

# LPS DISTRICT OFFICE LANDSCAPE PLAN

B-5 ZONING

## LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL RAISED AND ISLAND LANDSCAPE BEDS TO RECEIVE A MINIMUM OF 4" OF PLANTING SOIL. REF SPEC SECTION 02900.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL PROJECT ACCEPTANCE.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD ONE COMPLETE GROWING SEASON. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS FREE OF CHARGE. REF. SPEC SECTION 02900.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH A MINIMUM DEPTH OF FOUR INCHES. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

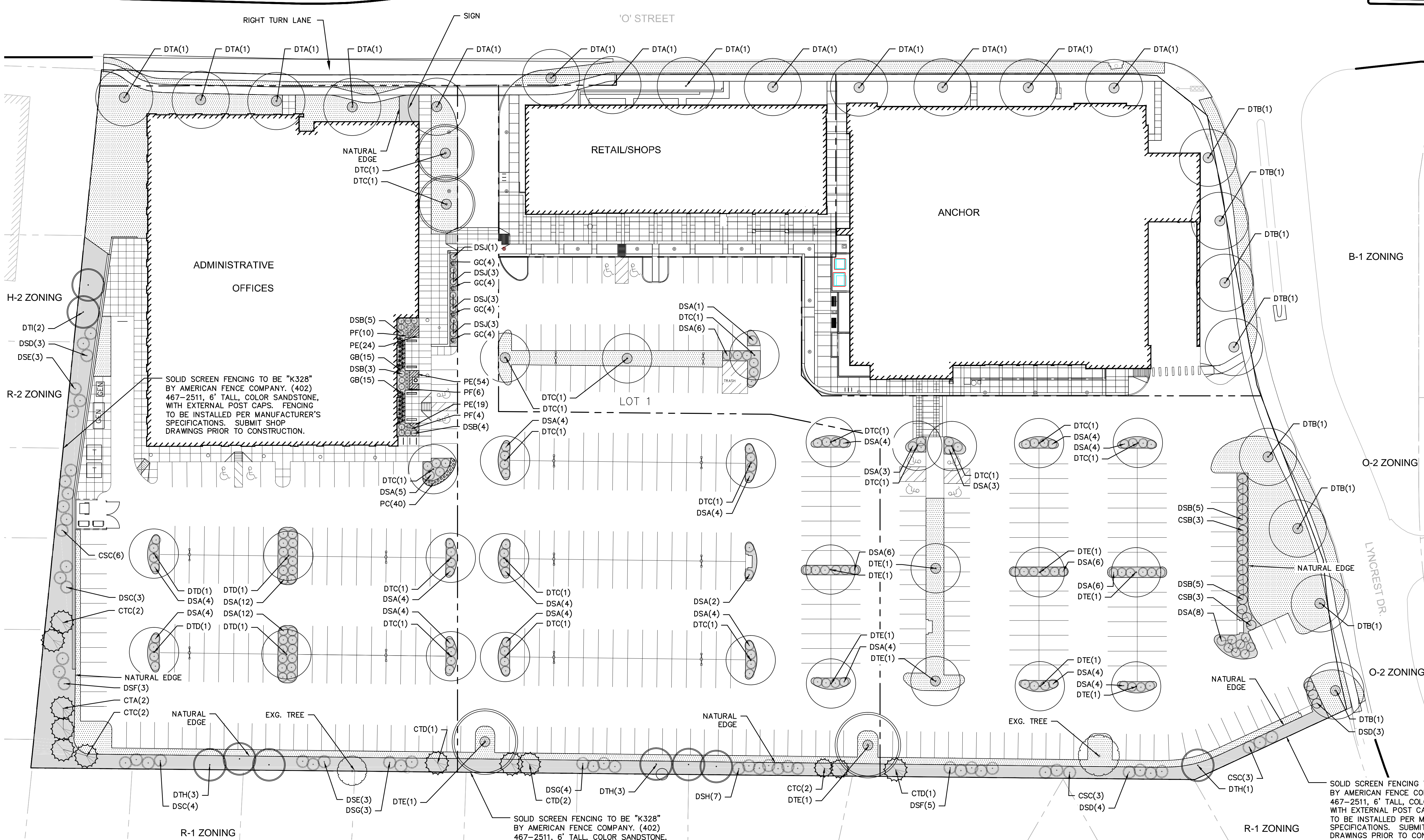
NOTE:  
DIAL BEFORE YOU DIG. CALL  
1-800-331-5666 FOR LOCATION OF  
UNDERGROUND TELEPHONE, ELECTRIC,  
GAS MAINS, CABLE TELEVISION AND  
CITY UTILITIES.

## UTILITY CONTACTS

LINCOLN WASTE WATER - (402)441-7711  
LINCOLN ELECTRIC SYSTEM - (402)467-7623  
BLACK HILLS ENERGY - (402)437-1715  
WINDSTREAM COMMUNICATIONS - (402)436-5691  
TIME WARNER - (402)421-0330  
LINCOLN WATER SYSTEM - (402)441-7571

## LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC BOX
- FLAG POLE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- SATELLITE DISH
- SPRINKLER CONTROL VALVE
- WATER VALVE
- CENTER LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- TEMPORARY FENCE
- OVERHEAD POWER
- BUILDING PAD LIMITS
- PERENNIAL PLANT
- ORNAMENTAL GRASS
- CODE REQUIRED SHRUB
- AESTHETIC SHRUB
- EXISTING TREE
- AESTHETIC DECIDUOUS TREE
- AESTHETIC CONIFEROUS TREE
- CODE REQUIRED TREES
- HARDWOOD MULCH
- SOD BLEND (90% TURF TYPE TALL FESCUE, 10% KENTUCKY BLUE GRASS BLEND)
- VINCA MINOR (PLANT 8" O.C.)
- EVENING PRIMROSE (PLANT 18" O.C.)
- BUILDING OUTLINE



