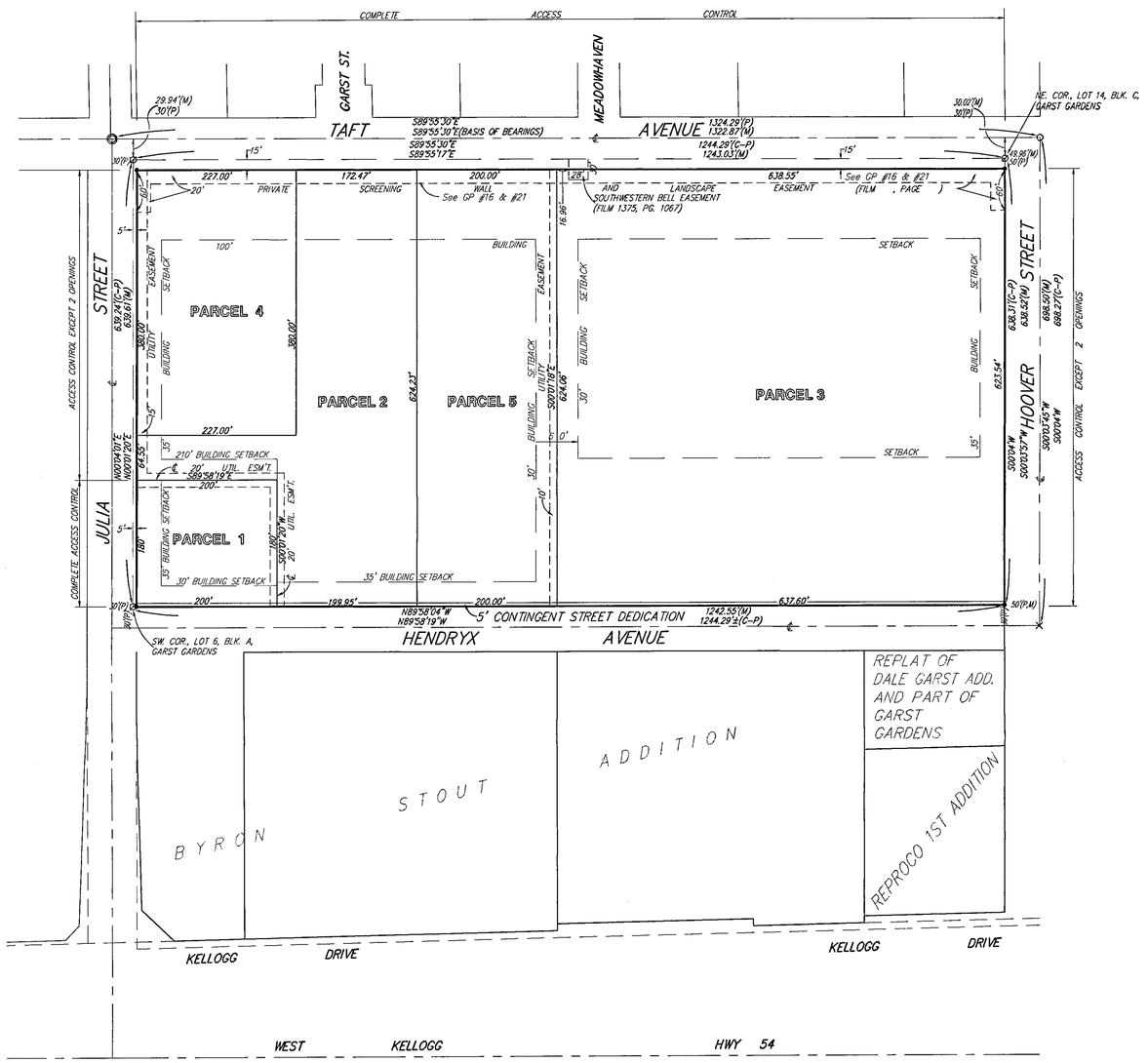


WEST KELLOGG POWER CENTER
COMMUNITY UNIT PLAN
DP - 221

PER AMENDMENT #1
APPROVED CUP
MAPC 01/10/02 DM
WCC 02/05/02 DM
MAPD Copy 1 of 2

GENERAL PROVISIONS:

