

### Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. 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:
  - a. Crossing groundcover shall be a minimum of 6" from paving edge.
  - b. All trees shall be a minimum of 3' from paving edge.
  - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - d. All trees shall be a minimum of 2' from paved edge.
  - e. 3' Minimum all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
  - f. Note: If plants are not labeled - they are existing and shall remain.
  - g. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement must be removed without replacement or compensation thereof and shall be replaced by the property owner as required by the City.
  - h. All landscaped areas in RCOW shall be sodded and irrigated unless otherwise specified.

### Materials

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AIAA standards.
2. Shredded bark mulch installed at trees shall be finely chipped and amended 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

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. The peat moss into soil to a 6" depth. A 100-0-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with bacterial pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Contractor's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape Contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

### Landscape Calculations

**Street Trees:** One tree per 40 feet of public or private street frontage. REQUIREMENTS MET.

**Residential Lots:** In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.

**SITE DISTANCE TRIANGLES:** Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

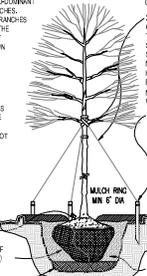
**STREET TREE PLANTING LOCATION REQUIREMENTS:**

1. Not located in the site distance triangle.
2. 10 feet from box culverts.
3. 15 feet in front of regulatory signs.
4. 10 feet behind regulatory signs.
5. 15 feet from streetlight poles.
6. 10 feet from fire hydrants.

**1 LANDSCAPE PLAN/MASTER SCREENING PLAN PLAN**  
SCALE: 1"=100'-0"

### TREE PLANTING NOTES

1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSBOW, LIMBS, CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR THIN LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
3. SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
4. APPLY 4" x 4" WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK.
5. EACH TREE MUST BE PLANTED SUCH THE TRUNK PLANE IS VERTICAL AT THE TOP OF THE ROOT BALL. TREES WHERE THE PLANE IS NOT VERTICAL SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
6. REMOVE ALL TAMPING WIRE AND BURGLAP FROM THE UPPER 1/3 OF ROOT BALL. REMOVE WIRE BASKETS.
7. BRACK ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP



### STAKING REQUIREMENTS

1. WIRE CABLE SHALL BE GALV. 1/4" GAUGE. DO NOT COVER PLANTS.
2. 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.
3. STAKES SHALL BE 2" x 2" W/ 1/2" WOOD GREEN GUM.

### PERSONAL PLANTING NOTES

1. APPLY 2" THK BED OF MULCH OVER SURFACING. PLANT BEDS DO NOT COVER PLANTS.
2. THOROUGHLY MIX PEAT IN TOP 2" OF SOIL.
3. BREAK UP EXISTING SOIL TO A DEPTH OF 2".
4. REMOVE NEW TOPSOIL TO A DEPTH OF 2".

### SHRUB PLANTING NOTES

1. SET SHRUBS AT SAME DEPTH AS 1" x 1" x 1" CHIPS IN THE FIELD OR CONTAINER.
2. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICES.



### METAL WATERING

1. SET SHRUBS AT SAME DEPTH AS 1" x 1" x 1" CHIPS IN THE FIELD OR CONTAINER.
2. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICES.

### DO NOT PRUNE LEADER

PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE LEAVE "Y" NOTCHES OR DOUBLE LEADERS.

TREE TIE SYSTEM SEE STAKING REQUIREMENTS

3 METAL STAKES. PLACE NEXT TO ROOT BALL AS SHOWN. SPACES SUFFICIENT AROUND TREE.

2" MIN. SPECIFIED MULCH

PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GROWS.

INSTALL WEED CONTROL FABRIC AT BED BOUNDARIES.

CONTINUOUS SAUCER, 1/4" FOR WATER & MULCH CUT & REMOVE BURGLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE

EXISTING UNDISTURBED SUBSTR.

**Landscape Schedule**

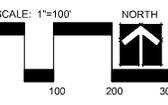
Symbol	Quantity	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
	53	Quercus bicolor	Hearty White Oak		2"	6"	6" min. clear, ground to canopy
	66	Aster x leucostachyus 'Variegatus'	Pacific Snowflake		2"	6"	6" min. clear, ground to canopy
	4	Ulmus parviflorus	London Elm		2"	6"	6" min. clear, ground to canopy
	28	Platanus x auratifolia	London Plane Tree		2"	6"	6" min. clear, ground to canopy

