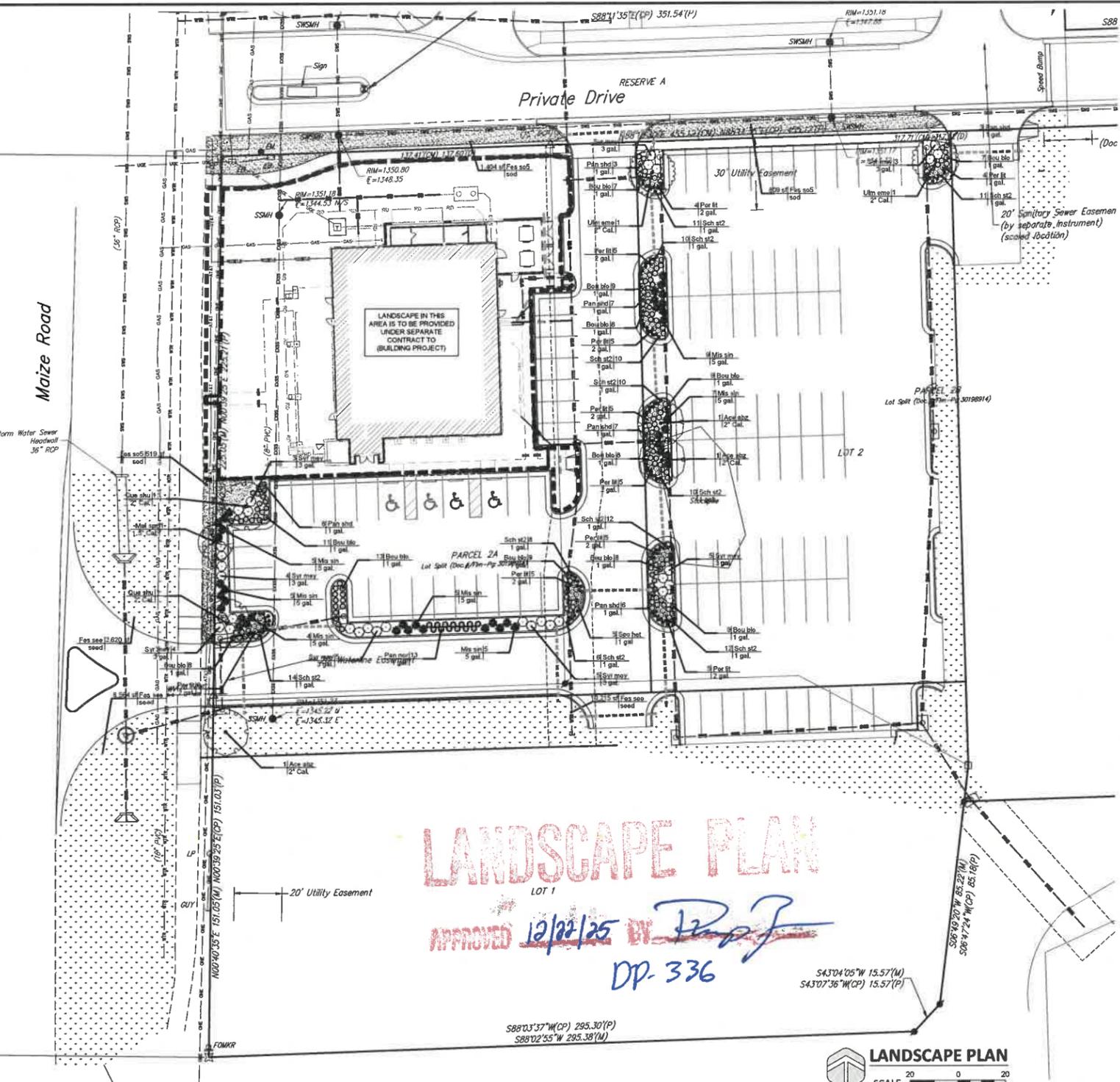




CADILLAC LAKE PHASE 1 PARKING LOT
 CADILLAC LAKE 2nd ADDITION
 WICHITA, KS



LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A pre-emergent herbicide such as Trifluralin (5% or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.

IRRIGATION NOTES

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, wire location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 2" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.