## LANDSCAPE CALCULATIONS

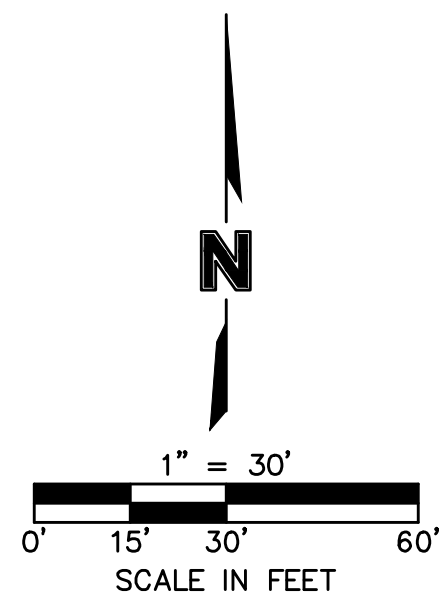
LEGAL DESCRIPTION: L.P.S. DISTRICT OFFICE ADDITION LOTS 1, 2, & 3 AND OUTLOTS A & B (NW CORNER 28-10-7)	
ZONING: B-1 PUD	BUILDING AREA = APPROX. 108,000 SF.
STREET TREES REQUIREMENT	1 PER 40 L.F. = 21 TREES
STREET TREES PROVIDED	21 (SPECIES PER MASTER CITY TREE PLAN)
PARKING TREES REQUIREMENT	1 PER 6,00 S.F. = 28 TREES
PARKING TREES PROVIDED	28
PARKING SCREENING REQUIREMENT	90% @ 3' VERT. COVERAGE W/ 6' LANDSCAPE BUFFER
PARKING SCREENING PROVIDED	90% @ 3' VERT. COVERAGE W/ 6' LANDSCAPE BUFFER
ZONING SCREENING REQUIREMENT	60% @ 10' VERT. COVERAGE
ZONING SCREENING PROVIDED	60% @ 10' VERT. COVERAGE, FENCE AND LANDSCAPE

## SHRUBS AND TREES SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	HEIGHT @ MATURITY	SPREAD @ MATURITY	SPACING
DECIDUOUS SHRUBS						
DSA	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#3 CONT. 2.5'	5'	6'	REF. PLAN
DSB	ALFREDO COMPACT AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBUM 'ALFREDO'	#3 CONT. 5'	5'	4'	
DSC	BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	#3 CONT. 13'	10'	9'	
DSD	WESTERN SAND CHERRY	PRUNUS BESSEYI	#3 CONT. 6'	6'	5'	
DSE	SPICEBUSH	LINDERA BENZONIN	#3 CONT. 9'	9'	8'	
DSF	SEVEN SON FLOWER	HEPTACODIUM MICONOIDES	#3 CONT. 15'	10'	9'	
DSS	VERNAL WITCH HAZEL	HAMAMELIS VERNALIS	#3 CONT. 10'	10'	9'	
DSH	AMERICAN HAZELNUT	CORYLUS AMERICANA	#3 CONT. 8'	8'	7'	
DSJ	PANTEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PANTEE BUTTES'	#3 CONT. 1.5'	5'	4'	
CONIFEROUS SHRUBS						
CSB	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#3 CONT. 4'	6'	5'	
CSC	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	#3 CONT. 4'	8'	7'	
DECIDUOUS TREES						
DTA	AUTUMN BLAZE MAPLE	ACER X FREEMANNI 'JEFFERSRED'	1.5" B&B 50"	40"		REF. PLAN
DTB	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	1.5" B&B 30"	25"		REF. PLAN
DTC	FRONTIER ELM	ULMUS X 'FRONTIER'	1.5" B&B 40"	35"		REF. PLAN
DTD	CHICKAPIN OAK	QUERCUS MUEHLENBERGII	1.5" B&B 45"	45"		REF. PLAN
DTD	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	1.5" B&B 60"	50"		REF. PLAN
DTG	PAIRIE FIRE GRAB APPLE	MALUS 'PAIRIE FIRE'	1.5" B&B 20"	20"		REF. PLAN
DTH	TARTARIAN MAPLE	ACER TARTARICUM	1.5" B&B 20"	20"		REF. PLAN
DTI	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" B&B 15"	20"		REF. PLAN
CONIFEROUS TREES						
CTB	SERBIAN SPRUCE	PICEA OMORIKA	6"	50"	20"	20"
CTC	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6"	15"	10"	10"
CTD	VANDERWOLF'S LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6"	20"	15"	15"

## GRASSES AND PERENNIAL SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	HEIGHT @ MATURITY	SPREAD @ MATURITY	SPACING
GRASSES						
GB	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT. 2.5'	2'	2'	
GC	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'CARL FOERSTER'	#1 CONT. 3.5'	2'	2'	
PERENNIALS						
PC	EVENING PRIMROSE	GENOTHERA MISSOURIENSIS	#1 CONT. 1'	1.25'	1.5'	
PE	PERIWINKLE	VINCA MINOR	4" PLUG .5'	2"	0.67'	
PF	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	#1 CONT. 1.5'	2'	2'	



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LANDSCAPE PLAN

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**L100**