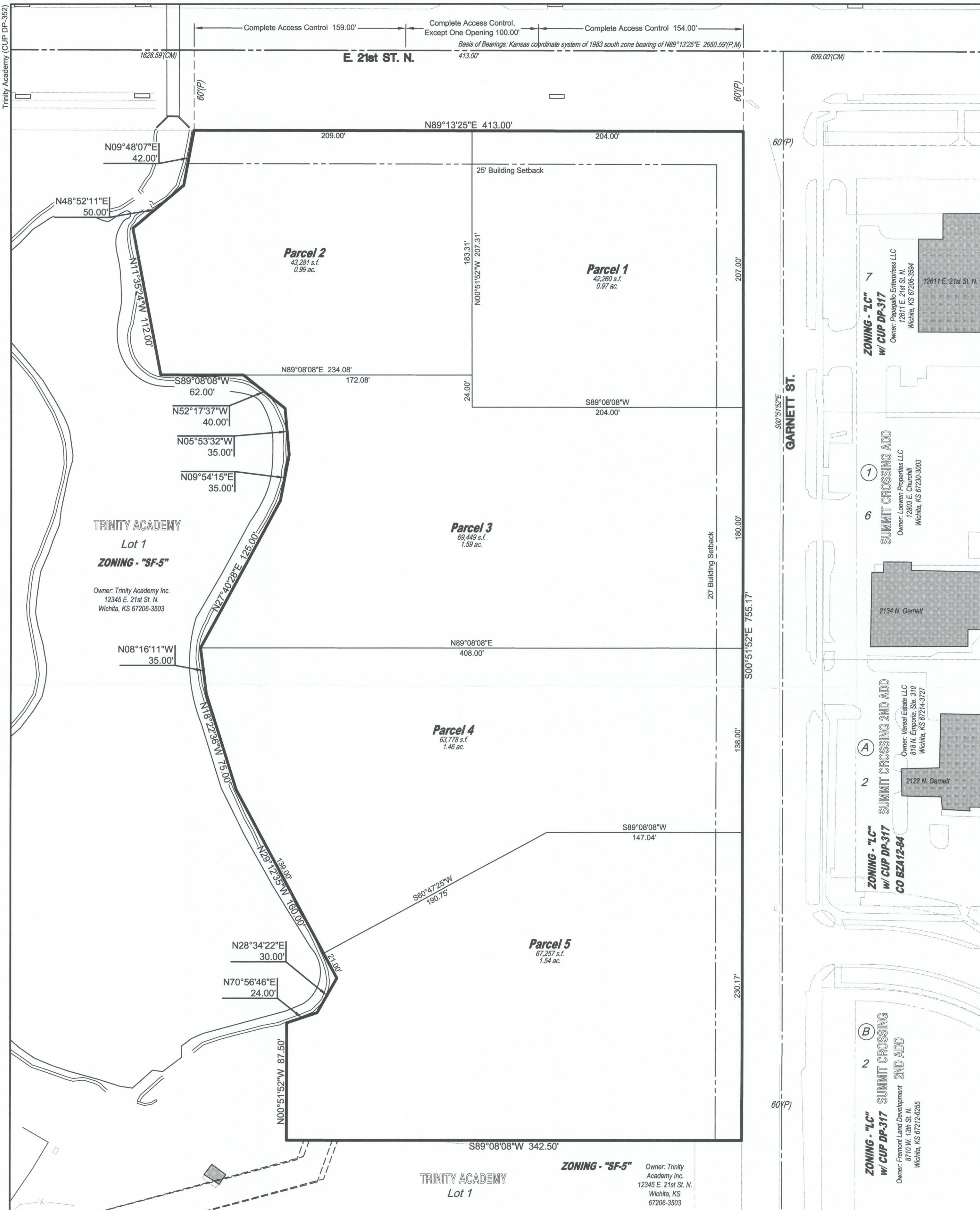




COMMUNITY UNIT PLAN DP-352

TRINITY ACADEMY

OWNER / DEVELOPER: Trinity Academy Inc., 12345 E. 21st St. North, Wichita, KS 67206-3503 316.262.6400

DEVELOPMENT GUIDELINES

General Provisions

- This development contains 286,025 square feet or 6.56 acres, more or less.
- Parcel Descriptions:

Parcel 1 Gross Area = 0.97 Ac. or 42,260 Sq. Ft. Maximum Height = 45 feet Maximum Coverage = 25% or 10,565 Sq. Ft. Max. Gross Floor Area = 25%	Parcel 2 Gross Area = 0.99 Ac. or 43,281 Sq. Ft. Maximum Height = 45 feet Maximum Coverage = 30% or 12,984 Sq. Ft. Max. Gross Floor Area = 35% or 15,148 Sq. Ft.	Parcel 3 Gross Area = 1.59 Ac. or 69,449 Sq. Ft. Maximum Height = 45 feet Maximum Coverage = 30% or 20,835 Sq. Ft. Max. Gross Floor Area = 35% or 24,307 Sq. Ft.	Parcel 4 Gross Area = 1.46 Ac. or 63,778 sq. ft. Maximum Height = 45 feet Maximum Coverage = 30% or 19,133 Sq. Ft. Max. Gross Floor Area = 35% or 22,322 Sq. Ft.	Parcel 5 Gross Area = 1.54 Ac. or 67,257 sq. ft. Maximum Height = 45 feet Maximum Coverage = 30% or 20,177 Sq. Ft. Max. Gross Floor Area = 40% or 26,903 Sq. Ft.
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- Land Uses:

The following uses are permitted for Parcels within the CUP:

A. All allowed uses permitted by right within the LC Limited Commercial Zoning District with the following **EXCEPTIONS**:
No Parcels within this CUP shall allow:
Single Family Residential; Duplex; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Night Club in the City; Tavern and Drinking Establishment; Pawn Shop; Recreational Vehicle Campground; Sexually Oriented Business in the City; Tattooing and Body Piercing Facility; Construction Sales and Service; Kennel - Hobby; Kennel - Boarding/Breeding/Training; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Agricultural Sales and Services.

