



LANDSCAPE PLAN
SCALE 1" = 80'

PLANTING LEGEND

QUANTITIES ARE FOR OVERALL SITE

TREES	QTS.	SCIENTIFIC NAME / COMMON NAME
12	ABIES CONCOLOR / WHITE FIR	6' HIGH, BAB, FULL TREES, WELL BRANCHED TO GROUND
8	ACER RUBRUM 'MAGNIFICENT MAGENTA' / BURGUNDY BELLE MAPLE	2" CAL. BAB, WELL BRANCHED, LIMBED TO 6'
19	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CAL. BAB, WELL BRANCHED, LIMBED TO 6'
18	CORNUS KOUSA 'GOLD STAR' / GOLD STAR DOGWOOD	6' HIGH, BAB, FULL TREES, 3 STEMS MIN. AT BASE
46	NYSSA SYLVATICA / BLACK TUPELO	2" CAL. BAB, WELL BRANCHED, LIMBED TO 6'
9	MAGNOLIA STELLATA 'ROSEA' / PINK STAR MAGNOLIA	2" CAL. BAB, WELL BRANCHED, LIMBED TO 6'
14	PICEA OMORICA 'BRUNUS' - BRUNS SERBIAN SPRUCE	6' BAB, FULL TREES, BRANCHED TO GROUND
6	ULMUS PARVIFOLIA / LACERBARK ELM	2" CAL. BAB, WELL BRANCHED, LIMBED TO 6'
SHRUBS		
350	ABELIA X GRANDIFLORA / GLOSSY ABELIA	2 GAL. CONT., FULL PLANTS, 5' O.C.
324	AZALEA X 'KAREW' KAREN AZALEA	2 GAL. CONT., FULL PLANTS, 4' O.C.
35	ILEX X 'MESERVEAE' 'BLUE PRINCESS' / BLUE PRINCESS HOLLY	2 GAL. CONT., FULL PLANTS, 10' O.C.
780	NANDINA DOMESTICA 'MOYERS RED' / MOYERS RED HEAVENLY BAMBOO	2 GAL. CONT., FULL PLANTS, 3' O.C.
36	SPIRAEA X 'BUNALDA' 'GOLDPLAME' / GOLDPLAME SPIREA	2 GAL. CONT., FULL PLANTS, 3' O.C.
20	VIBURNUM X 'RHYTIDOPHYLLOIDES' 'ALLEGHANY' / ALLEGHANY VIBURNUM	2 GAL. CONT., FULL PLANTS, 10' O.C.
ORNAMENTAL GRASSES		
147	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER / KARL FOERSTER FEATHER REED GRASS	2 GAL. CONT., FULL PLANTS, 3' O.C.
115	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	2 GAL. CONT., FULL PLANTS, 8' O.C.
345	YUCCA GLAUCA / SMALL SOAPWEED	2 GAL. CONT., FULL PLANTS, 8' O.C.
GROUND COVER		
	ARCTOSTAPHYLOS UVA-URSI / KINKINICK	4 INCH POT, FULL PLANTS, 34" O.C.
	ROSA X 'NOARE' - SCARLET FLOWER CARPET ROSE	1 GAL. CONT., FULL PLANTS, 24" O.C.
	VINCA MINOR / DWARF PERIWINKLE	1 GAL. CONT., FULL PLANTS, 24" O.C.
SEEDING		
	FIELDGRASS (NOT IRRIGATED)	
	LAWN SEEDING (IRRIGATED)	
	SEE NOTES FOR SPECIFICATIONS	
ANNUALS/PERENNIALS		
	ANNUALS / PERENNIALS (MAY NIGHT SALVIA, STELLA DORO DAYLILY)	
	EXISTING LANDSCAPE TO BE RETAINED	

- NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TOPEKA STANDARDS.
 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TOPEKA STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
 - MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
 - CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
 - CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
 - CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
 - ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
 - ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND PLANS IN WATER QUALITY FACILITIES FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE POINT SUMMARY

DEVELOPED AREA		= 985,218 SF
BASE POINTS REQUIRED		
33 (10,000SF) + 3,251 (975,218SF/300SF)		= 3,284
PARKING LOT POINTS REQUIRED		
1.5 X 400		= 600
LOADING AREA POINTS REQUIRED		
1 X 66,347SF/600SF		= 111
TOTAL POINTS REQUIRED		
3,284 + 600 + 111		= 3,995
TOTAL POINT OBTAINED		
LARGE TREE 11 X 68	=	748
MEDIUM TREE 8 X 19	=	152
UNDERSTORY(MULTIPLE TRUNK) 5 X 18	=	90
CONIFEROUS TREE 8 X 26	=	208
SHRUBS 1 X 1,434	=	1,434
ORNAMENTAL GRASS 1 X 607	=	607
GROUND COVER 0.25 X 61,000 SF	=	15,250
LANDSCAPE BERM 1 X 28,500 SF / 10 SF	=	2,850
TOTAL	=	21,339
RESIDENTIAL BUFFER YARD REQUIRED	=	YES
PARKING LOT BUFFER REQUIRED	=	YES



PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION

ISSUED DATE	1 STEEL BID PACKAGE #1-PRODUCTION BUILDING	12.16.16
	2 BID PACKAGE #2: EXCAVATION	1.10.17
	3 BID PACKAGE #3: UNDERGROUND PLUMBING	1.11.17
	4 BID PACKAGE #4: CONCRETE	1.16.17
	5 SITE PLAN REVIEW	1.16.17

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LANDSCAPE PLAN

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