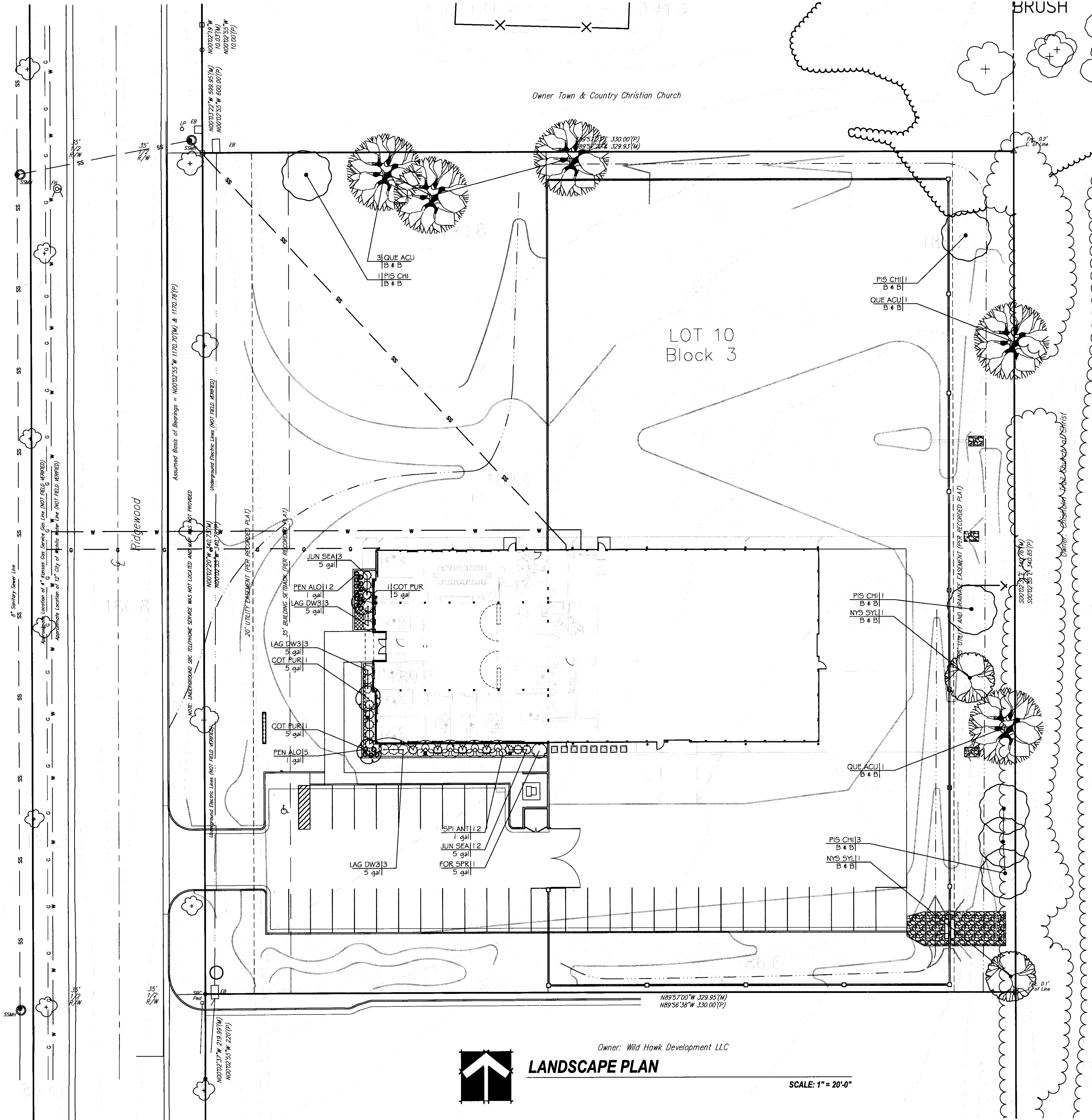




LANDSCAPE PLAN

SCALE: 1" = 20'-0"