B. Secondhand Store, as defined by the UZC, shall be permitted only as incidental and subordinate to the principal use.

C. The uses permitted by the CUP are only those uses permitted by right and not by conditional use unless specifically identified.

D. Parcel compatibility shall be managed by the developer with covenants, conditions, and restrictions.
- Architectural Controls: All buildings within the CUP shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. The predominant exterior building materials shall be non-metal unless approved by the Director of Planning.
- Landscaping for this site shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the CUP being developed shall be required prior to issuance of any occupancy permit if the required landscape has not been planted.

D. Failure to properly maintain the required landscaping shall be considered a violation of the CUP after the determination by the Director of Planning.
- Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; as well as the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and the amendments thereto, provided, however, the following:

B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.

C. All Parcels are allowed light poles up to 30 feet including the ground bases. This 30-foot height allowance shall be permitted within the north 100 feet of Parcels 1 and 2 were adjoining the existing place of worship land use and along the balance of Trinity property to the west.

D. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Screening for this site shall be required as follows:

A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.

B. Trash receptacles, loading docks, and loading areas shall be appropriately screened to reasonably hide them from ground level view with fencing and/or landscaping.

C. No screening walls are required on the subject property where abutting residential zoning classification due to the existing uses of places of worship and school and due to the compatibility of the use of this CUP.
- Building Setbacks are as shown hereon; 25 feet along 21st Street frontage and 20 feet along Garnett Street frontage, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.
- Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, and amendments thereto unless otherwise specified.
- Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.
- Signs: Are as permitted under the current Sign Code of the City of Wichita for "LC" Limited Commercial Zoning District and amendments thereto. Additionally, the following conditions apply:

All tenant and development signs shall be monument type signs.

21st Street Frontage - Three signs having a maximum height of 21 feet and having a total area not exceeding 344 square feet, minimum separation between signs shall be 130 feet.

No single sign along 21st Street frontage shall exceed 200 square feet.

Garnett Street Frontage - Five signs having a maximum height of 15 feet and having a total area not exceeding 378 square feet minimum separation between signs shall be 150 feet.

No single sing along Garnett Street frontage shall exceed 120 square feet.

The developer/owners shall be responsible for allocating the sign areas per the below frontage limitations.

Sign area square footages shall be defined by the tenant advertising area.

Development identification areas shall be excluded from the area calculation.

A. Temporary signs are permitted on all Parcels.

B. Flashing signs, rotating or moving signs, signs with moving lights, signs which create the illusion of movement are not permitted; provided, however, electronic message signs are allowed on the north and east frontages.

C. Portable, billboards, and off-site type signs are prohibited.

D. Window display signs are limited to 20% of the window area.

E. Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area.

F. Accent lighting of monument and monument signs shall be permitted.
- Transportation improvements and Parcel access shall be provided as follows:

A. A cross-lot circulation agreement shall be required prior to the issuance of building permits.

B. Access controls are as shown and/or on the revised upon the CUP

C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, Fire Chief/Marshal, and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP.

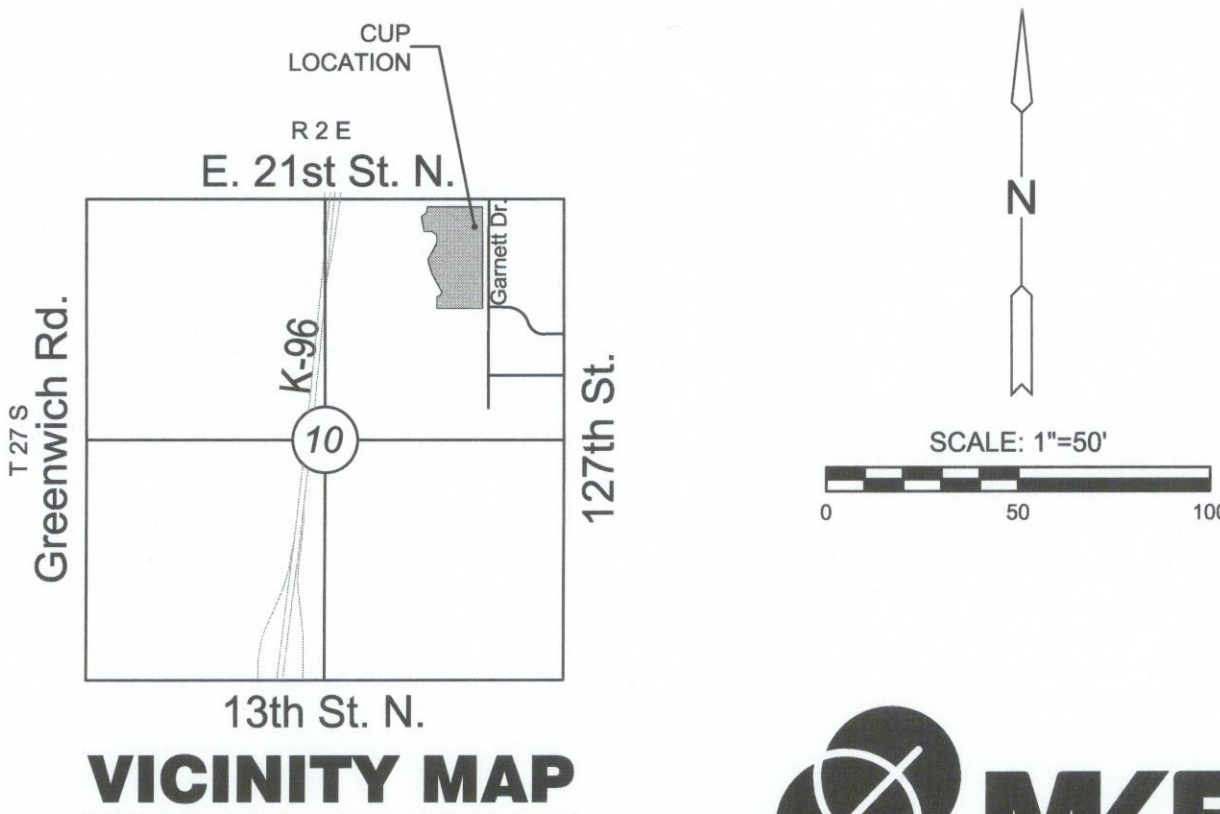
D. A plan for a pedestrian walk system shall be a requirement of the CUP. The walking system shall link proposed buildings with the entrances and sidewalks to 21st Street and/or Garnett Street shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
- Title: The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the CUP shall be done in accordance with the Unified Zoning Code.