**2 PLANTING INSTALLATION DETAILS**  
SCALE: NTS



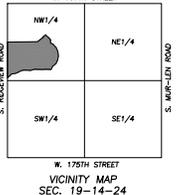
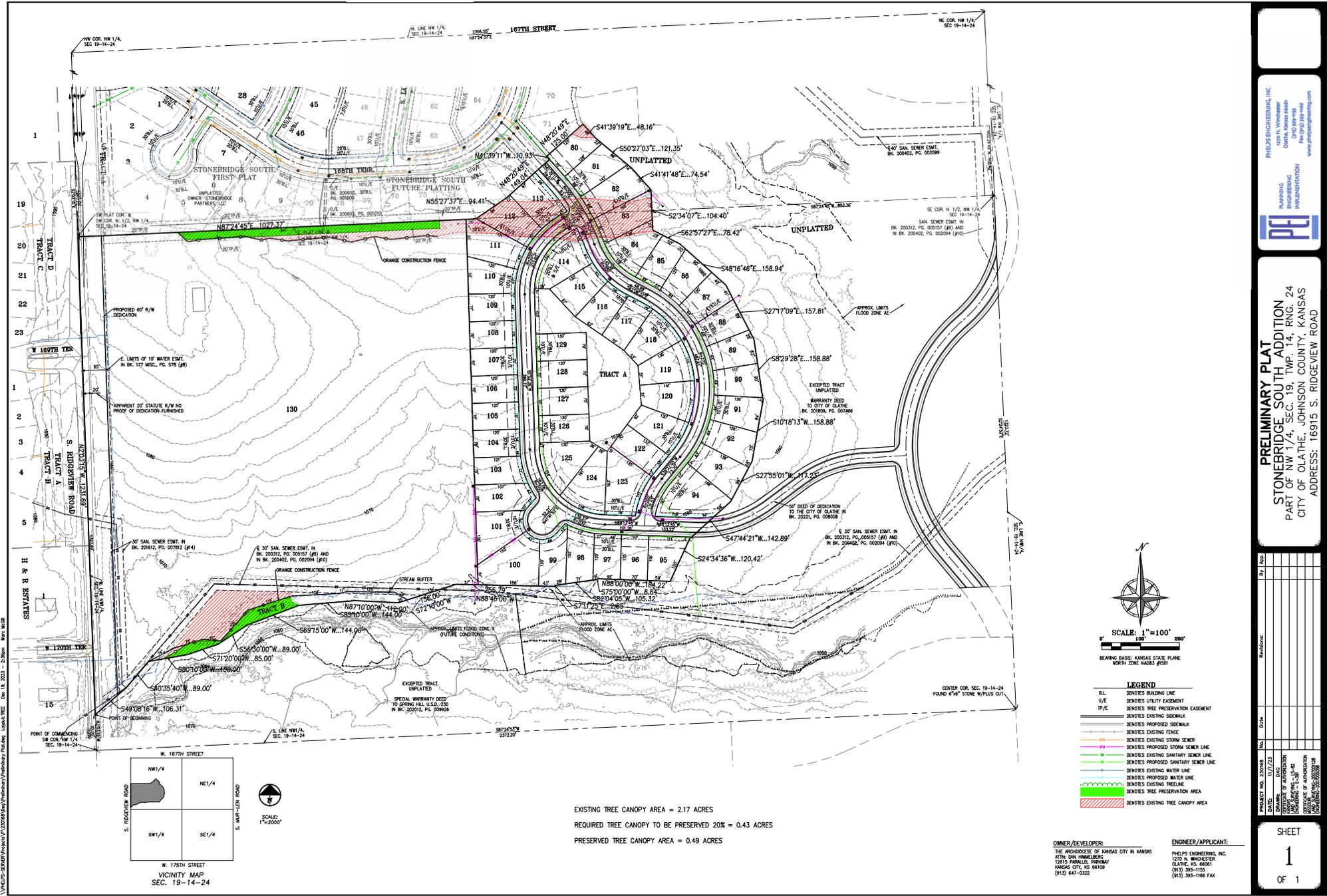
CLIENT  
**Rodrock Development**

PROJECT  
Stonebridge South Addition  
Ridgeview Road and 167th Street  
Olathe, KS



Date: 12.8.2023  
Project #: 1098  
Landscape Plan

**L1**



EXISTING TREE CANOPY AREA = 2.17 ACRES  
 REQUIRED TREE CANOPY TO BE PRESERVED 20% = 0.43 ACRES  
 PRESERVED TREE CANOPY AREA = 0.49 ACRES

**LEGEND**

- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES TREE PRESERVATION EASEMENT
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING FENCE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER LINE
- DENOTES EXISTING SANITARY SEWER LINE
- DENOTES PROPOSED SANITARY SEWER LINE
- DENOTES EXISTING WATER LINE
- DENOTES PROPOSED WATER LINE
- DENOTES EXISTING TREETRUNK
- DENOTES TREE PRESERVATION AREA
- DENOTES EXISTING TREE CANOPY AREA

PHILLIPS ENGINEERING, INC.  
 1275 N. WICKSTON  
 OLAHE, KANSAS 66061  
 (913) 393-1155  
 www.phillipsengineering.com



**PRELIMINARY PLAT**  
**STONEBRIDGE SOUTH ADDITION**  
 PART OF NW 1/4, SEC. 19, TWP. 14, RNG. 24  
 CITY OF OLAHE, JOHNSON COUNTY, KANSAS  
 ADDRESS: 16915 S. RIDGEVIEW ROAD

PROJECT NO.	DATE	BY	CHKD.
230268	11/7/23		
DATE	BY	CHKD.	
11/7/23			
DATE	BY	CHKD.	
11/7/23			

**OWNER/DEVELOPER:**  
 THE HOMEBOARDS OF KANSAS CITY IN KANSAS  
 ATTN: DAN HAMELBERG  
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 OLAHE, KS 66061  
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 (913) 647-3322

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