DP-176 AMENDMENT #1
Per Admin Adjust: 09-21-98; 09-14-05; 06-13-06; 07-09-10

APPROVED CUP
MAPC 09-25-97 DM
WCC 10-28-97 DM
MAPD Copy 1 of 2

PARCEL 1A
PERMITTED USES: SHOPPING CENTER; FINANCIAL INSTITUTIONS; OFFICE; RESTAURANTS; PERSONAL SERVICES; AND RETAIL (GENERAL), AS PERMITTED BY THE L.C. ZONING DISTRICT (DRIVE-IN RESTAURANTS SHALL NOT BE PERMITTED).

NET AREA:	1.07 ACRES OR 46,729 SQ. FT.
MAXIMUM BUILDING COVERAGE:	14,019 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA:	18,692 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM NUMBER OF BUILDINGS:	1

PARCEL 1B
PERMITTED USES: SHOPPING CENTER; FINANCIAL INSTITUTIONS; OFFICE; RESTAURANTS; PERSONAL SERVICES; AND RETAIL (GENERAL), AS PERMITTED BY THE L.C. ZONING DISTRICT.

NET AREA:	4.06 ACRES OR 176,812 SQ. FT.
MAXIMUM BUILDING COVERAGE:	53,000 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA:	70,725 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM NUMBER OF BUILDINGS:	2

PARCEL 2

PROPOSED USE – FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, SMALL ANIMAL CLINIC RESTAURANTS AND RETAIL SALE AS PERMITTED BY THE L.C. ZONING DISTRICT.

NET AREA	– 0.70 ACRES± (30,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE	– 30% OR 9,000 SQ. FT.
FLOOR AREA RATIO	– 30%
MAXIMUM GROSS FLOOR AREA	– 9,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	– 35 FEET
MAXIMUM NUMBER OF BUILDINGS	– ONE

PARCEL 3A

PROPOSED USE – PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES SAFETY SERVICE AND PERSONAL SERVICES AS PERMITTED BY THE G.O. ZONING DISTRICT.

NET AREA	– 2.09 ACRES± (91,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE	– 30% OR 27,300 SQ. FT.
FLOOR AREA RATIO	– 40%
MAXIMUM GROSS FLOOR AREA	– 10,920 SQ. FT.
MAXIMUM BUILDING HEIGHT	– 35 FEET
MAXIMUM NUMBER OF BUILDINGS	– TWO

PARCEL 3B

PROPOSED USE – PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE G.O. ZONING DISTRICT.

NET AREA	– 1.63 ACRES± (71,083 SQ. FT.±)
MAXIMUM BUILDING COVERAGE	– 30% OR 21,325 SQ. FT.
FLOOR AREA RATIO	– 40%
MAXIMUM GROSS FLOOR AREA	– 28,433 SQ. FT.
MAXIMUM BUILDING HEIGHT	– 35 FEET
MAXIMUM NUMBER OF BUILDINGS	– FOUR

PARCEL 4

PROPOSED USE – FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES AS PERMITTED BY THE L.C. ZONING DISTRICT.

NET AREA	– 1.46 ACRES± (63,415 SQ. FT.)
MAXIMUM BUILDING COVERAGE	– 30% OR 19,025 SQ. FT.
FLOOR AREA RATIO	– 40%
MAXIMUM GROSS FLOOR AREA	– 25,366 SQ. FT.
MAXIMUM BUILDING HEIGHT	– 35 FEET
MAXIMUM NUMBER OF BUILDINGS	– ONE

SUMMERFIELD III
COMMERCIAL AND OFFICE COMMUNITY UNIT PLAN

GENERAL:

TOTAL NET AREA = 11 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 7.1 NET ACRES ± OF "LC" ZONING, AND 3.9 ACRES ± OF "GO" ZONING.