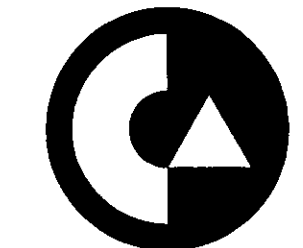
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE	DETAIL
	COT PUR 3	3	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Palo Tree	5 gal	2.5" Cal	4'-5' Ht / 10' Sp	DETAIL
	NYS SYL 2	2	Nyssa sylvatica	Sour Gum	B & B	2" Cal	10' Ht / 10' Sp	DETAIL
	PIS CHI 6	6	Pistacia chinensis	Chinese Pistache	B & B	2" Cal	8'-10' / 10' Sp	DETAIL
	QUE ACU 5	5	Quercus acutissima	Sawtooth Oak	B & B	2" Cal	8'-10' / 10' Sp	DETAIL
	FOR SPR 1	1	Forsythia intermedia 'Spring Glory'	COMMON	5 gal	2" Cal	8'-10' / 10' Sp	DETAIL
	JUN SEA 15	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal	2" Cal	8'-10' / 10' Sp	DETAIL
	LAG DW3 9	9	Lagerstroemia indica 'Dwarf Red'	Dwarf Red Crape myrtle	5 gal	2" Cal	8'-10' / 10' Sp	DETAIL
	SPI ANT 12	12	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	1 gal	2" Cal	8'-10' / 10' Sp	DETAIL
	PEN ALO 17	17	Pennisetum alopecuroides 'Himein'	Himein Dwarf Fountain Grass	1 gal	2" Cal	8'-10' / 10' Sp	DETAIL
	GRASS 55	55	COMMON	COMMON	COMMON	COMMON	COMMON	COMMON
	LIR CRE 68	68	Liriodendron tulipifera	Creeping Lily Turf	4" pot @ 12" oc	4" pot @ 12" oc	4" pot @ 12" oc	DETAIL
	BUC DAC 41,007 sf	41,007 sf	Buchloe dactyloides	Buffalo Grass	seed	seed	seed	DETAIL
	FESC BL 35,565 sf	35,565 sf	Festuca Blend	Fescue Blend	sod	sod	sod	DETAIL

LANDSCAPE CALCULATIONS

- LANDSCAPE BUFFERS: THIS PROPERTY HAS SINGLE FAMILY RESIDENTIAL ADJACENCIES TO THE EAST AND NORTH OF THE SITE, REQUIRING 1 SHADE TREE (OR TWO ORNAMENTAL TREES) PER 40 LINEAR FEET. BOTH PROPERTIES ARE CHURCHES.
 - EAST SIDE - THE SITE TO THE EAST IS LARGE ENOUGH FOR ADDITIONAL DEVELOPMENT AROUND THE CHURCH AND THERE HAS BEEN DEVELOPMENT INQUIRIES.
 - 340' OF FRONTAGE/1 TREE PER 40' = 8.5 = 9 TREES REQUIRED
 - 9 TREES PROVIDED
 - THE NORTH SIDE IS A SMALLER SITE, WITH A FENCED SEWAGE LAGOON BETWEEN THE CHURCH AND THIS PROPERTY.
 - 330' OF FRONTAGE/1 TREE PER 40' = 8.25 = 8 TREES REQUIRED
 - 4 TREES PROVIDED
- STREET YARD LANDSCAPE REQUIREMENTS: THE SITE IS NOT ON A MAJOR STREET OR ACROSS FROM RESIDENTIAL PROPERTIES/ZONING, THEREFORE NO REQUIRED STREET YARD LANDSCAPING.