LEGAL DESCRIPTION

The area including portions of:
 Parcel 1-A
 That part of Lot 1 and Lot 2, Block 1, Cadillac Lake 2nd Addition to Wichita, Sedgewick County, Kansas, described as Beginning at the southwest corner of said Lot 2; thence on an Assumed Bearing of N00°32'23"E, coincident with the west line of said Lot 1, 146.02 feet; thence N88°11'35"E, parallel with and normally distant south 5.00 feet of the north line of said Lot 1, 3.33 02 feet; thence S01°48'25"E, 34.96 feet to the northeast corner of said Lot 1; thence S06°47'24"W, coincident with the east line of said Lot 1, 100.35 feet to a deflection corner in the east line of said Lot 1; thence S43°07'36"W, coincident with the east line of said Lot 1, 15.57 feet to the southeast corner of said Lot 1; thence S48°03'37"W, coincident with the south line of said Lot 1, 295.30 feet to the point of beginning.
 Parcel 2-A
 That part of Lot 1 and Lot 2, Block 1, Cadillac Lake 2nd Addition to Wichita, Sedgewick County, Kansas, described as Beginning at the northwest corner of said Lot 2; thence on an Assumed Bearing of N88°11'35"E, coincident with the north line of said Lot 2, 273.39 feet; thence S01°48'25"E, perpendicular to the north line of said Lot 2, 230.00 feet; thence S48°13'35"W, 143.28 feet to the west line of said Lot 1; thence N00°32'23"E, coincident with the west line of said Lot 1, 5.00 feet to the southwest corner of said Lot 1; thence continuing N00°32'23"E, coincident with the west line of said Lot 2, 223.21 feet to the point of beginning.
 Parcel 2-B
 That part of Lot 1 and Lot 2, Block 1, Cadillac Lake 2nd Addition to Wichita, Sedgewick County, Kansas, described as Beginning at the northwest corner of said Lot 2; thence on an Assumed Bearing of N88°11'35"E, coincident with the north line of said Lot 2, 173.39 feet for a point of beginning; thence continuing N88°11'35"E, coincident with the north line of said Lot 2, 111.73 feet; thence S01°48'25"E, perpendicular to the north line of said Lot 2, 230.00 feet; thence S48°11'35"W, 131.74 feet; thence N01°48'25"W, 230.00 feet to the point of beginning.
 Parcel 2-C
 That part of Lot 2 and Lot 10, Block 1, Cadillac Lake 2nd Addition to Wichita, Sedgewick County, Kansas, described as Commencing at the northwest corner of said Lot 2; thence on an Assumed Bearing of N88°11'35"E, coincident with the north line of said Lot 2, 305.12 feet for a point of beginning; thence continuing N88°11'35"E, coincident with the north line of said Lot 2, 150.00 feet to the northeast corner of said Lot 2; thence northeasterly coincident with the north line of Parcel 20-3 (portion of Lot 10, Block 1) recorded at the Sedgewick County Register of Deeds in Doc.#/33m-Pg.23833103, said line being a curve to the left, having a central angle of 40°00'00", a radius of 124.99 feet, an arc length of 87.34 feet having a chord distance of 85.44 feet bearing N63°43'35"E, thence N62°11'35"E, coincident with the north line of said Parcel 10-1, 10.32 feet; thence S40°47'00"E, 72.03 feet; thence S01°48'25"E, 86.20 feet to the south line of said Lot 10; thence S39°45'13"W, coincident with the south line of said Lot 10, 25.26 feet to a deflection corner in the south line of said Lot 10; thence S10°59'53"W, coincident with the south line of said Lot 10, 146.62 feet to a deflection corner in the south line of said Lot 10; thence S49°35'40"W, coincident with the south line of said Lot 10, 36.68 feet to a deflection corner in the south line of said Lot 10; thence S55°11'35"W, coincident with the south line of said Lot 10, 218.59 feet to the east line of Lot 1, in said block 1; thence N06°47'24"E, coincident with the east line of said Lot 1, 15.57 feet to the northeast corner of said Lot 1; thence N01°48'25"W, perpendicular to the north line of said Lot 2, 264.96 feet to the point of beginning.