GENERAL PROVISIONS:

1.) ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO SEVEN OPENINGS; TWO OPENINGS TO PARCEL 1B, ONE OPENING TO PARCEL 2, TWO OPENINGS TO PARCEL 3A, ONE OPENING TO PARCEL 4 THAT INCLUDES INGRESS/EGRESS FOR PARCEL 3B, AND ONE OPENING TO PARCEL 4. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO TWO OPENINGS TO PARCEL 1A. CROSS CIRCULATION BETWEEN PARCEL 1A AND 1B IS HEREBY GRANTED. CROSS CIRCULATION BETWEEN PARCEL 3B AND 4 IS HEREBY GRANTED PER SEPARATE INSTRUMENT RECORDED 11/10/2009 (DOC. #29103420).

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.

5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.

6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. PARCEL 3B AND PARCEL 4 ARE ALLOWED A TOTAL OF 96 SQUARE FEET OF SIGN AREA AND MAY ELECT TO UTILIZE ONE JOINT SIGN NOT EXCEEDING THE 96 SQUARE FEET OR EACH PARCEL MAY HAVE ONE SIGN EACH NOT EXCEEDING 48 SQUARE FEET PER SIGN.

7.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).

8.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED ON PARCELS 1A, 1B, 2, 3A & 4, SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCEL 3A, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT, SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCEL 3A.

A WALL AS DESCRIBED ABOVE, SHALL BE INSTALLED WHERE PARCELS 1A, 1B, 3A & 3B ABUT THE RESIDENTIAL DISTRICT TO THE SOUTH AND WEST AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE FEET IN HEIGHT FOR A DISTANCE OF 35 FEET FROM MAPLE AND MAIZE ROAD. SAID SCREENING WALLS SHALL BE INSTALLED ALONG THE SOUTHERN LINES OF PARCELS 1A, 1B & 3B & THE WESTERN LINES OF PARCELS 3A AND 3B AT THE TIME THAT DEVELOPMENT OCCURS ON EACH RESPECTIVE PARCEL.

AT THE TIME DEVELOPMENT OCCURS ON PARCEL 4, THE REQUIRED SCREEN WALL SHALL BE INSTALLED ALONG THE SOUTHERN LINE OF PARCEL 3B.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY KIND.

TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS 3A & 3B.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCELS 3A & 3B, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10.) LIGHTING: ALL LIGHTING WITHIN PARCELS 1A, 1B, 3A & 3B SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.

11.) ARTERIAL STREET IMPROVEMENTS: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A LEFT TURN LANE ALONG THE NORTH AND EAST LINES OF THE C.U.P.

AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A CONTINUOUS ACCEL/DECEL LANE ALONG THE NORTH AND EAST LINES OF THE C.U.P.

12.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PROTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

AMEMDED

SUMMERFIELD III *COMMUNITY UNIT PLAN DP-176*

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED 6/13/06.

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED 9/14/2005.

REVISED PER LETTER DATED 6/2/2005.

REVISED PER ADM. ADJ. DATED 07/09/2010

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REVISED: September 1998
REVISED: October 1997
REVISED: December, 1992

STREET YARD LANDSCAPE AREA

STREET FRONTAGE	215 LF
SQUARE FOOT FACTOR	X 15SF/LF
REQUIRED STREET YARD AREA	3225 SF
PROVIDED STREET YARD AREA	4534 SF
REQUIRED STREET YARD TREES (ONE SHADE TREE/500 SF REQ. STREET YARD AREA)	6.5 TREES
PROVIDED STREET YARD TREES	6 SHADE TREES + 5 ORNAMENTAL TREES
REQUIRED PARKING LOT TREES (1 SHADE TREE/20 PARKING STALLS)	3 TREES
PROVIDED PARKING LOT TREES	PROVIDED BY STREET YARD TREES

PARKING LOT SCREENING IS PROVIDED BY SHRUBS

NO BUFFER IS REQUIRED
53 PROVIDED PARKING STALLS
+ 3 HANDICAP PARKING STALLS

LEGAL DESCRIPTION

LOT 1 OF SUMMERFIELD THREE COMMERCIAL, SECOND ADDITION.