LEGAL DESCRIPTION

Trinity Academy Third Addition, an addition to Wichita, Sedgwick County, Kansas.

CASE HISTORY

Orig. Case No.
ZON2019-00048 & CUP2019-00040 - Approved December 19, 2019
CUP2025-00002 (Admin. Adj. Setback) Approved Feb. 5, 2025



Dated 2/5/25
APPROVED CUP
Per Admin Adjustment
CUP 25-00
1 of 1



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

February 5, 2025

Trinity Holdings 1, LLC &
Trinity Academy, Inc
Attn: Matt Shepherd
12345 E. 21st Street North
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Wedd Rd.
Wichita, KS 67206

RE: CUP2025-00002 – Administrative Adjustment in the City to the Trinity Academy CUP DP-352, to reduce the building setback along North Garnett Street to 20 feet on property zoned LC Limited Commercial District; generally located on the north side of East 21st Street North, within one-quarter mile west of North 127th Street East.

Legal Description: Lots 1, 3, 4, & 5, Block 1, Trinity Academy 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-352 to reduce the building setback along North Garnett Street for Parcels 1, 3, 4, and 5 from 25 feet to 20 feet for the construction of future buildings. The subject setbacks are not platted. The subject sites are zoned LC Limited Commercial District (LC). If these parcels were not within a CUP, the standard zoning front setback for the LC District is 20 feet.

Section III-C.2.b.(2).(a).1. of the Unified Zoning Code (UZC) requires a minimum building setback of 35 feet from all street rights-of-way. The CUP was established with a 25-foot setback along North Garnett Street, which was already a reduction of the required setback by 10 feet. The request would further reduce the setback by a total of 15 feet. The properties that would most immediately be affected by the request would be the LC-zoned properties on the east side of North Garnett Street, which are within CUP DP-317. CUP DP-317 established a 25-foot building setback along North Garnett Street, which is also less than the required setback by Section III-C.2.b.(2).(a).1.

The following reflects staff's approved text modifications identified in red letters.

GENERAL PROVISIONS

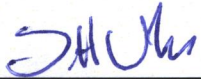
8. Building Setbacks are as shown hereon; 25-foot along 21st Street **frontage and Garnett Street frontages** and 20 feet along **Garnett Street frontage**, if not shown they shall be as specified in the

Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.

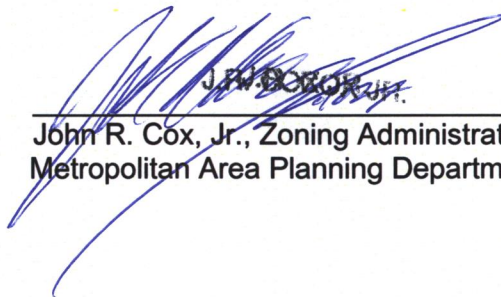
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The requested reduction in the setback to 20 feet matches the standard zoning front setback for LC District. If the properties were not within CUP DP-352, their front setback would be 20 feet. Additionally, a 20 percent reduction of a zoning setback is permissible by Administrative Adjustment. The properties across North Garnett Street are commercially developed. The reduction in the setback is not likely to have significant negative impacts on those properties.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

