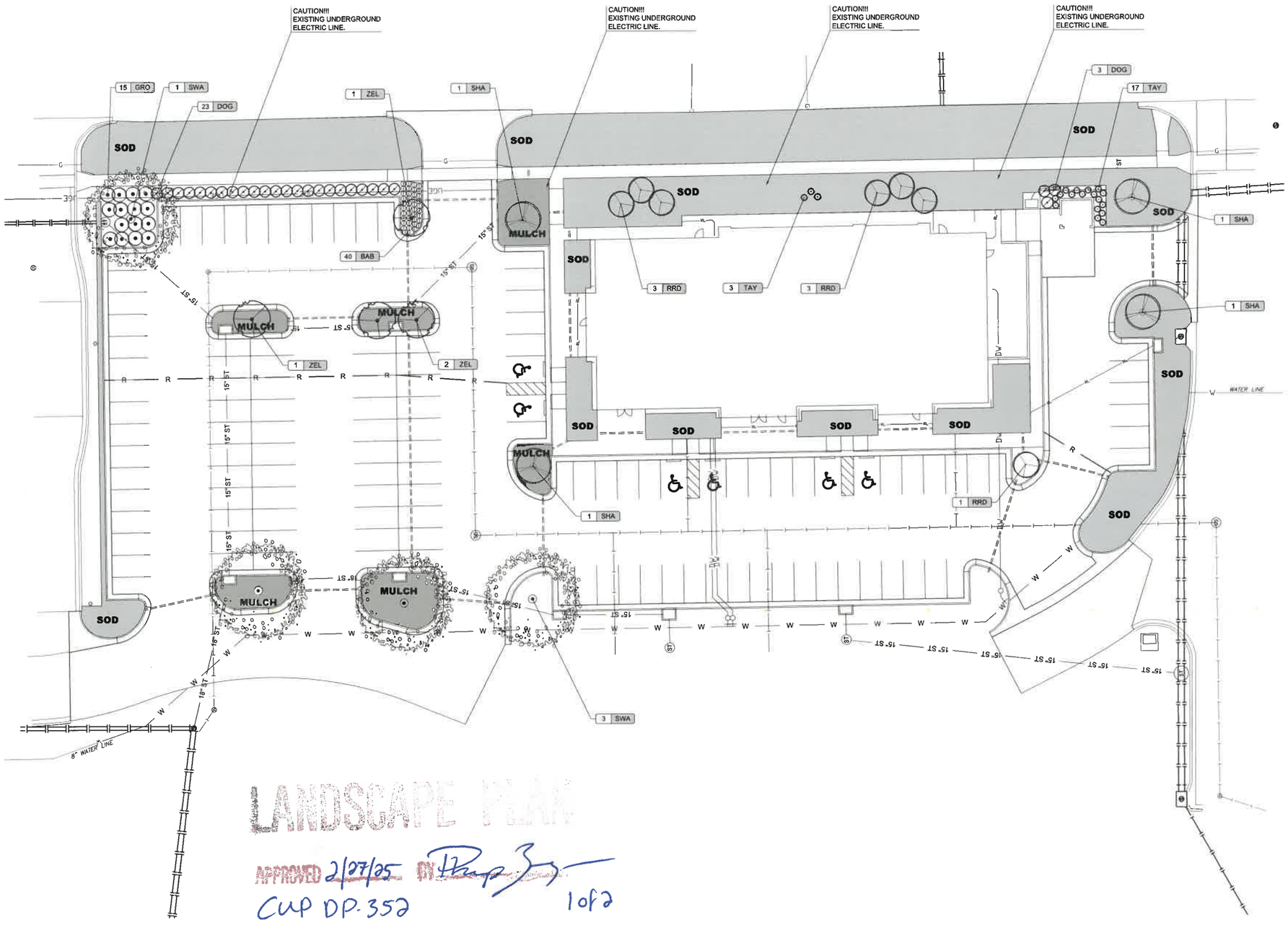

LANDSCAPE PLAN

APPROVED 2/27/25 BY [signature]

CUP DP-352

1 of 2

ADJACENT PROPERTY NOTES:

1. CONTRACTOR TO INSTALL SOD IN EXISTING TURF AREAS ON ADJACENT DEVELOPED PROPERTIES DISTURBED BY CONSTRUCTION ACTIVITIES. MATCH EXISTING FESCUE TYPE.
2. CONTRACTOR SHALL RESTORE EXISTING IRRIGATION SYSTEMS ON ADJACENT DEVELOPED PROPERTIES IF DAMAGED DURING CONSTRUCTION ACTIVITIES.