A TREE STAKING
NO SCALE

B SHRUB PLANTING
NO SCALE

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
3	AUTUMN BLAZE MAPLE	ACER FREMANII 'AUTUMN BLAZE'	2" CALIPER	B&B	
4	NORTHERN RED OAK	QUERCUS BOREALIS	2" CALIPER	B&B	
2	JAPANESE ZELKOVA	ZELKOVA SERRATA	2" CALIPER	B&B	
5	RED BARON CRABAPPLE	MALUS 'RED BARON'	2" CALIPER	B&B	
4	AMUR MAPLE	ACER GINNALA	2" CALIPER	B&B	
26	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24"-36" HT.	CONT.	
15	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	24" - 36" HT.	CONT.	
5	A.W. WATERER	SPIRAEA BUMALDA 'ANTHONY WATERER'	18" - 24" HT.	CONT.	
5	SARCOXIE EUONYMUS	EUONYMUS RADICANS SARCOXIE	18" - 24" HT.	CONT.	
547	LIRIOPE	LIRIOPE SPICATA	1 GALLON	CONT.	SPACE 12" O.C.
76	EVERGREEN CANDYTUFT	IBERIS SEMPERVIRENS	1 GALLON	CONT.	SPACE 12" O.C.
SEE PLAN	FESCUE BLEND TURF				SEED AT 6-8 LBS/1000 SF SOD TO BE LOCAL GROWN

C GROUND COVER SPACING
NO SCALE

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2470. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
5. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED LANDSCAPE CONTRACTOR.
6. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
7. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
8. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
9. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
12. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
13. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACK FILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
14. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
15. SECURE ALL TREES TO AT LEAST TWO STAKES. GUY WIRES ARE TO WRAP AROUND TREE ABOVE THE FIRST BRANCH. THE TREE IS TO BE PROTECTED FROM ABRASION FROM THE GUY BY A SHORT LENGTH OF HOSE WRAPPED AROUND THE WIRE. ATTACH WARNING FLAGS ON WIRES. STAKES ARE TO BE LOCATED IN THE UNDISTURBED SOIL OUTSIDE OF THE TREE PIT. ORIENT GUY WIRES IN LINE WITH PREVALENT WIND DIRECTION.
16. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
17. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
18. USE TRIANGULAR SPACING IN ALL GROUND COVER.
19. BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
20. USE WOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
21. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
22. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S 'AMERICAN STANDARD OF NURSERY STOCK.' OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
23. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
24. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
25. GUARANTEE ALL SEED AND SOD AREAS FOR 90 DAYS AFTER PROVISIONAL ACCEPTANCE.
26. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
27. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
28. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL PLANS, FREE OF CHARGE TO THE OWNER.
29. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
30. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.

A SITE LANDSCAPE PLAN
1"=20'

NORTH

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revisions	
number	date
XXX	XX-XX-XX
	04.21.98

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name	date
LME	07-17-98

job number:
145.9801

SL-1
of sheets

GENERAL NOTES

1. AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE PROJECT AREA.

2. THE CONTRACTOR SHALL CONTACT THE FOLLOWING IN CASE OF EMERGENCY:

CITY OF WICHITA WATER DEPARTMENT	(316) 268-4908
CITY OF WICHITA SEWER DEPARTMENT	(316) 268-4071
CABLEVISION	(316) 262-4270 / 263-2061
KPL GAS SERVICE COMPANY	(316) 383-8650
KANSAS GAS & ELECTRIC COMPANY	(316) 383-8600
ARKLA GAS COMPANY	(316) 942-8350
SOUTHWESTERN BELL TELEPHONE COMPANY	1-571-2611
CITIES SERVICE GAS COMPANY	

3. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.

4. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST AVAILABLE INFORMATION. IT SHOULD BE NOTED THAT OTHER BURIED LINES AND CABLES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING TRENCHING OPERATIONS TO AVOID DAMAGING THESE LINES AND CABLES. ANY UTILITIES DAMAGED SHALL BE REPLACED OR REPAIRED IMMEDIATELY AS DIRECTED BY THE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND SHALL SUPPORT SAID UTILITIES DURING THE CONSTRUCTION PERIOD PER THE UTILITY COMPANY, AT THE CONTRACTOR'S SOLE EXPENSE.

5. ANY EXCESS EXCAVATION, CREATED BY THE PROJECT, SHALL BE DISPOSED OF AT AN "ON-SITE" LOCATION PROVIDED BY THE OWNER. SAID SITE SHALL BE APPROVED BY THE OWNER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION, AND SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PROVISIONS OF THIS CONTRACT.

6. POSITIVE DRAINAGE SHALL BE PROVIDED FOR ALL AREAS ON OR NEAR SPOIL AREAS ADJACENT TO CONSTRUCTION AND STAGING AREAS.

LANDSCAPE PLANTING SCHEDULE

MK	DESCRIPTION	BOTANICAL NAME	SIZE	QTY	NOTES
1	EASTERN REDBUD	CERCIS CANADENSIS	1"	6	ORNAMENTAL TREE
2	MANHATTAN EUONYMUS	EUONYMUS KIAUT. MANHATTAN	5 GAL.	21	SHRUB
3					

LANDSCAPING AREA CALCULATIONS

SITE DATA:

STREET FRONTAGE=	150 FEET
SITE DEPTH=	200 FEET
FACTOR X FRONTAGE=	10 TIMES

REQUIRED AREA CALCS:

THUS 150 FEET X 10 = 1,500 SQUARE FEET OF REQUIRED LANDSCAPED STREET YARD.

PROVIDED:

SHADE TREES=	2 EXISTING
ORNAMENTAL TREES=	6 NEW
SHRUBS=	21 NEW/20 EXIST.
GRASS AREA=	KANSAS PREMIUM MIX FINE BLADE FESCUE.

SHADE TREES REQUIRED: 3
PROVIDED: EQIVALENT OF 3 PLUS 2 THAT ARE EXISTING.

GENERAL NOTES- LANDSCAPING

PROJECT:
COMPANION ANIMAL HOSPITAL

PROJECT ADDRESS:
10555 WEST MAPLE
WICHITA, KANSAS

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, SUMMERFIELD III COMMERCIAL ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

METHOD OF WATERING: AUTOMATIC SPRINKLER SYSTEM WITH RAIN SHUT-DOWN SWITCH.

WATER SOURCE: WICHITA WATER DEPARTMENT

PLANTS SHALL BE HIGH QUALITY NURSERY GROWN STOCK WHICH MEETS THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, OR APPROVED EQUAL.

USE DECORATIVE EDGING OF STEEL, PLASTIC, ETC. TO SEPARATE GRASS AREAS FROM PLANTING BEDS.

USE MULCH, BARK, OR RIVER ROCK AT PLANTING BEDS TO PREVENT WIND AND WATER EROSION.

ALL LANDSCAPING SHALL BE PER THE CITY OF WICHITA CODE REQUIREMENTS.

LANDSCAPE PLAN

SCALE: 1" = 16'-0"

NORTH

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

EXCEPT AS PROVIDED IN (B), ACCESS AISLES ADJACENT TO ACCESSIBLE SPACES SHALL BE 60" WIDE MINIMUM.

(B) ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. THE VERTICAL CLEARANCE AT SUCH SPACES SHALL COMPLY WTH 4.6.5. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.

MINIMUM PLANTING SIZES

SHADE TREES	2" CALIPER
ORNAMENTAL TREES	1" CALIPER
CONIFER TREES	5'-0"HG'T.
SHRUBS	2 GALLONS

PARKING SCHEDULE

REQUIRED :
18 SPACES REQUIRED AT ONE SPACE PER 250 SQUARE FEET.