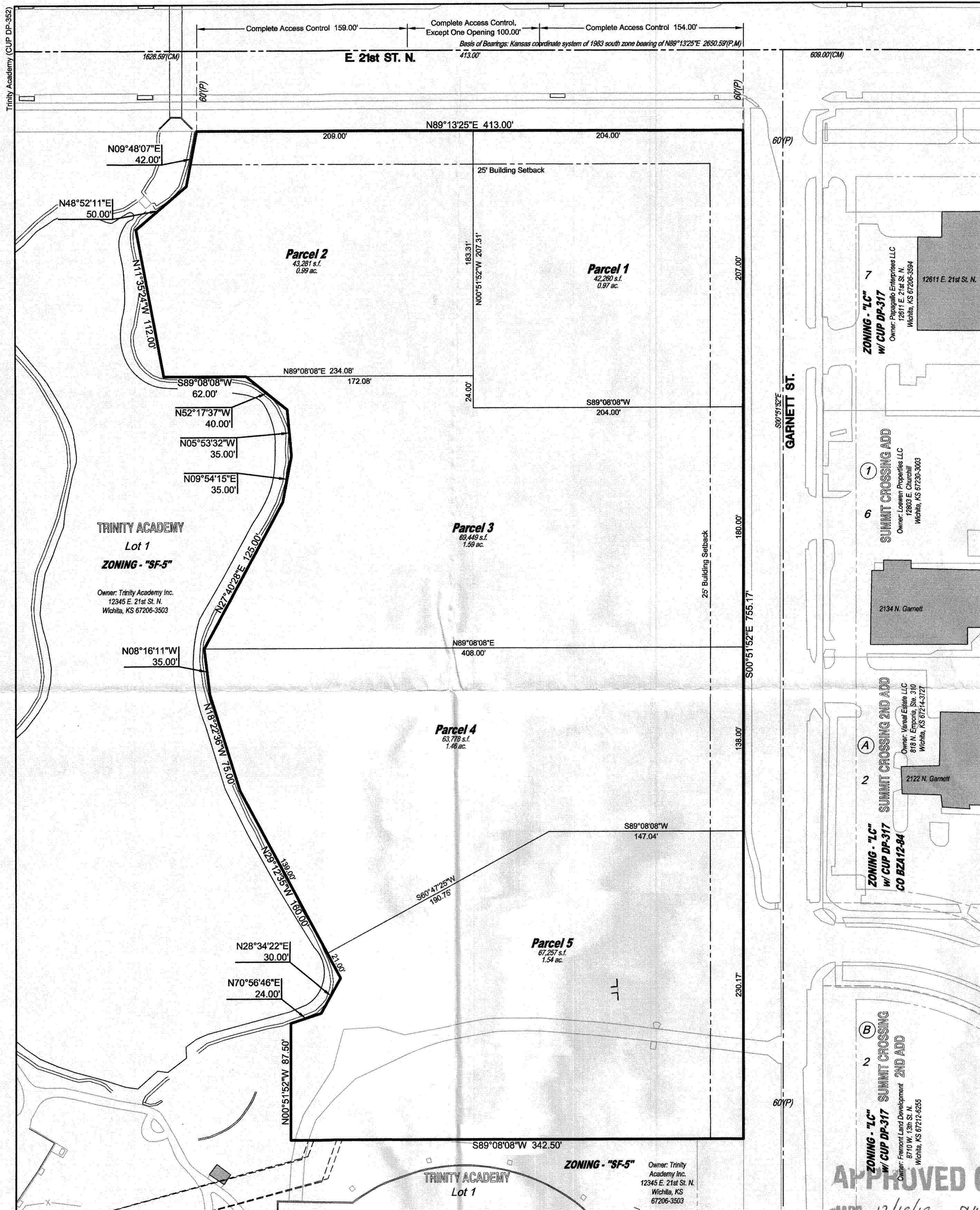


Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Teresa Veazey, CSR District II



COMMUNITY UNIT PLAN DP-352

TRINITY ACADEMY

OWNER / DEVELOPER: Trinity Academy Inc.,

12345 E. 21st St. North, Wichita, KS 67206-3503

316.262.6400

DEVELOPMENT GUIDELINES

General Provisions

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- Parcel Descriptions:

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- Land Uses:

The following uses are permitted for Parcels within the CUP:

A. All allowed uses permitted by right within the LC Limited Commercial Zoning District with the following **EXCEPTIONS**:

No Parcels within this CUP shall allow:

Single Family Residential; Duplex; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Night Club in the City; Tavern and Drinking Establishment; Pawn Shop; Recreational Vehicle Campground; Sexually Oriented Business in the City; Tattooing and Body Piercing Facility; Construction Sales and Service; Kennel - Hobby; Kennel - Boarding/Breeding/Training; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Agricultural Sales and Services.

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B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

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D. Failure to properly maintain the required landscaping shall be considered a violation of the CUP after the determination by the Director of Planning.
- Lighting:

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B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.

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No single sign along 21st Street frontage shall exceed 200 square feet.

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- Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the CUP shall be done in accordance with the Unified Zoning Code.