1. Total Land Area: 772,435 sq. ft.. or 17.73 acres
2. Total Gross Floor Area: 270,352 sq. ft..
   Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section 28.04.140 et.seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
6. Signs to City of Wichita Codes with the following stipulations:
   A. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective or how land is leased or sold.
   B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
   C. Portable and off-site signs are not permitted.
   D. Window display signs are limited to 25% of the window area.
   E. No building signs shall be permitted on any building facade in Parcels 1, 2 or 5 that is oriented to the north No signs shall be permitted along Taft Avenue.
   F. Parcels 1 and 2 shall conform to signage restrictions of the "LC" Limited Commercial zoning district, and that no temporary display signs are permitted on any parcel developed with auto sales, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons.
7. Sign rights permitted for each Parcel are as calculated:
   Parcel 1: 50 square feet..... Sign rights
   Parcel 2: 75 square feet..... Sign rights
   Parcel 3: 200 square feet..... Sign rights
   Parcel 4: ~~150~~ 200 square feet..... Sign rights per Admin adj. request dated 2/14/02
   Parcel 5: 75 square feet..... Sign rights
   A. Sign placement in Parcel 2 shall be constructed along Julia or Hendryx. Sign placement in Parcel 4 shall be constructed in the south half along Julia. Sign placement in Parcel 5 shall be constructed along Hendryx. All signs on Julia and Hendryx shall be spaced a minimum of 150 feet apart regardless of how land is leased or sold.
   B. Sign placement, on the east property line, in Parcel 3 shall be constructed within the first 50 feet of the south property line.
8. Parcels 1, 2, 3, 4 and 5 shall meet the Parking requirements per City of Wichita Codes.
9. A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks. This shall be assured by submitting a circulation plan to the Planning Director for each Parcel prior to issuing a building permit for that parcel.

9a. At the time of development, the property owner shall construct sidewalks along the adjoining roadways for that developing parcel.

10. Access Controls shall be as shown on the plan, with the total number of access points being as follows:
    Taft Avenue: Complete Access Control
    Julia Street: 2 Points of Access
    Hoover Street: 2 Points of Access
11. Cross-circulation is required between all Parcels in this C.U.P.. This shall be assured by submitting a circulation plan to the Planning Director for each parcel prior to issuing a building permit for that parcel.
12. All exterior lighting on Parcels 2, 3, 4 and 5 shall be shielded to prevent light disbursement in a northerly direction.

12a. Parking lot light fixtures shall have luminaries with less than 90° cutoff. The maximum height of any parking lot light fixtures in the north 100 feet of the property shall be 20 feet.

13. Utilities shall be installed underground on all parcels.
14. Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
15. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
16. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
    B. Parking lots in Parcels 1, 2, 3, 4 and 5 shall require a minimum of 1 shade tree or 2 ornamental trees for every 20 parking spaces or fraction thereof. At least one-half of the required number of parking lot trees shall be planted on private property adjacent to Julia, Hendryx, and/or Hoover. Shrubs may not be substituted for required trees, but may be planted in addition to the required parking lot trees.
    C. A minimum 20 foot wide landscape area shall be provided north of the masonry wall along Taft Avenue and shall include a minimum of 60 trees. At least 25 of these trees shall be evergreen trees with a planting height of no less than 10 feet. At least 25 of these trees shall be deciduous shade trees. Shrubs may not be substituted for required trees, but may be planted in addition to the required trees.
    D. A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material and a method of providing water to the plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
    E. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
17. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material.

17a. All building facades in Parcels 2, 3 and 5 shall be designed with the same architectural character and finished with the same building materials as the front facade.

18. All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
19. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
20. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
21. If the service area of rear of the buildings face directly towards a residential zoning district, a 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed. The wall shall run south 40 feet from north the property line on the east side of Julia and the west side of Hoover. Such a wall shall be reduced to 3 feet in height within 35 feet of Julia and Hoover Streets.

21a. A solid landscape screen, approved by the Director of Planning, may be substituted for the screening wall requirement along Julia and/or Hoover.

21b. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, look of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building.

21c. A financial guarantee for the required wall shall be made prior to the issuance of any occupancy permit if the wall has not be installed.

22. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) 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 present owners, their successors and assigns, unless amended.
23. At the time of platting, the property owner shall guarantee all necessary road improvements to Taft, Julia, and Hoover Road.
24. 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 Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

24a. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.