PROVIDED :
20 REGULAR SPACES
1 HANDICAPPED SPACE

21 TOTAL SPACES PROVIDED

SYMBOL LEGEND- SITE

MK	DESCRIPTION	MK	DESCRIPTION
W	WATER LINE	TMH	TELEPHONE/MANHOLE
WATER	WATER MAIN	EMH	ELECTRIC/MANHOLE
G	GAS LINE	SSMH	SAN. SEWER/MANHOLE
GAS	GAS MAIN	FH	FIRE HYDRANT
SS	SANITARY SEWER LINE		STORM INLET
SEWER	SANITARY SEWER MAIN	PP	POWER POLE
T	TELEPHONE LINE		
E	ELECTRIC LINE		
C	CABLE TELEVISION		
UG	UNDERGROUND		
X	FENCE		
BSL	BLD'G. SETBACK LINE		
ESMT	EASEMENT LINE		
PL	PROPERTY LINE		

GRADING SYMBOLS

F. 99.5'	FINISH GRADE
99.5'	EXISTING GRADE
99.5'	FILL OR CUT GRADES
	DRAINAGE FLOW

DP 176 SUMMERFIELD III
PARCEL 2
LANDSCAPE PLAN
APPROVED 11/23/99 BY DG
MAPDEPOY 1 of 2

REVISIONS

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FILE NO. :
COANHOSP3/WKGDWG

PROJECT :
AN ADDITION TO
COMPANION ANIMAL HOSPITAL
WICHITA, KANSAS

CABER ASSOCIATES INC.
ARCHITECTS/ DESIGNERS/ PLANNERS
530 N. RIDGE ROAD, SUITE "D"
WICHITA, KANSAS 67212 (316) 942-6740

DATE :
AUGUST, 1999
PROJECT NO. :
280W99

SHEET NO. :
A-10

DP-176 PARCEL 1B

LANDSCAPE PLAN

DP-176

APPROVED 3/24/99 BY DG

MAPD Comp. 1 of 2

GENERAL NOTES (LANDSCAPING)

1. ALL TREE/SHRUB PLANT HOLES AND GROUND COVER BEDS ARE TO HAVE A SOIL MIX CONSISTING OF 60% EXCAVATED SOIL AND 40% "BACK TO EARTH ACIDIFIED SOIL CONDITIONER".
2. ALL TREES TO BE STAKED, PRUNED, AND MULCHED. REFER TO A/C1.3 FOR TREE PLANTING DETAIL.
3. ALL TREE AND SHRUB PLANTER BEDS ARE TO HAVE 3" OF CYPRESS CHIP MULCH. GROUND COVER BEDS ARE TO HAVE 2" OF MULCH.
4. USE TRIANGULAR SPACING FOR GROUND COVER PLANTINGS. REFER TO B/C1.3 GROUND COVER PLANTING DETAIL.
5. ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
6. GUY WIRES AND TREE WRAPPING TO REMAIN A MINIMUM OF ONE YEAR. OWNER TO REMOVE.
7. REMOVE EXISTING EROSION CONTROL BLANKETS LOCATED @ BUILDING DOWN SPOUTS PRIOR TO CONSTRUCTION.
8. CONSULT LANDSCAPE ARCHITECT FOR TAGGING ACCEPTABLE TREE STOCK AT THE NURSERY OR STOCK IN THE GROWING FIELD PRIOR TO DIGGING.
9. ALL TREE LOCATIONS TO ARE BE STAKED FOR APPROVAL PRIOR TO PLANTING OPERATIONS.
10. REMOVE EXISTING EROSION CONTROL BLANKET @ DOWNSPOUT LOCATIONS TO ALLOW FOR SOD OTHER LANDSCAPE MATERIALS.
11. STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN W/ TOP SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE.
12. PLANT SCHEDULE, REFER TO DWG. SHT. C1.3.
13. SEED AND SOD FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
14. REFER TO C/C1.3 FOR GRASS AREA PLAN (ANNUAL RYE).