SITE INFORMATION

Total Area:	2395,308.5 sq. ft. (4.48 acres)
Disturbed Area:	286,300.0 sq. ft. (2.25 acres)
Impervious Area, pre-const:	19 sq. ft. (0.00 acres)
Impervious Area, post-const:	151,919.8 sq. ft. (1.19 acres)

BENCHMARKS

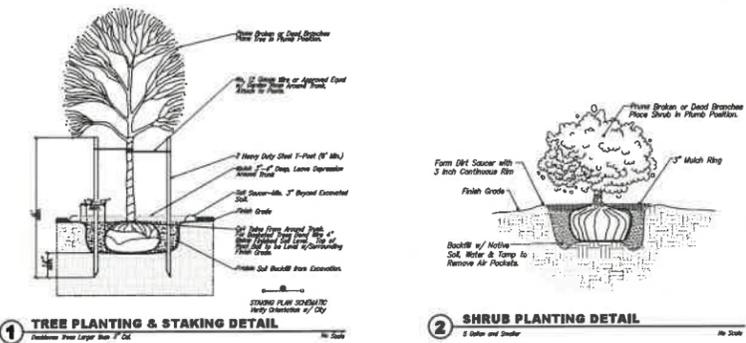
- Site Benchmark - 1
 BM #1: "1" Chiseled on top of curb, east end of median in Res. "A", Cadillac Lake 2nd Addition.
 Elevation=1351.41 (NAVD83)
- Site Benchmark - 2
 BM #2: "1" Chiseled on curb inlet, south side Res. "B", Cadillac Lake 2nd Addition, "210 east of Maize Rd.
 Elevation=1350.99 (NAVD83)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Aoo abx	AGER X FREEMAN'S 'DEFERRED' / AUTUMN BLAZE® FREEMAN MAPLE	2" CAL	B&B	3
	Mai spr	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	1.5" CAL	B&B	1
	Que stu	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL	B&B	2
	Um amo	ULMUS PARVIFOLIA 'EMER II' / ALLIE® LACEBARK ELM	2" CAL	B&B	2
SHRUBS					
	Syr mey	SYRINGA MEYER 'PALIBIN' / DWARF KOREAN LILAC	3 GAL	POT	32
ORNAMENTAL GRASSES					
	Bou blo	BOUTELOA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	POT	108
	Mis abx	MISCANTHUS SINENSIS 'ADAKO' / ADAKO EULALIA GRASS	5 GAL	POT	40
	Pan nor	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL	POT	13
	Pan shd	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL	POT	36
	Sch st2	SCORCHATHRUM SCOPARUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL	POT	114
	Spo het	SPOROBOLUS HETEROLEPS / PRAIRIE DROPSIED	1 GAL	POT	5
PERENNIALS					
	Per sp	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	2 GAL	POT	40
GROUND COVERS					
	Fes soo	FESTUCA ARUNDINACEA SEED / KANSAS TALL FESCUE SEED	SEED	SEED	19,390 SF
	Fes so5	FESTUCA ARUNDINACEA SOD / KANSAS TALL FESCUE	SOD	SOD	2,732 SF

LEGEND

Existing Utilities		Proposed Utilities	
— UGE —	— UGE —	— UGE —	— UGE —
— OHE —	— OHE —	— OHE —	— OHE —
— WL —	— WL —	— WL —	— WL —
— GAS —	— GAS —	— GAS —	— GAS —
— PPL —	— PPL —	— PPL —	— PPL —
— SWP —	— SWP —	— SWP —	— SWP —
— SSS —	— SSS —	— SSS —	— SSS —
— AT&T —	— AT&T —	— AT&T —	— AT&T —
— DTV —	— DTV —	— DTV —	— DTV —
— UGE —	— UGE —	— UGE —	— UGE —
— OHE —	— OHE —	— OHE —	— OHE —
— WL —	— WL —	— WL —	— WL —
— GAS —	— GAS —	— GAS —	— GAS —
— RD —	— RD —	— RD —	— RD —
— Fw —	— Fw —	— Fw —	— Fw —
— TEL —	— TEL —	— TEL —	— TEL —



LANDSCAPE PLAN



LANDSCAPE ORDINANCE

STREET YARD (Maize Road)
 Average Lot Depth: 314.4
 Street Yard Factor: 15.54/F
 Street Frontage renovated as part of this project: 114.7 LF

STREET YARD CALCULATIONS
 (116x15) = 1740 of required street yard.
 Street Yard Provided: 2091.8 SF (Based on Future Building Face)

STREET YARD TREES
 Trees Required (1 Tree/500SF): 3.48 or 3.5 Trees
 Trees Provided: 3 Shade Trees and 1 Ornamental Provided.

PARKING LOT TREES
 Parking Lot Stalls Provided: 100
 Parking Lot Trees Required (1 Tree/20 Stalls): 5 Trees Required
 Parking Lot Trees Provided: 5 (4 Shade Trees + 1 Street Yard Tree)

PARKING LOT SCREENING
 Parking screening is required and provided along Maize Road

BUFFERS
 None required or provided.