25. In addition, the total size of the C.U.P. has been adjusted to correct a discrepancy between the original C.U.P. and the West Kellogg Power Center Addition dated September 24, 1996. Parcel 3 is adjusted to reflect its dimensions on the West Kellogg Power Center plat. The correction does not affect the total size of Parcels 1 and 4 of the C.U.P.
26. No elevated platforms for the display of vehicles or equipment shall be permitted on Parcels 1 and 2.
27. All repair activities shall take place indoors, and any overhead doors on the north elevation shall remain closed except to permit vehicles to enter or leave the building.
28. No outside storage of salvaged vehicles or parts shall be permitted in conjunction with vehicle and equipment sales or vehicle repair, general.
29. Any structure exceeding 25 feet in height shall receive appropriate permits and approvals, per the Wichita Airport Hazard Zoning Code
30. 2. Vehicle and equipment sales shall conform to the requirements of Section III-D.6.hh of the Unified Zoning Code.

PARCEL 1

A. Net Area: 36,000 sq.ft. or 0.83 acres
B. Maximum Building Coverage: 10,800 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 14,400 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks: South Line ... 35 feet; West Line ..... 35 feet
H. Parking ratio as per zoning ordinance.
I. Access Points: Complete Access Control to Julia Street
J. Purposed Uses: All uses allowed in "LC" Zoning, Vehicle Repair (general), Vehicle and Equipment Sales, (Except General Provision #20)

PARCEL 2

A. Net Area: 127,315 sq.ft. or 2.92 acres
B. Maximum Building Coverage: 38,194 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 50,926 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks: North Line ..... 100 feet; South Line ..... 35 feet; South Line to Parcel 1..... 30 feet; West Line to Julia St.. ..... 35 feet
H. Parking ratio as per zoning ordinance.
I. Access Points: 1 Access opening to Julia Street
J. Purposed Uses: All uses allowed in "LC" Zoning, Vehicle Repair (general), Vehicle and Equipment Sales, (Except General Provision #20)

PARCEL 3

A. Net Area: 398,031 sq.ft. or 9.14 acres
B. Maximum Building Coverage: 119,409 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 159,212 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks: North Line ..... 100 feet; East Line to Hoover St. ..... 35 feet; South Line ..... 210 feet; West Line to Parcel 2. ..... 30 feet
H. Parking ratio as per zoning ordinance.
I. Access Points: 2 Access openings to Hoover Street
J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #20)

PARCEL 4

A. Net Area: 86,260 sq.ft. or 1.98 acres
B. Maximum Building Coverage: 25,878 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 41,400
D. Floor Area Ratio: 48 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks: North Line ..... 100 feet; West Line to Julia..... ..... 35 feet
H. Parking ratio as per zoning ordinance.
I. Access Points: 1 Access opening to Julia Street.
J. Proposed Uses: Same as Parcel 2

PARCEL 5

A. Net Area: 124,829 sq.ft. or 2.87 acres
B. Maximum Building Coverage: 37,449 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 49,932 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
G. Setbacks: North Line ..... 100 feet; East Line to Parcel 3. ..... 30 feet; South Line ..... 35 feet
H. Parking ratio as per zoning ordinance.
I. Access Points: Parcel 5 shall have access to Hendryx Street
J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #20)

BENCH MARK:

BM #1:
"□" T.C. east end of return, S.E. corner of Dugan and Taft
City Elevation: 118.61

BM #2:
"+" centerline of both Hoover and Hendryx Street.
City Elevation: 115.77

BM #3:
"+" Property corner at S.W. corner of Taft and Julia.
City Elevation: 117.61

LEGAL DESCRIPTION:

A replat of Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block A, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block B, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block C, Garst Gardens, Sedgwick County, Kansas, and that part of Garst Street and Meadowhaven Street lying between said Lots.

Scale: 1" = 100'