KEYED NOTES (LANDSCAPING)

1. PLACE SEVEN (7) PRINCE OF WALES JUNIPER GROUND COVER DIRECTLY ADJACENT TO CONCRETE FOOTING FOR COLUMN SO THAT BRANCHES COVER TOP OF SHALLOW OR EXPOSED PORTIONS OF FOOTING, TYP. REFER TO GROUND COVER @ COLUMN DIAGRAM.
2. ANNUAL RYE (BASE BID) AND ANNUAL RYE FOR REMAINING AREAS OF SITE (ALTERNATE #1), REFER TO GRASS AREA PLAN, C/C1.3.

GENERAL NOTES (YARD SPRINKLING)

1. EXTENT OF YARD SPRINKLER SYSTEM TO COVER ALL SOD AND PLANTER BED AREAS ADJACENT TO BUILDING INCLUDING PARKING LOT ISLANDS. OTHER YARD SPRINKLER AREAS ARE LOCATED ALONG SIDE YARDS AS HATCHED AREAS DENOTING FESCUE SEED BEGINING @ SOUTH EDGE OF PARKING LOT (AS NOTED) HEADING NORTH TO MAPLE STREET INCLUDING ENTIRE ISLAND BETWEEN ENTRY DRIVES.
2. ALL YARD SPRINKLER SYSTEM COMPONETS TO BE "RAINBIRD" MANUFACTURER OR EQUAL.
3. YARD SPRINKLER SYSTEM CONTROL VALVES TO BE PLACED IN BOXES BEDS WHERE POSSIBLE IN LIEU OF LAWN AREAS.
4. CONTRACTOR TO INSTALL RAIN SENSOR DEVICE. COORDINATE LOCATION OF DEVICE W/ OWNER.
5. LAWN AND PLANTER BEDS ARE TO BE ZONED SEPARATELY.
6. UTILIZE EXISTING SLEEVING FOR YARD SPRINKLER SYSTEM PIPING. REFER TO DWG SHT. C1.2 FOR SLEEVE LOCATIONS FOR YARD SPRINKLER SYSTEM.
7. SPRINKLERS WITH 1" INLET ARE TO BE INSTALLED WITH PVC SWING JOINT RISERS.
8. SPRINKLERS WITH 3/4" INLET ARE TO BE INSTALLED WITH FLEXABLE PIPE RISERS.
9. COORDINATE YARD SPRINKLER WITH LANDSCAPE WORK.
10. ALL PLANTER BEDS ARE TO BE DRIP IRRIGATED.

KEYED NOTES (YARD SPRINKLING)

1. YARD SPRINKLER CONTROLLER TO BE LOCATED HERE. TOP OF CONTROLLER TO BE 4" FROM TOP OF WALL.
2. EXISTING 1 1/2" MAIN LINE STUB OUT FOR SPRINKLER SYSTEM.

LANDSCAPE STREET YARD

7420 S.F. LANDSCAPE AREA REQ'D.

1 SHADE TREE OR 2 ORNAMENTAL TREES } PER 500 S.F. REQ'D. LANDSCAPE STREET YARD

7420/500 = 14.84 = 15 SHADE TREES (REQ'D.)

1 SHADE TREE = 2 ORNAMENTALS = 10 SHRUBS

1 ORNAMENTAL TREE = 5 SHRUBS

6 SH. TREES
8 ORN. TREES/2 = 4 SH. TREES
86 SHRUBS/10 = 8.6 SH. TREES } **(18.6) SHADE TREES PROVIDED**

PARKING LOT SCREENING AND LANDSCAPING

1 SHADE TREE OR 2 ORN. TREES/20 SPACES
(UP TO 1/2 OF REQ'D. STREET YARD TREES MAY BE USED TO SATISFY PARKING LOT TREE REQUIREMENT)

(PARKING LOT TREES)
168 PARKING SPACES / 20 = 8.4 SHADE TREES
OR SAY 9 SHADE TREES REQ'D.