BZA 2008-20 (DEFERRAL)
LANDSCAPE PLAN
APPROVED 12/2/08 BY [Signature]
SHEET 1062

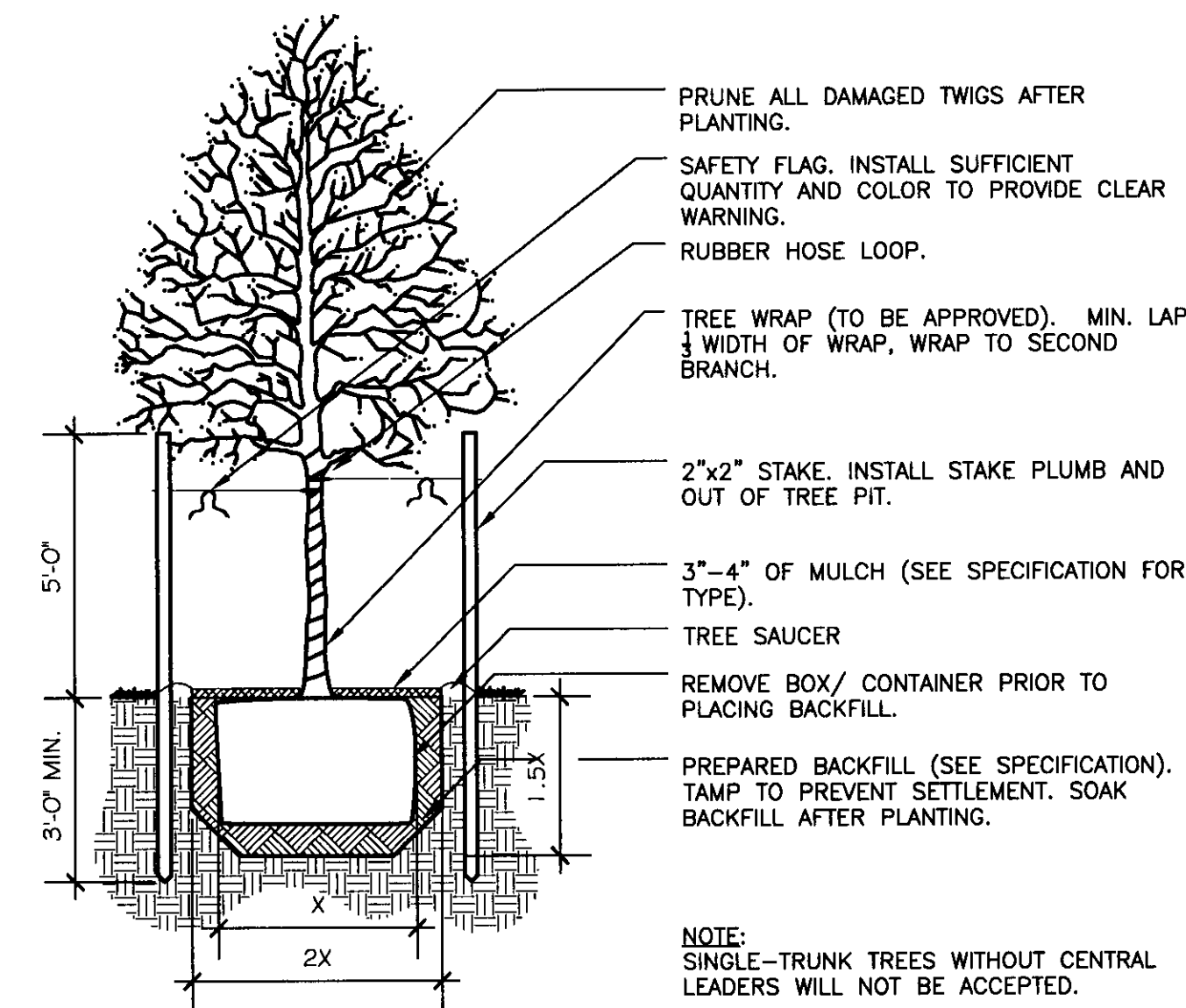


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3 Dec 2007 For Permit
22 Jan 2008 City Rev.

