

**AS BUILTS**  
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KEY	QTY.	COMMON NAME/ Botanical Name	STEM/LEAF	ROOT	SIZE	COMMENTS
QR	2	NORTHERN RED OAK	Quercus rubra	5"	6.68'	MEASURED 4' FROM GROUND
QR	2	NORTHERN RED OAK	Quercus rubra	5"	6.68'	MEASURED 4' FROM GROUND
AW	27	ANTHONY WATERER SPINA	Spirea x bromeliada 'Anthony Waterer'	5 GAL.	-	MIN. 18" IN HEIGHT
JCS	13	SEAGREEN JUNBER	Jasminum obtusifolium 'SEAGREEN'	5 GAL.	-	MIN. 18" IN HEIGHT

**LANDSCAPE DETAILS**  
D###: Detail sheets indicated by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.  
S031: TREE PLANTING DETAIL  
S032: SHRUB PLANTING DETAIL

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- LANDSCAPE PROPOSED FEATURES**
- BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - CONCRETE CURB AND GUTTER
  - STORM DRAIN (SEE GRADING PLAN FOR SIZE)
  - SANITARY SEWER SERVICE
  - WATER SERVICE
  - UNDERGROUND ELECTRIC SERVICE
  - UNDERGROUND TELEPHONE SERVICE
  - OVERHEAD ELECTRIC SERVICE
  - OVERHEAD TELEPHONE SERVICE
  - FIBER OPTIC CABLE SERVICE
  - CAS SERVICE
  - DROP INLETS (SEE GRADING PLAN FOR TYPE)
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT WITH GUARD POSTS
  - UTILITY POLE
  - WATER LINE TEE, BEND, VALVE, AND PLUG
- SODDED AREA (SEE GENERAL NOTES)  
 MULCHED AREA (SEE GENERAL NOTES)

**LANDSCAPE GENERAL NOTES:**

NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAI/UDS DISCREPANCIES PRIOR TO ANY PLANTING.

LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCURRED BY BUILDING STRUCTURES, OR FINISH SHALL BE GRADED SHADY AND FIRM TO A FINISH OF TOPSOIL. AFTER, IF NECESSARY, THE AREA SHALL BE RESEED, SOIL ENRICHED, WATERED AND MAINTAINED UNTIL HEAVY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. SEE SEEDING SPECI BELOW. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT AN ADDITIONAL COST TO THE OWNER.

**TOPSOIL APPLICATION:**  
PREPARE THE SUB GRADE BY DISK, HARROW, DRAG OR HAND BARE TO A DEPTH OF 3" TO PRODUCE BOND FOR TOPSOIL. BEFORE PLACING TOPSOIL, MAKE SURE TO REMOVE ALL DEBRIS AND ROCKS. TOPSOIL SHALL BE PLACED TO FORM A LAYER WITH MIN. DEPTH OF 4" IN LAWN AREAS AND 2" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED SO THAT AFTER FINAL SETTLEMENT THERE WILL BE GOOD DRAINAGE.

TOPSOIL SHALL POSSESS THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH OF PINE, OAK, AND OTHER DESIRED TREES. TOPSOIL SHALL BE TESTED FOR PH, NITROGEN, PHOSPHORUS, POTASH, AND ORGANIC MATTER. TOPSOIL SHALL BE TESTED FOR PH, NITROGEN, PHOSPHORUS, POTASH, AND ORGANIC MATTER. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS (SEE DETAIL SHEETS)

NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.

ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERS BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE AS APPROVED BY CONSTRUCTION.

ALL PLANTED AREAS SHALL RECEIVE A 1" TO 3" DEEP SOFT MULCH (MULCH) TO BE APPLIED BY PROJECT MANAGER. MULCH TO BE USED AS A 3" DEEP SOFT MULCH (MULCH) TO BE APPLIED BY PROJECT MANAGER. MULCH TO BE USED AS A 3" DEEP SOFT MULCH (MULCH) TO BE APPLIED BY PROJECT MANAGER.

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.

**SEEDING SPECIFICATIONS:**

ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, INCLUDING BOOTH-OF-WAYS, SHALL BE SEED.

THE SEEDING PROCESS SHALL INCLUDE IN ORDER:  
1. FURNISH TOPSOIL  
2. PREPARE SEEDS  
3. SEED AND MAINTAIN AREA AS REQUIRED.

**SEED BED PREPARATION:**  
SOIL SCAMP, BARE AND LEVEL GRADE AS NECESSARY TO OBTAIN TRUE EVEN LAWN SURFACES. LOOSEN SOIL TO A DEPTH OF 6" IN LAWN AREAS BY APPROVED METHOD OF SCAMPING AND GRADE TO REMOVE ROCKS AND IMPROPERLY BOUND STONES AND FOREIGN MATTER OVER 3/4" IN DIA. FROM THE TOP 2" OF SOIL. FLAT LAWN AREAS TO APPROXIMATE FINISHED GRADES.