LEGAL DESCRIPTION

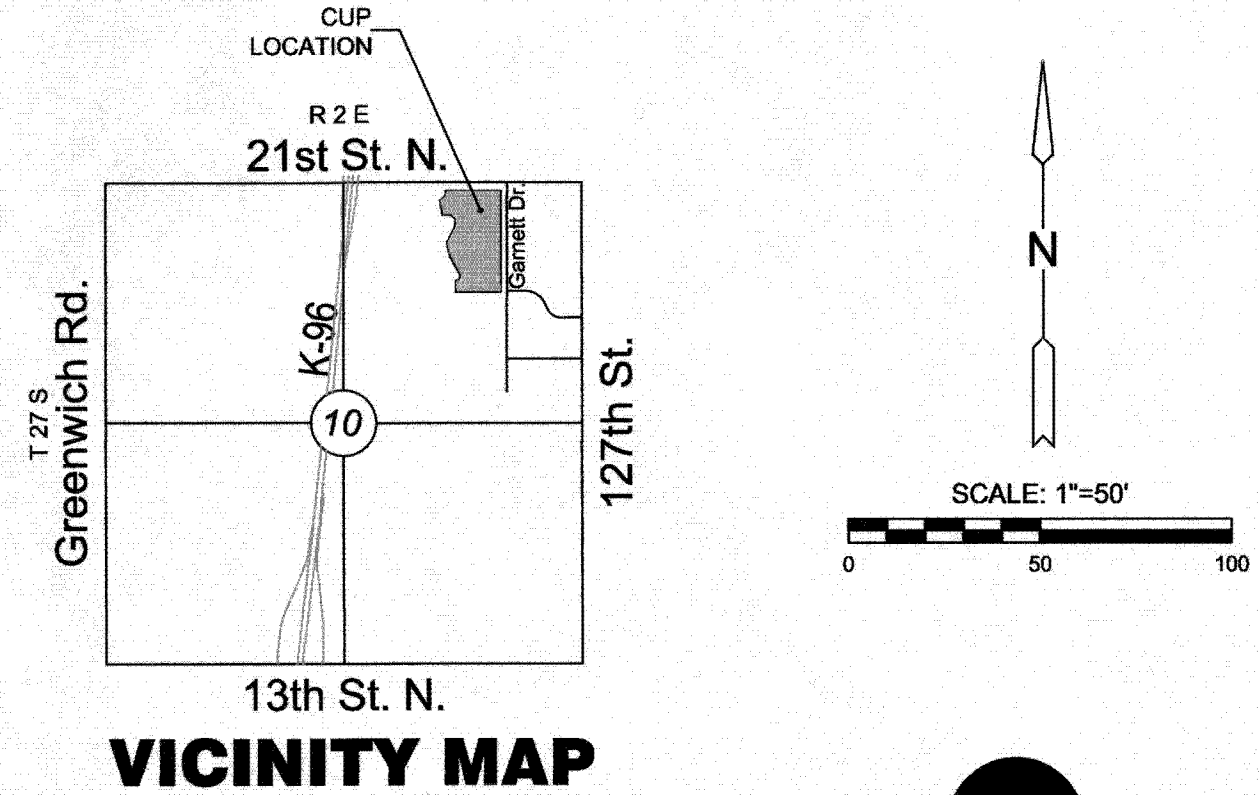
A tract of land lying in a portion of Lot 1, Trinity Academy, an addition to Sedgwick County, Kansas, being more particularly described as follows:

BEGINNING at the Northeast Corner of said Lot 1; thence along the east line of said Lot 1 on a Kansas coordinate system of 1983 south zone bearing of 00°51'52"E, 755.00 feet; thence S89°08'08"W, 342.50 feet; thence N00°51'52"W, 87.50 feet; thence N71°27'32"E, 24.00 feet; thence N28°25'40"E, 30.00 feet; thence N29°12'35"W, 160.00 feet; thence N18°22'36"W, 75.00 feet; thence N08°16'11"W, 35.00 feet; thence N27°40'28"E, 125.00 feet; thence N09°54'15"E, 35.00 feet; thence N05°53'32"W, 35.00 feet; thence N52°17'37"W, 40.00 feet; thence S89°08'08"W, 62.00 feet; thence N11°35'24"W, 112.00 feet; thence N48°52'11"E, 50.00 feet; thence N09°48'07"E, 42.00 feet to a point on the north line of said Lot 1; thence along said north line, N89°13'25"E, 413.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 285,968 square feet or 6.56 acres of land, more or less.

CASE HISTORY

Orig. Case No. ZON2019-00048 & CUP2019-00040 (approved December 19, 2019)



APPROVED 3/3/20 BY NES
PP-352

FRONTAGE OF SITE = 230'. AVERAGE DEPTH OF LOT = 240'

SQUARE FOOTAGE FACTOR = 10 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = $230 \times 10 = 2,300$ SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 6,025 SQ. FT.

STREET YARD TREES REQUIRED = 2,300/500 = 5 TREES

TREES PROVIDED = 3 TREES, 2 ORNAMENTAL (1).

30 SHRUBS (3) = 7 TREE EQUIVALENT

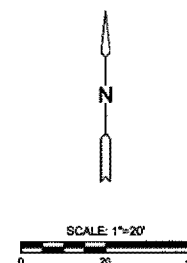
PARKING STALLS PROVIDED = 47 STALLS

PARKING LOT TREES REQUIRED = $47/20 = 3$ TREES

PARKING LOT TREES PROVIDED = 3 SHADE TREES, 2 ORNAMENTAL TREES



- | | |
|---|--------------------------------|
|  | SOD |
|  | EXISTING SANITARY SEWER |
|  | EXISTING WATER LINE |
|  | EXISTING STORM SEWER |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING GAS LINE |
|  | EXISTING FIBER OPTIC CABLE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING TV LINE |
|  | EXISTING LIGHT POLE |
| | PROPOSED SLEEVE |



TRINITY - STADIUM LOCKER ROOMS

TRINITY ACADEMY SCHOOL

12345 E 23RD ST, N
WICHITA, KANSAS 67206

[illegible]