LEGEND

- SOD
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- UGE — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS LINE
- FOC — EXISTING FIBER OPTIC CABLE
- UGT — EXISTING UNDERGROUND TELEPHONE
- TV — EXISTING TV LINE
- EXISTING LIGHT POLE
- PROPOSED SLEEVE

N

SCALE: 1"=20'

0 20 40

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PROJECT NO.	23-072
ISSUE:	DATE:
FOR PERMIT	12 FEB 25

LANDSCAPE PLAN

L1.00

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GENERAL LANDSCAPE NOTES

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 MATERIA.L. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING 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 ALLEVIATED 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 TREFLAN 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 NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

9. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE 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 SUSTAIN TEMPORARILY BY WATERING WITH IRRI-"GATOR" SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).

11. FESCUE SOD 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 SOD UNTIL LANDSCAPE JOB IS COMPLETE.

12. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM CRANMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.

13. ALL SOD 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 SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/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.

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 SOD/SEED IS PLACED.

17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.

18. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.

19. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.

20. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.

21. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

22. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.

23. 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. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.

24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.

25. TOPSOIL FOR ALL LANDSCAPE BEDS AND PARKING ISLANDS SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") DEPTH.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
SWA	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. / B&B
ZEL	4	COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'	2" CAL. / B&B
EVERGREEN TREES				
TAY	20	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	7' - 8' MIN. HT.
ORNAMENTAL TREES				
RRD	7	ROYAL RAINDROPS® CRABAPPLE	MALUS X 'JFS-KWS'	2" CAL. / B&B
SHA	4	SHANTUNG MAPLE	ACER TRUNCATUM	1.5" CAL. / B&B
DECIDUOUS SHRUBS				
DOG	26	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#3 CONT.
GRO	15	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	#3 CONT.
ORNAMENTAL GRASSES/PERENNIALS				
BAB	40	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#2 CONT.
GROUND COVERS				
MULCH	2,256 SF	HARDWOOD MULCH	MULCH	---
SOD/SEED				
SOD	17,647 SF	FESCUE: GARD'N WISE 'FES/BLUE MIXTURE'		---

LANDSCAPE PLAN

APPROVED 2/27/25 CK

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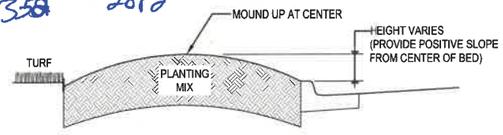
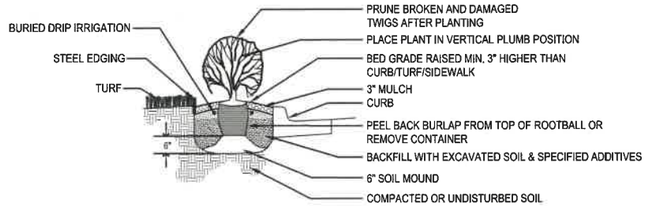


TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 450'. AVERAGE DEPTH OF LOT = 198'

SQUARE FOOTAGE FACTOR = 10 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = 450 x 10 = 4,500 SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 5,300 SQ. FT.

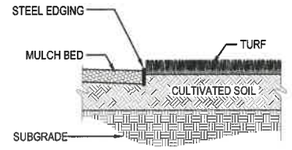
STREET YARD TREES REQUIRED = 4,500/500 = 9 TREES

TREES PROVIDED = 7 TREES, 6 ORNAMENTAL (3)=10 TREES

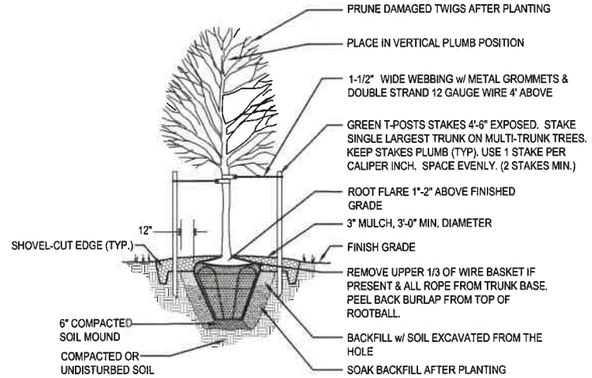
PARKING STALLS PROVIDED = 123 STALLS

PARKING LOT TREES REQUIRED = 123/20 = 7 TREES

PARKING LOT TREES PROVIDED = 8 SHADE TREES, 1 ORNAMENTAL TREES (0.5) = 8 TREES EQUIVALENT



BED EDGING AT TURF DETAIL
NOT TO SCALE



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE

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LANDSCAPE DETAILS

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