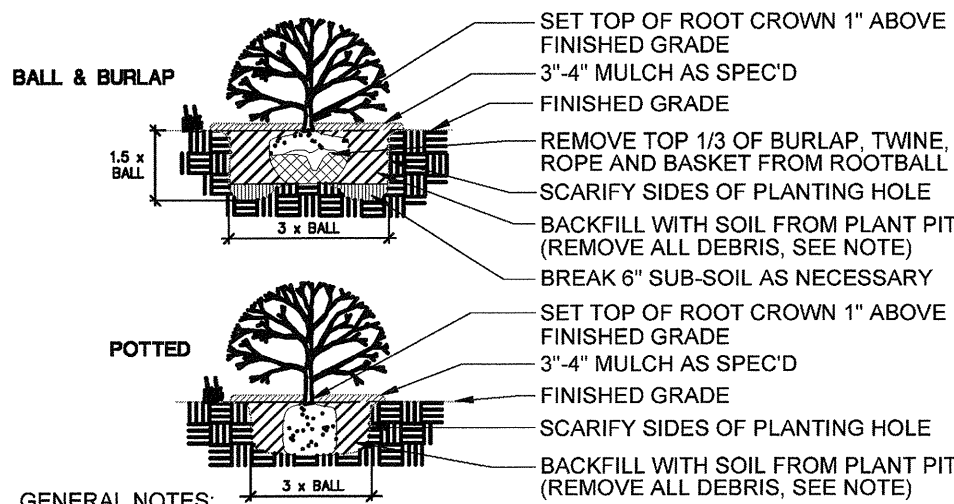


LOW USE IRRIGATION SYSTEM:

1. PROVIDE LAWN IRRIGATION SYSTEM CONSISTING OF MINI JETS, MISTERS, POP-UP RISERS, ADJUSTABLE BUBBLERS, ADJUSTABLE SPRAYERS, DRIPPER NOZZLES (EMITTERS), BACKFLOW PREVENTERS, AUTOMATIC CONTROL VALVES, TIMER, CONTROLLERS AND ALL RELATED ACCESSORIES FOR THE AREAS INDICATED ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
2. LAWN IRRIGATION CONTRACTOR SHALL PAY ALL ONE-TIME FEES AND CHARGES RELATED TO THIS WORK, INCLUDING WATER SUPPLY AND METERING.
3. COORDINATE WITH THE WATER COMPANY AS REQUIRED FOR SERVICE ARRANGEMENTS.
4. LAWN IRRIGATION CONTRACTOR SHALL PROVIDE ALL WORK, INCLUDING ALL POWER AND CONTROL WIRING, TESTING, ADJUSTING, AND START-UP AS REQUIRED FOR A COMPLETE, PROPERLY FUNCTIONING SYSTEM.
5. AFTER ALL SPRINKLER HEADS AND PLANTINGS ARE INSTALLED, ADJUST SYSTEM FOR OPTIMUM COVERAGE AND COORDINATION WITH PLANTINGS. ADJUST ALL VALVES, ALIGNMENTS, AND COVERGE FOR OPTIMUM PERFORMANCE FOR FINAL APPROVAL BY THE OWNER'S REPRESENTATIVE.
6. LAWN IRRIGATION CONTRACTOR SHALL RECOMMEND AND SET THE PROGRAM ON THE CONTROLLER, PROVIDE THOROUGH, DETAILED OPERATING INSTRUCTIONS FOR THIS SPECIFIC SYSTEM, AND GIVE VERBAL OPERATING INSTRUCTIONS TO THE OWNER'S OPERATING PERSONNEL.
7. LAWN IRRIGATION CONTRACTOR SHALL PROVIDE LAYOUT AND SHOP DRAWINGS FOR APPROVAL BY STATE AND LOCAL BUILDING OFFICIALS AND/OR OTHER AGENCIES. LAWN IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS RELATED TO THIS WORK AND SUBMIT COPIES OF SAME FOR THE OWNER'S RECORDS.