LANDSCAPE PLAN

L1.0

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.
2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUIV.).
7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.
8. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAR OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
9. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3' OF TRUNK.
10. IF POSSIBLE, BASED ON DATE OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRIGATOR* SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
11. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
12. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM CRANMER GRASS FARM, INC., #121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.
13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODS BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.
14. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.
15. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
16. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.
17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
18. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
19. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.
20. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
21. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
22. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
23. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.
25. TOPSOIL FOR ALL LANDSCAPE BEDS AND PARKING ISLANDS SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") DEPTH.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
ZEL	3	'GREEN VASE' ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	3" CAL. / B&B	
SWO	3	'SWAMP WHITE OAK	QUERCUS BIODLOR	3.5" CAL. / B&B	
RPO	3	'REGAL PRINCE' OAK	QUERCUS x WAREI 'LONG' REGAL PRINCE	2.5" CAL. / B&B	
ORNAMENTAL TREES					
MPL	1	'URBAN SUNSET' SHANTUNG MAPLE	ACER TRUNCATUM x PLATANOIDES 'JFS-KW157' PP 27545	2" CAL. / B&B	
RRC	2	'ROYAL RAINDROPS' CRABAPPLE	MALUS 'JFS-KWS ROYAL RAINDROPS'	2" CAL. / B&B	
EVERGREEN TREES					
TAY	31	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	7' - 8' MIN. HT.	
DECIDUOUS SHRUBS					
TES	6	'TIGER EYES' SUMAC	RHUS TYPHINA 'TIGER EYES'	#3 CONT.	
CRP	21	'CHERRY DAZZLE' DWARF CRAPENMYRTLE	LAGERSTROEMIA GAMA 1 'CHERRY DAZZLE'	#3 CONT.	
LIM	2	'LIMELIGHT' HARDY HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	#3 CONT.	
DOG	17	'HURON GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.	
EVERGREEN SHRUBS					
CGY	50	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
YUC	10	RED YUCCA	HESPERALOE PARVIFLORA 'BRAKE LIGHTS'	#5 CONT.	
NAN	16	'PLUM PASSION' NANDINA	NANDINA DOMESTICA 'MONUM'	#2 CONT.	
ORNAMENTAL GRASSES					
NWS	16	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.	
SSG	42	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#3 CONT.	
LBS	41	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.	
BAB	39	'BLONDE AMBITION' BLUE GRAMA	BOUTELLOUA GRACILLIS 'BLONDE AMBITION'	#2 CONT.	
BZS	85	'BLUE ZINGER' SEDGE	CAREX FLACCA 'BLUE ZINGER'	#1 CONT.	
PERENNIALS					
CAT	10	CATMINT	NEPETA x FASSENTII	#1 CONT.	
SUM	6	'SUM AND SUBSTANCE' HOSTA	HOSTA x 'SUM AND SUBSTANCE'	#1 CONT.	
UR	39	'BIG BLUE' URIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.	
TURF GRASS					
SOD	2,940 SY	FESCUE: GARDN WISE 'FESCUE/BLUE MIXTURE'			SOD

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
ORNAMENTAL GRASSES				
36	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.	
PERENNIALS				
20	CATMINT	NEPETA x FASSENII	#1 CONT.	
15	'RAYDON'S FAVORITE' ASTER	ASTER OBLONGIFOLIUS 'RAYDON'S FAVORITE'	#1 CONT.	
12	'FIREWORKS' GOLDENROD	SOLIDAGO RUGOSA 'FIREWORKS'	#1 CONT.	

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
ORNAMENTAL GRASSES				
38	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.	
PERENNIALS				
20	CATMINT	NEPETA x FASSENII	#1 CONT.	
15	'RAYDON'S FAVORITE' ASTER	ASTER OBLONGIFOLIUS 'RAYDON'S FAVORITE'	#1 CONT.	
15	'FIREWORKS' GOLDENROD	SOLIDAGO RUROSA 'FIREWORKS'	#1 CONT.	

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
ORNAVENTAL GRASSES				
31	'UNDAUNTED' RUBY MUHY GRASS	MUHLENBERGIA REVERCHONII 'PUND015'	#1 CONT.	
PERENNIALS				
20	PHLOX	PHLOX SPECIES	#1 CONT.	PURPLE VARIETY
20	DOTTED GAYFEATHER	LIATRIS PUNCTATA	#1 CONT.	
20	LAMB'S EAR	STACHYS BYZANTINA 'BIG EARS'	#1 CONT.	

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
ORNAMENTAL GRASSES				
28	UNDAUNTED RUBY MUHLY GRASS	MUHLENBERGIA REVERCHONII 'PUNDISI'	#1 CONT.	
PERENNIALS				
20	PHLOX	PHLOX SPECIES	#1 CONT.	PURPLE VARIETY
20	DOTTED GAYFEATHER	LIATRIS PUNCTATA	#1 CONT.	
20	LAMB'S EAR	STACHYS BYZANTINA 'BIG EARS'	#1 CONT.	



TRINITY - STADIUM LOCKER ROOMS

TRINITY ACADEMY SCHOOL

12345 E 21ST ST. N
WICHITA, KANSAS 67206

[illegible]

LANDSCAPE DETAILS

L1.1



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TBD

Build Project Number:

