Planting Notes

1. Location of all existing utilities needs to 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. 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.

3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".

4. Note: If plants are not labeled - they are existing and shall remain.

5. 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.

6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

7. Grass areas located within R-3 zoned landscape tracts and ROW must be sodded.

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 shall take effect.

Landscape Calculations

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

187th Street:
980 LF of road along 167th Street

Buffer Plantings:
A minimum of each: 100 linear feet or portion thereof of Arterial and Collector Street frontage.

Residential Lots: In residential districts, larger 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.

40 TRI-PLEX UNITS provided 120 trees required 120 trees provided
PRESERVE EXISTING VEGETATION

3 DUPLEX UNITS provided 12 trees required 12 trees provided
PRESERVE EXISTING VEGETATION

TOTAL interior lot trees provided: 132 REQUIREMENTS MET

Utility Screening:
Exterior ground-mounted or building-mounted equipment, including but not limited to mechanical equipment, utilities' meter banks and coolers must be screened from public view with 3 sided landscaping or with an architectural treatment compatible with the building architecture. SITE DISTANCE TRIANGLES: Triangles are shown on the plan. There are no shrubs located in these spaces. Trees shall be located up to 6' height for visibility.

STREET TREE PLANTING LOCATION REQUIREMENTS:
1. Not located in the site distance triangle
2. 10 feet from side walks
3. 15 feet from utility poles
4. 10 feet from fire hydrants
5. 10 feet from road centerline

Curb Line is required between the ROW or sidewalks and back of Curb for the planting of Street Trees.

Date: 2.3.2020
Project #: 576
Master Screening Plan
Stonebridge Villas and Courts
167th and Mur-Len Rd.
Olathe, KS