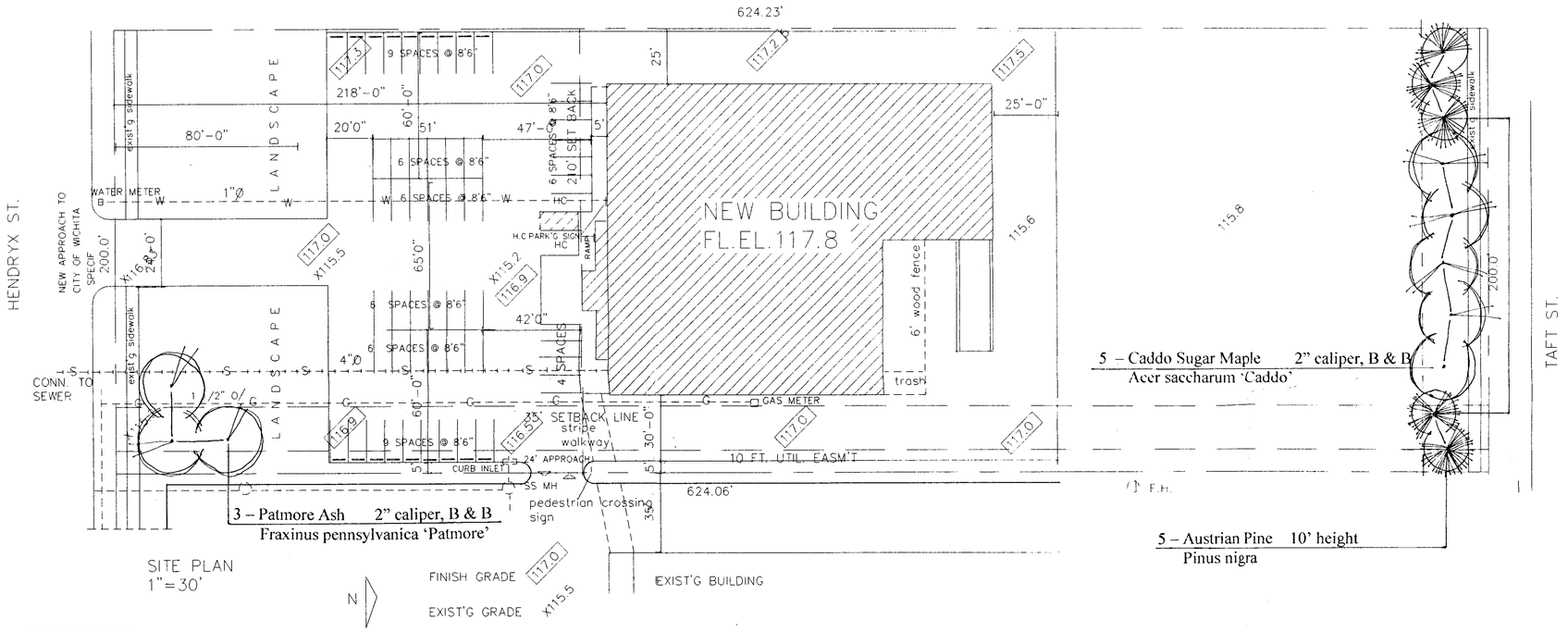
RECEIVED
FEB 22 2002
METROPOLITAN PLANNING ROUTE

DP-221
WEST KELLOGG POWER CENTER C.U.P.

Approved: April 23, 1996
Adjustment #1: February 13, 1997
Adjustment #2: July 14, 1998
Adjustment #3: June 13, 2001
Adjustment #4: October 26, 2001
Amendment #1 approved by City Council: February 5, 2002

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

NEW FACILITY for EBERSOLE LAPIDARY SUPPLY INC.



3 – Patmore Ash 2" caliper, B & B
Fraxinus pennsylvanica 'Patmore'

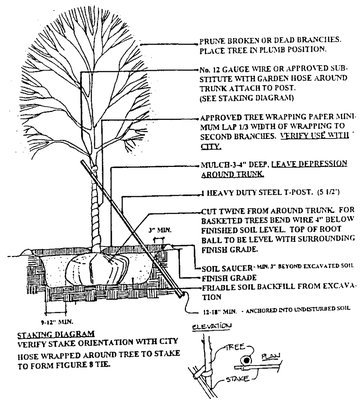
5 – Caddo Sugar Maple 2" caliper, B & B
Acer saccharum 'Caddo'

5 – Austrian Pine 10' height
Pinus nigra

SITE PLAN
1"=30'

N

FINISH GRADE 117.0
EXIST'G GRADE X115.5
EXIST'G BUILDING



STAKING DIAGRAM
VERIFY STAKE ORIENTATION WITH CITY
HOSE WRAPPED AROUND TREE TO STAKE TO FORM FIGURE 8 TIE.

NO SCALE

DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER

NOTES - -

1. All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. (See tree planting detail.) All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, conifers - minimum 10' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped (B & B) - minimum shrub size - 18" high.

2. All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc. ANSI Z60.1 - 1973, American Standard for Nursery Stock.

3. Soil in planting areas to be tested and modified as required.

4. Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.

5. Mulch 4" deep around trees and 2" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards.

6. Planting times:
   Spring: February 15 to May 31 - inclusive
   Fall: September 15 to December 31 - inclusive

7. Irrigation - Water for establishment and maintenance of plant material shall be provided, per the Owner, by the use of a hose. A hose bibb will be provided off the side of the building.

8. 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.