GRASS AND SOODED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THROUGHOUT WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1000 SQ. FT. FURNISHED TO THE TOP 2" OF SEEDS.

SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER.

SEEDING SHALL BE DONE IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOIL SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.M.A. CRITERIA. SOIL IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.

THE FOLLOWING ARE SEEDING RATES FOR SPECIFIC TURF GRASSES AND FERTILIZERS APPLIED PER ACRE:  
BENTONITE-BLUEGRASS: 44 LBS. ANNUAL BLEGRASS: 302 LBS. PERMANENT BLEGRASS: 302 LBS. TALL FESCUE: 202 LBS. BAHIA GRASS: 352 LBS. COMMON BERBERMUDA GRASS: 60 LBS. BIRD'S FOOT TROUSERS: 102 LBS. ACRIFOLIA LIMEGRASS: 4000 LBS.

WHILE GRASS SEEDS SHALL BE APPLIED OVER SEEDS AS MUCH AS 100% GRASS SEEDS SHALL BE APPLIED IN THE SEEDS AREA IF PROPER APPLICATION IS ACHIEVED. THE COVERAGE OF SEEDS SHALL BE PERMISSIBLE AT UNIFORM COVERAGE IS EXPECTED. STRAW SHALL BE APPLIED AT A MINIMUM OF 4000 LB. PER ACRE.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PREPARED SLOPES AND FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

**SEEDING ON SLOPES:**  
INTERSEED WITH GRASS SEED ON SLOPES GREATER THAN 2% IN SEEDING SPEC FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPANIED IMMEDIATELY BY SOIL STABILIZATION. HYDROSEEDING SHALL CONTAIN CELLULOSE MARCH APPLIED AT A RATE OF 2000 LBS./ACRE WITH A MAXIMUM OF 100 LB. 100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER SEEDING, 2) FERTILIZER ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SEEDS, SOIL OR GRASS, SHALL BE COVERED WITH "CURB" BLANKETS. SEE SPECIFICATIONS FOR SEED STABILIZATION REQUIREMENTS.

**STREET FRONT YARD REQUIREMENTS:**  
142.50 LINEAL FT. OF N. MAIZE ROAD  
X 10 SQ. FT. FACTOR FROM TABLE 2.1  
1425 SQ. FOOTAGE OF LANDSCAPED FRONT YARD REQUIRED

115.65 SF  
962.35 SF  
152.16 SF  
1230.16 SF PROVIDED

THE SQUARE FOOTAGE OF LANDSCAPED STREET YARD MAY BE REDUCED BY 20% IF THE MINIMUM PLANTING SIZES OF PLANT MATERIALS IS INCREASED BY 100% OR MORE.