Design Project Number: DS-20390

THE VALLEY STATE BANK
LOCATED AT TRINITY

EAST 21ST STREET NORTH

Issue:
FOR PERMIT

Date:
04.20.21

REVISIONS
Description Date

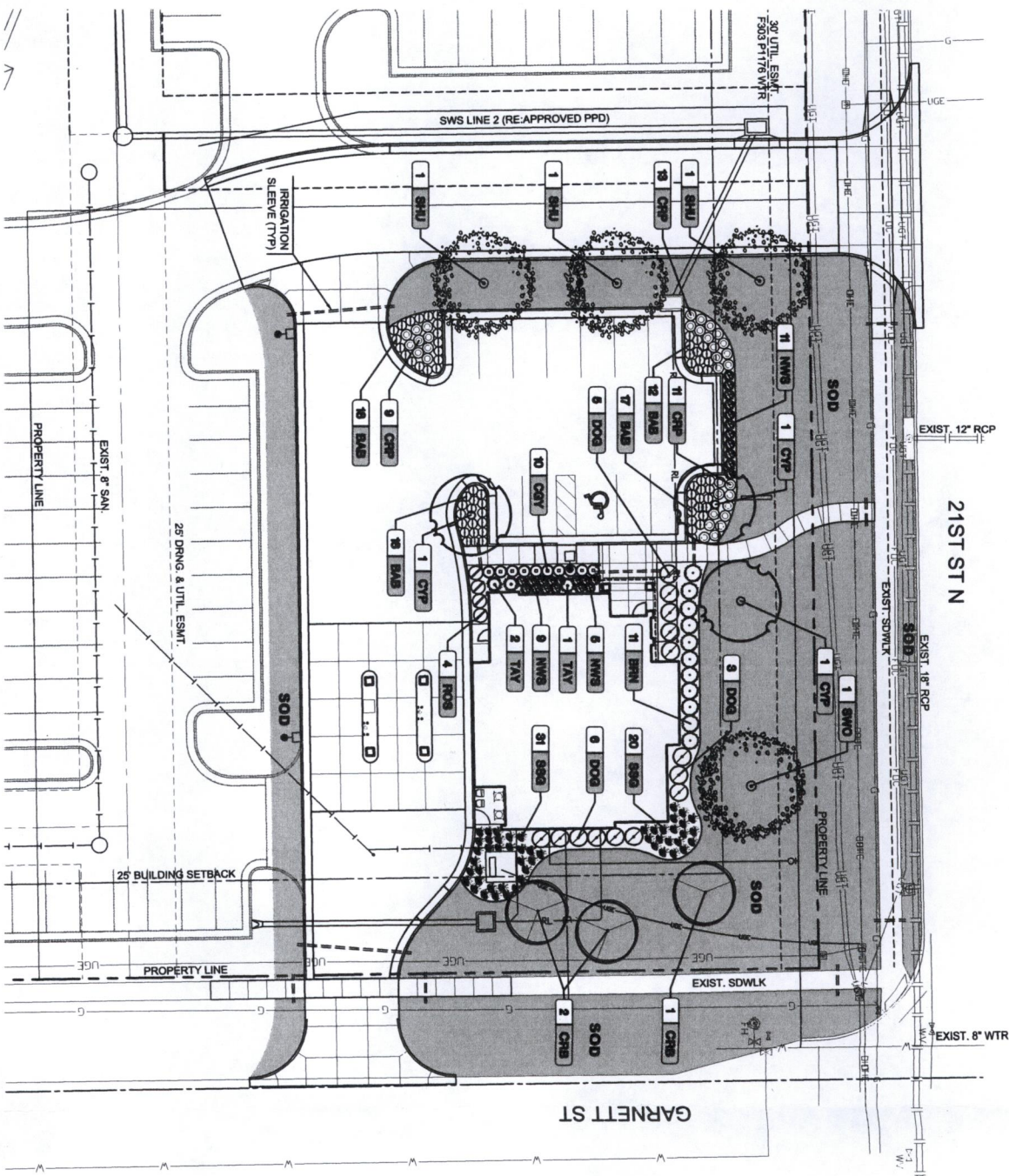
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LANDSCAPE PLAN

PLANT SCHEDULE					
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
SNO	1	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CUL. / B&B	
SHU	3	SHUMARD OAK	QUERCUS SHUMARDII	3" CUL. / B&B	BRANCHING HT. 5' MIN.
CYP	3	SHAWNEE BRAVE BALDPRESS	TAXODIUM DISTICHUM SHAWNEE BRAVE	3" CUL. / B&B	BRANCHING HT. 5' MIN.
ORNAMENTAL TREES					
CRB	3	PRAIRIE FIRE CRABAPPLE	MALUS x PRAIRIE FIRE	2" CUL. / B&B	
EVERGREEN TREES					
TAY	3	TAYLOR JUNPER	JUNIPERUS VIRGINIANA TAYLOR	7' - 8' MIN. HT.	
DECIDUOUS SHRUBS					
CRP	33	CHERRY DAZZLE DWARF COVEWYRTLE	LAGERSTROBIA GAMB. 1" CHERRY DAZZLE	#3 CONT.	
BRN	11	DWARF BURNING BUSH	EUONYMUS ALATUS COMPACTUS	#3 CONT.	
ROS	4	ROSE DRAFT SERIES	ROSA WIGOLAPO	#3 CONT.	RED COLOR
DOG	14	HURON GRAY DOGWOOD	CORNUS PACEROSA HURON	#5 CONT.	
EVERGREEN SHRUBS					
COY	10	COLOR GUARD YUCCA	YUCCA FILAMENTOSA COLOR GUARD	#3 CONT.	
ORNAMENTAL GRASSES					
NWS	25	NORTHMAND SWITCHGRASS	PANICUM VIRGATUM NORTHMAND	#3 CONT.	
BAB	65	BLONCE AMBITON BLUE GRAMA	BOUTELODA GRACILIS BLONCE AMBITON	#2 CONT.	
SSG	51	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM SHENANDOAH	#3 CONT.	
TUFF GRASS					
SOD	1,810 SY	FESCUE GARDN WISE FESCUE/BLUE MIXTURE			SOD