9. The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.

10. All turf areas disturbed by construction will be replanted.

Address:
5830 West Hendryx

Legal Description:
East 200', Lot 2, West Kellogg

LANDSCAPE CALCULATIONS:

Landscape Street Yard: N/A

Buffer Area:

Per C. U. P. requirement: **Shown 5 deciduous shade trees** and **5 evergreen trees**

Parking Lot Area:

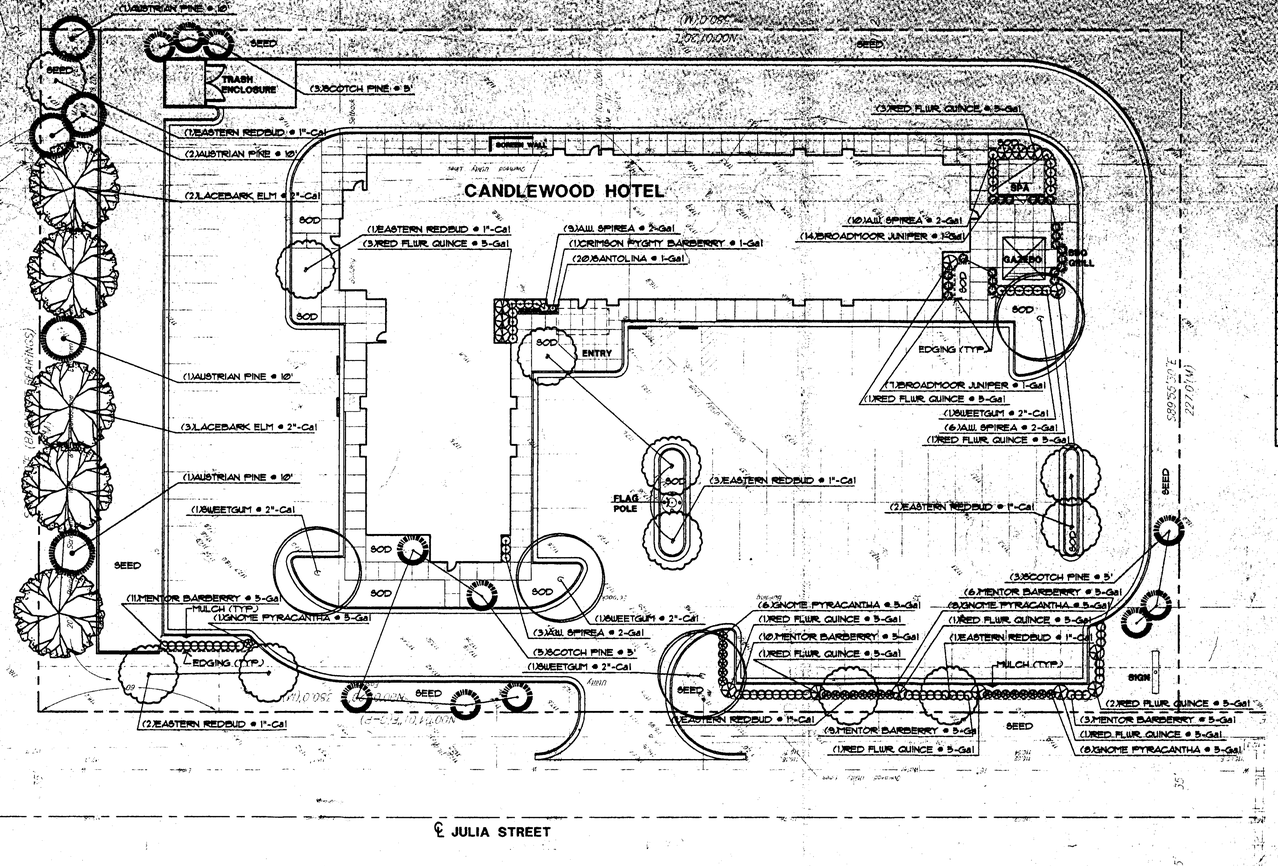
Parking Spaces Total – 54
Per C.U.P. requirement: 54 / 20 spaces per tree = 2.7 = 3
Shown 3 shade trees or equivalent

Susan L. Moeder
Landscape Architect
1047 W. River Blvd.
Wichita, Kansas 67203
(316) 267-4830

DP-221 Parcel 5
LANDSCAPE PLAN
APPROVED 12/12/01 BY DRC
MAPD Copy 1 of 2

NEW FACILITY for EBERSOLE LAPIDARY SUPPLY

PROJ.NO:	00-11
DATE:	10/31/01
REVISED:	11/14/01
SHEET	L1
OF	



PLANTING PLAN

SCALE: 1"=20'-0"

SITE DATA

TOTAL AREA: 50,662 SQ. FT. (1.163 ACRES)
LANDSCAPE AREA: 17,340.28 SQ. FT.
PAVED/BLDG AREA: 33,321.72 SQ. FT.

