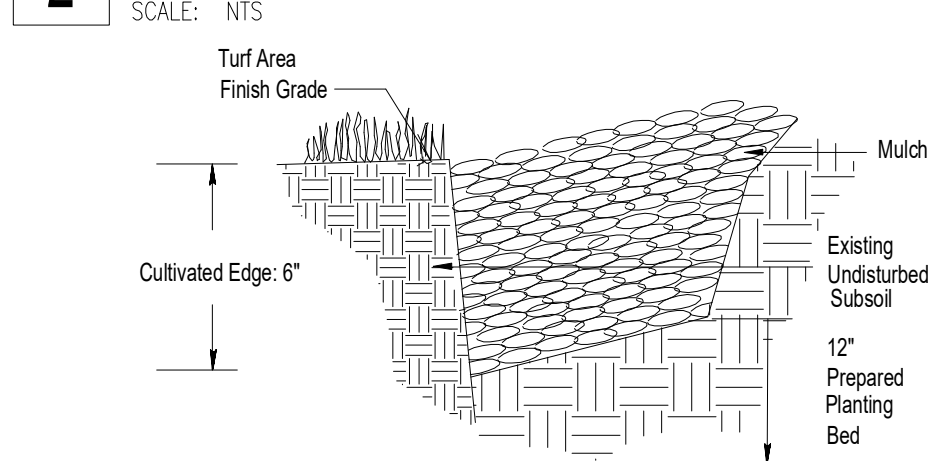
Installation:

- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

GROUNDCOVER OR SHRUB PIT	Inches Between Plants	Plant Quantities Per Square Foot
	10"	Square Feet x 1.50
	12"	Square Feet x 1.00
	18"	Square Feet x .44
	30"	Square Feet x .16
CONTAINER	36"	Square Feet x .11

- NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

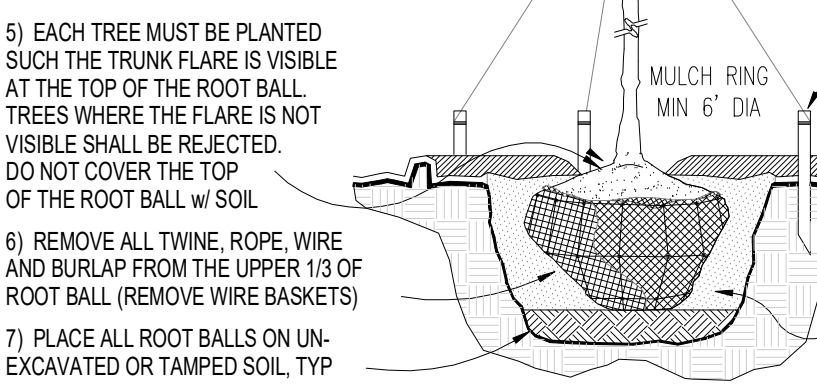
2 GROUNDCOVER/SHRUB DETAIL
SCALE: NTS



3 CULTIVATED EDGE DETAIL
SCALE: NTS



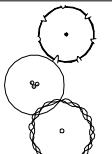
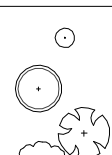
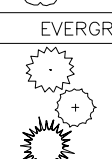



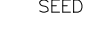
TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP



4 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	9	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust		2.5"		6' min. clear., ground to canopy
	13	Platanus x acerifolia	London Plane Tree		2.5"		6' min. clear., ground to canopy
	19	Acer x truncatum "Warrenred"	Pacific Sunset Maple		2.5"		6' min. clear., ground to canopy
EVERGREEN TREES							
	7	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	7	Chamaecyparis nootkatensis "Pendula"	Weeping Alaska Cedar		6' ht.		symmetrical pyramidal form
	7	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	11	Cercis canadensis	Eastern Redbud		1.5"		
	3	Cornus florida "Cloud Nine"	Cloud 9 Dogwood		2"		
	6	Betula platyphylla var. japonica "Whitespire"	Whitespire River Birch		1.5"	5' min. clear.	
DECIDUOUS SHRUBS/GRASSES							
	24	Liriope muscari "Variegated"	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	71	Euonymus alatus "Compactus"	Dwarf Burning Bush	3 gal.			Plant @ 3' O.C.
	2	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	92	Syringa X "Penda"	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	142	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	14	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	93	Taxus x media "Hicksii"	Hicks Yew		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	3	Juniperus horizontalis "Wiltonii"	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
EXISTING TREES/SHRUBS TO BE REMOVED							
							