12 PARKING LOT SHADE TREES (PROVIDED)
- 7 (1/2 REQ'D. LANDSCAPE STREET YARD TREES)
5 PARKING LOT SHADE TREES (REQ'D.)

NORTH **(12) PARKING LOT SHADE TREES PROVIDED**
(1) PARKING LOT ORNAMENTAL TREE PROVIDED

LANDSCAPE PLAN

1" = 20 FT.

BRIAN W. HOLLIS 283 LANDSCAPE ARCHITECT STATE OF KANSAS REGISTERED

DOWNING + LAHEY MORTUARY

Maple St. and Maize Rd.
Wichita, Kansas

SCHAEFER JOHNSON COX FREY AND ASSOCIATES PA
ARCHITECTURE ENGINEERING PLANNING AND INTERIOR DESIGN
220 SOUTH HILLSIDE
WICHITA, KS. 67211
TEL: 316 684 0271
FAX: 316 684 8635

REVISION DATE

PROJECT NO. 2635.10

DATE 1 JULY 1998

C1.4

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CREATED: 12/09/97
PLOTTED: 07/01/98

DWG: M:\2635.DL\C1-4
DWGSCALE: 1" = 20'

NE LANDSCAPE AREA REVISION

SCALE: 1"= 20'-0"

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SJCF
SCHAEFER JOHNSON COX FREY & ASSOCIATES PA
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220 SOUTH HILLSIDE WICHITA, KANSAS 67211-2187
(316) 684-0171 FAX (316) 684-6635

DOWNING & LAHEY MORTUARY
MAPLE ST. & MAIZE RD.
WICHITA, KANSAS

JOB NO. 2635.00 | DATE 12 NOV 1998

PAGE L1.1R

DP-176

LANDSCAPE PLAN

APPROVED 3/24/99 BY DG
MAPP Copy 2 of 2

A SOUTH LANDSCAPE AREA REVISION

SCALE: 1"= 20'-0"

SCHAEFER JOHNSON COX FREY & ASSOCIATES PA

ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN
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DOWNING & LAHEY MORTUARY
MAPLE ST. & MAIZE RD.
WICHITA, KANSAS

JOB NO. 2635.00 DATE 12 NOV 1998

PAGE L1.2R

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1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS

NOT TO SCALE

20'

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice(ie. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting detials.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

IRRIGATION SYSTEM

1. Irrigation - Water for establishment and maintenance of plant materials on this project will provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.

—Then irrigation bid is to be included in the base bid of the landscape bid.

—The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.

—Water for irrigation to come from main water supply to building(verify).

—Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.

—The irrigation system shall be equipped with moisture-sensing devices or automatic rain shuf-off devices as well as a freeze detector.

LANDSCAPE ORDINANCE CALC.'S

LANDSCAPE YARD REQUIRED:	10 SF. X 222' = 2220.00 S.F.
LANDSCAPE YARD SHOWN:	3,154 S.F.
STREET YARD TREES REQUIRED:	3 SHADE TREES
STREET YARD TREES PROVIDED:	2 SHADE TREE 2 ORNAMENTAL TREES
PARKING LOT TREE REQUIRED(FRONT)	35/20 = 2 SHADE TREES
PARKING LOT TREES SHOWN:	3 SHADE TREES
PARKING LOT SCREENING:	AS SHOWN
LANDSCAPE BUFFER REQUIRED(WEST):	231/40 = 6 SHADE TREES
LANDSCAPE BUFFER SHOWN:	5 SHADE TREES 2 ORNAMENTAL TREES