2. REQUIRED STREET YARD LANDSCAPE AREA: (Area SQ. FT. / 15 SQ. FT. PER 100 SQ. FT. FRONTAGE)
STREET YARD LANDSCAPE AREA PROVIDED: 15,019.28 SQ. FT.

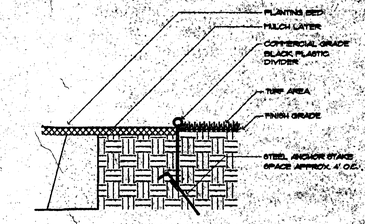
3. REQUIRED STREET YARD TREES: 15
STREET YARD TREES PROVIDED: 15

4. REQUIRED TAFT AVE. BUFFER TREES: 20 (1 PER AVG. 20' OF TAFT AVE. FRONTAGE)
TAFT AVE. BUFFER TREES PROVIDED: 20 = 11 REQUIRED OF 50% TOTAL REQUIRED TREES (5 EVERGREEN TREES @ 10', 5 SHADE TREES AND 1 ORNAMENTAL)

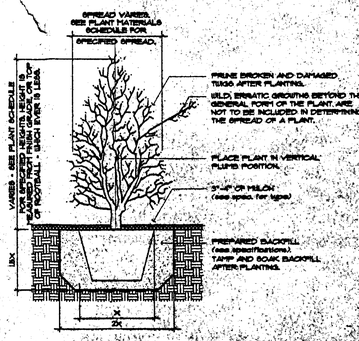
5. REQUIRED PARKING LOT TREES: 56 SPACES / TREE PER 20 SPACES = 3 SHADE TREES REQUIRED IN PARKING LOT
PARKING LOT TREES PROVIDED: 3 SHADE TREES REQUIRED IN PARKING LOT, 2 SHADE TREES, 4 ORNAMENTALS IN PARKING LOT

PLANTING SHEDULE

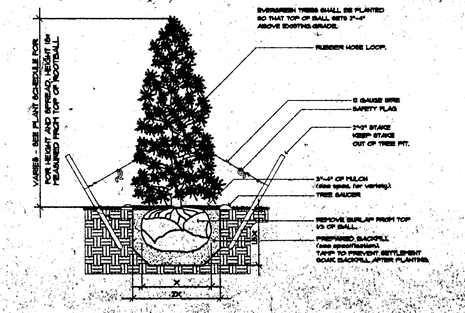
Quantity	Scientific Name	Common Name	Size
35	Berberis nanonensis	MENTOR BARBERRY	5-Gal
1	Berberis thunbergii	CRIMSON PYGMY BARBERRY	1-Gal
11	Cercis canadensis	EASTERN REDBUD	1"-Cal
15	Chaenomeles speciosa	RED FLWR. QUINCE	5-Gal
21	Juniperus sabina 'Broadmoor'	BROADMOOR JUNIPER	1-Gal
4	Liquidambar styraciflua	SWEETGUM	2"-Cal
5	Pinus nigra	AUSTRIAN PINE	10'
11	Pinus sylvestris	SCOTCH PINE	5'
23	Pyracantha angustifolia	GNOME PYRACANTHA	5-Gal
20	Santolina chamaecyparissus	SANTOLINA	1-Gal
28	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	2-Gal
5	Ulmus parvifolia	LACEBARK ELM	2"-Cal



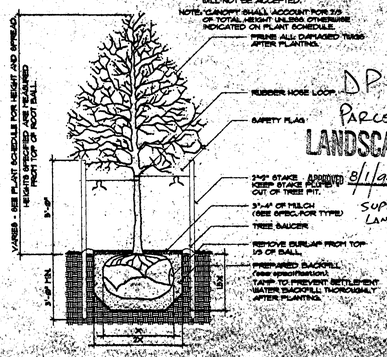
EDGING DETAIL
BLACK PLASTIC TYPE — NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



EVERGREEN PLANTING & STAKING DETAIL
NO SCALE



TREE PLANTING & STAKING DETAIL
NO SCALE

GENERAL PLANTING NOTES

GENERAL

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
3. 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.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.

SITE PREPARATION AND EARTHWORK

6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2410. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
8. 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.