Landscape Plan

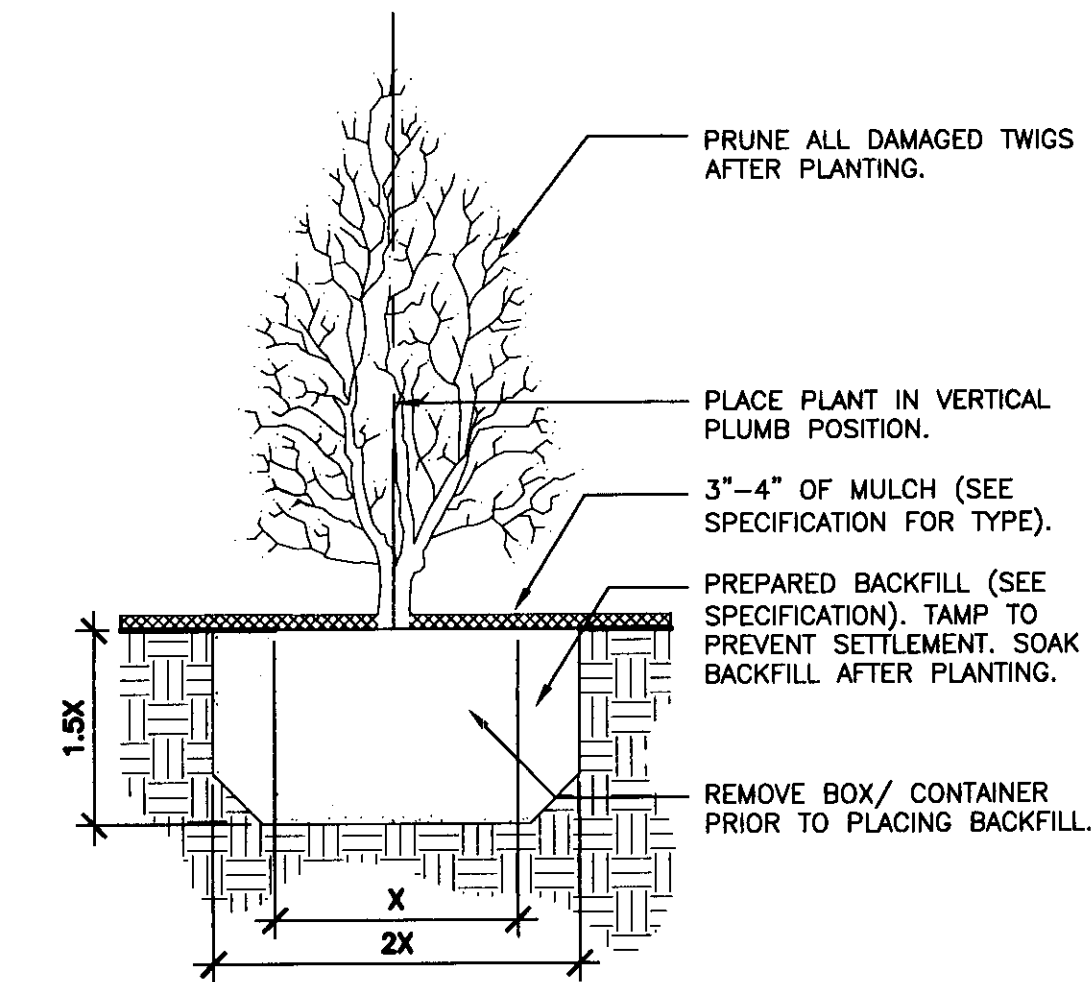
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Scale:1 Time: 17:00 Date: 11/12/2007 Drawing Name: 07-004_Rathbun Building_CA 07-004_LP1