LANDSCAPE PLAN
APPROVED 4/29/21 BY NGS
VP-352

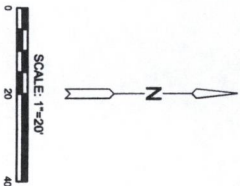
LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 204'. DEPTH OF LOT = 207'
SQUARE FOOTAGE FACTOR = 10 SQ. FT. PER LINEAR FOOT
REQUIRED LANDSCAPED STREET YARD = 204 x 10 = 2,040 SQ. FT.
LANDSCAPED STREET YARD PROVIDED = 6,122 SQ. FT.
STREET YARD TREES REQUIRED = 2,040/500 = 5 TREES
TREES PROVIDED = 4 TREES, 43 SHRUBS (4) = 8 TREE EQUIVALENT
PARKING STALLS PROVIDED = 12 STALLS
PARKING LOT TREES REQUIRED = 12/20 = 1 TREE
PARKING LOT TREES PROVIDED = 1/2 THE REQUIRED STREET YARD TREES ARE UTILIZED TO FULFILL PARKING LOT TREE REQUIREMENT



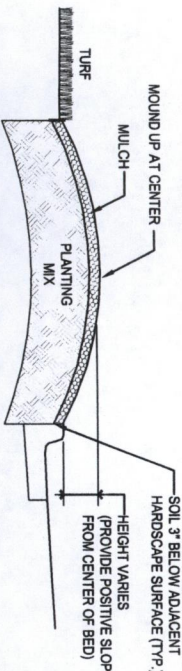
LEGEND

- FESCUE SOD
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TV LINE
- EXISTING LIGHT POLE

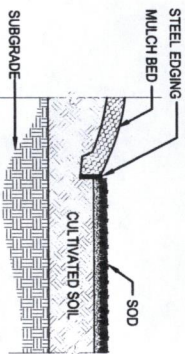


GENERAL LANDSCAPE NOTES

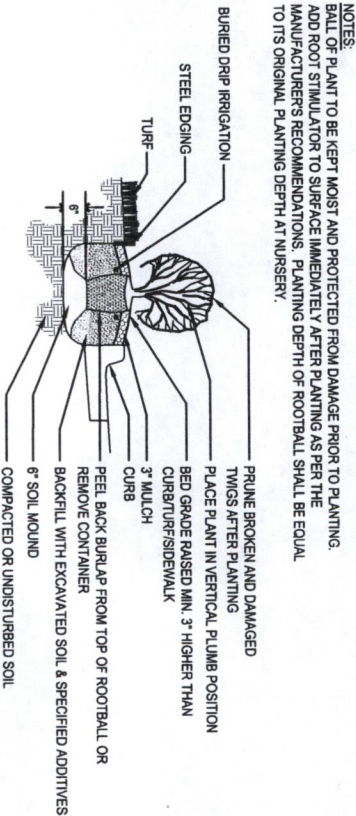
1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.
2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansascivil.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTRENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN ANY OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING OR APPROVED EQUAL.
7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.
8. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRIFLUR OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
9. INSTALL 3" MIN. DEPTH FINE-SHREDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 4' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.
10. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRIGATOR-SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
11. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
12. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM GRAMMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, P#4# (316) 722-7230.
13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODDED BY TILLING TO A MINIMUM DEPTH OF 3" AND THERMOWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 SF. AT TIME OF PLANTING.
14. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.
15. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
16. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.
17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
18. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
19. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE, ONLY SIZE WILL BE CONSIDERED.
20. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
21. STAKES AND GUNTING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
22. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
23. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED IN PROPER PLANTING SEASON ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, INCLUDING WATERING AND MOWING, SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.
25. TOPSOIL FOR ALL LANDSCAPE BEDS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEPTH. TOPSOIL IN TURF AREAS SHALL BE SIX INCH (6") MINIMUM DEPTH.



TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE

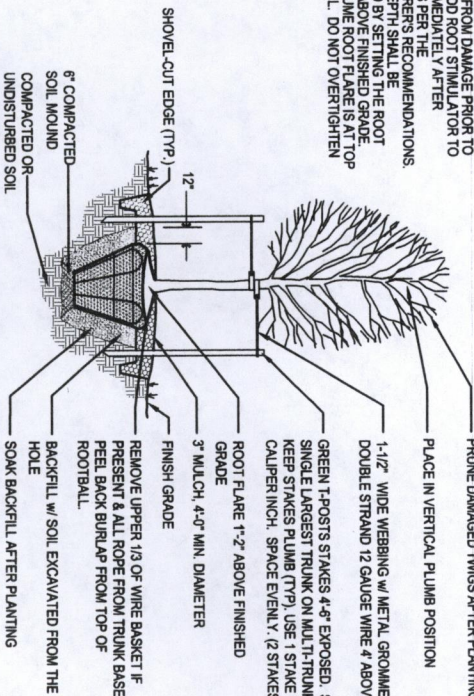


BED EDGING AT TURF DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
BUILT-UP PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING AND ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING SHALL BE COMPLETED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUTS.
- PRUNE DAMAGED TWIGS AFTER PLANTING
- PLACE IN VERTICAL PLUMB POSITION
- 1-1/2" WIDE WEAVING W/ METAL GROMMETS & DOUBLE STRAND 12 GAUGE WIRE 4' ABOVE GRADE
- ROOT FLARE 1"-2" ABOVE FINISHED GRADE
- 3" MULCH, 4-6" MIN. DIAMETER
- FINISH GRADE
- REMOVE UPPER 1/3 OF WIRE BASKET IF PRESENT & ALL ROPE FROM TRUNK BASE. PEEL BACK BURLAP FROM TOP OF ROOTBALL.
- BACKFILL W/ SOIL EXCAVATED FROM THE HOLE
- SOAK BACKFILL AFTER PLANTING



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE

ALL WORK SHOWN ON THIS DRAWING IS TO BE CONSIDERED A GENERAL GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



2229 S. West St. Wichita, KS 67213 | 316.942.8865 | www.HuttonGlobal.com

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