EXISTING TREES/SHRUBS TO BE PRESERVED							
							
LAWN AREAS							
	SOD	SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SEED	SEED	SPECIES	% OF MIX	SPECIES	% OF MIX		
		FALCON III TALL FESCUE	20	FALCON IV TALL FESCUE	20		
		HOUNDOG V TALL FESCUE	15	SHENANDOAH TALL FESCUE	15		
		FINELAWN PETITE TALL FESCUE	15	RYE SEED	15		
SEED AT A RATE OF 10lbs. PER 1,000 SF							

STAKING REQUIREMENTS:

- WIRE / CABLE SHALL BE GALV. 12-GAUGE
- TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
- STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

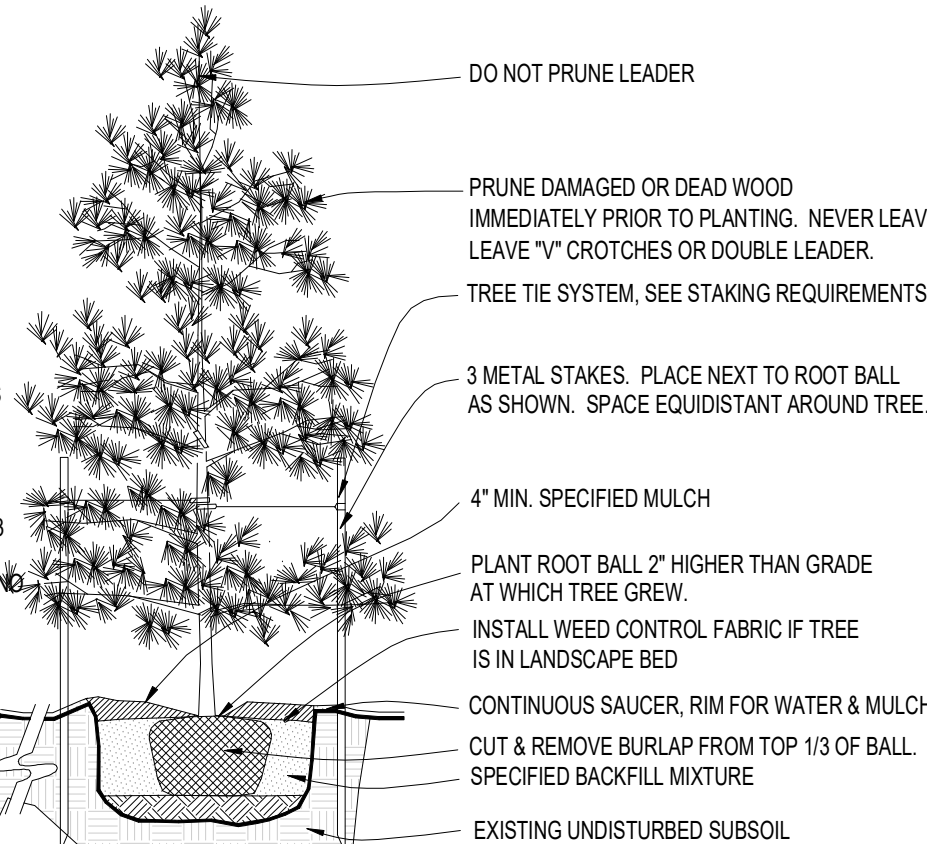
- APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
- THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- BREAK UP EXISTING SOIL TO A DEPTH OF 2-4"
- PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

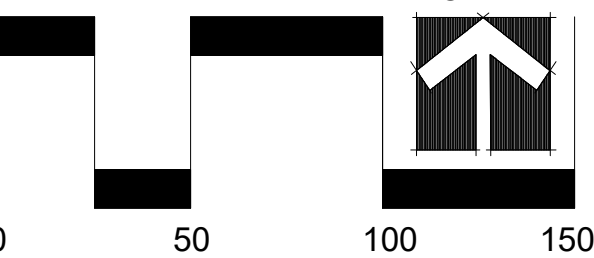
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- PRUNE. THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