PLANTING PREPARATION

9. BACKFILL FOR PLANT EXCAVATIONS AND PLANTING BEDS TO BE CLEAN SOIL, 50% EXCAVATED FROM PLANTING PITS AND 50% TOPSOIL. AMEND SOIL AS RECOMMENDED BY RECOGNIZED SOIL TESTING LABORATORY OR COUNTY AGENCY. RESULTANT BACKFILL MIX SHALL BE A FRIABLE, WELL-DRAINED LOAM WITH pH RANGE BETWEEN 6.0 AND 7.0 WITH MIN. 15% ORGANIC MATTER BY VOLUME. SUBMIT COPY OF AGRICULTURAL SOILS REPORT TO LANDSCAPE ARCHITECT.

PLANTING MATERIALS

10. 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".
11. 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. 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 ARE ROOT-BOUND SHALL BE REJECTED.
13. ALL PLANT LOCATIONS ARE APPROXIMATE, MAKE MINOR ADJUSTMENTS AS NECESSARY TO AVOID CONFLICTS.
14. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED OR FOLDED DOWN AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED.
15. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
16. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER. SEED AND SOD SHALL BE OF SAME TYPE AND BLEND.
17. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18. 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.

RELATED ITEMS

19. EDGING: COMMERCIAL GRADE BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS.
20. MULCH: 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.

MAINTENANCE AND CLEAN-UP

21. 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.
22. 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.
23. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
24. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
25. 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.
26. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
27. IRRIGATION: ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY OPERATIONAL AUTOMATIC IRRIGATION SYSTEM. REFER TO THE IRRIGATION SPECIFICATIONS FOR DESIGN GUIDELINES AND REQUIREMENTS.

PRINTS ISSUED

DATE	PURPOSE	NO.
01/29/97	FOR CITY REVIEW & BIDDING	
02/03/97	CONSTRUCTION UPDATE	
04/07/97	CONSTRUCTION UPDATE	

FOR CONSTRUCTION: 4/7/97

REVISIONS

DATE	ITEM	NO.

LAW/KINGDON, INC.
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MATT RYAN SHINKLE LICENSED #556 LANDSCAPE ARCHITECT 4.7.97