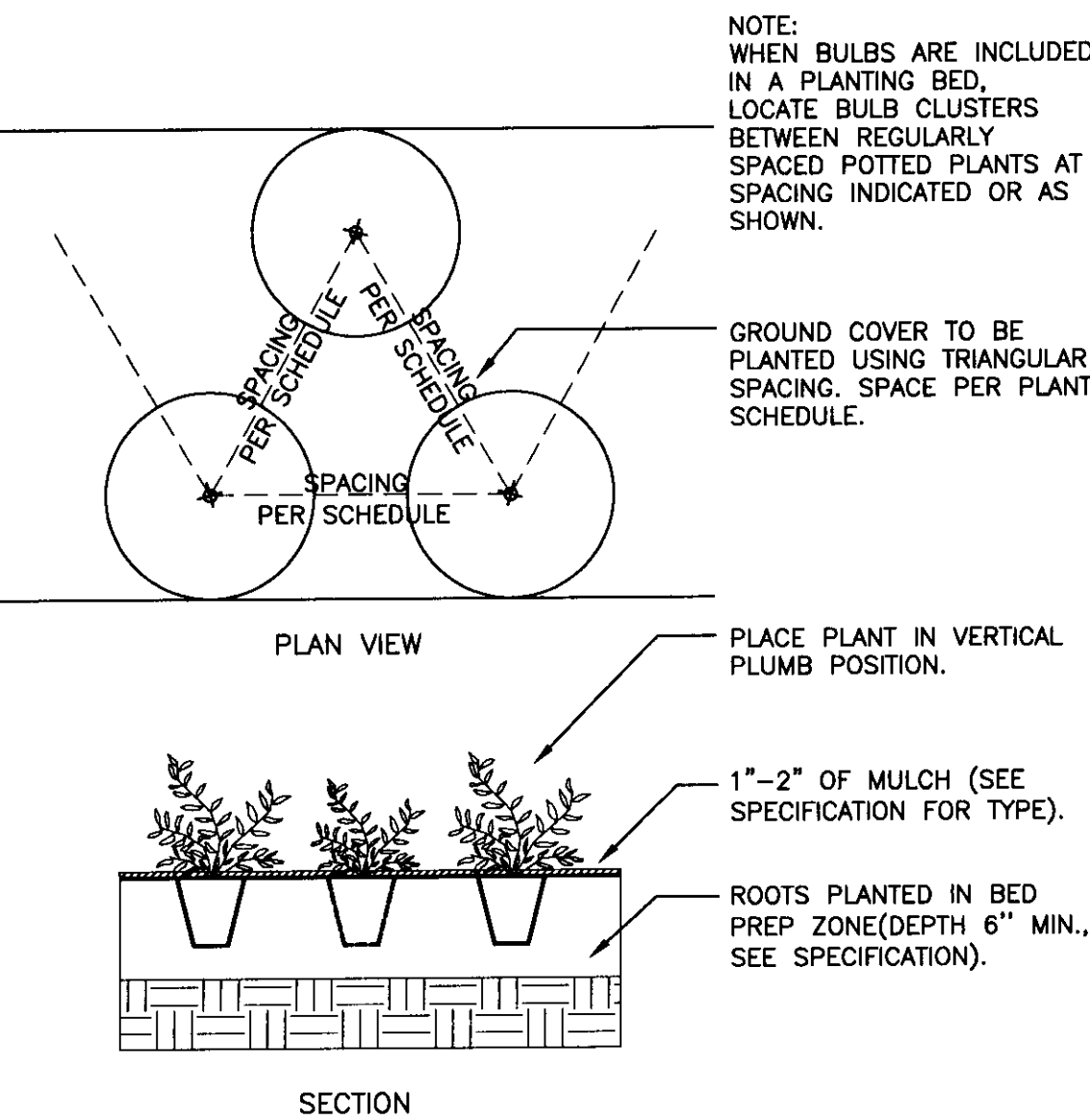
3 TREE PLANTING

NTS 32 9343.19-01



2 SHRUB PLANTING DETAIL

NOT TO SCALE 32 9333.13-04



1 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE 32 9313-01

GENERAL PLANTING NOTES

GENERAL

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.

SITE PREPARATION AND EARTHWORK

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE CALL CENTER AT (316) 687_2470. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. GENERAL CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
4. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
5. BERMS SHOWN ON PLAN ARE APPROXIMATE ONLY. SIZE AND HEIGHT OF BERMS WILL BE AFFECTED BY THE AMOUNT OF EXCESS OVERDIG FROM GRADING OPERATIONS. PURPOSE OF BERMS IS TO ELIMINATE THE HAUL OFF OF TOPSOIL FROM SITE. STOCKPILE GRADING OVERDIG IN BERM LOCATIONS AND PERFORM BACKFILLING AS REQUIRED AROUND SITE. SHAPE BERMS WITH REMAINING SOIL AS SHOWN ON PLAN OR AS DIRECTED BY ARCHITECT/LANDSCAPE ARCHITECT.

