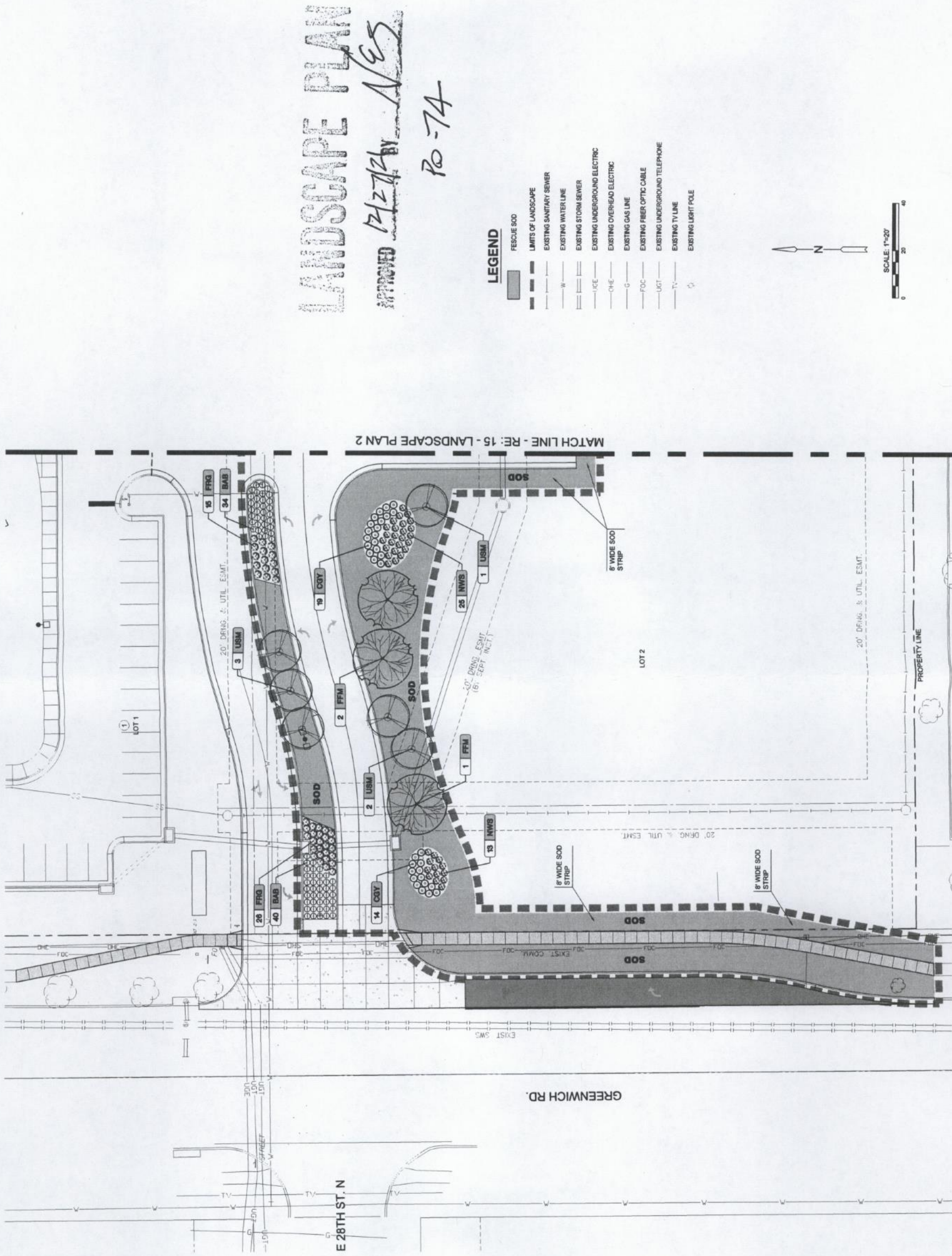
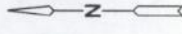




