

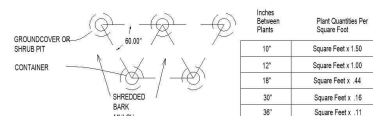


**1 SITE LAYOUT PLAN**  
SCALE: 1"=50'-0"

### Landscape Schedule

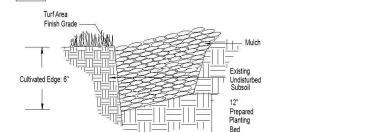
Symbol	Qty	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
40	1	Acer rubrum 'October Glory'	October Glory Maple	2.5"	6"	min. clear, ground to canopy	
46	1	Quercus rubra	Northern Red Oak	2.5"	6"	min. clear, ground to canopy	
0	1	Nyssa sylvatica	Black Tupelo	2.5"	6"	min. clear, ground to canopy	
4	1	Platanus x acerifolia	London Plane Tree	2.5"	6"	min. clear, ground to canopy	
36	1	Acer x fraxinatum 'Narrowleaf'	Florida Sweet Maple	2.5"	6"	min. clear, ground to canopy	
<b>EVERGREEN TREES</b>							
30	1	Juniperus chinensis 'Spartan'	Intermediate Juniper	6"	16"	symmetrical pyramidal form	
43	1	Juniperus chinensis	Eastern Red Cedar	6"	16"	symmetrical pyramidal form	
39	1	Pinus strobus	Norway Spruce	6"	16"	symmetrical pyramidal form	
<b>UNDERSTORY TREES</b>							
0	1	Cercis canadensis 'Bloodheart'	Bloodheart Redbud	1.5"	7"	min. clear	
5	1	Cornus sp.	Red and White Dogwood (G4)	1.5"	7"	min. clear	

EXISTING TREES/SHRUBS TO BE PRESERVED



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

### 2 GROUNDCOVER/SHRUB DETAIL



### 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 THICKS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN WHENEVER POSSIBLE.
- MARK THE NORTH SIDE OF THE TREE IN THE MULCH, AND ORIENT THE TREE TO PLACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" THIN WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.
- EACH TREE MUST BE PLANTED SUCH THAT TRUNK PLANE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE PLANE IS NOT VISIBLE SHALL BE PLANTED IN SUCH A MANNER THAT THE TOP OF THE ROOT BALL IS VISIBLE.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM THE UPPER 15" OF ROOT BALL. REMOVE WIRE BARKED TO.
- PLACE ALL ROOT BALLS ON UN-COMPACTED OR TAMPED SOIL, TYP.



### 4 PLANTING INSTALLATION DETAILS

SCALE: NTS

### Landscape Calculations

**Street Trees:** One tree per 40 feet of public or private street frontage. (Totals shown below combine both sides of the road)  
**REQUIREMENTS MET.**

**Buffer Plantings:** A minimum for each 100 linear feet or portion thereof of thoroughfare or super-collector frontage.  
a) Eight (8) evergreen (conifers) trees with a minimum size of six (6) feet in height;  
b) Two (2) shade trees with a minimum caliper of two (2) inches as measured six (6) inches above the ground;  
c) One (1) ornamental tree with a minimum size of 10 feet in height.

396 LF of road along Ridgeview Road  
32 Evergreens Required - 32 Provided (Some Existing Trees Preserved)  
8 Shade trees required - 8 Provided  
4 Ornamental trees required - 4 Provided

529 LF of road along 167th Street  
42 Evergreens Required - 42 Provided (Some Existing Trees Preserved)  
11 Shade trees required - 11 Provided  
6 Ornamental trees required - 6 Provided  
**REQUIREMENTS MET.**

**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. No trees will be planted within 15 feet of a streetlight.  
6. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).

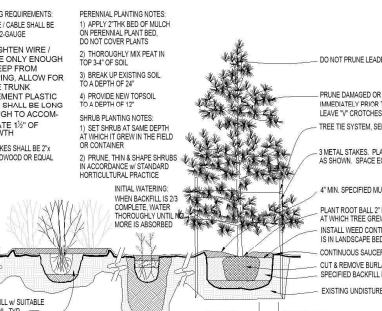
### Olathe Required Notes

- No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).
- No trees will be planted within 15 feet of a streetlight.
- Any landscape materials to be used for screening must be at least the height of the material that it is intended to screen.
- All disturbed lawn areas will be sodded.
- All lawns shall be sodded with home construction for each individual lot.
- The required minimum landscape area must not be located within a utility easement.
- Exterior ground-mounted or building-mounted utilities must be screened on three sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.

### Planting Notes

- Location of existing utilities needs to be 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:  
a. Creeping 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 shrubs shall be a minimum of 2' from paved edge.  
e. Much 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.
- In the event of work in or on a JOW 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.

- Materials:**  
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.  
2. 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:**  
1. 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.  
2. After plants have been installed, all planting beds shall be treated with Dacthal 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 Owner'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.

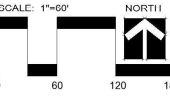


**MEIER**  
LANDSCAPE  
ARCHITECTURE  
15245 Metcalf Ave.  
Overland Park, KS 66223  
913.787.2817



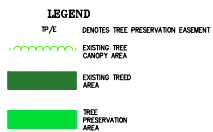
**CLIENT**  
AAG Investments  
Jib Helfer

**PROJECT**  
Abby Valley  
NE Cor of 167th and  
Ridgeview Road  
Olathe KS

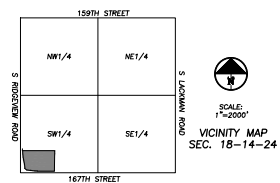


Date: 1.19.2024  
Project #: 1063  
Landscape Plan

**L1**



TREE PRESERVATION SUMMARY	
AREA OF TREE CANOPY	0.94 ACRES
20% OF TREE CANOPY AREA	0.19 ACRES
AREA OF TREES PRESERVED	0.53 ACRES
PERCENT OF TREES PRESERVED	56%



**ENGINEER/APPLICANT:**  
PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS. 66061  
(913) 393-1155  
(913) 393-1166 FAX

**TREE CANOPY EXHIBIT**  
ABBY VALLEY  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

**PHILIPS ENGINEERING, INC.**  
1220 N. Winchester  
Cheshire, Kansas 66014  
One 800 898-1122  
Fax One 913 303-1616  
[www.philipsengineering.com](http://www.philipsengineering.com)



PROJECT NO.	DATE	By
230741	10/20/23	
FORMAL: KCM		
CERTIFICATE OF AUTHORIZATION		
AND SAVING - 1-5-82		
DOCKETING - 1-3-81		
CERTIFICATE OF AUTHORIZATION		
AND SAVING - 10-20-23		
DOCKETING - 1-3-81		

SHEET

1

OF 1