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	4	AUTUMN BLAZE MAPLE	Acer plantanoides	2" to 2 1/2" cal.	Balled-In-Burlap
AAA	1	AUTUMN APPLAUSE ASH	Fraxinus americana 'Autumn Applause'	2" to 2 1/2" cal.	Balled-In-Burlap
ZEL	2	ZELKOVA	Zelkova serrata	2" to 2 1/2" cal.	Balled-In-Burlap
SH	3	'SKYLINE' HONEYLOCUST	Gileditsia triancanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-In-Burlap
ORB	3	OKLAHOMA REDBED	Gileditsia triancanthos var. inermis cv.		Balled-In-Burlap
RB	2	RIVER BIRCH	Gileditsia triancanthos var. inermis cv.		Balled-In-Burlap
SHRUBS					
DBB	5	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ	16	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compacta'	5 gal.	Container
GVB	22	GREEN VELVET BOXWOOD	Buxus micraphylla cv.	5 gal.	Container
CPR	23	CARPET ROSE	Rosa 'Pink Carpet' (varying flower color)	2 gal.	Container
PYR	5	LOW BOY PYRACANTHA	Pyracantha coccinea 'Low Boy' Pyracantha coccinea 'Low Boy'	24-30" ht.	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

PROJECT DATA

SITE DATA

LEGAL DESCRIPTION:	PART OF LOT 1, BLOCK 1, SUMMERFIELD III COMMERCIAL, AN ADDITION WICHITA, SEDGWICK COUNTY KANSAS.
PARKING SPACES PROVIDED:	61 STANDARD SPACES 3 SPACES ARE REQUIRED TO BE HANDICAP ACCESSIBLE 64 TOTAL PARKING SPACES

LANDSCAPE PLAN

0 20'

DP-176 PARCEL 1A

LANDSCAPE PLAN ON FILE Approved 9-13-06

w/ Approval by the Traffic Engineer

MAPD Long 1 of 1

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
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LEXINGTON SQUARE RETAIL CENTER

WICHITA, KANSAS

STEVEN D. PHILLIPS LICENSED 2687 KANSAS PROFESSIONAL ARCHITECT

CITY COMMENTS
11 SEP 06
PERMIT
26 JUN 06

LANDSCAPE PLAN

SL1

June 20, 2011

Herr Schmader, LLC
1444 South Saint Clair, Suite A
Wichita, KS 67213

Gregory A. Neville
21916 W. 29th Street North
Andale, KS 67001

RE: DP-176 - Administrative Adjustment to allow multi-family use of 10 dwelling units/acre on property zoned GO General Office, generally located south of Maple and 1/8 mile west of Maize Road. (CUP2011-00021)

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-176 Summerfield III Commercial Community Unit Plan. We understand that you have requested to allow multi-family use of 10 dwelling units/acre on property zoned GO General Office ("GO"), generally located south of Maple and 1/8 mile west of Maize Road.

The current uses allowed on the parcel are professional, medical, dental offices and clinics, laboratories and personal services as permitted by the GO district. Multi-family use at 10 dwelling units per acre would be first permitted by right in the MF-18 Multi-Family Residential ("MF-18") zoning district. The MF-18 district is more restrictive than the GO district, therefore allowing this use would not be considered to intensify the uses permitted on the parcel.

On the basis of our review and with the stipulated condition related to access for Parcel 3B, we feel that adjusting the CUP in the manner you have requested would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that multi-family use up to 10 dwelling units per acre be allowed, subject to the development standards of the MF-18 district and site regulations of the Unified Zoning Code or the general provisions of the CUP, whichever is more restrictive.

The zoning notification signs may now be removed from the property. We will make a notation of these changes on the CUP document.

John L. Schlegel	Kurt A. Schroeder
Director of Planning	Superintendent of Central Inspection

cc: Poe & Associates, Inc., Attn: Tim Austin, 5940 E. Central, Wichita, KS 67208
Paul Hays, Office of Central Inspection via email
Dale Miller, MAPD via email
J.R. Cox, Office of Central Inspection via email
Leonard Fox, Office of Central Inspection via email