PLANTING PREPARATION

1. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 8". TILL COMPOST AND WELL_ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
2. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL_ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL_ROTTED MANURE.

PLANTING MATERIALS

1. ALL PLANT MATERIAL SHALL BE WELL_FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE_FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK."
2. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH_COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI_DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI_DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
3. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT_BOUND SHALL BE REJECTED.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND ANNUAL BEDS.
6. PLANT GROUNDCOVER WITHIN ONE FOOT (1') OF TRUNKS OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON_CENTER SPACING BETWEEN PLANTS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO_THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
8. SOD TYPE VARIES - SEE PLAN.
9. SEED TYPE VARIES - SEE PLAN. SOW AT RATE SPECIFIED BY SEED PRODUCER.
10. PLACE 3" - 4" OF MULCH IN ALL SHRUB BEDS, PLACE 1" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
11. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE_EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

RELATED ITEMS

1. EDGING: CONCRETE HEADERS SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SEE ARCHITECTURAL DRAWINGS.
2. WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS, EXCEPT GROUNDCOVER LOCATIONS.
3. WEED BARRIER FABRIC SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY DUON BY PHILLIPS 66. THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY MULCH.
4. MULCH: USE SHREDDED CYPRESS MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" - 3" ONLY.
5. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER WITH A SAMPLE OF MULCH(ES) FOR APPROVAL PRIOR TO INSTALLATION.

MAINTENANCE AND CLEAN-UP

1. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION.
2. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
3. FERTILIZE ALL PLANTS WITH 10_20_10 SLOW RELEASE COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. RE_ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
5. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

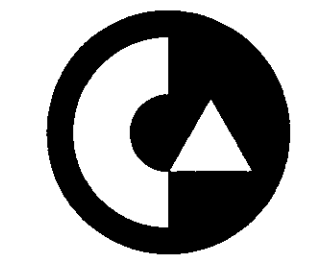
INSPECTION, WARRANTIES AND GUARANTEE

1. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
2. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
3. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
4. GUARANTEE TREES, SHRUBS, GROUNDCOVER, AND PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING APPLICABLE CODES AND REQUIREMENTS, OBTAINING PERMITS, AND COORDINATION WITH OTHER DISCIPLINES.
2. COVERAGE: 100% HEAD TO HEAD COVERAGE.
3. BUFFALOGRASS AREAS SHALL BE ZONED SEPARATELY FROM FESCUE TURF AREAS, AND SHRUB BEDS SHALL BE ZONED INDEPENDENTLY FROM TURF AREAS.
4. CONTROLLER SHALL BE A RAINBIRD ESP SERIES CONTROLLER.
5. WIRING SHALL BE 14ga MINIMUM, 600 VOLT UL LISTED. SLIPES TO OCCUR ONLY WITHIN VALVE BOXES, WITH WATERPROOF SPLICE KITS.
6. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT, INCLUDING PLAN (HEAD AND EQUIPMENT LAYOUT, PIPING, COVERAGE ARCS, SLEEVE SIZES AND LOCATIONS, CONTROLLER AND RAIN/FREEZE SENSOR LOCATION, ETC.), WIRING DIAGRAM, EQUIPMENT CUT SHEETS, MSDA SHEETS AS APPLICABLE.
7. MINIMUM MAIN LINE SIZE IS 2". MINIMUM LATERAL LINE SIZE IS 3/4". MINIMUM SLEEVE SIZE IS 2" AND 2X THE SIZE OF THE PIPING/CONDUITS IT IS TO CARRY.

BZA 2008-20 (DEFERRAL)
LANDSCAPE PLAN
APPROVED 05-21-08 BY DR
SHEET 2 of 2



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DERBY KANSAS 67037
316 706 0991
07014 - SDS#07-004
3 Dec 2007 For Permit

Landscape Details
& Notes

LP2.1