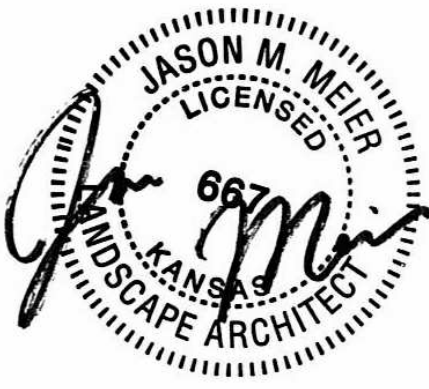
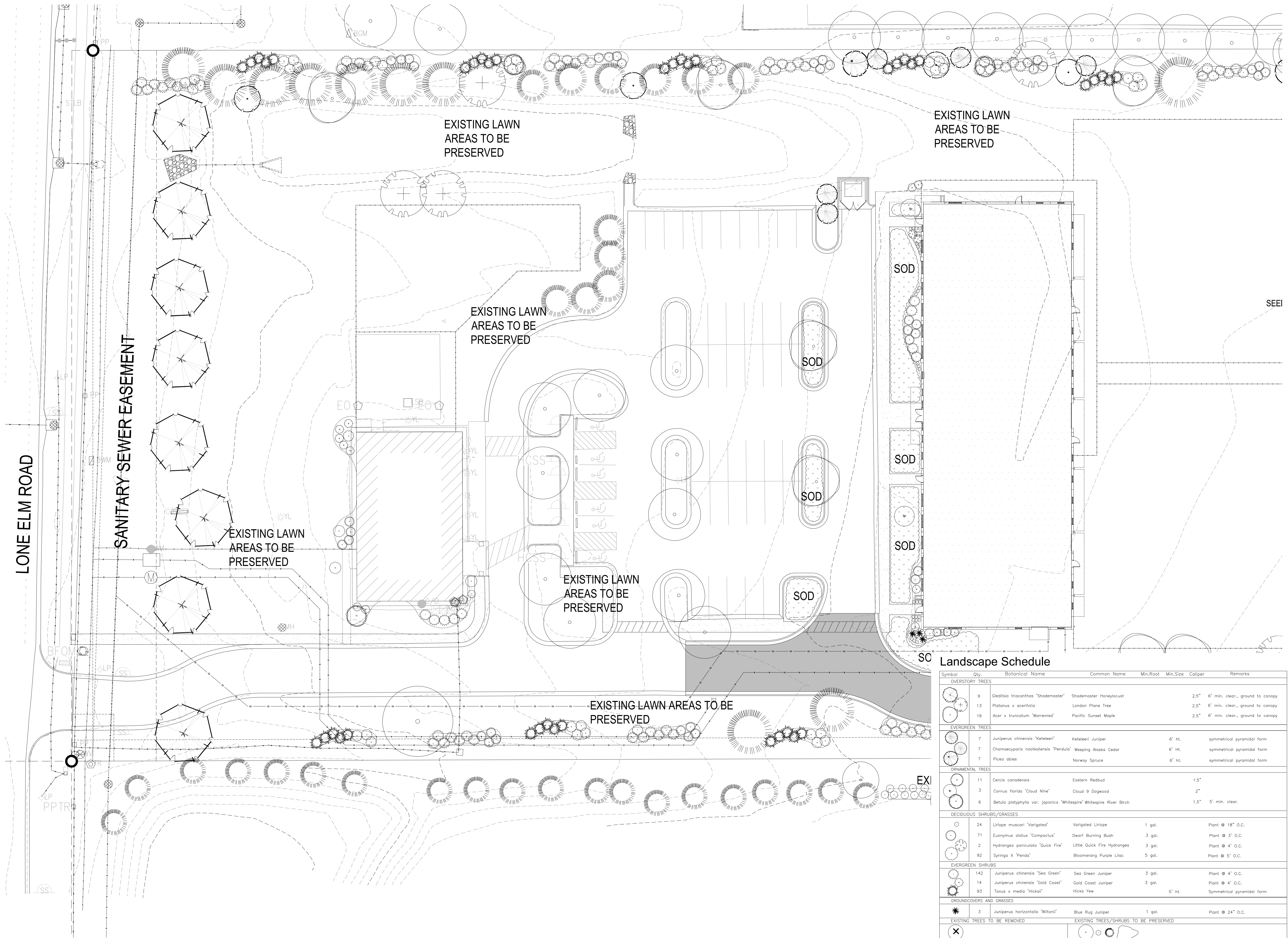


SCALE: 1"=50'



Date: 5.15.2020
Project #: 593
Layout Plan

L1



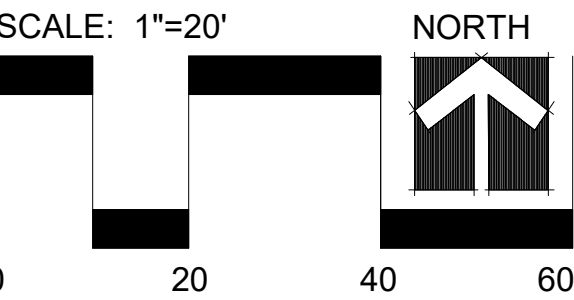
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		HOUNDG V TALL FESCUE	15	SHENANDOAH TALL FESCUE	15		
		FINE LAWN PETITE TALL FESCUE	15	RYE SEED	15		
SEED AT A RATE OF 100% PER 1,000 SF							



NORTH



Date: 5.15.2020
Project #: 593
Layout Plan

L2



1

LANDSCAPE PLAN - ENLARGEMENT PLAN

SCALE: 1"=20'-0"