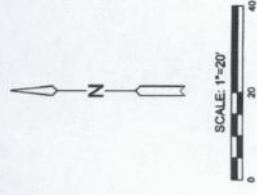
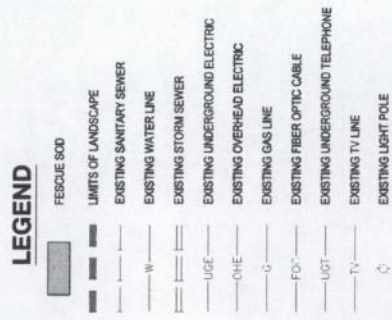
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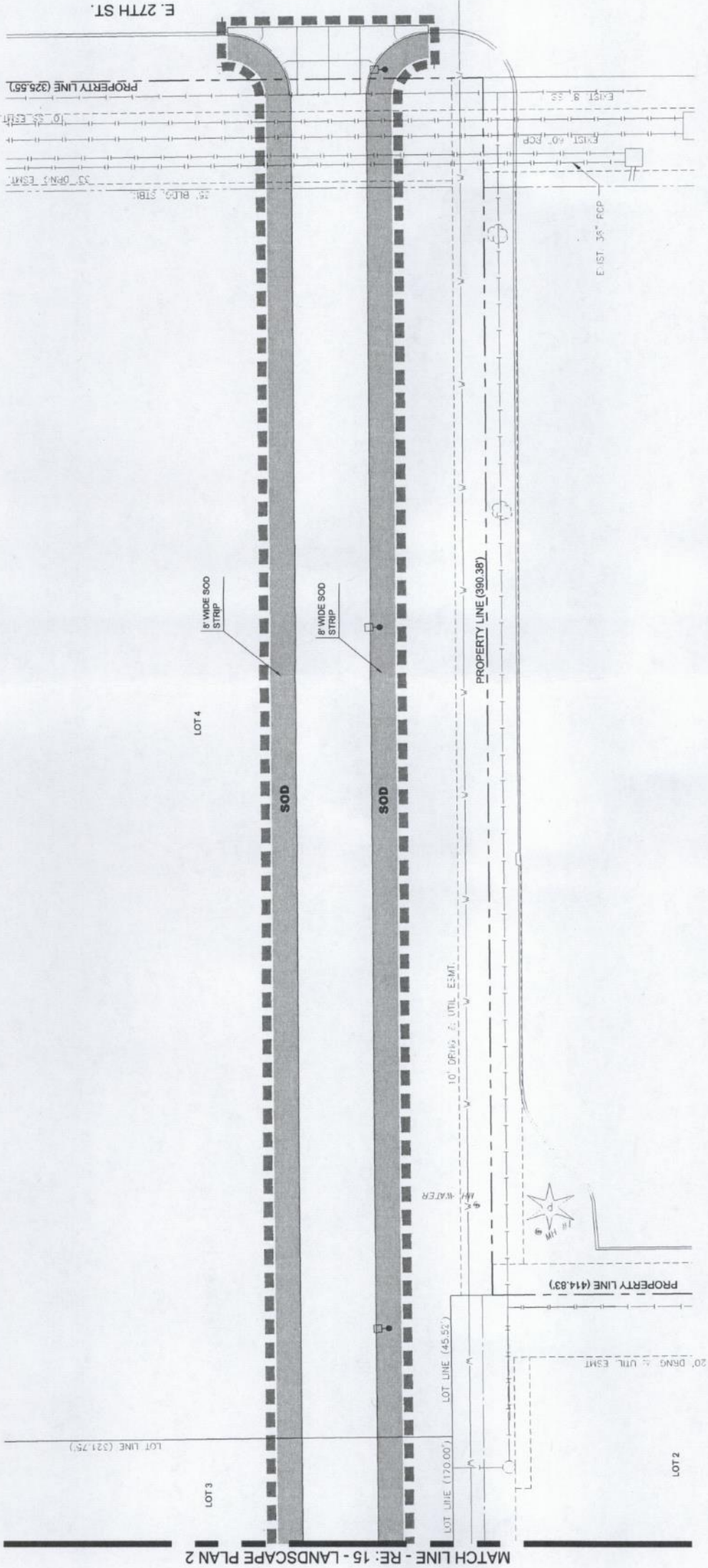
LEGEND

- | | |
|---|--------------------------------|
|  | FESCUE SOD |
|  | LIMITS OF LANDSCAPE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM WATER LINE |
|  | EXISTING WATER SEWER |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING GAS LINE |
|  | EXISTING FIBER OPTIC CABLE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING LIGHT POLE |



SCALE: 1"=20'





- LEGEND**
- FESCUE SOD
 - LIMITS OF LANDSCAPE
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC CABLE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING TV LINE
 - EXISTING LIGHT POLE



1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.

2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE REPAIRED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).
7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.
8. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRIFLOR OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
9. INSTALL A 3" MIN. DIAMETER CIRCLE-SHROUDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS, AND WITHIN A 4' CIRCUMFERENCE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3' OF TRUNK.
10. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSITAN TEMPORARILY BY WATERING WITH IRRIGATOR" SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM", THEN BY SOODING AND SEEDING (IF APPLICABLE).
11. FESCUE SOO SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOO UNTIL LANDSCAPE JOB IS COMPLETE.
12. AREAS DENOMED AS 'SOO' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOO:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM GRAMMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.
13. ALL SOO AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SOOED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOO FOLLOWING LAYING FOR GOOD SOO/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.
14. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN. INSTALL QUICK COUPLER NEAR MAIN BUILDING ENTRANCE.
15. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
16. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOO/SEED IS PLACED.
17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
18. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.
19. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
20. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
21. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOO AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
22. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (INCLUDING WATERING AND MOWING), SOO AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SOOED AREAS BY THE OWNER'S REPRESENTATIVE.
23. TOPSOIL FOR ALL LANDSCAPE BEDS AND PARKING ISLANDS SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") DEPTH.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
FFM	3	'FLASH FIRE' MAPLE	ACER SACCHARUM 'JFS-CADDOZ PP 23361	2.5" CAL. / B&B	
SHU	8	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL. / B&B	BRANCHING HT. 5' MIN.
CYP	3	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL. / B&B	BRANCHING HT. 5' MIN.
ORNAMENTAL TREES					
USM	6	'URBAN SUNSET' SHANTUNG MAPLE	ACER TRUNCATUM x PLATANOIDES 'JFS-KH187 PP 27545	2" CAL. / B&B	
DECIDUOUS SHRUBS					
GRO	19	'GRO-LOW' SUMAC	RHUS AROMATICA 'GRO-LOW'	#3 CONT.	
DOS	13	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURON'	#6 CONT.	
EVERGREEN SHRUBS					
CGY	97	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
SEA	35	'SEA GREEN' JUNIPER	JUNIPERUS x PRITZERIANA 'SEA GREEN'	#6 CONT.	
ORNAMENTAL GRASSES					
NWS	38	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#6 CONT.	
NSO	137	NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	#2 CONT.	
FRG	41	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	#6 CONT.	
LYM	52	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
BAM	104	'BLONDE AMBITION' BLUE GRAMA	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	#2 CONT.	
TURF GRASS					
SOD	3,180 SY	FESCUE, GARDEN WISE FESCUE/BLEUE MIXTURE			SOD