DRAWN	CHECKED
KRS	KRS

RELATED DRAWINGS

SHELL	
DETAILS	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	

SEQUENCE NUMBER
OF SHEETS

CANDLEWOOD
Your Studio Hotel
JULIA & TAFT
WEST WICHITA, KANSAS

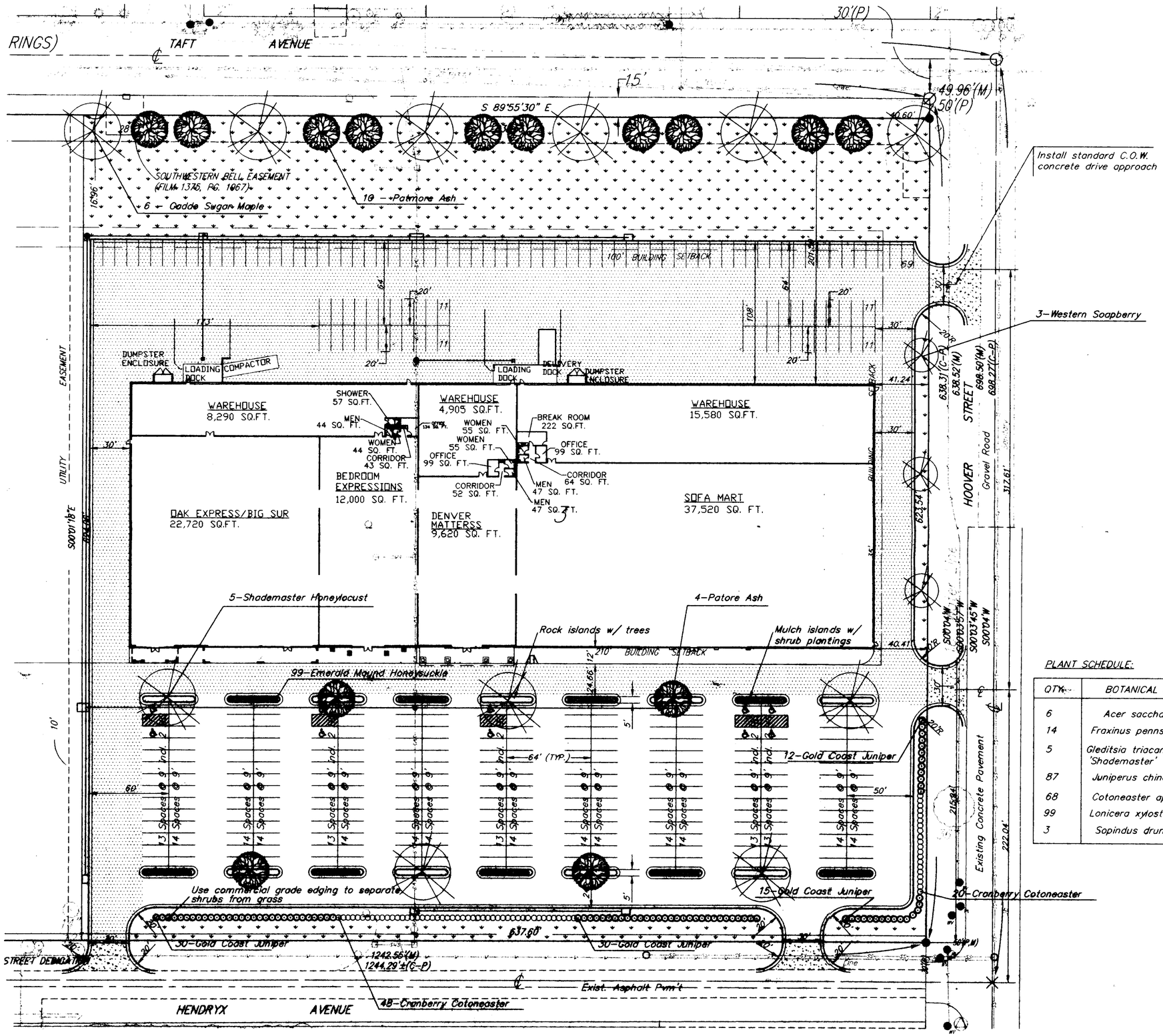
PROJECT NUMBER 97300

DP-221
Parcel 4
LANDSCAPE PLAN
8/1/97 BY CKY
SUPERCEDES LANDSCAPE PLAN OF 2/5/97

81 UNITS / 3 STORIES

LANDSCAPE PLANTING PLAN
SHEET TITLE

SHEET NUMBER
L1
OF SHEETS



SCALE 40' 0 40' 80'

PLANTING NOTES:

1. All work shall be done in accordance with City of Wichita Landscape Specifications.
2. 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 subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
3. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
4. Contractor will completely guarantee all work for a period of one year beginning at the date of acceptance. Contractor will make all replacements promply with direction of owner.
5. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
6. All landscape areas shall be covered with multi-colored river rock.
7. Chemical weed control must be applied to all rocked areas prior to any plant installation.
8. All areas where rock is to be placed must be covered with weed barrier.
9. The contractor is responsible for soil sampling to determine exact fertilizer requirements.
10. Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. Constractor is responsible for repairing any damage to utilities, site structure, etc., resulting from landscape contruction.
11. Designated areas to be seeded with Buffalograss at a rate of 2 lbs./1,000 s.f. Contractor is responsible for establishing sufficient ground cover.
12. This plan must be approved and sealed by the City of Wichita Planning Department prior to installation. A copy must be kept on the job site at all times.

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	Acer saccharum 'Caddo'	Caddo Sugar Maple	2" cal.	B&B	
14	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2" cal.	B&B	
5	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" cal.	B&B	
87	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	5 gal.	Container	Space 4.5' o.c.
68	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal.	Container	Space 3.75' o.c.
99	Lonicera xylosteum 'Compacta'	Emerald Mound Honeysuckle	5 gal.	Container	
3	Sopindus drummondii	Western Soapberry	1.5" cal.	B&B	

CALCULATIONS:

Street Yard Requirements = 20,796 S.F.
Street Yard Shown = 71,450 S.F.
Street Tree Requirements = 42 Shade Trees
Street Yard Trees Shown = 45
Buffer Required = 16 Shade Trees
Buffer Shown = 16 Shade Trees
Parking Lot Trees = 19 - 21 = 0
Parking Lot Trees Shown = 9 + 99 shrubs = 18 trees

DP-221
PARCEL 3
APPROVED 12/22/98 BY

LANDSCAPE PLAN

©Justin Miller P.A.

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316/262-1281 fax: 316/262-6773

PROJECT NUMBER				AM NO. 98049
DESIGN cm	DRAWN cm	FILE lscape	DATE 12/98	SCALE 1"=40'

LOT 3, WEST KELLOGG POWER CENTER
LANDSCAPE PLAN
WICHITA, KS

SHEET 1 OF 1 REVISED