1425 SF (REQUIRED) X 20% = 284 SF  
1425 SF - 284 SF = 1141 SF (REQUIRED)  
1230.16 SF (PROVIDED)

PLANT MATERIAL REQUIRED INCREASED BY 100%

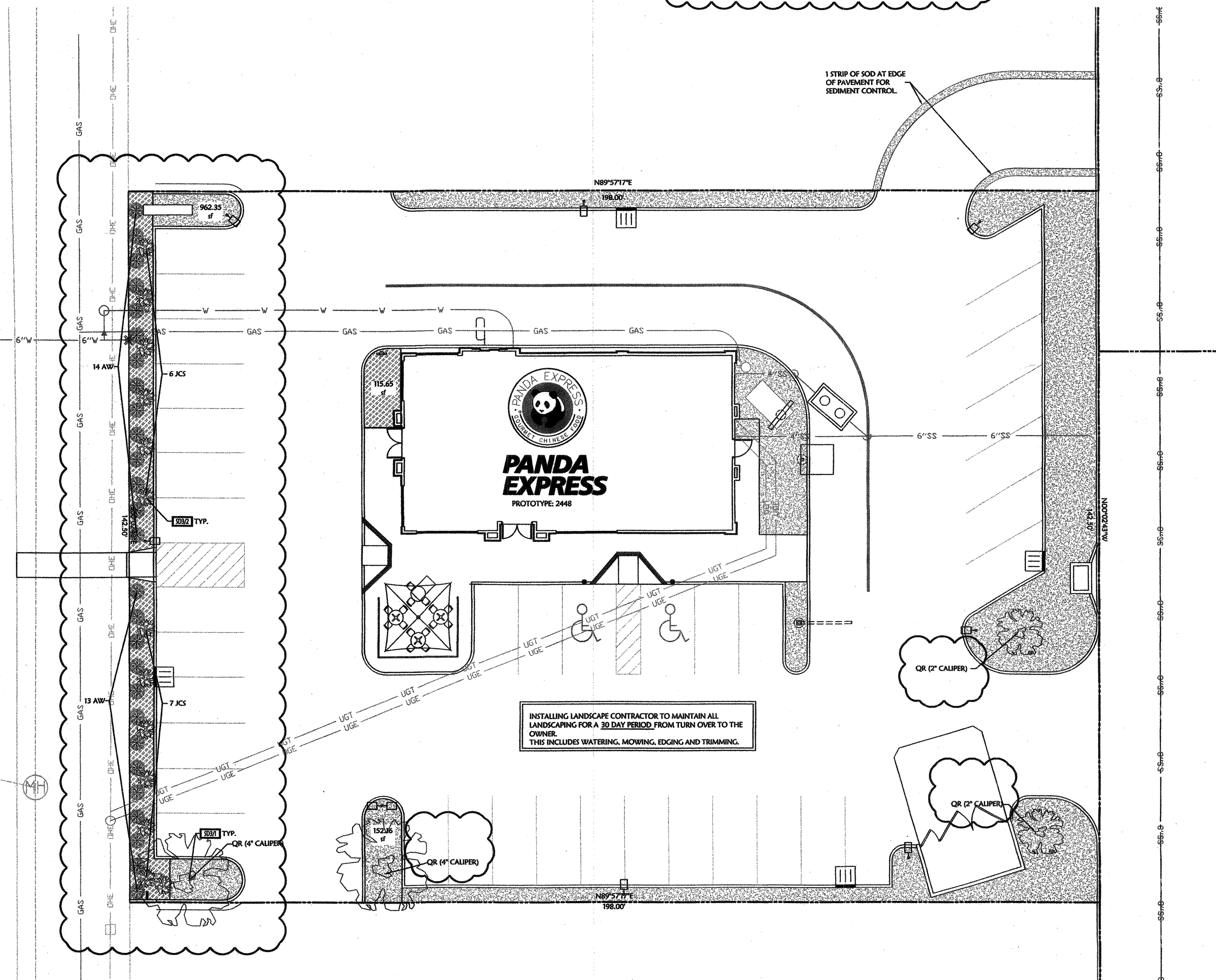
**STREET TREE REQUIREMENTS:**  
REQUIRED: 1 TREE PER 500 SF OF STREET YARD REQUIRED = 1420 / 500 = 2.84 TREES  
REQUIRED: 3 SHADE TREES

YOU MAY SUBSTITUTE 10 SHRUBS FOR 1 SHADE TREE OR 5 SHRUBS FOR 1 ORNAMENTAL TREE AS LONG AS YOU DON'T SUBSTITUTE MORE THAN 1/3 OF REQUIREMENTS. 10 SHRUBS HAVE BEEN SUBSTITUTED FOR 1 SHADE TREE  
PROVIDED: 2 SHADE TREES AND 10 SHRUBS (INCREASED IN SIZE BY 100%)

**PARKING LOT TREE REQUIREMENTS:**  
1 TREE PER 20 PARKING STALLS  
33 PARKING STALLS  
3820 = 1.9 SHADE TREES REQUIRED  
2 SHADE TREES PROVIDED

ALL TREES PLANTED IN THE LANDSCAPED PLANTING AREAS SHALL BE SITUATED A MINIMUM OF THREE (3) FEET FROM ANY CURB. ALL COMPACTED SOIL AND ROLL SPLIT WITHIN THE AREA TO BE LANDSCAPED SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET AND SHALL BE BACKFILLED WITH TOPSOIL.

MAIZE ROAD N.



INSTALLING LANDSCAPE CONTRACTOR TO MAINTAIN ALL LANDSCAPING FOR A 30 DAY PERIOD FROM TURN OVER TO THE OWNER. THIS INCLUDES WATERING, MOWING, EDGING AND TRIMMING.

DATE: 12/20/10  
RESPONSE TO BUILDING DEPT. COMMENTS: 07/04/11  
RESPONSE TO DONNA GONTRY COMMENTS:

DESCRIPTION: LANDSCAPE PLAN  
A NEW RESTAURANT FOR:  
PANDA EXPRESS  
W. CENTRAL PARK ST. AND MAIZE ROAD N. WICHITA, KS

DRAWN BY: EDH  
APPV. BY: SPM  
DWG. NAME: 10-0992PPE  
DATE: 10/25/10  
JOB NO: 10-0992  
SHEET NO: C-6

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