PLANTING SCHEDULE					
TYPE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MISC. NOTES
SHRUBS	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#5 CONT.	AS SHOWN	B&B ACCEPTABLE
	NANDINA DOMESTICA	HEAVENLY BAMBOO	#5 CONT.	AS SHOWN	B&B ACCEPTABLE
	SPIRAEA x BUMALDA 'ANTHONY WATERER'	RED SPIREA	#3 CONT.	AS SHOWN	B&B ACCEPTABLE
MULCH	DOUBLE SHREDDED BARK MULCH - FROM LOCAL SOURCES (FREE OF DELETERIOUS MATERIALS)				



PLANTING DTL.: SHRUBS

PLANTING SPECIFICATIONS AND GENERAL NOTES:

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOLD OR SPHAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GROUNDCOVER TO WITHIN 12" OF TREES OR SHRUBS. REMOVE ALL STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOLD OR SPHAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL USED SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: CRUSHED VOLCANIC CINDERS - COLOR TO BE REDDISH BLACK BLEND. MULCH ALL PLANTINGS TO A 3'-4" DEPTH.
5. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY GORDON OR APPROVED EQUAL. SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
6. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
7. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIALS THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL (25% + DEAD) IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED, EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES SHALL THE SIDEWALKS BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
11. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
12. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

PLANTING NOTES

SCALE: N.T.S.

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

SPECIALTY NOTES

SCALE: N.T.S.

LANDSCAPE MAINTENANCE NOTES:

CHECK ALL PLANTINGS FOR DISEASE OR INSECT PROBLEMS. APPLY APPROPRIATE CONTROL WHERE NECESSARY FOLLOWING ALL APPLICATION DIRECTIONS AND PRECAUTIONS.

REPLACE ALL PLANT MATERIALS WHICH APPEAR TO BE SICKLY, DAMAGED OR MISSHAPEN IN FORM.

FERTILIZE ALL BEDS WITH A 12:1 RATIO (ANALYSIS 5:10:5) AT A RATE OF 10-15 POUNDS PER 1000 SQUARE FEET. FERTILIZE ALL ESTABLISHED TURF AREAS AS WELL. DO NOT FERTILIZE NEWLY SEEDED TURF AREAS EXCEPT WITH A QUALITY STARTER FERTILIZER.

PATCH AND REPAIR ALL TURF AREAS WHERE REQUIRED WITH MATCHING SEED AND A STARTER FERTILIZER. APPLY BROAD-LEAF-WEED HERBICIDE TO ESTABLISHED TURF AREAS ONLY. FOLLOW HERBICIDE APPLICATION DIRECTIONS. DO NOT ALLOW HERBICIDE TO DRIFT ONTO SHRUB BEDS OR NEIGHBORING PLANTINGS. IF TURF DISEASES ARE PRESENT, APPLY FUNGICIDE. AERATE ALL TURF AREAS. REMOVE THATCH FROM ALL BERMUDA AND ZOYSIA AREAS.

LANDSCAPE SPECIALTY NOTES:

1. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.

B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK. ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.

C. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

CALL 811 BEFORE YOU DIG

CONTRACTOR TO HAVE ALL UTILITIES LOCATED AND MARKED BEFORE ANY WORK ON SITE SHALL COMMENCE. MISSOURI ONE CALL: (811)

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	Owner Review	05/12/20
2	Owner Review	06/04/20

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
CERTIFICATE OF AUTHORITY
#000329 12/31/21



PROFESSIONAL OF RECORD

Mark A. Maurer
License #PLA-2016002018
Exp. Date: 12/31/20

Drawn By/Checked By: MAM/MSD

Project Number 320488

Permit Date 06-17-20

LANDSCAPE PLAN

L100

Starbucks & Medical Office

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LEE'S SUMMIT, MO 64802

MIDLAND
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